



VICINITY MAP
SCALE: 1" = 1000'

ENVIRONMENTAL CONSTRAINTS ANALYSIS NARRATIVE:

THE PROPERTY CONSISTS OF APPROXIMATELY 8.84 ACRES OF LAND LOCATED ON THE NORTH SIDE OF WASHINGTON STREET (RT. 55), AT THE NORTHEAST CORNER OF THE INTERSECTION OF ROUTE 55 - WASHINGTON STREET AND ROUTE 1305 - BLEIGHT DRIVE. THE PARCEL IS IDENTIFIED AS GPIN #7397-19-1734. THE PROPERTY IS ZONED B-1 AND IS ADJACENT TO DEVELOPED LAND ZONED R-2 AND VILLAGE. A PORTION OF THE SITE IS CURRENTLY COMPRISED OF COMMERCIAL USES.

THE APPLICANT PROPOSES TO CONSTRUCT FIFTY-EIGHT (58) SINGLE-FAMILY DETACHED UNITS AND ASSOCIATED PARKING AND TRAVELWAYS AND CONVERT AN EXISTING COMMERCIAL USE TO A RESIDENTIAL COMMUNITY CENTER. THE CONCEPT DEVELOPMENT PLAN (SHEET 4) SHOWS THE DETAILED SITE IMPROVEMENTS PROPOSED FOR THE SITE.

- 1.) **APPROXIMATE DELINEATION OF CHESAPEAKE BAY RESOURCE PROTECTION AREAS (RPA)**
NOT APPLICABLE. ACCORDING TO PRINCE WILLIAM COUNTY GIS INFORMATION, NO RPA IS FOUND ON THE SUBJECT SITE.
- 2.) **AREAS HAVING SLOPES OF 25% AND GREATER**
NOT APPLICABLE. THERE ARE NO DISTURBED AREAS ON SITE HAVING SLOPES OF 25% AND GREATER.
- 3.) **ESTIMATED AMOUNT AND EXTENT OF IMPERVIOUS AND PROPOSED PERVIOUS SURFACES**
THE AMOUNT AND EXTENT OF PROPOSED PERVIOUS (INCLUDING PLANTING BEDS AND LAWN AREAS) AND IMPERVIOUS SURFACES (INCLUDING BUILDINGS, STRUCTURES, SIDEWALKS, DRIVEWAYS, PARKING AREAS AND PAVERS) IS ESTIMATED AS FOLLOWS:

PERVIOUS - APPROXIMATELY 5.21 AC. ± OR 58.9% ± OF THE 8.84 AC. SITE.
IMPERVIOUS - APPROXIMATELY 3.63 AC.± OR 41.1% ± OF THE 6.23 AC. SITE.

THE IMPERVIOUS AREA REPORTED ABOVE IS THE ESTIMATED MAXIMUM IMPERVIOUS SURFACE AMOUNT UPON COMPLETION OF DEVELOPMENT.
- 4.) **DELINEATION OF AREAS OF THE PROPERTY THAT WILL REMAIN IN A NATURAL OF UNDISTURBED STATE**
THE ENTIRE AREA OF THE SUBJECT SITE WILL BE DISTURBED AS SHOWN ON THE PLAN. PROPOSED LANDSCAPE PLANTINGS AND VEGETATIVE COVER WILL BE PROVIDED IN COMMON GREEN AREAS AND OPEN SPACES LOCATED OUTSIDE OF THE PROPOSED SITE INFRASTRUCTURE. ADDITIONALLY, EXISTING SPECIMEN TREES AND TREES OF INTEREST WILL BE PRESERVED TO THE MAXIMUM EXTENT FEASIBLE.
- 5.) **INVENTORY OF FEDERAL AND STATE ENDANGERED OR THREATENED PLANT AND ANIMAL SPECIES**
THE ENTIRETY OF THE SITE HAS BEEN HISTORICALLY USED AS A SCHOOL SITE (OLD PACE WEST SCHOOL) AND MORE RECENTLY AS A MIX OF COMMERCIAL USES AND RECREATIONAL BALL FIELDS. FURTHERMORE, THE SITE IS COMPRISED OF PREVIOUSLY DISTURBED GREEN SPACES WITH A FEW INDIVIDUAL TREES ALONG THE PERIMETER AND INTERIOR. ACCORDINGLY, NO NATURAL UNDISTURBED HABITAT EXISTS TO SUPPORT ANY FEDERAL AND STATE ENDANGERED OR THREATENED PLANT AND ANIMAL SPECIES AND SPECIES OF SPECIAL CONCERN IN THE VICINITY OF THE SITE.
- 6.) **WATERCOURSES**
NONE. BASED UPON FEMA FLOOD INSURANCE RATE MAP # 51153C0067-D EFFECTIVE JANUARY 5, 1995, THERE IS NO 100-YEAR FLOODPLAIN ON THE SITE.

- 7.) **AREAS OF HIGHLY PERMEABLE, AND MARINE CLAY SOILS**
THE SOILS INFORMATION MAPPED ON THIS PLAN IS BASED ON PRINCE WILLIAM COUNTY GIS INFORMATION. ON SITE SOIL DESCRIPTIONS AND DATA ARE SUMMARIZED AS FOLLOWS:

4B - ARCOLA SILT LOAM: HYDROLOGIC SOIL GROUP: C
HYDRIC SOIL RATING: NO
SLOPE: 2-7%
RUNOFF CLASS: HIGH
DEPTH TO WATER TABLE: MORE THAN 80 INCHES

11B - CALVERTON SILT LOAM: HYDROLOGIC SOIL GROUP: D
HYDRIC SOIL RATING: NO
SLOPE: 0-7%
RUNOFF CLASS: HIGH
DEPTH TO WATER TABLE: ABOUT 12 TO 24 INCHES

35C - MANASSAS SILT LOAM: HYDROLOGIC SOIL GROUP: B
HYDRIC SOIL RATING: NO
SLOPE: 2-7%
RUNOFF CLASS: LOW
DEPTH TO WATER TABLE: ABOUT 24 TO 36 INCHES

5C - ARCOLA-NESTORIA COMPLEX: HYDROLOGIC SOIL GROUP: C
HYDRIC SOIL RATING: NO
SLOPE: 7-15%
RUNOFF CLASS: HIGH
DEPTH TO WATER TABLE: MORE THAN 80 INCHES

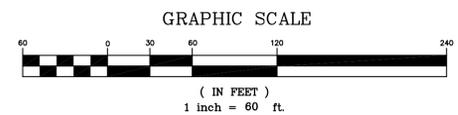
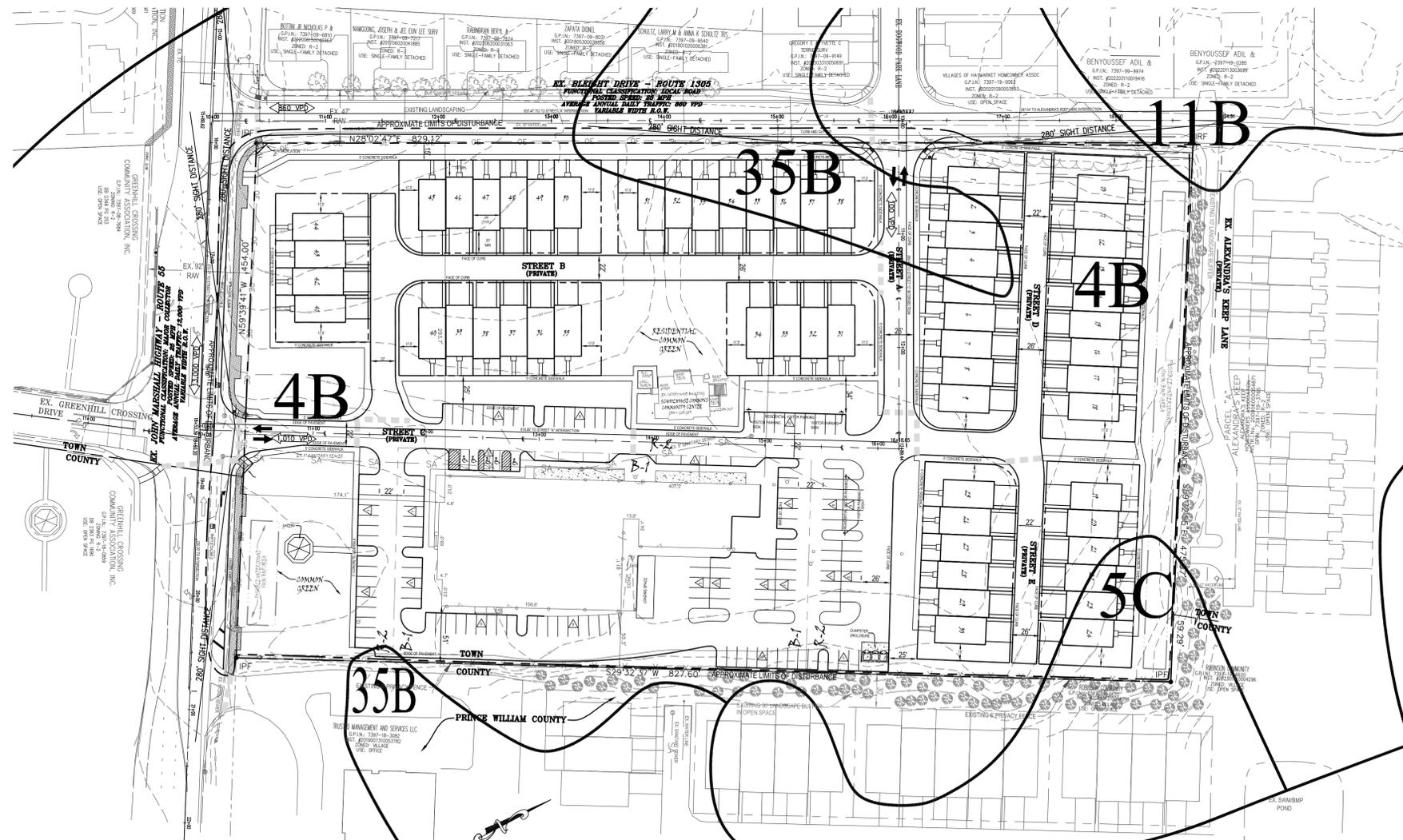
ENGINEERING ANALYSIS MAY BE REQUIRED DURING THE PREPARATION OF THE SITE GRADING PLAN IN ORDER TO DETERMINE THE FINAL GEO-TECHNICAL RECOMMENDATIONS THAT WILL BE FOLLOWED DURING SITE DEVELOPMENT.
- 8.) **HOW WATER BODIES, INCLUDING NON-TIDAL WETLANDS AND SHORELINES, WILL BE PROTECTED**
NOT APPLICABLE. THERE ARE NO EXISTING WETLANDS LOCATED ON THE.
- 9.) **VEGETATIVE COVER TYPES**
THE DOMINANT VEGETATIVE COVER TYPE FOUND ON THE SUBJECT PROPERTY IS GRASS OPEN SPACE WITH INDIVIDUAL TREES ALONG THE PERIMETER AND INTERIOR OF THE SITE. THE COVER LOCATED OUTSIDE THE PROPOSED LIMITS OF CLEARING AND GRADING IS TO BE PRESERVED. ADDITIONALLY, EXISTING SPECIMEN TREES AND TREES OF INTEREST WILL BE PRESERVED TO THE MAXIMUM EXTENT FEASIBLE.
- 10.) **MITIGATION OF IMPACTS TO PERENNIAL STREAMS**
NOT APPLICABLE. NO PERENNIAL STREAMS ARE LOCATED ON THE SUBJECT SITE.

SITE TABULATIONS:

GROSS SITE AREA (G.S.A.):	384,867 SF ± OR 8.84 Ac. ±
PROPOSED USE:	MIXED-USE COMMERCIAL AND RESIDENTIAL
EXISTING USE:	COMMERCIAL

LEGEND:

- EXISTING TREELINE
- 4B SOIL TYPE AND BOUNDARY
- PROPOSED LIMITS OF DISTURBANCE



DWG PATH: S:\PROJECTS\PACE WEST SCHOOL\ENG\ZONING MAP AMENDMENT\DELIVERABLES\SCHOOLHOUSE COMMONS ZMAP.dwg