

January 18, 2023

The attached packet is provided for review and comment from the following agencies:

Crime Prevention Police (MA210)
Planning Case Planner
Transportation Department (DS990)
Watershed Management (DS930)

RE: SUP2020-00019, Transformation Temple International Church **MAGISTERIAL DISTRICT:** 30 - Occoquan
SPECIAL USE, SPECIAL USE PERMIT

REQUEST: To allow a religious institution on ±3.74 acres. ****5TH SUBMISSION****

GPIN(s): 8093-48-4690

Your comments should:

- 1) address the anticipated impacts of the proposal on the goals, policies and action strategies of the Comprehensive Plan;
- 2) address the anticipated impacts of the proposal on the services of your department;
- 3) address any site specific concerns which are materially relevant to the requested land use decision;
- 4) list minimum development standards which may conflict with the proposed development or require special consideration in the Planning Office's analysis of the proposal.

Your assigned Case Planner is **Maggie Costello**. Please use **eReview** to submit your comments. Reviewers without eReview access should submit their comments by email to **jlozano@pwcgov.org**.

Your comments should be directed to **Juana Lozano** and received no later than **February 01, 2023**. Your cooperation is appreciated.

The attached packet is provided for information only. No comment is necessary from the following:

SUPERVISOR - KENNY A. BODDYE
COMMISSIONER - RAHEEL SHEIKH



SCHOOLS & TOWNSEND, P.C.

CIVIL ENGINEERING AND LAND SURVEYING
9252 Mosby Street, Manassas, VA 20110
703-368-8001 • M 631-2995 • FAX 703-368-9950



December 19, 2022

Maggie Costello
Case Manager
Planning Office

RE: Transformation Temple International Church
SUP # 2020-00019

Dear Ms. Costello,

Attached are our latest plans for the Transformation Temple International Church. Our last submission, submitted on July 1, including comment responses to comments from Watershed. At the time Transportation had indicated that concerns about the entrance on Davis Ford Road had been resolved, as transportation recommended that a policeman directing traffic on Davis Ford Road for Sunday Services was an acceptable means of traffic management. The church agreed to that condition.

Shortly afterward we were contacted by Transportation. They had contacted the Prince William County Police Department. The Department had concerns about directing traffic on Davis Ford Road, because of the narrow shoulders on Davis Ford Road in the vicinity of the Church's entrance. Transportation subsequently withdrew their approval.

We have now moved the proposed entrance to the western side of the site. With the relocation, we are able to provide a left turn lane. This design has been reviewed by Transportation and VDOT, both of which have indicated approval. Their emails are attached.

The main body of our site is unchanged, though the entrance and on-site travel way are different as a consequence of the entrance relocation.

I am enclosing 5 sets of the new plan for your review and for distribution to any agencies you deem appropriate.

Sincerely,

Ron Schools

Ron Schools

From: Spencer, Erik <erik.spencer@vdot.virginia.gov>
Sent: Friday, December 2, 2022 7:26 AM
To: Ron Schools
Cc: George Phillips; Sadick Arthur; Olaun Simmons; vettraco@gmail.com
Subject: Re: Transformation Temple International Church / SUP #2020-00019

We actually like the one with the tangent in it. Please move forward with that one.

Thanks,

Erik Spencer, P.E.

Area Land Use Engineer
Virginia Department of Transportation
703-259-2948

erik.spencer@VDOT.Virginia.gov

On Wed, Nov 30, 2022 at 3:54 PM Ron Schools <ron@schtow.com> wrote:

Erik,

Attached is our latest proposal, Option 3. This layout shows a curve beginning at 120+64, the P.C of the curve. After the P.T. at 121+95, there is a 100 ft tangent, as you requested. The next curve begins at 122+95 and ends at 123+95. The radii of the curves are 1423 ft. and 1357 ft., as can be seen in the curve table on the left side of the page.

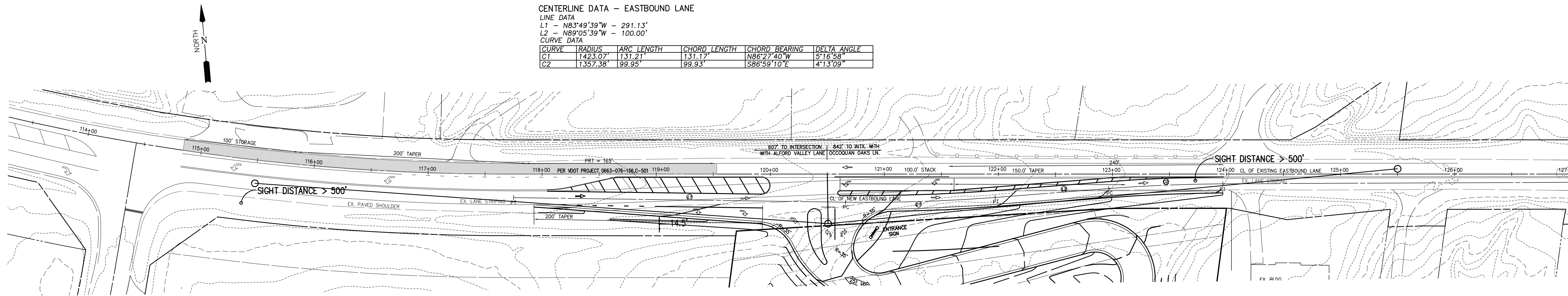
I am also sending Option 2 which you saw several weeks ago. I prefer Option 2 as it provides a more grace transition from the curve to the left and the curve to the right, without a pause in the tangent section.

Please let me know your thoughts after you have reviewed the drawings.

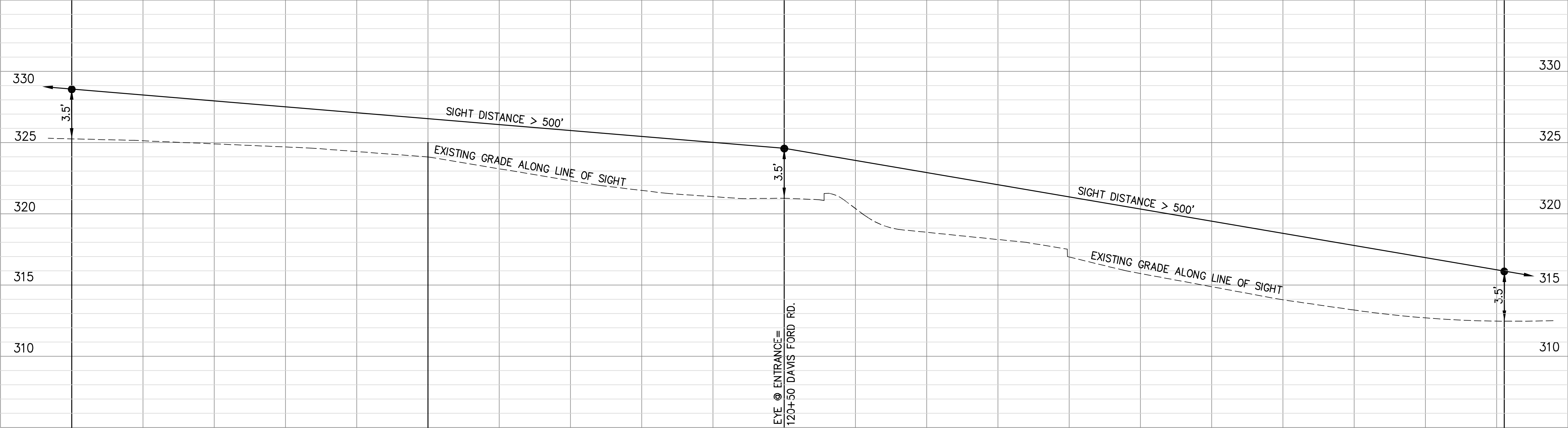
Ron Schools

Schools & Townsend, P.C.

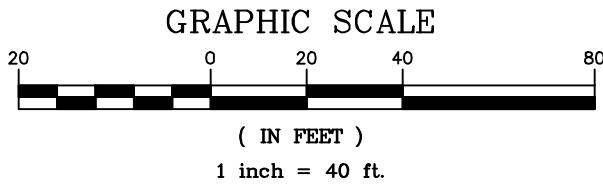
703-368-8001



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



SCALE: HORIZ - 1"=40'
VERT. - 1"=5'



FUNCTIONAL AREA OF
THE INTERSECTION



SPECIAL USE PERMIT# SUP2020-00019

SPECIAL USE PERMIT PLAN / SIGHT DISTANCE VERIFICATION

TRANSFORMATION TEMPLE
INTERNATIONAL CHURCH

OCOQUAN MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA



SCHOOLS & TOWNSEND, P.C.

ENGINEERS · SURVEYORS
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703-368-8001 · 631-2985 · FAX 703-368-9850

DATE: 12/16/2022

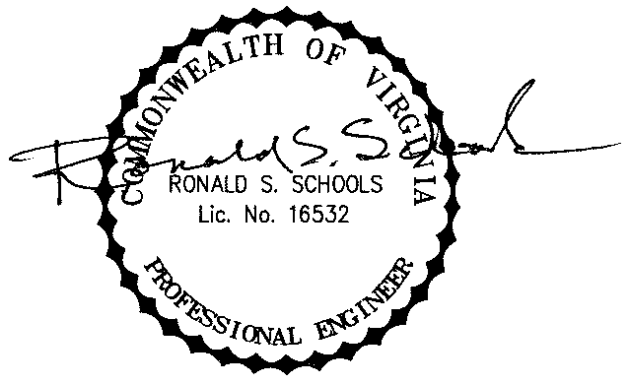
SCALE: AS SHOWN

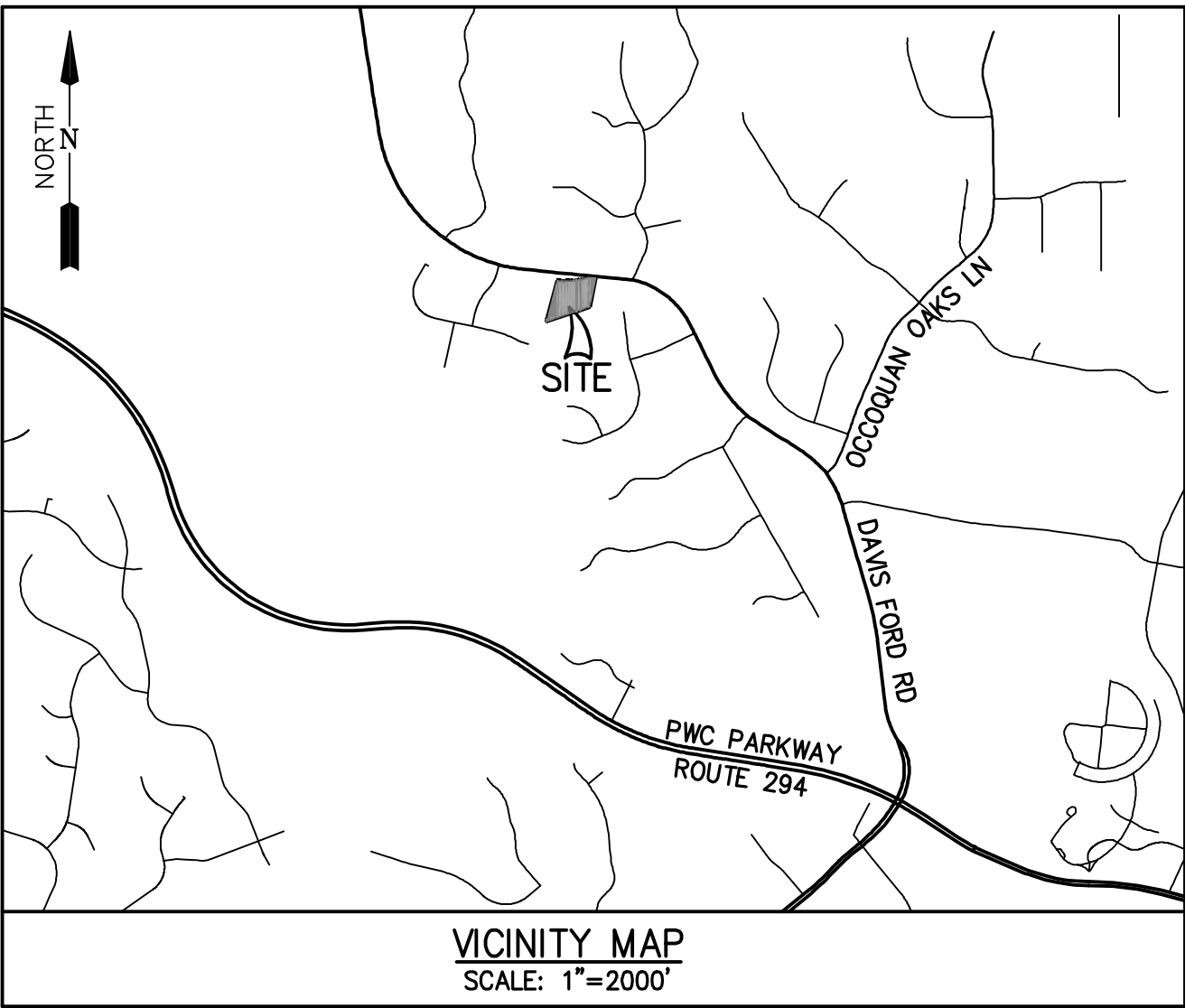
FILE: PL-228

DRAWN BY: MS

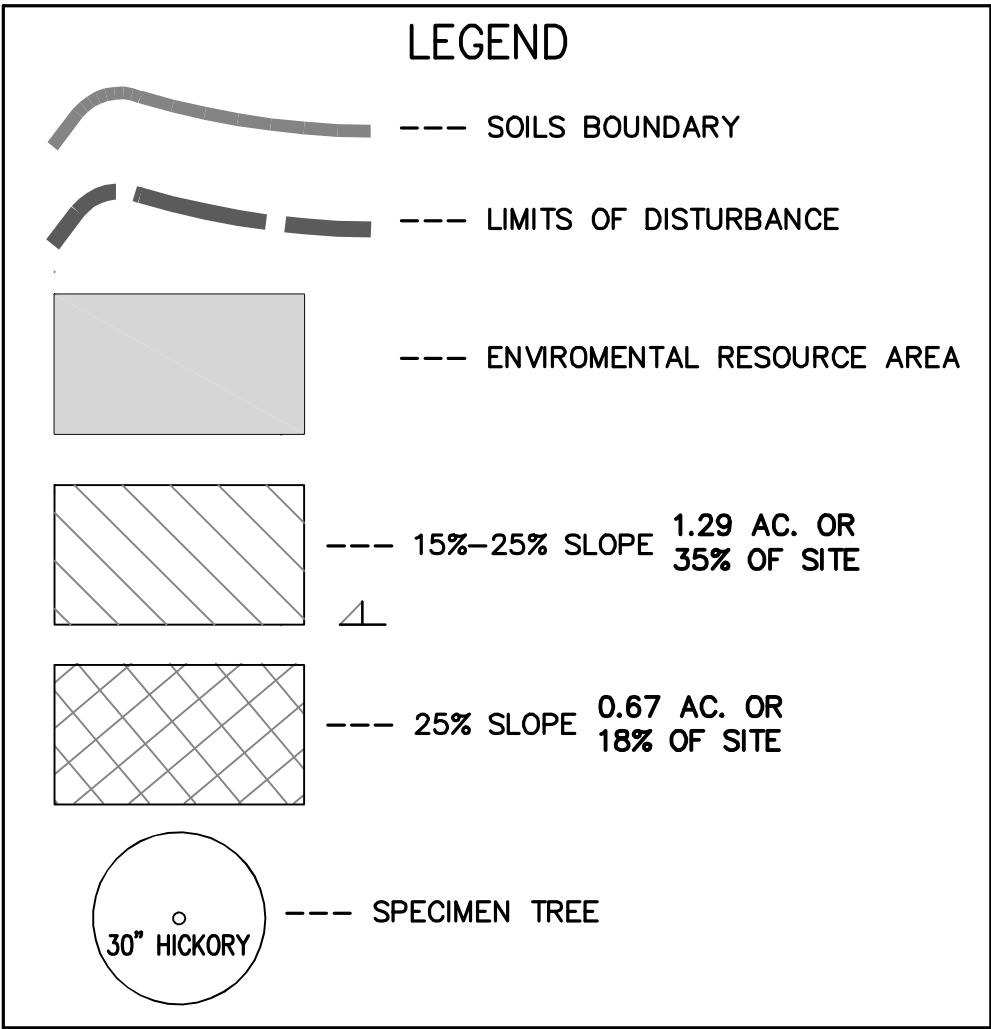
CHECKED BY: RS

SHEET 3 OF 3

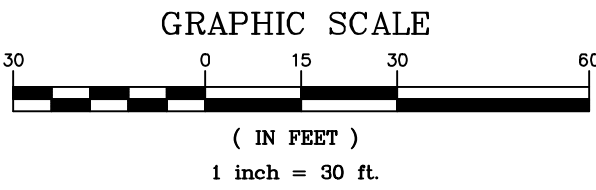
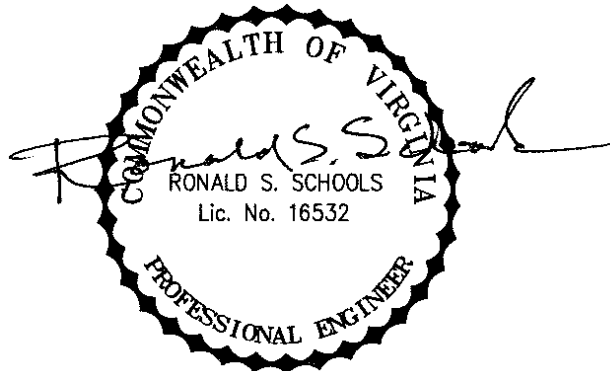




- PROPERTY DESCRIPTION:**
- THE SUBJECT PROPERTY IS A VACANT 4.34 ACRE PARCEL LOCATED ON THE SOUTH SIDE OF DAVIS FORD ROAD, 1.5 MILES WEST OF THE INTERSECTION OF DAVIS FORD ROAD AND THE PRINCE WILLIAM COUNTY PARKWAY. THE PROPERTY IS COVERED BY MATURE HARDWOODS AND EVERGREEN TREES. A BUFFER WILL BE PROVIDED AROUND 3 SIDES OF THE PROPERTY AND WILL PRIMARILY USE THE EXISTING TREES TO ESTABLISH THE BUFFER.
- ENVIRONMENTAL:**
1. THERE IS NO 100 YEAR FLOOD HAZARD AREA OR MAPPED RESOURCE PROTECTION AREA LOCATED ON THIS PROPERTY. PRINCE WILLIAM COUNTY MAPPING SOURCES INDICATE A WATERCOURSE APPROXIMATELY 190 FEET FROM THE SOUTHWEST CORNER OF THE LOT. A MODIFIED PERNNIAL FLOW DETERMINATION SHALL BE FILED FOR THESE WATERCOURSES IF REQUIRED BY THE WATERSHED MANAGEMENT DIVISION.
 2. STEEP SLOPE AREAS IN EXCESS OF 25 PERCENT ARE ISOLATED, AND LOCATED PRIMARILY IN THE DRAINAGEWAY.



NO.	SOIL NAME	SLOPE (%)	ERODIBILITY	PERMEABILITY	DEPTH TO BEDROCK	DEPTH TO WATER TABLE	DRAINFIELD POTENTIAL	SOIL CATEGORY	HYDROLOGIC SOIL GROUP
23D	GAILA SANDY LOAM	15-25	SEVERE	MODERATE	60+	72+	POOR	I	B
24C	GLENELG-BUCKHALL COMPLEX	7-15	SEVERE	MODERATE	60+	72+	GOOD	I	B
24D	GLENELG-BUCKHALL COMPLEX	15-25	SEVERE	MODERATE	60+	72+	POOR	I	B
38B	MEADOWVILLE LOAM	0-5	SLIGHT	MODERATE	60+	36-60	POOR	III	A



SPECIAL USE PERMIT# SUP2020-00019

ENVIRONMENTAL CONSTRAINTS

TRANSFORMATION TEMPLE
INTERNATIONAL CHURCH

OCOQUAN MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

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DATE: 12/16/2022 SCALE: 1"=30' FILE: PL-229
DRAWN BY: MS CHECKED BY: RS SHEET 1 OF 1