

July 20, 1982

Mr. Sidney R. Steele  
Chief  
Zoning Evaluation Branch  
Office of Comprehensive Planning  
4100 Chain Bridge Road  
Fairfax, Virginia 22030

Re: RZ 82-C-016  
Tax Map 24-4(1) 3  
Approx. 82 acres

Dear Mr. Steele:

As record owner of this tract, I make the following proffers regarding the development of this tract, subject to the rezoning of the tract to I-5. While these proffers shall be binding on the property, the proffers shall not be effected until the property is developed. I hereby agree:

1. To dedicate for public right of way that frontage on McLearen Road and Centreville Road to forty five (45) feet from the centerline of each road, with the understanding that curbs may be constructed thirty five (35) feet from the centerline, provided that the property retains FAR density credit for the area dedicated.

2. To limit McLearen Road frontage to two (2) street curb cuts, and to limit Centreville Road frontage to one (1) curb cut, which will be at the present intersection of Centreville Road and the entrance to Parcel 25-3-01-0014, except as may be otherwise specified by the Virginia Department of Highways and Transportation.

3. To dedicate to the Fairfax County Park Authority that portion of the property within the hundred year flood plain, provided that the remaining property retains FAR density and open space credit for the area dedicated. The Authority shall have an unrecorded right of reasonable access across the property solely for the purpose of maintaining that land dedicated to the Park Authority, which right shall expire at such time as the Park Authority obtains other access

Mr. Sidney Steele  
July 20, 1982  
page two

to that park land from Centreville Road.

4. Not to grade or clear the Environmental Quality Corridor, comprised of 12A and 77D2 soils, as marked on the County soil map, except as may be necessary to provide one(1) street crossing in the EQC area south of the north-west-southeast border of the subject property and the adjoining Parcel 25-3-01-0001.

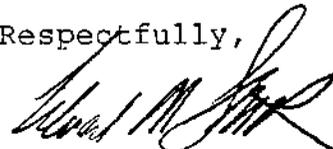
5. To provide a street access and curb cut to the property line adjoining Parcel 25-3-01-0001 at a location to be determined in the sole discretion of this property owner, provided, however, that the owner of Parcel 25-3-01-0001 has surrendered a right to a permanent curb cut on Centreville Road by development plan, subdivision plat or site plan approval.

6. To limit office development to an FAR of 0.5, with the understanding that all other uses permitted in I-5 will be subject to the higher 1.0 FAR density.

7. That in the event that there is any outside storage of materials along McLearn Road or Centreville Road, that portion of the storage area facing either road will be fenced and planted.

8. That in the event that chemical or petroleum products are stored on the property, spill containment procedures will be implemented, which may include berming around the storage area, impermeable seals beneath the area, on-site straw bails or other suitable on-site retention, or other suitable storage.

Respectfully,



Edward M. Smith, Trustee

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Sidney R. Steele, Chief  
Zoning Evaluation Branch, OCP

FROM: Peter T. Johnson, Director  
Land Use Planning Division, OCP

SUBJECT: Rezoning Application 82-C-016; Tax Map 24-4((1))3

May 18, 1982

PURPOSE

This memorandum provides comments in regard to those portions of the Comprehensive Plan which pertain to the subject rezoning application requesting a change from R-1 to I-5.

PROVISIONS OF THE ADOPTED COMPREHENSIVE PLAN

The subject property is located in Option Area 2 and in the Areas Related to Dulles Airport and Access Road of the Upper Potomac Planning District in Area III. On page 313, under Recommendation for the Southern Sector, the Plan states the following:

"Southern Sector

The area which extends south of Horsepen Run along Route 28 and to Route 50, south of Route 50 in the high noise zone, and to the Loudoun County boundary. The area has potentially good regional access, but not the prestige locations available in the Northern Sector.

The following should be considered in planning development in the Southern Sector:

- o Commercial uses should be related to the major industrial and commercial uses.
- o A comprehensive access and circulation plan should be developed to organize transportation serving the sector.
- o Land use and site development should be made compatible with noise effects in the severe noise zones south and east of the airport.

The same type of development as planned for the Northern Sector is an option in the Southern Sector. A variety of other industrial and commercial uses are probably more appropriate, however. These include, but are not limited to, warehousing, freight distribution centers, offices, light manufacturing and assembly plants, heavy equipment storage and sales, and other miscellaneous industrial and commercial uses. Ancillary commercial services need to be provided for the major uses. These include motels, restaurants, banks, cleaners, drug store, etc. These uses should not be provided in shopping centers designed for residential consumption, but in facilities related to industrial and major commercial development."

Additional relevant Plan text is found on page 305, under Recommendations (B), (D), and (H), which states:

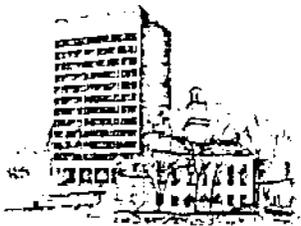
"B. Major employment uses should be confined to areas fronting on the Dulles Access Road and the area west of Centreville Road, except land currently used or zoned for industrial use on the east side of Centreville Road south of Floris. Because of the topography, there are interesting vistas of the Dulles terminal (listed on the historic sites inventory as an architectural landmark) and the mountains to the west. Multi-story, well-sited R&D employment uses and airport-oriented uses could be attracted to this area, supported by motel and restaurant uses.

D. Low-density industrial uses should be located south of Frying Pan Road. Because of its environmental significance, the industrial area between Sully and Centreville Roads should be planned to include major open space recreation areas. The Floris community should be buffered from the employment centers to preserve its identity.

H. It is desirable that the area in general be developed as a series of well-planned industrial parks, which are related to each other to make optimum use of roads and other public facilities. Ideally, it would be advantageous to form a committee of all land owners in the Sully-Centreville Road corridor to oversee development in cooperation with the County."

The Area III Plan map indicates the subject property as planned for industrial use.

PTJ/JS/alc:0825Z



COMMONWEALTH OF VIRGINIA  
COUNTY OF FAIRFAX

4100 CHAIN BRIDGE ROAD  
FAIRFAX, VIRGINIA 22030



April 28, 1982

Re: Rezoning Application RZ 82-C-016

Edward M. Smith, Tr., et al

Mr. Charles Henry Smith  
120 N. St. Asaph Street  
Alexandria, Virginia 22314

Staff Coordinator Richard Reid  
Development Plan Due Not applicable

Dear Applicant/Agent:

The referenced rezoning application has been tentatively scheduled for public hearing as follows:

Planning Commission July 8, 1982

Board of Supervisors July 26, 1982 - 2:30 P.M.

If either of these dates is not feasible, please advise this office in writing within ten (10) days of the date of this letter.

Unless otherwise indicated at a later date, both the Planning Commission and the Board of Supervisors' public hearings will be held in the Board Room on the A Level of the Massey Building, Fairfax, Virginia. The Planning Commission public hearing will be scheduled for 8:15 P.M. The time for the Board of Supervisors hearing is shown above.

You are reminded that development plans must be submitted not less than ninety (90) days prior to the scheduled date of public hearing before the Planning Commission. These ordinance provisions will be strictly enforced. The due date for your development plan and the name of the Staff Coordinator assigned to process your application are shown above. For your convenience, an extract of pertinent Zoning Ordinance provisions regarding the preparation and submission of a generalized development plan are provided as Enclosure 1. Applicants requesting P Districts are referred to Article 16 of the Ordinance.

Deferrals of scheduled public hearings will be granted only if the deferral requests comply with the adopted Board policy stated in Enclosure 2.

You will be provided further instructions regarding notification of adjacent property owners at an appropriate time prior to the Planning Commission public hearing.

As you may be aware, on January 26, 1981 the Board of Supervisors adopted a resolution regarding the implementation of proffered condition zoning pursuant to Section 15.1-491(a) of the State Code. The resolution requires some changes in processing procedures.

While the staff report will continue to analyze all aspects of the application as it has in the past, the report will identify development issues rather than suggest specific proffered conditions to resolve the development issues identified. This procedure will allow the applicant complete flexibility and freedom in addressing the development issues and reinforce the voluntary nature of the proffer system.

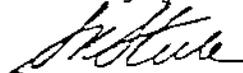
The resolution also instructs the staff and Planning Commission to base their recommendations on evaluation of the rezoning application as submitted and the proffers volunteered by the applicant. Conformance with this policy will require submission of proffers prior to the writing of the staff report, i.e., by not later than four (4) weeks prior to the Planning Commission public hearing.

To assist the applicant in this regard the Staff Coordinator will meet with the applicant upon request to discuss development issues. This may be accomplished before the development plan is prepared or after its submission. In any event, the Staff Coordinator will contact the applicant immediately following the final staff review (six (6) weeks prior to the Commission hearing) to advise applicant of: (1) any development issue the staff feels has not been adequately addressed, and (2) the staff's preliminary recommendation on the application.

The resolution addressed the procedures described in the preceding paragraph and specifically requested applicants to: (1) submit proposed draft proffered conditions for evaluation either with the submission of the development plan, or within five (5) days subsequent to the meeting following final staff review; and (2) offer refined proffers where necessary in a draft format before the Planning Commission public hearing; and (3) deliver finalized proffers to the staff a minimum of four (4) working days before the Board's public hearing.

If you have questions about any aspect of this letter or your application, please do not hesitate to contact the Staff Coordinator, telephone 691-3387.

Sincerely yours,

  
Sidney R. Steele, Chief-  
Zoning Evaluation Branch, ZAD  
Office of Comprehensive Planning

SRS:cd

Encl: a/s

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Sidney R. Steele, Chief  
Zoning Evaluation Branch, OCP

FROM: David W. Stroh, Director  
Environment and Policy Division, OCP

FILE NO. 0972E

SUBJECT: Environmental Site Analysis: RZ 82-C-016

Please incorporate the following Environmental Analysis, which was carried out by Roni Robins, on the Development/Site Plan in the appropriate sections of the report. The detailed Environmental Site Analysis is attached and should be included as an Appendix to the report.

ENVIRONMENTAL ANALYSIS

This 82 acre site is characterized by high ground and gently rolling terrain which drains into Horsepen Run which borders the northernmost portion of the site. The site is abandoned farm land which has been permitted to revert toward climax vegetation. Tree cover consists of a variety of hardwoods.

The environmental concerns which relate to the development of this site include: location of Horsepen Run, its floodplain and EQC, natural swales which cross the site which drain into Horsepen Run, location over an aquifer, impacts to water quality, steep slopes, problem soils, and the need for visual buffering and screening along roadways and for open storage areas.

Many environmental impacts can be mitigated by serving the EQC and natural swales in their natural vegetative cover. A spill containment program can be provided to avoid the potential for surface and groundwater contamination. In addition, the retention of natural vegetation which is supplemented with plantings can be used to mitigate negative visual impacts. Appendix 3 contains proffers in which the applicant has adequately addressed issues relating to EQC protection and spill containment. The intent of the proffer about the screening of outside storage appears to be adequate. A more specific landscaping plan to assist staff in evaluating the screening of outside storage would be helpful. The applicant can work with the County Arborist to develop such a plan.

See Appendix \_\_\_ for a detailed discussion of impacts and mitigation measures.

DWS/RR/alc

Project Number: 82-C-016 Location: 24-4

Existing Zoning: R-1 Proposed Zoning and/or Use: I-5 Acreage: 82

Site Features	Presence		Comments
	yes	no	
A. Geology: Coastal Plain, Piedmont, Triassic			A. Geology
1. shallow bedrock.....	<u>X</u>	—	- Shallow bedrock may be located on site.
2. groundwater resource.....	<u>X</u>	—	- Triassic siltstone aquifer (200-1000gal/min) mod-high and moderate (100-300gal/min) may be on site
3. mineral resource.....	—	<u>X</u>	
B. Topography:			B. Topography
1. steep slopes.....	<u>X</u>	—	- Slopes in excess of 15% exist in the proximity of the floodplain and natural swales which drain into Horsepen Run. See soils map.
2. irregular landform.....	—	<u>X</u>	
C. Hydrology:			C. Hydrology
1. water features.....	<u>X</u>	—	Horsepen Run and tributaries. See Attachment 1
2. critical location in watershed....	—	<u>X</u>	
3. water supply watershed.....	—	<u>X</u>	
D. Soils:			D. Soils
1. marine clays.....	—	—	See Attachments 1 and 2.
2. shrink-swell clays.....	—	—	
3. highly erodible soils.....	—	—	
4. high water table soils.....	<u>X</u>	—	
5. soils with low bearing.....	<u>X</u>	—	
6. poor infiltration soils.....	<u>X</u>	—	
E. Vegetation, Wildlife & Open Space:			E. Vegetation, Wildlife & Open Space:
1. quality vegetation.....	<u>X</u>	—	- Site is wooded with 14-20 year old hardwoods
2. wildlife habitat.....	<u>X</u>	—	- EQC is defined on soils map and should be preserved in its natural vegetation cover.
3. adopted EQC.....	<u>X</u>	—	- Natural vegetation should be preserved in the area lying within 50 feet of the main natural swale which transects the site

Environmental Quality	Problems		Comments
	yes	no	
F. Noise:			
1. airport noise.....	—	<u>X</u>	
2. highway noise.....	—	<u>X</u>	
3. railroad noise.....	—	<u>X</u>	
4. other types of noise.....	—	<u>X</u>	
G. Water:			G. Water
1. point source pollution.....	<u>X</u>	—	See Attachment 1 for comments on water quality and runoff
2. nonpoint source pollution.....	<u>X</u>	—	
H. Air:			
1. mobile source pollution.....	—	<u>X</u>	
2. stationary source pollution.....	—	<u>X</u>	
I. Aesthetics: For example:			I. Aesthetics
1. internal views, views from site, views of site from adjacent development	—	—	Visual buffering should be provided along roadways and storage areas should be screened
2. Other:.....	—	—	

### Geology

The site is located over a triassic siltstone aquifer of moderate yield. Problems with groundwater contamination may occur if chemical or petroleum substances are stored on site. In order to avoid these problems, spill containment procedures should be implemented. These procedures may include berming around storage areas, impermeable seals beneath these areas, on-site straw bales, or other suitable on-site retention or storage. The applicant has addressed these issues in the proffer statement.

### Topography

Slopes in excess of 15 percent exist in the area adjacent to the Horsepen Run floodplain and along the natural swale which drains into Horsepen Run. The floodplain and its adjacent steep slopes form the on-site EQC. No grading or clearing should occur within this area. See EQC for further discussion.

### Water Quality and Run

Conversion of this site to its proposed use will increase runoff and decrease water quality of Horsepen Run. In order to mitigate adverse impacts to water quality, the following should be provided:

1. No grading or clearing should occur within the EQC as delineated on the soils map in Attachment 2.
2. No grading or clearing should occur within 50 feet of either side of the natural swales which drain the site.
3. Sedimentation and erosion controls should be adhered to strictly.
4. Stormwater management should be provided as directed by D.E.M. Stormwater management is important to this sensitive upstream location.
5. A spill containment program as discussed under Geology should be provided to avoid contamination of surface water.

### Soils

Attachment 2 contains the soils map. The soils map has been modified to delineate the EQC, floodplain soils, steep slopes, high water table soils, shallow bedrock, and well drained soils. The floodplain soils consists of Rowland soil (12) which is approximately 4 percent of the site. The floodplain soil rates poor for building support and groundwater recharge and has a high seasonal water table. This soil comprises a northwestern portion of the site adjacent to Horsepen Run. Adjacent to these soils, which are also in the EQC are Penn shaly silt loam soil (77D). Also on site are the Penn silt loam soils (73) of lesser slopes. The Penn soils (73) on slopes of less than 15 percent are well suited for building location, are good for building support and are well drained. The Penn soils (73, 77) comprise 68.5 acres of this site.

Ten percent of the property consists of Manassas (14) and Calverton (78) soils which have a high seasonal water table during wet seasons and following heavy rainfalls. Manassas soil (14) rates marginal for building support and poor for groundwater recharge. Calverton soil (78) rates marginal to poor for building support and poor for groundwater recharge. The remaining two percent of this site consists of Readington soils (273). This soil is shallow to hard shale, has a high seasonal water table, and rates good for building support and poor for ground water recharge. The Rowland (12A+), Manassas (14) and Penn (73BC) soils represent prime agricultural soils.

To alleviate problems associated with these soils:

1. No clearing, grading, or construction should occur within the EQC as defined by the Rowland soil (12A+) and the Penn shaley silt loam (77D2). See Attachment 2 for map. These should be kept in natural vegetative cover.
2. If basements are constructed, they should be engineered to ensure dryness.

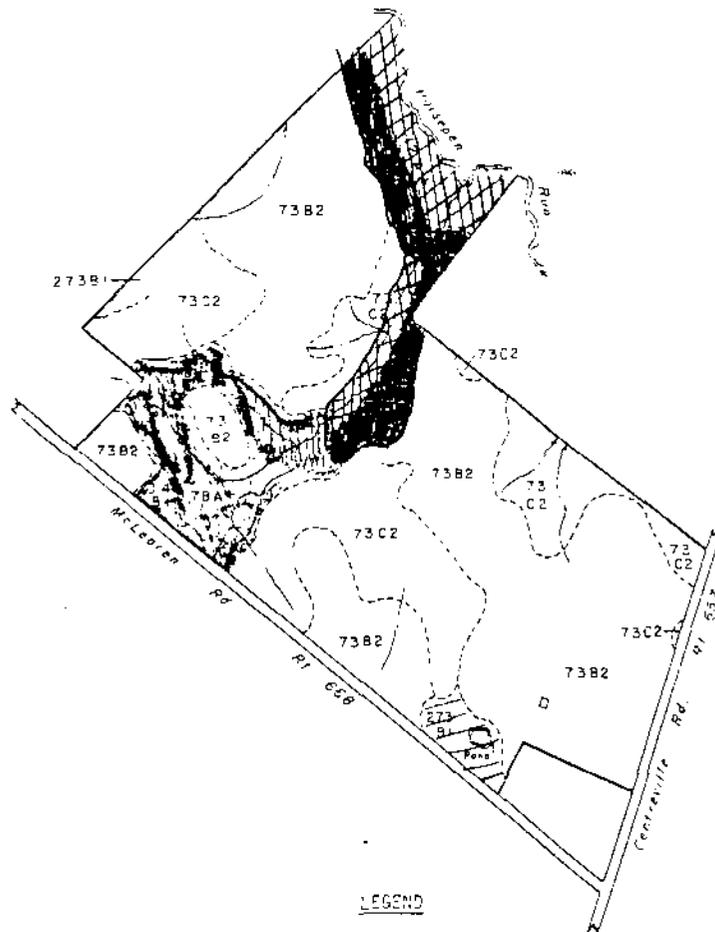
#### Vegetation and EQC

The site consists of farm land which has been permitted to revert back toward climax vegetation. The predominant tree cover on site is red cedar. Other tree species include black locust, wild cherry, and elm, sycamore and poplar along Horsepen Run. The County Forester recommends that the EQC be preserved in its natural cover and that a natural vegetative cover approximately 50 feet to each side of the main swale on site be retained. In addition to these measures, the limits of clearing and grading should be established in conjunction with the County Arborist. The applicant adequately addresses the EQC issue in the proffer statement. It would also be desirable to maintain the natural swale in natural vegetative cover. However, if the EQC is preserved adequate protection of water quality should be provided.

#### Visual Buffering

In addition, outdoor storage areas should be located away from the periphery of the site and screening through a combination of berming, plantings, and fencing should be provided. The location and screening of storage areas is important to mitigate any negative visual impacts that may be experienced by future residents who would be located in the planned residential development north of this site. The protection of existing vegetation in the EQC and along the northern periphery of the site will also serve to mitigate these potential impacts. Visual buffering through the use of natural vegetation supplemented with plantings should be used to screen views into the site. The applicant is encouraged to work with the County Arborists Office to develop a landscaping plan for the entire site and especially to screen outdoor storage areas.

SOIL TYPE MAP OF AN 80.0 ACRE PARCEL, PROPOSED FOR REZONING FROM R-1 TO I-5 (IND GENERAL USE) LOCATED ADJACENT TO THE SOUTH OF BRASHEEN RUN, ADJACENT TO AND AVE. OF MC LEAREN ROAD, SECTION 24 AND 25, OF CO. 1, PUBLIC ROAD. REZONING REQUESTED BY: EDYSON M. SMITH, TRACT NO. 2000 NUMBER: 85-0-016.



- EQC
- floodplain soils
- steep slopes
- high water table, marginal building support soils
- well drained, good building support soils, may have shallow bedrock
- shallow to hard shale, seasonal high water table, good building support soils

## LEGEND

Soil Symbol	Soil Name
72A-	Rowland silt loam, 0-2% slopes
74B-	Manassas silt loam, 2-7% slopes
73B2	Penn silt loam, 2-7% slopes
73C2	Penn silt loam, 7-14% slopes
73D2	Penn shaly silt loam, 14-25% slopes
7814	Calverton silt loam, 0-2% slopes
27201	Readington silt loam, 2-7% slopes
-----	Soil Boundary

Scale: 1" = 500 feet  
 Map check: James E. Belshan, Soil Scientist  
 Fairfax County Soil Survey Office  
 Date: April 22, 1992

LOCATION: Tax Map Section: 24-4-001-3

NOTE: Four percent, or 3.2 acres, of this property consists of Rowland (12) soil. This soil occurs within the Flood Plain. It has a high seasonal water table during wet seasons and following heavy rainfalls. Rowland (12) soil rates poor for both building support and recharge of groundwater.

Ten percent, or 8.5 acres, of this property consists of Manassas (14) and Calverton (78) soils. These soils have high seasonal water tables during wet seasons and following heavy rainfalls. Manassas (14) rates marginal for building support. Calverton (78) rates marginal to poor for building support, because it has a deeper clayey subsoil. Manassas (14) and Calverton (78) soils rate poor for recharge of groundwater.

Eighty-four percent, or 68.5 acres, of this property consists of Penn (73) (77) soils. These well drained soils, forming from shale, rate good for building support. They rate marginal for recharge of groundwater. Blasting may be required in the installation of utilities.

Two percent, or 1.8 acres, of this property consists of Readington (273) soil. This soil is shallow to hard shale, and has a high seasonal water table during wet seasons and following heavy rainfalls. Readington (273) soil rates good for building support. It rates poor for recharge of groundwater.



COMMONWEALTH OF VIRGINIA  
COUNTY OF FAIRFAX

4100 CHAIN BRIDGE ROAD  
FAIRFAX, VIRGINIA 22030



Date: 5-25-82

TO: See Distribution

FROM: RICH REID, Staff Coordinator  
Zoning Evaluation Branch-OCF (691-3387)

SUBJECT: Development Plan, Rezoning Application RZ-82-C-016

Attached for your review and comments is the applicant's Development Plan, Submission #, for the above referenced rezoning application. The application requests rezoning of 82.0011 acres of R-1 zoned land to the I-5 District. The subject parcels are: 24-4(1)3

To be considered in preparing staff recommendations on this application, your comments should be returned to me in writing by June 10, 1982.

This development plan should be reviewed in accordance with the provisions of the Zoning Ordinance and especially:

Generalized Development Plan, Section 18-203

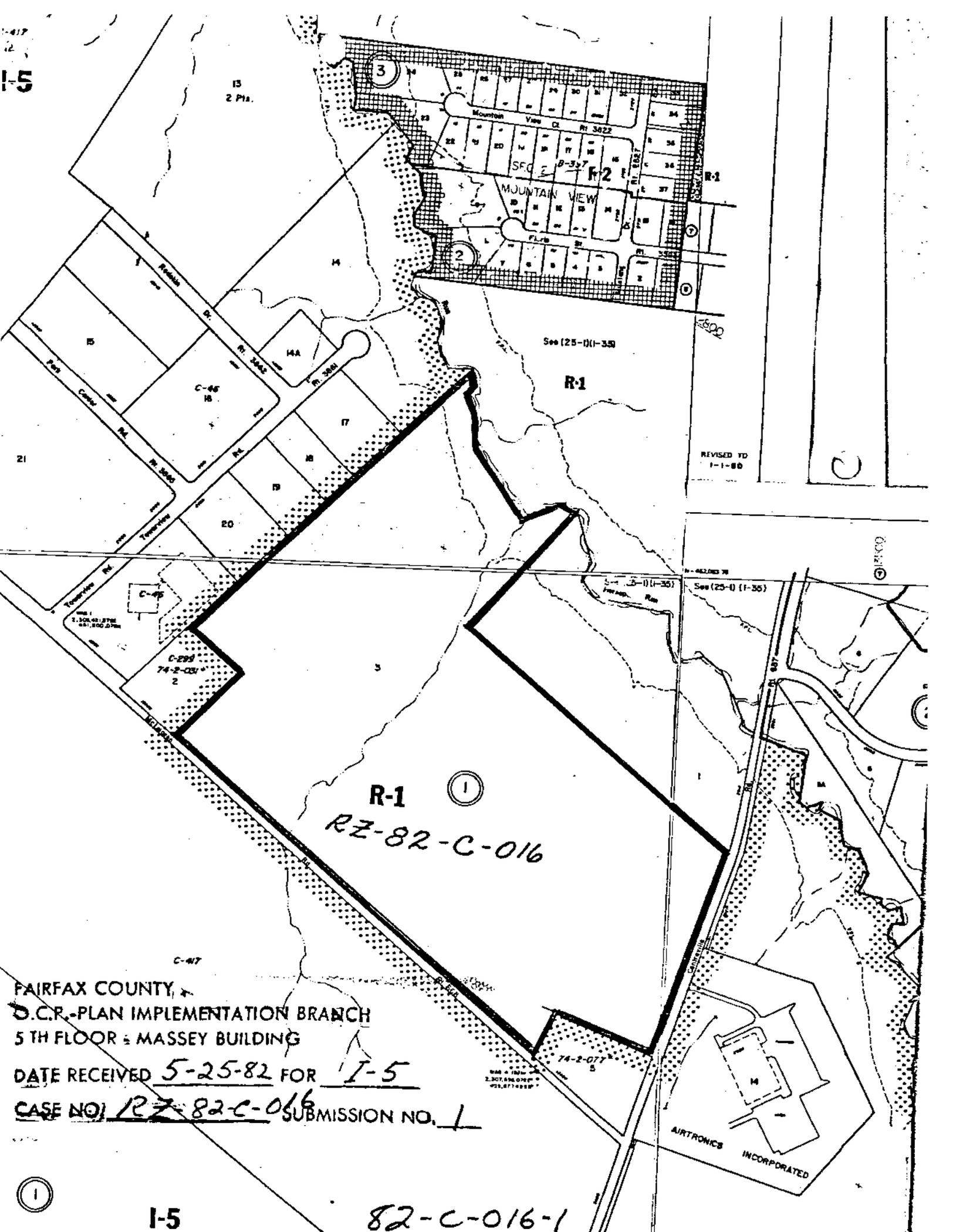
Conceptual Development Plan, Section 16-401

Final Development Plan, Section 16-402

Other comments: D.P. was waived,

DISTRIBUTION:

- |   |  |
|---|--|
| <input type="checkbox"/> Office of Transportation               | <input type="checkbox"/> Fire and Rescue Services, Fire Marshal  |
| <input type="checkbox"/> Office of Comprehensive Planning       | <input type="checkbox"/> Health Services, Air Pollution Control Div  |
| <input type="checkbox"/> Land Use Planning Division             | <input type="checkbox"/> Fairfax County Park Authority, Land Acquisition Division  |
| <input type="checkbox"/> Environment and Policy Division        | <input type="checkbox"/> Fairfax County Public Schools, Planning Services Dept., Div. of Planning and Program Assessment |
| <input type="checkbox"/> Department of Environmental Management | <input type="checkbox"/> Dept. of Public Works, Ofc of Waste Mgt, System Analysis Section                                |
| <input checked="" type="checkbox"/> Preliminary Engineering     | <input type="checkbox"/> Resident Engineer, VDS&T  |
| <input type="checkbox"/> County Arborist                        | <input type="checkbox"/> Other _____   |



FAIRFAX COUNTY  
 D.C.P.-PLAN IMPLEMENTATION BRANCH  
 5TH FLOOR - MASSEY BUILDING  
 DATE RECEIVED 5-25-82 FOR I-5  
 CASE NO. 127-82-C-016 SUBMISSION NO. 1

①

I-5

82-C-016-1

AIRTRONICS  
INCORPORATED

REVISED TO  
1-1-80

See (25-0)(1-35)

R-1

R-1

RZ-82-C-016

①

See (25-0)(1-35)

See (25-0)(1-35)

74-2-077

2,307,600 SQ FT  
428,877,833

C-47

21

I-5

15  
2 Pks.

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R-2

R-1

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## FAIRFAX COUNTY, VIRGINIA

## MEMORANDUM

TO: Richard Reid, Staff Coordinator  
Zoning Evaluation Branch  
Office of Comprehensive Planning

DATE: June 11, 1982

FROM: O. S. Hendrickson  
Site Review Branch Chief

FILE NO:

SUBJECT: Rezoning Application 82-C-016, TM 24-4((1))3

REFERENCE:

We have reviewed the referenced application and submit the following comments:

- 1) McLearn Road, Route 688, is to be dedicated to 45' from centerline. Curb location is to be at 35' from centerline.
- 2) Centreville Road, Route 657, is to be dedicated to 45' from centerline. Curb location is to be 35' from centerline.
- 3) Transition yards shall apply.

OSH:ZH:ej

cc: Plan Control  
Office of Transportation

RK  
AIRFAX COUNTY, VIRGINIA

RZ 82-C-016

MEMORANDUM

**TO:** Director, Office of  
Comprehensive Planning      **DATE**      July 26, 1982

**FROM:** Denton U. Kent   
Deputy County Executive

**FILE NO:**      for Planning and Development

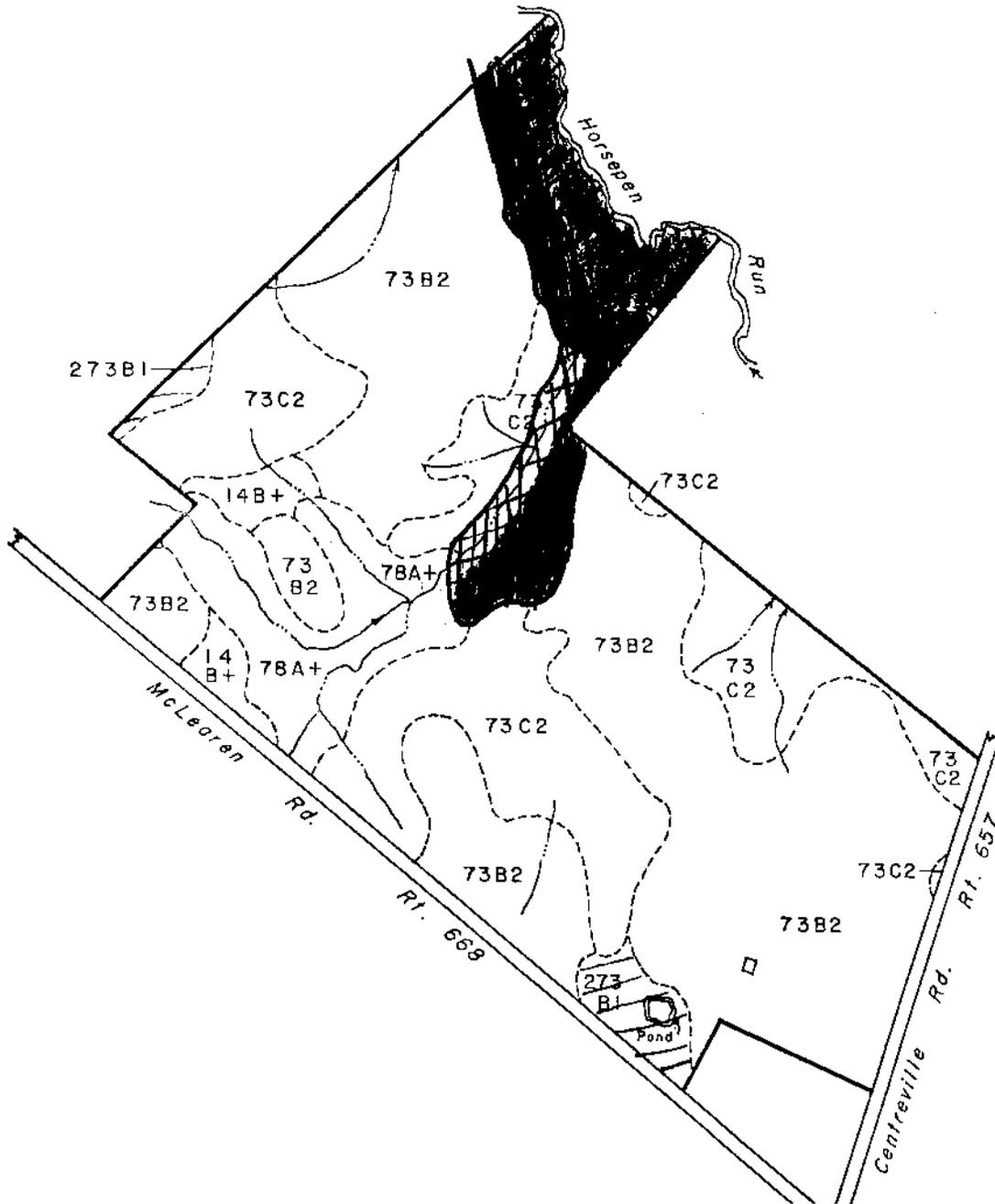
**SUBJECT:** Public Hearing - RZ 82-C-016 - Edward M. Smith, Tr., et al.  
(Centreville District)

**REFERENCE:**

Following a public hearing on July 26, 1982, the Board of Supervisors approved RZ 82-C-016 from R-1 to I-5 District as proffered.

DUK:vb

SOIL TYPE MAP OF AN 82.0 ACRES PROPERTY PROPOSED FOR REZONING FROM R-1 TO I-5 (INDUSTRIAL GENERAL) USE, LOCATED ADJACENT TO AND S.W. OF HORSEPEN RUN, ADJACENT TO AND N.E. OF MC LEAREN ROAD, AND ADJACENT TO AND W. OF CENTREVILLE ROAD. REZONING REQUESTED BY: EDWARD M. SMITH, TR., ET. AL. CASE NUMBER: 82-C-016.



-  EQC
-  floodplain soils
-  steep slopes
-  high water table, marginal building support soils
-  well drained, good building support soils, may have shallow bedrock
-  shallow to hard shale, seasonal high water table, good building support soils

LEGEND

W

<u>Soil Symbol</u>	<u>Soil Name</u>
12A+	Rowland silt loam, 0-2% slopes
14B+	Manassas silt loam, 2-7% slopes
73B2	Penn silt loam, 2-7% slopes
73C2	Penn silt loam, 7-14% slopes
77D2	Penn shaly silt loam, 14-25% slopes
78A+	Calverton silt loam, 0-2% slopes
273B1	Readington silt loam, 2-7% slopes
-----	Soil Boundary

Scale: 1" = 500 feet  
Map check: James E. Belshan, Soil Scientist  
Fairfax County Soil Survey Office  
Date: April 22, 1982

LOCATION: Tax Map Section: 24-4-001-3

NOTE: Four percent, or 3.2 acres, of this property consists of Rowland (12) soil. This soil occurs within the Flood Plain. It has a high seasonal water table during wet seasons and following heavy rainfalls. Rowland (12) soil rates poor for both building support and recharge of groundwater.

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Eighty-four percent, or 68.5 acres, of this property consists of Penn (73) (77) soils. These well drained soils, forming from shale, rate good for building support. They rate marginal for recharge of groundwater. Blasting may be required in the installation of utilities.

Two percent, or 1.8 acres, of this property consists of Readington (273) soil. This soil is shallow to hard shale, and has a high seasonal water table during wet seasons and following heavy rainfalls. Readington (273) soil rates good for building support. It rates poor for recharge of groundwater.