

DEPARTMENT OF BUILDING AND DEVELOPMENT

COUNTY OF LOUDOUN

MEMORANDUM

DATE: August 9, 2023

TO: Zach Pyle, Project Manager, Department of Planning and Zoning

FROM: Jenn Hare, Natural Resources Engineer

THROUGH: Anna Dougherty, Natural Resources Team Leader

CC: Todd Taylor, Floodplain Engineer
Mike Ronayne, County Urban Forester
Pat Giglio, Community Planning

**SUBJECT: CMPT-2023-0006 Dulles North HS & Elementary School
1st submission**

The Natural Resources Team (NRT) and Floodplain Management Team (FMT) reviewed the commission permit application and offers the following comments:

Floodplain Management:

- 1) The proposed high school subject area encroaches into the minor floodplain. Consistent with discussions associated with the middle school project, please note that a floodplain study will be required at the time of site plan to accurately identify the limits of the floodplain and verify compliance with the Floodplain Overlay District (FOD). Staff notes that FPST-2022-0011, approved on March 16, 2023, updated the floodplain limits downstream of the subject area. (R93ZO 4-1508(A) and FSM 5.411)
- 2) Please note that any encroachment into the minor floodplain must be consistent with the uses listed in R93ZO Section 4-1505(B) and requires the appropriate application (e.g., Floodplain Alteration or Declaration of No Impact to Floodplain narrative) to address the associated floodplain impacts. The floodplain application would need to be approved prior to the approval of the site plan application. (FSM 5.440)

County Urban Forester:

- 3) *Recommendation* – Staff recommends that the applicant provide a Tree Survey or Tree Conservation Narrative to verify that the proposed vegetation in the 20' Tree Preservation Area will be suitable to satisfy the buffer requirements of the Zoning Ordinance.

- 4) *Recommendation* – Staff recommends the applicant explore opportunities to incorporate additional Tree Conservation Area at the Southeast area of the parcel where trees are proposed to be retained.

Natural Resources:

- 5) Note 9 on the Cover Sheet references wetlands permit WP4-21-1275 which covered impacts associated with the middle school and related infrastructure. Staff notes that this application proposes additional impacts to wetlands not previously covered under the referenced permit. Note that a permit revision or new permit will be needed for the proposed impacts. Staff recommends pursuing the wetland permit early to avoid any potential delays with construction.
 - a) As a general note, Staff recommends that avoiding impact to jurisdictional and state waters and wetlands to the greatest extent possible. (2019 GP NHR Strategy 6.2)
 - b) Be aware that a valid wetland permit and associated documentation will be required with the grading permit application. (FSM 8.111.A.2)
 - c) If a wetlands permit is obtained prior to completion of the CMPT process, ensure that Note 9 is updated to reflect the most up to date permit number(s), issuance date(s), and expiration date(s). (FSM 8.107.A.26.b)
- 6) Staff appreciates that the minor floodplain, adjacent riparian forest, and the majority of the wetlands on site are being avoided. Consistent with 2019 GP River and Stream Corridor Resources (RSCR) Strategy Staff recommends providing the 50' RSCR Management Buffer off of the minor floodplain limits and avoiding encroachments to provide additional protection to the minor floodplain and adjacent wetlands.
- 7) Staff notes that tree clearing will be necessary for the project. The property contains potential suitable habitat for the federally endangered Northern Long-Eared Bat (NLEB). Be aware that coordination with the USFWS will be required for the project. Staff recommends beginning coordination as soon as possible to avoid delays with permitting.
 - a) Staff recommends that the applicant conduct an acoustical bat survey as part of the project to identify or rule out potential impacts to the NLEB and other bat species. Be aware that this may be required as part of the wetland permitting process.
- 8) Staff supports the conservation of existing trees and vegetation to meet canopy and buffer requirements. To assist with the review and land development application process, Staff recommends that the applicant conduct and provide a Tree Survey and associated narrative with the CMPT plat to ensure that the proposed buffers shown on Sheet 7 meet the standards of desirability for preservation to meet buffering and screening requirements. (FSM 7.300.B)

- a) Staff recommends that existing vegetation and forest be conserved on site to the maximum extent possible and recommends that the applicant depict Tree Conservation Areas (TCAs) on the CMPT plat.

Please ensure that any future submissions are referred to the Natural Resources Team and contact me if you have any questions or need additional information.