

**CLIFTON TOWN PLANNING COMMISSION
REGULAR MEETING, HELD ELECTRONICALLY VIA ZOOM
TUESDAY, DECEMBER 20, 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 held the Meeting noticed herein electronically for the purpose of continuity of government of the Town of Clifton.

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

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

The Regular Meeting was called to order by Chair Kalinowski at 7:36 PM.

Order of Business:

1. Residential Application:

a. 12726 Clifton Heights Lane | Final Use Permit

See attached application.

The Planning Commission reviewed the application for a Final Use Permit for the construction of a pool and deck submitted by Matt and Kristin Hill of 12726 Clifton Heights Lane, Clifton. The applicants have confirmed that they have complied with all the requirements of the Preliminary Use Permit issued January 4, 2022 such that all necessary County inspections and permits have been obtained and submitted; and the ARB has confirmed that construction was in accordance with the issued Certificate of Appropriateness.

- **Chair Kalinowski moved to recommend that a Final Use Permit be issued based on the applicants' demonstration that the criteria have been met, seconded by Member Winkowski. The motion was approved by poll, 4-0.**

2. Commercial Application:

a. 12644 Chapel Road | Virginia Mercantile

See attached application.

Minutes adopted by the Planning Commission on January 31, 2023 as presented

The Planning Commission reviewed the revised application of Virginia Mercantile to hold a monthly farmers market on the premises at 12644 Chapel Road.

- **Chair Kalinowski moved to postpone the review until the January 31, 2023 meeting in order to allow time for the other tenants of the premises to be surveyed with regard to any impact on their businesses that may be associated with the farmers market, such as off-street parking usage, seconded by Member Yantis. The motion was approved by poll, 4-0.**

3. Approve September 27, 2022 Meeting Minutes.

- **Chair Kalinowski moved to approve the September 27, 2022 Meeting Minutes as presented, seconded by Member Winkowski. The motion was approved by poll, 4-0.**

4. Adjournment.

The meeting was adjourned at 8 PM by general acclamation, with a reminder that the January 31, 2023 meeting will be held in person at the usual time and place (7:30 PM at the Acacia Lodge, located at 7135 Main Street).



Fairfax County, Virginia

Land Disturbance Permit

Permit Number: 37251

Issued Date: 02/15/2022

Job Address:

Expiration Date: 02/15/2027
Tax Map ID: 0852 12 0004

Tenant Name: CLIFTON HEIGHTS LOT 4

Owner:

HILL MATTHEW JAMES
12726 Clifton Heights Ln
Clifton, Va 20124
(703)472-5867

Responsible Party:

MATTHEW J HILL
12726 Clifton Heights Ln
Clifton, Va 20124
(703)472-5867

Permit Valid Time Frame

From: 02/15/2022

To: 02/15/2027

Permit Time Extended

To:

By:

Bond Amount: \$3,000.00 **Site Plan No.:** 7716-INF-004-3

Information Verification

Has permission, according to approved plans, applications and restrictions of record to:

Clearing, Grading, Erosions And Sediment Control; Install All Necessary Improvements Including Utilities Per Approved Plan

- This permit does not constitute approval to construct any structure requiring a Building Permit pursuant to the Virginia Uniform Statewide Building Code. A separate Building Permit is required.
- 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 holder is responsible to contact the county when stages of construction are reached that require inspections.
- To schedule inspections, please complete the form found at <https://fairfaxcounty-639180.workflowcloud.com/forms/9959cd0fb-cbd1-42fb-9279-8fae6425b08d>
- For questions regarding this permit call the Site Application Center at **703-222-0801, TTY 711.**

APPROVED Before you start work you are required to notify the site inspector at 703-324-1720. Failure to notify can result in 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.

Plan Number: 007716-INF -004
Date: 02/15/22
Stamped By: Lindsay Bowman

PLAN APPROVAL INFORMATION					
NO.	RELATED INFORMATION	REQUIRED	NOT REQUIRED	COUNTY ID NUMBER	APPROVAL ON SHEET #
1	RPA BOUNDARY LOCATION CERTIFICATION	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
2	RPA DELINEATION PLAN ¹	<input type="checkbox"/>	<input checked="" type="checkbox"/>	-RPA-	
3	CBPO RPA EXEMPTION OR EXCEPTION	<input type="checkbox"/>	<input checked="" type="checkbox"/>	-WRPA-	
4	WOIA	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
5	ON PLAN (Tech Bulletin 06-07) SEPARATE SUBMISSION	<input type="checkbox"/>	<input checked="" type="checkbox"/>	-WQ-	
6	FLOOD PLAIN STUDY ¹	<input type="checkbox"/>	<input checked="" type="checkbox"/>	-FP-	
7	DRAINAGE STUDY ¹	<input type="checkbox"/>	<input checked="" type="checkbox"/>	-DS-	
8	GEOTECHNICAL REPORT	<input type="checkbox"/>	<input checked="" type="checkbox"/>	-SR-	
9	FULL	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
10	LIMITED	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
11	IVB SOILS CERTIFICATION	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
12	REZONING/SPECIAL EXCEPTION/SPECIAL PERMIT	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
13	VARIANCE	<input type="checkbox"/>	<input checked="" type="checkbox"/>	-VC-	
14	ARB REVIEW (In Historical Overlay District)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
15	WETLANDS/WATERS OF THE US PERMIT	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
16	FEMA LETTER OF MAP REVISION	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
17	LETTER OF PERMISSION FOR OFFSITE DISTURBANCE	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
18	TREE BANKING	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
19	TREE FUND	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
20	BATHYMETRIC SURVEY (Tech Bulletin 03-05)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	-BATH-	
21	MODIFICATIONS/WAIVERS (List/describe below)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
22	OTHER/MISCELLANEOUS	<input checked="" type="checkbox"/>	<input type="checkbox"/>		

LEGALITY OF LOT CERTIFICATION

I HEREBY CERTIFY THAT ALL APPROPRIATE COUNTY APPROVALS WERE OBTAINED IN ACCORDANCE WITH THE PROCESS REQUIRED BY THE SUBDIVISION ORDINANCE IN EFFECT AT THE TIME OF THE CREATION OF LOT(S) 4. THE LOT(S) WERE CREATED AS PART OF THE CLIFTON HEIGHTS SUBDIVISION APPROVED BY FAIRFAX COUNTY ON 2/22/2000 AND RECORDED IN DEED BOOK 11266 AT PAGE 190 IN THE FAIRFAX COUNTY LAND RECORDS.

A LOT VALIDATION HAS BEEN APPROVED AND APPROVAL IS INCLUDED IN THIS PLAN COUNTY TRACKING # _____ -LV- _____

THIS LOT IS PART OF A SIMPLE SUBDIVISION (101-2-1(3))

NOTICE OF VIOLATION

THIS PLAN IS SUBMITTED AS A RESULT OF A VIOLATION YES NO

A COPY OF THE NOTICE OF VIOLATION IS PROVIDED ON SHEET _____

WETLAND PERMITS CERTIFICATION

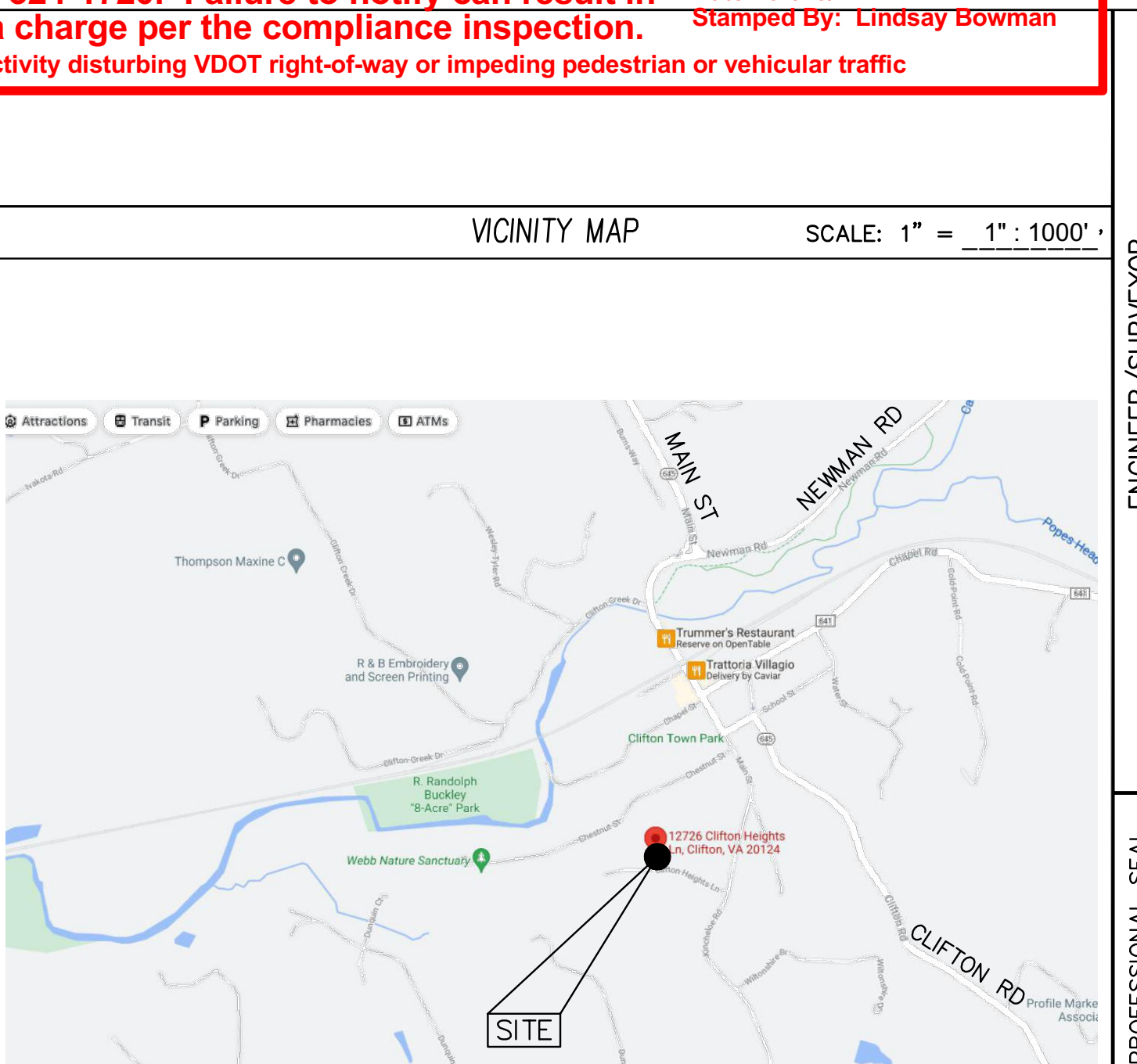
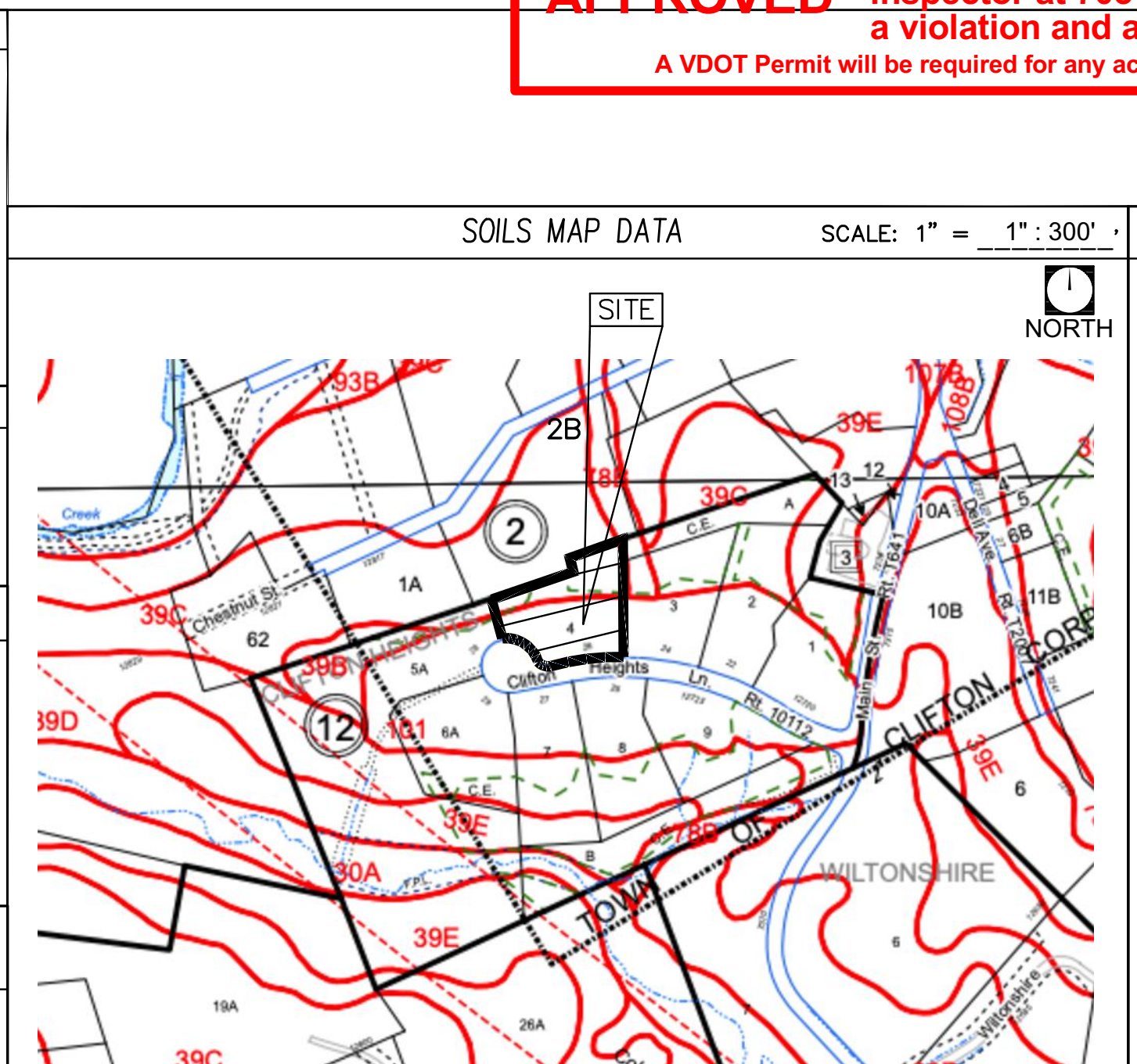
I HEREBY CERTIFY THAT ALL WETLANDS PERMITS REQUIRED BY LAW WILL BE OBTAINED PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES.

SIGNATURE _____

OWNER/DEVELOPER LLOYD A. NTUK (FOR OWNER) TITLE _____

CERTIFICATE OF NO CHANGE (Not applicable for 1st submission)

I HEREBY CERTIFY THAT NO CHANGES HAVE BEEN MADE THAT WOULD AFFECT PRIOR APPROVAL BY THE



Provide plan number if an RPA Delineation Plan/Flood Plain Study/Drainage Study has been approved previously.

REQUIRED INFORMATION

1	ADDRESS	EXISTING	12726 CLIFTON HEIGHTS LANE, CLIFTON, VA 20124
	PROPOSED	(If different from existing):	
2	TYPE OF CONSTRUCTION (Check all that apply)	<input type="checkbox"/> ACCESSORY STRUCTURE <input checked="" type="checkbox"/> ADDITION <input type="checkbox"/> DEMOLITION <input type="checkbox"/> NEW DWELLING <input type="checkbox"/> NEW DWELLING ON EXISTING FOUNDATION <input checked="" type="checkbox"/> POOL <input type="checkbox"/> RETAINING WALL <input type="checkbox"/> OTHER (Explain) _____	
3	PARCEL IDENTIFICATION (TAX MAP) NUMBER	#	85-2-((12))-0004
4	ZONING DISTRICT		R-D
5	MINIMUM YARD (SETBACK) REQUIREMENTS (Fill out applicable fields only)	PER ZONING ORDINANCE: FRONT: 45 FT, SIDE: 10 FT, REAR: 25 FT; SIDE TOTAL: N/A FT (CLUSTER) PER ZONING ACTION: FRONT: _____ FT, SIDE: _____ FT, REAR: _____ FT; SIDE TOTAL: _____ FT (CLUSTER)	
6	WATER SUPPLY	EXISTING	<input type="checkbox"/> PUBLIC WATER <input checked="" type="checkbox"/> INDIVIDUAL WELL <input type="checkbox"/> NONE
7	PROPOSED	<input type="checkbox"/> PUBLIC WATER <input type="checkbox"/> INDIVIDUAL WELL	
8	SEWAGE	EXISTING	<input type="checkbox"/> PUBLIC SEWER <input checked="" type="checkbox"/> INDIVIDUAL SYSTEM <input type="checkbox"/> NONE
9	PROPOSED	<input type="checkbox"/> PUBLIC SEWER <input type="checkbox"/> INDIVIDUAL SYSTEM	
10	E&S PRIORITY RATING FORM		PROVIDED ON SHEET 4
11	FREEBOARD OVER GROUNDWATER TO BASEMENT FLOOR (For lots requiring limited or full Geotechnical reports)	<input checked="" type="checkbox"/> FREEBOARD < 1', NO BASEMENT PROPOSED <input type="checkbox"/> 1' < FREEBOARD ≤ 2.5' <input type="checkbox"/> GRAVITY OUTFALL PROVIDED, OR <input type="checkbox"/> DUAL SUMP PUMP NOTE PROVIDED <input type="checkbox"/> FREEBOARD > 2.5'	

HEALTH DEPARTMENT, DATED _____

URBAN FOREST MANAGEMENT, DATED _____

VDOT, DATED _____

TREE PRESERVATION

TREE PRESERVATION TARGET DEVIATION OR MODIFICATION IS REQUESTED YES NO

PRO RATA SHARE ASSESSMENT

TOTAL SITE AREA ¹	1.009 AC
TOTAL POST DEVELOPMENT IMPERVIOUS COVER ²	0.176 AC
NET INCREASE IN IMPERVIOUS AREA ³	0.046 AC

From Site Compliance Summary Table in "Summary" tab of VRRM spreadsheet, if applicable:

REMAINING POST DEVELOPMENT TOTAL PHOSPHORUS LOAD (TP)	N/A LB/YR
TOTAL RUNOFF VOLUME REDUCTION	N/A CU FT

¹Total area from the "Site Land Cover Summary" tabulation on the "Summary" tab of the VRRM spreadsheet.

²From line 6 in "Stormwater Requirement Determination" table under "Stormwater Information" on this cover sheet.

³From line 7 in "Stormwater Requirement Determination" table under "Stormwater Information" on this cover sheet.

PROPOSED CONSTRUCTION IN THE RPA

REDEVELOPMENT (PRINCIPAL STRUCTURE) (118-2-1(b)) YES NO

REDEVELOPMENT (ACCESSORY STRUCTURE) (118-2-1(b)) YES NO

PUBLIC ROADS (118-5-2(a)) NO

PRIVATE ROADS/DRIVEWAYS (118-2-1(d)) YES NO

OTHER (Indicate type)¹ _____ YES NO

PROPOSED STREAM IMPROVEMENTS (118-2-1(a), including outfall) YES NO

PROPOSED UTILITY IMPROVEMENTS (118-5-2) YES NO

¹Other construction in the RPA includes water dependent development per 118-2-1(a) and site amenities for passive recreation per 118-5-3(a).

REQUIREMENTS FOR OPEN SWALES AND STREAMS

AN OPEN SWALE OR STREAM IS PASSING THROUGH OR ADJACENT TO THIS SITE DRAINAGE AREA TO OPEN SWALE/STREAM: (DA) = _____ AC

IF (DA) >= 70 AC

A "FLOODPLAIN AND STORM DRAINAGE EASEMENT" EXIST

FLOODPLAIN LIMITS ARE SHOWN BASED ON AVAILABLE INFORMATION OR CALCULATIONS (Tech. Bulletin 12-03)

A FLOODPLAIN USE DETERMINATION (FPUD) HAS BEEN SUBMITTED IF WORK IS PROPOSED WITHIN THE FLOODPLAIN

IF (DA) < 70 AC

DRAINAGE CALCULATIONS ARE INCLUDED IN THE PLAN AND

100-YEAR DRAINAGEWAY LIMITS ARE SHOWN ON GRADING PLAN

SOIL ID NUMBERS	SOIL SERIES NAME	FOUNDATI ON SUPPORT	SOIL DRAINAGE	EROSION POTENTIAL	PROBLEM CLASS	H.S.G.
39	GLENELG SILT LOAM	GOOD	GOOD	HIGH	I	B
78	MEADOWVILLE LOAM	FAIR	MARGINAL	MEDIUM	II	B
101	URBAN LAND - WHEATON COMPLEX	GOOD	FAIR	HIGH	IVB	D

NOTES

1. NOTIFY SITE INSPECTIONS AT 703-324-1720 PRIOR TO BEGINNING ANY WORK ON THE PROJECT. FAILURE TO NOTIFY CAN RESULT IN THE ISSUANCE OF A VIOLATION AND A SUBSEQUENT FINE FOR COMPLIANCE INSPECTION.

2. NO EARTH DISTURBANCE OR CONSTRUCTION IS ALLOWED UNTIL THE BUILDING PERMIT FOR THIS PLAN IS ISSUED. EVIDENCE OF A BUILDING PERMIT MUST BE PROVIDED TO THE SITE INSPECTOR AT THE PRE-CONSTRUCTION MEETING.

3. NOTIFY VA811 (PREVIOUSLY "MISS UTILITY") NOTIFICATION CENTER AT 811 OR 1-800-552-7001 OR VA811.COM AT LEAST THREE BUSINESS DAYS PRIOR TO COMMENCEMENT OF EXCAVATION, DEMOLITION OR BLASTING IN ACCORDANCE WITH THE VIRGINIA UNDERGROUND UTILITY DAMAGE PREVENTION ACT.

4. A WRITTEN PERMISSION IS REQUIRED FROM OFFSITE PROPERTY OWNERS PRIOR TO ANY DISTURBANCE OUTSIDE OF EASEMENTS ON THEIR PROPERTIES. WHEN OFFSITE DISTURBANCE PERMITTED BY EASEMENTS IS PROPOSED, IMPACTED OFFSITE PROPERTY OWNERS SHOULD BE NOTIFIED.

5. THE CONSTRUCTION AREA SHALL BE KEPT LITTER FREE. ALL LITTER, TRASH, DEBRIS, CHEMICALS, ETC. SHALL BE PROPERLY STORED AND SECURED TO MINIMIZE THE DISCHARGE OF POLLUTANTS.

6. ROLL-OFF BOXES AND DUMPSTERS SHALL NOT BE STORED WITHIN THE RIGHT OF WAY.

7. A BUILDING PERMIT IS REQUIRED FOR RETAINING WALLS SUPPORTING 3' OR MORE OF UNBALANCED FILL OR ANY WALL SUPPORTING SURCHARGE OTHER THAN ORDINARY UNBALANCED FILL.

8. A SEPARATE DEMOLITION PERMIT IS REQUIRED WHERE DEMOLITION IS PROPOSED.

9. A SETBACK CERTIFICATION MAY BE REQUIRED AT THE DISCRETION OF THE SITE INSPECTOR.

10. THIS APPROVAL IS NOT A COMMITMENT TO PROVIDE SANITARY SEWER.

11. THE LIMITS OF CLEARING AND GRADING SHOWN NEAR/OR WITHIN THE LIMITS OF THE RESOURCE PROTECTION AREA (RPA) MUST BE STRICTLY OBSERVED AND ENFORCED. ANY ENCROACHMENT INTO, AND/OR DISTURBANCE OF THE RPA NOT SHOWN ON THIS PLAN IS A VIOLATION OF THE CHESAPEAKE BAY PRESERVATION ORDINANCE (CBPO) AND IS SUBJECT TO THE PENALTIES OF CBPO ARTICLE 9 (VIOLATIONS AND PENALTIES).

12. A SEPARATE VDOT APPROVAL AND PERMIT IS REQUIRED FOR ANY WORK WITHIN VDOT RIGHT OF WAY (ROW), INCLUDING REPAIRS AND ACTIVITIES IMPEDING PEDESTRIAN OR VEHICULAR TRAFFIC IN THE ROW.

13. THIS _____ TOPOGRAPHIC SURVEY _____ WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF CHAD E. JERNIGAN FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON 8/25/2021 (DATE); AND THAT THIS PLAN, MAP, OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

OWNER INFORMATION

OWNER A CORPORATION
 TRUSTEE A PARTNERSHIP
 AN INDIVIDUAL

MATTHEW JAMES HILL & MARGARET KRISTIN HILL
NAME DB 24986 PG 1235

SHEET INDEX

1.	COVER SHEET
2.	GRADING/EROSION AND SEDIMENT CONTROL PLAN
3.	NOTES AND DETAILS
4.	EROSION AND SEDIMENT CONTROL NOTES
5.	DRAINAGE AND OUTFALL
5b.	OUTFALL CROSS SECTIONS
6.	GEOTECHNICAL REPORT
7.	GEOTECHNICAL DATA
8.	EXISTING VEGETATION MAP
9.	TREE CONSERVATION PLAN

STORMWATER INFORMATION

Line	DESCRIPTION	QUANTITY	SWMO DESIGN REQUIREMENTS
1	EXISTING IMPERVIOUS AREA	5,654 SF	<input type="checkbox"/> N/A (EXEMPT)
2	PROPOSED IMPERVIOUS AREA:		<input type="checkbox"/> TECHNICAL CRITERIA 5 (OLD)
3	NEW BUILDINGS	0 SF	<input type="checkbox"/> DEQ MEMO 14-2014
4	NEW DRIVEWAY ¹	0 SF	
5	NEW MISCELLANEOUS (shed, sidewalk, patio, pool, carport, etc.)	2,018 SF	<input checked="" type="checkbox"/> TECHNICAL CRITERIA 4 (NEW)
6	EXISTING IMPERVIOUS AREA TO REMAIN	5,654 SF	<input type="checkbox"/> NEW DEVELOPMENT
7	TOTAL PROPOSED IMPERVIOUS AREA (lines 2+3+4+5)	7,672 SF	<input type="checkbox"/> REDEVELOPMENT
8	INCREASE IN IMPERVIOUS AREA (line 6 minus line 1)	2,018 SF	<input checked="" type="checkbox"/> NEW + REDEVELOPMENT (Redevelopment with a net increase in impervious area)
9	PROPOSED IMPERVIOUSNESS (line 6/lot area)*100	17.5 %	
10	DISTURBED AREA:		
11	WATERSHED 1 LOWER POPES HEAD CREEK	0.184 AC	
12	WATERSHED 2	AC	
13	TOTAL DISTURBED AREA (lines 9+10)	0.184 AC	
14	PLAN IS PART OF A COMMON PLAN OF DEVELOPMENT (Tech Bulletin 14-11)	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	WATER QUALITY OPTION USED
			<input type="checkbox"/> PROPOSED ON-SITE FACILITY
			<input type="checkbox"/> COMPREHENSIVE SWM PLAN
			<input type="checkbox"/> NON-POINT NUTRIENT CREDITS
			<input type="checkbox"/> EXISTING ADEQUATE OFFSITE FACILITY
			<input type="checkbox"/> EXISTING ADEQUATE ON-SITE FACILITY
			<input checked="" type="checkbox"/> NONE REQUIRED
			<input type="checkbox"/> HIGH DENSITY POLYETHYLENE (HDPE) AND POLYPROPYLENE (PP) PIPES
			<input type="checkbox"/> PERMANENT HDPE/PP DRAINAGE PIPE PROPOSED

¹Gravel road and gravel surfaces are considered impervious areas.

STORMWATER MANAGEMENT ORDINANCE (SWMO) EXEMPTIONS

Line 6 < 2,500 SF AND Line 11 < 1 AC AND "No" to line 12 YES NO

Line 7 < 500 SF AND LOT AREA <= 0.5 AC AND Line 11 < 1 AC AND "No" to line 12 YES NO

Line 8 < 18% AND Line 11 < 1 AC AND "No" to line 12 YES NO

QUALITY CONTROLS PROVIDED W/ORIGINAL SUBDIVISION AND ARE IN PLACE YES NO

IF YES, JUSTIFICATION PROVIDED ON SHEET _____

QUALITY CONTROLS ARE PROVIDED BY AN EXISTING REGIONAL SWM FACILITY YES NO

IF YES, JUSTIFICATION PROVIDED ON SHEET _____

PROJECT IS EXEMPT FROM SWMO (CHAPTER 124) REQUIREMENTS (If "YES" to any of the above)

COMPLIANCE WITH SWMO (CHAPTER 124) IS REQUIRED (If "NO" to all of the above) OR YES TO LINE 12

STORMWATER PERMIT REQUIREMENTS

CONDITION	PERMIT/COVERAGE REQUIRED
IF TOTAL DISTURBED AREA (LINE 11) > 2,500 SF, COUNTY STORMWATER PERMIT REQUIRED UNLESS EXEMPT FROM SWMO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
IF TOTAL DISTURBED AREA (LINE 11) > = 1 AC, STATE VPDES PERMIT REQUIREMENTS MUST BE MET (INCLUDING SWPPP), BUT REGISTRATION STATEMENT AND STATE PORTION OF FEE ARE NOT REQUIRED (Tech Bulletin 14-10)	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

SWM FACILITIES (PROPOSED ONLY)

FACILITY ID #	FACILITY NAME ²	DESIGN LEVEL ³	DEQ SPEC #	QUALITY	QUANTITY	AREA TREATED AC	LATITUDE DECIMAL DEGREES (XX.XXXX)	LONGITUDE DECIMAL DEGREES (XX.XXXX)	VA HUC6 WATERSHED	VA HUC6 No. (PL-##)	RECEIVING WATERS	MAINTENANCE AGREEMENT Y/N	LENGTH/AREA	UNIT FT/SF

AS-BUILT
Matthew Hill - 10-28-2022

STORMWATER PERMIT REQUIREMENTS

IF TOTAL DISTURBED AREA (LINE 11) > 2,500 SF, COUNTY STORMWATER PERMIT REQUIRED UNLESS EXEMPT FROM SWMO

IF TOTAL DISTURBED AREA (LINE 11) > = 1 AC, STATE VPDES PERMIT REQUIREMENTS MUST BE MET (INCLUDING SWPPP), BUT REGISTRATION STATEMENT AND STATE PORTION OF FEE ARE NOT REQUIRED (Tech Bulletin 14-10)

¹Proposed stormwater facilities must meet PFM requirements. ²Name of facility type shall be exactly as listed in the PFM. ³Design level as listed in the BMP Clearinghouse. ⁴DEQ specification number is only required if the facility is used for quality.

IS THE SITE LOCATED IN 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/soil-water-conservation/

LOT LEGAL DESCRIPTION (PROJECT NAME):
COVER SHEET
CLIFTON HEIGHTS
LOT 4 POOL
PLAN OF DEVELOPMENT

SPRINGFIELD TOWN OF CLIFTON DISTRICT
FAIRFAX COUNTY, VIRGINIA

COUNTY PLAN # 7716-INF-004-2
COUNTY USE ONLY

ENGINEER/SURVEYOR

FIRM NAME: LAND ENGINEERING, P.C.
ADDRESS: 11550 RANDOM HILLS ROAD, SUITE 800 - PMB #27
FAIRFAX, VA 22030
PROJECT MANAGER NAME: LLOYD A. NTUK, PE
PHONE: 703-279-6424 E-MAIL: INFO@LANDENGINEERING.COM
CONTACT NAME: _____ E-MAIL: _____ PHONE: _____

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
Lloyd A. Ntuk
Lic. No. 044168
1/13/2022
PROFESSIONAL ENGINEER

PROFESSIONAL SEAL

DATE: _____

SHEET 1 OF 9

REVISED 11/2020

DEMOLITION NARRATIVE

- UTILITY LINES AND POLES IN THE VICINITY OF THE WORK AREA SHALL BE COORDINATED WITH APPLICABLE UTILITY SERVICE PROVIDER OR RELOCATION.
- CONTRACTOR SHALL EXERCISE CARE WHEN WORKING NEAR GAS, WATER, TELECOM, AND O/H & U/G ELECTRIC LINES.
- ANY DEMOLITION OCCURRING OUTSIDE THE LIMITS OF DISTURBANCE WILL NEED TO BE HAND-REMOVED, NO MECHANIZED EQUIPMENT SHALL BE USED OUTSIDE THE LIMITS OF DISTURBANCE.

"TBR" = TO BE REMOVED
"TBS" = TO BE SAVED

EROSION & SEDIMENT CONTROL LEGEND

	3.02	TEMPORARY STONE CONSTRUCTION ENTRANCE	
	3.07	INLET PROTECTION	
	3.32	PERMANENT SEEDING	
	3.38	TEMP. TREE PROTECTION	
	3.05	SILT FENCE	
		SUPER SILT FENCE	
		LIMITS OF DISTURBANCE	
		ROOT PRUNING	

NOTE: REFER TO VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK FOR ADDITIONAL INFORMATION.

GRADING NOTES

- SITE WORK CONTRACTOR TO FIELD CHECK FINAL GRADING TO ENSURE THE DEVELOPMENT IS GRADED IN ACCORDANCE WITH THE APPROVED GRADING PLAN.
- CONTRACTOR TO ENSURE POSITIVE DRAINAGE ACROSS ALL SURFACES TO PRECLUDE THE PONDING OF WATER IN YARDS OR ON PAVED SURFACES. THIS DOES NOT APPLY TO PONDING ASSOCIATED WITH STORMWATER MANAGEMENT FACILITIES.
- A SMOOTH GRADE SHALL BE MAINTAINED ACROSS ALL PAVEMENT SURFACES TO PRECLUDE THE FORMING OF FALSE GUTTERS AND/OR THE PONDING OF ANY WATER IN THE ROADWAY. FINISHED PAVING SURFACES SHALL BE FLUSH WITH ADJUTING SURFACES AT THE SAME ELEVATION (I.E. GUTTERS, SIDEWALKS, APRONS, ETC.).
- THE SUB-BASE OF ALL PARKING AREAS AND TRAVEL LANES ON-SITE SHALL BE PROOF ROLLED PRIOR TO THE PLACEMENT OF ANY PAVING MATERIALS TO IDENTIFY ANY AREAS OF INADEQUATE OR STRUCTURALLY UNSATISFACTORY MATERIALS THAT MUST BE UNDERCUT.
- ANY PROPOSED STRUCTURAL FILL MATERIALS MUST HAVE APPROVAL OF THE PROJECT GEOTECHNICAL CONSULTANT PRIOR TO PLACEMENT AND COMPACTION. FILL MATERIALS SHALL BE COMPACTED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER'S SPECIFICATIONS AND UNDER HIS/HER GUIDANCE.
- THE GRADING/EXCAVATION CONTRACTOR FOR THE SUBJECT SITE IS REQUIRED TO NOTIFY, IN WRITING, THE ASSIGNED SITE INSPECTOR REGARDING ANY EXCESS MATERIAL PROPOSED TO BE HAULED OFFSITE PRIOR TO HAULING. THE NOTIFICATION MUST INDICATE THE QUANTITY OF MATERIAL TO BE MOVED OFFSITE, THE IDENTIFICATION OF THE RECEIVING SITE WHERE THE EXCESS WILL BE TAKEN, AND ALL INFORMATION NECESSARY TO SHOW THAT SUCH RECEIVING SITE HAS BEEN PROPERLY PERMITTED AND HAS E&S CONTROLS INSTALLED.

SITE NOTES

- CARE SHOULD BE TAKEN NOT TO DISTURB THE ADJACENT PROPERTIES. OFF-SITE GRADING SHALL REQUIRE A LETTER OF PERMISSION FROM ADJACENT PROPERTY OWNERS.
- SEE SHEET 4 FOR EROSION & SEDIMENT CONTROL NOTES & DETAILS.
- SEE SHEET 4 FOR POOL DISCHARGE PROCEDURES.
- F.E.M.A./F.I.R.M. FLOOD DATA COMMUNITY: 51059C0245E PANEL: 245E ZONES: AE EFFECTIVE: SEPTEMBER 17, 2010
- ALL CONSTRUCTION SHALL CONFORM TO THE VIRGINIA STATEWIDE BUILDING CODE.
- RETAINING WALLS EXCEEDING TWO (2) FEET IN HEIGHT MAY NOT BE ERRECTED WITHOUT A USE PERMIT ISSUED BY THE TOWN COUNCIL REQUIRED BY TOWN CODE SECTION 9-1-B.6.
- EXISTING ONSITE TOPOGRAPHIC INFORMATION FROM FIELD SURVEY BY CAP LAND SURVEYING, P.L.C. (DATED 8/25/2021) CORRELATED TO NGVD 1929. BOUNDARY INFORMATION FROM RECORD TOPOGRAPHIC INFORMATION BEYOND THE LIMIT OF SURVEY (PARCEL BOUNDARY) INTERPOLATED FROM FAIRFAX COUNTY GIS DATA. WE HEREBY CERTIFY THAT THIS PROPERTY LIES (MORE) THAN 500' FROM A MAPPED FLOODPLAIN.
- WHEELS OF ALL CONSTRUCTION VEHICLES EXITING THE SITE SHALL BE COMPLETELY WASHED AND CLEANED PRIOR TO ENTERING THE HIGHWAY. NO DEBRIS, DUST SEDIMENTS, ETC., ARE ALLOWED ON THE ROAD SURFACE.

CHESAPEAKE BAY COMPLIANCE STATEMENT

This lot grading plan complies with all the provisions of the amended Chesapeake Bay Ordinance (Fairfax Code 118) effective 11-18-2003.

I CERTIFY THIS PLAN MEETS BOTH THE TREE PRESERVATION TARGET (PFM 12-0501) AND THE TREE CONSERVATION PLAN (PFM 12-0502) SUBMITTAL REQUIREMENTS; NO DEVIATION OR MODIFICATIONS TO THE TREE CONSERVATION PLAN REQUIREMENTS ARE BEING REQUESTED.

ENCLOSURE FENCE/ POOL COVER NOTE:

THIS PROJECT PROPOSES THE USE OF A FENCE/ENCLOSURE IN LIEU OF A AUTOMATIC POOL COVER. FENCE/ENCLOSURE TO MEET ISPSC 2012 SECTION 305. POWERED SAFETY COVERS FOR POOL MAY BE SUBSTITUTED FOR BARRIERS IF DESIGNED TO MEET ASTM 1346

I CERTIFY THIS PLAN MEETS BOTH THE TREE PRESERVATION TARGET (PFM 12-0501) AND THE TREE CONSERVATION PLAN (PFM 12-0502) SUBMITTAL REQUIREMENTS; NO DEVIATION OR MODIFICATIONS TO THE TREE CONSERVATION PLAN REQUIREMENTS ARE BEING REQUESTED.

ON-SITE SEWAGE DISPOSAL SYSTEM NOTE:

THE LOCATION OF THE EXISTING SEWAGE SYSTEM, DRAINFIELD, AND RESERVE AREAS ARE SHOWN PER FIELD SURVEY AND HEALTH DEPARTMENT AS-BUILT RECORDS. THESE SYSTEMS SHALL BE PUMPED OUT AND MAINTAINED IN ACCORDANCE WITH CURRENT COUNTY CODES, AND INSTALLATION SPECIFICATIONS AT THE TIME OF CONSTRUCTION.

AS-BUILT

Matthew Hill - 10-28-2022

Date: 11December2021
To: Matthew Hill
From: Virginica, LLC
Authorized Nutrient Offset Broker
Subject: Potomac Watershed - Nutrient Credit Availability
Project Reference: Matthew Hill
12726 Clifton Heights Lane
Clifton, Virginia 20124
Credits Requested - 0.08; HUC 02070010

This letter is to confirm that Virginica, LLC is the Agent of the Bull Run Farm Nutrient Bank and that the authorized representative and broker is Virginica, LLC. In addition, the Bull Run Farm Nutrient Bank is operating in compliance with applicable federal and state permits, laws, and regulations and is in good regulatory standing.

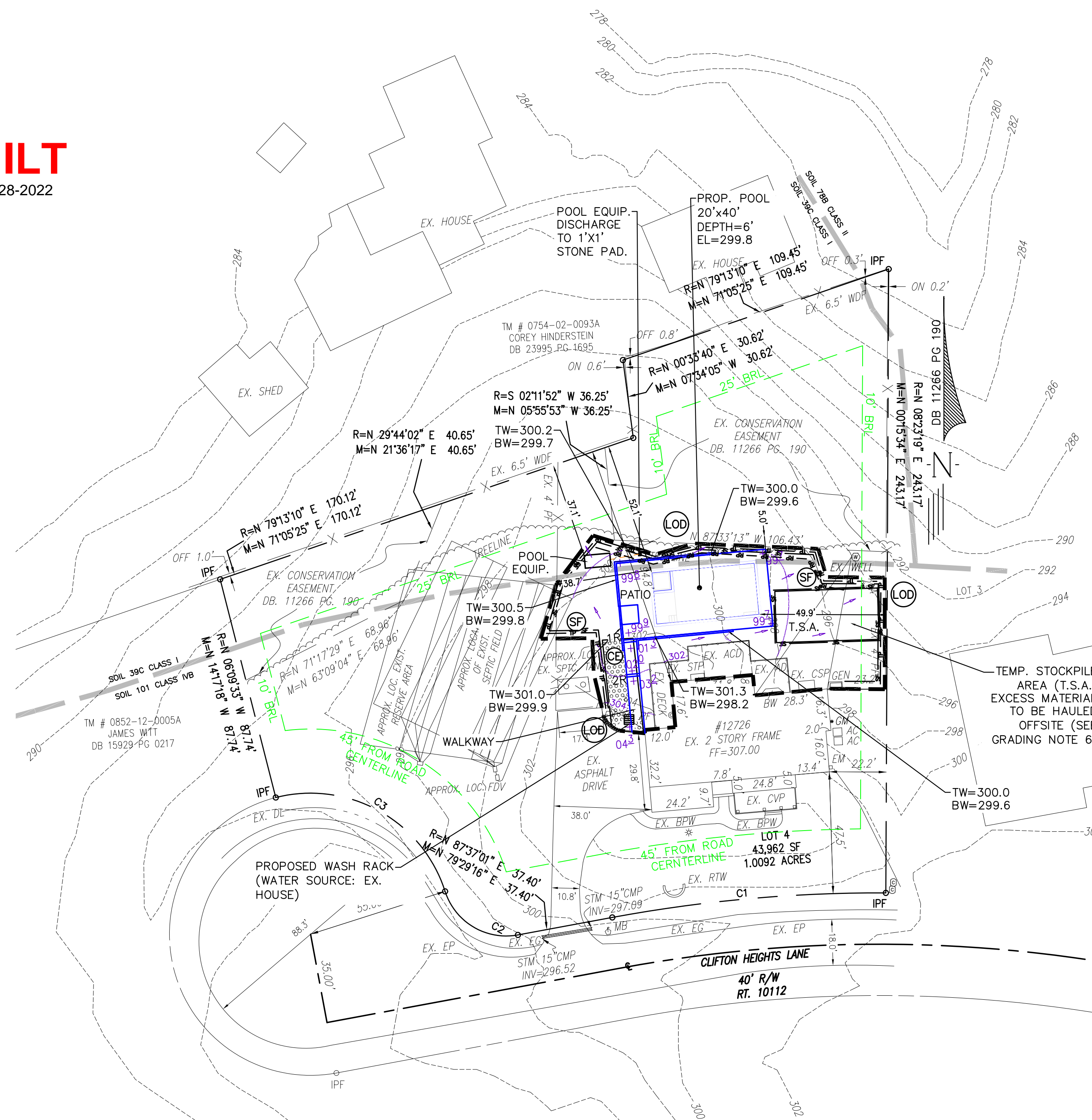
This also confirms that the Bull Run Farm Nutrient Bank has met all authorizations and approvals by DEQ as well as all other regulatory agencies and nothing more is required. Please accept this as confirmation of the availability of 0.08 authorized nutrient credits ("Nutrient Credits") from Bull Run Farm Nutrient Bank facility 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 Bull Run Farm Nutrient Bank Nutrient Reduction Implementation Plan ("NRIP").

Please feel free to contact me if you have questions.

Sincerely,

Frederick Reuter, III

Virginica, LLC
Authorized Nutrient Offset Broker
Virginica.llc@gmail.com



SITE PLAN (1"=30')

General Notes

- CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 811-48 HOURS PRIOR TO THE START OF ANY EXCAVATION OR CONSTRUCTION FOR THE MARKING OF UNDERGROUND UTILITIES.
- NO TITLE REPORT HAS BEEN FURNISHED TO THIS FIRM, THEREFORE THIS DOES NOT PURPORT TO SHOW ALL POSSIBLE EASEMENTS OR ENCUMBRANCES.
- ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE COUNTY OF FAIRFAX, AND V.D.O.T.
- THE LOCATIONS & DEPTHS OF ALL EXISTING UNDERGROUND UTILITIES ARE TO BE VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. OBSTRUCTION OR DISRUPTION OF THE SAME WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- TO THE BEST OF THIS FIRM'S KNOWLEDGE, NO GRAVE SITES EXIST ON THE PROPERTY WITHIN THE PROPOSED LIMITS OF DISTURBANCE.
- CONTRACTOR TO MAINTAIN POSITIVE DRAINAGE IN ACCORDANCE WITH BUILDING CODE.
- ALL DAMAGES TO THE EXISTING ROADWAY WITHIN THE RIGHT-OF-WAY AS A RESULT OF THIS PLAN'S GRADING ACTIVITIES SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/CONTRACTOR AND SHALL BE RESTORED TO THE SATISFACTION OF THE VIRGINIA DEPT. OF TRANSPORTATION.
- CONTRACTOR SHALL VERIFY ALL GRADES WITHIN PROJECT SITE PRIOR TO CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY LAND ENGINEERING OF ANY DISCREPANCIES BETWEEN FIELD ELEVATIONS AND ELEVATIONS SHOWN ON THIS PLAN.

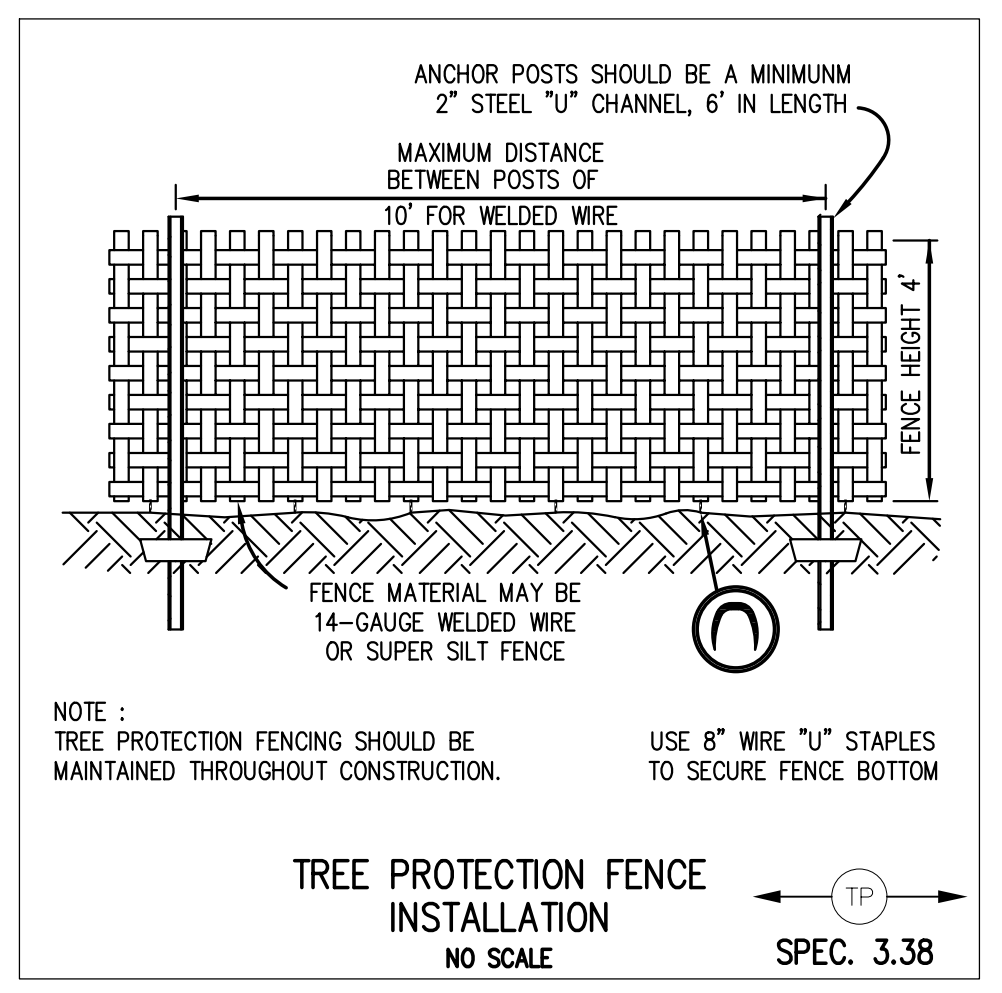
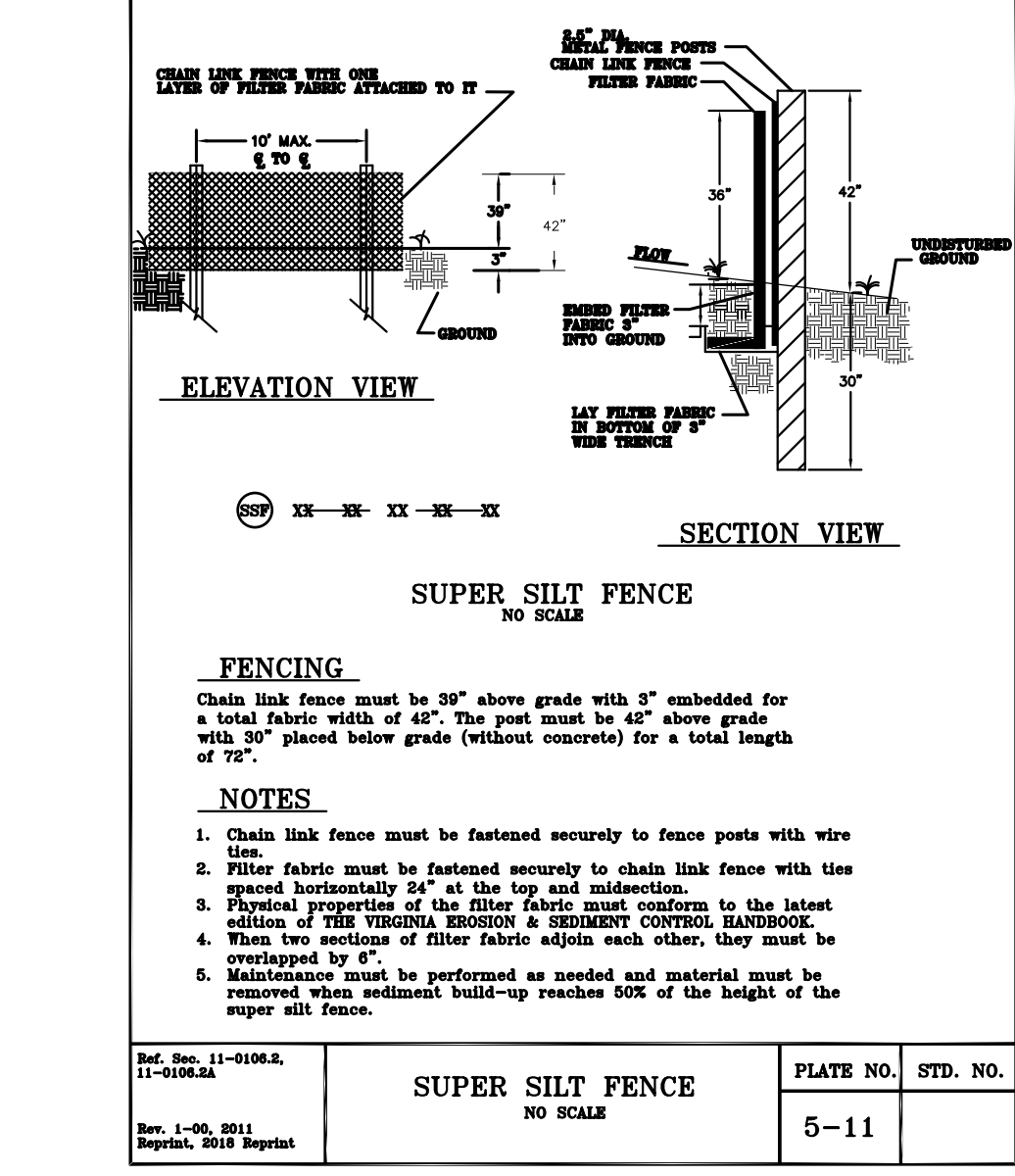
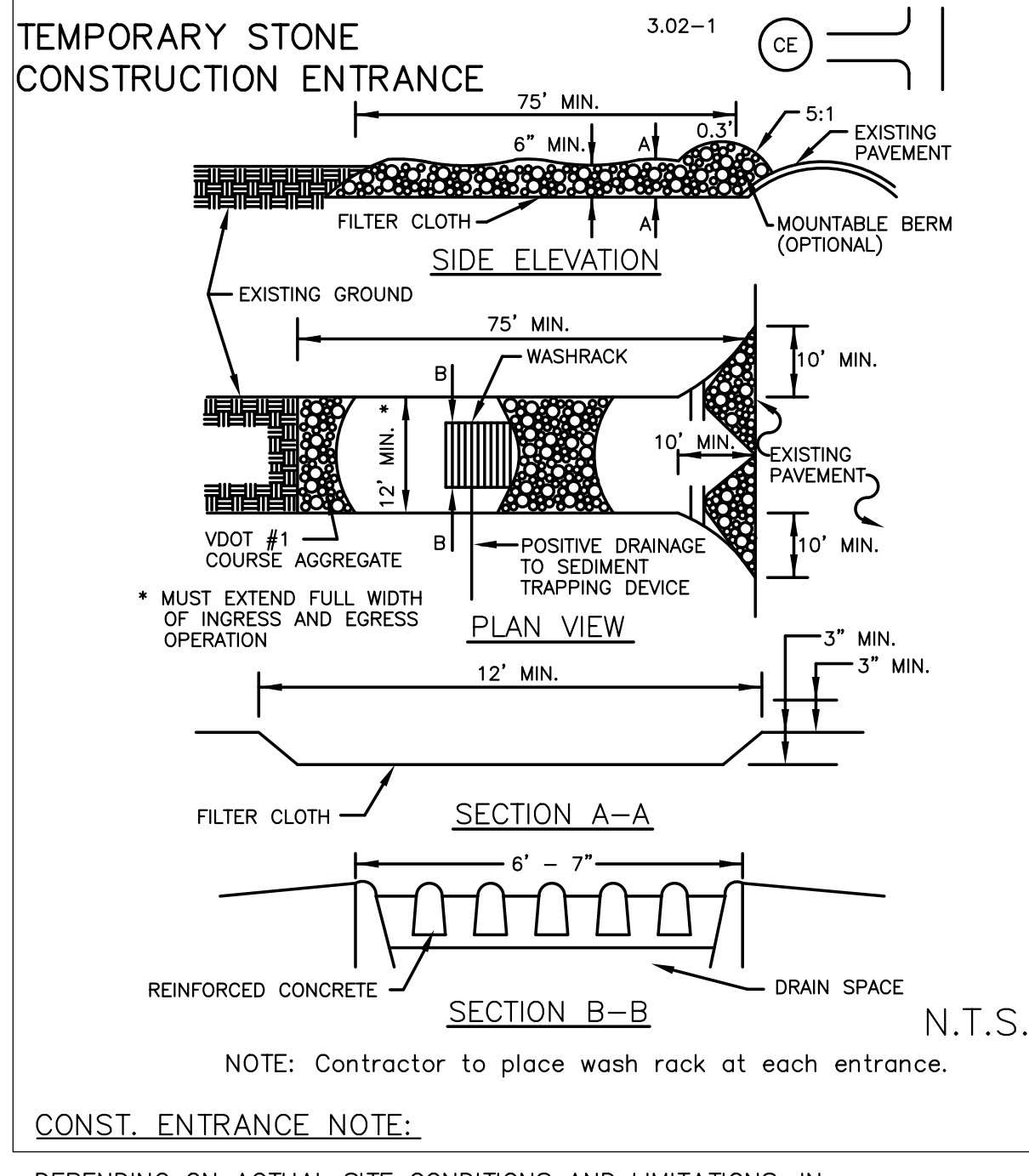
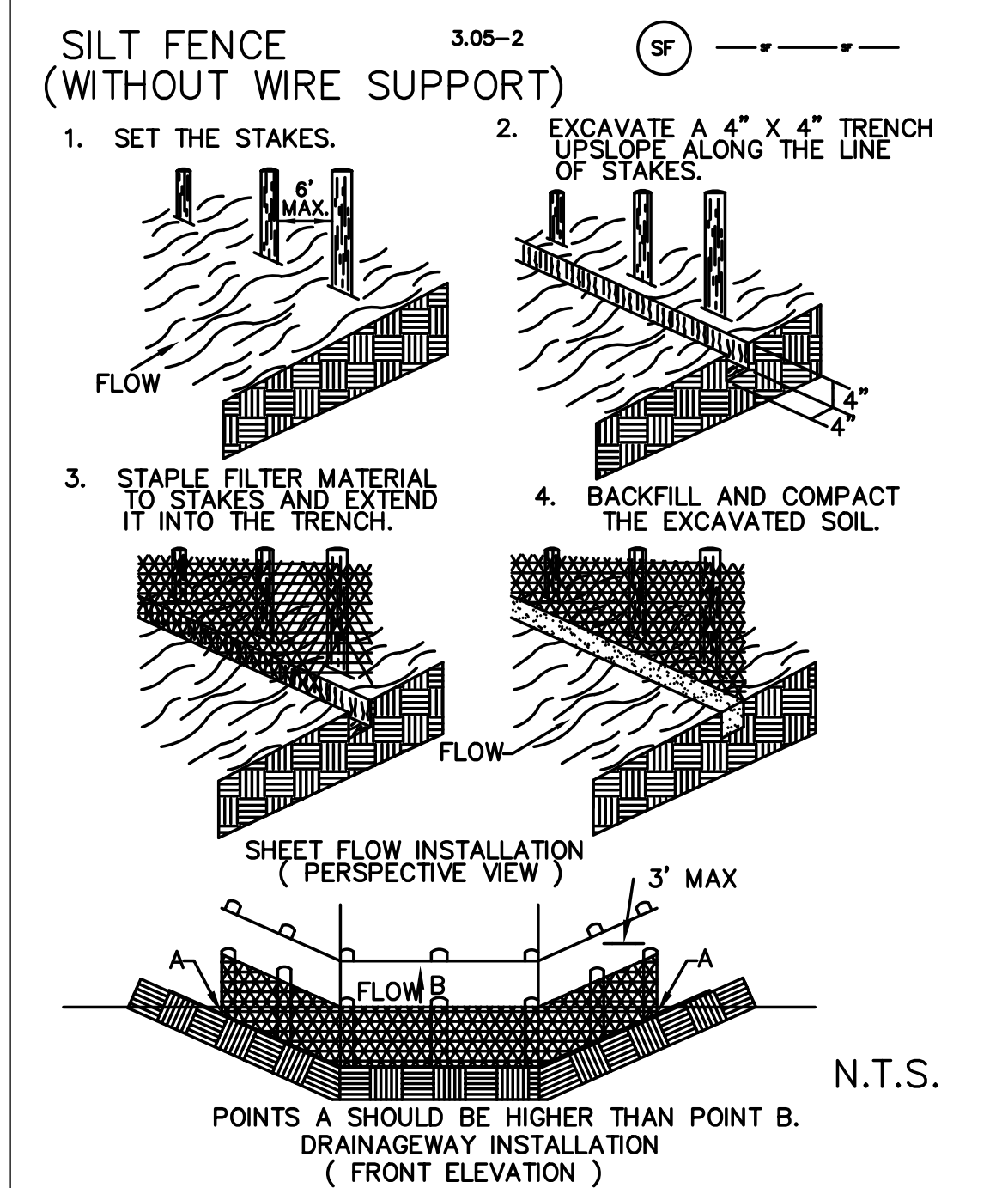
No.	Revision/Issue	Date

Firm Name and Address
LAND | Engineering, plc
11350 Random Hills Road
Suite 800 - PMB #27
Fairfax, Virginia 22030
T (703) 279 6424
F (703) 591 3049
www.landengineeringplc.com

Project Name and Address
CLIFTON HEIGHTS LOT 4 POOL PLAN OF DEVELOPMENT
12726 CLIFTON HEIGHTS LANE
CLIFTON, VA 20124
FAIRFAX COUNTY, VIRGINIA
SPRINGFIELD DISTRICT

Plan	Sheet
GRADING/ESC PLAN	2 OF 9
Date	DECEMBER 2021
Scale	1"=30'

ABBREVIATIONS	
AC.	ACRE
APPROX.	APPROXIMATE
BLDG.	BUILDING
CBAY	CHESAPEAKE BAY
CO	CLEAN OUT
CONC.	CONCRETE
CONST.	CONSTRUCTION
D.B.	DEED BOOK
DIP	DUCTILE IRON PIPE
DWG.	DRAWING
ELEC.	ELECTRICAL
ELEV.	ELEVATION
EP	EDGE OF PAVEMENT
ESMT.	EASEMENT
EX., EXIST.	EXISTING
F.D.	FOUNDATION DRAIN
FH	FIRE HYDRANT
G	GAS
GM, G/M	GAS METER
HDPE	HIGH-DENSITY POLYETHYLENE
HOR.	HORIZONTAL
HP	HIGH POINT
INV.	INVERT
IPF	IRON PIPE FOUND
IPS	IRON PIPE SET
JB	JUNCTION BOX
LP	LOW POINT, LIGHT POLE
MH	MANHOLE
NO.	NUMBER
O/H	OVERHEAD
P/P	POWER POLE
PG.	PAGE
PKNF	PK NAIL FOUND
PKSP	PARKING SPACE
PVC	POLYVINYL CHLORIDE
PVMT.	PAVEMENT
R/W, R.O.W.	RIGHT-OF-WAY
RCP	REINFORCED CONCRETE PIPE
RPA	RESOURCE PROTECTION AREA
RTE.	ROUTE
S/W	SIDEWALK
SAN. SEW.	SANITARY SEWER
SF, SQ. FT.	SQUARE FEET
STD.	STANDARD
STM, DRN., STM. SEW.	STORM DRAIN, STORM SEWER
SWM	STORMWATER MANAGEMENT
TRANS	TRANSITION
U/G	UNDERGROUND
USGS	UNITED STATES GEOLOGICAL SURVEY
VDOT	VIRGINIA DEPT. OF TRANSPORTATION
VEPCO	VIRGINIA ELECTRIC POWER COMPANY
VER.	VERTICAL
W/L, W/M	WATER LINE, WATER MAIN



PFM SOIL NOTES (CLASS I)

4-0202.2

a) The building footprint is more than 25 feet from any Class III or IV problem soil. The 25-foot margin allows for errors in soil mapping. If the building footprint is within 25 feet, a report is required unless waived by the Director.

b) All proposed construction is in Class I and Class II soils and there is no grading activity in problem soils. If the proposed construction is partially located in a problem soil, especially Class III or IV soils, submission of a geotechnical report is required unless waived by the Director.

c) There are no buildings with more than three stories, mat foundations, deep foundations, deep excavations, sheeting and shoring, or retaining walls over 6 feet high. On a case by case basis, any report that is prepared may be submitted with the building plans after site or grading plan approval.

PFM SOIL NOTES (CLASS II)

4-0202.3

There are no proposed below-grade walls requiring a foundation drain. Overlot drainage will be directed away from structures as shown on the grading plan.

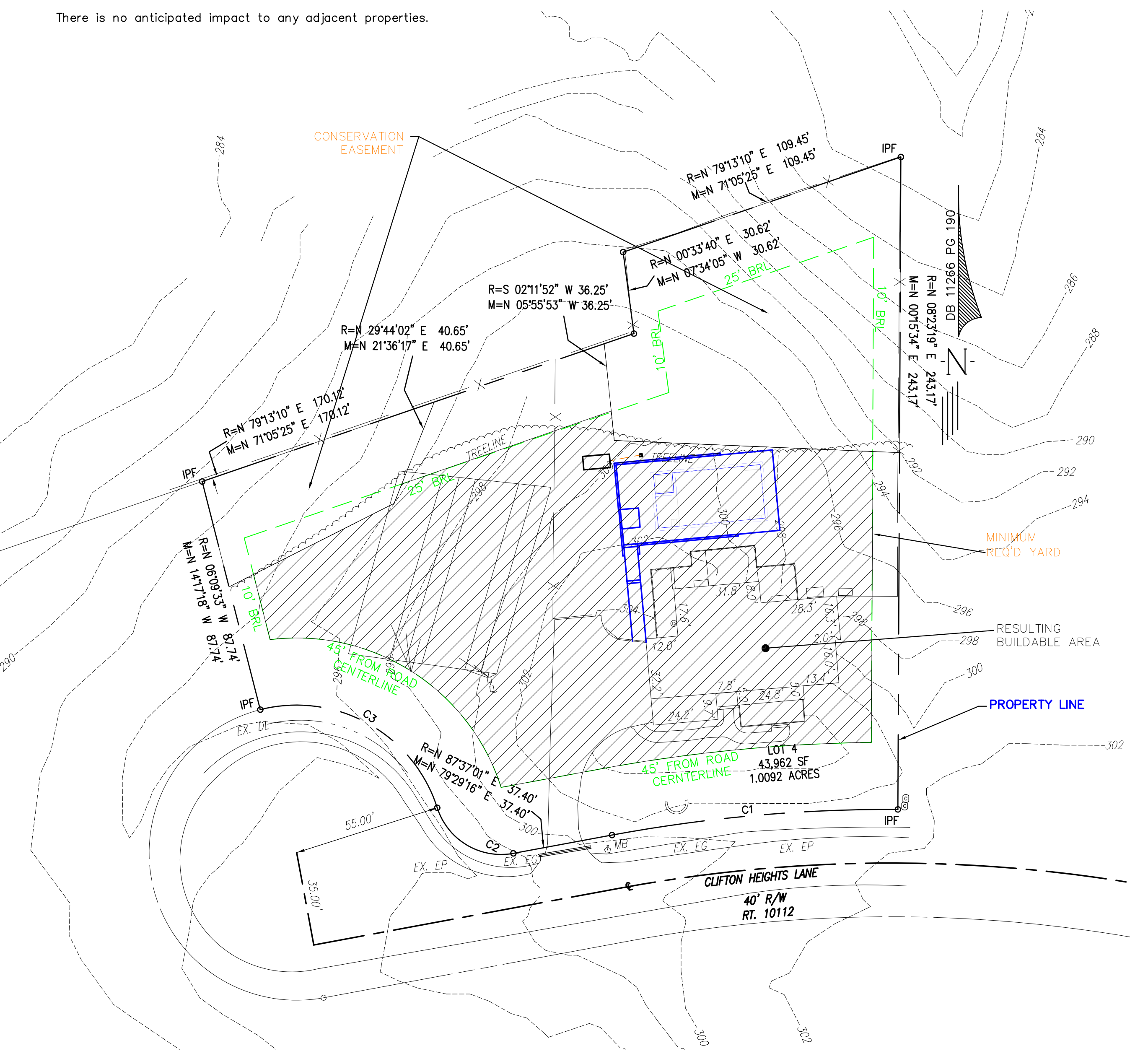
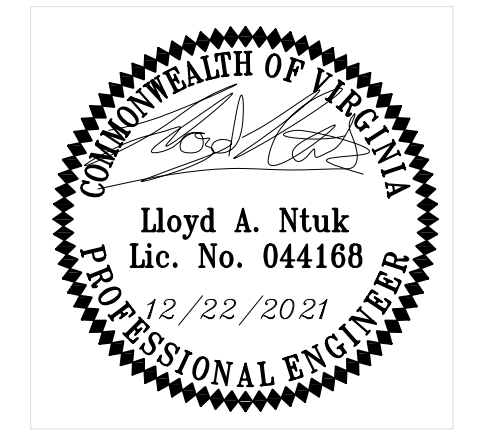
4-0501.2 Engineered fill and backfill around structures shall be placed with approved select materials and uniform compaction throughout must be provided in 6-inch to 8-inch layers. Each layer of engineered fill shall be compacted at optimum moisture, plus or minus 2 percent, to a density of not less than 95 percent in accordance with AASHTO T-99 or ASTM D-698.

4-0503.1 The minimum frequency of field density testing shall be as listed in PFM Table 4.2, unless otherwise approved by the Director. The testing frequencies are the minimums considered necessary to provide effective quality control of soil and aggregate material compactive effort under normal conditions. Additional testing other than that specified should be performed if deemed necessary by the Inspection and Testing Agency, the Geotechnical Engineer of Record, or the Fairfax County Site Inspector. All testing shall be in conformance with approved VDOT test methods. In the event that the testing frequencies are specified to be greater in other applicable standards or specifications, those frequencies shall supersede the frequencies listed in Table 4.2.

Excavation shall be performed in accordance with state and federal safety regulations.

There is no anticipated impact to any adjacent properties.

General Notes		
1.	CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 811 48 HOURS PRIOR TO THE START OF ANY EXCAVATION OR CONSTRUCTION FOR THE MARKING OF UNDERGROUND UTILITIES.	
2.	NO TITLE REPORT HAS BEEN FURNISHED TO THIS FIRM, THEREFORE THIS DOES NOT PURPORT TO SHOW ALL POSSIBLE EASEMENTS OR ENCUMBRANCES.	
3.	ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE COUNTY OF FAIRFAX, AND V.D.O.T.	
4.	THE LOCATIONS & DEPTHS OF ALL EXISTING UNDERGROUND UTILITIES ARE TO BE VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. OBSTRUCTION OR DISRUPTION OF THE SAME WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.	
5.	TO THE BEST OF THIS FIRM'S KNOWLEDGE, NO GRAVE SITES EXIST ON THE PROPERTY WITHIN THE PROPOSED LIMITS OF DISTURBANCE.	
6.	CONTRACTOR TO MAINTAIN POSITIVE DRAINAGE IN ACCORDANCE WITH BUILDING CODE.	
7.	ALL DAMAGES TO THE EXISTING ROADWAY WITHIN THE RIGHT-OF-WAY AS A RESULT OF THIS PLAN'S GRADING ACTIVITIES SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/CONTRACTOR AND SHALL BE RESTORED TO THE SATISFACTION OF THE VIRGINIA DEPT. OF TRANSPORTATION.	
8.	CONTRACTOR SHALL VERIFY ALL GRADES WITHIN PROJECT SITE PRIOR TO CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY LAND ENGINEERING OF ANY DISCREPANCIES BETWEEN FIELD ELEVATIONS AND ELEVATIONS SHOWN ON THIS PLAN.	

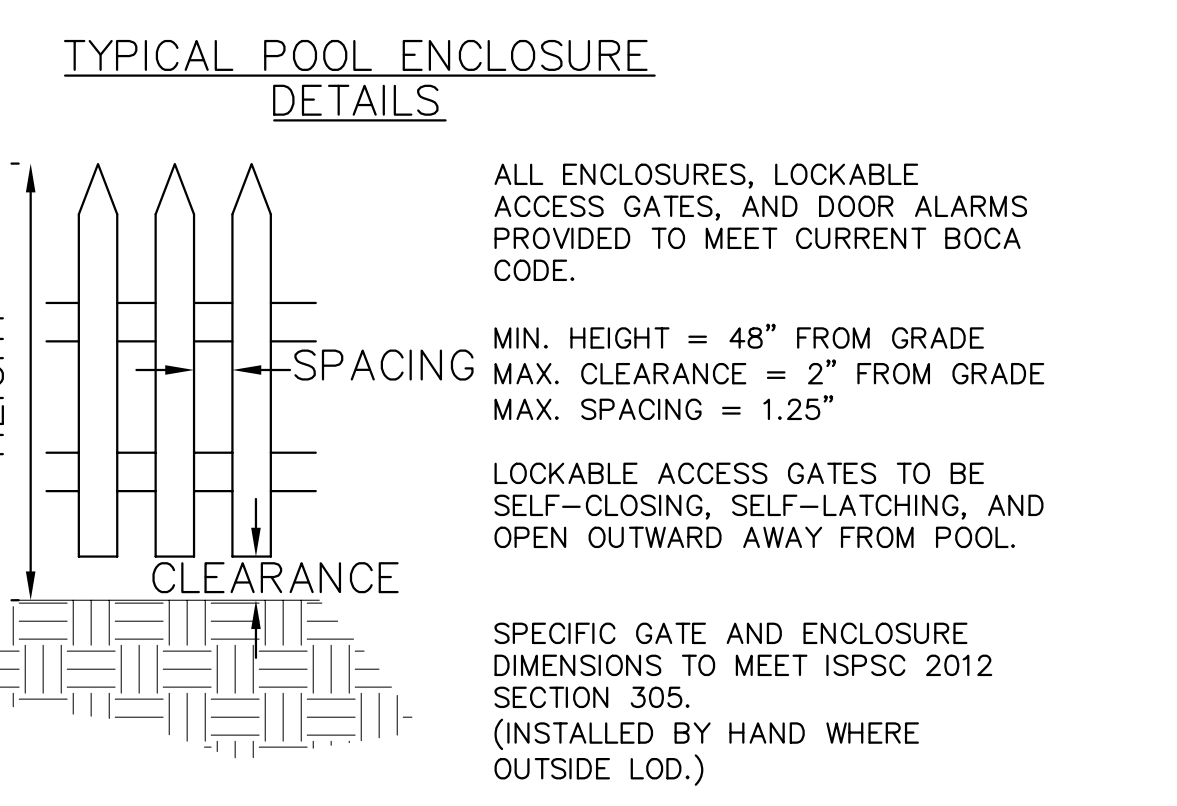


LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY LINE	---
---	STREET CENTERLINE	---
---	CONTOURS	---
---	CURB & GUTTER	---
---	EDGE OF PVMT.	---
---	STORM SEWER	---
---	SANITARY SEWER	---
---	WATER MAIN	---
---	GAS LINE	---
---	O/H ELECTRIC	---
---	U/G ELECTRIC	---
---	O/H TELEPHONE	---
---	U/G TELEPHONE	---
---	FENCE LINE	---
---	WATER METER	---
---	WATER VALVE	---
---	FIRE HYDRANT	---
---	UTILITY POLE	---
---	TRAFFIC SIGNAL POLE	---
---	STREET LIGHT	---
---	SPOT SHOT	---
---	STM. STRUCTURE LABEL	---
---	SAN. STRUCTURE LABEL	---
---	SIGN	---
---	TREE	---
---	TREE LINE	---
---	LIMITS OF DISTURBANCE	---
---	TEST HOLE	---
---	BENCHMARK	---
---	BUILDING WALL	---
---	DOOR LOCATION	---
---	PLASTIC PIPE/RAIN	---

PROBLEM SOIL NOTES

- PRESSURE RELEASE VALVE TO BE PROVIDED FOR THE RELEASE OF HYDROSTATIC PRESSURE WHEN POOL IS EMPTIED.
- SWIMMING POOL BOTTOM SLAB AND WALLS MUST BE UNDERLAIN AND BACKFILLED WITH NON-EXPANSIVE MATERIALS.
- THIRD-PARTY INSPECTIONS ARE REQUIRED FOR SOIL DISTURBANCE ACTIVITIES.



Firm Name and Address

LAND | Engineering, plc
 11350 Random Hills Road
 Suite 800 - PMB #27
 Fairfax, Virginia 22030
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 12726 CLIFTON HEIGHTS LANE
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 FAIRFAX COUNTY, VIRGINIA
 SPRINGFIELD DISTRICT

Plan	Sheet
NOTES AND DETAILS	
Date	DECEMBER 2021
Scale	AS NOTED

EROSION AND SEDIMENT CONTROL NARRATIVE

SITE & PROJECT DESCRIPTION

THIS PLAN PROPOSES THE CONSTRUCTION OF AN IN-GROUND POOL, PATIO, AND WALKWAY. THE TOTAL AREA OF DISTURBANCE IS 8,000 SF (0.184 AC).

EXISTING SITE CONDITION/ADJACENT AREA
THE SITE IS LOCATED IN THE CLIFTON AREA OF THE SPRINGFIELD TOWN OF CLIFTON DISTRICT; APPROXIMATELY 5.3 MILES SOUTH OF THE I-66/SULLY ROAD INTERCHANGE. THE SITE IS CURRENTLY DEVELOPED AS A SINGLE-FAMILY DETACHED DWELLING WITHIN A SUBDIVISION OF EXISTING SINGLE FAMILY HOMES. THE SURROUNDING AREA IS ZONED AND USED FOR RESIDENTIAL DEVELOPMENT.

THE SITE SLOPES NORTHEAST-WARD AND NORTHWEST-WARD ABOUT 6% WITH SURFACE RUNOFF SHEETING TOWARD LOT 93A. LOT 93A WOULD BE IMPACTED BY A FAILURE OF SEDIMENT CONTROL PRACTICES.

OFF-SITE AREA
THERE IS NO PROPOSED OFF-SITE WORK ASSOCIATED WITH THIS PROJECT.
CRITICAL AREA
THERE IS NO RPA ON-SITE. THE SITE IS NOT IN A FLOOD ZONE.

PERMANENT STABILIZATION
ALL AREAS NOT SHOWN AS PROPOSED OR EXISTING IMPERVIOUS COVER WILL BE PERMANENTLY STABILIZED.

EROSION & SEDIMENT CONTROLS FOR THE PROPOSED CONSTRUCTION ACTIVITY WILL BE IN ACCORDANCE WITH POLICIES AND REQUIREMENTS OF FAIRFAX COUNTY, AND THE VIRGINIA EROSION & SEDIMENT CONTROL HANDBOOK.

SOILS
REFER TO SHEET 1 FOR SOILS MAP AND DATA. THE SITE CONSISTS OF SOME SOILS WITH HIGH EROSION POTENTIAL. EROSION WILL BE PREVENTED BY MAINTAINING SLOPES LESS THAN 3:1 GRADE, AND STABILIZING AREAS LEFT DENUDED FOR MORE THAN 7 DAYS. SILT FENCE WILL BE USED AS A SITE PERIMETER TO PREVENT THE DEPOSITION OF ERODED SOILS INTO OFF-SITE PROPERTIES AND THE STORM DRAIN SYSTEM.

STOCKPILE AREA

THE PROPOSED SOIL STOCKPILE AREA IS 400 SQUARE FEET AND INTENDED TO BE NO HIGHER THAN FOUR FEET WITH SIDE SLOPES OF 4:1 (H:V) OR FLATTER. THE AREA WILL BE IN A PORTION OF THE SITE CONTROLLED BY SILT FENCE, AND WILL BE REMOVED DURING FINAL GRADING OPERATIONS PRIOR TO SITE STABILIZATION. SEE MS-2 THIS SHEET.

EROSION AND SEDIMENT CONTROL MEASURES

UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROLS SHALL BE CONSTRUCTED AND MAINTAINED ACCORDING TO THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK(VESCH). THESE STANDARDS SHALL BE ADHERED TO UNLESS OTHERWISE AUTHORIZED BY AN AGENT OF THE GOVERNING COUNTY AGENCY.

STRUCTURAL PRACTICES

- CONSTRUCTION ENTRANCE – 3.02
A TEMPORARY STONE ENTRANCE SHALL BE CONSTRUCTED AT THE SITE ACCESS ON MAIN ROAD. ALL MUD AND DEBRIS SHALL BE REMOVED FROM CONSTRUCTION VEHICLES PRIOR TO RE-ENTERING THE STREET. WASH WATER WILL BE PROVIDED BY MEANS OF A WATER TRUCK OR CONNECTION TO A NEARBY FIRE HYDRANT.
- SILT FENCE – 3.05 (AND/OR SUPER SILT FENCE)
SILT FENCE SHALL BE CONSTRUCTED AS SHOWN ON THE PLAN TO FILTER SEDIMENT LADEN SHEET FLOW FROM LEAVING THE DISTURBED AREA.
- TREE PRESERVATION AND PROTECTION – 3.38
TREE PRESERVATION AND PROTECTION MEASURES SHALL BE ADOPTED AS SHOWN ON THE PLAN TO PROTECT THE TREES ON THE PROPERTY.

VEGETATIVE PRACTICES

- TEMPORARY SEEDING – 3.31
ALL DENUDED AREAS WHICH WILL BE LEFT DORMANT FOR EXTENDED PERIODS OF TIME SHALL BE SEEDDED WITHIN 7 DAYS WITH FAST GERMINATING TEMPORARY VEGETATION IMMEDIATELY FOLLOWING GRADING.
- PERMANENT STABILIZATION
ALL AREAS DISTURBED BY CONSTRUCTION NOT RECEIVING PAVEMENT SHALL BE STABILIZED WITH PERMANENT SEEDING IMMEDIATELY FOLLOWING FINISH GRADING IN ACCORDANCE WITH MINIMUM STANDARD #3.32. ALL EROSION CONTROL MEASURES SHALL BE CHECKED DAILY AND AFTER EVERY SIGNIFICANT RAINFALL.

MAINTENANCE OF PERIMETER CONTROLS

- THE SILT FENCE SHALL BE CLEANED WHEN THE SEDIMENT HAS BUILT UP TO ONE HALF OF THE HEIGHT OF THE SILT FENCE OR WHEN "BULGES" APPEAR.

THE FENCE SHALL ALSO BE CHECKED DAILY FOR RIPS TEARS, OR FALLEN SECTIONS. DAMAGED FENCE SHALL BE REPLACED IMMEDIATELY.
- THE RESPONSIBLE LAND DISTURBER HAS PRIMARY RESPONSIBILITY FOR FIELD INSPECTION TO ENSURE THAT THE E&S CONTROL MEASURES SHOWN ON APPROVED GRADING PLANS OR SITE AND SUBDIVISION PLANS ARE ACTUALLY PROVIDED. FIELD INSPECTORS ARE AUTHORIZED TO MAKE MINOR MODIFICATIONS TO THE REQUIREMENTS SHOWN ON PLANS WHERE NECESSARY TO CONFORM TO FIELD CONDITIONS OR TO ENSURE EFFECTIVE CONTROL. MAJOR CHANGES SHALL BE CLEARED WITH THE ENVIRONMENTAL AND FACILITIES REVIEW DIVISION.

POOL DISCHARGE NOTES

POOLS TRADITIONALLY DISINFECTED WITH CHLORINE OR BROMINE

POOL WATER MAY BE ALLOWED TO ENTER A STREAM OR STORM DRAIN AFTER TAKING THESE STEPS:
LET POOL WATER STAND UNTREATED FOR AT LEAST SEVEN DAYS TO ALLOW CHLORINE OR BROMINE TO DISSIPATE.
TEST THE PH OF THE POOL WATER TO ENSURE IT IS CLOSE TO NEUTRAL (NEAR PH 7) BEFORE DRAINING. ADJUST THE PH IF NECESSARY.
REMOVE EXCESS SEDIMENT AND LEAVES FROM THE WATER.
DRAIN POOL WATER OVER A WELL-VEGETATED AREA ON THE OWNER'S PROPERTY TO SLOW IT DOWN AND AERATE IT. POOL WATER SHOULD NOT BE DRAINED DIRECTLY INTO A STORM DRAIN OR A STREAM. AS A COURTESY, AVOID DRAINING POOL WATER ACROSS NEIGHBORING PROPERTIES.
DRAIN THE WATER AT A SLOW RATE SO IT DOES NOT ERODE STREAM BANKS DOWNSTREAM OF THE POOL.

SALTWATER POOLS

SALTWATER FROM POOLS SHOULD NOT BE DRAINED INTO A STORM DRAIN OR STREAM. FAIRFAX COUNTY RECOMMENDS USING ONE OF THE FOLLOWING OPTIONS:
DRAIN POOL WATER TO THE PUBLIC SANITARY SEWER SYSTEM THROUGH A HOUSEHOLD DRAIN SUCH AS A BATHTUB, SINK OR FLOOR DRAIN. TO AVOID DAMAGE TO YOUR PROPERTY, ENSURE THE PLUMBING IS ADEQUATE TO ACCEPT THE RATE OF FLOW FROM THE POOL. CHECK WITH A LICENSED PLUMBER BEFORE DRAINING POOL WATER INTO A SANITARY DRAIN. DO NOT DRAIN POOL WATER INTO A SEPTIC SYSTEM.
USE A LICENSED SEWAGE HANDLING SERVICE TO DISPOSE OF THE SALTWATER PROPERLY. RESIDENTS MAY NOT OPEN A MANHOLE COVER TO DRAIN POOL WATER INTO THE SANITARY SEWER SYSTEM.

GENERAL LAND CONSERVATION NOTES

- NO DISTURBED AREA WHICH IS NOT ACTIVELY BEING WORKED SHALL REMAIN DENUDED FOR MORE THAN 7 CALENDAR DAYS UNLESS OTHERWISE AUTHORIZED BY THE DIRECTOR.
- ALL E&S CONTROL MEASURES APPROVED WITH THE PHASE I E&S CONTROL PLAN SHALL BE PLACED AS THE FIRST STEP IN GRADING.
- ALL STORM AND SANITARY SEWER TRENCHES NOT IN STREETS SHALL BE SEEDDED AND MULCHED WITHIN 7 DAYS AFTER BACKFILL. NO MORE THAN 500' SHALL BE OPEN AT ANYONE TIME.
- ELECTRIC POWER, TELEPHONE AND GAS SUPPLY TRENCHES SHALL BE COMPACTED, SEEDDED AND MULCHED WITHIN 7 DAYS AFTER BACKFILL.
- ALL TEMPORARY EARTH BERMS, DIVERSIONS AND SEDIMENT CONTROL DAMS SHALL BE SEEDDED AND MULCHED FOR TEMPORARY VEGETATIVE COVER IMMEDIATELY (AS SOON AS POSSIBLE BUT NO LATER THAN 48HR) AFTER COMPLETION OF GRADING. STRAW OR HAY MULCH IS REQUIRED. ALL SOIL STOCKPILES SHALL BE SEEDDED AND MULCHED WITHIN 7 DAYS AFTER GRADING.
- DURING CONSTRUCTION, ALL STORM SEWER INLETS SHALL BE PROTECTED BY SEDIMENT TRAPS, MAINTAINED AND MODIFIED DURING CONSTRUCTION PROGRESS AS REQUIRED.
- ANY DISTURBED AREA NOT COVERED BY #1 ABOVE AND NOT PAVED, SODDED OR BUILT UPON BY NOVEMBER 1, OR DISTURBED AFTER THAT DATE, SHALL BE MULCHED IMMEDIATELY WITH HAY OR STRAW MULCH AT THE RATE OF 2 TONS/ACRE (4483 KG/BA) AND OVER-SEEDDED BY APRIL 15.
- 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.

MINIMUM STANDARDS

- 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 MORE THAN THIRTY DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT DORMANT FOR MORE THAN ONE YEAR.
- DURING CONSTRUCTION OF THE PROJECT, SOIL STOCKPILES AND BORROW AREAS SHALL BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES. THE APPLICANT IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS BORROW AREAS AND SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.
- A PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED ON DENUDED AREA NOT OTHERWISE PERMANENTLY STABILIZED. PERMANENT VEGETATION SHALL NOT BE CONSIDERED ESTABLISHED UNTIL A GROUND COVER IS ACHIEVED THAT IS UNIFORM MATURE ENOUGH TO SURVIVE AND WILL INHIBIT EROSION.
- 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.
- CUT AND FILL SLOPES SHALL BE DESIGNED AND CONSTRUCTED IN A MANNER THAT WILL MINIMIZE EROSION. SLOPES THAT ARE FOUND TO BE ERODING EXCESSIVELY WITHIN ONE YEAR OF PERMANENT SHALL BE PROVIDED WITH ADDITIONAL SLOPE STABILIZING MEASURES UNTIL THE PROBLEM IS CORRECTED.
- CONCENTRATED RUNOFF SHALL NOT FLOW DOWN CUT OR FILL SLOPES UNLESS CONTAINED WITHIN AN ADEQUATE TEMPORARY OR PERMANENT CHANNEL, FLUME OR SLOPE DRAIN STRUCTURE.
- WHENEVER WATER SEEPS FROM A SLOPE FACE, ADEQUATE DRAINAGE OR OTHER PROTECTION SHALL BE PROVIDED.
- ALL STORM SEWER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.
- BEFORE NEWLY CONSTRUCTED STORMWATER CONVEYANCE CHANNELS OR PIPES ARE MADE OPERATIONAL, ADEQUATE OUTLET PROTECTION AND ANY REQUIRED TEMPORARY OR PERMANENT CHANNEL LINING SHALL BE INSTALLED IN BOTH THE CONVEYANCE CHANNEL AND RECEIVING CHANNEL.
- WHEN WORK IN A LIVE WATERCOURSE IS PERFORMED, PRECAUTIONS SHALL BE TAKEN TO MINIMIZE ENCROACHMENT, CONTROL SEDIMENT TRANSPORT AND STABILIZE THE WORK AREA TO THE GREATEST EXTENT POSSIBLE DURING CONSTRUCTION. NONERODIBLE MATERIAL SHALL BE USED FOR THE CONSTRUCTION OF CAUSEWAYS AND COFFERDAMS. EARTHEN FILL MAY BE USED FOR THESE STRUCTURES IF ARMORED BY NONERODIBLE COVER MATERIALS.
- WHEN A LIVE WATERCOURSE MUST BE CROSSED BY CONSTRUCTION VEHICLES MORE THAN TWICE IN ANY SIX-MONTH PERIOD, A TEMPORARY VEHICULAR STREAM CROSSING CONSTRUCTED OF NONERODIBLE MATERIAL SHALL BE PROVIDED.
- ALL APPLICABLE FEDERAL, STATE AND LOCAL CHAPTERS PERTAINING TO WORKING IN OR CROSSING LIVE WATERCOURSES SHALL BE MET.
- THE BED AND BANKS OF A WATERCOURSE SHALL BE STABILIZED IMMEDIATELY AFTER WORK IN THE WATERCOURSE IS COMPLETED.
- UNDERGROUND UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING STANDARDS IN ADDITION TO OTHER APPLICABLE CRITERIA:
A. NO MORE THAN 500 LINEAR FEET OF TRENCH MAY BE OPENED AT ONE TIME.
B. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES.
C. EFFLUENT FROM DE-WATERING OPERATIONS SHALL BE FILTERED OR PASSED THROUGH AN APPROVED SEDIMENT TRAPPING DEVICE, OR BOTH, AND DISCHARGED IN A MANNER THAT DOES NOT ADVERSELY AFFECT FLOWING STREAMS OR OFF-SITE PROPERTY.
D. MATERIAL USED FOR BACKFILLING TRENCHES SHALL BE PROPERLY COMPACTED IN ORDER TO MINIMIZE EROSION AND PROMOTE STABILIZATION.
E. RE-STABILIZATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THESE REGULATIONS.
F. APPLICABLE SAFETY REGULATIONS SHALL BE COMPLIED WITH.
- PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENTS BY VEHICULAR ONTO THE PAVED SURFACE AREA, WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PUBLIC OR PAVED ROADS.
- ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION AFTER THE PERMISSION OF THE INSPECTOR.
- PROPERTIES AND WATERWAYS DOWNSTREAM FROM DEVELOPMENT SITES SHALL BE PROTECTED FROM SEDIMENT DEPOSITION, EROSION AND DAMAGE DUE TO INCREASES IN VOLUME, VELOCITY AND PEAK FLOW RATE OF STORMWATER RUNOFF FOR THE STATED FREQUENCY STORM OF 24-HOUR DURATION IN ACCORDANCE WITH THE FOLLOWING STANDARDS AND CRITERIA. STREAM RESTORATION AND RELOCATION PROJECTS THAT INCORPORATE NATURAL CHANNEL DESIGN CONCEPTS ARE NOT MAN-MADE CHANNELS AND SHALL BE EXEMPT FROM ANY FLOW RATE CAPACITY AND VELOCITY REQUIREMENTS FOR NATURAL OR MAN-MADE CHANNELS.

E&S SEEDING NOTES

APPLICATION SPECIFICATIONS FOR SEEDING, SODDING, AND DUST CONTROL ARE PER VESCH MINIMUM STANDARDS AND SPECIFICATIONS.

TABLE 3.31-B TEMPORARY SEEDING SPECIFICATIONS		
SEED		
APPLICATION DATES	SPECIES	APPLICATION RATES
SEPT. 1 – FEB. 15	50/50 MIX OF ANNUAL RYEGRASS (LOLIUM MULTI-FLORUM) & CEREAL (WINTER) RYE (SECALE CEREALE)	50-100 (lbs/acre)
FEB. 16 – APR. 30	ANNUAL RYEGRASS (LOLIUM MULTI-FLORUM)	60-100 (lbs/acre)
MAY. 1 – AUG. 31	GERMAN MILLET	50 (lbs/acre)
FERTILIZER & LIME		
- Apply 10-10-10 fertilizer at a rate of 500 lbs. / acre (or 10 lbs. / 1,000 sq. ft.)		
- Apply Pulverized Agricultural Limestone at a rate of 2 tons/acre (or 90 lbs. / 1,000 sq. ft.)		
NOTE: 1-A soil test is necessary to determine the actual amount of lime required to adjust the soil pH of site. 2-Incorporate the lime and fertilizer into the top 4 - 6 inches of the soil by disking or by other means. 3-When applying Slowly Available Nitrogen, use rates available in Erosion & Sediment Control Technical Bulletin# 4, 2003 Nutrient Management for Development Sites at http://www.dcr.state.vau.us/sw/eds.htm#pubs		

TABLE 3.32-D PERMANENT SEEDING SPECIFICATIONS FOR PIEDMONT AREA		
SEED		
LAND USE	SPECIES	APPLICATION PER ACRE
Minimum Care Lawn (Commercial or Residential)	Virginia Wildrye	95-100%
	Switch Grass Bottlebrush Grass	0-5% 0-5%
		TOTAL: 175-200 lbs.
High-Maintenance Lawn	Virginia Wildrye	TOTAL: 200-250 lbs.
General Slope (3:1 or less)	Virginia Wildrye	128 lbs.
	Butterfly Weed Seasonal Nurse Crop	2 lbs. 20 lbs.
		TOTAL: 150 lbs.
Low-Maintenance Slope (Steeper than 3:1)	Virginia Wildrye	128 lbs.
	Roundheaded Bushclover Seasonal Nurse Crop Partridge Pea	2 lbs. 20 lbs. 20 lbs.
		TOTAL: 150 lbs.
1 - When selecting varieties of turfgrass, use the Virginia Crop Improvement Association (VCA) recommended turfgrass variety list. Quality seed will bear a label indicating that they are approved by VCA. A current turfgrass variety list is available at the local County Extension office or through VCA at 804-746-4884 or at http://sudam.cses.vt.edu/html/Turf/turf/publications/publications2.html		
2 - Use seasonal nurse crop in accordance with seeding dates as stated below: February 16th – April Annual Rye May 1st – August 15th Foxtail Millet August 16th – October Annual Rye November – February 15th Winter Rye		
3 - Substitute Sericeo lespedeza for Switchgrass east of Farmville, VA (May through September use hulled seed, all other periods, use unhulled Sericeo). If Flatpea is used, increase rate to 30 lbs./acre. If Weeping Lovegrass is used, include in any slope or low maintenance mixture during warmer seeding periods, increase to 30 - 40		
FERTILIZER & LIME		
- Apply 10-20-10 fertilizer at a rate of 500 lbs. / acre (or 12 lbs. / 1,000 sq. ft.)		
- Apply Pulverized Agricultural Limestone at a rate of 2 tons/acre (or 90 lbs. / 1,000 sq. ft.)		
NOTE: 1-A soil test is necessary to determine the actual amount of lime required to adjust the soil pH of site. 2-Incorporate the lime and fertilizer into the top 4 - 6 inches of the soil by disking or by other means. 3-When applying Slowly Available Nitrogen, use rates available in Erosion & Sediment Control Technical Bulletin# 4, 2003 Nutrient Management for Development Sites at http://www.dcr.state.vau.us/sw/eds.htm#pubs		

TEMPORARY SEEDING

Selection of plants shown on the landscape plan is based on the specific site and season and per VESCH Tables 3.31-B&C. Liming requirements should be based on Table 3.31-A of VESCH. Seed shall be evenly applied and small grains shall be planted no more than 1 1/2 inches deep. Seeding made in fall for winter cover and during hot summer months shall be mulched.

PERMANENT SEEDING

Permanent vegetation cover must meet the requirements of minimum standards #3 (MS #3). Plant selection is based on local jurisdiction Tree Conservation guide-lines, climate, topography, soils, and site conditions.

The planting soil must have enough fine grained soil, sufficient pore space, sufficient depth and free from toxic or excessive quantities of roots and shall be applied in accordance with std. 3.30

SODDING

Sodded areas shall be brought to final grade in accordance with the approved plans. Prior to laying sod, soil surface shall be clear of trash, debris and large objects. Quality of sod shall be state certified and ensure genetic purity and high quality. Sod shall not be laid in excessively wet or dry weather and be delivered and installed with 36 hrs. Sod should not be laid on frozen soil surface and shall be installed per Plate 3.35-1 of VESCH

DUST CONTROL

Provision for dust control shall be made in accordance with STD. And SPEC. 3.39 of VESCH.

LIMITS OF DISTURBANCE

CARE SHOULD BE TAKEN NOT TO DISTURB THE ADJACENT PROPERTIES. OFF-SITE GRADING SHALL REQUIRE A LETTER OF PERMISSION FROM ADJACENT PROPERTY OWNERS.

GENERAL ESC NOTES

- EROSION AND SEDIMENT CONTROLS ARE NECESSARY IN ORDER TO PREVENT TRANSPORTATION OF SEDIMENTS DOWNSTREAM.
- INSTRUCTION TO THE CONTRACTOR:

ES-1: UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL & DUST CONTROL PRACTICES WILL BE CONSTRUCTED AND MAINTAINED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK AND VIRGINIA REGULATIONS 4VAC50-30 EROSION AND SEDIMENT CONTROL REGULATIONS.

ES-2: THE PLAN APPROVING AUTHORITY MUST BE NOTIFIED ONE WEEK PRIOR TO THE PRECONSTRUCTION CONFERENCE, ONE WEEK PRIOR TO THE COMMENCEMENT OF LAND DISTURBING ACTIVITIES, 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 AREAS OTHER THAN INDICATED ON THESE PLANS (INCLUDING, BUT NOT LIMITED TO, OFF-SITE BORROW OR WASTE AREAS), THE CONTRACTOR SHALL SUBMIT A SUPPLEMENTARY EROSION 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 DAILY AND AFTER EACH RUNOFF-PRODUCING RAINFALL EVENT. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES SHALL BE MADE IMMEDIATELY.

SEQUENCE OF CONSTRUCTION

LIMITS OF DISTURBANCE AND PHASE I PERIMETER CONTROLS SHALL BE IN PLACE AND APPROVED BY THE COUNTY INSPECTOR PRIOR TO COMMENCING ANY CLEARING, GRADING OR CONSTRUCTION ACTIVITIES. COUNTY INSPECTOR'S APPROVAL IS REQUIRED PRIOR TO PHASE II CONSTRUCTION.

PHASE I IMPLEMENTATION

- INSTALL PHASE I PERIMETER CONTROLS (CONSTRUCTION ENTRANCE, SILT FENCE, AND TREE PROTECTION.) THE FAIRFAX COUNTY INSPECTOR SHALL APPROVE THE INSTALLATION OF EROSION & SEDIMENT CONTROL DEVICES PRIOR TO ANY CONSTRUCTION OR DEMOLITION WORK.
- OBTAIN COUNTY INSPECTOR'S APPROVAL OF PHASE I IMPLEMENTATION AND PERMISSION TO PROCEED TO PHASE II.

PHASE II IMPLEMENTATION

- EXISTING PHASE I CONTROLS TO REMAIN IN PLACE.
- DEMOLISH/REMOVE ANY STRUCTURES, VEGETATION, & UTILITIES WITHIN THE AREA OF WORK. INSTALL ALL PROPOSED FEATURES SHOWN ON SITE PLAN.
- ONCE ALL AREAS HAVE BEEN STABILIZED, PERIMETER CONTROLS MAY BE REMOVED FROM THE GRADE SITE WITH THE APPROVAL OF THE COUNTY INSPECTOR.

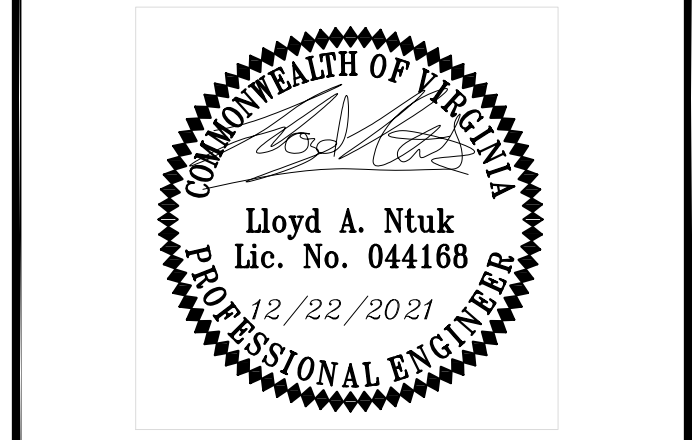
FAIRFAX COUNTY PRIORITY RATING FORM FOR E&S CONTROL

Project Name: HILL POOL - SITE PLAN Project Number: -INF- -1
 Tax Map: 85-2-(12)-004 Evaluator: CLS Date: OCTOBER

<p>A. Percentage of denuded Area to Total Site Area</p> <p>Rating</p> <p>o > 60% 5 o 31 to 60% 3 o 10 to 30% 1</p> <p>If the denuded area is greater than 10 acres, the project is initially rated a high priority.</p>	<p>F. Distance between the Site Outfall and any Downstream Wet Pond, Wetland, Parkland or other Land deemed environmentally sensitive by the Director.</p> <p>Rating</p> <p>o < 2,500 feet 5 o 2,500 to 5,000 feet 3 o > 5,000 feet 0</p>
<p>B. Watercourse Crossing</p> <p>Rating</p> <p>Yes 4 No 0</p> <p>*If yes, project is initially rated a high priority.</p>	<p>G. Critical Slopes within 50 feet of Adjacent Property</p> <p>o Are there any slopes of 0 to 7%; greater than or equal to 300 feet in length; or o Are there any slopes of 7 to 15%; greater than or equal to 150 feet in length; or o Are there any slopes greater than 15%; and greater than or equal to 75 feet in length</p> <p>Rating</p> <p>If Yes to any of the above 5 Not applicable if critical slope is > 50 feet from adjacent property 0</p>
<p>C. Distance of Denuded Area to Downstream Adjacent Property.</p> <p>Rating</p> <p>o < 50 feet 5 o 50 to 150 feet 3 o > 150 feet 0</p>	<p>H. Soil Erodibility (Based on Physiographic Setting)</p> <p>physiographic province Rating</p> <p>o Triassic Basin 5 o Piedmont Upland 3 o Coastal Plain 1</p>
<p>D. Distance of any portion of the Denuded Area to a natural watercourse.</p> <p>Rating</p> <p>o < 50 feet 5 o 50 to 150 feet 3 o > 150 feet 0</p>	<p>I. Minimum Vegetative Buffer (trees, shrubs, grasses and other plants)</p> <p>Rating</p> <p>o < 50 feet 5 o 50 to 150 feet 3 o > 150 feet 0</p>
<p>TOTAL OVERALL RATING <u>14</u></p>	
<p>OVERALL RATING</p> <p>If > 22 <u>High</u> If > 14 and < or = to 22 <u>Medium (X)</u> If < or = to 14 <u>Low</u></p>	
<p>PROJECT PRIORITY LEVEL: <u>MEDIUM</u></p>	
<p>**Reserved for Fairfax County Use** APPROVED BY: _____ DATE: _____ Plan Reviewer</p>	

General Notes

- CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 811 48 HOURS PRIOR TO THE START OF ANY EXCAVATION OR CONSTRUCTION FOR THE MARKING OF UNDERGROUND UTILITIES.
- NO TITLE REPORT HAS BEEN FURNISHED TO THIS FIRM, THEREFORE THIS DOES NOT PURPORT TO SHOW ALL POSSIBLE EASEMENTS OR ENCUMBRANCES.
- ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE COUNTY OF FAIRFAX, AND V.D.O.T.
- THE LOCATIONS & DEPTHS OF ALL EXISTING UNDERGROUND UTILITIES ARE TO BE VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. OBSTRUCTION OR DISRUPTION OF THE SAME WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- TO THE BEST OF THIS FIRM'S KNOWLEDGE, NO GRAVE SITES EXIST ON THE PROPERTY WITHIN THE PROPOSED LIMITS OF DISTURBANCE.
- CONTRACTOR TO MAINTAIN POSITIVE DRAINAGE IN ACCORDANCE WITH BUILDING CODE.
- ALL DAMAGES TO THE EXISTING ROADWAY WITHIN THE RIGHT-OF-WAY AS A RESULT OF THIS PLAN'S GRADING ACTIVITIES SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/CONTRACTOR AND SHALL BE RESTORED TO THE SATISFACTION OF THE VIRGINIA DEPT. OF TRANSPORTATION.
- CONTRACTOR SHALL VERIFY ALL GRADES WITHIN PROJECT SITE PRIOR TO CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY LAND ENGINEERING OF ANY DISCREPANCIES BETWEEN FIELD ELEVATIONS AND ELEVATIONS SHOWN ON THIS PLAN.

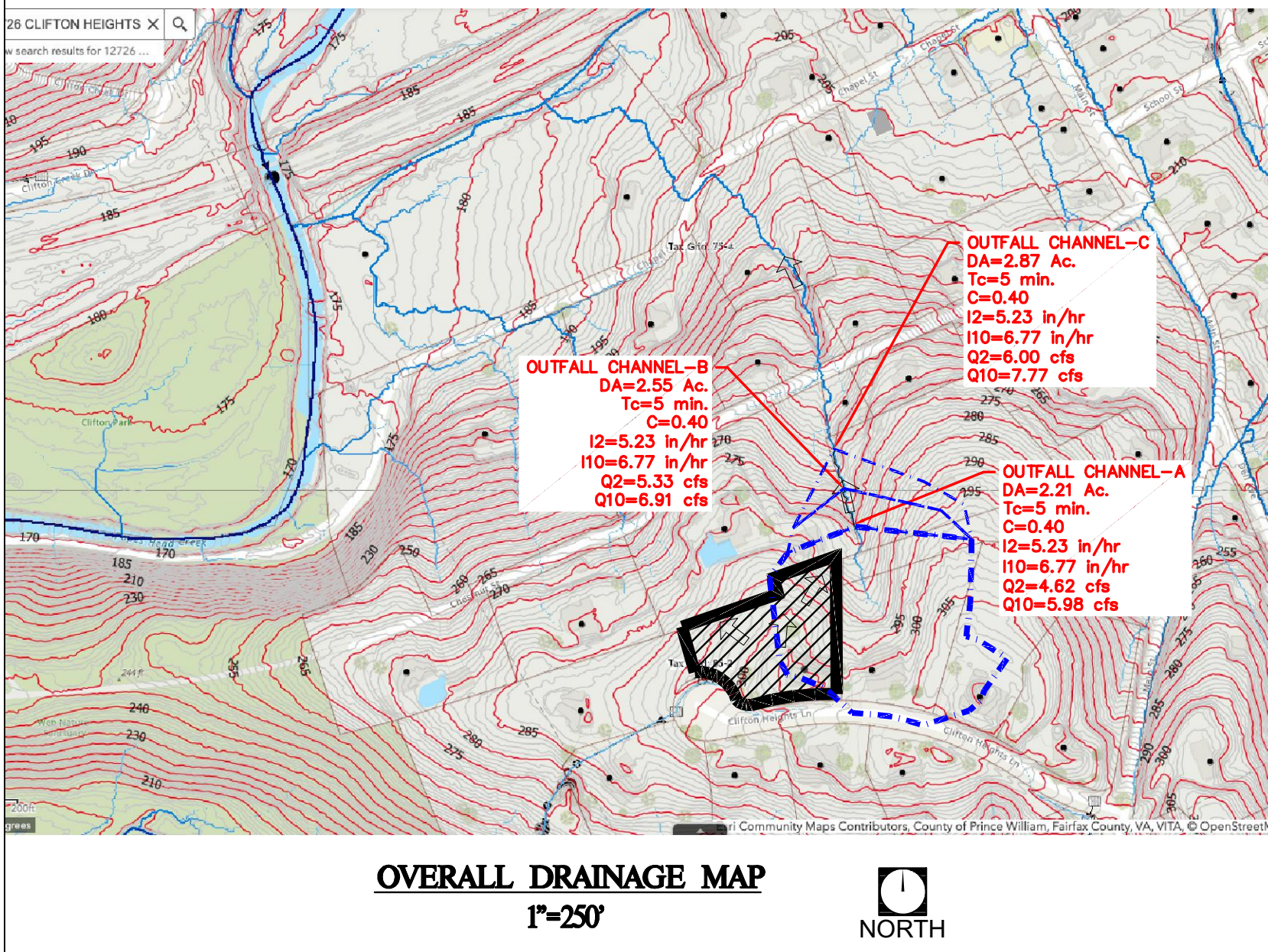


No.	Revision/Issue	Date

Firm Name and Address
LAND | Engineering, plc
 11350 Random Hills Road
 Suite 800 - PMB #27
 Fairfax, Virginia 22030
 T (703) 279 6424
 F (703) 591 3049
 www.landengineeringplc.com

Project Name and Address
**CLIFTON HEIGHTS LOT 4 POOL
 PLAN OF DEVELOPMENT**
 12726 CLIFTON HEIGHTS LANE
 CLIFTON, VA 20124
 FAIRFAX COUNTY, VIRGINIA
 SPRINGFIELD DISTRICT

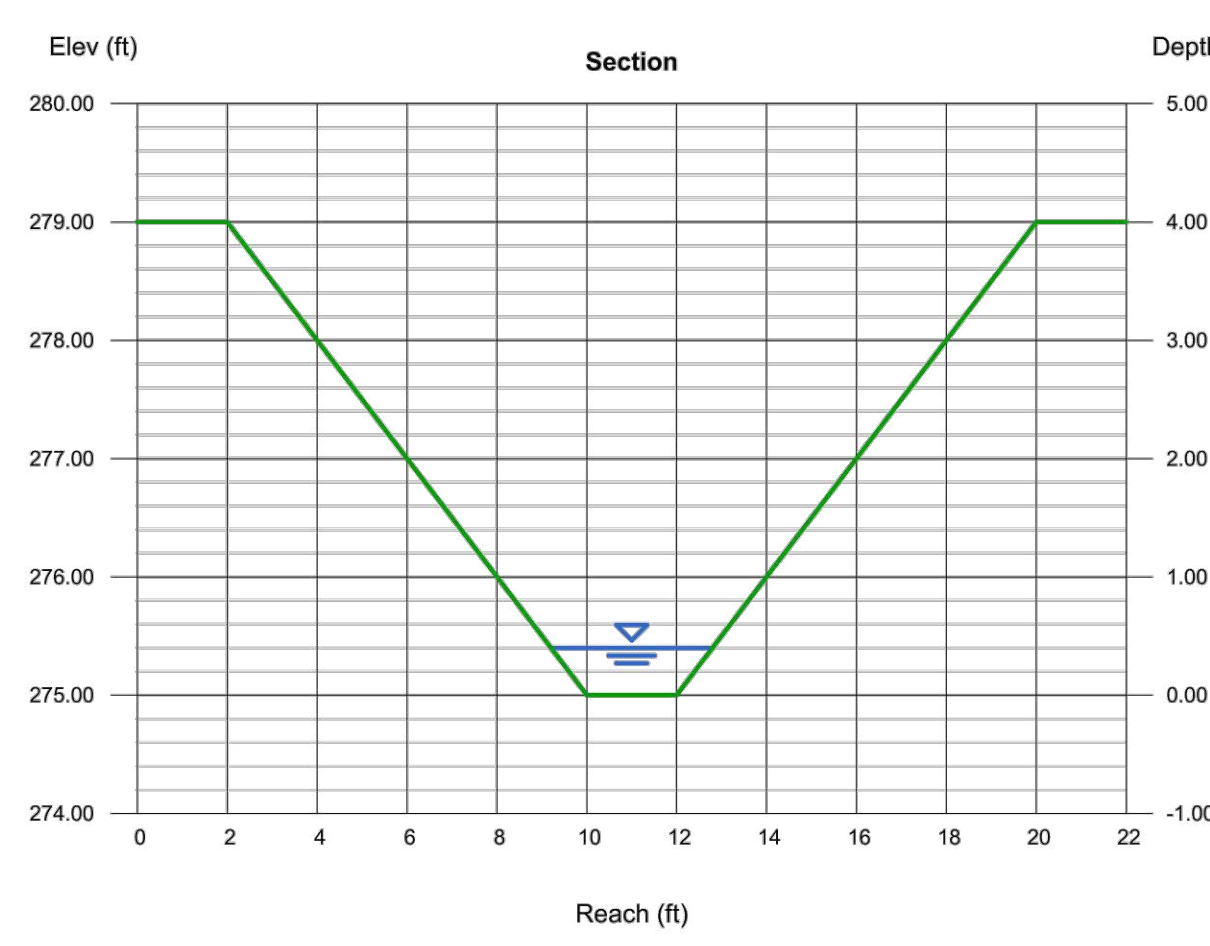
Plan	EROSION/SEDIMENT CONTROL NOTES	Sheet
Date	DECEMBER 2021	4 OF 9
Scale	N/A	



Channel Report
 Hydraulow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Thursday, Jan 13 2022

Channel A 2-YR

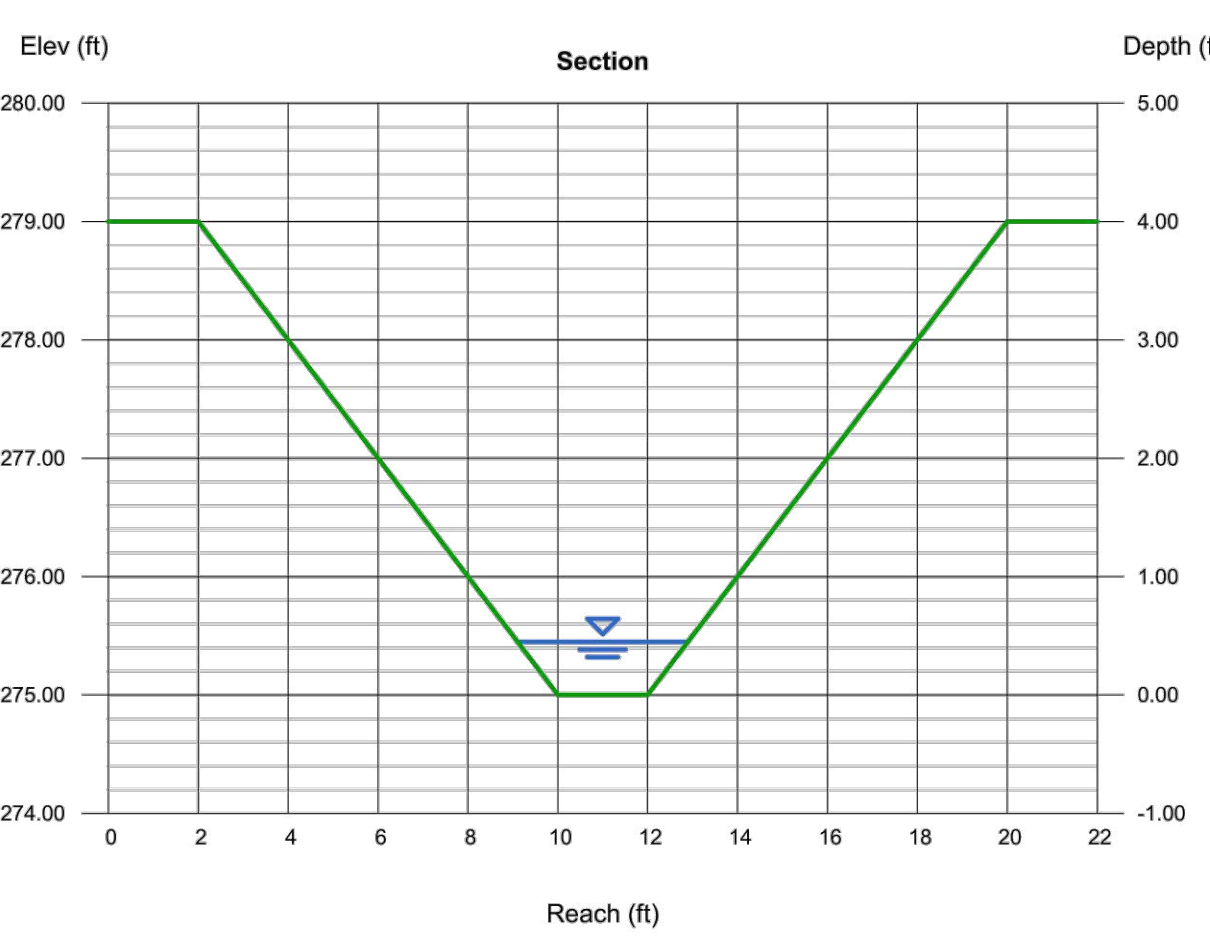
Trapezoidal	Bottom Width (ft) = 2.00	Highlighted	Depth (ft) = 0.40
Side Slopes (z:1) = 2.00, 2.00	Q (cfs) = 4.730	Q (cfs) = 4.730	Area (sqft) = 1.12
Total Depth (ft) = 4.00	Area (sqft) = 1.12	Velocity (ft/s) = 4.22	Wetted Perim (ft) = 3.79
Invert Elev (ft) = 275.00	Slope (%) = 7.00	Crit Depth, Yc (ft) = 0.48	Top Width (ft) = 3.60
Slope (%) = 7.00	N-Value = 0.040	EGL (ft) = 0.68	
Calculations	Compute by: Known Q		
Known Q (cfs) = 4.73			



Channel Report
 Hydraulow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Wednesday, Dec 22 2021

Channel A 10-YR

Trapezoidal	Bottom Width (ft) = 2.00	Highlighted	Depth (ft) = 0.45
Side Slopes (z:1) = 2.00, 2.00	Q (cfs) = 5.980	Q (cfs) = 5.980	Area (sqft) = 1.30
Total Depth (ft) = 4.00	Area (sqft) = 1.30	Velocity (ft/s) = 4.58	Wetted Perim (ft) = 4.01
Invert Elev (ft) = 275.00	Slope (%) = 7.00	Crit Depth, Yc (ft) = 0.55	Top Width (ft) = 3.80
Slope (%) = 7.00	N-Value = 0.040	EGL (ft) = 0.78	
Calculations	Compute by: Known Q		
Known Q (cfs) = 5.98			

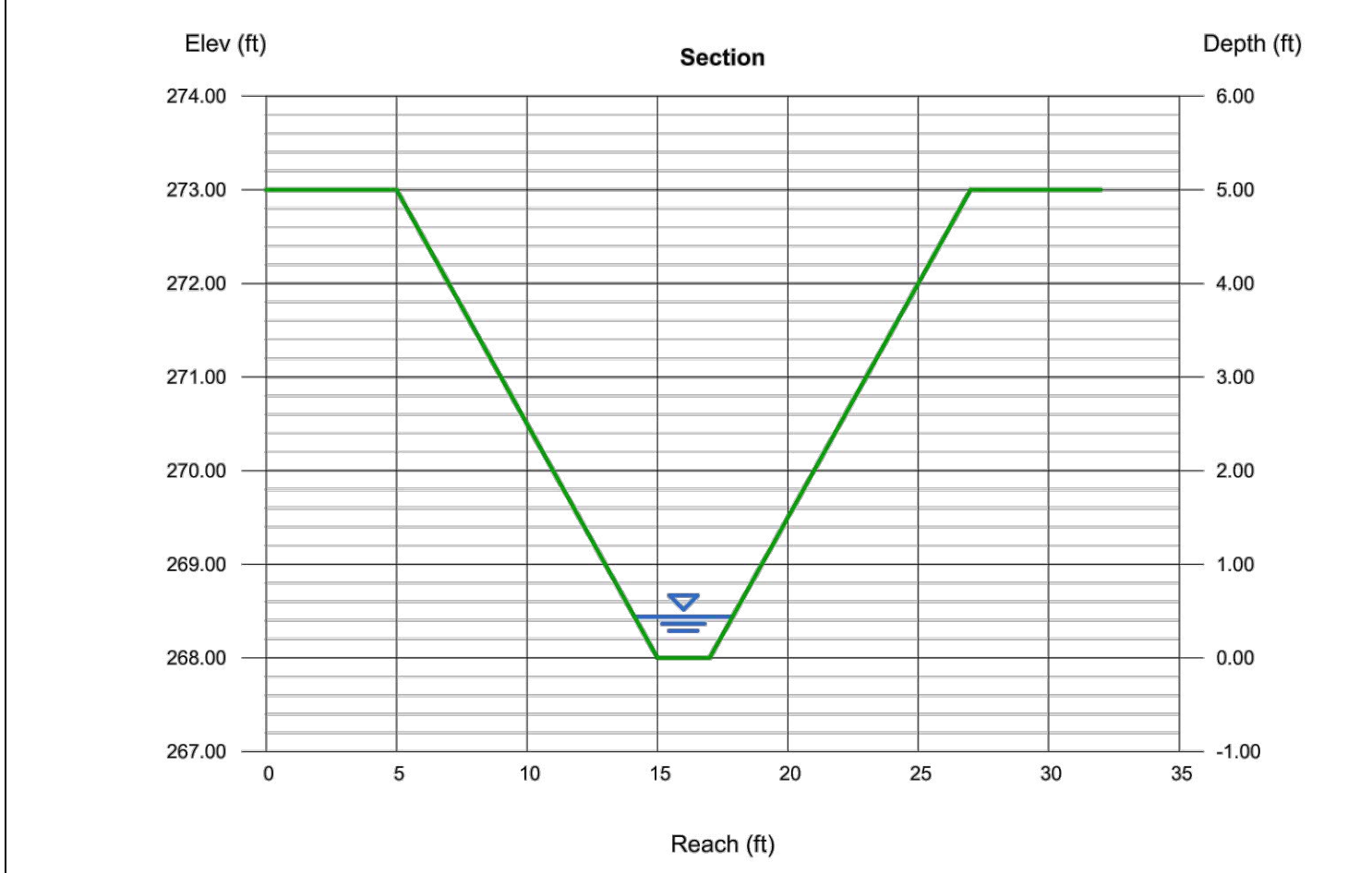


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 - CONTRACTOR SHALL VERIFY ALL GRADES WITHIN PROJECT SITE PRIOR TO CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY LAND ENGINEERING OF ANY DISCREPANCIES BETWEEN FIELD ELEVATIONS AND ELEVATIONS SHOWN ON THIS PLAN.

Channel Report
 Hydraulow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Thursday, Jan 13 2022

Channel B 2-YR

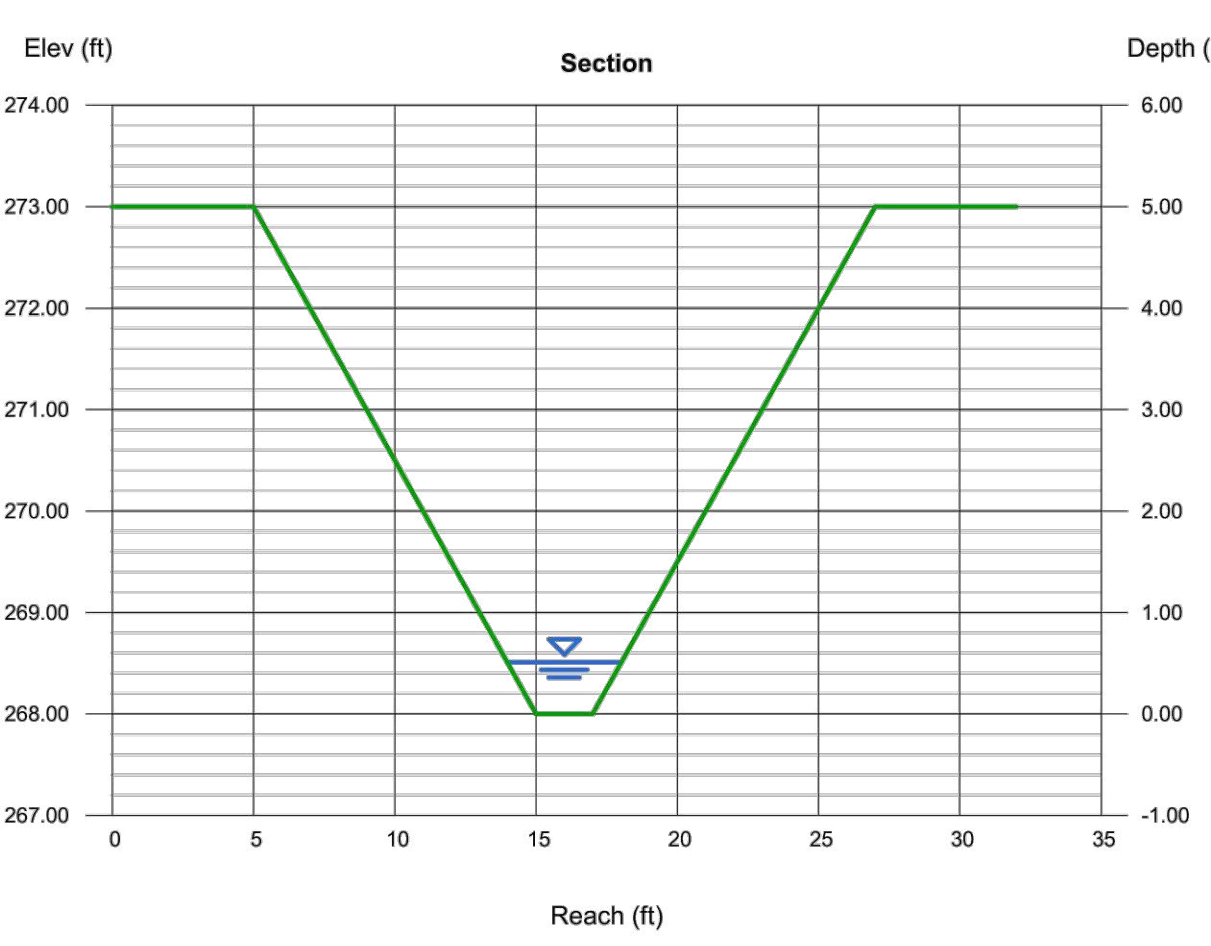
Trapezoidal	Bottom Width (ft) = 2.00	Highlighted	Depth (ft) = 0.44
Side Slopes (z:1) = 2.00, 2.00	Q (cfs) = 5.440	Q (cfs) = 5.440	Area (sqft) = 1.27
Total Depth (ft) = 5.00	Area (sqft) = 1.27	Velocity (ft/s) = 4.29	Wetted Perim (ft) = 3.97
Invert Elev (ft) = 268.00	Slope (%) = 6.50	Crit Depth, Yc (ft) = 0.52	Top Width (ft) = 3.76
Slope (%) = 6.50	N-Value = 0.040	EGL (ft) = 0.73	
Calculations	Compute by: Known Q		
Known Q (cfs) = 5.44			



Channel Report
 Hydraulow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Thursday, Jan 13 2022

Channel B 10-YR

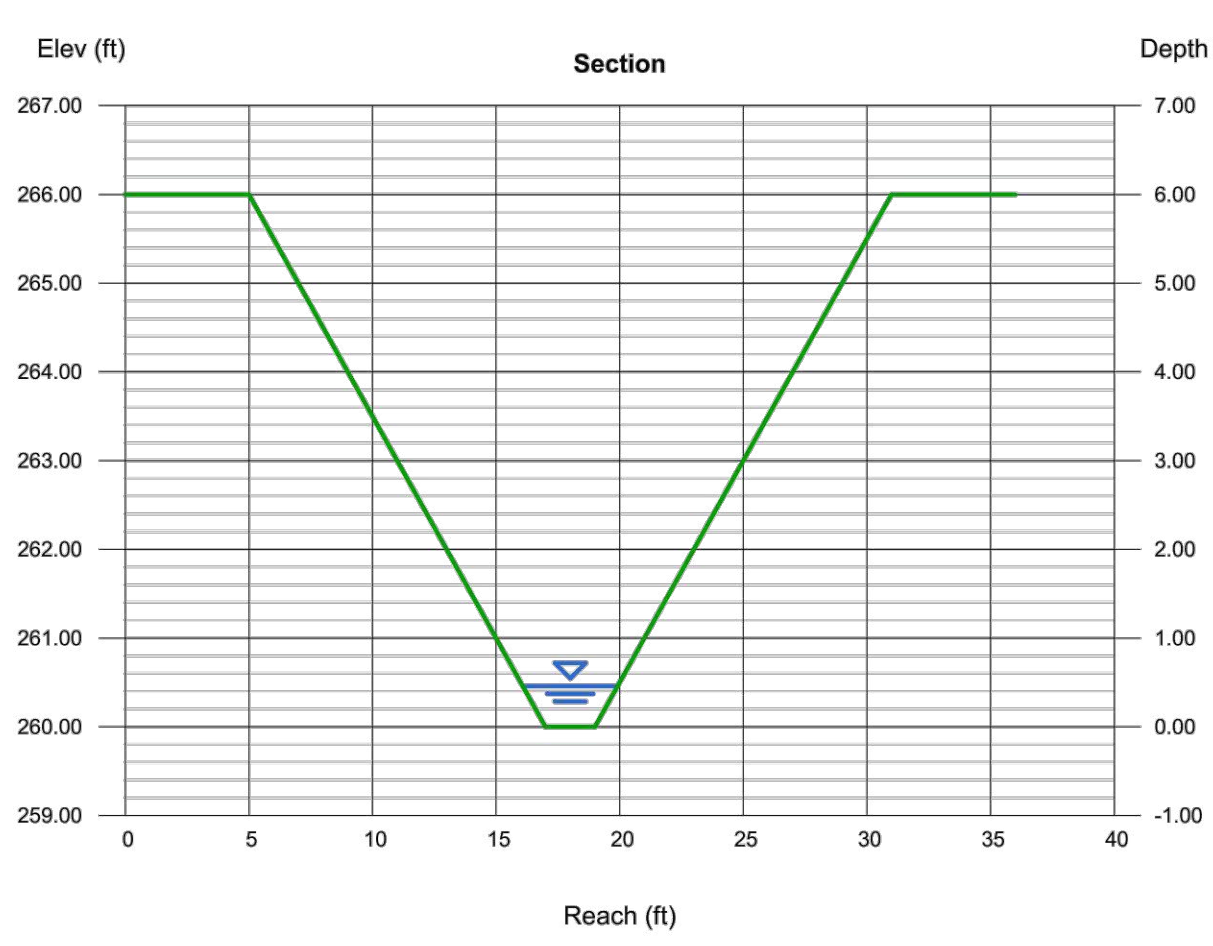
Trapezoidal	Bottom Width (ft) = 2.00	Highlighted	Depth (ft) = 0.51
Side Slopes (z:1) = 2.00, 2.00	Q (cfs) = 7.110	Q (cfs) = 7.110	Area (sqft) = 1.54
Total Depth (ft) = 5.00	Area (sqft) = 1.54	Velocity (ft/s) = 4.62	Wetted Perim (ft) = 4.28
Invert Elev (ft) = 268.00	Slope (%) = 6.50	Crit Depth, Yc (ft) = 0.60	Top Width (ft) = 4.04
Slope (%) = 6.50	N-Value = 0.040	EGL (ft) = 0.84	
Calculations	Compute by: Known Q		
Known Q (cfs) = 7.11			



Channel Report
 Hydraulow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Thursday, Jan 13 2022

Channel C 2-YR

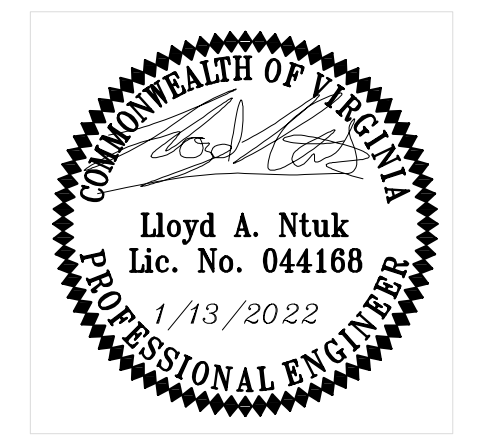
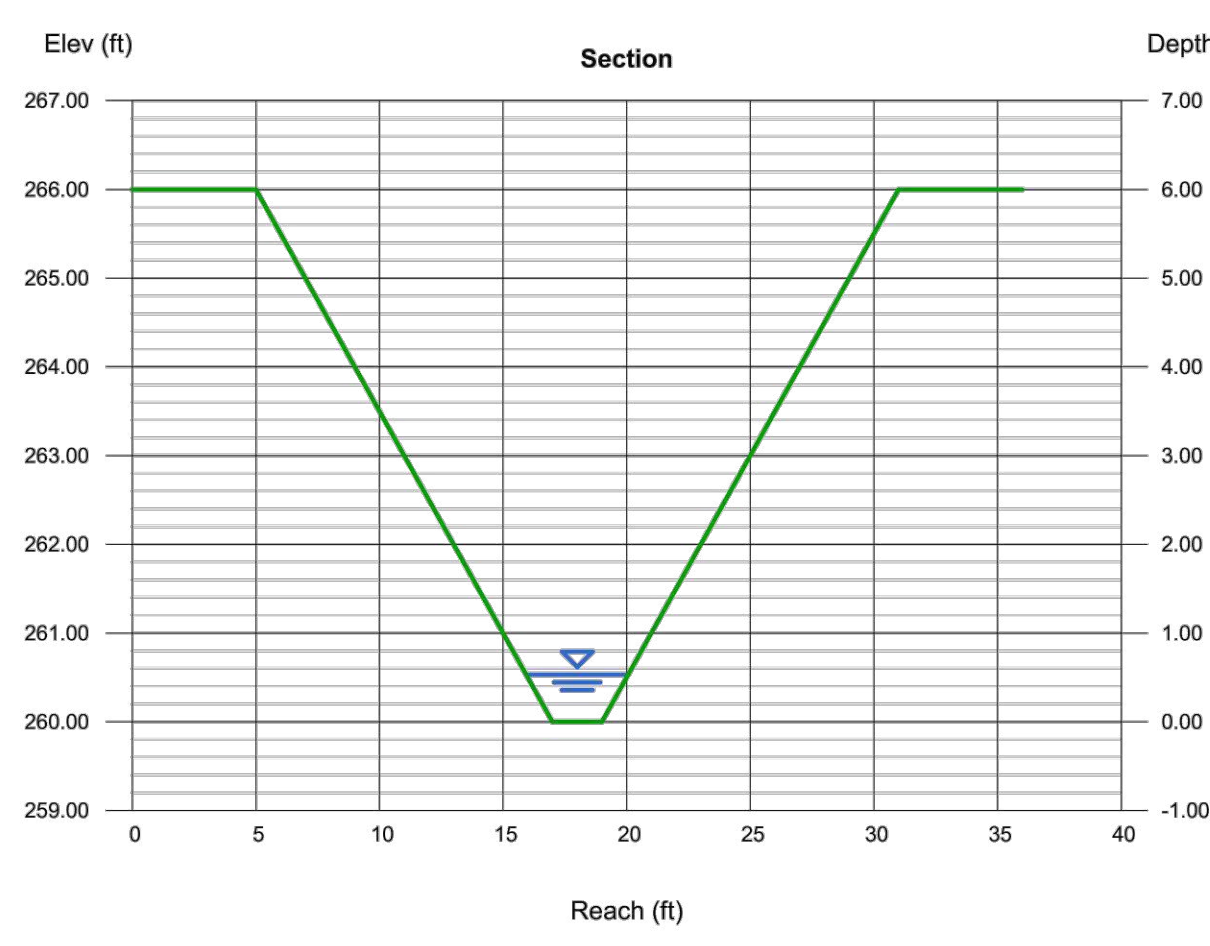
Trapezoidal	Bottom Width (ft) = 2.00	Highlighted	Depth (ft) = 0.46
Side Slopes (z:1) = 2.00, 2.00	Q (cfs) = 6.110	Q (cfs) = 6.110	Area (sqft) = 1.34
Total Depth (ft) = 6.00	Area (sqft) = 1.34	Velocity (ft/s) = 4.55	Wetted Perim (ft) = 4.06
Invert Elev (ft) = 260.00	Slope (%) = 6.80	Crit Depth, Yc (ft) = 0.55	Top Width (ft) = 3.84
Slope (%) = 6.80	N-Value = 0.040	EGL (ft) = 0.78	
Calculations	Compute by: Known Q		
Known Q (cfs) = 6.11			



Channel Report
 Hydraulow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Thursday, Jan 13 2022

Channel C 10-YR

Trapezoidal	Bottom Width (ft) = 2.00	Highlighted	Depth (ft) = 0.53
Side Slopes (z:1) = 2.00, 2.00	Q (cfs) = 7.970	Q (cfs) = 7.970	Area (sqft) = 1.62
Total Depth (ft) = 6.00	Area (sqft) = 1.62	Velocity (ft/s) = 4.91	Wetted Perim (ft) = 4.37
Invert Elev (ft) = 260.00	Slope (%) = 6.60	Crit Depth, Yc (ft) = 0.64	Top Width (ft) = 4.12
Slope (%) = 6.60	N-Value = 0.040	EGL (ft) = 0.91	
Calculations	Compute by: Known Q		
Known Q (cfs) = 7.97			



No.	Revision/Issue	Date

Firm Name and Address
 LAND | Engineering, plc
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 Suite 800 - PMB #27
 Fairfax, Virginia 22030
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Project Name and Address
 CLIFTON HEIGHTS LOT 4 POOL
 PLAN OF DEVELOPMENT
 12726 CLIFTON HEIGHTS LANE
 CLIFTON, VA 20124
 FAIRFAX COUNTY, VIRGINIA
 SPRINGFIELD DISTRICT

Plan OUTFALL CROSS SECTIONS	Sheet 5B OF 9
Date JANUARY 2022	
Scale AS NOTED	

September 29, 2021

LAND | Engineering, plc
11350 Random Hills Road, Suite 800
Fairfax, VA 22030

Attn: Lloyd A. Ntuk, PE, LEED AP, Principal

Subject: Class I/II/IVB Limited Geotechnical Investigation & Report
(Swimming Pool)

Project: Residence Improvements
Swimming Pool Addition
12726 Clifton Heights Lane, Clifton, VA 20124
AFS Geo Project No. VA21045

Gentlemen,
AFS Geo Consultants, LLC ("AFS Geo") is pleased to have the opportunity to submit this limited geotechnical engineering report for the above referenced project.

Scope

This limited geotechnical report provides an evaluation of the subsurface and groundwater conditions within the rear yard, where a swimming pool, with a maximum depth of 6 feet, is planned. Further, this limited geotechnical report also provides general earthwork recommendations and construction considerations for construction of the swimming pool, its deck, and other associated site improvements.

It is our understanding that the maximum depth of the swimming pool will be about 6 feet. The pool deck is planned at about El 298.20, which results in a lowest pool bottom elevation at about El 292.20.

Field Investigation

This geotechnical study is based on the results of two recent hand-auger test borings (designated **P-1** and **P-2**) drilled within the footprint of the proposed swimming pool. The field investigation/testing was conducted on September 14, 2021. Dynamic Cone Penetration (DCP) testing was performed, per ASTM STP 399, at the locations and depths indicated on the boring logs. Small disturbed/bag samples were obtained from the hand-auger borings and were transported to our offices/laboratory for further examination and testing. Visual classifications were made using the methods described in ASTM D-2488, and may not match classifications determined by laboratory testing per ASTM D-2487.

The test borings were drilled within accessible areas (i.e., away from concrete/asphalt surfaces and heavily wooded areas) outside the footprint of the existing building. The field boring locations were established by AFS Geo's representative using the site plan provided by the Client and using the existing building as a reference. A formal location and elevation survey for the hand-auger test borings was not performed for this study.

Groundwater monitoring pipes were installed in Boring Nos. **P-1**, and **P-2**, as indicated on the attached boring logs. Groundwater level observations were made in the monitoring pipes up to 24 hours following the completion of the test boring drilling. The hand-auger test borings were backfilled upon completion, or after the removal of the groundwater observation pipes, as applicable.

The locations of the hand-auger test borings are shown on the attached Boring Location Plan. The hand-auger test boring logs are also attached at the end of this report.

Site Geology

The site is mapped as Glenelg Silt Loam (39), Meadowville Loam (78), and Urban Land - Wheaton Complex (101) on the Fairfax County Soils Map. Soil type (39) is characterized with good soil drainage, high erosion potential, and good foundation support. Soil type (78) is characterized with marginal soil drainage, medium erosion potential, and fair foundation support. Soils Map. Soil type (101) is characterized with fair soil drainage, high erosion potential, and good foundation support

Geologically, the site is located within the Piedmont Physiographic Province and is generally underlain by deep residual soils, derived from in-place chemical and physical weathering of the underlying ~~granular~~ existing fill, which is believed to be related to the previous developments at the site, was not encountered in any of our test borings but may be present in some areas.

Subsurface and Groundwater Conditions

Hand-auger test boring Nos. **P-1** & **P-2** generally encountered fine-grained natural residual soils classified primarily as SILT (ML), and sandy SILT (ML). Hand-auger test boring Nos. P-1 and P-2 were terminated at the planned depth of **10.00** feet each.

Highly plastic/expansive clay, or silt, soils (classified as CH and MH per ASTM D-2487 with a Liquid Limit greater than 50) were not encountered in any of our test borings.

Groundwater was not encountered during, upon completion of, and up to 24 hours following the completion of, the hand-auger drilling. However, the bottom of both borings was detected to be wet 24 hours following the completion of, the hand-auger drilling.

The groundwater observations presented in this report are considered to be an indication of the ground water levels at the dates and times indicated on the boring logs. Fluctuations in ground water levels should be expected with seasons of the year, construction activity, changes to surface grades, precipitation, or other similar factors.

Recommendations & Construction Considerations

The project involves the construction of a 6-ft deep swimming pool addition within the rear yard. The pool's deck planned at about El 298.20. The lowest pool bottom elevation of the pool is planned at about El 292.20.

Based on the results of the field investigation and laboratory testing programs, performed within the footprint of the proposed swimming pool, it is our professional opinion that the natural residual soils encountered in our field investigation are suitable for the construction and support of the proposed swimming pool.

We recommend that the pool's earth-supported bottom slab be designed based on a subgrade reaction modulus of, K01, of 100 tons per cubic feet (pcf) on the natural residual soils. Note that this value is based on a 1-foot diameter plate and should be corrected, as appropriate, based on the actual size of the slab's bearing/reaction area. If the design of the pool's earth-supported bottom slab is to be based on a classical bearing capacity approach, then a maximum allowable bearing capacity of 2,000 psf may be used in the design of the pool's earth-supported bottom slab on the natural residual soils.

The swimming pool' subgrade should be observed and approved prior to placement of the drainage aggregate and/or the concrete for the bottom slab, to ascertain that the pool's slab is placed on suitable bearing soils as recommended herein.

We recommend the installation of a subdrainage system consisting of a 6-inch gravel layer (e.g., AASHTO No. 57 or equivalent) beneath the swimming pool's bottom slab and deck, accompanied by sub drainage lines around the pool's perimeter/side walls. The objective of the subdrainage system is to maintain a moisture barrier below the bottom slab and to handle water around the perimeter/side walls. It is also recommended that an impervious membrane be installed below the drainage layer and on top of the excavated subgrade.

The piping for the sub drainage lines should consist of a minimum 4-inch diameter corrugated polyethylene tubing according to ASTM F-405 with maximum slot width of 1/8 inch. A minimum of 6 inches of free-draining crushed stone material (VDOT NO. 57 stone), or washed gravel, should be placed around the pipe. The free-draining material should be wrapped in a nonwoven filter fabric with an equivalent opening size (EOS) not larger than the No. 70 U.S. standard sieve size.

The side walls of the swimming pool should be designed to resist lateral earth pressures developed from the surrounding soils/backfill. Based on the fined-grained nature of the majority of the soils encountered in the test borings, we recommend that all below grade walls be designed based on an equivalent fluid pressure of 60H PCF, where H is the wall height in feet. This recommended lateral earth pressure should be suitable for building walls backfilled with soils classified as ML, or more granular ASTM D-2487. The liquid limit of the backfill should not exceed 40, and the plasticity index should not exceed 15.

A lower equivalent fluid pressure of 45H PCF should, however, be used for walls backfilled with select granular soils classified as SM, SC, SP, or more granular. The liquid limit of the select granular backfill should not exceed 40, and the plasticity index should not exceed 15.

The above recommended equivalent pressure/lateral pressure values are based on the assumptions that drainage will be provided behind the side walls below the pool's bottom slab. Therefore, we did not include hydrostatic pressures due to groundwater, or perched water conditions, in our recommended lateral earth pressure values.

Drainage behind the pool's side walls may be provided by means of vertical prefabricated drainage panels, or a 12-inch wide drainage layer, placed directly behind the wall. The prefabricated drainage panel, if used, shall have a permeable geotextile fabric affixed to the earth side of the panel. Acceptable drainage panel products include MIRADRAIN 6000, or equivalent. The geotextile fabric shall have an equivalent opening size (EOS) not larger than the No. 70 U.S. standard sieve size. The drainage layer may consist of open-graded crushed stone (i.e., VDOT No. 57 crushed aggregate), washed gravel, or other acceptable free-draining material, as approved by the geotechnical engineer. The drainage material may be eliminated if the walls are backfilled with a free-draining backfill (e.g., VDOT No. 57 crushed aggregate).

Materials classified as CH or MH are considered unacceptable for use as backfill behind below-grade walls. Materials classified as CL may be used as backfill behind below-grade walls, as long as it contains at least 30% sand and gravel and the walls are designed for an equivalent fluid pressure of 60H PCF.

The backfill should be compacted in 8-inch thick lifts to at least 95% of the maximum dry density per ASTM D-698. A reduced lift thickness of 4 inches should be utilized if light-weight/hand-held equipment is used in the compaction (i.e., near the wall face).

General and Limitations

The recommendations given in this report are based on the relatively limited number of hand-auger test borings performed at the locations indicated on the attached boring location plan. This report does not reflect any variations between test boring locations which may not become evident until during construction. Therefore, it is essential that on-site observations be performed, by a registered geotechnical engineer, during the construction phase to verify that the soil conditions are as anticipated by this report and that the swimming pool's bottom slab has been installed in accordance with the recommendations included in this report.

An allowance should be established for additional costs that may be required for foundation and earthwork construction as recommended in this report. Additional costs may be incurred for various reasons including difficult excavation, construction dewatering, unsuitable soil/fill, wet soil/fill materials, soft subgrade conditions, obstructions, debris, old foundations, existing utilities, etc.

Changes in proposed construction and/or grading plans should be brought to our attention so that we may determine any effect on the recommendations presented herein.

Should the data contained in this report not be adequate for the contractor's purposes, the contractor may make their own investigations, tests and analyses prior to bidding.

We recommend the project specifications contain the following statement:

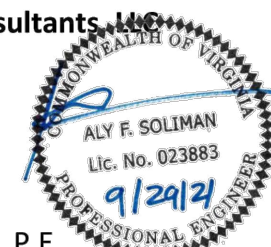
"A geotechnical engineering report has been prepared for this project by **AFS Geo Consultants, LLC**. This report is for informational purposes only and should not be considered part of the contract documents. The opinions expressed in this report are those of the geotechnical engineer and represent their interpretation of the subsoil conditions, tests and results of analyses that they performed. Should the data contained in this report not be adequate for the contractor's purposes, the contractor may make their own investigations, tests and analyses prior to bidding."

We have prepared this limited geotechnical report in accordance with generally accepted geotechnical engineering practices. No warranties, expressed or implied, are made as to the professional services provided herein.

We appreciate the opportunity to submit this report to you. Please contact the undersigned should you have any questions regarding this report.

Yours Sincerely,

AFS Geo Consultants, LLC



Aly F Soliman, P.E.
Chief Geotechnical Engineer

APPROVED Before you start work you are required to notify the site inspector at 703-324-1720. Failure to notify can result in a violation and a charge per the compliance inspection.
Plan Number: 007716-INF -004
Date: 02/07/22
Stamped By: Sean Peiffer
A VDOT Permit will be required for any activity disturbing VDOT right-of-way or impeding pedestrian or vehicular traffic

General Notes		
1.	CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 811 48 HOURS PRIOR TO THE START OF ANY EXCAVATION OR CONSTRUCTION, FOR THE MARKING OF UNDERGROUND UTILITIES.	
2.	NO TITLE REPORT HAS BEEN FURNISHED TO THIS FIRM, THEREFORE THIS DOES NOT PURPORT TO SHOW ALL POSSIBLE EASEMENTS OR ENCUMBRANCES.	
3.	ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE COUNTY OF FAIRFAX, AND V.D.O.T.	
4.	THE LOCATIONS & DEPTHS OF ALL EXISTING UNDERGROUND UTILITIES ARE TO BE VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. OBSTRUCTION OR DISRUPTION OF THE SAME WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.	
5.	TO THE BEST OF THIS FIRM'S KNOWLEDGE, NO GRAVE SITES EXIST ON THE PROPERTY WITHIN THE PROPOSED LIMITS OF DISTURBANCE.	
6.	CONTRACTOR TO MAINTAIN POSITIVE DRAINAGE IN ACCORDANCE WITH BUILDING CODE.	
7.	ALL DAMAGES TO THE EXISTING ROADWAY WITHIN THE RIGHT-OF-WAY AS A RESULT OF THIS PLAN'S GRADING ACTIVITIES SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/CONTRACTOR AND SHALL BE RESTORED TO THE SATISFACTION OF THE VIRGINIA DEPT. OF TRANSPORTATION.	
8.	CONTRACTOR SHALL VERIFY ALL GRADES WITHIN PROJECT SITE PRIOR TO CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY LAND ENGINEERING OF ANY DISCREPANCIES BETWEEN FIELD ELEVATIONS AND ELEVATIONS SHOWN ON THIS PLAN.	
No.	Revision/Issue	Date

Firm Name and Address
LAND | Engineering, plc
11350 Random Hills Road
Suite 800 - PMB #27
Fairfax, Virginia 22030
T (703) 279 6424
F (703) 591 3049
www.landengineeringplc.com

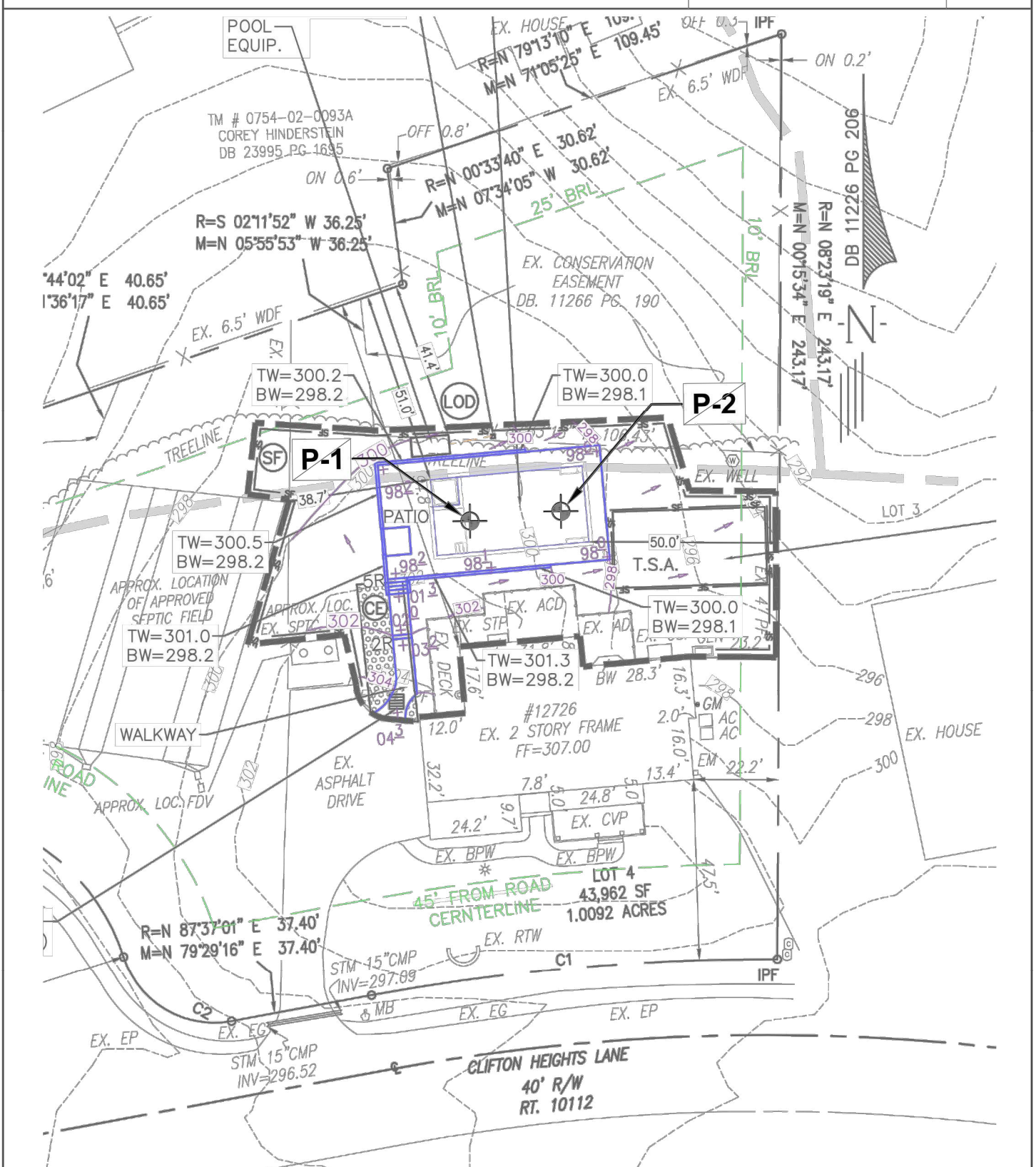
Project Name and Address
CLIFTON HEIGHTS LOT 4 POOL
PLAN OF DEVELOPMENT
12726 CLIFTON HEIGHTS LANE
CLIFTON, VA 20124
FAIRFAX COUNTY, VIRGINIA
SPRINGFIELD DISTRICT

Plan	GEOTECHNICAL REPORT	Sheet	
Date	DECEMBER 2021		6 OF 9
Scale	N/A		

AFS Geo Consultants, LLC
Geotechnical Consulting and Retaining Wall Design

7820 LakeLand Valley Dr.
Springfield, VA 22153
Tel: (703) 249-4655
Fax: (703) 249-4656

Subject: Boring Location Plan (N.T.S) Date: 09/16/2021 By: AAA Page
Project: VA21045 12726 Clifton Heights Lane, Clifton, VA 20124 Rev.: By:



AFS Geo Consultants, LLC Hand Auger Log

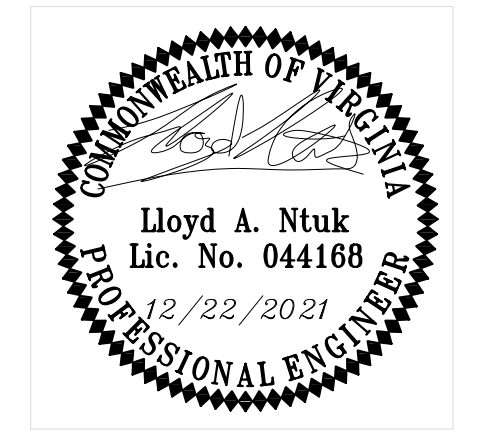
Project: 12726 Clifton Heights Lane		Project Number: VA21045	Client: LAND Engineering, plc	Test Hole No. (Rear): P-2
5543 Oakwood Drive		Groundwater Level Readings:		
12726 Clifton Heights Lane, Clifton, VA 20124		During Hand Augering: DRY		
Logged By: AAA		Started: 9/14/2021	At Completion: 9/14/2021	DRY
Reviewed By: AFS		Completed: 9/14/2021	After Completion: 9/15/2021	WET BOTTOM 30 Minutes 1 Day
Bakfilled:		Ground Surface Elevation: 300.00 ±		

Depth (feet)	Sample Type	Sample Number	DCP Blow Counts (blows/1.75 inches)	Graphic Log	Material Description	Moisture Content (%)	% Passing the #200 Sieve	Liquid Limit
1	S-1				2" Topsoil			
1	S-2				Dark brown sandy SILT (ML), moist, contains roots.			
2	S-3				Reddish brown SILT (ML), moist, contains rock fragments.			
3	S-4				Brownish yellow below 6 feet.	23.4		
4	S-5	16, 19, 20						
5	S-6							
6	S-7							
7	S-8				Gravel = 5.2%	9	61.6	42
8	S-9	16, 26, 24						
9	S-10							
10					Hand auger hole terminated at 10.00 ft. Installed a solid 3" PVC pipe for groundwater monitoring.	EL 290		

Standard Penetration Split Spoon Sampler (SPT)
 Disturbed Soil Sample
 Shelby Tube
 DCP
 Ground water at Completion
 Groundwater At time of Drilling

General Notes

- CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 811 48 HOURS PRIOR TO THE START OF ANY EXCAVATION OR CONSTRUCTION, FOR THE MARKING OF UNDERGROUND UTILITIES.
- NO TITLE REPORT HAS BEEN FURNISHED TO THIS FIRM, THEREFORE THIS DOES NOT PURPORT TO SHOW ALL POSSIBLE EASEMENTS OR ENCUMBRANCES.
- ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE COUNTY OF FAIRFAX, AND V.D.O.T.
- THE LOCATIONS & DEPTHS OF ALL EXISTING UNDERGROUND UTILITIES ARE TO BE VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. OBSTRUCTION OR DISRUPTION OF THE SAME WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- TO THE BEST OF THIS FIRM'S KNOWLEDGE, NO GRAVE SITES EXIST ON THE PROPERTY WITHIN THE PROPOSED LIMITS OF DISTURBANCE.
- CONTRACTOR TO MAINTAIN POSITIVE DRAINAGE IN ACCORDANCE WITH BUILDING CODE.
- ALL DAMAGES TO THE EXISTING ROADWAY WITHIN THE RIGHT-OF-WAY AS A RESULT OF THIS PLAN'S GRADING ACTIVITIES SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/CONTRACTOR AND SHALL BE RESTORED TO THE SATISFACTION OF THE VIRGINIA DEPT. OF TRANSPORTATION.
- CONTRACTOR SHALL VERIFY ALL GRADES WITHIN PROJECT SITE PRIOR TO CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY LAND ENGINEERING OF ANY DISCREPANCIES BETWEEN FIELD ELEVATIONS AND ELEVATIONS SHOWN ON THIS PLAN.



No.	Revision/Issue	Date
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AFS Geo Consultants, LLC Hand Auger Log

Project: 12726 Clifton Heights Lane		Project Number: VA21045	Client: LAND Engineering, plc	Test Hole No. (Rear): P-1
5543 Oakwood Drive		Groundwater Level Readings:		
12726 Clifton Heights Lane, Clifton, VA 20124		During Hand Augering: DRY		
Logged By: AAA		Started: 9/14/2021	At Completion: 9/14/2021	DRY
Reviewed By: AFS		Completed: 9/14/2021	After Completion: 9/15/2021	WET BOTTOM 30 Minutes 1 Day
Bakfilled:		Ground Surface Elevation: 300.00 ±		

Depth (feet)	Sample Type	Sample Number	DCP Blow Counts (blows/1.75 inches)	Graphic Log	Material Description	Moisture Content (%)	% Passing the #200 Sieve	Liquid Limit
1	S-1				2" Topsoil			
1	S-2				Reddish brown sandy SILT (ML), moist, contains roots.			
2	S-3				Brownish yellow sandy SILT (ML), moist, contains rock fragments.	26	68.5	
3	S-4	14, 19, 21						
4	S-5	10, 13, 20						
5	S-6							
6	S-7				Gravel = 0.4%	15	71.3	34
7	S-8	15, 17, 17						
8	S-9							
9	S-10				Hand auger hole terminated at 10.00 ft. Installed a solid 3" PVC pipe for groundwater monitoring.	EL 290		

Standard Penetration Split Spoon Sampler (SPT)
 Disturbed Soil Sample
 Shelby Tube
 DCP
 Ground water at Completion
 Groundwater At time of Drilling

AFS Geo Consultants, LLC
Geotechnical Consulting and Earth Retaining Structures Design

Summary of Soil Laboratory Test Results
12726 Clifton Heights Lane, Clifton, VA 20124
AFS Geo Project No. VA21045

Boring No.	Sample No.	Sample Depth (ft)	Soil Classification USCS	Amount Passing No. 200 Sieve %	Amount Retained on No. 4 Sieve %	Natural Moisture Content %	Liquid Limit, LL	Plastic Limit, PL	Plasticity Index, PI	Comments
P-1	S-6	5-6		68.5	0	26				
P-1	S-9	8-9	ML	71.3	0.4	15	34	32	2	
P-2	S-6	5-6				23.4				
P-2	S-9	8-9	ML	61.6	5.2	9	42	38	4	

Laboratory Testing Performed by Dulles Engineering, Inc.

Firm Name and Address
LAND | Engineering, plc
11350 Random Hills Road
Suite 800 - PMB #27
Fairfax, Virginia 22030
T (703) 279 6424
F (703) 591 3049
www.landengineeringplc.com

Project Name and Address
CLIFTON HEIGHTS LOT 4 POOL
PLAN OF DEVELOPMENT
12726 CLIFTON HEIGHTS LANE
CLIFTON, VA 20124
FAIRFAX COUNTY, VIRGINIA
SPRINGFIELD DISTRICT

Plan: GEOTECHNICAL DATA
Date: DECEMBER 2021
Scale: N/A

Sheet: 7 OF 9

TREE CONSERVATION NARRATIVE/NOTES

- All work performed shall meet or exceed industry standards as most recently published by the International Society of Arboriculture (ISA), American National Standards Institute (ANSI), or the Tree Care Industry Association (TCIA). In the event treatments prescribed are not covered by an existing standard, work shall meet or exceed standards approved by Fairfax Urban Forest Management Division (UFMD).
- A professional ISA certified arborist should be obtained to ensure proper implementation of the tree preservation plan. The certified professional should be an independent consultant and referred to as the "Project Arborist". See "Arborist monitoring schedule" for requirements.
- All construction activity beyond the limits of clearing and grading shown on the tree conservation plan shall be prohibited unless previously approved by UFMD. The storage of equipment, materials, chemicals, and debris as well as vehicular traffic or the parking of vehicles shall not be permitted within tree preservation areas.
- All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees, shall be erected at the limits of clearing and grading adjacent to the tree preservation areas as shown on the phase I & II E&S sheets.
- Signs stating, "tree preservation area - keep out" shall be affixed to the tree preservation fence at least every 50 feet. Signs shall alternate between English and Spanish.
- Root pruning shall be performed as needed to the requirements of the approved tree conservation plan. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the respective public improvement/site plan submission. The details for these treatments shall be reviewed and approved by UFMD, accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:
 - Root pruning shall be done with a trencher, vibratory plow or air excavation to a depth of 18-24 inches.
 - Root pruning shall take place prior to any clearing and grading.
 - Root pruning should be completed under the direct supervision of Project Arborist. See "Arborist monitoring schedule" for requirements.
- Mulching - Trees indicated for mulching in the approved tree conservation plan shall be mulched. Hardwood chips from clearing operation or shredded mulch shall be applied at a depth of 3-4 inches and only within 2-3 feet of the limits of disturbance. Chips shall not touch base of trees to be preserved within tree save areas. Loader or similar equipment is permitted to dump chips over tree protection fencing under direction of Project Arborist. Mulch distribution locations should be determined by Project Arborist and shall be located as to minimize damage to soil, herbaceous plants, understory vegetation, low hanging limbs, and significant vegetation in the tree preservation area. Mulch placed into tree save areas shall be spread by hand and no machinery may enter tree save area to assist with distribution of mulch.
- All tree preservation related work occurring in or adjacent to tree preservation areas such as root pruning, installation of tree protection fencing and silt control devices; removal of trash and debris; or extraction of trees designated to be removed to eliminate hazardous conditions shall be performed in a manner that minimizes damage to trees, understory shrubs, herbaceous plants, leaf litter, root systems and soil conditions. Removal of any vegetation or soil disturbance in tree preservation areas, including the removal of plant species that may be perceived as noxious or invasive, such as poison ivy, greenbrier, multi-floral rose, etc. shall be prohibited subject to the review and approval by UFMD. The use of equipment in tree preservation areas will be limited to hand-operated equipment such as chainsaw, wheel barrows, rake and shovels. Any work that requires the use of equipment, such as skid loaders, tractors, trucks, stump-grinders, etc., or any accessory or attachment connected to this type of equipment shall be prohibited subject to review and approval by UFMD.
- Trees designated in the approved tree conservation plan for "hand removal" are trees located on or just outside the limits of clearing and grading or within tree save areas. Tree designated as such shall be removed using a chainsaw to avoid damage to surrounding trees and understory vegetation to be preserved within the tree save area. Motorized equipment may not enter tree save areas to assist with removal. If a stump must be removed, this shall be done using a stump-grinding machine in a manner that causes as little disturbance as possible to adjacent trees, vegetation and soil conditions. Project Arborist should be on-site to monitor all stump grinding operations. See "Arborist monitoring schedule" for requirements.
- Trees located outside of the limits of clearing and within areas designated to be preserved that have been pre-identified on approved tree preservation plans as "dead", "poor condition" or "potential hazard" shall be evaluated by the Project Arborist, UFMD (or alternative staff as determined by the director) during the pre-construction walk-through for removal during the development site's initial land clearing operations.
- If trees become hazardous or a maintenance nuisance due to the introduction of a target such as a structure, open space frequented by people, or other improvement, removal of these trees shall be required at discretion of UFMD or Project Arborist.

TREE CONSERVATION PLAN - PHASING NARRATIVE

- Pre-construction**
- Prior to the pre-construction meeting the limits of clearing shall be flagged on site.
 - Areas shown on the approved plans to be preserved that do not contain significant vegetation shall be reviewed on site. If warranted, approval from the director for an exemption from preservation and protection requirements shall be determined at this time.
 - Trees located outside of the limits of clearing and within areas designated to be preserved that have been pre-identified on approved tree preservation plans as "dead", "poor condition" or "potential hazard" shall be evaluated by the Project Arborist, UFMD (or alternative staff as determined by the director) during the pre-construction walk-through for removal during the development site's initial land clearing operations.
 - If during the pre-construction walk-through, or during any other inspection of the site, UFMD identifies additional trees that have become hazardous or a maintenance nuisance due to the introduction of a target such as a structure, open space frequented by people, or other improvement, removal of these trees shall be required. Trees shall be removed by hand with a chain saw and the stump shall be left in place unless it too is deemed a hazard or a maintenance nuisance. Removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. The removal of the trunk or branches of the felled tree(s) is not required within wooded areas, unless specifically required by the director.
 - If demolition of existing site features is to occur next to trees to be preserved, tree protection measures shall be installed before a demolition permit can be issued.

Initial land clearing operations

- Tree protection devices. The above and below-ground portions of all vegetation shown on approved plan to be preserved within and contiguous to the site shall be protected. Protection devices shall be installed prior to any clearing and grading with heavy equipment as specified in the approved tree conservation plan.
- Root pruning. Prior to land disturbing activities, root pruning with a vibratory plow, trencher, air excavation or other device approved by the director shall be conducted along the limits of clearing adjacent to tree preservation areas where called for in the approved tree conservation plan. (see tree preservation narrative and root pruning detail provided)
- Trees on the edge of the limits of clearing "hand removals" shall be cut down by hand with a chain saw. Remaining stumps shall either be left in place or ground down with a stump grinder.
- Trees approved to be removed by UFMD staff during pre-construction walk-through shall be removed in conjunction with the development site's initial land clearing operation.
- Once clearing is completed and protective devices installed according to the approved phase I erosion and sediment control plan, an inspection shall be requested by the permittee. The phase I clearing and erosion and sediment control devices shall be approved by the director before additional clearing begins.

Construction phase

- Trees and forested areas shall be protected and managed during all phases of construction in accordance with the provisions and site-specific guidance provided within the approved tree conservation plan narrative.
- In addition to protecting trees, the permittee shall protect all understory plants, leaf litter and soil conditions found in the forested areas designated for preservation except as allowed by the approved tree conservation plan and narrative.
- Monitoring: the permittee shall actively monitor the construction site to ensure that inappropriate activities such as storage of construction materials, dumping of debris, and traffic by construction equipment and personnel do not occur within areas shown preserved outside the limits of clearing. See "Arborist monitoring schedule" for requirements.
- Tree protection devices shall be maintained until all work in the vicinity has been completed and shall not be removed or relocated without the consent of the director. If the director deems that the protective devices are insufficient, installation of additional protective devices may be required.
- Any damage inflicted to the above or below-ground portions of the trees shown to be preserved shall be repaired immediately.
- Any portion of the tree preservation area that is disturbed without prior approval of the director shall be mulched immediately with a minimum of 4-inches of wood chips or other suitable material as approved by the director or tree conservation plan narrative.

TREE INVENTORY CERTIFICATION

Per Fairfax County PFM 12-0307.1. All trees with trunks 12 inches or greater in diameter located within 25 feet of the proposed limits of clearing, within the undisturbed area and within 10 feet of the limits of clearing in the disturbed area have been shown and addressed in the Tree Preservation Plan.

Per Fairfax County PFM 12-0307.1B. Dead trees measuring 12 inches or greater in diameter that are located on the proposed development site at a distance of 100 feet or less outside the proposed limits of clearing within the proposed undisturbed area have been identified and addressed in the Tree Preservation Plan.

Limitations of Tree Inventory - Information in these plan notes, inventory and all plans related to trees refer only to trees that are within 25' outside the limits of disturbance or within 10 feet inside the limits of disturbance. The inspection of these trees consists solely of a visual inspection from the ground. No level 3 or advance assessments were performed.

Tree Risk Assessments - No formal tree risk assessments were performed on trees included within this tree inventory or any other trees located on or adjacent to the subject property.

Tree Inventory conducted by Tree Preservation Consultants, LLC. Brian Howard - ISA Certified Arborist MA-4677A

ARBORIST MONITORING SCHEDULE

PROJECT ARBORIST - Independent consultant (ISA Certified Arborist) tasked with oversight, consulting, monitoring, reporting and verification of proper implementation of tree conservation plan.

PRE-CONSTRUCTION MEETING - Applicant SHALL retain services of Project Arborist to attend pre-construction meeting.

SHORT TERM (CRITICAL) MONITORING - Project Arborist SHALL be present on site to monitor "critical" tree preservation activities. Daily monitoring visits are required during:

- root pruning
- tree removal along LCG
- tree pruning
- tree mulching
- tree protection fencing installation
- as prescribed by tree conservation plan
- demolition of existing features within tree save area

WEEKLY MONITORING - No weekly monitoring required.

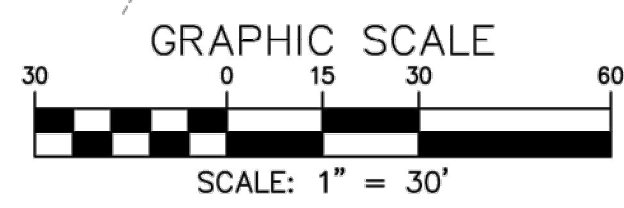
LONG TERM ARBORIST MONITORING - No long term monitoring required..

REPORTING REQUIREMENTS - Upon completion of all site visits, Project Arborist SHALL submit written reports to the Fairfax County Environmental and Facilities Inspections Division and Urban Forest Management Division (UFMD).



EXISTING VEGETATION MAP LEGEND:

- COVER TYPE 2 - UPLAND FOREST (diagonal hatching)
- COVER TYPE 5 - DEVELOPED LAND (stippled pattern)
- COVER TYPE 6 - MAINTAINED GRASSLANDS (horizontal lines)
- COVER TYPE 9 - LANDSCAPED TREE CANOPY (cross-hatched pattern)



AS-BUILT
Matthew Hill - 10-28-2022

TREE PRESERVATION NOTE - Tree Preservation Target Calculations and Statement and 10-Year Tree Canopy Calculations

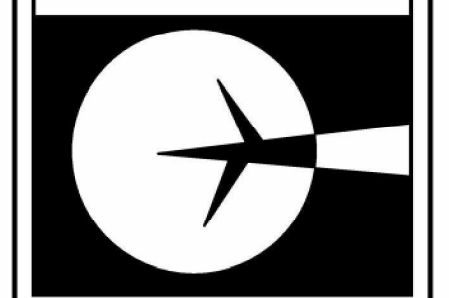
This grading plan is associated with addition of a pool and associated improvements to existing residential structure that present a minor threat to existing tree resources.

Tree Preservation Target Calculations and Statement and 10-Year Tree Canopy Calculations have not been included in this plan.

Existing vegetation map and Tree Conservation Plan and Narrative have been provided to ensure existing tree resources on site are protected to the greatest extent possible.

Existing Vegetation Map Summary Table - 12726 Clifton Heights Lane						
Cover Type	Primary Species	Successional Stage	Condition	ft ²	Acreage	Comments
2 Upland Forest	eastern black cherry, eastern red cedar, tulip tree, tree of heaven	sub climax	good	17166	0.39	COVER TYPE 2 - Upland Forest. Mature trees within this cover type are in the sub-climax successional stage and range in size from pole to 25" dbh. Dominant overstory species Dominant species include black cherry, eastern red cedar, tulip tree, tree of heaven. Desirable hardwood regeneration (seedling) is present in low quantities. Overall condition and health of the stand is rated good. Should vegetation within this cover type be preserved it may be used toward meeting 10-YR canopy requirements.
5 Developed Land	N/A	N/A	N/A	5814	0.13	Areas of constructed features including buildings, parking and roadways.
6 Maintained Grasslands	N/A	N/A	N/A	14697	0.34	Grassed and landscaped areas, athletic fields or other green areas devoid of natural vegetation.
9 Landscape Tree Canopy	common crapemyrtle, kousa dogwood, n. red oak, river birch, red maple	young forest/sub climax	good	6285	0.14	COVERTYPE 9 - Landscaped tree canopy. Tree canopy established through the planting of nursery stock that is not part of the natural landscape. Trees within the cover type are in the young forest and sub climax successional stage. Dominant species include common crapemyrtle, kousa dogwood, n. red oak, river birch, red maple. Overall condition and health of the stand is rated good. Should vegetation within this cover type be preserved it may be used toward meeting 10-YR canopy requirements.
Total Acreage				43962	1.01	

TREE PRESERVATION CONSULTANTS, LLC
 (0) 703.349.6608 • (C) 540.631.4417 • (F) 703.652.2524
 61 CRICKETS LANE • LINDEN VA, 22642
 www.treepreservationconsultants.com



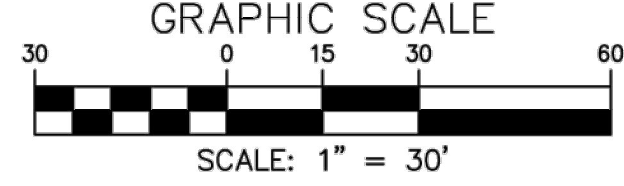
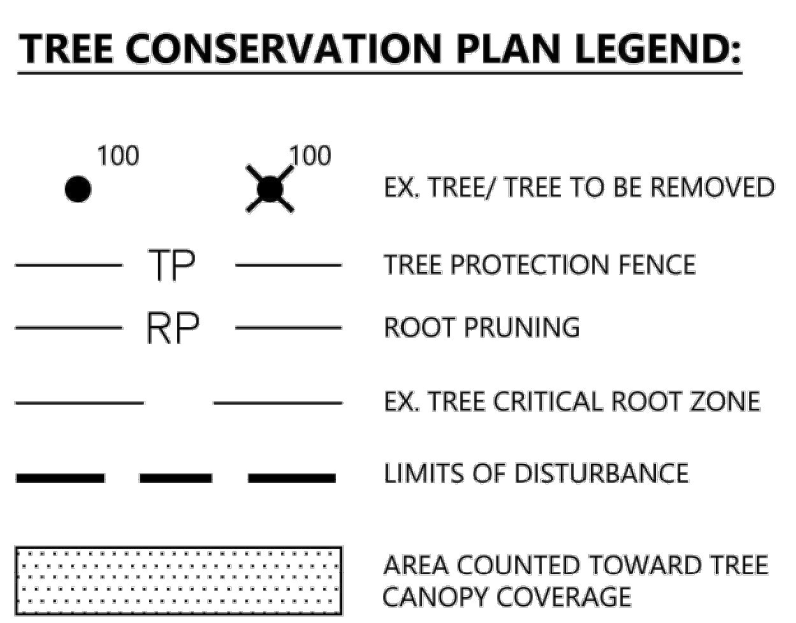
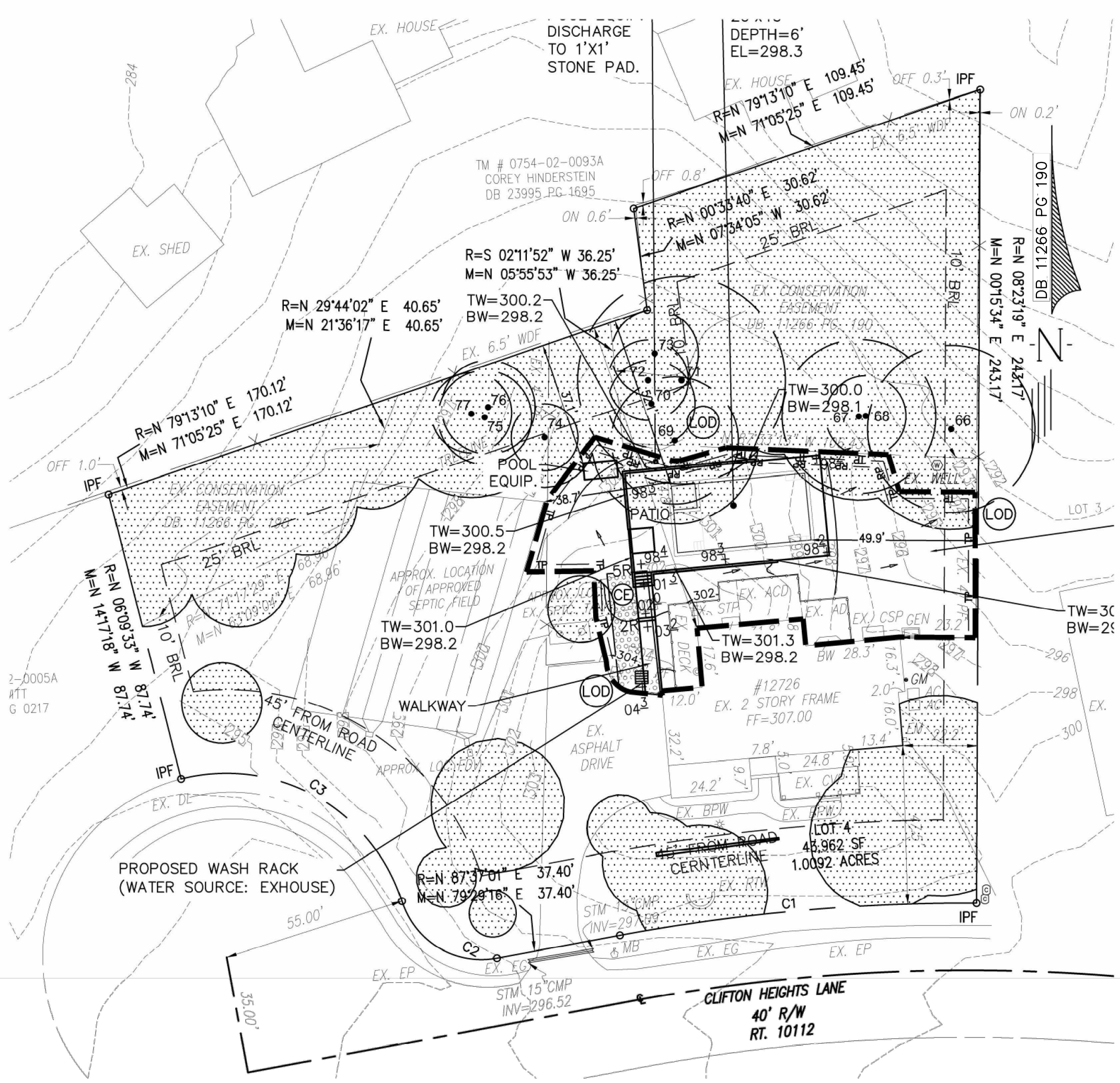
Clifton Heights Lot 4
 Hill Pool Grading Plan
 12726 Clifton Heights Lane
 Clifton, VA 20124
 Springfield District Fairfax County, VA

Existing Vegetation Map
 Tree Conservation Narrative/Notes



SHEET: 8 OF 9
SCALE: 1" = 30'
DATE: Oct. 2021
DRAWN BY: TPC LLC
BASELAYER INFO BY: LAND Engineering





AS-BUILT
 Matthew Hill - 10-28-2022

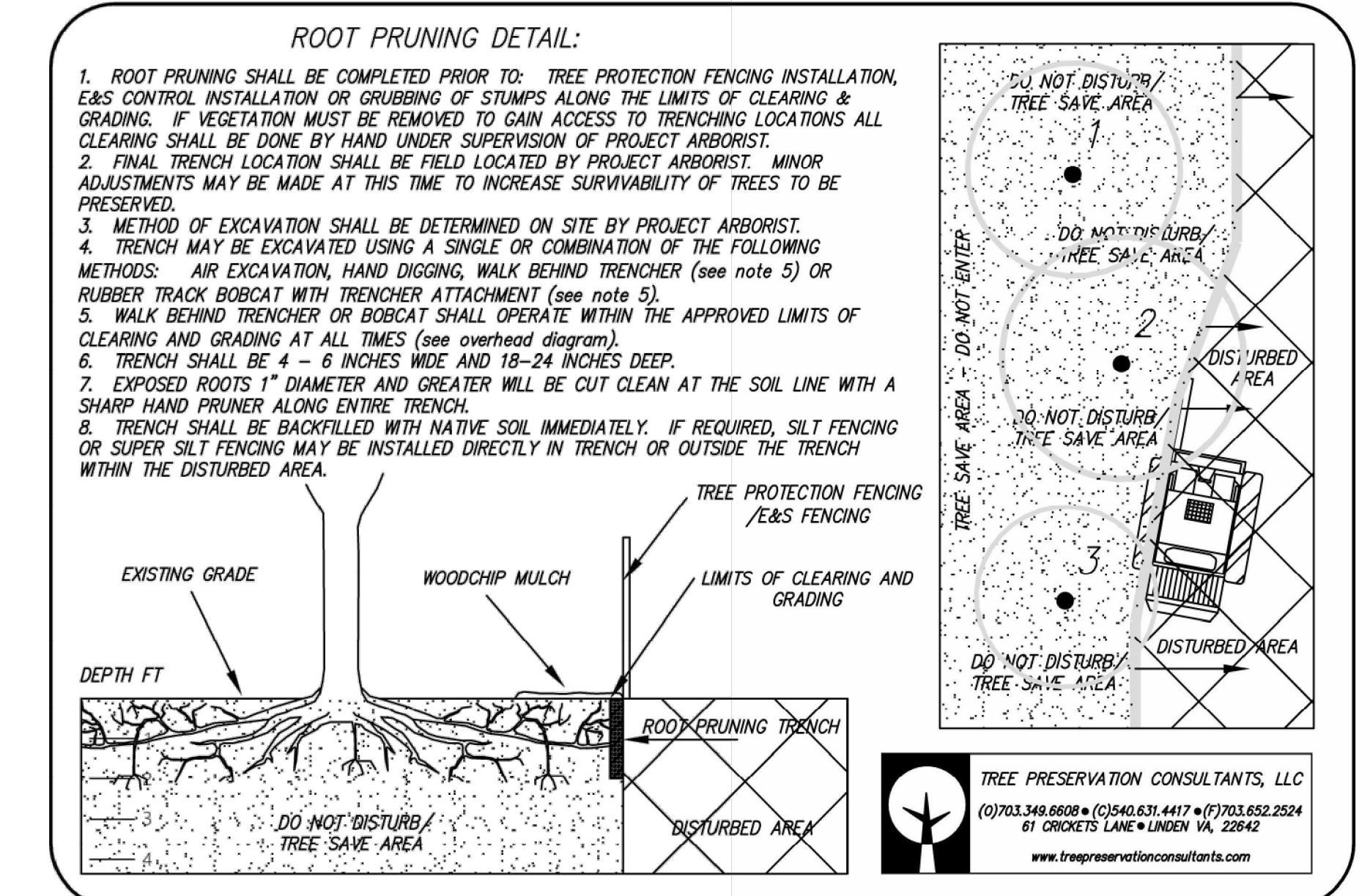
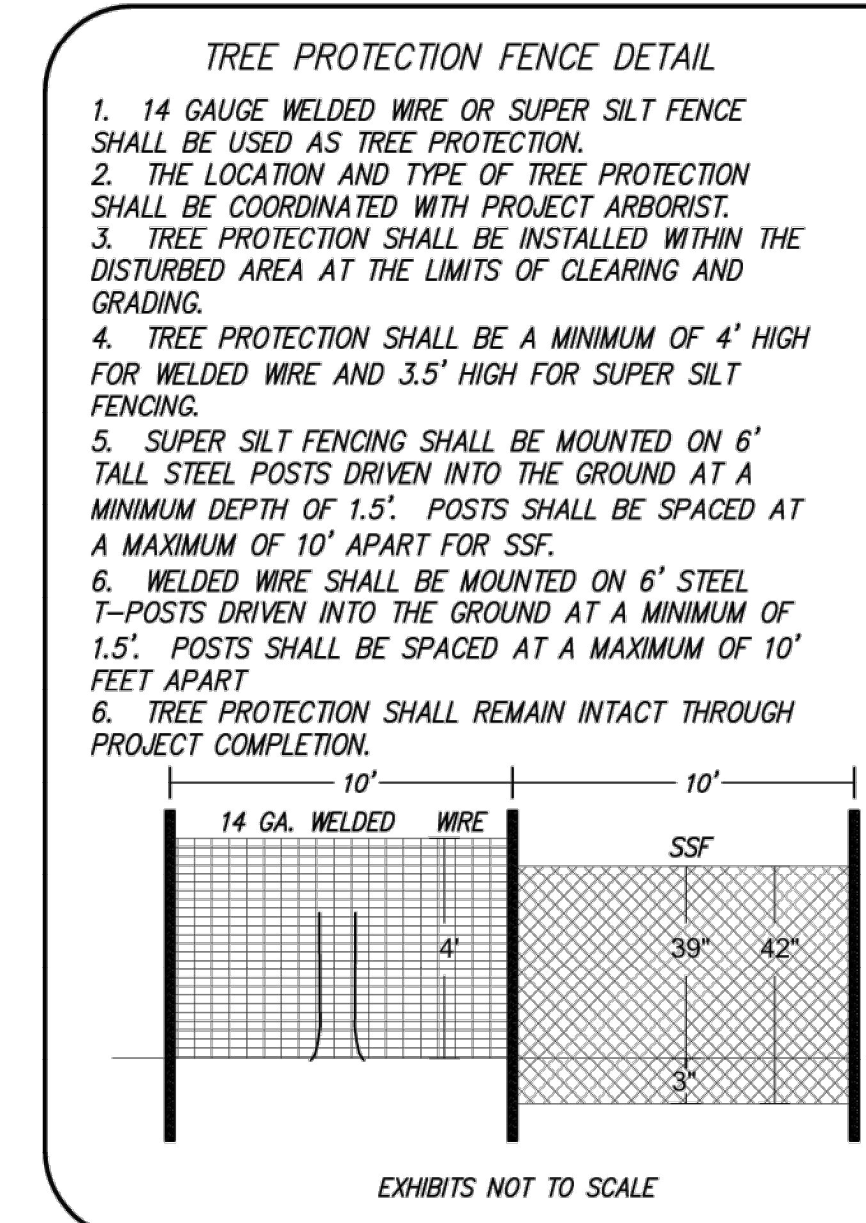
TREE INVENTORY																							
Tree #	Species	Size	CRZ	SRZ	Condition	Canopy Position	Crown Radius	Crown Density	Dead Tree	Poor Condition	Assessment Obscured	Off Site/Co-Owned	Status	Activities	Root Problems	Trunk Problems	Scaffold Branch Problems	CRZ impacts (critical root zone)	Notes				
		dbh	Critical Root Zone (radius ft)	Structural Rooting Zone (radius ft)	%		Avg. Radius (ft)	%						Tree Protection Fence	Root Prune	Tree Mulching	Vine removal	Monitor/Risk Assess					
66	tulip tree	25	25	8.25	80	Codominant	30	70					PRESERVE	X					girdling	asymmetric crown, deadwood	8%	No significant grade change proposed. Root pruning not recommended.	
67	tulip tree	23	23	7.59	80	Intermediate	25	80					PRESERVE	X	X	X				heavy vines	deadwood	18%	*Tree located within conservation easement.
68	tulip tree	12	12	3.96	75	Suppressed	15	50					PRESERVE	X		X				heavy vines		No impact	*Tree located within conservation easement.
69	tulip tree	19	19	6.27	85	Codominant	25	70					PRESERVE	X	X	X	X			deadwood		37%	High CRZ impact, no impact within SRZ. Attempt to preserve tree. Tree should be evaluated by certified Arborist post construction and inspected long term on a bi-annual basis. *Tree located within conservation easement.
70	eastern red cedar	13	13	4.29	60	Intermediate	15	50					PRESERVE	X		X	X			decay, cavities, unsound wood, heavy vines	asymmetric crown, heavy vines	No impact	Significant trunk decay cavity. Tree should be evaluated by certified Arborist post construction and inspected long term on a bi-annual basis. *Tree located within conservation easement.
71	tulip tree	22,22	31	10.23	75	Codominant	30	70					PRESERVE	X	X	X				multiple leaders, weak crotch, included bark		10%	*Tree located within conservation easement.
72	eastern red cedar	12	12	3.96	60	Codominant	10	30					PRESERVE	X		X				decay, cavities, unsound wood, heavy vines	asymmetric crown, heavy vines	No impact	*Tree located within conservation easement.
73	eastern red cedar	13	13	4.29	75	Intermediate	15	70					PRESERVE	X								No impact	*Tree located within conservation easement.
74	black cherry	10	10	3.3	70	Intermediate	15	60					PRESERVE	X						poor form	asymmetric crown, deadwood	No impact	
75	black cherry	14	14	4.62	75	Codominant	20	70					PRESERVE	X							asymmetric crown	No impact	
76	black cherry	14	14	4.62	65	Codominant	10	50					PRESERVE	X		X				heavy vines	asymmetric crown, heavy vines	No impact	
77	black cherry	12	12	3.96	75	Codominant	25	70					PRESERVE	X		X				heavy vines	asymmetric crown	No impact	

dbh = Diameter at Breast Height (measured 4.5 feet above ground).
 CRZ = Critical Root Zone = 1.0 foot radius per inch of tree diameter. Estimated radius of area containing majority of tree roots. TRZ values for trees with multiple stems were calculated using the diameter of a tree with the basal area equivalent to the sum of the basal areas for all stems.
 SRZ (Structural Rooting Zone). Calculation - dbh x 0.33 = radius feet. Estimated radius of area containing tree roots that must be protected to ensure tree health and structural stability. Impact/root loss within SRZ may result in compromised structure, whole tree failure or decline in health.
 *CONDITION RATING - provided as percentages based on methods outlined in the 10th edition of the Guide for Plant Appraisal, published by the International Society of Arboriculture.
 *DEAD TREE - tree is dead or near dead and will likely not survive long term. No tree canopy credit taken.
 *POOR CONDITION TREE - Tree has been assessed with condition of < 40 or Arborist has determined that tree will likely not survive long term due to poor health, structure or other contributing factors.
 *ASSESSMENT OBSCURED - Proper assessment of root flare, trunk, scaffold branches and leaf/twigs obscured by presence of heavy vines, limited access, or similar obstacle. Condition of these trees is estimated and if preserved may require additional assessment or arboricultural treatments.
 *OFF SITE/CO-OWNED TREE - Tree is either off site or co-owned or definitive ownership could not be determined during initial tree inventory. Ownership shall be determined during pre-construction phase of development. Removal or arboricultural treatment of off site trees is prohibited without written permission from landowner. Location and diameter measurements are "estimated" and the trees condition "assessed visually" from proposed development site. Tree Preservation Consultants uses tree locations provided by other and is not responsible for final ownership determination of any tree.

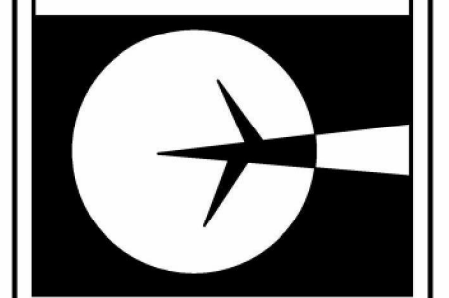
TREE PRESERVATION ACTIVITIES

*TREE PROTECTION FENCING - Tree protection fencing shall be installed where indicated on plan sheets. See tree preservation notes and tree protection fencing detail.
 *ROOT PRUNING - Trees shall be root pruned where indicated on plan sheets. See tree preservation notes and root pruning detail.
 *TREE MULCHING - Mulch shall be applied where indicated on plan sheets. Mulch to be spread on grade within tree save areas where root pruning has occurred. Mulch shall be applied to a depth of 4 inches extending 5 feet into the tree save area. Chips or shredded hardwood mulch from clearing operation may be used. See tree preservation notes and mulching detail.
 *VINE REMOVAL - Removal of vines that impact roots, trunk, or canopy. Vines impacting roots/trunk shall be cut at base of tree and 4' section removed from trunk. Vines impacting tree canopy shall be cut free of canopy. Care shall be taken not to damage tree trunk, bark or crown branches. Vines remaining on trunk or tangled in crown should be left in place to die naturally.
 *MONITOR/RISK ASSESSMENT - Tree to be impacted by construction and may present elevated risk of decline or failure in the future. Tree should be evaluated by certified Arborist post construction and inspected long term on a bi-annual basis.
 *RISK ASSESSMENTS - No formal risk assessment were performed on trees included within this tree inventory or any other trees located on or adjacent to the subject property.

Tree Survey Information Completed by Tree Preservation Consultants, LLC - Arborist Brian Howard - ISA #MA-4677A



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Clifton Heights Lot 4
 Hill Pool Grading Plan
 12726 Clifton Heights Lane
 Clifton, VA 20124
 Springfield District Fairfax County, VA

Tree Conservation Plan



SHEET: 9 OF 9
 SCALE: 1" = 30'
 DATE: Oct. 2021
 DRAWN BY: TPC LLC
 BASELAYER INFO BY: LAND Engineering



Record 007716-INF-004-3: CLIFTON HEIGHTS LOT 4 (SP)

Infill Lot Grading Plan

Record Status: Approved

Record Info ▾

Payments ▾

Conditions **0**

Processing Status

- ✔ ▶ Application Submittal
 - Review Distribution
 - NVSWCD Review
 - Trails Planner Review
 - Geotechnical Review
 - Mapping Review
 - VDOT Review
 - Proffer Review
 - Bonds and Agreement Review
 - Community Revitalization Review
- ✔ Site Review
 - Architectural Review Board Review
 - Site Stormwater Review
 - Street Lights Review
 - Address Review
 - Water Authority Review
 - DHCD Review
 - ZAD OAB Reviewer
 - ZAD Permits Reviewer
 - Fire Plan Review
 - FCPA - Park Planning
 - FCDOT - Transportation Planning Review
 - ZED Planner
 - Urban Forestry Management Review
 - DPWES - Stormwater Management
 - DPWES - Wastewater Planning and Monitoring Division
 - FCPS Design and Construction Review
 - FCPS Facilities and Transportation Review
 - Health Department Review - OSW
 - Review Coordination
- ✔ ▶ Log Out

Building Permit

Record MISCR-220330186:

Residential Miscellaneous

Record Status: Closed

Record Info ▼

Inspections

Upcoming

[Schedule or Request an Inspection](#)

You have not added any inspections.
Click the link above to schedule or request one.

Completed (2)

Passed - 2

Passed Structural Steel (533484)

Result by: LNYST1 on 03/22/2022 at 08:19 AM

[View Details](#)

Passed Final (2665281)

Result by: Derrick Heath on 11/11/2022 at 07:30 AM

[View Details](#)

Electrical Permit

Record ELER-220770009:

Residential Electrical

Record Status: Closed

Record Info ▼

Inspections

Upcoming

[Schedule or Request an Inspection](#)

You have not added any inspections.
Click the link above to schedule or request one.

Completed (4)

Passed - 4

Passed Routine (1193161)

Result by: Paul Roberson on 05/24/2022 at 12:01 PM

[View Details](#)

Passed Routine (1193433)

Result by: LNYST1 on 03/22/2022 at 08:20 AM

[View Details](#)

Passed Routine (1196303)

Result by: Johnny Vannoy on 06/08/2022 at 01:55 PM

[View Details](#)

Passed Final (2665280)

Result by: Derrick Heath on 11/10/2022 at 09:35 AM

[View Details](#)

Plumbing Permit

Record PLBR-221290128:

Residential Plumbing

Record Status: Closed

Record Info ▼

Inspections

Upcoming

[Schedule or Request an Inspection](#)

You have not added any inspections.
Click the link above to schedule or request one.

Completed (2)

Passed - 2

Passed First Gas (831822)

Result by: Johnny Vannoy on 05/13/2022 at 12:35 PM

[View Details](#)

Passed Final (2670632)

Result by: Jack Kellum on 11/17/2022 at 11:28 AM

[View Details](#)

Date: 11December2021

To: Matthew Hill

From: Virginica, LLC
Authorized Nutrient Offset Broker

Subject: Potomac Watershed – Nutrient Credit Availability

Project Reference: Matthew Hill
12726 Clifton Heights Lane
Clifton, Virginia 20124
Credits Requested – 0.08; HUC 02070010

This letter is to confirm that Virginica, LLC is the Agent of the Bull Run Farm Nutrient Bank and that the authorized representative and broker is Virginica, LLC. In addition, the Bull Run Farm Nutrient Bank is operating in compliance with applicable federal and state permits, laws, and regulations and is in good regulatory standing.

This also confirms that the Bull Run Farm Nutrient Bank has met all authorizations and approvals by DEQ as well as all other regulatory agencies and nothing more is required. Please accept this as confirmation of the availability of **0.08** authorized nutrient credits (“Nutrient Credits”) from Bull Run Farm Nutrient Bank facility 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 Bull Run Farm Nutrient Bank Nutrient Reduction Implementation Plan (“NRIP”).

Please feel free to contact me if you have questions.

Sincerely,

 For
Frederick Reuter, III

Virginica, LLC
Authorized Nutrient Offset Broker
Virginica.llc@gmail.com

BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS that Virginica, LLC, a Virginia limited liability company ("Seller"), in consideration of \$3,500.00 cash in hand paid, does by these presents bargain, sell and convey to:

**MATTHEW HILL
for 12726 Clifton Heights Lane**


The following goods, chattels or intangibles, to wit:

0.08 Phosphorus Credits and
Retirement of Nitrogen and Sediment Credits
Generated by the Bull Run Farm Nutrient Bank
DEQ Certification # Potomac-072

Seller expressly represents and warrants that all goods and services purchased pursuant to the Contract conform to the Buyers requirements as set forth in it's solicitation and to the drawings, samples or other descriptions furnished or adopted by the Buyer. Seller also warrants that all goods delivered are free of liens, encumbrances or other title defects.

WITNESS MY HAND THIS 25 DAY OF JANUARY 2022

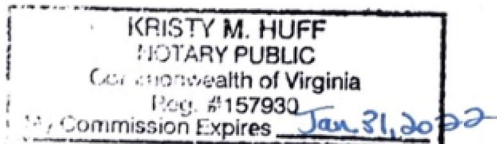
Virginica, LLC

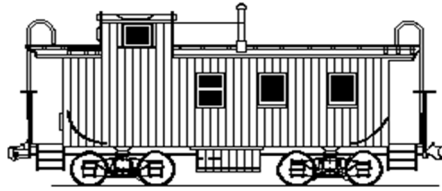

By: Frederic T. Reuter III
Member/Manager

SWORN TO AND SUBSCRIBED
IN THE PRESENCE OF:


Notary Public

City / County of Loudoun
my commission expires Jan. 31, 2022





TOWN OF CLIFTON, VIRGINIA

Use Permit Application

Property Address: 12644 Chapel Road, Courtyard		Date: [Month / Year] May 5, 2022		
1. Type of Permit:	<input type="checkbox"/> Construction <input type="checkbox"/> Preliminary Site Plans Attached <input type="checkbox"/> Special Use <input type="checkbox"/> Restaurant <input type="checkbox"/> Bed & Breakfast <input type="checkbox"/> Multi-Family	<input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Office <input checked="" type="checkbox"/> Retail <input type="checkbox"/> Subdivision (Code Chapter 10)	<input type="checkbox"/> Residential <input type="checkbox"/> Boundary Line Adjustment/Lot Consolidation (Code 10-57 to Code 10-59)	<input type="checkbox"/> Home Business (Code 9-19.c1) <input checked="" type="checkbox"/> Public Use Monthly Farmers Market
2. Name of Applicant: Virginia Mercantile DBA Clifton Farmers Market Mailing Address: 12644 Chapel Road, Clifton VA 20124				
Phone: 571-549-8880 Email Address: cliftonvafarmersmarket@gmail.com				
3. Name of Property Owner (if different): Quinta Properties LLC Mailing Address: 12644 Chapel Road				
4. Name of Business / Organization: Virginia Mercantile LLC DBA Clifton Farmers Market				
5. Owner of Business / Organization: Robin Moser				
6. Tax Map Number: 23A				
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.				
				<input checked="" type="checkbox"/> Plat Attached

8. Attach Floor Plan to Scale (non-residential & home business):		<input type="checkbox"/> Floor Plan Attached		
9. Zoning District of Premises:	<input type="checkbox"/> Residential (Code 9-19)	<input checked="" type="checkbox"/> Commercial (Code 9-21)	<input type="checkbox"/> Agricultural (Code 9-20)	<input type="checkbox"/> Industrial (Code 9-22)
	<input type="checkbox"/> Church, Park, Community Building			
	<input type="checkbox"/> Community Open Space & Recreation (COSR) (Code 9-23A)	<input type="checkbox"/> Low Impact Commercial (Code 9-23B)		
10. Describe Purpose of Application:				
Request Use Permit to allow monthly Farmers Market in the courtyard of Clifton House. Property Owners Quinta Properties (POC: Beth Walters) are supportive.				
10. If Commercial, Home Business, Agricultural or Industrial:				
11. Describe Operation:				
One Sunday per month, between the hours of 7a-7p (typically will be 8 am-2 pm), maximum of 7 vendor tents per week set up in the courtyard/parking lot of Clifton House				
11.a. If Non-Residential - Office Use: _____ SF or Retail/Restaurant Use: _____ SF				
11.b. Days & Hours of Operation (include special events): One Sunday/month, 7a-7p (typically 8a-2p)				
11.c. Number of Employees on Site at any One Time: <u>7</u>				
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: <u>0</u> (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) \$ <u>\$75.00</u>				

*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: _____ *[Handwritten Signature]*

DATE: 5/5/2022

PROPERTY OWNER SIGNATURE: _____ *[Handwritten Signature]*

DATE: 5/9/22

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: _____

Responses to Council Questions:

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

Use Permit - Farmer's Market

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

Wed, Jun 1, 2022 at 8:45 AM

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]



Amanda Christman <clerk@cliftonva.gov>

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)
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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 <vamercentile@gmail.com>, Amanda Christman <clerk@cliftonva.gov>

Cc: Planning Commission <planning@cliftonva.gov>, Craig Duroske <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 | Clifton, Virginia 20124

6862 Elm Street, Suite 330 | McLean, Virginia 22101

o 703.425.5588 ext. 102 | SunDesignInc.com







The Fruitful Forest



Wild and cultivated mushrooms, microgreens and specialty produce



@thefruitfulforest



Mushroom Yogurt \$10

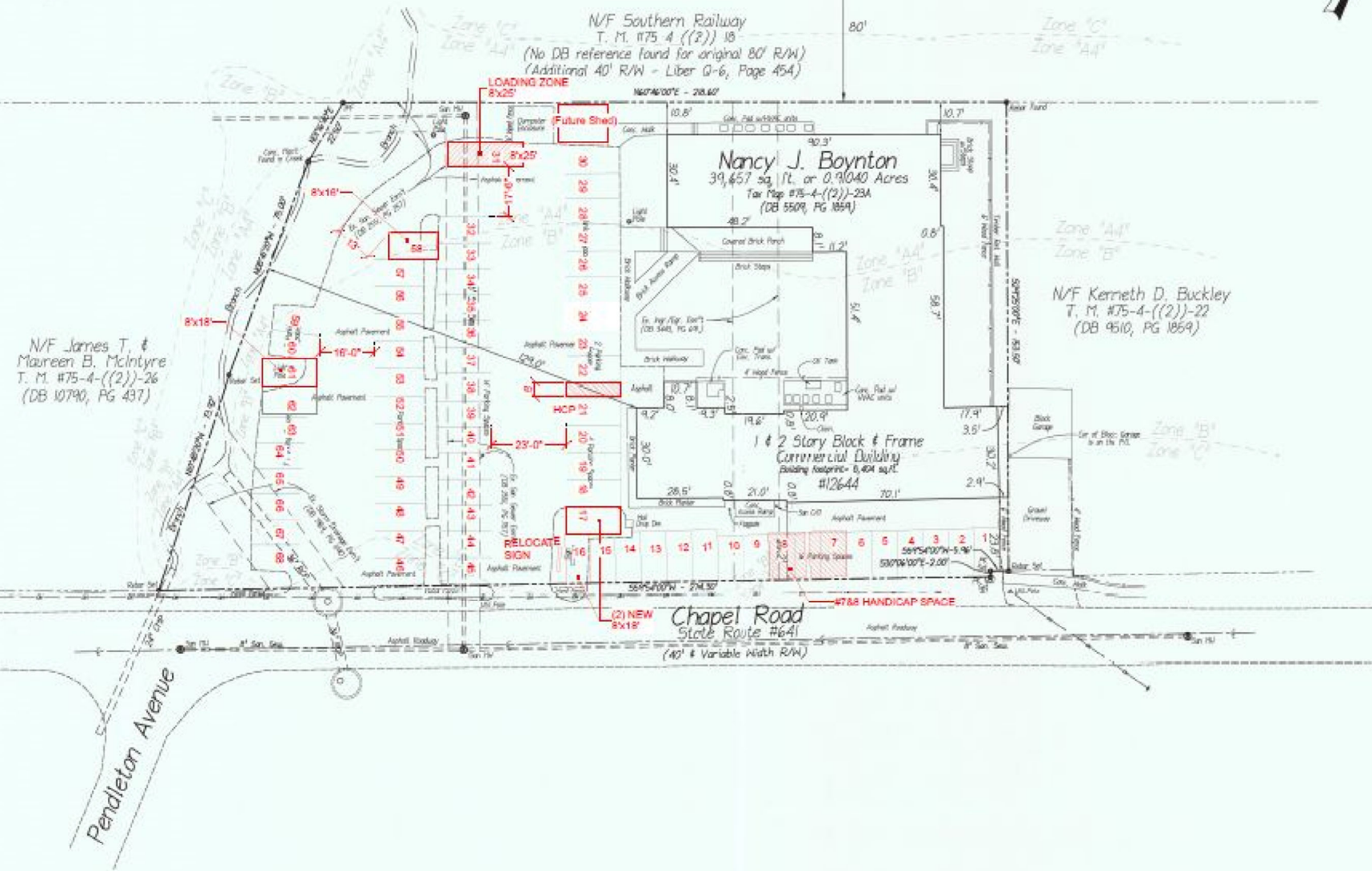
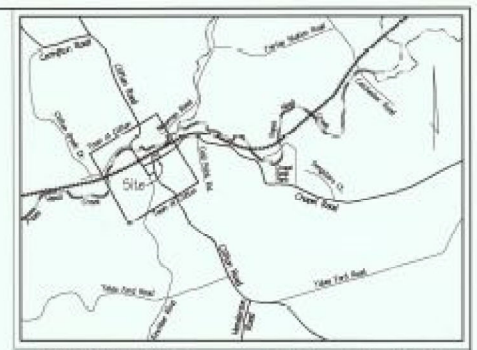
Microgreen Tabled Sea Salt \$5

Whiskroom Mac Soap \$14 \$16



Dried Noodle Kit
Dried Porcini, Dried Lemon Pepper \$1
Dried Cheddar, Dried Breadcrumbs, Dried Tomato \$1





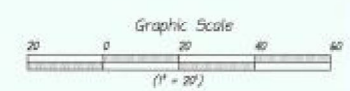
Notes:

- 1) The property delineated herein is located on Fairfax County Tax Assessment Map #75-4-((2))-23A, and is zoned CD (Town of Clifton - Commercial Zone).
- 2) Current owner as recorded in Fairfax County Deed Book 5509, Page 1854, Nancy J. Boynton, 8134 Poplar Grove Drive, Warrenton, Virginia 20187.
- 3) Title report from Commonwealth Land Title Insurance Company was provided and used for this survey. Effective date of commitment, August 30, 2006. Commitment #06-001675/RG 10 96 338.
- 4) Existing 10' sanitary sewer easement, as shown on plot attached to a deed recorded in Deed Book 2865, Page 82 as referenced in the above-mentioned title report has not been shown because no record was found that a second sanitary sewer easement was ever granted; furthermore, there are no facilities that occupy this second easement.
- 5) 8' Ingress/Egress Easement recorded in Deed Book 3443, Page 699 has been shown even though it is not referenced in the title report. No record was found that would extinguish this easement.
- 6) No easement or encumbrance has been shown for the "Notice of Order Judgement Affecting Interest in Real Estate" recorded in Deed Book 17544, Page 1620. The easement or encumbrance, if any, is unlocatable.
- 7) Improvements shown are based upon a current field survey by this firm.
- 8) Portions of the property delineated herein fall in Zone "A4", Zone "B" and Zone "C" based upon FEMA-FIA Flood Insurance Rate Map #51056A, dated May 2, 1977. Zone "A4" indicates areas of 100-year flood with base flood elevations and flood hazard factors determined. Zone "B" indicates an area between the limits of the 100-year flood and the 500-year flood. Areas of 100-year shallow flooding where depths are less than 1 foot. Zone "C" indicates areas outside of the 500-year flood.
- 9) No visible evidence exists that any portion of the site is used as a solid waste dump, sump or as a sanitary landfill.
- 10) No visible evidence exists that there are graves or burial sites on the property.

Surveyor's Certificate

This is to certify that this map or plat and the survey on which it was based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA, ACSM and NSPS in 1999 and includes items #1, #2, #3, #4, #7, #8, #9, #10, #11A, #13 and #16 of "Table A" thereof. Pursuant to the accuracy standards as adopted by ALTA, ACSM and NSPS and in effect on the date of this certification, the undersigned further certifies that the survey measurements were made in accordance with the minimum angle and distance closure requirements for survey measurements which control land boundaries for ALTA/ACSM Land Title Surveys.

Thomas H. Kendall
 Thomas H. Kendall, LS #1711
 9/14/07
 Date



Plat Showing
 ALTA/ACSM Land Title Survey
 Property of:
Nancy J. Boynton
 Tax Map Parcel #75-4-((2))-23A
 (Deed Book 5509, Page 1854)
 Town of Clifton, Virginia
 October 23, 2006 -- Scale: 1" = 20'

Kendall Consulting, Inc.
 Land Surveying & Land Planning
 P. O. Box 1569 - Fairfax, Virginia 22038
 Ph: (703) 591-1157 Fax: (703) 591-518

Town of Clifton

Commercial Parking Tabulation

Property Name: Clifton House

Address: 12644 Chapel Road

Date: 8/2/2022

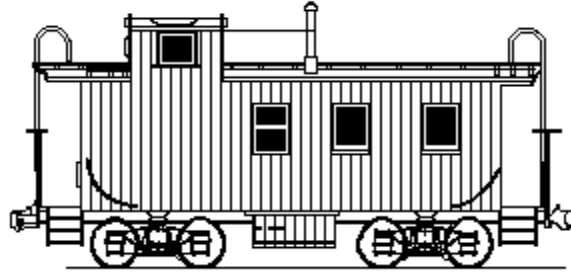
Building Total Gross Floor Area: 14,616

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
C	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 based on Town approved	12185				67	

Total Parking Spaces Provided at 12644 Chapel Rd:

68

4/5/2022



**CLIFTON TOWN PLANNING COMMISSION
TUESDAY, SEPTEMBER 27, 2022, 7:30 PM
ACACIA LODGE
7135 MAIN STREET
CLIFTON, VA 20124**

Order of Business:

1. Residential Application:
 - a. 12726 Clifton Heights Lane | Final Use Permit
2. Commercial Application:
 - a. 12644 Chapel Road | Virginia Mercantile
3. Approve September 27, 2022 Meeting Minutes.
4. Adjournment.