

Notes on 95% Accotink Gravity Sewer Plan

<https://www.accotink.org/2024/AccotinkGravitySewer95percentPlans.pdf>

North of Saintsbury, the only problem area is from Tapawingo Drive to Nottoway Park. In Nottoway Park, the path is thru the garden plots, open field, and entrance road. Everything else north of Saintsbury is under roads.

AS DISTURBED AREAS, NOT TO BE CONSTRUCTED UPON, ARE FINAL GRADED, THEY SHALL BE PREPARED, LIME AND FERTILIZER APPLIED, SEEDED AND MULCHED. FOR THE AREAS OUTSIDE THE V.D.O.T. RIGHT-OF-WAY, THE SEED SHALL CONSIST OF A MIXTURE OF KENTUCKY 31 TALL FESCUE AND KENBLUE IN ACCORDANCE WITH DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES SPECIFICATIONS OR COUNTY APPROVED ALTERNATE SEED FOR AREAS LOCATED WITHIN THE V.D.O.T. RIGHT-OF-WAY, THE SEED MIXTURE SHALL BE IN CONFORMANCE WITH CURRENT V.D.O.T.

Is Kentucky 31 the best we can do? Are we introducing this into natural habitats? Sheet 158 says native mix. Sheet 5

TIME OF YEAR RESTRICTIONS

- THE CONTRACTOR SHALL LIMIT WORK ACTIVITIES IN THE FOLLOWING AREAS LISTED SOUTH TO NORTH:
 TREE CLEARING SHALL BE LIMITED TO OCCUR BETWEEN SEPTEMBER 15TH AND MARCH 15TH, SEE THE PROJECT'S NATIONWIDE PERMIT 58 FOR ANY OTHER RESTRICTIONS.

 FAIRFAX COUNTY PARK AUTHORITY – ACCOTINK STREAM VALLEY PARK:
 WORK SHALL TAKE PLACE BETWEEN AUGUST 1 AND MARCH 15.

 FCPA – NOTTOWAY PARK:
 WORK SHALL TAKE PLACE BETWEEN DECEMBER 1 AND MARCH 31.

 DEPAULS URBAN FARM (#2599 CHAIN BRIDGE RD):
 WORK SHALL TAKE PLACE BETWEEN JANUARY 1 AND FEBRUARY 28.

Tree clearing periods. Sheet 5

EXEMPT USES WITHIN THE RPA IN ACCORDANCE WITH CBPO §118-5:	
<input type="checkbox"/> MAINTENANCE (PER CBPO §118-5-1(a)) <input type="checkbox"/> PUBLIC ROADS (PER CBPO §118-5-2(a)) <input checked="" type="checkbox"/> PUBLIC UTILITIES e.g., SANITARY SEWER LINES, INCLUDING PUMP STATIONS (PER CBPO §118-5-2(b))	EXEMPT USES IN RPA REQUIRE CONFORMANCE WITH CONDITIONS IN CBPO §118-5. <input checked="" type="checkbox"/> NARRATIVE INCORPORATED IN (TO BE APPROVED WITH) THE PLAN. NARRATIVE ON SHEET(S) 142

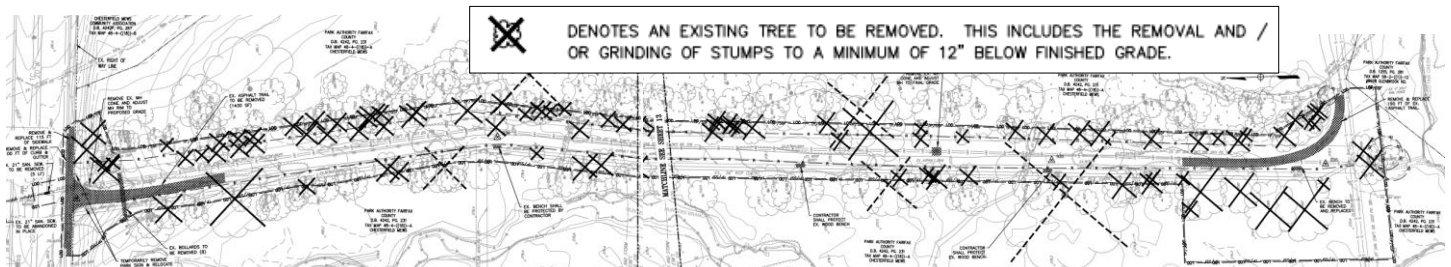
The project is RPA exempt, of course. [CBPO 118-5](#) Sheet 9

STORMWATER MANAGEMENT INFORMATION TABLE	<input checked="" type="checkbox"/> N/A. THIS PROJECT IS EXEMPT FROM SWMO PURSUANT TO SWMO §124-1-6.4
IS A COUNTY STORMWATER PERMIT (SWMO §124-2-2.A) REQUIRED? <input type="checkbox"/> YES (A CONSOLIDATED LAND DISTURBANCE AND STORMWATER PERMIT IS REQUIRED) <input type="checkbox"/> NO (ONLY A LAND DISTURBANCE PERMIT IS REQUIRED)	IS STATE VPDES CONSTRUCTION GENERAL PERMIT (9VAC25-880-70) COVERAGE REQUIRED? <input checked="" type="checkbox"/> YES (DISTURBANCE ≥ 1 ACRE OR PART OF "COMMON PLAN OF DEVELOPMENT OR SALE") <input type="checkbox"/> VPDES CGP COVERAGE ISSUED: DATE _____, VAR10 _____

Also exempt from Stormwater Management Ordinance. [SWMO 124-1-6.4](#) Sheet 9

WATER QUALITY COMPLIANCE	<input checked="" type="checkbox"/> NONE
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No water quality compliance? Sheet 9



Tree toll at Accotink Trail – 95 trees of 7” or more diameter. Only those in the staging area will be replaced. The size of the “X” corresponds with the spread of the tree. Sheets 12 & 13

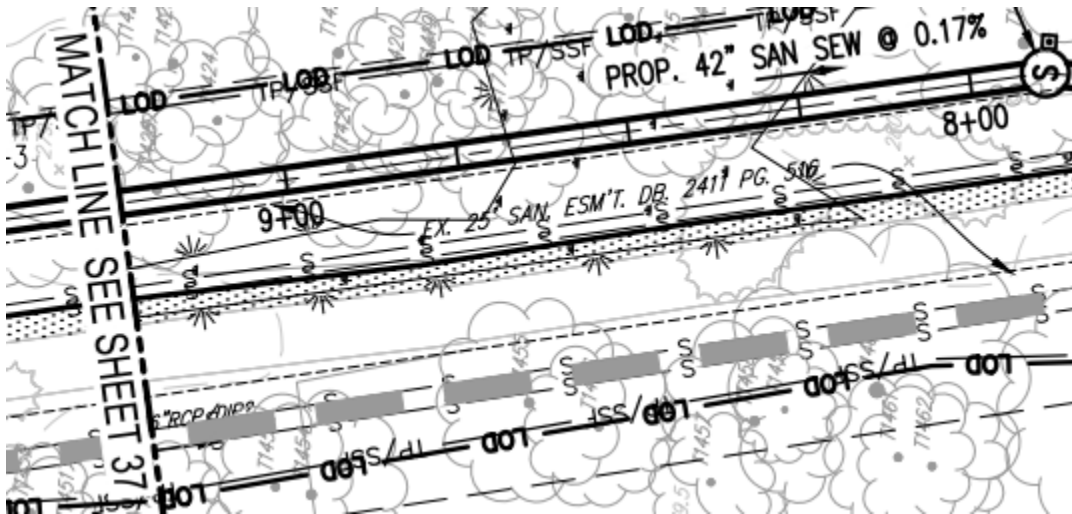
Plus or minus 300 trees X’d between Rt. 50 & Rt. 29. Sheets 14 - 17

Unclear how many trees will be X’d between Rt. 29 and Hermosa Drive. Plans not final? Sheet 18

About 95 trees X’d between Hermosa Drive and Saintsbury Drive. Sheets 19 - 21

About 16 trees X’d between Tapawingo Drive and Nottoway Park. Sheets 26 & 27

In Nottoway Park, 25 trees to be X’d. Sheet 27

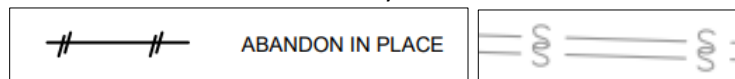


Vernal pool alongside Accotink Trail is shown as mapped wetland. Sheet 36

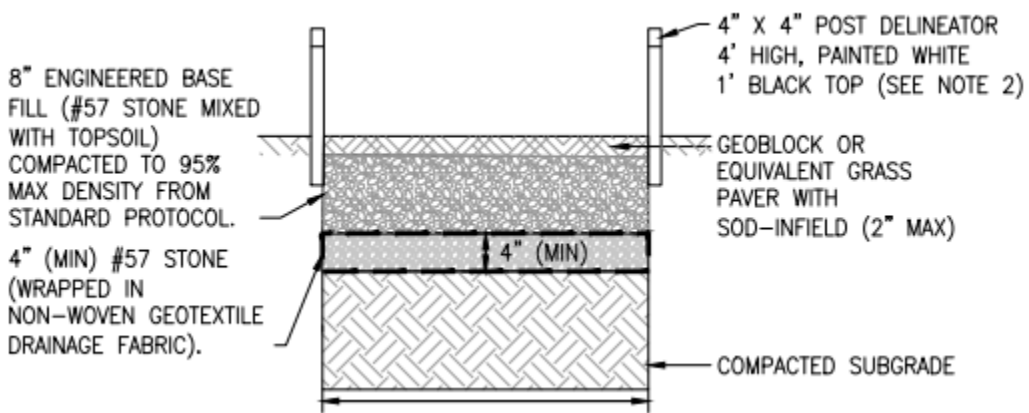
The project disturbs mapped wetlands. Sheets 36, 39, 41, 42, 43, 57, & 58



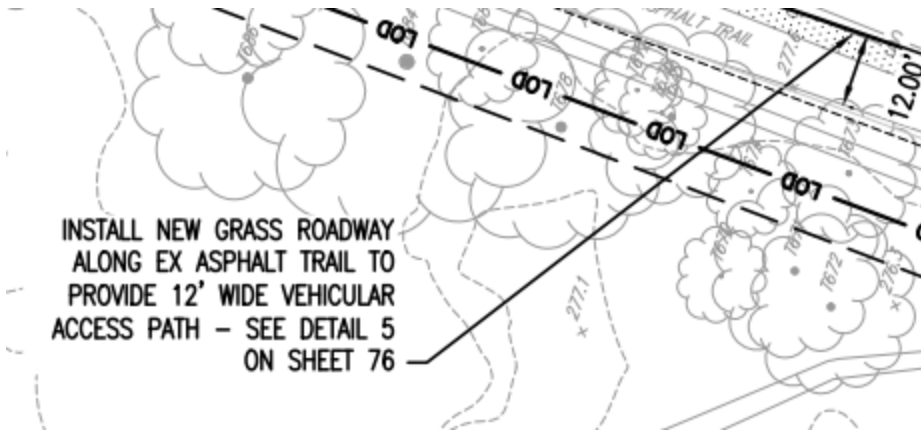
Does this refer only to the line beneath Rt. 50? If all the line south of Rt. 50 is also to be abandoned, why not replace it? Because it is easier to clear away more woods and wetlands? Sheet 68



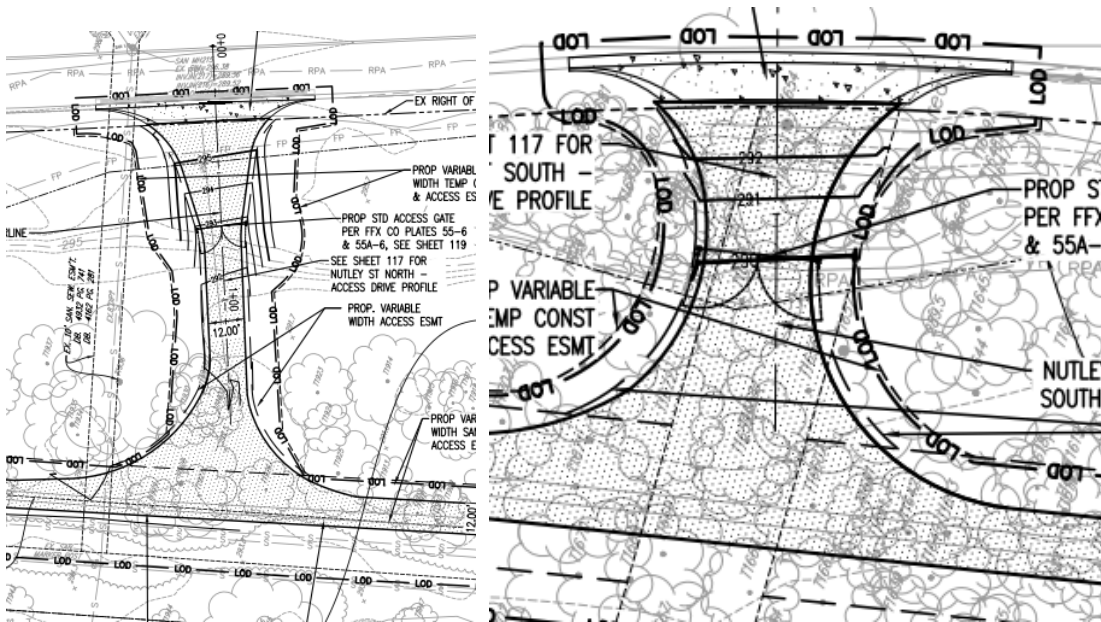
Are these two symbols equivalent? Sheet 12



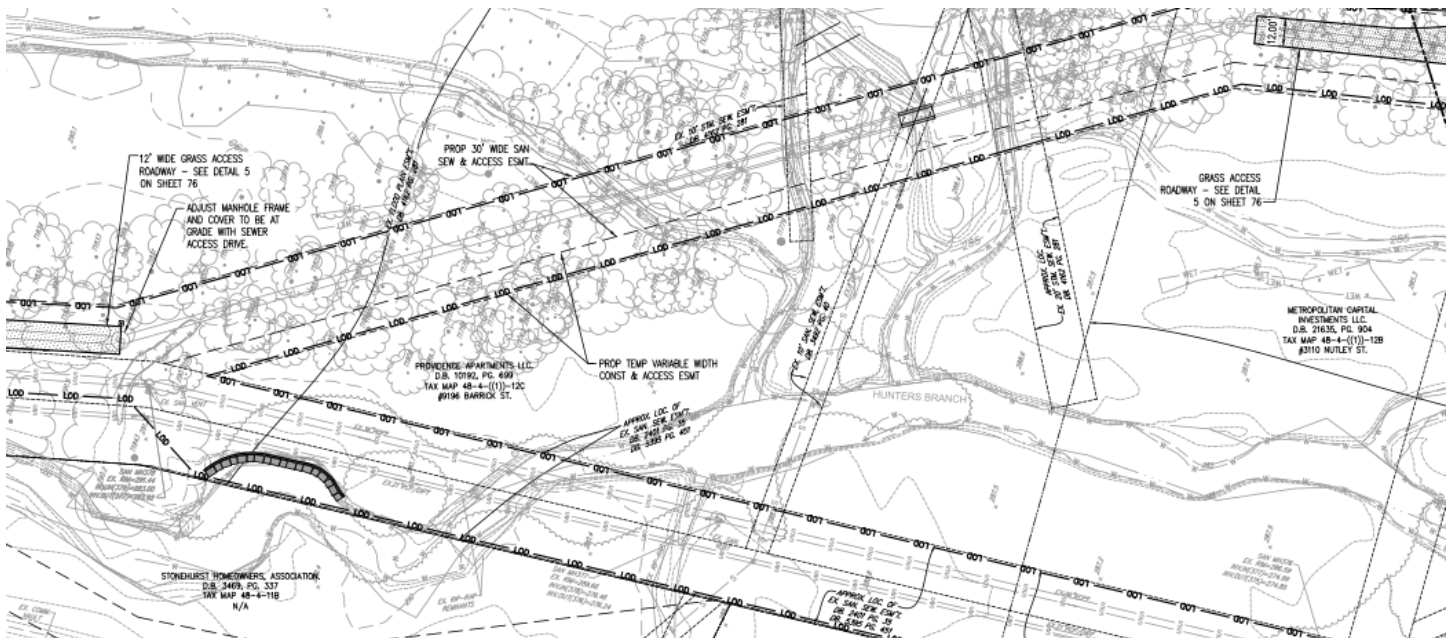
Are all the “grass” surfaces to be pavers on top of stone and geotextile? Sheet 76



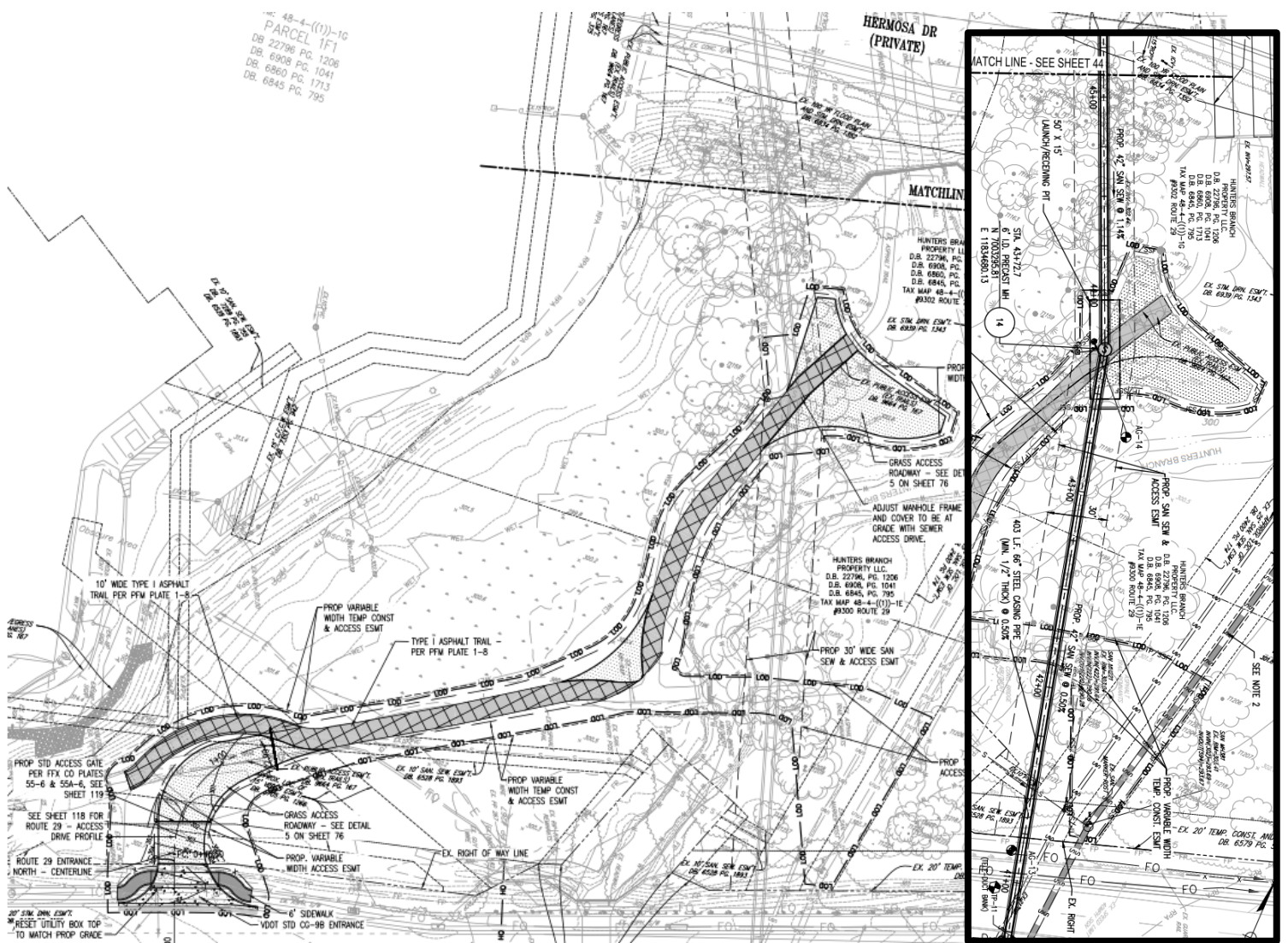
Is this 12' of grass in addition to the asphalt path south of Rt 50? Sheets 104 & 105



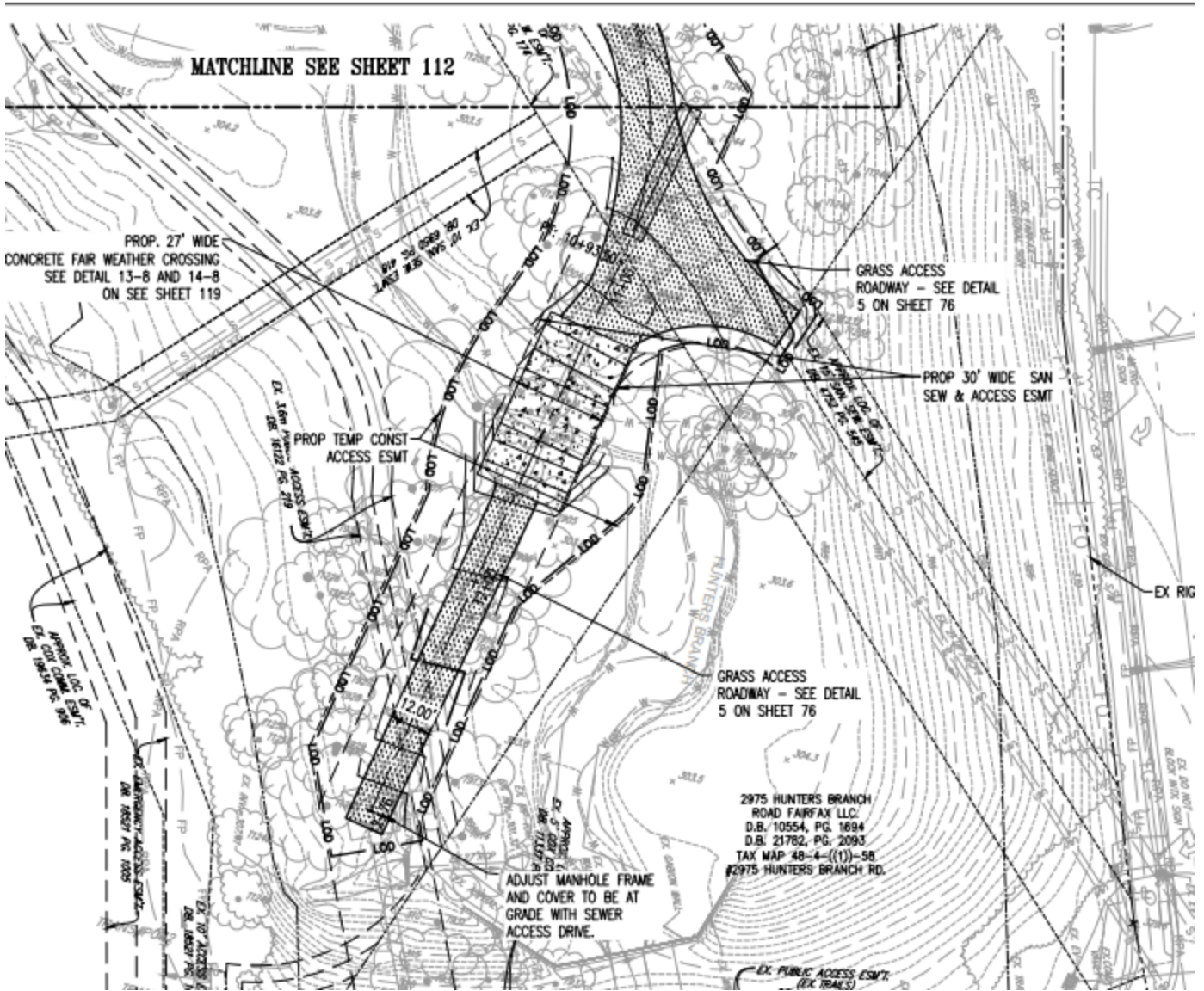
Two permanent access roads, plus 12' grass (mowed?) (not all the way?) between Rt 50 and Rt 29. Sheets 106 & 108



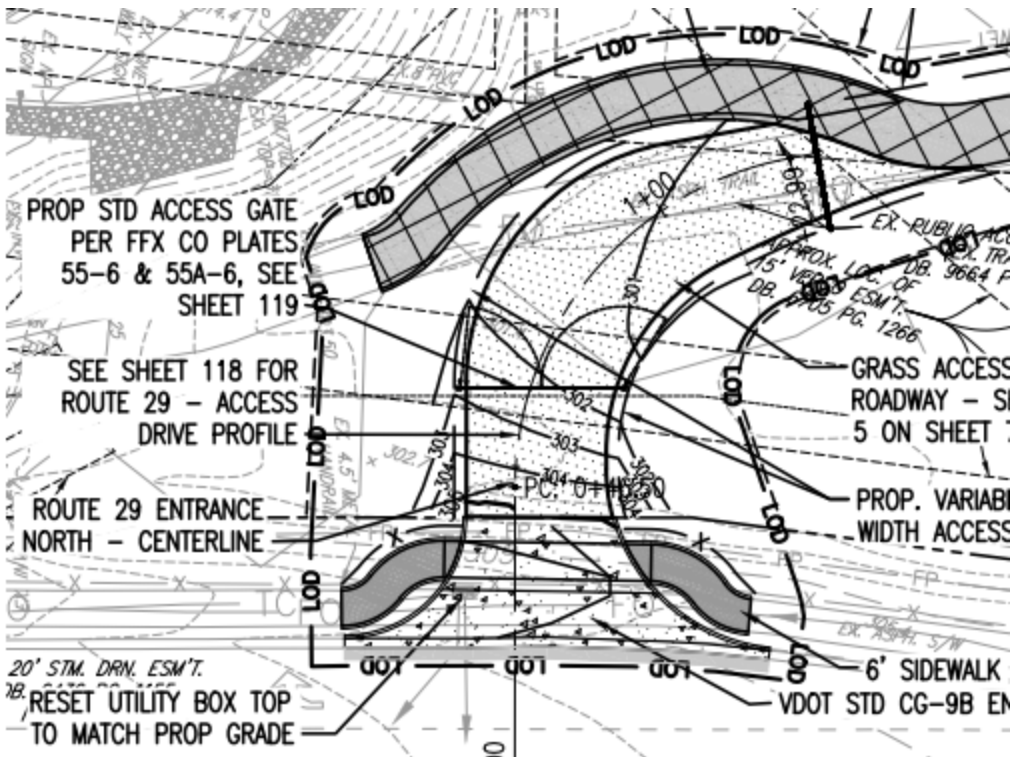
New "parallel" route diverges widely from existing sewer line – between Rt 50 & Rt 29. Sheets 106 & 107



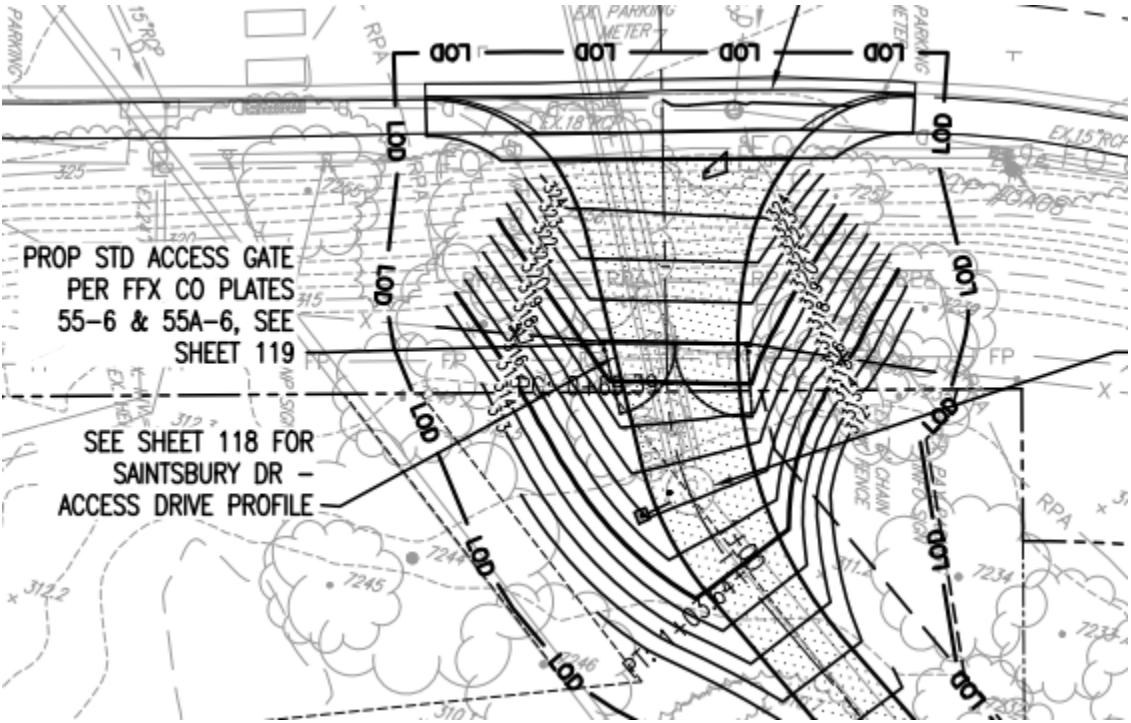
I can't see where the new sewer line goes between Rt 29 & Hermosa Dr. Or it does not have LOD marked. Sheet 110
 However, the new route is shown more clearly on the inset and also diverges widely from existing sewer line. Sheet 43



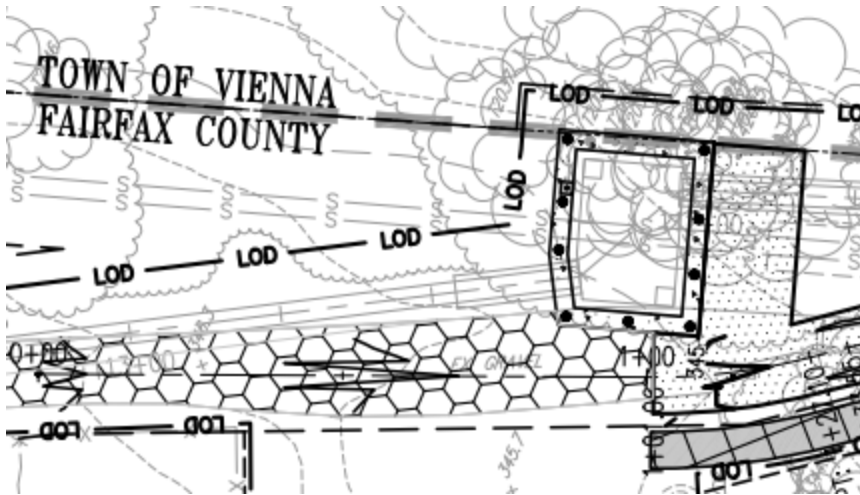
New "parallel" route diverges widely from existing sewer line – between Hermosa Drive and Saintsbury Drive. Sheet 111



New grass access road from Rt 29 toward Hermosa Drive. Sheet 110



Permanent grass access road from Sainsbury Dr., plus 12' grass (mowed?) to Hermosa Dr. Sheet 113



What is the honeycomb in Nottoway Park? Sheet 114

RPA Disturbance (SF) - Land Area 1	81,492.51
Area Deductions (SF)	
Roadway (Includes Clear Zone)	1,814.40
Sidewalks, Trails/Access Roads (Includes Clear Zone)	18,295.75
Streams, Wetlands, Vernal Pools	3,438.83
25' Sanitary Sewer Easement	30,595.27
Existing Easements	15,261.01
Total Area to be Restored (SF) - Land Area 1	12,087.25

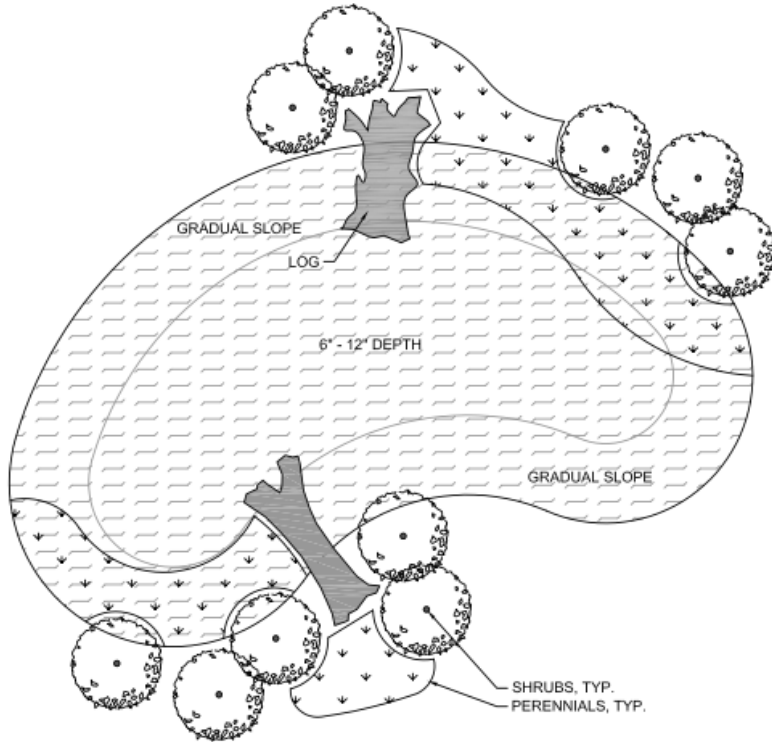
Only a fraction of the areas cleared will be restored. Sheet 158

FAIRFAX COUNTY PARK AUTHORITY TREE REPLACEMENT				
NOTTOWAY PARK				
Per FCPA	Calculation/Requirement	To Be Provided	RPA*	Supplemental
For trees outside the existing sanitary easement, removed trees to be replaced on a 2:1 basis. Species to be replaced in	Quantity of trees to be removed: 26 x 2 replacements = 52 trees to be provided.	50 Trees	-	<i>0 Trees (52 To Be Displaced)</i>
Stabilize soil with native seed mix.	<i>See E&S Control Plans for Seeding Information</i>			
ACCOTINK TRAIL				
Per FCPA	Calculation/Requirement	To Be Provided	RPA*	Supplemental
For trees outside the existing sanitary easement, removed trees to be replaced on a 2:1 basis. Species to be replaced in	Quantity of trees to be removed: 95 x 2 replacements = 190 trees to be provided.	190 Trees	<i>36 Trees</i>	<i>28 Trees (126 To Be Displaced)</i>
Stabilize soil with native seed mix.	<i>See E&S Control Plans for Seeding Information</i>			
<i>*Note: Plantings provided through RPA requirements</i>				

Replanting scheme details. Sheet – 158

- What does “Supplemental” column mean?
- How is it possible to replace all 95 trees at Accotink Trail when only the staging area will be replanted? Sheet 162
- The replanting sheet for Nottoway Park says “No plantings provided”. Sheet 177

NOTE: VERNAL POOL LOCATIONS TO BE DETERMINED



VERNAL POOL BASIS OF DESIGN:

PROPOSED SITE SELECTION

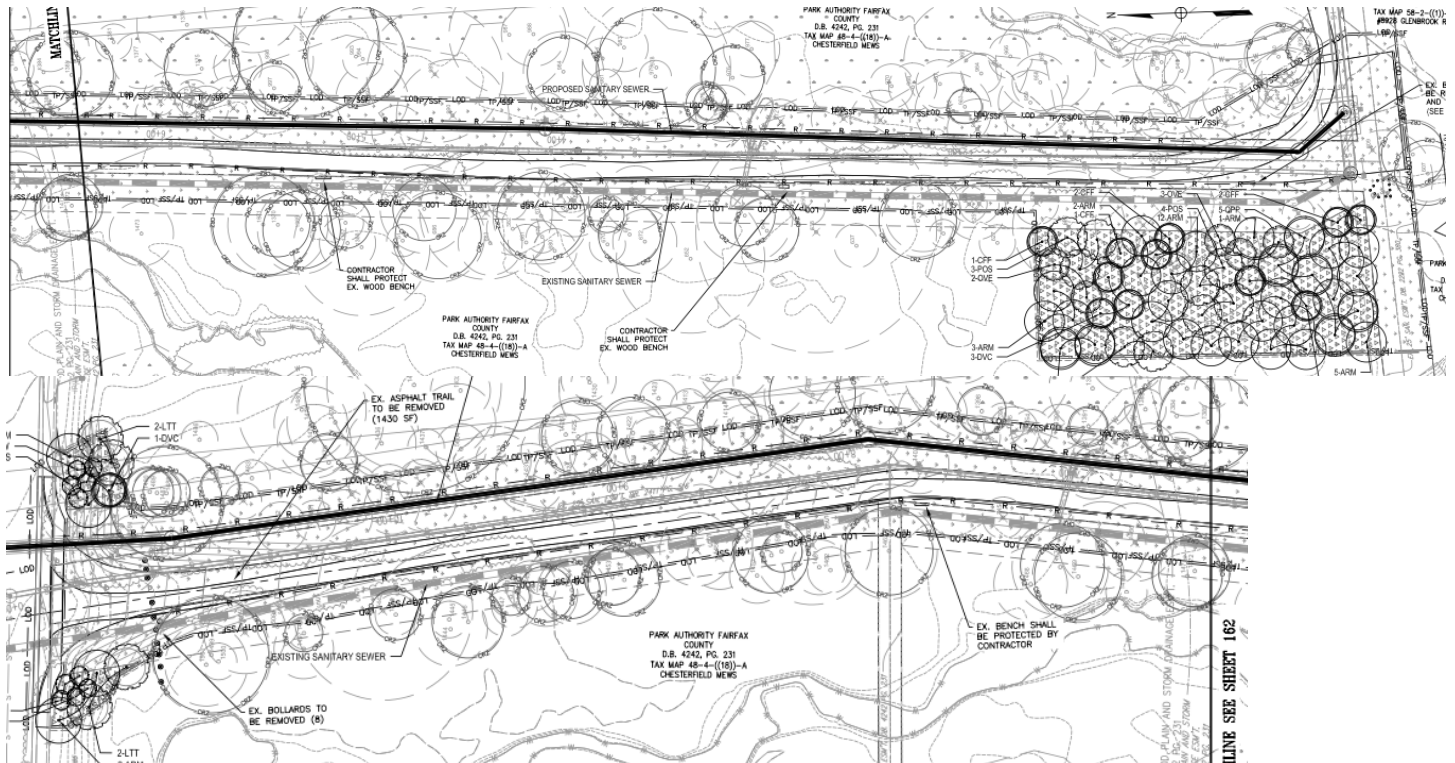
1. SITE SOIL PROFILE SHOULD BE CLAY OR SILT LOAM, FREE FROM CONSTRUCTION DEBRIS, TO ENSURE AN IMPERMEABLE POOL BASE. ALTERNATIVELY, A SYNTHETIC LINER MAY BE USED (UP TO 30 FEET BY 40 FEET; 1,200 SF).
2. SITE LOCATIONS NEAR EXISTING WETLANDS ARE PREFERRED, BUT NOT WITHIN EXISTING WETLANDS.
3. SITE SHOULD BE FLAT, NOT TO EXCEED 3% SLOPE.
4. PART SUN SITE CONDITIONS ARE PREFERABLE.

VERNAL POOL DESIGN

1. POOLS SHOULD BE IRREGULAR IN SHAPE.
2. POOL DEPTH SHOULD BE 6 INCHES TO 12 INCHES.
3. POOLS SHOULD HAVE GRADUAL SLOPES LEADING UP TO THE POOL'S EDGE.
4. SEED AND MULCH THE EXPOSED SOIL ABOVE THE ELEVATION OF THE WATER LEVEL.
5. PLACE BRANCHES AND LOGS IN AND ALONG THE SHORE. PLANTS ARE NOT REQUIRED, AS AQUATIC PLANTS WILL NATURALLY TAKE ROOT SHORTLY AFTER CONSTRUCTION. HOWEVER, INITIAL PLANTINGS SHALL BE PROVIDED IN THE FOLLOWING QUANTITIES PER 1,000 SQUARE FEET:
 - 6.1. SHRUBS: 10
 - 6.2. PERENNIALS: 250 SF
7. PLANT IN CLUSTERS OF 3-5 PLANTING UNITS, MIN.

5 VERNAL POOL

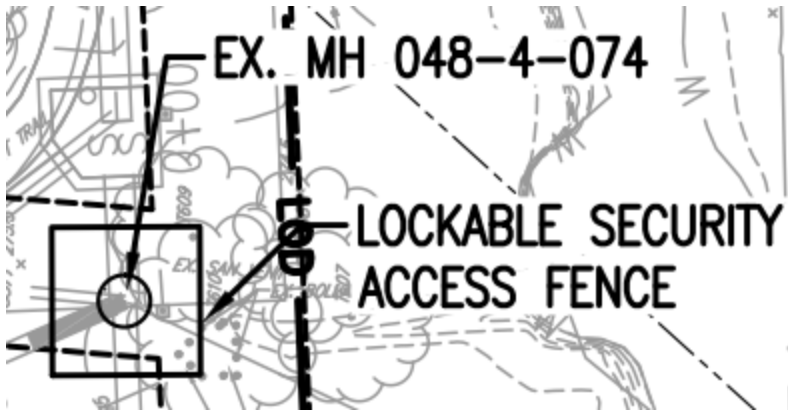
Vernal pools replacements are planned, but locations are to be determined. Sheet 160



Along Accotink Trail, strip to be cleared and reseeded (but no replacement trees) is 50' wide. Staging area and entrance from Rt. 50 will be replanted with trees & shrubs. Sheets 162 & 163

NOTE: NO PLANTINGS PROVIDED ON THIS SHEET.

Note on areas between Nutley St. and Nottoway Park. Why? Sheets 176 & 177



Two permanent fenced off areas along Accotink Trail. Sheet 196