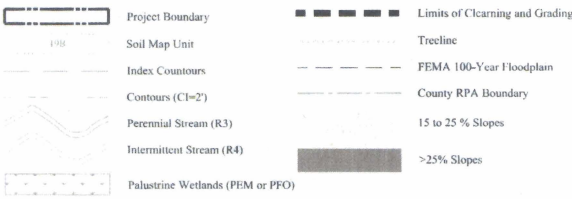


LEGEND



Soil Characteristics Summary Table

Map Symbol	Map Unit Name	Slope	Highly Erodible	Highly Permeability	Marine Clay Potential	Soil Category
7A	Bermudian silt loam	0-2%	No	Yes	Low	III
10C	Buckhall loam	7-15%	Yes	No	Moderate	I
19B	Elk oak loam	2-7%	No	No	Moderate	I
19C	Elk oak loam	7-15%	Yes	No	Moderate	I
23C	Gaila sandy loam	7-15%	Yes	No	Low	I
23D	Gaila sandy loam	15-25%	Yes	No	Low	I
23E	Gaila sandy loam	25-50%	Yes	No	Low	I
24B	Glenelg-Buckhall complex	2-7%	Yes	No	Low	I
24C	Glenelg-Buckhall complex	7-15%	Yes	No	Low	I
24D	Glenelg-Buckhall complex	15-25%	Yes	No	Low	I
38B	Meadowville loam	0-5%	No	No	Moderate	III
51E	Shampton very flaggy loam	25-50%	Yes	No	Low	II

Proposed Impervious/Pervious Surfaces

	Area (square feet)	Area (acres)
Proposed Impervious Area	1,738,787	39.92
Proposed Pervious Area	3,585,859	82.32
Total Approximate Area	5,324,774	122.24

Sensitive Area Criteria

Criteria followed to identify sensitive slopes	Yes	No
Wooded slopes of a 25% with highly erodible, permeable or marine clay soils	X	
Wooded slopes of a 25% having a continuous area of 10,000 SF	X	
Wooded slopes of a 15% with highly erodible, permeable or marine clay soils	X	
Wooded and non-wooded 100-year floodplain	X	
Non-wooded slopes of a 25% with highly erodible, permeable or marine clay soils		X
Non-wooded slopes of a 25% having a continuous area of 10,000 SF		X
Non-wooded slopes of a 15% with highly erodible, permeable or marine clay soils		X

* Criteria pertains only when areas are adjacent to perennial streams.

Forest Cover Type Table

Forest Cover Type	Type Number	Age of Stand
Yellow Poplar	57	Mature Stand
Sycamore-Sweetgum-American Elm	94	Mature Stand

NOTES

- Property boundary, topographic and planimetric information provided by Howman Consulting Group, Ltd (HCG). The property is 122.24 acres in size and is located on parcels identified as GIPINs 7996-03-0451, 7996-04-8306, 7996-14-0281, 7996-14-6894, 7796-14-7922, 7996-13-2797, 7996-23-3715, 7996-13-4853, 7996-12-0289, 7996-12-6791, and 7996-22-4484. The current zoning is A-1 (Agriculture).
- The waters of the U.S. boundaries, including wetlands, were delineated by HCG in December 2006 based on the requirements of the Corps of Engineers' Wetlands Delineation Manual (1987). A Jurisdictional Determination was issued by the U.S. Army Corps of Engineers on May 7, 2007 (NAO-2007-1287).
- The flagged waters of the U.S. boundaries were field-located by HCG in December 2006 using conventional survey methods. Survey information is provided as SAJ-83 Virginia State Plane, North Zone, US Survey Feet.
- Based on the existing Chesapeake Bay Preservation Overlay District Map (CBPO Map), there is a Resource Protection Area (RPA) currently mapped along Bull Run and an unnamed tributary that flows from west to east in the middle of the Property (see Appendix C for the CBPO Map). Based on the results of a Perennial Flow Determination (PFD) study conducted by HCG on December 7, 2006, the streams along the northern and southern property boundaries should also be considered perennial. Preliminary RPAs have been drafted along these streams for planning purposes only. County approval of this PFD study is currently pending. A Preservation Area Site Assessment (PASA), which will determine the final limits of the RPA, will be submitted for the Project following approval of the PFD study.
- A review of the Department of Game and Inland Fisheries' Virginia Fish and Wildlife Information Service database indicates that no collections of threatened or endangered animal species exist within a two-mile radius of the Project area. A review of the Department of Conservation and Recreation Division of Natural Heritage Map indicates that no natural heritage resources are mapped within the limits of the Project.
- According to a review of the FEMA Floodplain Map, (IRM No. 51153C0118D, dated January 5, 1995), there is a 100-year Floodplain mapped within the boundaries of the Property. As shown on this Map, this floodplain is associated with Bull Run.

An analysis of existing photogrammetric topography with 2-foot contour intervals indicates that there are approximately 1,325,000 SF of area having 15 to 25 percent slopes and 1,700,000 SF of area having greater than 25 percent slopes, as shown on this Environmental Constraints Analysis Map.

GRAPHIC SCALE

