

WV #



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 22035-5505  
Phone 703-324-1720 • Fax 703-324-8359 • TTY 703-324-1877

VIRGINIA

October 15, 2004

Elleen 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 dated September 20, 2004, Dranesville District

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

Dear Ms. Sherin:

Your request to encroach into the Resource Protection Area (RPA) due to loss of buildable area under Section 118-5-4(a), of the Chesapeake Bay Preservation Ordinance (CBPO) has been reviewed for consistency with the CBPO. The director has determined that the proposed demolition of the existing dwelling, porch, garage and driveway with reconstruction of a dwelling, garage, driveway and deck qualify as a minor addition (limited to 1000 square feet of additional impervious area within the RPA) under CBPO Section 118-5-5(a) and redevelopment under CBPO Section 18-2-1(b), subject to the following findings and conditions:

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

Eileen M. Sherin, Project Director  
RPA Encroachment Exception #026928  
Page 2

7. Development or land disturbance exceeding an area of 2500 square feet shall comply with all erosion and sediment control requirements of CBPO and Chapter 104 of *The Code of the County of Fairfax, Virginia* (County Code).

8. A vegetated buffer area, consistent with the criteria of the CBPO Section 118-3-3(f), of at least 9810 contiguous square feet, is established within the RPA. The buffer area shall consist of at least 23 overstory trees, 46 understory trees, 246 shrubs, and groundcovers within a mulch bed. If seedlings are used, the number of trees shall be doubled. Plant materials shall be randomly placed to achieve a relatively even spacing throughout the buffer. All plants shall be native species to the degree practical and adaptable to site conditions. The vegetated buffer area and size must be depicted as such on the grading plan submitted for final approval.

9. The proposed development shall not create more than 1000 square feet of additional impervious surface within the RPA buffer over the conditions of the site as they existed on November 18, 2003. The existing impervious area within the RPA has been determined to be 3,930 square feet. Therefore the impervious area within the RPA is limited to 4,930 square feet for this lot.

10. A "super" silt fence shall be installed along the lower clearing and grading limits for this lot. This exception in no way relieves you of any other CBPO requirement or any County drainage requirement, including adequacy of outfall, pro-rata share payments, etc.

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

Please ensure that a copy of this letter is made a part of the subject plan.

Please if further assistance is desired, please contact Camylyn Lewis, Stormwater 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

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  
10 12 2004  
October 11, 2004  
FFA 100

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

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

Reference: Encroachment Waiver-RPA Buffer Area

RESPONSE TO COMMENTS

COMMENTS DATED 07-29-04

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

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

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

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

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

1443 Brookfield Corporate Dr.  
Suite 100  
Charlottesville, Virginia 22911  
(703) 968-9090  
(703) 968-4846 FAX  
www.burypartners.com

Bury+Partners  
ENGINEERING SOLUTIONS

REC'D  
10 12 2004

Comment 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).

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

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

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

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

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

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

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

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

**Bury+Partners**  
ENGINEERING SOLUTIONS

REC'D  
08 31 2004  
Any proposed net increase in impervious area within a RPA is considered new development, CBPO Section 118-1-6(g). Provide sufficient water quality controls to comply with the requirements of Section 118-3-2(f).

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

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

Respectfully,  
Bury+Partners

*Eileen M. Sherin*  
Eileen M. Sherin  
Project Director

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

**Bury+Partners**  
ENGINEERING SOLUTIONS

REC'D  
08 31 2004  
VT  
FFX 00

August 30, 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

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

Reference: Encroachment Waiver-RPA Buffer Area

RESPONSE TO COMMENTS

COMMENTS DATED 07-29-04

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

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

*Show buffer of creek provide concrete curb along stream by sheet 4 (P 3 & 4) & approved sheet*  
Comment 2: Delineate on the plan the area of encroachment, top of bank of the stream, and the vegetated buffer area that is equal to the area of encroachment. A planting plan, for the buffer in accordance with 118-3-3(f), is required.

**Response:** The top of bank and area of encroachment have been shown on the plan. A planting plan (see sheet 4) delineating a vegetated buffer that is equal to the area of vegetation removed from the buffer area.

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

4443 Brookfield Corporate Dr.  
Suite 100  
Charlottesville, Virginia 22911  
(703) 968-9090 faxline  
(703) 968-8866 fax  
www.burypartners.com

**Bury+Partners**  
ENGINEERING SOLUTIONS

REC'D  
08 31 2004

*Revised limits clearly shown by proposed deck*  
Comment 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).

**Response:** The plan has been revised to limit the encroachment into the seaward 50 feet of the RPA buffer area. There is a small portion of existing driveway that is located within the seaward 50 feet of the RPA buffer. This driveway will be removed and will be part of the revegetation area per discussion with Camryn Lewis on 8/17/04. If an exception is required for this minor encroachment into the seaward 50 feet of the RPA buffer, the driveway will be removed up to the 50 foot buffer and will remain gravel, as is, within the buffer.

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

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

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

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

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

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

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

**Bury+Partners**  
ENGINEERING SOLUTIONS

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

**Response:** Per discussion with Camylyn Lewis on 8/17/04 we were to try to classify this site as redevelopment. Due to the greater than 20% increase in impervious area outside the RPA this site cannot be classified as redevelopment. Water quality controls are not required under CBPO Section 118-3-2(f)(1) since the impervious area is below 18%.

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

Respectfully,  
Bury+Partners

*Eileen M. Sherin*

Eileen M. Sherin  
Project Director

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

*eshern@burypartners.com*

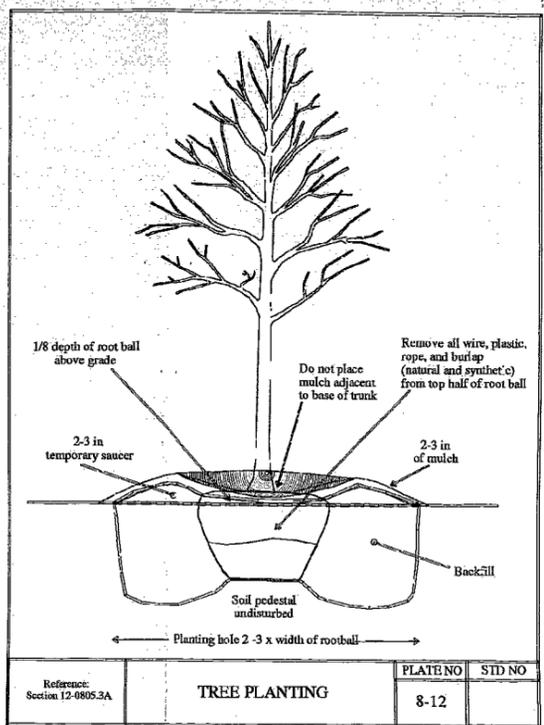
REC'D  
 08/02/04  
 08/02/04

**Bury+Partners**  
 ENGINEERING SOLUTIONS  
 Consulting Engineers and Surveyors  
 4443 Boulevard Commerce  
 Chesapeake, Virginia 23061  
 Tel: 757/968-8900 Fax: 757/968-8905  
 bsp@buri.com

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

PLANTING PLAN

FAIRFAX COUNTY PUBLIC FACILITIES MANUAL



**TREE COVER CALCULATIONS**

SITE AREA = 41,500 SF  
 REQUIRED TREE COVER (20%) = 8,300 SF

EXISTING TREE COVER ON SITE (TOTAL) = 25,730 SF  
 EXISTING TREE COVER IN RPA = 16,940 SF  
 EXISTING TREE COVER REMOVED FROM RPA = 3,480 SF

TREE COVER TO REMAIN IN RPA = 13,460 SF  
 TREE COVER TO REMAIN (NOT IN RPA) (x 1.25) = 4,030 x (1.25) = 5,038 SF  
 TOTAL EXISTING TREE COVER TO REMAIN = 18,498 SF

18,498 SF > 8,300 SF  
 TREE COVER PROVIDED > TREE COVER REQUIRED

REVEGETATION REQUIRED = PROPOSED DISTURBED AREA IN RPA  
 PROPOSED DISTURBED AREA = 9806 SF = 0.225 ACRE

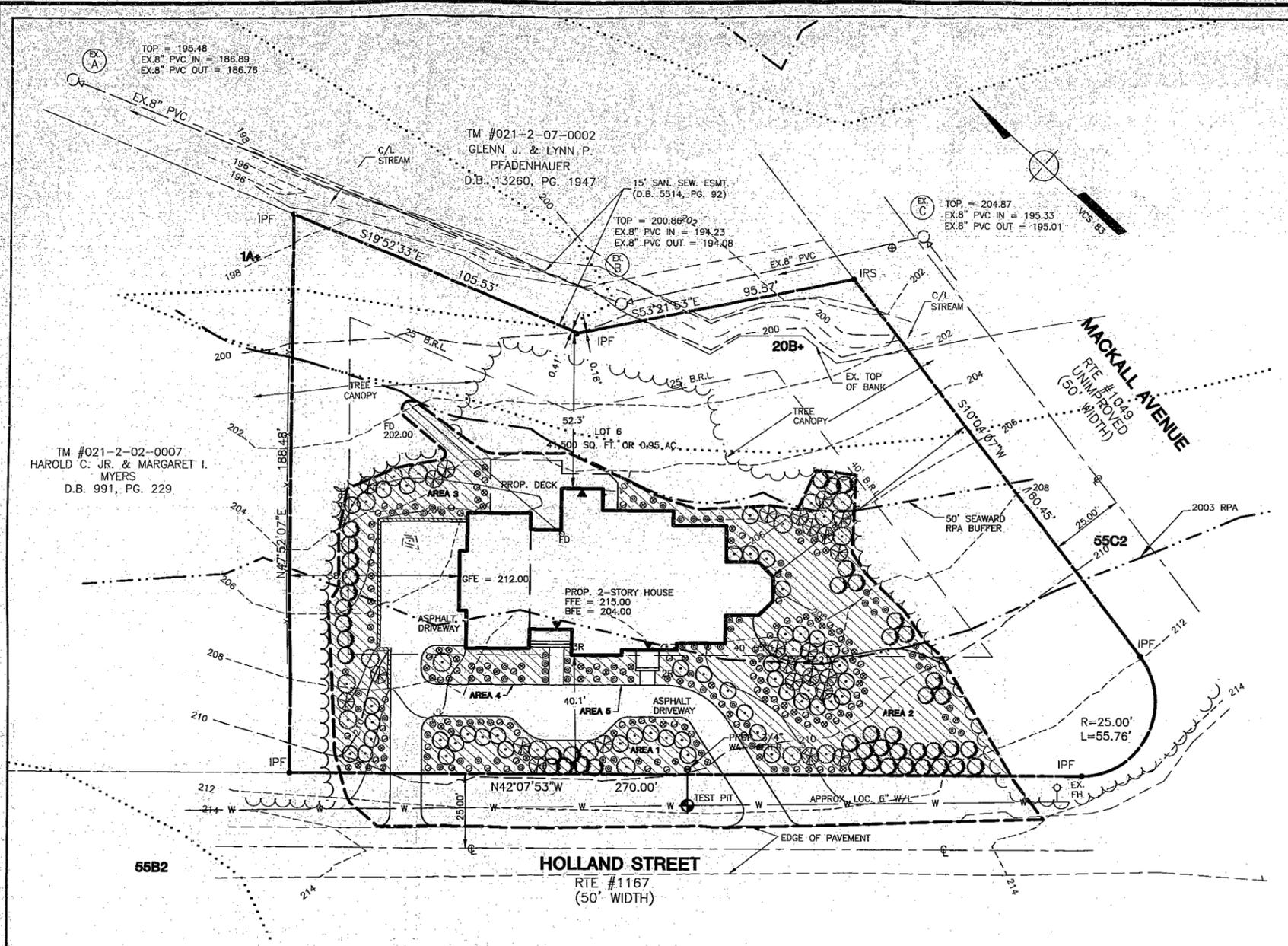
OVERSTORY SEEDLINGS REQUIRED = 200 PER ACRE  
 = 200 \* 0.225 AC = 45  
 OVERSTORY SEEDLINGS PROVIDED = 45

UNDERSTORY SEEDLINGS REQUIRED = 400 PER ACRE  
 = 400 \* 0.225 AC = 90  
 UNDERSTORY SEEDLINGS PROVIDED = 90

SHRUBS REQUIRED = 1089 PER ACRE  
 = 1089 \* 0.225 AC = 245  
 SHRUBS PROVIDED = 245

**CAUTION - NOTICE TO CONTRACTOR**

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS AND TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.



**KEY**

AR	
QP	
CK	
IAF	
CS	
IV	
VD	

**PLANTING SCHEDULE/TREE COVER TABULATION:**

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	TYPE	PROJ. 10-YR AREA IN SF	TREE CANOPY AREA
AR	24	Acer Rubrum	Red maple	Seedling	B&B	Overstory	N/A	N/A
QP	21	Quercus palustris	Pin Oak	Seedling	B&B	Overstory	N/A	N/A
CK	45	Cornus florida	Flowering Dogwood	Seedling	B&B	Understory	N/A	N/A
IAF	45	Ilex attenuata x Foster No. 2	Foster Holly	Seedling	B&B	Understory	N/A	N/A
CS	84	Cornus stolonifera	Red Twig Dogwood	Shrub	B&B	Shrub	N/A	N/A
IV	80	Ilex verticillata	Winterberry Holly	Shrub	B&B	Shrub	N/A	N/A
VD	81	Viburnum dentatum	Arrowwood	Shrub	B&B	Shrub	N/A	N/A
TOTAL PROJECTED 10-YEAR TREE CANOPY:								N/A

**AREAS OF PLANTING:**

AREA 1: OVERSTORY SEEDLINGS PROVIDED = 6  
 UNDERSTORY SEEDLINGS PROVIDED = 19  
 SHRUBS PROVIDED = 46  
 BUFFER AREA PROVIDED = 0.0399 AC

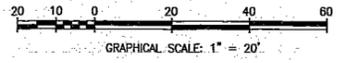
AREA 2: OVERSTORY SEEDLINGS PROVIDED = 27  
 UNDERSTORY SEEDLINGS PROVIDED = 54  
 SHRUBS PROVIDED = 117  
 BUFFER AREA PROVIDED = 0.1258 AC

AREA 3: OVERSTORY SEEDLINGS PROVIDED = 11  
 UNDERSTORY SEEDLINGS PROVIDED = 17  
 SHRUBS PROVIDED = 44  
 BUFFER AREA PROVIDED = 0.0460 AC

AREA 4: OVERSTORY SEEDLINGS PROVIDED = 1  
 UNDERSTORY SEEDLINGS PROVIDED = 0  
 SHRUBS PROVIDED = 24  
 BUFFER AREA PROVIDED = 0.0090 AC

AREA 5: OVERSTORY SEEDLINGS PROVIDED = 0  
 UNDERSTORY SEEDLINGS PROVIDED = 0  
 SHRUBS PROVIDED = 14  
 BUFFER AREA PROVIDED = 0.0043 AC

TOTAL BUFFER AREA PROVIDED = 0.2250 AC



REVISION BLOCK		
NO.	DATE ISSUED	DESCRIPTION

SCALE: 1" = 20'  
 DATE: JULY, 2004  
 DRAWN BY: TG  
 DESIGNED BY: TG  
 REVIEWED BY: JTL  
 PROJ. NO.: 2015108

SHEET  
**4**  
 OF 4





