



Water Quality Impact Assessment Application

Site Development and Inspections Division (SDID)
Fairfax County Land Development Services
12055 Government Center Parkway, Suite 535, Fairfax, VA 22035
Phone: 703-324-1720, TTY 711
www.fairfaxcounty.gov/landdevelopment



Please attach this application when you are uploading your documentation during the online application process. Please visit the [Site Application Center page](#) for additional submission details.

A Water Quality Impact Assessment (WQIA) is an analysis of the impacts on water quality when a project is proposed within a Resource Protection Area (RPA). The purpose of the WQIA is to ensure protection of RPAs consistent with the goals, objectives, and requirements of the Chesapeake Bay Preservation Ordinance of Fairfax County to:

1. Identify the impacts of the proposed project on water quality;
2. Ensure that the proposed land disturbance will occur in a manner that will be least disruptive to the natural function of RPAs;
3. Propose mitigation that will address water quality protection through preserving or restoring all buffer functions including stormwater pollutant removal, erosion, and sediment and runoff control.

Per [§118-3-3\(a\)](#), a WQIA is required for any land disturbance, development, or redevelopment within a RPA unless exempt under Article 5 or unless waived by the Director of Land Development Services in accordance with the provisions of [§118-6-5](#). A WQIA may also be required for development or redevelopment within a Resource Management Area (RMA) if the Director determines that such an assessment is necessary because of the unique characteristics of the site or because the intensity of the proposed development may cause significant impacts on the adjacent RPA. For the code required WQIA components, see [§118-4-3](#).

Please print or type the following information:

Associated Plan and/or Building Permit Number (if applicable): _____

Tax Map Number: _____ Magisterial District: _____

Property Address: _____

Applicant Name: _____ ☐ Owner ☐ Developer ☐ Engineer ☐ Agent

Mailing Address: _____

Phone Number: _____

Email Address: _____

[Article 6](#) Exception Request to be submitted following acceptance of this WQIA: ☐ Yes ☐ No

The WQIA submittal requirements are divided into “Minor” and “Major” categories. The two categories differentiate the required detail on submittals based on potential RPA impacts. The narratives, descriptions, proposed mitigation and supporting documentation will be different corresponding to the scope of the project and/or encroachment into the RPA, as further identified in the below table.

Table 1: Minor & Major WQIA Eligibility Criteria

Minor WQIA (Application and Plat Only)	Major WQIA (Application, WQIA Documents, and Technical Drawings)
<p>A required WQIA is considered “minor” and may be satisfied by submitting this application form and required exhibits if the following criteria are met:</p> <ul style="list-style-type: none"> • Land disturbance in the RPA is less than or equal to 2,500 square feet; and • No disturbance in the 50 seaward feet of the RPA buffer; and • Additional proposed impervious area in the RPA is less than 256 square feet, and total RPA impervious area is no more than 1,000 cumulative square feet since adoption of the RPA, except for minor additions which are permitted by §118-5-5. <p>Example projects for these criteria include sheds and small accessory structures, and the removal or management of vegetation.</p> <p>The above list is not all inclusive. Water-dependent uses meeting the requirements of §118-2-1, may submit under the Minor WQIA criteria at the discretion of the Director. Upon review of the Minor WQIA application, staff may request additional information be provided as necessary to evaluate potential water quality impacts of the proposed activity, per §118-4-3(g).</p>	<p>A required WQIA is considered “major” and requires additional analysis beyond this application form if the following criteria apply:</p> <ul style="list-style-type: none"> • Land disturbance in the RPA exceeds 2,500 square feet; or • Any disturbance in the 50 seaward feet of the RPA buffer; or • Any disturbance of wetlands or streams (core components); or • Any RPA disturbance that does not qualify for a Minor WQIA. <p>Major WQIA criteria must address all Minor WQIA criteria and the additional requirements noted in LTI 20-02.</p> <p>Example projects for these criteria include large accessory structures such as pools and detached garages.</p>

For all requests associated with agricultural land, further coordination may be required with the Site Development and Inspections Division (SDID), as well as the [Northern Virginia Soil and Water Conservation District](#) prior to the submission of this application.

For further information, contact an SDID Stormwater Engineer by phone at 703-324-1720, TTY 711.

Please Print or Type (use additional sheets as necessary)

- a) Display the boundaries of the RPA on a house location plat, survey, or site drawing, and attach that document to this form. The RPA boundary may be taken from County record or mapping for Minor WQIA. Site-specific delineation required for Major WQIA.
- b) Display on the same plat, survey, or site drawing:
 - ☐ Proposed RPA encroachment area including all areas of clearing, grading, filling, excavating, and otherwise removed or damaged vegetation;
 - ☐ Existing and proposed improvements including impervious surfaces, structures, utilities, and sewage disposal systems;
 - ☐ Existing vegetation including trees and shrub locations, and groundcover areas to be impacted

Describe the location and nature of the proposed encroachment into and/or impacts to the RPA, including any clearing, grading, impervious surfaces, structures, utilities, and sewage disposal systems. Include a description of any vegetation to be removed and how the proposed vegetation removal is the minimum necessary to accommodate the proposed encroachment (e.g., number, size, and type of trees or area of woods). Address how indigenous vegetation is preserved to the maximum extent practicable. Include an invasive species management plan (e.g., type of vegetation removed, preserved, and replaced, and methods proposed) if invasive species management is an objective of this application.

[illegible]

Disturbed Area - In determining the disturbed area, add a minimum 10-foot-wide area perimeter to the footprint of any structure. Also, include a single access path, minimum 10-foot-width, from the disturbed area to the street or driveway. Land disturbance should be the minimum necessary to facilitate the requested encroachment.

Table 2: Total Disturbed Area

Proposed Work	Disturbed Area Within the RPA (sq. ft.)	Disturbed Area Outside of the RPA (sq. ft.)	Total Disturbed Area (sq. ft.)
Construction Access Path (minimum 10-foot width)			
Structure (including work area) Include when no additional clearing and grading is associated (i.e., violations where the structure already exists)			
Other Encroachments (e.g., stockpiles & storage)			
Clearing & Grading (include vegetation removal, proposed structure(s) and 10-foot work perimeter)			
Total actual unpermitted disturbance (if associated with a Notice of Violation)			
New Drainfield (only with new home construction)			
New Utility Connections (if required)			
Totals			

Is the total of all disturbed areas > 2,500 square feet?

- ☐ Yes (a grading plan per [§104-1-2](#) is required)
- ☐ No (a grading plan is not required)

Is the total of all disturbed areas in the RPA > 2,500 square feet?

- ☐ Yes (meeting the Major WQIA criteria is required, in addition to this application, per [LTI 20-02](#))
- ☐ No (this application and a plat, survey, or site drawing satisfies the Minor WQIA requirement per [LTI 20-02](#))

c) Provide justification for the proposed encroachment into and/or impacts to the RPA.

Briefly describe why it is not practical to locate the proposed encroachment outside of the RPA (e.g., entire lot located in RPA, house has RPA on all sides, location outside of RPA would not meet minimum yard setbacks, existing utility easements constrain location, etc.). For water-dependent use applications, all non-water-dependent uses shall be located outside the RPA.

- d) Describe the extent and nature of any proposed disturbance or disruption of wetlands. [Note: any disturbance of wetlands requires the submittal of a Major WQIA (see [LTI 20-02](#))]. Site-specific boundary delineation by an appropriate design professional (see [§118-1-9\(d\)](#)) will be required if the presence of wetlands is known or suspected. One source of information is the [County Potential Wetland Area Map](#).

Display on the house location plat, survey, or site drawing used for Parts a) & b) above:

- ☐ Any proposed buffer area plantings meeting the criteria specified under [§118-3-3\(f\)](#) and [§12-0316.4](#) of the Public Facilities Manual (as applicable). Plantings may not be required for certain allowed uses submitted under [Article 2, depending on the nature and extent of the use](#). Plantings are generally required to mitigate encroachment into the RPA associated with an exception request (under [118-5-4](#) and [Article 6](#)) and/or violation;¹
- ☐ Any proposed [Best Management Practices](#) (BMPs), if planted buffer area is not feasible (or if otherwise required) including location, size, and contributing drainage areas.²

¹Describe the proposed buffer area plantings including species selection and density meeting [§118-3-3\(f\)](#) and [§12-0316.4](#) of the Public Facilities Manual. For more information on plantings, see the county's [Recommended Tree and Shrub Species Guide for RPAs](#).

Table 3: RPA Buffer Area Planting Plan (supplement with the plat, survey, or site drawing to show location)

Plant Name	Quantity	Size (Height/Caliper/Vol.)	Legend, Symbol, or Key used on plat, survey, or site drawing

Other notes as needed to describe the planting plan:

²Describe the location and type of any proposed BMPs (normally required if mitigation cannot otherwise be met via a planted buffer area) used to prevent a net increase in phosphorus load from the proposed encroachment. The [Virginia Stormwater BMP Clearinghouse](#), and the [Manufactured Treatment Devices Approved for use in Fairfax County](#), are the primary sources of acceptable BMP practices.

Table 4: Table of Contents for Supplemental Information

Provide the corresponding page and paragraph number for each item listed in the table below as provided in the supplemental information and attachments required by [Technical Bulletin 20-02](#). Completion of the below table is **required for Major WQIAs**. The table is **optional for Minor WQIAs** when the information is not otherwise provided directly within the previous sections of the WQIA application.

<u>Requirement:</u>	Page	Paragraph
Display the boundaries of the RPA; §118-4-3(a)		
<u>Show on a plat or site drawing:</u>		
Display a site-specific RPA delineation (submitted separately if required by the Director) or;		
Display the RPA boundary from a previously approved, separate RPA delineation plan, providing the referenced plan number (____-RPA-____-__) or;		
If the project involves concurrent submission of an INF plan, the RPA Boundary delineation may be included on the plan, in accordance with Technical Bulletin 08-12 and incorporated in this WQIA.		
<u>Requirement:</u>	Page	Paragraph
Display and describe the location and nature of the proposed encroachment into and/or impacts to the RPA, including any clearing, grading, impervious surfaces, structures, utilities, and sewage disposal systems; §118-4-3(b)		
<u>Show on a plat or site drawing:</u>		
Disruptions to existing surface hydrology, including wetland and stream circulation patterns		
Disruptions, reductions, or increases in the supply of water to wetlands, streams, or other surface waters		
Location of dredge material and location of dumping for such material		
Percent of the site to be disturbed and cleared for the project		
General location and type of all significant onsite plant material. Specific location and type of all trees, shrubs, or groundcover to be removed		
<u>Describe in a narrative:</u>		
Existing topography, soils, hydrology, and geology of the site and adjacent lands;		
Location, type, characteristics, and condition of RPA features		
Impact of the proposed development to the existing topography, soils, hydrology, and geology of the site and adjacent lands		
Nature and extent of any fill material		

Duration and proposed phasing of the project		
All requisite wetland permits from other agencies		
Type of all vegetation to be removed		
<u>Requirement:</u> Provide justification for the proposed encroachment into and/or impacts to the RPA; §118-4-3(c)	Page	Paragraph
<u>Describe in a narrative:</u>		
Justification for proposed encroachment		
<u>For an exception request, further describe how the application meets the following criteria of §118-3-2.i:</u>		
How the requested exception is the minimum necessary to afford relief		
That granting the exception will not confer any special privileges denied in similar situations		
The exception request is in harmony with the purpose and intent of the CBPO and is not a substantial detriment to water quality		
That the exception is not based on circumstances that are self-created and self-imposed		
<u>Requirement:</u> Describe the extent and nature of any proposed disturbance or disruption of wetlands; §118-4-3(d)	Page	Paragraph
<u>Describe in a narrative:</u>		
Location and condition of existing wetlands		
Impacts to existing wetlands		
Description of required Wetland Permits		
<u>Show on a plat or site drawing:</u>		
Disturbance or destruction of wetlands in RPAs		
<u>Requirement:</u> Display and discuss the type and location of proposed best management practices (BMPs) to mitigate the proposed RPA encroachment and/or adverse impacts; §118-4-3(e)	Page	Paragraph
<u>Show on a plat or site drawing:</u>		
Calculation of percent increase in impervious surface on-site and types of surfacing materials used		

Calculation of pre-development and post-development pollutant loads in runoff using VRRM spreadsheet, or other method approved by the Director		
Replanting schedule and locations of replanting proportional to removed vegetation		
Erosion and sediment control measures used during construction		
<u>Describe in a narrative:</u>		
Selection of the proposed BMP and how it will be effective at preventing an increase in nonpoint source pollution		
<p>Descriptions of the proposed mitigation measures for the potential hydrogeological impacts.</p> <p>Potential mitigation measures may include, but are not limited to:</p> <ol style="list-style-type: none"> Proposed erosion and sediment control concepts. Concepts may include minimizing the extent of the cleared area, perimeter controls, reduction of runoff velocity and volume/rates, measures to stabilize disturbed areas, and schedule and personnel for site inspection; Minimization of proposed excavation and fill 		
Description of replanting plan in accordance with §118-3-3(f) and PFM, including a statement that all selected plants are indigenous species appropriate for the riparian buffer to the extent practicable		
<u>Requirement:</u> Demonstrate the extent to which the proposed activity will comply with all applicable performance criteria of §118-4-3(f)	Page	Paragraph
<u>Describe in a narrative:</u>		
How significant vegetation has been preserved to the maximum extent practicable		
If this application is for an exception, also describe compliance with the performance criteria of §118-3		
<u>Requirement:</u> Any other information deemed by the Director to be necessary to evaluate potential water quality impacts of the proposed activity §118-4-3(g)	Page	Paragraph
<u>For new homes, describe in a narrative a wastewater element which:</u>		
Includes locations of anticipated drainfield		
Provides justification for sewer line locations in CBPAs, where applicable, and describes construction techniques and standards		
Describes any proposed on-site collection and treatment systems, their treatment levels, and impacts on receiving watercourses		

Describes the potential impacts of the proposed wastewater systems, including the proposed mitigation measures for these impacts		
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I hereby certify that the information provided above is true and correct to the best of my knowledge. I further certify that all wetlands permits required by law will be obtained prior to commencing land disturbing activities.

Applicant Name (Print): _____ ☐ Owner ☐ Contractor ☐ Agent
Signature: _____ Date: _____

☐ Check here if additional narrative sheets are provided, beyond the plat, survey, or site drawing, to supplement the above information. If more than one attachment, please list below and ensure pages are labeled as "Attachment B" "C," etc.

Attachment A: (check one) ☐ Plat ☐ Survey ☐ Site Drawing/Map

Attachment B: _____

Attachment C: _____

Attachment D: _____

Attachment E: _____

Attachment F: _____