

PROPOSED DEVELOPMENT CONDITIONS

SEA 99-S-012

Revised February 9, 2004

If it is the intent of the Board of Supervisors to approve SEA 99-S-012 located at 5110 Ox Road and 11001 Braddock Road (Tax Map 68-1 ((1)) 17, 18 and 20) previously approved for uses in a floodplain, pursuant to Sect. 2-904 of the Fairfax County Zoning Ordinance to permit uses in a floodplain, a country club, a golf course, and site modifications, staff recommends that the Board condition the approval by requiring conformance with the following development conditions. These conditions supercede all previous conditions for the application property. Conditions previously approved by the BZA or BOS or those with minor modifications are marked with an asterisk (*)

1. This Special Exception Amendment is granted for and runs with the land indicated in this application and is not transferable to other land.*
2. This Special Exception Amendment is granted only for the purpose(s), structure(s) and/or use(s) indicated on the Special Exception Plat approved with the application, as qualified by these development conditions.*
3. A copy of this Special Exception Amendment and the Non-Residential Use Permit SHALL BE POSTED in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.*
4. This Special Exception Amendment is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this Special Exception shall be in substantial conformance with the approved Special Exception Amendment plat entitled "Special Exception Amendment Plat The Country Club of Fairfax", prepared by William H. Gordon Associates, Inc., consisting of 13 sheets. Sheets 1-6A are dated May 12, 2003, as revised through December 29, 2003; Sheets 7-12 are dated February 9, 1999, as revised through December 29, 2003; Sheet 13 is dated June, 1999, as revised through December 29, 2003, and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.

Operations

5. The hours of operation shall be limited to the following:
 - Use of the clubhouse shall be limited to 7:00 a.m. to 10:30 p.m. on Sundays through Thursdays, and 7:00 a.m. to 1:00 a.m. on Fridays and Saturdays; occasional exceptions to these hours of operation shall be allowed to accommodate special functions. These functions shall not include the use of

Flood Plain, Water Quality and Stormwater Management

11. All permitted land disturbing activities within the floodplain/RPA shall be completed consistent with the Special Exception Amendment plat in the least disruptive manner practicable, as reviewed and determined by DPWES and the Urban Forester.*
12. Prior to issuance of any permits or initiation of any activities which are subject to this Special Exception Amendment, the applicant shall demonstrate compliance with the Chesapeake Bay Preservation Ordinance (CBPO) to the satisfaction of DPWES, subject to any approved exceptions or modifications. In conjunction with any application for activities within the RPA/floodplain deemed other than maintenance activities, per the CBPO, as defined by the DPWES, a Water Quality Impact Assessment (WQIA) shall be required, to the satisfaction of DPWES. Any and all conditions pertaining to approval of the CBPO exceptions, the floodplain study and the WQIA shall be included in these conditions by reference.*
13. No plans or permits for any area(s) affected by this Special Exception Amendment shall be issued unless and until a floodplain study is approved by DPWES.*
14. At the time of site plan submission, an alternative stormwater drainage system shall be proposed along the area of the 14th fairway to re-direct the existing drainage outfall away from the property noted on the plat as Linney property (Tax Map parcel 68-1 ((6)) 26), subject to authorization by the affected off-site property owners (of Tax Map parcels 68-1 ((5)) 9A, 10 and 68-1 ((6)) 26) to the diversion of this water; the redirected water shall drain through Country Club of Fairfax property as determined with final engineering and as approved by DPWES. Should the redirected water drain directly into the stream rather than the 14th fairway pond, it shall be demonstrated to the satisfaction of DPWES that said drainage shall not further degrade the downstream channel.*
15. Outfall within the subject Special Exception Amendment area will be treated with appropriate and adequate outfall protection to meet all Virginia and Fairfax County Erosion and Sedimentation Control regulations, to satisfaction of DPWES.*
16. Stream restoration measures shall be implemented along the East Fork Branch of Popes Head Creek in the locations identified on and consistent with the Stream Restoration Plan detailed on Sheet 13 of the SEA to enhance and further the rehabilitation of the existing stream banks to a more natural condition, to establish riparian buffer zones and/or to construct aquatic benches to improve water quality and to stabilize existing eroded areas of the site. The Stream Restoration Plan will be submitted to DPWES for review and approval with the final site plan.*

course operation. These measures shall be contained in the Golf Course Water Quality Management Plan and reviewed by the Northern Virginia Soil and Water Conservation District and DPWES.*

21. Any areas of the stream bank restored pursuant to this SEA that may be damaged or eroded due to stormwater runoff, stormwater event or golf course use shall be stabilized within 30 days following damage occurrence. Any such required restoration of stream riparian buffer areas, stream banks or stream beds shall be performed at the earliest time that is conducive due to weather or soil conditions, as determined by DPWES.*
22. Minor adjustments as may be permitted by the Zoning Ordinance to the Golf Course improvements within the 100-year floodplain and RPA shall be permitted consistent with the final approvals of the Special Projects Branch of DPWES.*
23. To minimize disturbances in the RPA and to restore the existing eroded stream channel, dam reconstruction measures on Fairway #14 shall be provided as proposed on the Stream Restoration Plan (Sheet 13 of SEA plat), and as approved by DPWES. Other appropriate environmentally sensitive solutions and engineered solutions, which are mutually acceptable to the Country Club of Fairfax and DPWES may be employed. It shall be understood that the resulting solution may require modifications and/or waivers to the Public Facilities Manual (PFM) and/or State standards.*

Landscaping and Tree Save

24. Existing vegetation and proposed landscaping shown along the lot lines on the Special Exception Amendment plat shall fulfill the Transitional Screening (TS) requirements, except on the northern property boundary directly adjacent to the proposed maintenance building, parking area and cart barn, where installation of additional plantings shall be completed in the buffer area to measure thirty-five (35) feet in width, and except on the eastern property boundary directly adjacent to the proposed outdoor tennis courts, where installation of additional plantings shall be completed in a buffer area to measure thirty-five (35) feet in width, subject to the review of the Urban Forestry Division. Additionally, the southern property line adjacent to the proposed tennis courts shall be planted with vegetation consistent with TS-1, as determined by the Urban Forester. Existing barriers shall fulfill the barrier requirements.*
25. All proposed evergreen trees shall measure a minimum of six (6) feet in height at the time of planting. All other proposed landscaping species and methods of installation shall be to the satisfaction of the Urban Forestry Division. All plantings shall be maintained in good health and replaced with like-kind plantings when necessary, as determined by the Urban Forestry Division. Prior to the issuance of a Non-Residential Use permit for the pool/tennis house, service building, and/or cart barn, an effective vegetative screening and buffer area shall be provided, as determined by the Urban Forester, consistent with the SEA.*

30. Irrespective of the bulk tabulation note on page 2 of the SEA plat, no building height shall exceed 36 feet.
31. The exterior elevations of the proposed tennis/pool/fitness house in the southeastern corner of the site shall be consistent with the conceptual elevation shown on Sheet 1 of the SEA plat. The exterior elevations of the cart barn and proposed maintenance building in the northeastern corner of the site shall be consistent with the conceptual elevations shown on Sheet 6A of the SEA plat, all as determined by DPWES. All sides of each structure shall be similar in regard to design, colors and materials.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required permits through established procedures, and this Special Exception Amendment shall not be valid until this has been accomplished.

Pursuant to Sect. 9-015 of the Zoning Ordinance, this special exception amendment shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established or construction has commenced. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.