



STAFFORD COUNTY CHESAPEAKE BAY BOARD
DECEMBER 16, 2024 MEETING PACKAGE



STAFFORD COUNTY CHESAPEAKE BAY BOARD

Agenda

Monday, December 16, 2024, at 6:00 pm

Board Chambers of the George L. Gordon, Jr. Government Center

- A. Call to Order
- B. Roll Call of Members
- C. Determination of a Quorum
- D. Election of Officers
 - Election of Chairman
 - Election of Vice-Chairman
- E. Approval of Meeting Minutes – November 18, 2024
- F. New Business

Public Hearing: Request for Extension for AP23155272 – A Chesapeake Bay Special Exception Application (Resolution CBB24-01) for Matan Crossroads LLC, applicant, requesting a special exception under Sec. 27B-14 of the Stafford County Chesapeake Bay Preservation Area Ordinance (Chapter 27B) from the requirements of Sec. 27B-7 "Development Conditions" in order to construct a second private entrance to the project site which will cross a perennial stream and impact a portion of the Chesapeake Bay Resource Protection Area (CRPA) buffer located on Tax Map Parcel 46-4.

- G. Old Business
- H. Chairman's Report
- I. Staff Report
- J. Adjournment

ROLL CALL



STAFFORD COUNTY CHESAPEAKE BAY BOARD

Roll Call

Monday, December 16, 2024 at 6:00 pm
Board Chambers of the George L. Gordon, Jr. Government
Center

CTO: _____ p.m.

<u>Members:</u>	Present	Absent
Sue Henderson	_____	_____
Mary Rust	_____	_____
Benjamin Rudasill	_____	_____
Anthony Pineau	_____	_____
Dan Adams	_____	_____
Robert Hayden	_____	_____
Zachary Harrison	_____	_____

<u>Staff:</u>	Present
Joe Fiorello	_____
Emily Torrey	_____
Vicki Sowers	_____
_____	_____
_____	_____
_____	_____
_____	_____

Adjourn: _____ p.m.

CHESAPEAKE BAY BOARD
NOVEMBER 18, 2024 MEETING MINUTES



STAFFORD COUNTY CHESAPEAKE BAY BOARD

Meeting Minutes

Monday, November 18, 2024, at 6:00 p.m.

Board Chambers | George L. Gordon Government Center

A. Call to Order

The meeting was called to order at 6:00 p.m. by Sue Henderson.

B. Roll Call

Members Present: Sue Henderson (Chair), Mary Rust (Vice-Chair), Anthony Pineau, Benjamin Rudasill, and Robert Hayden

Members Absent: Dan Adams, Zachary Martinez

Staff Present: Emily Torrey, Assistant Director of Environmental Programs; Joe Fiorello, Environmental Planner; and Vicki Sowers, Administrative Manager

Guests: Jeff Harvey and Shane Giglio, Legacy Engineering

C. Determination of a Quorum

Joe Fiorello conducted a roll call and confirmed a quorum with 5 of the 7 members present

D. Approval of Meeting Minutes

Anthony Pineau made a motion to approve the June 17, 2024, Chesapeake Bay Board minutes.

Mary Rust seconded. The motion was unanimously approved 5-0 with 2 absent.

E. New Business

Public Hearing: AP24155970 – A Chesapeake Bay Special Exception Application (Resolution CBB24-05) for Mr. Victor Mbulu, applicant, requesting a special exception under Sec. 27B-14 of the Stafford County Chesapeake Bay Preservation Area Ordinance (Chapter 27B) from the requirements of Sec. 27B-7 "Development Conditions" to construct " to construct an access aisle to the proposed tractor-trailer repair garage within a portion of the Chesapeake Bay Resource Protection Area (CRPA) buffer located along Claiborne Run on Tax Map Parcel 54-68B.

The Chesapeake Bay Board meeting on November 18, 2024, focused on the CBB24-05 resolution for application AP24155970, concerning Victor Mbulu's tractor-trailer maintenance shop. The proposal involves permanently impacting 10,309 sq. ft. and temporarily impacting 2,470 sq. ft. of land. The board discussed the mitigation measures, including a stormwater treatment device and re-vegetation. Concerns were raised about the project's impact on water quality and the proximity to Claiborne Run. The board unanimously denied the special exception application due to the significant encroachment on wetlands. The meeting also covered the need for in-lieu fee recommendations and the number of Chesapeake Bay applications.

Introduction to New Business: Chesapeake Bay Board Hearing

- Joe Fiorello introduces the new business, focusing on the Chesapeake Bay Board hearing for application number AP 24 155970.
- The application involves a tractor trailer maintenance and repair shop requesting to impact 10,309 square feet of land and 2,470 square feet temporarily.
- Joe Fiorello reads the requirements for granting a special exception, emphasizing the need for the request to be consistent with the chapter's purpose and not detrimental to public welfare.
- The board must provide a written decision if the special exception is denied, including the rationale.

Details of the Tractor Trailer Maintenance and Repair Shop Application

- Joe Fiorello summarizes the request, including the permanent and temporary impacts on the land and CRPA.
- The proposed mitigation includes a stormwater hydro dynamic manufactured treatment device (MTD) and re-vegetation according to riparian buffers.
- The tax map number is 54-68B, and the property is located in the George Washington election district.
- The property is currently vacant land, bisected by Claiborne Run, and was replanted after a boundary line adjustment in May 2021.

Staff Observations and Presentation by Jeff Harvey

- Jeff Harvey provides background on the property, noting it is zoned M1 light industrial and has been zoned industrial since at least 1978.
- The applicant, Mr. Victor Mbulu, wants to move his existing business to this location, dealing with long-haul tractor trailer trucking operations.
- The site is bisected by Claiborne Run, and there is an existing crossover on Cool Springs Road opposite Eagles Lodge.
- The site plan proposes nine parking spaces for tractors and trailers, a 1,200-square-foot office and maintenance building, and a widened entrance to accommodate turning movements.

Discussion on Site Layout and Mitigation Efforts

- Jeff Harvey explains the challenges in optimizing the site layout to minimize impacts to the RPA while allowing for tractor trailer access and parking.
- The proposed layout includes curb and gutter construction around the perimeter of the site to reduce clearing areas and maintenance issues.
- The MTD is a DEQ-certified best management practice to mitigate water quality impacts, with a 20% reduction in phosphorus.
- The applicant requests a three-year approval period for the site plan, pending completion of the building design and construction.

Board Members' Questions and Concerns

- Sue Henderson questions the timing of the wetland delineation and whether it was a new designation or part of the application process.
- Joe Fiorello clarifies that a new wetland delineation was conducted in January 2024 to establish the current CRP A buffer location.
- Mary Rust inquires about a reassessment done in 2021, and Emily Torrey explains the significance of the boundary line adjustment.

- Robert Hayden expresses concerns about the encroachment on wetlands and the proximity to Claiborne Run, emphasizing the board's responsibility to uphold wetland protections.

Final Discussion and Motion to Deny Special Exception

- Mary Rust and other board members discuss the self-imposed nature of the encroachment and the criteria for exemptions.
- Jeff Harvey reiterates the client's expectation to use the property without encroaching on the RPA, highlighting the challenges in designing the site.
- The board discusses the mitigation efforts, including the MTD and plantings, and whether they are sufficient to compensate for the impacts.
- Robert Hayden makes a motion to deny the special exception application, citing the board's responsibility to protect wetlands and the significant encroachment.

Conclusion and Next Steps

- The motion by Robert Hayden to approve the denial of the special exception application is seconded by Mary Rust and approved unanimously (5-0 with 2 absent).
- Sue Henderson thanks Jeff Harvey and the applicant for their presentation and confirms the denial of the application.

F. Old Business

- The meeting moves on to old business, including a briefing on in-lieu fees by Robert Hayden.
- Robert Hayden reports on his efforts to engage with county officials and the need for recommendations to the Board of Supervisors for utilizing in-lieu funds.

Discussion on In-Lieu Fees and Future Meetings

- The board discusses the possibility of utilizing in-lieu funds for projects, including potential recommendations to the Board of Supervisors.
- Emily Torrey offers to assist with GIS layers and project identification for potential in-lieu fund projects.

- The board agrees to revisit the topic in January, with Robert Hayden providing recommendations based on input from Parks and Recreation and other stakeholders.

G. Chairman's Report

None

H. Staff Report

Joe Fiorello reported on 2 items:

- Special exception resolution, CBB2401, which was the special exception for Crossroads Industrial, which requested a second entrance into their site off of Route 1. He said they are asking for an extension to August 1, 2026, so that will be coming before the board in December.
- He will be sending an email to members whose appointments will be expiring on December 31, 2024. Members need to respond to let County Admin know if they are still interested in remaining on the Board for re-appointment.

Sue Henderson reminded the Board that the January meeting is scheduled on Martin Luther King Day so the date will need to be looked at and possibly changed.

I. Adjournment

With no further business to discuss, Mr. Rudasill made a motion to adjourn. The motion was seconded by Mr. Pineau. The Chesapeake Bay Board meeting adjourned at 7:26 p.m.

Action Items

- Robert Hayden to engage with Parks and Recreation and Widewater State Park to identify potential projects for utilizing the in-lieu fees and report back to the board at the next meeting.
- Staff to provide a report on the total number of Chesapeake Bay-related applications received and processed, including both special exceptions and administrative approvals, for the next board meeting.

NEW BUISNESS:

**PERMIT EXTENSION REQUEST
FOR**

MATAN CROSSROADS LLC

CRPA CROSSING SPECIAL EXCEPTION

STAFF REPORT AND APPLICATION

CHEAPEAKE BAY BOARD
COUNTY OF STAFFORD
STAFFORD, VIRGINIA

SPECIAL EXCEPTION RESOLUTION

At a regular meeting of the Stafford County Chesapeake Bay Board held in the Board of Supervisors Chambers, Stafford County Administration Center, Stafford, Virginia, on the 22th day of January, 2024:

<u>MEMBERS:</u>	<u>VOTE:</u>
Sue Henderson	Yes
Mary Rust	Yes
Anthony Pineau	Yes
Benjamin Rudasill	Yes
Dan Adams	Yes
Robert Hayden	Absent
Zachary Martinez	Absent

On the motion of _Anthony Pineau_, seconded by _Mary Rust_, which carried by a vote of _5_ to _0_, the following was adopted:

A RESOLUTION WHICH APPROVES AN APPLICATION FOR A SPECIAL EXCEPTION PURSUANT COUNTY CODE SECTION 27B-14 ENTITLED "SPECIAL EXCEPTIONS" TO ALLOW DISTURBANCE OF A CRITICAL RESOURCE PROTECTION AREA (CRPA) ON TAX MAP PARCEL 46-4, FALMOUTH ELECTION DISTRICT

WHEREAS, the Stafford County Chesapeake Bay Board received application 23155272 from Matan Crossroads LLC to allow a 0.48-acre (20,834 square foot) crossing encroachment of a CRPA to construct a second entrance to Matan Crossroads, LLC project site.; and

WHEREAS, the Stafford County Chesapeake Bay Board has authority under County Code Section 27B-14 to issue an exception for land disturbance activities in a CRPA; and

WHEREAS, Matan Crossroads, LLC has applied for an exception to County Code Section 27B-7, entitled "Development conditions"; and

WHEREAS, the Stafford County Chesapeake Bay Board has given proper notice of a public hearing as required by the Code of Virginia (1950), as amended, and the Stafford County Code; and

WHEREAS, the Stafford County Chesapeake Bay Board after due consideration of the facts of the application and testimony at the public hearing finds the following;

- (1) Granting the special exception will not confer upon the applicant(s) any special privileges denied by this chapter to other property owners who are subject to its provisions and who are similarly situated;
- (2) The special exception request is not based on any conditions or circumstances that are self-created or self-imposed, nor does the request arise from conditions or circumstances either permitted or nonconforming that are related to adjacent parcels;
- (3) The special exception request is the minimum necessary to afford relief;

- (4) The special exception request will be consistent with the purpose and intent of this chapter, not injurious to the neighborhood or otherwise detrimental to the public welfare, and is not of substantial detriment to water quality; and
- (5) Reasonable and appropriate conditions can be imposed which will prevent the special exception request from causing a degradation of water quality; and

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Chesapeake Bay Board on this the 22th day of January, 2024, that exceptions to County Code Section 27B-7, entitled "Development conditions" pursuant to application 23155272 be and it hereby is approved with the following conditions:

- 1. The limits of the CRPA buffer encroachments shall be as shown on Appendix B – CRPA Encroachment Plan exhibit submitted with the Special Exception Application, Attachment 7 of the Staff Report dated January 22, 2024.
- 2. Mitigation for the encroachment into the CRPA must be consistent with the plantings proposed in the Special Exception Request.
- 3. A Land Disturbance Permit will be required if land disturbance is greater than 2,500 sq. ft.
- 4. A building permit will be required for the construction of the second RPA crossing no greater than 0.48-acre (20,834-sq. ft.) of impact to the CRPA located on site.
- 5. A wetlands permit will need to be obtained or amended to include the second perennial stream crossing with proof of mitigation compensation
- 6. Should design plans change, the applicant is required to contact Stafford County Environmental Staff.
- 7. The applicant shall contact Stafford County Environmental Planner for a post construction and vegetation planting site inspection. Thereafter, applicant is to contact Staff to conduct an annual site visit for 2 years. This monitoring is to verify the vegetation is still present and healthy.
- 8. The applicant is to ensure the required plantings survive and are in good health in perpetuity. If any of the plantings die they are to be replaced in kind.
- 9. This resolution, CBB-24-01 for the construction of a second entrance into the Matan Crossroads project site on Tax Map Parcel 46-4 is valid for 1 year and will expire January 22, 2025.



Sue Henderson

Chesapeake Bay Board Chairman



December 16, 2024

MEMORANDUM TO: Stafford County Chesapeake Bay Board

FROM: Joseph Fiorello
 Environmental Planner

SUBJECT: **AP# 23155272; Special Exception Application; CBB24-01;
 Matan Crossroads, LLC RPA Crossing**

ATTACHMENTS:

1. Vicinity Map
2. 2018 Pictometry
3. Historical 2011 Aerial Imagery
4. Adjacent Property Owners Notification
5. Chesapeake Bay Compliance Plan Approval Letter
6. January 2022 WQIA Approval
7. Application
8. Proposed Resolutions

ISSUE:

The proposed project aims to revise an approved major site plan for the Crossroads Industrial Park, also known as the Potomac Creek Commerce Center (AP#21154163). The revision proposes an additional (2nd) driveway connection from US Route 1 to the development, passing through resource protection area (RPA). The proposed 2nd driveway will result in an additional 0.48 acres of impact on the RPA beyond the previously administratively approved/exempt impacts.

BACKGROUND:

The property is located on Tax Map Parcel 46-4 within the Falmouth Election District. In July of 2004 a Generalized Development Plan (GDP) and rezoning was approved for the site (Appendix D of the Application (Attachment 7)). At that time the stream channel involved in the second proposed private driveway crossing was not passing through an RPA buffer. It was not until 2003



to 2005 that VDOT widened Richmond Highway and in the process relocated the stream from the east side of the Richmond Highway right-of-way to the west side. At that time, it could not be determined if the stream would revert to perennial flow after the relocation of the channel. A MWQIA was also approved by Planning and Zoning on September 23, 2011 which does show an RPA located at the second crossing which indicates the stream did take on perennial flow conditions after the relocation and therefore qualified for the RPA buffer designation. (Appendix E of the Application (Attachment 7)).

As a result, the relocation of the stream channel created a situation that had not been anticipated when the GDP was developed and approved. The applicant understands that environmental responsibilities need to be address in the plan development stage despite the proposed design of the GDP but wanted to point out this issue and to emphasize that the situation is not self-imposed. The MWQIA discusses this matter in greater detail (Attachment 7 of the Staffing Report).

A major site plan for Crossroads Industrial Park, also known as Potomac Creek Commerce Center (AP#21154163) was approved on March 1st, 2023. The approved site plan included RPA impacts for the improvement of public roads and appurtenant structures, construction and installation of utilities, minor grading activities for a stormwater management facility, and a single private driveway crossing constructed in the same location as an existing crossing. All RPA impacts proposed within the approved site plan were exempt or administratively approvable per Chapter 27B of the Stafford County Code. The following table summarizes the RPA impacts shown in the approved plan:

RPA Impacts (Acre)	Type of Impact	MWQIA Analysis Result
1.41	Road and frontage improvements to US Route 1	Exempt per 27B-12 of Stafford County Code
0.32	Private Driveway Crossing (using an existing crossing)	Administratively Approved per 27B-7(4) of Stafford County Code
0.05	Minor outfall grading activities for stormwater management facilities	Administratively Approved per 27B-7(5) of Stafford County Code
0.19	Sanitary Sewer Crossing of Potomac Creek	Exempt per 27B-12 of Stafford County Code

This special exception application proposes a revision to the approved major site plan and includes an additional private driveway crossing of the RPA resulting in additional RPA impacts. The proposed second crossing and RPA impacts are shown in the RPA Encroachment Plan



(Appendix B of the Special Exception Application (Attachment 7 of the Staffing Report) submitted by Bowman Consulting Group, Ltd.).

Private roads and driveways are not exempt under section 27B-11 of Stafford County Code, therefore the applicant must comply with the provisions of chapter 27B. Private driveway crossings may be constructed in or across RPAs if each of the following conditions of 27B-7(4) are met:

- a. The administrator makes a finding that there are no reasonable alternatives to aligning the road or drive in or across the RPA;
- b. The alignment and design of the road or driveway are optimized, consistent with other applicable requirements, to minimize encroachment in the RPA and minimize adverse effects on water quality;
- c. The design and construction of the road or driveway satisfy all applicable criteria of this chapter; and
- d. The administrator reviews the plan for the road or driveway proposed in or across the RPA in coordination with the plan of development requirements as required under section 27B-9 of this chapter or in accordance with the subdivision ordinance.

PROPOSED CRPA IMPACTS and MITIGATION:

The proposed additional driveway will result in an additional 0.48 acres of impact to the RPA beyond the previously administratively approved impacts. RPA impacts will be mitigated through the installation of a bioretention basin BMP, which will provide a higher level of pollutant removal onsite than the existing 0.48 acres of RPA proposed for impact due to the second crossing. There will be a planting area within the immediate area of the second proposed crossing which meets the requirements of the Riparian Buffers Modification and Mitigation Manual. It includes planting 13 canopy trees, 26 understory trees, and 39 shrubs within 0.113 acres of RPA along the slopes of the proposed additional crossing (see Appendix B of the Special Exception Application). Thirdly, additional plantings will be provided within an already densely vegetated RPA buffer along Richmond Highway to satisfy street buffer requirements of the Planning and Zoning Landscaping Plan.



RPA Impacts (Acre)	Type of Impact	MWQIA Analysis Result
1.41	Road and frontage improvements to US Route 1	Exempt per 27B-12 of Stafford County Code
0.32	Private Driveway Crossing (using an existing crossing)	Administratively Approved per 27B-7(4) of Stafford County Code
0.05	Minor outfall grading activities for stormwater management facilities	Administratively Approved per 27B-7(5) of Stafford County Code
0.19	Sanitary Sewer Crossing of Potomac Creek	Exempt per 27B-12 of Stafford County Code
0.48	Additional Private Driveway Crossing (Proposed Revision)	NOT administratively approvable per 27B-7(4) of Stafford County Code

ROLE OF THE BOARD:

The board may decide to grant, grant in modified form, or deny a Special Exception application. A decision requires a weighing and balancing of all beneficial and detrimental factors relevant to a proposal, leading to a permit decision that reflects the outcome of that balancing process, known as a public interest review. The local Chesapeake Bay Board has the power to modify an application so that the approved permit meets the purpose of the Chesapeake Bay Act. In making this determination, the local Chesapeake Bay Board must:

1. Review the request for a special exception and the water quality impact assessment;
2. Hear the testimony of any person in support of or in opposition to the permit;
3. Find that granting the special exception will not confer upon the applicant's any special privileges denied by this chapter to other property owners who are subject to its provisions and who are similarly situated;
4. Find that the special exception request is not based on any conditions or circumstances that are self-created or self-imposed, nor does the request arise from conditions or circumstances either permitted or nonconforming that are related to adjacent parcels;
5. Find that the special exception request is the minimum necessary to afford relief;
6. Find that the special exception request will be consistent with the purpose and intent of this chapter, not injurious to the neighborhood or otherwise detrimental to the public welfare, and is not of substantial detriment to water quality; and
7. Find that reasonable and appropriate conditions are imposed which will prevent the special exception request from causing a degradation of water quality.

If any the criteria above are not met, the board shall deny the application.



ALTERNATIVES:

The following alternatives are available to the Board:

1. Adopt proposed Resolution CBB23-1 which approves the request for a second crossing
2. Adopt proposed Resolution CBB23-2 which denies the request.
3. Revise and adopt proposed Resolution CBB23-1
4. Take no action at this time and differ the application to the next meeting. (Applicant must be present for action to be taken by the Board)

STAFF FINDINGS

The proposed second driveway does not qualify for an administrative waiver because:

- 27B-7 (4) a. There are no reasonable alternatives to aligning the road or drive without impacting the RPA;
- 27B-11(A) The Administrator may permit the continued use, but not the expansion, of any structure in existence on May 21, 1991. The first and currently approved driveway crossing of the RPA was in existence and relief was afforded the applicant to develop the entrance as part of a plan development process and administrative waiver. Because relief was afforded for the first crossing, the second proposed crossing was considered an expansion which culminated in additional RPA impacts which could not be administratively approved.
- The proposed Bioretention Basin BMP mitigation for the additional 0.48 acres of RPA encroachment is in accordance with Chapter 27B of Stafford County Code in that it provides a slightly better pollutant removal rate than the proposed 0.48-acre impact of RPA and will serve the same drainage area (Please see the MWQIA of the Application (Attachment 7).
- The proposed replanting of 4,936 square feet of RPA at the location of the proposed second crossing is an additional effort to mitigate RPA impacts and improve water quality beyond that of the BMP. This planting area and planting rates are in accordance with Appendix D of the Riparian Buffers Modification and Mitigation Manual by planting at the rate of one canopy tree, 2 understory trees, and three shrubs for every 400 square feet.
 - The Riparian Buffers Modification and Mitigation Manual Provides the following Vegetation Replacement Standards for RPA impacts greater than ¼ acre and less than 1 acre:
 - Plant at the same rate as for ¼ acre or less.
 - For every 400 square-foot unit (20'x20') or fraction thereof plant:
 - one (1) canopy tree @ 1½" - 2" caliper or large evergreen @ 6'



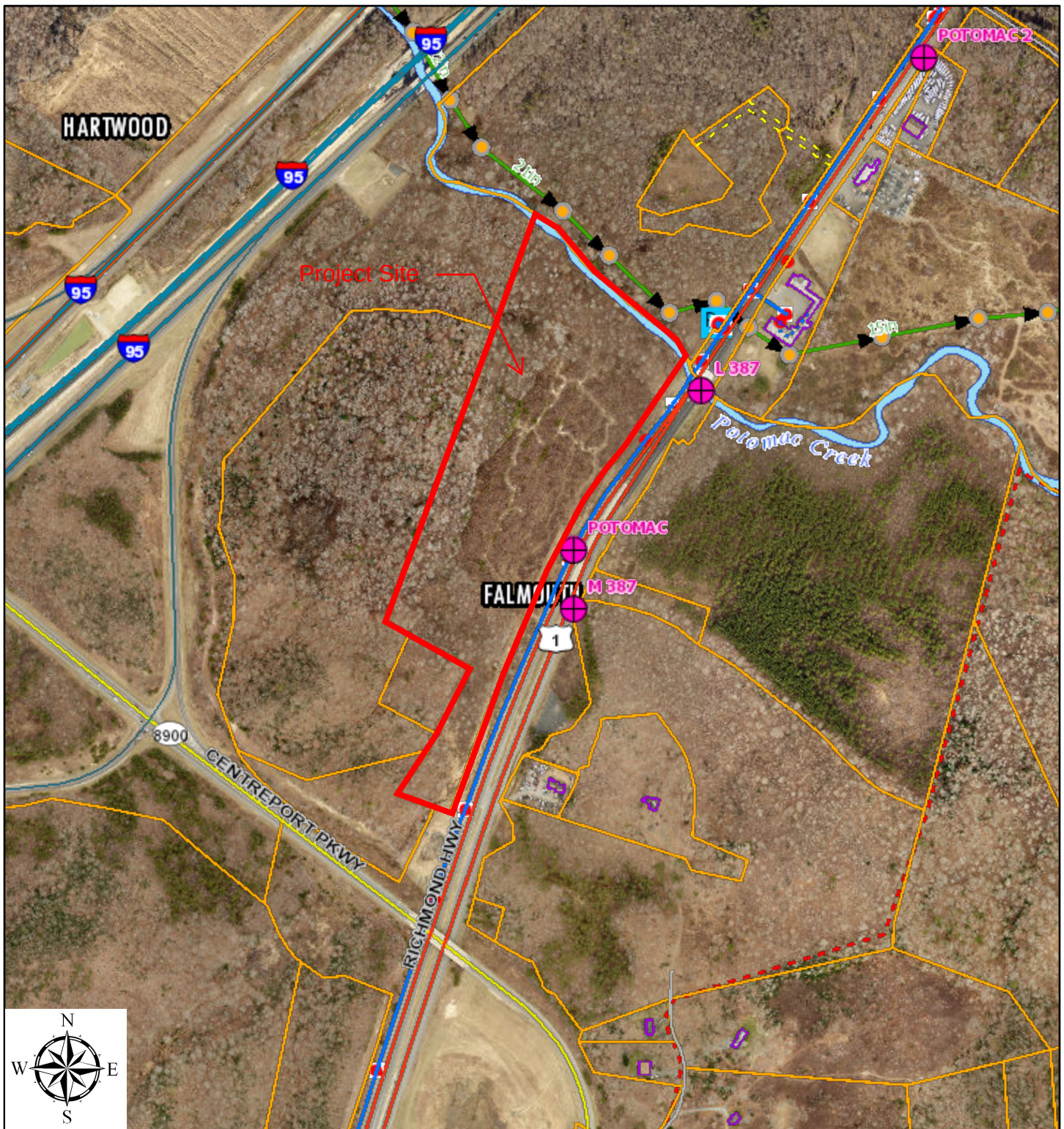
- two (2) understory trees @ $\frac{3}{4}$ " – $1\frac{1}{2}$ " caliper or evergreen @ 4' or one (1) understory tree and two (2) large shrubs @ 3'-4'
 - three (3) small shrubs or woody groundcover @ 15" – 18"**AND**
 - The landward 50% of buffer (from 50 feet inland to 100 feet inland): either plant Bare root seedlings or whips at 1,210 stems per acre 1, approximately 6'x6' on center (Minimum survival required after two growing seasons: 600 plants)

or

 - Container grown seedling tubes at 700 per acre approximately 8'x 8' on center (Minimum survival required after two growing seasons: 490 plants)
- If the applicant is willing to enter into a five-year maintenance and performance guarantee: 100% of buffer planted with: Bare root seedlings or whips at 1,210 per acre, approximately 6'x 6' on center (Minimum survival required after two growing seasons: 600 plants) or Container grown seedling tubes at 700 per acre approximately 8'x 8' on center (Minimum survival required after two growing seasons: 490 plants)
- Lastly, as part of a Planning and Zoning required landscaping plan for the development, the applicant will provide street trees along route one within the RPA. The existing vegetation within the RPA along the road frontage is dense but because of size requirements did not qualify for credits under Section 140 of the Design and Construction Standards, Landscaping, Screening, Buffering Manual (DCSL). Therefore, the plantings are required and they will in-turn provide additional water quality benefits to the stream system.

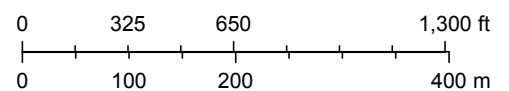
ATTACHMENT 1
VICINITY MAP

Matan Crossroads LLC RPA Crossing Vicinity Map (TM: 46-4)



11/1/2023, 10:45:41 AM

1:9,028



- | | | |
|---------------------------|-----------------------|-----------------------|
| Enable OnBase Search | County Administration | Secondary Major |
| Points of Interest | Community Facilities | VA Primary (Business) |
| Stafford Regional Airport | Public Schools | VA Primary |
| Stafford Hospital | Structures | US Route (Business) |
| Train Stations | Quantico Roads | US Route |
| Libraries | Secondary Minor | Interstate Ramps |
| | Secondary | Interstate |

Stafford County GIS Office, VITA, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

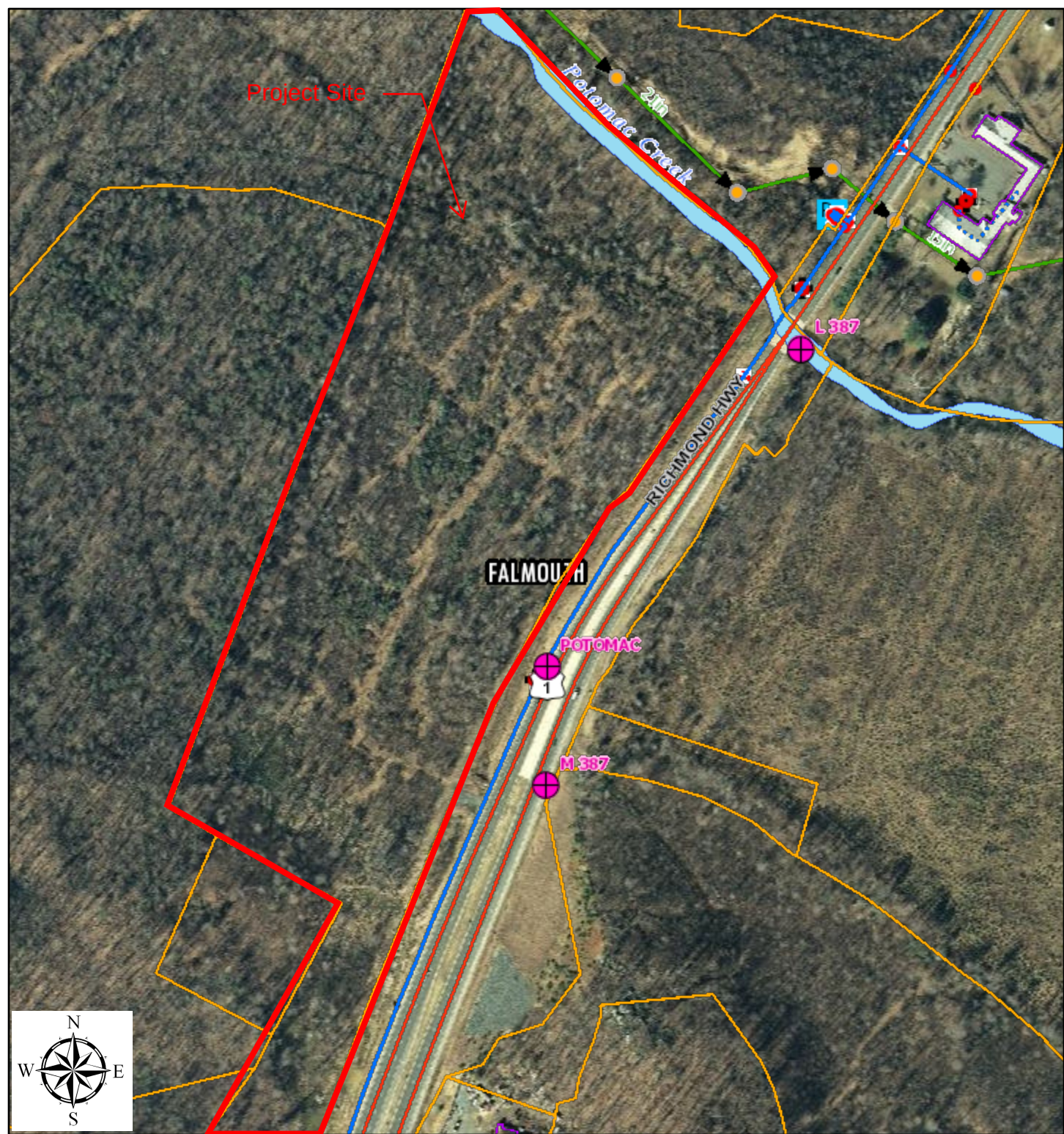
ATTACHMENT 2
2018 PICTOMETRY

Matan Crossroads, LLC (2018 Aerial Pictometry)



ATTACHMENT 3
HISTORICAL 2011 AERIAL IMAGERY

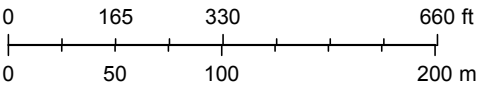
Matan Crossroads LLC RPA Crossing 2011 Historical Map (TM: 46-4)



11/1/2023, 11:59:23 AM

1:4,514

- | | | |
|---------------------------|-----------------------|-----------------------|
| Enable OnBase Search | County Administration | Secondary Major |
| Points of Interest | Community Facilities | VA Primary (Business) |
| Stafford Regional Airport | Public Schools | VA Primary |
| Stafford Hospital | Structures | US Route (Business) |
| Train Stations | Quantico Roads | US Route |
| Libraries | Secondary Minor | Interstate Ramps |
| | Secondary | Interstate |



Virginia Geographic Information Network (VGIN), Stafford County GIS Office, VITA, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

ATTACHMENT 4
ADJACENT PROPERTY OWNERS NOTIFICATION



Board of Supervisors

Crystal L. Vanuch, Chairman
Pamela Yeung, Vice Chairman
Tinesha Allen
Meg Bohmke
Thomas C. Coen
Darrell English
Monica Gary

Randal E. Vosburg
County Administrator

December 3, 2024

NOTICE OF PUBLIC HEARING

Subject: ***23155272; Stafford Count Chesapeake Bay Board Application, CBB24-07; Matan Crossroads LLC CRPA/Stream Crossing; Tax Map Parcel No. 46-4; within the Falmouth Election District***

The Stafford County Chesapeake Bay Board will hold a public hearing on Monday, December 16, 2024, beginning at 6:00 p.m. or as soon thereafter as the matter may be heard, in the George L. Gordon, Jr., Government Center, 1300 Courthouse Road. The hearing will consider the request of Matan Crossroads LLC for a permit extension for Resolution CBB24-01 - Stafford County Chesapeake Bay Board Special Exception on Tax Map Parcel No. 46-4. The purpose of the request is to extend the length of the permit to construct a second private entrance to the project site which will cross a perennial stream and impact a 20,834 square foot (0.48 acre) portion of Chesapeake Bay Resource Protection Area (CRPA) buffer located on-site. Resolution CBB24-01 had been approved by the board on January 22, 2024, for a period of one year. The applicant is requesting extension to August 1, 2026.

All interested parties are invited to appear at the above designated time and place and state their views. Persons requiring special accommodations to facilitate participation in the above matter are encouraged to contact the Department of Development Services at least five days prior to the meeting.

The public hearing may be continued or adjourned. A copy of the application and other related materials are on file in the Department of Development Services located at 2128 Richmond Highway, Suite 201, Stafford, Virginia 22554, and may be examined Monday through Friday between the hours of 8:00 a.m. and 4:30 p.m.

If you have any questions or concerns regarding this matter, please contact Joseph Fiorello at (540) 658-8689.

Sincerely,

Joseph Fiorello, PWS, CPWD, CA
Environmental Planner

JPF:EAT

TM 46-4 Adjacent Property Owners

North:

TM 38-15
AL II LLC
900 PRINCESS ANNE ST
FREDERICKSBURG VA 22401-5822

West:

TM 46-1
HORD EDWIN V
11 JUDSON AVE
WOODBURY CT 06798-2853

TM 38-ROW
No Information

South:

TM 46-2
STAFFORD PARTNERS LLC
150-85 POWELLS COVE BLVD
WHITESTONE NY 11357-1154

TM 45-272
WANG CHEN-MEI AMY ETALS
2125 IVY RD STE C
CHARLOTTESVILLE VA 22903-1766

Immediately Across the Street:

TM 46-10
CRANES CORNER PROPERTIES LLC
9102 OWENS DRIVE
MANASSAS VA 20111-4803

TM 46-6
FREDERICKSBURG ENTERPRISE LLC
1050 RICHMOND HWY
FREDERICKSBURG VA 22405

TM 46-5
FREDERICKSBURG ENTERPRISE LLC
1050 RICHMOND HWY
FREDERICKSBURG VA 22405

ATTACHMENT 5
CHESAPEAKE BAY COMPLIANCE PLAN
APPROVAL LETTER
(AP21154160 Approved December 22, 2021)

December 22, 2021

Mr. Sean Gagnon
Bowman Consulting Group, Ltd
13461 Sunrise Valley Drive, Suite 500
Herndon, VA 20171

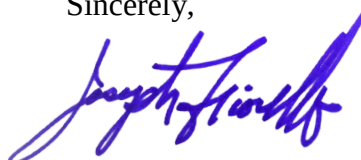
SUBJECT: 21154160; Review of a Chesapeake Bay Compliance Plan Perennial Stream Determination; Crossroads Industrial Park; Tax Map Parcel No. 46-4

Dear Mr. Gagnon:

This letter is in reference to the Chesapeake Bay Compliance Plan Perennial Flow Evaluation and Critical Resource Protection Area (CRPA) Determination report dated June 11, 2021. Staff has reviewed the report as submitted and conducted a site visit on October 19, 2021 to verify the findings of the report. Staff agrees with the report findings and the attached June 11, 2021 showing the extent of CRPA buffer located on-site due as a result of the perennial stream located on site and qualifying wetland areas.

If you have any questions regarding this matter, please contact me at (540) 658-8689.

Sincerely,



Joseph Fiorello
Environmental Planner

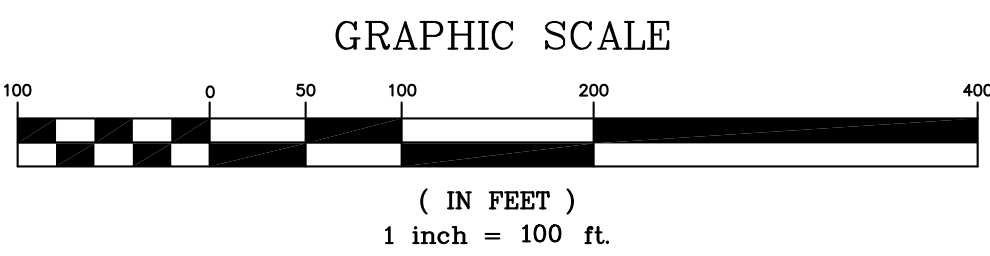
Attachments (1)

- The approximately 27.63-acre Crossroads Industrial Park Project is identified as Tax Map 46-4 and located along the western side of Jefferson Davis Highway (US Route 1) between Centreport Parkway and Potomac Creek in Stafford County, Virginia. More generally, the Project is located at 38.3748° N latitude and -77.4741° W longitude on the east side of Fredericksburg, VA USGS Quad 22050401. The Project drains towards Potomac Creek and unnamed tributaries to Potomac Creek, which are located within the Potomac Creek – Beaverdam Creek (PL60) watershed of Hydrologic Unit Code (HUC) 02070011 (Lower Potomac).
- Property boundary, topographic information existing conditions mapping, and wetland location information provided by Bowman Consulting Group Ltd. (Bowman).
- An Environmental Site Assessment and Perennial Flow Determination Report for the Project was originally conducted by Angler Environmental (previously "Potomac Commerce Center," Report and Map dated October 2008). In response to County and DCR comments to that study, which confirmed that the entirety of Stream C/D along Jefferson Davis Highway was perennial and therefore subject to a CRPA, the Project was mapped on 10/12/2011 to determine whether wetlands adjacent to that perennial stream would be considered contiguous to and connected by surface flow to that stream, as detailed in the Letter and Map dated August 3, 2011. As confirmed by the County during a site visit with Bowman on August 24, 2011, the palustrine forested wetlands (Wetland A) adjacent to Stream C/D were identified as not connected by surface flow to the perennial stream. Therefore, these non-tidal wetlands were originally found to not be a component of the CRPA, and the final original site-specific CRPA buffer for the Project was mapped 100 feet landward from the limits of Potomac Creek (Stream M) and its unnamed perennial tributary (Stream C/D), as depicted on the original approved Critical Resource Protection Area Designation Map dated August 3, 2011, and as further approved by the County under the Project's Major Water Quality Impact Assessment per the letter dated September 23, 2011.
- The waters and wetlands for the Project were delineated by Bowman on April 27, April 28, May 6, and May 19, 2012 based on the requirements of the *County of Engineers Wetlands Delineation Manual* (1996) and the *Virginia Department of Transportation's Engineering Division's Engineering Manual and Coastal Plain Region* (Version 2.0, 2010) and represent those areas that are most likely within the regulatory purview of the U.S. Army Corps of Engineers (USACE) (Report and Map dated June 11, 2012); these boundaries should be considered preliminary until approved by the USACE during a Jurisdictional Determination.
- The flagged waters and wetland boundaries were concurrently field visited by Bowman using a handheld differential GPS unit capable of sub-meter accuracy. Survey information is provided at NAD83, Virginia State Plane, North Zone, US Survey Feet.
- Based on a review of Stafford County Tax Maps 38 South and 46 North, then (10) blue-line streams and (10) blue-line wetlands were mapped adjacent to the Project. According to current Stafford County GIS information, CRPAs are mapped along Potomac Creek and two unnamed tributaries to Potomac Creek within the eastern and northern portions of the Project.
- Stream classifications (perennial vs. non-perennial) are based on field assessments conducted by Bowman on April 27, April 28, May 6, 2012 using the North Carolina Division of Water Quality Identification Methods for the Origins and Intermittent and Perennial Streams (Version 4.1, September 2010). Each stream sampling location extends approximately 50 to 100 feet upstream and downstream from the point indicated on the Map.
- The site-specific CRPA boundaries depicted on this Map are based on the results of the wetland delineation and perennial flow evaluation studies. Potomac Creek (Stream M) and Stream C/D were determined to be perennial and should have CRPAs associated with them. In accordance with Section 27B-31(a) of the County's Chesapeake Bay Preservation Area (CBPA) Policy and the Virginia Department of Conservation and Recreation's Resource Protection Areas: Non-tidal Wetlands, Guidance on the Chesapeake Bay Preservation Area Designation and Management Regulations, the CRPA boundaries are mapped 100-feet upslope or landward of the greater of the surveyed limits of stream channel boundaries (Potomac Creek (Stream M) and Stream C/D) or those wetlands determined to be contiguous to and connected by surface flow to a water body with perennial flow (Wetlands B, C, and D).
- Refer to the Project's Perennial Flow Evaluation and CRPA Determination Report for more detailed information.

² Per National Hydric Soils List for Stafford and King George Counties, Virginia published by USDA Natural Resources Conservation Services

The amount of waters and wetlands indicated in the table reflects the amount located within the limits of investigation for the Project, which includes the subject property as well as offsite areas located immediately adjacent to the property.

Stream classifications are based on field assessments conducted by Bowman on April 27, April 28, and May 6, 2021 using the NCDWMQ Identification Methods for the Origins of Intermittent and Perennial Streams (Version 4.11, September 2010), as approved for use by Stafford County. Wetland classifications are based on preliminary assessments conducted by Bowman on April 27, April 28, May 6, and May 19, 2021.



ATTACHMENT 6

**May 24, 2022 WQIA APPROVAL LETTER
(AP21154163 Approved May 24, 2022)**



May 24, 2022

Mr. Sean Gagnon
Bowman Consulting Group, Ltd
13461 Sunrise Valley Drive, Suite 500
Fredericksburg, VA 22408

SUBJECT: 22154363; Review of a Major Water Quality Impact Assessment; Crossroads Industrial Project; Tax Map Parcel Nos. 46-4

Dear Mr. Gagnon:

This letter is in reference to the Major Water Quality Impact Assessment (MWQIA) which was submitted for impacts associated with the proposed Crossroads Industrial project. The MWQIA is required pursuant to Chesapeake Bay Preservation Ordinance Section 27B-10(d). The purpose of the project is the construction of an industrial warehouse distribution building and associated infrastructure. The proposed encroachments to the CRPA include road and frontage improvements to Jefferson Davis Highway (US Route 1) (43,173 square feet, or 0.99 acre), the construction of a private road crossing to allow ingress and egress to the Project (14,076 square feet, or 0.32 acre), a 5-foot wide pedestrian sidewalk along Jefferson Davis Highway (US Route 1) (18,358 square feet, or 0.42 acre), minor grading activities for two SWM pond outfalls (2,163 square feet, or 0.05 acre), and a sanitary sewer crossing of Potomac Creek and its associated floodplain (8,258 square feet, or 0.19 acre).

Staff has reviewed the MWQIA dated January 31, 2022 and revised March 3, 2022, and found that it meets the requirements for approval listed in Section 27B-10(f)(2) of the County's Chesapeake Bay Preservation Area Ordinance and is hereby approved.

If you have any questions regarding this matter, please contact me at (540) 658-8689.

Sincerely,

Joseph Fiorello
Environmental Planner

ATTACHMENT 7
APPLICATION



STAFFORD COUNTY
DEPARTMENT OF PLANNING AND ZONING
1300 Courthouse Road, Stafford VA 22554
Phone: 540-658-8668 Fax: 540-658-6824
www.staffordcountyva.gov

CHESAPEAKE BAY BOARD SPECIAL EXCEPTION APPLICATION PACKET

- The following items are included within this packet:
 1. Pre-Application Conference Sheet
 2. Chesapeake Bay Board Application Question and Answers
 3. Stafford County Code Section 27B-14
 4. Application
 5. Owners Consent Form
 6. Water Quality Impact Assessment Form & Stafford County Code Section 27B-10
- Please be advised that applicants are required to schedule a pre-application meeting with the Environmental Planning staff prior to submitting their application. The applicant would then need to schedule a second meeting to officially submit their application. ***Failure to comply with the application requirements, including providing all of the required information, may result in the matter being delayed until such time as all requirements have been fulfilled.*** Appointments may be scheduled by calling the office of Planning and Zoning at 540-658-8668.
- If an application is withdrawn prior to the first public hearing, fifty (50) percent of the amount of the application fee may be refunded to the applicant.

Fees are as follows: ***Individual Residential \$600.00 per Special exception***
Other \$1,375.00 per Special exception

A 2.75% technology fee will be assessed and collected on the total fees.
- The Chesapeake Bay Board meets the third Monday of every month. Due to required public notice, complete applications must be received by the third Monday one month prior to the scheduled meeting.



STAFFORD COUNTY
DEPARTMENT OF PLANNING AND ZONING

1300 Courthouse Road, Stafford VA 22554

Phone: 540-658-8668 Fax: 540-658-6824

www.staffordcountyva.gov

Pre-Application Conference – Checklist (to be completed by staff)

Pre-application conference date: **August 17, 2023**

Owner and/or applicant: **Matan Crossroads, LLC**

Application for: **Special Exception** COMMERCIAL ☒ RESIDENTIAL ☐

The following information must be submitted with the completed application and fee:

X	Completed Application
N/A	Owner's Consent form (<i>Provide if applicant is not the owner of the property.</i>)
X	Site Plans(including wetlands and CRPA buffer)
X	A Major Water Quality Impact Assessment
	Other:

Applications must be completed and returned no later than _____ in order to be heard at the meeting scheduled for _____. **Meetings are held at 7:00 p.m. in the Board of Supervisor's Chambers and you or a representative must be present.**

NOTE: This form must be submitted with the completed application, affidavit, all of the above and fee of \$_____.

Staff Member Signature



STAFFORD COUNTY
DEPARTMENT OF PLANNING AND ZONING

CBB SPECIAL EXCEPTION APPLICATION

1. **What is a special exception?** – A reasonable deviation from those provisions in the Chesapeake Bay Protection Area (CBPA) ordinance in cases where a development proposal cannot meet the regulatory requirements due to a unique set of circumstances and conditions. Such a need for a special exception would not be shared generally by other properties, and provided such special exception is not contrary to the intended spirit and purpose of Chapter 27B.
2. **Who can grant a special exception to the Chesapeake Bay Protection Area (CBPA) ordinance?** – The Chesapeake Bay Board has the authority to grant special exceptions in cases where strict application of the CBPA Ordinance would result in unnecessary hardship for the property owner.
3. **What is the Chesapeake Bay Board** – The CBB is a five-member board comprised of the Wetlands Board. The Wetlands Board/CBB members are at-large County residents appointed by the Board of Supervisors. The CBB will hear and consider requests for special exceptions to the Stafford County CBPA Ordinance.
4. **What is the basis for a special exception to the CBPA ordinance?** – The CBB must make the following five findings in order to approve a request for a special exception, as set forth in Section 27B-14(d):
 - Granting the special exception will not confer upon the applicant(s) any special privileges denied by this chapter to other property owners who are subject to its provisions and who are similarly situated;
 - The special exception request is not based on any conditions or circumstances that are self-created or self-imposed, nor does the request arise from conditions or circumstances either permitted or non-conforming that are related to adjacent parcels;
 - The special exception request is the minimum necessary to afford relief;
 - The special exception request will be consistent with the purpose and intent of this chapter, not injurious to the neighborhood or otherwise detrimental to the public welfare, and is not of substantial detriment to water quality; and
 - Reasonable and appropriate conditions are imposed which will prevent the special exception request from causing a degradation of water quality.
5. **What is a water quality impact assessment?** The exception process is intended to identify the minimum relief necessary to permit the proposed use. To assist in this determination, a Water Quality Impact Assessment (WQIA) which meets the requirements found in Section 27B-10 is to be used in evaluating the site of the proposed exception, the potential effects of the exception, and for identifying mitigation measures that are appropriate to counteract those effects.

6. **What is the application process?** – Special exception applications must be filed with the Department of Planning and Zoning.
- A pre-application conference is held between the applicant and a staff member from the Planning and Zoning Department. A solution may be discovered without the need for a special exception.
 - A complete special exception application with original signatures, all associated materials and the application fee by the established deadline.
 - The Department of Planning and Zoning will advertise the special exception request as a notice of public hearing once a week for two consecutive weeks prior to the hearing date in the local newspaper. The notice will specify the date, time and place of the hearing so persons affected may appear and present their views. In addition, the Planning and Zoning Department will notify adjacent property owners of the requested special exception and hearing date.
 - A member of the Planning and Zoning Department will prepare a staff report that will accompany the special exception application and both will be forwarded to the members of the CBB for their review before the meeting date.
 - At the public hearing the CBB will approve, deny or defer the special exception request until a later date after hearing the applicant and all interested parties.
7. **How long does a typical special exception process take?** – The average special exception process is approximately four weeks from submission of a complete application to action.
8. **What if I want to appeal the decision of the CBB?** – Any one aggrieved by a decision of the CBB has thirty (30) days to appeal the decision to the Stafford County Board of Supervisors.



CHESAPEAKE BAY PRESERVATION AREA ORDINANCE

Sec. 27B-14. - Special exceptions.

- (a) The board shall be comprised of all of the members of the county's wetlands board.
- (b) A request for a special exception to the requirements of [section 27B-7](#) and subsection [27B-8\(b\)](#) of this chapter shall be made in writing to the board. The request shall identify the impacts of the proposed exception on water quality and on lands within the CRPA through the performance of a water quality impact assessment which complies with the provisions of [section 27B-10](#) of this chapter.
- (c) No later than sixty (60) days after receipt of a complete special exception request, the board shall hold a public hearing on the request. The board shall hold a public hearing in accordance with Code of Virginia § 15.2-2204, except that only one hearing shall be required. The board shall cause notice of the hearing to be published at least once a week for two (2) weeks prior to such hearing in a newspaper of general circulation in this county. When giving any notice to the owner(s), their agent(s), or the occupant(s) of abutting property and property immediately across the street or road from the property affected, the notice shall be given by first-class mail to the last known address as shown on the current real estate tax assessment book or records. The board shall mail these notices not less than twenty (20) days prior to the date set for the hearing.
- (d) The board shall review the request for a special exception and the water quality impact assessment. The board may grant the special exception, with such conditions and safeguards as deemed necessary to further the purpose and intent of this chapter, if the board finds:
 - (1) Granting the special exception will not confer upon the applicant(s) any special privileges denied by this chapter to other property owners who are subject to its provisions and who are similarly situated;
 - (2) The special exception request is not based on any conditions or circumstances that are self-created or self-imposed, nor does the request arise from conditions or circumstances either permitted or nonconforming that are related to adjacent parcels;
 - (3) The special exception request is the minimum necessary to afford relief;
 - (4) The special exception request will be consistent with the purpose and intent of this chapter, not injurious to the neighborhood or otherwise detrimental to the public welfare, and is not of substantial detriment to water quality; and
 - (5) Reasonable and appropriate conditions are imposed which will prevent the special exception request from causing a degradation of water quality.
- (e) The board shall make its determination within thirty (30) days of the public hearing. If the board fails to act within that time, the application shall be deemed approved.
- (f) If the board denies the special exception, the board shall provide the applicant(s) with the board's written decision, including its rationale.

STAFFORD COUNTY
Department of Planning and Zoning



CHESAPEAKE BAY BOARD
SPECIAL EXCEPTION APPLICATION

RECEIVED BUT NOT OFFICIALLY SUBMITTED
DATE: _____ INITIALS: _____

OFFICIALLY SUBMITTED

DATE: _____ INITIALS: _____

TYPE OF APPLICATION

~~INDIVIDUAL RESIDENTIAL~~ ☐ ~~OTHER~~ ☐

APPLICATION NUMBER _____

APPLICANT INFORMATION

Matan Crossroads, LLC

NAME

4600 Wedgewood Boulevard, Suite A

STREET ADDRESS

Frederick

Maryland

21703

CITY

STATE

ZIP

301.815.9984

PHONE

CELL

FAX

bmorris@mataninc.com

EMAIL

OWNER INFORMATION (If different from the Applicant)

SAME AS APPLICANT

NAME

ADDRESS

CITY

STATE

ZIP

PHONE NUMBER

CELL

FAX NUMBER

EMAIL ADDRESS

PROPERTY INFORMATION

46

N/A

4

27.63

TAX MAP

SECTION

PARCEL/LOT#

LOT SIZE

N/A

M1 - Light Industrial

SUBDIVISION

ZONING DISTRICT

Vacant

Industrial Warehouse Distribution

EXISTING USE

PROPOSED USE

Central Stafford Targeted Development Area Falmouth

COMPREHENSIVE PLAN DESIGNATION

MAGISTERIAL DISTRICT

FOR OFFICE USE ONLY

APPLICATION APPROVED BY

DATE

RESOLUTION #

APPLICATION #

FEES PAID:

☐ YES

☐ NO

GENERAL INFORMATION

- ❖ What code section of the Chesapeake Bay Protection Area ordinance is the applicant seeking relief from as a result of a special exception?

Chapter 27B, Section 7 which pertains to land development within the CRPA.

- ❖ Are there any special zoning conditions applicable to the property (including a conditional use permit, special exception, variance, development proffers, vesting determination)? ☒ Yes ☐ No

If yes, please specify O4-42

- ❖ Is the subject property located within a flood district? ☒ Yes ☐ No

If yes, please specify which one AE

- ❖ County Water & Sewer? ☒ Private Well & Septic? ☐

SPECIAL EXCEPTION JUSTIFICATION

Please provide a statement of justification for the requested special exception. Be aware that the Board must make the following five findings in order to approve a request for a special exception, as set forth in Section 27B-14(d):

- (1) Granting the special exception will not confer upon the applicant(s) any special privileges denied by this chapter to other property owners who are subject to its provisions and who are similarly situated;
- (2) The special exception request is not based on any conditions or circumstances that are self-created or self-imposed, nor does the request arise from conditions or circumstances either permitted or nonconforming that are related to adjacent parcels;
- (3) The special exception request is the minimum necessary to afford relief;
- (4) The special exception request will be consistent with the purpose and intent of this chapter, not injurious to the neighborhood or otherwise detrimental to the public welfare, and is not of substantial detriment to water quality; and
- (5) Reasonable and appropriate conditions are imposed which will prevent the special exception request from causing a degradation of water quality.

Please find attached the Major Water Quality Impact Assessment (WQIA) for the Crossroads Industrial Project, which proposes construction of a second private road crossing and associated road and frontage improvements to Richmond Highway (US Route 1) to allow additional ingress and egress to the Project.

The content of the WQIA is intended to satisfy criteria set forth in Section 27B-10(d) of the CBPA Policy for a Major WQIA, including the CRPA delineation, description of the proposed encroachment, BMPs and re-vegetation plan, vegetative, hydrogeologic, landscape, wastewater, sensitive lands, and ecological analyses, and justification for the CRPA encroachment. Additionally, the content of the WQIA is intended to satisfy criteria set forth in Section 27B 14(d) of the CBPA for the approval of a special exception to the requirements of the CBPA.

Owner's Consent Form

I/We, the Owner(s) of the property listed below, hereby grant permission for the
Applicant, _____ to seek a
_____ as requested in the
Chesapeake Bay Board application relating to property located at _____
_____ On Assessor's
Parcel's _____.

Date

Signature

Printed Name

~Notary~

SUBSCRIBED & SWORN TO Before me this _____ day of _____, _____

Notary Public

My Commission Expires: _____



STAFFORD COUNTY

DEPARTMENT OF PLANNING AND ZONING

WATER QUALITY IMPACT ASSESSMENT

A scaled site drawing, which shows the following, must be attached to this water quality impact assessment:

1. Location of the components of the RPA, including the 100-foot buffer area;
2. Location and nature of any proposed encroachment into the buffer area, including, type of paving material; areas of clearing or grading; location of any structures, drives, or other impervious cover; sewage disposal systems or reserve drainfield sites; and wells.
3. Type and location of proposed best management practices to mitigate the proposed encroachment;
4. Location of existing vegetation onsite, including the number, type of trees, caliper and other vegetation to be removed in the buffer to accommodate the encroachment or modification; and
5. Type, size, and location of replacement vegetation.

Site Conditions (of site and adjacent lands):

Existing Topography: Gentle slopes Hydrology: Perennial stream and fringe wetlands present
Soils Map Unit/Name: AfA % Slope: 0-5% Geology: Stratified geologic sequences of the Mesozoic era, Cretaceous system, and Lower Cretaceous series.
Fill Material (source and composition): Onsite fill material
Total Amount of Disturbed Area (ft²): 21,866 Total Amount of Cleared Area(ft²): 21,866
Estimation of Pre and Post Development Pollutant Loads: _____
Other Please see attached WQIA for detailed site conditions analysis.

Existing Vegetation:

Total Underbrush / Grass Removed (ft²): _____ Types: _____
Number of Healthy Trees Removed: _____ Types: _____
Number of Trees Limbed or Pruned: _____ Types: _____
Number of Dead/Dying/Diseased Trees Removed: _____ Types: _____
Other: Please see attached WQIA for detailed vegetation analysis.

Proposed Landscaping / Vegetation Mitigation Measures (App. D, CBLAD Buffer Modification Manual)

Number of New Canopy Trees Proposed: _____ Types: _____
Number of New Understory Trees Proposed: _____ Types: _____
Number of New Shrubs Proposed: _____ Types: _____
Other: Please see attached WQIA for detailed landscaping/vegetation mitigation measures analysis.

Proposed Erosion and Sedimentation Control Practices:

- ☒ Silt Fencing ☒ Temporary Construction Entrance ☒ Straw Bale Barrier(s)
☒ Inlet Protection ☒ Temporary/Permanent Seeding Mulching
☒ Tree Protection Sediment Trap
☒ Other: Sediment Basin - Please see attached WQIA for detailed E&S Control Practices analysis

Proposed Best Management Practices:

- ☐ Dry Well(s) ☐ Infiltration Trench(es) ☐ Vegetated Filter Strip(s) ☐ Grass Swale(s)
Other: Level 1 Extended Detention Pond & Bioretention Basin

BMP design dimensions: ~375' x ~160' - 41,355 cubic feet treatment volume; please see WQIA for additional information

Wastewater (Septic) Element (if needed):

Attach legible, clean copy of Health Department Approval Information- to include calculations and dimensions.

Description of potential impacts of the proposed wastewater systems including any proposed mitigation measures for the impacts:

N/A



CHESAPEAKE BAY PRESERVATION AREA ORDINANCE

Sec. 27B-10. - Water quality impact assessment.

- (a) Purpose and intent. The purpose of the water quality impact assessment is to:
 - (1) Identify the impacts of proposed land disturbance, development, or redevelopment on water quality and lands within the county;
 - (2) Provide for administrative relief from the terms of this chapter when warranted and in accordance with the requirements contained herein; and
 - (3) Specify mitigation which will address water quality protection.
- (b) When required. A water quality impact assessment is required for:
 - (1) Any proposed land disturbance, development, or redevelopment within a CRPA, including any buffer area encroachment;
 - (2) Any land disturbance, development, or redevelopment in a LRMA as deemed necessary by the administrator due to the unique characteristics of the site or intensity of the proposed development. When requested by the applicant proposing to construct a single-family residence in the CRPA, the administrator shall perform a water quality impact assessment;
 - (3) The water quality impact assessment shall not be required prior to submission of a site plan or application for a single-family residence building permit; and
 - (4) There shall be two (2) levels of water quality impact assessments: a minor assessment and a major assessment.
- (c) Minor water quality impact assessment. A minor water quality impact assessment pertains only to land disturbance, development or redevelopment within CRPAs which causes no more than five thousand (5,000) square feet of land disturbance and requires any encroachment into the landward fifty (50) feet of the one hundred-foot buffer area. A minor assessment must demonstrate through acceptable calculations that the remaining buffer and necessary BMPs will result in removal of no less than seventy-five (75) percent of sediments and forty (40) percent of nutrients from post-development stormwater runoff. A minor assessment shall include a site drawing to scale which shows the following:
 - (1) Location of the components of the CRPA, including the one hundred-foot buffer area;
 - (2) Location and nature of the proposed encroachment into the buffer area, including: type of paving material; areas of clearing or grading; location of any structures, drives, or other impervious cover; and sewage disposal systems or reserve drain field sites;
 - (3) Type and location of proposed BMPs to mitigate the proposed encroachment;
 - (4) Location of existing on-site vegetation, including the number and type of trees and other vegetation to be removed in the buffer area to accommodate the encroachment or modification; and

- (5) A re-vegetation plan that supplements the existing buffer area vegetation in a manner that provides for pollutant removal, erosion and runoff control.
- (d) Major water quality impact assessment. A major water quality impact assessment shall be required for any land disturbance, development or redevelopment which exceeds five thousand (5,000) square feet of land disturbance within CRPAs and requires any encroachment into the landward fifty (50) feet of the one hundred-foot buffer area, or disturbs any portion of the seaward fifty (50) feet of the one hundred-foot buffer area or any other components of an CRPA, or is located in an LRMA and is deemed necessary by the administrator. The information required in this section shall be considered a minimum, unless the administrator determines that some of the elements are unnecessary due to the scope and nature of the proposed use and development of land.

A water quality impact assessment shall not be required for commercial or industrial uses that disturb less than twenty thousand (20,000) square feet of land or individual single-family lots, located within the LRMA and outside the CRPA. The following elements shall be included in the preparation and submission of a major water quality assessment:

- (1) All of the information required in a minor water quality impact statement, as specified in subsection 27B-10(c) of this chapter;
- (2) A hydrogeological element which shall:
 - a. Describe the existing topography, soils, hydrology, and geology of the site and adjacent lands;
 - b. Describe the impacts of the proposed development on topography, soils, hydrology and geology on the site and adjacent lands; and
 - c. Indicate the following:
 1. Disturbance or destruction of wetlands in CRPAs and justification for such action;
 2. Disruptions or reductions in the supply of water to wetlands, streams, lakes, rivers, or other water bodies;
 3. Disruptions to existing hydrology, including wetland and stream circulation patterns;
 4. Description of proposed fill material;
 5. Location of dredge material and location of dumping area for such material;
 6. Estimation of pre-development and post-development pollutant loads in runoff;
 7. Estimation of percent increase in impervious surface on-site and types of surfacing materials used;
 8. Percent of the site to be cleared for the project;
 9. Anticipated duration and phasing schedule of construction project;
 10. List of all requisite permits from all applicable agencies necessary to develop project; and
 11. Descriptions of the proposed mitigation measures for the potential hydrogeological impacts. Potential mitigation measures may include, but are not limited to:
 - (i) Proposed erosion and sediment control concepts. Concepts may include minimizing the extent of the cleared area, perimeter controls, reduction of runoff velocities, measures to stabilize disturbed areas, and schedule and personnel for site inspection;
 - (ii) Proposed stormwater management system; and
 - (iii) Minimizing excavation and fill.
- (3) A landscape element for areas within CBPAs that:

- a. Identifies the general location of all significant onsite plant material. Where there are groups of trees, stands may be outlined;
 - b. Describes the impacts the development or use will have on the existing vegetation. Information shall include:
 1. General limits of any clearing, based on all anticipated improvements including buildings, drives and utilities;
 2. Clear delineation of all trees which will be removed; and
 3. General description of any plant material to be disturbed or removed.
 - c. Describes the potential measures for mitigation. Possible mitigation measures may include, but are not limited to:
 1. Replanting schedule for vegetation removed for construction, including a list of possible planting materials to be used;
 2. Demonstration that the design of the plan will preserve any significant vegetation on the site to the greatest extent possible; and
 3. Demonstration that indigenous plants are to be used to the greatest extent possible.
- (4) A wastewater element, where applicable, that:
- a. Includes calculations and locations of anticipated drainfield or wastewater irrigation areas;
 - b. Provides justification for sewer line locations in CBPAs, where applicable, and describes construction techniques and standards;
 - c. Addresses any proposed on-site collection and treatment systems, their treatment levels, and impacts on receiving watercourses; and
 - d. Describes the potential impacts of the proposed wastewater systems, including the proposed mitigation measures for these impacts.
- (5) Identification of the existing characteristics and conditions of sensitive lands included as components of CRPAs, as defined in this chapter.
- (6) A general identification of the natural processes and ecological relationships inherent in the site, and an assessment of the impact of the proposed use and development of land on these processes and relationships.
- (e) Submission and review requirements.
- (1) One paper copy and one digital copy of all site drawings and other applicable information as required by subsections (c) and (d) of this section shall be submitted to the administrative authority for review.
 - (2) All information required in this section shall be certified as complete and accurate by a professional practicing in his field of competence.
 - (3) A major or minor water quality impact assessment shall be prepared and submitted to and reviewed by the administrative authority in conjunction with plan submission.
 - (4) As part of any major water quality impact assessment submittal, the administrator may require review by DEQ Water Division-Office of Local Government Programs staff. Upon receipt of a major water quality impact assessment, the administrator will determine if such review is warranted and may request DEQ staff to review the assessment and respond with written comments. Comments by DEQ staff will be incorporated into the final review by the administrator, provided that such comments are provided by DEQ staff within ninety (90) days of the date of the administrator's request.

(f) Evaluation procedure.

- (1) Upon the completed review of a minor water quality impact assessment, the administrator will determine if any proposed modification or reduction to the buffer area is consistent with the provisions of this chapter and make a finding based upon the following criteria:
 - a. The justification for the proposed encroachment and the ability to place improvements elsewhere on the site to avoid disturbance of the buffer area;
 - b. Minimization of impervious surface;
 - c. The extent to which proposed BMPs achieve the requisite reductions in pollutant loadings;
 - d. The extent which the development proposal meets the purpose and intent of this chapter; and
 - e. The cumulative impacts (degradation) on water quality of the proposed development, when considered in relation to other existing and proposed development in the vicinity.
- (2) Upon the completed review of a major water quality impact assessment, the administrator will determine if the proposed development is consistent with the purpose and intent of this chapter and make a finding based upon the following criteria:
 - a. Within any CRPA, the proposed development is water-dependent;
 - b. The disturbance of any wetlands in CRPAs will be minimized;
 - c. The development will not result in significant disruption of the hydrology of the site;
 - d. The development will not result in significant degradation to aquatic vegetation or life;
 - e. The development will not result in unnecessary destruction of plant materials on-site;
 - f. Proposed erosion and sediment control concepts are adequate to achieve the reductions in erosion and prevent off-site sedimentation;
 - g. Proposed stormwater management concepts are adequate to control the stormwater runoff to achieve water quality control in accordance with county Code chapter 21.5;
 - h. Proposed revegetation of disturbed areas will provide adequate erosion and sediment control benefits;
 - i. The design and location of any proposed drainfield will be in accordance of this chapter;
 - j. The development, as proposed, is consistent with the purpose and intent of this chapter; and
 - k. The cumulative impact of the proposed development, when considered in relation to other development in the vicinity, both existing and proposed, will not result in a significant degradation of water quality.
- (3) The administrator shall require additional information where it is determined that potential impacts have not been adequately addressed. The administrator may require additional mitigation measures based on the criteria listed in subsections (f)(2)a. and (f)(2)b. of this section.
- (4) The administrator shall find the proposal to be inconsistent with the purpose and intent of this chapter when the impacts created by the proposal cannot be mitigated. Evaluation of the impacts will be made by the administrator based on the criteria listed in subsections (f)(1) and (f)(2) of this section.

Major Water Quality Impact Assessment

Crossroads Industrial

Tax Map 46-4
Stafford County, Virginia

Date: September 27, 2023
Revised: January 11, 2024

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EXECUTIVE SUMMARY

This Major Water Quality Impact Assessment (WQIA) covers the proposed encroachments to approximately 0.48 acre of the Critical Resource Protection Area (CRPA) mapped along an unnamed perennial tributary to Potomac Creek associated with the construction of a second private road entrance into the Crossroads Industrial Project, as depicted on the CRPA Encroachment Plan included as Appendix B. Pending approval of this Special Exception request and prior to the start of construction activities associated with the Special Exception request, a Major Site Plan Revision will be submitted to Stafford County for approval.

The overall Crossroads Industrial Project is currently under construction and consists of the construction of an approximately 220,000 square foot industrial warehouse distribution building and associated infrastructure. Impacts to approximately 86,028 square feet (1.97 acre) of the CRPA associated with the Crossroads Industrial Project were previously approved by Stafford County on May 24, 2022 (Project No. 22154363).

The proposed additional encroachments to the CRPA associated with this Special Exception request includes the construction of a second private road crossing to allow more efficient ingress and egress to the Project road with frontage improvements to Richmond Highway (US Route 1) (20,834 square feet, or 0.48 acre). Based on comments received from Stafford County, the proposed Richmond Highway (US Route 1) improvements and construction of the second private road crossing within the CRPA do not qualify as allowed uses under Section 27B(7); therefore, a Special Exception to the requirements of Section 27B(7) is being requested in accordance with Section 27B-14 of the CBPA Policy, including the submission and approval of a WQIA.

Prior to the current site plan under construction, impacts to approximately 137,000 square feet (3.15 acres) of the CRPA associated with the previous Potomac Creek Commerce Center Project (Project No. 2600931) at the subject property were previously administratively approved by Stafford County on September 23, 2011, which included construction of two private road entrances from Richmond Highway (Route 1), similar to that which is proposed under this Special Exception request.

Efforts have been taken to minimize the amount of disturbance to the CRPA and potential impacts to water quality, including the use of retaining walls along US Route 1, minimizing the limits of disturbance for the proposed second crossing, the construction of a bioretention basin outside of the CRPA to meet pollutant load reduction requirements, and revegetation within the CRPA. Additionally, appropriate erosion and sediment controls will be installed and maintained during construction.

Federal and State Section 404/401 Permits for the Project will be obtained prior to commencing construction, and construction activities associated with authorized wetland impacts shall be regularly monitored in accordance with the requirements of those Permits. An appropriate Erosion and Sediment (E&S) Control Plan has been developed in conjunction with the Project's Major Site Plan based on the requirements of Stafford County and the Virginia Erosion and Sediment Control Handbook (1992); these controls shall be installed and regularly inspected in conjunction with the requirements of the Virginia Stormwater Management Program (VSMP)

General Permit for Stormwater Discharges from Construction Activities (VAR10S343) and the Storm Water Pollution Prevention Plan (SWPPP). These controls will be maintained/modified/ repaired as necessary until construction activities associated with the Project are completed to minimize the potential for downstream sediment loading and erosion. Pending approval of this Special Exception, a Major Site Plan revision will be submitted to Stafford County for review and approval, at which time the E&S Control Plan will be updated to reflect the proposed additional disturbance. As proposed in this WQIA, the Project proposes approximately 0.50 acre of land disturbance.

The content of the following report is intended to satisfy criteria set forth in Section 27B-10(d) of the CBPA Policy for a Major WQIA and justification for granting of the Special Exception as required under Section 27B-14(d).

INTRODUCTION

This Major Water Quality Impact Assessment (WQIA) covers construction of a second private entrance road off of Richmond Highway (US Route 1) to service the approximately 27.63-acre Crossroads Industrial Project (the “Project”), which is identified as Tax Map 46-4 and located at 1045 Richmond Highway in Stafford County, Virginia. The Project is generally located at 38.3748° Latitude and -77.4535° Longitude on the Stafford, VA and Fredericksburg, VA USGS Quadrangle Maps. The Project drains to the north towards Potomac Creek and unnamed tributaries to Potomac Creek, which are located within the Potomac Creek – Beaverdam Creek watershed (PL60) in Hydrologic Unit Code (HUC) 02070011 (Lower Potomac).

The overall Project consists of the construction of an approximately 220,000 square foot industrial warehouse distribution building and associated infrastructure. Critical Resource Protection Areas (CRPAs) are mapped on the Project along Potomac Creek (Stream M) and an unnamed perennial tributary to Potomac Creek (Stream D). Impacts to the CRPA consisting of road and frontage improvements to Jefferson Davis Highway (US Route 1) (43,173 square feet, or 0.99 acre), the construction of a private road crossing to allow ingress and egress to the Project (14,076 square feet, or 0.32 acre), a 5-foot wide pedestrian sidewalk along Jefferson Davis Highway (US Route 1) (18,358 square feet, or 0.42 acre), minor grading activities for two SWM pond outfalls (2,163 square feet, or 0.05 acre), and a sanitary sewer crossing of Potomac Creek and its associated floodplain (8,258 square feet, or 0.19 acre) were previously administratively approved by Stafford County on May 24, 2022 (#22154363); refer to Appendix A for the Existing Conditions Plan, which reflects these encroachments that are currently under development.

As shown on the CRPA Encroachment Plan included as Appendix B, an additional 20,834 square feet (0.48 acre) of the CRPA are proposed to be disturbed in conjunction with the proposed Project. These proposed additional encroachments to the CRPA are associated with the construction of a second private entrance road off of Richmond Highway (US Route 1) and associated road and frontage improvements along Richmond Highway (US Route 1) to allow more efficient ingress and egress to the Project. According to Stafford County, these additional encroachments into the CRPA do not qualify as allowed uses under Section 27B-7(5) of the CBPA Policy; therefore, a Special Exception to the requirements of Section 27B-7(5) is being requested in accordance with Section 27B-14 of the CBPA Policy, including the submission and approval of a WQIA.

The purpose of the Water Quality Impact Assessment is to:

- (i) *identify the impacts of proposed land disturbance, development, or redevelopment on water quality and lands within the County;*
- (ii) *provide for administrative relief from the terms of this chapter when warranted and in accordance with the requirements contained herein; and*
- (iii) *specify mitigation which will address water quality protection.*

The content of this Report is intended to satisfy criteria set forth in Section 27B-10(d) of the CBPA Policy for a Major WQIA, including the CRPA delineation, description of the proposed

encroachment, BMPs and re-vegetation plan, vegetative, hydrogeologic, landscape, wastewater, sensitive lands, and ecological analyses, and justification for the CRPA encroachment. Additionally, the content of this Report is intended to satisfy criteria set forth in Section 27B-14(d) of the CBPA for the approval of a Special Exception to the requirements of the CBPA.

27B-10(d)(1)(a): CRPA DELINEATION

The waters of the U.S. and wetland boundaries within the Project were delineated by Bowman based on the requirements of the *Corps of Engineers Wetlands Delineation Manual* (1987) and the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Atlantic and Gulf Coastal Plain* (Version 2.0, November 2010) (Report and Map dated June 11, 2021); these boundaries were confirmed by the U.S. Army Corps of Engineers under Jurisdictional Determination (JD) No. NAO-2004-00846 dated October 14, 2021. Additional waters of the U.S., including wetlands, within the offsite sewer easement on Tax Map 38-15 were delineated by Stantec (Cook Property, Report and Map dated March 5, 2019). These additional boundaries were confirmed by the USACE under JD No. NAO-2019-00561 dated March 27, 2019. These flagged boundaries are depicted on the CRPA Encroachment Plan.

Based on the Perennial Flow Determination Report and Map prepared by Bowman dated June 11, 2021, field reviewed on October 19, 2021, and approved by Stafford County on December 22, 2021 (#21154160), CRPAs are mapped along Potomac Creek (Stream M) and an unnamed perennial tributary to Potomac Creek (Stream D) and its associated fringe wetlands. In accordance with Section 27B-3(1) of the County's Chesapeake Bay Preservation Act (CBPA) Policy and the Virginia Department of Conservation and Recreation's (DCR) Resource Protection Areas: Nontidal Wetlands, Guidance on the Chesapeake Bay Preservation Area Designation and Management Regulations (Adopted June 18, 2007, Revised December 10, 2007), the site-specific, field-verified CRPA boundary is mapped 100 feet upslope or landward of the greater of the surveyed boundaries of Potomac Creek (Stream M) and Stream D, or those wetlands determined to be contiguous to and connected by surface flow to these Streams, as shown on the CRPA Encroachment Plan. An additional CRPA is mapped offsite along Potomac Creek (Stream M) on Tax Map 38-15 as delineated by Stantec (Cook Property, Report and Map dated March 29, 2019), field-reviewed on July 22, 2019, and approved by Stafford County on August 9, 2019 (#19152719). These boundaries are also shown on the CRPA Encroachment Plan.

27B-10(d)(1)(b): PROPOSED ENCROACHMENT

As shown on the CRPA Encroachment Plan included as Appendix B, CRPAs at the Project transect the northern, eastern, and southern portions of the property encompassing a total of 8.54 acres of the property, with the proposed development activities concentrated in the western portion of the Project outside of the CRPA. The Project as described in this WQIA and Special Exception Request proposes additional disturbance to the CRPA associated with the construction of a second private entrance road off of Richmond Highway (US Route 1) and associated road and frontage improvements along Richmond Highway (US Route 1) to allow more efficient ingress and egress to the Project (20,834 square feet, or 0.48 acre). The encroachment proposed is discussed in more detail below.

Private Road Crossing

As shown on the CRPA Encroachment Plan, a second private entrance road off of Richmond Highway (US Route 1) and associated road and frontage improvements along Richmond Highway (US Route 1) are proposed to allow more efficient ingress and egress to the Project. As shown on the Generalized Development Plan (November 19, 2003 and revised February 6, 2004), two private road crossings into the Project were originally proposed at the Project on the approved rezoning for the Project (RC231385; see Appendix D). Additionally, two private road crossings into the Project were previously approved administratively by Stafford County on September 23, 2011 after submission and review of a WQIA (#2600931; see Appendix E). This proposed second private road crossing is consistent with both the previously approved rezoning application and WQIA. Construction of this second entrance from Richmond Highway (US Route 1) and associated road and frontage improvements will disturb a total of approximately 20,834 square feet (0.48 acre) of the CRPA. While the approximately 220,000 square foot industrial warehouse distribution building is slightly smaller than the size requiring two site entrances (250,000 square feet), a second entrance will allow for more efficient traffic circulation between the property and Richmond Highway (US Route 1).

The proposed second private driveway will encroach the CRPA in order to cross the unnamed perennial tributary (Stream D) that transects the entire Project from south to north. Given the stream system's location along the property's entire frontage with Richmond Highway (US Route 1), a second entrance to Project must be provided by crossing this stream system and its associated CRPA from Richmond Highway (US Route 1). The location of the proposed second crossing is generally consistent with the previously approved plans and is dictated by Virginia Department of Transportation (VDOT) requirements. This crossing location minimizes potential impacts to wetlands, streams, and CRPA, and the proposed grading and limits of disturbance for its construction have been minimized to further minimize impacts. The proposed road crossing consists of three 48-inch reinforced concrete pipes measuring approximately 60 linear feet in length, which will be countersunk a minimum of 6 inches below the natural stream bottom, with approximately 20 feet of Class I riprap installed at the outfall to reduce storm flow velocities and minimize the potential for downstream erosion. Headwalls have been incorporated into the culvert design, and the crossing has been aligned to cross as perpendicular to the stream as possible to minimize the limits of disturbance and stream impacts to the greatest extent practicable. Based on comments received from Stafford County, this private road is not considered allowed within the CRPA per Section 27B-7(4) of the CBPO Policy.

Additionally, the Project also proposes frontage improvements along Richmond Highway (US Route 1), including construction of a right turn lane and acceleration/deceleration lanes from the north. These frontage improvements have been designed to satisfy VDOT requirements associated with the construction of the second entrance road from Richmond Highway (US Route 1). Based on comments received from Stafford County, these public road and frontage improvements are not considered an "exemption" within the CRPA per Section 27B-12(a).

27B-10(d)(1)(c): PROPOSED BMPs

As further detailed in the Major Site Plan and pursuant to 9VAC25-870-69, BMP requirements for the existing Project currently under construction shall be achieved through the construction of

one Level 1 extended detention pond, two manufactured hydrodynamic devices, and one manufactured filtering device. The Project currently requires a total phosphorous load reduction of 16.94 lb/year based on the VRRM spreadsheet. Combined, these BMP facilities will achieve a total phosphorous load reduction of 13.37 lb/year, which is greater than 75% of the required phosphorous load reduction. The remaining 3.57 lb/year of phosphorous load reduction required will be purchased in the form of offsite nutrient credits.

Based on preliminary design information, an additional 0.10 lb/year of required total phosphorous load reduction will be required for the second road crossing within the CRPA. As shown on the CRPA Encroachment Plan included as Appendix B, these BMP requirements will be achieved through the construction of a bioretention basin outside of the CRPA. This additional bioretention basin will achieve a total phosphorus load reduction of 0.11 lb/year, which is greater than the required total phosphorus load reduction. Please refer to the BMP Exhibit and Calculations included in Appendix F for additional information.

27B-10(d)(1)(d): VEGETATIVE ANALYSIS

The majority of the Project has been recently cleared and is under active development. Previously, the Project area consisted of relatively young regrowth areas that were logged within the recent past, with medium-age mixed-hardwood forest in the northern, western, and southern portions of the overall Project. An existing maintained overhead utility easement transects the eastern portion of the Project from north to south along US Route 1 and within the CRPA. Representative species within the CRPA and inside the limits of disturbance for the proposed frontage improvements and road crossing include tulip poplar (*Liriodendron tulipifera*), sweetgum (*Liquidambar styraciflua*), and willow oak (*Quercus phellos*), with canopy trees averaging 3 to 6 inches DBH. Understory and groundcover species within the CRPA includes seedlings and saplings of the above species, blackberry (*Rubus pensilvanicus*), staghorn sumac (*Rhus typhina*), and agrimony (*Agrimonia parviflora*). Representative photographs depicting existing conditions within the CRPA at the second proposed entrance are included as Appendix C.

27B-10(d)(1)(e): RE-VEGETATION PLAN

Once grading activities have been completed, disturbed areas will be stabilized with an appropriate seed mix and straw mulch where indicated. Taking into consideration the proposed plan, one CRPA Planting Area totaling approximately 4,936 square feet (0.11 acre) has been identified to compensate for the CRPA encroachments at the Project. In accordance with the DCR *Riparian Buffers Modification & Mitigation Guidance Manual* (September 2003), this CRPA Planting Area will require 13 canopy trees, 26 understory trees, and 39 small shrubs and/or woody groundcover plants to be planted within the identified planting area.

In accordance with Appendix A of the *Riparian Buffers Modification & Mitigation Guidance Manual* (September 2003) and per the Plant Schedule included on the CRPA Encroachment Plan in Appendix B, a mixture of red maple (*Acer rubrum*), sweetgum (*Liquidambar styraciflua*), and persimmon (*Diospyros virginiana*) will comprise the canopy tree species, a mixture of American hornbeam (*Carpinus caroliniana*), American holly (*Ilex opaca*), and spicebush (*Lindera benzoin*) will comprise the understory tree species, and a mixture of maple-leaved viburnum (*Viburnum*

acerifolium), lowbush blueberry (*Vaccinium angustifolium*), and mountain laurel (*Kalmia latifolia*) will comprise the small shrubs or woody groundcover.

As shown on the Proposed Landscape Plan for the Project included in Appendix F, an additional 47 large canopy trees, 42 deciduous and evergreen understory trees, 31 large shrubs, and 90 small shrubs are being planted within the CRPA along the Project's frontage with Richmond Highway (US Route 1). It should be noted that these proposed landscape plantings will be located within an already vegetated and well-stocked area.

Overall, the proposed CRPA Planting Area in combination with the plantings associated with the Proposed Landscape Plan propose planting 60 large canopy trees, 68 understory trees, and 160 shrubs within the CRPA along Richmond Highway (US Route 1).

27B-10(d)(2): HYDROGEOLOGIC ANALYSIS

The overall Project drains towards Potomac Creek and unnamed tributaries to Potomac Creek. Topography within the Project generally consists of gentle slopes. The *USDA Stafford and King George Counties, Virginia Soils Survey* (USDA Natural Resources Conservation Service, Web Soil Survey 3.4, <http://websoilsurvey.nrcs.usda.gov>, Survey Area Data: Version 17, September 16, 2021) maps the following soil series within the proposed limits of disturbance for the Project, with Altavista fine sandy loam (AfA) mapped within the CRPA.

Table 1: Soils Summary Table

Map Unit	Map Unit Name	Drainage Class¹	National Hydric Soils Lists²	Hydric Component
AfA	Altavista fine sandy loam, 0 to 2 percent slopes	MWD	No	N/A

¹ MWD – Moderately Well Drained; PD – Poorly Drained; WD – Well Drained; N/A – Not Applicable

² Per National Hydric Soils List for Stafford and King George Counties, Virginia published by USDA Natural Resources Conservation Service

The majority of the overall Crossroads Industrial Project is located outside of the CRPA within the central portion of the property to avoid unnecessary impacts to the CRPA, wetlands, and streams. Further discussion on the proposed encroachments is provided below.

The following section provides additional hydrogeologic analysis as required under Section 27B-10(d)(2)(c) of the CBPA Policy:

1. Disturbance or destruction of wetlands in CRPAs and justification for such action;

The construction of the second private road crossing as detailed in this WQIA proposes additional permanent impacts to approximately 108 linear feet (663 square feet, or 0.02 acre) of perennial stream channel and 1,672 square feet (0.04 acre) of palustrine scrub-shrub wetlands. The proposed road crossing consists of three 48-inch reinforced concrete pipes measuring approximately 60 linear feet in length, which will be countersunk a minimum of 6 inches below the natural stream bottom, with approximately 20 feet of Class I riprap installed at the outfall to reduce storm flow velocities and minimize the potential for downstream erosion. Headwalls have been incorporated into

the culvert design, and has been aligned to cross as perpendicular to the stream as possible to minimize the limits of disturbance and stream impacts to the greatest extent practicable.

As detailed in the Permits section below, pending approval of this WQIA and Special Exception Request, Federal and State Section 404/401 Permits will be obtained for the Project prior to construction. To compensate for proposed impacts at the overall Project, an additional 0.06 wetland mitigation credit and an appropriate amount of stream mitigation credits to be calculated at time of permit application will be purchased from mitigation bank(s) that service the Project area.

2. *Disruptions or reductions in the supply of water to wetlands, streams, lakes, rivers, or other water bodies;*

As shown on the CRPA Encroachment Plan and the Major Site Plan, the Project avoids permanent impacts to Potomac Creek and the majority of the onsite unnamed tributaries to Potomac Creek. Given that the Project as proposed in this WQIA only proposes a road crossing with culverts, no significant disruption of the hydrology of the site is anticipated to result from the development of the Project.

3. *Disruptions to existing hydrology, including wetland and stream circulation patterns;*

As noted above, the Project avoids permanent impacts to Potomac Creek and the majority of the onsite unnamed tributaries to Potomac Creek. In the post-development condition, hydrology will be maintained to Potomac Creek and the unnamed tributaries to Potomac Creek via existing overland sheetflow conditions and the proposed storm sewer outfalls. The onsite wetlands not impacted by the Project will continue to receive hydrology via groundwater influence, flooding events, and overland sheetflow from adjacent hillslopes. Given that the Project as proposed in this WQIA only proposes a road crossing with culverts, no significant disruption of the hydrology of the site is anticipated to result from the development of the Project.

4. *Description of proposed fill material;*

Proposed fill material for the second entrance road consists of onsite earth. As warranted based on geotechnical requirements, structural fill shall be obtained from offsite for back-filling of proposed retaining walls and as necessary to fill slopes.

5. *Location of dredge material and location of dumping area for such material;*

No dredge material is proposed to result from the development activities at the Project.

6. *Estimation of pre-development and post-development pollutant loads in runoff;*

As further detailed in the Best Management Practices (BMP) Calculations and the Stormwater Management (SWM) Calculations included in the Project's Major Site Plan, the overall Project as previously approved proposes an increase in impervious surface area, which will create a total post-development phosphorous load of 28.73 lb/year. The

Project requires a phosphorous load reduction of 16.94 lb/year based on the VRRM spreadsheet. Pursuant to 9VAC25-870-69, BMP requirements shall be achieved through a proposed Level 1 extended detention pond, two manufactured hydrodynamic devices, and one manufactured filtering device, which will remove 13.37 lb/year of phosphorous. The remaining 3.57 lb/year removal requirement will be satisfied through the purchase of offsite nutrient credits from an approved bank whose service area includes the Project site.

The Project as described in this WQIA proposes approximately 0.05 acre (< 1% of the total site area) of additional impervious surface (roads) on the property outside of the existing VDOT right-of-way along Richmond Highway (US Route 1). Based on preliminary design information, an additional 0.10 lb/year of required total phosphorous load reduction will be required for the second road crossing within the CRPA. As shown on the CRPA Encroachment Plan included as Appendix B, these BMP requirements will be achieved through the construction of a bioretention basin outside of the CRPA. This additional bioretention basin will achieve a total phosphorus load reduction of 0.11 lb/year, which is greater than the required total phosphorus load reduction. Please refer to the BMP Exhibit and Calculations included in Appendix F for additional information.

7. *Estimation of percent increase in impervious surface on-site and types of surfacing materials used;*

As shown on the Existing Conditions Plan, the Project currently under development proposed a total of 11.79 acres (41% of the total site area) of impervious surface (building, roads, parking, and sidewalks) on the property.

The Project as described in this WQIA proposes approximately 0.22 acre (< 1% of the total site area) of additional impervious surface (roads) on the property; the remainder shall remain undisturbed as forest/open space and/or managed turf (16.74 acres).

8. *Percent of the site to be cleared for the project;*

The Project as presented in this WQIA proposes disturbance to approximately 0.50 acre (1.5%) of the 27.63 acres that comprise the Project area within Tax Map 46-4.

9. *Anticipated duration and phasing schedule of construction project;*

Construction activities at the overall Crossroads Industrial Project began in August 2023 and are anticipated to be completed in 2025.

10. *List of all requisite permits from all applicable agencies necessary to develop the project;*

Impacts to waters and wetlands at the existing Crossroads Industrial Project are currently authorized under VWP General Permit No. WP4-22-0322 (January 25, 2023), State Programmatic General Permit 22-SPGP-RCIR (February 14, 2023), and VMRC Permit No. 2022-0322 (June 2, 2022). The VMRC Permit authorizes the directional boring of a sanitary sewer line under Potomac Creek, for which no permanent impacts to waters or wetlands are proposed.

Pending approval of this Special Exception Request and WQIA, a new application for additional impacts and reauthorization under VWP General Permit WP4 and 22-SPGP-RCIR will be submitted to the Virginia Marine Resources Commission (VMRC), the Virginia Department of Environmental Quality (DEQ), and the USACE. Once approved by the respective agencies, the final permits will be provided to Stafford County prior to the commencement of construction activities.

The Project also currently has coverage under VSMP General VPDES Permit for Discharges of Stormwater from Construction Activities VAR10S343 (March 27, 2023). Pending approval of this Special Exception Request and WQIA, a Modification with Acreage Increase will be submitted to Stafford County following approval of the Major Site Plan Revision, and confirmation of coverage by DEQ shall be provided to the County prior to the commencement of construction activities. As required by the General VPDES Permit, a Stormwater Pollution Prevention Plan (SWPPP) will be developed for the Project and shall be maintained and updated accordingly onsite until all land disturbing activities are completed.

11. Descriptions of the proposed mitigation measures for the potential hydrogeological impacts.

Similar to what has already been approved, an appropriate Erosion and Sediment (E&S) Control Plan will be developed and approved in conjunction with the Project's Major Site Plan revision based on the requirements of Stafford County and the Virginia Erosion and Sediment Control Handbook (1992). Pending approval of this WQIA and Special Exception request, the Project's approved Major Site Plan and E&S Control Plan will be updated/revised as necessary to account for the proposed second private road entrance. Appropriate perimeter controls, including a construction entrance, super silt fence, inlet protection, culvert inlet protection, outlet protection, and soil stabilization blankets and matting shall be installed prior to any major clearing or grading activities, and maintained during construction activities until upslope areas are stabilized. Temporary seeding shall be applied where indicated to areas immediately following grading. Areas that are not to be disturbed will be clearly marked in the field in order to prevent unintentional encroachments during construction. Areas will be permanently seeded following the completion of finished grades, with soil blanket matting utilized as necessary. Additional and/or alternative controls shall be installed during construction activities as warranted or requested by County or State inspectors. All E&S controls will be regularly inspected in conjunction with the requirements of the Virginia Stormwater Management Program's (VSMP) General Virginia Pollutant Discharge Elimination System (VPDES) Permit for Discharges of Stormwater from Construction Activities VAR10S343 and the Stormwater Pollution Prevention Plan (refer to the Permits section above). These controls will be maintained until construction activities associated with the Project are completed, the site is stabilized, and the County Inspector has approved their removal.

Additionally, as compensation for the proposed wetland and stream impacts, an additional 0.06 wetland mitigation credit and an appropriate amount of stream mitigation credits to be calculated at time of permit application will be purchased from a wetland

mitigation bank that services the Project area prior to construction as required for compliance with the Section 404/401 Permits issued by DEQ and USACE for the Project.

27B-10(d)(3): LANDSCAPE ANALYSIS

As detailed in the above Vegetative Analysis section of the Major WQIA, the majority of the Project has been recently cleared and is under active development. Previously, the Project area consisted of relatively young regrowth areas that were logged within the recent past, with medium-age mixed-hardwood forest in the northern, western, and southern portions of the overall Project. An existing maintained overhead utility easement transects the eastern portion of the Project from north to south along US Route 1 and within the CRPA. Representative tree species in the forested areas outside of the CRPA consist of sweetgum, red maple, and tulip poplar. Representative species within the CRPA and inside the limits of disturbance include tulip poplar, black cherry, pignut hickory, and pin oak, and an understory of saplings of the above species, blackberry, and staghorn sumac.

The CRPA Encroachment Plan clearly depicts and labels the proposed limits of disturbance for the Project. Approximately 0.32 acre of young scrub-shrub regrowth within the CRPA will be cleared associated with the proposed encroachment activities.

As described in the Re-Vegetation Plan sections of this Major WQIA, a total of 60 canopy trees, 68 understory trees, and 160 shrubs and/or woody groundcover plants shall be planted within the CRPA along Richmond Highway (US Route 1) in conjunction with the Proposed Landscape Plan and as proposed under this Major WQIA within the proposed CRPA Planting Area. The location of proposed plantings is dictated by the nature of the proposed Project and the presence of a maintained VDOT right-of-way and utility easements. In accordance with Appendix A of the *Riparian Buffers Modification & Mitigation Guidance Manual* (September 2003) and per the Plant Schedule included on the CRPA Encroachment Plan in Appendix B, a mixture of red maple (*Acer rubrum*), sweetgum (*Liquidambar styraciflua*), and persimmon (*Diospyros virginiana*) will comprise the canopy tree species, a mixture of American hornbeam (*Carpinus caroliniana*), American holly (*Ilex opaca*), and spicebush (*Lindera benzoin*) will comprise the understory tree species, and a mixture of maple-leaved viburnum (*Viburnum acerifolium*), lowbush blueberry (*Vaccinium angustifolium*), and mountain laurel (*Kalmia latifolia*) will comprise the small shrubs or woody groundcover.

27B-10(d)(4): WASTEWATER ANALYSIS

Septic drainfields or wastewater irrigation areas are not proposed within the Project. The Project shall be serviced by public sewer.

27B-10(d)(5): SENSITIVE LANDS ANALYSIS

The CRPA within the Project is associated with an unnamed perennial tributary to Potomac Creek (Stream D). Stream D is well-defined and relatively stable, and is characterized by strong iron oxidizing bacteria and organic debris lines or piles. The 100-foot buffer from the perennial streams consists of a cleared utility easement and relatively young regrowth areas. The buffer is characterized by gentle to moderate topography and mapped as Altavista fine sandy loam (AfA).

27B-10(d)(6): ECOLOGICAL ANALYSIS

The majority of the Project has been recently cleared and is under active development. Previously, the Project area consisted of relatively young regrowth areas that were logged within the recent past, with medium-age mixed-hardwood forest in the northern, western, and southern portions of the overall Project. An existing maintained overhead utility easement transects the eastern portion of the Project from north to south along Richmond Highway (US Route 1) and within the CRPA. Two perennial streams – Potomac Creek (Stream M) and its unnamed perennial tributary (Stream D) – and their associated CRPAs are located along the northern and eastern property boundaries with adjacent floodplains. These natural features contribute to overall wildlife and aquatic habitat, and provide stormwater filtering and pollutant removal functions and other water quality benefits.

It should be noted that the unnamed perennial tributary to Potomac Creek (Stream D) and its associated wetlands were not located on the Project until circa 2002, when VDOT widened Richmond Highway (US Route 1) in the vicinity of the Project. Prior to this, the perennial stream channel crossed under Richmond Highway (US Route 1) and continued offsite to the northeast, and the CRPA associated with this stream channel was not located within the vicinity of the second private entrance crossing associated with this WQIA and Special Exception Request.

The majority of the proposed development activities at the overall Crossroads Industrial Project are concentrated in the relatively recently logged central portion of the property, thereby preserving these stream systems with a wooded buffer to the greatest extent practicable and their ecological and water quality benefits. The Project also avoids disturbance to 9.05 acres (or 58%) of the forest and avoids disturbance to 1.91 acre (or 71%) of the wetlands on Tax Map 46-4, maintaining the ecological and water quality benefits of these buffers and the other natural resources.

27B-10(f)(2): ENCROACHMENT JUSTIFICATION

The overall Crossroads Industrial Project proposes the construction of an approximately 220,000 square foot industrial warehouse distribution building and associated infrastructure. Approximately 0.50 acre will be disturbed in conjunction with the proposed development activities as presented in this WQIA. Encroachments to the CRPA associated with this WQIA consist of construction of a second private road crossing to allow more efficient ingress and egress to the Project road with frontage improvements to Richmond Highway (US Route 1) (20,834 square feet, or 0.48 acre).

More specifically, the following section details how the proposed development is consistent with the CBPA Policy under Section 27B-10(f)(2):

- a. Within any CRPA, the proposed development is water-dependent;*

The proposed encroachments into the CRPA associated with the second road crossing and this WQIA are not identified as water-dependent; therefore, granting of a Special Exception is required according to Stafford County.

- b. *The disturbance of any wetlands in CRPAs will be minimized;*

As further discussed above, construction of the second private road crossing as detailed in this WQIA proposes additional permanent impacts to approximately 108 linear feet (663 square feet, or 0.02 acre) of perennial stream channel and 1,672 square feet (0.04 acre) of palustrine scrub-shrub wetlands. The proposed road crossing consists of three 48-inch reinforced concrete pipes measuring approximately 60 linear feet in length, which will be countersunk a minimum of 6 inches below the natural stream bottom, with approximately 20 feet of Class I riprap installed at the outfall to reduce storm flow velocities and minimize the potential for downstream erosion. Headwalls have been incorporated into the culvert design, and the crossing has been aligned to cross as perpendicular to the stream as possible to minimize the limits of disturbance and stream impacts to the greatest extent practicable

- c. *The development will not result in significant disruption of the hydrology of the site;*

The proposed road crossing consists of three 48-inch reinforced concrete pipes measuring approximately 60 linear feet in length, which will be countersunk a minimum of 6 inches below the natural stream bottom. Overall, proposed drainage divides are generally consistent with existing site conditions; therefore, no significant disruption of the hydrology of the site is anticipated to result from the development of the Project.

- d. *The development will not result in significant degradation to aquatic vegetation or life;*

The proposed impacts at the Project have been designed to minimize impacts to features of the aquatic ecosystem to the greatest extent practicable. The proposed road crossing consists of three 48-inch reinforced concrete pipes measuring approximately 60 linear feet in length, which will be countersunk a minimum of 6 inches below the natural stream bottom.

Appropriate erosion and sediment controls will be installed and maintained during construction to protect downslope waters from construction activities, impacted areas will be permanently seeded following the completion of finished grades, and appropriate stormwater management and pollutant removal have been provided for the Project to satisfy State and County requirements (see below). Therefore, the proposed development will not result in significant degradation to aquatic vegetation or life.

- e. *The development will not result in unnecessary destruction of plant materials on site;*

The proposed limits of disturbance for the Project are depicted on the CRPA Encroachment Plan included as Appendix B. As detailed above, the amount of disturbance to the CRPA has been minimized to the greatest extent practicable, and only that portion of the CRPA that will be affected by construction will be cleared of vegetation. The limits of disturbance will be strictly adhered to during construction, and no unnecessary destruction of plant materials will occur within the CRPA and outside of the limits of disturbance indicated on the CRPA Encroachment Plan.

- f. Proposed erosion and sediment control concepts are adequate to achieve the reductions in erosion and prevent off-site sedimentation;*

As described above, similar to what has already been approved, an appropriate Erosion and Sediment (E&S) Control Plan will be developed and approved in conjunction with the Project's Major Site Plan revision based on the requirements of Stafford County and the Virginia Erosion and Sediment Control Handbook (1992). Pending approval of this WQIA and Special Exception request, the Project's approved Major Site Plan and E&S Control Plan will be updated/revised as necessary to account for the proposed second private road entrance. Appropriate perimeter controls, including a construction entrance, super silt fence, inlet protection, culvert inlet protection, outlet protection, and soil stabilization blankets and matting shall be installed prior to any major clearing or grading activities, and maintained during construction activities until upslope areas are stabilized. Temporary seeding shall be applied where indicated to areas immediately following grading. Areas that are not to be disturbed will be clearly marked in the field in order to prevent unintentional encroachments during construction. Areas will be permanently seeded following the completion of finished grades, with soil blanket matting utilized as necessary.

Additional and/or alternative controls shall be installed during construction activities as warranted or requested by County or State inspectors. All E&S controls will be regularly inspected in conjunction with the requirements of the Virginia Stormwater Management Program's (VSMP) General Virginia Pollutant Discharge Elimination System (VPDES) Permit for Discharges of Stormwater from Construction Activities VAR10S343 and the Stormwater Pollution Prevention Plan (refer to the Permits section above). These controls will be maintained until construction activities associated with the Project are completed, the site is stabilized, and the County Inspector has approved their removal.

- g. Proposed stormwater management concepts are adequate to control the stormwater runoff to achieve water quality control in accordance with Chapter 21.5 of this Code;*

As further detailed in the BMP and SWM Calculations included in the Project's previously approved Major Site Plan, the Project generally maintains the pre-developed drainage divides; the majority of the Project discharges towards Potomac Creek and unnamed tributaries to Potomac Creek. The proposed Level 1 extended detention pond is adequate to reduce the post-developed runoff to less than pre-developed levels for the 1 year, 10-year, and 100-year storm events for the overall Crossroads Industrial Project.

The overall Crossroads Industrial Project currently under construction requires a total phosphorous load reduction of 16.94 lb/year to satisfy State water quality requirements, which shall be achieved through the construction of one Level 1 extended detention pond, two manufactured hydrodynamic devices, and one manufactured filtering device. Combined, these BMP facilities will achieve a total phosphorous load reduction of 13.37 lb/year, which is greater than 75% of the required phosphorous load reduction. The remaining 3.57 lb/year of phosphorous load reduction required will be purchased in the form of offsite nutrient credits.

Based on preliminary design information, an additional 0.10 lb/year of required total phosphorous load reduction will be required for the second road crossing within the CRPA. As shown on the CRPA Encroachment Plan included as Appendix B, these BMP requirements will be achieved through the construction of a bioretention basin outside of the CRPA. This additional bioretention basin will achieve a total phosphorus load reduction of 0.11 lb/year, which is greater than the required total phosphorus load reduction. Please refer to the BMP Exhibit and Calculations included in Appendix F for additional information.

- h. Proposed revegetation of disturbed areas will provide adequate erosion and sediment control benefits;*

Once grading activities have been completed, disturbed areas (including the VDOT right-of-way and existing utility easements) will be stabilized with an appropriate seed mix and straw mulch. As described in the Re-Vegetation Plan sections of this Major WQIA, a total of 60 canopy trees, 68 understory trees, and 160 shrubs and/or woody groundcover plants shall be planted within the CRPA along Richmond Highway (US Route 1) in conjunction with the Proposed Landscape Plan and as proposed under this Major WQIA within the proposed CRPA Planting Area. In accordance with Appendix A of the *Riparian Buffers Modification & Mitigation Guidance Manual* (September 2003) and per the Plant Schedule included on the CRPA Encroachment Plan in Appendix B, a mixture of red maple (*Acer rubrum*), sweetgum (*Liquidambar styraciflua*), and persimmon (*Diospyros virginiana*) will comprise the canopy tree species, a mixture of American hornbeam (*Carpinus caroliniana*), American holly (*Ilex opaca*), and spicebush (*Lindera benzoin*) will comprise the understory tree species, and a mixture of maple-leaved viburnum (*Viburnum acerifolium*), lowbush blueberry (*Vaccinium angustifolium*), and mountain laurel (*Kalmia latifolia*) will comprise the small shrubs or woody groundcover. These revegetation measures will provide adequate stabilization to minimize the potential for erosion and sediment discharges.

- i. The design and location of any proposed drainfield will be in accordance with the requirements of this Chapter;*

Septic drainfields are not proposed for the Project.

- j. The development, as proposed, is consistent with the purpose and intent of this Chapter;*

As further detailed in the Major Site Plan, the Project has been designed to meet applicable County stormwater management, BMP, and erosion and sediment control requirements. A revegetation/stabilization plan has also been designed for areas disturbed by construction. See below for justification for the Special Exception.

- k. The cumulative impact of the proposed development, when considered in relation to other development in the vicinity, both existing and proposed, will not result in a significant degradation of water quality;*

As discussed above, the Project is currently under construction and consists of an approximately 220,000 square foot industrial warehouse distribution building and

associated infrastructure in accordance with the Project's Major Site Plan; this Special Exception Request and WQIA are associated with a second private road entrance from Richmond Highway (US Route 1). Appropriate stormwater management and BMPs are being implemented to achieve the required pollutant removal for the Project, and appropriate compensatory mitigation will be provided for proposed wetland and stream impacts in accordance with Federal and State Section 404/401 Permits. Pending approval of this Special Exception request, additional BMP facilities, offsite nutrient credits, wetland and stream mitigation credits, and/or revegetation requirements will be implemented as required. Therefore, the Project will not result in a significant degradation of water quality.

27B-14(d): SPECIAL EXCEPTION JUSTIFICATION

While the private road crossing and public road and frontage improvements to Richmond Highway (US Route 1) would generally be considered an allowed use per Section 27B-7, according to Stafford County this second private road crossing requires a Special Exception to the requirements of Section 27B-7(5) per Section 27B-14, for which the Project satisfies the requirements of Section 27B-14(d), subsections (1) through (5) as follows:

- (1) *Granting the special exception will not confer upon the applicant(s) any special privileges denied by this chapter to other property owners who are subject to its provisions and who are similarly situated;*

As discussed above, the proposed CRPA encroachment is associated with the construction of a second private entrance road into the Project from Richmond Highway (US Route 1) to allow for better traffic ingress/egress at the property. Two private road crossings into the Project were originally proposed at the Project on the approved rezoning for the Project (RC231385; see Appendix D) as shown on the Generalized Development Plan dated November 19, 2003 and revised on February 6, 2004. Additionally, two private road crossings into the Project were previously approved administratively by Stafford County on September 23, 2011 after submission and review of a WQIA (#2600931; see Appendix E). This proposed second private road crossing is consistent with both the previously approved rezoning application and WQIA. Given that the this second private road crossing has been previously approved via rezoning and administratively by the submission and review of a WQIA by Stafford County, the granting of this Special Exception will not confer upon the Applicant any special privileges denied by this chapter to other property owners who are subject to its provisions and who are similarly situated.

- (2) *The special exception request is not based on any conditions or circumstances that are self-created or self-imposed, nor does the request arise from conditions or circumstances either permitted or nonconforming that are related to adjacent parcels;*

As detailed in this Major WQIA, the Special Exception request is not based on any self-created or imposed conditions or circumstances, nor does it arise from conditions or circumstances either permitted or nonconforming related to adjacent parcels. The

unnamed perennial tributary to Potomac Creek (Stream D) and its associated wetlands were not located on the Project until circa 2002, when VDOT widened Richmond Highway (US Route 1) in the vicinity of the Project. Prior to this, the perennial stream channel crossed under Richmond Highway (US Route 1) and continued offsite to the northeast, and the CRPA associated with this stream channel was not located within the vicinity of the second private entrance crossing associated with this WQIA and Special Exception Request. Please refer to the Historic US Route 1 Widening Plan included as Appendix G to show the historic stream alignment along Richmond Highway.

- (3) *The special exception request is the minimum necessary to afford relief;*

In order to minimize encroachment in the CRPA, as well as wetlands and streams, headwalls have been incorporated into the culvert design at the proposed crossing, and the crossing has been aligned to cross as perpendicular to the stream as possible to minimize the limits of disturbance and stream impacts to the greatest extent practicable. While the approximately 220,000 square foot industrial warehouse distribution building is slightly smaller than the size requiring two site entrances (250,000 square feet), the proposed second entrance will allow for more efficient traffic circulation between the property and Richmond Highway (US Route 1). This second road crossing into the Project was originally shown on the approved rezoning for the Project (RC231385; see Appendix D) for the same industrial development use, the Generalized Development Plan dated November 19, 2003 and revised on February 6, 2004, and administratively approved administratively by Stafford County on September 23, 2011 after submission and review of a WQIA (#2600931; see Appendix E). Given that, this Special Exception request is the minimum necessary to afford relief.

- (4) *The special exception request will be consistent with the purpose and intent of this chapter, not injurious to the neighborhood or otherwise detrimental to the public welfare, and is not of substantial detriment to water quality;*

As discussed above in this WQIA, the Project is consistent with the purpose and intent of Chapter 27B of the CBPA Policy. The proposed encroachments to the CRPA associated with this WQIA includes the construction of a second private entrance road into the Project within the CRPA, which have previously been approved by Stafford County.

Appropriate stormwater management and BMPs shall be implemented to achieve the required pollutant removal for the Project, and appropriate compensatory mitigation shall be provided for proposed wetland impacts in accordance with Federal and State Section 404/401 Permits. Therefore, the Project will not result in a significant degradation of water quality.

- (5) *Reasonable and appropriate conditions are imposed which will prevent the special exception request from causing a degradation of water quality.*

The overall Crossroads Industrial Project is currently under construction and consists of the construction of an approximately 220,000 square foot industrial warehouse distribution building and associated infrastructure, in accordance with the Project's

approved Major Site Plan. As discussed above, appropriate stormwater management and BMPs shall be implemented to achieve the required pollutant removal for the Project, and appropriate compensatory mitigation shall be provided for proposed wetland and stream impacts in accordance with Federal and State Section 404/401 Permits. Therefore, the Project will not result in a significant degradation of water quality.

CONCLUSION

Efforts have been taken during the design of the Crossroads Industrial Project to minimize the amount of encroachment to the CRPA. Coverage under Federal and State Section 401/404 Permits and the General VPDES Permit will be obtained and will be provided to Stafford County prior to the commencement of construction activities. Appropriate BMPs are proposed to achieve the required pollutant removal for the Project, and appropriate erosion and sediment controls will be installed and maintained during construction. Overall, the proposed encroachment into the CRPA as detailed in this Major WQIA is consistent with the intent and requirements of the CBPA, and a Special Exception to Section 27B-7(5) of the CBPA Policy is being requested to allow the construction of a second private entrance road into the Project within the CRPA.

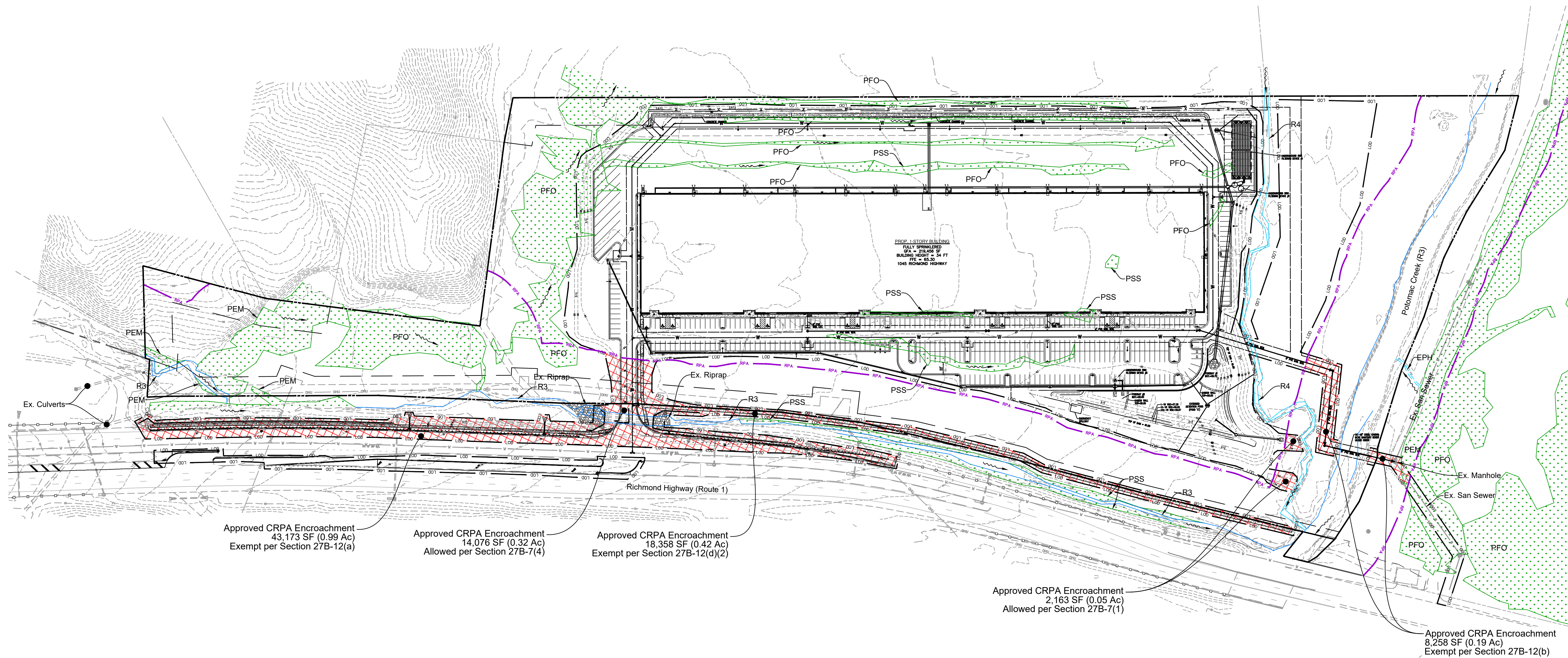
Appendix A
Existing Conditions Plan

Legend

- Property Boundary
- Index Contours
- Contours (CI=2')
- Perennial Streams (R3)
- Intermittent Streams (R4)
- Palustrine Wetlands (PEM, PSS, PFO)
- Critical Resource Protection Area (CRPA)
- Existing Limits of Disturbance (LOD Under Construction)
- Approved CRPA Encroachments

NOTES:

- The 27.63-acre Crossroads Industrial Project is identified as Tax Map 46-4 and located at 1045 Richmond Highway Stafford County, Virginia. The Project is generally located at 38.3748° Latitude and -77.4538° Longitude on the Stafford, VA and Fredericksburg, VA USGS Quadrangle Maps. The Project drains to the north towards Potomac Creek and unnamed tributaries to Potomac Creek, which are located within the Potomac Creek - Beaverdam Creek watershed (PL60) of Hydrologic Unit Code (HUC) 02070011 (Lower Potomac).
- Property boundary, topographic and existing conditions mapping, and site plan information provided by Bowman Consulting Group, Ltd. (Bowman).
- The waters of the U.S., including wetlands, within the Project were delineated by Bowman based on the requirements of the *Corps of Engineers Wetlands Delineation Manual* (1987) and the *Regional Supplement to the Corps of Engineers Wetlands Delineation Manual: Atlantic and Gulf Coastal Plain* (Version 2.0, November 2010) (Report and Map dated June 11, 2021). The flagged boundaries were confirmed by the U.S. Army Corps of Engineers during a Jurisdictional Determination (JD) No. NAO-2004-00846 dated October 14, 2021. Additional waters of the U.S., including wetlands, within the offsite sewer easement on Tax Map 38-15 were delineated by Stantec (Cook Property, Report and Map dated March 5, 2019). These additional boundaries were confirmed by the USACE under JD No. NAO-2019-00561 dated March 27, 2019.
- Based on the Perennial Flow Determination Report and Map prepared by Bowman dated June 11, 2021, field-reviewed on October 19, 2021, and approved by Stafford County on December 22, 2021 (#21154160), Critical Resource Protection Areas (CRPAs) are mapped along Potomac Creek (Stream M) and an unnamed perennial tributary to Potomac Creek (Stream D) and its associated fringe wetlands. In accordance with Section 27B-3(1) of the County's Chesapeake Bay Preservation Act (CBPA) Policy and the Virginia Department of Conservation and Recreation's (DCR) *Resource Protection Areas: Nontidal Wetlands, Guidance on the Chesapeake Bay Preservation Area Designation and Management Regulations* (Adopted June 19, 2007; Revised December 10, 2007), the site-specific, field-verified CRPA boundary is mapped 100 feet upslope or landward of the greater of the surveyed boundaries of Potomac Creek (Stream M) and Stream D, or those wetlands determined to be contiguous to and connected by surface flow to these Streams, as depicted on this Plan.
- An additional CRPA is mapped offsite along Potomac Creek (Stream M) on Tax Map 38-15 as delineated by Stantec (Cook Property, Report and Map dated March 29, 2019), field-reviewed on July 22, 2019, and approved by Stafford County on August 9, 2019 (#19152719).
- As shown on this Plan, the overall Project consists of the construction of an approximately 220,000 square foot industrial warehouse distribution building and associated infrastructure. Impacts to a total of approximately 86,028 square feet (1.97 acre) of the CRPA along Potomac Creek (Stream M) and an unnamed perennial tributary to Potomac Creek (Stream D) and its associated wetlands were previously approved by Stafford County on May 24, 2022 (#22154363). These approved encroachments to the CRPA include road and frontage improvements to Richmond Highway (US Route 1), the construction of a private road crossing to allow ingress and egress to the Project, a 5-foot-wide pedestrian sidewalk along Richmond Highway (US Route 1), minor grading activities for two SWM pond outfalls, and a sanitary sewer crossing of Potomac Creek and its associated floodplain.



Approved CRPA Encroachment
43,173 SF (0.99 Ac)
Exempt per Section 27B-12(a)

Approved CRPA Encroachment
14,076 SF (0.32 Ac)
Allowed per Section 27B-7(4)

Approved CRPA Encroachment
18,358 SF (0.42 Ac)
Exempt per Section 27B-12(d)(2)

Approved CRPA Encroachment
2,163 SF (0.05 Ac)
Allowed per Section 27B-7(1)

Approved CRPA Encroachment
8,258 SF (0.19 Ac)
Exempt per Section 27B-12(b)

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

PLAN STATUS

DATE	DESCRIPTION
DESIGN	SAG JLF
DRAWN	CHKD
SCALE	H: 1"=100'
	V:
JOB No.	100329-02-001
DATE :	September 27, 2023
FILE No.	

Appendix B
CRPA Encroachment Plan

1. The 27.63-acre Crossroads Industrial Project is identified as Tax Map 46-4 and located at 1045 Richmond Highway in Stafford County, Virginia. The Project is generally located at 38.3748° Latitude and -77.4553° Longitude on the Stafford, VA and Fredericksburg, VA USGS Quadrangle Maps. The Project extends to the north toward Potomac Creek and unnamed tributaries of Potomac Creek, which are located within Stafford County, Virginia. The project area includes (PLeo) of Hydrologic Unit Code (HUC) 02070011 (Lower Potomac).
2. Property boundary, topographic and existing conditions mapping, and proposed site plan information provided by Bowman Consulting Group, Ltd. (Bowman).
3. The waters of the U.S., including wetlands, within the Project were delineated by Bowman based on the requirements of the *Corps of Engineers Wetlands Delineation Manual* (1987) and the *Regional Supplement to the Corps of Engineers Wetlands Delineation Manual: Atlantic and Gulf Coastal Plain* (Version 2.0, November 2010). Report and Map dated June 11, 2021). The flagged boundaries were confirmed by the U.S. Army Corps of Engineers during a Jurisdictional Determination (JD) No. 1903946 dated October 14, 2021. Additional waters of the U.S. including wetlands, within the offsite sewer easement on Tax Map 38-15 were delineated by Stantec (Cook Property, Report and Map dated March 5, 2019). These additional boundaries were confirmed by the USACE under JD No. NAO-2019-00561 dated March 27, 2019.
4. Based on the Perennial Flow Determination Report and Map prepared by Bowman on December 22, 2021, field-viewed on October 19, 2021, and approved by Stafford County on December 22, 2021 (#21154160), Critical Resource Protection Areas (CRPA)s are mapped along Potomac Creek and Stream M and Stream D, and the stream siltation (Stream C) and its associated fringe wetlands. In accordance with Section 27B-3(1) of the County's Chesapeake Bay Preservation Act (CBPA) Policy and the Virginia Department of Conservation and Recreation's (DCR) *Resource Protection Areas: Non tidal Wetlands, Guidance on the Chesapeake Bay Preservation Area Designation and Management Regulations* (Adopted June 18, 2018), revised CRPA boundaries, the site-specific CRPA (Stream C), are bounded mapped 100 feet upslope or landward of the greater of the surveyed boundaries of Potomac Creek (Stream M) and Stream D, or those wetlands determined to be contiguous to and connected by surface flow to these Streams, as depicted on this Plan.
5. An additional CRPA is mapped offsite along Potomac Creek (Stream M) on Tax Map 38-15 as delineated by Stantec (Cook Property, Report and Map dated March 29, 2019), field-reviewed on July 22, 2019, and approved by Stafford County on August 9, 2019 (#19152719).
6. The overall Project consists of the construction of an approximately 220,000 square foot industrial warehouse distribution building and associated infrastructure. Impacts to a total of approximately 38 acres of wetlands and riparian habitat will be avoided through the following measures: a perennial tributary to Potomac Creek (Stream D) and its associated wetlands were previously approved by Stafford County on May 24, 2022 (#22154363). These approved encroachments to the CRPA include road and frontage improvements to Richmond Highway (US Route 1), the construction of a private road crossing to allow ingress and egress to the Project, a 5-foot-wide paved sidewalk adjacent to the private road, a stormwater management pond for two SWM pond outlets, and a sanitary sewer crossing of Potomac Creek and its associated floodplain.
7. As shown on this Plan, the Project proposes additional disturbance to the CRPA associated with the construction of a second private entrance road off of Richmond Highway (US Route 1) and associated road and frontage improvements along Richmond Highway (US Route 1) to allow more efficient ingress and egress to the Project (20,834 square feet, or 0.48 acre). According to Stafford County, these encroachments into the CRPA do not qualify as allowed uses under Section 27B-3(1)(c) of the CBPA Policy and therefore require approval from the County for the CRPA. A request is being requested in accordance with Section 27B-14 of the CBPA Policy, including the submission and approval of a WQIA.
8. Please refer to the Project's Major Water Quality Impact Assessment for more detailed information concerning the CRPA encroachments.

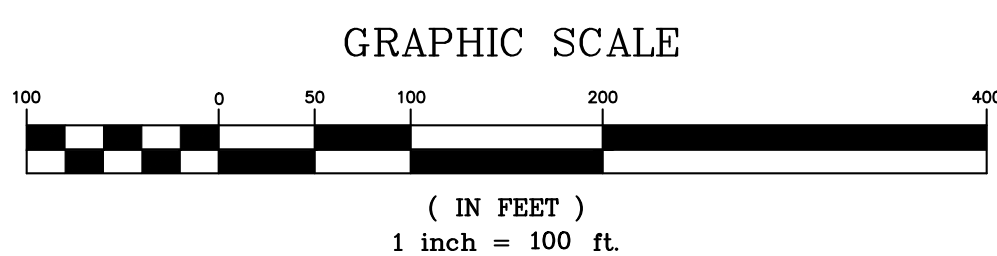
	Property Boundary
	Index Contours
	Contours (CI=2')
	Perennial Streams (R3)
	Intermittent Streams (R4)
	Palustrine Wetlands (PEM, PSS, PFO)
	Critical Resource Protection Area (CRPA)
	Existing Limits of Disturbance (LOD Under Construction)
	Approved CRPA Encroachments
	Proposed Limits of Disturbance (LOD)
	Proposed CRPA Encroachments
	Proposed CRPA Planting Areas
	Photographs

² A mixture of red maple (*Acer rubrum*), sweetgum (*Liquidambar styraciflua*), persimmon (*Diospyros virginiana*) will comprise the canopy trees.

³ A mixture of American hornbeam (*Carpinus caroliniana*), American holly (*Ilex opaca*), and spicebush (*Lindera benzoin*) will comprise the understory trees.

⁴ A mixture of maple-leaved viburnum (*Viburnum acerifolium*), lowbush blueberry (*Vaccinium angustifolium*), and mountain laurel (*Kalmia latifolia*) will comprise the small shrubs or woody groundcover.

² A mixture of eastern redbud (*Cercis canadensis*), flowering dogwood (*Cornus florida*), and American holly (*Ilex opaca*) will comprise the understory trees.



Appendix C

Existing Conditions Photographs



Photo #1: View to the southwest along Richmond Highway (US Route 1) and within the proposed CRPA encroachment for the proposed right-of-way improvements (September 21, 2023, by S. Gagnon, Bowman).



Photo #2: View to the northwest of the existing young scrub-shrub growth along Richmond Highway (US Route 1) and within the proposed CRPA encroachment for the proposed right-of-way improvements (September 21, 2023, by S. Gagnon, Bowman).



Photo #3: Downstream view of the existing perennial stream channel and fringe wetlands at the location of the proposed CRPA encroachment for the second private access road crossing (September 21, 2023, by S. Gagnon, Bowman).



Photo #4: View to the northwest of the existing young scrub-shrub growth within the proposed CRPA encroachment for the second private access road crossing (September 21, 2023, by S. Gagnon, Bowman).

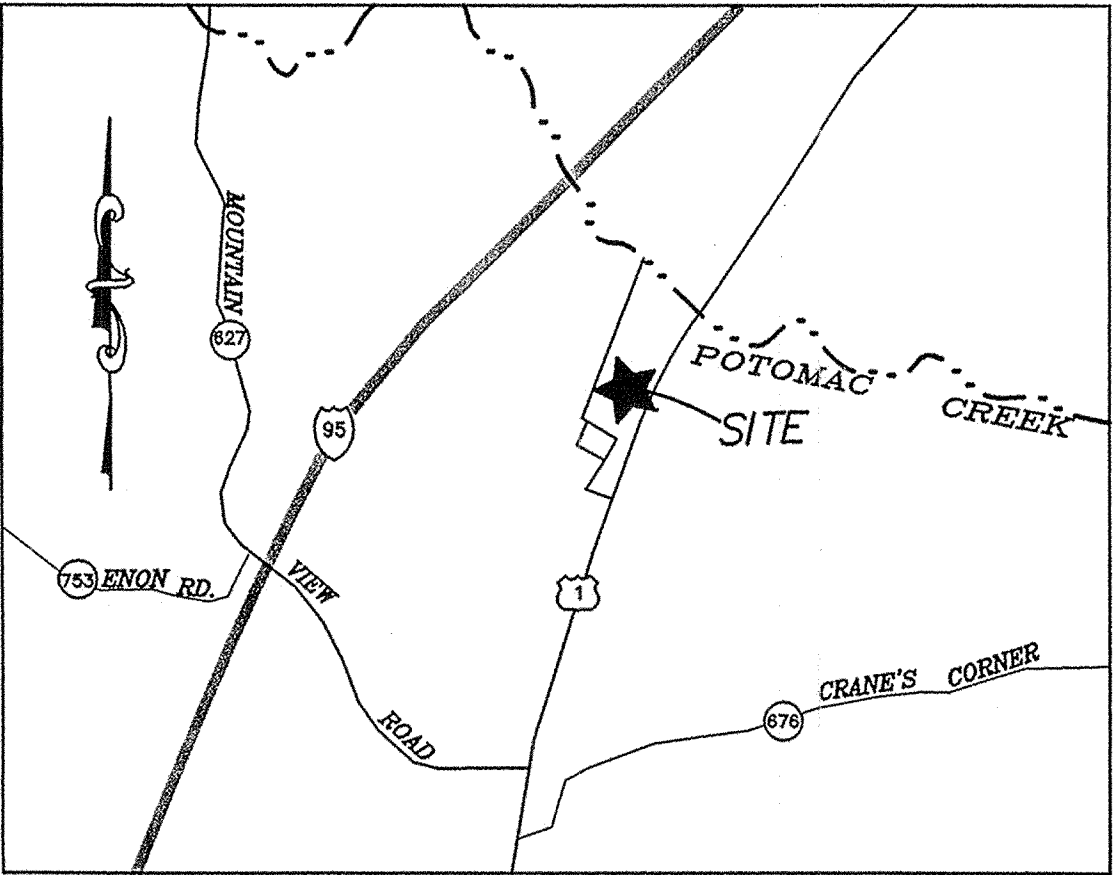
Appendix D
Approved Generalized Development Plan

GENERALIZED DEVELOPMENT PLAN FOR
ROBERT GOLLAHON

REZONING CLASSIFICATION
FALMOUTH-HARTWOOD MAGISTERIAL DISTRICT

SHEET INDEX

TITLE	SHEET
COVER SHEET	1
LAYOUT PLAN	2
PRELIMINARY PLANTING PLAN	3
PRELIMINARY PLANTING PLAN	4



VICINITY MAP
SCALE: 1" = 2,000'

APPLICANT: ROBERT GOLLAHON
2340 KINGS HIGHWAY
KING GEORGE, VIRGINIA 22485
(540) 775-0029 (OFFICE)
(540) 775-9028 (FAX)

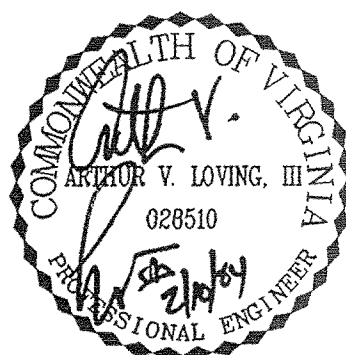
PREPARER: Timmons Group
4800 SOUTHPOINT PARKWAY
FREDERICKSBURG, VIRGINIA 22407
A. V. LOVING, III
(540) 891-4010 (OFFICE)
(540) 891-4665 (FAX)

REVISIONS

DATE	SHEET NUMBERS	DATE	SHEET NUMBERS
02-06-04	1,2,3 & 4		

GENERAL NOTES

- TOPOGRAPHIC INFORMATION (PLANIMETRICS & CONTOURS) WERE OBTAINED BY STAFFORD COUNTY DIGITAL MAPPING. BOUNDARY INFORMATION SHOWN HEREON IS COMPILED BASED ON INFORMATION OF RECORD AND DOES NOT REPRESENT A CURRENT BOUNDARY SURVEY.
- SITE IS LOCATED ON U.S. ROUTE 1, AT THE CROSSING OF POTOMAC CREEK, APPROXIMATELY 1 MILE NORTH OF STATE ROUTE 627 (MOUNTAIN VIEW ROAD).
- YARD SETBACK REQUIREMENTS
B-2
FRONT - 40' (MAY BE REDUCED, SEE NOTE 8)
SIDE - 0' (WHEN ADJOINING OTHER THAN COMMERCIAL OR INDUSTRIAL, THE SIDE YARD SHALL BE 15' OR GREATER
BACK - 25'
M-1
FRONT - 40' (MAY BE REDUCE, SEE NOTE 8)
SIDE - 15' (WHEN ADJOINING ANY NON-INDUSTRIAL DISTRICT, THE SETBACK SHALL BE AT LEAST 40')
BACK - 15' (WHEN ADJOINING ANY NON-INDUSTRIAL DISTRICT, THE SETBACK SHALL BE AT LEAST 40')
- BUILDING HEIGHT: ZONE B-2 & M-1: MAX=65' PER STAFFORD CO. ZONING ORDINANCE, SEE NOTE 8.
- PARKING REQUIREMENTS: AS PER STAFFORD COUNTY ZONING ORDINANCE.
- HANDICAPPED: AS PER STAFFORD COUNTY ZONING ORDINANCE.
- OVERLAY DISTRICT: HIGHWAY CORRIDOR
AREA AND BULK REGULATIONS IN THE HC SHALL BE THE SAME AS FOR THE UNDERLYING LAND USE DISTRICT EXCEPT THAT: THE HEIGHT OF BUILDINGS OR STRUCTURES WITHIN 75' OF THE CORRIDOR HIGHWAY SHALL NOT EXCEED TWO STORIES OR 30', WHICHEVER IS LESS; AND WHERE PARKING AREAS ARE PROVIDED IN A MANNER SUCH THAT THE STRUCTURE OR BUILDING IS LOCATED BETWEEN THE PARKING AREA AND THE CORRIDOR HIGHWAY, THE APPLICABLE SETBACK REQUIREMENT MAY, AT THE OPTION OF THE APPLICANT, BE REDUCED TO 50% OF THAT OTHERWISE REQUIRED FOR THE UNDERLYING DISTRICT.
- PROPOSED USE: AS PERMITTED BY STAFFORD COUNTY ZONING ORDINANCE.
- MAXIMUM FLOOR AREA RATIO: M-1: 0.35
B-2: 0.40
MINIMUM OPEN SPACE RATIO: M-1: 0.20
B-2: 0.25
TOTAL SITE AREA: 28.9 ACRES (APPROX.)
- WETLANDS PERMIT REQUIRED: TO BE DETERMINED DURING SITE PLAN DEVELOPMENT PHASE.
- WETLANDS WITHIN 100' OF SITE: YES, SEE SHEET 2
- RPA ON SITE: YES
- SEWER & WATER SERVICES ARE AVAILABLE
- NO TITLE REPORT FURNISHED.
- EASEMENTS NOT SHOWN MAY EXIST.
- UNDERGROUND UTILITIES AND SUBSURFACE FACILITIES NOT LOCATED.
- THIS PLAN DOES NOT ADDRESS WETLANDS, TOXIC OR CONTAMINATED WASTE OR SOIL CONDITIONS NOR HAVE ANY REPORTS, STUDIES, ETC. BEEN FURNISHED TO THIS ENGINEER OTHER THAN THOSE NOTED.
- THIS PROPERTY IS WITHIN THE FLOODPLAIN
- NO HISTORIC BUILDINGS OR FEATURES KNOWN.
- NO PLACES OF BURIAL KNOWN.
- EROSION TO BE CONTROLLED ACCORDING TO THE LATEST VIRGINIA EROSION & SEDIMENT CONTROL HANDBOOK & STAFFORD COUNTY ORDINANCES.
- STORMWATER RUNOFF TO COMPLY WITH STAFFORD COUNTY ORDINANCES.



VIRGINIA | NORTH CAROLINA | WEST VIRGINIA
THIS DRAWING PREPARED AT THE
CORPORATE OFFICE
711 N. Courthouse Road | Richmond, VA 23236-4099
TEL 804.794.3500 FAX 804.794.7639 www.timmons.com
Site Development | Residential | Infrastructure | Technology
U.S. ROUTE 1 AT POTOMAC CREEK
STAFFORD COUNTY, VIRGINIA
2340 KINGS HIGHWAY, KING GEORGE, VA 22485
(540) 775-0029

TIMMONS GROUP

PROJECT
TM 46-4 & TM 46-2 - 28.9 ACRES

OWNER & DEVELOPER
ROBERT GOLLAHON

JOB NO.
20875
SHEET NO.
1 OF 4

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NOTES:
1. BOUNDARY SHOWN COMPILED FROM HENRY CROPP, JR. PLAT DATED DEC. 29, 1981, RECORDED AT STAFFORD COUNTY PLAT BOOK 10, PAGE 222. NO FIELD WORK WAS PERFORMED TO OBTAIN BOUNDARY LOCATION.
2. TOPOGRAPHY AND RPA LOCATION OBTAINED FROM STAFFORD COUNTY MAPPING.
3. ROUTE 1 PROPOSED ROADWAY IMPROVEMENT OBTAINED FROM VDOT PROJECT PLANS #0095-089-108 LAST REVISED 05/01/00

PROFESSIONAL ENGINEER
ARCHIBALD V. LOVING, III
028510
12/14/09

STAFFORD COUNTY, VIRGINIA
4800 Southview Lane
Fredericksburg, VA 22407
TEL 540.371.4010 FAX 540.531.4605 www.timmons.com

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REVISION DESCRIPTION

DATE

11/19/03

DRAWN BY

ILB

DESIGNED BY

AVL

CHECKED BY

AVL

SCALE

1"=100'

TIMMONS GROUP

TM 46-4 AND TM 46-2 - 28.9 ACRES

STAFFORD COUNTY, VIRGINIA

GENERALIZED DEVELOPMENT PLAN

JOB NO.

20875

SHEET NO.

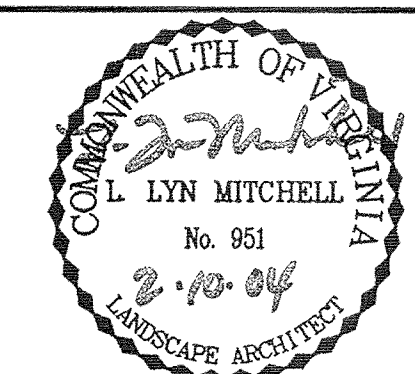
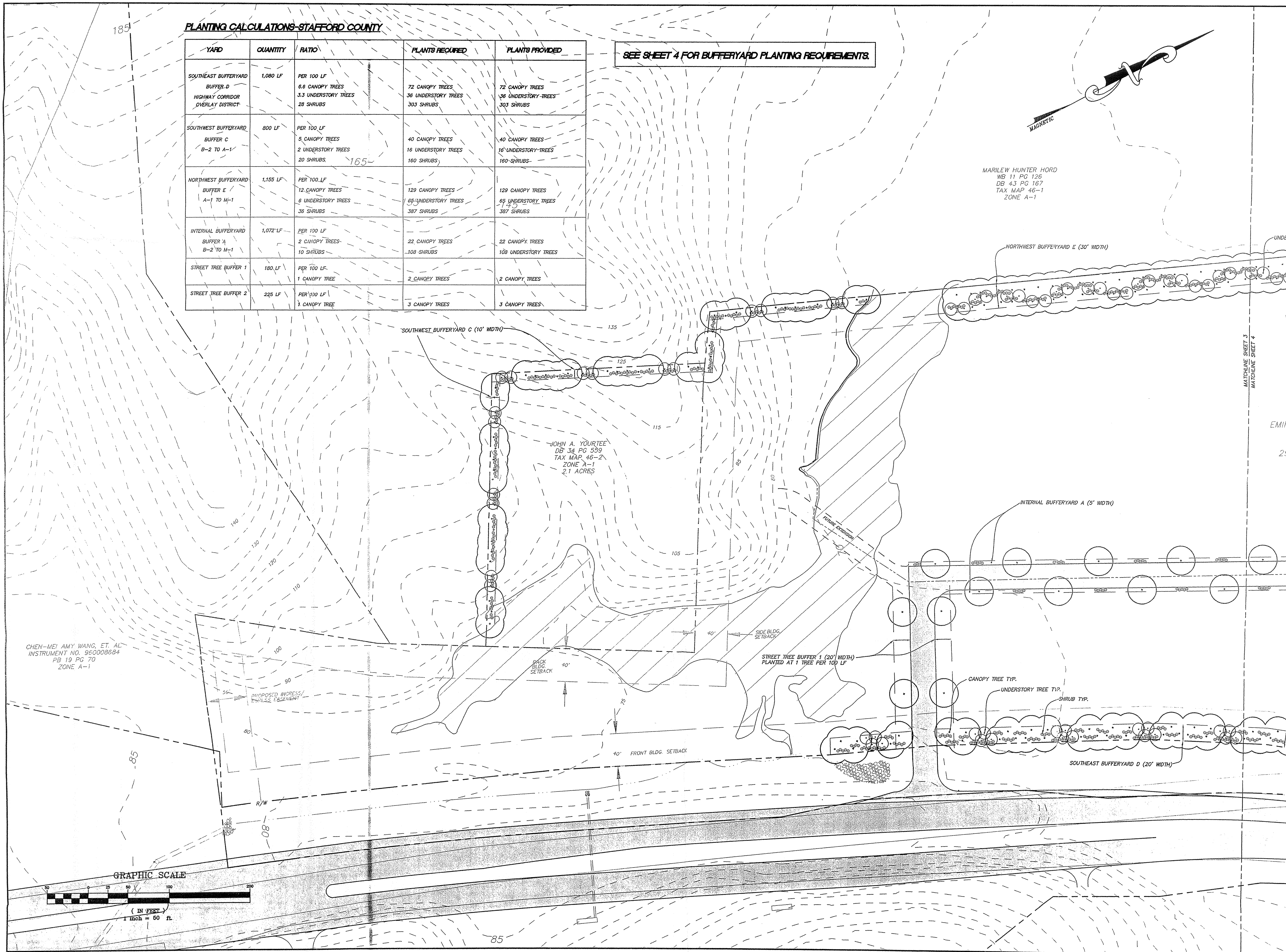
2 OF 4

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PLANTING CALCULATIONS-STAFFORD COUNTY

YARD	QUANTITY	RATIO	PLANTS REQUIRED	PLANTS PROVIDED
SOUTHEAST BUFFERYARD BUFFER D HIGHWAY CORRIDOR OVERLAY DISTRICT	1,080 LF	PER 100 LF 6.6 CANOPY TREES 3.3 UNDERSTORY TREES 28 SHRUBS	72 CANOPY TREES 36 UNDERSTORY TREES 303 SHRUBS	72 CANOPY TREES 36 UNDERSTORY TREES 303 SHRUBS
SOUTHWEST BUFFERYARD BUFFER C B-2 TO A-1	800 LF	PER 100 LF 5 CANOPY TREES 2 UNDERSTORY TREES 20 SHRUBS	40 CANOPY TREES 16 UNDERSTORY TREES 160 SHRUBS	40 CANOPY TREES 16 UNDERSTORY TREES 160 SHRUBS
NORTHWEST BUFFERYARD BUFFER E A-1 TO M-1	1,155 LF	PER 100 LF 12 CANOPY TREES 6 UNDERSTORY TREES 36 SHRUBS	129 CANOPY TREES 65 UNDERSTORY TREES 387 SHRUBS	129 CANOPY TREES 65 UNDERSTORY TREES 387 SHRUBS
INTERNAL BUFFERYARD BUFFER A B-2 TO M-1	1,072 LF	PER 100 LF 2 CANOPY TREES 1 UNDERSTORY TREES 10 SHRUBS	22 CANOPY TREES 11 UNDERSTORY TREES 108 SHRUBS	22 CANOPY TREES 11 UNDERSTORY TREES 108 SHRUBS
STREET TREE BUFFER 1	180 LF	PER 100 LF 1 CANOPY TREE	2 CANOPY TREES	2 CANOPY TREES
STREET TREE BUFFER 2	225 LF	PER 100 LF 1 CANOPY TREE	3 CANOPY TREES	3 CANOPY TREES

SEE SHEET 4 FOR BUFFERYARD PLANTING REQUIREMENTS.



VIRGINIA	NORTH CAROLINA	WEST VIRGINIA
YOUR VISION ACHIEVED THROUGH OURS.		
Site Development	Residential	Infrastructure Technology
DATE	REVISION DESCRIPTION	
11/19/03		
DRAWN BY		
DESIGNED BY		
CHECKED BY		
SCALE		
1"=50'		

DATE	11/19/03
DRAWN BY	E. GATTI
DESIGNED BY	E. GATTI
CHECKED BY	L. MITCHELL
SCALE	1"=50'

TIMMONS GROUP

TM 46-4 AND TM 46-2 - 31.8 ACRES
STAFFORD COUNTY, VIRGINIA

PRELIMINARY PLANTING PLAN

JOB NO. 20875
SHEET NO. 3 OF 4

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BUFFERYARD PLANTING REQUIREMENTS

ZONING ORDINANCE § 28-100	
Graphic 6.1 Bufferyards	
PLANT KEY	
CANOPY	
UNDERSTORY	
SHRUBS	
BUFFER A	
PLANT MATERIAL/100'	WIDTH
1.4 CANOPY 6 SHRUBS	15'
1.6 CANOPY 8 SHRUBS	10'
2 CANOPY 10 SHRUBS	5'
ZONING ORDINANCE § 28-100	
Graphic 6.1 Bufferyards	
BUFFER C	
PLANT MATERIAL/100'	WIDTH
3.5 CANOPY 1.4 UNDERSTORY 14 SHRUBS	25'
4 CANOPY 1.6 UNDERSTORY 16 SHRUBS	20'
4.5 CANOPY 1.8 UNDERSTORY 18 SHRUBS	15'
5 CANOPY 2 UNDERSTORY 20 SHRUBS	10'
STAFFORD COUNTY CODE § 28-100	
Graphic 6.1 Bufferyards	
BUFFER D	
PLANT MATERIAL/100'	WIDTH
4.8 CANOPY 2.4 UNDERSTORY 19 SHRUBS	35'
5.4 CANOPY 2.7 UNDERSTORY 22 SHRUBS	30'
6 CANOPY 3 UNDERSTORY 24 SHRUBS	25'
6.6 CANOPY 3.3 UNDERSTORY 28 SHRUBS	20'
ZONING ORDINANCE § 28-100	
Graphic 6.1 Bufferyards	
BUFFER E	
PLANT MATERIAL/100'	WIDTH
8 CANOPY 4 UNDERSTORY 24 SHRUBS	60'
9 CANOPY 4.5 UNDERSTORY 27 SHRUBS	50'
10 CANOPY 5 UNDERSTORY 30 SHRUBS	40'
12 CANOPY 6 UNDERSTORY 36 SHRUBS	30'

VIRGINIA

NORTH CAROLINA

WEST VIRGINIA

YOUR VISION ACHIEVED THROUGH OURS.

Site Development

Residential

Infrastructure

Technology

DATE

11/19/03

DRAWN BY

E. GATTI

DESIGNED BY

E. GATTI

CHECKED BY

L. MITCHELL

SCALE

1"=50'

TIMMONS GROUP

TM 46-4 AND TM 46-2 - 31.8 ACRES

STAFFORD COUNTY, VIRGINIA

PRELIMINARY PLANTING PLAN

JOB NO.

20875

SHEET NO.

4 OF 4

COMMONWEALTH OF VIRGINIA

L. LYN MITCHELL

No. 951

LANDSCAPE ARCHITECT

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Appendix E
Previously Approved MWQIA

Board of Supervisors

Mark Dudenhefer

Chairman

Paul V. Milde, III

Vice Chairman

Harry E. Crisp, II

Gary F. Snellings

Cord A. Sterling

Susan B. Stimpson

Robert "Bob" Woodson

County Administrator

Anthony J. Romanello, ICMA-CM



RECEIVED
OCT 03 2011

BY: _____

September 23, 2011

Eryn Lussier

14020 Thunderbolt Place, Suite 300

Chantilly, VA 20151

**SUBJECT: Major Water Quality Impact Assessment;
Potomac Creek Commerce Center**

Dear Ms. Lussier:

This letter is in reference to the Major Water Quality Impact Assessment (MWQIA) which was submitted for impacts associated with the proposed Potomac Creek Commerce Center (Project #2600931). The MWQIA is required for the proposed grading associated with the two road crossings, sidewalk and a stormwater outfall which will require clearing within the Critical Resource Protection Area (CRPA). My staff has reviewed the MWQIA and found it meets the requirements for approval of a MWQIA listed within Section 28-62(i) of the County's Zoning Ordinance.

Please note that approval is given only for the work as described in the MWQIA. Any additional disturbance of the CRPA for purposes not specifically authorized by Stafford County's Chesapeake Bay Preservation Ordinance requires that plans first be submitted to the Stafford County Department of Planning & Zoning for review and approval.

If you have further questions, please contact Michael Lott at (540) 658-8668.

Sincerely,

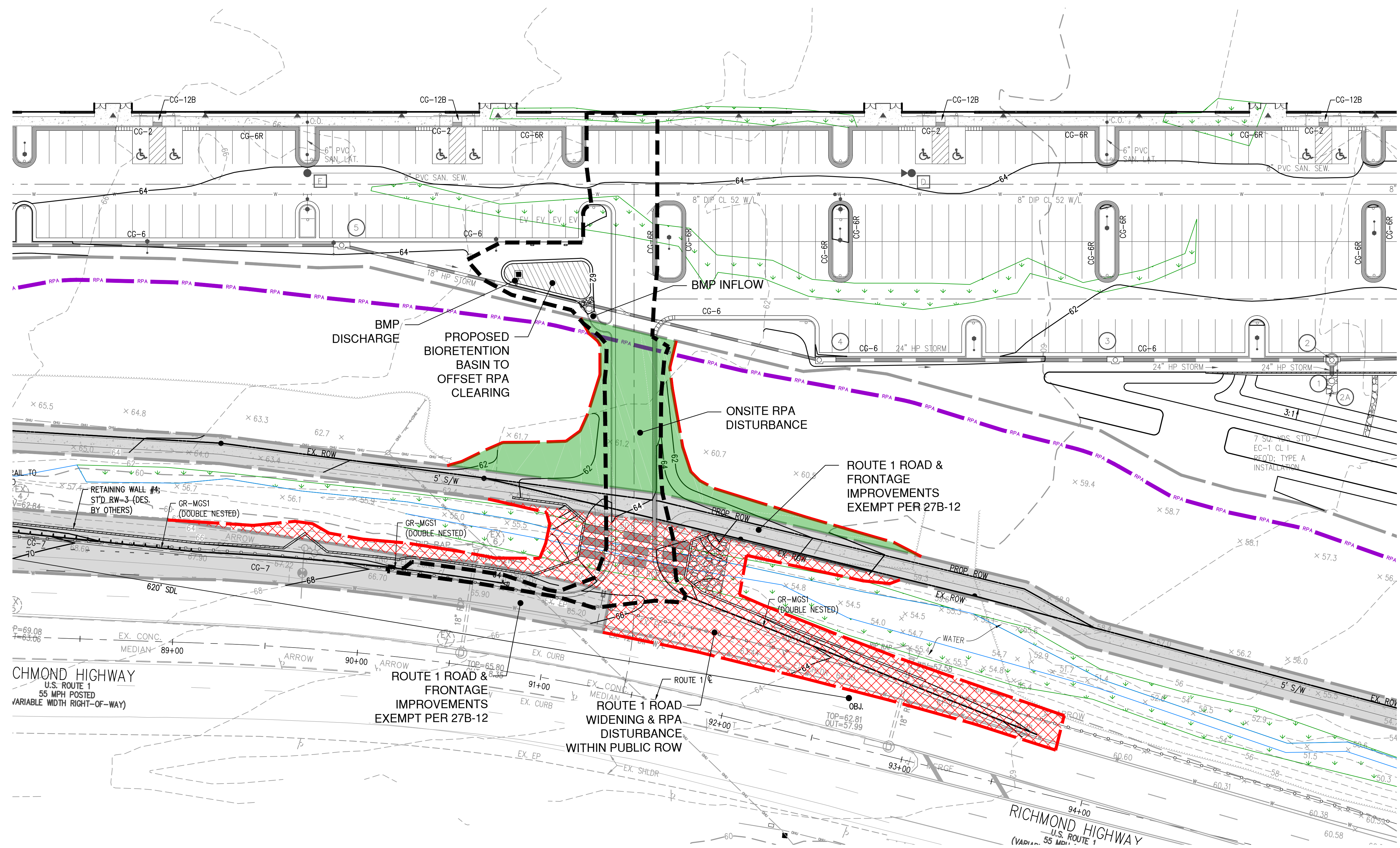
Jeffrey A. Harvey, AICP
Director of Planning and Zoning

JAH:msl



Appendix F

BMP Exhibit, BMP Analysis, and Proposed Landscape Plan



GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

DEQ Virginia Runoff Reduction Method Re-Development Compliance Spreadsheet - Version 3.0

BMP Design Specifications List: 2011 Stds & Specs

Site Summary

Total Rainfall (in):	43
Total Disturbed Acreage:	0.14

Site Land Cover Summary

Pre-ReDevelopment Land Cover (acres)

	A soils	B Soils	C Soils	D Soils	Totals	% of Total
Forest/Open (acres)	0.00	0.00	0.14	0.00	0.14	100
Managed Turf (acres)	0.00	0.00	0.00	0.00	0.00	0
Impervious Cover (acres)	0.00	0.00	0.00	0.00	0.00	0
					0.14	100

Post-ReDevelopment Land Cover (acres)

	A soils	B Soils	C Soils	D Soils	Totals	% of Total
Forest/Open (acres)	0.00	0.00	0.00	0.00	0.00	0
Managed Turf (acres)	0.00	0.00	0.09	0.00	0.09	64
Impervious Cover (acres)	0.00	0.00	0.05	0.00	0.05	36
					0.14	100

Site Tv and Land Cover Nutrient Loads

	Final Post-Development (Post-ReDevelopment & New Impervious)	Post- ReDevelopment	Post- Development (New Impervious)	Adjusted Pre- ReDevelopment
Site Rv	0.48	0.22	0.95	0.04
Treatment Volume (ft ³)	246	72	174	13
TP Load (lb/yr)	0.15	0.05	0.11	0.01

Baseline TP Load (lb/yr): 0.037023* **Reduction below new development load limitation not required*

Pre- ReDevelopment TP Load per acre (lb/acre/yr)	Final Post-Development TP Load per acre (lb/acre/yr)	Post-ReDevelopment TP Load per acre (lb/acre/yr)
0.09	1.10	0.50

Total TP Load Reduction Required (lb/yr)	0.10	0.01	0.09
--	------	------	------

	Final Post-Development Load (Post-ReDevelopment & New Impervious)	Pre- ReDevelopment
TN Load (lb/yr)	1.11	0.09

Site Compliance Summary

Maximum % Reduction Required Below Pre-ReDevelopment Load	10%
--	-----

** Note: % Reduction will reduce post-development TP load to less than or equal to baseline load of 0.04 lb/yr (0.41 lb/ac/yr)
[Required reduction for Post-ReDev. = Post-ReDev TP load - baseline load of 0.037023 lb/yr], baseline load = site area x 0.41 lb/ac/yr*

Total Runoff Volume Reduction (ft ³)	147
Total TP Load Reduction Achieved (lb/yr)	0.11
Total TN Load Reduction Achieved (lb/yr)	0.76
Remaining Post Development TP Load (lb/yr)	0.05
Remaining TP Load Reduction (lb/yr) Required	0.00

**** TARGET TP REDUCTION EXCEEDED BY 0.01 LB/YEAR ****

**Reduction below new development load limitation not required*

Drainage Area Summary

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
Forest/Open (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres)	0.09	0.00	0.00	0.00	0.00	0.09
Impervious Cover (acres)	0.05	0.00	0.00	0.00	0.00	0.05
Total Area (acres)	0.14	0.00	0.00	0.00	0.00	0.14

Drainage Area Compliance Summary

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
TP Load Reduced (lb/yr)	0.11	0.00	0.00	0.00	0.00	0.11
TN Load Reduced (lb/yr)	0.76	0.00	0.00	0.00	0.00	0.76

Drainage Area A Summary**Land Cover Summary**

	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest/Open (acres)	0.00	0.00	0.00	0.00	0.00	0
Managed Turf (acres)	0.00	0.00	0.09	0.00	0.09	64
Impervious Cover (acres)	0.00	0.00	0.05	0.00	0.05	36
					0.14	

BMP Selections

Practice	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	BMP Treatment Volume (ft ³)	TP Load from Upstream Practices (lbs)	Untreated TP Load to Practice (lbs)	TP Removed (lb/yr)	TP Remaining (lb/yr)	Downstream Treatment to be Employed
6.b. Bioretention #2 or Micro-Bioretention #2 (Spec #9)	0.0114	0.0505	183.25	0.00	0.12	0.10	0.01	14.c. MTD - Generic
8.a. ED #1 (Spec #15)			36.65	0.01	0.00	0.00	0.01	
14.c. Manufactured Treatment Device- Generic			36.65	0.01	0.00	0.00	0.01	8.a. ED #1

Total Impervious Cover Treated (acres)	0.05
Total Turf Area Treated (acres)	0.01
Total TP Load Reduction Achieved in D.A. (lb/yr)	0.11
Total TN Load Reduction Achieved in D.A. (lb/yr)	0.76



Phone: (540) 371-0268
Fax: (540) 371-3479

LANDSCAPE PLAN

CROSSROADS INDUSTRIAL

MAJOR REVISION TO MAJOR SITE PLAN AP#21154163

FALMOUTH-HARTWOOD MAGISTERIAL DISTRICT STAFFORD COUNTY, VIRGINIA

PLAN STATUS

SHEET 54 OF 77

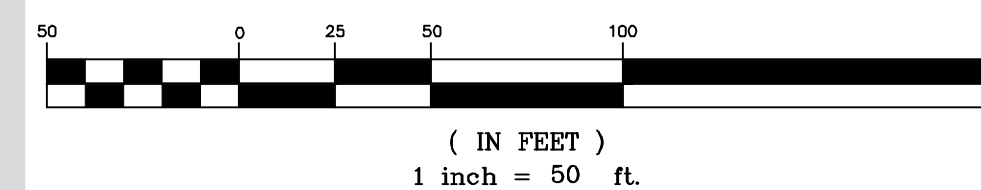


- DENOTES LARGE DECIDUOUS TREE
- DENOTES LARGE EVERGREEN TREE
- DENOTES DECIDUOUS UNDERSTORY TREE
- DENOTES EVERGREEN UNDERSTORY TREE
- ⊙ DENOTES LARGE DECIDUOUS SHRUB
- ⊙ DENOTES LARGE EVERGREEN SHRUB
- DENOTES SMALL DECIDUOUS SHRUB OR ORNAMENTAL PLANT
- ⋄ DENOTES SMALL EVERGREEN SHRUB
- □ DENOTES PARKING LOT LIMITS
- DENOTES INTERIOR PARKING LOT LANDSCAPE AREA
- ▨ DENOTES PERIMETER PARKING LOT LANDSCAPE AREA
- ▧ DENOTES VEHICLE ACCESS DRIVE LANDSCAPE AREA
- ① DENOTES QUANTITY
- QR DENOTES TREE TYPE

NOTES:

1. ALL LANDSCAPING SHALL BE DESIGNED AND INSTALLED IN STRICT ACCORDANCE WITH THE STAFFORD COUNTY DESIGN & CONSTRUCTION STANDARDS - LANDSCAPING - SCREENING BUFFERING MANUAL AND THE ZONING ORDINANCE.
2. OUTDOOR STORAGE AREAS WILL BE SCREENED FROM ROUTE 1 WITH DENSE, EXISTING VEGETATION LOCATED BETWEEN THE AREA THAT WILL NOT BE CLEARED, THE PROPOSED PERIMETER PARKING LOT LANDSCAPING WILL PROVIDE AN ADDITIONAL LEVEL OF SCREENING FROM ROUTE 1. THE SOUTHERN OUTDOOR STORAGE AREA WILL BE SCREENED FROM THE ADJACENT AT ZONED PARCEL TO THE WEST WITH SUBSTANTIAL EXISTING VEGETATION AND PROPOSED GRADING APPROXIMATELY 6' LOWER THAN THE ADJACENT AT ZONED PARCEL. THE SOUTHERN OUTDOOR STORAGE AREA WILL BE SCREENED FROM THE ADJACENT AT ZONED PARCEL TO THE WEST WITH AN 8' TALL BOARD ON BOARD PRIVACY FENCE.

GRAPHIC SCALE



SCHEDULE FOR SECTION 120.1									
PARKING LOT, INTERIOR									
VARIABLES:									
1.	TOTAL SQUARE FOOTAGE OF PARKING LOT	=	115,150	SQ. FT.					
2.	MINIMUM PLANTING AREA REQUIRED (#1 X 0.05)	=	5,758	SQ. FT.					
3.	ADDITIONAL SQUARE FOOTAGE (REQUIRED TO MEET ISLAND SPACING/PLACEMENT)	=	0	SQ. FT.					
4.	AMOUNT OF PLANTING AREA UTILIZING IMP	=	0	SQ. FT.					
5.	TOTAL PLANTING AREA REQUIRED ((#2 + #3) - #4)	=	5,758	SQ. FT.					
6.	TOTAL PLANT UNITS REQUIRED ((#5 / 150) X 12)	=	461	P.U.					
6A.	TOTAL TREES REQUIRED (#5 / 150) (MIN. 1 TREE/150 SQ. FT. PLANTING AREA)	=	39	TREES					
7.	TOTAL PLANTING AREA PROPOSED (EXCLUSIVE OF CURB AND SIDEWALK)	=	6,094	SQ. FT.					
CALCULATION OF INDIVIDUALS:									
A.	NUMBER OF PROPOSED LARGE DECIDUOUS TREES	=	23	(PLANTS) X 10	230	P.U.			
B.	NUMBER OF PROPOSED LARGE EVERGREEN TREES	=		(PLANTS) X 10	0	P.U.			
C.	NUMBER OF PROPOSED UNDERSTORY TREES	=	20	(PLANTS)					
1)	NUMBER OF DECIDUOUS UNDERSTORY TREES REQUIRED (C X 0.8)	=	16	(PLANTS) X 7	112	P.U.			
2)	NUMBER OF EVERGREEN UNDERSTORY TREES REQUIRED (C X 0.2)	=	4	(PLANTS) X 7	28	P.U.			
D.	NUMBER OF PROPOSED LARGE SHRUBS	=	15	(PLANTS)					
1)	NUMBER OF DECIDUOUS LARGE SHRUBS REQUIRED (D X 0.8)	=	12	(PLANTS) X 3	36	P.U.			
2)	NUMBER OF EVERGREEN LARGE SHRUBS REQUIRED (D X 0.2)	=	3	(PLANTS) X 3	9	P.U.			
E.	NUMBER OF PROPOSED SMALL SHRUBS/ORNAMENTAL GRASSES	=	49	(PLANTS)					
1)	NUMBER OF DECIDUOUS SMALL SHRUBS/ORNAMENTAL GRASSES REQUIRED (E X 0.8)	=	39	(PLANTS) X 1	39	P.U.			
2)	NUMBER OF EVERGREEN SMALL SHRUBS REQUIRED (E X 0.2)	=	10	(PLANTS) X 1	10	P.U.			
F.	TOTAL PLANT UNITS PROPOSED	=	464	P.U.					

SCHEDULE FOR SECTION 120.2									
PARKING LOT, PERIMETER									
VARIABLES:									
1.	TOTAL LINEAR FEET OF PARKING LOT PERIMETER	=	1,480	L.F					
2.	LINEAR FEET OF PARKING LOT PERIMETER USED FOR VEHICULAR ACCESS	=	0	L.F					
3.	LINEAR FEET OF PARKING LOT PERIMETER UTILIZING IMP	=	0	L.F					
4.	NET LINEAR FEET OF PARKING LOT PERIMETER: (#1 - #2) - #3	=	1,480	L.F					
5.	TOTAL PLANT UNITS REQUIRED: (#4 / 100) x 35	=	518	P.U.					
CALCULATION OF INDIVIDUALS:									
A.	NUMBER OF PROPOSED LARGE DECIDUOUS TREES	=	10	(PLANTS) X 10	100	P.U.			
B.	NUMBER OF PROPOSED LARGE EVERGREEN TREES	=		(PLANTS) X 10	0	P.U.			
C.	NUMBER OF PROPOSED UNDERSTORY TREES	=	60	(PLANTS)					
1)	NUMBER OF DECIDUOUS UNDERSTORY TREES REQUIRED (C X 0.8)	=	48	(PLANTS) X 7	336	P.U.			
2)	NUMBER OF EVERGREEN UNDERSTORY TREES REQUIRED (C X 0.2)	=	12	(PLANTS) X 7	84	P.U.			
D.	NUMBER OF PROPOSED LARGE SHRUBS	=		(PLANTS)					
1)	NUMBER OF DECIDUOUS LARGE SHRUBS REQUIRED (D X 0.8)	=		(PLANTS) X 3	0	P.U.			
2)	NUMBER OF EVERGREEN LARGE SHRUBS REQUIRED (D X 0.2)	=		(PLANTS) X 3	0	P.U.			
E.	NUMBER OF PROPOSED SMALL SHRUBS/ORNAMENTAL GRASSES	=		(PLANTS)					
1)	NUMBER OF DECIDUOUS SMALL SHRUBS/ORNAMENTAL GRASSES REQUIRED (E X 0.8)	=		(PLANTS) X 1	0	P.U.			
2)	NUMBER OF EVERGREEN SMALL SHRUBS REQUIRED (E X 0.2)	=		(PLANTS) X 1	0	P.U.			
F.	TOTAL PLANT UNITS PROPOSED	=	520	P.U.					

SCHEDULE FOR SECTION 120.3									
PARKING LOT, VEHICLE ACCESS DRIVE (SOUTHERN ENTRANCE)									
VARIABLES:									
1.	TOTAL LINEAR FEET OF VEHICLE ACCESS DRIVE B/T BUFFER YARD & PARKING	=	124	L.F (BOTH SIDES)					
2.	LINEAR FEET OF PARKING LOT PERIMETER UTILIZING IMP	=	0	L.F					
3.	NET LINEAR FEET OF PARKING LOT PERIMETER: (#1 - #2) - #3	=	124	L.F					
4.	TOTAL PLANT UNITS REQUIRED: (#3 / 100) x 35	=	44	P.U.					
CALCULATION OF INDIVIDUALS:									
A.	NUMBER OF PROPOSED LARGE DECIDUOUS TREES	=	2	(PLANTS) X 10	20	P.U.			
B.	NUMBER OF PROPOSED LARGE EVERGREEN TREES	=		(PLANTS) X 10	0	P.U.			
C.	NUMBER OF PROPOSED UNDERSTORY TREES	=	4	(PLANTS)					
1)	NUMBER OF DECIDUOUS UNDERSTORY TREES REQUIRED (C X 0.8)	=	3	(PLANTS) X 7	21	P.U.			
2)	NUMBER OF EVERGREEN UNDERSTORY TREES REQUIRED (C X 0.2)	=	1	(PLANTS) X 7	7	P.U.			
D.	NUMBER OF PROPOSED LARGE SHRUBS	=		(PLANTS)					
1)	NUMBER OF DECIDUOUS LARGE SHRUBS REQUIRED (D X 0.8)	=		(PLANTS) X 3	0	P.U.			
2)	NUMBER OF EVERGREEN LARGE SHRUBS REQUIRED (D X 0.2)	=		(PLANTS) X 3	0	P.U.			
E.	NUMBER OF PROPOSED SMALL SHRUBS/ORNAMENTAL GRASSES	=		(PLANTS)					
1)	NUMBER OF DECIDUOUS SMALL SHRUBS/ORNAMENTAL GRASSES REQUIRED (E X 0.8)	=		(PLANTS) X 1	0	P.U.			
2)	NUMBER OF EVERGREEN SMALL SHRUBS REQUIRED (E X 0.2)	=		(PLANTS) X 1	0	P.U.			
F.	TOTAL PLANT UNITS PROPOSED	=	48	P.U.					

SCHEDULE FOR SECTION 110.3									
TRANSITIONAL BUFFER C - SOUTH									
VARIABLES:									
1.	PROPOSED USE PER TABLE 2:	NUMBER	11	USE	LIGHT INDUSTRIAL				
2.	ADJACENT PROPERTY WHICH REQUIRES A TRANSITIONAL BUFFER:			N - S - E - W	(CIRCLE ONE)				
3.	ADJACENT PROPERTY USE PER TABLE 2:	NUMBER	1	USE	VACANT - ZONED A1				
4.	TRANSITIONAL BUFFER REQUIRED PER TABLE 2:			A - B - C	(CIRCLE ONE)				
5.	LINEAR FEET OF BUFFER YARD REQUIRED ALONG PROPERTY LINE:	=	465.00	FEET					
6.	PLANT UNITS REQUIRED:	=	162	P.U. / 100 LINEAR FEET					
7.	PLANT UNITS REQUIRED WITHIN ENTIRE BUFFER YARD: (#5 x #6 / 100)	=	753	P.U.					
	7B. SEC. 110.0.1 - OPTIONAL PLAN UNIT REDUCTION WITH 6 FT FENCE:	=	0	P.U. (#7 / 2)					
8.	EXISTING PLANT UNITS RECEIVING CREDIT PER SEC. 140:	=	671	P.U.					
9.	TOTAL PLANT UNITS REQUIRED IN BUFFER YARD: (#7, #7A, OR #7B) - #8	=	82	P.U.					
10.	PROPOSED PERCENTAGE OF LARGE EVERGREEN TREES (MIN. 20%)	=	20	%					
11.	PROPOSED PERCENTAGE OF UNDERSTORY EVERGREEN TREES (MIN 20%)	=	20	%					
12.	PROPOSED PERCENTAGE OF EVERGREEN SHRUBS (MIN. 25%)	=	25	%					
CALCULATION OF INDIVIDUALS:									
A.	LARGE DECIDUOUS TREES: (1 - #10) x (0.50 x #9) =	33	P.U.	=	4	(PLANTS) X 10	=	40	P.U.
B.	LARGE EVERGREEN TREES: (#10 x (0.50 x #9)) =	9	P.U.	=	1	(PLANTS) X 10	=	10	P.U.
C.	DECIDUOUS UNDERSTORY TREES: (1 - #11) x (0.30 x #9) =	20	P.U.	=	3	(PLANTS) X 7	=	21	P.U.
D.	EVERGREEN UNDERSTORY TREES: (#11 x (0.30 x #9)) =	5	P.U.	=	1	(PLANTS) X 7	=	7	P.U.
E.	DECIDUOUS LARGE SHRUBS: (1 - #12) x (0.10 x #9) =	7	P.U.	=	3	(PLANTS) X 3	=	9	P.U.
F.	EVERGREEN LARGE SHRUBS: (#12 x (0.10 x #9)) =	3	P.U.	=	1	(PLANTS) X 3	=	3	P.U.
G.	DECIDUOUS SMALL SHRUB/ORNAMENTAL GRASS (1 - #12) x (0.10 x #9) =	7	P.U.	=	7	(PLANTS) X 1	=	7	P.U.
H.	EVERGREEN SMALL SHRUB: #12 x (0.10 x #9) =	3	P.U.	=	3	(PLANTS) X 1	=	3	P.U.
I.	TOTAL PLANT UNITS PROPOSED =							100	P.U.

SCHEDULE FOR SECTION 110.2 - STREET BUFFER									
ROUTE 1 - JEFFERSON DAVIS HIGHWAY									
VARIABLES:									
1.	RESIDENTIAL (NON-RESIDENTIAL) (CIRCLE ONE)								
2.	STREET BUFFER REQUIRED:			FREEWAY/INTERSTATE	or	ARTERIAL/COLLECTOR	(CIRCLE ONE)		
3.	LINEAR FEET OF BUFFER YARD REQUIRED ALONG STREET:	=	2167.00	FEET					
4.	PLANT UNITS REQUIRED PER SECTION 110.1 OR 110.2:	=	50	P.U. / 100 LINEAR FEET					
5.	PLANT UNITS REQUIRED WITHIN ENTIRE BUFFER YARD: (#3 x #4 / 100)	=	1084	P.U.					
	5A. SEC. 110.0 H. - OPTIONAL PLAN UNIT REDUCTION WITH 5 FT BERM/8 FT WALL:	=	0	P.U. (#5 / 2)					
6.	EXISTING PLANT UNITS RECEIVING CREDIT PER SEC. 140:	=	295	P.U.					
7.	TOTAL PLANT UNITS REQUIRED IN BUFFER YARD: (#5 OR #5A) - #6	=	789	P.U.					
8.	PROPOSED PERCENTAGE OF LARGE EVERGREEN TREES (MIN. 20%)	=	20	%					
9.	PROPOSED PERCENTAGE OF UNDERSTORY EVERGREEN TREES (MIN 20%)	=	20	%					
10.	PROPOSED PERCENTAGE OF EVERGREEN SHRUBS (MIN. 25%)	=	25	%					
CALCULATION OF INDIVIDUALS:									
A.	LARGE DECIDUOUS TREES: (1 - #8) x (0.50 x #7) =	316	P.U.	=	32	(PLANTS) X 10	=	320	P.U.
B.	LARGE EVERGREEN TREES: (#8 x (0.50 x #7)) =	79	P.U.	=	8	(PLANTS) X 10	=	80	P.U.
C.	DECIDUOUS UNDERSTORY TREES: (1 - #9) x (0.30 x #7) =	190	P.U.	=	28	(PLANTS) X 7	=	196	P.U.
D.	EVERGREEN UNDERSTORY TREES: (#9 x (0.30 x #7)) =	48	P.U.	=	7	(PLANTS) X 7	=	49	P.U.
E.	DECIDUOUS LARGE SHRUBS: (1 - #10) x (0.10 x #7) =	60	P.U.	=	20	(PLANTS) X 3	=	60	P.U.
F.	EVERGREEN LARGE SHRUBS: (#10 x (0.10 x #7)) =	20	P.U.	=	7	(PLANTS) X 3	=	21	P.U.
G.	DECIDUOUS SMALL SHRUB/ORNAMENTAL GRASS (1 - #10) x (0.10 x #7) =	60	P.U.	=	60	(PLANTS) X 1	=	60	P.U.
H.	EVERGREEN SMALL SHRUB: #10 x (0.10 x #7) =	20	P.U.	=	20	(PLANTS) X 1	=	20	P.U.
I.	TOTAL PLANT UNITS PROPOSED =							806	P.U.

SCHEDULE FOR SECTION 120.3									
PARKING LOT, VEHICLE ACCESS DRIVE (NORTHERN ENTRANCE)									
VARIABLES:									
1.	TOTAL LINEAR FEET OF VEHICLE ACCESS DRIVE B/T BUFFER YARD & PARKING	=	228	L.F (BOTH SIDES)					
2.	LINEAR FEET OF PARKING LOT PERIMETER UTILIZING IMP	=	0	L.F					
3.	NET LINEAR FEET OF PARKING LOT PERIMETER: (#1 - #2) - #3	=	228	L.F					
4.	TOTAL PLANT UNITS REQUIRED: (#3 / 100) x 35	=	80	P.U.					
CALCULATION OF INDIVIDUALS:									
A.	NUMBER OF PROPOSED LARGE DECIDUOUS TREES	=	5	(PLANTS) X 10	50	P.U.			
B.	NUMBER OF PROPOSED LARGE EVERGREEN TREES	=		(PLANTS) X 10	0	P.U.			
C.	NUMBER OF PROPOSED UNDERSTORY TREES	=	5	(PLANTS)					
1)	NUMBER OF DECIDUOUS UNDERSTORY TREES REQUIRED (C X 0.8)	=	4	(PLANTS) X 7	28	P.U.			
2)	NUMBER OF EVERGREEN UNDERSTORY TREES REQUIRED (C X 0.2)	=	1	(PLANTS) X 7	7	P.U.			
D.	NUMBER OF PROPOSED LARGE SHRUBS	=		(PLANTS)					
1)	NUMBER OF DECIDUOUS LARGE SHRUBS REQUIRED (D X 0.8)	=		(PLANTS) X 3	0	P.U.			
2)	NUMBER OF EVERGREEN LARGE SHRUBS REQUIRED (D X 0.2)	=		(PLANTS) X 3	0	P.U.			
E.	NUMBER OF PROPOSED SMALL SHRUBS/ORNAMENTAL GRASSES	=		(PLANTS)					
1)	NUMBER OF DECIDUOUS SMALL SHRUBS/ORNAMENTAL GRASSES REQUIRED (E X 0.8)	=		(PLANTS) X 1	0	P.U.			
2)	NUMBER OF EVERGREEN SMALL SHRUBS REQUIRED (E X 0.2)	=		(PLANTS) X 1	0	P.U.			
F.	TOTAL PLANT UNITS PROPOSED	=	85	P.U.					

SCHEDULE FOR SECTION 110.3									
TRANSITIONAL BUFFER C - WEST #1									
VARIABLES:									
1.	PROPOSED USE PER TABLE 2:	NUMBER	11	USE	LIGHT INDUSTRIAL				
2.	ADJACENT PROPERTY WHICH REQUIRES A TRANSITIONAL BUFFER:			N - S - E - W	(CIRCLE ONE)				
3.	ADJACENT PROPERTY USE PER TABLE 2:	NUMBER	1	USE	VACANT - ZONED A1				
4.	TRANSITIONAL BUFFER REQUIRED PER TABLE 2:			A - B - C	(CIRCLE ONE)				
5.	LINEAR FEET OF BUFFER YARD REQUIRED ALONG PROPERTY LINE:	=	326.00	FEET					
6.	PLANT UNITS REQUIRED:	=	162	P.U. / 100 LINEAR FEET					
7.	PLANT UNITS REQUIRED WITHIN ENTIRE BUFFER YARD: (#5 x #6 / 100)	=	529	P.U.					
	7B. SEC. 110.0.1 - OPTIONAL PLAN UNIT REDUCTION WITH 6 FT FENCE:	=	0	P.U. (#7 / 2)					
8.	EXISTING PLANT UNITS RECEIVING CREDIT PER SEC. 140:	=	529	P.U.					
9.	TOTAL PLANT UNITS REQUIRED IN BUFFER YARD: (#7, #7A, OR #7B) - #8	=	0	P.U.					
10.	PROPOSED PERCENTAGE OF LARGE EVERGREEN TREES (MIN. 20%)	=	20	%					
11.	PROPOSED PERCENTAGE OF UNDERSTORY EVERGREEN TREES (MIN 20%)	=	20	%					
12.	PROPOSED PERCENTAGE OF EVERGREEN SHRUBS (MIN. 25%)	=	25	%					
CALCULATION OF INDIVIDUALS:									
A.	LARGE DECIDUOUS TREES: (1 - #10) x (0.50 x #9) =	0	P.U.	=	0	(PLANTS) X 10	=	0	P.U.
B.	LARGE EVERGREEN TREES: (#10 x (0.50 x #9)) =	0	P.U.	=	0	(PLANTS) X 10	=	0	P.U.
C.	DECIDUOUS UNDERSTORY TREES: (1 - #11) x (0.30 x #9) =	0	P.U.	=	0	(PLANTS) X 7	=	0	P.U.
D.	EVERGREEN UNDERSTORY TREES: (#11 x (0.30 x #9)) =	0	P.U.	=	0	(PLANTS) X 7	=	0	P.U.
E.	DECIDUOUS LARGE SHRUBS: (1 - #12) x (0.10 x #9) =	0	P.U.	=	0	(PLANTS) X 3	=	0	P.U.
F.	EVERGREEN LARGE SHRUBS: (#12 x (0.10 x #9)) =	0	P.U.	=	0	(PLANTS) X 3	=	0	P.U.
G.	DECIDUOUS SMALL SHRUB/ORNAMENTAL GRASS (1 - #12) x (0.10 x #9) =	0	P.U.	=	0	(PLANTS) X 1	=	0	P.U.
H.	EVERGREEN SMALL SHRUB: #12 x (0.10 x #9) =	0	P.U.	=	0	(PLANTS) X 1	=	0	P.U.
I.	TOTAL PLANT UNITS PROPOSED =								0 P.U.

Appendix G
Historic US Route 1 Widening Plan



ATTACHMENT 8
PROPOSED RESOLUTIONS

CHEAPEAKE BAY BOARD
COUNTY OF STAFFORD
STAFFORD, VIRGINIA

SPECIAL EXCEPTION RESOLUTION

At a regular meeting of the Stafford County Chesapeake Bay Board held in the Board of Supervisors Chambers, Stafford County Administration Center, Stafford, Virginia, on the 16th day of December 2024:

MEMBERS:

Sue Henderson
Mary Rust
Anthony Pineau
Benjamin Rudasill
Dan Adams
Robert Hayden
Zachary Martinez

VOTE:

On the motion of _____, seconded by _____, which carried by a vote of __ to __, the following was adopted:

A RESOLUTION WHICH APPROVES EXTENDING THE LIFE OF RESOLUTION CBB24-01 APPROVAL FOR A SPECIAL EXCEPTION PURSUANT COUNTY CODE SECTION 27B-14 ENTITLED "SPECIAL EXCEPTIONS" TO ALLOW DISTURBANCE OF A CRITICAL RESOURCE PROTECTION AREA (CRPA) ON TAX MAP PARCEL 46-4, FALMOUTH ELECTION DISTRICT

WHEREAS, the Stafford County Chesapeake Bay Board received application 23155272 from Matan Crossroads LLC to allow a 0.48-acre (20,834 square foot) crossing encroachment of a CRPA to construct a second entrance to Matan Crossroads, LLC project site.; and

WHEREAS, the Stafford County Chesapeake Bay Board has authority under County Code Section 27B-14 to issue an exception for land disturbance activities in a CRPA; and

WHEREAS, Matan Crossroads, LLC has applied for an exception to County Code Section 27B-7, entitled "Development conditions"; and

WHEREAS, the Stafford County Chesapeake Bay Board has given proper notice of a public hearing as required by the Code of Virginia (1950), as amended, and the Stafford County Code; and

WHEREAS, the Stafford County Chesapeake Bay Board after due consideration of the facts of the application and testimony at the public hearing finds the following;

- (1) Granting the special exception will not confer upon the applicant(s) any special privileges denied by this chapter to other property owners who are subject to its provisions and who are similarly situated;
- (2) The special exception request is not based on any conditions or circumstances that are self-created or self-imposed, nor does the request arise from conditions or circumstances either permitted or nonconforming that are related to adjacent parcels;

- (3) The special exception request is the minimum necessary to afford relief;
- (4) The special exception request will be consistent with the purpose and intent of this chapter, not injurious to the neighborhood or otherwise detrimental to the public welfare, and is not of substantial detriment to water quality; and
- (5) Reasonable and appropriate conditions can be imposed which will prevent the special exception request from causing a degradation of water quality; and

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Chesapeake Bay Board on this the 16th day of December, 2024, that exceptions to County Code Section 27B-7, entitled "Development conditions" pursuant to application 23155272 be and it hereby is approved with the following conditions:

- 1. The limits of the CRPA buffer encroachments shall be as shown on Appendix B – CRPA Encroachment Plan exhibit submitted with the Special Exception Application, Attachment 7 of the Staff Report dated January 22, 2024.
- 2. Mitigation for the encroachment into the CRPA must be consistent with the plantings proposed in the Special Exception Request.
- 3. A Land Disturbance Permit will be required if land disturbance is greater than 2,500 sq. ft.
- 4. A building permit will be required for the construction of the second RPA crossing no greater than 0.48-acre (20,834-sq. ft.) of impact to the CRPA located on site.
- 5. A wetlands permit will need to be obtained or amended to include the second perennial stream crossing with proof of mitigation compensation
- 6. Should design plans change, the applicant is required to contact Stafford County Environmental Staff.
- 7. The applicant shall contact Stafford County Environmental Planner for a post construction and vegetation planting site inspection. Thereafter, applicant is to contact Staff to conduct an annual site visit for 2 years. This monitoring is to verify the vegetation is still present and healthy.
- 8. The applicant is to ensure the required plantings survive and are in good health in perpetuity. If any of the plantings die, they are to be replaced in kind.
- 9. This resolution, CBB-24-07 for the construction of a second entrance into the Matan Crossroads project site on Tax Map Parcel 46-4 is valid for approximately 1 year and 8 months and will expire August 1, 2026.

Sue Henderson
Chesapeake Bay Board Chairman

JPF:et

CHEAPEAKE BAY BOARD
COUNTY OF STAFFORD
STAFFORD, VIRGINIA

SPECIAL EXCEPTION RESOLUTION

At a regular meeting of the Stafford County Chesapeake Bay Board held in the Board of Supervisors Chambers, Stafford County Administration Center, Stafford, Virginia, on the 16th day of December 2024:

MEMBERS:

Sue Henderson
Mary Rust
Anthony Pineau
Benjamin Rudasill
Dan Adams
Robert Hayden
Zachary Martinez

VOTE:

On the motion of _____, seconded by _____, which carried by a vote of __ to __, the following was adopted:

A RESOLUTION WHICH DENIES EXTENDING THE LIFE OF RESOLUTION CBB24-01 FOR A SPECIAL EXCEPTION PURSUANT COUNTY CODE SECTION 27B-14 ENTITLED "SPECIAL EXCEPTIONS" TO ALLOW DISTURBANCE OF A CRITICAL RESOURCE PROTECTION AREA (CRPA) ON TAX MAP PARCEL 46-4, FALMOUTH ELECTION DISTRICT

WHEREAS, the Stafford County Chesapeake Bay Board received application 23155272 from Matan Crossroads LLC to allow a 0.48-acre (20,834 square foot) crossing encroachment of a CRPA to construct a second entrance to Matan Crossroads, LLC project site; and

WHEREAS, the Stafford County Chesapeake Bay Board has authority under County Code Section 27B-14 to issue an exception for land disturbance activities in a CRPA; and

WHEREAS, Matan Crossroads has applied for an exception to County Code Section 27B-7, entitled "Development conditions"; and

WHEREAS, the Stafford County Chesapeake Bay Board has given proper notice of a public hearing as required by the Code of Virginia (1950), as amended, and the Stafford County Code; and

WHEREAS, the Stafford County Chesapeake Bay Board after due consideration of the facts of the application and testimony at the public hearing finds one or more of the following to be true:

- (1) Granting the special exception will confer upon the applicant(s) special privileges denied by this chapter to other property owners who are subject to its provisions and who are similarly situated;
- (2) The special exception request is based on conditions or circumstances that are self-created or self-imposed, nor does the request arise from conditions or circumstances either permitted or nonconforming that are related to adjacent parcels;

- (3) The special exception request is not the minimum necessary to afford relief;
- (4) The special exception request will not be consistent with the purpose and intent of this chapter, injurious to the neighborhood or otherwise detrimental to the public welfare, and is of substantial detriment to water quality; and
- (5) Reasonable and appropriate conditions cannot be imposed which will prevent the special exception request from causing a degradation of water quality; and

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Chesapeake Bay Board on this the 16th day of December, 2024, that extending approval of CBB24-01 and its exceptions to County Code Section 27B-7, entitled “Development conditions”, pursuant to application 23155272 be and it hereby is denied.

Sue Henderson
Chesapeake Bay Board Chairman

JPF:et

**MATAN CROSSROADS POWER POINT
PRESENTATION**



Chesapeake Bay Board

DECEMBER 16, 2024

Stafford County Government

Agenda

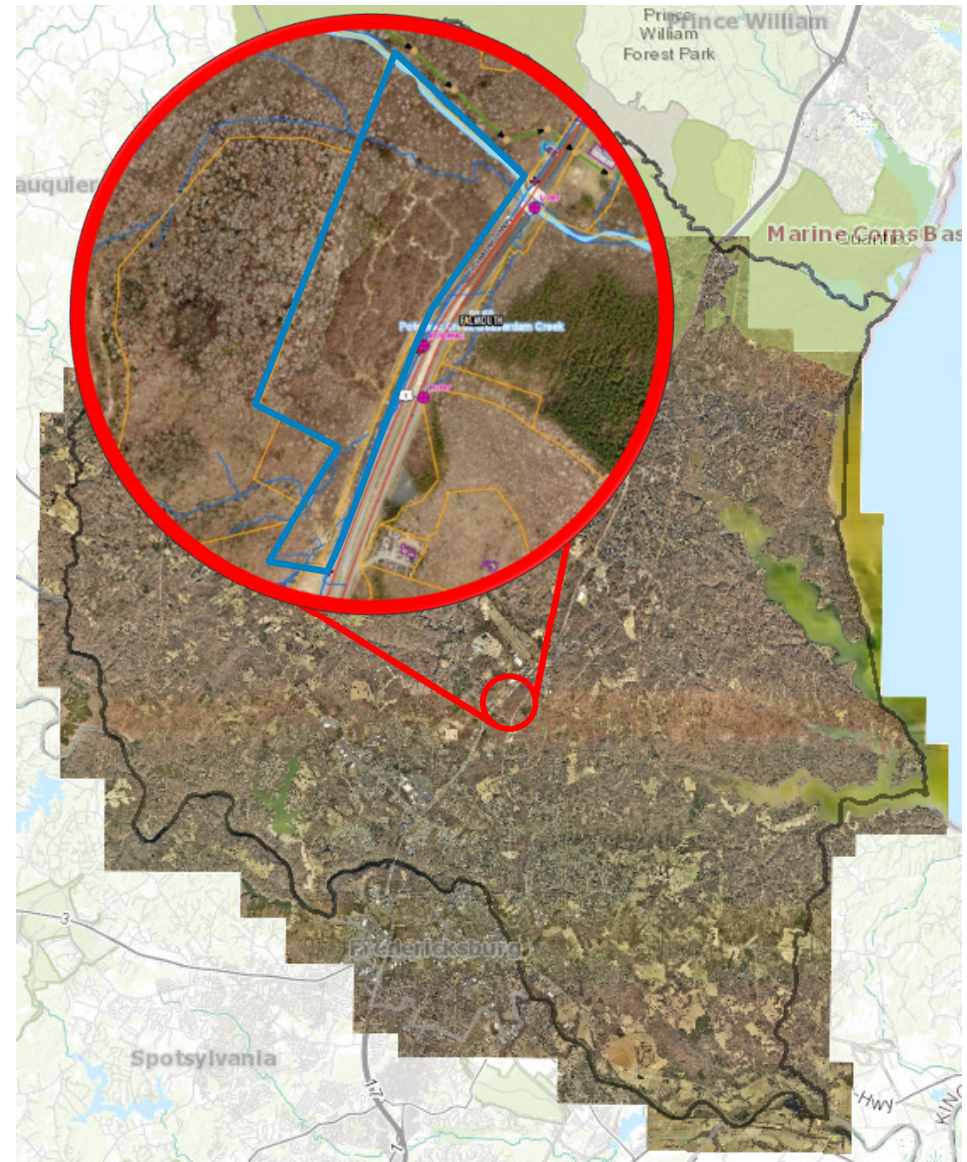
- Call to Order
- Roll Call
- Determination of a Quorum
- Approval of Meeting Minutes
 - November 18, 2024
- Public Hearing
- CBB24-07 – Permit Extension Request to August 1 2026 for AP23155272 – Matan RPA Crossing
 - Application to impact 20,834 sq. ft. (0.48 acre) of CRPA for a second entrance to the Matan Crossroads project site.

Chapter 27B: Section 27B-14 – Special Exceptions

- (a) In deciding whether to grant, grant in modified form or deny a special exception application, the board shall review the request for a special exception and the water quality impact assessment. The board may grant the special exception, with such conditions and safeguards as deemed necessary to further the purpose and intent of this chapter, if the board finds:
 - 1) Granting the special exception will not confer upon the applicant(s) any special privileges denied by this chapter to other property owners who are subject to its provisions and who are similarly situated;
 - 2) The special exception request is not based on any conditions or circumstances that are self-created or self-imposed, nor does the request arise from conditions or circumstances either permitted or nonconforming that are related to adjacent parcels;
 - 3) The special exception request is the minimum necessary to afford relief;
 - 4) The special exception request will be consistent with the purpose and intent of this chapter, not injurious to the neighborhood or otherwise detrimental to the public welfare, and is not of substantial detriment to water quality; and
 - 5) Reasonable and appropriate conditions are imposed which will prevent the special exception request from causing a degradation of water quality.
- (b) If the board denies the special exception, the board shall provide the applicant(s) with the board's written decision, including its rationale.

CBB24-07 – AP – Matan RPA Crossing

- Description:
 - A request to impact 20,834 sq. ft. of CRPA for the construction of a second private driveway entrance.
- Tax Map Parcel No:
 - 46-4
- Election District:
 - Falmouth

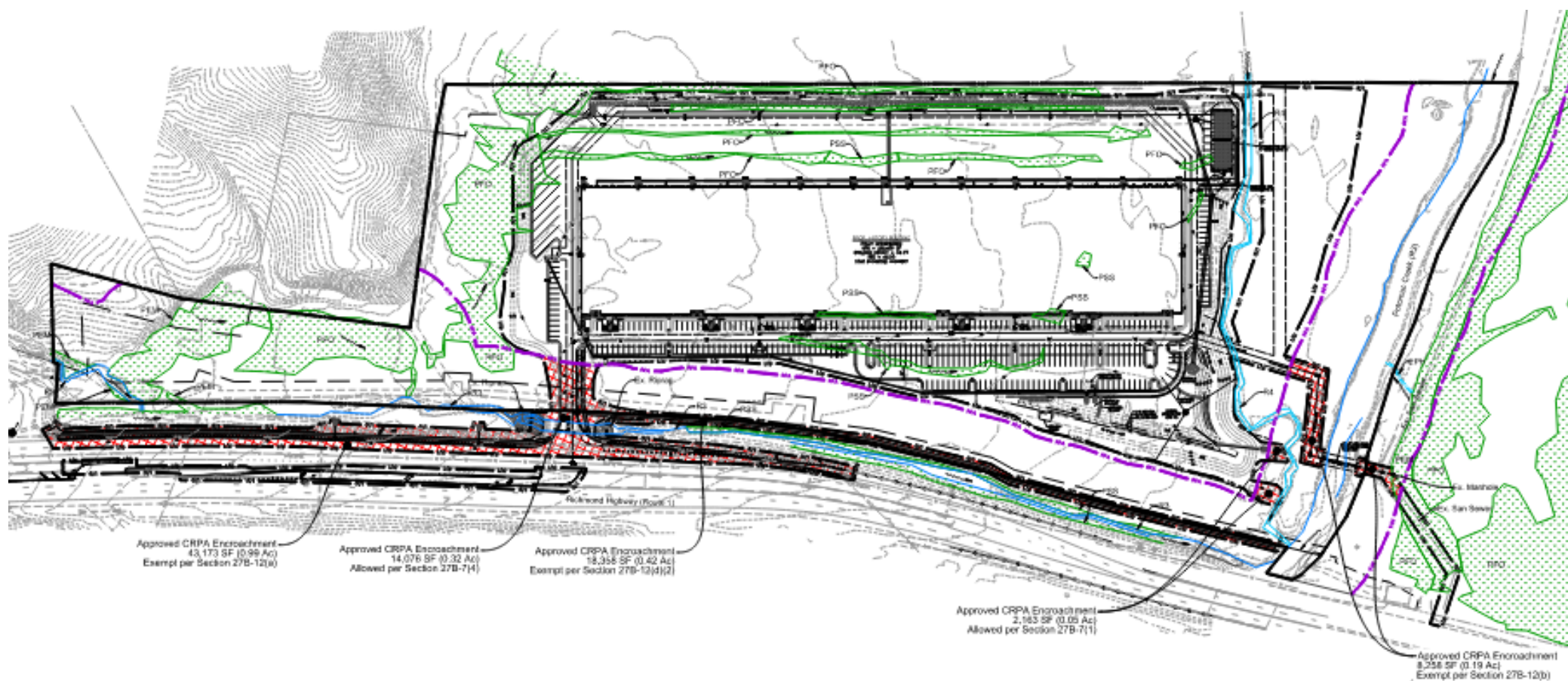


Background

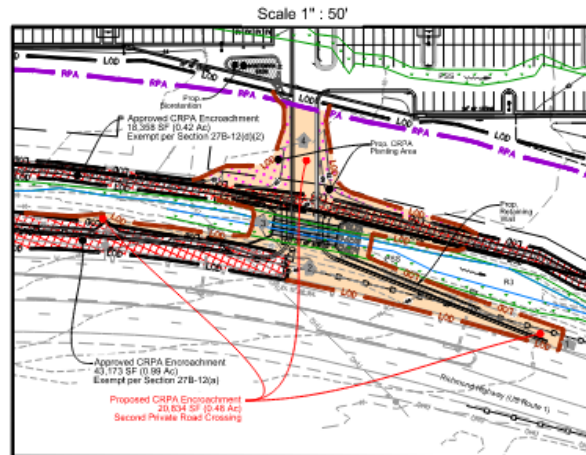
- Current Condition:
 - The overall Crossroads Industrial Project is currently under construction and consists of the construction of an approximately 220,000 sq. ft. industrial warehouse distribution building and associated infrastructure. Impacts to 86,028 sq. ft. (1.97 acre) of the RPA associated with the Crossroads Industrial project were approved through and administrative waiver for a private entrance through a previously existing crossing of the RPA and permissible impacts due to road widening and stormwater management infrastructure.
- Proposed Condition:
 - This special exception request involves impacting an additional 20,834 sq. ft. (0.48 acre) of RPA buffer for an additional RPA crossing, which is beyond the minimum necessary to afford relief required under Chapter 27B-15(1) and therefore requires a special exception approval.
 - Proposed RPA mitigation includes
 - re-vegetating 0.113 acre of the side slopes of the newly proposed RPA crossing.
 - Constructing a BMP which will remove pollutants equivalent to the performance of the proposed RPA area impact area for the second crossing.
 - Street trees will be planted along Richmond Highway within the RPA as part of a required landscaping plan.
- Matan Crossroads, LLC is requesting the Board consider the mitigation described above as compensation for the loss of 0.48 acre (20,834 sq. ft.) of RPA due to the second crossing.

Tax Map Location – 46-4 (Matan Crossroads, LLC)





Proposed Second RPA Crossing and Mitigation



Proposed CRPA Planting Area Plant Schedule (Total of 4,838 SF)

Area (SF)	Canopy Trees ¹	Understory Trees ²	Shrub ³
4,838	15	25	33

Approved Landscape Plant Schedule within CRPA

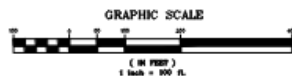
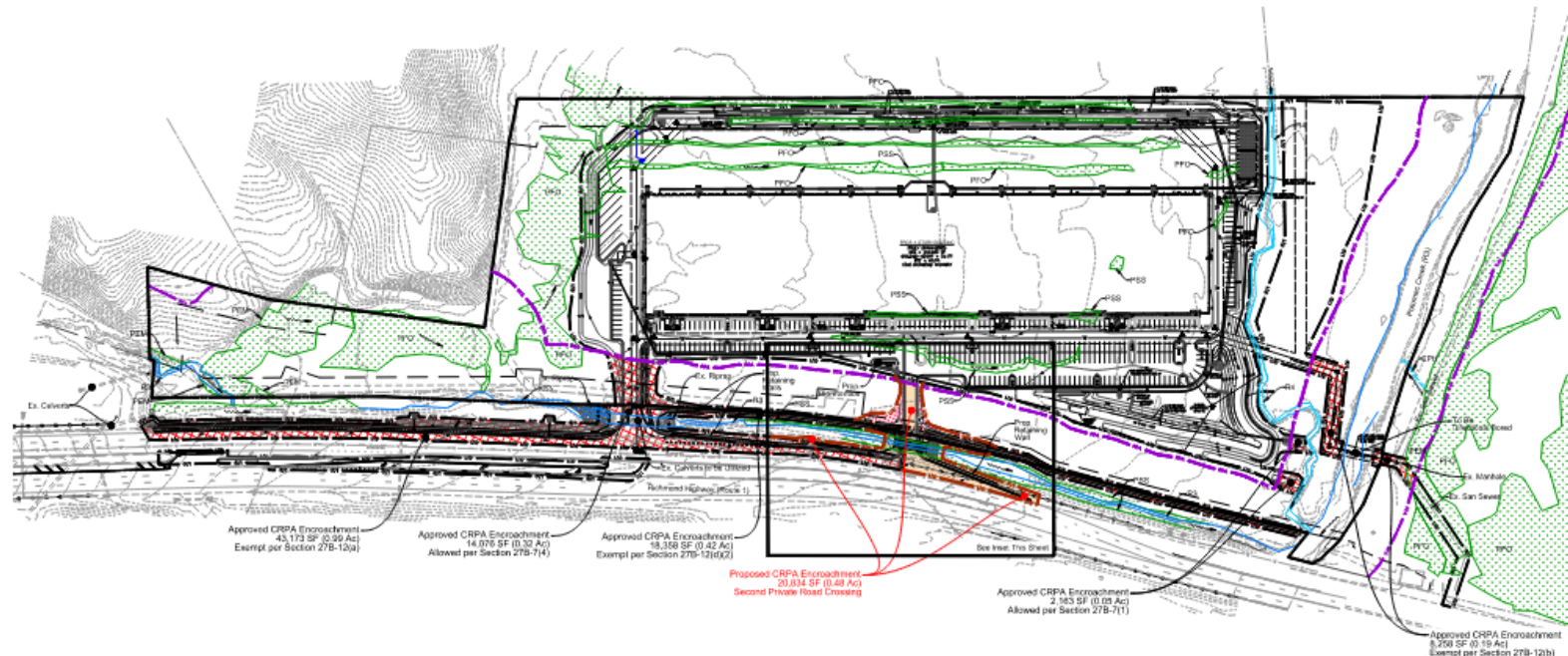
Canopy Trees ¹	Understory Trees ²	Shrub ³
47	42	121

NOTES:

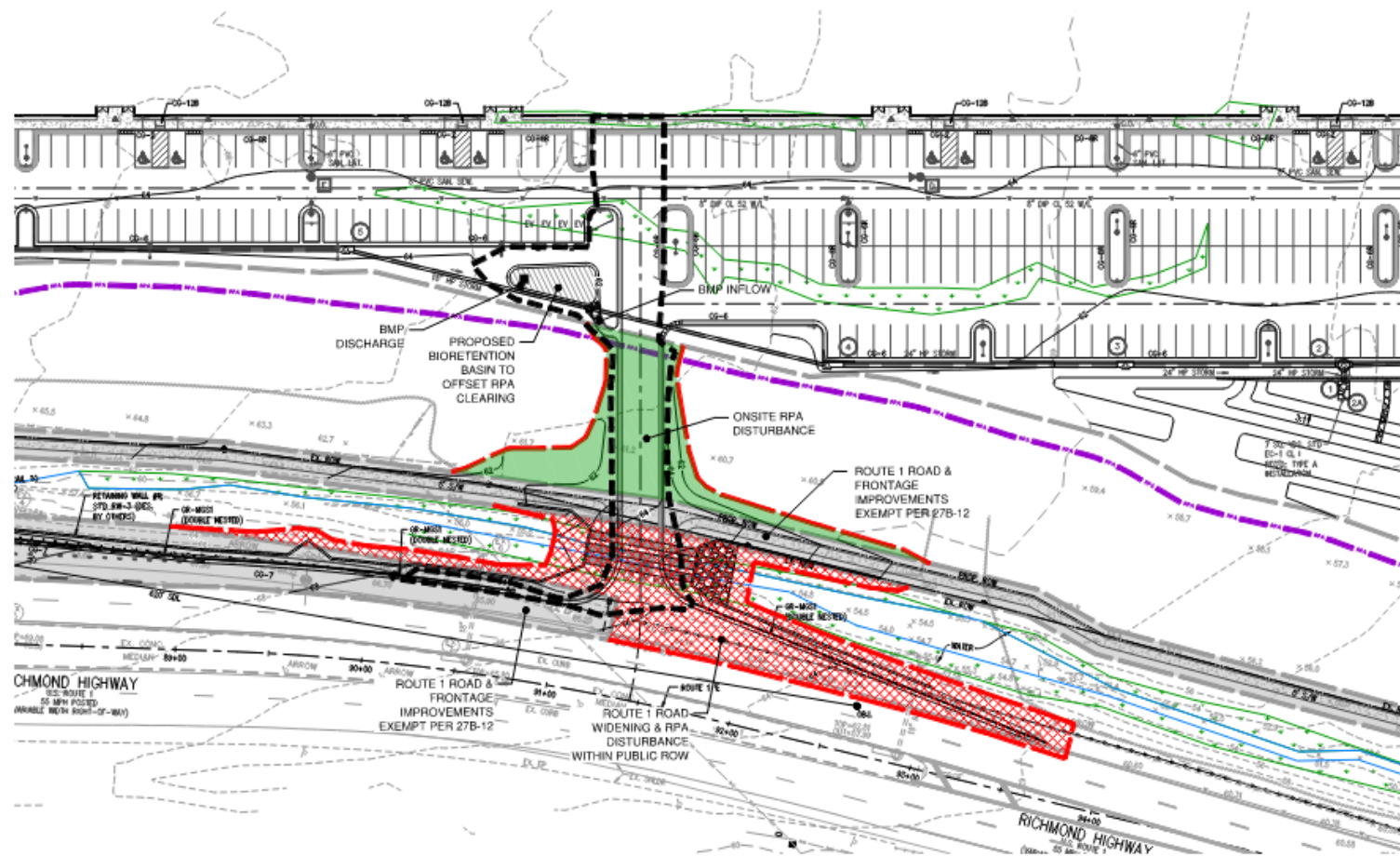
- The 270-acre Greenbelt Industrial Project is identified as Tract Map 48-4 and located at 1000 Richmond Highway in Stafford County, Virginia. The Project is generally located at 36.074° Latitude and -77.453° Longitude on the Stafford, VA and Fredericksburg, VA USGS Quadrangle Maps. The Project drains to the north towards Potomac Creek and connects to Potomac Creek which is located within the Potomac Creek - Rappahannock Creek watershed (PLUG) of Hydrologic Unit Code (HUC) 22070111 (Lower Potomac).
- Property boundaries, topographic and existing conditions mapping, and proposed site plan information provided by Browner Consulting Group, LLC (Browner).
- The waters of the U.S., including wetlands, within the Project were delineated by Browner based on the requirements of the Corps of Engineers Wetlands Delineation Manual (1987) and the Regional Supplement to the Corps of Engineers Wetlands Delineation Manual (2002) and the Coastal Plain Version 2.0 (November 2010) Report and Map dated June 11, 2020. The Rugged Delineation (RD) by HUC-2204-0001 dated October 14, 2021. Additional waters of the U.S., including wetlands, within the site were assessed on the Map 28-15 as shown in the Stafford County Property Report and Map dated March 5, 2016. These additional boundaries were confirmed by the CACU under 20-164-2018-0001 dated March 27, 2018.
- Based on the Potential Flow Delineation Report and Map prepared by Browner dated June 11, 2020; field-revised on October 18, 2021; and approved by Stafford County on December 22, 2021 (#21154186), Critical Resource Protection Areas (CRPAs) are mapped along Potomac Creek Stream M1 and an unnamed stream tributary to Potomac Creek Stream M1 and its associated fringe wetlands in accordance with Section 27B-12(a) of the County's Chesapeake Bay Preservation Act (CBPA). Being the Virginia Department of Conservation and Recreation's (DCR) Resource Protection Areas (RPAs) are mapped along Potomac Creek Stream M1 and Stream M2, the site-specific, field-revised CRPAs, located on the site, are shown in green on the map. The CRPAs are mapped along Potomac Creek Stream M1 and Stream M2, the site-specific, field-revised CRPAs, located on the site, are shown in green on the map. The CRPAs are mapped along Potomac Creek Stream M1 and Stream M2, the site-specific, field-revised CRPAs, located on the site, are shown in green on the map.
- An additional CRPA is mapped along Potomac Creek Stream M1 on Tract Map 28-15 as delineated by Stafford County Property Report and Map dated March 28, 2016; field-revised on July 22, 2016; and approved by Stafford County on August 9, 2016 (#16102715).
- The overall Project consists of the construction of an approximately 200,000 square foot industrial warehouse distribution building and associated infrastructure, impacts to a total of approximately 80,000 square feet of CRPA along Potomac Creek Stream M1 and an unnamed stream tributary to Potomac Creek Stream M1 and its associated wetlands were previously approved by Stafford County on May 26, 2022 (#22154186). These approved encroachments to the CRPA include road and bridge improvements to Richmond Highway (US Route 1), the construction of a private road crossing to site access and access to the Project, a 5-ft wide pedestrian sidewalk along Richmond Highway (US Route 1), minor grading activities for two 500M point culverts, and a sanitary sewer crossing of Potomac Creek and its associated floodplain.
- As shown on the Plan, the Project proposes additional disturbance to the CRPA associated with the construction of a second private entrance road off of Richmond Highway (US Route 1) and associated road and bridge improvements along Richmond Highway (US Route 1) to allow more efficient ingress and egress to the Project (20,634 square feet of 0.48 acre). According to Stafford County, these encroachments to the CRPA do not qualify as allowed uses under Section 27B-12(a) of the CRPA Policy. Therefore, a Special Evaluation to the requirements of Section 27B-12(b) is being requested in accordance with Section 27B-12(c) of the CRPA Policy. Including the submission and approval of a SEEA.
- Please refer to the Project's Major Water Quality Impact Assessment for more detailed information concerning the CRPA encroachments.

Legend

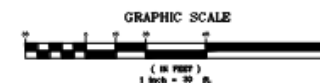
- Property Boundary
- Index Contours
- Contours (C1=2')
- Perennial Streams (R3)
- Intermittent Streams (R4)
- Palustrine Wetlands (PEM, PSS, PFO)
- Critical Resource Protection Area (CRPA)
- Existing Limits of Disturbance (LOD Under Construction)
- Approved CRPA Encroachments
- Proposed Limits of Disturbance (LOD)
- Proposed CRPA Encroachments
- Proposed CRPA Planting Areas
- Photographs



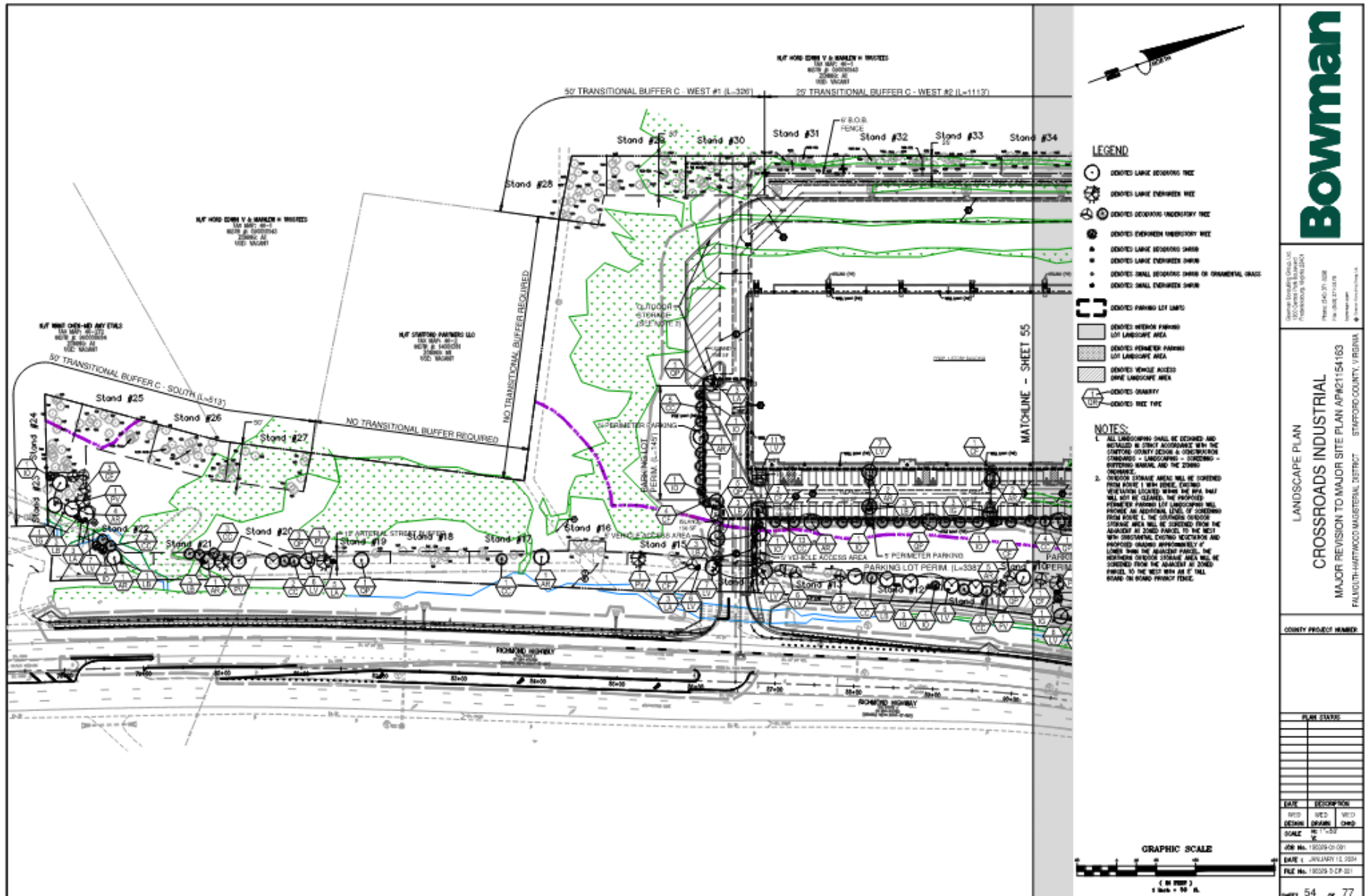
BMP Mitigation Location

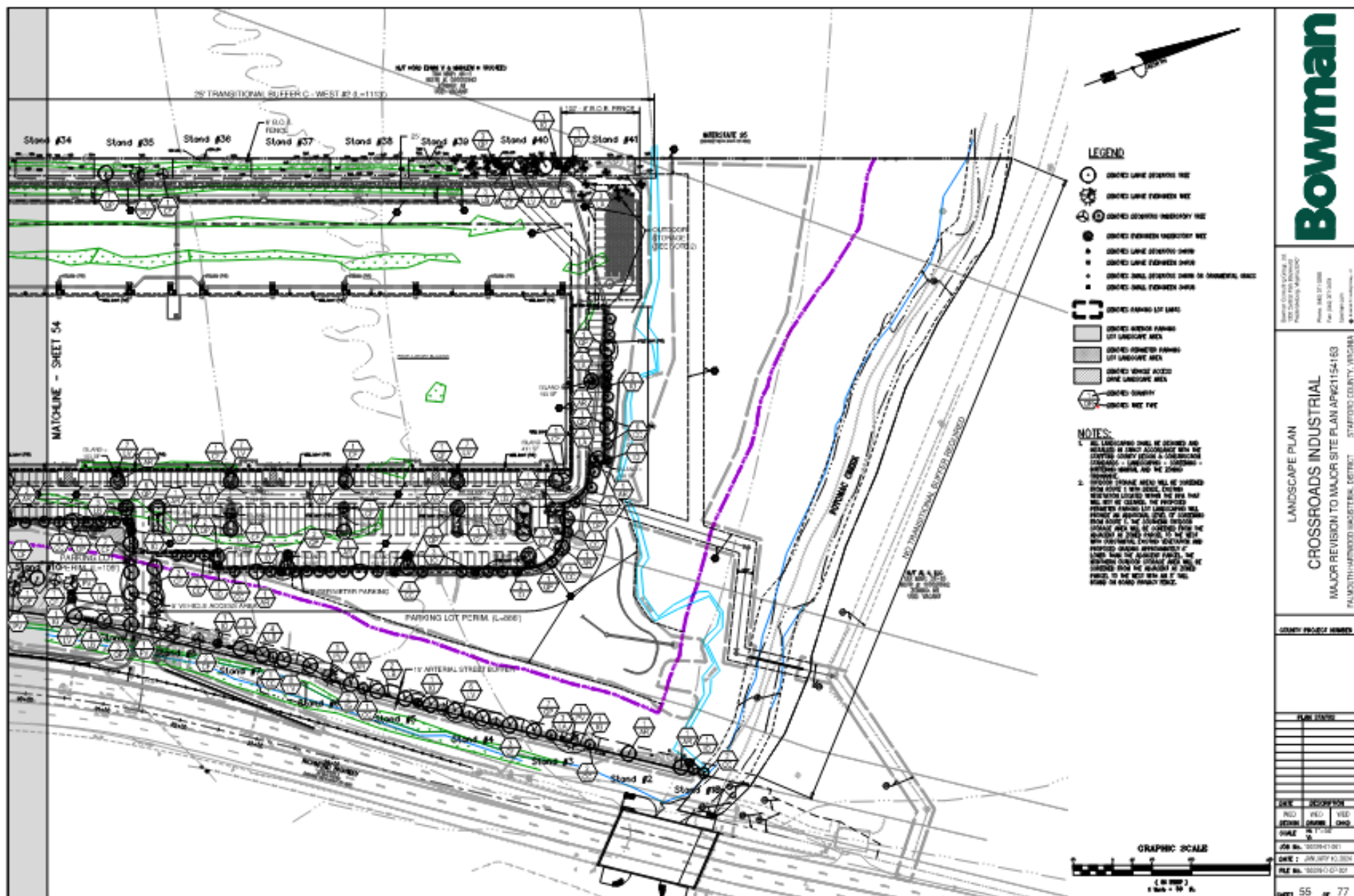


- ONSITE RPA DISTURBANCE - BMP ANALYSIS AREA
- ROUTE 1 ROAD WIDENING & RPA DISTURBANCE WITHIN PUBLIC ROW
- RPA DISTURBANCE PREVIOUSLY ADMINISTRATIVELY APPROVED OR EXEMPT



Proposed Landscaping Plan





Staff Observations

- Resolution CBB24-01 was approved on January 22, 2024 and Resolution CBB24-07 seeks an extension of the same resolution until August 1, 2026.
- A special exception is required for a second private driveway crossing.
- The proposed mitigation for the additional 0.48 acres of RPA encroachment is in accordance with Chapter 27B of Stafford County Code and Appendix D of the Riparian Buffers Modification and Mitigation Manual.
- Based on the BMP performance calculations, it will suffice as mitigation for the 0.48 acres of proposed RPA impacts for the second crossing. The plantings within the RPA planting area of the second crossing and the planting of street trees within the RPA are additional mitigation efforts; though some of the project landscaping requirements have been claimed as credit towards mitigation for the first crossing. Still the applicant has demonstrated extra mitigation efforts for the proposed impact.

OLD BUISNESS:

- **Website Updates**
- **Chesapeake Bay and Wetlands In-Lieu-Fee Fund Balances**

CHAIRMAN’S REPORT:

STAFF REPORT: NONE

ADJOURNMENT