

Land Use & Zoning Committee (LUZ)**Monthly Report - January 2021****Annual Public Comments Meeting of the County Environmental Quality Advisory Council (EQAC)**

A letter was submitted to the Council outlining several key concerns involving the Great Falls community.

Focus of this year's testimony was placed on development pressure and its influence on storm water and erosion as it affects the Potomac Watershed, perceived weaknesses in Fairfax County regulations controlling storm water management, suggestions for tightening tree preservation requirements on new development, additional emphasis on County oversight, inspection, and enforcement of requirements, and concerns over Dark Skies lighting regulations, and renewal of the request for support of the Dark Skies Preserve ordinance to be adopted to protect the Great Falls Observatory. (See attached letter and executive summary)

Milestone Communications LLC – request to construct a Monopole.

Milestone Communications approached the County with a proposal to install a telecommunications monopole at Wolf Trap Fire Station #42 at 1315 Beulah Road.

Per the Fairfax County Zoning Ordinance, monopole structures are permitted on public property in the R-2 District with approval of a Special Exception. Consequently, the construction and operation of a monopole at Wolf Trap Fire Station will require Milestone to submit a Special Exception application. A virtual meeting was held by Milestone on December 17 for neighbors. LUZ Chair attended that meeting.

This also requires an amendment to the County's Comprehensive Plan.

Concerned residents joined the LUZ Meeting on Jan. 12th and updated members of the committee on their objections and concerns and welcomed any support that GFCA could offer.

Following that meeting, Ben Wiles contacted LUZ Chair to host another meeting on the subject and to invite the public.

This will be scheduled prior to the Planning Commission hearing on this matter and likely will be scheduled sometime during the first two weeks of February.

Developer Request for Use Determination – Seneca Corners

LUZ was notified by copy of a letter from Fairfax County Zoning Director to Lynne Strobel dated December 18, 2020 of the following:

The Zoning Administration Division determined that the subject development would be characterized as a shopping center. Section 12-204.2. D states: Shopping centers are allowed one freestanding sign, not to exceed 80 square feet in area and 20 feet in height. If a shopping center has frontage on 2 or more

major thoroughfares; however, it may have a second freestanding sign (for a total of 2 freestanding signs).

There is only one major thoroughfare, so the site would be limited to one freestanding sign, which is consistent with what is shown on the SE Plat. In addition, while the freestanding sign may be up to 80 feet in size per Section 12-204.2.D, the height is further limited by the language found in Condition #5 and the details contained on the SE plat and development conditions.

Plantation Drive – Request for Zoning Use Determination – Group Residential Facility

Pending. No new information

zMod Citizens Advisory Group Meeting

A letter will be submitted to the Planning Commission that reflects similar objections to those raised by the Reston and McLean Citizens Associations that the zMod process has been expanded beyond the scope of the initial proposed changes that would seek to clarify and streamline the current Zoning Ordinance.

The letter will be submitted for Board approval for signature by President Bill Canis for the January 28th Planning Commission Meeting.

Rivermont On Site Meeting 12.10.20 Follow-up

At the January 12th LUZ Meeting, Ben Wiles updated that he is still working with staff and the developer on Dark Skies lighting violations and storm water and erosion violations. Will continue to monitor developments.

11120 Corobon Lane Site Plan Violation

The land disturbance issues and site plan violations were alluded to in the EQAC testimony given the harm that irresponsible development poses to the Potomac Watershed. A suggestion was made by Bill Canis for GF Connection to cover the story of the EQAC meeting.

LUZ Chair suggested to reporter Mercia Hobson that Corobon Lane site would be a good location to gather quotes from affected neighbors also to provide for photo opportunities. Neighbors and GFCA reps. gathered on Saturday Jan. 16th. The story is expected to appear the week of Jan 18.

Marmota Farm

Fairfax County is still reviewing storm water calculations, trail location, and siting of the public water line to best preserve the vegetation and trees along Georgetown Pike. Will continue to monitor.

Special Permit Application, 815 Walker Rd. Convent/Monastery/Nunnery 12.17.20

This application was submitted to Fairfax County by Stonecrest Home Arts, Inc.

<https://www.stonecrest.org/>

LUZ will review the application and work with TRN to develop and provide comments regarding the application to the BZA on 3.17.21.

This Special permit application is for 3.90 Acres of the 5 Acre parcel.

LUZ anticipates concerns involving VDOT and Fairfax County Public Facility mandates for installation of curb and gutter and additional streetlighting, as well as shoulder configuration that may affect tree cover.

Turner Farmhouse Foundation SE application

The application goes before the Planning Commission in June and the BOS in July. LUZ is reviewing based on concerns that the application may exceed uses that were initially proposed.

It appears that the retreats will be much more frequent and that the applicant intends to make the facilities available to other non-profits outside of original plans for a bereavement retreat use in order to generate operating funds.

631 Walker Rd. Public Improvement (PI) Plan and Final Subdivision Record Plat (RP) for Section Two, Deerfield Pond

LUZ received a copy of the letter transmitting the details of this plan on Jan. 13th. It was forwarded immediately to Trails Coordinator Phil Pifer and TRN Co-chair for their review and action. The Record Plat includes dedication of land for public street purposes along the Walker Road frontage and the vacation of existing landscape and utility easements within the new right-of-way as required by VDOT. The RP also includes the simple subdivision of the property into two lots (30 & 31).

The proposed development includes approximately 331 feet of a ten foot wide asphalt trail starting at the NE corner of the intersection and proceeding northerly to connect with the existing trail located along the frontage of the Deerfield Subdivision. The County is awaiting execution of a waiver agreement for funds in the amount of \$18,000 to be paid into the Dranesville Walkway Contingency Fund in lieu of constructing an interior sidewalk along Deerfield Pond Drive.

This action was previously reviewed and agreed to by the Homeowners Association and the GFCA Trails and Transportation Committee.

Submitted by:
Jennifer L. Falcone

Attachments



Executive Summary

GFCFA Comments to the Environmental Advisory Council

January 2021

On behalf of the Great Falls Citizens Association (GFCFA) Land Use & Zoning Committee, I am pleased to submit these comments to the County's Environmental Quality Advisory Council (Council) in anticipation of the 2021 program year planning activities. GFCFA appreciates the opportunity to discuss our environmental concerns with the Council. Our comments address the following areas of concern:

- GFCFA believes that the pressures of development have adversely affected the community to the extent that the balance is shifting away from a recognition of the importance of environmental protection.
- An essential element in restoring the balance would be strengthening the current storm water management policies particularly in this era of unprecedented rainfall. GFCFA has many documented instances of failures in our community.
- Moreover, the pace of development in the County appears to have overtaken the County's ability to oversee and enforce its requirements as they regard storm water management controls. GFCFA has been advised by County officials that increasing Inspector caseload hampers timely field inspections and investigations of alleged violations.
- But, GFCFA believes that additional resources for oversight is not enough. GFCFA advocates for strengthening the authorities and urges support for the County to seek stricter state administrative law changes to the Virginia stormwater management regulations, as permitted by statute; and, to address the possibility of eliminating or reducing the period for which grandfathering of site plan approvals of any land-disturbing activities may be permitted.
- Beyond the critically important issue of storm water management, GFCFA has concerns that development also threatens preservation of the County's Tree Canopy. Unless there are sufficient resources to operate a robust process of site plan review, and oversight and inspection and a method to ensure maintenance of adequate preservation of tree cover and buffer strips between existing parcels and parcels under development, the County's Tree Canopy will continue to shrink. Moreover, changes to County Land Development guidelines should be

sought to actively discourage or eliminate the application of Canopy Credits to the use of the Leyland Cypress species, a species whose overuse is well-documented in the County's residential development sites.

- Finally, GFCA sees more and more instances of light pollution in both residential and commercial applications. Because of that, GFCA urges the Council's support, once again, to implement the well-received Dark Sky Preserve Ordinance (proposed in January 2020) to surround the County's Observatory in Great Falls, as well as to increase the County's oversight of Outdoor lighting requirements to reduce instances of light trespass and glare associated with new development.

The approval of future residential development within the County requires stricter oversight and a sharper focus to be placed on environmental issues by Fairfax County officials and appropriate increases in budget to ensure that resources can be brought to bear on these critical areas of concern. We hope that EQAC's voice will be heard clearly. Thank you for providing this annual opportunity for public recommendations.

Jennifer L. Falcone

Chair, GFCA Land Use & Zoning Committee



January 8, 2021

Ms. Stella Koch, Chair
Environmental Quality Advisory Council
12000 Government Center Pkwy, Suite 533
Fairfax, VA 22035

Subject: 2021 Annual Public Comment Meeting

Dear Ms. Koch:

On behalf of the Great Falls Citizens Association (GFCA) Land Use & Zoning Committee, I am pleased to submit these comments to the County's Environmental Quality Advisory Council (Council) in anticipation of the 2021 program year planning activities. GFCA appreciated the opportunity to discuss our environmental concerns with the Council a year ago and would like to build on those 2020 remarks. These comments will address the following areas of concern:

- Development pressure and its impact on the community: maintain a balance between development and environmental protection;
- Storm water management policies and the implications of County oversight: strengthen current regulation and oversight by petitioning for state administrative law changes to the Virginia stormwater management regulations to include elimination of or reducing the period for which grandfathering of any land-disturbing activity may be permitted;
- Impact of land development on tree canopy preservation: strengthen the site plan review, oversight, and inspection process to ensure adequate buffer and preservation of the County's tree canopy; and recommend evaluation of the effects of policies of hard pruning by utility contractors to assure mature trees are not topped or rounded over;
- Implement a Dark Sky Preserve surrounding the County's Observatory in Great Falls; and step up County oversight of Outdoor lighting requirements.

Development Pressure and Storm Water Management Policies

As available land suitable for development becomes scarcer, more pressure is exerted on the open and undeveloped spaces of communities like Great Falls. In the past year, the GFCA Land Use & Zoning Committee has been active in a series of issues directly involved with land development in our community that have produced adverse impacts on the environment and, in particular, on the effective implementation of rules governing storm water management. In the course of our interaction with homeowners, developers, and Fairfax County officials responsible for administering the public policies and rules intended to manage storm water, we have observed, firsthand, that the system is failing to meet the needs of the community and the objectives of the County.

Development in our community, either operating within the established rules, or in violation of those rules, continues to produce harmful results in land disturbance activity that generate surface water runoff that spoils the existing natural resources of the community and results in damages to watercourses, lakes, and properties downstream of that development. At last year's EQAC public meeting, GFCFA president Bill Canis and a Great Falls resident, John Sullivan discussed and documented some of these shortcomings.

Notwithstanding the approval of plans by the County that conform, technically, with state-mandated storm water management requirements, we have observed evidence of pollution of neighboring lakes, streams, and erosion of soils and land beyond the areas of development. Because the community of Great Falls is situated so close to the Potomac River, the risk created by this lack of effective storm water management is compounded by impact it has on the Potomac River Basin and, by extension, the Chesapeake Bay Watershed.

We have seen evidence demonstrating that existing regulatory requirements do not adequately manage land development storm water and soil erosion management practices. Moreover, County land development officials cannot impose more stringent requirements, unless they conform to state law mandates. We believe that an applicable legislative authority to do so may exist in Virginia Code. Accordingly, we urge the Council to investigate this option and to advocate for implementation of this authority by Fairfax County.

The GFCFA Land Use and Zoning Committee readily acknowledges that the Virginia Erosion and Sediment Control Program and Storm Water Management law and regulation governing residential development is administratively complex and that complying with increased standards may be considered burdensome by development interests. Nevertheless, the effects of soil erosion attributable to land clearing and development occurring in close proximity to the Chesapeake Watershed should not be understated.

Also, there is concern that "grandfathered" projects (some approved as far back as 2006, in accordance with state mandate) will go forward with storm water management standards that do not meet or even approach the current level of performance. This grandfathering even applies to state-funded projects such as the relocation of the Colvin Run stream along Route 7, allowing the Commonwealth of Virginia to avoid the more stringent policies enacted a few years ago. At a minimum, the Commonwealth should *always* employ the more stringent standard. We urge EQAQ to advocate for such changes.

Through the Council's climate adaptation and resilience plan process, we urge a consideration of the adoption of stronger regulatory guidelines to address stream viability, better management of the protections against pollution caused by storm water runoff, and preservation of open spaces to lessen the adverse impact on the region's natural resources and the Chesapeake Bay Watershed.

We reiterate to the members of the Council that Great Falls' numerous streams and watersheds are critically important to the overall health and recovery of the Chesapeake Bay Watershed and the region's natural resources. I urge adoption of a more aggressive posture to controlling surface water management, particularly in this era of unprecedented rainfall and flooding.

Tree Canopy preservation

Land development practices adopted in this area generally follow clear cutting of parcels and re-landscaping consistent with County land disturbance policies. However, this practice results in the

removal of many mature trees to permit maximum use of the land area for development. There are documented instances where developers have, contrary to County-approved plans, cleared entire sites. Not only does this practice adversely impact soil and erosion control plans, but it also eliminates the tree coverage that benefits the habitat and ecosystems of the area. The Council is urged to recommend strengthening County oversight and inspection of this aspect of land development.

Light pollution

Dark Sky Preserve Ordinance

At the EQAC January 2020 meeting, GFCA proposed adoption of an amendment to establish a Dark Sky Preserve that would protect the County's Observatory in Great Falls. That proposal was well-received by the Board of Supervisors and it was placed on the Annual Work Program. To date, it has not advanced from that stage, despite several zoning ordinance amendment actions brought for public hearing. As this process languishes, development is occurring and being proposed within the half mile circumference of the observatory that State law establishes for such a preserve. I urge members of the Council to renew their support for the environmental protections that this enactment would provide to the County's Observatory.

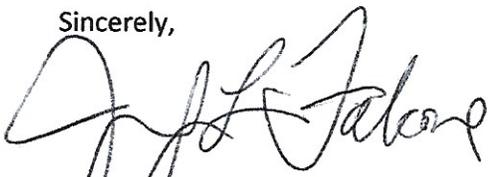
Revisit Outdoor Lighting restrictions

With increased density and development, the Land Use & Zoning Committee has been following a series of complaints involving non-compliance with County outdoor lighting restrictions. Glare produced by LED lighting has been documented in numerous complaints to the committee by residents adjacent to a new development. Even with the implementation of dark-sky compliant fixtures, neighbors report glare from these more intensive sources of light. Moreover, even, downcast lighting and compliant fixtures appear to generate glare, stray lighting, and light trespass. With the adoption and implementation of more energy efficient LED lighting, consistent with County rules, there is a growing concern that this technological advancement has not resolved the issues of light pollution, rather it has produced a dilemma that appears beyond the effective enforcement and oversight by County officials due, partly, to inadequacies of inspector resources. GFCA urges the Council to advocate for increases in resources to be applied to staffing of field inspection and enforcement in this area.

The approval of future residential development within the County requires stricter oversight and a sharper focus to be placed on environmental issues by Fairfax County officials and appropriate increases in budget to ensure that resources can be brought to bear on these critical areas of concern. We hope that EQAC's voice will be heard clearly.

Thank you for providing this annual opportunity for public recommendations.

Sincerely,



Jennifer L. Falcone, Chair
Land Use & Zoning Committee



County of Fairfax, Virginia

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

December 18, 2020

Lynne J. Strobel
Walsh Colucci Lubeley & Walsh PC
2200 Clarendon Blvd. Suite 1300
Arlington, Virginia 22201-3359

Re: Interpretation Request; SE 2016-DR-009; Seneca Corner Associates, LLC/ Terminal-Plaza Associates; Tax Map: 6-4 ((21)) A and B; Signage

Dear Ms. Strobel:

This letter is in response to your letter of October 2, 2020, received by our office October 5, 2020, requesting an interpretation of the plans and development conditions approved by the Board of Supervisors (BOS) in conjunction with SE 2016-DR-009. As I understand it, you are requesting confirmation regarding the permitted sign type. This determination is based upon your letter, Exhibit 1 and Exhibit 2. Official files are maintained by the Department of Planning and Development and are available by searching the LDSNet database online. Copies of your letter and relevant documents are attached for reference.

The approximately 3.23-acre property is zoned C-8 and R-1 and is located at 1020 Seneca Road, in Great Falls. On December 6, 2016, the BOS approved SE 2016-DR-009, to permit an 11,945 square foot pharmacy with a drive-through on the northern portion of the property and a 5,670 square foot building on the southern portion of the site. The southern building is permitted to be occupied by retail and /or other uses permitted in the C-8 District. After the Special Exception (SE) approval, a site plan, referenced as 3297-SP-002-2, was approved on February 1, 2018. The site plan depicts the detailed design of a CVS store (on the north) and the retail building (on the south). Parcel B has been subdivided, and the CVS Store has been built pursuant to the site plan. Construction of the retail building has not begun.

Based on your letter and our conversations, it appears that you are not proposing any changes that require a determination of substantial conformance but are instead asking for confirmation of certain conditions, mostly as they relate to signage on your site. As such, we would refer you to the SE Plat and several development conditions that describe overall site signage (for our purposes we note that Condition 25 deals exclusively with the drive-through window stacking limitations and is not germane). Development Condition 8 mentions signs and states: *All signage shall conform to the provisions of Article 12 of the Zoning Ordinance.* Condition 5 also mentions signs (only monument signs), stating: *A copy of the site plan, which shall include proposed landscaping and monument signs, shall be delivered to the Great Falls Citizens Association at the time of its submission to the Department of Public Works and Environmental Services (DPWES).* Additionally, Condition 4 includes standard language requiring conformance with the SE Plat and permitting minor modifications.



PLANNING & DEVELOPMENT

Department of Planning and Development
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia, 22035-5509
Phone: 703 324-1290 / Fax: 703 324-3924
www.fairfaxcounty.gov/planning-development/

The SE plat shows one monument sign at the corner of Georgetown Pike and Seneca Road. Condition 5 also refers to "monument signs". The Zoning Ordinance defines a monument sign as: "*A freestanding sign, typically no more than 8 feet in height, that is supported by an internal structural framework or that is integrated into landscaping or solid structural features other than support poles.*" Thus, we note that your development conditions and SE Plat permit one monument sign at the location described above. At this time, you have not indicated that you have any specific question as to a particular sign design or location meeting these requirements.

I also understand that you are asking if the development is characterized as a shopping center to determine the applicable provisions of Article 12. This question is related to the application of the Zoning Ordinance, which defines a shopping center as:

Any group of two (2) or more commercial uses which (a) are designed as a single commercial group, whether or not located on the same lot; (b) are under common ownership or are subject to reciprocal parking and ingress and egress agreements or easements; (c) are connected by party walls, partitions, canopies or other structural members to form one continuous structure, or if located in separate buildings, are interconnected by common parking areas, travel lanes, walkways or accessways designed to facilitate customer interchange between the uses on site; (d) share common points of vehicular access; and (e) otherwise present the appearance of one (1) continuous commercial area. For the purpose of this Ordinance, a grouping of predominantly office uses which meet the characteristics specified herein shall not be deemed to be a shopping center.

In consultation with the Zoning Administration Division, it has been determined that the subject development would be characterized as a shopping center. Section 12-204.2. D states: *Shopping centers are allowed one freestanding sign, not to exceed 80 square feet in area and 20 feet in height. If a shopping center has frontage on 2 or more major thoroughfares, however, it may have a second freestanding sign (for a total of 2 freestanding signs).* There is only one major thoroughfare, so the site would be limited to one freestanding sign, which is consistent with what is shown on the SE Plat. In addition, while the freestanding sign may be up to 80 feet in size per Section 12-204.2.D, the height is further limited by the language found in Condition #5 and the details contained on the SE plat and development conditions, as discussed above.

This determination has been made in my capacity as the duly authorized agent of the Zoning Administrator and addresses only the issues discussed herein. All other conditions and Zoning Ordinance requirements remain in effect. If you have any questions regarding this interpretation, please feel free to contact Jerrell Timberlake at (703) 324-1290.

Lynne J. Strobel
Seneca Corner
Page 3

Sincerely,



Tracy D. Strunk, AICP, Director
Zoning Evaluation Division, DPD

Attachments: A/S

Cc: John W. Foust, Supervisor, Dranesville District
John C. Ulfelder, Planning Commissioner, Dranesville District
Andrew Hushour, Deputy Zoning Administrator, Permit Review Branch, DPD-ZAD
Ellie Coddling, Acting Director, Site Development and Inspections Division, LDS
Shahab Baig, Branch Chief, SDID, LDS
Ellie Coddling, Director, LDS-Code Development & Compliance Division
Gregory Fuller, Section Chief, Site Analysis, FCDOT
Paul Fernandes, Chief, LDS-Site Application Center
Facilitation and Addressing Center, ldsfac@fairfaxcounty.gov
Suzanne Wright, Chief, Conformance Review & Applications Branch, DPD-ZED
File: SE 2016-DR-009, SEI 20 10 015, Imaging

Hish and Company LLC
Civil Engineering Professionals
1914 Association Drive
Suite 202
Reston, Virginia 20191

CERTIFIED MAIL®



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22066

U.S. POSTAGE PAID
FCM LETTER
HERNDON, VA
20171
DEC 15, 20
AMOUNT

\$6.95

R2304E106866-03

RETURN RECEIPT
REQUESTED

GREAT FALLS CITIZENS ASSOCIATION
PO BOX 27
GREAT FALLS, VA 22066

12/19

3

22066-002727



Hish and Company LLC

Civil Engineering Professionals

December 14, 2020

CERTIFIED MAIL – RETURN RECEIPT REQUESTED

Great Falls Citizen's Association
PO Box 27
Great Falls, Virginia 22066

3

RE: Public Improvement (PI) Plan and Final Subdivision Record Plat (RP) for Section Two, Deerfield Pond.

This is to notify you that a PI Plan entitled TRAIL PUBLIC IMPROVEMENT PLAN and a Record Plat entitled PLAT SHOWING STREET DEDICATION, LANDSCAPE EASEMENT VACATION, UTILITY EASEMENT VACATION has been submitted to Fairfax County Land Development Services (LDS).

The PI plan and RP, as described below, may be reviewed by Emailing LDSSAC@Fairfaxcounty.gov. Please use Adjoining property notices and the appropriate plan or plat number as the subject line. (Telephone: (703) 222-0801). Following consideration of any comments received, the PI plan or plat may be approved after the expiration of thirty (30) days after the postmark date of the notice, unless releases are executed by all property owners required to be notified. If releases are executed by all property owners required to be notified, the PI plan or plat may be approved sooner than the thirty (30) days after the postmark date of the notice. The original executed releases shall be submitted to the Director on a standard form available from the Director.

1. PI Plan No.: 4807-PI-001

2. Tax Map Reference No and Street Address: 07-4 ((1)) Parcel 47 & 07-4 ((14)) Parcel A, 631 Walker Road

3. The project is located at the intersection of Walker Road and Deerfield Pond Drive and extends North along Walker Road to the Deerfield Subdivision property line.

4. The proposed development includes approximately 331 feet of a ten foot wide asphalt trail starting at the NE corner of the intersection and proceeding northerly to connect with the existing trail located along the frontage of the Deerfield Subdivision..

5. Date Submitted:

6. Date Site Plan Subject to Approval: Thirty Days from the postmark date of this notice.

7. Applicant Representative: Gerald A. Hish, Sr., P.E., 1914 Association Drive, Suite 202, Reston, Virginia 20191. Cell Phone No. (703) 945-5452.

8. The proposed construction may alter storm drainage from the site.

1. RP No.: 4807-RP-014

2. Tax Map Reference No and Street Address: 07-4 ((1)) Parcel 47 & 07-4 ((14)) Parcel A, 631 Walker Road

3. The project is located at the northeast corner of the intersection of Walker Road and Deerfield Pond Drive.

4. The Record Plat includes dedication of land for public street purposes along the Walker Road frontage and the vacation of existing landscape and utility easements within the new right-of-way as required by VDOT. The RP also includes the simple subdivision of the property into two lots (30 & 31).

5. Date Submitted:

1914 Association Drive, Suite 202
Reston, Virginia 20191-1538
Cell (703) 945-5452 ghishsr@msn.com

Site Notice for Public Improvement (PI) Plan and Final Subdivision Record Plat (RP)
for Section Two, Deerfield Pond
December 14, 2020

6. Date Site Plan Subject to Approval: Thirty Days from the postmark date of this notice.
7. Applicant Representative: Gerald A. Hish, Sr., P.E., 1914 Association Drive, Suite 202, Reston, Virginia 20191. Cell Phone No. (703) 945-5452.
8. The proposed construction of the accompanying trail (PI Plan) may alter storm drainage from the site.

Please note that changes and corrections to the either the PI plan or the Record Plat may occur prior to approval. Persons wishing to be notified of the approval of the plan or plat should submit a written request to that effect to the LDS Site Application Center, 12055 Government Center Parkway, Suite 216, Fairfax, VA 22035. Persons wishing to comment on the Site Plan should submit comments to the County Office Identified in the notice.

Sincerely,

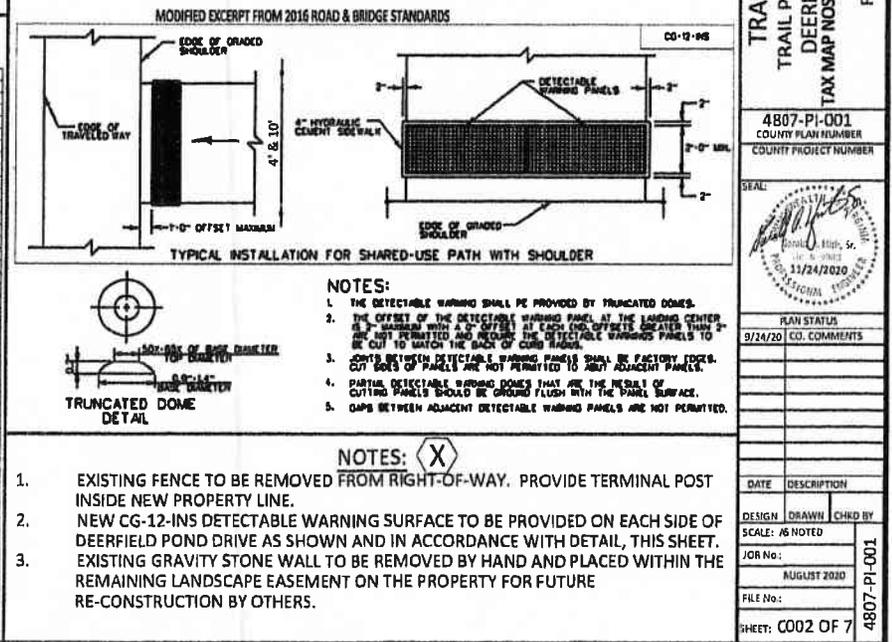
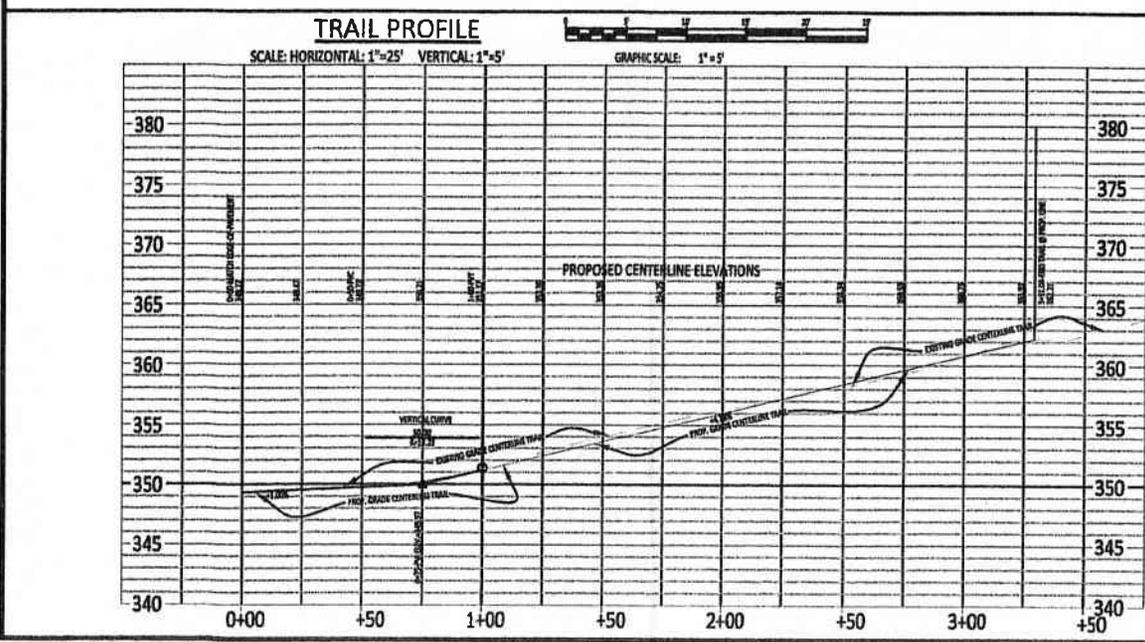
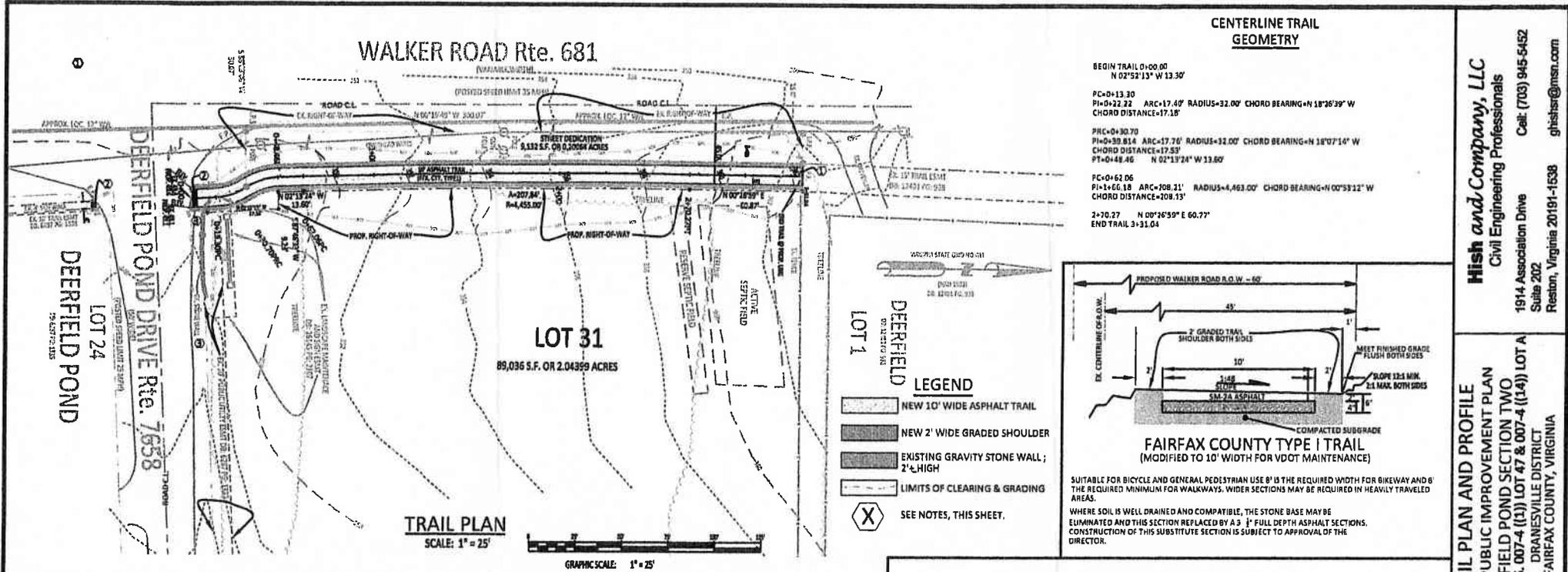


Gerald A. Hish, Sr. P.E.
President



Enclosure: **Attachment A:** Reduced copy of PI Plan, Sheet C002, entitled Trail Plan and Profile.
Attachment B: Reduced copy of Record Plat, Sheet 2.

ATTACHMENT A



Hish and Company, LLC
Civil Engineering Professionals
1914 Association Drive
Suite 202
Reston, Virginia 20191-1638
Call: (703) 945-5452
ghish@hish.com

TRAIL PLAN AND PROFILE
TRAIL PUBLIC IMPROVEMENT PLAN
DEERFIELD POND SECTION TWO
TAX MAP NOS. 007-4 (13) LOT 47 & 007-4 (14) LOT A
DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

4807-PI-001
COUNTY PLAN NUMBER
COUNTY PROJECT NUMBER

SEAL: [Professional Engineer Seal]

RAM STATUS
9/24/20 COI COMMENTS

DATE	DESCRIPTION
DESIGN	DRAWN
SCALE: AS NOTED	CHKD BY
JOB No:	
AUGUST 2020	
FILE No:	
SHEET: CO02 OF 7	4807-PI-001

