



**WATER QUALITY IMPACT ASSESSMENT
6630 HOLLAND STREET
FAIRFAX COUNTY, VIRGINIA**

TNT PROJECT NO.: 1426

FOR

MR. & MRS. BERGOLO

**JULY 29, 2020
REVISED: DECEMBER 30, 2020**

THIS WQIA HAS BEEN DETERMINED TO BE
ACCEPTABLE FOR FURTHER APPROVAL
CONSIDERATION DURING A PUBLIC
HEARING BEFORE THE EXCEPTION
REVIEW COMMITTEE IN ACCORDANCE
WITH THE REQUIREMENTS OF ARTICLE 6
OF COUNTY CODE, CHAPTER 118
(CHESAPEAKE BAY PRESERVATION
ORDINANCE).



July 29, 2020
Submitted: December 30, 2020

Mr. & Mrs. Teso and Cecilia Broglio
663 Holland Street
McLean, VA 22101

TNT Project #: 1426

Reference: Water Quality Impact Assessment (WQIA) #129-WQ-01, 6630 Holland Street, Fairfax County, Virginia
Latitude: 38°57'31" N, Longitude: 77°1'21" W

Dear Mr. and Mrs. Broglio:

TNT Environmental, Inc. (TNT) is pleased to present this Water Quality Impact Assessment (WQIA) report for the above-referenced project in full accordance with TNT Proposal Number 1854- , dated July 30, 2018 with a revision dated August 27, 2018. The purpose of the WQIA is to ensure protection of the source Protection Areas consistent with the goals, objects, and requirements of Chapter 118, Article 4 of the Fairfax County Chesapeake Bay Preservation Ordinance through (1) the identification of the impacts of proposed development or redevelopment on water quality on lands within PAs, (2) the assurance that, where development or redevelopment does take place within PAs, that it will be located on those portions of a site in a manner that will be least disruptive to the natural functions of PAs; and (3) the requirement of mitigation measures which will address water quality protection.

PROJECT SITE DESCRIPTION

The project site is approximately 0.95 acres of land located north of the intersection of Holland Street and Heather Brook Court in Fairfax County, Virginia. The project site is further identified by physical address 6630 Holland Street and Fairfax County Map #: 212-2-06. (*Figure 1: Project Location Map*) Based on a review of County GIS data, the project site is improved by an existing residential structure and is zoned R-1. A perennial stream and its associated Resource Protection Area (RPA) are located along the eastern property boundary. (*Figure 2: USGS Topographic Map*). The property is currently maintained as a single-family residence.

Based on several conversations (via mail and telephone) with Fairfax County and the subsequent Notice of Violation received (Complaint Number 2018033 , dated March 6, 2019), a WQIA is required in order to obtain permission from Fairfax County for the previously conducted activities. Said activities include the installation of a patio and grill area in the rear of the existing house.

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SECONDARY INFORMATION REVIEW

Secondary Information entails the background research and review of recorded data and/or mapping associated with the project site. Sources reviewed include but are not limited to the following:

- U. S. Geological Survey (USGS) Topographic Map, Falls Church Quadrangle, 2016
- U. S. Fish and Wildlife Service (USFWS), National Wetlands Inventory (NWI) Online Mapper, http://wetlands.fws.gov/mapper_tool.htm
- Natural Resources Conservation Service (NRCS), Electronic Field Office Technical Guide, Fairfax County Soils, www.nrcs.usda.gov/technical/fotg/
- Available aerial photography and GIS data

The USGS Falls Church (2016) quadrangle map shows elevations of approximately 210 feet above mean sea level (MSL) in the southern and eastern portions of the property and approximately 2 feet above MSL along the northern property boundary. The property is located within the Middle Potomac-Catoctin River watershed and identified as Hydrologic Unit Code (HUC) 22708. The NWI does not depict any wetland features within the project site boundaries.

The soil survey indicates that the site is underlain primarily by 30A – Codorus and Hatboro soils, 39C – Glen Ridge loam, and 105C – Wheaton-Glenelg complex.

Water Quality Impact Assessment Components per Section 118-3-2

The proposed project meets the general performance criteria for Resource Protection Areas as outlined in Section 118-3-2 and detailed below:

- a) Per Fairfax County records, the PA located on this property was designated in 2003. Per historical aerial imagery, a single-story house and deck can be seen on the lot at this time. Plans for the redevelopment of the lot for the addition of the existing two-story house and deck located within the PA on-site were approved by Fairfax County on December 7, 2004 (129-INF-4-3). An associated PA plan was approved with the 2004 grading plan as well (129-WRPA-1-1). Construction of the existing two-story house and deck was completed in 2006. The associated plantings and mitigation proposed for the approved 2004 PA encroachment can be seen in the 2007 aerial photograph provided by Fairfax County JADE. The approved 2004 plans came off bond on May 18, 2007 according to Fairfax County's LDS Notice. Per historical aerial imagery, vegetation removal in the PA occurred on the property between 2007 and 2009. This vegetation removal was completed by the previous owner(s) of the property, Stuart and Anna Solomon. Stuart and Anna Solomon purchased the property in August 2006. Mr. and Mrs. Bronglio (the applicants) purchased the property in January 2016. Additional vegetation removal and the construction of the existing patio and grill in the PA occurred between 2017 and 2019 associated with the Notice of Violation received by the applicants (Complaint Number 201803030, dated March 6, 2019). Please refer to the maps enclosed in Appendix VIII to the aerial imagery of the lot at these times and for more

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information regarding the history of the lot. Additionally, the ownership deeds going back to 1952 associated with the site have been included in Appendix VIII.

Approximately 62% (25,819 square feet) of the overall property is situated within the PA. Past land disturbance associated with a lot on has been limited to a reasonable work zone behind the existing primary structure and driveway for the hand installation of the patio and grill and the removal of vegetation associated with the construction.

Proposed land disturbance within the PA is associated with on-site vegetation and removal of portions of the existing patio. No trees or shrubs shall be removed within the limits of disturbance associated with the patio removal. The vegetation surrounding the patio only consists of maintained grassland. The disturbed area shall be revegetated with grass seed once the portions of patio have been removed. Please refer to section 118-3-2(b) for more details regarding the existing vegetation. No more land shall be disturbed than is necessary to remedy for the loss of vegetation on-site and the improvement of water quality through the removal of impervious surface within the PA. The proposed improvements are the minimum necessary to afford relief. The plans remove larger sections of the existing patio area in order to continue the use of the patio and to satisfy the applicant's needs. Removal of the entirety of the patio is an alternative to the proposed plans; however, the applicants desire to have some use of their backyard through the use of the portion of patio to remain.

There are no reasonable alternative locations for the installed patio/grill. Moving the patio/grill to the eastern portion of the lot would increase the encroachment into the seaward 50' of the PA buffer. The application represents the least environmentally damaging practicable alternative while still accomplishing the overall goals of the project.

- b) Existing vegetation is maintained as a lawn with landscaped shrubs around the primary structure. Hardwood and softwood upland forest has been maintained along the northern and eastern property boundaries. Most of the on-site vegetation is in fair condition, as assessed by an ISA Certified Arborist. Invasive species noted on-site include English ivy and Japanese honeysuckle. These shall be removed per the invasive species narrative located on Sheet 5 in Appendix IX. The vegetation located within the proposed limits of disturbance consists of maintained grassland, no existing trees or shrubs will need to be removed for the alteration of the patio. No additional removal of individual vegetation within the project limits will occur. As shown on the enclosed photographs, much of the existing forest lacks a well-developed understory.

The planting plan and details associated with the approved 2004 PA encroachment (129-WRPA-1-1) can be found on Sheets 1 and 2 of the enclosed maps in Appendix IX. The approved 2004 plans came off bond on May 18, 2007 according to Fairfax County's LDS Net. Vegetation removal within the PA occurred on the property between 2007 and 2009. This vegetation removal was completed by the previous owner(s) of the property. The approximate area of this vegetation removal can be found on the "2009 Conditions" title of Sheet 3 of the enclosed maps in Appendix VIII.

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The property was purchased by the applicants in January 2016 after this initial vegetation removal was completed. Vegetation removal associated with the construction of the patio and grill related to the Notice of Violation (NOV) was completed between 2017 and 2019 by the applicants. There is no grading plan associated with the work completed at this time. The approximate area of vegetation removal associated with the NOV can be found on the "Existing Conditions (2019)" title of Sheet 4 of the enclosed maps in Appendix IX. The applicants are proposing the re-vegetation and removal of portions of the existing patio to address conditions listed in the NOV.

- c) Impervious cover will be minimized with the proposed conditions. The addition of the paver patio and grill associated with the NOV created an additional 1,081 square feet of impervious cover onsite. The proposed conditions remove approximately 331 square feet of the patio located in the RPA. The entirety of the patio located within the Seaward 5-foot onsite will be removed and the existing footprint located in Seaward 50-foot will be removed entirely. Overall, there is a net decrease of 331 square feet of impervious cover from the existing to proposed conditions. Additionally, approximately 100 square feet of impervious cover will be removed from the Seaward 5-foot buffer.

It should be noted that the existing impervious area under the wooden deck was impervious when the property was purchased by the applicants in January 2016. This area under the deck will result in no net change of impervious cover. Please refer to the photograph located in Appendix III for this documentation recorded by TNT from the Mr. and Mrs. Braglio.

- d) Existing conditions shows approximately 6,398 square feet of disturbed area onsite. The previous activities excised 2,500 square feet of land disturbance and are subject to the requirements of Chapter 104 of the Fairfax County Code. The Chapter 104 violation will be addressed via the submission of a separate grading plan to be submitted subsequent to the review/approval of this WQIA. The approximate limits of clearing and grading has been shown on the proposed plans. Removal of impervious areas within the PA will be done using handheld equipment only. Silt fence will be utilized along the limits.
- e) The two planter boxes are proposed which will provide water quality treatment. Per the V₂M calculations prepared by Tr-Tek Engineering, 0.12 pounds per year of phosphorus will be removed with the proposed stormwater/best management practice (BMP) strategy. The V₂M spreadsheet provided in this application shows that water quality requirements will not be met per Chapter 124; however, this application is subject to the criteria of Chapter 118 that states there needs to be a net benefit in water quality to the entire site. The pre-development load for this site is .54 pounds per year and the post-development load is 0.64 pounds per year. For the proposed BMP strategy post-development, 0.12 pounds per year of the .64 pounds per year will be treated, equaling .52 pounds per year. This amount is less than the pre-development load of .54 pounds per year; therefore, there is a net benefit to water quality for the site, meeting the criteria of Chapter 118. The Virginia Runoff Reduction Spreadsheet (V₂M) has been enclosed. Additionally, a rooftop disconnect will be utilized. All downspouts on the rear of the house will dissipate into a grass flow spreader, thus reducing

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as sheet flow to the RPA. The VRRM spreadsheets and rainfall flow spreader details have been included in Appendix IV of this report. Based on these calculations, there will be no detrimental to water quality based on the impervious surfaces proposed to remain with this application.

- f) A perennial stream is located along the northern boundary of the property. Per TNT's site-specific delineation, no wetlands are located onsite and therefore there are no contiguous wetlands that contribute to the site-specific PA. No impacts to wetlands or Waters of the U.S. are proposed for this project.
- g) Per Fairfax County GIS, the property is connected to public sewer. There are no sewer disposal systems onsite and no sewage disposal systems will be used for the proposed activities.
- h) This is not agricultural land.
- i) The proposed application requires approval under Section 118-6-9. The site-specific requirements for this will be enclosed in a separate exception report per Section 118-6-6 and previous County comments.

Water Quality Impact Assessment Components per Section 118-4-3

- a) TNT has delineated an unnamed tributary to Dead Run, an east to west trending stream, parallel to the northeastern property boundary directly offsite. No wetlands are located onsite and there are no contiguous wetlands that contribute to the site-specific PA. A site-specific PA boundary has been identified onsite associated with the unnamed tributary to Dead Run and TNT's delineation. All PA components have been addressed on the Sheet 4 of the enclosed WQIA exhibits.
- b) Approximately 62% (25,819 square feet) of the existing site is situated within the PA associated with the offsite unnamed tributary to Dead Run. Conducted activities within the PA as listed included general lot clearing, tree removal, and creation of impervious surface in the form of a patio, masonry grill, and fire pit. The Applicant purchased the property that included the previously approved, existing primary structure, asphalt driveway, and wood deck located within the PA (129-INF-4-3). An associated PA plan was approved with the 2014 grading plan as well (129-WRPA-1-1).

The proposed encroachment into the PA for the patio reduction and revegetation will not impact surface waters onsite; therefore, no wetland permits are required from other agencies. The field-delineated ordinary high-water mark (OHWM) of the perennial stream is the only component of the PA onsite. These features, along with topography and existing conditions, can be found in Appendix IX on Sheet 4. There will be minimal impact to topography, soils and biology as the area has previously been impacted for the installation of the patio. There will be an increase in water quality through best management practices.

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proposed on site. These best management practices include two planters and associated grass diaphragms located adjacent to the house. A rooftop disconnect will be utilized. All downspouts on the rear of the house will dissipate into a grass flow spreader, thus remaining as sheet flow to the RPA. Please refer to Appendix IV located at the end of this report for the VLM spreadsheets and grass flow spreader details provided by Tr-Tek Engineering.

Due to the relatively minor nature of this project, no significant changes to groundwater characteristics are anticipated.

The vegetation located within the proposed limits of disturbance consists of maintained grassland, no existing trees or shrubs will need to be removed for the alteration of the patio. Invasive species noted on site, English ivy and Japanese honeysuckle, shall be removed by hand per the invasive species control narrative. Additionally, seed mix will be utilized to re-establish the understory within the PA. Please refer to Sheet 5 located in Appendix IX for information regarding invasive species and seed mix specifications.

- c) Encroachments into the PA have occurred and the purpose of this WQIA is to address the issued Notice of Violation associated with the property (Complaint Number: 2018-303, dated March 6, 2019).

The excitation request addressing Sections 118-6-6 and 118-6-9 shall be included under a separate report per the direction of Fairfax County.

- d) A perennial stream is located along the northern boundary of the property. No wetlands are located on site and there are no contiguous wetlands that contribute to the esthetic PA. No impacts to wetlands or Waters of the U.S. are proposed for the project.
- e) This project will mitigate the existing PA encroachment through the removal of all impervious cover in the PA. The proposed conditions remove approximately 331 square feet of the patio located in the PA. The integrity of the patio located within the Seaward 50-foot zone will be removed and the existing fire pit located in Seaward 50-feet will be removed entirely. Overall, there is a net decrease of 331 square feet of impervious cover from the existing to proposed conditions. Additionally, approximately 10 square feet of impervious cover will be removed from the Seaward 50-foot buffer.

Additionally, this project will mitigate the existing PA encroachment through PA plantings as detailed in this assessment and shown on the planting exhibit. These plantings are associated with the disturbed area from the construction of the patio and grill and the removal of vegetation completed by the current property owners (the applicants).

The 5,081 square feet (0.12 acres) of disturbed area associated with the violation within the PA will be restocked at a density of 12 overstory trees per acre (2" DBH), 24 understory trees per acre (1" DBH), and 128 shrubs per acre (3 gallon). These plantings will be installed within an approximate 5,157 square foot area of site.

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Per CBPO 118-3-3(f) for 5,81 square feet of disturbed area within the PA buffer, planting requirements would be:
10 overstory trees/ac = 12 overstory trees
200 understory trees/ac = 24 understory trees
1,089 shrubs/ac = 128 shrubs

No heavy equipment shall be used for planting outside of the proposed limits of clearing and grading. Disturbance shall be minimized through the use of hand-held tools for planting installations. The planting area shall be placed in a continuous mulch bed. Additionally, seed mix will be utilized to establish the understory within the PA. The seed mix specifications have been included on Sheet 5 of Appendix IX.

Mitigation will also be provided through two planter boxes that will be installed and utilized on-site for increased water quality and stormwater runoff control. The planter boxes proposed to be installed treat 0.12 pounds per year of phosphorus. As discussed in Section 118-3-2(e), the post-development load proposed with the 0.12 pounds per year of phosphorous removal is less than the pre-development load, which will result in an increase in water quality with the proposed plans. Additionally, a rooftop disconnect will be utilized. All downspouts on the rear of the house will dissipate into a gravel flow spreader, thus remaining as sheet flow to the PA. These methods will prevent an increase in nonpoint source pollution originating from the site. The VMS spreadsheet and gravel flow spreader details have been included in Appendix IV of this report.

- f) The proposed project complies with the applicable performance criteria of Chapter 118 as detailed in this report. The proposed improvements are the minimum necessary to afford relief. The plans remove large sections of the existing patio area in order to continue the use of the patio and to satisfy the applicant's needs. Removal of the entirety of the patio is an alternative to the proposed plans; however, the applicants desire to have some use of the backyard through the use of the portion of patio to remain.
- g) Stormwater runoff will be controlled using two planter boxes located on-site. The planter boxes proposed to be installed treat 0.12 pounds per year of phosphorus. As discussed in Section 118-3-2(e), the post-development load proposed with the 0.12 pounds per year of phosphorous removal is less than the pre-development load, which will result in an increase in water quality with the proposed plans. Additionally, a rooftop disconnect will be utilized. All downspouts on the rear of the house will dissipate into a gravel flow spreader, thus remaining as sheet flow to the PA. The VMS spreadsheet and gravel flow spreader details have been included in Appendix IV of this report.

An exception request will be submitted at a later date under Sections 118-6-6 and 118-6-9. Additionally, a comment response letter has been enclosed with responses to County comments for the last submission for this site.

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TNT would like to thank you for the opportunity to provide you with this Water Quality Impact Assessment. We look forward to assisting you further with this project and other environmental concerns you may have. If you have any questions, please feel free to contact us at any time at (703) 466-5123.

Sincerely,

TNT ENVIRONMENTAL, INC.



Tara N. Wilkins, WPIT
Environmental Scientist
Tara@TNT-nv.com



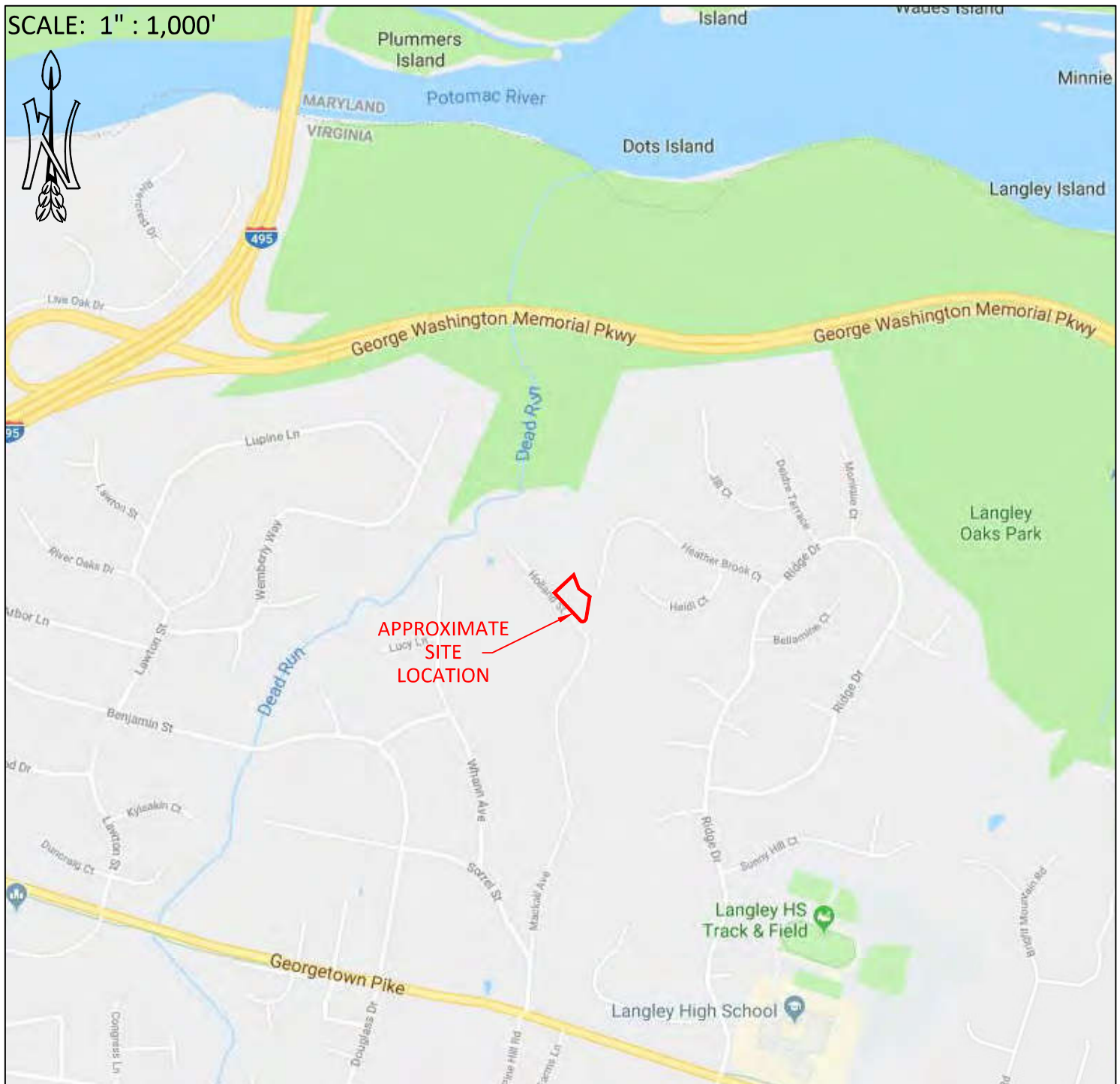
Av M. Sareen, PWD, ISA-CA
Principal/President
Avi@TNT-nv.com

Appendices

- *Appendix I: Vicinity Map & USGS Topographic Map*
- *Appendix II: National Wetland Inventory Map & NRCS Soils Map*
- *Appendix III: Photographs*
- *Appendix IV: Water Quality Calculations*
- *Appendix V: List of Property Owners within 500-feet*
- *Appendix VI: Notice of Violation*
- *Appendix VII: Fairfax County Comments & Response Letters*
- *Appendix VIII: Ownership Deeds*
- *Appendix IX: Water Quality Impact Assessment Exhibits*

APPENDIX I

**I INI MAP &
USGS TOPOGRAPHI MAP**



WATER QUALITY IMPACT ASSESSMENT

6630 HOLLAND STREET

FAIRFAX COUNTY, VA

JULY 2020



4455 BROOKFIELD
CORPORATE DRIVE
SUITE 100
CHANTILLY, VIRGINIA 20151

FIGURE 1

SITE LOCATION MAP

SOURCE: GOOGLE MAPS

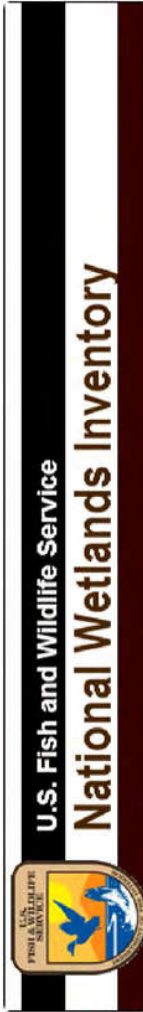
TNT PROJECT NO: 1426



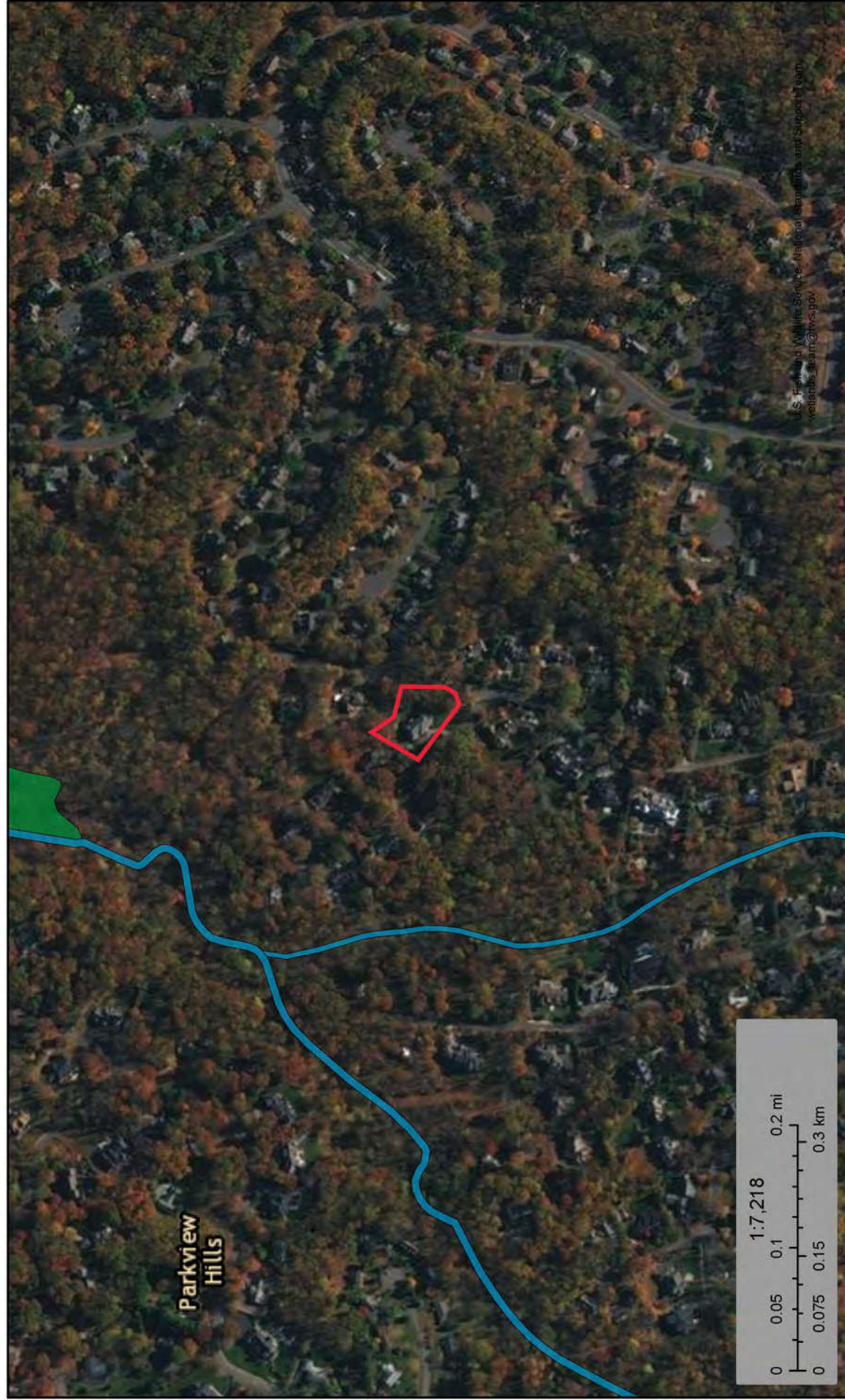
<p>WATER QUALITY IMPACT ASSESSMENT</p> <p>6630 HOLLAND STREET</p> <p>FAIRFAX COUNTY, VA</p> <p>JULY 2020</p>	 <p>ENVIRONMENTAL 4455 BROOKFIELD CORPORATE DRIVE SUITE 100 CHANTILLY, VIRGINIA 20151</p>	<p>FIGURE 2</p> <p>TOPOGRAPHIC MAP</p> <p>SOURCE: FALLS CHURCH, VA USGS QUAD MAP (2016)</p> <p>TNT PROJECT NO: 1426</p>
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APPENDIX II

NATIONAL WETLAND INVENTORY MAP & NRCS SOILS MAP



National Wetlands Inventory

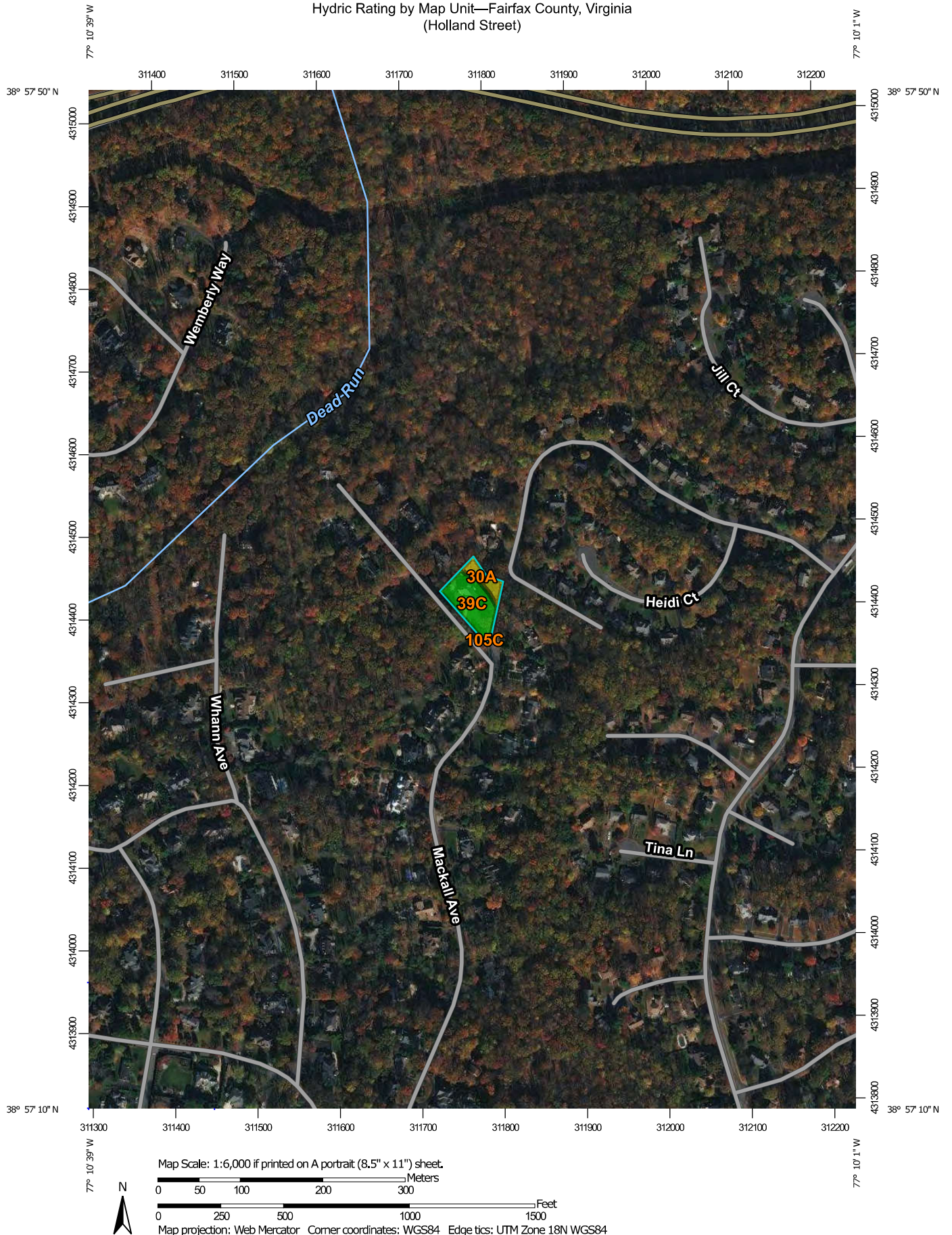


Wetlands

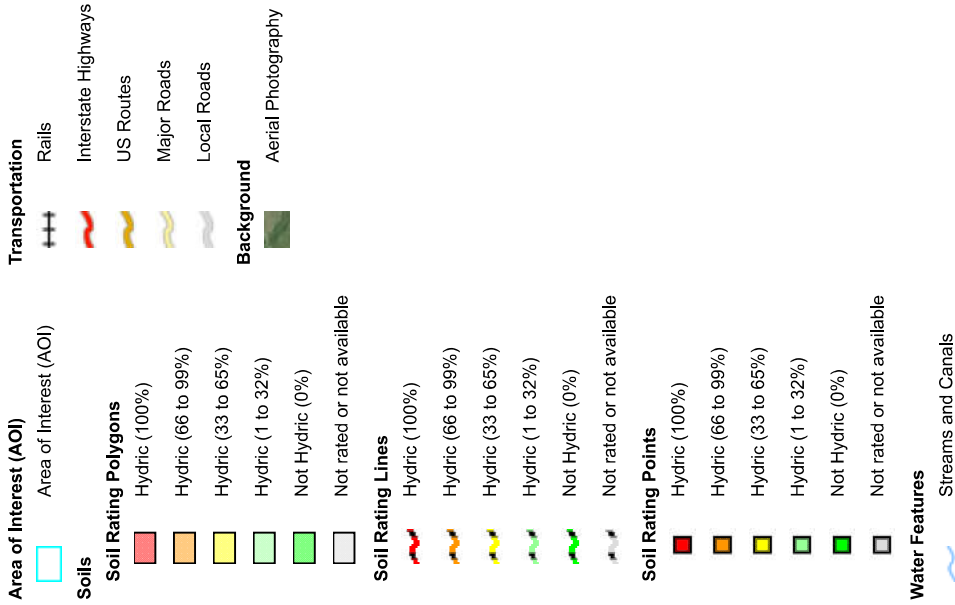
- | Wetland Type | Wetland Type | Wetland Type | Wetland Type | Wetland Type |
|--------------------------------|------------------------------|-----------------------------------|--------------|--------------|
| Estuarine and Marine Deepwater | Estuarine and Marine Wetland | Freshwater Forested/Shrub Wetland | Other | Riverine |
| | | Freshwater Pond | | |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

Hydric Rating by Map Unit—Fairfax County, Virginia (Holland Street)



MAP LEGEND



MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Fairfax County, Virginia
Survey Area Data: Version 16, Aug 28, 2018

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 3, 2015—Feb 22, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydric Rating by Map Unit

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
30A	Codorus and Hatboro soils, 0 to 2 percent slopes, occasionally flooded	35	0.2	23.7%
39C	Glenelg silt loam, 7 to 15 percent slopes	0	0.8	76.1%
105C	Wheaton-Glenelg complex, 7 to 15 percent slopes	0	0.0	0.2%
Totals for Area of Interest			1.0	100.0%

Description

This rating indicates the percentage of map units that meets the criteria for hydric soils. Map units are composed of one or more map unit components or soil types, each of which is rated as hydric soil or not hydric. Map units that are made up dominantly of hydric soils may have small areas of minor nonhydric components in the higher positions on the landform, and map units that are made up dominantly of nonhydric soils may have small areas of minor hydric components in the lower positions on the landform. Each map unit is rated based on its respective components and the percentage of each component within the map unit.

The thematic map is color coded based on the composition of hydric components. The five color classes are separated as 100 percent hydric components, 66 to 99 percent hydric components, 33 to 65 percent hydric components, 1 to 32 percent hydric components, and less than one percent hydric components.

In Web Soil Survey, the Summary by Map Unit table that is displayed below the map pane contains a column named 'Rating'. In this column the percentage of each map unit that is classified as hydric is displayed.

Hydric soils are defined by the National Technical Committee for Hydric Soils (NTCHS) as soils that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part (Federal Register, 1994). Under natural conditions, these soils are either saturated or inundated long enough during the growing season to support the growth and reproduction of hydrophytic vegetation.

The NTCHS definition identifies general soil properties that are associated with wetness. In order to determine whether a specific soil is a hydric soil or nonhydric soil, however, more specific information, such as information about the depth and duration of the water table, is needed. Thus, criteria that identify those estimated soil properties unique to hydric soils have been established (Federal Register, 2002). These criteria are used to identify map unit components that normally are associated with wetlands. The criteria used are selected estimated soil properties that are described in "Soil Taxonomy" (Soil Survey Staff, 1999) and "Keys to Soil Taxonomy" (Soil Survey Staff, 2006) and in the "Soil Survey Manual" (Soil Survey Division Staff, 1993).

If soils are wet enough for a long enough period of time to be considered hydric, they should exhibit certain properties that can be easily observed in the field. These visible properties are indicators of hydric soils. The indicators used to make onsite determinations of hydric soils are specified in "Field Indicators of Hydric Soils in the United States" (Hurt and Vasilas, 2006).

References:

Federal Register. July 13, 1994. Changes in hydric soils of the United States.

Federal Register. September 18, 2002. Hydric soils of the United States.

Hurt, G.W., and L.M. Vasilas, editors. Version 6.0, 2006. Field indicators of hydric soils in the United States.

Soil Survey Division Staff. 1993. Soil survey manual. Soil Conservation Service. U.S. Department of Agriculture Handbook 18.

Soil Survey Staff. 1999. Soil taxonomy: A basic system of soil classification for making and interpreting soil surveys. 2nd edition. Natural Resources Conservation Service. U.S. Department of Agriculture Handbook 436.

Soil Survey Staff. 2006. Keys to soil taxonomy. 10th edition. U.S. Department of Agriculture, Natural Resources Conservation Service.

Rating Options

Aggregation Method: Percent Present

Component Percent Cutoff: None Specified

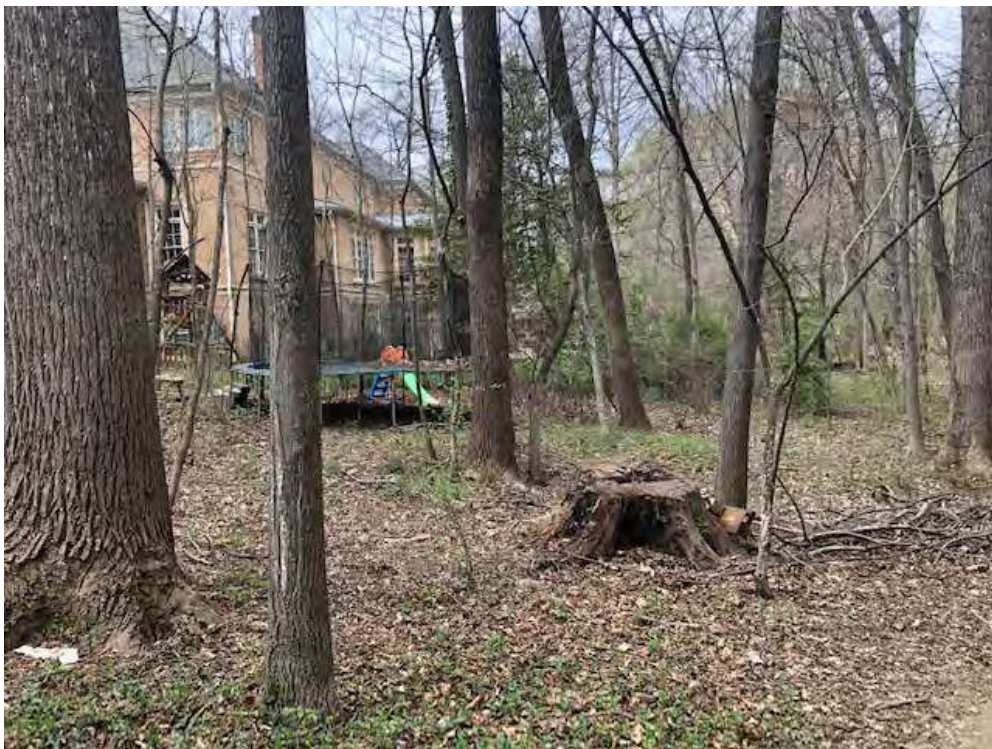
Tie-break Rule: Lower

APPENDIX III

PHOTOGRAPHS



Photograph 1: View to the west showing the forested uplands located in the eastern portion of the site.



Photograph 2: View to the northwest showing the forested uplands located in the eastern and northeastern portion of the site.



Photograph 3: View to the north showing the stream located in the northern portion of the site.



Photograph 4: View to the southeast showing the stream that runs along the northeastern boundary of the site.



Photograph 5: View to the south showing the fire pit and backyard of the property.



Photograph 6: View to the southwest showing the eastern portion of the backyard of the property.



Photograph 7: View to the southeast showing the backyard of the property.



Photograph 7: View to the southwest showing the patio with impervious cover at the time of purchase in 2016.

APPENDIX I

WATER QUALI CALCULATIONS



CIVIL
ENVIRONMENTAL
LAND PLANNING
SURVEYING

690 Center Street
Suite 300
Harrisburg, PA 17101
P: (717) 481-9901
F: (717) 481-9901
info@tritekinc.com



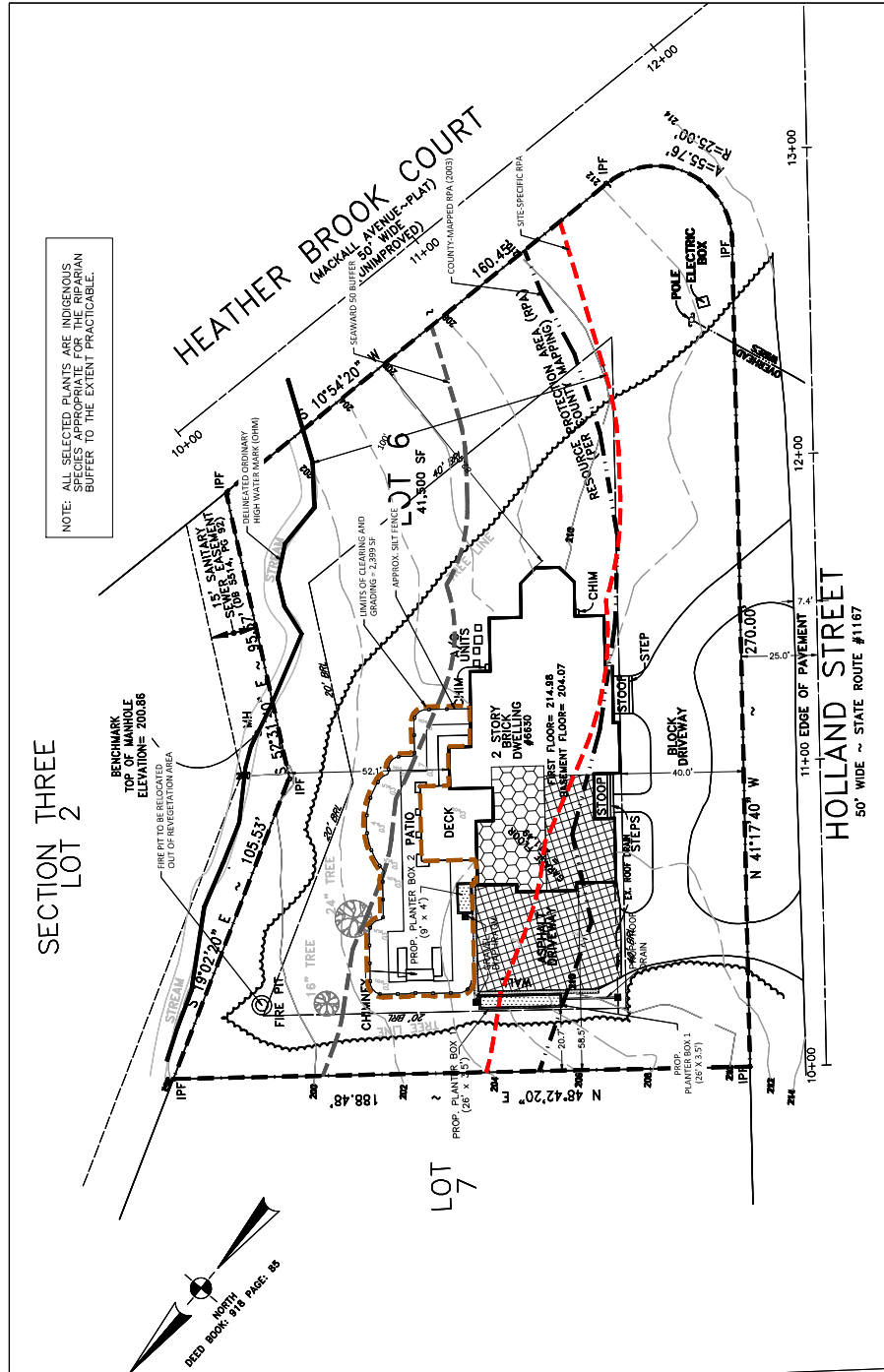
6630 HOLLAND STREET
LOT 6 - SECTION FOUR
LANGLEY FOREST
FAIRFAX COUNTY, VIRGINIA

BMP EXHIBIT

DATE	REVISION
12.11.19	PER COUNTY COMMENTS
02.04.20	PER COUNTY COMMENTS
02.24.20	PER COUNTY COMMENTS
12.07.20	PER COUNTY COMMENTS

SCALE: 1" = 20.00'
DATE: 08.20.19
SHEET: 1 OF 1

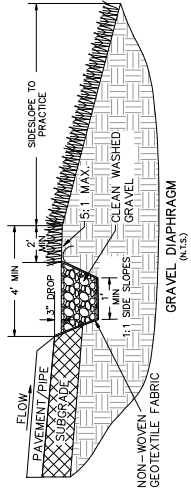
F-3223



BMP MAP

DRAINAGE AREA TO PLANTER BOX 1
(0.05 AC)

DRAINAGE AREA TO PLANTER BOX 2
(0.02 AC)



SWM/BMP NARRATIVE:
TWO (2) STORMWATER PLANTER BOXES ARE PROPOSED ON THIS SITE TO CONTROL STORMWATER RUNOFF FROM THE HOUSE. THE PLANTER BOXES CONTRIBUTE TO BOTH THE WATER QUALITY & QUANTITY REQUIREMENTS.
THE PROPOSED PLANTER BOXES HELP TO PROVIDE A NET WATER QUALITY BENEFIT TO THE SITE. ACCORDING TO THE VIRGINIA RUNOFF REDUCTION METHOD SPREADSHEET FOR THE SUBJECT SITE, THE PRE-REDEVELOPMENT TP LOAD IS 0.54 LB/YR AND THE POST DEVELOPMENT TP LOAD, TAKING INTO ACCOUNT THE PROPOSED PLANTER BOXES (0.12 LB/YR), IS 0.42 LB/YR. THE POST DEVELOPMENT TP LOAD IS LESS THAN THE PRE-REDEVELOPMENT TP LOAD, AND AS SUCH, THE SITE PROVIDES A WATER QUALITY BENEFIT.
THE PROPOSED DEVELOPMENT IS EXEMPT FROM THE PROVISIONS OF CHAPTER 124 AS THE PROPOSED DEVELOPMENT RESULTS IN A DISTURBANCE OF LESS THAN 2500 SF PURSUANT TO CHAPTER 124-1-7.1.

MINIMUM YARD REQUIREMENTS:	
FRONT YARD:	REQUIRED: 20.0'
SIDE YARD:	PROVIDED: 52.1'

IMPERVIOUS AREA CALCULATION - 6630 HOLLAND STREET	
FEATURE	PROPOSED (SF)
EXISTING (SF) PER 2014 SP-12.2.2 (2.4.20)	PROPOSED (SF)
DRIVEWAYS	4,252
PAVEMENT PATIO	4,207
CONCRETE WALKWAYS	1,081
DECK	119
TOTAL	10,244

% INCREASE IN IMPERVIOUS AREA:
EXISTING: $(7,825 \text{ SF} / 41,503 \text{ SF}) \times 100 = 18.85\%$
PROPOSED: $(12,259 \text{ SF} / 41,503 \text{ SF}) \times 100 = 29.54\%$
PROPOSED - EXISTING = 24.71% - 18.85% = 5.86%



6630 Holland Street
Comment – Response Letter
July 24, 2020

Camylyn Lewis, P.E., CFM, Senior Engineer III – SDID, LDS

- | | |
|------------------|---|
| Comment #1 | Boundaries of entire property, with bearings and distances of the perimeter property lines. |
| <i>Response:</i> | <i>This information has been provided. See Sheet 4.</i> |
| Comment #2 | Show all minimum yards, and the distances from existing structures to the lot line. |
| <i>Response:</i> | <i>Minimum yards and distances from existing structures to the lot lines have been added. A note has also been added. See Sheet 4.</i> |
| Comment #3 | Delineation of the existing centerline of all streets abutting the property, including dimensions from the existing centerline to the edge of the pavement and to the edge of the right-of-way. |
| <i>Response:</i> | <i>Centerline of streets with dimension to edge of pavement and to edge of right-of-way have been added. See Sheet 4.</i> |
| Comment #4 | The approximate on-site and off-site areas to be served by each stormwater management facility, along with the acreage draining to each facility. |
| <i>Response:</i> | <i>Requested information has been provided. See sheet 4. .</i> |
| Comment #5 | A preliminary stormwater management narrative: a statement that the project is exempt for Chapter 124 and why. |
| <i>Response:</i> | <i>A stormwater management narrative has been added. See Sheet 4.</i> |
| Comment #6 | Show the calculation of percent increase in impervious surface on-site and types of surfacing materials used on the plan. |
| <i>Response:</i> | <i>Calculation showing the percent increase in impervious surface on-site and types of surfacing materials has been added. See Sheet 4.</i> |
| Comment #7 | Include a statement on Sheet 4 “that all selected plants are indigenous species appropriate for the riparian buffer to the extent practicable”. |
| <i>Response:</i> | <i>Requested note has been added, see Sheet 4.</i> |

DEQ Virginia Runoff Reduction Method Re-Development Compliance Spreadsheet - Version 3.0

BMP Design Specifications List: 2013 Draft Stds & Specs

Site Summary

Project Title: 6630 Holland Street
Date: 03.03.20

Total Rainfall (in):	43
Total Disturbed Acreage:	0.95

Site Land Cover Summary

Pre-ReDevelopment Land Cover (acres)

	A soils	B Soils	C Soils	D Soils	Totals	% of Total
Forest/Open (acres)	0.00	0.22	0.00	0.40	0.62	65
Managed Turf (acres)	0.00	0.00	0.00	0.15	0.15	16
Impervious Cover (acres)	0.00	0.00	0.00	0.18	0.18	19
					0.95	100

Post-ReDevelopment Land Cover (acres)

	A soils	B Soils	C Soils	D Soils	Totals	% of Total
Forest/Open (acres)	0.00	0.21	0.00	0.38	0.59	62
Managed Turf (acres)	0.00	0.01	0.00	0.11	0.12	13
Impervious Cover (acres)	0.00	0.00	0.00	0.24	0.24	25
					0.95	100

* Forest/Open Space areas must be protected in accordance with the Virginia Runoff Reduction Method

Site Tv and Land Cover Nutrient Loads

	Final Post-Development (Post-ReDevelopment & New Impervious)	Post- ReDevelopment	Post- Development (New Impervious)	Adjusted Pre- ReDevelopment
Site Rv	0.30	0.25	0.95	0.25
Treatment Volume (ft³)	1,027	820	207	813
TP Load (lb/yr)	0.64	0.51	0.13	0.51

Pre- ReDevelopment TP Load per acre (lb/acre/yr)	Final Post-Development TP Load per acre (lb/acre/yr)	Post-ReDevelopment Load per acre (lb/acre/yr)
0.57	0.68	0.58

Total TP Load Reduction Required (lb/yr)	0.16	0.05	0.11
--	------	------	------

	Final Post-Development Load (Post-ReDevelopment & New Impervious)	Pre- ReDevelopment
TN Load (lb/yr)	4.61	3.84

Site Compliance Summary

Maximum % Reduction Required Below Pre-ReDevelopment Load	10%
--	-----

Total Runoff Volume Reduction (ft ³)	169
Total TP Load Reduction Achieved (lb/yr)	0.12
Total TN Load Reduction Achieved (lb/yr)	0.89
Remaining Post Development TP Load (lb/yr)	0.53
Remaining TP Load Reduction (lb/yr) Required	0.04

Drainage Area Summary

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
Forest/Open (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Impervious Cover (acres)	0.05	0.02	0.00	0.00	0.00	0.07
Total Area (acres)	0.05	0.02	0.00	0.00	0.00	0.07

Drainage Area Compliance Summary

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
TP Load Reduced (lb/yr)	0.08	0.03	0.00	0.00	0.00	0.12
TN Load Reduced (lb/yr)	0.63	0.25	0.00	0.00	0.00	0.89

Runoff Volume and CN Calculations

		1-year storm	2-year storm	10-year storm
Target Rainfall Event (in)		0.00	0.00	0.00

Drainage Areas	RV & CN	Drainage Area A	Drainage Area B	Drainage Area C	Drainage Area D	Drainage Area E
CN		98	98	0	0	0
RR (ft ³)		121	48	0	0	0
1-year return period	RV w/ RR (ws-in)	0.00	0.00	0.00	0.00	0.00
	RV w/ RR (ws-in)	0.00	0.00	0.00	0.00	0.00
	CN adjusted	100	100	0	0	0
2-year return period	RV w/ RR (ws-in)	0.00	0.00	0.00	0.00	0.00
	RV w/ RR (ws-in)	0.00	0.00	0.00	0.00	0.00
	CN adjusted	100	100	0	0	0
10-year return period	RV w/ RR (ws-in)	0.00	0.00	0.00	0.00	0.00
	RV w/ RR (ws-in)	0.00	0.00	0.00	0.00	0.00
	CN adjusted	100	100	0	0	0

APPENDIX

**LIST OF PROPERTY OWNERS WITHIN 500-FEE
PER SECTION 118-6-3 (C)**

First Name	Last Name	Address	City	State	Zip Code
RANDALL EUGENE	BUSSMAN	6638 HOLLAND ST	MCLEAN	VA	22101
CHARLES	PARK	6644 HOLLAND ST	MCLEAN	VA	22101
FREDERICK	OHLY	6650 HOLLAND ST	MCLEAN	VA	22101
FAIRFAX COUNTY BOARD OF SUPERVISORS		1200 GOVERNMENT CENTER PW, SUITE 533	FAIRFAX	VA	22035
JACK	HIGGINS	6528 HEATHER BROOK CT	MCLEAN	VA	22101
LYNN	PFADENHAUER	6530 HEATHER BROOK CT	MCLEAN	VA	22101
CHRISTOPHER	ROTH	6649 HOLLAND ST	MCLEAN	VA	22101
ROBERT & JEWEL	MONROE	6643 HOLLAND ST	MCLEAN	VA	22101
JAMES KEVIN	STINEBOWER	6637 HOLLAND ST	MCLEAN	VA	22101
RAJEEV KUMAR	AGGARWAL	6705 SORREL ST	MCLEAN	VA	22101
TIMOTHY	RUPLI	6627 HOLLAND ST	MCLEAN	VA	22101
JOSHUA	BENNER	828 MACKALL AVE	MCLEAN	VA	22101
RAIFORD	PIERCE	829 MACKALL AVE	MCLEAN	VA	22101
ALAN & DOROTHY MAYER	MORRISSEY	825 MACKALL AVE	MCLEAN	VA	22101
CLARENCE & VIRGINIA	ALBRIGHT	821 MACKALL AVE	MCLEAN	VA	22101
HARRY	THOMAS	817 MACKALL AVE	MCLEAN	VA	22101
RODNEY & PATRICIA	BUCK	6619 HEIDI CT	MCLEAN	VA	22101
NOBUHIRO	YAMAZAKI	6617 HEIDI CT	MCLEAN	VA	22101
JAME & LAURA TUCK	DEMOCKER	6615 HEIDI CT	MCLEAN	VA	22101
PAUL & TERESA	MARTINO	6613 HEIDI CT	MCLEAN	VA	22101
LANGLEY OAKS					
HOMEOWNERS					
ASSOCIATION		P.O. BOX 681	MCLEAN	VA	22101
KANAKA	SRIRAM	6621 HEIDI CT	MCLEAN	VA	22101
PAUL & YUCHEN	CHANG	6620 HEIDI CT	MCLEAN	VA	22101
PAUL	BARNETT	6045 WILSON BLVD, SUITE 300	ARLINGTON	VA	22205
JAMES & DENISE	OLMSTED	6616 HEIDI CT	MCLEAN	VA	22101
ERIC	EBERLINE	6610 BRIAR HILL CT	MCLEAN	VA	22101

APPENDIX I

NO I CE OF VIOLATION



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

NOTICE OF VIOLATION Of the Chesapeake Bay Preservation Ordinance

VIOLATION ISSUED TO: Teseo R. Bergoglio
Maria C. Parini
6630 Holland St
Mc Lean, VA 22101

LOCATION OF VIOLATION: 6630 Holland St, McLean, VA 22101

COMPLAINT NUMBER: 201803030

MAP REFERENCE: 0212 02 0006

I inspected the above site on 05/24/2018, and observed the following violations in a **Chesapeake Bay Preservation Area**:

1. Land disturbance in the Resource Protection Area (RPA) without an approved Water Quality Impact Assessment in violation of Fairfax County Code, Section 118-4-2 and Section 118-3-2(a) and (b). The land disturbance in the RPA consists of approximately 1,042 square feet, including the construction of an unpermitted patio and masonry grill.
2. Encroachment of an accessory structure into the RPA without an exception approval by either the Exception Review Committee or by the Board of Supervisors, when in conjunction with a rezoning or special exception approval, in violation of Fairfax County Code, Section 118-6-8.

Furthermore, Fairfax County Code, Section 118-9-1(a), provides as follows:

Any building erected or improvements constructed contrary to any provisions of this Chapter and any land disturbing activity regardless of area contrary to any of the provisions of this Chapter and any removal of vegetation in Chesapeake Bay Preservation Areas contrary to any provisions of this Chapter shall be and the same is hereby declared to be unlawful.

You are directed to correct this violation within thirty (30) days of receipt of this order, by performing the following, corrective measures:

Department of Land Development Services
12055 Government Center Parkway, Suite 659
Fairfax, Virginia 22035-5503
Phone 703-324-1780 • TTY 711 • FAX 703-653-6678
www.fairfaxcounty.gov



1. Immediately cease and desist all land disturbing activity in the RPA.
2. Remove the patio and masonry grill in accordance with County policy and procedure by:

Submitting and receiving approval for a Water Quality Impact Assessment (WQIA) that restores the RPA to the requirements of Section 118-9-1(d).

Restoration of the RPA shall be in accordance with the requirements of the Chesapeake Bay Preservation Ordinance and Public Facilities Manual (PFM). In addition to the plantings required by Section 118-3-3(f) and the PFM, the Director may require for any trees impacted or illegally removed from the RPA to be replaced by other trees of the same comparable species of equal value and/or be replaced by two trees for each tree impacted or removed. The replacement trees shall be two-inch caliper trees or larger. If any fill is relocated on site outside the RPA, the WQIA shall also show the area where the fill is to be placed and demonstrate that the placement of the fill shall not adversely impact the existing drainage of the land;

OR

3. Submit and receive approval for:
 - a. An exception request to permit encroachment into the RPA in accordance with the requirements of Section 118-6-5, -6, and -8; and
 - b. A WQIA that restores the RPA to the requirements of Section 118-9-1(d). Restoration of the RPA shall be in accordance with the requirements of the Chesapeake Bay Preservation Ordinance and PFM;

AND

4. Correct the violation in accordance with the approved WQIA.

Section 118-9-2, Criminal Violations and Penalties, states:

- (a) Violators of this Chapter shall be guilty of a Class 1 misdemeanor.
- (b) Each day any violation of this Chapter shall continue shall constitute separate offense.
- (c) In addition to any criminal penalties provided under this Article, any person who violates any provision of this Chapter may be liable to the County in a civil action for damages, or for injunctive relief. (32-03-118.)

Section 118-9-3, Civil Penalties, reads as follows:

- (a) Any person who violates any provision of this Chapter or who violates or fails, neglects, or refuses to obey any local governmental body's or official's final notice, order, rule, regulation, or variance or permit condition authorized under this Chapter shall, upon such finding by an appropriate circuit court, be assessed a civil penalty not to exceed \$5,000 for each day of violation.

Section 118-8-1, Procedures, states in relevant part as follows:

- (a) An applicant aggrieved by any decision of the Director of the Land Development Services . . . in the administration of this Chapter may, within 15 days of such decision, appeal the decision to the Board of Supervisors.

and . . .
- (c) Such appeal shall be filed with the Clerk to the Board of Supervisors and shall state with specificity the provisions of this Chapter which the applicant alleges to have been violated by the decision and the reasons therefore. A copy of the appeal shall also be delivered to the Director of the Department of Land Development Services within such 30-day period.

Failure to correct this violation may result in legal action under applicable state and county codes.

ISSUED BY: _____

Jesus Rico Arreola, Code Specialist II
12055 Government Center Parkway
Fairfax, Virginia 22035-5503
Phone: (703) 324-8463
Email: jesus.ricoarreola@fairfaxcounty.gov
Authorized agent of the Director of LDS

DATE ISSUED: 03/06/2019

Certified Mail # 7017 2400 0000 0442 5969

APPENDIX VII

**FAIRFAX COUNCIL COMMENT LETTER &
FORMAL COMMENT RESPONSE LETTER**



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

May 7, 2020

Avi Sareen
4455 Brookfield Corporate Drive, Suite 100
Chantilly, Virginia 20151

Subject: Langley Forest, Section 4, lot 6; 6630 Holland Street; Tax Map Number: 021-2-02-0006, Dranesville District

Reference: Water Quality Impact Assessment # 129-WQ-001-2

Dear Mr. Sareen:

The referenced Water Quality Impact Assessment (WQIA) has been **disapproved**. Please review and revise the Water Quality Impact Assessment (WQIA) and address the following:

General

1. Address disruptions, reductions, or increases in the supply of water to wetlands, streams, or other surface waters shown / identified, address ground water recharge.
2. Provide the % of the site disturbed since the exception in 2004, break down the disturbance prior to the present owner's purchase, that area disturbed as a result of the violation, and that to be disturbed with the proposed remediation.
3. General location and type of all significant onsite plant material; specific location and type of all trees, shrubs, or groundcovers to be removed is shown on the plan; Page 3; Paragraph B1, clarify any plant material to be removed. Show on sheet 4.

Sheet 1

4. 118-3-2(e) Show the flow to conserved open space on the BMP exhibit, Sheet 1.

Sheet 4

5. The following information is missing from sheet 4 (ZO 9-011):
 - i. Boundaries of entire property, with bearings and distances of the perimeter property lines.
 - ii. Show all minimum yards, and the distances from existing structures to the lot line.
 - iii. Delineation of the existing centerline of all streets abutting the property, including dimensions from the existing centerline to the edge of the pavement and to the edge of the right-of-way.
 - iv. The approximate on-site and off-site areas to be served by each stormwater management facility, along with the acreage draining to each facility.



- v. A preliminary stormwater management narrative: a statement that the project is exempt for Chapter 124 and why.
- vi. Show the calculation of percent increase in impervious surface on-site and types of surfacing materials used on the plan.
- vii. Include a statement on Sheet 4 “that all selected plants are indigenous species appropriate for the riparian buffer to the extent practicable”.

Page 2

- 6. 118-3-2(a); The exception granted in 2004 for the construction of the house was deemed the minimum necessary to achieve a reasonable buildable area for a principal structure and necessary utilities. Explain why the proposed improvements are the minimum necessary and discuss any alternatives.

- 7. 118-3-2(c); Show the location of the proposed fire pit.

- 8. 118-3-2(d); Removal of impervious areas should be done with handheld equipment only.

- 9. 118-3-2(e); clarify the existing and proposed conditions:
With the approval of the exception in 2004 the site comprised:
Forest Open space = 0.62 ac; 27,007 sqft
Managed Turf = 0.15 ac; 6534 sqft
Impervious Cover = 0.18 ac; 7840 sqft

The proposed conditions:

Forest Open space = 0.59 ac; 25,700 sqft; reduction of 1307 sqft since 2004 exception
Managed Turf = 0.12 ac; 5227; sqft reduction 1307 sqft since 2004 exception
Impervious Cover = 0.24 ac; 10,454 sqft; increase 2614 square feet since 2004 exception

Page 3

- 10. Show the existing vegetation on the “Existing Conditions (2019)” exhibit.
- 11. Address any invasive species; address how indigenous vegetation is preserved to the maximum extent practicable. Included 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.
- 12. Clarify any plant material to be removed and show it on Sheet 4.
- 13. Measures to re-establish the understory vegetation should be proposed; seed mix may be appropriate.

Page 5

14. In the narrative for 118-4-3(b) address the following:
 - i. The condition and type of vegetation;
 - ii. Provide details of the requested exception;
 - iii. Existing topography, soils, hydrology, and geology of the site and adjacent lands;
 - iv. Impact of the proposed development to the existing topography, soils, hydrology, and geology of the site and adjacent lands;
 - v. Nature and extent of any fill material, the duration and proposed phasing of the project;
 - vi. All requisite wetland permits from other agencies;
 - vii. Type of all vegetation to be removed;
 - viii. Location, type, characteristics, and condition of RPA features;
15. In the narrative for 118-4-3(c) address the following:
 - i. Provide a detailed justification; explain the violation and provide justification for the patio and grill and any other encroachments beyond those on the 2004 exception to remain. For items to be removed explain further the encroachment required to remove the items. Address the above in this section or state where it is addressed in the WQIA.
 - ii. 118-4-3(e) The narrative should be expanded to discuss the proposed BMPs and explain how they will be effective in preventing an increase in nonpoint source pollution.
 - iii. 118-4-3(e) The narrative should address measures for hydrogeological (the distribution and movement of water) impacts.
 - iv. 118-4-3(e) The statement “It is TNTs opinion that the current property owners should not have to mitigate for the actions of the previous owners of the property” does not belong in this section. The Water Quality Impact Assessment is a statement of fact. Statements of opinion should be restricted to the statement of justification.
 - v. 118-4-3(f) Provide additional information to support the need for the extensive patio and explain why this is needed at this time and was not needed at the time the exception for the house was granted.

Page 6

16. 118-6-6(a); Reference the section 118-6-6. In addition to the history state why the requested exception is the minimum necessary to afford relief.
17. 118-4-3(g); This section should be updated to reflect the VRRM computations; the two planter boxes with sheet flow to conserved open space.
18. State the 2004 phosphorous load and the proposed 2020 phosphorous Load; demonstrate that there is a water quality benefit.

Page 8

19. 118-6-6(b) That granting the exception will not confer any special privileges denied in similar situations. Staff do not concur that the referenced properties with RPA encroachment support this finding:

The encroachments at 900 Mackall Avenue, 839 Whann Avenue; the patios and pools in the RPA are existing non-conforming uses constructed before the RPA was established.

With the exclusion of a small part of the pathway, the improvements at 836 Mackall Avenue which would require an exception are outside the RPA; as demonstrated by the field delineation on the infill lot grading plan.

20. 118-6-6 (d) The application does not contain sufficient facts to enable staff to ascertain why the exception is not based on circumstances that are self-created and self-imposed.

21. 118-6-6(f) / 118-6-9. Consider a gravel diaphragm around the patio and treating this area as sheet flow to conserved open space.

If further assistance is desired, please contact me at 703-324-1808 or
Camylyn.Lewis@fairfaxcounty.gov.

Sincerely,



Camylyn Lewis, PE., CFM
Senior Engineer III, North Branch
Site Development Branch (SDID)
Land Development Services (LDS)

CL/tc

cc: Shannon Curtis, Chief, Watershed Assessment Branch, Stormwater Planning Division,
Department of Public Works and Environmental Services
Shahab Baig, Chief, North Branch, SDID, LDS
Dr. Yosif Ibrahim, Senior Engineer III, North Branch, SDID, LDS
Waiver File



July 29, 2020

Ms. Camylyn Lewis
LDS-SDID North Branch
12055 Government Center Parkway, Suite 659
Fairfax, Virginia 22035-5503

TNT Project Number: 1426

Reference: Water Quality Impact Assessment (WQIA) Exception Request #129-WQ-001-1 – Response Letter, 6630 Holland Street, Fairfax County, Virginia

Dear Ms. Lewis,

On behalf of the Applicant, TNT Environmental, Inc. (TNT) would like to thank the Fairfax County Department of Land Development Services for reviewing the WQIA submitted by TNT Environmental, Inc. to Fairfax County on June 5, 2019 for the above-mentioned project and providing comments on August 19, 2019. This letter details responses to the additional comments received by TNT on May 7, 2020. Please find TNT's responses to the comments below:

General

1. Address disruptions, reductions, or increases in the supply of water to wetlands, streams, or other surface waters shown / identified, address ground water recharge.

Response: This information has been included in section 118-4-3(b) to provide a complete report to present at the hearing.

2. Provide the % of the site disturbed since the exception in 2004, break down the disturbance prior to the present owner's purchase, that area disturbed as a result of the violation, and that to be disturbed with the proposed remediation.

Response: This information has been included in Sheets 1-4 in Appendix IX. Due to the fact that TNT and the current property owners do not have this information, aside from a review of aerial imagery, past when the property was purchased in 2016, it is impossible to precisely quantify the data. The exhibits were provided to illustrate these changes based on the available data, as discussed previously with you.

3. General location and type of all significant onsite plant material; specific location and type of all trees, shrubs, or groundcovers to be removed is shown on the plan; Page 3; Paragraph B1, clarify any plant material to be removed. Show on sheet 4.

Response: This information has been included in section 118-3-2(a) and further discussed in section 118-3-2(b). Grass is the only cover type that is currently located within the limits of disturbance. The existing tree line is clearly depicted on sheet 4.

Sheet 1

4. General location and type of all significant onsite plant material; specific location and type of all trees, shrubs, or groundcovers to be removed is shown on the plan; Page 3; Paragraph B1, clarify any plant material to be removed. Show on sheet 4.

Response: Please refer to submitted sections 118-3-2(a) and 118-3-2(b) for a description of onsite vegetation. Narrative has been added in these sections discussing the existing maintained grassland that surrounds the patio. No other vegetation will be removed within the limits of clearing except for the grass and sod in the area. Certain portions of the patio will be removed, and grass will replace the disturbed areas.

Sheet 4

5. The following information is missing from sheet 4 (ZO 9-011):

- i. Boundaries of entire property, with bearings and distances of the perimeter property lines.
- ii. Show all minimum yards, and the distances from existing structures to the lot line.
- iii. Delineation of the existing centerline of all streets abutting the property, including dimensions from the existing centerline to the edge of the pavement and to the edge of the right-of-way.
- iv. The approximate on-site and off-site areas to be served by each stormwater management facility, along with the acreage draining to each facility.
- v. A preliminary stormwater management narrative: a statement that the project is exempt for Chapter 124 and why.
- vi. Show the calculation of percent increase in impervious surface on-site and types of surfacing materials used on the plan.
- vii. Include a statement on Sheet 4 "that all selected plants are indigenous species appropriate for the riparian buffer to the extent practicable".

Response: Tri-Tek Engineering has addressed the remaining items, and each is included on Sheet 4 located in Appendix IV. The site drawings have also been updated and included in Appendix IX.

Page

6. 118-3-2(a); The exception granted in 2004 for the construction of the house was deemed the minimum necessary to achieve a reasonable buildable area for a principal structure and necessary utilities. Explain why the proposed improvements are the minimum necessary and discuss any alternatives.

Response: The proposed improvements remove large sections of the existing patio area in order to continue the use of the patio and to satisfy the applicant's needs. Removal of the entirety of the patio is an alternative to the proposed plans; however, the applicants desire to have some use of their backyard through the use of the portion of patio to remain. This narrative can be detailed in the report. Finally, the previous exception was the minimum necessary for the builder of the house, not the current occupants.

7. 118-3-2(c); Show the location of the proposed fire pit.

Response: The fire pit will be removed completely. This has been discussed in sections 118-3-2(c) and 118-4-3(e).

8. 118-3-2(d); Removal of impervious areas should be done with handheld equipment only.

Response: Narrative regarding the use of handheld equipment has been added to this section.

9. 118-3-2(e); clarify the existing and proposed conditions:

With the approval of the exception in 2004 the site comprised:

Forest Open space = 0.62 ac; 27,007 sqft

Managed Turf = 0.15 ac; 6534 sqft

Impervious Cover = 0.18 ac; 7840 sqft

The proposed conditions:

Forest Open space = 0.59 ac; 25,700 sqft; reduction of 1307 sqft since 2004 exception

Managed Turf = 0.12 ac; 5227 sqft; reduction 1307 sqft since 2004 exception

Impervious Cover = 0.24 ac; 10,454 sqft; increase 2614 square feet since 2004 exception

Response: This information was included in Appendix IV of the previous submission. This language pointing to Appendix IV has been included in this section.

Page 3

10. Show the existing vegetation on the "Existing Conditions (2019)" exhibit.

Response: The existing canopy lines have previously been included on the exhibit and discussed in Section 118-3-2(b). Narratives will be added in these sections discussing the existing maintained grassland that surrounds the patio. TNT can add a leader to the plan sheet if that is necessary. No other vegetation will be removed within the limits of clearing except for the grass and sod in the area. Certain portions of the patio will be removed, and grass will replace the disturbed area

11. Address any invasive species; address how indigenous vegetation is preserved to the maximum extent practicable. Included 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.

Response: Invasive species and management plan has been included on Sheet 5 in Appendix IX and mentioned in section 118-3-2(b).

12. Clarify any plant material to be removed and show it on Sheet 4.

Response: A leader has been added to Sheet 4 in Appendix IX.

13. Measures to re-establish the understory vegetation should be proposed; seed mix may be appropriate.

Response: Seed mix narrative has been added to Section 118-4-3(b) and included on Sheet 5 in Appendix IX.

Page 5

14. In the narrative for 118-4-3(b) address the following:

- i. The condition and type of vegetation;
- ii. Provide details of the requested exception;
- iii. Existing topography, soils, hydrology, and geology of the site and adjacent lands;
- iv. Impact of the proposed development to the existing topography, soils, hydrology, and geology of the site and adjacent lands;
- v. Nature and extent of any fill material, the duration and proposed phasing of the project;
- vi. All requisite wetland permits from other agencies;
- vii. Type of all vegetation to be removed;
- viii. Location, type, characteristics, and condition of RPA features;

Response: As previously acknowledged by you, this is all information only required by the Technical Bulletin dated January 22, 2020. It is not required for this plan as the original WQIA was submitted in 2019, prior to the adoption of this requirement; however, narrative that will be useful for the ERC has been added to this section.

15. In the narrative for 118-4-3(c) address the following:

- i. Provide a detailed justification; explain the violation and provide justification for the patio and grill and any other encroachments beyond those on the 2004 exception to remain. For items to be removed explain further the encroachment required to remove the items. Address the above in this section or state where it is addressed in the WQIA.
- ii. 118-4-3(e) The narrative should be expanded to discuss the proposed BMPs and explain how they will be effective in preventing an increase in nonpoint source pollution.
- iii. 118-4-3(e) The narrative should address measures for hydrogeological (the distribution and movement of water) impacts.
- iv. 118-4-3(e) The statement "It is TNT's opinion that the current property owners should not have to mitigate for the actions of the previous owners of the property" does not belong in this section. The Water Quality Impact Assessment is a statement of fact. Statements of opinion should be restricted to the statement of justification.
- v. 118-4-3(f) Provide additional information to support the need for the extensive patio and explain why this is needed at this time and was not needed at the time the exception for the house was granted.

Response: Because TNT is submitting the exception request separately, comment (i) does not apply to this section. The other comments have been included in the appropriate sections mentioned above and do not need to be repeated in section 118-4-3(c).

Page 6

16. 118-6-6(a); Reference the section 118-6-6. In addition to the history state why the requested exception is the minimum necessary to afford relief.

Response: The section will be provided under a separate cover to submitted at a later date.

17. 118-4-3(g); This section should be updated to reflect the VRRM computations; the two planter boxes with sheet flow to conserved open space.

Response: The section will be provided under a separate cover to submitted at a later date.

18. State the 2004 phosphorous load and the proposed 2020 phosphorous Load; demonstrate that there is a water quality benefit.

Response: The section will be provided under a separate cover to submitted at a later date.

Page 8

19. 118-6-6(b) That granting the exception will not confer any special privileges denied in similar situations. Staff do not concur that the referenced properties with RPA encroachment support this finding:

The encroachments at 900 Mackall Avenue, 839 Whann Avenue; the patios and pools in the RPA are existing non-conforming uses constructed before the RPA was established.

With the exclusion of a small part of the pathway, the improvements at 836 Mackall Avenue which would require an exception are outside the RPA; as demonstrated by the field delineation on the infill lot grading plan.

Response: The section will be provided under a separate cover to submitted at a later date.

20. 118-6-6 (d) The application does not contain sufficient facts to enable staff to ascertain why the exception is not based on circumstances that are self-created and self-imposed.

Response: The section will be provided under a separate cover to submitted at a later date.

21. 118-6-6(f) / 118-6-9. Consider a gravel diaphragm around the patio and treating this area as sheet flow to conserved open space.

Response: The section will be provided under a separate cover to submitted at a later date.

Fairfax County Department of Land Development Services

TNT Project #: 1426

July 29, 2020

P a g e | 6

We appreciate the opportunity to work with you on this project. TNT Environmental is submitting an updated WQIA that addresses these comments and provides the updated proposed plans for this property. If you have any questions, please feel free to contact us at any time at (703) 466-5123.

Sincerely,

TNT ENVIRONMENTAL, INC.



Tara N. Wilkins, WPIT

Environmental Scientist

Tara@TNTenvironmentalinc.com



Avi M. Sareen, PWD, PWS, ISA-CA

Principal/President

Avi@TNTenvironmentalinc.com



6630 Holland Street
Comment – Response Letter
July 24, 2020

Camylyn Lewis, P.E., CFM, Senior Engineer III – SDID, LDS

- | | |
|------------------|---|
| Comment #1 | Boundaries of entire property, with bearings and distances of the perimeter property lines. |
| <i>Response:</i> | <i>This information has been provided. See Sheet 4.</i> |
| Comment #2 | Show all minimum yards, and the distances from existing structures to the lot line. |
| <i>Response:</i> | <i>Minimum yards and distances from existing structures to the lot lines have been added. A note has also been added. See Sheet 4.</i> |
| Comment #3 | Delineation of the existing centerline of all streets abutting the property, including dimensions from the existing centerline to the edge of the pavement and to the edge of the right-of-way. |
| <i>Response:</i> | <i>Centerline of streets with dimension to edge of pavement and to edge of right-of-way have been added. See Sheet 4.</i> |
| Comment #4 | The approximate on-site and off-site areas to be served by each stormwater management facility, along with the acreage draining to each facility. |
| <i>Response:</i> | <i>Requested information has been provided. See sheet 4. .</i> |
| Comment #5 | A preliminary stormwater management narrative: a statement that the project is exempt for Chapter 124 and why. |
| <i>Response:</i> | <i>A stormwater management narrative has been added. See Sheet 4.</i> |
| Comment #6 | Show the calculation of percent increase in impervious surface on-site and types of surfacing materials used on the plan. |
| <i>Response:</i> | <i>Calculation showing the percent increase in impervious surface on-site and types of surfacing materials has been added. See Sheet 4.</i> |
| Comment #7 | Include a statement on Sheet 4 “that all selected plants are indigenous species appropriate for the riparian buffer to the extent practicable”. |
| <i>Response:</i> | <i>Requested note has been added, see Sheet 4.</i> |

APPENDIX III

OWNERSHIP DEEDS

Nov. 24, 1951 - called to:
John C. Mackall, Atty.,
McLean, Va.

THIS DEED OF DEDICATION OF LANGLEY FOREST, SECTION FOUR, made this 9th day of October, 1951, by JOHN C. MACKALL and MARION H. MACKALL, his wife, WHEREAS, the said JOHN C. MACKALL and MARION H. MACKALL, his wife are the sole owners and proprietors of all of that certain tract or parcel of land located in Providence Magisterial District, Fairfax County, Virginia containing 55.726 acres and being a portion of the land which was conveyed to JOHN C. MACKALL by deed of partition dated April 20th, 1949, recorded April 29th, 1949 in Deed Book 686 page 12 of the land records of said county. Said tract of parcel of land hereby dedicated being bounded and described according to a survey made by J. R. Greife, dated June 26, 1951, as follows, to-wit.

Beginning at a concrete monument in the northerly edge of Benjamin Street, a corner to section 2 and section 4, Langley forest: thence with the easterly edge of said section 2, Langley Forest N. 26° 22' 33" W. 698.69 feet to a point in the center of Dead Run; thence departing from said easterly line and down stream with said center of Dead Run the following courses and distances, S. 74° 51' 50" E. 78.65 feet; N. 36° 56' 00" E. 284.03 feet; S. 63° 00' 20" E. 192.20 feet; N. 36° 24' 30" E. 135.77 feet; N. 68° 42' 20" E. 163.70 feet; N. 20° 17' 40" E. 181.30 feet; N. 37° 15' 10" E. 202.22 feet; N. 39° 20' 10" E. 242.65 feet; N. 51° 44' 10" E. 190.59 feet to a point, thence departing from said center of Dead Run and through the lands of Mackall the following courses and distances; S. 71° 37' 30" E. 347.23 feet; S. 64° 51' 10" E. 174.05 feet; S. 60° 56' 40" E. 133.63 feet; S. 24° 11' 10" E. 190.52 feet; S. 19° 02' 20" E. 139.27 feet; S. 52° 01' 40" E. 95.57 feet to a point in the westerly edge of Mackall Avenue, thence with said westerly edge of Mackall Avenue N. 10° 51' 20" E. 53.44 feet to the point of intersection of said westerly edge of Mackall Avenue and the northerly edge of Wright Way, thence departing from said westerly edge of Mackall Avenue and with said northerly edge of Wright Way S. 50° 16' 20" E. 347.01 feet to a concrete monument, a corner to Mackall and Langley Forest, section 4; thence departing from said northerly edge of Wright Way and continuing through the lands of Mackall S. 10° 54' 20" W. 623.63 feet to a concrete monument, a corner to Mackall and Langley Forest, sections 1 and 4, thence with the northerly edge of Langley Forest, section 1, S. 85° 20' 00" West 422.55 feet to a point in the easterly edge of Mackall Avenue, thence with said easterly edge of Mackall Avenue 75.01 feet along the arc of a curve to the left concave easterly having a radius of 869.71 feet, the chord of which bears S. 2° 14' 55" E. 74.39 feet to a point, thence departing from said easterly edge of Mackall Avenue and with the northerly edge of Langley Forest, section 1, N. 73° 17' 00" W. 51.50 feet to a point in the westerly edge of Mackall Avenue; thence continuing with said northerly edge of Langley Forest, section 1, S. 87° 47' 40" W. 310.00 feet to a point; N. 63° 46' 40" W. 252.09 feet to a point; S. 69° 02' 20" W. 163.53 feet to a point in the easterly edge of Whann Avenue; thence with said easterly edge of Whann Avenue N. 28° 10' 40" W. 62.80 feet to the point of intersection of the northerly edge of Benjamin Street and westerly edge of Whann Avenue; thence with said northerly edge of Benjamin Street S. 73° 20' 00" W. 170.83 feet to a point, passing

through the westerly edge of Whann Avenue at 52.42 feet; thence continuing with said northerly edge of Benjamin Street 329.74 feet along the arc of a curve to the left concave southeasterly, having a radius of 765.92 feet, the chord of which bears S. 67° 00' 00" W. 327.20 feet to a point; thence S. 54° 40' 00" W. 85.90 feet to the point of beginning, containing 55.726 acres,

WHEREAS, said owners and proprietors desire to subdivide the hereinbefore described tract of land into lots, streets and public ways, and have caused the plat of such subdivision with reference to known or permanent monuments to be made, which accurately describe all of the subdivisions of said tract or parcel of land, and gives the dimensions and length and breadth thereof and the breadth and courses of all streets and public ways established therein, the said plat of said subdivision, made by J. F. Grefe, Certified Surveyor, being hereto attached;

WHEREAS, there is endorsed on said plat a certificate of the said J. F. Grefe, Certified Surveyor, certifying that the land in said subdivision is now in the name of the said JOHN C. MACKALL and MARION H. MACKALL and is a portion of the land acquired by deed of partition dated April 20th, 1949, recorded April 25, 1949, in Deed Book 686 page 12 of the land records of said county, and further that the land embraced in said subdivision is within the bounds thus acquired and is accurately described by metes and bounds, bearings calculated to the true meridian; and that there are original stone monuments, as shown, and iron pipe set two feet in the ground at the corners of said subdivision; NOW, THEREFORE, THIS DEED OF DEDICATION

WITNESSETH. That the said JOHN C. MACKALL and MARION H. MACKALL, his wife, the sole owners and proprietors of the hereinbefore described tract of land, do hereby subdivide said tract of land into lots and streets and public ways, as shown on said plat of said tract of land hereto annexed, and made a part hereof, and hereby dedicate said streets and public ways shown hereon as public streets, said subdivision being known and designated as "LANGLEY FOREST, SECTION FOUR", containing thirty-nine lots, numbered from one to thirty-nine, both inclusive; and the said JOHN C. MACKALL and MARION H. MACKALL, his wife, being the sole owners and proprietors of the hereinbefore described tract or parcel of land, do hereby state that the annexed subdivision of the said tract of land known and designated as "LANGLEY FOREST, SECTION FOUR", as the same appears on the annexed plat, is with the free consent and in accordance with the desire of the under-

signed owners and proprietors and in accordance with the law.

The title to the lots or parcel of land, included in said subdivision, shall be subject to the following conditions, restrictions and covenants, which shall be taken and construed as running with the title to said land;

1. That no residence shall be built on any lot costing less than \$15,000.00 and of less than 1200 gross feet of ground space for a one or one and one-half story dwelling or less than 1000 gross feet of ground space for a two or two and one-half story dwelling excepting, however, guest houses, tenant houses or servant quarters, unless specific approval of less gross feet of ground space is given by original owners of Langley Forest, Section 4 after submission of plans and specifications.

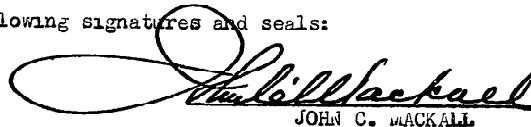
2. No residential structure shall be erected or placed on any building plot, which plot has an area of less than 10,000 square feet, nor an average width of less than 60 feet.


3. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuildings shall be used on any lot at any time as a residence either temporarily or permanently.

4. These covenants are to run with the land until January 1, 1977, at which time said covenants shall be automatically extended for successive periods of ten years unless by a vote of the majority of the then owners of the lots it is agreed to change the said covenants in whole or in part.

5. If the parties hereto, or any of them, or their heirs or assigns, or any future lot owner in said subdivision, shall violate or attempt to violate any of the covenants herein it shall be lawful for any other person or persons owning any real property situated in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate such covenant and either to prevent him or them from so doing and recover damages or other dues for such violation.

WITNESS the following signatures and seals:

 (SEAL)
JOHN C. MACKALL

 (SEAL)
MARION H. MACKALL

State of VIRGINIA,

to-wit:

County of FAIRFAX,

I, Evelyn W. Barringer, a Notary Public in and for the State and County aforesaid, whose commission as such expires on the 15th day of March, 1955, do hereby certify that this day personally appeared before me in my County and State aforesaid JOHN C. MACMILL and MARGO L. MACMILL, his wife, whose names are signed to the foregoing and hereto annexed DEED OF DEDICATION dated the 9th day of October, 1951, and acknowledged the same.

Given under my hand this 17th day of October, 1951.

Evelyn W. Barringer
NOTARY PUBLIC

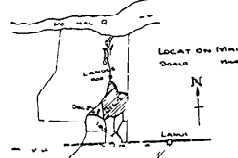
In the Clerk's Office of the Circuit Court of Fairfax County, Virginia OCT 19 1951 at 3:16 P.M.
This instrument was received and, with the certificate annexed, admitted to record, *and not attached*
Teste

Thomas H. Chapman, Jr. Clerk.

SECTION 4 LANGLEY FOREST

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VA
SCALE 1-100 JUNE 1951
RICHARD P. GRIFF - CERTIFIED LAND SURVEYOR

Photographed at 50'

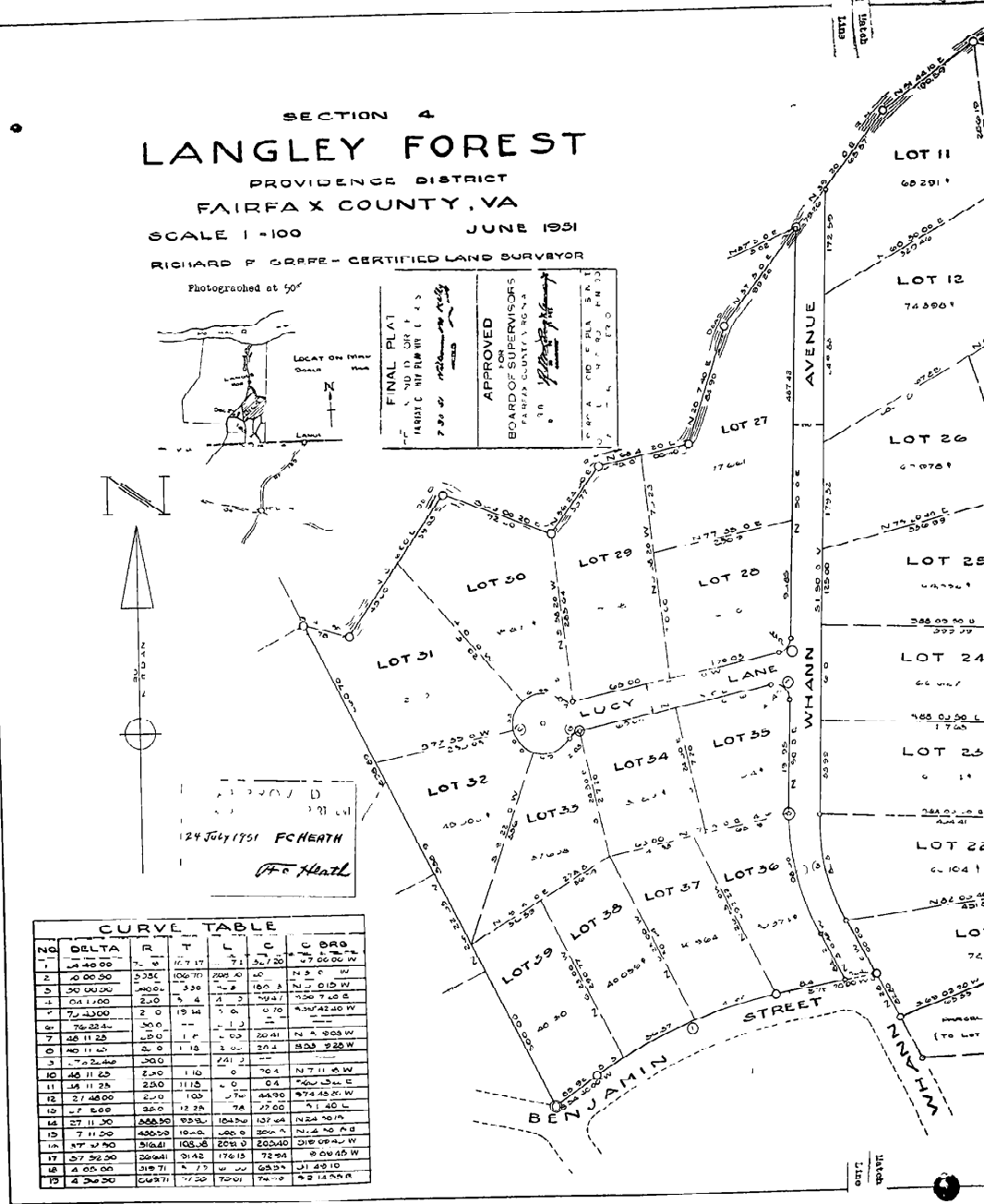


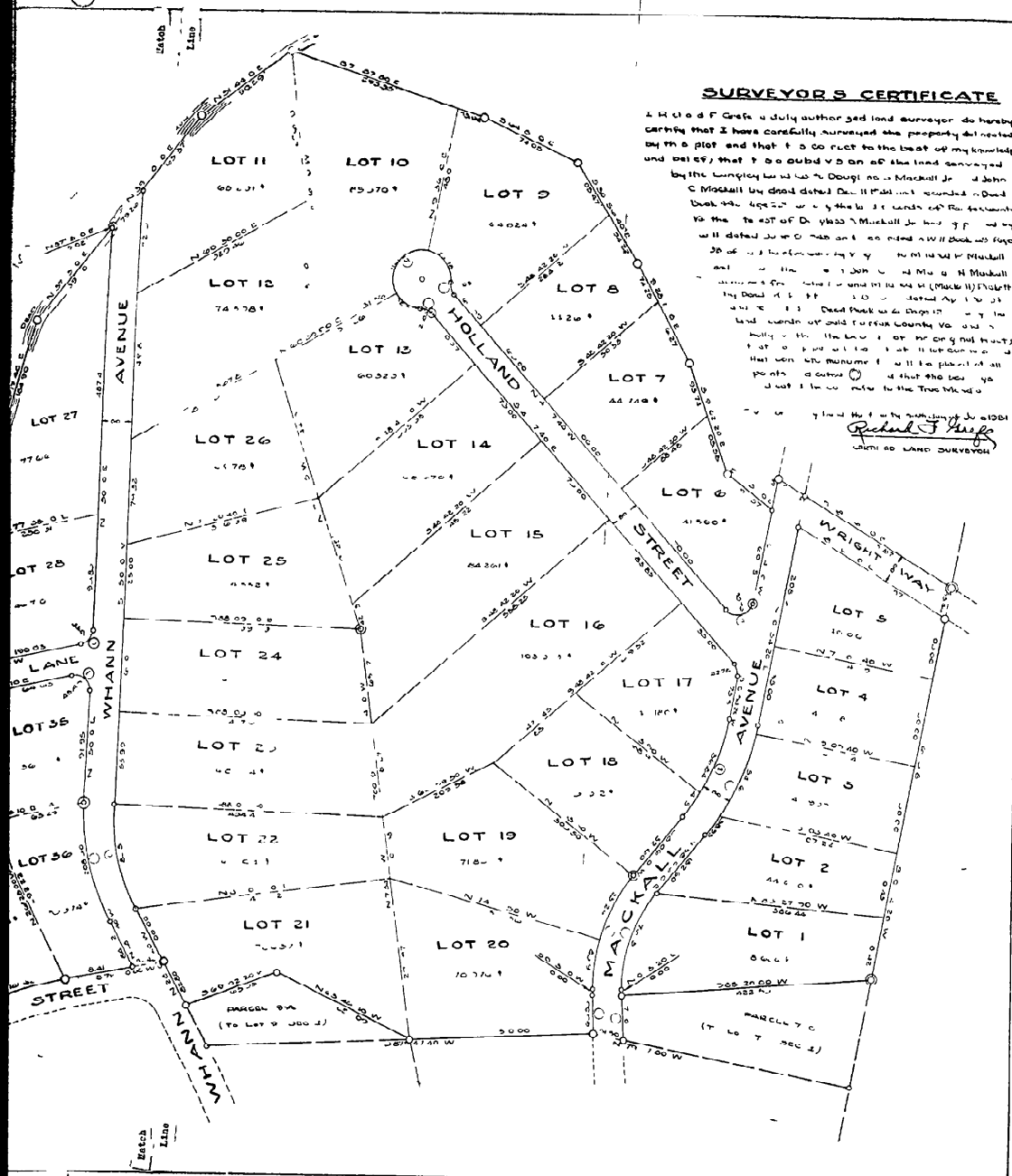
FINAL PLAN
FOR
BOARD OF SUPERVISORS
FAIRFAX COUNTY, VA
APPROVED
JUN 1 1951
RICHARD P. GRIFF



24 July 1951 F. HEATH
F. Heath

CURVE TABLE						
NO.	DELTA	R	T	L	C	C ORS
1	44 48 00	100.00	100.00	100.00	100.00	100.00
2	40 00 00	113.10	113.10	113.10	113.10	113.10
3	30 00 00	150.00	150.00	150.00	150.00	150.00
4	24 10 00	180.00	180.00	180.00	180.00	180.00
5	20 00 00	200.00	200.00	200.00	200.00	200.00
6	18 00 00	225.00	225.00	225.00	225.00	225.00
7	16 00 00	250.00	250.00	250.00	250.00	250.00
8	14 00 00	275.00	275.00	275.00	275.00	275.00
9	12 00 00	300.00	300.00	300.00	300.00	300.00
10	10 00 00	325.00	325.00	325.00	325.00	325.00
11	8 00 00	350.00	350.00	350.00	350.00	350.00
12	6 00 00	375.00	375.00	375.00	375.00	375.00
13	4 00 00	400.00	400.00	400.00	400.00	400.00
14	2 00 00	425.00	425.00	425.00	425.00	425.00
15	1 00 00	450.00	450.00	450.00	450.00	450.00
16	0 50 00	460.00	460.00	460.00	460.00	460.00
17	0 40 00	470.00	470.00	470.00	470.00	470.00
18	0 30 00	480.00	480.00	480.00	480.00	480.00
19	0 20 00	490.00	490.00	490.00	490.00	490.00





Dec. 29, 1952 - Mailed to :
Mr. Elwood B. White
2876 S. Abingdon St.
Arlington, Va.

DEED BOOK 1033 PAGE 223

Deed
21532

THIS DEED made this 13th day of November, 1952, by and between
JOHN C. MACKALL and MARION H. MACKALL, his wife, parties of the first part, and
ELWOOD BROOKE WHITE and DORIS F. WHITE
his wife, joint tenants, parties of the second part.

WITNESSETH, that in consideration of the sum of ten dollars, and other valuable considerations, paid by the parties of the second part to the parties of the first part, receipt of which is hereby acknowledged, the said parties of the first part do hereby grant, bargain and sell and convey, with general warranty of title, unto the said parties of the second part, as joint tenants and not as tenants in common, with the common law attributes of survivorship, all of that certain land situated in Providence Magisterial District, Fairfax County, Virginia, described as follows: to-wit

All of original Lot Numbered 6 in that certain subdivision designated as LANGLEY FOREST, SECTION 4, as per plat thereof attached to deed of dedication recorded October 9th, 1951 in Deed Book 918 at page 86 of the land records of said county.

The title to the land hereby conveyed is subject to any and all conditions, restrictions and covenants of record and any easements which may have been granted to the Virginia Electric and Power Company

TO HAVE AND TO HOLD said land unto and to the use of said parties of the second part, as joint tenants, with the common law attributes of survivorship, it being the intention of this deed that the title to the land hereby conveyed shall be vested in the parties of the second part in fee simple during their joint lives and upon the death of either, fee simple title is to vest in the survivor

WITNESS the following signatures and seals:

STATE OF VIRGINIA } to-wit
COUNTY OF FAIRFAX



John C. Mackall (SEAL)
JOHN C. MACKALL
Marion H. Mackall (SEAL)
MARION H. MACKALL

I, Evelyn W. Barringer, a Notary Public in and for the County of Fairfax in the State of Virginia, aforesaid, whose commission as Notary Public will expire March 15th, 1953, do hereby certify that this day JOHN C. MACKALL and MARION H. MACKALL personally appeared before me in said County and State and acknowledged the foregoing deed dated the 13th day of November, 1952, to be their act and deed

Given under my hand this 13th day of November, 1952.



Evelyn W. Barringer
Notary Public for Fairfax County, Virginia

In the Clerk's Office of the Circuit Court of
Fairfax County, Virginia DEC 19 1952 at 1:49 P.M.
This instrument was received and, with the
certificate annexed, admitted to record

Teste:

Thomas H. Lehman Clerk

Fairfax County Land Records Cover Sheet - 04000406DEED

Instrument(s)

DEED

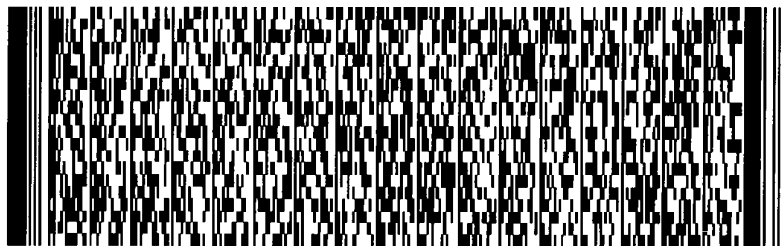
Grantor(s)

WHITE, DORIS F _I_N

Grantee(s)

PREMIER DEVELOPMENT LLC _I_N

Consideration	850000.00	Consideration %	100
Tax Exemption	None	Amount Not Taxed	
DEM Number		Tax Map Number	021-2-7702/0006
Original Book		Original Page	
Title Company	STEWART TITLE AND ESCROW	Title Case	04000406LM
Property Descr.	LANGLEY FOREST SEC 4 LOT 6		
Certified	No	Copies	0
		Page Range	

[Print](#)[Next Page](#)

STEWART TITLE & ESCROW, INC.
10505 Judicial Drive, Suite 300
Fairfax, VA 22030

Deed Prepared by Kevin J. Kelley, Esq.
Consideration: \$850,000.00
Tax Map No: 021-2- /02/ /0006
File No: 04000406 (lm)

Grantee's Address:
2729 B MERRILEE DR., FAIRFAX, VA 22031

DEED

THIS DEED, made and entered into this 6th day of February, 2004, by and between DORIS F. WHITE, widow and not remarried, Grantor, party of the first part; and PREMIER DEVELOPMENT LLC, a Virginia limited liability company, Grantee, party of the second part;

WITNESSETH:

That for and in consideration of the sum of TEN DOLLARS (\$10.00), cash in hand paid unto the party of the first part at and before the delivery of this Deed, and other good and valuable consideration, receipt of all of which is hereby acknowledged, the party of the first part does hereby grant, bargain, sell and convey with GENERAL WARRANTY AND ENGLISH COVENANTS OF TITLE, unto the party of the second part all of that certain lot or parcel of land, together with all improvements thereon, located and being in the County of Fairfax, Virginia, and more particularly described as follows:

All of original Lot Numbered 6 in that certain subdivision designated as LANGLEY FOREST, Section 4, as per Plat thereof attached to Deed of Dedication recorded October 9, 1951 in Deed Book 918 at Page 86, of the land records of Fairfax County, Virginia.

AND BEING the same property conveyed to Elwood Brooke White and Doris F. White, husband and wife, as joint tenants, with the common law right of survivorship, by deed recorded among the land records of Fairfax County, Virginia in Deed Book 1033 at Page 223. The said Elwood Brooke White having died on January 30, 1987, leaving Doris F. White surviving joint tenant.

This Deed is subject to all easements, rights of way and restrictions of record.

Reference is hereby made to the aforesaid deed or deeds referred to herein for a more particular description of the land hereby conveyed.

WITNESS the following signature(s) and seal(s):

Doris F. White by Barbara W. Newberry,
her Attorney in Fact (SEAL)
 DORIS F. WHITE, by BARBARA W.
 NEWBERRY, her Attorney in Fact

STATE OF VIRGINIA
 COUNTY OF FAIRFAX, to wit:

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that BARBARA W. NEWBERRY, whose name as Attorney in Fact for DORIS F. WHITE, widow and not remarried, is signed to the foregoing and hereunto annexed deed bearing the date of the 6th day of February, 2004, appeared before me in my jurisdiction aforesaid and acknowledged the same before me.

Given under my hand and seal this 6th day of February, 2004.

Reza Raissian
 NOTARY PUBLIC

My commission expires: 04/30/2006

Reza Raissian
 NOTARY PUBLIC
 Commonwealth of Virginia
 My Commission Expires 4/30/06

VB Cover Sheet Version 1.0

Page 1 of 1

**Fairfax County Land Records Cover Sheet -
06003564DEED****Instrument(s)**

DEED

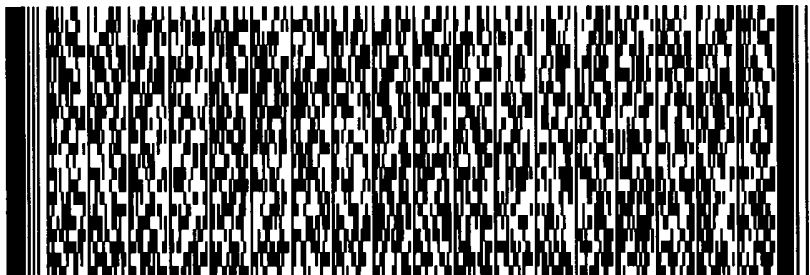
Grantor(s)

PREMIER DEVELOPMENT LLC _I_N

Grantee(s)

SOLOMON, STUART L _I_N; SOLOMON, REGINA B _I_N

Consideration	3850000.00	Consideration %	100
Tax Exemption	None	Amount Not Taxed	
DEM Number		Tax Map Number	021-2- /02/ /0006/ __
Original Book		Original Page	
Title Company	STEWART TITLE AND ESCROW	Title Case	06003564KS
Property Descr.	LANGLEY FOREST, SEC 4, LOT 6		
Certified	NO	Copies	0
		Page Range	



This instrument prepared by:
Kevin J. Kelley, Virginia State Bar Number 18845
Kevin J. Kelley, P.C., 4200 Evergreen Lane, Suite 313
Annandale, Virginia, 22003

DEED OF BARGAIN AND SALE

THIS DEED is made as of August 17, 2006, by and between **PREMIER DEVELOPMENT LLC**, a Virginia limited liability company ("Grantor"), party of the first part; and Stuart C. **SOLOMON** and Regina B. **SOLOMON**, husband and wife, ("Grantees"), parties of the second part.

W I T N E S S E T H:

That for and in consideration of the sum of TEN DOLLARS (\$10.00), cash in hand paid unto the party of the first part at and before the delivery of this Deed, and other good and valuable consideration, receipt of all of which is hereby acknowledged, the party of the first part does hereby grant, bargain, sell and convey with SPECIAL WARRANTY OF TITLE, unto the parties of the second part as tenants by the entirety, with full common law right of survivorship, it being intended that fee simple title thereto shall vest in the parties of the second part during their joint lives, thereafter, fee simple title thereto shall vest in the survivor of them, all of that certain lot or parcel of land, together with all improvements thereon, located and being in the County of Fairfax, Virginia, and more particularly described as follows:

All of original Lot Numbered 6 in that certain subdivision designated as LANGLEY FOREST, Section 4, as per Plat thereof attached to Deed of Dedication recorded October 9, 1951 in Deed Book 918 at Page 86, of the land records of Fairfax County, Virginia.

AND BEING the same land conveyed to the Grantor by deed recorded among the land records of Fairfax County, Virginia in Deed Book 15663 at Page 224.

This Deed is subject to all easements, rights of way and restrictions of record.


Reference is hereby made to the aforesaid deed or deeds referred to herein for a more particular description of the land hereby conveyed.

IT IS AGREED BETWEEN THE PARTIES HERETO THAT UPON THE RE-SALE OF THIS PROPERTY, STUART C. SOLOMON AND REGINA B. SOLOMON WILL PAY PREMIER DEVELOPMENT LLC, ITS SUCCESSORS OR ASSIGNS, ONE-HALF (1/2) OF ANY AMOUNT OF THE CONTRACT SALES PRICE OVER THE SUM OF \$3,850,000.00, NOT TO EXCEED \$125,000.00.

This instrument prepared by:
 Kevin J. Kelley, Virginia State Bar Number 18845
 Kevin J. Kelley, P.C., 4200 Evergreen Lane, Suite 313
 Annandale, Virginia, 22003

IN WITNESS WHEREOF, Grantor has caused this Deed to be signed by an authorized officer, as of the date first set forth above.

PREMIER DEVELOPMENT LLC
 a Virginia limited liability company

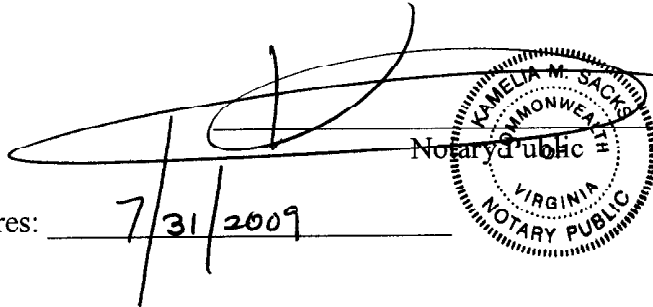
By:  M. Dolgas
 Mike Dolgas, Managing member

COMMONWEALTH OF VIRGINIA

County OF Fairfax

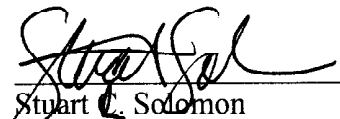
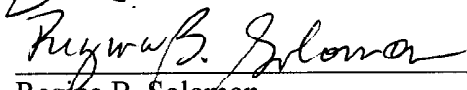
The foregoing instrument was acknowledged before me on August 17, 2006, by MIKE DOLGAS, whose name as Managing member of PREMIER DEVELOPMENT LLC, a Virginia limited liability company, is signed to the foregoing deed on behalf of the company.

My commission expires: 7/31/2009



KAMELIA M. SACKS
 NOTARY PUBLIC
 COMMONWEALTH
 OF VIRGINIA
 My Commission Expires
 July 31, 2009

Acknowledged and agreed to this 17 day of August, 2006.

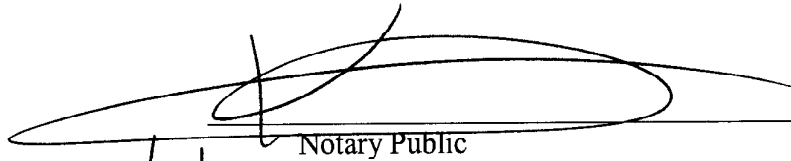
 (SEAL)
 Stuart C. Solomon
 (SEAL)
 Regina B. Solomon

This instrument prepared by:
Kevin J. Kelley, Virginia State Bar Number 18845
Kevin J. Kelley, P.C., 4200 Evergreen Lane, Suite 313
Annandale, Virginia, 22003

STATE OF Va,

COUNTY OF Fairfax, TO-WIT:

Subscribed, sworn to and acknowledged before me this 17 day of
August, 2006 by STUART L. SOLOMON and REGINA B. SOLOMON,
husband and wife.


Notary Public

My commission expires: 7/31/2009 /

Tax Map Reference: 021-2-02-0006

Consideration: \$ 3,850,000.00

Mailing Address of Grantee: 6630 Holland St. McLean, VA 22101

File No.: 06003564

Return to: STEWART TITLE & ESCROW, INC.
10505 Judicial Drive, Suite 300
Fairfax, VA. 22030

Consideration: \$3,200,000.00
Assessed value: \$3,545,030.00

Tax Map#: 0212 02 0006

Grantees Address:
6630 Holland Street
McLean, VA 22101

File #ML-15-5724-FS

Prepared by and Return to:
Erika S. Tucker, Esq. VSB# 39070
Tucker and Rauner, P.C.
6861 Elm Street
Suite 100A
McLean, VA 22101

Title Insurer: First American Title Insurance Company

DEED

THIS DEED is made this 22nd day of January, 2016 by and between Stuart L. SOLOMON and Regina B. SOLOMON, husband and wife, Grantors, and Teseo R. BERGOGLIO and Maria C. PARINI, husband and wife, Grantees.

WITNESSETH:

That for and in consideration of the sum of TEN DOLLARS (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Grantors do hereby grant, bargain, sell and convey in fee simple and with General Warranty and English Covenants of Title unto the Grantees as tenants by the entirety with common law right of survivorship the following described property, situate, lying and being in the County of Fairfax, Virginia, to wit:

All of original Lot Numbered 6 in that certain subdivision designated as LANGLEY FOREST, Section 4, as per Plat thereof attached to Deed of Dedication recorded October 9, 1951 in Deed Book 918, at Page 86, of the land records of Fairfax County, Virginia.

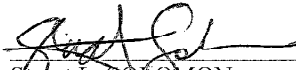
AND BEING the same property acquired by Stuart L. SOLOMON and Regina B. SOLOMON by Deed dated August 17, 2006, and recorded August 17, 2006, in Deed Book 18694, at Page 639, among the land records of Fairfax County, Virginia.

This conveyance is made subject to the covenants, easements, conditions, restrictions, and rights of way of record contained in the deeds forming the chain of title to said property.

RETURN TO:
MONARCH TITLE
6861 ELM STREET
SUITE 100
MCLEAN, VA 22101

RETURN TO:
MONARCH TITLE
6861 ELM STREET
SUITE 100
MCLEAN, VA 22101

WITNESS the following signatures and seals:

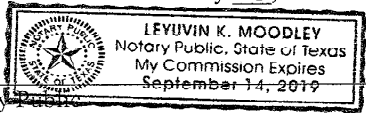

Stuart L. SOLOMON


Regina B. SOLOMON

STATE OF TEXAS,
COUNTY OF Harris, to wit:

I, the undersigned, a Notary Public for the State and County aforesaid, do hereby certify that Stuart L. SOLOMON and Regina B. SOLOMON whose names are signed to the foregoing Deed dated January 22 2016, have acknowledged the same before me in my State and County aforesaid.

Given under my hand and seal this January 22 2016.

 (SEAL)
Notary Public

My Commission Expires: 09/14/2019



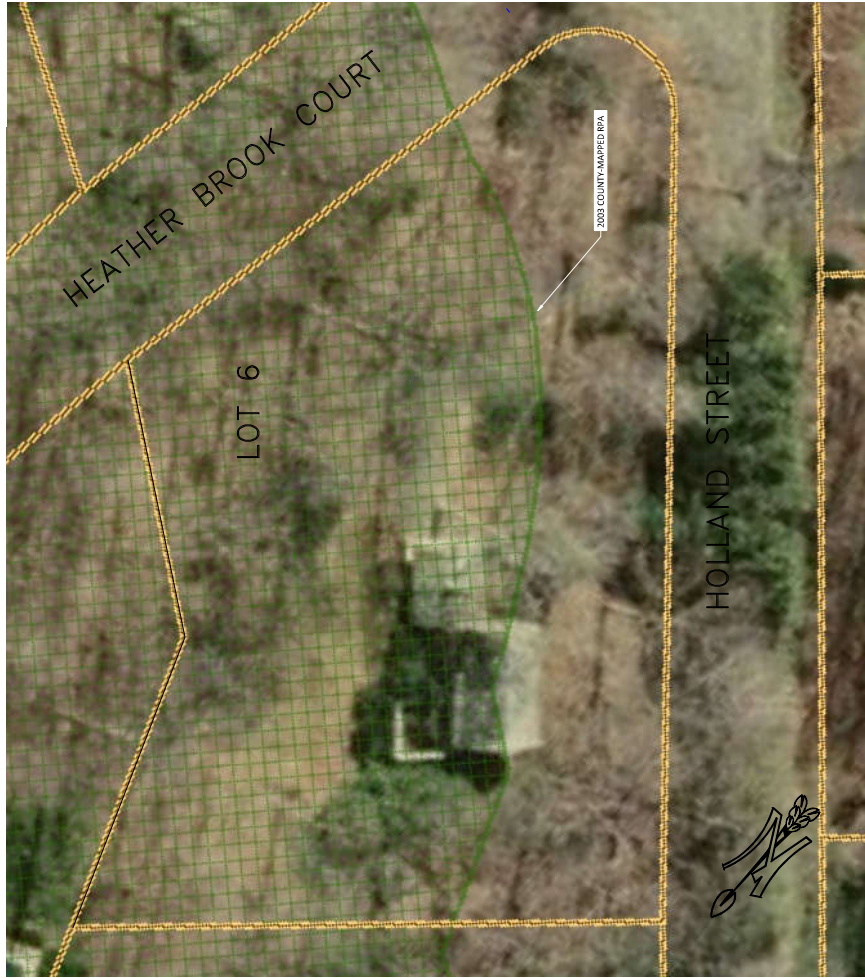
File #ML-15-5724-FS

01/28/2016

RECORDED FAIRFAX CO VA
TESTE 
CLERK

APPENDIX IX

**WATER QUALITY IMPACT
ASSESSMENT MAP**











Project Data Sheet - 6630 Holland Street

Total Lot Area (S.F.)	41,500
Lot Area within RPA (S.F.)	25,819
% Lot Area within RPA	62%
Date When the Lot was Created	2003
Year When RPA was Designated	2003
Total Lot Disturbed Area Associated with the R.O.V. (S.F.)	6,598
Total Disturbed Area within RPA Associated with the R.O.V. (S.F.)	6,598

Summary: Impervious Area Analysis: Tabulation			
Description	2003 Coordinates* (RPA Establishment)	2004 Coordinates (Approved PMS)	
Total Lot Impervious Area (S.F.)	7,825	7,825	
Total Impervious Area in RPA (S.F.)	2,120	3,842	
Impervious Area within Seaward 50' RPA (S.F.)	-	-	
Detailed Breakdown: Impervious Area Analysis: Tabulation			
Primary Structure Footprint in RPA (S.F.)	2,070	4,252	
Total Deck (S.F.)	1,740	3,303	
Total Drives in RPA (S.F.)	380	0	
Total Driveways in RPA (S.F.)	380	0	
Total Paved Patio in RPA (S.F.)	0	0	
Total Driveway in RPA (S.F.)	-	3,420	
Total Impervious in RPA (S.F.)	0	490	
Total Wall & Walkways in RPA (S.F.)	0	33	
Total Wall & Walkways in RPA (S.F.)	0	442	

*These totals are approximate and were calculated using the 2002 aerial. There is no available 2003 aerial when the RPA was establish onsite. The driveway was not visible in the available aerial and has not been included.

2004 PLANTING PLAN AND TREE COVER CALCULATIONS:

KEY								
	AR	BP	CK	IAF	CS	IV	VO	

[illegible]

NOTES:

1. THE RESOURCE PROTECTION AREA SHOWN HEREON IS COUNTY MAPPED FROM THE DESIGNATED RPA IN 2003.
2. *THE CONDITIONS DEPICTED HERE ARE BASED ON THE 2002 AERIAL IMAGERY ACQUIRED THROUGH FARFAX COUNTY'S "IAD" GIS APPLICATION. THE RPA WAS ESTABLISHED ON SITE IN 2003; HOWEVER, THERE IS NO AVAILABLE 2003 AERIAL PHOTOGRAPH OF THE LOCATION FOR THE CONFOUR CONSERVED AREAS.
3. ***CONDITIONS (PLAN # 02-196-006-5) FOR THE SITE, THE 2004 PLANS SHOW THE PROPOSED PLANTINGS, THE KEY, PLANTING SCHEDULE, AND TREE COVER CALCULATIONS HAVE BEEN PROVIDED ON THIS SHEET. PER FARFAX COUNTY ORDINANCES, THESE CONDITIONS REMAINED CONSTANT THROUGH THE 2007 AERIAL IMAGE.

PLANTING NOTES:

ALL PLANTINGS WILL COMPLY WITH THE RESOURCE PROTECTION AREA SECTION 110-3-3. PLANTING MATERIALS AND PLANTING TECHNIQUES SHALL BE AS SPECIFIED IN THE FAIRFAX COUNTY PUBLIC FACILITY MANUAL, SECTIONS 12-0805, 12-0806, 12-0806.0E)

AREA OF PLANTING:

OVERSTORY SEEDLINGS PROVIDED	= 45
UNDERSTORY SEEDLINGS PROVIDED	= 90
SHRUBS PROVIDED	= 245

TREE COVER CALCULATIONS

REQUIRED TIE COVER (20%)	= 14,000 SF	
EXISTING TIE COVER ON SITE (TOTAL)	= 26,700 SF	
EXISTING TIE COVER TO BE REMOVED	= 3,100 SF	
EXISTING TIE COVER REMOVED FROM RPA	= 3,100 SF	
REQUIRED TIE COVER TO REMAIN IN RPA	= 13,600 SF	(1.25)
TOTAL TIE COVER TO BE REMOVED	= 8,200 SF	
TOTAL TIE COVER TO REMAIN	= 15,400 SF	
REQUIRED TIE COVER TO BE REMOVED	= 8,200 SF	
PROPOSED DETOUR AREA = 9000 SF		
OVERSTAY FEELING REQUIRED	= 200 PER AKE	
OVERSTAY FEELING PROVIDED	= 400 PER AKE	= 45
OVERSTAY FEELING REQUIRED	= 200 PER AKE	
OVERSTAY FEELING PROVIDED	= 400 PER AKE	= 80
SPRINKS REQUIRED	= 1000 PER AKE	
SPRINKS PROVIDED	= 2400 PER AKE	= 240

2009 CONDITIONS**



1. THE RESOURCE PROTECTION AREA IS COUNTRY MAPPED.
2. * THE CONDITIONS OF PICTURED HERE ARE BASED ON THE 2007 AERIAL IMAGERY
ACCESSED THROUGH FARFAX COUNTRY'S "ADE" GIS APPLICATION.
3. * THE CONDITIONS PICTURED HERE ARE BASED ON THE 2009 AERIAL IMAGERY
ACCESSED THROUGH FARFAX COUNTRY'S "ADE" GIS APPLICATION. VEGETATION
REMOVAL CAN BE OBSERVED BETWEEN THE 2007 AND 2009 AERIALS. THE
VEGETATION REMOVAL AREA BASED ON THE DIFFERENCE BETWEEN THE 2004
PLANTING PLAN AND THE 2009 AERIAL PHOTO EQUALS APPROXIMATELY 3,444
SQUARE FEET.

2. * THE CONDITIONS OF PICTURED HERE ARE BASED ON THE 2007 AERIAL IMAGERY
ACCESSED THROUGH FAIRFAX COUNTY'S "ADE" GIS APPLICATION.

3. * THE CONDITIONS DEPICTED HERE ARE BASED ON THE 2009 AERIAL IMAGERY
ACCESSED THROUGH FAIRFAX COUNTY'S "ADE" GIS APPLICATION. VEGETATION
REMOVAL CAN BE OBSERVED BETWEEN THE 2007 AND 2009 AERIALS. THE
VEGETATION REMOVAL AREA BASED ON THE DIFFERENCE BETWEEN THE 2004
PLANTING PLAN AND THE 2009 AERIAL PHOTO EQUALS APPROXIMATELY 3,444
SQUARE FEET.

APPROX. VEGETATION REMOVAL AREA IN RPA

REVISIONS		COMMENTS
DATE		

SHEET 3 OF 5

SHEET 3 OF 5


SCALE: 1" = 20'

PROJECT DATE:

7/29/20	DRAFT:	CLIENT:
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DRAFT:	CATEGORY
TN/W	AUS

FILE NUMBER: 1426

ENVIRONMENTAL 
4455 Brookfield Corporate Drive, Suite 100
Chantilly, VA 20151
PH: 703-466-5123 WWW.TNTENVIRONMENTALINC.COM

6630 HOLLAND STREET

WATER QUALITY IMPACT ASSESSMENT

FAIRFAX COUNTY

STREET

