



APPLICATION ACCEPTED: September 25, 2008  
PLANNING COMMISSION: February 11, 2009  
BOARD OF SUPERVISORS: February 23, 2009 @ 3:30 pm

# County of Fairfax, Virginia

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January 28, 2009

## STAFF REPORT

### PATOWMACK FARM STATEWIDE AGRICULTURAL AND FORESTAL DISTRICT

#### APPLICATION AR 80-D-001-03

#### DRANESVILLE DISTRICT

**APPLICANT:** Patowmack Farm, a Virginia Limited Partnership and Edith W. Spalding, Orlando W. Spalding, and Sidney P. Spalding, Jr.

**PRESENT ZONING:** R-E

**PARCELS:** 2-2 ((1)) 6A  
3-1 ((1)) 3Z, 4Z, and 5Z  
3-3 ((1)) 1Z  
3-4 ((1)) 2 and 3

**ACREAGE:** 469.98 acres

**ZONING:** R-E

**PLAN MAP:** Residential use at 0.1-0.2 du/ac

**PROPOSAL:** Renewal of a local Agricultural and Forestal District

#### STAFF RECOMMENDATIONS:

Staff recommends that the request to amend Appendix E of the Fairfax County Code to renew the Patowmack Farm Statewide Agricultural and Forestal District be approved subject to the Ordinance Provisions listed in Appendix 1.

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Suzie Zottl

It should be noted that approval of an agricultural and forestal district application does not automatically qualify a property for land use value assessment. Upon application to the Department of Tax Administration (DTA) for taxation on the basis of land use assessment, DTA must independently determine if the subject property meets the definition of either agricultural and/or forestal use, as well as the appropriate guidelines, including minimum acreage, for either use, as required by Title 58.1 of the Code of Virginia, which is found in Appendix 9.

It should be noted that it is not the intent of staff to recommend that the Board, in amending Appendix F of the County Code to include the Ordinance Provisions listed in Appendix 1, relieve the applicant/owner from compliance with the provisions of any other applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703)324-1290, or TTY 711 (Virginia Relay Center).

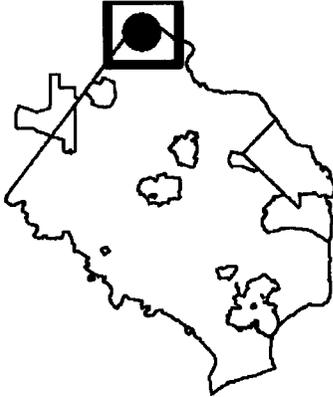
*N:\Ag & Forest\Districts\2009-2 Patowmack Farm\Patowmack\_Cover.doc*



Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

# A&F District Renewal

AR 80-D-001-03



**Applicant:** PATOWMACK FARM,  
A VIRGINIA LIMITED PARTNERSHIP

**Accepted:** 09/25/2008

**Proposed:** AGRICULTURAL AND FORESTAL DISTRICT RENEWAL

**Area:** 469.98 AC OF LAND; DISTRICT - DRANESVILLE

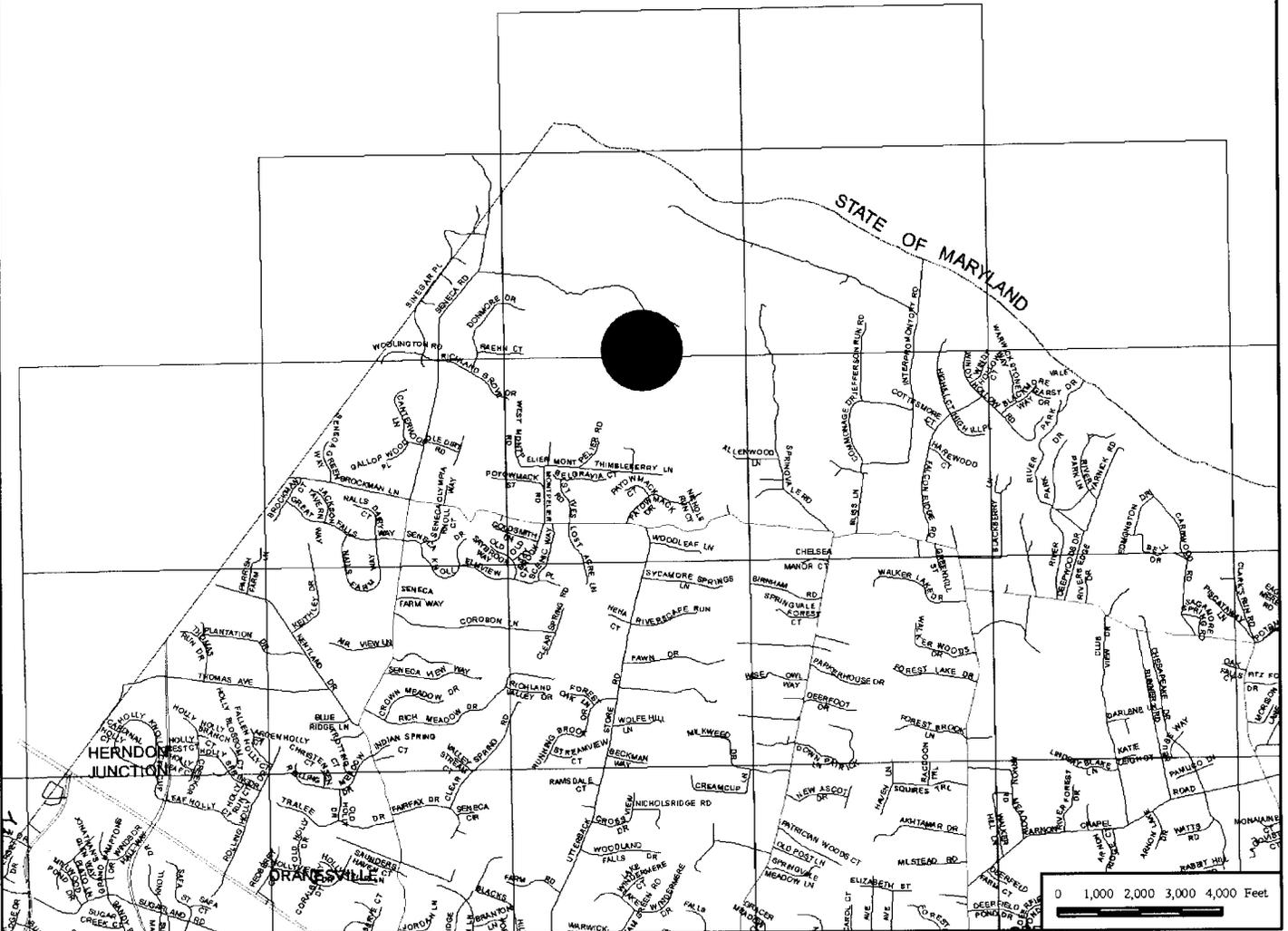
**Zoning Dist Sect:**

**Located:** 215 SENECA ROAD

**Zoning:** R- E

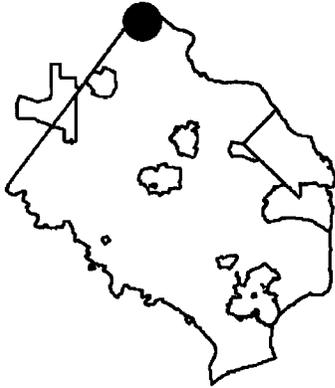
**Overlay Dist:**

**Map Ref Num:** 002-2- /01/ /0006A 003-1- /01/  
/0003Z /01/ /0004Z /01/ /0005Z  
003-3- /01/ /0001Z 003-4- /01/  
/0002 /01/ /0003



# A&F District Renewal

AR 80-D-001-03



Applicant:

PATOWMACK FARM,  
A VIRGINIA LIMITED PARTNERSHIP

Accepted:

09/25/2008

Proposed:

AGRICULTURAL AND FORESTAL DISTRICT RENEWAL

Area:

469.98 AC OF LAND; DISTRICT - DRANESVILLE

Zoning Dist Sect:

Located:

215 SENECA ROAD

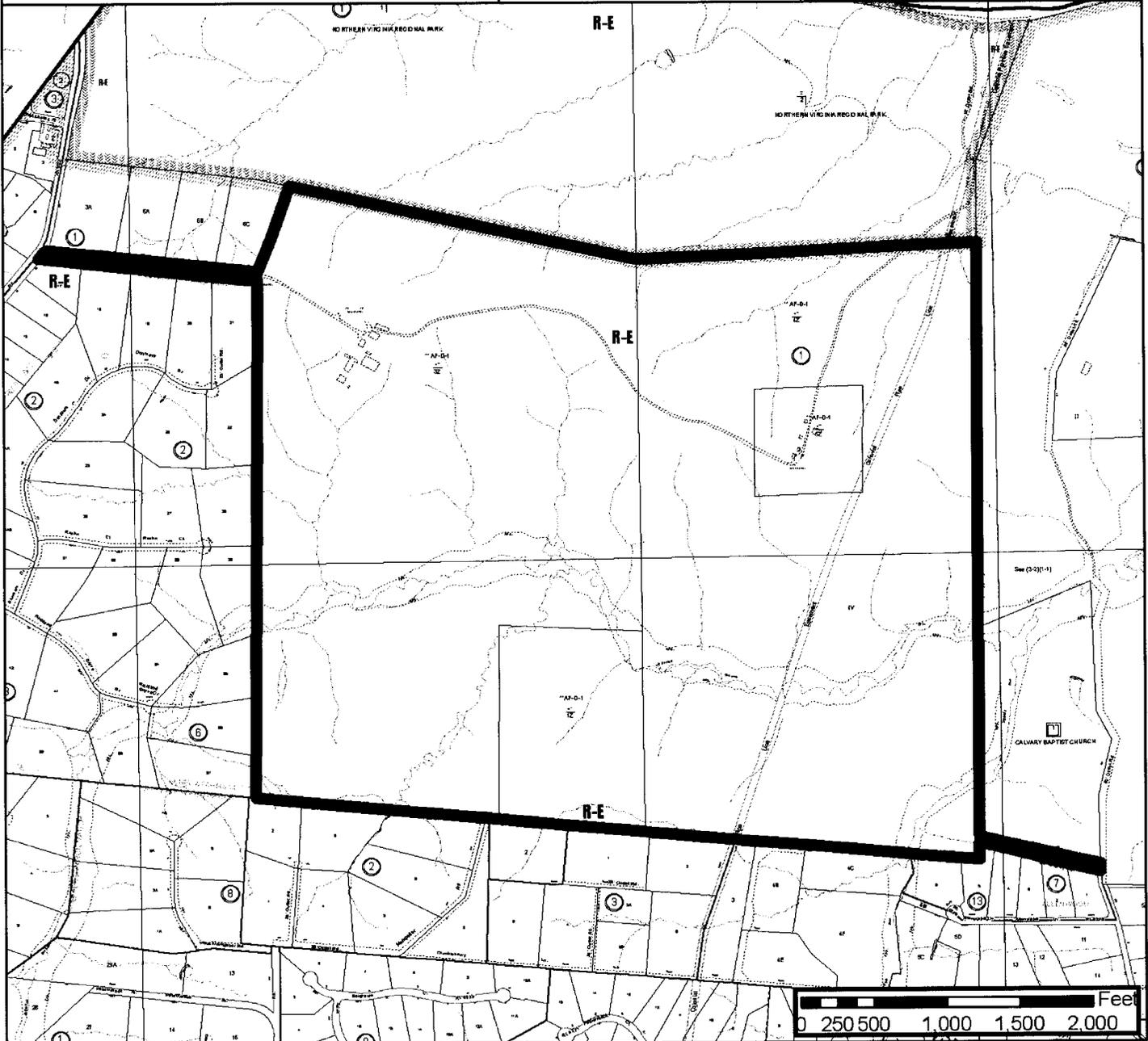
Zoning:

R- E

Overlay Dist:

Map Ref Num:

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/0003Z /01/ /0004Z /01/ /0005Z  
003-3- /01/ /0001Z 003-4- /01/  
/0002 /01/ /0003



**A GLOSSARY OF TERMS FREQUENTLY  
USED IN STAFF REPORTS WILL BE  
FOUND AT THE BACK OF THIS REPORT**

**DESCRIPTION OF APPLICATION**

**Proposal:** AR 80-D-001-03 is a request to renew the Patowmack Farm Statewide Agricultural and Forestal District under the provisions of Chapter 114 of the Fairfax County Code. The Patowmack Farm A&F District was the first district in the County and has been in existence for 28 years. This renewal application proposes the continuation of the district for a ten year period.

Copies of the applicant's Statement of Justification and related application materials are contained in Appendix 2. Staff's Proposed Ordinance Provisions are contained in Appendix 1.

**Applicant:** Patowmack Farm, a Virginia Limited Partnership and Edith W. Spalding, Orlando W. Spalding, and Sidney P. Spalding, Jr.

**Acreage:** 469.98 acres

**Use:**

Active Agriculture:	180.10 acres
Forested/Open Space:	287.90 acres
Residential:	1.98 acres

**BACKGROUND**

The Patowmack Farm Statewide Agricultural and Forestal District was first established in 1981 for an eight year period. At that time the district totaled 638.81 acres and consisted of three different properties: the Spalding property at 470.99 acres, the Nall property at 131.78 acres, and 36.06 acres that belong to The Nature Conservancy. At that time the State enabling legislation required a minimum of 500 acres to be considered for a Statewide A&F District. On March 27, 1987, the Virginia General Assembly amended the State enabling legislation to reduce the minimum acreage requirement from 500 acres to 200 acres. On January 20, 1988, the 131.78 acre Nall property was withdrawn from the District at the request of the property owner. In addition, the A&F designation on The Nature Conservancy parcel expired at the end of the initial eight year period. On October 31, 1988, AR 80-D-001 was approved by the Board of Supervisors, extending the 470.99 acre Patowmack Farm Statewide A&F District for an additional ten years. The 470.99 acre district was renewed again in January 1999. In November 1999, Patowmack Farm acquired approximately 0.5 acres in order to widen their driveway entrance from Seneca Road. In exchange for this

property, Patowmack Farm conveyed approximately 1.51 acres to its neighbors. The result of the Deed of Boundary Line Adjustments resulted in the current renewal application acreage, or 469.98 acres.

## **LOCATION AND CHARACTER**

### **Surrounding Area Description:**

The application property is surrounded by properties that are also zoned R-E and are planned for residential development at densities of 0.1-0.2 dwelling units per acre (du/ac) or for public and/or private parks. The property to the immediate north of the site was acquired by the Northern Virginia Regional Park Authority from the Spalding Family; this property is currently forested. There is a large property to the east that is owned by the Calvary Baptist Church. The property owned by the Nature Conservancy, which was formerly a part of this A&F District, is also located to the east. The remainder of the area to the south and west consists of large-lot residential uses.

### **Location and Character of the District:**

The property is located on either side of an access road located east of Seneca Road, approximately three-quarters of a mile north of Beach Mill Road, in the extreme northwestern corner of the County. The application property is zoned R-E (Residential Estate) and is planned for residential use at 0.1-0.2 du/ac. Until the spring of 1991, the farm was primarily a dairy operation which milked approximately thirty cows and produced approximately 40,000 to 60,000 pounds of milk per month. Although the commercial dairy production has ceased, the applicant's Statement of Justification states that since 1991, the farm has produced hay and mulch for the local area, as well as for the farm's livestock. Approximately 180 acres are currently utilized for agricultural production, and approximately 288 acres have historically been used for forestal production. In 1983, approximately 85.5 acres of the farm's 288 acres of forest land was harvested, producing 708,300 board feet of saw lumber, veneer, and firewood. Another 90 acres of forest land were harvested between 1987 and 1991, producing 343,500 board feet of lumber. The remaining two acres of the property are utilized for residential purposes, and a total of four residences exist. Three of the four residences are rented to farm owners who help with farm work.

A description of these uses, as well as a list of improvements that have been made to the property, is located in Appendix 2.

**COMPREHENSIVE PLAN PROVISIONS**

**Plan Area:** Area III  
**Planning District:** Upper Potomac Planning District  
**Planning Sector:** Riverfront Community Planning Sector (UP1)  
**Plan Map:** Residential use at a density of 0.1-0.2 du/ac

**ANALYSIS****Land Use Analysis (Appendix 4)**

Renewal of this Agricultural and Forestal District is consistent with the existing and planned very low density residential character for the site and the surrounding area. The application demonstrates a commitment to conserve environmentally sensitive features on the site. Staff believes that this renewal application conforms to the land use and environmental policies contained in the Comprehensive Plan.

**Transportation Analysis (Appendix 5)**

This request does not represent any conflict with the Countywide Plan transportation recommendations and would have no traffic impact. The Fairfax County Department of Transportation emphasizes that future conditions may warrant road improvements along the road frontage of the proposed district, and that appropriate areas should be excluded from this district. However, in the subject case no projects that would affect the site area are included in the Adopted Plan or in current construction programs; exclusion of land for right-of-way purposes should not be necessary at this time.

**Environmental Analysis**

The Land Use and Environmental Assessment, Forest Management Plan, and the Soil and Water Conservation Plan are located in Appendices 4, 6 and 7, respectively.

The Environmental Analyses note that both Jefferson Branch, which traverses the site from east to west, and a stream associated with Nicol Run, which is situated in the northeast quadrant of the property, are classified as Resource Protection Area (RPA) as well as Environmental Quality Corridors (EQC). Agricultural activities within the County's Chesapeake Bay Preservation Area comply with the Chesapeake Bay Preservation Ordinance (CBPO) through the development of a Water Quality Management Plan as implemented and enforced by the Northern Virginia Soil and Water Conservation District (NVSWCD). A Soil and Water Conservation Plan was prepared for the Patowmack Farm property by the NVSWCD on July 2, 2008. The conservation plan makes recommendations for nutrient management, pest management, and buffer management and requires the maintenance of the existing vegetated field border at a minimum width of 100 feet for compliance with the CBPO. This 100 foot buffer is the last area that

provides opportunity for filtration of pollutants in runoff from adjacent land before such polluted water enters state waters. It is also recommended that the applicant's hay fields that are in RPA be taken out of hay production and allowed to grow into naturally vegetated areas.

Silvicultural activities comply with the CBPO through the implementation of a Forestry Management Plan; the Forest Management Plan for Patowmack Farm was prepared by the Virginia Department of Forestry on August 1, 2008.

The Forest Management Plan identifies five areas of forested land and makes recommendations to maintain forest health, promote timber growth for harvest and to protect water quality for each of these areas. There has been little change in most of these areas since the previous report was completed in 1998.

**Parcel A** is an area consisting of approximately 141 acres of upland hardwood; this entire area was harvested during the 1980s, and some portions were harvested twice. Since the last harvest in 1989, the deer population has increased substantially and the deer have virtually destroyed the understory of this parcel. The combination of the harvesting of the best quality trees and the high deer population has resulted in a poor quality stand that has little potential for a quality harvest in the near future. The Plan recommends further control of the deer population in this parcel, as well as replanting with oak species in limited areas.

**Parcel B** consists of approximately 14 acres of upland hardwood consisting of scarlet, chestnut, black and white oak, beech, and yellow poplar. This area was not harvested with Parcel A and was grazed until the early 1980s. The Plan recommends that this area be held for future growth and its aesthetic and wildlife values. This area could be harvested at any time; however, regeneration would be difficult with the current deer population.

**Parcel C** consists of approximately 47 acres of upland hardwood including beech, chestnut, black, scarlet, and white oaks, as well as yellow poplar. It is likely that cutting of this area occurred during the 1960s. It is recommended that this stand be held for future growth, harvesting in this area presents the same regeneration problems as Parcel B.

**Parcel D** consists of 46 acres of bottomland hardwood, including yellow poplar, red maple, sycamore, white and red oaks, ash, walnut, and hickory. Parts of this area were harvested in 1983 and 1989. As water quality was a prime consideration, the harvesting in this area was not as heavy in the upland areas. It is recommended that this area be held for its water quality protection and wildlife habitat values.

**Parcel E** consists of 33 acres of upland hardwood, including white, northern, red, black, chestnut and scarlet oaks, yellow poplar, and hickory. This parcel has not been harvested for many years. The recommendation is to leave this area for aesthetic and wildlife values.

**Parcel F** contains two old pastures that are surrounded by forest. The total area is just over 10 acres, and the western section is being invaded by autumn olive. These two parcels are within and adjacent to the RPA on the property. Reforestation of this area would enhance water quality protection on this property. These parcels may qualify for cost-share under the Reforestation of Timberland Program (RT) or the Conservation Reserve Enhancement Program (CREP).

Proposed Ordinance Provisions that require the applicants to adhere to the recommendations of both the Conservation and Forest Management Plans for life of the Patowmack Farm District are included as Appendix 1.

### **Agricultural and Forestal District Criteria Analysis**

Article 1 of Chapter 114 of the Fairfax County Code contains several criteria that are designed to serve as a guide in the evaluation of proposed Statewide Agricultural and Forestal Districts. It is important to note that these criteria are a guide to be applied when determining whether to establish, renew, or amend a District; they are not prerequisites. The following is an evaluation of the proposed district's conformance with these criteria:

- A. All district acreage should be currently devoted to agricultural use or forestal use or should be undeveloped and suitable for such uses, except that a reasonable amount of residential or other use, related to the agricultural or forestal use and generally not more than five acres per district, may be included.

The subject parcels in this renewal application are currently devoted to approximately 180 acres of agricultural use, 288 acres of forestal use, and 2 acres of residential use. There are four residential structures on the property; staff believes this is reasonable given the large size of the proposed district. Therefore, staff believes this criterion is satisfied.

- B. All lands in the district should be zoned to the R-P, R-C, R-A, or the R-E District.

The property is zoned R-E; therefore, this criterion is satisfied.

- C. In general, the district should be consistent with the Comprehensive Plan. The following land uses identified in the Plan are appropriate for a district: .1-.2 dwelling units per acre; .2-.5 dwelling units per acre; .5-1 dwelling units per acre; Private Recreation; Private Open Space; Public Park; Agriculture; Environmental Quality Corridor.

The Comprehensive Plan shows that the subject property is planned for residential use at a density of 0.1 to 0.2 dwelling units per acre (du/ac). Therefore this criterion has been satisfied.

- D. A majority of the surrounding land within one-quarter mile of the district should be planned according to the Comprehensive Plan for uses identified in C above.

All of the land located within one-quarter mile of the proposed district is planned for either residential use at 0.1-0.2 du/ac or public parks/private recreation. Therefore, this criterion has been satisfied.

- E. A majority of the existing surrounding land uses within one-quarter mile of the district should be agricultural, forestal, outdoor recreational, conservation, or low density residential (0.5 du/ac or less).

A majority of the land within one-quarter mile of the district is forestal, outdoor recreation, and open space (Northern Virginia Regional Park, The Nature Conservancy) or low density residential (RE District) uses. Therefore, staff believes this criterion has been satisfied.

- F. Approximately 2/3 of the land in agricultural use in the district should contain Class I, II, III, or IV soils as defined by the USDA Soil Conservation Service. Districts having more than 1/3 of the land in agricultural use containing Class V-VIII soils may be considered if such lands have been improved and are managed to reduce soil erosion, maintain soil nutrients, and reduce non-point source pollution.

Previous analyses of the property have stated that approximately 55 percent of the soils located within the proposed district were within agricultural capability Classes II-IV. In addition, of the areas used for agricultural production, an excess of 2/3 of the soil were within capability Classes I-IV. Staff believes this criterion has been satisfied.

- G. There should be evidence of a history of investment in farm or forest improvements or other commitments to continuing agricultural or forestal use(s) in the district. In particular, districts with no history of investments in farm or forest improvements must evidence a firm commitment to agricultural or forestal uses for at least the life of the district.

The Patowmack Farm has been owned and operated by the Spalding Family since 1928 and has been classified as an A&F District since 1981. During this time, the applicants have made numerous investments in the property and have continuously produced agricultural and forestal products. Originally a working dairy farm, the property is currently used for the agricultural production of hay. Forest production on

the property is also longstanding (the property contains remnants of an old milling operation.) In 1983, the farm was awarded a Certification of Commendation for "Outstanding District Cooperation" by the NVSWCD and the Goodyear Award of Merit for outstanding accomplishments in resource conservation. In 1990, the farm received the Chesapeake Bay Clean Water Farm Award. Specific listings of improvements and products are included in the applicant's submission materials in Appendix 2. Staff believes this criterion is satisfied.

- H. The district should not unreasonably hinder acquisition and construction of public roads, utilities, and facilities needed to serve other areas of planned growth.

This application should not represent any conflict with planned improvements to public roads, utilities, or facilities in the area.

- I. The district's core acreage should be reasonable compact in shape and should not contain within its perimeter a large number of parcels not included in the district.

There are no outlots in the proposed district; therefore, this criterion is satisfied.

- J. All non-contiguous parcels in the district should contain at least five acres of agricultural use or 20 acres in forestal use.

All parcels of land within the Patowmack Farm A&F District are contiguous; therefore, this criterion does not apply.

As previously noted, these criteria serve as a guide in determining whether or not an agricultural district should be established; they are not a prerequisite for establishing a district. Based upon staff analysis, the renewal application for the Patowmack Farm A&F Statewide Agricultural and Forestal District meets all of the applicable criteria established in Chapter 114 of the Fairfax County Code as a guide for the review of the renewal of the district.

#### **AFDAC RECOMMENDATION** (Appendix 8)

The next meeting of the AFDAC will be held on January 6, 2009. A copy of the Committee's recommendation will be included in the final staff report.

## **CONCLUSIONS AND RECOMMENDATIONS**

### **Staff Conclusions**

Staff believes that the application for the Patowmack Farm Agricultural and Forestal District meets all of the applicable criteria contained in Section 114-1-5 of Chapter 114 of the County Code, exceeds the minimum acreage requirement, and is in conformance with the Comprehensive Plan.

### **Staff Recommendations**

Staff recommends that the Board amend Appendix E of the Fairfax County Code to renew the Patowmack Farm Statewide Agricultural and Forestal District subject to the proposed Ordinance Provisions contained in Appendix 1.

It should be noted that it is not the intent of staff to recommend that the Board in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Supervisors.

## **APPENDICES**

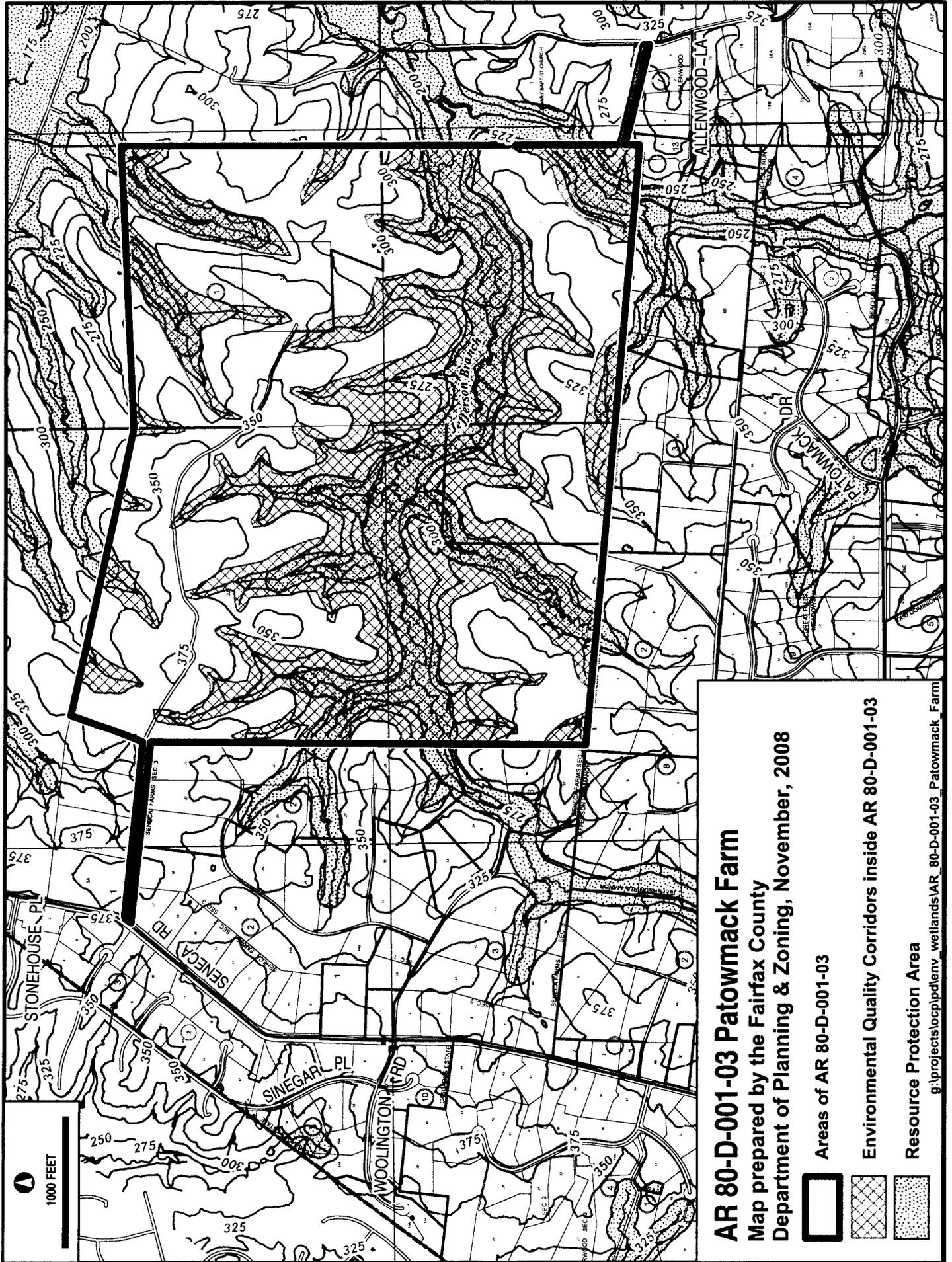
1. Proposed Ordinance Provisions
2. Application Materials and Statement of Justification
3. Approval of AR 80-D-001-02
4. Land Use and Environmental Analysis
5. Transportation Analysis
6. Forestry Management Plan
7. Soil and Water Conservation Plan
8. Agricultural and Forestal Districts Advisory Committee Recommendation
9. Virginia State Tax Code Provisions
10. Glossary of Terms

**PROPOSED ORDINANCE PROVISIONS****January 28, 2008****AR 80-D-001-03**

If it is the intent of the Board of Supervisors to renew the Patowmack Farm Statewide Agricultural and Forestal District as proposed in Application AR 80-D-001-03 pursuant to Chapter 43 of Title 15.2 of the Code of Virginia and Chapter 114 of the Fairfax County Code on Tax Map Parcels 2-2 ((1)) 6A; 3-1 ((1)) 3Z, 4Z, and 5Z; 3-3 ((1)) 1Z; 3-4 ((1)) 2 and 3, staff recommends that the approval be subject to the following Ordinance Provisions:

- (1) The Patowmack Farm Statewide Agricultural and Forestal District shall be reviewed after a period of ten years from the date of action on this renewal by the Board of Supervisors.
- (2) The Conservation Plan (dated July 2, 2008) and the Forest Management Plan (dated August 1, 2008) shall be implemented during the life of the Patowmack Farm Statewide Agricultural and Forestal District. The Conservation Plan and Forest Management Plan shall not be deviated from and shall be amended by the applicant only when it is determined to be necessary by the Northern Virginia Soil and Water Conservation District and/or the Virginia Department of Forestry to incorporate any major changes in the farming operation, such as but not limited to: an increase in the land clearing, changes in crop production, and additional water impoundments. The Conservation Plan and the Forest Management Plan shall be submitted, including any revisions, with subsequent applications for renewal or amendment of the District for review by the Department of Planning and Zoning. The applicant shall employ Best Management Practices (BMPs) as promulgated by the Northern Virginia Soil and Water Conservation District and/or the Virginia Department of Forestry.
- (3) No parcel included within the district shall be developed to a more intensive use than its existing use at the time of the adoption of the ordinance renewing such district for ten years from the date of adoption of the renewal of this district. This provision shall not be construed to restrict expansion of, or improvements to, the agricultural or forestal use of this land, or prevent the construction of additional houses within the district, where otherwise permitted by applicable law, for either land owner, a member of the owner's family or for a tenant who farms the land.
- (4) No parcel added to an already established district shall be developed to a more intensive use than its existing use at the time of addition to the district for ten (10) years from the date of adoption of the original ordinance to renew the district.

- (5) Land used in agricultural and forestal production within the agricultural and forestal district of statewide significance shall qualify for an agricultural or forestal value assessment on such land pursuant to Chapter 4, Article 19 of the Fairfax County Code and to Section 58.1-3230 et seq. of the Code of Virginia, if the requirement for such assessment contained therein are satisfied.
- (6) Those areas delineated as Environmental Quality Corridors (EQCs) shall be left undisturbed, and the boundaries of the EQC shall be the permanent limits of clearing and grading for the life of the Patowmack Farm Statewide Agricultural and Forestal District (See Exhibit A). There shall be no new structures nor clearing and grading permitted in the EQC unless otherwise in conformance with the Forest Management Plan dated August 1, 2008.
- (7) The establishment and continuation of this district depends upon the continuing legality and enforceability of each of the terms and conditions stated in this ordinance. This district may, at the discretion of the Board of Supervisors, be subject to reconsideration and may be terminated if warranted in the discretion of the Board of Supervisors upon determination by a court or any declaration or enactment by the General Assembly that renders any provisions illegal or unenforceable. The reconsideration shall be in accordance with procedures established by the Board of Supervisors and communicated to the property owner(s) to demonstrate that the determination by a court or the declaration or enactment by the General Assembly does not apply to the conditions of this district.



### AR 80-D-001-03 Patowmack Farm

Map prepared by the Fairfax County  
Department of Planning & Zoning, November, 2008

-  Areas of AR 80-D-001-03
-  Environmental Quality Corridors inside AR 80-D-001-03
-  Resource Protection Area

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Application No. AR 80-D-001-3

**APPLICATION FOR THE ESTABLISHMENT OF AN  
AGRICULTURAL AND FORESTAL DISTRICT**

FAIRFAX COUNTY

1. Type of application: Local (    ) Statewide ( X )  
Initial (    ) Amendment (    ) Renewal ( X )

2. Please list the Tax Map number, the name and address of each owner and other information for each parcel proposed for the district:

<u>Owner's Name &amp; Address</u>	<u>Tax Map Number</u>	<u>Year Acquired (Current Owner)</u>	<u>Year Acquired (Spalding Family)</u>	<u>Zoning</u>	<u>Acres</u>
Patowmack Farm, a Virginia Limited Partnership 215 Seneca Road Great Falls, VA 22066	3-4-((1))-2	1980	1965	R-E	.487
	3-4-((1))-3	1980	1957	R-E	.490
	2-2-((1))-6A	1980/1999	1955	R-E	2.226
	3-3-((1))-1Z	1980	1963	R-E	30.842
	3-1-((1))-3Z	1980	1936	R-E	216.162
	3-1-((1))-4Z	1980	1928	R-E	207.106
Edith W. Spalding, Trustee Sidney P. Spalding, Jr., Trustee Orlando W. Spalding, Trustee 215 Seneca Road Great Falls, VA 22066	3-1-((1))-5Z	2001	1928 (subdivided in 1989)	R-E	12.667
TOTAL					469.980

3. Total acreage in the proposed district: ±469.980 acres.

4. Using the definitions on the instruction sheet, indicate the number of properties included in this application: farm ±180.1 forest ±287.9

5. Name, address and telephone number of the property owner or representative who will act as a contact person for this application:

Name: John C. McGranahan, Jr., Esquire  
Nicholas H. Grainger, Esquire  
Address: Hunton & Williams LLP  
1751 Pinnacle Drive, Suite 1700  
McLean, VA 22102  
Telephone: (703) 714-7464  
(703) 714-7557

RECEIVED  
Department of Planning & Zoning

SEP 09 2008

Zoning Evaluation Division

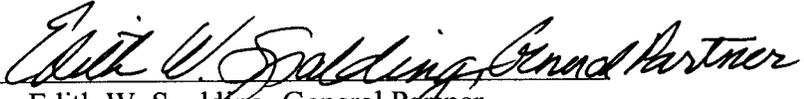
6. Signatures of all property owners:

(As to Tax Map Parcels 3-4-((1))-2, 3; 2-2-((1))-6A; 3-3-((1))-1Z; 3-1-((1))-3Z, 4Z):

PATOWMACK FARM, a Virginia Limited Partnership

Witness:

  
EDITH R. HERRINGTON

BY:   
Edith W. Spalding, General Partner

Total Acreage Owned in District:

457.313 Acres

Recordation Information:

Deed Book 5443, Page 901  
Deed Book 11142, Page 1670

(As to Tax Map Parcel 3-1-((1))-5Z):

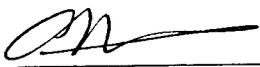
Witnesses:

  
EDITH R. HERRINGTON

  
Edith W. Spalding, Trustee

  
EDITH R. HERRINGTON

  
Sidney P. Spalding, Jr., Trustee

  
EDITH R. HERRINGTON

  
Orlando W. Spalding, Trustee

Total Acreage Owned in District:

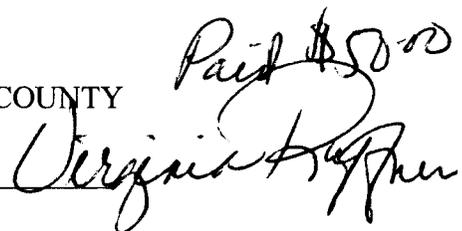
12.667 Acres

Recordation Information:

Deed Book 12248, Page 1562

TO BE COMPLETED BY THE COUNTY

Date application accepted:

9/25/03  Paid \$5000

Date of action by Board of Supervisors:

- Approved as submitted
- Denied
- Approved with modifications

All Applicants

- 1. List all structures on the property, the year the structure was built and the present use of the structure:**

<u>Structure</u>	<u>Year built</u>	<u>Use</u>
Log Cabin	1928 – 1935	Residence
Shop, (Foundation)	1952 (pre-1928)	General wood and household shop
Barn	1929	Wood, feed, hay storage
Hen House	1948	Hen house
Corn crib	1930's	Corn crib, storage
Cabin	1932	Annex to Log Cabin
Garage	Pre-1928	Garage, storage
Pole Barn	1950	Hay storage
Dairy Barn/ Silos	1935	Storage
New Silo, Feed room	1981	Silage, not in current use
Milk House	1935	Office, Storage
Morton Barn (66' x 108')	1983	Hay Storage, Machinery garage
Bull House	Circa 1935	Calf barn
Horse Barn	Circa 1935	Hay storage, calf barn
Hen House	1933	Storage
Shop	1933	Farm Machinery maintenance, garage
Manor House	early 1800's	Residence
Wood Shed	1933	Fire wood storage
First House	pre-1945	Residence
Second House	Circa 1946	Residence

- 2. List any historic sites, as listed on the Fairfax County Inventory of Historic Sites located on the subject property.**

Not Applicable.

- 3. List any improvements made to your property in the past 10 years, including buildings, fencing, equipment, drainage projects, and conservation measures:**

- a. Building improvements/construction, Farm equipment.

<u>Item</u>	<u>Construction/Purchase Date</u>	<u>Cost</u>
Dairy Barn roof repair	1999	3,300.00
Morton Barn siding	2001	6,641.51
Bale Spear for loader	2004	750.00
Disbine (mower/conditioner)	2006	10,000.00
Barns and outbuilding roof repair/painting	2007 - 2008	7,000.00
Concrete floor for Machine Shed	2008	10,000.00
Gravel for Road	1999 – 2008	3,840.00

b. Land Improvements:

Soil tested, fertilizer applied to 33 acres	2001	2,506.38
Soil tested, fertilizer applied to 17 acres	2002	929.61
Soil tested, fertilizer applied to 35 acres	2006	2,116.30
Soil tested, fertilizer applied to 41 acres	2008	4,997.10

c. Conservation measures:

Fencing/livestock water project	1999	13,287.25
---------------------------------	------	-----------

In a project with the Northern Virginia Soil and Water Conservation District, 1100 feet of fencing was installed to separate a Resource Protection Area from livestock pasture. A well, pump, and water trough were installed as an alternate water source for the livestock. Cost was shared through the Virginia Agricultural BMP Cost Share Program.

Streambed erosion control project	2005	(funded by Colonial Pipeline)
-----------------------------------	------	-------------------------------

The Colonial Pipeline Company installed matting to control erosion along a stream crossing the pipeline right-of-way.

Metal recycling	2007
-----------------	------

Over 8,000 lbs of scrap metal from the farm (old equipment, pipe, sheet metal roofing, etc) was recycled with Potomac Metals, Inc. of Sterling, VA.

Soil conservation measures recommended by the Northern Virginia Soil and Water Conservation District and described in the Patowmack Farm Management and Soil Conservation Plan have been implemented.

4. **Is a Soil and Water Conservation Plan on file with the Northern Virginia Soil and Water Conservation District (NVSWCD):**

X  yes         no

If yes, date prepared:  July 18, 2008

**5. List products from this farm or forest property:**

<u>Product</u>	<u>Past year's yield (2007)</u>	<u>Average yield for Previous 4 years (2003 – 2006)</u>
Mixed Hay	82 tons	153 tons/ year
Beef Cattle	7	(sold only in 2007)
Forest Products	n/a	(no timber was harvested in last 4 years)

**FARM PROPERTY**

**1. Please check the appropriate description of the farm:**

Owner-operated, full time.

Owner-operated, part time.

Farm manager operated.

Rented to another farmer.

Portion of Farm rented: \_\_\_\_\_

Other. Please describe:

Three of the 4 Farm houses, each on .5 acres, are rented to Farm owners who help with Farm work.

**2. List the acreage of the property which is in the following uses:**

Active agricultural uses ±180.10 acres

Forested or undeveloped ±287.90 acres

Residential uses ± 1.98 acres

Total acreage ±469.98 acres

**3. Does the farm operation require that tractors or other slow moving vehicles use public roads:**

yes  no

If yes, which roads will be used:

\_\_\_\_\_  
\_\_\_\_\_

**4. Please estimate the number of vehicles entering or leaving your farm each day:**

5 to 7 cars, vans, and pickup trucks 0 heavy trucks

FOREST PROPERTY

**1. List the acreage of the property which is in the following uses:**

Future timber or pulpwood harvesting	<u>287.9</u>	acres
Christmas tree production	<u>0</u>	acres
Firewood production and harvesting	<u>0</u>	acres
Conservation	<u>0</u>	acres
Residential uses	<u>0</u>	acres
Other _____	<u>0</u>	acres
 Total acreage	 <u>287.9</u>	 acres

**2. If tree harvesting is planned, what roads or rights-of-way will be used for access:**

Seneca Road would be used for access if a decision is made to harvest additional timber. Possible limited use of Springvale and Montpelier road for light trucks carrying firewood.



FAIRFAX  
COUNTY

APPENDIX 3  
OF  
BOARD OF SUPERVISORS  
12000 Government Center Parkway, Suite 533  
Fairfax, Virginia 22035-0072

V I R G I N I A

Telephone: 703-324-3151  
FAX: 703-324-3926  
TTY: 703-324-3903

February 5, 1999

John C. McGranahan, Esquire  
Hunton and Williams  
1751 Pinnacle Drive – Suite 1700  
McLean, Virginia 22102

RE: Agricultural and Forestal District  
Application Number AR 80-D-001-2

Dear Mr. McGranahan:

Agricultural and Forestal District Application Number AR 80-D-001-2 in the name of Patowmack Farm and Edith W. Spalding meeting all of the criteria and provisions pursuant to Chapter 43 of Title 15.2 of the Code of Virginia and Chapter 114 of the Fairfax County Code (Statewide Agricultural and Forestal District) Appendix E-1, and additional environmental provisions, was renewed by Ordinance by the Board of Supervisors at a regular meeting held on January 11, 1999 as the Patowmack Farm/Edith W. Spalding Statewide Agricultural and Forestal District, subject to the Ordinance provisions dated November 19, 1998 attached.

Sincerely,

Nancy Venrs  
Clerk to the Board of Supervisors

NV/ns  
Attachment

**ADOPTION OF AN AMENDMENT TO APPENDIX E  
(AGRICULTURAL AND FORESTAL DISTRICTS OF STATEWIDE SIGNIFICANCE)  
OF THE 1976 CODE OF THE COUNTY OF FAIRFAX, VIRGINIA**

**At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium of the Government Center at Fairfax, Virginia, on Monday, January 11, 1999, the Board after having first given notice of its intention so to do, in the manner prescribed by law, adopted an amendment to Appendix E of the 1976 Code of the County of Fairfax, Virginia, said amendment so adopted being in the words and figures following, to-wit:**

**BE IT ORDAINED BY THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA:**

**Amend Appendix E (Agricultural and Forestal District of Statewide Significance), as follows:**

**E-1. Patowmack Farm/Edith W. Spalding Statewide Agricultural and Forestal District (AR 80-D-001)**

(a) The following parcels of land situated in the Dranesville District, and more particularly described herein are hereby included in the Patowmack Farm/Edith W. Spalding Statewide Agricultural and Forestal District:

Owners	Tax Map Number	Acreage
Patowmack Farm, L.P.	2-2 ((1)) 6	1.72 acres
Patowmack Farm, L.P.	3-1 ((1)) 3	217.68 acres
Patowmack Farm, L.P.	3-1 ((1)) 4	207.11 acres
Edith W. Spalding	3-1 ((1)) 5	12.67 acres
Patowmack Farm, L.P.	3-3 ((1)) 1	30.84 acres
Patowmack Farm, L.P.	3-4 ((1)) 2	0.49 acre
<u>Patowmack Farm, L.P.</u>	<u>3-4 ((1)) 3</u>	<u>0.49 acre</u>
<b>Total</b>		<b>470.99 acres</b>

(b) The Patowmack Farm/Edith W. Spalding Statewide Agricultural and Forestal District is established effective January 11, 1999, pursuant to Chapter 43, Title 15.2, of the Code of Virginia and Chapter 114 of the Fairfax County Code and is therefore subject to the provisions of those Chapters and the following provisions:

(1) The Patowmack Farm/Edith W. Spalding Statewide Agricultural and Forestal District shall be reviewed after a period of ten (10) years from the date of the establishment of the District by the Board of Supervisors.

(2) The Conservation Plan (dated September 22, 1998) shall be implemented during the life of the Patowmack Farm/Edith W. Spalding Statewide Agricultural and Forestal District. The Conservation Plan and Forest Management Plan shall not be deviated from and shall be amended by the applicant only when it is determined to be necessary by the Soil Conservation Service and/or the Virginia Division of Forestry to incorporate any major changes in the farming operation, such as but not limited to: an increase in the land clearing, changes in crop production and additional water impoundments. The Conservation Plan and Forest management Plan shall be submitted, including any revisions, with subsequent applications for renewal or amendment of the district for review by the Department of Planning and Zoning. The applicant shall, to the extent reasonably practicable, employ appropriate Best Management Practices (BMPs) as promulgated by the Soil Conservation Service and/or the Virginia Department of Forestry.

(3) No parcel included within the district shall be developed to a more intensive

use than its existing use at the time of adoption of the ordinance renewing such district for ten (10) years from the date of adoption of the renewal of this district or during the period in which such parcel remains in the district, whichever is shorter. This provision shall not be construed to restrict expansion of or improvements to the agricultural or forestal use of the land or to prevent the construction of additional houses within the district, where otherwise permitted by applicable law, for either an owner, a member of an owner's family or for a tenant who farms the land.

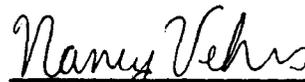
(4) No parcel added to an already established district shall be developed to a more intensive use than its existing use at the time of addition to the district for ten (10) years from the date of adoption of the original ordinance to renew the district.

(5) Land used in agricultural and forestal production within the agricultural and forestal district shall automatically qualify for an agricultural or forestal value assessment on such land pursuant to Chapter 4, Article 19 of the Fairfax County Code and to section 58.1-3230 et seq. of the Code of Virginia, if the requirements for such assessment contained therein are satisfied.

(6) Those areas delineated as Environmental Quality Corridors (EQC) (See Exhibit A) shall be left undisturbed, except for agricultural and related activities consistent with the Conservation Plan, and the boundaries of the EQC shall be the permanent limits of clearing and grading except for agricultural and related activities consistent with the Conservation Plan for the life of the Patowmack Farm/Edith W. Spalding Statewide Agricultural and Forestal District. There shall be no new structures or new clearing and grading permitted in the EQC unless otherwise in conformance with the Forest Management Plan dated September 22, 1998. The boundaries of the EQC as depicted on Exhibit A are subject to field verification and may shift to accurately reflect the appropriate limits of the EQC. In no circumstance shall encroachment be permitted in areas depicted as RPA on Exhibit A.

**This amendment shall become effective upon adoption.**

**GIVEN under my hand this 11th day of January 1999.**



**NANCY VEHR**

**Clerk to the Board of Supervisors**



# County of Fairfax, Virginia

## MEMORANDUM

December 3, 2008

**TO:** Regina Coyle, Director  
Zoning Evaluation Division, DPZ

**FROM:** Pamela G. Nee, Chief *PAN*  
Environment and Development Review Branch, DPZ

**SUBJECT:** LAND USE & ENVIRONMENTAL ASSESSMENT for: AR 80-D-001-3  
Patowmack Farm

This memorandum, prepared by Mary Ann Welton, includes citations from the Comprehensive Plan that list and explain land use recommendations and environmental policies for this property. The extent to which the application conforms to the applicable guidance contained in the Comprehensive Plan is noted.

### DESCRIPTION OF THE APPLICATION

The 470-acre Patowmack Farm Agricultural and Forestal District is up for renewal. The district has existed for twenty-eight years. Approximately 180 acres of the farm is in active agricultural use, 288 acres is in forestland and 2 acres of the farm are used as home sites for the family.

### LOCATION AND CHARACTER

The subject property is located in the northernmost portion of Fairfax County within the Nichol Run Watershed. This agricultural and forestal district is surrounded to the south and west by land which is planned for residential use at .1-.2 dwelling unit per acre (du/ac) or 5-10 acre lots. To the north of the district is Northern Virginia Regional Park Authority land which is planned for public park. To the east of the district is land planned for private recreation.

**COMPREHENSIVE PLAN MAP:** residential use at .1-.2 dwelling unit per acre

## COMPREHENSIVE PLAN CITATIONS

The Comprehensive Plan is the basis for the evaluation of this application. The assessment of the proposal for conformity with the land use and environmental recommendations of the Comprehensive Plan is guided by the following citations from the Plan:

### Land Use

In the Fairfax County Comprehensive Plan, 2007 Edition, Area III, Upper Potomac Planning District, as amended through June 30, 2008, UP1-Riverfront Community Planning Sector under the heading Land Use, on pages 71-73, the Plan states:

“The Riverfront Community Planning Sector is a very low density stable residential area. Infill development in this residential area should be of a compatible use, type and intensity in accordance with the guidance provided by the Policy Plan. . . .

1. Limit land uses to parkland, open space, and large-lot residential development. Residential density of no greater than one dwelling unit per five acres is planned for this sector to protect the Potomac River Environmental Quality Corridor and Wildlife Preserve. . . .
2. This sector is planned for low density, single family residential use mostly .1-.2 du/ac as shown on the Comprehensive Land Use Plan map. Cluster subdivisions may be appropriate in this sector . . . ” if the following criteria are met and rigorously applied:

### Environment

In the Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan, Environment, as amended through February 25, 2008, on pages 7-9, the Plan states:

- “Objective 2:                    Prevent and reduce pollution of surface and groundwater resources. Protect and restore the ecological integrity of streams in Fairfax County.**
- Policy a.                    Maintain a best management practices (BMP) program for Fairfax County and ensure that new development and redevelopment complies with the County’s best management practice (BMP) requirements. . . .
- Policy d.                    Preserve the integrity and the scenic and recreational value of stream valley EQCs. . . .

- Policy 1. In order to augment the EQC system, encourage protection of stream channels and associated vegetated riparian buffer areas along stream channels upstream of Resource Protection Areas (as designated pursuant to the Chesapeake Bay Preservation Ordinance) and Environmental Quality Corridors. To the extent feasible in consideration of overall site design, stormwater management needs and opportunities, and other Comprehensive Plan guidance, establish boundaries of these buffer areas consistent with the guidelines for designation of the stream valley component of the EQC system as set forth in Objective 9 of this section of the Policy Plan. Where applicable, pursue commitments to restoration of degraded stream channels and riparian buffer areas. . . .

Development proposals should implement best management practices to reduce runoff pollution and other impacts. Preferred practices include: those which recharge groundwater when such recharge will not degrade groundwater quality; those which preserve as much undisturbed open space as possible; and, those which contribute to ecological diversity by the creation of wetlands or other habitat enhancing BMPs, consistent with State guidelines and regulations.”

In the Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan, Environment, as amended through February 25, 2008, on page 10, the Plan states:

**“Objective 3: Protect the Potomac Estuary and the Chesapeake Bay from the avoidable impacts of land use activities in Fairfax County.**

- Policy a. Ensure that new development and redevelopment complies with the County's Chesapeake Bay Preservation Ordinance. . . .”

In the Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan, Environment, as amended through February 25, 2008, on pages 14-15, the Plan states:

**“Objective 9: Identify, protect and enhance an integrated network of ecologically valuable land and surface waters for present and future residents of Fairfax County.**

- Policy a: For ecological resource conservation, identify, protect and restore an Environmental Quality Corridor system (EQC). (See Figure 4.) Lands may be included within the EQC system if they can achieve any of the following purposes:

- Habitat Quality: The land has a desirable or scarce habitat type, or one could be readily restored, or the land hosts a species of special interest.
- "Connectedness": This segment of open space could become a part of a corridor to facilitate the movement of wildlife.
- Aesthetics: This land could become part of a green belt separating land uses, providing passive recreational opportunities to people.
- Pollution Reduction Capabilities: Preservation of this land would result in significant reductions to nonpoint source water pollution, and/or, micro climate control, and/or reductions in noise.

The core of the EQC system will be the County's stream valleys. Additions to the stream valleys should be selected to augment the habitats and buffers provided by the stream valleys, and to add representative elements of the landscapes that are not represented within stream valleys. The stream valley component of the EQC system shall include the following elements:

- All 100 year flood plains as defined by the Zoning Ordinance;
- All areas of 15% or greater slopes adjacent to the flood plain, or if no flood plain is present, 15% or greater slopes that begin within 50 feet of the stream channel;
- All wetlands connected to the stream valleys; and
- All the land within a corridor defined by a boundary line which is 50 feet plus 4 additional feet for each % slope measured perpendicular to the stream bank. The % slope used in the calculation will be the average slope measured within 110 feet of a stream channel or, if a flood plain is present, between the flood plain boundary and a point fifty feet up slope from the flood plain. This measurement should be taken at fifty foot intervals beginning at the downstream boundary of any stream valley on or adjacent to a property under evaluation.

Modifications to the boundaries so delineated may be appropriate if the area designated does not benefit habitat quality, connectedness, aesthetics, or pollution reduction as

described above. In addition, some intrusions that serve a public purpose such as unavoidable public infrastructure easements and rights of way are appropriate. Such intrusions should be minimized and occur perpendicular to the corridor's alignment, if practical.

Preservation should be achieved through dedication to the Fairfax County Park Authority, if such dedication is in the public interest. Otherwise, EQC land should remain in private ownership in separate undeveloped lots with appropriate commitments for preservation. The use of protective easements as a means of preservation should be considered....”

Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan, Environment, as amended through February 25, 2008, on page 16, the Plan states:

**“Objective 10: Conserve and restore tree cover on developed and developing sites. Provide tree cover on sites where it is absent prior to development.**

Policy a: Protect or restore the maximum amount of tree cover on developed and developing sites consistent with planned land use and good silvicultural practices.

Policy b: Require new tree plantings on developing sites which were not forested prior to development and on public rights of way.”

## **LAND USE ANALYSIS**

Renewal of this Agricultural and Forestal District is consistent with the existing and planned very low density residential character for the site and the surrounding area.

## **ENVIRONMENTAL ANALYSIS**

The application demonstrates a commitment to conserve environmentally sensitive features on site. The application conforms to environmental policies of the Comprehensive Plan.

## **Water Quality Protection**

This request seeks approval to renew an Agricultural and Forestal District which encompasses 470 acres of land located in the northern part of Fairfax County south of Northern Virginia Regional Park Authority property and the Potomac River Resource Protection Area (RPA) in the County’s Nichols Run watershed. Jefferson Branch

Resource Protection Area (RPA) and Environmental Quality Corridor (EQC) traverses in an east west direction through the center of this district.

The subject property is characterized by Jefferson Branch stream valley and many of its unnamed tributary streams which are associated with steep slopes and densely vegetated hardwood forests. More than half of this district or approximately 286 acres is delineated as an Environmental Quality Corridor per Policy Plan guidance. Approximately 93 acres are included in RPA under the Chesapeake Bay Preservation Ordinance (CBPO). The extent of the EQC and RPA are identified on the attached map.

The applicant has completed a current Water Quality Management Plan in conjunction with the Northern Virginia Soil and Water Conservation District (NVSWCD). The application will be in compliance with the County's Chesapeake Bay Preservation Ordinance for agricultural activities upon acceptance, completion and implementation of the Water Quality Management Plan. The applicant indicates that some areas where hay production has encroached into RPA/EQC that those areas will be taken out of production. The applicant is encouraged to reforest those areas with native tree species as recommended in the Forestry Management Plan as soon as possible.

Because much of the district is forestland, the applicant has also completed a current Forestry Management Plan as prescribed by the Virginia Department of Forestry's Best Management Practices Handbook for Forestry Operations. In an effort to enhance water quality in the district, as noted above, the applicant should identify opportunities to reforest some of the existing farmland in conjunction with the Forestry Management Plan.

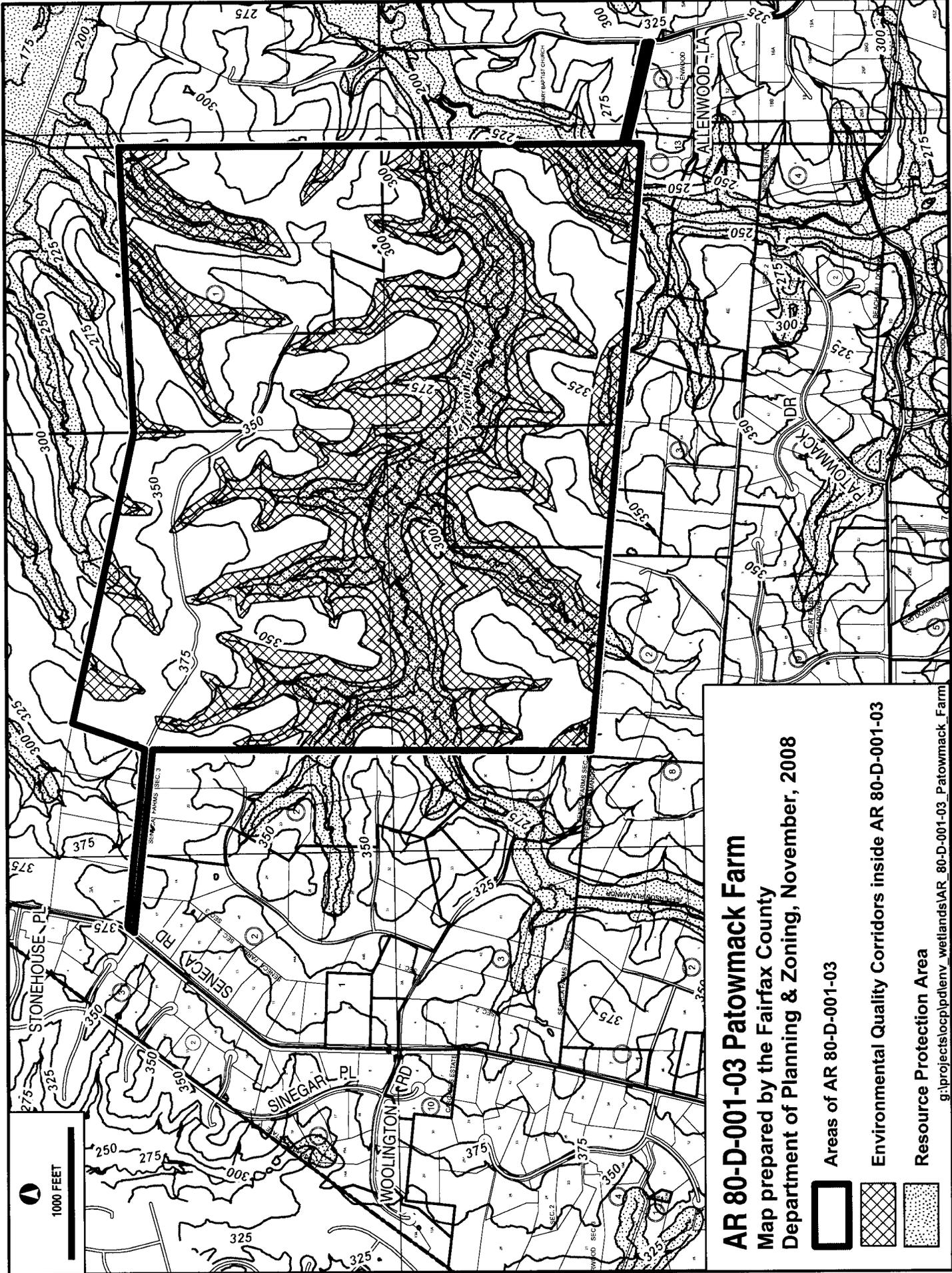
The applicant is strongly encouraged to complete selective reforestation of the tributary RPA/EQC stream valleys which had formerly been in hay production early in the term of this renewal. Renewal of this Agricultural Forestal District is compatible with the goals of the Comprehensive Plan to preserve this environmentally sensitive area of Fairfax County.

#### **COUNTYWIDE TRAILS MAP:**

The Countywide Trails Plan depicts a stream valley trail within the Jefferson Branch Stream Valley.

PGN: MAW

Attachment



**AR 80-D-001-03 Patowmack Farm**  
 Map prepared by the Fairfax County  
 Department of Planning & Zoning, November, 2008

-  Areas of AR 80-D-001-03
-  Environmental Quality Corridors inside AR 80-D-001-03
-  Resource Protection Area

g:\projects\loc\plenv\_wetlands\AR\_80-D-001-03\_Patowmack\_Farm



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** December 16, 2008

**TO:** Regina Coyle, Director  
Zoning Evaluation Division  
Department of Planning and Zoning

**FROM:** Angela Kadar Rodeheaver, Chief  
Site Analysis Section  
Department of Transportation

**FILE:** 3-4 (AF 80-D-001)

**SUBJECT:** Transportation Impact

**REFERENCE:** AR 80-D-001-03; Patowmak Farm  
Land Identification Map: 3-4 ((1)) 2 & 3  
2-2 ((1)) 6A  
3-3 ((1)) 1Z  
3-1 ((1)) 3Z, 4Z, & 5Z

This application does not represent any conflict with the Countywide Plan transportation recommendations and would have no traffic impact. However, this department is concerned that approval of agricultural and forestall districts may inhibit the ability of the County and/or VDOT to obtain rights-of-way for needed transportation improvements. If this is the case, the land that would reasonably be needed for right-of-way during the eight-year life of the approval should be excluded from the district.

However, in the subject case no projects that would affect the site are included in the Adopted Plan or in current construction programs. Therefore, exclusion of land for right-of-way purposes should not be necessary at this time. It is emphasized that future conditions may warrant road improvements along the outlet road frontage of this property and that appropriate areas should be excluded from this district to accommodate these improvements in the future.

AKR

EDWARD H. ZIMMER  
Regional Forester



# COMMONWEALTH of VIRGINIA

## DEPARTMENT OF FORESTRY

470 George Dean Drive  
Charlottesville, VA 22903  
(434) 977-5193  
FAX (434) 296-3290

August 1, 2008

AF -D-80-001-2  
DOF# FAX98006

Mrs. Edith W. Spaulding  
Mr. Orlando Spaulding  
219 Seneca Road  
Great Falls, VA 22066

Dear Mr. Spaulding,

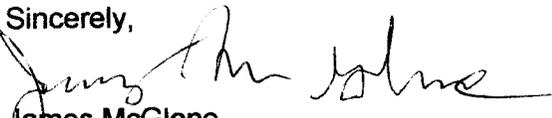
It was a pleasure to meet you and see your property.

Enclosed is a forest management plan for your property, which has been prepared based on your objectives and sound forest management practices. Your property has many natural resource features and good forest resources making it a valuable addition to the Agriculture and Forestal program in Fairfax County.

As we discussed when we met on the property, the management recommendations for the forest have not changed substantially from the plan prepared by Larry Dunn in 1998. I have enclosed a copy of his plan for your convenience. I have also created a digital map of the property in the DOF information management system. The aerial photo map accompanying this plan is intended to support the recommendations made and clarify the areas of your property discussed in the plan. It is not intended for determining property boundaries.

I have added an addendum to the 1998 plan regarding the two enclosed old pastures, which I have label Parcel F. I have included information on conservation easements and information on invasive species observed on the property. If you have any questions about this plan, please contact me.

Sincerely,

  
James McGlone

Urban Forest Conservationist



REPORT ON FORESTLANDS  
OF  
Mrs. Edith Spaulding  
215 Seneca Road  
Great Falls VA 22066

**Location:** The property is in the north of Fairfax County about 1600 feet east of Seneca Road at a point 1600 feet south of the Fairfax/Loudoun county line.

**Examined by:** James McGlone, Urban Forest Conservationist

**Landowner's Objectives:** To maintain forest health, grow timber for harvest and protect water quality.

**Introduction:** This is a 471 acre partially forested property in northern Fairfax County. Like most forest parcels in Fairfax County this one is in fair health with some non-native invasives and virtually no regeneration. Excessive deer browse is the likely cause of both these problems. Like most eastern forests it is succeeding from oak to maple/beech. The most pressing management concern is to reduce and control the deer herd.

**Soils:** The upland portion of the property is predominantly underlain by Manor silt loam with a small section of Elioak. The soil map of the county also shows Glenelg silt loam, but this series has been abandoned and incorporated in the Manor series. These soils are formed from weathering of micaceous schist and are deep, well to somewhat excessively well drained, acidic soils. They are excellent forest soils with a site index of 75 (trees are expected to be 75 feet in fifty years).

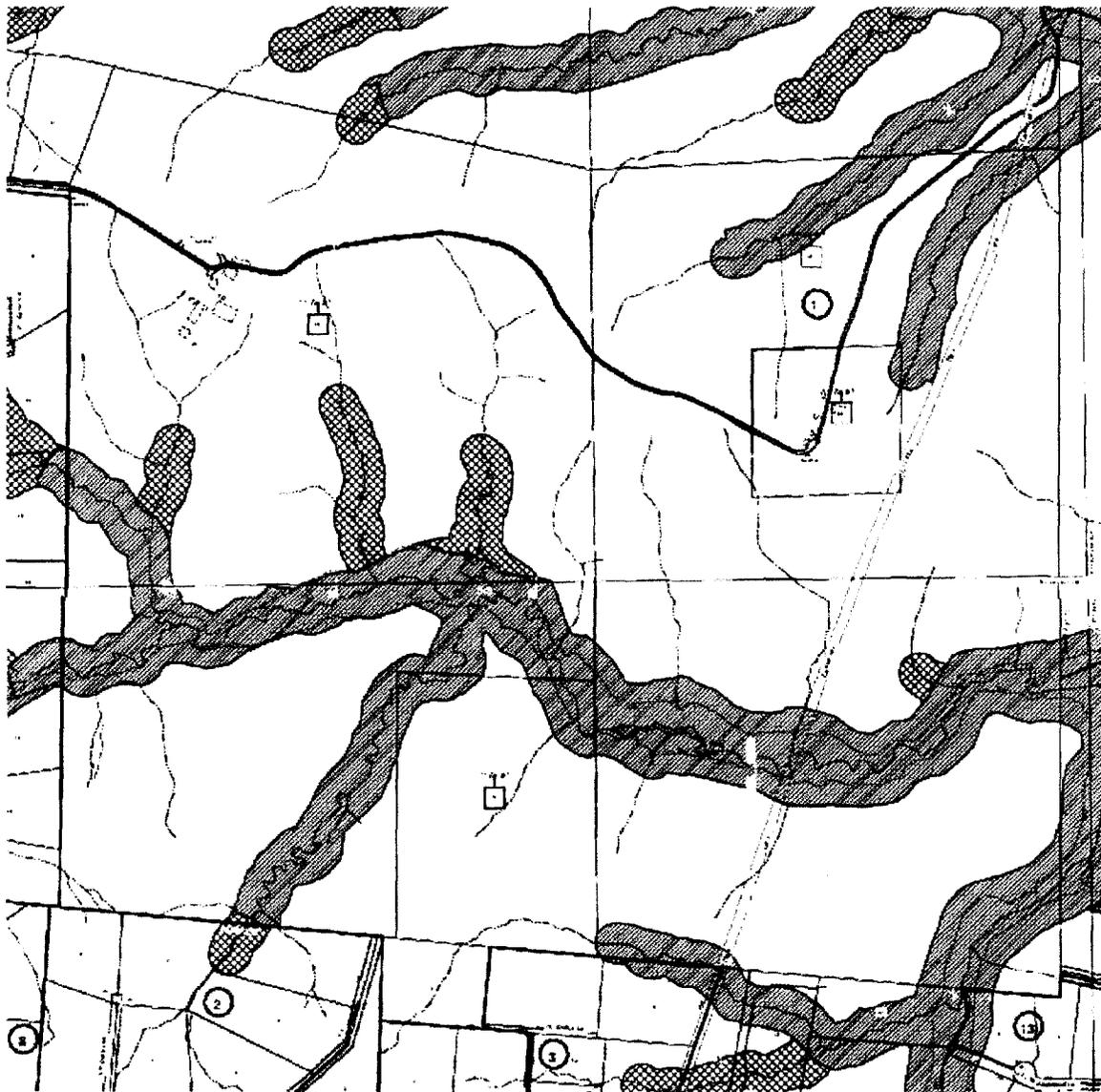
The bottom land is underlain by Chewacla, Glenville and mixed alluvial soils. These soils are alluvial deposits from the uplands and are also likely formed from micaceous schist and have similar properties, but are wetter. They are good forest soils with a site index of 65.

**Wildlife Habitat:** Deer were observed on the property. The forest appears somewhat lacking in soft mast or berry producing plants, which reduces its value to species dependent on that food source, but it has a healthy stand oaks, hickories and beeches whose nuts are considered excellent wildlife food. The combination of open field, forest and river bottom creates a diverse habitat that has the potential to support a wide variety of wildlife. However excessive deer browse in the forest has severely limited the wildlife value of the property.

The fields have potential for open field wildlife management, but this would generally require changing from fescue to native warm season grasses. Not only do native grasses provide better wildlife habitat, but they also provide superior hay and domestic animal forage to fescue. I have included some information on managing for quail and open field habitat. If you are interested in converting to native warm season grasses, please contact this office and we will work with you and VDGIF to develop a field wildlife plan.

**Water Quality:** The property occupies the bottom third of the Jefferson Branch watershed. For most of its reach within the property the Jefferson Branch has a good forested buffer, so the land use here is doing a good job protecting the stream. I did observe channel incision, which may have been caused by increased storm flow off developed land higher in the watershed. The only thing that can be done on the property is to reforest the pasture in parcels F (see below).

**Resource Protection Areas:** as the below map indicates there are extensive resource protection areas (RPAs) on the property. RPAs are designated around perennial streams by the county pursuant to the state Chesapeake Bay Act. The purpose of the RPA is to protect water quality in the Chesapeake Bay. Under the county ordinance there can be no un-permitted disturbance of vegetation in the RPA. The state enabling legislation does provide for an exception for on going forestry, however Department of Forestry Best Management Practices, which are normally voluntary, are mandatory in RPAs.



**Recreation / Aesthetics:** this area is desirable for passive recreation such as walking, photography, bird and wildlife watching, and the general observation of nature. It is also ideal for hunting

**Conservation:** This property has great potential as a part of a larger conservation reserve in northern Fairfax County. Two parcels have already been split off and granted permanent protection by the Northern Virginia Regional Park Authority and the Nature Conservancy. This remaining parcel could be protected under a Conservation Easement. A Conservation Easement is similar in its effects on ownership to an Agricultural and Forestal District; except that instead of being for a set term, a Conservation Easement is permanent and transfers with the sale of the property. A conservation easement amounts to the donation of the development rights of a property to a qualified easement holder while retaining all other rights to and ownership of the property. While a conservation easement guarantees that the property will be protected from development forever it also reduces the market value of the property. In addition to property tax treatment identical to an A&F District, a conservation easement generates State and Federal income tax credits based on the assessed value of the donated development rights. I have included information about the Virginia Department of Forestry Conservation Easement Program and about the Northern Virginia Conservation Trust, a local qualified easement holder.

**Forest Health:** Forest pests and diseases prevalent in the Northern Virginia area: Gypsy moth (oak trees), Woolly adelgid (hemlock trees), Anthracnose (dogwood and sycamore trees) and Emerald Ash Borer (ash trees). The best way to combat outbreaks of these pests and diseases is to know your forest. Walk it frequently and note trees that are looking sickly. Different diseases/ infestations manifest themselves in different ways, some of the common characteristics to note are: severe defoliation, curling discolored leaves (look moldy), masses of insects present in larval forms (worms) or insect fecal matter (masses of black or white droppings); die back in the crown of trees; and excessive sprouting on the trunk and/or large branches. Small holes in the trunk of a tree generally indicate borers and require immediate attention. If you suspect your trees are being attacked by disease or pests contact a certified arborist, the Fairfax County Urban Forest Management Branch at 703-324-1770, the county extension agent at 703-324-5369 or this office at 703-324-1489.

**Wildfire:** Protection of this property from wildfire is essential. Wildfire destroys valuable timber and property. Should wildfire occur on this or adjacent property call 911 immediately to report it to the Fairfax County Fire and Rescue Department.

**Recommendations:** The property continues to produce good timber, particularly oak and poplar. However the almost total lack of regeneration of these species suggests that any harvest would be a final harvest. The absence of regeneration can be attributed to excessive deer browse. Therefore in order to pursue commercial forestry on the property it is essential that the deer population be substantially reduced. An optimal population on a 471 acre parcel is about 15. It is my understanding that the Virginia Department of Game and Inland Fisheries has issued a kill permit for the property. One organization that I am familiar with, and have had good reports about, is Suburban Whitetail Management ([www.deerdamage.org](http://www.deerdamage.org)). This group uses bows and focuses on does, which is what is necessary to control the population. They have a good recovery rate and donate meat from their kills to Hunters for the Hungry.

Associated with the deer browse are non-native invasive species. These plants occupy habitat that is then unavailable to native plants. The non-native invasives provide little or no value to wildlife. Most plant eaters avoid these plants and this reduces the amount of food for predators. This is particularly a problem for birds, 95% of which rely on insect grazers to feed to their

young. As a practical matter many of these plants invade fields and reduce their value for hay production and pasture. I observed mile-a-minute, multi-flora rose, Japanese stiltgrass, Chinese lespedeza, stinging nettle, and autumn olive, which are all field invaders, on the property. I also observed porcelain berry, which can smother and pull down mature trees, and garlic mustard, which kills beneficial forest soil fungi.

The best way to deal with these non-native invasive plants is to learn to identify them and keep them contained. This means keeping them contained in highly invaded areas and removing them as they try to spread to new areas. As time and other resources become available the heavily invaded areas can be reduced. I have included information on the invasive plants I saw on the property.

**Parcels A to E** There has been little substantial change in these parcels since the 1998 report, except that the trees are a little bigger. I have attached a copy of the 1998 report on these parcels.

**Parcels F:** These are two old pastures that are surrounded by forest. The total area is just over 10 acres, and the western section is being invaded by autumn olive. These two parcels are within and adjacent to the Resource Protection Area on the property. Reforestation of these two areas would enhance water quality protection on this property. These parcels may qualify for cost-share under the Reforestation of Timberland Program (RT) or the Conservation Reserve Enhancement Program (CREP).

The RT program is administered by the Virginia Department of Forestry and provide cost share for site preparation, planting and release. The western parcel F needs to be prepared by removing the invading autumn olive. Existing fescue turf will have to be treated on both sites either by spraying or scalping planting sites. The RT program only supports the planting of pine. Virginia and short leaf pine are native to the area, but I would recommend loblolly for this treatment as it will grow faster and close the site sooner than the other two species and thereby reduce the threat from invasive species. Planting pine can leapfrog succession and eventually lead to quicker establishment of hardwood stands than natural succession, provided hardwoods are able to regenerate on the site. One drawback to the RT program is that pine seedlings cannot be individually protected in tree shelters. Although deer do not normally browse pine seedlings, they will when they are hungry enough.

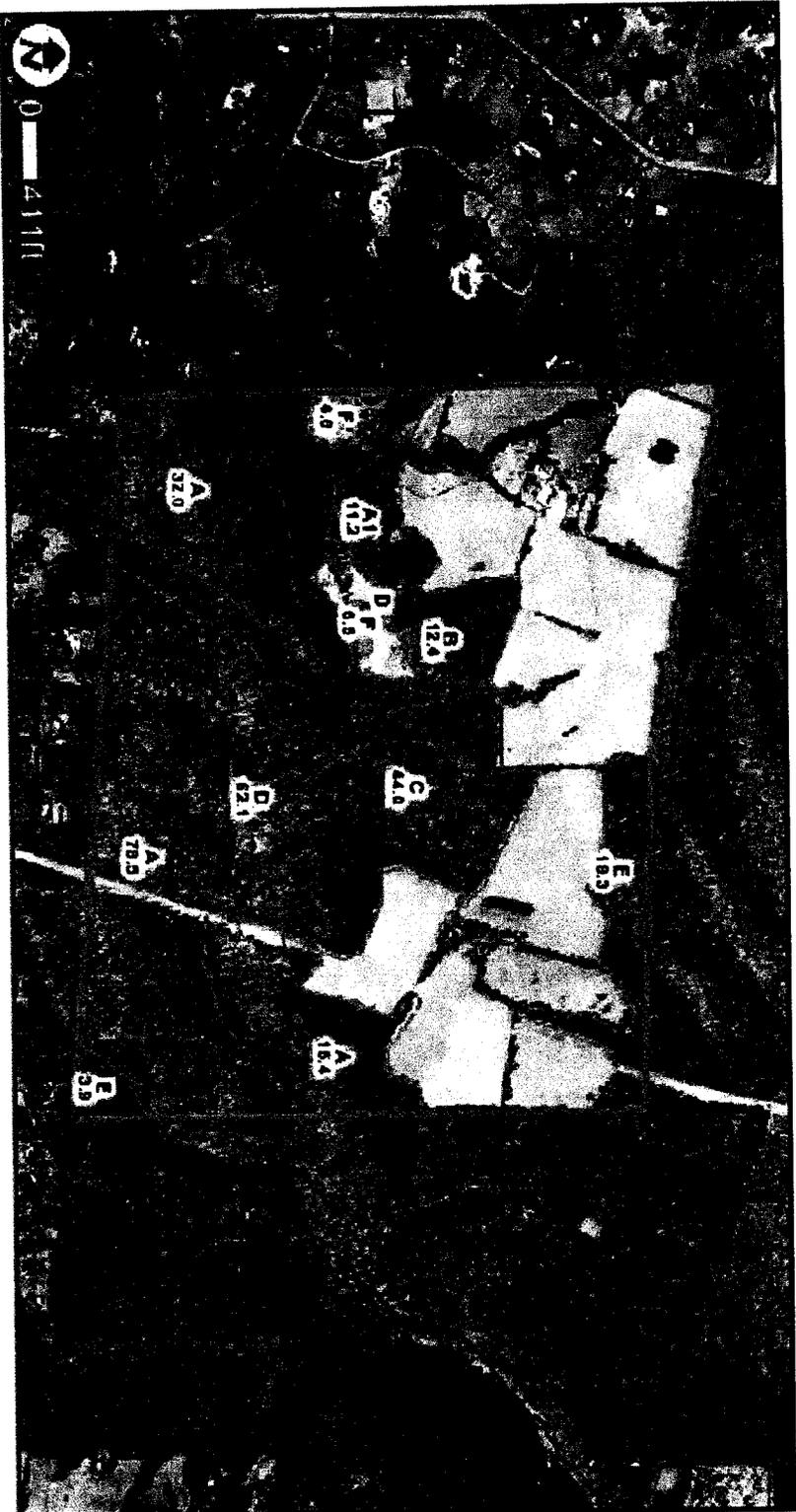
The CREP program is administered by jointly by the State and Federal Governments. It will provide cost share assistance to plant hardwoods, including tree shelters, up to 300 feet from a stream. In addition, CREP pays a an annual soil rental per acre for the life of a 15 or 20 year contract. If you would like to reforest either or both of these parcels or any other part of the property please contact the Virginia Department of Forestry.



Virginia Department of Forestry  
*Protecting and Developing Healthy, Sustainable Forest Resources*

## Potowmack Farm

Search for A&F District Management Plan



Map to be used for boundary determination FAX 55006 AR-D-50-021-2

Map by James M. Hojima

Generated by the Integrated Forest Resource Information System - Copyright 2002 Virginia Department of Forestry

Print Date Tuesday, July 06, 2008

# FOREST MANAGEMENT PLAN

Spalding

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## DESCRIPTIONS & RECOMMENDATIONS:

### PARCEL A AND A1

<b>Acres:</b>	141
<b>Forest Type:</b>	Upland Hardwood
<b>Species Present:</b>	White, chestnut, scarlet, black and northern red oaks, yellow poplar, black gum, hickory, beech, red maple and scattered Virginia pine
<b>Understory:</b>	Red maple, beech, hickory, black gum, dogwood, paw paw
<b>Age:</b>	Older trees are 100+ years old. Some ingrowth from regeneration after harvests in 1983 and 1989 is 10 to 15 years old.
<b>Size:</b>	Mostly 8" to 20" DBH (diameter at 4.5' above ground)
<b>Quality:</b>	Mostly poor with some fair
<b>Trees/acre:</b>	Understocked with desirable trees
<b>Growth Rate:</b>	Poor to fair
<b>Soil/Water:</b>	Soils are mostly Glenelg silt loam and Manor silt loam. Both of these soils have the potential to grow excellent hardwood timber. Erosion hazard is moderate but care should be taken not to expose soils on steep slopes.
<b>Topography:</b>	Mostly rolling terrain. There are flat areas on top of ridges with some fairly steep slopes along some of the many drainages on the property.
<b>Wildlife Habitat:</b>	Hard mast (nuts) produced by the oaks and hickories produce good food for deer, turkey and squirrel. Soft mast (berries), are available on dogwood, black gum and other trees for use by many bird species.
<b>Recreation/ Aesthetics:</b>	There is a good system of trails throughout the property. These trails are well stabilized with vegetation and provide access for hiking and viewing wildlife.

# FOREST MANAGEMENT PLAN

## Spalding

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### Unique Natural

**Features:** No rare or endangered species are known to exist on the property. The property does have a long history and the remnants of an old mill site are located just off the property to the east.

**History:** This entire area was harvested in the 1980s. Portions of it were harvested twice. The mature, best quality timber was removed in these two harvests. Since the last harvest in 1989 the deer population has increased substantially. The landowners have worked with the Department of Game and Inland Fisheries to control the deer problem. Deer have virtually destroyed the understory of this parcel. Extensive hunting has decreased the deer population but the browsing problem still exists. The combination of the high deer populations and removal of the best quality trees has resulted in a poor quality stand with little potential for a quality harvest in the near future.

Parcel A1 was partially harvested in 1989. This parcel was dominated by pine that had invaded abandoned fields 60 to 80 years ago. Virginia pine is short lived and the stand deteriorated until harvest. Natural regeneration of hardwoods replaced the pine.

**Recommendations:** Continue to work on the deer populations so that understory plants can be restored.

Some limited areas of this parcel could be planted with hardwood species (oaks) if the landowner desires. Mid-story trees, mostly dogwoods, red maple, beech and black gum will need to be controlled to allow enough light so that oaks can make good growth. Planted trees will need to be protected with tree shelters so that deer will not hinder the growth. Plant trees no closer than 15' apart. The Department of Forestry (VDOF) is available to help the landowner decide whether an area is suitable for this practice. Also, seedlings can be obtained from VDOF nurseries.

# FOREST MANAGEMENT PLAN

Spalding

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Shelters can also be used to protect natural regeneration of oak. Mid-story will still have to be controlled. No natural oak regeneration was noted but, if deer can be controlled, there is a possibility that some may become established.

Another practice available in portions of this parcel is crop tree release. Where regeneration has become established after harvests and attained heights of 25 feet or more, the best tree can be picked and all trees that touch the crown of the crop tree can be cut to allow the crop tree room to grow. As with the above recommendation, the areas where this practice is viable are limited. Mostly it is yellow poplar that has become established where the harvest was fairly heavy.

# FOREST MANAGEMENT PLAN

## Spalding

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### DESCRIPTIONS & RECOMMENDATIONS:

#### PARCEL B

<b>Acres:</b>	14
<b>Forest Type:</b>	Upland Hardwood
<b>Species Present:</b>	Scarlet, chestnut, black and white oaks, beech and yellow poplar
<b>Age:</b>	100+ years
<b>Size:</b>	18" to 32" DBH
<b>Quality:</b>	Fair
<b>Trees/acre:</b>	Adequate with some areas understocked
<b>Growth Rate:</b>	Poor, mostly
<b>Soil/Water:</b>	Glenelg and Manor silt loams.
<b>Topography:</b>	Mostly gently sloping with steeper slopes around drainages.
<b>Wildlife Habitat:</b>	Hard mast produces food for deer, turkey and squirrel.
<b>Recreation/ Aesthetics:</b>	There are several trails in this stand that facilitate hiking and wildlife viewing.
<b>Unique Natural Features:</b>	None noted in this area.
<b>History:</b>	This area was not harvested with Parcel A. This parcel was grazed until the early 1980s.
<b>Recommendations:</b>	Hold this stand for future growth and aesthetic and wildlife values.  The parcel could be harvested at any time the landowner desires. Regeneration would be difficult if not impossible with the present deer populations. This is the main reason for not recommending a harvest at this time.

# FOREST MANAGEMENT PLAN

Spalding

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## DESCRIPTIONS & RECOMMENDATIONS:

### PARCEL C

<b>Acres:</b>	47
<b>Forest Type:</b>	Upland Hardwood
<b>Species Present:</b>	Beech, chestnut, black, scarlet and white oaks and yellow poplar (poplar more prominent in drainage area).
<b>Age:</b>	100+ years
<b>Size:</b>	8" to 16" with some larger trees scattered
<b>Quality:</b>	Fair to poor
<b>Trees/acre:</b>	Adequate with some areas understocked (not enough trees per acre)
<b>Growth Rate:</b>	Fair
<b>Soil/Water:</b>	Glenelg and Manor silt loams
<b>Topography:</b>	Gently sloping terrain with steeper slopes near drainages
<b>Wildlife Habitat:</b>	Hard mast production available for deer, turkey and squirrel
<b>Recreation/ Aesthetics:</b>	There is a trail through this parcel that can be used for hiking. This parcel is visible from the Spalding house.
<b>Unique Natural Features:</b>	None noted in this parcel
<b>History:</b>	It appears some cutting has occurred in this parcel, possibly in the 1960s. Part of this watershed was used in an acid rain study conducted by the U. S. Geological Survey in the 1980s.
<b>Recommendations:</b>	Hold this stand for future growth. Any harvesting in this parcel presents the same regeneration problems as noted in Parcel B.

# FOREST MANAGEMENT PLAN

Spalding

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## DESCRIPTIONS & RECOMMENDATIONS:

### PARCEL D

<b>Acres:</b>	46
<b>Forest Type:</b>	Bottomland Hardwood
<b>Species Present:</b>	Yellow poplar, red maple, sycamore, white and red oaks, ash, walnut and hickory
<b>Age:</b>	100+ years with some younger trees
<b>Size:</b>	16" to 28 " DBH mostly
<b>Quality:</b>	Fair with some good
<b>Trees/acre:</b>	Adequate
<b>Growth Rate:</b>	Fair
<b>Soil/Water:</b>	There are some swampy areas along Jefferson Branch.
<b>Topography:</b>	Level terrain for the most part
<b>Wildlife Habitat:</b>	Riparian areas such as this provide excellent wildlife habitat. Many bird species and other animals can be expected to use this area.
<b>Unique Natural Features:</b>	As noted above, riparian area provide unique habitat for wildlife. Also, plant associations differ significantly from those on the more numerous upland acres.
<b>History:</b>	Parts of this area were harvested in 1983 and 1989. Harvesting was not as heavy as in the upland areas as water quality protection was a prime consideration.
<b>Recommendations:</b>	This parcel should be held for its water quality protection and wildlife habitat values.

# FOREST MANAGEMENT PLAN

Spalding

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## DESCRIPTIONS & RECOMMENDATIONS:

### PARCEL E (2 BLOCKS)

<b>Acres:</b>	33
<b>Forest Type:</b>	Upland Hardwood
<b>Species Present:</b>	White, northern red, black, chestnut and scarlet oaks, yellow poplar, hickory
<b>Age:</b>	100+ years with younger trees scattered
<b>Size:</b>	10" to 26" DBH
<b>Quality:</b>	Fair to good
<b>Trees/acre:</b>	Adequate
<b>Growth Rate:</b>	Fair
<b>Soil/Water:</b>	Glenegl and Manor silt loams
<b>Topography:</b>	Sloping terrain, many areas fairly steep due to the drainages running through the areas
<b>Wildlife Habitat:</b>	Hard mast produces food for deer, turkey and squirrel
<b>Recreation/ Aesthetics:</b>	Good area for hiking and wildlife viewing. Also, these areas were not harvested with Parcel A and the trees are a little larger.
<b>Unique Natural Features:</b>	None noted in this parcel
<b>History:</b>	This parcel was not harvested with Parcel A. No cutting has taken place here for many years.
<b>Recommendations:</b>	Hold these areas for aesthetic and wildlife values.



**Northern Virginia Soil and Water Conservation District**

12055 Government Center Parkway, Suite #905

Fairfax, VA 22035

<http://www.fairfaxcounty.gov/nvswcd/>

Tel: 703-324-1460

Fax: 703-423-1421

RECEIVED  
Department of Planning & Zoning  
JUL 29 2008  
Zoning Evaluation Division

**---Soil and Water Quality Conservation Plan---**

**Property Owner/Operator:**

Edith W. Spalding (Contact – Orlando)  
Patowmack Agricultural & Forestal District  
215 Seneca Road  
Great Falls, VA 22066  
Tel: 703-963-1847 (Orlando)

**Plan Prepared by:**

Willie Woode, Senior Conservation Specialist, NVSWCD

**Date:**

July 2, 2008

**Summary of operation:**

This is an approximately 470-acre property located at 215 Seneca Road in Great Falls, in the Nichol Run Watershed. It is owned and operated under the name Patowmack Farm by the Spalding Family. It is registered under the Fairfax County Agricultural and Forestal District Program, and pending renewal of its A&F District status. 146 acres of this property is in hay production. The Jefferson Branch and its tributaries together with other unnamed tributaries that empty directly into the Potomac River form the main perennial drainages within the property. They create a total of 33,235 linear feet of Chesapeake Bay Resource Protection Area (RPA).

Approximately 100 feet of stream stabilization work to prevent down-cutting of a channel bed was done using cable-linked blocks along a reach in Jefferson Run that crosses the existing gas easement.

**Practices:**

**1) Nutrient Management (590):**

Nutrients will be applied based on soil test results for expected yield goals. All sources of available nutrients will be credited. The rate, timing and method of application are shown on the attached Nutrient Management Plan. This plan was developed and signed by a Nutrient Management Planner, certified by the Commonwealth of Virginia's Nutrient Management Program.

Fields	Planned Amount	Month	Year	Applied Amount	Date
Benton South	13ac.	7	2008		
Old Orchard	16 ac.	7	2008		
Fraser	10 ac.	7	2008		
Benton West	20 ac.	7	2008		
Benton Pasture	8 ac.	7	2008		
Woodland	7 ac.	7	2008		
7-acre	7 ac.	7	2008		
Water Trough	7 ac.	7	2008		
Pine Tree	15 ac.	7	2008		
Cherry Tree	17 ac.	7	2008		
Manor	16 ac.	7	2008		
Jerry's	10 ac.	7	2008		
Total	146 ac.				

## 2) Pest Management (595)

Pest Management will be carried out to control agricultural pest infestation (weeds, insects, diseases) according to current recommendations from the Cooperative Extension Service. The Pest Management Guide is updated annually.

Fields	Planned Amount	Month	Year	Applied Amount	Date
Benton South	13ac.	7	2008		
Old Orchard	16 ac.	7	2008		
Fraser	10 ac.	7	2008		
Benton West	20 ac.	7	2008		
Benton Pasture	8 ac.	7	2008		
Woodland	7 ac.	7	2008		
7-acre	7 ac.	7	2008		
Water Trough	7 ac.	7	2008		
Pine Tree	15 ac.	7	2008		
Cherry Tree	17 ac.	7	2008		
Manor	16 ac.	7	2008		
Jerry's	10 ac.	7	2008		
Residential Areas	15 ac.	7	2008		
Wooded Areas	309 ac.	7	2008		
Total	470 ac.				

### 3) Buffer Management - Chesapeake Bay Resource Protection Area (RPA)

The shaded area on your site map is the County delineated Chesapeake Bay Resource Protection Area (RPA) - it is a 100-ft. wide buffer (wider in some areas where it encounters other environmentally sensitive features such as major flood plains). This is the last area/barrier that provides opportunity for filtration of pollutants in runoff from adjacent land before such polluted water enters state waters. This area is required to be kept vegetated.

These areas, especially those within your hay fields need special attention and treatment. Pesticide and fertilizer use within these areas should be used under highly discretionary conditions. The NVSWCD Technical Advisory Committee recommends that those areas that are RPA and within your hay fields be taken out of hay production, and allowed to grown into naturally vegetated areas.

Permitted modifications to the vegetated buffer areas include those that will aid in maintaining the core functional values of the buffer area, such as, i) creating access paths to provide general woodlot management as provided by the VA Department of Forestry, ii) pruning or removal of **approved** potentially destructive or deceased trees to provide sight line and vistas, on condition that where tree are removed, they will be replaced with other vegetation that is equally effective in retarding runoff, preventing erosion, and filtering nonpoint source pollution from runoff.

Fields	Planned			Applied	
	Amount	Month	Year	Amount	Date
Old Orchard	230 ft.	7	2008	7	2008
Fraser	580 ft.	7	2008	7	2008
Benton West	700 ft.	7	2008	7	2008
Benton Pasture	950 ft.	7	2008	7	2008
Pine Tree	1,110 ft.	7	2008	7	2008
Cherry Tree	270 ft.	7	2008	7	2008
Jerry's	980 ft.	7	2008	7	2008
Wooded Areas	2,8415 ft.	7	2008	7	2008
Total	3,3235 ft.				

### 4) Record Keeping

A system of records indicating the dates and applications of nutrients, or pesticides should be developed and maintained. A specimen record sheet is included.

Fields	Planned			Applied	
	Amount	Month	Year	Amount	Date
Benton South	13ac.	7	2008		
Old Orchard	16 ac.	7	2008		
Fraser	10 ac.	7	2008		

Benton West	20 ac.	7	2008		
Benton Pasture	8 ac.	7	2008		
Woodland	7 ac.	7	2008		
7-acre	7 ac.	7	2008		
Water Trough	7 ac.	7	2008		
Pine Tree	15 ac.	7	2008		
Cherry Tree	17 ac.	7	2008		
Manor	16 ac.	7	2008		
Jerry's	10 ac.	7	2008		
Residential Areas	15 ac.	7	2008		
Wooded Areas	309 ac.	7	2008		
Total	470 ac.				

**SIGNATURES OF PARTICIPANTS – Spalding's Patowmack A&F District**

Landowner/Operator:

*Edith W. Spalding*      7/18/2008  
 Edith Spalding      Date

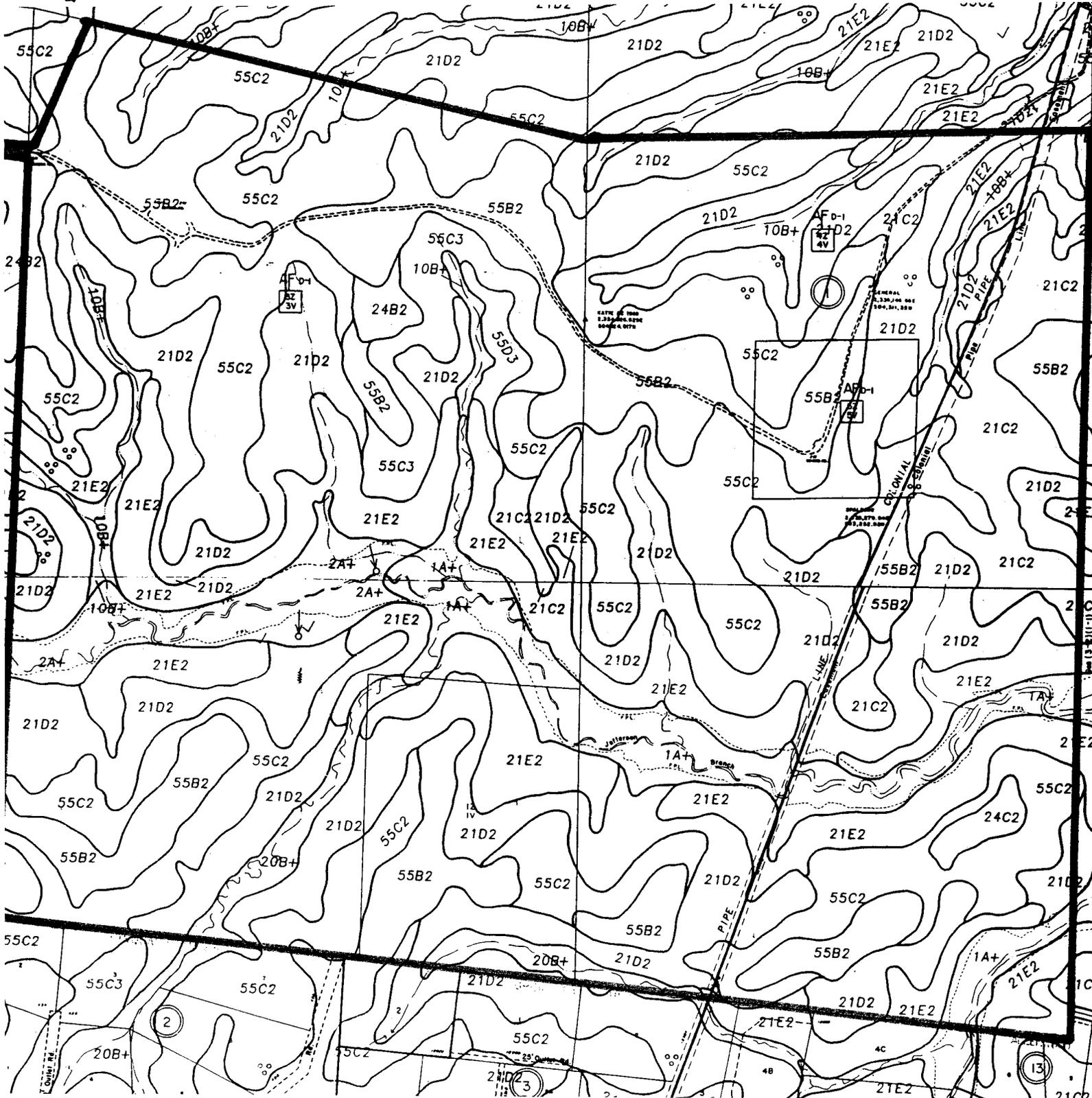
Planner:

*Wilfred D. Woode*      7/18/08  
 Wilfred D. Woode      Date

District Authority:

*Gene L. Packard*      7-18-08  
 Chairman      Date

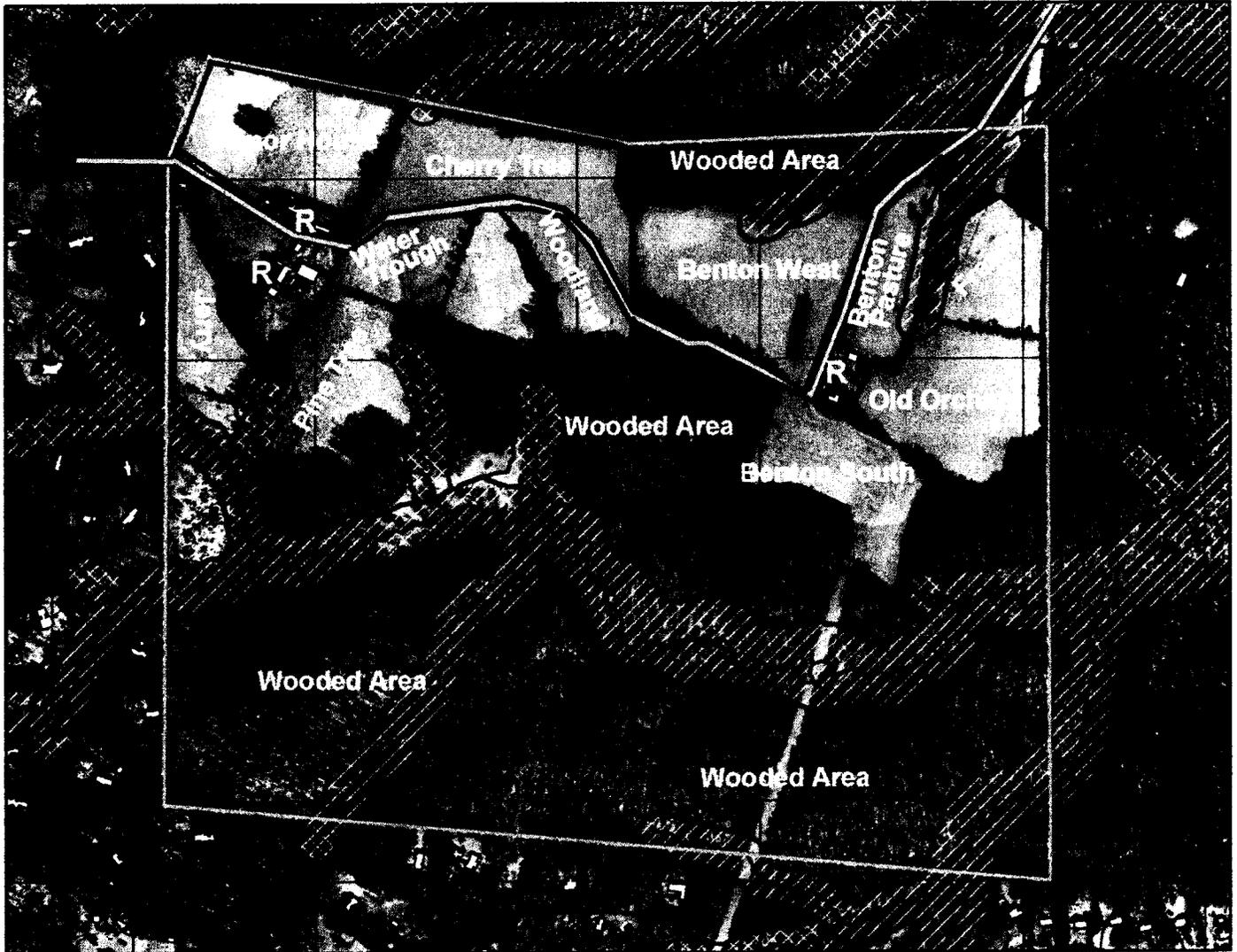
Patowmack Farm Field Details (466 acs.)		
Name	Size (ac.)	RPA length (ft.)
Benton South	13	0
Old Orchard	16	230
Fraser	10	580
Benton Pasture	8	950
Benton West	20	700
Woodland	7	0
7.Acre	7	0
Water Trough	7	0
Pine Tree	15	1110
Cherry Tree	17	270
Manor House	16	0
Jerry's	10	980
Residential	15	0
Wooded Areas	309	28415
Totals	470	33235



**PATOWMACK FARM - SPALDING'S A&F DISTRICT**

- Soil details:  
 1A+ - Mixed Alluvial  
 2A+ - Chewacla  
 10B+ - Glenville  
 20B+ - Meadowville  
 21C2/D2/E2 - Manor  
 24B2/C2 - Elioak  
 55B2/C2/D2/D3 - Glenelg

# Patowmack A&F District (Spalding Farm) 215 Seneca Road, Great Falls



Prepared by Willie Woode - NVSWCD  
Using Fairfax County 2007 Ortho-photo & GIS Layers

## Legend

—— BRIDGE; LAKE; POND; RIVER; STREAM; ARTIFICIAL PATH; WETLAND; PAVED DITCH

 1993 RPAs

 2003 RPAs

 2003 (Rev) RPAs

 Resource Management Areas (RMAs)

----- Patowmack Farm Limits

==== Access Road

—— Field Limits

**R - Residential Areas**



0      550      1,100      2,200 Feet

(Scale may not be accurate)

# NUTRIENT MANAGEMENT PLAN IDENTIFICATION

**Operator**  
Edith Spalding  
215 Seneca Road  
Great Falls, VA 22066  
703-963-1847

**Integrator:** None

**Farm Coordinates**  
Easting: 0, Northing: 0, zone: 17

**Watershed Summary**  
watershed: Nichol run (PL 23)  
county: Fairfax

**Nutrient Management Planner**  
Willie Woode  
12055 Government Center Parkway, Ste #905  
Fairfax, VA 22035

Certification Code: 226

**Acreage Use Summary**  
Total Acreage in this plan: 146.  
Cropland: 0.  
Hayland: 146.  
Pasture: 0.  
Specialty: 0.

**Livestock Summary**  
Beef Cattle 0  
Dairy Cattle 0  
Poultry 0  
Swine 0  
Other 0

## Manure Production Balance

	Imported	Produced	Exported	Used	Net
kgals	0.	0.	0.	0.	0.
tons	0.	0.	0.	0.	0.

Plan written 7/7/2008  
Valid until 3/31/2014

Signature: \_\_\_\_\_

Planner

7/8/08

date

#### **Patowmack Farm Narrative**

A 470-ac. property in the Nichol Run Watershed. 146 acres is in Hay production. Jefferson run and some of its tributary together with other unnamed tributaries the feeds directly into the Potomac River flow through this property, creating 33,235 linear feet of Cheaspeake Bay RPA. Most other areas are wooded, except for a total of approximately 15 acres in residential use. The property is pending its A&F ditstrict renewal status.

The main proposal of this plan will be to take areas that are in RPA out of hay production fields.

**Nutrient Management Plan Balance Sheet**  
**(Fall, 2008-Winter, 2013)**  
**Patowmack Farm**  
**Planner: Willie Woode (cert. No. 226)**

Tract: Patowmack Farm		Location: Fairfax		1.5P = P based at 1.5 removal, 0P = No P allowed								
Field CESA No. /Name	Size (ac) Total/Used	Yr.	Crop	Needs N-P-K (lbs/ac)	Leg /Man Resid	Manure/Biosld Rate & Type (season)	IT (d)	Man/Bios N-P-K (lbs/ac)	Net = Needs - appld N-P-K (lbs/ac)	Sum P rem cred	Commercial N-P-K (lbs/ac)	Notes
0/7-acre(N)	7/7	2008	Fescue grass hay	70-0-110	0/0				70-0-110	N/A	70-0-110(br)	1,2,3
		2009	mt.	70-0-110	0/0				70-0-110	N/A	70-0-110(br)	
		2010	...	70-0-110	0/0				70-0-110	N/A	70-0-110(br)	
		2011	...	70-0-110	0/0				70-0-110	N/A	70-0-110(br)	
		2012	...	70-0-110	0/0				70-0-110	N/A	70-0-110(br)	
0/Benton Pasture(N)	8/8	2008	Fescue grass hay	70-80-95	0/0				70-80-95	N/A	70-80-95(br)	1,2,3
		2009	mt.	70-80-95	0/0				70-80-95	N/A	70-80-95(br)	
		2010	...	70-80-95	0/0				70-80-95	N/A	70-80-95(br)	
		2011	...	70-80-95	0/0				70-80-95	N/A	70-80-95(br)	
		2012	...	70-80-95	0/0				70-80-95	N/A	70-80-95(br)	
0/Benton South(N)	13/13	2008	Fescue grass hay	90-100-185	0/0				90-100-185	N/A	90-100-185(br)	1,2,3
		2009	mt.	90-100-185	0/0				90-100-185	N/A	90-100-185(br)	
		2010	...	90-100-185	0/0				90-100-185	N/A	90-100-185(br)	
		2011	...	90-100-185	0/0				90-100-185	N/A	90-100-185(br)	
		2012	...	90-100-185	0/0				90-100-185	N/A	90-100-185(br)	
0/Benton West(N)	20/20	2008	Fescue grass hay	90-90-220	0/0				90-90-220	N/A	90-90-220(br)	1,2,3
		2009	mt.	90-90-220	0/0				90-90-220	N/A	90-90-220(br)	
		2010	...	90-90-220	0/0				90-90-220	N/A	90-90-220(br)	
		2011	...	90-90-220	0/0				90-90-220	N/A	90-90-220(br)	
		2012	...	90-90-220	0/0				90-90-220	N/A	90-90-220(br)	
2013	...	90-90-220	0/0				90-90-220	N/A	90-90-220(br)			

Tract: Patowmack Farm Location: Fairfax

Field CFSA No. /Name	Size (ac) Total/ Used	Yr.	Crop	Needs N-P-K (lbs/ac)	Leg /Man Resid	Manure/Biosld Rate & Type (season)	IT (d)	Man/Bios N-P-K (lbs/ac)	Net = Needs - applied N-P-K (lbs/ac)	Sum P rem cred	Commercial N-P-K (lbs/ac)	Notes
O/Cherry Tree(N)	17/17	2008	Fescue grass hay	90-50-200	0/0				90-50-200	N/A	90-50-200(br)	1,2,3
		2009	mt.	90-50-200	0/0				90-50-200	N/A	90-50-200(br)	
		2010	.....	90-50-200	0/0				90-50-200	N/A	90-50-200(br)	
		2011	.....	90-50-200	0/0				90-50-200	N/A	90-50-200(br)	
		2012	.....	90-50-200	0/0				90-50-200	N/A	90-50-200(br)	
O/Fraser(N)	10/10	2008	Fescue grass hay	70-80-110	0/0				70-80-110	N/A	70-80-110(br)	1,2,3
		2009	mt.	70-80-110	0/0				70-80-110	N/A	70-80-110(br)	
		2010	.....	70-80-110	0/0				70-80-110	N/A	70-80-110(br)	
		2011	.....	70-80-110	0/0				70-80-110	N/A	70-80-110(br)	
		2012	.....	70-80-110	0/0				70-80-110	N/A	70-80-110(br)	
O/Jerry's(N)	10/10	2008	Fescue grass hay	70-50-130	0/0				70-50-130	N/A	70-50-130(br)	1,2,3
		2009	mt.	70-50-130	0/0				70-50-130	N/A	70-50-130(br)	
		2010	.....	70-50-130	0/0				70-50-130	N/A	70-50-130(br)	
		2011	.....	70-50-130	0/0				70-50-130	N/A	70-50-130(br)	
		2012	.....	70-50-130	0/0				70-50-130	N/A	70-50-130(br)	
O/Manor House(N)	16/16	2008	Fescue grass hay	90-80-220	0/0				90-80-220	N/A	90-80-220(br)	1,2,3
		2009	mt.	90-80-220	0/0				90-80-220	N/A	90-80-220(br)	
		2010	.....	90-80-220	0/0				90-80-220	N/A	90-80-220(br)	
		2011	.....	90-80-220	0/0				90-80-220	N/A	90-80-220(br)	
		2012	.....	90-80-220	0/0				90-80-220	N/A	90-80-220(br)	
2013	.....	90-80-220	0/0				90-80-220	N/A	90-80-220(br)			

Tract: Patowmack Farm Location: Fairfax

Field CESA No. /Name	Size (ac) Total/Used	Yr.	Crop	Needs N-P-K (lbs/ac)	Leg /Man Resid	Manure/Biosld Rate & Type (season)	IT (d)	Man/Bios (lbs/ac)	Net = Needs - appld N-P-K (lbs/ac)	Sum P rem cred	Commercial N-P-K (lbs/ac)	Notes
O/Old Orchard(N)	16/16	2008	Fescue grass hay	70-80-110	0/0				70-80-110	N/A	70-80-110(br)	1,2,3
		2009	mt.	70-80-110	0/0				70-80-110	N/A	70-80-110(br)	
		2010	.....	70-80-110	0/0				70-80-110	N/A	70-80-110(br)	
		2011	.....	70-80-110	0/0				70-80-110	N/A	70-80-110(br)	
		2012	.....	70-80-110	0/0				70-80-110	N/A	70-80-110(br)	
O/Pine Tree(P)	15/15	2008	Fescue grass hay	70-0-110	0/0				70-0-110	45	70-0-110(br)	1,2,3
		2009	mt.	70-0-110	0/0				70-0-110	90	70-0-110(br)	
		2010	.....	70-0-110	0/0				70-0-110	134	70-0-110(br)	
		2011	.....	70-0-110	0/0				70-0-110	179	70-0-110(br)	
O/Water Trough(1P)	7/7	2008	Fescue grass hay	90-0-185	0/0				90-0-185	50	80-0-185(br)	1,2,3
		2009	mt.	90-0-185	0/0				90-0-185	100	80-0-185(br)	
		2010	.....	90-0-185	0/0				90-0-185	150	80-0-185(br)	
		2011	.....	90-0-185	0/0				90-0-185	200	80-0-185(br)	
O/Woodland(1P)	7/7	2008	Fescue grass hay	90-0-185	0/0				90-0-185	300	80-0-185(br)	1,2,3
		2009	mt.	90-0-185	0/0				90-0-185	52	90-0-185(br)	
		2010	.....	90-0-185	0/0				90-0-185	104	90-0-185(br)	
		2011	.....	90-0-185	0/0				90-0-185	156	90-0-185(br)	
		2012	.....	90-0-185	0/0				90-0-185	207	90-0-185(br)	
2013	.....	90-0-185	0/0				90-0-185	259	90-0-185(br)			

**Commercial Application Methods:**

br - Broadcast ba - Banded sd - Sidedress

**Notes:**

- 1 Fertilizer application is recommended to be done in the Fall using a broadcast method
- 2 Annual Fertilizer application is recommended. Rates can be doubled and applied every other year. If field is within an RPA, a discretionary annual application is recommended.
- 3 Recommended lime should be added once in three years. After that period another soil test will be required. If more than 2 t/ac of lime is recommended, a split application should be done.

### Field Productivities for Major Crops

Tract Name	Tract/ Field	Field Name	Acres	Predominant Soil Series	Corn	Small Grain	Alfalfa	Grass Hay	Environmental Warnings
Patowmack	0/0	7-acre*	7	GLENELG2	Iva	II	III	III	High Leaching, High Slope
	0/0	Benton Pastu	8	MANOR	Ivb	IV	Not Suited	III	High Leaching, High Slope
	0/0	Benton South	13	GLENELG2	Iva	II	III	II	High Leaching
	0/0	Benton West	20	GLENELG2	Iva	II	III	II	High Leaching
	0/0	Cherry Tree	17	GLENELG2	Iva	II	III	II	High Leaching
	0/0	Fraser*	10	MANOR	Iva	III	Not Suited	III	High Leaching
	0/0	Jerry's	10	ELIOAK	Iva	II	Suited	III	
	0/0	Manor House	16	GLENELG2	IIlb	II	III	II	High Leaching, High Slope
	0/0	Old Orchard*	16	MANOR	Ivb	III	Not Suited	III	High Leaching, High Slope
	0/0	Pine Tree*	15	MANOR	Ivb	III	Not Suited	III	High Leaching, High Slope
	0/0	Water Trough	7	GLENELG2	Iva	II	III	II	High Leaching, High Slope
	0/0	Woodland	7	GLENELG2	Iva	III	III	III	High Leaching, High Slope

\* Do not apply manure or biosolids more than 30 days prior to planting. Apply commercial fertilizer nitrogen to row crops in split spring applications.

### Yield Range

Field Productivity Group	Corn Grain Bu/Acre	Barley/Intensive Wheat Bu/Acre	Std. Wheat Bu/Acre	Alfalfa Tons/Acre	Grass/Hay Tons/Acre
I	>170	>80	>64	>6	>4.0
II	150-170	70-80	56-64	4-6	3.5-4.0
III	130-150	60-70	48-56	<4	3.0-3.5
IV	100-130	50-60	40-48	NA	<3.0
V	<100	<50	<40	NA	NA

Application Summary Report

*Handwritten signature/initials*

2008: Fescue grass (hay), maint.

Tract	Field	Acres	Manure Rate and Type (Season)	Incorp Time (Days)	Broadcast Commercial	Banded Commercial	Topdress Commercial
Patowmack Farm							
	7-acre	7.0			70-0-110(Fa)		
	Benton Pasture	8.0			70-80-95(Fa)		
	Benton South	13.0			90-100-185(Fa)		
	Benton West	20.0			90-90-220(Fa)		
	Cherry Tree	17.0			90-50-200(Fa)		
	Fraser	10.0			70-80-110(Fa)		
	Jerry's	10.0			70-50-130(Fa)		
	Manor House	16.0			90-80-220(Fa)		
	Old Orchard	16.0			70-80-110(Fa)		
	Pine Tree	15.0			70-0-110(Fa)		
	Water Trough	7.0			80-0-185(Fa)		
	Woodland	7.0			90-0-185(Fa)		

2009: Fescue grass (hay), maint.

Tract	Field	Acres	Manure Rate and Type (Season)	Incorp Time (Days)	Broadcast Commercial	Banded Commercial	Topdress Commercial
Patowmack Farm							
	7-acre	7.0			70-0-110(Fa)		
	Benton Pasture	8.0			70-80-95(Fa)		
	Benton South	13.0			90-100-185(Fa)		
	Benton West	20.0			90-90-220(Fa)		
	Cherry Tree	17.0			90-50-200(Fa)		
	Fraser	10.0			70-80-110(Fa)		
	Jerry's	10.0			70-50-130(Fa)		
	Manor House	16.0			90-80-220(Fa)		
	Old Orchard	16.0			70-80-110(Fa)		
	Pine Tree	15.0			70-0-110(Fa)		
	Water Trough	7.0			80-0-185(Fa)		
	Woodland	7.0			90-0-185(Fa)		

2010: Fescue grass (hay), maint.



Tract	Field	Acres	Manure Rate and Type (Season)	Incorp Time (Days)	Broadcast Commercial	Banded Commercial	Topdress Commercial
Patowmack Farm	7-acre	7.0			70-0-110(Fa)		
	Benton Pasture	8.0			70-80-95(Fa)		
	Benton South	13.0			90-100-185(Fa)		
	Benton West	20.0			90-90-220(Fa)		
	Cherry Tree	17.0			90-50-200(Fa)		
	Fraser	10.0			70-80-110(Fa)		
	Jerry's	10.0			70-50-130(Fa)		
	Manor House	16.0			90-80-220(Fa)		
	Old Orchard	16.0			70-80-110(Fa)		
	Pine Tree	15.0			70-0-110(Fa)		
	Water Trough	7.0			80-0-185(Fa)		
	Woodland	7.0			90-0-185(Fa)		

2013: Fescue grass (hay), maint.

Tract	Field	Acres	Manure Rate and Type (Season)	Incorp Time (Days)	Broadcast Commercial	Banded Commercial	Topdress Commercial
Patowmack Farm	7-acre	7.0			70-0-110(Fa)		
	Benton Pasture	8.0			70-80-95(Fa)		
	Benton South	13.0			90-100-185(Fa)		
	Benton West	20.0			90-90-220(Fa)		
	Cherry Tree	17.0			90-50-200(Fa)		
	Fraser	10.0			70-80-110(Fa)		
	Jerry's	10.0			70-50-130(Fa)		
	Manor House	16.0			90-80-220(Fa)		
	Old Orchard	16.0			70-80-110(Fa)		
	Pine Tree	15.0			70-0-110(Fa)		
	Water Trough	7.0			80-0-185(Fa)		
	Woodland	7.0			90-0-185(Fa)		

Soil Test Summary

Tract	Field	Acres	Date	P205	K20	Lab	Soil pH	Lime Date	rec. lime tons/Ac
Patowmack Farm	7-acre	7	2008-Su	VH (138 P lbs/acre)	M- (93 K lbs/acre)	Virginia Tech	6.1	2008Fa	0.5
Patowmack Farm	Benton Pasture	8	2008-Su	L (5 P lbs/acre)	M (133 K lbs/acre)	Virginia Tech	5.4	2008Fa	1.25
Patowmack Farm	Benton South	13	2008-Su	L+ (12 P lbs/acre)	M- (82 K lbs/acre)	Virginia Tech	5.3	2008Fa	1.75
Patowmack Farm	Benton West	20	2008-Su	M- (18 P lbs/acre)	L (38 K lbs/acre)	Virginia Tech	5.6	2008Fa	0.75
Patowmack Farm	Cherry Tree	17	2008-Su	H (77 P lbs/acre)	L+ (60 K lbs/acre)	Virginia Tech	6.	2008Fa	0.5
Patowmack Farm	Fraser	10	2008-Su	L (7 P lbs/acre)	M- (86 K lbs/acre)	Virginia Tech	5.6	2008Fa	0.75
Patowmack Farm	Jerry's	10	2008-Su	M (28 P lbs/acre)	L (50 K lbs/acre)	Virginia Tech	5.9	2008Fa	0.5
Patowmack Farm	Manor House	16	2008-Su	M (28 P lbs/acre)	L (43 K lbs/acre)	Virginia Tech	5.9	2008Fa	0.5
Patowmack Farm	Old Orchard	16	2008-Su	L (7 P lbs/acre)	M- (86 K lbs/acre)	Virginia Tech	5.6	2008Fa	0.75
Patowmack Farm	Pine Tree	15	2008-Su	VH (138 P lbs/acre)	M- (93 K lbs/acre)	Virginia Tech	6.1	2008Fa	0.5
Patowmack Farm	Water Trough	7	2008-Su	VH (138 P lbs/acre)	M- (93 K lbs/acre)	Virginia Tech	6.1	2008Fa	0.5
Patowmack Farm	Woodland	7	2008-Su	VH (138 P lbs/acre)	M- (93 K lbs/acre)	Virginia Tech	6.1	2008Fa	0.5

## SPRAY RECORD

Cooperative Extension recommends that accurate records of all pesticide use be kept (New Jersey Law 7:30-8.8 requires growers [private applicators] to maintain records of all applications for 2 years, and these must be made available to the New Jersey Department of Environmental protection and medical personnel upon request). These records include: date and place, brand or trade name of pesticides, amount of pesticide used and the rate of pesticide used. A separate list of the EPA registration numbers for all restricted-use pesticides must be kept, if these numbers are not kept on the application record.

The crop/field designation must be specific. Example: Assign a number to all fields, or parts of a field planted to different crops, or the same crop in a different growth stage. Then use this number on the application record for each application to that specific location. For all pesticides having a reentry time of 24 hours or more, the date of application must include the time the application is completed. Note: For New Jersey, the law requires a minimum of 24 hours reentry time for all category I (Danger, Danger-Poison) pesticides.

<i>Application</i>		<i>Pesticide Applied</i>	<i>Application</i>		<i>Location</i>			<i>Remarks</i>
Monday- Day	Time Completed	Name/Formulation	Rate/A	Amount	Crop	Field	No.Acres	Notes Conditions
Example: 6-15	9:30 a.m.	Vydate/2L	1.5 qt	12 qt	Tomatoes	G-7	8	Cloudy, 65°, wind calm

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SPAULDING ORLANDO  
215 SENECA ROAD  
  
GREAT FALLS, VA 22066

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NVSWCD WILLIE WOODS  
12055 GOVT CNTR PKY 905  
FAIRFAX, VA 22035

*(Benton South)*

**SAMPLE HISTORY**

Sample ID	Field ID	LAST CROP		LAST LIME APPLICATION		SOIL INFORMATION				
		Name	Yield	Months Prev.	Tons/Acre	SMU-1 %	SMU-2 %	SMU-3 %	Yield Estimate	Productivity Group
3		Tall Grass - Hay (44)								III

**LAB TEST RESULTS (see Note 1)**

Analysis	P (lb/A)	K (lb/A)	Ca (lb/A)	Mg (lb/A)	Zn (ppm)	Mn (ppm)	Cu (ppm)	Fe (ppm)	B (ppm)	S.Salts (ppm)
Result	12	82	1349	212	1.2	6.7	0.4	8.9	0.4	
Rating	M-	M-	M+	H+	SUFF	SUFF	SUFF	SUFF	SUFF	

Analysis	Soil pH	Buffer Index	Est.-CEC (meq/100g)	Acidity (%)	Base Sat. (%)	Ca Sat. (%)	Mg Sat. (%)	K Sat. (%)	Organic Matter (%)
Result	5.3	6.09	6.2	29.8	70.3	54.4	14.1	1.7	

**FERTILIZER AND LIMESTONE RECOMMENDATIONS**

Crop: Tall Grass - Hay (44)

Lime, TONS/AC		Fertilizer, lb/A		
Amount	Type	N	P205	K20
1.75	AG	70	60	110

890. Soil Survey map unit information was not provided, neither was a field Yield estimate. As a result only generalized fertilizer recommendations could be made. Field specific and more scientifically-based recommendations can be provided if soil map unit information is included in the future. Contact your extension agent to learn how to obtain available soil survey information for your farm.

827. The N recommendation is for a March application. For additional fall hay production, apply 60-80 lbs N/acre in late August/early September. Do not apply more than 160 lbs N/acres per year.

## Note 1: Explanation of Soil Tests

The accompanying Soil Test Report (and supplemental Soil Test Notes, when provided) will help you assess your plant's need for fertilizer and lime.

The "Sample History" section restates the information you filled in on the Soil Sample Information Sheet you submitted with the soil sample.

The "Lab Test Results" section shows the relative availability of nutrients numerically and if appropriate, as a rating. The rating may be interpreted as follows: L=Low, M=Medium, H=High, VH=Very High, EH=Excessively High (soluble salt test only), DEF= Deficient, SUFF=Sufficient, and sometimes a "+" or "-". When soils test Low, plants almost always respond to fertilizer. When soils test Medium, plants sometimes respond to fertilizer. When soils test High to Very High, plants usually do not respond to fertilizer. If there is no rating for a nutrient, the adequacy of that nutrient in the soil for the plant you specified has not been determined.

The following is an explanation of the symbols and abbreviation used in the report:

### Report symbols, abbreviations

P = phosphorus	K = potassium
Ca = calcium	Mg = magnesium
Zn = zinc	Mn = manganese
Cu = copper	Fe = iron
B = boron	SS = soluble salts
lb/A = pounds per acre	ppm = parts per million
meq = milliequivalent	g = gram
pH = acidity	Sat. = saturation
N = nitrogen	P <sub>2</sub> O <sub>5</sub> = phosphate
K <sub>2</sub> O = potash	% = percent
Est-CEC = estimated cation exchange capacity	
AG = agricultural limestone (dolomitic or calcitic)	

### Fertilizer Recommendation

The fertilizer recommendations may be used for the same crop for two to three years. After this time, it is advisable to retest the soil to determine if significant changes have occurred in nutrient levels. When the soil tests Very High for phosphorus or potassium and no fertilizer is recommended, you should retest the following year to determine if fertilizer will be needed. Due to the variability associated with sampling, fertilizer application rates may be varied by a plus or minus 10 percent.

No soil test is performed for nitrogen because this element is too mobile in the soil for laboratory results to be useful. Nitrogen fertilizer recommendations are based on crop to be grown, the previous crop, and when applicable, the soil's yield potential. Comments on the report and other enclosed Notes, if any, will have further information regarding nitrogen.

### Lime Recommendation

The lime recommendations are for a single application that will last two to three years. After that time, the soil should be retested. When you did not supply information on the Soil Sample Information Sheet regarding last lime application, the lab assumed you have not applied lime in the past 18 months.

If this is not correct, contact your Extension agent for advice on adjusting the lime recommendation to take into consideration recent lime applications. Do not over lime! Too much lime can be as harmful as too little. For best results, apply lime, when possible, several months ahead of the crop to be planted to allow time for more complete soil reaction.

### Methods and Meanings

Soil pH (or soil reaction) measures the "active" acidity in the soil's water, (or hydrogen ion activity in the soil solution), which affects the availability of nutrients to plants. It is determined on a mixed suspension of 1:1, volume to volume ratio of soil material to distilled water.

A Mehlich buffer solution is used to determine the Buffer Index (or buffer pH) to provide an indication of total (active + exchangeable + residual [or reserve]) acidity, which is a major factor in determining the lime recommendation. A reported Buffer Index of "N/A" means that it was not measured since the soil pH was either neutral or alkaline and not acidic.

Nutrients that are available for plant uptake are extracted from the soil with Mehlich 1 solution using a 1:5 vol:vol soil to extractant ratio, and are then analyzed on an ICP-AES instrument.

Soluble Salts (SS) or fertilizer salts are estimated by measuring the electrical conductivity of a 1:2, vol:vol ratio of soil material to distilled water. A too-high SS level can injure plants.

Soil Organic Matter is estimated by using either the weight Loss-On-Ignition from 150° to 360°C (LOI method), or a modified Walkley-Black method. The percent organic matter in a soil affects the application rate of herbicides and generally, the greater the organic matter level, the better the overall soil quality.

Estimated Cation Exchange Capacity (Est-CEC) gives an indication of a soil's ability to hold some nutrients against leaching. This reported CEC is an estimation because it is calculated by summing the Mehlich 1 extractable cations (Ca + Mg + K), and the acidity estimated from the Buffer Index and converting to units commonly used for CEC. This is also an Effective CEC since it is the CEC at the current soil pH. This value can be erroneously high when soil pH or soluble salts level is high.

The percent Acidity is a ratio of the amount of acid-generating cations (as measured by the Buffer Index) on cation exchange sites to the total CEC sites. A reported Acidity% of "N/A" means that a buffer index was not measured, and the acidity is probably less than 1 meq/100g and/or 5%.

The percent Base Saturation is the ratio of the quantity of non-acid generating cations, (the exchangeable bases of Ca, Mg and K), to the CEC.

The percent Ca, Mg, or K Saturation refers to the relative number of CEC sites that are occupied by that nutrient and is a way of evaluating for any gross nutrient imbalance.

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NVSWCD WILLIE WOODS  
12055 GOVT CNTR PKY 905  
FAIRFAX, VA 22035

(MANOR HOUSE)

**SAMPLE HISTORY**

Sample ID	Field ID	LAST CROP		LAST LIME APPLICATION		SOIL INFORMATION				
		Name	Yield	Months Prev.	Tons/Acre	SMU-1 %	SMU-2 %	SMU-3 %	Yield Estimate	Productivity Group
1		Tall Grass - Hay (44)								III

**LAB TEST RESULTS (see Note 1)**

Analysis	P (lb/A)	K (lb/A)	Ca (lb/A)	Mg (lb/A)	Zn (ppm)	Mn (ppm)	Cu (ppm)	Fe (ppm)	B (ppm)	S.Salts (ppm)
Result	28	43	1522	179	0.9	4.8	0.5	11.2	0.4	
Rating	M	L	H-	H	SUFF	SUFF	SUFF	SUFF	SUFF	

Analysis	Soil pH	Buffer Index	Est.-CEC (meq/100g)	Acidity (%)	Base Sat. (%)	Ca Sat. (%)	Mg Sat. (%)	K Sat. (%)	Organic Matter (%)
Result	5.9	6.33	5.0	8.3	91.7	75.9	14.7	1.1	

**FERTILIZER AND LIMESTONE RECOMMENDATIONS**

Crop: Tall Grass - Hay (44)

Lime, TONS/AC		Fertilizer, lb/A		
Amount	Type	N	P205	K20
0.5	AG	70	50	130

890. Soil Survey map unit information was not provided, neither was a field Yield estimate. As a result only generalized fertilizer recommendations could be made. Field specific and more scientifically-based recommendations can be provided if soil map unit information is included in the future. Contact your extension agent to learn how to obtain available soil survey information for your farm.

827. The N recommendation is for a March application. For additional fall hay production, apply 60-80 lbs N/acre in late August/early September. Do not apply more than 160 lbs N/acres per year.

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NVSWCD WILLIE WOODS  
 12055 GOVT CNTR PKY 905  
 FAIRFAX, VA 22035

*(CHERRY TREE)*

### SAMPLE HISTORY

Sample ID	Field ID	LAST CROP		LAST LIME APPLICATION		SOIL INFORMATION				
		Name	Yield	Months Prev.	Tons/Acre	SMU-1 %	SMU-2 %	SMU-3 %	Yield Estimate	Productivity Group
2		Tall Grass - Hay (44)								III

### LAB TEST RESULTS (see Note 1)

Analysis	P (lb/A)	K (lb/A)	Ca (lb/A)	Mg (lb/A)	Zn (ppm)	Mn (ppm)	Cu (ppm)	Fe (ppm)	B (ppm)	S.Salts (ppm)
Result	77	60	2019	196	1.5	8.2	0.3	14.4	0.5	
Rating	H	L+	H+	H+	SUFF	SUFF	SUFF	SUFF	SUFF	

Analysis	Soil pH	Buffer Index	Est.-CEC (meq/100g)	Acidity (%)	Base Sat. (%)	Ca Sat. (%)	Mg Sat. (%)	K Sat. (%)	Organic Matter (%)
Result	6.0	6.31	6.5	8.3	91.7	78.0	12.5	1.2	

### FERTILIZER AND LIMESTONE RECOMMENDATIONS

Crop: Tall Grass - Hay (44)

Lime, TONS/AC		Fertilizer, lb/A		
Amount	Type	N	P205	K20
0.5	AG	70	40	120

890. Soil Survey map unit information was not provided, neither was a field Yield estimate. As a result only generalized fertilizer recommendations could be made. Field specific and more scientifically-based recommendations can be provided if soil map unit information is included in the future. Contact your extension agent to learn how to obtain available soil survey information for your farm.

827. The N recommendation is for a March application. For additional fall hay production, apply 60-80 lbs N/acre in late August/early September. Do not apply more than 160 lbs N/acres per year.

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OWNER

SPAULDING ORLANDO  
 215 SENECA ROAD

C O P Y

NVSWCD WILLIE WOODS  
 12055 GOVT CNTR PKY 905  
 FAIRFAX, VA 22035

GREAT FALLS, VA 22066

*WOODLAND, 7-ACRE, WATER TROUGH  
 PINE TREE*

**SAMPLE HISTORY**

Sample ID	Field ID	LAST CROP		LAST LIME APPLICATION		SOIL INFORMATION				
		Name	Yield	Months Prev.	Tons/Acre	SMU-1 %	SMU-2 %	SMU-3 %	Yield Estimate	Productivity Group
4		Tall Grass - Hay (44)								III

**LAB TEST RESULTS (see Note 1)**

Analysis	P (lb/A)	K (lb/A)	Ca (lb/A)	Mg (lb/A)	Zn (ppm)	Mn (ppm)	Cu (ppm)	Fe (ppm)	B (ppm)	S.Salts (ppm)
Result	138	93	2312	235	3.7	5.4	0.4	22.0	0.5	
Rating	VH	M-	VH	VH	SUFF	SUFF	SUFF	SUFF	SUFF	

Analysis	Soil pH	Buffer Index	Est.-CEC (meq/100g)	Acidity (%)	Base Sat. (%)	Ca Sat. (%)	Mg Sat. (%)	K Sat. (%)	Organic Matter (%)
Result	6.1	6.32	7.3	6.5	93.5	78.7	13.2	1.6	

**FERTILIZER AND LIMESTONE RECOMMENDATIONS**

Crop: Tall Grass - Hay (44)

Lime, TONS/AC		Fertilizer, lb/A		
Amount	Type	N	P205	K20
0.5	AG	70	0	110

890. Soil Survey map unit information was not provided, neither was a field Yield estimate. As a result only generalized fertilizer recommendations could be made. Field specific and more scientifically-based recommendations can be provided if soil map unit information is included in the future. Contact your extension agent to learn how to obtain available soil survey information for your farm.

827. The N recommendation is for a March application. For additional fall hay production, apply 60-80 lbs N/acre in late August/early September. Do not apply more than 160 lbs N/acres per year.

# Virginia Cooperative Extension Soil Test Report

Fairfax County Office  
12011 Government Center Pkwy.  
Suite 1050  
Fairfax, VA 22035-1111  
703-324-5369

Virginia Tech Soil Testing Laboratory  
145 Smyth Hall (0465)  
Blacksburg, VA 24061  
www.soiltest.vt.edu

SEE ENCLOSED NOTES:

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W  
N  
E  
R  
  
SPAULDING ORLANDO  
215 SENECA RD  
  
GREAT FALLS, VA 22066

C F  
O O  
P R  
Y  
  
NVSWCD/WILLIE WOODE  
12055 GOVT CNTR PKW905  
FAIRFAX, VA 22035

*FRASER  
OLD (SRETTARD)*

**SAMPLE HISTORY**

Sample ID	Field ID	LAST CROP		LAST LIME APPLICATION		SOIL INFORMATION				
		Name	Yield	Months Prev.	Tons/Acre	SMU-1 %	SMU-2 %	SMU-3 %	Yield Estimate	Productivity Group
5		Tall Grass - Hay (44)								III

**LAB TEST RESULTS (see Note 1)**

Analysis	P (lb/A)	K (lb/A)	Ca (lb/A)	Mg (lb/A)	Zn (ppm)	Mn (ppm)	Cu (ppm)	Fe (ppm)	B (ppm)	S.Salts (ppm)
Result	7	86	1159	184	1.0	4.0	0.4	11.4	0.3	
Rating	L	M-	M	H	SUFF	SUFF	SUFF	SUFF	SUFF	

Analysis	Soil pH	Buffer Index	Est.-CEC (meq/100g)	Acidity (%)	Base Sat. (%)	Ca Sat. (%)	Mg Sat. (%)	K Sat. (%)	Organic Matter (%)
Result	5.6	6.26	4.6	18.1	81.9	63.0	16.5	2.4	

**FERTILIZER AND LIMESTONE RECOMMENDATIONS**

Crop: Tall Grass - Hay (44)

Lime, TONS/AC		Fertilizer, lb/A		
Amount	Type	N	P205	K20
0.75	AG	70	80	110

890. Soil Survey map unit information was not provided, neither was a field Yield estimate. As a result only generalized fertilizer recommendations could be made. Field specific and more scientifically-based recommendations can be provided if soil map unit information is included in the future. Contact your extension agent to learn how to obtain available soil survey information for your farm.

827. The N recommendation is for a March application. For additional fall hay production, apply 60-80 lbs N/acre in late August/early September. Do not apply more than 160 lbs N/acres per year.

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 Blacksburg, VA 24061  
 www.soiltest.vt.edu

SEE ENCLOSED NOTES:  
 1 3

OWNER

SPaulding Orlando  
 215 Seneca Rd

C F  
O O  
P R  
Y

NVSWCD/WILLIE WOODS  
 12055 GOVT CNTR PKW905  
 FAIRFAX, VA 22035

GREAT FALLS, VA 22066

*(BENTON PASTURE)*

### SAMPLE HISTORY

Sample ID	Field ID	LAST CROP		LAST LIME APPLICATION		SOIL INFORMATION				
		Name	Yield	Months Prev.	Tons/Acre	SMU-1 %	SMU-2 %	SMU-3 %	Yield Estimate	Productivity Group
6		Tall Grass - Hay (44)								III

### LAB TEST RESULTS (see Note 1)

Analysis	P (lb/A)	K (lb/A)	Ca (lb/A)	Mg (lb/A)	Zn (ppm)	Mn (ppm)	Cu (ppm)	Fe (ppm)	B (ppm)	S.Salts (ppm)
Result	5	133	1155	170	1.6	3.4	0.4	28.1	0.4	
Rating	L	M	M	H	SUFF	SUFF	SUFF	SUFF	SUFF	

Analysis	Soil pH	Buffer Index	Est.-CEC (meq/100g)	Acidity (%)	Base Sat. (%)	Ca Sat. (%)	Mg Sat. (%)	K Sat. (%)	Organic Matter (%)
Result	5.4	6.18	5.1	25.8	74.2	57.0	13.8	3.4	

### FERTILIZER AND LIMESTONE RECOMMENDATIONS

Crop: Tall Grass - Hay (44)

Lime, TONS/AC		Fertilizer, lb/A		
Amount	Type	N	P205	K20
1.25	AG	70	80	95

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827. The N recommendation is for a March application. For additional fall hay production, apply 60-80 lbs N/acre in late August/early September. Do not apply more than 160 lbs N/acres per year.

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Blacksburg, VA 24061  
www.soiltest.vt.edu

SEE ENCLOSED NOTES: 1 3
----------------------------

OWNER

SPAULDING ORLANDO  
215 SENECA RD  
  
GREAT FALLS, VA 22066

CLIENT

NVSWCD/WILLIE WOODE  
12055 GOVT CNTR PKW905  
FAIRFAX, VA 22035

*(BENTON WEST)*

### SAMPLE HISTORY

Sample ID	Field ID	LAST CROP		LAST LIME APPLICATION		SOIL INFORMATION				
		Name	Yield	Months Prev.	Tons/Acre	SMU-1 %	SMU-2 %	SMU-3 %	Yield Estimate	Productivity Group
7		Tall Grass - Hay (44)								III

### LAB TEST RESULTS (see Note 1)

Analysis	P (lb/A)	K (lb/A)	Ca (lb/A)	Mg (lb/A)	Zn (ppm)	Mn (ppm)	Cu (ppm)	Fe (ppm)	B (ppm)	S.Salts (ppm)
Result	18	38	1280	140	0.8	3.7	0.3	7.9	0.3	
Rating	M-	L	M+	M+	SUFF	SUFF	SUFF	SUFF	SUFF	

Analysis	Soil pH	Buffer Index	Est.-CEC (meq/100g)	Acidity (%)	Base Sat. (%)	Ca Sat. (%)	Mg Sat. (%)	K Sat. (%)	Organic Matter (%)
Result	5.6	6.28	4.5	15.7	84.3	70.5	12.7	1.1	

### FERTILIZER AND LIMESTONE RECOMMENDATIONS

Crop: Tall Grass - Hay (44)

Lime, TONS/AC		Fertilizer, lb/A		
Amount	Type	N	P205	K20
0.75	AG	70	60	130

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SEE ENCLOSED NOTES:  
**1 3**

OWNER

SPAULDING ORLANDO  
 215 SENECA RD  
 GREAT FALLS, VA 22066

C O P R Y

NVSWCD/WILLIE WOODE  
 12055 GOVT CNTR PKW905  
 FAIRFAX, VA 22035

*Jerry's*

### SAMPLE HISTORY

Sample ID	Field ID	LAST CROP		LAST LIME APPLICATION		SOIL INFORMATION				
		Name	Yield	Months Prev.	Tons/Acre	SMU-1 %	SMU-2 %	SMU-3 %	Yield Estimate	Productivity Group
8		Tall Grass - Hay (44)								III

### LAB TEST RESULTS (see Note 1)

Analysis	P (lb/A)	K (lb/A)	Ca (lb/A)	Mg (lb/A)	Zn (ppm)	Mn (ppm)	Cu (ppm)	Fe (ppm)	B (ppm)	S.Salts (ppm)
Result	28	50	1479	193	0.9	3.4	0.4	7.7	0.4	
Rating	M	L	H-	H+	SUFF	SUFF	SUFF	SUFF	SUFF	

Analysis	Soil pH	Buffer Index	Est.-CEC (meq/100g)	Acidity (%)	Base Sat. (%)	Ca Sat. (%)	Mg Sat. (%)	K Sat. (%)	Organic Matter (%)
Result	5.9	6.32	5.0	9.5	90.5	73.5	15.8	1.3	

### FERTILIZER AND LIMESTONE RECOMMENDATIONS

Crop: Tall Grass - Hay (44)

Lime, TONS/AC		Fertilizer, lb/A		
Amount	Type	N	P205	K20
0.5	AG	70	50	130

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**FAIRFAX COUNTY, VIRGINIA**

**MEMORANDUM**

**DATE:** January 14, 2009

**TO:** Members, Planning Commission  
Members, Board of Supervisors

**FROM:** Agricultural and Forestal Districts Advisory Committee

**SUBJECT:** Recommendations on the Patowmack Farm Statewide Agricultural and Forestal District; Application AR 80-D-001-03

The Agricultural and Forestal Districts Advisory Committee (AFDAC) met on January 13, 2009 to review the application to renew the Patowmack Farm Statewide Agricultural and Forestal District. The AFDAC and made the following findings:

- The Patowmack Farm Statewide Agricultural and Forestal District meets the minimum district size as contained in Chapter 114 of the Fairfax County Code;
- The Patowmack Farm Statewide Agricultural and Forestal District conforms to the Policy and Purpose of Chapter 114 of the Fairfax County Code;
- The Patowmack Farm Statewide Agricultural and Forestal District fulfills the majority of the applicable criteria found in Chapter 114 of the Fairfax County Code.

The Agricultural and Forestal Districts Advisory Committee unanimously recommends that Appendix F of the Fairfax County Code be revised to renew the Patowmack Farm Statewide Agricultural and Forestal District. The Advisory Committee further recommends that the establishment of this district be subject to the Ordinance Provisions which are contained in Appendix 1 of the staff report.

**§ 58.1-3230. Special classifications of real estate established and defined.**

For the purposes of this article the following special classifications of real estate are established and defined:

"Real estate devoted to agricultural use" shall mean real estate devoted to the bona fide production for sale of plants and animals useful to man under uniform standards prescribed by the Commissioner of Agriculture and Consumer Services in accordance with the Administrative Process Act (§ 9-6.14:1 et seq.), or devoted to and meeting the requirements and qualifications for payments or other compensation pursuant to a soil conservation program under an agreement with an agency of the federal government. Real estate upon which recreational activities are conducted for a profit or otherwise, shall be considered real estate devoted to agricultural use as long as the recreational activities conducted on such real estate do not change the character of the real estate so that it does not meet the uniform standards prescribed by the Commissioner.

"Real estate devoted to horticultural use" shall mean real estate devoted to the bona fide production for sale of fruits of all kinds, including grapes, nuts, and berries; vegetables; nursery and floral products under uniform standards prescribed by the Commissioner of Agriculture and Consumer Services in accordance with the Administrative Process Act (§ 9-6.14:1 et seq.); or real estate devoted to and meeting the requirements and qualifications for payments or other compensation pursuant to a soil conservation program under an agreement with an agency of the federal government. Real estate upon which recreational activities are conducted for profit or otherwise, shall be considered real estate devoted to horticultural use as long as the recreational activities conducted on such real estate do not change the character of the real estate so that it does not meet the uniform standards prescribed by the Commissioner.

"Real estate devoted to forest use" shall mean land including the standing timber and trees thereon, devoted to tree growth in such quantity and so spaced and maintained as to constitute a forest area under standards prescribed by the State Forester pursuant to the authority set out in § 58.1-3240 and in accordance with the Administrative Process Act (§ 9-6.14:1 et seq.). Real estate upon which recreational activities are conducted for profit, or otherwise, shall still be considered real estate devoted to forest use as long as the recreational activities conducted on such real estate do not change the character of the real estate so that it no longer constitutes a forest area under standards prescribed by the State Forester pursuant to the authority set out in § 58.1-3240.

"Real estate devoted to open-space use" shall mean real estate used as, or preserved for, (i) park or recreational purposes, (ii) conservation of land or other natural resources, (iii) floodways, (iv) wetlands as defined in § 58.1-3666, (v) riparian buffers as defined in § 58.1-3666, (vi) historic or scenic purposes, or (vii) assisting in the shaping of the character, direction, and timing of community development or for the public interest and consistent with the local land-use plan under uniform standards prescribed by the Director of the Department of Conservation and Recreation pursuant to the authority set out in § 58.1-3240, and in accordance with the Administrative Process Act (§ 9-6.14:1 et seq.) and the local ordinance.

**§ 58.1-3231. Authority of counties, cities and towns to adopt ordinances; general reassessment following adoption of ordinance.**

Any county, city or town which has adopted a land-use plan may adopt an ordinance to provide for the use value assessment and taxation, in accord with the provisions of this article, of real estate classified in § 58.1-3230. The local governing body pursuant to § 58.1-3237.1 may provide in the ordinance that property located in specified zoning districts shall not be eligible for special assessment as provided in this article. The provisions of this article shall not be applicable in any county, city or town for any year unless such an ordinance is adopted by the governing body thereof not later than June 30 of the year previous to the year when such taxes are first assessed and levied under this article, or December 31 of such year for localities which have adopted a fiscal year assessment date of July 1, under Chapter 30 (§ 58.1-3000 et seq.) of this subtitle. The provisions of this article also shall not apply to the assessment of any real estate assessable pursuant to law by a central state agency.

Land used in agricultural and forestal production within an agricultural district, a forestal district or an agricultural and forestal district that has been established under Chapter 43 (§ 15.2-4300 et seq.) of Title 15.2, shall be eligible for the use value assessment and taxation whether or not a local land-use plan or local ordinance pursuant to this section has been adopted.

Such ordinance shall provide for the assessment and taxation in accordance with the provisions of this article of any or all of the four classes of real estate set forth in § 58.1-3230.

In addition to but not to replace any other requirements of a land-use plan such ordinance may provide that the special assessment and taxation be established on a sliding scale which establishes a lower assessment for property held for longer periods of time within the classes of real estate set forth in § 58.1-3230. Any such sliding scale shall be set forth in the ordinance.

Notwithstanding any other provision of law, the governing body of any county, city or town shall be authorized to direct a general reassessment of real estate in the year following adoption of an ordinance pursuant to this article.

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**§ 58.1-3232. Authority of city to provide for assessment and taxation of real estate in newly annexed area.**

The council of any city may adopt an ordinance to provide for the assessment and taxation of only the real estate in an area newly annexed to such city in accord with the provisions of this article. All of the provisions of this article shall be applicable to such ordinance, except that if the county from which such area was annexed has in operation an ordinance hereunder, the ordinance of such city may be adopted at any time prior to April 1 of the year for which such ordinance will be effective, and applications from landowners may be received at any time within thirty days of the adoption of the ordinance in such year. If such ordinance is adopted after the date specified in § 58.1-3231, the ranges of suggested values made by the State Land Evaluation Advisory Council for the county from which such area was annexed are to be considered the value recommendations for such city. An ordinance adopted under the authority of this section shall be effective only for the tax year immediately following annexation.

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**§ 58.1-3233. Determinations to be made by local officers before assessment of real estate under ordinance.**

Prior to the assessment of any parcel of real estate under any ordinance adopted pursuant to this article, the local assessing officer shall:

1. Determine that the real estate meets the criteria set forth in § 58.1-3230 and the standards prescribed thereunder to qualify for one of the classifications set forth therein, and he may request an opinion from the Director of the Department of Conservation and Recreation, the State Forester or the Commissioner of Agriculture and Consumer Services;
2. Determine further that real estate devoted solely to (i) agricultural or horticultural use consists of a minimum of five acres, (ii) forest use consists of a minimum of twenty acres and (iii) open-space use consists of a minimum of five acres or such greater minimum acreage as may be prescribed by local ordinance; except that for real estate adjacent to a scenic river, a scenic highway, a Virginia Byway or public property in the Virginia Outdoors Plan or for any real estate in any city, county or town having a density of population greater than 5,000 per square mile, for any real estate in any county operating under the urban county executive form of government, or the unincorporated Town of Yorktown chartered in 1691, the governing body may by ordinance prescribe that land devoted to open-space uses consist of a minimum of two acres.

The minimum acreage requirements for special classifications of real estate shall be determined by adding together the total area of contiguous real estate excluding recorded subdivision lots recorded after July 1, 1983, titled in the same ownership. For purposes of this section, properties separated only by a public right-of-way are considered contiguous; and

3. Determine further that real estate devoted to open-space use is (i) within an agricultural, a forestal, or an agricultural and forestal district entered into pursuant to Chapter 43 (§ 15.2-4300 et seq.) of Title 15.2, or (ii) subject to a recorded perpetual easement that is held by a public body, and promotes the open-space use classification, as defined in § 58.1-3230, or (iii) subject to a recorded commitment entered into by the landowners with the local governing body, or its authorized designee, not to change the use to a nonqualifying use for a time period stated in the commitment of not less than four years nor more than ten years. Such commitment shall be subject to uniform standards prescribed by the Director of the Department of Conservation and Recreation pursuant to the authority set out in § 58.1-3240. Such commitment shall run with the land for the applicable period, and may be terminated in the manner provided in § 15.1-1513 for withdrawal of land from an agricultural, a forestal or an agricultural and forestal district.
-

**§ 58.1-3234. Application by property owners for assessment, etc., under ordinance; continuation of assessment, etc.**

Property owners must submit an application for taxation on the basis of a use assessment to the local assessing officer:

1. At least sixty days preceding the tax year for which such taxation is sought; or
2. In any year in which a general reassessment is being made, the property owner may submit such application until thirty days have elapsed after his notice of increase in assessment is mailed in accordance with § 58.1-3330, or sixty days preceding the tax year, whichever is later; or
3. In any locality which has adopted a fiscal tax year under Chapter 30 (§ 58.1-3000 et seq.) of this Subtitle III, but continues to assess as of January 1, such application must be submitted for any year at least sixty days preceding the effective date of the assessment for such year.

The governing body, by ordinance, may permit applications to be filed within no more than sixty days after the filing deadline specified herein, upon the payment of a late filing fee to be established by the governing body. An individual who is owner of an undivided interest in a parcel may apply on behalf of himself and the other owners of such parcel upon submitting an affidavit that such other owners are minors or cannot be located. An application shall be submitted whenever the use or acreage of such land previously approved changes; however, no application fee may be required when a change in acreage occurs solely as a result of a conveyance necessitated by governmental action or condemnation of a portion of any land previously approved for taxation on the basis of use assessment. The governing body of any county, city or town may, however, require any such property owner to revalidate annually with such locality, on or before the date on which the last installment of property tax prior to the effective date of the assessment is due, on forms prepared by the locality, any applications previously approved. Each locality which has adopted an ordinance hereunder may provide for the imposition of a revalidation fee every sixth year. Such revalidation fee shall not, however, exceed the application fee currently charged by the locality. The governing body may also provide for late filing of revalidation forms on or before the effective date of the assessment, on payment of a late filing fee. Forms shall be prepared by the State Tax Commissioner and supplied to the locality for use of the applicants and applications shall be submitted on such forms. An application fee may be required to accompany all such applications.

In the event of a material misstatement of facts in the application or a material change in such facts prior to the date of assessment, such application for taxation based on use assessment granted thereunder shall be void and the tax for such year extended on the basis of value determined under § 58.1-3236 D. Except as provided by local ordinance, no application for assessment based on use shall be accepted or approved if, at the time the application is filed, the tax on the land affected is delinquent. Upon the payment of all delinquent taxes, including penalties and interest, the application shall be treated in accordance with the provisions of this section.

Continuation of valuation, assessment and taxation under an ordinance adopted pursuant to this article shall depend on continuance of the real estate in a qualifying use, continued payment of taxes as referred to in § 58.1-3235, and compliance with the other requirements of this article and the ordinance and not upon continuance in the same owner of title to the land.

In the event that the locality provides for a sliding scale under an ordinance, the property owner and the locality shall execute a written agreement which sets forth the period of time that the property shall remain within the classes of real estate set forth in § 58.1-3230. The term of the written agreement shall be for a period not exceeding twenty years, and the instrument shall be recorded in the office of the clerk of the circuit court for the locality in which the subject property is located.

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**§ 58.1-3235. Removal of parcels from program if taxes delinquent.**

If on April 1 of any year the taxes for any prior year on any parcel of real property which has a special assessment as provided for in this article are delinquent, the appropriate county, city or town treasurer shall forthwith send notice of that fact and the general provisions of this section to the property owner by first-class mail. If, after the notice has been sent, such delinquent taxes remain unpaid on June 1, the treasurer shall notify the appropriate commissioner of the revenue who shall remove such parcel from the land use program. Such removal shall become effective for the current tax year.

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**§ 58.1-3236. Valuation of real estate under ordinance.**

A. In valuing real estate for purposes of taxation by any county, city or town which has adopted an ordinance pursuant to this article, the commissioner of the revenue or duly appointed assessor shall consider only those indicia of value which such real estate has for agricultural, horticultural, forest or open space use, and real estate taxes for such jurisdiction shall be extended upon the value so determined. In addition to use of his personal knowledge, judgment and experience as to the value of real estate in agricultural, horticultural, forest or open space use, he shall, in arriving at the value of such land, consider available evidence of agricultural, horticultural, forest or open space capability, and the recommendations of value of such real estate as made by the State Land Evaluation Advisory Council.

B. In determining the total area of real estate actively devoted to agricultural, horticultural, forest or open space use there shall be included the area of all real estate under barns, sheds, silos, cribs, greenhouses, public recreation facilities and like structures, lakes, dams, ponds, streams, irrigation ditches and like facilities; but real estate under, and such additional real estate as may be actually used in connection with, the farmhouse or home or any other structure not related to such special use, shall be excluded in determining such total area.

C. All structures which are located on real estate in agricultural, horticultural, forest or open space use and the farmhouse or home or any other structure not related to such special use and the real estate on which the farmhouse or home or such other structure is located, together with the additional real estate used in connection therewith, shall be valued, assessed and taxed by the same standards, methods and procedures as other taxable structures and other real estate in the locality.

D. In addition, such real estate in agricultural, horticultural, forest or open space use shall be evaluated on the basis of fair market value as applied to other real estate in the taxing jurisdiction, and land book records shall be maintained to show both the use value and the fair market value of such real estate.

---

**§ 58.1-3237. Change in use or zoning of real estate assessed under ordinance; roll-back taxes.**

A. When real estate qualifies for assessment and taxation on the basis of use under an ordinance adopted pursuant to this article, and the use by which it qualified changes to a nonqualifying use, or the zoning of the real estate is changed to a more intensive use at the request of the owner or his agent, it shall be subject to additional taxes, hereinafter referred to as roll-back taxes. Such additional taxes shall only be assessed against that portion of such real estate which no longer qualifies for assessment and taxation on the basis of use or zoning. Liability for roll-back taxes shall attach and be paid to the treasurer only if the amount of tax due exceeds ten dollars.

B. In localities which have not adopted a sliding scale ordinance, the roll-back tax shall be equal to the sum of the deferred tax for each of the five most recent complete tax years including simple interest on such roll-back taxes at a rate set by the governing body, no greater than the rate applicable to delinquent taxes in such locality pursuant to § ~~58.1-3916~~ for each of the tax years. The deferred tax for each year shall be equal to the difference between the tax levied and the tax that would have been levied based on the fair market value assessment of the real estate for that year. In addition the taxes for the current year shall be extended on the basis of fair market value which may be accomplished by means of a supplemental assessment based upon the difference between the use value and the fair market value.

C. In localities which have adopted a sliding scale ordinance, the roll-back tax shall be equal to the sum of the deferred tax from the effective date of the written agreement including simple interest on such roll-back taxes at a rate set by the governing body, which shall not be greater than the rate applicable to delinquent taxes in such locality pursuant to § ~~58.1-3916~~, for each of the tax years. The deferred tax for each year shall be equal to the difference between the tax levied and the tax that would have been levied based on the fair market value assessment of the real estate for that year and based on the highest tax rate applicable to the real estate for that year, had it not been subject to special assessment. In addition the taxes for the current year shall be extended on the basis of fair market value which may be accomplished by means of a supplemental assessment based upon the difference between the use value and the fair market value and based on the highest tax rate applicable to the real estate for that year.

D. Liability to the roll-back taxes shall attach when a change in use occurs, or a change in zoning of the real estate to a more intensive use at the request of the owner or his agent occurs. Liability to the roll-back taxes shall not attach when a change in ownership of the title takes place if the new owner does not rezone the real estate to a more intensive use and continues the real estate in the use for which it is classified under the conditions prescribed in this article and in the

ordinance. The owner of any real estate which has been zoned to more intensive use at the request of the owner or his agent as provided in subsection E, or otherwise subject to or liable for roll-back taxes, shall, within sixty days following such change in use or zoning, report such change to the commissioner of the revenue or other assessing officer on such forms as may be prescribed. The commissioner shall forthwith determine and assess the roll-back tax, which shall be assessed against and paid by the owner of the property at the time the change in use which no longer qualifies occurs, or at the time of the zoning of the real estate to a more intensive use at the request of the owner or his agent occurs, and shall be paid to the treasurer within thirty days of the assessment. If the amount due is not paid by the due date, the treasurer shall impose a penalty and interest on the amount of the roll-back tax, including interest for prior years. Such penalty and interest shall be imposed in accordance with §§ 58.1-3915 and 58.1-3916.

E. Real property zoned to a more intensive use, at the request of the owner or his agent, shall be subject to and liable for the roll-back tax at the time such zoning is changed. The roll-back tax shall be levied and collected from the owner of the real estate in accordance with subsection D. Real property zoned to a more intensive use before July 1, 1988, at the request of the owner or his agent, shall be subject to and liable for the roll-back tax at the time the qualifying use is changed to a nonqualifying use. Real property zoned to a more intensive use at the request of the owner or his agent after July 1, 1988, shall be subject to and liable for the roll-back tax at the time of such zoning. Said roll-back tax, plus interest calculated in accordance with subsection B, shall be levied and collected at the time such property was rezoned. For property rezoned after July 1, 1988, but before July 1, 1992, no penalties or interest, except as provided in subsection B, shall be assessed, provided the said roll-back tax is paid on or before October 1, 1992. No real property rezoned to a more intensive use at the request of the owner or his agent shall be eligible for taxation and assessment under this article, provided that these provisions shall not be applicable to any rezoning which is required for the establishment, continuation, or expansion of a qualifying use. If the property is subsequently rezoned to agricultural, horticultural, or open space, it shall be eligible for consideration for assessment and taxation under this article only after three years have passed since the rezoning was effective.

However, the owner of any real property that qualified for assessment and taxation on the basis of use, and whose real property was rezoned to a more intensive use at the owner's request prior to 1980, may be eligible for taxation and assessment under this article provided the owner applies for rezoning to agricultural, horticultural, open-space or forest use. The real property shall be eligible for assessment and taxation on the basis of the qualifying use for the tax year following the effective date of the rezoning. If any such real property is subsequently rezoned to a more intensive use at the owner's request, within five years from the date the property was initially rezoned to a qualifying use under this section, the owner shall be liable for roll-back taxes when the property is rezoned to a more intensive use. Additionally, the owner shall be subject to a penalty equal to fifty percent of the roll-back taxes due as determined under subsection B of this section.

F. If real estate annexed by a city and granted use value assessment and taxation becomes subject to roll-back taxes, and such real estate likewise has been granted use value assessment and taxation by the county prior to annexation, the city shall collect roll-back taxes and interest for the maximum period allowed under this section and shall return to the county a share of such taxes and interest proportionate to the amount of such period, if any, for which the real estate was situated in the county.

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**§ 58.1-3237.1. Authority of counties to enact additional provisions concerning zoning classifications.**

Any county not organized under the provisions of Chapter 5 (§ 15.2-500 et seq.), 6 (§ 15.2-600 et seq.), or 8 (§ 15.2-800 et seq.) of Title 15.2, which is contiguous to a county with the urban executive form of government and any county with a population of no less than 65,000 and no greater than 72,000 may include the following additional provisions in any ordinance enacted under the authority of this article:

1. The governing body may exclude land lying in planned development, industrial or commercial zoning districts from assessment under the provisions of this article. This provision applies only to zoning districts established prior to January 1, 1981.
2. The governing body may provide that when the zoning of the property taxed under the provisions of this article is changed to allow a more intensive nonagricultural use at the request of the owner or his agent, such property shall not be eligible for assessment and taxation under this article. This shall not apply, however, to property which is zoned agricultural and is subsequently rezoned to a more intensive use which is complementary to agricultural use, provided such property continues to be owned by the same owner who owned the property prior to rezoning and continues to operate the agricultural activity on the property. Notwithstanding any other provision of law, such property shall be subject to and liable for roll-back taxes at the time the zoning is changed to allow any use more intensive than the use for which it

qualifies for special assessment. The roll-back tax, plus interest, shall be calculated, levied and collected from the owner of the real estate in accordance with § 58.1-3237 at the time the property is rezoned.

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**§ 58.1-3238. Failure to report change in use; misstatements in applications.**

Any person failing to report properly any change in use of property for which an application for use value taxation had been filed shall be liable for all such taxes, in such amounts and at such times as if he had complied herewith and assessments had been properly made, and he shall be liable for such penalties and interest thereon as may be provided by ordinance. Any person making a material misstatement of fact in any such application shall be liable for all such taxes, in such amounts and at such times as if such property had been assessed on the basis of fair market value as applied to other real estate in the taxing jurisdiction, together with interest and penalties thereon. If such material misstatement was made with the intent to defraud the locality, he shall be further assessed with an additional penalty of 100 percent of such unpaid taxes.

For purposes of this section and § 58.1-3234, incorrect information on the following subjects will be considered material misstatements of fact:

1. The number and identities of the known owners of the property at the time of application;
2. The actual use of the property.

The intentional misrepresentation of the number of acres in the parcel or the number of acres to be taxed according to use shall also be considered a material misstatement of fact for the purposes of this section and § 58.1-3234.

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**§ 58.1-3239. State Land Evaluation Advisory Committee continued as State Land Evaluation Advisory Council; membership; duties; ordinances to be filed with Council.**

The State Land Evaluation Advisory Committee is continued and shall hereafter be known as the State Land Evaluation Advisory Council. The Advisory Council shall be composed of the Tax Commissioner, the dean of the College of Agriculture of Virginia Polytechnic Institute and State University, the State Forester, the Commissioner of Agriculture and Consumer Services and the Director of the Department of Conservation and Recreation.

The Advisory Council shall determine and publish a range of suggested values for each of the several soil conservation service land capability classifications for agricultural, horticultural, forest and open space uses in the various areas of the Commonwealth as needed to carry out the provisions of this article.

On or before October 1 of each year the Advisory Council shall submit recommended ranges of suggested values to be effective the following January 1 or July 1 in the case of localities with fiscal year assessment under the authority of Chapter 30 of this subtitle, within each locality which has adopted an ordinance pursuant to the provisions of this article based on the productive earning power of real estate devoted to agricultural, horticultural, forest and open space uses and make such recommended ranges available to the commissioner of the revenue or duly appointed assessor in each such locality.

The Advisory Council, in determining such ranges of values, shall base the determination on productive earning power to be determined by capitalization of warranted cash rents or by the capitalization of incomes of like real estate in the locality or a reasonable area of the locality.

Any locality adopting an ordinance pursuant to this article shall forthwith file a copy thereof with the Advisory Council.

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**§ 58.1-3240. Duties of Director of the Department of Conservation and Recreation, the State Forester and the Commissioner of Agriculture and Consumer Services; remedy of person aggrieved by action or nonaction of Director, State Forester or Commissioner.**

The Director of the Department of Conservation and Recreation, the State Forester, and the Commissioner of Agriculture and Consumer Services shall provide, after holding public hearings, to the commissioner of the revenue or duly appointed assessor of each locality adopting an ordinance pursuant to this article, a statement of the standards referred to in § 58.1-

3230 and subdivision 1 of § 58.1-3233, which shall be applied uniformly throughout the Commonwealth in determining whether real estate is devoted to agricultural use, horticultural use, forest use or open-space use for the purposes of this article and the procedure to be followed by such official to obtain the opinion referenced in subdivision 1 of § 58.1-3233. Upon the refusal of the Commissioner of Agriculture and Consumer Services, the State Forester or the Director of the Department of Conservation and Recreation to issue an opinion or in the event of an unfavorable opinion which does not comport with standards set forth in the statements filed pursuant to this section, the party aggrieved may seek relief in the circuit court of the county or city wherein the real estate in question is located, and in the event that the court finds in his favor, it may issue an order which shall serve in lieu of an opinion for the purposes of this article.

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**§ 58.1-3241. Separation of part of real estate assessed under ordinance; contiguous real estate located in more than one taxing locality.**

A. Separation or split-off of lots, pieces or parcels of land from the real estate which is being valued, assessed and taxed under an ordinance adopted pursuant to this article, either by conveyance or other action of the owner of such real estate, shall subject the real estate so separated to liability for the roll-back taxes applicable thereto, but shall not impair the right of each subdivided parcel of such real estate to qualify for such valuation, assessment and taxation in any and all future years, provided it meets the minimum acreage requirements and such other conditions of this article as may be applicable. Such separation or split-off of lots shall not impair the right of the remaining real estate to continuance of such valuation, assessment and taxation without liability for roll-back taxes, provided it meets the minimum acreage requirements and other applicable conditions of this article.

No subdivision of property which results in parcels which meet the minimum acreage requirements of this article, and which the owner attests is for one or more of the purposes set forth in § 58.1-3230, shall be subject to the provisions of this subsection.

B. Where contiguous real estate in agricultural, horticultural, forest or open-space use in one ownership is located in more than one taxing locality, compliance with the minimum acreage shall be determined on the basis of the total area of such real estate and not the area which is located in the particular taxing locality.

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**§ 58.1-3242. Taking of real estate assessed under ordinance by right of eminent domain.**

The taking of real estate which is being valued, assessed and taxed under an ordinance adopted pursuant to this article by right of eminent domain shall not subject the real estate so taken to the roll-back taxes herein imposed.

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**§ 58.1-3243. Application of other provisions of Title 58.1.**

The provisions of this title applicable to local levies and real estate assessment and taxation shall be applicable to assessments and taxation hereunder mutatis mutandis including, without limitation, provisions relating to tax liens, boards of equalization and the correction of erroneous assessments and for such purposes the roll-back taxes shall be considered to be deferred real estate taxes.

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**§ 58.1-3244. Article not in conflict with requirements for preparation and use of true values.**

Nothing in this article shall be construed to be in conflict with the requirements for preparation and use of true values where prescribed by the General Assembly for use in any fund distribution formula.

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## GLOSSARY

This Glossary is presented to assist the public in understanding the staff evaluation and analysis. It should not be construed as representing legal definitions.

**AGRICULTURAL AND FORESTAL DISTRICT** - A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

**AGRICULTURAL AND FORESTAL DISTRICT ADVISORY COMMITTEE (AFDAC)** - A committee composed of four farmers, four freeholder residents of Fairfax County, the Supervisor of Assessments and one member of the Board of Supervisors. AFDAC is formed to advise the Planning Commission and the Board of Supervisors regarding the proposed establishment, modification, renewal and/or the termination of an Agricultural and Forestal District and to provide expert advice on the nature of farming and forestry in the proposed district and the relation of such activities to the County.

**AGRICULTURAL PRODUCTS** - Crops, livestock, and livestock products which shall include but not be limited to the following:

- 1) Field crops, including corn, wheat, oats, rye, barley, hay, tobacco, peanuts and dry beans.
- 2) Fruits, including apples, peaches, grapes, cherries, and berries.
- 3) Vegetables, including tomatoes, snap beans, cabbage, carrots, beets and onions.
- 4) Horticultural specialties, including nursery stock ornamental shrubs, ornamental trees and flowers.
- 5) Livestock and livestock products, including cattle, sheep, hogs, goats, horses, poultry, fur-bearing animals, milk, eggs and furs.

**AGRICULTURALLY SIGNIFICANT LAND** - Land that has historically produced agricultural products, or land that AFDAC considers good agricultural land based on factors such as soil quality, topography, climate, agricultural product markets, farm improvements, agricultural economics and technology and other relevant factors.

**AGRICULTURAL USE** - Use for the production for sale of plants and animals; fruits of all kinds, including grapes, nuts and berries; vegetables; nursery and floral products useful to man under uniform standards prescribed by the Commissioner of Agriculture and Consumer Services of the State of Virginia, or when devoted to and meeting the requirements and qualifications for payments or other compensation pursuant to a soil conservation program under an agreement with an agency of the federal government. Land or portions thereof used for processing of retail merchandise of crops, livestock products is not considered to be in agricultural use.

**BEST MANAGEMENT PRACTICE (BMP)** - Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by non-point sources in order to improve water quality.

**CHESAPEAKE BAY PRESERVATION ORDINANCE** - Regulations which the State has mandated to protect the Chesapeake Bay and its tributaries. See Fairfax County Code, Chapter 118, Chesapeake Bay Preservation Ordinance.

**CLEARING** - Any intentional or negligent act to cut down, remove all or a substantial part of or

damage a tree or other vegetation which will cause the tree or other vegetation to decline and/or die.

**COMMERCIAL FOREST** - Land which is producing or is capable of producing forest products.

**DEFERRED TAX** - The difference between market tax value and use value tax is known as deferred tax. The deferred tax is still owed but is not due until the use of any part or the whole of the land in an A&F District is changed. The deferred tax plus the interest due on the deferred tax is known as rollback tax. Sixty days after the use of the land is changed, notice of the change must be filed with the County Department of Taxation.

**DEVELOPED LAND** - The total of all parcels containing permanent structures valued at \$2,500 or more, plus all parcels not generally available for development (e.g. tax exempt land, private rights-of-way, parcels owned in common by homeowner's associations, etc.).

**EASEMENT** - A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, scenic easement, utility easement, open space easement, etc. Easements may be for public or private purposes.

**ENVIRONMENTAL QUALITY CORRIDOR (EQC)** - An open space system designed to link and preserve natural resource areas, provide passive recreation and wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Volume 1 of the Comprehensive Plan.

**ERODIBLE SOILS** - Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

**FLOODPLAIN** - Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with EQCs. The 100 year floodplain drains 70 acres or more of land and has a 1% chance of flood occurrence in any given year.

**FORESTAL PRODUCTS** - Products for sale or for farm use, including but not limited to lumber, pulpwood, posts, firewood, Christmas trees and other wood products.

**FORESTALLY SIGNIFICANT LAND** - Land that has historically produced forestal products, or land that AFDAC considers good forest land based upon factors such as soil quality, topography, environmental quality and other relevant factors.

**FORESTAL USE** - Use for tree growth in such quantity and so spaced and maintained as to constitute a forest area under standards prescribed by the Director of the Department of Conservation and Economic Development of the Commonwealth of Virginia pursuant to Section 58-769.12 of the Code of Virginia, including the standing timber and trees thereon.

**OPEN SPACE EASEMENT** - An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request by the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, Sections 10.1-1700.

**QUALIFYING USE** - A land use which is eligible for use value taxation under Section 4-19 of the Fairfax County Code.

**RESOURCE MANAGEMENT AREA (RMA)** -The component of the Chesapeake Bay Preservation Area comprised of lands that, if improperly used or developed, have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Area. See Fairfax County Code, Chapter 118, Chesapeake Bay Preservation Ordinance.

**RESOURCE PROTECTION AREA (RPA)** - That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of state waters. In their natural condition, these lands provide for the removal, reduction or assimilation of sediments from runoff entering the Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. New development is generally discouraged in an RPA. See Fairfax County Code, Chapter 118, Chesapeake Bay Preservation Ordinance.

**ROLLBACK TAX** - Whenever an owner changes the acreage of an eligible tract by splitting off a parcel, or by changing the use of the land to a non-qualifying use, each applicable deferred tax plus annual simple interest at the rate annually applied to delinquent taxes becomes due and payable as a lump sum, known as the rollback tax. The rollback tax is applied to the year in which the use is changed and the previous five years the land was qualified for and assessed at use value rates.

**TIDAL WETLANDS** - Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code: includes tidal shores and tidally influenced embayments, creeks and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.

**UNDEVELOPED LAND** - Unimproved or under utilized land. Land containing no structures valued at \$2,500 or more.

**WETLANDS** - Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corp of Engineers.

**WILDLIFE HABITAT** - Areas which contain the proper food, water, and vegetative cover to support a diverse community of animals, birds and fish; some examples include floodplains, upland hardwoods, pinewoods, meadows and marshes.