

PLAN APPROVAL INFORMATION			REQUIRED	NOT REQUIRED	COUNTY I.D. NUMBER	COMMENTS/SHEET NO.
1. CONCURRENT PROCESSING			✓			
2. MODIFIED PROCESSING			✓			
3. MAXIMUM DENSITY ADJUSTMENTS BASED ON Z.O. 2-308			✓			
4. AFFORDABLE DWELLING UNITS			✓			
5. WORK FORCE UNITS			✓			
6. R.P.A. DELINEATION			✓			
7. FLOOD PLAIN STUDY			✓			
8. DRAINAGE STUDY			✓			
9. BATHYMETRIC SURVEY (SW-10)			✓			
10. CHESAPEAKE BAY ACT EXCEPTION	✓			SEE SHEET 3	DATE SUBMITTED: 08/12/2019	
11. WATER QUALITY IMPACT ASSESSMENT			✓			
12. SOILS REPORT			✓			
13. ONSITE EASEMENTS			✓			
14. OFFSITE EASEMENTS			✓			
15. NOTARIZED LETTERS OF PERMISSION			✓			
16. ARCHITECTURAL REVIEW BOARD APPROVAL			✓			
17. RETURN PLAN TO B.O.S. PRIOR TO APPR.			✓			
18. RETURN PLAN TO P.C. PRIOR TO APPR.			✓			
19. ADJACENT PROPERTY OWNER NOTICES			✓			
20. OFFSITE UTILITY WORK NOTICES			✓			
21. MAJOR UNDERGROUND UTILITY NOTICES			✓			
22. REZONING/SPECIAL EXCEPTION/SPECIAL PERMIT APPROVAL			✓			
23. B.O.S./B.Z.A. CLERK LETTER/RESOLUTION			✓			
24. REZONING PROFFERS/CONDITIONS			✓			
25. REZONING DEVELOPMENT PLAN			✓			
26. B.Z.A. VARIANCE APPROVAL			✓			
27. WETLANDS/WATERS OF THE U.S. PERMIT	✓			SEE SHEET 3	J.D. DETERMINATION SUBMITTED: 4/12/2019 PERMIT SUBMITTED: PERMIT NO. PERMIT RECEIVED: PERMIT NO. DAM NAME: DAM NO.:	NAO-2019-00623
28. STATE REGULATED DAM PERMIT			✓			
29. LOCATED IN DAM BREAK INUNDATION ZONE (STATE REGULATED DAMS) 2 EXTRA PLAN SETS REQUIRED			✓			
30. FEMA LETTER OF MAP REVISION			✓		DATE CLOMR RECEIVED:	
31. VEGETATED ROOF NOTE			✓			
32. OVERLAY DISTRICT INFORMATION			✓			
33. TREE BANKING			✓			
34. TREE FUND			✓			
35. GREEN PROJECT CERTIFICATION FOR GREEN PRIORITY PLAN REVIEW			✓			
36. STREET LIGHTS			✓			
MODIFICATIONS/WAIVERS			✓			
37. FLOODPLAIN WAIVER	✓			SEE SHEET 3	DATE APPROVED: 08/22/2019	
38. RESOURCE PROTECTION EXEMPTION	✓			SEE SHEET 3	DATE APPROVED: 08/22/2019	

**SOLID WASTE AND RECYCLING:** ALL PROPERTIES ARE REQUIRED TO RECYCLE. DESIGNS FOR ALL PROPERTIES MUST PROVIDE ADEQUATE CONTAINERS/STRUCTURES FOR THE SEPARATE MANAGEMENT OF RECYCLABLES AND TRASH.

**SINGLE-FAMILY DETACHED AND TOWNHOUSE DEVELOPMENTS**

I CERTIFY THAT THE SITE DEPICTED ON THIS PLAN IS (CHECK APPLICABLE STATEMENT):

\_\_\_ IN A SANITARY DISTRICT WHERE TRASH AND RECYCLING COLLECTION IS CONDUCTED BY FAIRFAX COUNTY AND THAT I HAVE INFORMED THE PROPERTY OWNER OF THIS CONDITION.

\_\_\_ NOT IN A SANITARY DISTRICT AND TRASH AND RECYCLING COLLECTION WILL BE CONDUCTED BY A PRIVATE COMPANY.

**NON-RESIDENTIAL PROPERTIES, INCLUDING BUSINESSES, SCHOOLS AND INSTITUTIONS, AND MULTI-FAMILY PROPERTIES, INCLUDING CONDOMINIUMS AND APARTMENTS.**

I CERTIFY THAT (ALL STEPS MUST BE COMPLETED):

\_\_\_ I HAVE COMPLETED A WASTE STREAM CALCULATION WORKSHEET FOR THIS PROPERTY.

\_\_\_ I HAVE INDICATED ON THE PLAN THE LOCATION AND TYPE OF TRASH AND RECYCLING CONTAINERS AND STRUCTURES. SEE SHEET NUMBER \_\_\_ IN \_\_\_ BUILDING.

\_\_\_ THE TRASH AND RECYCLING MANAGEMENT CONTAINERS/STRUCTURES ON THIS PLAN ARE ADEQUATE TO MEET THE MINIMUM RECYCLING REQUIREMENT AS DESCRIBED ON THE WASTE STREAM CALCULATION WORKSHEET.


SANITARY SEWER INFORMATION

WASTEWATER TREATMENT PLANT \_\_\_\_\_  
 \_\_\_\_\_ THIS SITE IS SUBJECT TO \_\_\_\_\_ SANITARY SEWER REIMBURSEMENT CHARGES.  
 \_\_\_\_\_ THIS SITE IS SERVED BY ONSITE SEWAGE TREATMENT SYSTEM(S). \_\_\_\_\_

INFORMATION REGARDING ACTIVITIES IN A RESOURCE PROTECTION AREA		TREE PRESERVATION
ACTIVITY	YES/NO	TREE PRESERVATION TARGET DEVIATIONS OR MODIFICATIONS ARE BEING REQUESTED.
CONSTRUCTION ACTIVITIES IN A RESOURCE PROTECTION AREA (IF YES, INDICATE TYPE BELOW)	YES	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A <input type="checkbox"/>
REDEVELOPMENT PRINCIPAL STRUCTURE	NO	<b>POTENTIAL FOR WETLANDS</b>  IS THE DISTURBED AREA LOCATED IN A WETLANDS AREA DEPICTED ON THE NATIONAL WETLANDS INVENTORY MAP? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>  IS THE DISTURBED AREA LOCATED IN AN ESTIMATED WETLANDS AREA DEPICTED ON THE COUNTY POTENTIAL WETLAND AREA MAP? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>  IF YES, TO EITHER OF THE TWO QUESTIONS ABOVE, PROVIDE EVIDENCE OF APPROVED PERMIT OR VERIFICATION THAT NO PERMIT FROM THE ARMY CORPS OF ENGINEERS IS REQUIRED BEFORE ANY APPROVERS
REDEVELOPMENT ACCESSORY STRUCTURE	NO	
PUBLIC ROADS	NO	
PRIVATE ROADS	NO	
DRIVEWAYS	NO	
STORMWATER OUTFALL	NO	
OTHER (INDICATE TYPE): BRIDGE REPLACEMENT	YES	

## NOTES AND CONDITIONS

1. THE APPROVAL OF THESE PLANS SHALL IN NO WAY RELIEVE THE DEVELOPER OR HIS AGENT OF ANY LEGAL RESPONSIBILITIES WHICH MAY BE REQUIRED BY THE CODE OF VIRGINIA OR ANY ORDINANCE ENACTED BY THE COUNTY OF FAIRFAX.
2. THE DESIGN, CONSTRUCTION, FIELD PRACTICES, AND METHODS SHALL CONFORM TO THE REQUIREMENTS SET FORTH IN THE FAIRFAX COUNTY CODE AND IN THE PUBLIC FACILITIES MANUAL AS AMENDED. FAILURE TO COMPLY WITH THE FAIRFAX COUNTY CODE, THE PUBLIC FACILITIES MANUAL, THE APPROVED PLANS, AND THE PROVISIONS OF THE DEVELOPMENT AGREEMENT AND PERMIT SHALL BE DEEMED A VIOLATION.
3. WATER DISTRIBUTION NOTE: ALL FIRE PROTECTION SYSTEMS WHICH ARE INSTALLED IN COMPLIANCE WITH THESE PLANS AND COUNTY OF FAIRFAX ORDINANCES SHALL BE MAINTAINED IN AN OPERATIVE CONDITION AT ALL TIMES. WHEN NECESSARY TO TEMPORARILY REDUCE OR DISCONTINUE THE PROTECTION IN ORDER TO MAKE TESTS, REPAIRS, ALTERATIONS OR ADDITIONS, NOTIFY THE FAIRFAX COUNTY PUBLIC SAFETY COMMUNICATIONS CENTER AT 703-691-2131.
4. A PERMIT MUST BE OBTAINED FROM THE VIRGINIA DEPARTMENT OF TRANSPORTATION, NORTHERN VIRGINIA DISTRICT, BEFORE ANY CONSTRUCTION IS STARTED ON ANY EXISTING STATE ROUTE. CONTACT THE VIRGINIA DEPARTMENT OF TRANSPORTATION THREE WORKING DAYS BEFORE EXCAVATION IN ANY STATE RIGHT OF WAY AT 703-383-2888.
5. CONTRACTORS SHALL NOTIFY THE "MISS UTILITY" NOTIFICATION CENTER AT 1-800-552-7001 FOR ANY PROPOSED EXCAVATION, DEMOLITION, OR BLASTING AT LEAST TWO WORKING DAYS PRIOR TO COMMENCEMENT OF EXCAVATION DEMOLITION, OR BLASTING IN ACCORDANCE WITH THE VIRGINIA UNDERGROUND UTILITY DAMAGE PREVENTION ACT. IN ADDITION, NAMES AND TELEPHONE NUMBERS SHALL ALSO BE USED TO SERVE IN AN EMERGENCY CONDITION AS REQUIRED BY SECTION 63-2-2 OF THE FAIRFAX COUNTY CODE.
6. THE COUNTY INSPECTOR SHALL BE NOTIFIED WHEN ANY IMPROVEMENTS PERTINENT TO HIS INSPECTION DUTIES ARE BEING INSTALLED. SPECIFIC REQUIREMENTS ARE:
  - A. THE COUNTY SITE INSPECTOR IS TO BE NOTIFIED AT LEAST 3 DAYS PRIOR TO START OF CONSTRUCTION.
  - B. A MINIMUM OF 24 HOURS NOTICE IS REQUIRED WHEN REQUESTING RESIDENTIAL OR NON-RESIDENTIAL USE PERMITS.
  - C. A MINIMUM OF 48 HOURS NOTICE IS REQUIRED WHEN REQUESTING TESTS PERTAINING TO SANITARY SEWER ACCEPTANCE.

PROFESSIONAL SEAL AND SIGNATURE	PROFESSIONAL SEAL AND SIGNATURE	PROFESSIONAL SEAL AND SIGNATURE
		
DATE <u>10/28/2019</u>	DATE _____	DATE _____

DESIGNATED PLANS EXAMINER (DPE) CERTIFICATE	
1ST SUBMISSION REVIEWED & RECOMMENDED FOR SUBMISSION	2ND SUBMISSION REVIEWED & RECOMMENDED FOR APPROVAL
D.P.E. SIGNATURE & PRINTED NAME	D.P.E. SIGNATURE & PRINTED NAME
DATE: _____ REG. NO.: _____	DATE: _____ REG. NO.: _____
POST SUBMISSION CONFERENCE DATE: _____	

# ZONING REQUIREMENTS

1) ZONING R-E

2) AVERAGE LOT AREA NO REQUIREMENT (SQ. FT.)

3) MIN. LOT AREA VARIES (SQ. FT.)

4) MIN. LOT WIDTH VARIES (FT.)

5) MAX. BUILDING HEIGHT VARIES (FT.)

6) NUMBER OF FLOORS N/A (Commercial/Industrial ONLY)

7) MIN. YARD REQUIREMENTS:

FRONT VARIES (FT.) SIDE VARIES (FT.) REAR VARIES (FT.)

8) MAXIMUM FAR 0.20 FOR PUBLIC USES

9) MAXIMUM DENSITY 0.5 (D.U./AC.)

10) OPEN SPACE REQUIRED 30% % N/A (SQ. FT.)

11) ANGLE OF BULK PLANE: FRONT VARIES SIDE VARIES REAR VARIES  
(DETAIL(S) ON SHEET    )

12) OVERLAY DISTRICT(S) HISTORIC (H.D.)

# SITE PLAN (SP) TABULATIONS

1) SITE AREA	0.25	(ACRES)	10,832	(SQ. FT.)
2) AREA OF STREET DEDICATION			N/A	(SQ. FT.)
3) USE	RECREATIONAL FACILITY PARKS (GOVT.) OUTDOOR			
4) NUMBER OF LOTS			N/A	
5) AREA OF LOTS			N/A	(SQ. FT.)
6) DENSITY			N/A	(D.U./AC.)
7) EXISTING BUILDING GROSS FLOOR AREA			N/A	(SQ. FT.)
8) PROPOSED BUILDING GROSS FLOOR AREA			N/A	(SQ. FT.)
9) EXISTING BUILDING NET FLOOR AREA			N/A	(SQ. FT.)
10) PROPOSED BUILDING NET FLOOR AREA			N/A	(SQ. FT.)
11) TOTAL FLOOR AREA RATIO (FAR) FOR ENTIRE SITE			N/A	
12) PROPOSED BUILDING HEIGHT			N/A	(FT.)
13) PROPOSED NUMBER OF FLOORS			N/A	COMMERCIAL/INDUSTRIAL ONLY
14) TOTAL HANDICAPPED PARKING REQUIRED			N/A	
15) TOTAL HANDICAPPED PARKING PROVIDED			N/A	
16) TOTAL HANDICAPPED VAN SPACES REQUIRED			N/A	
17) TOTAL HANDICAPPED VAN SPACES PROVIDED			N/A	
18) TOTAL PARKING SPACES REQUIRED			N/A	
19) TOTAL PARKING SPACES PROVIDED			N/A	
20) LOADING SPACES REQUIRED			N/A	
21) LOADING SPACES PROVIDED			N/A	
22) OPEN SPACE PROVIDED		N/A	%	N/A (SQ. FT.)

FIRE - MARSHAL NOTES	
AVAILABLE FIRE FLOW _____	(GAL./MIN.)
SOURCE OF FIRE FLOW INFO. _____	
TYPE OF CONSTRUCTION - USBC _____	
USE GROUP CLASSIFICATION - USBC _____	
BUILDING HEIGHT _____	(FT.)
BUILDING TO BE FULLY SPRINKLERED	YES <input type="checkbox"/> NO <input type="checkbox"/>
IF YES, CHECK APPROPRIATE STANDARD: NFPA 13 <input type="checkbox"/> ; NFPA 13D <input type="checkbox"/> ; NFPA 13R <input type="checkbox"/> SEE PFM CHAPTER 9, PART 2 FOR FULL INFORMATION REQUIRED. FIRE FLOW REQUIREMENTS TO BE DETERMINED BY THE FIRE PREVENTION DIVISION. [SEE PUBLIC WATER AGENCY NOTES ON SHEET _____.]	

<b>STORMWATER INFORMATION</b>		COUNTY STORMWATER PERMIT REQUIRED?	
REFER TO SWM NARRATIVE SHEET 8		SWM FACILITIES	
TECHNICAL CRITERIA 5 <input type="checkbox"/> (OLD)			
TIME LIMITS <input type="checkbox"/> VPDES PERMIT NO. (IF TIME LIMITS): _____			
GRANDFATHERED <input type="checkbox"/> DEQ MEMO 14-2014 <input type="checkbox"/>			
NEW DEVELOPMENT <input type="checkbox"/> REDEVELOPMENT <input type="checkbox"/>			

HIGH DENSITY POLYETHYLENE (HDPE) PIPE USED ON THIS PROJECT YES ☒ NO ☐  
SWM FACILITIES (PROPOSED ONLY)

[illegible]

WATERSHED 1 DIFFICULT RUN DA= 0.25 (ACRES) WATERSHED 2 \_\_\_\_\_

**VICINITY MAP**

**APPROVED** a violation and a charge p  
A VDOT Permit will be required for any activities disturbin

SCALE 1"=200'

STUART MILL RD  
VALE RD  
HUNTERS VALLEY RD  
HUNTER MILL RD

**SITE**

SIDEWALK MAINTENANCE: XXXX-VDOT, 0000-FFX CO TRAIL MAINTENANCE: 0000-FFX CO ALL OTHER WALKS/TRAILS TO BE OWNER MAINTAINED
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TAX MAP REFERENCE NUMBER(S)			
MAP PAGE #	DOUBLE CIRCLE #	BLOCK (SINGLE CIRCLE #)	LOT/PARCEL(S) #
037-1	23	-	0005

SOIL ID NUMBERS	SOIL SERIES NAME	FOUNDATION SUPPORT	SOIL DRAINAGE	EROSION POTENTIAL	PROBLEM CLASS
29A	CODORUS SILT LOAM	POOR - F,W,B	POOR - W,F	LOW	III

IS THE SITE LOCATED ON NATURALLY OCCURRING ASBESTOS (NOA) SOIL?  
YES ☐ NO ☒

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

YES ☐ NO ☒ VPDES PERMIT COVERAGE REQUIRED YES ☐ NO ☒  
SIGNED USING:  
 TECHNICAL CRITERIA 4 ☐ (NEW)  
 TYPE OF DEVELOPMENT: NEW DEVELOPMENT ☐ REDEVELOPMENT ☐  
 NEW+REDEVELOPMENT (i.e. REDEVELOPMENT WITH A NET  
 INCREASE IN IMPERVIOUS AREA) ☐

WATER QUALITY OPTION:		NONE	<input checked="" type="checkbox"/>
<input type="checkbox"/> NON-POINT NUTRIENT CREDITS	<input type="checkbox"/>	COMPREHENSIVE SWM PLAN	<input type="checkbox"/>
<input type="checkbox"/> OFF-SITE FACILITY	<input type="checkbox"/>	EXISTING ONSITE FACILITY	<input type="checkbox"/>

[illegible]

DA= (ACRES) TOTAL DISTURBED AREA=0.25 (ACRES)

Stamped By: Madeline Touchet

**ENGINEER'S SURVEYOR'S CERTIFICATE:**

Having VDOT right-of-way or impeding pedestrian or vehicular traffic.

This property is in the name of FAIRFAX COUNTY BOARD OF SUPERVISORS

AS RECORDED IN DEED BOOK SEE SHEET 2 OF THE LAND RECORDS OF FAIRFAX COUNTY, VA

**OWNER INFORMATION**

☒ OWNER  
☐ TRUSTEE

☐ A CORPORATION  
☐ A PARTNERSHIP  
☐ AN INDIVIDUAL

**FAIRFAX COUNTY BOARD OF SUPERVISORS**

NAME (703) 324-8609

12055 GOVERNMENT CENTER PARKWAY #927  
FAIRFAX, VIRGINIA 22035

PHONE  
thomas.mcfarland@fairfaxcounty.gov

ADDRESS  
EMAIL

<u>DEVELOPER INFORMATION</u>	
(X) DEVELOPER { } CONTRACT OWNER { } LESSEE	{ } A CORPORATION { } A PARTNERSHIP { } AN INDIVIDUAL
FAIRFAX COUNTY BOARD OF SUPERVISORS	
NAME	(703) 324-8609
12055 GOVERNMENT CENTER PARKWAY #927 FAIRFAX, VIRGINIA 22035	PHONE thomas.mcfarland@fairfaxcounty.gov
ADDRESS	EMAIL

<u>WETLANDS PERMITS CERTIFICATION</u>		
I HEREBY CERTIFY THAT ALL WETLANDS PERMITS REQUIRED BY LAW WILL BE OBTAINED PRIOR TO COMMENCING WITH LAND DISTURBING ACTIVITIES.		
SIGNATURE	_____	
OWNER/DEVELOPER	DAVID PETERSON	AGENT
	NAME	TITLE

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

THIS APPROVAL IS FOR A MINOR SITE PLAN ONLY

COMPLIANCE IS REQUIRED WITH ALL FEDERAL, STATE, AND COUNTY ORDINANCES AND REGULATIONS, INCLUDING, BUT NOT LIMITED TO, APPROVAL OF THE PUBLIC WATER SUPPLIER WHEN ANY ALTERATION OF PUBLIC WATER FACILITY IS NECESSARY, AND THE FIRE MARSHAL TO ASSURE COMPLIANCE WITH THE FIRE PROTECTION REGULATIONS OF CHAPTERS 62 AND 70 OF THE CODE OF FAIRFAX, VIRGINIA (COUNTY CODE), AND OTHER COUNTY FIRE REGULATIONS. THE FIRE PREVENTION DIVISION OF THE FIRE AND RESCUE DEPARTMENT REQUIRES A DRAWING OR PLAN TO VERIFY COMPLIANCE WITH THE FIRE PROTECTION REQUIREMENTS OF SECTION 62-6 OF THE COUNTY CODE. SUCH DRAWING OR PLAN MUST BE APPROVED PRIOR TO APPROVAL OF BUILDING PLANS, AND MUST CONTAIN INFORMATION AS STATED IN SECTION 9-0202 OF THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL.

THIS MINOR SITE PLAN SHALL AUTOMATICALLY EXPIRE, WITHOUT NOTICE, SIXTY (60) MONTHS FROM THE DATE OF THIS APPROVAL UNLESS WORK ON THE ASSOCIATED PROJECT HAS COMMENCED.

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<hr/>	
	Sheet List Table
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6	SITE PLAN
7	EROSION & SEDIMENT PLAN – PHASE 1 & 2
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10	HYDRAULIC ANALYSIS (2 OF 2)
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12	SITE DETAILS
13	PLAT – FOR INFORMATION ONLY

**DESIGN ENGINEER / SURVEYOR**  
BOWMAN CONSULTING GROUP, LTD.  
FIRM NAME: 13461 SUNRISE VALLEY DRIVE  
ADDRESS: SUITE 500, HERNDON, VIRGINIA 20171  
PHONE NO: 703-464-1000 FAX NO: 703-481-9720  
PROJ. MANAGER: DAVID PETERSON, P.E. EMAIL: DPETERSON@BOWMANCG.COM

**OLSON GARDENS  
REPLACEMENT**

SULLY DISTRICT  
FAIRFAX COUNTY, VIRGINIA

COUNTY NUMBER <span style="font-size: 24pt;">009437-MSP-001-1</span>	GABRIE BRIDGE
SHEET 1 OF <u>15</u>  REVISED: 3/16	PLAN REVIEWER _____

## GENERAL NOTES

(THESE GENERAL NOTES SHALL BE USED WHERE THEY ARE APPLICABLE TO THE PROJECT PLANS)

## CONSTRUCTION NOTES

1. THE CONTRACTOR SHALL VISIT THE SITE AND SHALL VERIFY EXISTING CONDITIONS PRIOR TO SUBMITTING A BID FOR THE CONSTRUCTION OF THE PROJECT.
2. THE CONTRACTOR SHALL CAREFULLY EXAMINE THE SITE AND MAKE ALL INSPECTIONS NECESSARY IN ORDER TO DETERMINE THE FULL EXTENT OF THE WORK REQUIRED TO MAKE THE PROPOSED WORK CONFORM TO THE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL SATISFY HIMSELF AS TO THE NATURE AND LOCATION OF THE WORK, CONDITIONS, AND CONFIRMATION AND CONDITION OF EXISTING GROUND SURFACE AND THE CHARACTER OF THE EQUIPMENT AND FACILITIES NEEDED PRIOR TO AND DURING EXECUTION OF THE WORK. THE CONTRACTOR SHALL SATISFY HIMSELF AS TO THE CHARACTER, QUANTITY AND QUALITY OF SURFACE AND SUBSURFACE MATERIALS OR OBSTACLES TO BE ENCOUNTERED. ANY INACCURACIES OR DISCREPANCIES BETWEEN THE DRAWINGS AND SPECIFICATIONS MUST BE BROUGHT TO THE OWNER'S ATTENTION IN ORDER TO CLARIFY THE EXACT NATURE OF THE WORK TO BE PERFORMED PRIOR TO THE COMMENCEMENT OF ANY WORK.
3. ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT EDITION OF THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL (PFM) AND THE VIRGINIA DEPARTMENT OF TRANSPORTATION (V.D.O.T.) STANDARDS AND SPECIFICATIONS.
4. ALL CONSTRUCTION WITHIN THE V.D.O.T. RIGHT-OF-WAY SHALL CONFORM TO THE PROVISIONS CONTAINED IN THE V.D.O.T. LAND USE PERMIT ISSUED FOR THIS LOCATION. THE CONTRACTOR SHALL BE THOROUGHLY FAMILIARIZED WITH THE REQUIREMENTS OF THIS LAND USE PERMIT PRIOR TO THE START OF ANY CONSTRUCTION IN V.D.O.T. RIGHT-OF-WAY.
5. THE INSTALLATION OF TRENCH BACKFILL AND THE RESTORATION OF DISTURBED AREAS SHALL BE COMPLETED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS OR AS DIRECTED BY THE OWNER OR OWNER REPRESENTATIVES. ALL COMPACTION SHALL BE AT  $\pm 2\%$  OF THE OPTIMUM MOISTURE CONTENT.
6. ALL SUBGRADE, SUBBASE, BASE AND SHOULDER MATERIAL SHALL BE PLACED AND COMPACTED TO THE DENSITY SPECIFIED IN THE PROJECT SPECIFICATIONS OR AS DIRECTED BY THE OWNER OR OWNER REPRESENTATIVES. ALL COMPACTION SHALL BE AT  $\pm 2\%$  OF THE OPTIMUM MOISTURE CONTENT.
7. THE CONTRACTOR SHALL PROVIDE ADEQUATE MEANS OF CLEANING TRUCKS AND/OR OTHER EQUIPMENT OF MUD PRIOR TO ENTERING THE V.D.O.T. RIGHT-OF-WAY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CLEAN ALL STREETS AND ALLAY DUST AND TO TAKE WHATEVER MEASURES NECESSARY TO INSURE THE ROAD(S) ARE MAINTAINED IN A CLEAN, MUD AND DUST FREE CONDITION AT ALL TIMES. THE CONTRACTOR WILL COMPLY WITH ALL STIPULATIONS OF THE VDOT LAND USE PERMIT REGARDING CONSTRUCTION ENTRANCE MAINTENANCE AND REPAIRS.
8. TEMPORARY OR PERMANENT PAVEMENT PATCHES ARE TO BE PLACED IN ALL ASPHALT TRAIL AND ROADWAY CUTS WITH HOT MIX THE SAME DAY THE CUT IS MADE IN ACCORDANCE WITH V.D.O.T. REQUIREMENTS. SEE DPWES STANDARD DETAIL SHEET- SANITARY SEWER FOR REQUIREMENTS ON CUT REPLACEMENT IN ROADS WITH ASPHALT CONCRETE BASE AND SURFACE.
9. CONTRACTOR TO ADJUST MANHOLE, VALVE, AND METER BOX COVERS BEFORE PLACING ASPHALT SEAL CAP.
10. WHERE EXISTING NATURAL DRAINAGE DITCHES OR STREAM BANKS ARE DISTURBED DURING CONSTRUCTION THE CONTRACTOR SHALL RESTORE THIS AREA TO ORIGINAL ALIGNMENT, GRADE AND INVERT.
11. THE FOLLOWING PROVISIONS SHALL APPLY TO THE USE OF SHEETING AND SHORING:
  - (A) SHEETING AND SHORING OR OTHER APPROVED METHODS FOR TRENCH BRACING MAY BE REQUIRED ON THIS CONTRACT AS NEEDED TO MEET ALL SAFETY REQUIREMENTS.
  - (B) UNLESS OTHERWISE DIRECTED BY THE ENGINEER, SHEETING AND SHORING WILL BE REMOVED FROM ALL TRENCHES PRIOR TO BACKFILLING OPERATIONS.
  - (C) UNLESS SPECIFICALLY IDENTIFIED IN THE CONTRACT DOCUMENTS, NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR SHEETING AND SHORING.
12. THE CONTRACTOR SHALL RESTORE ALL DRIVEWAYS AND TRAILS DISTURBED DURING CONSTRUCTION. RESTORATION SHALL CONSIST OF THE FOLLOWING:
  - \* STONE DUST TRAIL - PROVIDE MINIMUM 6" COMPACTED 21A
  - \* ASPHALT DRIVEWAY - PROVIDE 6" COMPACTED 21A WITH MINIMUM 2" SM-9.5A OVERLAY
  - \* CONCRETE DRIVEWAY - PROVIDE A NEAT SAWCUT CONNECTION, MINIMUM 4" COMPACTED 21A AND 5" CLASS A3 CONCRETE WITH WWF 6X6 - W2.9XW2.9
13. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE TO THE EXISTING ROADS, TRAILS, BRIDGES, UTILITIES AND OTHER PARK FACILITIES WHICH OCCURS AS A RESULT OF THE PROJECT CONSTRUCTION WITHIN OR CONTIGUOUS TO THE EXISTING RIGHT-OF-WAY.
14. ALL STREET CUT AND PATCH WORK IN PUBLIC RIGHT-OF-WAY REQUIRED FOR UTILITIES INSTALLATION SHALL BE PERFORMED IN STRICT ACCORDANCE WITH COUNTY AND/OR VDOT STANDARDS AND SPECIFICATIONS.
15. NO BLASTING WILL BE ALLOWED WITHIN THIS PROJECT.
16. THE APPROVAL OF THIS PLAN SHALL IN NO WAY GRANT PERMISSION BY THE COUNTY FOR THE CONTRACTOR TO TRESPASS ON OFF-SITE PROPERTIES.
17. THE APPROVAL OF THESE PLANS SHALL IN NO WAY RELIEVE THE CONTRACTOR OF COMPLYING WITH OTHER APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS.
18. ALL UTILITIES NOTED TO BE RELOCATED OR REMOVED SHALL BE AT THE CONTRACTORS EXPENSE, TO INCLUDE ALL POLES AND STRUCTURES AS REQUIRED. ALL POLES REQUIRED TO BE RELOCATED MUST BE MOVED PRIOR TO CONSTRUCTION.
19. THESE PLANS MAKE NO REPRESENTATION AS TO THE SUBSURFACE CONDITIONS AND THE PRESENCE OF SUBSURFACE WATER OR THE NEED FOR SUBSURFACE DRAINAGE FACILITIES.
20. THE CONTRACTOR IS RESPONSIBLE FOR ARRANGING ALL NECESSARY INSPECTIONS.
21. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A SAFE CONSTRUCTION SITE AND COMPLYING WITH ALL OSHA REGULATIONS.
22. EMERGENCY VEHICLE ACCESS SHALL BE MAINTAINED DURING ALL PHASES OF CONSTRUCTION.
23. ALL FINISHED GRADING, SEEDING, SODDING OR PAVING SHALL BE DONE IN SUCH A MANNER TO PRECLUDE THE PONDING OF WATER.
24. THE ENGINEER SHALL NOT HAVE CONTROL OVER OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK SHOWN ON THESE PLANS. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S SCHEDULES OR FAILURE TO CARRY OUT THE WORK. THE ENGINEER IS NOT RESPONSIBLE FOR ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR THEIR AGENTS OR EMPLOYEES, OR OF ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK.
25. PRIOR TO CONSTRUCTION, A TRAIL TAKEOUT WALK THROUGH WITH THE CONTRACTOR, PARK AUTHORITY AND A REPRESENTATIVE FROM THE URBAN FOREST MANAGEMENT DIVISION WILL TAKE PLACE. WHERE POSSIBLE AND/OR APPROPRIATE, THE TRAIL WILL BE SHIFTED SLIGHTLY TO AVOID TREES AND UNIQUE VEGETATION.
26. THE PROPOSED TRAIL IS A COUNTYWIDE TRAILS PLAN DESIGNATED TRAIL THAT IS PARTIALLY LOCATED ON LAND OWNED AND MAINTAINED BY THE FAIRFAX COUNTY BOARD OF SUPERVISORS.
27. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO GRAVES OR BURIAL GROUNDS LOCATED ON THIS SITE.
28. THERE SHALL BE NO STORAGE OF HERBICIDES, PESTICIDES, OR TOXIC HAZARDOUS SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS (CFR), PARTS 116.4 AND 261.30 ET. SEQ., IN THE FLOODPLAIN.
29. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING THE SITE FROM UNAUTHORIZED ACCESS AT ALL TIMES DURING CONSTRUCTION.
30. BRIDGE INFORMATION INCLUDING DIMENSIONS AND DESIGN ARE CONCEPTUAL FOR BASIS OF DESIGN ONLY.

## OWNERSHIP TABLE

PARCEL NO.	OWNERSHIP	DEED BOOK	PAGE	ZONE
NONE ASSIGNED	FAIRFAX COUNTY BOARD OF SUPERVISORS	25469	1471	RE
0371-23-0005	PEDRY, MARK L. & LAURIE Z	9634	1620	RE
0371-01-0033	FAIRFAX COUNTY PARK AUTHORITY	2716	166	RE
0371-03-0007	FAIRFAX COUNTY PARK AUTHORITY	2755	125	RE

## SURVEY NOTES

1. THE PROPERTIES SHOWN HEREON ARE LOCATED ON FAIRFAX COUNTY TAX ASSESSMENT MAP 0371-23-0005 AND ARE ZONED RE (RES ESTATE 1DU/2AC) UNDER THE FAIRFAX COUNTY ZONING ORDINANCE. (SEE OWNERSHIP TABLE ABOVE).
2. THE PROPERTIES SHOWN HEREON ARE NOW IN THE NAME OF THOSE LISTED BELOW AS FOUND AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.  
  
MARK L. PEDRY AND LAURIE Z. PEDRY  
TRUSTEES OF THE MARK L. PEDRY REVOCABLE TRUST AGREEMENT DATED MARCH 11, 2015  
LAURIE Z. PEDRY AND MARK L. PEDRY  
18056 FLOWERSTONE STREET  
OAKTON, VA 22124  
(TM# 0371-23-0005)  
  
FAIRFAX COUNTY BOARD OF SUPERVISORS  
12000 GOVERNMENT CENTER PARKWAY  
FAIRFAX, VA 22035  
(NO TAX MAP NUMBER LISTED)
3. BOUNDARY AND NORTH MERIDIAN INFORMATION SHOWN HEREON IS BASED ON EXISTING LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA AND A FIELD RUN SURVEY PERFORMED BY BOWMAN CONSULTING GROUP LTD.
4. THE TOPOGRAPHY WITHIN THE LIMIT OF WORK AREA USED FOR THIS PROJECT WAS TAKEN FROM A FIELD SURVEY PERFORMED BY BOWMAN CONSULTING GROUP AND DATED NOVEMBER 14, 2018.
5. THE SURVEYED PROPERTIES SHOWN HEREON LIE WITHIN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND ZONE "AE" BASE FLOOD ELEVATIONS DETERMINED AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP FOR FAIRFAX COUNTY, VIRGINIA, COMMUNITY-PANEL NUMBER 51059C0140E DATED SEPTEMBER 17, 2010.
6. HORIZONTAL DATUM IS BASED UPON NAD 83 AND VERTICAL DATUM IS BASED UPON NGVD 29 PER A CORPSCON CONVERSION

## STORMWATER MANAGEMENT

THIS IS A MAINTENANCE PROJECT WHICH DISTURBS ONLY 0.25 ACRES, RESULTS IN NO INCREASE IN IMPERVIOUS AREA, AND AS SUCH IS EXEMPT FROM STORMWATER MANAGEMENT REQUIREMENTS.

## TRAFFIC MAINTENANCE

1. ALL TRAFFIC MAINTENANCE AS REQUIRED TO ALLOW CONTINUED OPERATIONS OF PARK FACILITIES AND PUBLIC ROADWAYS SHALL CONFORM WITH THE VIRGINIA WORK AREA PROTECTION MANUAL, CURRENT EDITION.

**APPROVED**

Before you start work you are required to notify the site inspector at 703-324-1720. Failure to notify can result in a violation and a charge per the compliance inspection.

Plan Number: 009437-MSP -001  
Date: 11/04/19  
Stamped By: Madeline Touchet

**A VDOT Permit will be required for any activity disturbing VDOT right-of-way or impeding pedestrian or vehicular traffic**

## FIBER OPTIC UTILITY COMPANES

FIBER OPTIC COMPANIES	MISS UTILITY	EMERGENCY
Abovenet Communications	811	1-888-636-2778
Comcast Communications in Alexandria	811	
Cavalier Telephone Company	811	1-888-662-5700
Comcast Communications in Reston	811	(after hours 703-841-7700)
Cox Communications Fiber Division	811	(703) 313-6527 or (703) 313-6531
Dominion Telecom	811	1-888-854-2138
Level 3 Communications, LLC	811	1-887-366-8344
Lightwave Spectrum, Inc.	811	1-800-388-6460
Looking Glass Network, Inc.	811	1-866-342-7288
MCI	811	(703) 391-5787; (Cell – 703-598-1721)
Verizon South	811	1-800-745-1944 (Emergency Repair)
Qwest Communications Corporation	811	1-800-283-4237
Sprint	811	1-800-521-0579
Star Power Communications	811	
TCG/A&T	811	1-888-634-1840 (Pager)
WtTel Communications	811	1-888-265-2283
XO Communications	811	
YIPES Communication, Inc.	811	
Xspedius	811	1-800-627-0181

## EXISTING UTILITIES

3. THE UTILITY INFORMATION SHOWN ON THESE PLANS IS TAKEN FROM AVAILABLE RECORD AND IN SOME CASES INFORMATION PROVIDED BY AN UNDERGROUND UTILITY DESIGNATING AND LOCATING COMPANY. THE FAIRFAX COUNTY PARK AUTHORITY DOES NOT GUARANTEE THAT THE UTILITY INFORMATION SHOWN ON THE PLANS IS COMPLETE OR ACCURATE. THE CONTRACTOR MUST VERIFY THE UTILITY LOCATIONS PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK AND FOR ANY DAMAGES WHICH OCCUR BY HIS FAILURE TO LOCATE OR PRESERVE THESE UNDERGROUND UTILITIES. IF DURING CONSTRUCTION OPERATIONS THE CONTRACTOR SHOULD ENCOUNTER UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS, HE SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE AND TAKE NECESSARY AND PROPER STEPS TO PROTECT THE FACILITY AND ASSURE THE CONTINUANCE OF SERVICE.
3. ALL EXISTING UNDERGROUND UTILITIES IN THE VICINITY OF PROPOSED IMPROVEMENTS/CONSTRUCTION SHALL BE MARKED IN THE FIELD BY MISS UTILITY PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING THE FIELD MARKING OF UTILITIES WITH "MISS UTILITY".
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT EXISTING UTILITIES ARE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS WITHIN THE LIMITS OF CONSTRUCTION IN ACCORDANCE WITH THE REQUIREMENTS INDICATED ON THE CONSTRUCTION PLANS.
5. CONTRACTORS SHALL NOTIFY OPERATORS WHO MAINTAIN UNDERGROUND UTILITY LINES IN THE AREA OF PROPOSED CONSTRUCTION, EXCAVATION OR BLASTING AT LEAST 3 WORKING DAYS, BUT NOT MORE THAN 10 WORKING DAYS PRIOR TO COMMENCEMENT OF EXCAVATION OR DEMOLITION IN ACCORDANCE WITH CHAPTER 63 OF FAIRFAX COUNTY CODE. NAMES AND TELEPHONE NUMBERS OF THE VARIOUS OPERATORS OF UNDERGROUND UTILITY LINES IN FAIRFAX COUNTY APPEAR ABOVE. THESE NUMBERS WILL ALSO BE USED TO SERVE EMERGENCY CONDITION NOTICE AS REQUIRED BY CHAPTER 63 OF THE FAIRFAX COUNTY CODE.
6. THE CONTRACTOR SHALL CONTACT MISS UTILITY AT 811, UTILITY COMPANY REPRESENTATIVES, PERFORM TEST PITS, REVIEW CURRENT TEST PIT DATA, AND WHATEVER OTHER OPERATIONS AVAILABLE TO INSURE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES IN THE AREA OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE F.C.P.A. OF ANY POTENTIAL CONFLICTS PRIOR TO COMMENCING CONSTRUCTION.

## MISS UTILITY

CALL "MISS UTILITY OF VIRGINIA" AT 811, 48 HOURS PRIOR TO THE START OF WORK. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDER GROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH REQUIREMENTS OF FAIRFAX COUNTY CODES AND REGULATIONS.

**CAUTION!**

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE, THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION

PLAN STATUS		Date: AUGUST 2014
12/21/18	PRELIMINARY PLAN	Scale: N/A
5/07/19	75% PLAN	
6/22/19	100% PLAN	
8/29/19	1ST SUBMISSION	
		FCPA Project Number: 5T-000031-003
		Map Section: 031H-(231)-0005
		Sheet: 2 of 15
		FCPA File Number:
DATE	DESCRIPTION	

Bowman

CONSULTING

Bowman Consulting Group, Ltd.  
13461 Sunrise Valley Drive  
Suite 500  
Herndon, Virginia 20171  
Phone: (703) 464-1000  
Fax: (703) 461-6720  
www.bowmanconsulting.com

FAIRFAX COUNTY  
PARK AUTHORITY

12055 Government Center Pkwy.  
Fairfax, Virginia 22035

FAIRFAX COUNTY  
Park Authority

12055 Government Center Pkwy.  
Fairfax, Virginia 22035

GABRIELSON GARDENS  
BRIDGE REPLACEMENT  
MINOR SITE PLAN

SULLY DISTRICT  
FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA  
DAVID A. PETERSON  
Lic. No. 056566  
08/29/19  
PROFESSIONAL ENGINEER

Designed By:  
CLL

Checked By:  
DP

Date: AUGUST 2019

Scale: NA

FCPA Project Number:  
5T-0000031-003

Map Section: 0311-(23)-0005

Sheet:  
3 of 15

FCPA File Number:

PLAN	STATUS
12/21/18	PRELIMINARY PLAN
5/07/19	75% PLAN
6/22/19	100% PLAN
8/29/19	1ST SUBMISSION
DATE	DESCRIPTION

County of Fairfax, Virginia

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

AUG 2 2 2019

Jessica Fleming  
Bowman Consulting, Ltd  
13461 Sunrise Valley Drive, Suite 500  
Herndon, VA 20171

Subject: Gabrielson Gardens Bridge Replacement; Difficult Run Park; Tax Map #037-1-01-0033, 037-1-03-0007 and 037-1-23-0005 (portions); Sully District

Reference: Resource Protection Area Encroachment Exemption 9437-WRPA-002-1

Dear Ms. Fleming:

Your request on behalf of the Fairfax County Park Authority to encroach into the Resource Protection Area (RPA) to replace the subject bridges qualifies as an exempt use under Chesapeake Bay Preservation Ordinance (CBPO) Section 118-5-3, and was approved August 12, 2019, subject to the following conditions:

- Any land disturbance exceeding an area of 2,500 square feet shall comply with Chapter 104 of *The Code of the County of Fairfax, Virginia*;
- Any required state or federal permits shall have been issued;
- No more land shall be disturbed than is necessary to provide for the bridge and connection to the trail;
- All activities shall be in compliance with all applicable state and federal permits, and shall be conducted in a manner that protects water quality.

This determination in no way relieves you of any other CBPO requirement or any other County drainage requirement, including adequacy of outfall, pro-rata share payments, etc.

This exemption shall automatically expire, without notice, 12 months after the date of this letter, unless the subject site plan is approved.

If you have any questions or require additional information, please contact Camylyn Lewis, P.E., Senior Engineer III, Site Development and Inspections Division (SDID), at 703-324-1720.

Department of Land Development Services  
12055 Government Center Parkway, Suite 659  
Fairfax, Virginia 22035-5503  
Phone 703-324-1780 • TTY 711 • FAX 703-653-6678  
www.fairfaxcounty.gov

Jessica Fleming  
9437-WRPA-002-1  
Page 2 of 2

Sincerely,

FOR Shahab Baig, P.E.  
Chief, North Branch  
SDID  
Land Development Services (LDS)

cc: Shannon Curtis, Chief, Watershed Assessment Branch, Stormwater Planning Division,  
Department of Public Works and Environmental Services  
Camylyn Lewis, P.E., CFM, Senior Engineer III, North Branch, SDID, LDS

County of Fairfax, Virginia

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

AUG 2 2 2019

Jessica Fleming  
Bowman Consulting, Ltd  
13461 Sunrise Valley Drive, Suite 500  
Herndon, VA 20171

Subject: Gabrielson Gardens Bridge Replacement; Difficult Run Park; Tax Map #037-1-01-0033, 037-1-03-0007 and 037-1-23-0005 (portions); Sully District

Reference: Your Floodplain Use Determination; IQ# 313914

Dear Ms. Fleming:

In response to your request, the proposed bridge replacement as shown on the plan submitted with your request, within the designated floodplain, is approved under Fairfax County Zoning Ordinance (ZO) Section 2-903.7, subject to the following conditions:

- To the extent possible, stable vegetation shall be protected and maintained in the floodplain, ZO § 2-905.5.
- There shall be no storage of herbicides, pesticides or toxic or hazardous substances as set forth in Title 40, Code of Federal Regulations (CFR), Parts 116.4 and 261.30 et. seq., in the floodplain, ZO § 2-905.6.
- No more land within the floodplain shall be disturbed than is necessary for construction of the proposed bridge replacement, ZO § 2-905-7(B).
- The proposed use meets the environmental goals and objectives of the adopted Comprehensive Plan for the subject property, ZO § 2-905-7(C).
- The proposed use and construction activity shall comply with the provisions of the Chesapeake Bay Preservation Ordinance, ZO § 2-905-11.

This determination is valid as of the date of this letter and does not relieve you of the responsibility to comply with any ZO, Building Code or other County regulation including, but not limited to the Chesapeake Bay Preservation Ordinance, currently in effect or which the Board of Supervisors may adopt at a future date.

Department of Land Development Services  
12055 Government Center Parkway, Suite 659  
Fairfax, Virginia 22035-5503  
Phone 703-324-1780 • TTY 711 • FAX 703-653-6678  
www.fairfaxcounty.gov

Jessica Fleming  
IQ# 313914  
Page 2 of 2

Please ensure a copy of this letter is made part of any plan or permit application.

If further assistance is desired, please contact Camylyn Lewis, P.E., Senior Engineer III, Site Development and Inspections Division (SDID), at 703-324-1720.

Sincerely,

FOR Shahab Baig, P.E.  
Chief, North Branch  
SDID  
Land Development Services (LDS)

cc: Dipmani Kumar, P.E., Chief, Watershed Planning and Evaluation Branch (WPEB),  
Stormwater Planning Division (SWPD), Department of Public Works and Environmental Services (DPWES)  
Daniel Habete, P.E., Engineer IV, WPEB, SWPD, DPWES  
Bigyan Shrestha, Engineer III, WPEB, SWPD, DPWES  
Paul Fernandes, Chief, Site and Technical Services (STS), Customer and Technical Support Center (CTSC), Permitting and Code Administration (PACA) Division, LDS  
Hivi Faraj, Chief, Permit Application Center, STS, CTSC, PACA, LDS  
Richard Grace, Chief, Building Code Services, STS, CTSC, PACA, LDS  
James Anjam, Residential Plan Review, Building Division, LDS  
Hiba Aziz, Commercial Building Branch, LDS  
Camylyn Lewis, P.E., Senior Engineer III, SDID, LDS  
IQ# 313914

DEPARTMENT OF THE ARMY  
US ARMY CORPS OF ENGINEERS  
NORFOLK DISTRICT  
FORT NORFOLK  
863 FRONT STREET  
NORFOLK VA 23510-1011

April 12, 2019

PRELIMINARY JURISDICTIONAL DETERMINATION

Northern Virginia Regulatory Section  
NAO-2019-00623 (Gabrielson Gardens Bridge)

Mr. Tom McFarland  
Fairfax County Park Authority  
12055 Government Center Parkway, Suite 406  
Fairfax, Virginia 22035

Dear Mr. McFarland:

This letter is in regard to your request for a verification of a preliminary jurisdictional determination for waters of the U.S. (including wetlands) on property known as FCPA Gabrielson Gardens Bridge located on an approximately 1.0 acre parcel along a pedestrian trail connecting Flowerstone Street to the west and Hunters to the east in Fairfax County, Virginia.

The map entitled "FCPA Gabrielson Gardens Bridge", by Bowman Consulting Group, Ltd. dated December 21, 2018 (*copy enclosed*) provides the location of waters and/or wetlands on the property listed above. The basis for this delineation includes application of the Corps' 1987 Wetland Delineation Manual and *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Eastern Mountains and Piedmont Region*, and the positive indicators of wetland hydrology, hydric soils, and hydrophytic vegetation and the presence of an ordinary high water mark. This letter is not confirming the Cowardin classifications of these aquatic resources.

Discharges of dredged or fill material, including those associated with mechanized landclearing, into waters and/or wetlands on this site may require a Department of the Army permit and authorization by state and local authorities including a Virginia Water Protection Permit from the Virginia Department of Environmental Quality (DEQ), a permit from the Virginia Marine Resources Commission (VMRC) and/or a permit from your local wetlands board. This letter is a confirmation of the Corps preliminary jurisdiction for the waters and/or wetlands on the subject property and does not authorize any work in these areas. Please obtain all required permits before starting work in the delineated waters/wetland areas.

This is a preliminary jurisdictional determination and is therefore not a legally binding determination regarding whether Corps jurisdiction applies to the waters or wetlands in question. Accordingly, you may either consent to jurisdiction as set out in this preliminary jurisdictional determination and the attachments hereto if you agree with the

determination, or you may request and obtain an approved jurisdictional determination. "This preliminary jurisdictional determination and associated wetland delineation map may be submitted with a permit application."

Enclosed is a copy of the "Preliminary Jurisdictional Determination Form". Please review the document, sign, and return one copy to Ms. Theresita Crockett-Augustine either via email ([theresita.m.crockett-augustine@usace.army.mil](mailto:theresita.m.crockett-augustine@usace.army.mil)) or via standard mail to US Army Corps of Engineers, Northern Virginia Field Office at 18139 Triangle Plaza, Suite 213, Dumfries, Virginia 22028 within 30 days of receipt and keep one for your records. This delineation of waters and/or wetlands is valid for a period of five years from the date of this letter unless new information warrants revision prior to the expiration date.

If you have any questions, please contact Ms. Theresita Crockett-Augustine at (757) 201-7194 or [theresita.m.crockett-augustine@usace.army.mil](mailto:theresita.m.crockett-augustine@usace.army.mil).

Sincerely,

AUGUSTINE, THE  
THERESITA M. CROCKETT-AUGUSTINE  
7040

Theresita Crockett-Augustine  
Environmental Scientist  
Northern Virginia Regulatory Section

Enclosures:  
Delineation Map  
Preliminary Jurisdictional Determination Form  
Supplemental Preapplication Information

PLAN STATUS

12/21/18	PRELIMINARY PLAN
5/07/19	75% PLAN
6/22/19	100% PLAN
8/29/19	1ST SUBMISSION
DATE	DESCRIPTION

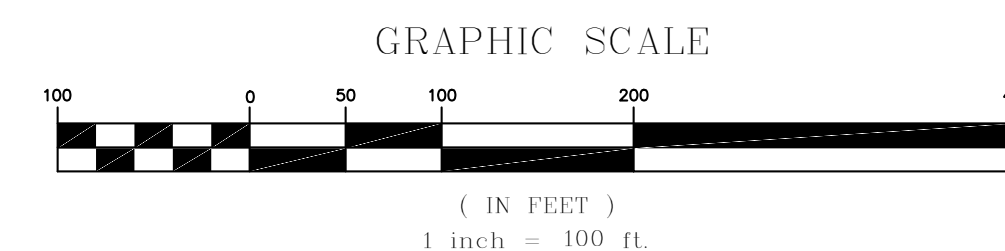
Cad file name : \\Va-fair-dc1-srv\New\_Projects\4000 - FCPA Ossian Hall Park\4000-07-031 (ENG) - Gabrielson Bridge Final Eng Svcs\Engineering\Engineering Plans\Minor Site Plan\4000-07-031-NTS.dwg

BCEG JOB NO. 4000-07-01-01 FILE NO. 4000-D-CD-001

**Before you start work you are required to notify the site inspector at 703-324-1720. Failure to notify can result in a violation and a charge per the compliance inspection.**

Plan Number: 009437-MSP -001  
Date: 11/04/19  
Stamped By: Madeline Touchet

**A VDOT Permit will be required for any activity disturbing VDOT right-of-way or impeding pedestrian or vehicular traffic**



**Bowman**  
CONSULTING

**Bowman Consulting Group, Ltd.**  
13461 Sunrise Valley Drive  
Suite 500  
Herndon, Virginia 20171

Phone: (703) 464-1000  
Fax: (703) 481-9720  
[www.bowmanconsulting.com](http://www.bowmanconsulting.com)

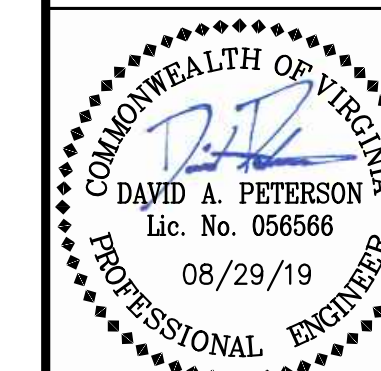
**FAIRFAX COUNTY  
PARK AUTHORITY**



## OVERALL VICINITY PLAN

# GABRIELSON GARDENS BRIDGE REPLACEMENT MINOR SITE PLAN

**MINOR SITE PLAN**  
SULLY DISTRICT      FAIRFAX COUNTY, VIRGINIA



Designed By: CLL	Checked By: DP
---------------------	-------------------

Date: AUGUST 2019

Scale: 1"=100'

Scale: 1"=100'


FCPA Project Number:	ST-000031-C
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Map Section:	03711-((23))-00
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Sheet: 6 of 15

Sheet: 4 of 15

FCPA File Number:

PLAN STATUS	
12/21/18	PRELIMINARY PLAN
5/07/19	75% PLAN
6/22/19	100% PLAN
8/29/19	1ST SUBMISSION
DATE	DESCRIPTION

**APPROVED** Before you start work you are required to notify the site inspector at 703-324-1720. Failure to notify can result in a violation and a charge per the compliance inspection.

Plan Number: 009437-MSP -001  
 Date: 11/04/19  
 Stamped By: Madeline Touchet

A VDOT Permit will be required for any activity disturbing VDOT right-of-way or impeding pedestrian or vehicular traffic

PIN: 0371-01-0033  
FAIRFAX COUNTY  
PARK AUTHORITY  
DEED BOOK 2716, PAGE 166

LEASE AREA  
HUNTERS VALLEY  
— ASSOCIATION —  
PER DEED BOOK 9634,  
PAGE 1620

APPROXIMATE LOCATION  
OF EXISTING PUBLIC  
TRAIL EASEMENT  
DB. 9792 PG. 1493

EX. 15" CPP  
INV. IN=251.08  
INV. OUT=250.94

EXISTING PUBLIC  
TRAIL EASEMENT  
DB. 9792 PG. 1480  
& EXISTING  
INGRESS-EGRESS  
EASEMENT  
DB. 9871 PG. 953

PIN: 0371-23-0005  
N/F PEDRY, MARK L. &  
LAURIE Z.  
FAIRHUNT ESTATES  
LOT 5  
DEED BOOK 9634, PAGE 1620

EX. 15" CPP  
INV. IN=249.25  
INV. OUT=248.75

EXISTING PUBLIC  
TRAIL EASEMENT  
DB. 9792 PG. 1493

8" POST

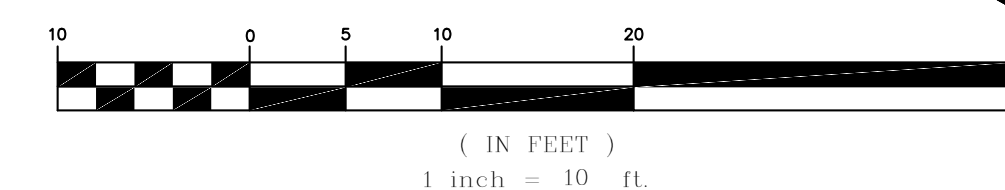
- EXISTING -  
CL II  
RIP-RAP  
(TYP)

PIN: 0371-03-0007  
FAIRFAX COUNTY  
PARK AUTHORITY  
DEED BOOK 2755, PAGE 125

FAIRFAX COUNTY  
BOARD OF  
SUPERVISORS  
DEED BOOK 25469,  
PAGE 1471

TRUNK	DRIP	TAG	COMMENT
36"	36"	114	POPLAR
22"	22"	131	DECIDUOUS TREE
12"	12"	130	DECIDUOUS TREE
24"	24"	129	DECIDUOUS TREE
18"	18"	128	MAPLE
20"	20"	127	DECIDUOUS TREE
12"	12"	126	DECIDUOUS TREE
24"	24"	125	DECIDUOUS TREE
24"	24"	124	DECIDUOUS TREE
15"	15"	123	DECIDUOUS TREE
13"	13"	122	DECIDUOUS TREE
13"	13"	121	DECIDUOUS TREE
30"	30"	120	DECIDUOUS TREE
26"	26"	119	DECIDUOUS TREE
34"	34"	118	DECIDUOUS TREE
19"	19"	117	DECIDUOUS TREE
14"	14"	116	DECIDUOUS TREE
14"	14"	115	DECIDUOUS TREE
12"	12"	113	DECIDUOUS TREE
16"	16"	112	GUM
19"	19"	111	DECIDUOUS TREE

GRAPHIC SCALE



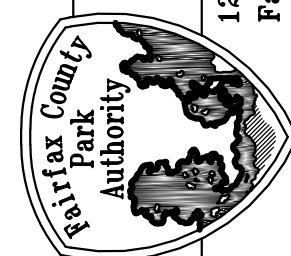
PLAN STATUS	
12/21/18	PRELIMINARY PLAN
5/07/19	75% PLAN
6/22/19	100% PLAN
8/29/19	1ST SUBMISSION
DATE	DESCRIPTION

Designed By: CLL	Checked By: DP
Date: AUGUST 2019	
Scale: 1"=10'	
FCPA Project Number: ST-000031-003	
Map Section: 0311-((23))-000	
Sheet: 5 of 15	
FCPA File Number:	

## EXISTING CONDITIONS

# GABRIELSON GARDENS BRIDGE REPLACEMENT MINOR SITE PLAN

**MINOR SITE PLAN**  
SULLY DISTRICT      FAIRFAX COUNTY, VIRGINIA



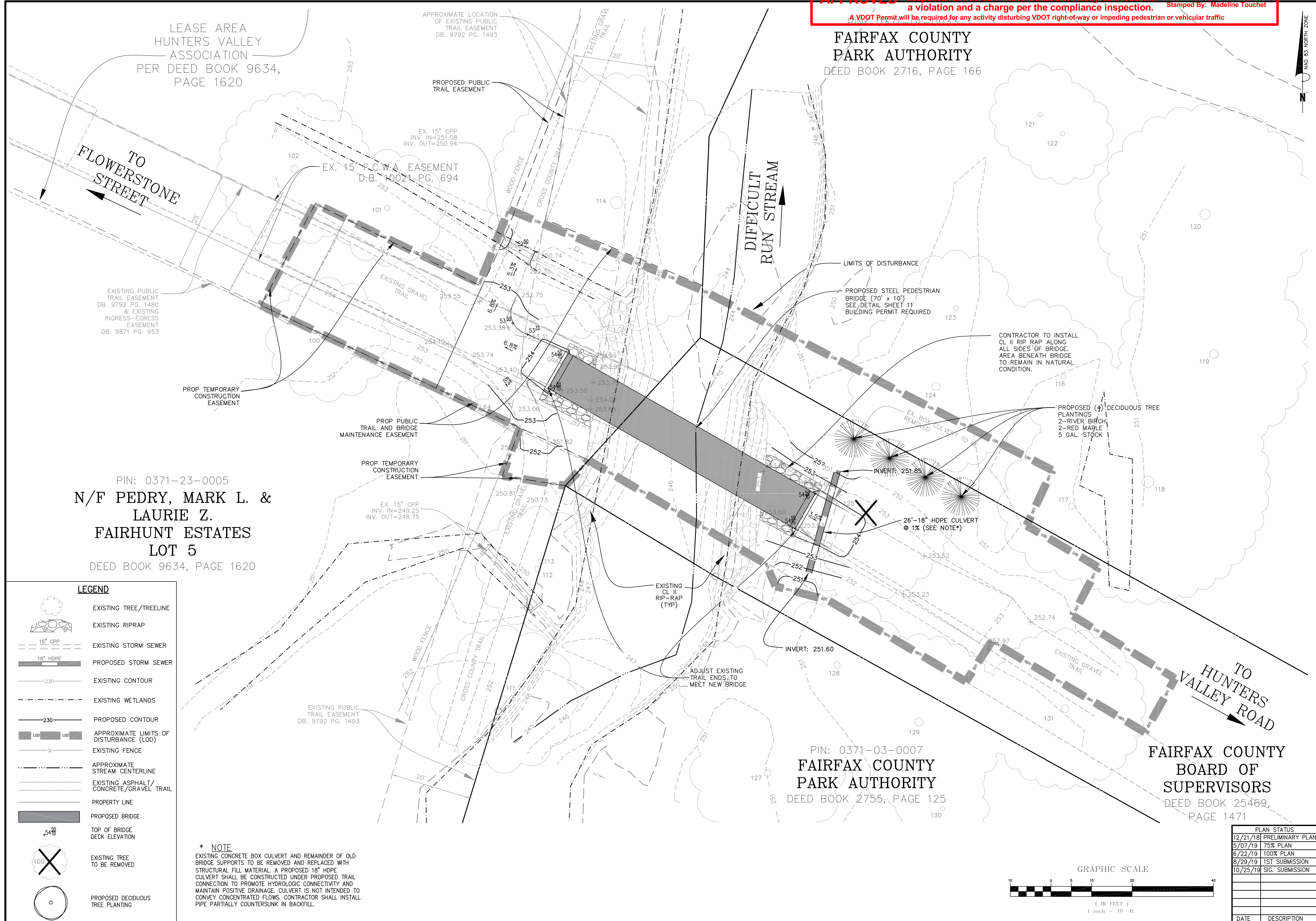
**FAIRFAX COUNTY  
PARK AUTHORITY**  
12055 Government Center Pkwy.  
Fairfax, Virginia 22035

**Bowman Consulting Group, Ltd.**  
13461 Sunrise Valley Drive  
Suite 500  
Herndon, Virginia 20171

**Phone: (703) 464-1000**  
**Fax: (703) 481-9720**  
**[www.bowmanconsulting.com](http://www.bowmanconsulting.com)**

**Bowman**  
CONSULTING

**APPROVED** Before you start work you are required to notify the site inspector at 703-324-1720. Failure to notify can result in a violation and a charge per the compliance inspection.  
A VDOT Permit will be required for any activity disturbing VDOT right-of-way or impeding pedestrian or vehicular traffic.



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13461 Sunrise Valley Drive  
Suite 500  
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Fax: (703) 461-9720  
www.bowmanconsulting.com

FAIRFAX COUNTY  
PARK AUTHORITY

12055 Government Center Pkwy.  
Fairfax, Virginia 22035

SITE PLAN

**GABRIELSON GARDENS  
BRIDGE REPLACEMENT**  
MINOR SITE PLAN

SULLY DISTRICT FAIRFAX COUNTY, VIRGINIA

Designed By: CLL  
Checked By: DP  
Date: OCTOBER 2019

PLAN STATUS	
12/21/18	PRELIMINARY PLAN
5/07/19	75% PLAN
6/22/19	100% PLAN
8/29/19	1ST SUBMISSION
10/25/19	SIG. SUBMISSION

Scale: 1"=10'  
FCPA Project Number: 51-000091-003  
Map Section: 0311-(23)-0005  
Sheet: 6 of 13  
FCPA File Number:

Version 8/3/2016

Fairfax County Park Authority  
Seed Mix and Specifications for Disturbed Areas

All disturbed areas on Park Authority property shall be restored in accordance with the following specifications.

1. Purchase native seed mix as specified in table below. Mix shall be obtained from Ernst Conservation Seeds of Meadville, PA or a Park Authority-approved alternate vendor.

Year-round Native Seed Mix

Common name	Latin name	Pounds/acre	Pounds/2000 sq. ft.	Percentage
Indian grass	<i>Sorghastrum nutans</i>	5	0.25	25%
Virginia wild rye	<i>Elymus virginicus</i>	7	0.35	35%
Deer tongue	<i>Dichanthelium clandestinum</i>	5	0.25	25%
Broomsedge	<i>Andropogon virginicus</i>	3	0.15	15%
TOTAL		20 lb.	1 lb. (minimum order)	100%

2. Purchase cover crop as specified in tables below, based on *time-of-year*. Mix shall be obtained from Ernst Conservation Seeds of Meadville, PA or a Park Authority-approved alternate vendor. Cover crop may be available from a local supplier.

Cover Crop from January 1- July 31

Common name	Latin name	Pounds/acre	Pounds/2000 sq. ft.	Percentage
Oats	<i>Avena sativa</i>	30	1.5	100%

Cover Crop from August 1- December 31

Common name	Latin name	Pounds/acre	Pounds/2000 sq. ft.	Percentage
Grain rye	<i>Secale cereale</i>	30	1.5	100%

3. If the site has been compacted through the use of heavy equipment, the site shall be prepared by disking or tilling to a depth of 4 inches prior to seeding.

4. Broadcast seed over disturbed areas. No soil amendments are required.

- First apply native seed mix, at the rate of 20 lb./acre or 1 lb./2000 sq. ft.
- Second apply cover crop, at the rate of 30 lb./acre or 1.5 pounds/2000 sq. ft.
- Hand broadcasting is recommended. Native seed does not disperse properly in standard broadcasting equipment.
- Seed may be mixed with sand to improve dispersal.
- On steep slopes, it is acceptable to hydroseed with weed-free fiber mulch. Native seeds should be broadcast with very little mulch in the mix (primarily as a marker), because seeds will not germinate if suspended in the mulch or with little soil-to-soil contact.

5. Retain and provide bag tags to the Park Authority for review.

6. Cover all seeded areas with clean wheat straw to a depth of approximately 1 inch.

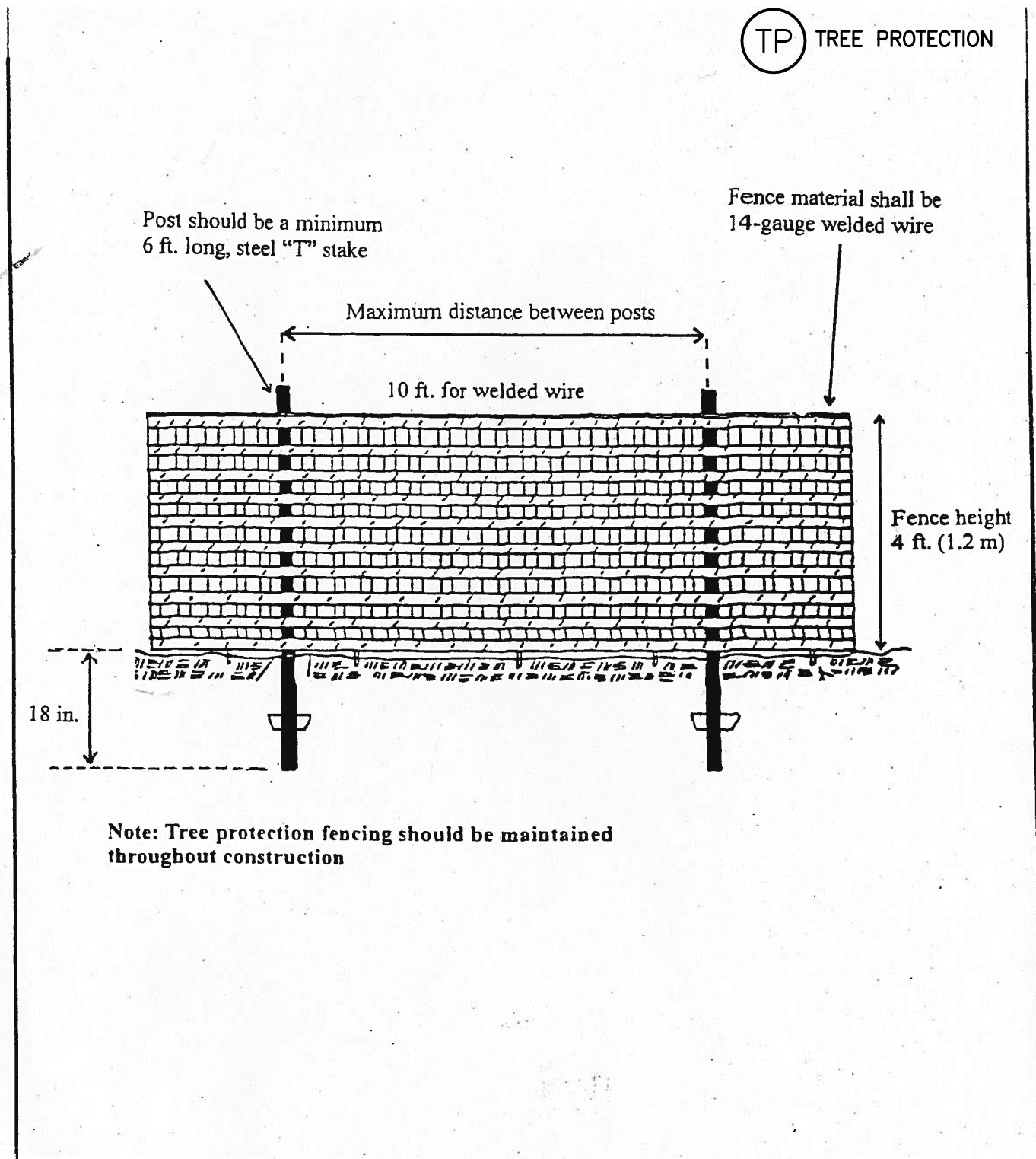
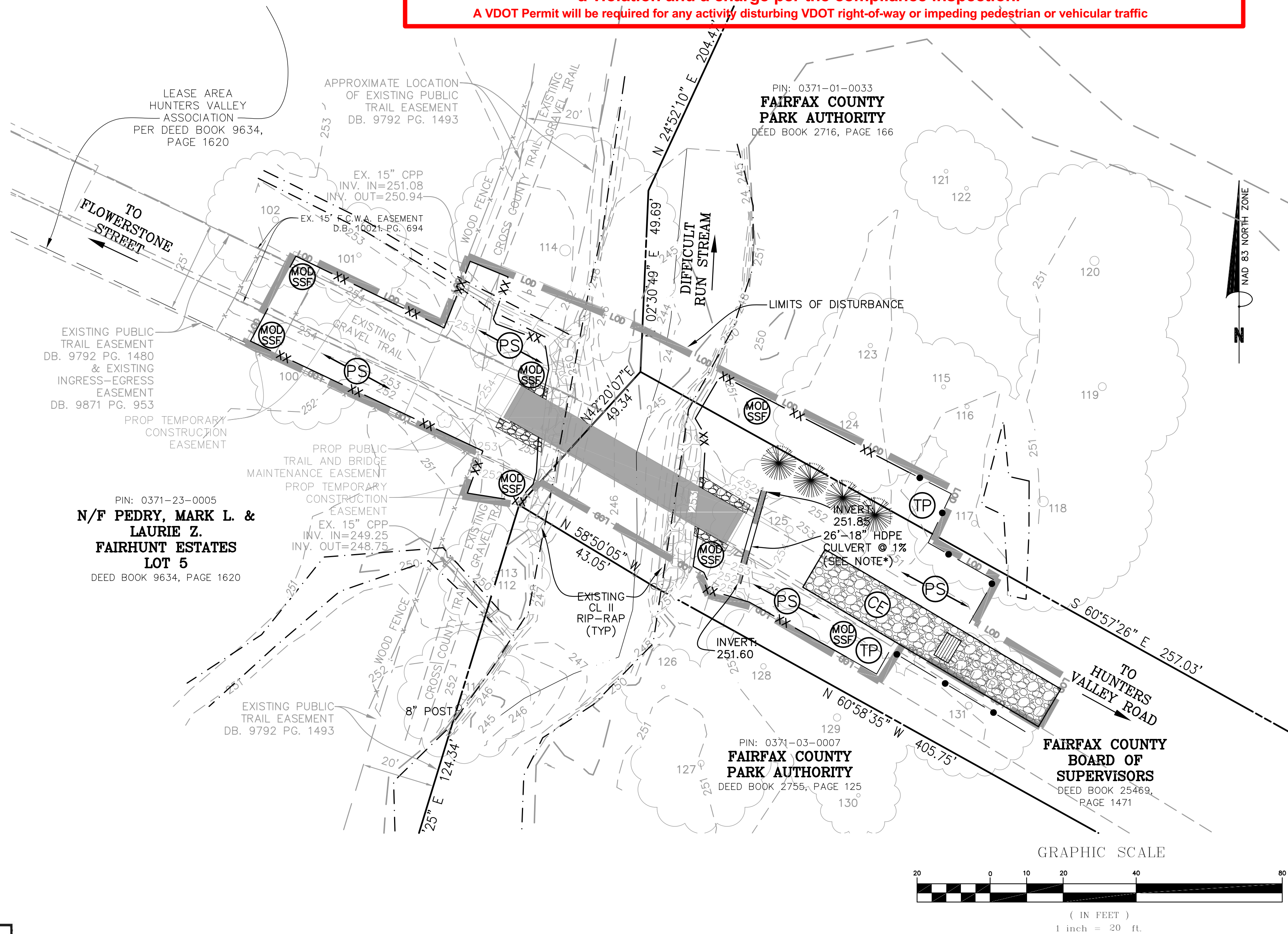
7. The following are not permitted: plastic mesh, compost, fertilizer or other soil amendments. Jute or coir matting may be used if additional stabilization is required.

TRUNK	DRIP	TAG	COMMENT
36"	36'	114	POPLAR
22"	22'	131	DECIDUOUS TREE
12"	12'	130	DECIDUOUS TREE
24"	24'	129	DECIDUOUS TREE
18"	18'	128	MAPLE
20"	20'	127	DECIDUOUS TREE
12"	12'	126	DECIDUOUS TREE
24"	24'	125	DECIDUOUS TREE
24"	24'	124	DECIDUOUS TREE
15"	15'	123	DECIDUOUS TREE
13"	13'	122	DECIDUOUS TREE
13"	13'	121	DECIDUOUS TREE
30"	30'	120	DECIDUOUS TREE
26"	26'	119	DECIDUOUS TREE
34"	34'	118	DECIDUOUS TREE
19"	19'	117	DECIDUOUS TREE
14"	14'	116	DECIDUOUS TREE
14"	14'	115	DECIDUOUS TREE
12"	12'	113	DECIDUOUS TREE
16"	16'	112	GUM
19"	19'	111	DECIDUOUS TREE

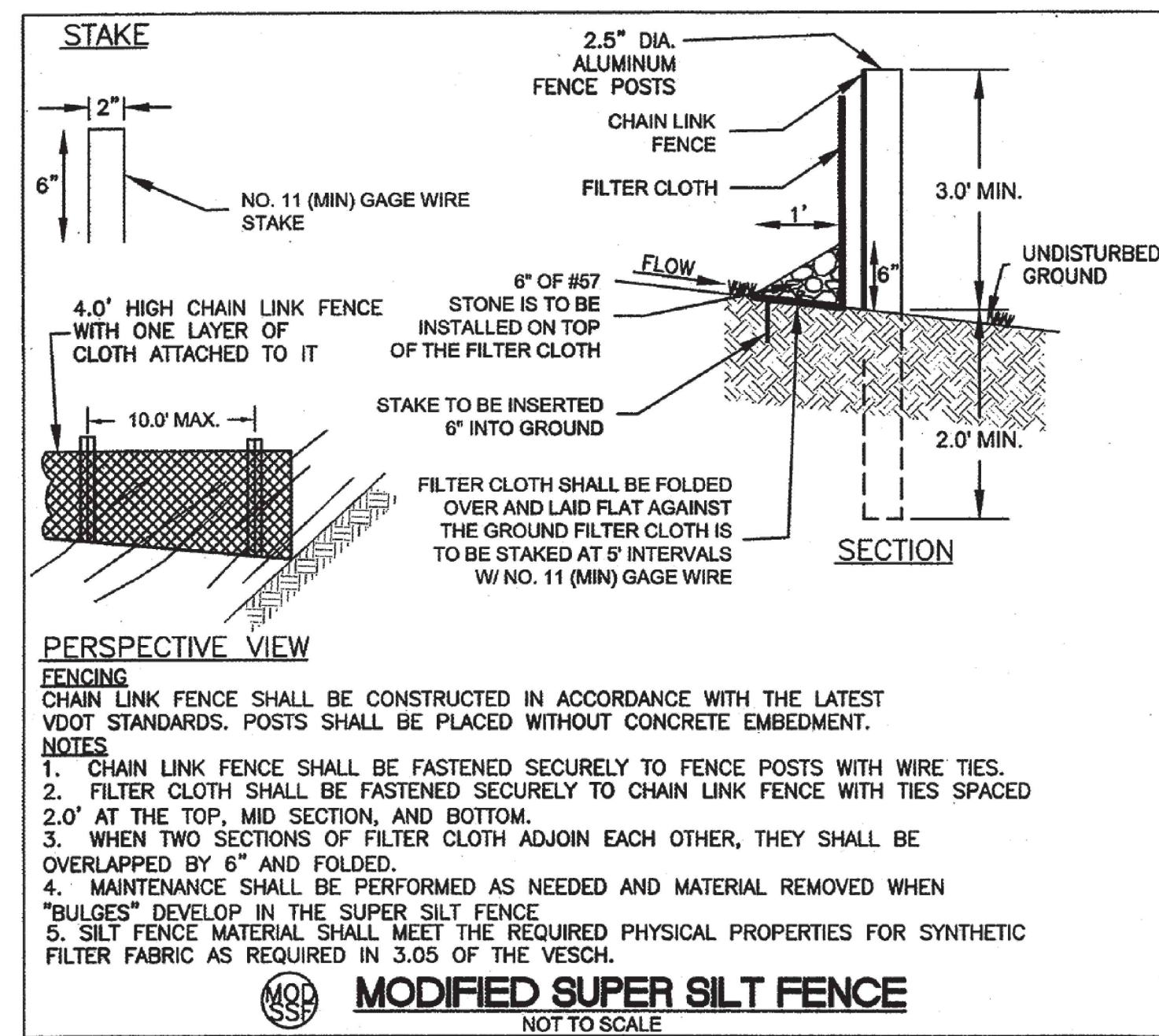
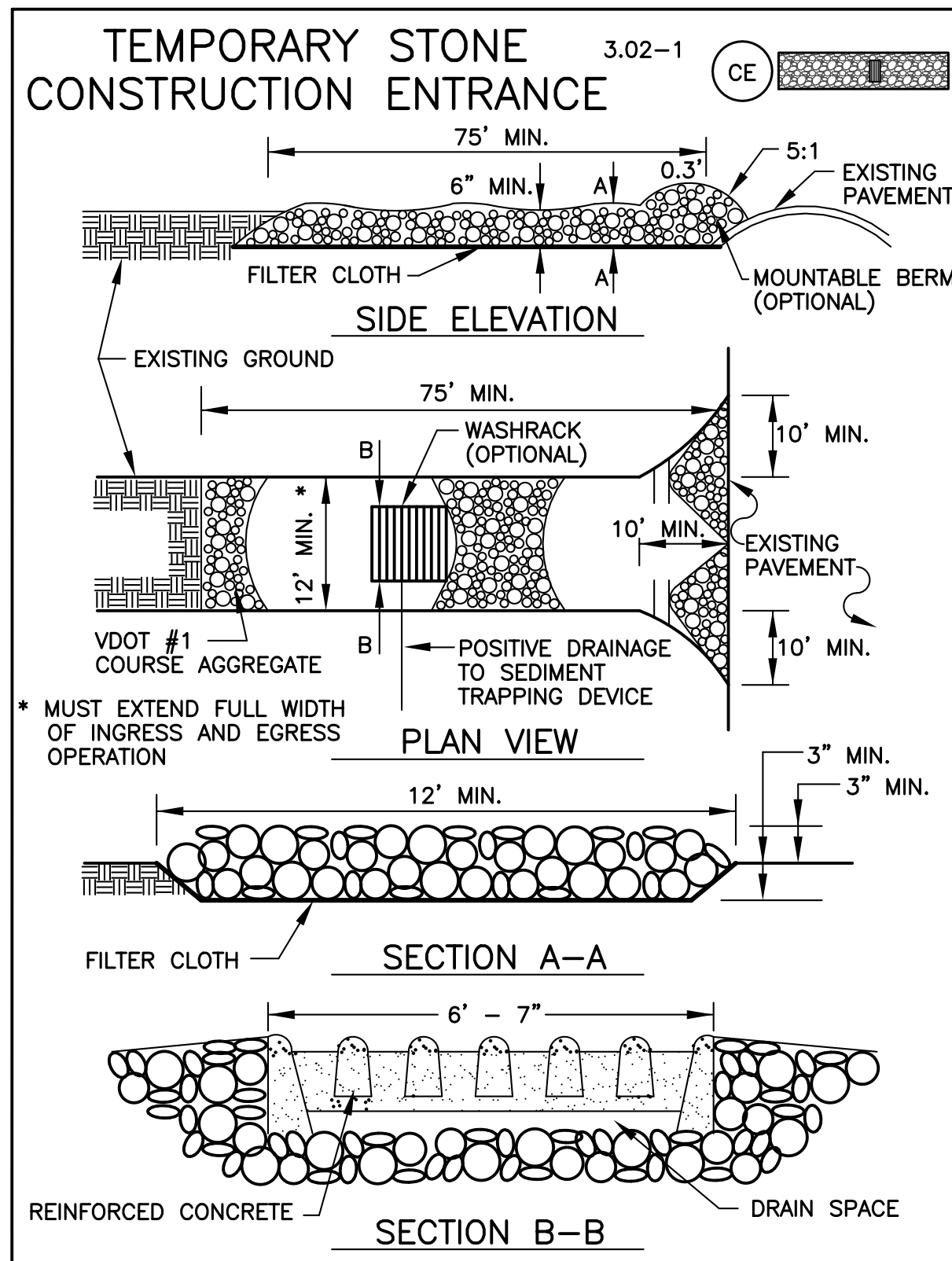
EROSION AND SEDIMENT  
CONTROL LEGEND

NO.	TITLE	KEY	SYMBOL
3.01	TEMPORARY CONSTRUCTION ENTRANCE	CE	
3.05	MODIFIED SUPER SILT FENCE	MOL SSF	
3.32	PERMANENT SEEDING	PS	
3.38	TREE PROTECTION	TP	

NOTE:  
CONSTRUCTION ENTRANCE LOCATION, IF REQUIRED, SHALL  
BE COORDINATED WITH FAIRFAX COUNTY INSPECTOR.



TREE PROTECTION FENCE  
INSTALLATION DETAIL



PLAN STATUS		Date: AUGUST 2019
12/21/18	PRELIMINARY PLAN	Scale: 1"=20'
5/07/19	75% PLAN	
6/22/19	100% PLAN	
8/29/19	1ST SUBMISSION	
		FCPA Project Number: ST-0000031-003
		Map Section: 031-(23)-0005
		Sheet: 7 of 15
		FCPA File Number:
DATE	DESCRIPTION	

# Bowman Consulting

EROSION & SEDIMENT NARRATIVE

**GABRIELSON GARDEN  
BRIDGE REPLACEMENT  
MINOR SITE PLAN**

SULLY DISTRICT      FAIRFAX COUNTY, VIRGINIA

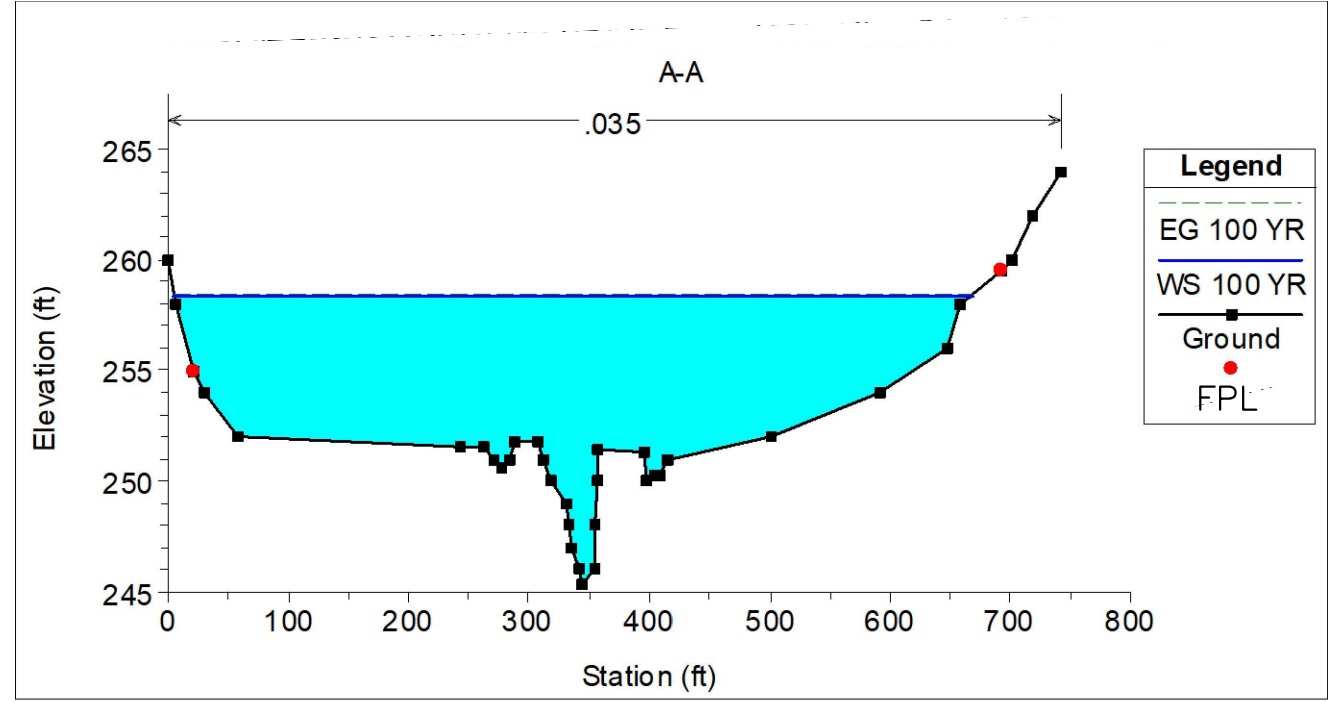
COMMONWEALTH OF VIRGINIA  
 DAVID A. PETERSON  
 Lic. No. 056566  
 10/25/2019  
 PROFESSIONAL ENGINEER

Sheet: 8 of 13

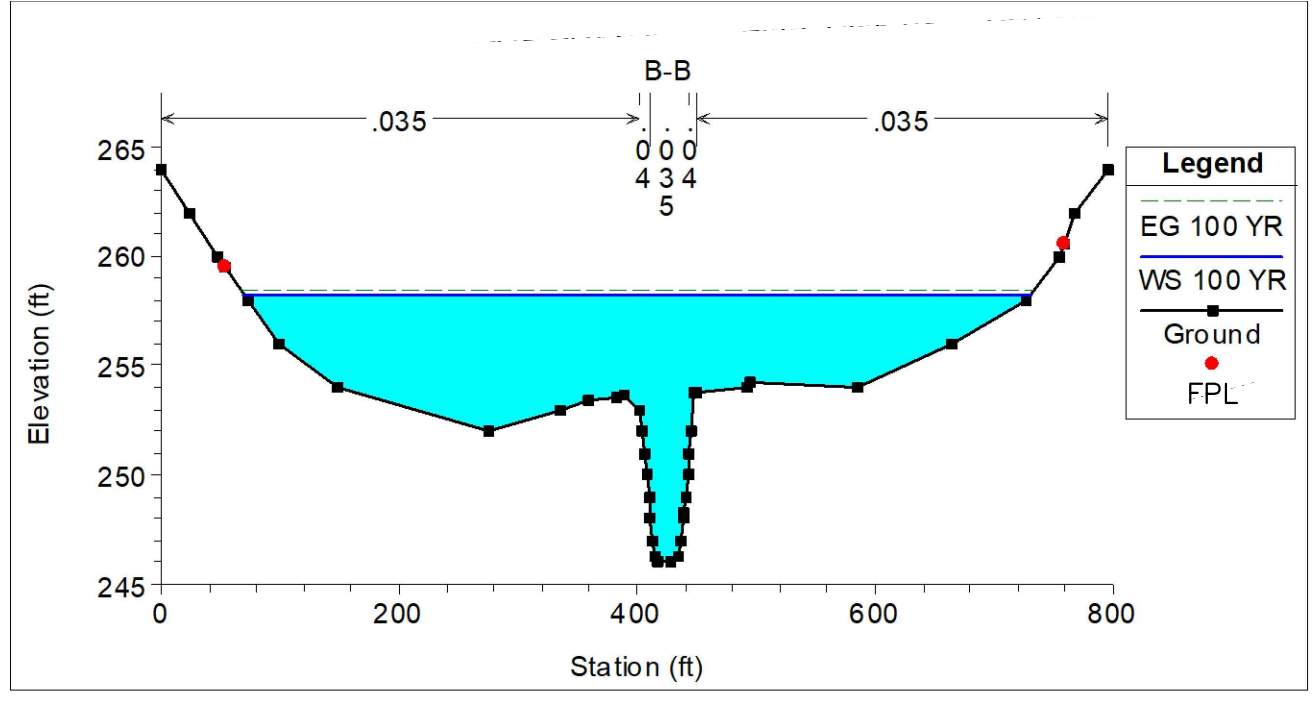
EC/PA File Number:



EXISTING STREAM CHANNEL UPSTREAM SECTION A-A						
Plan: GG BRIDGE		DIFFICULT RUN	GABRIELSON RS: 2	Profile: 25 YR		
E.G. Elev (ft)	256.72	Element		Left OB	Channel	Right OB
Vel Head (ft)	0.07	Wt. n-Val.		0.035	0.035	
W.S. Elev (ft)	256.65	Reach Len. (ft)		96.00	96.00	96.00
Crit W.S. (ft)		Flow Area (sq ft)		6.84	2965.80	
E.G. Slope (ft/ft)	0.000310	Area (sq ft)		6.84	2965.80	
Q Total (cfs)	6200.00	Flow (cfs)		4.44	6195.56	
Top Width (ft)	638.19	Top Width (ft)		8.27	629.92	
Vel Total (ft/s)	2.09	Avg. Vel. (ft/s)		0.65	2.09	
Max Chl Dpth (ft)	11.27	Hydr. Depth (ft)		0.83	4.71	
Conv. Total (cfs)	352258.7	Conv. (cfs)		252.4	352006.3	
Length Wtd. (ft)	96.00	Wetted Per. (ft)		8.43	634.48	
Min Ch El (ft)	245.38	Shear (lb/sq ft)		0.02	0.09	
Alpha	1.00	Stream Power (lb/ft s)		0.01	0.19	
Frctn Loss (ft)	0.06	Cum Volume (acre-ft)		0.01	8.60	
C & E Loss (ft)	0.01	Cum SA (acres)		0.01	2.28	
Plan: GG BRIDGE		DIFFICULT RUN	GABRIELSON RS: 2	Profile: 50 YR		
E.G. Elev (ft)	257.59	Element		Left OB	Channel	Right OB
Vel Head (ft)	0.07	Wt. n-Val.		0.035	0.035	
W.S. Elev (ft)	257.52	Reach Len. (ft)		96.00	96.00	96.00
Crit W.S. (ft)		Flow Area (sq ft)		15.84	3511.78	
E.G. Slope (ft/ft)	0.000267	Area (sq ft)		15.84	3511.78	
Q Total (cfs)	7600.00	Flow (cfs)		12.65	7587.35	
Top Width (ft)	647.69	Top Width (ft)		12.58	635.10	
Vel Total (ft/s)	2.15	Avg. Vel. (ft/s)		0.80	2.16	
Max Chl Dpth (ft)	12.14	Hydr. Depth (ft)		1.26	5.53	
Conv. Total (cfs)	464725.3	Conv. (cfs)		773.5	463951.8	
Length Wtd. (ft)	96.00	Wetted Per. (ft)		12.83	639.73	
Min Ch El (ft)	245.38	Shear (lb/sq ft)		0.02	0.09	
Alpha	1.00	Stream Power (lb/ft s)		0.02	0.20	
Frctn Loss (ft)	0.04	Cum Volume (acre-ft)		0.02	10.70	
C & E Loss (ft)	0.01	Cum SA (acres)		0.01	2.42	
Plan: GG BRIDGE		DIFFICULT RUN	GABRIELSON RS: 2	Profile: 100 YR		
E.G. Elev (ft)	258.47	Element		Left OB	Channel	Right OB
Vel Head (ft)	0.08	Wt. n-Val.		0.035	0.035	
W.S. Elev (ft)	258.39	Reach Len. (ft)		96.00	96.00	96.00
Crit W.S. (ft)		Flow Area (sq ft)		28.57	4069.71	
E.G. Slope (ft/ft)	0.000240	Area (sq ft)		28.57	4069.71	
Q Total (cfs)	9100.00	Flow (cfs)		27.05	9072.95	
Top Width (ft)	663.00	Top Width (ft)		16.17	646.83	
Vel Total (ft/s)	2.22	Avg. Vel. (ft/s)		0.95	2.23	
Max Chl Dpth (ft)	13.01	Hydr. Depth (ft)		1.77	6.29	
Conv. Total (cfs)	587771.8	Conv. (cfs)		1747.3	586024.4	
Length Wtd. (ft)	96.00	Wetted Per. (ft)		16.53	651.52	
Min Ch El (ft)	245.38	Shear (lb/sq ft)		0.03	0.09	
Alpha	1.01	Stream Power (lb/ft s)		0.02	0.21	
Frctn Loss (ft)	0.04	Cum Volume (acre-ft)		0.05	12.91	0.00
C & E Loss (ft)	0.01	Cum SA (acres)		0.06	2.51	0.01

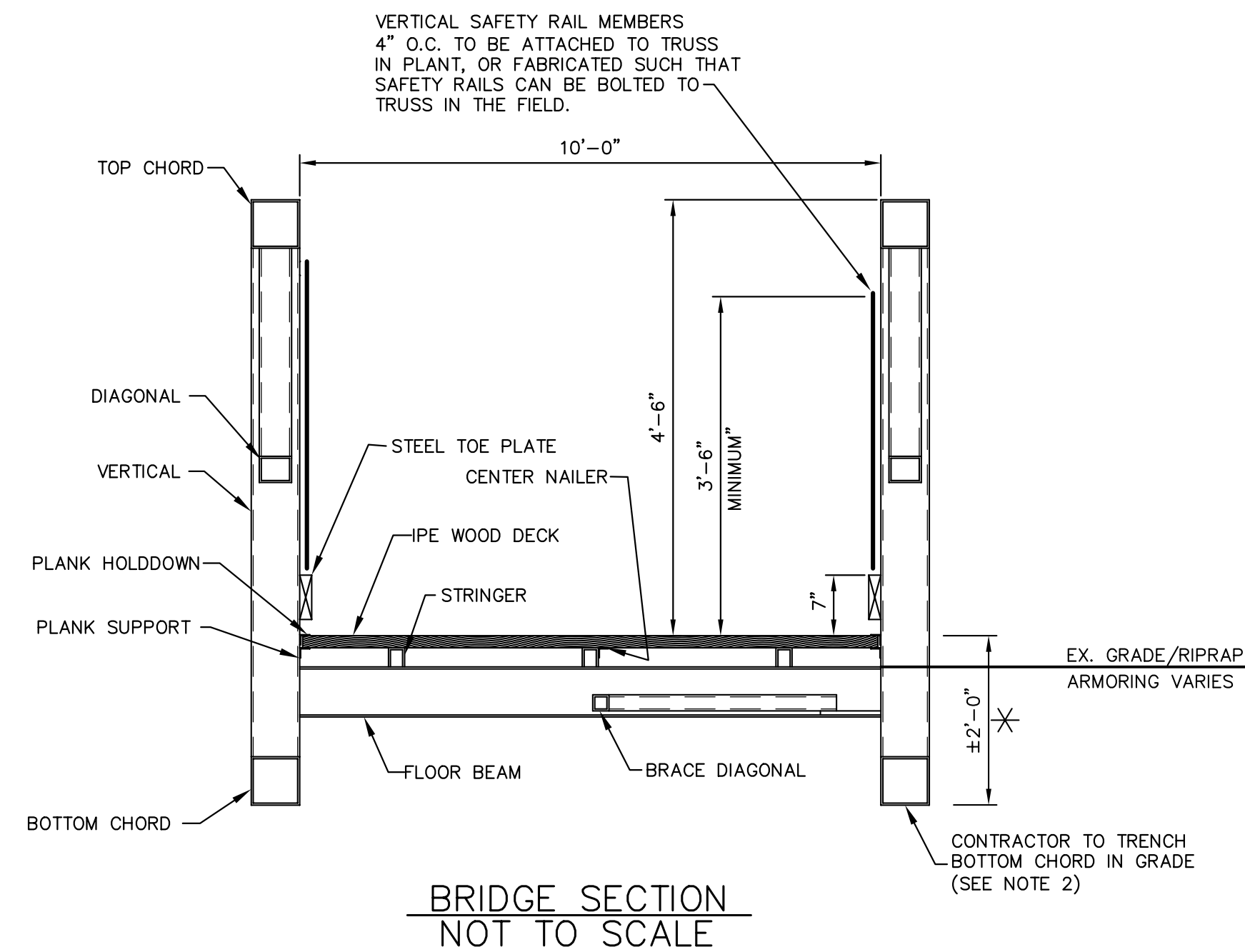
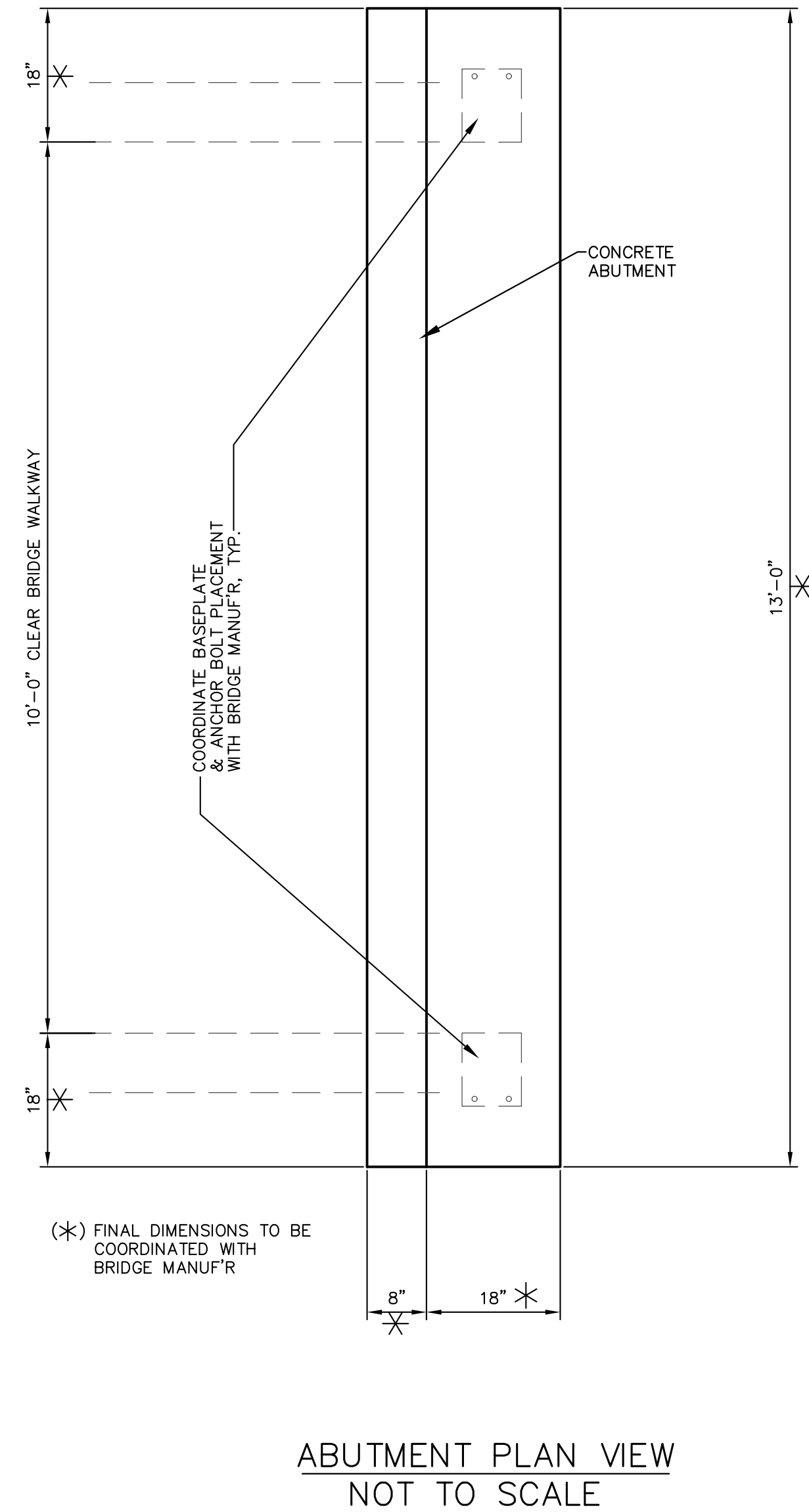
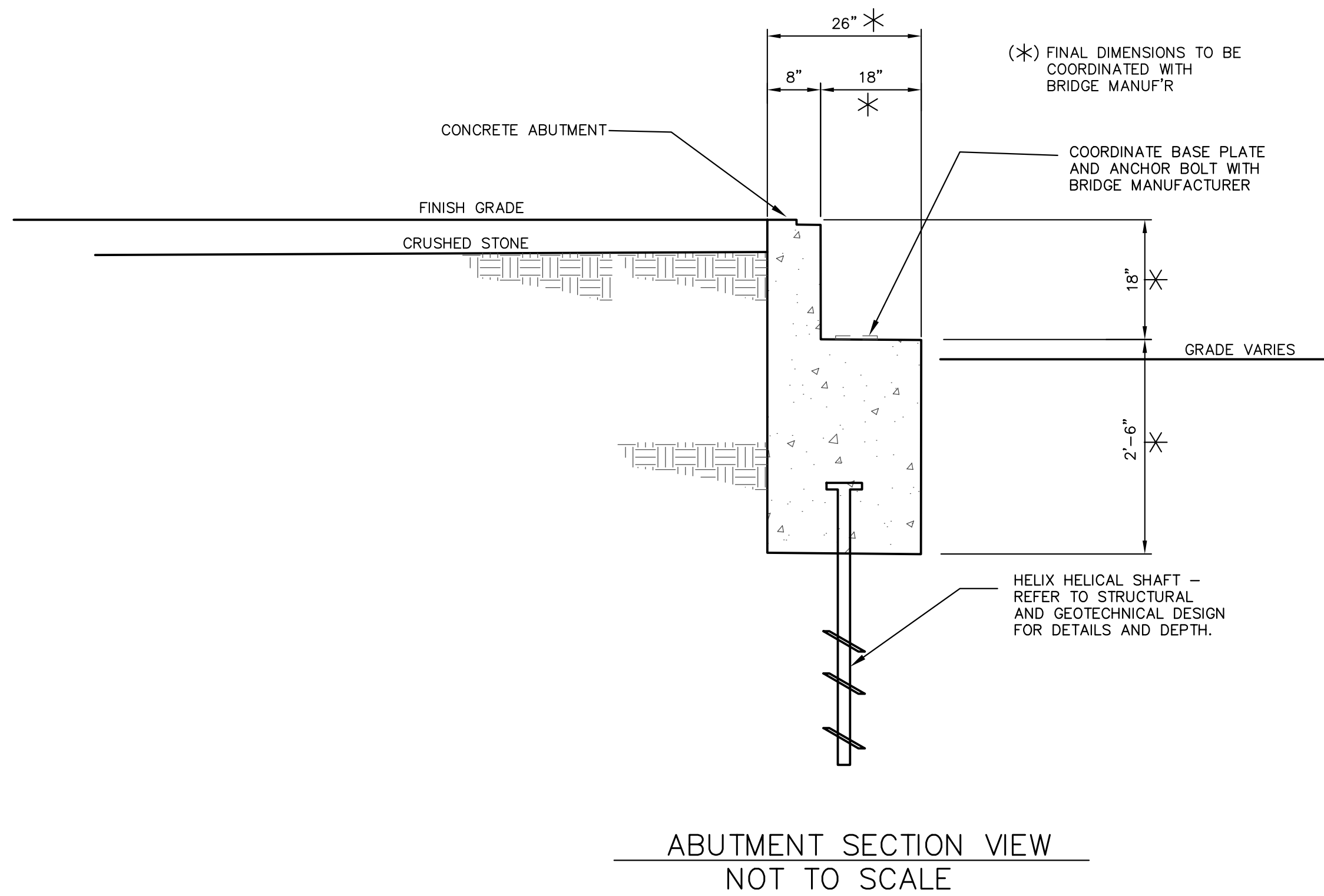
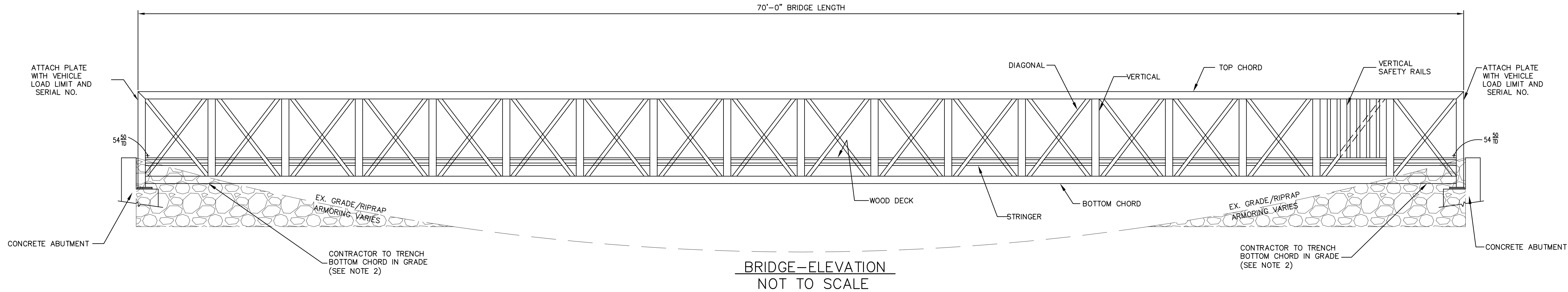


EXISTING STREAM CHANNEL WITH PROP. BRIDGE SECTION B-B						
Plan: GG BRIDGE		DIFFICULT RUN	GABRIELSON RS: 1	Profile: 25 YR		
E.G. Elev (ft)	256.65	Element		Left OB	Channel	Right OB
Vel Head (ft)	0.19	Wt. n-Val.			0.035	
W.S. Elev (ft)	256.47	Reach Len. (ft)		63.00	63.00	63.00
Crit W.S. (ft)		Flow Area (sq ft)			1795.74	
E.G. Slope (ft/ft)	0.001518	Area (sq ft)			1795.74	
Q Total (cfs)	6200.00	Flow (cfs)			6200.00	
Top Width (ft)	587.36	Top Width (ft)			587.36	
Vel Total (ft/s)	3.45	Avg. Vel. (ft/s)			3.45	
Max Chl Dpth (ft)	10.47	Hydr. Depth (ft)			3.06	
Conv. Total (cfs)	159144.7	Conv. (cfs)			159144.7	
Length Wtd. (ft)	63.00	Wetted Per. (ft)			591.48	
Min Ch El (ft)	246.00	Shear (lb/sq ft)			0.29	
Alpha	1.00	Stream Power (lb/ft s)			0.99	
Frctn Loss (ft)	0.05	Cum Volume (acre-ft)			3.36	
C & E Loss (ft)	0.03	Cum SA (acres)			0.94	
Plan: GG BRIDGE		DIFFICULT RUN	GABRIELSON RS: 1	Profile: 50 YR		
E.G. Elev (ft)	257.54	Element		Left OB	Channel	Right OB
Vel Head (ft)	0.16	Wt. n-Val.			0.035	
W.S. Elev (ft)	257.37	Reach Len. (ft)		63.00	63.00	63.00
Crit W.S. (ft)		Flow Area (sq ft)			2344.46	
E.G. Slope (ft/ft)	0.001021	Area (sq ft)			2344.46	
Q Total (cfs)	7600.00	Flow (cfs)			7600.00	
Top Width (ft)	626.68	Top Width (ft)			626.68	
Vel Total (ft/s)	3.24	Avg. Vel. (ft/s)			3.24	
Max Chl Dpth (ft)	11.37	Hydr. Depth (ft)			3.74	
Conv. Total (cfs)	237822.3	Conv. (cfs)			237822.3	
Length Wtd. (ft)	63.00	Wetted Per. (ft)			630.85	
Min Ch El (ft)	246.00	Shear (lb/sq ft)			0.24	
Alpha	1.00	Stream Power (lb/ft s)			0.77	
Frctn Loss (ft)	0.04	Cum Volume (acre-ft)			4.25	
C & E Loss (ft)	0.03	Cum SA (acres)			1.03	
Plan: GG BRIDGE		DIFFICULT RUN	GABRIELSON RS: 1	Profile: 100 YR		
E.G. Elev (ft)	258.42	Element		Left OB	Channel	Right OB
Vel Head (ft)	0.15	Wt. n-Val.			0.035	
W.S. Elev (ft)	258.27	Reach Len. (ft)		63.00	63.00	63.00
Crit W.S. (ft)		Flow Area (sq ft)			2925.13	
E.G. Slope (ft/ft)	0.000752	Area (sq ft)			2925.13	
Q Total (cfs)	9100.00	Flow (cfs)			9100.00	
Top Width (ft)	661.19	Top Width (ft)			661.19	
Vel Total (ft/s)	3.11	Avg. Vel. (ft/s)			3.11	
Max Chl Dpth (ft)	12.27	Hydr. Depth (ft)			4.42	
Conv. Total (cfs)	331949.1	Conv. (cfs)			331949.1	
Length Wtd. (ft)	63.00	Wetted Per. (ft)			665.42	
Min Ch El (ft)	246.00	Shear (lb/sq ft)			0.21	
Alpha	1.00	Stream Power (lb/ft s)			0.64	
Frctn Loss (ft)	0.03	Cum Volume (acre-ft)		0.02	5.20	0.00
C & E Loss (ft)	0.02	Cum SA (acres)		0.05	1.07	0.01



NOTE: A n VALUE OF 0.040 WAS USED WHERE THE CHANNEL IS LINED WITH RIPRAP.

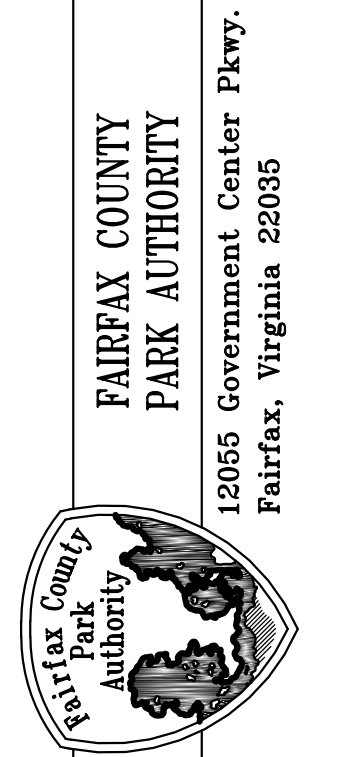
EXISTING STREAM CHANNEL DOWNSTREAM SECTION C-C						
Plan: GG BRIDGE		DIFFICULT RUN	GABRIELSON RS: 0	Profile: 25 YR		
E.G. Elev (ft)	256.57	Element		Left OB	Channel	Right OB
Vel Head (ft)	0.07	Wt. n-Val.			0.035	
W.S. Elev (ft)	256.50	Reach Len. (ft)				
Crit W.S. (ft)	252.94	Flow Area (sq ft)			2847.57	
E.G. Slope (ft/ft)	0.000423	Area (sq ft)			2847.57	
Q Total (cfs)	6200.00	Flow (cfs)			6200.00	
Top Width (ft)	715.83	Top Width (ft)			715.83	
Vel Total (ft/s)	2.18	Avg. Vel. (ft/s)			2.18	
Max Chl Dpth (ft)	11.45	Hydr. Depth (ft)			3.98	
Conv. Total (cfs)	301576.8	Conv. (cfs)			301576.8	
Length Wtd. (ft)		Wetted Per. (ft)			722.74	
Min Ch El (ft)	245.05	Shear (lb/sq ft)			0.10	
Alpha	1.00	Stream Power (lb/ft s)			0.23	
Frctn Loss (ft)		Cum Volume (acre-ft)				
C & E Loss (ft)		Cum SA (acres)				
Plan: GG BRIDGE		DIFFICULT RUN	GABRIELSON RS: 0	Profile: 50 YR		
E.G. Elev (ft)	257.47	Element		Left OB	Channel	Right OB
Vel Head (ft)	0.07	Wt. n-Val.			0.035	
W.S. Elev (ft)	257.40	Reach Len. (ft)				
Crit W.S. (ft)	253.26	Flow Area (sq ft)			3528.94	
E.G. Slope (ft/ft)	0.000359	Area (sq ft)			3528.94	
Q Total (cfs)	7600.00	Flow (cfs)			7600.00	
Top Width (ft)	798.33	Top Width (ft)			798.33	
Vel Total (ft/s)	2.15	Avg. Vel. (ft/s)			2.15	
Max Chl Dpth (ft)	12.35	Hydr. Depth (ft)			4.42	
Conv. Total (cfs)	401215.0	Conv. (cfs)			401215.0	
Length Wtd. (ft)		Wetted Per. (ft)			805.26	
Min Ch El (ft)	245.05	Shear (lb/sq ft)			0.10	
Alpha	1.00	Stream Power (lb/ft s)			0.21	
Frctn Loss (ft)		Cum Volume (acre-ft)				
C & E Loss (ft)		Cum SA (acres)				
Plan: GG BRIDGE		DIFFICULT RUN	GABRIELSON RS: 0	Profile: 100 YR		
E.G. Elev (ft)	258.37	Element		Left OB	Channel	Right OB
Vel Head (ft)	0.07	Wt. n-Val.		0.035	0.035	0.035
W.S. Elev (ft)	258.30	Reach Len. (ft)				
Crit W.S. (ft)	253.57	Flow Area (sq ft)		32.50	4265.30	2.54
E.G. Slope (ft/ft)	0.000283	Area (sq ft)		32.50	4265.30	2.54
Q Total (cfs)	9100.00	Flow (cfs)		14.59	9084.70	0.72
Top Width (ft)	897.30	Top Width (ft)		65.00	822.00	10.30
Vel Total (ft/s)	2.12	Avg. Vel. (ft/s)		0.45	2.13	0.28
Max Chl Dpth (ft)	13.25	Hydr. Depth (ft)		0.50	5.19	0.25
Conv. Total (cfs)	540622.3	Conv. (cfs)		866.5	539713.3	42.5
Length Wtd. (ft)		Wetted Per. (ft)		65.30	828.94	10.31
Min Ch El (ft)	245.05	Shear (lb/sq ft)		0.01	0.09	0.00
Alpha	1.01	Stream Power (lb/ft s)		0.00	0.19	0.00
Frctn Loss (ft)		Cum Volume (acre-ft)				
C & E Loss (ft)		Cum SA (acres)				



- NOTE:
- 1) CONTRACTOR SHALL SUBMIT COMPLETE SHOP DRAWING DOCUMENTS, INCLUDING BRIDGE, CONCRETE ABUTMENT, & HELICAL PIER, SIGNED AND SEALED BY ENGINEER CERTIFIED IN THE COMMONWEALTH OF VIRGINIA, TO OWNER FOR REVIEW AND APPROVAL PRIOR TO ORDERING MATERIALS.
  - 2) THE PROPOSED BRIDGE DECK IS AT THE SAME ELEVATION AS THE EXISTING RIP RAP ARMORED STREAM BANK. RIP RAP STONES IN THE PATH OF THE BRIDGE BOTTOM CHORD RAIL SHALL BE REMOVED AND TRENCHED DURING CONSTRUCTION. THE MEANS AND METHODS OF CONSTRUCTION ARE AT THE DISCRETION OF THE CONTRACTOR.
  - 3) FINAL BRIDGE DESIGN SHALL BE INCLUDED WITH BUILDING PERMIT SUBMISSION TO BE ACCOMPANIED BY GEOTECHNICAL REPORT.

PLAN STATUS		Scale: NA	
12/21/18	PRELIMINARY PLAN	FCPA Project Number: 51-000091-003	
5/07/19	75% PLAN	Map Section: 0311-(23)-0005	
6/22/19	100% PLAN	Sheet: 11 of 13	
8/29/19	1ST SUBMISSION	FCPA File Number:	
10/25/19	SIG. SUBMISSION		
DATE	DESCRIPTION		

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13461 Sunrise Valley Drive  
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Hemlock, Virginia 20171  
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www.bowmanconsulting.com

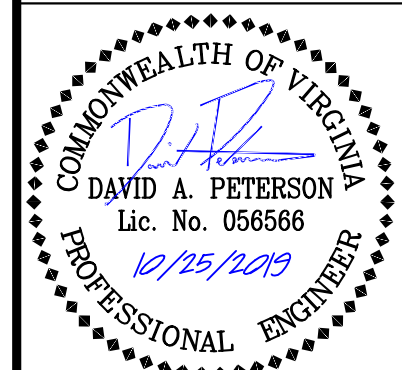


BRIDGE DETAILS - BASIS OF DESIGN

**GABRIELSON GARDENS  
BRIDGE REPLACEMENT**

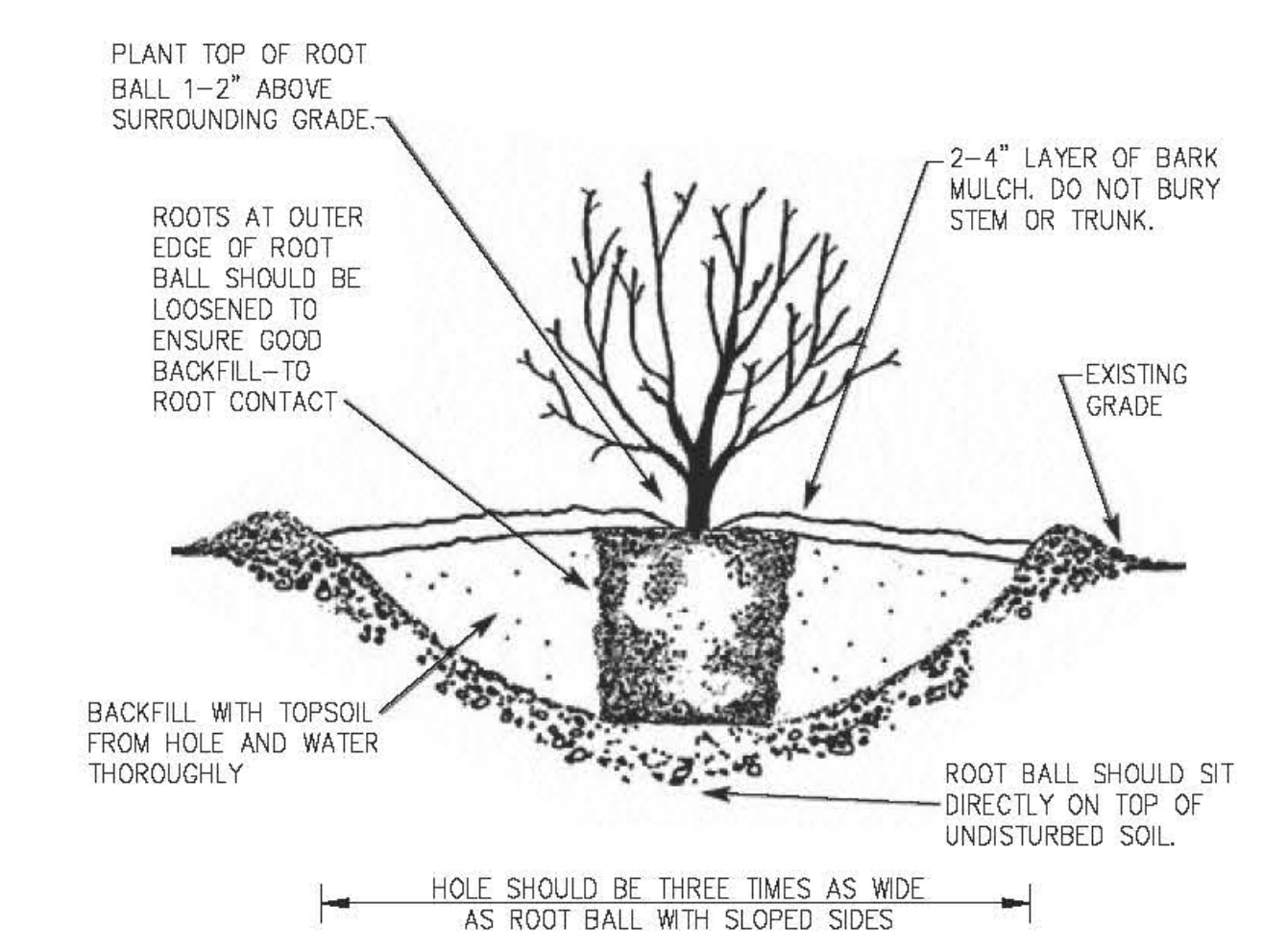
MINOR SITE PLAN

SULLY DISTRICT FAIRFAX COUNTY, VIRGINIA

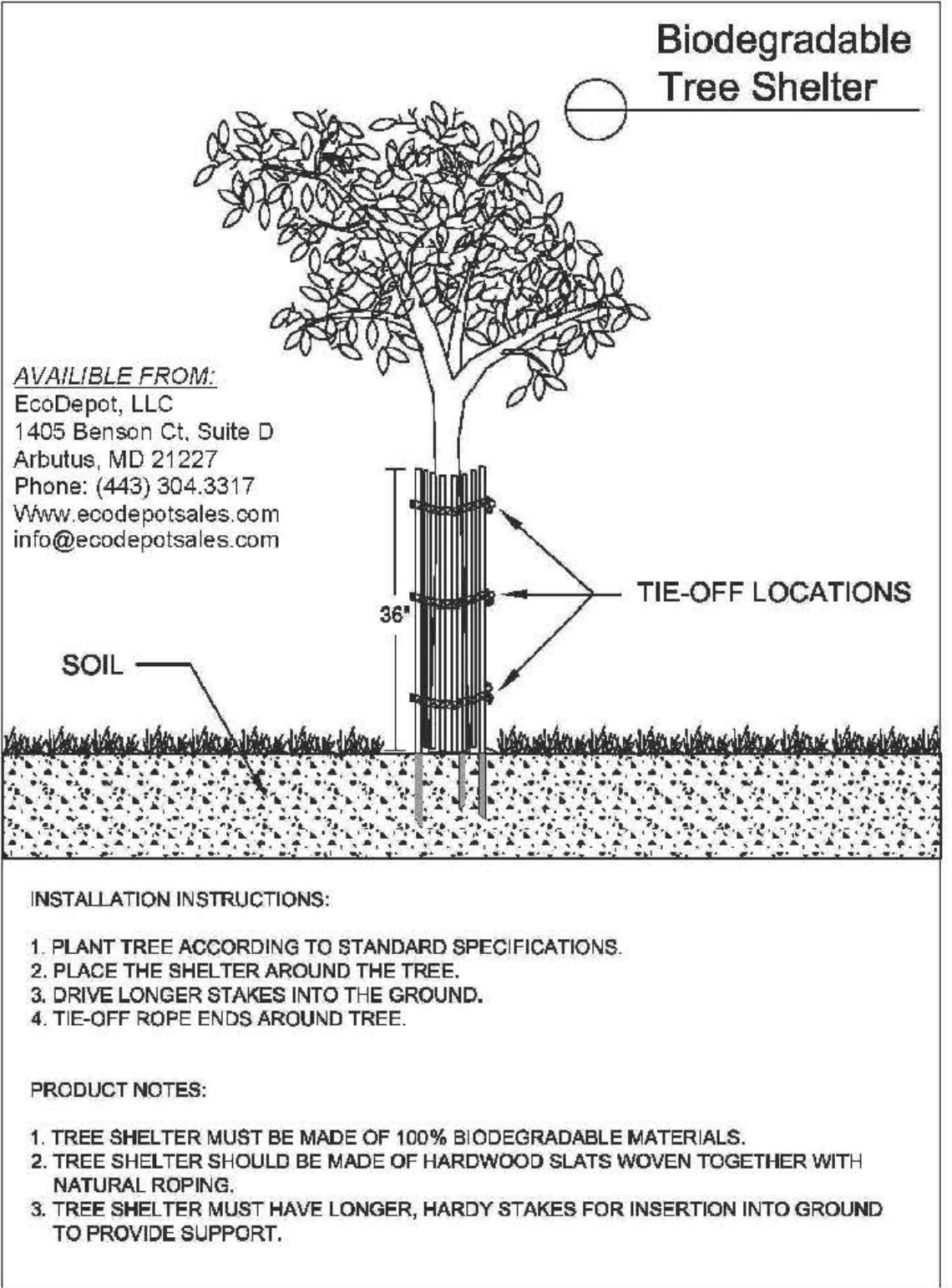
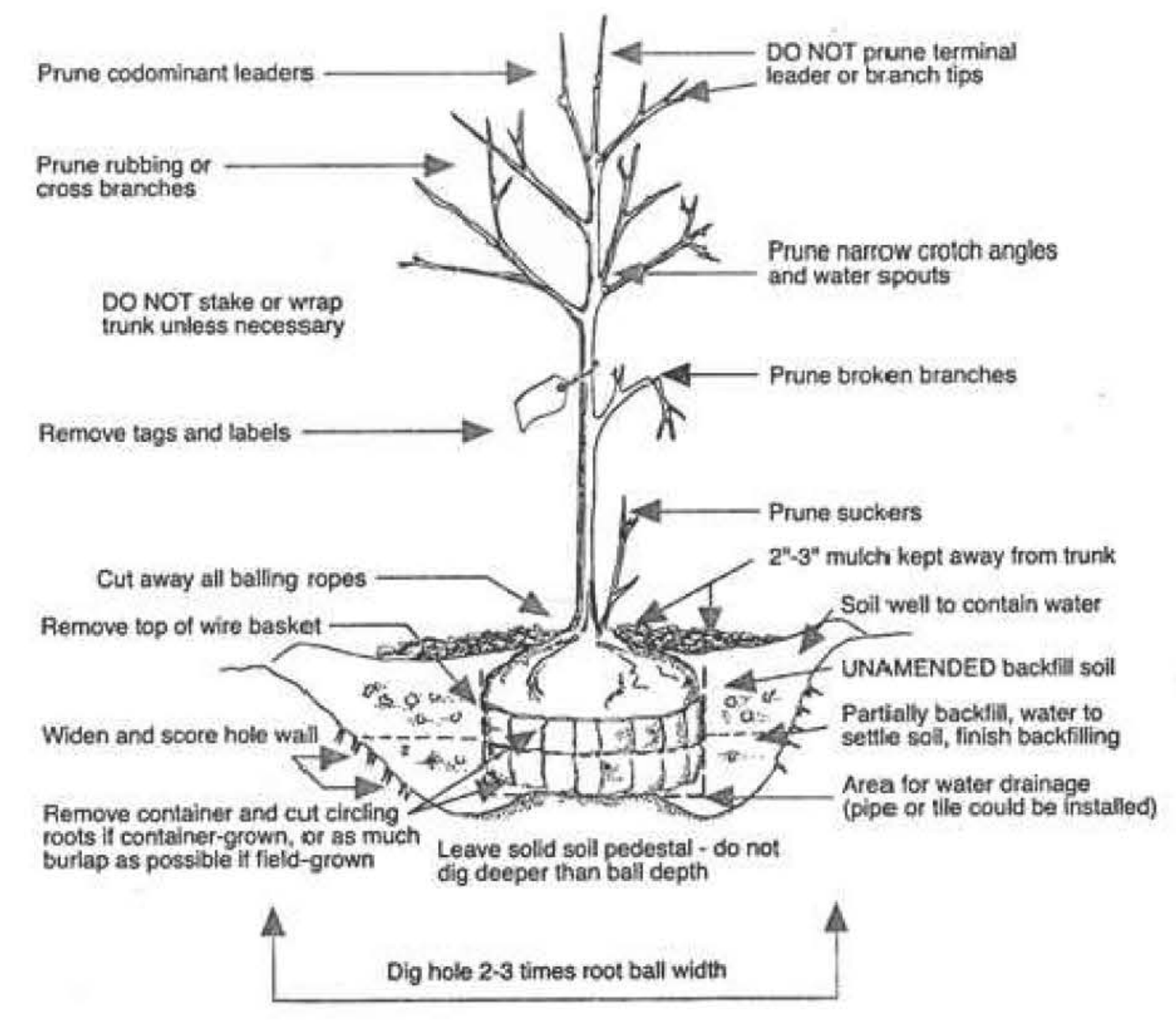


Designed By: CLL Checked By: DP

Date: OCTOBER 2019



TREE PLANTING DETAIL



TREE GUARD  
(OR APPROVED EQUAL)

FAIRFAX COUNTY PRIORITY RATING FORM FOR E&S CONTROL

PROJECT NAME: GABRIELSON BRIDGE REPLACEMENT PROJECT NUMBER: TBD

TAX MAP: 097-1 EVALUATOR: MATT TAUSCHER DATE: 05/08/19

A. Percentage of Denuded Area to Total Site Area

> 60%		Rating
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

Yes		Rating
No	X	0

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

C. Distance of Denuded Area to Downstream Adjacent Property

< 50-feet	X	Rating
50 to 150-feet		3
> 150-feet		0

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

< 50-feet	X	Rating
50 to 150-feet		3
> 150-feet		0

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

< 50-feet	X	Rating
50 to 150-feet		0
> 150-feet		-5

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

< 2,500-feet	X	Rating
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,		Rating
Are there any slopes of 7 to 15% greater than or equal to 150-feet in length, or,		5
Are there any slopes greater than 15% and greater than or equal to 75-feet in length	X	0

If Yes to any of the above

H. Soil Erodibility (Based on K Factor)

High (> 0.37)		Rating
Medium (0.24 to 0.35)	X	3
Low (< 0.24)		1

TOTAL/OVERALL RATING: 19

OVERALL RATING

PRIORITY (Mark with an "X")

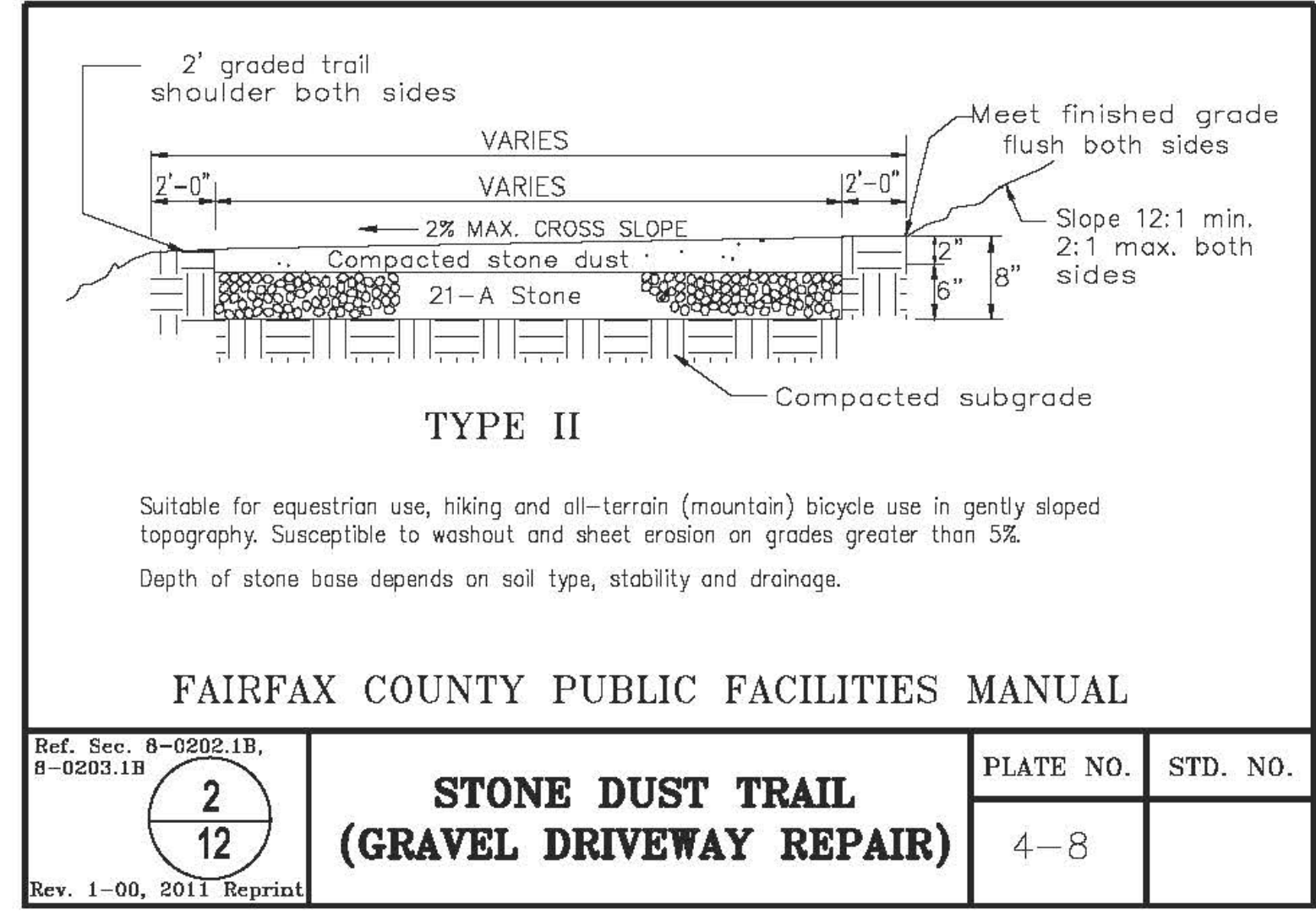
High

Medium X

Low

PROJECT PRIORITY LEVEL: MEDIUM

APPROVED BY: DATE:



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FAIRFAX COUNTY PARK AUTHORITY  
12055 Government Center Pkwy.  
Fairfax, Virginia 22035

FAIRFAX COUNTY PARK AUTHORITY

SITE DETAILS

GABRIELSON GARDENS BRIDGE REPLACEMENT MINOR SITE PLAN

FAIRFAX COUNTY, VIRGINIA

SULLY DISTRICT

COMMONWEALTH OF VIRGINIA  
DAVID A. PETERSON  
Lic. No. 066566  
08/29/19  
PROFESSIONAL ENGINEER

Designed By: CLL  
Checked By: DP  
Date: AUGUST 2019

Scale: 1"=20'

FCPA Project Number: 51-0000031-003

Map Section: 0311-(123)-0005

Sheet: 12 of 15

FCPA File Number:

PLAN STATUS

12/21/18 PRELIMINARY PLAN

5/07/19 75% PLAN

6/22/19 100% PLAN

8/29/19 1ST SUBMISSION

DATE

DESCRIPTION

