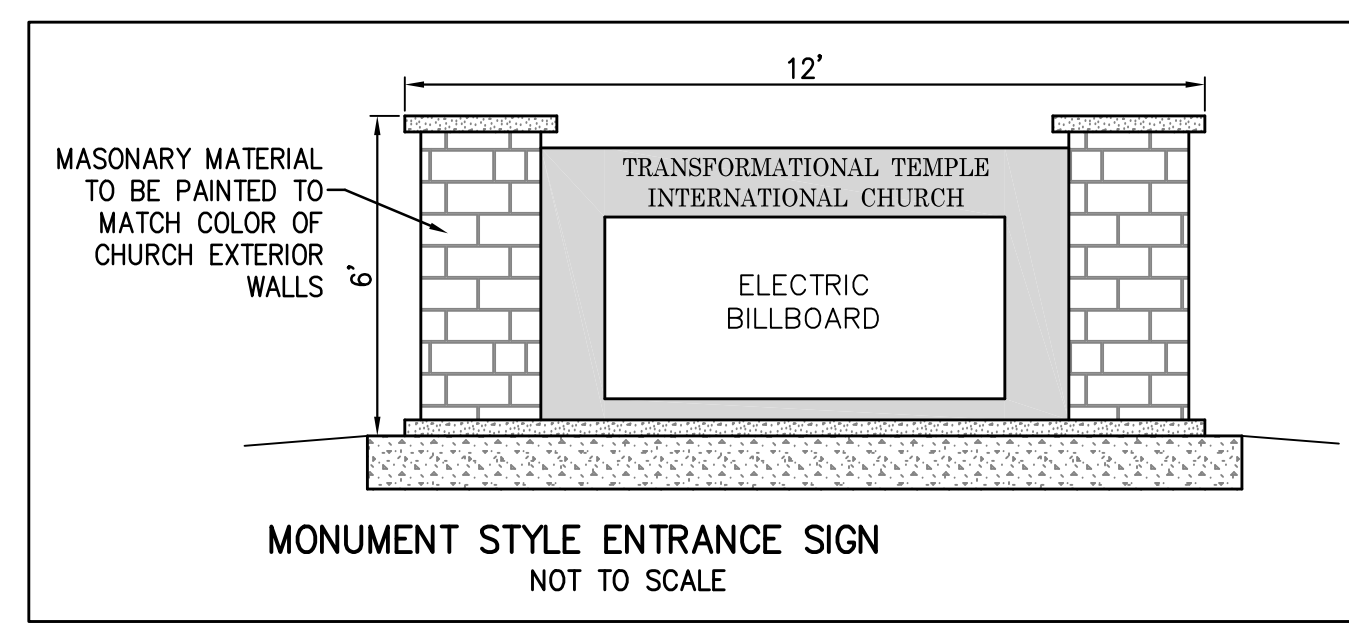


- NOTES:**
1. THE PROPERTY SHOWN CURRENTLY STANDS IN THE NAME OF INTERNATIONAL CENTRAL GOSPEL CHURCH AS PER INSTR.# 201905200033623 AND 20211180129922.
 2. THIS PROPERTY LIES WITHIN ZONE X OF THE FEMA FLOODPLAIN MAP PANEL 51153C0203E, DATED 09/30/2021.
 3. THE EXISTING TOPOGRAPHY WAS TAKEN FROM PRINCE WILLIAM COUNTY GIS.



PARKING TABULATION
USE - RELIGIOUS INSTITUTION

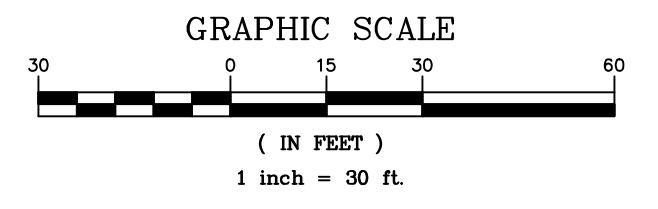
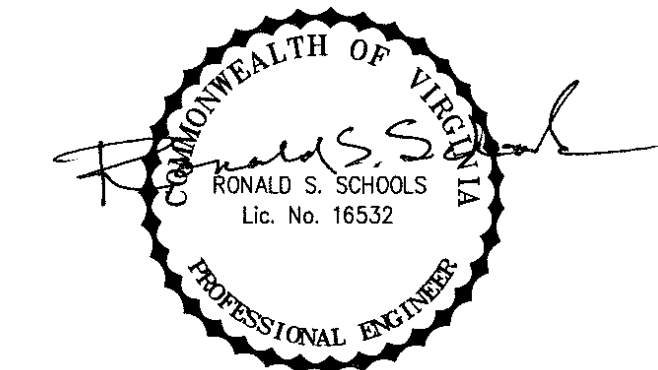
REQUIRED PARKING
LOADING SPACES: NONE
PARKING SPACES: 1 PER 3 SEATS OR EQUIVALENT

SEATING CAPACITY: 208 SEATS
208 SEATS x 1/3= 70 SPACES
PROVIDED PARKING: 96 SPACES

DEVELOPMENT STANDARDS
A-1 ZONE / RELIGIOUS INSTITUTION

	REQUIRED	PROVIDED
MIN. LOT SIZE	10 AC./1 AC. MIN.	4.34 AC. LEGALLY NON-CONFORMING
FRONT SETBACK	35'	152'
SIDE SETBACK	15'	125'
REAR SETBACK	25'	110'
LOT WIDTH	100'	427'
BUILDING HEIGHT	60' MAX.	35'
LOT COVERAGE	35%	5%

TRAFFIC GENERATION
BASED ON 10TH EDITION ITE
MANUAL CHURCH (560)
RATE FOR SUNDAY
1.21 / SEAT x 208 SEATS= 251 VPD

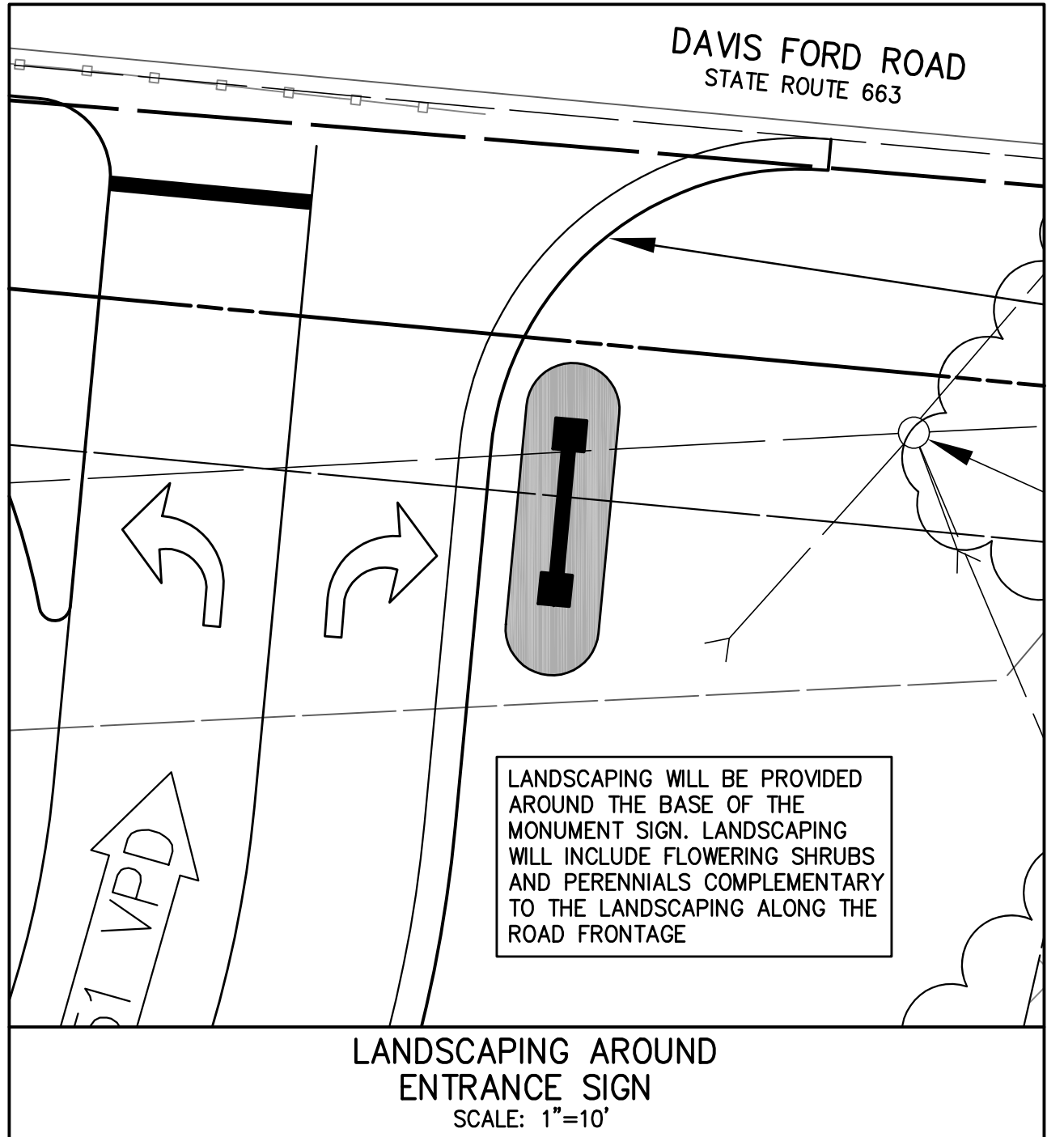
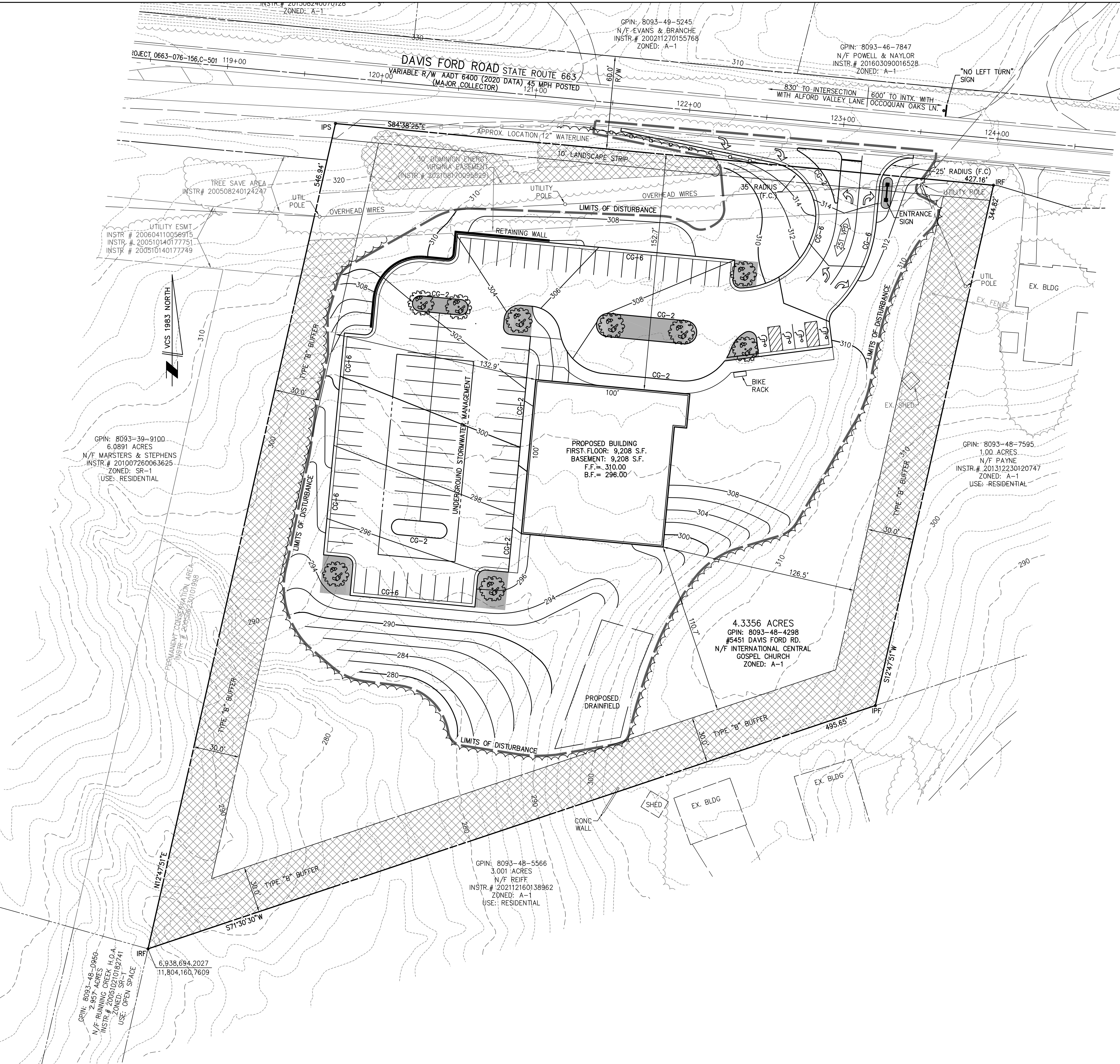


SPECIAL USE PERMIT# SUP2020-00019
SPECIAL USE PERMIT PLAN / SITE GRADING

INTERNATIONAL CENTRAL GOSPEL CHURCH
OCCOQUAN MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

SCHOOLS & TOWNSEND, P.C.
ENGINEERS SURVEYORS
9252 MOSSY STREET MANASSAS, VIRGINIA 20110
703-368-8001 631-2995 FAX 703-368-9850

DATE: 11/03/2021 SCALE: 1"=30' FILE: PL-228
DRAWN BY: MS CHECKED BY: RS SHEET 1 OF 3

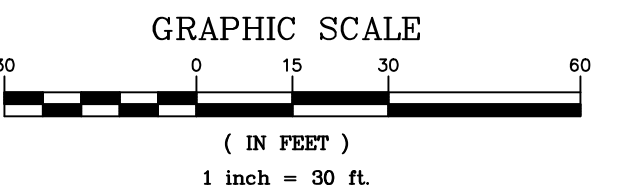
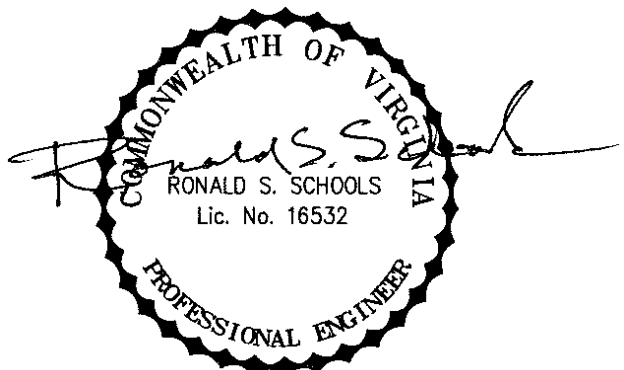
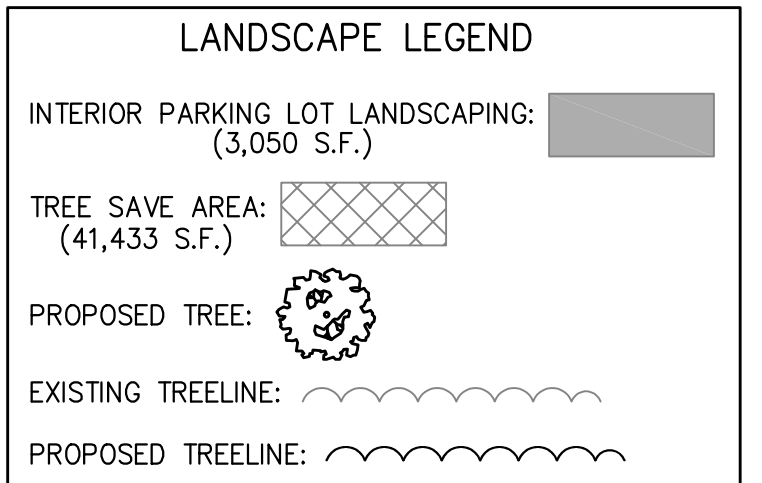


LANDSCAPE REQUIREMENTS

LANDSCAPE STRIP ALONG R/W:
 REQUIRED 80 PLANT UNITS / 100 L.F. MINIMUM.
 USE EXISTING VEGETATION ALONG DAVIS FORD ROAD. SUPPLEMENT AS NEEDED TO ACHIEVE PLANT UNIT REQUIREMENT.

TYPE B BUFFER:
 REQUIRED 180 PLANT UNITS / 100 L.F. MINIMUM.
 USE EXISTING VEGETATION. SUPPLEMENT AS NEEDED TO ACHIEVE PLANT UNIT REQUIREMENT.

INTERIOR PARKING LOT LANDSCAPING:
 REQUIRED AREA 5.0% OF PARKING LOT AND DRIVE AISLES.
 PARKING AREA = 43,700 S.F.
 REQUIRED INTERIOR PARKING LOT LANDSCAPING: 2,185 S.F.
 PROVIDED INTERIOR PARKING LOT LANDSCAPING: 3,050 S.F.

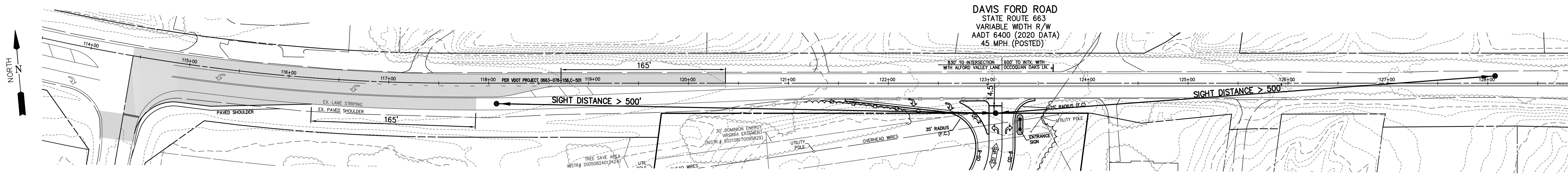


SPECIAL USE PERMIT# SUP2020-00019
 SPECIAL USE PERMIT PLAN / LANDSCAPE PLAN

INTERNATIONAL CENTRAL GOSPEL CHURCH
 OCCOQUAN MAGISTERIAL DISTRICT
 PRINCE WILLIAM COUNTY, VIRGINIA

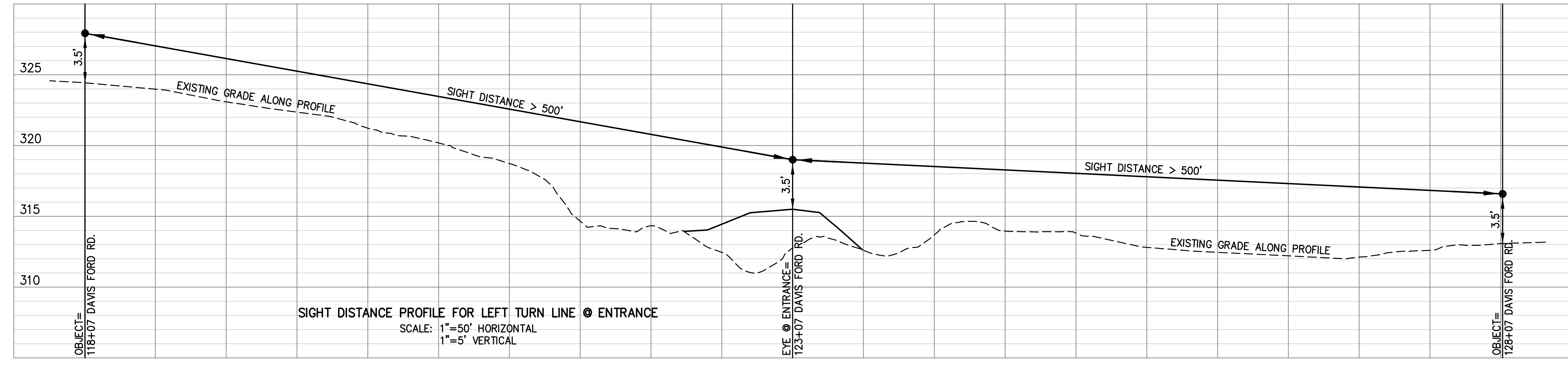
SCHOOLS & TOWNSEND, P.C.
 ENGINEERS SURVEYORS
 9252 MOSSY STREET MANASSAS, VIRGINIA 20110
 703-368-8001 631-2995 FAX 703-368-9850

DATE: 11/03/2021 SCALE: 1"=30' FILE: PL-228
 DRAWN BY: MS CHECKED BY: RS SHEET 2 OF 3

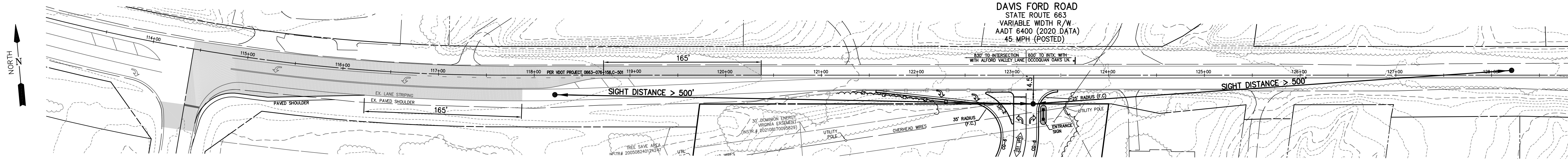


DAVIS FORD ROAD
STATE ROUTE 663
VARIABLE WIDTH R/W
AADT 6400 (2020 DATA)
45 MPH (POSTED)

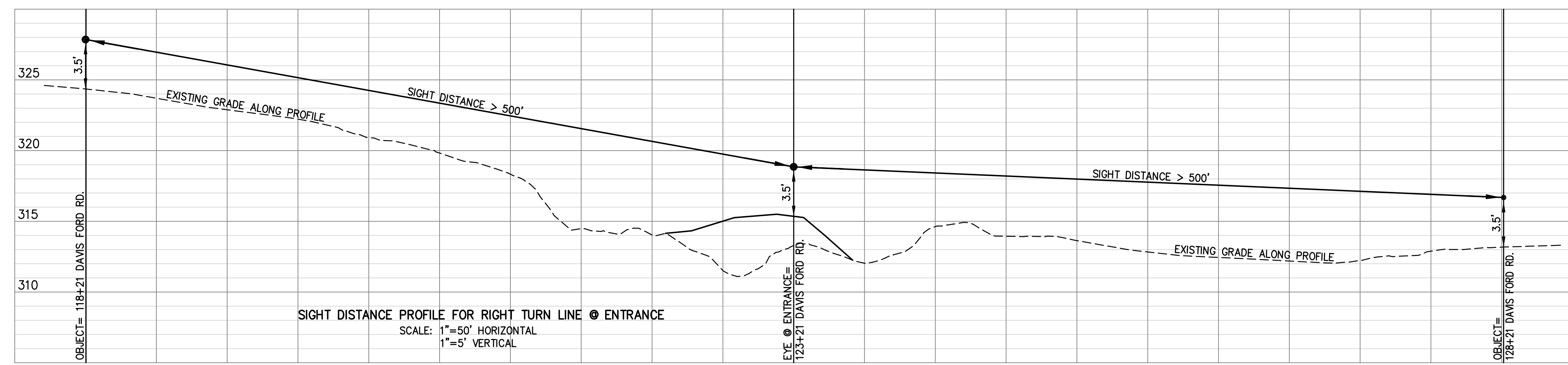
FUNCTIONAL AREA OF THE INTERSECTION



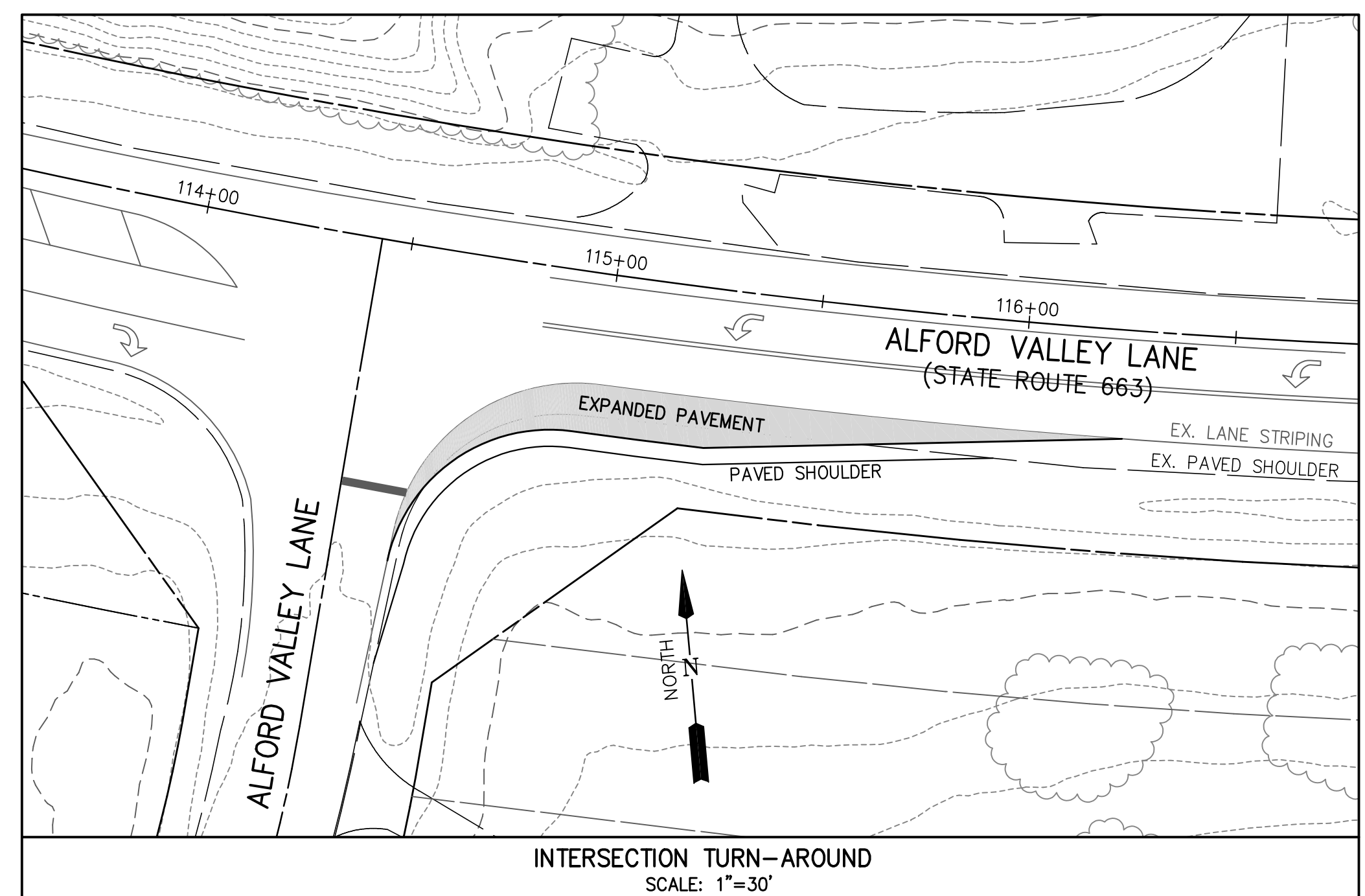
SIGHT DISTANCE PROFILE FOR LEFT TURN LINE @ ENTRANCE
SCALE: 1"=50' HORIZONTAL
1"=5' VERTICAL



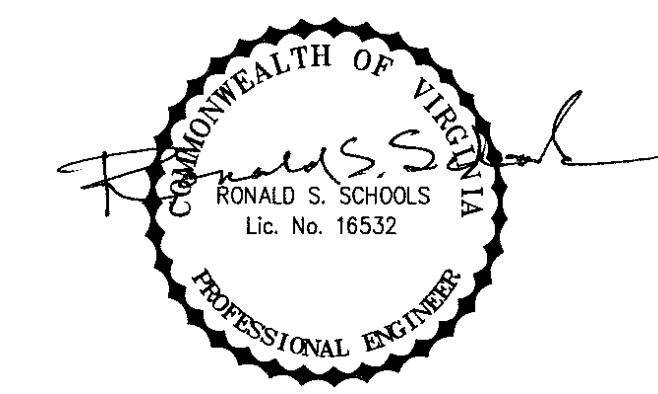
DAVIS FORD ROAD
STATE ROUTE 663
VARIABLE WIDTH R/W
AADT 6400 (2020 DATA)
45 MPH (POSTED)



SIGHT DISTANCE PROFILE FOR RIGHT TURN LINE @ ENTRANCE
SCALE: 1"=50' HORIZONTAL
1"=5' VERTICAL



INTERSECTION TURN-AROUND
SCALE: 1"=30'



SPECIAL USE PERMIT# SUP2020-00019
SPECIAL USE PERMIT PLAN / SIGHT DISTANCE VERIFICATION
AND U-TURN IMPROVEMENTS

INTERNATIONAL CENTRAL
COSPEL CHURCH
OCOQUAN MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

SCHOOLS & TOWNSEND, P.C.
ENGINEERS SURVEYORS
9252 MOSSY STREET MANASSAS, VIRGINIA 20110
703-368-8001 631-2995 FAX 703-368-9850

DATE: 11/03/2021 SCALE: AS SHOWN FILE: PL-228
DRAWN BY: MS CHECKED BY: RS SHEET 3 OF 3