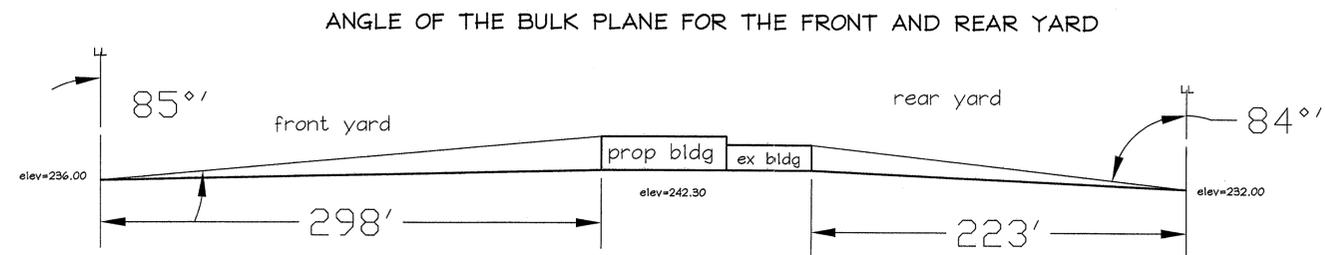
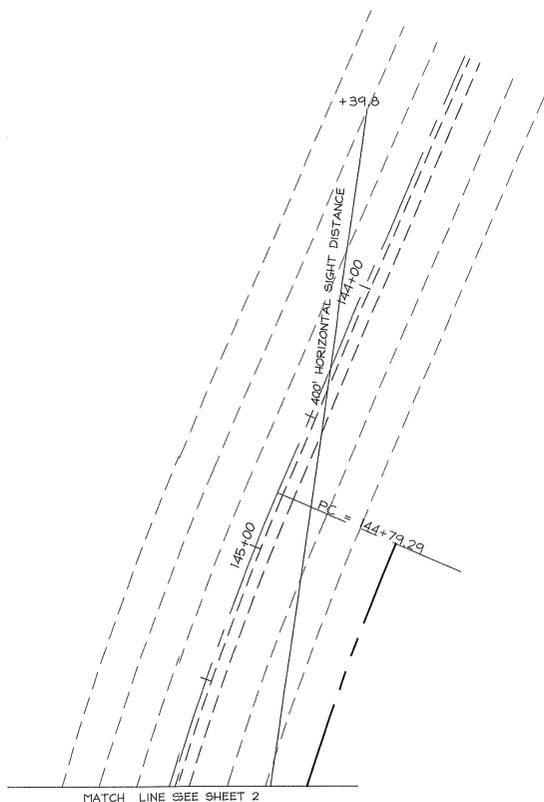
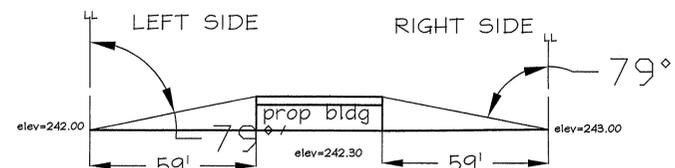


NOTES:

- TAX MAP NUMBER FOR THE PROPERTY SHOWN HEREON IS 099-2-01-0050 AND IS CURRENTLY ZONED R-1.
- OWNER OF RECORD: DB. 3288 PG. 485
MOOSE LODGE LOYAL ORDER
OF FRANCONIA #46 INC
7701 BEULAH STREET
ALEXANDRIA VA 22315
- BOUNDARY INFORMATION TAKEN FROM DEEDS OF RECORD.
- SPECIAL USE PERMIT FILE #116-72 APPROVED BY THE BZA ON 7/19/72.
- ALL UNDERLYING EASEMENTS MAY NOT BE INDICATED ON THIS PLAN.
- THE EXISTING BUILDING IS CURRENTLY BEING SERVED BY PUBLIC WATER AND PRIVATE SEPTIC FIELD. THE EXISTING BUILDING WILL REMAIN UNCHANGED. THE PROPOSED BUILDING WILL BE SERVED BY PUBLIC WATER AND PUBLIC SEWER.
- AN STORM CHAMBERS AND A BIO-RETENTION FACILITY WILL BE USED FOR ON-SITE STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES FOR ADDITIONAL IMPERVIOUS AREA CREATED BY THE NEW BUILDING.
- TOPO INTERVAL = 2' (FIELD RUN BY ODYSSEY)
- THERE ARE NO KNOWN GRAVESITES WITHIN THE BOUNDARY OF THIS SITE.
- THERE ARE NO RPA AREAS WITHIN THE BOUNDARY OF THIS SITE.
- NO WETLANDS EXIST WITHIN THE BOUNDARY OF THIS SITE.
- THIS PROPERTY IS NOT LOCATED WITHIN A 100 YR FLOOD PLAIN PER FEMA MAP 515250125D.
- REQUEST MODIFICATION OF TRANSITIONAL SCREENING TO THAT SHOWN ON PLANS.
- REQUEST A WAIVER OF THE BARRIER REQUIREMENT ALONG THE SOUTHERN, EASTERN AND WESTERLY BOUNDARIES AND A MODIFICATION ON THE NORTHERN BOUNDARY.



ANGLE OF THE BULK PLANE FOR THE LT SIDE AND RT SIDE



SPECIAL EXCEPTION TABULATIONS

1) SITE AREA	6.22 AC	OR	270,998 SF
2) AREA OF STREET DEDICATION	N/A		
3) USE	CAT 3 - QUASI-PUBLIC, PRIVATE CLUB-MOOSE LODGE		
4) NUMBER OF LOTS	N/A		
5) AREA OF LOTS	N/A		
6) DENSITY	N/A		
7) EXISTING BUILDING GROSS FLOOR AREA	4,272 SF	(DOESN'T INCLUDE CELLAR AND PAVILION)	
8) PROPOSED BUILDING GROSS FLOOR AREA	10,272 SF	(DOESN'T INCLUDE CELLAR AND PAVILION)	
9) EXISTING BUILDING NET FLOOR AREA	3,204 SF		
10) PROPOSED BUILDING NET FLOOR AREA	7,704 SF		
11) TOTAL FLOOR AREA RATIO (FAR) FOR ENTIRE SITE	0.03		
12) PROPOSED BUILDING HEIGHT	±20'		
13) PROPOSED NUMBER OF FLOORS	1		
14) TOTAL HANDICAPPED PARKING REQUIRED	5 (INCLUDES VAN SPACES)		
15) TOTAL HANDICAPPED PARKING PROVIDED	5 (INCLUDES VAN SPACES)		
16) TOTAL HANDICAPPED VAN SPACES REQUIRED	1		
17) TOTAL HANDICAPPED VAN SPACES PROVIDED	2		
18) TOTAL PARKING SPACES REQUIRED	117		
19) TOTAL PARKING SPACES PROVIDED	125		
20) LOADING SPACES REQUIRED	N/A		
21) LOADING SPACES PROVIDED	N/A		
22) OPEN SPACE PROVIDED	73%	%	OR 4.52 ACRES

FLOOR AREA TABULATIONS

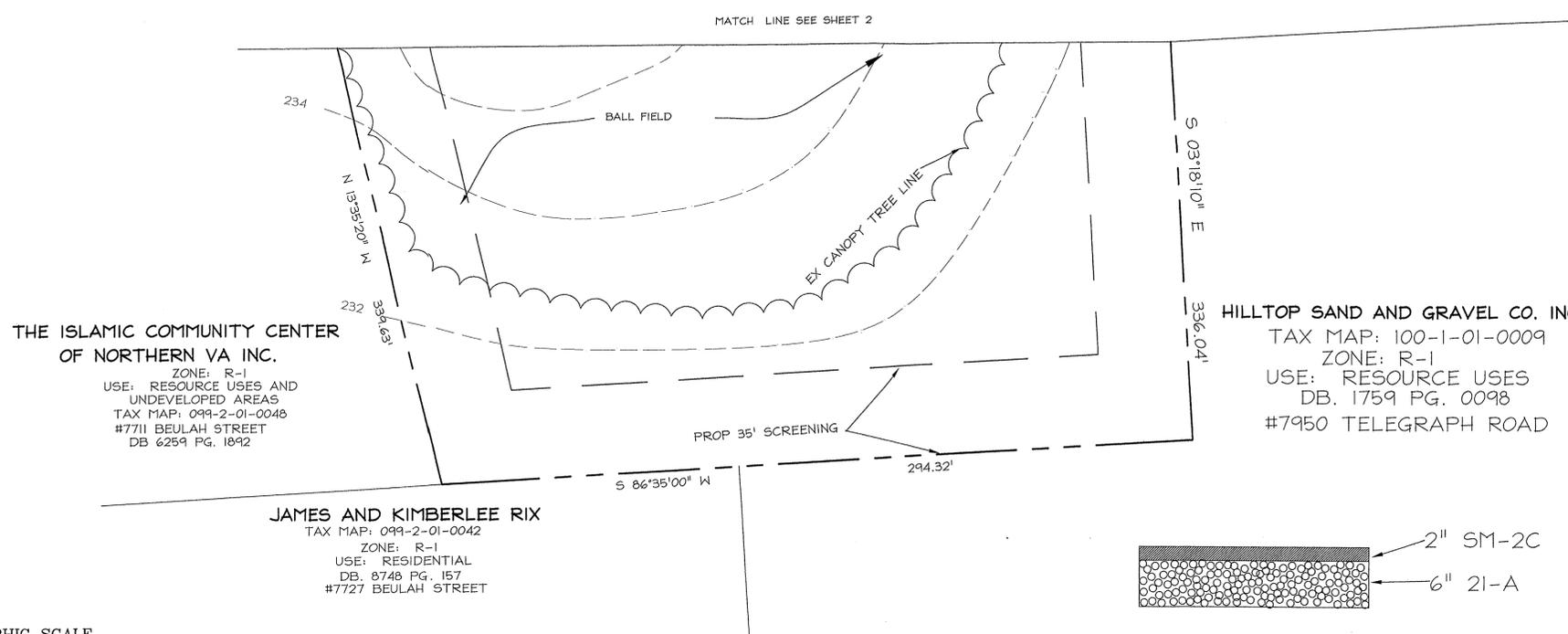
SHEDS (2) = 272 GSF
 PAVILION = 3,000 GSF
 EX BUILDING = 4,000 GSF ON 1ST FLOOR
 4,000 GSF CELLAR
 PROP BUILDING = 6,000 GSF

ZONING REQUIREMENTS

1) ZONING	R-1 (WITH SPECIAL USE PERMIT #116-72)
2) LOT AREA	6.22 ACRES
3) MIN. LOT AREA	36,000 SF
4) MIN. LOT WIDTH	INTERIOR - 150'; CORNER - 175'
5) MAX. BUILDING HEIGHT	60 FEET
6) NUMBER OF FLOORS	2 ON EX. BLDG, 1 ON PROP. BLDG.
7) MIN. YARD REQUIREMENTS:	
FRONT	40 (ft. or m) SIDE 20 (ft. or m) REAR 25
8) MAXIMUM FAR	0.15
9) MAXIMUM DENSITY	1 DWELLING UNIT PER ACRE
10) OPEN SPACE REQUIRED	20 % OR 1.24 ACRES
11) ANGLE OF BULK PLANE: FRONT 298' SIDE 99' REAR 223'	(DETAIL(S) ON SHEET L-)
12) OVERLAY DISTRICT(S)	N/A

PARKING TABULATION

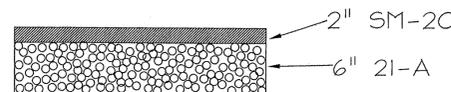
REQUIRED: 350 MEMBERS / 1 SPACE PER 3 MEMBERS
 = 117 SPACES REQUIRED
 PROVIDED: 125 SPACES
 HANDICAP REQUIRED: 117 X .04 = 5 HANDICAPPED
 HANDICAP PROVIDED: 5 HANDICAPPED



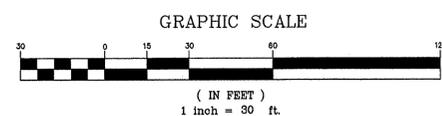
THE ISLAMIC COMMUNITY CENTER
 OF NORTHERN VA INC.
 ZONE: R-1
 USE: RESOURCE USES AND UNDEVELOPED AREAS
 TAX MAP: 099-2-01-0048
 #7711 BEULAH STREET
 DB 6259 PG. 1892

JAMES AND KIMBERLEE RIX
 TAX MAP: 099-2-01-0042
 ZONE: R-1
 USE: RESIDENTIAL
 DB. 8748 PG. 157
 #7727 BEULAH STREET

HILLTOP SAND AND GRAVEL CO. INC.
 TAX MAP: 100-1-01-0009
 ZONE: R-1
 USE: RESOURCE USES
 DB. 1759 PG. 0098
 #7950 TELEGRAPH ROAD



ON-SITE PAVEMENT DETAIL
 (NOT TO SCALE)



RECEIVED
 Department of Planning & Zoning
 SEP 1 2005
 Zoning Evaluation Division



APPROVED:

REVISIONS:
5/15/04 ADDED ADDITION AND REVISED FH LOCATION AND ADDED SWM/BMP.
7/20/04 REVISED PER SP COUNTY COMMENTS
9/8/04 DIMENSIONS OF ALL STRUCTURES WAS ADDED, PARKING TABULATION WAS CORRECTED. GFA TABULATION WAS CORRECTED, TITLE REVISED TO SPECIAL EXCEPTION.
12/6/04 CHANGE SCALE FROM 50 TO 30, ADDED BALL AREA, CHANGE TABULATIONS ADDED ON ROAD BIKE TRAIL, AND ISLAND CREEK HOA, ADDED BUFFERS
8/22/05 REVISE PER JERRY STONEFIELD COMMENTS DATED 8/11/05

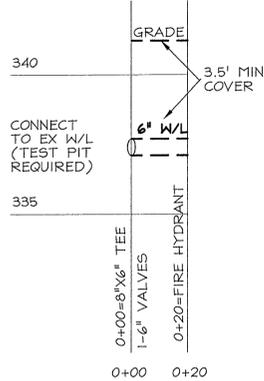
ODYSSEY ASSOCIATES, INC.
 Land Surveying and Development Consulting and Surveying
 13270-B MINNIEVILLE ROAD (703) 490-5044
 WOODBRIDGE, VA 22192 (703) 490-6693 FAX

DATE:	5/15/04
SCALE:	1"=30'
DESIGN:	SRB
DRAWN:	SRB
CHECKED:	WH

SPECIAL EXCEPTION PLAN

LOYAL ORDER OF THE MOOSE
 FRANCONIA LODGE #646
 LEE MAGISTERIAL DISTRICT
 FAIRFAX COUNTY, VIRGINIA

WATERLINE PROFILE
SCALE: H-1"=50'
V-1"=5'



NOTE:
FOR SIGN DIMENSIONS PLEASE SEE
SHEET 18 OF THE PROJECT BOOKLET.

NOTE: THE EXISTING SIGNS AND EXISTING BUILDINGS
FOR THE MOOSE LODGE WERE BUILT IN 1972 AND
WILL BE RETAINED.

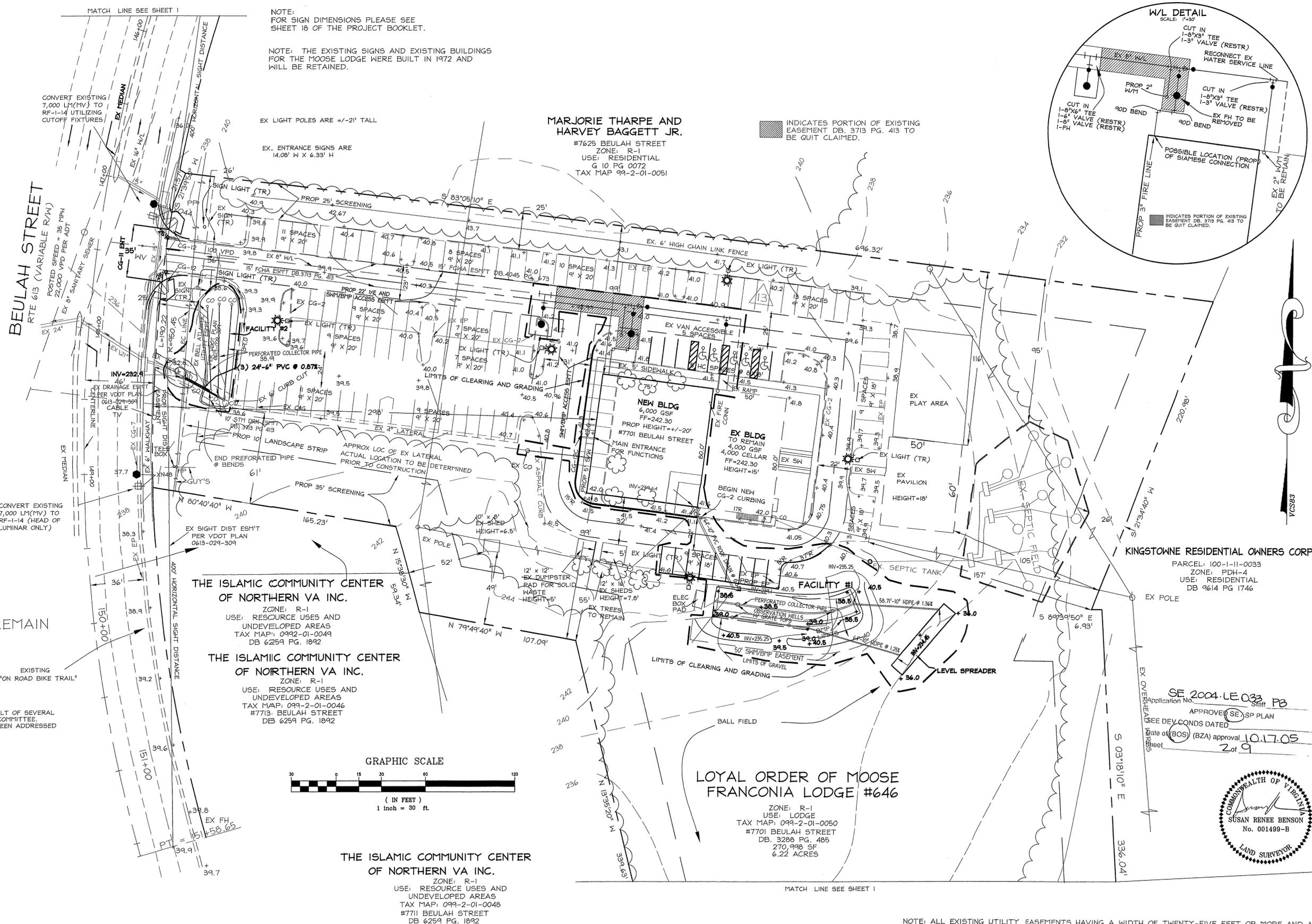
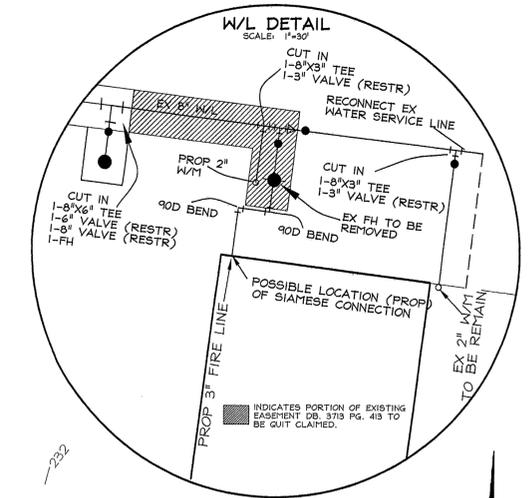
EX LIGHT POLES ARE +/-21' TALL

EX. ENTRANCE SIGNS ARE
14.08' W X 6.33' H

**MARJORIE THARPE AND
HARVEY BAGGETT JR.**

#7625 BEULAH STREET
ZONE: R-1
USE: RESIDENTIAL
G 10 PG 0072
TAX MAP 99-2-01-0051

INDICATES PORTION OF EXISTING
EASEMENT DB. 3713 PG. 413 TO
BE QUIT CLAIMED.



ISLAND CREEK HOA
ZONE: R-1
USE: OPEN SPACE
TM: 99-2-10-02-000A

CONVERT EXISTING
7,000 LM(MV) TO
RF-1-14 (HEAD OF
LUMINAR ONLY)

**THE ISLAMIC COMMUNITY CENTER
OF NORTHERN VA INC.**

ZONE: R-1
USE: RESOURCE USES AND
UNDEVELOPED AREAS
TAX MAP: 0992-01-0049
DB 6259 PG. 1892

**THE ISLAMIC COMMUNITY CENTER
OF NORTHERN VA INC.**

ZONE: R-1
USE: RESOURCE USES AND
UNDEVELOPED AREAS
TAX MAP: 099-2-01-0046
#7713 BEULAH STREET
DB 6259 PG. 1892

**THE ISLAMIC COMMUNITY CENTER
OF NORTHERN VA INC.**

ZONE: R-1
USE: RESOURCE USES AND
UNDEVELOPED AREAS
TAX MAP: 099-2-01-0048
#7711 BEULAH STREET
DB 6259 PG. 1892

**LOYAL ORDER OF MOOSE
FRANCONIA LODGE #646**

ZONE: R-1
USE: LODGE
TAX MAP: 099-2-01-0050
#7701 BEULAH STREET
DB. 3288 PG. 485
270,998 SF
6.22 ACRES

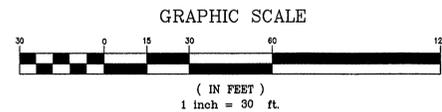
KINGSTOWNE RESIDENTIAL OWNERS CORP

PARCEL: 100-1-11-0033
ZONE: PDH-4
USE: RESIDENTIAL
DB 9614 PG 1746

(TR) INDICATES TO REMAIN

EXISTING
"ON ROAD BIKE TRAIL"

SWM/BMP NOTE:
ADDITIONAL STORAGE FOR SWM/BMP IS THE RESULT OF SEVERAL
MEETINGS WITH THE CITIZENS OF THE LAND USE COMMITTEE.
THEIR CONCERN FOR ADDITIONAL SWM/BMP HAS BEEN ADDRESSED
WITH THESE LOW-IMPACT FACILITIES.



MATCH LINE SEE SHEET 1

NOTE: ALL EXISTING UTILITY EASEMENTS HAVING A WIDTH OF TWENTY-FIVE FEET OR MORE AND ALL
MAJOR UNDERGROUND UTILITY EASEMENTS REGARDLESS OF WIDTH HAVE BEEN PROVIDED TO THE
BEST OF MY KNOWLEDGE AND BELIEF.

SE 2004-LE-033 PB
Application No. Staff
APPROVED SE) SP PLAN
SEE DEV CONDS DATED
Date of (BOS) (BZA) approval 10.17.05
2 of 9



REVISIONS: 5/15/04 ADDED ADDITION AND REVISED FH LOCATION AND ADDED SWM/BMP.	REVISIONS: 8/22/05 REVISE PER JERRY STONEFIELD COMMENTS DATED 8/16/05
7/20/04 REVISED PER SP COUNTY COMMENTS	8/30/05 REVISED SWM/BMP PER JERRY STONEFIELD COMMENTS
9/8/04 DIMENSIONS OF ALL STRUCTURES WAS ADDED, PARKING TABULATION WAS CORRECTED. GFA TABULATION WAS CORRECTED, TITLE REVISED TO SPECIAL EXCEPTION.	
12/6/04 CHANGE SCALE FROM 50 TO 30, ADDED BALL AREA, CHANGE TABULATIONS ADDED ON ROAD BIKE TRAIL, AND ISLAND CREEK HOA, ADDED BUFFERS	
3/17/05 ADDED ADDITIONAL SWM/BMP (RAIN GARDENS) STORAGE REQUIRED BY THE LAND USE COMMITTEE.	

ODYSSEY ASSOCIATES, INC. Land Surveying and Development Consulting and Surveying 13270-B MINNIEVILLE ROAD (703) 490-5044 WOODBRIDGE, VA 22192 (703) 490-6893 FAX

DATE:	5/15/04
SCALE:	1"=30'
DESIGN:	9RB
DRAWN:	SRE
CHECKED:	WH

SPECIAL EXCEPTION PLAN	
LOYAL ORDER OF THE MOOSE FRANCONIA LODGE #646 LEE MAGISTERIAL DISTRICT FAIRFAX COUNTY, VIRGINIA	

NOTES:

1. THE OWNER, OR HIS AGENT, SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND REPLACEMENT OF ALL LANDSCAPING MATERIAL AND BARRIERS.
2. ALL PLANT MATERIAL SHALL BE TENDED AND MAINTAINED IN A HEALTHY GROWING CONDITION, REPLACED WHEN NECESSARY AND KEPT FREE OF REFUSE AND DEBRIS.
3. FENCES AND WALLS SHALL BE MAINTAINED IN GOOD REPAIR. OPENINGS WITHIN THE BARRIERS MUST BE REPAIRED BY THE DIRECTOR FOR ACCESSIBILITY TO AN AREA FOR NECESSARY MAINTENANCE.

LANDSCAPING REQUIRED:

INTERIOR PARKING LOT LANDSCAPING:
5% OF THE TOTAL AREA OF THE PARKING LOT
1.95 AC PAVING X .05 = .098 ACRES REQUIRED

PERIPHERAL PARKING LOT LANDSCAPING:
4' WIDE STRIP BETWEEN PROPERTY LINE AND
PARKING LOT WHERE TRANSITIONAL SCREENING
IS NOT REQUIRED
1 TREE FOR EACH 50'
696.35/50=14 TREES REQUIRED

RIGHT-OF-WAY LANDSCAPING:
10' WIDE STRIP BETWEEN PARKING LOT AND
PROPERTY LINE. 1 TREE PER 40'
215/40=5 TREES REQUIRED

TRANSITIONAL SCREENING:
1,555 LF (ONE LARGE EVERGREEN TREE WITH
AN ULTIMATE HEIGHT OF 40 FEET OR GREATER
FOR EVERY 10 LINEAR FEET, PLUS ONE MEDIUM
EVERGREEN TREE WITH AN ULTIMATE HEIGHT
OF 20 TO 40 FEET FOR EVERY 5 LINEAR FEET.

LANDSCAPING PROVIDED:

INTERIOR PARKING LOT LANDSCAPING
0.11 ACRES OR 7% OF ASPHALT AREA

PERIPHERAL PARKING LOT LANDSCAPING
14 TREES (ALL EXISTING)

RIGHT-OF-WAY LANDSCAPING
5 TREES PROVIDED (1 EXISTING)

TRANSITION SCREENING:
1,555 LF OF EXISTING TREES

NOTE: ALL FIXTURES TO BE 1000W SUPER METAL HALIDE
FIXTURE WITH PROTECTIVE LENS UNLESS OTHERWISE NOTED.

PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	ROOT	SPACING	10 YR TREE COVER	TOTAL TREE COVER
QUERCUS RUBRA	RED OAK	9	2" CAL	B&B	MIN 30' APART	200 SF	1800 SF
QUERCUS ALBA	WHITE OAK	9	2" CAL	B&B	MIN 30' APART	200 SF	1800 SF
TSUGA CAROLINIANA	CAR. HEMLOCK	29	6"-7"	B&B	MIN 18' APART	100 SF	2900 SF
PRUNUS	PURP. PLUM	7	2" CAL	B&B	MIN 18' APART	150 SF	1,050 SF
MESCALBEAN	MOUNTAIN LAUREL	29	3"	B&B	MIN 18' APART	20 SF	580 SF
KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	4	2" CAL	B&B	MIN 10' APART	150 SF	600 SF
AGROSTIS ALBA	REDTOP	14	18-24"	CONTAINER	MIN 1' APART	N/A	
JUNIPERUS COMMUNIS	JUNIPER	43	18-24"	CONTAINER	MIN 1' APART	N/A	
MYRICA PENNSYLVANICA	BAYBERRY	7	18-24"	CONTAINER	MIN 1' APART	N/A	

TOTAL TREE COVER PROPOSED = 8,730 SF

LANDSCAPING ESCROW

BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	ROOT	SPACING	COST EA	TOTAL COST
QUERCUS RUBRA	RED OAK	9	2" CAL	B&B	MIN 30' APART	\$200	1800
QUERCUS ALBA	WHITE OAK	9	2" CAL	B&B	MIN 30' APART	\$200	1800
TSUGA CAROLINIANA	CAR. HEMLOCK	29	6"-7"	B&B	MIN 18' APART	\$100	2900
PRUNUS	PURP. PLUM	7	2" CAL	B&B	MIN 18' APART	\$200	1400
MESCALBEAN	MOUNTAIN LAUREL	29	3"	B&B	MIN 18' APART	\$100	2900
KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	4	2" CAL	B&B	MIN 10' APART	\$100	400
AGROSTIS ALBA	REDTOP	14	18-24"	CONTAINER	MIN 1' APART	\$55	770
JUNIPERUS COMMUNIS	JUNIPER	43	18-24"	CONTAINER	MIN 1' APART	\$35	1505
MYRICA PENNSYLVANICA	BAYBERRY	7	18-24"	CONTAINER	MIN 1' APART	\$35	245

TOTAL LANDSCAPING ESCROW=\$13,440

PLANTING SPECIFICATIONS

A. MATERIALS:

(1) PLANTS SHALL BE NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES AND GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT. THEY SHALL HAVE BEEN ROOT PRUNED WITHIN THE LAST TWO YEARS.

THEY SHALL BE SOUND, HEALTHY AND VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF. THEY SHALL BE FREE OF DISEASE, PEST, EGGS OR LARVAE, AND SHALL HAVE A HEALTHY, DEVELOPED ROOT SYSTEM.

PLANTS SHALL NOT BE PRUNED BEFORE DELIVERY. TREES WITH A DAMAGED OR CROOKED LEADER OR MULTIPLE LEADERS, ABRASIONS ON THE BARK, SUNSCALD, DISFIGURING KNOTS OR FRESH CUTS OVER 1.25" WILL BE REJECTED.

(2) TOP SOIL SHALL BE FERTILE, FRIABLE AND TYPICAL OF THE LOCALITY; IT SHALL BE FREE OF STONES, LUMPS, PLANTS, ROOTS, STICKS AND SHALL NOT BE DELIVERED IN A FROZEN OR MUDDY CONDITION.

(3) PLANTING SOIL (BACKFILL MIX) SHALL BE FIVE PARTS TOPSOIL AND ONE PART WET LOOSE PEATMOSS.

(4) STAKING MATERIALS: GUY WIRE SHALL BE PLIABLE 12 GAUGE GALVANIZED TWISTED TWO STRAND WIRE. ROSE SHALL BE A SUITABLE LENGTH OF TWO-PLY, REINFORCED BLACK RUBBER HOSE 3/4" IN DIAMETER; STAKES SHALL CONFORM TO THE DETAIL ON THIS SHEET.

(5) WRAPPING MATERIAL SHALL BE A STANDARD MANUFACTURED TREE WRAPPING PAPER BROWN IN COLOR WITH CRINKLED SURFACE AND FASTENED BY AN APPROVED METHOD.

B. APPLICABLE SPECIFICATIONS AND STANDARDS:

(1) "STANDARDIZED PLANT NAMES", LATEST EDITION AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE.

(2) "AMERICAN STANDARD FOR NURSERY STOCK", LATEST EDITION, AMERICAN ASSOCIATION OF NURSERYMEN.

C. DIGGING AND HANDLING OF PLANT MATERIALS:

(1) IMMEDIATELY BEFORE DIGGING, SPRAY ALL EVERGREEN OR DECIDUOUS PLANT MATERIAL IN FULL LEAF WITH ANTI-DECIDUANT, APPLYING AN ADEQUATE FILM OVER TRUNKS, BRANCHES, TWIGS, AND/OR FOLIAGE.

(2) DIG BALL AND BURLAP (B & B) PLANTS WITH FIRM NATURAL BALLS OF EARTH, OF DIAMETER NOT LESS THAN THAT RECOMMENDED BY AMERICAN STANDARD OR NURSERY STOCK, AND OF SUFFICIENT DEPTH TO INCLUDE THE FIBROUS AND FEEDING ROOTS. PLANTS MOVED WITH A BALL WILL NOT BE ACCEPTED IF THE BALL IS CRACKED OR BROKEN BEFORE OR DURING PLANTING OPERATIONS.

D. PLANTING OPERATIONS:

(1) USE PLANTING SOIL TO BACKFILL APPROXIMATELY 2/3 FULL, WATER THOROUGHLY BEFORE INSTALLING REMAINDER OF THE PLANTING SOIL TO TOP OF PIT, ELIMINATING ALL AIR POCKETS.

(2) SET PLANTING PLUMB AND BRACE RIGIDLY IN POSITION UNTIL THE PLANTING SOIL HAS BEEN STAMPED SOLIDLY AROUND THE BALL AND ROOTS. CUT ROPES OR STRINGS FR TOP OF BALL AFTER PLANT HAS BEEN SET. LEAVE BURLAP OR CLOTH WRAPPING INTACT AROUND BALLS. TURN UNDER AND BURY PORTIONS OF BURLAP AT TOP OF BALL.

(3) PROTECT PLANTS AT ALL TIMES FROM SUN OR DRYING WINDS. PLANTS THAT CANNOT BE PLANTED IMMEDIATELY ON DELIVERY SHALL BE KEPT IN THE SHADE, WELL PROTECTED WITH SOIL, WET MOSS OR OTHER ACCEPTABLE MATERIAL AND SHALL BE KEPT WELL WATERED. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN THREE DAYS AFTER DELIVERY.

(4) PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES. PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE BALL ONLY.

(5) MULCH ALL PITS AND BEDS WITH TWO INCH LAYER OF BARKMULCH IMMEDIATELY AFTER PLANTING AND WORK INTO THE TOP THREE INCHES OF THE PLANTING SOIL. FORM A 3" EARTH SAUCER AROUND EACH PLANT. WATER ALL PLANTS IMMEDIATELY AFTER PLANTING.

F. STAKING, WRAPPING AND PRUNING:

(1) STAKING SHALL BE COMPLETED IMMEDIATELY AFTER PLANTING. PLANTS SHALL STAND PLUMB AFTER STAKING. STAKES AND GUY WIRES SHALL BE REMOVED AT THE END OF THE GUARANTEE PERIOD AND DISPOSED OF OFF-SITE BY THE CONTRACTOR.

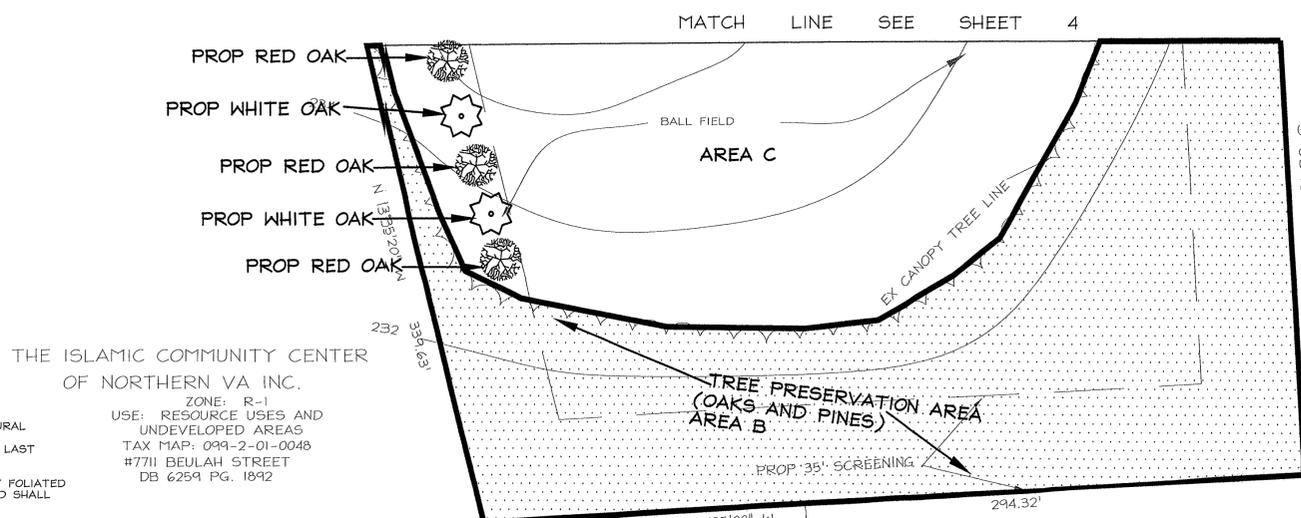
(2) WRAP DECIDUOUS TREE TRUNKS STARTING AT THE BASE OF THE TREE UP TO THE FIRST BRANCH. REMOVE WRAPPING AT THE END OF THE GUARANTEE PERIOD.

(3) PRUNE PLANTS AT THE TIME OF PLANTING TO REMOVE 1/5 TO 1/3 OF THE FOLIAGE. REMOVE ALL DEAD WOOD, SUCKERS OR BROKEN BRANCHES AND PRESERVE THE NATURAL CHARACTER OF THE PLANT.

G. GUARANTEE:

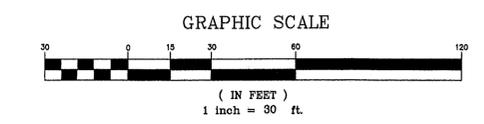
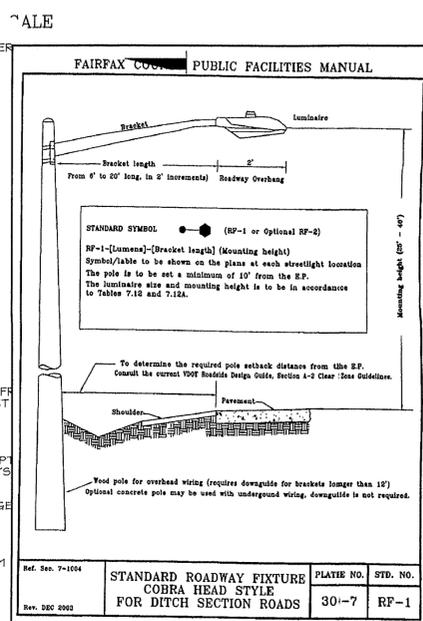
ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN A HEALTHY AND VIGOROUS CONDITION AT THE BEGINNING OF THE SECOND GROWING SEASON FOLLOWING ACCEPTANCE BY THE PROJECT ENGINEER.

NOTE: ALL LANDSCAPING SHOWN ON THIS PLAN ARE EXISTING, WITH THE EXCEPTION OF THE 4 OAKS PROPOSED WITHIN THE LANDSCAPING STRIP ALONG THE RIGHT-OF-WAY, THE 14 OAKS ALONG THE ISLAMIC BOUNDARY AND THE 29 HEMLOCKS



THE ISLAMIC COMMUNITY CENTER OF NORTHERN VA INC.
ZONE: R-1
USE: RESOURCE USES AND UNDEVELOPED AREAS
TAX MAP: 099-2-01-0048
#7711 BEULAH STREET
DB 6254 PG. 1892

JAMES AND KIMBERLEE RIX
TAX MAP: 099-2-01-0042
ZONE: R-1
USE: RESIDENTIAL
DB. 8748 PG. 157
#7727 BEULAH STREET



EXISTING VEGETATION MAP COVER TYPE SUMMARY TABLE

AREA	COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	CONDITIONS	AREA
A	PREVIOUSLY DEVELOPED BUFFER (1972)	OAKS AND PINES AND SHEET GUM	MID (MOST OVER 30 YRS OLD)	GENERALLY HEALTHY STAND OF TREES	0.27 AC.
B	UNDISTURBED FOR GREATER THAN 30 YEARS	OAKS AND PINES	MID (OVER 30 YRS OLD)	GENERALLY HEALTHY STAND OF TREES	1.66 AC.
C	OPEN SPACE AREA	GRASS	MID (OVER 30 YRS OLD)	WELL DEVELOPED GRASS STAND WITH FEW BARE PATCHES	2.52 AC.
D	PARKING/BUILDING AREA	N/A	350 YEAR OLD BLDG AND NEAR ASPHALT SURFACING AND STRIPING.	BUILDING IS STILL IN GOOD CONDITION PARKING LOT IS IN GREAT CON.	1.77 AC.

TREE CANOPY COVER COMPUTATIONS REQUIRED: 6.22 AC X 10% = 0.62 ACRES PROVIDED: EXISTING TREES TO REMAIN 1.93 ACRES PROP TREES = .20 ACRES TOTAL PROVIDED = 2.13 OR 34%

- BIO-RETENTION PLANTING LEGEND**
- GOLDEN RAIN TREE
 - JUNIPER
 - BAYBERRY
 - REDTOP

LANDSCAPING LEGEND

- LARGE DECIDUOUS (200 SF)**
 - RED OAK
 - WHITE OAK
 - HAWTHORN
- MEDIUM DECIDUOUS (150 SF)**
 - PURPLE PLUM
- COMPACT DECIDUOUS (50 SF)**
 - JAPANESE MAPLE
 - WEEPING CHERRY
 - DOGWOOD
- SMALL EVERGREEN (100 SF)**
 - CAROLINA HEMLOCK
 - LEYLAND CYPRESS
 - MOUNTAIN LAUREL
- MEDIUM EVERGREEN (150 SF)**
 - AMERICAN HOLLY
- SHRUBS (5 SF)**
 - ROSE BUSH
 - BURNING BUSH
 - AZALEA
 - MUMS
 - JUNIPER
 - BERRY BUSH
- GRASS (5 SF)**
 - DAYLILY HYBRIDS
 - HOSTA
 - MONDO GRASS
 - VA PINE

LIGHTING NOTES:

1. FULL CUT-OFF LIGHTING FIXTURES SHALL BE MOUNTED HORIZONTAL TO THE GROUND AND SHALL BE USED FOR ALL WALKWAY, PARKING LOT, CANOPY AND BUILDING/HALL MOUNTED LIGHTING, AND ALL LIGHTING FIXTURES LOCATED WITHIN THOSE PORTIONS OF OPEN-SIDED PARKING STRUCTURES THAT ARE ABOVE GROUND. FOR THE PURPOSES OF THIS PROVISION, AN OPEN-SIDED PARKING STRUCTURE SHALL BE A PARKING STRUCTURE WHICH CONTAINS EXTERIOR WALLS THAT ARE NOT FULLY ENCLOSED BETWEEN THE FLOOR AND CEILING.
2. EXCEPT FOR INTERNALLY ILLUMINATED SIGNS, THE USE OF LIGHTING FIXTURES WHICH ARE ENCLOSED IN CLEAR OR TRANSLUCENT WHITE OFF-WHITE OR YELLOW CASING, SHALL NOT BE PERMITTED ON THE ROOFS OF BUILDINGS OR ON THE SIDES OF CANOPIES.
3. LIGHTING USED TO ILLUMINATE FLAGS, STATUES, SIGNS OR ANY OTHER OBJECTS MOUNTED ON A POLE, PEDESTAL OR PLATFORM, SPOTLIGHTING OR FLOODLIGHTING USED FOR ARCHITECTURAL OR LANDSCAPE PURPOSES, SHALL CONSIST OF FULL CUT-OFF OR DIRECTIONALLY SHIELDED LIGHTING FIXTURES THAT ARE AIMED AND CONTROLLED SO THAT THE DIRECTED LIGHT SHALL BE SUBSTANTIALLY CONFINED TO THE OBJECT INTENDED TO BE ILLUMINATED. DIRECTIONAL CONTROL SHIELDS SHALL BE USED WHERE NECESSARY TO LIMIT STRAY LIGHT. IN ADDITION, SUCH LIGHTING SHALL BE SHIELDED TO PROTECT MOTORISTS AND PEDESTRIANS FROM GLARE.
4. ALL OUTDOOR LIGHTING, TO INCLUDE LIGHT POLES LOCATED ON TOP OF ANY PARKING DECK OR STRUCTURE, SHALL BE MOUNTED AT A HEIGHT WHICH IS MEASURED FROM GRADE TO THE BOTTOM OF THE LIGHTING FIXTURE, INCLUDING THE HEIGHT OF THE PARKING DECK OR STRUCTURE WHEN LOCATED ON TOP OF A PARKING DECK OR PARKING STRUCTURE, AND IS EQUAL TO OR LESS THAN THE VALUE $3 = (D/S)$, WHERE D IS EQUAL TO THE HORIZONTAL DISTANCE IN FEET FROM THE LIGHT SOURCE TO THE NEAREST RESIDENTIAL LOT LINE EXTENDED VERTICALLY OR EQUIPPED WITH SUPPLEMENTAL OPAQUE SHIELDING ON THE RESIDENTIAL PROPERTY SIDE OF THE LIGHTING FIXTURE TO REDUCE GLARE CAUSED BY DIRECT LIGHT SOURCE EXPOSURE.
5. PARKING LOT LIGHTING LEVELS FOR GROUND SURFACE PARKING LOTS AND THE TOP LEVELS OF PARKING DECKS OR PARKING STRUCTURES SHALL BE REDUCED BY AT LEAST FIFTY (50) PERCENT OF FULL OPERATIONAL LEVELS WITHIN THIRTY (30) MINUTES AFTER THE CLOSE OF BUSINESS. THIS REDUCED LIGHTING LEVEL SHALL BE ACHIEVED BY EXTINGUISHING AT LEAST FIFTY (50) PERCENT OF THE TOTAL NUMBER OF POLE MOUNTED LAMPS, BY DIMMING LIGHTING LEVELS TO NO MORE THAN FIFTY (50) PERCENT OF THE LEVELS USED DURING BUSINESS OR ACTIVITY HOURS, OR BY SOME COMBINATION THEREOF, PROVIDED, HOWEVER, THAT THIS PROVISION SHALL NOT REQUIRE PARKING LOT LIGHTING LEVELS TO BE REDUCED TO LESS THAN 0.2 FOOT-CANDLES AS MEASURED HORIZONTALLY AT THE SURFACE ON WHICH THE LIGHT POLE IS MOUNTED.
6. HIGH INTENSITY LIGHT BEAMS IN THE FORM OF OUTDOOR SEARCHLIGHTS, LASERS OR STROBE LIGHTS SHALL NOT BE PERMITTED.

LEGEND

☼ : EXISTING LIGHT POLE TO REMAIN

THIS SHEET TO BE USED FOR LANDSCAPING AND LIGHTING ONLY

REVISIONS:

5/15/04	ADDED ADDITION AND REVISED FH LOCATION AND ADDED SHM/BMP.
7/20/04	REVISED PER SP COUNTY COMMENTS
9/8/04	ADDED ENTIRE SITE AREA TO THE EVM SUMMARY TABLE
12/6/04	ADDED LANDSCAPING TO BUFFER AREA ALONG ISLAMIC BOUNDARY, ADDED EVERGREENS TO THE NORTHERN BUFFER. ENLARGED PLANS TO 30' SCALE.

ODYSSEY ASSOCIATES, INC.
Land Surveying and Development Consulting and Surveying
13270-B MINNIEVILLE ROAD (703) 490-5044
WOODBIDGE, VA 22192 (703) 490-6693 FAX

DATE:	5/15/04
SCALE:	1"=30'
DESIGN:	SRB
DRAWN:	SRB
CHECKED:	WH

LANDSCAPE PLAN FOR SPECIAL EXCEPTION PLAN
LOYAL ORDER OF THE MOOSE
FRANCONIA LODGE #646
LEE MAGISTERIAL DISTRICT
FAIRFAX COUNTY, VIRGINIA

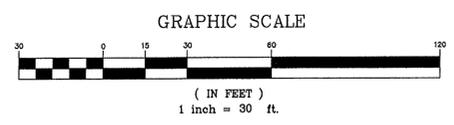
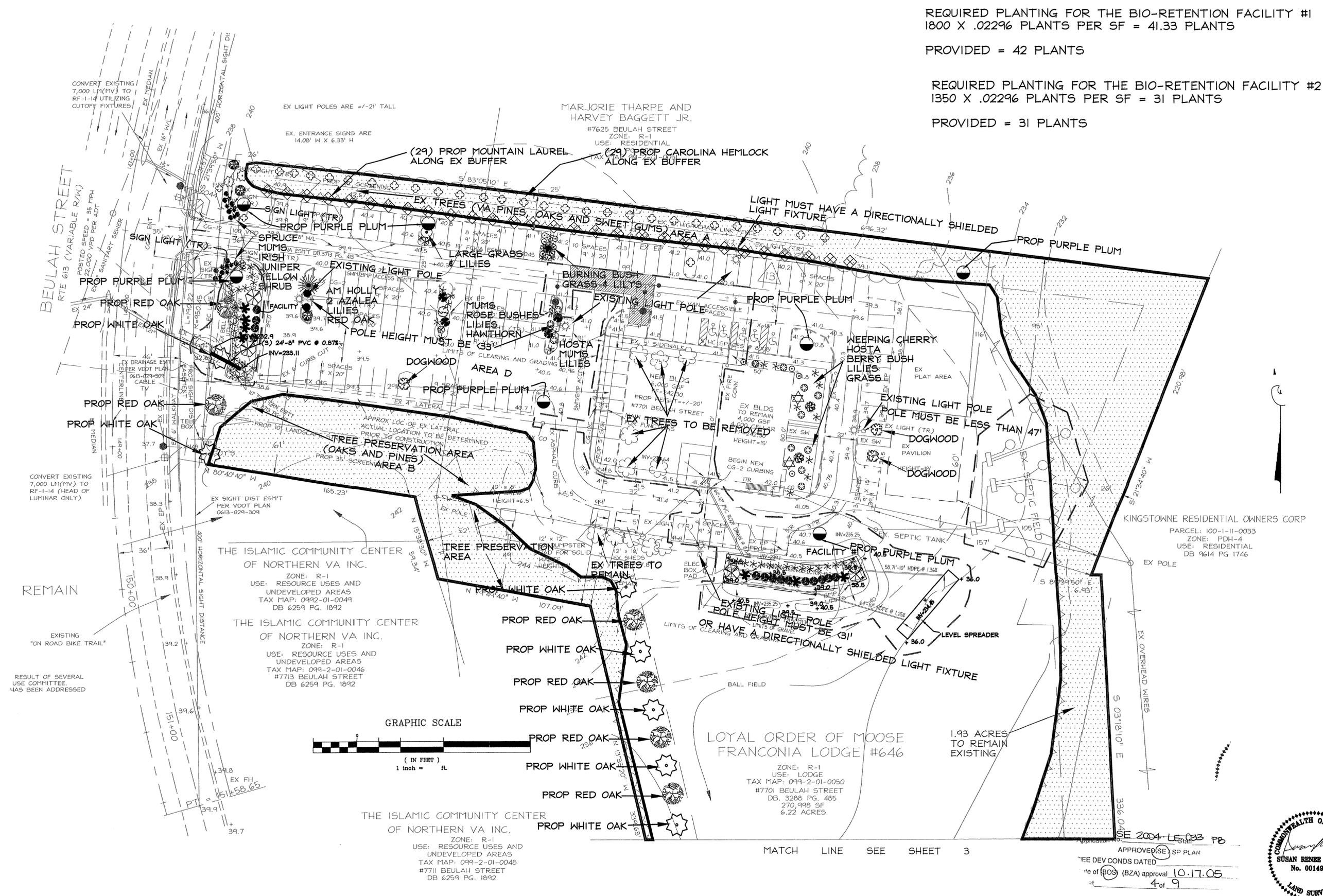


REQUIRED PLANTING FOR THE BIO-RETENTION FACILITY #1
1800 X .02296 PLANTS PER SF = 41.33 PLANTS

PROVIDED = 42 PLANTS

REQUIRED PLANTING FOR THE BIO-RETENTION FACILITY #2
1350 X .02296 PLANTS PER SF = 31 PLANTS

PROVIDED = 31 PLANTS



REVISIONS:

5/15/04	ADDED ADDITION AND REVISED FH LOCATION AND ADDED SIGN/EM/P.
7/20/04	REVISED PER SP COUNTY COMMENTS
9/8/04	ADDED ENTIRE SITE AREA TO THE EVM SUMMARY TABLE
12/6/04	ADDED LANDSCAPING TO BUFFER AREA ALONG ISLAMIC BOUNDARY, ADDED EVERGREENS TO THE NORTHERN BUFFER, ENLARGED PLANS TO 30 SCALE.

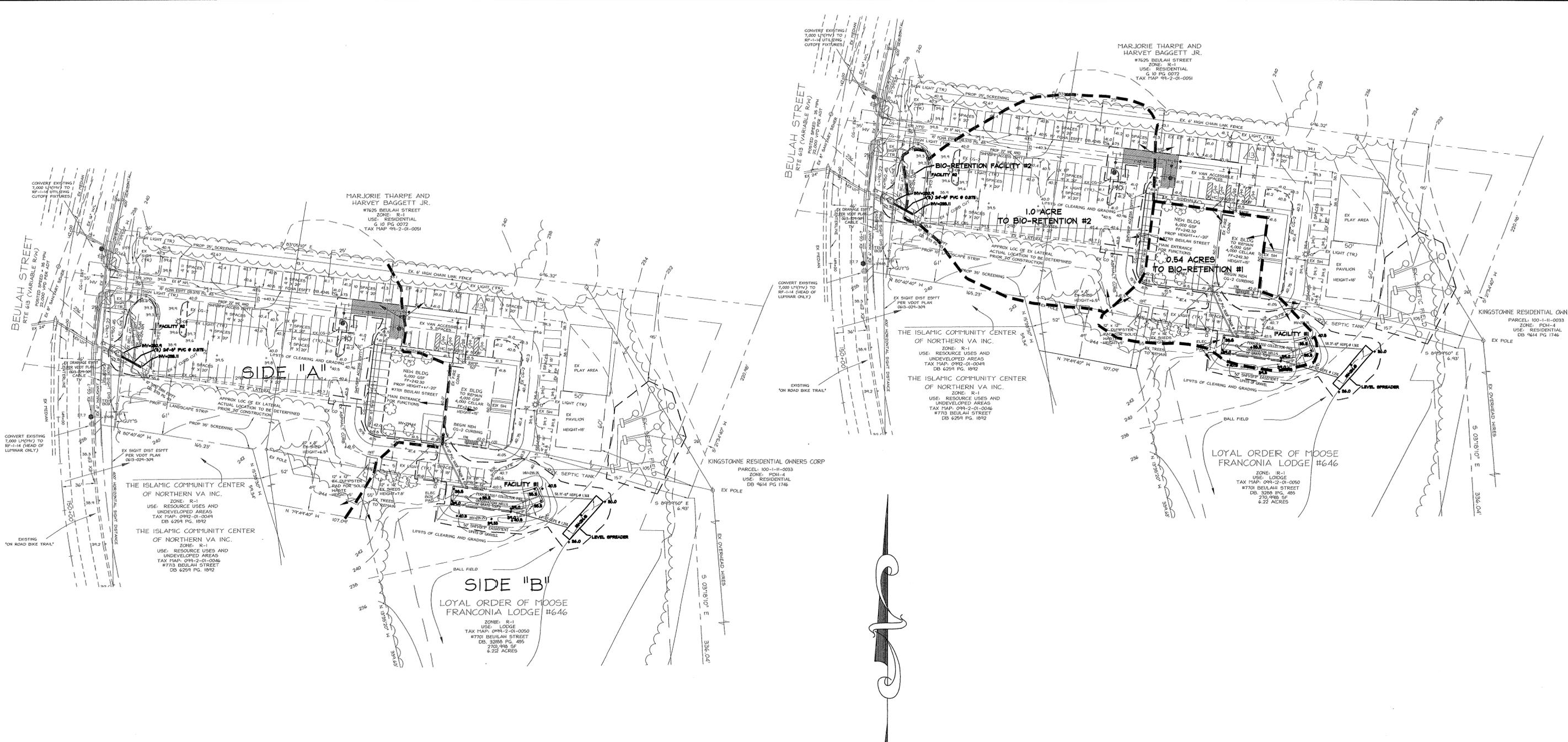
Odyssey Associates, Inc.
Land Surveying and Development Consulting and Surveying
13270-B MINNIEVILLE ROAD (703) 490-6044
WOODBRIDGE, VA 22192 (703) 490-6693 FAX

DATE:	5/15/04
SCALE:	1"=30'
DESIGN:	SRB
DRAWN:	SRB
CHECKED:	WH

LANDSCAPE PLAN FOR SPECIAL EXCEPTION PLAN
LOYAL ORDER OF THE MOOSE
FRANCONIA LODGE #646
LEE MAGISTERIAL DISTRICT
FAIRFAX COUNTY, VIRGINIA



APPROVED: SP PLAN
DATE OF DEV CONDS DATED: 10.17.05
DATE OF (BOS) (BZA) APPROVAL: 10.17.05
4 of 9



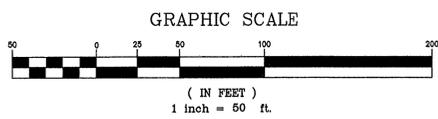
EXISTING DRAINAGE DIVIDES

EXISTING CONDITIONS TO SIDE "A"
 ASPHALT/BUILDING = 0.79 ACRES X .90 X 7.27 = 5.17 CFS
 GRASS/WOODS = 1.02 ACRES X .20 X 7.27 = 1.48 CFS
 TOTAL 1.81 ACRES 6.65 CFS

EXISTING CONDITIONS TO SIDE "B"
 ASPHALT/BUILDING = 0.63 ACRES X .90 X 7.27 = 4.12 CFS
 GRASS/WOODS = 3.78 ACRES X .20 X 7.27 = 5.49 CFS
 TOTAL 4.41 ACRES 9.61 CFS

10 YEAR SWM COMPUTATIONS TO SIDE A
 6.65 CFS (EXISTING) - 6.15 CFS (PROPOSED) = 0.50 CFS REDUCTION TO SIDE A; THEREFORE, SWM IS NOT REQUIRED FOR SIDE A.

10 YEAR SWM COMPUTATIONS TO SIDE B
 10.78 CFS (EXISTING) - 9.61 CFS (PROPOSED) = 1.17 CFS REDUCTION REQUIRED TO SIDE B; THEREFORE, SWM IS REQUIRED FOR SIDE B.



PROPOSED DRAINAGE DIVIDES

PROPOSED CONDITIONS TO SIDE "A"
 ASPHALT/BUILDING = 0.74 ACRES X .90 X 7.27 = 4.84 CFS
 GRASS/WOODS = 0.90 ACRES X .20 X 7.27 = 1.31 CFS
 TOTAL 1.64 ACRES 6.15 CFS

PROPOSED CONDITIONS TO SIDE "B"
 ASPHALT/BUILDING = 0.81 ACRES X .90 X 7.27 = 5.30 CFS
 GRASS/WOODS = 3.77 ACRES X .20 X 7.27 = 5.48 CFS
 TOTAL 4.41 ACRES 10.78 CFS

APPROVED:	REVISIONS: 5/15/04 ADDED SWM/BMP FACILITY
	7/20/04 REVISED PER SP COUNTY COMMENTS
	8/20/05 REVISE PER JERRY STONEFIELD COMMENTS DATED 8/10/05

ODYSSEY ASSOCIATES, INC.	
<i>Land Surveying and Development Consulting and Surveying</i>	
13270-B MINNIEVILLE ROAD	(703) 490-5044
WOODBIDGE, VA 22192	(703) 490-6693 FAX

DATE:	5/15/04
SCALE:	1"=50'
DESIGN:	SRB
DRAWN:	SRB
CHECKED:	WH

SWM/BMP DRAINAGE AREAS

LOYAL ORDER OF THE MOOSE LODGE OF FRANCONIA 646, INC.

LEE MAGISTERIAL DISTRICT
FAIRFAX COUNTY, VIRGINIA



Application No. **SE 2004-LE-033** Staff **PB**
 APPROVED SP PLAN
 SEE DEVCONDS DATED
 Date of (BOS) (BZA) approval **10-17-05**
 Sheet **5** of **9**

SWM/BMP OVERVIEW
 THE LOYAL ORDER OF THE MOOSE IS A 6.22 ACRE DEVELOPED SITE WHICH FORMS THE UPPER PART OF AN UNNAMED TRIBUTARY OF ACCOTINK CREEK. APPROXIMATELY 26% OF THE SITE DRAINS TO AN ADEQUATE STORM SEWER SYSTEM IN BEULAH STREET WHICH HAS JUST IMPROVED WITH THE NEW ALIGNMENT. THE REMAINING 74% SHEET FLOWS THROUGH THE SITE.

AN TWO ON-SITE BMP FACILITY WILL BE PROVIDED TO IMPROVE THE QUALITY OF WATER FLOWING FROM THIS SITE. THE BMP FACILITY IS LOCATED ADJACENT TO BEULAH STREET. AN ON-SITE SWM/BMP FACILITY HAS BEEN PROVIDED NEAR THE BALL FIELD. THE SWM FACILITY WILL REDUCE PROPOSED FLOWS TO NO MORE THAN THE EXISTANT FLOWS. THE SWM FACILITY WILL USE STORM CHAMBERS TO CONTROL WATER AND THE BMP WILL BE A BIO-RETENTION FACILITY.

WATER QUALITY NARRATIVE
 THE SITE MUST PROVIDE A 13.4% PHOSPHORUS REDUCTION IN ACCORDANCE PFM 6-401.2B. TO ACCOMMODATE THIS GOAL ONE BIO-RETENTION FACILITY WILL BE PROVIDED ALONG BEULAH STREET. A 21% PHOSPHORUS REDUCTION RATE WAS ACHIEVED.

PRE-DEVELOPMENT TO SWM/BMP FACILITY
 A CA
 0.23 AC X 0.90 = 0.21
 0.31 AC X 0.20 = 0.06
 TOTAL 0.27

TIME OF CONCENTRATION = 5 MINUTES
 I2=5.75 I10=7.27 I100=9.84
 Q2=1.54 CFS Q10=1.96 CFS Q100=2.66 CFS

POST DEVELOPMENT TO SWM/BMP FACILITY
 A CA
 0.38 AC X 0.90 = 0.34
 0.16 AC X 0.20 = 0.03
 TOTAL 0.37

TIME OF CONCENTRATION = 5 MINUTES
 I2=5.75 I10=7.27 I100=9.84
 Q2=2.13 CFS Q10=2.64 CFS Q100=6.64 CFS

REDUCTION IN CFS PER FACILITY
 2 YEAR = 1.54 CFS INFLOW - 1.45 POND OUTFLOW = 0.09 CFS REDUCTION
 10 YEAR = 1.96 CFS INFLOW - 1.74 POND OUTFLOW = 0.22 CFS REDUCTION
 100 YEAR = 2.66 CFS INFLOW - 1.97 POND OUTFLOW = 0.69 CFS REDUCTION

CHANNEL ADEQUACY COMPUTATIONS TO POINT B
 2 YEAR = 1.54 CFS INFLOW - 1.45 POND OUTFLOW = 0.09 CFS REDUCTION
 10 YEAR = 1.96 CFS INFLOW - 1.74 POND OUTFLOW = 0.22 CFS REDUCTION
 100 YEAR = 2.66 CFS INFLOW - 1.97 POND OUTFLOW = 0.69 CFS REDUCTION

NOTE: THE CFS REDUCTION TO POINTS A AND B PROVES THE EXISTING CHANNEL/SWALE/STORM SEWER CAN HANDLE THE PROPOSED FLOW.

ATTACHMENT A

BIORETENTION FILTER (Rain Garden) MAINTENANCE SPECIFICATIONS

- 1) Bioretention Filter(s) and appurtenances shall be maintained in good working condition acceptable to the County.
- 2) The Bioretention Filter(s) and appurtenances shall be privately owned and maintained.
- 3) Bioretention Filter(s) and appurtenances shall be inspected in accordance with the following schedule by a qualified individual to ensure that they operate in good working condition acceptable to the County. Items in need of repair shall be promptly addressed.
 - Embankment settling, woody growth, and signs of piping (annually)
 - Signs of seepage on the downstream face of the embankment (annually)
 - Condition of grass cover on the embankment and perimeter (annually)
 - Riprap displacement or failure (annually)
 - Outlet (annually)
 - Outlet channel conditions (annually)
 - Inlet pipe conditions (annually)
 - Safety features of the facility (annually)
 - Access for maintenance equipment (annually)
 - Sediment accumulation (monthly)
 - Debris and trash accumulation (monthly)
 - Erosion in bioretention area and on the embankment (monthly)
 - Species distribution/survival for plantings shown on the design plans essential to the pollutant removal capability of the facility (twice per year)
 - Condition of mulch (monthly)
 - Condition of grass buffer
 - Underdrain system condition
 - Clearwell valve operable
- 4) The pH of the soil shall be tested annually. The pH level of the soil shall be maintained as neutral (within a pH range of 6.5 to 7.5). Limestone shall be spread over the bioretention facility if the soil pH is less than 6.5.
- 5) The mulch layer and soils shall be examined for evidence of hydrocarbons or other deleterious materials if the plant community experiences unsatisfactory growth or mortality. Any contaminated mulch shall be removed and replaced with clean mulch. In the event of persistent unsatisfactory growth, the soils shall be tested as needed for hydrocarbons or other toxic substances. If excess levels of these toxic substances are encountered, then the soils, plants and mulch shall be replaced as needed in conformance with the approved construction plans.
- 6) Trees and shrubs shall be mulched to a minimum thickness of 2 inches. Mulch shall be removed and replaced every two to three years. Ground cover specified as plugs shall be installed after the area has been mulched. Ground cover established by seeding and/or consisting of grass shall not be covered with mulch.
- 7) Watering of plant material shall be performed as needed to ensure survival.
- 8) The filter's embankment and overflow spillway shall be mowed at least twice during the Spring, at least once during the Summer, and at least twice during the Fall to discourage woody growth with the last cutting occurring at the end of the growing season. The grass should not be cut to less than 6 to 8 inches in height.
- 9) If necessary, the embankment shall be limed, fertilized and seeded in the fall, after the growing season. Lime and fertilizer application rates shall be based on soil test results. The type of seed should be consistent with that originally specified on the construction plans.

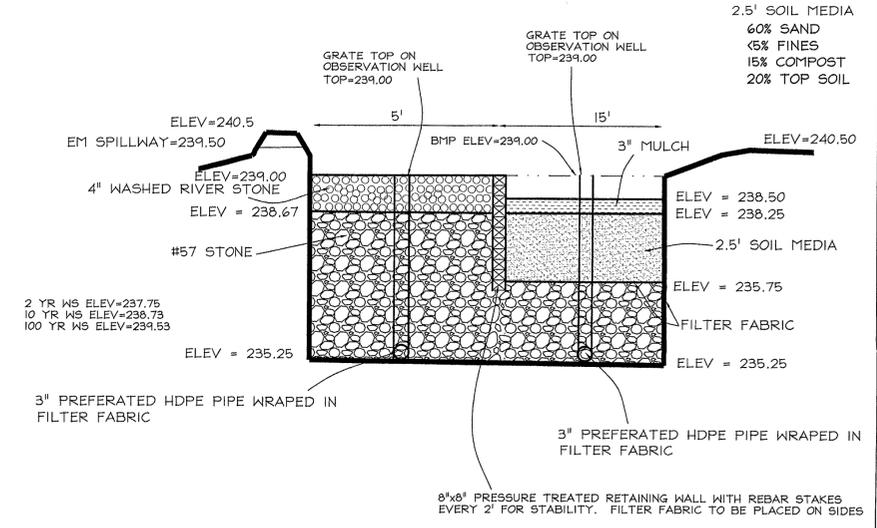
- 10) All erosion gullies noted during the growing season shall be backfilled with topsoil, reseeded and protected (mulched) until vegetation is established.
- 11) All bare areas and pathways on the embankment shall be promptly seeded and protected (mulched) or otherwise stabilized to eliminate the potential for erosion.
- 12) All animal burrows shall be backfilled and compacted and burrowing animals shall be removed from the area.
- 13) All trees, woody vegetation and other deep-rooted growth, including stumps and associated root systems, shall be removed from the embankment. The root systems shall be extracted and the excavated volume replaced and compacted with material similar to the surrounding area. All seedlings shall be removed at the first opportunity. Similarly, any vine cover and brush shall be removed from the embankment to allow for inspections.
- 14) Grass buffer strips shall be maintained at a height of 6 to 12 inches.
- 15) A reinforcement planting for the vegetation shown on the design plans, essential to the pollutant removal capability of the facility, shall be scheduled at the onset of the second growing season after construction. The size and species for the reinforcement plantings shall be based on an inspection of the growth and survival of the plantings at the end of the first growing season.
- 16) Water shall not be allowed to pond on the surface of the basin for more than 48 hours after a storm. Water ponding more than 48 hours after a storm is an indication that the underdrain system is clogged or that the valve in the clearwell needs to be adjusted. Any evidence of clogging of the underdrain system shall be investigated and promptly addressed.
- 17) The owner shall provide an annual report of inspections and maintenance activities including a fiscal summary of budgeted and actual expenditures to the County (Maintenance and Stormwater Management Division) within 45 days of the end of the calendar year. The annual report shall include the names, addresses, telephone numbers, and other available means of contact (FAX numbers and email addresses) of the current owner(s) and the individual(s) responsible for maintenance of the facility. Inspection and maintenance records also shall be kept on-site or at a location that is readily accessible and shall be made available to County officials upon request.

BMP VOLUME REQUIRED AND PROVIDED

**BMP FACILITY #1
 BIO-RETENTION FACILITY DETAIL**

REQUIRED:
 16,554 SF OF IMPERVIOUS AREA X 5% = 828 SF OF SURFACE AREA REQUIRED

PROVIDED:
 15' WIDE X 90' LONG = 1350 SF OF SURFACE AREA PROVIDED
 (ADDITIONAL AREA REQUIRED BY LAND USE COMMITTEE)



SWM VOLUME

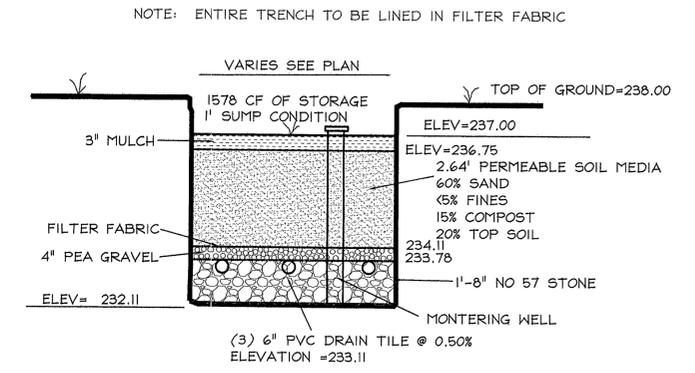
235.25	0
236.25	130 CF
237.25	260 CF
238.25	390 CF
239.00	487.5 CF
240.00	2097 CF

BMP VOLUME REQUIRED AND PROVIDED

**BMP FACILITY #2
 BIO-RETENTION FACILITY DETAIL**

REQUIRED:
 29,621 SF OF IMPERVIOUS AREA X 5% = 1,481 SF OF SURFACE AREA REQUIRED

PROVIDED:
 1578 SF OF SURFACE AREA



REQUIRED PLANTING FOR THE BIO-RETENTION FACILITY #2
 1578 X .022% PLANTS PER SF = 36.23 PLANTS

PROVIDED = 37 PLANTS (SEE SHEET #4 - NOT SHOWN ON THIS SHEET FOR CLARITY)

APPROVED:

REVISIONS:
5/15/04 ADDED SWM/BMP FACILITY
7/20/04 REVISED PER SP COUNTY COMMENTS
8/22/05 REVISED PER JERRY STONEFIELD COMMENTS DATED 8/16/05
8/30/05 REVISED SWM/BMP PER JERRY STONEFIELD COMMENTS

ODYSSEY ASSOCIATES, INC.
Land Surveying and Development Consulting and Surveying
 13270-B MINNEVILLE ROAD (703) 490-5044
 WOODBRIDGE, VA 22192 (703) 490-6693 FAX

DATE:	5/15/04
SCALE:	1"=50'
DESIGN:	SRB
DRAWN:	SRB
CHECKED:	WH

BMP AND SWM COMPUTATIONS

**LOYAL ORDER OF THE MOOSE LODGE OF
 FRANCONIA 646, INC.**
 LEE MAGISTERIAL DISTRICT
 FAIRFAX COUNTY, VIRGINIA

SE 2004-LE-033 Staff PB
 Application No. APPROVED (SE) SP PLAN
 SEE DEV CONDS DATED
 Date of (BOS) (BZA) approval 10.17.05
 Sheet 7 of 9



INFLOW DATA

POND-2 Version: 5.17 S/N: 1295160253
 >>>> HYDROGRAPH PRINTOUT <<<<<<
 08-17-2005 12:41:50

Hydrograph file: MOOSE\MOSBR0205.HYD

Time (Minutes)	Inflow (cfs)	Time on left (min)	Time increment (min)	Q (cfs)				
0.00	0.00	2.13	1.30	0.96	0.77	0.64	0.54	
35.00	0.47	0.41	0.37	0.33	0.30	0.27	0.25	
70.00	0.23	0.21	0.18	0.16	0.14	0.11	0.09	
105.00	0.07	0.04	0.02	0.00				

POND-2 Version: 5.17 S/N: 1295160253
 >>>> HYDROGRAPH PRINTOUT <<<<<<
 08-17-2005 12:42:18

Hydrograph file: MOOSE\MOSBR1005.HYD

Time (Minutes)	Inflow (cfs)	Time on left (min)	Time increment (min)	Q (cfs)				
0.00	0.00	2.69	1.73	1.28	1.02	0.85	0.72	
35.00	0.62	0.54	0.48	0.44	0.40	0.37	0.34	
70.00	0.31	0.27	0.24	0.21	0.19	0.15	0.13	
105.00	0.09	0.06	0.03	0.00				

POND-2 Version: 5.17 S/N: 1295160253
 >>>> HYDROGRAPH PRINTOUT <<<<<<
 08-17-2005 12:43:51

Hydrograph file: MOOSE\MOSBR9905.HYD

Time (Minutes)	Inflow (cfs)	Time on left (min)	Time increment (min)	Q (cfs)				
0.00	0.00	3.64	2.36	1.75	1.38	1.16	0.98	
35.00	0.86	0.77	0.70	0.63	0.57	0.53	0.48	
70.00	0.44	0.40	0.35	0.31	0.26	0.22	0.17	
105.00	0.13	0.09	0.04	0.00				

STRUCTURE DATA

Outlet Structure File: MOOSE .STR
 POND-2 Version: 5.17 S/N: 1295160253
 Date Executed: Time Executed:

***** COMPOSITE OUTFLOW SUMMARY *****

Elevation (ft)	Q (cfs)	Contributing Structures
235.25	0.0	
236.25	0.8	1
237.25	1.3	1
238.25	1.6	1
239.25	1.9	1
240.00	2.1	1

Outlet Structure File: MOOSE .STR
 POND-2 Version: 5.17 S/N: 1295160253
 Date Executed: Time Executed:

Outlet Structure File: MOOSE\MOOSE .STR
 Flume Input File: MOOSE\MOOSE .VOL
 Rating Table Output File: MOOSE\MOOSE .PND

Min. Elev. (ft) = 235.25 Max. Elev. (ft) = 240 Incr. (ft) = 1

Additional elevations (ft) to be included in table:

***** SYSTEM CONNECTIVITY *****

Structure	No.	Q Table	Q Table
CULVERT-CR	1		1

Outflow rating table summary was stored in file: MOOSE\MOOSE .PND

Outlet Structure File: MOOSE .STR
 POND-2 Version: 5.17 S/N: 1295160253
 Date Executed: Time Executed:

>>>> Structure No. 1 <<<<<<
 (Input Data)

CULVERT-CR
 Circular Culvert (With Inlet Control)

E1 elev. (ft)? 235.25
 E2 elev. (ft)? 240.001
 Diam. (ft)? 1
 Inv. (ft)? 235.26
 Slope (ft/ft)? .0010
 T1 ratio? .0098
 T2 ratio? 2.0
 K Coeff.? .0098
 W Coeff.? 2.0
 C Coeff.? .0098
 Y Coeff.? .67
 Form 1 or 2? 1
 Slope factor? 1

Outlet Structure File: MOOSE .STR
 POND-2 Version: 5.17 S/N: 1295160253
 Date Executed: Time Executed:

Outlet Structure File: MOOSE .STR
 POND-2 Version: 5.17 S/N: 1295160253
 Date Executed: Time Executed:

Outflow Rating Table for Structure #1
 CULVERT-CR Circular Culvert (With Inlet Control)

***** INLET CONTROL ASSUMED *****

Elevation (ft)	Q (cfs)	Computation Messages
235.25	0.0	E < Inv. E1 = 235.26
236.25	0.8	Submerged: HW = 1.90
237.25	1.3	Submerged: HW = 1.99
238.25	1.6	Submerged: HW = 2.99
239.25	1.9	Submerged: HW = 3.99
240.00	2.1	Submerged: HW = 4.74

Used Unsubmerged Equ. Form (1) for elev. less than 235.84 ft
 Used Submerged Equation for elevations greater than 235.91 ft
 HW=Headwater (ft) dc=Critical depth (ft) Ac=Area (sq.ft) at dc
 Transition flows interpolated from the following values:
 E1=235.84 ft; Q1=.49 cfs; Dc=.35 ft; E2=235.91 ft; Q2=.56 cfs

2 YR ROUTING

POND-2 Version: 5.17 S/N: 1295160253 Page 1
 EXECUTED: 08-17-2005 12:43:24 2 Return Freq: 2 years

Inflow Hydrograph: MOOSE\MOSBR0205.HYD
 Rating Table File: MOOSE\MOOSE .PND

---INITIAL CONDITIONS---
 Elevation = 235.25 ft
 Outflow = 0.00 cfs
 Storage = 0 cu-ft

GIVEN POND DATA			INTERMEDIATE ROUTING COMPUTATIONS		
ELEVATION (ft)	OUTFLOW (cfs)	STORAGE (cu-ft)	2S/c (cfs)	2S/c + O (cfs)	OUTFLOW (cfs)
235.25	0.0	0	0.0	0.0	0.0
236.25	0.8	130	0.9	1.7	1.7
237.25	1.3	260	1.7	3.0	3.0
238.25	1.6	390	2.6	4.2	4.2
239.25	1.9	520	3.5	5.4	5.4
240.00	2.1	1,106	7.4	9.5	9.5

Time increment (t) = 5.0 min.

POND-2 Version: 5.17 S/N: 1295160253 Page 2
 EXECUTED: 08-17-2005 12:43:24 2 Return Freq: 2 years

Pond File: MOOSE\MOOSE .PND
 Inflow Hydrograph: MOOSE\MOSBR0205.HYD
 Outflow Hydrograph: MOOSE\2YROUT .HYD

INFLOW HYDROGRAPH		ROUTING COMPUTATIONS				
TIME (min)	INFLOW (cfs)	I+I2 (cfs)	2S/c - O (cfs)	2S/c + O (cfs)	OUTFLOW (cfs)	ELEVATION (ft)
0.0	0.00	0.00	0.00	0.00	0.00	235.25
5.0	2.13	2.13	0.0	2.13	2.13	236.59
10.0	1.30	3.43	0.7	3.68	3.43	237.75
15.0	0.96	2.3	0.4	2.38	2.3	237.21
20.0	0.77	1.7	0.2	2.2	1.7	236.60
25.0	0.64	1.4	0.1	1.6	1.4	236.21
30.0	0.54	1.2	0.0	1.2	1.2	236.00
35.0	0.47	1.0	0.0	1.1	1.0	235.89
40.0	0.41	0.9	0.0	0.9	0.9	235.80
45.0	0.37	0.8	0.0	0.8	0.8	235.74
50.0	0.33	0.7	0.0	0.7	0.7	235.69
55.0	0.30	0.6	0.0	0.6	0.6	235.65
60.0	0.27	0.6	0.0	0.6	0.6	235.61
65.0	0.25	0.5	0.0	0.5	0.5	235.58
70.0	0.23	0.5	0.0	0.5	0.5	235.55
75.0	0.21	0.4	0.0	0.4	0.4	235.53
80.0	0.18	0.4	0.0	0.4	0.4	235.46
85.0	0.16	0.3	0.0	0.3	0.3	235.44
90.0	0.14	0.3	0.0	0.3	0.3	235.41
95.0	0.11	0.3	0.0	0.3	0.3	235.38
100.0	0.09	0.2	0.0	0.2	0.2	235.36
105.0	0.07	0.2	0.0	0.2	0.2	235.32
110.0	0.04	0.1	0.0	0.1	0.1	235.32
115.0	0.0	0.1	0.0	0.1	0.1	235.29
120.0	0.00	0.0	0.0	0.0	0.0	235.26

POND-2 Version: 5.17 S/N: 1295160253 Page 3
 EXECUTED: 08-17-2005 12:43:24 2 Return Freq: 2 years

***** SUMMARY OF ROUTING COMPUTATIONS *****

Pond File: MOOSE\MOOSE .PND
 Inflow Hydrograph: MOOSE\MOSBR0205.HYD
 Outflow Hydrograph: MOOSE\2YROUT .HYD

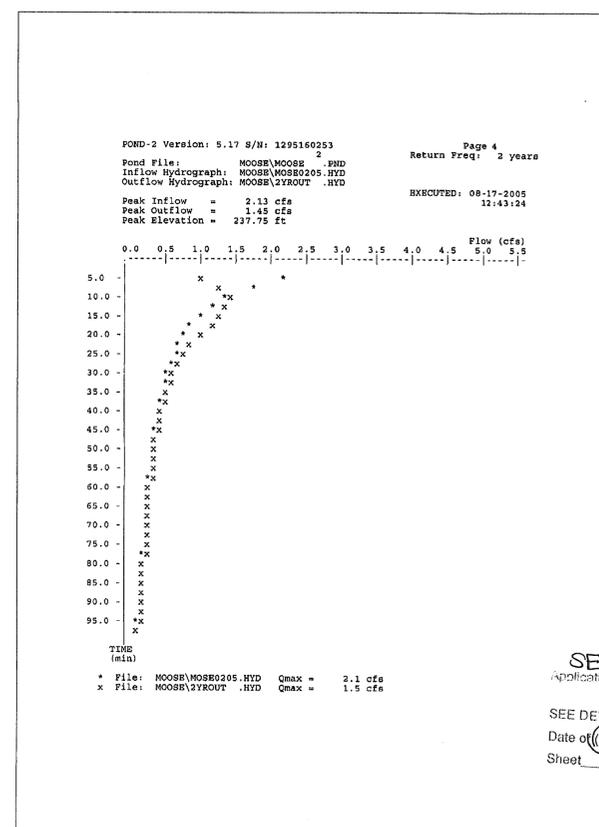
Starting Pond W.S. Elevation = 235.25 ft

***** Summary of Peak Outflow and Peak Elevation *****

Peak Inflow = 2.13 cfs
 Peak Outflow = 1.45 cfs
 Peak Elevation = 237.75 ft

***** Summary of Approximate Peak Storage *****

Initial Storage = 0 cu-ft
 Peak Storage From Storm = 326 cu-ft
 Total Storage in Pond = 326 cu-ft



SE 2004-LE-033
 Application No. Staff PB
 APPROVED (SE) SP PLAN
 SEE DEV CONDS DATED
 Date of (BZA) approval 10.17.05
 Sheet 8 of 9



APPROVED:

REVISIONS:
5/15/04 ADDED SWM/BMP FACILITY
7/20/04 REVISED PER SP COUNTY COMMENTS
8/20/04 REVISE PER JERRY STONEFIELD COMMENTS DATED 8/16/04

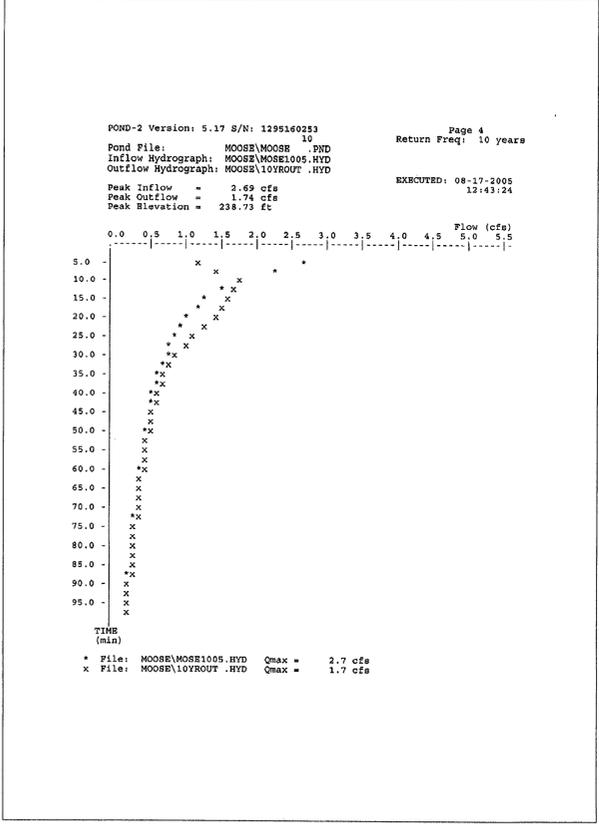
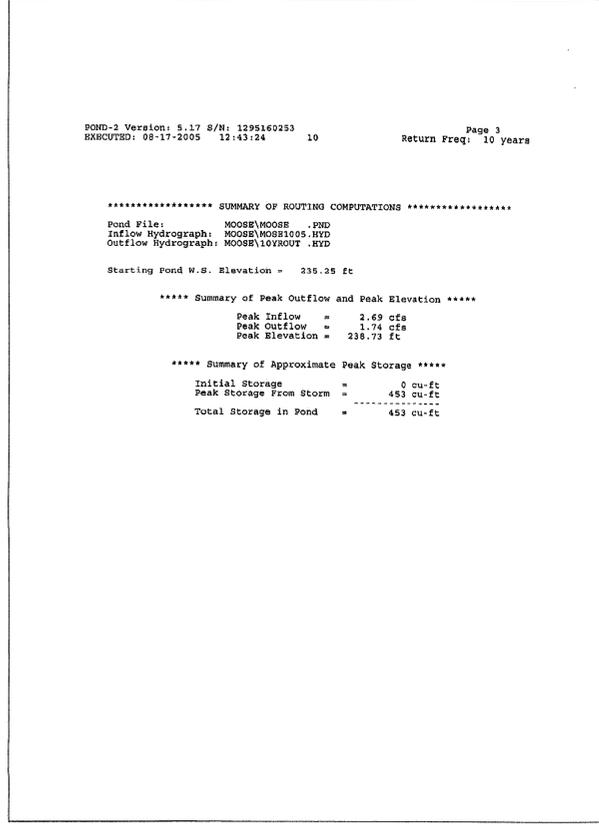
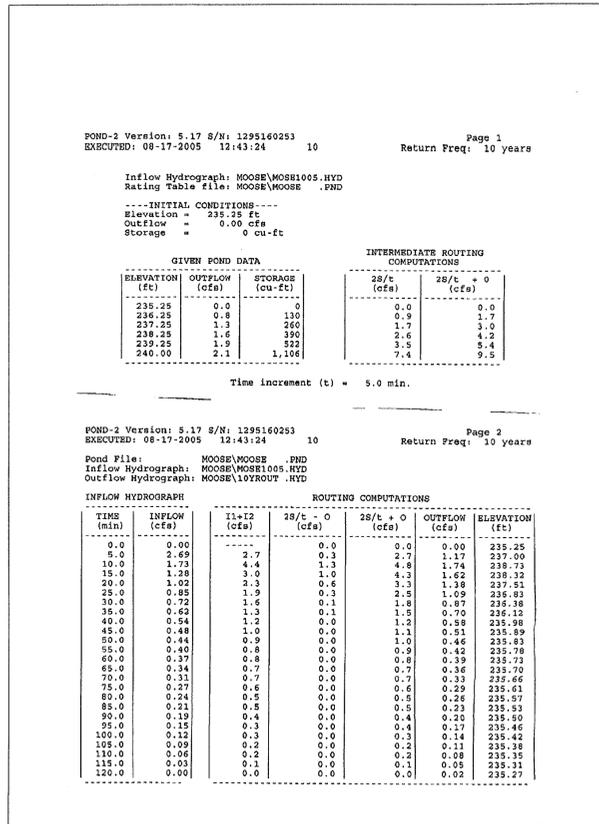
ODYSSEY ASSOCIATES, INC.
 Land Surveying and Development Consulting and Surveying
 13270-B MINNIEVILLE ROAD (703) 490-5044
 WOODBRIDGE, VA 22192 (703) 490-6693 FAX

DATE:	5/15/04
SCALE:	1"=50'
DESIGN:	SRB
DRAWN:	SRB
CHECKED:	WH

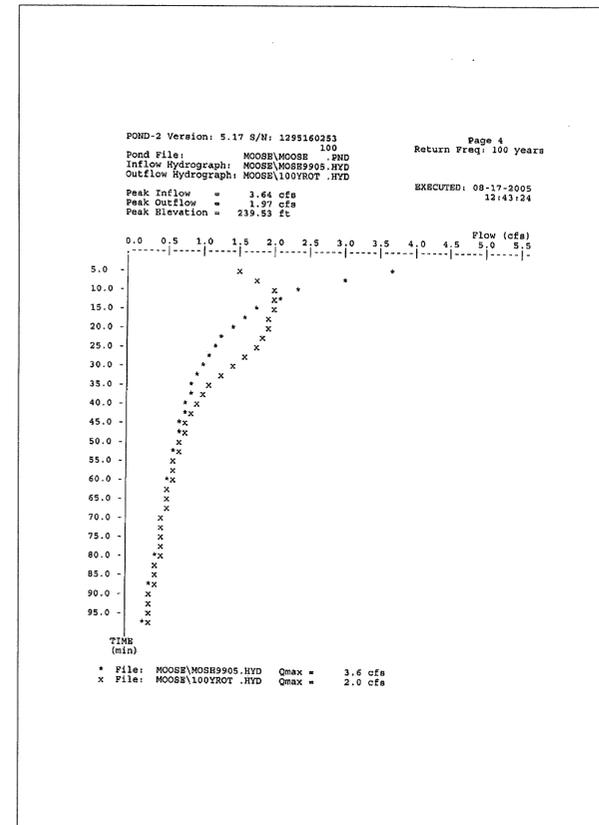
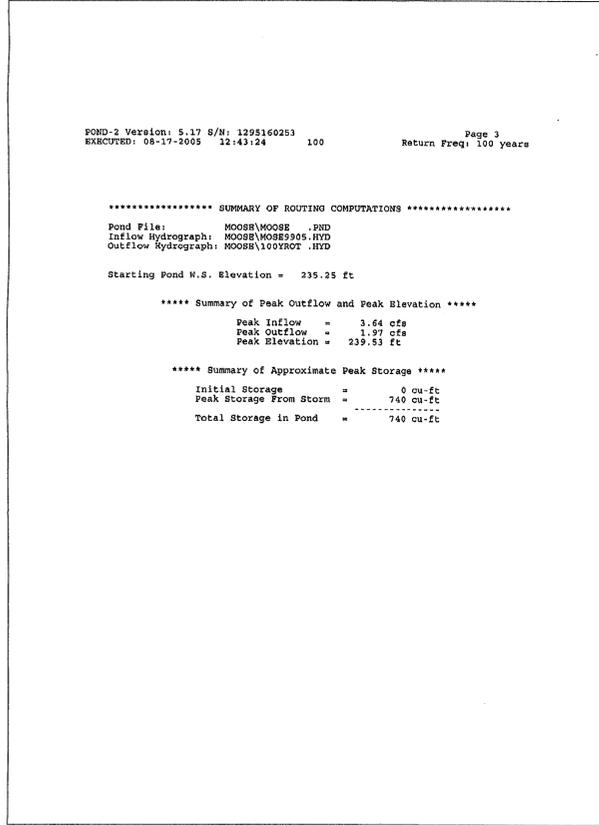
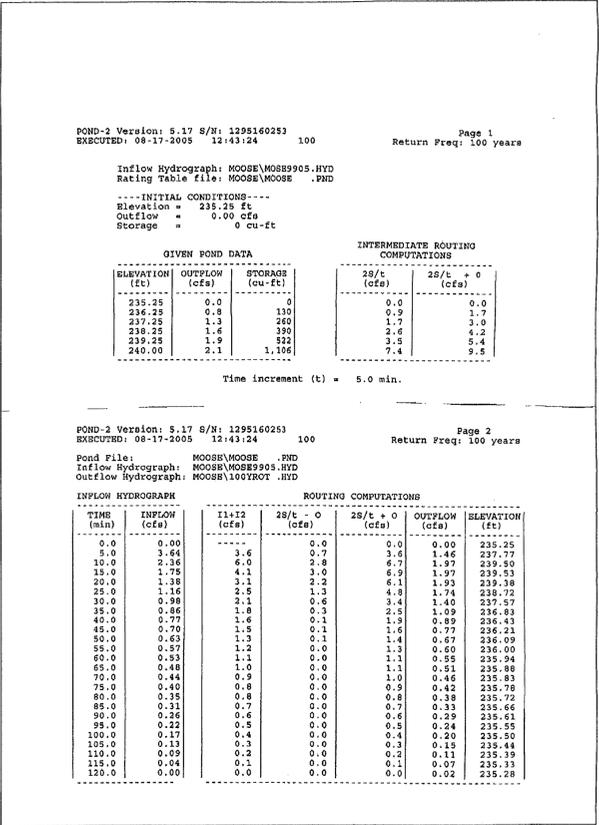
SWM ROUTINGS

LOYAL ORDER OF THE MOOSE LODGE OF FRANCONIA 646, INC.
 LEE MAGISTERIAL DISTRICT
 FAIRFAX COUNTY, VIRGINIA

10 YR ROUTING



100 YR ROUTING



SE 2004-LE-033
 Application No. _____
 APPROVED SE SP PLAN
 Date of (BOS) (BZA) approval 10.17.05
 Sheet 9 of 9

SUSAN RENEE BENSON
 No. 001499-B
 LAND SURVEYOR

APPROVED:	REVISIONS:	ODYSSEY ASSOCIATES, INC.	DATE:	5/15/04	SWM ROUTINGS
	5/15/04 ADDED SWM/BMP FACILITY	Land Surveying and Development Consulting and Surveying	SCALE:	1"=50'	
	7/20/04 REVISED PER SP COUNTY COMMENTS	13270-B MINNIEVILLE ROAD (703) 490-5044 WOODBRIDGE, VA 22192 (703) 490-6693 FAX	DESIGN:	SRB	LOYAL ORDER OF THE MOOSE LODGE OF FRANCONIA 646, INC. LEE MAGISTERIAL DISTRICT FAIRFAX COUNTY, VIRGINIA
			DRAWN:	SRB	
			CHECKED:	WR	