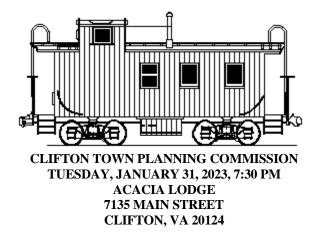
Minutes adopted on February 28, 2023 by the Planning Commission as presented.



Present:Kathy Kalinowski, Chair; Michelle Stein; Adam Trost; Terri Winkowski.Staff:Amanda Christman, Zoning Clerk.Absent:Town Council Representative Member Patrick Pline; Paula Sampson; Susan
Yantis.

The Regular Meeting was called to order by Chair Kalinowski at 7:31 PM.

Order of Business:

1. Residential Application:

a. 12800 Chapel Street: Revised Plan of Development **See attached application.**

The Planning Commission reviewed the preliminary use permit with an approved Plan of Development which was issued on February 1, 2022 to Amy Luyster for building a riding ring at 12800 Chapel Street. Fairfax County has made changes to that Plan of Development in the course of their review as of September 14, 2022 with respect to the Rough Grading Plan and included in the Land Disturbance Permit issued by the County on December 13, 2022. Since the applicant was required to provide the Town an updated Plan of Development if any changes occurred, the applicant's engineer noted these changes on the applicant's development plan dated August 18, 2022, and these changes were also reviewed and itemized by the Town Engineer in his letter of January 30, 2023.

- Chair Kalinowski moved to recommend approval for the Plan of Development as amended by the County as shown in the County plan and engineer's plan that itemizes the changes, seconded by Member Trost. The motion was approved by poll, 4-0.
- 2. Commercial Application:

a. 12644 Chapel Road: Farmers Market

See attached application.

The Planning Commission reviewed an application by Robin Moser of Virginia Mercantile, for a Farmer's Market at 12644 Clifton Road, every Sunday from April through November, from 7AM to 2 PM, with a maximum of 7 vendors, all of whom will be located in the courtyard area. As part of the discussion of various issues, including the parking issue, The Town Clerk contacted by email the owner of the building, and all the tenants located at 12644 to obtain their feedback. There was no negative feedback from any tenant. The owner approved the Farmer's Market, as did the 5 tenants who responded, who all noted that little to no business was 1 | Regular Meeting Minutes, January 31, 2023, prepared by Amanda Christman, Zoning Clerk Minutes adopted on February 28, 2023 by the Planning Commission as presented.

conducted by them on Sundays at the office. It was noted that there was a previous Farmer's Market at that location a number of years ago, which did not impact parking or traffic, since many attendees walked to the market.

- Chair Kalinowski moved to recommend that a conditional use permit be approved for 2023 for such a Farmer's Market at 12644 Clifton Road, to occur Sundays (except for Clifton Day) from 7AM-2 PM from April through November 2023, with no more than seven vendors, all of whom will have their stands located on the courtyard area of the premises, that there will be no music or amplified sound and noise will be kept to a minimum, and that f the Market wishes to continue in 2024, it will be necessary for the Market and its organizer to apply after November 2023 for another use permit, so the Town can evaluate the previous year with respect to impact on the community considering parking, noise and all other pertinent factors, seconded by Member Stein. The motion was approved by poll, 4-0.
- 3. 12644 and 12641 Chapel Road Parking Complaints.

It was reported that many complaints have been received from residents and business owners with regard to activities relating to Sun Design's activities at the two locations.

• Chair Kalinowski moved to recommend that a Notice of Violation by issued to the business based on the parking and Use Permit complaints, seconded by Member Trost. The motion was approved by poll, 4-0.

4. Approve December 20, 2022 Meeting Minutes.

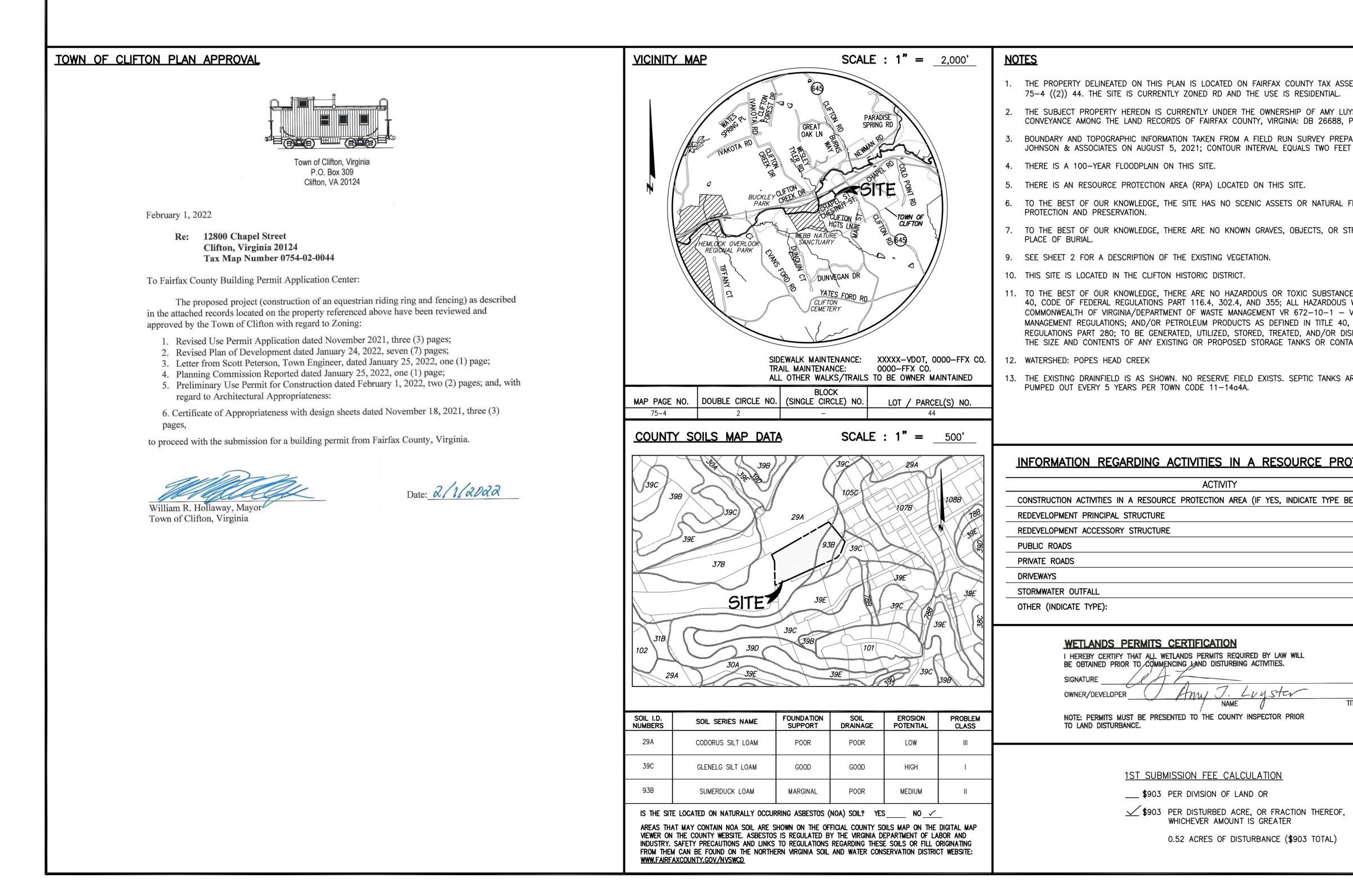
• Chair Kalinowski moved to approve the December 20, 2022 Regular Meeting Minutes as presented, seconded by Member Winkowski. The motion was approved by poll, 3-0-1. (Member Stein abstained).

5. Adjournment.

The meeting was adjourned by general acclamation at 8:03 PM.

Fairfax Cou	nty, Virginia
	RBANCE AND TER PERMIT
Plan Number: 004181-RGP-002-2	Issued Date: 12/13/2022
Job Address:	Tax Map ID
Plan Name: 12800 CHAPEL STREET (SP)	FAID
Owner:	Responsible Land Disturber: AMY LUYSTER 12800 CHAPEL ST CLIFTON, VA 20124
Permit Valid Time Frame: From: 12/13/2022 To: 12/12/2027	
Bond Amount:	
Information Verification Has permission, according to approved plans, appli Install All Necessary Improvements Including Utilities	
 This permit holder is subject to and shall comply wi VPDES Permit for Discharges of Stormwater from Co VAR10N141. This Permit holder shall maintain a complete copy of coverage 	
 A copy of this permit must be posted at the construction site for the duration of the permit. This permit does not constitute approval from your homeowners' association and its related covenants. This permit will expire if work does not commence in six months or if work is suspended for six months. Contact VA 811 before you dig at 811 or VA811.com. 	 The permit holder is responsible to schedule inspections at plus.fairfaxcounty.gov/CitizenAccess when stages of construction are reached that require inspections. The Director of Land Development Services (LDS) or his/her agents shall have the right to enter and inspect the property at all times. For questions regarding this permit email LDSSAC@fairfaxcounty.gov or call 703-222-0801, TTY 711.
Land Development Services 12055 Government Center Parkway Fairfax, Virginia 22035 703-324-1780, TTY 711 www.fairfaxcounty.gov/plan2build	Permit Information: Scheduled Inspections:

12800 CHAPEL STRE



Before you start

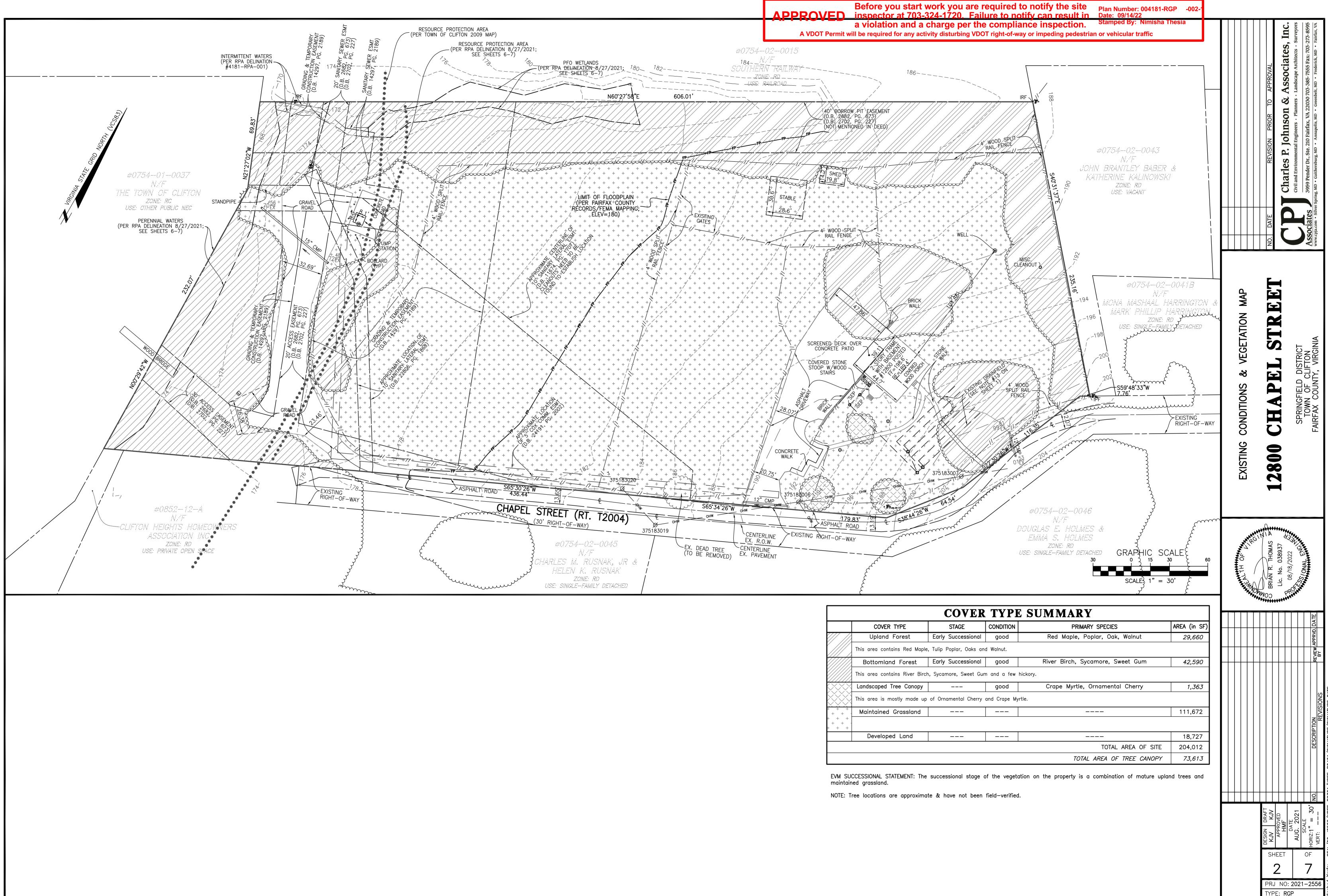
a violation and

APPROVED inspector at 703-

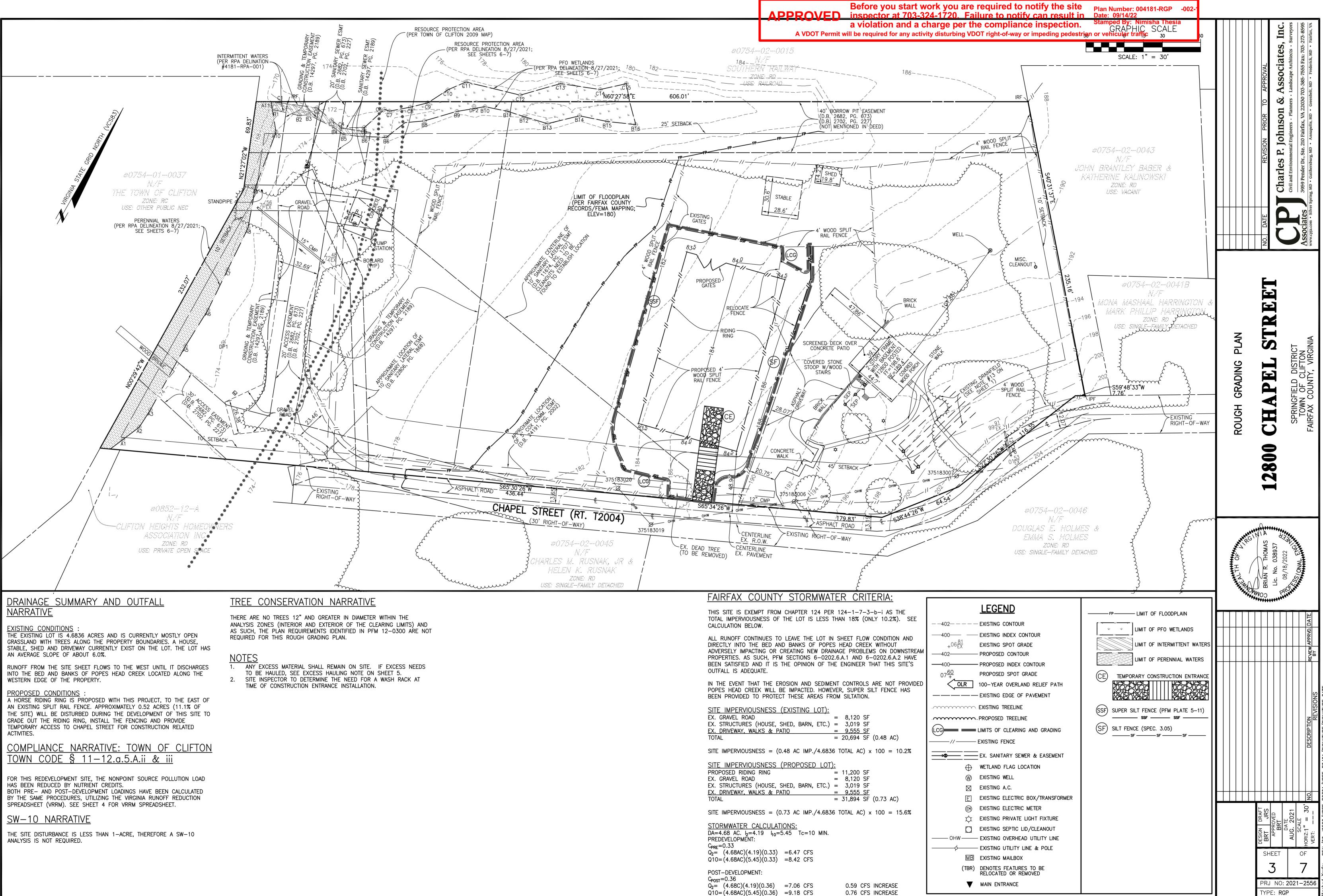
SPRINGFIELD DISTRICT TOWN OF CLIFTON FAIRFAX COUNTY, VIRGINIA

4181-RGP-002-2

<u>324-1720</u>). Failure to no	to notify the site Plan Number: 004181-RGP -002-7 otify can result in Date: 09/14/22 ance inspection. Stamped By: Nimisha Thesia
		ay or impeding pedestrian or vehicular traffic
ESSMENT MAI	P NUMBER	SHEET INDEX 1. COVER SHEET 2. EXISTING CONDITIONS & VEGETATION MAP
YSTER BY TH PG 967.	E FOLLOWING	 ROUGH GRADING PLAN VIRGINIA RUNOFF REDUCTION METHOD SPREADSHEET EROSION & SEDIMENT CONTROL NARRATIVE
ARED BY CHA T NGVD 1929		6. RPA DELINEATION 7. RPA DELINEATION
1 11010 1020		7A. FLOODPLAIN MAPPING PROJECT DESCRIPTION
		THIS PLAN PROPOSES THE CONSTRUCTION OF A RIDING RING WITH FENCING AND RELOCATION OF A
FEATURES DE		PORTION OF 4' SPLIT RAIL WOODEN FENCE. A TOTAL OF 0.52 ACRES OF THE PROPERTY WILL BE DISTURBED.
TRUCTURES N	MARKING A	
	FORTH IN TITLE ET FORTH IN	
VIRGINIA HAZ , CODE OF F	ARDOUS WASTE EDERAL	
Sposed of (Ainers.	DN-SITE AND	
RE REQUIRED	D TO BE	
DTECTION		
ELOW)	YES/NO NO	
	NO NO	
	NO	OWNER INFORMATION
	NO NO	AMY LUYSTER 12800 CHAPEL STREET CLIFTON, VIRGINIA 20124
	NO NO	(254) 258–3402 AMYJOLUYSTER@GMAIL.COM
	I	
		CPT Charles P. Johnson & Associates, Inc. Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
	-	Associates www.cpja.com • Silver Spring, MD • Gaithersburg, MD • Annapolis, MD • College Park, MD • Frederick, MD • Frairfax, VA
IITLE	-	© 2011 CHARLES P. JOHNSON & ASSOCIATES, INC.
		PROJECT MANAGER : BRIAN THOMAS EMAIL : ffengineering@cpja.com
		TH OCTAR
		DocuSigned by:
		BRIAN R. THOMAS B930C9F03C934FB
		Lic. No. 038937 08/18/2022 SHEET 1 OF 7
		WARDS/ONAL ENGINEER



	COVER TYPE
	Upland Forest
	This area contains Red Maple,
	Bottomland Forest
	This area contains River Birch
\times	Landscaped Tree Canopy
	Landscaped Tree Canopy This area is mostly made up
+ + + +	
	This area is mostly made up
	This area is mostly made up
	This area is mostly made up Maintained Grassland



SITE IMPERVIOUSNESS (EXISTING LOT):
EX. GRAVEL ROAD = 8,120 SF
EX. STRUCTURES (HOUSE, SHED, BARN, ETC.) = 3,019 SF EX. DRIVEWAY, WALKS & PATIO = 9,555 SF
TOTAL = $20,694$ SF (0.48 AC)
SITE IMPERVIOUSNESS = $(0.48 \text{ AC IMP}./4.6836 \text{ TOTAL AC}) \times 100 = 10.2$

<u>ene im ennegeneee (i nei geeb een</u>	<u>~</u>		
PROPOSED RIDING RING	=	11,200 SF	
EX. GRAVEL ROAD	=	8,120 SF	
EX. STRUCTURES (HOUSE, SHED, BARN, ETC.)	=	3,019 SF	
EX. DRIVEWAY, WALKS & PATIO		<u>9,555 SF</u>	
TOTAL	=	31,894 SF (0.73 AC)

Last Saved 8/18/2022 Last Plotted 8/18/2022 10:35 AM Sheet N:\2021-2556\DWG\00-J0701

													OVED i		at 703-:
	DEQ V	irginia Runoff	Reduction Method	Re-Development	Compliance Spread	Isheet - Version 3.0					Si	e Results N	COT Permit will Mater Oual	a violation	
2011 BMP Standards and Specificatio	ons	⊙ 2013 Draft B	MP Standards and S	pecifications							Area Check	`	D.A. B	D.A. C	D.
Project Name:			Chapel Road			CLEAR ALL (Ctrl+Shift+R)	data input cells				FOREST/OPEN SPACE (a	c) 0.00	0.00	0.00	(
Date:			/4/2022 opment Project?	No			calculation cells				IMPERVIOUS COVER (a IMPERVIOUS COVER TREATED (a	-	0.00	0.00	(
Information					-		final results				MANAGED TURF AREA (a MANAGED TURF AREA TREATED (a		0.00	0.00	
											AREA CHEC		ОК.	OK.	
t-Development Proje	ct (Treatn				[]						Site Treatment Volume (ft	³) 415			
		Enter	Total Disturbed	Area (<i>acres</i>) →	0.52	BMP Design	Check: Specifications List: 2	013 Draft Stds & Specs		Dura ff Daduation Male					
	т	he site's net inc		duction required: Is cover (acres) is:		Land cover areas	Linear project? entered correctly?	No V		Runoff Reduction volu	me and TP By Drainage Are	D.A. A	D.A. B	D.A. C	
				on for Site (Ib/yr):			bed area entered?	1			REDUCTION VOLUME ACHIEVED (find a chieved (find a chieved) (lb/y	-	0	0	
eDevelopment Land Cover (ad	cres)										LOAD REDUCTION ACHIEVED (Ib/y		0.00	0.00	
t/Open Space (acres) undisturbed	A Soils	B Soils	C Soils	D Soils	Totals						TP LOAD REMAINING (Ib/y	r) 0.00	0.00	0.00	
/open space ged Turf (acres) disturbed, graded					0.00					NITROGEN	LOAD REDUCTION ACHIEVED (Ib/y	r) 0.00	0.00	0.00	
s or other turf to be ous Cover (acres)			0.52		0.52						Total Phosphorus		_		
					0.52						OST-DEVELOPMENT TP LOAD (Ib/y LOAD REDUCTION REQUIRED (Ib/y	r) 0.26	_		
Development Land Cover (acro	es)										LOAD REDUCTION ACHIEVED (Ib/y TP LOAD REMAINING (Ib/y	r) 0.00	-		
Open Space (acres) undisturbed,	A Soils	B Soils	C Soils	D Soils	Totals					REMAINING TP	LOAD REDUCTION REQUIRED (Ib/y				
ed forest/open space or reforested ed Turf (acres) disturbed, graded					0.00							,		*SEE THIS SI - FOR PHOSPH	HEET FO
rds or other turf to be vious Cover (acres)			0.52		0.52					Total Nitroger	n (For Information Purposes POST-DEVELOPMENT LOAD (Ib/y	-			
Area Check	OK.	ОК.	ОК.	ОК.	0.52						LOAD REDUCTION ACHIEVED (Ib/y /ELOPMENT NITROGEN LOAD (Ib/y	r) 0.00	-		
itants al Rainfall (inches)	43	1	Runoff Coefficier	n <mark>ts (Rv)</mark> A Soils	B Soils	C Soils D Soils									
Rainfall Event (inches) hosphorus (TP) EMC (mg/L)	1.00 0.26		Forest/Open Space Managed Turf	0.02	0.03	0.04 0.05 0.22 0.25									
Nitrogen (TN) EMC (mg/L) t TP Load (lb/acre/yr)	1.86 0.41		Impervious Cover	0.95		0.95 0.95									
less correction factor)	0.90														
ND COVER SUMMARY P	RE-REDEVE	LOPMENT	(LAND	O COVER SUMMARY	POST DEVELC	PMENT			-				
Land Cover Summ				Land Cover Summa			Summary-Post	Land Cover Sumn		ore	S				
Pre-ReDevelopment	Listed	Adjusted ¹		Post ReDev. & Ne Forest/Open Space	0.00	Forest/Open Sp		Post-Development Ne	w Impervious						
Weighted Rv(forest)	0.00	0.00		Cover (acres) Weighted Rv(forest)	0.00	Cover (acres) Weighted Rv(for	est) 0.00								
% Forest Nanaged Turf Cover (acres)	0%	0%		% Forest Managed Turf Cover	0%	% Forest Managed Turf Co	0% ver 0.52			Date:	January 21, 2022				1
				(acres)		(acres)				To:	Suha Omairan				s
Weighted Rv(turf) % Managed Turf	0.22	0.22		Weighted Rv (turf) % Managed Turf	0.22	Weighted Rv (to % Managed Tu					Land Development Enginee CPJ Associates	C			2:
Impervious Cover (acres)	0.00	0.00		Impervious Cover	0.00	ReDev. Impervi	ous 0.00	New Impervious Cover	0.00						4 Si B
Rv(impervious)	0.95	0.95		(acres) Rv(impervious)	0.95	Cover (acres) Rv(imperviou		(acres) Rv(impervious)		From:	Caroline Irvin Resource Environmental So	lutions			7
% Impervious	0%	0%		% Impervious	0%	%Imperviou	0%			Subject:	Potomac Watershed - Nutri		lability		7 S
Total Site Area (acres)	0.52	0.52		Final Site Area (acres)	0.52	Total ReDev. Site (acres)	0.52								0
Site Rv	0.22	0.22		Final Post Dev Site Rv	0.22	Re Dev Site R	0.22			Project Refere	nce: 12800 Chapel Street; 0.0	3 Credits Requ	uested; HUC 02	2070010	
Treatment Volume and	d Nutrient L	oad		Final Dart		Treatment Volume	and Nutrient Loa				confirm the availability of (
ReDevelopment Treatment Volume (acre-ft)	0.0095	0.0095		Final Post- Development Treatment Volume	0.0095	Post-ReDevelopr Treatment Volu		Post-Development Treatment Volume		nutrient bank f	one or more of Resource En acilities for use by permit ap	plicants within	the Potomac w	atershed,	
(and ity				(acre-ft)		(acre-ft)		(acre-ft)		*	C 02070010, to compensate f ns, as per Virginia Code § 62				S L 7
eDevelopment Treatment Volume				Final Post- Development		Post-ReDevelopr		Post-Development		Virginia Admi	nistrative Code 9 VAC 25-8	20-10 et seq. Tl	hese Nutrient C	redits are	
(cubic feet)	415	415		Treatment Volume (cubic feet)	415	Treatment Volu (cubic feet)	me 415	Treatment Volume (cubic feet)		-	managed under the terms of ent Reduction Implementatio	-		in as the	
				Final Post-		Post-ReDevelopr	hent								3
re-ReDevelopment TP Load (lb/yr)	0.26	0.26		Development TP Load	0.26	Post-ReDevelopr Load (TP) (Ib/yr)*	0.26	Post-Development TP Load (lb/yr)		Please feel free	e to contact me if you have a	ny questions.			
				(Ib/yr)			at TD								1
e-ReDevelopment TP Load per acre (Ib/acre/yr)	0.50	0.50		Final Post-Development TP Load per acre (lb/acre/yr)	0.50	Post-ReDevelopme Load per acre (lb/acre/yr)	0.50			Sincerely,					1
Baseline TP Load (lb/yr)				1992 (1992) - 1992 (1992) 1992 - 1992 (1992) 1993 - 1994 (1992)		Max. Reduction Red	uired			Davelle	ellenn				:
Baseline TP Load (ID/Yr) os/acre/yr applied to pre-redevelopment pervious land proposed for new impervio		0.21				Max. Reduction Red (Below Pre- ReDevelopment L	10%			Caroline Irvir					
			l					·		Resource Envi	ronmental Solutions				:
ed Land Cover Summary:	land to					TP Load Reduct Required fo		TP Load Reduction Required for New		cirvin@res.us					
Development land cover minus pervious red turf) acreage proposed for new impe		t/open space or				Redeveloped A (lb/yr)	0.03	Impervious Area (lb/yr)	0						
d total acreage is consistent with Post-	ReDevelopment o	creage (minus				(10/91)									
of new impervious cover). I shows load reduction requriement fo	r new impensious	cover (based on													
velopment load limit, 0.41 lbs/acre/yea															
			Post-Deve	lopment Requ	irement for Site	e Area									
			TPLood P	eduction Required	d (lb/yr)	0.03									
			IP LOAD K	cuaction Required		0.03									
			Nitr	ogen Loads (Info	rmational Purpose	es Only)									
		pment TN Load /yr)	Nitr 1.87	ogen Loads (Info	F	es Only) Final Post-Development TN Loa (Post-ReDevelopment & New									

		VED	Before you sinspector at	start work 703-324-1	you are re 720. Failu	equired to no	otify the site can result in	Plan Number: 00418 Date: 09/14/22	31-RGP -002- ⁻			
			a violation a	nd a charg	ge per the	compliance	inspection.	Stamped By: Nimis	ha Thesia		Inc.	Surveyors 2773-8595 Fairfax, VA
	•		• •	, I			me any peucoline					
Area Chec FOREST/OPEN SPACE		D.A. B	D.A. C	D.A. D 0.00	D.A. E	AREA CHECK OK.					APPROVAL Associates	Architects 55 Fax: 70 :derick, MD
IMPERVIOUS COVER	(ac) 0.00	0.00	0.00	0.00	0.00	ОК.					ROVA	cape Arc 5-7555]
IMPERVIOUS COVER TREATED MANAGED TURF AREA		0.00	0.00	0.00	0.00	ОК. ОК.					APP A S	• Landsca 703-385- belt, MD •
MANAGED TURF AREA TREATED AREA CHE		0.00 OK.	0.00 OK.	0.00 ОК.	0.00 ОК.	ОК.					<u>2</u>	ners 2030 Green
		<u>,</u> ו	I]						on PRIOR	x, VA 2 s, MD •
Site Treatment Volume (f	ft ³) 415										PR I	al Engineers • 210 Fairfax,
Reduction Volume and TP By Drainage Ar	[TOTAL					VISION	
RUNOFF REDUCTION VOLUME ACHIEVED (D.A. A (ft ³) 0	D.A. B	0 D.A. C	D.A. D 0	D.A. E	TOTAL					111	rironme
TP LOAD AVAILABLE FOR REMOVAL (Ib) TP LOAD REDUCTION ACHIEVED (Ib)		0.00	0.00	0.00	0.00	0.00					Charles	Civil and Environm 3959 Pender Dr., g, MD • Gaithersburg
TP LOAD REMAINING (Ib)		0.00	0.00	0.00	0.00	0.00					<u>ਿ</u>	Civil a 3959 g, MD
NITROGEN LOAD REDUCTION ACHIEVED (Ib)	/yr) 0.00	0.00	0.00	0.00	0.00	0.00						er Sprin
Total Phosphoru				n	,							ciates acom • silv
FINAL POST-DEVELOPMENT TP LOAD (Ib)]										w.cpja.co
TP LOAD REDUCTION REQUIRED (Ib) TP LOAD REDUCTION ACHIEVED (Ib)											Q Z	AS
TP LOAD REMAINING (Ib/ REMAINING TP LOAD REDUCTION REQUIRED (Ib/												
	yı). 0.05		*SEE THIS SH	EET FOR AVAILAE	BILITY OF NUTRI	ENT CREDITS				SPREADSHEE	F .	
Total Nitrogen (For Information Purpose		จ	- FUR PHUSPHU	KUS LUAD.						SCH		
POST-DEVELOPMENT LOAD (Ib, NITROGEN LOAD REDUCTION ACHIEVED (Ib,	/yr) 0.00									EAL		
MAINING POST-DEVELOPMENT NITROGEN LOAD (Ib)	/yr) <u>1.87</u>									SPR	REET	
										METHOD	N.	STRICT -TON VIRGINIA
										VET	_	TON
												, CLE
										10 1	L	
Øres												NN NN CC
y es										REDUCTION	H	SPRINGFIELD TOWN OF (FAIRFAX COUNT
r											ົວ	S FAIF
Date: January 21, 2022										RUNOFF		
•				10055 Red Run Suite 130	Blvd.					RUI	12800	
To: Suha Omairan Land Development Engine	er			Owings Mills, MI 21117	D					A	8	
CPJ Associates				412 N. 4th St. Suite 300						ND	12	
From: Caroline Irvin				Baton Rouge, L 70802	A					VIRGIN		
Resource Environmental Se	olutions			701 E. Bay St.								
Subject: Potomac Watershed – Nutr	rient Credit Availa	ability		Suite 306 Charleston, SC 29403								44
Project Reference: 12800 Chapel Street; 0	0.03 Credits Reque	ested; HUC	02070010	5020 Montrose	Blvd.					start R	AS AS	U.S.
This letter is to confirm the availability of	0.03 authorized n	utrient cred	its ("Nutrient	Suite 650 Houston, TX							THOM.	08/18/2022
Credits") from one or more of Resource E	invironmental Sol	utions' ("Rl	ES") Potomac	77005 1200 Camellia I	Phot					T,		08/18/2
nutrient bank facilities for use by permit a including HUC 02070010, to compensate	for nutrient loading	ngs in exces	s of state or	Suite 220 Lafayette, LA	bivd.							8
local regulations, as per Virginia Code § 6 Virginia Administrative Code 9 VAC 25-8				70508						10	WWOOD R	A A A A A A A A A A A A A A A A A A A
generated and managed under the terms of	f the Banking Inst	truments kn		137½ East Mai Suite 210 Oak Hill, WV	in St.							µ
Antonio Nutrient Reduction Implementati	ion Plan ("NRIP")).		25901								DAT
Please feel free to contact me if you have	any questions.			33 Terminal Wa Suite 431								APPRV
				Pittsburgh, PA 15219								REVIEW .
Sincerely,				302 Jefferson S Suite 110	it.							
Sincerely, Oqualine Vernin				Raleigh, NC 27605								
adune				1408 B Rosene Richmond, VA	ath Rd							
Caroline Irvin Resource Environmental Solutions				23230								
Resource Environmental Solutions cirvin@res.us												PTION
												ESCRIF
												ÖZ
											AFT RT D	2
											L DR B ROVEL	DATE . 20:
											DESIGN BRT APP E	JAN S ⁱ ORIZ: /ERT:
											SHEET	OF
											4	7
): 2021–2556
											TYPE: R	

EROSION AND SEDIMENT CONTROL NARRATIVE

PROJECT DESCRIPTION :

THE PURPOSE OF THIS PROJECT IS TO CONSTRUCT A RIDING RING ON THE PROPERTY. THE LOT IS 4.6836 ACRES. APPROXIMATELY 0.52 ACRES ARE DISTURBED ON THIS LOT. THERE IS NO OFFSITE GRADING OR DISTURBANCE PROPOSED.

EXISTING SITE CONDITIONS :

THE SITE IS MOSTLY OPEN SPACE WITH SOME TREES. THERE IS AN EXISTING HOUSE, BARN, SHED AND DRIVEWAY ON THE SITE. THE IS ALSO AN EXISTING PUMP STATION AT THE WESTERN PROPERTY BOUNDARY WITH ASSOCIATED GRAVEL ACCESS ROAD.

ADJACENT AREAS

NEIGHBORING AREAS TO THE PROPERTY DELINEATED ON THIS PLAN ARE ZONED RC OR RD. THESE PROPERTIES ARE BEING USED FOR SINGLE-FAMILY DWELLING UNITS, OPEN SPACE, RAILROAD AND "OTHER PUBLIC" USES. THERE ARE ENVIRONMENTALLY SENSITIVE AREAS ON AND ADJACENT TO THIS SITE.

<u>OFFSITE AREAS</u> : THERE IS NO OFFSITE DISTURBANCE PROPOSED BY THIS PLAN. EXCESS MATERIAL FROM EARTHWORK OPERATIONS, IF ANY, WILL BE REUSED ONSITE.

<u>CRITICAL AREAS</u> :

THERE ARE CRITICAL AREAS ON THIS SITE. THERE IS RPA (PER #4181-RPA-001) AND FLOODPLAIN ASSOCIATED WITH POPES HEAD CREEK ON THE WESTERN PORTION AND WETLANDS ON THE NORTHWESTERN PORTION OF THE SITE. SUPER SILT FENCE IS PROPOSED ALONG THE DOWNSTREAM BOUNDARY OF THE PROPOSED DISTURBANCE UPSLOPE FROM THE FLOODPLAIN TO PROTECT THESE CRITICAL AREAS FROM POTENTIAL SEDIMENTATION FROM THE PROPOSED LAND DISTURBING ACTIVITIES.

<u>SOILS</u> :

THE SOILS ON THE SITE ARE 29 (CODORUS SILT LOAM), 39 (GLENELG SILT LOAM) & 93 (SUMERDUCK LOAM).

(29) CODORUS SILT LOAM – THIS SOIL CONSISTS OF SILTY AND LOAMY ALLUVIUM ERODED FROM SCHIST, GRANITE AND GNEISS. THIS SOIL OCCURS IN THE PIEDMONT ON FLOODPLAINS AND TERRACES ADJACENT TO ACTIVE STREAM CHANNELS AND IS SUBJECT TO FLOODING. THE SEASONAL HIGH WATER TABLE BETWEEN ½ TO 2 FEET BELOW THE SURFACE. DEPTH TO HARD BEDROCK RANGES FROM 10 TO 20 FEET BELOW THE SURFACE. FOUNDATION SUPPORT IS POOR BECAUSE OF SOFT SOIL, SEASONAL SATURATION AND FLOODING. BASEMENTS BELOW EXISTING GRADE ARE NOT RECOMMENDED BECAUSE OF POTENTIAL SEVERE WETNESS PROBLEMS. SUITABILITY FOR SEPTIC DRAINFIELDS AND INFILTRATION TRENCHES IS POOR BECAUSE OF WETNESS AND FLOODING. HYDRIC SOILS ARE LIKELY TO OCCUR IN SMALL LOW-LYING AREAS.

(39) GLENELG – THIS PIEDMONT SOIL OCCURS EXTENSIVELY ON HILLTOPS AND SIDESLOPES UNDERLAIN BY MICACEOUS SCHIST AND PHYLLITE. SILTS AND CLAYS OVERLIE SILTY AND SANDY DECOMPOSED ROCK. DEPTH TO HARD BEDROCK RANGES BETWEEN 5 AND 100 FEET BELOW THE SURFACE. PERMEABILITY IS GENERALLY ADEQUATE FOR ALL PURPOSES. FOUNDATION SUPPORT FOR SMALL BUILDINGS (I.E., 3 STORIES OR LESS) IS TYPICALLY SUITABLE. BECAUSE OF A HIGH MICA CONTENT, THE SOIL TENDS TO "FLUFF" UP WHEN DISTURBED AND IS DIFFICULT TO COMPACT REQUIRING ENGINEERING DESIGNS FOR USE AS STRUCTURAL FILL. THIS SOIL IS SUITABLE FOR SEPTIC DRAINFIELDS AND INFILTRATION TRENCHES. GLENELG IS HIGHLY SUSCEPTIBLE TO EROSION.

(93) SUMERDUCK – THIS SOIL CONSISTS OF SILTY AND CLAYEY ALLUVIUM ERODED FROM MICACEOUS BEDROCK. IT OCCURS ALONG DRAINAGEWAYS OF THE PIEDMONT. THE SEASONAL HIGH WATER TABLE IS BETWEEN 2 AND 3½ FEET BELOW THE SURFACE. DEPTH TO BEDROCK IS GREATER THAN 6 FEET. FOUNDATION SUPPORT IS MARGINAL BECAUSE OF THE HIGH WATER TABLE. FOUNDATION DRAINS AND WATERPROOFING ARE NEEDED TO ENSURE DRY BASEMENTS. GRADING AND SUBSURFACE DRAINAGE MAY BE NEEDED TO ELIMINATE WET YARDS. SEPTIC DRAINFIELDS ARE POORLY SUITED BECAUSE OF THE HIGH WATER TABLE AND SLOW PERMEABILITY AND INFILTRATION TRENCHES ARE MARGINALLY SUITED BECAUSE OF THE HIGH WATER TABLE.

EROSION AND SEDIMENT CONTROL MEASURES :

THE METHODS FOR EROSION AND SEDIMENT CONTROL MEASURES WILL BE USED BY PROVIDING TEMPORARY CONSTRUCTION ENTRANCE, SILT FENCE, AND SUPER SILT FENCE. ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE STANDARDS AND PRACTICES SET FORTH IN THE CURRENT EDITION OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK.

PERMANENT STABILIZATION :

CLEARED AND DISTURBED AREAS WILL BE STABILIZED BY CONTRACTOR AT THE TIME OF INSTALLATION PER VESCH STANDARD 3.32.

STOCKPILING OF TOPSOIL :

ALL TOPSOIL WILL BE STRIPPED AND USED DIRECTLY ONSITE.

- EROSION AND SEDIMENT CONTROL PROGRAM AND SEQUENCE OF CONSTRUCTION:
 INSTALL TEMPORARY CONSTRUCTION ENTRANCE OF V.D.O.T. NO. 1 COARSE GRAVEL, FOR THE LENGTH OF THE PROPOSED DRIVEWAY OR 75' (WHICHEVER IS LESS) AND DEBRIS SHALL BE WASHED FROM ALL CONSTRUCTION VEHICLES AND EQUIPMENT FROM WATER ON-SITE. ALL SEDIMENT-LADEN WATER SHALL BE FILTERED BY SILT FENCING AND SUPER SILT FENCE AS SHOWN ON THE PLAN.
- 2. CLEAR AND GRUB AREAS AS NECESSARY FOR THE INSTALLATION OF THE SEDIMENT CONTROL STRUCTURES INCLUDING THE SUPER SILT FENCE, AND SILT FENCE. INSTALL ALL SEDIMENT CONTROL STRUCTURES AND HAVE THE SITE INSPECTOR REVIEW AND APPROVE THE INSTALLED MEASURES.
- 3. CLEAR AND GRADE THE REMAINDER OF THE SITE TO THE DESIGNATED CLEARING AND GRADING LIMITS. DEBRIS MUST BE REMOVED AND TAKEN TO AN APPROVED FAIRFAX COUNTY LANDFILL.
- 4. PROCEED WITH THE REMAINING CONSTRUCTION AND PERMANENT STABILIZATION OF THE ENTIRE SITE, INCLUDING SEEDING OR SODDING OF LAWN AREAS. STRAW BALES SHALL BE USED ONLY FOR SHEET FLOW APPLICATIONS AND ONLY WHEN APPROVED OR REQUESTED BY THE INSPECTOR.
- 5. AFTER COMPLETION OF CONSTRUCTION AND ALL STABILIZATION, TEMPORARY EROSION AND SEDIMENT CONTROL STRUCTURES MAY BE REMOVED AND THE AREAS RESTORED WITH THE PRIOR APPROVAL OF THE SITE INSPECTOR.

STRUCTURAL PRACTICES :

SILT FENCE BARRIERS : SILT FENCE BARRIERS WILL BE INSTALLED DOWNSLOPE OF MINOR GRADED AREAS (0.25 ACRES PER 100 LF OR LESS) TO FILTER SEDIMENT LADEN RUN-OFFS FROM SHEET FLOW. REF. SPEC. 3.05. SUPER SILT FENCE (REF. PFM PLATE 11–11): SUPER SILT FENCE BARRIERS WILL BE INSTALLED DOWNSLOPE OF GRADED AREAS TO FILTER SEDIMENT LADEN RUNOFFS FROM SHEET FLOW.

- 2. TEMPORARY CONSTRUCTION ENTRANCE AND WASH RACK: TEMPORARY CONSTRUCTION ENTRANCES AND WASH RACKS WILL BE INSTALLED AT THE LOCATIONS SHOWN ON THE PLANS TO REDUCE THE AMOUNT OF MUD TRANSPORTED ONTO PAVED PUBLIC ROADS BY MOTOR VEHICLES OR RUNOFF. IF A HYDRANT IS NOT AVAILABLE, A WATER TRUCK WILL BE USED TO PROVIDE WATER FOR TRUCK WASHING. REF. SPEC. 3.02.
- DUST CONTROL : MEASURES TO BE TAKEN TO PREVENT SURFACE AND AIR MOVEMENT OF DUST. REF. SPEC. 3.39.

TEMPORARY SEEDING :

- 1. TEMPORARY SEEDING SHALL BE PERFORMED IN ACCORDANCE WITH VESCH SPECIFICATION 3.31
- 2. SELECTION OF PLANTS SHOULD BE BASED ON THE SPECIFIC SITE AND SEASON PER VESCH TABLE 3.31-B.
- FERTILIZER WILL BE APPLIED AT THE RATE OF 600 LBS. PER ACRE AND INCORPORATED INTO THE SOIL AT A DEPTH OF 2-4".
 LIMING SHALL BE DONE AT THE RATES PER VESCH TABLE 3.31-A.
- 5. SEED SHALL BE EVENLY APPLIED AND SMALL GRAINS SHALL BE PLANTED NO MORE THAN 1.5 INCHES IN DEPTH.
- 6. SEEDING DONE IN THE FALL FOR WINTER COVER AND DURING HOT SUMMER MONTHS WILL BE MULCHED.

PERMANENT SEEDING

- PERMANENT SEEDING SHALL BE PERFORMED IN ACCORDANCE WITH VESCH 3.32
 PERMANENT VEGETATION COVER MUST MEET THE REQUIREMENTS OF MININ
- #3 (MS#3). 3. PLANT SELECTION SHALL BE BASED UPON TABLES 3.32 D DEPENDING
- TOPOGRAPHY, SOILS, AND SITE CONDITIONS.
 4. THE PLANTING SOIL MUST HAVE ENOUGH FINE GRAINED SOIL, SUFFICIENT SUFFICIENT DEPTH AND BE FREE FROM TOXIC OR EXCESSIVE QUANTITIES SHALL BE APPLIED IN ACCORDANCE WITH VESCH STD 3.30.

MULCHING

- MULCHING SHALL COMPLY WITH VESCH 3.35.
 AREAS WHICH HAVE BEEN PERMANENTLY SEEDED SHOULD BE MULCHE
- FOLLOWING SEEDING.
 AREAS WHICH CANNOT BE SEEDED BECAUSE OF THE SEASON SHOULD BE PROVIDE SOME PROTECTION TO THE SOIL SURFACE. AN ORGANIC MULC USED, AND THE AREA THEN SEEDED AS SOON AS WEATHER OR SEASON PERMIT. IT IS NOT RECOMMENDED THAT FIBER MULCH BE USED ALC PRACTICE; AT NORMAL APPLICATION RATES, IT JUST SIMPLY DOES NOT PROTECTION THAT IS ACHIEVED USING OTHER TYPES OF MULCH.
- 4. MULCH MAY BE USED TOGETHER WITH PLANTING OF TREES, SHRUBS GROUND COVERS WHICH DO NOT PROVIDE ADEQUATE SOIL STA THEMSELVES.
- 5. MULCH SHALL BE USED IN CONJUNCTION WITH TEMPORARY SEEDII SPECIFIED IN TEMPORARY SEEDING VESCH 3.31.

DUST CONTROL

PROVISION FOR DUST CONTROL SHALL BE MADE IN ACCORDANCE WITH STD. OF VESCH.

GENERAL LAND CONSERVATION NOTES

- NO DISTURBED AREA WHICH IS NOT ACTIVELY BEING WORKED SHALL RE FOR MORE THAN 7 CALENDAR DAYS UNLESS OTHERWISE AUTHORIZED BY T
 ALL E&S CONTROL MEASURES APPROVED WITH THE PHASE I E&S CONTROL
- ALL E&S CONTROL MEASURES APPROVED WITH THE PHASE I E&S CONTRO BE PLACED AS THE FIRST STEP IN GRADING.
 ALL STORM AND SANITARY SEWER LINES NOT IN STREETS SHALL BE
- MULCHED WITHIN 7 DAYS AFTER BACKFILL. NO MORE THAN 500' (150 OPEN AT ANY ONE TIME.
- 4. ELECTRIC POWER, TELEPHONE AND GAS SUPPLY TRENCHES SHALL SEEDED AND MULCHED WITHIN 7 DAYS AFTER BACKFILL.
- 5. ALL TEMPORARY EARTH BERMS, DIVERSIONS AND SEDIMENT CONTROL D SEEDED AND MULCHED FOR TEMPORARY VEGETATIVE COVER IMMEDIATELY POSSIBLE BUT NO LATER THAN 48 HR) AFTER COMPLETION OF GRADIN HAY MULCH IS REQUIRED. ALL SOIL STOCKPILES SHALL BE SEEDED WITHIN 7 DAYS AFTER GRADING.
- DURING CONSTRUCTION, ALL STORM SEWER INLETS SHALL BE PROTECTED TRAPS, MAINTAINED AND MODIFIED DURING CONSTRUCTION PROGRESS AS I
 ANY DISTURBED AREA NOT COVERED BY PFM ARTICLE 11-0406.1 AN SODDED OR BUILT UPON BY NOVEMBER 1, OR DISTURBED AFTER THE D
- MULCHED IMMEDIATELY WITH HAY OR STRAW MULCH AT THE RATE OF (4,483 KG/HA) AND OVER-SEEDED BY APRIL 15. 8. AT THE COMPLETION OF ANY PROJECT CONSTRUCTION AND PRIOR TO E
- ALL TEMPORARY SEDIMENT CONTROLS SHALL BE REMOVED AND ALL SHALL BE STABILIZED.

SILT FENCE : SILT FENCE SHALL COMPLY WITH VESCH CHAPTER 3 PAGE 21-22.

- I. SYNTHETIC FILTER FABRIC SHALL BE A PERVIOUS SHEET OF PROP POLYESTER OR ETHYLENE YARN AND SHALL BE CERTIFIED BY MAN SUPPLIER AS CONFORMING TO THE REQUIREMENTS NOTED IN TABLE 3 VESCH.
- SYNTHETIC FILTER FABRIC SHALL CONTAIN ULTRAVIOLET RAY INHIBITORS AN TO PROVIDE A MINIMUM OF SIX MONTHS OF EXPECTED USABLE CONSTRU A TEMPERATURE RANGE OF 0 DEGREES F. TO 120 DEGREES F.
- 3. IF WOODED STAKES ARE UTILIZED FOR SILT FENCE CONSTRUCTION, THE DIAMETER OF 2 INCHES WHEN OAK IS USED AND 4 INCHES WHEN WOODEN STAKES MUST HAVE A MINIMUM LENGTH OF 5 FEET.
- 4. IF STEEL POSTS (STANDARD "U" OR "T" SECTION) ARE UTILIZED FO CONSTRUCTION, THEY MUST HAVE A MINIMUM WEIGHT OF 1.33 POUND FOOT AND SHALL HAVE A MINIMUM LENGTH OF 5 FEET.
- 5. WIRE FENCE REINFORCEMENT FOR SILT FENCE USING STANDARD STRENGTH SHALL BE A MINIMUM OF 14 GAUGE AND SHALL HAVE A MAXIMUM MESH INCHES.
- 6. THE HEIGHT OF A SILT FENCE SHALL BE A MINIMUM OF 16 INCHE ORIGINAL GROUND SURFACE AND SHALL NOT EXCEED 34 INCHES A ELEVATION.

NOTE: SILT FENCE SHOULD BE USED FOR SIZE OF DRAINAGE AREA OF NO MO QUARTER ACRE PER 100 FEET OF SILT FENCE LENGTH; THE MAXIMUM SLOPE I THE BARRIER IS 100 FEET; AND THE MAXIMUM GRADIENT BEHIND THE BARRIE FENCE IS BEST USED WHEN THE SLOPE ABOVE THE FENCE, EITHER CUT OF STEEPER THAN 3:1.

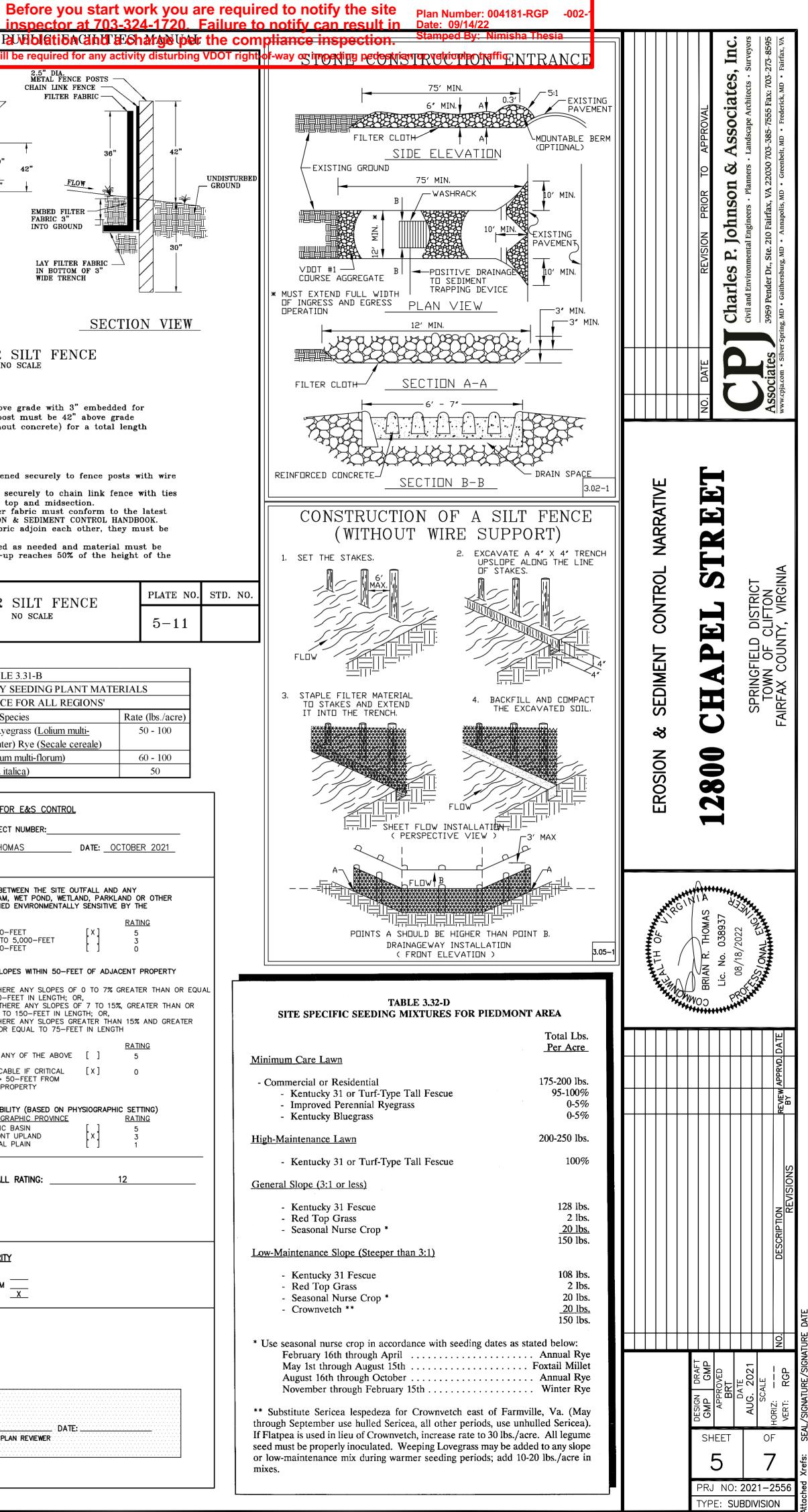
MAINTENANCE PROGRAM

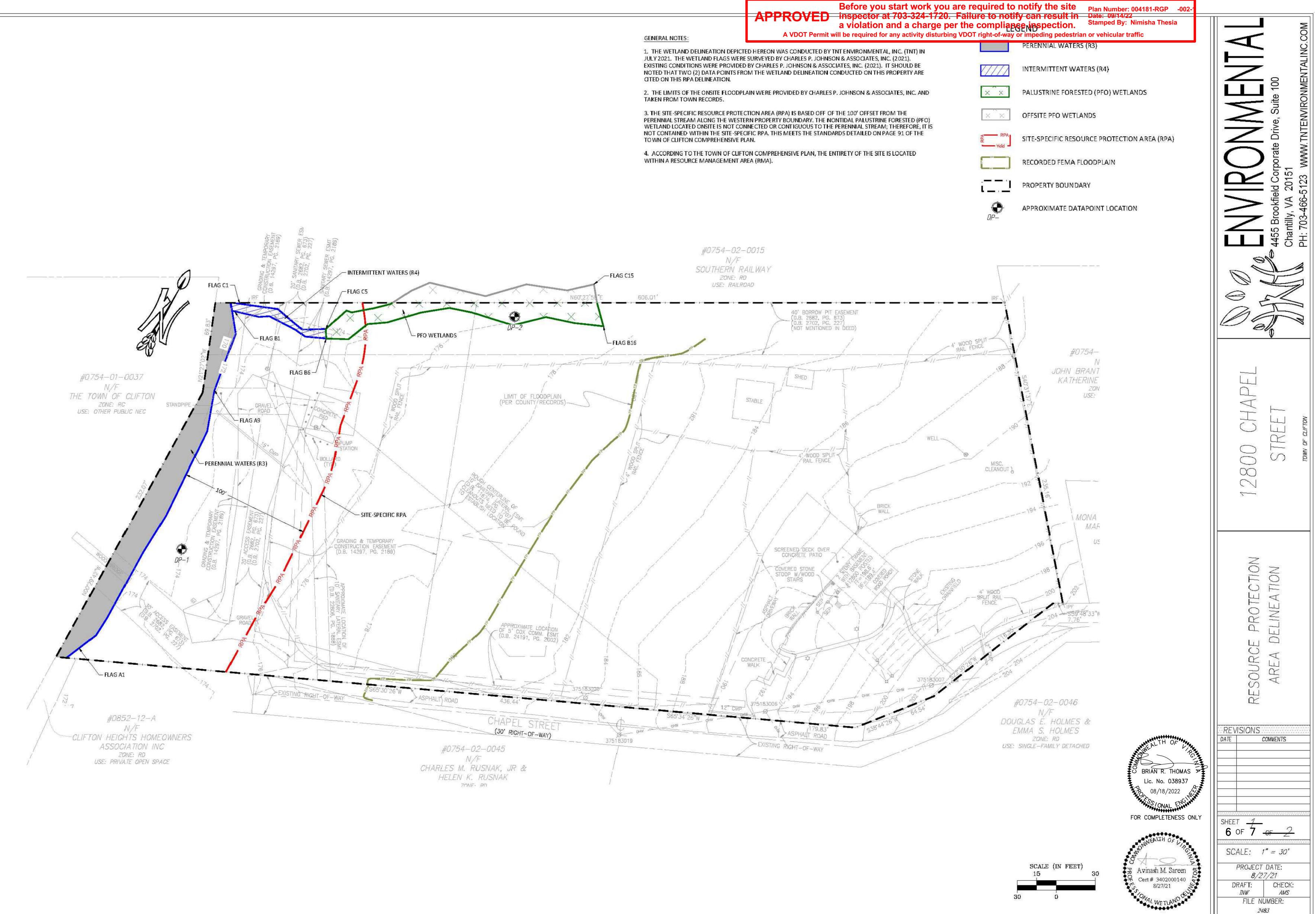
- ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL MEA BE INSPECTED DAILY AND AFTER EACH SIGNIFICANT RAINFALL SUPERINTENDENT FOR STRUCTURAL DAMAGE, EROSION, OR ANY OTHER CONDITIONS. ANY DAMAGED STRUCTURES ARE TO BE REPAIRED IMMEDIAT THE END OF THE WORKING DAY) INCLUDING RE-SEEDING AND RE-SODDING, IF NECESSARY.
- 2. TEMPORARILY AND PERMANENTLY SEEDED AREAS DAMAGED BY RAINFAL RESEEDED AND MULCHED WITHIN TWO (2) DAYS AND WHENEVER GROUN NOT BEEN ADEQUATELY ESTABLISHED TO PREVENT EROSION.
- 3. ADDITIONAL SLOPE STABILIZATION MEASURES MUST BE PROVIDED FOR ARE FOUND TO BE ERODING EXCESSIVELY WITHIN ONE (1) YEAR UNTIL IS CORRECTED.
- 4. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCE WHEN THE DEPTH ONE-HALF THE HEIGHT OF THE FENCE. SILT FENCES AND SUPER SILT F CHECKED REGULARLY AND DAMAGED FENCES WILL BE REPAIRED IMMEDIATELY.
- THE MATERIAL REMOVED FROM THE EROSION AND SEDIMENT CONTROL ST BE DISPOSED OF BY SPREADING THE MATERIAL ON-SITE OR BY HAULI NOT SUITABLE FOR PLACEMENT AS TOPSOIL.
- 6. NO AREA SHALL BE LEFT DENUDED FOR A PERIOD LONGER THAN SE EXCEPT FOR THAT PORTION OF THE SITE IN WHICH WORK WILL BE CONTIN SEVEN (7) DAYS. IN THE EVENT SUCH MAXIMUM PERIOD IS EXCEEDED A AREAS REMAIN EXPOSED WITHOUT COVER, THE COUNTY WILL (IN TH DEVELOPER OR BUILDER DOES NOT) INSTALL THE NECESSARY T PERMANENT VEGETATIVE STABILIZATION MEASURES TO ACHIEVE ADEQUATE SEDIMENT CONTROL.
- NO SEDIMENT CONTROL STRUCTURES SHALL BE REMOVED WITHOUT APF FAIRFAX COUNTY SITE INSPECTOR.

GENERAL EROSION AND SEDIMENT CONTROL NOTES :

- ES-1: UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL SEDIMENT CONTROL PRACTICES WILL BE CONSTRUCTED AND MAINTAINED MINIMUM STANDARDS AND SPECIFICATIONS OF THE VIRGINIA EROSION CONTROL HANDBOOK AND VIRGINIA REGULATIONS 4VAC50-30 EROSION CONTROL AND THE COUNTY REGULATIONS.
- ES-2: THE PLAN APPROVING AUTHORITY MUST BE NOTIFIED ONE WEEK F PRE-CONSTRUCTION CONFERENCE, ONE WEEK PRIOR TO THE COMMENCE DISTURBING ACTIVITY, AND ONE WEEK PRIOR TO THE FINAL INSPECTION. ES-3: ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PF
- THE FIRST STEP OF CLEARING. ES-4: A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PL
- MAINTAINED ON THE SITE AT ALL TIMES. FS-5: PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES IN THE ARE
- ES-5: PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES IN THE AREAS INDICATED ON THESE PLANS (INCLUDING, BUT NOT LIMITED TO OFFSIT WASTE AREAS), THE CONTRACTOR SHALL SUBMIT A SUPPLEMENTARY ERC PLAN TO THE OWNER FOR REVIEW AND APPROVAL BY THE PLAN APPROV
- ES-6: THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION

							/ou start v or at 703-3
	CONTROL MEASURES NECESSARY TO PREVENT EROSIO	N AND SEDIMENTATION AS			AX COUNTY A VDOT Permit	Paveiblati	<u>every purposed</u>
SCH SPECIFICATION	DETERMINED BY THE PLAN APPROVING AUTHORITY. ES-7: ALL DISTURBED AREAS ARE TO DRAIN TO APPROVED SEDIM	IENT CONTROL MEASURES AT				2.5" DIA METAL F	
NIMUM STANDARDS DING ON CLIMATE,	ALL TIMES DURING LAND DISTURBING ACTIVITIES AND DURIN FINAL STABILIZATION IS ACHIEVED. ES-8: DURING DEWATERING OPERATIONS, WATER WILL BE PU		CHAIN I LAYER	LINK FENCE WI OF FILTER FAB	TH ONE RIC ATTACHED TO IT		ER FABRIC
ENT PORE SPACE, ES OF ROOTS AND	FILTERING DEVICE. ES-9: THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL I AFTER EACH RUN-OFF PRODUCING RAINFALL EVENT. A	MEASURES PERIODICALLY AND NY NECESSARY REPAIRS OR					
	CLEANUP TO MAINTAIN THE EFFECTIVENESS OF THE EROSIG BE MADE IMMEDIATELY.					† † 39" 42"	36"
CHED IMMEDIATELY	<u>VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK MINIMUM S</u> MS-1: PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE					<u>3"</u>	FLOW
BE MULCHED TO	WITHIN SEVEN DAYS AFTER FINAL GRADE IS REACHED ON TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN ADEAS THAT MAY NOT DE AT FINAL CRADE PUT WILL DE	ANY PORTION OF THE SITE. N SEVEN DAYS TO DENUDED		`		EMBED I FABRIC IND INTO GR	3" 上間間
JLCH SHOULD BE SONAL CONDITIONS ALONE FOR THIS	AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL RE THAN 30 DAYS. MS-2: DURING CONSTRUCTION OF THE PROJECT, SOIL STOCKPILES		_EL	EVATION	N VIEW		
NOT PROVIDE THE	BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MI MS-3: A PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED OTHERWISE PERMANENTLY STABILIZED.					IN BOT	LTER FABRIC —— Tom of 3" Trench
STABILIZATION BY	MS-4: SEDIMENT BASINS AND TRAPS, PERIMETER DIKES, SEDIM MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONST	RUCTED AS A FIRST STEP IN		(SSF) X—	xx	-x	
DING OPERATIONS	ANY LAND-DISTURBING ACTIVITY AND SHALL BE MADE FU LAND DISTURBANCE TAKES PLACE. MS-5: THIS ITEM IS NOT APPLICABLE TO THIS SITE.	INCTIONAL BEFORE UPSLOPE		\bigcirc			_SECTI
AND SPEC. 3.39	MS-6: THIS ITEM IS NOT APPLICABLE TO THIS SITE. MS-7: THIS ITEM IS NOT APPLICABLE TO THIS SITE.				SUPI	ER SILT FI	ENCE
	MS-8: THIS ITEM IS NOT APPLICABLE TO THIS SITE. MS-9: THIS ITEM IS NOT APPLICABLE TO THIS SITE. MS-10:THIS ITEM IS NOT APPLICABLE TO THIS SITE.		_	FENCIN			
REMAIN DENUDED Y THE DIRECTOR. TROL PLAN SHALL	MS-11:THIS ITEM IS NOT APPLICABLE TO THIS SITE. MS-12:THIS ITEM IS NOT APPLICABLE TO THIS SITE. MS-13:THIS ITEM IS NOT APPLICABLE TO THIS SITE.		a wa	total fabric ith 30" place	nce must be 39" width of 42". Th ed below grade (w	e post must be	42" above grad
BE SEEDED AND	MS-14:THIS ITEM IS NOT APPLICABLE TO THIS SITE. MS-15:THIS ITEM IS NOT APPLICABLE TO THIS SITE.		to	72". NOTES			
50 M) SHALL BE BE COMPACTED,	MS-16:THIS ITEM IS NOT APPLICABLE TO THIS SITE. MS-17:PROVISION SHALL BE MADE TO MINIMIZE THE TRANSPORT TRACKING ONTO THE PAVED SURFACE AREA, WHERE CON			Chain link ties.	fence must be f		-
DAMS SHALL BE ELY (AS SOON AS	ROUTES INTERSECT PUBLIC OR PAVED ROADS. MS-18:ALL TEMPORARY EROSION SEDIMENT CONTROL MEASURES 30 DAYS AFTER FINAL SITE STABILIZATION AFTER THE PERM			spaced hor Physical p	ic must be fasten rizontally 24" at f roperties of the f THE VIRGINIA ERO	the top and mid ilter fabric must	section. t conform to th
DING. STRAW OR DING AND MULCHED	MS-19:SEE SHEET 3 FOR SITE SPECIFIC OUTFALL NARRATIVE.	ISSICIA OF THE INSPECTOR.		When two overlapped	sections of filter	fabric adjoin ea	ch other, they
ted by sediment s required.	TIMING OF CONSTRUCTION CONSTRUCTION WILL BEGIN AFTER RECEIPT OF ALL NECESSARY AP CONSTRUCTION IS EXPECTED TO TAKE 4 MONTHS. PLANTING, MULC			removed w super silt	hen sediment bui	ild–up reaches 5	0% of the heig
AND NOT PAVED, DATE, SHALL BE	PERMANENT COVER MAY VARY DEPENDING ON THE TIME OF YEAR NONETHELESS, THE INSTALLATION OF EACH SHALL BE IN ACCORDA	EACH OCCURS; NCE WITH VESCH STD'S	Ref. Sec. 2 11-0106.24		SUPI	ER SILT F	ENCE
OF 2 TONS/ACRE D BOND RELEASE,	3.31, 3.32, 3.33, AND 3.35 AS APPROPRIATE. THE SUITABILITY OF SHALL BE DETERMINED AT THE TIME OF INSTALLATION BY THE CON INSPECTOR.		Rev. 1-00, Reprint, 2	2011 018 Reprint		NO SCALE	
DENUDED AREAS	EXCESS MATERIAL HAUL NOTE THE GRADING/EXCAVATION CONTRACTOR FOR THE SUBJECT SITE IS	REQUIRED TO NOTIFY. IN					
	WRITING, THE ASSIGNED SITE INSPECTOR REGARDING ANY EXCESS HAULED OFFSITE PRIOR TO HAULING. THE NOTIFICATION MUST IND	MATERIAL PROPOSED TO BE DICATE THE QUANTITY OR		ACCEP	TABLE TEMPOR		
OPYLENE, NYLON, ANUFACTURER OR 3.05-B OF THE	MATERIAL TO BE MOVED OFFSITE, IDENTIFICATIONS OF THE RECEIVIN WILL BE TAKEN, A ND ALL INFORMATION NECESSARY TO SHOW THAT BEEN PERMITTED AND HAVE E&S CONTROLS INSTALLED.			nting Dates		ENCE FOR ALL I Species	R
AND STABILIZERS					50/50 Mix of Annua florum) & Cereal (V Annual Ryegrass (I	Winter) Rye (Secal	le cereale)
IEY MUST HAVE A N PINE IS USED.					German Millet (Seta		1)
FOR SILT FENCE			FAIRE	AX COUNTY PI	RIORITY RATING FOR	M FOR E&S CONT	ROL
INDS PER LINEAR GTH FILTER CLOTH		PROJECT NAME: 12800				ROJECT NUMBER:	
SH SPACING OF 6 CHES ABOVE THE		TAX MAP:075-4 ((2)) 44	EVALUATO	к: <u> </u>	THOMAS	DATE: <u>OCTC</u>
ABOVE GROUND		A. PERCENTAGE OF DENUDED	AREA TO TO	RATING	DOWNST	CE BETWEEN THE SIT IREAM, WET POND, W EEMED ENVIRONMENT	ETLAND, PARKLAND
MORE THAN ONE E LENGTH BEHIND RIER IS 2:1. SILT		 > 60% 31 TO 60% 10 TO 30% 	[×]	5 3 1	DIRECTO		[X]
OR FILL, IS NOT		IF THE DEMAND AREA IS GREA THE PROJECT IS INITIALLY RATE		,		00 TO 5,000-FEET 5,000-FEET	
MEASURES ARE TO		B. WATERCOURSE CROSSING YES	[]	RATING *	 ARE 	L SLOPES WITHIN 50	S OF 0 TO 7% GRE
BY THE SITE HER UNDESIRABLE NATELY (PRIOR TO		NO * IF YES, PROJECT IS INITIALLY	[X] RATED A H	0 IIGH PRIORITY.	ARE EQU	300–FEET IN LENGTH EA THERE ANY SLOPE JAL TO 150–FEET IN E THERE ANY SLOPES	ES OF 7 TO 15%, C LENGTH; OR,
D MULCHING OR		C. DISTANCE OF DENUDED ARE PROPERTY	A TO DOWN		ENT	AN OR EQUAL TO 75	R
FALL ARE TO BE DUND COVER HAS		 < 50-FEET 50 TO 150-FEET > 150-FEET 	[_] [x]	<u>RATING</u> 5 3 0	NOT AP	TO ANY OF THE ABO PLICABLE IF CRITICAL IS > 50-FEET FROM	L [X]
r slopes which Itil the problem		D. DISTANCE OF ANY PORTION NATURAL WATERCOURSE	OF THE DE	NUDED AREA TO	0 A H. SOIL ER	NT PROPERTY	
PTH IS EQUAL TO FENCES WILL BE		 < 50-FEET 50 TO 150-FEET 	[x]	RATING 5 3	• TRI • TRI	<u>YSIOGRAPHIC PROVING</u> ASSIC BASIN DMONT UPLAND	
O OR REPLACED		 > 150-FEET E. * MINIMUM VEGETATIVE BUFF 	لا FER (TREES,	0 SHRUBS, GRAS		ASTAL PLAIN	ιJ
ULING IT AWAY IF SEVEN (7) DAYS		AND OTHER PLANTS) • < 50-FEET	[×]	RATING 0		ERALL RATING:	12
NTINUOUS BEYOND D AND ANY SUCH		50 TO 150-FEET > 150-FEET * VEGETATION IN RESOURCE PR					
THE EVENT THE TEMPORARY OR ATE EROSION AND		INCLUDED AS VEGETATIVE BUFF	ERS FOR TH	IS APPLICATION		NORITY	
PPROVAL OF THE		IF > 22 IF > 14 AND < OR =	TO 22		HIC	GH	
		IF < OR = TO 14	_		LÕ	w <u>x</u>	
L EROSION AND ED ACCORDING TO IN AND SEDIMENT		PROJECT PRIORITY LEVEL: _		LOW			
ON AND SEDIMENT							
C PRIOR TO THE NCEMENT OF LAND N.		**RESERVED FOR FAIR		(USE**			
PRIOR TO OR AS PLAN SHALL BE		APPROVED BY:					DATE:
EAS OTHER THAN							
SITE BORROW OR EROSION CONTROL ROVING AUTHORITY.							
DITIONAL EROSION							





Project/Site: Chapel Stree	ŧt	City/C	County: Fairfax County	Sampling Date: 2021-07-1
Applicant/Owner: Ms. Amy	∟uyster		St	ate: Virginia_ Sampling Point: DP-1
nvestigator(s):AMS, CCB		Section	on, Township, Range: <u>Town</u>	of Clifton
andform (hillslope, terrace, e	_{tc.):} Upland	Local rel	lief (concave, convex, none):	None Slope (%): 2
				5822 Datum: WGS 84
Soil Map Unit Name: 29A -				NWI classification: None
			res_✔No(lfnc	
				umstances" present? Yes <u>√</u> No
			atic? (If needed, expla	
SUMMARY OF FINDIN	GS – Allach sile i	iap snowing san	ipling point locations,	transects, important features, e
Hydrophytic Vegetation Pres Hydric Soil Present? Wetland Hydrology Present? Remarks:	Yes		Is the Sampled Area within a Wetland?	YesNo_✓
Remarks.				
Upland data point	taken outside	of flag A3.		
		-		
IYDROLOGY				
Wetland Hydrology Indicat	ors:		Sec	ondary Indicators (minimum of two required
Primary Indicators (minimum		k all that apply)		Surface Soil Cracks (B6)
Surface Water (A1)		True Aquatic Plants (Sparsely Vegetated Concave Surface (B8)
High Water Table (A2)		Hydrogen Sulfide Od		Drainage Patterns (B10)
Saturation (A3)				Moss Trim Lines (B16)
Water Marks (B1)		Presence of Reduced		Dry-Season Water Table (C2)
 Sediment Deposits (B2) Drift Deposits (B3) 		Recent Iron Reduction		Crayfish Burrows (C8) Saturation Visible on Aerial Imagery (C9)
Algal Mat or Crust (B4)		Other (Explain in Rer		Stunted or Stressed Plants (D1)
Iron Deposits (B5)		l mandiferentine of the second second second		Geomorphic Position (D2)
Inundation Visible on Ae	rial Imagery (B7)		_	Shallow Aquitard (D3)
Water-Stained Leaves (B9)		_	Microtopographic Relief (D4)
Aquatic Fauna (B13)			_	FAC-Neutral Test (D5)
Field Observations:				
Surface Water Present?		_ Depth (inches):		
Water Table Present?		_ Depth (inches):		
Saturation Present? (includes capillary fringe)	Yes No Y	_ Depth (inches):	Wetland Hydro	ology Present? Yes No_ ✓
	eam gauge, monitoring '	well, aerial photos, pre	evious inspections), if available	81
Remarks:				
Wetland hydrolog	y was not obse	rved in the vio	cinity.	

WETLAND DETERMINATION DATA FORM – Fastern Mountains and Piedmont Region

Project/Site: Chapel Street		City/County: Fail	irfax County	/ Sam	pling Date: 2021-07
Applicant/Owner: Ms. Amy Luys				State: Virginia Sa	
nvestigator(s):AMS, CCB		Section, Townshi			
Landform (hillslope, terrace, etc.):	Depression	ocal relief (concave	a convey non		Slope (%): 2
Subregion (LRR or MLRA): S 148					
Soil Map Unit Name: 29A - Code					
Soil Map Unit Name: 25A - COU				NWI classification	None
Are climatic / hydrologic conditions					
Are Vegetation, Soil	, or Hydrology	significantly disturbed?	Are "Normal	Circumstances" preser	nt? Yes_✔No
Are Vegetation, Soil	, or Hydrology	_naturally problematic?	(If needed, e	xplain any answers in I	Remarks.)
SUMMARY OF FINDINGS	- Attach site ma	p showing sampling po	oint locatio	ns, transects, im	portant features,
antienen minimise eener, is anniett ja uit een evit mit atuitaan					
Hydrophytic Vegetation Present?	Yes 🗸	No Is the San	mpled Area		
Hydric Soil Present?	Yes 🗸	NO —— within a W		Yes ✓	No
Wetland Hydrology Present?	Yes 🗸	No			
Remarks:					
PFO wetland data poi	Int taken insid	e of flag CTI.			
HYDROLOGY					
Wetland Hydrology Indicators:				Secondary Indicators (minimum of two requi
Primary Indicators (minimum of or	ne is required; check a	II that apply)		✓ Surface Soil Crack	
Surface Water (A1)	Tr	rue Aquatic Plants (B14)		Sparsely Vegetate	ed Concave Surface (
High Water Table (A2)		ydrogen Sulfide Odor (C1)		✓ Drainage Patterns	(B10)
Saturation (A3)		xidized Rhizospheres on Living		Moss Trim Lines (
Water Marks (B1)		resence of Reduced Iron (C4)		Dry-Season Water	
Sediment Deposits (B2)		ecent Iron Reduction in Tilled S		Crayfish Burrows	
Drift Deposits (B3)		hin Muck Surface (C7)		Saturation Visible	
Algal Mat or Crust (B4)	0	ther (Explain in Remarks)		Stunted or Stresse	
Iron Deposits (B5) Inundation Visible on Aerial Ir	magany (P7)			Geomorphic Posit	
Water-Stained Leaves (B9)	nagery (D7)			Shallow Aquitard (Microtopographic	
Aquatic Fauna (B13)				FAC-Neutral Test	
Field Observations:					(83)
Surface Water Present? Ye	es No √ r)enth (inches):			
		Depth (inches):			
		Depth (inches):	Wetland H	ydrology Present?	Yes ✓ No
(includes capillary fringe)		reptir (incres)	wedand n	yurology Present:	ies NO
Describe Recorded Data (stream	gauge, monitoring wel	l, aerial photos, previous inspe-	ctions), if avai	ilable:	
Remarks:					
Wetland hydrology w	as observed i	n the vicinity.			
,		20. Co 10. C C. C 4 C.			
US Army Corps of Engineers				Eastern Mountains ar	nd Piedmont – Versior

PPROVED	inspector at 703-324-	you are required to not 1720. Failure to notify c	an result in	lan Number: 004181-RGP -002-1 ate: 09/14/22	111
A VDOT Permit wi		ge per the compliance i isturbing VDOT right-of-way or im	inspection.	tamped By: Nimisha Thesia r vehicular traffic	
					ONMATTICE SUITE TO MANTENVISION
		Sampling Point: DP-1			
Ile Description: (Describe to the depi th <u>Matrix</u> hes) Color (moist) %	th needed to document the indicator or confirm t 	the absence of Indicators.) Texture Remarks			
- 14 10YR 4/4 100 		Silt Loam			Suite
·					
×					51 WWW.
e: C-Concentration D-Depletion RM	Reduced Matrix, MS=Masked Sand Grains.	² Location: PL=Pore Lining, M=Matrix.			
Construction and any products of the second and the second an	 Dark Surface (S7) Polyvalue Below Surface (S8) (MLRA 147, 1 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,			4455 Brookfield Cc Chantily, VA 2018 PH: 703-466-5123
h <u>Matrix</u> es) <u>Color (moist)</u> % - 4 10YR 3/1 90	7.5YR 4/6 10 C M s	Eastern Mountains and Piedmont Version 2.0 Sampling Point: DP-2 he absence of indicators.)			12800 CHAPEL STREET TOWN OF CLIFTON
- 14 10YR 5/8 100 		Silt Loam			
					NOL
					CTIO
	Reduced Matrix, MS=Masked Sand Grains.	Location: PL=Pore Lining, M=Matrix.			TE(
Ic Soil Indicators: iistosol (A1) iistosol (A1) iistosol (A3) iistosol (A3)		(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			RESOURCE PROTE AREA DELINEA
				NEALTH OF LAND	DATE COMMENTS
				O BRIAN R. THOMAS	
				Lic. No. 038937	
				SS/ONAL ENGLAND	
				FOR COMPLETENESS ONLY	SHEET 2
				WEALTH OF L.	7 OF 7 OF 2
ny Corps of Engineers		Eastern Mountains and Piedmont – Version 2.0		Sundan. AC	SCALE: NTS PROJECT DATE:
				Avinash M. Sareen Cert # 3402000140 8/27/21	DRAFT: CHECK:
				NAL WETLAND DEL	FILE NUMBER:

	Before you start work inspector at 703-324-	k you are required t	to notify the site	Plan Number: 004181-RGP -002 Date: 09/14/22	2-1		
	a violation and a cha	rge per the complia	ance inspection.	Stamped By: Nimisha Thesia			M
VDOT Permit wi	Il be required for any activity o	listurbing VDOT right-of-w	ay or impeding pedestrian	or vehicular traffic	┚║<	\subset	WWW.TNTENVIRONMENTALINC.COM
					∎∎	_	ALIN
tion: (Deceribe to the dep	h needed to document the indicator or confirm	Sampling Point:	DP-1				ENT/
Matrix Color (moist) %	Redox Features Color (moist) % Type1 Loc2	Texture Remarks				100	NME
0YR 4/4 100		Silt Loam				V II Suite	RO
						e e	EN
						Dri/	TNT
							M
							\leq
entration, D=Depletion, RM= icators:	Reduced Matrix, MS=Masked Sand Grains.	² Location: PL=Pore Lining, M=Matrix. Indicators for Problematic Hydric	Soils ³ :				123
don (A2) (A3)	 Dark Surface (S7) Polyvalue Below Surface (S8) (MLRA 147, Thin Dark Surface (S9) (MLRA 147, 148) 	(MLRA 147, 148)				V kfield VA 2	66-51
ulfide (A4) iyers (A5) (A10) (LRR N)	Loamy Gleyed Matrix (F2) Depleted Matrix (F3) Redox Dark Surface (F6)	Piedmont Floodplain Soils (F19 (MLRA 136, 147) Very Shallow Dark Surface (TF)				Ö -	4
elow Dark Surface (A11) Surface (A12) vy Mineral (S1) (LRR N,	Depleted Dark Surface (F7) Redox Depressions (F8) Iron-Manganese Masses (F12) (LRR N,	Other (Explain in Remarks)					: 703
17, 148) ed Matrix (S4)	MLRA 136) Umbric Surface (F13) (MLRA 136, 122) Piedmont Floodplain Soils (F19) (MLRA 14	³ Indicators of hydrophytic vegetati				C 44	Н
ox (S5) atrix (S6) er (if observed):	Red Parent Material (F21) (MLRA 127, 147					el	/
s):		Hydric Soil Present? Yes N	<u>√</u>				5
lric soil was not o	bserved.						-/
						-	Π
							>
							CLIFTON
f Engineers		Eastern Mountains and Piedmont V	ersion 2.0				Ю
						5 0	TOWN
						C	
			2 2			<u> </u>	
ion: (Describe to the dept	n needed to document the indicator or confirm Redox Features	Sampling Point:					
Color (moist) %	Color (moist) % Type1 Loc2 7.5YR 4/6 10 C M	Texture Remarks Sitty Clay Loam					
OYR 4/1 60 OYR 5/8 100	10YR 6/6 40 C M	Silt Loam					
		·					
						C II II O	
	Reduced Matrix, MS=Masked Sand Grains.	² Location: PL=Pore Lining, M=Matrix.				TE A	
cators:) don (A2)	Dark Surface (S7) Polyvalue Below Surface (S8) (MLRA 147, 1	Indicators for Problematic Hydric 2 cm Muck (A10) (MLRA 147) Coast Prairie Redox (A16)	Solis":			ROT INE.	
(A3) ulfide (A4) yers (A5)	Thin Dark Surface (S9) (MLRA 147, 148) Loamy Gleyed Matrix (F2) ✓ Depleted Matrix (F3)	(MLRA 147, 148) Piedmont Floodplain Soils (F19) (MLRA 136, 147)					
A10) (LRR N) Iow Dark Surface (A11)	 ✓ Redox Dark Surface (F6) Depleted Dark Surface (F7) 	Very Shallow Dark Surface (TF1 Other (Explain in Remarks)	2)				
Surface (A12) y Mineral (S1) (LRR N, 7 , 148)	Redox Depressions (F8) Iron-Manganese Masses (F12) (LRR N, MLRA 136)					SOUR(AREA	
ed Matrix (S4) x (S5) trix (S6)	 Umbric Surface (F13) (MLRA 136, 122) Piedmont Floodplain Soils (F19) (MLRA 143 Red Parent Material (F21) (MLRA 127, 147) 					sour Are,	
er (if observed):							
nic soil was obser		Hydric Soil Present? Yes <u>✓</u> No					
	veu.						
				ALTH OF	DATE	COMMENTS	
				BRIAN R. THOMAS	<u></u>		
				Lic. No. 038937			
				THE SSIONAL ENGLISH	xxxx		
				FOR COMPLETENESS	ONLY SHEET -	2	
				IFALTH OF		<u>7 or 2</u>	
				Sundan Charles	SCALE		
Engineers		Eastern Mountains and Piedmont – Ve	rsion 2.0		PRO	JECT DATE:	
				Avinash M. Sareen Cert # 3402000140 8/27/21	DRAFT		
				ONAL WETLAND DE		LE NUMBER:	
				*******		2483	

	Absolute	Dominant	Indicator	Dominance Test worksheet:	
Tree Stratum (Plot size: 30 ft r)	1000	Species?	and the second s	Number of Dominant Species	
Carpinus caroliniana	70	1	FAC	That Are OBL, FACW, or FAC: 5 (A	()
2 Quercus phellos	25	1	FAC	Total Number of Dominant	
3				Species Across All Strata: 8 (B	3)
1				Devel of Device of Oracian	
5				Percent of Dominant Species That Are OBL, FACW, or FAC: 62.5 (A	VB)
ð					
				Prevalence Index worksheet:	
	95%	= Total Cov	er	Total % Cover of:Multiply by:	
50% of total cover: 47.5	20% of	total cover:	19.0	OBL species 0 $x = 0$	
Sapling/Shrub Stratum (Plot size: 15 ft r)				FACW species _40 x 2 = _80	
Berberis thunbergii	30	1	FACU	FAC species 125 x 3 = 375	
Carpinus caroliniana	20	1	FAC	FACU species 60 x 4 = 240	
Rosa multiflora	15	1	FACU	UPL species 0 x 5 = 0	
	-			Column Totals: 225 (A) 695 ((B)
				Prevalence Index = B/A = 3.09	
h				Hydrophytic Vegetation Indicators:	
. <u> </u>				1 - Rapid Test for Hydrophytic Vegetation	
·		·	· · · · ·	✓ 2 - Dominance Test is >50%	
)	65%			3 - Prevalence Index is ≤3.0 ¹	
500/ statel and 22 5	107 (77.09F)*	= Total Cov		4 - Morphological Adaptations ¹ (Provide suppor	ting
50% of total cover: <u>32.5</u>	20% 01	total cover:	10	data in Remarks or on a separate sheet)	
Herb Stratum (Plot size: <u>5 ft r</u>)	25	1	FACW	Problematic Hydrophytic Vegetation ¹ (Explain)	
Carex grayi	15		FACW		
2. Elymus virginicus	15	<u> </u>	FACU	¹ Indicators of hydric soil and wetland hydrology mus	st
Fraxinus americana		V		be present, unless disturbed or problematic.	
Toxicodendron radicans	10		FAC	Definitions of Four Vegetation Strata:	_
j				Tree – Woody plants, excluding vines, 3 in. (7.6 cm) or
				more in diameter at breast height (DBH), regardless	
·				height.	
				Sapling/Shrub - Woody plants, excluding vines, les	SS
)				than 3 in. DBH and greater than or equal to 3.28 ft (1
0	<u></u>	n <u></u>		m) tall.	
1				Herb - All herbaceous (non-woody) plants, regardle	ess
		= Total Cov		of size, and woody plants less than 3.28 ft tall.	
50% of total cover: 32.5	20% of	total cover:	13	Woody vine – All woody vines greater than 3.28 ft i	in
Noody Vine Stratum (Plot size: 30 ft r)				height.	
l					
2					
B					
i				Hadrey both	
				Hydrophytic Vegetation	
·		= Total Cov	er	Present? Yes <u>√</u> No	
50% of total cover:		total cover:			
	2070 01	war cover.			

Hydrophytic vegetation was dominant in the vicinity.

US Army Corps of Engineers

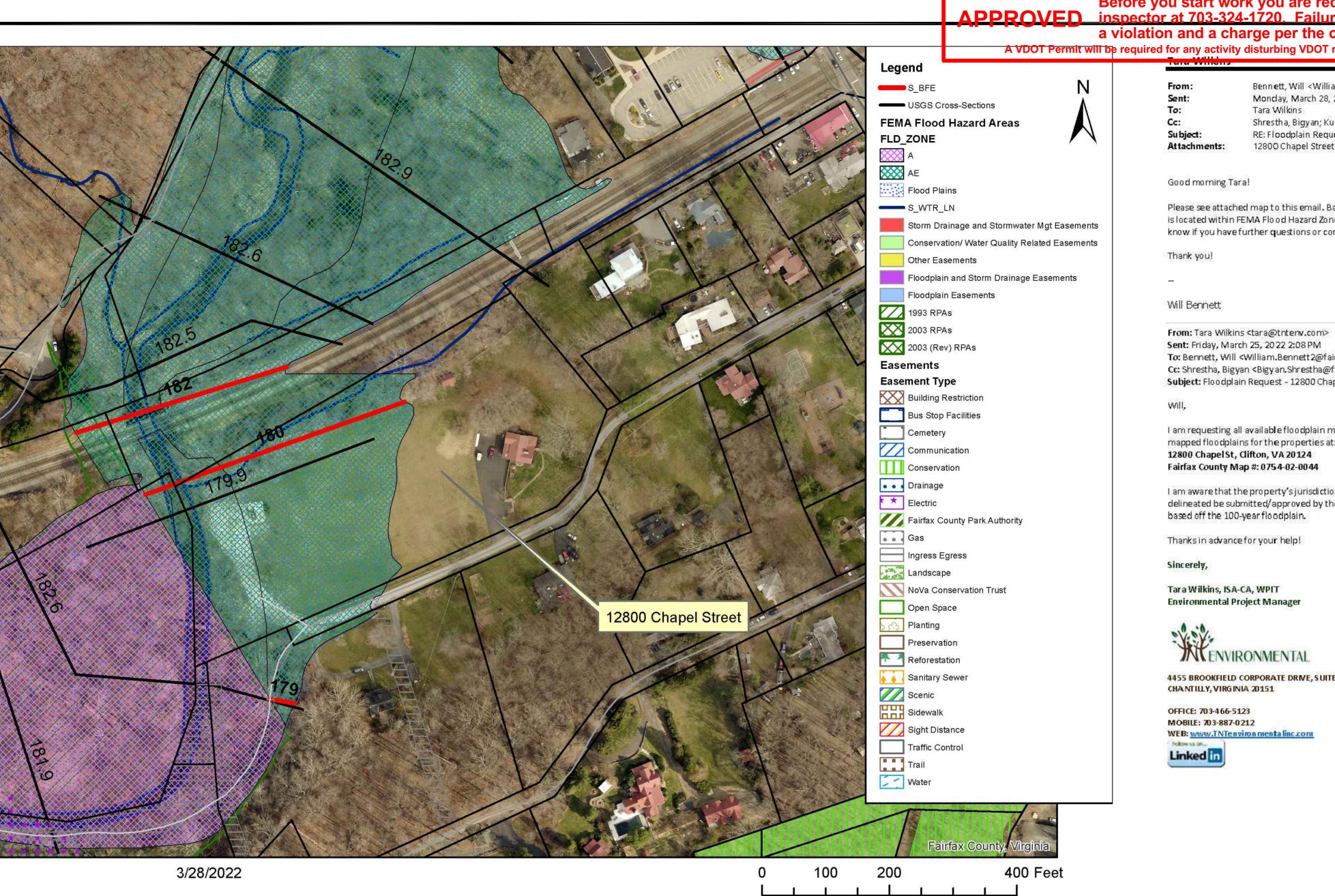
Eastern Mountains and Piedmont - Version 2.0

20.64	Absolute			Dominance Test worksheet:	
ree Stratum (Plot size: <u>30 ft r</u>)		Species?		Number of Dominant Species	
Acer rubrum		1	FAC	That Are OBL, FACW, or FAC: 3	(A)
·				Total Number of Dominant	
				Species Across All Strata: 5	(B)
				Percent of Dominant Species	
<u>.</u>				That Are OBL, FACW, or FAC: 60	(A/B)
				Prevalence Index worksheet:	
		-		Total % Cover of: Multiply by:	
		= Total Cov		$\frac{1}{10000000000000000000000000000000000$	
50% of total cover: 40.0	20% of	total cover:	16.0	FACW species 0 $x_2 = 0$	-
apling/Shrub Stratum (Plot size: 15 ft r)					<u> </u>
Asimina triloba	30	1	FAC		_
Fraxinus americana	30	1	FACU	FACU species 55 x 4 = 220	_
Ligustrum japonicum	5		UPL	UPL species 5 $x 5 = 25$	_
-				Column Totals: 205 (A) 670	(B)
				Prevalence Index = $B/A = 3.27$	
				Hydrophytic Vegetation Indicators:	
				1 - Rapid Test for Hydrophytic Vegetation	
				✓ 2 - Dominance Test is >50%	
	65%	= Total Cov	er	3 - Prevalence Index is ≤3.0 ¹	
50% of total cover: 32.5				4 - Morphological Adaptations ¹ (Provide su	
lerb Stratum (Plot size: 5 ft r)	_			data in Remarks or on a separate shee	
Microstegium vimineum	30	\checkmark	FAC	Problematic Hydrophytic Vegetation ¹ (Exp	lain)
				¹ Indicators of hydric soil and wetland hydrology	√ must
				be present, unless disturbed or problematic.	
				Definitions of Four Vegetation Strata:	
				Tree - Woody plants, excluding vines, 3 in. (7.	.6 cm) or
				more in diameter at breast height (DBH), regar	dless of
				height.	
				Sapling/Shrub - Woody plants, excluding vine	
				than 3 in. DBH and greater than or equal to 3.2	28 ft (1
0				m) tall.	
1	000/			Herb - All herbaceous (non-woody) plants, reg	
15.0		= Total Cov		of size, and woody plants less than 3.28 ft tall.	
50% of total cover: <u>15.0</u>	20% of	total cover:	6.0	Woody vine - All woody vines greater than 3.3	28 ft in
Voody Vine Stratum (Plot size: <u>30 ft r</u>)	05	,		height.	
Celastrus orbiculatus	25	-	FACU		
Rosa palustris	5		OBL		
<u>,</u>					
. <u> </u>	<u> </u>			Hydrophytic	
·				Vegetation	
		= Total Cov		Present? Yes √ No	
50% of total cover: 15.0	20% of	total cover:	6.0		
Remarks: (Include photo numbers here or on a separate s	heet.)				

	Before you start work you are required to no nspector at 703-324-1720. Failure to notify		
	a violation and a charge per the compliance	inspection. Stamped By: Nimisha Thesia	
A VDOT Permit will	be required for any activity disturbing VDOT right-of-way or i	mpeding pedestrian or vehicular traffic	
			ONMENTING SUITE NUT NOT NUT NUT NUT NUT NUT NUT NUT NUT NUT NU
SOIL	Sampling Point: DP-1	_	
Depth Matrix	needed to document the indicator or confirm the absence of indicators.) Redox Features Color (moist) % Type ¹ Loc ² Texture Remarks		
<u>0 - 14</u> 10YR 4/4 100 -	Silt Loam		Suite VIRON
		-	
· · · · · · · · · · · · · · · · · · ·		-	
			MWW.
¹ Type: C=Concentration, D=Depletion, RM=R	educed Matrix, MS=Masked Sand Grains. ² Location: PL=Pore Lining, M=Matrix.	-	3 v 15 v
Hydric Soil Indicators: Histosol (A1)	Indicators for Problematic Hydric Soils ³ : Dark Surface (S7) 2 cm Muck (A10) (MLRA 147)		
Histic Epipedon (A2) Black Histic (A3) Hydrogen Sulfide (A4)	Polyvalue Below Surface (S8) (MLRA 147, 148) Coast Prairie Redox (A16) Thin Dark Surface (S9) (MLRA 147, 148) (MLRA 147, 148) Loamy Gleyed Matrix (F2) Piedmont Floodplain Soils (F19)		okfield VA 20 466-51
Stratified Layers (A5) 2 cm Muck (A10) (LRR N)	Depleted Matrix (F3) (M LRA 136, 147) Redox Dark Surface (F6) Very Shallow Dark Surface (TF12)		
Depleted Below Dark Surface (A11) Thick Dark Surface (A12) Sandy Mucky Mineral (S1) (LRR N,	Depleted Dark Surface (F7) Other (Explain in Remarks) Redox Depressions (F8) Iron-Manganese Masses (F12) (LRR N,		
MLRA 147, 148) Sandy Gleyed Matrix (S4)	MLRA 136) Umbric Surface (F13) (MLRA 136, 122) ³ Indicators of hydrophytic vegetation and		PH: Cha
Sandy Redox (S5) Stripped Matrix (S6) Restrictive Layer (if observed):	Piedmont Floodplain Soils (F19) (MLRA 148) wetland hydrology must be present, unless disturbed or problematic.		
Type: Depth (inches):			
Remarks: Hydric soil was not ob:			
			₩
			A A
US Army Corps of Engineers	Eastern Mountains and Piedmont Version 2.0		
			S S
SOIL Profile Description: (Describe to the depth i	Sampling Point: DP-2 needed to document the indicator or confirm the absence of indicators.)	-	
the second se	Redox Features Color (moist) % Type ¹ Loc ² Texture Remarks 5YR 4/6 10 C M Silty Clay Loam		
4-8 10YR 4/1 60 10	OYR 6/6 40 C M Silty Clay Loam		
<u>8 - 14</u> <u>10YR 5/8</u> <u>100</u>	Silt Loam		
· · · · · · · · · · · · · · · · · · ·			NOIT
¹ Type: C=Concentration, D=Depletion, RM=Re Hydric Soll Indicators:	duced Matrix, MS=Masked Sand Grains. ² Location: PL=Pore Lining, M=Matrix. Indicators for Problematic Hydric Soils ³ :	-	EA
Histosol (A1) Histic Epipedon (A2)	Dark Surface (S7) 2 cm Muck (A10) (MLRA 147) Polyvalue Below Surface (S8) (MLRA 147, 148) Coast Prairie Redox (A16) This Poly Coast Prairie Redox (A16) (MLRA 147, 148)		PROT
Black Histic (A3) Hydrogen Sulfide (A4) Stratified Layers (A5)	Thin Dark Surface (S9) (MLRA 147, 148) (MLRA 147, 148) Loamy Gleyed Matrix (F2) Piedmont Floodplain Soils (F19) √ Depleted Matrix (F3) (MLRA 136, 147)		
Depleted Below Dark Surface (A11)	✓ Redox Dark Surface (F6)		CE
Sandy Mucky Mineral (S1) (LRR N, MLRA 147, 148)	Iron-Manganese Masses (F12) (LRR N, MLRA 136)		SOUR
Sandy Redox (S5)	Umbric Surface (F13) (MLRA 136, 122) ³ Indicators of hydrophytic vegetation and Piedmont Floodplain Soils (F19) (MLRA 148) wetland hydrology must be present, Red Parent Material (F21) (MLRA 127, 147) unless disturbed or problematic.		AR 301
Restrictive Layer (if observed): Type:		-	
Depth (inches): Remarks:	Hydric Soil Present? Yes <u>√</u> No	-	
Hydric soil was observ	ed.		
		TH OF	
		MEALIN OF LINE	<u>42</u>
		BRIAN R. THOMAS	
		Lic. No. 038937	
		08/18/2022	<u>*</u>
		CONAL ENGINE	
		FOR COMPLETENESS ONI	
		WEALTH OF L.	
		Annon Re	SCALE: NTS
US Army Corps of Engineers	Eastern Mountains and Piedmont – Version 2.0	Avinash M. Sareen	PROJECT DATE:
		Avinash M. Sareen Cert # 3402000140 8/27/21	DRAFT: CHECK:
		WETLAND DEL	TNW AMS FILE NUMBER:
		******	2483

US Army Corps of Engineers

Eastern Mountains and Piedmont - Version 2.0



Before you start work you are required to notify the site APPROVED inspector at 703-324-1720. Failure to notify can result in Date: 09/14/22 Stamped By: Nimisha Thesia a violation and a charge per the compliance inspection. A VDOT Permit will be required for any activity disturbing VDOT right-of-way or impeding pedestrian or vehicular traffic

Bennett, Will <William.Bennett2@fairfaxcounty.gov> Monday, March 28, 2022 7:13 AM Tara Wilkins Shrestha, Bigyan; Kumar, Dipmani

RE: Floodplain Request - 12800 Chapel Street 12800 Chapel Street Map.pdf

Please see attached map to this email. Based on our records county mapped floodplain is present on the property and it is located within FEMA Flood Hazard Zone AE. The base flood elevation for the property is primarily shown as 180. Let us know if you have further questions or concerns.

Sent: Friday, March 25, 2022 2:08 PM

To: Bennett, Will <William.Bennett2@fairfaxcounty.gov>

Cc: Shrestha, Bigyan <Bigyan.Shrestha@fairfaxcounty.gov>; Kumar, Dipmani <Dipmani.Kumar@fairfaxcounty.gov> Subject: Floodplain Request - 12800 Chapel Street

I am requesting all available floodplain mapping and information including USGS cross sections, FEMA, and Countymapped floodplains for the properties at: 12800 Chapel St, Clifton, VA 20124

Fairfax County Map #: 0754-02-0044

I am aware that the property's jurisdiction in within the Town of Clifton but Fairfax County has requested that the RPA delineated be submitted/approved by the County. So we'll need to floodplain information for this site as the RPA is

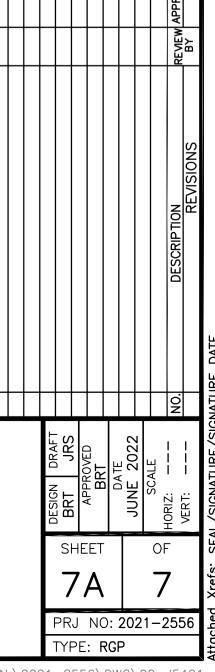
Thanks in advance for your help!

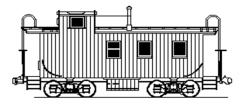
Environmental Project Manager

4455 BROOKFIELD CORPORATE DRIVE, SUITE 100

WEB: www.TNTenvironmentalinc.com

						_							
					REVISION PRIOR TO APPROVAL		Thurlor D Tabacan G Accoriator Tac	Ultatics r. Juilibuli & Associates, Ille.	Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors	5	3959 Pender Dr., Ste. 210 Fairfax, VA 22030 703-385-7555 Fax: 703-273-8595	Spring, MD • Gaithersburg, MD • Annapolis, MD • Greenbelt, MD • Frederick, MD • Fairfax, VA	
					NO. DATE						Associates	ww.cpia.com · Silve	
											TOWN OF CLIFTON		
	- THE STATES AND A	ALIT OF LA	R		THOMAS P		LIC. No. U3893/	A 08/18/2022	No and tot for	SAL TONS			
												REVIEW APPRVD. DATE	
												V APPRVI	
												REVIE	Ъ
													SNC





TOWN OF CLIFTON, VIRGINIA

Use Permit Application

Pro	operty Addres	s: hapel Road, Cou		Date: [Month / Year] May 5, 2022							
1.	Type of Permit:	 Construction Preliminary Site Plans Attached 	X Commercial □ Office □X Retail		Residential	Home Business (Code 9-19.c1)					
		 Special Use Restaurant Bed & Breakfast Multi-Family 	Subdivision (Code Chapter 10)		 Boundary Line Adjustment/Lot Consolidation (Code 10-57 to Code 10-59) 	Public Use Monthly Farmers Market					
2.	2. Name of Applicant: Virginia Mercantile DBA Clifton Farmers Market Mailing Address: 12644 Chapel Road, Clifton VA 20124										
	Phone: Email Addre	571-549-8880 ss: cliftonvafarn	nersmarket@	gmai	il.com						
3.	Name of Pro Owner (if dif Mailing Add	ferent): Quinta F	Properties LL(Chapel Road								
4.	Name of Bus Organization	Virainia	lercantile LL	C DB	A Clifton Farme	ers Market					
5.	Owner of Bu Organization										
6.	Tax Map Nu	mber: 23A									
7.											

8.	Attach Floor Plan business):	n to Scale (non-re	sidential & home	Floor Plan Attached	l						
9.	Zoning District	Residential	🗙 Commercial	Agricultural							
	of Premises:	(Code 9-19)	(Code 9-21)	(Code 9-20)	(Code 9-22)						
		 Church, Park, Community Building 									
		Community C Recreation (C	Open Space & COSR)	 Low Impact Commercial 							
		(Code 9-23A)		(Code 9-23B)							
10.	Describe Purpos	e of Application:									
F	Request Use	Permit to all	ow monthly F	armers Market in	the courtyard of						
	· · · · · · · · · · · · · · · · · · ·		· · · · · · · · · · · · · · · · · · ·		Beth Walters) are						
			supportiv	/e.							
10.	If Commercial, H	lome Business, Aç	gricultural or Indust	rial:							
11.k	o. Days &Hours o	ntial - Office Use: of Operation (inclu		of Clifton House or Retail/Restaurant Us One Sunday/ (typically 7	e: SF month, 7a-7p						
		· ·	•	<u> </u>							
11.0	I. Number of Sea located Inside	ats (Restaurant/Ch : and	urch): Total: ; Outside:	If applicable, p 	rovide number of seats						
11.e		rea (GFA) of Build	•	SF (Code	9-13)						
				ng: SF	or						
	••		•	in restaurant:	SF						
11.f	. Number of Off	-street Parking Sp	aces Required:	0 (Code 9-13)							
11. <u>c</u>	 Number of Officiency of the second sec	-street Parking Sp sting and propose	aces Provided* (att ed parking spaces):	ach parking plan to sca	le with dimensions						
11.ł	n. Gross Floor A	rea of Dwelling (H	ome Business Only): SF							
12	11.h. Gross Floor Area of Dwelling (Home Business Only): SF 12. Application Fee Enclosed: (Fee schedule in Filing Instructions)										

*PLEASE INCLUDE A PARKING TABULATION FORM FOR BUILDINGS THAT HAVE MORE THAN ONE USER IN THE BUILDING.

Is the applicant or owner a member of a homeowners association (HOA)?
□ Yes □ No If yes, please obtain the approval of the HOA prior to submission of the application.

HOA REPRESENTATIVE (NAME/SIGNATURE) ______ DATE OF HOA APPROVAL: _____

APPLICANT'S SIGNATURE:	(John per	6	DATE: 5/5/2022
PROPERTY OWNER SIGNATURE	× Aque	2	DATE: X 5/9/22
	FOR	OWN USE ONLY	
RECEIPT DATE:	2	DATE APPLICA	ATION ACCEPTED:
APPLICATION FEE PAID: \$			÷
DISA	PPROVED		
PLANNING COMMISSION:	TURE		PRINT
CONDITIONS:		4.	
5			
APPROVED DISAI	PPROVED		
TOWN COUNCIL: SIGNATURE			PRINT
CONDITIONS:			
onses to Council Question	S:		
e proposed times for now a	are 8 am - 3 pm		
ce a month seasonally (Ap i're expecting to sell locally	<pre>/ foraged mushrc</pre>	oms and micro gree	ns (Fruitful Forest - Manass
tially dairy products (milk, uare footage appears to be	eggs, meats), wi e 62'x33', minus	h up to 2 additional I	seasonal produce vendor, a ocally-made options (TBD) / 1900 sq. feet
e of the vendor stands/ter ximum number of vendors	s - 7	2	
		r walkaaw that tha	following businesses do hav

the email Rev. 3-2016



Use Permit - Farmer's Market

Wed, Jun 1, 2022 at 8:45 AM

khk@baberkal.com <khk@baberkal.com> To: Robin Moser <vamercantile@gmail.com> Cc: Clifton Clerk <clerk@cliftonva.gov>

Hi Robin,

We postponed your application until the June meeting of the Planning Commission on June 26. Since this is a request for the use of outdoor space and it's requires off street parking availability in a lot of 68 spaces of which 67 spaces are fully allocated, we need the below additional information in order to determine if a use permit for this activity can be properly recommended.

1. The application needs to state definite times so if it all day then say that or if it is only morning days that.

- 2. The application needs to say whether it will be once a month yearly or seasonally.
- 3. What is expected to be sold at the market.
- 4. Square footage of the courtyard.
- 5. Size of vendor stands/tents.
- 6. Maximum number of vendors.

7. Since this is planned for Sunday and presently nearly all the tenants of Clifton House have Sunday hours authorized on their use permits, if you could provide a survey of the tenants and whether or not they expect to be on premises on Sunday or open for client visits (half of tenants are retail and half are office), that would enable us to determine whether parking might in fact be available on Sunday mornings. Absent this information it will be hard for us to make a finding that there is available parking.

8. A clear statement from the owner that he approves of the proposed Sunday market.

We look forward to hearing from you and please do not hesitate to contact us with any questions.

Sincerely,

Kathy Kalinowski Chair, Clifton Planning Commission

On May 31, 2022, at 6:17 PM, Robin Moser <vamercantile@gmail.com> wrote:

Kathy -[Quoted text hidden]



Use Permit - Farmer's Market

Robin Moser <vamercantile@gmail.com> To: Kathy Kalinowski <khk@baberkal.com> Cc: Clifton Clerk <clerk@cliftonva.gov> Sun, Jun 26, 2022 at 11:34 AM

Kathy -

1. The proposed times for now are 8 am - 3 pm

2. Once a month seasonally (April - October)

3. We're expecting to sell locally foraged mushrooms and micro greens (Fruitful Forest - Manassas, VA), Kombucha (The Good Reverend - Manassas, VA), at least one seasonal produce vendor, and potentially dairy products (milk, eggs, meats), with up to 2 additional locally-made options (TBD)

4. Square footage appears to be 62'x33', minus the ramp - so roughly 1900 sq. feet

5. Size of the vendor stands/tents - 10'x10'

6. Maximum number of vendors - 7

7. This was the hardest question for us to answer - we know that the following businesses do have Sunday hours and/or regularly have cars parked in the parking lot over the weekend: SunDesign, Wheelhouse Pilates, Motier, Tax Services, LCS Property Services

8. The owner has emailed us concurrence, in addition to signing the use permit request. I'll forward the email.

Hope that helps!

-Robin [Quoted text hidden]



Farmers Market Use Permit - signed

Bob Gallagher <bob@sundesigninc.com>

Fri, Dec 16, 2022 at 9:34 AM

To: Robin Moser <vamercantile@gmail.com>, Amanda Christman <clerk@cliftonva.gov> Cc: Planning Commission <planning@cliftonva.gov>, Craig Durosko <craig@sundesigninc.com>

Amanda and Planning Commission Planning Folks,

Confirming that Craig and I are aware of the Farmers Marketing on Sundays in the court yard of the Clifton House and are fully in favor of the request.

Craig will also personally respond to this email.

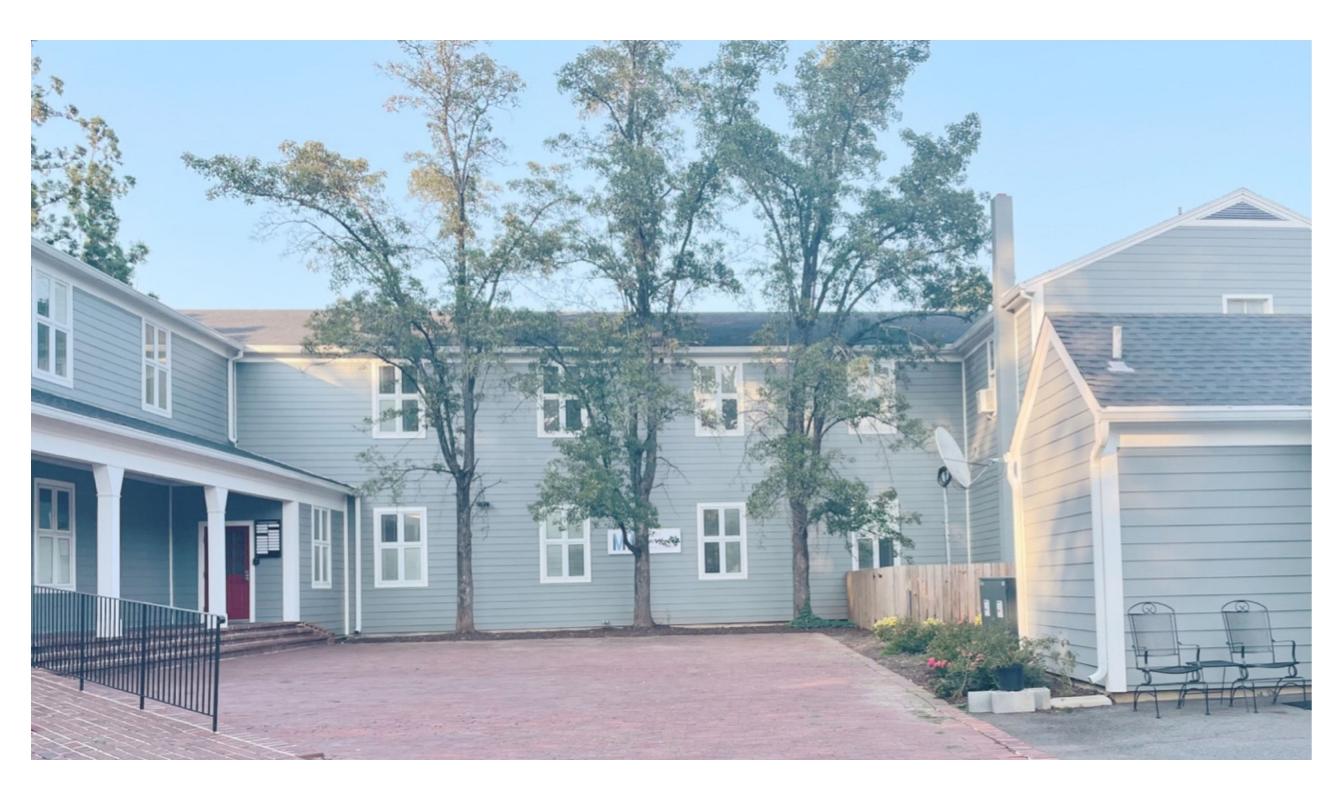
Bob

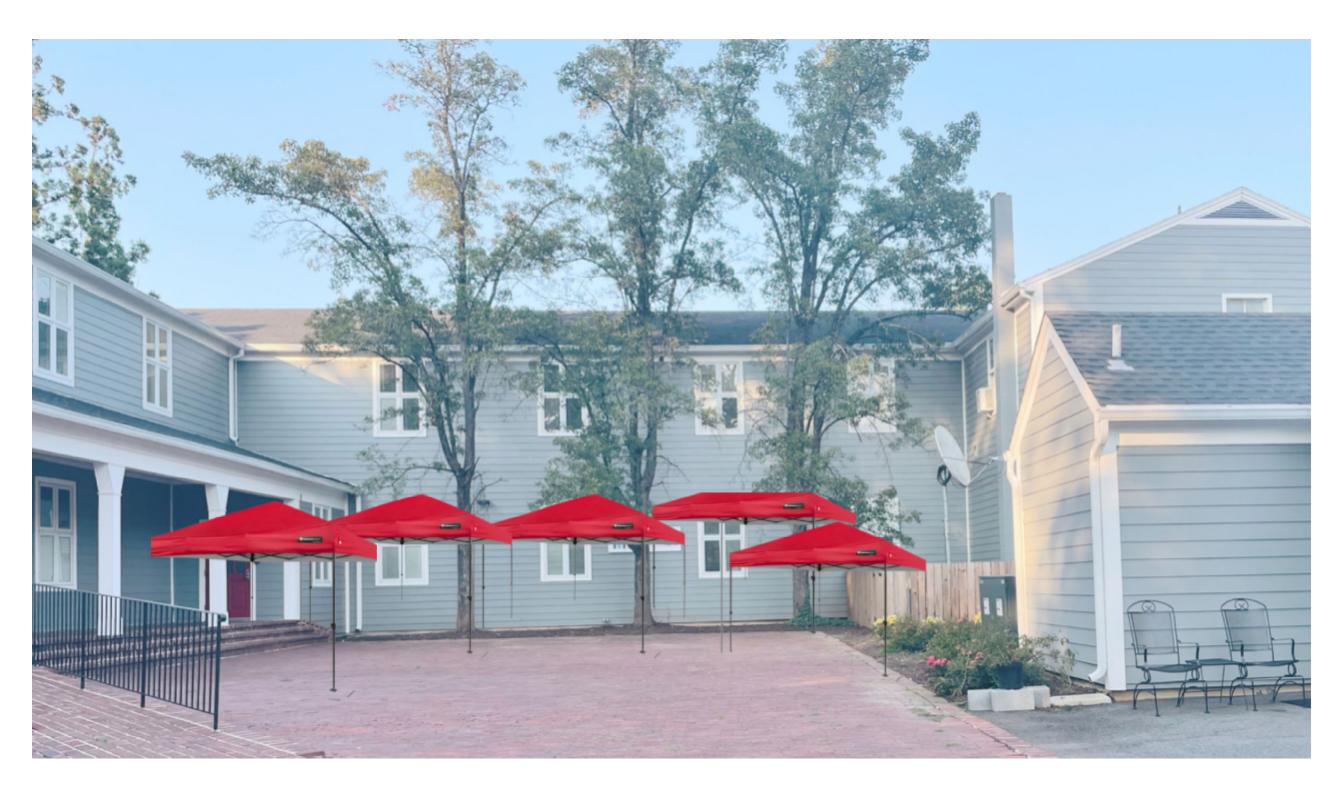


Bob Gallagher | Bob@SunDesignInc.com President & Visionary

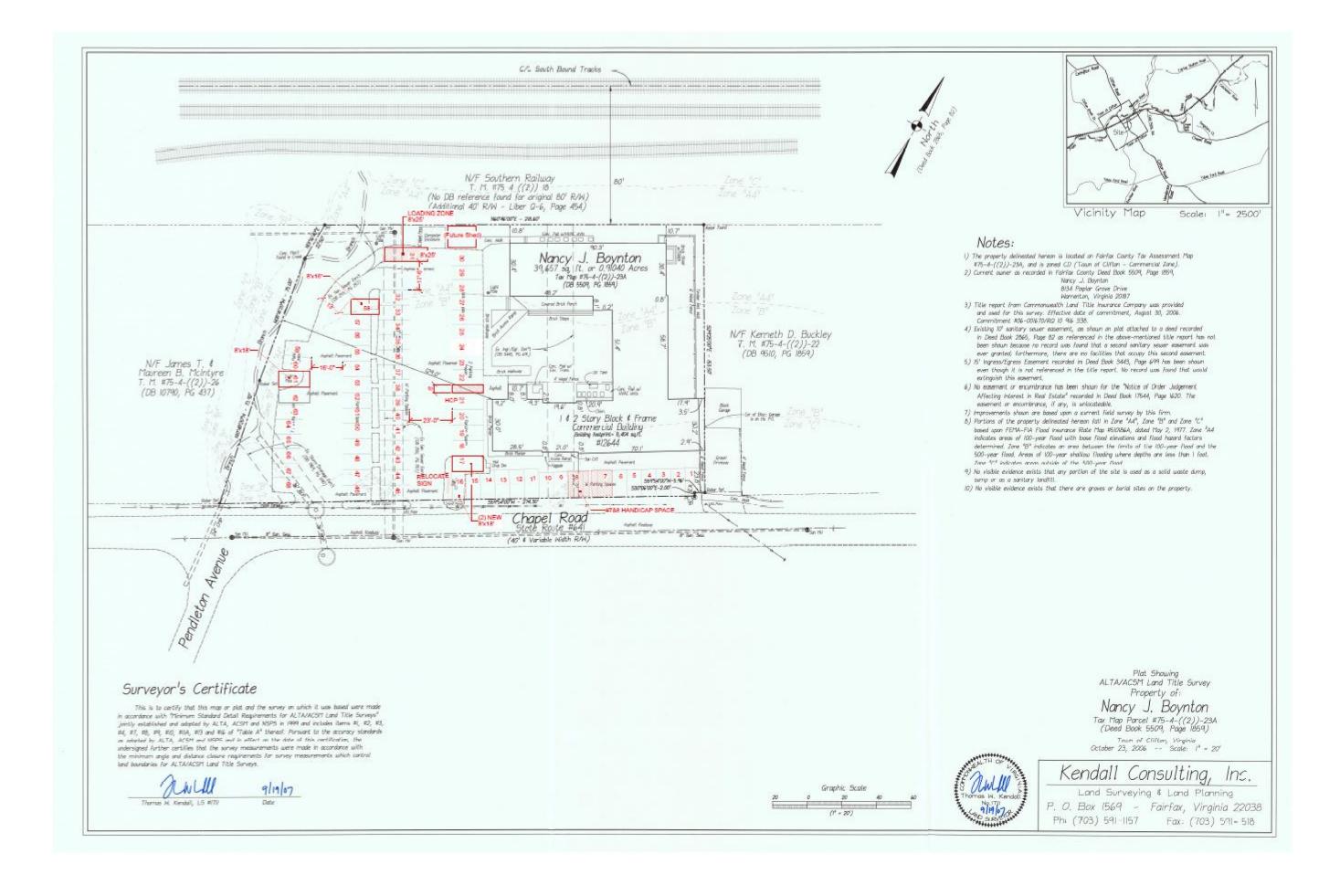


12644 Chapel Road, Suite 212 I Clifton, Virgina 20124 6862 Elm Street, Suite 330 | McLean, Virginia 22101 o 703.425.5588 ext. 102 | SunDesignInc.com









Town of Clifton

Commercial Parking Tabulation

Property Name: Clifton House

Address: 12644 Chapel Road

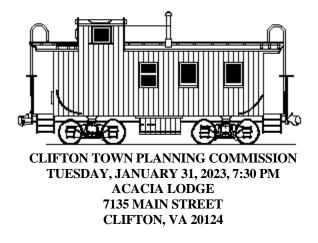
Date: 8/2/2022

Building Total Gross Floor Area: 14,616

SUITE #	TENANT NAME	NET FLOOR AREA	USE (Restaurant/Office/ Retail/Other Commercial Use)	Max. # EMPLOYEES (Retail/Restaurant only)	NUMBER OF CUSTOMER SEATS (Restaurant only)	PARKING SPACES Approved	DATE OF USE PERMIT (or Council approval)
A & B	Motier	936	Retail/Restaurant	4	14	11	3/3/2020
С	VACANT	856					
D	Kate Baker Designs	288	Retail	1	N/A	2	10/5/2021
E	U.S. Post Office	540	Retail	3	N/A	5	2/5/1992
F	Virginia Mercantile	762	Retail	N/A	N/A	4	3/2/2021
107, 108, 109, 110, 111, & 112	Market Financial	1168	Office	N/A	N/A	6	8/2/2022
214	Coppermine Realty	956	Office	N/A	N/A	5	1/5/2021
113, 210	Anthony Reid	400	Office	N/A	N/A	2	10/6/2020
114	The Hair Garage, LLC	593	Retail	N/A	N/A	4	7/7/2020
115	GoldensHill Papercrafts	1,536	Retail	1	N/A	7	6/3/2014
200/202	Wheelhouse Pilates	885	Retail	2	N/A	5	1/5/2021
203	LCS/On Point	773	Office	N/A	N/A	4	11/2/2021
204, 206, 208	AG	592	Office	N/A	N/A	3	5/3/2022
209, 211	Kohlmark Flach Architects	400	Office	N/A	0	2	10/2/2018
212	Sun Design	1,075	Office	N/A	N/A	5	4/5/2022
205, 207	Clifton Therapy	425	Office	N/A	N/A	2	8/3/2021
	Total allocated parking	12185				67	
	based on Town approved Total Parking Spaces Provided a	112(11.61	101			68	4/5/2022

Total Parking Spaces Provided at 12644 Chapel Rd:

4/5/2022 **68**



Order of Business:

- 1. Commercial Application: a. 12644 Chapel Road: Virginia Mercantile Farmers Market
- 2. Residential Application: a. 12800 Chapel Street: Revised Rough Grading Plan
- 3. Approve December 20, 2022 Meeting Minutes.
- 4. Adjournment.