

DEPARTMENT OF BUILDING AND DEVELOPMENT

COUNTY OF LOUDOUN

MEMORANDUM

DATE: October 18, 2006

TO: Stephen Gardner, Planning Project Manager

FROM: Todd Taylor and William Marsh, Environmental Review Team

CC: Miguel Salinas, Community Planner

SUBJECT: ZMAP-2006-0011 and ZCPA-2006-0003 Stone Ridge Commercial

The Environmental Review Team (ERT) reviewed the subject application during the September 26, 2006, ERT Meeting. Our comments pertaining to the current application are as follows:

Regarding stormwater management (swm)

- 1) As shown on Sheet 3, Landbay 7 and a portion of Landbay DD-1 north of Millstream Drive do not depict any swm features. Please depict the approximate location, estimated size, and type(s) of facilities consistent with Section K.4 of the Rezoning Checklist.
- 2) ERT recommends several measures for the existing pond south of Millstream Drive, in order to minimize future maintenance expense, improve its water quality benefit, and enhance its visual appeal:
 - The pond does not include sediment forebays. Forebays are a minimum design standard for swm ponds that provide preventive maintenance. Therefore, staff recommends that forebays be installed at all current and future stormwater pipe outfalls.
 - The existing embankment is rutted on top from frequent vehicle use, and the side slopes have not been mowed for a long time. Ruts that collect rainwater encourage seepage into the pond embankment that can compromise structural stability, while infrequent mowing encourages woody plant growth that also compromises stability. Staff encourages the applicant to promptly address proper facility maintenance.
 - Staff encourages establishing a forested buffer along the side slopes of the existing pond (except for the embankment side slopes and near any new sediment forebays), consistent with Section 7.304 of the Facility Standards

Manual. Viable buffers along the embankment enhance green infrastructure, provide a visual buffer between the uses on either side of the pond, and can compensate for some of the existing stream buffer that will likely drown from inundation within the pond basin.

Regarding forest resources

- 3) The Forest, Trees, and Vegetation Policies of the Revised General Plan encourage the preservation of existing vegetation (Page 5-32). During sites visits conducted on October 5, 2006 and October 17, 2006, staff identified several healthy mature white oak trees located on the north side of the cleared area that correspond with the alignment of proposed Canary Grass Drive, between Land Bays FF1 and FF2. The land disturbance that has already occurred has not impacted the critical root zone (CRZ) for the majority of these trees. As such, staff recommends that trees occurring along the north side of the road alignment be identified within a tree conservation area on the concept development plan (CDP). The tree conservation area should include a suitable width to avoid impacting the CRZ of the mature oak trees. For healthy trees with a diameter breast height greater than or equal to 6 inches that are damaged during construction, staff further recommends that the application commit to replacing a damaged tree with two 2.5 to 3-inch caliper native deciduous trees.

Due to the scope of the comments provided, staff requests an opportunity to comment on the subsequent submission of this application. Please contact me if you need any additional information.