

March 15, 2021
Rev. October 22, 2021

City of Fairfax
Department of Community Development and Planning
10455 Armstrong St.
Fairfax, Virginia 22030

Attention: Mr. Albert Frederick; Senior Planner

RE: Fairfax Presbyterian Church
Tax Map 57-1-((2))-122A & 123
Waiver of Water Quality Impact Assessment

Dear Mr. Frederick:

On behalf of our client, we are hereby requesting a waiver of Section 110-4.18.4.E which requires a Water Quality Impact Assessment (WQIA) for development in a Resource Protection Area (RPA) or Resource Management Area (RMA) for the Master Development Plan for the Fairfax Presbyterian Church project located at 10723 Main Street in the City of Fairfax.

The Fairfax Presbyterian Church project site is located off Main Street and Presbyterian Way and the overall property contains both RPA and City-defined RMA. This redevelopment project is subdividing the existing parcel (Parcel 122A) into two new parcels (Parcels 122A1 and Parcel 122B) with ten (10) low-income housing townhouse-style units proposed along with associated driveways, parking bays, drive aisles and sidewalk on Parcel 122B, and a future parking lot behind the main church building on Parcel 123. The Master Development Plan disturbs greater than the 5,000 SF and disturbs into the seaward 50' of the RPA 100' buffer area of Accotink Creek for a sanitary sewer connection to the existing sanitary sewer main running parallel to the stream. These levels of disturbance require a Major WQIA submission, unless waived. The existing, overall property does not contain any stormwater controls (quality or quantity).

Construction of sewer in the RPA is exempt from Section 110-4.18, Chesapeake Bay Preservation, as per Section 4.18.10.B.1-4. Encroachment into the RPA is necessary as the existing sanitary line runs parallel to the stream (the existing sanitary manhole is just within the 50' seaward side of the RPA), is limited to the minimum necessary to install the new sanitary sewer line, approximately 547 square feet of disturbance, and super silt fence will be installed (to be provided on the future site plan) to protect the undisturbed RPA areas from any impact of the utility installation. Additionally, a portion of the proposed disturbed area has previously been disturbed for the installation of a paved pedestrian walkway from the church site to the bridge crossing Accotink Creek (approx. 78 SF) and another trail under contract with the City for the Judicial Drive Trail Connection (140 SF). None of the remaining 329 SF proposed disturbance in the RPA is within the seaward 50' of the RPA. A disturbance exhibit is attached to this request to illustrate the extent of improvements in the RPA.

Fairfax Presbyterian Church

March 15, 2021

Page 2 of 2

This project proposes to address stormwater quality and quantity using a Level II design bioretention area on Parcel 122B in Phase One of the overall development. This facility mitigates the stormwater generated by the project by controlling the impervious areas from the majority of the proposed roofs, parking areas and drive aisles associated with the new affordable dwelling unit townhouses. Due to site constraints which preclude the use of LID techniques, a series of manufactured treatment facilities are proposed for the new parking lot behind the church on Parcel 123 in Phase Two. These various controls meet all current State and City stormwater requirements for water quality (9VAC25-870-65A & B) and quantity (9VAC25-870-66-B-3-A for 1-year and 9VAC25-870-66-C-1 for 2- and 10-year storm events). A summary of the computations, VRRM spreadsheet, mapping, etc. are included in the Master Development Plan associated with this development. As such, this redevelopment will not significantly impact water quality.

Given the aforementioned justifications, it is our opinion that this waiver is justified, and I would ask for your favorable review and response for this waiver of the City's WQIA requirement for this Master Development Plan.

If you have any questions, concerns or need any additional information to assist you in your review, please feel free to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to be 'B. Thomas', with a long horizontal line extending to the right.

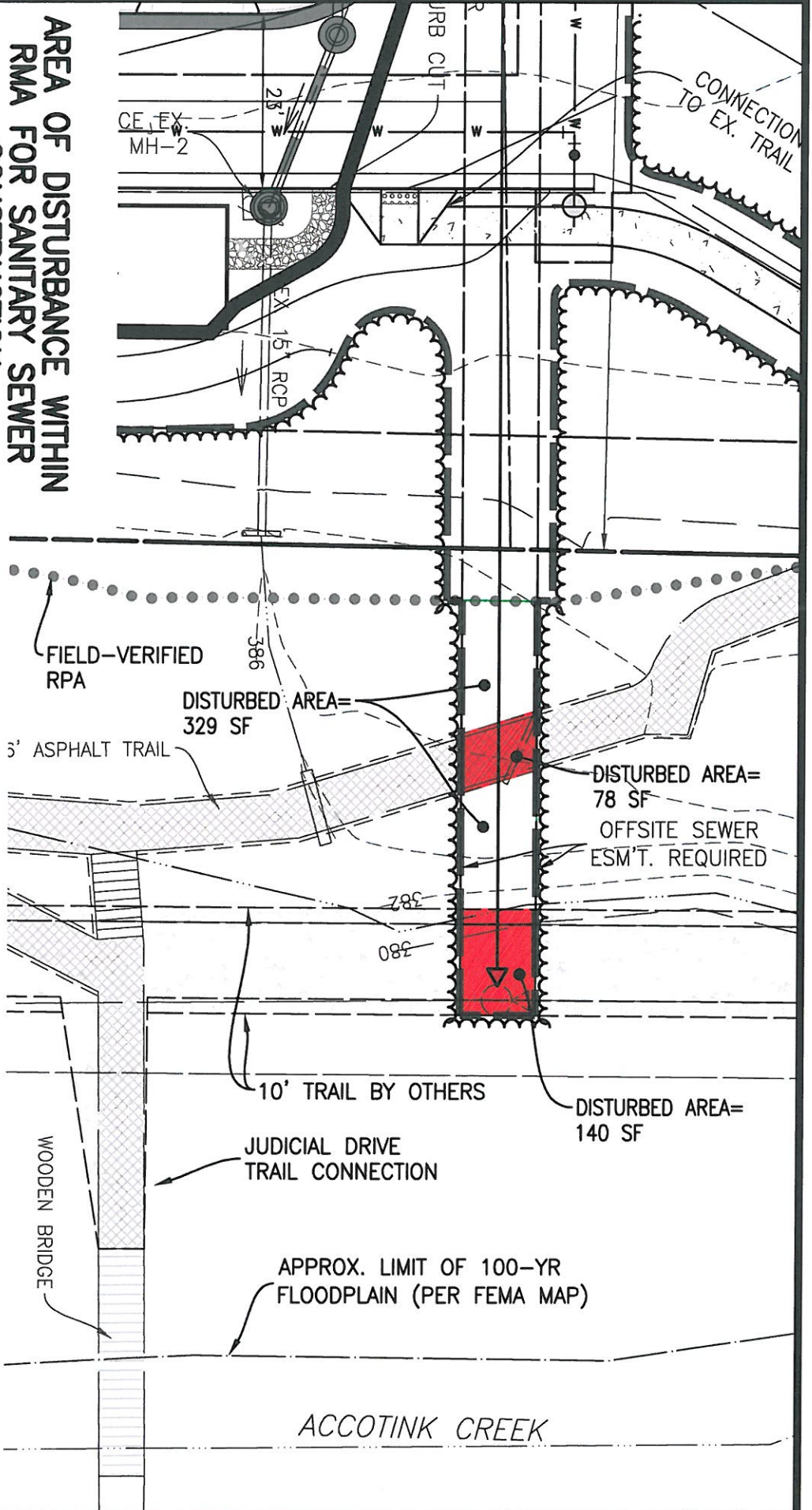
Brian Thomas, P.E.
Engineering Section Head

Attachment

FAIRFAX PRESBYTERIAN CHURCH

OCTOBER 22, 2021

AREA OF DISTURBANCE WITHIN
RMA FOR SANITARY SEWER
CONSTRUCTION



VIRGINIA STATE GRID NORTH (NCS83)



GRAPHIC SCALE

SCALE: 1" = 20'