



Application #: PLN-21-00099

WATER QUALITY IMPACT ASSESSMENT (WOIA) APPLICATION

Single Family Residential \$ 115.00 / Other: \$ 350.00

- NON REFUNDABLE FEE -

1. JOB LOCATION INFORMATION:

Job Location Address 10723 Main Street, Fairfax VA 22030

Project Name Fairfax Presbyterian Church

Tax Map # 57-1-02-123 and 57-1-02-122A

2. APPLICANT INFORMATION:

Name Habitat for Humanity of Washington, D.C., & Northern Virginia (Attn: Rev. John Smoot)

Address 6295 Edsall Road, Suite 120, Alexandria VA 22312

Phone (703) 521-9890 ext 106 Email jsmoot@habitatnova.org

3. PROPERTY OWNER INFORMATION: (Same as Applicant)

Name Presbyterian Church of Washington

Address 10723 Main Street, Fairfax VA 22030

Phone _____ Email _____

4. LAND SURVEYOR: (Same as Applicant)

Name Charles P. Johnson & Associates, Inc.

Address 3959 Pender Drive, Suite 210, Fairfax VA 22030

Phone 703-385-7555 Email _____

5. WETLANDS EXPERT: (Same as Applicant)

Name TNT Environmental, Inc., (Attn: Mr. Avi Sareen)

Address 4455 Brookfield Corporate Drive, Suite 100, Chantilly VA 20151

Phone 703-466-5123 Email Avi@TNTenv.com

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The City of Fairfax is committed to the letter and spirit of the Americans with Disabilities Act. To request a reasonable accommodation for any type of disability, please call 703-385-7930, (TTY 711)

The Water Quality Impact Assessment is conducted to identify the impacts of proposed development on water quality and lands within resource protection and resource management areas; to ensure that where development does take place it is located on those portions of a site and in a manner that is least disruptive to the natural functions of the land and to specify mitigation measures to address water quality protection.

The applicant shall submit a WQIA in accordance with §110-4.18.8.B for:

1. Any proposed land disturbance, development or redevelopment within a resource protection area including any buffer area modification or reduction as provided for in §110-4.18.7; or
2. Any proposed development or redevelopment in the resource management area that may significantly impact water quality due to the unique characteristics of the site or intensity of the proposed use or development, as determined by the zoning administrator in accordance with §110-4.18 and §110-4.18.4.D

I. Development Characteristics

You must submit either a minor or major WQIA for your project unless you receive a waiver. The below conditions will determine whether you submit a major or minor WQIA.

Submit a **Minor WQIA** if you answer “Yes” to either of these development characteristics (§110-4.18.8.C)

_____ 5,000 square feet of disturbance or less

_____ Encroachment onto the landward 50 feet of the 100-foot buffer area (**Skip to**

Section III, Minor WQIA Requirements)

Submit a **Major WQIA** if you answer “Yes” to any of these development characteristics (§110-4.18.8.D)

_____ Over 5,000 square feet of disturbance

Encroachment onto the seaward 50 feet of the 100-foot RPA buffer area

_____ Location in the resource management area and is deemed necessary by the Zoning Administrator.

(Skip to Section IV, Major WQIA Requirements)

II. WQIA Waivers

_____ Check here if you plan to submit a WQIA waiver request.

To submit a WQIA waiver request, attach a report detailing how the proposed development or redevelopment does not significantly impact water quality.

III. Minor WQIA Requirements (§110-4.18.8.C)

The minor WQIA calculations will demonstrate that the remaining buffer area and best management practices will result in removal of no less than 75 percent of sediments and 40 percent of nutrients from post development stormwater runoff.

Requirements for a minor WQIA scaled site drawing include:

- 1) Location of the components of any RPA, including the 100 foot buffer area;
- 2) Location and nature of proposed improvements, including:
 - a. Type of paving material;
 - b. Areas of clearing or grading;
 - c. Location of any structures, drives, or other impervious cover; and
 - d. Sewage disposal systems or reserve drain field sites;
- 3) Type and location of proposed best management practices to meet the required general performance standards specified in §110-4.18.7;
- 4) Location of existing vegetation on site, including the number and type of trees and other vegetation to be removed to accommodate the encroachment or modification; and
- 5) A revegetation plan that supplements the existing buffer vegetation in a manner that provides for pollutant removal, erosion and runoff control.
- 6) Certification of all required information as complete and accurate by a Class IIIB certified land surveyor and professional wetlands delineator.

IV. Major WQIA Requirements (§110-4.18.8.D)

Requirements for a major WQIA include:

- 1) All of the information required in a minor WQIA (Section III above);
- 2) Hydrological element that describes:
 - a. Existing topography;
 - b. Estimates of soil characteristics and potential for erosion;
 - c. Hydrology of the area;
 - d. Impacts on wetlands and streams;
 - e. Proposed mitigation measures; and
 - f. A listing of requisite permits with permit or application status.

- 3) Landscape element that fully describes:
 - a. Existing trees required to be identified as part of a Tree Management Plan in accordance with subsection §110-4.5.9.D.1;
 - b. Limits of clearing and grading;
 - c. Trees and indigenous vegetation that are to be preserved within the disturbed area;
 - d. Measures to be taken to protect vegetation, proposed plantings and other vegetative measures used to enhance water quality; and
 - e. A proposed construction schedule that includes all activities related to clearing, grading and proposed plantings.
- 4) Such other measures as deemed necessary by the Zoning Administrator to ensure the impact to water quality can be accurately predicted; and
- 5) Certification of all required information as complete and accurate by a Class IIIB certified land surveyor and professional wetlands delineator.

V. Evaluation Procedure (§110-4.18.8.F)

Minor WQIA

The Zoning Administrator shall determine if any proposed modification or reduction to the buffer area is consistent with the provisions of this division and make a finding based upon the following criteria:

4.18.8.F.1	Minor WQIA Criteria	Satisfied (Y/N)
a.	The proposed encroachment is necessary and there is no other location on site to place improvements without disturbing the buffer area.	
b.	The impervious surface is minimized.	
c.	The proposed best management practices, where required, achieve the requisite reductions in pollutant loadings.	
d.	The development, as proposed, meets the purpose and intent of §110-4.18	
e.	The cumulative impact of the proposed development, when considered in relation to other development in the vicinity, both existing and proposed, will not result in a significant degradation of water quality.	
f.	Any other information deemed necessary by the Zoning Administrator.	

Major WQIA

The Zoning Administrator shall determine if the proposed development is consistent with the purpose and intent of this division and make a finding based upon the following criteria:

4.18.8.F.2	Major Water Quality Criteria	Satisfied (Y/N)
a.	The disturbance of any wetlands is minimized.	
b.	The development will not result in significant disruption of the hydrology of the site.	
c.	The development will not result in significant degradation to aquatic life.	
d.	The development will not result in unnecessary destruction of plant materials on site.	
e.	Proposed erosion and sediment control concepts are adequate to achieve the reductions in runoff and prevent off site sedimentation.	
f.	Proposed stormwater-management measures are adequate to control the stormwater runoff to achieve the required performance standard for pollutant control.	
g.	Proposed revegetation of disturbed areas will provide optimum erosion and sediment control benefits.	
h.	The design and location of any proposed drain field will be in accordance with the general performance standards outlined in §110-4.18.7.	
i.	The development, as proposed, is consistent with the purpose and intent of §110-4.16.	
j.	The cumulative impact of the proposed development, when considered in relation to other development in the vicinity, both existing and proposed, will not result in a significant degradation of water quality.	

*****OFFICE USE ONLY*****

Receipt # _____ \$115.00 \$350.00

***** OFFICE APPROVAL SIGNATURE*****

This Application is Approved By _____ Date _____
Special Projects Engineer