



Fairfax County - Letter to Industry - Use of Certain BMPs, Requiring Director Approval, Restricted on Single-Family Residential Lots

Because of the constraints that would be placed on property owners' use of their land and difficulties in post-construction monitoring and enforcement on single-family residential lots, Land Development Services is making the following changes effective immediately:

Reforestation (PFM § 6-1311). Director approval, as required by the Public Facilities Manual (PFM), will not be granted for the use of reforestation as a stormwater management BMP on individual buildable single-family detached lots in subdivisions (PFM § 6-1311.2A). However, reforested areas may still be used on such lots with 70% of the reforested area treated as forest/open space for computational credit in the Virginia Runoff Reduction Method Worksheet. Computational credit for 70% of the forested area may also be applied to individual single-family detached residential lots that are not part of a bonded subdivision. The reforested area does not need to be within a restrictive easement (PFM § 6-1311.3B) to receive computational credit.

Simple Rooftop Disconnection (PFM § 6-1312). Director approval, as required by the PFM, will not be granted for the use of simple rooftop disconnection as a stormwater management BMP on individual buildable single-family detached lots. Water from downspouts may be directed to an alternative runoff reduction practice on individual buildable single-family detached lots pursuant to PFM § 6-1312.2.B. The flow path leading to the alternative practice is not required to be within a restrictive easement.

Soil Compost Amendments (PFM § 6-1314). Director approval, as required by the PFM, will not be granted for the use of soil compost amendments as a stormwater management BMP on individual buildable single-family detached lots in subdivisions. Soil compost amendments may still be used to restore the porosity of disturbed soils with 70% of the area treated as forest/open space for computational credit pursuant to PFM § 6-1314.2C. If only used for computational credit, areas of compost amended soils are not required to be within a restrictive easement (PFM § 6-1314.2C).

The above does not prevent an owner from installing these practices, at his own discretion, on individual buildable single-family detached lots for purposes other than meeting the Stormwater Management Ordinance water quality control requirements.

If you have any questions, please contact the Site Development and Inspection Division at **703-324-1720, TTY 711**.

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