



FAIRFAX COUNTY

DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES

Land Development Services
Environmental and Site Review Division
12055 Government Center Parkway, Suite 535
Fairfax, Virginia 22035-5503

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

VIRGINIA

July 29, 2004

Eileen M. Sherin, Project Director
Bury+Partners Engineering Solutions
4443 Brookfield Corporate Drive, Suite 100
Chantilly, Virginia 20151

Subject: Langley Forest, Section 4, Lot 6, 6630 Holland Street, Tax Map #021-2-02-0006,
Grading Plan Submitted June 23, 2004, Dranesville District

Reference: Resource Protection Area Encroachment Exception #026714

Dear Ms. Sherin:

The referenced request to encroach into the Resource Protection Area (RPA) due to loss of buildable area, has been received and reviewed for consistency with Chesapeake Bay Preservation Ordinance (CBPO) Section 118-5-4(a). Your request cannot be approved at this time.

Encroachments into the RPA buffer area due to loss of buildable area, may be approved by the Director upon demonstration that the criteria listed in CBPO Section 118-5-4(a)(1) through (8) are met. The proposed plan indicates that the location of the proposed clearing and grading is within 50 feet of the stream. The stream is a core component of the RPA, by definition, and the RPA buffer extends a minimum of 100 feet from the core components, CBPO Section 118-1-7(b). Based on the information shown on the proposed plan, the encroachment extends into the seaward 50 feet of the buffer area, which does not meet the criteria of CBPO Section 118-5-4(a)(3). Therefore, the requested encroachment does not qualify for an administrative waiver due to loss of buildable area.

Requests that do not qualify for an administrative waiver for loss of buildable area may be submitted under the provision of Article 6 of the CBPO and considered by the Exception Review Committee. Submit an application for an exception that meets the criteria in CBPO Section 118-6-5. A copy of an application form is enclosed for your use. The Exception Review Committee may approve your request, after conducting a public hearing, in accordance with CBPO Section 118-6-7.

Eileen M. Sherin, Project Director
RPA Encroachment Exception #026714
Page 2

To have your request considered under Section 118-5-4(a), revise your plan to demonstrate that you met the criteria of Section 118-5-4(a)(1) through (8). Specifically you should address the following:

1. Demonstrate on the plan that the encroachment into the buffer area is the minimum necessary to achieve a reasonable buildable area for a principal structure and necessary utilities, CBPO Section 118-5-4(a)(1). The two driveways are considered excessive.
2. Delineate on the plan the area of encroachment, top of bank of the stream, and the vegetated buffer area that is equal to the area of encroachment. A planting plan, for the buffer in accordance with 118-3-3(f), is required.
3. Revise the plan and reduce the limits of clearing and grading so that the encroachment does not extend into the seaward 50 feet of the RPA buffer area, CBPO Section 118-5-4(a)(3).
4. Demonstrate on the plan that the proposed development does not exceed 10,000 square feet of land disturbance in the RPA buffer, exclusive of land disturbance necessary to provide access to the lot or parcel and principal structure pursuant to Section 118-2-1(d). Provide a breakdown of the disturbed areas, and clearly identify the paved area at the rear of the house, and the driveway.
5. Demonstrate on the plan that the proposed development does not create more than 5,000 square feet of impervious surface within the RPA buffer, exclusive of impervious surface necessary to provide access to the lot or parcel and principal structure pursuant to Section 118-2-1(d). Provide a breakdown of impervious area, and clearly identify the paved area at the rear of the house, and the driveway.
6. The proposed water quality control facility is considered an underground chamber and is not permitted in residential areas, Public Facilities Manual (PFM) Section 6-0303.8. Revise the design to provide an allowed infiltration facility, and provide the soil report, including the level of the water table, and the infiltration rate, and demonstrate that the facility, which is located in the Meadowville soil, will meet the requirements of PFM Section 6-1303. A maintenance agreement will be required for the BMP facility, CBPO Section 118-3-2(c).
7. The proposed house does not qualify as redevelopment. The existing impervious area is 11% of the total lot area, and the proposed impervious area is 20%. Any proposed net increase in impervious area within a RPA is considered new development, CBPO Section 118-1-6(g). Provide sufficient water quality controls to comply with the requirements of Section 118-3-2(f).

CHESAPEAKE BAY PRESERVATION ORDINANCE
WAIVER/EXEMPTION/EXCEPTION REQUEST FORM
(Requests that do not require a Public Hearing)

ASSOC PLAN #: _____ EXCEPTION/WAIVER # _____
PROJECT NAME: _____ DISTRICT: _____
TAX MAP AND PARCEL #: _____
OWNER/DEVELOPER/APPLICANT/AGENT/ENGINEER: _____
ADDRESS: _____ PHONE: _____

CHECK TABLE SECTION	COUNTY CODE REFERENCE	WAIVER/EXEMPTION/EXCEPTION FILED UNDER
	118-3-2(D)(5)	Waiver - BMPs (general) (primarily for site and subdivision plans) \$500.00 Review Fee
	118-3-2(D)(7)	Waiver - BMPs (size or location constraints) (For single lot grading plans) \$115.00 Review Fee per lot
	118-3-2(D)(8)	Exemption - Maintenance, alteration, use or improvement to an existing structure or use. \$0.00 Review Fee
	118-5-3(a)	Exemption - Water wells, site amenities for passive recreation, historic preservation, and archeological activities. \$0.00 Review Fee
✓	118-5-4(a)	Exception - Loss of buildable area in RPA for Lots recorded prior to October 1, 1989, where encroachment does not extend into the seaward 50' of the RPA buffer area. \$115.00 Review Fee per Lot
	118-5-4(b)	Exception - Loss of buildable area in RPA for Lots recorded between October 1, 1989 and November 17, 2003 for houses located within RPA, where encroachment does not extend into the seaward 50' of the RPA buffer area. \$115.00 Review Fee per Lot
	118-5-5(a)	Exception - Waive performance criteria for minor additions, (Does not include accessory structures or uses), to houses that were established (i.e. RUP issued) prior to July 1, 1993. \$115.00 Review Fee per Lot
	118-5-5(b)	Exception - Waive performance criteria for minor additions (Does not include accessory structures or uses) for houses that were established i.e. (RUP issued) between July 1, 1993 and November 17, 2003 (where addition is located within the RPA. \$115.00 Review Fee per Lot

- I | LETTER OF JUSTIFICATION ATTACHED (Address how approval of the proposed request):
Submit two (2) copies of Form, Letter of Justification and plan (s) for all above Requests
- i) Is the minimum necessary to afford relief.
 - ii) Will not confer upon the applicant any special privileges that are denied by the Chesapeake Bay Preservation Ordinance (CBPO) to other property owners who are subject to the CBPO provisions and who are similarly situated.
 - iii) Is in harmony with the purpose and intent of the CBPO and is not of substantial detriment to water quality.
 - iv) Is not based upon conditions or circumstances that are self-created or self-imposed.
 - v) Will implement reasonable and appropriate conditions that will prevent the activity from causing a degradation of water quality.

APPLICANT/AGENT SIGNATURE: _____ DATE: _____
SUBMIT TO: COUNTY OF FAIRFAX
PLAN AND DOCUMENT CONTROL
OFFICE OF SITE DEVELOPMENT SERVICES, DPWES
12055 GOVERNMENT CENTER PARKWAY, SUITE 506
FAIRFAX, VA 22035-5503

\\fd\pl\paw\forms\waiver\chay revised 12/16/03

CHESAPEAKE BAY PRESERVATION ORDINANCE
WAIVER/EXEMPTION/EXCEPTION REQUEST FORM
(Requests that do not require a Public Hearing)

ASSOC PLAN #: 129-INF-04-1 EXCEPTION/WAIVER # 026714
PROJECT NAME: 6630 HOLLAND ST. DISTRICT: DRANESVILLE
TAX MAP AND PARCEL #: 021-2-02-0006
OWNER/DEVELOPER/APPLICANT/AGENT/ENGINEER: BURY + PARTNERS
ADDRESS: 4443 BROOKFIELD CORP DR CHANTILLY, VA 20151 PHONE: 703-908-9090

CHECK TABLE SECTION	COUNTY CODE REFERENCE	WAIVER/EXEMPTION/EXCEPTION FILED UNDER
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 - iii) Is in harmony with the purpose and intent of the CBPO and is not of substantial detriment to water quality.
 - iv) Is not based upon conditions or circumstances that are self-created or self-imposed.
 - v) Will implement reasonable and appropriate conditions that will prevent the activity from causing a degradation of water quality.

APPLICANT/AGENT SIGNATURE: Eileen M. Sherin DATE: 8/30/04
SUBMIT TO: COUNTY OF FAIRFAX
PLAN AND DOCUMENT CONTROL
LAND DEVELOPMENT SERVICES, DPWES
12055 GOVERNMENT CENTER PARKWAY,
FAIRFAX, VA 22035-5503

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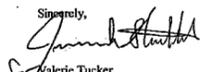
WW 026928

WW #

Eileen M. Sherin, Project Director
RPA Encroachment Exception #026714
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If further assistance is desired, please contact Camylyn Lewis, Stormwater Engineer, Site Review East, Environmental and Site Review Division (ESRD), at 703-324-1720.

Sincerely,



Valerie Tucker
Chief Stormwater Engineer
Site Review East

VT/dah

Enclosure

cc: Carl Bouchard, Director, Stormwater Planning Division, DPWES
Cyrus Salehi, Chief Site Review Engineer, Site Review East, ESRD, DPWES
Camylyn Lewis, Stormwater Engineer, Site Review East, ESRD, DPWES
Waiver File

Bury+Partners
ENGINEERING SOLUTIONS

REC'D

026714

JUN 25 2004
FFX CO

VT
CHL

June 25, 2004

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

Reference: Tax Map 021-2-02-0006
Langley Forrest, Section 4 Lot 6
Dranesville District, Virginia
Request for Loss of Buildable Area in a RPA Waiver

Build 1955

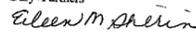
Dear Ms. Tucker.

We respectfully request a waiver of the loss of reasonable buildable area in a Resource Protection Area (RPA) on the above-referenced site. The house lot grading plan proposed layout is attached for your reference. The total disturbed area within the RPA is 9,987 square feet, this complies with Section 118-5-4(a)(4) of the CBAY Ordinance. The proposed house and driveway includes a total of 4,822 square feet of impervious area within the RPA. The proposed impervious area complies with Section 118-5-4(a)(5) of the CBAY ordinance restricting the impervious area to no more than 5000 square feet. A vegetated area between the proposed house and the existing stream will be left undisturbed to provide a buffer to mitigate the effects of the encroachment into the RPA.

Therefore, based upon the above justification which indicates compliance with Section 118-5-4(a) of the Chesapeake Bay Preservation Ordinance, we request approval of the waiver for loss of buildable area.

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

Respectfully,
Bury+Partners



Eileen M. Sherin
Project Director

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

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

4443 Brookfield Corporate Dr.
Suite 100
Chantilly, Virginia 20151
(703) 968-9090 (fax)
(703) 968-9090 (tel)
www.burypartners.com

Ref: 0129-1NF-04-1 W026714

Bury+Partners
ENGINEERING SOLUTIONS
Consulting Engineers and Surveyors
4410 Inwood Corporate Blvd, Suite 100
Falls Church, VA 22041
Tel: 703/948-0000 Fax: 703/948-4848
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**LOT 6 SECTION 4 LANGLEY FORREST
6630 HOLLAND STREET
DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA**

EXISTING CONDITIONS & EROSION & SEDIMENT CONTROL PLAN



EXISTING	LEGEND	PROPOSED
---	PROPERTY LINE	---
---	DEPARTING PROPERTY LINE	---
---	EASEMENT LINE	---
---	EDGE PAVEMENT	---
---	CENTERLINE	---
---	FENCE LINE	---
---	RAILROAD	---
---	GAS LINE	---
OHW	OVERHEAD ELECTRIC	OHW
UGC	UNDERGROUND ELECTRIC LINE	UGC
OHW	OVERHEAD TELEPHONE LINE	OHW
UT	UNDERGROUND TELEPHONE LINE	UT
---	ROADSIDE DELINEATORS CHURNAL OR TRAFFIC BARRICADE	---
EX. 8" W/M	WATER MAIN	PROP. 8" W/M
TO BE REMOVED	BUILDINGS	PROP. BLDG.
EX. CONC. S/W	RETAINING WALL	---
EX. H.C.	SIDEWALK	---
EX. C&G	HEADER CURB	---
8" SAN.	CURB & GUTTER	CG-6 TRANS CG-SR
8" SAN.	SANITARY SEWER	8" SAN.
15" RCP	STORM SEWER	15" RCP
DITCH, SWALE OR SMALL STREAM	DITCH, SWALE OR SMALL STREAM	---
LARGE STREAM	LARGE STREAM	---
CONCRETE DITCH	CONCRETE DITCH	---
TREES	TREES	---
TREE LINE	TREE LINE	---
LIMITS OF CLEARING & GRADING (DROP LINE OF TREES)	LIMITS OF CLEARING & GRADING (DROP LINE OF TREES)	---
CONTOUR LINE	CONTOUR LINE	---
SPOT ELEVATION	SPOT ELEVATION	---
SOIL TYPE & DELINEATION	SOIL TYPE & DELINEATION	---

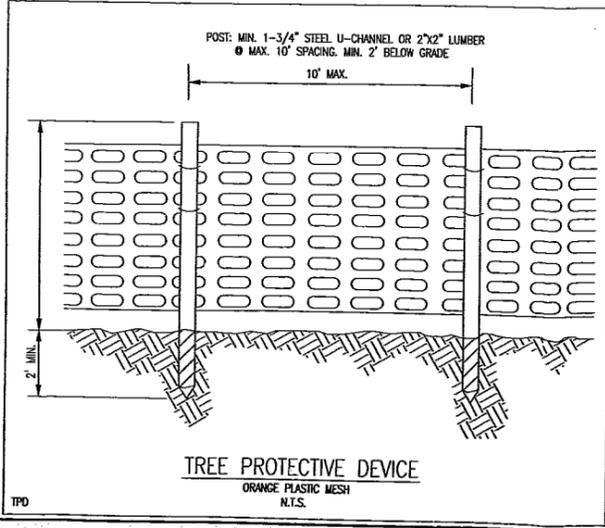
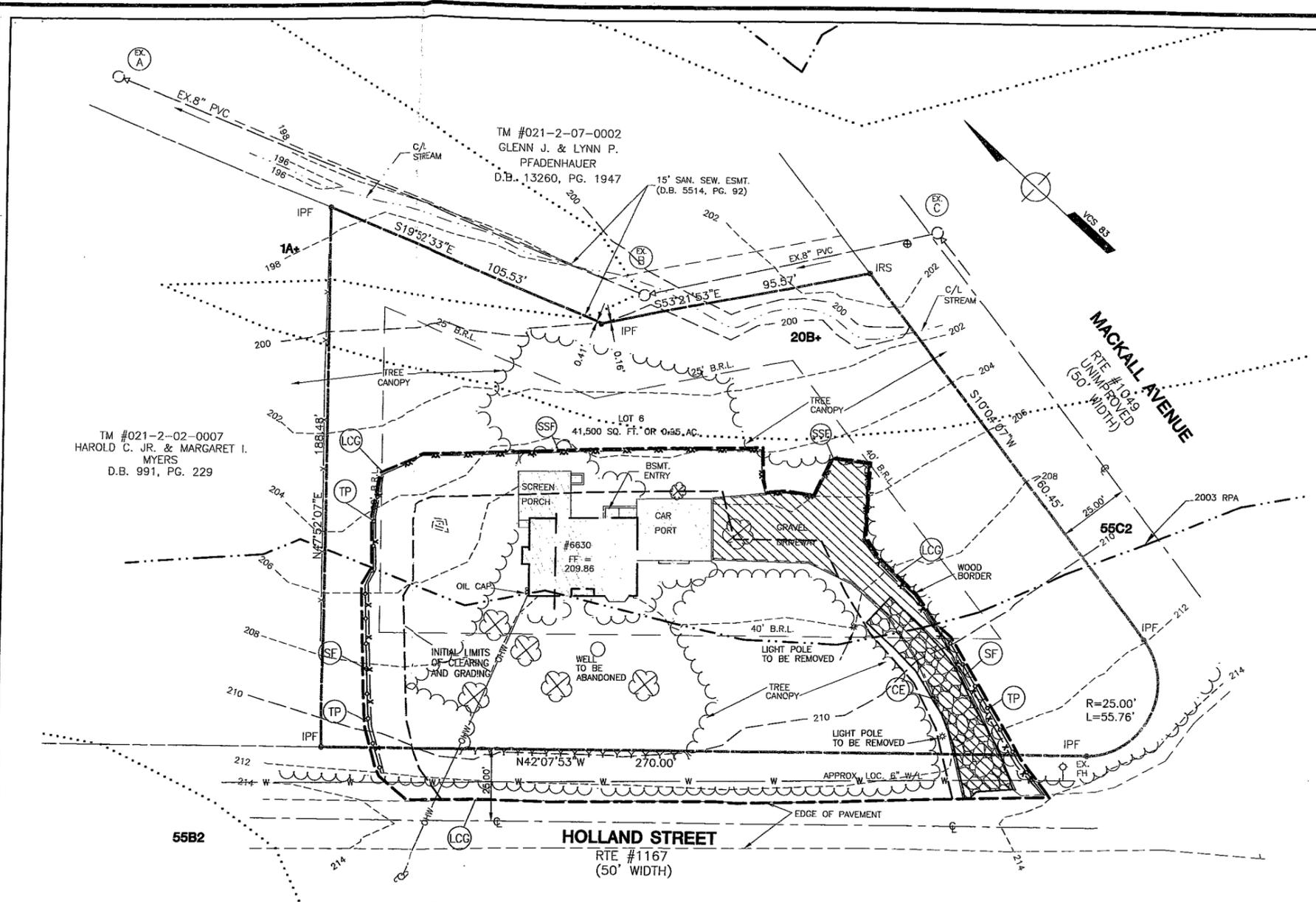
EROSION/SEDIMENT CONTROL LEGEND

NO.	KEY	SYMBOL	DESCRIPTION
3.02	CC	[Symbol]	TEMPORARY GRAVEL CONSTRUCTION ENTRANCE
3.05	SF	X-X-X	SILT FENCE
3.38	TP	O-O-O	TREE PROTECTION
	SSS	XX-XX-XX	SUPER SILT FENCE
NO. EXLND			REFERS TO SECTION IN VA E&S HANDBOOK EDITION 1992

NO.	DATE ISSUED	DESCRIPTION	DATE APPROVED

NO.	DATE	REVISION

SCALE: 1" = 20'
DATE: JUNE, 2004
DRAWN BY: RAR
DESIGNED BY: TC
REVIEWED BY: JTL
PROJ. NO.: 2015108
SHEET 1 OF 4



GRAPHICAL SCALE: 1" = 20'

SOIL ID NUMBERS	SOIL SERIES NAME	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	SLOPE STABILITY	ERODABILITY	PROBLEM CLASS
1A+	MIXED ALLUVIAL	POOR	POOR	GOOD	SLIGHT	A
20B+	MEADOWVILLE	FAIR	MARGINAL	GOOD	MODERATE	B
55C2	GLENELG	GOOD	GOOD	GOOD	SEVERE	C

PRE-DEVELOPMENT CONDITIONS NARRATIVE
THE SITE CONTAINS AN EXISTING 2-STORY SINGLE FAMILY DWELLING OF BRICK CONSTRUCTION. THE TERRAIN SLOPES DOWN AWAY FROM THE EXISTING DWELLING AND GENERALLY SLOPES FROM THE SOUTH TO THE NORTH. THE SITE IS GRASS-COVERED AND CONTAINS EXISTING STANDS OF TREES AS INDICATED ON SHEET 1. AN RPA IS LOCATED THROUGHOUT THE REAR TWO-THIRDS OF THE LOT.

SUBDIVISION ORDINANCE CERTIFICATION
I HEREBY CERTIFY THAT ALL APPROPRIATE COUNTY APPROVALS WERE OBTAINED IN ACCORDANCE WITH THE PROCESS REQUIRED BY THE SUBDIVISION ORDINANCE IN EFFECT AT THE TIME OF THE CREATION OF LOT 6. THE LOT WAS CREATED AS PART OF THE LANGLEY FORREST SECTION 4 SUBDIVISION APPROVED BY FAIRFAX COUNTY ON OCTOBER 9, 1951 AND RECORDED IN DEED BOOK 918 AT PAGE 86 IN THE FAIRFAX COUNTY LAND RECORDS.

OWNER INFORMATION:
PREMIER DEVELOPMENT LLC
2729 MERRILLEE DR
FAIRFAX, VA 22031
DB. 15683 PG. 224

EXISTING BUILDING TO BE REMOVED
EXISTING DRIVEWAY TO BE REMOVED

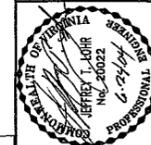
I HEREBY CERTIFY THAT ALL WETLANDS PERMITS REQUIRED BY LAW WILL BE OBTAINED PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES.

Signature: *Michael Dolgas*
Owner/Developer: MICHAEL DOLGAS
Name: MANAGING MEMBER
Title

**LOT 6 SECTION 4 LANGLEY FORREST
 6630 HOLLAND STREET
 DRANESVILLE DISTRICT
 FAIRFAX COUNTY, VIRGINIA**

HOUSE GRADING PLAN

NO.	DATE	REVISION



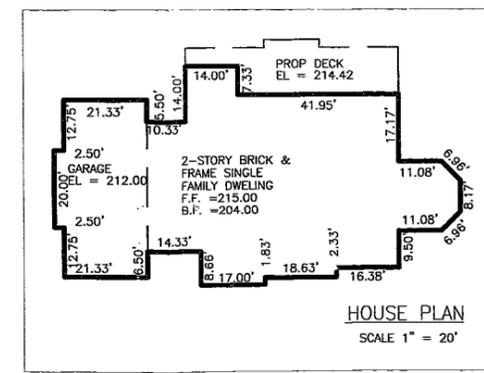
IMPERVIOUS AREA TABULATION

SITE AREA	= 41,500 SF OR 0.95 AC
ALLOWABLE IMPERVIOUS AREA (W/O BMP)	= 7,470 SF (18%)
PROPOSED TOTAL IMPERVIOUS AREA	= 8,356 SF OR 0.19 AC (20.1%)
FRONT YARD AREA	= 17,856 SF
PROPOSED DRIVEWAY SURFACE AREA	= 2,428 SF (13.6% OF FRONT YARD)
RPA AREA ON SITE	= 27,049 SF
ALLOWABLE DISTURBED AREA IN RPA	= 10,000 SF
DISTURBED AREA IN RPA	= 9,987 SF
ALLOWABLE IMP. AREA IN RPA	= 5,000 SF
IMPERVIOUS AREA IN RPA	= 4,822 SF

TREE COVER CALCULATIONS

SITE AREA	= 41,500 SF
REQUIRED TREE COVER (20%)	= 8,300 SF
EXISTING TREE COVER IN RPA	= 12,869 SF
EXISTING TREE COVER NOT IN RPA	= 3,813 SF
TOTAL EXISTING TREE COVER TO REMAIN	= 16,682 SF
16,682 SF > 8,300 SF	
TREE COVER PROVIDED > TREE COVER REQUIRED	

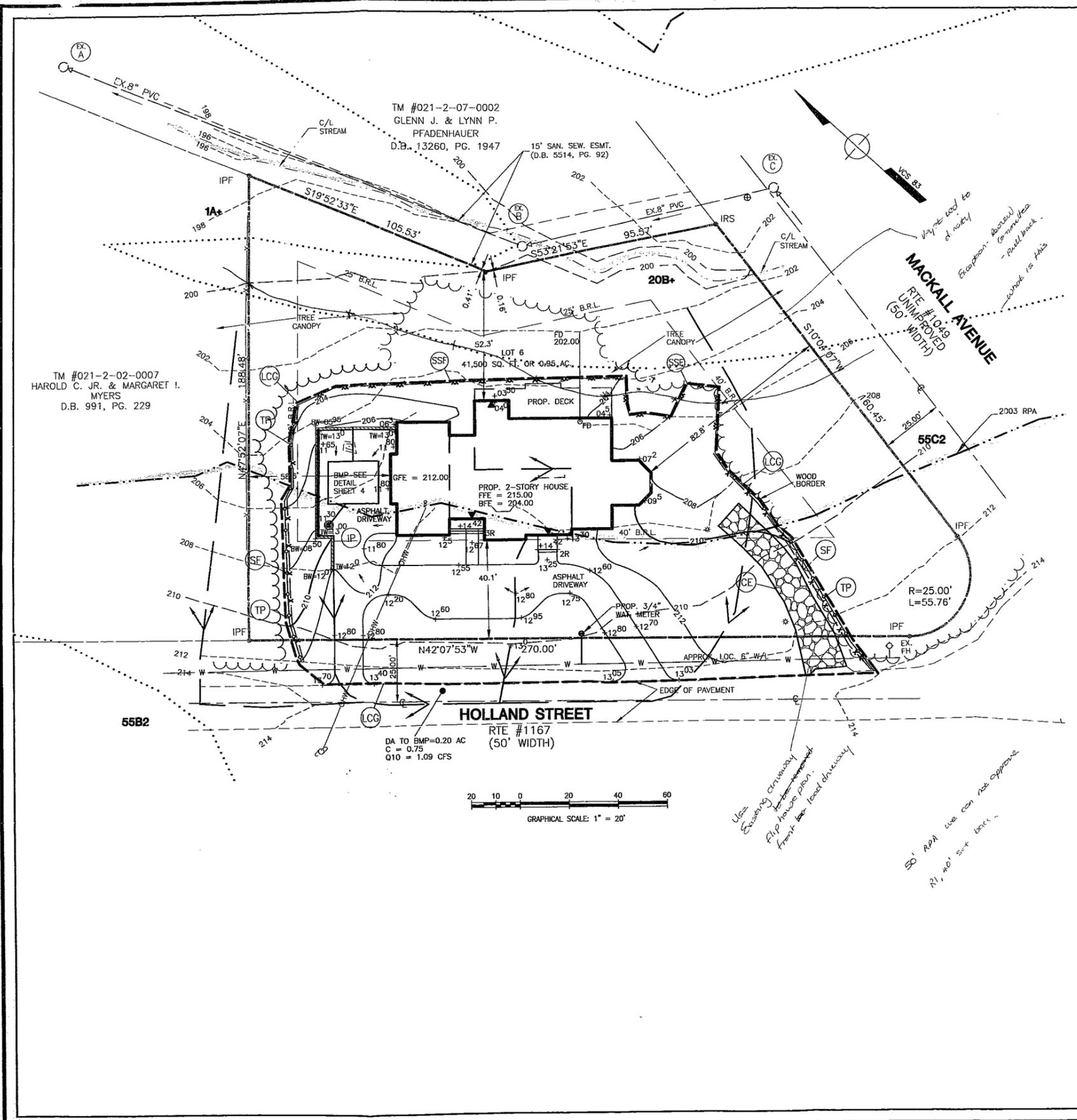
- CONSTRUCTION NOTES**
1. WATER LINE AND METER TO BE INSTALLED BY CITY OF FALLS CHURCH PUBLIC WORKS. CITY REQUIRES VERIFICATION THAT WELL HAS BEEN ABANDONED AND IS NOT HOOKED UP TO PUBLIC WATER SUPPLY.
 2. ALL EXISTING ABOVE GROUND UTILITIES ARE TO BE ADJUSTED, RELOCATED OR REMOVED AS NECESSARY.
 3. EXISTING SANITARY SEWER CONNECTION FROM MAIN IN THE SANITARY EASEMENT IN THE REAR OF THE PROPERTY IS TO BE DISCONNECTED FROM EXISTING DWELLING DURING DEMOLITION/ CONSTRUCTION AND RECONNECTED TO NEW HOUSE ONCE CONSTRUCTION IS COMPLETE.



REVISION BLOCK

NO.	DATE ISSUED	DESCRIPTION	DATE APPROVED

SCALE: 1" = 20'
 DATE: JUNE, 2004
 DRAWN BY: RAR
 DESIGNED BY: TC
 REVIEWED BY: JTL
 PROJ. NO.: 2015108
SHEET
2
 OF 4



NOTES:

- THE PROPERTY SHOWN HEREON IS LOCATED ON FAIRFAX COUNTY TAX MAP NO. 021-2-02-006, AND IS ZONED R-1. AN EXISTING 2-STORY BRICK SINGLE FAMILY DWELLING EXISTS ON THE SITE.
- EXISTING TOPOGRAPHIC INFORMATION (2' CONTOUR INTERVAL) AND PROPERTY BOUNDARY OBTAINED FROM A SURVEY BY RICE ASSOCIATES LTD., DATED DECEMBER 16, 2003.
- NO TITLE REPORT FURNISHED. EASEMENTS AND RESTRICTIONS MAY EXIST WHICH DO NOT APPEAR ON THIS PLAN.
- THIS PROPERTY IS OWNED BY: PREMIER LAND DEVELOPMENT LLC, DB. 15663 PG. 0224.
- SOLID WASTE SHALL BE COLLECTED BY PRIVATE COLLECTOR TWICE WEEKLY. STORAGE SHALL BE IN 30 GAL. INDIVIDUAL HOUSEHOLD CONTAINERS.
- PERMITTEE SHALL PROVIDE ADEQUATE MEANS OF CLEANING TRUCKS AND OTHER EQUIPMENT OF MUD PRIOR TO ENTERING THE VDOT RIGHT-OF-WAY AND IT IS THE PERMITTEE'S RESPONSIBILITY TO CLEAN STREETS OF MUD AND OR ALLAY DUST AND TO TAKE WHATEVER MEASURES NECESSARY TO ENSURE THAT THE STREETS ARE KEPT IN A CLEAN AND DUST-FREE CONDITION AT ALL TIMES.
- ALL LAND, EITHER ON-SITE OR OFF-SITE, THAT IS DISTURBED BY THIS DEVELOPMENT, AND THAT IS NOT BUILT UPON OR SURFACED, SHALL BE ADEQUATELY STABILIZED TO CONTROL EROSION AND SEDIMENTATION.
- THE EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK AND FOR ANY DAMAGES WHICH OCCUR BY THE FAILURE TO LOCATE OR PRESERVE THESE UNDERGROUND UTILITIES. IF, DURING CONSTRUCTION OPERATIONS, THE CONTRACTOR SHOULD ENCOUNTER UTILITIES OTHER THAN THOSE SHOWN ON THESE PLANS, HE SHALL IMMEDIATELY NOTIFY THE ENGINEER AND TAKE NECESSARY AND PROPER STEPS TO PROTECT THE FACILITY AND ASSURE THE CONTINUANCE OF SERVICE.
- THE DEVELOPER IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING ROADS AND UTILITIES WHICH OCCUR AS A RESULT OF THIS CONSTRUCTION PROJECT WITHIN OR CONTIGUOUS TO THE EXISTING RIGHT-OF-WAY.
- NO VISUAL EVIDENCE OF GRAVEYARDS OR BURIAL GROUNDS ON-SITE.
- SEPARATE BUILDING PERMIT REQUIRED FOR RETAINING WALL GREATER THAN 2'.
- SITE IS LOCATED IN THE DEAD RIVER WATERSHED. TOTAL DISTURBED AREA WITHIN WATERSHED AS A RESULT OF PROJECT IS 23,800 SF OR 0.55 AC.
- THE RPA ADOPTED ON THIS SITE COMPLIES WITH THE CHESAPEAKE BAY ORDINANCE AMENDMENTS DECEMBER 7, 2003 AND THE RPA MAP AMENDMENTS ADOPTED NOVEMBER 17, 2003.

GENERAL LAND CONSERVATION NOTES (PFM 11-408):

- NO DISTURBED AREA WHICH IS NOT ACTIVELY BEING WORKED SHALL REMAIN DENuded FOR MORE THAN 7 CALENDAR DAYS UNLESS OTHERWISE AUTHORIZED BY THE DIRECTOR OR HIS AGENT. (SPECIFIC AREAS TO BE DETERMINED AT PRE-CONSTRUCTION MEETING.)
- ALL EAS CONTROL MEASURES APPROVED WITH THE PHASE I EAS CONTROL PLAN SHALL BE PLACED AS THE FIRST STEP IN GRADING.
- ALL UNDERGROUND UTILITY LINES NOT IN STREETS SHALL BE SEED AND MULCHED WITHIN 7 DAYS AFTER BACKFILL. INSTALLATION SHALL BE IN ACCORDANCE WITH THE FOLLOWING:
 - NO MORE THAN 500' LINEAR FEET (150 M) SHALL BE OPEN AT ANY ONE TIME.
 - ALL EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES.
 - EFLUENT FROM DEWATERING OPERATIONS SHALL BE FILTERED OR PASSED THROUGH AN APPROVED SEDIMENT TRAPPING DEVICE, OR BOTH, AND DISCHARGED IN A MANNER THAT DOES NOT ADVERSELY AFFECT FLOWING STREAMS OR OFF-SITE PROPERTY.
 - MATERIAL USED FOR BACKFILLING TRENCHES SHALL BE PROPERLY COMPACTED IN ORDER TO MINIMIZE EROSION AND PROMOTE STABILIZATION.
 - RESTALLIZATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THESE REGULATIONS.
 - APPLICABLE SAFETY REGULATIONS SHALL BE COMPLIED WITH.
- ELECTRIC POWER, TELEPHONE AND GAS SUPPLY TRENCHES SHALL BE COMPACTED, SEED AND MULCHED WITHIN 7 DAYS AFTER BACKFILL.
- ALL TEMPORARY EARTH BERMS, DIVERSIONS AND SEDIMENT CONTROL DAMS SHALL BE SEED AND MULCHED FOR TEMPORARY VEGETATIVE COVER IMMEDIATELY (AS SOON AS POSSIBLE BUT NO LATER THAN 48 HR) AFTER COMPLETION OF GRADING. STRAW OR HAY MULCH IS REQUIRED. ALL SOIL STOCKPILES SHALL BE SEED AND MULCHED WITHIN 7 DAYS AFTER GRADING.
- DURING CONSTRUCTION, ALL STORM SEWER INLETS SHALL BE PROTECTED BY SEDIMENT TRAPS, MAINTAINED AND MODIFIED DURING CONSTRUCTION PROGRESS AS REQUIRED.
- ANY DISTURBED AREA NOT COVERED BY § 11-0406.1 AND NOT PAVED, SOODED OR BUILT UPON BY NOVEMBER 1, OR DISTURBED AFTER THAT DATE, SHALL BE MULCHED IMMEDIATELY WITH HAY OR STRAW MULCH AT THE RATE OF 2 TONS/ACRE (4483 KG/HA) AND OVER-SEED BY APRIL 15.
- ALL FILLS ARE TO BE LEFT WITH A LIP AT THE TOP OF THE SLOPE AT THE END OF EACH DAY'S OPERATION.
- ALL CUT AND FILL SLOPES ARE TO BE SEED AND MULCHED WITHIN 5 DAYS OF COMPLETION OF GRADING.
- AT THE COMPLETION OF ANY PROJECT CONSTRUCTION AND PRIOR TO BOND RELEASE, ALL TEMPORARY SEDIMENT CONTROLS SHALL BE REMOVED AND ALL DENuded AREAS SHALL BE STABILIZED.
- ALL TEMPORARY EROSION & SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION AND AFTER THE PERMISSION OF THE INSPECTOR.

ADEQUATE OUTFALL ANALYSIS

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

WATER QUALITY NARRATIVE

PER FAIRFAX COUNTY CODE SECTION 11B-3-2(F)(1), BEST MANAGEMENT PRACTICES ARE REQUIRED FOR THIS REDEVELOPMENT SINCE THERE IS GREATER THAN 18% IMPERVIOUS AREA ON THE SITE IN THE POST-DEVELOPMENT CONDITION. THE PHOSPHORUS LOAD FOR THE SITE WILL BE REDUCED BY 10% OF THE EXISTING PHOSPHORUS LOADING AS SHOWN IN THE COMPUTATIONS ON SHEET 3. THE BEST MANAGEMENT PRACTICE IMPLEMENTED FOR THIS REDEVELOPMENT IS INFILTRATION. STORMTECH CHAMBERS WILL BE UTILIZED BENEATH THE DRIVEWAY TO INCREASE THE STORAGE CAPACITY AND CONTROL THE OVERFLOW OF THE WATER QUALITY SYSTEM.

EROSION & SEDIMENT CONTROL NOTES:

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

EROSION AND SEDIMENT CONTROL NARRATIVE

- PROJECT DESCRIPTION:** THE PURPOSE OF THIS PROJECT IS THE CONSTRUCTION OF A 2-STORY BRICK & FRAME CONSTRUCTION SINGLE FAMILY DWELLING. APPROXIMATELY 0.55 AC OF LAND WILL BE DISTURBED AS A RESULT OF THIS PROJECT.
- EXISTING SITE CONDITIONS:** THE SITE CONTAINS AN EXISTING 2-STORY SINGLE FAMILY DWELLING. ACCESS TO THE SITE IS FROM HOLLAND STREET. THE SITE TERRAIN SLOPES GENTLY DOWN AWAY FROM THE EXISTING DWELLING AND GENERALLY SLOPES FROM THE SOUTH TO THE NORTH. THE SITE IS GRASS-COVERED AND CONTAINS EXISTING STANDS OF TREES AS INDICATED ON SHEET 1. AN RPA IS LOCATED THROUGHOUT THE REAR TWO-THIRDS OF THE LOT.
- ADJACENT AREAS:** THE PROPERTIES ON THE NORTH AND WEST SIDES ARE RESIDENTIAL AND CONTAIN EXISTING DWELLINGS, WITHIN THE LANLEY FOREST SECTION 4 SUBDIVISION. ON THE SOUTH AND EAST SIDES THE PROPERTY IS BOUNDED BY HOLLAND STREET AND MACCALL AVENUE RESPECTIVELY.
- OFF-SITE AREAS:** NO OFF-SITE AREAS WILL BE DISTURBED AS A RESULT OF THIS PROJECT.
- SOILS:** THE SITE IS MOSTLY COMPRISED OF SOILS IN THE GLENELG AND MEADOWVILLE GROUPS (SSC2 & 2DB+), WITH A PORTION CONSISTING OF MIXED ALLUVIAL (T+), ACCORDING TO THE SOILS MAPPING SHOWN ON THIS SHEET. THE PROPOSED DISTURBANCE LIES ENTIRELY WITHIN THE GLENELG GROUP SOIL. GEOTECHNICAL REQUIREMENTS FOR CONSTRUCTION IN THIS SOILS GROUP ARE LISTED ON THE SOILS MAPPING ON THIS SHEET.
- CRITICAL AREAS:** THERE ARE NO CRITICAL AREAS WITHIN THE DISTURBED AREA.
- EROSION AND SEDIMENT CONTROL METHODS:** THE METHODS SPECIFIED BY THIS PLAN FOR THE CONTROL OF EROSION AND SEDIMENT COMPLY WITH THE MINIMUM STANDARDS IN CHAPTER 3 OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK, THIRD EDITION, 1992. THE LEGEND ON SHEET 1 CONTAINS THE SYMBOLS AND TITLES OF THE VARIOUS MEASURES SPECIFIED FOR THIS PROJECT.
- PERMANENT STABILIZATION:** AFTER CONSTRUCTION OF THE PROJECT IS COMPLETED, ALL REMAINING EXPOSED AREAS OF THE SITE WILL BE SEED OR SOODED IN ACCORDANCE WITH SPECS 3.32 OR 3.33.
- STORMWATER RUNOFF CONSIDERATIONS:** THIS DEVELOPMENT CAUSES AN INCREASE IN THE IMPERVIOUS AREA OF THE SITE. THE DRAINAGE OUTFALL FOR THE SITE IS COMPRISED OF SHEET FLOW ACROSS THE YARD, AROUND THE SIDES OF THE PROPOSED HOUSE, AND ACROSS A GRADUALLY SLOPED, GRASSED BACK YARD, INTO AN EXISTING STREAM NEAR THE REAR OF THE LOT AS SHOWN ON SHEET 1. THE DRAINAGE PATTERNS WILL NOT BE CHANGED, HOWEVER, BEST MANAGEMENT PRACTICES WILL BE IMPLEMENTED TO IMPROVE WATER QUALITY.

EROSION & SEDIMENT CONTROL PLAN

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

STAGING OF LAND DISTURBING ACTIVITIES:

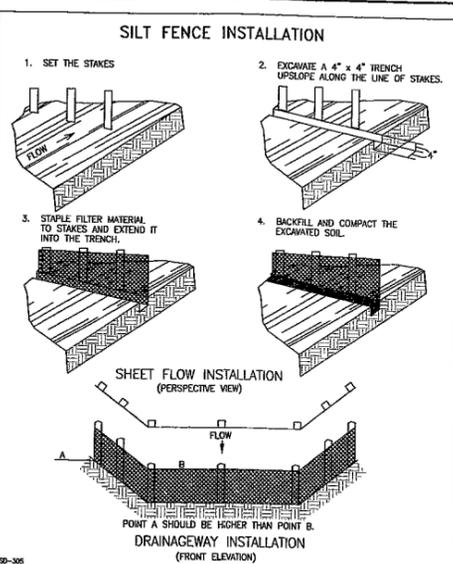
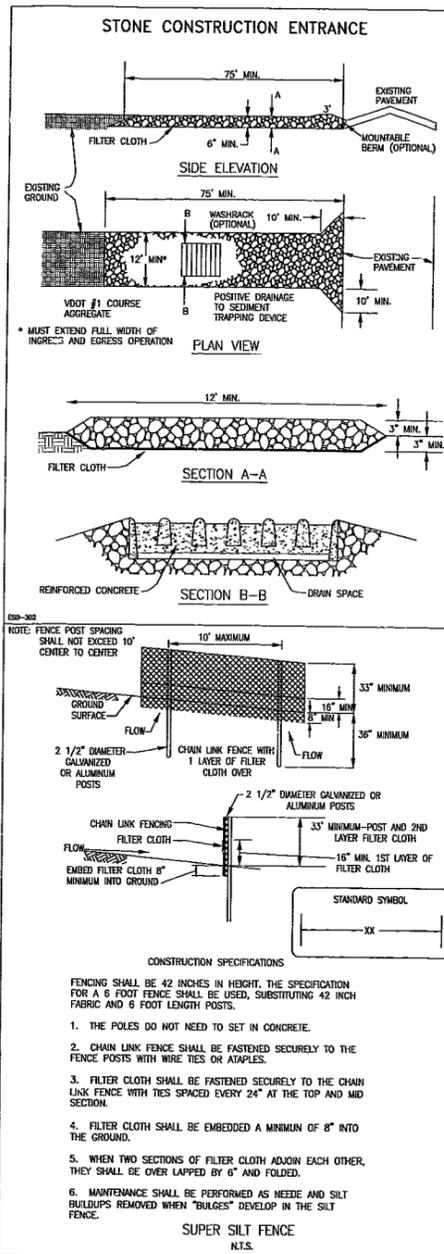
- PHASE I EROSION AND SEDIMENT CONTROL PLAN**
- THE CONTRACTOR SHALL INSTALL PHASE I CONTROLS. AFTER THE PHASE I CONTROLS HAVE BEEN INSTALLED, STABILIZED AND APPROVED BY THE SITE INSPECTOR THE CONTRACTOR MAY PROCEED WITH THE REMAINING SITE OPERATIONS.
- STAGE I OPERATIONS ARE TO CONTROL EROSION AND SILTATION ASSOCIATED WITH INITIAL CLEARING AND GRADING OPERATIONS. STAGE I CONTROLS SHALL BE ESTABLISHED AS SUCH:
- OBTAIN CONSTRUCTION PERMIT AND ATTEND PRE-CONSTRUCTION MEETING WITH THE INSPECTOR PRIOR TO STARTING ANY LAND DISTURBING ACTIVITIES.
 - ESTABLISH CONSTRUCTION ENTRANCES AND PROTECTED STAGING AND EQUIPMENT PARKING AREAS.
 - CLEAR AND GRUB TO INITIAL LIMITS OF CLEARING, AS SHOWN ON THE PLAN.
 - INSTALL ALL MECHANICAL CONTROLS (IE. SILT FENCING (SF), TREE PROTECTION (TP)) AS SHOWN ON THE STAGE I PLAN.
 - CLEAR AND GRUB TO LIMITS OF CLEARING AND GRADING, AS SHOWN ON THE PLAN.
 - OBTAIN INSPECTOR'S APPROVAL AND SIGNATURE ON PERMIT FOR SATISFACTORY COMPLETION OF STAGE I WORK PRIOR TO PROCEEDING WITH REMAINING SITE CLEARING.

PHASE II EROSION AND SEDIMENT CONTROL PLAN

- THE PHASE II SEDIMENT CONTROL MEASURES ARE INTENDED TO PROVIDE CONTROL OF SITE DEVELOPMENT. STAGE I CONTROL MEASURES, WHICH ARE NOT IN CONFLICT WITH FINAL CONSTRUCTION AND PROVIDE EFFECTIVE CONTROL, MAY REMAIN IN PLACE FOR FINAL DEVELOPMENT.
- COMPLETE REMAINING SITE CLEARING & DEMOLITION, AND BRING THE SITE TO APPROXIMATE GRADE. THE CONTRACTOR SHALL FOLLOW THE INSPECTOR'S DIRECTION IN PROVIDING ADDITIONAL CONTROL MEASURES NEEDED DURING THE DEVELOPMENT PROCESS, TO ENSURE THAT SEDIMENT IS PREVENTED FROM POLLUTING OFF-SITE AREAS AND/OR PROTECTED ON-SITE AREAS.
 - CONSTRUCT FINAL PAVEMENTS AND PERMANENTLY STABILIZE SITE WITH PLANTING AND SEEDING AS INDICATED ON THE PLAN.
 - OBTAIN INSPECTOR'S APPROVAL PRIOR TO THE REMOVAL OF MECHANICAL SEDIMENT CONTROLS.

MAINTENANCE PROGRAM

ALL MEASURES ARE TO BE INSPECTED DAILY BY THE SITE SUPERINTENDENT OR HIS REPRESENTATIVE. ANY DAMAGED STRUCTURAL MEASURES ARE TO BE REPAIRED BY THE END OF THE DAY.



FAIRFAX COUNTY PRIORITY RATING FORM FOR E&S CONTROL

PROJECT NAME: 0830 Holland Street PROJECT NUMBER: _____
 TAX MAP: 021-2-02-006 EVALUATOR: _____ DATE: 02/20/04

A. Percentage of Disturbed Area to Total Site Area

> 60%	[]	Rating: 5
31 to 60%	[x]	Rating: 3
10 to 30%	[]	Rating: 1

If the disturbed area is greater than 10 acres, the project is initially rated a high priority.

B. Watershed Crossing

Yes	[]	Rating: 5
No	[x]	Rating: 0

If yes, project is initially rated a high priority.

C. Distance of Disturbed Area to Downstream Adjacent Property

< 50 feet	[x]	Rating: 5
50 to 150 feet	[]	Rating: 3
> 150 feet	[]	Rating: 0

D. Distance of Any Portion of the Disturbed Area to a Natural Watershed

< 50 feet	[x]	Rating: 5
50 to 150 feet	[]	Rating: 3
> 150 feet	[]	Rating: 0

E. Maximum Vegetative Buffer (Trees, Shrubs, Grasses and other Plants)

< 50 feet	[x]	Rating: 5
50 to 150 feet	[]	Rating: 3
> 150 feet	[]	Rating: 0

F. Distance Between the Site Center and any Downstream Wet Pond, Stream, or other Land Downstream Environmentally Sensitive by the Director

< 2,500 feet	[]	Rating: 5
2,500 to 5,000 feet	[]	Rating: 3
> 5,000 feet	[x]	Rating: 0

G. Critical Slopes Within 50 feet of Adjacent Property

Are there any slopes of 0 to 7% greater than or equal to 300 feet in length, or:	[]	Rating: 5
Are there any slopes of 7 to 12% greater than or equal to 150 feet in length, or:	[]	Rating: 3
Are there any slopes greater than 12% and greater than or equal to 75 feet in length	[x]	Rating: 0

If Yes to any of the above [] Rating: 3

H. Soil Fragility (Based on K Factor)

High (<= 0.37)	[]	Rating: 5
Medium (0.24 to 0.16)	[]	Rating: 3
Low (< 0.24)	[x]	Rating: 1

TOTAL OVERALL RATING: 16

OVERALL RATING

If > 22	High
If > 14 and <= 22	Medium
If <= 14	Low

PROJECT PRIORITY LEVEL: Medium

APPROVED BY: _____ DATE: _____

ADDITIONAL NOTES:

- DEVICES SHOWN ABOVE ARE TO BE CONSIDERED MINIMUM EROSION AND SILTATION CONTROLS. ADDITIONAL CONTROLS MAY BE NECESSARY DUE TO UNANTICIPATED CONDITIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ADDITIONAL DEVICES AS NECESSARY TO THOSE SHOWN IN ORDER TO CONTROL EROSION AND SILTATION. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED ACCORDING TO THE STANDARDS AND SPECIFICATIONS IN THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK (1992) AS SUPPLEMENTED BY FAIRFAX COUNTY.
- THE CONTRACTOR IS TO PROVIDE ADEQUATE MEANS OF ALLAYING DUST AS NECESSARY BY APPLYING EITHER MOISTURE, CALCIUM CHLORIDE, BOTH, OR OTHER NECESSARY MEANS TO PROTECT ADJACENT PROPERTIES AND PUBLIC STREETS. ALL WORK IS TO COMPLY WITH AIR POLLUTION CONTROL POLICIES OF FAIRFAX COUNTY AS DESCRIBED IN THE FAIRFAX COUNTY CODE.
- TREES TO BE SAVED ARE TO BE PROTECTED FROM EQUIPMENT DAMAGE. PROTECTION TO BE LOCATED AT THE DRIP LINE OF TREES (LIMITS OF DISTURBANCE).

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 BuryPartnersVA, Inc. © Copyright 2004

**LOT 6 SECTION 4 LANGLEY FOREST
 6630 HOLLAND STREET
 DRAVESVILLE DISTRICT
 FAIRFAX COUNTY, VIRGINIA**

EROSION AND SEDIMENT CONTROL NOTES AND DETAILS

NO.	DATE ISSUED	DESCRIPTION	DATE APPROVED

SCALE: _____
 DATE: JUNE, 2004
 DRAWN BY: RAR
 DESIGNED BY: TG
 REVIEWED BY: JTL
 PROJ. NO.: 2015108
SHEET 3 OF 4

