



Water Quality Impact Assessment Application



Site Development and Inspections Division (SDID)
Fairfax County Land Development Services
12055 Government Center Parkway, Suite 535, Fairfax, VA 22035
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www.fairfaxcounty.gov/landdevelopment

A Water Quality Impact Assessment (WQIA) evaluates the impacts on water quality when a project is proposed within a Resource Protection Area (RPA). A WQIA is required ([§118-4-2](#)) for any land disturbance, development, or redevelopment within a RPA unless exempt under Article 5 or waived by the Director of Land Development Services per [§118-6-5](#). The WQIA aims to protect RPAs in line with the Chesapeake Bay Preservation Ordinance of Fairfax County. It identifies potential impacts, ensures minimal disruption to RPAs, and recommends mitigation measures to preserve and restore buffer functions, including stormwater management and erosion control.

Please attach this application when uploading your documentation via the online application process in [PLUS](#) and visit the [WQIA permit library guide](#) for additional details.

Associated Site Record and/or Building Permit Record (if applicable): _____

Tax Map Number: _____ Magisterial District: _____

Property Address: _____

Applicant Name: _____ Owner Developer Engineer Agent

Mailing Address: _____

Phone Number: _____ Email Address: _____

I hereby certify that the information provided above is true and correct to the best of my knowledge. I further certify that all wetland permits required by law will be obtained prior to commencing land disturbing activities [§118-3-2.f](#).

Signature: _____ Date: _____

List below all attachments and a brief description of the content:

Attachment A: _____

Attachment B: _____

Attachment C: _____

Attachment D: _____

Attachment E: _____

The subject WQIA is to pursue an Article 6 Exception Request (public hearing): Yes No

Is the total of all disturbed areas greater than 2,500 square feet? Yes (a grading plan is required) No

The WQIA submittal requirements are divided into “Minor” and “Major” categories. The two categories differentiate the required detail on submittals based on potential RPA impacts. The narratives, descriptions, proposed mitigation and supporting documentation will be different corresponding to the scope of the project and/or encroachment into the RPA, as further identified in the table below. Review and check all that apply.

Table 1: Minor & Major WQIA Determination

Minor WQIA	Major WQIA
<ul style="list-style-type: none"> <input type="checkbox"/> Land disturbance in the RPA is less than or equal to 2,500 square feet; and <input type="checkbox"/> No disturbance in the 50 seaward feet of the RPA buffer; and <input type="checkbox"/> No disturbance or disruption of wetlands; and <input type="checkbox"/> Additional proposed impervious area in the RPA is less than 256 square feet, and total RPA impervious area is no more than 1,000 cumulative square feet since adoption of the RPA, except for minor additions which are permitted by §118-5-5. <input type="checkbox"/> Water-dependent uses meeting the requirements of §118-2-1, may submit under the Minor WQIA criteria at the discretion of the Director. <p>Example projects for these criteria include sheds and small accessory structures, and the removal or management of non-native, invasive or dead, diseased or dying, vegetation.</p>	<ul style="list-style-type: none"> <input type="checkbox"/> Land disturbance in the RPA exceeds 2,500 square feet; or <input type="checkbox"/> Any disturbance in the 50 seaward feet of the RPA buffer; or <input type="checkbox"/> Any disturbance of wetlands or streams (core components); or <input type="checkbox"/> Any RPA disturbance that does not qualify for a Minor WQIA. <input type="checkbox"/> Any project in the area of potential impact from Sea level rise or storm surge (see Watersheds and Resource Protection Area Viewer) <p>Example projects for these criteria include large accessory structures such as pools and detached garages.</p>

Minor WQIA Complete section 1.

Major WQIA Complete section 1 and 2.

For exception requests under Article 6, or requests to waive the performance criteria of [§118-3-2](#), also complete section 3.

For projects in the potential sea level rise, storm surge or flooding impact area as shown on the [Watersheds and Resource Protection Area Viewer](#), also complete section 4.

Please check the boxes to indicate the information provided and print or type in the spaces provided. Upon review of the WQIA application, staff may request additional information be provided as necessary to evaluate potential water quality impacts of the proposed activity, per [§118-4-3\(g\)](#).

Is the proposed disturbance associated with agricultural activities or on agricultural land? Yes No

If yes, provide a soil and water quality conservation assessment. See more details under [§118-3-2.h](#). Coordination with the [Northern Virginia Soil and Water Conservation District](#) is required.

For further information, contact an SDID Stormwater Engineer by phone at 703-324-1720, TTY 711.

Section 1 Minor WQIA

Minor WQIA Exhibit Requirements:

Provide an exhibit(s) (house location plat, survey, or site drawing(s) are all acceptable) with the following information. All applicable boxes shall be checked.

Display on the exhibit, the boundaries of the RPA ([Technical Bulletin 22-01](#)). Identify the origin of the boundary:

- RPA boundary information is taken from County data (Jade or County RPA maps), or
- RPA boundary from an approved plan; record number _____, or
- Site-specific determination (only if requested by staff).

Display (clearly) on the exhibit:

- Proposed RPA encroachment area including all areas of clearing, grading, filling, excavating, and otherwise removed or damaged vegetation.
- Existing and proposed improvements including impervious surfaces, structures, utilities, and sewage disposal systems.
- Existing vegetation including tree(s) and shrub locations, and groundcover areas to be impacted.
- Display any proposed buffer area plantings meeting the criteria specified under [§118-3-3\(d\)](#) and [§12-0316.4 of the Public Facilities Manual](#) (as applicable).
- Display the location of any proposed Best Management Practices (BMPs); clearly label the type, size, and contributing drainage areas.
- Include an Invasive Species Management Plan (e.g., type of vegetation removed, preserved, and replaced, and methods proposed) if invasive species management is an objective of this application.

Project overview and statement:

- a) Describe the location and nature of the proposed encroachment into and/or impacts to the RPA, including any clearing, grading, impervious surfaces, structures, utilities, and sewage disposal systems. Provide the disturbed area breakdown in Table 2 below ([§118-3-2.g](#))

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- b) Provide justification for the proposed encroachment into and/or impacts to the RPA. Briefly describe how impervious cover has been minimized consistent with the use proposed. Explain why it is not practical to locate the proposed encroachment outside of the RPA. ([§118-3-2.a](#); [§118-4-3.c](#); or [§118-3-2.i](#), [§118-5-4.a.1](#); [§118-3-2.c](#); [§118-3-3.c](#))

Section 1 Minor WQIA

Table 2: Total Disturbed and Impervious Area

Proposed Work	Disturbed Area within the RPA (sq. ft.) ¹	Impervious Area within the RPA (sq.ft.)	Disturbed Area Outside of the RPA (sq. ft.) ¹	Total Disturbed Area (sq. ft.)
Construction Access Path (minimum 10-foot width)				
Any access to the lot or parcel or principal structure.				
Structure (including work area) Include when no additional clearing and grading is associated (i.e., violations where the structure already exists)				
Other Encroachments (e.g., stockpiles & storage)				
Clearing & Grading (include vegetation removal, proposed structure(s) and 10-foot work perimeter)				
Total actual unpermitted disturbance (if associated with a Notice of Violation)				
New Drainfield (only with new home construction)				
New Utility Connections (if required)				
Totals				

1. In determining the disturbed area, assume a minimum 10-foot beyond the perimeter of the structure will be disturbed. Additionally, include a single access path, minimum 10-foot-width, from the disturbed area to the street or driveway. Land disturbance should be the minimum necessary to facilitate the requested encroachment. **If the total of all disturbed areas exceeds 2,500 square feet, a grading plan per §124.1-2-1 is required, and a Major WQIA is required unless otherwise associated with a Notice of Violation. The Director will maintain discretion in determining which WQIA criteria apply to violations of the CBPO.**

- c) Include a description of any vegetation to be removed and how that is the minimum necessary to accommodate the proposed encroachment (e.g., number, size, and type of trees or area of woods). Address how indigenous vegetation is preserved to the maximum extent practicable. Provide the mitigation planting plan in Table 3 below and show locations on the exhibit. ([§118-3-2.b](#), [§118-3-2.i](#))

Major WQIA Exhibit Requirements:

Check all applicable boxes and indicate the information provided on the Exhibit. The exhibit must be signed and sealed by a professional engineer or a land surveyor who has performed the work in accordance with DPOR regulations. Acceptable exhibit includes grading plans from an Infill Grading Plan (INF), Rough Grading Plan (RGP), or a separate WQIA exhibit.

<input type="checkbox"/>	Previously approved RPA delineation plan or RPA certification. Plan No. _____, or
<input type="checkbox"/>	If concurrent submission of an INF plan (with RPA certification). Plan No. _____, or RPA certification per Technical Bulletin 22-01
Plan information (ensure the following information is provided)	
<input type="checkbox"/>	Project narrative. Provide a brief narrative of the project, and duration of the project.
<input type="checkbox"/>	Existing conditions plan(s): <ul style="list-style-type: none"> • Impervious surfaces, structures, utilities, and sewage disposal system; • Vegetation including trees and shrub locations, and groundcover; • RPA features such as wetlands, streams, floodplains; • Topography, drainage divides, contributing area, and runoff coefficients to each outfall; • Existing steep slopes (>3:1) within the disturbed area; • For violation cases, both pre violation and current condition plan are required.
<input type="checkbox"/>	Soil map showing the site and withing 500 feet of the site, with a tabulation of the sqft. of (A, B, C, D, and high-risk soils), and a note regarding the depth of any bedrock. The source of the data should be stated on the map.
<input type="checkbox"/>	Proposed condition plan(s): <ul style="list-style-type: none"> • RPA features such as wetlands, streams, floodplains; • Proposed steep slopes (>3:1) within the disturbed area; • RPA encroachment area including all areas of clearing, grading, filling, excavating, and otherwise removed or damaged vegetation; • Disturbance or disruption of RPA features; improvements including impervious surfaces, structures, utilities, and sewage disposal systems; • Any wastewater systems §118-4-3(g), justification for locating drainfield/sewer lines/laterals in the RPA, include a narrative that describes, their treatment levels, and impacts on receiving watercourses and proposed mitigation measures, description of construction techniques and standards; • Buildable area §118-3-2.j.
<input type="checkbox"/>	Planting Plan: <ul style="list-style-type: none"> • specific location and type of all trees, shrubs, or groundcover to be removed; plantings in table 3, should be shown on the plan with a plant schedule meeting § 118-3-3(d) and §12-0316.4 of the Public Facilities Manual (as applicable); • A statement that all selected plants are indigenous species appropriate for the riparian buffer to

Section 2 Major WQIA

	<p>the extent practicable; §118-3-3.d; PFM 12-0316.4.</p> <ul style="list-style-type: none"> • A statement explain that the RPA buffer (the vegetation) is retained where present and established where it does not exist; § 118-3-3.d.
<input type="checkbox"/>	<p>Erosion and Sediment Control Plan § 118-3-2.d:</p> <ul style="list-style-type: none"> • Erosion and sediment control measures (clearing must be minimized) with narrative(s); • Where dredging is proposed the location of dredge material and location of dumping for such material; • Spoil location; any fill, with specifications; • The location of the stockpile; • A statement regarding the removal and disposal of any excavated material.
<input type="checkbox"/>	<p>Stormwater Management Plan:</p> <ul style="list-style-type: none"> • Topography, drainage divides, contributing area, and runoff coefficient to each outfall; • BMP locations, design computations and specifications; The Virginia Stormwater BMP Clearinghouse, and the Manufactured Treatment Devices Approved for use in Fairfax County, are the primary sources of acceptable BMP practices; • Show a single point of access to the site to minimize disturbance §118-3-3.b.4; • Include a table with pre/post development land use including calculations of percent increase in impervious surface on-site in and out of the RPA based on table 2; • A statement clarifying the honoring of existing drainage divides. Calculations must be provided for any change in divides PFM 6-0202.2; • Provide calculation for the peak runoff for 2-yr and 10-yr storm, pre/post development. • Calculation of pre-development and post-development pollutant loads using the VRRM method, or other method approved by the Director; see the DEQ Handbook Appendix B; calculations must demonstrate that there will not be a substantial detriment to water quality. • Calculations for disruptions, reductions, or increases in the supply of water to wetlands, streams, or other surface waters.

Major WQIA Narratives:

- d) Provide narratives to explain the current conditions of site RPA features and describe the impacts from the proposed project in the boxes to the right.

Site RPA features. Provide comments in the box to the right:		
<input type="checkbox"/>	Tidal wetland	
<input type="checkbox"/>	Tidal shore	
<input type="checkbox"/>	Water body with perennial flow	
<input type="checkbox"/>	Non tidal wetland	
<input type="checkbox"/>	Major floodplain	

Section 2 Major WQIA

- e) Provide a statement regarding the presence or lack of, RPA features on adjoining properties, and where wetlands on adjoining properties may impact the RPA buffer on the subject site, the condition of the RPA buffer. [§118-1-7](#)

- f) Describe impacts to soils/hydrology/geology.

- g) Descriptions of the proposed mitigation measures (for the potential hydrogeological impacts).

- h) Information required for loss of buildable area applications under [§118-5-4](#) and [§118-6-7](#).

When the application of the RPA buffer area would result in the effective loss of a reasonable buildable area on a lot or parcel recorded prior to October 1, 1989, encroachments into the buffer area may be approved by the Director under [§118-5-4](#) or the Exception Review Committee under [§118-6-7](#), subject to certain criteria. Provide the following information in the boxes to the right.

Deed book and page where the lot was recorded (Book; Page)		
Disturbance in the seaward 50 feet (sq.ft.)		
Total site (lot) area (sq.ft.)		
Total site (lot) disturbed area (sq.ft.)		
Proposed site (lot) impervious area (sq. ft.)		
Total Disturbance <u>in the RPA</u> excluding disturbance for a drainfield and access to the site (lot); maximum 10,000 sq.ft.		
Proposed impervious area in the RPA excluding impervious area for access; maximum 5,000 sq.ft		
Previous exception number (only if there is a previous exception)		
Existing BMP on the lot; state the type		

Section 3: Exceptions to §118-3-2 or §118-6

Complete this section only if you are seeking an exceptions to the performance criteria of [§118-3-2](#) or submitting a WQIA associated with an exception request under §118-6. For guidance see [DCR Exceptions Guidance on the Chesapeake Bay Preservation Area Designation and Management Regulations, September 16, 2002, Revised June 15, 2009.](#)

Performance criteria of [§118-3-2](#) and required findings [§118-6-6](#)

<input type="checkbox"/>	How the requested exception is the minimum necessary to afford relief, § 118-3-2.i(1) / §118-6-6.a	
<input type="checkbox"/>	That granting the exception will not confer any special privileges denied in similar situations, §118-3-2.i(2) / §118-6-6.b	
<input type="checkbox"/>	The exception request is in harmony with the purpose and intent of the CBPO and is not a substantial detriment to water quality, §118-3-2.i(3) / §118-6-6.c	
<input type="checkbox"/>	That the exception is not based on circumstances that are self-created and self-imposed, §118-3-2.i(4) / §118-6-6.d	

Section 4: Resilience Assessment

Check the Watershed & Resource Protection Areas Viewer

(<https://experience.arcgis.com/experience/bcc1d55c2c5d493fab61a950035e7b3a>) to determine if the project is within the map layer titled “AdaptVA – Potential Sea Level Rise/ Storm Surge Impact Area”. (It is near Potomac River and tidal tributaries).

Check one:

- The project IS NOT within the “AdaptVA – Potential Sea Level Rise/ Storm Surge Impact Area” map layer. (When there are no potential impacts from sea-level rise, storm surge, or flooding during the 30-year timeframe that would necessitate a condition, alteration, or adaptation measure, further Assessment is not required. You may skip the remainder of Section 4).
- The project IS within the “AdaptVA – Potential Sea Level Rise/ Storm Surge Impact Area” map layer. A full Resilience Assessment is required to assess the potential impact from sea-level rise, storm surge, or flooding. Complete the Resilience Assessment below. Use the projected sea level rise and storm surge as shown on the AdaptVA [Interactive Map Viewer](#), and check the appropriate box and provide a narrative in the boxes below; any supporting/ reference documentation should be submitted as an Appendix with and page and paragraphs numbers. [§118-4-3\(g\)](#).

Describe the impact range (timeframe) for the Assessment; [§118-4-3\(g\)\(1\)](#)

- 30 years; or
- The lifespan of the project if less than 30 years (attach documentation)

Describe the model or forecast developed by or on behalf of the state; [§118-4-3\(g\)\(2\)](#)

- AdaptVA.org [AdaptVA Viewer \(vims.edu\)](#), or
- Other approved model or forecast developed by or on behalf of the state (attach documentation)

Explain the potential impacts from:

- Projected sea-level rise using the 2017 National Oceanographic and Atmospheric Administration (NOAA) Intermediate–High scenario projection curve *for a minimum 30-year timeframe (or lifespan of project)* or any subsequently updated version thereof, on the project site [§118-4-3\(g\)\(i\)](#);

- Storm surge based upon the most updated NOAA hydrodynamic Sea, Lake, and Overland Surges from Hurricanes model (from the AdaptVA interactive Map for the Category 2 - Flood Height)) on the project site; [§118-4-3\(g\)\(ii\)](#); and

Section 4: Resilience Assessment

- Flooding based upon the most updated Special Flood Hazard Area and the Limit of Moderate Wave Action on the project site ([Digital Flood Insurance Rate Map | DPWES](#)). Such assessment of flooding should be in conjunction with the requirements and application of floodplain management requirements and programs [§118-4-3\(g\)\(3\)\(iii\)](#).

Other Requirements:

- Assess the potential impacts of the proposed land development on buffer function, including loss of riparian buffer vegetation and vegetation migration; water migration; and the potential impacts of additional future land disturbance or development in the Resource Protection Area connected to the proposed land development; [§118-4-3\(g\)\(4\)](#). **The site drawing(s) must show the inland extent of sea level rise, storm surge and flooding, , if present.**

- Identify and describe conditions, alterations, or adaptation measures that were included in the proposed land development that address these potential impacts as necessary and appropriate based upon site conditions; nature, type, and size of proposed land development; extent of potential impacts; and the necessity to minimize future land disturbance; [§118-4-3\(g\)\(5\)](#).

Section 4: Resilience Assessment

	<p>Based upon the assessment, the Director, Board (BOS) or Exception Review Committee will (ERC), as necessary and appropriate, require conditions, alterations, or the installation of adaptation measures as part of the proposed land development consistent with the requirements of the CBPO. §118-4-3(g)(6)..</p> <hr/>