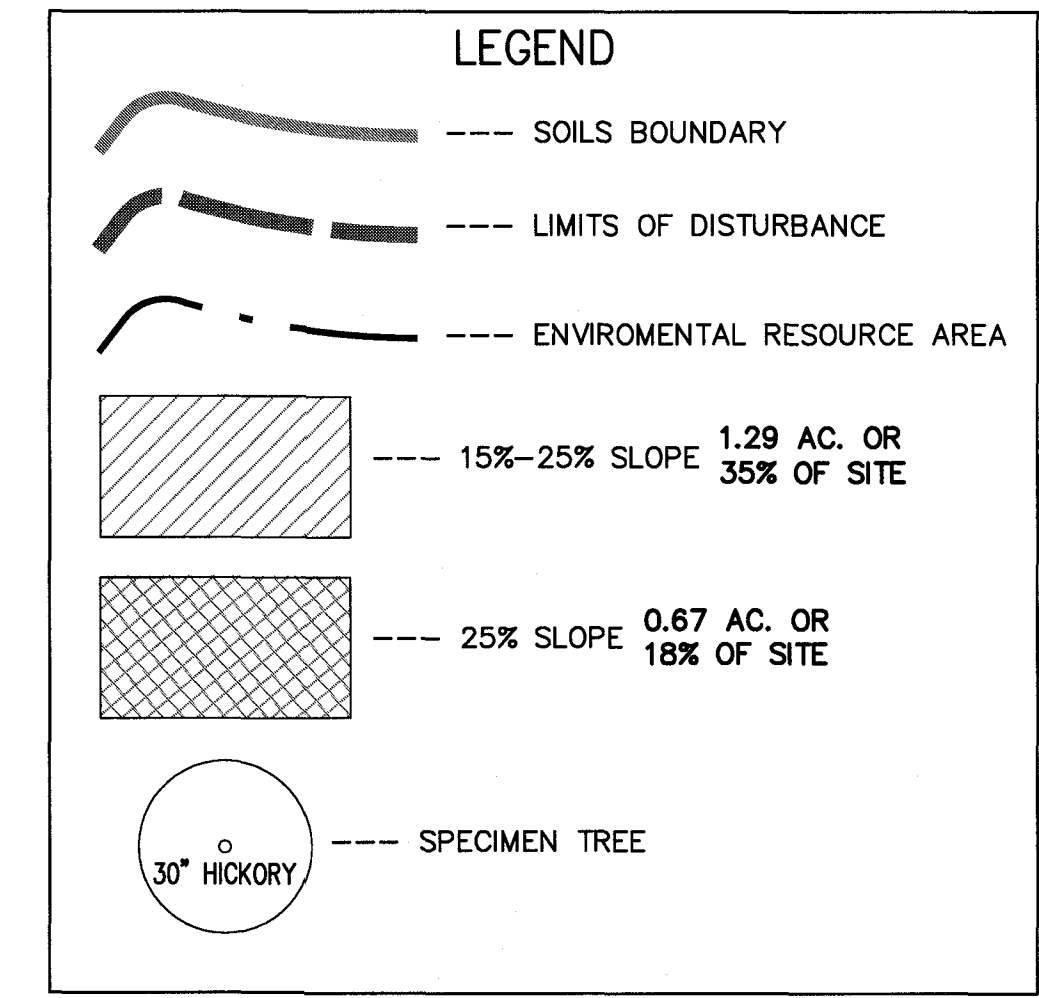


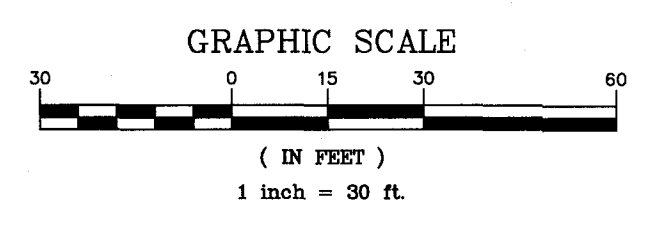
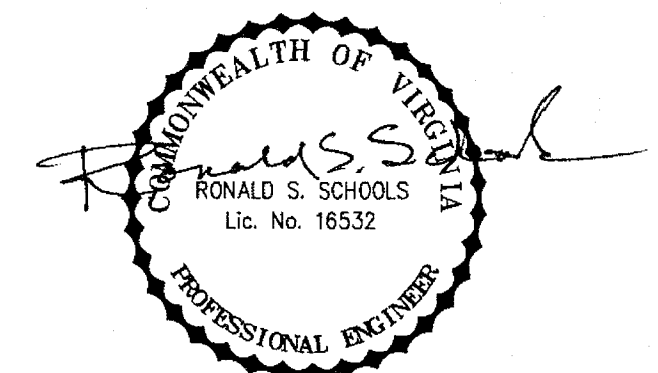
PROPERTY DESCRIPTION:
 THE SUBJECT PROPERTY IS A VACANT 4.34 ACRE PARCEL LOCATED ON THE SOUTH SIDE OF DAVIS FORD ROAD, 1.5 MILES WEST OF THE INTERSECTION OF DAVIS FORD ROAD AND THE PRINCE WILLIAM COUNTY PARKWAY. THE PROPERTY IS COVERED BY MATURE HARDWOODS AND EVERGREEN TREES. A BUFFER WILL BE PROVIDED 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 PERENNIAL 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

SCHOOLS & TOWNSEND, P.C.

ENGINEERS SURVEYORS
 9252 MOSBY STREET MANASSAS, VIRGINIA 20110
 703-368-6001 631-2995 FAX 703-368-9950

DATE: 06/05/2022 SCALE: 1"=30' FILE: PL-229
 DRAWN BY: MS CHECKED BY: RS SHEET 1 OF 1