

2.2.8 Pohick Creek -Middle

Field Reconnaissance

Pohick Creek-Middle (Middle) extends over the eastern portion of the Pohick Creek watershed and contains a total of 19 subwatersheds. Middle WMA is bisected on the upstream end by Old Keene Mill Road and in the center by the Fairfax County Parkway. It is bounded on the west by portions of Sydenstricker Road and Pohick Road and on the extreme southern end by Interstate 95. A portion of the WMA's eastern border is formed by Rolling Road. The Middle WMA is comprised primarily of single family detached residential properties, with some significant single family attached (i.e. townhouses) and multi-family residential development.

As one of the larger WMAs in the Pohick Creek watershed, the Middle WMA includes a host of established subdivisions and neighborhoods, including Red Fox Estates, Center Park, Orange Hunt Estates, Rolling Valley, Keene Mill Station, Westwater Point, Pohick Hills, Pohick Creek Estates and Saratoga to the south (downstream end), to name a few. The majority of the observed single family detached dwellings were constructed on lots estimated at ¼ acre or less in size with single family attached and multi-family developments built at greater density (well under ¼ acre per unit). The age of development in this WMA ranges from an estimated 35 to 30 years old (1970's) up to approximately 5 to 10 years old (2000's) with some evidence of recent infill development in places. Land cover consists primarily of impervious surface associated with residential development (i.e. rooftops, streets and driveways, sidewalks, etc.) and associated landscaping, including managed turf. Curb and gutter are almost universally present in the Middle WMA.

The Middle WMA does not contain any PL-566 flood control lakes. Observed stormwater management facilities in the Middle WMA include wet and dry detention/retention facilities as well as other facility types, including underground chambers. The Middle WMA also contains a portion of the Pohick Stream Valley Park, which includes the Hidden Pond Nature Center; a portion of the Middle Run Stream Valley Park; the Greentree Village Park; and the Orange Hunt Estates Park. Among the non-residential land uses observed, Middle Pohick Creek contains commercial development, primarily associated with industries/activities supporting residential development, including several shopping centers (Saratoga Shopping Center). Significant institutional facilities observed in the Middle WMA include a portion of West Springfield High School, Saratoga Elementary School and a portion of Orange Hunt Elementary School.

Impervious Areas and Treatment Types

Increased impervious surfaces can result in channel erosion and downstream degradation. Water discharging from an impervious surface does not have time to slow down or infiltrate into the ground. This increases the quantity and velocity of stormwater runoff. This increased discharge into receiving waters begins to degrade the banks of the streams and instream habitat. It has been shown that levels of 10-20% impervious surface can significantly reduce the overall health of a stream (Annual Report, 2005). As one method of preventing stream degradation, stormwater management detention facilities are used throughout Fairfax County. By utilizing land use data and the contributing areas which drain to these stormwater management detention facilities, the County can identify areas of impervious surfaces and trace the flow path of the

resulting discharges and quantify the treatment provided by the specific type of stormwater management detention facility. Below are the four primary stormwater management facility types and treatment provided.

- *Quantity* -Detention storage facilities that only provide quantity control
- *Quality*: -Detention storage facilities that only provide quality control
- *Quantity & Quality*:-Detention storage facilities that provide quantity + quality control
- *None*: -Areas that do not drain to detention facilities (uncontrolled runoff/no treatment), however some of these areas also are undeveloped open space and parks and therefore were not designed to capture and treat rainfall runoff.

Utilizing the Technical Memorandum 3 guidance document, Table 21 below identifies the current and future impervious surface areas based on the existing and future land use conditions for Middle as well as the associated treatment types. See **Map 2.2.8-1** for existing and future land use. As expected Middle WMA is fully developed and contains a high percentage of impervious areas. In addition, much of stormwater management treatment consists of none, this is partly due to Pohick Creek stream flowing through the entire WMA. Small portions of the WMA has stormwater quantity and quality controls in place.

Table 21: Middle Impervious Areas and Treatment Types

WMA Name	Percent Impervious				Current Treatment Types			
	Current Condition		Ultimate Condition		Quantity	Quality	Quantity/ Quality	None
	(acres)	%	(acres)	%	(acres)	(acres)	(acres)	(acres)
Middle	773.75	25.67	783.47	25.99	63.99	75.66	176.80	2698.16

Stormwater Infrastructure

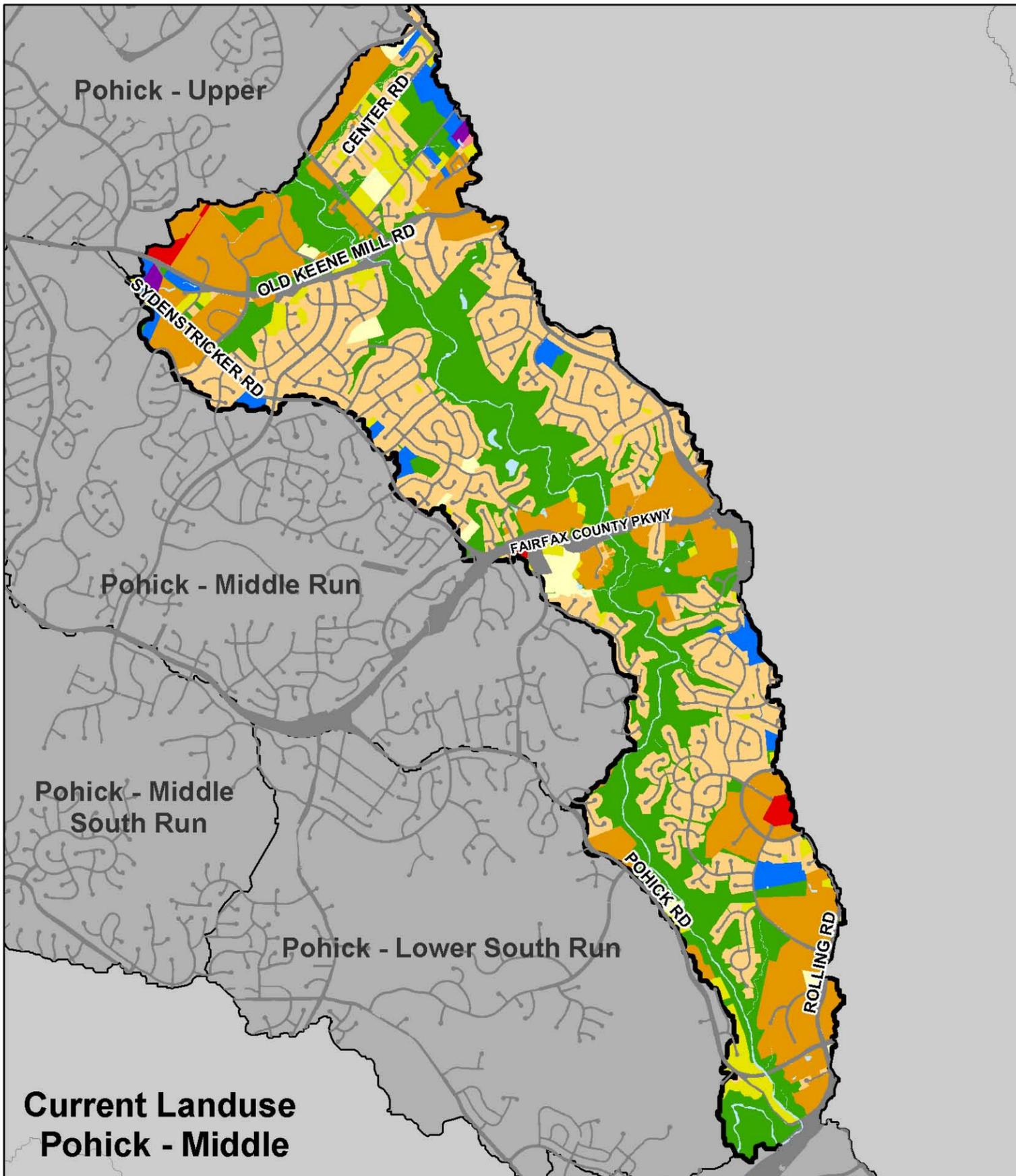
During the watershed’s development, a series of flood control lakes were constructed in the watershed between 1970 and 1985 under the federal Watershed Protection and Flood Prevention Act (PL 566) of 1954. These lakes (Lake Royal, Lake Barton, Woodglen Lake, Lake Braddock, Lake Mercer and Huntsman Lake) all provide significant flood control capacity in residentially developed areas. In addition to the PL 566 facilities, the Pohick Creek watershed also includes Burke Lake, a 218 acre recreational lake that serves as the centerpiece of Burke Lake Park.

Map 2.2.8-2 demonstrates the observed stormwater infrastructure conditions in the Middle WMA. Stormwater infrastructure consists primarily of curb and gutter stormwater collection leading to a piped network of storm drains discharging to either dry detention basins or directly into the middle reaches of Pohick Creek and its associated stream valleys and tributaries. Some of the stormwater conveyance system in the Middle WMA consists of ditches as well. The Middle WMA contains a wide variety of stormwater management facilities and structures, including approximately 34 dry detention facilities designed to manage stormwater quantity. In addition, the WMA contains three underground chambers; eight infiltration trench for water quality management; two wet retention basins; and one constructed stormwater wetland, which are typically designed to manage stormwater quantity and quality.

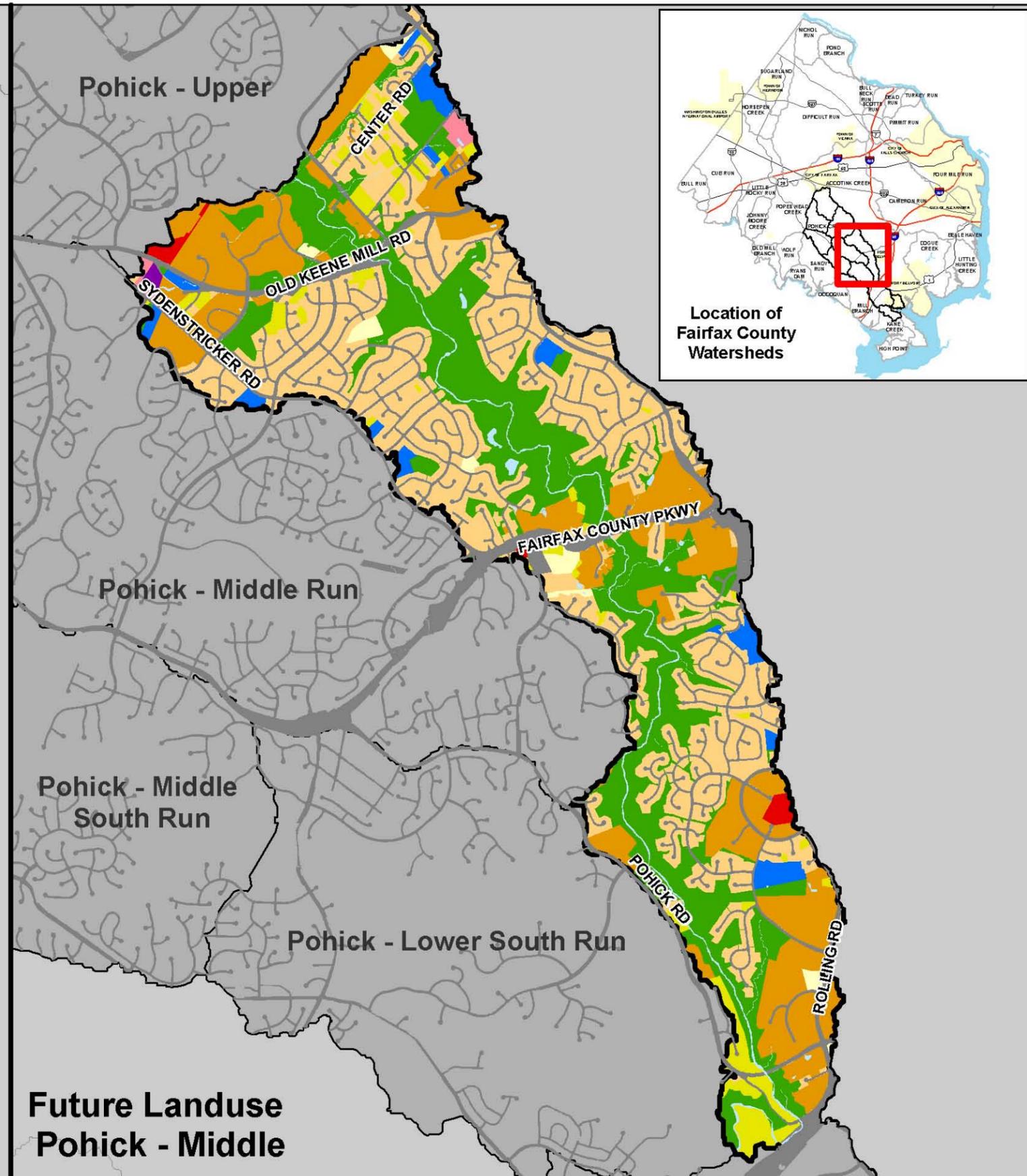
Stream Conditions

The Stream Conditions **Map 2.2.8-3** denotes the generally observed stream conditions as documented in the 2005 SPA and through additional, windshield level field reconnaissance performed for this study. The Stream Conditions Map demonstrates the general conditions of the main stem streams and tributaries in the WMA along with a series of features that typically impact stream condition, including stream channel erosion, channel widening, stream buffer condition, discharge pipe and ditch impacts, and utility and road crossing impacts.

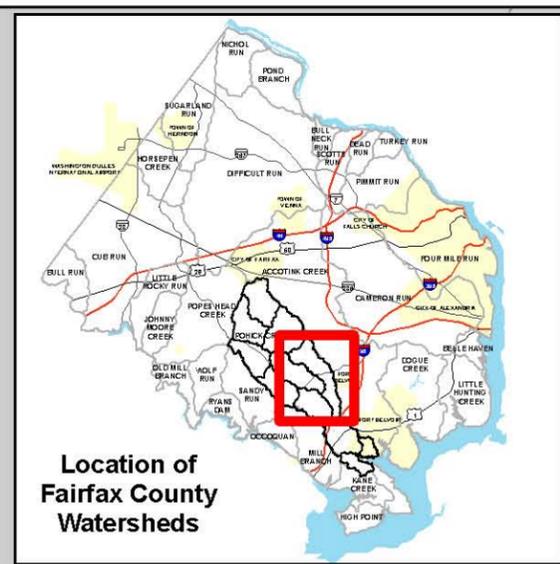
In the Middle WMA, the most prevalent stream condition features noted include disturbed stream buffers and stream channel widening and erosion/incision. In addition, pipe and ditch discharge into the WMA's streams have a significant impact on this WMA as well, including some severe impacts on the WMA headwaters and the main stem of Pohick Creek, as these pipes and ditches discharge stormwater runoff directly into the streams in many instances, contributing to the observed widening and erosion conditions. The more severe pipe, ditch, obstruction, and crossing impacts appear upstream of the Fairfax County Parkway. Road crossings, utilities lines, and pipe impacts noted in the remainder of the Middle WMA generally had only a minor impact, with some notable exceptions downstream of the Fairfax County Parkway. Isolated stream head cutting, or an abrupt vertical drop in the bed of a stream channel that demonstrates active erosion (NC DWQ, 2005), was observed in the headwaters of the Middle WMA near Old Keene Mill Road.



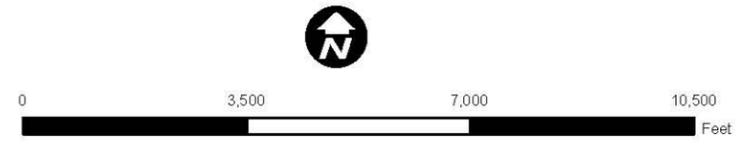
**Current Landuse
Pohick - Middle**



**Future Landuse
Pohick - Middle**



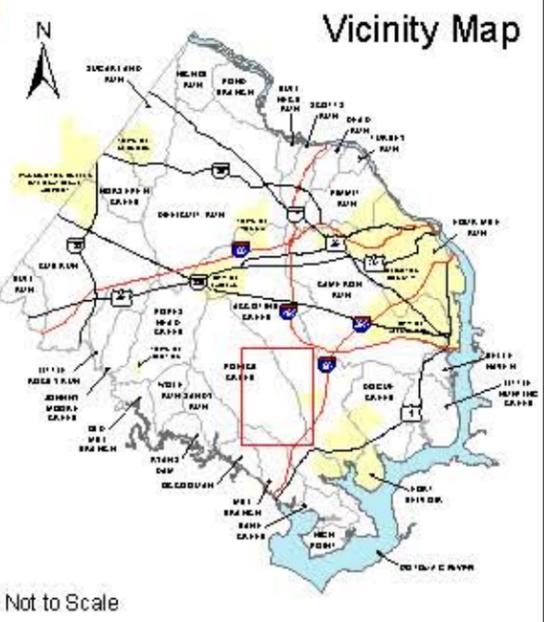
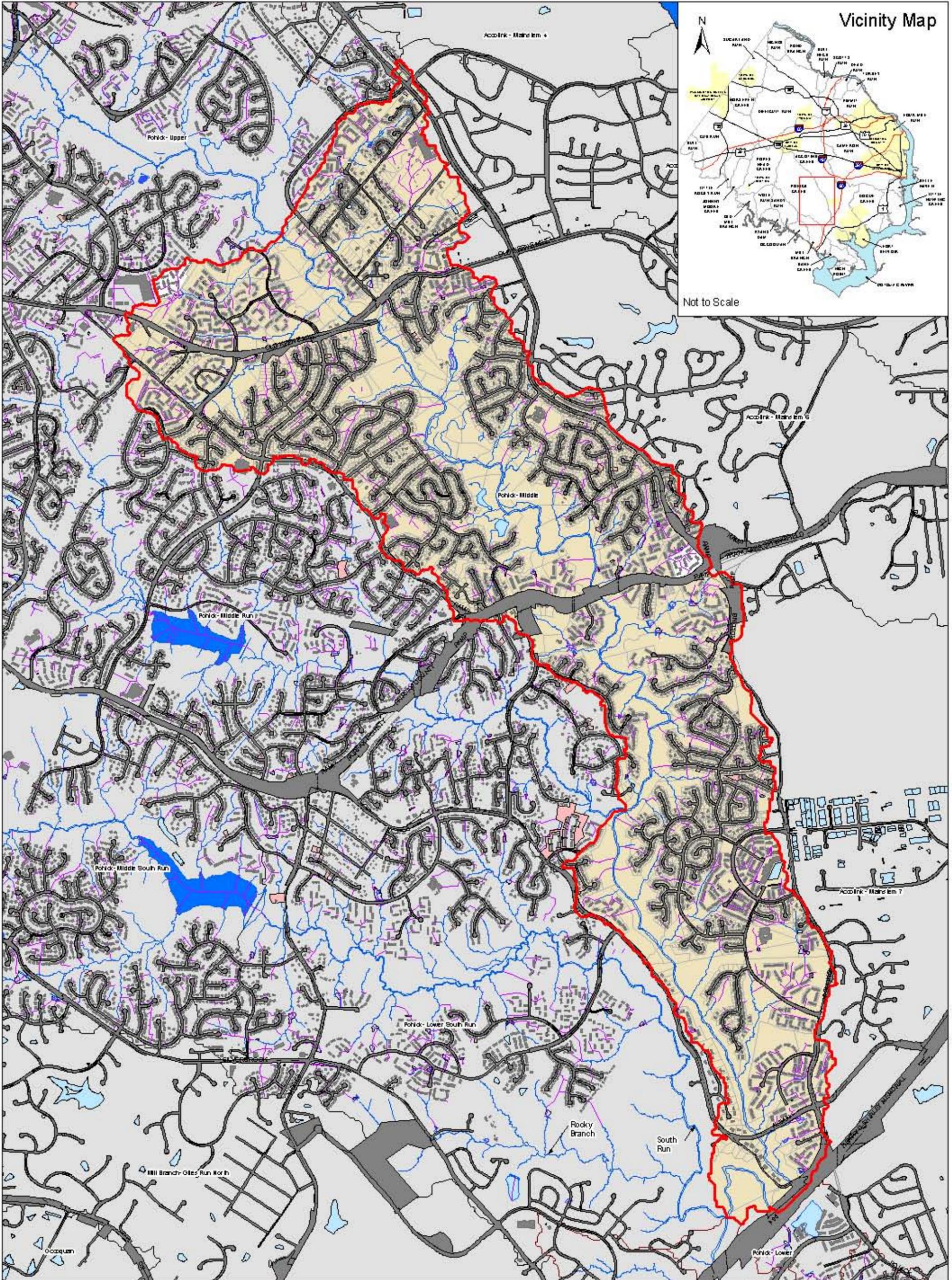
**Location of
Fairfax County
Watersheds**



Legend

WMA Boundary	Estate Residential	Institutional
Open Space	Low Density Residential	Low Intensity Commercial
Forested	Medium Density Residential	High Intensity Commercial
Golf Course	High Density Residential	Industrial
	Transportation	Water

**Map 2.2.8-1
Pohick Creek- Middle
Existing and Future Land Use**



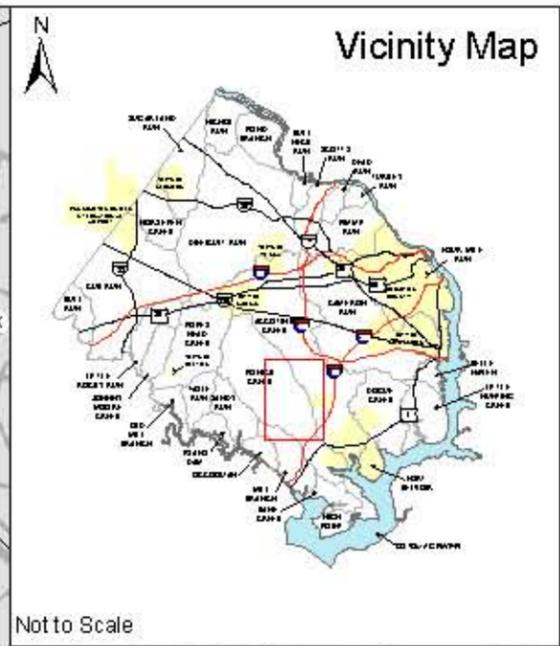
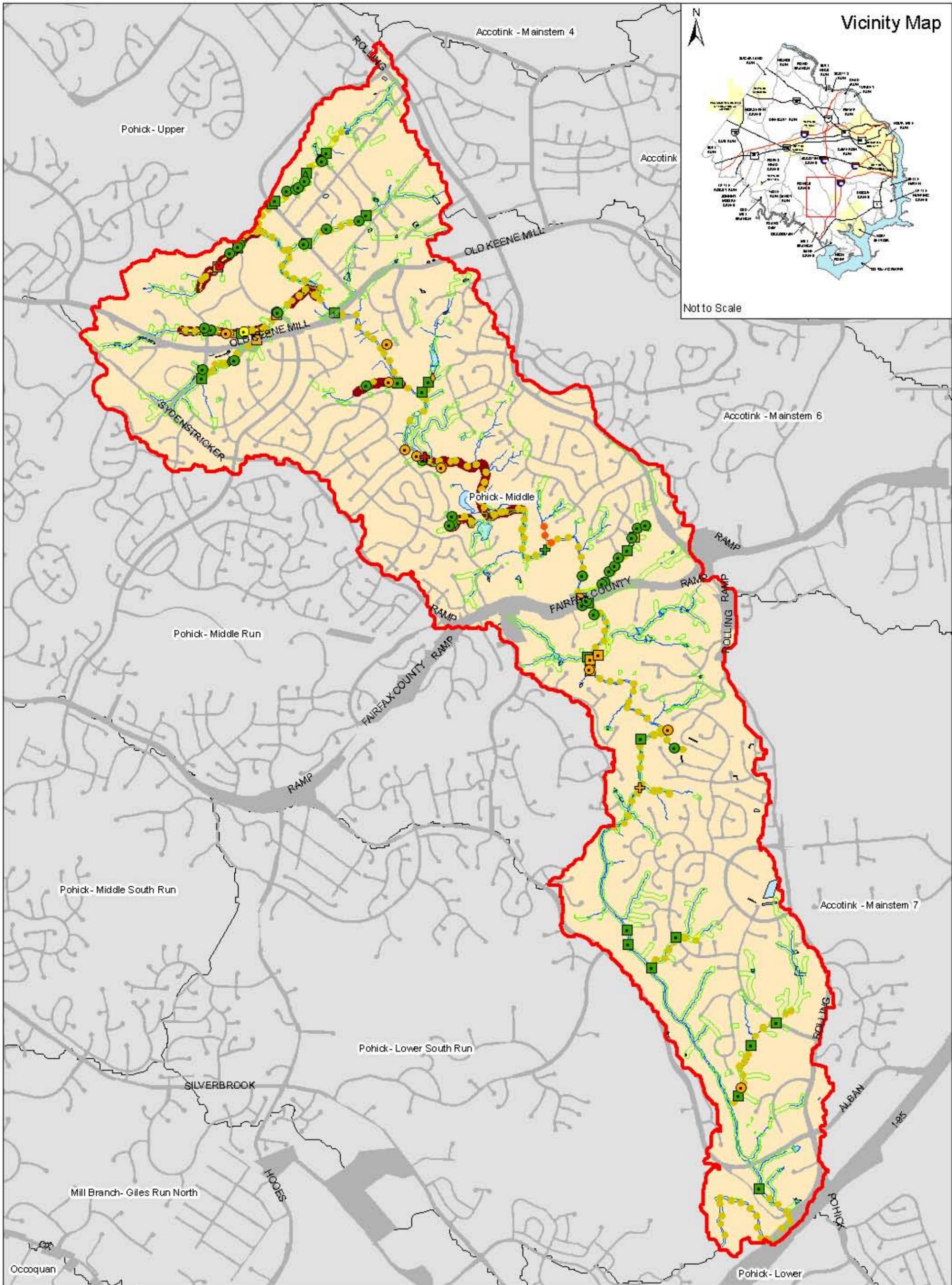
0 0.125 0.25 0.5 Miles

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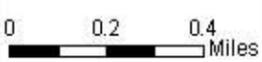
Storm Drainage	Roads	Drainage Complaints	WMA - Other
Rivers and Streams	Subbasins	Lake	Pohick - Middle
	Buildings	Storm Drainage Facilities	

Map 2.2.8-2

Pohick Creek
Pohick Creek Middle
Stormwater Infrastructure







Legend

Poor/Very Poor Habitat	CEM - Type 2: Incision	Disturbed Buffer	Lake	Other WMA Boundaries
Streams and Rivers	CEM - Type 3: Widening	Roads	Storm Drainage Facilities	Pohick - Middle
Erosion/Bank Instability				

Obstruction Impact: Minor to Moderate	Dump Site Impact: Minor to Moderate	Head Cut Height: 0.5' - 1'	Pipe Impact: Minor to Moderate	Ditch Impact: Minor to Moderate	Utility Impact: Minor to Moderate	Crossing Impact: Minor to Moderate
Moderate to Severe	Moderate to Severe	1' - 2'	Moderate to Severe	Moderate to Severe	Moderate to Severe	Moderate to Severe
Severe to Extreme	Severe to Extreme	> 2'	Severe to Extreme	Severe to Extreme	Severe to Extreme	Severe to Extreme

Map 2.2.8-3

Pohick Creek
Pohick Creek Middle
Stream Conditions

2.2.9 Pohick Creek -Lower

Field Reconnaissance

The Lower WMA is located in the southeastern portion of the Pohick Creek watershed and contains a total of 18 subwatersheds. Covering the area of Fairfax County known as Lorton, the Lower WMA's upstream boundary is found in the Laurel Hill redevelopment area west of Interstate 95. It is bounded to the north by Pohick Road and to the east by Fort Belvoir and Pohick Bay. Richmond Highway (U.S. Route 1) and Lorton Road both bisect the WMA in the upstream end. The Lower WMA is comprised of a larger variety of development than neighboring WMAs, including a host of institutional properties and commercial/industrial properties. Residential development in the Lower WMA consists of single family detached and multi-family attached residential properties, including apartment complexes, and a more significant presence of supporting commercial development. The majority of the observed single family detached dwellings were constructed on lots estimated at ¼ acre or less with multi-family developments consisting of more density (well under ¼ acre) in some established subdivisions, such as Pohick Village, South Point, and Summerhill. Some of the newer subdivisions in the WMA include the redeveloping Laurel Hill area west of I-95 and Pohick Estates.

The age of development in this WMA ranges from an estimated 35 to 30 years old (1970's) up to new construction (i.e. up to five years old, 2000's) with some minor evidence of recent infill development aside from the Laurel Hill project. The Lower WMA is essentially undeveloped east of Richmond Highway, with the primary land characteristics dominated by public institutional lands (federal lands, parks, etc). Land cover west of Richmond Highway in the WMA consists primarily of impervious surface associated with residential development (i.e. rooftops, streets and driveways, sidewalks, etc.), including some more intense, compact residential and commercial development, and associated landscaping, including managed turf. Curb and gutter are almost universally present in the developed areas upstream of Richmond Highway.

While the Lower WMA does not contain any PL-566 flood control lakes, the WMA does include a variety of stormwater management facilities, including wet and dry detention/retention facilities as well as other facility types, including constructed wetlands, infiltration facilities, and underground chambers. The Lower WMA contains a portion of Pohick Bay Regional Park, Joseph Plaskett Park, and a series of recreational fields. Among the non-residential land uses observed, the Lower WMA contains several significant commercial developments, primarily associated with industries/activities supporting residential development, including Gunston Plaza and the Lorton Town Center. The Lower WMA includes a host of institutional facilities, including the Norman M. Cole Jr. Pollution Control Plant, an AMTRAK train station, a VRE station in Lorton, the Lorton Station Elementary School, and First Baptist Church of Lorton.

Impervious Areas and Treatment Types

Increased impervious surfaces can result in channel erosion and downstream degradation. Water discharging from an impervious surface does not have time to slow down or infiltrate into the ground. This increases the quantity and velocity of stormwater runoff. This increased discharge into receiving waters begins to degrade the banks of the streams and instream habitat. It has

been shown that levels of 10-20% impervious surface can significantly reduce the overall health of a stream (Annual Report, 2005). As one method of preventing stream degradation, stormwater management detention facilities are used throughout Fairfax County. By utilizing land use data and the contributing areas which drain to these stormwater management detention facilities, the County can identify areas of impervious surfaces and trace the flow path of the resulting discharges and quantify the treatment provided by the specific type of stormwater management detention facility. Below are the four primary stormwater management facility types and treatment provided.

- *Quantity* -Detention storage facilities that only provide quantity control
- *Quality*: -Detention storage facilities that only provide quality control
- *Quantity & Quality*:-Detention storage facilities that provide quantity + quality control
- *None*: -Areas that do not drain to detention facilities (uncontrolled runoff/no treatment), however some of these areas also are undeveloped open space and parks and therefore were not designed to capture and treat rainfall runoff.

Utilizing the Technical Memorandum 3 guidance document, Table 22 below identifies the current and future impervious surface areas based on the existing and future land use conditions for Lower as well as the associated treatment types. See **Map 2.2.9-1** for existing and future land use. While Lower WMA is bisected by Route 1, which is heavily commercial/industrial, there are portions of Lower which contain the Accotink Bay Wildlife Refuge and Pohick Bay Regional Park. These areas experience relatively low impervious areas.

Table 22: Lower Impervious Areas and Treatment Types

WMA Name	Percent Impervious				Current Treatment Types			
	Current Condition		Ultimate Condition		Quantity	Quality	Quantity/ Quality	None
	(acres)	%	(acres)	%	(acres)	(acres)	(acres)	(acres)
Lower	427.96	18.24	458.08	19.52	163.57	43.60	42.47	2096.82

Stormwater Infrastructure

During the watershed’s development, a series of flood control lakes were constructed in the watershed between 1970 and 1985 under the federal Watershed Protection and Flood Prevention Act (PL 566) of 1954. These lakes (Lake Royal, Lake Barton, Woodglen Lake, Lake Braddock, Lake Mercer and Huntsman Lake) all provide significant flood control capacity in residentially developed areas. In addition to the PL 566 facilities, the Pohick Creek watershed also includes Burke Lake, a 218 acre recreational lake that serves as the centerpiece of Burke Lake Park.

Map 2.2.9-2 demonstrates the observed stormwater infrastructure conditions in the Lower WMA. Stormwater infrastructure in the developed portion of the WMA consists primarily of curb and gutter stormwater collection leading to a piped network of storm drains discharging primarily to dry detention basins that manage the quantity of runoff before discharging into Pohick Creek and/or its associated stream valleys and tributaries. Some of the stormwater conveyance system in the Lower WMA consists of ditches as well. The Lower WMA contains

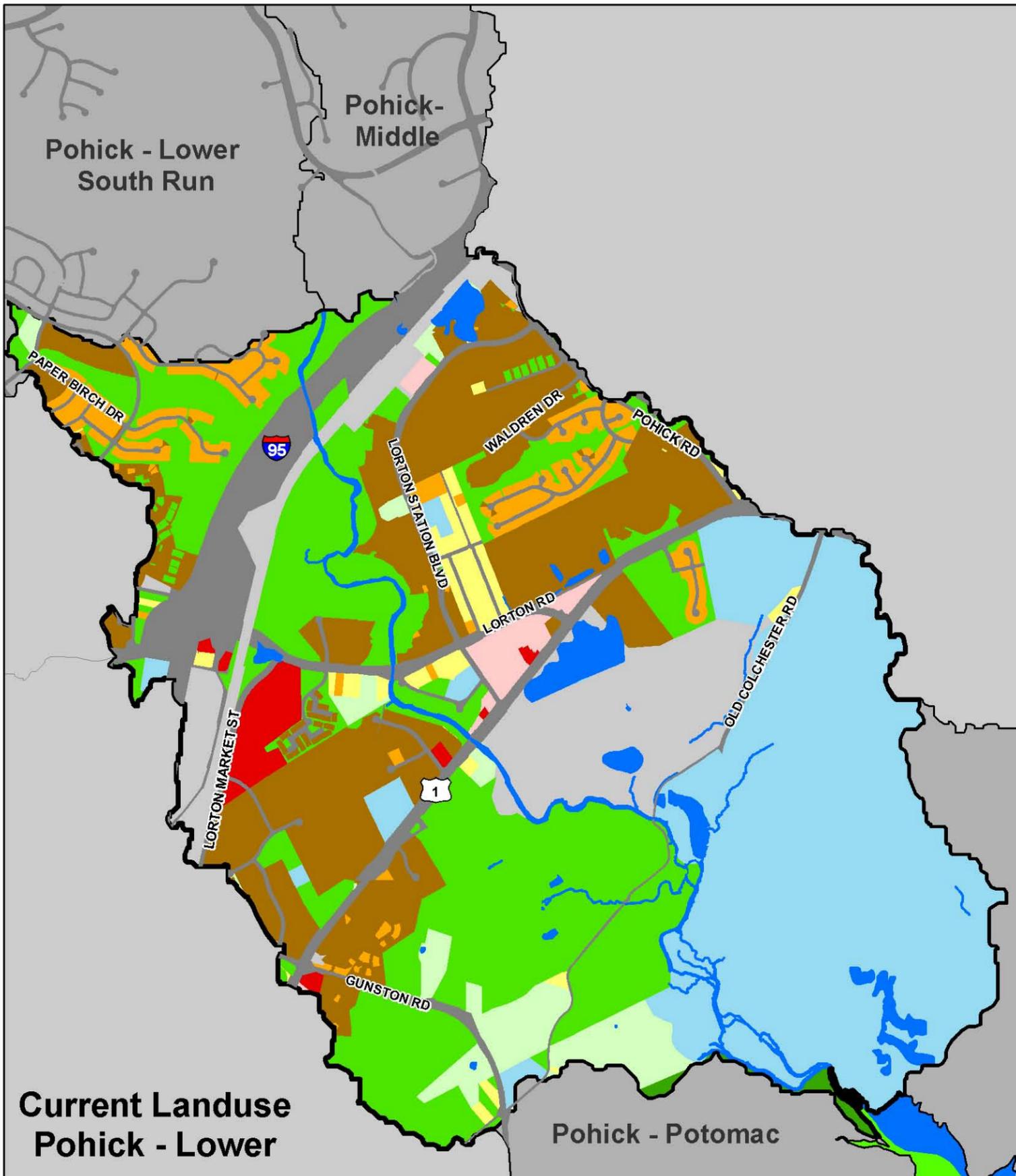
approximately 17 dry detention facilities designed to manage stormwater quantity. In addition, the WMA contains one underground chamber. Of note, as development and redevelopment in and around the Lorton area continues, the reader can anticipate the implementation of additional stormwater management controls for both quantity and quality in accordance with current Fairfax County development standards

Stream Conditions

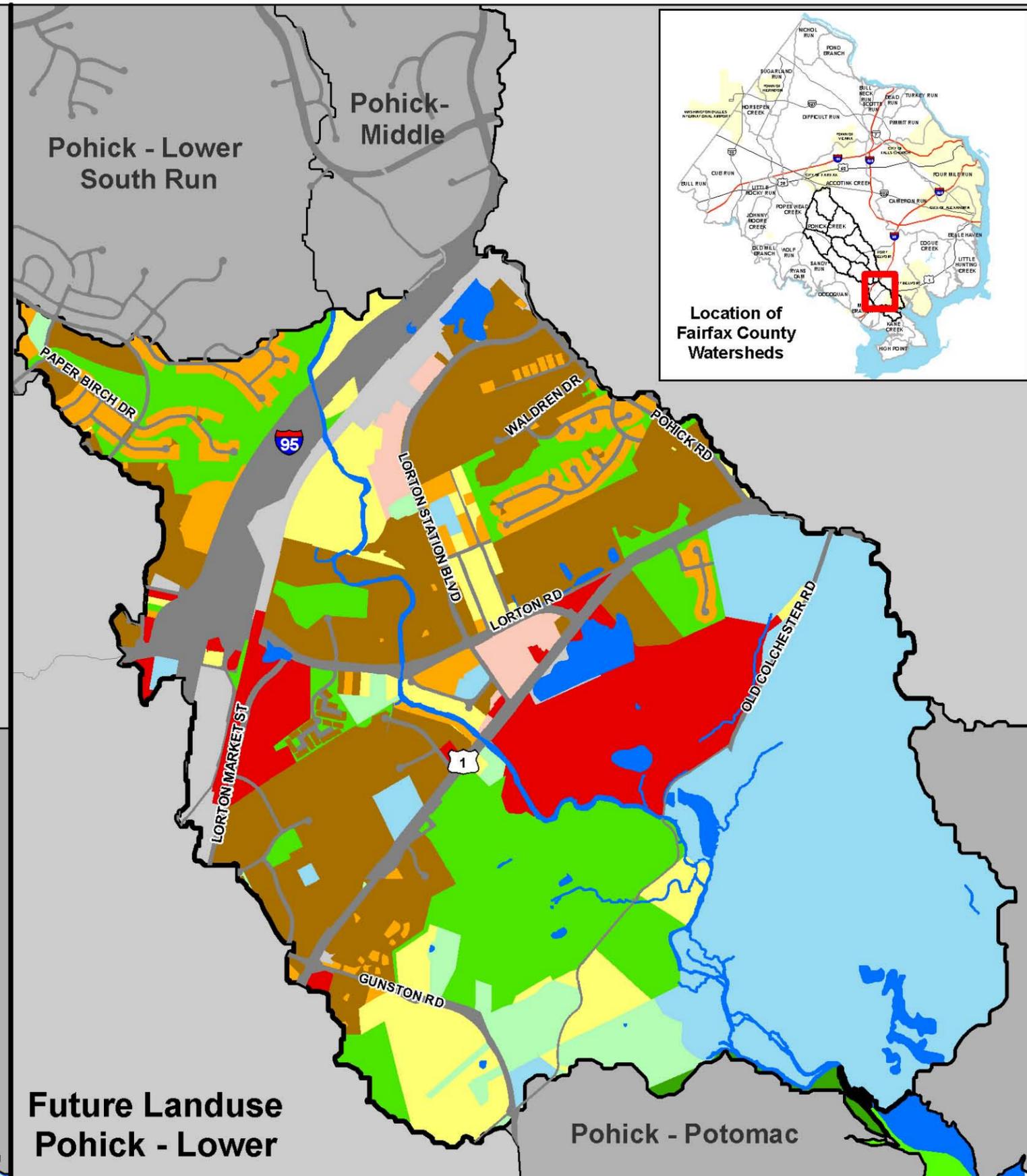
The Stream Conditions **Map 2.2.9-3** denotes the generally observed stream conditions as documented in the 2005 SPA and through additional, windshield level field reconnaissance performed for this study. The Stream Conditions Map demonstrates the general conditions of the main stem streams and tributaries in the WMA along with a series of features that typically impact stream condition, including stream channel erosion, channel widening, stream buffer condition, discharge pipe and ditch impacts, and utility and road crossing impacts.

In the Lower WMA, the most prevalent stream condition features noted include disturbed stream buffers and stream channel widening, primarily in the main stem of Pohick Creek upstream of Richmond Highway and immediately downstream of the Norman M. Cole, Jr. Pollution Control Plant. A small tributary of Pohick Creek between Lorton Road and Richmond Highway also experienced some channel erosion and incision, as well as an isolated stream head cut, or an abrupt vertical drop in the bed of a stream channel that demonstrates active erosion (NC DWQ, 2005).

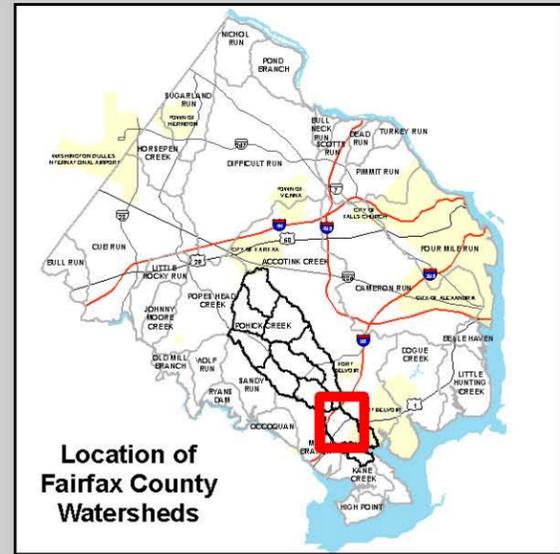
Pipe and ditch discharge into the WMA's streams have a significant impact on this WMA as well, including some severe impacts on the tributaries leading away from the Norman Cole facility. These pipes and ditches discharge stormwater runoff directly into the streams in many instances, contributing to the observed widening conditions. Additional pipe, ditch, obstruction, and crossing impacts are relatively minor throughout the remainder of the WMA.



**Current Landuse
Pohick - Lower**



**Future Landuse
Pohick - Lower**

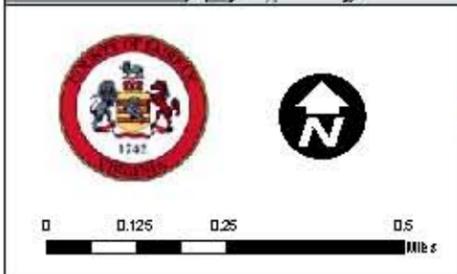
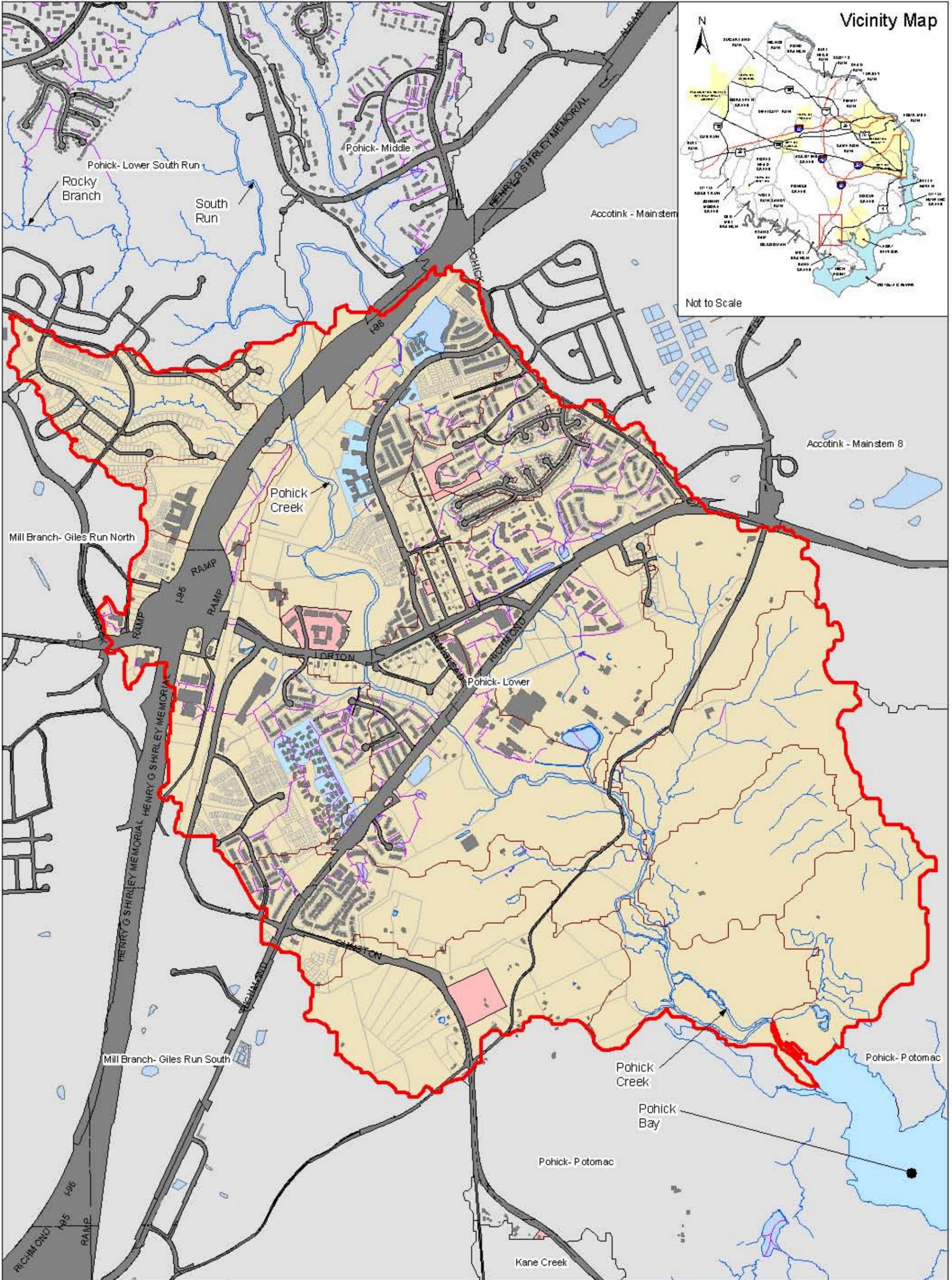


**Location of
Fairfax County
Watersheds**



Landuse Classes		Legend	
Watershed Boundaries	Golf Course	Institutional	Open Space
High Density Residential	High Intensity Commercial	Low Density Residential	Transportation
Estate Residential	Industrial	Low Intensity Commercial	Water
Forest		Medium Density Residential	

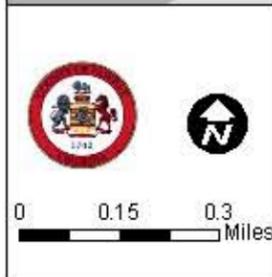
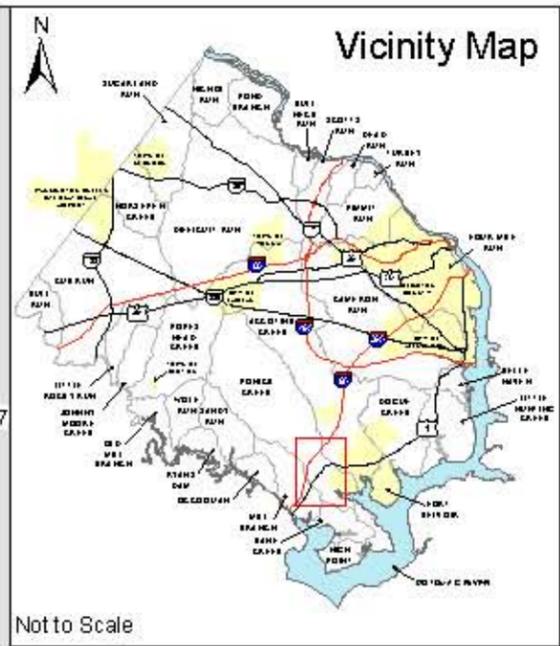
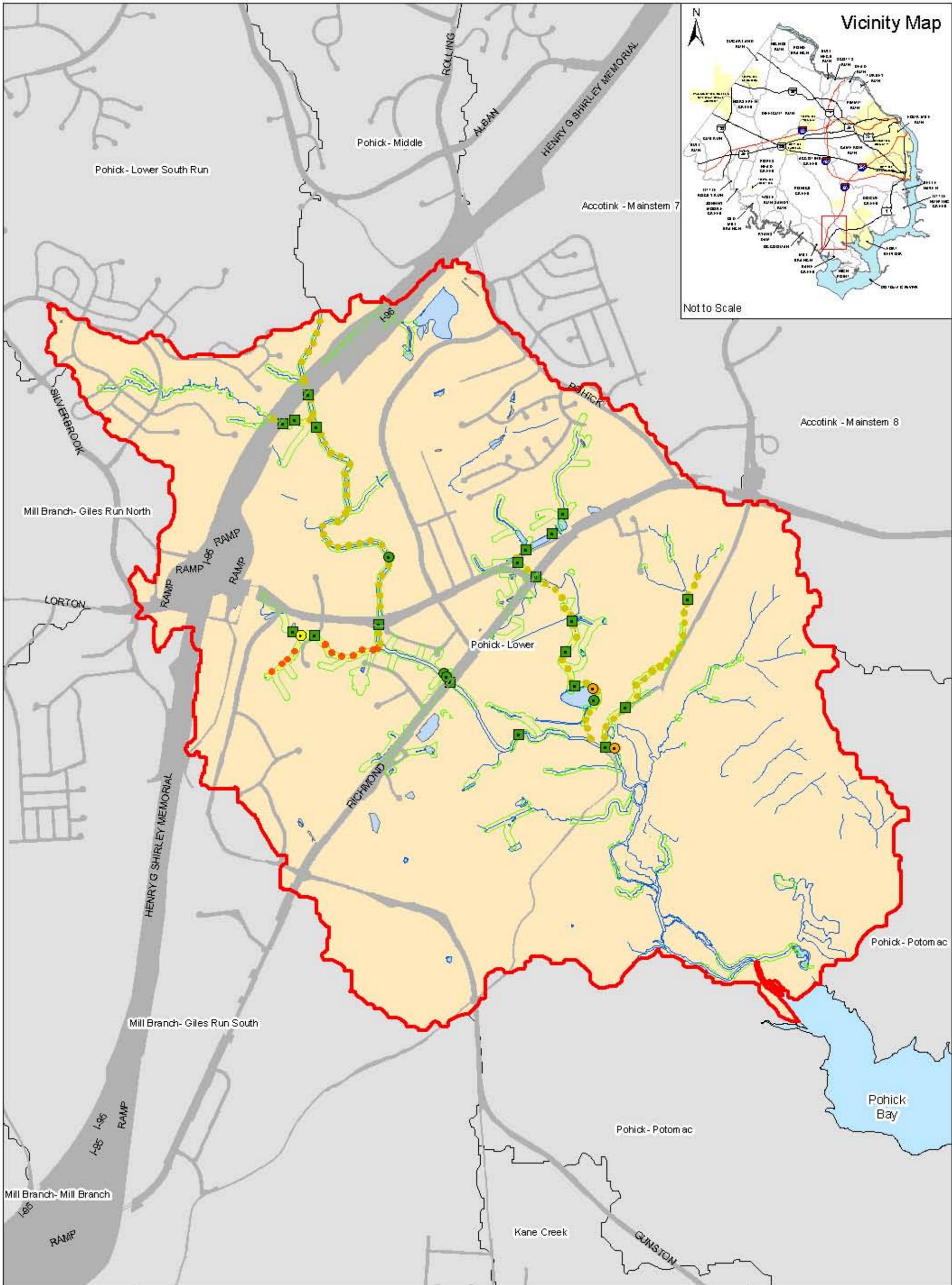
**Map 2.2.9-1
Pohick Creek- Lower
Existing and Future Land Use**



Legend			
Storm Drainage	Roads	Drainage Complaints	WMA - Other
Rivers and Streams	Subbasins	Lake	Pohick - Lower
Buildings	Storm Drainage Facilities		

Map 2.2.9-2

Pohick Creek
Pohick Creek Lower
Stormwater Infrastructure



Legend						
— Poor/Very Poor Habitat	● CEM - Type 2: Incision	▭ Disturbed Buffer	■ Lake	▭ Other WMA Boundaries		
— Streams and Rivers	● CEM - Type 3: Widening	▭ Roads	▭ Storm Drainage Facilities	▭ Pohick - Lower Boundary		
● Obstruction Impact	● Dump Site Impact	● Head Cut Height	● Pipe Impact	● Ditch Impact	● Utility Impact	● Crossing Impact
● Mild to Moderate	● Mild to Moderate	● 0.5' - 1'	● Mild to Moderate	● Mild to Moderate	● Mild to Moderate	● Mild to Moderate
● Moderate to Severe	● Moderate to Severe	● 1' - 2'	● Moderate to Severe	● Moderate to Severe	● Moderate to Severe	● Moderate to Severe
● Severe to Extreme	● Severe to Extreme	● > 2'	● Severe to Extreme	● Severe to Extreme	● Severe to Extreme	● Severe to Extreme

Map 2.2.9-3
 Pohick Creek
 Pohick Creek Lower
 Stream Conditions

2.2.10 Potomac

Field Reconnaissance

The Potomac WMA is located in the extreme southern portion of the Pohick Creek watershed and contains a total of 8 subwatersheds. The Potomac WMA bounded on the south by Gunston Road and is comprised primarily of public lands, including a portion of Fort Belvoir and the Pohick Regional Park. The Potomac WMA does contain limited single family detached residential properties. The majority of the observed single family detached dwellings were constructed on estimated lots of one acre or more. The age of development in this WMA ranges from an estimated 20 to 25 years old (1980's) up to approximately 5 to 10 years old (2000's) with little evidence of recent infill development.

Land cover consists primarily of woodland and tidal wetlands, with some impervious surface associated with residential development (i.e. rooftops, streets and driveways) and limited landscaping management. No stormwater management facilities or infrastructure was observed in the Potomac WMA, including curb and gutter on roadways. Among the non-residential land uses observed, Potomac contains primarily institutional properties associated with public lands and open space holdings, including the majority of Pohick Bay Regional Park on the south side of Pohick Bay and the Accotink Bay Wildlife Refuge and Fort Belvoir on the north shore of Pohick Bay.

Impervious Areas and Treatment Types

Increased impervious surfaces can result in channel erosion and downstream degradation. Water discharging from an impervious surface does not have time to slow down or infiltrate into the ground. This increases the quantity and velocity of stormwater runoff. This increased discharge into receiving waters begins to degrade the banks of the streams and instream habitat. It has been shown that levels of 10-20% impervious surface can significantly reduce the overall health of a stream (Annual Report, 2005). As one method of preventing stream degradation, stormwater management detention facilities are used throughout Fairfax County. By utilizing land use data and the contributing areas which drain to these stormwater management detention facilities, the County can identify areas of impervious surfaces and trace the flow path of the resulting discharges and quantify the treatment provided by the specific type of stormwater management detention facility. Below are the four primary stormwater management facility types and treatment provided.

- *Quantity* -Detention storage facilities that only provide quantity control
- *Quality*: -Detention storage facilities that only provide quality control
- *Quantity & Quality*:-Detention storage facilities that provide quantity + quality control
- *None*: -Areas that do not drain to detention facilities (uncontrolled runoff/no treatment), however some of these areas also are undeveloped open space and parks and therefore were not designed to capture and treat rainfall runoff.

Utilizing the Technical Memorandum 3 guidance document, Table 23 below identifies the current and future impervious surface areas based on the existing and future land use conditions

for Potomac as well as the associated treatment types. See **Map 2.2.10-1** for existing and future land use. As expected Potomac WMA has almost no development and is comprised primarily of Fort Belvoir and Pohick Regional Park and therefore experiences one of the lowest impervious conditions in the County. Since the majority of the area is undeveloped, stormwater management treatment is minimal.

Table 23: Potomac Impervious Areas and Treatment Types

WMA Name	Percent Impervious				Current Treatment Types			
	Current Condition		Ultimate Condition		Quantity	Quality	Quantity/ Quality	None
	(acres)	%	(acres)	%	(acres)	(acres)	(acres)	(acres)
Potomac	15.66	1.02	15.95	1.04	47.40	5.33	0.00	1479.69

Stormwater Infrastructure

During the watershed’s development, a series of flood control lakes were constructed in the watershed between 1970 and 1985 under the federal Watershed Protection and Flood Prevention Act (PL 566) of 1954. These lakes (Lake Royal, Lake Barton, Woodglen Lake, Lake Braddock, Lake Mercer and Huntsman Lake) all provide significant flood control capacity in residentially developed areas. In addition to the PL 566 facilities, the Pohick Creek watershed also includes Burke Lake, a 218 acre recreational lake that serves as the centerpiece of Burke Lake Park.

In addition to the flood control capacity of these lakes, the watershed also contains a wide variety of additional stormwater infrastructure and best management practices which track with the watershed’s development history. For example, in areas that developed earlier, stormwater management facilities, where present, consist primarily of dry detention basins designed to curb peak storm flows (quantity management). For areas that developed more recently, stormwater management facilities are more likely to include a water quality component, and the variety of facility types increases. Facilities found in these areas include wet detention facilities, underground chambers, infiltration devices, and wetlands.

Map 2.2.10-2 demonstrates the observed stormwater infrastructure conditions in the Potomac WMA. As the vast majority of this WMA remains undeveloped, no significant stormwater infrastructure was observed. Tributaries draining to Pohick Bay are almost exclusively open channel drainages

Stream Conditions

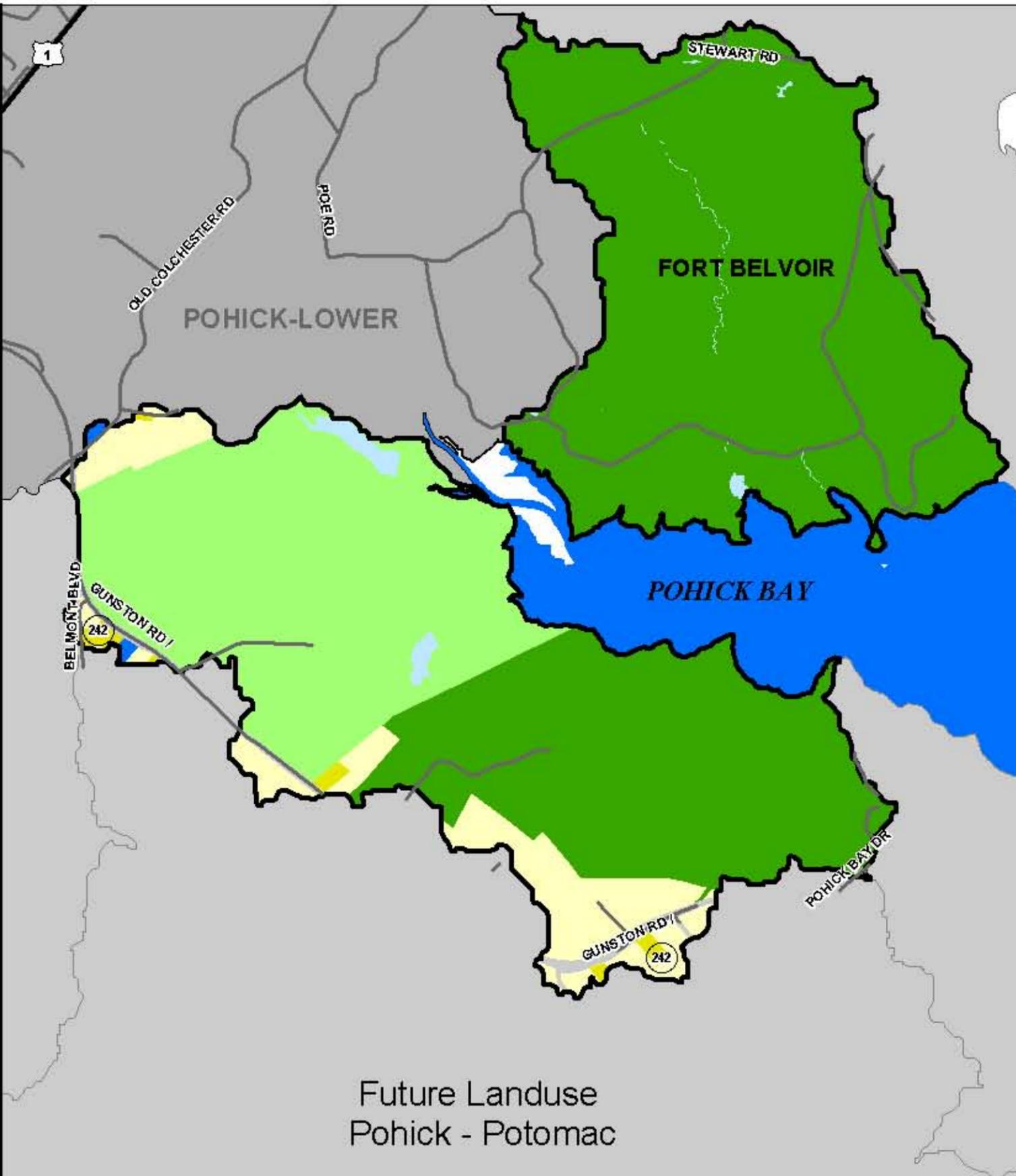
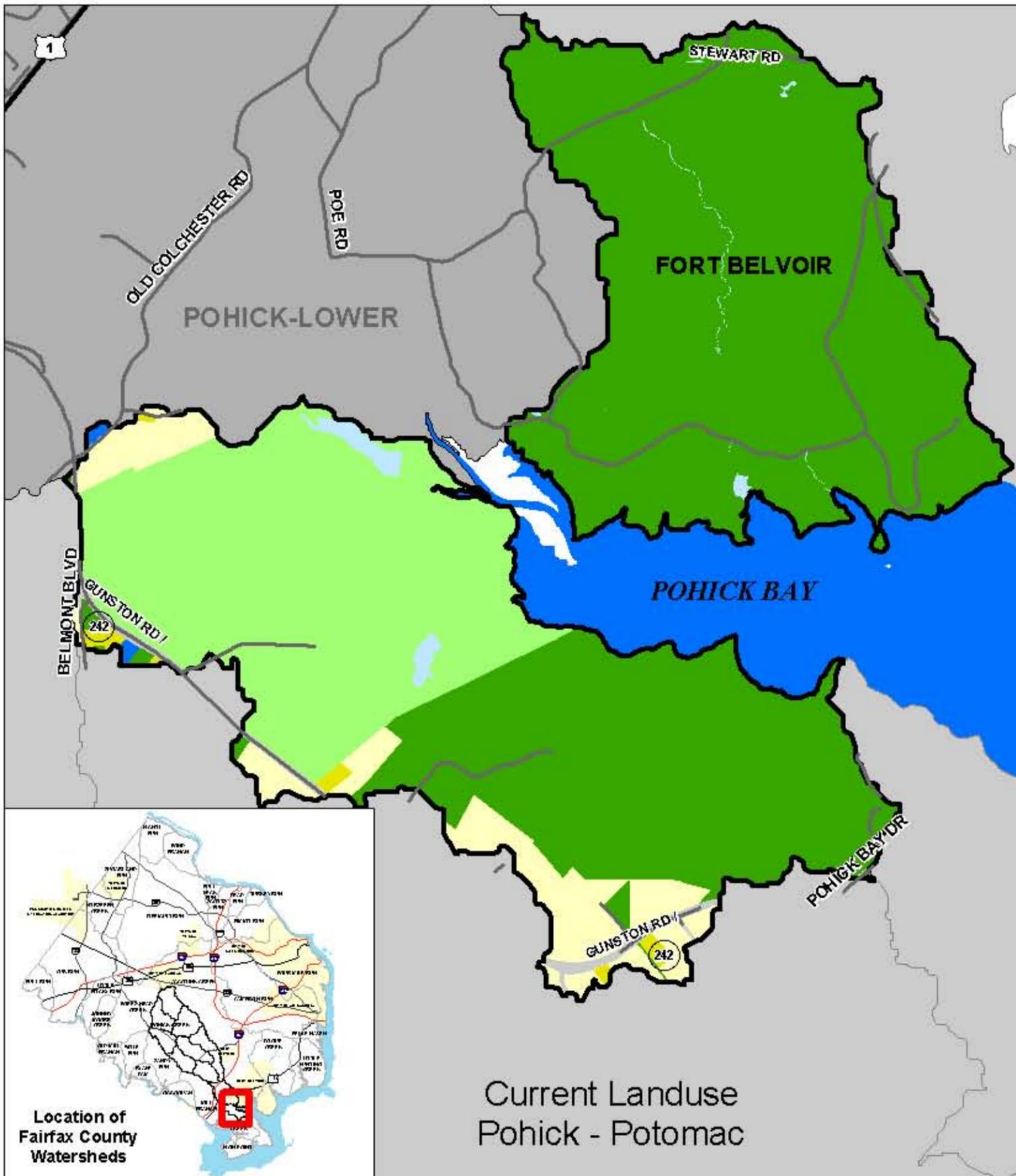
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In the Potomac WMA, the most prevalent stream condition features noted were stream channel widening and incision. Given the lack of development in this WMA, these conditions may be attributable to the fairly steep drop in elevation seen between points in Pohick Bay Regional Park

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and Pohick Bay itself. The elevation drop and soil conditions may give rise to excessive channel incision and head cutting, which was also documented on two small tributaries in the park draining to Pohick Bay. No pipe infrastructure was documented in this WMA and no crossing or utility impacts were noted in this WMA.



Current Landuse
Pohick - Potomac

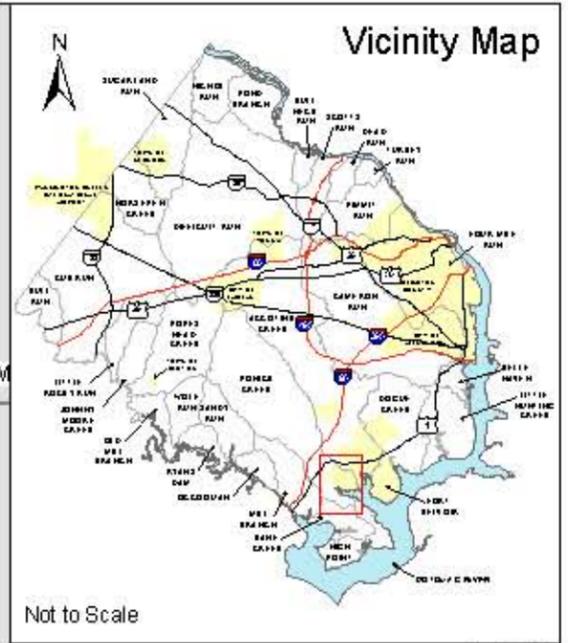
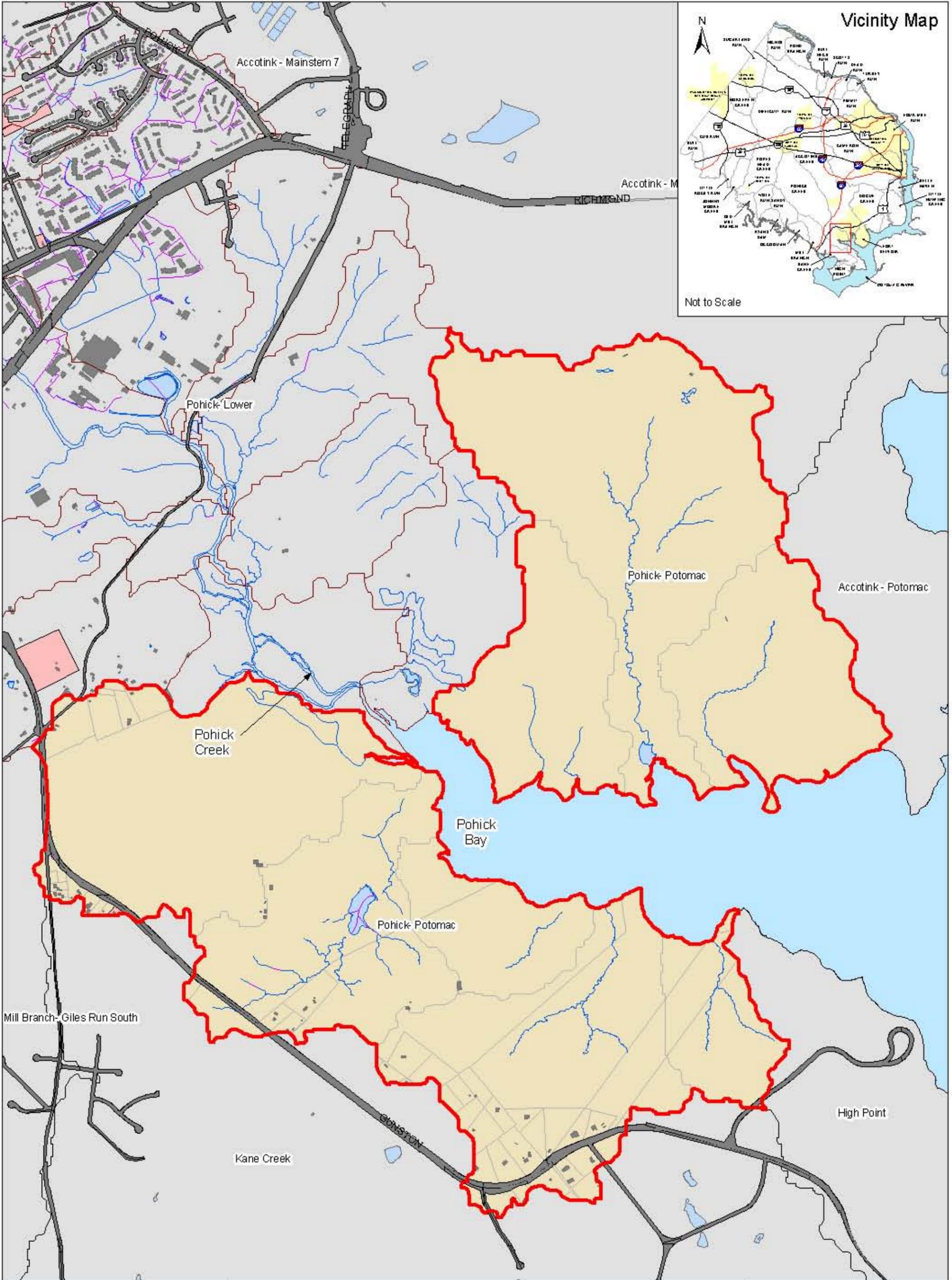
Future Landuse
Pohick - Potomac



Legend

WMA Boundary	Estate Residential	Institutional
Agricultural	Low Density Residential	Low Intensity Commercial
Open Space	Medium Density Residential	High Intensity Commercial
Forested	High Density Residential	Industrial
Golf Course	Transportation	Water

Map 2.2.10-1
Pohick Creek-Potomac
Existing and Future Land Use

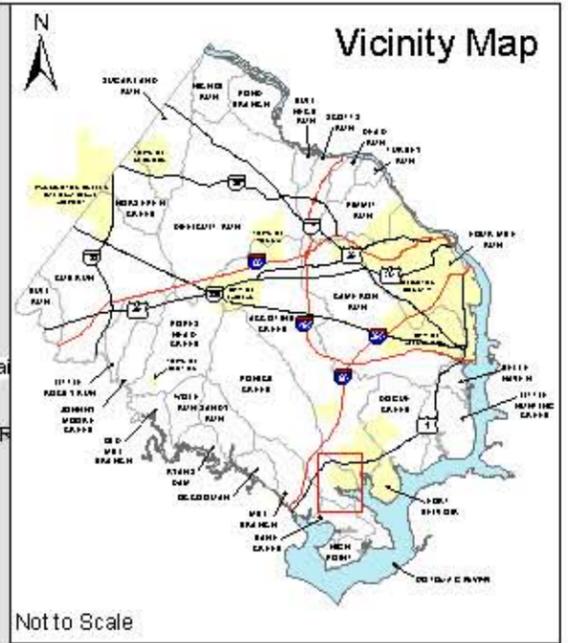
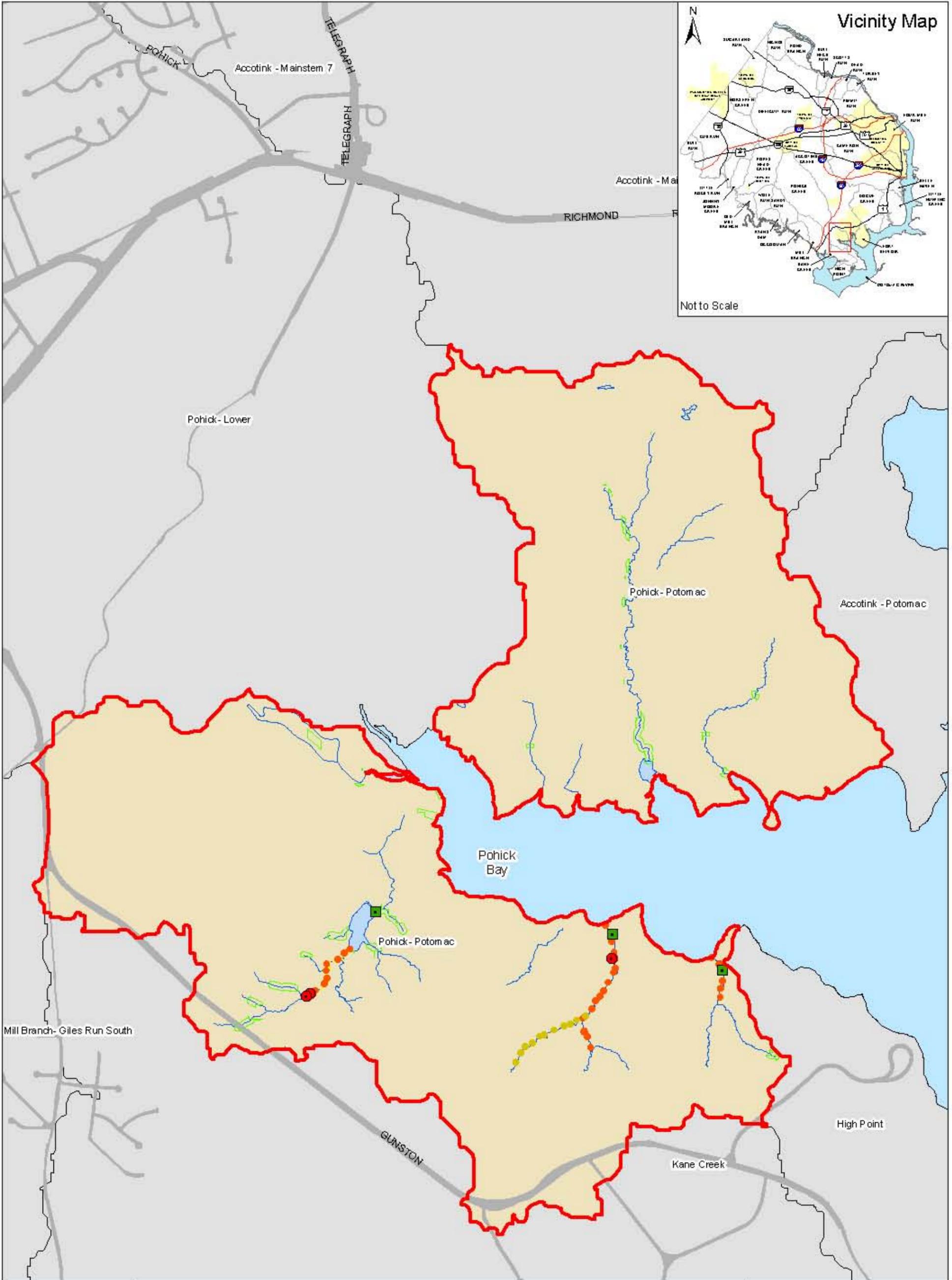


0 0.1 0.2 0.4 Miles

Legend

Storm Drainage	Roads	Drainage Complaints	WMA - Other
Rivers and Streams	Subbasins	Lake	Pohick- Potomac
Buildings	Storm Drainage Facilities		

Map 2.2.10-2
 Pohick Creek
 Potomac
 Stormwater Infrastructure



Legend						
Poor/Very Poor Habitat	CEM - Type 2: Incision	Disturbed Buffer	Lake	Other VMABoundaries	Pohick- Potomac	
Streams and Rivers	CEM - Type 3: Widening	Roads	Storm Drainage Facilities			
Erosion/Bank Instability						
Obstruction Impact	Dump Site Impact	Head Cut Height	Pipe Impact	Ditch Impact	Utility Impact	Crossing Impact
Minor to Moderate	Minor to Moderate	0.5' - 1'	Minor to Moderate	Minor to Moderate	Minor to Moderate	Minor to Moderate
Moderate to Severe	Moderate to Severe	1' - 2'	Moderate to Severe	Moderate to Severe	Moderate to Severe	Moderate to Severe
Severe to Extreme	Severe to Extreme	> 2'	Severe to Extreme	Severe to Extreme	Severe to Extreme	Severe to Extreme

Map 2.2.10-3

Pohick Creek Potomac Stream Conditions