

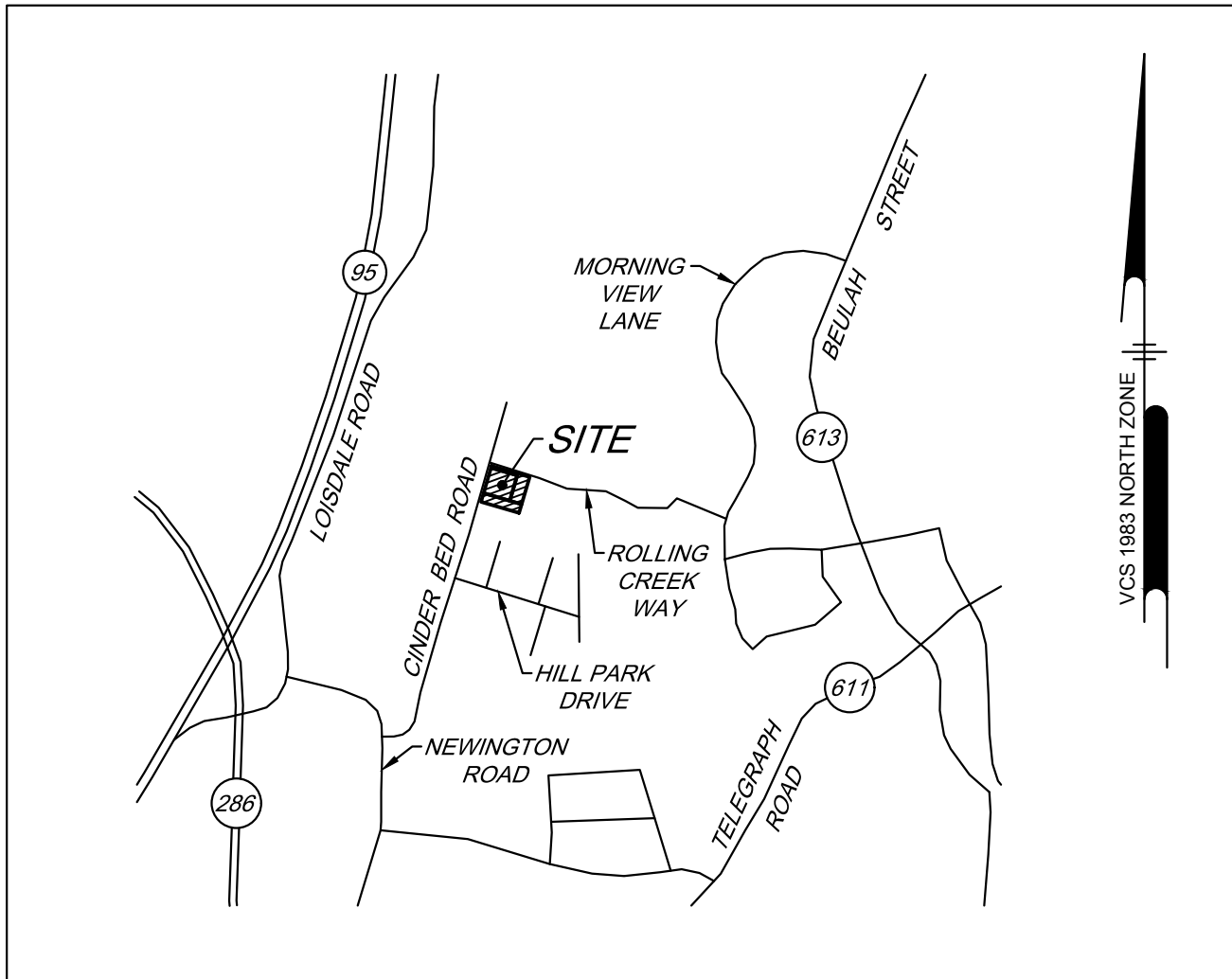
APPROVED
COUNTY OF FAIRFAX
LAND DEVELOPMENT SERVICES

BY: SITE DEVELOPMENT AND INSPECTIONS DIVISION

DATE: 7/23/2024

Plan Number: RPA-2024-00019

RPA DELINEATION PLAN
FOR
7813 CINDER BED ROAD
FRANCONIA DISTRICT
FAIRFAX COUNTY, VIRGINIA
PLAN NO.



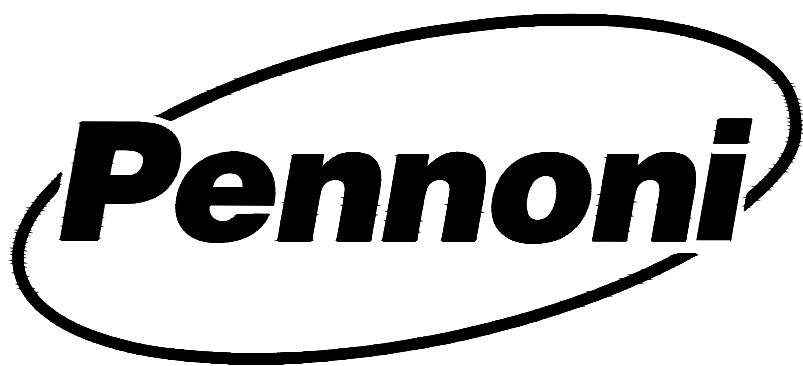
VICINITY MAP
SCALE: 1" = 2,000'

FEE CALCULATION:

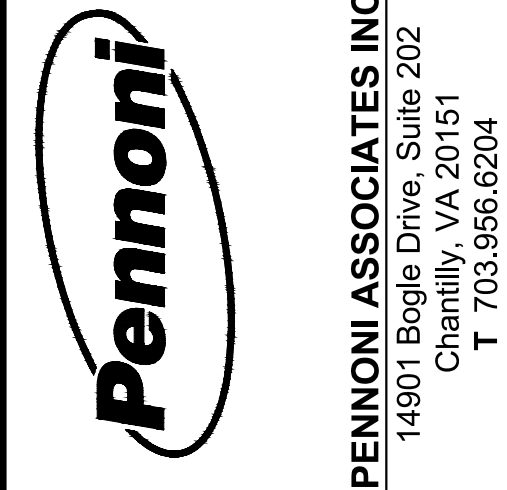
RPA BOUNDARY DELINEATION (GREATER THAN 150 FT BASELINE)
FEE = \$419.00 BASE FEE + \$1.00 PER FOOT OF BASELINE
BASELINE = 1,142 FT
FEE = \$419.00 + \$1,142.00 = \$1,561.00

SHEET INDEX	
SHEET NO.	SHEET TITLE
1	COVER SHEET
2	RPA DELINEATION PLAN
3	RPA DELINEATION PLAN
4	RPA DELINEATION WORKSHEETS
5	RPA DELINEATION WORKSHEETS
6	RPA DELINEATION PHOTOS
7	WETLAND DELINEATION MAP
8	CORRESPONDENCE
9	APPROVED FLOODPLAIN STUDY (FOR INFO ONLY)
10	APPROVED FLOODPLAIN STUDY (FOR INFO ONLY)
11	APPROVED FLOODPLAIN STUDY (FOR INFO ONLY)
12	APPROVED FLOODPLAIN STUDY (FOR INFO ONLY)
13	APPROVED FLOODPLAIN STUDY (FOR INFO ONLY)

PREPARED BY:
PENNONI ASSOCIATES INC.



14901 Bogle Drive, Suite 202
Chantilly, VA 20151
T 703.956.6204



ALL DIMENSIONS MUST BE VERIFIED
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7813 CINDER BED ROAD
RPA DELINEATION PLAN
FRANCONIA DISTRICT FAIRFAX COUNTY, VIRGINIA

COVER SHEET

NV FLAGGING LLC
7037 FOREST VIEW DRIVE
SPRINGFIELD, VA 22150

DATE	PLAN SUBMISSIONS
05/17/2024	1ST SUBM TO COUNTY

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PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION
OR ADAPTATION BY PENNONI ASSOCIATES FOR THE
SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS
SOLE RISK AND WITHOUT LIABILITY OR LEGAL
EXPOSURE TO PENNONI ASSOCIATES AND OWNER
SHALL INDemnIFY AND HOLD HARMLESS PENNONI
ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND
EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT NO.	VASEI23001
DATE	03-12-2024
DRAWING SCALE	AS SHOWN
DRAWN BY	WB
COUNTY PLAN NO.	

DATE: 7/23/2024
INVESTMENT
Plan Number: RPA-2024-00019
0992-01-0013
27799, PG 1737
CINDER BED RD

UUA INVESTMENT
Plan Number: RPA-2024-00019
TM # 0992-01-0013
DB 27799, PG 1737
7808 CINDER BED RD

N/F
AAA INVESTMENT LLC
TM # 0992-01-0012
DB 27477, PG 0977
7812 CINDER BED RD

N/F
RANDHAWA HARINDER SINGH
TM # 0992-01-0011
DB 25379, PG 1282
7816 CINDER BED RD

N/F
AAA INVESTMENT LLC
TM # 0992-03-0005
DB 25384, PG 0716
7820 CINDER BED RD

N/F
TAVARES FAMILY LP
TM # 099-2-01-0021B
DB 23546, PG 1223
7803 CINDER BED RD

N/F
TAVARES FAMILY LP
TM # 099-2-01-0022B
DB 23546, PG 1223
7805 CINDER BED RD

N/F
GREEN INVICTA CINDERBED LLC
TM # 099-2-01-0023
DB 23012, PG 471
7807 CINDER BED RD

NV FLAGGING LLC
TM # 099-2-01-0026
DB 26075, PG 1585
87,300 SF OR 2.0041 AC

NV FLAGGING LLC
TAX # 099-2-01-0025
DB 26075, PG 1585
12-12-11 05:00 PM 11121-1

LOT 148

LOT 14.9

WATCHLINE - SEE SHEET 3

N/A
HAWTHORNE
HOMEOWNERS ASSOCIATION
TM # 099
DB 19455

NV FL
TM:
DB:
130,80

N/F
NV FLAGGING LLC
 TM # 099-2-01-0028
 DB 26075, PG 1585
 130,800 SF OR 3.0028 AC

N/F
SCOTIA LLC
TM # 099-2-04-0006A
DB 24987, PG 833
7900 HILL PARK CT

FUTURE SEVEN LLC
TM # 099-2-04-0007A
DB 10058, PG 1925
7901 HILL PARK CT

1. THIS SITE IS ADDRESSED AS 7813 AND 7815 CINDER BED ROAD AND IS LOCATED ON FAIRFAX COUNTY TAX MAP 099-2-01-0025, 099-2-01-0026 AND 099-2-01-0027, IS ZONED I-5 AND IS CURRENTLY OWNED BY NV FLAGGING LLC.
2. TOPOGRAPHY AND SITE FEATURES SHOWN ARE BASED ON A CURRENT FIELD RUN SURVEY PREPARED BY PENNOLI ASSOCIATES INC COMPLETED ON JULY 27, 2023.
3. COUNTY MAPPED RESOURCE PROTECTION AREA (RPA), 2003 BOUNDARY, IS LOCATED ON PORTIONS OF THE PROPERTIES AND IS SHOWN ON THIS PLAN. A FIELD AND DELINEATION WAS CONDUCTED BY PASSAGE CREEK ENVIRONMENTAL IN MARCH, 2024.

THE SITE SPECIFIC RPA BOUNDARY FOR THIS SITE WAS ESTABLISHED USING THE DELINEATION METHODOLOGY SET FORTH IN THE U.S. ARMY CORPS OF ENGINEERS 1987 MANUAL, THE APPLICABLE REGIONAL SUPPLEMENT, AND ASSOCIATED FEDERAL GUIDANCE.

THE U.S. ARMY CORPS OF ENGINEERS PRELIMINARY SCREENING REQUEST HAS BEEN SUBMITTED TO THE CORPS FOR REVIEW. A REQUEST HAS ALSO BEEN SUBMITTED TO VA DEPT. OF ENVIRONMENTAL QUALITY (DEQ) FOR A STATE SURFACE WATER DETERMINATION (SSWD). BOTH APPROVALS WILL BE PROVIDED WHEN THEY ARE RECEIVED.

THE PROPERTIES SHOWN HEREON ARE LOCATED IN UNSCREENED ZONE 'X', AREAS OF MINIMAL FLOOD HAZARD, AS DETERMINED BY REFERENCE TO FIRM COMMUNITY PANEL NO. 51059C0385E, DATED SEPTEMBER 17, 2010 AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

THE FLOODPLAIN SHOWN HEREON IS PER AN APPROVED FLOODPLAIN STUDY (#001343-FP-01-1).



PENNONI ASSOCIATES INC.
14901 Bogle Drive, Suite 202
Chantilly, VA 20151
T 703.956.6204

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7813 CINDER BED ROAD
RPA DELINEATION PLAN

RPA DELINEATION PLAN

NV FLAGGING LLC
7037 FOREST VIEW DRIVE
SPRINGFIELD, VA 22150

[illegible]

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PROJECT NO. VASEI23001

DATE	03-12-2024
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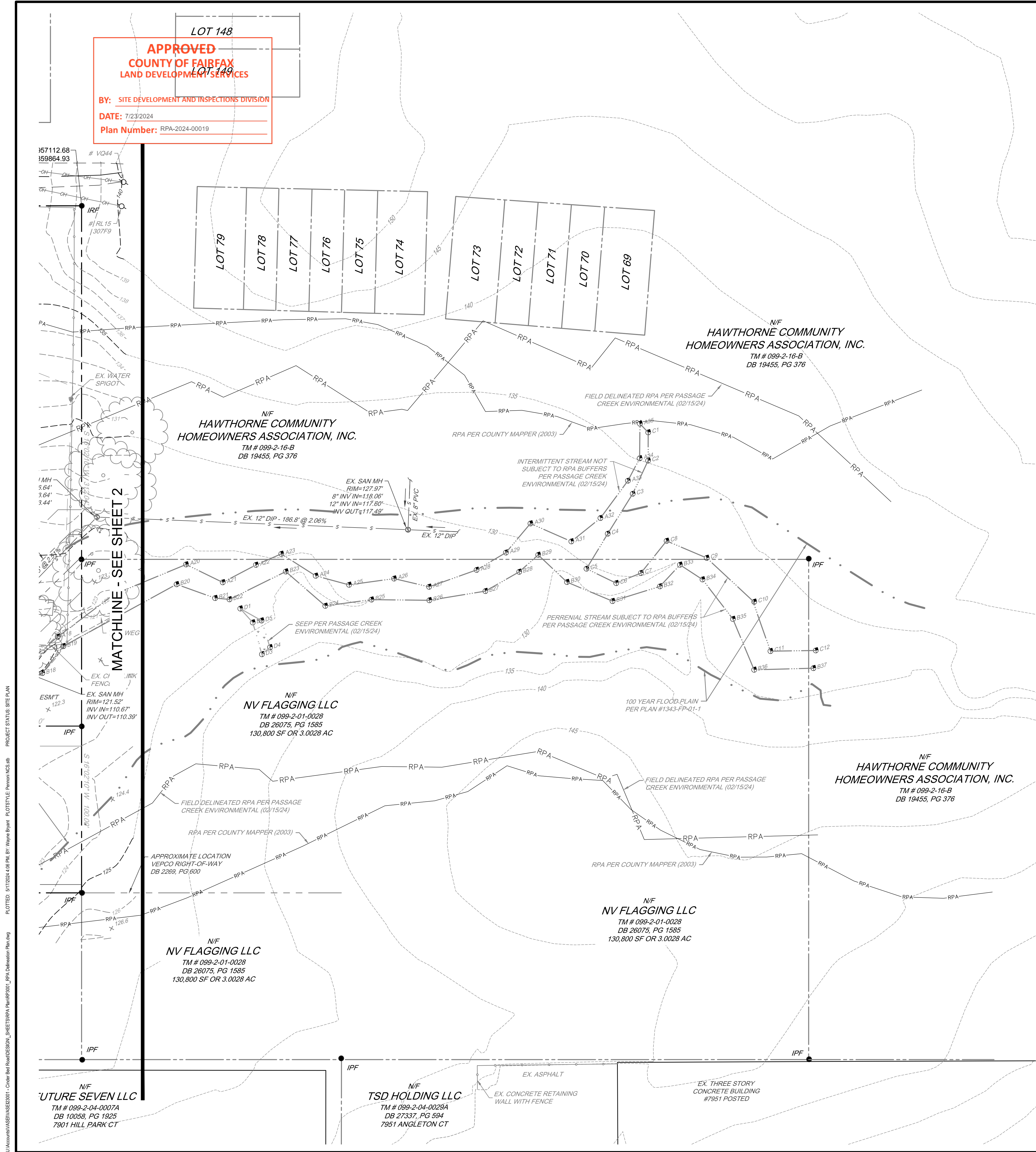
DRAWING SCALE 1" = 30'

DRAWN BY _____ WB

COUNTY PLAN NO. _____

RP3001

SHEET 2 OF 13



NOTES:

- THE PROPERTIES SHOWN HEREON ARE IN THE NAME OF NV FLAGGING LLC, LOCATED ON FAIRFAX COUNTY TAX MAP 099-2-01-0028, ZONED I-5 AND HAWTHORNE COMMUNITY, HOMEOWNERS ASSOCIATION, INC., LOCATED ON FAIRFAX COUNTY TAX MAP 099-2-16-B, ZONED PDH-4.
- TOPOGRAPHY AND BOUNDARY INFORMATION TAKEN FROM COUNTY GIS MAPS.
- COUNTY MAPPED RESOURCE PROTECTION AREA (RPA), 2003 BOUNDARY, IS LOCATED ON PORTIONS OF THE PROPERTIES AND IS SHOWN ON THIS PLAN.
- THE WETLAND DELINEATION WAS CONDUCTED BY PASSAGE CREEK ENVIRONMENTAL ON-SITE WETLANDS SHOWN ON THIS PLAN WERE MAPPED BY PASSAGE CREEK ENVIRONMENTAL IN MARCH, 2024.
- THE WETLAND AND OTHER WATERS OF THE U.S. BOUNDARIES DEPICTED HEREON HAS BEEN SUBMITTED FOR A JURISDICTIONAL DETERMINATION BY THE U.S. ARMY CORPS OF ENGINEERS (USACE).



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7813 CINDER BED ROAD
RPA DELINEATION PLAN
FRANCONIA DISTRICT FAIRFAX COUNTY, VIRGINIA

RPA DELINEATION PLAN

NV FLAGGING LLC
7037 FOREST VIEW DRIVE
SPRINGFIELD, VA 22160

PLAN SUBMISSIONS

1ST SUBM TO COUNTY

DATE
05/17/2024

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PROJECT NO. VASEI23001

DATE 03-12-2024

DRAWING SCALE 1" = 30'

DRAWN BY WB

COUNTY PLAN NO. RP3002

SHEET 3 OF 13

VEGETATION (Five/Four Strata)- Use scientific names of plants.

Tree Stratum (Plot size: 30')			
Tree Stratum	Absolute % Cover	Dominant Species?	Indicator Status
1. Liquidambar styraciflua	0	☒ 50.0%	FAC
2. Acer rubrum	5	☒ 50.0%	FAC
3.	0	☐ 0.0%	
4.	0	☐ 0.0%	
5.	0	☐ 0.0%	
6.	0	☐ 0.0%	
7.	0	☐ 0.0%	
8.	0	☐ 0.0%	
Sapling-Sapling/Shrub Stratum (Plot size: 15')			
= Total Cover			
1. Pinus communis	2	☐ 3.7%	UPL
2. Rhus alabra	2	☐ 3.7%	UPL
3. Rubus allegheniensis	35	☒ 64.8%	FACU
4. Smilax rotundifolia	15	☒ 27.8%	FAC
5.	0	☐ 0.0%	
6.	0	☐ 0.0%	
7.	0	☐ 0.0%	
8.	0	☐ 0.0%	
9.	0	☐ 0.0%	
10.	0	☐ 0.0%	
Shrub Stratum (Plot size:)			
= Total Cover			
1.	0	☐ 0.0%	
2.	0	☐ 0.0%	
3.	0	☐ 0.0%	
4.	0	☐ 0.0%	
5.	0	☐ 0.0%	
6.	0	☐ 0.0%	
7.	0	☐ 0.0%	
Herb Stratum (Plot size:)			
= Total Cover			
1.	0	☐ 0.0%	
2.	0	☐ 0.0%	
3.	0	☐ 0.0%	
4.	0	☐ 0.0%	
5.	0	☐ 0.0%	
6.	0	☐ 0.0%	
7.	0	☐ 0.0%	
8.	0	☐ 0.0%	
9.	0	☐ 0.0%	
10.	0	☐ 0.0%	
11.	0	☐ 0.0%	
12.	0	☐ 0.0%	
Woody Vine Stratum (Plot size: 15')			
= Total Cover			
1. Lonicera laevis	40	☒ 47.1%	FACU
2. Celastrus scandens	45	☒ 52.9%	FACU
3.	0	☐ 0.0%	
4.	0	☐ 0.0%	
5.	0	☐ 0.0%	
6.	0	☐ 0.0%	
85	= Total Cover		

Remarks: (Include photo numbers here or on a separate sheet.)

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Soil									
Sampling Point: DP1									
Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)									
Depth (inches)	Matrix	%	Color (moist)	%	Type	Loc	Texture	Remarks	
0-10	2.5Y 3/2	95	10YR 4/6	5	C	M	Loam		
10-16	10YR 4/4	100					Loam		
Are climatic/hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)									
Are Vegetation ☐ Soil ☐ or Hydrology ☐ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐									
Are Vegetation ☐ Soil ☐ or Hydrology ☐ naturally problematic? (If needed, explain in any answers in Remarks.)									
Summary of Findings - Attach site map showing sampling point locations, transects, important features, etc									
Hydrophytic Vegetation Present? Yes ☒ No ☐									
Hydric Soil Present? Yes ☒ No ☐									
Wetland Hydrology Present? Yes ☒ No ☐									
Remarks:									
Hydrology									
Wetland Hydrology Indicators:									
Primary Indicators (minimum of one required; check all that apply):									
Secondary Indicators (minimum of two required):									
Restrictive Layer (if observed):									
Depth (inches):									
Hydric Soil Present? Yes ☒ No ☐									
Remarks:									

US Army Corps of Engineers Eastern Mountains and Piedmont - Version 2.0

VEGETATION (Five/Four Strata)- Use scientific names of plants.

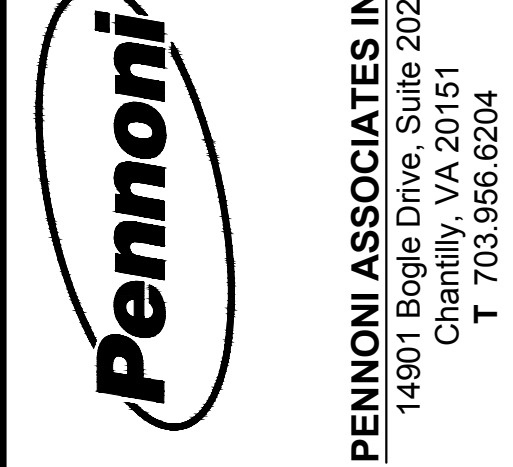
Tree Stratum (Plot size: 30')			
Tree Stratum	Absolute % Cover	Dominant Species?	Indicator Status
1. Liquidambar styraciflua	8	☒ 100.0%	FAC
2.	0	☐ 0.0%	
3.	0	☐ 0.0%	
4.	0	☐ 0.0%	
5.	0	☐ 0.0%	
6.	0	☐ 0.0%	
7.	0	☐ 0.0%	
8.	0	☐ 0.0%	
Sapling-Sapling/Shrub Stratum (Plot size: 15')			
= Total Cover			
1. Pinus taeda	2	☐ 15.4%	FAC
2. Rhus copallinum	1	☐ 7.7%	FACU
3. Rubus allegheniensis	10	☒ 76.9%	FACU
4.	0	☐ 0.0%	
5.	0	☐ 0.0%	
6.	0	☐ 0.0%	
7.	0	☐ 0.0%	
8.	0	☐ 0.0%	
9.	0	☐ 0.0%	
10.	0	☐ 0.0%	
Shrub Stratum (Plot size:)			
= Total Cover			
1.	0	☐ 0.0%	
2.	0	☐ 0.0%	
3.	0	☐ 0.0%	
4.	0	☐ 0.0%	
5.	0	☐ 0.0%	
6.	0	☐ 0.0%	
7.	0	☐ 0.0%	
Herb Stratum (Plot size: 10')			
= Total Cover			
1. Andropogon virginicus	3	☐ 10.7%	FACU
2. Microstegium vimineum	15	☒ 53.8%	FAC
3. Lycopodium obscurum	5	☐ 17.9%	UPL
4. Solidago nemoralis	5	☐ 17.9%	FAC
5.	0	☐ 0.0%	
6.	0	☐ 0.0%	
7.	0	☐ 0.0%	
8.	0	☐ 0.0%	
9.	0	☐ 0.0%	
10.	0	☐ 0.0%	
11.	0	☐ 0.0%	
12.	0	☐ 0.0%	
Woody Vine Stratum (Plot size:)			
= Total Cover			
1.	0	☐ 0.0%	
2.	0	☐ 0.0%	
3.	0	☐ 0.0%	
4.	0	☐ 0.0%	
5.	0	☐ 0.0%	
6.	0	☐ 0.0%	
6	= Total Cover		

Remarks: (Include photo numbers here or on a separate sheet.)

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Soil									
Sampling Point: DP2									
Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)									
Depth (inches)	Matrix	%	Color (moist)	%	Type	Loc	Texture	Remarks	
0-14	2.5Y 3/3	100					Sandy Loam		
Are climatic/hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)									
Are Vegetation ☐ Soil ☐ or Hydrology ☐ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐									
Are Vegetation ☐ Soil ☐ or Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)									
Summary of Findings - Attach site map showing sampling point locations, transects, important features, etc									
Hydrophytic Vegetation Present? Yes ☒ No ☐									
Hydric Soil Present? Yes ☒ No ☐									
Wetland Hydrology Present? Yes ☒ No ☐									
Remarks:									
Hydrology									
Wetland Hydrology Indicators:									
Primary Indicators (minimum of one required; check all that apply):									
Secondary Indicators (minimum of two required):									
Restrictive Layer (if observed):									
Depth (inches):									
Hydric Soil Present? Yes ☒ No ☐									
Remarks:									

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7813 CINDER BED ROAD
RPA DELINEATION PLAN
FRANCONIA DISTRICT FAIRFAX COUNTY, VIRGINIA
RPA DELINEATION WORKSHEETS
NV FLAGGING LLC
7037 FORESTVIEW DRIVE
SPRINGFIELD, VA 22160

DATE	PLAN SUBMISSIONS	1ST SUBM TO COUNTY			
05/17/2024					

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BY: SITE DEVELOPMENT AND INSPECTIONS DIVISION

DATE: 7/23/2024

Plan Number: RPA-2024-00019

Hydrology			
Wetland Hydrology Indicators:		Secondary Indicators (minimum of two required) _____	
Primary Indicators (minimum of one required; check all that apply):			
☐ Surface Water (A1)	☐ True Aquatic Plants (B14)	☐ Surface Soil Cracks (B6)	
☒ High Water Table (A2)	☐ Hydrogen Sulfide Odor (C1)	☐ Sparsely Vegetated Concave Surface (B8)	
☐ Saturation (A3)	☐ Oxidized Rhizospheres along Living Roots (C3)	☒ Drainage Patterns (B10)	
☐ Water Marks (B1)	☐ Presence of Reduced Iron (C4)	☐ Moss Trim Lines (B16)	
☐ Sediment Deposits (B2)	☐ Recent Iron Reduction in Tilled Soils (C6)	☐ Dry Season Water Table (C2)	
☐ Drift deposits (B3)	☐ Thin Muck Surface (C7)	☐ Crayfish Burrows (C8)	
☐ Algal Mat or Crust (B4)	☐ Other (Explain in Remarks)	☐ Saturation Visible on Aerial Imagery (C9)	
☐ Iron Deposits (B5)		☐ Stunted or Stressed Plants (D1)	
☐ Inundation Visible on Aerial Imagery (B7)		☐ Geomorphic Position (D2)	
☐ Water-Stained Leaves (B9)		☐ Shallow Aquatard (D3)	
☐ Aquatic Fauna (B13)		☐ Microtopographic Relief (D4)	
		☐ FAC-neutral Test (D5)	
Field Observations:			
Surface Water Present?	Yes ☒ No ☐	Depth (inches):	1
Water Table Present?	Yes ☒ No ☐	Depth (inches):	3
Saturation Present?	Yes ☐ No ☒	Depth (inches):	0
(includes capillary fringe)		Wetland Hydrology Present? Yes ☐ No ☒	
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:			
null			
Remarks:			
null			

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V.) Benthic Macroinvertebrates		Absent	Weak	Moderate	Strong
1.) Benthic Macroinvertebrates	0 ☒	0.5 ☐	1 ☐	1.5 ☐	
2.) Bivalves	0 ☒	1 ☐	2 ☐	3 ☐	
3.) EPT taxa	Present = 3 ☐			Absent = 0 ☒	
Total Benthic Macroinvertebrates Points: 0					

VI.) Vertebrates		Absent	Weak	Moderate	Strong
1.) Fish	0 ☒	0.5 ☐	1 ☐	1.5 ☐	
2.) Amphibians	0 ☒	0.5 ☐	1 ☐	1.5 ☐	
Total Vertebrates Points: 0					

Total Score: 8

*Indicator suffix = National status or professional decision assigned because Regional status not defined by FWS.

Plot ID: **DP3** Photo Path: C:\Users\PCE\Documents\Projects\VA C-D\Cinder Bed Rd Proper

Photo File: **P2150008.JPG** Orientation: null -facing



Photo File: **P2150009.JPG** Orientation: pull-facing

Lat/Long or UTM: Long/Easting: null Lat/Northing: null

Description:	null
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Chantilly, VA 20151
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U:\Account\VA\SE\VA\SE23001 - Cinder Bed Road\DESIGN_SHEETS\RPA_Plan\RP3103 - RPA Delineline Photos.dwg PLOTED: 5/17/2024 4:57 PM BY: Wayne Bryant PLOTTED: Permit MCS:ab PROJECT STATUS: SITE PLAN

APPROVED

COUNTY OF FAIRFAX

LAND DEVELOPMENT SERVICES

BY: SITE DEVELOPMENT AND INSPECTIONS DIVISION

DATE: 7/23/2024

Plan Number: RPA-2024-00019



Photo 1 – Facing E, standing on Cinder Bed Rd, stream flowing towards camera.



Photo 2 – Facing E, upstream in R3 channel near flag A6.



Photo 3 – Facing W, downstream in R3 channel near flag A6.



Photo 4 – Facing E, upstream in R3 channel near flag A14.



Photo 5 – Facing W, downstream in R3 channel near flag A14.



Photo 6 – Facing E, upstream in R3 channel near flag C11.



Photo 7 – Facing W, downstream in R3 channel near flag C11.



Photo 8 – Facing S, head of spring seep “D”.



Photo 9 – Facing N, downslope in spring seep “D” towards R3 channel.



Photo 10 – Facing N, upstream in R3 channel near flag E2.



Photo 11 – Facing S, downstream in R3 channel near flag E2.



7813 CINDER BED ROAD
RPA DELINEATION PLAN
FRANCONIA DISTRICT FAIRFAX COUNTY, VIRGINIA

RPA DELINEATION PHOTOS

NV FLAGGING LLC
7037 FOREST VIEW DRIVE
SPRINGFIELD, VA 22160

PLAN SUBMISSIONS		DATE			
1ST SUBM TO COUNTY		05/17/2024			
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PROJECT NO.		VASEI230001			
DATE		03-12-2024			
DRAWING SCALE		N/A			
DRAWN BY		WB			
COUNTY PLAN NO.		RP3103			
SHEET		6		OF 13	

APPROVED
COUNTY OF FAIRFAX
LAND DEVELOPMENT SERVICES

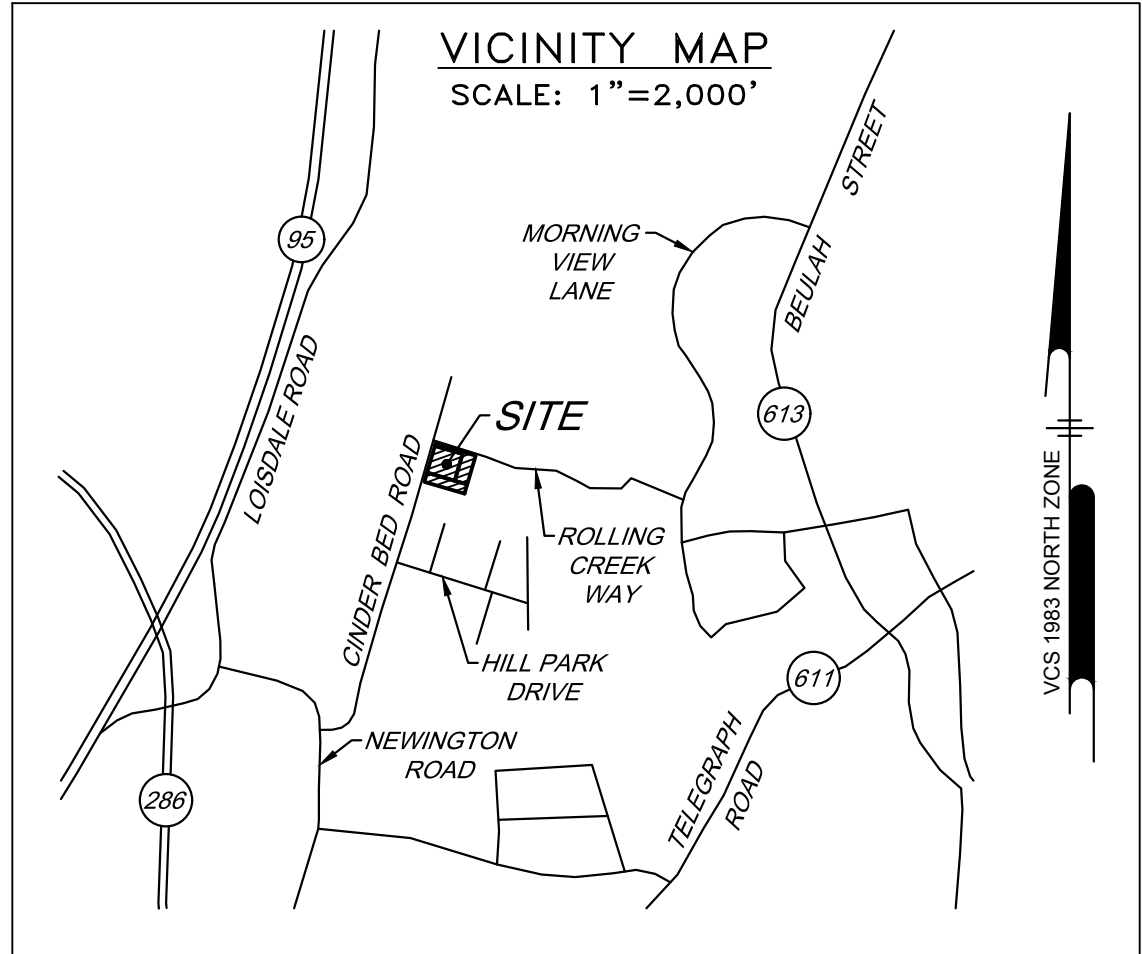
BY: SITE DEVELOPMENT AND INSPECTIONS DIVISION

DATE: 7/23/2024

Plan Number: RPA-2024-00019

Resource	Linear Feet	SF/AC	State Waters	Federal Waters
Stream S-1 (R3)	1,142	9,845 / 0.2260	X	X
Stream S-2 (R4)	89	730 / 0.0168	X	X
Wetland W-1 (PFO)	N/A	2,545 / 0.0584	X	N/A
Wetland W-2 (POWJ)	N/A	129 / 0.0030	X	N/A
Totals	1,231	13,249 / 0.3042		

- Notes:
- Wetland W-1 is isolated from the surface tributary system.
 - Wetland W-2 has no defined (bed/bank) connection to Stream S-1. It does overflow into S-1 during storm events. W-2 is intermittently flooded from storm events.



Pennoni

PENNONI ASSOCIATES INC.
14901 Bogle Drive, Suite 202
Chantilly, VA 20151
T 703.956.6204

ALL DIMENSIONS MUST BE VERIFIED
BY CONTRACTOR AND OWNER MUST
BE NOTIFIED OF ANY
DISCREPANCIES BEFORE
PROCEEDING WITH WORK



7813 CINDER BED ROAD
RPA DELINEATION PLAN
FRANCONIA DISTRICT FAIRFAX COUNTY, VIRGINIA

WETLAND DELINEATION MAP

NV FLAGGING LLC
7037 FOREST VIEW DRIVE
SPRINGFIELD, VA 22150

DATE	PLAN SUBMISSIONS	1ST SUBM TO COUNTY
05/17/2024		

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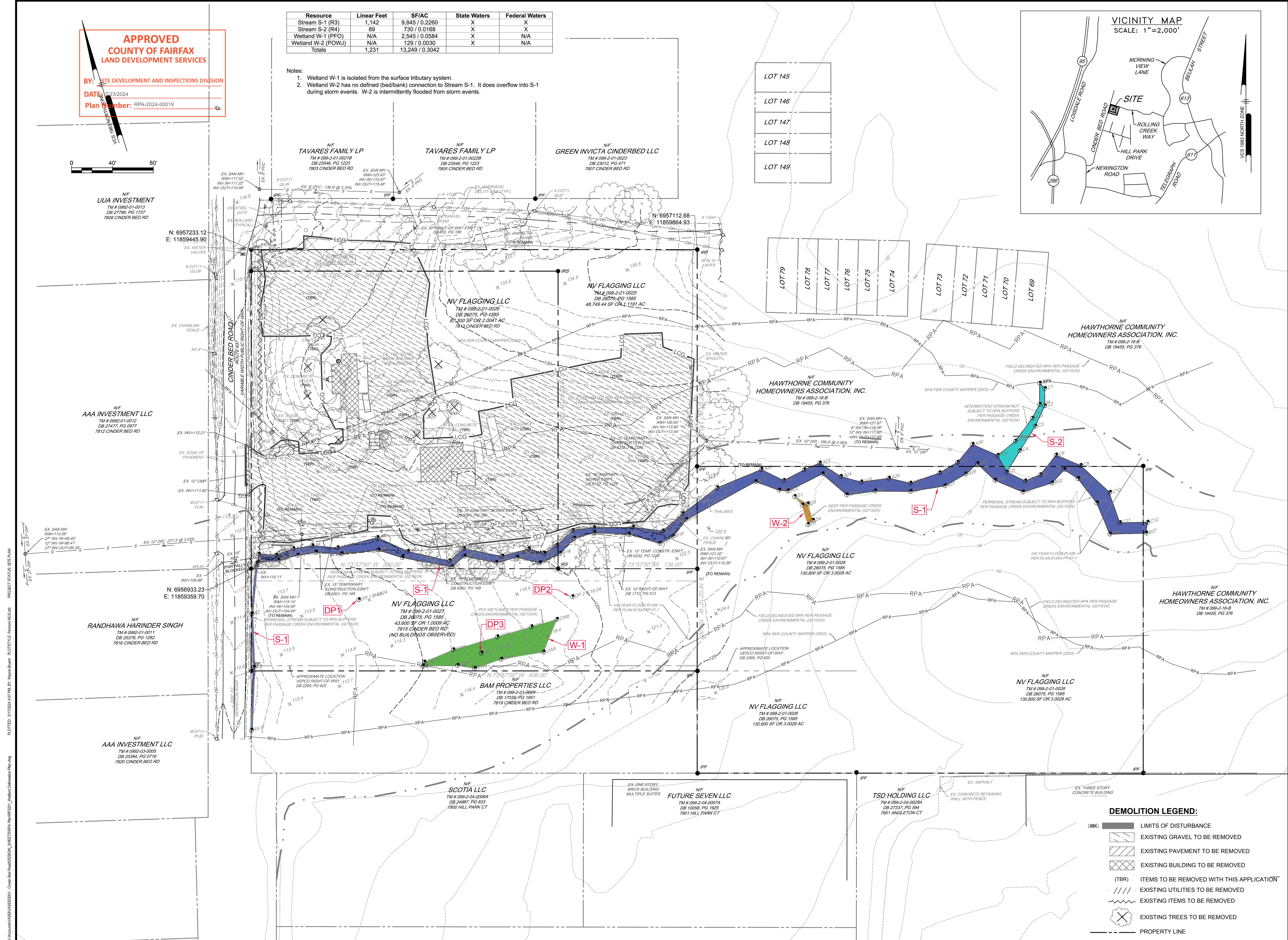
PROJECT NO. VASEI23001

DATE 03-12-2024

DRAWING SCALE 1" = 40'

DRAWN BY WB

COUNTY PLAN NO. RP3201



DEMOLITION LEGEND:

- LIMITS OF DISTURBANCE
- EXISTING GRAVEL TO BE REMOVED
- EXISTING PAVEMENT TO BE REMOVED
- EXISTING BUILDING TO BE REMOVED
- (TBR) ITEMS TO BE REMOVED WITH THIS APPLICATION
- EXISTING UTILITIES TO BE REMOVED
- EXISTING ITEMS TO BE REMOVED
- EXISTING TREES TO BE REMOVED
- PROPERTY LINE

APPROVED

COUNTY OF FAIRFAX

LAND DEVELOPMENT SERVICES



BY: SITE DEVELOPMENT AND INSPECTIONS DIVISION

DATE: 7/23/2024

Plan Number: RPA-2024-00019

VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY

NORTHERN REGIONAL OFFICE

13901 Crown Court Woodbridge, Virginia 22193

(703)583-3800

www.deq.virginia.gov

Matthew J. Strickler

Secretary of Natural Resources

David K. Paylor

Director

(804) 698-4000

Thomas A. Faha

Regional Director

DEQ Surface Water(s) Determination (SWD) Request Form

This form is for requesting a determination of the absence or presence of surface water(s) under Virginia jurisdiction on the subject property (§ 62.1-44.3 of the Code of Virginia and 9VAC25-210-10). Please supply the following information and supporting documents described below. Submitting this request authorizes DEQ to field inspect the property site, if necessary, to conduct a State Surface Water Determination. Please note that all property owners' signatures are required on the Virginia Water Protection Permit Program Property-Access Agreement located at the end of this document.

Property Location and Information:

Provide the physical street address, nearest street, or nearest route number; city or county; zip code; and if applicable, parcel number of the site or sites.

7813 Cinder Bed Road, Lorton, VA

Property Owner Contact Information:

Property Owner Name: Edward Hernandez & Remberto Hernandez
Mailing Address: 7964 Conell Court, Suite D
City: State: Zip: Lorton, VA 22079
Telephone:
E-mail Address:

If the person requesting the Jurisdictional Determination is **NOT** the Property Owner, please also supply the Requestor's contact information here:

Requestor Name:
Mailing Address:
City: State: Zip:
Daytime Telephone:
E-mail Address:

Property Access Agreement

[PROPERTY OWNER NAME] ("Owner") who owns the property located at [ADDRESS and/or DEED BOOK INFORMATION and/or TAX PARCEL #] ("Property") hereby authorizes the Department of Environmental Quality, its employees, agents, and contractors ("Authorized Parties") the right and privilege to enter on the Property for the purpose of performing a surface waters determination from [DATE TO DATE].

Access to the Property will be conducted in the following manner:

- The Authorized Parties will notify the Owner in writing at least 48 hours before entering the Property, except during an emergency. Access is limited to regular business hours (Monday through Friday from 8:00 a.m. to 5:00 p.m.) unless an emergency requires an immediate response.
- In exercising its access privileges, the Authorized Parties will take reasonable steps not to interfere with the Owner's use of the Property.
- Owner ensures that the Authorized Parties will be granted access to the Property for the purposes set forth in this Agreement and will not interfere with the installation, maintenance, operation, or removal of equipment.
- Upon termination of this property access agreement, all materials and equipment owned by the Authorized Parties shall be removed from the Property and the Property will be restored as reasonably as possible, to the condition it was in at the time this agreement was executed.
- The Authorized Parties hereby indemnify and hold Owner harmless from any and all claims or causes of action arising out of or related to the acts or omissions of the Authorized Parties in connection with the performance of activities under this Agreement, except to the extent that any injury is caused due to the acts or omissions of Owner, any lessee of the Property, or any employee or agent of Owner.
- The availability of any potential recovery against the Authorized Parties for claims asserting personal injuries or property damage arising out of this Agreement shall be determined in accordance with law. Nothing in this Agreement shall constitute a waiver of the sovereign immunity of the Commonwealth of Virginia.

The Owner understands that this is a voluntary agreement and the Authorized Parties acknowledge that this property access agreement does not constitute a grant of any permanent easement. The Owner reserves the right to revoke this agreement by sending written notice to DEQ at least 30 days in advance of the termination.

Property Owner	
Print Name:	Edward Hernandez & Remberto Hernandez
Sign Name:	<i>Edward Hernandez</i> <i>Remberto Hernandez</i>
Date:	3/18/2024

THIS WAS SUBMITTED TO THE VA DEPT. OF ENVIRONMENTAL QUALITY (DEQ) FOR A STATE SURFACE WATER DETERMINATION (SSWD) ON MARCH 20, 2024. THE APPROVAL WILL BE ADDED TO THE PLAN WHEN RECEIVED.

U.S. Army Corps of Engineers – Norfolk District (Corps)		
22-SPGP PRELIMINARY SCREENING		
Date of Review: 5/1/2024	Corps Project Number: NAO-2024-00820 VMRC Number: N/A	Corps Project Manager: Ma'lik Carver

DELINEATION REVIEW:

Title of Delineation Map Reviewed: Map titled 7813 Cinder Bed Road – Wetland Delineation Map submitted by Passage Creek Environmental date of 3/8/2024

☒ The delineation map and report referenced above are acceptable for use with a permit application.

☐ The delineation map and report referenced above are NOT acceptable for use with a permit application. A delineation confirmation will be required.

FEDERAL REVIEW: (valid for 9 months from review date listed above)

Title of Development Plan Reviewed: Map titled Generalized Development Plan J&C Enterprises submitted by Passage Creek Environmental date of 4/24/204

☐ The development plan is acceptable for federal review.

☒ The development plan is NOT acceptable for use with a permit application.

Section 7 – ESA

☒ Coordination required ☐ Coordination not required, review complete

Section 106 – NHPA

☒ Coordination required ☐ Coordination not required, review complete

Tribal Coordination

☒ Coordination required ☐ Coordination not required, review complete

Section 408

☐ Coordination required ☐ Coordination not required, review complete

EPA Coordination

☒ Coordination required ☐ Coordination not required, review complete

Corps PM's Signature: Ma'lik Jemond Carver
Digitally signed by Ma'lik Jemond Carver
Date: 2024.05.01 10:31:49 -04'00'



7813 CINDER BED ROAD
RPA DELINEATION PLAN
FRANCONIA DISTRICT FAIRFAX COUNTY, VIRGINIA

CORRESPONDENCE

NV FLAGGING LLC
7037 FOREST VIEW DRIVE
SPRINGFIELD, VA 22150

DATE	PLAN SUBMISSIONS
05/17/2024	1ST SUBM TO COUNTY

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PROJECT NO.	VASEI23001
DATE	03-12-2024
DRAWING SCALE	N/A
DRAWN BY	WB
COUNTY PLAN NO.	RP9601

SHEET INDEX

COUNTY OF FAIRFAX
DEPARTMENT OF PUBLIC WORKS AND
ENVIRONMENTAL SERVICES

JOB NO: WINNINGS PROPOSED FLOOD PLAIN STUDY
TITLE: 1343 - FF - 01 - 1

Approval Recommended: [Signature] 10/18/02
Date: 10/18/02

APPROVED: [Signature]
Branch Chief Date: 10/18/02
Date: 10/18/02

APPROVED FOR CONSTRUCTION ONLY. NOT FOR CONSTRUCTION

OWNER OF PARCELS 25 & 26 : CHI WON & CHI KWON HWANG
ADDRESS : 7813 CINDER BED ROAD
LORTON, VA. 22079
WB 10080 PG 987

OWNER OF PARCELS 27 & 28 : CHARLIE C. HWANG, JOHN C. HWANG
& CHI KWON HWANG
ADDRESS : 7901 KINCANNON PLACE
LORTON, VA. 22079
WB 10085 PG 1270

[illegible]

<u>DESIGNATED PLANS EXAMINER CERTIFICATE</u>	
ST SUBMISSION REVIEWED & RECOMMENDED FOR SUBMISSION	2nd SUBMISSION REVIEWED & RECOMMENDED FOR APPROVAL
_____ DESIGNATED PLANS EXAMINER	_____ DESIGNATED PLANS EXAMINER
DATE: _____ REG. NO.: _____	DATE: _____ REG. NO.: _____
DATE	RECOMMEND APPROVAL
_____ FAIRFAX COUNTY DEPT OF PUBLIC WORKS (STREET LIGHTS)	
_____ PUBLIC WATER AGENCY	
_____ LIQUID WASTE DISPOSAL	
_____ SPECIAL PROJECTS BRANCH (GEOTECHNICAL)	
_____ SPECIAL PROJECTS BRANCH (WATER QUALITY/E & S/ STORM DRAINAGE)	
_____ FAIRFAX COUNTY FIRE MARSHAL	
_____ NORTHERN VIRGINIA SOIL & WATER CONSERVATION DISTRICT	
_____ FAIRFAX COUNTY HEALTH DEPARTMENT	
_____ VIRGINIA DEPARTMENT OF TRANSPORTATION	
_____ PLAN REVIEWER-SITE REVIEW BRANCH	
_____ SITE REVIEW BRANCH CHIEF	

CERTIFIED ARCHITECT ENGINEER OR SURVEYOR		BC Consultants		(703) 449-8100	
NAME		PHONE		☐ A CORPORATION ☐ A PARTNERSHIP ☐ AN INDIVIDUAL	
☐ OWNER	SEE THIS SHEET				
☐ TRUSTEE	NAME				
SEE THIS SHEET		PHONE			
☐ DEVELOPER	ADDRESS AND ZIP CODE				
☐ CONTRACT OWNER	SEE THIS SHEET			☐ A CORPORATION ☐ A PARTNERSHIP ☐ AN INDIVIDUAL	
☐ LESSEE	NAME				
SEE THIS SHEET		PHONE			
ADDRESS AND ZIP CODE					

PROJECT NUMBER COUNTY NUMBER 1343-FP-01-1	HWANG PROPERTY FLOODPLAIN STUDY	PROJECT COORDINATOR: CHECK IF SUBMITTED BY DPE
---	---	---

		PENNONI ASSOCIATES INC. 14901 Bogle Drive, Suite 202 Chantilly, VA 20151 T 703.956.6204	
ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK			
			
7813 CINDER BED ROAD RPA DELINEATION PLAN FRANCONIA DISTRICT FAIRFAX COUNTY, VIRGINIA			
APPROVED FLOODPLAIN STUDY (FOR INFO ONLY) NV FLAGGING LLC 7037 FOREST VIEW DRIVE SPRINGFIELD, VA 22150			
PLAN SUBMISSIONS			
DATE	05/17/2024	1ST SUBM TO COUNTY	
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PROJECT NO.	VASEI230001		
DATE	03-12-2024		
DRAWING SCALE	N/A		
DRAWN BY	WB		
COUNTY PLAN NO.	RP9701		
SHEET	9	OF	13

BY: SITE DEVELOPMENT AND INSPECTIONS DIVISION

DATE: 7/23/2024

Plan Number: RPA-2024-00019

Planners • Engineers • Surveyors • Landscape Architects
12600 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
(703)449-8100 (703)449-8108 (Fax)
www.bcecon.com

FLOODPLAIN DELINEATION PLAN

HWANG PROPERTY

LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

MATCH LINE—SEE SHEET 7 OF 12

FLOODPLAIN DELINEATION PLAN

HWANG PROPERTY

LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

MATCH LINE—SEE SHEET 7 OF 12

FLOODPLAIN DELINEATION PLAN

7813 CINDER BED ROAD
RPA DELINEATION PLAN

FRANCONIA DISTRICT FAIRFAX COUNTY, VIRGINIA

APPROVED FLOODPLAIN STUDY
(FOR INFO ONLY)

NV FLAGGING LLC
7037 FOREST VIEW DRIVE
SPRINGFIELD, VA 22150

COMMONWEALTH OF VIRGINIA
Diana Milian
 DIANA C. MILIAN
 Lic. No. 066884
 05/17/2024
 PROFESSIONAL ENGINEER

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 14901 Bogle Drive, Suite 202
 Chantilly, VA 20151
 T 703.956.6204

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