

LEGEND:

- - - - - : EX CONTOUR
- - - - - : EX TRELINE
- - - - - : EX STREET CENTER LINE
- - - - - : EX CURB & GUTTER
- - - - - : EX EDGE OF PAVEMENT
- - - - - : PROPERTY LINE
- - - - - : LABEL & LIMITS OF ECA FOREST COVER TYPES
- (A) : SPECIMEN TREE
- - - - - : TREE #1
- - - - - : PROP. LIMITS OF CLEARING AND GRADING
- - - - - : STEEP SLOPES (15-24%)
- - - - - : STEEP SLOPES (25% +)
- - - - - : WETLANDS

NOTES:

1. THE SUBJECT PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN A FLOOD ZONE AS DEFINED BY THE FLOOD INSURANCE RATE MAP (FIRM) NUMBER 2158200001N, EFFECTIVE DATE 08/02/2020.
2. IMPEVIOUS SAND PERVIOUS SURFACE CALCULATIONS ARE APPROXIMATE IN NATURE AND SUBJECT TO FINAL ENGINEERING. FINAL CALCULATIONS WILL ABIDE BY DCSM REQUIREMENTS AT THE TIME OF APPLICATION.

PROJECT NO.: 200474200	DATE: 05/08/2024	DRAWN: DCN	CHECKED: AM
SHEET TITLE: ENVIRONMENTAL CONSTRAINTS ANALYSIS			
SHEET NO.: L100			
MARK	DATE	DESCRIPTION	

CARVER ROAD
ENVIRONMENTAL CONSTRAINTS ANALYSIS

BRENTSVILLE MAGISTERIAL DISTRICT
 PRINCE WILLIAM COUNTY, VIRGINIA

9301 Innovation Dr, Suite 150
 Manassas, VA 20110 P 703.393.9887
 engineering • surveying • land planning

EXISTING VEGETATION TABULATION

Table with columns: AREA, FOREST COVER TYPE, SPECIES COMPOSITION (Latin Name, Common Name), SIZE RANGE (Caliper, Height), AGE RANGE, ACREAGE. Includes categories A, B, C, D and forest types like White Oak, Red Maple, Yellow Poplar, and Chestnut Oak.

EXISTING VEGETATION TABULATION

Table with columns: AREA, FOREST COVER TYPE, SPECIES COMPOSITION (Latin Name, Common Name), SIZE RANGE (Caliper, Height), AGE RANGE, ACREAGE. Includes categories E, F, G and forest types like Virginia Pine, Black Locust, and White Oak.

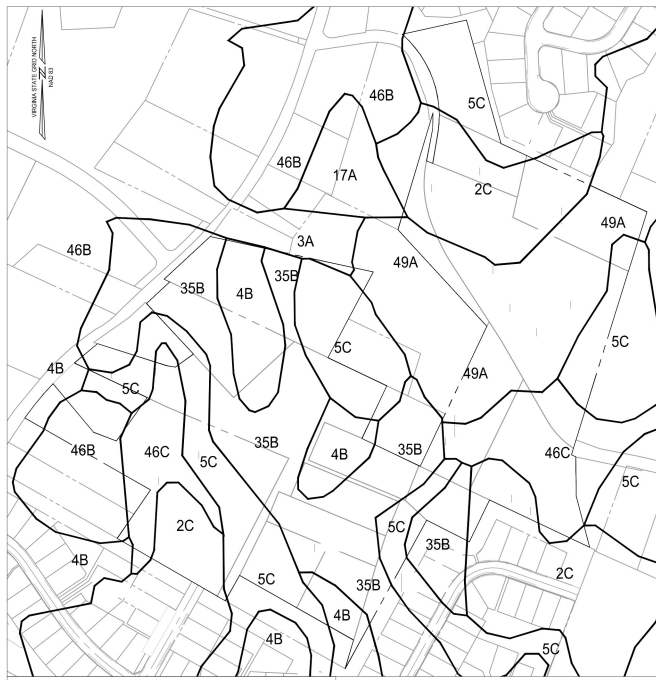


CARVER ROAD ENVIRONMENTAL CONSTRAINTS ANALYSIS BRENTSVILLE MAGISTERIAL DISTRICT PRINCE WILLIAM COUNTY, VIRGINIA

Table with columns: MARK, DATE, DESCRIPTION.

PROJECT No.: 2405042200 DRAWING No.: 11929 DATE: 08/03/2024 SCALE: N/A DESIGN: OCN DRAWN: OCN CHECKED: JM SHEET TITLE: ECA TABULATIONS SHEET No: L101

SOILS MAP



SOILS

SOIL TYPE	SOIL NAME	DRAINAGE	EROSION HAZARD	SLOPE	SOIL CATEGORY
2C	AIRMONT WEVERTON COMPLEX	MODERATELY WELL DRAINED	SEVERE	7 - 15%	2
3A	ALBANO SILT LOAM	POORLY DRAINED	MODERATE	0 - 4%	3
4B	ARCOLA SILT LOAM	WELL DRAINED	SEVERE	2 - 7%	2
5C	ARCOLA NESTORIA COMPLEX	WELL DRAINED	SEVERE	7 - 15%	2
17A	DULLES SILT LOAM	SOMEWHAT POORLY DRAINED	MODERATE	0 - 2%	3
35B	MANASSAS SILT LOAM	MODERATELY WELL DRAINED	MODERATE	2 - 7%	3
46B	PANDRAMA SILT LOAM	WELL DRAINED	MODERATE	2 - 7%	2
46C	PANDRAMA SILT LOAM	WELL DRAINED	SEVERE	7 - 15%	2
49A	ROWLAND SILT LOAM	MODERATELY WELL DRAINED	SLIGHT	0 - 2%	3

THREATENED OR ENDANGERED SPECIES

SPECIES WITH THE FEDERAL CLASSIFICATIONS OF ENDANGERED OR THREATENED ARE PROTECTED UNDER THE ENDANGERED SPECIES ACT (ESA) OF 1973, AS AMENDED (16 U.S.C. 1531 ET SEQ.). SPECIES OFFICIALLY PROPOSED FOR SUCH LISTING OR CANDIDATES ARE NOT PROTECTED UNDER THE ESA, BUT ARE RECOMMENDED FOR INCLUSION IN EVALUATIONS BASED ON POTENTIAL FOR STATUS TO BE UPGRADED TO OFFICIAL LISTING AS ENDANGERED OR THREATENED. A REVIEW CONDUCTED THROUGH THE ONLINE U.S. FISH AND WILDLIFE SERVICE (USFWS) INFORMATION FOR PLANNING AND CONSULTATION (IPAC) SYSTEM INDICATES THAT ONE (2) THREATENED OR ENDANGERED SPECIES ARE RECOMMENDED FOR PROJECT CONSIDERATION BY USFWS WITHIN THE PROJECT STUDY AREA (SEE FEDERALLY LISTED SPECIES TABLE BELOW).

FEDERALLY LISTED SPECIES			
COMMON NAME	SCIENTIFIC NAME	FEDERAL STATUS (T/E)	POTENTIAL HABITAT PRESENT
NORTHERN LONG-EARED BAT	MYOTIS SEPTENTRIONALIS	E	YES
E-ENDANGERED, T-THREATENED			

NORTHERN LONG-EARED BAT

THE FEDERALLY-ENDANGERED NORTHERN LONG-EARED BAT (*MYOTIS SEPTENTRIONALIS*) MAY OCCUR WITHIN THE PROJECT AREA. DURING THE WINTER, THE NORTHERN LONG-EARED BAT OCCUPIES CAVES AND MINES WITH CONSTANT TEMPERATURES, HIGH HUMIDITY, AND NO AIR CURRENTS. SUMMER HABITAT FOR THE SPECIES CONSISTS OF LIVING TREES OR DEAD SNAGS WHERE THE BATS ROOST SINGLY OR IN COLONIES UNDER THE BARK. DUE TO THE PRESENCE OF FOREST STANDS WITHIN THE PROJECT AREA, IT IS POSSIBLE THAT SUITABLE SUMMER-PHASE HABITAT FOR THE NORTHERN LONG-EARED BAT IS LOCATED WITHIN THE SITE, HOWEVER PER THE CONSISTENCY LETTER PROVIDED BY THE UNITED STATES FISH AND WILDLIFE SERVICES (USFWS) THE PROPOSED PROJECT IS NOT LIKELY TO EFFECT THE NORTHERN LONG-EARED BAT.

ENVIRONMENTAL RESOURCE (ER) TABULATION

25% OR GREATER SLOPE AREAS, 15% OR GREATER SLOPES IN CONJUNCTION WITH SOILS THAT HAVE SEVERE LIMITATIONS, AND WETLANDS	± 3.7 ACRES**
**ALL VALUES ARE APPROXIMATE AND SUBJECT TO FINAL ENGINEERING	

PROPOSED APPROXIMATE PERVIOUS & IMPERVIOUS SURFACE CALCULATIONS

TOTAL AREA	41.27 AC
PERVIOUS SURFACES (PROPOSED CONDITIONS)	± 15.94 ACRES, 38%*
IMPERVIOUS SURFACES (PROPOSED CONDITIONS)	± 26.23 ACRES, 64%*
**ALL VALUES ARE APPROXIMATE AND SUBJECT TO FINAL ENGINEERING	

PROPOSED APPROXIMATE PRESERVATION & IMPACT CALCULATIONS

TOTAL AREA	41.27 ACRES
DISTURBED AREA	± 26.19 ACRES, 63%*
UNDISTURBED AREA	± 5.08 ACRES, 13%*
**ALL VALUES ARE APPROXIMATE AND SUBJECT TO FINAL ENGINEERING	

TREE PRESERVATION SCHEDULE

TREE #	BOTANICAL NAME	COMMON NAME	TRUNK DIAMETER (INCHES) / CRITICAL ROOT ZONE RADIUS (FEET)	SURVIVED DRIPLINE RADIUS (FEET)	CONDITION RATING	COMMENTS
9201	QUERCUS ALBA	WHITE OAK	33	25	66	LEANING. DEAD SNAG HUNG UP IN CROWN. LARGE CAVITY CREATED FROM PREVIOUS CRACK IN TRUNK EXPOSING HOLLOW TRUNK AND DECAY WITHIN HEARTWOOD.
9202	QUERCUS ALBA	WHITE OAK	36	30	72	1 LARGE DEAD SCAFFOLD BRANCH.
9203	QUERCUS ALBA	WHITE OAK	38	32	69	UNEVEN CANOPY STRUCTURE. SCAFFOLD BRANCHES ON ONE SIDE. 3 LARGE DEAD BRANCHES.
9204	QUERCUS ALBA	WHITE OAK	32	35	69	OLD CHAIN WRAPPED AROUND TRUNK. UNEVEN CANOPY STRUCTURE.
9205	QUERCUS ALBA	WHITE OAK	37	30	63	2 LARGE CANKERS ON EITHER SIDE OF TRUNK EXPOSING DECAY. LARGE OLD PRUNING WOUNDS EXPOSING DECAY IN HEARTWOOD. LARGE OLD WOUND FROM OLD TEAR OUT OF LARGE SCAFFOLD BRANCH. SMALL AMOUNT OF TIP DIE BACK IN UPPER CANOPY.
9206	QUERCUS VELUTINA	BLACK OAK	32	35	50	TREE IS ALMOST COMPLETELY DEAD. ONLY 1 LARGE SCAFFOLD BRANCH FOLIATED.
9208	QUERCUS ALBA	WHITE OAK	31	20	69	CO-DOMINANT TRUNK STRUCTURE WITH INCLUDED BARK. 1 DEAD BRANCH AND 1 LARGE DEAD STUB.
9209	QUERCUS ALBA	WHITE OAK	31	30	72	OLD WOUND EXPOSING CAVITY IN TRUNK.
9210	QUERCUS ALBA	WHITE OAK	31	25	72	LARGE GIRDLING ROOT FROM ADJACENT MAPLE.
9211	QUERCUS ALBA	WHITE OAK	31	20	72	
9212	QUERCUS MONTANA	CHESTNUT OAK	31	25	69	LEANING. SMALL GIRDLING ROOT. EPICORMIC GROWTH ON TRUNK.
9213	CARYA GLABRA	PIGNUT HICKORY	31	35	75	
9214	QUERCUS COCCINEA	SCARLET OAK	35	25	69	UNEVEN CANOPY STRUCTURE. 1 DEAD SCAFFOLD BRANCH. SMALL AMOUNT OF TIP DIEBACK IN UPPER CROWN.
9215	LIRIODENDRON TULIPIFERA	TULIP POPLAR	34	35	69	SMALL FUNGAL FRUITING BODIES GROWING OUT OF ROOT FLARE. 1 LARGE DEAD SCAFFOLD BRANCH.
9216	LIRIODENDRON TULIPIFERA	TULIP POPLAR	32	30	72	LARGE GIRDLING ROOT.
9217	QUERCUS ALBA	WHITE OAK	32	30	72	
9218	LIRIODENDRON TULIPIFERA	TULIP POPLAR	33	35	75	
9219	QUERCUS FALCATA	SOUTHERN RED OAK	35	40	66	2 GIRDLING ROOTS. TIP DIE BACK THROUGHOUT CROWN. 2 LARGE DEAD BRANCHES. LARGE BRANCH BROKE OFF LEAVING LARGE STUB.
9221	QUERCUS ALBA	WHITE OAK	30	40	72	2 SMALL GIRDLING ROOTS.
9222	QUERCUS ALBA	WHITE OAK	33	45	72	4 LARGE DEAD SCAFFOLD BRANCHES.
9223	QUERCUS FALCATA	SOUTHERN RED OAK	35	50	69	OLD WOUND ON TRUNK EXPOSING CAVITY WITHIN TRUNK AND DECAY OF HEART WOOD. 1 LARGE DEAD SCAFFOLD BRANCH.
9224	QUERCUS ALBA	WHITE OAK	32	40	66	VERY LARGE OLD WOUND COVERING ABOUT HALF OF TRUNK EXPOSING SPLT HEARTWOOD AND DECAY FROM OLD LEADER FAILING.
9225	ACER RUBRUM	RED MAPLE	42	25	69	SCAFFOLD BRANCH GREW AROUND OLD CHAIN. 1 LARGE DEAD SCAFFOLD BRANCH AND DEAD BRANCHES THROUGHOUT CROWN. VINES GROWING THROUGHOUT CANOPY.
9226	ACER RUBRUM	RED MAPLE	39'	35	69	OLD WOUND ON TRUNK EXPOSING HEARTWOOD AND DECAY. 2 OLD WOUNDS HEALING OVER IN UPPER CANOPY. FROM PRIOR BRANCH FAILURE.
9227	QUERCUS PALUSTRIS	PIN OAK	33	25	69	LARGE DEAD BRANCHES IN LOWER CANOPY. MAJOR TIP DIEBACK THROUGHOUT UPPER CROWN.
9228	ACER RUBRUM	RED MAPLE	35	30	69	OLD WOUND IN ROOT FLARE FROM SMALL LEADER OR SMALL TRUNK FAILING.
9229	CATALPA SPECIOSA	NORTHERN CATALPA	35	15	66	POOR CO-DOMINANT TRUNK STRUCTURE WITH INCLUDED BARK. LEAVES APPEAR TO BE EATEN BY PEST WHICH IS DEFOLIATING TREE. VINES GROWING UP TRUNK AND THROUGHOUT CANOPY.
9230	ACER RUBRUM	RED MAPLE	34	20	72	
9231	ACER RUBRUM	RED MAPLE	40	35	69	LARGE OLD WOUND ON TRUNK FROM OLD LEADER FAILING. EXPOSING HEARTWOOD AND SHOWING HEARTWOOD DECAY. SMALL AMOUNT OF TIP DIE BACK IN UPPER CROWN.
9232	QUERCUS PALUSTRIS	PIN OAK	31	25	66	VINES GROWING THROUGHOUT CANOPY. SEVER TIP DIE BACK THROUGHOUT THE CANOPY. LARGE DEAD BRANCHES THROUGHOUT THE CANOPY.
9233	LIRIODENDRON TULIPIFERA	TULIP POPLAR	36	15	69	2 LARGE DEAD SCAFFOLD BRANCHES. VINES GROWING UP TRUNK AND THROUGHOUT CANOPY.
9234	ACER RUBRUM	RED MAPLE	35	20	66	INCLUDED BARK IN TRUNK UNION. VINES GROWING UP TRUNK AND INTO CANOPY. TIP DIE BACK IN UPPER CANOPY. 1 LARGE DEAD SCAFFOLD BRANCH. ROOT FLARE GROWING AROUND OLD FENCE POST.
9235	ACER RUBRUM	RED MAPLE	32	40	66	DBH AVG OF THREE TRUNKS. CO-DOMINANT TRUNK STRUCTURE WITH THREE LEADERS. TOP 1/3 OF CENTRAL LEADER FAILED. DECAY IS PRESENT IN UPPER PORTION OF TRUNK WHERE LEADER FAILED. BRANCHES TOUCHING THE GROUND. 1 LARGE BROKEN SCAFFOLD BRANCH AND NUMEROUS DEAD BRANCHES THROUGHOUT CROWN.



ENVIRONMENTAL CONSTRAINTS ANALYSIS

CARVER ROAD

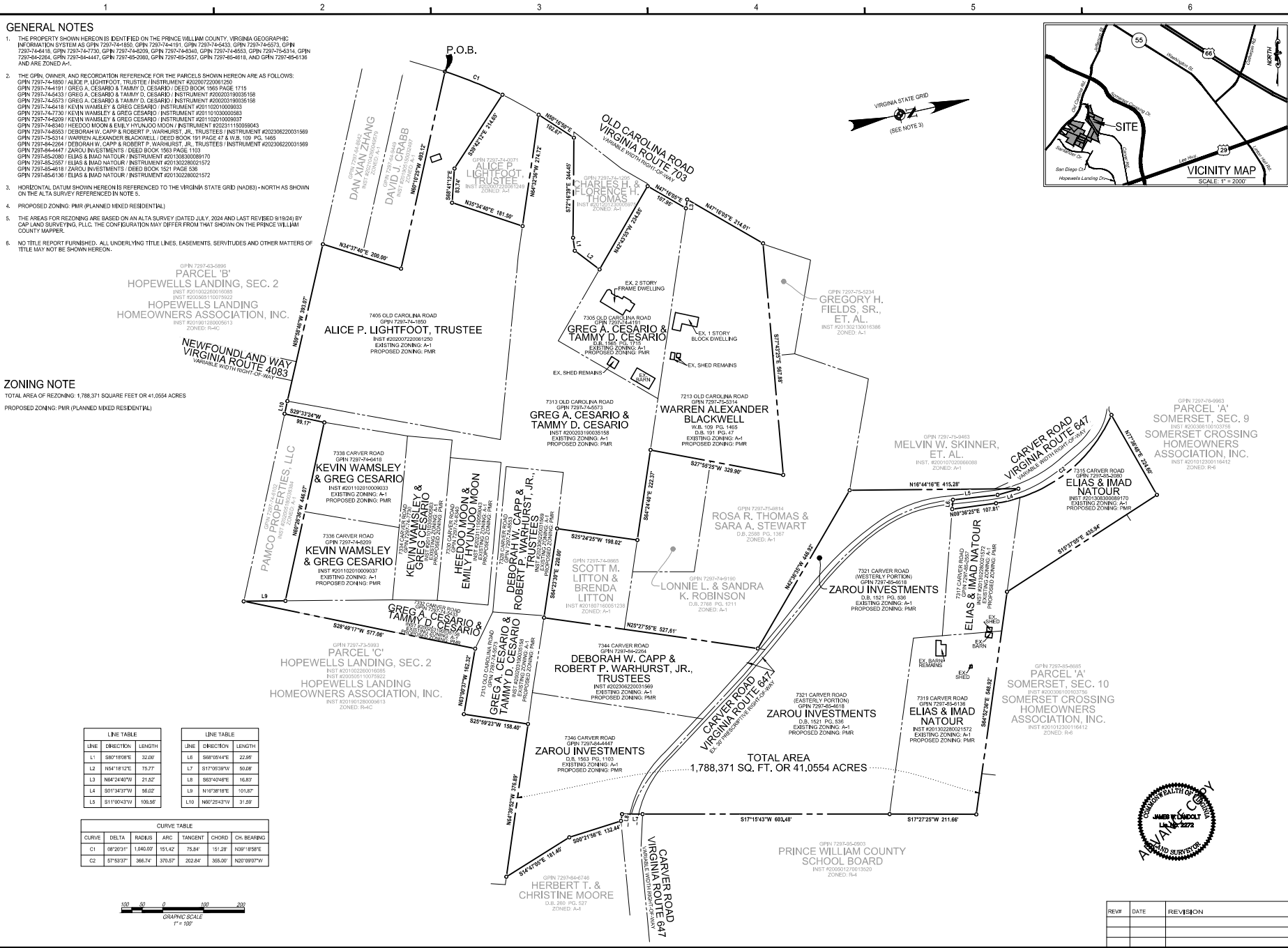
BRENTSVILLE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

MARK	DATE	DESCRIPTION

PROJECT No.: 2405472-00
DRAWING No.: 113229
DATE: 08/03/2024
SCALE: N/A
DESIGN: DCN
DRAWN: DCN
CHECKED: JM

SHEET TITLE:
ECA NOTES & DETAILS

SHEET No.:
L102



- GENERAL NOTES**
1. THE PROPERTY SHOWN HEREON IS IDENTIFIED ON THE PRINCE WILLIAM COUNTY, VIRGINIA GEOGRAPHIC INFORMATION SYSTEM AS GPN 7297-74-1850, GPN 7297-74-4191, GPN 7297-74-8453, GPN 7297-74-5573, GPN 7297-74-4414, GPN 7297-74-7730, GPN 7297-74-8009, GPN 7297-74-8361, GPN 7297-74-8553, GPN 7297-74-5634, GPN 7297-74-2264, GPN 7297-74-4447, GPN 7297-74-2083, GPN 7297-74-2557, GPN 7297-74-4818, AND GPN 7297-74-56138 AND ARE ZONED A-1.
 2. THE GPN, OWNER, AND RECORDATION REFERENCE FOR THE PARCELS SHOWN HEREON ARE AS FOLLOWS:
 GPN 7297-74-1850 / ALICE P. LIGHTFOOT, TRUSTEE (INSTRUMENT #20220722081250)
 GPN 7297-74-4191 / GREG A. CESARIO & TAMMY D. CESARIO (DEED BOOK 1565 PAGE 1715)
 GPN 7297-74-8453 / GREG A. CESARIO & TAMMY D. CESARIO (INSTRUMENT #20200319035358)
 GPN 7297-74-5573 / GREG A. CESARIO & TAMMY D. CESARIO (INSTRUMENT #20200319035358)
 GPN 7297-74-4414 / KEVIN WAMSLEY & GREG CESARIO (INSTRUMENT #201102100009037)
 GPN 7297-74-7730 / KEVIN WAMSLEY & GREG CESARIO (INSTRUMENT #201102100009037)
 GPN 7297-74-8009 / KEVIN WAMSLEY & GREG CESARIO (INSTRUMENT #201102100009037)
 GPN 7297-74-8361 / HEEDOO MOON & EMILY HYUNJOO MOON (INSTRUMENT #20221115055043)
 GPN 7297-74-5634 / DEBORAH W. CAPP & ROBERT P. WARHURST, JR., TRUSTEES (INSTRUMENT #202306220031969)
 GPN 7297-74-2264 / WARREN ALEXANDER BLACKWELL (DEED BOOK 181 PAGE 47 & 48, 109 PG. 1465)
 GPN 7297-74-4447 / DEBORAH W. CAPP & ROBERT P. WARHURST, JR., TRUSTEES (INSTRUMENT #202306220031969)
 GPN 7297-74-2083 / DEBORAH W. CAPP & ROBERT P. WARHURST, JR., TRUSTEES (DEED BOOK 1953 PAGE 1103)
 GPN 7297-74-2557 / ELIAS & IMAD NATOUR (INSTRUMENT #201308300891770)
 GPN 7297-74-4818 / ELIAS & IMAD NATOUR (INSTRUMENT #201308300891770)
 GPN 7297-74-56138 / ZAROU INVESTMENTS (DEED BOOK 1521 PAGE 536)
 GPN 7297-74-56138 / ELIAS & IMAD NATOUR (INSTRUMENT #201308300891770)
 3. HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE VIRGINIA STATE GRID (NAD83) - NORTH AS SHOWN ON THE ALTA SURVEY REFERENCED IN NOTE 5.
 4. PROPOSED ZONING: PMR (PLANNED MIXED RESIDENTIAL)
 5. THE AREAS FOR REZONING ARE BASED ON AN ALTA SURVEY (DATED JULY 2024 AND LAST REVISED 9/19/24) BY CAP LAND SURVEYING, PLLC. THE CONFIGURATION MAY DIFFER FROM THAT SHOWN ON THE PRINCE WILLIAM COUNTY MAPPER.
 6. NO TITLE REPORT FURNISHED. ALL UNDERLYING TITLE LINES, EASEMENTS, SERVITUDES AND OTHER MATTERS OF TITLE MAY NOT BE SHOWN HEREON.

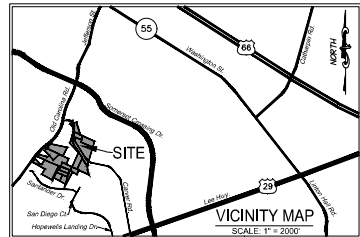
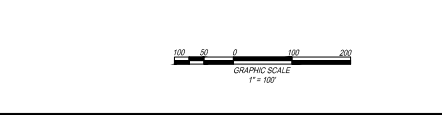
ZONING NOTE
 TOTAL AREA OF REZONING: 1,788,371 SQUARE FEET OR 41,0554 ACRES
 PROPOSED ZONING: PMR (PLANNED MIXED RESIDENTIAL)

PARCEL 'B'
 HOPEWELLS LANDING, SEC. 2
 HOPEWELLS LANDING HOMEOWNERS ASSOCIATION, INC.
 INST #201002260016035
 INST #201002260016035
 INST #201002260016035
 INST #201002260016035

PARCEL 'C'
 HOPEWELLS LANDING, SEC. 2
 HOPEWELLS LANDING HOMEOWNERS ASSOCIATION, INC.
 INST #201002260016035
 INST #201002260016035
 INST #201002260016035
 INST #201002260016035

LINE TABLE			LINE TABLE		
LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH
L1	S80°18'08"E	32.09	L6	S68°05'44"E	22.26
L2	N54°18'12"E	75.77	L7	S11°05'39"W	50.29
L3	N64°24'40"W	21.22	L8	S63°40'49"E	16.87
L4	S01°34'37"W	56.02	L9	N19°38'18"E	101.87
L5	S11°00'43"W	100.59	L10	N60°25'47"W	31.29

CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CH. BEARING
C1	08°20'31"	1,040.00	151.42	75.84	151.28	N09°18'58"E
C2	57°53'37"	366.74	370.87	202.84	356.00	N00°09'01"W



IMEG
 5505 INNOVATION DRIVE
 SUITE 100
 MANASSAS, VA 20110
 PH: 703.553.8887
 www.imeg.com

PRINCE WILLIAM COUNTY, VIRGINIA
 BRENTSVILLE MAGISTERIAL DISTRICT

CARVER ROAD PROPERTIES

ZONING PLAT

PROJECT: 24004742.00
 DRAWING NO.: 113688
 SCALE: 1" = 100'
 DATE: 10/07/2024
 DRAWN: EAS
 CHECKED: MB/JL
 SHEET NO. 1 of 1

MASTER ZONING PLAN CASE #: TBD CARVER ROAD SUBDIVISION

BRENTSVILLE MAGISTERIAL DISTRICT PRINCE WILLIAM COUNTY, VIRGINIA

PROJECT TEAM

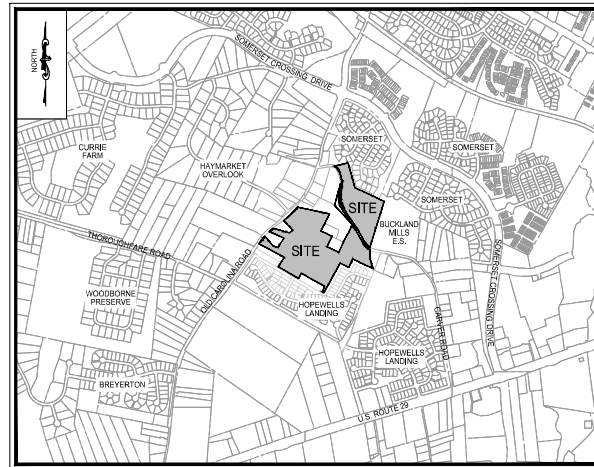
APPLICANT
T VA CARVER LLC
C/O TERRA FOUNDRY PARTNERS
1800 DIAGONAL ROAD, SUITE 600
ALEXANDRIA, VA 22314

LAND USE ATTORNEY
VENABLE
C/O NOAH B. KLEIN, ESQ.
1850 TOWERS CRESCENT PLAZA, SUITE 400
TYSONS, VA 22182

CIVIL ENGINEER & LAND PLANNING
IMEG
C/O ERIC BOGUMIL, PE
9301 INNOVATION DRIVE, SUITE 150
MANASSAS, VA 20110

TRANSPORTATION ENGINEER
GOROVE SLADE
C/O KAYLA ORD, PE, PTOE
4114 LEGATO ROAD, SUITE 650
FAIRFAX, VA 22033

ENVIRONMENTAL CONSULTANT
TNT ENVIRONMENTAL
C/O AVI SAREEN, PWD, ISA-CA
4455 BROOKFIELD CORPORATE DRIVE, SUITE 100
CHANTILLY, VA 20151



VICINITY MAP
SCALE: 1" = 1000'

SHEET INDEX	
SHEET #	SHEET TITLE
C000	COVER SHEET
C100	EXISTING CONDITIONS PLAN
C200	SITE LAYOUT & UTILITIES PLAN
C300	TRANSPORTATION PLAN
C400	CONCEPTUAL LANDSCAPE & BUFFER PLAN



CARVER ROAD SUBDIVISION
MASTER ZONING PLAN
 BRENTSVILLE MAGISTERIAL DISTRICT
 PRINCE WILLIAM COUNTY, VIRGINIA

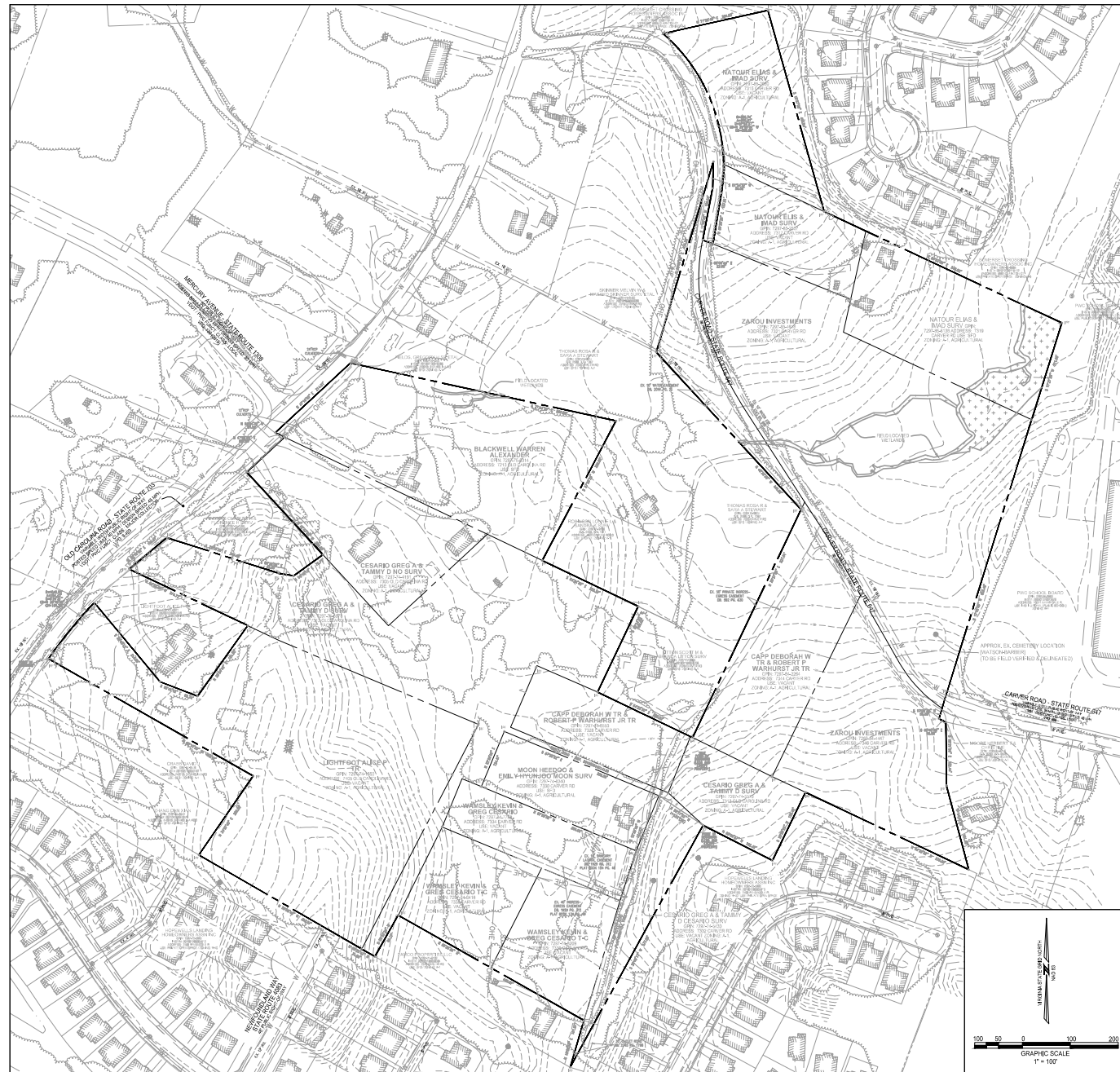
MARK	DATE	DESCRIPTION

PROJECT No.: 24004742.00
DRAWING No.: 19483
DATE: 10/07/2024
SCALE: SEE SHEET
DESIGN: SG
DRAWN: SG
CHECKED: EB

SHEET TITLE:
COVER SHEET

SHEET No.:
C000

P:\Projects\2024\10\10000001\0001\0001\0001.dwg, 10/07/2024 14:07:09, Brenty Chen.



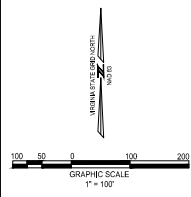
LEGEND

—	EXISTING CONTOUR (MAJOR)	—	EXISTING CURB & GUTTER
- - -	EXISTING CONTOUR (MINOR)	- - -	EXISTING SANITARY PIPE
- - -	PROJECT BOUNDARY	- - -	EXISTING WATER PIPE
- - -	EXISTING ADJOINING PARCELS	- - -	EXISTING OVERHEAD UTILITY
- - -	EXISTING STREAM	- - -	EXISTING TREE LINE
- - -	EXISTING WETLANDS	- - -	EXISTING BUILDING
		- - -	EXISTING SIDEWALK

- PLAN NOTES:**
1. THE APPLICANT REQUESTS THE APPROVAL OF THIS APPLICATION TO REZONE THE SUBJECT PROPERTY TO THE PLANNED MIXED RESIDENTIAL (PMR) ZONING DISTRICT.
 2. THE SUBJECT PROPERTY IS IDENTIFIED BY THE PRINCE WILLIAM COUNTY ASSESSOR AS FOLLOWS:

GPIN	STREET ADDRESS	OWNER	CURRENT ZONING	CURRENT USE
7297-74-1850	7405 OLD CAROLINA ROAD	LIGHTFOOT, ALICE P TR	A-1	VACANT
7297-74-4191	7305 OLD CAROLINA ROAD	CESARIO, GREG A & TAMMY D NO SURV	A-1	VACANT
7297-74-5433	7332 CARVER ROAD	CESARIO, GREG A & TAMMY D CESARIO SURV	A-1	VACANT
7297-74-5573	7313 OLD CAROLINA ROAD	CESARIO, GREG A & TAMMY D SURV	A-1	VACANT
7297-74-6418	7338 CARVER ROAD	WAMSLEY, KEVIN & GREG CESARIO T-C	A-1	VACANT
7297-74-7730	7334 CARVER ROAD	WAMSLEY, KEVIN & GREG CESARIO	A-1	VACANT
7297-74-8209	7336 CARVER ROAD	WAMSLEY, KEVIN & GREG CESARIO	A-1	VACANT
7297-74-8340	7330 CARVER ROAD	MOON, HEEDOD & EMILY HYUN MOON SURV	A-1	SINGLE FAMILY DETACHED
7297-74-8553	7328 CARVER ROAD	CAPP, DEBORAH W TR & ROBERT P WARHURST JR, TR	A-1	VACANT
7297-75-5314	7213 OLD CAROLINA ROAD	BLACKWELL, WARREN ALEXANDER	A-1	SINGLE FAMILY DETACHED
7297-84-2264	7344 CARVER ROAD	CAPP DEBORAH W TR & ROBERT P WARHURST JR TR	A-1	VACANT
7297-84-3447	7346 CARVER ROAD	ZAROU INVESTMENTS	A-1	VACANT
7297-85-2080	7315 CARVER ROAD	NATOUR ELIAS & IMAD SURV	A-1	VACANT
7297-85-2557	7317 CARVER ROAD	NATOUR ELIAS & IMAD SURV	A-1	VACANT
7297-85-4818	7321 CARVER ROAD	ZAROU INVESTMENTS	A-1	VACANT
7297-85-6136	7319 CARVER ROAD	NATOUR ELIAS & IMAG SURV	A-1	VACANT

3. AREA SUBJECT TO REZONING APPLICATION: 44.0554 ACRES (41,780,371 SQ. FT.).
4. THE SUBJECT PROPERTY IS LOCATED IN THE BRENTSVILLE MAGISTERIAL DISTRICT.
5. BOUNDARY INFORMATION OBTAINED FROM AN ALTA SURVEY COMPLETED BY CAP LAND SURVEYING ON AUGUST 30, 2024.
6. TOPOGRAPHIC INFORMATION WAS TAKEN FROM PRINCE WILLIAM COUNTY GIS RECORDS. THE CONTOUR INTERVAL IS TWO (2) FEET.
7. HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM (VCS) 1983, NORTH, AS ESTABLISHED BY A CURRENT GPS SURVEY.
8. THE PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X (OTHER AREA) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP NO. 5113C0067D, WITH A DATE OF IDENTIFICATION OF 10/1985, FOR COMMUNITY NO. 510115, IN PRINCE WILLIAM COUNTY, COMMONWEALTH OF VIRGINIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
9. THE SUBJECT PROPERTY DOES NOT CONTAIN A RESOURCE PROTECTION AREA. HOWEVER, SMALL AREAS OF WETLANDS HAVE BEEN IDENTIFIED. SEE THE ENVIRONMENTAL CONSTRAINTS ANALYSIS (ECA) FOR MORE INFORMATION.
10. A POTENTIAL CEMETERY MAY BE LOCATED NEAR CARVER ROAD ON THE PARCEL IDENTIFIED AS GPIN 7297-85-4818. ADDITIONAL RESEARCH IS ONGOING. SHOULD THIS RESEARCH PROVE THE EXISTENCE OF A CEMETERY IT SHALL BE PRESERVED IN CONFORMANCE WITH SECTION 03-02.01 OF THE ZONING ORDINANCE.
11. THE DEPICTED BUILDING LOT AREAS ARE PRELIMINARY. THE FINAL BUILDING LOTS AND/OR FOOTPRINTS SHALL BE DETERMINED AT THE TIME OF SITE PLAN SUBJECT TO THE MAXIMUM DENSITY ALLOWED BY THE APPROVED PROFFER STATEMENT.
12. LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH THE PRINCE WILLIAM COUNTY DESIGN & CONSTRUCTION STANDARDS MANUAL (DCSM), UNLESS OTHERWISE MODIFIED, AS DETAILED HEREIN AND/OR IN THE ACCOMPANYING PROFFER STATEMENT.
13. THE SUBJECT PROPERTY WILL BE SERVED BY PUBLIC WATER AND SEWER (PRINCE WILLIAM WATER). DEPRICTED EXISTING UTILITY LINES ARE APPROXIMATE WITH THE INFORMATION PROVIDED BY PRINCE WILLIAM WATER.
14. ANY EXISTING WELLS SHALL BE ABANDONED IN ACCORDANCE WITH PRINCE WILLIAM COUNTY HEALTH DEPARTMENT REQUIREMENTS.
15. ALL EXISTING STRUCTURES LOCATED ON THE SUBJECT PROPERTY SHALL BE DEMOLISHED.
16. THIS APPLICATION IS TO SERVE AS A PRELIMINARY PLAN FOR THE ASSOCIATED SITE PLAN APPLICATION ADDRESSING THE REQUIREMENTS OF PCSM 110.02.02.

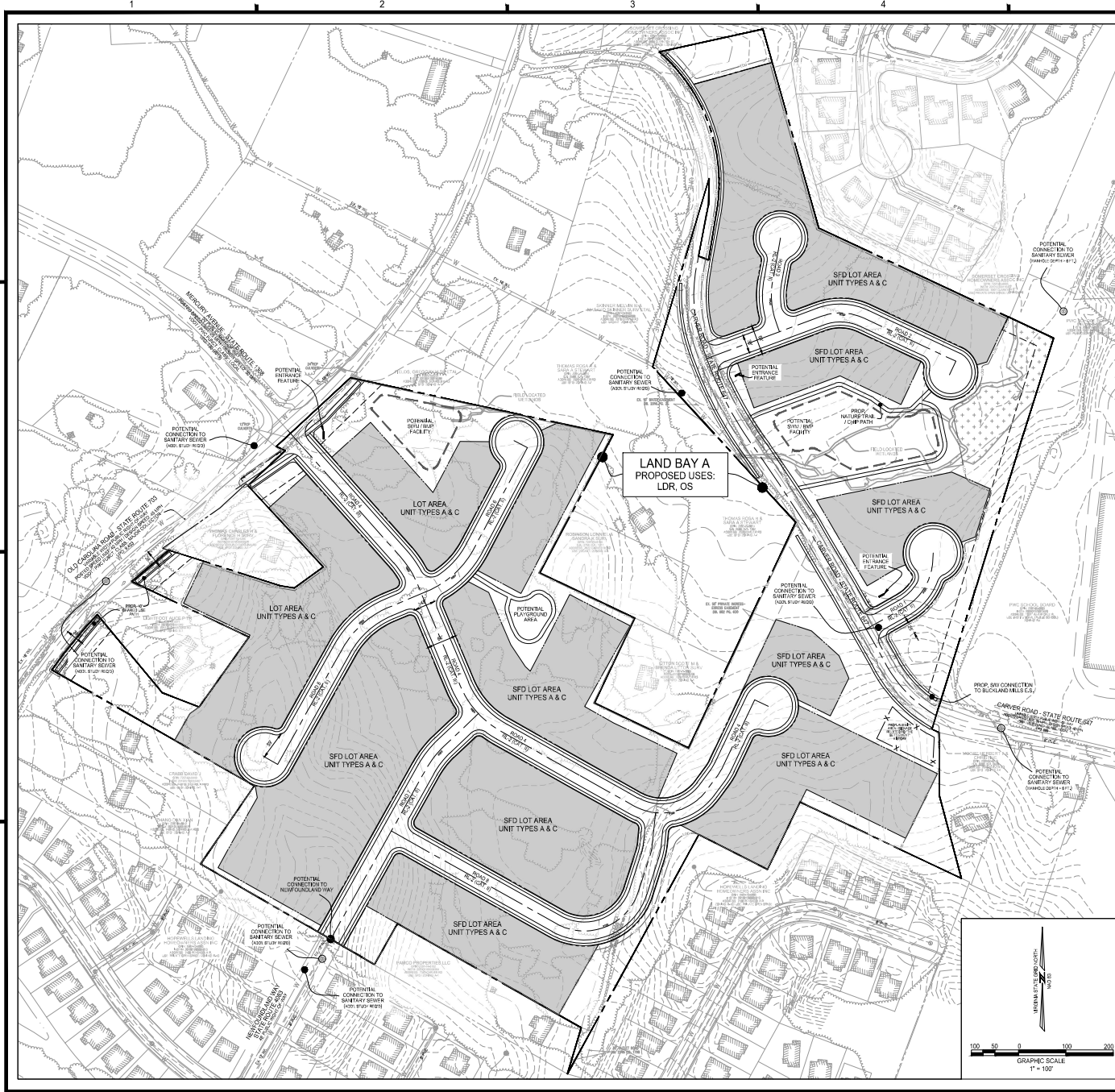


CARVER ROAD SUBDIVISION
MASTER ZONING PLAN
 BRENTSVILLE MAGISTERIAL DISTRICT
 PRINCE WILLIAM COUNTY, VIRGINIA

MARK	DATE	DESCRIPTION

PROJECT No.: 2404742.00
 DRAWING No.: 1945
 DATE: 10/07/2024
 SCALE: 1"=100'
 DESIGNED: SG
 DRAWN: SG
 CHECKED: EB

EXISTING CONDITIONS PLAN



LEGEND			
	EXISTING CONTOUR (MAJOR)		EXISTING CURB & GUTTER
	EXISTING CONTOUR (MINOR)		EXISTING SANITARY PIPE
	PROJECT BOUNDARY		EXISTING WATER PIPE
	EXISTING ADJOINING PARCELS		EXISTING OVERHEAD UTILITY
	EXISTING STREAM		EXISTING WETLANDS
	EXISTING WETLANDS		EXISTING TREELINE
	EXISTING BUILDING		EXISTING SIDEWALK
	EXISTING SIDEWALK		LOD
	PROP. LIMITS OF DISTURBANCE		

- PLAN NOTES:**
1. THIS PLAN IS PRELIMINARY AND SUBJECT TO MINOR CHANGES WITH FINAL ENGINEERING.
 2. THE PROPOSED SUBDIVISION WILL BE SERVED BY PUBLIC WATER AND SEWER.
 3. INTERNAL ROADS ARE PROPOSED TO BE PUBLICLY MAINTAINED.
 4. THE APPLICANT PROPOSES TO DEVELOP THE PROJECT IN ONE SINGLE LAND BAY AND A SINGLE PHASE.

SITE TABULATIONS

SITE AREA:	±41,0554 ACRES / ±1,788,371 SQ. FT.			
PROPOSED DWELLING UNITS:	110			
PROPOSED DENSITY (DU / AC):	2.72			
ZONING REQUIREMENTS (PROP. PMR DISTRICT, PER PWC Z.O.)				
PROPOSED UNIT TYPE:	TYPE A (CLUSTER)			
MINIMUM LOT AREA:	7,500 SQ. FT.			
MINIMUM LOT WIDTH:	70'			
SETBACKS:				
FRONT:	25'			
SIDE:	10'			
REAR:	20'			
BUILDING HEIGHT:	35'			
PROPOSED UNIT TYPE:	TYPE C (VILLAGE HOUSE)			
MINIMUM LOT AREA:	6,000 SQ. FT.			
MINIMUM LOT WIDTH:	60'			
SETBACKS:				
FRONT:	20'			
SIDE:	10'			
REAR:	25'			
BUILDING HEIGHT:	35'			
LAND BAY	PROP. ZONING	USE DESIGNATION	USE	ACREAGE
A	PMR	LDR / OS	SFD HOMES	±41,0554 ACRES

NOTE: SUBDIVISION TO BE DEVELOPED IN ONE PHASE.



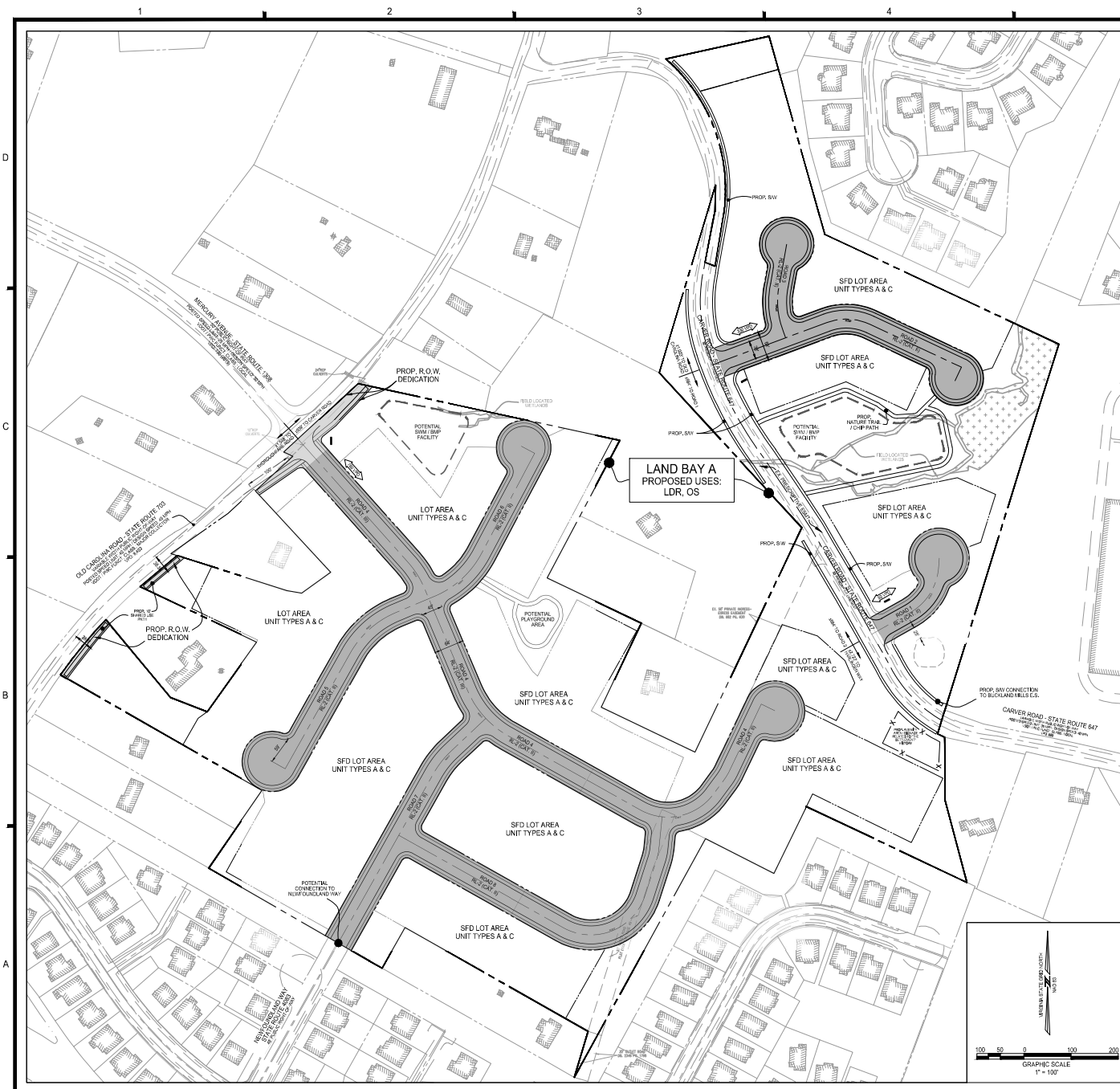
CARVER ROAD SUBDIVISION
MASTER ZONING PLAN
BRENTSVILLE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

MARK	DATE	DESCRIPTION

PROJECT No.: 24004742.00
DRAWING No.: 13483
DATE: 10/07/2024
SCALE: 1"=100'
DESIGN: SG
DRAWN: SG
CHECKED: EB

SHEET TITLE:
SITE LAYOUT & UTILITIES PLAN

SHEET No.:
C200

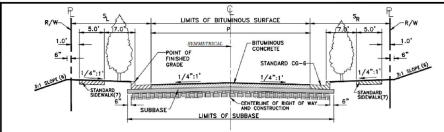


LEGEND

--- EXISTING CONTOUR (MAJOR)	--- EXISTING CURB & GUTTER
--- EXISTING CONTOUR (MINOR)	--- EXISTING SANITARY PIPE
--- PROJECT BOUNDARY	--- EXISTING WATER PIPE
--- EXISTING ADJOINING PARCELS	--- EXISTING OVERHEAD UTILITY
--- EXISTING STREAM	--- EXISTING WETLANDS
--- EXISTING TREELINE	--- EXISTING BUILDING
--- EXISTING SIDEWALK	--- EXISTING SIDEWALK
---	--- PROP. LIMITS OF DISTURBANCE

- PLAN NOTES:**
- THIS PLAN IS PRELIMINARY AND SUBJECT TO MINOR CHANGES WITH FINAL ENGINEERING.
 - INTERNAL ROADS ARE PROPOSED TO BE PUBLICLY MAINTAINED.
 - VEHICLE TRIP DATA OBTAINED FROM A TRANSPORTATION IMPACT STUDY PREPARED BY GOROVE SLADE AND DATED SEPTEMBER 5, 2024.
 - THE APPLICANT PROPOSES TO DEVELOP THE PROJECT IN ONE SINGLE LAND BAY AND A SINGLE PHASE.

PROPOSED ROAD SECTION (INTERNAL ROADS)



CATEGORY	TRAFFIC VOLUME (ADP)	PROP. DESIGN	MIN. ROAD WIDTH (FEET)	MIN. ROAD DEPTH (INCHES)	MIN. ROAD WIDTH (FEET)	% P	% S	MIN. ROAD DEPTH (INCHES)	MIN. ROAD DEPTH (INCHES)
1	UP TO 250	SA	20	10E	12E	22E	19	25	19
2	250 TO 500	SB	20	10E	12E	22E	19	25	19
3	500 TO 1,000	SC	20	10E	12E	22E	19	25	19

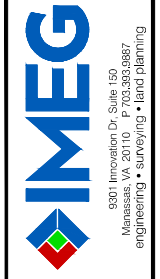
GENERAL NOTES:

- The typical cross section shall be used in all subdivisions considered as urban/suburban (subdivisions where average lot size is less than one (1) acre).
- Standard drainage required at intersections.
- Storm drainage shall extend under the curb and gutter a minimum of six inches (6 in.) beyond the back of curb. The stone thickness under the curb and gutter shall be that in excess of the depth of the gutter face or a minimum of four inches (4 in.) whichever is greater.
- Category 1 applies to arterial/collector roads only.
- Category 2 applies to collector roads only.
- Category 3 applies to residential streets only.
- 2.7% slopes will be allowed when soil type supported by soil report in accordance with what substitution is provided in accordance with the Eastern Council Ordinance.
- Subgrades shall be provided in accordance with Section 802.8.
- Placement section is standard requirement. Refer to Section 802.0(1) for alternative pavement sections.
- The subgrade shall be provided.
- Category 1 and 2 streets shall require an additional two feet (2 ft.) of government and right-of-way when total roadway length is one-half (0.5) mile or more.
- If 60-foot street front porches are not provided per Section 802.46, the right-of-way may be reduced by 5 feet.
- If the street is identified as a fire lane, the signage restriction will be applied according to Section 302.0(1). "No parking" signs will be required on one side of Category 1 and 2 streets.

Detail No.	RL-2	COUNTY OF PRINCE WILLIAM VIRGINIA	STANDARD TYPICAL SECTION FOR RESIDENTIAL LOCAL STREETS WITH CURB AND GUTTER (FOOD TRAFFIC)	DATE: 11/09/2017
650.04				

PROPOSED PUBLIC ROAD DEDICATION TABULATIONS
 THIS PROJECT INCLUDES PUBLIC RIGHT-OF-WAY DEDICATION AS DEPICTED ON THE PLAN. THESE ARE PRELIMINARY AND SUBJECT TO CHANGE WITH ADDITIONAL ENGINEERING.

INTERNAL ROADS =	±335,650 SQ. FT. / 7.70 ACRES
OLD CAROLINA ROAD =	±14,400 SQ. FT. / 0.33 ACRES



CARVER ROAD SUBDIVISION
MASTER ZONING PLAN
 BRENTISVILLE MAGISTERIAL DISTRICT
 PRINCE WILLIAM COUNTY, VIRGINIA

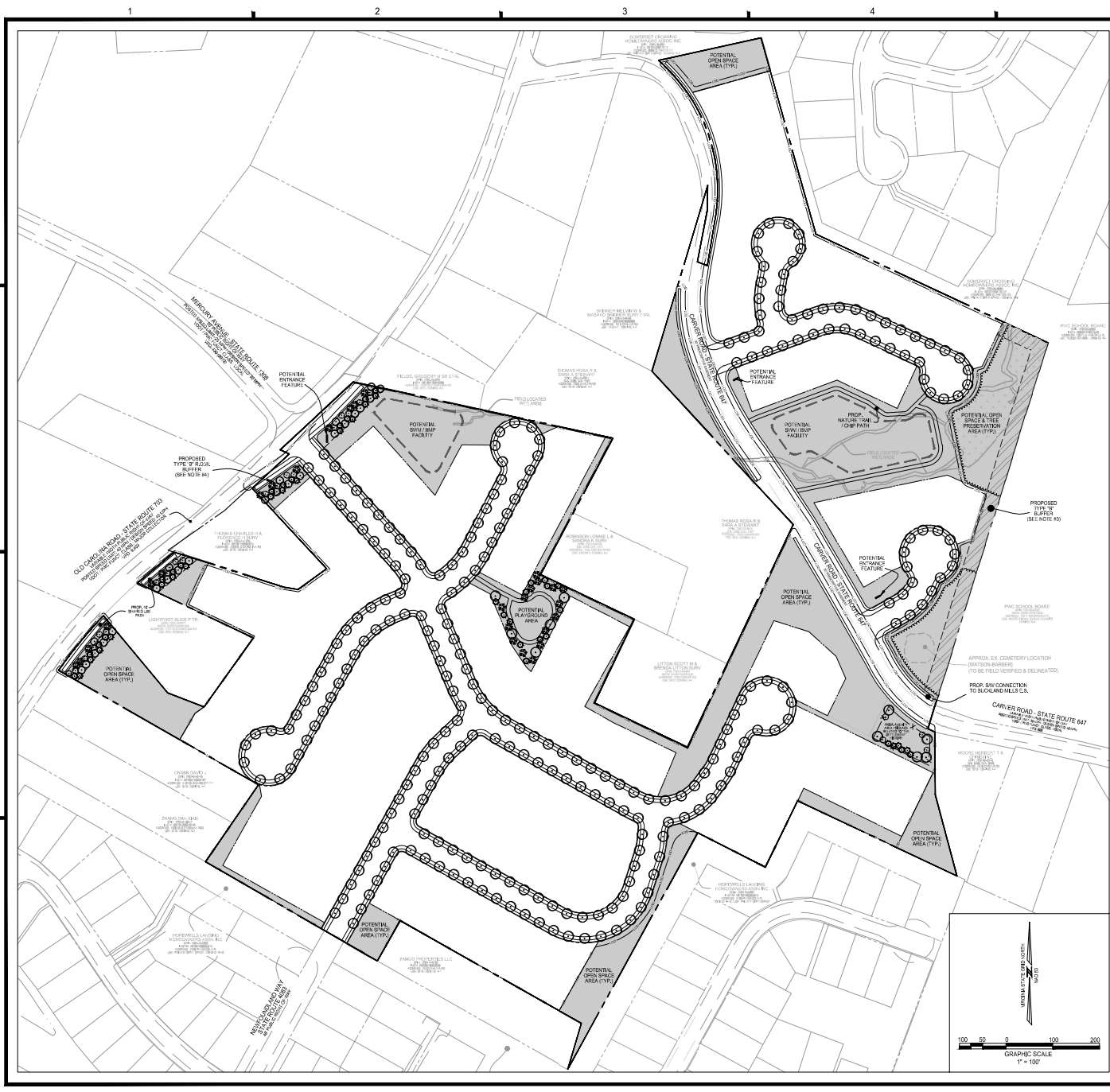
MARK	DATE	DESCRIPTION

PROJECT No.: 24004742.00
 DRAWING No.: 19443
 DATE: 10/07/2024
 SCALE: 1"=100'
 DESIGN: SG
 DRAWN: SG
 CHECKED: EB

TRANSPORTATION PLAN

SHEET No.: **C300**

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LEGEND

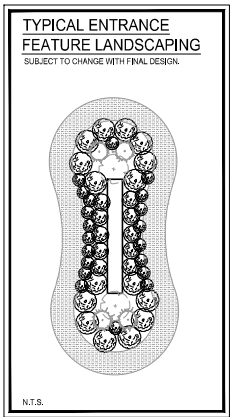
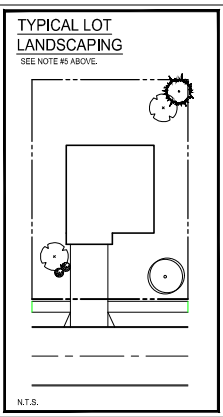
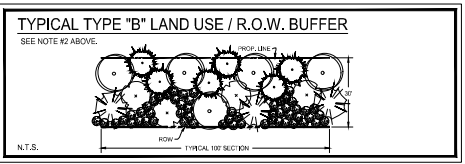
— (Solid line) —	EXISTING CONTOUR (MAJOR)	- - - (Dashed line)	EXISTING CURB & GUTTER
- - - (Dashed line)	EXISTING CONTOUR (MINOR)	-W-	EXISTING SANITARY PIPE
---	PROJECT BOUNDARY	—O—	EXISTING WATER PIPE
- - - (Dotted line)	EXISTING ADJOINING PARCELS	---	EXISTING OVERHEAD UTILITY
...	EXISTING STREAM	---	EXISTING WETLANDS
- - - (Long dashed)	EXISTING TREELINE	---	EXISTING BUILDING
- - - (Short dashed)	EXISTING SIDEWALK	---	EXISTING SIDEWALK
		— LOD —	PROP. LIMITS OF DISTURBANCE
		■	PROP. OPEN SPACE AREAS

NOTE: NOT ALL LEGEND ITEMS MAY BE DEPICTED.

LANDSCAPE LEGEND

⊖	PROP. LARGE DECIDUOUS TREES	♣	PROP. SHRUBS
⊗	PROP. MEDIUM / SMALL DECIDUOUS TREES	▨	PROP. LAND USE BUFFER
⊗ (with star)	PROP. LARGE EVERGREEN TREES	⌄	TREELINE OF POTENTIAL TREE PRESERVATION AREA (APPROX. LOCATION)
⊗ (with circle)	PROP. MEDIUM / SMALL EVERGREEN TREES		

- ### PLAN NOTES:
- THIS PLAN IS PRELIMINARY AND SUBJECT TO MINOR CHANGES WITH FINAL ENGINEERING.
 - TYPICAL SECTIONS ARE PRELIMINARY AND SUBJECT TO CHANGE AT THE TIME OF SITE PLAN SUBMISSION, TYPICAL SECTIONS ARE ILLUSTRATIVE OF PLANT UNIT COUNTS PER DCSM REQUIREMENTS FOR EACH RESPECTIVE TYPE.
 - THE PROPOSED LAND USE BUFFER ALONG THE PROPERTY BOUNDARY WITH GRIN 7207-66-0903 TO CONSIST OF TREE PRESERVATION, WITH SUPPLEMENTAL PLANTING, TO ACHIEVE THE REQUIRED 180 PLANT UNITS PER 100 LINEAR FEET.
 - APPLICANT PROPOSES TO INSTALL A TYPE "B" RIGHT-OF-WAY BUFFER. THE BUFFER SHALL CONSIST OF TREE PRESERVATION, WITH SUPPLEMENTAL PLANTING, TO ACHIEVE THE REQUIRED 180 PLANT UNITS PER 100 LINEAR FEET.
 - RESIDENTIAL LOTS TO BE LANDSCAPED IN ACCORDANCE WITH TABLE 8-6 OF THE DCSM.



TREE CANOPY TABULATIONS

REQUIREMENT = 20% OF SITE AREA	PROVIDED TREE CANOPY = 20%
NET SITE AREA = 131.27 ACRES	PROVIDED TREE CANOPY = 26.25 ACRES
REQUIRED TREE CANOPY = 26.25 ACRES	

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 engineering • land planning

CARVER ROAD SUBDIVISION

MASTER ZONING PLAN

BRENTSVILLE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

MARK	DATE	DESCRIPTION

PROJECT No: 24004742.00

DRAWING No: 19043

DATE: 10/07/2024

SCALE: 1"=100'

DESIGN: SG

DRAWN: SG

CHECKED: EB

SHEET TITLE:

CONCEPTUAL LANDSCAPE & BUFFER PLAN

SHEET No: C400