



APPLICATION ACCEPTED: December 16, 2009  
BOARD OF SUPERVISORS DECISION: May 10, 2011 at 3:30 PM

# County of Fairfax, Virginia

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May 10, 2011

## STAFF REPORT ADDENDUM II

### 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 square feet

**PLAN MAP:** Residential 3-4 du/ac

**SE CATEGORY:** Category 6: Use in a Floodplain  
CBPO Section 118-6-9: RPA Encroachment

**PROPOSAL:** Approval of a Special Exception to permit a single-family detached residential dwelling to remain within the 100 year floodplain.

Approval of a Resource Protection Area (RPA) Encroachment Exception to allow an encroachment into the 1993 RPA for a single-family detached residential dwelling.

#### STAFF RECOMMENDATIONS:

Staff recommends denial of SE 2009-MA-026, as currently submitted. If it is the intent of the Board to approve this special exception, Staff recommends the approval be subject to the imposition of the proposed development conditions in Attachment 1.

William O'Donnell

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Staff recommends denial of RPA Encroachment Exception #25172-WRPA-001-2 and WQIA #25172-WQ-001-4, as submitted. If it is the intent of the Board to approve these requests, Staff recommends that approval be subject to the imposition of the proposed exception conditions in Exhibit A of Attachment 1 of this Addendum.

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.

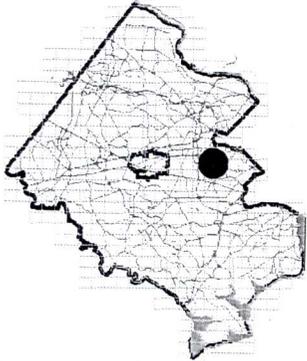
*O:\wodonn\ZED\Special Exceptions\Hocket Street SE 2009-MA-026\Report\Hocket Street SE 2009-MA-026\_Staff Report Addendum Cover.doc*



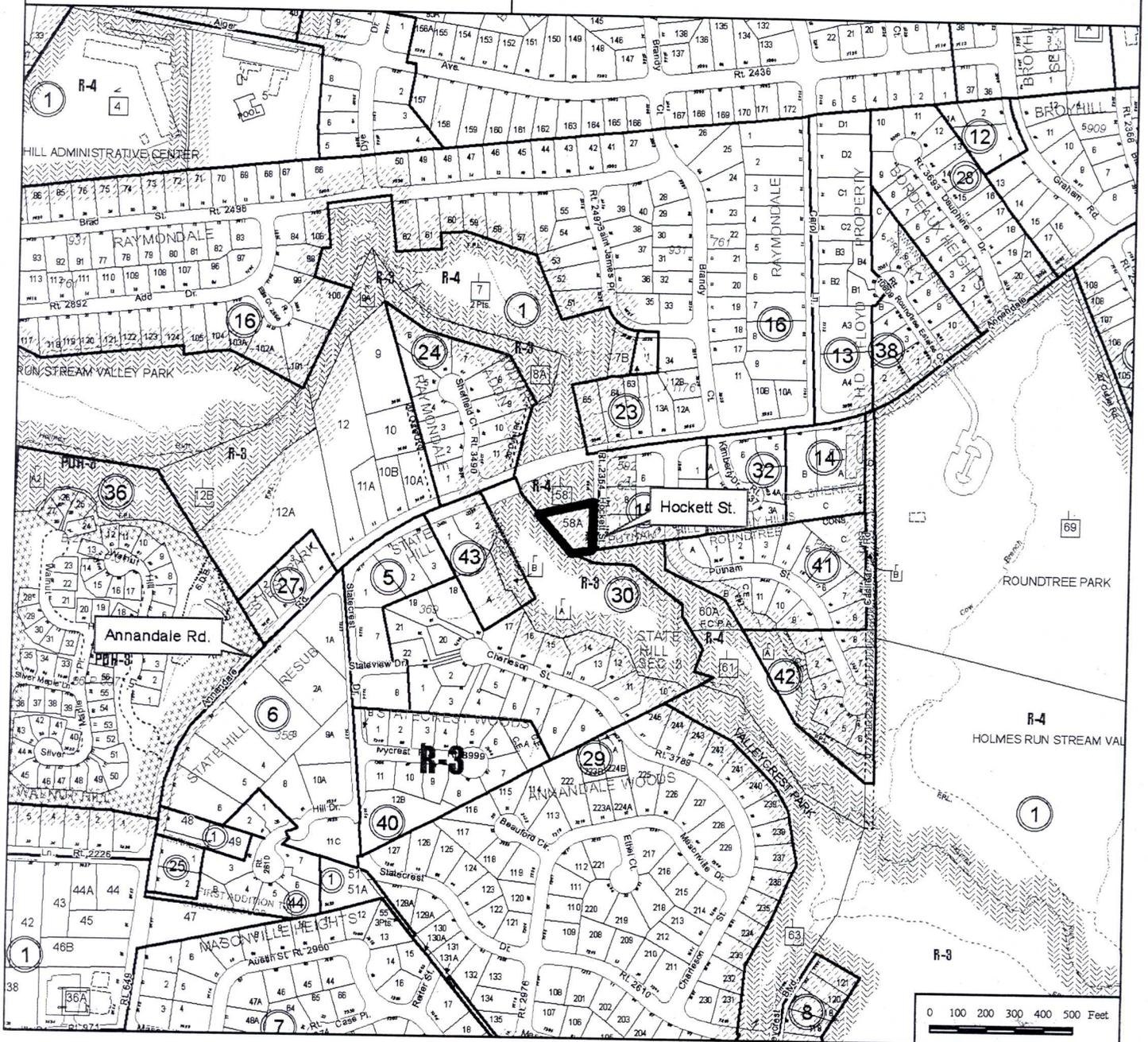
Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

# Special Exception

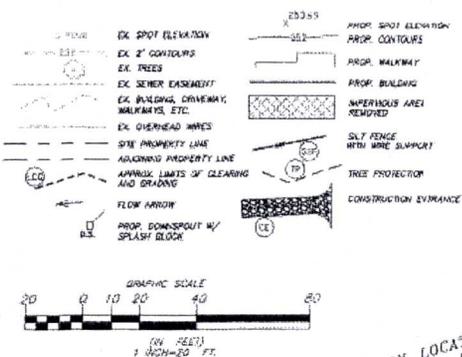
SE 2009-MA-026



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



**LEGEND**



**FEMA FLOOD INSURANCE RATE MAP**

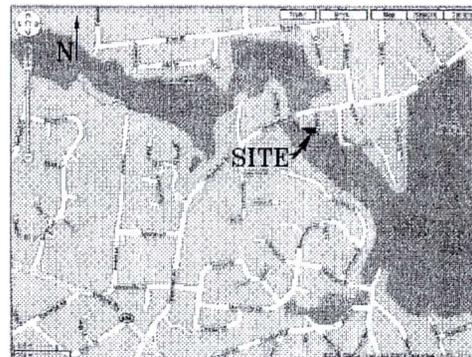
FLOOD PLAN ELEVATION = 254.65  
 (ROUND UP TO 258.07)  
 LOWEST FFE (EX. HOUSE TO BE REMOVED) = 254.95  
 LOWEST FLOOR ELEVATION (GARAGE) OF PROP. HOUSE IS 256.85.  
 256.85 - 255.00 = 1.85' > 1.50' ABOVE FLOOD PLAN ELEVATION

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

DATE: 03/23/2011

APPLICANT: [Signature] DATE: 03/23/2011

APPLICANT: [Signature] DATE: 03/23/2011



**VICINITY MAP (N.T.S.)**

**NOTES:**

ESTIMATED FILL (DUE TO GRADING AROUND HOUSE AND RECONSTRUCTION OF DRIVEWAY):  
 = 101 CY  
 ESTIMATED CUT (DUE TO REMOVAL OF CURB AND UNAPPROVED CONCRETE DRIVEWAY):  
 = 2 CY  
 NET FILL = 101 CY - 2 CY = 99 CY  
 THE FILL AREA IS 2198 SF.

THIS IS WORTH FILL AS FILL AS IT IS LESS THAN 219 CY OR OVER AN AREA OF LESS THAN 2000 SF ACCORDING TO THE FAIRFAX COUNTY ZONING PERFORMANCE SECTION 2-202.

**SECURE DRAINAGE STATEMENT**

WHETHER THE REGRADING FOR THE FINISH OF THE EXISTING HOUSE ALL WITHIN THE BOP OR CHANGE THE EXISTING DRAINAGE PATTERNS BY ANY WAY IMPROVE FILL WILL OCCUR ALONG THE SIDES OF THE HOUSE AND WITHIN THE DRIVEWAY IN ORDER TO PREVENT FLOODING WITHIN THE HOUSE. THE CONSTRUCTION CREATED BY THE REGRADING ALONG THE HOUSE WILL BE NEUTRAL AS COMPARED 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 0.50' AS CALCULATED ON SHEET 6 OF THIS PACKAGE. ALL CRITICAL ANALYSIS AND DRAINAGE COMPUTATIONS MAY BE FOUND ON SHEET 6.

ALL SLOPES WILL BE GRADED AWAY FROM THE HOUSE AS SEEN BY THE PROPOSED GRADING PLAN. ALL FLOW FROM THE HOUSE AND DRIVEWAY WILL BE SHEET FLOW WITH NO DISCHARGE OF FLOW INTO THE FLOODPLAIN AREA DUE TO SPLASH-ROCK TO BE INSTALLED AT THE BOTTOM OF ALL DOWNSPUTS. ALL RUNOFF FROM THE SITE FLOWS ESSENTIALLY IN A SOUTHEAST DIRECTION ALONG THE HOLMES RUN FLOODPLAIN.

LOT 81  
 FAIRFAX COUNTY  
 PARK AUTHORITY

LOT 58A  
 21,784 SF  
 OP  
 0.600 AC

LOT 58

APPROX. LOCATION OF EXISTING FAIRFAX COUNTY/DC TRAIL

LOT 9

LOT 8

HOCKETT STREET

FLOOD PLAIN LIMITS (FROM FAIRFAX COUNTY GIS MAP)

RPA LIMITS (FROM FAIRFAX COUNTY GIS MAP)

**SDE, INC.**  
 ENGINEERS PLANNERS ARCHITECTS LANDSCAPE ARCHITECTS SURFACTORS  
 7777 LEESBURG PIKE, SUITE 310N  
 FALLS CHURCH, VA 22043 PH: (703) 536-0800

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

SPECIAL EXCEPTION PLAT



DESIGNED BY: SDE, INC.  
 DRAWN BY: B.H.  
 CHECKED BY: HAMID T., PE  
 SCALE: 1"=20'  
 DATE: 03/23/2011  
 PROJECT/FILE #  
 SHEET NUMBER

**LEGEND**

- EX SPOT ELEVATION
- EX 2' CONTOURS
- EX TREES
- EX SEWER EASEMENT
- EX BUILDING DRIVEWAY
- EX OVERHEAD WIRES
- SITE PROPERTY LINE
- ADJOINING PROPERTY LINE
- APPROX. LIMITS OF CLEARING AND GRADING
- FLOW ARROW
- PREVIOUS APPROVED EXISTING CONDITIONS
- UNAPPROVED CONDITIONS

**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 THEREAFTER BE PERMITTED ON 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 CURBOUT WILL BE REMOVED (CUT = 2 CUBIC YARDS).

(5) THE LOCATION AND DIMENSIONS OF ALL 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 COMBINATION 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.

(3) THE RAISED STRUCTURE WILL BE USED AS A SINGLE-FAMILY RESIDENCE.

(4) FLOODPROOFING WILL BE PROVIDED.

(5) A STATEMENT SIGNED BY THE APPLICANT IS SHOWN ACKNOWLEDGING THE NECESSITY OF FLOOD PROOFING REQUIREMENT.

(6) ANY OTHER ADDITIONAL INFORMATION DEMAND 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 MAJOR FILL WITHIN THE FLOODPLAIN (FM CV) THERE WILL BE NO INCREASE IN WATER SURFACE ELEVATION AS PART OF THIS CONSTRUCTION.

2. THE PROPOSED LOWEST FINISHED FLOOR ELEVATION IS GREATER THAN 16 INCHES ABOVE THE FLOODPLAIN ELEVATION WHERE THE HOUSE IS CONSTRUCTED. 256.65 - 255.00 = 1.65' > 1.50' ABOVE FLOOD PLAIN ELEVATION.

3. THIS USE IS SUBJECT TO THE PROVISIONS OF PARAGRAPH 1 OF SECTION 802.

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

5. STABLE VEGETATION WILL BE PROTECTED AND MAINTAINED WITHIN THE FLOODPLAIN AND AN ADDITIONAL 10' PLANTING BUFFER WILL BE PROVIDED IN ACCORDANCE WITH THE OVERSEASING 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 ESTABLISHMENT OF THE OVERSEASING BAY PRESERVATION ORDINANCE, AND THE BUILDING FOOTPRINT WILL BE NO GREATER THAN THE PREVIOUS FOOTPRINT OF THE HOUSE CONSTRUCTED IN 1958.

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

11. ALL USES AND ACTIVITIES ON THIS PROPERTY WILL FOLLOW THE PROVISIONS OF CHAPTER 11B OF THE FAIRFAX COUNTY CODE (OVERSEASING 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 RAISED BUILDING WILL FOLLOW ALL REQUIREMENTS OF THE VIRGINIA UNIFORM STATEMENT BUILDING CODE.

14. ANY RECREATIONAL VEHICLES PARKED ON THE SITE WILL BE ON THE SITE FOR FEWER THAN 180 CONSECUTIVE DAYS AND BE FULLY COVERED 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 OBTAINED 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.

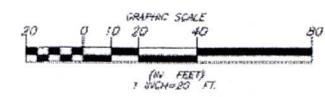
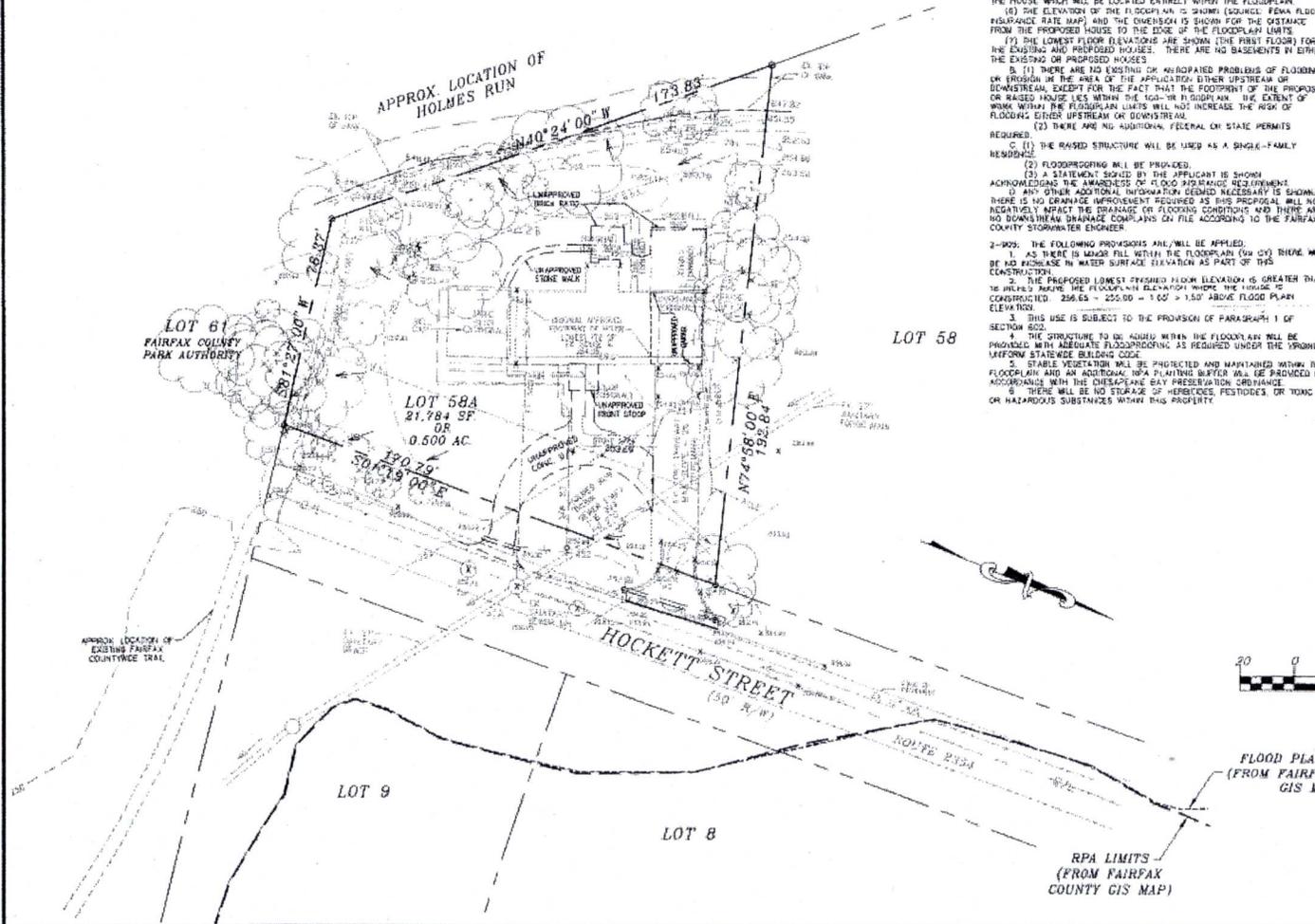
17. THERE ARE NO EXISTING SITUATIONS ON THIS SITE WHICH WILL BE ALTERED OR RELOCATED OF ANY WATERCOURSES OCCUR.

**FAIRFAX COUNTY COMPREHENSIVE PLAN**

THIS SITE IS LOCATED ALONG THE EDGE OF THE SLEEPY HOLLOW PLANNING SECTOR WITHIN THE ATTENTION 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 USE. THE SITE DOES NOT CONTAIN ANY HISTORIC RESOURCES ACCORDING TO THE COMPREHENSIVE GUIDE PLAN AND MAPS. THE DEVELOPMENT OCCURRING ON THIS PROPERTY IS OF A COMPATIBLE USE, TYPE AND INTENSITY (COMPATIBLE 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 "LINKED TRAILS SYSTEM". THERE CURRENTLY EXISTS A GRAVEL TRAIL STARTING FROM HOCKETT STREET JUST SOUTHEAST OF THE PROPERTY LINES 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 GREEN BELT 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. WHERE THE TRAIL TO EVENTUALLY CONTINUE TO THE NORTH ALONG HOLMES RUN, THE TRAIL COULD EASILY BE DIVERTED TO HOCKETT STREET TRAIL FOR APPROXIMATELY 500 FEET AS THIS STREET RECEIVES ONLY 30 VEHICLES PER DAY ON AVERAGE ACCORDING TO VIOT ESTIMATES. THE CURB/BRIDGE UPON WHICH ANNANDALE ROAD CROSSES HOLMES RUN HAS NOT BEEN 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 HIGHLY 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 OR LAND OWNED BY THE FAIRFAX COUNTY PARK AUTHORITY. THE SITE HAS BEEN CLEARED TO THE EXTENT SHOWN ON THIS PLAN.



**SPECIAL EXCEPTION PLAT (EXISTING AND UNAPPROVED CONDITIONS)**

**3404 HOCKETT STREET**  
LOT 58A, MASON RD

**SDE, INC.**  
ENGINEERS, PLANNERS, ARCHITECTS, LANDSCAPE ARCHITECTS, SURVEYORS  
7777 LEESBURG PIKE, SUITE 305N  
FALLS CHURCH, VA 22045 PH: (703) 558-0800

DESIGNED BY: SDE, INC.  
DRAWN BY: B.H.  
CHECKED BY: HAMID T., PE  
SCALE: 1"=20'  
DATE: 03/23/2011  
PROJECT/FILE #  
SHEET NUMBER 1.1 of 7

**GENERAL NOTES**

- TAX MAP # 02-1-011-38A
- TOTAL PROPERTY ACRES: 21.734 SF OR 0.522 AC
- TOTAL DISTURBED AREA: 19,845 SF OR 0.455 AC
- WATERSHED FOR SUBJECT PROPERTY: **CAMERON RUN**
- ZONE: **R-1**
  - SETBACKS:
    - FRONT: 30'
    - SIDE: 10'
    - REAR: 30'
    - MAX. SIGN HEIGHT: 30'
- NO SITE REPORT HAS BEEN FURNISHED TO THIS PLAN, THEREFORE THIS PLAN DOES NOT REPORT TO IDENTIFY OR SHOW ALL POSSIBLE EASEMENTS OR ENCUMBRANCES.
- ALL CONSTRUCTION SHALL CONFORM TO FAIRFAX COUNTY AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS WHERE APPLICABLE.
- PROTECTED OR CONDITIONED SITE:
 

<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
<input type="checkbox"/> PUBLIC WELL	<input type="checkbox"/> PRIVATE
<input type="checkbox"/> PUBLIC	<input type="checkbox"/> PRIVATE
- WATER SUPPLY:
 

<input type="checkbox"/> PUBLIC	<input type="checkbox"/> WELL
<input type="checkbox"/> PUBLIC	<input type="checkbox"/> PRIVATE
- SEWER SERVICE:
 

<input type="checkbox"/> PUBLIC	<input type="checkbox"/> PRIVATE
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- BOUNDARY BY: **REALTY TITLE SERVICES, INC.** DATE: **NOVEMBER 2000**
- TOPD BY: **IDE, INC.** DATE: **MARCH 2000**
- TOPD DATING U.S.G.S. AND CONTROL INTERVAL: **Z**
- CONSTRUCTION LOCATED WITHIN:
 

SLOPES OVER 15%	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
N.A. (TRUCK SHEET 5 FOR APPROVED RPA-WAY)S	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
N.A.	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
OVERLAY DISTRICT	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
WETLANDS	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
- 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 10-1-1-B.
- TO THE BEST OF OUR KNOWLEDGE THERE ARE NO KNOWN GRAVE SITES ON THIS PROPERTY.
- THIS LOT REDDED PRIOR TO AUGUST 1, 1998 AND AS SUCH IS NOT REQUIRED TO MEET CURRENT LOT AREA AND SET REQUIREMENTS UNDER FAIRFAX COUNTY ZONING ORDINANCE ARTICLE 2-4-06.
 

<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
- FOR SLOPES 3% OR GREATER PERMANENT BERM STABILIZATION COVER FOR FAIRFAX COUNTY AND SECTION 10-1-1-B SHALL BE PROVIDED TO PREVENT EROSION OF THE SLOPE BERM. NO SLOPES GREATER THAN 2% ARE PERMITTED UNLESS THE GRADE REQUIRED FOR ALL GRADED AREAS OF THE LOT.
- CONTRACTOR TO STAKE OUT THE PROPERTY LINE WHERE CLEARING AND GRADING LIMITS ARE CONCURRENT OR ADJACENT TO THE PROPERTY LINE.
- CONTRACTOR TO ENSURE NO SEDIMENT IS CONVERTED ONTO OFFSITE PROPERTIES AND FOR THE STABILIZATION OF ALL DISTURBED AREAS.
- ALL UTILITIES CONNECTIONS ARE IN PLACE. THEREFORE NO NEW UTILITIES CONNECTIONS ARE PROPOSED BY THIS DEVELOPMENT UNLESS IT IS DEEMED NECESSARY.
- CONTRACTOR TO MAINTAIN POSITIVE SURFACE FLOW AWAY FROM BUILDING IN ACCORDANCE WITH BUILDING CODE. BUILDING TO BE INSTALLED IN RETROFITTED BY THE CONTRACTOR IN ACCORDANCE WITH BUILDING CODE.
- 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.
- NO SUBSURFACE INVESTIGATION HAS BEEN MADE BY THIS COMPANY FOR THE SUBJECT PROPERTY.
- 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 2, 6, AND 8) FOR FURTHER NOTES AND DETAILS.
- NO HAZARDOUS OR TOXIC SUBSTANCES WILL BE GENERALLY UTILIZED, STORED, MIXED, OR DISPOSED OF NOW HAVE BEEN OBSERVED ON THE SUBJECT PROPERTY.
- EXISTING TOPOGRAPHICAL SURVEY IS A FIELD PLAN SURVEY PREPARED IN 3 FEET CONTAIN INTERVAL.
- ALL EXISTING UTILITY EASEMENTS HAVING A WIDTH OF TWENTY FIVE (25) FEET OR MORE ARE SHOWN ON THIS PLAN.

**EXISTING PROPERTY OWNER**

NAME: **ROSSON FAMILY LIMITED PARTNERSHIP I**  
 ADDRESS: **3404 HOCKETT STREET, FALLS CHURCH, VA 22044**  
 J.B. 07/24, PAGE 04/08

**ROOT NOTE**

- METHODS AND MATERIALS USED SHALL CONFORM TO FAIRFAX COUNTY/TOWN AND MOST STANDARDS AND SPECIFICATIONS.
- THE DEVELOPER IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING ROADS AND UTILITIES WHICH OCCUR AS A RESULT OF PROJECT CONSTRUCTION WORK OR CONTRASTING TO THE EXISTING RIGHT-OF-WAY.
- OVERLAY OF EXISTING PAVEMENT SHALL BE MINIMUM OF 1.5" DEPTH. ANY COSTS ASSOCIATED WITH PAVEMENT OVERLAY, OR THE LIFTING OF EXISTING PAVEMENT TO OBTAIN REQUIRED DEPTH, SHALL BE ASSIGNED BY THE DEVELOPER.
- 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 MOST STANDARDS.
- 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 PREVENT THESE UNDERGROUND UTILITIES. DURING CONSTRUCTION OPERATIONS, THE CONTRACTOR ENCOUNTERS UTILITIES OTHER THAN THOSE INDICATED BY MASS UTILITY COMPANY, HE SHALL IMMEDIATELY NOTIFY THE ENGINEER AND OWNER AND TAKE NECESSARY AND PROPER STEPS TO PREVENT THE FAILURE AND ASSURE THE CONTINUANCE OF SERVICE.

THE CONTRACTOR IS REQUIRED BY LAW TO NOTIFY MASS UTILITY (1-800-553-3001) AT LEAST 48 HOURS IN ADVANCE OF ANY WORK ON THIS PROJECT.

**LEGAL LOT CERTIFICATE**

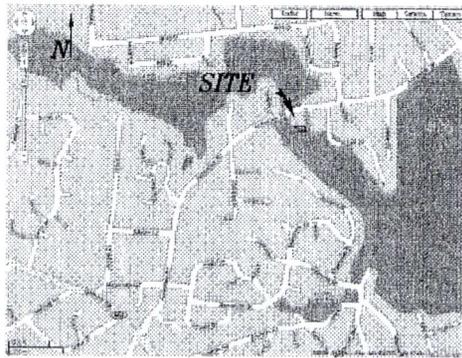
I HEREBY CERTIFY THAT ALL APPROPRIATE COUNTY APPROVALS WERE OBTAINED IN ACCORDANCE WITH THE PROCESS REQUIRED BY THE SUBDIVISION ORDINANCE IN EFFECT AT THE TIME OF THE CREATION OF MASON RD. LOT 58A. THE LOT WAS APPROVED BY FAIRFAX COUNTY AND RECORDED IN BOOK 2008, PAGE 3611 AND RECORDED PRIOR TO MARCH 1, 1978 AMONG THE LAND RECORD OF FAIRFAX COUNTY.

**RESPONSIBLE LAND DISTURBER CERTIFICATION**  
 Effective July 1, 2001.

APPLICABLE TO THE Virginia Surface Water Control Code, 62-152 and 62-151-206 of the code of Virginia

**OWNER/DEVELOPER / INFORMATION**  
 PROJECT NAME: **3404 HOCKETT STREET** PROJECT #:  
 DISTRICT: **MASON** TAX MAP AND PARCEL # **02-1-011-38A**  
 OWNER/DEVELOPER / PERMITTED: NAME: **ROSSON FAMILY LIMITED PARTNERSHIP I**  
 ADDRESS: **3404 HOCKETT STREET**  
 FALLS CHURCH, VA 22044

**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
SITE AREA IN ACRES	41	42	0.900	0.500
COMPOSITE NATIONAL C FACTOR	C1	C2	0.430	0.15
FRACTIONAL IMPERVIOUSNESS	17	2	0.28	0.16
TOTAL IMPERVIOUS ACRES (A1)(C1) (A2)(C2)	0.140	0.072		
DECREASE IN IMPERVIOUS ACRES (A1)(C1) - (A2)(C2)			0.062	

**STORMWATER RUNOFF CALCULATIONS:**

IMPERVIOUS C-FACTOR = 0.80  
 PERVIOUS C-FACTOR = 0.25  
 TIME OF CONCENTRATION = 5 MIN  
 RAINFALL INTENSITY, I<sub>3</sub> = 5.45 IN/HR  
 RAINFALL INTENSITY, I<sub>10</sub> = 7.27 IN/HR

**IMPERVIOUS AREA COMPUTATIONS**

	EXISTING (IMPERVIOUS PERCENT)	CURRENT (UNAPPROVED CONDITIONS)	POST-DEVELOPMENT
HOUSE & PORCH	2,047	2,354	2,142
PAVEMENTS & PATIO	1,031	1,782	1,32
DRIVEWAY	1,628	2,270	1,101
	4,706	6,406	4,575
IMPERVIOUS AREA	11,688	15,808	18,359
TOTAL LOT AREA	21,794	21,794	21,794

\* INCLUDES 1439 SF HOUSE AND 610 SF DETACHED GARAGE  
 TOTAL LOT AREA = 21,794 SQ FT OR 0.4999 ACRE  
 DECREASE IN IMPERVIOUSNESS = 2,801 SF  
 TOTAL PERCENTAGE OF IMPERVIOUSNESS =  $\frac{18,359}{21,794} = 84.25\%$

**"C" FACTOR**

A. PRE-DEVELOPMENT  
 $1.49 \times 0.8 = 1.192$   
 $1.192 \times 0.25 = 0.298$

B. POST-DEVELOPMENT  
 $1.49 \times 0.8 = 1.192$   
 $1.192 \times 0.35 = 0.417$

**EXISTING (OVERALL)**

(5 MIN TO 1 Q) =  $(0.430 \times 5.45 \times 0.500) = 1.18$  CFS  
 (10 MIN TO 1 Q) =  $(0.430 \times 7.27 \times 0.500) = 1.57$  CFS

**POST-DEVELOPMENT (OVERALL)**  
 (5 MIN TO 1 Q) =  $(0.35 \times 5.45 \times 0.500) = 0.95$  CFS  
 (10 MIN TO 1 Q) =  $(0.35 \times 7.27 \times 0.500) = 1.26$  CFS

**POST DEVELOPMENT CHANGE IN RUNOFF**  
 5-YEAR:  $0.95 - 1.18 = 0.23$  CFS DECREASE  
 10-YEAR:  $1.26 - 1.57 = 0.31$  CFS DECREASE

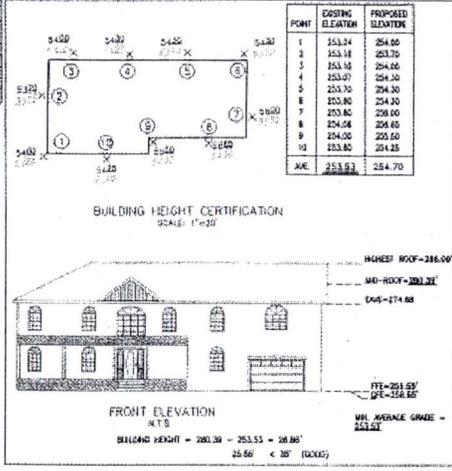
**CRPO NOTES**

THIS PLAN COMPLIES FULLY WITH AMENDMENT CHAPTER 118 (DESIGN-BASED BEST MANAGEMENT PRACTICES) OF THE CODE OF THE COUNTY OF FAIRFAX, EFFECTIVE MAY 18, 2003.

**WETLANDS CERTIFICATE**

I HEREBY CERTIFY THAT ALL WETLANDS PERMITS REQUIRED BY 118 WILL BE OBTAINED PRIOR TO COMMENCING LAND DISTURBANCE ACTIVITIES.

OWNER NAME: **ROBERT HUGINS** SIGNATURE: *Robert Hugins* DATE: **03/23/2011**



**SOILS MAP**  
(N.T.S.)

MAP UNIT SYMBOL	MAP UNIT NAME	X OF SITE	VEGETATION SUPPORT	SURFACE DRAINAGE	SLOPE STABILITY	ERODIBILITY	PROBLEM CLASSES OLD	PROBLEM CLASSES NEW
7B1	WEAVERVILLE, 2-FA	50%	FAIR	WINDWARD	FAIR	MODERATE	B	I
10B1	WEAVERVILLE, 2-TR	1%	WINDWARD	POOR	FAIR	MODERATE	A	IVB

**SHEET INDEX**

- SPECIAL EXCEPTION PLAT
- SPECIAL EXCEPTION PLAT (EXISTING AND UNAPPROVED CONDITIONS)
- GENERAL NOTES
- SITE GRADING PLAN
- EROSION & SEDIMENT CONTROL AND DEMOLITION PLAN
- E & S CONTROL NOTES AND DETAILS
- STORMWATER MANAGEMENT & OUTFALL ANALYSIS
- EXISTING VEGETATION MAP
- TREE CONSERVATION PLAN
- TREE CONSERVATION NOTES
- RPA BUFFER PLANTING PLAN

**SDE, INC.**  
 ENGINEERS, PLANNERS, ARCHITECTS, LANDSCAPE ARCHITECTS, SURVEYORS  
 7777 LEESBURG PIKE, SUITE 3030A  
 FALLS CHURCH, VA 22043 PH. (703) 556-0800

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

**GENERAL NOTES**



DESIGNED BY: **SDE, INC.**  
 DRAWN BY: **B.H.I.**  
 CHECKED BY: **HAMID T., PE**  
 SCALE: **N/A**  
 DATE: **03/23/2011**  
 PROJECT/FILE #  
 SHEET NUMBER





**PROJECT NARRATIVE:**

This project involves the raising of the existing house on the site to a higher elevation than the existing ground level. A new front porch and a new wooden deck will be built. The existing concrete driveway will be used with a circular pattern removed along with other imperfections. Accessories such as patios and balconies, the site will require minimal regrading, and a new retaining wall will be installed along the driveway.

**PHASE I EROSION AND SEDIMENT CONTROL PROGRAM:**

1. INSTALL SILT FENCE AND THE PROTECTION FENCE ALONG THE LINE OF DISTURBANCE AS SHOWN ON THE PLAN.
2. CLEAR AND BUSHY GRADES AS NECESSARY AS INDICATED ON THE PLAN.
3. PERFORM STABILIZATION SUCH AS PERMANENT SEEDING FOR ALL DISTURBED AREAS.

**EXISTING SITE CONDITIONS:**

The total site area is 0.30 acres and 0.20 acres will be disturbed. The undisturbed area is currently developed with a 1.5-inch house. The slopes on the site are relatively flat (less than 10% slope). The site is located on the east side of the road. The site is mostly sandy and silty. There is an existing driveway 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 nearby zones are 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 north-of-lot 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 100-year flood plain and is therefore considered a critical area. Erosion and sediment control measures will therefore be taken by means of silt fence, sediment basins, and other measures.

**PERMANENT SEEDING:**

1. PERMANENT SEEDING SHALL BE PERFORMED IN ACCORDANCE WITH MESH SPECIFICATION 3.3.2.
2. PERMANENT SEEDING SHALL MEET THE REQUIREMENTS OF MESH SPECIFICATION 3.3.3 (A) THROUGH (C).
3. PERMANENT SEEDING SHALL BE BASED UPON TABLE 3.3.2 AND DEPENDENT ON CLIMATE, TERRAIN, SOILS, AND SITE CONDITIONS.
4. THE PLANTING SOIL MUST HAVE ENOUGH NUTRIENT CONTENT, SUFFICIENT SOIL SPACE, SUFFICIENT DEPTH AND BE FREE FROM ROOTS OF EXISTING QUARTERS OF ROOTS AND SHALL BE APPLIED IN ACCORDANCE WITH MESH SPEC 3.3.3.

**STANDARDS AND SPECIFICATIONS FOR DUST CONTROL:**

1. THE CONTRACTOR SHALL CONDUCT OPERATIONS AND MAINTAIN THE PROJECT SITE AS TO MINIMIZE THE CONTAMINATION AND DISPERSION OF DUST. DUST CONTROL SHALL BE USED THROUGHOUT THE WORK AT THE SITE.
2. THE CONTRACTOR MUST PROVIDE CLEAN WATER FREE FROM OIL, GREASE AND OTHER DEleterIOUS MATERIAL TO BE USED FOR DUST CONTROL PURPOSES.
3. THE CONTRACTOR SHALL SUPPLY WATER SPRINKLING EQUIPMENT CAPABLE OF ACCESSING ALL WORK AREAS.
4. THE CONTRACTOR SHALL IMPLEMENT STRICT DUST CONTROL MEASURES DURING ACTIVE CONSTRUCTION PERIODS ON-SITE. DUST 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 DISTURBED SOIL WITH WATER.
  - C. DISPENSE WATER THROUGH NOZZLES ON SPRAY BAR AT 20 PSI (13.8 x PSI) MINIMUM. KEEP AREAS DAMP WITHOUT CREATING MESSAGE CONDITIONS SUCH AS FLOODING.
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 NOZZLES.
  - B. LOCATE TANK AND SPRAYING EQUIPMENT SO THAT THE ENTIRE EXCAVATION AREA CAN BE WETTED WITHOUT INTERFERING WITH DEMOLITION AND/OR EXCAVATION EQUIPMENT OR OPERATIONS. KEEP AREAS DAMP WITHOUT CREATING MESSAGE CONDITIONS SUCH AS FLOODING.
  - C. APPLY WATER SPRAY IN A MANNER TO PREVENT INGRESS OF SPRAY BEYOND THE SITE BOUNDARIES.

**SILT FENCE:**

1. SLOTTED FILTER FABRIC SHALL BE A REINFORCED SHEET OF POLYPROPYLENE, NYLON, POLYESTER, OR EQUIVALENT MATERIAL AND SHALL BE DESIGNED BY MANUFACTURER OR SUPPLIER AS CONFORMING TO THE REQUIREMENTS NOTED IN TABLE 3.3.2-B OF THE MESH.
2. STRUCTURE FILTER FABRIC SHALL CONTAIN 16 TRIANGLE RAY ANCHORS AND STABILIZERS TO PROVIDE A MINIMUM OF SIX MONTHS OF PROTECTED USABLE CONSTRUCTION LIFE AT A TEMPERATURE RANGE OF 0 DEGREES FROST TO 120 DEGREES FFAHRENHEIT.
3. IF WOODEN STAKES ARE UTILIZED FOR SILT FENCE CONSTRUCTION, THEY MUST HAVE A DIAMETER OF 2" WITH AN 1/8" TAPER AND 4" HIGH WITH 5" HOLE. WOODEN STAKES MUST HAVE A MINIMUM LENGTH OF 3'.
4. IF STEEL POSTS (STANDARD "I" AND "C" SECTIONS) ARE UTILIZED FOR SILT FENCE CONSTRUCTION, THEY MUST HAVE A MINIMUM HEIGHT OF 1.5 FEET PER LINEAL FOOT AND SHALL HAVE A MINIMUM LENGTH OF 4'.
5. WIRE FENCE REINFORCEMENT FOR SILT FENCE USING STANDARD STRENGTH WIRE CLOTH SHALL BE A MINIMUM OF 14 GAUGE AND SHALL HAVE A MINIMUM MESH SPACING OF 2'.
6. THE HEIGHT OF A SILT FENCE SHALL BE A MINIMUM OF 1/2' ABOVE THE ORIGINAL GROUND SURFACE AND SHALL NOT EXCEED 3/4' ABOVE GROUND ELEVATION. NOTE: SILT FENCE SHOULD BE USED FOR DRAINAGE AREAS THAT ARE NO LARGER THAN 0.20 ACRES PER 100' OF SILT FENCE LENGTH. THE MAXIMUM SLOPE LENGTH BEHIND THE BARRIER IS 100'. THE MAXIMUM SLOPE BEHIND THE BARRIER IS 2:1. SILT FENCE IS NOT TO BE USED WHEN THE SLOPE ABOVE THE FENCE EITHER CUT OR FILL IS NOT STEEPER THAN 3:1.

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

Tree protection fencing will be installed to designate and protect the areas of tree preservation.

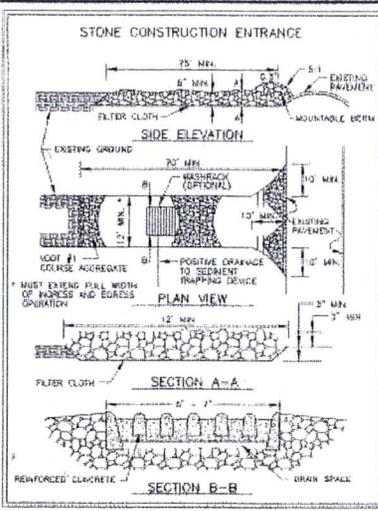
**EROSION AND SEDIMENT CONTROL MINIMUM STANDARDS:**

- (1) SEE STANDARD 3.3.
- (2) EROSION CONTROL MEASURES SHALL BE APPLIED TO DISTURBED AREAS WITHIN SEVEN DAYS AFTER EACH DISTURBANCE OF ANY PORTION OF THE SITE.
- (3) TEMPORARY STABILIZATION SHALL BE APPLIED WITHIN SEVEN DAYS TO DISTURBED AREAS THAT MAY NOT BE AT THE END OF THE PROJECT. PERMANENT STABILIZATION SHALL BE APPLIED WITHIN SEVEN DAYS AFTER THE END OF THE PROJECT.
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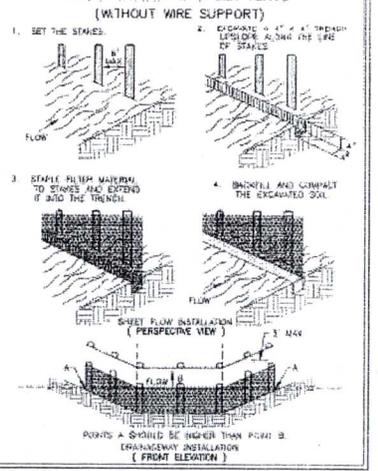
**FAIRFAX COUNTY PRIORITY RATING FORM FOR E&S CONTROL:**

PROJECT NAME: 3404 HOCKETT STREET PROJECT NUMBER: 1992-000000

NO.	DESCRIPTION	STATUS	DATE
1	Percentage of New or Reconstructed Area	0.20	0.20
2	Area of Disturbance	0.20	0.20
3	Area of Disturbance	0.20	0.20
4	Area of Disturbance	0.20	0.20
5	Area of Disturbance	0.20	0.20
6	Area of Disturbance	0.20	0.20
7	Area of Disturbance	0.20	0.20
8	Area of Disturbance	0.20	0.20
9	Area of Disturbance	0.20	0.20
10	Area of Disturbance	0.20	0.20
11	Area of Disturbance	0.20	0.20
12	Area of Disturbance	0.20	0.20
13	Area of Disturbance	0.20	0.20
14	Area of Disturbance	0.20	0.20
15	Area of Disturbance	0.20	0.20
16	Area of Disturbance	0.20	0.20
17	Area of Disturbance	0.20	0.20
18	Area of Disturbance	0.20	0.20
19	Area of Disturbance	0.20	0.20
20	Area of Disturbance	0.20	0.20
21	Area of Disturbance	0.20	0.20
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30	Area of Disturbance	0.20	0.20
31	Area of Disturbance	0.20	0.20
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83	Area of Disturbance	0.20	0.20
84	Area of Disturbance	0.20	0.20
85	Area of Disturbance	0.20	0.20
86	Area of Disturbance	0.20	0.20
87	Area of Disturbance	0.20	0.20
88	Area of Disturbance	0.20	0.20
89	Area of Disturbance	0.20	0.20
90	Area of Disturbance	0.20	0.20
91	Area of Disturbance	0.20	0.20
92	Area of Disturbance	0.20	0.20
93	Area of Disturbance	0.20	0.20
94	Area of Disturbance	0.20	0.20
95	Area of Disturbance	0.20	0.20
96	Area of Disturbance	0.20	0.20
97	Area of Disturbance	0.20	0.20
98	Area of Disturbance	0.20	0.20
99	Area of Disturbance	0.20	0.20
100	Area of Disturbance	0.20	0.20

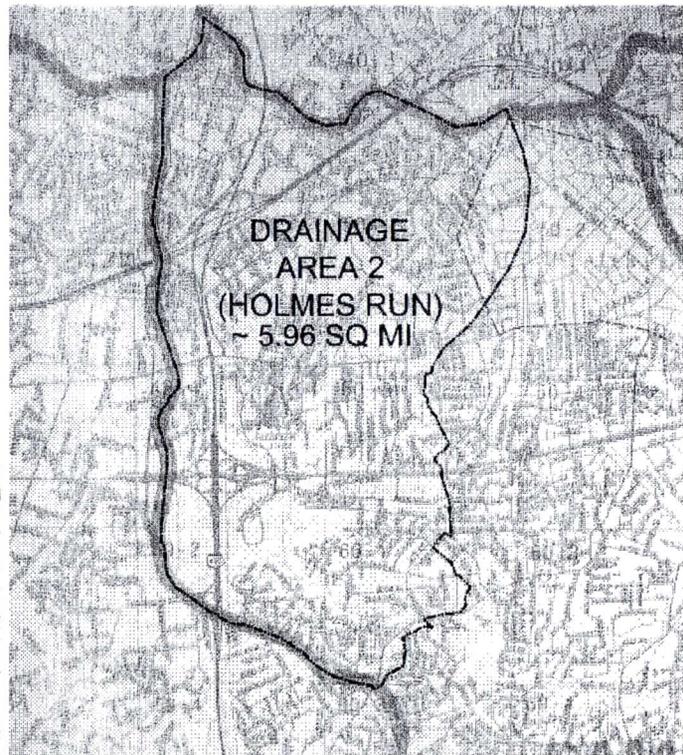
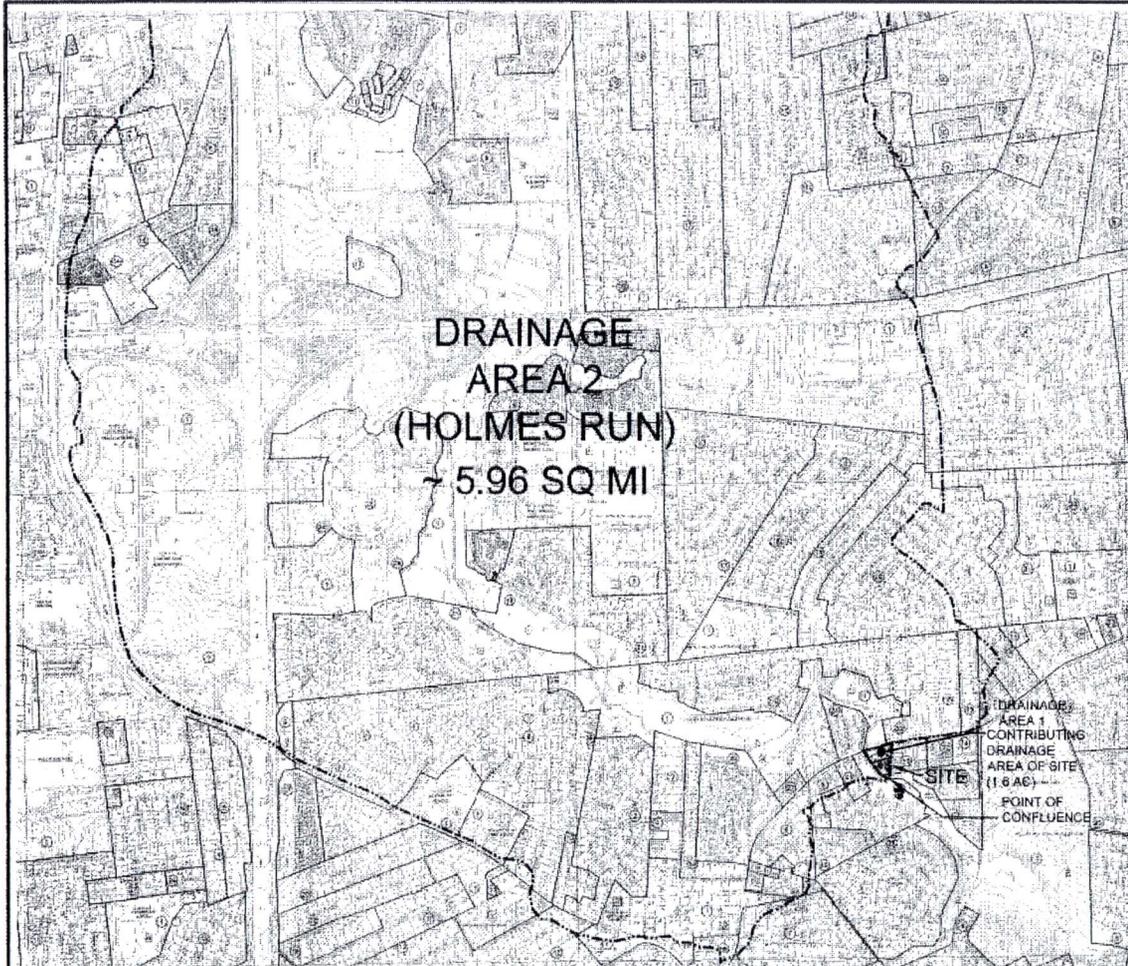


**CONSTRUCTION OF A SILT FENCE (WITHOUT WIRE SUPPORT):**



**GENERAL LAND CONSERVATION NOTES:**

1. NO DISTURBED AREA, WHICH IS NOT ACTIVELY BEING WORKED, SHALL REMAIN OPEN FOR MORE THAN 7 CALENDAR DAYS UNLESS OTHERWISE AUTHORIZED BY THE CROFTER.
2. ALL E&S CONTROL MEASURES APPROVED WITH THE PHASE I E&S CONTROL PLAN SHALL BE PLACED AS THE FIRST STEP IN DRAINAGE.
3. ELECTRIC POWER, TELEPHONE AND GAS SUPPLY TRENCHES SHALL BE COMPACTED, SEEDED AND MULCHED WITHIN 7 DAYS AFTER DRAGING.
4. ALL SOIL STOCKPILES, IF ANY, SHALL BE SEEDED AND MULCHED WITHIN 7 DAYS AFTER DRAGING.
5. DURING CONSTRUCTION, ALL EXISTING VEGETATION SHALL BE PROTECTED BY SEGMENT MARKS, MAINTAINED AND WORKED DURING CONSTRUCTION PROGRESS AS REQUIRED.
6. ANY DISTURBED AREA NOT COVERED BY PPM ARTICLE 11-0408.1 AND NOT FENCED, STAKED OR BUILT UPON BY NOVEMBER 1, OR OTHERWISE AFTER THE DATE, SHALL BE RECOVERED IMMEDIATELY WITH NATURAL OR SIMILAR VEGETATION AT THE RATE OF 2 TONS/ACRE (4.43 KG



OVERALL DRAINAGE AREA FROM FAIRFAX COUNTY WATERSHEDS MAP (N.T.S)

**ADEQUATE OUTFALL NARRATIVE**

THE SITE CONSISTS OF 0.200 AC. OF TOTAL SITE AREA. THE WESTERN PORTION OF THE PROPERTY SHEET FLOWS DIRECTLY INTO HOLMES RUN WHICH IS ADJACENT TO THE PROPERTY AND THE EASTERN PORTION OF THE SITE SHEET FLOWS IN A GENERALLY SOUTH-WESTERLY DIRECTION INTO A SWALE ALONG HOCKETT STREET AND THEN IMMEDIATELY INTO HOLMES RUN. THE TOTAL DRAINAGE AREA OF THE SITE INCLUDING OFF-SITE FLOW INTO THE SITE COMPRISES OF 1.6 ACRES. THIS UPSTREAM AREA CONSISTS ENTIRELY OF THE UNOCCUPIED LOT 58 OWNED BY THE FAIRFAX COUNTY PARK AUTHORITY.

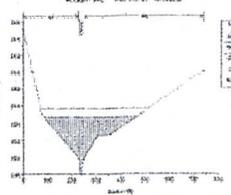
THE SITE CURRENTLY GENERATES A TOTAL 10-YR RUMOFF OF 137 CFS WITH AN AVERAGE 'C' FACTOR OF 0.42, AND AFTER THE REMOVAL OF THE DRIVEWAY AND PAVED PORTIONS THE TOTAL 10-YR RUMOFF WILL BE 129 CFS WITH AN AVERAGE 'C' FACTOR OF 0.32. ACCORDING TO THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL CODE 8-6002(B), THE DOWNSTREAM DRAINAGE SYSTEM MUST BE PROVIDED ADEQUATE UP TO A POINT OF CONFLUENCE AT WHICH THE TOTAL DRAINAGE AREA IS AT LEAST 50 TIMES GREATER THAN THE CONTRIBUTING DRAINAGE AREA OF THE SITE. THE CONTRIBUTING DRAINAGE AREA OF THE SITE IS 1.6 ACRES AND AT THE POINT OF CONFLUENCE IMMEDIATELY UPSTREAM OF THE SITE, THE TOTAL DRAINAGE AREA IS APPROXIMATELY 8.98 SQUARE MILES WHICH IS AT LEAST 549 TIMES THE CONTRIBUTING DRAINAGE AREA. THE EXISTING SWALE ALONG HOCKETT STREET IS ADEQUATE FOR THE EXISTING RUMOFF AND THE AMOUNT OF RUMOFF WILL NOT INCREASE. THE MAJORITY OF THE CONTRIBUTING AREA SHEET FLOWS INTO EITHER HOLMES RUN OR INTO THE SWALE AND THIS WILL REMAIN UNCHANGED. THEREFORE, IT IS THE OPINION OF THE ENGINEER THAT ADEQUATE OUTFALL EXISTS FOR THIS SITE.

**STORMWATER MANAGEMENT CERTIFICATION**

THE SITE IS LOCATED ENTIRELY WITHIN AN EXISTING FLOOD PLAIN OF HOLMES RUN. THE IMPERVIOUS AREA WILL DECREASE AS COMPARED TO THE EXISTING CONDITIONS. THIS WILL BE ACHIEVED BY REMOVING A LARGE PORTION OF THE EXISTING DRIVEWAY AS WELL AS PATIOS AND WALKWAYS. IN THE FINAL POST-DEVELOPMENT CONDITIONS, THE TOTAL IMPERVIOUS PERCENTAGE OF THE LOT WILL BE LOW (0.00) AND STORMWATER STORAGE OR INFILTRATION WILL NOT BE FEASIBLE IN AN AREA SUSCEPTIBLE TO REGULAR FLOODING AND RELATIVELY CLOSE TO THE EXISTING WATER TABLE.

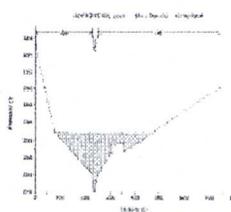
**DRAINAGE COMPUTATIONS (HEC-RAS)**

AVERAGE 'C' FACTOR WITHIN DRAINAGE AREA = 0.30  
 S<sub>1</sub> = 85 MM 100' - 18 STERU (1 IN/100') = 3.00 IN/HR  
 (USDA NR, FAIRFAX PDU PLATE 3-E, 1-0-1 (2/19/84))  
 S<sub>2</sub> = 2.88 SQ MI = 640 AC / 220 MI = 29.10 AC  
 Q = CFAA = 0.30(3.00)(29.10) = 2630 CFS



PRE-DEVELOPMENT

**DRAINAGE AREAS (N.T.S)**



POST-DEVELOPMENT

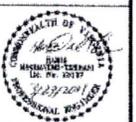
Segment	Length (ft)	Area (sq ft)	Perimeter (ft)	Wetted Perimeter (ft)	Hydraulic Radius (ft)	Velocity (ft/s)	Discharge (cfs)
1	100	1000	141.4	100	1.00	1.48	148
2	100	1000	141.4	100	1.00	1.48	148
3	100	1000	141.4	100	1.00	1.48	148
4	100	1000	141.4	100	1.00	1.48	148
5	100	1000	141.4	100	1.00	1.48	148
6	100	1000	141.4	100	1.00	1.48	148
7	100	1000	141.4	100	1.00	1.48	148
8	100	1000	141.4	100	1.00	1.48	148
9	100	1000	141.4	100	1.00	1.48	148
10	100	1000	141.4	100	1.00	1.48	148
11	100	1000	141.4	100	1.00	1.48	148
12	100	1000	141.4	100	1.00	1.48	148
13	100	1000	141.4	100	1.00	1.48	148
14	100	1000	141.4	100	1.00	1.48	148
15	100	1000	141.4	100	1.00	1.48	148
16	100	1000	141.4	100	1.00	1.48	148
17	100	1000	141.4	100	1.00	1.48	148
18	100	1000	141.4	100	1.00	1.48	148
19	100	1000	141.4	100	1.00	1.48	148
20	100	1000	141.4	100	1.00	1.48	148
21	100	1000	141.4	100	1.00	1.48	148
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25	100	1000	141.4	100	1.00	1.48	148
26	100	1000	141.4	100	1.00	1.48	148
27	100	1000	141.4	100	1.00	1.48	148
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72	100	1000	141.4	100	1.00	1.48	148
73	100	1000	141.4	100	1.00	1.48	148
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96	100	1000	141.4	100	1.00	1.48	148
97	100	1000	141.4	100	1.00	1.48	148
98	100	1000	141.4	100	1.00	1.48	148
99	100	1000	141.4	100	1.00	1.48	148
100	100	1000	141.4	100	1.00	1.48	148

NOTE: THE HEC-RAS MODEL MODEL CONSIDERS THE AMOUNT OF FILL TO BE ADDED BY THE PROPOSED DEVELOPMENT AS IT OCCURS IN THE PRESENCE OF THE EXISTING FLOOD PLAIN LIMITS.  
 K=1.49 - 1.49 (1.49) = 1.49  
 S=0.01 - 0.01 (0.01) = 0.01

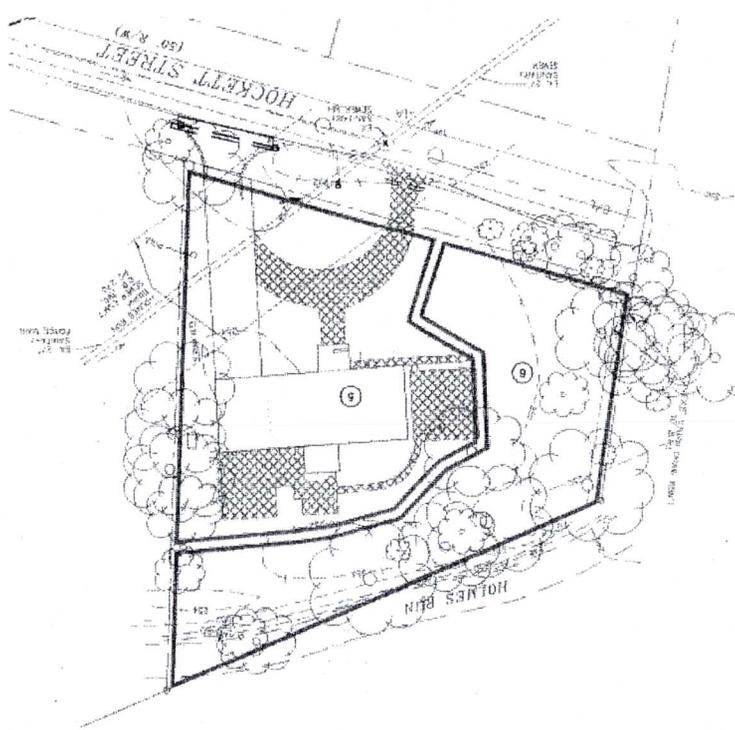
**SDE, INC.**  
 ENGINEERS . PLANNERS . ARCHITECTS . LANDSCAPE ARCHITECTS . SURVEYORS  
 7777 LEESBURG PIKE, SUITE 305N  
 FALLS CHURCH, VA 22043 PH: (703) 856-0800

3404 HOCKETT STREET  
 LOT 58A, MASON RD  
 MAINTENANCE DISTRICT 8A08 FAIRFAX COUNTY

**STORMWATER MANAGEMENT & OUTFALL ANALYSIS**



DESIGNED BY: SDE, INC.  
 DRAWN BY: B.H.  
 CHECKED BY: HAMID T. PE  
 SCALE:  
 DATE: 03/23/2011  
 PROJECT/FILE #  
 SHEET NUMBER  
 6 OF 7



**ENVIRONMENTAL TABLE**

Code	Tree Type	Primary Species	Abundance	Condition	Message	Comments
5	Developed	Tree emergence starting	n.a.	poor	0.27 ac.	The Code Type exists as lawn and scattered trees with few scattered emergent trees and scattered shrubs.
6	Maintained	Tree, shrubs and lawn	n.a.	poor	0.23 ac.	The Code Type exists as lawn area and some area existing trees and on-going lawn care to look of maintenance and water tree's condition.
<b>Total message: 0.50 ac.</b>						

**NOTE:** A Diameter at Breast Height (DBH) measured 4 feet above the ground.

**TREE PRESERVATION TARGET CALCULATIONS AND STATEMENT (TABLE A1)**

PRE-EXISTING AREA OF EXISTING TREE CANOPY: 1.00 ac (0.9 AC)

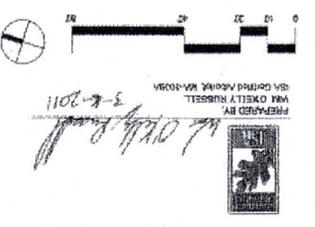
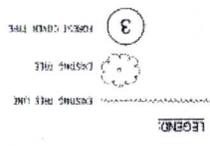
PERCENTAGE OF GROSS SITE AREA COVERED BY EXISTING TREE CANOPY: 22.1%

PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED FOR SITE (9.4): 23%

PERCENTAGE OF CANOPY REQUIREMENT THAT SHOULD BE MET THROUGH TREE PRESERVATION: 8.0%

PERCENTAGE OF CANOPY REQUIREMENT THAT WILL BE MET THROUGH TREE PRESERVATION: 8.0%

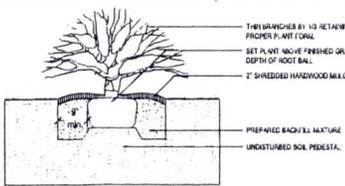
HAS THE TREE PRESERVATION TARGET BEEN MET? YES



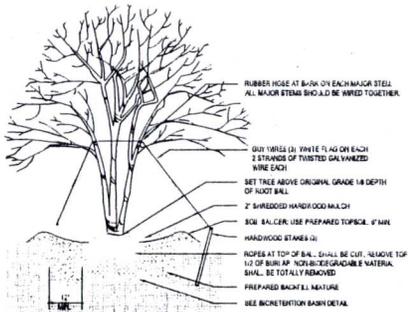
PREPARED BY:  
 Wm. O'Kelly Russell  
 1500 SOUTH AVENUE, WASHINGTON, VA 22204



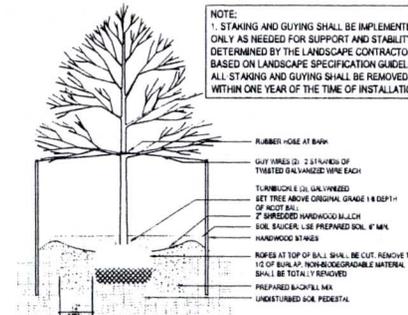




1 TYP. SHRUB PLANTING  
N.T.S.



2 UNDERSTORY TREE PLANTING  
N.T.S.



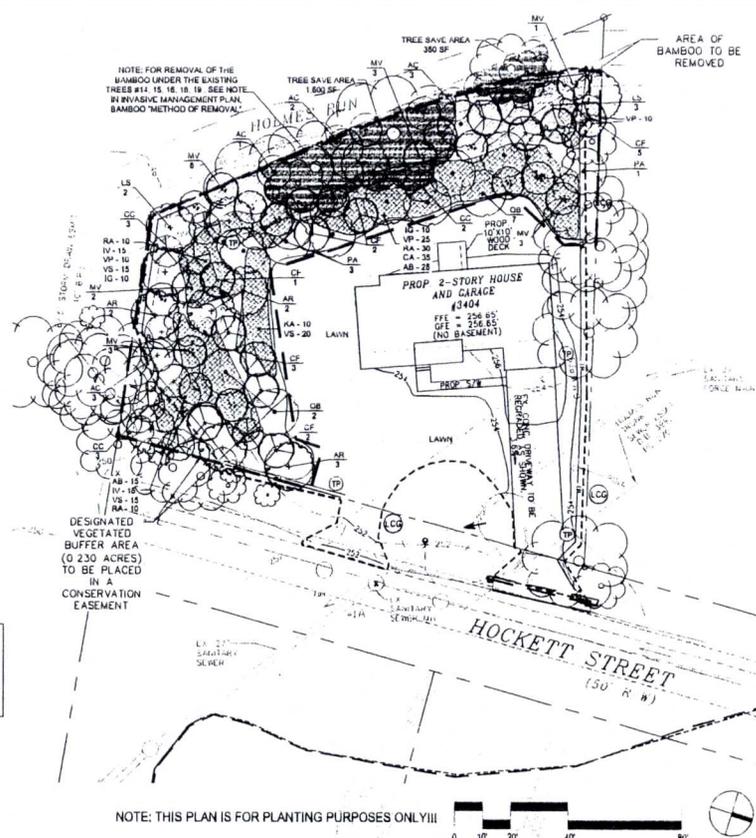
3 DECIDUOUS TREE PLANTING  
N.T.S.

**RPA PLANTING REQUIREMENTS**

DISTURBED BUFFER AREA: 19,945 SF (0.458 AC.)  
 PROPOSED BUFFER AREA: 10,000 SF (0.230 AC.)  
 \*RPA BUFFER AREA PROVIDED IS THE MAXIMUM THAT IS PRACTICABLE ON SITE.

OVERSTORY TREES REQUIRED: 0.230 AC. x 100 TREES/AC. = 23 TREES  
 UNDERSTORY TREES REQUIRED: 0.230 AC. x 200 TREES/AC. = 46 TREES  
 SHRUBS REQUIRED: 0.230 AC. x 1,089 SHRUBS/AC. = 250 SHRUBS

EXISTING OVERSTORY TREES (15, 16, 18, 21): 5 TREES  
 NEW OVERSTORY TREES PROVIDED: 25 TREES  
 UNDERSTORY TREES PROVIDED: 48 TREES  
 SHRUBS PROVIDED: 280 SHRUBS



NOTE: THIS PLAN IS FOR PLANTING PURPOSES ONLY VIII

**PLANT LIST**

Key	Qty	Botanical Name	Common Name	Size	Type	Remarks	Spacing	10 Yr. Canopy	Subtotal
<b>OVERSTORY TREES</b>									
AR	7	Acer rubrum	Red Maple	2-2.5' Cal.	B & B	Single stem	As Shown	200 SF	1400 SF
LS	5	Liquidambar styraciflua	Sweet Gum	2-2.5' Cal.	B & B	Single stem	As Shown	100 SF	500 SF
PA	4	Platanus acerifolia	London Plane tree	2-2.5' Cal.	B & B	Single stem	As Shown	200 SF	800 SF
GB	9	Quercus bicolor	Swamp White Oak	2-2.5' Cal.	B & B	Single stem	As Shown	200 SF	1800 SF
<b>UNDERSTORY TREES</b>									
AC	9	Acerella arbutifolia	Downey Serruloberry	1-1.5' Cal.	B & B	Single stem	As Shown	75 SF	675 SF
CC	8	Carya carolinensis Forest Planty	Tonal Pinny Redbud	1-1.5' Cal.	B & B	Single stem	As Shown	75 SF	600 SF
CF	13	Cornus florida	Flowering Dogwood	1-1.5' Cal.	B & B	Single stem	As Shown	75 SF	975 SF
MV	18	Magnolia virginiana	Sweetbay Magnolia	6-8' ht.	B & B	Multi-stem	As Shown	75 SF	1350 SF
<b>SHRUBS</b>									
AB	40	Arundinaria arbutifolia	Red Chokeberry	16-24" ht.	cont.	Full dense	4' O.C. staggered		
CA	25	Ceanothus americanus	New Jersey Tea	16-24" ht.	cont.	Full dense	4' O.C. staggered		
IG	20	Ilex glabra	Indigo	16-24" ht.	cont.	Full dense	4' O.C. staggered		
IV	30	Ilex verticillata	Witchhoney	16-24" ht.	cont.	Full dense	4' O.C. staggered		
KA	10	Kalmia angustifolia	Sheep Laurel	16-24" ht.	cont.	Full dense	4' O.C. staggered		
RA	50	Rhododendron atlanticum	Coast Azalea	16-24" ht.	cont.	Full dense	4' O.C. staggered		
VP	45	Viburnum prunifolium	Black Haw	16-24" ht.	cont.	Full dense	4' O.C. staggered		
VS	30	Vireo virginica	Virginia Sweetgum	16-24" ht.	cont.	Full dense	4' O.C. staggered		
									<b>Total Credit: 8,100 SF</b>

**TREE CANOPY COVER REQUIREMENTS**

GROSS SITE AREA: 21,784 SF (0.50 AC.)  
 ZONING: R-1  
 TREE CANOPY COVER REQUIRED (21,780 SF X 25%): 5,445 SF (25%)  
 TREE CANOPY COVER PROVIDED:  
 LANDSCAPE PROVIDED: 8,100 SF (37.1%)  
 TREE SAVE AREA: 1,950 SF (8.9%)  
 TOTAL: 10,050 SF (46.0%)

**INVASIVE MANAGEMENT PLAN**

**TARGET SPECIES:** BAMBOO

**AREA TO BE TREATED:** AS SHOWN ON PLAN

**METHOD OF REMOVAL:** ISOLATE AREA OF BAMBOO TO BE REMOVED BY CUTTING THROUGH THE ROOTS WITH A HAND-OPERATED CUTTING TOOL. REMOVE BAMBOO AS CLOSE TO THE GRADE AS POSSIBLE. REPEAT SEVERAL TIMES THROUGHOUT THE GROWING SEASON. ONCE A ZONE HAS BEEN PLANTED, BURNED, AND TREATED WITH A GYPHOSATE-BASED CHEMICAL, HERBICIDE, A MULCH OR AGRICULTURAL HERBICIDE FORMULATION AND APPLIED PER MANUFACTURER'S INSTRUCTIONS BY A STATE LICENSED CONTRACTOR, MONITORING AND RE-TREATMENT WILL BE NECESSARY EACH GROWING SEASON.

**CUTTING AND REMOVAL OF BAMBOO:** SHALL BE DONE WITH A WALK-BEHIND MOWER OR BY HAND HELD TOOL.

**ALL BAMBOO DEBRIS TO BE REMOVED FROM THE SITE.**

**TARGET SPECIES:** ENGLISH-IVY

**AREA TO BE TREATED:** ENTIRE SITE

**METHOD OF REMOVAL:** REMOVE IVY FROM EXISTING WALLS BY CUTTING THROUGH THE VINES AT THE BASE OF THE WALLS. ONCE THE FOOTING IS EXPOSED, GRAB GRUB AND PULL OUT THE IVY. HOODS SHOULD BE PLACED AROUND THE BASE OF THE WALLS. ALL REMAINING IVY ON THE GROUND TO BE LEFT TO DRY WITH A GYPHOSATE-BASED CHEMICAL, HERBICIDE, A MULCH OR AGRICULTURAL HERBICIDE FORMULATION AND APPLIED PER MANUFACTURER'S INSTRUCTIONS BY A STATE LICENSED CONTRACTOR, MONITORING AND RE-TREATMENT WILL BE NECESSARY EACH GROWING SEASON.

**ALL IVY DEBRIS TO BE REMOVED FROM THE SITE.**

**PLANTING NARRATIVE**

**SCOPE OF WORK:**

ALL LANDSCAPE WORK SHALL BE PERFORMED BY A LICENSED CONTRACTOR LICENSED TO DO BUSINESS THAT SPECIALIZES IN LANDSCAPE WORK WITH A RECORD OF SATISFACTORY PERFORMANCE ON PROJECTS OF SIMILAR SIZE AND TYPE.

THE LANDSCAPE CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR AND EQUIPMENT TO COMPLETE ALL OF THE LANDSCAPE WORK AS SHOWN ON THE PLANS AND SPECIFICATIONS.

**PLANTING:**

ALL PLANT MATERIALS SHALL BE EQUAL TO OR BETTER THAN THE REQUIREMENTS OF THE AMERICAN ASSOCIATION OF ARBORISTS. A TREATMENT OF FUNGICIDE OR ANTI-ROT FUNGICIDE SHALL BE APPLIED TO ALL PLANT MATERIALS AT THE TIME OF DELIVERY. PLANTS SHALL BE FULLY DEVELOPED, HEALTHY AND WELL-BRANCHED. THEY SHALL BE FREE OF DISEASE AND INSECTS AND BE IN A HEALTHY, VIGOROUS GROWING STAGE. PLANTS SHALL BE PLACED IN THE PROPER POSITION AND SPACING AS SHOWN ON THE PLANS. PLANTS SHALL BE PLANTED AT THE PROPER DEPTH AND SPACING AS SHOWN ON THE PLANS. PLANTS SHALL BE PLANTED AT THE PROPER DEPTH AND SPACING AS SHOWN ON THE PLANS. PLANTS SHALL BE PLANTED AT THE PROPER DEPTH AND SPACING AS SHOWN ON THE PLANS.

**QUALITIES AND SUBSTITUTIONS**

A COMPLETE LIST OF PLANTS, INCLUDING A SPECIFICATION OF EACH QUALITY, AND OTHER REQUIREMENTS, IS SHOWN ON THE LANDSCAPE PLAN. IN THE EVENT THAT QUANTITY DISCREPANCIES OR MATERIAL CHANGES OCCUR IN THE PLANT MATERIAL LIST, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER. IF PLANT MATERIAL IS UNAVAILABLE, THE CONTRACTOR, LANDSCAPE ARCHITECT OR OWNER MAY REQUEST A SUBSTITUTION BY CONTACTING THE FAIRFAX COUNTY URBAN FORESTRY UNIT.

**PLANTING:**

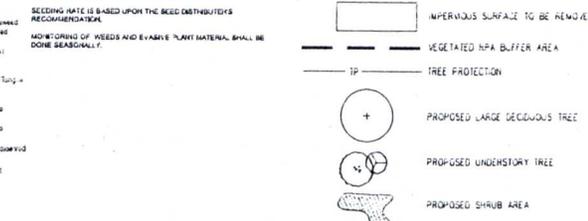
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ALTERNATIVE RPA BUFFER PLANTING PLAN

3404 HOCKETT STREET

Wm. O'Kelly Russell, RLA  
 Planning - Landscape Architecture - Arboriculture

1400 West 10th Street, Suite 100, Fairfax, VA 22030  
 (703) 261-1111  
 www.wokelly.com

DATE: 4/26/11

SHEET 73 OF 7

FILE NO.

## **BACKGROUND**

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 consists of 21,784 square feet zoned to the R-4 District, and is located entirely within the Resource Protection Area (RPA) for the Holmes Run stream. The applicant has also requested an RPA Encroachment Exception to allow the residential dwelling.

The original single-family detached residential dwelling on this property was constructed in 1957 (which predated the Chesapeake Bay Preservation Ordinance); this residence was recently expanded without the proper building permits. The applicant now seeks approval of the special exception and RPA encroachment exception to bring the dwelling into compliance with current code standards.

The Staff Report, recommending approval of this application, was published on December 29, 2010. The Planning Commission public hearing was held on January 13, 2011; the Planning Commission recommended approval of the applications, and the Board of Supervisors Public Hearing was scheduled for February 8, 2011. Immediately prior to the scheduled Board hearing, Staff received evidence that further illegal construction activities and site disturbance had occurred, without the approval of the Board. As a result, the Board deferred the scheduled Public Hearing to allow Staff to evaluate the extent and impact of the construction activities, and for the applicant to amend his application as necessary. Staff Report Addendum I, recommending approval, was published on April 15, 2011, and a Board of Supervisors public hearing was held on April 26, 2011. At the hearing, the applicant submitted an alternative RPA Buffer Planting Plan dated April 21, 2011, which further reduced the size of the vegetative buffer area from the 14,600 square feet shown on the planting plan in the Addendum to 10,000 square feet. The applicant also expressed concerns about Development Condition 26, which required the applicant to remove debris on the adjacent Park Authority land and to re-vegetate the area which had been disturbed off-site.

Staff reviewed the plan and indicated that the revised planting plan was unacceptable because the proposed vegetated buffer was not delineated; the number of proposed trees and shrubs had decreased from the previous proposal; and the total area of re-planting on the site had also declined. Staff also indicated that there was a conflict between the planting area shown on the plan and the number of plants specified in the RPA Planting Requirements. Staff concluded that the reduced proposed vegetated area was not equal to the area of encroachment to the maximum extent practicable; did not maximize water quality protection; did not mitigate the effects of the encroachment; and therefore did not meet the requirements of CBPO 118-6-9. As a result of these findings, the Board of Supervisors deferred their decision to May 10, 2011, to allow Staff to continue to work with the applicant to resolve these deficiencies.

Since the Public Hearing the applicant has submitted a revised RPA Buffer Planting Plan dated April 28, 2011; an updated WQIA letter dated May 5, 2011; and has met with the Park Authority Staff on site to discuss the parameters of Development Condition 26.

## **ANALYSIS**

### **Department of Public Works and Environmental Services Analysis (Attachment 2)**

Subsequent to the publication of the original Staff Report and the Planning Commission Public Hearing, additional disturbance occurred on the property. When a site investigation by Staff determined that the area of site disturbance now exceeded the maximum of 10,000 square feet permitted under a Loss of Buildable Area Exception under the Chesapeake Bay Preservation Ordinance (CBPO), and it necessitated that the applicant amend his original request. Consequently, the applicant re-filed his request as a General RPA Exception under CBPO 118-6-9, on March 24, 2011. Staff's on-site assessments of the additional disturbance found that some of the existing trees which were originally proposed to be retained within the RPA had been removed or seriously damaged during the additional disturbance. In addition, it was determined that a portion of the adjacent Park Authority property, as shown on the submitted plan, was also disturbed. Staff Report Addendum I was published, recommending approval based upon a planting plan dated March 23, 2011, which showed a 14,600 square foot vegetated buffer and a Water Quality Impact Assessment (WQIA), also dated March 23, 2011.

Despite having offered a vegetated buffer of 14,600 square feet (0.335 acres) in the submittal of March 23, 2011, at the Board Public Hearing on April 26, 2011, the applicant requested that a smaller portion of the site be included in the required buffer. The proposed buffer area submitted in the April 28, 2011, planting plan now consists of 10,000 square feet (0.23 acres). The applicant's revised WQIA submitted on May 5, 2011, states that the current request is "the largest area practicable", but does not justify the reduction.

It is Staff's determination that, while it may be reasonable for some lawn area to be provided on the site, the extent of the proposed buffer is now less than the excess disturbance to the property. The August 3, 2010, application (upon which the original staff report was based) stated that the proposed improvements to the property could be accomplished within a disturbed area of 8,220 square feet (0.19 acre). Staff visits to the property in February 2011 (subsequent to the Planning Commission public hearing), found that approximately 19,956 square feet (0.46 acre) of the site had been disturbed (92% of the total site). Staff believes that it is reasonable to expect that the buffer area be at least equivalent to the area of clearing and grading that would have been outside of the limits of disturbance, should the encroachment exception have been approved as originally submitted; this would equate to approximately 11,736 square feet (.27 acre).

While the applicant has previously demonstrated that a vegetated buffer of 14,600 square feet was the “maximum amount practicable”, and there has been no justification for the proposed reduction in area, Staff believes that it is possible to provide for additional buffer area and still retain a lawn area fifteen feet in width at the side of the dwelling; fifteen feet in width across the southern-most six feet of the house; and across the remainder of the front of the house, all the way to the street. This would leave approximately 11,725 square feet of area for re-planting, which would be roughly equivalent to the area of unapproved disturbance which has occurred on the property since the Planning Commission’s public hearing (See Exhibit B of Attachment 1). Although Staff has prepared development conditions reflecting this proposal (11,725 square feet), Staff cannot find that this area reflects the maximum amount practicable, as required by the CBPO Sections 118-6-6 and 118-6-9, as the applicant has himself, demonstrated that 14,600 square feet of restoration is possible, and consequently recommends denial of the RPA encroachment exception and the WQIA. Staff’s specific findings as required under the CBPO, are included in Attachment 2 of this Addendum.

### **Urban Forester Analysis (Attachment 3)**

Although the RPA disturbance consists of 19,945 square feet, only 10,000 square feet of the site is proposed to be reforested and restored. Part of the proposed restoration is located within an area which is currently vegetated with a heavy stand of bamboo, which is proposed to be treated and removed. Control/removal of bamboo is notoriously difficult, unless the area is bulldozed and all root systems are removed. Since existing trees are present within this area, and tree cover credit is taken for the existing trees, a less invasive control and treatment program of bamboo is proposed. Unfortunately, the long term success of the type of treatment proposed is uncertain. Long term survival of trees planted within the area of existing bamboo is questionable and therefore, part of the 10,000 square feet of proposed restoration may not be successful in the long term. The UFM does not have objections to the reforestation of less than the total 19,945 square feet disturbed area of the RPA, due to the restrictions on this site, as requiring the reforestation of the entire disturbed area does not appear to be practicable. However, in light of the issues with bamboo, and because additional areas on the site are available, the UFM supports the recommendations of the stormwater review engineer to reforest additional square footage.

UFM has specific concerns about the proposed removal of bamboo, and the resulting impacts to several trees proposed to be retained. Bamboo is currently growing and is proposed to be removed within the root systems of trees 14, 15, 16, 18 and 19. No special notes are provided within the invasive species management plan as to how removal will take place within these areas, while protecting the root systems of the trees. Furthermore, no specific herbicide treatments for bamboo have been included. A more detailed bamboo removal and invasive species management plan should be submitted, including the timing of the proposed treatment, a monitoring schedule, and

a requirement for the submittal of monitoring reports to the UFM Division. Planting should not take place within the treated areas until the energy reserves in the bamboo rhizomes have been exhausted and the treatment has been completed. Staff has proposed development conditions in Attachment 1 of this Addendum to address these concerns.

It is also noted that there is an inconsistency between the number of shrubs provided and shown on the planting plan (280) and the number that is required for the 10,000 square feet and listed in the plant list (250). The applicant will need to work with the UFM to revise the proposed planting plan to reflect the additional planting areas identified by Staff and to ensure consistency in the proposed numbers of plantings.

#### **Park Authority (Attachment 4)**

The Park Authority met on site with the applicant on May 2, 2011. As a result of this meeting, the applicant agreed to remove debris on the Park Authority land, using equipment that would reach from the subject property over onto parkland, to minimize further disturbance. The specifics of the agreement are contained in Attachment 4, and reflected in the revised development conditions in Attachment 1.

### **ZONING ORDINANCE PROVISIONS**

The application, as currently submitted continues to satisfy all of the applicable bulk regulations of the R-4 District. However, as currently submitted, the application does not satisfy the General Special Exception Standards (Sect 9-006) or the Provisions for Uses in a Floodplain (Sect. 9-606) of the Zoning Ordinance.

### **CONCLUSIONS AND RECOMMENDATIONS**

#### **Staff Conclusions**

It is Staff's determination that requested applications, as currently filed, do not satisfy either the applicable provisions of the Zoning Ordinance or the required findings for an RPA encroachment exception, in accordance with Sections 118-6-6 and 118-6-9 of the CBPO; consequently, Staff cannot recommend approval of either application. If it is the finding of the Board of Supervisors that a reduction of the previously recommended approved 14,600 square feet of vegetated buffer area is justified, and that a lesser area of restoration could represent the "maximum amount practicable" as required by the CBPO, then Staff feels strongly that these requests should only be approved subject to the imposition of the development conditions as proposed in Attachment 1 of this Addendum.

## **Recommendation**

Staff recommends SE 2009-MA-026 be denied. If it is the intent of the Board to approve this special exception, the approval should be subject to the imposition of the development conditions contained in Attachment 1 of this Addendum.

Staff recommends denial of both RPA Encroachment Exception #25172-WRPA-001-2 and WQIA #25172-WQ-001-4. If it is the intent of the Board to approve these requests, then the approvals should be subject to the development conditions contained in Exhibits A and B of Attachment 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.

## **ATTACHMENTS**

1. Proposed Special Exception Development Conditions
  - Exhibit A – Proposed Exception Conditions -- #25172-WRPA-001-2 and #25172-WQ-001-4
  - Exhibit B – Additional Replanting Area
2. DPWES Analysis
3. Urban Forester Analysis
4. Park Authority Analysis

**PROPOSED DEVELOPMENT CONDITIONS****SE 2009-MA-026****May 10, 2011**

If it is the intent of the Board of Supervisors to approve SE 2009-MA-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 March 23, 2011 and Sheets 7 through 7.2 prepared by O'Kelly Russell, RLA and sealed March 16, 2011, and Sheet 7.3 prepared by O'Kelly Russell, RLA and sealed April 28, 2011 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 as modified by Exhibit B 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). The improvements and grading plan shown on the SE Plat, as modified per this condition, shall not be expanded or deleted without approval of an SEA application.
6. The lowest part of the lowest floor (i.e., the bottom of the floor joists) of any single-family 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 upon placement of the lowest floor.
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 within the floodplain, as set forth in Title 40, Code of Federal Regulations, Parts 116.4 and 261.30 et seq. 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 General Encroachment Exception per CBPO §118-6-9 to encroach into the RPA and a Water Quality Impact Assessment (WQIA) are 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 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. Prior to the issuance of a Building Permit, Landscaping and Invasive Vegetation Removal Plans shall be provided in substantial conformance with those depicted on the SE Plat and including the additional areas depicted on Exhibit B of these conditions, and shall be 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 and the Water Quality Impact Assessment #25172-WQ-001-4, as outlined in Exhibits A and B of these conditions.
26. Prior to the issuance of a RUP, debris shall be removed from the Park Authority property by an authorized contractor, utilizing equipment and in a manner approved by the Park Authority to minimize further disturbance, as follows:
  - (A) North property line: Park Authority Property, Tax Map 60-1-((1))-58
    - .Remove and dispose of 28" white pine that has been previously cut down

(two long pieces covered with dead ivy).

- Remove and dispose small limbs and branches with pine needles that are lying on the ground in the same vicinity. (These appear to have been cut down recently as the pine needles are still green.)
- 
- Seed the small area (as identified by the Park Authority ) with the following Park Authority approved mix:

Indian grass - *Sorghastrum nutans* – 10% of mix  
 Virginia wild rye – *Elymus virginicus* – 25%  
 Bottlebrush grass – *Elymus hystrix* – 10%  
 Deer tongue – *Dichanthelium clandestinum* – 20%  
 Sweet Woodreed – *Cinna arundinacea* – 10%  
 Purple top – *Tridens flavus* – 10%

The native seed mix for this project must be obtained from Ernst Conservations Seeds of Meadville, PA or a Park Authority approved alternate vendor. Bag tags must be provided to the Park Authority.

The seeding rate shall be .5 (one half) pound per 1,000 square feet.

The seed specification provided below shall be mixed with weed-free compost (Soilmate or equivalent) or clean moist sand for broadcasting over bare soil. Seed may also be drilled or shot by an operator (approved by the Park Authority) who knows how to apply native seed and has the proper equipment.

Following application of the native seed mix, the contractor shall immediately hydroseed over the drilled seed area with fibermulch and Annual Rye (*Lolium multiflorum*) at a rate of 1.5 pounds per 1,000 square feet in order to get coverage and stabilization prior to germination and establishment of native warm season grasses. Winter wheat may be substituted for annual rye if seeding occurs after October 1st. Clean wheat straw may be used in place of fibermulch, and straw mats may be used in steep slope areas. If organic compost is used instead of drilling, then seed can be sown directly onto the compost and no additional mulching is required.

The contractor shall provide a minimum of a one year warranty during which time they will return to the site under the guidance of the Park Authority to monitor for establishment and success; control exotic invasive plant species; and reseed with the native seed mix above by drilling as necessary to get a vigorous stand established (reseeding could be done at 15 lbs. per acre). A walk- through at the end of the warranty period shall be required. If the area disturbed by the contractor contains any highly aggressive non-native invasive species at that time and/or the area does not have at least 80% coverage by native plant species, the contractor shall be required to take immediate corrective action and the warranty shall be extended for another year.

(2) South property line: Park Authority property, Tax Map 60-1-((1))-60A:

Remove and dispose of 6 large trunk pieces from a 30" pine tree that has been cut down; the pieces are lying on the ground behind the silt fence.

27. Prior to the issuance of a Building Permit, a structural engineering plan must be approved by DPWES and the building determined structurally safe. No additional construction shall occur until the footing and foundation plans are approved by DPWES.
28. Notwithstanding that shown on the SE Plat, tree protection fencing shall be provided at the limits of clearing and grading as reviewed and approved by Urban Forest Management (UFM).
29. Prior to the issuance of a RUP, a revised invasive plant removal/management plan shall be submitted for the review and approval of the UFM. This plan shall include a more detailed plan for the removal of bamboo, which shall include the timing of the proposed treatment; a monitoring schedule; and a requirement for the submittal of monitoring reports to the UFM. Specific details shall be included to address the treatment of the bamboo in the vicinity of trees #14, 15, 16, 18 and 19, as depicted on Sheet 7.1 of the Special Exception Plat, and the methods proposed to protect the root systems of these trees. No planting shall take place within the treated areas until the energy reserves in the bamboo rhizomes have been exhausted and the treatment has been satisfactorily completed, as determined by UFM.

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, twenty-four (24) 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.

## PROPOSED EXCEPTION CONDITIONS

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

May 6, 2011

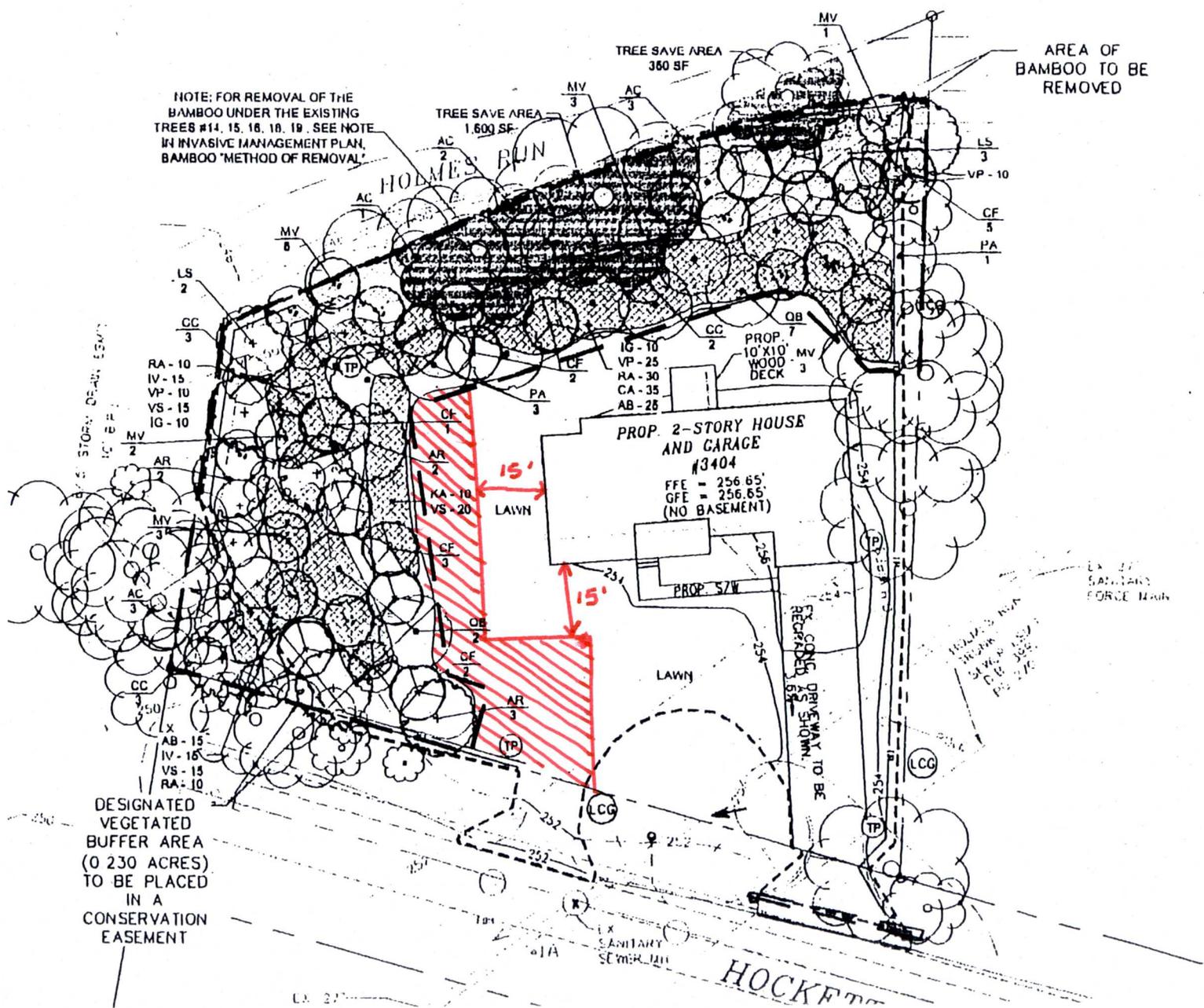
If it is the intent of the Board of Supervisors to approve RPA Encroachment Exception #25172-WRPA-001-2 and WQIA #25172-WQ-001-4, for the property located at 3404 Hockett Street, Lot 58A, Mason Road, Tax Map #60-1-01-0058A, to allow encroachment in the Resource Protection Area (RPA) in accordance with Section 118-6-9 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* with Sheets 1-6 prepared by SDE, Inc., dated March 23, 2011; Sheets 7-7.2 prepared by O'Kelly Russell, RLA, dated March 16, 2011; Sheet 7.3 prepared by O'Kelly Russell, RLA, dated April 28, 2011, and these conditions.
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 determined by DPWES. The vegetated buffer shall be a minimum of 11,725 square feet (0.27 acres). Overstory trees shall be planted at the density of 100 trees per acre. Understory trees shall be planted at the density of 200 trees per acre. Shrubs shall be planted at the density of 1,089 shrubs per acre. At least 10 new overstory trees shall be at least 2-inch caliper; the remainder of the trees can be planted as seedlings at double density. The understory trees shall be at least 1-inch caliper or 6- to 8-feet in height or at double density if planted as seedlings. The shrubs shall be at least 18- to 24-inches in height. Groundcovers shall be provided throughout the buffer. The vegetation shall be randomly placed within the vegetated buffer to achieve a relatively even spacing throughout. Six (6) existing overstory trees within the buffer area may be used toward the density requirements.
5. In order to establish to the maximum extent practicable a vegetated buffer area equal to the area of encroachment, in addition to the planting in Condition #4 above, and subject to approval and permission of Fairfax County Park Authority, the applicant shall also restore the RPA areas that were cleared on the adjacent parcel, Tax Map #060-1-01-0058, to the density of CBPO 118-3-3(f), as determined by DPWES.

6. The vegetated buffer shall be encumbered with a Vegetated Buffer Easement and/or other deed restriction, approved by the County Attorney, requiring the buffer area to be established, maintained, preserved and/or restored in perpetuity.
7. 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.
8. 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.
9. All necessary permits shall be received from those governmental agencies from which approval is required by Federal and/or State law.
10. 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.

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 LCH  
 ) TOPSOIL 6" MIN  
 BE CUT, REMOVE TOP  
 VADABLE MATERIAL.  
 IAL  
 L BE IMPLEMENTED



NOTE: FOR REMOVAL OF THE  
 BAMBOO UNDER THE EXISTING  
 TREES #14, 15, 18, 19. SEE NOTE  
 IN INVASIVE MANAGEMENT PLAN.  
 BAMBOO 'METHOD OF REMOVAL'

AREA OF  
 BAMBOO TO BE  
 REMOVED

**INVASIVE MANAGEMENT PLAN**  
 TARGET SPECIES : BAMBOO  
 AREA TO BE TREATED : AS SHOWN ON  
 METHOD OF REMOVAL : ISOLATE AREA  
 GROUND AS POSSIBLE. REPEAT SEVERE  
 RE-TREATMENT WILL BE NECESSARY IF

CUTTING AND REMOVAL OF BAMBOO C  
 ALL BAMBOO DEBRIS TO BE REMOVED I  
 TARGET SPECIES : ENGLISH IVY  
 AREA TO BE TREATED : ENTIRE SITE  
 METHOD OF REMOVAL : REMOVE VINES  
 GRADE, GRUB AND PULL OUT VINES AND  
 WITH A GLYPHOSATE BASED CHEMICAL  
 STATE CERTIFIED CONTRACTOR. MONIT

ALL IVY DEBRIS TO BE REMOVED FROM  
**PLANTING NARRATIVE**  
 SCOPE OF WORK  
 ALL LANDSCAPE WORK SHALL BE PERFORMED  
 RECORD OF SATISFACTORY PERFORMANCE  
 THE LANDSCAPE CONTRACTOR SHALL PREPARE  
 PLANS AND SPECIFICATIONS.

**STANDARDS**  
 ALL PLANT MATERIAL SHALL BE EQUAL TO  
 PUBLISHED BY THE AMERICAN ASSOCIATION  
 PLANTS SHALL BE SOUND, VIGOROUS, HEALTHY  
 DEVELOPED ROOT SYSTEM. TRUNKS AND  
 DAMAGED OR MULTIPLE LEADERS WILL BE  
 BROKEN OR DAMAGED ROOT-BALL WILL

**QUANTITIES**  
 A COMPLETE  
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 IF PLANT I  
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 PLANT MATERIAL

EXHIBIT B

ADDITIONAL RE-PLANTING



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** May 6, 2011

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

**FROM:** Beth Forbes, Stormwater Engineer *B.F.*  
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 March 23 and April 28, 2011, LDS Project #25172-ZONA-001-A-2, 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). Since more than 10,000 square feet of the property has been cleared and graded, a General Encroachment Exception, CBPO 118-6-9, must be approved before an infill grading plan can be approved.

- An updated exception request, #25172-WRPA-001-2, was received on March 23, 2011.
- An updated planting plan dated April 28, 2011 (Sheet 7.3) was received on May 2, 2011.
- An updated Water Quality Impact Assessment, #25172-WRPA-001-4, was received on May 5, 2011.

Both the WRPA and the WQIA must be approved by the Board of Supervisors in conjunction with the Special Exception.

A staff report for the original exception request and WQIA were provided earlier under another provision of the CBPO. An addendum to the staff report was provided on April 12. The new planting plan and WQIA will require a second addendum to the DPWES staff report; the new addendum will be provided. Staff feels the findings required by the CBPO have not been met and recommends disapproval of the WRPA and the WQIA. The staff report addendum includes proposed development conditions should the Board wish to approve the encroachment exception.

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).



William O'Donnell, Staff Coordinator  
Special Exception Application #SE 2009-MA-026, Wilkins Property  
May 6, 2011  
Page 2 of 2

#### 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 apply. From a review of the submitted plat, it seems as if the proposed use will 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. Recommended conditions have been 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 WQIA's justification statement includes the statement "[t]he disturbed area partially overlaps with the RPA . . ." (p. 2). It should be noted that the entire property is located within the RPA.

The limits of disturbance on the Park Authority property must be depicted as a closed polygon (Sheet 4).

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  
BOARD OF SUPERVISORS: May 10, 2011

**MAY 6, 2011**

**DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES**

**ENVIRONMENTAL AND SITE REVIEW DIVISION**

**STAFF REPORT ADDENDUM #2**

**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:** Gossom Family Limited Partnership I

**PROJECT LOCATION:** 3404 Hockett Street

**TAX MAP REFERENCE:** 60-1-01-0058A

**APPLICATION SUBMITTED:** August 3, 2010

**APPLICATION ACCEPTED:** August 18, 2010

**APPLICATION AMENDED:** March 23, 2011

**APPLICATION AMENDED:** April 28 and May 5, 2011

**WATERSHED:** Holmes Run of Cameron Run

**RPA EXCEPTION REQUEST:** General Area RPA Encroachment Request under Chesapeake Bay Preservation Ordinance (CBPO) Section 118-6-9

**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 19,945 square feet (0.458 acres) disturbed area of which 3,435 square feet (0.08 acres) is proposed to be impervious area

**PUBLIC HEARING:**

General RPA Encroachment Request under CBPO Section 118-6-9 concurrent with Special Exception for a Use in a Floodplain #SE 2009-MA-026.

**DESCRIPTION:**

The applicant has provided a second revision to a request for an RPA encroachment exception to permit a new house; a smaller vegetative buffer is now proposed.

**DOCUMENTS AND  
CORRESPONDENCE:**

The following new information is part of this application:

- Updated WQIA letter prepared by Suburban Development Engineering, Inc., dated May 5, 2011 (Attachment G)
- Planting plan prepared by O'Kelly Russell, RLA, dated April 28, 2011

**BACKGROUND:**

A staff report for this exception request was published on December 29, 2010, in conjunction with the related special exception. The public hearing scheduled for February 8, 2011, was deferred.

The first Addendum was published on April 15, 2011, to incorporate changes necessary since disturbance on the property now exceeded 10,000 square feet. The request no longer met the requirements for the Loss of Buildable Area provisions of the CBPO. The application was revised as a General RPA Exception under CBPO 118-6-9.

Before the public hearing scheduled for April 26, 2011, the applicant requested an updated planting plan be included. An updated WQIA had not been submitted. The Board of Supervisors could not approve the encroachment without an updated WQIA. The public hearing was again deferred.

**ANALYSIS:**

Despite having offered a vegetated buffer of 14,600 square feet (0.335 acres) in its submittal of March 23,

2011, the applicant has requested a smaller portion of the site to be included in the buffer. The buffer as submitted in the April 28, 2011, planting plan is 10,000 square feet (0.23 acres). The WQIA submitted May 5, 2011, says that the current request is "the largest area practicable."

While it is reasonable for some lawn area on the site, the extent of the proposed buffer is less than the excess disturbance to the property. The August 3, 2010, application stated the proposed improvements at the property could be accomplished within a disturbed area of 8,220 square feet (0.19 acres). In February, it was discovered that about 19,956 square feet (0.46 acres) had been disturbed. It is reasonable to expect that the buffer area to be at least equivalent the area of clearing and grading that would have been outside the limits of disturbance should the encroachment exception been approved as originally submitted.

It appears that a lawn area

- 15 feet in width at the side of the dwelling,
- 15 feet in width across the southern-most 6 feet of the house, and
- across the remainder of the front of the house all the way to the street

could provide a planting area on the property of 11,725 square feet (0.27 acres). This area is equivalent to the area of unapproved disturbance on the property.

**REQUIRED FINDINGS:**

General RPA Encroachment Exceptions under CBPO 118-6-9 may be granted based upon the findings listed in CBPO Section 118-6-6 and the additional finding of CBPO 118-6-9 that the water quality benefits of the application exceed the detriments. It is the opinion of county staff that the required findings, as discussed below, have not 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 not the minimum necessary to afford relief. It is reasonable to expect that the vegetative buffer on the property be

at least equivalent to the area cleared and graded without approval. A lawn area in the front and side of the house would be available.

*(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 since there have not been any other similar cases.

*(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, in general, the exception is in harmony with the purpose and intent of the CBPO. As long as the vegetated buffer is at least equivalent to the area cleared and graded without approval, staff would find that the application would not cause substantial detriment to water quality. The applicant, however, has proposed to establish and supplement vegetation in an area smaller than the area of unapproved disturbance.

*(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, in requesting that the vegetative buffer be smaller than the area of unapproved disturbance, the proposed development conditions are neither reasonable and appropriate. In general, the improvements will provide an opportunity

to improve water quality. Both the proposed vegetated buffer and the removal of impervious surfaces within the first 50 seaward feet of the stream will have a positive impact on water quality. The vegetated buffer will be placed in a recorded easement which will allow the county to enforce the undisturbed nature of the buffer.

*(f) The water quality benefits resulting from the improvement exceed the associated water quality detriments. Where practicable, a vegetated area that will maximize water quality protection, mitigate the effects of the buffer encroachment and is equal to the area of the encroachment into the buffer area shall be established elsewhere on the lot.*

It is the opinion of staff that the applicant has demonstrated there will be a water quality benefit to allowing the improvements. Through the use of the Chesapeake Bay Method for determining phosphorus removal, the applicant has demonstrated that removing impervious surfaces will result in a decrease in phosphorus loading.

The proposed vegetative buffer is sited to intercept runoff from the dwelling and its access. The area of unapproved disturbance was large and it is not possible to provide a buffer area equal to the amount of encroachment. The largest practicable area must be provided. The applicant's requested buffer area is not the maximum practicable area.

**STAFF RECOMMENDATION:** Staff does not recommend 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, now dated May 6, 2011, contained in Attachment F, which were drafted with the intent to meet the required findings of CBPO Sections 118-6-6 and 118-6-9.

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 F

### PROPOSED EXCEPTION CONDITIONS

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

May 6, 2011

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 #60-1-01-0058A, to allow encroachment in the Resource Protection Area (RPA) in accordance with Section 118-6-9 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* with Sheets 1-6 prepared by SDE, Inc., dated March 23, 2011; Sheets 7-7.2 prepared by O'Kelly Russell, RLA, dated March 16, 2011; Sheet 7.3 prepared by O'Kelly Russell, RLA, dated April 28, 2011, and these conditions.
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 determined by DPWES. The vegetated buffer shall be a minimum of 11,725 square feet (0.27 acres). Overstory trees shall be planted at the density of 100 trees per acre. Understory trees shall be planted at the density of 200 trees per acre. Shrubs shall be planted at the density of 1,089 shrubs per acre. At least 10 new overstory trees shall be at least 2-inch caliper; the remainder of the trees can be planted as seedlings at double density. The understory trees shall be at least 1-inch caliper or 6- to 8-feet in height or at double density if planted as seedlings. The shrubs shall be at least 18- to 24-inch in height. Groundcovers shall be provided throughout the buffer. The vegetation shall be randomly placed within the vegetated buffer to achieve a relatively even spacing throughout. Six (6) existing overstory trees within the buffer area may be used toward the density requirements.
5. In order to establish to the maximum extent practicable a vegetated buffer area equal to the area of encroachment, in addition to the planting in Condition #4 above, and subject to approval and permission of Fairfax County Park Authority, the applicant shall also restore the RPA areas that were cleared on the adjacent parcel, Tax Map #060-1-01-0058, to the density of CBPO 118-3-3(f), as determined by DPWES.

6. The vegetated buffer shall be encumbered with a Vegetated Buffer Easement and/or other deed restriction, approved by the County Attorney, requiring the buffer area to be established, maintained, preserved and/or restored in perpetuity.
7. 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.
8. 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.
9. All necessary permits shall be received from those governmental agencies from which approval is required by Federal and/or State law.
10. 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.



SUBURBAN DEVELOPMENT ENGINEERING

ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS • SURVEYORS

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

ATTACHMENT G

# Water Quality Impact Assessment

3404 Hockett Street  
Falls Church, VA 22042

May 5, 2011

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

25172-WQ-001



# SUBURBAN DEVELOPMENT ENGINEERING

ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS • SURVEYORS

May 5, 2011

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 raising the existing house, built in 1957, with a later garage 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 raise this currently existing house to a higher finished floor elevation than the existing elevation, and this 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. There will be minor regrading along the edge of the house in order to meet the natural terrain, and the driveway will be regarded in order to meet the new, higher garage elevation. The owner/contractor disturbed additional areas around the property in order to clear existing debris left by a previous owner. The owner has made every attempt to restore the natural conditions in these areas.

We previously applied for a "Loss of Buildable Area in a Resource Protection Area" waiver for this property under the provisions of CBPO (Chesapeake Bay Preservation Ordinance) 118-5-4. However, now that the additional areas near the house have been disturbed, the total disturbed area (surrounded by silt fences) will be 19,945 or 0.458 acres. Therefore, it is not eligible for this type of waiver as the disturbed area is/was more than 10,000 square feet.

Therefore, this must fall under section 118-6-9: "General Resource Protection Area Encroachment Request."

This section states: "Exceptions to the criteria and requirements of this Chapter to permit encroachment into the RPA that do not qualify for review under Section 118-6-7 or Section 118-6-8 may be granted provided that the exception meets the required findings listed in Section 118-6-6 and subject to the additional finding that the water quality benefits resulting from the proposed facility or improvement exceed the associated water quality detriments. Where practicable, a vegetated area that will maximize water quality protection, mitigate the effect of the buffer encroachment and is equal to the area of encroachment into the buffer area shall be established elsewhere on the lot or parcel. (32-03-118; 29-06-118; 16-07-118.)"

We are fulfilling these requirements as the buried debris and garbage remaining on the site from the previous owners will have been cleared with those areas restored. The existing house will be at a higher elevation, above the flood plain elevation, and will be floodproofed. By reducing the impervious area on the site, the water quality will be improved. Chesapeake Bay Method calculations are shown as part of this submission. Furthermore, a planting buffer of 0.230 acres in accordance with 118-3-3(f) will be established on the site comprising virtually all of the site not occupied by the house itself and the driveway. This is the largest area practicable on the site for containing the proposed planting buffer.

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 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 19,945 square feet (0.458 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, the removal and revegetation of the existing impervious areas, and the removal of debris and storm damaged trees.
- (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, many 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 10,000 square feet (0.230 acres) to mitigate the construction in the disturbed area.

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.
- 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 0.230 acres and will contain the necessary number of overstory and understory trees and new shrubs as shown on the RPA Planting Buffer plan. The Chesapeake Bay Preservation Ordinance states, that "where *practicable*" the buffer area should be "equal to the area of encroachment". This area, 0.230 acres, is the largest area practicable for a planting buffer on this site and covers virtually the entire area of the site not occupied by the house, driveway, or existing creek in the rear.

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





# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** May 6, 2011

**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, in particular the inserted Alternative RPA Buffer Planting Plan, sheet 7.3 of 7, dated 4-28-11 and stamped as received by the Department of Planning and Zoning, May 2, 2011.

1. **Comment:** Although the RPA disturbance is 19,945 sf only 10,000 sf is proposed to be reforested and restored. Part of the restoration is proposed within an area of heavy bamboo, which is proposed to be treated and removed. Control/removal of bamboo is notoriously difficult unless the area is bulldozed and root systems are removed. Since existing trees are present within this area and tree cover credit is taken for the existing trees, a less invasive control and treatment program of bamboo is proposed. Unfortunately the long term success of the type of treatment proposed is unsure. Long term survival of trees planted within the area of the existing bamboo is questionable and therefore part of the 10,000 sf of area of reforestation may not be successful long term.

**Recommendation:** Urban Forest Management Division staff does not have any objections allowing reforestation/restoration of less than the 19,945 sf of disturbed RPA area due to the restrictions on this site. Requiring the reforestation of the entire disturbed area does not appear to be practicable. However, in light of the above issues with the bamboo and because additional areas are present, UFMD recommends reforestation of more than the 10,000 sf feet. Additional space is available adjacent to the house and it is practicable to reforest additional square footage. UFMD refers to the stormwater review engineer to determine the exact amount of additional square footage that will be required to be reforested.

2. **Comment:** There is inconsistency between the numbers of shrubs provided (280) and shown on the plan (280) and the number that is required for the 10,000 sf (250) and listed in the plant list (250).

**Recommendation:** Applicant should provide consistency in the number of shrubs to be planted to avoid confusion.

---

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



The following comment was made in previous memos but the inserted planting plan was not updated and therefore it is repeated.

3. **Comment:** Bamboo is growing and is proposed to be removed within the root systems of trees 14, 15, 16, 18 and 19. No special notes are provided within the invasive management plan as to how removal will take place within these areas while the root systems of those trees will be protected. Furthermore, no herbicide treatments for bamboo have been included.

**Recommendation:** A more detailed bamboo removal and invasive species management plan should be submitted, including timing of treatment, a monitoring schedule and submittal of monitoring reports to Urban Forest Management Division staff. Planting should not take place within the treated area until the energy reserves in the bamboo rhizomes have been exhausted and the treatment has been completed. A development condition should be included to address this issue.

Please let me know if you have any questions.

AID/  
UFMID #: 148400

cc: RA File  
DPZ File

**O'Donnell, William**

---

**From:** McNeal, Cynthia E.  
**Sent:** Tuesday, May 03, 2011 1:24 PM  
**To:** Best, Gary  
**Cc:** O'Donnell, William; Cline, Julie B.; Maple, Richard; Loughry, Everett; 'John W. Farrell'; 'Robert Wilkins'; Smith, Charles  
**Subject:** Hockett St - Holmes Run SV Park

Gary,

We met with Bob Wilkins, owner of 3404 Hockett Street, and John Farrell, Attorney at Law, in the field yesterday.

Please issue a Right of Entry License to Mr. Wilkins' contractor so that the work can be performed; applicable fees will apply.

The work shall be completed and inspected by Park Authority staff prior to the issuance of the RUP.

Mr. Wilkins has indicated that his contractor will perform all work with equipment staged on 3404 Hockett Street. The contractor's equipment will reach over onto parkland, lift the large tree trunks with chains, and dispose of the debris in a dumpster that is to be set on 3404 Hockett Street. All removed debris shall be properly disposed offsite.

(1) North property line: Park Authority Property, Tax Map 60-1-((1))-58

A. Remove and dispose of 28" white pine that has been previously cut down (two long pieces covered with dead ivy).

B. Remove and dispose small limbs and branches with pine needles that are lying on the ground in the same vicinity. These appear to have been cut down recently as the pine needles are still green.

C. Seed the small area (identified at the meeting) with the following Park Authority approved mix:

Indian grass - *Sorghastrum nutans* – 10% of mix  
 Virginia wild rye – *Elymus virginicus* – 25%  
 Bottlebrush grass – *Elymus hystrix* – 10%  
 Deer tongue – *Dichanthelium clandestinum* – 20%  
 Sweet Woodreed – *Cinna arundinacea* – 10%  
 Purple top – *Tridens flavus* – 10%

- The native seed mix for this project must be obtained from Ernst Conservations Seeds of Meadville, PA or a Park Authority approved alternate vendor. Bag tags must be provided to the Park Authority.
- The seeding rate is .5 (one half) pound per 1,000 square feet.
- The seed specification provided below should be mixed with weed-free compost (Soilmate or equivalent) or clean moist sand for broadcasting over bare soil. Seed may also be drilled or shot by an operator who knows how to apply native seed and has the proper equipment.
- Following application of the native seed mix, the contractor should immediately hydroseed over the drilled seed area with fibermulch and Annual Rye (*Lolium multiflorum*) at a rate of 1.5 pounds per 1,000 square feet in order to get coverage and stabilization prior to germination and establishment of native warm season grasses. Winter wheat could be substituted for annual rye

if seeding after October 1st. Clean wheat straw may be used in place of fibermulch, and straw mats may be used in steep slope areas. If organic compost is used instead of drilling, than seed can be sown directly onto the compost and no additional mulching is required.

- The contractor should have a minimum of a one year warranty during which time they will return under the guidance of the Park Authority, monitor for establishment and success, control exotic invasive plant species, and reseed with the native seed mix above by drilling as necessary to get a vigorous stand established (reseeding could be done at 15 lbs. per acre). A walk through at the end of the warranty period should be required. If the area disturbed by the contractor contains any highly aggressive non-native invasive species at that time and/or the area does not have at least 80% coverage by native plant species, the contractor should be required to take immediate corrective action and the warranty should be extended for another year.

(2) South property line: Park Authority property, Tax Map 60-1-((1))-60A.

A. Remove and dispose of 6 large trunk pieces from a 30" pine tree that has been cut down; the pieces are lying on the ground behind the silt fence.

Cindy

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