



The Alliance

Development Services Newsletter For Industry Professionals

Volume 4, Issue 2 Spring 2013

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Links to Agencies:

Department of Development Services
www.pwccgov.org/DDS
703-792-6930

Planning Office
www.pwccgov.org/Planning
703-792-6830

Zoning Office
www.pwccgov.org/Zoning
703-792-8154

Department of Public Works
www.pwccgov.org/PublicWorks
703-792-6820

Department of Transportation
www.pwccgov.org/Transportation
703-792-6825

Department of Fire & Rescue
Fire Code Compliance and Permits
<http://www.pwccgov.org/FMOPlanReview>
703-792-6360

Department of Information Technology
Geographic Information Systems Office
www.pwccgov.org/GIS
703-792-6840

County Responds to Rise in Construction Activity

By Wade Hugh, Director Prince William County Development Services

I want to provide everyone with an update on our Building Plan Review workload and efforts to manage our plan review times. Based on the workload increases we experienced last year, we prepared ourselves for the 2013 construction season by hiring two additional plan review staff members and awarding a contract with KTA for plan review services. The Board of County Supervisors also approved the creation of four Future Growth Capacity (Flex) positions, which can be filled as necessary to address development related workload issues (Plan Review, Permit Issuance, Inspections, etc.).

The chart provided (see page 2) reflects our actual plan submission workload from January 2009 through April 2013. The dashed blue line represents our projected plan submission workload for the time period of May through December 2013. Our workload through the first four months of 2013 far outpaced our workload over the last four years (for the same four month period). If our plan submission projections prove accurate, we expect to receive approximately 11,200 building plan submissions in 2013, which represents an 18% increase over calendar year 2012 (9,484).

Continued on page 2

Understanding Roadside Advertising Signs in Prince William County

Did you know that it is illegal under state law to place signs in the right-of-way of roads? These signs pose a safety problem for both drivers and pedestrians.

Signs distract motorists, create blind spots, and present hazards for maintenance crews. The nails, screws and tacks used to place signs on utility poles are hazards for utility workers. In addition to the safety issue, the signs detract from the appearance of our roadways making the County and our neighborhoods look unkempt.



The Code of Virginia authorized the Department of Transportation to enter into agreements with local governments and Prince William

Continued on page 3

Prince William County Proclaims May 2013 as Building Safety Month

The Prince William Board of County Supervisors has proclaimed May 2013 as Building Safety Month. Annual observation began in 1980. The purpose of Building Safety Month is to promote public awareness of the construction and building codes that are used to ensure the health, safety, and welfare of citizens. For construction and building codes to be effective and enforced there must be understanding and cooperation between code officials, the construction industry, and citizens.

Visit the Development Services Building at 5 County Complex Court in May for displays and information about building issues. Or visit the [National Building Safety Month 2013](http://www.nationalbuilding.org) web page throughout the month for changing information highlighting the current week's themes: Energy and Green Building, Disaster Safety and Mitigation, Fire Safety and Awareness, and Backyard Safety.

See the official poster on Page 8

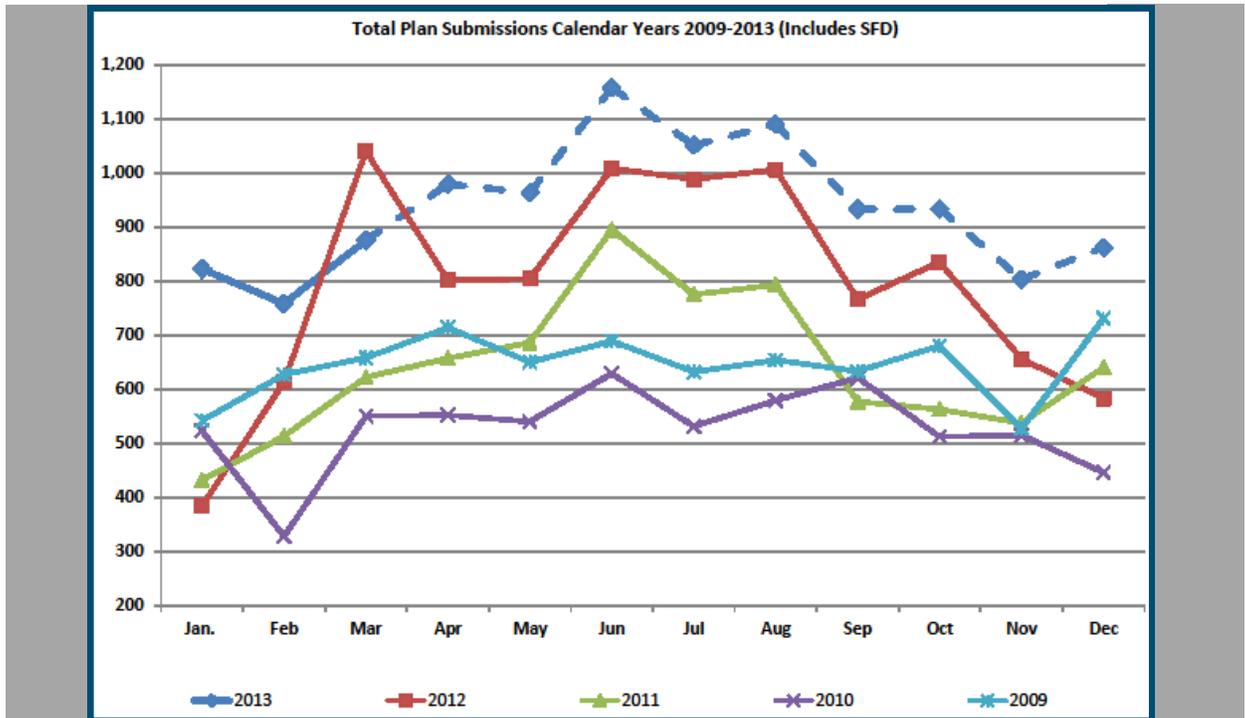


County Response *continued from Page 1*

As a proactive measure to address our workload increase, we contacted KTA and arranged to have two contract plan review staff members on site beginning on May 16. We also requested and received approval to fill two Future Growth Capacity positions (one Structural Plan Reviewer – Engineer III and one Electrical Plan Reviewer). Our plan is to have these two positions filled within the next 60 – 90 days. By taking these two steps, I believe we are well positioned to handle the ex-

pected summer time peak in plan submissions. I will continue to provide monthly updates on our workload and customer service efforts.

If you have any questions or would like additional information on our workload or customer service efforts, please do not hesitate to contact me. whugh@pwcgov.org



Milestone Reached with the New Development Management System

Prince William County's Interagency Development Enterprise Analysis (IDEA) team has been working on a Technology Improvement Program project to replace the Tidemark system. The new Development Management System (DMS), EnerGov, will be an enterprise application that is fully integrated with the County's Geographic Information System (GIS) and supports the development processes for permitting, plan review, inspections, code enforcement, case management, economic development, and other development activities. The new system will provide customers with 24/7 access to their project information, more online functionality, workflow efficiencies, and support the project and partnership approach.

Undertaking a project of such magnitude and complexity, the project team has already accomplished a tremendous amount of work since the contract was signed in October 2011. They continue to working diligently as the go-live date edges closer. The Configuration and Review phase is nearly complete. This phase included hardware installation and configuration, custom programming and the challenging task of preparing for data conversion and integration with other systems.

With the help of the Subject Matter Experts, the focus for the

project team will soon turn to the User Acceptance Phase which includes system testing, followed by staff and customer training. In April, the project team announced that the official go-live date for the EnerGov project will be Feb 17, 2014.

To learn more about the capabilities that the EnerGov product may offer, visit their website at www.energov.com.



EnerGov's Client Training Facility, Duluth Ga.

Roadside Advertising Signs *continued from Page 1*

entered into an agreement in 2000 with VDOT to remove signs and prosecute violations of the statute.

Some signs are allowed on residential properties, but there are restrictions on the size, location, number of signs and, in certain instances, the length of time signs can be posted. A permit may also be required in some cases. Guidelines for sign placement can be accessed at the County Zoning Office's webpage, "Signs."

Some important things to know about signs outside of the VDOT right of way include: Businesses may have permits approved by County Zoning to have signs for their business.

Residential property owners are allowed to have 1' by 1' (or 1 foot x 2 feet) 'for sale' signs in their yards when selling their home. Political campaign signs are allowed but may not be posted earlier than 90 days before an election and must be removed five days after the election. There are also restrictions on the number of signs allowed on individual properties based on linear feet of street frontage.

Please note that NO signs, either commercial or political, are permitted in the VDOT right of way. Those placing signs in the right of way are acting illegally and endangering their safety and the safety of residents.

The law restricting signs in the "right of way" applies to any sign regardless of content placed in the public roadway area whether stuck in the ground on a wooden stake or wire frame, placed on a traffic sign, tacked on utility poles, or nailed to fences and other standing fixtures.

The "right-of-way" is the area including the traffic lanes and medians and the areas between the edge of the road (which is controlled by VDOT in most cases) and the property line adjacent. The right-of-way can vary from road to road. In almost every case, areas between sidewalks and the pavement in roadway areas are part of the "VDOT Right of Way."

By working with residents, businesses and citizen volunteers, we are making progress. In FY 2012, the Litter Crew picked up 21,638 signs. Each of these illegal signs carries a civil penalty of \$100 plus court costs and people who place these illegal signs in the "right-of-way" are also subject to fines. Last year, Property Code Enforcement Inspectors issued 203 summonses on 453 illegally placed roadside advertising signs.

We welcome County citizens to get involved and we offer a few ways in which they can volunteer:

- If signs are placed on your property without your permission, you have the right to remove the sign and dispose of it.
- If you'd like to get involved by removing illegal roadway advertising signs, please contact Neighborhood Services at nsd@pwcgov.org.
- Citizens can participate in Keep Prince William Beautiful Adopt-A-Spot program to clean up trash including signs. These areas are cleaned at least nine times throughout the year. Call the Keep Prince William Beautiful for more information about these and other KPWB programs at 571-285-3772.
- Citizens can inform neighbors, organizations and merchants that it is illegal to place signs in the right-of-way. Many people simply do not know it is illegal and that there may be fines incurred if they do not remove the signs.

*For more information
or to report a violation, please contact :*

*Neighborhood Services
703-792-7018*



Upcoming Events

Planning Commission McCoart Administration Building Public Hearings (Board Chambers)

June 5, 2013 at 7 p.m.

The agenda will be available June 5, 2013

*For more information,
Contact Teresa Taylor
ttaylor@pwcgov.org*

Commercial Development Committee Quarterly Meeting Development Services Building Conference Room 202 A&B

July 10, 2013 at 2:30 p.m.

*For more information,
Contact Wade Hugh
whugh@pwcgov.org*

DCSM- Zoning Ordinance Advisory Committee

Development Services Building Conference Room 107 A&B

May 16, 2013 at 1:30 p.m.

*For more information,
Contact Oscar Guzman
oguzman@pwcgov.org*

Builder Developer Advisory Group McCoart Administration Building (Board Chambers)

*For more information,
Contact Oscar Guzman
oguzman@pwcgov.org*



Comprehensive Plan Amendments

The Prince William Board of County Supervisors adopted three Comprehensive Plan Amendments (CPAs) during February and March. To track the current and pending CPAs under review within the Planning Office, view the Comprehensive Plan Amendments web page at www.pwcgov.org/CPA.

Comprehensive Plan Amendment #PLN2012-00228, Bradley Square – This is a change to the Long Range Land Use designation of +/- 22.1 acres from CEC, Community Employment Center to SRM, Suburban Residential Medium. A Rezoning application was filed concurrently, REZ #PLN2013-00040 Bradley Square, and was approved to be rezoned from A-1, Agricultural to R-6, Residential.

Comprehensive Plan Amendment #PLN2013-00116, Doves Landing – This is a change to the Long Range Land Use designation of +/- 234.6 acres from PL, Public Land to P&OS, Parks and Open Space.

Comprehensive Plan Amendment #PLN2013-00089, Purcell Road & Purcell Road East – This is a change to the Comprehensive Plan that Purcell Road continue to be included in the Comprehensive Plan as two lanes with no Class Trails and that Purcell Road East be removed from the Comprehensive Plan.

Subscribe to the PWC eNotification for Comprehensive Plan Amendment updates by following the link and checking the box next to “Comprehensive Plan Amendments” [ENotification Sign Up](#).

Recently Initiated Annual Comprehensive Plan Amendments

Five Comprehensive Plan Amendment applications were received by the Planning Office for the 2013 Annual Comprehensive Plan Amendment Review. All five applications were initiated by the Board of County Supervisors on March 12, 2013. Following initiation, applicants need to submit additional information in order for the cases to be heard by the [Planning Commission](#) and then sent to the [Board of County Supervisors](#) for final action. Maps and application materials for these cases can be found on the Comprehensive Plan Amendments web page at www.pwcgov.org/CPA.

Midwood / Midwood Center – A request to change +/- 118 acres from CEC, Community Employment Center, REC, Regional Employment Center and ER, Environmental Resource to SRM, Suburban Residential Medium and ER, Environmental Resource. The site is located on the south side of John Marshall Highway (Route 55) approximately 2,500 feet west of its intersection with James Madison Highway (Route 15).

Heritage Crossing – A request to change +/- 16 acres from GC, General Commercial, SRH, Suburban Residential High, and ER, Environmental Resource to GC, General Commercial, SRH, Suburban Residential High, and ER, Environmental Resource. The site is located on the north side of Sudley Road, 250 feet from the intersection of Barrett Drive and Sudley Road. The principal frontages of the property are along the Fairmont Avenue right-of-way.

Richmond Station – A request to change +/- 29 acres from FEC, Flexible-Use Employment Center, O, Office, and ER, Environmental Resource to SRH, Suburban Residential High and ER, Environmental Resource. The site is located 300 feet east of the intersection of Liberia Avenue and Richmond Avenue, extending to the north along the city line of Manassas. The application was initiated with an expanded study area to look at the adjacent land uses.

Reserve at Cannon Branch – A request to change +/- 11 acres from NC, Neighborhood Commercial and ER, Environmental Resource to SRL, Suburban Residential Low and ER, Environmental Resource. The site is located on the south side of Godwin Drive at its intersection with Hastings Drive.

Stone Haven – A request to change +/- 864 acres from SRL, Suburban Residential Low, ER, Environmental Resource, and FEC, Flexible-Use Employment Center to designations consistent with the Stone Haven Land Use Study Blended Map. The site is located on the northeast side of Linton Hall Road (Route 619) and bounded by Devlin Road to the east and Wellington Road to the north.

New Online Service for Planning Office Records Center Requests

Land development plans, plats, and files in the Planning Office Records Center can now be requested online in advance and prepared for pick up. This will reduce the time spent in the Planning Office Records Center providing information, waiting during research, and waiting for copies. Copies of these records are available at a small cost.

The Planning Office Records Center Request Form can be found online on the Planning Office Homepage at pwcgov.org/planning or by following this link, [Records Request Form](#).

Documents available in the Planning Office Records Center include:

- Site plans
- Subdivision plans
- As-built plans
- Rezoning case files
- Special use permit case files
- Zoning approvals
- and many other land development records.

A complete list of the types of documents available can be found on the Planning Office Records Center web page at pwcgov.org/planning. The Planning Office Records Center is located in the lower level of the Development Services Building at 5 County Complex Court, Suite 20, Prince William, Virginia 22192. The hours of operation are from 8:00 a.m. to 4:00 p.m., Monday through Friday, except holidays.

Planning Office Hires Community Development Manager

The Planning Office is pleased to announce Mr. Steven Hall has joined the team effective March 25, 2013 as Community Development Manager.

Mr. Hall comes to Prince William County with eight years of local government and economic development experience. Most recently, Hall held the position of Assistant City Manager and Community Development and Planning Director for the City of Emporia, Virginia. He possesses a Bachelor of Arts degree in Public and Urban Affairs and a Master of Public Administration, both from Virginia Tech.

Hall's primary function as Community Development Manager will be to proactively promote revitalization and redevelopment throughout the County by linking land use planning, economic development and other internal functions. He has begun coordinating directly with property owners, businesses, neighborhood groups and government agencies to identify needs and resources, to identify and address barriers to redevelopment and to promote capital investment in the development and/or reuse of vacant or underutilized buildings and properties.

For more information or to discuss any related project or opportunity, Steve may be reached at 703-792-6830 or Shall@pwcgov.org.



*All County offices will be closed:
Monday, May 27
in observance of Memorial Day*

The Alliance

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Fire Department Site Access and Fire Protection During Construction

As the economy recovers and there is an increase in development in Prince William County, the Fire Marshal's Office faces additional challenges associated with Fire Department access and fire protection for project sites during construction. We are finding that many construction projects have aggressive construction schedules with abbreviated time frames for completion. There have been contractors that have not provided adequate Fire Department access or active fire hydrants with an adequate water supply on site during construction.

Many of the code requirements have been established with the interest to provide a reasonable level of safety for the construction personnel that will be on the site in addition to our first responders that may need to rescue people if there is an incident. It is important for developers and contractors to abide by the requirements to minimize the potential life safety risk.



If the developer chooses not to comply with the regulations or if the site is deemed unsafe, the authority would be required to take appropriate action to rectify the situation or possibly cease further construction activity if necessary.

The following requirements apply to all new construction sites prior to any structures being constructed on a site:

Fire Department Emergency Access in General: All-weather access roadways to construction and demolition sites shall be provided during the time of the construction or demolition of a building. These requirements are not applicable to driveways serving single family dwellings. This access need not be paved or graveled, but must be able to meet the following criteria:

1. Such roadways shall be readily accessible to emergency and inspection staff vehicles.
2. Such roadways shall be capable of supporting a minimum of 76,000 pounds vehicular load, have a minimum clear width of 20 feet, a minimum vertical clearance of at least 13'6", a maximum vertical projection of 8", and be able to accommodate the turn characteristics of a 45' long truck.

Such access roadways shall not be blocked by vehicles, construction equipment, construction materials or anything else.

- **Water Supply for Fire Protection: When required.** An *approved* water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material arrives on the site.
- **Premises Identification / Addressing:**
 - * **Address identification.** New and existing buildings shall have *approved* address numbers, building numbers or *approved* building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 6 inches high with a minimum stroke width of 0.5 inch. Where access is by means of a private road and the building cannot be viewed from the *public way*, a monument, pole or other sign or means shall be used to identify the structure.
 - * **Street or road signs.** Streets and roads shall be identified with *approved* signs. Temporary signs shall be installed at each street intersection when construction of new roadways allows passage by vehicles. Signs shall be of an *approved* size, weather resistant and be maintained until replaced by permanent signs.

Failure to comply with these requirements is a violation of the DCSM and SFPC and limits the ability of the fire department to provide services at a site in the event of emergencies. Representatives from the Fire Marshal's Office are attending site pre-construction meetings to inform contractors of the above requirements and to respond to any questions contractors may have.

Please contact the Fire Marshal's Office at (703)792-6360 for any questions regarding these requirements.

Development Fee Schedule Increases

The Board of County Supervisors (BOCS) adopted the FY2014 budget during their April 23, 2013, BOCS meeting. As part of the FY2014 budget adoption process, the BOCS also approved an increase to both the Land and Building Development Fee Schedules.

Land Development Fee Schedule

The Land Development and Land Use Fee Schedules support the following fee based activities: Rezoning and Special Use Permit Applications (SUPs), Site and Subdivision Plans, Geotechnical Studies, Floodplain, Resource Protection Area Studies, Site Development Bond Administration and Permits, and Lot Grading Plan Reviews. The BOCS approved a 3.5% across-the-board increase, rounded to the nearest dollar, to the current fee schedule.

Building Development Fee Schedule

The BOCS approved a 3.5 % across-the-board increase to the existing fee schedule and a 12% increase on non-residential fees. The increases will not be applied to the Indirect Cost surcharge, Code Academy Surcharge, IT Surcharge. Plan Review Filing Fees or Amusement Device Fees. The 3.5 % increase will cover inflationary and technology cost increases associated with managing the program. The 12% fee increase on non-residential fees will support the costs associated with the Coun-

ty's Project Management Program and will enable the hiring of three dedicated Project Management Positions.

The fee schedule revisions will more closely align fees with the cost of work being performed and enable the County to maintain staffing levels that meet customer service demands. The County conducted informational meetings with the County Commercial Development Committee (CDC), the Prince William Chamber of Commerce, Northern Virginia Building Industry Association (NVBIA), and the National Association of Industrial and Office Properties (NAIOP). The meetings enabled customer groups to discuss the proposed revisions with staff. The County did not receive any negative feedback from customer groups, and actually received positive, public support for the fee increase.

Prince William County is fortunate to have a great working relationship with the development community. By forging a partnership culture, the County and development community work cooperatively to achieve the same goal: a streamlined development process that allows businesses to meet federal, state and local development regulations. The County works with the development community to identify bottlenecks in the development process and to identify possible solutions to help streamline the process. The development community supports the County's efforts to maintain appropriate staffing levels.

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Prince William County will continue to add new categories of information and notifications. You should check back regularly to see if there are any new informational categories you wish to subscribe to.

Please note, that you may be required to upgrade your wireless mobile phone to receive mobile text messages. If you are unsure, please contact your wireless carrier.

It's a free and convenient way to keep abreast of news, events and information in Prince William County.

http://eservice.pwccgov.org/



Building Safety Month

MAY 2013

Code Officials Keep You Safe



WEEK ONE

May 6-12

Fire Safety & Awareness



WEEK TWO

May 13-19

Disaster Safety & Mitigation



WEEK THREE

May 20-26

Backyard & Pool Safety



WEEK FOUR

May 27-31

Energy & Green Building



BUILDING SAFETY MONTH

Presented by the International Code Council



www.buildingsafetymonth.org

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