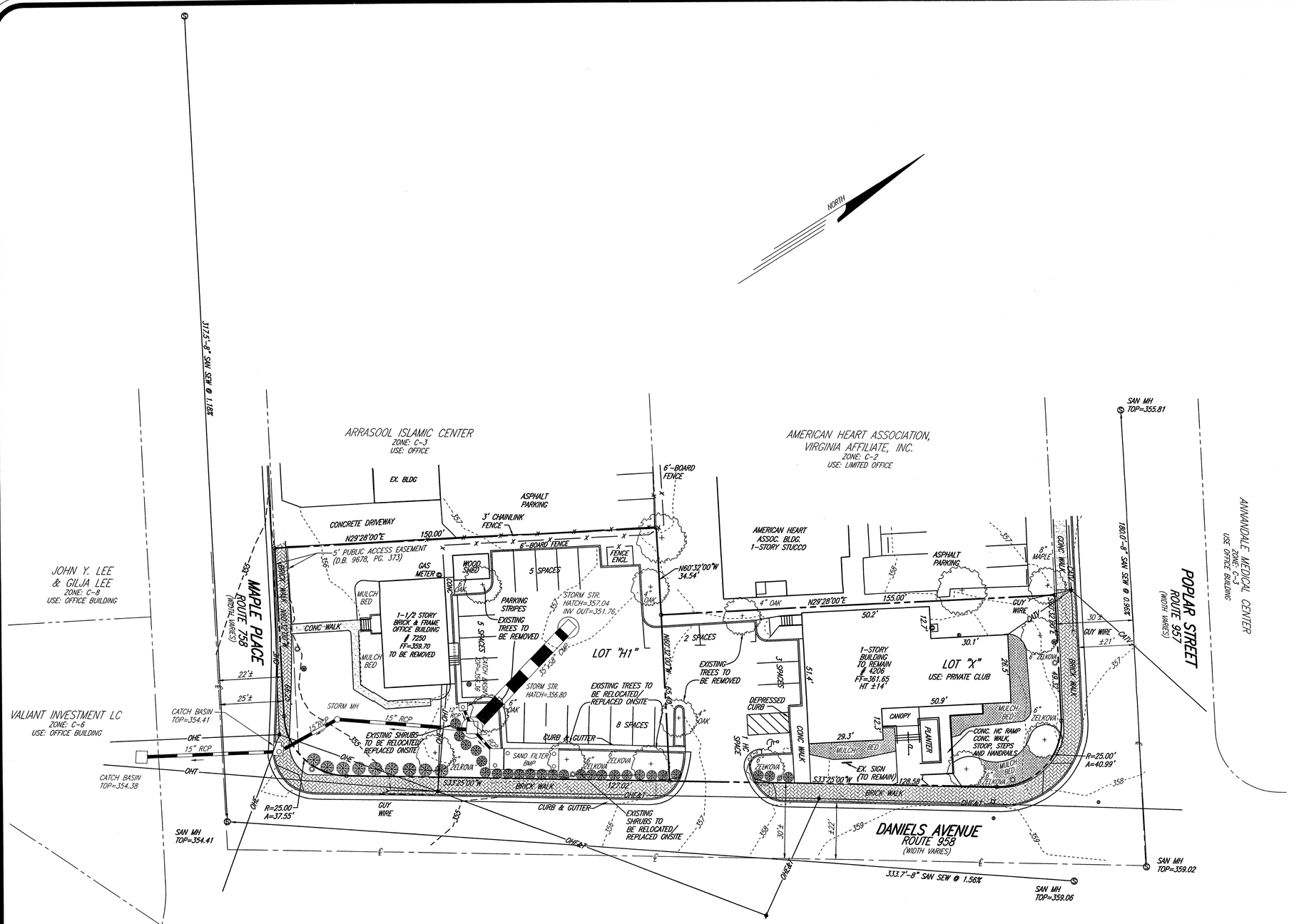
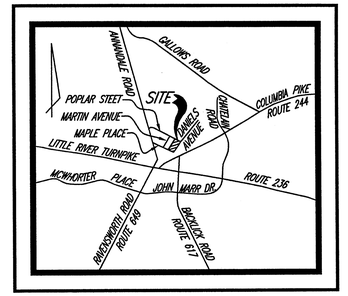




VICINITY MAP
SCALE: 1"=2,000'

GENERAL NOTES

1. THE PURPOSE OF THIS REQUEST IS FOR A SPECIAL EXCEPTION AMENDMENT TO ALLOW FOR THE EXPANSION OF A (CATEGORY 3) PRIVATE CLUB IN THE C-3 OFFICE DISTRICT.
2. THE PROPERTIES SHOWN HEREON ARE LOCATED ON FAIRFAX COUNTY TAX ASSESSMENT MAP NO. 71-1-((4)) LOTS H1 AND X. THIS SITE IS IN THE C-3 DISTRICT AND THE OVERLAY DISTRICTS OF SIGN CONTROL, HIGHWAY CORRIDOR AND THE ANNANDALE COMMERCIAL REVITALIZATION DISTRICT.
3. THE BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS FROM A FIELD-RUN SURVEY BY THIS FIRM CONDUCTED IN AUGUST 2003.
4. THE SITE DOES NOT HAVE FLOODPLAIN, RESOURCE PROTECTION AREAS OR IS WITHIN AN ENVIRONMENTAL QUALITY CORRIDOR ACCORDING TO THE COUNTY MAPS AND FEMA.
5. THIS SITE IS CURRENTLY SERVED BY PUBLIC WATER AND SANITARY SEWER.
6. ACCORDING TO THE DEEDS OF RECORD FOR THIS PROPERTY, THE COUNTY'S PUBLISHED ZONING AND TOPOGRAPHY MAPS, AND FROM AN ON-SITE VISIT; NO DELINEATION OF ANY GRAVE, OBJECT, OR STRUCTURE MARKING A PLACE OF BURIAL WAS INDICATED ON-SITE.
7. A MODIFICATION IS HEREBY REQUESTED TO ALLOW THE EXISTING 7-FOOT WIDE BRICK WALK LOCATED ON THE SOUTHERN SIDE OF POPLAR STREET TO REMAIN IN LIEU OF CONSTRUCTING A 4 TO 7-FOOT WIDE "MINOR PAVED TRAIL" AS DESIGNATED ON THE COUNTYWIDE TRAILS PLAN, A COMPONENT OF THE ADOPTED COMPREHENSIVE PLAN.
8. THE PROPOSED ADDITION IS PRELIMINARY AND MAY BE MODIFIED AS A RESULT OF FINAL ENGINEERING, ARCHITECTURAL DESIGN AND/OR FINAL DEVELOPMENT PROGRAM REFINEMENT, PROVIDED IT REMAINS IN SUBSTANTIAL CONFORMANCE WITH THIS PLAN.
9. IN ACCORDANCE WITH THE PROVISIONS FOR MODIFICATIONS IN A COMMERCIAL REVITALIZATION DISTRICT (SECT. 9-622) THE APPLICANT IS REQUESTING A MODIFICATION OF THE MINIMUM FRONT YARD REQUIREMENT FOR THE PROPOSED ADDITION ALONG DANIELS AVENUE, TO BE LOCATED APPROXIMATELY 12 FEET, WHERE 20 FEET IS REQUIRED.
10. BASED UPON PRELIMINARY INVESTIGATION, NO HAZARDOUS WASTES, TOXIC SUBSTANCES OR PETROLEUM PRODUCTS HAVE BEEN GENERATED, UTILIZED, STORED, TREATED OR DISPOSED OF ON THIS SITE.
11. TO THE BEST OF OUR KNOWLEDGE, THIS REQUESTED SPECIAL EXCEPTION AMENDMENT PLAT CONFORMS TO ALL APPLICABLE ORDINANCES AND REGULATIONS, EXCEPT AS NOTED.

SEA 94-M-067 Staff: KCROOKSHANKS
Application No.
APPROVED (GE) SE PLAN
SEE DEV CONDS DATED 4.13.05
Date of BOS (BZA) approval 5.9.05
Sheet 1 of 2

LEGEND

- DENOTES FIRE HYDRANT
- DENOTES WATER METER
- DENOTES WATER VALVE
- DENOTES LIGHT POLE
- DENOTES UTILITY POLE
- OHE — DENOTES OVERHEAD ELECTRIC LINES
- DENOTES ELECTRIC METER
- DENOTES GAS METER
- DENOTES SANITARY CLEANOUT

EXISTING VEGETATION MAP NOTE:

AS REFLECTED ON THIS PLAN, THIS SITE CAN BE CHARACTERIZED AS "DEVELOPED." ALL OF THE EXISTING TREES HAVE BEEN FIELD LOCATED AND ARE NOT UNIQUE IN TERMS OF SIZE OR CONDITION. EXCEPT FOR THE REMOVAL OF THE TREES, AS NOTED, ALL OTHERS WILL BE RETAINED OR RELOCATED ON-SITE.

RECEIVED
Department of Planning & Zoning
APR 19 2005
Zoning Evaluation Div.

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

Rinker Design Associates, P.C.
Engineering * Surveying * Land Planning * Transportation * Environmental Services
9300 West Courthouse Road, Suite 300, Manassas VA, 20110 on the web @ www.rdacivil.com
Telephone: (703) 368-7373 Fax: (703) 257-5443
"Turning Challenges into Opportunities"

COMMONWEALTH OF VIRGINIA
EDWARD J. ROBINSON, JR.
Lic. No. 25680
PROFESSIONAL ENGINEER
4/12/05

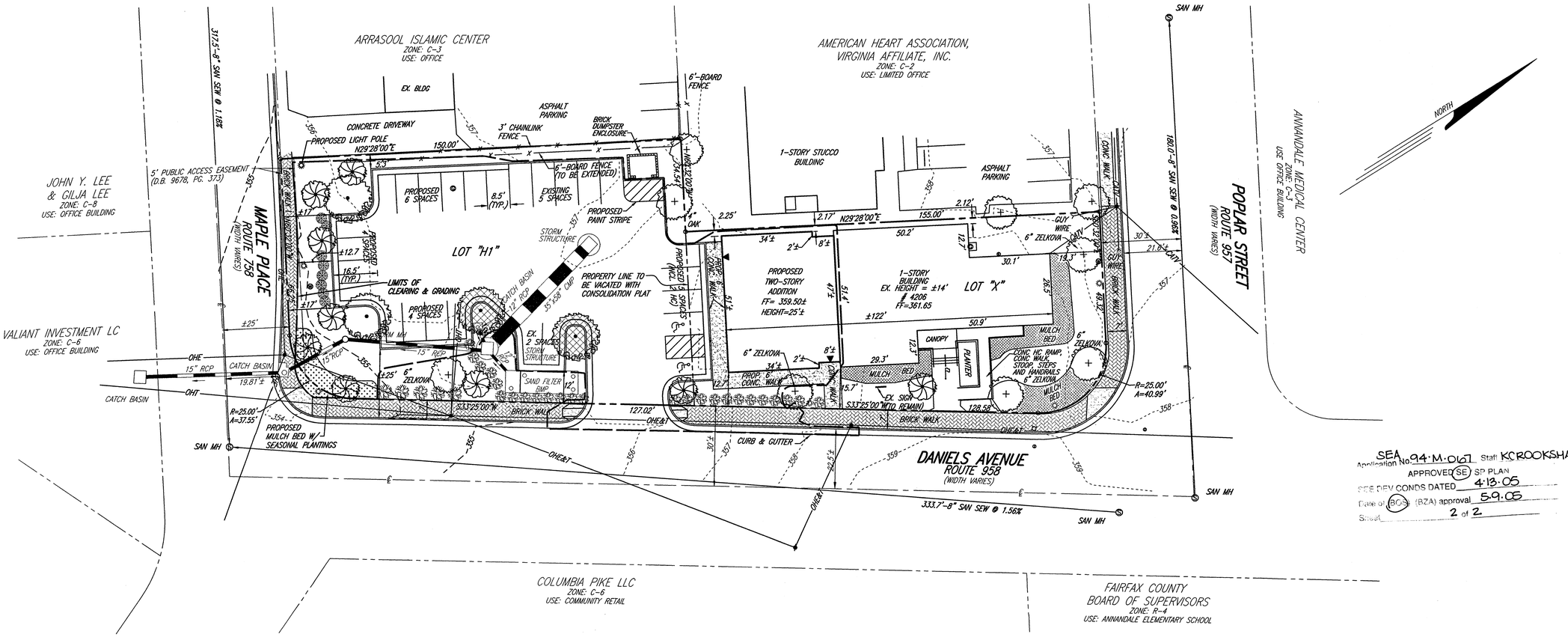
EXISTING CONDITIONS PLAN
AMERICAN LEGION POST #1976
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

REVISIONS:
- 10/28/04 REVISE NOTES PER COUNTY COMMENTS
- 02/08/05 REVISE PER COUNTY COMMENTS
- 03/01/05 REVISE PER COUNTY COMMENTS
- 04/12/05 REVISE PER OT COMMENTS

DATE: JULY 12, 2004
SCALE: 1"=20
DESIGN: JCL
DRAFT: PJC
CHECKED BY: ETC
ARCH: N/A
JOB NUMBER: 03-080-H
SHEET 1 OF 2

03-080-H

DRAWING NAME: P:\WORK\03080\special exception plat\special exception plat - sheet 1 - existing conditions.dwg 4/12/2005 1:39:58 PM EST



SEA Application No 94-M-067 Staff: KCROOKSHANKS
APPROVED (SE) SP PLAN
SEE DEV CONDS DATED 4.13.05
Date of (BOS) (BZA) approval 5.9.05
Sheet 2 of 2

	LOT "X"	LOT "H1"	TOTAL
SITE AREA:	10,807 SQ. FT. 0.2481 ACRES	14,100 SQ. FT. 0.3237 ACRES	24,907 SQ. FT. 0.5718 ACRES
REQUIRED:			20,000 SQ. FT.
EXIST. GROSS FLOOR AREA:	3,116 SQ. FT.	1,235 SQ. FT.	4,351 SQ. FT.
PROP. GROSS FLOOR AREA:	** ±6,983 SQ. FT.	Ø SQ. FT.	±6,983 SQ. FT.
MAXIMUM ALLOWABLE FAR:	1.00	1.00	1.00
EXIST. FAR	0.29	0.088	0.17
PROP. FAR:	±0.65	Ø	±0.28
MAXIMUM ALLOWABLE BUILDING HEIGHT:	±40 FT.	±40 FT.	±40 FT.
PROPOSED BUILDING HEIGHT:	25 FT.±	Ø	±25 FT.
OPEN SPACE			
REQUIRED: 15%	1,621 SQ. FT.	2,115 SQ. FT.	3,736 SQ. FT.
PROVIDED:	±4,500 SQ. FT.	±4,880 SQ. FT.	±9,380 SQ. FT. OR ±37%
PARKING			
STANDARD (1 SPACE PER 3 MEMBERS):	24		
*** 20% REDUCTION ALLOWED IN ANNANDALE CRD [IF 72 MEMBERS, THEN 72 ÷ 3 = 24 SPACES REQUIRED] [24 SPACES x 20% = 4.8 REDUCTION, 24 - 4 = 20 SPACES REQUIRED]			
REQUIRED (1 SPACE PER 3 MEMBERS):	24	Ø	24 SPACES
EXISTING:	6	18	24 SPACES
PROPOSED:	Ø	26	26 SPACES

HANDICAPPED PARKING: REQUIRED AND PROPOSED= 2 SPACES

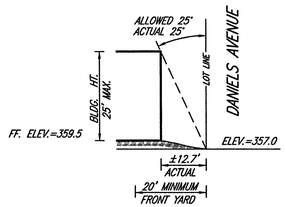
** PROPOSED TWO-STORY ADDITION: GFA = 3,867 SQ. FT. (1ST FLOOR = 2,123 SQ. FT., 2ND FLOOR = 1,744 SQ. FT.)

ZONING REQUIREMENTS FOR C-3 & ANNANDALE COMMERCIAL REVITALIZATION DISTRICT

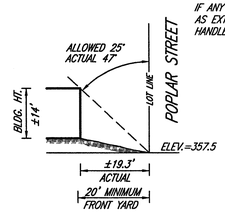
	REQUIRED	PROVIDED – DANIELS AVENUE	PROVIDED – POPLAR STREET	PROVIDED – MAPLE PLACE
MINIMUM LOT WIDTH:	100 FEET	±304'	±73' (EXISTING)	±90' (EXISTING)
MINIMUM YARD REQUIREMENTS				
FRONT YARD:	20 FEET	PROPOSED: 12.7 FEET EXISTING: 15.7 FEET (VC 95-M-041)	EXISTING: 19.3 FEET (VC 95-M-041)	EXISTING: 39.8 FEET
SIDE YARD:	NO REQUIREMENT	N/A	N/A	N/A
REAR YARD:	CONTROLLED BY A 20' ANGLE OF BULK PLANE, BUT NOT LESS THAN 25 FEET	N/A	N/A	N/A

TREE COVER CALCULATIONS

SITE AREA:	24,907 SQ. FT. 0.5718 ACRES
TREE COVER REQUIRED:	10% OR ±2,491 SQ. FT.
EXISTING TREE COVER PRESERVED:	1,875 SQ. FT.
TREE COVER PROPOSED:	1,625 SQ. FT.
TREE COVER PROVIDED:	3,500 SQ. FT.
TREE COVER REQUIRED:	2,491 SQ. FT.
EXCESS TREE COVER:	1,009 SQ. FT.



DANIELS AVENUE ANGLE OF BULK PLANE



POPLAR STREET ANGLE OF BULK PLANE

NOTE:
THE ENTIRE AREA OF THE SITE WILL BE CONSIDERED AS A SINGLE UNIT FOR THE PURPOSE OF APPLICATION OF THE FAIRFAX COUNTY ZONING ORDINANCE. ANY SUBDIVISION OR CONSOLIDATION PLAT OR SITE PLAN THAT MAY BE FILED IN THE FUTURE ON ANY PORTION OF THIS DEVELOPMENT SHALL INCLUDE THIS NOTATION.

STORMWATER MANAGEMENT AND BMP NARRATIVE

THE EXISTING SITE IS FUNCTIONING WITH AN APPROVED SAND FILTER AND UNDERGROUND DETENTION SYSTEM, LOCATED IN THE SOUTHEASTERN PORTION OF THIS SITE AS DEPICTED ON THIS PLAT. THIS SYSTEM WAS APPROVED WITH THE SITE PLAN (#9085-SP-01) AND IS PRIVATELY MAINTAINED. THE EXISTING IMPERVIOUS AREA HAS BEEN ESTIMATED AS 13,787 SQUARE FEET. ENLARGING THE EXISTING BUILDING AND PARKING SURFACE WILL INCREASE THE PROPOSED IMPERVIOUS AREA TO A TOTAL OF 16,661 SQUARE FEET OR AN INCREMENTAL INCREASE OF 2,874 SQUARE FEET. WITH THIS OVERALL INCREASE OF APPROXIMATELY 0.07 ACRES OF IMPERVIOUS SURFACE, PRELIMINARY CALCULATIONS INDICATE ONLY A SLIGHT INCREASE IN THE RUNOFF. THE 2-YEAR STORM WOULD INCREASE APPROXIMATELY BY 0.2 TO 0.25 C.F.S. AND THE 10-YEAR STORM RUNOFF WOULD INCREASE APPROXIMATELY 0.3 TO 0.35 C.F.S. SUCH A SMALL INCREMENTAL INCREASE IN RUNOFF WOULD HAVE A NEGLIGIBLE IMPACT ON THE EXISTING SYSTEM. IT IS OUR INTENT TO ROUTE THE NEW RATES THROUGH THE EXISTING SYSTEM TO DETERMINE ITS IMPACT. THERE IS REASONABLE BELIEF THAT THE EXISTING UNDERGROUND DETENTION AND SAND FILTER WILL HANDLE THIS VERY SMALL INCREASE IN RUNOFF. DURING FINAL DESIGN, SHOULD THE EXISTING SWM/BMP FACILITIES NEED TO BE MODIFIED, THEY WILL BE REDESIGNED DURING THE FINAL SITE PLAN STAGE. WE ANTICIPATE THAT IF ANY MODIFICATIONS NEED TO BE MADE, IT WILL BE EXTREMELY MINOR SUCH AS EXTENDING THE UNDERGROUND STORAGE PIPE SEVERAL FEET IN LENGTH TO HANDLE THE ADDITIONAL MINOR RUNOFF.

LEGEND

- DENOTES EXISTING DECIDUOUS TREE
- DENOTES EXISTING SHRUB
- DENOTES PROPOSED LARGE DECIDUOUS TREE (SUCH AS GREEN ASH, LITTLELEAF LINDEN, RED MAPLES AND ZELKOVA)
- DENOTES RELOCATED ZELKOVA
- DENOTES PROPOSED SMALL/MEDIUM DECIDUOUS TREE
- DENOTES PROPOSED OR RELOCATED SHRUB
- DENOTES LIMITS OF CLEARING AND GRADING
- DENOTES PROPOSED ENTRANCE
- DENOTES FIRE HYDRANT
- DENOTES WATER METER
- DENOTES WATER VALVE
- DENOTES LIGHT POLE
- DENOTES UTILITY POLE
- OHE — DENOTES OVERHEAD ELECTRIC LINES
- DENOTES ELECTRIC METER
- DENOTES GAS METER

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

Rinker Design Associates, P.C.
Engineering * Surveying * Land Planning * Transportation * Environmental Services
9300 West Courthouse Road, Suite 300, Manassas VA. 20110 on the web @ www.rdacivil.com
Telephone: (703) 368-7373 Fax: (703) 257-5443
"Turning Challenges into Opportunities"

COMMONWEALTH OF VIRGINIA EDWARD T. CROOKER, JR. 25660 LICENSED PROFESSIONAL ENGINEER

SPECIAL EXCEPTION AMENDMENT PLAT

AMERICAN LEGION POST #1976

MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

REVISIONS:
10/29/04 MINOR REVISIONS PER COUNTY COMMENTS
02/08/05 MINOR REVISIONS PER COUNTY COMMENTS
03/01/05 MINOR REVISIONS PER COUNTY COMMENTS
04/12/05 MINOR REVISIONS PER OT COMMENTS

DATE: JULY 12, 2004
SCALE: AS SHOWN
DESIGN: JCL
DRAFT: PJC
CHECKED BY: ETC
ARCH: N/A
JOB NUMBER: 03-080-H
SHEET 2 OF 2

03-080-H

DRAWING NAME: M:\WP\JOBS\03JOBS\03JOBS\Special Exception Plat\Special Exception Plat - Sheet 2.dwg 4/12/2005 8:09:18 AM EST