

**ENVIRONMENTAL SERVICES DIVISION
COMMENT LETTER IN RESPONSE TO REZONING APPLICATION**

TO: Elaine Stewart
Land Planning Division

FROM: Patty Dietz
Watershed Management Branch

DATE: November 15, 2005

RE: PFR PLN2005-00532
Name of Project: Davis Ford Middle School

This office has reviewed the above referenced Public Facilities Review.

The following site conditions are noted:

About 10 % of this 57-acre site (about 5.3 acres) has been confirmed as Resource Protection Area (RPA) per field verification with PASA #06-00186 for Davis Ford Middle School

About 17 % of this site (about 9.6 acres) is Environmental Resource (ER) based steep slopes adjacent to streams on the site.

About 30 % of this site (approximately 17 acres) contain slopes between 15 and 25%.

About 19 % of this site (approximately 11 acres) contain slopes greater than 25%.

This western half of this site is located in **Subwatershed # 416** which drains into Crooked Creek in the Occoquan River watershed.

According to the Prince William County Soil Survey (August 1989) the predominant soils mapped on this site are:

19C Eliok loam, 7 to 15 % slopes – This soil is very deep, strongly sloping and well drained. It is generally found on narrow ridges and side slopes and is mapped across the central portion of this site. Permeability is moderate throughout with a medium surface runoff and severe erosion hazard. This soil is considered suitable to building site development but may require strengthening for vehicular support due to insufficient strength and stability.

23E Gail sandy loam, 25 to 50 % slopes – This soil is very deep, steep to very steep and well drained. It is generally found on side slopes and is mapped along the steep drainage ways on this site. Permeability is moderate to rapid with a rapid surface runoff and severe erosion hazard. This soil is considered poorly suitable to building site development due to the steep slopes.

With regard to surface water drainage:

A SWM/BMP pond facility is proposed in the western portion of this site as shown on PFR plan. This area has been designated as RPA from recent field study (PASA #06-00186).

If this project is approved, the following mitigation measures should be required:

Protection of steep slopes (ER area) adjacent to streams on this site, primarily in the northern and western portions of the site.

Relocation of proposed SWM facility out of RPA.

Other measures such as retaining wooded slopes, replanting with native or mature landscape materials, etc.

Provide proffer to contribute \$75 per acre for monitoring programs purposes

Provide additional language to proffers conditions - See attached.

COMMENTS

1. Resource Protection Area (RPA) is present on this 57-acre site. RPA is mapped in the northern portion of the site and additional RPA has been added to the site in the western and northwestern portions of the site along perennial streams verified by PASA #06-00186 for Davis Ford Middle School. Approximately 5.3 acres of RPA is present on this site. No 100-year floodplain exists on this site.
2. A Perennial Flow Determination (#06-00185) and PASA (#06-00186) for Davis Ford Middle School was conducted for this site in August 2005. Three (3) distinct streams were identified as perennial with associated RPA. No wetlands were identified on this site. Crooked Creek perennial stream is located just offsite to the south of this site.
3. A large amount of this site contains steeply sloping areas. Approximately 9.5 acres of this steeply sloping area (> 25% slopes) is adjacent to onsite streams and considered as Environmental Resource (ER). This area should be protected from grading or disturbance. Some of the field areas, including most of the tennis court and basketball court area is in this ER area. The baseball field area appears to border this ER area and grading out of the field will affect the ER area.
4. Other onsite intermittent streams are present on this site in addition to the RPA perennial streams. By Comprehensive Plan (EN-5) standards, the intermittent stream approximately 17 acres and should be protected with a 50-foot conservation buffer.
5. The mapping of Threatened and Endangered Species for this site shows both medium and high quality small-whorled pogonia habitat are designated on the site. The high-quality habitat areas are significant in size (5 acres) and have not been formally studied to determine if the endangered plant species is present.
6. Storm water Management/BMP for this site is proposed to be a pond facility in the western portion of this site on PFD plan. This area has been designated as RPA and SWM is not permitted in this area. SWM/BMP facilities need to be reassessed.