

- THE SERVICE AUTHORITY'S COMMENTS REGARDING THIS APPLICATION ARE AS FOLLOWS:
1. NO OILS, FUELS, ANTI-FREEZE, SOLVENTS OR OTHER POLLUTANTS OR FLAMMABLE SUBSTANCES SHALL BE DISCHARGED INTO THE PUBLIC SEWER SYSTEM.
 2. APPLICANT SHALL SIZE, DESIGN AND INSTALL A SERVICE AUTHORITY (OR PWC) APPROVED GREASE TRAP ON-SITE, IF REQUIRED BY THE SERVICE AUTHORITY. THE APPLICANT SHALL PROPERLY MAINTAIN THE GREASE TRAP TO PREVENT GREASE BUILD-UP IN THE FORCE MAIN OR GRAVITY SEWER.
 3. FIRE SPRINKLER SYSTEMS SHALL INCORPORATE A COUNTY APPROVED BACKFLOW PREVENTION DEVICE AND BE DESIGNED TO ELIMINATE WATER HAMMER.
 4. GRINDER PUMPS IN THE SANITARY SEWER SYSTEM MAY BE REQUIRED.
 5. THE APPLICANT SHALL INSTALL A COUNTY APPROVED, ADEQUATELY SIZED BACKFLOW PREVENTION DEVICE ON THE WATER SERVICE LINE. THIS DEVICE SHALL BE ON THE CUSTOMER SIDE OF THE WATER METER AND BEFORE ANY POINT OF USE FIXTURE OF THE ON-SITE PLUMBING SYSTEM.
 6. FOR ANY PROPOSED LANDSCAPE IRRIGATION SYSTEM, THE APPLICANT SHALL DEMONSTRATE TO THE SERVICE AUTHORITY THAT THERE IS NO DETRIMENTAL EFFECT ON THE SERVICE AUTHORITY'S WATER DISTRIBUTION SYSTEM AND SERVICE PRESSURE TO THE COMMUNITY. IRRIGATION SYSTEMS SHALL BE REPRESENTED AS A COLLECTIVE MAXIMUM HOUR DEMAND FOR THE HYDRAULIC MODELING OF THE PROPOSED WATER SYSTEM, BOTH WITH AND WITHOUT A SIMULTANEOUS FIRE FLOW EVENT.
 7. ALL ON-SITE AND OFF-SITE WATER SYSTEM IMPROVEMENTS NECESSARY TO MITIGATE THE IMPACT APPLICANT OF THE PROPOSED IRRIGATION SYSTEM DEMANDS SHALL BE THE RESPONSIBILITY OF THE.
 8. PUBLIC WATER IS AVAILABLE FROM AN EXISTING 12-INCH WATER MAIN LOCATED IN DAVIS FORD ROAD.
 9. PUBLIC SEWER IS NOT AVAILABLE AT THE SITE. THE CLOSEST AVAILABLE PUBLIC SEWER MAIN WITH ADEQUATE CAPACITY IS AN EXISTING 8-INCH GRAVITY SEWER MAIN LOCATED AT THE SERVICE AUTHORITY'S SEWAGE PUMPING STATION APPROXIMATELY 6,200 FEET NORTH OF THE SITE ON DAVIS FORD ROAD.
 10. DEPENDING ON THE FINAL CONFIGURATION OF ANY PROPOSED ON-SITE WATER MAINS, ADDITIONAL WATER MAIN EXTENSIONS MAY BE REQUIRED BY THE SERVICE AUTHORITY TO PROVIDE ADEQUATE FIRE PROTECTION OR SATISFY WATER QUALITY REQUIREMENTS.
 11. THE APPLICANT SHALL DESIGN AND CONSTRUCT ALL ON-SITE AND OFF-SITE WATER AND SANITARY SEWER UTILITY IMPROVEMENTS NECESSARY TO DEVELOP THE SUBJECT PROPERTY AND THE ABOVE LISTED REQUIREMENTS IN ACCORDANCE WITH THE SERVICE AUTHORITY'S USM, AND COUNTY AND STATE REQUIREMENTS, STANDARDS AND REGULATIONS. THE SIZING AND CONFIGURATION OF ON-SITE AND OFF-SITE UTILITY SYSTEM IMPROVEMENTS WILL BE DETERMINED DURING THE PRELIMINARY AND FINAL PLAN REVIEW PROCESS, BASED ON EXISTING AND PROPOSED ZONINGS OF SURROUNDING PROPERTIES AND THE POLICIES OF THE COUNTY COMPREHENSIVE PLAN AND SERVICE AUTHORITY PLANNING DOCUMENTS. THE DESIGN SHALL BE SUPPORTED BY APPROPRIATE ENGINEERING ANALYSIS/MODELING OF AFFECTED EXISTING UTILITY SYSTEMS AND THE PROPOSED NEW FACILITIES.
 12. APPROVAL OF A SPECIAL USE PERMIT OR THE REZONING OF A PROPERTY DOES NOT GUARANTEE OR ASSURE WATER AND SANITARY SEWER CAPACITY AVAILABILITY FOR DEVELOPMENT OF SAID PROPERTY. AVAILABLE UTILITY SYSTEM CAPACITIES ARE ALLOCATED ON A FIRST-COME-FIRST-SERVED BASIS TO ZONED PROPERTIES HAVING APPROVED FINAL SITE/SUBDIVISION PLANS UPON FILING THE REQUIRED APPLICATION AND FULL PAYMENT OF ALL ASSOCIATED UTILITY FEES/CHARGES.

NOTES:

1. THE PROPERTY SHOWN CURRENTLY STANDS IN THE NAME OF INTERNATIONAL CENTRAL GOSPEL CHURCH AS PER INSTR.# 201905200033623 AND 202111180129922.
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.

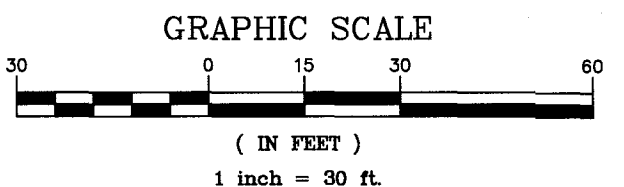
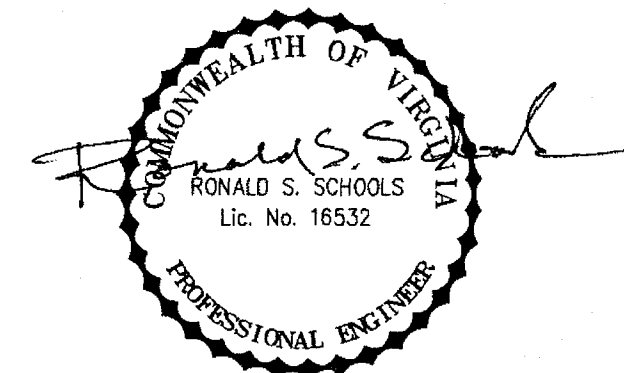
TRAFFIC GENERATION
 BASED ON 10TH EDITION ITE
 MANUAL CHURCH (560)
 RATE FOR SUNDAY
 1.21 / SEAT x 208 SEATS= 251 VPD

	DEVELOPMENT STANDARDS	
	A-1 ZONE /	RELIGIOUS INSTITUTION
MIN. LOT SIZE	REQUIRED 10 AC./1 AC. MIN.	PROVIDED 4.26 AC. LEGALLY NON-CONFORMING
FRONT SETBACK	35'	141'
SIDE SETBACK	15'	133'
REAR SETBACK	25'	110'
LOT WIDTH	100'	430'
BUILDING HEIGHT	60' MAX.	35'
LOT COVERAGE	35%	1.12 ACRES - OR 26.5%

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

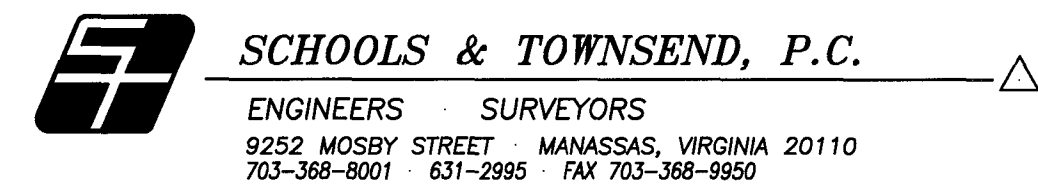


SPECIAL USE PERMIT# SUP2020-00019

SPECIAL USE PERMIT PLAN / SITE GRADING

TRANSFORMATION TEMPLE INTERNATIONAL CHURCH

OCOCOQUAN MAGISTERIAL DISTRICT
 PRINCE WILLIAM COUNTY, VIRGINIA



9252 MOSSY STREET MANASSAS, VIRGINIA 20110
 703-368-8001 631-2995 FAX 703-368-9950

DATE: 06/05/2022 SCALE: 1"=30' FILE: PL-228
 DRAWN BY: MS CHECKED BY: RS SHEET 1 OF 3