County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

EXCEPTION RESOLUTION OF THE EXCEPTION REVIEW COMMITTEE

Miguel Zavaleta, Resource Protection Area (RPA) Encroachment Request #7171-WRPA-003-2, under Section 118-6-8(a) of the Chesapeake Bay Preservation Ordinance (CBPO), at 7780 Kelly Ann Court, Fairfax Station, to permit encroachment into the 2003 RPA for the construction of a swimming pool with concrete patio where the principal structure was established as of July 1, 1993, Springfield District, Tax Map #096-1-03-03-0012A. At a regular meeting of the Exception Review Committee (ERC) on February 7, 2018, Ms. Kanter moved that the ERC adopt the following resolution:

WHEREAS, the Committee has made the findings that:

a) The requested exception, as conditioned, is the minimum necessary to afford relief;
b) Granting the exception will not confer upon the applicant any special privileges that are denied to other property owners who are similarly situated;
c) The exception, as conditioned, is in harmony with the purpose and intent of the CBPO and is not of substantial detriment to water quality;
d) The exception request is not based upon conditions or circumstances that are self-created or self-imposed; and
e) Reasonable and appropriate conditions will be imposed that will prevent the allowed activity from causing a degredation of water quality.

Now, therefore, be it resolved that the ERC **APPROVE** Exception Request #7171-WRPA-003-2 under Section 118-6-8(a) of the CBPO and Water Quality Impact Assessment #7171-WQ-003-1 to permit the encroachments into the RPA, subject to the following conditions:

1. This RPA Exception is granted for and runs with the land indicated in this application and is not transferable to other land.

2. This RPA Exception is granted only for the purposes, structures and/or uses indicated on the grading plan approved with the application, as qualified by these development conditions.

3. Any plan submitted pursuant to this RPA Exception shall be in substantial conformance with the grading plan titled "Briarlynn Estates – Section three – lot 12A" prepared by Harold A. Logan Associates, PC, signed and sealed, received December 5, 2017, which shows the proposed improvements. Additionally, such plan shall reflect the conditions proposed with this exception.

4. In order that the proposed swimming pool project is in harmony with the purpose and intent of the CBPO, does not create a substantial detriment to water quality and meets the

performance criteria for RPAs, vegetated buffer area(s) shall be established as generally shown on the tree preservation plan, date stamped December 5, 2017 with a combined area of at least 8,691 square feet. The size, species, density and locations shall be consistent with the planting requirements of CBPO Section 118-3-3(f), and PFM 12-0516.4 or a vegetation plan that is equally effective in retarding runoff, preventing erosion and filtering non-point source pollution from runoff, as determined by the Land Development Services (LDS) or the Urban Forest Management Division (UFMD). The Director may approve the use of a seed mixture as a supplement to or in lieu of individual plants for shrubs and groundcovers. Plants shall be native to the degree practical and adaptable to site conditions. The vegetation shall be randomly placed to achieve a relatively even spacing throughout the buffer. Notwithstanding any statements on the Plat and in the Water Quality Impact Assessment, the size, species, density and locations of the trees, shrubs and groundcover will be subject to approval by the Director of LDS or UFMD.

5. In order that the proposed construction activity does not degrade water quality, adequate erosion and sediment control measures, including, but not limited to, a super-silt fence, in lieu of the double row of regular silt fence proposed, shall be employed during construction within the RPA, and shall remain in place, and be properly maintained, for the duration of the land disturbing activity within the RPA until such time that the disturbed area is completely stabilized.

6. Before the pool is drained, the pool water shall be dechlorinated and tested to ensure the pool water will not cause pollution, before being released across the property in a manner that the rate of sheetflow into the RPA will not cause any erosion.

7. The impervious area of the concrete patio shall be reduced by a minimum of 10% within the RPA from the grading plan titled "Briarlynn Estates – Section three – lot 12A" prepared by Harold A. Logan Associates, PC, signed and sealed, received December 5, 2017.

8. The proposed mitigated areas shall be combined into a unitary form to the south side of the pool area. The proposed mitigation area to the west shall be relocated to the south of the proposed swimming pool.

9. This RPA Exception shall automatically expire, without notice, July 1, 2020, unless a grading plan has been approved and the vegetated buffers have been established.

This approval, contingent on the above noted conditions, does not relieve the applicant from compliance with the provisions of any applicable Federal, State or County ordinances, regulations or adopted standards. The applicant shall be responsible for obtaining the approval of

any required plans and permits through established procedures, and this RPA Exception shall not be valid until this has been accomplished.

The motion carried by a vote of 5-1. Mr. Green voted against the motion.

A Copy Teste:

Camylyn Lewis

Camylyn Lewis
Clerk to the Exception Review Committee
Site Development and Inspections Division
Land Development Services

LEGEND

C & G = CURB & GUTTER
CLF = CHAIN LINK FENCE
D/W = DRIVEWAY
DS = DOWNSPOUT
EP = EDGE OF PAVEMENT
FH = FIRE HYDRANT
IPF = IRON PIPE FOUND
PP = POWER POLE
PP W/ GW = POWER POLE WITH GUY WIRE
(R) = TO BE REMOVED
(S) = TO BE SAVED
SL = SANITARY LATERAL
WF = WOOD FENCE
WM = WATER METER
WS = WATER SERVICE

AREA OF PRIOR DISTURBANCE

EXISTING TREE

(CE) TEMPORARY GRAVEL CONSTRUCTION ENTRANCE STD & SPEC 3.02

(PL) PROPERTY LINE

(LC) LIMITS OF CLEARING, GRADING AND / OR DISTURBANCE

(SSF) TEMPORARY SUPER SILT FENCE PLATE 7-11

(TP) TEMPORARY TREE PROTECTION STD & SPEC 3.38

STOCKPILE NOTE :

THE GRADING/EXCAVATION CONTRACTOR FOR THE SUBJECT SITE IS REQUIRED TO NOTIFY, IN WRITING, THE ASSIGNED SITE INSPECTOR REGARDING ANY EXCESS MATERIAL PROPOSED TO BE HAULED OFFSITE PRIOR TO HAULING. THE NOTIFICATION MUST INDICATE THE QUANTITY OF MATERIAL TO BE MOVED OFFSITE, THE IDENTIFICATION OF THE RECEIVING SITE WHERE THE EXCESS WILL BE TAKEN, AND ALL INFORMATION NECESSARY TO SHOW THAT SUCH RECEIVING SITE HAS BEEN PROPERLY PERMITTED AND HAS E&S CONTROLS INSTALLED.

POOL DRAIN DISCHARGE NOTES

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

FOR FACILITIES USING CHLORINE FOR DISINFECTION, THE POOL WATER SHOULD NOT CONTAIN ANY DETECTABLE LEVELS OF TOTAL RESIDUAL CHLORINE (GREATER THAN 0.10 MILLIGRAMS PER LITER (MG/L) OR PARTS PER MILLION (PPM)). PLEASE NOTE THAT TOTAL RESIDUAL CHLORINE IS NOT THE SAME AS FREE AVAILABLE CHLORINE
DIRECT POOL WATER RELEASES INTO ON-SITE LEVEL SPREADERS; THIS HELPS TO PROMOTE OVERLAND SHEET FLOW AND PREVENT EROSION.
POOL WATER TREATED WITH ALGAECIDES ALGAECIDES SHOULD BE RELEASED WITH CAUTION (ALGAECIDES CONTAINING COPPER AND/OR SILVER ARE VERY TOXIC TO FISH AND OTHER AQUATIC LIFE). IF THE ALGAECIDE LABEL CONTAINS A WARNING AGAINST DISCHARGING THE TREATED WATER INTO LAKES, STREAMS, PONDS, OR OTHER WATER BODIES, THE WATER SHOULD NOT BE RELEASED. THIS WATER SHOULD BE DISPOSED OF BY HAULING TO A PUBLICALLY OWNED TREATMENT WORKS.

POOLS DISINFECTED WITH SALTWATER:
SALTWATER FROM POOLS SHOULD NOT BE DRAINED INTO A STORM DRAIN OR STREAM. FAIRFAX COUNTY RECOMMENDS USING ONE OF THE FOLLOWING OPTIONS:
DRAIN POOL WATER TO THE PUBLIC SANITARY SEWER SYSTEM THROUGH A HOUSEHOLD DRAIN SUCH AS
A BATHTUB, SINK OR FLOOR DRAIN.

TO AVOID DAMAGE TO YOUR PROPERTY:
ENSURE THE PLUMBING IS ADEQUATE TO ACCEPT THE RATE OF FLOW FROM THE POOL.
CHECK WITH A LICENSED PLUMBER BEFORE DRAINING POOL WATER INTO A SANITARY DRAIN.
DO NOT DRAIN POOL WATER INTO A SEPTIC SYSTEM
USE A LICENSED SEWAGE HANDLING SERVICE TO DISPOSE OF THE SALTWATER PROPERLY.

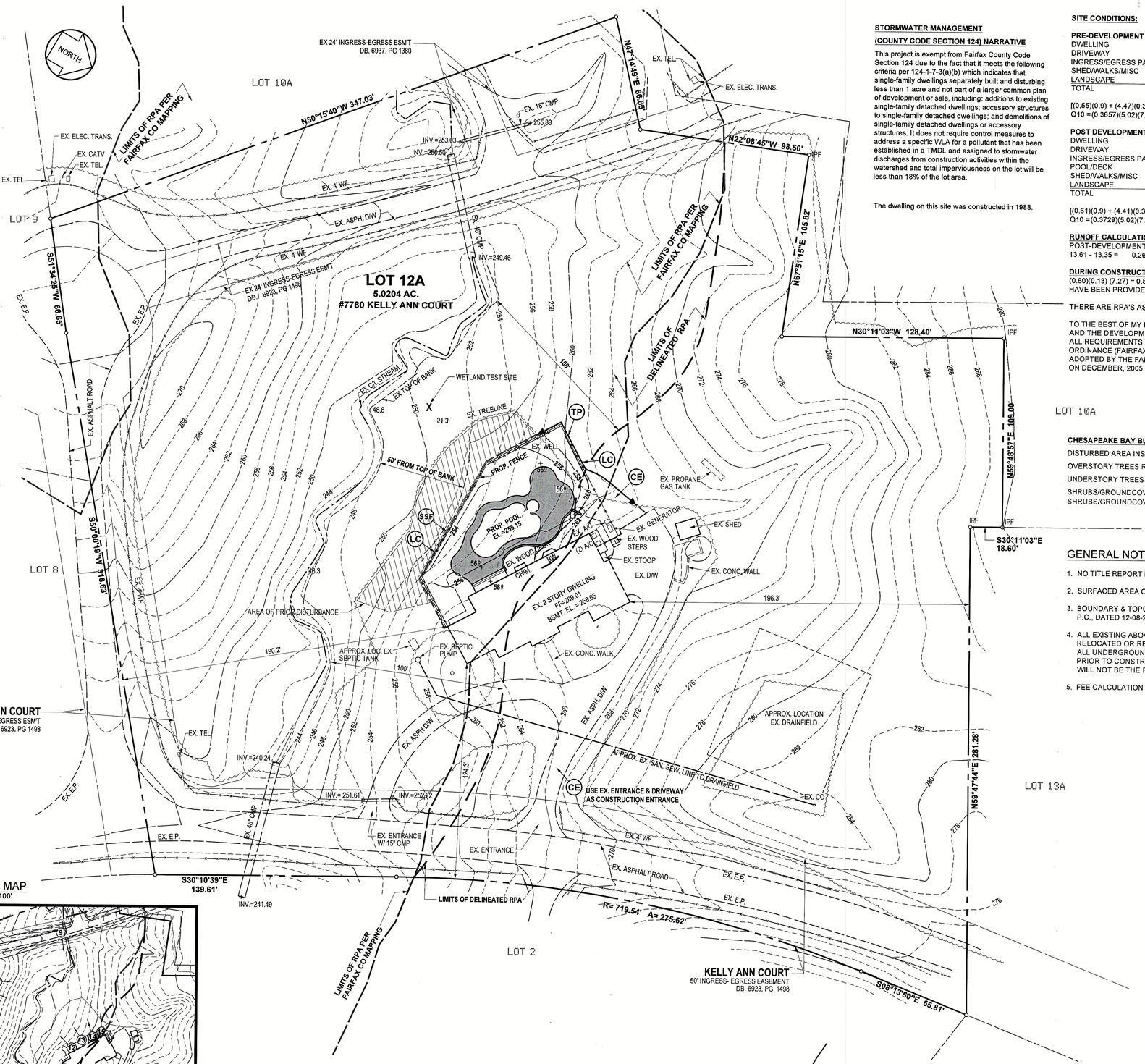
GEOTECHNICAL NOTES

1. ALL CONSTRUCTION INVOLVING PROBLEM SOIL MUST BE PERFORMED UNDER THE FULL-TIME INSPECTION OF THE GEOTECHNICAL ENGINEER.
2. THE GEOTECHNICAL ENGINEER SHALL FURNISH A WRITTEN OPINION TO THE COUNTY AS TO WHETHER OR NOT WORK HAS BEEN PERFORMED IN ACCORDANCE WITH THE APPROVED PLANS PRIOR TO THE ISSUANCE OF ANY OCCUPANCY OR USE PERMIT.
3. REVIEW AND APPROVAL OF PLANS, SPECIFICATIONS AND REPORTS BY THE COUNTY, WITH OR WITHOUT RECOMMENDATIONS BY THE GEOTECHNICAL REVIEW BOARD, SHALL IN NO WAY RELIEVE THE DEVELOPER OF THE RESPONSIBILITY FOR THE DESIGN, CONSTRUCTION AND PERFORMANCE OF THE STRUCTURES, PAVEMENT AND SLOPES ON THE PROJECT AND DAMAGE TO SURROUNDING PROPERTIES.

TYPE I SOIL POOL NOTES

CI: COUNTY INSPECTIONS REQUIRED. PLEASE NOTE ALTERNATIVELY A PROFESSIONAL ENGINEER INSPECTION (PEI) CAN BE USED FOR FOUNDATION AND SOIL RELATED INSPECTIONS.

THE HORIZONTAL AND VERTICAL LOCATION OF UNDERGROUND ELECTRICAL, GAS, CABLE TV, AND TELEPHONE UTILITIES SHOWN ON THESE PLANS ARE TAKEN FROM AVAILABLE INFORMATION. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF SAID UTILITIES PRIOR TO BEGINNING EXCAVATION IN THE VICINITY THEREOF.



PICTORIAL MAP

SCALE: 1" =100'

SCALE : 1" = 30'

STORMWATER MANAGEMENT

(COUNTY CODE SECTION 124) NARRATIVE

This project is exempt from Fairfax County Code Section 124 due to the fact that it meets the following criteria per 124-1-7-3(a)(b) which indicates that single-family dwellings separately built and disturbing less than 1 acre and not part of a larger common plan of development or sale, including: additions to existing single-family detached dwellings; accessory structures to single-family detached dwellings; and demolitions of single-family detached dwellings or accessory structures. It does not require control measures to address a specific WLA for a pollutant that has been established in a TMDL and assigned to stormwater discharges from construction activities within the watershed and total imperviousness on the lot will be less than 18% of the lot area.

The dwelling on this site was constructed in 1988.

SITE CONDITIONS:

PRE-DEVELOPMENT

DWELLING	3839 SF (1501 SF INSIDE RPA)
DRIVEWAY	4446 SF (1154 SF INSIDE RPA)
INGRESS/EGRESS PAVEMENT	15101 SF (9333 SF INSIDE RPA)
SHED/WALKS/MISC	631 SF
LANDSCAPE	194672 SF
TOTAL	218689 SF

[(0.55)(0.9) + (4.47)(0.3)]/5.02 = 1.836/5.02 = C-FACTOR = 0.3657
Q10 =(0.3657)(5.02)(7.27) = 13.35 CFS

POST DEVELOPMENT

DWELLING	3839 SF (1501 SF INSIDE RPA)
DRIVEWAY	4446 SF (1154 SF INSIDE RPA)
INGRESS/EGRESS PAVEMENT	15101 SF (9333 SF INSIDE RPA)
POOL/DECK	2425 SF (2425 SF INSIDE RPA)
SHED/WALKS/MISC	631 SF
LANDSCAPE	192247 SF
TOTAL	218689 SF

[(0.61)(0.9) + (4.41)(0.3)]/5.02 = 1.8720/5.02 = C-FACTOR = 0.3729
Q10 =(0.3729)(5.02)(7.27) = 13.61 CFS

RUNOFF CALCULATIONS:
POST-DEVELOPMENT RUNOFF INCREASE:
13.61 - 13.35 = 0.26 CFS

DURING CONSTRUCTION RUNOFF:
(0.60)(0.13) (7.27) = 0.57 CFS ALL REQUIRED SILT CONTROLS HAVE BEEN PROVIDED PER COUNTY/STATE REQUIREMENTS.

THERE ARE RPA'S AS INDICATED ON THIS SITE.

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS PLAN AND THE DEVELOPMENT PROPOSED HEREON CONFORMS TO ALL REQUIREMENTS OF THE CHESAPEAKE BAY PRESERVATION ORDINANCE (FAIRFAX COUNTY CODE SECTION 118) ADOPTED BY THE FAIRFAX COUNTY BOARD OF SUPERVISORS ON DECEMBER, 2005 AND EFFECTIVE DECEMBER 6, 2006.

CHESAPEAKE BAY BUFFER PLANTING CALCULATION

DISTURBED AREA INSIDE RPA = 5541 SF/43560 SF = 0.1272 AC
OVERSTORY TREES REQUIRED = (0.1272)(100) = 12.7 = 13 TREES
UNDERSTORY TREES REQUIRED = (0.1272)(200) = 25.4 - 26 TREES
SHRUBS/GROUNDCOVERS REQUIRED = (0.1272)(1089) = 138.5 = 139 SHRUBS/GROUNDCOVERS

GENERAL NOTES

1. NO TITLE REPORT FURNISHED.
2. SURFACED AREA OF FRONT YARD : N/A
3. BOUNDARY & TOPOGRAPHIC SURVEY BY HAROLD A. LOGAN ASSOC. P.C., DATED 12-08-2016. NGVD 29.
4. ALL EXISTING ABOVE GROUND UTILITIES ARE TO BE ADJUSTED, RELOCATED OR REMOVED AS NECESSARY. LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES TO BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. INTERFERENCE OR DISRUPTION OF SAME WILL NOT BE THE RESPONSIBILITY OF HAROLD A. LOGAN ASSOC., P.C.
5. FEE CALCULATION WILL BE PROVIDED WITH THE GRADING PLAN.

ZONING : R-C

MINIMUM SETBACKS
FRONT = 40'
SIDE = 20'
REAR = 25'

OWNER

MIGUEL ZAVALETA
#7780 KELLY ANN CT.
FAIRFAX STATION, VA. 22039

ZO 2-414-1.A & 2 SETBACK NOTE:

THE PRINCIPLE BUILDING MEETS OR EXCEEDS THE 200' SETBACK REQUIREMENT FROM AN INTERSTATE HIGHWAY, DULLES TOLL ROAD AND / OR RAIL ROADS.

COMMONWEALTH OF VIRGINIA
HAROLD A. LOGAN
LICENSE # 11118
12/13/17
LAND SURVEYOR

SCALE : 1" = 30'
DATE : 12-15-2016
DESIGNED : H.A.L.
DRAFTED : MB / NLA
REVISIONS:

BRIARLYNN ESTATES - SECTION THREE - LOT 12A

SPRINGFIELD DISTRICT FAIRFAX COUNTY, VIRGINIA

GRADING PLAN

HAROLD A. LOGAN ASSOCIATES P.C.
LAND SURVEYING - SITE PLANNING - SUBDIVISION DESIGN
9114 INDUSTRY DRIVE
MANASSAS PARK, VA. 20111 (703) 330-1988
LOGANASSOCMARK@GMAIL.COM

SHEET 1 OF 4

GP 2958

7171-WRPA-003-2

EROSION AND SEDIMENT CONTROL NARRATIVE (CONSTRUCTION SEQUENCE)

1. INSTALL CONSTRUCTION ENTRANCE
2. INSTALL SILT FENCES IN THEIR LOCATIONS AS SHOWN ON PLAN.
3. CLEAR SITE.
4. CONSTRUCT POOL.
5. PERMANENTLY STABILIZE DISTURBED AREAS PER VIRGINIA EROSION AND SEDIMENT CONTROL STANDARD AND SPEC. 3.32.
6. REMOVE E&S CONTROLS WITH THE SITE INSPECTORS PERMISSION.

LAND CONSERVATION NOTES

1. NO AREA SHALL BE LEFT DENUDED FOR A PERIOD LONGER THAN 14 DAYS EXCEPT FOR THAT PORTION OF THE SITE IN WHICH WORK WILL BE CONTINUOUS BEYOND 14 DAYS. IN THE EVENT SUCH MAXIMUM PERIOD IS EXCEEDED AND ANY SUCH AREAS REMAIN EXPOSED WITHOUT COVER, THE COUNTY SHALL (IN THE EVENT THE DEVELOPER OR BUILDER DOES NOT) INSTALL THE NECESSARY TEMPORARY OR PERMANENT VEGETATIVE STABILIZATION MEASURES TO ACHIEVE ADEQUATE E&S CONTROL.
2. DISTURBED AREA WILL REMAIN DENUDED FOR MORE THAN 7 CALENDAR DAYS UNLESS OTHERWISE AUTHORIZED BY THE DIRECTOR OR HIS AGENT.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN GRADING. FIRST AREAS TO BE CLEARED ARE TO BE THOSE REQUIRED FOR THE PERIMETER CONTROLS.
4. ALL STORM AND SANITARY SEWER LINES NOT IN STREETS ARE TO BE MULCHED AND SEEDED WITHIN 5 DAYS AFTER BACKFILL. NO MORE THAN 500 FEET ARE TO BE OPEN AT ANY ONE TIME.
5. ELECTRIC POWER, TELEPHONE AND GAS SUPPLY TRENCHES ARE TO BE COMPACTED, SEEDED AND MULCHED WITHIN 5 DAYS AFTER BACKFILL.
6. ALL TEMPORARY EARTH BERMS, DIVERSIONS AND SEDIMENT CONTROL DAMS ARE TO BE MULCHED AND SEEDED FOR TEMPORARY VEGETATIVE COVER IMMEDIATELY AFTER GRADING. STRAW OR HAY MULCH IS REQUIRED. THE SAME APPLIES TO ALL SOIL STOCKPILES.
7. DURING CONSTRUCTION, ALL STORM SEWER INLETS WILL BE PROTECTED BY INLET PROTECTION DEVICES, MAINTAINED AND MODIFIED AS REQUIRED BY CONSTRUCTION PROGRESS.
8. ANY DISTURBED AREA NOT COVERED BY NOTE #1 ABOVE AND NOT PAVED, SODDED OR BUILT UPON BY NOVEMBER 1ST, OR DISTURBED AFTER THAT DATE, IS TO BE MULCHED WITH HAY OR STRAW MULCH AT THE RATE OF TWO TONS PER ACRE AND OVER-SEEDED NO LATER THAN MARCH 15TH.
9. AT THE COMPLETION OF CONSTRUCTION PROJECTS AND PRIOR TO THE RELEASE OF THE BOND, ALL TEMPORARY SEDIMENT AND EROSION CONTROLS SHALL BE REMOVED AND ALL DISTURBED AREAS SHALL BE STABILIZED.

MAINTENANCE PROGRAM:

1. THE SITE SUPERINTENDENT, OR HIS/HER REPRESENTATIVE, SHALL MAKE A VISUAL INSPECTION OF ALL MECHANICAL CONTROLS AND NEWLY STABILIZED AREAS (i.e. SEEDED AND MULCHED AND/OR SODDED AREAS) ON A DAILY BASIS; SPECIALLY AFTER A HEAVY RAINFALL EVENT TO ENSURE THAT ALL CONTROLS ARE MAINTAINED AND PROPERLY FUNCTIONING. ANY DAMAGED CONTROLS SHALL BE REPAIRED PRIOR TO THE END OF THE WORK DAY INCLUDING RE-SEEDING AND MULCHING OR RE-SODDING IF NECESSARY.
2. ALL SEDIMENT TRAPPING DEVICES SHALL BE CLEANED OUT AT 50% TRAP CAPACITY AND THE SEDIMENT SHALL BE DISPOSED OF BY SPREADING ON THE SITE OR HAULING AWAY IF NOT SUITABLE FOR FILL.

THE EROSION AND SEDIMENT CONTROLS SHOWN ON THIS PLAN HAVE BEEN DESIGNED IN ACCORDANCE WITH FAIRFAX COUNTY PUBLIC FACILITIES MANUAL CHAPTER 11, AND THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK 1992, THIRD ADDITION.

FAIRFAX COUNTY PRIORITY RATING FORM FOR EROSION & SEDIMENT CONTROL

PROJECT NAME: BRIARLYNN ESTATES - SEC 3 LOT - 12A
PROJECT NUMBER: _____
TAX MAP: 0961-03030012A EVALUATOR: MARK CRAIN DATE: 01-06-2017

A. Percentage of Denuded Area to Total Site Area

		Rating
• >60%	[ ]	5
• 31 to 60%	[ ]	3
• 10 to 30%	[X]	1

If the denuded area is greater than 10 acres, the project is initially rated a high priority.

B. Watercourse Crossing

		Rating
Yes	[ ]	*
No	[X]	0

*If yes, project is initially rated a high priority.

C. Distance of Denuded Area to Downstream Adjacent Property

		Rating
• < 50-feet	[X]	5
• 50 to 150-feet	[ ]	3
• > 150-feet	[ ]	0

D. Distance of Any Portion of the Denuded Area to a Natural Watercourse

		Rating
• < 50-feet	[ ]	5
• 50 to 150-feet	[ ]	3
• > 150- feet	[X]	0

E. *Minimum Vegetative Buffer (Trees, Shrubs, Grasses and other Plants)

		Rating
• < 50-feet	[X]	0
• 50 to 150-feet	[ ]	-3
• > 150-feet	[ ]	-5

* Vegetation in Resource Protection Areas are not to be included as vegetative buffers for this application.

F. Distance Between the Site Outfall and any Downstream, Wet Pond, Wetland, Parkland or other Land Deemed Environmentally Sensitive by the Director.

		Rating
• < 2,500-feet	[X]	5
• 2,500 to 5,000-feet	[ ]	3
• > 5,000-feet	[ ]	0

G. Critical Slopes Within 50-feet of Adjacent Property

- Are there any slopes of 0 to 7%; greater than or equal to 300-feet in length; or,
- Are there any slopes of 7 to 15%; greater than or equal to 1 50-feet in length; or,
- Are there any slopes greater than 15% and greater than or equal to 75-feet in length

		Rating
If Yes to any of the above	[ ]	5
Not Applicable if critical slope is > 50-feet from adjacent property	[X]	0

H. Soil Erodibility (Based on Physiographic Setting)

Physiographic Province		Rating
• Triassic Basin	[ ]	5
• Piedmont Upland	[X]	3
• Coastal Plain	[ ]	1

TOTAL / OVERALL RATING : 14

OVERALL RATING	PRIORITY	(Mark with an "X")
If > 22	High	[ ]
If > 14 and < or = to 22	Medium	[X]
If < or = to 14	Low	[ ]

PROJECT PRIORITY LEVEL: MEDIUM

Reserved for Fairfax County use

APPROVED BY _____ DATE _____
Plan Reviewer

TABLE 3.32-D
SITE SPECIFIC SEEDING MIXTURES FOR PIEDMONT AREA

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

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

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

TABLE 3.35-A
ORGANIC MULCH MATERIALS AND APPLICATION RATES

MULCHES:	RATES: Per Acre	RATES: Per 1000 sq. ft.	NOTES:
Straw or Hay	1½ - 2 tons (Minimum 2 tons for winter cover)	70 - 90 lbs.	Free from weeds and coarse matter. Must be anchored. Spread with mulch blower or by hand.
Fiber Mulch	Minimum 1500 lbs.	35 lbs.	Do not use as mulch for winter cover or during hot, dry periods.* Apply as slurry.
Corn Stalks	4 - 6 tons	185 - 275 lbs.	Cut or shredded in 4-6" lengths. Air-dried. Do not use in fine turf areas. Apply with mulch blower or by hand.
Wood Chips	4 - 6 tons	185 - 275 lbs.	Free of coarse matter. Air-dried. Treat with 12 lbs nitrogen per ton. Do not use in fine turf areas. Apply with mulch blower, chip handler, or by hand.
Bark Chips or Shredded Bark	50 - 70 cu. yds.	1-2 cu. yds.	Free of coarse matter. Air-dried. Do not use in fine turf areas. Apply with mulch blower, chip handler, or by hand.

* When fiber mulch is the only available mulch during periods when straw should be used, apply at a minimum rate of 2000 lbs./ac. or 45 lbs./1000 sq. ft.

TABLE 6-1

GENERAL EROSION AND SEDIMENT CONTROL NOTES

ES-1 : Unless otherwise indicated, all vegetative and structural erosion and sediment control practices will be constructed and maintained according to minimum standards and specifications of the Virginia Erosion and Sediment Control Handbook and Virginia' Regulations 4VAC50-30J Erosion and Sediment Control Regulations.

ES-2 : The plan approving authority must be notified one week prior to the pre-construction conference, one week prior to the commencement of land disturbing activity, and one week prior to the final inspection.

ES-3 : All erosion and sediment control measures are to be placed prior to or as the first step in clearing.

ES-4 : A copy of the approved erosion and sediment control plan shall be maintained on the site at all times.

ES-5 : Prior to commencing land disturbing activities in areas other than indicated on these plans (including, but not limited to, off.site borrow or waste areas), the contractor shall submit a supplementary erosion control plan to the owner for review and approval by the plan approving authority.

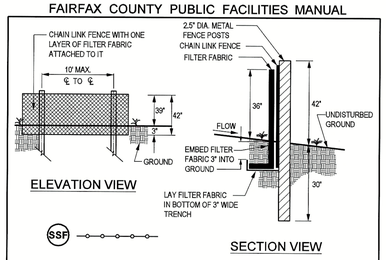
ES-6 : The contractor is responsible for installation of any additional erosion control measures necessary to prevent erosion and sedimentation as determined by the plan approving authority.

ES-7 : All disturbed areas are to drain to app~oved sediment control measures at all times during land disturbing activities and during site development until final stabilization is achieved.

ES-8 : During dewatering operations, water will be pumped into an approved filtering device.

ES-9 : The contractor shall inspect all erosion control measures periodically and after each runoff-producing rainfall event. Any necessary repairs or cleanup to maintain the effectiveness of the erosion control devices shall be made immediately.

FAIRFAX COUNTY PUBLIC FACILITIES MANUAL



SUPER SILT FENCE
NO SCALE

FENCING
CHAIN LINK FENCE SHALL BE 39" ABOVE GRADE WITH 3" EMBEDDED FOR A TOTAL FABRIC WIDTH OF 42". THE POST SHALL BE 42" ABOVE GRADE WITH 30" PLACED BELOW GRADE (WITHOUT CONCRETE) FOR A TOTAL LENGTH OF 72".

NOTES
1. CHAIN LINK FENCE SHALL BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES.
2. FILTER FABRIC SHALL BE FASTENED SECURELY TO CHAIN LINK FENCE WITH TIES SPACED HORIZONTALLY 24" AT THE TOP AND MIDSECTION.
3. PHYSICAL PROPERTIES OF THE FILTER FABRIC SHALL CONFORM TO THE LATEST EDITION OF THE **VIRGINIA EROSION & SEDIMENT CONTROL HANDBOOK**.
4. WHEN TWO SECTIONS OF FILTER FABRIC ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6".
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL SHALL BE REMOVED WHEN SEDIMENT BUILD-UP REACHES 50% OF THE HEIGHT OF THE SUPER SILT FENCE.

REF. SEC. 11-0110.3J	SUPER SILT FENCE NO SCALE	PLATE NO.	STD. NO.
REV. 1-00		7-11	

STONE CONSTRUCTION ENTRANCE

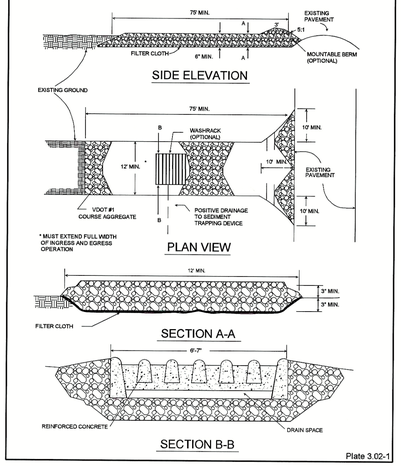


Plate 3.02-1

SOURCE: ADAPTED from 1983 Maryland Standards for Soil Erosion and Sediment Control, and Va. DSWC

PRE-DEVELOPMENT SITE CONDITIONS NARRATIVE

PROJECT DESCRIPTION:
THIS PROJECT PROPOSED HEREON INVOLVES A POOL AND PATIO ADDITION TO A SINGLE-FAMILY DWELLING AND ASSOCIATED IMPROVEMENTS ON 5.02 ACRES IN THE SPRINGFIELD DISTRICT. A TOTAL OF 0.13 ACRES WILL BE DISTURBED OVER THE COURSE OF THIS PROJECT. THE PROJECT IS LOCATED IN THE SANDY RUN WATERSHED.

EXISTING SITE CONDITIONS:
THE SITE CURRENTLY FEATURES AN EXISTING DWELLING AND ASSOCIATED RESIDENTIAL IMPROVEMENTS. THE SITE FLOWS TO THE SOUTH FROM THE HIGH POINT LOCATED ALONG PROPERTY LINE SHARED WITH KELLY ANN COURT. THE ELEVATION NEAR THE PROPOSED CONSTRUCTION IS APPROXIMATELY 266.0 AND SLOPES APPROXIMATELY 5% OR LESS ACROSS THE SITE AND AT AN ELEVATION OF 248.0 IT FLOWS INTO THE RPA ASSOCIATED WITH THE DRAINAGEWAY ASSOCIATED WITH SANDY RUN.

ADJACENT AREAS:
THERE IS RPA LOCATED ON AND ADJACENT TO THIS SITE.

OFF-SITE AREAS:
NO OFF-SITE AREAS ARE TO BE DISTURBED DUE TO THIS PROJECT. NO BORROW SITES ARE TO BE UTILIZED AND ANY WASTE OF SURPLUS IS TO BE DISPOSED OF VIA PROPER PROCEDURES.

CRITICAL AREAS:
THERE IS RPA LOCATED ON AND ADJACENT TO THIS SITE. RPA WILL BE DISTURBED OVER THE COURSE OF THIS PROJECT.

SOILS:
THIS SITE FEATURES BARKERS CROSSROADS RHODISS COMPLEX (5), CODORUS & HATBORO (30), NATHALIE GRAVELLY LOAM (79), RHODHISS SANDY LOAM (87), WHEATON CODORUS COMPLEX (103) & WHEATON GLENELG COMPLEX (105) SOILS. PLEASE SEE ADDITIONAL INFORMATION HEREON.

ALL CONSTRUCTION TO TAKE PLACE WITHIN 105 TYPE SOILS

EROSION AND SEDIMENT CONTROLS:
SILT FENCE, SUPER SILT FENCE AND TREE PROTECTION IS BEING EMPLOYED ON THE DOWNSTREAM SIDE OF THE SITE AND ONLY AS MUCH LAND WILL BE CLEARED AS NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS.

STRUCTURAL PRACTICES ONSITE:

TEMPORARY CONSTRUCTION ENTRANCE - 3.02
A TEMPORARY CONSTRUCTION ENTRANCE WILL BE LOCATED WHERE THE ACCESS AREA INTERSECTS WITH EXISTING DRIVEWAY. DURING MUDDY CONDITIONS, DRIVERS OF CONSTRUCTION VEHICLES WILL BE REQUIRED TO WASH THEIR WHEELS BEFORE ENTERING THE ROADWAY.

SILT FENCE BARRIER/SUPER SILT FENCE - 3.05
SILT FENCE SEDIMENT BARRIERS WILL BE INSTALLED DOWN SLOPE OF AREAS WITH MINIMAL GRADES TO FILTER SEDIMENT- LADEN RUNOFF FROM SHEET FLOW AS INDICATED ON THE E & S PLAN.

TOPSOILING (STOCKPILE) - 3.30
TOPSOIL WILL BE STRIPPED FROM AREAS TO BE GRADED AND STOCKPILED FOR LATER USE. STOCKPILE LOCATIONS SHALL BE LOCATED ON-SITE AND ARE TO BE STABILIZED WITH TEMPORARY VEGETATION.

TEMPORARY SEEDING - 3.31
ALL DENUDED AREAS WHICH WILL BE LEFT DORMANT FOR EXTENDED PERIODS OF TIME, SHALL BE SEEDED WITH FAST GERMINATING TEMPORARY VEGETATION IMMEDIATELY FOLLOWING GRADING. SELECTION OF THE SEED MIXTURE WILL DEPEND ON THE TIME OF YEAR AND THE SITUATION IN WHICH IT IS TO BE APPLIED.

PERMANENT SEEDING - 3.32
ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE STABILIZED WITH PERMANENT SEEDING IMMEDIATELY FOLLOWING FINISH GRADING. SEEDING SHALL BE DONE WITH AN APPROPRIATE GROUND COVER ACCORDING TO SPEC. 3.32D VESC THAT DICTATES 175-200 LBS/ACRE OF SEED FOR THE PIEDMONT AREA. THE SEED SHALL INCLUDE 95-100% TURF-TYPE TALL FESCUE, 0-5% IMPROVED PERENNIAL RYEGRASS AND 0-5% KENTUCKY BLUEGRASS. EROSION CONTROL BLANKETS WILL BE INSTALLED OVER FILL SLOPES THAT HAVE BEEN BROUGHT TO FINAL GRADE AND HAVE BEEN SEEDED TO PROTECT THE SLOPES FROM RILL AND GULLY EROSION AND TO ALLOW SEED TO GERMINATE PROPERLY. MULCH (STRAW OR FIBER) WILL BE USED ON RELATIVELY FLAT AREAS AND WILL BE APPLIED AS A SECOND STEP IN THE SEEDING OPERATION. IN ALL SEEDING OPERATION, SEED, FERTILIZER AND LIME WILL BE APPLIED PRIOR TO MULCHING.

EROSION CONTROL BLANKETS - 3.36 OR MULCH - 3.35
EROSION CONTROL BLANKETS WILL BE INSTALLED OVER FILL SLOPES, WHICH HAVE BEEN BROUGHT TO FINAL GRADE AND HAVE BEEN SEEDED TO PROTECT THE SLOPES FROM RILL AND GULLY EROSION AND TO ALLOW SEED TO GERMINATE PROPERLY. MULCH (STRAW OR FIBER) WILL BE USED ON RELATIVELY FLAT AREAS AND WILL BE APPLIED AS A SECOND STEP IN THE SEEDING OPERATION.

TREE PROTECTION - 3.38
A FENCE BARRIER IS TO BE PLACED AROUND THE TREES AND VEGETATED AREAS, WHICH WILL NOT BE DISTURBED TO PROTECT THE TREES AND OTHER VEGETATION FROM CONSTRUCTION EQUIPMENT AND SOIL COMPACTION.

MAINTENANCE:
IN GENERAL, ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CHECKED DAILY AND AFTER EACH SIGNIFICANT RAINFALL. THE FOLLOWING ITEMS WILL BE CHECKED IN PARTICULAR:

1. THE SILT FENCE BARRIER WILL BE CHECKED REGULARLY FOR UNDERMINING OR DETERIORATION OF THE FABRIC. SEDIMENT SHALL BE REMOVED WHEN THE LEVEL OF THE SEDIMENT DEPOSITION REACHES HALF WAY TO THE TOP OF THE BARRIER.
2. THE SEEDED AREAS WILL BE CHECKED REGULARLY TO ENSURE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED AND RE-SEEDED AS NEEDED.
3. TREE PROTECTION WILL BE INSPECTED AND REPLACED IF REMOVED FOR ANY REASON.
4. CONSTRUCTION ENTRANCE AND WASH RACK WILL BE INSPECTED TO ENSURE PROPER OPERATION AND ANY MAINTENANCE REQUIRED WILL BE PERFORMED IMMEDIATELY.

STOCKPILE AREA
SURPLUS SOIL FROM THE CONSTRUCTION PROPOSED HEREON SHALL BE STOCKPILED IN SUCH A MANNER THAT NATURAL DRAINAGE IS NOT OBSTRUCTED AND NO SEDIMENT DAMAGE SHALL RESULT. STOCKPILES SHALL BE STABILIZED IN ACCORDANCE WITH MS#2. THE SIDE SLOPES OF THE STOCKPILES SHALL NOT EXCEED 2:1. PERIMETER CONTROLS MUST BE PLACED AROUND THE STOCKPILE IMMEDIATELY; SEEDING OF STOCKPILES SHALL BE COMPLETED WITH 7 DAYS OF THE FORMATION OF THE STOCKPILE IN ACCORDANCE WITH ST. & SPEC 3.31, TEMPORARY SEEDING IF IT IS TO REMAIN DORMANT FOR LONGER THAN 30 DAYS.

OUTFALL NARRATIVE

GENERAL
THERE ARE NO STORMWATER DETENTION FACILITIES PLANNED FOR THIS SITE. THERE ARE NO CONCENTRATED FLOWS LEAVING THIS SITE. ALL OVERLAND FLOW IS IN THE FORM OF SHEET FLOW BY THE TIME ADJACENT OFFSITE AREAS ARE REACHED.

DRAINAGE AREA
THE TOTAL DRAINAGE FOR THIS SITE IS 5.02 ACRES. PRE-DEVELOPMENT RUNOFF FOR THIS SITE TOTALS 13.35 CFS (10-YEAR). POST-DEVELOPMENT RUNOFF IS PROPOSED TO BE 13.61 CFS (10-YEAR). THIS IS A POST-DEVELOPMENT INCREASE OF 0.26 CFS (10-YEAR).

CHANNEL CROSS SECTION
THERE ARE NO CROSS SECTIONS TO EVALUATE.

LIMITS OF STUDY
THE LIMITS OF STUDY ARE DEPICTED HEREON.

CHANNEL PERMISSIBLE VELOCITY
THERE ARE NO CROSS SECTIONS TO EVALUATE.

CHANNEL CAPACITY
THERE ARE NO CROSS SECTIONS TO EVALUATE.

CHANNEL VELOCITY
THERE ARE NO CROSS SECTIONS TO EVALUATE.

EASEMENT REQUIREMENTS
NO EASEMENTS ARE REQUIRED SINCE THE DOWNSTREAM REACHES ARE ADEQUATE AND NO IMPROVEMENTS ARE PROPOSED.

DOWNSTREAM IMPACTS
NO CULVERTS OR BRIDGES ARE PRESENT THROUGH THE ENTIRE LIMITS OF STUDY.

FINAL OPINION
POST-DEVELOPMENT RUNOFF IS SLIGHTLY INCREASED VERSUS EXISTING FLOW. THERE ARE NO EXISTING DRAINAGE ISSUES ON THIS SITE. THIS SITE FEATURES AN RPA RELATING TO A SMALL DRAINAGE ASSOCIATED WITH SANDY RUN ONSITE. ALL DRAINAGE FLOWS DIRECTLY TO THIS AREA. A C-BAY BUFFER EQUAL TO THE AREA OF PROPOSED DISTRUBANCE IN THE RPA WILL BE PROVIDED PER THE CHESAPEAKE BAY PRESERVATION ORDINANCE TO MITIGATE ANY POST-DEVELOPMENT RUNOFF ISSUES. PER 6-0202.6B(1) THE INCREASE IN PEAK RATE OR VOLUME CAUSED BY THE DEVELOPMENT WILL NOT HAVE ANY ADVERSE IMPACT (E.G., SOIL EROSION, SEDIMENTATION, DURATION OF PONDING WATER, INADEQUATE OVERLAND RELIEF) ON THE LOWER LYING PROPERTY. IN MY PROFESSIONAL OPINION THE OUTFALL IS ADEQUATE AND NO ADVERSE DOWNSTREAM EFFECTS DUE TO PROPOSED IMPROVEMENTS WILL OCCUR.

RPA Boundary Location Certification
(The following certification statement is to be placed on the plan, signed, and sealed by the licensed professional submitting the plan.)

RPA Boundary Location Certification

The lot depicted on this infill lot grading plan includes an RPA. The locations of all RPA features have been verified in the field.

Checklist of RPA features which are present:

YES	NO	
☐	☑	(1) A tidal wetland;
☐	☑	(2) A tidal shore;
☑	☐	(3) A water body with perennial flow;
☐	☑	(4) A nontidal wetland connected by surface flow and contiguous to a tidal wetland or water body with perennial flow;
		(5) A buffer area as follows:
☐	☑	(i) Any land within a major floodplain;
☑	☐	(ii) Any land within 100 feet of a feature listed in (1) through (4).

Supporting Documents:

☐ Jurisdictional determination or verification letter from the U.S. Army Corps of Engineers for all Waters of the U.S.

I hereby certify that all of the individual features listed above, which together comprise the RPA, have been reviewed and the boundaries of the features and final RPA boundary shown on the plan are in conformance with the requirements of the Chesapeake Bay Preservation Ordinance.

COMMONWEALTH OF VIRGINIA — HAROLD A. LOGAN — Lic. No. 11118 — LAND SURVEYOR

Signature — Date: 9/6/2017

HAROLD A. LOGAN — Name

LAND SURVEYOR 11118 — Virginia license number

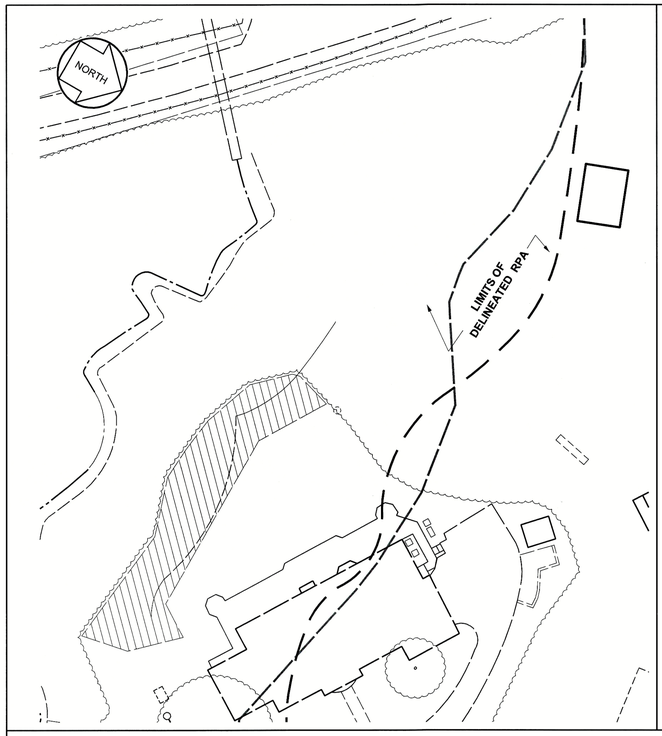
COMMONWEALTH OF VIRGINIA — HAROLD A. LOGAN — LICENSE # 11118 — LAND SURVEYOR

SCALE : N/A
DATE : 12-15-2016
DESIGNED : HAL
DRAFTED : MB / NLA
REVISIONS:

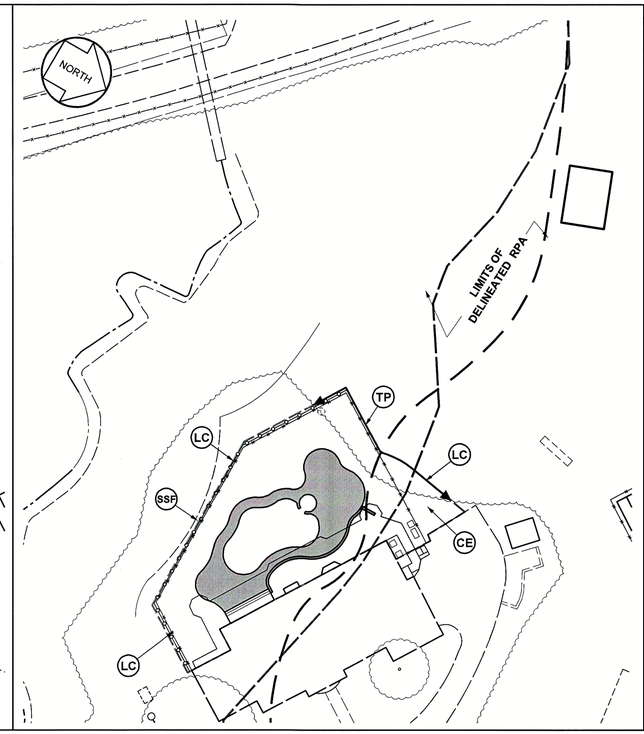
BRIARLYNN ESTATES - SECTION THREE - LOT 12A
SPRINGFIELD DISTRICT FAIRFAX COUNTY, VIRGINIA
NOTES & DETAILS

HAROLD A. LOGAN ASSOCIATES P.C.
LAND SURVEYING - SITE PLANNING - SUBDIVISION DESIGN
9114 INDUSTRY DRIVE
MANASSAS PARK, VA. 20111 (703) 330-1988
LOGANASSOCMARK@GMAIL.COM

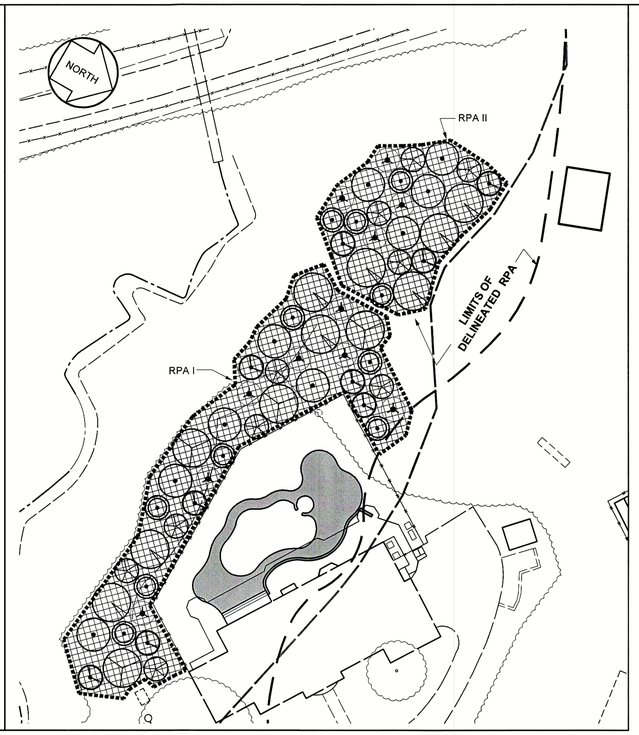
SHEET 2 OF 4
GP 2958



EXISTING VEGETATION MAP
SCALE : 1" = 30'



TREE PRESERVATION PLAN
SCALE : 1" = 30'



POST DEVELOPMENT PLAN / TREE CANOPY COVER
SCALE : 1" = 30'

7780 KELLY ANN COURT
TREE PRESERVATION/CONSERVATION NARRATIVE

1. ALL WORK PERFORMED SHALL MEET OR EXCEED INDUSTRY STANDARDS. IN THE EVENT CULTURAL TREATMENTS PRESCRIBED ARE NOT COVERED BY AN EXISTING STANDARD, ALL WORK SHALL MEET OR EXCEED STANDARDS APPROVED BY THE FAIRFAX COUNTY URBAN FORESTER. INDUSTRY STANDARDS SHALL MEAN THOSE MOST RECENTLY PUBLISHED BY INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA), AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI), AND/OR TREE CARE INDUSTRY ASSOCIATION (TCIA).
2. PRIOR TO ANY CONSTRUCTION ACTIVITY, ALL INDIVIDUAL TREES AND GROUPS OF TREES SHOWN TO BE PRESERVED ON THE TREE PRESERVATION PLAN SHALL BE PROTECTED BY FENCING A MINIMUM OF FOUR FEET IN HEIGHT, PLACED AT THE LIMITS OF CLEARING AND GRADING, OR AS DETERMINED DURING THE PRE-CONSTRUCTION MEETING. TREE PROTECTION FENCING SHOULD BE 14 GAUGE STEEL WOVEN WIRE "FARM FENCE", ON 6 FOOT STEEL POSTS DRIVEN INTO THE GROUND 18 INCHES AND PLACED NOT MORE THAN 10 FEET APART; OR SUPER SILT FENCE; OR CHAINLINK FENCE. THE TREE PROTECTION FENCING SHALL BE MADE CLEARLY VISIBLE TO ALL CONSTRUCTION PERSONNEL WITH SIGNS POSTED ON IT STATING IN SPANISH AND ENGLISH THAT IT IS A TREE PRESERVATION AREA AND NO ENTRY IS PERMITTED. THE FENCING SHALL BE INSTALLED PRIOR TO ANY WORK BEING CONDUCTED ON THE SITE, INCLUDING THE DEMOLITION OF ANY EXISTING STRUCTURES OR FENCES, UNLESS AUTHORIZED BY THE FAIRFAX COUNTY URBAN FORESTER.
3. ALL CONSTRUCTION ACTIVITY BEYOND THE LIMITS OF CLEARING AND GRADING SHOWN ON THE SITE PLAN AND THE TREE PRESERVATION PLAN SHALL BE PROHIBITED UNLESS PREVIOUSLY APPROVED BY THE FAIRFAX COUNTY URBAN FORESTER.
4. THE ENGINEER, ARCHITECT, OR SITE SUPERINTENDENT SHALL FLAG THE LIMITS OF CLEARING AND GRADING PRIOR TO THE PRECONSTRUCTION MEETING.
5. THE SITE SUPERINTENDENT FAIRFAX COUNTY SITE INSPECTOR, THE FAIRFAX COUNTY URBAN FORESTER AND PROJECT DEVELOPER SHALL WALK THE LIMITS OF CLEARING AND GRADING TO DISCUSS TREE ISSUES AND THE IMPORTANCE OF NOT VIOLATING THE LIMITS OF CLEARING AND GRADING. TREES TO BE REMOVED FROM WITHIN TREE SAVE AREAS AND PORTIONS OF THE LIMITS OF CLEARING AND GRADING SHALL BE CONFIRMED AT THIS TIME.
6. CLEARING OPERATIONS: TREES TO BE REMOVED SHALL BE FELLED IN SUCH A MANNER AS TO PRESERVE THE TREES THAT ARE TO REMAIN. TREES DIRECTLY ADJACENT TO BUT WITHIN THE LIMITS OF CLEARING AND GRADING SHALL BE FELLED BY HAND, WITH A CHAIN SAW, AND THE STUMPS SHALL REMAIN IN PLACE. IF, DUE TO SITE CONSTRAINTS, THE STUMPS MUST BE REMOVED, IT SHALL BE DONE IN A MANNER THAT DOES NOT INJURE TREES TO BE PRESERVED.
7. OFF-SITE AND JOINTLY OWNED TREES SHOULD RECEIVE SPECIAL ATTENTION; DISCUSS THE PROJECT WITH OWNERS OF SUCH TREES BEFORE STARTING WORK.
8. THE EXISTING DRIVEWAY LOCATED WITHIN THE TREE PROTECTION AREA OF TREE #25 SHALL BE REMOVED BY HAND.
9. THE TREE CARE CONTRACTOR SHALL PERFORM TREE REMOVALS AS SPECIFIED. TREES WITHIN THE TREE PRESERVATION AREAS, WHICH ARE INDIVIDUALLY IDENTIFIED BY THE PROJECT ARBORIST AND/OR THE FAIRFAX COUNTY URBAN FORESTER TO BE REMOVED, SHALL BE FELLED BY HAND WITH A CHAIN SAW AND THE STUMPS SHALL REMAIN IN PLACE. SUCH TREES SHALL BE FELLED IN A MANNER THAT DOES NOT INJURE TREES TO BE PRESERVED. TREES TO BE REMOVED FROM THE TREE PRESERVATION AREA SHALL BE DROPPED INTO THE AREA TO BE CLEARED, OR PIECED DOWN. THESE TREES SHALL BE MOVED INTO THE AREA TO BE CLEARED WITHOUT INJURING REMAINING VEGETATION. DEAD TREES SHALL BE REMOVED FROM TREE PRESERVATION AREAS ONLY IF THEY POSE A HAZARD. TRUNKS OF DEAD TREES SHALL REMAIN IN TREE PRESERVATION AREAS UNLESS THEY POSE A HAZARD. STUMPS SHALL REMAIN IN THE TREE PRESERVATION AREAS UNLESS OTHERWISE STATED IN THE TREE PRESERVATION PLAN.
10. AFTER TREES ARE REMOVED FROM THE TREE PRESERVATION AREAS, EROSION CONTROL SYSTEM AND TREE PRESERVATION FENCING SHALL BE PUT IN PLACE BEFORE BEGINNING THE ACTUAL CLEARING/GRADING PROCESS.
11. SILT FENCE OR SUPER SILT FENCE, IF REQUIRED, MAY BE INSTALLED IN THE ROOT PRUNING TRENCH (IF REQUIRED PER ONSITE MEETING). IF SUPER SILT FENCE IS USED, IT MAY SERVE AS TREE PRESERVATION FENCING. OTHER TYPES OF TREE PRESERVATION FENCING SHALL BE PLACED BETWEEN THE AREA TO BE CLEARED AND THE ROOT PRUNING TRENCH.
12. THE TREE CARE CONTRACTOR SHALL PRUNE TREES AS SPECIFIED IN THE TREE PRESERVATION PLAN. ALL WORK SHALL MEET OR EXCEED INDUSTRY STANDARDS, AND AN INTERNATIONAL SOCIETY OF ARBORICULTURE CERTIFIED ARBORIST SHALL BE ON SITE WHILE TREE CARE OPERATIONS ARE TAKING PLACE.
13. SHOULD ENTRY INTO A TREE SAVE AREA BE NECESSARY, THE SITE SUPERINTENDENT SHALL CONTACT THE PROJECT ARBORIST AND/OR THE FAIRFAX COUNTY URBAN FORESTER FIRST. MEASURES PRESCRIBED BY THE PROJECT ARBORIST AND/OR THE FAIRFAX COUNTY URBAN FORESTER TO MINIMIZE OR MITIGATE DAMAGE RESULTING FROM ENTRY SHALL BE TAKEN.
14. AT BOND RELEASE, THE SITE SHALL BE REVIEWED TO DETERMINE THE NEED FOR FURTHER TREE CARE OR REMOVAL.

TREE PLANTING RPA I

Symbol	Botanical Name	Common Name	Quantity	Caliper	Height	Tree Cover Credit (sq. ft.)	Remarks
	Betula nigra	River Birch	5	2"	NA	750 square feet total (10 year)	B & B
	Platanus occidentalis	Sycamore	4	2"	NA	800 square feet total (10 year)	B & B
	Liriodendron tulipifera	Tulip Poplar	4	2"	NA	800 square feet total (10 year)	B & B
	Asimina triloba	PawPaw	7	NA	18"-24"	NA	See Planting Spec's Hereon
	Aronia arbutifolia	Red Chokeberry	7	NA	18"-24"	NA	See Planting Spec's Hereon
	Ilex verticillata	Winterberry Holly	6	NA	18"-24"	NA	See Planting Spec's Hereon
	Amelanchier canadensis	Serviceberry	6	NA	12" min	NA	See Planting Spec's Hereon
		Ground Cover seed mixture.	N/A	N/A	N/A	Ground covers to be taken from approved Chesapeake Bay Preservation Ordinance list of types suitable for this use.	To cover 6970 sf

TREE PLANTING RPA II

Symbol	Botanical Name	Common Name	Quantity	Caliper	Height	Tree Cover Credit (sq. ft.)	Remarks
	Betula nigra	River Birch	4	2"	NA	600 square feet total (10 year)	B & B
	Platanus occidentalis	Sycamore	4	2"	NA	800 square feet total (10 year)	B & B
	Asimina triloba	Paw-Paw	4	NA	18"- 24"	NA	See Planting Spec's Hereon
	Aronia arbutifolia	Red Chokeberry	4	NA	18"- 24"	NA	See Planting Spec's Hereon
	Ilex verticillata	Winterberry Holly	4	NA	18"- 24"	NA	See Planting Spec's Hereon
	Amelanchier canadensis	Serviceberry	3	NA	12" min	NA	
							Spec's Hereon
		Ground Cover seed mixture.	N/A	N/A	N/A	Ground covers to be taken from approved Chesapeake Bay Preservation Ordinance list of types suitable for this use.	To cover 3150 sf

SEEDLING AND SHRUB PLANTING SPECIFICATIONS

- SEEDLINGS AND SHRUBS SHALL BE PLANTED WHERE SHOWN ON THE TREE CONSERVATION PLAN.
- SEEDLINGS AND SHRUBS SHALL BE PLANTED AT A DENSITY OF APPROXIMATELY 400 SEEDLINGS PER ACRE UNLESS OTHERWISE SPECIFIED IN OTHER CHAPTERS SUCH AS FOUND IN § 6-1311 (REFORESTATION).
- SEEDLINGS SHALL BE AT LEAST THREE YEARS OLD AND 12 INCHES IN HEIGHT. ANY AGE CONFIGURATION IN TERMS OF INITIAL SEEDBED AGE TO TRANSPLANT BED AGE SUCH AS 3-0, 2-1, 1-2, ETC., IS PERMISSIBLE SO LONG AS THE TOTAL AGE IS 3 YEARS. SEEDLINGS OF A GREATER AGE MAY BE USED PROVIDED THEY CONFORM TO THE SPECIFICATIONS OUTLINED UNDER THIS SECTION.
- PLANTING STOCK SHALL BE HEALTHY AND FREE FROM INSECT AND DISEASE PESTS AND HAVE A SINGLE LEADER. THE ROOT SYSTEM IS TO BE WELL DEVELOPED, FIBROUS, AND KEPT MOIST UNTIL PLANTED.
- SEEDLINGS SHALL BE PLANTED BETWEEN THE DATES OF MARCH 1 AND MAY 15, AND NOVEMBER 15 AND DECEMBER 15 UNLESS OTHERWISE APPROVED BY THE DIRECTOR.
- SOIL AND BED PREPARATION. IN AREAS OF UNDISTURBED, UNCOMPACTED SOIL, SEEDLINGS MAY BE PLANTED WITH A DIBBLE BAR, SHOVEL, OR AUGER. SEE PLATE 3.37-4 IN THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK FOR A DESCRIPTION OF THE DIBBLE BAR METHOD. SEE PLATE 8-12 FOR AN ILLUSTRATION OF THE SHOVEL OR AUGER METHOD.
- IN AREAS OF COMPACTED SOIL OR FILL, THE SOIL THROUGHOUT THE AREA SHALL BE AMENDED WITH 3-6 INCHES OF ORGANIC MATTER AND THOROUGHLY TILLED TO A DEPTH OF 12 INCHES BEFORE PLANTING. AFTER THE SOIL HAS BEEN PREPARED AND ALLOWED TO SETTLE, THE SEEDLINGS MAY BE PLANTED USING THE DIBBLE BAR, SHOVEL OR AUGER METHOD.
- TREE SEEDLINGS AND SHRUBS PROVIDING 10-YEAR TREE CANOPY CREDITS AS PROVIDED IN § 12-0510.4D SHALL BE PLANTED IN CONTIGUOUS MULCH BEDS. THE MULCH BED SHALL CONSIST OF MINIMUM OF 2 INCHES OF ORGANIC MULCH THAT SHALL BE PLACED ON THE TOPSOIL LAYER AT FINAL GRADE. MULCH SHALL CONSIST OF WOOD CHIPS, BARK CHIPS, OR SHREDDED BARK THAT HAS BEEN AGED FOR A MINIMUM OF 4 MONTHS. MULCH BEDS MUST BE KEPT FREE OF ANY GRASS, WEEDS, VINES AND ANY OTHER PLANT OR CONDITION THAT MIGHT HINDER THE ESTABLISHMENT OF THE TREE CANOPY.
- PRE-PLANTING TREATMENT. SEEDLINGS SHALL BE KEPT MOIST, FRESH, AND PROTECTED FROM WIND AND SUN TO PREVENT STRESS BEFORE PLANTING. SEEDLINGS SHALL BE CARRIED IN A PAIL OR BUCKET FILLED WITH SUFFICIENT MUD AND/OR WATER TO PUDDLE THE ROOTS UNTIL PLANTING. HOWEVER, SEEDLING ROOTS WHICH HAVE BEEN CLAY DIPPED FOR MOISTURE PROTECTION MAY BE WRAPPED IN WET BURLAP UNTIL PLANTED INSTEAD OF BEING CARRIED IN A BUCKET.
- PLANTING METHOD. SEEDLINGS SHALL BE PLANTED AT APPROXIMATELY THE SAME DEPTH AS GROWING IN THE NURSERY, I.E., THE ROOT COLLAR SHOULD BE AT GROUND LEVEL.
- SEEDLINGS SHALL BE PLANTED ERECT.
- SEEDLING ROOTS SHALL BE SPREAD CAREFULLY IN A NATURAL POSITION IN THE PLANTING HOLE.
- SEEDLINGS SHALL BE SECURELY PLANTED WITH THE SOIL FIRMLY PACKED AROUND THE ROOTS.
- PROTECTIVE TUBING. DECIDUOUS SEEDLINGS SHALL BE PLANTED WITH 4-FOOT TALL TREE PROTECTION TUBES, MULCH, AND NETTING WHEN REQUIRED BY THE DIRECTOR.
- SEEDLINGS SHALL BE WATERED THE DAY THEY ARE PLANTED AND THEREAFTER AS NECESSARY TO INSURE THAT THE MINIMUM VIABILITY PERCENTAGES IDENTIFIED IN § 12-0705.8B AND C ARE MET.

EVM ONLY....NOT FOR TREE PRESERVATION PURPOSES

COVER TYPE	PRIMARY SPECIES	UNDERSTORY SPECIES	COMMENTS	SUCCESSIONAL STAGE	CONDITION	AREA
A: Upland Forest	Oak/Maple	NA	NA	Sub-climax	Good	2.74 ac
B. Developed	Dwelling/Driveway	N/A	N/A	N/A	N/A	0.55 ac
C: Miscellaneous (maintained lawn, overgrown wild grasses, shrubs)	Grasses/Shrubs	Lawn	N/A	NA	Good	1.73 ac

Table 12.3 Tree Preservation Target Calculations and Statement

A	Pre-development area of existing tree canopy (from Existing Vegetation Map) =	119,354 SF
B	Percentage of gross site area covered by existing tree canopy =	54.6%
C	Percentage of 10-year tree canopy required for site (see Table 12.4) =	30%
D	Percentage of the 10-year tree canopy requirement that should be met through tree preservation =	16.4%
E	Proposed percentage of canopy requirement that will be met through tree preservation =	100%
F	Has the Tree Preservation Target minimum been met?	Provide (Yes) or No
G	If No for line F, then a request to deviate from the Tree Preservation Target shall be provided on the plan that states one or more of the justifications listed in § 12-0508.3 along with a narrative that provides a site-specific explanation of why the Tree Preservation Target cannot be met. Provide sheet number where deviation request is located.	
H	If step G requires a narrative, it shall be prepared in accordance with § 12-0508.4	
I	Place this information prior to the 10-year tree Canopy Calculations as per instructions in Table 12.10.	

Table 12.10 10-year Tree Canopy Calculation Worksheet

Step		Totals	Reference
A. Tree Preservation Target and Statement			
A 1	Place the Tree Preservation Target calculations and statement here preceeding the 10-year tree canopy calculations		see § 12-0508.2 for list of required elements and worksheet
B. Tree Canopy Requirement			
B1	Identify gross site area =	218,689 SF	§ 12-0511.1A
B2	Subtract area dedicated to parks, road frontage, and		§ 12-0511.1B
B3	Subtract area of exemptions =	6,000 SF SEPTIC	§ 12-0511.1C(1) through § 12-0511.1C(6).
B4	Adjusted gross site area (B1 - B2) =	212,689 SF	
B5	Identify site's zoning and/or use	R-C	
B6	Percentage of 10-year tree canopy required =	30%	§ 12-0510.1 and Table 12.4
B7	Area of 10-year tree canopy required (B4 x B6) =	63,807 SF	
B8	Modification of 10-year Tree Canopy Requirements requested?	NO	Yes or No
B9	If B8 is yes, then list plan sheet where modification request is located		Sheet number
C. Tree Preservation			
C1	Tree Preservation Target Area =	35,816 SF	
C2	Total canopy area meeting standards of § 12-0400 =	56,316 SF	
C3	C2 x 1.25 =	70,395 SF	§ 12-0510.3B
C4	Total canopy area provided by unique or valuable forest or woodland communities		
C5	C4 x 1.5 =		§ 12-0510.3B(1)
C6	Total of canopy area provided by "Heritage," "Memorial," "Specimen," or "Street" trees =		
C7	C6 x 1.5 to 3.0 =		§ 12-0510.3B(2)
C8	Canopy area of trees within Resource Protection Areas and 100-year floodplains =	62,366 SF	
C9	C8 x 1.0 =	62,366 SF	§ 12-0510.3C(1)
C10	Total of C3, C5, C7 and C9 =	132,761 SF	If area of C10 is less than B7 then remainder of requirement must be met through tree planting - go to D
D. Tree Planting			
D1	Area of canopy to be met through tree planting (B7-C10) =	SF	
D2	Area of canopy planted for air quality benefits =		
D3	x 1.5 =		§ 12-0510.4B(1)
D4	Area of canopy planted for energy conservation =		
D5	x 1.5 =		§ 12-0510.4B(2)
D6	Area of canopy planted for water quality benefits =		
D7	x 1.00 (RPA PLANTINGS) =	3,750 SF	§ 12-0510.4B(3)
D8	Area of canopy planted for wildlife benefits =		
D9	x 1.5 =		§ 12-0510.4B(4)
D10	Area of canopy provided by native trees =		
D11	x 1.5 =		§ 12-0510.4B(5)
D12	Area of canopy provided by improved cultivars and varieties =		§ 12-0510.4B(6)
D13	x 1.25 =		
D14	Area of canopy provided through tree seedlings =		
	x 1.0 =		§ 12-0510.4D(1)
D15	Area of canopy provided through native shrubs		
	x 1.0 =		§ 12-0510.4D(1)
D16	Percentage of D14 represented by D15 =		Must not exceed 33% of D14
D17	Total of canopy area provided through tree planting =	3,750 SF	
D18	Is an off-site planting relief requested?	NO	Yes or No
D19	Tree Bank or Tree Fund?	NO	§ 12-0512
D20	Canopy area requested to be provided through off-site banking or tree fund.	N/A	
D21	Amount to be deposited into the Tree Preservation and Planting Fund	N/A	
E. Total of 10-year Tree Canopy Provided			
E1	Total of canopy area provided through tree preservation (C10) =	132,761 SF	
E2	Total of canopy area provided through tree planting (D17) =	3,750 SF	
E3	Total of canopy area provided through off-site mechanism (D19) =	0 SF	
E4	Total of 10-year Tree Canopy Provided = (E1+E2+E3)	136,511 SF	Total of E1 through E3. Area should meet or exceed area required by B7

NOTE:
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS PLAN MEETS BOTH THE TREE PRESERVATION TARGET (PFM 12-0501) AND THE TREE CONSERVATION PLAN (PFM 12-0502) SUBMITTAL REQUIREMENTS; NO DEVIATIONS OR MODIFICATIONS TO THESE REQUIREMENTS ARE BEING REQUESTED; AND THAT ALL TREES 12" AND GREATER IN DIAMETER, WITHIN 25' OF THE LIMITS OF CLEARING AND GRADING HAVE BEEN SHOWN AND ADDRESSED IN THE TREE INVENTORY CONDITION ANALYSIS.

COMMONWEALTH OF VIRGINIA
HAROLD A. LOGAN
LICENSE # 1111B
LAND SURVEYOR

SCALE : 1" = 30'
DATE : 12-15-2016
DESIGNED : HAL
DRAFTED : MB / NLA
REVISIONS:

BRIARLYNN ESTATES - SECTION THREE - LOT 12A

SPRINGFIELD DISTRICT FAIRFAX COUNTY, VIRGINIA

TREE PRESERVATION PLAN

HAROLD A. LOGAN ASSOCIATES P.C.
LAND SURVEYING - SITE PLANNING - SUBDIVISION DESIGN
9114 INDUSTRY DRIVE
MANASSAS PARK, VA. 20111 (703) 330-1988
LOGANASSOCMARK@GMAIL.COM

SHEET 3 OF 4

GP 2958

WETLAND DETERMINATION DATA FORM – Eastern Mountains and Piedmont Region

Project/Site: BRIARLYNN ESTATES SEC3 LOT12A City/County: FAIRFAX Sampling Date: 09/04/17
Applicant/Owner: MIGUEL ZAUALETA State: VA Sampling Point: 1
Investigator(s): MDA Section, Township, Range: N/A
Landform (hillslope, terrace, etc.): TOP OF SLOPE Local relief (concave, convex, none): CONCAVE Slope (%): ____
Subregion (LRR or MLRA): ____ Lat: 38-745634 Long: -77.325872 Datum: NAD83
Soil Map Unit Name: ____ NWI classification: ____
Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)
Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes ___X___ No ____
Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

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

Hydrophytic Vegetation Present? Yes ____ No X
Hydric Soil Present? Yes X No ____
Wetland Hydrology Present? Yes X No ____
Is the Sampled Area within a Wetland? Yes ____ No X

Remarks:
2 OF THE 3 PARAMETERS ARE PRESENT, HOWEVER THERE IS NO HYDROPHYTIC VEGETATION PRESENT.

HYDROLOGY

Wetland Hydrology Indicators:
Primary Indicators (minimum of one is required; check all that apply)
- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)
- ___ Surface Soil Cracks (B6)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:
Surface Water Present? Yes ____ No X Depth (inches): ____
Water Table Present? Yes ____ No ____ Depth (inches): ____
Saturation Present? (includes capillary fringe) Yes ____ No ____ Depth (inches): ____
Wetland Hydrology Present? Yes X No ____

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

Remarks:
THE STREAM IS PERENNIAL IN NATURE.

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

Sampling Point: ____

Tree Stratum (Plot size: 30' RADIUS)	Absolute % Cover	Dominant Species?	Indicator Status
1. ACER RUBRUM	25	X	FAC
2. CORNUS FLORIDA	25	X	FACU
3. PINUS VIRGINIANA	15		FACU
4.			
5.			
6.			
	65	= Total Cover	

50% of total cover: 32.5 20% of total cover: 13

Sapling Stratum (Plot size: 15' RADIUS)			
1. ACER RUBRUM	30	X	FAC
2. CORNUS FLORIDA	20		FACU
3.			
4.			
5.			
6.			
	50	= Total Cover	

50% of total cover: 25 20% of total cover: 10

Shrub Stratum (Plot size:)			
1. ACER RUBRUM	25	X	FAC
2. LINDERA BENZOIN	15		FAC
3.			
4.			
5.			
6.			
	40	= Total Cover	

50% of total cover: 20 20% of total cover: 8

Herb Stratum (Plot size:)			
1. ACHILLEA MILLEFOLIUM	20	X	FACU
2. GALIUM CIRCAEZANS	15	X	UPL
3. ACER RUBRUM	5		FAC
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	40	= Total Cover	

50% of total cover: 20 20% of total cover: 8

Woody Vine Stratum (Plot size: 30')			
1. LONICERA JAPONICA	25	X	FACU
2.			
3.			
4.			
5.			
	____	= Total Cover	

50% of total cover: 12.5 20% of total cover: 5%

Hydrophytic Vegetation Present? Yes ____ No X

Dominance Test worksheet:
Number of Dominant Species That Are OBL, FACW, or FAC: 5 (A)
Total Number of Dominant Species Across All Strata: 8 (B)
Percent of Dominant Species That Are OBL, FACW, or FAC: ____ (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species	x 1 =
FACW species	x 2 =
FAC species	x 3 =
FACU species	x 4 =
UPL species	x 5 =
Column Totals: (A)	(B)

Prevalence Index = B/A =

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

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

Definitions of Five Vegetation Strata:

Tree – Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and 3 in. (7.6 cm) or larger in diameter at breast height (DBH).

Sapling – Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and less than 3 in. (7.6 cm) DBH.

Shrub – Woody plants, excluding woody vines, approximately 3 to 20 ft (1 to 6 m) in height.

Herb – All herbaceous (non-woody) plants, including herbaceous vines, regardless of size, and woody plants, except woody vines, less than approximately 3 ft (1 m) in height.

Woody vine – All woody vines, regardless of height.

Remarks: (Include photo numbers here or on a separate sheet.)
NOMENCLATURE & INDICATORS FROM THE NATIONAL WETLAND PLANT LIST 2016 WETLAND RATINGS.

SOIL

Sampling Point: ____

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

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-3	10YR4/2	85	7.5YR5/6	15	C	PL&M	LOAM	
3-10	10YR5/2	100					SAND	ROCK FRAGMENTS
10-18	2.5YR5/3	100					SANDY CLAY	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:
- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10) **(LRR N)**
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1) **(LRR N, MLRA 147, 148)**
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) **(MLRA 147, 148)**
- ___ Thin Dark Surface (S9) **(MLRA 147, 148)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- X Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Iron-Manganese Masses (F12) **(LRR N, MLRA 136)**
- ___ Umbric Surface (F13) **(MLRA 136, 122)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 148)**
- ___ Red Parent Material (F21) **(MLRA 127, 147)**

Indicators for Problematic Hydric Soils[3]:
- ___ 2 cm Muck (A10) **(MLRA 147)**
- ___ Coast Prairie Redox (A16) **(MLRA 147, 148)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 136, 147)**
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):
Type: ____
Depth (inches): ____
Hydric Soil Present? Yes ____ No X

Remarks:
STREAM IS PERENNIAL

RPA Boundary Location Certification

(The following certification statement is to be placed on the plan, signed, and sealed by the licensed professional submitting the plan.)

RPA Boundary Location Certification

The lot depicted on this infill lot grading plan includes an RPA. The locations of all RPA features have been verified in the field.

Checklist of RPA features which are present:

YES	NO	
☐	☑	(1) A tidal wetland;
☐	☑	(2) A tidal shore;
☑	☐	(3) A water body with perennial flow;
☐	☑	(4) A nontidal wetland connected by surface flow and contiguous to a tidal wetland or water body with perennial flow;
		(5) A buffer area as follows:
☐	☑	(i) Any land within a major floodplain;
☑	☐	(ii) Any land within 100 feet of a feature listed in (1) through (4).

Supporting Documents:

☐ Jurisdictional determination or verification letter from the U.S. Army Corps of Engineers for all Waters of the U.S.

I hereby [illegible] that the individual features listed above, which together comprise the RPA, have been reviewed and the locations of the features and final RPA boundary shown on the plan are in conformance with the requirements of the Chesapeake Bay Preservation Ordinance.

COMMONWEALTH OF VIRGINIA HAROLD A. LOGAN Lic. No. 1111B LAND SURVEYOR

Signature — Date: 1/6/2017

HAROLD A. LOGAN — LAND SURVEYOR 1111B

Name — Virginia license number

20 0 20 40 60
SCALE : 1" = 20'

COMMONWEALTH OF VIRGINIA HAROLD A. LOGAN LICENSE # 1111B LAND SURVEYOR

SCALE : 1" = 30'
DATE : 12-15-2016
DESIGNED : HAL
DRAFTED : MB / NLA
REVISIONS:

BRIARLYNN ESTATES - SECTION THREE - LOT 12A
SPRINGFIELD DISTRICT FAIRFAX COUNTY, VIRGINIA
WETLAND DELINEATION

HAROLD A. LOGAN ASSOCIATES P.C.
LAND SURVEYING - SITE PLANNING - SUBDIVISION DESIGN
9114 INDUSTRY DRIVE
MANASSAS PARK, VA. 20111 (703) 330-1988
LOGANASSOCMARK@GMAIL.COM

SHEET 4 OF 4
GP 2958