



WETLAND DELINEATION

STONEBRIDGE

FAIRFAX COUNTY, VA

MAY 2015



ENVIRONMENTAL

**13996 PARKEAST CIRCLE
SUITE 101
CHANTILLY, VIRGINIA
20151**

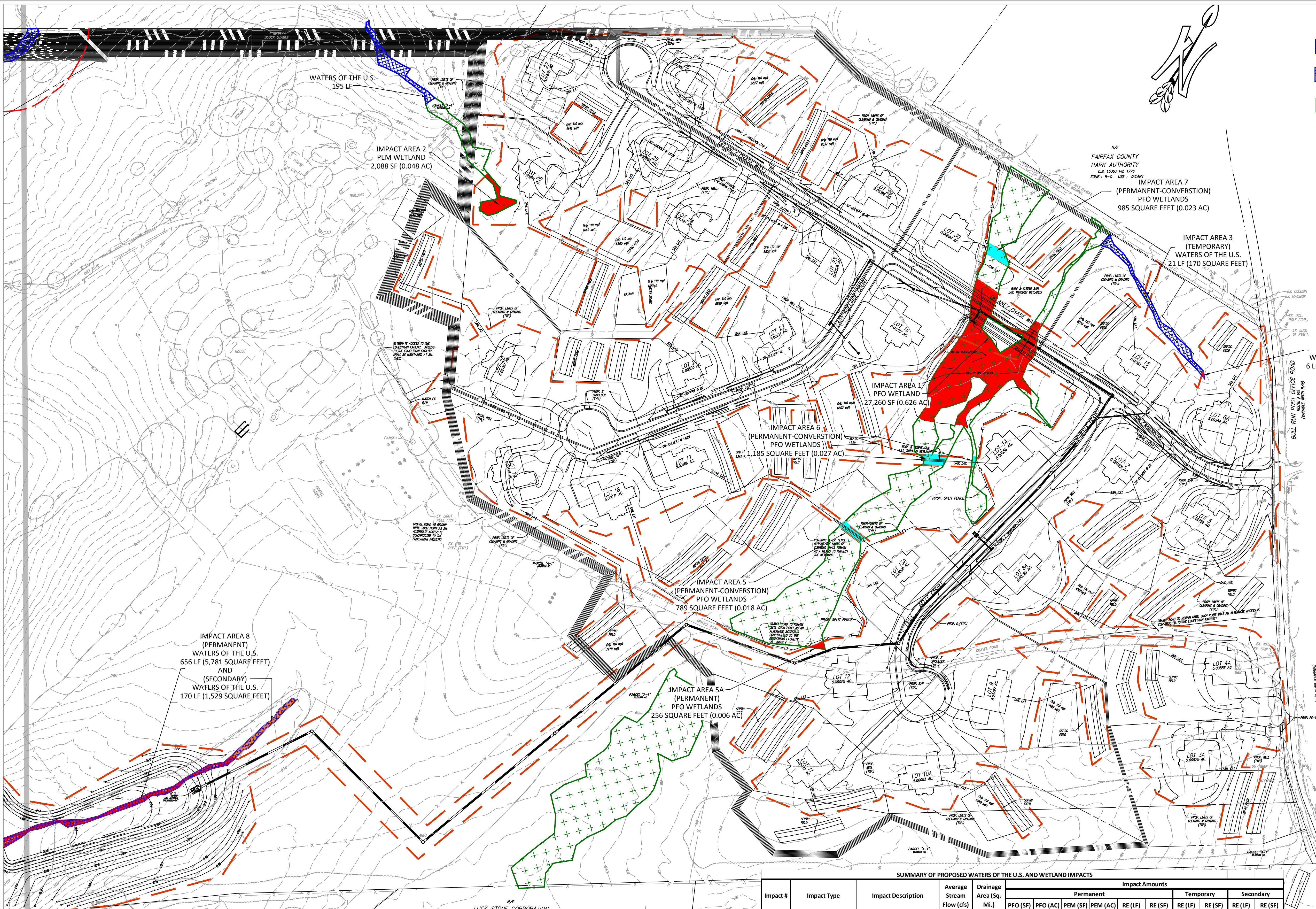
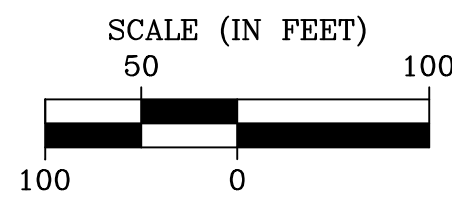
FIGURE 1

SITE LOCATION MAP

SOURCE: GOOGLE MAPS

TNT PROJECT NO: 294

MATCHLINE (SEE SHEET 2)
MATCHLINE (SEE SHEET 1)



N/P
LUCK STONE CORPORATION
D.B. 5652 PG. 242
D.B. 1715 PG. 448
ZONE - R-C USE - QUARRY

N/P
FAIRFAX COUNTY
PARK AUTHORITY
D.B. 15357 PG. 1776
ZONE - R-C USE - VACANT

N/P
STONEBRIDGE INVESTMENTS, LLC
D.B. 15357 PG. 1776
ZONE - R-C USE - VACANT

SUMMARY OF PROPOSED WATERS OF THE U.S. AND WETLAND IMPACTS

Impact #	Impact Type	Impact Description	Average Stream Flow (cfs)	Drainage Area (Sq. Mi.)	Impact Amounts									
					Permanent				Temporary		Secondary			
					PFO (SF)	PFO (AC)	PEM (SF)	PEM (AC)	RE (LF)	RE (SF)	RE (LF)	RE (SF)	RE (LF)	RE (SF)
1	Road Crossing & Backwater Area (100YR WSE)	F, S, NT, PE, V, PFO	-	-	27,260	0.626	-	-	-	-	-	-	-	-
2	Lot Construction	F, NT, PE, V, PEM	-	-	-	-	2,088	0.048	-	-	-	-	-	-
3	Waterline crossing/tie in	TE, NV, RE	<1	<0.1	-	-	-	-	-	-	21	170	-	-
4	Lot Construction	F, NT, PE, NV, RE	<1	<0.1	-	-	-	-	6	30	-	-	-	-
5	Sanitary Line Crossing	C, NT, PE, V, PFO	<1	<0.1	789	0.018	-	-	-	-	-	-	-	-
5A	Stormwater Conveyance Pipe	F, NT, PE, V, PFO	<1	<0.1	256	0.006	-	-	-	-	-	-	-	-
6	Sanitary Line Crossing	C, NT, PE, V, PFO	<1	<0.1	1,185	0.027	-	-	-	-	-	-	-	-
7	Sanitary Line Crossing	C, NT, PE, V, PFO	<1	<0.1	985	0.023	-	-	-	-	-	-	-	-
8	Stormwater Pond & Outfall	F, S, NT, PE, SE, NV, RE	<1	<0.1	-	-	-	-	656	5781	-	-	170	1,529
Total					30,475	0.700	2,088	0.048	662	5,811	21	170	21	1,529

F - Fill; S - Structure; NT - Nontidal; C - Conversion; PE - Permanent; TE - Temporary; SE - Secondary; RE - Ephemeral; V - Vegetated; NV - Non-vegetated; PFO - Palustrine Forested; PEM - Palustrine Emergent

LEGEND

- SURVEYED BULL RUN (WATERS OF THE U.S.)
- SURVEYED OTHER WATERS OF THE U.S.
- SURVEYED PALUSTRINE EMERGENT (PEM) WETLAND
- SURVEYED PALUSTRINE SCRUB-SHRUB (PSS) WETLAND
- SURVEYED PALUSTRINE FORESTED (PFO) WETLAND
- SURVEYED PALUSTRINE OPEN WATERS
- PERMANENT IMPACT AREA
- PERMANENT CONVERSION IMPACT AREA
- SECONDARY IMPACT AREA
- TEMPORARY IMPACT AREA

IMPACT AREA 4
(PERMANENT)
WATERS OF THE U.S.
6 LF (30 SQUARE FEET)

IMPACT AREA 7
(PERMANENT-CONVERSION)
PFO WETLANDS
985 SQUARE FEET (0.023 AC)

IMPACT AREA 3
(TEMPORARY)
WATERS OF THE U.S.
21 LF (170 SQUARE FEET)

IMPACT AREA 1/
(PERMANENT-CONVERSION)
PFO WETLANDS
27,260 SF (0.626 AC)

IMPACT AREA 6
(PERMANENT-CONVERSION)
PFO WETLANDS
1,185 SQUARE FEET (0.027 AC)

IMPACT AREA 5
(PERMANENT-CONVERSION)
PFO WETLANDS
789 SQUARE FEET (0.018 AC)

IMPACT AREA 5A
(PERMANENT)
PFO WETLANDS
256 SQUARE FEET (0.006 AC)

IMPACT AREA 8
(PERMANENT)
WATERS OF THE U.S.
656 LF (5,781 SQUARE FEET)
AND
(SECONDARY)
WATERS OF THE U.S.
170 LF (1,529 SQUARE FEET)

IMPACT AREA 2
PEM WETLAND
2,088 SF (0.048 AC)

WATERS OF THE U.S.
195 LF

REVISIONS

DATE	COMMENTS
10/5/15 AMS	
10/20/15 AMS	
8/11/16 AMS	

SHEET 2 OF 2

SCALE: 1" = 100"

PROJECT DATE:
9/11/15

DRAFT: AMS CHECK: LAD

FILE NUMBER:
294-A

