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DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES

Phone 703-324-1720 • Fax 703-3-24-8359 • TTY 703-324-1877

VIRGINIA

October 15, 2004

Subject: Langley Forest, Section 4, Lot 6, 6630 Holland Street, Tax Map #021-2-02-0006, Grading Plan dated September 20, 2004, Dranesville District

Reference: Resource Protection Area Encroachment Exception Request #026928 (Reconsideration of #026714)

Your request to encroach into the Resource Protection Area (RPA) due to loss of buildable area under Section 118-5-4(a), of the Chesapeake Bay Preservation Ordinance (CBPO) has been reviewed for consistency with the CBPO. The director has determined ther the proposed demolition of the for consistency with the CBPO. The director has determined the the proposed demolition of the existing dwelling, porch, garage and driveway with reconstruction of a dwelling, garage, driveway existing dwelling, porch, garage and driveway with reconstruction of a dwelling, garage, driveway cannot be under carried and deck qualify as a minor addition (limited to 1000 square feet of additional impervious area and deck qualify as a minor addition (limited to 1000 square feet of additional transferous area within the RPA) under CBPO Section 118-5-5(a) and redevelopment under CBPO Section 18-2-1(b), subject to the following findings and conditions:

- 1. The requested exception and waiver to the criteria is the minimum necessary to afford relief.
- Granting the exception and waiver will not confer upon the applicant any special privileges that are denied by the CBPO to any other property owners who are similarly situated.
- The exception and waiver is in harmony with the purpose and intent of the CBPO and is not of substantial deriment to water quality.
- 4. The exception and waiver requests are not based on conditions that are self-created or self-
- Reasonable and appropriate conditions are imposed, as warranted, that will prevent the allow activity from causing a degradation of water quality.
- 6. There will be no net increase in non-point source pollution load.

Eileen M. Sherin, Project Director RPA Encroachment Exception #026928

- Development or land disturbance exceeding an area of 2500 square feet shall comply with all erosion and sediment control requirements of CBPO and Chapter 104 of *The Code of the County* of Fairfax, Virginia (County Code).
- A vegetated buffer area, consistent with the criteria of the CBPO Section 118-3-3(f), of at least 9810 contiguous square feet, is established within the RPA. The buffer area shall consist of at least 20 verstory trees, 46 understory trees, 246 sirubs, and groundcovers within a mulch bed, least 23 overstory trees, 46 understory trees, 246 sirubs, and groundcovers within a mulch bed, least 25 overstory trees, 46 understory trees, 246 sirubs, and groundcovers within a mulch bed, least 25 overstory trees, 46 understory trees, 246 sirubs, and groundcovers within a mulch bed, least 25 overstory trees, 246 sirubs, and groundcovers within a mulch bed, least 25 overstory trees, 246 sirubs, and groundcovers within a mulch bed, least 25 overstory trees, 246 sirubs, and groundcovers within a mulch bed, least 25 overstory trees, 246 sirubs, and groundcovers within a mulch bed, least 25 overstory trees, 246 sirubs, and groundcovers within a mulch bed, least 25 overstory trees, 246 sirubs, and groundcovers within a mulch bed, least 25 overstory trees, 246 sirubs, and groundcovers within a mulch bed, least 25 overstory trees, 246 sirubs, and groundcovers within a mulch bed, least 25 overstory trees, 246 sirubs, and groundcovers within a mulch bed, least 25 overstory trees, 246 sirubs, and groundcovers within a mulch bed, least 25 overstory trees, 246 sirubs, and groundcovers within a mulch bed, least 25 overstory trees, 246 sirubs, and groundcovers within a mulch bed, least 25 overstory trees, 246 sirubs, and groundcovers within a mulch bed, least 25 overstory trees, 246 sirubs, and groundcovers within a mulch bed, least 25 overstory trees, 246 sirubs, and groundcovers within a mulch bed, least 25 overstory trees, 246 sirubs, and groundcovers within a mulch bed, least 25 overstory trees, 246 sirubs, and groundcovers within a mulch bed, least 25 overstory trees, 246 sirubs, and groundcovers within a mulch bed, least 25 overstory trees, 246 sirubs, and groundcovers within a mulch bed, least 25 overstory trees, and groundcovers w
- The proposed development shall not create more than 1000 square feet of additional impervious
 surface within the RPA buffer over the conditions of the site as they existed on November 18,
 2003. The existing impervious area within the RPA has been determined to be 3,930 square feet.
 Therefore the impervious area within the RPA is limited to 4,930 square feet for this lot.

10. A "super" silt fence shall be installed along the lower clearing and grading limits for this lot.

This exception in no way relieves you of any other CBPO requirement or any County drainage requirement, including adequacy of ourfall, pro-rata share payments, etc.

This exception shall automatically expire, without notice, 24 months after the date of this letter, unless the subject plan has been approved.

Please ensure that a copy of this letter is made a part of the subject plan. Please if further assistance is desired, please contact Camylyn Lewis, Stormwater l Review East, Environmental and Site Review Division (ESRD), at 703-324-1720. ater Engineer, Site

Valene Luker Valerie Tucker

water Planning Division, DPWES w Engineer, Site Review East, ESRD, DPWES Carl Bouchard, Director, Stormwater Pls Cyrus Salehi, Chief Site Review Enginee Camylyn Lewis, Stormwater Engineer, S



.. REC'D 10122004

Ms. Valerie Tucker
Chief Stormwater Engineer
Department of Public Works and Environmental Services
Review Division
12055 Government Center Parkway, Suite 535
Fairfax, Virginia 22035-5503

Subject: Tax Map 021-2-02-0006 Langley Forrest, Section 4 Lot 6 6630 Holland Street Dranesville District, Virginia

Reference: Encroachment Waiver-RPA Buffer Area

RESPONSE TO COMMENTS COMMENTS DATED 07-29-04

Comment 1: Demonstrate on the plan that the encroachment into the buffer area is the minimum necessary to achieve a reasonable buildable area for a principal structure and necessary utilities, CBPO Section 118-5-4-(a)(1). The two driveways are considered excessive.

Response: The impervious area for this plan has been reduced to less than 18% and the encroachment into the RPA buffer area has been reduced to the minimum

Comment 2: Delineate on the plan the area of encroachment, top of bank of the stream, and the vegetated buffer area that is equal to the area of encroachment. A planting plan, for the buffer in accordance with 118-3-3(f), is required.

Response: The top of bank and area of encroachment have been shown on the plan. A planting plan (see sheet 4) delineating a vegetated buffer that is equal to the area of vegetation removed from the buffer area. The disturbed area calculations for the RPA are shown on She. ' 2.

4443 Brookfield Corporate D Suite 100 Chantilly, Virginia 20151

(703) 968-9090 THEFTONE (703) 968-4866 TAX

BURY+PARTNERS-VIRGINIA, INC. Consulting Engineers and Surveyors Austin Dallas Houston San Antonio Washington, D.C.

Bury+Partners

Comment 3: Revise the plan and reduce the limits of clearing and arranged that the encroachment does not extend into the seaward 50 feet of the RPA buffer area, CBPO Section 118.5.4(a)(1) Section 118-5-4(a)(3).

Response: The plan has been revised to limit the encroachment into the seaward 50 feet of the RPA buffer area. There is a small portion of existing driveway that is located within the seaward 50 feet of the RPA buffer that will be removed to revegetate the area. This driveway will be removed and will be part of the revegetation area per discussion with Camylyn Lewis on 8/17/04.

Comment 4: Demonstrate on the plan that the proposed development does not exceed 10,000 square feet of land disturbances in the RPA buffer, exclusive of land disturbance necessary to provide access to the lot or parcel and principal structure pursuant to Section 118-2-1(d). Provide a breakdown of the disturbed areas, and clearly identify the paved area at the rear of the house, and the driveway.

Response: The area of land disturbance within the RPA buffer has been shown on the plan and provided on sheet 2.

Comment 5: Demonstrate on the plan that the proposed development does not create more than 5,000 square feet of impervious surface within the RPA buffer, exclusive of impervious surface necessary to provide access to the lot or parcel and principal structure pursuant to Section 118-2-1(d). Provide a breakdown of impervious area, and clearly identify the paved area at the rear of the house, and the driveway.

Response: The proposed impervious area has been shown on the plan with a breakdown of areas shown on sheet 2.

Communt 6: The proposed water quality control facility is considered an underground chamber and is not permitted in residential area, Public Facilities Manual (PFM) Section 6-0303.8. Revise the design to provide an allowed infiltration facility, and provide the soil report, including the level of water table, and the infiltration rate, and demonstrate soil report, including the level of water table, and the infiltration rate, and demonstrate the that facility, which is located in the Meadowville soil, will meet the requirements of PFM Section 6-1303. A maintenance agreement will be required for the BMP facility, CMPO Section 118-3-2(c).

Response: The proposed impervious area for the site has been reduced to less than 18% and BMP is no longer necessary for this site. The water control facility has been

Comment 7: The proposed house does not qualify as redevelopment. The existing impervious area is 11% of the total lot area, and the proposed impervious area is 20%.



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Physical Partners

Any proposed net increase in impervious area within a RPA is considered new development, CBPO Section 118-1-6(g). Provide sufficient water quality controls to comply with the requirements of Section 118-3-2(f).

Response: The impervious area has been reduced to below 18%; therefore water quality controls are not necessary for this property.

Do not besitate to contact me (703) 968-9090 for any additional information you may require in evaluating this request for a waiver for the loss of buildable area.

Respectfully, Bury+Partners.

Elican M. Sherin Project Director

Co: Jeffrey T. Lohr, P.E. Managing Principal

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Ms. Valerie Tucker
Chief Stormwater Engineer
Department of Public Works and Environmental Services
Review Division
12055 Government Center Parkway, Suite 535
WVOQ 6928
Subject: Tax Map 021-2-02-0006
Langley Forest, Section 4 Lo. 6
630 Holland Street
Dranesville District, Virginia
Reference: Encroachment Waiver-RPA Buffer Area

RESPONSE TO COMMENTS

COMMENTS DATED 07-29-04

Comment 1: Demonstrate on the plan that the encroachment into the buffer area is the minimum necessary to achieve a reasonable buildable area for a principal structure and necessary utilities, CBPO Section 118-5-4 (a)(1). The two driveways are considered excessive.

Response: The impervious area for this plan has been reduced to less than 18% and the encroachment into the RPA buffer area has been reduced to the minimum necessary. The two driveway entronces are located outside of the RPA.

Comment 2: Delineate on the plan the area of encroachment, top of bank of the stream, and the vegetated buffer area that is equal to the area of encroachment, a planting plan, for the buffer area that is equal to the area of encroachment thave been shown on the plan. A planting plan (see sheet 4) delineating a vegetated buffer that is equal to the area of vegetation removed from the buffer area.

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Bury+Partners

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Comment 3: Revise the plan and reduce the limits of clearing and trading so that the encroachment does not extend into the scaward 50 feet of the RPA buffer area, CBPO Section 118-5-4(a)(3).

Response: The plan has been revised to limit the encroachment into the seaward 50 feet of the RPA buffer area. There is a small portion of existing driveway that is located within the seaward 50 feet of the RPA buffer. This driveway will be removed and will be part of the revegetation area per discussion with Camylyn Lewis on 81704. If an exception is required for this minor encroachment into the seaward 50 feet of the RPA buffer, the driveway will be removed up to the 50 foot buffer and will remain gravel, as is, within the buffer.

Comment 4: Demonstrate on the plan that the proposed development does not exceed 10,000 square feet of land disturbances in the RPA buffer, exclusive of land disturbance necessary to provide access to the lot or parcel and principal structure pursuant to Section 118-2-1(d). Provide a breakdown of the disturbed areas, and clearly identify the paved area at the rear of the house, and the driveway.

Response: The area of land disturbance within the RPA buffer has been shown on the plan and provided on sheet 2.

Comment 5: Demonstrate on the plan that the proposed development does not create more than \$5,000 square feet of impervious surface within the RPA buffer, exclusive of impervious surface necessary to provide access to the lot or parcel and principal structure pursuant to Section 118-2-1(d). Provide a breakdown of impervious area, and clearly identify the paved area at the rear of the house, and the driveway.

Response: The proposed impervious area has been shown on the plan with a breakdown of areas shown on sheet 2.

¿26mment 6: The proposed water quality control facility is considered an underground chamber and is not permitted in residential area, Public Facilities Manual (PFM) Section 6-0303.8. Revise the design to provide an allowed infiltration facility, and provide the soil report, including the level of water table, and the infiltration rate, and demonstrate the that facility, which is located in the Meadowville soil, will meet the requirements of PFM Section 6-1303. A maintenance agreement will be required for the BMP facility, CMPO Section 118-3-2(c).

Response: The proposed impervious area for the site has been reduced to less than 18% and BMP is no longer necessary for this site.

Comment 7: The proposed house does not qualify as redevelopment. The existing impervious area is 11% of the total lot area, and the proposed impervious area is 20%. Any proposed net increase in impervious area within a RPA is considered new

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ENGINEERING SOLUTIONS

development, CBPO Section 118-1-6(g). Provide sufficient water quality dontrols to comply with the requirements of Section 118-3-2(f).

Response: Per discussion with Camylyn Lewis on 3/17/04 we were to try to classify this site as redevelopment. Due to the greater than 20% increase in impervious area outside the RPA this site cannot be classified as redevelopment. Water quality controls are not required under CBPO Section 118-3-2(f)(1) since the impervious area is below 128%.

Do not hesitate to contact me (703) 968-9090 for any additional information you may require in evaluating this request for a waiver for the loss of buildable area.

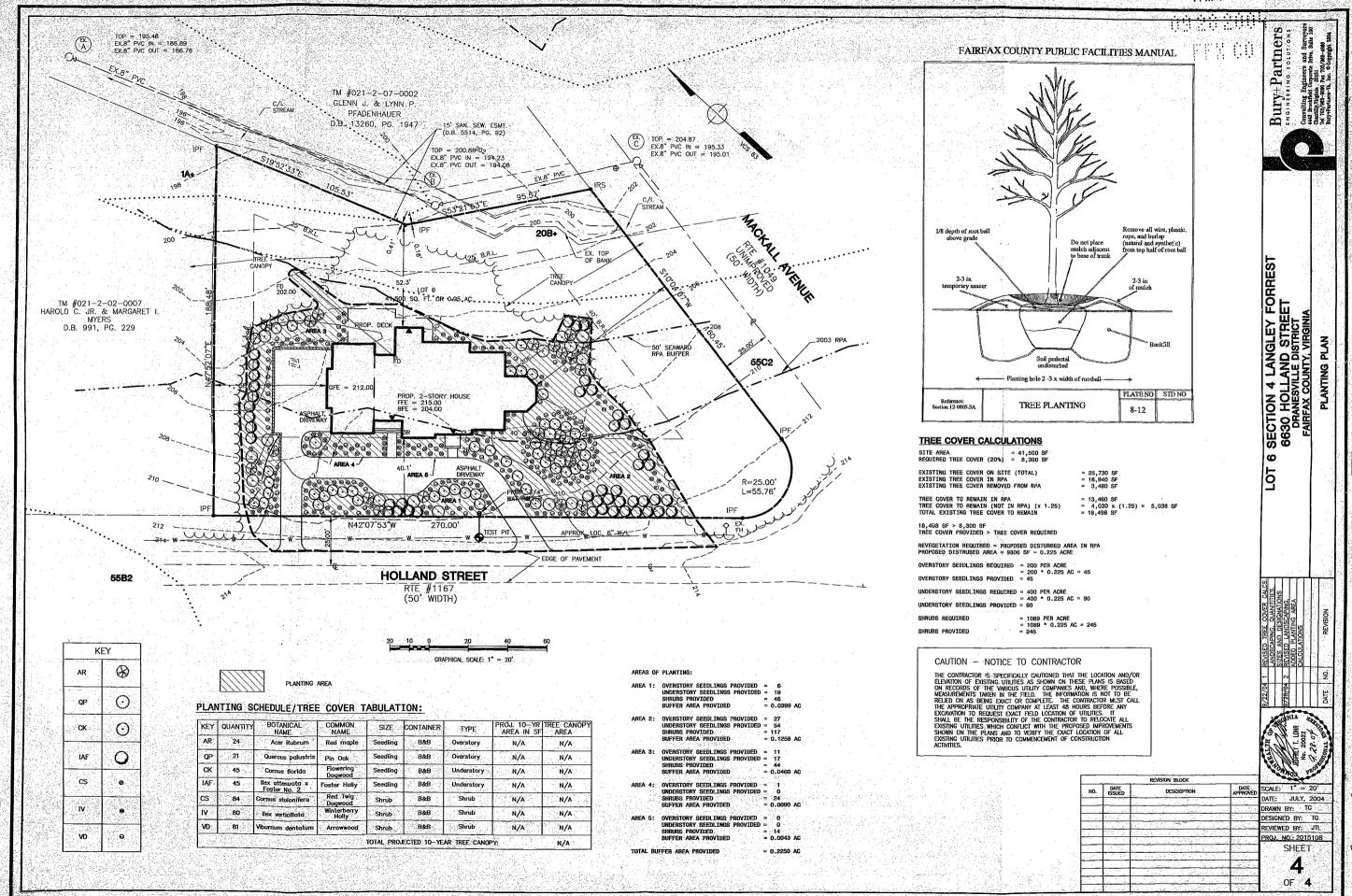
Respectfully, Bury+Partners

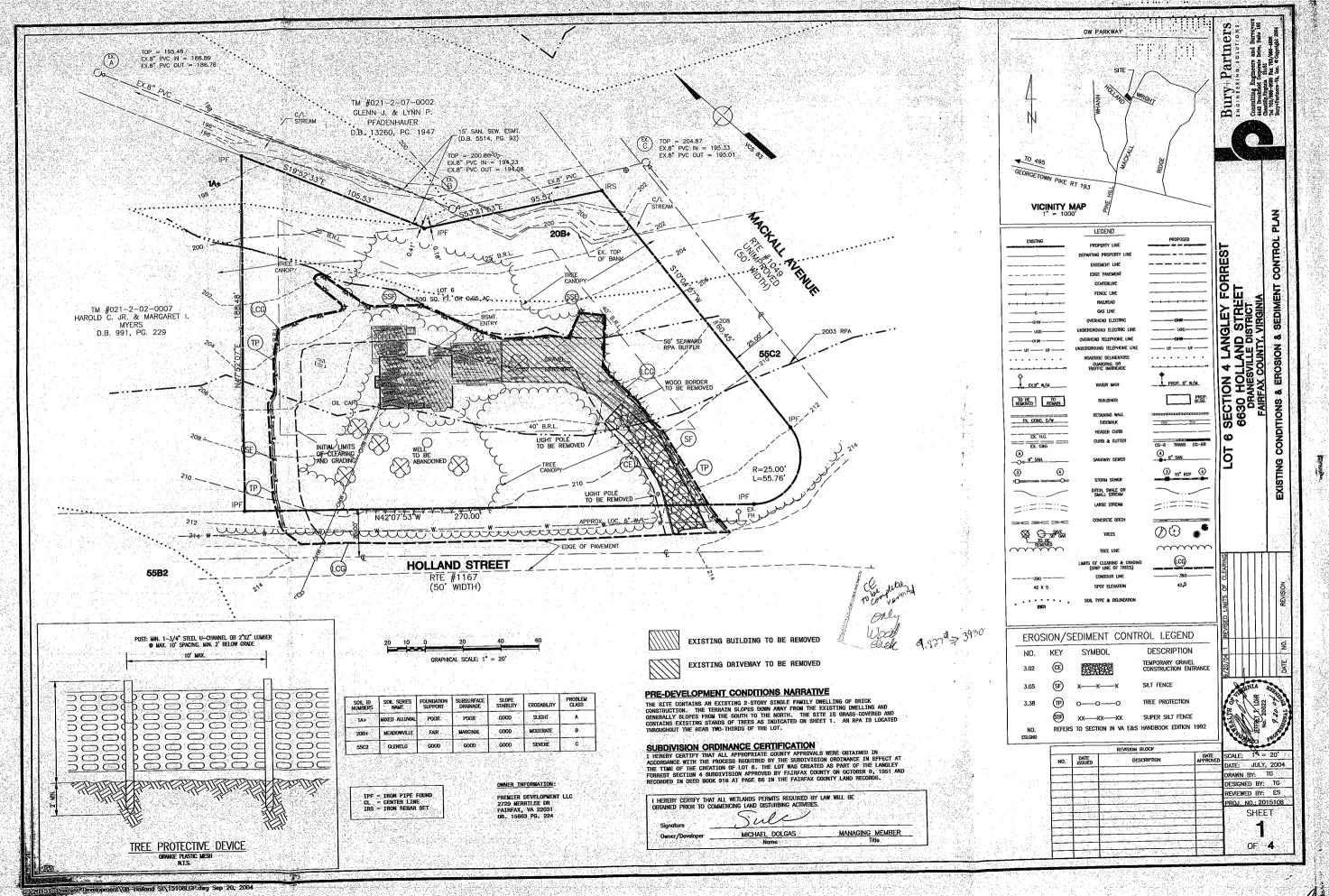
Eleen M Sherin Eileen M. Sherin Project Director

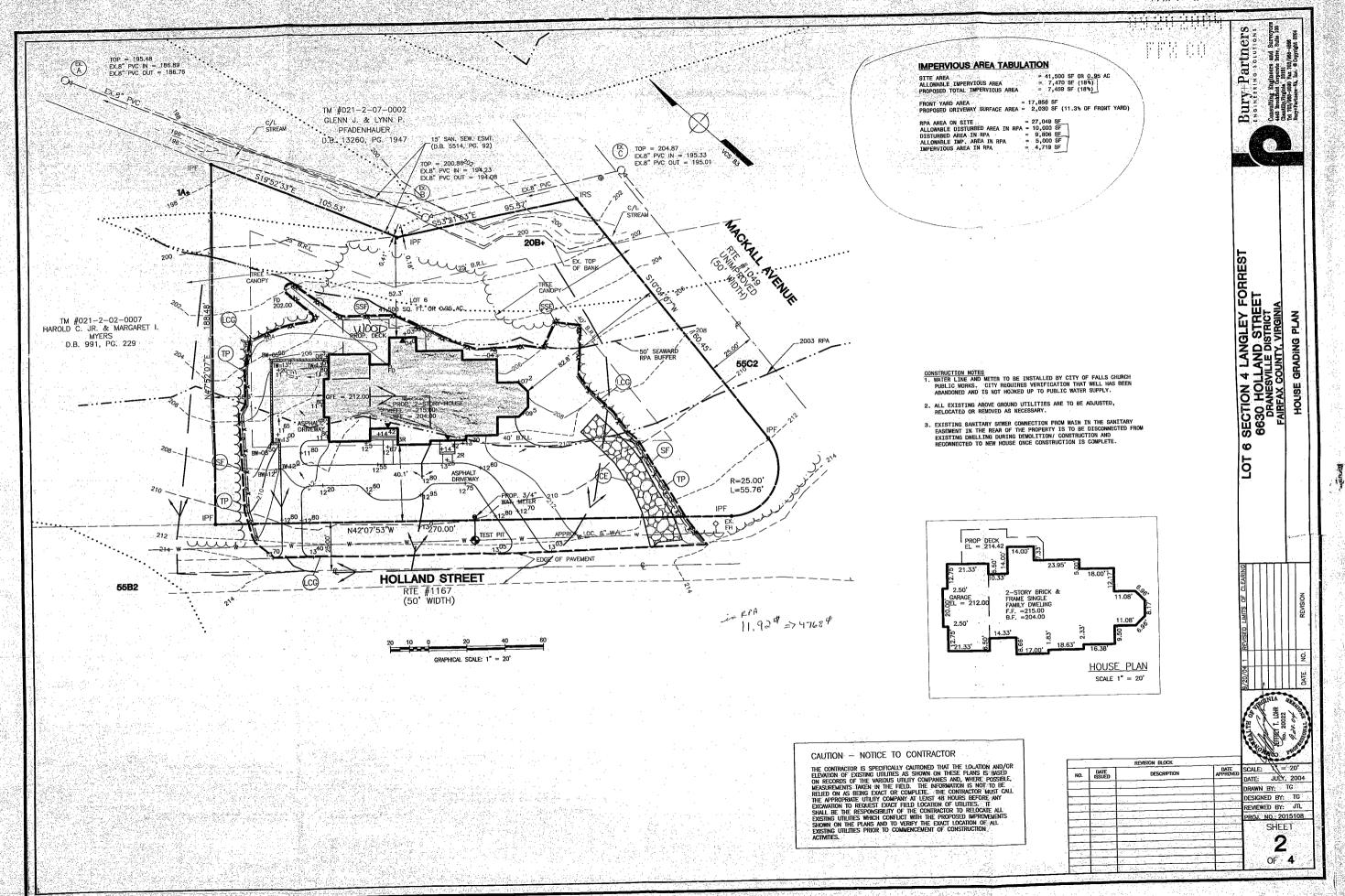
Cc: Jeffrey T. Lohr, P.E. Managing Principal

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DETAILS

NOTES

CONTROL

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EROSION

SECTION 4 LANGLEY FORREST 6630 HOLLAND STREET DRANESVILLE DISTRICT FAIRFAX COUNTY, VIRGINIA

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- THE PROPERTY SHOWN HEREON IS LOCATED ON FAIRFAX COUNTY TAX MAP NO. 021-2-02-0006, AND IS ZONED R-1. AN EXISTING 2-STORY BRICK SINGLE FAMILY DWELLING EXISTS ON THE SITE.
- EXISTING TOPOGRAPHIC INFORMATION (2' CONTOUR INTERVAL) AND PROPERTY BOUNDARY OBTAINED FROM A SURVEY BY RICE ASSOCIATES LTD., DATED DECEMBER 16,
- NO TITLE REPORT FURNISHED. EASEMENTS AND RESTRICTIONS MAY EXIST WHICH DO NOT APPEAR ON THIS PLAN.
- THIS PROPERTY IS OWNED BY: PREMIER LAND DEVELOPMENT LLC, DB. 15663 PG. 0224
- SOLID WASTE SHALL BE COLLECTED BY PRIVATE COLLECTOR ONCE WEEKLY. STORAGE SHALL BE IN 30 GAL. INDIVIDUAL HOUSEHOLD CONTAINERS.
- PERMITTEE SHALL PROVIDE ADEQUATE MEANS OF CLEANING TRUCKS AND OTHER EQUIPMENT OF MUD PRIOR TO ENTERING THE VOOT RIGHT-OF-WAY AND IT IS THE PERMITTEE'S RESPONSIBILITY TO CLEAN STREETS OF MUD AND OR ALLAY DUST AND TO TAKE WHATEVER MEASHES NECESSARY TO ENSURE THAT THE STREETS ARE KEPT IN A CLEAN AND DUST-FREE CONDITION AT ALL TIMES.
- ALL LAND, EITHER ON-SITE OR OFF-SITE, THAT IS DISTURBED BY THIS DEVELOPMENT, AND THAT IS NOT BUILT UPON OR SURFACED, SHALL BE ADEQUATELY STABILIZED TO CONTROL EROSION AND SECTIMENTATION.
- THE EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK AND FOR ANY DAWAGES WHICH COCUR BY THE FAILURE TO LOCATE ON PRESERVE THESE UNDERGROUND UTILITIES. IF, DURING CONSTRUCTION OPERATIONS, THE CONTRACTOR SHOULD ENCOUNTER UTILITIES OTHER THAN THOSE SHOWN ON THESE PLANS, HE SHALL TUMEDIATELY NOTIFY THE ENGINEER AND TAKE NECESSARY AND PROPER STEPS TO PROTECT THE FACILITY AND ASSURE THE CONTINUANCE OF SERVICE.
- THE DEVELOPER IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING ROADS AND UTILITIES WHICH OCCUR AS A RESULT OF THIS CONSTRUCTION PROJECT WITHIN OR CONTIGUOUS TO THE EXISTING RIGHT-OF-WAY.
- O. NO VISUAL EVIDENCE OF GRAVEYARDS OR BURIAL GROUNDS ON-SITE
- . SEPARATE BUILDING PERMIT REQUIRED FOR RETAINING WALL GREATER THAN 2'.
- SITE IS LOCATED IN THE DEAD RUN WATERSHED. TOTAL DISTURBED AREA WITHIN WATERSHED AS A RESULT OF PROJECT IS 23,800 SF OR 0.55 AC.
- THE RPA DEPICTED ON THIS SITE COMPLIES WITH THE CHESAPEAKE BAY ORDINANCE AMENDMENTS ADOPTED JULY 7, 2003 AND THE RPA MAP AMENDMENTS ADOPTED NOVEM 17, 2003.

GENERAL LAND CONSERVATION NOTES (PFM 11-406):

- NO DISTURBED AREA WHICH IS NOT ACTIVELY BEING WORKED SHALL REMAIN DENUDED FOR MORE THAN 7 CALENDAR DAYS UNLESS OTHERWISE AUTHORIZED BY THE DIRECTOR OR HIS AGENT, CSPECIFIC AREAS TO BE DETERMINED AT PRE-CONSTRUCTION
- ALL EAS CONTROL MEASURES APPROVED WITH THE PHASE I EAS CONTROL PLAN SHALL BE PLACED AS THE FIRST STEP IN GRADING.
- ALL UNDERGROUND UTILITY LINES NOT IN STREETS SHALL BE SEEDED AND MULCHED WITHIN 7 DAYS AFTER BACKFILL. INSTALLATION SHALL BE IN ACCORDANCE WITH THE
- LOWING:

 NO MORE THAN 500' LINEAR FEET (150 M) SHALL BE OPEN AT ANY ONE TIME.

 ALL EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES.

 EFFLUENT FROM DEWATERING OPERATIONS SHALL BE FILTERED OR PASSED THROUGH

 AN APPROVED SEDIMENT TRAPPING DEVICE, OR BOTH, AND DISCHARGED IN A

 MANNER THAT DOES NOT ADVERSELY AFFECT FLOWING STREAMS OR OFF-SITE
- PROPERTY.

 D. MATERIAL USED FOR BACKFILLING TRENCHES SHALL BE PROPERLY COMPACTED IN ORDER TO MINIMIZE EROSION AND PROMOTE STABILIZATION.

 E. RESTABILIZATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THESE
- REGULATIONS
 F. APPLICABLE SAFETY REGULATIONS SHALL BE COMPLIED WITH.
- ELECTRIC POWER, TELEPHONE AND GAS SUPPLY TRENCHES SHALL BE COMPACTED, SEEDED AND MULCHED WITHIN 7 DAYS AFTER BACKFILL.
- ALL TEMPORARY EARTH BERMS, DIVERSIONS AND SEDIMENT CONTROL DAMS SHALL BE SEEDED AND MULCHED FOR TEMPORARY VEGETATIVE COVER IMMEDIATELY (AS SOON AS POSSIBLE BUT NO LATER THAN 48 HR) AFTER COMPLETION OF GRADING. STRAW OR HAY MULCH IS REQUIRED. ALL SOIL STOCKPILES SHALL BE SEEDED AND MULCHED WITHIN 7 DAYS AFTER GRADING.
- DURING CONSTRUCTION, ALL STORM SEWER INLETS SHALL BE PROTECTED BY SEDIMENT TRAPS, MAINTAINED AND MODIFIED DURING CONSTRUCTION PROGRESS AS REQUIRED.
- ANY DISTURBED AREA NOT COVERED BY \$ 11-0406.1 AND NOT PAVED, SODDED OR BUILT UPON BY NOVEMBER 1, OR DISTURBED AFTER THAT DATE, SHALL BE MULCHED IMMEDIATELY WITH HAY OR STRAW MULCH AT THE RATE OF 2 TONS/ACRE (4483 KG/HA) AND OVER-SEEDED BY APRIL 15.
- . FILLS ARE TO BE LEFT WITH A LIP AT THE TOP OF THE SLOPE AT THE END OF ${\it Hi}$ DAY'S OPERATION.
- ALL CUT AND FILL SLOPES ARE TO BE SEEDED AND MULCHED WITHIN 5 DAYS OF COMPLETION OF GRADING.
- 10. AT THE COMPLETION OF ANY PROJECT CONSTRUCTION AND PRIOR TO BOND RELEASE ALL TEMPORARY SEDIMENT CONTROLS SHALL BE REMOVED AND ALL DENUDED AREAS
- , ALL TEMPORARY EROSION & SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION AND AFTER THE PERMISSION OF THE INSPECTION

ADEQUATE OUTFALL ANALYSIS

THE DRAINAGE QUITALL FOR THE SITE IS COMPRISED OF SHEET FLOW ACROSS THE YARD, AROUND THE SIDES OF THE PROPOSED HOUSE, AND ACROSS A GRADUALLY SLOPED, GRASSED BACK YARD, INTO AN EXISTING STREAM MEAR THE REAR OF THE LOT AS SHOWN ON SHEET 1. THE REDEVELOPMENT OF THIS SITE WILL NOT CHANGE THE OVERALL DRAINAGE PATTERNS. I IS THE OPITION OF THE DESIGN ENGINEER THAT THE OUTFALL FOR THIS SINGLE LOT REDEVELOPMENT IS ADEQUATE.

WATER QUALITY NARRATIVE
PER FAIRFAX COUNTY CODE SECTION 118-3-2(F)(1), BEST MANAGEMENT PRACTICES ARE NOT REQUIRED FOR THIS REDEVELOPMENT SINCE THERE IS LESS THAN 18% IMPERVIOUS AREA ON THE SITE IN THE POST-DEVELOPMENT CONDITION.

EROSION & SEDIMENT CONTROL NOTES

- 1. NO DISTURBED AREA SHALL BE LEFT DENUDED FOR MORE THAN 7 DAYS UNLESS AUTHORIZED BY THE
- TOPSOIL THAT HAS BEEN STOCKPILED IS TO BE SURROUNDED BY SILT FENCE AND SHALL BE PROTECTED BY MULCH AND/OR TEMPORARY VEGETATION IMMEDIATELY AFTER GRADING.
- 3. ALL CUT AND FILL SLOPES ARE TO BE SEEDED AND MULCHED WITHIN 5 DAYS OF COMPLETION OF
- ANY DISTURBED AREA NOT PAVED, SODDED, OR BUILT UPON BY NOVEMBER 1 IS TO BE SEEDED WITHIN 7 DAYS WITH OATS, ABRUZZI RYE OR EQUIVALENT.
- ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO GRADING AND CONSTRUCTION AND SHALL NOT BE REMOVED UNTIL AUTHORIZED BY THE COUNTY INSPECTOR DEVICES SHOWN HEREON ARE TO BE CONSIDERED MINIMUM EROSION AND SEDIMENT CONTROLS. ADDITIONAL CONTROLS MAY BE NECESSARY DUE TO UNANTICIPATED CONDITIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE CONTROLS IN ADDITION TO THOSE SHOWN, S
- IN ORDER TO CONTROL EROSION AND SILTATION. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED ACCORDING TO STANDARDS AND SPECIFICATIONS IN THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK AS SUPPLEMENTED BY THE FAIRFAX COUNTY CHECKLIST FOR EROSION AND SEDIMENT CONTROL.
- CONSTRUCTION ENTRANCES (CE) SHALL BE PROVIDED. FIRST REMOVE EXISTING DRIVEWAY PAVEMENT. CE MATERIAL CONSISTS OF VDDT #57 STONE WITH FILTER FABRIC UNDERLINER. CE IS TO BE USED AS A BASE MATERIAL FOR NEW DRIVEWAY CONSTRUCTION AT SUCH TIME AS CONSTRUCTION ACTIVITIES HAVE CEASED.
- 9. E&S CONTROLS TO REMAIN IN PLACE UNTIL REMOVAL ALLOWED BY THE INSPECTOR

EROSION AND SEDIMENT CONTROL NARRATIVE

- 1.1 PROJECT DESCRIPTION: THE PURPOSE OF THIS PROJECT IS THE CONSTRUCTION OF A 2-STORY BRICK & FRAME CONSTRUCTION SINGLE FAMILY DWELLING. APPROXIMATELY 0.55 AC OF LAND WILL BE DISTURBED AS A RESULT OF THIS PROJECT.
- 1.2 EXISTING SITE CONDITIONS: THE SITE CONTAINS AN EXISTING 2-STORY SINGLE FAMILY DWELLING. ACCESS TO THE SITE IS FROM HOLLAND STREET. THE SITE TERRAIN SLOPES GENTLY DOWN AWAY FROM THE EXISTING DWELLING AND GENERALLY SLOPES FROM THE SOUTH TO THE MORTH. THE SITE IS GRASS-COVERED AND CONTAINS EXISTING STANDS OF TREES AS INDICATED ON SMEET 1. AN RPA IS LOCATED THROUGHOUT THE REAR TWO-THIRDS OF THE LOT.
- 1.3 <u>ADJACENT AREAS</u>: THE PROPERTIES ON THE NORTH AND WEST SIDES ARE RESIDENTIAL AND CONTAIN EXISTING DWELLINGS, WITHIN THE LANGLEY FOREST SECTION 4 SUBDIVISION. ON THE SOUTH AND EAST SIDES THE PROPERTY IS BOUNDED BY HOLLAND STREET AND MACKALL VARUER RESPECTIVELY.
- 1.4 OFF-SITE AREAS: NO OFF-SITE AREAS WILL BE DISTURBED AS A RESULT OF THIS PROJECT.
- 1.5 <u>SOILS</u>: THE SITE IS MOSTLY COMPRISED OF SOILS IN THE GLENELG AND MEADOWVILLE GROUPS (55C2 & 20B+), WITH A PORTION CONSISTING OF MIXED ALLUVIAL (1A+), ACCORDING TO THE SOILS MAPPING SYOWN ON THIS SHEET. THE PROPOSED DISTURBANCE LIES ENTIRELY WITHIN THE GLENELG GROUP SOIL. GEOTECHNICAL REQUIREMENTS FOR CONSTRUCTION IN THIS SOILS GROUP ARE LISTED ON
- 1.6 CRITICAL AREAS: THERE ARE NO CRITICAL AREAS WITHIN THE DISTURBED AREA
- 1.7 EROSION AND SEDIMENT CONTROL METHODS: THE METHODS SPECIFIED BY THIS PLAN FOR THE CONTROL OF EROSION AND SEDIMENT COMPLY WITH THE MINIMUM STANDARDS IN CHAPTER 3 OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK, THIRD EDITION, 1992. THE LEGEND ON SHEET 1 CONTAINS THE SYMBOLS AND TITLES OF THE VARIOUS MEASURES SPECIFIED FOR THIS PROJECT.
- PERMANENT STABILIZATION: AFTER CONSTRUCTION OF THE PROJECT IS COMPLETED, ALL AINING EXPOSED AREAS OF THE SITE WILL BE SEEDED OR SODDED IN ACCORDANCE WITH SPECS 3.32
- 1.9 <u>STORMWATER RUNOFF CONSIDERATIONS</u>: THIS DEVELOPMENT CAUSES AN INCREASE IN THE IMPERVIOUS AREA OF THE SITE. THE DRAINAGE OUTFALL FOR THE SITE IS COMPRISED OF SHEET FLOW ACROSS THE YARD, AROUND THE SIDES OF THE EXISTING HOUSE, AND ACROSS A GRADUALLY SLOPED, GRASSED BACK YARD, XITO AN EXISTING STREAM REAR THE REAR OF THE LOT AS SHOWN ON SHEET 1. THE DRAINAGE PATTERRS WILL NOT BE ALTERED FOR THE PROPOSED DWELLING.

EROSION & SEDIMENT CONTROL PLAN

THE EROSION AND SEDIMENT CONTROL PROGRAM HAS BEEN PROPOSED IN A TWO PHASE PLAN WHERE THE PHASE I CONTROL FACILITIES SHALL BE INSTALLED BEFORE OTHER CLEARING AND GRADING STARTS DURING PHASE II. THE EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AS SHOWN ON SHEETS 1 AND 2. THE FOLLOWING SCHEDULES SHALL BE FOLLOWED

PHASING OF LAND DISTURBING ACTIVITIES:

PHASE I EROSION AND SEDUMENT CONTROL PLAN
THE CONTRACTOR SHALL INSTALL PHASE I CONTROLS. AFTER THE PHASE I CONTROLS HAVE BEEN
INSTALLED, STABILIZED AND APPROVED BY THE SITE INSPECTOR THE CONTRACTOR MAY PROCEED WITH
THE REMAINING SITE OPERATIONS.
PHASE I OPERATIONS ARE TO CONTROL EROSION AND SILITATION ASSOCIATED WITH INITIAL CLEARING
AND GRADING OPERATIONS. PHASE I CONTROLS SHALL BE ESTABLISHED AS SUCH:

- PHASE II.

 1. OBTAIN CONSTRUCTION PERMIT AND ATTEND PRE-CONSTRUCTION MEETING WITH THE INSPECTOR PRIOR TO STARTING ANY LAND DISTURBING ACTIVITIES.

 2. ESTABLISH CONSTRUCTION ENTRANCE AND PROTECTES ISAGING AND EQUIPMENT PARKING AREAS.

 3. CLEAR AND GRUB TO INITIAL LIMITS OF CLEATING, AS SHOWN ON THE PLAN.

 4. INSTALL ALL MECHANICAL CONTROLS (IE. SILT FENCING (SF), TREE PROTECTION (TP)) AS SHOWN
- ON THE PHASE I PLAN.
- ON THE PHASE I PLAN.

 S. CLEAR AND GRUB TO LIMITS OF CLEARING AND GRADING, AS SHOWN ON THE PLAN.

 G. OBTAIN INSPECTOR'S APPROVAL AND SIGNATURE ON PERMIT FOR SATISFACTORY COMPLETION OF PHASE I WORK PRIOR TO PROCEEDING WITH REWAINING SITE CLEARING.

PHASE II EROSION AND SEDIMENT CONTROL PLAN

- PHASE II EROSION AND SCIDENT CONTROL PLAN
 THE PHASE II SEDIMENT CONTROL HEAGURES ARE INTENDED TO PROVIDE CONTROL OF SITE DEVELOPMENT
 PHASE I CONTROL MEASURES, WHICH ARE NOT IN COMFLICT WITH FINAL CONSTRUCTION AND PROVIDE
 EFFECTIVE CONTROL, MAY REMAIN IN PLACE FOR FINAL DEVELOPMENT.

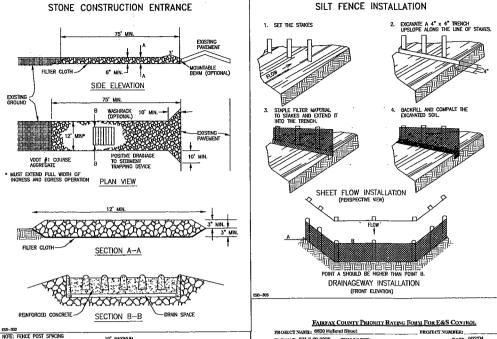
 1. COMPLETE REMAINING SITE CLEARING DEMOLITION, AND BRING, HE SITE TO APPROXIMATE
 GRADE. THE CONTRACTOR SHALL FOLLOW THE INSPECTOR'S DIRECTION IN PROVIDING ADDITIONAL
 CONTROL MEASURES NEEDED DURING THE DEVELOPMENT PROCESS, TO ENSURE THAT SEDIMENT IS
 PREVENUED FROM POLITHING FOR POLITIONAL
 CONSTRUCT FINAL PAVEMENTS AND PERMANENTLY STABILIZE SITE WITH PLANTING AND SEEDING AS
 INDICATED ON THE PLAN.

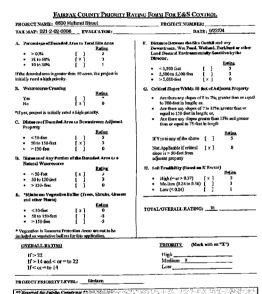
 3. OBTAIN INSPECTOR'S APPROVAL PRIOR TO THE REMOVAL OF MECHANICAL SEDIMENT CONTROLS.

MAINTENANCE PROGRAM

ALL MEASURES ARE TO BE INSPECTED DAILY BY THE SITE SUPERINTENDENT OR HIS REPRESENTATIVE.

ANY DAMAGED STRUCTURAL MEASURES ARE TO BE REPAIRED BY THE END OF THE DAY.





ADDITIONAL NOTES:

1. DEVICES SHOWN ABOVE ARE TO BE CONSIDERED MINIMUM EROSION AND SEDIMENT CONTROLS.
ADDITIONAL CONTROLS MAY BE NECESSARY DUE TO CONTRACTOR PHASING OR OTHER UNANTICIPATED
CONDITIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY OF PROVIDE ADDITIONAL DEVICES AS
NECESSARY TO THOSE SHOWN IN ORDER TO CONTROL EROSION AND SILTATION. EROSION AND
SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED ACCORDING TO THE
STANDARDS AND SPECIFICATIONS IN THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK 1992) AS SUPPLEMENTED BY FAIRFAX COUNTY.

10' MAXIMUM

CONSTRUCTION SPECIFICATION

FENCING SHALL BE 42 INCHES IN HEIGHT. THE SPECIFICATION FOR A 6 FOOT FENCE SHALL BE USED, SUBSTITUTING 42 INCH FABRIC AND 6 FOOT LENGTH POSTS.

2. Chain link fence shall be fastened securely to the fence posts with wire ties or ataples.

3. FILTER CLOTH SHALL BE FASTENED SECURELY TO THE CHAIN LINK FENCE WITH TIES SPACED EVERY 24" AT THE TOP AND MID SECTION.

4. FILTER CLOTH SHALL BE EMBEDDED A MINIMUN OF 8" INTO THE GROUND.

5. When two sections of filter cloth adjoin each other, they shall be over lapped by $\mathbf{6}^{\bullet}$ and folded.

6. MAINTENANCE SHALL BE PERFORMED AS NEEDE AND SILT BUILDUPS REMOVED WHEN "BULGES" DEVELOP IN THE SILT FFINCE: SUPER SILT FENCE N.T.S.

1. THE POLES DO NOT NEED TO SET IN CONCRETE.

FILTER CLOTH -

16 M

33' MINIMUM-POST AND 2ND LAYER FILTER CLOTH

–16" MIN. 1ST LAYER OF FILTER CLOTH

- THE CONTRACTOR IS TO PROVIDE ADEQUATE MEANS OF ALLAYING DUST AS NECESSARY BY APPLYING EITHER MOISTURE, CALCIUM CHLORIDE, BOTH, OR OTHER NECESSARY MEANS TO PROTECT ADJACENT PROPERTIES AND PUBLIC STREETS. ALL WORK IS TO COMPLY WITH ALT POLLUTION CONTROL POLICIES OF FAIRFAX COUNTY AS DESCRIBED IN THE FAIRFAX COUNTY CODE.
- TREES TO BE SAVED ARE TO BE PROTECTED FROM EQUIPMENT DAMAGE. PROTECTION TO BE LOCATED AT THE DRIP LINE OF TREES (LIMITS OF DISTURBANCE).

REVISION BLOCK CALE: DATE ATE: JULY, 2004 DRAWN BY: TG SIGNED BY: TG EVIEWED BY: JTL ROJ: NO - 2015108 SHEET 3 OF 4

51-Premier Development\08-Holland St\15108LGP.dwg Aug 27, 200