

NORTH CARTERS GROVE  
GENERALIZED DEVELOPMENT PLAN  
REZ2024-00037

COLES MAGISTERIAL DISTRICT  
PRINCE WILLIAM COUNTY, VIRGINIA

OWNER/ APPLICANT

ALIF ACADEMY  
13817 SPRIGGS ROAD  
MANASSAS VA 20112  
PHONE: 703-789-0718

LAND SURVEYOR

HAROLD A LOGAN ASSOCIATES, P.C.  
9114 INDUSTRY DRIVE  
MANASSAS PARK VA 20111  
PHONE: 703-330-1988  
CONTACT: HAROLD A LOGAN

ZONING R-4 REQUIRED AND PROVIDED

10/6/25, 3:32 PM Prince William County, VA Code of Ordinances  
Sec. 32-303.14. - Development standards.

1. The minimum lot size shall be 10,000 square feet; one dwelling unit per lot shall be allowed.
2. Lots shall have frontage on a public street. The minimum lot frontage along all streets shall be 70 feet, except 100 feet along both streets for corner lots (measured from the point of intersection of the extended lot lines coterminous with the street rights-of-way). For lots that have road frontage abutting the circular arc portion of a cul-de-sac, the lot frontage shall be a minimum of 45 feet and the minimum lot width, measured at the required building setback line, shall be 70 feet. For lots on the outside of a street with a centerline radius less than 200 feet, the minimum lot frontage shall be 60 feet. The Board of County Supervisors may approve lots with frontage on a private street upon approval of a Special Use Permit.
3. The maximum lot coverage shall be 40 percent.

MINIMUM SETBACK:

FRONT REQUIRED = 30'; PROVIDED = 30'  
SIDE REQUIRED = 10'; PROVIDED = 10'  
REAR REQUIRED = 25'; PROVIDED = 25'

SITE TABULATION

TOTAL SITE AREA = 234,779 S.F. OR 5.38978 AC.  
STREET DEDICATION = 25,752 S.F. OR 0.59118 AC  
PARCEL "A" (TO BE CONVEYED TO H.O.A.) = 7,706 S.F. OR 0.1769 AC.  
TOTAL LOT AREAS = 201,321 S.F. OF 4.62169 AC  
NUMBER OF LOTS = 12  
DENSITY (LOTS/ AC) = 2.59  
MINIMUM LOT AREA = 10,000 S.F.  
AVERAGE LOT AREA = 16,777 S.F.  
MAXIMUM COVERAGE FOR ALL LOTS = 40%

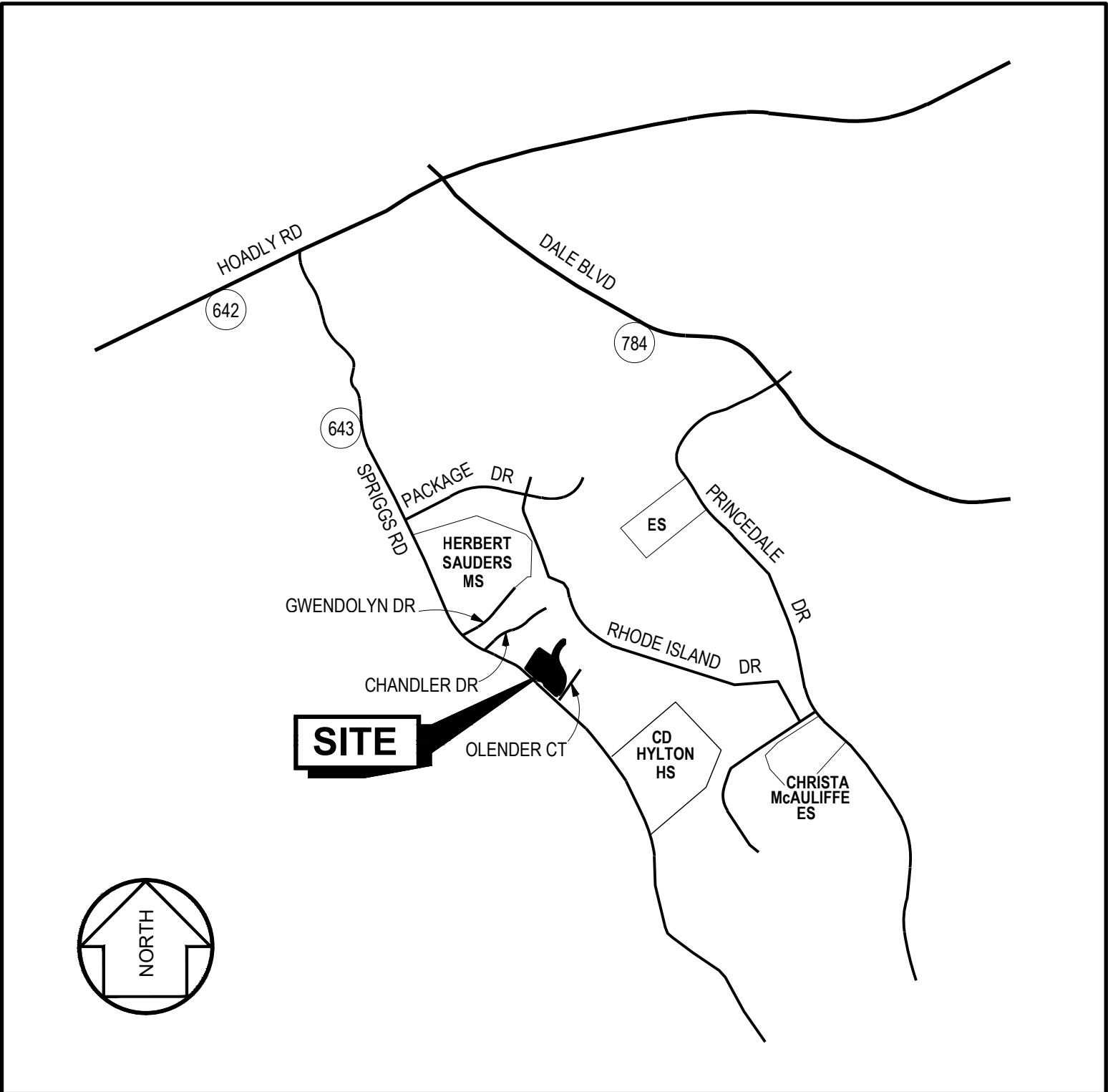
OPEN SPACE TABULATION

TOTAL SITE AREA = 234,779 SF  
STREET DEDICATION = 24,752 S.F.  
NET SITE AREA = 210,027 S.F.

PROPOSED DWELLINGS = 28,733 S.F.  
PROPOSED PAVING = 9,643 S.F.  
PROPOSED IMPERVIOUS AREAS = 38,376 S.F.  
UNDISTURBED EXISTING DRIVEWAY IN EXISTING INGRESS- EGRESS EASEMENT = 7,103 S.F.  
TOTAL IMPERVIOUS AREAS = 45,479 S.F.

OPEN SPACE AREA = 210,027 S.F. - 45,479 S.F. = 164,548 S.F.  
OPEN SPACE PROVIDED = 164,548 S.F / 210, 027 S.F. = 78.35 %

NOTE: LOCATION AND SIZES OF PROPOSED DWELLINGS AND DRIVEWAYS ARE APPROXIMATE AND TO BE DETERMINED UPON FINAL SITE PLAN; THEREFORE THE PROPOSED IMPERVIOUS AREAS SHOWN HEREON ARE FOR ESTIMATED CALCULATION ONLY.



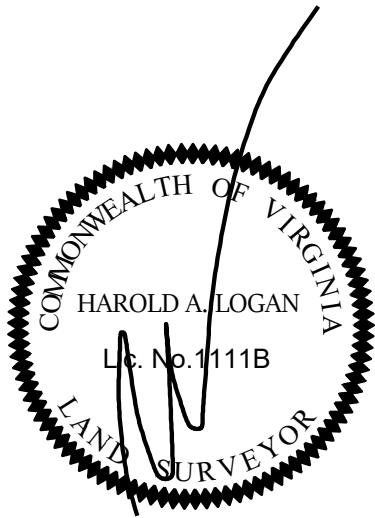
VICINITY MAP  
SCALE: 1"= 2,000'

NOTES:

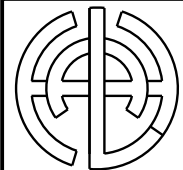
1. THE PROPERTY SHOWN HEREON IS LOCATED IN PRINCE WILLIAM COUNTY GPIN 7992-92-7571 AND IS ZONE A-1. PROPOSED ZONE: R-4.  
STREET ADDRESS: 13817 SPRIGGS ROAD MANASSAS VA 20112.
2. BUFFER AREAS WILL ENHANCE AND BUILD UPON EXISTING VEGETATION TO EXTENT POSSIBLE.
3. LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH DCSM REQUIREMENTS AND SHALL BE DETERMINED WITH FINAL SITE PLAN APPROVAL.
4. THE APPLICANT RESERVES THE RIGHT TO APPLY FOR MODIFICATIONS AND WAIVERS OF ANY ZONING OR DCSM REQUIREMENTS TO FACILITATE THE DEVELOPMENT OF THE PROPERTY AT TIME OF SITE PLAN SUBMISSION.
5. ALL PROPOSED ENTRANCES ONTO VDOT MAINTAINED STREETS WILL COMPLY WITH VDOT ENTRANCE STANDARDS.
6. ALL PROPOSED SITE LIGHTING SHALL CONFORM WITH THE REQUIREMENTS SET FORTH IN THE ZONING ORDINANCE.
7. ALL SIGNAGE WILL COMPLY WITH DCSM AND ZONING ORDINANCE REQUIREMENTS AND SEPARATE PERMITS AND APPROVALS WILL BE OBTAINED AS NECESSARY.
8. THE FINAL LIMITS OF CLEARING AND GRADING WILL BE DETERMINED BY SITE PLAN APPROVAL.
9. THE SUBJECT PROPERTY SHALL BE SERVED BY PUBLIC SEWER AND WATER UTILITIES.
10. THE PUBLIC WATER AND SEWER DESIGNS SHALL BE DETERMINED BASED ON THE FINAL SITE PLAN DESIGN WITH COORDINATION AND APPROVAL BY PWCSA.
11. THE STORM WATER MANAGEMENT SYSTEM CONFIGURATION AND LOCATION WILL BE SUBJECT TO THE FINAL SITE PLAN DESIGN AND COMPLY WITH DEQ REGULATIONS AND ADEQUATE OUTFALL STANDARDS PER THE DCSM.
12. THERE IS A SINGLE FAMILY DWELLING PROVIDED ON EACH LOT INCLUDING THE REQUIRED TWO PARKING SPACES PER GARAGE.
13. TYPICAL SECTION CARTERS GROVE COURT TO BE STANDARD RL-2, CAT. I. SEE DETAIL SHEET 4.
14. ALL ENTRANCE TYPES TO BE VDOT STANDARD CG-9D.
15. PARCEL "A" TO BE CONVEYED TO A HOMEOWNERS ASSOCIATION (HOA). STORMWATER MANAGEMENT FACILITY WILL BE MAINTAINED BY THE HOA.
16. EXISTING AND PROPOSED HANDICAP RAMPS AT ENTRANCE TO CARTER GROVE COURT TO BE RECONSTRUCTED TO CURRENT STANDARD.
17. ALL DRIVEWAYS COUNT TOWARD 40% MAXIMUM LOT COVERAGE.

SHEET INDEX

1. COVER SHEET
2. EXISTING CONDITION
3. GENERALIZED DEVELOPMENT PLAN
4. TRANSPORTATION & BUFFERING PLAN
5. SETBACK PLAN
6. ENVIRONMENTAL CONSTRAINTS ANALYSIS
7. TRAFFIC STUDY & DETAILS
8. LANDSCAPE PLAN
9. VEGETATION ASSESSMENT
10. VEGETATION ASSESSMENT MAP



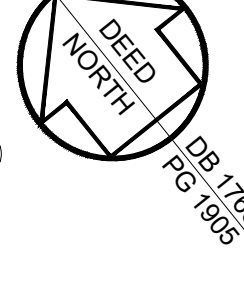
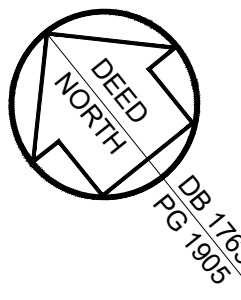
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LAND SURVEYING - SITE PLANNING - SUBDIVISION DESIGN  
9114 INDUSTRY DRIVE  
MANASSAS PARK, VA. 20111 (703) 330-1988  
LOGANASSOCMARK@GMAIL.COM

SHEET  
1 OF 10  
P 3480





PIN 7992-93-4219  
N/F WARD  
ZONED A-1  
USE: SFD  
DB 2957, PG 804

PIN 7992-93-8111  
N/F CHAVEZ  
ZONED A-1  
USE: SINGLE FAMILY DWELLING  
INSTR# 201905160003282

PIN 7992-92-4792  
N/F BAILEY  
ZONED A-1  
USE: SFD  
INSTR# 200904160035569

PIN 8092-02-0093  
N/F FUTRELL  
ZONED A-1  
USE: SFD  
INSTR# 202307140036106

EX SAN MH  
TOP= 377.55  
INV IN= 366.34

PIN 8092-02-1071  
N/F STEVENSON  
ZONED A-1  
USE: SFD  
DB 2788, PG 831

PIN 8092-02-1970  
PARCEL "B"  
OLENDER PLACE  
ZONED R-1  
USE: OPEN SPACE  
INSTR# 200409170159409

LOT 11  
SECTION 23  
DALE CITY  
ZONED R-4  
USE: SFD  
INST# 200904080032990

EX SAN MH  
TOP= 377.86  
INV IN= 364.45

EX SAN MH  
TOP= 378.32  
INV IN= 365.35

#### LEGEND

A/C = AIR CONDITIONING UNIT  
BOL = BOLLARD  
BRL = BUILDING RETRICTION LINE  
C&G = CURB & GUTTER  
CB = COMMUNICATION BOX  
CI = CURB INLET  
CLF = CHAIN LINK FENCE  
CO = CLEANOUT  
CW = CONCRETE WALK  
DW = DRIVEWAY  
ENTR = ENTRANCE  
EP = EDGE OF PAVEMENT  
FF = FIRST FLOOR  
FH = FIRE HYDRANT  
HCR = HANDICAP RAMP  
HW = HEADWALL  
IPF = IRON PIPE FOUND  
LP W/ GW = LIGHT POLE WITH GUY WIRES  
MB = MAIL BOX  
OH = OVERHANG  
OHW = OVERHEAD WIRES  
PP = POWER POLE  
PP W/ GW = POWER POLE WITH GUY WIRES  
RD = ROOF DRAIN  
(R) = TO BE REMOVED  
SAN MH = SANITARY MANHOLE  
SL = SANITARY LATERAL  
WL = WATER LINE  
WM = WATER METER  
WRW = WOOD RETAINING WALL  
WM = WATER MAIN  
WS = WATER SERVICE  
WV = WATER VALVE

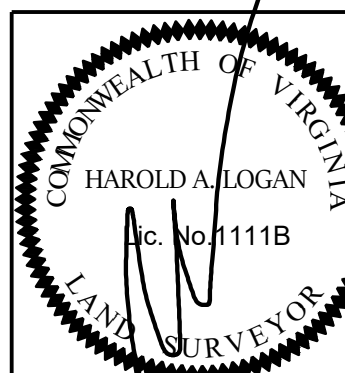
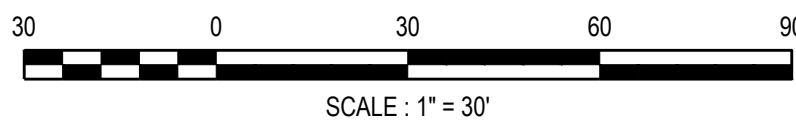
EXISTING TREE

#### CURVE TABLE

| CURVE | RADIUS  | TANGENT | ARC     | DELTA     | CHORD   | CHORD BEARING |
|-------|---------|---------|---------|-----------|---------|---------------|
| 2     | 242.21' | 1.21'   | 2.42'   | 0°34'21"  | 2.42'   | N 02°19'58"E  |
| 3     | 242.21' | 88.26'  | 169.28' | 40°02'34" | 165.85' | N 22°38'25"E  |
| 4     | 190.21' | 69.31'  | 132.93' | 40°02'30" | 130.24' | S 22°38'22"W  |
| 5     | 190.21' | 55.12'  | 107.30' | 32°19'21" | 105.89' | S 13°32'33"E  |
| 6     | 242.21' | 166.88' | 292.25' | 69°07'59" | 274.84' | S 04°51'47"W  |

#### SPRIGGS ROAD

ROUTE 643  
(R/W VARIES)  
POSTED/DESIGN SPEED= 45 MPH  
AADT= 13,000  
FUNCTIONAL CLASSIFICATION MINOR ARTERIAL (MA-1)



SCALE: 1" = 30'  
DATE: 03-07-2024  
DESIGNED: HAL  
DRAFTED: MB  
REVISIONS: 09-26-2024  
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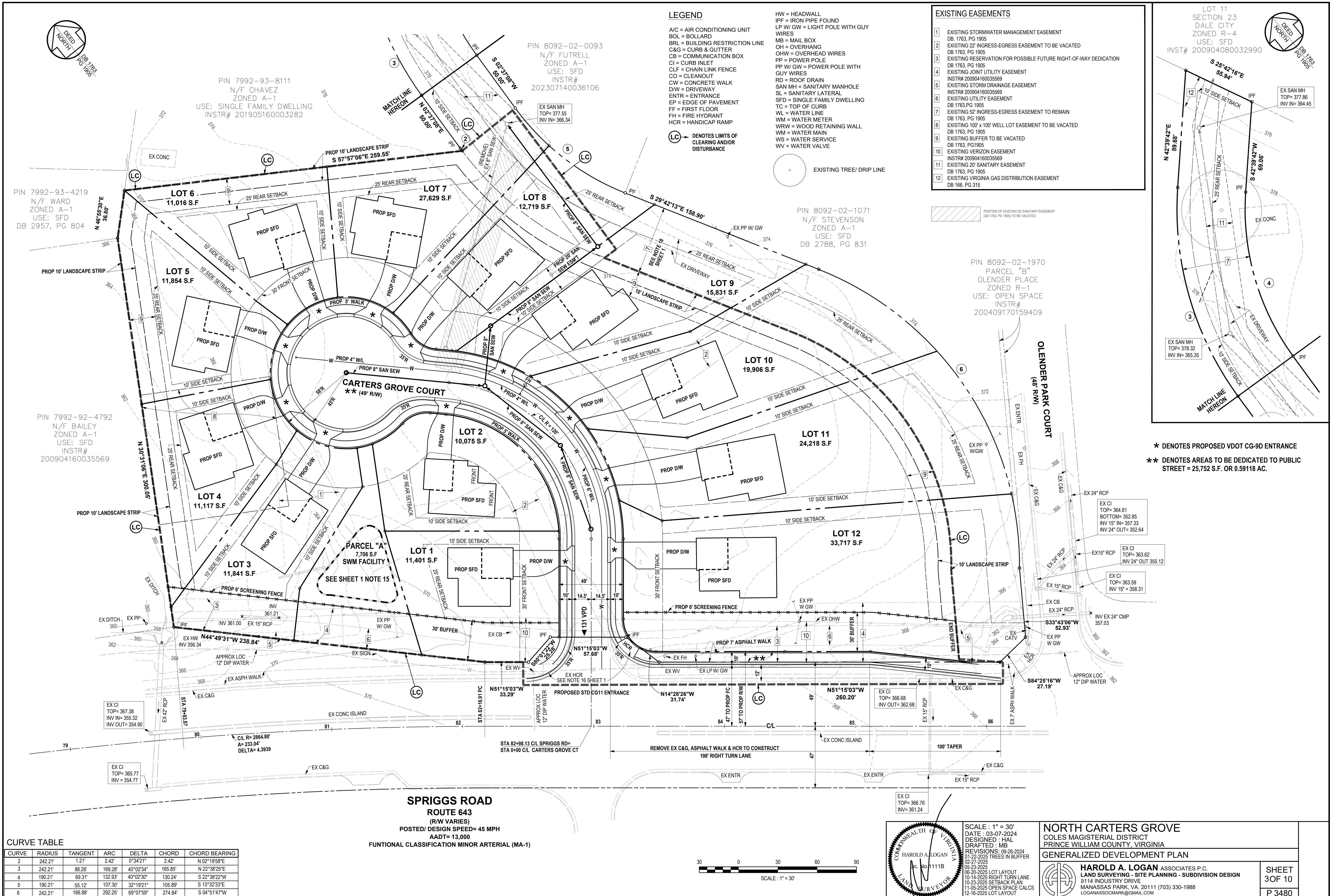
NORTH CARTERS GROVE  
COLES MAGISTERIAL DISTRICT  
PRINCE WILLIAM COUNTY, VIRGINIA

#### EXISTING CONDITIONS

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SHEET  
2 OF 10  
P 3480

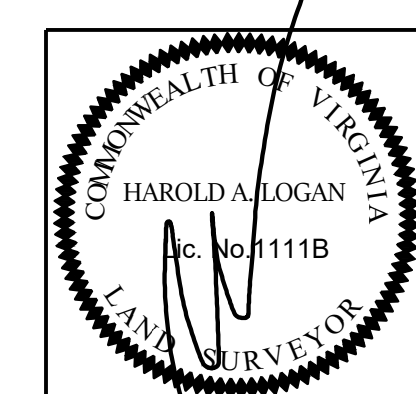
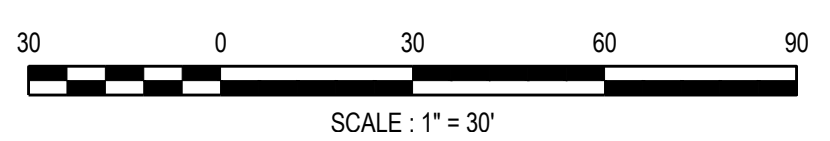




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**ROUTE 643**  
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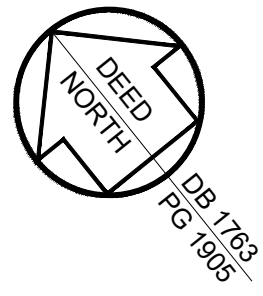
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**SHEET**  
3 OF 10  
**P** 3480





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ZONED A-1  
USE: SINGLE FAMILY DWELLING  
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USE: SFD  
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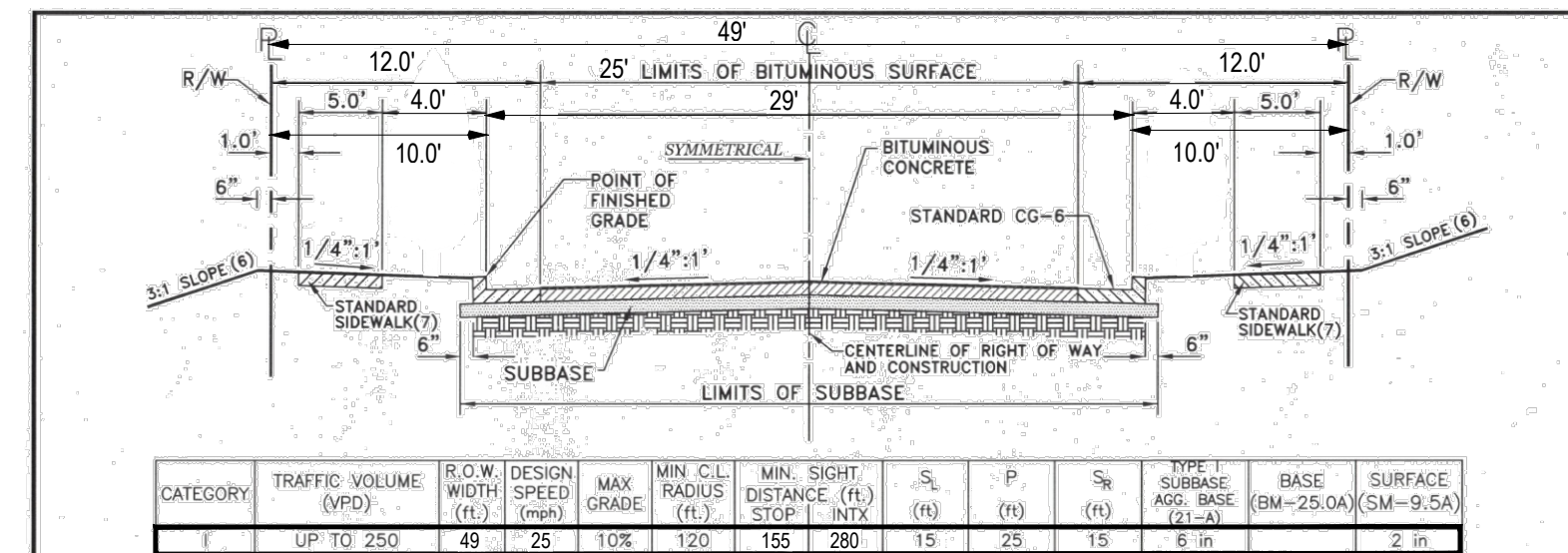
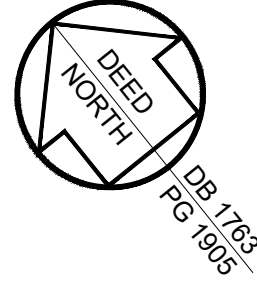
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INSTR# 200904160035569

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PARCEL "B"  
OLENDER PLACE  
ZONED R-1  
USE: OPEN SPACE  
INSTR# 200409170159409

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PARCEL "B"  
OLENDER PLACE  
ZONED R-1  
USE: OPEN SPACE  
INSTR# 200409170159409

LOT 11  
SECTION 23  
DALE CITY  
ZONED R-4  
USE: SFD  
INST# 200904080032990



- GENERAL NOTES:
- This 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 landings required at intersections.
  - Stone material 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 I applies to permanent cut-de-sides only.
  - Changes in categories, where permitted, shall occur at intersections only and to the next lower or higher category only.
  - 2:1 slopes will be allowed when soil type supported by soil report is acceptable and where stabilization is provided in accordance with the Erosion Control ordinance.
  - Sidewalks shall be provided in accordance with Section 602.18.
  - Pavement section is standard requirement. Refer to Detail 650.01 for alternative pavement sections.
  - No superlevation is required.
  - Category I and II streets shall require an additional two feet (2 ft.) of pavement and right-of-way when total roadway length is one-half (0.5) mile or more.
  - If optional street tree plantings 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 parking restriction will be applied according to Section 302.01. "No Parking" signs will be required on one side of Category I and II streets.

|            |        |      |                                   |                                                                                             |      |            |
|------------|--------|------|-----------------------------------|---------------------------------------------------------------------------------------------|------|------------|
| Detail No. | 650.04 | RL-2 | COUNTY OF PRINCE WILLIAM VIRGINIA | STANDARD TYPICAL SECTION FOR RESIDENTIAL LOCAL STREETS WITH CURB AND GUTTER (FIXED TRAFFIC) | Date | 01/20/2017 |
|------------|--------|------|-----------------------------------|---------------------------------------------------------------------------------------------|------|------------|

\* DENOTES PROPOSED VDOT CG-9D ENTRANCE

\*\* DENOTES AREAS TO BE DEDICATED TO PUBLIC STREET = 25,752 S.F. OR 0.59118 AC.

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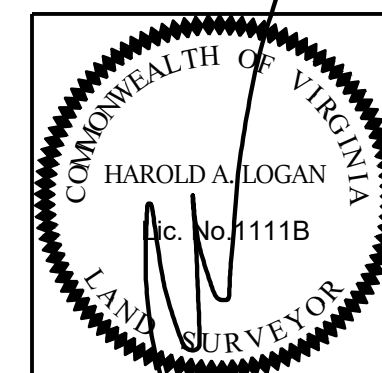
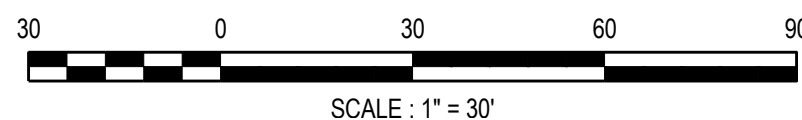
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(R/W VARIES)

POSTED/ DESIGN SPEED= 45 MPH

AADT= 13,000

FUNTIONAL CLASSIFICATION MINOR ARTERIAL (MA-1)



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DRAFTED: MB  
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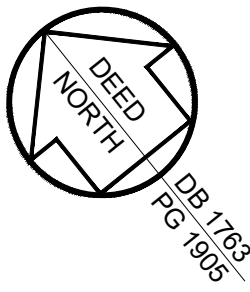
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TRANSPORTATION PLAN & BUFFERING PLAN

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USE: SFD  
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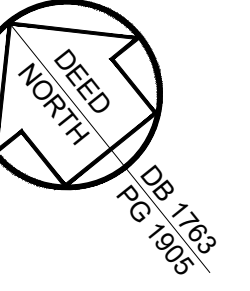
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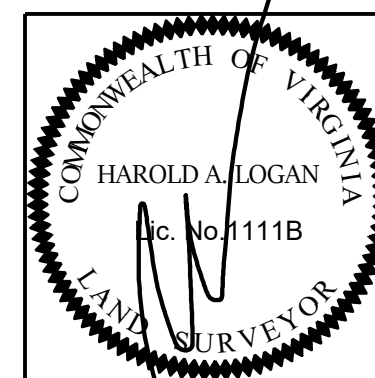
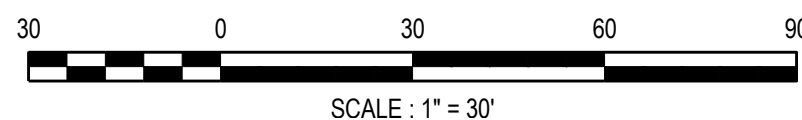
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SPRIGGS ROAD  
ROUTE 643  
(R/W VARIES)

POSTED/ DESIGN SPEED= 45 MPH  
AADT= 13,000

FUNTIONAL CLASSIFICATION MINOR ARTERIAL (MA-1)



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NORTH CARTERS GROVE  
COLES MAGISTERIAL DISTRICT  
PRINCE WILLIAM COUNTY, VIRGINIA

SETBACK PLAN

HAROLD A. LOGAN ASSOCIATES P.C.  
LAND SURVEYING - SITE PLANNING - SUBDIVISION DESIGN  
9114 INDUSTRY DRIVE  
MANASSAS PARK, VA: 20111 (703) 330-1988  
LOGANASSOCMARK@GMAIL.COM

SHEET  
5 OF 10  
P 3480





PIN 7992-93-8111  
N/F CHAVEZ  
ZONED A-1  
USE: SINGLE FAMILY DWELLING  
INSTR# 201905160003282

PIN 7992-92-4792  
N/F BAILEY  
ZONED A-1  
USE: SFD  
INSTR#  
200904160035569

PIN 8092-02-1970  
PARCEL "B"  
OLENDER PLACE  
ZONED R-1  
USE: OPEN SPACE  
INSTR#  
200409170159409

|             | SOILS                     |               |
|-------------|---------------------------|---------------|
| SOIL NUMBER | SOIL NAME                 | SOIL CATEGORY |
| 21B         | FAIRFAS LOAM              | I             |
| 23D         | GAILA SANDY LOAM          | I             |
| 24C         | GLENELG- BUCKHALL COMPLEX | I             |
| 29B         | HOADLY LOAM               | II            |
| 41B         | NEABSCO LOAM              | II            |
| 41C         | NEABSCO LOAM              | II            |

41B SOIL TYPE



EXISTING ON-SITE IMPERVIOUS AREA

 **AREAS TO REMAIN UNDISTURBED**

1. SOILS DATA SHOWN HEREON IS REFERENCED TO SOIL SURVEY OF PRINCE WILLIAM COUNTY, VIRGINIA, DATED 1989.
2. BOUNDARY & TOPOGRAPHIC SURVEY SHOWN HEREON IS FIELD RUN SURVEY BY HAROLD A LOGAN ASSOCIATES, P.C. DATED 12/15/2023.
3. NO RPA OR PERENNIAL FLOW EXISTS ON SITE PER PFD ENGINEERING LETTER DATED JANUARY 27, 2006 AND ATTACHED HERewith.
4. THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE X, AREAS DETERMINED TO OUTSIDE 500-YEAR FLOODPLAIN, AS SHOWN ON FEMA MAP NO. 51153C0194D DATED JANUARY 5, 1995.
5. A REVIEW OF THE DEPARTMENT OF CONSERVATION & RECREATION NATURAL HERITAGE RESOURCES MAP FOR PRINCE WILLIAM COUNTY, CITIES OF MANASSAS AND MANASSAS PARK, DATED 06/25/03, DID NOT REVEAL THE PRESENCE OF FEDERALLY OR STATE LISTED SPECIES CONSERVATION SITES OR THE PRESENCE OF NATURAL HERITAGE RESOURCES.
6. THE EXISTING WELLS ON-SITE ARE TO BE ABANDONED PER STATE AND COUNTY HEALTH DEPARTMENT REQUIREMENTS.
7. THE SITE CONTAINS A VARIETY OF TREES. SEE TREE INVENTORY SHEET 2.

January 27, 2006

Ms. Patti Dietz  
Senior Environmental Engineer  
Prince William County Department of Public Works,  
Watershed Management Division  
4379 Ridgewood Center Drive  
Prince William, VA 22192

Re: **GPIN 7992-92-7571**  
**PFD Engineering Lener**

Dear Parti:

The above referenced property is to be the subject of a rezoning request from A-1 to R-4 zoning classification. It is presently being used as an educational institution known as Early Years Academy located on Springs Road near Hylton High School. As a part of the rezoning process it is required that a perennial flow determination be made on the subject property. This particular property is approximately 5.2 Acres. The property is actually located at the high point of a drainage shed, which splits into two drainages that flow in opposite directions along Springs Road. There are no off-site areas that drain towards this property. I visited this site on January 18, 2006, and there was no evidence of a perennial stream along the property. I have concluded from the field observations that there is no perennial stream located on this property.

Sincerely,

  
Robert A. Polins PE  
Director of Engineering

Seen and Agreed:

Date: 6/11/06

cc: Dr. Samia Harris  
Mr. Pete Dolan  
Sue Chozick

(INCLUDING STREET DEDICATION)

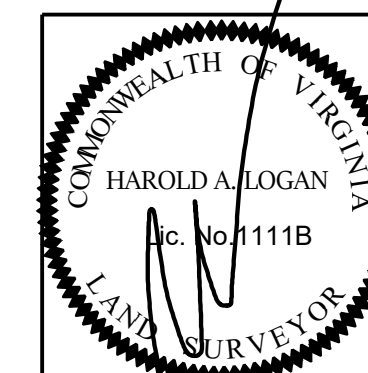
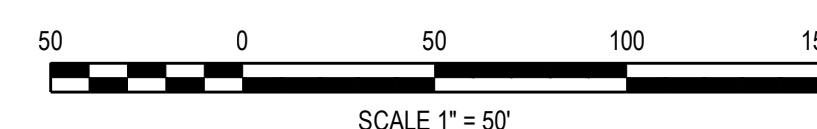
**EXISTING:**  
BUILDINGS/ PARKING LOT/ WALKWAYS = 29,420 S.F.  
THRU DRIVEWAY IN EXISTING INGRESS-EGRESS EASEMENT = 7,103 S.F.  
TOTAL EXISTING IMPERVIOUS AREAS = 36,523 S.F.

STREET PAVING/ ENTRANCES = 17,228 S.F.  
PUBLIC WALK = 3,226 S.F.  
DWELLINGS = 28,733 S.F.  
DRIVEWAYS = 9,643 S.F.

PROPOSED IMPERVIOUS AREAS = 58,830 S.F.  
UNDISTURBED EXISTING DRIVEWAY IN EXISTING INGRESS- EGRESS EASEMENT = 7,103 S.F.  
TOTAL IMPERVIOUS AREAS PROPOSED= 65,933 S.F.

**NOTE: LOCATION AND SIZES OF PROPOSED DWELLINGS AND DRIVEWAYS ARE APPROXIMATE AND TO BE DETERMINED UPON FINAL GRADING PLAN; THEREFORE THE PROPOSED IMPERVIOUS AREAS SHOWN HEREON ARE FOR ESTIMATED CALCULATION ONLY.**

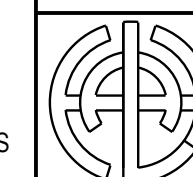
| CURVE | RADIUS  | TANGENT | ARC     | DELTA     | CHORD   | CHORD BEARING |
|-------|---------|---------|---------|-----------|---------|---------------|
| 2     | 242.21' | 1.21'   | 2.42'   | 0°34'21"  | 2.42'   | N 02°19'58"E  |
| 3     | 242.21' | 88.26'  | 169.28' | 40°02'34" | 165.85' | N 22°38'25"E  |
| 4     | 190.21' | 69.31'  | 132.93' | 40°02'30" | 130.24' | S 22°38'22"W  |
| 5     | 190.21' | 55.12'  | 107.30' | 32°19'21" | 105.89' | S 13°32'33"E  |
| 6     | 242.21' | 166.88' | 292.25' | 69°07'59" | 274.84' | S 04°51'47"W  |



SCALE : 1" = 30'  
DATE : 03-07-2024  
DESIGNED : HAL  
DRAFTED : MB  
REVISIONS: 09-26-2024  
01-22-2025 TREES IN BUFFER  
02-27-2025  
05-23-2025  
06-20-2025 LOT LAYOUT  
10-14-2025 RIGHT TURN LANE  
10-23-2025 SETBACK PLAN  
11-05-2025 OPEN SPACE CALCS  
12-16-2025 LOT LAYOUT

**NORTH CARTERS GROVE**  
COLES MAGISTERIAL DISTRICT  
PRINCE WILLIAM COUNTY, VIRGINIA

## ENVIRONMENTAL CONSTRAINTS ANALYSIS



**HAROLD A. LOGAN ASSOCIATES P.C.**  
**LAND SURVEYING - SITE PLANNING - SUBDIVISION DESIGN**  
 9114 INDUSTRY DRIVE  
 MANASSAS PARK, VA. 20111 (703) 330-1988  
 LOGANASSOCMARK@GMAIL.COM

SHEET  
6 OF 10  
P 3480



MEMORANDUM

DATE: September 16, 2024

via Email

TO: Mr. Mubashir Husain

(email) Mubashir.Husain@gmail.com

FROM: Vern Torney

RE: 13817 Spriggs Road

SUBJ: Right Turn Lane Warrant Analyses

As requested by staff, I have performed weekday AM & PM peak hour Right Turn Warrant Analyses (VDOT Method) for the Spriggs Road/Carters Grove Drive intersection @ 13817 Spriggs Road (site entrance). Weekday AM & PM peak period traffic counts were collected on Tuesday September 10, 2024 – see attached traffic counts. By growing out the existing westbound 2024 Spriggs Road traffic at 2% per annum (735 vph AM; 635 vph PM) and assuming a worst case 2027 site buildout year, future traffic projections were developed. The worst-case expected site traffic volumes are shown on the attached Table A (3 AM veh.in; 9 PM veh.in – both making a right turn)

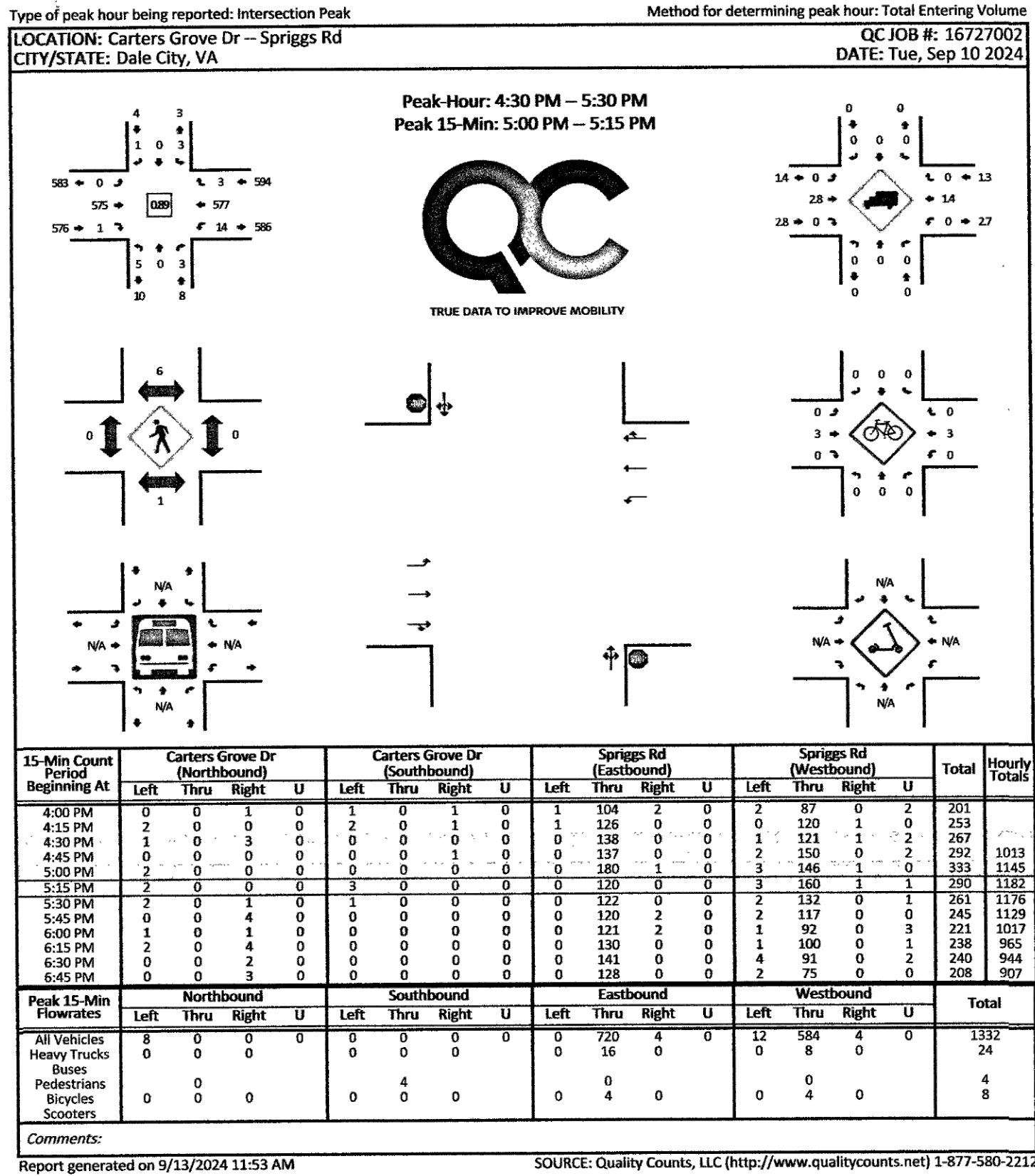
Using these volumes Right Turn Lane Warrant results show that with worst-case “site” traffic a right turn lane is **not** warranted for either the weekday AM or PM peak hour conditions – see Warrant Figure attached.

I trust this provides the information requested. Please let me know if you have any questions.

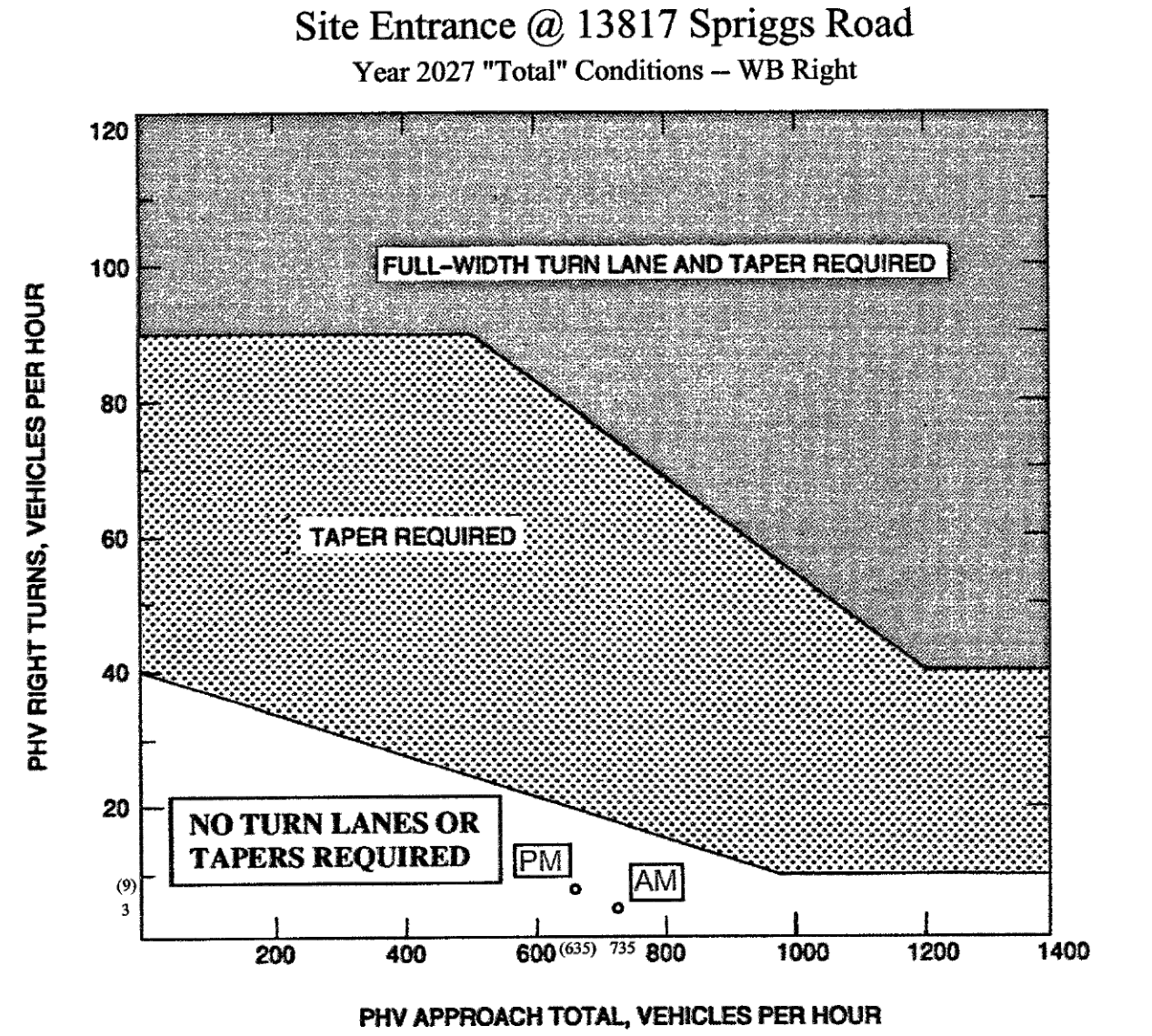
attachment: Traffic counts; Table A (Site Trip Generation); Warrant Figure - (total of 4 pages attached)

cc:

\\13817spriggs\memo\1\_turn\_warrant\_analyses.doc



Page 1 of 1



Appropriate Radius required at all Intersections and Entrances (Commercial or Private).

LEGEND

PHV - Peak Hour Volume (also Design Hourly Volume equivalent)

Adjustment for Right Turns

If PHV is not known use formula:  $PHV = ADT \times K \times D$

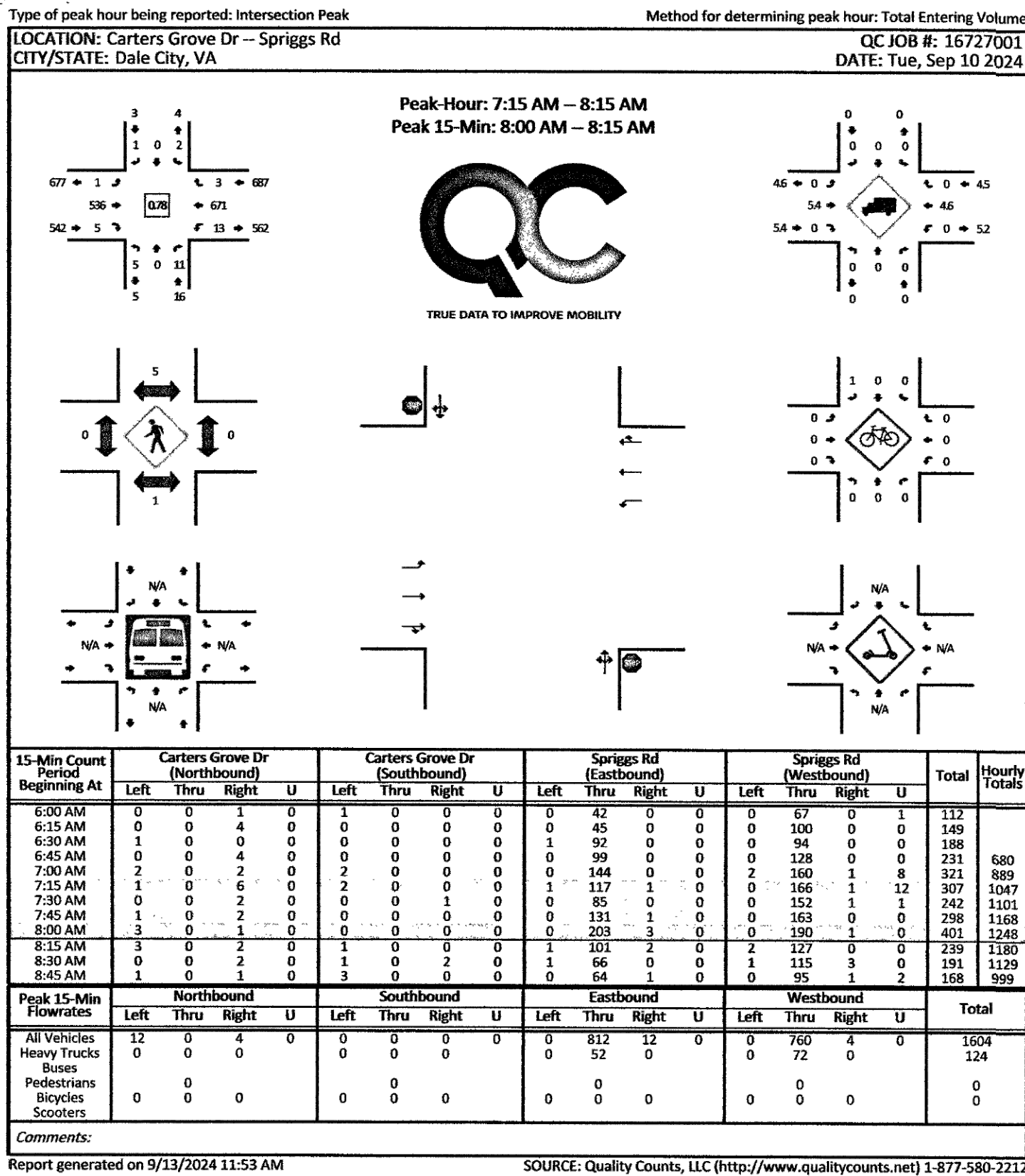
K = the percent of AADT occurring in the peak hour

D = the percent of traffic in the peak direction of flow

Note: An average of 11% for K x D will suffice.

When right turn facilities are warranted, see Figure 3-1 for design criteria.

FIGURE WARRANTS FOR RIGHT TURN TREATMENT (4-LANE HIGHWAY)



Page: 1 of 1

VETTRA Co.  
2/21/24  
\\13817\alegentsh.123

Table A

"SITE" DEVELOPMENT DENSITIES & TRIP GENERATION DATA

13817 SPRIGGS – PROPOSED

PROPOSED DENSITIES AND TRIP RATES

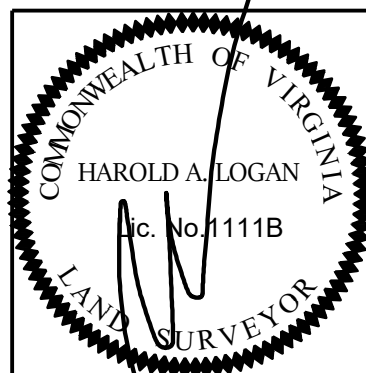
| Land Uses & Densities                          | Quantity | Unit | ITE Avg. "Adj. St." Trip Rates (11th Edition - 2021) |           |           |             |
|------------------------------------------------|----------|------|------------------------------------------------------|-----------|-----------|-------------|
|                                                |          |      | ITE (Code)                                           | AM Pk.Hr. | PM Pk.Hr. | Weekday VPD |
| 13817 SPRIGGS (Proposed)                       |          |      |                                                      |           |           |             |
| 13 du Single Family, Detached Residential Home | 13       | du   | (210)                                                | 0.92 *    | 1.15 *    | 10.10 *     |

Notes:  
du = Dwelling Unit (residential)  
\* = Fitted Curve Equation trip rate  
\* = per FWC DCSM trip rate

GENERATED TRIPS

| Land Uses & Densities                          | AM Pk.Hr. |     |       | PM Pk.Hr. |     |       | Weekday VPD |
|------------------------------------------------|-----------|-----|-------|-----------|-----|-------|-------------|
|                                                | In        | Out | Total | In        | Out | Total |             |
| 13817 SPRIGGS (Proposed)                       |           |     |       |           |     |       |             |
| 13 du Single Family, Detached Residential Home | 3         | 9   | 12    | 9         | 6   | 15    | 131         |

Note: All computations are automatically rounded.



SCALE: 1" = 30'  
DATE: 03-07-2024  
DESIGNED: HAL  
DRAFTED: MB  
REVISIONS: 08-26-2024  
01-22-2025 TREES IN BUFFER  
02-27-2025  
05-23-2025  
06-09-2025 LOT LAYOUT  
10-14-2025 RIGHT TURN LANE  
10-23-2025 SETBACK PLAN  
11-05-2025 OPEN SPACE CALCS  
12-16-2025 LOT LAYOUT

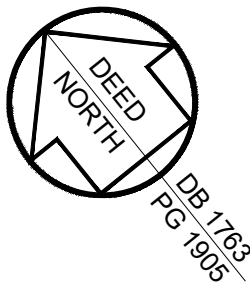
NORTH CARTERS GROVE  
COLES MAGISTERIAL DISTRICT  
PRINCE WILLIAM COUNTY, VIRGINIA

TRAFFIC STUDY & DETAILS

HAROLD A. LOGAN ASSOCIATES P.C.  
LAND SURVEYING - SITE PLANNING - SUBDIVISION DESIGN  
9114 INDUSTRY DRIVE  
MANASSAS PARK, VA, 20111 (703) 330-1988  
LOGANASSOCMARK@GMAIL.COM

SHEET  
7 OF 10  
P 3480





PIN 7992-93-4219  
N/F WARD  
ZONED A-1  
USE: SFD  
DB 2957, PG 804

PIN 7992-92-4792  
N/F BAILEY  
ZONED A-1  
USE: SFD  
INSTR# 200904160035569

PIN 7992-93-8111  
N/F CHAVEZ  
ZONED A-1  
USE: SINGLE FAMILY DWELLING  
INSTR# 201905160003282

PIN 8092-02-0093  
N/F FUTRELL  
ZONED A-1  
USE: SFD  
INSTR# 202307140036106

#### TREE INVENTORY

#1: 8" DECIDUOUS TREE  
#2: 4" DECIDUOUS TREE  
#3: 10" DECIDUOUS TREE  
#4: 14" EVERGREEN  
#5: 8" DECIDUOUS TREE  
#6: 6" EVERGREEN  
#7: 6" DECIDUOUS TREE  
#8: 28" DECIDUOUS TREE  
#9: 8" EVERGREEN  
#10: 3" DECIDUOUS TREE  
#11: 24" EVERGREEN  
#12: 20" DECIDUOUS TREE  
#13: 8" EVERGREEN  
#14: 3" DECIDUOUS TREE  
#15: 36" DECIDUOUS TREE  
#16: 28" EVERGREEN  
#17: 10" EVERGREEN  
#18: 20" EVERGREEN  
#19: 22" EVERGREEN  
#20: 20" EVERGREEN  
#21: 24" EVERGREEN

#22: 26" DECIDUOUS TREE  
#23: 6" DECIDUOUS TREE  
#24: 48" DECIDUOUS TREE  
#25: 10" DECIDUOUS TREE  
#26: 24" DECIDUOUS TREE  
#27: 8" DECIDUOUS TREE  
#28: 28" EVERGREEN  
#29: 8" DECIDUOUS TREE  
#30: 10" DECIDUOUS TREE  
#31: 6" DECIDUOUS TREE  
#32: 12" EVERGREEN  
#33: 6" EVERGREEN  
#34: 10" EVERGREEN  
#35: 6" EVERGREEN  
#36: 8" EVERGREEN  
#37: 10" EVERGREEN  
#38: 6" EVERGREEN  
#39: 4" EVERGREEN  
#40: 8" EVERGREEN  
#41: 6" EVERGREEN  
#42: 3" EVERGREEN  
#43: 12" EVERGREEN  
#44: 10" DECIDUOUS TREE  
#45: 10" DECIDUOUS TREE  
#46: 12" DECIDUOUS TREE  
#47: 34" DECIDUOUS TREE  
#48: 24" DECIDUOUS TREE  
#49: 30" EVERGREEN  
#50: 16" EVERGREEN

#51: 12" EVERGREEN  
#52: 4" DECIDUOUS TREE  
#53: 12" EVERGREEN  
(OFFSITE)  
#54: 4" EVERGREEN  
(OFFSITE)  
#55: 18" DECIDUOUS TREE  
(OFFSITE)  
#56: 16" HEMLOCK  
#57: 18" HEMLOCK  
#58: 15" HEMLOCK  
#59: 10" PINE  
#60: 12" PINE  
#61: 12" PINE  
#62: 12" PINE  
#63: 12" PINE  
#64: 10" PINE  
#65: 10" POPLAR  
#66: 12" PINE  
#67: 8" PINE  
#68: 14" PINE  
#69: 12" PINE  
#70: 15" PINE  
#71: 12" PINE  
#72: 12" PINE  
#73: 8" PINE  
#74: 18" PINE

#75: 12" PINE  
#76: 40" MAPLE  
#77: 10" PINE  
#78: 10" PINE  
#79: 15" PINE  
#80: 23" PINE  
#81: 23" PINE  
#82: 21" PINE  
#83: 8" PINE  
#84: 18" PINE  
#85: 14" PINE  
#86: 18" PINE  
#87: 12" MAPLE  
#88: 18" POPLAR  
#89: 10" POPLAR  
#90: 10" POPLAR  
#91: 14" POPLAR  
#92: 10" POPLAR  
#93: 12" POPLAR  
#94: 10" POPLAR  
#95: 10" POPLAR  
#96: 8" MAPLE  
#97: 10" CHERRY  
#98: 10" AILANTHUS  
#99: 8" REDBUD  
#100: 8" AILANTHUS  
#101: 24" POPLAR  
#102: 17" MAPLE  
#103: 10" MAPLE  
#104: 18" MAPLE (OFFSITE)  
#105: 15" OAK (OFFSITE)  
#106: 20" CHERRY (OFFSITE)  
#107: 32" POPLAR (OFFSITE)

PIN 8092-02-1071  
N/F STEVENSON  
ZONED A-1  
USE: SFD  
DB 2788, PG 831

PIN 8092-02-1970  
PARCEL "B"  
OLENDER PLACE  
ZONED R-1  
USE: OPEN SPACE  
INSTR# 200409170159409

OLENDER PARK COURT  
(48' RM)

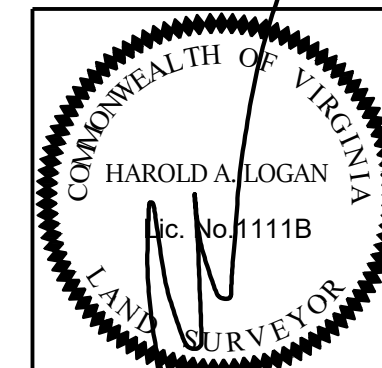
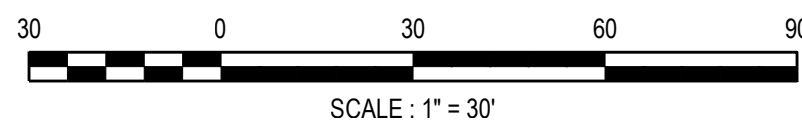
#### SPRIGGS ROAD

ROUTE 643  
(R/W VARIES)  
POSTED/ DESIGN SPEED= 45 MPH  
AADT= 13,000  
FUNCTIONAL CLASSIFICATION MINOR ARTERIAL (MA-1)

#### CURVE TABLE

| CURVE | RADIUS  | TANGENT | ARC     | DELTA     | CHORD   | CHORD BEARING |
|-------|---------|---------|---------|-----------|---------|---------------|
| 2     | 242.21' | 1.21'   | 2.42'   | 0°34'21"  | 2.42'   | N 02°19'58"E  |
| 3     | 242.21' | 88.26'  | 169.28' | 40°02'34" | 165.85' | N 22°38'25"E  |
| 4     | 190.21' | 69.31'  | 132.93' | 40°02'30" | 130.24' | S 22°38'22"W  |
| 5     | 190.21' | 55.12'  | 107.30' | 32°19'21" | 105.89' | S 13°32'33"E  |
| 6     | 242.21' | 166.88' | 292.25' | 69°07'59" | 274.84' | S 04°51'47"W  |

\*\* DENOTES AREAS TO BE DEDICATED TO PUBLIC STREET = 25,752 S.F. OR 0.59118 AC.



SCALE: 1" = 30'  
DATE: 03-07-2024  
DESIGNED: HAL  
DRAFTED: MB  
REVISIONS: 09-26-2024  
01-22-2025 TREES IN BUFFER  
02-27-2025  
05-23-2025  
06-03-2025 LOT LAYOUT  
10-14-2025 RIGHT TURN LANE  
10-23-2025 SETBACK PLAN  
11-05-2025 OPEN SPACE CALCS  
12-16-2025 LOT LAYOUT

NORTH CARTERS GROVE  
COLES MAGISTERIAL DISTRICT  
PRINCE WILLIAM COUNTY, VIRGINIA

#### LANDSCAPE PLAN

HAROLD A. LOGAN ASSOCIATES P.C.  
LAND SURVEYING - SITE PLANNING - SUBDIVISION DESIGN  
9114 INDUSTRIY DRIVE  
MANASSAS PARK, VA 20111 (703) 330-1988  
LOGANASSOCMARK@GMAIL.COM

SHEET  
8 OF 10  
P 3480

#### SCHEDULE B LANDSCAPED STRIP

- Linear feet of 1,075'
- Total number of plant units required: 860'
- Number of large deciduous trees provided: 25 x 10 p.u. = 250 p.u.  
Number of large evergreen trees: 34 x 10 p.u. = 340 p.u.  
Number of evergreen understory trees (medium, small or compact): 6 x 5 p.u. = 30 p.u.  
Number of deciduous understory trees (medium, small or compact): 5 x 5 p.u. = 25 p.u.  
Number of shrubs: 215 x 2 p.u. = 430 p.u.  
Number of Ornamental Grasses: 215 x 1 p.u. = 215 p.u.  
Number of Perennials: x 0.25 p.u. = p.u.
- Total number of plant units provided: 860

#### SCHEDULE D TREE COVER CALCULATIONS

- Tree cover required:
- Gross site area: 162,739 S.F.
  - Percent of tree cover required: 20%
  - Total area of tree cover required: 32,548 S.F.
- Tree cover provided:
- Tree cover from landscaping: 24,150 S.F.
  - Tree cover from preservation: 10,240 S.F.
  - Total tree cover provided: 34,390 S.F.

#### SCHEDULE F RESIDENTIAL REQUIREMENTS

- Development type: SINGLE FAMILY RESIDENTIAL (AVERAGE LOT AREA LESS THAN 20,000 S.F.)
- Number of lots: 12
- Number of trees required per lot: 1 LD/MD Trees  
1 SD/CD Trees  
AT Trees
- Total number of trees provided: 43 LD/MD Trees  
SD/CD Trees  
14 AT Trees

#### SCHEDULE G BUFFER AREAS FOR RESIDENTIAL DEVELOPMENT ALONG MAJOR ROADWAYS

- Type of street adjacent to rear or side yards: MINOR ARTERIAL
- Minimum width of required buffer: 30'
- Linear feet abutting rear or side yards: 404'
- Total number of plant units required: 626
- Percentage of required buffer strip occupied by existing woodland: 13.9%
- Fence or wall or berm employed in buffer strip: ☒ Yes  
☐ No
- Number of plants provided:  
Number of large deciduous tree provided: x 10 p.u. = p.u.  
Number of large evergreen trees: x 10 p.u. = p.u.  
Number of evergreen understory trees (medium, small or compact): x 5 p.u. = p.u.  
Number of deciduous understory trees (medium, small or compact): x 5 p.u. = p.u.  
Number of shrubs: 313 x 2 p.u. = 626 p.u.  
Number of Ornamental Grasses: x 1 p.u. = p.u.  
Number of Perennials: x 0.25 p.u. = p.u.
- Total number of plant units provided: 626

#### NOTES:

- 85% OF LANDSCAPING MATERIAL TO BE VIRGINIA NATIVE DROUGHT TOLERANCE SPECIES.
- DCSM REQUIREMENTS & COMMUNITY DESIGN GUIDELINES FOR LANDSCAPING TO BE FOLLOWED BY HOA AT THE TIME OF DEVELOPMENT.

- LARGE DECIDUOUS TREE
- LARGE EVERGREEN TREE
- DECIDUOUS UNDER STORY TREE (MEDIUM, SMALL OR COMPACT)
- EVERGREEN UNDER STORY TREE (MEDIUM, SMALL OR COMPACT)
- ORNAMENTAL GRASSES
- SHRUB





Tree Preservation Consultants, LLC

61 Crickets Ln  
Linden, VA 22642

brian@treepreservationconsultants.com  
www.treepreservationconsultants.com

Office: 703.349.6608  
Cell: 540.631.4417  
Fax: 703.652.2524

Arborist Memo

|  |                                                                        |
|--|------------------------------------------------------------------------|
|  | MEMO:                                                                  |
|  | To: Mubashir Husain                                                    |
|  | From: Brian Howard – Tree Preservation Consultants, LLC                |
|  | CC: Harold Logan – Logan and Associates                                |
|  | Date: 2/5/2025      Site Visit Date: 2/4/2025                          |
|  | Project: North Carters Cove – 13817 Spriggs Road                       |
|  | Project Number: <a href="#">Click here to enter text.</a>              |
|  | Subject: Basic Forest Stand and Health Evaluation – 13817 Spriggs Road |

On 2/4/2025 Brian Howard of Tree Preservation Consultants, LLC visited the property at 13817 Spriggs Road Manassas, VA at the request of Mubashir Husain. The purpose of this visit was to provide basic forest stand composition information, a general health evaluation of vegetation on site and provide recommendations regarding suitability for long term preservation.

Findings from this vegetation assessment are provided in a graphic exhibit and tabular form within these sheets.

See attached plan sheet North Carters Cove 2 of 6 for existing conditions. This sheet provided by Harold Logan & Associates.

Brian Howard  
ISA certified arborist - MA 4677A  
ISA Certified Tree Risk Assessor - CTRA 916  
[brian@treepreservationconsultants.com](mailto:brian@treepreservationconsultants.com)  
Cell - 540.631.4417

Tree Preservation Consultants, LLC  
61 Crickets Lane  
Linden, VA 22642  
Office - 703.349.6608

Assessment Limitations – The assessment performed was a level 1 assessment and limited to vegetation on subject parcel. No other areas were assessed during the evaluation and no formal tree risk assessment was performed for any tree.

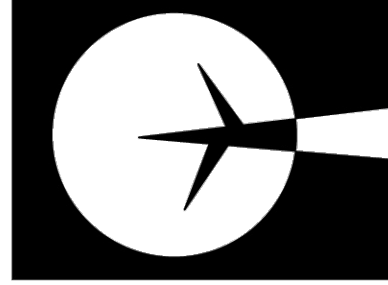
February 5, 2025

| TABLE 1                                           |                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|---------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Forest Stand #1 - Vegetation Assessment           |                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                                                   | Data                                                                                                              | Discussion                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Cover Type                                        | Eastern white pine stand                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Overstory Species Composition                     | Eastern white pine, Virginia pine, red maple                                                                      | Planted landscape buffer dominated by Eastern white pine with Virginia pine component in northern portion of stand. Scattered remnant hardwood species exist within this stand.                                                                                                                                                                                                                                                                                                                                                                                            |
| Understory Species Composition                    | American Holly, eastern redcedar, flowering dogwood, red maple                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Regeneration (density desirable hardwood species) | Low                                                                                                               | Low density of desirable hardwood regeneration.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Age (approx.)                                     | 20 - 40 yrs.                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Acreage (approx.)                                 | 0.287 acres (12,503 ft²)                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Successional Stage (Dominant Species)             | Sub-climax and young forest                                                                                       | Mixed age stand.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Size Class (DBH Range/Dominant)                   | 1"-40"/12"-20"                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Invasive Species Composition                      | Burning bush, English ivy, multiflora rose, oriental bittersweet, periwinkle, white mulberry, wild grape (native) | Invasive vegetation impacts are variable throughout stand. Impact is high/moderate in northern portion and low in southern portion. Attempt has been made to control climbing invasives vines through trimming with moderate success. Significant regrowth of invasive species was noted.                                                                                                                                                                                                                                                                                  |
| General Health                                    | Good to Fair                                                                                                      | General health of trees within this stand is variable from good to fair.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Suitability for long term preservation            | Fair to Poor                                                                                                      | Potential Problems - Species composition for long term preservation is poor. Eastern white pine potential problems include the following. Brittle wood, poor structure, high branch and twig failure rate. Susceptibility to disease and environment stress is high. Susceptibility to ice and wind damage is high. White pine is often overused as buffer planting in the area. Stand is a fair to poor candidate for long term preservation. The proposed features of this development are not in alignment with long term preservation of vegetation within this stand. |

| TABLE 2                                           |                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                             |
|---------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Forest Stand #2 - Vegetation Assessment           |                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                             |
|                                                   | Data                                                                                                                                                                                  | Discussion                                                                                                                                                                                                                                                                                                                                                                                  |
| Cover Type                                        | Mixed Hardwoods + (Landscape Plantings)                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                             |
| Overstory Species Composition                     | American holly, arborvitae, bald cypress, common persimmon, eastern red cedar, flowering cherry, flowering dogwood, kousa dogwood, post oak, red maple, southern magnolia, willow oak | Mixed hardwoods (remanent) and landscape tree plantings. No particular species dominates stocking in this stand.                                                                                                                                                                                                                                                                            |
| Understory Species Composition                    | Maintained grasslands and facility use areas.                                                                                                                                         | No significant understory tree component.                                                                                                                                                                                                                                                                                                                                                   |
| Regeneration (density desirable hardwood species) | No desirable hardwood regeneration.                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                             |
| Age (approx.)                                     | 10 - 90 yrs.                                                                                                                                                                          | Variable throughout.                                                                                                                                                                                                                                                                                                                                                                        |
| Acreage (approx.)                                 | 0.794 acres (34,595 ft²)                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                             |
| Successional Stage (Dominant Species)             | Sub-climax and young forest                                                                                                                                                           | Mixed age stand.                                                                                                                                                                                                                                                                                                                                                                            |
| Size Class (DBH Range/Dominant)                   | 4"-53"/12"-53"                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                             |
| Invasive Species Composition                      | No invasives present.                                                                                                                                                                 | No invasives present that would impact overall health of existing trees.                                                                                                                                                                                                                                                                                                                    |
| General Health                                    | Good to Poor                                                                                                                                                                          | General health of trees within this stand is highly variable from good to poor.                                                                                                                                                                                                                                                                                                             |
| Suitability for long term preservation            | Good to Fair                                                                                                                                                                          | Potential Problems - Individual tree health within this stand varies considerably from good to poor. Long term preservation of high quality trees would be possible on a tree by tree basis only. Stand is a good to fair candidate for long term preservation. The proposed features of this development are not in alignment with long term preservation of vegetation within this stand. |

| TABLE 3                                           |                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|---------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Forest Stand #3 - Vegetation Assessment           |                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                                                   | Data                                                                                                                                                                                                                                  | Discussion                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Cover Type                                        | Mixed Hardwoods                                                                                                                                                                                                                       | Mixed hardwood stand with significant eastern white pine and Virginia pine component. Scattered planted landscape trees exist within this stand.                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Overstory Species Composition                     | black oak, black pine, blackgum, common persimmon, eastern black cherry, eastern redcedar, flowering cherry, ginkgo, honey locust, Kentucky coffee tree, red maple, tulip tree, Virginia pine, white mulberry, white pine, yellowwood | Mixed hardwood stand dominated by no particular species in northern portion of stand. Significant Eastern white pine and Virginia pine component in southern portion of stand. Scattered planted landscape trees exist within this stand.                                                                                                                                                                                                                                                                                                                                                   |
| Understory Species Composition                    | American beech, American Holly, eastern black cherry, eastern redbud, eastern redcedar, green ash                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Regeneration (density desirable hardwood species) | Low                                                                                                                                                                                                                                   | Low density of desirable hardwood regeneration.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Age (approx.)                                     | 20-60 yrs.                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Acreage (approx.)                                 | 0.917 acres (39,953 ft²)                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Successional Stage (Dominant Species)             | Sub-climax and young forest                                                                                                                                                                                                           | Mixed age stand.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Size Class (DBH Range/Dominant)                   | 1"-34"/12"-20"                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Invasive Species Composition                      | Bradford pear, English ivy, Japanese honeysuckle, multiflora rose, oriental bittersweet, periwinkle, poison ivy, privet, tree of heaven, white mulberry, wild grape (native)                                                          | Invasive vegetation impacts are variable throughout stand. Overall impact of invasive species is high/moderate. Climbing vine impacts to overall health and form of individual trees is high. No attempt has been made to control invasives.                                                                                                                                                                                                                                                                                                                                                |
| General Health                                    | Good to Poor                                                                                                                                                                                                                          | General health of trees within this stand is highly variable from good to poor. Although some good condition trees exist, they are scattered and the majority of vegetations falls into the fair to poor category.                                                                                                                                                                                                                                                                                                                                                                          |
| Suitability for long term preservation            | Fair to Poor                                                                                                                                                                                                                          | Potential Problems - Individual tree health within this stand varies considerably from good to poor. Long term preservation of high quality trees would be possible on a tree by tree basis only. Preservation of large portions of this stand would not be advisable. Invasive species stocking and impacts are high making long term preservation difficult without significant treatment. Stand is a fair to poor fair candidate for long term preservation. The proposed features of this development are not in alignment with long term preservation of vegetation within this stand. |

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Prince Williams County, Virginia

13817 Spriggs Road  
Forest Vegetation Assessment

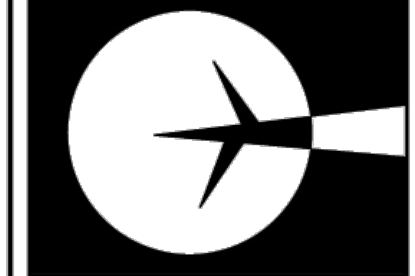


SHEET: 1 OF 2  
SCALE: 1" = 30'  
DATE: 2.5.2025  
DRAWN BY: TPC LLC  
BASELAYER INFO BY:  
SHEET 9 OF 10  
Harold Logan Associates





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 Prince Williams County, Virginia

13817 Spriggs Road  
 Forest Vegetation Assessment Map



SHEET: 2 OF 2  
 SCALE: 1" = 30'  
 DATE: 2.5.2025  
 DRAWN BY: TPC LLC  
 BASELAYER INFO BY:  
 SHEET 10 OF 10  
 Harold Logan Associates