



County of Fairfax, Virginia

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

AUG 19 2019

Mr. and Mrs. Teseo and Cecilia Bergoglio
Care of Tara Wilkins
TNT Environmental, Inc.
13996 Parkeast Circle, Suite 101
Chantilly, VA 20151

Subject: Langley Forest, Section 4, Lot 6; 6630 Holland Street; Dranesville District; Tax
Map No: 021-2-02-0006

Reference: Resource Protection Area (RPA) Exception Request #129-WQ-001-1

Dear Mr. and Mrs. Bergoglio:

Your Water Quality Impact Assessment (WQIA) to remedy the Resource Protection Area violation #201803030 under the Chesapeake Bay Preservation Ordinance (CBPO) Section 118-6-9 is incomplete and was disapproved. Please address the attached comments before re-submitting your application. Please be advised that new information may result in additional comments.

If further assistance is desired, please contact Camylyn Lewis, Senior Engineer III, Site Development and Inspections Division (SDID), at 703-324-1720 or by email at Camylyn.Lewis@fairfaxcounty.gov.

Sincerely,

FOR Shahab Baig, P.E.
Chief, North Branch
SDID, Land Development Services (LDS)

cc: Shannon Curtis, Chief, Watershed Assessment Branch, Stormwater Planning Division (SWPD), Department of Public Works and Environmental Services (DPWES)
Dipmani Kumar, Chief, Watershed Planning and Evaluation Branch, SWPD, DPWES
Camylyn Lewis, P.E., CFM, Senior Engineer III, North Branch, SDID, LDS
Kati Barczay, Engineer IV, North Branch, SDID, LDS
Waiver File

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



Water Quality Impact Assessment Comments

Page 2 – CBPO Section 118-3-2

1. Paragraph (a)
 - Include the history of the property and the exception granted to construct a new house, and include, for reference only, a copy of the approval letter and approved grading plan. Show on your WQIA exhibit the required RPA buffer area, required plantings and original limits of disturbance.
 - Include the violation number.
 - Show on your exhibit the limit of disturbance associated with the violation.
2. Paragraph (b)
 - First address the limits of clearing and grading from the 1st exception and the location of the buffer areas required with the previous exception, then address the vegetation at the time of the violation, the current vegetation and the proposed re-vegetation plan with this WQIA. Include plans and narratives as necessary.
3. Paragraph (c)
 - Show in the table on the WQIA exhibit, the impervious and disturbed areas from the approved exception, and grading plan approved to construct the new house. Explain in the text.
4. Paragraph (d)
 - Show on the WQIA exhibit the erosion and sedimentation control measures.
5. Paragraph (e)
 - Provide an electronic copy of the Virginia Runoff Reduction Spreadsheet (VRRM). Computations should address any BMPs required as part of the submitted grading plan and should reflect the existing vegetation part of the existing conditions and the proposed conditions to address the violation.
6. Paragraph (f)
 - Show all wetlands found on the site and explain why they are not contiguous.
7. Paragraph (g)
 - Clarify that there are not sewage disposal systems on the property.
8. Paragraph (i)
 - Address the requirements of CBPO § 118-3-3, state “not applicable” where appropriate and/or reference other sections of the WQIA where the requirement is addressed.

Page 3 – CBPO Section 118-4-3

9. Paragraph (a)
 - Show all wetlands on the property and explain why they are not contiguous.

- Provide the approved RPA plan number on the WQIA exhibit or address all the required RPA components and provide the certification in accordance with Letter-to-Industry dated July 3, 2008.
10. Paragraph (b)
- Include and reference, for information only, the RPA exception letter and approved grading plan.
11. Paragraph (d)
- Clarify if there are wetlands on the site.
12. Paragraph (e)
- Clarify what is being mitigated. Address the requirements of the 1st exception and the conditions. Address the limits of disturbance from the approved grading plan and the required buffer area.
 - Clarify the impervious areas on the site. Permeable pavers are considered impervious; however, they are given water quality credits.
13. Paragraph (f)
- Address how the proposed use meets each of the performance criteria. Clearly state which criteria are not met and why they cannot be met and therefore an exception is requested.
14. Paragraph (g)
- This information is applicable to paragraph e.

Page 4 – CBPO Section 118-4-3

15. Paragraph (a)
- Address the exception to build a new house, the current violation and the remedy for the violation.
16. Paragraph (b)
- Explain, with examples, why the requested exception is not a special privilege.
17. Paragraph (c)
- Explain the basis for the water quality impact assessment computations. Reference the VRRM and the design of the BMPs.
18. Paragraph (d)
- Explain how this additional request to encroach into the RPA associated with the violation is not self-created. Refer to the criteria and explain why the first request was the minimum necessary to afford relief, and the new request is also the minimum necessary to afford relief. Address the buffer area and the required plantings from the first exception.
19. Paragraph (f)
- Address the draft requirements for major Water Quality Impact Assessments where applicable.

- Reference the requirement to address the additional finding for exceptions requested under CBPO § 118-6-9.

Page 5 – CBPO Section 118-6-9

20. Address the conditions of the 1st exception to build a new house. Reference the VRRM calculations and explain the basis for the determination that the proposed is a water quality benefit.

Water Quality Impact Assessment Exhibit

21. Label the Ordinary High Water Mark (OHM) or the Top of Bank (TOB), and the off-sets from the OHM/TOB.
22. Show the County RPA line.
23. Provide the approved RPA delineation plan number or address all the core components of the RPA and provide the certification per Letter-to-Industry.
24. Please provide the Deed Book and Page where the lot was created.
25. In the lot summary table, provide the disturbed area for the first exception to build the house and the additional disturbed area associated with the violation, and clarify any overlap.
26. In the impervious area Analysis Tabulation, include a column for the impervious areas on the lot when the RPA was established, the conditions present with the construction of the new house, the conditions current on the site with the violation and the proposed conditions to remedy the violation. The change should relate to the conditions when the RPA was created and the proposed conditions with the remedy for the violation, and to the conditions with the construction of the new house and the proposed conditions with the remedy for the violation.
27. Provide the areas in the seaward 50 feet.
28. The pervious pavers are considered impervious; however, they are given BMP credit and may be included in the water quality computations.

Other

29. Provide an existing vegetation map.