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5 ENVIRONMENTAL INVENTORY AND IMPACT STATEMENT

5-A APPLICATION

(6/21/05) Every application for subdivision of land shall include as a part of said application an Environmental Inventory and Impact Statement; provided, however, that this requirement may be waived or modified in whole or in part, in writing by the Zoning Administrator where he does not deem such statement to be material. The Inventory and Impact Statement shall cover the area of proposed subdivision and areas within 500 feet of the nearest boundary of the proposed subdivision. Included in the Inventory and Impact Statement shall be the following:

5-A-1 INVENTORY: Existing characteristics and conditions of the natural and cultural environment (6/21/05) shall be addressed in the Statement, including, but not limited to, the topics listed below. The applicant shall be responsible for contacting the agencies or resources where listed for each topic and provide written documentation to the Planning Commission of existing (or lack of) these characteristics and conditions.

a. Endangered Species or Habitats
Virginia Department of Conservation and Recreation – Division of Natural Heritage: A site map shall be provided to DNH in order that they may compare the location to existing data regarding threatened or endangered species or habitat;

b. Appalachian Trail
Appalachian Trail Conference/Potomac Appalachian Trail Club: Provide site map for evaluation of access, sensitive features, proximity to trail, and other issues related to the Appalachian Trail (re: property in the FOC Zoning District);

c. Historic/Archeological Resources
Virginia Department of Historic Resources: Identification of archeologic/historic resources more than 50 years old, including resources on, or determined eligible for, the Virginia Landmarks Register and/or the National Register of Historic Places;

d. Conservation Easements
Virginia Outdoors Foundation/Virginia Department of Historic Resources/ Clarke County Conservation Easement Authority/Lord Fairfax Soil and Water Conservation District: Easements held by the above referenced entities shall be identified;

e. Soils
Clarke County Soil Survey and National Wetlands Inventory: The following soils shall be identified:
Slippage soils -soil type 54C;
Groundwater Recharge Areas -soil types 19D, 20D, 22C, 2D, 49B, 50B;
Wetlands -hydric soil types 6B, 6C, 7D, 16B, 23, 24, 54C;

f. Water features
All features shall be shown including springs, intermittent streams, perennial streams, or ponds;

g. Sinkholes
Clarke County Soil Survey and on-site research;

h. Ridgelines
Prominent ridgelines (watershed divides or slopes exceeding 15% over 800 feet elevation) shall be identified;

i. Slopes
Slopes (in categories of 15% up to 25% and 25% and greater) shall be identified;

j. Pollutions Sources
Known pollution sources (including without limitation dump sites, drainfields, buried fuel tanks, solid and liquid disposal sites, etc.) shall be identified;

k. Large Trees
Trees or clusters of trees greater than 6 inches in diameter at breast height (DBH) shall be shown in the areas to be cleared; the areas and acreage to be cleared of such trees for construction activities shall also be shown; and

l. Manmade Facilities and Activities - (Structures, transportation network including movement and access, utility networks, waste disposal, barriers, corridors) Any conditions existing in adjacent areas of the County which will or may adversely affect the use and enjoyment of all or any part of the subdivision.

5-A-2 (6/21/05) IMPACT: Applicant shall show how the proposed subdivision will impact any items identified in Section 5-A-1, and how that impact will be remediated so as to reduce or eliminate the impact.

5-B WHEN REQUIRED

The Commission may require the subdivider to provide an Environmental Inventory and Impact Statement or to provide additional information or amplification with respect to the Statement, whether or not initially considered material by the Zoning Administrator, where the Commission considers such to be material.