



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

May 8, 2013

Hamid Matin, P.E.
Professional Design Group, Inc.
4124 Walney Road, Suite M
Chantilly, Virginia 20151

Re: Interpretation for SPA 87-S-012-3, Rajdhani Mandir: Limits of Clearing and Grading, Open Space, Retaining Wall

Dear Mr. Matin:

This is in response to your letter of March 27, 2013 (attached), which supersedes your previous letter of October 12, 2012, and the letter originally submitted by Carlyle Brady dated July 8, 2011, requesting an interpretation of the Special Permit Amendment (SPA) Plat and development conditions approved by the Board of Zoning Appeals in conjunction with SPA 87-S-012-3. As I understand it, the question is whether the proposed changes to the limits of clearing and grading and open space, required to provide adequate outfall for the site, and the addition of a retaining wall, would be in substantial conformance with the SPA Plat and development conditions. This determination is based on your letter and submitted plan sheets as follows: a redlined version of the approved SPA Plat (labeled Generalized Development Plan); Site Plan Sheet 4 of 31 showing the proposed site design; Site Plan Sheet 5 of 31 showing the proposed ditch layout on adjacent park property; and Sheet 5A of 31 Overall Open Space; all prepared by Professional Design Group and sealed April 12, 2013.

You have indicated that in the final engineering of the site, additional grading for an outfall ditch is required in order to attain adequate outfall for the site. The additional grading would occur from the storm water management facility southward to the end of the subject property. The resulting changes to the approved limits of clearing and grading are shown on the redlined interpretation exhibit. The total area to be disturbed outside the limits of clearing and grading shown on the SPA Plat is 2670 square feet. The required grading also impacts the adjacent Park Authority (FCPA) site to the south. A number of meetings have been held with Park Authority staff, who have agreed to grant permission to extend the outfall onto their property.

Pursuant to SPA Development Condition 15, a minimum of 50% of the site must be maintained as undisturbed open space. You have indicated, and have demonstrated to DPWES, that the additional disturbed area has been offset by additional save areas on site and that this 50% requirement will continue to be met.

Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Phone 703 324-1290
FAX 703 324-3924
www.fairfaxcounty.gov/dpz/



Hamid Matin
Page 2

In order to maximize the undisturbed open space, you propose to eliminate the previously anticipated grading along the southern parking. This would be achieved by providing a retaining wall having a maximum height of 7.5 feet and extends below the parking surface. The wall is screened by plantings and faces a wooded area on the Park Authority property.

It is my determination that the proposed clearing, grading and open space would be in substantial conformance with the SPA Plat and development conditions, provided that a minimum of 50% of the site is maintained as undisturbed open space, subject to final approval by DPWES and FCPA. It is also my determination the proposed retaining wall would be in substantial conformance with the SPA Plat and development conditions, subject to final approval by DPWES. These determinations have been coordinated with DPWES and FCPA, have been made in my capacity as duly authorized agent of the Zoning Administrator, and only address the issues discussed herein.

If you have any questions regarding this interpretation, please feel free to contact Kevin Guinaw at (703) 324-1290.

Sincerely,

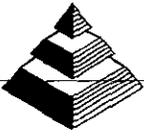


Barbara C. Berlin, AICP, Director
Zoning Evaluation Division, DPZ

N:\KGI\interpretations\Rajdhani Mandir.Dotx

Attachments: A/S

cc: Michael Frey, Board of Supervisors, Sully District
John Litzenberger, Planning Commission, Sully District
Members, Board of Zoning Appeals
Diane Johnson-Quinn, Deputy Zoning Administrator, Permit Review Branch, ZAD, DPZ
Ken Williams, Plan Control, Land Development Services, DPWES
Kevin Guinaw, Chief, Special Projects/Applications Management Branch, ZED, DPZ
File: SPA 87-S-012-3, SPI 1107019, Imaging



PROFESSIONAL DESIGN GROUP, INC.

March 27, 2013

RECEIVED
Department of Planning & Zoning

APR 12 2013

Zoning Evaluation Division

4124 Walney Road
Suite M
Chantilly, Virginia 20151
Metro 703.631.2344
703.378.2101
Fax 703.378.2102

Mr. Kevin Guinaw, Chief
Special Project Applications Management Branch
Zoning Evaluation Division, DPZ
Office of Comprehensive Planning
12500 Government Center Parkway, 8th Floor
Fairfax, Virginia 22035

**Re: Rajdhani Mandir Religious Center – SP #07271-SP-002
Special Permit Amendment Application No. SPA-87-S-012-03
4525 Pleasant Valley Road, Chantilly, Va. 20151**

Dear Mr. Guinaw:

We are requesting for you to provide us with an interpretation of Special Permit Conditions #15 and #18.

- Condition #15 states: *“A minimum of 50% of the site shall be preserved as undisturbed open space as depicted on the SPA Plat.”*
- Condition #18 states: *“SWM and BMP measures shall be provided at site plan review as shown on the SPA Plat and as approved by DPWES. SWM/BMP facilities shall be provided in substantial conformance with the SPA plat. Any modifications to the facilities shall not impact undisturbed open space or tree save areas.”*

In both of these cases, we are required to grade in an outfall ditch from the existing outfall pipe structure # EX 10 at the SWM facility to the end of our property as shown with the attached site plan sheets 4 and 5. It is necessary to do this to meet county outfall requirements. As a result, we need to add a 26' storm drain easement and have to re-adjust the limits of clearing and grading as well. Please note that we have incorporated the new limits of clearing grading into GDP from the site plan to highlight the differences for your review (Please see attached GDP).

Part of Special Permit Condition #12 states: *“The applicant shall conform strictly to the limits of clearing and grading as shown on the SPA Plat, subject to allowances for the installation of utilities and/or trails as determined necessary by the director of DPWES... they shall be located in the least disruptive manner necessary... a replanting plan shall be developed and implemented, subject to approval by UFMD for any areas protected by the limits of clearing and grading that must be disturbed for such utilities.”* As stated

above, we are grading out a drainage ditch to convey the water from the SWM facility. The total area being disturbed outside the limits of clearing and grading shown on GDP is 2670 square feet.

We are submitting this letter of interpretation along with the plans for review and determination for substantial conformance. Per our meeting we have revised the site plan to eliminate the open spaces that are not quality spaces and are not connected to other larger spaces were eliminated from our total open space computations. As result the grading along the southern parking area was eliminated and limits of disturbance was pushed back to achieve additional undisturbed area. This was achieved by providing a retaining wall that has a maximum of height of 7.5 feet that extends below parking surface. The wall is screened by planting and is facing the wooded area of the Park which will not be visible from park land.

In regard to out fall as shown on revised plans, please note that we had several meetings with Ms. Cynthia E. McNeal and Ms. Patricia Rosend of Fairfax County Park Authority Staff to discuss the permission to grade offsite onto their property to provide beds and banks for outfall as requested. The final decision was that the Park Authority will grant the permission, licenses and easements required if the Department of Land Development Services review and approve the outfall. Per our meeting today we are providing additions computations for meeting Park Authority requirements and will be working on getting permission and easements from Park Authority to construct the additional out fall channel as shown on our plans.

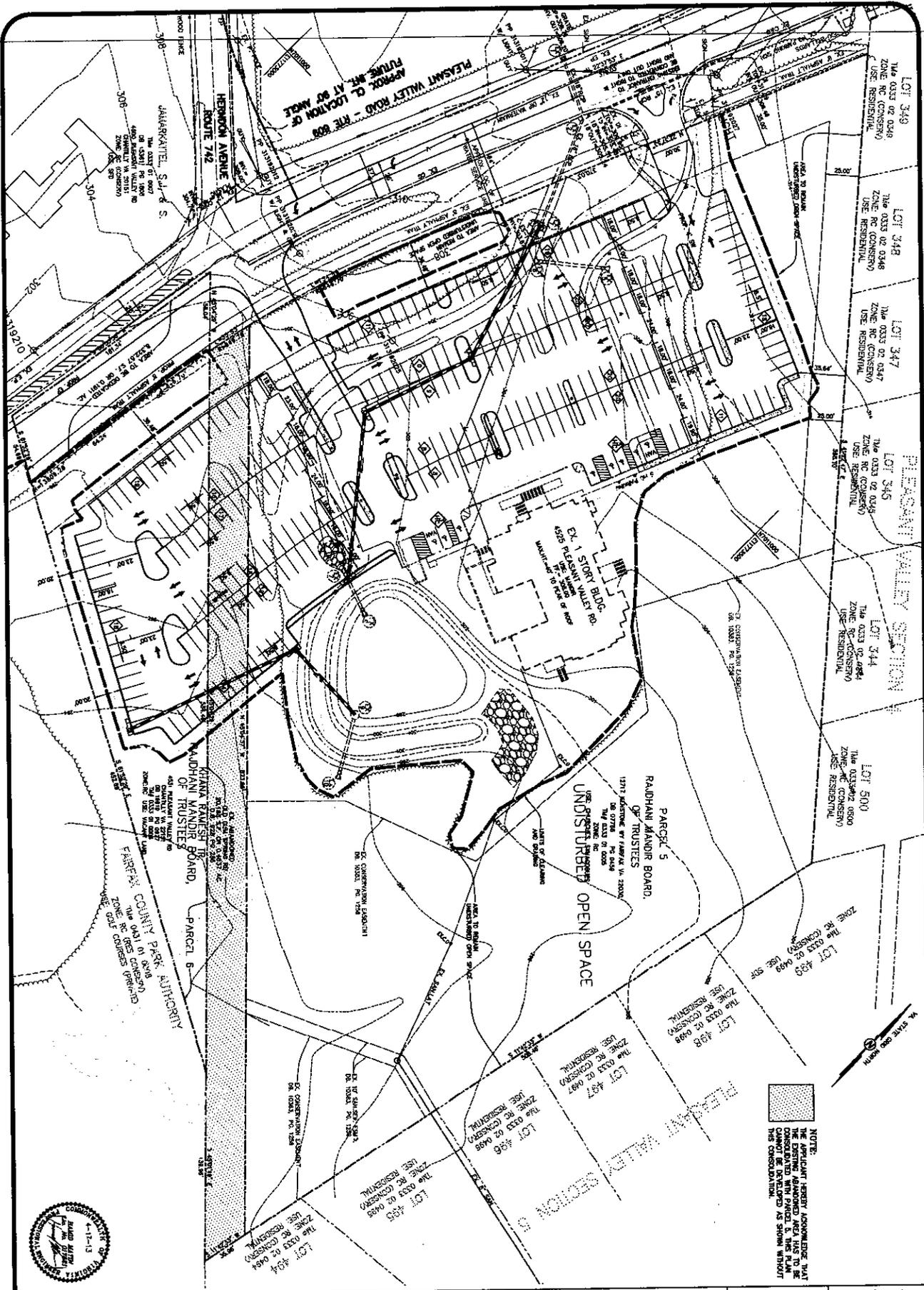
The plans will be submitted to LDS and Mr. Clinton Abernathy and Mrs. Aileen Santiago their review and comments. We plan on meeting the Park Authority Staff early next week to go over the plans and computations. Once the Park Authority have agreed to our numbers, then we will proceed to make inserts to plans that are recommended for approval.

Should you have any other questions regarding this matter, please feel free to contact me.

Sincerely,



Hamid Matin, P.E.



PROFESSIONAL DESIGN GROUP, INC.
 4124 WALNEY ROAD, SUITE M
 CHANTRELLY, VIRGINIA 20151

ENGINEERS, SURVEYORS, CONSULTANT
 PHONE (703) 631-2344
 FAX (703) 378-2102

**GENERALIZE DEVELOPMENT PLAN
 RAJDHANI MANDIR
 ADDITIONAL PARKING**

SULLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA

DESIGN BY:	CMB	SCALE:	1" = 30'
DRAWN BY:	CMB	DATE:	NOVEMBER 2011
CHECKED BY:	NM	DRAWING NO.:	724
JOB NO.:	00201	SHEET:	2 OF 18

NO.	DATE	DESCRIPTION	BY
3/27/13		DEPICTED THE FINAL LOC	NM
4/23/09		REV. ENTRANCE AND RED. PARKING	NM

Restrictions and Channel Lining Specifications

1. Channel Lining: 12" x 12" concrete blocks, 18" x 18" concrete blocks, or 24" x 24" concrete blocks.

2. Channel Slope: 1:100 to 1:200.

3. Channel Width: 12' to 24'.

4. Channel Depth: 18" to 24".

5. Channel Material: Concrete, stone, or riprap.

6. Channel Location: Along the stream travel area.

7. Channel Maintenance: Regular cleaning and inspection.

8. Channel Protection: Riprap or stone lining for erosion control.

9. Channel Access: Provide access for maintenance and inspection.

10. Channel Safety: Install safety barriers or fencing where necessary.

Area of Stream Travel

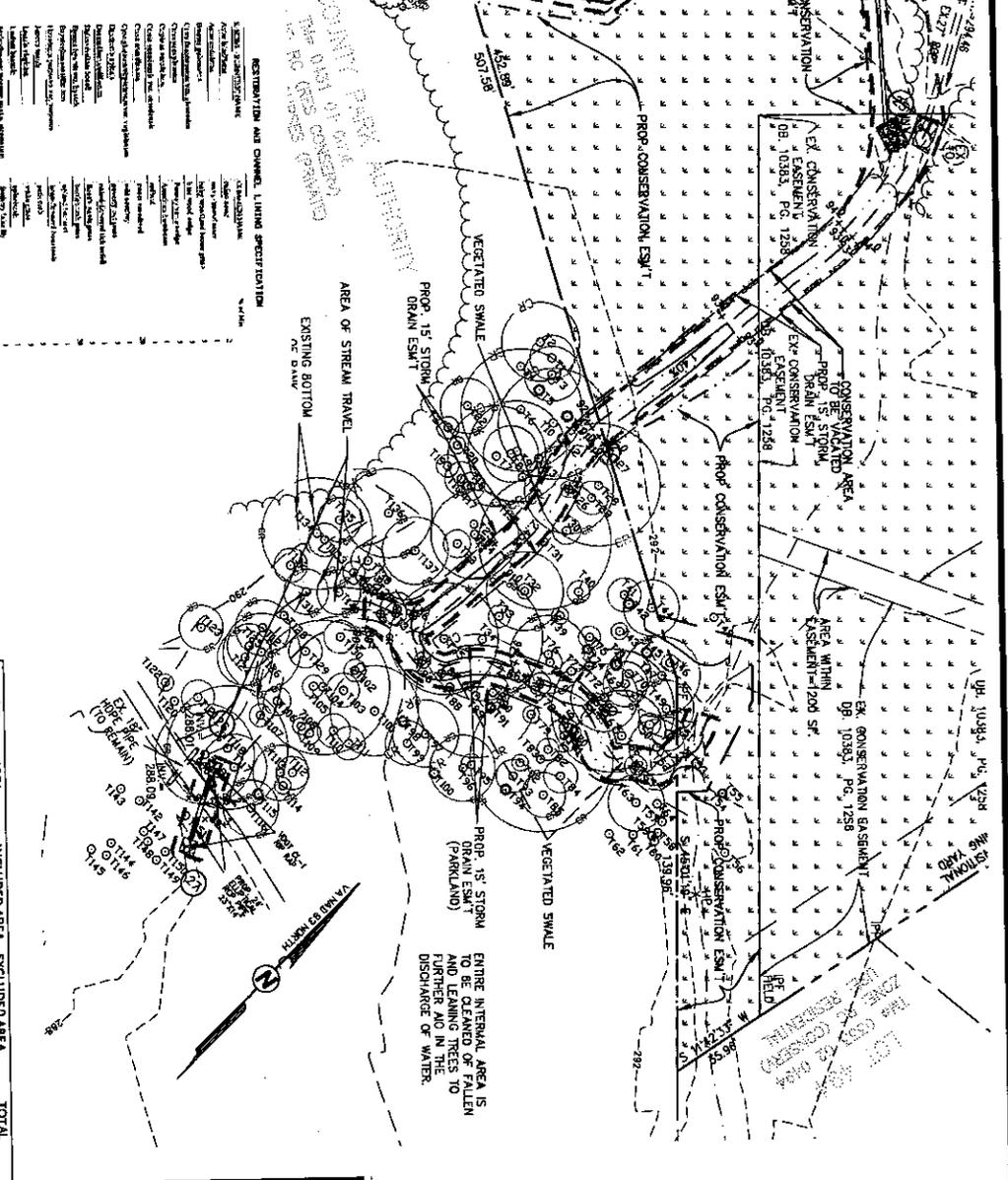
Existing Bottom

Proposed 15' Storm Drain ESM

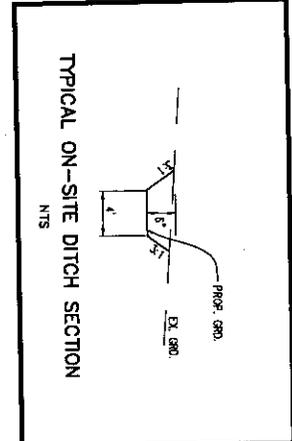
Vegetated Swale

Proposed 15' Storm Drain ESM (Parkland)

Entire Internal Area is to be Cleared of Fallen and Leaning Trees to Further Aid in the Discharge of Water.



SPACE #	AREA	INCLUDED AREA	EXCLUDED AREA	TOTAL
1	125,100	125,100	0	125,100
2	15,883	15,883	0	15,883
3	1,708	1,708	0	2,708
4	5,093	5,093	0	5,093
5	1,894	0	1,894	-1,894
6	4,180	0	4,180	-4,180
7	20,762	20,762	0	20,762
TOTAL	174,620			162,472



County of Fairfax, Virginia

Professional Design Group, Inc.

1234 Walnut Road, Suite M
Chantilly, Virginia 20151

Phone: (703) 631-2344
Fax: (703) 378-2102

Project: RAJDHANI MANDIR ADDITIONAL PARKING

Scale: 1" = 20'

Date: MARCH 2012

Sheet: 5 of 31



PROFESSIONAL DESIGN GROUP, INC.

1234 WALNUT ROAD, SUITE M
CHANTILLY, VIRGINIA 20151

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EXHIBIT SHOWING DITCH MEANDERING THROUGH PARK TREES

RAJDHANI MANDIR
ADDITIONAL PARKING

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

DESIGN BY: CAB
DRAWN BY: CAB
CHECKED BY: NM
JOB NO.: 00201

SCALE: 1" = 20'
DATE: MARCH 2012
DRAWING NO.: 724
SHEET 5 OF 31

THE DATE OF 0007/
 05 15/01 P6 18/09
 4600 HAZARD 7.2.1.1
 CHAIRMAN 1.0.20151
 ZONE NO 00000000
 USE SFB


 TREE PRESERVATION AREA



PROFESSIONAL DESIGN GROUP, INC.
 4124 WALNEY ROAD, SUITE 41
 CHANTILLY, VIRGINIA 20151
 ENGINEERS, SURVEYORS, CONSULTANTS
 PHONE (703) 831-2344
 FAX (703) 378-2102

OVERALL OPEN SPACE AREA PLAN
RAJDHANI MANDIR
 ADDITIONAL PARKING
 SULLY DISTRICT FANFAX COUNTY, VIRGINIA

DESIGN BY: CAB
 SCALE: 1" = 40'
 DRAWN BY: CAB
 DATE: MARCH 2012
 CHECKED BY: MM
 QUANTITY NO: 724
 JOB NO: 00001
 SHEET 5A OF 31

NO.	DATE	DESCRIPTION	BY
1	11/24/11	OUTLINE CONCEPT IN PARKLAND	CAB
		REVISION BLOCK	

NO.	DESCRIPTION	AREA (SQ. FT.)	PERCENTAGE
1	TOTAL	15,242	100%
2	DRIVE	1,000	6.56%
3	LANE	1,000	6.56%
4	WALKWAY	1,000	6.56%
5	BIKEWAY	1,000	6.56%
6	PLANTING	1,000	6.56%
7	SEWER	1,000	6.56%
8	WATER	1,000	6.56%
9	UTILITY	1,000	6.56%
10	LANDSCAPE	1,000	6.56%
11	PLANTING	1,000	6.56%
12	WATER	1,000	6.56%
13	UTILITY	1,000	6.56%
14	LANDSCAPE	1,000	6.56%
15	PLANTING	1,000	6.56%
16	WATER	1,000	6.56%
17	UTILITY	1,000	6.56%
18	LANDSCAPE	1,000	6.56%
19	PLANTING	1,000	6.56%
20	WATER	1,000	6.56%
21	UTILITY	1,000	6.56%
22	LANDSCAPE	1,000	6.56%
23	PLANTING	1,000	6.56%
24	WATER	1,000	6.56%
25	UTILITY	1,000	6.56%
26	LANDSCAPE	1,000	6.56%
27	PLANTING	1,000	6.56%
28	WATER	1,000	6.56%
29	UTILITY	1,000	6.56%
30	LANDSCAPE	1,000	6.56%
31	PLANTING	1,000	6.56%
32	WATER	1,000	6.56%
33	UTILITY	1,000	6.56%
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40	WATER	1,000	6.56%
41	UTILITY	1,000	6.56%
42	LANDSCAPE	1,000	6.56%
43	PLANTING	1,000	6.56%
44	WATER	1,000	6.56%
45	UTILITY	1,000	6.56%
46	LANDSCAPE	1,000	6.56%
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48	WATER	1,000	6.56%
49	UTILITY	1,000	6.56%
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92	WATER	1,000	6.56%
93	UTILITY	1,000	6.56%
94	LANDSCAPE	1,000	6.56%
95	PLANTING	1,000	6.56%
96	WATER	1,000	6.56%
97	UTILITY	1,000	6.56%
98	LANDSCAPE	1,000	6.56%
99	PLANTING	1,000	6.56%
100	WATER	1,000	6.56%



FAIRFAX COUNTY PARK AUTHORITY



12055 Government Center Parkway, Suite 927 • Fairfax, VA 22035-5500
703-324-8700 • Fax: 703-324-3974 • www.fairfaxcounty.gov/parks

May 3, 2013

Hamid Matin, P.E.
Professional Design Group, Inc.
4124 Walney Road, Suite M
Chantilly, Virginia 20151

Reference: Rajdhani Mandir Religious Center
4531 Pleasant Valley Road, Chantilly, VA
Tax Map 33-3-((1))-5A

Subject: Plan Control Number 7271-SP-002
Various Site Plan Submissions to Accommodate Additional Parking, Storm Drainage
Easement Requirements, Trail Connection

Dear Mr. Matin:

The Fairfax County Park Authority and the Department of Public Works and Environmental Services have been working with the Applicant, Rajdhani Mandir Religious Center, to address a variety of issues related to the original plan approvals and the proposed parking lot expansion. There have been several conversations, meetings, plan submissions and issuance of land rights at various stages over the past several years. This letter serves to recap what is believed to be the remaining issues that need to be addressed.

Background

The site of the Rajdhani Mandir Religious Center is identified in the Tax Administration records as Tax Map # 33-3-((1))-5A. The adjacent Park Authority owned property is known as the Richard Jones Park and is identified as Tax Map 43-1-((1))-8. The Richard Jones Park has been leased to a party that operates the Pleasant Valley Golf Course since 1994. It appears that plans for the original Rajdhani Mandir Religious Center began in 1989, the site was developed over several years, and approvals were obtained by 2004. Since that time, the Applicant acquired additional land and began submitting additional plans to accommodate the Applicant's increased parking demands.

Storm Drainage Easement, Trees, Restoration, Monitoring

The site drainage was reviewed as part of the parking lot expansion review and it has been determined that the adjacent Park Authority owned property will be affected by the stormwater requirements. As such, the Applicant has requested that a storm drainage easement be granted from the Park Authority to the Board of Supervisors for future maintenance. The proposed storm drainage easement on parkland will be fifteen (15) feet wide, and impacts will include removing trees within the easement to install a swale with side berms. The swale will be a "Y" shaped configuration in order to divert water from entering an adjoining subdivision and to carry water in defined bed and banks from the Rajdhani Mandir Religious Center onto Park Authority owned property. The resulting swale configuration and easement width have been guided by the Fairfax



If accommodations and/or alternative formats are needed, please call (703) 324-8563, at least 10 working days in advance of the registration deadline or event. TTY (703) 803-3354.

Rajdhani Mandir Religious Center

Richard Jones Park

May 3, 2013

Page 2

County Public Facilities Manual requirements. Easement fees will be applied in accordance with Park Authority Policy 302-Easements, see Attachment 1.

The Park Authority has field inspected and documented the existing conditions of the Richard Jones Park adjacent to the Applicant's site. The Park Authority has deemed the existing conditions as stable and healthy. The Park Authority has evaluated the proposed stormwater design and understands that the fifteen (15) feet wide storm drainage easement is necessary per County regulations. The tree valuation process is in progress with the Applicant and all trees within the easement on parkland will be considered in the assessment of tree impact per County requirements. The Park Authority restoration specifications were previously provided to the Applicant and the Park Authority requested that they be included with the site plan insert sheets. The restoration specifications are also included with this letter, see Attachment 2.

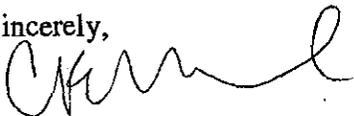
Since it is difficult to assess the actual impacts to parkland and to the golf course features from the proposed stormwater design, the Park Authority will require that the Applicant provide a five (5) year monitoring plan and post monetary assurances as a condition of granting the offsite storm drainage easement. The Applicant shall be responsible for addressing any flooding, overtopping, erosion complaints received from the tenant or others during the monitoring period and the Applicant shall be responsible for furnishing an annual monitoring report. In the event that adverse impacts result on parkland, the Applicant shall be responsible for necessary remediation in coordination with Park Authority recommendations.

Trail Connection

The Applicant was previously issued a Right of Entry License, RE-19-11, to construct an eight (8) feet wide asphalt trail connection as part of site plan 07271-SP-002-1. The trail has not been constructed and the license expired on September 30, 2012. The Park Authority will amend the license to extend the expiration date and to allow for the removal of an existing trail section which will not be needed when the new trail section is constructed. The Applicant should contact the Park Authority and provide an updated schedule.

Please contact me at (703) 324-8633 if you have any questions related to the matters addressed in this letter.

Sincerely,



Cynthia McNeal, P.E.

Land Acquisition and Management
Planning and Development Division

Attachments: As Noted

Copy: Clinton Abernathy, Site Development and Inspection Division, DPWES
Abby Movahed, Site Development and Inspection Division, DPWES
Julie Cline, Manager, Land Acquisition and Management, PDD FCPA
Charles Smith, Natural Resource Management Protection, RMD, FCPA
Pat Rosend, Park Planning, PDD FCPA

Policy 302 Easements**Grantee Easement Agreements:**

1. The Park Authority shall encourage the voluntary donation of conservation easements to the Authority to achieve its mission objectives where it is desirable to protect sensitive and significant environmental, historic and/or archaeological resources but where public access is not required, including but not limited to:
 - a. Identified segments of greenways designated as "private open space,"
 - b. Private properties adjoining greenways, natural resource parks and historic site/archaeological parks where additional buffering would provide an added measure of protection for significant resources, or
 - c. Where adequate Park Authority resources are not available to ensure stabilization/restoration and planning for appropriate site use and preservation objectives can best be accomplished by the private sector.
2. Where fee simple acquisition is not feasible, the Park Authority shall seek public access trail easements to ensure continuity of access within designated Greenways and other park sites identified on the Countywide Trails Plan. It is also desirable to secure donation of a surrounding conservation easement.
3. The Park Authority shall develop and implement an effective program for monitoring easements to ensure compliance with terms of the easements and for informing citizens of the benefits of donating conservation easements to the Park Authority.

Grantor Easement Agreements:

1. In accordance with The Fairfax County Comprehensive Plan, Policy Plan, Parks and Recreation Countywide Planning Objective, the Park Authority shall consider requests for easements by outside parties for non-recreational uses of park lands only under the following conditions:
 - Where the Park Authority has determined that the proposed facility is compatible with other planned or existing park uses at the subject site, or
 - When it has been determined that there is no feasible or prudent alternative to the use of parklands for the specified purpose, and
 - All possible planning to minimize harm is included in the proposed project.
2. The Park Authority shall require adequate compensation for use of parklands for other than park purposes based on the extent of impact, the sensitivity of impacted areas and length of time park activities may be disrupted. Additionally, the Park Authority shall require monetary assurances (e.g., bonding, escrow, or cash deposit in advance) of the

Policy 302 Easements (continuation)

requesting agency, corporation and/or individual to ensure compliance with easement requirements including restoration of impacted areas.

3. The Park Authority shall establish, and periodically review, effective procedures for granting and monitoring of easement construction activities.

Revised and Adopted March 26, 2008

Rajdhani Mandir Religious Center
07271-SP-002

FAIRFAX COUNTY PARK AUTHORITY SEED MIX

All disturbed areas on Park Authority owned property shall be restored in accordance with the following specifications.

SPECIES - SCIENTIFIC NAME	COMMON NAME	% of Mix
Aster lateriflorus	calico aster	2
Aster undulatus	wavy-leaved aster	1
Bromus pubescens	hairy woodland brome grass	5
Carex flaccosperma var. glaucodea	blue wood sedge	5
Carex pensylvanica	Pennsylvania sedge	5
Carpinus caroliniana	American hornbeam	1
Cercis canadensis var. canadensis	redbud	1
Cinna arundinacea	sweet woodreed	20
Cynoglossum virginianum var. virginianum	wild comfrey	1
Danthonia spicata	poverty oat grass	5
Desmodium nudiflorum	naked-flowered tick trefoil	1
Dichanthelium boscii	Bosc's panic grass	5
Elymus hystrix var. hystrix	bottlebrush grass	20
Eupatorium sessilifolium	upland boneset	1
Houstonia purpurea var. purpurea	large-flowered houstonia	1
Juncus tenuis	path rush	5
Leersia virginica	white grass	5
Lindera benzoin	spicebush	1
Maianthemum racemosum ssp. racemosum	feathery false lily	1
Muhlenbergia sobolifera	rock muhly	5
Nyssa sylvatica	black gum	1
Potentilla canadensis	dwarf cinquefoil	1
Pycnanthemum tenuifolium	narrow leaved mountain mint	1
Rosa carolina	Carolina rose	1
Solidago caesia	early goldenrod	1
Solidago ulmifolia var. ulmifolia	elm-leaved goldenrod	1
Vaccinium stamineum	deer berry	1
Viburnum prunifolium	blackhaw viburnum	1
Viola cucullata	marsh blue violet	1

- The native seed mix for this project must be obtained from Ernst Conservations Seeds of Meadville, PA or a Park Authority approved alternate vendor. Bag tags must be provided to the Park Authority.
- The native seed mix should be seeded at a rate of .5 pounds/1,000 square feet (about 20 lbs/acre) with a cover crop of annual rye (*Lolium multiflorum*) at 1.5 lbs/1,000 square feet.
- Prior to seeding the contractor should prepare the site using disking or raking.
- All disturbed areas should be covered with a 3 inch blanket of weed-free leaf compost (Soilmate from Loudoun Composting or equivalent). Seed can be sown directly onto the compost and no additional mulching is required.
- Following application of the native seed mix, the contractor should immediately with Annual Rye (*Lolium multiflorum*) at a rate of 60 pounds per acre (about 1.5 lbs/1,000 square feet) in order to get coverage and stabilization prior to germination and establishment of native warm season grasses. Winter wheat could be substituted for annual rye if seeding after October 1st.
- Following application of the native seed mix and the annual rye, the area should be covered with coir or straw mats. Note that no matting containing plastic mesh should be used anywhere on parkland because it is very hazardous to wildlife.