APPLICATION ACCEPTED: January 20, 2010
PLANNING COMMISSION: January 13, 2011
BOARD OF SUPERVISORS: TBD

County of Fairfax, Virginia

December 29, 2010

STAFF REPORT

SPECIAL EXCEPTION APPLICATION SE 2009-MA-026
RPA Encroachment Exception # 25172-WRPA-001-2

MASON DISTRICT

APPLICANT:	Gossom Family Limited Partnership I, RLLLP
ZONING:	R-4
PARCEL(S):	60-1 ((1)) 58A
ACREAGE:	21,784 acres
PLAN MAP:	Residential 3-4 du/ac
SE CATEGORY:	Category 6: Use in a Floodplain CBPO Section 118-6-7: RPA Encroachment
PROPOSAL:	Permit a single-family detached residential dwelling within the 100 year floodplain

STAFF RECOMMENDATIONS:

Staff recommends approval of SE 2009-MA-026, subject to the proposed development conditions in Appendix 1.

Staff recommends approval of RPA Encroachment Exception #25172-WRPA-001-2, subject to the development conditions contained in Attachment A of Appendix 1.

William O'Donnell

Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Phone 703-324-1290 FAX 703-324-3924
www.fairfaxcounty.gov/dpz/

It should be noted that it is not the intent of staff to recommend that the Board, in imposing any development conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

The approval of this special exception amendment does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.

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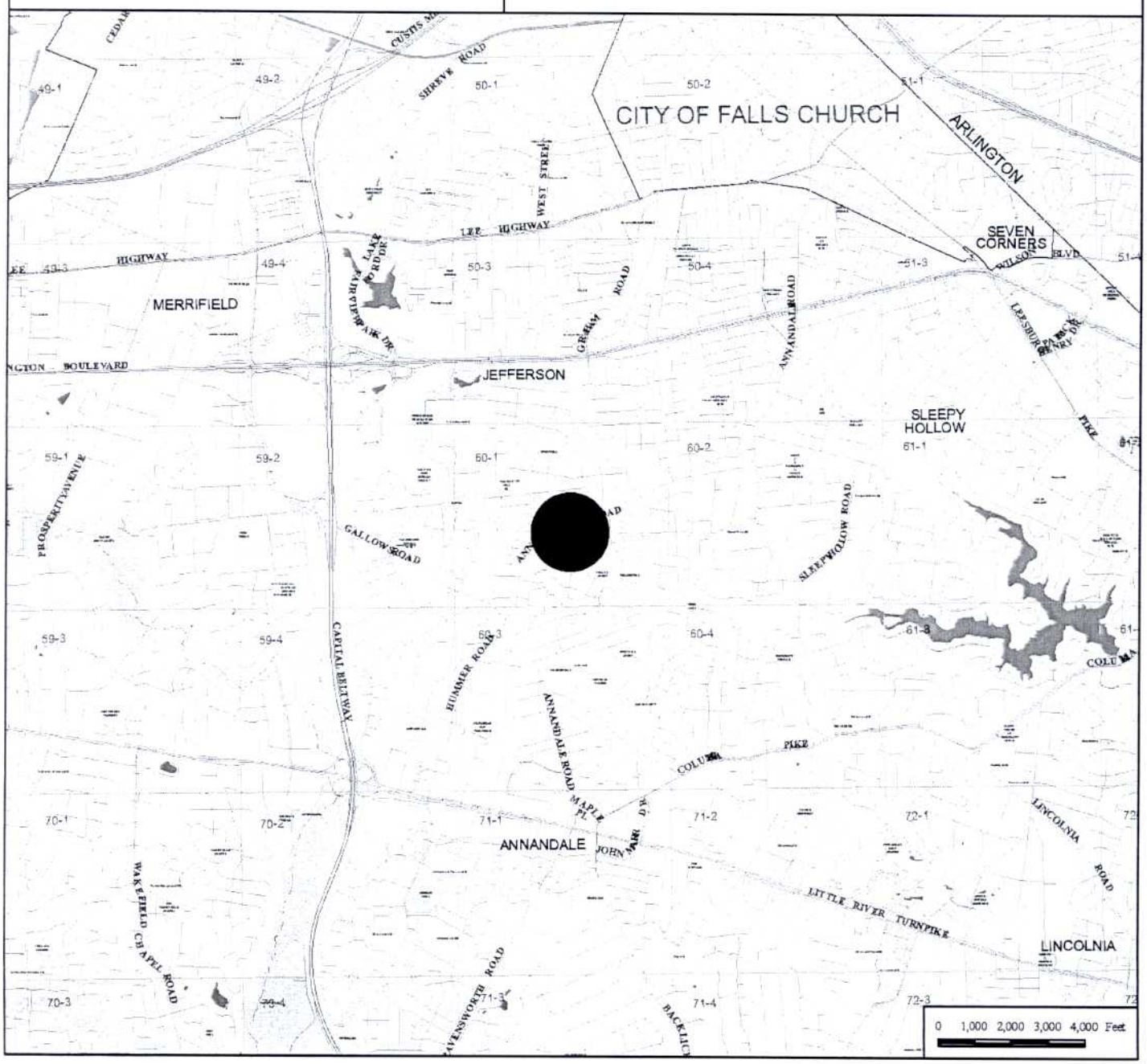
Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Special Exception

SE 2009-MA-026

Applicant:	GOSSOM FAMILY LIMITED PARTNERSHIP I, RLLLP
Accepted:	12/16/2009
Proposed:	USES IN A FLOODPLAIN
Area:	21,784 SF OF LAND; DISTRICT - MASON
Zoning Dist Sect:	02-0904
Art 9 Group and Use:	6-2
Located:	3404 HOCKETT STREET
Zoning:	R- 4
Plan Area:	1,
Overlay Dist:	
Map Ref Num:	060-1- /01/ /0058A



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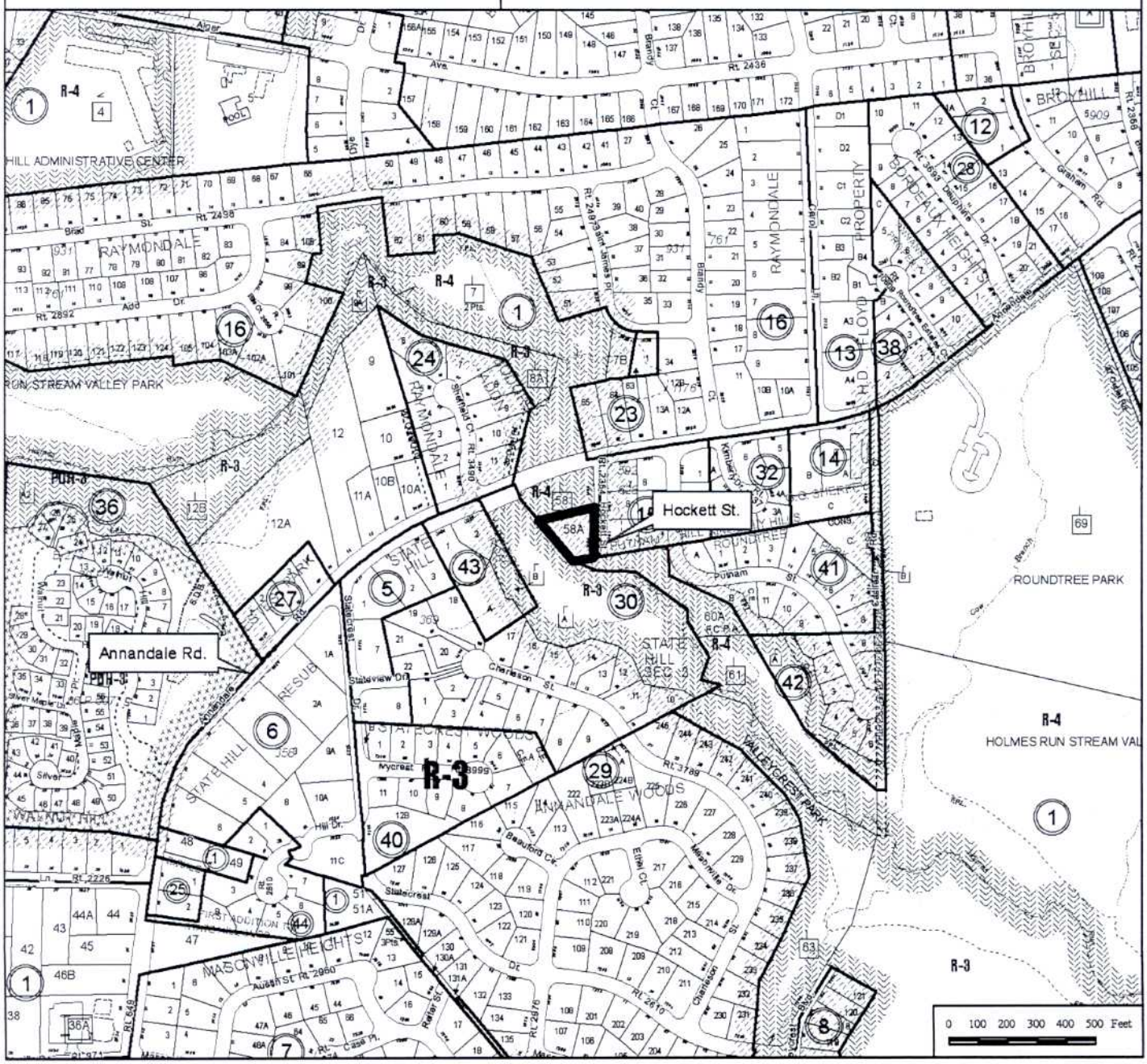


LEGEND

- EX. SPOT ELEVATION — PROP. SPOT ELEVATION
- EX. 2' CONTOURS — PROP. CONTOURS
- EX. TREES — PROP. WALKWAY
- EX. SEWER EASEMENT — PROP. BUILDING
- EX. BUILDING, DRIVEWAY, WALKWAYS, ETC. — IMPERVIOUS AREA REMOVED
- EX. OVERHEAD WIRES
- SITE PROPERTY LINE — SILT FENCE WITH WIRE SUPPORT
- ADJOINING PROPERTY LINE
- APPROX. LIMITS OF CLEARING AND GRADING — TREE PROTECTION
- FLOW ARROW — CONSTRUCTION ENTRANCE
- PROP. DOWNSPOUT W/ SPLASH BLOCK

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 INCH=20 FT.

FEMA
FLOOD INSURANCE RATE MAP

FLOOD PLAIN ELEVATION = 254.85
(ROUND UP TO 255.0')
LOWEST FFE (EX. HOUSE TO BE REMOVED) = 254.95

LOWEST FLOOR ELEVATION (GARAGE) OF PROP. HOUSE IS 256.65.
256.65 - 255.00 = 1.65' > 1.50' ABOVE FLOOD PLAIN ELEVATION

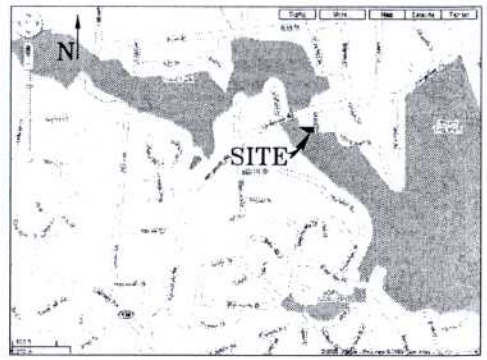
FLOOD INSURANCE CERTIFICATION:
THE APPLICANT HEREBY ACKNOWLEDGES AWARENESS THAT FLOOD INSURANCE MAY BE REQUIRED BY THE APPLICANT'S LENDING INSTITUTION AND THAT FLOOD INSURANCE RATES MAY INCREASE BECAUSE OF INCREASES IN RISKS TO LIFE AND PROPERTY.

SIGNATURE _____ DATE __/__/__

THE EXISTING HOUSE IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN AND WHILE THE FINISHED FLOOR ELEVATION IS ABOVE THE 100-YR WATER SURFACE ELEVATION AS SHOWN ON THE FIRM MAP.

OPTION 1:
THIS SPECIAL EXCEPTION PLAT PROPOSES THE REMOVAL OF THE EXISTING HOUSE INCLUDING GARAGE, PATIO, AND STONE WALKWAY, AND THE CONSTRUCTION OF A NEW HOUSE WITHIN THE SAME FOOTPRINT AT A HIGHER ELEVATION. THE HOUSE MAY BE SUBJECT TO FLOODING. AS SUCH FLOODPROOFING WILL BE PROVIDED IN ORDER TO PROTECT THE PROPOSED HOUSE FROM FUTURE DAMAGE.

OPTION 2 (SEE SHEETS 3 AND 4)
THIS SPECIAL EXCEPTION PLAT PROPOSES RAISING THE EXISTING HOUSE AND GARAGE AND THE REMOVAL OF UNAPPROVED DRIVEWAYS, PATIOS, AND WALKWAYS. THE GARAGE WILL BE RAISED TO A HIGHER ELEVATION AS WELL AND THE DRIVEWAY WILL BE RECONSTRUCTED ACCORDINGLY. THE REAR LEFT PORTION OF THE HOUSE WILL BE REMOVED AND RECONSTRUCTED SO THAT NO PORTION OF THE HOUSE WILL BE CLOSER THAN 50' TO THE TOP OF BANK OF ANY STREAM. A NEW PORCH WILL BE CONSTRUCTED IN THE FRONT OF THE HOUSE.



VICINITY MAP
(N.T.S.)

ESTIMATED FILL (DUE TO GRADING AROUND HOUSE AND RECONSTRUCTION OF DRIVEWAY)
= 101 CY
ESTIMATED CUT (DUE TO REMOVAL OF CULVERT AND UNAPPROVED CONCRETE DRIVEWAY)
= 2 CY
NET FILL = 101 CY - 2 CY = 99 CY
THE FILL AREA IS 2195 SF

THIS IS MINOR FILL AS FILL IN EXCESS OF 278 CY OR OVER AN AREA OF GREATER THAN 5000 SF ACCORDING TO THE FAIRFAX COUNTY ZONING ORDINANCE SECTION 2-903.

ADEQUATE DRAINAGE STATEMENT:

NEITHER THE CONSTRUCTION OF THIS NEW HOUSE NOR THE RAISING OF THE EXISTING HOUSE WILL INTERFERE WITH OR CHANGE THE EXISTING DRAINAGE PATTERNS IN ANY WAY. MINOR FILL WILL OCCUR ALONG THE EDGES OF THE HOUSE AND WITHIN THE DRIVEWAY IN ORDER TO PREVENT FLOODING WITHIN THE HOUSE. THE OBSTRUCTION CREATED BY THE REGRADING ALONG THE HOUSE WILL BE NEGLIGIBLE IN COMPARISON TO THE PRESENCE OF THE EXISTING HOUSE ON THE SITE. THE FILL WITHIN THE SITE FOR THE CONSTRUCTION (99 CY) WILL RAISE THE WATER SURFACE ELEVATION BY LESS THAN 0.10' AS CALCULATED ON SHEET 6 OF THIS PACKAGE. ALL OUTFALL ANALYSIS AND DRAINAGE COMPUTATIONS MAY BE FOUND ON SHEET 8.

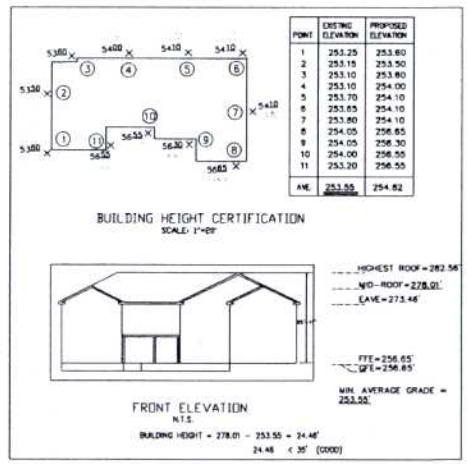
ALL SLOPES WILL BE GRADED AWAY FROM THE HOUSE AS SEEN ON THE PROPOSED GRADING PLAN. ALL FLOW FROM THE HOUSE AND DRIVEWAY WILL BE SHEET FLOW WITH NO CONCENTRATION OF FLOW INTO THE FLOODPLAIN AREA DUE TO SPLASH BLOCK TO BE INSTALLED AT THE BOTTOM OF ALL DOWNSPOUTS. ALL RUNOFF FROM THE SITE FLOWS EVENTUALLY IN A SOUTHEAST DIRECTION ALONG THE HOLMES RUN FLOODPLAIN.

NOTES:

ZONE R-4

SETBACKS
FRONT 30'
SIDE 10'
REAR 25'
MAX BUILDING HEIGHT 35'

THIS LOT IS CURRENTLY SERVED BY PUBLIC WATER AND SEWER SERVICE.



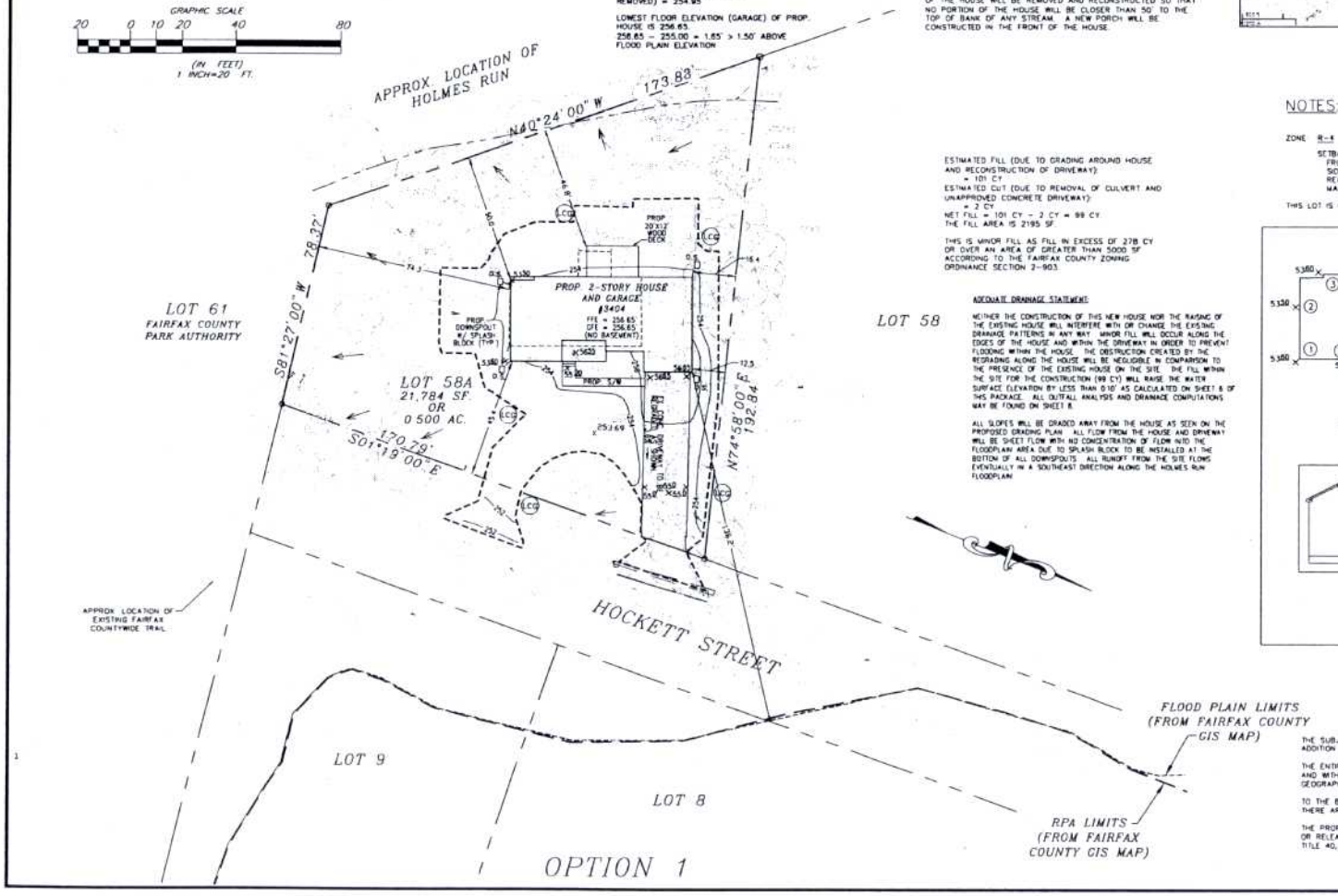
POINT	EXISTING ELEVATION	PROPOSED ELEVATION
1	253.25	253.60
2	253.15	253.50
3	253.10	253.80
4	253.10	254.00
5	253.70	254.10
6	253.65	254.10
7	253.80	254.10
8	254.05	256.65
9	254.05	256.30
10	254.00	256.55
11	253.20	256.55
AVE.	253.55	254.82

BUILDING HEIGHT CERTIFICATION
SCALE: 1"=20'

FRONT ELEVATION
N.T.S.

BUILDING HEIGHT = 278.01 - 253.55 = 24.46'
24.46 < 35' (OKAY)

OPTION 1



OPTION 1

THE SUBJECT HOUSE WAS ORIGINALLY CONSTRUCTED IN 1957 AND AN ADDITION TO THE ORIGINAL HOUSE WAS CONSTRUCTED IN 2008.

THE ENTIRETY OF THE SUBJECT LOT IS INCLUDED WITHIN THE 1993 RPA LIMITS AND WITHIN THE FLOOD PLAIN LIMITS AS SHOWN ON THE FAIRFAX COUNTY GEOGRAPHIC INFORMATION SYSTEM MAPS.

TO THE BEST OF THE KNOWLEDGE OF SUBURBAN DEVELOPMENT ENGINEERING, THERE ARE NO KNOWN GRAVE SITES ON THIS PROPERTY.

THE PROPOSED AND EXISTING USAGE OF THIS SITE DOES NOT ENTAIL THE USE OR RELEASE OF ANY HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PARTS 116.4, 302.4, AND 355.

SDE, INC.
ENGINEERS · PLANNERS · ARCHITECTS · LANDSCAPE ARCHITECTS · SURVEYORS
7777 LEESBURG PIKE, SUITE 305N
FALLS CHURCH, VA 22043 PH: (703) 556-0800

3404 HOCKETT STREET
LOT 58A, MASON RD
MAGISTERIAL DISTRICT: MASON FAIRFAX COUNTY

SPECIAL EXCEPTION PLAT

COMMONWEALTH OF VIRGINIA
HAMID MOGHADDAM-TEHRANI
Lic. No. 05137
PROFESSIONAL ENGINEER

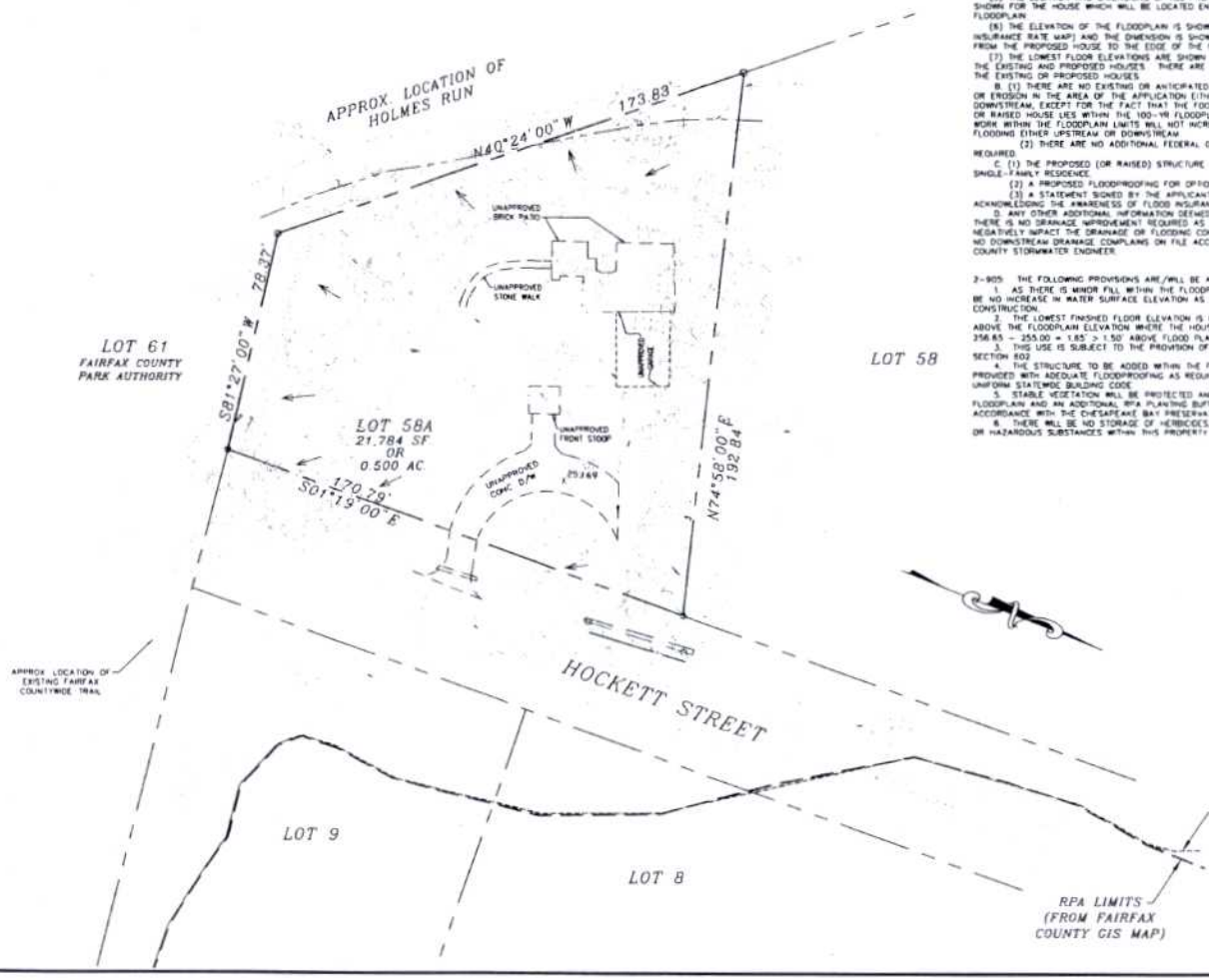
DESIGNED BY:	SDE, INC.
DRAWN BY:	B.H.
CHECKED BY:	HAMID T., PE
SCALE:	1":20'
DATE:	12/03/2010
PROJECT/FILE #	
SHEET NUMBER	1 OF 7

LEGEND

- EX. SPOT ELEVATION
- EX. 2' CONTOURS
- EX. TREES
- EX. SEWER EASEMENT
- EX. BUILDING, DRIVEWAY, WALKWAYS, ETC.
- EX. OVERHEAD WIRES
- SITE PROPERTY LINE
- ADJOINING PROPERTY LINE
- APPROX. LIMITS OF CLEARING AND GRADING
- FLOW ARROW

PREVIOUS APPROVED "EXISTING" CONDITIONS

"UNAPPROVED" CONDITIONS



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 INCH=20 FT.

STANDARDS OF SPECIAL EXCEPTION USES AND USE LIMITATIONS FOR CONSTRUCTION WITHIN A FLOODPLAIN

2-904-1 AS THE RESIDENTIAL USAGE PROPOSED AS PART OF THIS PACKAGE IS NOT ONE OF THE "PERMITTED USES" WITHIN A FLOODPLAIN PERMITTED BY RIGHT WITH THE PERMISSION OF THE DIRECTOR, THIS SPECIAL EXCEPTION MUST THEREFORE BE PERMITTED BY APPROVAL OF A SPECIAL EXCEPTION BY THE BOARD.

2-904-2

A. THE FOLLOWING ITEMS ARE SHOWN AND ADDRESSED ON THE SPECIAL EXCEPTION PLAT AS REQUIRED:

(1) THE DELINEATION OF THE FLOODPLAIN IS SHOWN ON THE SPECIAL EXCEPTION PLAT AND THE SOURCE OF THE INFORMATION IS THE FAIRFAX COUNTY GIS MAPS.

(2) EXISTING AND PROPOSED TOPOGRAPHY IS SHOWN WITH A TWO FOOT CONTOUR LINES.

(3) THE NORMAL INGRESS/EGRESS IS SHOWN WHICH IS THE SAME AS THE EMERGENCY INGRESS/EGRESS. THIS ACCESS IS BY MEANS OF THE DRIVEWAY AND HOCKETT STREET.

(4) THE NATURE AND EXTENT OF THE PROPOSED FILL IS SHOWN ON THE PLAN ALONG WITH ESTIMATES OF CUBIC YARDS OF FILL. THERE IS NO PROPOSED CUT SAVE FOR A SMALL AREA WHERE A CONCRETE DRIVEWAY AND CULVERT WILL BE REMOVED (CUT < 2 CUBIC YARDS).

(5) THE LOCATION AND DIMENSIONS OF ALL PROPOSED STRUCTURES ARE SHOWN FOR THE HOUSE WHICH WILL BE LOCATED ENTIRELY WITHIN THE FLOODPLAIN.

(6) THE ELEVATION OF THE FLOODPLAIN IS SHOWN (SOURCE: FEMA FLOOD INSURANCE RATE MAP) AND THE DIMENSION IS SHOWN FOR THE DISTANCE FROM THE PROPOSED HOUSE TO THE EDGE OF THE FLOODPLAIN LIMITS.

(7) THE LOWEST FLOOR ELEVATIONS ARE SHOWN (THE FIRST FLOOR) FOR THE EXISTING AND PROPOSED HOUSES. THERE ARE NO BASEMENTS IN EITHER THE EXISTING OR PROPOSED HOUSES.

B. (1) THERE ARE NO EXISTING OR ANTICIPATED PROBLEMS OF FLOODING OR EROSION IN THE AREA OF THE APPLICATION EITHER UPSTREAM OR DOWNSTREAM, EXCEPT FOR THE FACT THAT THE FOOTPRINT OF THE PROPOSED OR RAISED HOUSE LIES WITHIN THE 100-YR FLOODPLAIN. THE EXTENT OF WORK WITHIN THE FLOODPLAIN LIMITS WILL NOT INCREASE THE RISK OF FLOODING EITHER UPSTREAM OR DOWNSTREAM.

(2) THERE ARE NO ADDITIONAL FEDERAL OR STATE PERMITS REQUIRED.

C. (1) THE PROPOSED (OR RAISED) STRUCTURE WILL BE USED AS A SINGLE-FAMILY RESIDENCE.

(2) A PROPOSED FLOODPROOFING FOR OPTION 1 WILL BE PROVIDED.

(3) A STATEMENT SIGNED BY THE APPLICANT IS SHOWN ACKNOWLEDGING THE AWARENESS OF FLOOD INSURANCE REQUIREMENT.

D. ANY OTHER ADDITIONAL INFORMATION DEEMED NECESSARY IS SHOWN. THERE IS NO DRAINAGE IMPROVEMENT REQUIRED AS THIS PROPOSAL WILL NOT NEGATIVELY IMPACT THE DRAINAGE OR FLOODING CONDITIONS AND THERE ARE NO DOWNSTREAM DRAINAGE COMPLAINTS ON FILE ACCORDING TO THE FAIRFAX COUNTY STORMWATER ENGINEER.

2-905 THE FOLLOWING PROVISIONS ARE/WILL BE APPLIED:

1. AS THERE IS MINOR FILL WITHIN THE FLOODPLAIN (99 CY) THERE WILL BE NO INCREASE IN WATER SURFACE ELEVATION AS PART OF THIS CONSTRUCTION.

2. THE LOWEST FINISHED FLOOR ELEVATION IS GREATER THAN 18 INCHES ABOVE THE FLOODPLAIN ELEVATION WHERE THE HOUSE IS CONSTRUCTED. 256.85 – 255.00 = 1.85' > 1.50' ABOVE FLOOD PLAIN ELEVATION.

3. THIS USE IS SUBJECT TO THE PROVISION OF PARAGRAPH 1 OF SECTION 602.

4. THE STRUCTURE TO BE ADDED WITHIN THE FLOODPLAIN WILL BE PROVIDED WITH ADEQUATE FLOODPROOFING AS REQUIRED UNDER THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE.

5. STABLE VEGETATION WILL BE PROTECTED AND MAINTAINED WITHIN THE FLOODPLAIN AND AN ADDITIONAL RPA PLANTING BUFFER WILL BE PROVIDED IN ACCORDANCE WITH THE CHESAPEAKE BAY PRESERVATION ORDINANCE.

6. THERE WILL BE NO STORAGE OF HERBICIDES, PESTICIDES, OR TOXIC OR HAZARDOUS SUBSTANCES WITHIN THIS PROPERTY.

7. A. THERE ARE NO OTHER FEASIBLE OPTIONS AVAILABLE TO ACHIEVE THE PROPOSED USE AS THE ENTIRE PROPERTY IS LOCATED WITHIN THE MAJOR FLOODPLAIN. THE LOT WAS CREATED PRIOR TO THE ENACTMENT OF THE CHESAPEAKE BAY PRESERVATION ORDINANCE, AND THE BUILDING FOOTPRINT WILL BE NO GREATER THAN THE PREVIOUS FOOTPRINT OF THE HOUSE CONSTRUCTED IN 1957.

B. THIS PROPOSAL IS THE LEAST DISRUPTIVE TO THE FLOODPLAIN AS THERE IS MINIMAL FILL TO BE ADDED IN ORDER THAT THE FINISHED FLOOR AND GARAGE ELEVATIONS BE ABOVE THE FLOODPLAIN ELEVATION AND SO THAT THE DRIVEWAY WAY SERVE AS ACCESS TO THE PROPOSED GARAGE.

C. THE PROPOSAL MEETS THE ENVIRONMENTAL GOALS AND OBJECTIVES OF THE ADOPTED COMPREHENSIVE PLAN FOR THE SUBJECT PROPERTY.

8. UNDER OPTION 2, THE EXISTING HOUSE WILL BE RAISED TO A HIGHER ELEVATION WITH MINOR RENOVATIONS SUCH AS ADDING A NEW PORCH. THESE USES WOULD NOT BE PROHIBITED ACCORDING TO THE COUNTY ORDINANCE.

9. THERE ARE NO PUBLIC USES OR IMPROVEMENTS TO BE PERFORMED ON THIS PROPERTY.

10. THE PROPOSED (OR RAISED) HOUSE WILL FOLLOW ALL MINIMUM YARD REQUIREMENTS, AND THEREFORE THE LOCATION OF THE PROPOSED (OR RAISED) HOUSE MAY BE PERMITTED SUBJECT TO THE CHESAPEAKE BAY PRESERVATION ORDINANCE WHICH WILL BE FOLLOWED.

11. ALL USES AND ACTIVITIES ON THIS PROPERTY WILL FOLLOW THE PROVISIONS OF CHAPTER 118 OF THE FAIRFAX COUNTY CODE (CHESAPEAKE BAY PRESERVATION ORDINANCE).

12. UPON COMPLETION OF CONSTRUCTION, THE AS-BUILT FINISHED FLOOR ELEVATIONS WILL BE SUBMITTED TO THE COUNTY ON A FEMA CERTIFICATE.

13. THE PROPOSED (OR RAISED) BUILDING WILL FOLLOW ALL REQUIREMENTS OF THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE.

14. ANY RECREATIONAL VEHICLES PARKED ON THE SITE WILL BE ON THE SITE FOR FEWER THAN 180 CONSECUTIVE DAYS AND BE FULLY LICENSED AND READY FOR HIGHWAY USE. NO ANCHORING OF MANUFACTURED HOMES IS ANTICIPATED FOR THIS SITE UNLESS AN ADDITIONAL SITE GRADING PLAN BE SUBMITTED.

15. ALL NECESSARY PERMITS WILL BE RECEIVED FROM GOVERNMENT AGENCIES AS REQUIRED BY FEDERAL OR STATE LAW.

16. NO INCREASE IN FLOOD ELEVATION (AS SHOWN ON THE FLOOD INSURANCE RATE MAP) WILL OCCUR AS A RESULT OF THIS CONSTRUCTION.

17. THERE ARE NO RIVERINE SITUATIONS ON THIS SITE NOR WILL THE ALTERATION OR RELOCATION OF ANY WATERCOURSES OCCUR.

FAIRFAX COUNTY COMPREHENSIVE PLAN

THIS SITE IS LOCATED ALONG THE EDGE OF THE SLEEPY HOLLOW PLANNING SECTOR WITHIN THE JEFFERSON PLANNING DISTRICT WITHIN THE FAIRFAX COUNTY COMPREHENSIVE PLAN. THE MAJORITY OF THE SECTOR, OF WHICH THIS PROPERTY IS A PART, IS DEVELOPED WITH LOW-DENSITY RESIDENTIAL USES. THE SITE DOES NOT CONTAIN ANY HERITAGE RESOURCES ACCORDING TO THE COMPREHENSIVE GUIDE PLAN AND MAPS. THE DEVELOPMENT OCCURRING ON THIS PROPERTY IS OF A COMPATIBLE USE, TYPE, AND INTENSITY (DENSITY) WITH THE SURROUNDING DEVELOPMENT AND THE PREVIOUS USAGE FOR THIS LOT.

THE TRANSPORTATION MAP INCLUDED FOR THIS PLANNING SECTOR INCLUDES NO TRANSPORTATION IMPROVEMENTS NEAR THE PROPERTY AS PART OF THE COMPREHENSIVE PLAN. THE COUNTYWIDE TRAILS PLAN MAP INDICATES A TRAIL ALONG THE ENTIRE EXTENT OF HOLMES RUN TO THE NORTH AND SOUTH OF THE PROPERTY AS PART OF THE "PLANNED TRAILS SYSTEM". THERE CURRENTLY EXISTS A GRAVEL TRAIL STARTING FROM HOCKETT STREET JUST SOUTHEAST OF THE PROPERTY LIMITS AND CONTINUING EAST/SOUTHEAST. IT WOULD NOT BE FEASIBLE AT THIS POINT TO CONTINUE THE TRAIL BEHIND THE PROPERTY OF THE PROPOSED HOUSE ALONG THE CREEK BED AS NO EASEMENT CURRENTLY EXISTS AND IT WOULD NEGATIVELY AFFECT THE PRIVACY OF THE REAR OF THE LOT. FURTHERMORE, NO PART OF THIS TRAIL CURRENTLY EXISTS ON THE NEIGHBORING PROPERTY TO THE NORTH (OWNED BY THE PARK AUTHORITY) NOR ANYWHERE IMMEDIATELY NORTH OF ANNANDALE ROAD. WERE THE TRAIL TO EVENTUALLY CONTINUE TO THE NORTH ALONG HOLMES RUN, THE TRAIL COULD EASILY BE DIVERTED TO HOCKETT STREET ITSELF FOR APPROXIMATELY 500 FEET AS THIS STREET RECEIVES ONLY 50 VEHICLES PER DAY ON AVERAGE ACCORDING TO VDOT ESTIMATES. THE CULVERT/BRIDGE UPON WHICH ANNANDALE ROAD CROSSES HOLMES RUN WAS NOT CONSTRUCTED TO ACCOMMODATE ANY TRAIL UNDERNEATH IT, AND WERE THE TRAIL TO CONTINUE NORTH, IT WOULD BE BEST FOR IT TO CROSS THE ROADWAY NEAR THE HOCKETT STREET INTERSECTION.

THE SITE IS HEAVILY WOODED IN A PARK-LIKE SETTING, AND IS SURROUNDED ON MOST SIDES BY THE HOLMES RUN STREAM VALLEY PARK, WHICH IS A COUNTY-WIDE PARK ON LAND OWNED BY THE FAIRFAX COUNTY PARK AUTHORITY. THE SITE WILL BE MINIMALLY CLEARED TO THE EXTENT THAT CONSTRUCTION VEHICLES MAY ENTER AND PROVIDE VERY MINOR REGRADING, AND ONLY DEAD TREES AND INVASIVE WEEDS WILL BE REMOVED.

SDE, INC.

ENGINEERS . PLANNERS . ARCHITECTS . LANDSCAPE ARCHITECTS . SURVEYORS

7777 LEESBURG PIKE, SUITE 305N
FALLS CHURCH, VA 22043 PH: (703) 556-0800

3404 HOCKETT STREET

LOT 58A, MASON RD

MAGISTERIAL DISTRICT: MASON FAIRFAX COUNTY

SPECIAL EXCEPTION PLAT (EXISTING AND UNAPPROVED CONDITIONS)

COMMONWEALTH OF VIRGINIA
HAMID MOSHTAGHI-TEHRANI
Lic. No. 22137
PROFESSIONAL ENGINEER

DESIGNED BY:	SDE, INC.
DRAWN BY:	B.H.
CHECKED BY:	HAMID T., PE
SCALE:	1":20'
DATE:	12/03/2010
PROJECT/FILE #	
SHEET NUMBER	1.1 OF 7

GENERAL NOTES

1. TAX MAP # 50-1-((1))-58A
2. TOTAL PROPERTY ACREAGE: 21,784 SF OR 0.500 AC
3. TOTAL DISTURBED AREA: 8,220 SF OR 0.189 AC
4. WATERSHED FOR SUBJECT PROPERTY: CAMERON RUN
5. ZONE: R-4

   SETBACKS:
   FRONT: 30'
   SIDE: 10'
   REAR: 25'
   MAX. BUILDING HEIGHT: 35'

6. NO TITLE REPORT HAS BEEN FURNISHED TO THIS FIRM, THEREFORE THIS PLAN DOES NOT PURPORT TO IDENTIFY OR SHOW ALL POSSIBLE EASEMENTS OR INCUMBRANCES.
7. ALL CONSTRUCTION SHALL CONFORM TO FAIRFAX COUNTY AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS WHERE APPLICABLE.
8. PROFFERED OR CONDITIONED SITE: ☐ YES ■ NO
9. WATER SUPPLY ■ PUBLIC ☐ WELL
10. SEWER SERVICE ■ PUBLIC ☐ PRIVATE
11. BOUNDARY BY: REALTY TITLE SERVICES, INC. DATE: NOVEMBER 2000
12. TOPO BY: SDE, INC. DATE: MARCH 2009
13. TOPO DATUM: U.S.G.S AND CONTOUR INTERVAL 2'
14. CONSTRUCTION LOCATED WITHIN:

SLOPES OVER 15%	☐ YES	■ NO
R.P.A. (REFER SHEET 5 FOR APPROVED RPA-WAIVER)	■ YES	☐ NO
R.M.A.	☐ YES	■ NO
OVERLAY DISTRICT	☐ YES	■ NO
WETLANDS	☐ YES	■ NO

15. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL CONFORM TO THE LATEST EDITION OF THE "VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK" AND AS MODIFIED BY FAIRFAX COUNTY CODE 104-1-8.
16. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO KNOWN GRAVE SITES ON THIS PROPERTY.
17. THIS LOT RECORDED PRIOR TO AUGUST 1, 1978 AND AS SUCH IS NOT REQUIRED TO MEET CURRENT LOT WIDTH AND SIZE REQUIREMENTS UNDER FAIRFAX COUNTY ZONING ORDINANCE, ARTICLE 2-405. ■ APPLIES ☐ N/A
18. FOR SLOPES 3:1 OR GREATER PERMANENT GROUND STABILIZATION COVER PER FAIRFAX COUNTY PFM SECTION 8-1503.4 SHALL BE PROVIDED TO PREVENT EROSION OF THE SLOPE BANKS. NO SLOPES GREATER THAN 2:1 ARE PERMITTED. MINIMUM 2% GRADE REQUIRED FOR ALL GRADED AREAS OF THE LOT.
19. CONTRACTOR TO STAKE OUT THE PROPERTY LINE WHERE CLEARING AND GRADING LIMITS ARE COINCIDENT OR ADJACENT TO THE PROPERTY LINE.
20. CONTRACTOR TO ENSURE NO SEDIMENT IS CONVEYED ONTO OFFSITE PROPERTIES AND FOR THE STABILIZATION OF ALL DISTURBED AREAS.
21. ALL UTILITIES CONNECTIONS ARE IN PLACE. THEREFORE NO NEW UTILITIES CONNECTIONS ARE PROPOSED BY THIS DEVELOPMENT UNLESS IT IS DEEMED NECESSARY.
22. CONTRACTOR TO MAINTAIN POSITIVE SURFACE FLOW AWAY FROM BUILDING IN ACCORDANCE WITH BUILDING CODE. BUILDING TO BE PROPERLY WATERPROOFED BY THE CONTRACTOR IN ACCORDANCE WITH BUILDING CODE.
23. CONTRACTOR SHALL VERIFY ALL GRADES WITHIN PROJECT SITE PRIOR TO CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY DESIGN ENGINEER OF ANY DISCREPANCIES BETWEEN FIELD ELEVATIONS AND ELEVATIONS ON THIS PLAN.
24. NO SUBSURFACE INVESTIGATION HAS BEEN MADE BY THIS COMPANY FOR THE SUBJECT PROPERTY.
25. CONTRACTOR SHALL INSTALL TEMPORARY TREE PROTECTION AROUND EXISTING TREES AND TAKE CARE DURING CONSTRUCTION AND GRADING ACTIVITIES. NO LIVING TREES ARE TO BE REMOVED DURING CONSTRUCTION IF POSSIBLE. DEAD TREES ARE TO BE REMOVED. SEE TREE PRESERVATION PLAN AND EXISTING VEGETATION MAP (SHEETS 7, 8, AND 9) FOR FURTHER NOTES AND DETAILS.
26. NO HAZARDOUS OR TOXIC SUBSTANCES WILL BE GENERATED, UTILIZED, STORED, TREATED, OR DISPOSED OF NOR HAVE BEEN OBSERVED ON THE SUBJECT PROPERTY.
27. EXISTING TOPOGRAPHICAL SURVEY IS A FIELD RUN SURVEY PREPARED IN 2 FEET CONTOUR INTERVAL.
28. THERE ARE NO EXISTING UTILITY EASEMENTS HAVING A WIDTH OF TWENTY FIVE (25) FEET OR MORE AND NO MAJOR UNDERGROUND UTILITY EASEMENT ON THIS PROPERTY.

EXISTING PROPERTY OWNER

NAME: GOSSOM FAMILY LIMITED PARTNERSHIP I
ADDRESS: 3404 HOCKETT STREET, FALLS CHURCH 22042
D.B. 21124, PAGE 0488

VDOT NOTE

1. METHODS AND MATERIALS USED SHALL CONFORM TO CURRENT COUNTY/TOWN AND VDOT STANDARDS AND SPECIFICATIONS.
2. THE DEVELOPER IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING ROADS AND UTILITIES WHICH OCCUR AS A RESULT OF PROJECT CONSTRUCTION WITHIN OR CONTIGUOUS TO THE EXISTING RIGHT-OF-WAY.
4. OVERLAY OF EXISTING PAVEMENT SHALL BE MINIMUM OF 1.25" DEPTH; ANY COSTS ASSOCIATED WITH PAVEMENT OVERLAY, OR THE MILLING OF EXISTING PAVEMENT TO OBTAIN REQUIRED DEPTH, SHALL BE ASSUMED BY THE DEVELOPER.
5. ALL DAMAGES TO EXISTING ROAD AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/CONTRACTOR AND WILL BE RESTORED TO THE SATISFACTION OF VIRGINIA DEPARTMENT OF TRANSPORTATION. PAVEMENT PATCH FOR UTILITY SERVICE SHALL BE IN ACCORDANCE WITH VDOT STANDARDS.
6. EXISTING DRIVEWAY WILL BE USED FOR PROPOSED REDEVELOPMENT BUILDING. NO NEW CURB CUT IS NECESSARY FOR THIS PROJECT.

EXISTING UTILITY NOTE

THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK AND FOR ANY DAMAGES WHICH OCCUR BY HIS FAILURE TO LOCATE OR PRESERVE THESE UNDERGROUND UTILITIES. IF, DURING CONSTRUCTION OPERATIONS, THE CONTRACTOR ENCOUNTERS UTILITIES OTHER THAN THOSE INDICATED BY MISS UTILITY & MEMBER UTILITY COMPANIES, HE SHALL IMMEDIATELY NOTIFY THE ENGINEER AND OWNER AND TAKE NECESSARY AND PROPER STEPS TO PROTECT THE FACILITY AND ASSURE THE CONTINUANCE OF SERVICE.

THE CONTRACTOR IS REQUIRED BY LAW TO NOTIFY MISS UTILITY (1-800-552-7001) AT LEAST 48 HOURS IN ADVANCE OF ANY WORK ON THIS PROJECT.

LEGAL LOT CERTIFICATE

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 MASON RD, LOT 58A. THE LOT WAS APPROVED BY FAIRFAX COUNTY AND RECORDED IN DEED BOOK 20291, PAGE 2033 AND RECORDED PRIOR TO MARCH 1, 1978 AMONG THE LAND RECORD OF FAIRFAX COUNTY.

RESPONSIBLE LAND DISTURBER CERTIFICATION
Effective July 1, 2001.

Amendments to the Virginia Erosion Sediment Control Law, 10.1-562 and 10.1-566 of the code of Virginia

OWNER/DEVELOPER/ INFORMATION

PROJECT NAME: 3404 HOCKETT STREET PROJECT #

DISTRICT: MASON TAX MAP AND PARCEL #: 06-01 ((1)) 58A

OWNER/DEVELOPER/ PERMITTEE: NAME: GOSSOM FAMILY LIMITED PARTNERSHIP I
PHONE : ADDRESS: 3404 HOCKETT STREET
FALLS CHURCH, VA 22042

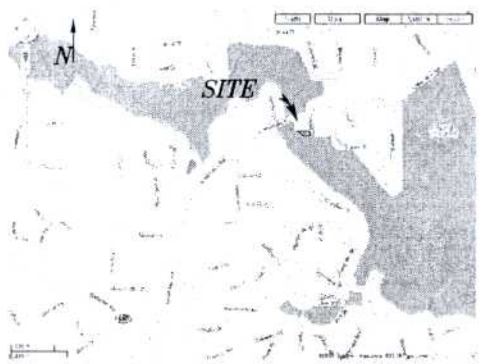
RESPONSIBLE LAND DISTURBER INFORMATION

CERTIFICATE / LICENSE HOLDER NAME: ______ PHONE :

ADDRESS:

TYPE OF CERTIFICATE: ______________ CERTIFICATE/ LICENSE :

APPLICANT / AGENT SIGNATURE ______________________ DATE ______________



VICINITY MAP
(N.T.S.)

IMPERVIOUS ACREAGE

DESCRIPTIONS	DEVELOPMENT LEVEL		IMPERVIOUSNESS ACREAGE COMPUTATION	
	PRE	POST	PRE	POST (OPT 1&2)
SITE AREA IN ACRES	A1	A2	0.500	0.500
COMPOSITE RATIONAL C FACTOR	C1	C2	0.430	0.35
FRACTIONAL IMPERVIOUSNESS	I1	I2	0.28	0.16
TOTAL IMPERVIOUS ACRES	(A1xI1)	(A2xI2)	0.140	0.079
DECREASE IN IMPERVIOUS ACRES	(A2xI2) - (A1xI1)		0.062	

STORMWATER RUNOFF CALCULATIONS:

IMPERVIOUS C- FACTOR = 0.90
PERVIOUS C-FACTOR = 0.25
TIME OF CONCENTRATION = 5 MIN
RAINFALL INTENSITY, I2 = 5.45 IN/HR
RAINFALL INTENSITY, I10 = 7.27 IN/HR

IMPERVIOUS AREA COMPUTATIONS

	EXISTING (ORIGINAL PERMIT)	CURRENT (UNAPPROVED CONDITIONS)	POST-DEVELOPMENT OPTION 1	POST-DEVELOPMENT OPTION 2
HOUSE & PORCH	2,049*	2,064	2,207	2,192
WALKWAYS & PATIO	1,031	1,782	127	132
DRIVEWAY	1,636	2,270	1,101	1,101
	4,716	6,116	3,435	3,425
PERVIOUS AREA	17,068	15,668	18,349	18,359
TOTAL LOT AREA	21,784	21,784	21,784	21,784

* INCLUDES 1439 SF HOUSE AND 610 SF DETACHED GARAGE

TOTAL LOT AREA = 21,784 SF OR 0.4999 ACRE
DECREASE IN IMPERVIOUSNESS = 2,681 SF

TOTAL PERCENTAGE OF IMPERVIOUSNESS = (OPTION 1) $\frac{3435 \times 100\%}{21784}$ = 15.77%

TOTAL PERCENTAGE OF IMPERVIOUSNESS = (OPTION 2) $\frac{3425 \times 100\%}{21784}$ = 15.72%

"C" FACTOR

A. PRE-DEVELOPMENT
$= \frac{(6116 \times 0.9 + 15668 \times 0.25)}{21784} = 0.43$

B. POST-DEVELOPMENT (OPTION 1)
$= \frac{(3435 \times 0.9 + 18349 \times 0.30)}{21784} = 0.35$

B. POST-DEVELOPMENT (OPTION 2)
$= \frac{(3425 \times 0.9 + 18359 \times 0.30)}{21784} = 0.35$

EXISTING (OVERALL)

(5 MIN Tc) Q2 = (0.430 x 5.45 x 0.500) = 1.18 CFS
(5 MIN Tc) Q10 = (0.430 x 7.27 x 0.500) = 1.57 CFS

POST-DEVELOPMENT (OVERALL) (OPTION 1)

(5 MIN Tc) Q2 = (0.35 x 5.45 x 0.500) = 0.96 CFS
(5 MIN Tc) Q10 = (0.35 x 7.27 x 0.500) = 1.28 CFS

POST-DEVELOPMENT (OVERALL) (OPTION 2)

(5 MIN Tc) Q2 = (0.35 x 5.45 x 0.500) = 0.96 CFS
(5 MIN Tc) Q10 = (0.35 x 7.27 x 0.500) = 1.28 CFS

POST DEVELOPMENT CHANGE IN RUNOFF (OPTION 1)

2-YEAR 0.96 - 1.18 = 0.22 CFS DECREASE
10-YEAR 1.28 - 1.57 = 0.29 CFS DECREASE

POST DEVELOPMENT CHANGE IN RUNOFF (OPTION 2)

2-YEAR 0.96 - 1.18 = 0.22 CFS DECREASE
10-YEAR 1.28 - 1.57 = 0.29 CFS DECREASE

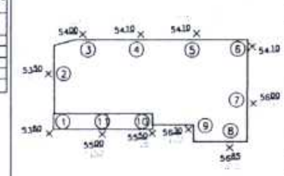
CBPO NOTES

THIS PLAN COMPLIES FULLY WITH AMENDMENT CHAPTER 118 (CHESAPEAKE BAY PRESERVATION ORDINANCE) OF THE CODE OF THE COUNTY OF FAIRFAX, EFFECTIVE NOV 18 2003

WETLANDS CERTIFICATE

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

OWNER NAME/ AGENT: ROBERT WILKINS SIGNATURE: __________________ DATE: __/__/ 2010



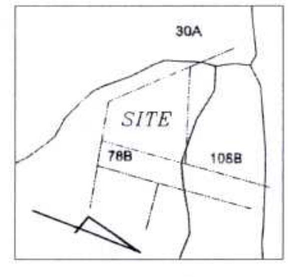
POINT	EXISTING ELEVATION	PROPOSED ELEVATION
1	253.25	253.80
2	253.15	253.50
3	253.10	254.00
4	253.10	254.10
5	253.70	254.10
6	253.65	254.10
7	253.80	256.00
8	254.05	256.85
9	254.05	256.30
10	253.80	255.50
11	253.50	255.00
AVE.	253.56	254.80

BUILDING HEIGHT CERTIFICATION
SCALE: 1"=20'

FRONT ELEVATION
N.T.S.

BUILDING HEIGHT = 280.38 - 253.56 = 26.83'
26.83' < 35' (GOOD)

OPTION 2



SOILS MAP
(N.T.S.)

MAP UNIT SYMBOL	MAP UNIT NAME	% OF SITE	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	SLOPE STABILITY	ERODABILITY	PROBLEM CLASS, OLD	PROBLEM CLASS, NEW
78B	MEADOWVILLE, 2-7%	99%	FAIR	MARGINAL	FAIR	MODERATE	B	II
108B	WHEATON-SUMERDUCK, 2-7%	1%	MARGINAL	POOR	FAIR	MODERATE	A	IVB

SHEET INDEX

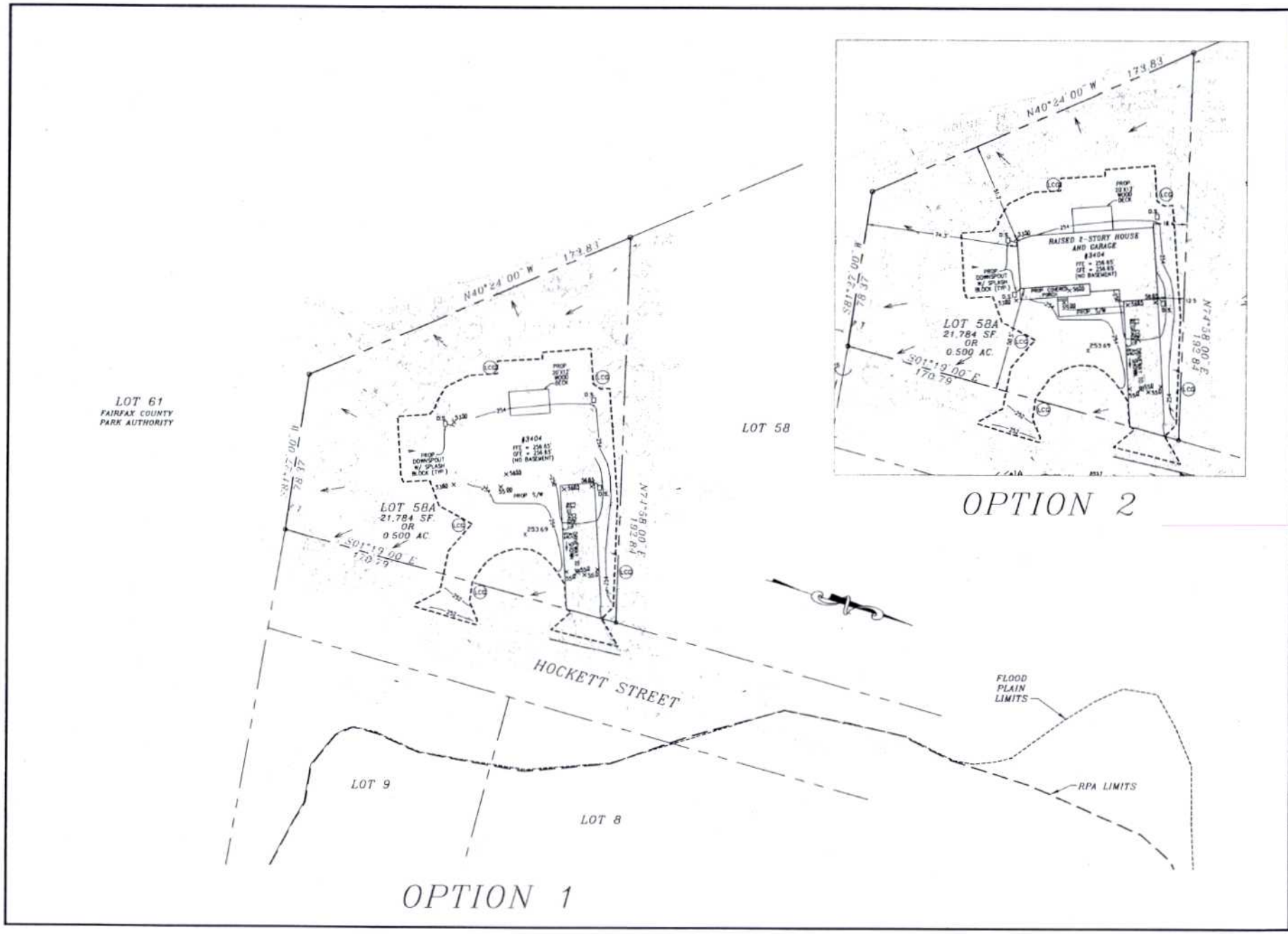
1. SPECIAL EXCEPTION PLAT
1.1 SPECIAL EXCEPTION PLAT (EXISTING AND UNAPPROVED CONDITIONS)
2. GENERAL NOTES
3. SITE GRADING PLAN.
4. EROSION & SEDIMENT CONTROL AND DEMOLITION PLAN
5. E & S CONTROL NOTES AND DETAILS
6. STORMWATER MANAGEMENT & OUTFALL ANALYSIS
7. EXISTING VEGETATION MAP
7.1. TREE CONSERVATION PLAN
7.2. TREE CONSERVATION NOTES
7.3. RPA BUFFER PLANTING PLAN

SDE, INC.
ENGINEERS . PLANNERS . ARCHITECTS . LANDSCAPE ARCHITECTS . SURVEYORS
7777 LEESBURG PIKE, SUITE 305N
FALLS CHURCH, VA 22043 PH: (703) 556-0800

3404 HOCKETT STREET
LOT 58A, MASON RD
MAGISTERIAL DISTRICT: MASON FAIRFAX COUNTY

GENERAL NOTES

DESIGNED BY: SDE, INC.
DRAWN BY: B.H.
CHECKED BY: HAMID T., PE
SCALE: N/A
DATE: 12/03/2010
PROJECT/FILE #
SHEET NUMBER
2 OF 7



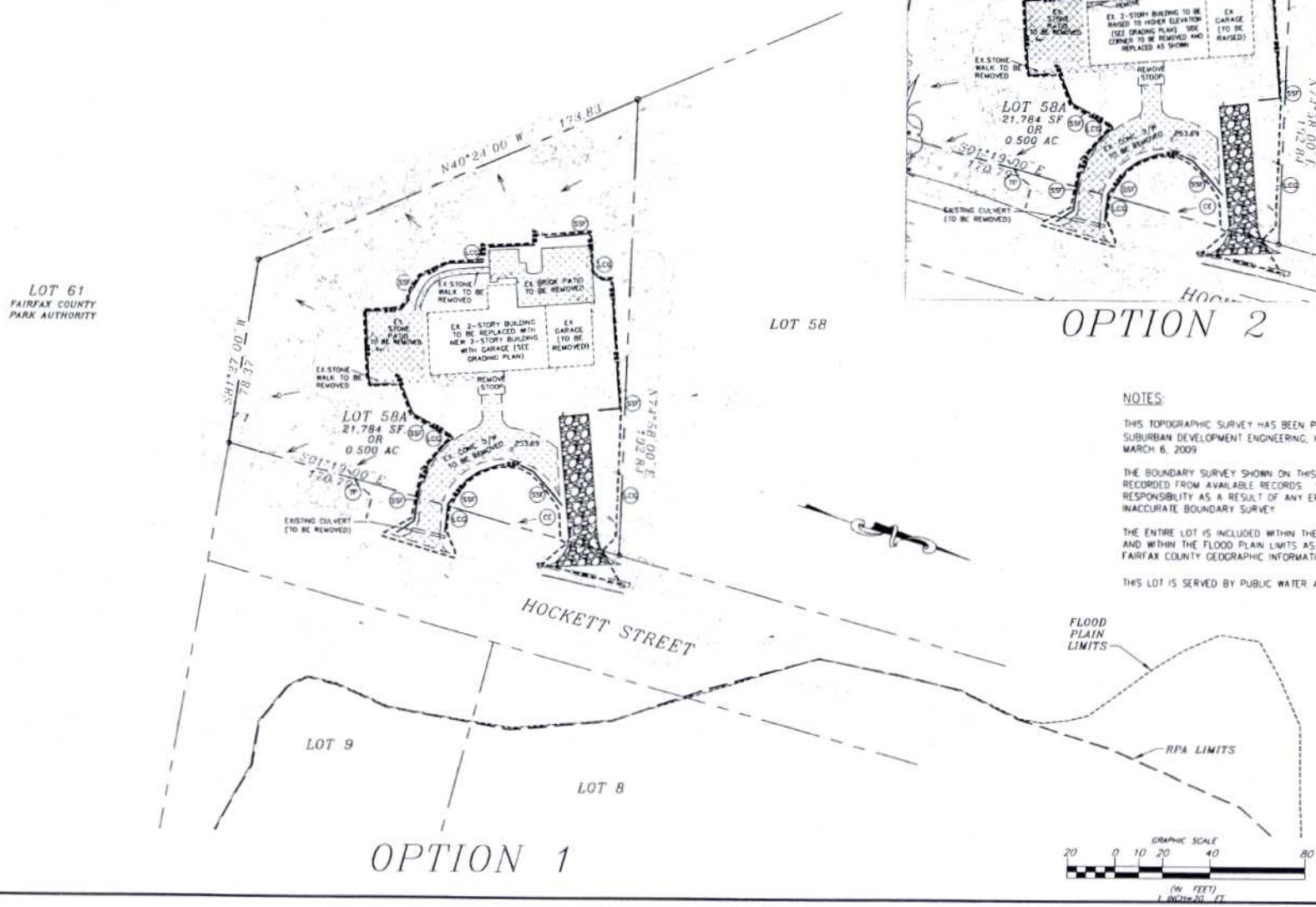
SDE, INC.

ENGINEERS PLANNERS ARCHITECTS LANDSCAPE ARCHITECTS SURVEYORS
7777 LEESBURG PIKE, SUITE 305N
FALLS CHURCH, VA 22043 PH: (703) 556-0800

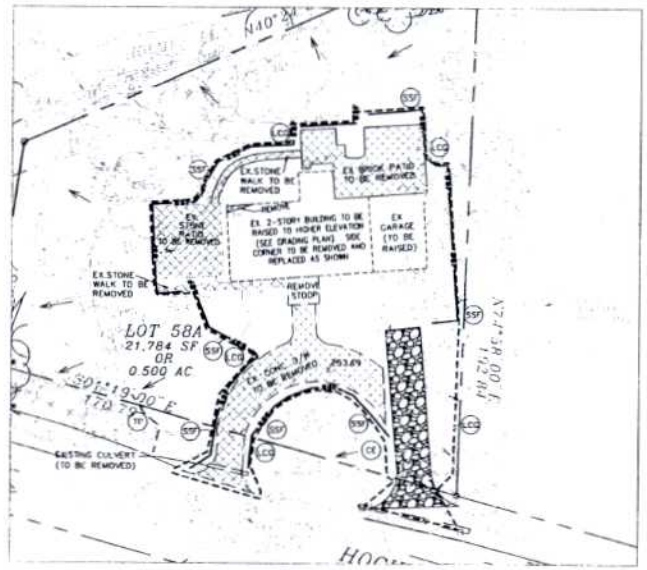
3404 HOCKETT STREET
LOT 58A, MASON RD
MAGISTERIAL DISTRICT MASON FAIRFAX COUNTY

SITE GRADING PLAN

DESIGNED BY: SDE, INC.
DRAWN BY: B.H.
CHECKED BY: HAMID T., PE
SCALE: 1":20'
DATE: 12/03/2010
PROJECT/FILE #
SHEET NUMBER
3 OF 7



OPTION 1



OPTION 2

NOTES:

THIS TOPOGRAPHIC SURVEY HAS BEEN PREPARED BY SUBURBAN DEVELOPMENT ENGINEERING, INC (SDE), DATED MARCH 6, 2009

THE BOUNDARY SURVEY SHOWN ON THIS PLAN HAS BEEN RECORDED FROM AVAILABLE RECORDS. SDE WILL NOT TAKE RESPONSIBILITY AS A RESULT OF ANY ERROR DUE TO AN INACCURATE BOUNDARY SURVEY

THE ENTIRE LOT IS INCLUDED WITHIN THE 1993 RPA LIMITS AND WITHIN THE FLOOD PLAIN LIMITS AS SHOWN ON THE FAIRFAX COUNTY GEOGRAPHIC INFORMATION SYSTEM MAPS

THIS LOT IS SERVED BY PUBLIC WATER AND SEWER SERVICE

SDE, INC.

ENGINEERS . PLANNERS . ARCHITECTS . LANDSCAPE ARCHITECTS . SURVEYORS
7777 LEESBURG PIKE, SUITE 305N
FALLS CHURCH, VA 22043 PH: (703) 556-0800

3404 HOCKETT STREET
LOT 58A, MASON RD
MAGISTERIAL DISTRICT: MASON FAIRFAX COUNTY

EROSION & SEDIMENT CONTROL AND DEMOLITION PLAN

COMMONWEALTH OF VIRGINIA
HAMID MOGHAVEMI-TEHRANI
Lic. No. 23137
PROFESSIONAL ENGINEER

DESIGNED BY:	SDE, INC.
DRAWN BY:	B.H.
CHECKED BY:	HAMID T., PE
SCALE:	1":20'
DATE:	12/03/2010
PROJECT/FILE #	
SHEET NUMBER	4 OF 7

PROJECT NARRATIVE:

UNDER OPTION 1: THIS PROJECT INVOLVES THE REMOVAL OF AN EXISTING HOUSE WITHIN A 100-YR FLOODPLAIN, AND THE RECONSTRUCTION OF A NEW HOUSE ON THE SAME FOUNDATION WITH A HIGHER FINISHED FLOOR ELEVATION.
UNDER OPTION 2: THIS PROJECT INVOLVES THE RAISING THE EXISTING HOUSE ON THE SITE TO A HIGHER ELEVATION ALONG WITH THE GARAGE ELEVATION. THE REAR LEFT CORNER OF THE HOUSE WILL BE REMOVED AND RECONSTRUCTED SO THAT NO PART OF THE HOUSE WILL BE MORE THAN 50' FROM THE TOP OF BANK OF ANY CREEK, AND A NEW FRONT PORCH WILL BE BUILT.

UNDER BOTH OPTIONS, THE EXISTING CONCRETE DRIVEWAY WILL BE USED WITH A CIRCULAR PORTION REMOVED ALONG WITH OTHER IMPERVIOUS ACCESORIES SUCH AS PATIOS AND WALKWAYS. THE SITE WILL INVOLVE MINIMAL REGRADING, AND A NEW PLANTING BUFFER WILL BE INSTALLED ALONG THE DOWNSTREAM PERIMETER.

PHASE I EROSION AND SEDIMENT CONTROL PROGRAM:

1. INSTALL A CONSTRUCTION ENTRANCE.
2. INSTALL SILT FENCE FENCE AND TREE PROTECTION FENCE ALONG THE LIMIT OF DISTURBANCE AS SHOWN ON THE PLAN.
3. CLEAR AND ROUGH GRADE AS NECESSARY AS INDICATED ON THE PLANS.
4. PERFORM STABILIZATION SUCH AS PERMANENT SEEDING FOR ALL DENUDED AREAS.

EXISTING SITE CONDITIONS

THE TOTAL SITE AREA IS 0.500 ACRES AND 0.189 ACRES WILL BE DISTURBED. THE DISTURBED AREA IS CURRENTLY DEVELOPED WITH A VACANT HOUSE. THE SLOPES ON THE SITE ARE RELATIVELY FLAT (<2%) WITH SLIGHTY STEEPER SLOPES ALONG THE EDGE OF THE SITE NEAR HOLMES RUN. THE SITE IS GRASSY AND SLIGHTLY WOODED. THERE IS AN EXISTING SANITARY EASEMENT TOWARDS THE FRONT OF THE LOT WHICH WILL NOT BE AFFECTED BY THIS HOUSE CONSTRUCTION.

ADJACENT AREAS

THE SITE IS SURROUNDED BY LAND OWNED BY THE FAIRFAX COUNTY PARK AUTHORITY, OTHER HOMES ZONED R-4, AND BY HOCKETT STREET IN THE FRONT.

OFF-SITE AREAS

NO OFF-SITE DISTURBANCE IS PROPOSED WITH THIS DEVELOPMENT SAVE FOR SMALL AREAS OF DISTURBANCE IN THE RIGHT-OF-WAY OF HOCKETT STREET.

SOILS

THE SOILS ON THE SITE WITH DESCRIPTIONS AND CHARACTERISTICS ARE SHOWN ON SHEET 1 OF THIS PLAN.

CRITICAL AREAS

THE ENTIRE LOT (AND DISTURBED AREA) IS WITHIN THE RPA LIMITS AND WITHIN THE 100-YEAR FLOOD PLAIN LIMITS AND IS THEREFORE CONSIDERED A CRITICAL AREA. EROSION AND SEDIMENT CONTROL MEASURES WILL THEREFORE BE TAKEN BY MEANS OF SUPER SILT FENCES ALONG THE PERIMETER OF THE DISTURBED AREA.

PERMANENT SEEDING

PERMANENT SEEDING SHALL BE PERFORMED IN ACCORDANCE WITH VESCH SPECIFICATION 3.32.
1. PERMANENT VEGETATION COVER MUST MEET THE REQUIREMENTS OF MINIMUM STANDARDS #3 (MS-3).
2. PLANT SELECTION SHALL BE BASED UPON TABLES 3.32 A&B DEPENDING ON CLIMATE, TOPOGRAPHY, SOILS, AND SITE CONDITIONS.
3. THE PLANTING SOIL MUST HAVE ENOUGH FINE GRAINED SOIL, SUFFICIENT PORE SPACE, SUFFICIENT DEPTH AND BE FREE FROM TOXIC OR EXCESSIVE QUANTITIES OF ROOTS AND SHALL BE APPLIED IN ACCORDANCE WITH VESCH STD 3.30.

STANDARDS AND SPECIFICATIONS FOR DUST CONTROL

1. THE CONTRACTOR SHALL CONDUCT OPERATIONS AND MAINTAIN THE PROJECT SITE AS TO MINIMIZE THE CREATION AND DISPERSION OF DUST. DUST CONTROL SHALL BE USED THROUGHOUT THE WORK AT THE SITE.

2. THE CONTRACTOR MUST PROVIDE CLEAN WATER, FREE FROM SALT, OIL AND OTHER DELETERIOUS MATERIAL TO BE USED FOR ON-SITE DUST CONTROL.

3. THE CONTRACTOR SHALL SUPPLY WATER SPRAYING EQUIPMENT CAPABLE OF ACCESSING ALL WORK AREAS.
4. THE CONTRACTOR SHALL IMPLEMENT STRICT DUST CONTROL MEASURES DURING ACTIVE CONSTRUCTION PERIODS ON-SITE. THESE CONTROL MEASURES WILL GENERALLY CONSIST OF WATER APPLICATIONS THAT SHALL BE APPLIED A MINIMUM OF ONCE PER DAY DURING DRY WEATHER OR MORE OFTEN AS REQUIRED TO PREVENT DUST EMISSIONS.

5. FOR WATER APPLICATION TO UNDISTURBED SOIL SURFACES, THE CONTRACTOR SHALL:

A. APPLY WATER WITH EQUIPMENT CONSISTING OF TANK, SPRAY BAR, PUMP WITH DISCHARGE PRESSURE GAUGE.
B. ARRANGE SPRAY BAR HEIGHT, NOZZLE SPACING AND SPRAY PATTERN TO PROVIDE COMPLETE COVERAGE OF GROUND WITH WATER.

C. DISPERSE WATER THROUGH NOZZLES ON SPRAY BAR AT 20 PSI (137.8 K Pa) MINIMUM. KEEP AREAS DAMP WITHOUT CREATING NUISANCE CONDITIONS SUCH AS PONDING.

6. FOR WATER APPLICATION TO SOIL SURFACES DURING DEMOLITION AND/OR EXCAVATION, THE CONTRACTOR SHALL:

A. APPLY WATER WITH EQUIPMENT CONSISTING OF A TANK, PUMP WITH DISCHARGE GAUGE, HOSES AND MIST NOZZLES.

B. LOCATE TANK AND SPRAYING EQUIPMENT SO THAT THE ENTIRE EXCAVATION AREA CAN BE MISTED WITHOUT INTERFERING WITH DEMOLITION AND/OR EXCAVATION EQUIPMENT OR OPERATIONS. KEEP AREAS DAMP WITHOUT CREATING NUISANCE CONDITIONS SUCH AS PONDING.

C. APPLY WATER SPRAY IN A MANNER TO PREVENT MOVEMENT OF SPRAY BEYOND THE SITE BOUNDARIES.

SILT FENCE

SILT FENCE SHALL COMPLY WITH VESCH CHAPTER 3 PAGES 21-22.
1. SYNTHETIC FILTER FABRIC SHALL BE A PERVIOUS SHEET OF PROPYLENE, NYLON, POLYESTER, OR ETHYLENE YARN AND SHALL BE CERTIFIED BY MANUFACTURER OR SUPPLIER AS CONFORMING TO THE REQUIREMENTS NOTED IN TABLE 3.05-B OF THE VESCH.

2. SYNTHETIC FILTER FABRIC SHALL CONTAIN ULTRAVIOLET RAY INHIBITORS AND STABILIZERS TO PROVIDE A MINIMUM OF SIX MONTHS OF EXPECTED USABLE CONSTRUCTION LIFE AT A TEMPERATURE RANGE OF 0 DEGREES FAHRENHEIT TO 120 DEGREES FAHRENHEIT.

3. IF WOODEN STAKES ARE UTILIZED FOR SILT FENCE CONSTRUCTION, THEY MUST HAVE A DIAMETER OF 2" WHEN OAK IS USED AND 4" WHEN PINE IS USED. WOODEN STAKES MUST HAVE A MINIMUM LENGTH OF 5'.

4. IF STEEL POSTS (STANDARD "U" AND "T" SECTION) ARE UTILIZED FOR SILT FENCE CONSTRUCTION, THEY MUST HAVE A MINIMUM WEIGHT OF 1.33 POUNDS PER LINEAR FOOT AND SHALL HAVE A MINIMUM LENGTH OF 5'.

5. WIRE FENCE REINFORCEMENT FOR SILT FENCE USING STANDARD STRENGTH FILTER CLOTH SHALL BE A MINIMUM OF 14 GAUGE AND SHALL HAVE A MAXIMUM MESH SPACING OF 6".

6. THE HEIGHT OF A SILT FENCE SHALL BE A MINIMUM OF 16" ABOVE THE ORIGINAL GROUND SURFACE AND SHALL NOT EXCEED 34" ABOVE GROUND ELEVATION.
NOTE: SILT FENCE SHOULD BE USED FOR DRAINAGE AREAS THAT ARE NO LARGER THAN 0.25 ACRES PER 100' OF SILT FENCE LENGTH. THE MAXIMUM SLOPE LENGTH BEHIND THE BARRIER IS 100'. THE MAXIMUM GRADIENT BEHIND THE BARRIER IS 2:1. SILT FENCE IS BEST USED WHEN THE SLOPE ABOVE THE FENCE, EITHER CUT OR FILL, IS NOT STEEPER THAN 3:1.

TREE PROTECTION (REF. PFM PLATES 5-12 & 6-12):

TREE PROTECTION FENCING WILL BE INSTALLED TO DESIGNATE AND PROTECT THE AREAS OF TREE PRESERVATION.

EROSION AND SEDIMENT CONTROL MINIMUM STANDARDS

(1) SOIL STABILIZATION.
* PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE.
* TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 30 DAYS, BUT LESS THAN ONE YEAR.
* PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT DORMANT FOR MORE THAN ONE YEAR.
(2) SOIL STOCKPILE STABILIZATION. DURING CONSTRUCTION, SOIL STOCKPILES AND BORROW AREAS SHALL BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES. TEMPORARY PROTECTION AND PERMANENT STABILIZATION SHALL BE APPLIED TO ALL SOIL STOCKPILES ON SITE AND BORROW AREAS OR SOIL INTENTIONALLY TRANSFERRED OFF SITE.
(3) PERMANENT STABILIZATION. PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED ON DENUDED AREAS NOT OTHERWISE PERMANENTLY STABILIZED. PERMANENT VEGETATION SHALL NOT BE CONSIDERED ESTABLISHED UNTIL A GROUND COVER IS ACHIEVED THAT IS: * UNIFORM
* MATURE ENOUGH TO SURVIVE
* WILL INHIBIT EROSION
(4) SEDIMENT BASINS & TRAPS. SEDIMENT BASINS, SEDIMENT TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS, AND OTHER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND-DISTURBING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UPSLOPE LAND DISTURBANCE TAKES PLACE.
(5) STABILIZATION OF EARTHEN STRUCTURES. STABILIZATION MEASURES SHALL BE APPLIED TO EARTHEN STRUCTURES SUCH AS DAMS, DIKES, AND DIVERSIONS IMMEDIATELY AFTER INSTALLATION.
(6) SEDIMENT TRAPS & SEDIMENT BASINS. SEDIMENT TRAPS AND BASINS SHALL BE DESIGNED AND CONSTRUCTED BASED UPON THE TOTAL DRAINAGE AREA TO BE SERVED BY THE TRAP OR BASIN AS FOLLOWS: SEDIMENT TRAPS
* ONLY CONTROL DRAINAGE AREAS LESS THAN THREE ACRES
* MINIMUM STORAGE CAPACITY OF 134 CUBIC YARDS PER ACRE OF DRAINAGE AREA
SEDIMENT BASINS: * CONTROL DRAINAGE AREAS GREATER THAN OR EQUAL TO THREE ACRES
* MINIMUM STORAGE CAPACITY OF 134 CUBIC YARDS PER ACRE OF DRAINAGE AREA
* THE OUTFALL SYSTEM SHALL, AT A MINIMUM, MAINTAIN THE STRUCTURAL INTEGRITY OF THE BASIN DURING A TWENTYFIVE YEAR STORM OF 24-HOUR DURATION.
(7) CUT AND FILL SLOPES DESIGN & CONSTRUCTION. CUT AND FILL SLOPES SHALL BE DESIGNED AND CONSTRUCTED IN A MANNER THAT WILL MINIMIZE EROSION. SLOPES FOUND TO BE ERODING EXCESSIVELY WITHIN ONE YEAR OF PERMANENT STABILIZATION SHALL BE PROVIDED WITH ADDITIONAL SLOPE STABILIZING MEASURES UNTIL THE PROBLEM IS CORRECTED.
(8) CONCENTRATED RUNOFF DOWN SLOPES. CONCENTRATED RUNOFF SHALL NOT FLOW DOWN CUT OR FILL SLOPES UNLESS CONTAINED WITHIN AN ADEQUATE TEMPORARY OR PERMANENT CHANNEL, FLUME, OR SLOPE DRAIN STRUCTURE.
(9) SLOPE MAINTENANCE. WHENEVER WATER SEEPS FROM A SLOPE FACE, ADEQUATE DRAINAGE OR OTHER PROTECTION SHALL BE PROVIDED.
(10) STORM SEWER INLET PROTECTION. ALL STORM SEWER INLETS MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE STORMWATER CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED/TREATED TO REMOVE SEDIMENT.
(11) STORMWATER CONVEYANCE PROTECTION. BEFORE NEWLY CONSTRUCTED STORMWATER CONVEYANCE CHANNELS OR PIPES ARE MADE OPERATIONAL, ADEQUATE OUTLET PROTECTION AND ANY REQUIRED TEMPORARY OR PERMANENT CHANNEL LINING SHALL BE INSTALLED IN BOTH THE CONVEYANCE CHANNEL AND THE RECEIVING CHANNEL.
(12) WORK IN LIVE WATERCOURSE. WHEN WORK IN A LIVE WATERCOURSE IS PERFORMED:
* PRECAUTIONS SHALL BE TAKEN TO MINIMIZE ENCROACHMENT, CONTROL SEDIMENT TRANSPORT, AND STABILIZE THE WORK AREA TO THE GREATEST EXTENT POSSIBLE DURING CONSTRUCTION
* NONERODIBLE MATERIAL SHALL BE USED FOR THE CONSTRUCTION OF CAUSEWAYS AND COFFERDAMS *
EARTHEN FILL MAY BE USED FOR THESE STRUCTURES IF ARMORED BY NONERODIBLE COVER MATERIALS
(13) CROSSING LIVE WATERCOURSE. WHEN A LIVE WATERCOURSE MUST BE CROSSED BY CONSTRUCTION VEHICLES MORE THAN TWICE IN ANY SIX-MONTH PERIOD, A TEMPORARY VEHICULAR STREAM CROSSING CONSTRUCTED OF NONERODIBLE MATERIAL SHALL BE PROVIDED.
(14) REGULATION OF WATERCOURSE CROSSING. ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS PERTAINING TO WORKING IN OR CROSSING LIVE WATERCOURSES SHALL BE MET.
(15) STABILIZATION OF WATERCOURSE. THE BED AND BANKS OF A WATERCOURSE SHALL BE STABILIZED IMMEDIATELY AFTER WORK IN THE WATERCOURSE IS COMPLETED.
(16) UNDERGROUND UTILITY LINE INSTALLATION. UNDERGROUND UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING STANDARDS IN ADDITION TO OTHER APPLICABLE CRITERIA:
* NO MORE THAN 500 LINEAR FEET OF TRENCH MAY BE OPENED AT ONE TIME
* EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES
* EFFLUENT 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
* RESTABILIZATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THESE REGULATIONS
* COMPLY WITH APPLICABLE SAFETY REGULATIONS
(17) VEHICULAR SEDIMENT TRACKING. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED OR PUBLIC ROADS:
* PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY VEHICULAR TRACKING ONTO THE PAVED SURFACE
* WHERE SEDIMENT IS TRANSPORTED ONTO A PAVED OR PUBLIC ROAD SURFACE, THE ROAD SURFACE SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER
(18) REMOVAL OF TEMPORARY MEASURES. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED, UNLESS OTHERWISE AUTHORIZED BY THE PROGRAM AUTHORITY. TRAPPED SEDIMENT AND THE DISTURBED SOIL AREAS RESULTING FROM THE DISPOSITION OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED TO PREVENT FURTHER EROSION AND SEDIMENTATION.
(19) STORMWATER MANAGEMENT. PROPERTIES AND WATERWAYS DOWNSTREAM FROM DEVELOPMENT SITES SHALL BE PROTECTED FROM SEDIMENT DEPOSITION, EROSION, AND DAMAGE DUE TO INCREASES IN VOLUME, VELOCITY, AND PEAK FLOW RATE OF STORMWATER RUNOFF FOR THE STATED FREQUENCY STORM OF 24-HOUR DURATION IN ACCORDANCE WITH THE FOLLOWING STANDARDS AND CRITERIA:
* CONCENTRATED STORMWATER RUNOFF LEAVING A DEVELOPMENT SITE SHALL BE DISCHARGED DIRECTLY INTO AN ADEQUATE NATURAL OR MAN-MADE RECEIVING CHANNEL, PIPE, OR STORM SEWER SYSTEM. FOR THOSE SITES WHERE RUNOFF IS DISCHARGED INTO A PIPE OR PIPE SYSTEM, DOWNSTREAM STABILITY ANALYSES AT THE OUTFALL OF THE PIPE OR PIPE SYSTEM SHALL BE PERFORMED.
* ADEQUACY OF ALL CHANNELS AND PIPES SHALL BE VERIFIED:
0 NATURAL CHANNELS -USE 2-YEAR STORM EVENT
0 MANMADE CHANNELS -USE 2- AND 10-YEAR STORM EVENT
0 PIPE AND PIPE SYSTEMS -USE 10-YEAR STORM EVENT
* IF EXISTING NATURAL RECEIVING CHANNELS OR PREVIOUSLY CONSTRUCTED MAN-MADE CHANNELS OR PIPES ARE NOT ADEQUATE, THE APPLICANT SHALL PROVIDE CHANNEL, PIPE, OR PIPE SYSTEM IMPROVEMENT OR PROVIDE A COMBINATION OF CHANNEL IMPROVEMENT, SITE DESIGN, STORMWATER DETENTION, OR OTHER MEASURES THAT IS SATISFACTORY TO THE PROGRAM AUTHORITY TO PREVENT DOWNSTREAM EROSION.
* PROVIDE EVIDENCE OF PERMISSION TO MAKE THE IMPROVEMENTS
* IF THE APPLICANT CHOOSES AN OPTION THAT INCLUDES STORMWATER DETENTION HE SHALL OBTAIN APPROVAL FROM THE LOCALITY OF A PLAN FOR MAINTENANCE OF THE DETENTION FACILITIES. THE PLAN SHALL SET FORTH THE MAINTENANCE REQUIREMENTS OF THE FACILITY AND THE PERSON RESPONSIBLE FOR PERFORMING THE MAINTENANCE.
* OUTFALL FROM A DETENTION FACILITY SHALL BE DISCHARGED TO A RECEIVING CHANNEL, AND ENERGY DISSIPATORS SHALL BE PLACED AT THE OUTFALL OF ALL DETENTION FACILITIES AS NECESSARY TO PROVIDE A STABILIZED TRANSITION FROM THE FACILITY TO THE RECEIVING CHANNEL.
* INCREASED VOLUMES OF SHEET FLOWS THAT MAY CAUSE EROSION OR SEDIMENTATION ON ADJACENT PROPERTY SHALL BE DIVERTED TO A STABLE OUTLET, ADEQUATE CHANNEL, PIPE OR PIPE SYSTEM, OR TO A DETENTION FACILITY
* IN APPLYING THESE STORMWATER RUNOFF CRITERIA, INDIVIDUAL LOTS OR PARCELS IN A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL DEVELOPMENT SHALL NOT BE CONSIDERED TO BE SEPARATE DEVELOPMENT PROJECTS. INSTEAD, THE DEVELOPMENT AS A WHOLE SHALL BE CONSIDERED TO BE A SINGLE DEVELOPMENT PROJECT.
* ALL MEASURES USED TO PROTECT PROPERTIES AND WATERWAYS SHALL BE EMPLOYED IN A MANNER THAT MINIMIZES IMPACTS ON THE PHYSICAL, CHEMICAL AND BIOLOGICAL INTEGRITY OF RIVERS, STREAMS AND OTHER WATERS OF THE STATE.

MAINTENANCE PROGRAM

1. ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE INSPECTED DAILY AND AFTER EACH SIGNIFICANT RAINFALL BY THE SITE SUPERINTENDENT FOR STRUCTURAL DAMAGE, EROSION, OR ANY OTHER UNDESIRABLE CONDITIONS. ANY DAMAGED STRUCTURES ARE TO BE REPAIRED IMMEDIATELY (PRIOR TO THE END OF THE WORKING DAY) INCLUDING RESEEDING AND MULCHING OR RESODDING IF NECESSARY.

2. TEMPORARILY AND PERMANENTLY SEEDED AREAS DAMAGED BY RAINFALL ARE TO BE RESEEDED AND MULCHED WITHIN TWO (2) DAYS AND WHENEVER GROUND COVER HAS NOT BEEN ADEQUATELY ESTABLISHED TO PREVENT EROSION.

3. ADDITIONAL SLOPE STABILIZATION MEASURES MUST BE PROVIDED FOR SLOPES WHICH ARE FOUND TO BE ERODING EXCESSIVELY WITHIN ONE (1) YEAR UNTIL THE PROBLEM IS CORRECTED.

4. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN THE DEPTH IS EQUAL TO ONE-HALF (1/2) THE HEIGHT OF THE FENCE. SILT FENCES AND SUPER SILT FENCES WILL BE CHECKED REGULARLY AND DAMAGED FENCES WILL BE REPAIRED OR REPLACED IMMEDIATELY.

5. THE MATERIAL REMOVED FROM THE EROSION AND SEDIMENT CONTROL STRUCTURES MAY BE DISPOSED OF BY SPREADING THE MATERIAL ON-SITE OR BY HAULING IT AWAY, IF NOT SUITABLE FOR PLACEMENT AS TOPSOIL.

6. NO AREA SHALL BE LEFT DENUDED FOR A PERIOD LONGER THAN SEVEN (7) DAYS EXCEPT FOR THAT PORTION OF THE SITE IN WHICH WORK WILL BE CONTINUOUS BEYOND SEVEN (7) DAYS. IN THE EVENT SUCH MAXIMUM PERIOD IS EXCEEDED AND ANY SUCH AREAS REMAIN EXPOSED WITHOUT COVER, THE COUNTY WILL (IN THE EVENT THE DEVELOPER OR BUILDER DOES NOT) INSTALL THE NECESSARY TEMPORARY OR PERMANENT VEGETATIVE STABILIZATION MEASURES TO ACHIEVE ADEQUATE EROSION AND SEDIMENT CONTROL.

7. NO SEDIMENT CONTROL STRUCTURES SHALL BE REMOVED WITHOUT APPROVAL OF THE FAIRFAX COUNTY SITE INSPECTOR.

CALL "MISS UTILITY"

TELEPHONE 1-800-552-7001FOR UTILITY LOCATION AT LEAST 48 HOURS BEFORE BEGINNING CONSTRUCTION.

FAIRFAX COUNTY PRIORITY RATING FORM FOR E&S CONTROL

PROJECT NAME 3404 HOCKETT STREET PROJECT NUMBER

TAX MAP # 60-1-((1))-58A HAMID M. TEHRANI DATE 7/28/2010

A. Percentage of Denuded Area to Total Site Area

		Rating
a. > 60%	[ ]	5
b. 31 to 60%	[x]	3
c. 10 to 30%	[ ]	1

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

B. Watercourse Crossing

		Rating
a. Yes	[ ]	*
b. No	[x]	0

* If yes the project is initially rated a high priority.

C. Distance of Denuded Area to Downstream Adjacent Property

		Rating
a. < 50 -feet	[x]	5
b. 50 to 150-feet	[ ]	3
c. > 150-feet	[ ]	0

D. Distance of Any Portion of the Denuded Area to Natural Watercourse

		Rating
a. < 50 -feet	[x]	5
b. 50 to 150-feet	[ ]	3
c. > 150-feet	[ ]	0

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

		Rating
a. < 50 -feet	[ ]	0
b. 50 to 150-feet	[ ]	-3
c. > 150-feet	[x]	-5

* Vegetation in Resource Protection Area are not to be included as vegetative buffers for this application.

F. Distance Between the site Outfall and any Downstream, Wet Pond Wetland, Parkland or other Land Deemed Environmentally Sensitive by the Director

		Rating
a. < 2,500 feet	[x]	5
b. 2,500 to 5,000-feet	[ ]	3
c. > 5,000-feet	[ ]	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
* Are there any slopes of 7 to 15%, greater than or equal to 150-feet in length, or
* Are there any slopes greater than 15% and greater than or equal to 75-feet in length

		Rating
If Yes to any of the above	[ ]	5
Not applicable if critical slope is > 50-feet from adjacent property	[X]	0

H. Soil Erodibility (Based on k Factor)

		Rating
a. High (= or > 0.37)	[ ]	5
b. Medium (0.24 to 0.36)	[x]	3
c. Low (< 0.24)	[ ]	1

TOTAL/OVERALL RATING 16

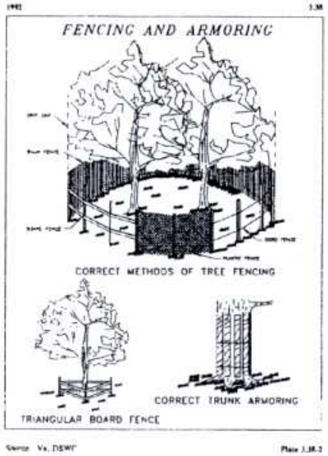
OVERALL RATING	PRIORITY (Mark with an "X")
If > 22	High ____
If > 14 and < or = to 22	Medium X
If < or = to 14	Low ____

PROJECT PRIORITY LEVEL MEDIUM

— Reserve for Fairfax County use —

APPROVED BY ____________ DATE ________
Plan Reviewer

1992 3.38



Source: Va. DSWC Plate 3.38-2

GENERAL LAND CONSERVATION NOTES

1. NO DISTURBED AREA, WHICH IS NOT ACTIVELY BEING WORKED, SHALL REMAIN DENUDED FOR MORE THAN 7 CALENDAR DAYS UNLESS OTHERWISE AUTHORIZED BY THE DIRECTOR.

2. ALL E&S CONTROL MEASURES APPROVED WITH THE PHASE I E&S CONTROL PLAN SHALL BE PLACED AS THE FIRST STEP IN GRADING.

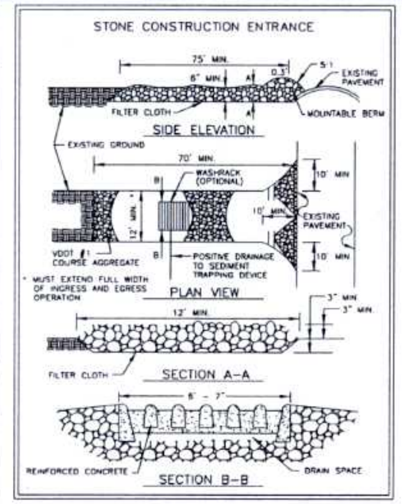
3. ELECTRIC POWER, TELEPHONE AND GAS SUPPLY TRENCHES SHALL BE COMPACTED, SEEDED AND MULCHED WITHIN 7 DAYS AFTER BACKFILL.

4. ALL SOIL STOCKPILES, IF ANY, SHALL BE SEEDED AND MULCHED WITHIN 7 DAYS AFTER GRADING.

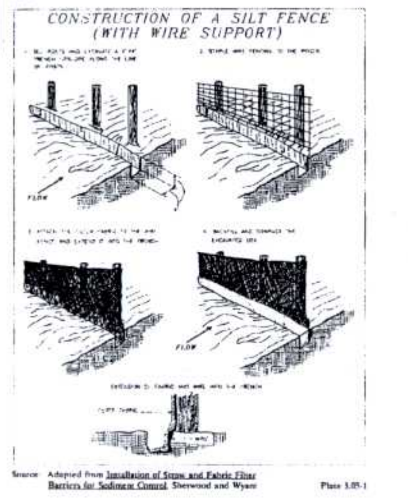
5. DURING CONSTRUCTION, ALL STORM SEWER INLETS SHALL BE PROTECTED BY SEDIMENT TRAPS, MAINTAINED AND MODIFIED DURING CONSTRUCTION PROGRESS AS REQUIRED.

6. ANY DISTURBED AREA NOT COVERED BY PFM ARTICLE 11-0406.1 AND NOT PAVED, SODDED OR BUILT UPON BY NOVEMBER 1, OR DISTURBED AFTER THE DATE, SHALL BE MULCHED IMMEDIATELY WITH HAY OR STRAW MULCH AT THE RATE OF 2 TONS/ACRE (4,483 KG/HA) AND OVER-SEEDED BY APRIL 15.

7. 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.



1992 3.05



Source: Adapted from Installation of Straw and Fabric Filter Barriers for Sediment Control, Sherwood and Wyant Plate 3.05-1

SDE, INC.
ENGINEERS . PLANNERS . ARCHITECTS . LANDSCAPE ARCHITECTS . SURVEYORS
7777 LEESBURG PIKE, SUITE 305N
FALLS CHURCH, VA 22043 PH: (703) 556-0800

3404 HOCKETT STREET
LOT 58A, MASON RD
MAGISTERIAL DISTRICT: MASON FAIRFAX COUNTY

E&S CONTROL NOTES AND DETAILS

DESIGNED BY: SDE, INC.
DRAWN BY: B.H.
CHECKED BY: HAMID T., PE
SCALE: N/A
DATE: 12/03/2010
PROJECT/FILE #
SHEET NUMBER
5 OF 7

A GLOSSARY OF TERMS FREQUENTLY USED IN STAFF REPORTS WILL BE FOUND AT THE BACK OF THIS REPORT

DESCRIPTION OF THE APPLICATION

Proposal:

The applicant, Gossom Family Limited Partnership I, RLLLP, is requesting a Category 6 Special Exception to allow a single-family detached residential dwelling to be located within the 100 year floodplain for Holmes Run Stream. The subject property is located entirely within the Resource Protection Area (RPA) for the Holmes Run stream and includes 21,784 square feet zoned to the R-4 District. The applicant has requested for an RPA Encroachment Exception for the residential dwelling.

The existing single-family detached residential dwelling was constructed on the subject property in 1957, which predates the Chesapeake Bay Preservation Ordinance, and recently expanded without the proper building permits. The applicant seeks approval of the special exception to bring the dwelling into compliance with current code standards. Two options are proposed. Option 1 proposes to demolish the existing house including the garage, patio, stone walkways, and a portion of the U-shaped driveway and construct a new 2-story, 2,207 square foot house. Option 2 would raise the existing 2-story, 2,049 square foot house at least 18 inches above the floodplain and remove all unapproved driveways, patios, and walkways. In both options, the current overall impervious area on the subject property would decrease by 2,681 square feet.

The proposed development conditions, the Applicant's Affidavit, and the Statement of Justification are contained in Appendices 1, 2 and 3 respectively.

Waivers and Modifications:

No waivers or modifications were requested

LOCATION AND CHARACTER

The subject property is located on Tax Map 60-1((1)) 58A (3404 Hockett Street) and is currently developed with an existing 2-story single-family detached residential dwelling with a large U-shaped driveway, concrete patio and stone walkway that was expanded without permits. The site is located entirely within the Holmes Run Stream floodplain and RPA area which flows south along the western boundary line. The site is vegetated, but contains a high degree of overgrown invasive species. The site is also accessed via a U-shaped driveway from Hockett Street.

SURROUNDING AREA DESCRIPTION			
Direction	**Use**	**Zoning**	**Plan**
North	Vacant Land – Holmes Run Stream Valley Park	R-4	Public Parks
South	Vacant Land - Holmes Run Stream Valley Park	R-3	Public Parks
East	Single-family Detached Residential	R-4	Residential @ 3-4 du/ac
West	Vacant Land	R-3	Public Parks

BACKGROUND

No previous rezoning cases were filed on the site. The existing single-family detached residential dwelling was built and permitted in 1957 and later expanded without permits in 2006.

On April 20, 2006, a notice of violation was issued to the property owner for occupying a property without having obtained the required Residential Use Permit.

On October 27, 2006, a notice of violation was issued to the property owners for occupying a property without having obtained the required Residential Use Permit and for having storage in the front and side yards of the property.

COMPREHENSIVE PLAN PROVISIONS

Plan Location: Area I, Masonville Community Planning Sector
Plan Map: Residential @ 3-4 du/ac
Plan Text: No site specific Plan text

ANALYSIS

Special Exception Plat (SE Plat) (Copy at front of staff report)

Title of SEA Plat: 3404 Hockett Street
Prepared By: SDE, Inc. and Wm. O'Kelly Russell, RLA
Original and Revision Dates: Sheets 1 through 6 prepared by SDE, Inc. and sealed December 2, 2010 and Sheets 7 through 7.3 prepared by O'Kelly Russell, RLA and sealed December 1, 2010.

Plat Description

The SE Plat consists of 11 sheets.

SE Plat: Lot 2 @ The Ellipse at Westfields	
Sheet #	**Description**
Sheet 1 of 11	SE Plat (Option 1), Vicinity Map, FEMA Flood Insurance Map and Certification, Building Height Certification, and Front Elevation and Adequate Drainage Statement
Sheet 1.1 of 11	Existing and unapproved conditions, and justification of the standards and use limitations for special exceptions for construction within a floodplain.
Sheet 2 of 11	General Notes, Front Elevation for Option 2, SWM Calculations, Soils Map, Sheet Index
Sheet 3 of 11	Site Grading Plan
Sheet 4 of 11	Erosion and Sediment Control and Demolition Plan
Sheet 5 of 11	E & S Control Notes and Details
Sheet 6 of 11	Stormwater Management and Outfall Analysis
Sheet 7 of 11	Existing Vegetation Map
Sheet 7.1 of 11	Tree Conservation Plan
Sheet 7.2 of 11	Tree Conservation Notes
Sheet 7.3 of 11	RPA Buffer Planting Plan

Description of Proposal

Layout: Sheet 2 of the SE Plat shows the location of the original house (constructed in 1957) in the center of the triangular-shaped subject property. The house was later expanded in 2006, without permits, adding an attached garage to the north, two brick patios to the east and a large u-shaped driveway to the west. The applicant is proposing two options to bring the dwelling into compliance with current code standards. Option 1 proposes to demolish the existing house including the garage, patio, stone walkways, and a portion of the U-shaped driveway and construct a new 2-story, 2,207 square foot house. Option 2 would raise the existing 2-story, 2,049 square foot house at least 18 inches above the floodplain and remove all unapproved driveways, patios, and walkways. In both options, the current overall impervious area on the subject property would decrease by 2,681 square feet. Notes 2 and 4 of the SE Plat indicate that the lowest floor elevation of the house in either option would be greater than 18 inches above the floodplain elevation and that the house would be provided with adequate flood-proofing as required by Virginia State Code.

Access: Two points of access to the site are currently obtained through a U-shaped driveway off of Hockett Street. The applicant proposes to eliminate one point of access by removing approximately two thirds of the driveway and replacing it with new vegetation/ grass.

Landscaping: The existing vegetation map on Sheet 7 of the SE Plat indicates that the site is vegetated primarily with maintained grassland and scattered red maple, pine, hickory and oak trees. Invasive bamboo is located along the Holmes Run Stream. Since the house has been vacant for some time, the applicant proposes to prune overgrown vegetation and remove invasive species. Sheets 7.1 and 7.2 of the SE Plat include a tree conservation plan highlighting fourteen trees to be preserved and pruned by removing invasive vines and approximately eight trees to be removed due to bad conditions. The County Public Facility Manual requires a minimum of 25% tree canopy on the site; 51.8% would be provided through tree preservation.

Land Use Analysis (Appendix 4)

No issues have been identified. Staff finds that the applicant has made a reasonable effort to meet the current regulatory standards. Final determination of the RPA exception request will be made by the Department of Public Works and Environmental Services (DPWES). See the DPWES Analysis below.

Urban Forestry Analysis (Appendix 5)

Urban Forest Management (UFM) reviewed the application and indicated that all previous comments have been adequately addressed.

Transportation Analysis (Appendix 6)

The Department of Transportation has no issues with this application.

Stormwater Analysis (DPWES) (Appendix 7)

The Department of Public Works and Environmental Services (DPWES) reviewed the application and indicated that the property lies entirely within the 1993 Resource Protection Area (RPA) governed by the Chesapeake Bay Preservation Ordinance (CBPO) and is within the 100-year floodplain of Holmes Run Stream governed by Section 2-905 of the Zoning Ordinance.

Chesapeake Bay Preservation Ordinance (CBPO)

The clearing and grading for the dwelling extends into the 50 seaward feet of the Resource Protection Area. A General Resource Protection Area Encroachment Exception is required under the Chesapeake Bay Preservation Act. The applicant

submitted the required RPA Encroachment request #25172-WRPA-001-2 and also submitted a Water Quality Impact Assessment (WQIA), #5234-WQIA-001-4. Staff finds that the requirements for CBPO (118-6-6(a)-(f)) have been met and recommends approval of the RPA exception and the WQIA. A staff report recommending approval of those two requests is attached to this report (see Appendix 7a). A public hearing for the RPA Encroachment Exception under CBPO 118-6-7 will be held by the Board of Supervisors in conjunction with this zoning action (ZO 2-905 paragraph 11).

100-year Floodplain

The subject property is located entirely within the 100-year floodplain. The Federal Emergency Management Agency considers the entire property to be in Special Flood Hazard Area Zone AE. DPWES Staff recommends several development conditions, which are found in Appendix 1, to ensure that the application meets the requirements of Section 2-905 of the Zoning Ordinance. Further discussion of the special exception requirements for uses in the floodplain is in the Zoning Analysis section below. In general, staff recommends development conditions to ensure that 1) any single-family detached dwelling is at least 18 inches above the floodplain elevation as required; 2) the proposed grading does not alter the base elevation of the special flood hazard area on the property; 3) the US Army Corp of Engineers is notified prior to the approval of a grading plan; and 4) the As-built floor elevations for the dwelling meet the Virginia Uniform Statewide Building Code on a standard Federal Emergency Management Agency Elevation Certificate prior to approval of the framing inspection, among other development conditions in Appendix 1.

Other Comments

The SE Plat indicates that the second story of the existing house was added per an approved grading plan; however, DPWES has no record of that grading plan. The applicant has filed the special exception to bring the existing house into compliance or, as an alternative, remove the existing house and replace it with a new conforming house. As a note, staff has made the applicant aware that the property is located within the dam breach inundation zone for the Fairview Lake Dam and is at risk of flooding in the event of a dam breach.

ZONING ORDINANCE PROVISIONS

Bulk Standards R-4 Zoning		
Standard	**Required**	**Provided**
Lot Size	8,400 sq ft minimum	21,784 sq ft
Lot Width	70 ft minimum	170.79 ft

Bulk Standards R-4 Zoning		
Standard	**Required**	**Provided**
Building Height	35 ft maximum	Option 1: 24.46 ft Option 2: 26.83 ft
Front Yard	30 ft	Option 1: 45.4 ft Option 2: 50.5 ft
Side Yard	10 ft	Option 1: 16.4 ft Option 2: 16.4 ft
Rear Yard	25 ft	Option 1: 45.4 ft Option 2: 50.5 ft
Transitional Screening & Barrier: None required		

As shown in the chart above, the proposal conforms to all of the applicable bulk regulations for the R-4 District.

Other Zoning Ordinance Requirements:

Special Exception Requirements (Appendix 8)
General Special Exception Standards (Sect. 9-006)
Provisions for Uses in a Floodplain (Sect. 9-606)

General Special Exception Standards (Sect. 9-006)

Par. 1 requires that the proposed use be in harmony with the Comprehensive Plan. The subject parcel is designated for residential use at 3-4 dwelling units an acre (du/ac). Staff is of the opinion that this project is in harmony with the intensity recommendations and the Environmental Policies of the Comprehensive Plan subject to the approval of the RPA Encroachment request #25172-WRPA-001-2 and the Water Quality Impact Assessment (WQIA), #5234-WQIA-001-4. DPWES has recommended approval of these requests (see Appendix 7a) and thus staff finds that this standard has been met.

Par. 2 requires that the proposed use be in harmony with the purpose and intent of the applicable zoning district regulations. As shown in the Bulk Standards for R-4 District Chart and with the imposition of the proposed development conditions, the application satisfies all applicable Zoning Ordinance provisions; therefore, this standard has been met.

Par. 3 requires that the proposed use be harmonious with and not adversely affect the use or development of neighboring properties in accordance with applicable zoning district regulations and the adopted Comprehensive Plan. It further states that the location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof. The properties adjacent to the subject

parcel are zoned R-4 with plan designations of residential and Public Park. This proposal establishes two options to provide a single residence on the property that is compatible with the uses of the surrounding properties. The application has been reviewed by staff to determine that the use in the floodplain will have no adverse impacts on properties either upstream or downstream of the site. In addition, the removal of invasive plants on the property will prevent their spread onto adjacent properties and will protect off-site vegetation from further encroachment. Staff finds that this standard has been met.

Par. 4 states that the proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood. Staff anticipates normal traffic associated with a single-family detached dwelling and finds that the proposal will pose no conflicts to the existing neighborhood traffic.

Par. 5 states that, in addition to the standards which may be set forth in this Article for a particular category or use, the Board may require landscaping and screening in accordance with the provisions of Article 13. A landscape plan will be required by the proposed development conditions and invasive species will be removed from the site.

Par. 6 states that open space should be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located. The R-4 Zoning District does not have an open space requirement; this standard is not applicable.

Par. 7 states that adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11. An approximately 65 foot long driveway would be provided on the site. Therefore, this standard is met.

Par. 8 states that signs shall be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance. This standard is not applicable.

Provisions for Uses in a Floodplain (Sect. 9-606)

The Board may approve a special exception for the establishment of a use in a floodplain in accordance with the provisions of Part 9 of Article 2 of the Zoning Ordinance (2-905).

Staff has determined that the requested application meets the requirements of Part 9 of Article 2 as follows:

Standard 1 states that, except as may be permitted by Par. 6 and 7 of Sect. 903, any new construction, substantial improvements, or other development, including fill,

when combined with all other existing, anticipated and planned development, shall not increase the water surface elevation above the 100-year flood level upstream and downstream, calculated in accordance with the provisions of the Public Facilities Manual. The applicant proposes a maximum of 110 cubic yards of fill to re-grade the driveway in both options. Staff supports the request and has proposed a development condition to limit the amount of fill to a maximum of 110 cubic yards. This condition would also preserve the trees and indigenous vegetation within the limits of clearing and grading on the site during the construction process to the maximum extent feasible, as determined by Urban Forest Management. Imposition of the development condition will satisfy this standard.

Standard 2 states that, except as may be permitted by Par. 8 of Sect. 903, the lowest elevation of the lowest floor of any proposed dwelling shall be eighteen (18) inches or more above the water-surface elevation of the 100-year flood level (which is 10 feet) calculated in accordance with the provisions of the Public Facilities Manual. In both options, the applicant proposes to construct or raise the house at least 18 inches above the floodplain elevation. A development condition has been written to ensure that the lowest floor is 18 inches above the flood elevation.

Standard 3 states that all uses shall be subject to the provisions of Par.1 of Sect. 602, which states that notwithstanding the provisions of Sect. 601, no building shall be erected on any land and no change shall be made in the existing contours of any land, including any change in the course, width or elevation of any natural or other drainage channel, in any manner that will obstruct, interfere with, or change the drainage of such land, taking into account land development that may take place in the vicinity under the provisions of this Ordinance, without providing adequate drainage in connection therewith as determined by the Director in accordance with the provisions of the Public Facilities Manual. A house already exists on the site and the proposal seeks to bring the recent expansions into compliance. A proposed development condition ensures that the proposed grading and construction will not alter the Base Flood Elevation of the subject property. Imposition of the development condition will satisfy this standard.

Standard 4 states that no structure or substantial improvement to any existing structure shall be allowed unless adequate floodproofing, as defined in the Public Facilities Manual is provided. Note 4 on Sheet 1.1 of the SE Plat indicates that the house will be structurally designed to be floodproofed and will be in compliance with all County, State, and Federal requirements. Development Conditions have been imposed to ensure that the applicant follows through prior to approval of the grading plan and framing inspection. This standard is addressed through with the imposition of the development conditions.

Standard 5 states that to the extent possible, stable vegetation shall be protected and maintained in the floodplain. The subject property, which is entirely in the floodplain, contains invasive vegetation. Sheet 7.3 of the SE Plat outlines an invasive plant management plan that includes removal of bamboo clumps by hand

and/or mowers and removal of English Ivy from existing trees by cutting through the vines at the bottom of the trees. Staff has included a development condition which requires the applicant to submit an invasive vegetation removal plan and a replanting plan, subject to DPWES approval. With the implementation of this proposed development condition, this area will be transformed into a healthy environment for the high-quality vegetation to thrive for the residents. Therefore, this standard has been satisfied.

Standard 6 states that there shall be no storage of herbicides, pesticides, or toxic or hazardous substances as set forth in Title 40, Code of Federal Regulations, Parts 116.4 and 261.30 et seq., in a floodplain. A development condition to this effect has been proposed to reinforce the federal requirements; therefore, this standard has been satisfied.

Standard 7 states that for uses other than those enumerated in Par. 2 and 3 of Sect. 903, the applicant shall demonstrate to the satisfaction of the approving authority the extent to which: there are no other feasible options available to achieve the proposed use; the proposal is the least disruptive option to the floodplain; and the proposal meets the environmental goals and objectives of the adopted comprehensive plan for the subject property. With the proposed decrease in impervious area from the existing house, garage and driveway and the proposed tree preservation and invasive plant management plan, staff finds that this standard has been satisfied.

Standard 8 states that nothing herein shall be deemed to prohibit the refurbishing, refinishing, repair, reconstruction or other such improvements of the structure for an existing use provided such improvements are done in conformance with the Virginia Uniform Statewide Building Code and Article 15 of this Ordinance. A proposed development condition ensures that the floor elevations for the house meets the standards of § 3107.12.1 of the Virginia Uniform Statewide Building Code recorded on a standard Federal Emergency Management Agency Elevation Certificate prior to approval of the framing inspection. Imposition of the development condition will satisfy this standard.

Standard 9 states that nothing herein shall be deemed to preclude public uses and public improvements performed by or at the direction of the County. This standard is noted.

Standard 10 states that notwithstanding the minimum yard requirements specified by Sect. 415 above, dwellings and additions thereto proposed for location in a floodplain may be permitted subject to the provisions of this Part and Chapter 118 of The Code. As shown in the Bulk Standards for the R-4 District, the proposal conforms to all of the applicable bulk regulations for the R-4 District. In Appendix 7a, DPWES recommends approval of the RPA Encroachment Exception and the Water Quality Impact Assessment requests associated with the proposal. As such, staff finds this standard has been met.

Standard 11 states that all uses and activities shall be subject to the provisions of the Chesapeake Bay Preservation Ordinance, Chapter 118 of The Code. As stated above, this standard is satisfied with the approval of an RPA Encroachment Exception.

Standard 12 states that when as-built floor elevations are required by federal regulations or the Virginia Uniform Statewide Building Code for any structure, such elevations shall be submitted to the County on a standard Federal Emergency Management Agency (FEMA) Elevation Certificate prior to approval of the final inspection. A development condition has been included requiring a FEMA Floodproofing Certificate to be completed. This standard is addressed.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

Staff concludes that the subject application is in harmony with the Comprehensive Plan and in conformance with the applicable Zoning Ordinance provisions.

Recommendation

Staff recommends approval of SEA 2009-MA-026, subject to the proposed development conditions in Appendix 1.

Staff recommends approval of RPA Encroachment Exception #25172-WRPA-001-2, subject to the development conditions contained in Attachment A of Appendix 1.

It should be noted that it is not the intent of staff to recommend that the Board, in imposing any development conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

The approval of this special exception does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Supervisors.

APPENDICES

1. Proposed Development Conditions (with Attachment A - RPA Encroachment Exception Conditions)
2. Affidavit
3. Statement of Justification
4. Land Use/ Environmental Analysis and Comprehensive Plan Citations
5. Urban Forest Management Analysis
6. Transportation Analysis
7. Stormwater Analysis (DPWES)

7a. RPA Encroachment Exception Staff Report

8. Applicable Zoning Ordinance Provisions
9. Glossary of Terms

APPENDIX 1

PROPOSED DEVELOPMENT CONDITIONS

SE 2009-MA-026

December 29, 2010

If it is the intent of the Board of Supervisors to approve SE 2009-MV-026 located at 3404 Hockett Street [Tax Map 60-1 ((1)) 58A] to allow uses in a floodplain pursuant to Sect. 2-904 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions.

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.

2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the Special Exception Plat approved with the application, as qualified by these development conditions.

3. Any plan submitted pursuant to this Special Exception shall be in substantial conformance with the approved Special Exception Plat titled Special Exception Plat, 3404 Hockett Street, Lot 58A Mason Road with Sheets 1 through 6 prepared by SDE, Inc. and sealed December 2, 2010 and Sheets 7 through 7.3 prepared by O'Kelly Russell, RLA and sealed December 1, 2010, and these conditions.

4. A hold-harmless agreement shall be executed with the County for any adverse effects that may arise as a result of the location of the house and appurtenant structures within a floodplain area.

5. The limits of clearing and grading, as shown on the SE Plat shall be strictly observed and enforced. Any encroachment into or disturbance of the RPA not shown on the Plat shall be considered a violation of the CBPO and is subject to penalties of Article 9 of the CBPO, as determined by Department of Public Works and Environmental Services (DPWES).

6. The lowest part of the lowest floor (i.e., the bottom of the floor joists) of any single-family attached dwelling must be at least 18 inches above the flood elevation. The Federal Emergency Management Agency (FEMA) has published the flood elevation for this reach of Holmes Run as 255 feet above sea level; the bottom of the floor joists must be at an elevation of at least 256.5 feet (NGVD'29). No basement shall be permitted. The floor elevation of any crawl space must be no lower than the lowest adjacent exterior grade.

7. The amount of fill permitted shall not exceed a maximum of 110 cubic yards. Trees and indigenous vegetation within the limits of clearing and grading shall be preserved on the site during the construction process to the maximum extent feasible as determined by Urban Forest Management (UFM), DPWES.

8. The proposed grading shall not alter the Base Flood Elevation of the Special Flood Hazard Area on this property.

9. If deemed necessary by DPWES, a geotechnical report shall be submitted to DPWES for foundation design and earthwork engineering; plans shall be implemented as required by DPWES.

10. The U.S. Army Corps of Engineers shall be notified by the applicant prior to the approval of a grading plan to ensure compliance with § 404 of the Clean Water Act. Any required wetlands permit shall be obtained by the applicant prior to commencement of land disturbing activity.

11. As-built floor elevations for the dwelling shall be submitted in accordance with § 3107.12.1 of the Virginia Uniform Statewide Building Code on a standard Federal Emergency Management Agency Elevation Certificate prior to approval of the framing inspection.

12. All construction shall be in conformance with the requirements for Flood-Resistant Construction of the most recent edition of the Virginia Uniform Statewide Building Code. A statement certifying all floodproofing proposed, and indicating its compliance with all County, State, and Federal requirements shall be provided with the Building Permit application. This certification shall be signed, sealed, and indicate the address of the certifying professional and it shall cover all structural, electrical, mechanical, plumbing, water and sanitary facilities connected with the use.

13. Erosion and sediment control measures shall be installed at all stages of construction. Super-silt fence shall be required along the limits of any clearing and/or grading within the RPA, and shall remain in place, and be properly maintained, for the duration of the land disturbing activity within the RPA until such time that the disturbed area is completely stabilized as determined by the Environmental and Facilities Inspection Division site inspector. No more land shall be disturbed within the RPA than is necessary for the proposed construction.

14. Stormwater drainage shall be directed to ditches through the use of pipes, swales, or other devices, as determined by DPWES. Any fill area shall be stabilized, graded, or have drains installed such that normal rainfall will not flow over unprotected fill area onto adjacent properties.

15. Disclosure of potential flood hazards due to the location of the site within the 100-year floodplain shall be made in writing to any potential home buyers prior to entering into a contract of sale.

16. All building supplies and construction equipment shall be located and stored only within the area designated as disturbed area on the SE Plat.

17. The dwelling shall be limited to a maximum height of 35 feet as defined by the Zoning Ordinance.

18. To the extent possible, stable vegetation outside of the limits of clearing and grading shall be protected and maintained as determined by DPWES.

19. There shall be no storage of herbicides, pesticides, or toxic or hazardous substances as set forth in Title 40, Code of Federal Regulations, Parts 116.4 and 261.30 et seq., within the floodplain.

20. All mechanical, electrical, and utility equipment shall be at or above the flood level.

21. No infill grading plan or any other plans or permits shall be approved unless a waiver for loss of buildable area per CBPO §118-6-7 to encroach into the RPA and a Water Quality Impact Assessment (WQIA) is approved in conjunction with this SE.

22. Architecture shall be in substantial conformance with that shown on the SE Plat.

23. A tree conservation plan meeting the requirements of Tree Conservation Ordinance shall be submitted as part of the infill grading plan submission for review and approval by the UFM, DPWES. The tree conservation plan shall also include areas of clearing and grading not shown on the SE Plat resulting from engineering requirements, such as off-site clearing and grading for utilities and stormwater outfall.

24. Landscaping and Invasive Vegetation Removal Plans shall be provided in substantial conformance with that depicted on the SE Plat and submitted for review and approval by UFM, DPWES; however, wherever feasible, as determined by Urban Forestry Division, DPWES, new plantings shall consist of native and other desirable species. Species and number of plantings shall be subject to the approval of the UFM.

25. Activity on the property shall be in conformance with the Development Conditions associated with the RPA Encroachment Exception # 25172-WRPA-001-2, as outlined in Attachment A.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Residential Use Permit through established procedures, and this Special Exception shall not be valid until this has been accomplished.

Pursuant to Sect. 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established or construction has commenced and been diligently prosecuted as evidenced by the issuance of a residential use permit. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

Attachment A

PROPOSED EXCEPTION CONDITIONS

#25172-WRPA-001-2 and #25172-WQ-001-4

December 15, 2010

If it is the intent of the Board of Supervisors to approve RPA Encroachment Exception #25172-WRPA-001-2 and WQIA #25172-WQ-001-4, for the property located at 3404 Hockett Street, Lot 58A, Mason Road, Tax Map #61-1-01-0058A, to allow encroachment in the Resource Protection Area (RPA) in accordance with Section 118-6-7 of the Chesapeake Bay Preservation Ordinance (CBPO), staff recommends the Board condition the approval by requiring conformance with the following conditions:

1. This RPA Exception is granted for, runs with the land indicated in this application, and is not transferable to other land.

2. This RPA Exception is granted only for the purposes, structures, or uses indicated on the Special Exception Plat approved with this application, as qualified by these exception conditions.

3. Any plan submitted pursuant to this RPA Exception shall be in substantial conformance with the Special Exception Plat titled *3404 Hockett Street, Lot 58A, Mason Rd* prepared by SDE, Inc., dated December 3, 2010, and these conditions. Should Option 2 be pursued, any plans submitted shall be in substantial conformance with the drawing on Sheet 2 of the plan set accompanying the Special Exception Plat.

4. A vegetated buffer equal to the area of encroachment into the RPA buffer shall be planted to the density of CBPO 118-3-3(f) as depicted on Sheet 7.3 of the plan set accompanying the Special Exception Plat. The vegetated buffer shall be a minimum of 8,220 square feet (0.189 acres). The vegetation shall be randomly placed within the vegetated buffer to achieve a relatively even spacing throughout. Ten existing overstory trees shall be used to meet the density requirements. Groundcovers shall be provided throughout the buffer. Any modifications to the size, species, density, or locations of the trees and shrubs shall be subject to approval of the Director of the Department of Public Works and Environmental Services.

5. The vegetated buffer shall be encumbered with deed restrictions requiring the buffer area to remain perpetually undisturbed.

6. The removal of invasive species on the property shall be in accordance with the CBPO 118-3-3(d) as determined by the Urban Forestry Division, Department of Public Works and Environmental Services.

7. An erosion and sediment control plan that includes, but is not limited to, a super-silt fence placed at the limits of clearing and grading. The super-silt fence shall remain in place and be properly maintained for the duration of the land disturbing activity until such time that the disturbed areas are revegetated and completely stabilized as determined by the Environmental and Facilities Inspection Division, Department of Public Works and Environmental Services.

8. All necessary permits shall be received from those governmental agencies from which approval is required by Federal and/or State law.

9. This RPA Exception shall automatically expire without notice 24 months after the date of approval by the Board of Supervisors unless the necessary plans and permits have been approved and construction of the improvements as depicted on the Plat have commenced and are being diligently pursued, as determined by the Director of the Department of Public Works and Environmental Services.

This approval, contingent on the above noted conditions, does not relieve the applicant from compliance with the provisions of any other applicable federal, state, or county ordinances, regulations, or adopted standards. The applicant shall be responsible for obtaining the approval of any required plans and permits through established procedures.

SPECIAL EXCEPTION AFFIDAVIT

DATE: 8/24/10
(enter date affidavit is notarized)

I, Robert T. Wilkins, do hereby state that I am an
(enter name of applicant or authorized agent)

(check one) [ ] applicant
[✓] applicant's authorized agent listed in Par. 1(a) below 101019a

in Application No.(s): SE 2009-MA-026
(enter County-assigned application number(s), e.g. SE 88-V-001)

and that, to the best of my knowledge and belief, the following information is true:

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS,** and **LESSEES** of the land described in the application,* and, if any of the foregoing is a **TRUSTEE,**** each **BENEFICIARY** of such trust, and all **ATTORNEYS** and **REAL ESTATE BROKERS,** and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(**NOTE:** All relationships to the application listed above in **BOLD** print are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
Gossom Family Limited Partnership I, RLLLP	4106 Cottage Lane Annandale, VA 22003	Applicant / Title owner
Robert T. Wilkins General Partner & owner	4106 Cottage Lane Annandale, VA 22003	Agent
Suburban Development Engineering, INC	7777 Leesburg Pike Suite 305N Fallschurch, VA 22043	Agent
Hamid Tehrani	7777 Leesburg Pike Suite 305N Falls Church, VA 22043	Agent

(check if applicable) [ ] There are more relationships to be listed and Par. 1(a) is continued on a "Special Exception Attachment to Par. 1(a)" form.

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

SPECIAL EXCEPTION AFFIDAVIT

DATE: 8/24/10
(enter date affidavit is notarized)

107019a

for Application No. (s): SE-2009-MA-026
(enter County-assigned application number(s))

1(b). The following constitutes a listing*** of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders:

(**NOTE**: Include **SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES,** and **REAL ESTATE INVESTMENT TRUSTS** herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name and number, street, city, state, and zip code) Suburban Development Engineering, INC.
7777 Leesburg Pike
Suite 305N
Falls Church, VA 22043

DESCRIPTION OF CORPORATION: (check one statement)

[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF SHAREHOLDERS: (enter first name, middle initial and last name)

Hamid M. Tehrani
Rana B. Achedzai
Farid Ramjee
Zubair Ramjee

(check if applicable) [ ] There is more corporation information and Par. 1(b) is continued on a "Special Exception Affidavit Attachment 1(b)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. ***In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.*** Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

SPECIAL EXCEPTION AFFIDAVIT

DATE: 8/24/10
(enter date affidavit is notarized)

107019a

for Application No. (s): SE-2009-MA-026
(enter County-assigned application number(s))

1(c). The following constitutes a listing*** of all of the **PARTNERS,** both **GENERAL** and **LIMITED**, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, and number, street, city, state, and zip code)
Gossom Family Limited Partnership I, RLLLP
4106 Cottage Lane, Annandale, VA 22003

(check if applicable) [✓] The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. **General Partner, Limited Partner, or General and Limited Partner**)

Robert T. Wilkins General Partner 50% ownership
Cindy A. Wilkins General Partner 50% ownership

(check if applicable) [ ] There is more partnership information and Par. 1(c) is continued on a "Special Exception Affidavit Attachment to Par. 1(c)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. ***In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.*** Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

SPECIAL EXCEPTION AFFIDAVIT

DATE: 8/24/10
(enter date affidavit is notarized)

107019a

for Application No. (s): SE-2009-MA-026
(enter County-assigned application number(s))

1(d). One of the following boxes **must** be checked:

[ ] In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER,** or **LESSEE*** of the land:

[✓] Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER,** or **LESSEE*** of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (**NOTE**: If answer is none, enter "**NONE**" on the line below.)

None

(check if applicable) [ ] There are more interests to be listed and Par. 2 is continued on a "Special Exception Attachment to Par. 2" form.

Application No.(s): SE-2009-MA-026
(county-assigned application number(s), to be entered by County Staff)

SPECIAL EXCEPTION AFFIDAVIT

DATE: 8/24/10
(enter date affidavit is notarized)

107019a

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than $100, singularly or in the aggregate, with any of those listed in Par. 1 above.
EXCEPT AS FOLLOWS: (**NOTE**: If answer is none, enter "**NONE**" on line below.)

None

NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) [ ] There are more disclosures to be listed and Par. 3 is continued on a "Special Exception Attachment to Par. 3" form.

4. **That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.**

WITNESS the following signature: Robert T Wilkins

(check one) [ ] Applicant [✓] Applicant's Authorized Agent

Robert T. Wilkins, General Partner
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 24 day of August 2010, in the State/Comm. of Virginia, County/City of Fairfax.

Notary Public

My commission expires: 2/28/2011

ALBERTO HERNANDEZ
Notary Public
Commonwealth of Virginia
My Commission Expires Feb 28, 2011

SPECIAL EXCEPTION STATEMENT OF JUSTIFICATION

RECEIVED
Department of Planning & Zoning
AUG 02 2010
Zoning Evaluation Division

A. Type of Operation:
Existing Single family home

B. Hours of Operation:
Not applicable

C. Estimated Number Of Clients:
Not applicable

D. Proposed Number of Employees:
Not Applicable

E. Estimated Traffic Impact:
Not Applicable

F. Vicinity or General Area to be served:
Not Applicable

G. Description of Building:
Existing 2 story brick and wood frame single family home. The existing building, existing concrete patio, stone patio, part of the existing drive way , and the existing stone walkway will be removed. A new 2 story brick and wood frame will be constructed on the existing foundation. The new building first floor elevation will be 2 feet above the flood plain elevation.

H. All hazardous or Toxic substance used:
There will be no hazardous or toxic substance use at the premise.

I. A second story has been added to the existing one story building located at 3404 Hockett Street per approved grading plan by the County. The owner has relocated the existing detached garage from the back of the house and connected to the building, extended the second story over the garage at the location of the existing drive way, constructed a new brick patio at the rear of the house and added a looped drive way that were not indicated on the permit set. There has been no cut and fill material quantity required for the construction of the above described addition. The existing building, existing concrete patio, stone patio, part of the existing drive way , and the existing stone walkway will be removed. A new 2 story brick and wood frame will be constructed on the existing foundation. The new building first floor elevation will be 2 feet above the flood plain elevation.

There is no existing or anticipated problems of flooding or erosion have been noted in the area of the application and upstream and downstream from the application property. There are no Federal or state permits are

County of Fairfax, Virginia

MEMORANDUM

DATE: November 19, 2010

TO: Regina Coyle, Director
Zoning Evaluation Division, DPZ

FROM: Pamela G. Nee, Chief PGN
Environment and Development Review Branch, DPZ

SUBJECT: **ENVIRONMENTAL ASSESSMENT** for: **SE 2009-MA-026**
Hocket Street

This memorandum, prepared by John R. Bell, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the above referenced special exception plat as revised through October 20, 2010. Possible solutions to remedy identified environmental impacts are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

COMPREHENSIVE PLAN CITATIONS:

The Comprehensive Plan is the basis for the evaluation of this application. The assessment of the proposal for conformity with the environmental recommendations of the Comprehensive Plan is guided by the following citations from the Plan:

In the Fairfax County Comprehensive Plan, Policy Plan, 2007 Edition, Environment section as amended through July 27, 2010, on page 7 through 16, the Plan states:

"Objective 2: **Prevent and reduce pollution of surface and groundwater resources. Protect and restore the ecological integrity of streams in Fairfax County. . . .**

Policy d. Preserve the integrity and the scenic and recreational value of stream valley EQCs when locating and designing storm water detention and BMP facilities. . . .

In order to protect the Chesapeake Bay and other waters of Virginia from degradation resulting from runoff pollution, the Commonwealth has enacted regulations requiring localities within Tidewater Virginia (including Fairfax County) to designate "Chesapeake Bay Preservation Areas". Within which land uses are either restricted or water quality measures must be provided. Fairfax County has adopted a Chesapeake Bay Preservation Ordinance pursuant to these regulations.

The more restrictive type of Chesapeake Bay Preservation Area is known as the "Resource Protection Area (RPA)." With a few exceptions (e.g. water wells, recreation, infrastructure improvements, "water dependent" activities, and redevelopment), new development is prohibited in these areas. In Fairfax County, RPAs include the following features:

- water bodies with perennial flow;
- tidal wetlands;
- tidal shores;
- nontidal wetlands contiguous with and connected by surface flow to tidal wetlands or water bodies with perennial flow;
- a buffer area not less than 100 feet in width around the above features; and
- as part of the buffer area, any land within a major floodplain.

The other, less sensitive category of land in the Preservation Areas is called the "Resource Management Area (RMA)." Development is permitted in RMAs as long as it meets water quality goals and performance criteria for these areas. These goals and criteria include stormwater management standards, maintenance requirements and reserve capacity for on-site sewage disposal facilities, erosion and sediment control requirements, demonstration of attainment of wetlands permits, and conservation plans for agricultural activities. In Fairfax County, RMAs include any area that is not designated as an RPA. . . .

Objective 3: **Protect the Potomac Estuary and the Chesapeake Bay from the avoidable impacts of land use activities in Fairfax County.**

Policy a. Ensure that new development and redevelopment complies with the County's Chesapeake Bay Preservation Ordinance. . . .

Objective 9: **Identify, protect and enhance an integrated network of ecologically valuable land and surface waters for present and future residents of Fairfax County.**

Policy a: Identify, protect and restore an Environmental Quality Corridor system (EQC). . . . Lands may be included within the EQC system if they can achieve any of the following purposes:

- Habitat Quality: The land has a desirable or scarce habitat type, or one could be readily restored, or the land hosts a species of special interest. This may include: habitat for species that have been identified by state or federal agencies as being rare, threatened or endangered; rare vegetative communities; unfragmented vegetated areas that are large enough to support interior forest dwelling species; and aquatic and wetland breeding habitats (i.e., seeps, vernal pools) that are connected to and in close proximity to other EQC areas.

- Connectivity: This segment of open space could become a part of a corridor to facilitate the movement of wildlife and/or conserve biodiversity. This may include natural corridors that are wide enough to facilitate wildlife movement and/or the transfer of genetic material between core habitat areas.

- Hydrology/Stream Buffering/Stream Protection: The land provides, or could provide, protection to one or more streams through: the provision of shade; vegetative stabilization of stream banks; moderation of sheet flow stormwater runoff velocities and volumes; trapping of pollutants from stormwater runoff and/or flood waters; flood control through temporary storage of flood waters and dissipation of stream energy; separation of potential pollution sources from streams; accommodation of stream channel evolution/migration; and protection of steeply sloping areas near streams from denudation.

- Pollution Reduction Capabilities: Preservation of this land would result in significant pollutant reductions. Water pollution, for example, may be reduced through: trapping of nutrients, sediment and/or other pollutants from runoff from adjacent areas; trapping of nutrients, sediment and/or other pollutants from flood waters; protection of highly erodible soils and/or steeply sloping areas from denudation; and/or separation of potential pollution sources from streams.

The core of the EQC system will be the County's stream valleys. Additions to the stream valleys should be selected to augment the habitats and buffers provided by the stream valleys, and to add representative elements of the landscapes that are not represented within stream valleys. The stream valley component of the EQC system shall include the following elements . . . .

- All 100 year flood plains as defined by the Zoning Ordinance;

- All areas of 15% or greater slopes adjacent to the flood plain, or if no flood plain is present, 15% or greater slopes that begin within 50 feet of the stream channel;

- All wetlands connected to the stream valleys; and

- All the land within a corridor defined by a boundary line which is 50 feet plus 4 additional feet for each % slope measured perpendicular to the stream bank. The % slope used in the calculation will be the average slope measured within 110 feet of a stream channel or, if a flood plain is present, between the flood plain boundary and a point fifty feet up slope from the flood plain. This measurement should be taken at fifty foot intervals beginning at the downstream boundary of any stream valley on or adjacent to a property under evaluation. . . ."

ENVIRONMENTAL ANALYSIS:

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed land use. Solutions are suggested to remedy the concerns that have been identified by staff. There may be other acceptable solutions.

Resource Protection Area (RPA)/Environmental Quality Corridor (EQC)

Issue:

The subject area includes a portion of Holmes Run stream valley. The entire property is located with the RPA for the stream. The original dwelling, which predates the Chesapeake Bay Preservation Ordinance, was modified without the benefit of proper permits in recent years. This application is an attempt to bring the dwelling into compliance with current code standards. Staff feels that the primary issues relate to compliance with the standards of the floodplain ordinance and Chesapeake Bay Preservation Ordinance. The Department of Public Works and Environmental Services (DPWES) has primary responsibility for oversight of these ordinances. The applicant has made a number of modifications to the original plans in an effort to comply with current standards and bring the dwelling into compliance with the current codes.

Resolution:

Staff feels that the applicant has made a reasonable effort to meet current regulatory standards. However, there may be some minor issues which are still outstanding. Staff feels that these

issues all fall within the oversight of DPWES. Any final determination for approval or denial of the proposed dwelling should be based upon this completed compliance. Any final determination regarding the approval of the proposed dwelling should be consistent with the recommendations from staff within DPWES.

PGN:JRB

County of Fairfax, Virginia

MEMORANDUM

December 7, 2010

TO: Mr. William J. O'Donnell Jr. AICP, Planner II
Department of Planning and Zoning, ZED

FROM: Ineke Dickman, Urban Forester II
Forest Conservation Branch, DPWES

SUBJECT: 3404 Hockett Street, SE 2009-MA-026

I have reviewed the newest submission of the above referenced SE plat, received by the Urban Forest Management Division on December 3, 2010 which includes revisions dated December 1, 2010. It appears that all UFMD's previous comments have been adequately addressed and UFMD has no further comments.

Please let me know if you have any questions.

AID/
UFMID #: 148400

cc: RA File
DPZ File

Department of Public Works and Environmental Services
Land Development Services, Urban Forest Management Division
12055 Government Center Parkway, Suite 518
Fairfax, Virginia 22035-5503
Phone 703-324-1770, TTY: 703-324-1877, Fax: 703-803-7769
www.fairfaxcounty.gov/dpwes

County of Fairfax, Virginia

MEMORANDUM

October 28, 2010

TO: Mr. William J. O'Donnell Jr. AICP, Planner II
Department of Planning and Zoning, ZED

FROM: Ineke Dickman, Urban Forester II
Forest Conservation Branch, DPWES

SUBJECT: 3404 Hockett Street, SE 2009-MA-026

The following comments are based on a review of the above referenced SE, stamped as received by the Department of Planning and Zoning, October 21, 2010. Site visits were performed during review of a previous submission.

1. **Comment:** Preliminary tree cover and tree preservation target calculations have been provided. However, the 15,500 sf of existing vegetation to be preserved is unclear. It appears as if credit has been taken for canopy overhanging adjacent property and that double credit is taken for trees whose canopies overlap. A rough calculation of existing vegetation to be preserved added up to approximately 6,800 sf.

   Recommendation: Tree cover credit should not be taken for canopy that overhangs adjacent properties, nor should canopies for trees that overlap each other be counted double. Clearly label and shade the existing vegetation to be preserved and adjust the tree preservation target and 10-year tree cover calculations.

2. **Comment:** The preliminary tree canopy cover calculations on sheet 7.3 of 7 indicate a total tree preservation area of 19,375. A 1.25 multiplier has been used for the preserved trees. All trees are located within the RPA and per PFM 12-0509.3C(1) trees located within the floodplain and RPA do not receive a 1.25 multiplier.

   Recommendation: The tree cover calculations should be updated so that the 1.25 multiplier is removed from the trees that are preserved.

3. **Comment:** The tree preservation notes 3, 16 and 18 refer to zoning proffers. UFMD is not aware of any zoning proffers associated with this site.

   Recommendation: The tree preservation notes should be updated to remove the reference to zoning proffers.

4. **Comment:** Although preliminary tree cover calculations have been provided they are not in conformance with the PFM 12-0510 and Table 12.12.

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Land Development Services, Urban Forest Management Division
12055 Government Center Parkway, Suite 518
Fairfax, Virginia 22035-5503
Phone 703-324-1770, TTY: 703-324-1877, Fax: 703-803-7769
www.fairfaxcounty.gov/dpwes

Recommendation: UFMD recommends including a development condition that requires full compliance with all Tree Conservation Ordinance and Article 13 requirements.

Please let me know if you have any questions.

AID/
UFMID #: 148400

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, TTY: 703-324-1877, Fax: 703-324-8359
www.fairfaxcounty.gov/dpwes

County of Fairfax, Virginia

MEMORANDUM

DATE: September 29, 2010

TO: Regina Coyle
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Angela Kadar Rodeheaver
Site Analysis Section
Department of Transportation

FILE: 3-5 (SE 2009-MA-026)

SUBJECT: Transportation Impact

REFERENCE: SE 2009-MA-026 Peter Zheng
Traffic Zone: 1435
Land Identification Map: 60-1 ((1)) 58A

Transmitted herewith are the comments from the Department of Transportation with respect to the referenced application. These comments are based on plats made available to this office dated July 30, 2010. The applicant proposes a use in a flood plain. The owner had added some features that were not indicated on the permit plan and which have been removed.

This department has not transportation issues with this application.

AKR/LAH/lah

Fairfax County Department of Transportation
4050 Legato Road, Suite 400
Fairfax, VA 22033-2895
Phone: (703) 877-5600 TTY: 711
Fax: (703) 877 5723
www.fairfaxcounty.gov/fcdot

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COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION
14685 Avion Parkway
Chantilly, VA 20151
(703) 383-VDOT (8368)

January 25, 2010

Ms. Regina Coyle
Director of Zoning Evaluation
Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5511

Re: SE 2009-MA-026, 3404 Hocket Street
Tax Map No.: 060-1 /01/ /0058A

Dear Ms. Coyle,

This office has reviewed the special exception plat relative to special exception application 2009-MA-026 and offers the following comments.

The application has been filed for uses in a floodplain.

There will be no impact to peak hour traffic therefore this office has no additional comments.

Sincerely,

Noreen H. Maloney
Transportation Engineer

cc: Ms. A. Rodeheaver

County of Fairfax, Virginia

MEMORANDUM

DATE: December 9, 2010

TO: William O'Donnell, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Beth Forbes, Stormwater Engineer
Environmental and Site Review Division
Department of Public Works and Environmental Services

SUBJECT: Special Exception Application #SE 2009-MA-026, Wilkins Property, Special Exception Plat dated December 3, 2010, LDS Project #25172-ZONA-001-4, Tax Map #60-1-01-0058A, Mason District

We have reviewed the subject application and offer the following general and stormwater management comments.

Chesapeake Bay Preservation Ordinance (CBPO)
This property lies entirely within the 1993 Resource Protection Area (RPA). The clearing and grading for the dwelling extends into the 50 seaward feet of the Resource Protection Area so any encroachment exception request cannot be handled administratively under CBPO 118-5-4. A public hearing for an RPA Encroachment Exception under CBPO 118-6-7, an Exception for Loss of Buildable Area, must be held by the Board of Supervisors in conjunction with this zoning action (ZO 2-905 paragraph 11).

An application for an Encroachment Exception, #25172-WRPA-001-2, has been received. A revised Water Quality Impact Assessment (WQIA), #25172-WQ-001-4, accompanied the application (CBPO 118-6-5(b)). Staff feels the findings required by the CBPO (§118-6-6(a)-(f)) have been met and will recommend approval of the exception and WQIA. A staff report with suggested development conditions will be provided.

The impervious area of the post-development condition is less than 18% of the total site area for either development option, therefore, water quality controls are not required (PFM 6-0401.2A).

Floodplain
The entire property is within the 100-year floodplain of Holmes Run. The Federal Emergency Management Agency considers the entire property to be in Special Flood Hazard Area Zone AE. The use limitations in ZO 2-905 will be required. From a review of the submitted Plat, it

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 • TTY: 711 • FAX: 703-324-8359

seems as if the proposed use will be able to meet the limitations. If it is the intent of the Board of Supervisors to approve this application, it is suggested development conditions be made a part of the approval to guarantee compliance with the standards. A set of recommended conditions will be provided.

Downstream Drainage Complaints
There are no downstream drainage complaints on file.

Stormwater Detention and Outfall
Stormwater detention will be required only if the outfall is demonstrated to be inadequate. An adequate outfall statement has been provided.

General Comments
The application states that the second story was added to the dwelling "per approved grading plan." DPWES has no record of a infill grading plan submitted or approved for this property.

The Tax Map Number on Sheet 2 is missing a digit.

For information only: This property is within the dam breach inundation zone for the Fairview Lake Dam and is at risk of flooding in the event of dam breach.

Please contact me at 703-324-1720 if you require additional information.

BF/

cc: Craig Carinci, Director, Stormwater Planning Division
Jeremiah Stonefield, Chief, Stormwater & Geotechnical Section, ESRD, DPWES
Zoning Application File

FAIRFAX COUNTY
V I R G I N I A

APPLICATION FILED: August 3, 2010
PLANNING BOARD: January 13, 2011

APPENDIX 7a

December 15, 2010

DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES

ENVIRONMENTAL AND SITE REVIEW DIVISION

STAFF REPORT

RESOURCE PROTECTION AREA (RPA) ENCROACHMENT EXCEPTION #25172-WRPA-001-2 and WATER QUALITY IMPACT ASSESSMENT (WQIA) #25172-WQ-001-4

IN CONJUNCTION WITH SPECIAL EXCEPTION #SE 2009-MA-026

LOT 58A, MASON ROAD
MASON DISTRICT

APPLICANT:	Robert Wilkins
PROJECT LOCATION:	3404 Hockett Street
TAX MAP REFERENCE:	60-1-01-0058A
APPLICATION SUBMITTED:	August 3, 2010
APPLICATION ACCEPTED:	August 18, 2010
WATERSHED:	Holmes Run of Cameron Run
RPA EXCEPTION REQUEST:	Loss of Buildable Area RPA Encroachment Request under Chesapeake Bay Preservation Ordinance (CBPO) Section 118-6-7
PROPOSAL:	Exception to allow encroachment into the 1993 RPA for a new house
LOT SIZE:	21,784 square feet (0.5 acres)

AREA OF REQUESTED RPA ENCROACHMENT: Approximately 8,200 square feet (0.189 acres) disturbed area of which 3,435 square feet (0.08 acres) is proposed to be impervious area

PUBLIC HEARING: Loss of Buildable Area RPA Encroachment Request under CBPO Section 118-6-7 concurrent with Special Exception for a Use in a Floodplain #SE 2009-MA-026

DESCRIPTION: The applicant is requesting an RPA encroachment exception to permit a new house

DOCUMENTS AND CORRESPONDENCE: The following information is part of this application:

- RPA Encroachment Exception Application signed and dated July 27, 2010 (Attachment B)
- Statement of justification received October 21, 2010 (Attachment C).
- WQIA prepared by Suburban Development Engineering, Inc., received October 21, 2010, which includes site photographs (Attachment D)
- Special Exception Plat and accompanying plan set dated December 3, 2010, which includes a Soils Data Map.

BACKGROUND: The original dwelling at 3404 Hockett Street was constructed in 1957. The entire property was placed in the RPA in 1993.

In 2003, a former property owner applied for a building permit to construct a second floor addition. The application seems to have been granted without a CBPO review. At the time, second floor additions were considered to have no land disturbance.

The former owner constructed more square footage than was approved on the building permit. After demolishing a detached garage, a new garage with a second-floor living area were illegally constructed as an addition to the dwelling. A patio, walkways, and a circular driveway were also constructed without an RPA encroachment exception.

Numerous code violations were issued for this property, including CBPO and land disturbance

violations under county code sections 118 and 104, respectively.

A subsequent owner filed two versions of a Water Quality Impact Assessment in attempt to discharge the land disturbance and CBPO violations. The WQIAs were disapproved since the scope of work on the property exceeded the limits for redevelopment within an RPA. The owner was advised that the construction was considered a new home and, therefore, development in the RPA. To maintain the dwelling, an approved Encroachment Exception for Loss of Buildable Area under CBPO 118-6-7 would be required since a portion of the disturbed area was within 50 feet of Holmes Run. The owner was also advised to request a Special Exception for a Use in a Floodplain.

The subsequent owner pursued the Special Exception for the property and continued to consider options which would allow him to avoid an encroachment exception. Finding no acceptable options, the property was sold again.

The current owner initiated this request for an encroachment exception.

ANALYSIS:

This entire property is within the 1993 RPA. When the RPA was placed on this property, there was about 4,716 square feet of impervious surface on the lot. At the present time, there is 6,116 square feet of impervious surface; the additional area was constructed without an RPA exception.

The impervious surface on this property is proposed to be 3,435 square feet or just under 16% of the total site area. The total disturbance proposed within the RPA is 8,220 square feet.

The current owner intends to remove some walkways, 2 brick patios, and a portion of the circular driveway which were constructed without an encroachment exception. A stone patio which predates the RPA will also be removed.

Two options for the dwelling unit have been proposed. Option 1 will demolish the existing dwelling and

rebuild it over the same foundation with a first-floor elevation higher than the 100-year water surface elevation. Option 2 will raise the existing dwelling above the 100-year water surface elevation in its current location. Both options show a 100-square-foot bump-out at the rear of the dwelling being replaced by a 240-square-foot impervious deck.

Both options will remove all the impervious surfaces within the 50 seaward feet of the stream. The site's condition in 1993 shows a shed, most of the garage, and a small portion of the bump-out within 50 feet of the stream bank. At the present time, 2 patios, a walkway and a small portion of the bump out are within 50 feet of the stream bank.

Since the proposed construction will result in an impervious area of less than 18%, the CBPO does not require the stormwater runoff to be controlled by the use of best management practices (§118-3-2(f)(1)).

A 8,220 square-foot vegetated buffer, an area equivalent to the amount of disturbance on the property, has been proposed. The buffer will be replanted to densities described in CBPO 118-3-3(f). Ten existing overstory trees will remain within the buffer and will be counted toward the density requirements. The location of the buffer area is depicted on Sheet 7.3 of the plan set. Sheet 7.3 also provides the planting plan. The existing trees to remain as part of the buffer area are listed on Sheet 7.1.

To rebuild or raise the dwelling, disturbance of the RPA within the 50 seaward feet will be necessary. Since the disturbance will be within 50 feet of the stream, this proposal does not qualify for an administrative encroachment exception for Loss of Buildable Area under CBPO 118-5-4(a). A public hearing is required. Since the Board of Supervisors (Board) will be acting on a Special Exception for a Use in a Floodplain for this proposal, the Board will hear this encroachment exception request under the Loss of Buildable Area provisions in CBPO 118-6-7 in conjunction with the Special Exception (SE).

REQUIRED FINDINGS:

Loss of Buildable Area RPA Encroachment Exceptions under CBPO 118-6-7 may be granted based upon the findings listed in CBPO Section 118-6-6. It is the opinion of county staff that the required findings, as discussed below, have been fully satisfied in this application.

(a) *The requested exception to the criteria is the minimum necessary to afford relief:*

It is the opinion of staff that the proposal is the minimum necessary to afford relief since, should the SE also be approved by the Board, the property could once again be suitable for a residential use. The disturbance is the minimum necessary to remove unneeded impervious surfaces and raise the dwelling above the 100-year water surface elevation.

(b) *Granting the exception will not confer upon the applicant any privileges that are denied by this part to other property owners who are subject to its provisions and who are similarly situated:*

It is the opinion of staff that the requested exception is not beyond that afforded to other property owners who are similarly situated. Whereas this section of the CBPO can be used to gain approval to construct a portion of a dwelling within the first 50 seaward feet, this proposal seeks to remove all impervious surfaces within that buffer. A significant portion of the vegetated buffer area is within this first 50 seaward feet.

(c) The exception is in harmony with the purpose and intent of this Chapter and is not of substantial detriment to water quality.

It is the opinion of staff that the exception would be in harmony with the purpose and intent of the CBPO, and would not cause substantial detriment to water quality. The applicant proposes to establish and supplement the vegetation in area of 8,220 square feet in a location within the RPA to provide a buffer between the stream and the dwelling. All impervious surfaces within the 50 seaward feet of the stream are proposed to be removed. Water quality conditions are improved when compared with either the current,

illegal conditions or the conditions existing in 1993. Best management practices are not required on lots where the impervious surfaces will be less than 18% of the lot's area.

(d) The exception request is not based upon conditions or circumstances that are self-created or self-imposed:

It is the opinion of staff that the exception is not based on conditions that were self-created and self-imposed. The current owner seeks to remove the impervious surfaces illegally placed on this property.

(e) Reasonable and appropriate conditions are imposed, as warranted, that will prevent the allowed activity from causing a degradation of water quality:

It is the opinion of staff that the proposed development conditions are reasonable and appropriate, and will prevent a degradation of water quality. Both the proposed vegetated buffer and the removal of impervious surfaces within the first 50 seaward feet will have a positive impact on water quality. The area of the vegetated buffer is equivalent to the amount of disturbance within the RPA. The vegetated buffer will be placed in a recorded easement which will allow the county to enforce the undisturbed nature of the buffer.

STAFF RECOMMENDATION: Staff recommends approval of RPA Encroachment Exception #25172-WRPA-001-2 and Water Quality Impact Assessment #25172-WQ-001-4. If it is the intent of the Board of Supervisors to approve the RPA Encroachment Exception and the WQIA, staff recommends that such approval be subject to the proposed development conditions contained in Attachment A, which were drafted with the intent to meet the required findings of CBPO Section 118-6-6.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions, relieve the applicant from compliance with the provisions of any other applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board. For further information, contact the Environmental and Site Review Division, Land Development Services, Department of Public Works and Environmental Services, 12055 Government Center Parkway, Suite 535, Fairfax, Virginia 22035-5503, 703-324-1720.

Attachment A

PROPOSED EXCEPTION CONDITIONS

#25172-WRPA-001-2 and #25172-WQ-001-4

December 15, 2010

If it is the intent of the Board of Supervisors to approve RPA Encroachment Exception #25172-WRPA-001-2 and WQIA #25172-WQ-001-4, for the property located at 3404 Hockett Street, Lot 58A, Mason Road, Tax Map #61-1-01-0058A, to allow encroachment in the Resource Protection Area (RPA) in accordance with Section 118-6-7 of the Chesapeake Bay Preservation Ordinance (CBPO), staff recommends the Board condition the approval by requiring conformance with the following conditions:

1. This RPA Exception is granted for, runs with the land indicated in this application, and is not transferable to other land.

2. This RPA Exception is granted only for the purposes, structures, or uses indicated on the Special Exception Plat approved with this application, as qualified by these exception conditions.

3. Any plan submitted pursuant to this RPA Exception shall be in substantial conformance with the Special Exception Plat titled *3404 Hockett Street, Lot 58A, Mason Rd* prepared by SDE, Inc., dated December 3, 2010, and these conditions. Should Option 2 be pursued, any plans submitted shall be in substantial conformance with the drawing on Sheet 2 of the plan set accompanying the Special Exception Plat.

4. A vegetated buffer equal to the area of encroachment into the RPA buffer shall be planted to the density of CBPO 118-3-3(f) as depicted on Sheet 7.3 of the plan set accompanying the Special Exception Plat. The vegetated buffer shall be a minimum of 8,220 square feet (0.189 acres). The vegetation shall be randomly placed within the vegetated buffer to achieve a relatively even spacing throughout. Ten existing overstory trees shall be used to meet the density requirements. Groundcovers shall be provided throughout the buffer. Any modifications to the size, species, density, or locations of the trees and shrubs shall be subject to approval of the Director of the Department of Public Works and Environmental Services.

5. The vegetated buffer shall be encumbered with deed restrictions requiring the buffer area to remain perpetually undisturbed.

6. The removal of invasive species on the property shall be in accordance with the CBPO 118-3-3(d) as determined by the Urban Forestry Division, Department of Public Works and Environmental Services.

7. An erosion and sediment control plan that includes, but is not limited to, a super-silt fence placed at the limits of clearing and grading. The super-silt fence shall remain

in place and be properly maintained for the duration of the land disturbing activity until such time that the disturbed areas are revegetated and completely stabilized as determined by the Environmental and Facilities Inspection Division, Department of Public Works and Environmental Services.

8. All necessary permits shall be received from those governmental agencies from which approval is required by Federal and/or State law.

9. This RPA Exception shall automatically expire without notice 24 months after the date of approval by the Board of Supervisors unless the necessary plans and permits have been approved and construction of the improvements as depicted on the Plat have commenced and are being diligently pursued, as determined by the Director of the Department of Public Works and Environmental Services.

This approval, contingent on the above noted conditions, does not relieve the applicant from compliance with the provisions of any other applicable federal, state, or county ordinances, regulations, or adopted standards. The applicant shall be responsible for obtaining the approval of any required plans and permits through established procedures.

25172-WRPA-001-1

Exception # _____

APPLICATION FORM

For Resource Protection Area (RPA) Encroachment Exceptions

Pursuant to Article 6 of the Chesapeake Bay Preservation Ordinance (Public Hearing Required)

Part 1 **Property Information**

Property Owner	Robert Wilkins
Property Address	3404 Hockett St, FC, VA 22042
Property Description (Lot #, Subdivision, etc.)	Lot # 58A
Project Name	3404 Hockett St. Special Exception Plat
Tax Map Number	060-1 (C1) 58A
Magisterial District	

Part 2 **Exception Type**

Check One	CBPO Section	Exception Types: (Refer to CBPO for detailed list of qualifications and limitations)
✓	118-6-7	**Loss of buildable area** within an RPA on a lot or parcel recorded prior to November 18, 2003. The proposed construction encroaches into the seaward 50 feet of the RPA buffer.
	118-6-8(a)	**Accessory structure** within the RPA, where the principal structure was established (i.e. RUP issued) as of July 1, 1993 and the proposed construction encroaches into the 1993 RPA.
	118-6-8(b)	**Accessory structure** in the RPA, where the principal structure on the lot or parcel was established (i.e. RUP issued) between July 1, 1993 and November 18, 2003 and the construction encroaches into the 2003 RPA.
	118-6-9	**General RPA encroachment** request for encroachments into either the 1993 or 2003 RPA that do not qualify for waivers under CBPO Article 5 and do not qualify under any of the above Sections.

Part 3 **General Description of Exception Request**

Property Area (acres or sq. ft.): 0.57 Ac.	Disturbed Area in RPA (ac. or sq. ft.): 0.17 Ac.	Impervious Area within RPA (ac. or sq. ft.):
Brief Description of Project and RPA Encroachment	Removal of existing building and construction of a new building 2' above the flood plain elevation. Removal of existing stone patio, concrete patio and part of the exist. drive way.	

☐ **Check here if a Special Exception (SE) and/or Rezoning (RZ) application has been/will be submitted. The public hearing will be conducted by the Board of Supervisors in conjunction with the SE or RZ hearing.**

SE and/or RZ application No.: SE2009-0178 **Date submitted:** 8-10-2009

Exception # _____

Part 4 **Submission Checklist**

	118-6-5(a)	Four (4) copies of this *application form*, completed and signed by the applicant.	
	118-6-5(b)	Four (4) copies of *a Water Quality Impact Assessment (WQIA)*. The WQIA may be submitted with the application as a combined document.	
	118-6-5(c)	Fourteen (14) copies of *a plat* which meets the submission requirements of Zoning Ordinance Section 9-011, paragraph 2. In addition, four (4) letter size copies of the plat that are suitable for reproduction and distribution.	
	118-6-5(d)	*Photographs* of the property showing existing structures, terrain and vegetation	
	118-6-5(e)	Four (4) copies of *a map identifying classification of soil types*, at a scale of one inch equals five hundred feet (1" = 500'), covering an area at least 500 feet beyond the perimeter of the proposed development.	
	118-6-5(f)	A *statement of justification* which addresses how the proposed development complies with the factors set forth in Sections 118-6-6(a) through (f). (See Part 5 below).	
	118-6-3(c)	A List of property owners, with addresses, to be notified (minimum of 5). Include all properties abutting, immediately across the street from, and within 500 feet of the subject property (including all properties which lie in adjacent municipalities). In addition, the name and address of a Homeowners or Civic Association that is within the immediate area that will be notified.	
	118-6-3(d)	OR: If the exception is associated with a RZ or SE, the notification shall be conducted concurrently with the RZ or SE notification, and the public hearing will be conducted by the Board of Supervisors. Provide a list of owners, with addresses, to be notified in accordance with Zoning Ordinance Article 18 instead of CBPO Section 118-6-3(c).	
	104-1-3(d)(8)(C), 101-2-10(a)(4), and 112-17-109.4.C	Application Fees (must be paid at the time of submission of the application):	
		Exception request fee: $160 per lot (not to exceed $690) for individual lots; $690 for subdivisions or site plans.	160
		WQIA fee (if submitted as a combined document): $340 for single lot, $1,300 for subdivision or site plan.	+ 340
		A public hearing is required for all exceptions under Article 6. There is an additional fee of $345 per exception request.	+ $345.00
		Total Fee: (minimum fee is $500, maximum is $2,335)	$ ~~845~~ (845.00)

Exception # _____

Part 5 **Statement of Justification**

Address, at a minimum, the items listed below and the additional criteria or conditions for the specific exception. Provide a detailed description of the project and the encroachment into the RPA.

✓	118-6-6(a)	The requested exception to the criteria is the minimum necessary to afford relief.
✓	118-6-6(b)	Granting the exception will not confer upon the applicant any special privileges that are denied by this part to other property owners who are subject to its provisions and who are similarly situated.
✓	118-6-6(c)	The exception is in harmony with the purpose and intent of this Chapter and is not of substantial detriment to water quality.
✓	118-6-6(d)	The exception request is not based upon conditions or circumstances that are self-created or self-imposed.
✓	118-6-6(e)	Reasonable and appropriate conditions are imposed, as warranted, that will prevent the allowed activity from causing a degradation of water quality.
✓	118-6-6(f)	Other findings, as appropriate and required for the specific exception being applied for, are met. The additional criteria are listed in CBPO Sections 118-6-7(a) through (f), CBPO Section 118-6-8(a)(1) and (2), CBPO Section 118-6-8(b)(1) and (2), or CBPO Section 118-6-9.

Part 6

All information in this application and all documents submitted in support of this request are correct to the best of my knowledge and belief.

Owner: Robert Wilkins (please print)
Address: 4106 Cottage Lane, Annandale, VA 22003

Agent: HAMID M TEHRANI, P.E. (please print)
Company: SUBURBAN DEVELOPMENT ENGINEERING INC.
Address: 7777 LEESBURG PIKE, SUITE 305N, FALLSCHURCH, VA 22043

Telephone: 703-556-0800 Facsimile: 703-556-0563

Signed: Hamid M Tehrani (Owner/Agent) Date: 7/27/2010

Submit to: Plan and Document Control, Land Development Services, DPWES, County of Fairfax
12055 Government Center Parkway, Suite 506, FAIRFAX VA 22035-5503

SDE, INC
7777 Leesburg Pike
Suite 305N
Falls Church, VA 22043
P: 703 556 0800 F: 703 556 0563

SUBURBAN DEVELOPMENT ENGINEERING

ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS • SURVEYORS

25172-WQ-001-4

Statement of Justification

Grading Plan
3404 Hockett Street
Falls Church, VA 22042

Chesapeake Bay Preservation Act Exception
Request: Letter of Justification

SDE

SUBURBAN DEVELOPMENT ENGINEERING

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July 30, 2010

Department of Environmental Resources
Site Review Division
Fairfax County, VA

Reference: 3404 Hockett Street
Falls Church, VA 22042

Dear Sir/Madam,
The following is the letter of justification for the above reference project:

CHESAPEAKE BAY PRESERVATION ACT EXCEPTION REQUEST:
LETTER OF JUSTIFICATION

The property, Lot 58A, is located on Fairfax County tax map 060-1-((01))-58A at 3404 Hockett Street within the Chesapeake Bay watershed in the part of Fairfax County that drains into Cameron Run. The property is zoned as R-4 and contains 0.4999 acres and completely covered by the RPA and flood plain. There is one existing two-story house which is to be replaced by a new house on the same foundation and at a higher elevation. The site is directly adjacent to Holmes Run which is at the rear of the property.

Statement of Justification – Required Findings

It is our engineering belief that the following statements are true:
(a) The requested exception to these criteria causes the minimal possible impact to the RPA in order to afford relief to the property owner. The only disturbance to be performed in the RPA is a small portion of the proposed house, minor and necessary regrading in order to provide positive drainage, and removal of existing impervious areas (driveway and patios).
(b) Granting this exception will not confer any special privileges upon this property owner that would not be conferred on other property owners in similar situations and who are subject to these provisions.
(c) The exception granted here is in harmony with the purpose and intent of the Chesapeake Bay Preservation Ordinance and will have no detrimental effect on the water quality of the watershed. The disturbance within the RPA will be minor and temporary with erosion and sediment control devices to remain in place during construction.

PH: 703 556 0800 • 7777 Leesburg Pike • Suite 305N • Falls Church, VA 22043 • FX 703 556 0563

Permanent seeding will be planted in all disturbed areas and an RPA planting buffer will be planted along the perimeter of the house.
(d) This exception request is not based on conditions or circumstances that were self-created or self-imposed. These limitations of this lot are based on the existing conditions of the site when it was purchased by the current owners.
(e) All reasonable conditions have been implemented to prevent the new development from degrading the water quality within the Cameron Run watershed.
(f) All other conditions have been met and will be added as required by Fairfax County.

We hope the above justification shall fulfill your requirements. Please do not hesitate to contact me if I may be of further assistance to you.

Regards,

Hamid M. Tehrani, P.E.
SDE, Inc.
Principal

SDE, INC
7777 Leesburg Pike
Suite 305N
Falls Church, VA 22043
P: 703 556 0800 F: 703 556 0563

SUBURBAN DEVELOPMENT ENGINEERING

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25172-WQ-0014

Water Quality Impact Assessment

3404 Hockett Street
Falls Church, VA 22042

October 20, 2010

Chesapeake Bay Preservation Act Exception 9118-2-1
Request: Letter of Justification

Index Sheet

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Pg 5-9	Photos of Current Site Conditions
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Pg 16	Site Aerial Photo
Pg 17	Topographic Map
Pg 18-20	Notice of Violation
Pg 21	Proposed Grading Plan
Pg 22	Demolition and Erosion & Sediment Control Plan
Pg 23	RPA Planting Buffer

SDE

SUBURBAN DEVELOPMENT ENGINEERING

ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS • SURVEYORS

October 20, 2010

Mr. Bruce Nassimbeni, Director
Department of Environmental Resources
Site Review Division
Fairfax County, VA

Reference: Water Quality Assessment
3404 Hockett Street
Falls Church, VA 22042

Dear Mr. Nassimbeni,
The following is the letter of justification for the above reference project:

CHESAPEAKE BAY PRESERVATION ACT EXCEPTION REQUEST: LETTER OF JUSTIFICATION

The property, Lot 58A, is located on Fairfax County tax map 060-1-((01))-58A at 3404 Hockett Street within the Chesapeake Bay watershed in the part of Fairfax County that drains into Cameron run. The property is zoned as R-4 and contains 0.4999 acres and completely covered by the RPA and flood plain. There is one existing two-story house. A previous owner relocated the garage, added a brick patio, stone walk, an expansion of the concrete driveway, and added a second story to the previously one-story house. This construction in the RPA was detected by the Fairfax County inspector and a Notice of Violation complaint was issued to the owner to submit a Water Quality Impact Assessment that requires county approval of any improvements to the property.

The current grading plan shows new work for removal of the existing house originally constructed in 1957 with an addition constructed in 2006 in the same location where a paved driveway existed. An old garage closer to the creek in the rear was removed for this addition. The new owner proposes to construct a new home on the same foundation as the existing house with a higher finished floor elevation than the existing house, and the new house will have its lowest floor elevation two feet about the flood plain elevation. Additionally, a large portion of the existing driveway will be removed along with patios and walkways thereby reducing the total impervious area on the lot.

We are applying for a waiver for "Loss of Buildable Area in a Resource Protection Area" under the provisions of CBPO (Chesapeake Bay Preservation Ordinance) 118-5-4.

The existing conditions on the site are mostly grassy and lightly wooded, containing very gentle slopes and a creek (Holmes Run) to the rear of the property. There are four large dead trees south of the house and one dead pine northeast of the house. All existing trees are in poor to fair condition and are completely overgrown with English ivy. A dense

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stand of bamboo is located west of the house and southwest of the house. There has been and will be no disturbance within any wetlands for the project. The disturbed area partially overlaps with the RPA but is located outside any wetlands and Waters of the United States (WOUS).

The grading plan included shows the limits of the disturbed and the proposed construction. According to the CBPO 118-6-6, exceptions can only be granted based on the following conditions which are true for this property:
(a) The total disturbed area for this project will be 7,895 square feet (0.181 acres) which is the minimum area to provide relief. This area is required for the house construction, the minimal and necessary regrading around the perimeter of the house, and the removal and revegetation of the existing impervious areas.
(b) Granting this exception will not confer any special privileges to this owner that would not be granted to any other owner in a similar situation and subject to the same provisions. The land use will remain the same as the nearby properties, and there is already an existing house on the lot which was built in 1957.
(c) This exception is in harmony with the intent and purpose of the CBPO and is not of substantial detriment to water quality of the surrounding area as the lot will be used only as a single-family residence.
(d) This exception request is not based on conditions or circumstances that were self-created or self-imposed. The owner did not have any choice as to the conditions of the property prior to purchase, any violations on the property were caused by previous owner(s) and not by the current owner, and the current owner seeks to improve the environmental conditions of the site and remove any violations.
(e) Reasonable and appropriate conditions will be imposed that will prevent the allowed activity from causing a degradation in water quality. This area will be stabilized with permanent seeding and new planting and all measures will be taken to ensure that the floodplain waters will not be polluted by this development. The construction materials for the building will not adversely affect the quality of the stormwater in the floodplain nor add any pollution.
(f) Any other required findings, as appropriate and required, are met. An invasive management plan will be submitted for the invasive vegetation (English ivy and bamboo). Additionally, a new planting buffer will be added on the site with an area of 7,895 square feet to mitigate the construction in the disturbed area.

According to the conditions set forth in Section 118-5-4 of the CBPO, the house may be built partially in the RPA based on the following criteria:

1. Encroachments into the buffer are the minimum necessary to achieve a reasonable buildable structure. The total building footprint will be 2,075 square feet which will be slightly larger than the existing building footprint of 1,955 square feet.
2. A vegetated buffer of 0.181 acres will be planted along the perimeter of the lot to mitigate the disturbance within the RPA.
3. The building encroachment limits will extend approximately 180 feet beyond the RPA limits, thereby requiring a Special Exception. This building (existing and proposed) is located the seaward 50 feet of the RPA buffer. However, all portions

of the house will be more than fifty (50) feet away from the top of bank of Holmes Run, the nearby creek.

4. The proposed development will disturb only 7,895 square feet within the RPA which is less than 10,000 square feet. No disturbance on the site will occur for a septic field.
5. The project will involve only 3,435 square feet of impervious area remaining in the RPA which is less than 5,000 square feet. Furthermore, 2,681 square feet of impervious area will be removed from the RPA due to the removal of the existing patios and driveway portion on the lot.
6. The lot currently exceeds the minimum required size for its zoning, R-4. The area of lot 58A, where the house will be built, is 21,784 square feet which is greater than the minimum lot size, 8,400 square feet. Additionally, the width of this lot is 170.79 feet at its narrowest portion which is greater than the minimum requirement of 70 feet.
7. The requirements of Section 118-3-2 will be satisfied as follows:
   a) No more land will be disturbed than required for the proposed development.
   b) Indigenous vegetation will be preserved to the extent practicable with this proposed development.
   c) Best management practices are not proposed as part of this development as the total impervious area after construction will be only 15.8% of the site.
   d) The amount of impervious area onsite and within the RPA will be kept to a minimum and will decrease as a result of this project.
   e) As this project involves a disturbance of greater than 2,500 square feet, a site grading plan is being submitted concurrently with this WQIA in accordance to Chapter 104 of the Fairfax County Code.
   f) As this project is a redevelopment and the impervious area will increase as a result of this development, a phosphorus removal of 40% will not be required.
   g) No disturbance will occur in any wetlands, and this site does not contain any wetlands.
   h) No onsite sewage disposal systems (septic fields) will be used as part of this project as this site is served by public sanitary sewers.
   i) No agricultural activities will be conducted on this land such as crop production, pasture, or dairy or feedlot operations, and this land is not otherwise defined as agricultural land by the local government.
8. The requirements of Section 118-3-3 will be satisfied as follows:
   a) A Water Quality Impact Assessment is being submitted for this proposed land disturbance in the RPA.
   b) This proposed development within the RPA is not water-dependent; however, it may be allowed under the provision "Loss of Buildable Area".
   c) This development is outside of an IDA (Intensely Developed Area) and there is a net decrease in impervious area within the RPA.
   d) A new tree planting buffer will be added on the site equal in area to the disturbed area within the RPA. See attached planting plan.
   e) This site does not contain any agricultural lands.
   f) The buffer area will be 0.0248 acres and there will be 19 overstory trees, 37 understory trees, and 198 shrubs planted in this buffer area.

Attachments to complete the WQIA are the plans that depict the lot improvements and to remove the impervious areas to fulfill the requirements of section 118-9-1(d).

Per section 118-3-3(a) the WQIA has been prepared to comply with this section. This document and its attachments serve as the WQIA. If you have any questions or require additional information, please contact Hamid M. Tehrani at 703-556-0800.

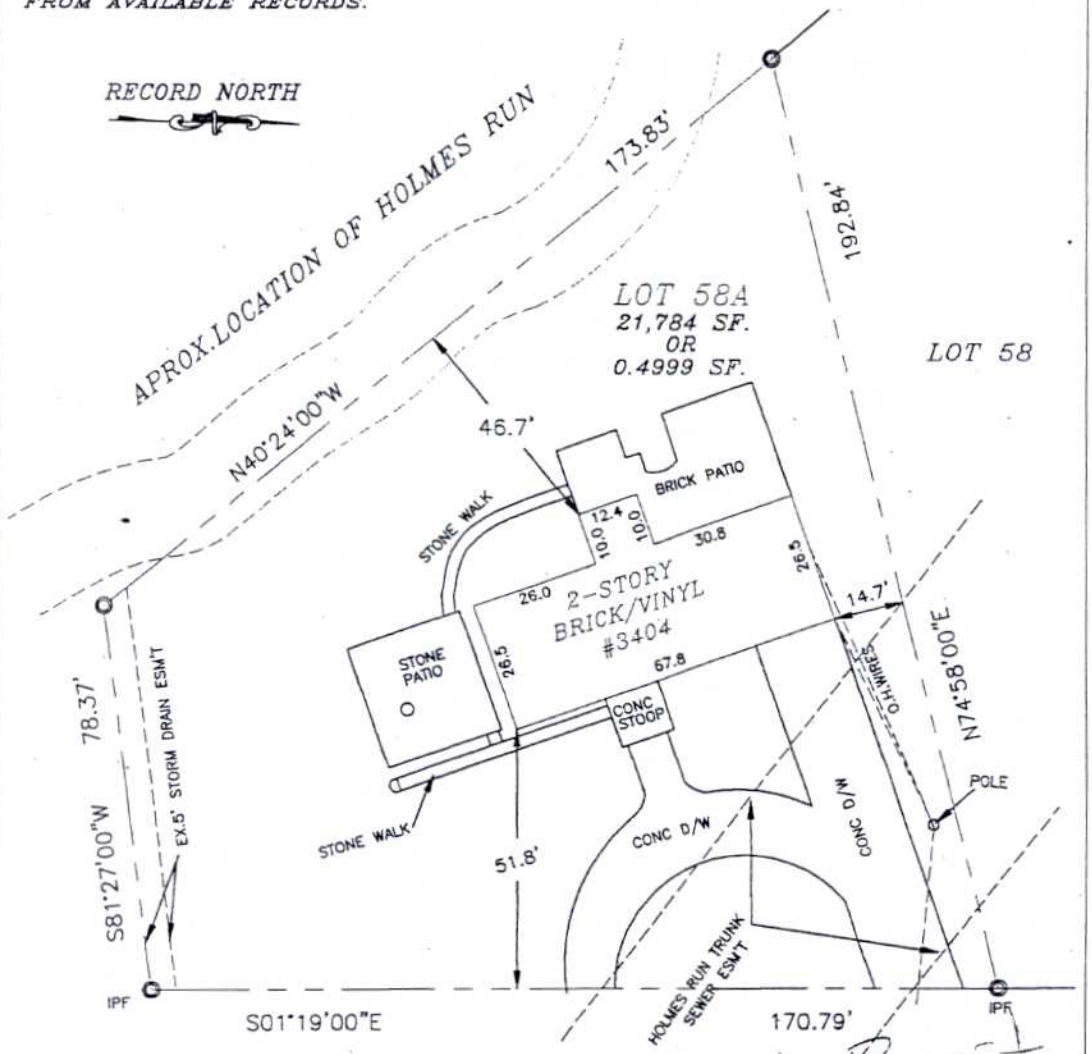
We hope the above justification shall fulfill your requirements. Please do not hesitate to contact me if I may be of further assistance to you.

Regards,

Hamid M. Tehrani, P.E.
SDE, Inc.
Principal

METROPOLITAN TITLE AND SETTLEMENT, LLC CASE #06-0169

1. NO TITLE REPORT FURNISHED.
2. THIS PLAT IS NOT TO BE USED FOR THE CONSTRUCTION OF FENCES.
3. BOUNDARY INFORMATION OBTAINED FROM AVAILABLE RECORDS.
4. THIS PLAT DOES NOT REPRESENT A BOUNDARY SURVEY OF LOT 58A. ANY FENCES SHOWN ARE APPROXIMATE.
5. NO CORNER MARKERS SET.



COMMONWEALTH OF VIRGINIA
2/22/06
FITZROY J. BERTRAND
No. 001993
LAND SURVEYOR

FLOOD NOTE:
THIS LOT CLASSIFIED AS ZONE "X" AREA DETERMINED TO BE OUTSIDE OF 500 YEAR FLOODING.

PLAT SHOWING
HOUSE LOCATION SURVEY
LOT 58A
PUTNAM HILL
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

FLOOD ZONE: "X" PANEL: 75D
COMMUNITY NO: 5155250075D DATE: 3/5/90

DATE: 2/22/06 NOT TO SCALE: 1"=30' CASE NAME: ROJAS / AGUAYO

PLAT SUBJECT TO RESTRICTIONS OF RECORD

SDE SUBURBAN DEVELOPMENT ENGINEERING

I, HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A TRANSIT TAPE SURVEY AND UNLESS OTHERWISE SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS.

ENGINEERS ◎ PLANNERS ◎ SURVEYORS ◎ LANDSCAPE ARCHITECTS ◎
7777 LEESBURG PIKE, SUITE #405N
FALLS CHURCH, VIRGINIA 22043 703-556-0800

DRAWN BY: S. OUDOM CHECKED BY: SYMBERT F.

F#23889 © COPYRIGHT 2006 SDE, INC. ALL RIGHTS RESERVED DWG

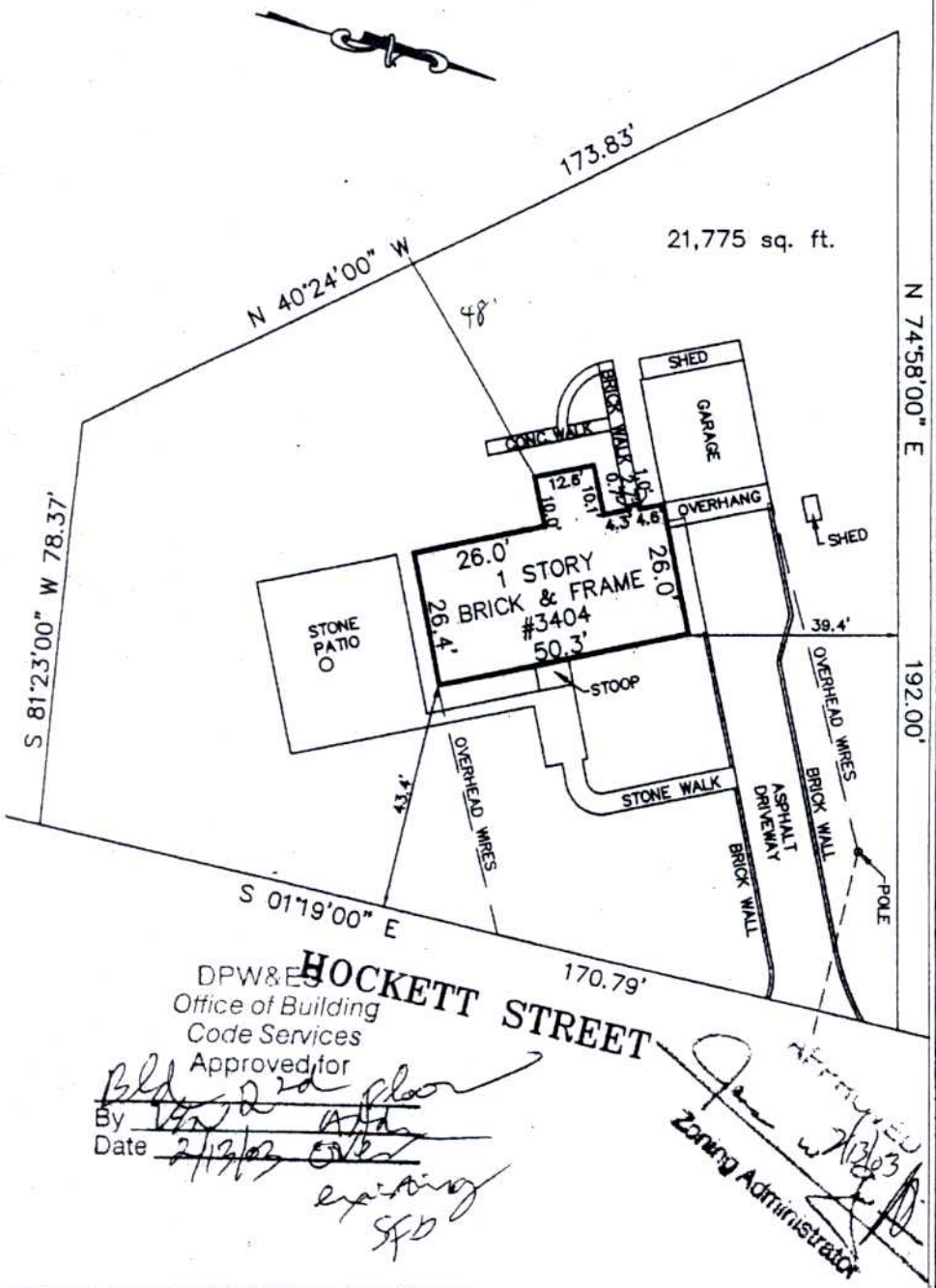
PROPERTY REPORT JOB NUMBER: 2885

3404 HOCKETT STREET

FAIRFAX COUNTY, VIRGINIA **SCALE 1"=30'**

CLIENT: ROJAS CASE NO.: 20541

Realty Title Services, Inc.
360 S. Washington Street, Suite 201
Falls Church, VA. 22046
(703) 533-7500 Phone
(703) 533-7553 Fax



DPW&ES
Office of Building Code Services
Approved for
By
Date 2/13/03

Zoning Administrator

I hereby certify that the position of all existing improvements have been carefully located by a transit and/or tape or electronic measuring device & unless otherwise shown there are no encroachments.

This certification is provided for title insurance purposes for a transaction on or about the date of this survey and is limited to the parties of this transaction.

This plat is for title insurance purposes only and is not to be used for design or construction or to set property corners. Fence locations are approximate and not certified as to ownership or relation to boundary lines.

The settlement agent has requested that only the information required for title insurance purposes be shown on this plat.

No title report has been furnished.

This plat is subject to restrictions and easements of record; boundary and other site information has been provided by others.

o IPF indicates monuments used for location purposes. If no monuments were found the existing improvements were located from the occupation of existing features.

Any reproduction of this document that does not bear an original signature is an unauthorized copy and may violate U.S. copyright laws. Unauthorized copies may not be in conformance with current survey requirements under Virginia State laws and shall not be used for insurance and/or mort-

The Realtors name and company affiliation are shown for promotional purposes only. They are not responsible for any of the information shown on this plat.

This property is located in a F.E.M.A. Flood Hazard Zone "X" outside of the 500 year flood.

MAP #: 0601 01 0058A
GOSSOM FAMILY LIMITED PARTNERSHIP I

3404 HOCKETT ST

Owner

Name	GOSSOM FAMILY LIMITED PARTNERSHIP I,
Mailing Address	3404 HOCKETT ST FALLS CHURCH VA 22042
Book	21124
Page	0488

Parcel

Property Location	3404 HOCKETT ST
Map #	0601 01 0058A
Tax District	50100
District Name	MASON DIST. #1
Land Use Code	Single-family, Detached
Land Area (acreage)	.4999
Land Area (SQFT)	
Zoning Description	R-4(Residential 4 DU/AC)
Utilities	WATER AVAILABLE SEWER CONNECTED GAS CONNECTED
County Historic Overlay District	NO For further information about Historic Overlay Districts, Click here
Street/Road	PAVED
Site Description	BUILDABLE-POOR LOT

Legal Description

Legal Description	MASON RD

Sales History

Date	Amount	Seller	Buyer
07/07/2010	$280,000	ZHENG PETER	GOSSOM FAMILY LIMITED PARTNERSHIP I
02/18/2009	$250,000	BANK OF NEW YORK TR	ZHENG PETER
05/24/2007	$673,028	AGUAYO JUAN DE LA CRUZ	BANK OF NEW YORK TR
03/01/2006	$800,000	ROJAS GROVERT A	AGUAYO JUAN DE LA CRUZ
11/30/2000	$142,000		ROJAS GROVERT A
02/29/2000	$0		

Sales

1 of 6

Date	07/07/2010
Amount	$280,000
Seller	ZHENG PETER
Buyer	GOSSOM FAMILY LIMITED PARTNERSHIP I
Notes	Pending verification
Deed Book and Page	21124-0488
Additional Notes	

Values

Current Land	$227,000
Current Building	$158,430
Current Assessed Total	$385,430
Tax Exempt	NO
Note	

Values History

Tax Year	Land	Building	Assessed Total	Tax Exempt

2010	$227,000	$158,430	$385,430	NO
2009	$234,000	$172,210	$406,210	NO
2008	$275,000	$430,520	$705,520	NO
2007	$243,000	$471,530	$714,530	NO
2006	$243,000	$471,530	$714,530	NO
2005	$211,000	$109,710	$320,710	NO
2004	$144,000	$109,710	$253,710	NO
2003	$130,000	$109,710	$239,710	NO
2002	$70,000	$109,710	$179,710	NO
2001	$50,000	$96,400	$146,400	NO
2000	$50,000	$96,400	$146,400	NO

Primary Building

Building Use	Single Dwelling or Patio House
Style	2 Story
Exterior Wall Material	Vinyl w/brick Trim
Roof	Composition Shingle
Basement	NONE
Basement Rec Room Size (sq.ft)	
Basement Type	
Dormers	
Year Built	1957
Effective Year Built	2006
Year Addition	2006
Year House Remodeled	
Model Name	CUSTOM
Bedrooms	5
Full Baths	3
Half Baths	
Number of Fireplaces	0
# Basement Bedrooms/Dens	
Heating	Central A/C
Construction Quality	GOOD
Physical Condition	Average

Structure Size

Above Grade Living Area Total Sq. Ft	3,628
Basement Garage # Cars	

Attached Accessory Structures

Structure	Size	% Complete
TP TWO STORY COLONIAL PORCH	120 SQ. FT.	100%
CD CONCRETE DECK	766 SQ. FT.	100%

General Information

Need Help?

For questions and requests for information about the Real Estate site, call 703-222-8234 or CLICK HERE

Disclaimer

Under Virginia State law these records are public information. Display of this information on the Internet is specifically authorized by Va. Code 58.1-3122.2 (1998). See the Virginia State Code to read the pertinent enabling statute.

If you believe any data provided is inaccurate or if you have any comments about this site, we would like to hear from you. Owner names will be withheld from the Internet record upon request. Comments or requests may be made via e-mail to the Real Estate Division at Real Estate Division or by phone at (703) 222-8234.

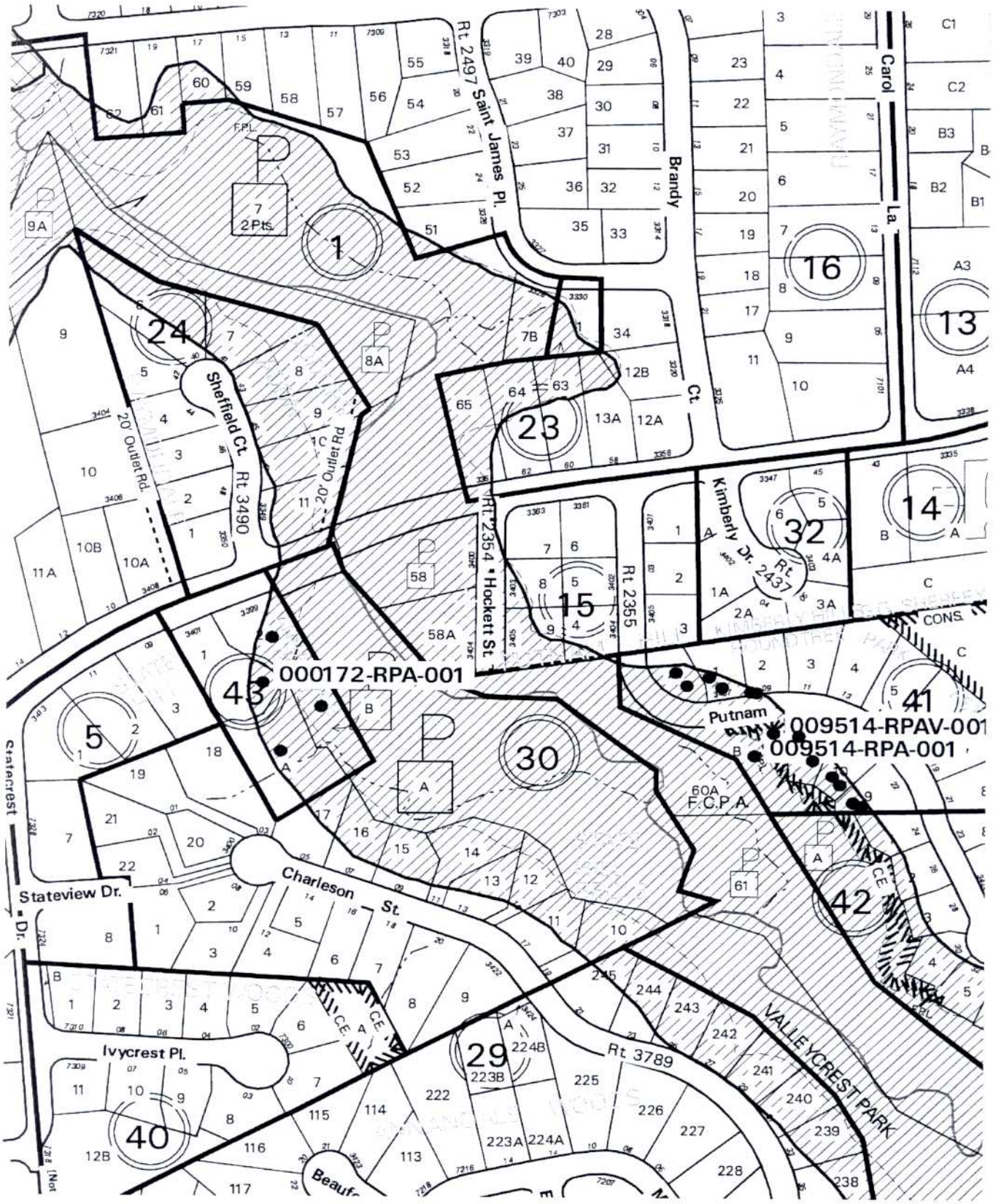
While Fairfax County has attempted to ensure that the data contained in this file is accurate and reflects the property's characteristics, Fairfax County makes no warranties, expressed or implied, concerning the accuracy, completeness,

reliability, or suitability of this data. Fairfax County does not assume any liability associated with the use or misuse of this data.

Last Refresh Date

Data last refreshed: 22-JUL-10

Source: Fairfax County Department
of Tax Administration, Real Estate Division.


Rt 2497 Saint James Pl.
Brandy Ct.
Carol La.
Sheffield Ct. Rt 3490
20' Outlet Rd.
Rt 2354 Hockett St.
Rt 2355
Kimberly Dr. Rt 2437
000172-RPA-001
Putnam
009514-RPAV-001
009514-RPA-001
Statecrest Dr.
Stateview Dr.
Charleson St.
Ivycrest Pl.
Rt 3789
VALLEYCREST PARK
F.P.L.
F.C.P.A.
CONS.

LOT 58
LOT 8
Hockett St
LOT 584
LOT 61
FAIRFAX COUNTY
PARK AUTHORITY
LOT 9
Image © 2009 Commonwealth of Virginia
© 2009 Tele Atlas
Google
Feb 2007
77°11'47.18" W

325
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246.4

On Jan 29th 2008, a site inspection was conducted at the subject property: **3404 Hockett Street** in Falls Church VA.

Present at this site inspection was:

David Porter: Chief Regional Property Manager for Countrywide Field Service Corporation.

Scott Hagerty: Combination Inspector, Code Enforcement Branch, from the Fairfax County Code Compliance and Land Development Services.

Gary Cook: Senior engineering Inspector Land development services Environmental and Facilities Inspection Division.

Mark G. Melikan: Long and Foster Reality

The purpose of the site inspection was to identify Non code compliance issues observed at the subject property, develop a corrective action plan required to bring the subject property into code compliance and obtain a certificate of occupancy. See recommendations

History and background:

The previous owner of the property applied to Fairfax County for a permit to vertically expand the then existing single story house at 3404 Hockett Street in Falls Church. His permit was only for increasing the square footage within the existing footprint, not to expand the footprint of the home.

Typically if you are not increasing the footprint of the home, you do not need a grading plan, only a building permit. In this situation, submitting a grading plan to expand the use was a huge undertaking. Since the original existing structure was located wholly within a Resource Protection Area and a Major floodplain, substantial additional work would have been required to gain approval from Fairfax County to expand the footprint (e.g. grading plan, RPA exceptions, VDOT permits, Special Exception for residential structure in a major floodplain...etc).

Once the previous owner had the permit to vertically expand, he proceeded to horizontally expand the footprint of the house in the field without a permit to do so. Normal inspections occurred during the process, it was not until the final residential use permit inspection that Fairfax County questioned why the home footprint had increased, when the original permit and associated building plans did not indicate that work. Because of this, the final inspection was not performed, and subsequently, the County did not issue an occupancy permit. From there Fairfax County issued the letter of violation on July 30, 2007 for failing to obtain a final inspection and occupying the unit without a residential occupancy permit (RUP) violations 1 & 2. Furthermore, due to the fact that a grading plan was not approved, the County never granted a permit to expand the footprint, or to clear and grade within the RPA, violations 3 &4. At this point, it is highly questionable if the County would have ever even granted a permit to expand the footprint due to the RPA and floodplain issue.

To resolve this issue, we must go back to the County, submit a grading plan and apply for a permit to expand the existing use within the RPA and major floodplain. With the exception of the RPA and major floodplain, this would be a fairly typical process in Fairfax. When you add the RPA and floodplain, it becomes a substantially more difficult process (time and money). Without the permit to expand the footprint, the County will not perform a final inspection on the home and consequently will not issue a RUP. Without a RUP, the house cannot be occupied.

Purchaser Initials

Recommendations

The follow is an outline of steps required to correct the site conditions observed at the subject property. Once these corrective step are taken the property will not have any conditions that may be considered in non compliance by the local county building officials or any governmental environmental agency.

In order to transition this property from its current non compliance condition to marketing for sale condition will involve a corrective action plan with several phases and multiable action steps within each phase. The following is an outline of the current issues, followed by the corrective action steps required to bring each issue into compliance with the local building and environmental codes.

Planning Phase one: (professional information gathering)

Non compliance Issue One:

The structure is located wholly within a Resource Protection Area and a major floodplain, because of the substantial reconstruction that has taken place we need to gain approval from Fairfax County for the expanded the footprint (e.g. grading plan, RPA exceptions, VDOT permits, Special Exception for residential structure in a major floodplain...etc). Without this approval we cannot place the property for sale.

Corrective Step One:

Hire an engineering firm to outline all of the non compliant environmental items. Survey the property and develop a replanting and corrective drainage plan. Once complete prepare plan for submission to the county and state agencies for approval,

Non Compliance Issue Two:

Item 1: The roof interior support system has been framed in an unprofessional manor. This is considered in direct violation of safety and building compliance codes.

Item 2: The foundation wall located at the right rear of the home appears to have been constructed in an unprofessional manor. This is considered in direct violation of safety and building compliance codes.

Corrective Step Two

Hire an independent structural engineer to evaluate the roof framing system and lower rear foundation areas. Determine what structural components may not be in compliance with building codes and develop a corrective action plan.

Non Compliance Issue Three:

A full evaluation of all construction components and systems was preformed by the county code compliance inspector. This evaluation identified correction actions to be in the areas of plumbing, electrical, heating and general finishing's.

Corrective Step Three

1) Develop an outline identifying any non code compliance observed by Fairfax County, which requires corrective action.
2) Provide a scope of work document to be use to gather an estimate of repairs from a local contractor.

Purchaser
Initials

Phase Two: (submit corrective action plan to Fairfax County for approval and obtain proper permits)

Corrective step One

Gather cost estimates for correction of all code compliance and environmental issues identified in Phase one listed above. Present the corrective action plan to the Fair Fax County building department government for approval and acceptance. This may include a series of planning meetings between our engineering company, the site contractor and the site plan review compliance inspector for the county.

Corrective step Two

Obtain any county issued any permits required to correct environmental and site conditions.

Phase Three: Conduct corrective action repairs at the site.

Corrective step one:

Perform roof and structural foundation repairs.

Corrective step two:

Conduct exterior environmental replanting, landscaping and drainage repairs

Corrective step three:

Conduct interior repairs to bring structure into final compliance.

Corrective step four:

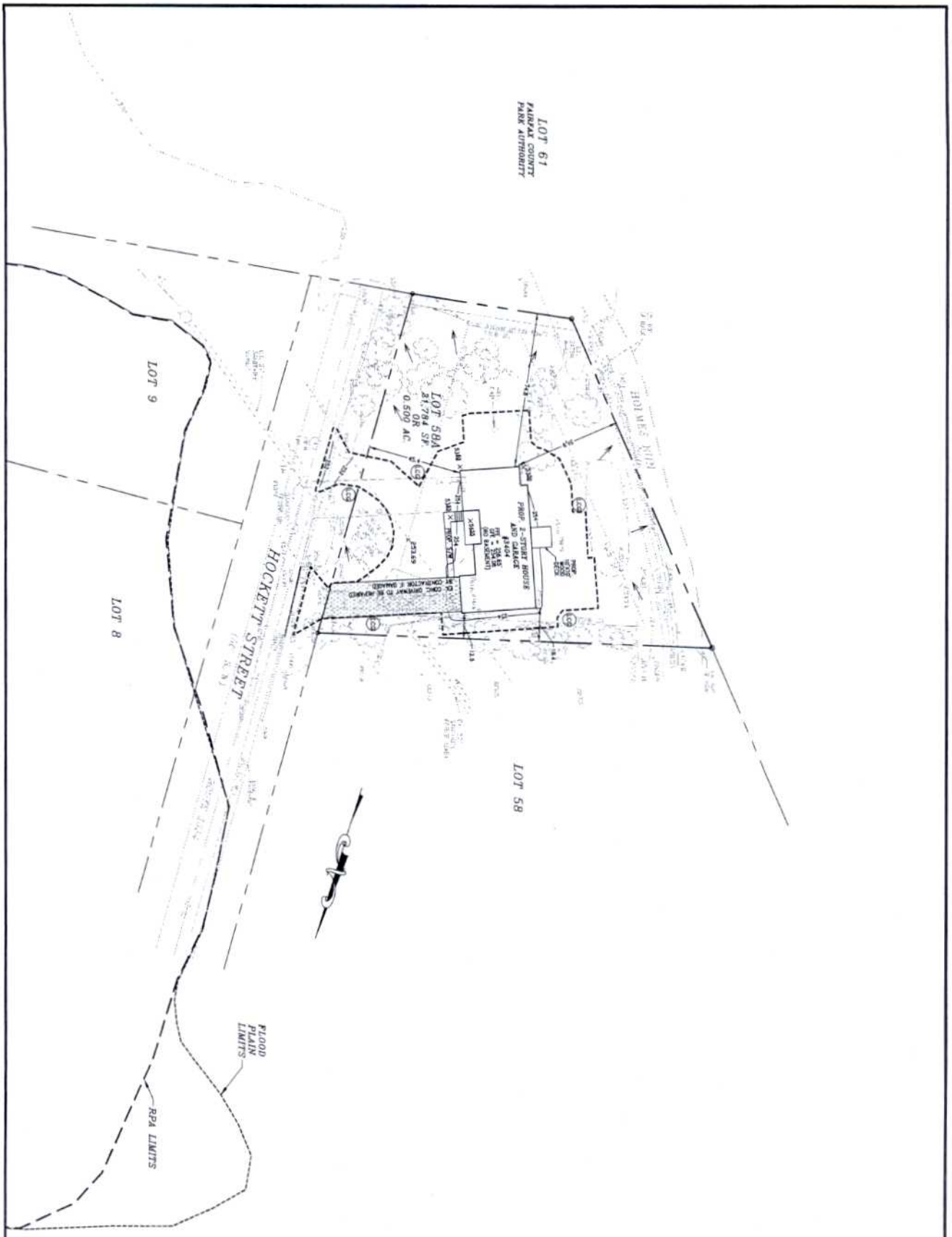
1) Have county environmental and building code compliance inspectors conduct any final inspections

2) Apply for a certificate of occupancy.

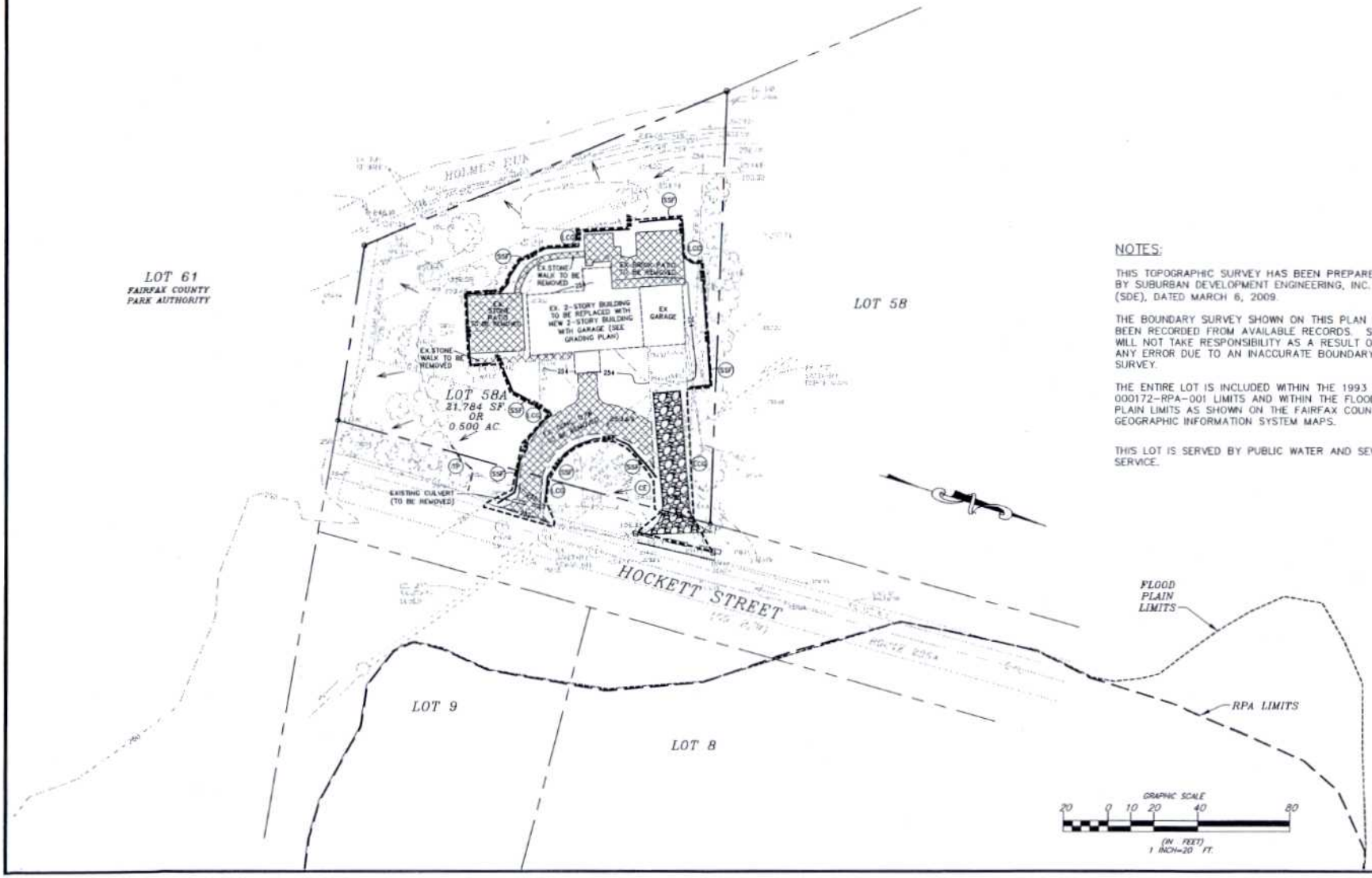
End of report.

Purchaser Initials

Note: This is as internal report and property of Countrywide Financial. No part of this report can be transmitted copied or given to any person not employee by Countrywide Financial without the approval of the compliance department.



DESIGNED BY: SDE, INC.	SITE GRADING PLAN	3404 HOCKETT STREET LOT 58A, MASON RD 21 MAGISTERIAL DISTRICT: MASON FAIRFAX COUNTY	**SDE, INC.** ENGINEERS . PLANNERS . ARCHITECTS . LANDSCAPE ARCHITECTS . SURVEYORS 7777 LEESBURG PIKE, SUITE 305N FALLS CHURCH, VA 22043 PH: (703) 556-0800
DRAWN BY: B.H.			
CHECKED BY: HAMID T., PE			
SCALE: 1":20'			
DATE: 07/30/2010			
PROJECT/FILE #			
SHEET NUMBER 3 OF 7			



NOTES:

THIS TOPOGRAPHIC SURVEY HAS BEEN PREPARED BY SUBURBAN DEVELOPMENT ENGINEERING, INC. (SDE), DATED MARCH 6, 2009.

THE BOUNDARY SURVEY SHOWN ON THIS PLAN HAS BEEN RECORDED FROM AVAILABLE RECORDS. SDE WILL NOT TAKE RESPONSIBILITY AS A RESULT OF ANY ERROR DUE TO AN INACCURATE BOUNDARY SURVEY.

THE ENTIRE LOT IS INCLUDED WITHIN THE 1993 000172-RPA-001 LIMITS AND WITHIN THE FLOOD PLAIN LIMITS AS SHOWN ON THE FAIRFAX COUNTY GEOGRAPHIC INFORMATION SYSTEM MAPS.

THIS LOT IS SERVED BY PUBLIC WATER AND SEWER SERVICE.

SDE, INC.

ENGINEERS . PLANNERS . ARCHITECTS . LANDSCAPE ARCHITECTS . SURVEYORS

7777 LEESBURG PIKE, SUITE 305N
FALLS CHURCH, VA 22043 PH: (703) 556-0800

3404 HOCKETT STREET

LOT 58A, MASON RD

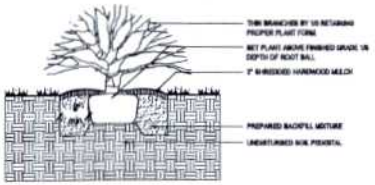
22

MAGISTERIAL DISTRICT: MASON FAIRFAX COUNTY

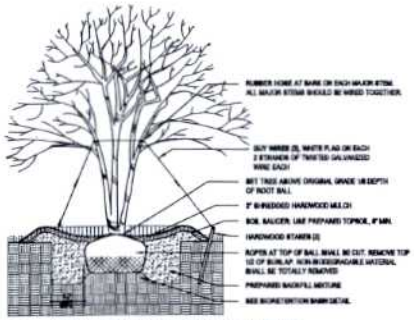
EROSION & SEDIMENT CONTROL AND DEMOLITION PLAN

COMMONWEALTH OF VIRGINIA
HAMID T. ANSARI
Lic. No. 28137
PROFESSIONAL ENGINEER

DESIGNED BY:	SDE, INC.
DRAWN BY:	B.H.
CHECKED BY:	HAMID T., PE
SCALE:	1":20'
DATE:	07/30/2010
PROJECT/FILE #	
SHEET NUMBER	4 OF 7



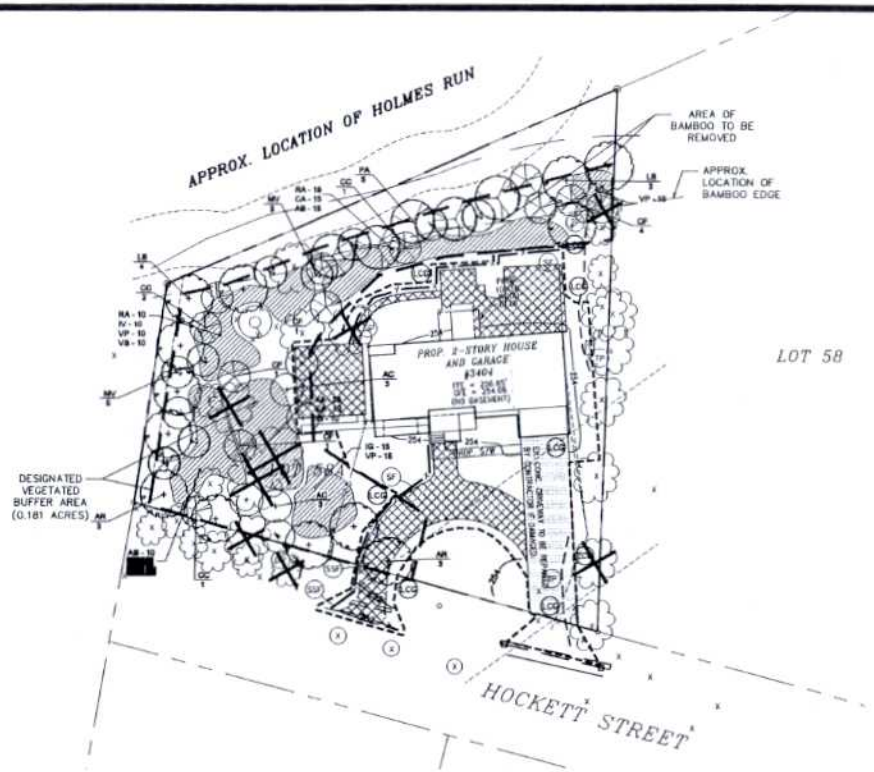
1 TYP. SHRUB PLANTING
NTS



2 UNDERSTORY TREE PLANTING
NTS

NOTE:
1. STAKING AND GUYING SHALL BE IMPLEMENTED ONLY AS NEEDED FOR SUPPORT AND STABILITY AS DETERMINED BY THE LANDSCAPE CONTRACTOR BASED ON LANDSCAPE SPECIFICATION GUIDELINES. ALL STAKING AND GUYING SHALL BE REMOVED WITHIN ONE YEAR OF THE TIME OF INSTALLATION.

3 DECIDUOUS TREE PLANTING
NTS



PLANT LIST

Key	Qty	Botanical Name	Common Name	Size	Type	Remarks	Spacing
		OVERSTORY TREES					
AR	6	Acer rubrum	Red Maple	2-2.5" Cal.	B & B	Single stem	As Shown
LS	7	Liquidambar styraciflua	Sweet Gum	2-2.5" Cal.	B & B	Single stem	As Shown
PA	5	Platanus x acerifolia	London Plane	2-2.5" Cal.	B & B	Single stem	As Shown
		UNDERSTORY TREES					
AC	10	Amelanchier canadensis	Shadblow Serviceberry	1-1.5" Cal.	B & B	Single stem	As Shown
CC	5	Cercis canadensis 'Forest Pansy'	'Forest Pansy' Redbud	1-1.5" Cal.	B & B	Single stem	As Shown
CF	7	Cornus florida	Flowering Dogwood	1-1.5" Cal.	B & B	Single stem	As Shown
MV	16	Magnolia virginiana	Sweetbay Magnolia	8'-9' ht.	B & B	Multi-stem, 3 stem min.	As Shown
		SHRUBS					
AB	25	Aronia arbutifolia	Red Chokeberry	18-24" ht.	cont.	Full, dense	4' O.C. staggered
CA	25	Ceanothus americanus	New Jersey Tea	18-24" ht.	cont.	Full, dense	4' O.C. staggered
IG	25	Ilex glabra	Inkberry	18-24" ht.	cont.	Full, dense	4' O.C. staggered
IV	25	Ilex verticillata	Winterberry	18-24" ht.	cont.	Full, dense	4' O.C. staggered
KA	25	Kalmia angustifolia	Sheep Laurel	18-24" ht.	cont.	Full, dense	4' O.C. staggered
RA	25	Rhododendron atlanticum	Coast Azalea	18-24" ht.	cont.	Full, dense	4' O.C. staggered
VP	25	Viburnum prunifolium	Black Haw	18-24" ht.	cont.	Full, dense	4' O.C. staggered
VS	25	Ilex virginica	Virginia Sweetspire	18-24" ht.	cont.	Full, dense	4' O.C. staggered

RPA PLANTING REQUIREMENTS

REQUIRED BUFFER AREA	7,895 SF (0.181 AC.)	
OVERSTORY TREES REQUIRED	0.181 AC. x 100 TREES/ AC.=	18 TREES
UNDERSTORY TREES REQUIRED	0.181 AC. x 200 TREES/ AC.=	37 TREES
SHRUBS REQUIRED	0.181 AC. x 1089 SHRUBS/ AC.=	197 SHRUBS
OVERSTORY TREES PROVIDED		18 TREES
UNDERSTORY TREES PROVIDED		37 TREES
SHRUBS PROVIDED		200 SHRUBS

LEGEND:

- EXISTING TREE LINE
- PROPOSED TREE LINE
- LCG — LIMITS OF CLEARING AND GRADING
- EXISTING TREE TO BE PRESERVED
- DEAD TREE TO BE REMOVED
- IMPERVIOUS SURFACE TO BE REMOVED
- VEGETATED RPA BUFFER AREA
- TP — TREE PROTECTION
- PROPOSED LARGE DECIDUOUS TREE
- PROPOSED UNDERSTORY TREE
- PROPOSED SHRUB AREA

0 10' 20' 40' 80'

NOTE: THIS PLAN IS FOR PLANTING PURPOSES ONLY!!!

No.	DATE	DESCRIPTION	REV'D BY	APPROVED	DATE
		REVISION APPROVED BY DIVISION OF DESIGN REVIEW			

PLAN DATE 7/21/10

Wm. O'Kelly Russell, CLA
Landscape Architecture • Land Planning
7540 Tysons Blvd., Dunn Loring, VA 22027
(703) 221-0301
wm_kellyrussell@hotmail.com

Lic. No. 001014

RPA BUFFER PLANTING PLAN
3404 HOCKETT STREET
MASON DISTRICT FAIRFAX COUNTY, VIRGINIA
C.L.Z.
DATE: 7-21-10
SCALE: 1"=20'

SHEET L1 OF 1

FILE No.

B. A written statement providing, in detail, the following information:

(1) Any existing or anticipated problems of flooding or erosion in the area of the application and upstream and downstream from the application property.

(2) Whether additional Federal and/or State permits are required.

C. When structures are proposed to be erected, the following information shall be submitted:

(1) The proposed use of the structure.

(2) A statement certifying all floodproofing proposed, and indicating its compliance with all County, State and Federal requirements. This certification must be signed, sealed, and indicate the address of the certifying professional and it must cover all structural, electrical, mechanical, plumbing, water and sanitary facilities connected with the use.

(3) Acknowledgment, signed by the applicant, that the applicant is aware that flood insurance may be required by the applicant's lending institution and that the flood insurance rates may increase because of increases in risks to life and property.

D. Any additional information as may be deemed necessary by the Director, to include but not be limited to an engineering study or detailed calculation on any proposed drainage improvement.

2-905 Use Limitations

All permitted uses and all special exception uses in a floodplain shall be subject to the following provisions:

1. Except as may be permitted by Par. 6 and 7 of Sect. 903 above, any new construction, substantial improvements, or other development, including fill, when combined with all other existing, anticipated and planned development, shall not increase the water surface elevation above the 100-year flood level upstream and downstream, calculated in accordance with the provisions of the Public Facilities Manual.

2. The lowest part (i.e., the bottom of the floor joists or top of a concrete slab on grade) of the lowest floor including basement of any new or substantially improved dwelling including manufactured homes and, except as may be permitted by Par. 8 of Sect. 903 above, any proposed addition to an existing dwelling shall be eighteen (18) inches or greater above the water-surface elevation of the 100-year flood level calculated in accordance with the provisions of the Public Facilities Manual

3. All uses shall be subject to the provisions of Par. 1 of Sect. 602 above.

4. No structure or substantial improvement to any existing structure shall be allowed unless adequate floodproofing as required herein or under the Virginia Uniform Statewide Building Code is provided.

5. To the extent possible, stable vegetation shall be protected and maintained in the floodplain.

6. There shall be no storage of herbicides, pesticides, or toxic or hazardous substances as set forth in Title 40, Code of Federal Regulations, Parts 116.4 and 261.30 et seq., in a floodplain.

7. For uses other than those enumerated in Par. 2 and 3 of Sect. 903 above, the applicant shall demonstrate to the satisfaction of the approving authority the extent to which:

   A. There are no other feasible options available to achieve the proposed use; and

   B. The proposal is the least disruptive option to the floodplain; and

   C. The proposal meets the environmental goals and objectives of the adopted comprehensive plan for the subject property.

8. Nothing herein shall be deemed to prohibit the refurbishing, refinishing, repair, reconstruction or other such improvements of the structure for an existing use provided such improvements are done in conformance with the Virginia Uniform Statewide Building Code, Article 15 of this Ordinance and the requirements of Par. 2 above.

9. Nothing herein shall be deemed to preclude public uses and public improvements performed by or at the direction of the County.

10. Notwithstanding the minimum yard requirements specified by Sect. 415 above, dwellings and additions thereto proposed for location in a floodplain may be permitted subject to the provisions of this Part and Chapter 118 of The Code.

11. All uses and activities shall be subject to the provisions of Chapter 118 of The Code.

12. When as-built floor elevations are required by federal regulations or the Virginia Uniform Statewide Building Code for any structure, such elevations shall be submitted to the County on a standard Federal Emergency Management Agency (FEMA) Elevation Certificate upon placement of the lowest floor, including basement and prior to further vertical construction . If a non-residential building is being floodproofed, then a FEMA Floodproofing Certificate shall be completed in addition to the Elevation Certificate. In the case of special exception uses, the Elevation Certificate shall show compliance with the approved special exception elevations.

13. The construction of all buildings and structures shall be subject to the requirements of the Virginia Uniform Statewide Building Code.

14. All recreational vehicles shall:

   A. Be on site for fewer than 180 consecutive days;

   B. Be fully licensed and ready for highway use; or

C. Meet the requirements of this Part and the Virginia Uniform Statewide Building Code for anchoring and elevation of manufactured homes.

A recreational vehicle shall be deemed ready for highway use if it is on wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices and has no permanently attached additions.

15. All necessary permits shall be received from those governmental agencies from which approval is required by Federal or State law, including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, as amended, 33 U.S.C. § 1334.

16. If any new construction, substantial improvements, or other development, including fill, when combined with all other existing, anticipated and planned development, results in change in the base flood elevation in any Special Flood Hazard Area (SFHA) depicted on the County's Flood Insurance Rate Map (FIRM), the applicant shall notify the Federal Insurance Administrator of the changes by submitting technical or scientific data to FEMA for a Letter of Map Revision, as soon as practicable but, not later than six (6) months after the date such information becomes available or the placement of fill, whichever comes first. If the projected increase in the base flood elevation is greater than one (1) foot, the applicant shall also obtain approval of a Conditional Letter of Map Revision from the Federal Insurance Administrator prior to the approval of construction.

17. In riverine situations, adjacent communities and the Virginia Department of Conservation and Recreation shall be notified prior to any alteration or relocation of a watercourse depicted on the FIRM and copies of such notifications shall be submitted to the Federal Insurance Administrator. The flood carrying capacity within the altered or relocated portion of any watercourse shall be maintained.

2-906 Definitions

The definitions listed below shall only be used in the interpretation and administration of this Part.

BASE FLOOD: A flood having a one (1) percent chance of being equaled or exceeded in any given year.

BASE FLOOD ELEVATION: The Federal Emergency Management Agency designated water surface elevation of a flood having a one (1) percent chance of being equaled or exceeded in any given year shown on the FLOOD INSURANCE RATE MAP.

BASEMENT: Any area of the building having its floor below grade (below ground level) on all sides.

DEVELOPMENT: Any man-made change to improved or unimproved real estate, including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials.

FLOOD OR FLOODING:

GLOSSARY

This Glossary is provided to assist the public in understanding
the staff evaluation and analysis of development proposals.
It should not be construed as representing legal definitions.
Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan
or Public Facilities Manual for additional information.

ABANDONMENT: Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

ACCESSORY DWELLING UNIT (OR APARTMENT): A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT: Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

AGRICULTURAL AND FORESTAL DISTRICTS: A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

BARRIER: A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

BEST MANAGEMENT PRACTICES (BMPs): Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

BUFFER: Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

CHESAPEAKE BAY PRESERVATION ORDINANCE: Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

CLUSTER DEVELOPMENT: Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted by the applicable zoning district. See Sect. 2-421 and Sect. 9-615 of the Zoning Ordinance.

COUNTY 2232 REVIEW PROCESS: A public hearing process pursuant to Sect. 15.2-2232 (Formerly Sect. 15.1-456) of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.

dBA: The momentary magnitude of sound weighted to approximate the sensitivity of the human ear to certain frequencies; the dBA value describes a sound at a given instant, a maximum sound level or a steady state value. See also Ldn.

DENSITY: Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.

DENSITY BONUS: An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.

DEVELOPMENT CONDITIONS: Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.

DEVELOPMENT PLAN: A graphic representation which depicts the nature and character of the development proposed for a specific land area: information such as topography, location and size of proposed structures, location of streets trails, utilities, and storm drainage are generally included on a development plan. A development plan is s submission requirement for rezoning to the PRC District. A GENERALIZED DEVELOPMENT PLAN (GDP) is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A CONCEPTUAL DEVELOPMENT PLAN (CDP) is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A FINAL DEVELOPMENT PLAN (FDP) is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

EASEMENT: A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, utility easement, construction easement, etc. Easements may be for public or private purposes.

ENVIRONMENTAL QUALITY CORRIDORS (EQCs): An open space system designed to link and preserve natural resource areas, provide passive recreation and protect wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Vol. 1 of the Comprehensive Plan.

ERODIBLE SOILS: Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

FLOODPLAIN: Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with environmental quality corridors. The 100 year floodplain drains 70 acres or more of land and has a one percent chance of flood occurrence in any given year.

FLOOR AREA RATIO (FAR): An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

FUNCTIONAL CLASSIFICATION: A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

GEOTECHNICAL REVIEW: An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

HYDROCARBON RUNOFF: Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

IMPERVIOUS SURFACE: Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

INFILL: Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

INTENSITY: The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

Ldn: Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

LEVEL OF SERVICE (LOS): An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

MARINE CLAY SOILS: Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even in areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.

OPEN SPACE: That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may be function as a buffer between land uses or for scenic, environmental, or recreational purposes.

OPEN SPACE EASEMENT: An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request of the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, Sections 10.1-1700, et seq.

P DISTRICT: A "P" district refers to land that is planned and/or developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District or a Planned Residential Community (PRC) District. The PDH, PDC and PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site. Refer to Articles 6 and 16 of the Zoning Ordinance.

PROFFER: A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

PUBLIC FACILITIES MANUAL (PFM): A technical text approved by the Board of Supervisors containing guidelines and standards which govern the design and construction of site improvements incorporating applicable Federal, State and County Codes, specific standards of the Virginia Department of Transportation and the County's Department of Public Works and Environmental Services.

RESOURCE MANAGEMENT AREA (RMA): That component of the Chesapeake Bay Preservation Area comprised of lands that, if improperly used or developed, have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Area. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

RESOURCE PROTECTION AREA (RPA): That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of state waters. In their natural condition, these lands provide for the removal, reduction or assimilation of sediments from runoff entering the Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. New development is generally discouraged in an RPA. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

SITE PLAN: A detailed engineering plan, to scale, depicting the development of a parcel of land and containing all information required by Article 17 of the Zoning Ordinance. Generally, submission of a site plan to DPWES for review and approval is required for all residential, commercial and industrial development except for development of single family detached dwellings. The site plan is required to assure that development complies with the Zoning Ordinance.

SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP): Uses, which by their nature, can have an undue impact upon or can be incompatible with other land uses and therefore need a site specific review. After review, such uses may be allowed to locate within given designated zoning districts if appropriate and only under special controls, limitations, and regulations. A special exception is subject to public hearings by the Planning Commission and Board of Supervisors with approval by the Board of Supervisors; a special permit requires a public hearing and approval by the Board of Zoning Appeals. Unlike proffers which are voluntary, the Board of Supervisors or BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 9, Special Exceptions, of the Zoning Ordinance.

STORMWATER MANAGEMENT: Engineering practices that are incorporated into the design of a development in order to mitigate or abate adverse water quantity and water quality impacts resulting from development. Stormwater management systems are designed to slow down or retain runoff to re-create, as nearly as possible, the pre-development flow conditions.

SUBDIVISION PLAT: The engineering plan for a subdivision of land submitted to DPWES for review and approved pursuant to Chapter 101 of the County Code.

TRANSPORTATION DEMAND MANAGEMENT (TDM): Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand in a particular area.

TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS: This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggared work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

URBAN DESIGN: An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

VACATION: Refers to vacation of street or road as an action taken by the Board of Supervisors in order to abolish the public's right-of-passage over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers by operation of law to the owner(s) of the adjacent properties within the subdivision from whence the road/road right-of-way originated.

VARIANCE: An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public hearing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sect. 18-404 of the Zoning Ordinance.

WETLANDS: Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corps of Engineers

TIDAL WETLANDS: Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code: includes tidal shores and tidally influenced embayments, creeks, and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.

Abbreviations Commonly Used in Staff Reports

A&F	Agricultural & Forestal District
ADU	Affordable Dwelling Unit
ARB	Architectural Review Board
BMP	Best Management Practices
BOS	Board of Supervisors
BZA	Board of Zoning Appeals
COG	Council of Governments
CBC	Community Business Center
CDP	Conceptual Development Plan
CRD	Commercial Revitalization District
DOT	Department of Transportation
DP	Development Plan
DPWES	Department of Public Works and Environmental Services
DPZ	Department of Planning and Zoning
DU/AC	Dwelling Units Per Acre
EQC	Environmental Quality Corridor
FAR	Floor Area Ratio
FDP	Final Development Plan
GDP	Generalized Development Plan
GFA	Gross Floor Area
HC	Highway Corridor Overlay District
HCD	Housing and Community Development
LOS	Level of Service
Non-RUP	Non-Residential Use Permit
OSDS	Office of Site Development Services, DPWES
PCA	Proffered Condition Amendment
PD	Planning Division
PDC	Planned Development Commercial
PDH	Planned Development Housing
PFM	Public Facilities Manual
PRC	Planned Residential Community
RC	Residential-Conservation
RE	Residential Estate
RMA	Resource Management Area
RPA	Resource Protection Area
RUP	Residential Use Permit
RZ	Rezoning
SE	Special Exception
SEA	Special Exception Amendment
SP	Special Permit
TDM	Transportation Demand Management
TMA	Transportation Management Association
TSA	Transit Station Area
TSM	Transportation System Management
UP & DD	Utilities Planning and Design Division, DPWES
VC	Variance
VDOT	Virginia Dept. of Transportation
VPD	Vehicles Per Day
VPH	Vehicles per Hour
WMATA	Washington Metropolitan Area Transit Authority
WS	Water Supply Protection Overlay District
ZAD	Zoning Administration Division, DPZ
ZED	Zoning Evaluation Division, DPZ
ZPRB	Zoning Permit Review Branch