

CLIFTON TOWN PLANNING COMMISSION
TUESDAY, JANUARY 31, 2023, 7:30 PM
ACACIA LODGE
7135 MAIN STREET
CLIFTON, VA 20124

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

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

Order of Business:

1. Residential Application:

a. 12800 Chapel Street: Revised Plan of Development

See attached application.

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

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

2. Commercial Application:

a. 12644 Chapel Road: Farmers Market

See attached application.

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

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

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

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

3. 12644 and 12641 Chapel Road – Parking Complaints.

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

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

4. Approve December 20, 2022 Meeting Minutes.

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

5. Adjournment.

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

Fairfax County, Virginia

LAND DISTURBANCE AND STORMWATER PERMIT

Plan Number: 004181-RGP-002-2 **Issued Date:** 12/13/2022

Job Address: **Tax Map ID**

Plan Name: 12800 CHAPEL STREET (SP)

Owner:

Responsible Land Disturber:

AMY LUYSTER
12800 CHAPEL ST
CLIFTON, VA 20124

Permit Valid Time Frame: From: 12/13/2022 To:
12/12/2027

Bond Amount:

Information Verification

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

Install All Necessary Improvements Including Utilities Per Approved Plan

1. This permit holder is subject to and shall comply with all the requirements specified in the General VPDES Permit for Discharges of Stormwater from Construction Activities, Coverage Registration Number: VAR10N141.
2. This Permit holder shall maintain a complete copy of the state VPDES permit, Registration Statement, and coverage

- A copy of this permit must be posted at the construction site for the duration of the permit.
- This permit does not constitute approval from your homeowners' association and its related covenants.
- This permit will expire if work does not commence in six months or if work is suspended for six months.
- Contact VA 811 before you dig at 811 or VA811.com.
- The permit holder is responsible to schedule inspections at plus.fairfaxcounty.gov/CitizenAccess when stages of construction are reached that require inspections.
- The Director of Land Development Services (LDS) or his/her agents shall have the right to enter and inspect the property at all times.
- For questions regarding this permit email LDSSAC@fairfaxcounty.gov or call 703-222-0801, TTY 711.

Land Development Services

12055 Government Center Parkway
Fairfax, Virginia 22035
703-324-1780, TTY 711
www.fairfaxcounty.gov/plan2build

Permit Information:



Scheduled Inspections:



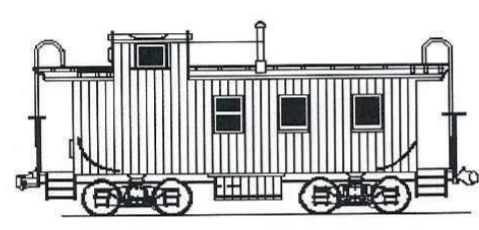
ROUGH GRADING PLAN

12800 CHAPEL STREET

SPRINGFIELD DISTRICT
TOWN OF CLIFTON
FAIRFAX COUNTY, VIRGINIA

4181-RGP-002-2

TOWN OF CLIFTON PLAN APPROVAL



Town of Clifton, Virginia
P.O. Box 309
Clifton, VA 20124

February 1, 2022

Re: **12800 Chapel Street**
Clifton, Virginia 20124
Tax Map Number 0754-02-0044

To Fairfax County Building Permit Application Center:

The proposed project (construction of an equestrian riding ring and fencing) as described in the attached records located on the property referenced above have been reviewed and approved by the Town of Clifton with regard to Zoning:

1. Revised Use Permit Application dated November 2021, three (3) pages;
2. Revised Plan of Development dated January 24, 2022, seven (7) pages;
3. Letter from Scott Peterson, Town Engineer, dated January 25, 2022, one (1) page;
4. Planning Commission Reported dated January 25, 2022, one (1) page;
5. Preliminary Use Permit for Construction dated February 1, 2022, two (2) pages; and, with regard to Architectural Appropriateness:
6. Certificate of Appropriateness with design sheets dated November 18, 2021, three (3) pages,

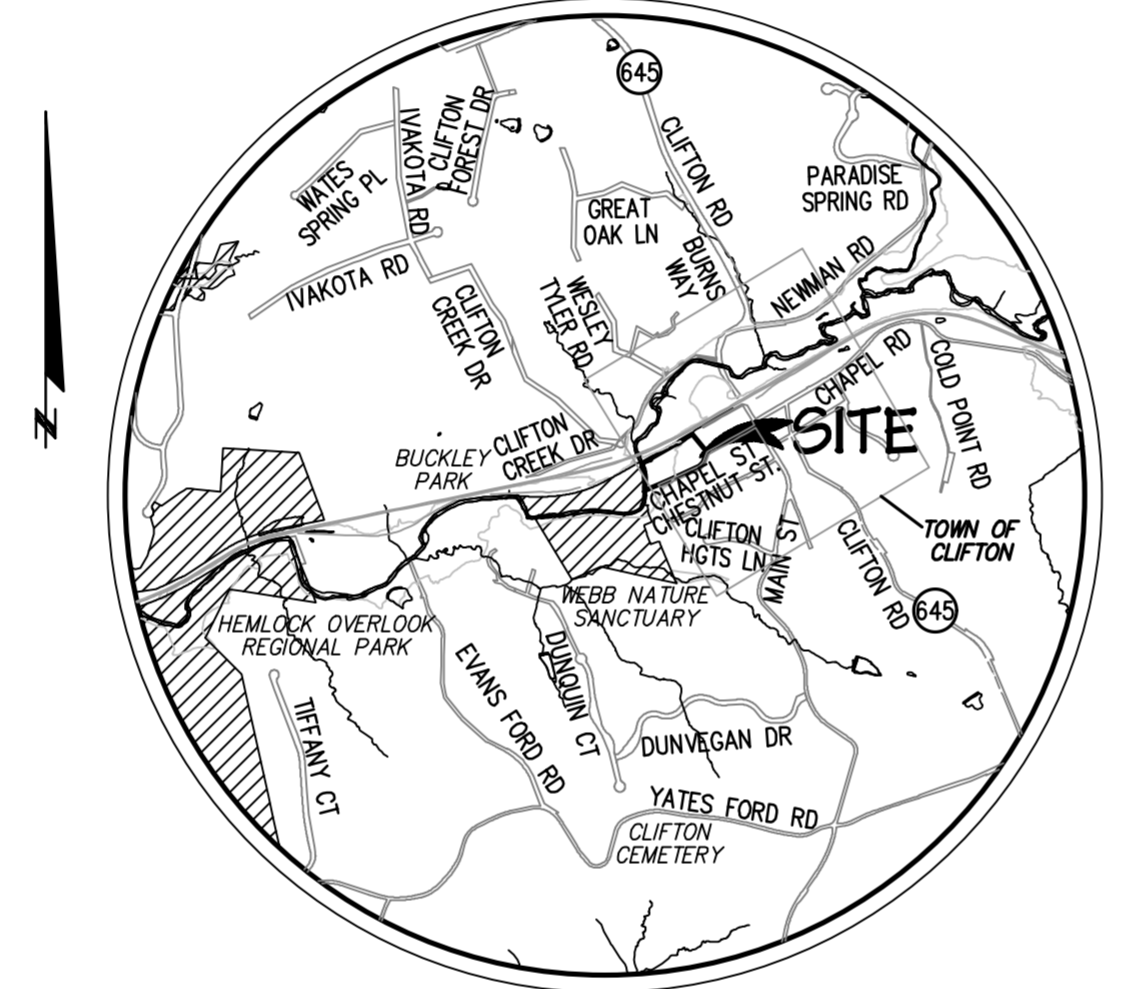
to proceed with the submission for a building permit from Fairfax County, Virginia.

William R. Hollaway, Mayor
Town of Clifton, Virginia

Date: 2/1/2022

VICINITY MAP

SCALE : 1" = 2,000'

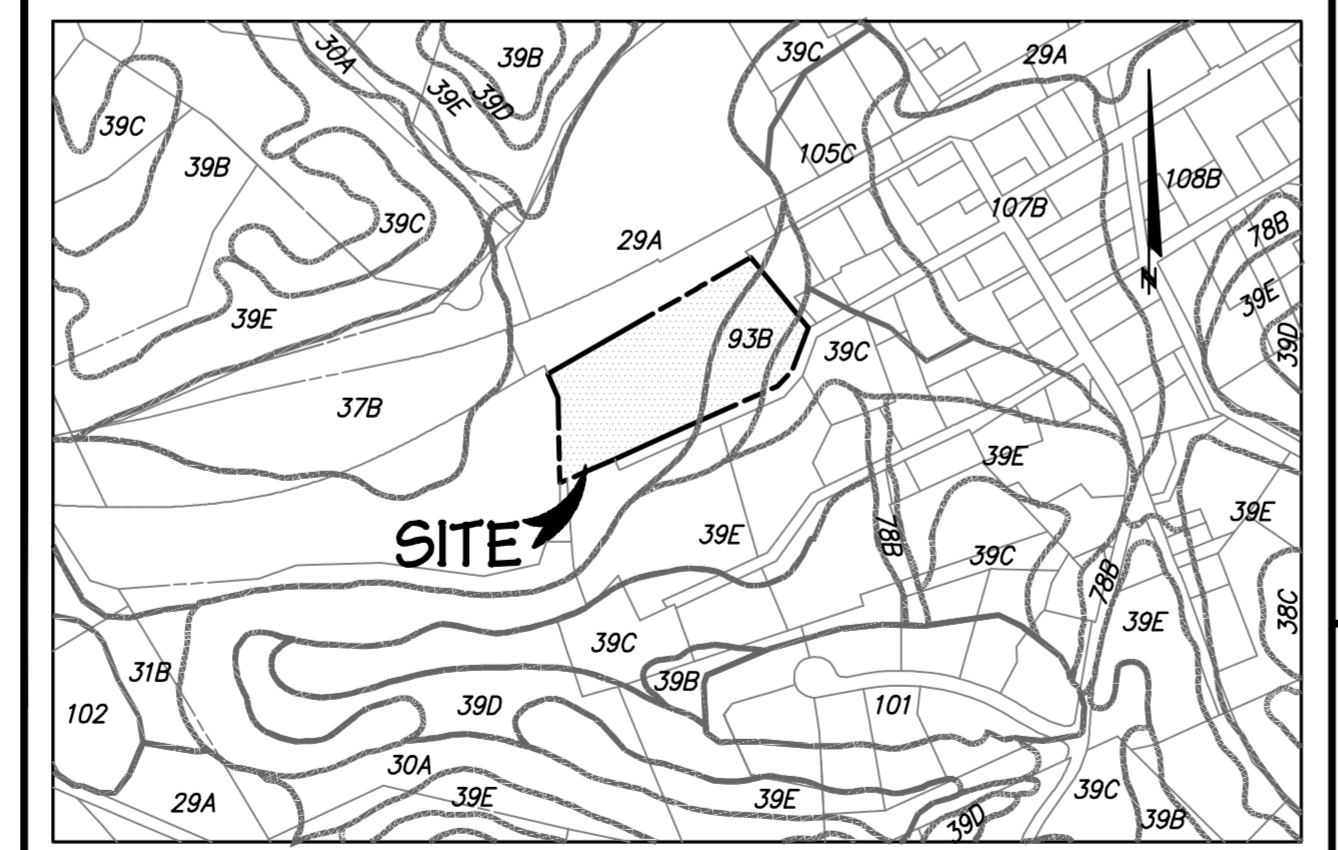


SIDEWALK MAINTENANCE: XXXXX-VDOT, 0000-FFX CO.
TRAIL MAINTENANCE: 0000-FFX CO.
ALL OTHER WALKS/TRAILS TO BE OWNER MAINTAINED

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

COUNTY SOILS MAP DATA

SCALE : 1" = 500'



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

IS THE SITE LOCATED ON NATURALLY OCCURRING ASBESTOS (NOA) SOIL? YES NO
AREAS THAT MAY CONTAIN NOA SOIL ARE SHOWN ON THE OFFICIAL COUNTY SOILS MAP ON THE DIGITAL MAP VIEWER ON THE COUNTY WEBSITE. ASBESTOS IS REGULATED BY THE VIRGINIA DEPARTMENT OF LABOR AND INDUSTRY. SAFETY PRECAUTIONS AND LINKS TO REGULATIONS REGARDING THESE SOILS OR FILL ORIGINATING FROM THEM CAN BE FOUND ON THE NORTHERN VIRGINIA SOIL AND WATER CONSERVATION DISTRICT WEBSITE: WWW.FAIRFAXCOUNTY.GOV/NVSWDC

NOTES

1. THE PROPERTY DELINEATED ON THIS PLAN IS LOCATED ON FAIRFAX COUNTY TAX ASSESSMENT MAP NUMBER 75-4 ((2)) 44. THE SITE IS CURRENTLY ZONED RD AND THE USE IS RESIDENTIAL.
2. THE SUBJECT PROPERTY HEREON IS CURRENTLY UNDER THE OWNERSHIP OF AMY LUYSER BY THE FOLLOWING CONVEYANCE AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA: DB 26688, PG 967.
3. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A FIELD RUN SURVEY PREPARED BY CHARLES P. JOHNSON & ASSOCIATES ON AUGUST 5, 2021; CONTOUR INTERVAL EQUALS TWO FEET NGVD 1929.
4. THERE IS A 100-YEAR FLOODPLAIN ON THIS SITE.
5. THERE IS AN RESOURCE PROTECTION AREA (RPA) LOCATED ON THIS SITE.
6. TO THE BEST OF OUR KNOWLEDGE, THE SITE HAS NO SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION AND PRESERVATION.
7. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO KNOWN GRAVES, OBJECTS, OR STRUCTURES MARKING A PLACE OF BURIAL.
9. SEE SHEET 2 FOR A DESCRIPTION OF THE EXISTING VEGETATION.
10. THIS SITE IS LOCATED IN THE CLIFTON HISTORIC DISTRICT.
11. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 116.4, 302.4, AND 355; ALL HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT VR 672-10-1 - VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS; AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280; TO BE GENERATED, UTILIZED, STORED, TREATED, AND/OR DISPOSED OF ON-SITE AND THE SIZE AND CONTENTS OF ANY EXISTING OR PROPOSED STORAGE TANKS OR CONTAINERS.
12. WATERSHED: POPES HEAD CREEK
13. THE EXISTING DRAINFIELD IS AS SHOWN. NO RESERVE FIELD EXISTS. SEPTIC TANKS ARE REQUIRED TO BE PUMPED OUT EVERY 5 YEARS PER TOWN CODE 11-14c4A.

INFORMATION REGARDING ACTIVITIES IN A RESOURCE PROTECTION AREA

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

WETLANDS PERMITS CERTIFICATION

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

SIGNATURE:
OWNER/DEVELOPER: Amy J. Luyster NAME TITLE

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

1ST SUBMISSION FEE CALCULATION

 \$903 PER DIVISION OF LAND OR
 \$903 PER DISTURBED ACRE, OR FRACTION THEREOF, WHICHEVER AMOUNT IS GREATER
0.52 ACRES OF DISTURBANCE (\$903 TOTAL)

SHEET INDEX

1. COVER SHEET
2. EXISTING CONDITIONS & VEGETATION MAP
3. ROUGH GRADING PLAN
4. VIRGINIA RUNOFF REDUCTION METHOD SPREADSHEET
5. EROSION & SEDIMENT CONTROL NARRATIVE
6. RPA DELINEATION
7. RPA DELINEATION
- 7A. FLOODPLAIN MAPPING

PROJECT DESCRIPTION

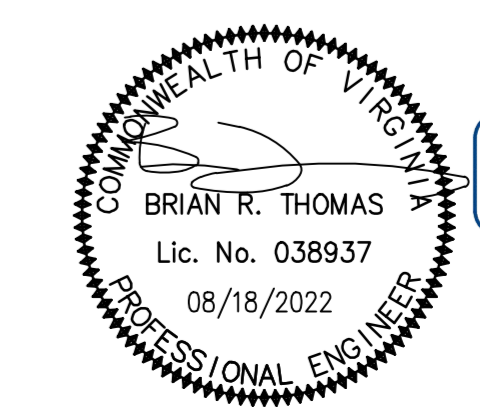
THIS PLAN PROPOSES THE CONSTRUCTION OF A RIDING RING WITH FENCING AND RELOCATION OF A PORTION OF 4" SPLIT RAIL WOODEN FENCE. A TOTAL OF 0.52 ACRES OF THE PROPERTY WILL BE DISTURBED.

OWNER INFORMATION

AMY LUYSER
12800 CHAPEL STREET
CLIFTON, VIRGINIA 20124
(254) 258-3402
AMYJLUYSER@GMAIL.COM

CPJ Associates Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
3959 Pender Dr., Ste. 210 Fairfax, VA 22030 703-385-7855 Fax: 703-275-8595
www.cpj.com • Silver Spring, MD • Gaithersburg, MD • Annapolis, MD • College Park, MD • Frederick, MD • Fairfax, VA

© 2011 CHARLES P. JOHNSON & ASSOCIATES, INC.
PROJECT MANAGER : BRIAN THOMAS EMAIL : ffengineering@cpja.com



DocuSigned by:

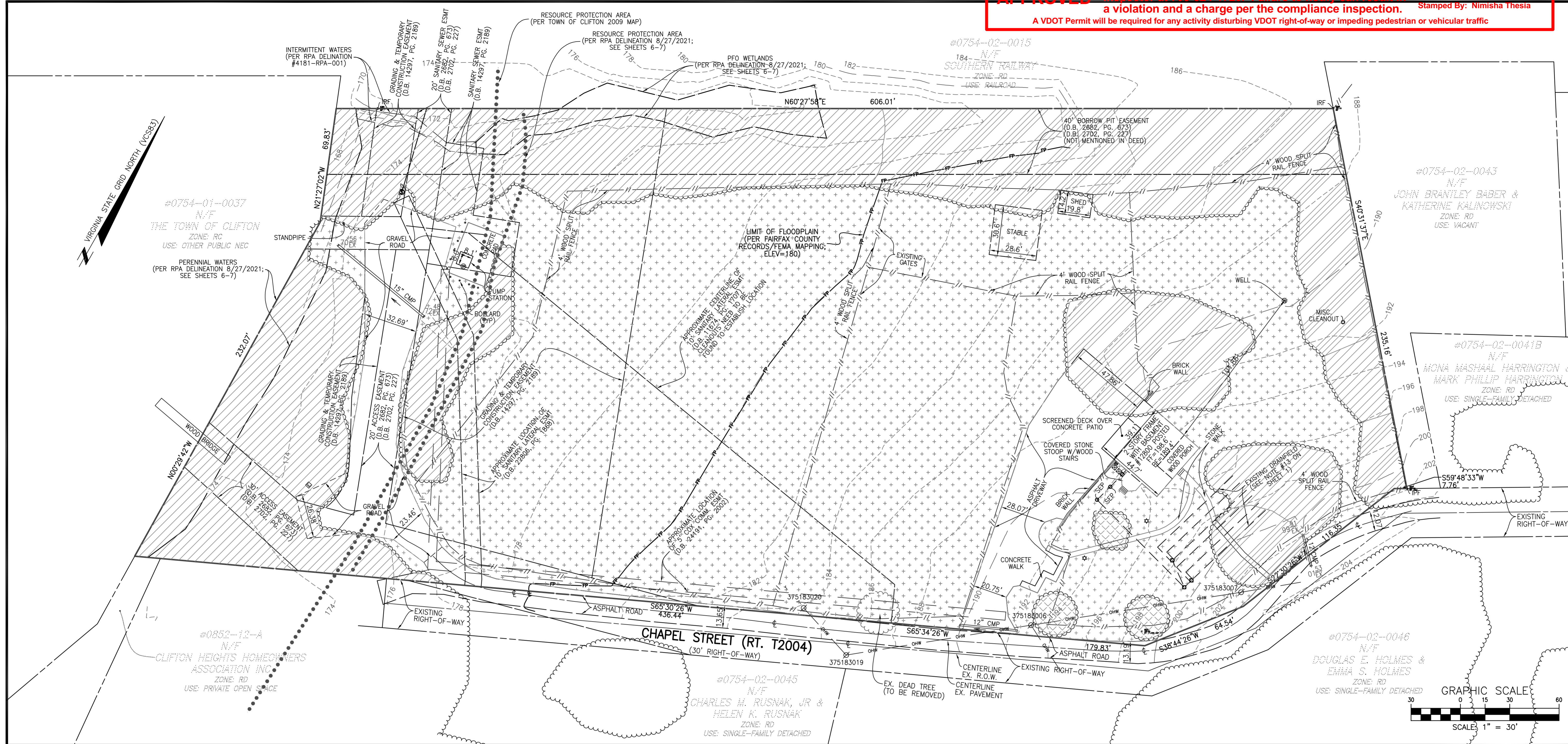
BRIAN R. THOMAS
Lic. No. 038937
08/18/2022

DATE : FEBRUARY 8, 2022

SHEET **1** OF **7**

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: 004181-RGP -002-
 Date: 09/14/22
 Stamped By: Nimisha Thesia



NO.	DATE	REVISION	PRIOR TO APPROVAL

EXISTING CONDITIONS & VEGETATION MAP
12800 CHAPEL STREET
 SPRINGFIELD DISTRICT
 TOWN OF CLIFTON
 FAIRFAX COUNTY, VIRGINIA



NO.	DATE	REVISIONS	DESCRIPTION	SIGNATURE	DATE

DESIGN	DRAFT	DATE	SCALE	HORIZ. 1" = 30'	VERT. 1" = 30'
KJV	KJV	AUG. 2021			
APPROVED	HMF				
SHEET 2 OF 7		PRJ NO: 2021-2556		TYPE: RGP	

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

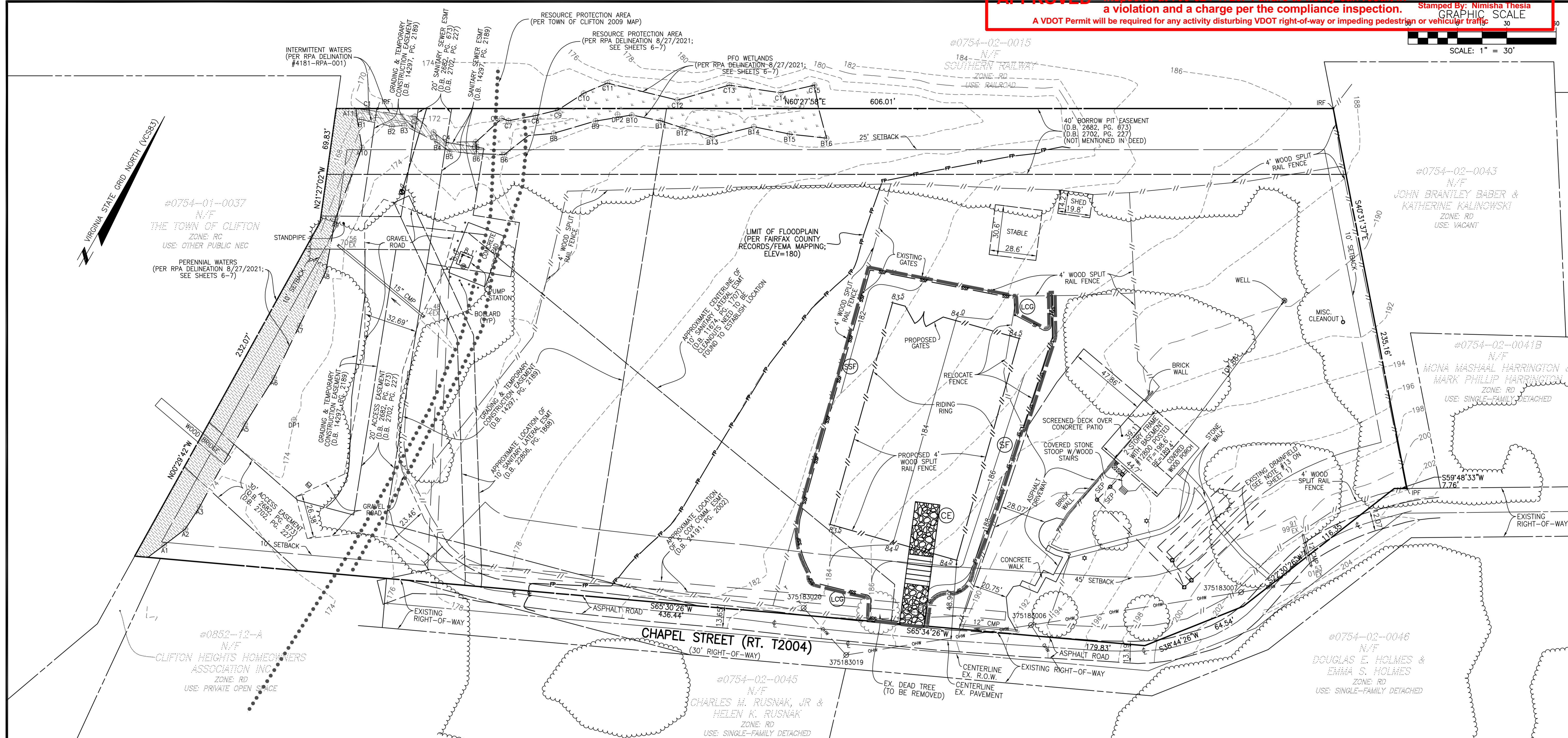
EVM SUCCESSIONAL STATEMENT: The successional stage of the vegetation on the property is a combination of mature upland trees and maintained grassland.

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

Attached Xrefs: SFAI/00-00500/AREP-00301/AREP-00401/SIGNATURE/SIGNATURE DATE

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: 004181-RGP -002-
 Date: 09/14/22
 Stamped By: Nimisha Thesia
 GRAPHIC SCALE
 SCALE: 1" = 30'

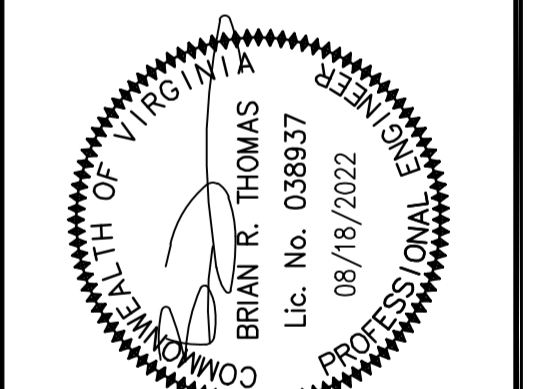


NO.	DATE	REVISION	PRIOR TO APPROVAL

ROUGH GRADING PLAN

12800 CHAPEL STREET

SPRINGFIELD DISTRICT
 TOWN OF CLIFTON
 FAIRFAX COUNTY, VIRGINIA



DRAINAGE SUMMARY AND OUTFALL NARRATIVE

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

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

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

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

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

SW-10 NARRATIVE

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

TREE CONSERVATION NARRATIVE

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

- NOTES**
- ANY EXCESS MATERIAL SHALL REMAIN ON SITE. IF EXCESS NEEDS TO BE HAULED, SEE EXCESS HAULING NOTE ON SHEET 5.
 - SITE INSPECTOR TO DETERMINE THE NEED FOR A WASH RACK AT TIME OF CONSTRUCTION ENTRANCE INSTALLATION.

FAIRFAX COUNTY STORMWATER CRITERIA:

THIS SITE IS EXEMPT FROM CHAPTER 124 PER 124-1-7-3-b-i AS THE TOTAL IMPERVIOUSNESS OF THE LOT IS LESS THAN 18% (ONLY 10.2%). SEE CALCULATION BELOW.

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

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

SITE IMPERVIOUSNESS (EXISTING LOT):

EX. GRAVEL ROAD	=	8,120 SF
EX. STRUCTURES (HOUSE, SHED, BARN, ETC.)	=	3,019 SF
EX. DRIVEWAY, WALKS & PATIO	=	9,555 SF
TOTAL	=	20,694 SF (0.48 AC)

SITE IMPERVIOUSNESS = (0.48 AC IMP./4.6836 TOTAL AC) x 100 = 10.2%

SITE IMPERVIOUSNESS (PROPOSED LOT):

PROPOSED RIDING RING	=	11,200 SF
EX. GRAVEL ROAD	=	8,120 SF
EX. STRUCTURES (HOUSE, SHED, BARN, ETC.)	=	3,019 SF
EX. DRIVEWAY, WALKS & PATIO	=	9,555 SF
TOTAL	=	31,894 SF (0.73 AC)

SITE IMPERVIOUSNESS = (0.73 AC IMP./4.6836 TOTAL AC) x 100 = 15.6%

STORMWATER CALCULATIONS:
 DA=4.68 AC, I₂=4.19 I₀=5.45 T_c=10 MIN.
 PREDEVELOPMENT:
 C_{avg}=0.33
 Q₂=(4.68AC)(4.19)(0.33) =6.47 CFS
 Q₁₀=(4.68AC)(5.45)(0.33) =8.42 CFS

POST-DEVELOPMENT:
 C_{post}=0.36
 Q₂=(4.68C)(4.19)(0.36) =7.06 CFS 0.59 CFS INCREASE
 Q₁₀=(4.68AC)(5.45)(0.36) =9.18 CFS 0.76 CFS INCREASE

LEGEND

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

DESIGN	DRAWN	DATE	SCALE	HORIZ. 1" =	VERT. 1" =	NO.	DESCRIPTION	REVISIONS	DATE	SIGNATURE

PRJ NO: 2021-2556
 SHEET 3 OF 7
 TYPE: RGP

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

CLEAR ALL
(Ctrl+Shift+R)

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

Site Information

Post-Development Project (Treatment Volume and Loads)

Enter Total Disturbed Area (acres) → **0.52**

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

Pre-ReDevelopment Land Cover (acres)

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

Post-Development Land Cover (acres)

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

Constants

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

Runoff Coefficients (Rv)

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

LAND COVER SUMMARY -- PRE-REDEVELOPMENT

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

Treatment Volume and Nutrient Load

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

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

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

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

LAND COVER SUMMARY -- POST DEVELOPMENT

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

Treatment Volume and Nutrient Load

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

TP Load Reduction Required for Redeveloped Area (lb/yr)	0.03
TP Load Reduction Required for New Impervious Area (lb/yr)	0

Post-Development Requirement for Site Area

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

Nitrogen Loads (Informational Purposes Only)

Pre-ReDevelopment TN Load (lb/yr)	1.87	Final Post-Development TN Load (Post-ReDevelopment & New Impervious) (lb/yr)	1.87
-----------------------------------	------	--	------

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: 004181-RGP -002-
 Date: 09/14/22
 Stamped By: Nimisha Thesia

Site Results (Water Quality Compliance)

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

Site Treatment Volume (ft³) **415**

Runoff Reduction Volume and TP By Drainage Area

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

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

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

Total Nitrogen (For Informational Purposes)
 POST-DEVELOPMENT LOAD (lb/yr) **1.87**
 NITROGEN LOAD REDUCTION ACHIEVED (lb/yr) **0.00**
 REMAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr) **1.87**



Date: January 21, 2022

To: Suha Omairan
 Land Development Engineer
 CPJ Associates

From: Caroline Irvin
 Resource Environmental Solutions

Subject: Potomac Watershed – Nutrient Credit Availability

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

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

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

Sincerely,

Caroline Irvin
 Caroline Irvin
 Resource Environmental Solutions
 cirvin@res.us

10055 Red Run Blvd.
 Suite 130
 Owings Mills, MD
 21117

412 N. 4th St.
 Suite 300
 Baton Rouge, LA
 70802

701 E. Bay St.
 Suite 206
 Charleston, SC
 29403

5020 Montrose Blvd.
 Suite 650
 Houston, TX
 77005

1200 Camelia Blvd.
 Suite 220
 Lafayette, LA
 70508

137½ East Main St.
 Suite 210
 Oak Hill, WV
 25901

33 Terminal Way
 Suite 431
 Pittsburgh, PA
 15219

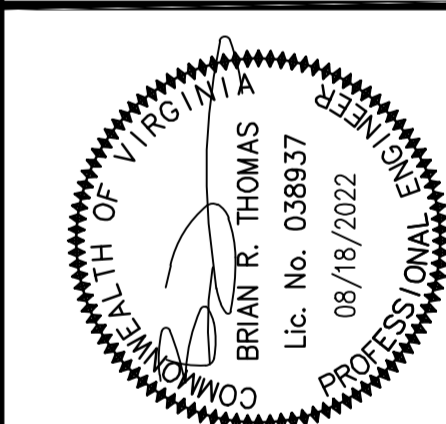
302 Jefferson St.
 Suite 110
 Raleigh, NC
 27605

1408 B Roseneath Rd
 Richmond, VA
 23230

VIRGINIA RUNOFF REDUCTION METHOD SPREADSHEET

12800 CHAPEL STREET

SPRINGFIELD DISTRICT
 TOWN OF CLIFTON
 FAIRFAX COUNTY, VIRGINIA



NO.	DATE	REVISION	APPROVAL









DESIGN	DRAFT	REVISIONS

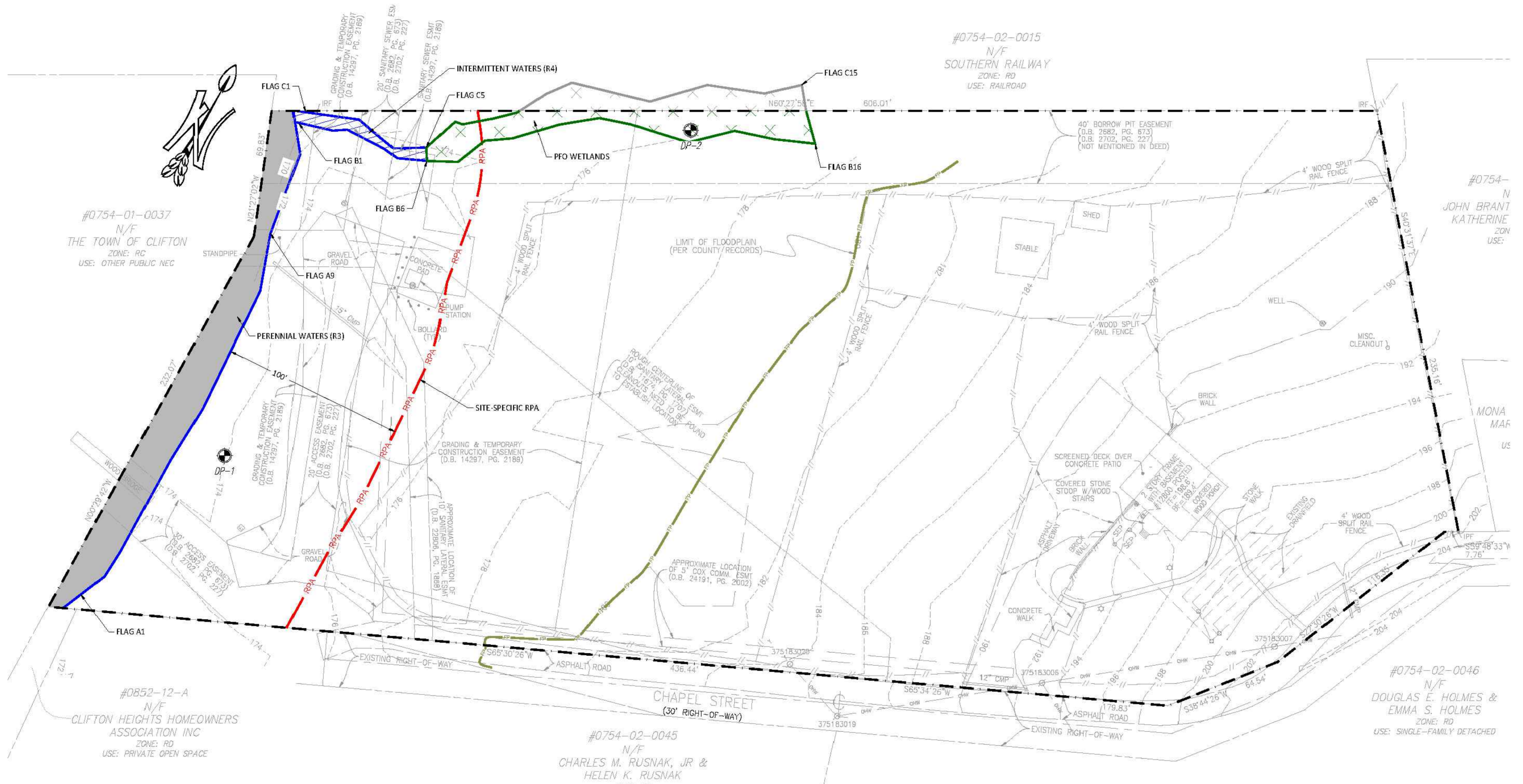
DESIGN BRT	DATE	SCALE	HORIZ.	VERT.
APPROVED BRT	JAN. 2021			
SHEET	OF	PRJ NO:	TYPE:	
4	7	2021-2556	RGP	

Attached Xrefs: SFA/700-40500/XREF-R0301/XREF-R0401/SIGNATURE/SIGNATURE DATE

GENERAL NOTES:

1. THE WETLAND DELINEATION DEPICTED HEREON WAS CONDUCTED BY TNT ENVIRONMENTAL, INC. (TNT) IN JULY 2021. THE WETLAND FLAGS WERE SURVEYED BY CHARLES P. JOHNSON & ASSOCIATES, INC. (2023). EXISTING CONDITIONS WERE PROVIDED BY CHARLES P. JOHNSON & ASSOCIATES, INC. (2023). IT SHOULD BE NOTED THAT TWO (2) DATA POINTS FROM THE WETLAND DELINEATION CONDUCTED ON THIS PROPERTY ARE CITED ON THIS RPA DELINEATION.
2. THE LIMITS OF THE ONSITE FLOODPLAIN WERE PROVIDED BY CHARLES P. JOHNSON & ASSOCIATES, INC. AND TAKEN FROM TOWN RECORDS.
3. THE SITE-SPECIFIC RESOURCE PROTECTION AREA (RPA) IS BASED OFF OF THE 100' OFFSET FROM THE PERENNIAL STREAM ALONG THE WESTERN PROPERTY BOUNDARY. THE NONTIDAL PALUSTRINE FORESTED (PFO) WETLAND LOCATED ONSITE IS NOT CONNECTED OR CONTIGUOUS TO THE PERENNIAL STREAM; THEREFORE, IT IS NOT CONTAINED WITHIN THE SITE-SPECIFIC RPA. THIS MEETS THE STANDARDS DETAILED ON PAGE 91 OF THE TOWN OF CLIFTON COMPREHENSIVE PLAN.
4. ACCORDING TO THE TOWN OF CLIFTON COMPREHENSIVE PLAN, THE ENTIRETY OF THE SITE IS LOCATED WITHIN A RESOURCE MANAGEMENT AREA (RMA).

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



ENVIRONMENTAL

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



12800 CHAPEL STREET
TOWN OF CLIFTON

RESOURCE PROTECTION AREA DELINEATION

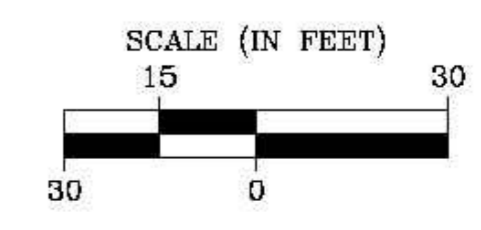
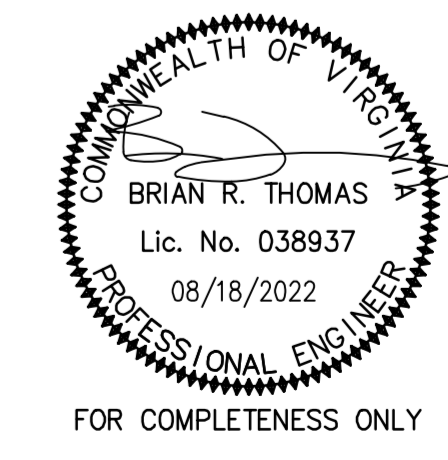
REVISIONS	
DATE	COMMENTS

SHEET 6 OF 7 OF 2

SCALE: 1" = 30'

PROJECT DATE: 8/27/21

DRAFT: TNW	CHECK: AMS
FILE NUMBER: 2483	



WETLAND DETERMINATION DATA FORM – Eastern Mountains and Piedmont Region

Project/Site: Chapel Street City/County: Fairfax County Sampling Date: 2021-07-19
 Applicant/Owner: Ms. Amy Luyster State: Virginia Sampling Point: DP-1
 Investigator(s): AMS, CCB Section, Township, Range: Town of Clifton
 Landform (hillside, terrace, etc.): Upland Local relief (concave, convex, none): _____ Slope (%): 2
 Subregion (LRR or MLRA): S 148 Lat: 38.7785367 Long: -77.3905822 Datum: WGS 84
 Soil Map Unit Name: Z9A – Codorus silt loam NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes No (If no, explain in Remarks.)
 Are Vegetation Soil or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes No
 Are Vegetation Soil or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

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

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Is the Sampled Area within a Wetland? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Hydric Soil Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

Remarks:
Upland data point taken outside of flag A3.

HYDROLOGY

Wetland Hydrology Indicators: Primary Indicators (minimum of one is required; check all that apply): ___ Surface Water (A1) ___ True Aquatic Plants (B14) ___ High Water Table (A2) ___ Hydrogen Sulfide Odor (C1) ___ Saturation (A3) ___ Oxidized Rhizospheres on Living Roots (C3) ___ Water Marks (B1) ___ Presence of Reduced Iron (C4) ___ Sediment Deposits (B2) ___ Recent Iron Reduction in Tilled Soils (C6) ___ Drift Deposits (B3) ___ Thin Muck Surface (C7) ___ Algal Mat or Crust (B4) ___ Other (Explain in Remarks) ___ Iron Deposits (B5) ___ ___ Inundation Visible on Aerial Imagery (B7) ___ ___ Water-Stained Leaves (B9) ___ ___ Aquatic Fauna (B13) ___	Secondary Indicators (minimum of two required): ___ Surface Soil Cracks (B6) ___ Sparsely Vegetated Concave Surface (B8) ___ Drainage Patterns (B10) ___ Moss Trim Lines (B16) ___ Dry-Season Water Table (C2) ___ Crayfish Burrows (C8) ___ Saturation Visible on Aerial Imagery (C9) ___ Stunted or Stressed Plants (D1) ___ Geomorphic Position (D2) ___ Shallow Aquitard (D3) ___ Microtopographic Relief (D4) ___ FAC-Neutral Test (D5)
--	---

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

Wetland Hydrology Present? Yes No

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

Remarks:
Wetland hydrology was not observed in the vicinity.

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

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

Sampling Point: DP-1

Tree Stratum (Plot size: 30 ft r)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test Worksheet:
1. <i>Carpinus caroliniana</i>	70	<input checked="" type="checkbox"/>	FAC	Number of Dominant Species That Are OBL, FACW, or FAC: <u>5</u> (A)
2. <i>Quercus phellos</i>	25	<input checked="" type="checkbox"/>	FAC	Total Number of Dominant Species Across All Strata: <u>8</u> (B)
3. _____				Percent of Dominant Species That Are OBL, FACW, or FAC: <u>62.5</u> (A/B)
4. _____				Prevalence Index Worksheet:
5. _____				Total % Cover of: _____ Multiply by:
6. _____				OBL species: <u>0</u> x 1 = <u>0</u>
7. _____				FACW species: <u>40</u> x 2 = <u>80</u>
8. _____				FAC species: <u>125</u> x 3 = <u>375</u>
9. _____				FACU species: <u>80</u> x 4 = <u>240</u>
10. _____				UPL species: <u>0</u> x 5 = <u>0</u>
11. _____				Column Totals: <u>225</u> (A) <u>695</u> (B)

Prevalence Index = B/A = 3.09

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation
 2 - Dominance Test is >50%
 ___ 3 - Prevalence Index is ≥ 3.0
 ___ 4 - Morphological Adaptations (Provide supporting data in Remarks or on a separate sheet)
 ___ Problematic Hydrophytic Vegetation (Explain)

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

Definitions of Four Vegetation Strata:

Tree – Woody plants, excluding vines, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/Shrub – Woody plants, excluding vines, less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody Vine – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes No

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

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

SOIL

Sampling Point: DP-1

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

Depth (inches)	Color (moist)	Matrix %	Color (moist)	Redox Features %	Type	Loc	Texture	Remarks
0 - 14	10YR 4/4	100					Silt Loam	
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-

Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains, Location: PL=Pure Lining, M=Matrix

Hydric Soil Indicators:

___ Histosol (A1) ___ Dark Surface (S7) ___ 2 cm Muck (A10) (MLRA 147)
 ___ Histic Epipedon (A2) ___ Polyvalue Below Surface (S8) (MLRA 147, 148) ___ Coast Prairie Redox (A16)
 ___ Black Histic (A3) ___ Thin Dark Surface (S9) (MLRA 147, 148) ___ (MLRA 147, 148)
 ___ Hydrogen Sulfide (A4) ___ Loamy Gleyed Matrix (F2) ___ Piedmont Floodplain Soils (F19)
 ___ Stratified Layers (A5) ___ Depleted Matrix (F3) ___ (MLRA 136, 147)
 ___ 2 cm Muck (A10) (LRR N) ___ Redox Dark Surface (F6) ___ Very Shallow Dark Surface (TF12)
 ___ Depleted Below Dark Surface (A11) ___ Depleted Dark Surface (F7) ___ Other (Explain in Remarks)
 ___ Thick Dark Surface (A12) ___ Redox Depressions (F8)
 ___ Sandy Mucky Mineral (S1) (LRR N, MLRA 147, 148) ___ Iron-Manganese Masses (F12) (LRR N, MLRA 136)
 ___ Sandy Gleyed Matrix (S4) ___ Umbric Surface (F13) (MLRA 136, 122) ___ Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.
 ___ Sandy Redox (S5) ___ Piedmont Floodplain Soils (F19) (MLRA 148)
 ___ Stripped Matrix (S6) ___ Red Parent Material (F21) (MLRA 127, 147)

Restrictive Layer (if observed):

Type: _____
 Depth (inches): _____ Hydric Soil Present? Yes No

Remarks:
Hydric soil was not observed.

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

WETLAND DETERMINATION DATA FORM – Eastern Mountains and Piedmont Region

Project/Site: Chapel Street City/County: Fairfax County Sampling Date: 2021-07-19
 Applicant/Owner: Ms. Amy Luyster State: Virginia Sampling Point: DP-2
 Investigator(s): AMS, CCB Section, Township, Range: Town of Clifton
 Landform (hillside, terrace, etc.): Depression Local relief (concave, convex, none): Concave Slope (%): 2
 Subregion (LRR or MLRA): S 148 Lat: 38.7793405 Long: -77.3901822 Datum: WGS 84
 Soil Map Unit Name: Z9A – Codorus silt loam NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes No (If no, explain in Remarks.)
 Are Vegetation Soil or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes No
 Are Vegetation Soil or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

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

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Is the Sampled Area within a Wetland? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Hydric Soil Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	

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

HYDROLOGY

Wetland Hydrology Indicators: Primary Indicators (minimum of one is required; check all that apply): ___ Surface Water (A1) ___ True Aquatic Plants (B14) ___ High Water Table (A2) ___ Hydrogen Sulfide Odor (C1) ___ Saturation (A3) ___ Oxidized Rhizospheres on Living Roots (C3) ___ Water Marks (B1) ___ Presence of Reduced Iron (C4) ___ Sediment Deposits (B2) ___ Recent Iron Reduction in Tilled Soils (C6) ___ Drift Deposits (B3) ___ Thin Muck Surface (C7) ___ Algal Mat or Crust (B4) ___ Other (Explain in Remarks) ___ Iron Deposits (B5) ___ ___ Inundation Visible on Aerial Imagery (B7) ___ ___ Water-Stained Leaves (B9) ___ ___ Aquatic Fauna (B13) ___	Secondary Indicators (minimum of two required): ___ Surface Soil Cracks (B6) ___ Sparsely Vegetated Concave Surface (B8) ___ Drainage Patterns (B10) ___ Moss Trim Lines (B16) ___ Dry-Season Water Table (C2) ___ Crayfish Burrows (C8) ___ Saturation Visible on Aerial Imagery (C9) ___ Stunted or Stressed Plants (D1) ___ Geomorphic Position (D2) ___ Shallow Aquitard (D3) ___ Microtopographic Relief (D4) ___ FAC-Neutral Test (D5)
--	---

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

Wetland Hydrology Present? Yes No

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

Remarks:
Wetland hydrology was observed in the vicinity.

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

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

Sampling Point: DP-2

Tree Stratum (Plot size: 30 ft r)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test Worksheet:
1. <i>Acer rubrum</i>	80	<input checked="" type="checkbox"/>	FAC	Number of Dominant Species That Are OBL, FACW, or FAC: <u>3</u> (A)
2. _____				Total Number of Dominant Species Across All Strata: <u>5</u> (B)
3. _____				Percent of Dominant Species That Are OBL, FACW, or FAC: <u>60</u> (A/B)
4. _____				Prevalence Index Worksheet:
5. _____				Total % Cover of: _____ Multiply by:
6. _____				OBL species: <u>5</u> x 1 = <u>5</u>
7. _____				FACW species: <u>0</u> x 2 = <u>0</u>
8. _____				FAC species: <u>140</u> x 3 = <u>420</u>
9. _____				FACU species: <u>55</u> x 4 = <u>220</u>
10. _____				UPL species: <u>5</u> x 5 = <u>25</u>
11. _____				Column Totals: <u>205</u> (A) <u>670</u> (B)

Prevalence Index = B/A = 3.27

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation
 2 - Dominance Test is >50%
 3 - Prevalence Index is ≥ 3.0
 ___ 4 - Morphological Adaptations (Provide supporting data in Remarks or on a separate sheet)
 ___ Problematic Hydrophytic Vegetation (Explain)

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

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Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody Vine – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes No

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

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

SOIL

Sampling Point: DP-2

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

Depth (inches)	Color (moist)	Matrix %	Color (moist)	Redox Features %	Type	Loc	Texture	Remarks
0 - 4	10YR 3/1	90	7.5YR 4/6	10	C	M	Silty Clay Loam	
4 - 8	10YR 4/1	60	10YR 6/6	40	C	M	Silt Clay Loam	
8 - 14	10YR 5/8	100					Silt Loam	
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-

Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains, Location: PL=Pure Lining, M=Matrix

Hydric Soil Indicators:

___ Histosol (A1) ___ Dark Surface (S7) ___ 2 cm Muck (A10) (MLRA 147)
 ___ Histic Epipedon (A2) ___ Polyvalue Below Surface (S8) (MLRA 147, 148) ___ Coast Prairie Redox (A16)
 ___ Black Histic (A3) ___ Thin Dark Surface (S9) (MLRA 147, 148) ___ (MLRA 147, 148)
 ___ Hydrogen Sulfide (A4) ___ Loamy Gleyed Matrix (F2) ___ Piedmont Floodplain Soils (F19)
 ___ Stratified Layers (A5) ___ Depleted Matrix (F3) ___ (MLRA 136, 147)
 ___ 2 cm Muck (A10) (LRR N) ___ Redox Dark Surface (F6) ___ Very Shallow Dark Surface (TF12)
 ___ Depleted Below Dark Surface (A11) ___ Depleted Dark Surface (F7) ___ Other (Explain in Remarks)
 ___ Thick Dark Surface (A12) ___ Redox Depressions (F8)
 ___ Sandy Mucky Mineral (S1) (LRR N, MLRA 147, 148) ___ Iron-Manganese Masses (F12) (LRR N, MLRA 136)
 ___ Sandy Gleyed Matrix (S4) ___ Umbric Surface (F13) (MLRA 136, 122) ___ Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.
 ___ Sandy Redox (S5) ___ Piedmont Floodplain Soils (F19) (MLRA 148)
 ___ Stripped Matrix (S6) ___ Red Parent Material (F21) (MLRA 127, 147)

Restrictive Layer (if observed):

Type: _____
 Depth (inches): _____ Hydric Soil Present? Yes No

Remarks:
Hydric soil was observed.

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

ENVIRONMENTAL

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

12800 CHAPEL STREET

TOWN OF CLIFTON

RESOURCE PROTECTION AREA DELINEATION

REVISIONS	
DATE	COMMENTS

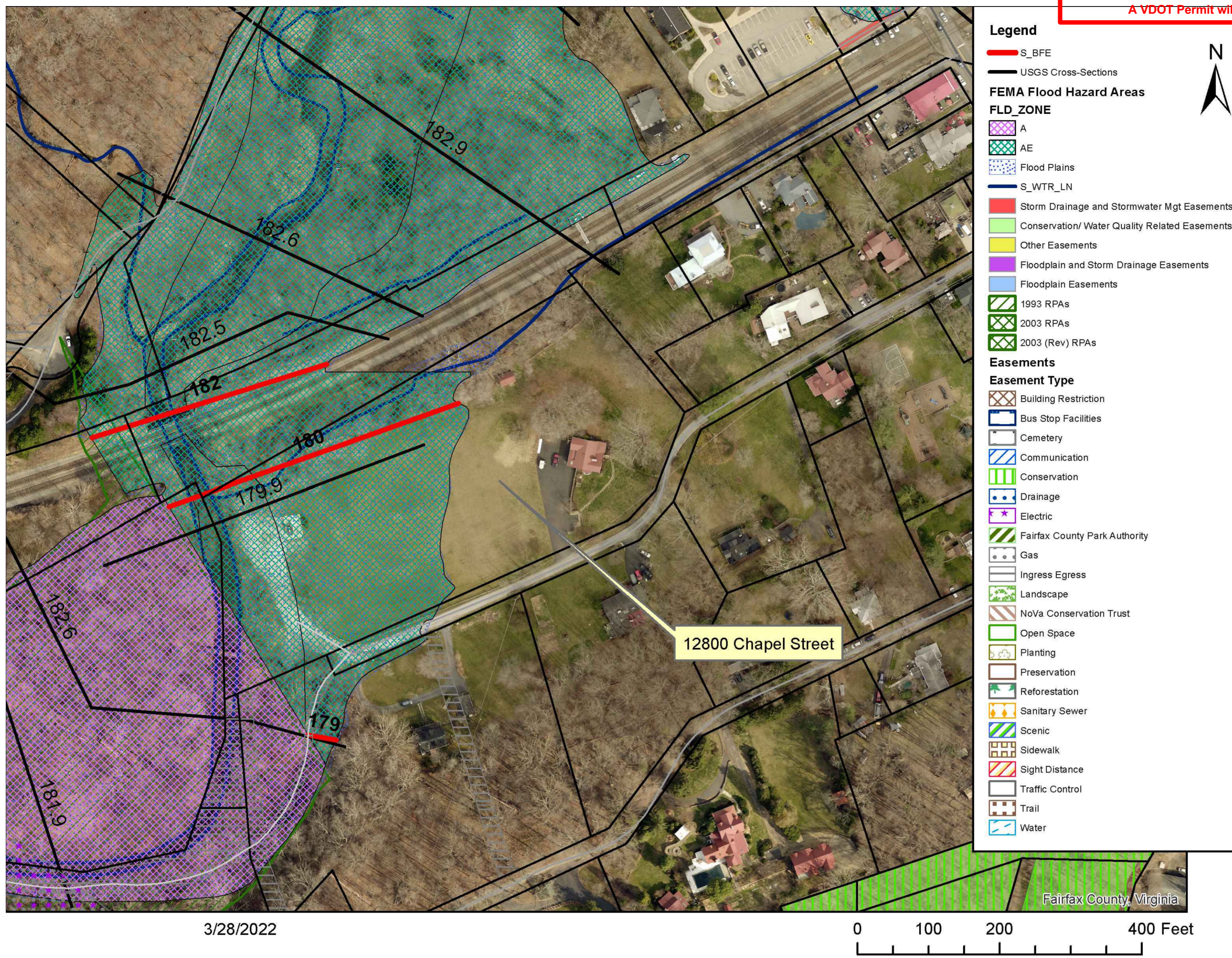
SHEET 2 OF 7 OF 2

SCALE: N/T/S

PROJECT DATE: 8/27/21

DRAFT: <u>TNW</u>	CHECK: <u>AMS</u>
FILE NUMBER: <u>2483</u>	

FOR COMPLETENESS ONLY



Legend

- S_BFE
- USGS Cross-Sections
- FEMA Flood Hazard Areas
- FLD_ZONE
 - A
 - AE
 - Flood Plains
 - S_WTR_LN
 - Storm Drainage and Stormwater Mgt Easements
 - Conservation/ Water Quality Related Easements
 - Other Easements
 - Floodplain and Storm Drainage Easements
 - Floodplain Easements
 - 1993 RPAs
 - 2003 RPAs
 - 2003 (Rev) RPAs
- Easements
- Easement Type
 - Building Restriction
 - Bus Stop Facilities
 - Cemetery
 - Communication
 - Conservation
 - Drainage
 - Electric
 - Fairfax County Park Authority
 - Gas
 - Ingress Egress
 - Landscape
 - NoVa Conservation Trust
 - Open Space
 - Planting
 - Preservation
 - Reforestation
 - Sanitary Sewer
 - Scenic
 - Sidewalk
 - Sight Distance
 - Traffic Control
 - Trail
 - Water

From: Bennett, Will <William.Bennett2@fairfaxcounty.gov>
Sent: Monday, March 28, 2022 7:13 AM
To: Tara Wilkins
Cc: Shrestha, Bigyan; Kumar, Dipmani
Subject: RE: Floodplain Request - 12800 Chapel Street
Attachments: 12800 Chapel Street Map.pdf

Good morning Tara!

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

Thank you!

-

Will Bennett

From: Tara Wilkins <tara@trtenv.com>
Sent: Friday, March 25, 2022 2:08 PM
To: Bennett, Will <William.Bennett2@fairfaxcounty.gov>
Cc: Shrestha, Bigyan <Bigyan.Shrestha@fairfaxcounty.gov>; Kumar, Dipmani <Dipmani.Kumar@fairfaxcounty.gov>
Subject: Floodplain Request - 12800 Chapel Street

Will,

I am requesting all available floodplain mapping and information including USGS cross sections, FEMA, and County-mapped floodplains for the properties at:
12800 Chapel St, Clifton, VA 20124
Fairfax County Map #: 0754-02-0044

I am aware that the property's jurisdiction is within the Town of Clifton but Fairfax County has requested that the RPA delineated be submitted/approved by the County. So we'll need to floodplain information for this site as the RPA is based off the 100-year floodplain.

Thanks in advance for your help!

Sincerely,

Tara Wilkins, ISA-CA, WPIT
 Environmental Project Manager

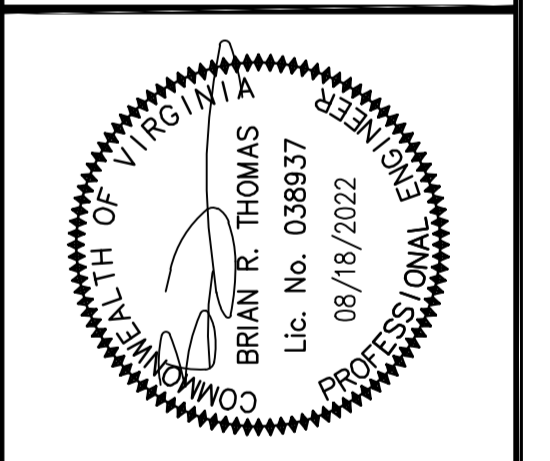
TNT ENVIRONMENTAL
 4455 BROOKFIELD CORPORATE DRIVE, SUITE 100
 CHANTILLY, VIRGINIA 20151

OFFICE: 703-466-5123
 MOBILE: 703-887-0212
 WEB: www.tntenvironmentalinc.com

NO.	DATE	REVISION	PRIOR TO APPROVAL

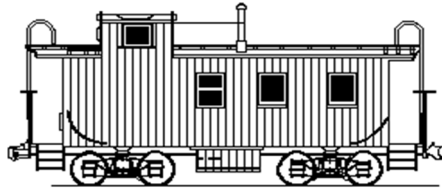
CPJ
 Charles P. Johnson & Associates, Inc.
 Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
 9959 Pender Dr., Ste. 210 Fairfax, VA 22030 703-385-7555 Fax: 703-273-8595
 www.cpjassociates.com • Charlottesville, VA • Alexandria, VA • Greenbelt, MD • Frederick, MD • Fairfax, VA

FLOODPLAIN MAPPING
12800 CHAPEL STREET
 SPRINGFIELD DISTRICT
 TOWN OF CLIFTON
 FAIRFAX COUNTY, VIRGINIA



DESIGN	DRAFT	APPROVED	DATE	SCALE	HORIZ.	VERT.
BRT	BRT	BRT	JUNE 2022	---	---	---

SHEET		OF
7A		7
PRJ NO: 2021-2556		
TYPE: RGP		



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: [Signature]

DATE: 5/5/2022

PROPERTY OWNER SIGNATURE: X [Signature]

DATE: X 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

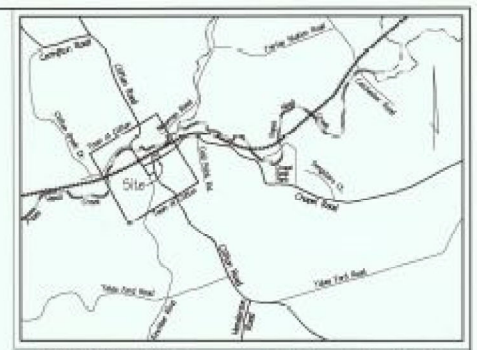
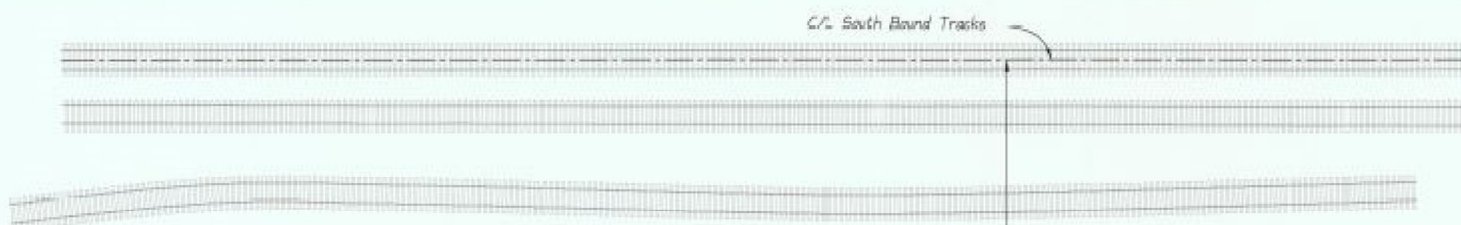
Microgreen Topped Sea Salt \$6

Mushroom Mac Soap \$14 \$16

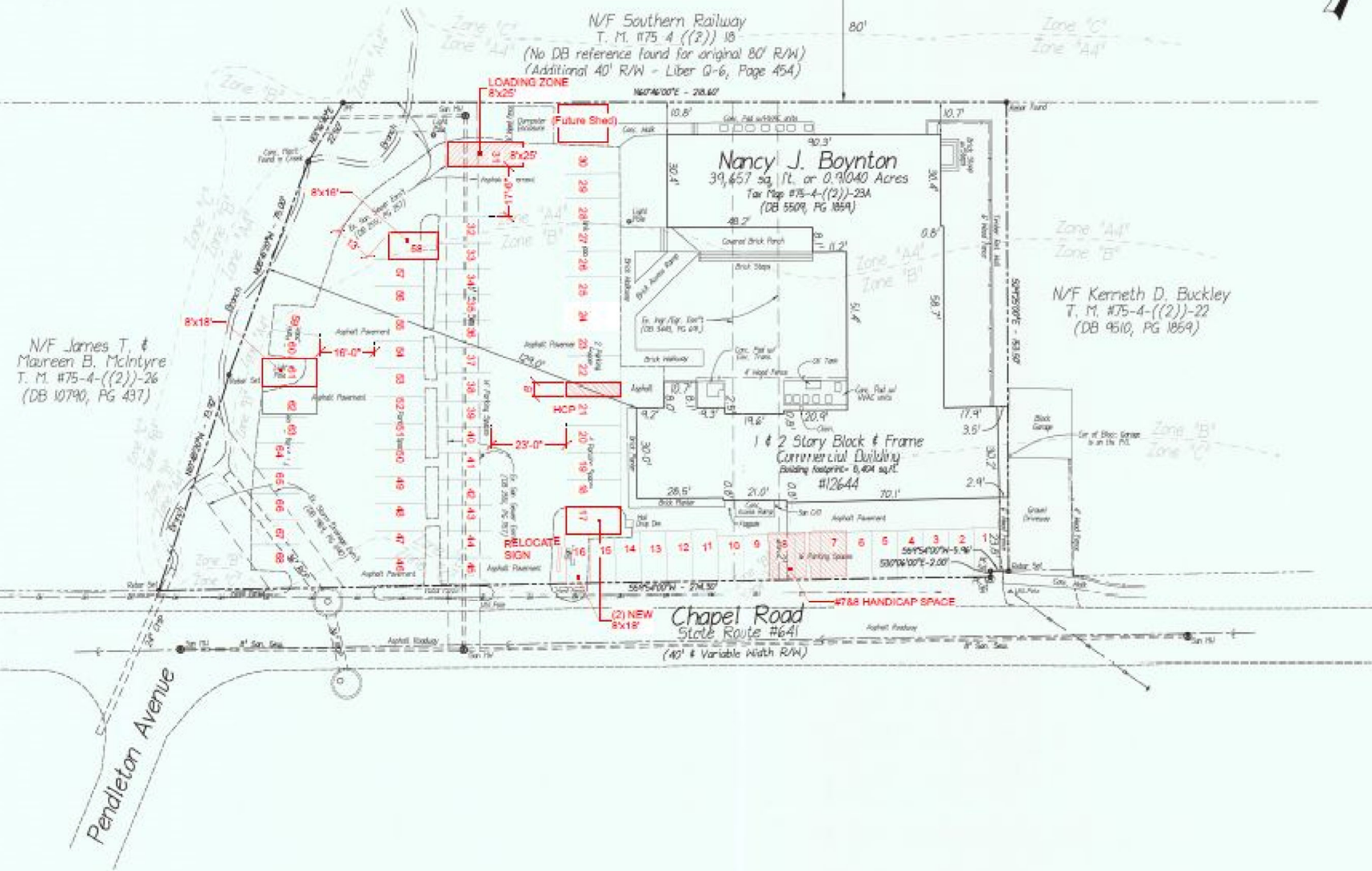


Dried Noodle Kit
Dried Porcini, Dried Lemon Pepper \$8
Dried Cheddar, Dried Breadcrumbs, Dried Tomato \$8





Vicinity Map Scale: 1" = 2500'



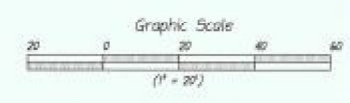
Notes:

- 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 "A", Zone "B" and Zone "C" based upon FEMA-FIA Flood Insurance Rate Map #51056A, dated May 2, 1977. Zone "A" 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 plot 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

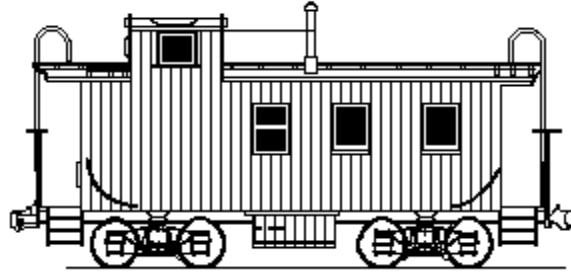
Building Total Gross Floor Area: 14,616

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, JANUARY 31, 2023, 7:30 PM
ACACIA LODGE
7135 MAIN STREET
CLIFTON, VA 20124**

Order of Business:

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