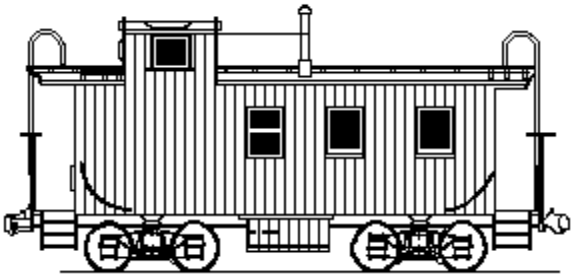


CLIFTON TOWN PLANNING COMMISSION
REGULAR MEETING, HELD ELECTRONICALLY VIA ZOOM
TUESDAY, JANUARY 25, 2022, 7:30 PM

In accordance with the Town of Clifton's Declaration of a Local Emergency due to the COVID-19 pandemic under Virginia Code § 44-146.21 which enables the Town of Clifton Government bodies to conduct Town business through electronic public meetings under Virginia Code § 2.2-3708.2, the Town of Clifton Planning Commission is holding the Meeting noticed herein electronically for the purpose of continuity of government of the Town of Clifton.

The meeting will be conducted using Zoom teleconferencing audio and video service, and connection information will be provided to members of the public to afford the opportunity to citizens to witness the operation of the Town of Clifton government. Connection information is available from, and will be provided by, the Town Clerk.

Present: Kathy Kalinowski, Chair; Town Council Representative Member Patrick Pline; Paula Sampson; Terri Winkowski.
Staff: Amanda Christman, Zoning Clerk.
Absent: Michelle Stein; Susan Yantis until 7:40 PM.

The Regular Meeting was called to order by Chair Kalinowski at 7:30 PM.

Order of Business:

1. Residential Preliminary Use Permit for Construction:
    a. 12800 Chapel Street – Equestrian Riding Ring.
    See attached application.

The Planning Commission reviewed an application for a preliminary use permit for construction of an equestrian riding ring, as detailed in the application for a use permit dated January 13, 2022, located at 12800 Chapel Street in the Town of Clifton on residentially zoned property owned by Amy Luyster, the applicant. The proposed Plan of Development dated 1-24-22 for the installation of the equestrian riding ring involves approximately .52 acre or approximately 22,650 square feet of land disturbing activity.

- **Chair Kalinowski moved to recommend approval of a Preliminary Use Permit for construction subject to the following conditions: that prior to the issuance of a final use permit, the applicants comply with all the requirements set forth in the letter of the Town Engineer, Scott Peterson, dated January 25, 2022, with respect to this property; that the equestrian riding ring be utilized only for the personal use of the owner and family; that no lights are installed on or around the riding ring, that the nutrient credits actually be obtained prior to the issuance of the final use permit;**

that the applicant, no later than two years after issuance of the preliminary use permit, complete construction and apply for a final use permit from the Town, and tender proof of compliance with the Town Engineer letter and proof that all necessary inspections, permits, nutrient credits have been obtained, and the property was constructed in accordance with the approved Plan of Development, dated January 24, 2022, seconded by Member Sampson. Poll, 4-0. (Member Yantis was absent).

2. Potential boundary line adjustment on corner of School and Main Streets.

The Planning Commission provided guidance to a Town resident with regard to a contemplated boundary line adjustment application.

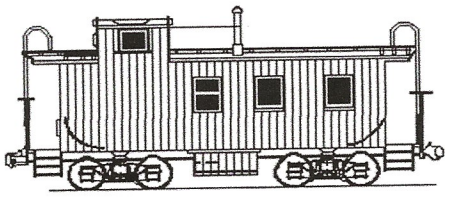
3. Approve Minutes.

a. Approve previous Minutes.

Chair Kalinowski moved to approve the January 4, 2022 meeting Minutes as presented, seconded by Town Council Representative Member Pline. The motion was approved by poll, 5-0.

4. Adjournment.

The meeting was adjourned by general acclamation at 8:02 PM.



TOWN OF CLIFTON, VIRGINIA

Use Permit Application

Property Address: 12800 Chapel St			**Date: [Month / Year]** Nov/2021	
1. Type of Permit:	☒ Construction xx Preliminary Site Plans Attached	☐ Commercial ☐ Office ☐ Retail	xx 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
2. Name of Applicant: Amy Luyster **Mailing Address:** 12800 Chapel St, Clifton, VA 20124				
Phone: 254-258-3402 **Email Address:** amyjoluyster@gmail.com				
3. Name of Property Owner (if different): **Mailing Address:**				
4. Name of Business / Organization:				
5. Owner of Business / Organization:				
6. Tax Map Number: 0754 02 0044				
7. Attach a plat or plan drawn to scale showing the proposed construction, certified by an engineer, surveyor, architect, authorized to practice as such by VA, together with a surveyed plat of the property indicating all building and structure setbacks and height.			☒ Plat Attached	

8. Attach Floor Plan to Scale (non-residential & home business):	☐ Floor Plan Attached			
9. Zoning District of Premises:	☒ Residential (Code 9-19) ☐ Church, Park, Community Building	☐ Commercial (Code 9-21)	☐ Agricultural (Code 9-20)	☐ Industrial (Code 9-22)
	☐ Community Open Space & Recreation (COSR) (Code 9-23A)		☐ Low Impact Commercial (Code 9-23B)	

10. Describe Purpose of Application:
Equestrian riding ring. The ring will be surrounded by new 3-board fence matching the fence already on the property and one 12-ft wide gate near the barn for an entrance that is similar to the gates already on the property. The dimensions of the ring will be 140 feet by 80 feet. After removal of the topsoil, it will be replaced with app. 6 in of concrete stone dust with 2 in of coarse concrete sand over the base.

10. If Commercial, Home Business, Agricultural or Industrial:

11. Describe Operation:

The riding ring is for personal use. I will use it to practice dressage and jumping.

11.a. If Non-Residential - Office Use: _____ **SF or Retail/Restaurant Use:** _____ **SF**

11.b. Days &Hours of Operation (include special events):

11.c. Number of Employees on Site at any One Time: _____

11.d. Number of Seats (Restaurant/Church): Total: _____. **If applicable, provide number of seats located Inside:** _____ **and; Outside:** _____

11.e. Gross Floor Area (GFA) of Building or /Premises: _____ **SF (Code 9-13)**
Net Gross Floor Area if more than one use in building: _____ **SF**
If applicable, GFA devoted to carry-out service within restaurant: _____ **SF**

11.f. Number of Off-street Parking Spaces Required: _____ **(Code 9-13)**

11.g. Number of Off-street Parking Spaces Provided* (attach parking plan to scale with dimensions identifying existing and proposed parking spaces): _____

11.h. Gross Floor Area of Dwelling (Home Business Only): _____ **SF**

12. Application Fee Enclosed:
(Fee schedule in Filing Instructions) $ 250

***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: _____

The undersigned hereby applies for a Use Permit pursuant to Article 2, Section 9-10 of the Zoning Ordinance of the Code of Town of Clifton, Virginia.

APPLICANT'S SIGNATURE: _____ DATE: 13 JAN 2022

PROPERTY OWNER SIGNATURE: _____ DATE: _____

FOR TOWN USE ONLY

RECEIPT DATE: _____ DATE APPLICATION ACCEPTED: _____

APPLICATION FEE PAID: $_____

☐ APPROVED ☐ DISAPPROVED

PLANNING COMMISSION: _____ _____
SIGNATURE PRINT

CONDITIONS: _____

_____

_____

☐ APPROVED ☐ DISAPPROVED

TOWN COUNCIL: _____ _____
SIGNATURE PRINT

CONDITIONS: _____

_____

_____

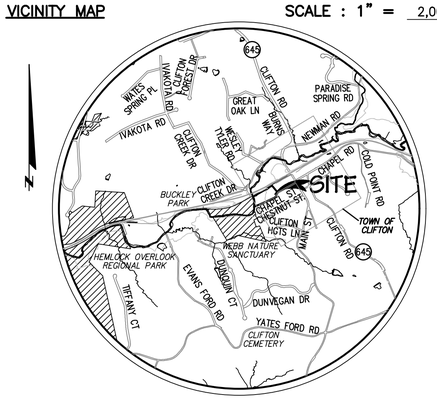
PLAN OF DEVELOPMENT

12800 CHAPEL STREET

SPRINGFIELD DISTRICT
TOWN OF CLIFTON
FAIRFAX COUNTY, VIRGINIA

_____-RGP-_____-1

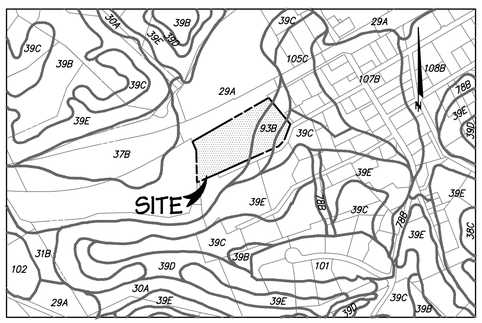
VICINITY MAP SCALE : 1" = 2,000'



SIDEWALK MAINTENANCE: XXXXX–VDOT, 0000–FFX CO.
TRAIL MAINTENANCE: 0000–FFX CO.
ALL OTHER WALKS/TRAILS TO BE OWNER MAINTAINED

MAP PAGE NO.	DOUBLE CIRCLE NO.	BLOCK (SINGLE CIRCLE) NO.	LOT / PARCEL(S) NO.
75–4	2	–	44

COUNTY SOILS MAP DATA SCALE : 1" = 500'



SOIL I.D. NUMBERS	SOIL SERIES NAME	FOUNDATION SUPPORT	SOIL DRAINAGE	EROSION POTENTIAL	PROBLEM CLASS
29A	CODORUS SILT LOAM	POOR	POOR	LOW	III
39C	GLENELG SILT LOAM	GOOD	GOOD	HIGH	I
93B	SUMERDUCK LOAM	MARGINAL	POOR	MEDIUM	II

IS THE SITE LOCATED ON NATURALLY OCCURRING ASBESTOS (NOA) SOIL? YES____ NO ✓

AREAS THAT MAY CONTAIN NOA SOIL ARE SHOWN ON THE OFFICIAL COUNTY SOILS MAP ON THE DIGITAL MAP VIEWER ON THE COUNTY WEBSITE. ASBESTOS IS REGULATED BY THE VIRGINIA DEPARTMENT OF LABOR AND INDUSTRY. SAFETY PRECAUTIONS AND LINKS TO REGULATIONS REGARDING THESE SOILS OR FILL ORIGINATING FROM THEM CAN BE FOUND ON THE NORTHERN VIRGINIA SOIL AND WATER CONSERVATION DISTRICT WEBSITE: WWW.FAIRFAXCOUNTY.GOV/NVSWCD

NOTES

1. THE PROPERTY DELINEATED ON THIS PLAN IS LOCATED ON FAIRFAX COUNTY TAX ASSESSMENT MAP NUMBER 75–4 ((2)) 44. THE SITE IS CURRENTLY ZONED RD AND THE USE IS RESIDENTIAL.
2. THE SUBJECT PROPERTY HEREON IS CURRENTLY UNDER THE OWNERSHIP OF AMY LUYSTER BY THE FOLLOWING CONVEYANCE AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA: DB 26688, PG 967.
3. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A FIELD RUN SURVEY PREPARED BY CHARLES P. JOHNSON & ASSOCIATES ON AUGUST 5, 2021; CONTOUR INTERVAL EQUALS TWO FEET NGVD 1929.
4. THERE IS A 100–YEAR FLOODPLAIN ON THIS SITE.
5. THERE IS AN RESOURCE PROTECTION AREA (RPA) LOCATED ON THIS SITE.
6. TO THE BEST OF OUR KNOWLEDGE, THE SITE HAS NO SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION AND PRESERVATION.
7. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO KNOWN GRAVES, OBJECTS, OR STRUCTURES MARKING A PLACE OF BURIAL.
9. SEE SHEET 2 FOR A DESCRIPTION OF THE EXISTING VEGETATION.
10. THIS SITE IS LOCATED IN THE CLIFTON HISTORIC DISTRICT.
11. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 116.4, 302.4, AND 355; ALL HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT VR 672–10–1 – VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS; AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280; TO BE GENERATED, UTILIZED, STORED, TREATED, AND/OR DISPOSED OF ON–SITE AND THE SIZE AND CONTENTS OF ANY EXISTING OR PROPOSED STORAGE TANKS OR CONTAINERS.
12. WATERSHED: POPES HEAD CREEK
13. THE EXISTING DRAINFIELD IS AS SHOWN. NO RESERVE FIELD EXISTS. SEPTIC TANKS ARE REQUIRED TO BE PUMPED OUT EVERY 5 YEARS PER TOWN CODE 11–14a4A.

INFORMATION REGARDING ACTIVITIES IN A RESOURCE PROTECTION AREA

ACTIVITY	YES/NO
CONSTRUCTION ACTIVITIES IN A RESOURCE PROTECTION AREA (IF YES, INDICATE TYPE BELOW)	NO
REDEVELOPMENT PRINCIPAL STRUCTURE	NO
REDEVELOPMENT ACCESSORY STRUCTURE	NO
PUBLIC ROADS	NO
PRIVATE ROADS	NO
DRIVEWAYS	NO
STORMWATER OUTFALL	NO
OTHER (INDICATE TYPE):	NO

WETLANDS PERMITS CERTIFICATION

I HEREBY CERTIFY THAT ALL WETLANDS PERMITS REQUIRED BY LAW WILL BE OBTAINED PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES.

SIGNATURE _____

OWNER/DEVELOPER _____ Amy J. Luyster
NAME TITLE

NOTE: PERMITS MUST BE PRESENTED TO THE COUNTY INSPECTOR PRIOR TO LAND DISTURBANCE.

1ST SUBMISSION FEE CALCULATION

___ $903 PER DIVISION OF LAND OR

✓ $903 PER DISTURBED ACRE, OR FRACTION THEREOF, WHICHEVER AMOUNT IS GREATER

0.52 ACRES OF DISTURBANCE ($903 TOTAL)

SHEET INDEX

PROJECT DESCRIPTION

THIS PLAN PROPOSES THE CONSTRUCTION OF A RIDING RING WITH FENCING AND RELOCATION OF A PORTION OF 4' SPLIT RAIL WOODEN FENCE. A TOTAL OF 0.52 ACRES OF THE PROPERTY WILL BE DISTURBED.

OWNER INFORMATION

AMY LUYSTER
12800 CHAPEL STREET
CLIFTON, VIRGINIA 20124
(254) 258–3402
AMYJOLUYSTER@GMAIL.COM

CPJ Associates
Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
3959 Pender Dr., Ste. 210 Fairfax, VA 22030 703-385-7555 Fax: 703-273-8595
www.cpja.com • Silver Spring, MD • Gaithersburg, MD • Annapolis, MD • College Park, MD • Frederick, MD • Fairfax, VA

PROJECT MANAGER : BRIAN THOMAS EMAIL : ffengineering@cpja.com

COMMONWEALTH OF VIRGINIA
BRIAN R. THOMAS
Lic. No. 038937
01/24/2022
PROFESSIONAL ENGINEER

DocuSigned by:
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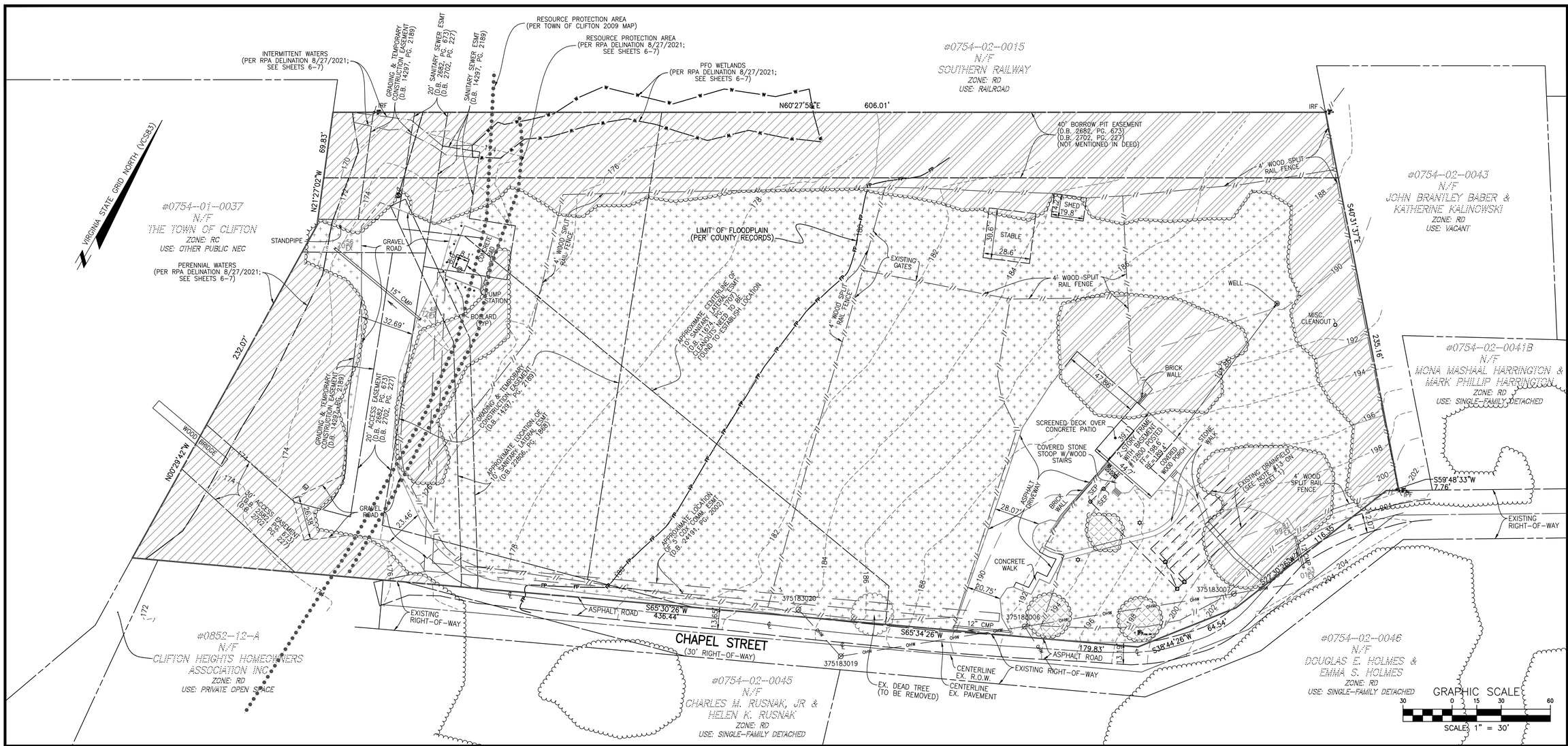
DATE : OCTOBER 26, 2021
REVISED : JANUARY 5, 2022

SHEET 1 OF 7



COVER TYPE SUMMARY

	COVER TYPE	STAGE	CONDITION	PRIMARY SPECIES	AREA (in SF)
	Upland Forest	Early Successional	good	Red Maple, Poplar, Oak, Walnut	*29,660*
	This area contains Red Maple, Tulip Poplar, Oaks and Walnut.				
	Bottomland Forest	Early Successional	good	River Birch, Sycamore, Sweet Gum	*42,590*
	This area contains River Birch, Sycamore, Sweet Gum and a few hickory.				
	Landscaped Tree Canopy	---	good	Crape Myrtle, Ornamental Cherry	*1,363*
	This area is mostly made up of Ornamental Cherry and Crape Myrtle.				
	Maintained Grassland	---	---	----	111,672
	Developed Land	---	---	----	18,727
				TOTAL AREA OF SITE	204,012
				TOTAL AREA OF TREE CANOPY	*73,613*

EVM SUCCESSIONAL STATEMENT: The successional stage of the vegetation on the property is a combination of mature upland trees and maintained grassland.

NOTE: Tree locations are approximate & have not been field-verified.

NO.	DATE	REVISION PRIOR TO APPROVAL

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Civil and Environmental Engineers · Planners · Landscape Architects · Surveyors
3959 Pender Dr., Ste. 210 Fairfax, VA 22030 703-385-7555 Fax: 703-273-8595
www.cpjassociates.com · Silver Spring, MD · Gaithersburg, MD · Annapolis, MD · Greenbelt, MD · Frederick, MD · Fairfax, VA

EXISTING CONDITIONS & VEGETATION MAP

12800 CHAPEL STREET

SPRINGFIELD DISTRICT
TOWN OF CLIFTON
FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
BRIAN R. THOMAS
Lic. No. 038937
01/24/2022
PROFESSIONAL ENGINEER

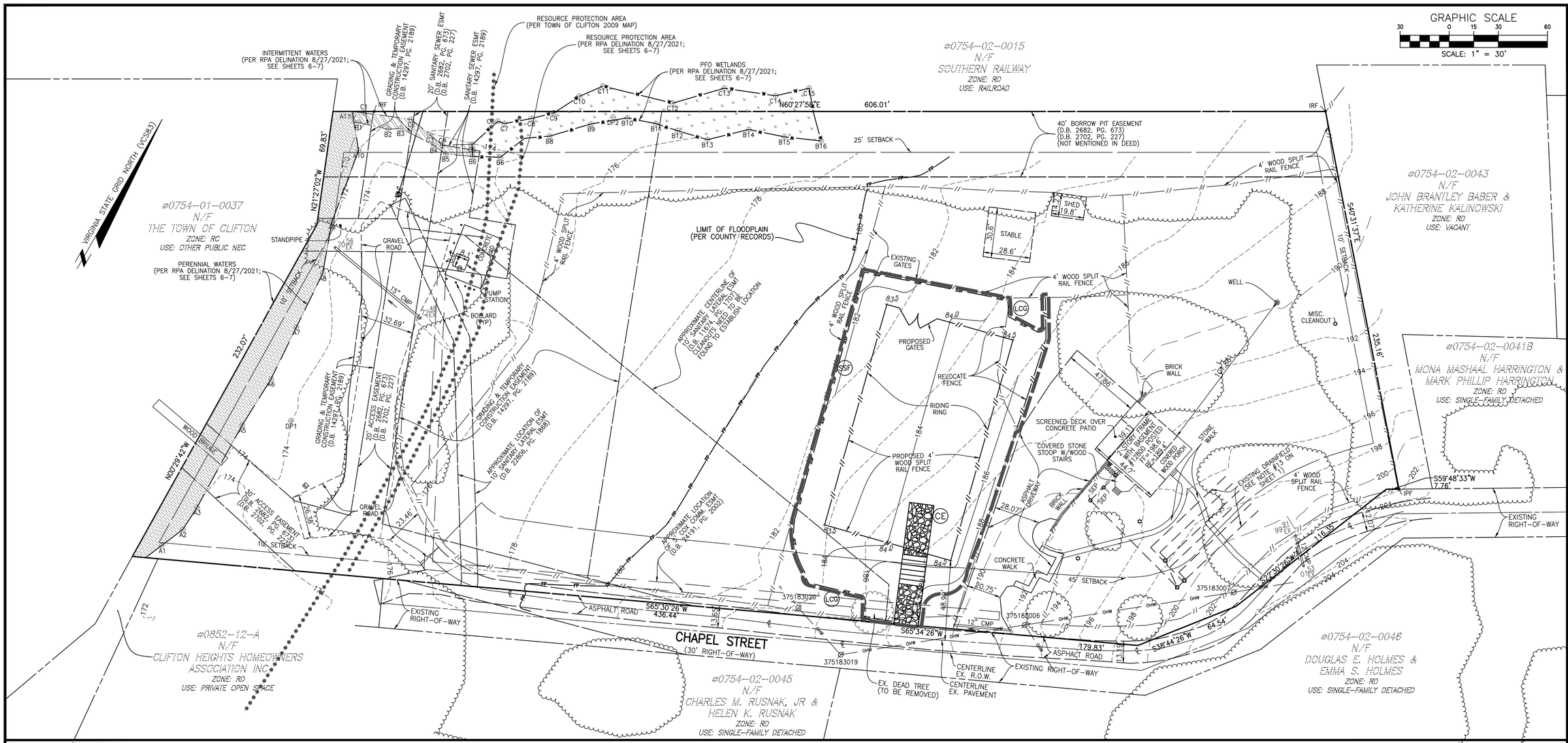
NO.	DESCRIPTION REVISIONS	REVIEW BY	APPRVD	DATE

DESIGN	DRAFT
KJV	KJV
APPROVED	DATE
HMF	AUG. 2021
SCALE	
HORIZ:	1" = 30'
VERT:	---

SHEET	OF
2	7

PRJ NO: 2021-2556
TYPE: RGP

Attached Xrefs: SEAL/00-J0500/XREF-R0301/XREF-R0401/SIGNATURE/SIGNATURE DATE



DRAINAGE SUMMARY AND OUTFALL NARRATIVE

EXISTING CONDITIONS :
THE EXISTING LOT IS 4.6836 ACRES AND IS CURRENTLY MOSTLY OPEN GRASSLAND WITH TREES ALONG THE PROPERTY BOUNDARIES. A HOUSE, STABLE, SHED AND DRIVEWAY CURRENTLY EXIST ON THE LOT. THE LOT HAS AN AVERAGE SLOPE OF ABOUT 6.0%.

RUNOFF FROM THE SITE SHEET FLOWS TO THE WEST UNTIL IT DISCHARGES INTO THE BED AND BANKS OF POPES HEAD CREEK LOCATED ALONG THE WESTERN EDGE OF THE PROPERTY.

PROPOSED CONDITIONS :
A HORSE RIDING RING IS PROPOSED WITH THIS PROJECT, TO THE EAST OF AN EXISTING SPLIT RAIL FENCE. APPROXIMATELY 0.52 ACRES (11.1% OF THE SITE) WILL BE DISTURBED DURING THE DEVELOPMENT OF THIS SITE TO GRADE OUT THE RIDING RING, INSTALL THE FENCING AND PROVIDE TEMPORARY ACCESS TO CHAPEL STREET FOR CONSTRUCTION RELATED ACTIVITIES.

COMPLIANCE NARRATIVE: TOWN OF CLIFTON TOWN CODE § 11-12.a.5.A.ii & iii

FOR THIS REDEVELOPMENT SITE, THE NONPOINT SOURCE POLLUTION LOAD HAS BEEN REDUCED BY NUTRIENT CREDITS.
BOTH PRE- AND POST-DEVELOPMENT LOADINGS HAVE BEEN CALCULATED BY THE SAME PROCEDURES, UTILIZING THE VIRGINIA RUNOFF REDUCTION SPREADSHEET (VRRM). SEE SHEET 4 FOR VRRM SPREADSHEET.

SW-10 NARRATIVE

THE SITE DISTURBANCE IS LESS THAN 1-ACRE, THEREFORE A SW-10 ANALYSIS IS NOT REQUIRED.

TREE CONSERVATION NARRATIVE

THERE ARE NO TREES 12" AND GREATER IN DIAMETER WITHIN THE ANALYSIS ZONES (INTERIOR AND EXTERIOR OF THE CLEARING LIMITS) AND AS SUCH, THE PLAN REQUIREMENTS IDENTIFIED IN PFM 12-0300 ARE NOT REQUIRED FOR THIS ROUGH GRADING PLAN.

NOTES

1. ANY EXCESS MATERIAL SHALL REMAIN ON SITE.
2. SITE INSPECTOR TO DETERMINE THE NEED FOR A WASH RACK AT TIME OF CONSTRUCTION ENTRANCE INSTALLATION.

FAIRFAX COUNTY STORMWATER CRITERIA:

THIS SITE IS EXEMPT FROM CHAPTER 124 AS THE TOTAL IMPERVIOUSNESS OF THE LOT IS LESS THAN 18% (ONLY 10.2%). SEE CALCULATION BELOW.

ALL RUNOFF CONTINUES TO LEAVE THE LOT IN SHEET FLOW CONDITION WITHOUT ADVERSELY IMPACTING OR CREATING NEW DRAINAGE PROBLEMS ON DOWNSTREAM PROPERTIES. AS SUCH, PFM SECTIONS 6-0202.6.A.1 AND 6-0202.6.A.2 HAVE BEEN SATISFIED AND IT IS THE OPINION OF THE ENGINEER THAT THIS SITE'S OUTFALL IS ADEQUATE.

IN THE EVENT THAT THE EROSION AND SEDIMENT CONTROLS ARE NOT PROVIDED POPES HEAD CREEK WILL BE IMPACTED. HOWEVER, SUPER SILT FENCE HAS BEEN PROVIDED TO PROTECT THESE AREAS FROM SILTATION.

SITE IMPERVIOUSNESS (EXISTING AND PROPOSED):

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 AC IMP./4.6836 TOTAL AC) x 100 = 10.2%

STORMWATER CALCULATIONS:
DA=0.94 AC. I_2=5.23 I_{10}=6.77
$C_{PASTURE}$=0.45 (FOR PASTURE W/SLOPE >6% PER VDOT DRAINAGE MANUAL)

PREDEVELOPMENT:
C_{PRE}=0.45
Q_2= (0.52AC)(5.23)(0.45) =1.22 CFS
Q10=(0.52AC)(6.77)(0.45) =1.58 CFS

POST-DEVELOPMENT:
C_{POST}=0.45
Q_2= (0.52AC)(5.23)(0.45) =1.22 CFS
Q10=(0.52AC)(6.77)(0.45) =1.58 CFS

INCREASE IN RUNOFF:
Q_2= 1.22 - 1.22 =0.00 CFS
Q10=1.58 - 1.58 =0.00 CFS

LEGEND

- 402 EXISTING CONTOUR
- 400 EXISTING INDEX CONTOUR
- 06.81 EX. EXISTING SPOT GRADE
- 402 PROPOSED CONTOUR
- 400 PROPOSED INDEX CONTOUR
- 07.60 PROPOSED SPOT GRADE
- OLR 100-YEAR OVERLAND RELIEF PATH
- EXISTING EDGE OF PAVEMENT
- EXISTING TREELINE
- PROPOSED TREELINE
- LCG LIMITS OF CLEARING AND GRADING
- EXISTING FENCE
- EX. SANITARY SEWER & EASEMENT
- WETLAND FLAG LOCATION
- W EXISTING WELL
- EXISTING A.C.
- E EXISTING ELECTRIC BOX/TRANSFORMER
- EM EXISTING ELECTRIC METER
- EXISTING PRIVATE LIGHT FIXTURE
- EXISTING SEPTIC LID/CLEANOUT
- OHW EXISTING OVERHEAD UTILITY LINE
- EXISTING UTILITY LINE & POLE
- MB EXISTING MAILBOX
- (TBR) DENOTES FEATURES TO BE RELOCATED OR REMOVED
- MAIN ENTRANCE
- FP LIMIT OF FLOODPLAIN
- LIMIT OF PFO WETLANDS
- LIMIT OF INTERMITTENT WATERS
- LIMIT OF PERENNIAL WATERS
- CE TEMPORARY CONSTRUCTION ENTRANCE
- SSF SUPER SILT FENCE (PFM PLATE 5-11)
- SF SILT FENCE (SPEC. 3.05)

ROUGH GRADING PLAN

12800 CHAPEL STREET

SPRINGFIELD DISTRICT
TOWN OF CLIFTON
FAIRFAX COUNTY, VIRGINIA

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NO.	DATE	REVISION PRIOR TO APPROVAL

COMMONWEALTH OF VIRGINIA
BRIAN R. THOMAS
Lic. No. 038937
01/24/2022
PROFESSIONAL ENGINEER

NO.	DESCRIPTION REVISIONS	REVIEW BY	APPROVAL DATE

DESIGN BRT | DRAFT JRS | APPROVED BRT | DATE AUG. 2021 | SCALE HORIZ.1" = 30' VERT: ---

SHEET 3 OF 7

PRJ NO: 2021-2556

TYPE: RGP

Attached Xrefs: SEAL/00-J0500/XREF-R0301/SIGNATURE/SIGNATURE DATE

DEQ Virginia Runoff Reduction Method Re-Development Compliance Spreadsheet - Version 3.0

○ 2011 BMP Standards and Specifications ◉ 2013 Draft BMP Standards and Specifications

Project Name: 12800 Chapel Road
Date: 1/4/2022
Linear Development Project? No

CLEAR ALL (Ctrl+Shift+R)

data input cells | constant values | calculation cells | final results

Site Information

Post-Development Project (Treatment Volume and Loads)

Enter Total Disturbed Area *(acres)* → 0.52

Maximum reduction required: 10%
The site's net increase in impervious cover (acres) is: 0
Post-Development TP Load Reduction for Site (lb/yr): 0.03

Check:
BMP Design Specifications List: 2013 Draft Stds & Specs
Linear project? No
Land cover areas entered correctly? ✔
Total disturbed area entered? ✔

Pre-ReDevelopment Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed forest/open space					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be			0.52		0.52
Impervious Cover (acres)					0.00
					0.52

Post-Development Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be			0.52		0.52
Impervious Cover (acres)					0.00
Area Check	OK.	OK.	OK.	OK.	0.52

Constants

Annual Rainfall (inches)	43
Target Rainfall Event (inches)	1.00
Total Phosphorus (TP) EMC (mg/L)	0.26
Total Nitrogen (TN) EMC (mg/L)	1.86
Target TP Load (lb/acre/yr)	0.41
Pj (unitless correction factor)	0.90

Runoff Coefficients (Rv)

	A Soils	B Soils	C Soils	D Soils
Forest/Open Space	0.02	0.03	0.04	0.05
Managed Turf	0.15	0.20	0.22	0.25
Impervious Cover	0.95	0.95	0.95	0.95

LAND COVER SUMMARY -- PRE-REDEVELOPMENT

Land Cover Summary-Pre		
Pre-ReDevelopment	**Listed**	**Adjusted[1]**
Forest/Open Space Cover (acres)	0.00	0.00
Weighted Rv(forest)	0.00	0.00
% Forest	0%	0%
Managed Turf Cover (acres)	0.52	0.52
Weighted Rv(turf)	0.22	0.22
% Managed Turf	100%	100%
Impervious Cover (acres)	0.00	0.00
Rv(impervious)	0.95	0.95
% Impervious	0%	0%
Total Site Area (acres)	**0.52**	**0.52**
Site Rv	**0.22**	**0.22**

LAND COVER SUMMARY -- POST DEVELOPMENT

Land Cover Summary-Post (Final)	
Post ReDev. & New Impervious	
Forest/Open Space Cover (acres)	0.00
Weighted Rv(forest)	0.00
% Forest	0%
Managed Turf Cover (acres)	0.52
Weighted Rv (turf)	0.22
% Managed Turf	100%
Impervious Cover (acres)	0.00
Rv(impervious)	0.95
% Impervious	0%
Final Site Area (acres)	**0.52**
Final Post Dev Site Rv	**0.22**

Land Cover Summary-Post	
Post-ReDevelopment	
Forest/Open Space Cover (acres)	0.00
Weighted Rv(forest)	0.00
% Forest	0%
Managed Turf Cover (acres)	0.52
Weighted Rv (turf)	0.22
% Managed Turf	100%
ReDev. Impervious Cover (acres)	0.00
Rv(impervious)	0.95
% Impervious	0%
Total ReDev. Site Area (acres)	**0.52**
ReDev Site Rv	**0.22**

Land Cover Summary-Post	
Post-Development New Impervious	
New Impervious Cover (acres)	0.00
Rv(impervious)	--

Treatment Volume and Nutrient Load

Pre-ReDevelopment Treatment Volume (acre-ft)	0.0095	0.0095	
Pre-ReDevelopment Treatment Volume (cubic feet)	415	415	
Pre-ReDevelopment TP Load (lb/yr)	**0.26**	**0.26**	
Pre-ReDevelopment TP Load per acre (lb/acre/yr)	0.50	0.50	
Baseline TP Load (lb/yr) (**0.41 lbs/acre/yr** applied to pre-redevelopment area excluding pervious land proposed for new impervious cover)		*0.21*	

Final Post-Development Treatment Volume (acre-ft)	0.0095	**Post-ReDevelopment Treatment Volume (acre-ft)**	0.0095
Final Post-Development Treatment Volume (cubic feet)	415	**Post-ReDevelopment Treatment Volume (cubic feet)**	415
Final Post-Development TP Load (lb/yr)	**0.26**	**Post-ReDevelopment Load (TP) (lb/yr)***	**0.26**
Final Post-Development TP Load per acre (lb/acre/yr)	0.50	Post-ReDevelopment TP Load per acre (lb/acre/yr)	0.50
		Max. Reduction Required (Below Pre-ReDevelopment Load)	**10%**
		TP Load Reduction Required for Redeveloped Area (lb/yr)	**0.03**

Post-Development Treatment Volume (acre-ft)	--
Post-Development Treatment Volume (cubic feet)	--
Post-Development TP Load (lb/yr)	--
TP Load Reduction Required for New Impervious Area (lb/yr)	**0**

[1] *Adjusted Land Cover Summary:*
Pre ReDevelopment land cover minus pervious land cover (forest/open space or managed turf) acreage proposed for new impervious cover.

Adjusted total acreage is consistent with Post-ReDevelopment acreage (minus acreage of new impervious cover).

Column I shows load reduction requriement for new impervious cover (based on new development load limit, 0.41 lbs/acre/year).

Post-Development Requirement for Site Area

TP Load Reduction Required (lb/yr)	**0.03**

Site Results (Water Quality Compliance)

Area Checks	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
FOREST/OPEN SPACE (ac)	0.00	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER (ac)	0.00	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER TREATED (ac)	0.00	0.00	0.00	0.00	0.00	OK.
MANAGED TURF AREA (ac)	0.00	0.00	0.00	0.00	0.00	OK.
MANAGED TURF AREA TREATED (ac)	0.00	0.00	0.00	0.00	0.00	OK.
AREA CHECK	OK.	OK.	OK.	OK.	OK.	

Site Treatment Volume (ft^3) 415

Runoff Reduction Volume and TP By Drainage Area

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	TOTAL
RUNOFF REDUCTION VOLUME ACHIEVED (ft^3)	0	0	0	0	0	0
TP LOAD AVAILABLE FOR REMOVAL (lb/yr)	0.00	0.00	0.00	0.00	0.00	0.00
TP LOAD REDUCTION ACHIEVED (lb/yr)	0.00	0.00	0.00	0.00	0.00	0.00
TP LOAD REMAINING (lb/yr)	0.00	0.00	0.00	0.00	0.00	0.00
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	0.00	0.00	0.00	0.00	0.00	0.00

Total Phosphorus

FINAL POST-DEVELOPMENT TP LOAD (lb/yr)	0.26
TP LOAD REDUCTION REQUIRED (lb/yr)	0.03
TP LOAD REDUCTION ACHIEVED (lb/yr)	0.00
TP LOAD REMAINING (lb/yr):	0.26
REMAINING TP LOAD REDUCTION REQUIRED (lb/yr):	0.03

*SEE THIS SHEET FOR AVAILABILITY OF NUTRIENT CREDITS FOR PHOSPHORUS LOAD.

Total Nitrogen (For Information Purposes)

POST-DEVELOPMENT LOAD (lb/yr)	1.87
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	0.00
REMAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr)	1.87

res

Date: January 21, 2022

To: Suha Omairan
Land Development Engineer
CPJ Associates

From: Caroline Irvin
Resource Environmental Solutions

Subject: Potomac Watershed – Nutrient Credit Availability

Project Reference: 12800 Chapel Street; 0.03 Credits Requested; HUC 02070010

This letter is to confirm the availability of 0.03 authorized nutrient credits ("Nutrient Credits") from one or more of Resource Environmental Solutions' ("RES") Potomac nutrient bank facilities for use by permit applicants within the Potomac watershed, including HUC 02070010, to compensate for nutrient loadings in excess of state or local regulations, as per Virginia Code § 62.1-44.15:35 and § 62.1-44.19:14 and Virginia Administrative Code 9 VAC 25-820-10 et seq. These Nutrient Credits are generated and managed under the terms of the Banking Instruments known as the Antonio Nutrient Reduction Implementation Plan ("NRIP").

Please feel free to contact me if you have any questions.

Sincerely,

Caroline Irvin
Resource Environmental Solutions
cirvin@res.us

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NO. | DATE | REVISION PRIOR TO APPROVAL

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VIRGINIA RUNOFF REDUCTION METHOD SPREADSHEET

12800 CHAPEL STREET

SPRINGFIELD DISTRICT
TOWN OF CLIFTON
FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA — BRIAN R. THOMAS — Lic. No. 038937 — 01/24/2022 — PROFESSIONAL ENGINEER

NO. | DESCRIPTION REVISIONS | BY | REVIEW | APPROV. | DATE

DESIGN BRT | DRAFT BRT | APPROVED BRT | DATE JAN. 2021 | SCALE HORIZ: --- VERT: ---

SHEET 4 OF 7

PRJ NO: 2021-2556

TYPE: RGP

Attached Xrefs: SEAL/00-J0500/XREF-R0301/XREF-R0401/SIGNATURE/SIGNATURE DATE

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.

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

CRITICAL AREAS :
THERE ARE CRITICAL AREAS ON THIS SITE. THERE IS RPA 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.

SOILS :
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:
1. 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 :
1. 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. REF. SPEC. 3.02.
3. 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.
3. FERTILIZER WILL BE APPLIED AT THE RATE OF 600 LBS. PER ACRE AND INCORPORATED INTO THE SOIL AT A DEPTH OF 2-4".
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 :
1. PERMANENT SEEDING SHALL BE PERFORMED IN ACCORDANCE WITH VESCH SPECIFICATION 3.32
2. PERMANENT VEGETATION COVER MUST MEET THE REQUIREMENTS OF MINIMUM STANDARDS #3 (MS#3).
3. PLANT SELECTION SHALL BE BASED UPON TABLES 3.32 D DEPENDING ON CLIMATE, TOPOGRAPHY, SOILS, AND SITE CONDITIONS.
4. THE PLANTING SOIL MUST HAVE ENOUGH FINE GRAINED SOIL, SUFFICIENT PORE SPACE, SUFFICIENT DEPTH AND BE FREE FROM TOXIC OR EXCESSIVE QUANTITIES OF ROOTS AND SHALL BE APPLIED IN ACCORDANCE WITH VESCH STD 3.30.

MULCHING :
1. MULCHING SHALL COMPLY WITH VESCH 3.35.
2. AREAS WHICH HAVE BEEN PERMANENTLY SEEDED SHOULD BE MULCHED IMMEDIATELY FOLLOWING SEEDING.
3. AREAS WHICH CANNOT BE SEEDED BECAUSE OF THE SEASON SHOULD BE MULCHED TO PROVIDE SOME PROTECTION TO THE SOIL SURFACE. AN ORGANIC MULCH SHOULD BE USED, AND THE AREA THEN SEEDED AS SOON AS WEATHER OR SEASONAL CONDITIONS PERMIT. IT IS NOT RECOMMENDED THAT FIBER MULCH BE USED ALONE FOR THIS PRACTICE; AT NORMAL APPLICATION RATES, IT JUST SIMPLY DOES NOT PROVIDE THE PROTECTION THAT IS ACHIEVED USING OTHER TYPES OF MULCH.
4. MULCH MAY BE USED TOGETHER WITH PLANTING OF TREES, SHRUBS, OR CERTAIN GROUND COVERS WHICH DO NOT PROVIDE ADEQUATE SOIL STABILIZATION BY THEMSELVES.
5. MULCH SHALL BE USED IN CONJUNCTION WITH TEMPORARY SEEDING OPERATIONS SPECIFIED IN TEMPORARY SEEDING VESCH 3.31.

DUST CONTROL :
PROVISION FOR DUST CONTROL SHALL BE MADE IN ACCORDANCE WITH STD. AND SPEC. 3.39 OF VESCH.

GENERAL LAND CONSERVATION NOTES :
1. NO DISTURBED AREA WHICH IS NOT ACTIVELY BEING WORKED SHALL REMAIN DENUDED FOR MORE THAN 7 CALENDAR DAYS UNLESS OTHERWISE AUTHORIZED BY THE DIRECTOR.
2. ALL E&S CONTROL MEASURES APPROVED WITH THE PHASE I E&S CONTROL PLAN SHALL BE PLACED AS THE FIRST STEP IN GRADING.
3. ALL STORM AND SANITARY SEWER LINES NOT IN STREETS SHALL BE SEEDED AND MULCHED WITHIN 7 DAYS AFTER BACKFILL. NO MORE THAN 500' (150 M) SHALL BE OPEN AT ANY ONE TIME.
4. ELECTRIC POWER, TELEPHONE AND GAS SUPPLY TRENCHES SHALL BE COMPACTED, SEEDED AND MULCHED WITHIN 7 DAYS AFTER BACKFILL.
5. ALL TEMPORARY EARTH BERMS, DIVERSIONS AND SEDIMENT CONTROL DAMS SHALL BE SEEDED AND MULCHED FOR TEMPORARY VEGETATIVE COVER IMMEDIATELY (AS SOON AS POSSIBLE BUT NO LATER THAN 48 HR) AFTER COMPLETION OF GRADING. STRAW OR HAY MULCH IS REQUIRED. ALL SOIL STOCKPILES SHALL BE SEEDED AND MULCHED WITHIN 7 DAYS AFTER GRADING.
6. DURING CONSTRUCTION, ALL STORM SEWER INLETS SHALL BE PROTECTED BY SEDIMENT TRAPS, MAINTAINED AND MODIFIED DURING CONSTRUCTION PROGRESS AS REQUIRED.
7. ANY DISTURBED AREA NOT COVERED BY PFM ARTICLE 11-0406.1 AND NOT PAVED, SODDED OR BUILT UPON BY NOVEMBER 1, OR DISTURBED AFTER THE DATE, SHALL BE MULCHED IMMEDIATELY WITH HAY OR STRAW MULCH AT THE RATE OF 2 TONS/ACRE (4,483 KG/HA) AND OVER-SEEDED BY APRIL 15.
8. AT THE COMPLETION OF ANY PROJECT CONSTRUCTION AND PRIOR TO BOND RELEASE, ALL TEMPORARY SEDIMENT CONTROLS SHALL BE REMOVED AND ALL DENUDED AREAS SHALL BE STABILIZED.

SILT FENCE :
SILT FENCE SHALL COMPLY WITH VESCH CHAPTER 3 PAGE 21-22.
1. SYNTHETIC FILTER FABRIC SHALL BE A PERVIOUS SHEET OF PROPYLENE, NYLON, POLYESTER OR ETHYLENE YARN AND SHALL BE CERTIFIED BY MANUFACTURER OR SUPPLIER AS CONFORMING TO THE REQUIREMENTS NOTED IN TABLE 3.05-B OF THE VESCH.
2. SYNTHETIC FILTER FABRIC SHALL CONTAIN ULTRAVIOLET RAY INHIBITORS AND STABILIZERS TO PROVIDE A MINIMUM OF SIX MONTHS OF EXPECTED USABLE CONSTRUCTION LIFE AT A TEMPERATURE RANGE OF 0 DEGREES F. TO 120 DEGREES F.
3. IF WOODED STAKES ARE UTILIZED FOR SILT FENCE CONSTRUCTION, THEY MUST HAVE A DIAMETER OF 2 INCHES WHEN OAK IS USED AND 4 INCHES WHEN PINE IS USED. WOODEN STAKES MUST HAVE A MINIMUM LENGTH OF 5 FEET.
4. IF STEEL POSTS (STANDARD "U" OR "T" SECTION) ARE UTILIZED FOR SILT FENCE CONSTRUCTION, THEY MUST HAVE A MINIMUM WEIGHT OF 1.33 POUNDS PER LINEAR FOOT AND SHALL HAVE A MINIMUM LENGTH OF 5 FEET.
5. WIRE FENCE REINFORCEMENT FOR SILT FENCE USING STANDARD STRENGTH FILTER CLOTH SHALL BE A MINIMUM OF 14 GAUGE AND SHALL HAVE A MAXIMUM MESH SPACING OF 6 INCHES.
6. THE HEIGHT OF A SILT FENCE SHALL BE A MINIMUM OF 16 INCHES ABOVE THE ORIGINAL GROUND SURFACE AND SHALL NOT EXCEED 34 INCHES ABOVE GROUND ELEVATION.

NOTE: SILT FENCE SHOULD BE USED FOR SIZE OF DRAINAGE AREA OF NO MORE THAN ONE QUARTER ACRE PER 100 FEET OF SILT FENCE LENGTH; THE MAXIMUM SLOPE LENGTH BEHIND THE BARRIER IS 100 FEET; AND THE MAXIMUM GRADIENT BEHIND THE BARRIER IS 2:1. SILT FENCE IS BEST USED WHEN THE SLOPE ABOVE THE FENCE, EITHER CUT OR FILL, IS NOT STEEPER THAN 3:1.

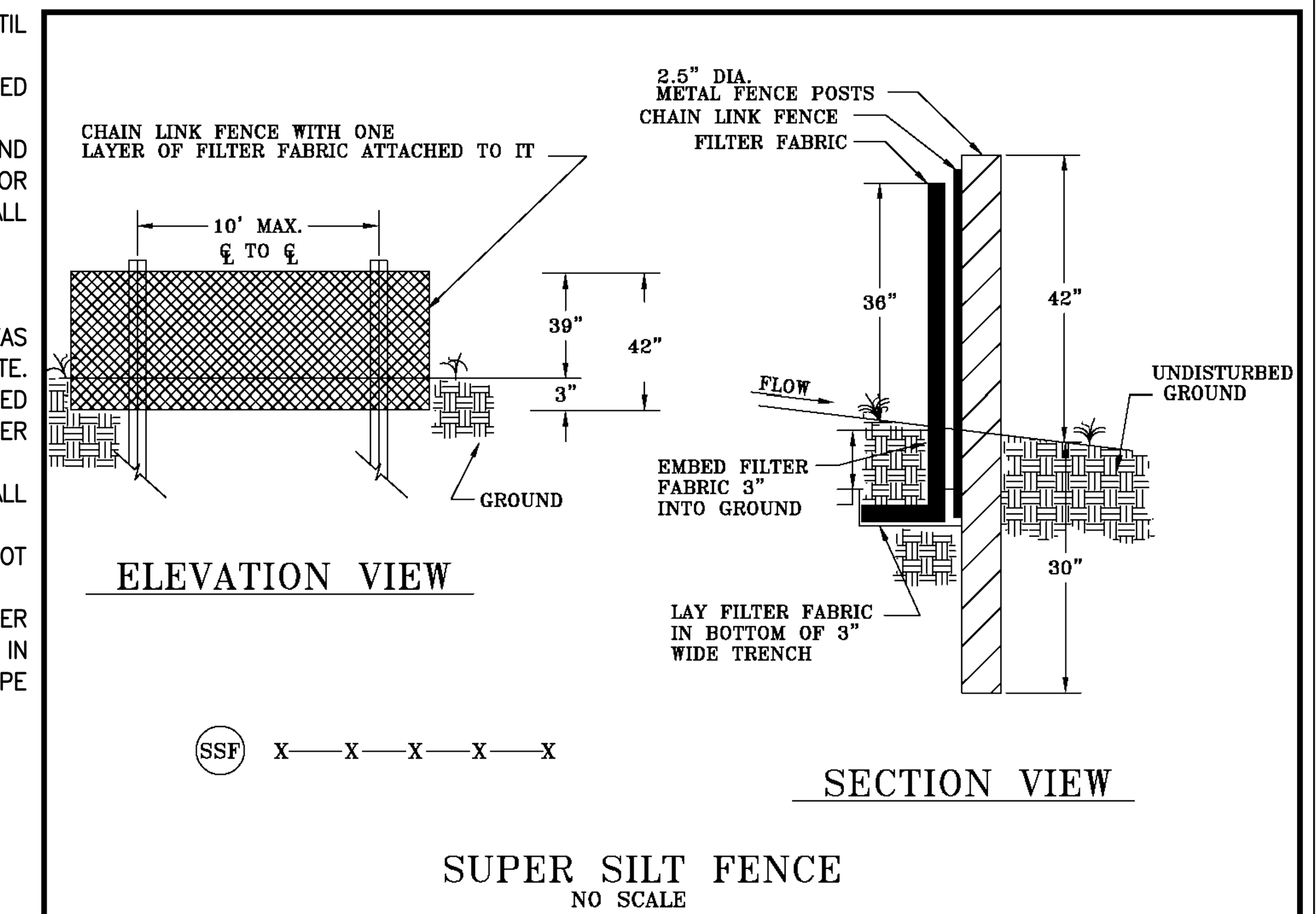
MAINTENANCE PROGRAM :
1. ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE INSPECTED DAILY AND AFTER EACH SIGNIFICANT RAINFALL BY THE SITE SUPERINTENDENT FOR STRUCTURAL DAMAGE, EROSION, OR ANY OTHER UNDESIRABLE CONDITIONS. ANY DAMAGED STRUCTURES ARE TO BE REPAIRED IMMEDIATELY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

GENERAL EROSION AND SEDIMENT CONTROL NOTES :
ES-1: UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CONSTRUCTED AND MAINTAINED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK AND VIRGINIA REGULATIONS VR-625-02-00 EROSION AND SEDIMENT CONTROL AND THE COUNTY REGULATIONS. ES-2: THE PLAN APPROVING AUTHORITY MUST BE NOTIFIED ONE WEEK PRIOR TO THE PRE-CONSTRUCTION CONFERENCE, ONE WEEK PRIOR TO THE COMMENCEMENT OF LAND DISTURBING ACTIVITY, AND ONE WEEK PRIOR TO THE FINAL INSPECTION.
ES-3: ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP OF CLEARING.
ES-4: A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
ES-5: PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES IN THE AREAS OTHER THAN INDICATED ON THESE PLANS (INCLUDING, BUT NOT LIMITED TO OFFSITE BORROW OR WASTE AREAS), THE CONTRACTOR SHALL SUBMIT A SUPPLEMENTARY EROSION CONTROL PLAN TO THE OWNER FOR REVIEW AND APPROVAL BY THE PLAN APPROVING AUTHORITY.
ES-6: THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE PLAN APPROVING AUTHORITY.
ES-7: ALL DISTURBED AREAS ARE TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING LAND DISTURBING ACTIVITIES AND DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED.
ES-8: DURING DEWATERING OPERATIONS, WATER WILL BE PUMPED INTO AN APPROVED FILTERING DEVICE.
ES-9: THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES PERIODICALLY AND AFTER EACH RUN-OFF PRODUCING RAINFALL EVENT. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES SHALL BE MADE IMMEDIATELY.

VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK MINIMUM STANDARDS
MS-1: PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 30 DAYS.
MS-2: DURING CONSTRUCTION OF THE PROJECT, SOIL STOCKPILES AND BORROW AREAS SHALL BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES.
MS-3: A PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED ON DENUDED AREAS NOT OTHERWISE PERMANENTLY STABILIZED.
MS-4: SEDIMENT BASINS AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND-DISTURBING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UPSLOPE LAND DISTURBANCE TAKES PLACE.
MS-5: THIS ITEM IS NOT APPLICABLE TO THIS SITE.
MS-6: THIS ITEM IS NOT APPLICABLE TO THIS SITE.
MS-7: THIS ITEM IS NOT APPLICABLE TO THIS SITE.
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.
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.
MS-14:THIS ITEM IS NOT APPLICABLE TO THIS SITE.
MS-15:THIS ITEM IS NOT APPLICABLE TO THIS SITE.
MS-16:THIS ITEM IS NOT APPLICABLE TO THIS SITE.
MS-17:PROVISION SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY VEHICULAR TRACKING ONTO THE PAVED SURFACE AREA, WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PUBLIC OR PAVED ROADS.
MS-18:ALL TEMPORARY EROSION SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION AFTER THE PERMISSION OF THE INSPECTOR.
MS-19:SEE SHEET 3 FOR SITE SPECIFIC OUTFALL NARRATIVE.

TIMING OF CONSTRUCTION
CONSTRUCTION WILL BEGIN AFTER RECEIPT OF ALL NECESSARY APPROVALS AND PERMITS. CONSTRUCTION IS EXPECTED TO TAKE 4 MONTHS. PLANTING, MULCHING, TEMPORARY, AND PERMANENT COVER MAY VARY DEPENDING ON THE TIME OF YEAR EACH OCCURS; NONETHELESS, THE INSTALLATION OF EACH SHALL BE IN ACCORDANCE WITH VESCH STD'S 3.31, 3.32, 3.33, AND 3.35 AS APPROPRIATE. THE SUITABILITY OF EACH OF THESE MEASURES SHALL BE DETERMINED AT THE TIME OF INSTALLATION BY THE CONTRACTOR AND SITE INSPECTOR.

FAIRFAX COUNTY PUBLIC FACILITIES MANUAL



SUPER SILT FENCE
NO SCALE

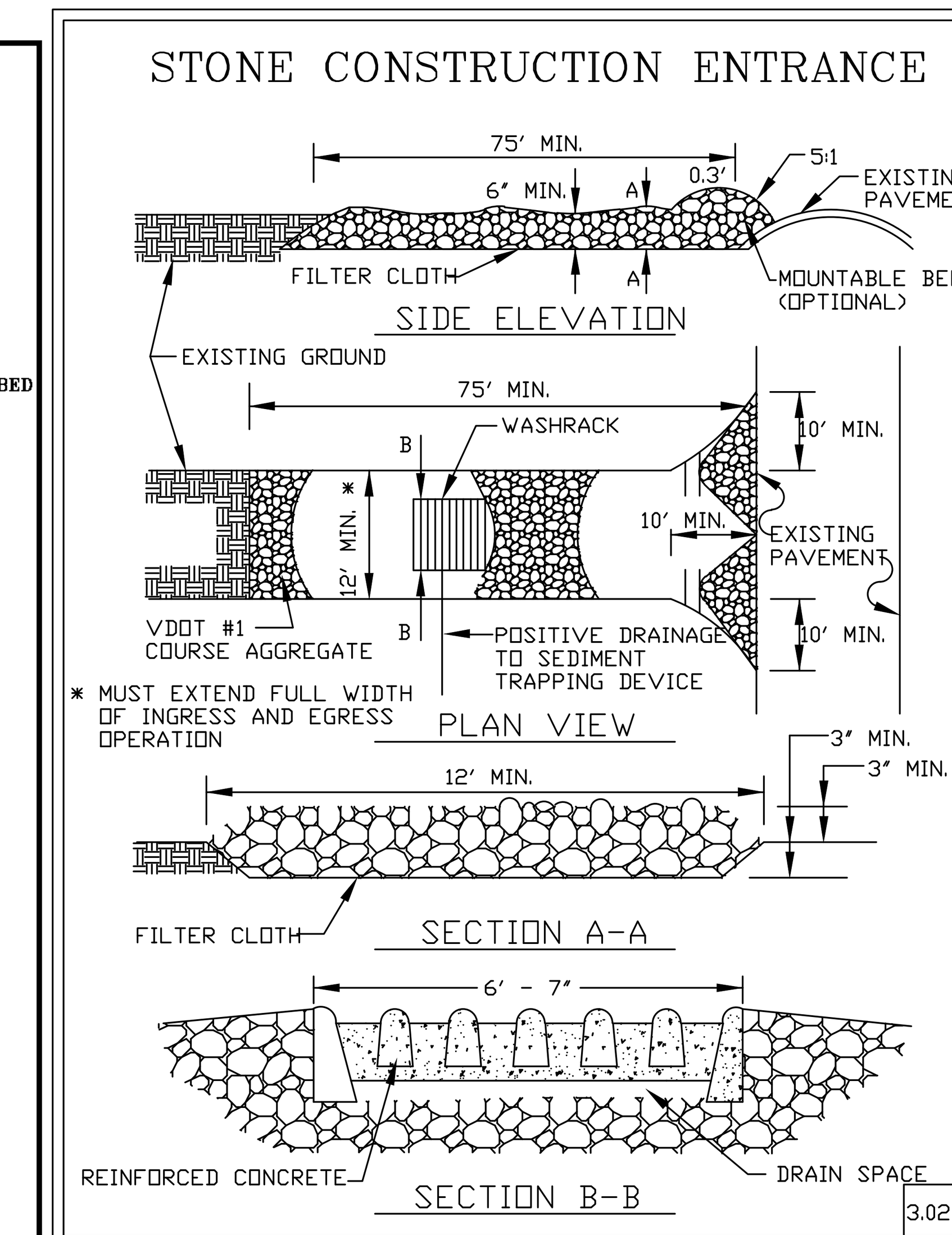
FENCING

Chain link fence must be 39" above grade with 3" embedded for a total fabric width of 42". The post must be 42" above grade with 30" placed below grade (without concrete) for a total length of 72".

NOTES

1. Chain link fence must be fastened securely to fence posts with wire ties.
2. Filter fabric must be fastened securely to chain link fence with ties spaced horizontally 24" at the top and midsection.
3. Physical properties of the filter fabric must conform to the latest edition of THE VIRGINIA EROSION & SEDIMENT CONTROL HANDBOOK.
4. When two sections of filter fabric adjoin each other, they must be overlapped by 6".
5. Maintenance must be performed as needed and material must be removed when sediment build-up reaches 50% of the height of the super silt fence.

Ref. Sec. 11-0106.2, 11-0106.2A Rev. 1-00, 2011 Reprint, 2018 Reprint	SUPER SILT FENCE NO SCALE	PLATE NO.	STD. NO.
		5-11	



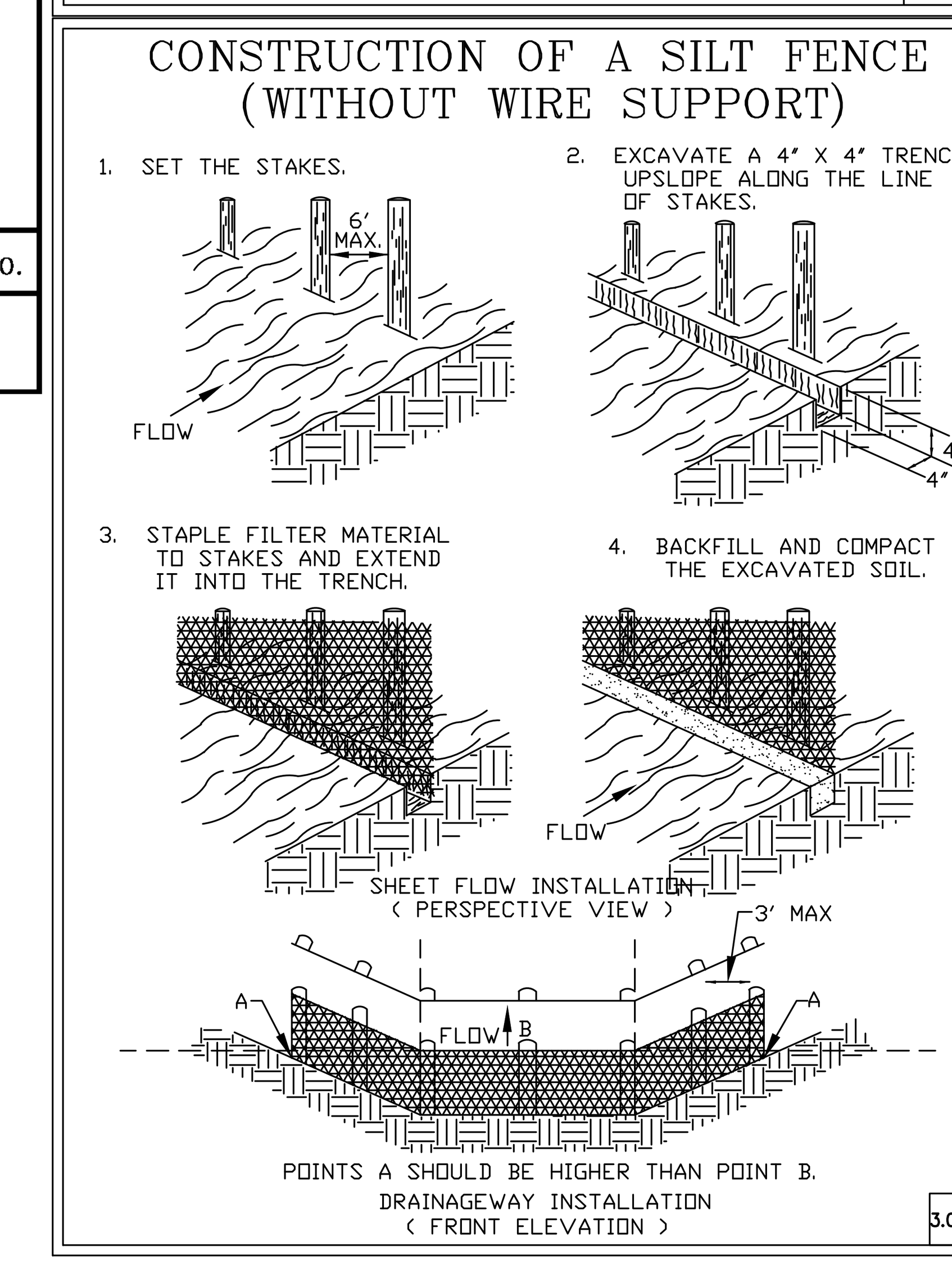


TABLE 3.31-B		
ACCEPTABLE TEMPORARY SEEDING PLANT MATERIALS		
'QUICK REFERENCE FOR ALL REGIONS'		
Planting Dates	Species	Rate (lbs./acre)
Sept. 1 - Feb. 15	50/50 Mix of Annual Ryegrass (Lolium multi-florum) & Cereal (Winter) Rye (Secale cereale)	50 - 100
Feb. 16 - Apr. 30	Annual Ryegrass (Lolium multi-florum)	60 - 100
May 1 - Aug. 31	German Millet (Setaria italica)	50

FAIRFAX COUNTY PRIORITY RATING FORM FOR E&S CONTROL

PROJECT NAME: 12800 CHAPEL STREET PROJECT NUMBER: ______

TAX MAP: 075-4 ((2)) 44 EVALUATOR: B. THOMAS DATE: OCTOBER 2021

A. PERCENTAGE OF DENUDED AREA TO TOTAL SITE AREA

		RATING
• > 60%	[ ]	5
• 31 TO 60%	[ ]	3
• 10 TO 30%	[X]	1

IF THE DEMAND AREA IS GREATER THAN 10 ACRES, THE PROJECT IS INITIALLY RATED A HIGH PRIORITY.

B. WATERCOURSE CROSSING

		RATING
YES	[ ]	*
NO	[X]	0

* IF YES, PROJECT IS INITIALLY RATED A HIGH PRIORITY.

C. DISTANCE OF DENUDED AREA TO DOWNSTREAM ADJACENT PROPERTY

		RATING
• < 50-FEET	[ ]	5
• 50 TO 150-FEET	[ ]	3
• > 150-FEET	[X]	0

D. DISTANCE OF ANY PORTION OF THE DENUDED AREA TO A NATURAL WATERCOURSE

		RATING
• < 50-FEET	[ ]	5
• 50 TO 150-FEET	[X]	3
• > 150-FEET	[ ]	0

E. *MINIMUM VEGETATIVE BUFFER (TREES, SHRUBS, GRASSES AND OTHER PLANTS)

		RATING
• < 50-FEET	[X]	0
• 50 TO 150-FEET	[ ]	-3
• > 150-FEET	[ ]	-5

* VEGETATION IN RESOURCE PROTECTION AREAS ARE NOT TO BE INCLUDED AS VEGETATIVE BUFFERS FOR THIS APPLICATION.

F. DISTANCE BETWEEN THE SITE OUTFALL AND ANY DOWNSTREAM, WET POND, WETLAND, PARKLAND OR OTHER LAND DEEMED ENVIRONMENTALLY SENSITIVE BY THE DIRECTOR.

		RATING
• < 2,500-FEET	[X]	5
• 2,500 TO 5,000-FEET	[ ]	3
• > 5,000-FEET	[ ]	0

G. CRITICAL SLOPES WITHIN 50-FEET OF ADJACENT PROPERTY

- ARE THERE ANY SLOPES OF 0 TO 7% GREATER THAN OR EQUAL TO 300-FEET IN LENGTH; OR,
- AREA THERE ANY SLOPES OF 7 TO 15%, GREATER THAN OR EQUAL TO 150-FEET IN LENGTH; OR,
- ARE THERE ANY SLOPES GREATER THAN 15% AND GREATER THAN OR EQUAL TO 75-FEET IN LENGTH

		RATING
IF YES TO ANY OF THE ABOVE	[ ]	5
NOT APPLICABLE IF CRITICAL SLOPE IS > 50-FEET FROM ADJACENT PROPERTY	[X]	0

H. SOIL ERODIBILITY (BASED ON PHYSIOGRAPHIC SETTING)

PHYSIOGRAPHIC PROVINCE		RATING
• TRIASSIC BASIN	[ ]	5
• PIEDMONT UPLAND	[X]	3
• COASTAL PLAIN	[ ]	1

TOTAL OVERALL RATING: 12

OVERALL RATING
IF > 22
IF > 14 AND < OR = TO 22
IF < OR = TO 14

PRIORITY
HIGH ____
MEDIUM ____
LOW X

PROJECT PRIORITY LEVEL: LOW

RESERVED FOR FAIRFAX COUNTY USE
APPROVED BY: ______ DATE: ______
PLAN REVIEWER

TABLE 3.32-D
SITE SPECIFIC SEEDING MIXTURES FOR PIEDMONT AREA

	Total Lbs. Per Acre
Minimum Care Lawn	
- Commercial or Residential	175-200 lbs.
- Kentucky 31 or Turf-Type Tall Fescue	95-100%
- Improved Perennial Ryegrass	0-5%
- Kentucky Bluegrass	0-5%
High-Maintenance Lawn	200-250 lbs.
- Kentucky 31 or Turf-Type Tall Fescue	100%
General Slope (3:1 or less)	
- Kentucky 31 Fescue	128 lbs.
- Red Top Grass	2 lbs.
- Seasonal Nurse Crop *	20 lbs.
	150 lbs.
Low-Maintenance Slope (Steeper than 3:1)	
- Kentucky 31 Fescue	108 lbs.
- Red Top Grass	2 lbs.
- Seasonal Nurse Crop *	20 lbs.
- Crownvetch **	20 lbs.
	150 lbs.

* Use seasonal nurse crop in accordance with seeding dates as stated below:
February 16th through April .... Annual Rye
May 1st through August 15th .... Foxtail Millet
August 16th through October .... Annual Rye
November through February 15th .... Winter Rye

** Substitute Sericea lespedeza for Crownvetch east of Farmville, Va. (May through September use hulled Sericea, all other periods, use unhulled Sericea). If Flatpea is used in lieu of Crownvetch, increase rate to 30 lbs./acre. All legume seed must be properly inoculated. Weeping Lovegrass may be added to any slope or low-maintenance mix during warmer seeding periods; add 10-20 lbs./acre in mixes.

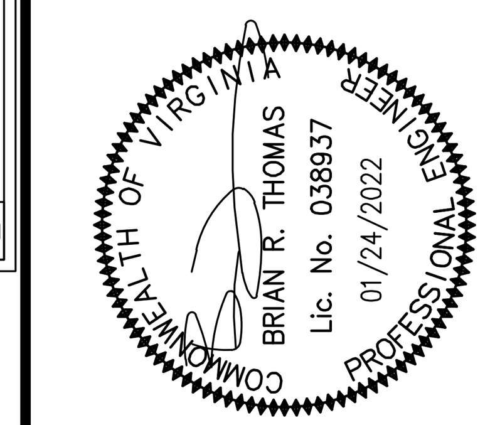
NO. DATE REVISION PRIOR TO APPROVAL

CPJ Associates
Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers · Planners · Landscape Architects · Surveyors
3959 Pender Dr., Ste. 210 Fairfax, VA 22030 703-385-7555 Fax: 703-273-8595
www.cpja.com · Silver Spring, MD · Gaithersburg, MD · Annapolis, MD · Greenbelt, MD · Frederick, MD · Fairfax, VA

EROSION & SEDIMENT CONTROL NARRATIVE

12800 CHAPEL STREET

SPRINGFIELD DISTRICT
TOWN OF CLIFTON
FAIRFAX COUNTY, VIRGINIA



NO. DESCRIPTION REVISIONS REVIEW BY APPRVD. DATE

DESIGN GMP | DRAFT GMP | APPROVED BRT | DATE AUG. 2021 | SCALE HORIZ: --- VERT: RGP

SHEET 5 OF 7

PRJ NO: 2021-2556
TYPE: SUBDIVISION

Attached Xrefs: SEAL/SIGNATURE/SIGNATURE DATE

Last Saved 1/6/2022 Last Plotted 1/24/2022 2:08 PM Sheet N:\2021-2556\DWG\00-J5101

GENERAL NOTES:

1. THE WETLAND DELINEATION DEPICTED HEREON WAS CONDUCTED BY TNT ENVIRONMENTAL, INC. (TNT) IN JULY 2021. THE WETLAND FLAGS WERE SURVEYED BY CHARLES P. JOHNSON & ASSOCIATES, INC. (2021). EXISTING CONDITIONS WERE PROVIDED BY CHARLES P. JOHNSON & ASSOCIATES, INC. (2021). IT SHOULD BE NOTED THAT TWO (2) DATA POINTS FROM THE WETLAND DELINEATION CONDUCTED ON THIS PROPERTY ARE CITED ON THIS RPA DELINEATION.

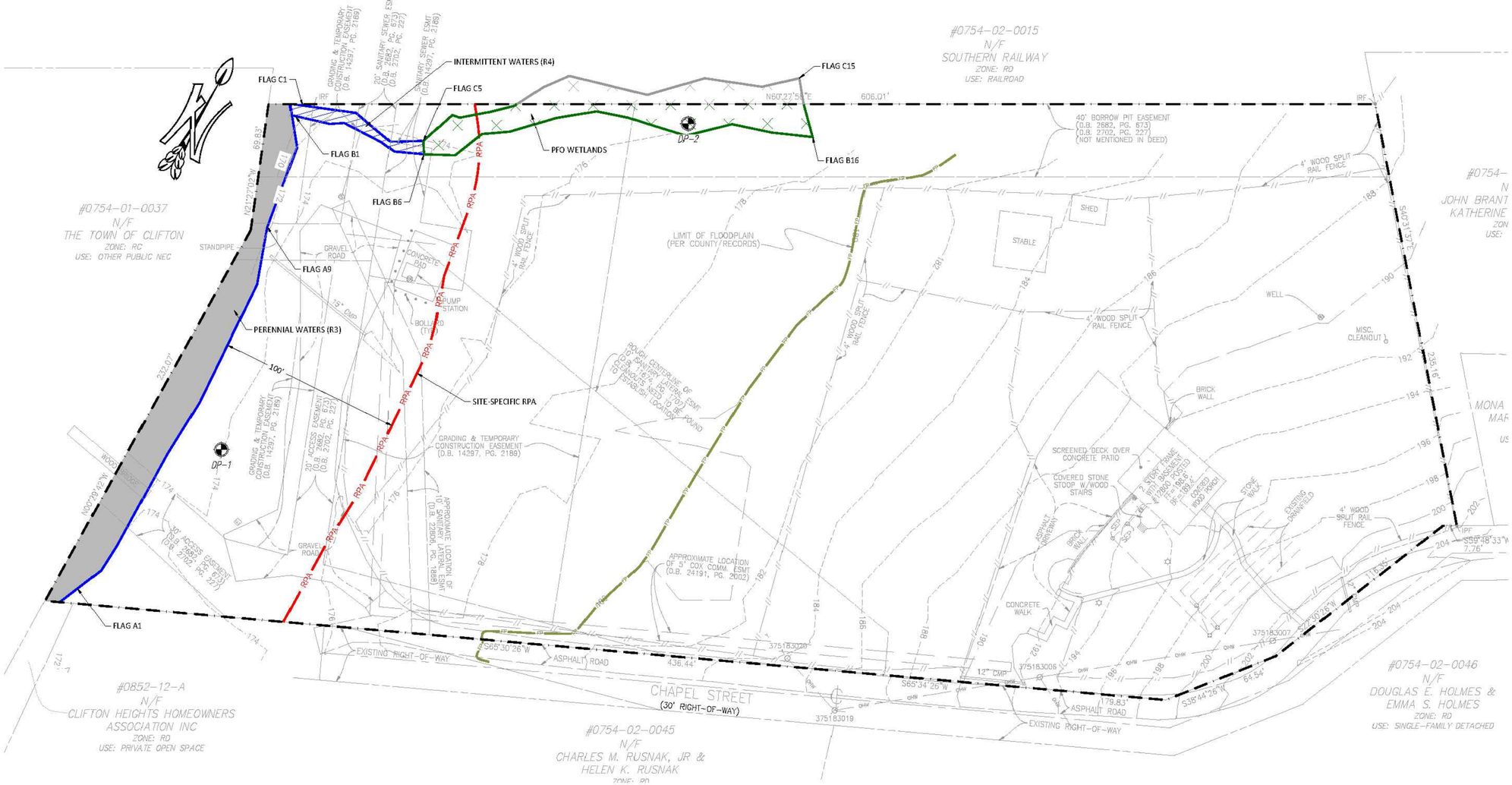
2. THE LIMITS OF THE ONSITE FLOODPLAIN WERE PROVIDED BY CHARLES P. JOHNSON & ASSOCIATES, INC. AND TAKEN FROM TOWN RECORDS.

3. THE SITE-SPECIFIC RESOURCE PROTECTION AREA (RPA) IS BASED OFF OF THE 100' OFFSET FROM THE PERENNIAL STREAM ALONG THE WESTERN PROPERTY BOUNDARY. THE NONTIDAL PALUSTRINE FORESTED (PFO) WETLAND LOCATED ONSITE IS NOT CONNECTED OR CONTIGUOUS TO THE PERENNIAL STREAM; THEREFORE, IT IS NOT CONTAINED WITHIN THE SITE-SPECIFIC RPA. THIS MEETS THE STANDARDS DETAILED ON PAGE 91 OF THE TOWN OF CLIFTON COMPREHENSIVE PLAN.

4. ACCORDING TO THE TOWN OF CLIFTON COMPREHENSIVE PLAN, THE ENTIRETY OF THE SITE IS LOCATED WITHIN A RESOURCE MANAGEMENT AREA (RMA).

LEGEND

- PERENNIAL WATERS (R3)
- INTERMITTENT WATERS (R4)
- PALUSTRINE FORESTED (PFO) WETLANDS
- OFFSITE PFO WETLANDS
- SITE-SPECIFIC RESOURCE PROTECTION AREA (RPA)
- RECORDED FEMA FLOODPLAIN
- PROPERTY BOUNDARY
- APPROXIMATE DATAPOINT LOCATION



SCALE (IN FEET)
15 30
30 0

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

12800 CHAPEL STREET
TOWN OF CLIFTON

RESOURCE PROTECTION AREA DELINEATION

REVISIONS

DATE	COMMENTS

COMMONWEALTH OF VIRGINIA
BRIAN R. THOMAS
Lic. No. 038937
01/24/2022
PROFESSIONAL ENGINEER
FOR COMPLETENESS ONLY

COMMONWEALTH OF VIRGINIA
Avinash M. Sareen
Cert # 3402000140
8/27/21
PROFESSIONAL WETLAND DELINEATOR

SHEET 1 6 OF 7 OF 2

SCALE: 1" = 30'

PROJECT DATE: 8/27/21

DRAFT: JNW | CHECK: AMS

FILE NUMBER: 2483

WETLAND DETERMINATION DATA FORM – Eastern Mountains and Piedmont Region

Project/Site: Chapel Street | City/County: Fairfax County | Sampling Date: 2021-07-19
Applicant/Owner: Ms. Amy Luyster | State: Virginia | Sampling Point: DP-1
Investigator(s): AMS, CCB | Section, Township, Range: Town of Clifton
Landform (hillslope, terrace, etc.): Upland | Local relief (concave, convex, none): None | Slope (%): 2
Subregion (LRR or MLRA): S 148 | Lat: 38.7785367 | Long: -77.3905822 | Datum: WGS 84
Soil Map Unit Name: 29A - Codorus silt loam | NWI classification: None
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 ___
Hydric Soil Present? Yes ___ No ✓
Wetland Hydrology Present? Yes ___ No ✓
Is the Sampled Area within a Wetland? Yes ___ No ✓

Remarks:
Upland data point taken outside of flag A3.

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:
Wetland hydrology was not observed in the vicinity.

US Army Corps of Engineers — Eastern Mountains and Piedmont – Version 2.0

VEGETATION (Four Strata) – Use scientific names of plants.

Sampling Point: DP-1

	Absolute % Cover	Dominant Species?	Indicator Status
Tree Stratum (Plot size: 30 ft r)			
1. Carpinus caroliniana	70	✓	FAC
2. Quercus phellos	25	✓	FAC
3.			
4.			
5.			
6.			
7.			
	95%	= Total Cover	
50% of total cover: 47.5	20% of total cover: 19.0		
Sapling/Shrub Stratum (Plot size: 15 ft r)			
1. Berberis thunbergii	30	✓	FACU
2. Carpinus caroliniana	20	✓	FAC
3. Rosa multiflora	15	✓	FACU
4.			
5.			
6.			
7.			
8.			
9.			
	65%	= Total Cover	
50% of total cover: 32.5	20% of total cover: 13		
Herb Stratum (Plot size: 5 ft r)			
1. Carex grayi	25	✓	FACW
2. Elymus virginicus	15	✓	FACW
3. Fraxinus americana	15	✓	FACU
4. Toxicodendron radicans	10		FAC
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	65%	= Total Cover	
50% of total cover: 32.5	20% of total cover: 13		
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: 5 (A)
Total Number of Dominant Species Across All Strata: 8 (B)
Percent of Dominant Species That Are OBL, FACW, or FAC: 62.5 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species 0	x 1 = 0
FACW species 40	x 2 = 80
FAC species 125	x 3 = 375
FACU species 60	x 4 = 240
UPL species 0	x 5 = 0
Column Totals: 225 (A)	695 (B)

Prevalence Index = B/A = 3.09

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 Four Vegetation Strata:
Tree – Woody plants, excluding vines, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.
Sapling/Shrub – Woody plants, excluding vines, less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.
Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.
Woody vine – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes ✓ No ___

Remarks: (Include photo numbers here or on a separate sheet.)
Hydrophytic vegetation was dominant in the vicinity.

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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)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0 - 14	10YR 4/4	100					Silt 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:
Hydric soil was not observed.

US Army Corps of Engineers — Eastern Mountains and Piedmont – Version 2.0

WETLAND DETERMINATION DATA FORM – Eastern Mountains and Piedmont Region

Project/Site: Chapel Street | City/County: Fairfax County | Sampling Date: 2021-07-19
Applicant/Owner: Ms. Amy Luyster | State: Virginia | Sampling Point: DP-2
Investigator(s): AMS, CCB | Section, Township, Range: Town of Clifton
Landform (hillslope, terrace, etc.): Depression | Local relief (concave, convex, none): Concave | Slope (%): 2
Subregion (LRR or MLRA): S 148 | Lat: 38.7793405 | Long: -77.3901822 | Datum: WGS 84
Soil Map Unit Name: 29A - Codorus silt loam | NWI classification: None
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 ___
Hydric Soil Present? Yes ✓ No ___
Wetland Hydrology Present? Yes ✓ No ___
Is the Sampled Area within a Wetland? Yes ✓ No ___

Remarks:
PFO wetland data point taken inside of flag C11.

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:
Wetland hydrology was observed in the vicinity.

US Army Corps of Engineers — Eastern Mountains and Piedmont – Version 2.0

VEGETATION (Four Strata) – Use scientific names of plants.

Sampling Point: DP-2

	Absolute % Cover	Dominant Species?	Indicator Status
Tree Stratum (Plot size: 30 ft r)			
1. Acer rubrum	80	✓	FAC
2.			
3.			
4.			
5.			
6.			
7.			
	80%	= Total Cover	
50% of total cover: 40.0	20% of total cover: 16.0		
Sapling/Shrub Stratum (Plot size: 15 ft r)			
1. Asimina triloba	30	✓	FAC
2. Fraxinus americana	30	✓	FACU
3. Ligustrum japonicum	5		UPL
4.			
5.			
6.			
7.			
8.			
9.			
	65%	= Total Cover	
50% of total cover: 32.5	20% of total cover: 13.0		
Herb Stratum (Plot size: 5 ft r)			
1. Microstegium vimineum	30	✓	FAC
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	30%	= Total Cover	
50% of total cover: 15.0	20% of total cover: 6.0		
Woody Vine Stratum (Plot size: 30 ft r)			
1. Celastrus orbiculatus	25	✓	FACU
2. Rosa palustris	5		OBL
3.			
4.			
5.			
	30%	= Total Cover	
50% of total cover: 15.0	20% of total cover: 6.0		

Dominance Test worksheet:
Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)
Total Number of Dominant Species Across All Strata: 5 (B)
Percent of Dominant Species That Are OBL, FACW, or FAC: 60 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species 5	x 1 = 5
FACW species 0	x 2 = 0
FAC species 140	x 3 = 420
FACU species 55	x 4 = 220
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%
___ 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 Four Vegetation Strata:
Tree – Woody plants, excluding vines, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.
Sapling/Shrub – Woody plants, excluding vines, less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.
Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.
Woody vine – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes ✓ No ___

Remarks: (Include photo numbers here or on a separate sheet.)
Hydrophytic vegetation was dominant in the vicinity.

US Army Corps of Engineers — Eastern Mountains and Piedmont – Version 2.0

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 - 4	10YR 3/1	90	7.5YR 4/6	10	C	M	Silty Clay Loam	
4 - 8	10YR 4/1	60	10YR 6/6	40	C	M	Silty Clay Loam	
8 - 14	10YR 5/8	100					Silt 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:
Hydric soil was observed.

COMMONWEALTH OF VIRGINIA
BRIAN R. THOMAS
Lic. No. 038937
01/24/2022
PROFESSIONAL ENGINEER
FOR COMPLETENESS ONLY

COMMONWEALTH OF VIRGINIA
Avinash M. Sareen
Cert # 3402000140
8/27/21
PROFESSIONAL WETLAND DELINEATOR

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

12800 CHAPEL STREET
TOWN OF CLIFTON

RESOURCE PROTECTION AREA DELINEATION

REVISIONS

DATE	COMMENTS

SHEET 2 OF 7 ~~OF 2~~
SCALE: NTS
PROJECT DATE: 8/27/21
DRAFT: TNW | CHECK: AMS
FILE NUMBER: 2483

January 25, 2022

Ms. Katherine Kalinowski, Chair
TOWN OF CLIFTON
PLANNING COMMISSION
P.O. Box 126
Clifton, Virginia 20124

RE: 12800 Chapel Road – Use Permit Application
Gordon Project Number 1620-0101 Task 132B
Summary

Dear Ms. Kalinowski:

The following summary is based on the Plan of Development (revised Rough Grading Plan Drawings) that I received on January 25, 2022, prepared by Charles P. Johnson & Associates, Inc. The disturbed area is more than 2,500 square feet and therefore is subject to the Town's Chesapeake Bay Ordinance and Fairfax County's E&S Control Ordinance and Storm Water Management Ordinance.

1. The applicant shall provide the Planning Commission of the Town of Clifton with an updated Plan of Development if there are any changes, revisions, or alterations to previous submitted Plan of Development.

2. The fences are subject to approval of the ARB per Town Code Section 9-19. b.7.

3. The plan must be submitted to Fairfax County DPWES Site Development Services for Erosion and Sediment control review, and for compliance with Chapter 124 of the Fairfax County Code.

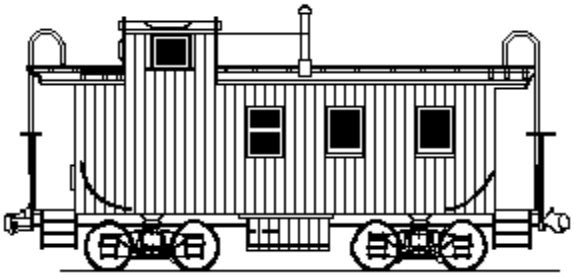
My recommendation to the Planning Commission is to approve the application subject to the comments herein.

If you have any questions or need additional information, please do not hesitate to contact me.

Sincerely,

GORDON.

Scott Peterson, P.E.



CLIFTON TOWN PLANNING COMMISSION
REGULAR MEETING, HELD ELECTRONICALLY VIA ZOOM
TUESDAY, JANUARY 25, 2022, 7:30 PM

In accordance with the Town of Clifton's Declaration of a Local Emergency due to the COVID-19 pandemic under Virginia Code § 44-146.21 which enables the Town of Clifton Government bodies to conduct Town business through electronic public meetings under Virginia Code § 2.2-3708.2, the Town of Clifton Planning Commission is holding the Meeting noticed herein electronically for the purpose of continuity of government of the Town of Clifton.

The meeting will be conducted using Zoom teleconferencing audio and video service, and connection information will be provided to members of the public to afford the opportunity to citizens to witness the operation of the Town of Clifton government. Connection information is available from, and will be provided by, the Town Clerk.

Order of Business:

1. Residential Preliminary Use Permit Application for Construction:
    a. 12800 Chapel Street – Equestrian Riding Ring.
2. Approve Previous Minutes.
3. Adjournment.