WETLAND DELINEATION REPORT
7580 HURON DRIVE
PRINCE WILLIAM COUNTY, VIRGINIA

TNT PROJECT NO.: 2099

FOR

WRIGHT REALTY, INC.

NOVEMBER 30, 2020

ENVIRONMENTAL

November 30, 2020

Mr. Edward Barron Wright III
Wright Realty, Inc.
9009 Sudley Rd
Manassas VA 20110

TNT Project Number: 2099

Reference: Wetland Delineation Report, 7580 Huron Drive, Prince William County, Virginia
Latitude: 38° 47' 38.21" N, Longitude: 77° 36' 51.03" W

Dear Mr. Wright:

TNT Environmental, Inc. (TNT) is pleased to present this wetland delineation report for the above-referenced project in general accordance with TNT Proposal Number 2887 dated August 24, 2020. The wetlands and Waters of the U.S. identified during this investigation for the above-referenced project site were delineated by TNT based on the *Corps of Engineers' Wetlands Delineation Manual* (1987) and the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Eastern Mountains & Piedmont Region.* Specifically, this report was prepared to provide baseline data concerning the type and extent of resources that are most likely considered jurisdictional by the U.S. Army Corps of Engineers (USACE) and Virginia Department of Environmental Quality (VDEQ). The delineation entails the gathering of appropriate field data according to the applicable USACE Manuals, field flagging and mapping of approximate wetland and stream boundaries located onsite, preparation of this final report, and a request to the USACE for boundary confirmation and jurisdictional determination of U. S. Waters, including wetlands, identified onsite. Based on the field investigation conducted in September 2020, there are potentially jurisdictional Waters of the U.S., including wetlands, located within the study area.

PROJECT SITE DESCRIPTION

The project site is approximately 2.4098-acres situated southwest of the intersection of Huron Drive and Charis Avenue in Prince William County, Virginia (*Appendix I: Figure 1- Project Location Map*). The project site is further identified by physical address 7580 Huron Drive and Prince William GPIN: 7397-53-3311. The terrain of the project site is gently sloping and is within the Rocky Branch drainage basin (*Appendix I: Figure 2- USGS Topographic Map*). The site is mostly unimproved and consists of an existing stormwater management pond and outfall, with an offsite perennial stream located to the west.

PROPERTY HISTORY

The stormwater management pond was constructed in 1993 to serve a building and associated parking lot owned by McDonald's Corporation. The Deed of Dedication, Easement and Vacation of Easement establishing the responsibility of McDonald's to construct and maintain stormwater management facilities can be referenced in Appendix II (Deed 1947, Pg. 325). Historic aerials from 1937 through 1939 (*Appendix I: Figures 3-6*) indicate the topography of the site prior to the pond's construction. Aerial photography from 1994 through 2011 (*Appendix I: Figures 7-9*) shows the constructed pond throughout its use. The SWM Pond is now considered defunct, and in May 2020 VDOT dismantled the Control Structure from the SWM Pond (email communication from Ms. Kathrine Klumpp, VDOT, September 25, 2020).

SECONDARY INFORMATION REVIEW

Secondary information entails the background research and review of recorded data and/or mapping associated with the project site. Resources reviewed include but are not limited to the following:

- U. S. Geological Survey (USGS) Topographic Map, Gainesville Quadrangle, 2019
- U. S. Fish and Wildlife Service (USFWS), National Wetlands Inventory (NWI) Online Mapper, https://www.fws.gov/wetlands/data/mapper.html
- Natural Resources Conservation Service (NRCS), Electronic Field Office Technical Guide, Prince William County Soils, https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx
- Available aerial photography and GIS data

The USGS Gainesville quadrangle map shows elevations of approximately 350 feet above mean sea level (MSL) throughout the site. As shown on the USGS Map, the project site drains to Rocky Branch to the south, located within the Middle Potomac-Anacostia-Occoquan watershed and identified as Hydrologic Unit Code (HUC) 02070010. The NWI map depicts palustrine unconsolidated bottom, semi-permanently flooded, excavated (PUBFx) wetland features within the project site boundaries.

The soil survey indicates that the site is underlain primarily by Urban Land-Udorthents (54B) and Waxpool silt loam (56A) soils. Waxpool silt loam (56A) is classified by the NRCS as hydric.

FIELD INVESTIGATION & METHODOLOGY

The analysis contained in this report uses the results of a field survey conducted by TNT in September 2020. Florescent pink demarcation flags were placed in the field and sequentially numbered to provide an onsite record of the location of wetlands and other Waters subject to the jurisdiction of state and federal agencies. The data sheets used in this investigation are enclosed (see *Appendix IV)*, along with a photographic log documenting site conditions (*Appendix V),* and the delineation map showing approximate data point locations and boundaries of potentially jurisdictional wetlands and other Waters (*Appendix VI)*.

The delineation of wetlands was conducted using the *Corps of Engineers' Wetlands Delineation Manual* (1987) and the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Eastern Mountains & Piedmont Region.* The USACE Manual and associated Regional Supplement follow three parameters for the identification of wetlands: dominance of hydrophytic vegetation, presence of hydric soils, and hydrologic indicators. All three parameters must be present under normal conditions for an area to be considered a jurisdictional wetland in accordance with Section 404 of the Clean Water Act. Streams were delineated based on the limits of the ordinary high-water mark (OHWM), which can be determined by several factors. Physical characteristics include, but are not limited to, clear, natural line impressed on the bank; shelving; changes in the character of soil; destruction of terrestrial vegetation/scouring; the presence of litter and debris, wrack lines; and other appropriate means such as gauge data, historical records, flood predictions, and statistical analysis.

For the purpose of this report and future permitting needs, wetlands and other Waters are then further classified according to the Cowardin System as described in *Classification of Wetlands and Deepwater Habitats of the United States* (1979).

FINDINGS

Based on our field reconnaissance, TNT has identified and located wetlands and other Waters onsite. Wetlands identified on the project site are classified as palustrine emergent (PEM). The main source of hydrology for these wetlands includes surface water and precipitation. The wetlands are underlain by Urban Land-Udorthents complex soils.

A summary of the attached data sheets characterizing the wetlands is included below in Table 1. Dominant wetland and/or riparian vegetation is listed below in Table 2. The dominant upland vegetation, which consists largely of mixed loblolly pine, red maple, and black locust, is listed below in Table 3. The remaining site contains a constructed channel to the southwest and a stormwater management pond and outfall to the north.

Other waters on site include an intermittent (R4) stream. It is TNT's opinion that under the Final Rule published on April 21, 2020, the intermittent stream running from the northern to the southwestern corner of the site is a non-adjacent water as it is a constructed stormwater control feature, and is therefore not subject to federal jurisdiction. However, this feature will likely be subject to state jurisdiction.

Table 1 – Data Points Summary

Data Point	Hydrology	Hydrophytic Vegetation	Hydric Soils	Classification
DP-1	Yes	Yes	Yes	PEM Wetland
DP-2	No	Yes	No	Non-Wetland
DP-3	No	Yes	No	Non-Wetland

**Refer to the enclosed data sheets for more information.*

Table 2 – Dominant Wetland Vegetation

Common Name	Scientific Name	Wetland Indicator*
Orchard Grass	*Dactylis glomerata*	FACU
Blunt Spike-Rush	*Eleocharis obtusa*	OBL
Swamp Smartweed	*Persicaria hydropiperoides*	OBL

** The indicator status of a species indicates the probability that the species will occur in a wetland, as follows: Obligate Upland (UPL, <1%), Facultative Upland (FACU, 1-33%), Facultative (FAC, 34-66%), Facultative Wetland (FACW, 67-99%), and Obligate Wetland (OBL, >99%) in accordance with the* National List of Plant Species that Occur in Wetlands: National Summary *(2012). NI means no wetland indicator is available.*

Table 3 – Dominant Upland Vegetation

Common Name	Scientific Name	Wetland Indicator
Loblolly Pine	*Pinus taeda*	FAC
Black Locust	*Robinia pseudoacacia*	FACU
Red Maple	*Acer rubrum*	FAC
American Elm	*Ulmus americana*	FACW
Eastern Red-Cedar	*Juniperus virginiana*	FACU
Black Cherry	*Prunus serotina*	FACU
Green Ash	*Fraxinus pennsylvanica*	FACW
Common Persimmon	*Diospyros virginiana*	FAC
Black Walnut	*Juglans nigra*	FACU
Northern Red Oak	*Quercus rubra*	FACU
Tree of Heaven	*Ailanthus altissima*	FACU
Japanese Honeysuckle	*Lonicera japonica*	FACU
Tartarian Honeysuckle	*Lonicera tartarica*	FACU
English Ivy	*Hedera helix*	FACU
Multiflora Rose	*Rosa multiflora*	FACU

REGULATORY DISCUSSION

The USACE - Norfolk District and the Virginia Department of Environmental Quality (DEQ) have implemented the State Programmatic General Permit (SPGP) program to streamline the permit process and avoid duplication of agency review. For those projects impacting less than 0.1-acres of non-tidal wetlands and less than 300 linear feet of stream bed a Nationwide permit from the USACE can be obtained for most projects. For those projects impacting greater than 0.1-acres of wetlands and 300-1,500 linear feet of stream bed, a General Permit can be obtained from DEQ. All SPGP permit applications are reviewed by the USACE but the permit authorization comes solely from DEQ. Notification of potential impacts should be filed with DEQ by completing the Joint Permit Application (JPA) form which is submitted to the Virginia Marine Resources Agency (VMRC) and DEQ. Upon receipt the VMRC distributes the JPA to the other resource agencies (USACE, VDEQ, etc.) for review

and comment. Compensatory mitigation for unavoidable impacts to non-tidal Waters and wetlands will generally be provided at a ratio of 2:1 for forested wetlands, 1.5:1 for scrub/shrub wetlands, 1:1 for emergent wetlands, and a site-specific ratio based on the Unified Stream Methodology assessment for streams. Mitigation can include: the purchase or use of mitigation bank credits; wetland preservation; preservation of upland buffers; and in-lieu-fee contribution to the Virginia Aquatic Resources Trust Fund.

PROCEEDINGS

With your authorization, we will contact the USACE to schedule a field meeting to conduct a wetlands and Waters boundary confirmation and jurisdictional determination. This process takes an average of six to eight weeks depending on the availability of USACE personnel. Once we have determined potential impacts we can assist you with permitting options and support to complete the process. In the interim, we recommend further review of state and federal agency records pertaining to Section 7 (Federal Endangered Species Act) and Section 106 (National Historic Preservation Act). These reviews will generally be required to verify compliance for either the Nationwide Permit (NWP) or General Permit conditions.

TNT would like to thank you for the opportunity to provide you with this wetland delineation. We look forward to assisting you further with this project and other environmental concerns you may have. If you have any questions, please feel free to contact us at any time at (703) 466-5123.

Sincerely,

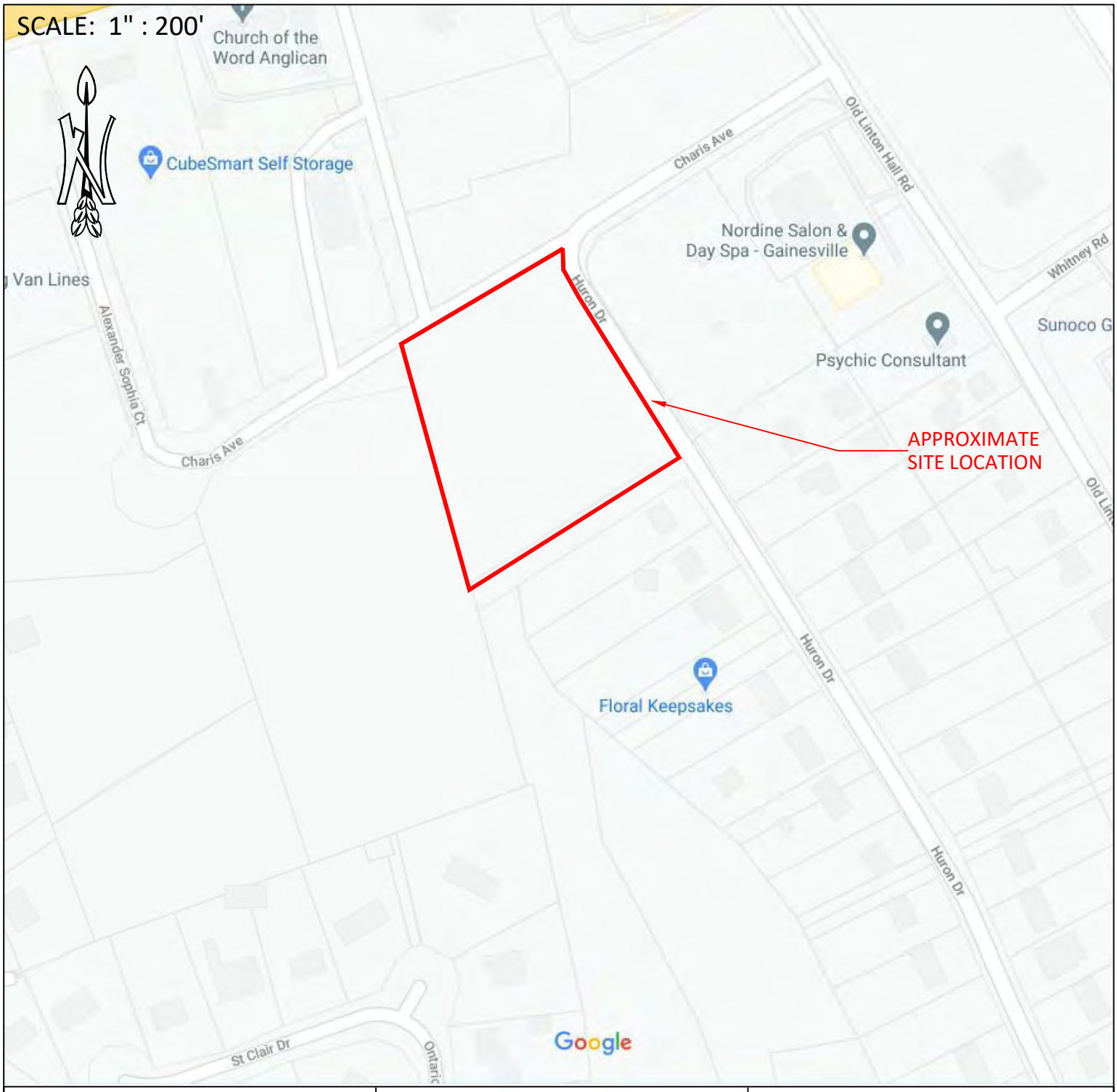
TNT ENVIRONMENTAL, INC.

Marjorie E. Howard
Environmental Scientist
Marjorie@TNTenv.com

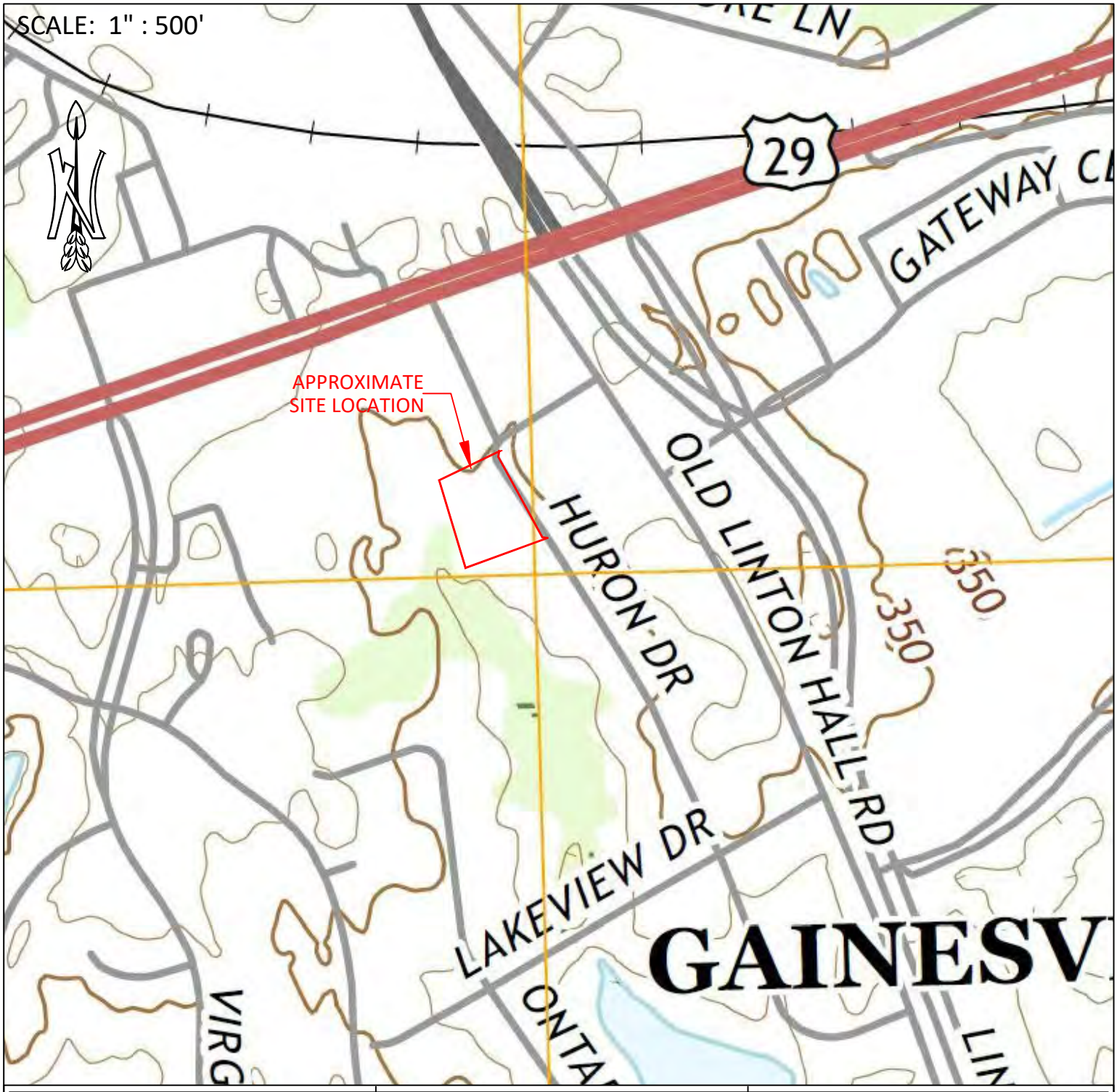
Avi M. Sareen, PWD, ISA-CA
Principal/President
Avi@TNTenvironmentalinc.com

APPENDIX I

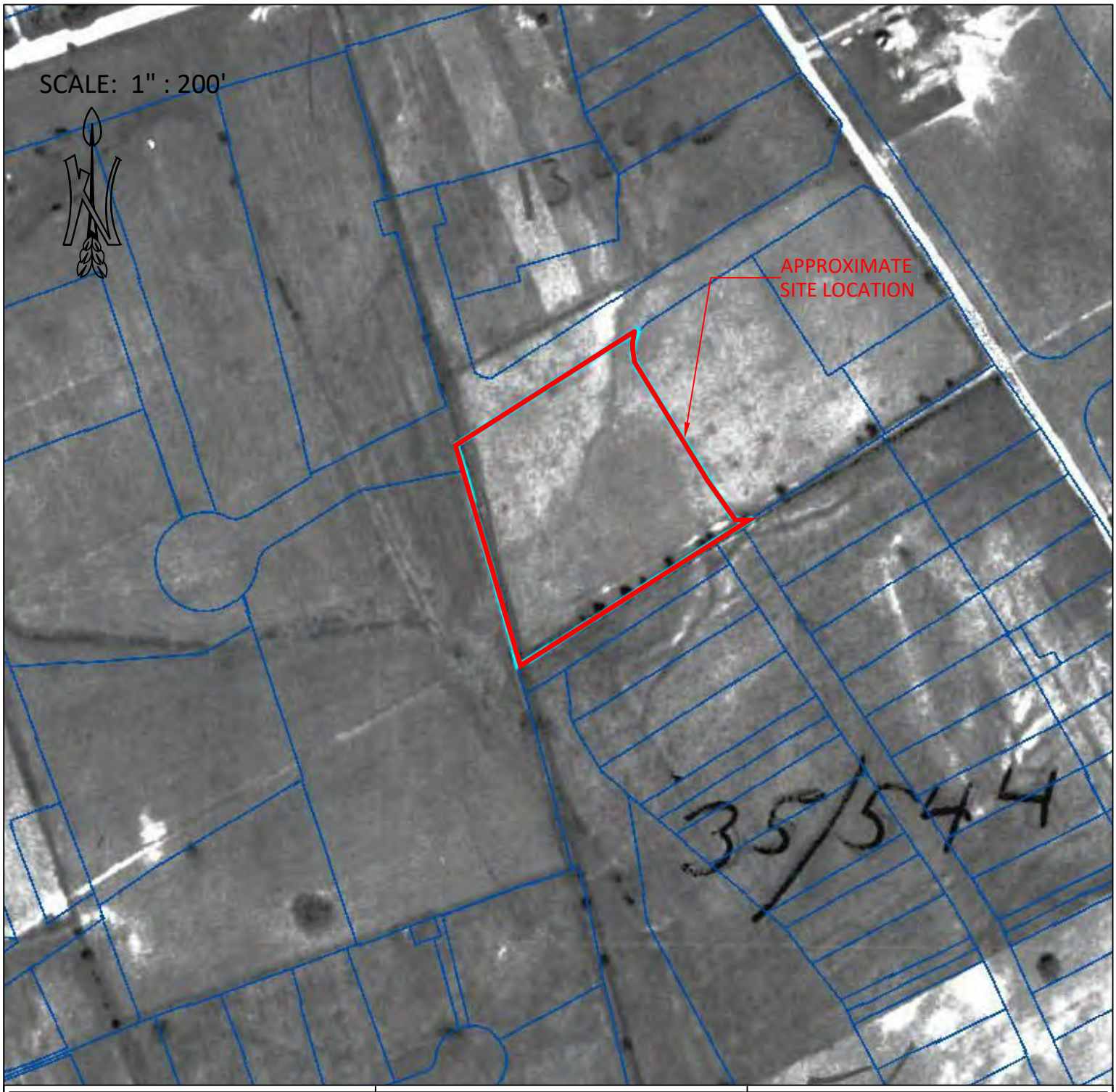
VICINITY MAP,
USGS TOPOGRAPHIC MAP &
HISTORIC AERIAL MAPS



WETLAND DELINEATION REPORT 7580 HURON DRIVE PRINCE WILLIAM COUNTY, VA NOVEMBER 2020	ENVIRONMENTAL **4455 BROOKFIELD CORPORATE DRIVE, SUITE 100 CHANTILLY, VIRGINIA 20151**	**FIGURE 1** SITE LOCATION MAP SOURCE: GOOGLE MAPS TNT PROJECT NO: 2099



WETLAND DELINEATION REPORT 7580 HURON DRIVE PRINCE WILLIAM COUNTY, VA NOVEMBER 2020	ENVIRONMENTAL **4455 BROOKFIELD CORPORATE DRIVE, SUITE 100** **CHANTILLY, VIRGINIA 20151**	**FIGURE 2** TOPOGRAPHIC MAP SOURCE: GAINESVILLE, VA USGS QUAD MAP (2019) TNT PROJECT NO: 2099



WETLAND DELINEATION REPORT 7580 HURON DRIVE PRINCE WILLIAM COUNTY, VA NOVEMBER 2020	ENVIRONMENTAL **4455 BROOKFIELD CORPORATE DRIVE, SUITE 100 CHANTILLY, VIRGINIA 20151**	**FIGURE 3** HISTORIC AERIAL MAP SOURCE: PRINCE WILLIAM COUNTY MAPPER (1937) TNT PROJECT NO: 2099

WETLAND DELINEATION REPORT 7580 HURON DRIVE PRINCE WILLIAM COUNTY, VA NOVEMBER 2020	ENVIRONMENTAL **4455 BROOKFIELD CORPORATE DRIVE, SUITE 100 CHANTILLY, VIRGINIA 20151**	**FIGURE 4** HISTORIC AERIAL MAP SOURCE: PRINCE WILLIAM COUNTY MAPPER (1954) TNT PROJECT NO: 2099

WETLAND DELINEATION REPORT 7580 HURON DRIVE PRINCE WILLIAM COUNTY, VA NOVEMBER 2020	ENVIRONMENTAL **4455 BROOKFIELD CORPORATE DRIVE, SUITE 100** **CHANTILLY, VIRGINIA 20151**	**FIGURE 5** HISTORIC AERIAL MAP SOURCE: PRINCE WILLIAM COUNTY MAPPER (1979) TNT PROJECT NO: 2099

WETLAND DELINEATION REPORT 7580 HURON DRIVE PRINCE WILLIAM COUNTY, VA NOVEMBER 2020	ENVIRONMENTAL **4455 BROOKFIELD CORPORATE DRIVE, SUITE 100** **CHANTILLY, VIRGINIA 20151**	**FIGURE 6** HISTORIC AERIAL MAP SOURCE: GOOGLE EARTH (1989) TNT PROJECT NO: 2099

WETLAND DELINEATION REPORT 7580 HURON DRIVE PRINCE WILLIAM COUNTY, VA NOVEMBER 2020	ENVIRONMENTAL **4455 BROOKFIELD CORPORATE DRIVE, SUITE 100 CHANTILLY, VIRGINIA 20151**	**FIGURE 7** HISTORIC AERIAL MAP SOURCE: GOOGLE EARTH (1994) TNT PROJECT NO: 2099

WETLAND DELINEATION REPORT

7580 HURON DRIVE

PRINCE WILLIAM COUNTY, VA

NOVEMBER 2020

ENVIRONMENTAL

4455 BROOKFIELD CORPORATE DRIVE, SUITE 100
CHANTILLY, VIRGINIA 20151

FIGURE 8

HISTORIC AERIAL MAP

SOURCE: PRINCE WILLIAM COUNTY MAPPER (2004)

TNT PROJECT NO: 2099

WETLAND DELINEATION REPORT 7580 HURON DRIVE PRINCE WILLIAM COUNTY, VA NOVEMBER 2020	ENVIRONMENTAL **4455 BROOKFIELD CORPORATE DRIVE, SUITE 100 CHANTILLY, VIRGINIA 20151**	**FIGURE 9** HISTORIC AERIAL MAP SOURCE: PRINCE WILLIAM COUNTY MAPPER (2011) TNT PROJECT NO: 2099

APPENDIX II

HISTORICAL INFORMATION

BK1947 PG0325

27691

FAGELSON, SCHONBERGER, PAYNE & DEICHMEISTER, P.C.
1733 King Street, Suite 300
Alexandria, Virginia 22314

THIS MAP RECORDED IN
MAP DRAWER 35 PAGE 79

DEED OF DEDICATION, EASEMENT AND VACATION OF EASEMENT

THIS DEED OF DEDICATION, EASEMENT AND VACATION OF EASEMENT made this 30th day of October, 1992 by McDONALD'S CORPORATION, a Delaware corporation, hereinafter "Owner" (Grantor); THE BOARD OF COUNTY SUPERVISORS OF PRINCE WILLIAM COUNTY, VIRGINIA, a body corporate and politic, hereinafter "County" or "Board" (Grantee); and the PRINCE WILLIAM COUNTY SERVICE AUTHORITY, hereinafter "Service Authority" (Grantee).

W I T N E S S E T H:

WHEREAS, Grantor is the owner of a certain parcel of land situate in Prince William County, Virginia, and identified as Parcel 75 on Map Section 127, Double Circle 1, among tax records of Prince William County (the "Property"), more particularly shown on the attached plat, having acquired said Property by a Deed recorded in Deed Book 1542, at Page 1051 of the land records of Prince William County, Virginia.

WHEREAS, Owner desires to grant certain easements to the County and Service Authority, all as more particularly described and shown on the attached plat entitled, "Easement Plat, the Property of McDonald's Corporation, Gainesville Magisterial District, Prince William County, Virginia", dated March 31, 1992 and prepared by Ross, France & Ratliff, Ltd., (the "Plat") (92-00329 RO SPF), and

WHEREAS, by instrument recorded among the land records of Prince William County, Virginia in Deed Book 318, at Page 679, the Service Authority acquired a Ten (10') Foot Sanitary Sewer Easement and right-of-way upon and across the property of the Owner, said property and easements being more particularly described in said instruments and shown on the plats attached hereto, and

WHEREAS, Owner has requested the Service Authority to terminate and vacate/quit claim those portions of existing Service Authority easements established by instruments recorded as indicated therein among the land records of Prince William County, Virginia and the Service Authority is willing so to do, all this in accordance with this Deed and the plats attached hereto and made a part hereof.

EASEMENTS TO COUNTY

NOW, THEREFORE, IN CONSIDERATION of the premises and the sum of One ($1.00) Dollar, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, Owner does hereby grant and convey unto the County, its successors and assigns, with General Warranty, such storm sewer easements, temporary storm sewer

easements, ingress/egress easement, temporary drainage easements, stormwater management easement, and access easement, as hereafter set forth in the respective locations shown on the plat attached hereto and made a part hereof.

Said easements being SUBJECT to the following conditions:

1. All sewers, manholes and appurtenant facilities which are installed in the easements granted to the County shall be and remain the property of the Grantor, its successors and assigns; provided, however, that at such time as County shall implement a comprehensive maintenance program, Grantor shall, without further consideration, on request of County, execute such instruments as may be required to convey such improvements to County.

2. The County and its agents shall have full and free use of the said easements for the purposes named, and shall have all rights and privileges reasonably necessary to the exercise of the easements including the right to use abutting land adjoining the easements where necessary; provided, however, that this right to use abutting land shall be exercised only during periods of actual construction or maintenance, and then only to the minimum extent necessary for such construction or maintenance, and further, this right shall not be construed to allow the County to erect any building or structure of a permanent nature on such abutting land.

3. The Board and its agents shall have the right to trim, cut and remove trees, shrubbery, fences, structures or other obstructions or facilities in or near the easements being conveyed, deemed by it to interfere with the proper and efficient construction, operation, and maintenance of said storm drainage facility; provided, however, that the Board, at its own expense, shall restore, as nearly as possible, the premises to their original condition, such restoration to include the backfilling of trenches, the replacement of fences and shrubbery, the reseeding or resodding of lawns or pasture areas, but not the replacement of structures, trees or other obstructions.

4. The Grantor reserves the right to make any use of the easements herein granted, provided, this does not interfere with the flows of the natural storm drainage or adversely affect other properties or interfere with the use of the storm easement(s) by the County for the purposes named, or be inconsistent with any other right herein conveyed; also provided, that the Grantor, its successors and assigns, shall not erect any building, fence or other structure on the easement(s) granted to the County without obtaining the prior written approval of the Board.

5. The Owner of the fee title to the Property on which an easement is shown for storm drainage or stormwater management purposes shall be responsible for maintenance of the storm drainage or the stormwater management facilities located therein.

6. The Owner of the fee title to the Property shall be responsible for maintenance of any other easements granted to the County.

7. Temporary storm drainage and storm sewer easements shall become null and void at such time as locations for permanent easements are determined and ingress and egress easements shall become null and void at such time as permanent access is provided.

The Grantor agrees to indemnify and hold the County harmless for any and all liability resulting from the presence of hazardous materials in the land so conveyed and dedicated, including any liability under the Comprehensive Environmental Response and Liability Act as amended at the time the County is charged with such liability.

SEWER AND WATERLINE EASEMENTS
AND VACATION OF EASEMENTS

THIS DEED FURTHER WITNESSETH that for and in consideration of the sum of One ($1.00) Dollar and other valuable consideration, the receipt of which is hereby acknowledged, the Service Authority does hereby vacate, release and quitclaim to the Owner all of its right, title and interest in and to that Ten (10') Foot Sanitary Sewer Easement granted to it by instrument recorded in Deed Book 318, at Page 679, as shown on the plat attached hereto and incorporated herein, and

THIS DEED FURTHER WITNESSETH that in consideration of the sum of One ($1.00) Dollar and other valuable consideration, the receipt of which is hereby acknowledged, Owner does hereby convey unto Service Authority with General Warranty of Title, Fifteen (15') Foot Waterline, Ten (10') Foot and Twenty (20') Foot Sanitary Sewer Perpetual Easements over, through and across said Property, as said easements are shown on the attached plat, these permanent easements herein conveyed shall be appurtenant to Grantor's land over which they run, and grant to Service Authority the perpetual right to install and maintain its utility lines, including the right to go on, over and upon the said permanent easements for the purpose of installing, maintaining, repairing and replacing the same as needed.

In addition to the foregoing grant, Grantor grants unto Service Authority, during the initial period of construction of said lines, and during any subsequent period in which maintenance, repair or reconstruction thereof may be necessary, the right and privilege of using such land abutting on the said easements for the purpose of placing thereon dirt, rock, and other material excavated from the said easements, and for the purpose of bringing upon the said easements such machinery, pipe and equipment as may be necessary therefore, but in a manner as shall occasion the least practicable damage and inconvenience to Grantor.

Grantor shall retain the right to use the land subject to the easements acquired herein in any manner which shall not interfere with the use and enjoyment of said rights by Service Authority. Grantor shall at all times have the right to cross over and upon said easements and to use the surface over the easements in such a manner as will neither injure nor interfere with the construction, operation or maintenance of its utility lines, except that the ground surface elevation shall not be changed and no building, fence or other structure shall be erected over said permanent easements except by mutual consent in writing of the parties hereto or their successors. Grantor shall have the right to use, occupy and improve the land occupied by said permanent easement for roads, driveways or parking facilities or to plant shrubs or vegetation thereon, with the exception of trees.

For the purpose of inspection, maintaining, constructing, or operating the utility lines, Service Authority shall have the right of ingress and egress to and from its easements over such private roads as may now or hereafter exist on the property of Grantor. Any damages to such private roads resulting from such use shall be repaired by Service Authority at its expense. The right, however, is reserved to Grantor to shift, relocate, close or abandon private roads at any time. If there are not public or private roads reasonably convenient to the easements, Service Authority shall have such right of ingress and egress over the property of Grantor lying between public or private roads and the easements, which are to be exercised in such a manner as shall occasion the least practicable damage and inconvenience to Grantor. Service Authority shall be liable for all damages resulting from its exercise of the right of ingress and egress.

Whenever the enjoyment of its rights hereunder require Service Authority to disturb the surface of the ground, Service Authority will proceed diligently with any work necessary, will promptly conclude such work, and immediately thereafter restore the same insofar as practicable to its condition prior to being so disturbed or to the mutual satisfaction of both Grantor and Service Authority at no expense to Grantor.

The consideration hereinabove mentioned is paid by Service Authority and accepted by Grantor as full and total payment for all damages to shrubbery or other obstructions within the easements, for all trees outside the easements trimmed or felled during the initial construction of Service Authority's facilities, for all other rights and privileges hereinabove set forth, and for any damages to the residue of Grantor's lands.

Grantor covenants that it is seized of and has the right to convey the said easements and to grant rights and privileges appurtenant thereto; that Service Authority shall have quiet and peaceable possession, use and enjoyment of the aforesaid easement

and that Grantor shall execute such further assurances thereof as may be required.

Grantee joins in the execution of this Waterline and Sewer Easement to acknowledge its consent to the terms and conditions herein expressed, the vacation of the existing easement, and its acceptance of the easements herein conveyed.

This conveyance and dedication is made with the Grantor's free consent and in accordance with its desires, and in accordance with the statutes of Virginia governing the platting of the land; the plat having been duly approved by the proper authorities of Prince William County, Virginia and the Prince William County Service Authority, as evidenced by their endorsement thereon.

WITNESS the following signatures and seals:

OWNER/GRANTOR:
McDONALD'S CORPORATION,
a Delaware Corporation

ATTEST:

By: _____
Joseph R. Thomas, Director/Real Estate Legal (Title)

_____
Michael J. Sise, Asst. Secretary

GRANTEE:
ACCEPTED PER VIRGINIA CODE SECTION 15.1-286
BOARD OF COUNTY SUPERVISORS OF PRINCE WILLIAM COUNTY

BY: _____
CHIEF OF DIVISION OF LAND PERMITTING SERVICES, DESIGNEE, DIRECTOR OF PLANNING, its authorized agent.

GRANTEE: GRANTOR AS TO VACATION OF EASEMENT
PRINCE WILLIAM COUNTY SERVICE AUTHORITY

By: _____
Title: General Manager

FORM APPROVED PER VIRGINIA CODE SECTION 15.1-286

11/12/92
Date

(Assistant) County Attorney

STATE OF Illinois
COUNTY/CITY OF DuPage/Oak Brook TO:-WIT:

The foregoing instrument was acknowledged before me this 30 day of October, 1992 by Joseph R. Thomas, Director/Real Estate Legal, (title), McDONALD'S CORPORATION, a Delaware corporation, on behalf of the corporation.

Ellen L. Loos
Notary Public

My Commission Expires:
May 30, 1993

OFFICIAL SEAL
ELLEN L. LOOS
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXP. MAY 30,1993

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM, TO-WIT:

I, the undersigned Notary Public of and for the jurisdiction aforesaid, do hereby certify that PAUL COSTANZO, Chief of Division of Land Permitting Services, whose name is signed to the foregoing Deed dated OCT 30, 1992 has this date appeared before me, acknowledging the same.

Given under my hand and seal this 18th day of November, 1992.

Carolyn A. Gage
Notary Public

My Commission Expires:
Sept 30, 1994

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM, TO-WIT:

The foregoing instrument was acknowledged before me this 8th day of December, 1992 by John W. Sloper, who is General Manager of the PRINCE WILLIAM COUNTY SERVICE AUTHORITY on behalf of the Service Authority.

Notary Public

My Commission Expires:
Oct. 31, 1994

PrWmEsm't.McD/10/29/92

HEREON IS WITH THE
THE DESIRE OF THE
EREBY EXPRESSLY CONSENTS
ARY SEWER EASEMENT, AND
O THE BOARD OF COUNTY
ED HEREON FOR PUBLIC
INSTALLATION OF STORM
INES, TEMPORARY OR
TIMATELY TO BE OWNED,
C AUTHORITY.
ALD'S CORPORATION

Vice President
MOUR GREENMAN

135-78

BLIC IN AND FOR THE STATE
, WHOSE
30 DAY OF May,
WHOSE NAME
ONSENT AND DEDICATION,
, 1992, THIS DAY
STATE OF Illinois
GIVEN UNDER MY HAND AND
, 1992.

NOTARY PUBLIC

NOTES:

1. THIS PLAT WAS PREPARED WITHO
REPORT AND DOES NOT THEREFOR
ENCUMBRANCES ON THE PROPERTY

2. BOUNDARY METES AND BOUNDS SH
CURRENT FIELD SURVEY.

3. THE PRINCE WILLIAM COUNTY PA
(P.I.N.) FOR THE PROPERTY SH
AND IS RECORDED IN DEED BOOK
RECORDS OF PRINCE WILLIAM CO

4. AREA OF SITE IS 8.3432 ACRES

5. THE OWNER OF FEE TITLE TO TH
EASEMENT IS SHOWN FOR STORM
MANAGEMENT PURPOSES SHALL BE
MAINTENANCE OF THE STORM DRA
FACILITIES LOCATED THEREIN.

6. PROPERTY IS ZONED: B-1.

7. TEMPORARY STORM DRAINAGE & S
NULL & VOID AT SUCH TIME AS
EASEMENTS ARE DETERMINED.

CENSED LAND SURVEYOR IN
REBY CERTIFY THAT THE LAND
ME OF MCDONALD'S
K 1542, PAGE 1051 OF THE
TY, VIRGINIA; THAT THIS
RRENT FIELD BOUNDARY
WN AND REFERENCED TO TRUE

OOK 1542, PAGE 1051 OF THE
UNTY, VIRGINIA; THAT THIS
CURRENT FIELD BOUNDARY
HOWN AND REFERENCED TO TRUE
OBSERVATION), AND THAT THE
LESS THAN 1:10,000.

J. RATLIFF
SIONAL LAND SURVEYOR
#1211B

7. TEMPORARY STORM DRAINAGE &
NULL & VOID AT SUCH TIME A
EASEMENTS ARE DETERMINED.

8. MAINTENANCE WITHIN THE ARE
RESPONSIBILITY OF THE OWNE
SHOWN HEREON.

9. THE OWNER OF FEE TITLE TO
MATERIAL HAS BEEN ESTABLIS
APPROVED LANDSCAPE/PLANTIN
THE MAINTENANCE, REPAIR AN
PLANT MATERIALS AS REQUIRE

10. INGRESS & EGRESS EASEMENT
AS PERMANENT ACCESS IS PRO

11. PROFFERS ARE ASSOCIATED W
IN REZONING CASE NO. 91-0

APPROVED

NOV 1 2 1992

OFFICE OF PLANNING

50' 0

ATA:

TAN.	CHD.	CHD. BRG.
142.79'	285.57'	N 69°41'57" E
22.29'	33.28'	S 28°41'36" W
25.00'	35.36'	N 77°19'28" W
50.00'	70.71'	S 12°40'32" W
25.00'	35.36'	S 77°19'28" E

92-00329 RO SPF

DATE	BY

McDON

GAINES
PRINC

SCALE: 1"=50'

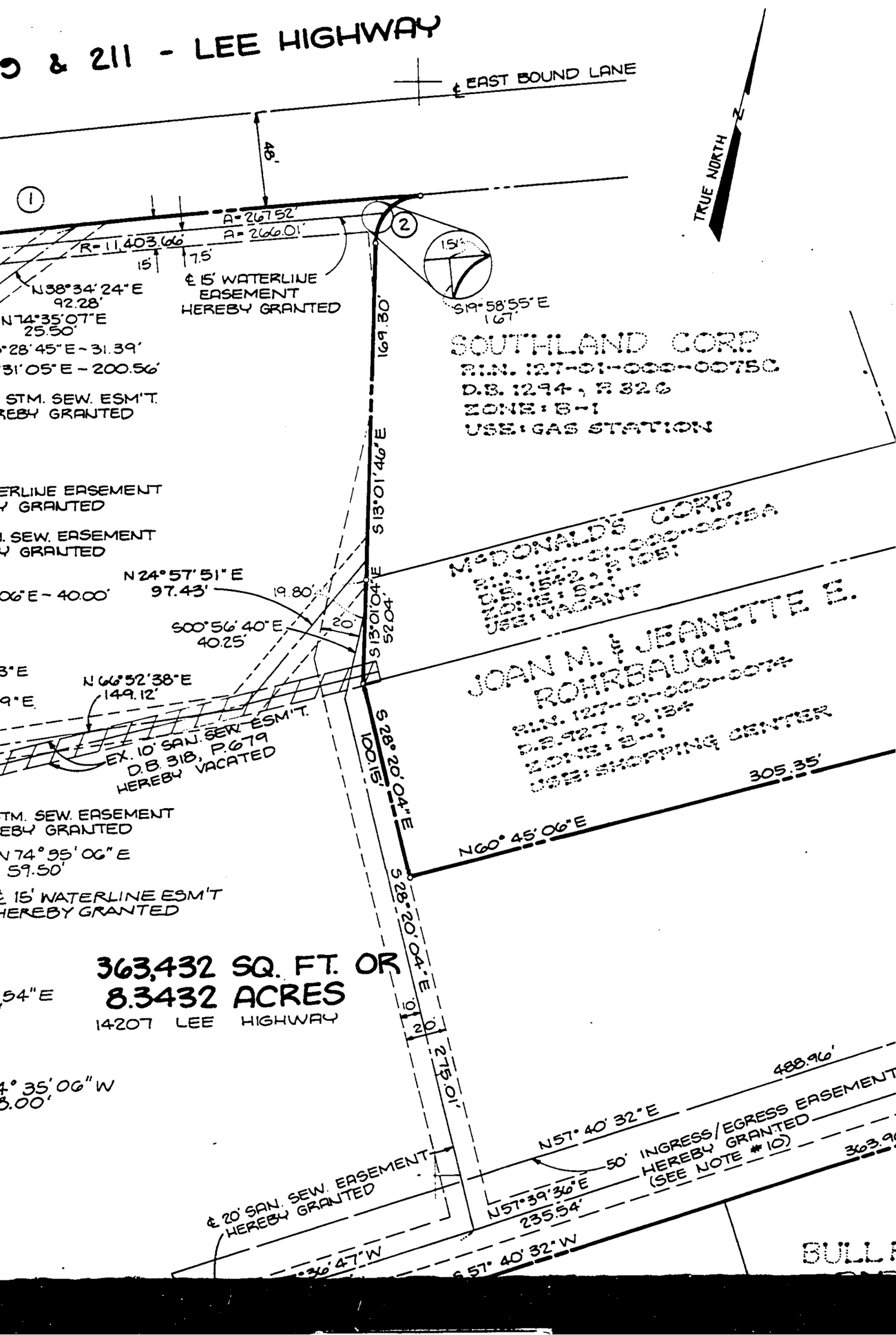
Ross, Fro

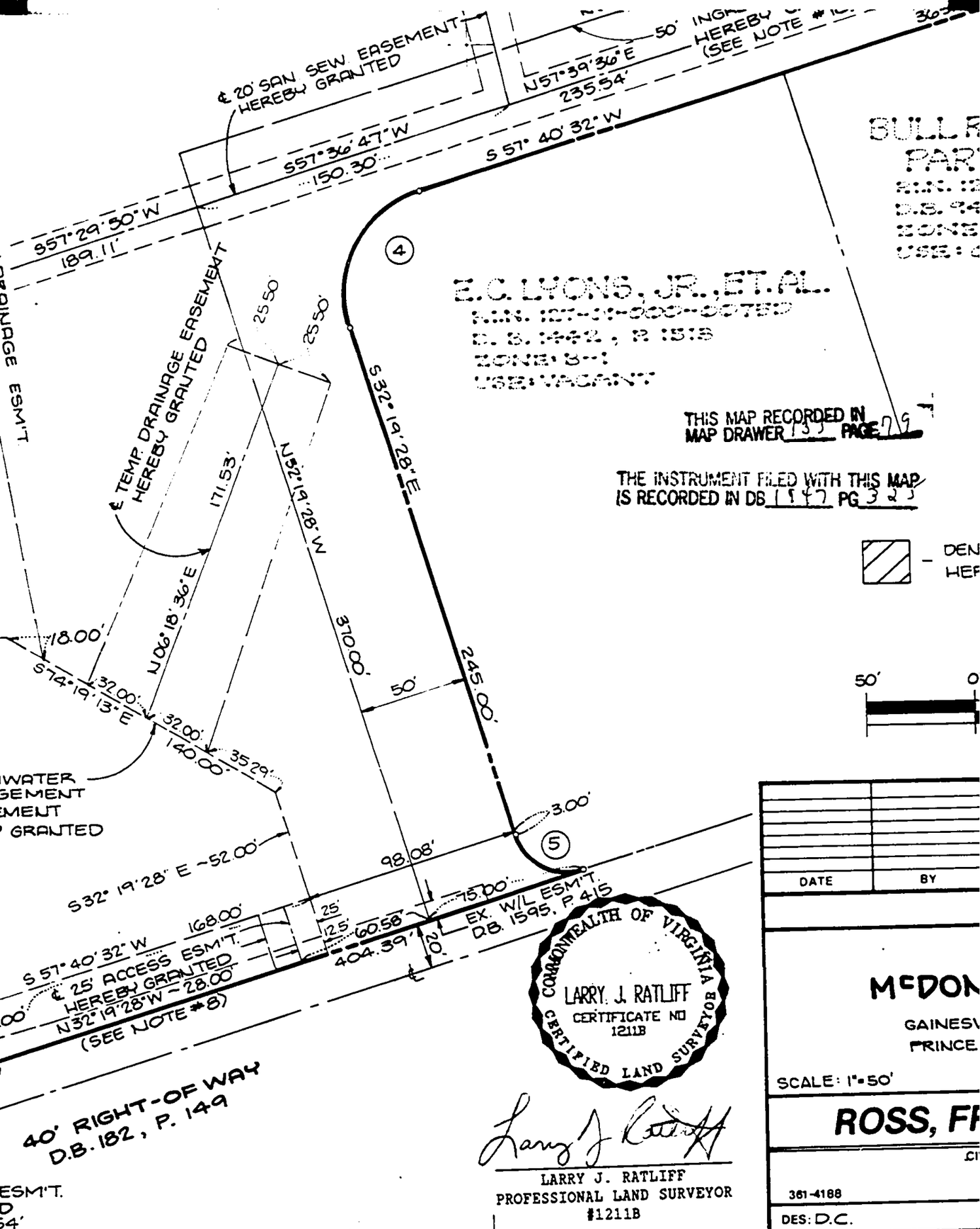
CIVIL EN

(703) 361-4188

COMP: D.C.

FILE NO. RP 918


& 211 - LEE HIGHWAY
℄ EAST BOUND LANE
48'
TRUE NORTH
N
1
2
A=267.52'
A=266.01'
R=11,403.66'
15'
7.5'
℄ 15' WATERLINE EASEMENT HEREBY GRANTED
N38°34'24"E 92.28'
N74°35'07"E 25.50'
28'45"E - 31.39'
31'05"E - 200.56'
STM. SEW. ESM'T. REBY GRANTED
ERLINE EASEMENT Y GRANTED
I. SEW. EASEMENT Y GRANTED
06"E - 40.00'
3"E
9"E
15'
S19°58'55"E 167'
169.30'
S13°01'46"E
SOUTHLAND CORP.
R.I.N. 127-01-0000-0075C
D.B. 1294, P. 326
ZONE: B-1
USE: GAS STATION
N24°57'51"E 97.43'
19.80'
S00°56'40"E 40.25'
20'
S13°01'04"E 52.04'
MCDONALD'S CORP.
R.I.N. 127-01-0000-0075A
D.B. 1542, P. 1051
ZONE: B-1
USE: VACANT
JOAN M. & JEANETTE E. ROHRBAUGH
R.I.N. 127-01-0000-0074
D.B. 927, P. 134
ZONE: B-1
USE: SHOPPING CENTER
N66°52'38"E 149.12'
EX. 10' SAN. SEW. ESM'T. D.B. 318, P.679 HEREBY VACATED
S28°20'04"E 100.15'
305.35'
N60°45'06"E
TM. SEW. EASEMENT EBY GRANTED
N74°55'06"E 59.50'
℄ 15' WATERLINE ESM'T HEREBY GRANTED
363,432 SQ. FT. OR 8.3432 ACRES
14207 LEE HIGHWAY
54"E
4°35'06"W 3.00'
S28°20'04"E
10'
20'
275.01'
488.96'
N57°40'32"E
50' INGRESS/EGRESS EASEMENT HEREBY GRANTED (SEE NOTE #10)
℄ 20' SAN. SEW. EASEMENT HEREBY GRANTED
N57°39'36"E 235.54'
36'47"W
S57°40'32"W
BULL


℄ 20' SAN SEW. EASEMENT HEREBY GRANTED
S57°29'50"W
189.11'
S57°36'47"W
150.30'
N57°39'36"E
235.54'
S 57° 40' 32" W
50' INGR
HEREBY
(SEE NOTE #
E.C. LYONS, JR., ET. AL.
M.M. 107-11-0000-0070
D.B. 1442, P. 1518
ZONE: B-1
USE: VACANT
THIS MAP RECORDED IN MAP DRAWER 13 PAGE 79
THE INSTRUMENT FILED WITH THIS MAP IS RECORDED IN DB 1147 PG 323
℄ TEMP. DRAINAGE EASEMENT HEREBY GRANTED
25.50'
25.50'
171.53'
N52°19'28"W
370.00'
S32°19'28"E
245.00'
50'
N06°18'36"E
18.00'
S74°19'13"E
32.00'
32.00'
140.00'
35.29'
3.00'
S32°19'28"E - 52.00'
98.08'
75.00'
S57°40'32"W
168.00'
℄ 25' ACCESS ESM'T. HEREBY GRANTED N32°19'28"W - 28.00'
(SEE NOTE #8)
25'
12.5'
60.58'
404.39'
20'
EX. W/L ESM'T. D.B. 1595, P. 415
40' RIGHT-OF WAY D.B. 182, P. 149
50'
DATE
BY
SCALE: 1"=50'
ROSS, FR
361-4188
DES: D.C.
COMMONWEALTH OF VIRGINIA
LARRY J. RATLIFF
CERTIFICATE NO 1211B
CERTIFIED LAND SURVEYOR
LARRY J. RATLIFF
PROFESSIONAL LAND SURVEYOR
#1211B

RECORDED W/CERTIFICATE ANNEXED
92 DEC -9 AM 9:48
PRINCE WILLIAM CO.,VA
TESTE: [signature]
CLERK

APPENDIX III

NATIONAL WETLAND INVENTORY MAP &
NRCS SOILS MAP

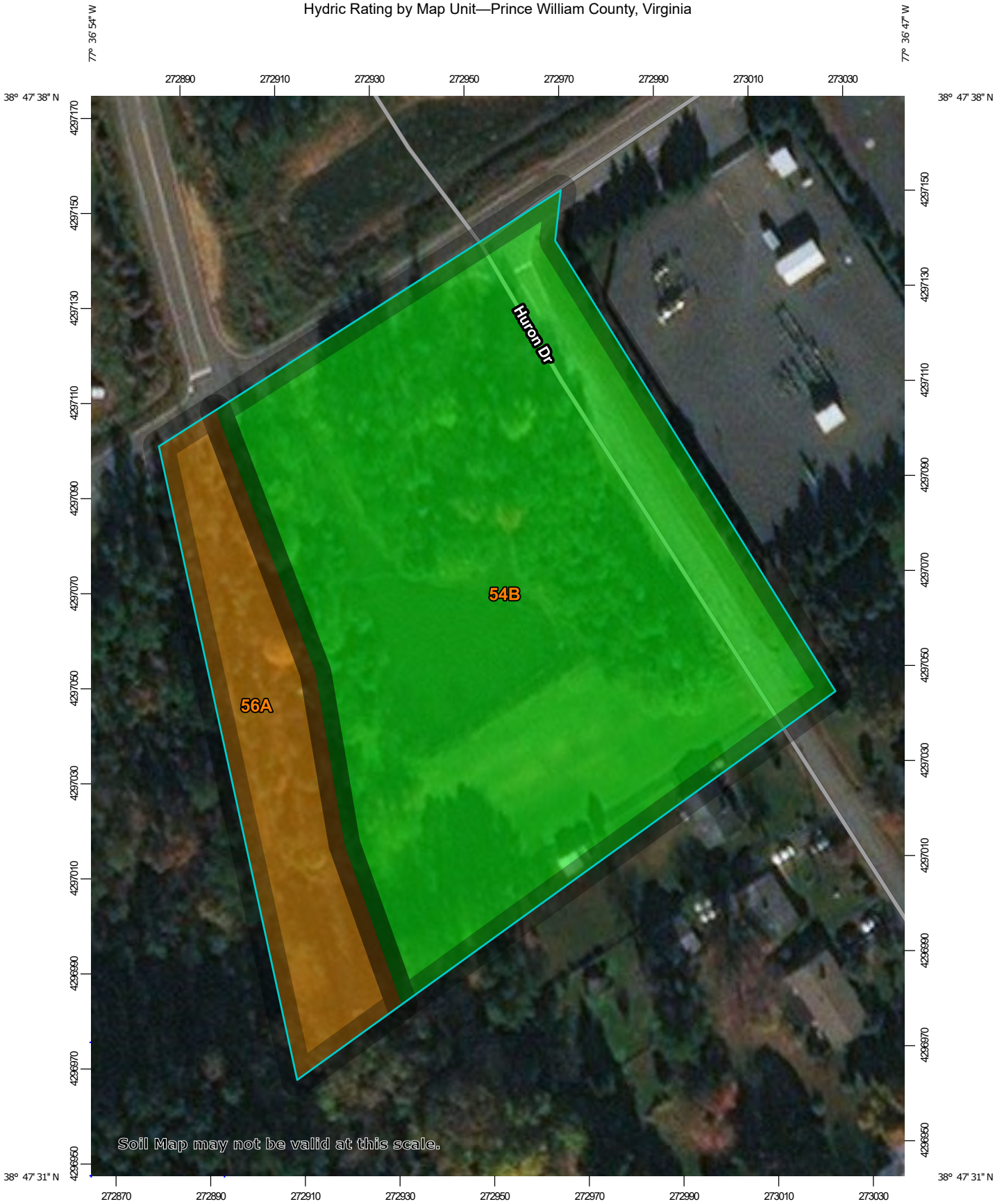
U.S. Fish and Wildlife Service
National Wetlands Inventory

7580 Huron Drive

September 25, 2020

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine



Map Scale: 1:1,110 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 15 30 60 90

Feet: 0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

Soil Rating Polygons

- Hydric (100%)
- Hydric (66 to 99%)
- Hydric (33 to 65%)
- Hydric (1 to 32%)
- Not Hydric (0%)
- Not rated or not available

Soil Rating Lines

- Hydric (100%)
- Hydric (66 to 99%)
- Hydric (33 to 65%)
- Hydric (1 to 32%)
- Not Hydric (0%)
- Not rated or not available

Soil Rating Points

- Hydric (100%)
- Hydric (66 to 99%)
- Hydric (33 to 65%)
- Hydric (1 to 32%)
- Not Hydric (0%)
- Not rated or not available

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Prince William County, Virginia
Survey Area Data: Version 17, Jun 5, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 25, 2014—Mar 10, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydric Rating by Map Unit

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
54B	Urban land-Udorthents complex, 0 to 7 percent slopes	0	2.9	81.2%
56A	Waxpool silt loam, 0 to 2 percent slopes	80	0.7	18.8%
Totals for Area of Interest			**3.6**	**100.0%**

Description

This rating indicates the percentage of map units that meets the criteria for hydric soils. Map units are composed of one or more map unit components or soil types, each of which is rated as hydric soil or not hydric. Map units that are made up dominantly of hydric soils may have small areas of minor nonhydric components in the higher positions on the landform, and map units that are made up dominantly of nonhydric soils may have small areas of minor hydric components in the lower positions on the landform. Each map unit is rated based on its respective components and the percentage of each component within the map unit.

The thematic map is color coded based on the composition of hydric components. The five color classes are separated as 100 percent hydric components, 66 to 99 percent hydric components, 33 to 65 percent hydric components, 1 to 32 percent hydric components, and less than one percent hydric components.

In Web Soil Survey, the Summary by Map Unit table that is displayed below the map pane contains a column named 'Rating'. In this column the percentage of each map unit that is classified as hydric is displayed.

Hydric soils are defined by the National Technical Committee for Hydric Soils (NTCHS) as soils that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part (Federal Register, 1994). Under natural conditions, these soils are either saturated or inundated long enough during the growing season to support the growth and reproduction of hydrophytic vegetation.

The NTCHS definition identifies general soil properties that are associated with wetness. In order to determine whether a specific soil is a hydric soil or nonhydric soil, however, more specific information, such as information about the depth and duration of the water table, is needed. Thus, criteria that identify those estimated soil properties unique to hydric soils have been established (Federal Register, 2002). These criteria are used to identify map unit components that normally are associated with wetlands. The criteria used are selected estimated soil properties that are described in "Soil Taxonomy" (Soil Survey Staff, 1999) and "Keys to Soil Taxonomy" (Soil Survey Staff, 2006) and in the "Soil Survey Manual" (Soil Survey Division Staff, 1993).

If soils are wet enough for a long enough period of time to be considered hydric, they should exhibit certain properties that can be easily observed in the field. These visible properties are indicators of hydric soils. The indicators used to make onsite determinations of hydric soils are specified in "Field Indicators of Hydric Soils in the United States" (Hurt and Vasilas, 2006).

References:

Federal Register. July 13, 1994. Changes in hydric soils of the United States.

Federal Register. September 18, 2002. Hydric soils of the United States.

Hurt, G.W., and L.M. Vasilas, editors. Version 6.0, 2006. Field indicators of hydric soils in the United States.

Soil Survey Division Staff. 1993. Soil survey manual. Soil Conservation Service. U.S. Department of Agriculture Handbook 18.

Soil Survey Staff. 1999. Soil taxonomy: A basic system of soil classification for making and interpreting soil surveys. 2nd edition. Natural Resources Conservation Service. U.S. Department of Agriculture Handbook 436.

Soil Survey Staff. 2006. Keys to soil taxonomy. 10th edition. U.S. Department of Agriculture, Natural Resources Conservation Service.

Rating Options

Aggregation Method: Percent Present

Component Percent Cutoff: None Specified

Tie-break Rule: Lower

APPENDIX IV

WETLAND DATA SHEETS

WETLAND DETERMINATION DATA FORM – Eastern Mountains and Piedmont Region

Project/Site: 7580 Huron Drive City/County: Prince William County Sampling Date: 2020-09-21
Applicant/Owner: Wright Realty, Inc. State: Virginia Sampling Point: DP-1
Investigator(s): J. Moore, M. Howard Section, Township, Range:
Landform (hillslope, terrace, etc.): Depression Local relief (concave, convex, none): None Slope (%): 2
Subregion (LRR or MLRA): S 148 Lat: 38.7932739 Long: -77.6130567 Datum: WGS 84
Soil Map Unit Name: Urban land - Udorthents complex, 0 to 7 percent slopes NWI classification: PUBFx
Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✔ No _____ (If no, explain in Remarks.)
Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes ✔ No _____
Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ✔	No _____	**Is the Sampled Area within a Wetland?** Yes ✔ No _____
Hydric Soil Present?	Yes ✔	No _____	
Wetland Hydrology Present?	Yes ✔	No _____	

Remarks:

Data point taken within PEM wetland located within an existing storm water pond, near flag A4.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ✔ Surface Water (A1)
- ✔ High Water Table (A2)
- ✔ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ✔ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ✔	No _____	Depth (inches): 0.5
Water Table Present?	Yes ✔	No _____	Depth (inches): 0
Saturation Present? (includes capillary fringe)	Yes ✔	No _____	Depth (inches): 0

Wetland Hydrology Present? Yes ✔ No _____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION (Five Strata) – Use scientific names of plants. Sampling Point: DP-1

	Absolute % Cover	Dominant Species?	Indicator Status
Tree Stratum (Plot size: 30 ft r)			
1.			
2.			
3.			
4.			
5.			
6.			
	= Total Cover		
50% of total cover:	20% of total cover:		
Sapling Stratum (Plot size: 30 ft r)			
1.			
2.			
3.			
4.			
5.			
6.			
	= Total Cover		
50% of total cover:	20% of total cover:		
Shrub Stratum (Plot size: 15 ft r)			
1.			
2.			
3.			
4.			
5.			
6.			
	= Total Cover		
50% of total cover:	20% of total cover:		
Herb Stratum (Plot size: 5 ft r)			
1. Dactylis glomerata	40	✔	FACU
2. Eleocharis obtusa	40	✔	OBL
3. Leersia oryzoides	10		OBL
4. Cyperus strigosus	5		FACW
5. Persicaria pensylvanica	5		FACW
6.			
7.			
8.			
9.			
10.			
11.			
	100% = Total Cover		
50% of total cover: 50	20% of total cover: 20		
Woody Vine Stratum (Plot size: 30 ft r)			
1.			
2.			
3.			
4.			
5.			
	= Total Cover		
50% of total cover:	20% of total cover:		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 50 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	50	x 1 =	50
FACW species	10	x 2 =	20
FAC species	0	x 3 =	0
FACU species	40	x 4 =	160
UPL species	0	x 5 =	0
Column Totals:	100 (A)		230 (B)

Prevalence Index = B/A = 2.3

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

✔ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Five Vegetation Strata:

Tree – Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and 3 in. (7.6 cm) or larger in diameter at breast height (DBH).

Sapling – Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and less than 3 in. (7.6 cm) DBH.

Shrub – Woody plants, excluding woody vines, approximately 3 to 20 ft (1 to 6 m) in height.

Herb – All herbaceous (non-woody) plants, including herbaceous vines, regardless of size, and woody plants, except woody vines, less than approximately 3 ft (1 m) in height.

Woody vine – All woody vines, regardless of height.

Hydrophytic Vegetation Present? **Yes** ✔ **No** ___

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL Sampling Point: DP-1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0 - 12	10YR 5/2	90	7.5YR 4/6	10			Clay loam	
-								
-								
-								
-								
-								
-								
-								
-								
-								

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10) **(LRR N)**
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1) **(LRR N, MLRA 147, 148)**
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) **(MLRA 147, 148)**
- ___ Thin Dark Surface (S9) **(MLRA 147, 148)**
- ___ Loamy Gleyed Matrix (F2)
- ✔ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Iron-Manganese Masses (F12) **(LRR N, MLRA 136)**
- ___ Umbric Surface (F13) **(MLRA 136, 122)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 148)**
- ___ Red Parent Material (F21) **(MLRA 127, 147)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) **(MLRA 147)**
- ___ Coast Prairie Redox (A16) **(MLRA 147, 148)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 136, 147)**
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** ✔ **No** ____

Remarks:

WETLAND DETERMINATION DATA FORM – Eastern Mountains and Piedmont Region

Project/Site: 7580 Huron Drive City/County: Prince William County Sampling Date: 2020-09-21
Applicant/Owner: Wright Realty, Inc. State: Virginia Sampling Point: DP-2
Investigator(s): J. Moore, M. Howard Section, Township, Range:
Landform (hillslope, terrace, etc.): Upland Local relief (concave, convex, none): Concave Slope (%): 5
Subregion (LRR or MLRA): S 148 Lat: 38.7932739 Long: -77.6145005 Datum: WGS 84
Soil Map Unit Name: Urban land - Udorthents complex, 0 to 7 percent slopes NWI classification: NA
Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✔ No _____ (If no, explain in Remarks.)
Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes ✔ No _____
Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ✔	No _____	**Is the Sampled Area within a Wetland?** Yes _____ No ✔
Hydric Soil Present?	Yes _____	No ✔	
Wetland Hydrology Present?	Yes _____	No ✔	

Remarks:

Data point taken in upland near flag A5.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ✔ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes _____	No ✔	Depth (inches): _____
Water Table Present?	Yes _____	No ✔	Depth (inches): _____
Saturation Present? (includes capillary fringe)	Yes _____	No ✔	Depth (inches): _____

Wetland Hydrology Present? Yes _____ No ✔

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Only one secondary indicator of wetland hydrology was observed at this data point.

VEGETATION (Five Strata) – Use scientific names of plants. Sampling Point: DP-2

	Absolute % Cover	Dominant Species?	Indicator Status
Tree Stratum (Plot size: 30 ft r)			
1.			
2.			
3.			
4.			
5.			
6.			
	= Total Cover		
50% of total cover:	20% of total cover:		
Sapling Stratum (Plot size: 30 ft r)			
1.			
2.			
3.			
4.			
5.			
6.			
	= Total Cover		
50% of total cover:	20% of total cover:		
Shrub Stratum (Plot size: 15 ft r)			
1.			
2.			
3.			
4.			
5.			
6.			
	= Total Cover		
50% of total cover:	20% of total cover:		
Herb Stratum (Plot size: 5 ft r)			
1. Persicaria hydropiperoides	80	✔	OBL
2. Dactylis glomerata	10		FACU
3. Persicaria pensylvanica	10		FACW
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	100% = Total Cover		
50% of total cover: 50	20% of total cover: 20		
Woody Vine Stratum (Plot size: 30 ft r)			
1.			
2.			
3.			
4.			
5.			
	= Total Cover		
50% of total cover:	20% of total cover:		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	80	x 1 =	80
FACW species	10	x 2 =	20
FAC species	0	x 3 =	0
FACU species	10	x 4 =	40
UPL species	0	x 5 =	0
Column Totals:	100 (A)		140 (B)

Prevalence Index = B/A = 1.4

Hydrophytic Vegetation Indicators:

✔ 1 - Rapid Test for Hydrophytic Vegetation

✔ 2 - Dominance Test is >50%

✔ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Five Vegetation Strata:

Tree – Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and 3 in. (7.6 cm) or larger in diameter at breast height (DBH).

Sapling – Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and less than 3 in. (7.6 cm) DBH.

Shrub – Woody plants, excluding woody vines, approximately 3 to 20 ft (1 to 6 m) in height.

Herb – All herbaceous (non-woody) plants, including herbaceous vines, regardless of size, and woody plants, except woody vines, less than approximately 3 ft (1 m) in height.

Woody vine – All woody vines, regardless of height.

Hydrophytic Vegetation Present? Yes ✔ No ___

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL Sampling Point: DP-2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0 - 6	10YR 4/6	80	10YR 4/3	20			Clay	
6 - 14	10YR 4/6	80	5YR 4/4	20			Clay	
-								
-								
-								
-								
-								
-								
-								
-								

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10) **(LRR N)**
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1) **(LRR N, MLRA 147, 148)**
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) **(MLRA 147, 148)**
- ___ Thin Dark Surface (S9) **(MLRA 147, 148)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Iron-Manganese Masses (F12) **(LRR N, MLRA 136)**
- ___ Umbric Surface (F13) **(MLRA 136, 122)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 148)**
- ___ Red Parent Material (F21) **(MLRA 127, 147)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) **(MLRA 147)**
- ___ Coast Prairie Redox (A16) **(MLRA 147, 148)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 136, 147)**
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** _____ **No** ✔

Remarks:

No indicators of hydric soil.

WETLAND DETERMINATION DATA FORM – Eastern Mountains and Piedmont Region

Project/Site: 7580 Huron Drive City/County: Prince William County Sampling Date: 2020-09-21
Applicant/Owner: Wright Realty, Inc. State: Virginia Sampling Point: DP-3
Investigator(s): J. Moore, M. Howard Section, Township, Range:
Landform (hillslope, terrace, etc.): Upland Local relief (concave, convex, none): Concave Slope (%): 5
Subregion (LRR or MLRA): S 148 Lat: 38.7933044 Long: -77.6142389 Datum: WGS 84
Soil Map Unit Name: Urban land - Udorthents complex, 0 to 7 percent slopes NWI classification: NA
Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✔ No _____ (If no, explain in Remarks.)
Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes ✔ No _____
Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ✔	No _____	**Is the Sampled Area within a Wetland?** Yes _____ No ✔
Hydric Soil Present?	Yes _____	No ✔	
Wetland Hydrology Present?	Yes _____	No ✔	

Remarks:

Data point taken in upland near flag A4. Sparsely concave surface.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ✔ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes _____	No ✔	Depth (inches): _____
Water Table Present?	Yes _____	No ✔	Depth (inches): _____
Saturation Present? (includes capillary fringe)	Yes _____	No ✔	Depth (inches): _____

Wetland Hydrology Present? Yes _____ No ✔

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Only one secondary indicator of wetland hydrology was observed at this data point.

VEGETATION (Five Strata) – Use scientific names of plants. Sampling Point: DP-3

Tree Stratum (Plot size: 30 ft r)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
6.			
	= Total Cover		

50% of total cover: _____ 20% of total cover: _____

Sapling Stratum (Plot size: 30 ft r)			
1.			
2.			
3.			
4.			
5.			
6.			
	= Total Cover		

50% of total cover: _____ 20% of total cover: _____

Shrub Stratum (Plot size: 15 ft r)			
1.			
2.			
3.			
4.			
5.			
6.			
	= Total Cover		

50% of total cover: _____ 20% of total cover: _____

Herb Stratum (Plot size: 5 ft r)			
1. Persicaria pensylvanica	5	✔	FACW
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	5% = Total Cover		

50% of total cover: 3 20% of total cover: 1

Woody Vine Stratum (Plot size: 30 ft r)			
1.			
2.			
3.			
4.			
5.			
	= Total Cover		

50% of total cover: _____ 20% of total cover: _____

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	5	x 2 =	10
FAC species	0	x 3 =	0
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column Totals:	5 (A)		10 (B)

Prevalence Index = B/A = 2.0

Hydrophytic Vegetation Indicators:

✔ 1 - Rapid Test for Hydrophytic Vegetation

✔ 2 - Dominance Test is >50%

✔ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

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Woody vine – All woody vines, regardless of height.

Hydrophytic Vegetation Present? **Yes** ✔ **No** _____

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL Sampling Point: DP-3

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0 - 6	10YR 4/6	80	10YR 4/3	20			Clay	
6 - 14	10YR 4/6	80	5YR 4/4	20			Clay	
-								
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-								
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- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1) **(LRR N, MLRA 147, 148)**
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) **(MLRA 147, 148)**
- ___ Thin Dark Surface (S9) **(MLRA 147, 148)**
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- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Iron-Manganese Masses (F12) **(LRR N, MLRA 136)**
- ___ Umbric Surface (F13) **(MLRA 136, 122)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 148)**
- ___ Red Parent Material (F21) **(MLRA 127, 147)**

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) **(MLRA 147)**
- ___ Coast Prairie Redox (A16) **(MLRA 147, 148)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 136, 147)**
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** _____ **No** ✔

Remarks:

No indicators of hydric soil.

APPENDIX V

PHOTOGRAPHS

Photograph 1: View to the northwest showing Data Point 1, taken within PEM wetlands near flag A4.

Photograph 2: View to the north showing PEM wetlands, fence surrounding historic stormwater pond, and upland mid-successional mixed woodland.

Photograph 3: View to the east showing uplands surrounding Data Point 2.

Photograph 4: View to the west showing uplands surrounding Data Point 2.

Photograph 5: View to the east showing Data Point 2, taken within an upland swale near flag B4.

Photograph 6: View to the west showing Data Point 3, taken within an upland swale near flag A4.

Photograph 7: View to the east showing Data Point 3, taken within an upland swale near flag A4.

Photograph 8: View to the west showing surface water in PEM wetland.

Photograph 9: View to the south showing PEM wetlands and uplands.

Photograph 10: View to the northwest showing culvert entering the northwestern portion of the site.

Photograph 11: View to the southeast showing the intermittent stream in the northwestern portion of the site.

Photograph 12: View to the northeast showing the intermittent stream flowing through the central portion of the site.

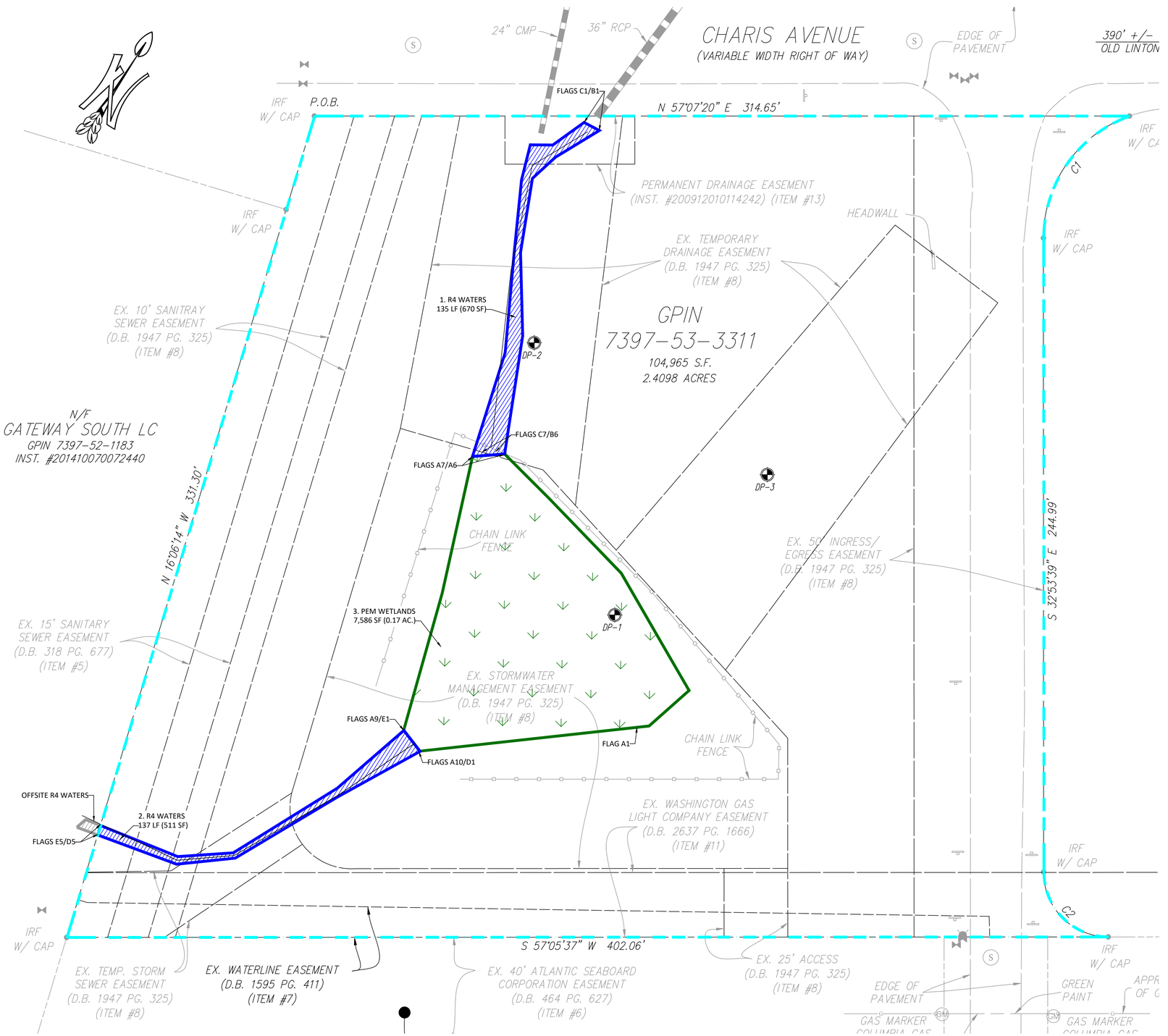
Photograph 13: View to the southwest showing the intermittent stream flowing through the central portion of the site.

Photograph 14: View to the northeast showing PEM wetland, connected to intermittent stream in the southwestern portion of the site.

Photograph 15: View to the southwest showing constructed channel in the southwestern portion of the site.

APPENDIX VI

WETLANDS AND WATERS OF THE U.S.
DELINEATION MAP



LEGEND

- INTERMITTENT WATERS (R4)
- PALUSTRINE EMERGENT (PEM) WETLAND
- OFFSITE INTERMITTENT WATERS (R4)
- DP- APPROX. DATAPOINT LOCATION
- STUDY AREA

NOTES:
1. THE WETLAND DELINEATION WAS CONDUCTED BY TNT ENVIRONMENTAL, INC. (TNT) IN SEPTEMBER 2020. EXISTING CONDITION, TOPOGRAPHY AND WETLAND FLAGS WERE SURVEYED BY LEGACY ENGINEERING.

2. THE WETLAND AND OTHER WATERS BOUNDARIES DEPICTED HEREON ARE PRELIMINARY UNTIL CONFIRMED DURING A JURISDICTIONAL DETERMINATION WITH THE US ARMY CORPS OF ENGINEERS (USACE).

3. *THE STREAM CLASSIFICATIONS SHOWN HEREON SHOULD BE CONSIDERED PRELIMINARY UNTIL APPROVED BY PRINCE WILLIAM COUNTY.

4. THE STREAM ASSESSMENTS CONDUCTED ARE BASED ON THE FAIRFAX COUNTY "PERENNIAL STREAM FIELD IDENTIFICATION PROTOCOL", DATED MAY 2003.

5. THIS DELINEATION WAS PERFORMED PER THE *CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL*, TECHNICAL REPORT Y-87-1 (1987 MANUAL) AND SUBSEQUENT GUIDANCE AND MODIFICATION BY THE *REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL:EASTERN MOUNTAINS AND PIEDMONT REGION* (VERSION 2.0) DATED APRIL 2012.

SCALE (IN FEET)
10 20
20 0

SUMMARY OF EXCLUDED (NON-ADJACENT) WATERS (INCLUDING WETLANDS)

AR ID	PUB (SF)	PUB (AC)	R4 (LF)	R4 (AC)	JURISDICTIONAL DETERMINATION RATIONALE / RATIONALE FOR DETERMINATION
1		0.00	135	0.02	(b)(10) Stormwater control feature constructed or excavated in upland or in a non-jurisdictional water to convey, treat, infiltrate, or store stormwater runoff
2		0.00	137	0.01	(b)(10) Stormwater control feature constructed or excavated in upland or in a non-jurisdictional water to convey, treat, infiltrate, or store stormwater runoff
3	7,586	0.17			(b)(10) Stormwater control feature constructed or excavated in upland or in a non-jurisdictional water to convey, treat, infiltrate, or store stormwater runoff
Total	**7,586**	**0.17**	**272**	**0.03**	

PUB - Palustrine Unconsolidated Bottom; R4 - Intermittent Stream

ENVIRONMENTAL
4455 Brookfield Corporate Drive, Suite 100
Chantilly, VA 20151
PH: 703-466-5123 WWW.TNTENVIRONMENTALINC.COM

7580 HURON DRIVE
PRINCE WILLIAM COUNTY

SURVEYED WETLANDS & WATERS MAP

REVISIONS

DATE	COMMENTS

SHEET 1 OF 1
SCALE: 1" = 20'
PROJECT DATE: 11/30/20
DRAFT: MEH
CHECK: AMS
FILE NUMBER: 2099