

Reconstruction of Storm Water Runoff Channel
in Parcel F Common Ground
to Commence August 9, 2021

Parcel F is the section of Cardinal Glen common ground behind #12 and #13 Barnswallow Court, #16 - #18 Coloma Court, and #300, #216, #214, #212, #210, #208, #206, #204, #202, and #200 Cardinal Glen Circle.

After 3 years of working with Loudoun County on a resolution to control storm water runoff from Barnswallow Ct. through Parcel F, reconstruction of the existing dirt channel is finally set to begin this coming July, 2021. This reconstruction will remediate, **at no expense to Cardinal Glen homeowners**, a longstanding problem our development has had with flooding and erosion in Parcel F. In addition, Loudoun County will assume responsibility for channel maintenance from the drainpipe behind #13 Barnswallow Ct. to the drainpipe at the start of Coloma Ct. (i.e., the entire length of the channel).

Unavoidably, this reconstruction will involve the use of heavy machinery, disturbance of up to a 20-foot wide swath of Parcel F common ground, the felling of some common ground trees, and a fair bit of loud noise during weekday daytime hours for up to 5 weeks from the date of reconstruction commencement.

Here is what reconstruction of the channel will consist of:

- The county will re-grade and widen the existing channel to a maximum of 12 ft (it is currently a max. of 10 ft wide). They will gently slope the sides and lay down an erosion preventative material over the entire channel length. This will stabilize the channel and keep sediment from piling up at the bottom end. The material the county will use is called Flexamat. You can read about it and see pictures of it at <https://www.flexamat.com/>. It allows some vegetation to grow up through it and animals and people can easily walk on it.
- The channel bottom will be approximately 4 ft wide (it is currently a maximum of 6 ft wide and is shallow in some spots, deeply eroded in others). The anticipated minimum and maximum depth of the retrofit channel will be 1.75 ft to 2 ft (this is channel bottom to top of slope).
- The county will extend and enclose the existing drainpipe that empties into Parcel F from behind #13 Barnswallow Ct. in order to ensure the direction of water flow into the retrofit channel.
- The county will repair and reinforce the current rip-rap at the head and foot of the channel.

For those properties which abut Parcel F, this work is most certainly going to appear alarmingly invasive, however, please rest assured:

- During reconstruction, the county will **not** encroach on any private property for which they do not already have a right of easement.
- The new retrofit channel will continue to reside completely on HOA common ground. No portion will cross over onto private property, although the outer edge of the retrofit channel may border a few private property lines.
- All private property fences will be left intact.
- Once reconstruction has been completed, the county will reforest all disturbed areas using native plantings and, if the HOA deems expedient, will plant replacement trees, all at no cost to the HOA.

- The county ran repeated virtual simulations with this retrofit using continuous flood water storm conditions (**not** just a once-in-a-100-year flood rainfall) and are confident water will no longer jump channel banks regardless of how many heavy rainfalls we get in single season.

Thank you for your patience and understanding while this vital work takes place.