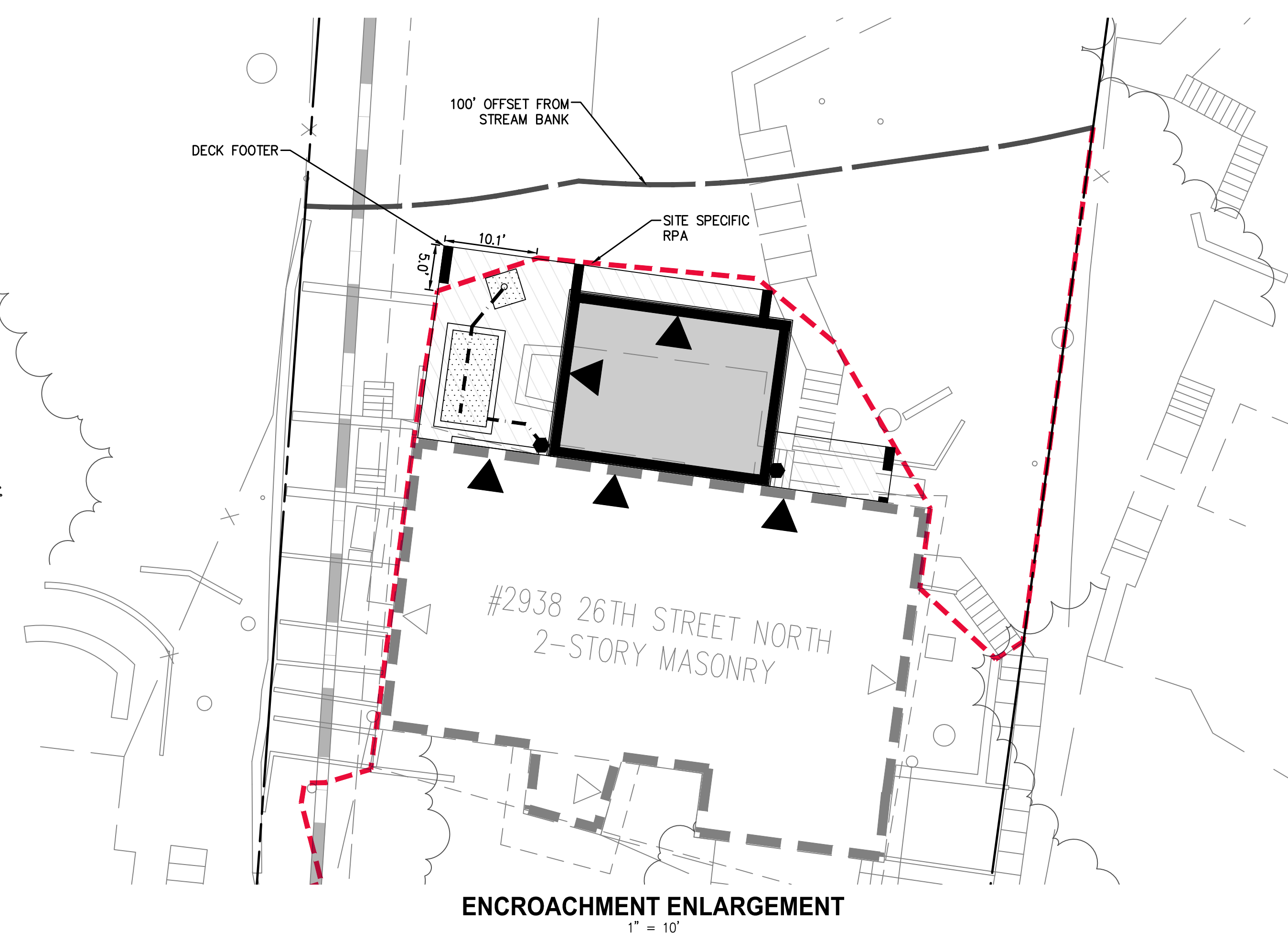


26TH STREET NORTH
40' PUBLIC RIGHT-OF-WAY WIDTH

WQIA PLAN
1" = 25'



#2938 26TH STREET NORTH
2-STORY MASONRY

ENCROACHMENT ENLARGEMENT
1" = 10'

Appendix C. Water Quality Impact Assessment Data Sheet

Project Address: 2938 26TH STREET NORTH Date: MAY 3, 2017

Applicant Name/Affiliation: STAN KHARAMOV - TRADITION RENOVATION Applicant Contact Information (phone and email): 703-388-6028 SKHARAMOV@GUILTYBYTRADITION.COM

Owner/Client Name: JULIA NORTON C/O STAN KHARAMOV Owner/Client Contact Information (phone and email): 703-388-6028 SKHARAMOV@GUILTYBYTRADITION.COM

Section 1: Type of activity proposed

Activity type (check all that apply):
 New construction (residential, commercial, public, etc.)
 Alteration of non-residential structure
 Residential addition
 Detached residential structure

Deck, patio, or retaining wall
 Landscaping (includes tree removal)
 Utility work
 Fence
 Other (please describe):

Section 2: Key details of the proposed activity

| Complete all that apply | Explanation |
|--|--|
| Total area of disturbance on parcel (sf) | 4,660 SF Includes building footprint plus a 10 foot buffer. Also includes all soil disturbance, ingress/egress areas, stockpiling areas, etc. |
| Area of disturbance within RPA (sf) | 1,367 SF (WITHIN SITE SPECIFIC RPA) Includes removal of trees > 3" in diameter |
| Area of disturbance on slopes greater than or equal to 15 percent located adjacent to landward RPA boundary (sf) | 1,367 SF Does not apply to RPA parcels along Chain Bridge Road (15 percent and greater slopes are included as part of RPA) |

| Complete all fields | Existing condition | Proposed condition | Explanation |
|---|---|--------------------|---|
| RPA encroachment (ft) | Left third of parcel or site: 117.4' Middle third of parcel or site: N/A Right third of parcel or site: N/A | 104.7' | The distance (in feet) from the existing or proposed structure to the designated RPA feature (edge of stream or open channel, wetland, etc.). Encroachments of zero (0) indicate the project will impact the stream or other RPA feature. |
| Total development footprint in RPA (sf) | 564 SF | 589 SF | The existing footprint includes the area of any existing structures, patios, decks, walkways, etc. Proposed footprint is the anticipated post-project area of all structures, additions, decks, walkways, regraded area behind a retaining wall, etc. |
| Impervious footprint in RPA (sf) | 564 SF | 568 SF** | Total area of impervious surfaces within the RPA (rooftops, pavement, etc.) **EXCLUDES WOOD DECK, INCLUDES DECK FOOTER |

STAFF USE ONLY

Building/demolition/LDA/Fence permit number(s):

Major WQIA required? Yes No

Date WQIA/Exception request information complete:

Date Chesapeake Bay Preservation Ordinance and E/S ordinance (if applicable) approvals issued in Permits Plus:

Section 3: Plan and Narrative

Provide a plan showing the location of the proposed activity, along with the RPA boundary. Briefly describe the proposed project, including any potential water quality impacts and mitigation measures proposed. The narrative must address three impact categories: 1. Tree/vegetation impacts, 2. Stormwater and runoff, 3. Erosion and sediment control. Please refer to the WQIA plan/narrative checklist for additional information.

THIS IS A REVISION TO A PREVIOUSLY APPROVED PLAN THAT DID NOT INCLUDE AN RPA ENCROACHMENT. THIS EXCEPTION REQUEST IS TO PERMIT A 2ND STORY WOOD DECK AND ASSOCIATED FOOTER WITHIN THE SITE SPECIFIC RPA.

OVERALL, THE PROPOSED PROJECT AT 2938 26TH STREET NORTH IS FOR A BUILDING RENOVATION THAT INCLUDES A FIRST AND SECOND STORY REAR ADDITION AND DECK (ALL ABOVE GRADE AND THE MAJORITY IS OUTSIDE OF THE SITE SPECIFIC RPA LIMIT).

25.25 SQUARE FEET OF A PROPOSED ABOVE GRADE WOOD DECK AND A 1' X 4' CONCRETE FOOTER ARE PROPOSED WITHIN THE SITE SPECIFIC RPA.

CURRENTLY, AN AT GRADE CONCRETE STORMWATER CHANNEL AND COMPACTED GRAVEL TRAIL ALREADY ENDOACH INTO THE RPA. THESE ENCROACHMENTS WILL NOT BE MODIFIED AS PART OF THIS EXCEPTION REQUEST. THE EXISTING DEVELOPMENT FOOTPRINT WITHIN THE SITE SPECIFIC RPA ALSO INCLUDES LANDSCAPE RETAINING WALLS, PATHWAYS, AND RISERS ON BOTH SIDE YARDS OF THE HOME.

IN ADDITION TO THE DECK AND FOOTER, THE DISTURBANCE WITHIN THE SITE SPECIFIC RPA IS LIMITED TO SMALL CONSTRUCTION EQUIPMENT, TREE PROTECTION, AND EROSION AND SEDIMENT CONTROL MEASURES NEEDED TO BUILD THE ABOVE GRADE ADDITION.

TREE/VEGETATION IMPACTS: THERE WILL BE NO IMPACTS TO THE EXISTING TREES AS PART OF THIS PROJECT. TREE PROTECTION AND ROOT PRUNING WILL BE PROVIDED FOR TREES IN PROXIMITY TO THE WORK AREA, WHERE APPROPRIATE.

ENGLISH IVY WILL BE REMOVED AT GROUND LEVEL IN THE VICINITY OF ALL PROPOSED NEW PLANTINGS AND FROM EXISTING TREES (REMOVAL FROM EXISTING TRUNKS AND WITHIN 3 FT OF THE BASE OF THE EXISTING AND PROPOSED TREES).

STORMWATER RUNOFF: THE SITE WILL MEET THE REQUIREMENTS OF THE ARLINGTON COUNTY STORMWATER CODE FOR QUALITY AND QUANTITY. SEE SHEET C-0701 FOR SWM PLAN AND NARRATIVE. AN URBAN BIORETENTION PLANTER WILL BE USED TO CAPTURE ROOF WATER RUNOFF AND WILL EXCEED THE TREATMENT REQUIREMENT FOR THE SITE. ADDITIONALLY, THE BIORETENTION PLANTER WILL PROVIDED RUNOFF REDUCTION AND THE SITE DISCHARGE RATE WILL NOT INCREASE AS PART OF THIS DEVELOPMENT.

EROSION AND SEDIMENT CONTROL: THE SITE WILL USE SILT FENCE TO PROTECT AGAINST EROSION. THE CONSTRUCTION OF THE ADDITION IS ABOVE GRADE AND ACTUAL DISTURBANCE OF THE GROUND IS EXPECTED TO BE MINIMAL.

Additional Water Quality Impact Assessment Information

The information supplied on this form satisfies the minimum requirements for a Minor Water Quality Impact Assessment. For projects that disturb over 2500 square feet, elements of a Major Water Quality Impact Assessment may also be required, depending on the nature and extent of the proposed RPA encroachment, as outlined in Section 61-12 of the ordinance.

Appendix D. Exception Request Form

Applicant: JULIA NORTON C/O STAN KHARAMOV STAN KHARAMOV - TRADITION RENOVATION 703-388-6028 SKHARAMOV@GUILTYBYTRADITION.COM

Project address: 2938 26TH STREET NORTH

Section 1: Brief description of exception request

THIS EXCEPTION REQUEST IS FOR A NEW ENCROACHMENT OF THE PRIMARY BUILDING STRUCTURE INTO THE RPA.

THE ENCROACHMENT CONSISTS OF 25.25 SQUARE FEET OF A PROPOSED ABOVE GRADE WOOD DECK AND A 1' X 4' CONCRETE FOOTER WITHIN THE SITE SPECIFIC RPA.

THE DECK WILL BE A MINIMAL ENCROACHMENT AND THE WOOD DECKING SITS APPROXIMATELY 20 FT ABOVE GRADE. THE 1' X 4' CONCRETE FOOTER WILL BE INSTALLED BY HAND WITH SMALL EQUIPMENT IN ORDER TO LIMIT DISTURBANCE AND EROSION WITHIN THE SITE SPECIFIC RPA.

AN EXCEPTION IS REQUESTED FOR THE ENCROACHMENT OF 25.25 SQ. FT. OF THE PROPOSED WOODEN DECK AND A 1' X 4' CONCRETE FOOTER.

ALL OTHER PROPOSED IMPROVEMENTS ARE OUTSIDE OF THE SITE SPECIFIC RPA.

Section 2: Parcel, structure, and ownership information

Date parcel ownership began: 11/19/2015

Date existing principal structure built: 1962

Will existing principal structure remain intact? Yes No

Date(s) of construction of any prior work by current owner (alterations, additions, decks, patios, etc.)—list individually:
 1. 12/23/16 - ALTERATION TO EX. STRUCTURE, NEW FRONT PORCH, 2ND STORY ADDITION
 2. CURRENTLY UNDER CONSTRUCTION - REAR TWO-STORY BUILDING ADDITION

STAFF USE ONLY

Allowable development in RPA (§ 61-7.A)
 Allowable modification in RPA (§ 61-7.B)
 Allowable encroachment in RPA (§ 61-7.C)
 Expansion of nonconforming structure or use in RPA (§ 61-14) (exception request required)

New development in the RPA, redevelopment that increases impervious area in the RPA or encroaches further into the RPA, or any other proposed disturbance of any RPA component (exception request required)
 Exempted activity in RPA (§ 61-15)
 Proposed development in RMA on 15 percent slopes adjacent to RPA
 Other RMA activity

CBORC hearing required? Yes No

Date public notification sent certified mail:

Hearing date:

CBORC decision: Approved Not approved

Date of final approval letter:

ADVANCE COPY

WQIA

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**ARLINGTON, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES
2938 26TH STREET NORTH
LOT 9, BALMORAL
GRADING PLAN
ARLINGTON COUNTY, VIRGINIA**

| | | |
|-------------------------------------|-----------|-------------|
| SCALE: AS NOTED | DRAWN TPB | CHECKED KSW |
| SUBMITTED DATE 11/01/16 01/06/17 | | |
| ADV. COPY REV#1 - 03/12/18 | | |
| APPROVED DATE | | |
| DIRECTOR OF ENVIRONMENTAL SERVICES | | |
| SHEET: C-0705 | | |