



4/16/2020

Customer and Technical Support Center, Site Application Center  
2055 Government Center Parkway, Suite 230  
Fairfax, Virginia, 22035


Re: RPA Exemption Letter of Justification  
**Project #:** 19-073.01  
**County Plan #:** TBD  
Springfield Station Homeowner's Association  
(Unaddressed) Arley Drive  
Springfield, VA 22153

Dear Reviewer,

The purpose of this letter is to request an RPA Exemption per §118-5-3 for the work proposed at the subject development, located in the Springfield Station Homeowner's Association in Springfield, Virginia. The property (tax map reference #0893-06-A) is currently zoned R-3C and is improved with two (2) tennis courts fenced with a 10-ft high chain link fence, one (1) basketball court, an asphalt trail that crosses the property, storm inlets, and various other site features and easements. Currently, the southern portion of the site is mostly cleared of vegetation and covered with at-grade and below grade structures, while the northern portion of the site is mostly wooded. The site is entirely located within the established RPA boundary. The adjacent properties are occupied by single-family residential dwellings, and the site is accessible through Arley Drive (VDOT Route #4554).

The proposed work involves the removal of the north asphalt sport court (approx. 51'x86'), re-paving of the south asphalt sport court (approx. 110'x123'), replacement of the existing chain link fence, and the addition of two minor asphalt access paths from the existing asphalt trail to the re-paved sport court. The total disturbance of the project will be 23,114 square feet and will be limited to the area necessary to perform the proposed work. Once the north sport court is removed, the north sport court area will be returned to a natural condition and graded to follow the existing drainage divides. With the removal of a large portion of impervious area on the subject property and work involving "site amenities for passive recreation", it is our opinion that the project is in harmony with the purpose and intent of the Chesapeake Bay Preservation Ordinance and is not of substantial detriment to water quality.

Sincerely,

  
Blake D. DeMarr, P.E.  
Managing Member