

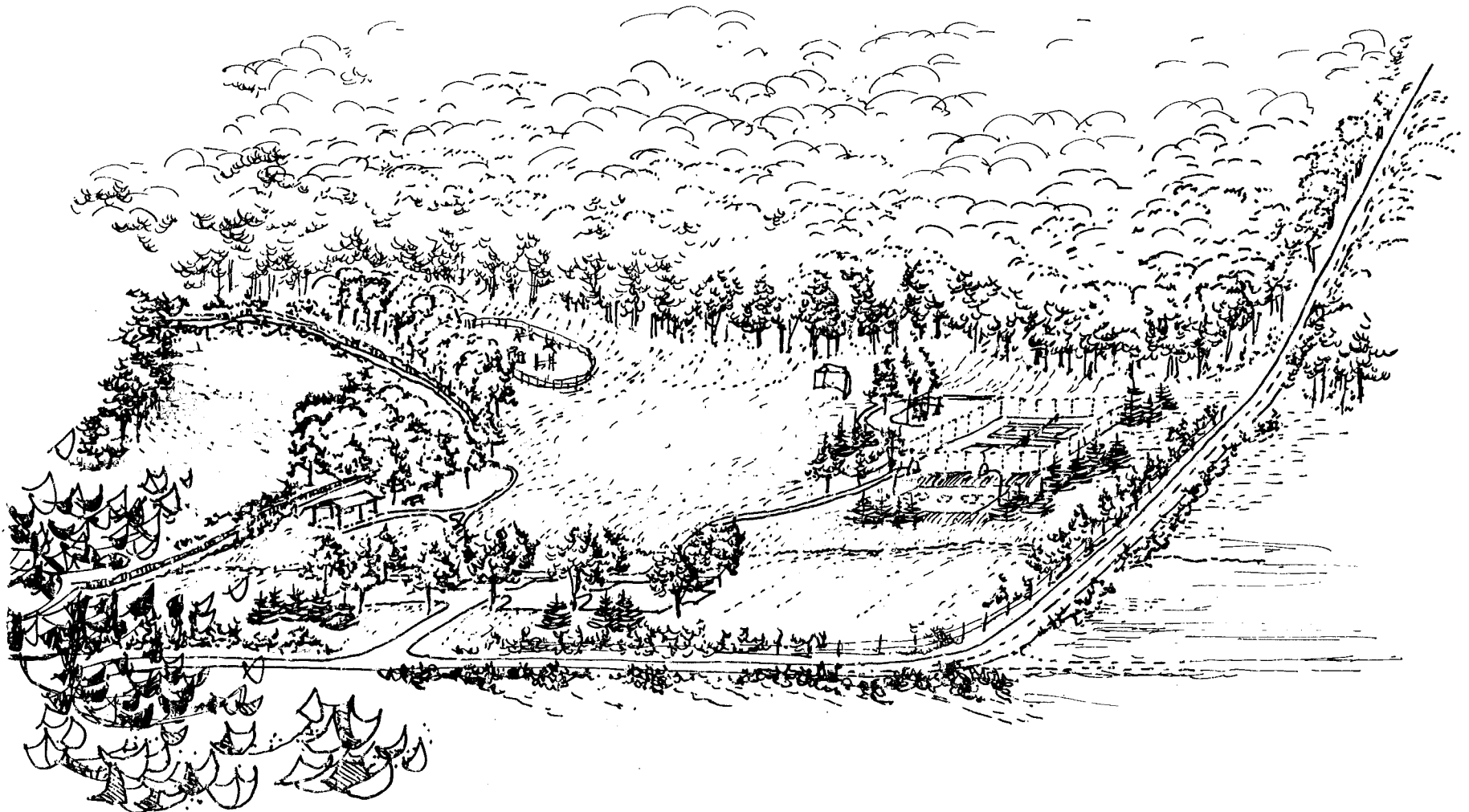
PRELIMINARY MASTER PLAN REPORT

CHAPEL ROAD fairfax county virginia PARK

PLEASE HELP US DISTRIBUTE THIS INFORMATION TO FRIENDS
AND GROUPS INTERESTED IN THIS TOPIC.

THIS PRELIMINARY PLAN IS NOT FINAL AT THIS POINT IN
THE PROCESS.

WE URGE YOU TO COMMENT. ALL AREA RESIDENTS ARE
INVITED TO ATTEND THE PUBLIC HEARING FOR THIS PARK
ON AT 8:00 P.M. AT
THE SCHOOL.



PRELIMINARY MASTER PLAN REPORT

CHAPEL ROAD
fairfax county
virginia **PARK**

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CHAPEL ROAD PARK

PURPOSE OF REPORT

The purpose of this report is to provide the Fairfax County resident with information and explanations of the methodology used to make the decisions in developing a master plan for Chapel Road Park. It has been prepared to capture the needs and desires for passive and active recreation in the Clifton community as they exist. This report will be resourceful with pertinent information for future design and developmental plans for Chapel Road Park.

MASTER PLAN DEFINITION

Master planning is the process of arranging man-made and natural objects on the land so as to create an orderly and functional park within the limits of environmental awareness and community recreational needs. A master plan is a guide for future development that can be changed if circumstances require. The master plan is the first step in the planning process and is prepared prior to construction of park facilities. Development of the master-planned facilities may take place over an extended period of time (five, ten or more years), depending on the size of the park and the capital construction funds available.

PARK CATEGORIES

The existing and proposed system of Fairfax County parks attempts to establish full opportunity for all residents and visitors to make constructive use of their leisure time through the provision of recreational and cultural programs within safe, accessible and enjoyable parks. Additionally, the park system serves as the primary public mechanism for the preservation of environmentally sensitive land and water resources and areas of historic significance. Parklands to be acquired shall usually be classified in one of the following categories: community park, district park, county park, natural and passive park, stream valley park, and historical park. However, the list is not restrictive since citizen needs, both present and future, may require acquisition of combination park types or ones that differ from all of the categories listed above. All of these park categories are important in a well-rounded park system and must be provided if Fairfax County is to continue to provide a desirable living environment for its citizens.

COMMUNITY PARK DEFINITION

Chapel Road Park has been classified as a community park. A community park, the most frequently occurring park category, is designed to provide for daily relief within an urban setting. Community parks are therefore oriented towards a few hours of activity for passive or active purposes. They are designed to emphasize short term visits and are convenient and often accessible by foot or bicycle for after school, after work or weekend activities with parking. Criteria for the selection of this type of park are flexible so as to allow for a maximum of local citizen comment on the selection, design, development, and

operation of the site. Community parks are the smaller ones serving the County's numerous neighborhoods and generally range in size up to 25 acres. Facilities often provided in fully developed community parks may include playgrounds, tot lots, athletic fields, open play areas, basketball courts, benches, walks, gardens, picnic areas, tennis courts, shelters with restroom/concession facilities, parking, trails, and lighting where necessary. They can be wooded, suitable for passive uses.

OBJECTIVE OF PRELIMINARY MASTER PLAN

The major objective of this Master Plan is to establish the basic guidelines for the development of Chapel Road Park, as a community park that will serve the potential users' needs for passive and active recreation. Also to provide this recreation facility with minimal amount of disturbance to the natural environment as well as having a high regard for the health, safety, and general welfare of the users.

SITE INVENTORY & ANALYSIS

LOCATION

Chapel Road Park is located on Chapel Road (Rt. 641) in Springfield Supervisor District approximately 1 mile east of the Town of Clifton. 2½ miles to the east of the park is Butts Corner and 2½ miles to the west is Prince William County. The 25.6419 acre site is accessible only from Chapel Road and is immediately bordered on the north and east by undeveloped hardwood forest; to the south is a low density residential development, Frosty Meadows, and to the west lies farm land. Popes Head Creek enters the site from the northeast and exits the northwest corner flowing towards the Town of Clifton.

PROPERTY ACQUISITION

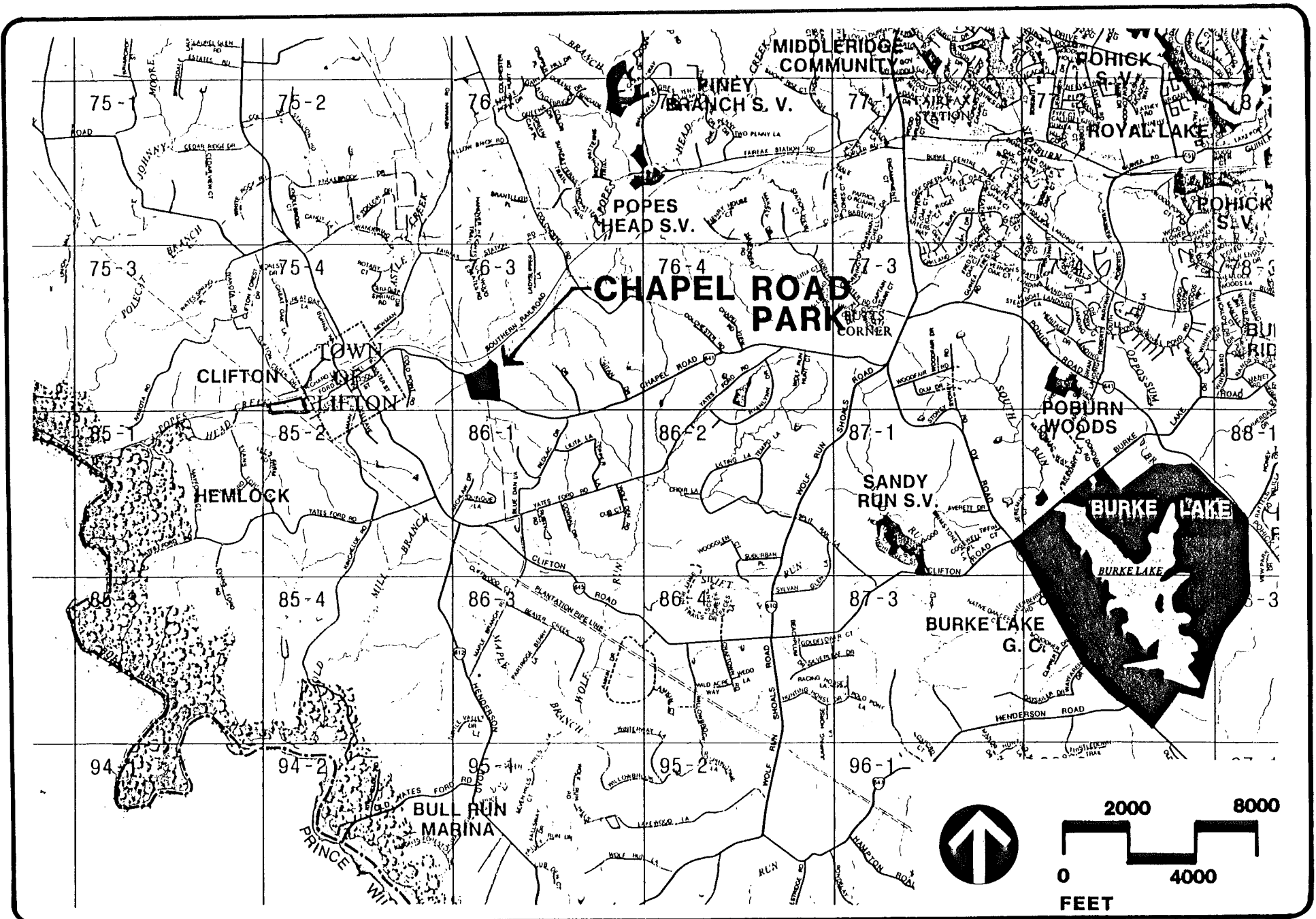
At the Fairfax County Park Authority request, Clifton Town Council recommended parkland be acquired outside Clifton town limits; this occurred in June, 1978. In August, 1978, the Park Authority filed an application with the County Planning Commission to purchase the site and in October, 1978, the Park Authority received the Commission's approval. The Chapel Road Park site was purchased in December, 1978 for \$88,000.00

COMPREHENSIVE PLAN

Chapel Road Park is located in both Section P3, Johnny Moore Community Planning Sector and Section P5, Dominion Community Planning Sector. Specific reference to the park is made in the Recommendations of Sections P3 and P5 stating that Chapel Road Park should be developed. No specific recommendations have been made regarding facility development.

LAND USE PLAN/ZONING

Adjacent land use to the east, south and west consists of private residential land, and immediately to the north is an abandoned railroad grade. The Southern Railroad is located farther north of the site. The County Wide Trail Plan proposes a trail around three sides of the site. The residential land is zoned Residential - Conservation District with a maximum density of one dwelling unit per five acres, or 0.2 dwelling units per acre.



CHAPEL ROAD PARK
fairfax county, va.

LOCATION MAP

The Residential Conservation District was established to protect water courses, stream valleys, marshes, forest cover in upland areas of watersheds, aquifer recharge areas, rare ecological or geographical areas, and areas of natural scenic vistas; to promote open, rural areas for the growing of crops, pasturage, horticulture, dairying, floriculture, the raising of poultry and livestock and/or low density residential uses and otherwise to implement the stated purpose and intent of this Ordinance. (Definition of Residential Conservation District was provided by Fairfax County Zoning Ordinance.)

PRIMARY/SECONDARY SERVICE AREA

The primary service area is the general area where most of the park's frequent users live. The 3/4 mile radius is considered a maximum distance that is convenient for pedestrian or bicycle access. For planning purposes, this corresponds to the area defined by Fairfax Station Road to the north, Colchester Road to the east, Clifton Road/Yates Ford Road to the south, and Clifton Road to the west. The Park Authority also utilizes a secondary service area of 1½ mile radius around the park. This area is defined by Yellow Brick Road to the north, Chapel Road/Yates Ford Road to the east, Henderson Road/Maple Branch Road to the south and Evans Ford Road to the west.

POPULATION

Estimated population within the primary service area, which is based on dwelling unit count, is 845 citizens. Estimated population within the secondary service area is 2,148, also based on dwelling unit count.

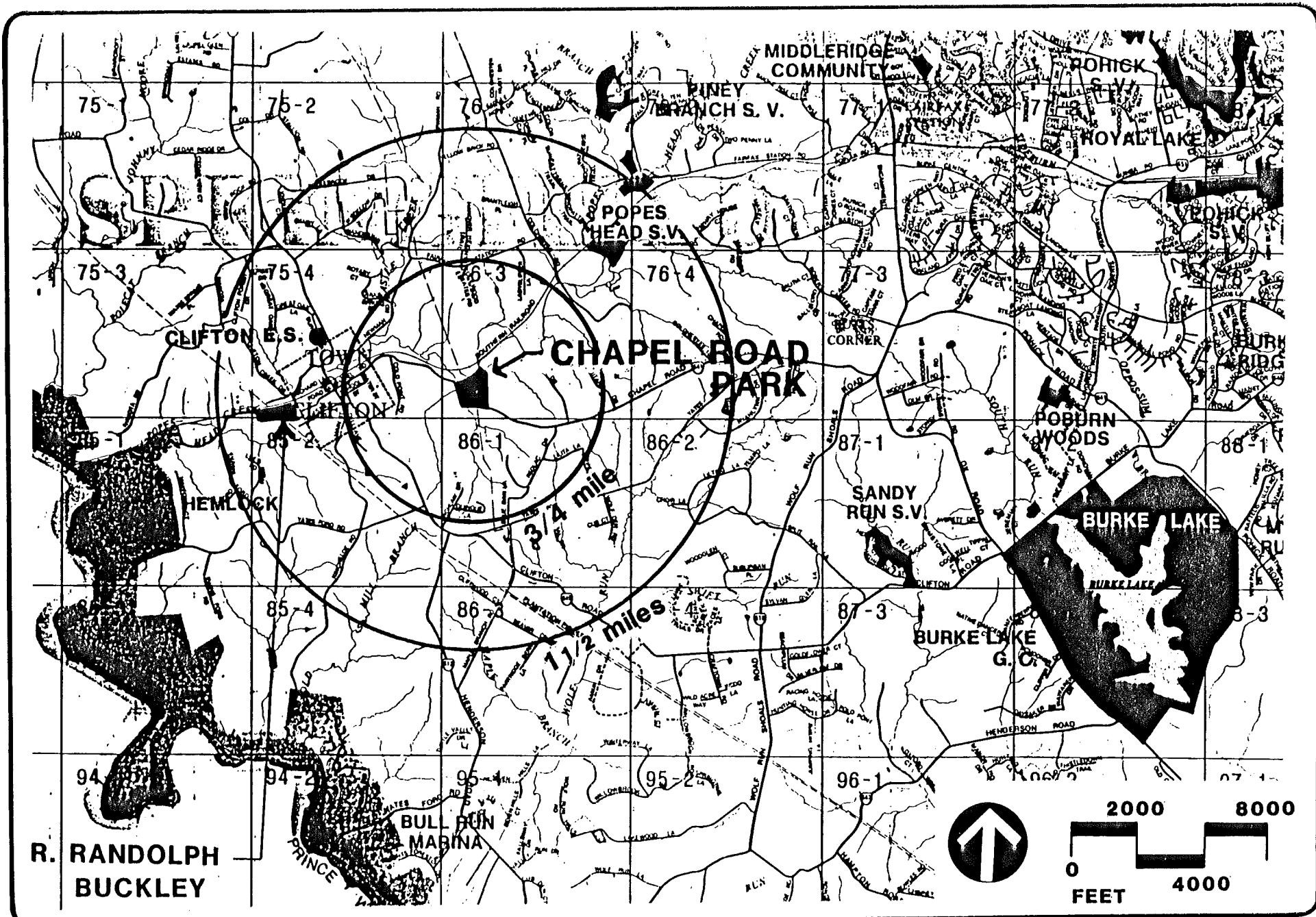
NEARBY PARKS & SCHOOLS

In developing a program for a park, the Fairfax County Park Authority evaluates the availability of recreational facilities at nearby parks and schools within two service areas. These areas are known as the primary service area and the secondary service area as defined above. (See nearby parks/schools map.)

An inventory of nearby parks and schools locates Clifton Elementary School approximately 1 mile from the park with 1 apparatus area, 2 softball areas, 1 basketball court, 1 football field, and 1 soccer field. Popes Head Stream Valley Park is approximately 1½ miles from the Chapel Road site and has a nature trail but no recreation facilities. Two additional parks in the Clifton area are R. Randolph Buckley Park and The Playground.

FCPA FACILITY STANDARDS

Fairfax County parks are open for use by county residents, plus there is a potential for park users to come from areas outside the secondary service area. At the present, there are no public park facilities under the jurisdiction of the Fairfax County Park Authority within the boundary of the primary and secondary service areas. The following tables indicate present and future recreational needs as defined by FCPA based upon the populations of the primary and secondary service areas.



CHAPEL ROAD PARK
fairfax county, va.

NEARBY PARKS & SCHOOLS

PARKS AND RECREATION NEEDS ANALYSIS

This table shows the park and recreational needs of the area as defined by the Fairfax County Park Authority. The recreational needs are based upon the present population of 845 within the primary 3/4 mile service area.

FCPA FACILITY STANDARDS AS RELATED TO STUDY AREA

Facility	FCPA Facility Standard	Needed Facilities	Existing Parks	School Facilities	Total	Surplus (+) Deficiency(-)
Tot Lot	1-500	2	0	0	0	-2
Baseball	1-6,000	0	0	0	0	0
Softball	1-3,000	0	0	0	0	0
Tennis	1-1,200	0	0	0	0	0
Basketball/Multi-Use	1-500	2	0	0	0	-2
Swim Pool	1-15 000	0	0	0	0	0
Golf Course	1-25,000	0	0	0	0	0
Soccer	1-1,500	0	0	0	0	0

CHAPEL ROAD PARK

PARKS AND RECREATION NEEDS ANALYSIS

This table shows the park and recreational needs of the area as defined by the Fairfax County Park Authority. The recreational needs are based upon the projected population for the year 2000 within the primary 3/4 mile service area.

The population is estimated to be approximately 1014 people.

FCPA FACILITY STANDARD AS RELATED TO STUDY AREA

Facility	FCPA Facility Standard	Needed Facilities	Existing Parks	School Facilities	Total	Surplus (+) Deficiency (-)
Tot Lot	1-500	2	0	0	0	-2
Baseball	1-6,000	0	0	0	0	0
Softball	1-3,000	0	0	0	0	0
Tennis	1-1,200	1	0	0	0	-1
Basketball/Multi-Use	1-500	2	0	0	0	-2
Swim Pool	1-15,000	0	0	0	0	0
Golf Course	1-25,000	0	0	0	0	0
Soccer	1-1,500	1	0	0	0	-1

CHAPEL ROAD PARK

PARKS AND RECREATION NEEDS ANALYSIS

This table shows the park and recreational needs of the area as defined by the Fairfax County Park Authority. The recreational needs are based upon the present population of 2,148 within the secondary 1½ mile service area.

FCPA FACILITY STANDARDS AS RELATED TO STUDY AREAS

Facility	FCPA Facility Standard	Needed Facilities	Existing Parks	School Facilities	Total	Surplus (+) Deficiency (-)
Tot Lot	1-500	4	1	1	2	-2
Baseball	1-6,000	0	0	0	0	0
Softball	1-3,000	1	0	2	2	+1
Tennis	1-1,200	2	0	0	0	-2
Basketball/Multi-use	1-500	4	1	1	2	-2
Swim Pool	1-15,000	0	0	0	0	0
Golf Course	1-25,000	0	0	0	0	0
Soccer	1-1,500	1	0	1	1	0

CHAPEL ROAD PARK

PARKS AND RECREATION NEEDS ANALYSIS

This table shows the park and recreational needs of the area as defined by the Fairfax County Park Authority. The recreational needs are based upon the projected population for the year 2000 within the secondary 1½ mile service area.

The population is estimated to be approximately 2844 people.

FCPA FACILITY STANDARD AS RELATED TO STUDY AREA

Facility	FCPA Facility Standard	Needed Facilities	Existing Parks	School Facilities	Total	Surplus (+) Deficiency (-)
Tot Lot	1-500	6	1	1	2	-4
Baseball	1-6,000	0	0	0	0	0
Softball	1-3,000	1	0	2	2	+1
Tennis	1-1,200	2	0	0	0	-2
Basketball/Multi-Use	1-500	6	1	1	2	-4
Swim Pool	1-15,000	0	0	0	0	0
Golf Course	1-25,000	0	0	0	0	0
Soccer	1-1,500	2	0	1	1	-1

CHAPEL ROAD PARK

HYDROLOGY

The park is located within the Popes Head Creek watershed which drains into Bull Run and then to the Occoquan River. Popes Head Creek flows westerly through the northern portion of the park, then through the Town of Clifton. Popes Head Creek joins Bull Run approximately 2½ miles from the site. The environmental quality of the Occoquan Reservoir is deteriorating due to the effects of urban development elsewhere in the County. Best Management Practices for the control of sediment resulting from stormwater runoff or construction are being instituted to reduce this sedimentation. This policy establishes criteria for most effectively controlling sedimentation throughout the County, and particularly within the watersheds draining into the Occoquan Reservoir; the Popes Head Creek watershed is one such system. According to the Comprehensive Plan, measures are to be considered which will help preserve the environmental quality of this watershed.

Environmental Quality Corridors (EQC's) have been developed as the open space network for the County. These use the County's water resources as the core elements of the system. Popes Head Creek has been recommended for preservation as stated in the Comprehensive Plan.

SOILS

A soil survey is performed to study the surface and subsurface characteristics of soils to aid us in understanding the capabilities and limitations for development on a site such as the Chapel Road Park site. The soil information in this section was obtained from the Fairfax County Soil Survey Office.

Chewacla Silt Loam

The soil survey indicates that Chewacla Silt Loam is the most extensive soil type on the site, covering nearly 50% of the total site acreage. All of this soil occurs in the flood plain and is generally not suitable for intensive development. This Chewacla Silt Loam is a somewhat poorly to moderately well drained soil and is subject to flooding.

Manor Silt Loam

The second most extensive soil type on the site is Manor Silt Loam. It covers approximately 25% of the site and can be found in two areas; one being directly north, the hilly phase, and the other to the eastern portion of the site which is the steep phase. It is a strongly sloping, excessively drained soil that has rapid runoff and internal drainage. Natural fertility and water holding capacity are low. Erosion potential is very high due to strong slopes ranging from 5 - 15% and in some instances greater than 50%. Due to the severe slopes and high erosion potential, Manor Silt Loam is classified as a soil that is poor for development and is best suited for permanent vegetation.

Glenelg Silt Loam

Glenelg Silt Loam is another soil that is classified as poor for development. This Glenelg series covers approximately 10% of the total site. In most areas where this series is found, it is generally deep, and well drained. The portion of the soil found on this site has a thin profile and is more susceptible to erosion due to the strong slopes ranging in the area of 5 - 15% and sometimes greater. Permeability is moderate to moderately rapid. The available water holding capacity is moderate, and the shrink-swell potential is low. This Glenelg Silt Loam soil located on this site is best suited for permanent vegetation.

Meadowville Silt Loam

Of all the soils found on the site, Meadowville Silt Loam is the best suited for park development, but the capabilities are still marginal. This soil covers approximately 10% of the total site and is found by the southern property line. It is a moderately well drained soil. Natural fertility and water holding capacity are moderate to high.

Wehadkee Silt Loam

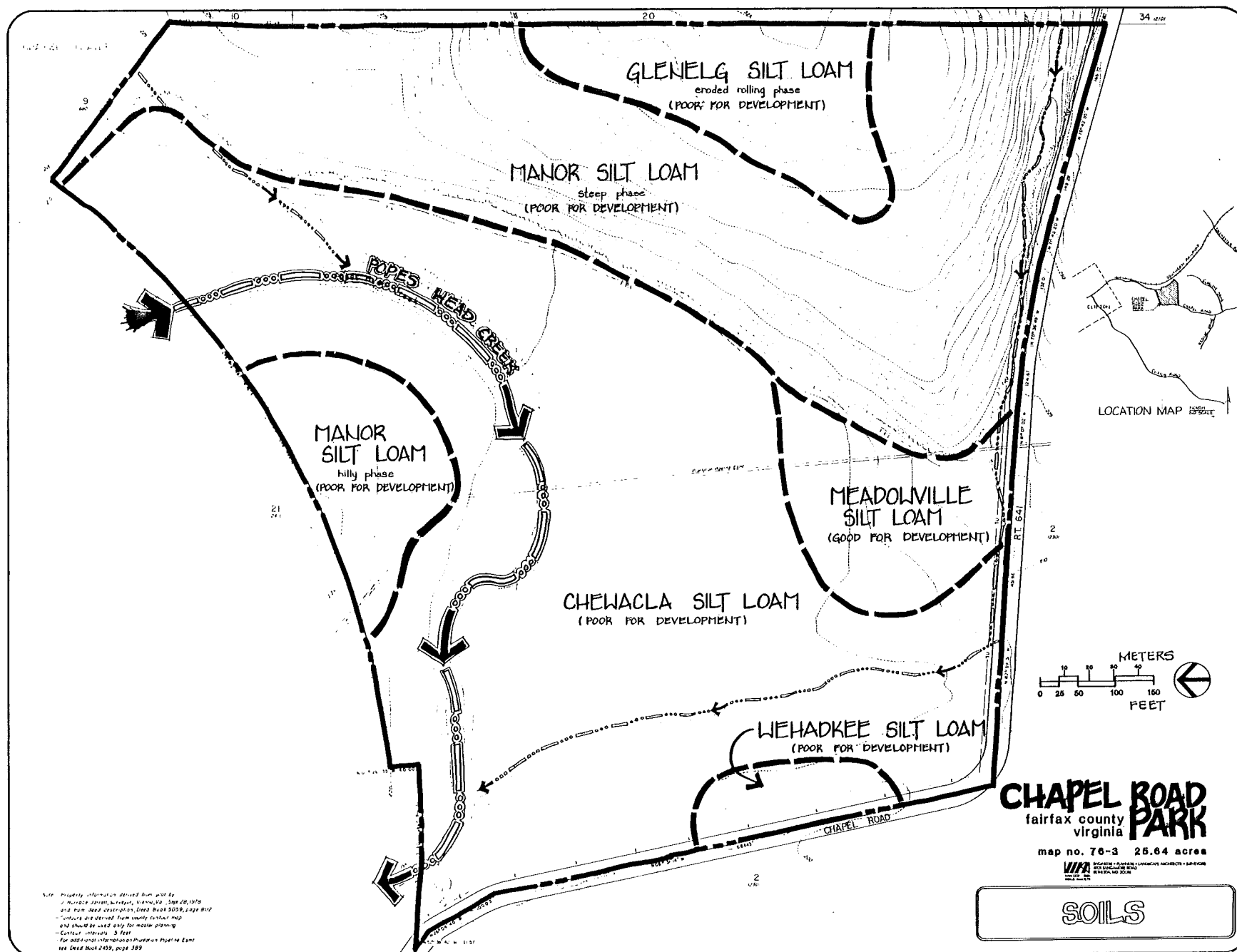
Wehadkee Silt Loam is the least amount of soil type found on this site. It covers 5% of the total acreage and is found on the western portion of the site. This soil is wet and poorly drained. It is subject to frequent flooding and has water on or near the surface during wet seasons. Due to the susceptibility of flooding, this soil series is classified poor for development for recreational uses.

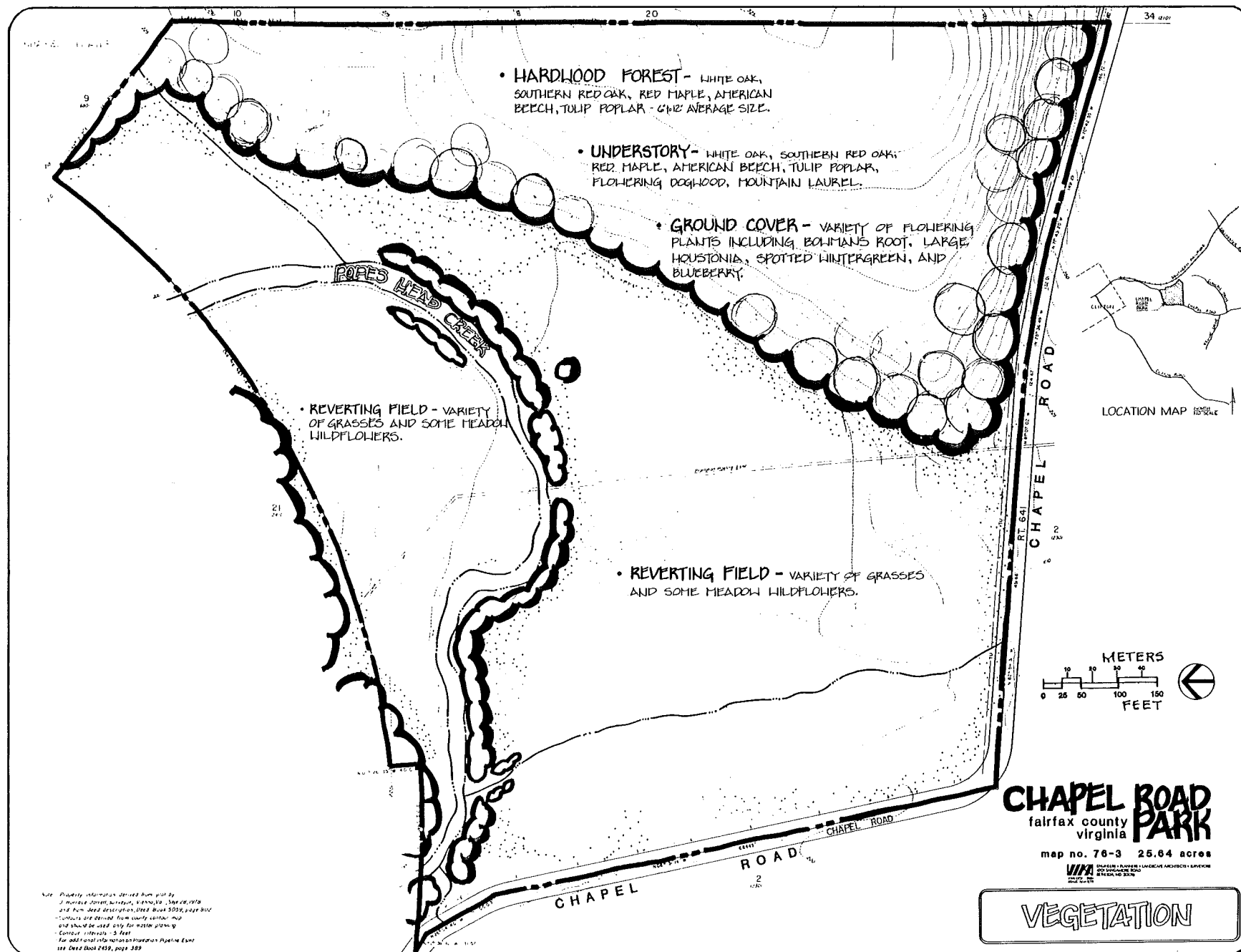
VEGETATION

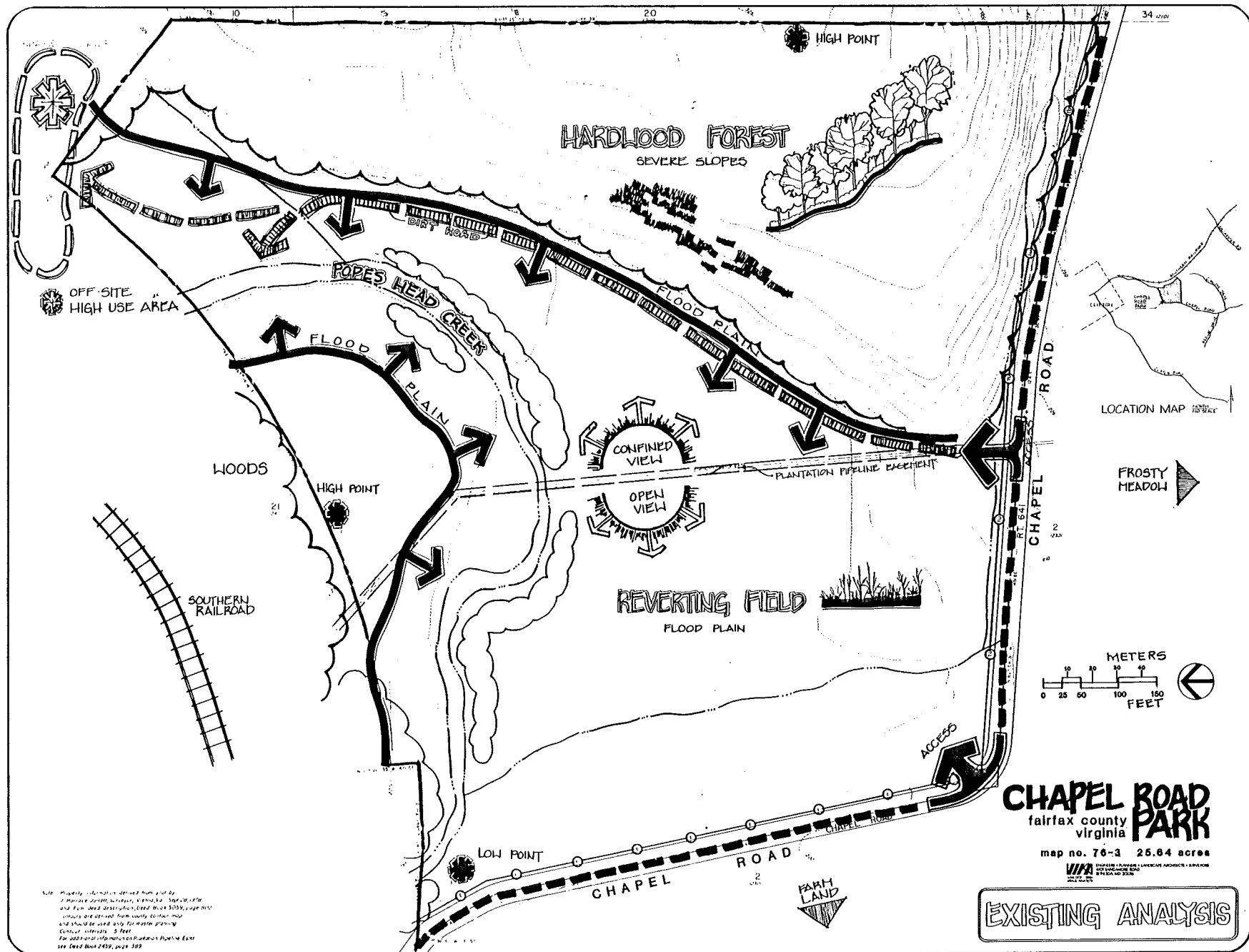
A vegetation analysis was performed to locate and evaluate existing plant material. The results from the analysis show a wide variety of flora culture.

The steep slopes on the eastern section of the site consist basically of hardwood forest. Trees present include White Oak, Southern Red Oak, Red Maple, American Beech and Tulip Poplar. Trees within the hardwood forest area average about 6 to 12 inches in caliper with some trees reaching 14 to 22 inches in caliper. The understory consists of smaller trees of the same species listed above plus an addition of Flowering Dogwoods and Mountain Laurel. Ground cover in this area is sparse and consists of a variety of flowering plants including Bowman's Root, Large Houstonia, Spotted Wintergreen and Blueberry.

The low portion of the site is basically a reverting field in the very early stages of succession. Trees are found along the banks of Popes Head Creek. The rest of the area is dominated by a variety of grasses. Some meadow wildflowers are present, and Sensitive Fern covers the banks of the drainage ditch running to Popes Head Creek.







TOPOGRAPHY

A slope analysis helps determine the suitability of the natural topography for the best land uses on various portions of the site. It aids in recognizing areas for development and those areas that will be restricted or will require regrading to fit proposed uses on the site. The site exhibits two extremes with respect to topographic relief as illustrated on the slope analysis sheet. Approximately 40% of the property has slopes from 5% - 15% and greater in some instances. The majority of these slopes occur on the eastern section of the site where it is heavily wooded. The remaining 60% of the site is relatively flat with slopes of 0 - 5% and falls in the designated floodplain except north of the Popes Head Creek where a small hill rises.

All surface water tends to drain to two location, Popes Head Creek and a small intermittent drainage ditch cutting northerly through the site towards the creek. Due to the minimal slopes in the floodplain surface run off is slow and water tends to sit in some areas.

EXISTING CONDITIONS

Adjacent to the western property line of the site, Virginia Electric & Power Company has aerial electric lines. Along the southern property line, C & P Telephone Company has an underground telephone cable with a junction box located in the southwest corner of the site. To the north of the park is an abandoned railroad grade and abutment.

A storm drain pipe crosses under Chapel Road and drains storm water from the Frosty Meadows development. This pipe transports the storm water into the drainage ditch that empties into Popes Head Creek.

The site is also bisected by a 10' wide Plantation Pipe Line easement. This pipe line carries jet fuel to Dulles International Airport. Due to the 3' - 4' burial depth of the pipeline, development over or in the immediate area of this easement is restricted (see appendix).

ACCESS

The site is bordered by Chapel Road (Rt. 641) along the south and west boundary lines. The vehicular speed limit in this area is 35 m.p.h. Access onto the site by vehicle is gained in two areas, directly opposite the Frosty Meadows subdivision entrance and again near the Plantation Pipeline crossing the road. Although there are wood bollards presently across this access point, there has in the past been vehicle access.

A small number of natural surface trails meander throughout the site and connect with off site trails. Some of these trails show signs of equestrian use.

SITE ANALYSIS CONCLUSIONS

The site analysis portion of the program development is based on the study of natural, cultural and aesthetic site factors. These factors are used to help understand the potential for developing or not developing the design objective, in this case a community park. Based upon the on-site and off-site characteristics, the following site analysis conclusions can be drawn.

OFF SITE

Future dedication and improvement to Chapel Road imposes constraints by taking park land area for right-of-way as well as development setback areas. Horizontal site distance on Chapel Road may limit vehicular site access. Increased vehicular traffic on Chapel Road and train traffic on the adjacent tracks may be disruptive to park users due to visual and audial distractions. Safe pedestrian access to the site does not exist. The lack of pedestrian access, as well as the sparse development immediately surrounding the site, will limit most park use to individuals with vehicular access.

Off site potentials include convenient vehicular access because of the site's frontage on two of its four sides on Chapel Road. Lack of adjacent development affords open, pastoral and wooded backdrops for the site and its future development. Facilities for which there is a demonstrated community need may be potentially located on this site. The opportunities to link and expand off site stream valley and conservation areas are now available.

ON SITE

The 25.6419 acre site is basically divided in two halves both topographically and by vegetative growth. Approximately 40 percent of the site has steep slopes greater than 10% with the flora consisting of a hardwood forest with moderate amounts of understory growth. The remainder of the site can be classified as a reverting field dominated by a variety of grasses and some wildflowers in early stages of succession. The topographic relief in this field area is virtually null with a large portion of the area lying in the floodplain, except to the north of Popes Head Creek where a small hill rises. Popes Head Creek carves a route from east to west with a small intermittent drainage ditch cutting across the field from south to north and spilling into the Popes Head.

Five soil classifications exist on the site and potential development opportunities on these soil range from poor to good. Four soils rate poorly with the restrictions being severe slope and subject to flooding, yet they are suitable for some recreation facilities. Meadowville Silt Loam is the one soil that is not conducive to developing recreational facilities.

Man-made features found on the site are minimal; they are, earthworn trails, aerial electric facilities, buried telephone cable, a half dozen wood bollards, and the Plantation Pipeline that is buried and bisects the site with a 10' easement. Adjacent to the north boundary still stand two abandoned railroad bridge abutments.

Natural on site features which constrain development of active recreation facilities are the steep slopes, Popes Head Creek stream channel, the small intermittent drainage ditch running toward the creek, and the flood plain soils. Placement of pavement surfaces in the flood plain will result in increased construction costs.

The site's variety of natural features present opportunities to create a wide range of recreation and conservation activities within a relatively small area. Steep wooded slopes are contrasted with open level flood plain. Views from within the site toward adjacent lands to the south and west present expansive views across sparsely populated agricultural lands. Contrasting this view is an enclosed view toward and into the wooded slopes on the east side of the site. The variety of natural features allows for utilizing these features to separate activity areas.

INFORMATION AND EXCHANGE FORUM

On July 12, 1983, the Fairfax County Park Authority held a community forum as an opportunity for open discussion amongst local citizens regarding community needs and priorities for the development of Chapel Road Park. Information was presented to participants relative to the process of park planning and geared toward the possible land use alternatives of this proposed park site.

Four discussion groups were created and the highlights of the public input are listed as follows in chronological order of most desired and least desired. Generally, the most desired development of the park included facilities for equestrian related activities, hiking trails, picnic areas, and unlighted tennis courts. Least desired development was for areas allowing organized sports activities and motorized vehicles.

MOST DESIRED

- | | |
|----------------------------|---------------------------------|
| 1. Horse Trails | 8. Horse Access |
| 2. Tennis (no lights) | 9. Softball/Baseball |
| 3. Hike/Bike/Natural Trail | 10. Creative Playground/Tot Lot |
| 4. Picnic | 11. Open Area |
| 5. Horse Ring | 12. Picnic w/shelter |
| 6. Parking | 13. Horse Trailer Parking |
| 7. Tennis w/lights | |

LEAST DESIRED

- | | |
|-----------------------------|-----------------------|
| 1. Soccer | 5. Motocross |
| 2. Regional Athletic Fields | 6. Lights |
| 3. Motorized Vehicles | 7. Alcoholic Beverage |
| 4. Organized Sport Facility | |

COMMENTS FROM COUNTY AGENCIES AND OTHER GROUPS

In addition to the community forum, the FCPA solicited comments from the following agencies on their individual interest in the development of the park: Fairfax County Department of Recreation and Community Services, Fairfax County Office of Archaeological Survey, FCPA Division of Historic Preservation, FCPA Conservation Division, Fairfax County Office of Comprehensive Planning and the County Police Department.

The following is a brief summary of their observations:

Fairfax County Department of Recreation and Community Services recommended that the site be developed for active and passive recreational activities. It is suggested that one (1) soccer/football field, one (1) baseball/softball field, trails for hiking, biking and horses, creative play area, picnic area and parking be placed on the site.

Fairfax County Office of Archaeological Survey studied three archaeological sites and produced some artifacts that may offer some information about the broad pattern of Indian activity in the watershed. Overall, the proposed park site indicated no significant archaeological resources.

FCPA Division of Historic Preservation observed no obvious evidence of man-made structures, features or activity on the site that had any value for interpretative purposes from a historical point of view and suggested that the park be developed largely for passive recreation.

FCPA Conservation Division commented on the site's potential to be a productive wildfield sanctuary but indicated that should active recreation facilities be installed, restrict development on the steep slopes to preserve the aesthetic value and provide a natural buffer along Popes Head Creek to preserve the integrity of the stream bank, bottom and water quality.

The Police Department has been contacted for its input and at this time, no response had been received.

Letters pertaining to the development of Chapel Road Park were also received from the Clifton Town Council and the Clifton Horse Society, and comments were solicited from the Plantation Pipe Line Company and VDII & T.

The following is a brief summary of their observations:

The Clifton Town Council passed a resolution that no full-size soccer field be constructed in the park. Among the items the Council wanted included in the development were parking, paths, tennis courts and picnic facilities.

The Clifton Horse Society requested that a riding ring be constructed and that rights-of-way through the park be allowed. Adequate parking space for horse trailers was another concern.

The Plantation Pipe Line Company discussed development constraints: grading limitations and prohibition of locating trees, parking lots and other obstructions within the pipe line easement. Construction of an asphalt path over the pipe line would be permitted.

V.D.H. & T. focused on the design criteria for the park entrance, requiring a minimum entrance width of 40' and minimum turning radius of 35' (with curb) and 50' (without curb) to accommodate horse trailers.

A complete analysis of the forum meeting and a compilation of letters and responses from concerned agencies, groups and citizens has been included in the appendix of this report.

CONCEPT DEVELOPMENT

Through the varied facets of the site analysis we have gained knowledge of the relationships and influences of the natural, cultural and aesthetic on-site and off-site features. The existing conditions at Chapel Road Park lend themselves to a moderate amount of recreational development.

Planning at this stage of the program must manipulate all the amassed information to satisfy many of the recreation needs for the present as well as the future. Essential relationships between use areas and the environment must be implied to meet the needs of the community and public agencies as well as preserving the integrity of the natural environment.

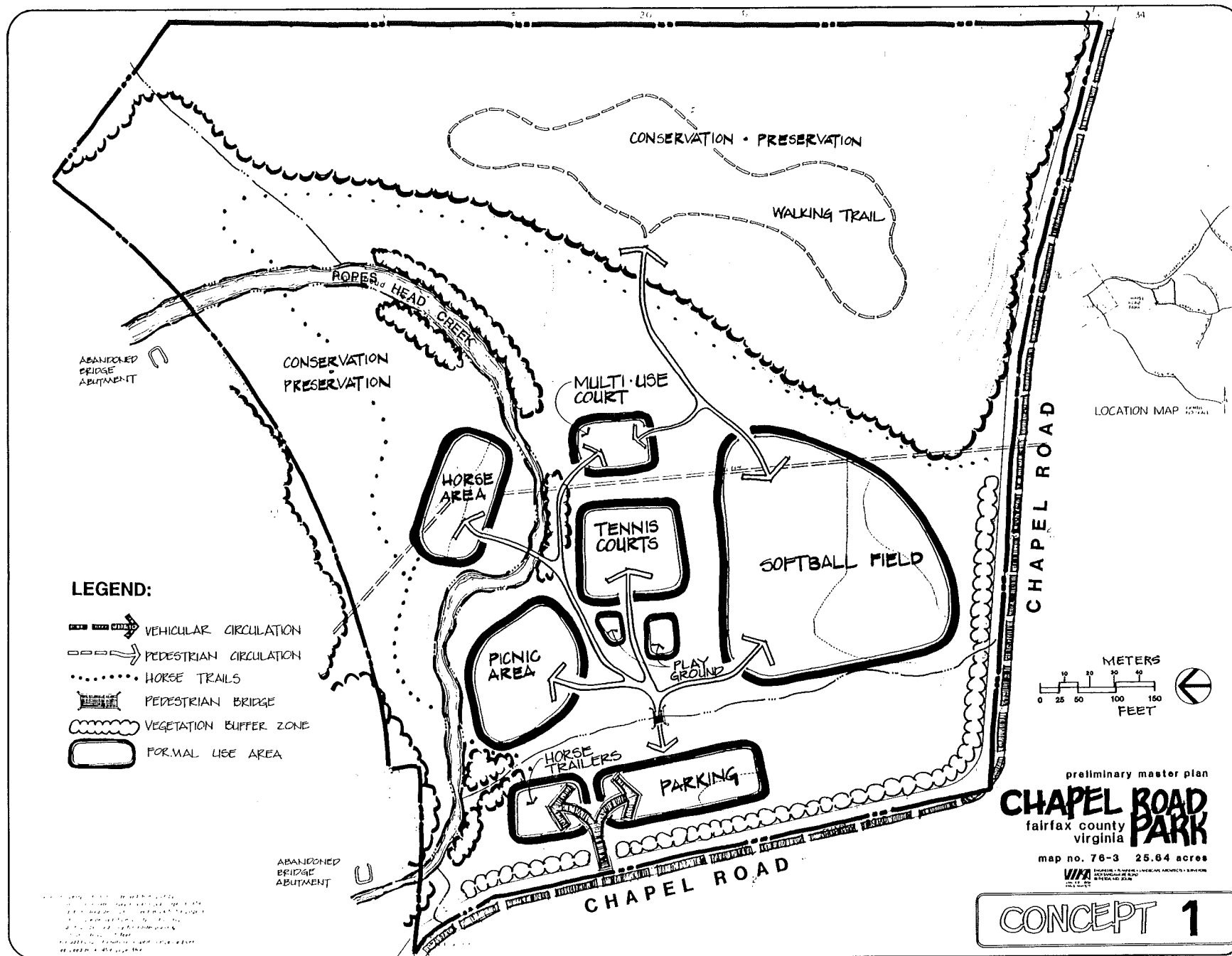
In recognizing all that has been gained three conceptual designs for Chapel Road Park have been developed.

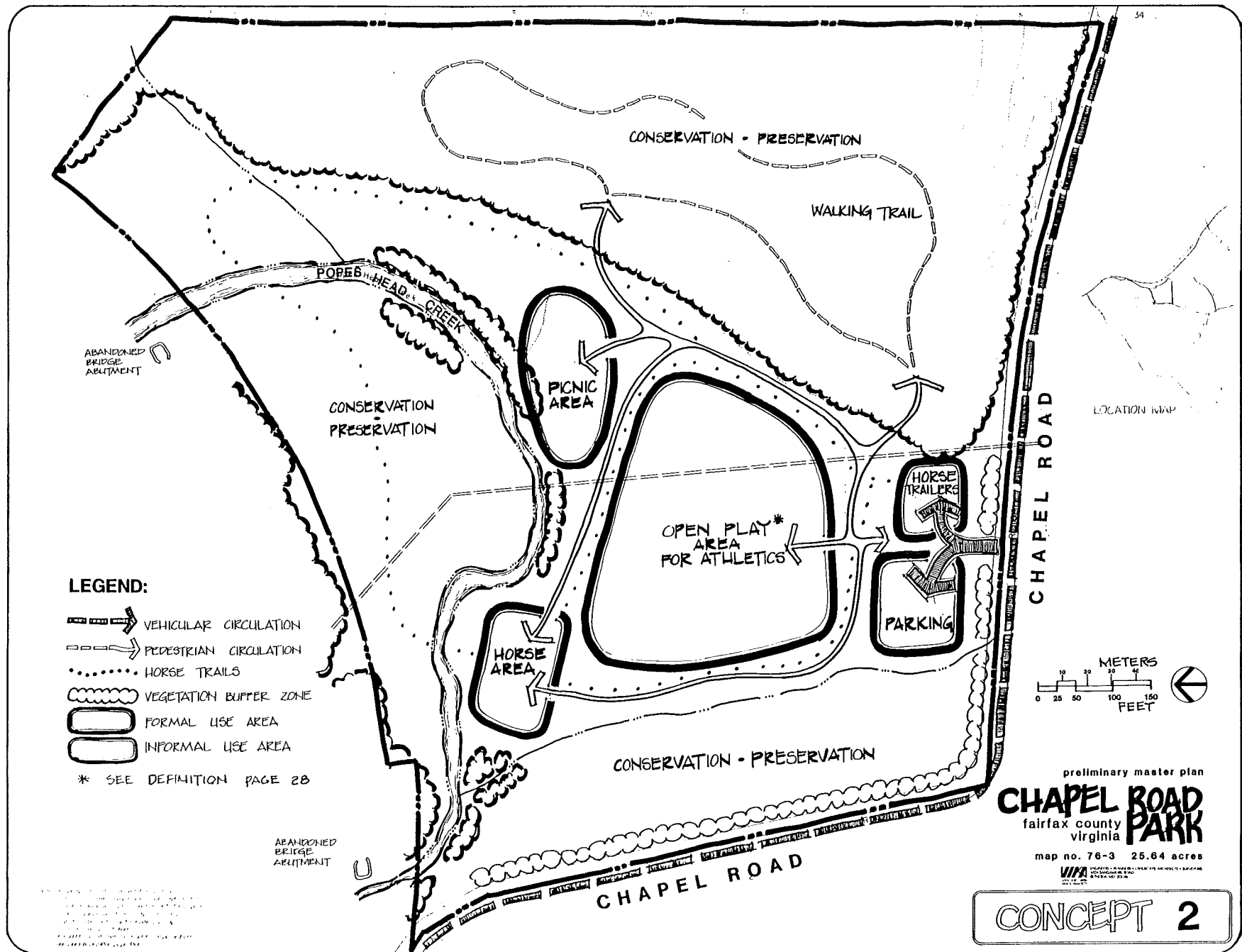
CONCEPT 1

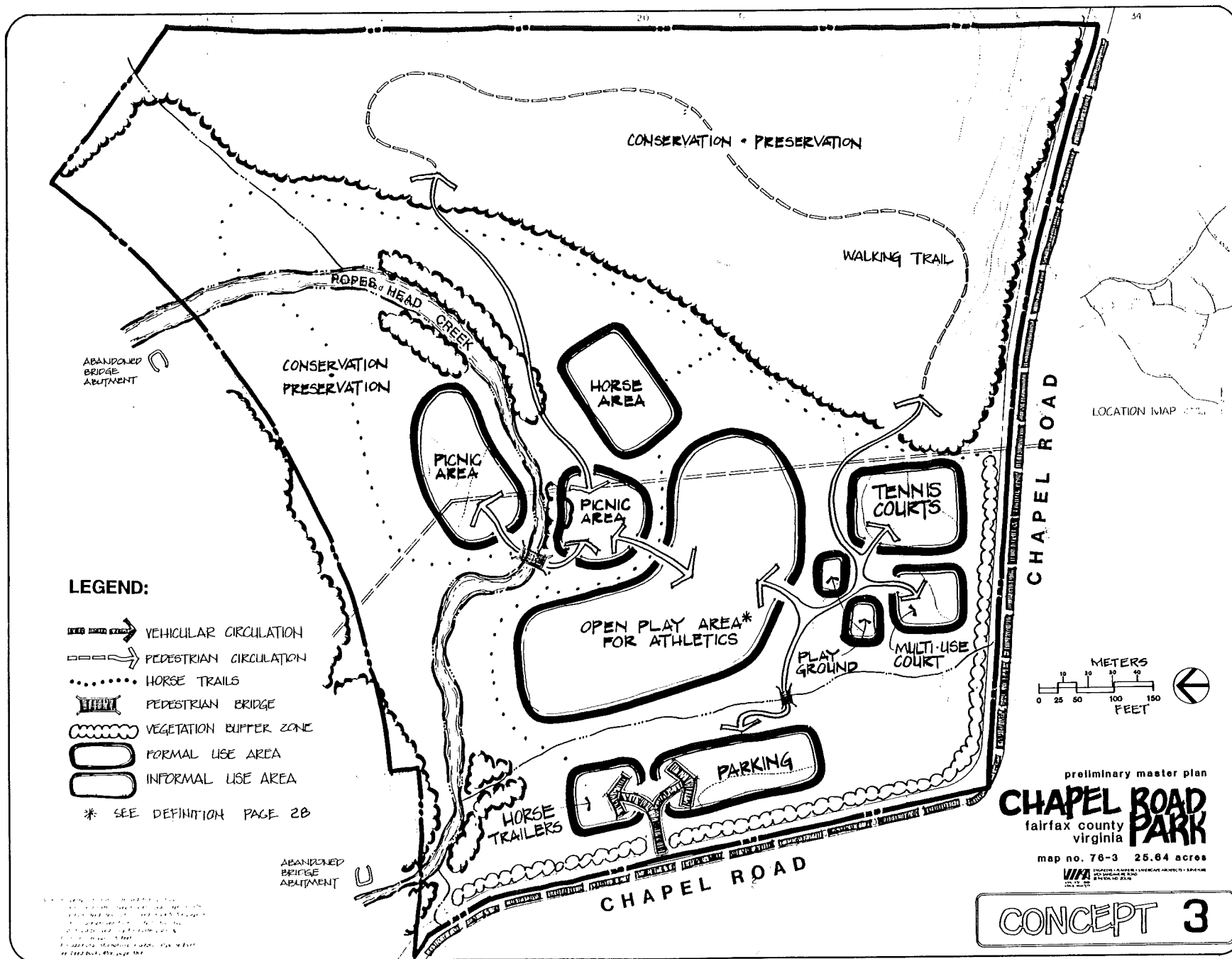
This concept illustrates a large amount of recreation development that closely reflects the community forum and county agencies requests. Concept "1" is designed to provide the maximum amount of facilities for all age groups. Facilities envisioned in the plan include: horse trails and riding ring, tennis courts, multi-use court, picnic area, playground/tot lot, softball field, hiking trails and parking for cars and horse trailers. These facilities are arranged in a manner that the relationship of use areas attempts to unify the development while providing enough physical and visual separation to eliminate any potential hazardous interaction. Planting of deciduous and evergreen materials throughout is recommended to provide buffers as well as visual enhancement.

CONCEPT 2

This concept demonstrates a minimal amount of park facility development, due to the existing natural conditions of the site. This concept proposes horse trails and riding ring, picnic area, hiking trails open play area and parking for cars and horse trailers. The majority of the site would be left in its present condition to continue developing as a potential wildlife sanctuary with managed conservation areas. Supplemental planting should occur around use areas to visually enhance the site with color and potential small wildlife habitats.







CONCEPT 3

This conceptual plan maintains the basic facility development of Concept "1", less the softball field. The facilities shown in this plan are arranged in a manner that provides separation of uses that are environmentally as well as functionally compatible. This concept incorporates a major portion of the community recreation needs for all ages which include horse trails and riding ring, tennis courts, multi-use court, picnic area, playground/tot lot, hiking trails and parking for cars and horse trail. To reduce potential visual and noise impact, on and off site, and to enhance the visual appearance planting of deciduous and evergreen material is recommended.

DEVELOPMENT CONCEPT SELECTION

After evaluating site opportunities and constraints, and in response to community desires for active and passive recreation, concept "3" has been selected to form the basis for the Preliminary Master Plan design. This conceptual plan has been formalized in design development to a stake-out plan showing all existing and proposed elements. The proposed facility locations were staked on the site as part of the design process in order to review the site specific conditions as they exist.

PRELIMINARY MASTER PLAN DESCRIPTION

No lighted facilities are proposed on the preliminary master plan for Chapel Road Park. Because part of the park is located in a flood plain, all Fairfax County Zoning regulations relating to construction and use of flood plain areas will be observed.

ACCESS

Vehicular access to the park will be from the western side of the site. A parking lot provides parking for 25 cars with an additional overflow area for 24 cars. Seven horse trailer spaces with adequate turnaround space will also be provided. Two asphalt paved trails provide pedestrian access from the parking area to two activity areas, separated by an open play area for athletics.

OPEN PLAY AREA FOR ATHLETICS

Located on the flattest part of the site will be the open play area for athletics. This facility may initially be used as a practice area for a variety of recreational activities, including soccer, softball, baseball or football, with the potential development as a regulation facility in the future through phased improvements over a period of time. A softball backstop is indicated on the plan.

PICNIC AREA

Two picnic areas will be situated near Popes Head Creek, one area having an open-sided picnic shelter and additional tables outside the shelter. The other picnic area, accessible by footbridge across Popes Head Creek, will have four picnic tables.

EQUESTRIAN AREA

An equestrian trail will lead from the parking lot to the equestrian area, approximately 150' x 100' in size. This area will be used for informal practice only; no shows or other scheduled events will be held here.

TENNIS COURTS, MULTI-USE COURT, PLAYGROUND, TOT LOT

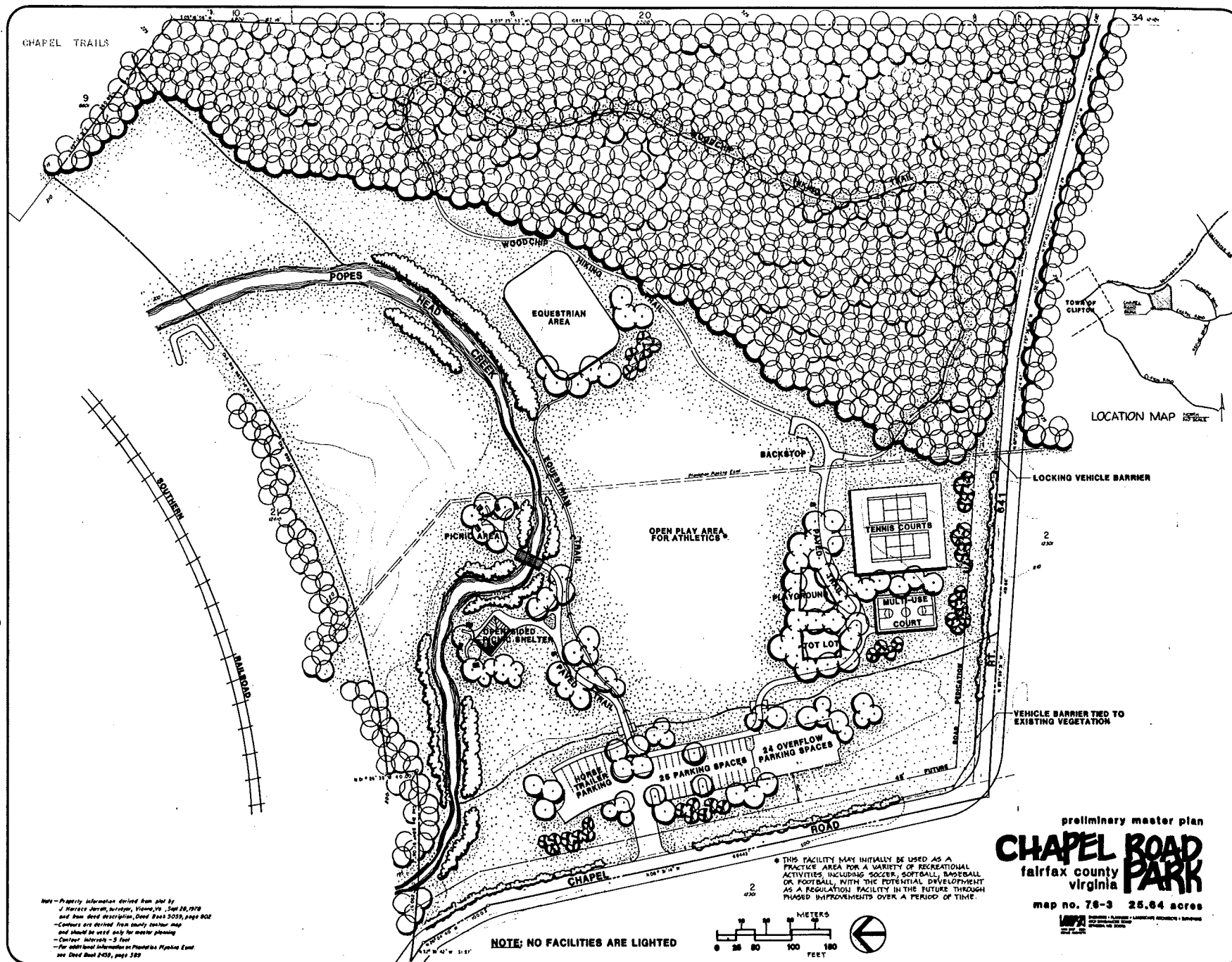
The southern side of the park will contain the active recreation facilities. Two unlighted tennis courts and an unlighted multi-use court will be set back a minimum of 30' from the 45' dedication line of Chapel Road. Separate play areas will be provided for school age children and for tots.

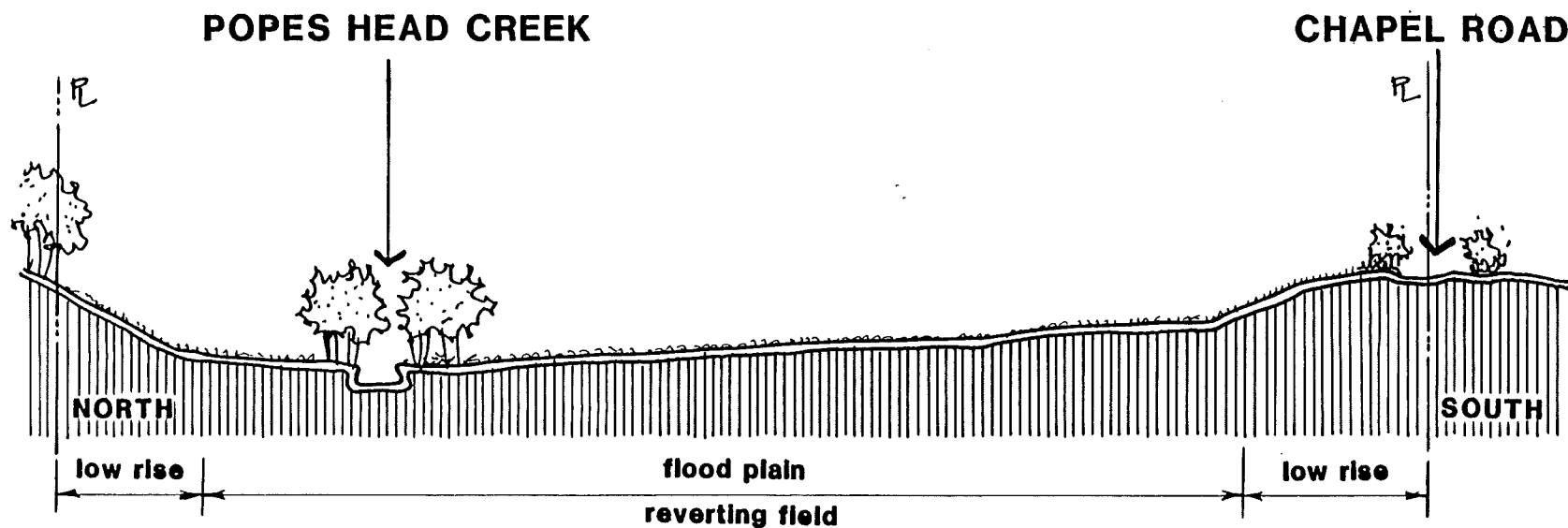
WOODCHIP HIKING TRAIL

Near the backstop and tennis courts, a woodchip trail meets the paved trail and forms a loop through the wooded hillside.

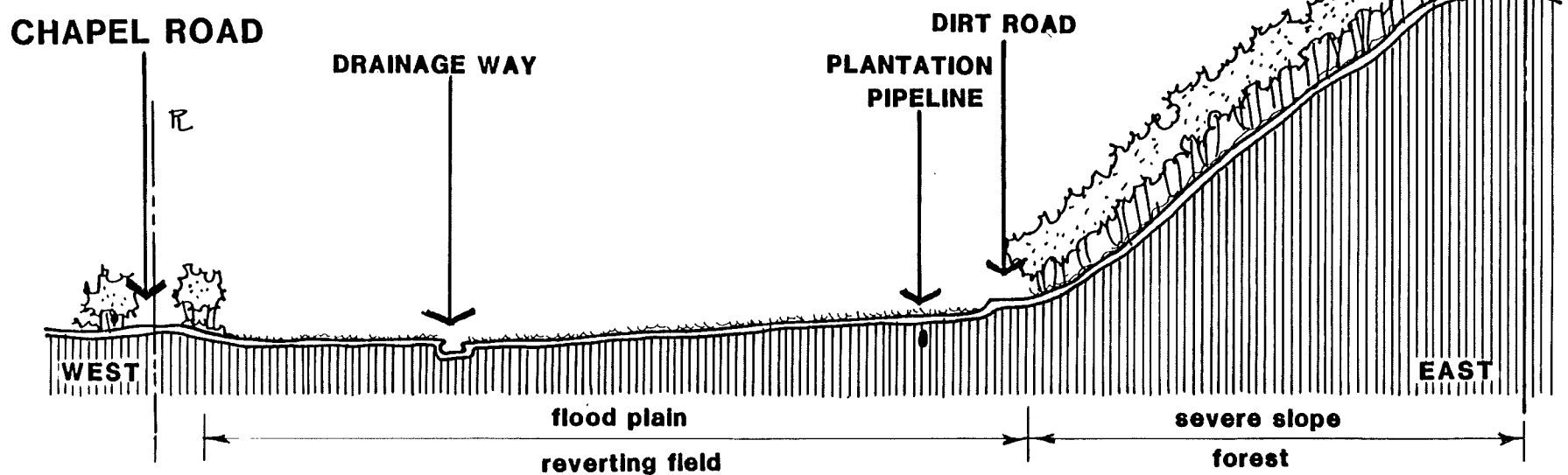
LANDSCAPING

Proposed landscaping, a blending of evergreen and deciduous plants compatible with existing vegetation, will be used for screening and enhancing the proposed facilities.





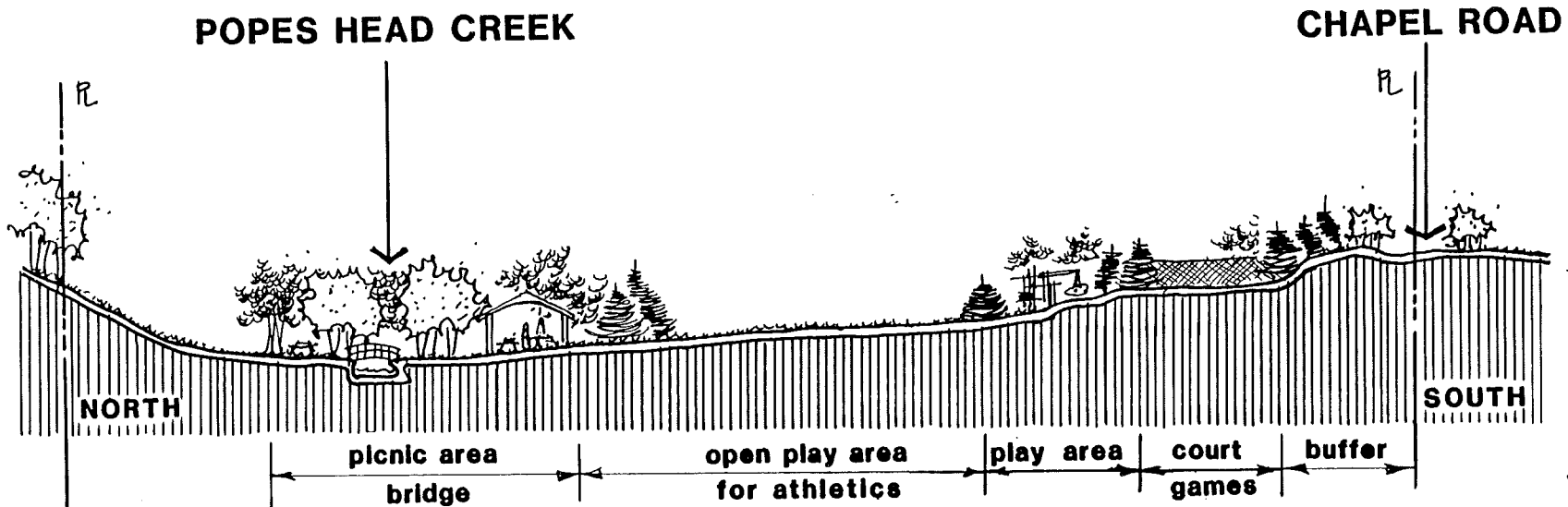
TYPICAL NORTH-SOUTH SECTION



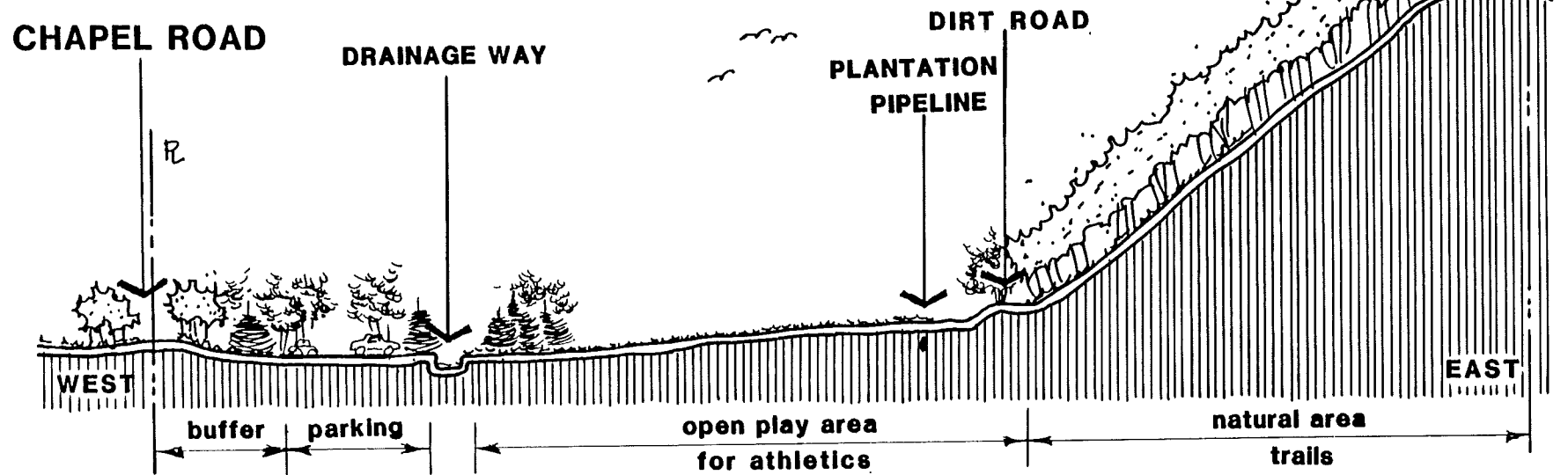
TYPICAL EAST-WEST SECTION

CHAPEL ROAD PARK
fairfax county, va.

EXISTING SITE SECTIONS



TYPICAL NORTH-SOUTH SECTION



TYPICAL EAST-WEST SECTION

CHAPEL ROAD PARK
fairfax county, va.

PROPOSED SITE SECTIONS

**POPES HEAD
CREEK**

**Equestrian
Area**

CHAPEL ROAD

**Picnic
Area**

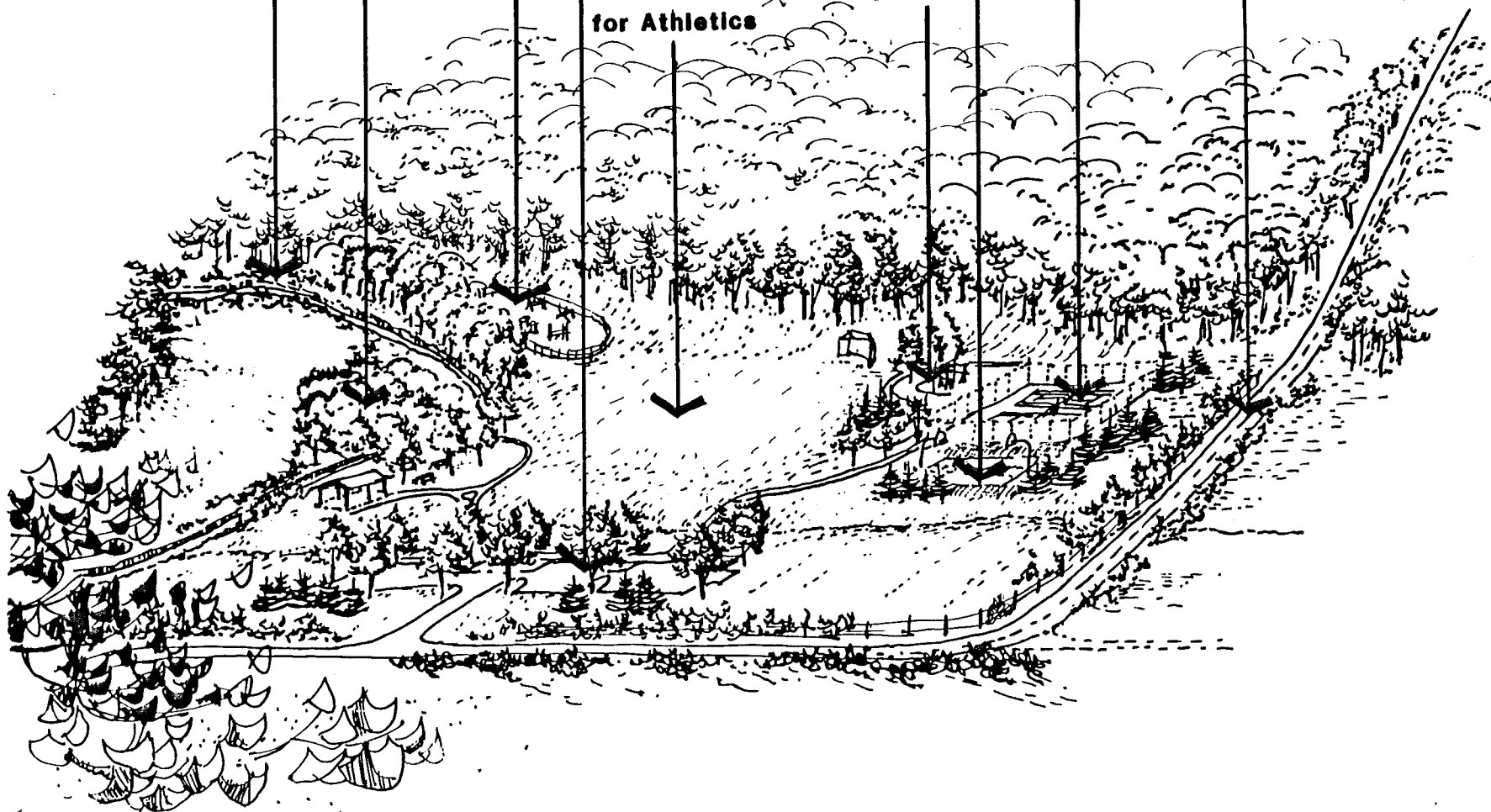
Parking

Tennis Courts

**Open Play
Area
for Athletics**

**Multi-Use
Court**

Play Area



CHAPEL ROAD PARK

fairfax county, va.

PROPOSED DEVELOPMENT

PRELIMINARY DEVELOPMENT COST ESTIMATE (OCTOBER 1984)

A. <u>FACILITY COSTS</u>	<u>Quantity/Unit @ Unit Cost</u>	<u>Cost plus 20% Contingency</u>	<u>Facility Total Cost</u>
1. <u>8' Paved Trail (1,600 LF)</u>			
Bituminous Surface 2"*	1,425 SY @ \$6.80/SY	\$ 9,690.00	
Gravel Base 4"	1,425 SY @ 3.50/SY	4,987.50	
Culverts	2 Each @ \$1,000.00/Each	2,000.00	
Total 8' Paved Trail		<u>\$16,677.50</u>	\$20,013.00
		+ 20% Contingency	
2) <u>6' Natural Surface Hiking Trail and Equestrian Trail (2,475 LF)</u>	1,650 SY @ \$5.00/SY	\$ 8,250.00	
		<u>\$ 8,250.00</u>	
Total Hiking & Equestrian Trails		+ 20% Contingency	\$ 9,900.00
3) <u>Parking Lot (Car and Horse Trailer)</u>			
Grading-Excavation	1,000 CY @ \$5.50/CY	\$ 5,500.00	
Grading-Borrow	1,830 CY @ \$6.00/CY	10,980.00	
Bituminous Surface 2½"	1,830 SY @ \$8.05/SY	14,731.50	
Gravel Base 10"	1,830 SY @ \$5.80/SY	10,614.00	
Concrete Curb	230 LF @ \$13.50/LF	3,105.00	
Wheel Stop	32 EA @ \$24.00/EA	768.00	
Striping	630 LF @ \$.20/LF	126.00	
18" RCP	25 LF @ \$31.20/LF	780.00	
End Sections	2 EA @ \$360.00/EA	720.00	
Seeding	3,600 SY @ \$.65/SY	<u>2,340.00</u>	
Total Parking Lot		\$49,664.50	
		+ 20% Contingency	\$59,597.00

*Gravel surface may be substituted when and where appropriate.

4) Tennis Court

Grading	750 CY @ \$5.50/CY	\$ 4,125.00
Bituminous Paving 2½"	1,440 SY @ \$8.60/SY	12,384.00
Gravel Base 4"	1,440 SY @ \$3.50/SY	5,040.00
Colorcoat	1,440 SY @ \$3.25/SY	4,680.00
Nets	2 EA @ \$750.00/EA	1,500.00
Fencing	456 CF @ \$14.50/LF	6,612.00
Bike Rack	1 EA @ 900.00/EA	900.00
Benches	2 EA @ \$750.00/EA	1,500.00
Trash Receptacles	1 EA @ 300.00/EA	300.00
Seeding	2,635 SY @ \$.65/SY	<u>1,712.75</u>

Total Tennis Court

\$38,754.00

+ 20% Contingency

\$46,505.00

5) Multi-Use Court

Grading	250 CY @ \$5.50/CY	\$ 1,375.00
Bituminous Surface 2½"	470 SY @ \$8.60/SY	4,042.00
Gravel Base 4"	470 SY @ \$3.50/SY	1,645.00
Color Coat	470 SY @ \$3.25/SY	1,527.50
Goals	2 EA @ \$850.00/EA	1,700.00
Seeding	710 SY @ .65/SY	<u>461.50</u>

Total Multi-Use Court

\$10,751.00

+ 20% Contingency

\$12,901.00

6) Playground

Grading	50 CY @ \$5.50/CY	\$ 275.00
Playstructure	LS	10,000.00
Woodchips	LS	800.00
Seeding	340 SY @ \$.65/SY	<u>221.00</u>

Total Playground

\$11,296.00

+ 20% Contingency

\$13,555.00

7) Tot Lot

Grading	50 CY @ \$5.50/CY	\$ 275.00	
Tot Lot Equipment	LS	7,000.00	
Woodchips	LS	700.00	
Seeding	340 SY @ \$.65/SY	<u>221.00</u>	
Total Tot Lot		\$ 8,196.00	
		+ 20% Contingency	\$ 9,835.00

8) Equestrian Area

Clearing and Grubbing	2,500 SY @ \$1.25/SY	\$ 3,125.00	
Jumps	LS	4,000.00	
Fencing	LS	3,000.00	
Seeding	2,500 SY @ \$.65/SY	<u>1,625.00</u>	
Total Equestrian Area		\$11,750.00	
		+ 20% Contingency	\$14,100.00

9) Picnic Area

Selective Clearing	LS	\$ 2,000.00	
Picnic Tables	13EA @ \$360.00/EA	4,680.00	
Grills	5 EA @ \$175.00/EA	875.00	
40' Span Bridge	LS	17,500.00	
Pavilion	LS	17,000.00	
Trash Receptacles	4 EA @ \$300.00/EA	1,200.00	
Seeding	5,380 SY @ \$.65/SY	<u>3,497.00</u>	
Total Picnic Area		\$46,752.00	
		+ 20% Contingency	\$56,102.00

10) Open Play Area For Athletics

Grading	LS	\$ 5,000.00	
Backstop	1 EA @ \$1,500.00/EA	1,500.00	
Seeding	12,800 SY @ \$.65/SY	<u>8,320.00</u>	
Total Open Play Area		\$14,820.00	
		+ 20% Contingency	\$17,784.00

11) <u>Landscaping</u>	LS	<u>\$20,500.00</u>	
Total Landscaping		\$20,500.00	
		+ 20% Contingency	\$ 24,600.00
TOTAL FACILITY CONSTRUCTION COSTS			\$284,892.00
B. <u>UTILITY FEES, PAYMENTS AND PERMITS</u>			
1) Building Permit		\$ 25.00	
2) VDH & T Entrance Permit		45.00	
Total Anticipated Permit Fees			\$ 70.00
C. <u>DESIGN/ENGINEERING FEES</u>			
10% of Facility Construction Cost			\$ 28,489.00
D. <u>CONTRACT ADMINISTRATION</u>			
1) Plan Review		\$ 2,849.00	
2) Inspection		22,791.00	
3) Site Plan Review		8,000.00	
4) Contract Administration		5,698.00	
5) As-Built Survey		1,500.00	
Total Contract Administration			<u>\$ 40,838.00</u>
GRAND TOTAL PRELIMINARY MASTER PLAN COST ESTIMATE			\$354,289.00

ESTIMATED USER LEVEL

The number of users is based on an examination of similar facilities in the region and from past experiences in planning recreational facilities. A user day is one person taking part in one activity on a particular day. Peak time for highest use is considered to be 2:00 P.M. on a summer Sunday.

FACILITY	ESTIMATED NUMBER OF USER DAYS PER YEAR	ESTIMATED POTENTIAL NUMBER OF VEHICLES PER YEAR*
A) TENNIS COURTS	5,250	1,667
B) MULTI-USE COURT	2,750	873
C) PLAYGROUND/TOT LOT	1,500	375
D) PICNIC AREA	14,040	4,457
E) OPEN PLAY AREA FOR ATHLETICS	1,825	579
F) HIKING TRAILS	3,640	0
G) EQUESTRIAN AREA	4,320	288
TOTAL POTENTIAL USER DAYS/YEAR	33,325	
TOTAL ESTIMATED PERSONS/YEAR (1½ USER DAYS = 1 PERSON) - 22,217		
TOTAL VEHICLES/YEAR		8,239

* Estimated at one vehicle/2.1 persons

The criteria used for estimating the number of users is as follows:

- A) Tennis - Based on 15 players per court per day for 175 day season (3 players/court x 5 hours/day)
15 persons x 2 courts x 175 days = 5,250.
- B) Multi-Use Court - primary use is for non-organized play and is based on a nine month period with
10 persons per day: 10 persons x 275 days = 2,750.
- C) Tot Lot/Apparatus Area - due to randomness of use, accurate figures are difficult to determine:
assume 1,500 children/year
- D) Picnic Area: picnicking is estimated at three persons per table with heaviest use on weekends
between April and October. The turnover is estimated at two per day per table.

Thirteen tables are assumed: thirteen tables x three persons/table x 2 turnovers x 180 days = 14,040.

- E) Open Play Area for Athletics: due to randomness of use, accurate figures are difficult to determine: assume 5 persons x 365 days = 1,825.
- F) Hiking Trails: Assume 10 persons per day, 7 days a week year round: $10 \times 7 \times 52 = 3,640$.
- G) Equestrian Area: Informal practice only: assume 20 local horses per day, 6 days a week riding from March through November - (9 months): $20 \times 6 \times 36 \text{ weeks} = 4,320$.

A traffic count was conducted along Chapel Road from March to November, 1983 between the Clifton Town limit (1½ mile west of park) and Yates Ford Road (2 miles east of park). Along this section of road, there was an average of 897 vehicles on the road per day.* It is estimated that after park development, park user traffic generated will be 23 vehicles per day. This represents only a slight increase in vehicular traffic along this section of Chapel Road.

*Based on information in Secondary Traffic Tabulation for Fairfax County, Average Daily Traffic, prepared by Virginia Department of Highways and Transportation.

COST VS. BENEFIT

With an estimated 845 people living within the primary service area, and an estimated implementation cost of \$354,289.00, the total cost amounts to \$419.28 per person. Taking into account the projected population of 1,014 in the year 2000, the total cost will amount to \$349.40 per person.

When looked at in terms of the estimated 2,148 people living within the secondary service area, the total cost amounts to \$164.94 per person. With the projected population of 2,844 by the year 2000, the total cost will amount to \$124.57 per person.

During the first twenty years of operation, an estimated potential 444,340 individuals will use the park facilities. This translates into a cost of \$0.80 per park user per visit.

RECOMMENDED DEVELOPMENT PHASING SCHEDULE

Fund 64	Current Funds Available	\$ 0	Fiscal Year 1984
	Future Funds Available	66,430.00	Through Fiscal Year 1988 (FY '86, '87, & '88)
Fund 51	Future Funds Available	<u>100,000.00</u>	Fiscal Year 1988
		\$166,430.00	Available for Phase I

Recommended Phase I Development:

1) Facility Development (costs include 20% contingency)

Item 1 - 8' Paved Trail (525 L.F.) and Culvert	\$5,800.00
Item 2 - 6' Equestrian Trail (550 L.F.)	2,200.00
Item 3 - Parking Lot	59,597.00
Item 4 - Tennis Court	46,505.00
Item 8 - Equestrian Area	<u>14,100.00</u>

Sub-Total Facility Development

\$128,202.00

2) Project Administration

Item B - Utility Fees, Payments and Permits	70.00
Item C - Design/Engineering Fees	12,820.00
Item D - Contract Administration	
1) Plan Review	1,282.00
2) Inspection	10,256.00
3) Site Plan Review	8,000.00
4) Contract Administration	2,564.00
5) As-Built Survey	1,500.00

Sub-Total Project Administration

\$ 36,492.00

TOTAL ESTIMATED COST FOR PHASE I DEVELOPMENT

\$164,694.00

Recommended Phase II Development:

1) Facility Development (Costs include 20% contingency)

Item 1 - 8' Paved Trail (1075 L.F.) and 1 Culvert	\$13,011.00
Item 2 - 6' Natural Surface Hiking Trail (1925 L.F.)	7,700.00
Item 5 - Multi-Use Court	12,901.00
Item 6 - Playground	13,555.00
Item 7 - Tot Lot	9,835.00
Item 9 - Picnic Area	56,102.00
Item 10 - Open Play Area for Athletics	17,784.00
Item 11 - Landscaping	<u>24,600.00</u>

Sub-Total Facility Development

\$155,488.00

2) Project Administration

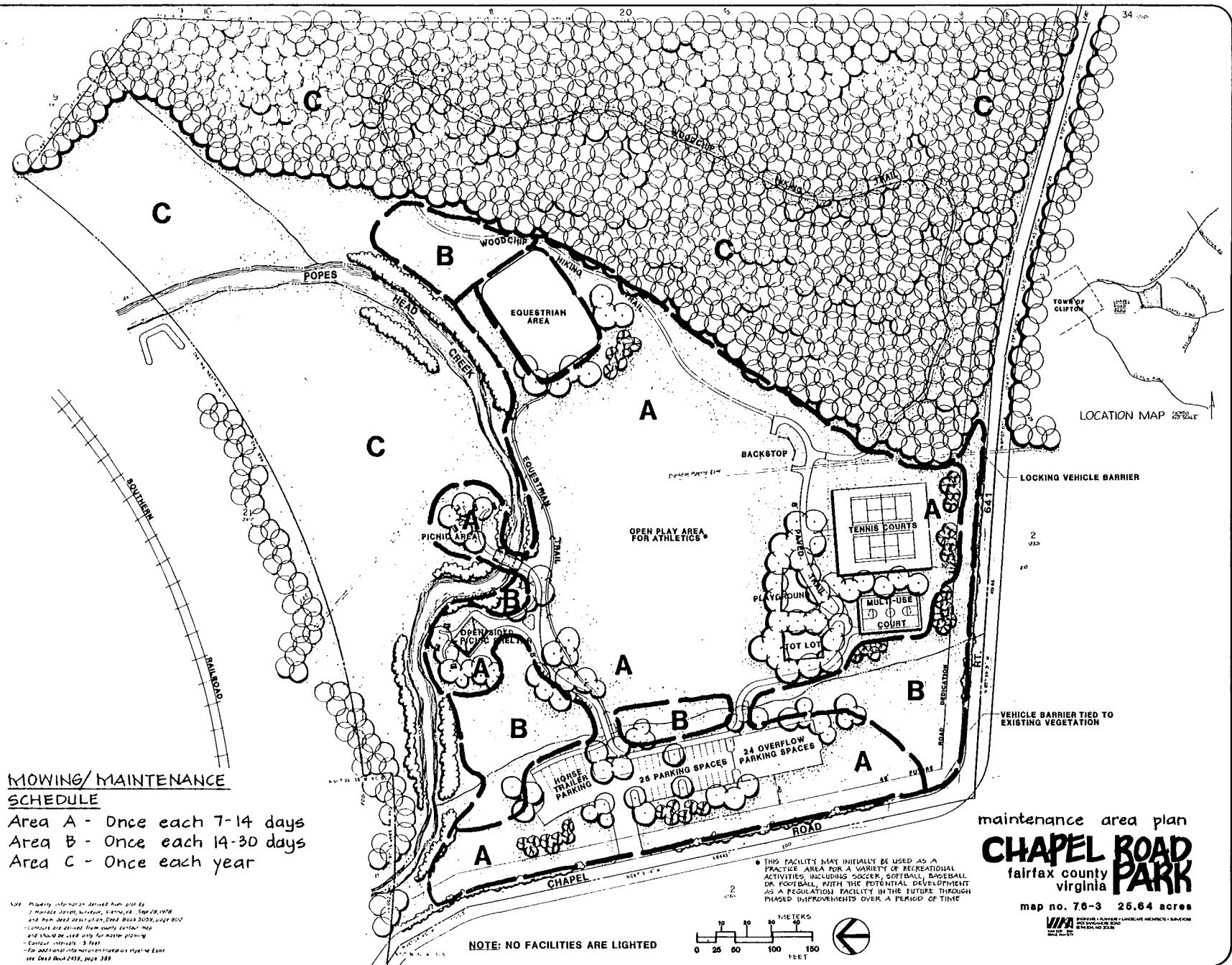
Item C - Design/Engineering Fees	\$15,549.00
Item D - Contract Administration	
1) Plan Review	1,555.00
2) Inspection	12,439.00
3) Site Plan Review	8,000.00
4) Contract Administration	3,110.00
5) As-Built Survey	<u>1,500.00</u>

Sub-Total Project Administration

\$ 42,153.00

TOTAL ESTIMATED COST FOR PHASE II DEVELOPMENT

\$197,641.00



ANNUAL MAINTENANCE AND OPERATING COST ESTIMATE *

Facility	Class**	Quantity	Unit	Unit Cost	Cost
Paved Trail	C	1,600	LF	\$ 0.40	\$ 641.42
Woodchip Trail	C	2,475	LF	1.15	2,846.25
Parking Lot	B	32	Car & Trailer	16.08	514.56
Tennis Court	A	1		1,743.28	1,743.28
Multi-Use Court	A	1		626.46	626.46
Playground	B	1		1,089.85	1,089.85
Tot Lot	B	1		1,089.85	1,089.85
Equestrian Area***					
Picnic Area	A	.25	Acre	1,263.08	318.96
Open Play Area for Athletics	A	2.3	Acre	536.50	1,233.94
Total					\$10,104.57

* Prepared from Productivity Report #11-1975 (10/75 Rev. 6/77), by Office of Research and Statistics and FCPA. Figures updated to Fiscal Year 1984 dollars.

** Mowing/maintenance schedule: A = once each 7 - 14 days, B = once each 14 - 30 days, C = once a year

*** Maintenance of equestrian area may be arranged through a cooperative use agreement between The Fairfax County Park Authority and the Clifton Horse Society

APPENDIX

- 1) Announcement of Information Exchange Forum
- 2) Memo from David S. Jillson, FCPA, reporting results of Information Exchange Forum
- 3) Memo from Mr. Gene Biglin, District Naturalist
- 4) Portion of FCPA Park Standards and Criteria
- 5) Memo from Mr. Leonard B. Gunsior, Assistant Director Recreation and Community Services, Fairfax County, Va., Dated 7/29/83
- 6) Results of survey sponsored by the Clifton Town Council and the Clifton School PTA
- 7) Resolution passed by Clifton Town Council, Dated 7/5/83
- 8) Proposal: Riding Ring and Trails in Chapel Road Park, Dated 7/12/83 and Petition
- 9) Letter from David S. Jillson, FCPA, to Clifton Horse Society, Dated 1/13/84
- 10) Memo from Ms. Anna Mary Warden, Division Historic Preservation, Dated 6/7/83.
- 11) Memo from Mr. Mike Johnson, Archaeologist, Fairfax County Archaeological Survey, dated 7/13/83
- 12) Letter from the Plantation Pipe Line Company, dated 2/28/84
- 13) Soils information from Fairfax County Soils Report
- 14) Letters received as resident input
- 15) Memo from David S. Jillson, FCPA, RE: Master Plan Stake Out, dated 2/14/84
- 16) Memo from Mr. Mike Johnson, Archaeologist, Fairfax County Archaeological Survey, dated 1/11/84

CHAPEL ROAD PARK



Discover your parks ...

PA 277
6-2-83

FAIRFAX COUNTY PARK AUTHORITY.. 4030 HUMMER RD.. ANNANDALE, VA. 22003

COME...BE INVOLVED WITH YOUR PARKS

PRELIMINARY MASTER PLAN CYCLE: COMMUNITY FORUM ON CHAPEL ROAD PARK

The Fairfax County Park Authority is holding a community forum pertaining to the master plan of Chapel Road Park on Tuesday, July 12, 1983 at 8:00 p.m. at the Clifton Fire Hall, 12645 Chapel Road, Clifton. The fire hall is in the Town of Clifton about 1 block east of Main Street.

This park forum is being scheduled in place of questionnaires that are normally distributed to households, as an opportunity for open discussion regarding community needs and priorities for possible land use of this park site. All individuals and/or groups, young and old, are encouraged to attend and express their opinions concerning the use of this land for future park and recreation purposes. Visit the site beforehand, come and participate as a family and help make this park reflect your community's needs and interests.

Chapel Road Park is located on Chapel Road in Springfield Supervisor District, about 1 mile east of the center of Clifton. Most of the 25.6 acre community park is open grassland lying within the designated flood plain for Popes Head Creek, which crosses the north portion of the park. The southeast corner is a steep wooded hill rising out of the flatland. North of the park is undeveloped flood plain and the Southern Railroad tracks; undeveloped woodland lies to the east; open farmland lies to the south and west across Chapel Road. A minor stream crosses the western portion of the park on its way to Popes Head Creek. Primary access is possible from Chapel Road.

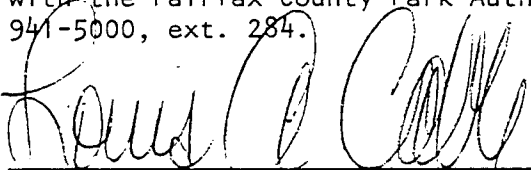
Capital Improvement Funds are available now for improvements in the amount of \$70,056+ (from the 1977 Bond Referendum). Future allocations of \$74,220 (in Fiscal Year 1988) and \$25,780 (in Fiscal Year 1989) will be available from the 1982 Bond Referendum. Should these funds not be used for phased improvements, they will be reallocated to other park projects in the District.

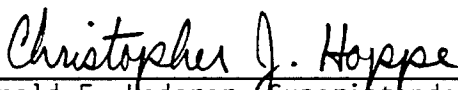
Persons, groups or organizations receiving this flier are urged to have a representative(s) at the meeting to present views on their behalf; help us spread the message about this meeting.

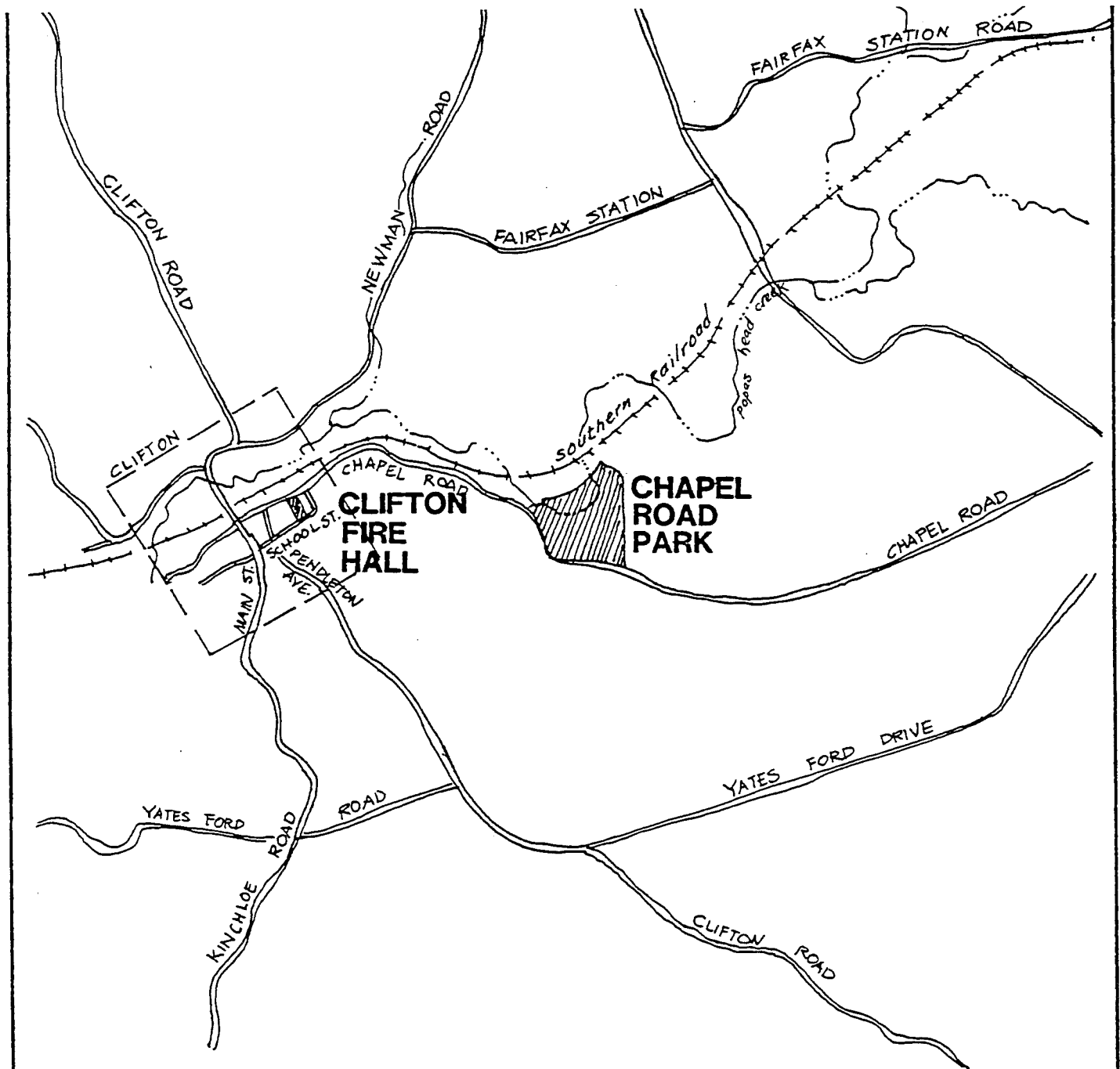
Following the meeting, a one month period will be allowed for the receipt of written comments from individuals and organizations. If necessary a follow-up session with community representatives may be scheduled depending on the information gathered at this community meeting/forum. All responses will be considered in the preparation of the master plan for Chapel Road Park.

A preliminary master plan will be presented at a public hearing in the Clifton area, to be scheduled in early 1984, as a result of this community involvement effort, with alternatives as appropriate.

The project coordinator for this park is David Jillson, Landscape Architect with the Fairfax County Park Authority; any questions, please call him at 941-5000, ext. 284.

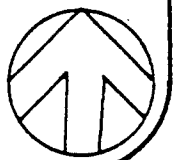

Louis A. Cable, Assistant Director


for Donald F. Lederer, Superintendent of Design



CHAPEL ROAD PARK Location Map

NO SCALE

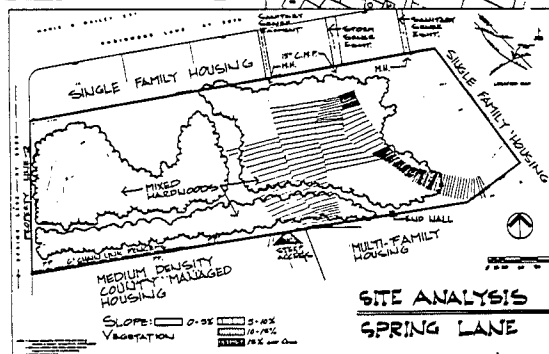


HOW ARE PARKS DESIGNED?

THE TIME INVOLVED IN THE MASTER PLANNING PROCESS DEPENDS ON THE COMPLEXITY OF THE PROJECT.

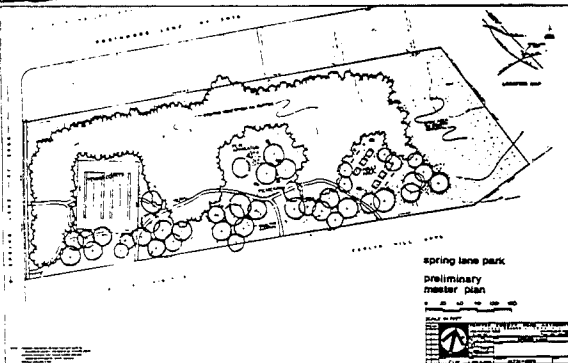
1 ANALYSIS SHEETS

AFTER A PARCEL OF PARKLAND IS ACQUIRED BY THE PARK AUTHORITY AND FUNDS ARE AVAILABLE, A LANDSCAPE ARCHITECT IS ASSIGNED TO THE PARK TO STUDY POSSIBLE IMPROVEMENTS AND TO PREPARE A LONG-RANGE MASTER PLAN OF PROPOSED PARK USES. THE PROCESS BEGINS WITH AN IN-DEPTH STUDY OF ALL CONDITIONS EXISTING ON AND AROUND THE SITE—SUCH AS: SOILS, TOPOGRAPHY, HYDROLOGY, VEGETATION AND WILDLIFE, CLIMATE, SPATIAL AND VISUAL CHARACTERISTICS, ACCESS AND NEARBY PARK AND RECREATIONAL FACILITIES.



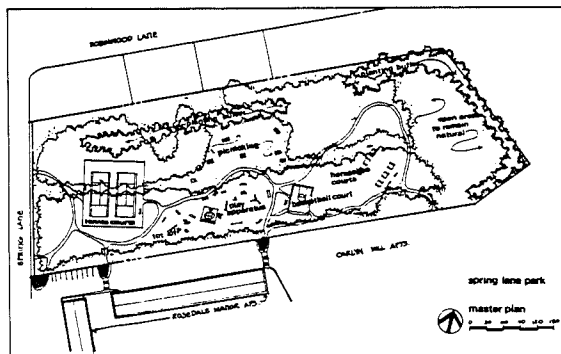
SITE ANALYSIS
SPRING LANE

3 PRELIMINARY MASTER PLAN



spring lane park
preliminary
master plan

THE RESULTS OF THE SITE ANALYSIS AND THE QUESTIONNAIRES ARE COMBINED BY THE LANDSCAPE ARCHITECT WITH REPORTS FROM THE PARK OPERATIONS, HISTORY AND CONSERVATION DIVISIONS OF THE PARK AUTHORITY AND FROM THE RECREATION, FIRE & POLICE DEPARTMENTS (AND OTHER RELATED AGENCIES & ORGANIZATIONS) TO CREATE A PRELIMINARY MASTER PLAN. THIS PLAN IS DRAWN AND THE ENTIRE ANALYSIS PROCESS IS PRESENTED AT A PARK AUTHORITY MEETING. AFTER THE AUTHORITY APPROVES THE CONCEPT, THE PLAN IS MOVED TO PUBLIC HEARING. THE PRELIMINARY PLAN IS DISPLAYED AT PARK HEADQUARTERS & AT A LIBRARY OR SCHOOL NEAR THE PARK FOR 30 DAYS PRIOR TO PUBLIC HEARING.



spring lane park
master plan

FAIRFAX COUNTY
PARK AUTHORITY



DIVISION OF DESIGN
FOR MORE INFORMATION
CALL 941-5000 EXT. 261

12/79

2 FORUM AND/OR QUESTIONNAIRES

THE SECOND STEP IN THE MASTER PLANNING PROCESS IS THE DISTRIBUTION OF QUESTIONNAIRES TO THE FAMILIES WITHIN AN APPROXIMATE $\frac{3}{4}$ OR $1\frac{1}{2}$ MILE RADIUS OF THE PARK. THE RESPONSES TO THIS QUESTIONNAIRE GIVE THE PARK AUTHORITY AN IDEA OF THE DEVELOPMENT (OR LACK OF IT) THE PEOPLE FEEL IS APPROPRIATE FOR THE PARK.

FAIRFAX COUNTY PARK AUTHORITY

NAME _____

ADDRESS _____

CITY _____

STATE _____

ZIP _____

TELEPHONE _____

DATE _____

1. How do you feel about the park? (Please check one box.)

☐ I like it very much.

☐ I like it somewhat.

☐ I don't like it very much.

☐ I don't like it at all.

2. What do you like best about the park? (Please check one box.)

☐ The playground.

☐ The picnic area.

☐ The parking lot.

☐ The trees.

☐ The building.

3. What do you like least about the park? (Please check one box.)

☐ The playground.

☐ The picnic area.

☐ The parking lot.

☐ The trees.

☐ The building.

4. What improvements would you like to see in the park? (Please check one box.)

☐ More trees.

☐ More playground equipment.

☐ More picnic tables.

☐ More parking spaces.

☐ More benches.

5. How often do you visit the park? (Please check one box.)

☐ Daily.

☐ Weekly.

☐ Monthly.

☐ Occasionally.

☐ Never.

6. How long have you lived in this area? (Please check one box.)

☐ Less than 1 year.

☐ 1 to 5 years.

☐ 6 to 10 years.

☐ More than 10 years.

7. How long have you lived in this house? (Please check one box.)

☐ Less than 1 year.

☐ 1 to 5 years.

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☐ More than 10 years.

8. How long have you lived in this neighborhood? (Please check one box.)

☐ Less than 1 year.

☐ 1 to 5 years.

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9. How long have you lived in this city? (Please check one box.)

☐ Less than 1 year.

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10. How long have you lived in this state? (Please check one box.)

☐ Less than 1 year.

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11. How long have you lived in this country? (Please check one box.)

☐ Less than 1 year.

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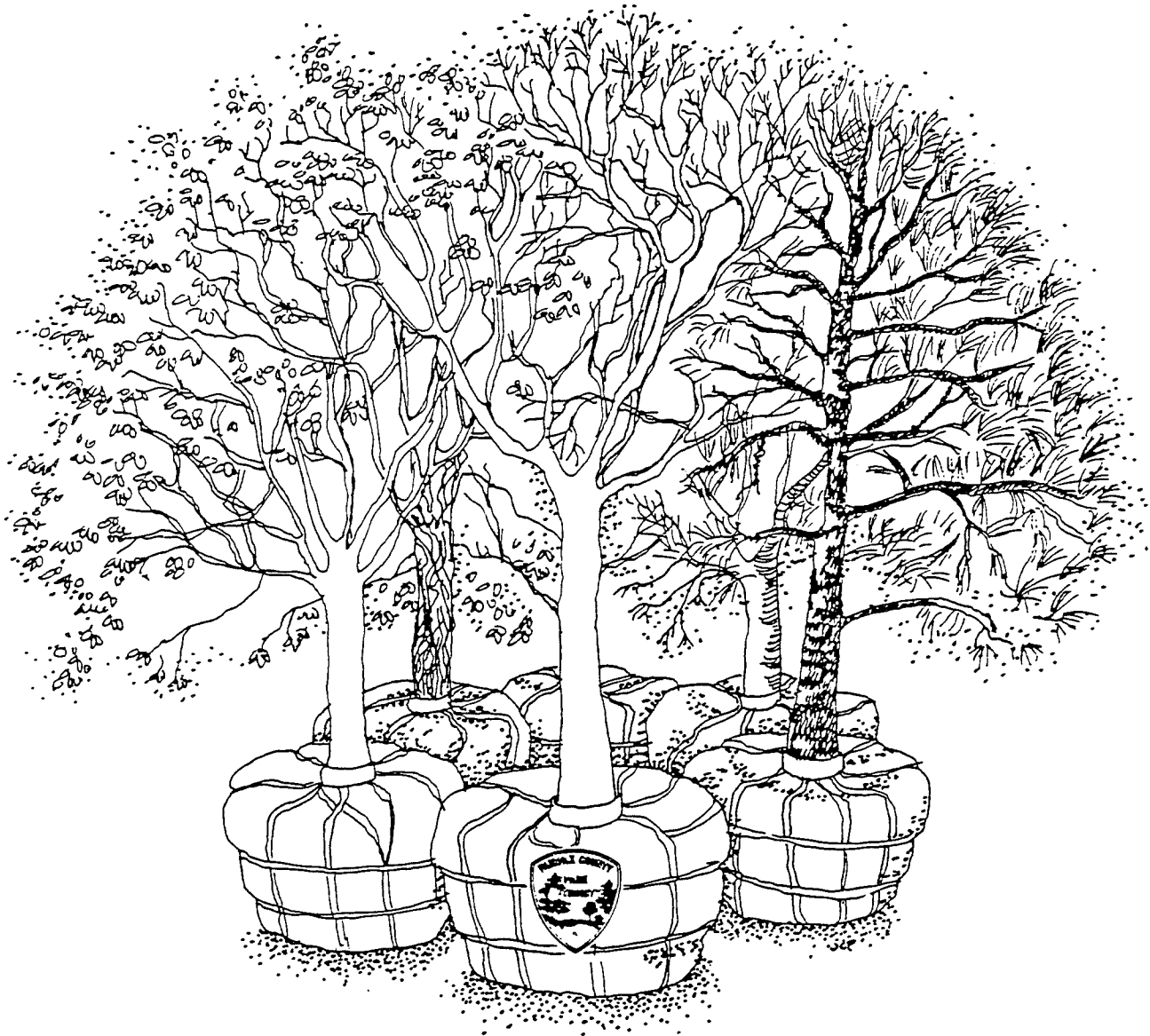
☐ 6 to 10 years.

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4 FINAL MASTER PLAN

AT THE PUBLIC HEARING CITIZENS MAY VOICE THEIR OPINIONS ON THE PROPOSED PLAN. THOSE COMMENTS & ANY WRITTEN COMMENTS TO THE PARK AUTHORITY ARE CONSIDERED & A FINAL PLAN IS DRAWN. THIS PLAN IS AGAIN PRESENTED TO THE PARK AUTHORITY AT A REGULAR MEETING FOR FINAL APPROVAL. IT IS THEN READY FOR IMPLEMENTATION IN PHASES AS SUFFICIENT FUNDS BECOME AVAILABLE. THE TIME INVOLVED IN PREPARING DETAIL PLANS & SPECIFICATIONS FOR DEVELOPMENT VARIES ACCORDING TO THE PROJECT COMPLEXITY. THEN CONSTRUCTION TIME MUST BE ALLOWED BEFORE THE IMPROVEMENTS WILL BE READY FOR USE.

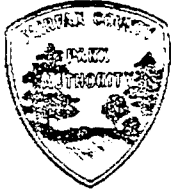
A GROWING PART OF THE FAIRFAX COUNTY LANDSCAPE SINCE 1950.



FAIRFAX COUNTY PARK AUTHORITY

ALMOST 14,000 ACRES OF PARKLAND - 280 DIFFERENT PARKS ARE
JUST A PART OF OUR PLACES TO PLAY - CLOSE TO YOU -
SO PLEASE ENJOY THE FAIRFAX COUNTY PARK SYSTEM

4030 HUMMER ROAD., ANNANDALE, VIRGINIA 22003 (703)941-5008



Discover your parks ... 8-15-83

FAIRFAX COUNTY PARK AUTHORITY.. 4030 HUMMER RD.. ANNANDALE, VA. 22003

TO: ALL FOLKS INTERESTED IN THE FUTURE PLANS FOR THE CHAPEL ROAD PARK

FROM: DAVID JILLSON, LANDSCAPE ARCHITECT

SUBJECT: WHAT WE HEARD AT THE CHAPEL ROAD PARK COMMUNITY FORUM

The following pages reflect the information that has been gathered from the community to date. If any of our notes appear out of order, please call or write us to correct the record.

We have much to do before a preliminary master plan will be aired early next year for further review and comment by the community.

Thanks for your interest and ideas; we'll keep you informed.

CHAPEL ROAD PARK COMMUNITY FORUM - SUMMARY

HELD: July 12, 1983 at 8:00 p.m. in the Clifton Fire Hall

ATTENDEES: Dr. Robert Moss (Springfield District Representative), Fred Crabtree (Centreville District) and James Wild (Chairman and Lee District Rep.); Joseph Downs (Director, FCPA); Louis Cable (Asst. Director), Don Lederer, David Jillson, Joe Sicenavage, Kirk Holley, Joanne Kruege from the Design Division staff; Lee Stevenson, Gene Biglin, Gary Roisum and Jim Pomeroy from the Conservation Division staff; Irvin Poole from the Park Operations staff; Jack Van Dop and John Tschiderer from the consulting firm of VIKa; Len Gunsior from the Fairfax County Dept. of Recreation and Community Services and two police officers from the Special Operations Division of the Fairfax County Police; and approximately 40 citizens representing themselves and several groups, such as the Clifton Betterment Association, Clifton Horse Society, Pohick Valley Hunt, and the Town of Clifton. Mayor Wayne Nickum of Clifton was in attendance but arrived late due to other commitments.

Mr. Cable explained that the public forum is an opportunity for open discussion by area citizens on the use of Chapel Road Park for future park and recreation purposes. In the past, input was obtained by means of a written questionnaire which was filled out by area citizens, mailed back to the Park Authority and tabulated. Unfortunately, the response was small and not representative of the majority of the people in the area. As a result, we are trying the community forum as a means of increasing public input in the planning process.

David Jillson, project coordinator, reviewed the park design process. He explained the types of parks (Chapel Road is a community park), types of resources available at the different kinds of parks and the community park classification. Using overhead graphics, David showed the location of the park, size, service area, zoning, soils, slopes and summary analysis. He reviewed the available funding for the park. Slides of the park showed vegetation, flood plain, stream, dirt road, and slopes.

At this point, four groups were organized for discussion, with the leader in each group being a FCPA staff member. One citizen in each group was asked to record the notes, including as much detail as possible. The following agenda was suggested to each group:

1. Brainstorming
 - a. Silent generation
 - b. Round robin listing
2. Discussion/Special Concern Listing
3. Ranking
 - a. Individual
 - b. Group

The following information summarizes the results of the discussions within each group:

YELLOW TEAM

LIKES - TOP FIVE PRIORITIES

- Priority 1 - Tennis courts - directional lights
- Priority 2 - Picnic area
- Priority 3 - Parking area
- Priority 4 - Horse trails
- Priority 5 - Parking for horse trailers

LIKES - COMPLETE LISTING AND VOTING COUNT

- Horse trails - 16 points
- Riding ring - 7 points
- Tennis courts w/directional lighting - 30 points
- Multi-use court - 12 points
- Picnic area - 20 points
- Parking area - 18 points
- Parking area for horse trailers - 8 points
- Small shelter - 5 points
- Swimming pool - 4 points

DISLIKES - TOP FOUR PRIORITIES

- Priority 1 - No full size soccer fields (avoid large crowds; area too congested)
- Priority 2 - No scheduled team sports
- Priority 3 - No lighting affecting housing
- Priority 4 - No swimming pool

DISLIKES - COMPLETE LISTING AND VOTING COUNT

- No full size soccer field - 37 points
- No scheduled team sports - 34 points
- No lighting affecting housing - 23 points
- No swimming pool

SPECIAL CONCERNS

- Provide regular trash pick up and cans for disposal
- Enforce no swimming law
- Should address swimming issue
- Maintain natural buffer along creek and natural use of park
- Safe entrance into park

Additional Notes

Concerned about swimming at night; allow it but control it.

Let Police control drinking, pot smoking, loud/rowdy behavior.

Tennis court lights okay, only if low and directional

Consider a better parking arrangement; on the parkland itself but near Chapel Road.

Leave the park generally undeveloped; spend the development funds on other parks.

RED TEAM

LIKES - TOP FIVE PRIORITIES

- Priority 1 - Horse trail - maintain/expand
- Priority 2 - Tennis courts
- Priority 3 - Jogging/bike path with exercise stops and nature trail
- Priority 4 - Outdoor horse ring with jumps
- Priority 5 - Picnic areas

LIKES - COMPLETE LISTING AND VOTING COUNT

- Horse trail - maintain/expand - 40 points
- Clifton - park non-road access - 0
- Tennis courts - 29 points
- Basketball (multi-purpose?) - 4 points
- Practice tennis board/not on court - 8 points
- Jogging/bike path in exercise stops (nature trail) - 24 points
- Light trails/path - 0
- Covered horse facility (ring only) - 8 points
- Softball field - 3 points
- Outdoor horse ring w/jumps - 19 points
- Drainage/flood control - 3 points
- High ground access - 2 points
- Clifton day parking - 7 points
- Soccer practice field - 0
- Picnic area - 17 points
- Covered shelter - 2 points

DISLIKES - TOP FIVE PRIORITIES

- Priority 1 - No regionally-oriented athletic fields
- Priority 2 - No motocross
- Priority 3 - No soccer
- Priority 4 - No lights
- Priority 5 - No baseball/softball leagues

DISLIKES - COMPLETE LISTING AND VOTING COUNT

- No regionally-oriented athletic facility - 48 points
- No soccer fields (no dense soccer use) - 30 points
- No baseball/softball - 2 points
- No baseball/softball leagues - 10 points
- No motocross - 43 points
- No lights - 18 points
- No equestrian arena/shows/except trails - 8 points

SPECIAL CONCERNS

- Possibility of acquiring access easement from Main St. to the park (eliminate the need to use dangerous roadway). Flooding and drainage problem off site.
- Financial/construction cooperation w/VDHT.
- Limiting noise
- Maintain local usage combining general recreation w/horse usage excluding scheduled recreation by leagues
- Access possibilities avoiding Chapel Road

Additional Notes

1. Difficult for horse to get from Clifton to Park, where equestrian use is a major activity.
2. Covered horse facility, like Frying Pan
3. Concerned that uneven storm drainage from roads causes flooding in park; thinks that development at site will be limited by its floodprone nature; would like simple horse ring and softball use of flood plain.
4. Do not desire countywide soccer team use.
5. Equestrian use and general recreation use must be accommodated at the same time on this site.
6. Would like safe trail access between Clifton and park.

GREEN TEAM

LIKES - TOP FIVE PRIORITIES

- Priority 1 - Maintain horse access
- Priority 2 - Softball/baseball field (no organized sports)
- Priority 3 - Tie: Open area for free activities
 - Jogging/bike nature trail
 - Unlighted tennis courts
- Priority 4 - Picnic area
- Priority 5 - Tie: Horse ring
 - Parking lot area

LIKES - COMPLETE LISTING AND VOTING COUNT

- Picnic area - 14 points
- Shelter area - 11 points
- Horse ring - 13 points
- Open area for free activities - 15 points
- Parking lot area - 13 points
- Jogging and bike trail plus hike (Also designated nature trail) - 15 points
- Tennis reg., unlighted - 15 points
- Tennis platform unlighted - 3 points
- Limited parking, daytime use only - 0
- Toilet facility - landscape - 10 points

LIKES - COMPLETE LISTING AND VOTING COUNT, continued

- Softball/baseball field - 17 points
- Footbridges - 5 points
- Children playground area - 6 points
- Horse access - 21 points

DISLIKES - TOP THREE PRIORITIES

- Priority 1 - No access of motorized vehicles beyond parking lot area
- Priority 2 - No alcoholic beverages
- Priority 3 - No soccer field

DISLIKES - COMPLETE LISTING AND VOTING COUNT

- No access of motorized vehicles beyond parking lot or area - 45 points
- No soccer field - 37 points
- No alcoholic beverages in park - 38 points

SPECIAL CONCERNS

- Horse trail and use access
- Barrier on east
- Fencing around private property (to keep park users off neighbor's lands; especially horses)
- Child safety from water hazards (restrict use of pond as swimming hole)
- Adequate trash removal
- Adequate trash control by users
- Grass cutting at needed periods to prevent prairie fire hazard

BLUE TEAM

LIKES - TOP FIVE PRIORITIES

- Priority 1 - Horse trail w/cross country jumps/ring
- Priority 2 - Creative (Leathers) and tot lot playground
- Priority 3 - Hike/bike trail
- Priority 4 - Picnic w/shelter and horseshoes
- Priority 5 - Unlighted tennis courts

LIKES - COMPLETE LISTING AND VOTING COUNT

- Horse trail w/cross country jumps/ring - 18 points
- Playground - creative and tot lot - 16 points
- Hiking trail/bike - 15 points
- Fitness trail - 12 points
- Tennis court - no lights - 13 points
- Horseshoes - 14 points
- Picnic area w/shelter - 0
- Parking areas - 9 points
- Natural area - conservation area - 12 points
- Open play area - 12 points

DISLIKES - TOP THREE PRIORITIES (This group did not vote on their dislikes)

- Motorized vehicles
- Night lighting
- No organized sports

SPECIAL CONCERNS

- Horses - limited to designated horse trails
- Designate park boundary to eliminate trespassing
- Traffic patterns and access

At the close of the meeting, Mr. Cable asked the citizens to write the FCPA with any additional thoughts that they might have. He told them that the FCPA would be coming back to them, probably in early 1984, with some alternate plans and he hoped that they would attend the next session.

Wayne Nickum, Mike Fried, and Louis Cable were the only ones to attend the "ground-breaking" ceremony at 10 p.m.

A 46 signature petition was turned in at the Forum, the signers of which supported the idea for a riding ring at the park.

One letter pointed to a lack of park tennis courts west of Rte. 123 in the vicinity of Clifton and cited that there are a number of athletic fields available. The writer would like there to be two tennis courts (not lighted) and playground equipment at the park.

Results of a survey co-sponsored by the Clifton Town Council and the Clifton School PTA to identify recreational needs in the area were submitted to the Park Authority. A total of 900 questionnaires were hand distributed to homes on Clifton Road or its intersecting streets, in the Town of Clifton, on Chapel Road (Redlac Forest), Newman Road (Colchester Hunt), and Fairfax Station Road. A total of 80 responses were returned, amounting to an 8.9 percent response rate. Results of this survey will be considered during the development of the master plan.



Fairfax County Park Authority

MEMORANDUM

To Dave Jillson

Date June 2, 1983

From Gene Biglin *GB*

Subject Chapel Road Park - Site Survey

Chapel Road Park is a 25 acre parcel of land located in the Springfield Magisterial District just outside of the town of Clifton. The park is bounded on the south and west by Chapel Road, by the Southern Railroad on the north and undeveloped forested land on the east. Popes Head Creek cuts through the park from east to west.

Topography of the park varies dramatically across the site. Approximately 40% on the eastern portion of the park consists of very steep slopes. Most of the remainder of the site is level floodplain except to the west of Popes Head Creek where a small hill rises gently.

The vegetation on the site varies as dramatically as the topography. The flora of the steep slopes in the eastern section consists basically of a hardwood forest. Trees present include White Oak, Southern Red Oak, Red Maple, American Beech and Tulip Poplar. Their d.b.h. averages 6 to 12 inches with occasional trees reaching 14 to 22 inches. The understory consists of smaller trees of the same species listed above plus Flowering Dogwood and Mountain Laurel. Ground cover is sparse and consists of a variety of flowering plants including Bowman's-root, Large Houstonia, Spotted Wintergreen and blueberry.

The remainder of the site is basically a reverting field in the very early stages of succession. The only trees which are present can be found along the banks of Popes Head Creek. The rest of the area is dominated by a variety of grasses. Some meadow wildflowers are present but it will be several years before they will be prominent. Also, a small intermittent stream cuts across the field from south to north to the Popes Head. The banks of this stream are densely covered with Sensitive Fern.

This site has the potential to be a very productive wildlife sanctuary. Within the next few years meadow wildflowers, shrubs and small trees will begin to replace the grasses. A wide variety of songbirds, quail, raptors and others will begin to frequent the field. The overall appearance and composition of the plants and animals would begin to resemble Braddock Park prior to construction activity. Also, the site is presently in a stage of succession which would readily lend itself to a wide variety of resource management techniques.

The interpretive value of the site is somewhat minimal at the present time. The adjoining properties are rather sparsely populated and therefore it would be difficult to gain a high level of visitor use of passive facilities or high visitor attendance at programs. This situation could change dramatically if more housing is developed in the area during the next few years.

If the public forum for this site indicates a desire for active recreational facilities, the following items should be taken into consideration.

Development of the steep slopes on the eastern edge of the park should be restricted to hiking trails. The slopes are too steep for any extensive development. Also, the natural environment is very attractive and has high aesthetic value.

A substantial natural buffer should be left along Popes Head Creek in order to preserve the integrity of the stream banks, stream bottom and water quality.

cc Aldridge/Beckner
Dist. I Files

The following information is to be obtained by assigned personnel in the preparation of requested reports from the Conservation Division for inclusion in the Master Planning process. A copy of this information will be forwarded with any such reports.

I. GENERAL INFORMATION

Site Name Chapel Road Tax Map # 76-3 Acres 25 Mag. District Springfield
 Street Location/Access Chapel Road, Clifton
 Naturalist District I Planner Assigned Jillson

II. NATURAL FEATURES

A. Rate on the following chart with a scale of 0-4 the dominance of natural features (vegetation type) and using the same scale, the potential of public use.

Features	Scale	Potential Use			
		Aesthetic	Wildlife	Interpretive	Recreation
Conifer Forest					
Hardwood Forest	40%	4	3	3	
Mixed Forest					
Open Field					
Managed Field					
Reverting Field	60%	3	3	3	3
Stream Valley	*				
Marsh					
Swamp					
Pond/Lake					
Other					

Note any particular items deemed important regarding IIA.

* Popes Head Creek runs through the park and most of the reverting field is in its floodplain.

The hardwood forest is fairly mature and very pleasing aesthetically.

The reverting field is in very early stages of succession.

II. Cont.

B. Using established soils data, provide a listing of dominant soil series on the site and a brief description of characteristics.

Soil Series: 1 see soils report, 2 _____, 3 _____
4 _____, 5 _____, 6 _____

Description:

C. Topography: Provide a brief description of the topography of the site.

Eastern portion has severe slopes. Most of the reverting field is level floodplain. Area to the west of Popes Head Creek rises gently

III. Environmental Problems

On a scale of 0-4 (4 indicating major problem), rate the following environmental conditions (problems).

Condition	Known	Suspected	Unknown
Erosion			
Water Quality			
Impact (Human)	*		
Litter			
Vandalism			
Illegal Use			
Other			

Note any particular information deemed important regarding III.

* Evidence of light use by people over most of the park. People occasionally drive or walk across the field to get to the railroad tracks. Some signs of equestrian use. Intensive use at high point near railroad tracks. Beer cans and bottles are numerous and trails are well worn down to the stream.

IV. OTHER: Indicate by checkmark those items which apply to the site/area

<u>On-site features</u>	<u>Adjacent lands</u>	<u>Nearby Parkland Facilities (1 mile)</u>	
Roads _____	Open space <u>x</u>	Tennis _____	Trails _____
Trails _____	Sing. Fam. Homes _____	Ballfields _____	Walkways _____
Public Easement <u>x</u>	Townhouses _____	Playground _____	Swimming _____
Houses _____	Apartments _____	Tot Lot _____	Nature Trails _____
Other Buildings _____	Business _____	Picnic _____	Cons. Area _____
Private Dump _____	School <u>x</u>	Multi-Use Ct. _____	Other _____
	Farm Land _____	Shelter _____	_____
		Restrooms _____	_____
		Parking Lot _____	_____
		Fishing _____	_____
		Boating _____	_____

Briefly describe initial impressions of the site:

Reverting open field in very early stages of succession. Fields are part of the flood-plain of Pohick Creek which runs through the park. Very steep slopes with fairly mature hardwood forest on eastern portion of the site.

Briefly describe any special features of the site:

Expansive reverting field could prove to be a very productive wildlife area.

Recommended public use (recreational/interpretive):

Interpretive Trails, wildlife management, light recreational

Recommended further actions (Conservation Division):

None _____
Baseline Survey _____
Interpretive Plan _____
Managed Cons. Area x

This report will be filed with a cover memorandum by the senior staff member assigned to the site survey. Copies of the report/memorandum will be furnished the Division Superintendent, Chief Naturalist, Naturalist District files. Original report/memorandum will be forwarded to the Planner assigned to the project (by name).

Site Survey Completed 6-2-83
DATE

BY Argene Byler

SECTION B

PARKS - ACQUISITION AND DEVELOPMENT

General Description of Facilities and Services Provided

The existing and proposed system of parkland attempts to provide full opportunity for all residents to make constructive use of their leisure time by providing for recreational and cultural programs within safe, accessible and enjoyable parks. Additionally, the parks system serves as the primary public mechanism for the preservation of land and water resources and areas of historic significance. To accomplish its objectives, the County has five primary types of parks, each fulfilling related but distinct purposes. The park types and their functions are as follows:*

- o Regional and County parks are normally 200 acres or greater in size. Both provide Countywide service, while regional parks are designed to serve the Northern Virginia region. Service is defined by conservation objectives, by the range of experience potentially offered by this large size such as golfing, camping, boating and nature education and by the length of stay by the user which may be a full day or longer.
- o District parks are about 100 acres in size and are designed to provide areawide service to several sections of the County and to support an extended day visit such as an afternoon. District parks consist of both natural resource areas and user areas similar to their larger counterparts. However, they are primarily developed for active recreation, having facilities such as ballfields and tennis courts and/or a special facility such as a recreational center.
- o Community parks, the most common park category, are designed to serve people living in their immediate vicinity for short term visits such as after school or after work. Community parks generally range in size from five to 25 acres. Facilities provided on a fully developed community park may include ballfield, multiuse court, tennis court, and picnic area.
- o Stream valley parks include land lying in the floodplain and associated slopes exceeding 15 percent. Development is limited mainly to trails with emphasis on conservation.
- o Historic parks contain buildings resources or areas of historic/prehistoric interest that should be preserved for public use and education.

Standards and Criteria Guiding Establishment of Facilities

o Current Standards

- Regional and County Parks

A distinction between regional and County parks is made to denote ownership by the Northern Virginia Regional Park Authority and the Fairfax County Park Authority, respectively. In the acquisition and development of these large parks, both Authorities have been generally guided by the National Park Recreation and Open Space Standards recommended by the National Recreation and Park Association (NRPA). In addition to recommending 20 acres of regional parkland per 1,000 people, NRPA recommends a minimum size of 250 acres to serve those within a driving time of one hour. The Regional Park Authority uses a modified park acreage standard of 25 acres of parkland per 1,000 people.

In the development of specific facilities on large regional parks, some planning guidance has been provided by the standards of the Virginia Outdoor Recreation Commission as well as the NRPA. These State guidelines consist of population participation rates as measures of demand and facility capacities as measures of supply. These guidelines are matched to help evaluate the need for particular recreation activities. The participation rates are derived from a 1979 State survey of more than 1,300 households.

*At present, the Fairfax County Park Authority uses the following classification system: County Parks, District Parks, Community Parks, Stream Valley Parks, Historical Parks and Natural and Passive areas.

Aside from the above mentioned standards and criteria for large park areas, it should be noted that the Regional Park Authority is guided by several even more basic objectives which help shape decisions on park acquisition and development. The three most important ones are:

- o Acquiring regionally significant areas of particular ecological, scenic or historic value.
- o Concentrating areas of intensive use to preserve as much land as possible in its natural state.
- o Giving high priority to the acquisition of waterfront property along the Potomac River and Occoquan River (the areas of greatest environmental significance to the County and region).

- District and Community Parks

Two sets of standards or guidelines apply to the provision of district and community parks. The first are NRPA standards and the second are community-serving parkland standards developed specifically for the County.

For guidance in developing both types of parks, the NRPA facilities standards apply, although facility standards or guidelines including a demand survey, are under preparation to develop standards tailored specifically to the County.

Standards which have applied to park acquisition are modified NRPA standards for district parks. Instead of 20 to 100 acres, Fairfax County modified the size guideline to 100 acres. The County's interpretation of the function of district parks has retained the same purpose as the NRPA definition--to supplement community parks by providing "near-at-hand recreation facilities."

In the case of community park acquisition, an evaluation methodology and standards and criteria were developed specifically for the County's facilities planning efforts. The minimum standard or planning guideline for community-serving parkland is 8.5 acres per 1,000 people. An important distinction exists, however, between community parks and community-serving parkland. The latter includes all types of land which meet the needs of each community for conveniently located recreation and open space including schools and developed private recreation land.

In defining community-serving parkland, the following service criteria apply:

- o Eight and one-half acres for every 1,000 residents.
- o Service areas of .75 and 1.5 miles in dense and nondensely settled areas, respectively, with dense areas defined as those planned to a density of 2,500 people per square mile.
- o Service areas constrained by major barriers such as heavily traveled fourlane highways and impassible stream valleys.
- o Land with relatively flat slopes (less than eight percent) not requiring major drainage improvements, i.e., land suitable for the development of recreation facilities.

In measuring adequacy, the following weights for each type of land serving a community park purpose also apply:

- o All land in public community parks.
- o Twenty-five acres of selected County parks and district parks.
- o One-half of the grounds at existing elementary schools.
- o Add more than 10 acres on half the land area of existing intermediate and high schools, or 20 acres of developed secondary school sites.
- o As a credit toward meeting the minimum standard, up to one half the total of the community-serving parkland in an area of a rezoning can be composed of school land.

- o In certain limited cases, land in stream valley parks may qualify as community-serving parkland for up to one-half the total requirement.
- o All improved private recreation land excluding those facilities which do not have a local area orientation.

These criteria and weightings are used to develop a model of available capacity in existing facilities throughout the County where 8.5 acres will minimally serve 1,000 people and one acre will minimally serve 118 people. Each facility is located on a map, and service areas are drawn around each facility. A detailed map overlay of the distribution of the County's population is then matched to the map of available capacity to determine deficiencies and excess capacities in each facility service area. In determining the level of service in any area, the fact that service adequacy of a given area is a function of service adequacy in surrounding areas is taken into account through mathematical calculations. The results are then illustrated on one map for ready reference in evaluating acquisition proposals or in measuring the impact of new residential developments on the need for community-serving parkland.

The minimum park area standard of 8.5 acres per 1,000 people was established in 1975 after considering a standard of ten acres per 1,000 people and a standard corresponding to the Countywide average. At that time, the Countywide average was 7.23 acres of community-serving parkland for every 1,000 persons.

- Historic Parks

Sites of historical interest in Fairfax County are listed in the County's Inventory of Historic Sites. They are then evaluated on the basis of criteria such as authenticity and architectural and historic significance and given a numerical ranking indicating their overall worth. This ranking is weighed in selecting property for park acquisition and development along with several other considerations. These include whether a given site is endangered, whether it would add significantly to the park and recreation resources of the surrounding community and whether it is compatible with an adaptive reuse program (e.g., community center or cultural heritage program). Actual restoration of any given property is guided by guidelines suggested by the National Trust for Historic Preservation. These guidelines were established in 1966 in a joint conference statement between the National Park Service and the National Trust for Historic Preservation.

- Stream Valley Parks

In the case of stream valley land which may be acquired and developed for park and recreation purposes, two sets of guidelines may apply. The actual acquisition of stream valley land is guided partly by a set criteria which define the physical boundaries of the valley. The most representative set of these are included in A Restudy of the Pohick Watershed (1969). The criteria are as follows:

- o The 100-year floodplain of the main streams as modified or to be modified by the Department of Public Works and Department of County Development under Public Law 566 Impoundments. Floodplains have been identified by USGS and are shown on the property identification maps at the scale 1"=200'.
- o The land areas contiguous to the floodplain that have slopes of 15 percent or greater and are 25 feet or greater in height.
- o Where the first valley slopes are less than 15 percent or where they are 15 percent or greater but less than 25 feet in height, the stream valley boundary shall consist of a strip of 25 horizontal feet contiguous to the floodplain line.
- o Any areas adjoining the stream valley as defined by criteria one through three above that are determined by the Northern Virginia Soil and Water Conservation District to have soil cover presenting severe limitations to development.

The second set of guidelines relate to trail development, the primary form of improvement in stream valley parks. These are described in a separate section of this report.

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Ed Nenstiel, Landscape Architect, FCPA DATE July 29, 1983
David Jillson, Landscape Architect, FCPA
FROM: Leonard B. Gunsior, Assistant Director
Department of Recreation & Community Services
FILE NO:
SUBJECT: Master Plans for Great Falls Grange, Chapel Road and Bush Hill Parks

REFERENCE:

After reviewing subject sites, the following recommendations are submitted for your consideration:

1. Great Falls Grange Park, a partially wooded site with the following existing facilities: grange building, porta library, baseball field with an overlapping soccer field, picnic shelter and parking areas. The existing facilities should be retained and improved. In addition more parking, trails, apparatus area and multi-use court should be placed at this site. The need to upgrade the athletic fields and to provide additional parking close to this area is emphasized because these facilities are essential for the continuation of community sponsored sports programs.
2. Chapel Road Park, a mostly grassy site with a wooded area and some steep slopes should be developed for active and passive recreational activities. It is suggested that one (1) soccer/football field, one (1) baseball/softball field, trails for hiking, biking and horses, creative play area, picnic area and parking be placed on this site.
3. Bush Hill Park, a heavily wooded site with steep slopes on approximately two-thirds (2/3) of the property. We suggest retaining most of the site in its natural state except for appropriate trails and limited development in the northeast portion of the property to include a multi-use court, apparatus and picnic areas.

LBG:pms

cc: Louis A. Cable, Assistant Director, FCPA

BACKGROUND

The Clifton Town Council and the Clifton School PTA co-sponsored a "Clifton Recreational Needs' Survey". The purpose of the survey was to obtain Community information concerning needs and preferences for recreational facilities at both the Chapel Road Park and Clifton School.

FACTS ABOUT THE SURVEY AND ITS DISTRIBUTION:

--Distributed during the period Saturday, June 25 - Saturday, July 2, 1983

--Delivered to mailboxes and Washington Post by volunteers to homes in following areas:

- All homes either on Clifton Road (Ox Rd. to Braddock Rd.) or on roads running off Clifton, e.g. Popes Head, Compton, Henderson, Yates Ford, etc.
- All homes in the Town of Clifton
- Chapel Road, Redlack Forest
- Newman Road, Colchester Hunt
- Fairfax Station Road

--A total of 900 surveys were hand distributed

--Surveys were returned to the Clifton Store or sent by mail to Jo Dyer (no self-addressed stamped envelope was included) 3 TURNED IN AT FORUM

--A total of 77₈₀ surveys were returned by July 11, 1983, constituting an 8.6 percent response rate. = 12

8.9

RESULTS OF THE SURVEY

Question 1. Which types of recreation facilities do you most often find yourself driving from Clifton to use? (Please list in order of frequency of use. Also list approximate distance from your home.)

	<u>Recreation Mentioned</u>		<u>Average Distance</u>
	#	% ¹	Miles
Swimming	31 32	40.3 40.0	11.7 SAME
Tennis	30 31	39.0 38.8	9.2 9.3
Racquetball	8 9	10.4 11.3	11.9 11.4
Golf	8	10.4	5.4
Jogging/Bike Path	10	13.0	7.3
Burke Lake Park	7	9.1	5.5
Baseball/Softball	6	7.8	9.5
Picnic Area	5	6.5	10.8
Horse Facility	5	6.5	14.2
Aerobic, Exercise	4	5.2	8.3
Fishing, Boating	4	5.2	7.0

(All other items had 3 or less mentions.)

¹Base for percentages is 77 completed surveys.

Question 2. Which types of recreation facilities/areas do you most often find your children needing to commute from Clifton to use? (Please list in order of frequency of use.) Also, list approximate distance from your home.

	<u>Recreation Mentioned</u>		<u>Average Distance</u>	
	<u>#</u>	<u>%</u>	<u>Miles</u>	
Swimming	28 30	36.4 37.5	12.0	SAME
Baseball/Softball	10	13.0	7.6	
Tennis	8 9	10.4 11.3	11.9	SAME
Child. Play Area	7	9.1	8.1	
Picnic Area	6	7.8	8.8	
Jogging/Bike Path	8	10.4	7.7	
Racquetball	5	6.5	10.6	
Soccer	6 7	7.8 8.8	8.7	8.3
Horse Facility	3	3.9	13.0	
Basketball	3	3.9	6.7	
Weight Room	3	3.9	15.0	
Ice Skating	3	3.9	11.0	

(All other items received 2 or less responses.)

Question 3. Below is a list of recreational facilities that might be considered for the Chapel Road Park. Please rank the top five facilities in terms of the likely frequency of use for you and your family members. (Place "1" next to first choice, "2" next to second choice, etc.)

PRIORITY AS DETERMINED BY REVERSE AVERAGE RANK 7-13-83

	<u>Recreational Facility</u>	<u># of Mentions</u>	<u>% of Times Mentioned In Surveys</u>	<u>Average Rank¹</u>
3	Tennis Courts	58 62	27% 78%	3.6 3.5
3	Jogging/Bike Path	52 54	67% 68	3.5 SAME
1	O: Pool ²	28 30	36% 38	4.6 4.4
5	Picnic Area	41 42	53% SAME	3.0 SAME
9	Childrens' Play area	37	43%	2.8
5	Indoor R-Ball/Squash	25 27	32% 34	3.1 3.0
5	Baseball/Softball Field	26 27	34% 34	3.0 SAME
11	Basketball Courts	17	22%	2.6
8	Soccer Field	12 13	15% 16	2.8 2.9
12	Outdoor R-Ball/Paddleball	14 15	15% 19	2.2 2.3
1	O: Riding Trail/Ring ²	7	9%	4.4
9	Archery Range	10 12	13% 15	2.5 2.8
13	O: Football Field ²	1	1%	-
13	O: Fitness/Exercise Facility ²	1	1%	-
13	O: Ice Skating ²	1	1%	-
13	O: Nautilus ²	1	1%	-
13	O: Miniature Golf	1	1%	-

¹Computed by summing the rank orders assigned by all respondents and dividing by the # of respondents ranking that item. In this case 5 = most desired, 4 = 2nd most desired, etc.

²Write-in items to the "Other" listing.

Question 4. What would you like to have available at the Clifton School for the community? List.

<u>Recreational Facilities/Programs</u>		<u>Adult Education Programs</u>	
<u>Type Mentioned</u>	<u># of Mentions</u>	<u>Type Mentioned</u>	<u># of Mentions</u>
Tennis Courts	10	Jazzercise/Aerobics	19
Indoor Basketball	10	Computer Courses	8
Gymnastics	9	Cooking	8
Swimming Pool	8	Arts and Crafts	7
Baseball Field	7	Adult Educ. (General Courses)	4
Extensive Childrens Playground	6	Volleyball	3
Commun. Social Get-Togethers	4	Music	3
Square Dancing	4	Dog Training	3
Rec. Program for Children	4	Photography	2
Outdoor Basketball	3	Parenting	2
Ballet/Tap Dancing	3	Language Skills	1
Bike Path	2	Slimnastics	1
Ballroom Dancing	2	Small Business Educ.	1
Saturday P.E. Classes	2	Self Improvement	1
Soccer	2	Interior Decorating	1
Girl Scouts/4-H	2	Psychology	1
Nautilus Equipment/EXERCISE FACILITY	2 3	Dance	1
Running Track	1	Job Market Classes	1
Music Program	1	Genealogy	1
Parents Without Partners	1	Book Studies/Lectures	1
Archery Range	1	Wood Refinishing	1
Childrens Art	1	Stock Market	1
Karate	1	Automotive	1
Fishing Classes	1	Woodworking	1
Teen Center	1	Financial Planning	1
Ice Skating	1	Leadership	1
Picnic Area	1	Fiction Writing	1
Senior Citizens' Group Meeting	1	Electronics	1
Racquetball Courts	1	Painting Classes	1
		CPR	1
		Horticulture	1
		INDOOR SWIMMING	1

Question 6. Family Composition:

of Adults---Sample average is 2.0

# of Children---	0 children	23.4%	SAME
	1 child	24.7%	25.0
	2 children	27.3%	28.8
	3 children	15.6%	SAME
	4+ children	9.0%	SAME
		100.0%	

RESOLUTIONS

Re: Development of Chapel Road Park

At its regularly scheduled July, 1983, meeting, the Clifton Town Council passed a resolution to the effect that they want no full size soccer fields being constructed at the Chapel Road Park.

In addition, they further resolved to urge the County to be apprised of the items, in order of preference, which the Town of Clifton feels should be included in the development of the park. We list these in order of priority: Entrance, parking, paths, two tennis courts, a picnic area, a small open shelter, an open play area, goal posts and backstop, and a multi-use court.

We urge the County Park Authority to consider these resolutions.

Louise F. Achor
Clerk
Town of Clifton

July 5, 1983
Clifton Town Council Meeting

160

COMMUNITY FORUM
JULY 12, 1983
CHAPEL ROAD PARK

Copies to Park Authority

PROPOSAL: RIDING RING AND TRAILS IN CHAPEL ROAD PARK

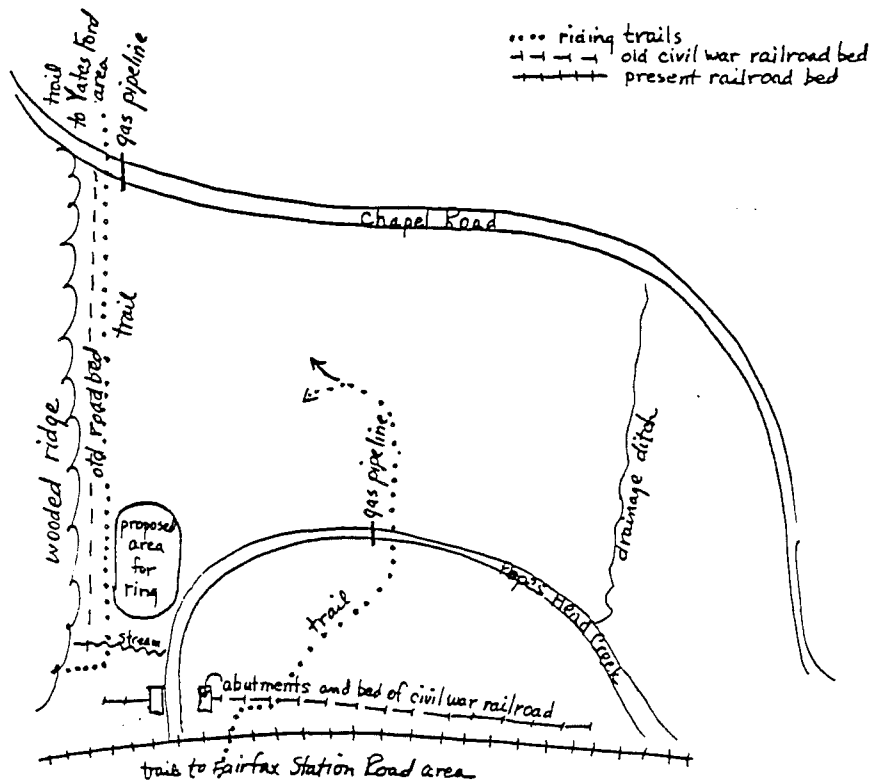
CONTACT: Marsha Cooper
12321 Fairfax Station Road
Clifton, VA. 22024
830-8286

and Brook-Duckett area

Many horseback riders presently use Chapel Road Park as a thoroughfare between the trails in the area of Fairfax Station Road and the trails in the area of Yates Ford and Henderson roads. (The map shows the present access trails into the park.)

Because of the park's accessibility to this vast area of trails and to numerous riders, the following is requested:

- (1) Construction of a riding ring in one corner of the park.
(The map shows a suggested location.)
- (2) Rights-of-way through the park to provide access to existing trails.
(See the map for location of these trails.)
- (3) If a parking lot is to be constructed, it is requested that the dimensions be proportioned to allow horse trailers to turn around.
- (4) If space is available after meeting the needs of other recreational activities, an exercise area--perhaps furnished with jumps provided by private persons or organizations--would be much appreciated. The only maintenance necessary for this area would be occasional mowing or bush-hogging.



Could you utilize a now, or in the future

RIDING RING in
Chapel Road Park?

Public
Hearing

JULY 12

8 p.m.

CLIFTON FIRE HALL

If so, please sign here.

NAME

ADDRESS

1. Ruth Reinhardt 13425 Compton Clifton Va.
2. Tonal P. Heider 12508 Paradise Spring Rd Clifton
3. Donna N. Webb 6623 Burruff St. Clifton
4. Carol Salvo Possum Trot Box 44 Clifton, Va
5. Pat Corbitt 6561 W. Mill Rd Clifton
6. LNU News 1228 Yellow Brick Rd. Fairfax, Va. 22030
7. Hollie Stetzel 7410 Edwiff Run Shoals Fairfax Sta. Va.
8. Janet Quisenberry 16710 Hardwick Trail, Fairfax Sta. Va.
9. Bill E. M. M. Bunge 128 W. Williams D. Clifton Va.
10. J. F. Peck 6612 Briarcrest St., Clifton Va 22030
11. Carol Smith 13116 Laurel Glen Dr Clifton, Va.
12. Patricia Miller 7511 Marquette Ct. Manassas Va 20108

Could you utilize an now, or in the future

RIDING RING in
Chapel Road Park?

If so, please sign here.

Public
Hearing

JULY '12

8 p.m.

CLIFTON FIRE HALL

NAME

ADDRESS

1. MARY BIRKHOIZ 1812 WILSON LANE N4LEAN, VA 22102
2. ~~Marianne Perrier~~ 6124 Cambridge Ave. #1215
3. ~~William Perrier~~ 12315 Cambridge Clifton
4. RICHARD + CAROL MATTUSCH PAIRFAK STA. RD. CLIFTON 22024
5. BETSEY HURD 6224 ^{Colchester} ROCHESTER RD. FAIRFA, 22030
6. _____
7. _____
8. _____
9. _____
10. _____
11. _____
12. _____

Could you utilize a now, or in the future

RIDING RING in
Chapel Road Park?

If so, please sign here.

Public
Hearing
JULY '12

8 p.m.

CLIFTON FIRE HALL

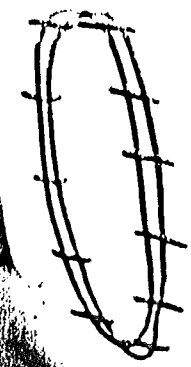
NAME

ADDRESS

1. Mary Wiehe 6224 Cochester Rd. Fairfax VA
2. SUSAN + KELL ACHENBACH 12319 FAIRFAX STA. RD. CLIFTON, VA
3. Suzanne + Travis Worsham 7314 Blue Den Lane Clifton
4. Rick + Diana Dugan 7222 Bell Ave. Clifton VA 22024

5. _____
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12. _____

SECTION



Could you use a FINDING Rm
at CHAPEL ROAD PARK?

Fairfax County Port Authority Public Hearing JULY 12 8pm.

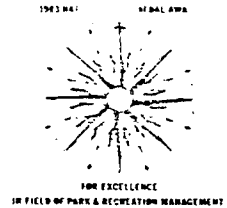
NAME ADDRESS

1	Cheryl Kullback	3704 Souders Ct, Clifton, Va 22033
2	Robert J. Davis	1035 Ashwood Lane, Fairfax Station, Va 22033
3	James S. Williams	7701 West Run Hill, Fairfax, Va 22034
4	John Williams	1435 Lakewood Lane, Fairfax, Va 22034
5	C. J. Adams Price	1217 Ytter Ave, Fairfax, Va 22034
6	Bill Watter	12508 Paradise Springs, Clifton, Va 22034
7	Charles H. Nester	" " " " " "
8	James G. Nester	12501 Richmond Dr, Clifton, Va 22034
9	Paul C. Nester	" " " " " "
10	Dana Boyd-Nethercott	1116 Kinding Ln, Fairfax, Va 22034
11	Mary L. Boyd	6012 Brevanct Clifton, Va 22034
12	Paul O. Boyd	6915 Clifton Rd, Clifton, Va 22034
13	P. P. Edman	6915 Clifton Rd, Clifton, Va 22034
14	E. Edman	10700 SINGLEDGE, Fairfax, Va 22034
15	D. J. EDWARDS Donald H.	6301 Triple K, Clifton, Va 22034
16	William H. Edwards	5116 Zachary, Fairfax Station, VA 22034
17	Wanda L. Edwards	" " " " " "
18	Walter F. Edwards	" " " " " "
19	James Edwards	12504 Kneeland, Clifton, Va 22034

1091-2321/169
1/12/12

Fairfax County Park Authority

4030 Hummer Road, Annandale, Virginia 22003
Telephone (703) 941-5000



Director
Joseph P. Downs

Assistant Directors
Louis A. Cable
James A. Heberlein

Authority Members
James F. Wild
Chairman
Frederick M. Crabtree
Vice-Chairman
Barbara B. Clark
Secretary-Treasurer
Kaye Sloan Burke
Calvin Hill
John Mastenbrook
Alan E. Mayer
Robert D. Moss
Dorothy S. Norpel
Raymond W. Philipps

RECEIVED JAN 12 1984

January 13, 1984

Clifton Horse Society
Mrs. Mary Byergo
12800 Wycklow Drive
Clifton, VA 22024

Re; Chapel Road Park -
Master Plan

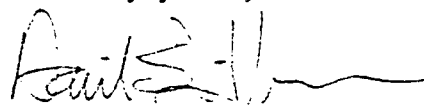
Dear Mrs. Byergo:

In confirmation of our discussion by phone on January 11, 1984, it is our understanding that the Clifton Horse Society does not want a public trail link between existing off-site equestrian trails and proposed park equestrian facilities. This decision is based upon views expressed by nearby landowners who are concerned about the potential increase in public use of trails crossing their property which could result if a public trail link is provided.

As such, any equestrian trails or facilities which may be shown on the master plan shall be self contained wholly within the park's boundaries.

If our understanding of the Society's request is in error, please contact me so we can correct it.

Sincerely yours,


David S. Jillson
Landscape Architect

DSJ/sh

cc: Paul Semmler - President, Clifton Horse Society
Louis Cable, Asst. Director
Donald Lederer, Supt. Design
Chris Bogert, Trail Planner
Jack Van Dop, VIKA



Fairfax County Park Authority

M E M O R A N D U M

To: Dave Tillson, L.A.

Date: 6/7/83

From: Anna May Warden, Div. Historic Preservation

Subject: Chapel Road Park

On June 4, 1983, I surveyed Chapel Road Park.

There were no obvious evidences of man-made structures, features or activity on the property. On the basis of this survey, I do not believe that this park has much, if any, value for interpretive purposes from an historical point of view.

I would suggest that this park be developed largely for passive recreation, with perhaps one soft ball field. We could plant willows along the stream and put in picnic tables and grills, also, with perhaps a picnic shelter, and a small tot-lot.

cc: Barbara May

RECEIVED
JUN 14 1983

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: David Jillson, Landscape Architect **DATE** July 13, 1983
Fairfax County Park Authority
FROM: Mike Johnson, Archaeologist *my*
Fairfax County Archaeological Survey
FILE NO:
SUBJECT: Chapel Road Park

REFERENCE

An archaeological reconnaissance was conducted on subject park to identify any archaeological sites that may be impacted by development. Two prehistoric and one historic site were located. The attached report is provided.

In summary, although there appear to be no significant archaeological resources located in the park, I would appreciate it if this office could be kept advised of construction plans and schedules so that during construction a collection of artifacts from the sites can be recovered.

MFJ:sg
Encl.

cc: Michael Rierson

Alain C. Outlaw
Commissioner
VRCA

Fairfax County Archaeological Survey

Reconnaissance Report

July 1983

Project: Chapel Road Park

Date of Reconnaissance: 7/6/83 and 7/12/83

Reason: Park Master Plan implementation

Procedures: The project area was examined using a selective walk-over which involved observing exposed ground along bank cuts, tree falls, and at the bases of trees. In areas where exposed ground was absent selective shovel test pits were dug. Selection of areas to examine generally was based on topography and drainage, but selected areas that offered low potential for archaeological sites also were examined. See attached map for details.

Results: Three archaeological sites were observed:

76-3#H1 - This site consists of railroad bridge abutments and an abandoned railroad bed, all dating to the middle of the 19th century. These features form the northern boundary of the park, and may actually be outside the park. The abutments appeared to be constructed of unmortared red sandstone, possibly originating from the Culpeper basin. The abutments are approximately 5-7 meters high.

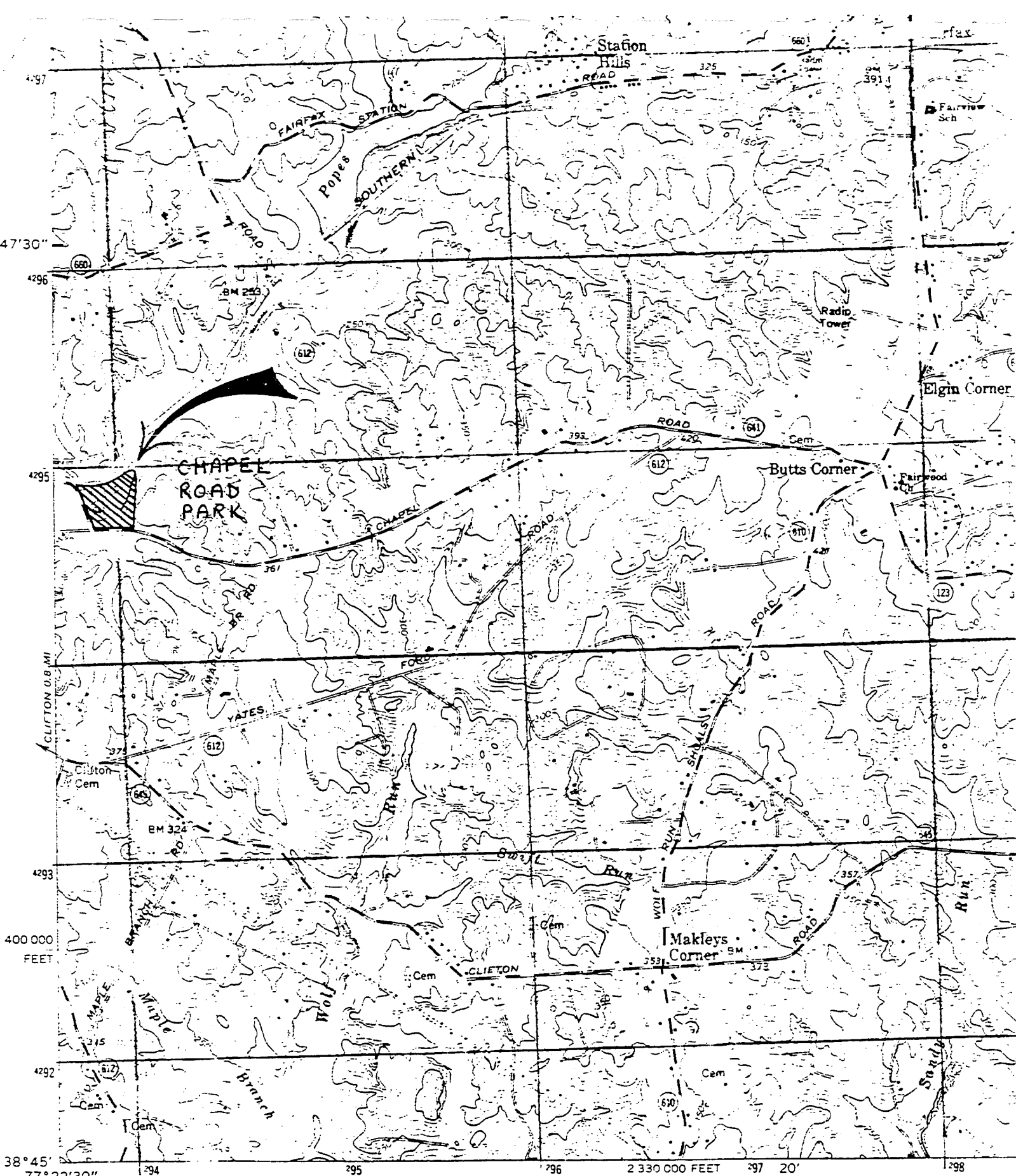
76-3#1 - This site consists of what appears to be a widely scattered light concentration of prehistoric stone tools and flakes located on the high ground in the southeast corner of the park. Since the geographical feature appeared alluvial, deep pits were dug. Bedrock was hit at 36 cm below the surface and all artifacts were observed in the plowzone.

76-3#4 - This site also is a prehistoric lithic scatter. It is situated in the bend of Popes Head Creek on the northern edge of the park. It consisted of three small quartz flake fragments observed in an eroded motorbike trail. Several shovel test pits also were dug and indicated a severely eroded surface with virtually no topsoil or plowzone.

Conclusions: None of the archaeological sites located during the reconnaissance appear to offer potential for valuable archaeological information. The bridge abutments and railroad bed are interesting architectural features that may have interpretive value and, therefore, may have importance beyond their archaeological value. Site 76-3#1 did produce a finely worked quartz tool which indicates that the site may offer some information about the broad pattern of Indian activity in the watershed, but the site's poor integrity

and light artifact intensity makes it only of local interest. Site 76-3#4 is in such poor condition that possibly only the minimum amount of chronological and functional information can be expected to be gleaned from it.

Recommendations: The Park Authority should consider the architectural importance of site 76-3#H1 and its interpretive potential. The two prehistoric sites should be surface collected at the time of construction. Therefore, this office should be kept informed of construction plans and schedules so that a collection can be made as soon as possible after initial ground disturbance.



Mapped, edited, and published by the Geological Survey

FAIRFAX, VA. QUAD.

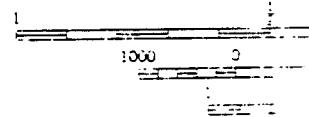
Control by USGS, USC&G, and USCE

Topography by photogrammetric methods from aerial photographs taken 1949. Field checked 1951. Revised from aerial photographs taken 1963. Field checked 1966.

Polyconic projection. 1 inch = 1 mile with American datum. 10,000-foot grid based on 1929 datum coordinate system, north zone.



124 MILS
26 MILS



PLANTATION PIPE LINE COMPANY

P. O. Box 130

GASTONIA, NORTH CAROLINA 28052

W. H. MASSEY, JR.
MANAGER
EASTERN DIVISION

February 28, 1984

Mr. David S. Jillson
Fairfax County Park Authority
4030 Hummer Road
Annadale, Virginia 22003

Re: Chapel Road Park-Fairfax County,
Virginia - DA LAT R/W 38

Dear Mr. Jillson:

We appreciate receiving your design development plan, tax map No. 76-3. You had some questions in regard to earthwork, easement width, and vehicle storage.

As for earthwork, Plantation has a policy to maintain a minimum of 48 inches of cover over its pipeline. Cutting or removal of soil is prohibited. The addition of up to 24 inches of fill over the pipeline and right-of-way can be permitted. During construction, any heavy equipment must be kept off the right-of-way unless the 24 inches of fill has been added to provide additional protection to pad the pipeline.

The easement width is 10 feet as it crosses the Chapel Road Park. One of the most common problems encountered is that of locating trees and shrubs within the pipeline confinement strip. Plantation has the right to keep the right-of-way clear of trees, shrubs, concrete pads, parking lots, and other obstructions. The trails you have shown on the design development plan are permitted if they are paved in asphalt, which an earth moving machine can handle rather easily. It should be noted that Plantation will not be liable for the replacement of the asphalt located on the confinement strip, if it is necessary to either remove or destroy it in the event of emergency repairs to the pipeline.

The only way in which Plantation can properly and efficiently exercise its easement right is by having full access to its existing pipeline. Plantation has the right of ingress and egress in order to construct, maintain, alter, repair, remove, etc., pipelines. Any construction vehicles parked on the right-of-way will be allowed to do so only temporarily. We must keep the confinement strip clear.

The crossing of Plantation's pipelines and rights of way by other pipelines, utility lines, conduit, etc., is a common matter encountered in the field. Such

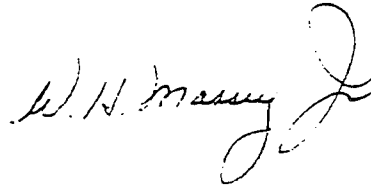
February 27, 1984

Page 2

crossings are permitted by Plantation through its issuance of a letter-type permit. We will be glad to send a crossing permit when your project develops to that stage. It is understood that detail drawings will be sent to us later, as your project evolves to a more complete state.

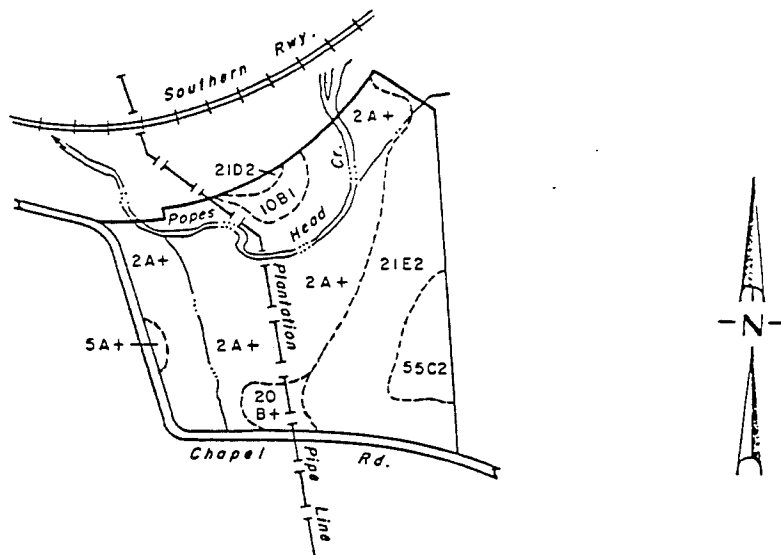
Thank you for keeping in contact with us regarding your plans, and if you have any further questions, please contact this office at 704/864-2603.

Very truly yours,

A handwritten signature in dark ink, appearing to read "W. H. Massey". The signature is written in a cursive style with a large, looping initial "W" and a long, sweeping flourish at the end.

JGJ:lo

SPECIAL STUDY SOIL TYPE MAP OF A 25.64 ACRES PROPERTY KNOWN AS CHAPEL ROAD PARK, AND LOCATED ADJACENT TO AND NORTH OF CHAPEL ROAD, ALONG POPES HEAD CREEK. SOILS INFORMATION REQUESTED BY: DAVID JILLSON, LANDSCAPE ARCHITECT, FAIRFAX COUNTY PARK AUTHORITY.



LEGEND

Soil Symbol	Soil Name
2A+	Chewacla silt loam, flood plain, 0-2% slopes
5A+	Wedhadkee silt loam, flood plain, 0-2% slopes
10B1	Glenville silt loam, 2-7% slopes
20B+	Meadowville silt loam, 2-7% slopes
21D2	Manor silt loam, 14-25% slopes
21E2	Manor silt loam, greater than 25% slopes
55C2	Glenelg silt loam, 7-14% slopes
-----	Soil Boundary

Scale: 1" = 500 feet
Map check by: James E. Belshan, Soil Scientist
Fairfax County Soil Survey
Date: July 8, 1983

LOCATION: Tax Map Section: 76-3-001-22.

NOTE: Approximately 57 percent, or 14.5 acres, of this property consists of Chewacla (2) and Wedhadkee (5), Flood Plain, soils. These soils are subject to flooding of Popes Head Creek, and also have a high seasonal water table within 6 to 20 inches below the soil surface most of the year. These soils rate poor for both building location and support. They rate poor for recharge of groundwater.

Approximately 6 percent, or 1.6 acres, of this property consists of Glenville (10) and Meadowville (20) soils which are developing in materials that have washed from surrounding slopes. These soils have a high seasonal water table within 10 to 30 inches of the soil surface during wet seasons and following heavy rainfalls. They rate marginal for building support. They rate poor for recharge of groundwater.

Approximately 29 percent or 7.5 acres of this property consists of Manor (21) soils on steep to very steep sideslopes. These soils are well to excessively well drained, deep to moderately shallow soils forming in quartz-mica schist. Steepness of slope on most of this property will limit many engineering uses of this soil. It rates good for support and marginal for recharge of groundwater. Surface runoff is high on the very steep Manor (21) soils.

Approximately 8 percent, or 2.0 acres, of this property consists of Glenelg (55) soil. This soil is well drained and is deep to moderately deep over quartz mica schist. Glenelg (55) soil rates good for both building support and recharge of groundwater.

The limits of the 100 year frequency storm flood plain may encroach upon the lower elevations of the Glenville (10) and Meadowville (20) soils on this property.

505 1st Ave HT Tr X
Clifton, Va 22024
July 19, 1983

Fairfax County Park Authority
4030 Hummer Rd.
Arlundale, Va 22003

Dear Sirs:

I would like to offer some written
comments on the proposed Chapel Road park.

To the best of my knowledge, there are
no park tennis courts west of 123 in this
whole section of Fairfax County. There are playing
fields (baseball etc) in the new park near
Centerville. In my viewpoint, the adults of
Fairfax county would benefit greatly if two.
tennis courts (night lighting not required) were
built in Chapel Road Park. This viewpoint
is shared by many other area residents. It also
would be nice to have playground equipment
located in the park. Thank you.

Sincerely yours,
Stephen Sacks
Stephen Sacks




Fairfax County Park Authority

RECEIVED FEB 22 1984

MEMORANDUM

To Donald Lederer

Date February 14, 1984

From David S. Jillson 

Subject Chapel Road Park - Master Plan Stake Out

Design development plan stake-out was held on Wednesday, February 1, 1984. Park Authority staff present were Louis Cable; Chris Hoppe, David Jillson, and Survey Crew (Design); Ray Glassman and Marty Wittmer (Development); Gene Biglin (Conservation); Irvin Poole and "T" Phillips (Maintenance). Len Gunsior (Dept. of Recreation and Community Services) and Officer Lambert (Police Department) represented other County agencies. Gary Rice (Southern Railway Systems) and Jack Van Dop (VIKA - the consultant preparing the master plan) also attended.

Introduction:

Results of the Forum held on July 12, 1983 were summarized, and a brief analysis of facility deficiencies was reviewed. After a description of the site, the design development plan was described. One significant issue is that the Clifton Horse Society has requested that public equestrian trail links with the park not be shown on the plan. Some questions were asked pertaining to use of the horse area and potential conflicts between it and the picnic area, to which possible solutions were discussed (as described below).

Car Parking/Entrance:

1. Area shown is a 47 car parking area. Is this quantity necessary, especially for just practice soccer use of open play area? Because definition of open play includes the option for future development as a regulation athletic facility, future additional parking could be needed. For the present, a 24 car area could be shown, with overflow capability for future expansion.
2. A guard rail (or other appropriate means) is needed along Chapel Road perimeter if existing fence is removed to prevent vehicles from entering interior of park.
3. Could parking be shifted south to create space for horse area? Perhaps, but if entrance is shifted along with parking bays, there may not be adequate sight distance from the curve in Chapel Road. Entrance could be relocated to north end of horse trailer parking. Sight distance requirements must be checked with VDH&T. Also, if curve in road is re-designed, it may place a limit on shifting the parking area.

Horse Trailer Parking:

1. Area shows 7 stalls for horse trailers. Horses could be tied to trailers while saddling up, eliminating need for hitching posts.

2. This area could shift southward with car parking area if moved, possibly allowing space for a relocated horse area. Sight distance requirements could dictate a different entrance.
3. Could horse trailer parking be rotated 90° for additional space? Such a maneuver would not appreciably increase the space.

Bridge Over Ditch:

1. Consider using 2 bridges instead of 1 (1 at south end of ditch for court users, and 1 at north end for picnickers; horses could cross ditch at a ford).
2. Are horses to be contained in one particular area? Outside of designated horse area, equestrian use will be restricted to designated trails only. Horses shall not be permitted around facilities intended for human use.
3. For maintenance access, what type of bridge will be used? That depends on which type of truck is used - a heavy duty bridge (or piped culvert) will be necessary for large maintenance vehicles, or a normal bridge for pick-up trucks/pedestrians.

Play Courts/Play Apparatus Areas:

1. Ditch location shown on base map is incorrect; multi-use court should be moved east away from ditch (or ditch should be piped if court cannot be shifted).
2. If multi-use court is moved, there may not be enough space between it and tennis courts for grading or buffer. Multi-use court could be reoriented parallel with tennis courts, for additional space.
3. Most favorable soil conditions for development are located beneath tennis courts.
4. Is open play area for athletics to be graded? Yes, it would be smoothed out and seeded with athletic field turf.
5. Tennis courts will probably be cut into grade on east side and built on fill on west side. If so, will cut slope extend onto wooded hillside (thereby losing some of the trees)? Courts should be sited to limit cutting to west side of treeline.
6. Is existing access road needed? It has been barricaded, it is not needed by Park Ops, and apparently is not needed by Plantation Pipe Line Company.
7. Buried petroleum pipeline is approximately 3'-4' deep, which establishes a limiting factor for excavation.
8. Trail on hillside is intended for pedestrian use only and shall be so designated (no horses!).
9. No court facilities are to be lighted.

Open Play Area For Athletics:

1. As defined, regulation athletic facilities may be built here in the future,

2. Area is intended for use by people only (no horses!). A ballfield backstop shall be included for informal softball or baseball.
3. As shown, horses leaving horse trailer parking might cross open play area on way to horse area. This potential conflict must be resolved.

Horse Area:

1. As shown, area is 150' x 100'.
2. Close proximity to picnic area may cause use conflicts with picnickers.
3. Access from trailer parking area may allow uncontrolled access across open play area.
4. Existing tree will be removed if horse area is built where shown.
5. Due to potential conflicts, alternate horse area locations were investigated:

Alternate 1 (northeast of proposed area)

- a. This area is next to proposed area but on other side of tree.
- b. It might cause horses to cross through picnic area; picnic area could be relocated away from horse area.
- c. Horse trail from trailer parking area would be needed.

Alternate 2 (northwest of picnic area)

- a. Ditch could be realigned since piping would be expensive.
- b. As shown on plan, this area would be isolated by horse access.
- c. Use of this area for horses may conflict with softball play in open play area; softball orientation may determine conflict.
- d. Area is smaller than shown on plan (due to existing trees); area paced off at 120'± between trees and ditch (east-west).

Alternate 3 (in space occupied by horse trailer parking)

- a. This would require shifting parking areas southward.
 - b. Area paced off at 150'± between ditch and Chapel Road (east-west).
 - c. Area very close to road; perhaps too close for horse use.
 - d. Future road widening may take away some frontage.
 - e. This area has the least conflicts with other facilities.
6. Alternates 2 and 3 should be evaluated first, with Alternate 1 as a final choice.

7. For the Record:

- a. On September 2, 1980, Clifton Betterment Association request area for equestrian uses between ditch and Chapel Road.
- b. On September 15, 1980, Chantilly Soccer Club and Clifton Betterment Association request area for equestrian uses in far northeast corner of park near old bridge abutment (request approved by Park Authority Board on interim use basis).
- c. On July 12, 1983, Clifton Horse Society requests horse ring in area considered in Alternate 1.

Picnic Areas:

1. Picnic areas are located on north and south side of creek, connected by footbridge.
2. Inclusion of picnic shelter has been requested; best location would be south of creek for most visibility.
3. Proximity of south area could conflict with proposed horse area. South area could be moved to horse area location if horse area is shifted, but this area may be too wet and is too far for convenient pedestrian access.

Petroleum Pipeline:

The Plantation Pipe Line Company (Gastonia, North Carolina) was contacted to solicit comments pertaining to the plan. A letter response is expected.

DSJ/sh

cc: All Attendees
Bob Royce, FCPA
W.H. Massey, Plantation Pipe Line Co.

11
C. J. 11-17

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Don Lederer, Superintendent *OK* **DATE** January 11, 1984
Design Division, Fairfax County Park Authority

FROM: Mike Johnson, Archaeologist *MJ*
Fairfax County Archaeological Survey

FILE NO:

SUBJECT: Chapel Road Park - Stake out

REFERENCE: My July 13, 1983 memo on same subject

A review of the blueprint on subject park indicates that the tennis courts will be located on site 76-3#1 (reference). As requested, I would like to be kept informed of construction plans so that I can make a collection of artifacts during the early stages of earth moving.

Please let me know if this is acceptable.

MFJ:sg

Fig. 10. α -methyl- β -D-glucopyranoside.

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