



County of Fairfax, Virginia

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

August 15, 2012

Thomas P. Davis
JCE, Inc.
10675 Main Street
Fairfax, VA 22030

Re: Interpretation for RZ/FDP 2003-PR-026, Elm Street Development, Inc. and JCE Inc. (Wedderburn), Tax Map Parcel 39-2 ((1)) 15-18, 18A, 18B, 18C, 18E, 32, 33A, 33B, 33C and 39-3 ((38)) A: Stream Restoration

Dear Mr. Davis:

This is in response to your letters dated March 17, 2011, and January 27, 2012, and subsequent phone conversations and meetings with staff, requesting an interpretation of the proffers and Conceptual Development Plan (CDP) accepted by the Board of Supervisors, and the Final Development Plan (FDP) and development conditions approved by the Planning Commission in conjunction with the approval of the above-referenced applications. As I understand it, your question is whether the proposed plan for downstream restoration would be in substantial conformance with the proffers, the CDP/FDP, and the development conditions. This determination is based on your letters; a three sheet exhibit entitled "Proposed Grading Plan and Profile" prepared by Angler Environmental, dated January 19, 2012, and submitted on August 9, 2012; an exhibit entitled "Erosion and Sediment Control," prepared by Angler Environmental, dated January 19, 2012, received on July 5, 2012; a memo to you from Judith Cronauer, P.E., Central Branch Chief, Site Development and Inspections Division, DPWES, dated April 4, 2012; an exhibit entitled "Cedar Lane/Wedderburn Proposed Public Improvements Plan," dated July 23, 2004, which you have red-lined to show the proposed area of disturbance; an e-mail dated July 2, 2012, stating the length of the total restoration and the more limited coir (coconut fiber) log placement area; letters of consent from adjacent property owners to allow the stream restoration work to be conducted on their properties; and, the proffers. Copies of your letters and relevant exhibits are attached.

On September 26, 2005, the Board of Supervisors approved RZ 2003-PR-026, subject to proffers, which rezoned 12.05 acres from the R-1 and R-2 Districts to the PDH-2 District to permit a development of 24 single-family detached residential units, including one existing dwelling, at a density of 1.99 dwelling units per acre. As I understand it, there are currently six completed dwellings on the site and three applications for building permits are ready for submission. The majority of the site was heavily wooded and contained a stream located in the southwest portion of the site, which was designated as a Resource Protection Area (RPA). As I understand it, during the rezoning process concerns were expressed by the owners of adjacent Lots 5 and 6 to the west about stream bank erosion that was occurring on their properties. As a result, Proffer 33 was submitted

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



and states in part that, *"The Applicant shall make downstream improvements to reduce erosion along the stream banks between the dry pond outfall and Aponi Road to the satisfaction of the Land Development Services section of DPWES."* The proposed stream restoration, which is the subject of your letter, is located in the southwestern part of the site and on adjacent off-site properties (Parcels 5 and 6). I understand that you have been working on developing the proposed plan for the restoration for several months and have needed to modify the design due to the unwillingness of the owner of Parcel 5 to permit your originally proposed work to occur on his property because of the tree loss that would result. You have modified the design to confine the major restoration work to your site and to a portion of off-site Parcel 6 and to limit the work on Lot 5 to the placement of coir logs in the stream bank, and you have now submitted letters of consent from both of the adjacent property owners.

The most recently submitted proposed Grading Plan and Profile shows the details of the stream restoration project, which will consist of approximately 139.6 linear feet of major restoration on-site and on adjacent Lot 6 and 149 feet of coir log placement off-site on adjacent Lot 5. You have stated that all of the work will be conducted within the 100 foot wide stream buffer easement that was required to be recorded prior to the issuance of the first Residential Use Permit (RUP), pursuant to Proffers 15 and 16. Both proffers specifically allow for the downstream improvements required by Proffer 33 to take place within the easement. The plan shows an area of priority restoration on-site and in the southernmost corner of Lot 6. Details of the priority restoration are contained in the Proposed Grading Plan and Profile and generally consist of grading and stabilizing the banks and making improvements in the channel using stakes, fill, and erosion control matting. Roughly at the boundary with Lot 5 the priority restoration is terminated and converts to the placement of coir logs along the stream banks. As I understand it, the use of coir logs placed by hand with no grading will stabilize the banks and prevent further erosion and tree loss and will not require the removal of existing trees.

Performance of the priority stream restoration project will necessitate clearing and grading beyond the approved limits of clearing and grading shown on the CDP/FDP. In addition, access to the restoration area will require minor clearing and grading beyond the limits of clearing and grading. Access to the work area is shown on your submitted red-line drawing west of the SWM/BMP facility outside the limits of clearing and grading. Your exhibit shows that an area to the north of this within the limits of clearing that was previously intended for this access will not be utilized because you have stated that there are now more existing trees in this area than in the area to the south proposed for access. You have labeled the northernmost area as not disturbed. Proffer 23 states in part that *"The Applicant shall conform strictly to the limits of clearing and grading as shown on the CDP/FDP, subject to allowances specified in these proffered conditions for the installation of utilities and/or trails as determined necessary by the Director of DPWES, as described herein. If it is determined necessary to install utilities and/or trails in areas protected by limits of clearing and grading as shown on the CDP/FDP, they shall be located in the least disruptive manner necessary as determined by UFM, DPWES...."*

In addition to Proffer 23, there are a number of proffered commitments regarding tree preservation that are applicable to the area in which the stream restoration is proposed that include the requirement for a tree preservation plan (Proffer 20); protection of understory vegetation and soil conditions (Proffer 21); site monitoring (Proffer 26); re-forestation (Proffer 27); and, the requirement to provide a 50-foot wide buffer on both sides of the stream bed (Proffer 15).

Attached to your letter is an April 4, 2012, memo to you from Judy Cronauer, Central Branch Chief, Site Development and Inspections Division, which sets forth the requirements for DPWES approval of your proposed restoration plan. The requirements include revisions to the plan including the provision of additional specific engineering information and a plant schedule and planting plan that conforms with buffer area establishment criteria. I understand that on June 14, 2012, you met with DPWES staff and a representative of Urban Forest Management (UFM) to coordinate the implementation of your final plan, including the requested revisions, and a methodology that would satisfy DPWES and UFM was agreed upon. The Erosion and Sediment Control exhibit that was received in this office on July 5, 2012, shows revised limits of clearing and grading and tree protection areas that were suggested at the meeting. According to staff, you will be required to submit a revised tree preservation plan and a re-forestation plan that will be subject to the review and approval of UFM.

Based on the above, it is my determination that the proposed stream restoration discussed herein and described in your submission is in substantial conformance with the proffers and the CDP/FDP, provided that no additional clearing and grading beyond that depicted on the Erosion and Sediment Control exhibit that was stamped received by ZED, DPZ on July 5, 2012, occurs; that a revised tree preservation plan is submitted and approved prior to any land disturbing activities on the site for this project; that understory vegetation and soil in tree preservation areas are protected; that limits of clearing and grading are flagged prior to land disturbance; that a re-planting plan is developed and implemented for disturbance to vegetation resulting from this project; and, that tree protection fencing is installed around trees shown to be preserved, subject to approval by DPWES and UFM.

This determination has been made in my capacity as the duly authorized agent of the Zoning Administrator and coordinated with DPWES and UFM and only addresses those issues discussed herein. If you have any questions regarding this interpretation, please feel free to contact Mary Ann Godfrey at (703) 324-1290.

Sincerely,



Barbara C. Berlin, AICP, Director
Zoning Evaluation Division, DPZ

O:\BCB\mgodf2\Proffer Interpretations PI\Wedderburn (RZ 2003-PR-026) Stream Restoration.doc

Attachments: A/S

cc: Linda Q. Smyth, Supervisor, Providence District
Kenneth Lawrence, Planning Commissioner, Providence District
Diane Johnson-Quinn, Senior Deputy Zoning Administrator, ZAD, DPZ
Kenneth Williams, Plan Control, Office of Land Development Services, DPWES
Michael Knapp, Director, Urban Forest Management Division, DPWES
Kevin J. Guinaw, Chief, Special Project/Applications Management Branch, DPZ
File: RZ/FDP 2003-PR-026, PI 1103 030, Imaging, Reading File

JCE INC

10675 Main Street T 703 658 6073
Fairfax VA 22030 F 703 658 1873

March 17, 2011

VIA HAND DELIVERY

Ms. Barbara Berlin
Director, Zoning Evaluation Division
Fairfax County
12055 Government Center Parkway
Fairfax, Virginia 22035

RECEIVED
Department of Planning & Zoning
MAR 21 2011
Zoning Evaluation Division

**RE: Cedar Lane/Wedderburn Station Drive
Stream Restoration
RZ Case #2003-PR-028
County Plan #7929-SD-002**

Dear Ms. Berlin:

In conjunction with the approval of the above referenced residential subdivision, Proffer 33 required "The Applicant shall make downstream improvements to reduce erosion along the stream banks between the dry pond outfall and Aponi Road to the satisfaction of the Land Development Services Section of DPWES."

The restoration of the downstream channel from our project was also a requirement of the Virginia Department of Environmental Quality to meet the mitigation requirements for our wetlands permit.

A detailed Stream Restoration Plan was prepared which would grade, realign, stabilize and replant the stream bed starting on the Wedderburn Station property and extending across 2 downstream property owners, Mr. Richard Kuhlthau and Mr. Robert Truchon.

At the time of the preparation of this plan, both downstream property owners were cooperative and signed letters of permission granting us the right to perform the stream restoration on their properties.

Since the time of preparation of the plan, Mr. Brian Truchon, the property owner most distant from the Wedderburn Estates development has revoked his letter of permission and although the stream restoration lies within an existing flood plain easement granted to Fairfax County, Mr. Truchon has hired legal counsel and threatened action if we enter upon and disturb the stream bed within his property.

In order to avoid this conflict with the downstream property owner, we have inquired with the Dept. of Environmental Quality whether it would be acceptable to relocate the stream restoration portion of our mitigation requirements onsite and not perform those activities on Mr. Truchon's property.

The DEQ requirements are for only a certain number of linear feet of stream restoration. DEQ has confirmed in the attached email from Dell Cheatam, VWP Permit Writer that relocation of the stream restoration off the Truchon property and onto the property owned by Wedderburn Estates would be acceptable so long as the overall length in linear feet of the stream restoration remains the same. The

March 17, 2011
Page 2

email response is attached.

The attached exhibits prepared by Angler Environmental show those portions of the stream included in the original stream restoration and a new proposed area to be restored on our site which remains between the outfall of our pond and Aponi Road and which meets the DEQ requirements.

The purpose of this letter is to request a determination from Fairfax County Department of Zoning Evaluation that the relocation of the stream restoration as outlined above and on the Angler Environmental exhibits is acceptable and in compliance with the proffers and Final Development Plan approved for this site.

In support of this application, I have also attached a letter of support from Mr. Richard Kuhlthau whose property is severely impacted by the ongoing stream erosion.

Please review the attached documentation and advise us of your determination.

Thank you for your cooperation in this matter.

Sincerely,



Thomas P. Davis

TPD/lb

cc: Supervisor Linda Smyth
Mike Wing
Bruce Nassembini
Richard Kuhlthau

JCE INC

10675 Main Street
Fairfax VA 22030

T 703 658 6073
F 703 658 1873

January 27, 2012

VIA HAND DELIVERY

Mary Ann Godfrey
Zoning Evaluation Division
Department of Planning & Zoning
12055 Government Center Pkwy., Suite 801
Fairfax, VA 22035

**RE: Wedderburn Estates Stream Restoration Plan
Interpretation for RZ/FDP 2003-PR-026**

Dear Mary Ann:

As a follow up to our previously submitted interpretation and our meeting in October 2011 one of the offsite property owners who had previously granted permission for the downstream stream restoration plan approved as part of the Wedderburn Estates subdivision has revoked his approval for construction of the stream restoration on his property.

The stream restoration plan as currently designed and approved serves a dual purpose – 1) to meet the proffer requirements of Fairfax County; and 2) to provide wetlands mitigation as required by our permits with Dept. of Environmental Quality.

We have separately resolved and completed our permit with the Virginia Dept. of Environmental Quality by providing alternate wetlands mitigation measures and this permit is now in the process of being closed.

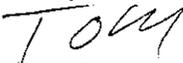
Per the proffers, we remain obligated to Fairfax County to "make downstream improvements to reduce erosion along the stream banks between the dry pond and Aponi Road" and would like to seek methods for doing that with as little disturbance to Mr. Truchon's property as possible.

Angler Environmental has prepared the enclosed alternate plan for stream restoration which basically provides a full stream restoration per the approved plan onsite in the open space of the Wedderburn Estates subdivision and through Mr. Richard Kulthau's property and transitions to a much less intrusive plan on Mr. Truchon's property primarily using fiber rolls to armor the existing channel.

Please review the attached drawings and advise if this concept to provide stream restoration downstream from the Wedderburn Estates subdivision complies with the proffers associated with the rezoning of this property.

Please let me know if you have any questions relating to the attached drawings. Thank you for your cooperation.

Sincerely,



Thomas P. Davis
TPD/lb

cc: Bruce Nassembini
Mike Wing
Tara Kelly
Kevin Guinaw
Jerry Stonefield

RECEIVED
Department of Planning & Zoning
JAN 27 2012
Zoning Evaluation Division

Tom Davis

From: "Tara Kelly" <kelly@anglerenvironmental.com>
To: <tdavis@courtlandhomeslc.com>
Sent: Tuesday, February 01, 2011 12:41 PM
Attach: 3202 Restoration Revision_Request.pdf, 3202 Stream Photos.pdf, 3202 - SHEET1.pdf, 3202 - SHEET2.pdf
Subject: FW: Wedderburn Property - WP4-06-2076: Stream Restoration Plan Revision

-----Original Message-----

From: Tara Kelly
Sent: Thursday, January 20, 2011 8:15 AM
To: 'Linda Brummett'; tdavis@courtlandhomeslc.com
Cc: Jarrod Hart; Lee Goodwin
Subject: FW: Wedderburn Property - WP4-06-2076: Stream Restoration Plan Revision

Hi,

Good news! DEQ has approved our request to move the ~100' of restoration on the Truchon property to the upstream area previously proposed for restoration. The revised plans are due by Feb 18th, 2011 (see below). We will send you a proposal to complete the revised stream design in the next few days. Please let me know if you have any questions.

Thank you,
 Tara

-----Original Message-----

From: Cheatham, John (DEQ) [<mailto:John.Cheatham@deq.virginia.gov>]
Sent: Thursday, January 20, 2011 7:25 AM
To: Tara Kelly
Cc: Theresita.M.Crockett-Augustine@usace.army.mil
Subject: Wedderburn Property - WP4-06-2076: Stream Restoration Plan Revision

Tara,

DEQ has reviewed the Request for Stream Compensation Revision dated January 13, 2011 and received January 14, 2011 for the Wedderburn Property project. The proposed revisions are acceptable. A detailed stream restoration plan that incorporates the proposed revisions should be submitted for DEQ's review and approval. Please submit the detailed stream restoration plan to this office no later than February 18, 2011.

The plan should also include the anticipated construction schedule for implementing the stream restoration project.

If you have any question, please let me know.

Respectfully,

Dell Cheatham

VWP Permit Writer - Virginia Department of Environmental Quality Northern Regional Office -
 13901 Crown Court, Woodbridge, VA 22193
 703-583-3805

-----Original Message-----

From: Tara Kelly [<mailto:kelly@anglerenvironmental.com>]

3/11/2011

Sent: Friday, January 14, 2011 10:23 AM
To: Cheatham, John (DEQ)
Cc: Theresita.M.Crockett-Augustine@usace.army.mil
Subject: RE: Wedderburn Property - Stream Restoration Plan Revision (email 2 of 2)

Please see the attached exhibits.
Thank you and have a nice weekend!

Tara Kelly
Senior Environmental Specialist
Celebrating 10 years!
Angler Environmental
12811 Randolph Ridge Lane
Manassas, Virginia 20109
P | 703.393.4844 F | 703.393.2934
AnglerEnvironmental.com

From: Tara Kelly
Sent: Friday, January 14, 2011 10:13 AM
To: John.Cheatham@deq.virginia.gov
Cc: Theresita.M.Crockett-Augustine@usace.army.mil
Subject: Wedderburn Property - Stream Restoration Plan Revision (email 1 of 2)

Hi,
Please review the attached documents and let me know if you have any questions. Sorry the photos are not more clear.
Thank you,

Tara Kelly
Senior Environmental Specialist
Celebrating 10 years!
Angler Environmental
12811 Randolph Ridge Lane
Manassas, Virginia 20109
P | 703.393.4844 F | 703.393.2934
AnglerEnvironmental.com



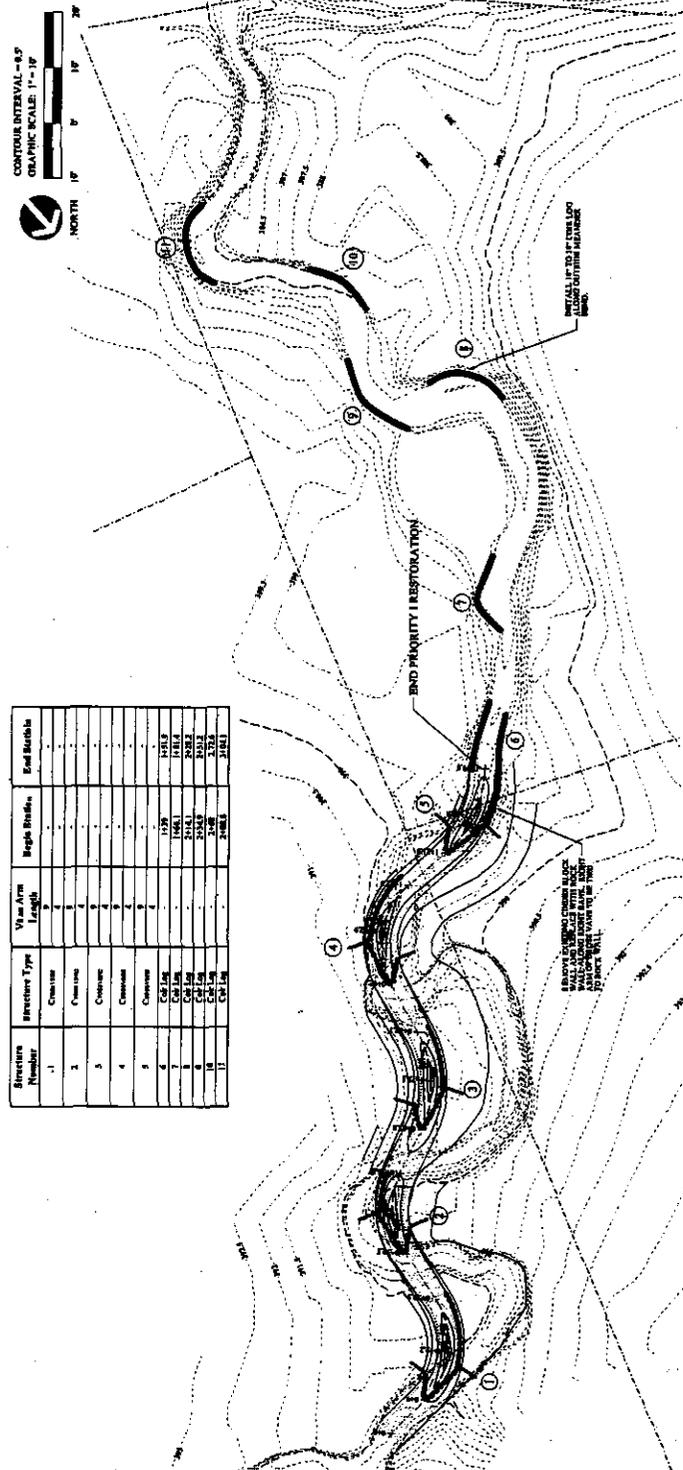
CORPORATE | 1211 RAVENHURST DRIVE, SUITE 200, RICHMOND, VIRGINIA 23261
 RICHMOND | 116 NORTH THOMPSON STREET, RICHMOND, VIRGINIA 23221
 HANOVER | 1754 CONGRESS DRIVE, SUITE 200, HANOVER, VIRGINIA 23060
 FARMINGTON | 1100 W. MARKET STREET, SUITE 100, FARMINGTON, VIRGINIA 22935

PROJECT: WEDDERBURN PROPERTY
 PROPOSED GRADING PLAN
 AND PROFILE
 FAIRFAX COUNTY, VIRGINIA

Suber
 8-9-12

| | |
|-----------------|----------------------------------|
| PROJECT NUMBER: | TK |
| REVISION: | NC |
| DATE: | 1/19/2012 |
| DESIGNER: | NONB |
| CLIENT: | 2000-FTUBAM CONCEPT SHT 1.DGN |
| DATE: | 1/19/2012 |
| PROJECT: | 2000-FTUBAM CONCEPT SHT 1.DGN |
| DATE: | 1/19/2012 |

SHEET 1



| Structure Number | Structure Type | Vertical Length | Begin Bridge | End Bridge |
|------------------|----------------|-----------------|--------------|------------|
| 1 | Cross Wall | 0 | | |
| 2 | Cross Wall | 0 | | |
| 3 | Cross Wall | 0 | | |
| 4 | Cross Wall | 0 | | |
| 5 | Cross Wall | 0 | | |
| 6 | Cross Wall | 0 | | |
| 7 | Cross Wall | 0 | | |
| 8 | Cross Wall | 0 | | |
| 9 | Cross Wall | 0 | | |
| 10 | Cross Wall | 0 | | |
| 11 | Cross Wall | 0 | | |

| Station | Structure | Head of Structure | Minimum Depth | Maximum Depth |
|---------|--------------|-------------------|---------------|---------------|
| 0+00 | Structure 1 | 337.50 | 337.50 | 337.50 |
| 0+20 | Structure 2 | 337.50 | 337.50 | 337.50 |
| 0+40 | Structure 3 | 337.50 | 337.50 | 337.50 |
| 0+60 | Structure 4 | 337.50 | 337.50 | 337.50 |
| 0+80 | Structure 5 | 337.50 | 337.50 | 337.50 |
| 1+00 | Structure 6 | 337.50 | 337.50 | 337.50 |
| 1+20 | Structure 7 | 337.50 | 337.50 | 337.50 |
| 1+40 | Structure 8 | 337.50 | 337.50 | 337.50 |
| 1+60 | Structure 9 | 337.50 | 337.50 | 337.50 |
| 1+80 | Structure 10 | 337.50 | 337.50 | 337.50 |
| 2+00 | Structure 11 | 337.50 | 337.50 | 337.50 |

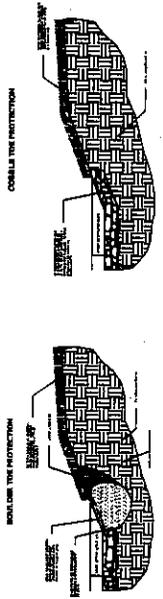
| Station | Structure | Head of Structure | Minimum Depth | Maximum Depth |
|---------|--------------|-------------------|---------------|---------------|
| 0+00 | Structure 1 | 337.50 | 337.50 | 337.50 |
| 0+20 | Structure 2 | 337.50 | 337.50 | 337.50 |
| 0+40 | Structure 3 | 337.50 | 337.50 | 337.50 |
| 0+60 | Structure 4 | 337.50 | 337.50 | 337.50 |
| 0+80 | Structure 5 | 337.50 | 337.50 | 337.50 |
| 1+00 | Structure 6 | 337.50 | 337.50 | 337.50 |
| 1+20 | Structure 7 | 337.50 | 337.50 | 337.50 |
| 1+40 | Structure 8 | 337.50 | 337.50 | 337.50 |
| 1+60 | Structure 9 | 337.50 | 337.50 | 337.50 |
| 1+80 | Structure 10 | 337.50 | 337.50 | 337.50 |
| 2+00 | Structure 11 | 337.50 | 337.50 | 337.50 |

| Material | Size (D50) | Percent |
|----------|-----------------------------------|----------|
| Rock | Class 1, Class A1, and/or Class B | 50 - 60% |
| Gravel | 0.075 - 2.5" | 10 - 20% |
| Sand | <0.075" | 10 - 20% |
| Clay | <0.075" | 10% |

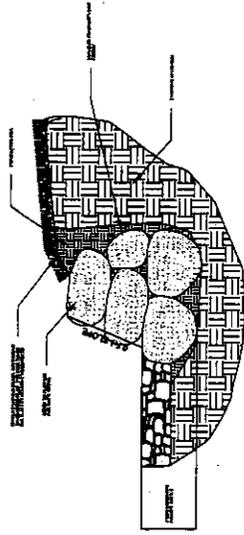
PROFILE: HORIZONTAL SCALE - 1" = 50' VERTICAL SCALE - 1" = 5'

Seban
8-9-12

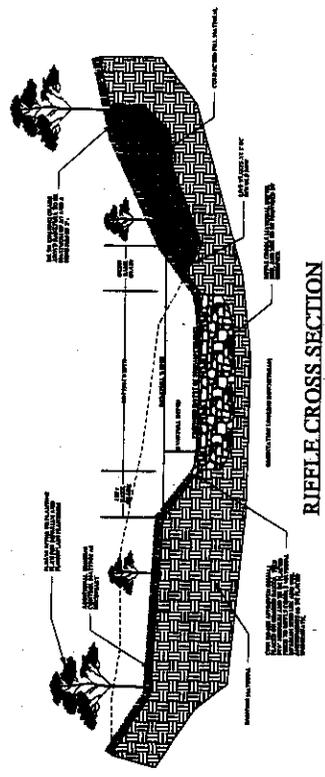
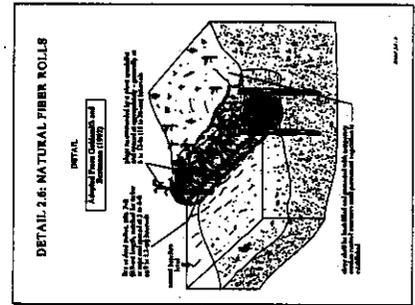
| | |
|-----------------------------------|-----------|
| PROJECT NUMBER: | TE |
| DRAWN BY: | BC |
| CHECKED BY: | BT/AC |
| DATE: | 3/02 |
| SHEET: STREAM CONCRET BUTT/DON | |
| DATE: | 11/9/2013 |
| REVISIONS: | |
| SCALE: | NOTES |



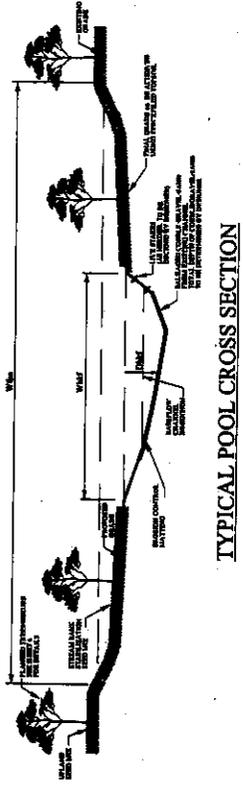
ROCK TOE PROTECTION



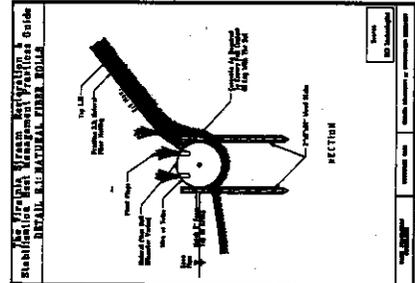
IMBRICATED STONE WALL



RIEFLER CROSS SECTION



TYPICAL POOL CROSS SECTION



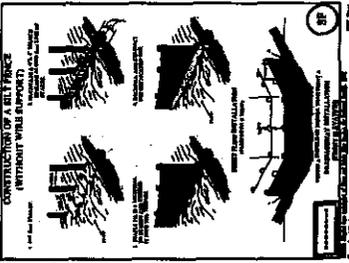
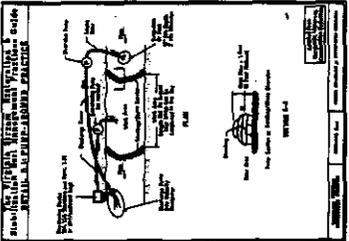
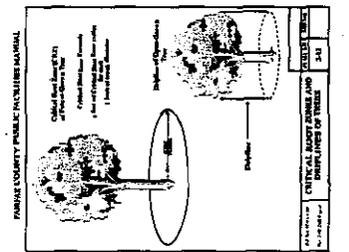
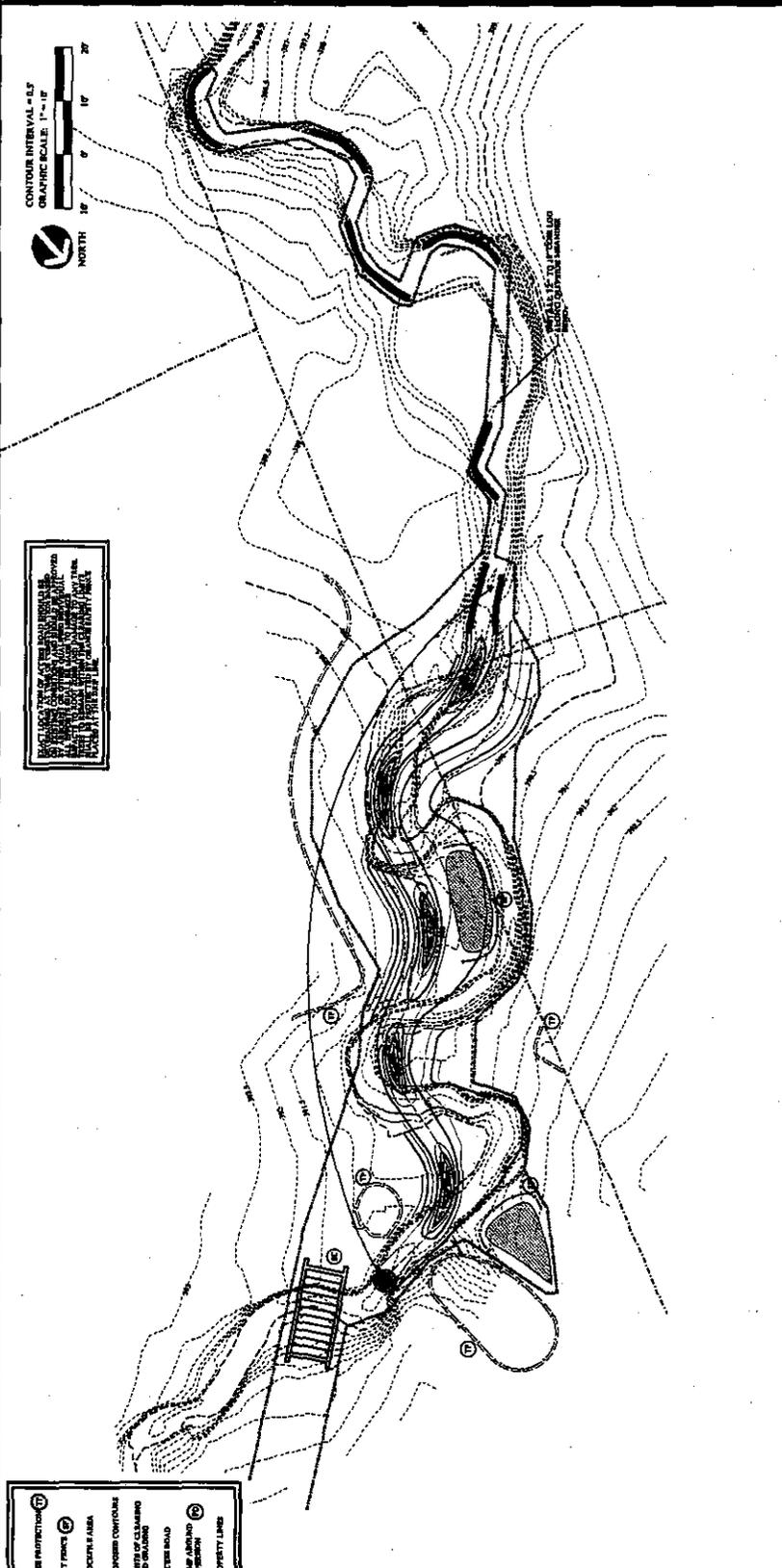
ANGLER ENVIRONMENTAL

CONCRETE | 1211 RAYBURN RIDGE LANE, MANASSAS, VIRGINIA 20108
 RICHMOND | 1108 NORTH TOWNSHIP STREET, RICHMOND, VIRGINIA 23221
 FARMINGTON | 7500 WILSON PIKE, FARMINGTON, VIRGINIA 22643
 MARLBORO | 1730A CONNELL DRIVE, SUITE 5, MARLBORO, MARLBORO 22182

PROJECT: WEDDERBURN PROPERTY
 FAIRFAX COUNTY, VIRGINIA

EROSION AND SEDIMENT CONTROL

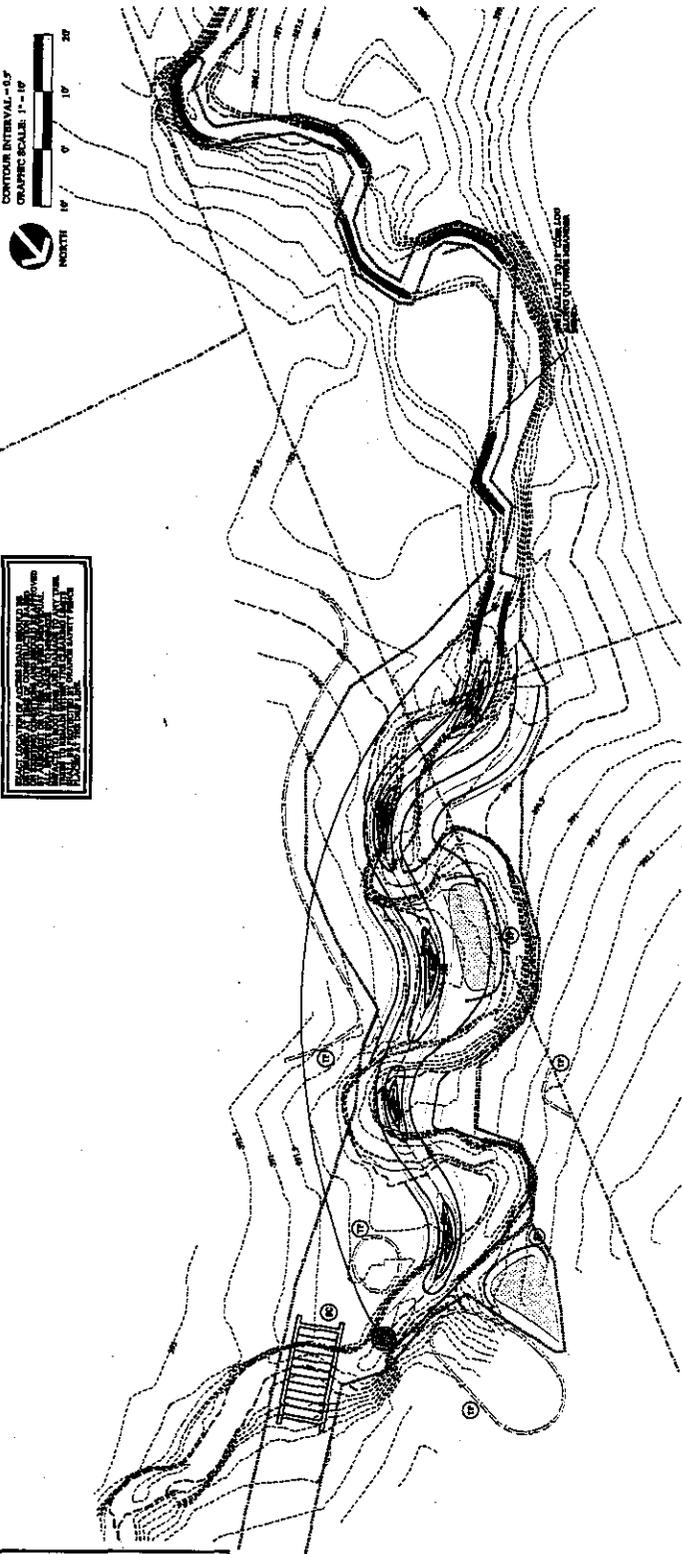
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|-----------------|---------------------|
| PROJECT NUMBER: | TK |
| DATE: | 8-9-12 |
| DESIGNER: | RC |
| DATE: | 10/1/2012 |
| PROJECT NAME: | 1200-STREAM CONCEPT |
| DATE: | 10/1/2012 |
| PROJECT NUMBER: | TK |
| DATE: | 8-9-12 |
| DESIGNER: | RC |
| DATE: | 10/1/2012 |
| PROJECT NAME: | 1200-STREAM CONCEPT |
| DATE: | 10/1/2012 |



LEGEND:

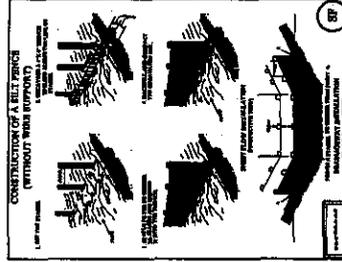
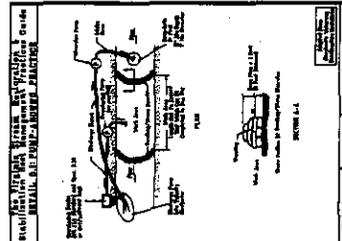
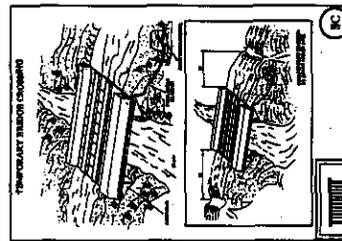
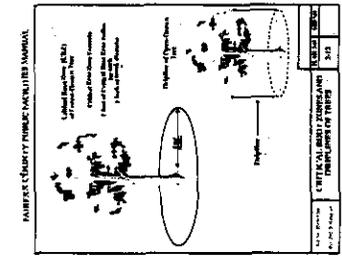
- TEMPORARY EROSION CONTROL
- NO. 1200-STREAM CONSTRUCTION
- CONSTRUCTION OF A SILT FENCE (WITHOUT WIRE SUPPORT)
- VERTICAL ROOT ZONE AND HORIZONTAL ROOT ZONE
- PROPERTY LINES
- ACTOR ROAD
- LIMITS OF CLEARING AND GRADING
- PROPOSED CONTOURS
- STOCKPILE AREA
- NO. 1200-STREAM CONSTRUCTION
- CONSTRUCTION OF A SILT FENCE (WITHOUT WIRE SUPPORT)
- VERTICAL ROOT ZONE AND HORIZONTAL ROOT ZONE
- PROPERTY LINES

| | |
|-----------------|--------------------|
| PROJECT NUMBER: | TK |
| DATE: | RC |
| DESIGNER: | BIZ/RC |
| FOR: | 3000 |
| PROJECT NAME: | WEDDERBURN |
| PROJECT TYPE: | 300-STREAM CONCEPT |
| DATE: | 10/17/01 |
| BY: | NONB |



LEGEND:

| | |
|--|-------------------|
| | STREAM PROTECTION |
| | BELT FENCE |
| | RIPRAP AREA |
| | PROPOSED CONTOUR |
| | EXISTING CONTOUR |
| | ACCESS ROAD |
| | PROPERTY LINE |





County of Fairfax, Virginia

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

APR 04 2012

Mr. Thomas P. Davis
JCE, Inc.
10675 Main Street
Fairfax, VA 22030

Reference: Cedar Lane Wedderburn Station Drive
7929-SD-002-4

Subject: Your letter to Jerry Stonefield, dated January 27, 2012 (copy attached)

Dear Mr. Davis:

I have reviewed your alternate concept for stream restoration on the subject project. A portion of Proffer 38 of rezoning case, RZ 2003-PR-026, dated November 22, 2005, states the following:

“The applicant shall make downstream improvements to reduce erosion along the stream banks between the dry pond outfall and Aponi Road to the satisfaction of the Land Development Services section of DPWES.”

The concept of stream restoration that is proposed by Angler Environmental, dated January 19, 2012, for the Wedderburn Property, would be considered satisfactory, if a revision to the referenced plan is submitted that provides the following:

- The designer of the stream restoration plan must certify that the natural channel design is based on established guidelines and cite what guidelines are being used in the design. These natural channel design concepts must be based on engineering analysis and fluvial geomorphic processes.
- The plan revision must include a plan and profile showing both existing and proposed grades using 6" contour interval topography. Design calculations (based on the referenced established guidelines) must also be included to ensure the stability of the natural channel practices. These calculations should include, at a minimum, a narrative describing the hydrologic basis of the design and relevant computations (e.g. shear stress or other scientifically valid methods) demonstrating that the stream bed will remain viable and functioning in accordance with the established natural channel design concepts used for the project.



Mr. Thomas P. Davis
Cedar Lane Wedderburn Station Drive
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- Stability of the floodplain must also be demonstrated through a comparison of modeled, overbank velocities during the 100-year storm with published allowable velocities (based on soil type and vegetative cover type). Soil types used for the determination of allowable velocities can be determined from field samples or county soil maps. Plan and profile of the modeled 100-year water surface elevation must also be provided.
- Typical details for various cross-section types (i.e. riffles, pools, etc.) must also be provided. These details are to provide enough information for the construction of the improvements as well as show the level of the water surface elevations resulting from the 2-year and 10-year design storms, as well as the bankfull condition.
- Limits of disturbance (including construction access and material stockpile areas), drainage divides and 6" contour interval topography (including adjacent areas) shall be shown on the plan. A 2-foot contour interval may be used for construction access routes. If there are downstream impoundments, the requirements of Letter to Industry 03-05 must be met.
- The plan revision must include more detailed and appropriate erosion and sediment control measures to protect downstream properties in accordance with the Fairfax County Public Facilities Manual and the Virginia Erosion and Sediment Control Handbook. The plan revision must address the staging of construction and be specific to the project in order to minimize any impacts downstream of the project.
- The plan revision shall include a plant schedule and a planting plan specifying species, quantity of each species, stock size, type of root stock to be installed, spacing of proposed plants and specifications for planting procedures. The planting plan shall be in accordance with the buffer area establishment criteria in Section 118-3-3(f) of Chapter 118 of the Fairfax County Code of Virginia (Chesapeake Bay Preservation Ordinance).

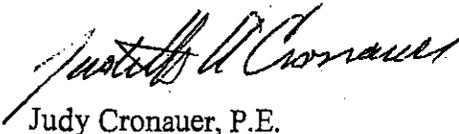
Mr. Thomas P. Davis
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- The existing floodplain and Resource Protection Area must be delineated on the plan as well as any proposed changes to the delineation. Should the floodplain elevation change, it may require new floodplain and storm drainage easements. As noted in your letter, approval from other agencies, such as the Virginia Department of Environmental Quality, the Army Corps of Engineers, and the Federal Emergency Management Agency may be required.
- The Water Quality Impact Assessment (WQIA) for work within the RPA will have to be revised to address the change in scope of the work.

Your letter to Mr. Stonefield indicated that Mr. Truchon has revoked his approval of the original stream restoration work proposed on his property. Have Mr. and Mrs. Truchon been provided the opportunity to review the revised proposal? Please let me know if they find the use of fiber rolls to armor the existing channel to be a more attractive alternative.

If you have any questions regarding this project or wish to discuss this project further, please call me.

Sincerely,

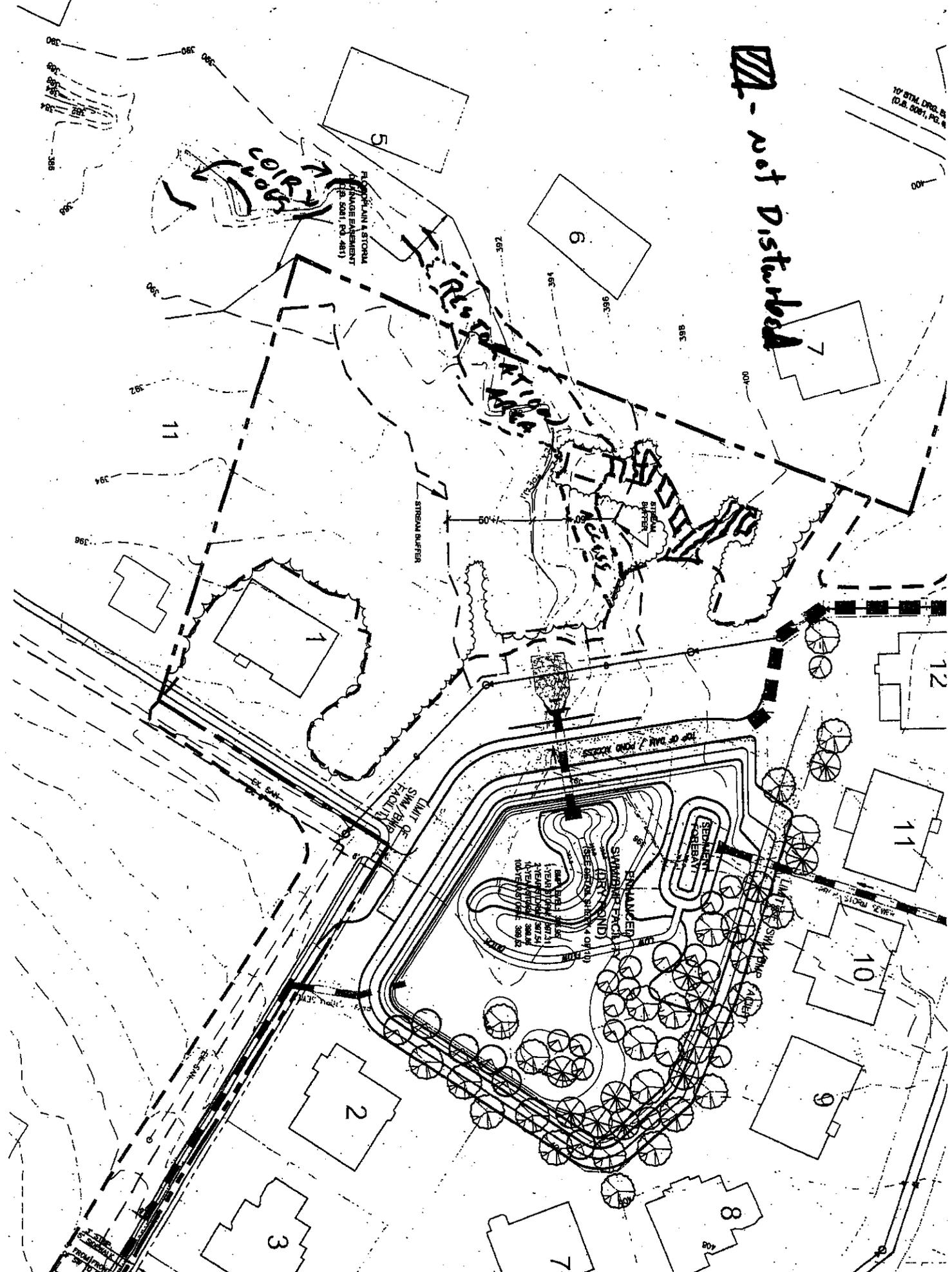


Judy Cronauer, P.E.
Central Branch Chief
Site Development and Inspections Division

cc: Mary A. Godfrey, Planner, Zoning Evaluation, Department of Planning and Zoning
Jerry Stonefield, Engineer IV, Code Development and Compliance Division, DPWES
Durga Kharel, Senior Engineer III, SDID, DPWES

Not Distributed

10' STA. DRG. 85
(D.S. 0081, PG. 4)



Godfrey, Mary A.

From: Tom Davis <tdavis@courlandhomeslc.com>
Sent: Monday, July 02, 2012 4:12 PM
To: Godfrey, Mary A.
Subject: Fw: Wedderburn STREAM RESTORATION
Attachments: 3202-STREAM CONCEPT LOD Revised.pdf

ATTACHED ARE AN EXHIBIT SHOWING REVISED CLEARING LIMITS AND AN E-MAIL STATING THE LENGTHS OF THE TWO RESTORATION SEGMENTS.

TOM

----- Original Message -----

From: Bryan Campbell
To: 'Tom Davis'
Sent: Monday, July 02, 2012 4:01 PM
Subject: Wedderburn

Hi Tom,

Reid wanted me to relay some information to you. I assume you know what it's regarding to.

Total Restoration: 139.6 feet
Coir Log Area: 149.0 feet

Let me know if you have any question questions regarding this information.

Take Care,

Bryan Campbell
Wetland Ecologist

Angler Environmental
12811 Randolph Ridge Lane
Manassas, Virginia 20109

P | 703.393.4844 x221 F | 703.393.2934

www.AnglerEnvironmental.com

JCE INC**10675 Main Street T 703 658 6073
Fairfax VA 22030 F 703 658 1873****May 23, 2012****VIA EMAIL****Brian Truchon
2335 Augustus Court
Vienna, Virginia****RE: Wedderburn Stream Restoration****Dear Mr. Truchon:**

Thank you for meeting with Angler Environmental and myself onsite to discuss the Wedderburn stream restoration and its impact on your property.

As detailed on the attached plan sheets, this stream restoration project has been modified to complete the full restoration on Wedderburn Estates and Mr. Richard Kuhlthau's property as previously proposed and to stabilize the channel on your property through the use of coir logs as detailed on these sheets.

Mr. Reid Cook from Angler Environmental explained that these coir logs would be installed by hand with no use of mechanized equipment and would not require the removal of any woody vegetation.

It was also explained that the transition area between Mr. Kuhlthau's property and your property would involve some minor excavation for approximately 6-10 ft. into your property at the property line in order to transition from the stream restoration project on the Kuhlthau property to only stabilization of the stream banks on your property.

We did observe that the area where this transition would take place would not involve the removal of any wood vegetation and would only involve the removal of some vines and weeds near the property line.

The purpose of this letter is to request your formal permission to perform this work in accordance with these plans as approved by Fairfax County.

Please understand that while these plans have been approved in concept by Fairfax County that final approval will depend on Fairfax County review of some further details which they have asked for.

May 23, 2012
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We do not anticipate this review resulting in any significant modifications to the plan particularly on your property and would proceed with completion of the stream restoration project as soon as this final approval can be gained from the County.

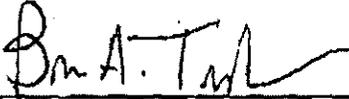
Please indicate your approval and permission to implement the stream restoration as currently designed as presented above. Thank you for your cooperation.

Sincerely,



Thomas P. Davis

I, Brian Truchon of 2335 Augustus Court hereby give permission and authorize the implementation of the stream restoration project as outlined above.



Brian Truchon

6/6/12

Date

**RICHARD KUHLETHAU
2333 AUGUSTUS COURT
VIENNA, VIRGINIA 22180**

March 17, 2011

VIA EMAIL

Ms. Barbara Berlin
Director, Zoning Evaluation Division
Fairfax County
12055 Government Center Parkway
Fairfax, Virginia 22035

**RE: Cedar Lane/Wedderburn Station Drive
Stream Restoration
RZ Case #2003-PR-028**

Dear Ms. Berlin:

Since the original time of the planning and rezoning action on the Cedar Lane/Wedderburn Station site, I have brought to attention of the appropriate County authorities the severe erosion problems associated with the existing stream crossing the rear of my property at 2333 Augustus Court downstream from the Cedar Lane/Wedderburn Station site.

In conjunction with the zoning request and with my support, the proffers for Cedar Lane/Wedderburn Station Drive were prepared to include a requirement for a restoration of a portion of the stream downstream from the proposed stormwater management facility on the Wedderburn site and Aponi Road.

At the time of the development of these plans, I signed a letter of permission granting the developer the right to enter upon my property to make the stream restoration repairs to stabilize this stream across my property.

Since that time, the stream has continued to erode and in fact is currently encroaching into my rear yard and threatening to undermine a portion of the fence within my yard. Another twenty feet of stream bank immediately behind my fence has just collapsed this winter. The erosion now appears to be accelerating. The switchbacks (meanders) that currently slow the streamflow are being scoured away. With the loss of these switchbacks, the stream velocities during storm events will likely increase significantly, further increasing the scour and stream-bank erosion that is now occurring. The bypass of one of the switchbacks is imminent and will likely occur in the next few months.

I have been advised by the developer that the stream restoration has been stalled due to the lack of cooperation of my neighbor, Brian Truchon who has revoked his previously granted permission to complete the stream restoration on his property.

I am very anxious to have the stream restoration completed across my property in order to avoid further

March 17, 2011
Page 2

damage. I have been told that the developer is now making application to modify the proposed Stream Restoration Plan to exclude Mr. Truchon's property and to restore the stream only on my property and upstream on property in the control of Wedderburn Estates.

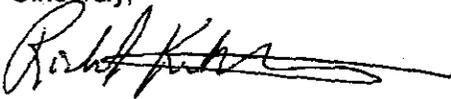
I fully support the developer's effort to complete the required stream restoration across my property and also support his request to move a portion of the stream restoration upstream from my property to eliminate a requirement to perform work on Mr. Truchon's property.

Your expeditious consideration of the developer's request to modify the Stream Restoration Plan would be greatly appreciated.

Time is of the essence in that my yard is deteriorating a daily basis.

Thank you for your cooperation in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Richard Kuhlthau", with a long horizontal flourish extending to the right.

Richard Kuhlthau
2333 Augustus Court
Vienna, Virginia 22180