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MEMORANDUM

TO: Randy Hodgson, Chief of Planning

FROM: Linda Unkefer, County Engineer

DATE: January 21, 1999

SUBJECT: RZ98-CR-13 - Ritchie Rezoning

I have reviewed the above referenced application and have the following comments:

1. There is floodplain on the 14.95 acres that is proposed for rezoning. There was a LOMA issued for the parcel adjacent to the current I-2 parcel. This LOMA established a Base Flood Elevation (BFE) for that particular area of the stream. This BFE could be used with perhaps some minor adjustment to establish a more accurate floodplain limit line on this 14.95 acres. The FIRM map for the parcel shows floodplain coming across Route 644, from Brown's Run on the north side of the parcel. Danny and I visited the site at the request of Mr. Ritchie. To my knowledge, he is seeking a similar LOMA for his property. It does not appear that there is floodplain in the area where he wants to build.

2. The site drains through Brown's Run into Marsh Run which is on DEQ's 303(d) list or TMDL list of impaired waters.

3. As this is not in the Occoquan, no BMP's would be required except by condition. Stormwater management will still be required

I have no further comments on the application.

Attachment 5