



APPLICATION ACCEPTED: July 22, 2011
PLANNING COMMISSION: April 3, 2013
BOARD OF SUPERVISORS: Not Scheduled

County of Fairfax, Virginia

March 21, 2013

STAFF REPORT

APPLICATION RZ/FDP 2011-PR-018

PROVIDENCE DISTRICT

APPLICANT: Christopher Land, L.L.C.

EXISTING ZONING: R-1 (Residential, One Dwelling Unit Per Acre)

PROPOSED ZONING: PDH-3 (Planned Development Housing, Three Dwelling Units per Acre)

PARCEL: 48-1 ((1)) 62 and 64

ACREAGE: 5.72 acres

DENSITY/INTENSITY: 0.07 FAR (Moose Lodge - Land Bay A);
2.55 du/ac (Residential - Land Bay B) and
0.033 FAR and 1.4 du/ac overall

OPEN SPACE: 57% (Moose Lodge), 32% (Residential),
43% (Total)

PLAN MAP: Residential, 2-3 du/ac

PROPOSAL: Rezone 5.72 acres for eight single family detached dwelling units with a private club and adult daycare center as secondary uses.

STAFF RECOMMENDATIONS:

Staff recommends approval of RZ 2011-PR-018 and the associated Conceptual Development Plan (CDP), subject to the execution of proffers consistent with those contained in Appendix 1 of the staff report.

William Mayland, AICP

Staff recommends approval of FDP 2011-PR-018 subject to the proposed Final Development Plan conditions contained in Appendix 2 of the staff report and the Board of Supervisors approval of RZ 2011-PR-018 and Conceptual Development Plan.

Staff recommends approval of the requested modification of Section 13-303 for the transitional screening and Section 13-304 of the Zoning Ordinance for the barrier requirements for Land Bay A to permit the transitional screening and barrier shown on the CDP/FDP with the provision of a 7 foot tall brick wall instead of the depicted 6 foot tall wall between Land Bays A and B.

Staff recommends approval of a waiver of the sidewalk requirement along the frontage of Courthouse Road east of the site entrance.

It should be noted that it is not the intent of the staff to recommend that the Board, in adopting any conditions, relieve the applicants/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards; and that, should this application be approved, such approval does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to this application.

It should be further noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290 TTY 711 (Virginia Relay Center).

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Rezoning Application

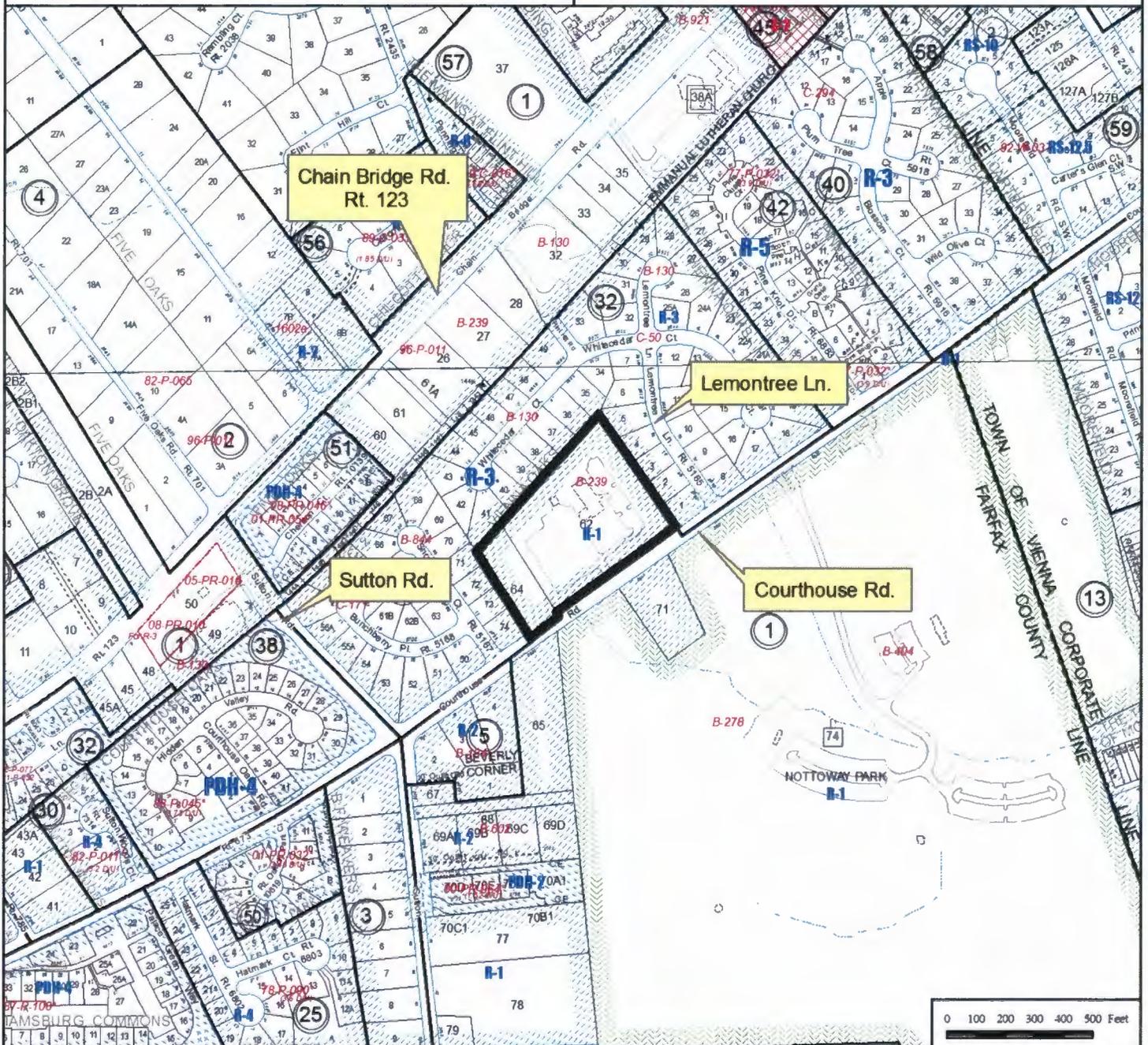
RZ 2011-PR-018

Final Development Plan

FDP 2011-PR-018

Applicant: CHRISTOPHER LAND, L.L.C.
Accepted: 07/11/2011
Proposed: RESIDENTIAL
Area: 5.72 AC OF LAND;
DISTRICT - PROVIDENCE
Located: NORTH SIDE OF COURTHOUSE ROAD
APPROXIMATELY 400 FEET EAST OF THE
INTERSECTION WITH SUTTON ROAD
Zoning: FROM R- 1 TO PDH- 3
Map Ref Num: 048-1- /01/ /0062 /01/ /0064

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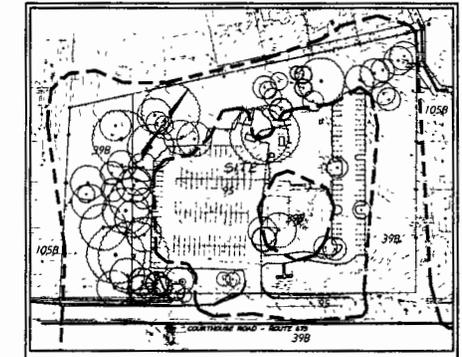
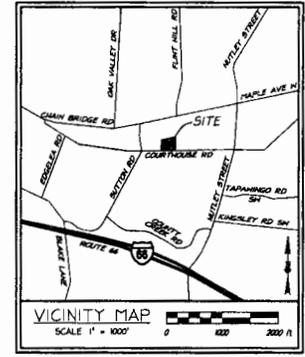
RECEIVED
 Department of Planning & Zoning
 FEB 05 2013
 Zoning Evaluation Division

CONCEPTUAL DEVELOPMENT PLAN FINAL DEVELOPMENT PLAN VIENNA MOOSE LODGE

DATE	REVISION
10/11/2011	COUNTY COMMENTS
3/09/2012	COUNTY COMMENTS
5/18/2012	COORDINATION COMMENTS
8/10/2012	COUNTY COMMENTS
10/12/2012	COUNTY COMMENTS
1/15/2013	COUNTY COMMENTS

SHEET INDEX

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SOILS OVERLAY INFORMATION

SOIL NUMBER, NAME, HYDROLOGIC GROUP	SOIL DESCRIPTIONS
39B, GLENELG SILT LOAM, B	This Piedmont soil occurs extensively on hillslope and end-slopes underlain by micaceous schist and phyllite. Silt and clays overlie silty and sandy decomposed rock. Depth to hard bedrock ranges from 5 to 100 feet. Permeability is generally adequate for all purposes. Foundation support for small buildings (three stories or less) is typically suitable. Because of a high mica content, the soil tends to "fluff" up when disturbed and is difficult to compact, requiring engineering designs for use as structural fill. This soil is suitable for septic drainfields and infiltration trenches. Glenelg is highly susceptible to erosion.
95, URBAN LAND, NA	This unit consists entirely of man-made surfaces such as pavement, concrete or roof/flat. Urban land is impervious and will not infiltrate stormwater. All precipitation landing on Urban Land will be converted to runoff. Urban Land units do not have development disturbed soils. Ratings for this unit are not provided.
105B, INHATION - GLENELG COMPLEX, D	This complex is a mixture of the development-disturbed Inhation soil and the natural Glenelg soil. The complex occurs in upland areas of the Piedmont with micaceous schist and phyllite bedrock that have been developed but retain a good portion of undisturbed soil. Inhation soil will be clustered around foundations, streets, sidewalks, playing fields and other graded areas. Glenelg soil will be found under older vegetation in ungraded back and front yards and common areas. For a description of the two soils that make up this map unit, please see (102) Inhation and (39) Glenelg.

DATE OF FIRST SUBMISSION: May 19, 2011
 DATE OF SECOND SUBMISSION: June 23, 2011
 DATE OF THIRD SUBMISSION: September 2, 2011
 DATE OF FOURTH SUBMISSION: October 11, 2011
 DATE OF FIFTH SUBMISSION: March 09, 2012
 DATE OF SIXTH SUBMISSION: May 18, 2012
 DATE OF SEVENTH SUBMISSION: AUG 1, 2012
 DATE OF EIGHTH SUBMISSION: OCT. 12, 2012
 DATE OF NINTH SUBMISSION: FEB 4, 2013



APPLICANT
CHRISTOPHER LAND, LLC
 10461 WHITE GRANITE DRIVE, SUITE 103
 OAKTON, VA 22124
 ph 703-352-5450

CO-APPLICANT
VIENNA LODGE NO. 1896, LOYAL ORDER OF MOOSE, INC.
 9616 COURTHOUSE ROAD
 VIENNA, VA 22181

ZONING NOTES

1. THE SUBJECT PROPERTY IS IDENTIFIED ON FAIRFAX COUNTY ASSESSMENT MAP #0-1 (11), PARCELS A2 AND A4
2. THE EXISTING ZONING OF THE SUBJECT PROPERTY IS R-1 (RESIDENTIAL 1.0/AC)
3. THE TOTAL GROSS SITE AREA OF THE PROPERTY IS 249,256 SQUARE FEET OR +/- 5.72 ACRES. THE REAL ESTATE DIVISION OF THE FAIRFAX COUNTY DEPARTMENT OF TAX ADMINISTRATION LISTS THE AREA OF THIS PROPERTY WITHIN THEIR TAX RECORDS AS 277 ACRES.
4. THE OWNER OF THE PROPERTY IS VIGNA LODGE NO. 866, LOCAL ORDER OF MOOSE, INC.
5. THE APPLICANT FOR THIS APPLICATION IS CHRISTOPHER CONSULTANTS, LLC. THE CO-APPLICANT FOR THIS APPLICATION IS VIGNA LODGE NO. 866, LOCAL ORDER OF MOOSE, INC.
6. THE EXISTING PROPERTY USE IS A PRIVATE CLUB (MOOSE LODGE) WITH ASSOCIATED SURFACE PARKING FOR THIS PROPOSED CONCEPT LAND USE APPLICATION. THE ENTIRE PROPERTY (11 +/- 5.72 ACRES) WILL BE REDZONED TO PDH-3 (SINGLE-FAMILY DETACHED UNITS PER ACRE) AS PART OF THE PDH-3 REZONING. THE EXISTING MOOSE LODGE BUILDING WILL REMAIN AS A PRIVATE CLUB WITH THE ONLY SITE CHANGES BEING SOME RELOCATED SURFACE PARKING AROUND THE EXISTING BUILDING. A SECONDARY USE WILL BE ADDED FOR ADULT DAYCARE. THE GROSS AREA FOR THE LODGE PORTION, REFERRED TO AS THE "MOOSE LODGE LANDSBAY A" FROM HERE ON IN, IS COMPOSED OF 102,500 SQUARE FEET OR +/- 2.30 ACRES. THE OTHER SECTION OF THE PROPERTY, REFERRED TO AS THE "MOOSE LODGE LANDSBAY B" FROM HERE ON IN, WILL INCLUDE A (TYPICAL) PROPOSED SINGLE-FAMILY DETACHED DWELLING UNITS, COMPRISING NET AREA OF 08,678 SQUARE FEET OR 0.19 ACRES.
7. THE BOUNDARY SURVEY IS BASED ON A FIELD SURVEY PERFORMED BY URSHAL, LTD., DATED OCTOBER 14, 2008.
8. TOPOGRAPHIC INFORMATION IS FROM A FIELD RUN TOPOGRAPHIC SURVEY BY URSHAL, LTD., DATED OCTOBER 14, 2008. THE CONTOUR INTERVAL IS 7.0 (7) FEET. DATUM IS NAVD83.
9. THE PROPERTY SHOWN HEREIN IS LOCATED ON F.E.P.L.A. MAP CONVEYANCE PLAN NUMBER S080608E DATED SEPTEMBER 17, 2008. DESIGNATED AS ZONE X, AREAS DETERMINED TO BE OUTSIDE 300-FOOT FLOODPLAIN.
10. NO TITLE REPORT FURNISHED.
11. THE SUBJECT PROPERTY IS LOCATED IN PROVIDENCE DISTRICT AND THE ACCOTING CREEK WATERSHED OF FAIRFAX COUNTY, VA. REFER TO SHEETS 1 AND 2 FOR INFORMATION AND REGULATIONS FOR STORM WATER MANAGEMENT (SWM), BEST MANAGEMENT PRACTICES (BMP) AND STORM DRAIN OUTFALL.
12. THE SUBJECT PROPERTY IS SERVED BY FAIRFAX COUNTY PUBLIC SEWER AND FAIRFAX WATER. TO THE BEST KNOWLEDGE OF THE ENGINEER AND DEVELOPER, THERE ARE NO EXISTING GRAVES OR BURIAL SITES LOCATED ON THE PROPERTY, AND THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON THE PROPERTY.
13. THERE IS NO EVIDENCE OF EXISTING UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR MORE ON THE PROPERTY.
14. NO ADVERSE EFFECTS TO ADJACENT NEIGHBORING PROPERTIES ARE ANTICIPATED WITH THIS PROJECT. THIS DEVELOPMENT PROPOSAL IS COMPATIBLE WITH THE EXISTING DEVELOPMENT IN THE VICINITY OF THIS SITE.
15. OTHER THAN TREE VEGETATION ON SITE THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION AND PRESERVATION ON THE SUBJECT PROPERTY.
16. TO THE BEST KNOWLEDGE OF THE ENGINEER AND DEVELOPER, THIS CONCEPTUAL DEVELOPMENT PLANNING DEVELOPMENT PLAN CONFORMS TO ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS, INCLUDING THE ADOPTED COMPREHENSIVE PLAN FOR THE COUNTY, UNLESS OTHERWISE SPECIALLY NOTED.
17. THE CONCEPTUAL DEVELOPMENT PLAN DOES NOT REQUIRE ANY PLANNED TRAILS ALONG THIS PROPERTY.
18. THE PUBLIC IMPROVEMENTS ANTICIPATED WITH THIS PROJECT INCLUDE A SWAMPY POND ON SITE AND HIGH CURB AND GUTTER ALONG NORTHERN SIDE OF COURTHOUSE ROAD AS SHOWN ON SHEET 7 OF THIS PLAN SET.
19. THE ON-SITE AMENITIES PROVIDED WITH THIS PLAN INCLUDE A TRAIL AND PAVILION AS SHOWN ON SHEET 7 OF THIS PLAN SET.
20. NOTWITHSTANDING THE IMPROVEMENTS AND TABULATIONS SHOWN ON THIS PLAN, THE APPLICANT RESERVES THE RIGHT TO MAKE MODIFICATIONS TO THE FINAL DESIGN TO COMPLY WITH FINAL ENGINEERING AND NEW CRITERIA AND REGULATIONS WHICH MAY BE ADOPTED BY FAIRFAX COUNTY SUBSEQUENT TO THE SUBMISSION OF THIS APPLICATION. PROVIDED THAT SUCH MODIFICATIONS ARE CONSISTENT WITH THE APPROVED CONCEPTUAL DEVELOPMENT PLANNING DEVELOPMENT PLAN.
21. THE BUILDING FOOTPRINT AND SITE IMPROVEMENTS SHOWN HEREIN ARE PRELIMINARY. FINAL BUILDING FOOTPRINT AND SITE IMPROVEMENTS WILL BE CONFIGURED AT THE TIME OF SITE PLAN APPROVAL. SUBJECT TO MARKET CONDITIONS, THERE SHALL BE AN SUBSTANTIAL CONFORMANCE WITH THE APPROVED CONCEPTUAL DEVELOPMENT PLANNING DEVELOPMENT PLAN.
22. THE LIFTS OF CLEARING AND GRADING ARE SHOWN ON PLAN SHEET 7 OF THIS SET. THE FINAL BUILDING LOCATION AND FOOTPRINT WILL ADHERE TO THESE LIFTS OF CLEARING AND GRADING.
23. ARCHITECTURAL ELEVATIONS INCLUDED WITH THIS APPLICATION ARE CONCEPTUAL ILLUSTRATIONS ONLY, INTENDED TO SHOW THE GENERAL INTENT AND CHARACTER OF THE PROPOSED DEVELOPMENT.
24. CONSTRUCTION OF THE PROPOSED DEVELOPMENT WILL COMMENCE AS SOON AS NECESSARY APPROVALS ARE OBTAINED, SUBJECT TO MARKET CONDITIONS AND DISCRETION OF THE OWNER.
25. PROPOSED SIGNAGE WILL CONFORM TO ARTICLE 12 OF THE ZONING ORDINANCE.

WAIVERS AND MODIFICATIONS

1. A MODIFICATION IS BEING REQUESTED FOR THE 35 FEET TRANSITIONAL SCREENING REQUIREMENT (ZONING ORDINANCE 15-303 B) BETWEEN A PRIVATE CLUB USE (EXISTING MOOSE LODGE) AND THE PROPOSED SINGLE-FAMILY DETACHED UNITS IN THE CENTER OF THE PROPERTY. AS PER ZONING ORDINANCE SECTION 15-303 B, IN ORDER TO PRESERVE TREE TREES ALONG THE WESTERN BOUNDARY OF THE PROPERTY AND THE ADJACENT NEIGHBORS PROPERTIES, THE PROPOSED HOUSING DEVELOPMENT SHALD BE ORIENTED EASTWARD TOWARDS LANDSBAY A. THIS, IN COMBINATION WITH THE RELOCATION OF SOME OF THE EXISTING PARKING ON SITE TO REASONABLY ACCOMMODATE THE PARKING REQUIREMENTS FOR THE MOOSE LODGE, THERE IS REQUESTED AREA BETWEEN THE TWO LOTS AT THE CENTER AT THE PROPERTY, AND THEREFORE THE NEED TO MODIFY THE WIDTH OF THE TRANSITIONAL SCREENING REQUIREMENT. THE TRANSITIONAL SCREENING BETWEEN THE TWO LOTS WILL CONSIST OF A 15 FOOT PLANTED TRANSITIONAL SCREENING BUFFER. THE 4 FOOT HIGH BUFFER WILL BE LOCATED BETWEEN THE REAR YARD AND THE PARKING LOT FOR THE MOOSE LODGE AT 5 FOOT OFF THE EDGE OF THE PARKING LOT.
2. A MODIFICATION IS BEING REQUESTED FOR THE TRANSITIONAL SCREENING 2 AND BARRIER REQUIREMENTS ALONG THE EASTERN PROPERTY BOUNDARY BETWEEN A PRIVATE CLUB USE (THE MOOSE LODGE) AND THE ADJACENT EXISTING SINGLE-FAMILY DETACHED UNITS (ZONING ORDINANCE 15-303 B). SINCE WE ARE PRESERVING EXISTING FOREST THAT CONSISTS MOSTLY OF DECIDUOUS TREES, WE ARE UNABLE TO PROVIDE THE REQUIRED NUMBER OF EVERGREEN TREES AND SHRUBS WE ARE PROPOSING SUPPLEMENTAL EVERGREEN PLANTINGS IN FOREST OPENINGS WHERE EXISTING TREE ROOTS WOULD NOT BE COMPROMISED AND ALONG THE PARKING LOT TO FULFILL THE BUFFER INTENT. A MODIFICATION OF THE BARRIER REQUIREMENT IS BEING REQUESTED IN THE SOUTHERN PORTION OF THE EASTERN TRANSITIONAL SCREENING 2 BUFFER IN ORDER TO AVOID DISTURBING EXISTING TREES TO BE PRESERVED. THE PROPOSED 15 FOOT SCREENING BUFFER IS LOCATED ALONG THE EASTERN SIDE OF THE RESULT PARKING LOT ON LANDSBAY A (THE MOOSE LODGE) TO FULFILL THE BARRIER INTENT.
3. A HAVEN IS BEING REQUESTED FOR PROVIDING A SIDEWALK ALONG THE NORTH SIDE OF COURTHOUSE ROAD (EAST OF THE PROPERTY ENTRANCE) ADJACENT TO THE SUBJECT PROPERTY LINE (ZONING ORDINANCE 17-201) AND 17-202) AND PUBLIC FACILITIES MANUAL 4-000).
4. A MODIFICATION IS BEING REQUESTED FOR THE TRANSITIONAL SCREENING REQUIREMENT ALONG THE CORNER PROPERTY LINE FOR LANDSBAY A AND LANDSBAY B IN THE NORTHEAST AREA OF THE SITE (ZONING ORDINANCE 15-303 B). SINCE THE SWAMPY POND IN THE PROPOSED UTILITY LINES ARE LOCATED IN THIS AREA, WHICH IS REQUIRED AS PART OF THIS DEVELOPMENT, THERE IS NOT ADEQUATE SPACE FOR A BUFFER NOR IS THERE A NEED FOR A BUFFER SINCE NO UNITS ARE PROPOSED IN THIS PORTION OF PARCELS B. HOWEVER, THE ADJACENT TO THE NORTH OF THIS PROPERTY ARE A LOCATED A GOOD DISTANCE FROM THIS CORNER LANDSBAY LINE. THE EXISTING POND AND THE PROPOSED FENCE ALONG THE PARKING LOT AND PLANTINGS SHALD MINIMIZE ANY POTENTIAL IMPACT CONCERNS (ZONING ORDINANCE SECTION 15-303 B).

ZONING TABULATION

TOTAL GROSS SITE AREA OF SUBJECT PROPERTY: 249,256 SQUARE FEET OR +/- 5.72 ACRES
 TOTAL GROSS SITE AREA OF SUBJECT PROPERTY TO BE REDZONED TO PDH-3: 249,256 SQUARE FEET OR +/- 5.72 ACRES
 TOTAL GROSS SITE AREA OF PDH-3 MOOSE LODGE LANDSBAY A: 102,500 SQUARE FEET OR +/- 2.30 ACRES
 TOTAL GROSS SITE AREA OF PDH-3 HOUSING LANDSBAY B: 08,678 SQUARE FEET OR +/- 0.19 ACRES
 STREET DEDICATION ALONG OLD COURTHOUSE ROAD OF PDH-3 HOUSING LANDSBAY B: 2,065 SQUARE FEET OR +/- 0.06 ACRES
 NET SITE AREA OF PDH-3 HOUSING LANDSBAY B: 153,680 SQUARE FEET OR +/- 3.07 ACRES

PDH-3 ZONING REGULATION REQUIREMENTS

LOT SIZE REQUIREMENTS:
 MINIMUM DISTRICT SIZE: 2 ACRES OR LARGER
 MINIMUM LOT AREA: NO REQUIREMENT FOR SINGLE-FAMILY DETACHED UNITS
 MINIMUM LOT WIDTH: NO REQUIREMENT
MAXIMUM DENSITY: 3 DU/AC
OPEN SPACE: 20% OF THE GROSS AREA
TREE COVER: 25% OF THE GROSS SITE AREA

BULK REGULATION REQUIREMENTS:
 THE MAXIMUM BUILDING HEIGHT, MINIMUM YARD REQUIREMENTS AND MAXIMUM FLOOR AREA RATIO SHALL BE CONTROLLED BY STANDARDS IN PART 1, ARTICLE 8, SPECIFICALLY, AT ALL PERIPHERAL BOUNDARIES OF PDH-3, THE BULK REGULATIONS AND LANDSCAPING AND SCREENING PROVISIONS SHALL GENERALLY CONFORM TO THOSE OF THE CONVENTIONAL R-1 DISTRICT.

CONVENTIONAL R-1 DISTRICT:
 MINIMUM BUILDING HEIGHT: 35 FEET (SINGLE-FAMILY DWELLINGS)
 MINIMUM YARD REQUIREMENTS: 30 FEET FRONT YARD
 12 FEET SIDE YARD
 25 FEET REAR YARD

PDH-3 PROPOSED OVERALL DEVELOPMENT TABULATIONS

FOR TOTAL AREA OF SUBJECT PROPERTY: 249,256 SF OR +/- 5.72 AC
 EXISTING MOOSE LODGE BUILDING TO REMAIN WITH PARKING RELOCATED AND 8 SINGLE-FAMILY DETACHED DWELLING UNITS

DEVELOPMENT STANDARDS	DEVELOPMENT TABULATIONS
DISTRICT SIZE	249,256 SF (+/- 5.72 AC)
MAXIMUM BUILDING HEIGHT	MOOSE LODGE: EXISTING ONE STORY HOUSING: 35'
MINIMUM SETBACKS AT PERIPHERAL BOUNDARIES OF PDH-3 DISTRICT	25 FEET, UNLESS OTHERWISE NOTED ON PLAN SHEET 7
MAXIMUM GROSS FLOOR AREA (GFA) / MAXIMUM FLOOR AREA RATIO (FAR)	MOOSE LODGE: 7,956 SF / 7,956 SF / 249,256 SF = 0.03 FAR
DENSITY	8 UNITS / +/- 5.72 AC = +/- 1.40 DU/AC
OPEN SPACE	+/- 108,023 SF (+/- 43 %)
TREE COVER	+/- 40,640 SF (+/- 16 %)
INTERIOR PARKING LOT LANDSCAPING	+/- 2,025 SF (+/- 0.8 %)

PDH-3 PROPOSED MOOSE LODGE LANDSBAY A DEVELOPMENT TABULATIONS

FOR TOTAL AREA OF PDH-3 MOOSE LODGE LANDSBAY A: 102,500 SF OR +/- 2.30 AC
 EXISTING MOOSE LODGE BUILDING TO REMAIN WITH PARKING RELOCATED

DEVELOPMENT STANDARDS	DEVELOPMENT TABULATIONS
DISTRICT SIZE	102,500 SF (+/- 2.30 AC)
MAXIMUM BUILDING HEIGHT	ONE STORY (EXISTING BUILDING)
MINIMUM SETBACKS AT PERIPHERAL BOUNDARIES OF PDH-3 DISTRICT	25 FEET, UNLESS OTHERWISE NOTED ON PLAN SHEET 7
MAXIMUM GROSS FLOOR AREA (GFA) / MAXIMUM FLOOR AREA RATIO (FAR)	7,956 SF (EXISTING BUILDING) / 7,956 SF / 102,500 SF = 0.06 FAR
OPEN SPACE	+/- 64,000 SF (+/- 57 %)
TREE COVER	+/- 19,850 SF (+/- 14 %)
INTERIOR PARKING LOT LANDSCAPING	+/- 2,025 SF (+/- 0.8 %)

PARKING AND LOADING TABULATIONS
 A SECONDARY USE OF AN ADULT DAYCARE CENTER IS MENTIONED IN ZONING NOTE 6. THE PROFFERS LIST THIS TO 30 CUSTOMERS. THE DAYCARE FACILITY HOURS OF OPERATION WILL NOT CONFLICT WITH THE MOOSE LODGE PLAIN USE. FOR THAT REASON THE PARKING REQUIREMENTS FOR THE LODGE ARE ALL THAT ARE SHOWN SINCE THEY EXCEED THE PARKING NEEDED FOR THE DAYCARE.

PARKING AND LOADING TABULATIONS	REQUIREMENTS
PARKING SPACES REQUIRED	1 SPACE PER 3 MEMBERS BASED ON MAXIMUM ANTICIPATED MEMBERSHIP NUMBER OF ACTIVE MEMBERS: 360 TOTAL PARKING SPACES REQUIRED: 120
PARKING SPACES PROVIDED	120 (INCLUDES 5 ACCESSIBLE SPACES)
LOADING SPACES REQUIRED	PRIVATE CLUB USE NOT LISTED IN SECTION II-203 OF ZONING ORDINANCE, BUT USE SIMILAR TO STANDARD WHICH REQUIRES 1 SPACE FOR THE FIRST 10,000 SF OF GFA PLUS 1 SPACE FOR EACH ADDITIONAL 15,000 SF OF GFA TOTAL LOADING SPACES REQUIRED: 1
LOADING SPACES PROVIDED	1

PDH-3 PROPOSED HOUSING LANDSBAY B DEVELOPMENT TABULATIONS

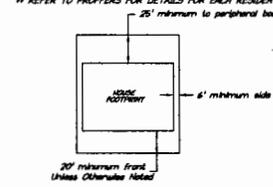
FOR GROSS SITE AREA OF PDH-3 HOUSING LANDSBAY B: 08,678 SF OR +/- 0.19 AC
 STREET DEDICATION ALONG OLD COURTHOUSE ROAD: 2,065 SF OR +/- 0.06 AC
 NET SITE AREA: 06,613 SF OR +/- 0.14 AC
 FOR 8 SINGLE-FAMILY DETACHED DWELLING UNITS

DEVELOPMENT STANDARDS	DEVELOPMENT TABULATIONS
DISTRICT SIZE	08,678 SF (+/- 0.19 AC)
MAXIMUM BUILDING HEIGHT	35'
MINIMUM SETBACKS AT PERIPHERAL BOUNDARIES OF PDH-3 DISTRICT	25 FEET, UNLESS OTHERWISE NOTED ON PLAN SHEET 7
DENSITY	8 UNITS / +/- 0.19 AC = +/- 2.65 DU/AC
OPEN SPACE	+/- 43,500 SF (+/- 52 %)
TREE COVER	+/- 40,640 SF (+/- 30 %)

LOT	AREA
LOT 1	1,300 SF
LOT 2	4,807 SF
LOT 3	8,647 SF
LOT 4	13,985 SF
LOT 5	18,466 SF
LOT 6	18,466 SF
LOT 7	7,272 SF
LOT 8	7,272 SF
NDA PARCELS	67,548 SF

PARKING AND LOADING TABULATIONS	REQUIREMENTS
PARKING SPACES REQUIRED	3 SPACES PER UNIT FOR LOTS WITH FRONTAGE ON A PRIVATE STREET, PROVIDED THAT ONLY 1 SUCH SPACE MUST HAVE CONVENIENT ACCESS TO A STREET TOTAL PARKING SPACES REQUIRED: 24
PARKING SPACES PROVIDED	32 (7 DRIVEWAY AND 2 GARAGE SPACES PER UNIT) ALSO INCLUDES 4 DESIGNATED SPACES ON PRIVATE STREET TOTAL PARKING SPACES PROVIDED: 36

TYPICAL RESIDENTIAL LOT LAYOUT



christopher consultants
 engineering surveying land planning
 10000 Lakeside Blvd, Suite 200
 Fairfax, VA 22033
 703.273.6800



NOTES & TABULATIONS

CONCEPTUAL DEVELOPMENT PLAN
 FINAL DEVELOPMENT PLAN
VIENNA MOOSE LODGE
 FAIRFAX COUNTY, VIRGINIA

PROJECT NO: 11-21-01
 SCALE: AS SHOWN
 DATE: 02-04-2013
 DESIGN: J.L.R.
 DRAWING: J.R.
 CHECKED:
 SHEET NO:



EXISTING CONDITIONS

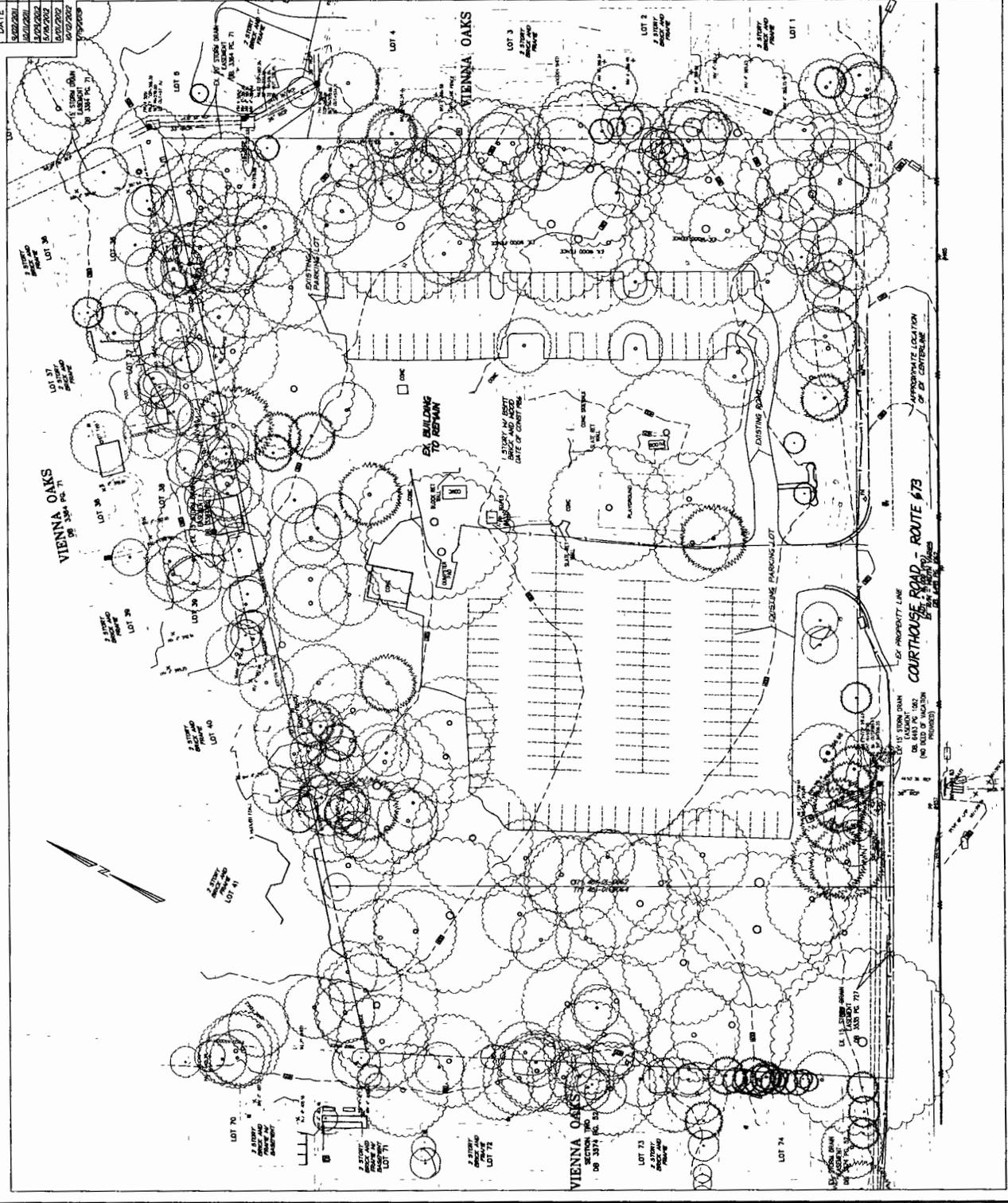
VIENNA MOOSE LODGE
 CONCEPTUAL DEVELOPMENT PLAN
 FINAL DEVELOPMENT PLAN
 FAIRFAX COUNTY, VIRGINIA

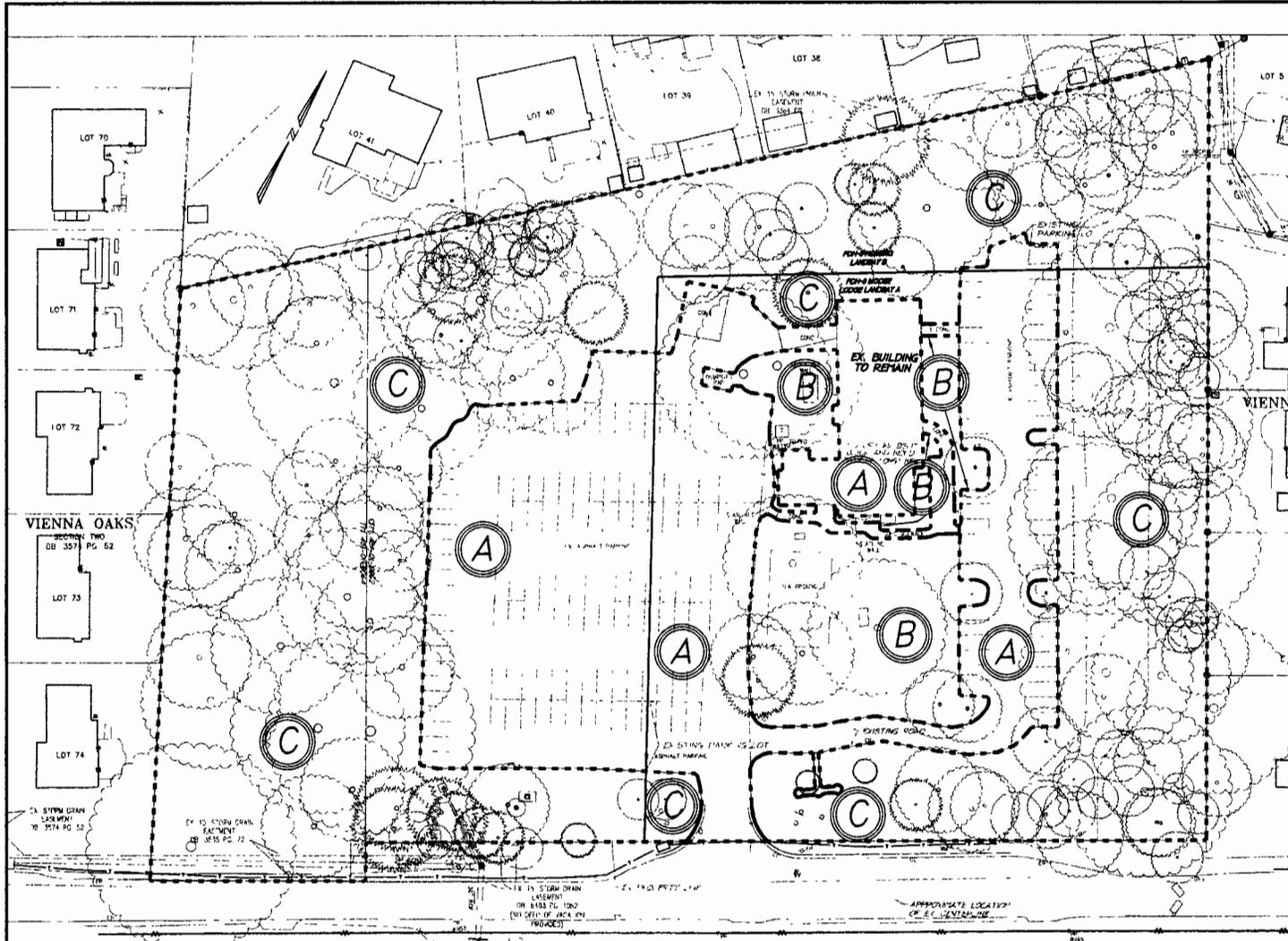
PROJECT NO. 11-21-02
 SCALE: 1"=50'
 DATE: 02-04-2003
 DESIGNER: JF
 CHECKER: JF
 SHEET NO.

3 of 17
 C-6016

DATE	REVISION
02/04/03	COUNT COMMENTS
02/04/03	COUNT COMMENTS
02/04/03	COORDINATION REVISIONS
02/04/03	COUNT COMMENTS
02/04/03	COUNT COMMENTS

LEGEND
 EXISTING FENCE
 EXISTING CONTOUR
 EXISTING CURB & GUTTER
 EXISTING STORM DRAIN PIPE
 EXISTING SANITARY PIPE
 EXISTING TREES





DATE	REVISION
9/02/2011	COUNTY COMMENTS
10/11/2011	COUNTY COMMENTS
11/02/2012	COUNTY COMMENTS
12/18/2012	COORDINATION REVISIONS
12/10/2012	COUNTY COMMENTS
10/10/2012	COUNTY COMMENTS
11/19/2013	COUNTY COMMENTS

LEGEND

- - - - - EXISTING FENCE
- - - - - EXISTING CONTOUR
- - - - - EXISTING CURB & GUTTER
- - - - - EXISTING STORM DRAIN PIPE
- - - - - EXISTING SANITARY PIPE
- ○ ○ ○ ○ EXISTING TREES
- ○ ○ ○ ○ LIMITS OF EVI DESIGNATION

	TOTAL AREA OF SUBJECT PROPERTY	± 5.72 AC
PDH-3 MOOSE LODGE LANDBAY A	112,581 SF	± 2.58 AC
PDH-3 HOUSING LANDBAY B	136,675 SF	± 3.14 AC

TREE PRESERVATION TARGET CALCULATIONS AND STATEMENT FOR PDH-3 OVERALL AREA OF SUBJECT PROPERTY

A) PRE-DEVELOPMENT AREA OF EXISTING ON-SITE TREE CANOPY =	164,762 SF
B) PERCENTAGE OF GROSS SITE AREA COVERED BY EXISTING TREE CANOPY =	168 %
C) PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED FOR SITE = (25% OF GROSS SITE AREA)	62,314 SF
D) PERCENTAGE OF THE 10-YEAR TREE CANOPY REQUIREMENT THAT SHOULD BE MET THROUGH TREE PRESERVATION (60% OF 62,314 SF) =	42,374 SF
E) PROPOSED CANOPY REQUIREMENT THAT WILL BE MET THROUGH TREE PRESERVATION =	74,392 SF

TREE PRESERVATION TARGET CALCULATIONS AND STATEMENT FOR PDH-3 MOOSE LODGE LANDBAY A

A) PRE-DEVELOPMENT AREA OF EXISTING ON-SITE TREE CANOPY =	170,448 SF
B) PERCENTAGE OF GROSS SITE AREA COVERED BY EXISTING TREE CANOPY =	163 %
C) PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED FOR SITE = (25% OF GROSS SITE AREA)	28,145 SF
D) PERCENTAGE OF THE 10-YEAR TREE CANOPY REQUIREMENT THAT SHOULD BE MET THROUGH TREE PRESERVATION (60% OF 28,145 SF) =	17,732 SF
E) PROPOSED CANOPY REQUIREMENT THAT WILL BE MET THROUGH TREE PRESERVATION =	42,982 SF

TREE PRESERVATION TARGET CALCULATIONS AND STATEMENT FOR PDH-3 HOUSING LANDBAY B

A) PRE-DEVELOPMENT AREA OF EXISTING ON-SITE TREE CANOPY =	199,314 SF
B) PERCENTAGE OF GROSS SITE AREA COVERED BY EXISTING TREE CANOPY =	173 %
C) PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED FOR SITE = (25% OF GROSS SITE AREA)	34,164 SF
D) PERCENTAGE OF THE 10-YEAR TREE CANOPY REQUIREMENT THAT SHOULD BE MET THROUGH TREE PRESERVATION (73% OF 34,164 SF) =	24,944 SF
E) PROPOSED CANOPY REQUIREMENT THAT WILL BE MET THROUGH TREE PRESERVATION =	36,440 SF

NOTE: PROPOSED TREE PRESERVATION IS SHOWN GRAPHICALLY ON SHEETS 5 & 10 OF THIS PLAN SET.

EVI DESIGNATION COVER TYPE SUMMARY TABLE FOR PDH-3 MOOSE LODGE LANDBAY A

AREA	COVER TYPE	PRIMARY TREE SPECIES	SUCCESSIONAL STAGE	ACREAGE	DESCRIPTION
A	DEVELOPED LAND	PIN OAK, RED MAPLE, AMERICAN ELM AND WHITE PINE	MATURE	± 1.05	LODGE & PARKING AREA WITH MATURE TREES IN GOOD HEALTH
B	MAINTAINED GRASSLANDS	WHITE OAK, AMERICAN BEECH, AND EASTERN REDDOCK	MATURE	± 0.48	POURED LAWN AREA AT ENTRANCE WITH GOOD HEALTH TREES
C	UPLAND FOREST	TULIP POPLAR, WHITE OAK, WHITE PINE, AMERICAN BEECH AND MAPLE AND AMERICAN ELM	MATURE	± 1.05	MIX OF DECIDUOUS AND EVERGREEN TREES ALONG PROPERTY BOUNDARY WITH GOOD HEALTH
TOTAL SITE ACREAGE ± 2.58 ACRES					

EVI DESIGNATION COVER TYPE SUMMARY TABLE FOR PDH-3 HOUSING LANDBAY B

AREA	COVER TYPE	PRIMARY TREE SPECIES	SUCCESSIONAL STAGE	ACREAGE	DESCRIPTION
A	DEVELOPED LAND	BROADLEAF PEAR, AMERICAN ELM, RED MAPLE AND WHITE OAK	MATURE	± 0.71	PARKING AREA WITH MATURE TREES IN GOOD HEALTH
C	UPLAND FOREST	TULIP POPLAR, RED MAPLE, WHITE OAK, AND AMERICAN BEECH	MATURE	± 2.43	MIX OF DECIDUOUS AND EVERGREEN TREES ALONG PROPERTY BOUNDARY WITH GOOD HEALTH
TOTAL SITE ACREAGE ± 3.14 ACRES					



christopher consultants
engineering surveying land planning

18000 main street, fourth floor, north-ve 22021-0007
101272 6800 fax 101272 1000

STATE OF VIRGINIA
DEPARTMENT OF LAND AND WATER RESOURCES
Lic. No. 33633
3/4/2013
PROFESSIONAL ENGINEER

EXISTING VEGETATION MAP

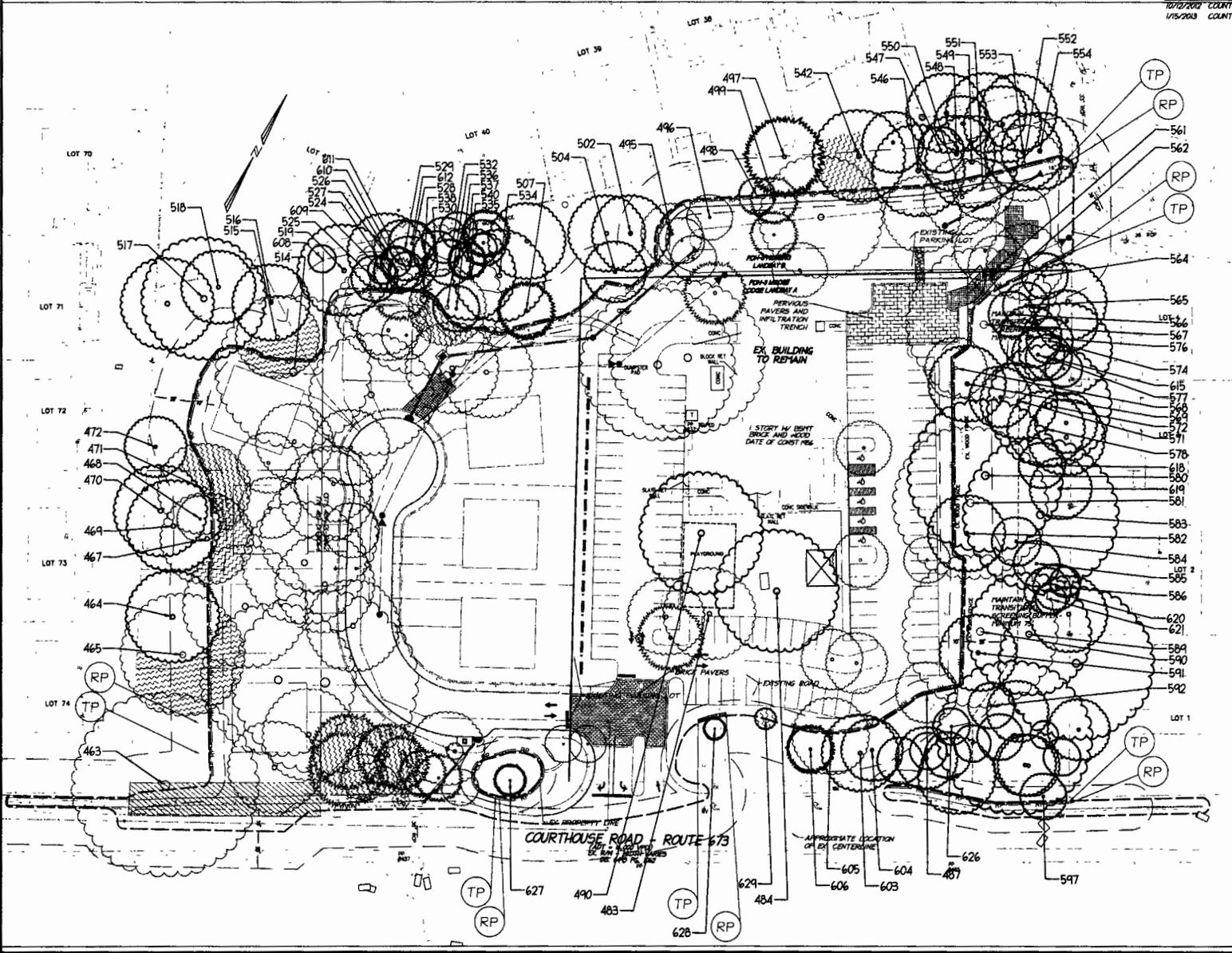
**CONCEPTUAL DEVELOPMENT PLAN
FINAL DEVELOPMENT PLAN**

VIENNA MOOSE LODGE
FAIRFAX COUNTY, VIRGINIA

PROJECT NO: 11-21-01
SCALE: 1"=30'
DATE: 02-04-2013
DESIGN: JF
DRAWING: JF
CHECKED:
SHEET NO:

4 of 17
C-6016

DATE	REVISION
3/02/2011	COUNTY COMMENTS
02/11/2011	COUNTY COMMENTS
02/09/2011	COUNTY COMMENTS
5/02/2011	COORDINATION REVISIONS
04/09/2011	COUNTY COMMENTS
10/12/2011	COUNTY COMMENTS
1/15/2013	COUNTY COMMENTS

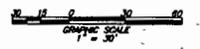


LEGEND

- - - EXISTING FENCE
- - - EXISTING CONTOUR
- - - EXISTING CURB & GUTTER
- - - EXISTING STORM DRAIN PIPE
- - - EXISTING SANITARY PIPE
- EXISTING TREES TO BE REMOVED
- EXISTING TREES TO REMAIN
- PROPOSED LIMBS CLEARING AND GRADING
- TREE PROTECTION FENCE
- RP ROOT PRUNING
- TREE TO BE SAVED IF POSSIBLE. NO PRESERVATION CREDIT TAKEN. SEE NOTE 2 BELOW.

NOTE:

- SEE SHEET 6 FOR TREE PRESERVATION NOTES & DETAILS AND FOR TREE PRESERVATION CHART
- TREE TO BE SAVED IF POSSIBLE. PROJECT ARBORIST SHALL EVALUATE AT THE TIME OF CLEARING AND DURING CONSTRUCTION WHAT TREASURES SHALL BE UTILIZED TO PROTECT.



christopher consultants
 engineering surveying land planning
 10000 Westpark Court, Suite 100, Fairfax, VA 22031-2807
 703.271.6000 fax 703.271.7020



TREE PRESERVATION PLAN

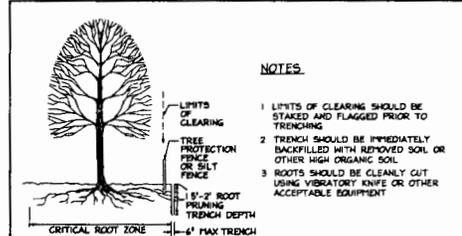
CONCEPTUAL DEVELOPMENT PLAN
 FINAL DEVELOPMENT PLAN
VIENNA MOOSE LODGE
 FAIRFAX COUNTY, VIRGINIA

PROJECT NO: 11-21-01
 SCALE: 1"=30'
 DATE: 02-04-2015
 DESIGNER: JF
 DRAWING CHECKED: JF
 SHEET NO:

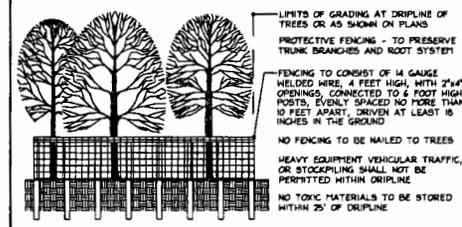
TREE PRESERVATION SCHEDULE

TREE#	BOTANICAL NAME	COMMON NAME	CROWN RADII (FEET)	DBH CONDITION (INCHES)	TRUNK DIAMETER (INCHES)	PRUN STATUS (Y)	COMMENTS
461	LEAFY LIME	AMERICAN LIME	40	40	12		
462	LEAFY LIME	AMERICAN LIME	40	40	12		
463	LEAFY LIME	AMERICAN LIME	40	40	12		
464	LEAFY LIME	AMERICAN LIME	40	40	12		
465	LEAFY LIME	AMERICAN LIME	40	40	12		
466	LEAFY LIME	AMERICAN LIME	40	40	12		
467	LEAFY LIME	AMERICAN LIME	40	40	12		
468	LEAFY LIME	AMERICAN LIME	40	40	12		
469	LEAFY LIME	AMERICAN LIME	40	40	12		
470	LEAFY LIME	AMERICAN LIME	40	40	12		
471	LEAFY LIME	AMERICAN LIME	40	40	12		
472	LEAFY LIME	AMERICAN LIME	40	40	12		
473	LEAFY LIME	AMERICAN LIME	40	40	12		
474	LEAFY LIME	AMERICAN LIME	40	40	12		
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476	LEAFY LIME	AMERICAN LIME	40	40	12		
477	LEAFY LIME	AMERICAN LIME	40	40	12		
478	LEAFY LIME	AMERICAN LIME	40	40	12		
479	LEAFY LIME	AMERICAN LIME	40	40	12		
480	LEAFY LIME	AMERICAN LIME	40	40	12		
481	LEAFY LIME	AMERICAN LIME	40	40	12		
482	LEAFY LIME	AMERICAN LIME	40	40	12		
483	LEAFY LIME	AMERICAN LIME	40	40	12		
484	LEAFY LIME	AMERICAN LIME	40	40	12		
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486	LEAFY LIME	AMERICAN LIME	40	40	12		
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488	LEAFY LIME	AMERICAN LIME	40	40	12		
489	LEAFY LIME	AMERICAN LIME	40	40	12		
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*** PRESERVATION STATUS:**
 R = REMOVE
 S = SAVE
 SIP = SAVE IF POSSIBLE
 (TREE TO BE SAVED IF POSSIBLE. PROJECT ARBORIST SHALL EVALUATE AT THE TIME OF CLEARING AND DURING CONSTRUCTION WHAT MEASURES SHALL BE UTILIZED TO PROTECT)



(1) ROOT PRUNING



(2) TREE PROTECTION FENCING

TREE PROTECTION AREA - DO NOT ENTER
OFF LIMITS TO CONSTRUCTION EQUIPMENT, MATERIALS AND WORKERS
ÁREA DE PROTECCIÓN DE ÁRBOLES-NO ENTRAR
PROHIBIDO EL INGRESO DE EQUIPO, MATERIALES Y EMPLEADOS DE CONSTRUCCIÓN

1 BILINGUAL SIGNS SHALL BE POSTED AND MAINTAINED AT THE LIMITS OF CLEARING AT A FREQUENT OF 50-FOOT INTERVALS
 2 SIGNS SHALL BE POSTED THROUGHOUT ALL PHASES OF CONSTRUCTION
 3 SIGNS SHALL BE ATTACHED TO THE TREE PROTECTION FENCING AND SHALL NOT BE NAILED OR IN ANY MANNER ATTACHED TO THE TREES OF VEGETATION TO BE PRESERVED

TREE PROTECTION FENCING SIGNAGE

CRITICAL ROOT ZONE HAS DETERMINED BY USING THIS FORMULA
 1 FOOT OF CRITICAL ROOT ZONE RADIIUS FOR EACH 1 INCH OF TRUNK DIAMETER

DATE	REVISION
9/22/2018	COUNTY COMMENTS
10/12/2018	COUNTY COMMENTS
3/20/2019	COUNTY COMMENTS
5/18/2019	COORDINATION REVISIONS
6/10/2019	COUNTY COMMENTS
10/12/2019	COUNTY COMMENTS
1/15/2020	COUNTY COMMENTS

GENERAL NOTES:
 1. IN LIEU OF MORE STRINGENT SPECIFICATIONS, ALL LANDSCAPE RELATED WORK SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CURRENT AND MOST UP-TO-DATE EDITION (AT THE TIME OF CONSTRUCTION) OF "LANDSCAPE SPECIFICATION GUIDELINES" AS PRODUCED BY THE LANDSCAPE CONTRACTORS ASSOCIATION OF MARYLAND, DISTRICT OF COLUMBIA AND VIRGINIA, GAITHERSBURG, MARYLAND
 2. CONTRACTOR IS RESPONSIBLE FOR CONTACTING MISS UTILITY PRIOR TO BEGINNING ANY WORK
 3. ALL WORK PERFORMED SHALL MEET OR EXCEED THE MOST RECENT INDUSTRY STANDARDS, AS PUBLISHED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA), AMERICAN NATIONAL ARBORIST ASSOCIATION (ANAA) IN THE EVENT CULTURAL TREATMENTS PRESCRIBED ARE NOT COVERED BY AN EXISTING STANDARD, ALL WORK PERFORMED SHALL MEET OR EXCEED STANDARDS APPROVED BY THE URBAN FORESTRY MANAGEMENT DIVISION
 4. ALL CONSTRUCTION ACTIVITY BEYOND THE LIMITS OF CLEARING AND GRADING SHOWN ON THE SITE PLAN AND THE TREE PRESERVATION PLAN SHALL BE PROHIBITED UNLESS PREVIOUSLY APPROVED BY THE URBAN FORESTRY BRANCH
 5. THE REQUIREMENTS OF THE FAIRFAX COUNTY PUBLIC UTILITIES MANUAL, ARTICLE 17, VEGETATION PRESERVATION AND PLANTING, SHALL BE FOLLOWED

TREE PRESERVATION NARRATIVE

- CLEARING LIMITS SHALL BE CLEARLY MARKED IN THE FIELD WITH FLAGGING PRIOR TO BEGINNING OF ANY CLEARING AND GRADING OPERATIONS AND COORDINATED WITH THE URBAN FORESTRY DIVISION
- ALL FENCING AND ROOT PRUNING SHALL BE COMPLETE PRIOR TO ANY CLEARING AND GRADING OPERATIONS
- TREE PROTECTION FENCING MATERIAL SHALL BE FOUR (4) FOOT TALL WOOD, PLASTIC, CORU OR WIRE ATTACHED TO 50X (6) FOOT, TWO-INCH (2") STEEL U-GHANNEL ANCHOR POSTS DRIVEN EIGHTEEN (18) INCHES INTO THE GROUND AT A MAXIMUM SPACING (63) FOOT SPACING OR EQUIVALENT APPROVED BY THE URBAN FORESTRY DIVISION. FENCING SHALL BE INSTALLED AT THE LIMITS OF CLEARING AND GRADING AS ADJUSTED PRIOR TO ANY CLEARING AND GRADING OPERATIONS
- ROOT PRUNING SHALL BE COMPLETED AT THE LIMITS OF DISTURBANCE AS SHOWN ON TREE PRESERVATION PLAN PRIOR TO CONSTRUCTION. ROOT PRUNING SHALL BE TO THE DEPTH OF EIGHTEEN (18) TO TWENTY (20) INCHES AND SHALL BE ACCOMPLISHED BY USING A TRIMMER, VIBRATING PLOW OR BY HAND. TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH REMOVED SOIL
- BILINGUAL SIGNS SHALL BE INSTALLED EVERY THIRTY (30) FEET ON FENCING WHICH INDICATE TREE PRESERVATION AREA - KEEP OUT
- WHEN EXCAVATING ALL TREE ROOTS GREATER THAN 1 INCH IN DIAMETER THAT ARE EXPOSED AND/OR DAMAGED SHALL BE TRIMMED CLEANLY, AND COVERED WITH ORGANIC MULCH, TOPSOIL, AND OTHER SUITABLE MATERIAL TO PREVENT THE EXPOSED ROOTS FROM DRYING OUT
- DURING CLEARING, OR GRADING OPERATIONS AND THROUGHOUT CONSTRUCTION, NO ACTIVITY SHALL BE PERMITTED IN TREE SAVE AREAS WITHOUT AUTHORIZATION FROM OWNER, ARBORIST/FORESTER, AND URBAN FORESTRY DIVISION. PRECLUDED ACTIVITIES INCLUDE:
 - FELLING OF TREES INTO PRESERVATION AREAS OR OPERATION OF HEAVY MACHINERY IN SAVE AREAS TO FELL TREES ON THE PERIMETER OF PRESERVATION AREAS
 - OPERATION OF HEAVY EQUIPMENT OR MACHINERY OF ANY KIND IN PRESERVATION AREAS FOR ANY PURPOSE INCLUDING REMOVAL OF TREES ADJACENT TO SAVE AREAS
 - PLACEMENT OF EXCESS SOIL, FILL, OR MATERIALS OF ANY KIND IN PRESERVATION AREAS
 - PLACEMENT OF ANY CONSTRUCTION MATERIALS OF ANY KIND IN PRESERVATION AREAS
 - PARKING OR STORING EQUIPMENT OR VEHICLES IN PRESERVATION AREAS
 - DUMPING CERAMIC OR CONCRETE WASTE IN PRESERVATION AREAS
 - BURNING OF ANY MATERIAL OR DEBRIS IN PRESERVATION AREAS OR WITHIN 300 FEET OF PRESERVATION AREAS
 - TRENCHING, GRADING, EXCAVATING FOR ANY PURPOSE IN PRESERVATION AREAS
 - INSTALLATION OF LANDSCAPING, IRRIGATION, TURF, DRAINAGE SYSTEMS, ETC
- DEAD TREES IF MARKED ON PLAN SHALL BE REMOVED. ALL EXISTING TRIM AND/OR DEBRIS ON SITE SHALL BE REMOVED AT THE TIME OF DISTURBANCE. INDIVIDUAL TREES AND FORESTED AREAS DESIGNATED TO BE PRESERVED SHALL BE PROTECTED AND MANAGED THROUGHOUT TREE SURVIVAL DURING ALL PHASES OF DEFOLIATION, CLEARING AND GRADING, AND CONSTRUCTION IN ADDITION TO PROTECTING TREES, ALL UNDERSTORY PLANTS, LEAF LITTER AND SOIL CONDITIONS FOUND IN FORESTED AREAS DESIGNATED TO BE LEFT PRESERVED SHALL BE PROTECTED
- TREES TO REMAIN LOCATED ALONG THE LIMITS OF CLEARING SHALL BE PRUNED DURING CLEARING OPERATIONS TO AVOID MECHANICAL DAMAGE THIS SHOULD BE ADMINISTERED UNDER THE SUPERVISION OF THE PROJECT ARBORIST
- ANY DAMAGE INFLECTED TO THE ABOVE OR BELOW-GROUND PORTIONS OF THE TREES - SHALL BE REPAIRED IMMEDIATELY
- ALL PRUNING SHALL CONFORM TO ANSI A300-2001 PRUNING STANDARDS. DISEASED LIMBS SHALL BE REMOVED OR TREATED AT THE DISCRETION OF THE ARBORIST. WHILE PRUNING, THE ARBORIST SHALL MAKE NOTE OF ANY CONDITIONS WHICH AFFECT THE HEALTH OR CONDITION OF THE TREE AND RECOMMEND CORRECTIVE TREATMENT FOR THESE CONDITIONS. VINE REMOVAL SHALL BE INCLUDED IN ALL PRUNING ACTIVITIES. UNDER NO CIRCUMSTANCES SHALL THE INTERIOR OF TREES BE STRIPPED OF FOLIAGE, SUCKERS, EPICORMIC BRANCHING OR OTHER UNDESIRABLE GROWTH BE THINNED OR AS NECESSARY TO REMOVE BRANCHES DAMAGED DURING OPERATIONS. DEBRIS FROM PRUNING SHALL BE CHIPPED AND DEPOSITED INTO THE TREE SAVE AREA AND SPREAD BY HAND TO A UNIFORM THICKNESS OR BE REMOVED FROM THE SITE
- TREES BEING REMOVED SHALL NOT BE FELLED, PUSHED OR PULLED INTO TREE PRESERVATION AREAS. EQUIPMENT OPERATORS SHALL NOT CLEAN ANY PART OF THEIR EQUIPMENT BY DRIVING AGAINST THE TRUNKS OF TREES TO BE REMOVED
- TREES ON THE EDGE OF THE LIMITS OF CLEARING SHALL BE CUT DOWN BY HAND WITH A CHAIN SAW. REMAINING STUMPS SHALL EITHER BE LEFT IN PLACE OR GROUND DOWN WITH A STUMP GRINDER
- PROJECT ARBORIST SHALL MONITOR THE CONSTRUCTION AND TREE PRESERVATION ACTIVITIES TO ENSURE COMPLIANCE WITH TREE PRESERVATION SCHEDULE
- ALL ACTIVITIES IN TREE PRESERVATION ACTIVITY SCHEDULE SHALL BE PERFORMED UNDER THE DIRECT SUPERVISION OF CERTIFIED ARBORIST

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT FAIRFAX COUNTY AND VIRGINIA UTILITIES TRANSPORTATION STANDARDS AND SPECIFICATIONS

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 engineering surveying land planning



TREE PRESERVATION NOTES & DETAILS

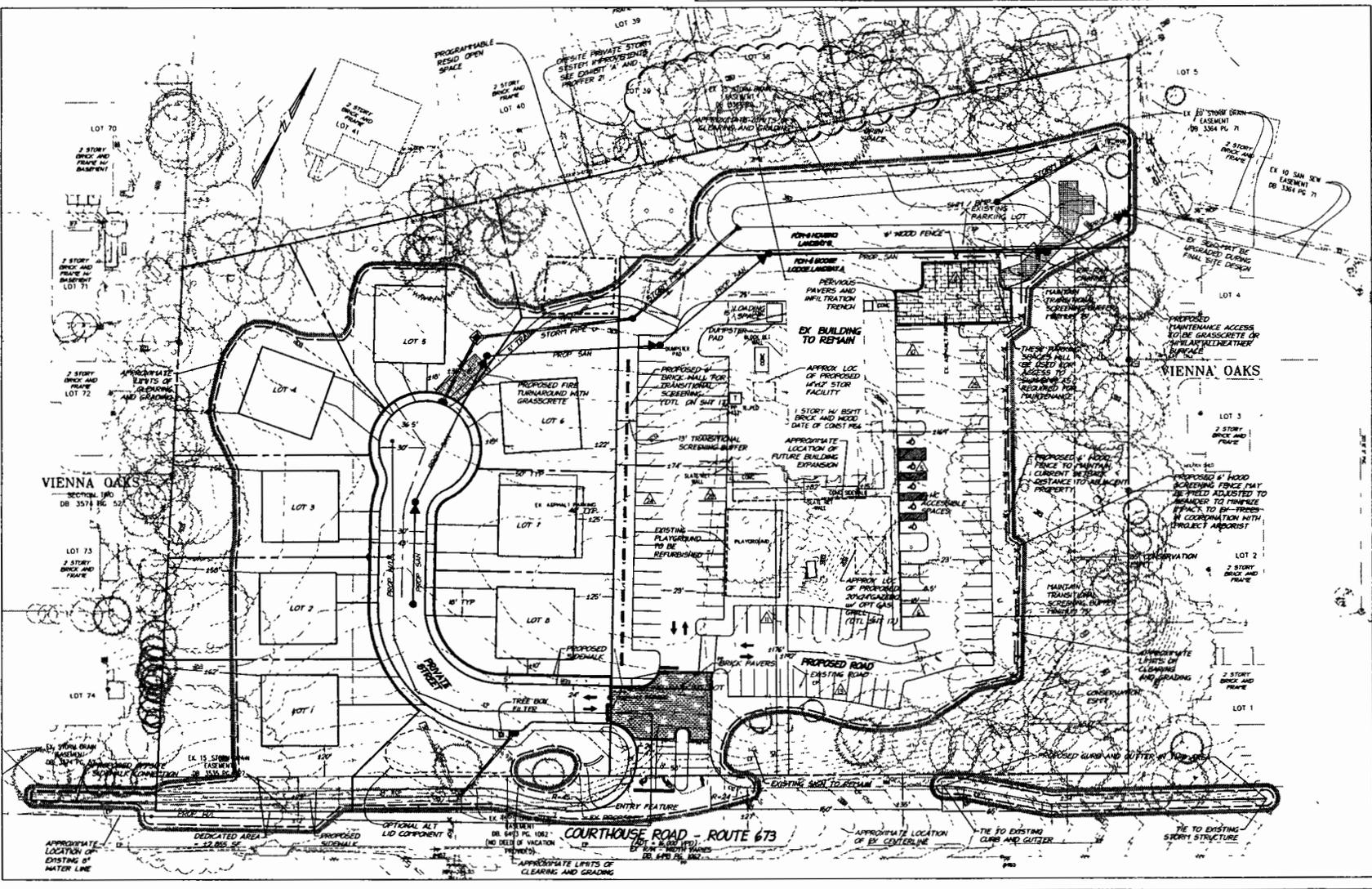
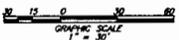
CONCEPTUAL DEVELOPMENT PLAN FINAL DEVELOPMENT PLAN
VIENNA MOOSE LODGE
 FAIRFAX COUNTY, VIRGINIA

PROJECT NO: 18-21-01
 SCALE: AS NOTED
 DATE: 03-04-2018
 DESIGN: JT
 DRAWING: JT
 CHECKED:
 SHEET NO:

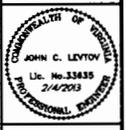
NOTE
 1 SEPARATION BETWEEN ALL PROPOSED HOMES ARE A MINIMUM OF 20 FEET
 2 LIMITS OF CLEARING AND GRADING SHOWN IS THE MAXIMUM ALLOWED CLEARING THE LIMITS AND TREE PRESERVATION MEASURES MAY BE FIELD ADJUSTED AT THE TIME OF CONSTRUCTION BY THE PROJECT ARBORIST IN COORDINATION WITH UMFD

LEGEND	
○ ○	EXISTING TREES TO BE REMOVED
○ ○	EXISTING TREES TO BE PRESERVED WITHIN AND OUT OF LIMITS OF CLEARING AND GRADING
---	EXISTING CONTOUR
---	EXISTING CURB & GUTTER
---	EXISTING STORM DRAIN PIPE
---	EXISTING SANITARY PIPE
---	PROPOSED EDGE OF PAVEMENT
---	PROPOSED SANITARY SEWER
---	PROPOSED WATERLINE
---	PROPOSED STORM SEWER
---	PROPERTY LINE
---	EX FENCE
△	PARKING SPACE (8.5'x10')

DATE	REVISION
3/10/2011	COUNTY COMMENTS
10/10/2011	COUNTY COMMENTS
10/10/2012	COUNTY COMMENTS
5/18/2012	COORDINATION REVISIONS
5/18/2012	COUNTY COMMENTS
10/12/2012	COUNTY COMMENTS
1/16/2013	COUNTY COMMENTS



christopher consultants
 engineering surveying land planning
 9605 PINE VALLEY DRIVE, SUITE 200, FARMERSVILLE, VA 22031-1587
 703.773.8822 FAX 703.773.1408



CDP / FDP

CONCEPTUAL DEVELOPMENT PLAN
 FINAL DEVELOPMENT PLAN
VIENNA MOOSE LODGE
 FAIRFAX COUNTY, VIRGINIA

PROJECT NO II-21-01
 SCALE 1"=30'
 DATE 02-04-2013
 DESIGNER J.C. LEVTON
 DRAWN J.P. JONES
 CHECKED J.P. JONES
 SHEET NO.

7 of 17
 C-6016



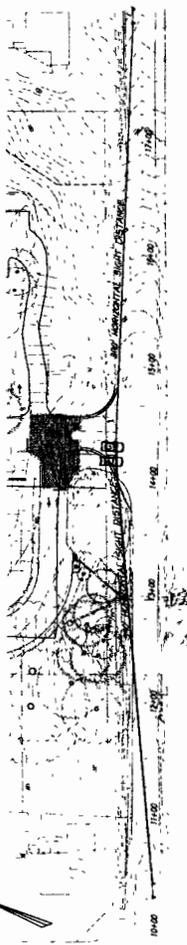
SIGHT PROFILE
 DISTANCE

CONCEPTUAL DEVELOPMENT PLAN
 FINAL DEVELOPMENT PLAN
 VIENNA MOOSE LODGE
 FAIRFAX COUNTY, VIRGINIA

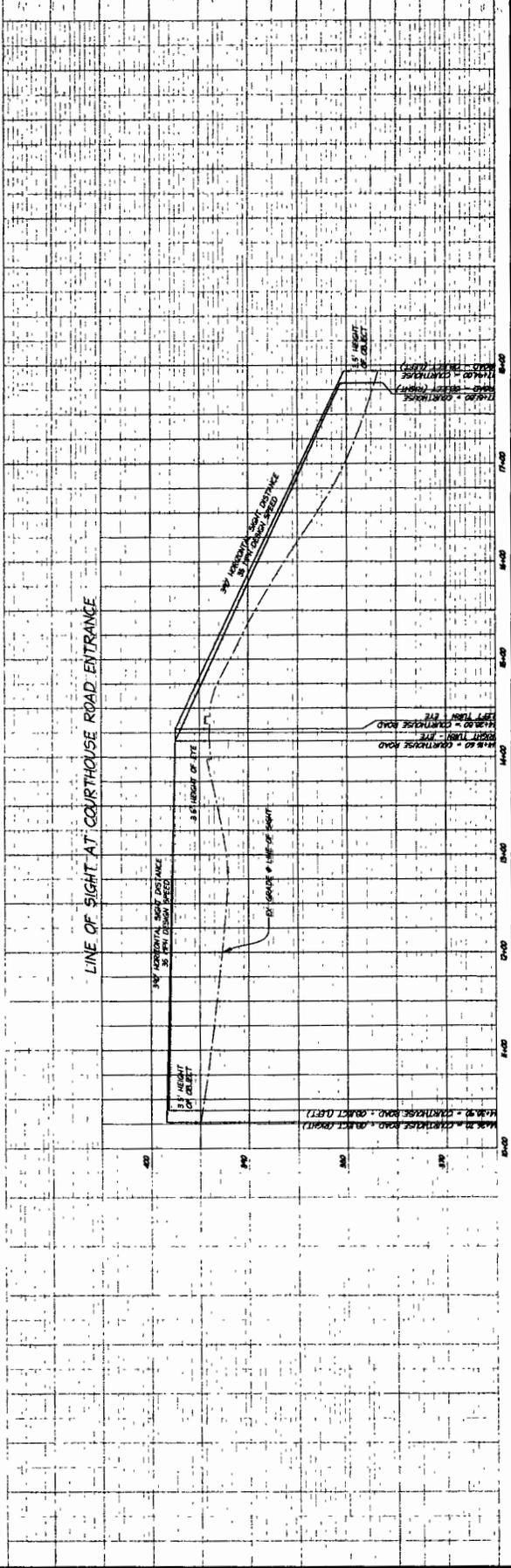
PROJECT NO.	20-03-001
DATE	04-02-2011
DESIGNER	ES
DRAWN	ES
CHECKED	ES
SHEET NO.	8 of 17

8 of 17
 C-6016

DATE	REVISION
	SUBMITTAL COUNTY COMMENTS
	REVISIONS COUNTY COMMENTS
	SUBMITTAL COUNTY COMMENTS
	REVISIONS COUNTY COMMENTS
	SUBMITTAL COUNTY COMMENTS
	REVISIONS COUNTY COMMENTS
	SUBMITTAL COUNTY COMMENTS
	REVISIONS COUNTY COMMENTS



POSTED SPEED= 30 MPH
 DESIGN SPEED= 35 MPH
 AADT= 16,000 VPD



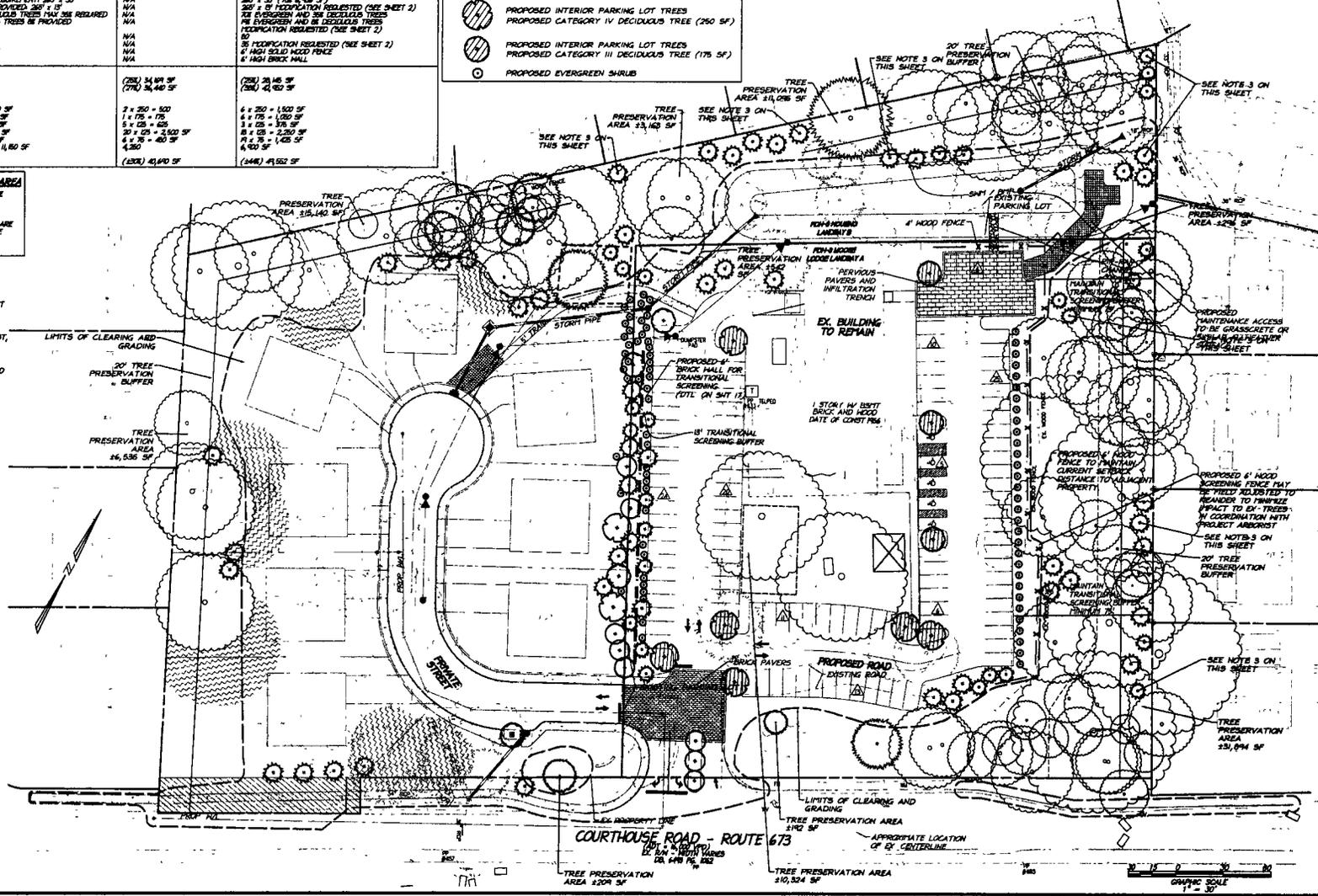
FDL-3 Overall Subject Property Area	FDL-3 Home Lot Area B	FDL-3 Home Lot Area A
GROSS SITE AREA 249,256 SF = 5.72 AC NET SITE AREA	256,475 SF = 5.84 AC 250,529 SF = 5.70 AC	10,891 SF = 2.50 AC
OPEN SPACE REQUIREMENT (20%) 49,851 SF OPEN SPACE PROVIDED (150%) 103,125 SF	(70%) 179,733 SF (150%) 43,579 SF	(70%) 7,624 SF (150%) 11,436 SF
PARKING LOT AREA 125,370 SF INTERIOR PARKING LOT TREE COVER PROVIDED (25%) 31,293 SF	N/A	125,370 SF (25%) 31,293 SF
30' HOOD TRANSITIONAL SCREENING 2 BUFFER AT THE EAST PROPERTY LENGTH AND WIDTH OF TRANSITIONAL YARD AREA PROVIDED 347' x 35' LENGTH AND WIDTH OF TRANSITIONAL YARD AREA PROVIDED 347' x 35' TO 35' NUMBER OF EVERGREEN TREES 100 AND DECIDUOUS TREES MAY BE REQUIRED NUMBER OF EVERGREEN TREES 100 AND DECIDUOUS TREES MAY BE PROVIDED	N/A	347' x 35' (78' 4.924 SF) 347' x 35' (78' 4.924 SF) 100 EVERGREEN AND 100 DECIDUOUS TREES 100 EVERGREEN AND 100 PRESERVED DECIDUOUS TREES VEGETATION REQUESTED (SEE SHEET 2) 100
3 EVERGREEN SHRUBS / 10 LF REQUIREMENT: 100 3 EVERGREEN SHRUBS / 10 LF PROVIDED: 30 BARRIER REQUIREMENT: 6' HIGH SOLID HOOD FENCE BARRIERS PROVIDED: 6' HIGH HOOD SCREENING FENCE	N/A	100 30 6' HIGH SOLID HOOD FENCE 6' HIGH HOOD SCREENING FENCE
30' HOOD TRANSITIONAL SCREENING 2 BUFFER AT THE WEST PROPERTY LENGTH AND WIDTH OF TRANSITIONAL YARD AREA PROVIDED 347' x 35' LENGTH AND WIDTH OF TRANSITIONAL YARD AREA PROVIDED 347' x 35' NUMBER OF EVERGREEN TREES 100 AND DECIDUOUS TREES MAY BE REQUIRED NUMBER OF EVERGREEN TREES 100 AND DECIDUOUS TREES MAY BE PROVIDED	N/A	347' x 35' (78' 4.924 SF) 347' x 35' (78' 4.924 SF) 100 EVERGREEN AND 100 DECIDUOUS TREES 100 EVERGREEN AND 100 PRESERVED DECIDUOUS TREES VEGETATION REQUESTED (SEE SHEET 2) 100
3 EVERGREEN SHRUBS / 10 LF REQUIREMENT: 100 3 EVERGREEN SHRUBS / 10 LF PROVIDED: 30 BARRIER REQUIREMENT: 6' HIGH SOLID HOOD FENCE BARRIERS PROVIDED: 6' HIGH HOOD SCREENING FENCE	N/A	100 30 6' HIGH SOLID HOOD FENCE 6' HIGH HOOD SCREENING FENCE
10-YEAR TREE COVER TABLETS TREE COVER REQUIRED (75%) 42,394 SF TREE PRESERVATION (20%) 49,851 SF	(75%) 34,491 SF (20%) 36,460 SF	(75%) 20,146 SF (20%) 41,402 SF
DESIGNED TREE PLANTING		
3" CALIPER DECIDUOUS CATEGORY IV (200 SF) 2,000 SF 3" CALIPER DECIDUOUS CATEGORY III (175 SF) 1,400 SF 3" CALIPER DECIDUOUS CATEGORY II (125 SF) 1,000 SF 3" CALIPER EVERGREEN CATEGORY II (75 SF) 400 SF TOTAL PROPOSED TREE PLANTING 4,800 SF	2" x 350 = 500 1" x 175 = 175 1" x 125 = 125 20" x 20" = 2,000 SF 4" x 75 = 400 SF 4,800 SF	4" x 350 = 1,400 SF 1" x 175 = 175 SF 1" x 125 = 125 SF 1" x 125 = 125 SF 4" x 75 = 400 SF 4,800 SF
TOTAL TREE COVERAGE PROVIDED (150%) 103,125 SF	(150%) 43,579 SF	(150%) 11,436 SF

PROPOSED SPECIES FOR FDL-3 ZONED AREA
PROPOSED TREE SPECIES SHALL INCLUDE BUT NOT BE LIMITED TO:
RED MAPLE, RED OAK, AMERICAN HOLLY, AMERICAN BEECH, HOLLON OAK, WHITE SPITZ, AMERICAN ARBICUTING AND INHERENT. THESE NATIVE SPECIES ARE SUBJECT TO CHANGE BASED ON AVAILABILITY AT THE TIME OF THE SITE PLAN PROCESS AND FINAL ENGINEERING.

NOTE:
1. SEE SHEET 5 AND 6 FOR TREE PRESERVATION NOTES, DETAILS AND TREE PRESERVATION CHART
2. SEE SHEET 2 FOR MAINTENANCE AND REPAIRS OF TRANSITIONAL SCREENING AND BARRIERS
3. DUE TO THE DENSITY OF THE EXISTING FOREST, SUPPLEMENTAL EVERGREEN SCREENING AT THE PERIPHERY OF THE PROPERTY TO BE BUILT, LOCATED AT THE TIME OF CONSTRUCTION IN COORDINATION WITH UPD, ADJACENT OWNER AND THE BUILDER, PROPOSED PLANTING SHALL BE DISTRIBUTED IN OPEN FOREST AREAS ONLY AND SHOULD NOT BE PLANTED WHERE EXISTING TREE ROOTS COULD BE COMPROMISED

- LEGEND**
- EXISTING TREES TO BE REMOVED
 - EXISTING TREES TO BE PRESERVED WITHIN AND OUT OF LIMITS OF CLEARING AND GRADING
 - EXISTING TREES TO BE SAVED IF POSSIBLE
 - PROPOSED CATEGORY II DECIDUOUS TREE (125 SF)
 - PROPOSED CATEGORY II EVERGREEN TREE (125 SF)
 - PROPOSED CATEGORY I EVERGREEN TREE (75 SF)
 - PROPOSED INTERIOR PARKING LOT TREES
 - PROPOSED CATEGORY IV DECIDUOUS TREE (250 SF)
 - PROPOSED INTERIOR PARKING LOT TREES
 - PROPOSED CATEGORY III DECIDUOUS TREE (175 SF)
 - PROPOSED EVERGREEN SHRUBS

DATE	REVISION
9/22/2011	COUNTY COMMENTS
10/10/2011	COUNTY COMMENTS
1/20/2012	COUNTY COMMENTS
5/10/2012	COORDINATION REVISIONS
10/10/2012	COUNTY COMMENTS
10/10/2012	COUNTY COMMENTS
1/15/2013	COUNTY COMMENTS



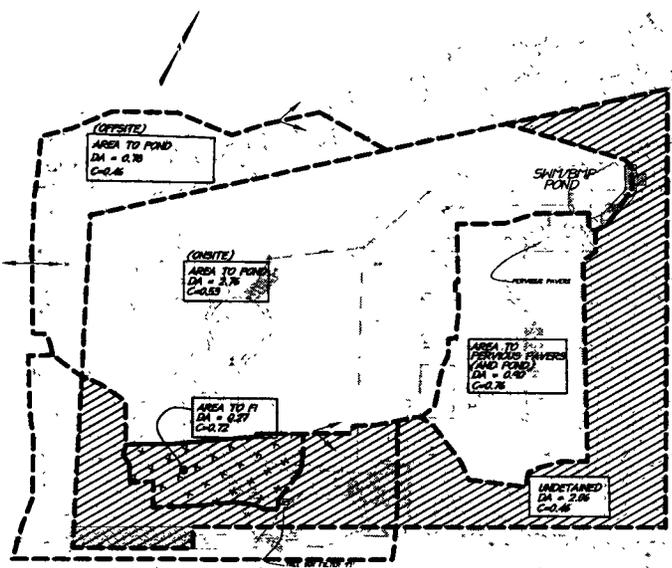
christopher consultants
engineering surveying land planning
1000 main street fourth floor | harrison, va. 22081-1007
703.271.0000 | fax 703.271.0001

Seal of the Commonwealth of Virginia
JAMES C. LEVITT
Lic. No. 33838
2/4/2013
REAL ESTATE

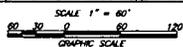
LANDSCAPE PLAN

CONCEPTUAL DEVELOPMENT PLAN
FINAL DEVELOPMENT PLAN
VIENNA MOOSE LODGE
FAIRFAX COUNTY, VIRGINIA

PROJECT NO: 11-21-01
SCALE: 1"=30'
DATE: 02-04-2015
DESIGN: JT
DRAWING: JF
CHECKER:
SHEET NO.



SWM / BMP DRAINAGE AREA MAP



SWM COMPUTATIONS:

PRE-DEVELOPMENT SITE CONDITIONS (MADE SITE)

AREA = 5.72 ACRES $T_c = 5$ MINUTES
 $C_p = \frac{(1.77 \times 0.8) + (3.95 \times 0.20)}{5.72} = 0.42$
 $C_p = \frac{(1.77 \times 0.8) + (3.95 \times 0.30)}{5.72} = 0.41$
 $I_p = 5.45$ INVAR $I_p = 7.21$ INVAR
 $Q_p = (0.42) \sqrt{5.45} (5.72) = 13.04$ CFS
 $Q_p = (0.41) \sqrt{7.21} (5.72) = 20.36$ CFS

POST-DEVELOPMENT SITE CONDITIONS (UNDETAINED)

AREA = 2.06 ACRES $C = 0.46$
 $I_p = 5.45$ INVAR $I_p = 7.21$ INVAR
 $Q_p = (0.46) \sqrt{5.45} (2.06) = 5.86$ CFS
 $Q_p = (0.46) \sqrt{7.21} (2.06) = 6.94$ CFS

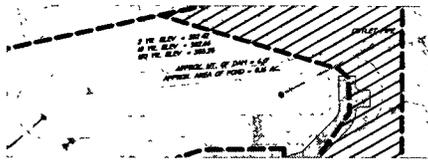
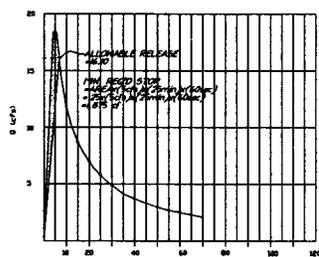
OFFSITE DRAINING ON-SITE (TO POND)

AREA = 0.78 ACRES $C = 0.46$
 $I_p = 5.45$ INVAR $I_p = 7.21$ INVAR
 $Q_p = (0.46) \sqrt{5.45} (0.78) = 1.96$ CFS
 $Q_p = (0.46) \sqrt{7.21} (0.78) = 2.61$ CFS

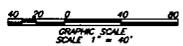
TOTAL ALLOWED RELEASE FROM DETENTION

PREDEVELOPMENT - UNDETAINED + OFFSITE
 $Q_p = 13.04 - 5.86 + 1.96 = 9.09$ CFS
 $Q_p = 20.36 - 6.94 + 2.61 = 16.03$ CFS

POND VOLUME COEFFS
 BMP VOL = $(0.875C - 0.75) A D A$
 $= (0.875(0.42) - 0.75) (5.72) (44)$
 $= 75.9$ CF
 PAV. STOR FOR 10 YR = 1,075 CF
 TOTAL PAV. STOR NEEDED = 9,460 CF
 PAV. STOR AVAILABLE W/ LAYOUT SCHEDULE = 14,000 CF



POND MAP



MINIMUM STORMWATER INFORMATION FOR REZONING SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS

The following information is required to be shown or provided in all zoning applications, or a waiver request of the submission requirement with justification shall be provided. Note: Waivers will be issued only when necessary. Failure to adequately address the required submission information may result in a delay in processing this application.

The information is required under the following Zoning Ordinance paragraphs:
 General Permits (8-111.2.1 & 2.3) Special Exception (8-121.2 & 2.4)
 Cluster Subdivision (8-915.10 & 11) Commercial Reutilization Districts (8-422.2A (12) & (14))
 Development Plan (8-100.2.3 & 4.1) PUD Plan (8-100.2.3 & 4.1)
 FCP P Districts (except PNC) (8-402.1F & 1G) Amendments (8-402.10F & 10G)

1. Plot is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100').
2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading encompasses the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond pathways, access roads, site outfalls, energy dissipation devices and stream stabilization measures as shown on Sheet 2.
3. Proofs:
 Facility Name/ Type & No. On-site area served (acres) Off-site area served (acres) Diversion Footcandle Storage If pond dam Volume (cfs) Height (ft)
 POND: 1.00 0.78 0.00 4.4 4,750 14,000 6.0
 TOTAL
4. Outlet drainage channels, outfalls and pipe systems are shown on Sheet 2.
 Pond heat and outlet pipe systems are shown on Sheet 2.
5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet 2.
 Type of maintenance access road surface noted on the job is GRASSCOTE (paved, porous, joint, etc.)
6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet 2.
7. A stormwater management manual must contain a description of how detention and best management practices requirements will be met or provided on Sheet 2.
8. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 feet from the site area or which has a drainage area of at least one square mile (both areas) is provided on Sheet 2.
9. A description of how the outlet requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet 2.
10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an as surveyed or field run is provided on Sheet 2.
11. A submission waiver is requested by: N/A
12. Stormwater management is not required because: N/A

SWM NARRATIVE:

THE PROPOSED PROJECT INVOLVES THE REDEVELOPMENT OF 5.72 ACRES OF LAND IN THE ACCOTING CREEK WATERSHED. THE SITE CURRENTLY CONSISTS OF A 7,465 SQ FT BUILDING AND ASSOCIATED PARKING LOTS FOR THE VIENNA MOOSE LODGE. THE EXISTING BUILDING WILL REMAIN, AND THE EXISTING PARKING LOT TO THE EAST WILL BE REBUILT. THE EXISTING PARKING LOT TO THE WEST WILL BE DEMOLISHED, AND 8 SINGLE FAMILY HOMES WILL BE CONSTRUCTED IN ITS PLACE, ALONG WITH A PRIVATE STREET.

CURRENTLY, A MAJORITY OF STORMWATER FROM THE SITE DRAINS BY WAY OF SHEET PILING TO A SHALE LOCATED IN THE REAR OF THE PROPERTY, WHICH THEN DRAINS TO AN EXISTING 8" DIAM SECTION LOCATED IN THE NORTHEAST CORNER OF THE PROPERTY. FROM HERE, THE WATER ENTERS A CLOSED STORY PIPE SYSTEM AND TRAVELS APPROPRIATELY BEFORE CROSSING COURTHOUSE ROAD AND OUTFALLING INTO AN EXISTING CHANNEL, WHICH FLOWS THROUGH HOTTENRAY PARK. STORMWATER FROM THE FRONT PORTION OF THE PROPERTY SHEET PILING TOWARDS COURTHOUSE ROAD AND ENTERS INTO A CLOSED STORY PIPE SYSTEM THAT CROSSES COURTHOUSE ROAD AND OUTFALLS INTO A SEPARATE EXISTING CHANNEL, WHICH FLOWS THROUGH HOTTENRAY PARK. THIS CHANNEL CONVERGES WITH THE PREVIOUSLY MENTIONED CHANNEL ON HOTTENRAY PARK PROPERTY APPROXIMATELY 100' DOWNSTREAM.

STORMWATER MANAGEMENT REQUIREMENTS FOR THIS DEVELOPMENT WILL BE SATISFIED BY PROVIDING AN EXTENDED DETENTION DRY POND WHICH WILL BE LOCATED IN THE NORTHEAST CORNER OF THE PROPERTY. THE POND HAS BEEN PRELIMINARY SIZED TO ACCOMMODATE A DRAINAGE AREA OF 4.4 ACRES (3.46 ACRES ONSITE, 0.96 ACRES OFFSITE). THE POND WILL PROVIDE DETENTION FOR ON-SITE EXCESS RUNOFF FROM THE 2 AND 10 YEAR STORM EVENTS AND WILL ALSO BE DESIGNED TO DETAIN THE BMP VOLUME FOR A MINIMUM OF 48 HOURS. THE POND ITSELF WILL CONSUME APPROXIMATELY 0.25 ACRES OF LAND (OUTLET LIFTS) AND WILL HAVE A MINIMUM VOLUME OF 14,000 CUBIC FEET.

DAM BREACH NARRATIVE

A DAM BREACH ANALYSIS WILL BE REQUIRED WITH FINAL DESIGN. THE PRELIMINARY ANALYSIS SHOWS THAT A SHARP DAM BREACH WOULD RESULT IN NO PROPERTY DAMAGE AS THE ENTIRE VOLUME OF THE FACILITY WILL BE CONTAINED IN THE SWP AREA JUST DOWN STREAM FROM THE POND AT THE END SECTION. IN THE EVENT OF A FAILURE DURING THE 100 YEAR STORM ASSUMING THE EXISTING PIPE SYSTEM IS FAILING AS WELL, THE BREACH PATH WOULD FOLLOW THE EXISTING STORY PIPE SYSTEM AND EXIT BETWEEN LOTS 4 AND 5 DOWN TO WHERE THE FLOW WOULD ENTER LEPTENTREE LANE AND THEN FOLLOW THE ROAD DOWN TO OPEN CHANNEL OUTFALLS IN HOTTENRAY PARK. ANY REDEMPTION MEASURES NEEDED IN THE EXISTING EASEMENT TO KEEP FLOOD LEVELS DOWN BELOW EXISTING 100 YEAR FLOOD LEVELS WILL BE KEPT TO A MINIMUM AND THE GRASS AND LANDSCAPING RESTORED TO THE FULL EXTENT ALLOWABLE.

COMBINED SPILLWAY JUSTIFICATION

DUE TO LACK OF SPACE AS WELL AS THE TOPOGRAPHY OF THE LAND, A COMBINED SPILLWAY IS PROPOSED INSTEAD OF A SEPARATE EMERGENCY SPILLWAY.

SWM MAINTENANCE ACCESS ROAD

A MAINTENANCE ACCESS ROAD WILL BE PROVIDED FOR THE STORMWATER DETENTION POND. THIS MAINTENANCE ACCESS ROAD WILL BE A PERVIOUS SURFACE SUCH AS GRASSCOTE. THE ACCESS ROAD WILL FOLLOW THE DAM OF THE POND AND WILL BE ACCESSED THROUGH THE PARKING LOT.

BMP FACILITY DESIGN CALCULATIONS

PLAN NAME: VIENNA MOOSE LODGE DATE: 5/5/11
 PLAN NUMBER ENGINEER: DAVID MAXWELL, P.E.

1. WATER QUALITY NARRATIVE:
 BMP - GRASSCOTE PAV PRESERVATION AREA

EMPAVAL QUALITY REQUIREMENT:
 REQUIRED PHOSPHORUS REMOVAL FOR ACCOTING CREEK WATERSHED FOR REDEVELOPMENT OF PROPERTY CURRENTLY NOT SERVED BY A BMP:
 (PER PPT SECTION 4-62.2B) $1-p_{in} = 1.175 T_c + 3.8$
 $1-p_{out} = 2.025 T_c + 3.78$

IF REMOVAL = $(1 - 0.9 \left(\frac{p_{in}}{p_{out}} \right)^{1.05}) \times 100$
 $= (1 - 0.9 \left(\frac{3.78}{3.44} \right)^{1.05}) \times 100 = 34.64$

LOADS	REQUIRED
DRY POND	48%
TREE BOX FILTER	55%
PERVIOUS PAVERS	35% (no infiltration)

2. WATERSHED INFORMATION SITE AREA = 5.72 ACRES

SUBAREA DESIGNATION AND DESCRIPTION % ACRES

ON-SITE TO POND:

BUILDING/PAVT	0.80	0.32
GRASS	0.36	1.26
TOTAL	0.80	1.58

TO PERVIOUS PAVERS (AND POND):

BUILDING/PAVT	0.80	0.67
GRASS	0.36	0.26
TOTAL	0.80	0.93

TO TREE BOX FL (UNDETAINED):

BUILDING/PAVT	0.80	0.67
GRASS	0.36	0.26
TOTAL	0.80	0.93

UNDETAINED:

BUILDING/PAVT	0.80	0.35
GRASS	0.36	1.26
TOTAL	0.80	1.61

3. WEIGHTED AVERAGE % FACTOR FOR THE SITE (POST DEVELOPMENT)
 AREA OF THE SITE 5.72 ACRES
 SUBAREA DESIGNATION % ACRES PRODUCT
 BUILDING/PAVT 0.80 2.0 1.9
 PAVERS 0.36 1.0 0.36
 GRASS 0.36 2.50 0.90
 TOTAL = 3.0
 AVERAGE % FACTOR FOR SITE 3.0/5.72 = 0.55

4. PHOSPHORUS REMOVAL FOR THE SITE

SUBAREA	BMP TYPE	REMOVAL EFF.	AREA	% PRODUCT
ONSITE	DRY POND	48%	(2.76/5.72)	(0.53/0.93) = 0.58
OFFSITE	DRY POND	48%	(0.24/0.93)	(0.46/0.93) = 0.30
ONSITE	PAVERS	35%	(0.40/5.72)	(0.24/0.93) = 0.26
ONSITE	FILTERBA	55%	(0.27/5.72)	(0.24/0.93) = 0.26
				TOTAL = 29%

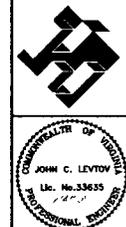
5. COMPLIANCE WITH PHOSPHORUS REMOVAL REQUIREMENT
 PHOSPHORUS REMOVED IS 29% THIS IS GREATER THAN THE 24% REQUIRED THEREFORE, COMPLIANCE IS EXCEEDED

CONSERVATION EASEMENT NOTE:
 THE CONSERVATION EASEMENT IS NOT UTILIZED FOR BMP CREDIT. THE EASEMENT CONTAINS 0.34 AC OF NATURAL OPEN SPACE. IF USED FOR BMP CREDIT THE OPEN SPACE EASEMENT WOULD PROVIDE AN ADDITIONAL 5.8% PHOSPHORUS REMOVAL CREDIT FOR A TOTAL REMOVAL AMOUNT OF 35.5%.

BMP NARRATIVE:

TO COMPLY WITH QUALITY WATER QUALITY REQUIREMENTS, THIS PROJECT PROPOSES THREE TYPES OF WATER QUALITY TREATMENTS TO ADDRESS THE BMP REQUIREMENTS FOR THE SITE. SOME OF THE RESIDENTIAL DEVELOPMENT WILL DRAIN TO A PROPOSED TREE BOX FILTER. THIS AREA IS CURRENTLY PARTIALLY PAVED AND NOT RECEIVING ANY BMP TREATMENT. A MAJORITY OF THE PROPOSED RESIDENTIAL DEVELOPMENT WILL DRAIN TO A DRY EXTENDED DETENTION POND. A MAJORITY OF THE WESTERN SIDE OF THE RECONFIGURED MOOSE LODGE PARKING LOT AND SOME OF THE EXISTING BUILDING WILL DRAIN TO THE PROPOSED DETENTION POND. THE EASTERN SIDE OF THE RECONFIGURED MOOSE LODGE PARKING LOT AND THE REMAINDER OF THE EXISTING BUILDING WILL DRAIN TO PERVIOUS PAVERS AND THEN THE POND. ALL THESE AREAS ARE CURRENTLY PAVED AND RECEIVING NO WATER QUALITY OR QUANTITY TREATMENT. THE 2% AC SLOPED DRAINAGE TO THE POND IS ONLY THE PORTION THAT IS TAKING BMP CREDIT FOR THE POND. THE AREAS DRAINING TO THE PERVIOUS PAVERS ALSO DRAIN TO THE POND BUT NO BMP POND CREDIT IS TAKEN SINCE IT RECEIVES OTHER BMP CREDIT.
 FOR STORMWATER QUALITY REQUIREMENTS, THE POND OUTLET STRUCTURE HAS BEEN DESIGNED TO DETAIN THE BMP STORAGE VOLUME. THIS WILL BE ACCOMPLISHED BY PROVIDING A 2" CRIBICE AT THE BOTTOM OF THE POND RISER STRUCTURE.

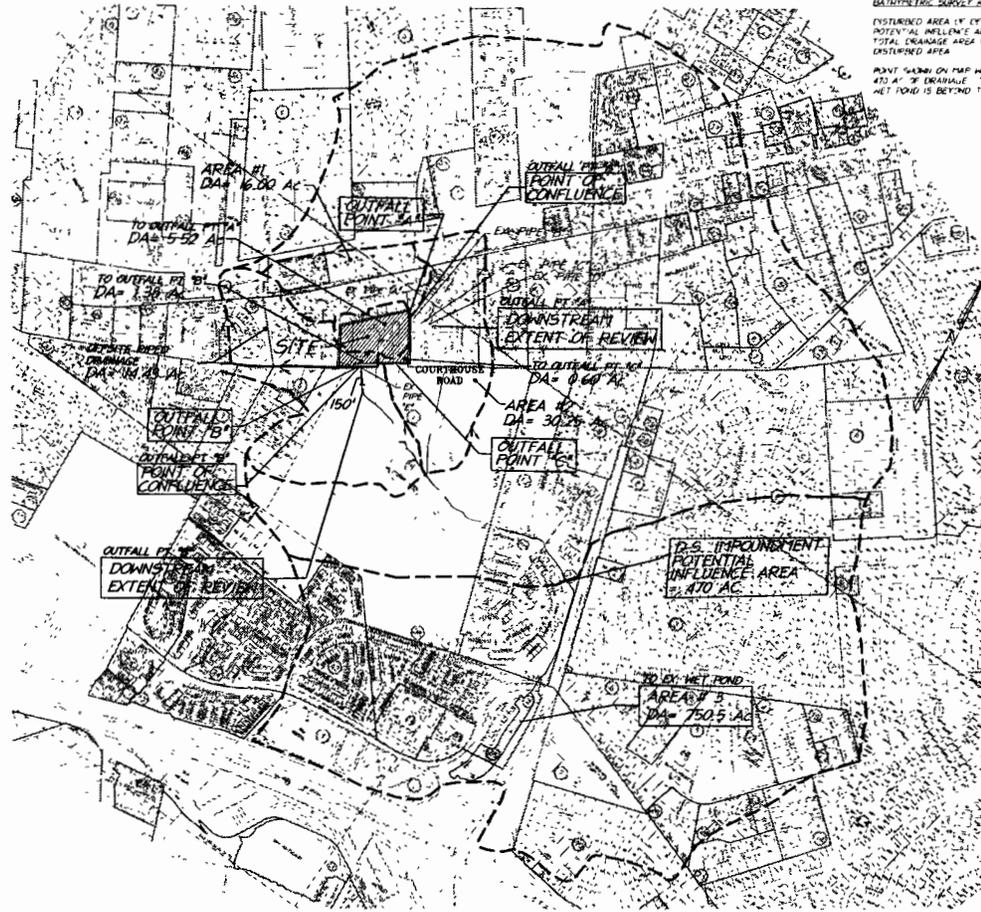
christopher consultants
 engineering surveying land planning
 9400 Peach Street (South Road) Fairfax, VA 22031-9607
 703.773.8800 fax 703.773.8808



BMP AND SWM COMPUTATIONS

**CONCEPTUAL DEVELOPMENT PLAN
 FINAL DEVELOPMENT PLAN**
VIENNA MOOSE LODGE
 FAIRFAX COUNTY, VIRGINIA

PROJECT NO. 11-21-01
 SCALE: 1"=40'
 DATE: 02-04-2013
 DESIGN BY: [Name]
 DRAWING BY: [Name]
 CHECKED BY: [Name]
 SHEET NO. [Number]



BATHYMETRIC SURVEY REQUIREMENTS
 DISTURBED AREA BY DEVELOPMENT = 4.5 AC
 POTENTIAL INFLUENCE AREA = A POINT AT WHICH THE TOTAL DRAINAGE AREA IS 50 TIMES GREATER THAN THE DISTURBED AREA
 POINT 54000 ON MAP WHERE THE CHANNEL IS RECEIVING 470 AC OF DRAINAGE THEREFORE THE DOWNSTREAM NET POND IS BEYOND THE POTENTIAL INFLUENCE AREA

DATE	REVISION
02/22/01	COUNTY COMMENTS
02/22/01	COUNTY COMMENTS
3/16/02	COUNTY COMMENTS
3/16/02	COORDINATION REVISIONS
8/12/02	COUNTY COMMENTS
02/12/02	COUNTY COMMENTS
05/20/03	COUNTY COMMENTS

OUTFALL NARRATIVE

THE SITE HAS THREE DIFFERENT OUTFALL POINTS, OUTFALL POINTS "A", "B" AND "C". MAJORITY OF THE SITE AREA WILL DRAIN TO A PROPOSED NET POND LOCATED NEAR THE NORTHEAST PART OF THE PROPERTY. THE ROAD AND SOME UNCONTROLLED FLOW FROM THE UNDEVELOPED WESTERN SIDE OF THE PROPERTY WILL "OUTFALL" INTO A RIP-RAP LINED CHANNEL BEFORE ENTERING AN EXISTING 18" END SECTION AND THIS IS CONSIDERED OUTFALL POINT "A". AN APPROXIMATE 0.86 AC OF ON-SITE AREA IN THE SOUTHWEST CORNER OF THE PROPERTY WILL BE BOTH PIPED AND SHEET FLOW TO AN EXISTING PIPE SYSTEM AT COURTHOUSE ROAD, AND THIS IS CONSIDERED OUTFALL POINT "B". THE REMAINING RUNOFF FROM THE SITE FLOWS TOWARDS THE FRONT SOUTHEAST CORNER OF THE PROPERTY LEAVES THE SITE AS UNCONTROLLED SHEETFLOW. THIS AREA IS CONSIDERED OUTFALL POINT "C".

OUTFALL POINT "A"

OUTFALL POINT "A" CONSISTS OF A DRAINAGE AREA OF APPROXIMATELY 9.52 ACRES. THERE IS AN EXISTING 18" END SECTION DIRECTING WATER INTO AN 18" CONCRETE PIPE AT THIS POINT, AND THIS EXISTING PIPE RECEIVES RUNOFF FROM MAJORITY OF THE SITE, AS WELL AS SOME RUNOFF FROM THE ADJACENT VIENNA OAKS SUBDIVISION. FROM THIS POINT, THE EXISTING 18" UNDERGROUND PIPE SYSTEM HEADS IN AN EASTERN DIRECTION TOWARDS THE ADJACENT VIENNA OAKS SUBDIVISION WHERE IT JOINS AN EXISTING 36" PIPE SYSTEM. CONTINUING DOWNSTREAM FROM THIS POINT OF CONFLUENCE, AND FOR A TOTAL DISTANCE OF APPROXIMATELY 200', THE PIPE SYSTEM CROSSES UNDERNEATH LEONETREE LANE. THIS POINT IS CONSIDERED THE DOWNSTREAM LIMIT OF REVIEW. BEYOND THE DOWNSTREAM LIMIT OF REVIEW, THE PIPE SYSTEM CONTINUES FOR APPROXIMATELY 470' BEFORE OUTFALLING ON THE OTHER SIDE OF COURTHOUSE ROAD INTO AN EXISTING CHANNEL WHICH FLOWS THROUGH NOTTOWAY PARK.

PIPE CAPACITY COMPUTATIONS ARE PROVIDED ON THIS SHEET FOR ALL PIPES (PIPES A-D) FROM THE POINT OF OUTFALL TO THE EXTENT OF REVIEW BEYOND EXTENT OF REVIEW. THE OUTFALL EXITS THE PIPE SYSTEM AT AN ENDWALL IN AN EXISTING CHANNEL WITH A CONCRETE APRON BOTTOM AND DENSE VEGETATIVE GROWTH ON THE SIDES. THE CHANNEL TRAVELS UNDER A PEDESTRIAN BRIDGE SHOWING SOME SIGNS OF SCOUR ON THE SIDES OF THE CHANNEL THEN CONTINUES SOUTH THROUGH THE EXISTING HARBOR AREA. B APPROXIMATELY 80' BEFORE THE ENDWALL, THE CHANNEL DOES NOT HAVE WELL DEFINED BED AND BANKS THE ENTIRE LENGTH AND THERE ARE SOME AREAS OF EXISTING EROSION.

EXTENT OF REVIEW FOR OUTFALL "A"

THE EXTENT OF THE REVIEW FOR OUTFALL POINT "A" WAS DETERMINED USING OPTION A FROM THE COUNTY GUIDELINES FOR ADEQUATE OUTFALL ANALYSIS. OPTION A STATES THE EXTENT OF THE REVIEW IS TO A POINT THAT IS AT LEAST 150' DOWNSTREAM OF A POINT WHERE THE RECEIVING PIPE OR CHANNEL IS JOINED BY ANOTHER THAT HAS A DRAINAGE AREA THAT IS AT LEAST 10% OF THE SIZE OF THE FIRST DRAINAGE AREA AT THE POINT OF CONFLUENCE. AT THE CONFLUENCE POINT LABELED ON THE MAP ON THIS SHEET, THE ADDITIONAL DRAINAGE AREA (AREA #1) IS 16.00 ACRES. THIS IS ALMOST 3 TIMES THE AMOUNT OF THE FIRST DRAINAGE AREA (16.00 ACRES), AND THEREFORE MEETS THE REQUIREMENT OF OPTION A. FOLLOWING THIS PIPE SYSTEM 3 MORE PIPES DOWN THE "DOWNSTREAM LIMIT" OF REVIEW FOR OUTFALL POINT "A" IS THE PIPE THAT RUNS BETWEEN LOTS 10 AND 11 (PIPE D) AND IS LABELED AS SUCH ON THE MAP.

OUTFALL POINT "B"

OUTFALL POINT "B" CONSISTS OF A TOTAL DRAINAGE AREA OF APPROXIMATELY 1.36 ACRES LOCATED AT THE SOUTHWEST PORTION OF THE PROPERTY. APPROXIMATELY 0.42 ACRES WILL BE PIPED "DUSTY BRUSH" AND 0.90 ACRES OPPOSITE WILL CONTINUE TO DRAIN OVERLAND TO THE FRONTAGE. THERE IS AN EXISTING DITCH ADJACENT COURTHOUSE ROAD THAT RECEIVES OVERLAND FLOW AND DRAINS TO AN EXISTING RILET IN FRONT OF THE SITE. 14.4 ACRES IS PIPED FROM THE ADJACENT COURTHOUSE OAKS AND VIENNA OAKS SUBDIVISIONS AND TIES IN TO THE 36" PIPE DOWNSTREAM FROM THE SITE WHICH THEN TRAVELS DOWN THE SITE AND THIS OPPOSITE AREA ACROSS COURTHOUSE ROAD. THE EXISTING 36" PIPE CROSSES UNDER COURTHOUSE ROAD FOR A DISTANCE OF APPROXIMATELY 40' BEFORE OUTFALLING INTO AN EXISTING CHANNEL. THE CHANNEL IS RIPRAP LINED AND STABLE ON THE BUTTEND BUT SHOWS SOME EROSION ON THE SIDES. THIS CHANNEL CONTINUES FOR APPROXIMATELY 1000' THROUGH NOTTOWAY PARK BEFORE JOINING THE OTHER EXISTING CHANNEL MENTIONED IN OUTFALL POINT "A" NARRATIVE ABOVE. THE CHANNEL IS IN A FULLY WOODED AREA AND HAS GOOD VEGETATIVE GROWTH ON THE SIDES AND OVERBANKS. THERE ARE SOME LOCATIONS ALONG THE LENGTH THAT SHOW SIGNS OF EROSION ON THE SIDE BANKS.

ALONG THE STORM SYSTEM UP TO THE EXTENT OF REVIEW HE WILL BE DEMONSTRATING THAT HE COMPLES WITH THE DOWNSTREAM DRAINAGE SYSTEMS APPROXIMATELY 0.42 ACRES WILL BE PIPED "DUSTY BRUSH" AND 0.90 ACRES OPPOSITE WILL CONTINUE TO DRAIN OVERLAND TO THE FRONTAGE. THERE IS AN EXISTING DITCH ADJACENT COURTHOUSE ROAD THAT RECEIVES OVERLAND FLOW AND DRAINS TO AN EXISTING RILET IN FRONT OF THE SITE. 14.4 ACRES IS PIPED FROM THE ADJACENT COURTHOUSE OAKS AND VIENNA OAKS SUBDIVISIONS AND TIES IN TO THE 36" PIPE DOWNSTREAM FROM THE SITE WHICH THEN TRAVELS DOWN THE SITE AND THIS OPPOSITE AREA ACROSS COURTHOUSE ROAD. THE EXISTING 36" PIPE CROSSES UNDER COURTHOUSE ROAD FOR A DISTANCE OF APPROXIMATELY 40' BEFORE OUTFALLING INTO AN EXISTING CHANNEL. THE CHANNEL IS RIPRAP LINED AND STABLE ON THE BUTTEND BUT SHOWS SOME EROSION ON THE SIDES. THIS CHANNEL CONTINUES FOR APPROXIMATELY 1000' THROUGH NOTTOWAY PARK BEFORE JOINING THE OTHER EXISTING CHANNEL MENTIONED IN OUTFALL POINT "A" NARRATIVE ABOVE. THE CHANNEL IS IN A FULLY WOODED AREA AND HAS GOOD VEGETATIVE GROWTH ON THE SIDES AND OVERBANKS. THERE ARE SOME LOCATIONS ALONG THE LENGTH THAT SHOW SIGNS OF EROSION ON THE SIDE BANKS.

IN ADDITION THE APPLICANT HAS PROVIDED FUNDS SPECIFICALLY FOR THE PURPOSE OF STREAM RESTORATION PROJECTS IN NOTTOWAY PARK (PROFFER 35).

EXTENT OF REVIEW FOR OUTFALL "B"

THE EXTENT OF THE REVIEW FOR OUTFALL POINT "B" WAS DETERMINED USING OPTION A FROM THE COUNTY GUIDELINES FOR ADEQUATE OUTFALL ANALYSIS. OPTION A STATES THE EXTENT OF THE REVIEW IS TO A POINT THAT IS AT LEAST 150' DOWNSTREAM OF A POINT WHERE THE RECEIVING PIPE OR CHANNEL IS JOINED BY ANOTHER THAT HAS A DRAINAGE AREA THAT IS AT LEAST 10% OF THE SIZE OF THE FIRST DRAINAGE AREA AT THE POINT OF CONFLUENCE. AT THE CONFLUENCE POINT LABELED ON THE MAP ON THIS SHEET THE INITIAL DRAINAGE AREA IS 1.36 ACRES AND THE ADDITIONAL DRAINAGE AREA IS 14.4 ACRES. THIS IS MORE THAN 10% OF THE FIRST DRAINAGE AREA AND THEREFORE MEETS THE REQUIREMENT OF OPTION A. FROM THIS POINT, AND AT A DISTANCE OF 150', IS THE DOWNSTREAM LIMIT OF REVIEW FOR OUTFALL POINT "B" AND IS LABELED AS SUCH ON THE MAP.

POST-DEVELOPED ANALYSIS AT S.W. CORNER TO OUTFALL POINT "B"

PRE-DEV DRAINAGE AREA TO EX STR 30" (LEADS TO PIPE "E")
 (OVERLAND PLUS ONSITE PIPE SITE DA = 124AC)
 DA = 17.9 AC, C = 0.50
 Q@ = 4.14 CFS
 Q@ = 6.32 CFS

POST-DEV DRAINAGE AREA TO EX STR 30"
 (OVERLAND PLUS ONSITE PIPE SITE DA = 086AC)
 DA = 1.58 AC, C = 0.75
 Q@ = 4.21 CFS
 Q@ = 5.6 CFS

POST DEVELOPED FLOW IS REDUCED AS APPROXIMATELY 0.8 AC OF THE DEVELOPED SITE IS CONVERTED TO THE PROPOSED 54" NET POND FOR "TREATMENT". NOTE THAT THIS AREA INCLUDES THE OPPOSITE ROAD AND SIDEWALK AREA AND CORRIDOR.

IN ALTERNATIVE 027 AC OF DEVELOPED AREA WILL DRAIN TO A TREE BOX FILTER TO PROVIDE WATER QUALITY TREATMENT AND TO HELP MITIGATE FLOW VOLUME ON SMALLER STORMS

STORM SEWER CAPACITIES (OUTFALL "B")

EX PIPE "E"
 36" RCP
 SLOPE = 1.48
 CAPACITY = 1047 CFS

DRAIN AREA TO PIPE E
 = 15.8 AC, C=0.55
 10" RCP FLOW, Q@ = 0.56(7)27/25.8 = 631 CFS

OUTFALL POINT "C"

OUTFALL POINT "C" CONSISTS OF A DRAINAGE AREA OF APPROXIMATELY 0.60 ACRES AND IS LOCATED AT THE FRONT WEST CORNER OF THE PROPERTY. THIS RUNOFF LEAVES THE SITE AS UNCONTROLLED OVERLAND FLOW. THERE ARE NO IMPROVEMENTS BEING DONE WITHIN THE AREA DRAINING TO OUTFALL POINT "C". THEREFORE, THE POST DEVELOPMENT CONDITIONS WILL REMAIN THE SAME AS THE DEVELOPMENT CONDITIONS. AFTER LEAVING THE SITE AT OUTFALL POINT "C", THE RUNOFF FLOWS TO COURTHOUSE ROAD AND ENTERS A CLOSED PIPE SYSTEM WHERE IT TRAVELS APPROXIMATELY 200' BEFORE OUTFALLING INTO AN EXISTING CHANNEL LOCATED AT NOTTOWAY PARK.

CONCLUSION

PIPE CAPACITY COMPUTATIONS HAVE BEEN PROVIDED ON THIS SHEET AND IT APPEARS THAT ALL DOWNSTREAM PIPES HAVE SUFFICIENT CAPACITY TO HANDLE THE OUTFALL RUNOFF. CROSS SECTIONS WILL BE MAINTAINED TO MAINTAIN THAT 7 YEAR VELOCITIES ARE NON-EROSIVE AND THE FLOW REMAINS WITHIN THE BED AND BANKS OF THE CHANNEL. PROPORTIONAL IMPROVEMENT WILL BE ACHIEVED FOR THE SOUTHWEST OUTFALL.

WITH THIS INFORMATION, IT IS IN THE ENGINEER'S OPINION THAT THE DEVELOPMENT MEETS THE CRITERIA FOR AN ADEQUATE OUTFALL.

STORM SEWER CAPACITIES (OUTFALL "A")

EX PIPE "A"
 36" RCP
 SLOPE = .48
 CAPACITY = 170 CFS

EX PIPE "B"
 36" RCP
 SLOPE = 1.58
 CAPACITY = 844 CFS

EX PIPE "C"
 36" RCP
 SLOPE = 1.32
 CAPACITY = 743 CFS

EX PIPE "D"
 36" RCP
 SLOPE = 3.52
 CAPACITY = 216 CFS

DRAIN AREA TO PIPES B AND "C"
 16.0 AC, C=0.50
 10" RCP FLOW, Q@ = 1.56(7)27/26.0 = 58.8 CFS

DRAIN AREA TO PIPE D
 16.0 AC, C=0.50
 10" RCP FLOW, Q@ = 0.56(7)27/22.2 = 80.70 CFS

OVERALL DRAINAGE DIVIDE MAP



EXISTING OUTFALL CONDITIONS

OUTFALL POINTS "A" AND "C" DRAIN IN EXISTING STORM PIPES AND OUTFALL IN THE EASTERN CHANNEL AT NOTTOWAY PARK AS SHOWN AND DESCRIBED IN THE OUTFALL NARRATIVE ON THIS PAGE. OUTFALL "B" WILL DRAIN TO THE WESTERN CHANNEL AT NOTTOWAY PARK.

THE EXISTING CHANNELS CONVERGE INTO AN APPROXIMATELY 17" DEEP ROCKY BOTTOM CHANNEL WITH SOME EXISTING RIPRAP IN PLACE AND VEGETATED SIDES AND OVERBANKS. THESE ARE SOME SPOTS SHOWING CHANNEL EROSION. THE CHANNEL THEN FLOWS INTO A LARGE ELLIPTICAL CULVERT UNDER THE NOTTOWAY PARK ROAD. THE STREAM THEN CONTINUES EAST IN A CHANNEL APPROXIMATELY 10' WIDE, 3' DEEP WITH A ROCKY SANDY BOTTOM AND APPARENTLY STABLE SIDES AND OVERBANKS THAT ARE VEGETATED. THE CHANNEL CONTINUES ON AND CONVERGES WITH ANOTHER STREAM OF ABOUT THE SAME SIZE AND THEN FLOWS UNDER TAPPAHANG ROAD IN OLD 435' BOX CULVERTS. THE STREAM IS ROCKY BOTTOM ON BOTH THE UPSTREAM AND DOWNSTREAM ENDS AND THE SOLE SLOPES LOOK STABLE.

THE STREAM CONVERGES WITH ANOTHER STREAM AS IT REACHES WATLEY STREET AND FLOWS SOUTH IN A STABLE RIPRAP LINED CHANNEL APPROXIMATELY 15' WIDE AND 4'-5" DEEP WITH THICK VEGETATION ON THE SIDE AND OVERBANKS. THE STREAM THEN FLOWS UNDER VIRGINIA CENTER BLVD IN SAND BOX CULVERTS INTO THE EXISTING NET POND. THE DRAINAGE AREA FOR THE NET POND IS ROUGHLY 700 ACRES WHICH IS MORE THAN 100 TIMES THE 5.7 ACRES OF THE SUBJECT SITE AND IS THEREFORE THE END OF THE DESCRIPTION OF THE OUTFALL CONDITIONS.

christopher consultants
 engineering surveying land planning



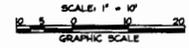
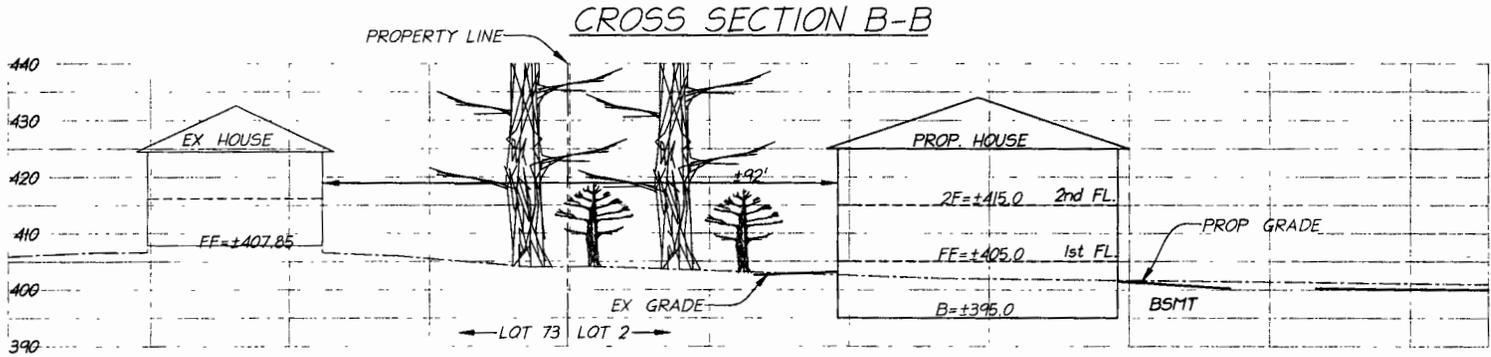
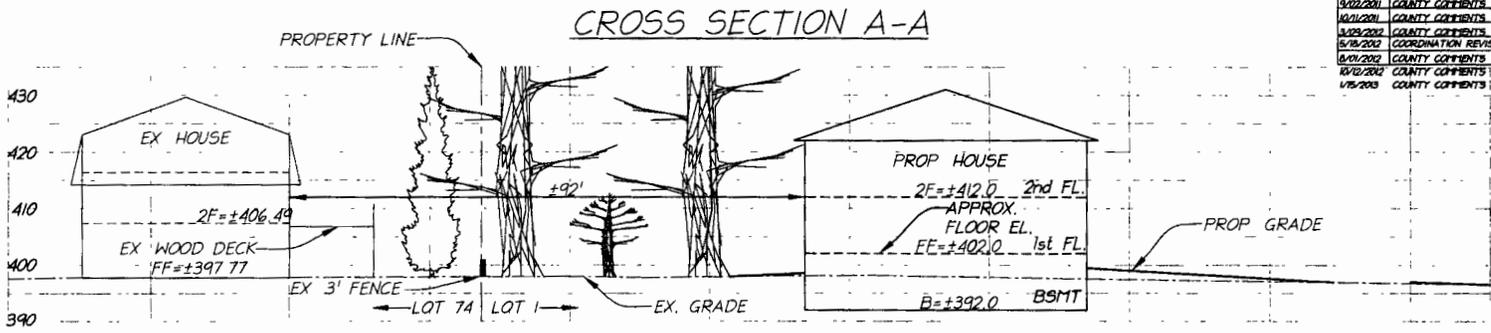
JOHN C. LEVITON
 Lic. No. 33635
 2/4/2013
 PROFESSIONAL ENGINEER

OVERALL DRAINAGE DIVIDES MAP AND ADEQUATE OUTFALL ANALYSIS

CONCEPTUAL DEVELOPMENT PLAN FINAL DEVELOPMENT PLAN VIENNA MOOSE LODGE
 FAIRFAX COUNTY, VIRGINIA

PROJECT NO. 11-21-01
 SCALE: 1" = 50'
 DATE: 02-04-2013
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 DRAIN: JPI
 CHECKED: JPI
 SHEET NO.

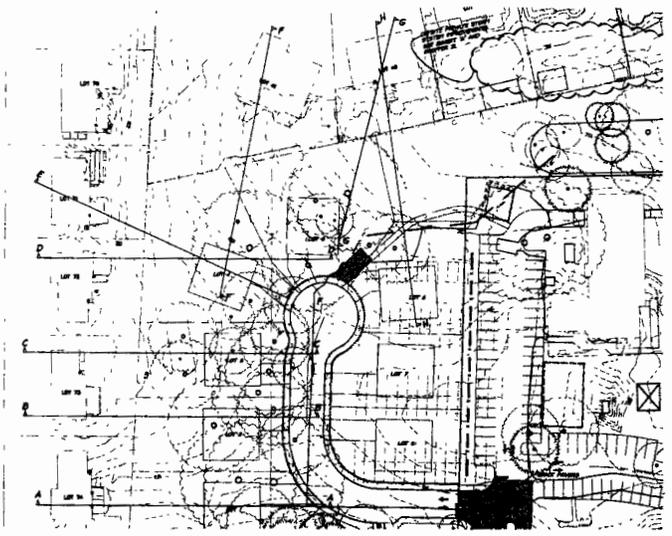
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10/11/2011	COUNTY COMMENTS
10/25/2012	COUNTY COMMENTS
10/25/2012	COORDINATION REVISIONS
10/11/2012	COUNTY COMMENTS
10/12/2012	COUNTY COMMENTS
1/15/2013	COUNTY COMMENTS



NOTE:
EXISTING HOUSE HEIGHTS ARE BASED ON A FIELD SURVEY BY CHRISTOPHER CONSULTANTS ON 10/19/2012.

- LEGEND**
- PROPERTY LINE
 - PROPOSED GRADE
 - - - EXISTING GRADE
 - - - - - APPROX. FLOOR ELEVATION

FOR ILLUSTRATIVE PURPOSES ONLY



christopher consultants
engineering surveying land planning
9800 main street (south side) Fairfax, VA 22031-2807
703.778.0020 fax 703.778.7688



STATE OF VIRGINIA
L. LEVROY
Lic. No. 33638
2/4/2010
PROFESSIONAL ENGINEER

RESIDENTIAL
CROSS SECTIONS

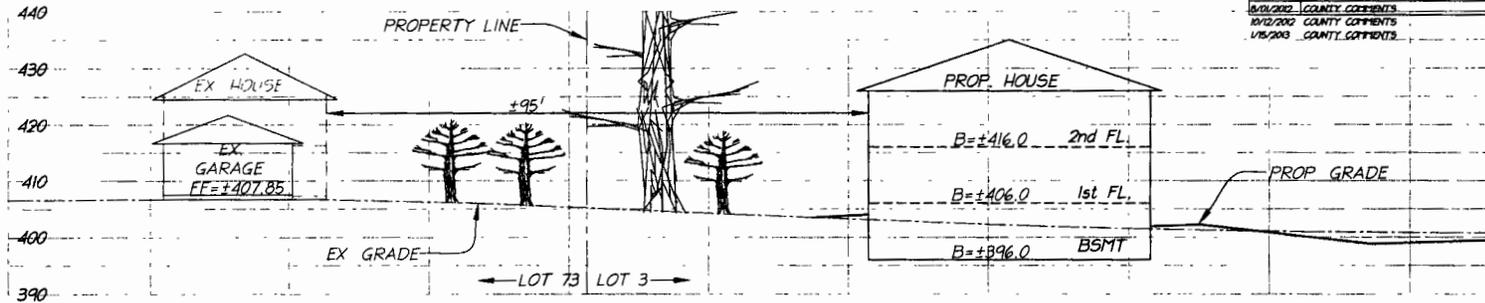
CONCEPTUAL DEVELOPMENT PLAN
FINAL DEVELOPMENT PLAN
VIENNA MOOSE LODGE
FAIRFAX COUNTY, VIRGINIA

PROJECT NO. 11-21-01
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CHECKED:
SHEET NO.

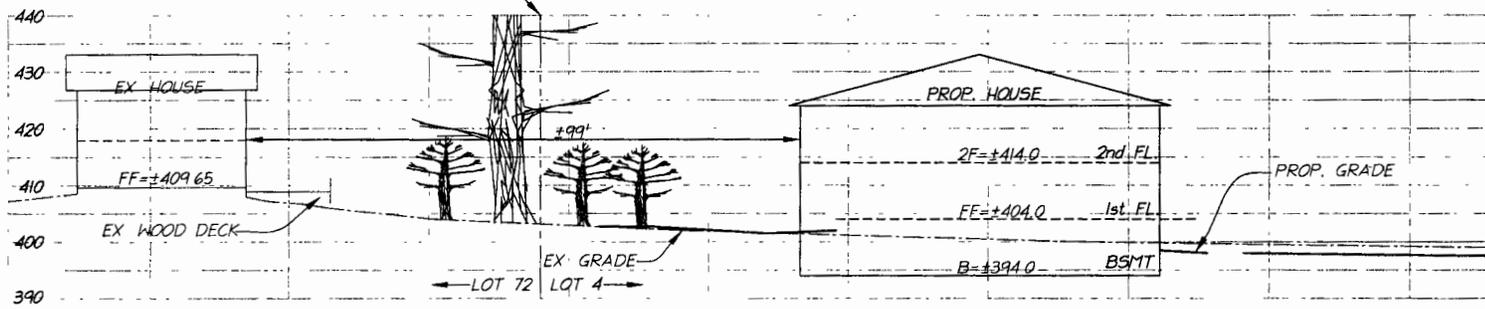
14 of 17
C-6016

CROSS SECTION C-C

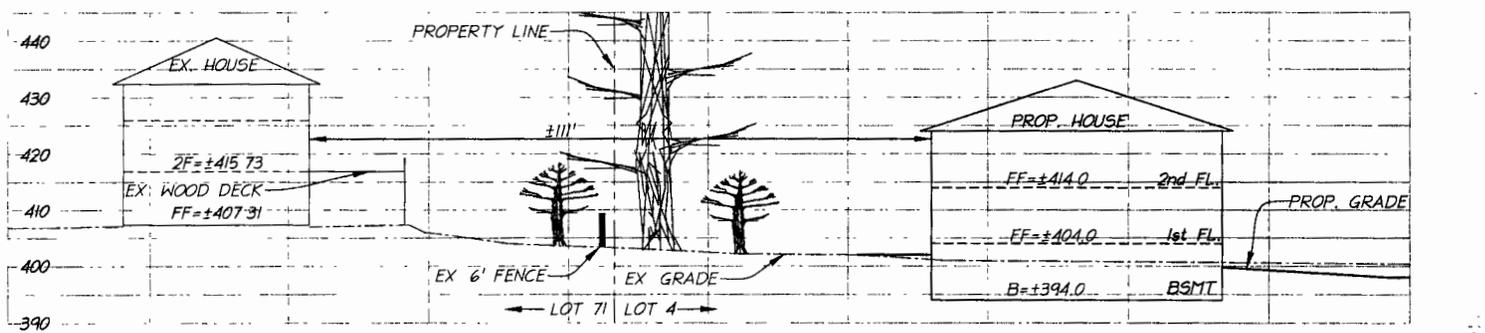
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10/16/2011	COUNTY COMMENTS
1/28/2012	COUNTY COMMENTS
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8/14/2012	COUNTY COMMENTS
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1/15/2013	COUNTY COMMENTS



CROSS SECTION D-D



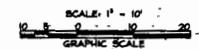
CROSS SECTION E-E



NOTE:
EXISTING HOUSE HEIGHTS ARE BASED ON A FIELD SURVEY BY CHRISTOPHER CONSULTANTS ON 10/19/2012.

FOR ILLUSTRATIVE PURPOSES ONLY

- LEGEND**
- PROPERTY LINE
 - PROPOSED GRADE
 - - - EXISTING GRADE
 - - - APROX. FLOOR ELEVATION



christopher consultants
 engineering surveying land planning
 9600 main street (south side) harris, va. 22033-3607
 703.279.8800 fax 703.279.1988

HEALTH OF
 JOHN C. LEVITSKY
 Lic. No. 53585
 2/4/2013

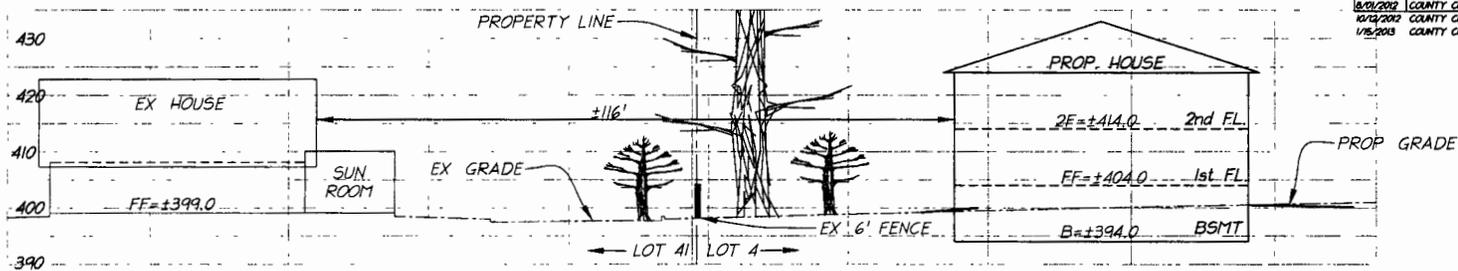
RESIDENTIAL
 CROSS SECTIONS

CONCEPTUAL DEVELOPMENT PLAN
 FINAL DEVELOPMENT PLAN
VIENNA MOOSE LODGE
 FAIRFAX COUNTY, VIRGINIA

PROJECT No. II-2-01
 SCALE: 1" = 10'
 DATE: 02-04-2013
 DESIGN BY
 DRAWN BY
 CHECKED BY
 SHEET No.

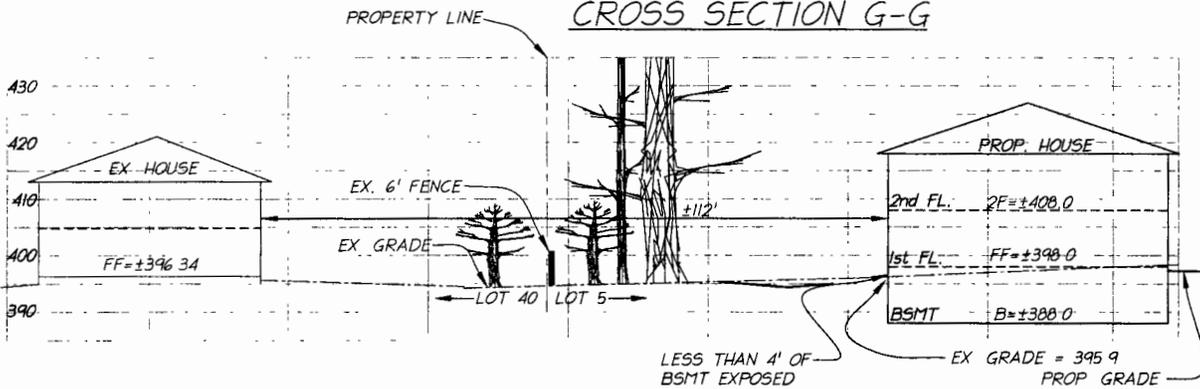
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 C-6016

CROSS SECTION F-F



DATE	REVISION
8/22/2011	COUNTY COMMENTS
10/12/2011	COUNTY COMMENTS
3/29/2012	COUNTY COMMENTS
5/18/2012	COORDINATION REVISIONS
8/22/2012	COUNTY COMMENTS
10/19/2012	COUNTY COMMENTS
1/16/2013	COUNTY COMMENTS

CROSS SECTION G-G

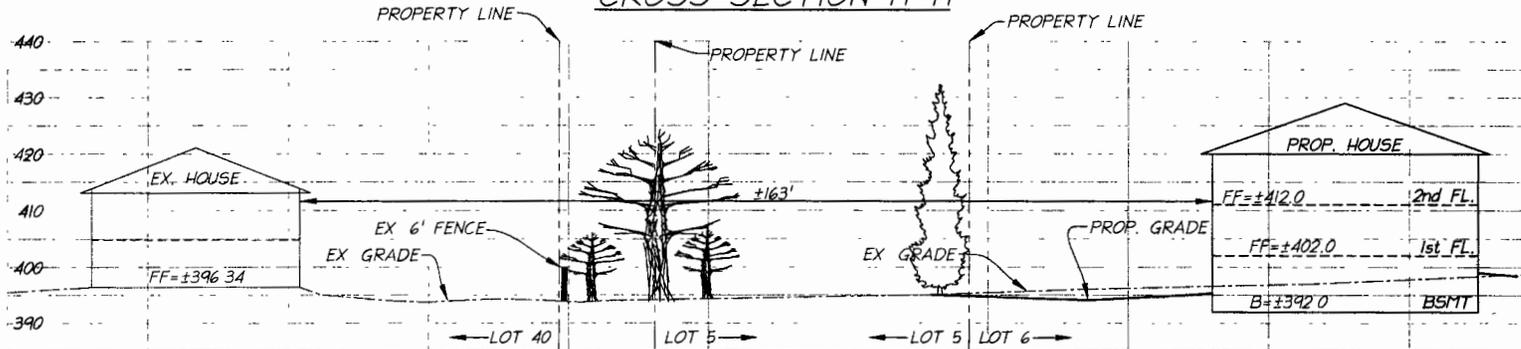


NOTE:
EXISTING HOUSE HEIGHTS ARE BASED ON A FIELD SURVEY BY CHRISTOPHER CONSULTANTS ON 10/19/2012

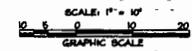
LEGEND

- PROPERTY LINE
- PROPOSED GRADE
- - - EXISTING GRADE
- - - APROX FLOOR ELEVATION

CROSS SECTION H-H



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christopher consultants
engineering surveying land planning
4800 Westwood Court, Suite 100, Fairfax, VA 22031-2007
703.271.8800 Fax 703.271.7008



REGISTERED PROFESSIONAL ENGINEER
Christopher C. Levitt
Lic. No. 33635
2/4/2003

RESIDENTIAL
CROSS SECTIONS

CONCEPTUAL DEVELOPMENT PLAN
FINAL DEVELOPMENT PLAN
VIENNA MOOSE LODGE
FAIRFAX COUNTY, VIRGINIA

PROJECT NO. II-21-01
SCALE: SEE DRAWING
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16 of 17
C-6016

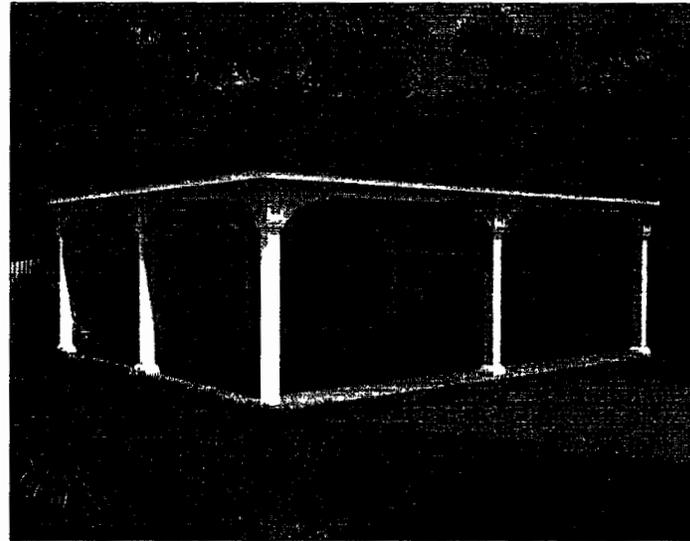
THESE DETAILS ARE CONCEPTUAL AND MAY VARY WITH FINAL DESIGN

DATE	REVISION
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10/11/2011	COUNTY COMMENTS
3/05/2012	COUNTY COMMENTS
5/26/2012	COORDINATION REVISIONS
8/16/2012	COUNTY COMMENTS
10/22/2012	COUNTY COMMENTS
1/15/2013	COUNTY COMMENTS



7' AT MAIN PANEL COLUMN AND CAP MAY BE HIGHER THAN 7'

7' HIGH BRICK SCREENING WALL



A BUILT IN GAS GRILL MAY BE INCLUDED AS AN OPTION

PROPOSED 20' X 24' GAZEBO

christopher consultants
 engineering surveying land planning
 9900 main street fourth floor Fairfax, VA 22031-0907
 703.278.6600 fax 703.278.7600



DETAILS

CONCEPTUAL DEVELOPMENT PLAN
 FINAL DEVELOPMENT PLAN
VIENNA MOOSE LODGE
 FAIRFAX COUNTY, VIRGINIA

PROJECT No.	11-21-01
SCALE	AS SHOWN
DATE	02-04-2013
DESIGN	J.
DRAWN	J.
CHECKED	J.
SHEET No.	

DESCRIPTION OF THE APPLICATION

The applicant, Christopher Land, L.L.C., requests to rezone 5.72 acres (Tax Maps 48-1 ((1)) 62 and 64) from the R-1 District to the PDH-3 District. The site is owned by the Vienna #1896, Loyal Order of Moose, Inc. (Moose Lodge) and developed with the existing 7,155 square foot (sf) lodge. The western portion of the site is proposed to be redeveloped with eight single family detached units. The Moose Lodge will remain on the eastern portion of the site with a potential expansion (1,250 square foot) located at the front of the building. The Moose Lodge is permitted as a secondary use (private club) in a Planned District. The applicant also requests to locate an adult daycare center as a secondary use within the Moose Lodge facility with the approval of a final development plan amendment (FDPA) and review by the Health Care Advisory Board (HCAB). The proposed development is presented in two land bays that have a shared stormwater management pond. Table 1 below is a summary of the proposed development.

Table 1: Zoning Tabulation			
Standard	Moose Lodge (Land Bay A)	Residential (Land Bay B)	Combined Total
District Size (2 acres)	2.58 acres	3.14 acres	5.72 acres
Open Space (20%)	57%	32%	43%
Density (3 du/ac)	Not Applicable	2.55 du/ac	1.4 du/ac
FAR	0.06 (7,155 sf) 0.07 (w/ 1,250 sf expansion)	Not Applicable	0.03 FAR (0.033 w/ expansion)
Tree Cover	44%	30%	36%

The applicant's draft proffers, proposed final development plan conditions, statement of justification and affidavit are located in Appendices 1-4, respectively.

LOCATION AND CHARACTER



Figure 1: Source: Fairfax County GIS

The subject site shown in Figure 1 to the left is located on the north side of the road at 9616 Courthouse Road approximately 500 feet east of its intersection with Sutton Road. The eastern and central portions of the site are developed with the 7,155 square foot Moose Lodge and 170 parking spaces. The western portion of the site is wooded open space.

The Vienna Oaks subdivision is located to the north, west and east of the site. The Vienna Oaks subdivision consists of single family detached homes zoned R-3 and planned as residential, 2-3 dwelling units per acre (du/ac). The area to the south is developed with Nottaway Park and the remaining house whose owner has a life estate and is planned to become part of the park. The area to the south is zoned R-1 and planned for a park.

BACKGROUND

On May 23, 1967, the Board of Zoning Appeals approved S-608-67 to permit the operation of a private club (Moose Lodge) on the Tax Map 48-1 ((1)) 62 within an existing dwelling.

On May 2, 1983, the Board of Supervisors approved SE 83-P-011 for a 45x75 foot addition to the Moose Lodge.

On February 11, 1985, the Board of Supervisors approved SEA 83-P-011-1 for a 50x100 foot addition, instead of the previously approved addition, and the relocation of parking spaces for the Moose Lodge. The approved plans depicted a 75 foot setback to the eastern property line from the new parking spaces and limited the new parking as overflow parking. The approved plans and conditions are contained in Appendix 5. With the approval of the proposed rezoning the previous special exception conditions will no longer be applicable. Staff notes that Tax Map 48-1 ((1)) 64 (one acre is size) was not a part of the previous special exceptions and is not subject to any conditions.

On February 24, 2003, the Board approved SEA 83-P-011-2 for an expansion of the Moose Lodge. The plans proposed the removal of the front portion of the Moose Lodge replaced with a one story addition to increase the size of the Moose Lodge to 9,278 square feet. This expansion was not constructed and the special exception amendment was subsequently voided.

COMPREHENSIVE PLAN PROVISIONS (Appendix 6)

The subject site is located in the Area II Vienna Planning District. The 2011 edition of the Comprehensive Plan as amended through March 6, 2012, for the Nutley Planning Sector (V5), under heading, "Recommendations, Land Use" states:

"The Nutley Planning Sector is largely developed as stable residential neighborhoods. Infill development in these neighborhoods should be of a comparable use, type and intensity in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14."

Land Use Objectives 8 and 14 are summarized in Appendix 6 and the complete text is located at www.fairfaxcounty.gov/dpz/comprehensiveplan/policyplan/landuse.pdf

The Comprehensive Plan Map depicts this site as Residential, 2-3 dwelling units per acre.

CONCEPTUAL/FINAL DEVELOPMENT PLAN (Copy at the front of the staff report)

The staff review is based on the Conceptual/Final Development Plan titled "Moose Lodge", prepared by Christopher Consultants and dated May 19, 2011 as revised through February 4, 2013.

Proposed Site Layout: The Moose Lodge is a one story brick and wood construction building approximately 7,155 square feet in size. The Moose Lodge facility will remain in its current location with a potential 15x82 foot addition (1,250 square feet) located along the front of the building. The existing playground located in front of the Moose Lodge will remain and a new 20x24 foot (480 square foot) gazebo is proposed.

The Moose Lodge parking lot will be reorganized to relocate spaces from the area that is being developed with residential units. The east side of the Moose Lodge was previously provided for overflow parking and is now being used to meet the required parking spaces. The eastern parking area will largely remain the same with the removal of some landscape islands within the parking lot and the addition of pervious pavers near the stormwater management pond. The eastern parking lot maintains the 75 foot setback from the property line to the east and proposes a 35 foot wide conservation easement along the eastern boundary. Parking spaces are being added on the former southern travel aisle to the eastern lot, which removes some of the interior open space. The parking area on the west side of the Moose Lodge is being redeveloped to accommodate the new residential development. In total the required 120 parking spaces (based on membership not to exceed 360 members) will be provided for the Moose Lodge, which is a reduction of 51 spaces from the existing condition.

The proposed single family Lots 1-5 (located along the western and northern boundaries) will have their principal structure setback a minimum of 38-60 feet from the adjacent properties to the west and north with a minimum 25 feet wide undisturbed area as tree save. Lots 6-8 (located on the eastern edge of the new residential land bay) will have rear yards of 22 to 40 feet. Lots 1-3 will have minimum 10 foot wide side yards and Lots 4-8 side yards will be minimum of six feet wide. All of the lots will have a minimum 18 foot front yard. The proposed lots front the private street with a cul-de-sac. The western and northern lots have perimeter tree save areas within their lots. The eastern lot's rear yards are adjacent to parking for the Moose Lodge and separated by a proposed 6 foot tall brick wall and 13 foot wide landscape strip. An approximately 1,800 square foot programmable open space is proposed to the rear of Lots 5 and 6 with a five foot wide trail providing access from the cul-de-sac. The private street provides four on-street parking spaces for the residents in addition to the four spaces provided on each lot. A grasscrete turn-around is depicted between Lots 5 and 6, but may be relocated if required by the Fire Marshal. Figure 2 below is a rendering based on the

plan depicting the layout of the units and parking.



Figure 2: Source. Christopher Consultants

Vehicular/ Pedestrian Access: The site has an existing access point from Courthouse Road with a right turn lane. The access is being expanded to 58 feet in width from approximately 45 feet. The future residents will turn left to access the eight dwelling units and the patrons of the Moose Lodge will turn right or go straight to access their parking. The residential private street has a reduced cul-de-sac radius (proposed 30 foot radius to face of curb versus required 45 foot radius) with a grasscrete turnaround area for emergency vehicles. A sidewalk is proposed on the western portion of the site along Courthouse Road, which will potentially connect to the off-site sidewalk to the west. There is no sidewalk connection proposed east of the entrance.

Stormwater Management/Best Management Practices: A shared stormwater management pond is located on the northeastern portion of the site. There is no existing stormwater pond; the majority of the drainage is carried into a swale along the rear of the site and drains into an existing pipe to the northeast. The pond is designed for 3.66 acres onsite and 0.78 acres off-site to the north and west. The pond does not detain the 2.06 acres along the southwestern and eastern portions of the property; however, a tree box filterra system will treat the stormwater that flows to the southwest of the site. New pervious pavers will be added to a portion of the parking lot with an

under drain system. An alternative low impact design (LID) component is depicted on the southwest portion of the site within the open space. The site will remove 35.3 % of the phosphorus, which exceeds the requirement of 24.6%. Staff notes that this includes credit for the 35 foot wide conservation easement located along the eastern property line.

The outfall analysis and drainage area map are provided on Sheets 10 and 11 of the CDP/FDP and is depicted to the below as Figures 3 and 4. The site has three different outfall points that are described below.

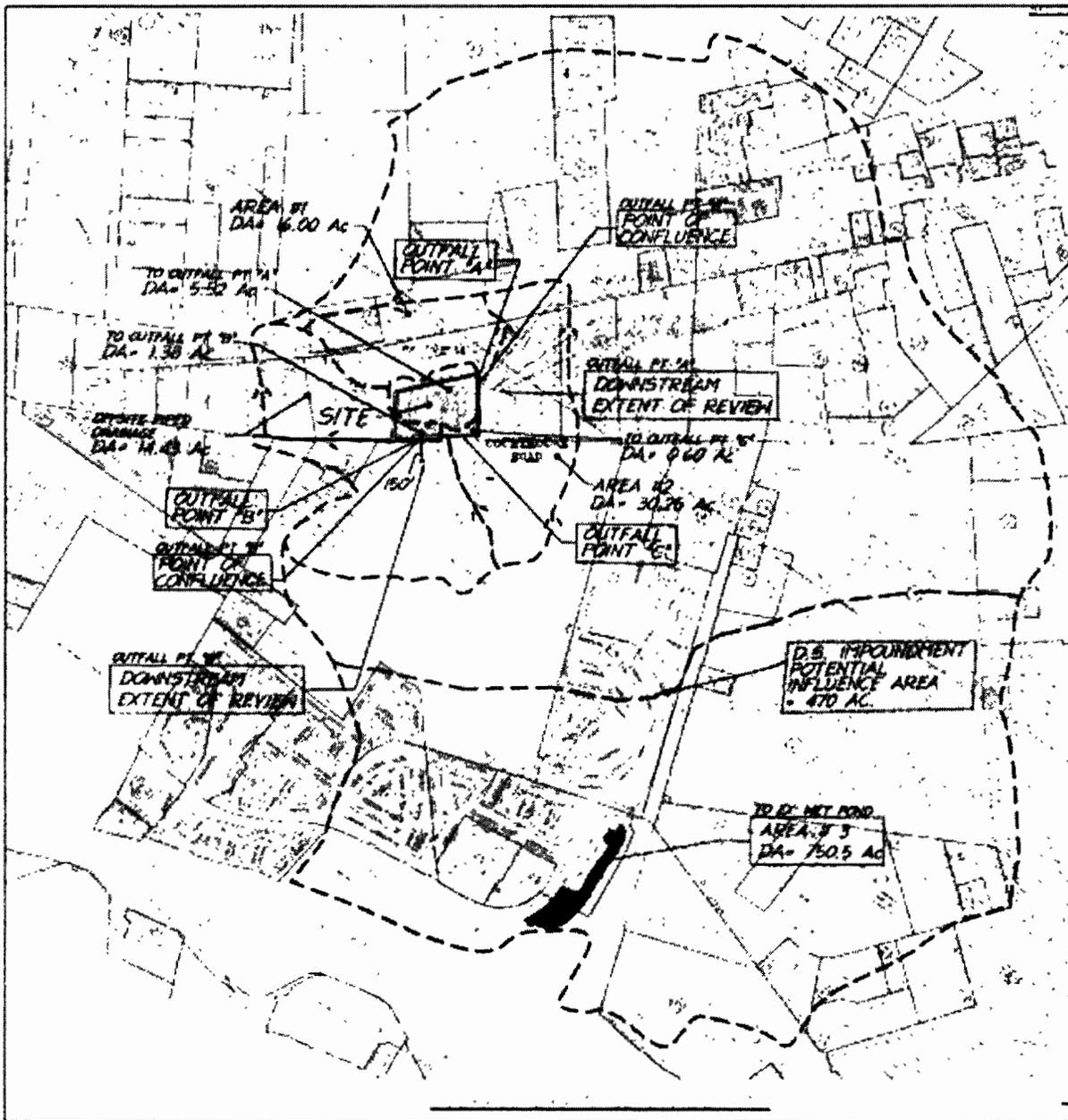


Figure 4: Source: Christopher Consultants

Outfall Point A consists of a drainage area of 5.52 acres and is located at the northeast portion of the site consisting of an 18" pipe system that directs water in an easterly direction where it joins an existing 36" pipe system. The pipe eventually outfalls into an existing channel in Nottoway Park to the confluence with Outfall B.

Outfall Point B drainage area consists of 1.38 acres located in the southwest portion of the site and will be both piped and sheet flow to an existing pipe system at Courthouse Road before outfalling into an existing channel in Nottoway Park.

Beyond the extent of the review Outfall B ceases to have any bed and bank between the existing gravel trail and the channel's confluence with the eastern channel and there are other areas showing signs of erosion. However, post development flow for Outfall B is reduced, as approximately 0.35 acres of the developed site is diverted to the proposed stormwater management pond. In addition, 0.27 acres will drain to a tree box filter to provide water quality treatment.

Outfall Point C drainage area consists of 0.6 acres and is the southeast portion of the site, which leaves the site as uncontrolled sheet flow. No improvements are proposed for this area and post development conditions will remain the same as pre-development conditions. After leaving the site the at Outfall Point C the runoff flows to Courthouse Road and enters a closed pipe system where it travels approximately 250 feet before outfalling into an existing channel located at Nottoway Park.

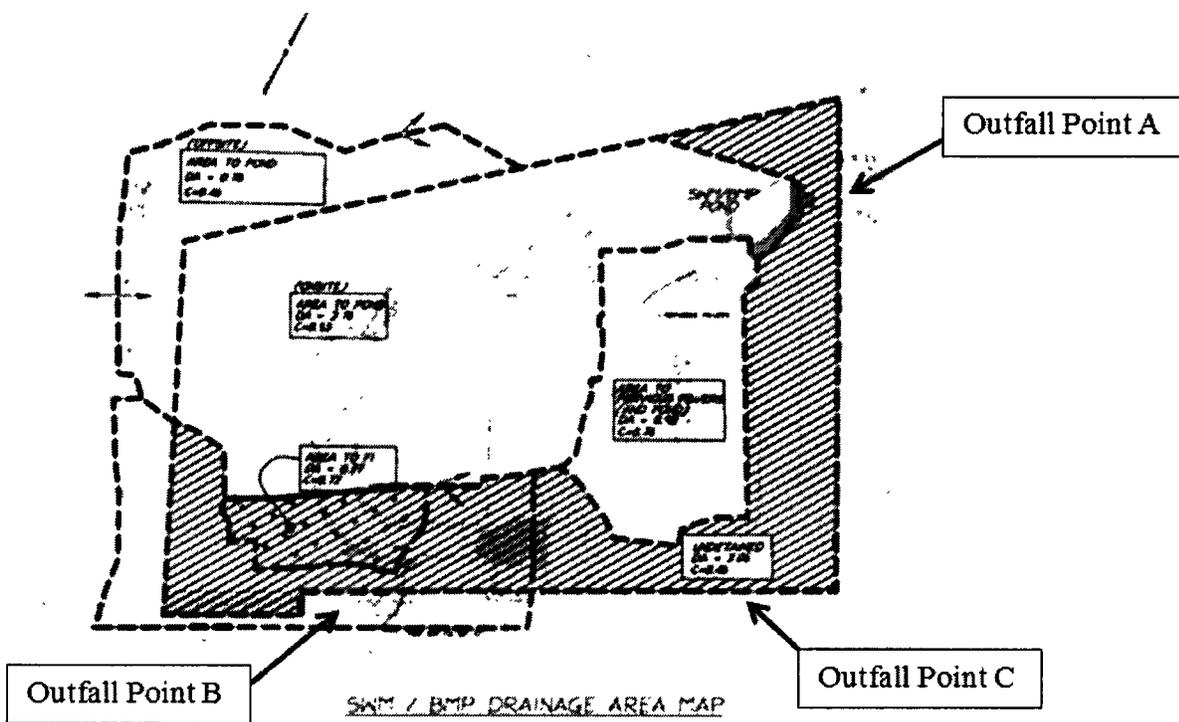


Figure 4. Source Chnstopher Consultants

Open Space: Land Bay A (Moose Lodge) will maintain 57% open space and Land Bay B (residential) will maintain 32% open space with an overall open space of 43%. The Land Bay A open space is located along the perimeter of the site as tree save and near the building as a lawn area. Land Bay A open space also includes a playground and future gazebo located in front of the Moose Lodge, which will be available to the residents. Land Bay B open space is primarily located along the northeastern portion of the property containing a stormwater management pond and tree save area. This area depicts a 1,800 square foot programmable open space with access by a trail between Lots 5 and 6. A small area of open space is located at the entrance to the site and contains landscaping and the subdivision sign.

Tree Preservation and Landscaping: The site has significant stand of trees and the perimeters are largely undisturbed. A 13 foot wide transitional screening yard and 6 foot tall brick wall is being proposed between the residential area and Moose Lodge. This is a proposed modification for the required 35 foot wide transitional screening yard. The eastern portion of the site will have a 75 foot wide transitional screening area with tree save and 6 foot tall board on board fence.

Cross Sections/Elevations: The applicant provided illustrative cross sections for the proposed dwelling units and the assumed heights of the adjacent dwelling units on Sheets 14-16 of the CDP/FDP. According to the information provided the proposed maximum heights for Lots 1 and 4 are a few feet above or below adjacent houses to the west. Lots 4-6 are 5-10 feet higher than the off-site dwelling units to the north. Figure 5 to the right shows illustrative elevations provided by the applicant to demonstrate the general character of the proposed houses.

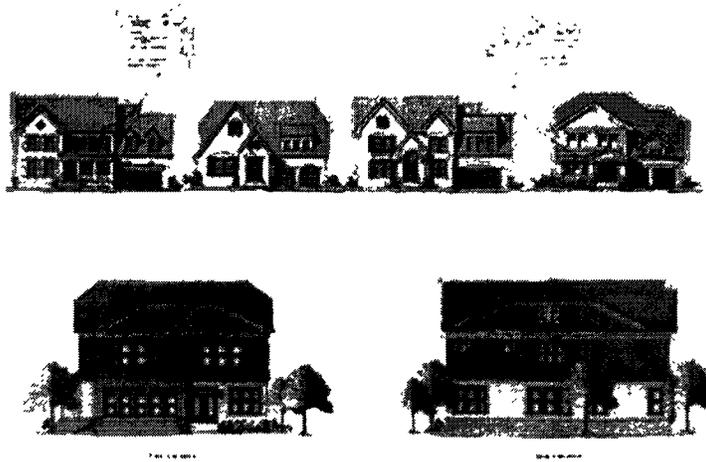


Figure 5: Source: Christopher Consultants

RESIDENTIAL DEVELOPMENT CRITERIA/PLANNED DEVELOPMENTS STANDARDS (Appendix 7 and 8)

Fairfax County expects new residential development to enhance the community by: fitting into the fabric of the neighborhood, respecting the environment, addressing transportation impacts, addressing impacts on other public facilities, being responsive to our historic heritage, contributing to the provision of affordable housing and, being responsive to the unique site specific considerations of the property. To that end, the

Board of Supervisors adopted the Residential Development Criteria, to be used in evaluating zoning requests for new residential development and summarized below and provide in Appendix 7 in its entirety.

Planned Districts are also reviewed in accordance with the General and Design Standards of Sections 16-101 and 16-102 of the Zoning Ordinance. Those standards are summarized as part of the review below and provided in its entirety in Appendix 8. The purpose of the Planned Development Housing District is to encourage innovative and creative design and to facilitate use of the most advantageous construction techniques in the development of land for residential and other selected secondary uses. The district regulations are designed to ensure ample provision and efficient use of open space; to promote high standards in the layout, design and construction of residential development; to promote balanced developments of mixed housing types; to encourage the provision of dwellings within the means of families of low and moderate income; and otherwise to implement the stated purpose and intent of this Ordinance.

The resolution of issues identified during the evaluation is critical if the proposal is to receive a favorable recommendation.

Site Design: (Appendix 6)

All rezoning applications for residential development should be characterized by high quality site design. Rezoning proposals for residential development, regardless of the proposed density, will be evaluated based upon the following principles, although not all of the principles may be applicable for all developments.

In addition to the site design criteria Planned Development General Standards 1 and 2 require the development to be substantially in conformance with the comprehensive plan proposed density and result in a development achieving the purpose of the planned development more than would be achieved by a conventional district.

- *Consolidation:* Developments should provide parcel consolidation in conformance with any site specific text of the Comprehensive Plan. Should the Plan text not specifically address consolidation, the nature and extent of any proposed parcel consolidation should further the integration of the development with adjacent parcels and not preclude nearby properties from developing as recommended by the Plan.

The site is planned for 2-3 dwelling units per acre and the density for Land Bay B is within the Comprehensive Plan range at 2.55 du/ac. There is no specific consolidation goal within the Comprehensive Plan; however, the applicant consolidated two parcels zoned R-1 and all abutting parcels are zoned R-3 and developed as part of the Vienna Oaks subdivision.

- *Layout:* The layout should provide logical, functional and appropriate relationships among the various parts (e. g. dwelling units, yards, streets, open space, stormwater management facilities, existing vegetation, sidewalks and fences); provide dwelling

units that are oriented appropriately to adjacent streets and homes; include usable yard areas within the individual lots that accommodate the future construction of decks, sunrooms, porches, and/or accessory structures in the layout of the lots, and that provide space for landscaping to thrive and for maintenance activities; provide logical and appropriate relationships among the proposed lots including the relationships of yards, the orientation of the dwelling units; provide convenient access to transit facilities; and identify all existing utilities and make every effort to identify all proposed utilities and stormwater management outfall areas; and encourage utility collocation where feasible.

The dwelling units are oriented to the private street that has a shared access with the Moose Lodge. The lots are large enough to provide adequate space for dwelling units and individual amenities such as decks, sunrooms and accessory structures (see the Lot Typical on Sheet 2 of the CDP/FDP). In staff's opinion, a planned district is more appropriate for the residential in Land Bay B than a conventional district. The planned district allows for flexibility lot design and permits private streets. A conventional district would require a public street with an additional access point onto Courthouse Road. An internal public street would require additional pavement for the standard cul-de-sac and lane widths than those possible with a private street. The larger street segment and required 30 foot front yard setback for a conventional lot would result in the units being located closer to the perimeter of the site and cause loss of the perimeter tree save. While a conventional district would result in larger lots and some setbacks than a planned district, the applicant has worked to place larger lots (Lots 1-5) along the perimeter of the site and provided for larger rear yards to permit tree preservation. Staff suggested the applicant consider a seven lot design for the planned district. While a seven lot layout would increase the lot sizes and side yard setbacks, it would result in the same general layout as the eight unit proposal. Staff does not object to the proposed density because reducing it by one lot would not result in a significantly improved site design. Table 2 below compares the conventional district requirements to the proposed planned development.

	Conventional R-3	Proposed PDH-3
Minimum Lot Size	10,500 square feet (sf)	7,212 square feet 8,807 sf (Lot 2 of 1-5)
Average Lot Size	11,500 square feet	9,892 square feet 11,248 sf (Lots 1-5)
Minimum Yard Setbacks	Front: 30 feet Side: 12 feet Rear: 25 feet	Front: 18 feet Side: 6 (10 feet Lots 1-5) Rear: 22 feet (38-60 feet for Lots 1-5)

Staff also considered a by right development of Tax Map 48-1 ((1)) 64 with a single residential unit. This development would not require any zoning action and could be

developed in accordance with the existing zoning. It is difficult to determine the impact on the site with a single house since the location of the structure and desired clearing and grading would be determined by a new unidentified user. Nor would a by-right development improve the existing stormwater management or contribute to parks and schools. However, a single unit by-right development would have a smaller impact on services, including stormwater management, and would be located on a one acre lot. However, a one acre lot is out of character with the surrounding development pattern and well below the density recommended by the Comprehensive Plan.

The new residential units are located on 1.82 acres of the site with an additional 1.32 acres as open space and stormwater management. Given that this is a small infill project it is staff's opinion that a planned district is the best tool available within the Zoning Ordinance to meet the residential development criteria.

Staff expressed concerns to the applicant that the Moose Lodge portion of the site does not lend itself to a planned district as the two land uses (private club and residential) bear little relationship to each other. The applicant has since worked to revise the plans and proffers to better separate the traffic between the two uses, permit the future homeowners use of the Moose Lodge twice a year for homeowners association meetings, permit the homeowners to use the playground and proposed gazebo located in front of the Moose Lodge and permit the homeowners to use the Moose Lodge parking lot on a temporary basis for parties or other homeowner events. While staff would have preferred the Moose Lodge to amend their special exception to reduce the land area and permit site and development condition modifications to retain the Moose Lodge (Land Bay A) as a R-1 property and submit a P-District rezoning only on Land Bay B to allow the new residential uses, the reality is the special exception amendment would likely have resulted in the same layout of the Moose Lodge. So while staff does not prefer the Moose Lodge being in a planned district and permitted as a secondary use, staff realizes that the proposed development incorporates many of the previous conditions as proffers and places restrictions on the Moose Lodge operation; the proposed P District ultimately results in the same development as would a split zoned property.

The Moose Lodge is proposing the option to locate an adult daycare center within its existing building with the approval of a final development plan amendment (FDPA). An adult daycare center is a permitted secondary use in a planned district based upon a long standing interpretation that an adult daycare center is most like a child daycare center. Staff notes the applicant will likely need to be approved a reduction or shared parking agreement. The proposal is not being reviewed at this time to allow the potential operator to provide staff a refined description of the operation that can be reviewed by the Health Care Advisory Board (HCAB). Upon submission of the FDPA staff will have the opportunity to propose conditions of approval related to the hours of operation, number of customers or other conditions that address issues that may arise.

- *Open Space:* Developments should provide usable, accessible, and well-integrated open space. This principle is applicable to all projects where open space is required by the Zoning Ordinance and should be considered, where appropriate, in other circumstances.

The northern open space is largely used for stormwater management and tree save area with a 1,800 square foot programmable open space. The small open space along the southern portion of the site is an area used mainly for the location of the subdivision sign. Staff notes that the residents will have access to the open space in front of the Moose Lodge that contains a playground and future gazebo.

- *Landscaping:* Developments should provide appropriate landscaping: for example, in parking lots, in open space areas, along streets, in and around stormwater management facilities, and on individual lots.

The development does not depict any landscaping on the individual lots outside of the tree save areas; however, landscaping will be provided for those lots based on the initial purchaser preference during the purchase contract. The applicant is requesting a modification of the transitional screening requirement between the Moose Lodge and the proposed homes to provide a 13 foot wide landscape strip and 6 foot tall brick wall instead of 35 foot wide landscape strip. The modification is discussed in detail under the modification and waiver section below and staff does not have an objection to the modification. The development maintains the 75 foot setback for the Moose Lodge parking lot to the east and the applicant has committed to work with the adjacent neighbors on supplementing the existing landscaping.

- *Amenities:* Developments should provide amenities such as benches, gazebos, recreational amenities, play areas for children, walls and fences, special paving treatments, street furniture, and lighting.

The development proposes a 1,800 square foot programmable open space area near Lots 5 and 6 and the use of the Moose Lodge playground and gazebo for the future home owners.

In staff's opinion, the proposed development does meet site design criteria and applicable general and design standards for a planned district.

Neighborhood Context: (Appendix 6)

Neighborhood Context recommends that all applications for residential development, regardless of the proposed density, be designed to fit into the community within which the development is to be located as evidenced by an evaluation of: transitions to abutting and adjacent uses; lot sizes, particularly along the periphery; bulk and mass of the proposed dwelling units; setbacks; orientation of the proposed dwelling with regard to the adjacent streets and homes; architectural elevations; connections to non-motorized transportation facilities and the preservation of existing topography and

vegetative cover. It is not expected that developments will be identical to their neighbors and that the individual circumstances of the property will be considered.

In addition to the neighborhood context criteria, General Standard 4 and Design Standard 1 for the planned developments state the development shall be designed to prevent substantial injury to the use and value of existing surrounding development and perimeter boundaries shall generally conform to the provisions of the corresponding conventional district to complement adjacent properties. Furthermore the policy plan encourages land use patterns that maintain stability in established neighborhoods, and encourages infill development that is compatible with the existing land use and at a compatible scale.

The areas abutting the property are zoned R-3 and developed with single family detached units. Table 2 above compared a conventional district to the proposed planned district. The applicant's site, Vienna Oaks (R-3) and Edgela Wood (R-3) are the only areas without site specific text and mapped as 2-3 du/ac within this tax map quadrant. Table 3 below compares the proposed development to other developments in the area with the same Comprehensive Plan guidance. In general the proposed lot sizes are smaller than the adjacent Vienna Oak lots. The dwellings are oriented towards the private street and the rear yards will be adjacent to the rear yards of the adjacent Vienna Oaks development. The applicant's lots range in size from 7,212 square feet to 13,402 square feet with an average lot size of approximately 9,892 square feet. However, the applicant has provided for the larger lots along the western and northern perimeter adjacent to Vienna Oaks as well as setting the houses back at least 38-60 feet from the property line and provided for perimeter tree save areas.

Table 3: Zoning Case Comparison

Case #	Name	District	Acre	DU/AC	Open Space	Min Lot Size	Max Lot Size	Avg. Lot Size
RZ C-370*	Edgela Woods	R-3 Cluster	44.87	2.56	17%	8,400	21,043	10,500
RZ B-334*	Edgela Woods	R-3	3.09	2.58	0%	11,367	13,400	11,000
RZ C-50* and RZ C-171*	Vienna Oaks	R-3	26.53	2.78	0%	10,543	18,425	12,600
RZ 2011-PR-018	Christopher Land	PDH-3	5.72	2.55	32%	7,212	13,402	9,892

* Not Proffered

The Moose Lodge has been located on the site for more than 45 years; an approved application will modify the Moose Lodge parking, provide for a small addition and insert a residential component directly adjacent to the lodge. The Policy Plan discourages commercial development within residential communities unless the commercial uses are of a local serving nature and the intensity and scale are compatible with surrounding residential uses. The Policy Plan also encourages appropriate buffering and screening between commercial uses and adjacent residential and to minimize potential conflicts with noise and light. While the Moose Lodge and potential adult daycare center are

non-residential uses they are both permitted uses in residential neighborhoods by special exceptions in a conventional district or as a by-right secondary use in a planned district. The Moose Lodge maintains the eastern 75 foot setback and the small addition is located in the front of the Moose Lodge. The Moose Lodge provides a 13 foot wide transitional screening yard and 6 foot tall barrier between the parking lot and the new residential dwellings. The Moose Lodge maintains the existing setback to the residents to the north, but does remove trees to facilitate the new stormwater management facility.

In staff's opinion the proposed development is compatible with the adjacent development and does satisfy the neighborhood context criterion as well as applicable general and design standards for planned districts.

Environment: (Appendix 9)

All new residential developments are expected to respect the environment and are evaluated on the following provisions.

- *Preservation/Slopes:* Developments should conserve natural environmental resources by protecting, enhancing, and/or restoring the habitat value and pollution reduction potential of floodplains, stream valleys, EQCs, RPAs, woodlands, wetlands and other environmentally sensitive areas. The design of developments should take existing topographic conditions and soil characteristics into consideration.

There are no floodplains, stream valleys, EQCs RPAs or wetlands on the site. The property is heavily wooded along the perimeter and western portion, and as discussed below, tree preservation could be increased by the applicant by revising the clearing and grading lines and ensuring that proposed tree save areas will be viable.

- *Water Quality/Drainage:* Developments should minimize off-site impacts on water quality by commitments to state of the art best management practices for stormwater management and better site design and low impact development (LID) techniques. The volume and velocity of stormwater runoff from new development should be managed in order to avoid impacts on downstream properties. Where drainage is a particular concern, the applicant should demonstrate that off-site drainage impacts will be mitigated and that stormwater management facilities are designed and sized appropriately. Adequate drainage outfall should be verified, and the location of drainage outfall (onsite or offsite) should be shown on development plans.

There are no current downstream drainage complaints on file; however, staff understands the neighbors to north have existing problems with wet spots and swampy areas. The proffers provide off-site drainage improvement to three adjacent residents by a hand installed diversion dike, connecting private drain systems to the stormwater management pond and grading for positive drainage. Staff notes that

some of these improvements appear to impact the proposed tree save area of the site, which is discussed under the trees preservation criterion below.

The applicant proposed to meet the phosphorus removal requirement by use of proposed extended detention dry pond, porous pavers and a filterra system. With less than 20% increase in impervious area, the proposed development qualifies as redevelopment. The phosphorus removal requirement is 24.6 %; however, the applicant has volunteered to provide 35.3% including credit utilized for the conservation area along the eastern portion of the site.

The applicant indicates that the stormwater detention requirements will be met by an extended detention dry pond with an approximate storage capacity of 14,000 cubic feet, with an impoundment area of 0.16 acres proposed to be located in the northeast corner of the property. The site plan would be required to include appropriate details and documentation of the capacity and function of the facility, calculations of the release rates (e.g., more than just the storage volume), and demonstrate compliance with the detention requirement. A dam breach analysis is required with the final design; however, the preliminary analysis provided by the applicant indicates that a sunny day failure would result in no property damage as the entire volume of the facility is contained in the sump area. In the event of failure during a 100 year storm event and failure of the pipe system the breach path would follow the existing storm pipe system between the adjacent Lots 4 and 5 to Lemon Tree Lane. Off-site remediation may be needed in the easement to keep flood levels below the existing 100 year flood levels. If remediation is needed the applicant proffered to re-sod and replant landscaping within the off-site lots. Without the dam breach analysis, it is not certain if, or to what extent remediation efforts will be necessary on Lots 4 and 5. While staff would have preferred this detail to be provided now to better understand potential off-site impacts related to a potential dam breach, staff recognizes that this information is traditionally provided at site plan.

Outfall narratives and analysis have been provided on sheet 11 for three outfalls shown as Outfalls A, B and C. All three outfalls appear to have met the current Public Facilities Manual (PFM) requirement of adequate outfall. The extent of downstream drainage analysis for Outfall B has been shown to be ending at 150 feet downstream of Courthouse Road. Based on the initial analysis, the applicant has shown no adverse impact and proportional improvement by "The Critical Shear Stress" method of PFM by reducing the drainage area captured by this Outfall B.

During a site visit on September 6, 2012, staff observed the two channels downstream crossing Courthouse Road. The western channel (Outfall B) ceases to have any bed and bank between the existing gravel trail and the channel's confluence with the eastern channel (Outfall A) in Nottaway Park outside of the extent of review. The remaining part of the eastern channel also appears to be eroding. Staff notes that the proposed post development stormwater will not make

the outfall worse than the pre-development stormwater because they are not adding more stormwater to the system.

Staff notes that these comments are based on the 2011 version of the Public Facilities Manual. A new stormwater ordinance and updates to the PFM's stormwater requirements are being developed as a result of changes to state code (see 4VAC50-60 adopted May 24, 2011). The site plan for this application may be required to conform to the updated PFM and the new ordinance.

- *Lighting:* Developments should commit to exterior lighting fixtures that minimize neighborhood glare and impacts to the night sky.

The applicant has committed to provide lighting that will minimize neighborhood glare and impacts to the night sky.

- *Energy:* Developments should use site design techniques such as solar orientation and landscaping to achieve energy savings, and should be designed to encourage and facilitate walking and bicycling. Energy efficiency measures should be incorporated into building design and construction.

The applicant has proffered to energy efficient homes.

In staff's opinion, the environment criterion has not been met due to outstanding concerns related to stormwater management.

Tree Preservation: (Appendix 10)

Regardless of the proposed density, all residential development should be designed to take advantage of existing quality tree cover. Tree cover in excess of the ordinance requirement is highly desirable.

In addition to the tree preservation criteria, General Standard 3 for planned districts expects developments to protect and preserve to the extent possible natural features such as trees.

There is an existing upland forest at the eastern, northeastern, and northern portions of the property consisting primarily of mature White Oak, Tulip, Red Maple, Hickory, Red Oak, and Black Gum trees. These forested areas appear to be in fair to good condition and should be considered a priority for preservation. Existing vegetation located directly to east of the Moose Lodge consists primarily of mature White Oak and American Beech trees. These trees appear to be in good condition and should be considered a priority for preservation. The applicant redesigned their site to continue to preserve the eastern 75 feet as a tree save area between the Moose Lodge and adjacent residences. The result of the additional tree preservation to the east led to a smaller transitional screening yard between the Moose Lodge and the new residential units. The applicant requested a modification of this requirement and as stated below in the modification and

waivers section, staff does not object to that request with some minor revisions. The applicant proffered to provide the adjacent neighbors to the east and north an opportunity to comment on the final landscaping plan for the Moose Lodge. Staff raised a concern of the potential impact of the new parking being located south of the Moose Lodge along the existing travel aisle and its impact on an existing 40" diameter White Oak tree (484) proposed to be saved within the Moose Lodge open space and a 30" diameter American Beech tree (483) proposed to be removed. While staff would have preferred the preservation of the American Beech and avoidance of the drip line for the White Oak, staff notes that they are being impacted due to the result of preserving the eastern 75 feet as tree save. Staff does feel the applicant has opportunities to plant additional trees along the northern boundary adjacent to the stormwater management pond and has proposed a condition for that to be reviewed with the Urban Forest Management Division at site plan.

The applicant proffered to provide landscaping in accordance with the desire of the initial purchaser and has not depicted any on the CDP/FDP. The applicant provided for significant tree save areas along the perimeter of the site and proffered to work with the Urban Forester in refining the limits of clearing and grading prior to site plan approval to ensure the survivability of the trees. However, staff is concerned that the proposed off-site stormwater improvements appear to affect some of the trees shown along the northern property and would either result in their removal or compromise their integrity. Specifically, a 30" diameter American Birch (542), shown in Figure 6 below, is listed as possible tree save because of the impact of off-site stormwater management improvements. This tree would be removed only to facilitate an off-site stormwater management improvement. In staff's opinion, the applicant should explore additional

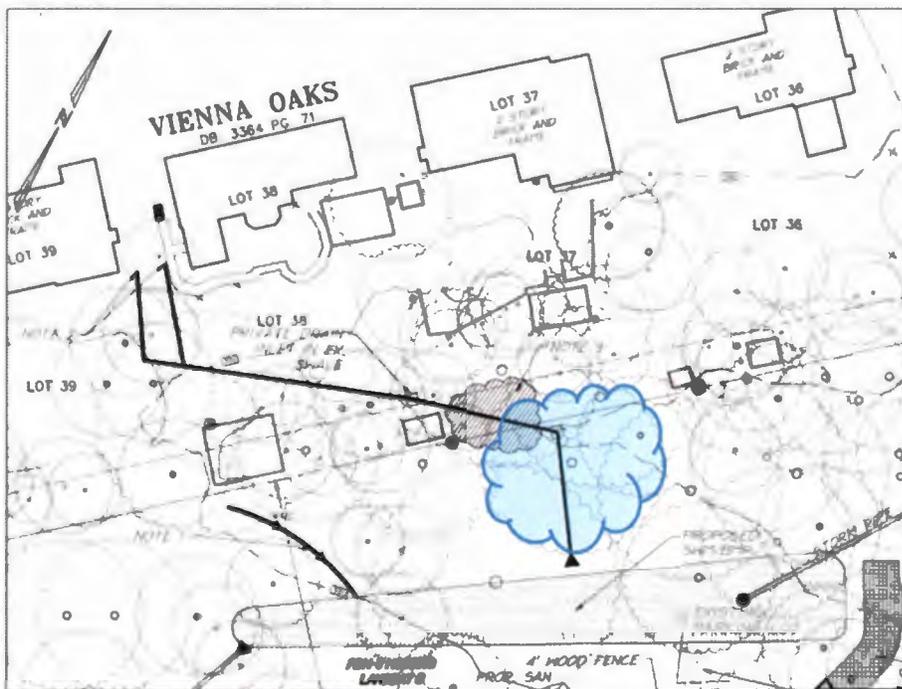


Figure 6. Source: Christopher Consultants

options to provide the off-site drainage improvement that would not harm this significant tree. If the applicant is willing to consider revisions to the off-site stormwater management improvements to avoid impacts to significant on-site tree, it is staff's opinion the tree preservation criterion and applicable general and design criteria for a planned district has been met.

Transportation: (Appendix 11)

Regardless of the proposed density, all residential development should implement measures to address planned transportation improvements and offset their impacts to the transportation network. The criterion contains principles that will be used in the evaluation of rezoning applications for residential development, while noting that not all principles will be applicable in all instances. The principals include transportation improvements, transportation management, interconnection of the street network, provision of public streets and non-motorized facilities. The following is an evaluation of those principles that staff has concluded are applicable in this instance.

In addition to the transportation criteria, General Standard 6 states planned districts shall provide coordinated linkages on and off-site and Design Standard 3 states that streets and driveways shall be designed to generally conform to the ordinance. In addition, a network of trails and sidewalks shall be coordinated to provide access to recreational amenities, open space, public facilities, vehicular access routes, and mass transportation facilities.

The subject property has road frontage and an access point with a right turn lane on Courthouse Road. The applicant expanded the existing access point to the Moose Lodge and in staff's opinion it would be sufficient for the additional trips from the residential units. The applicant proffered to dedicate additional right-of-way along Courthouse Road. The applicant will provide a sidewalk along the western portion of the site and connect to the existing sidewalk on Snowberry Court to the west. The applicant is requesting a waiver of the required sidewalk construction to the east, and as stated below in the waivers and modification section, staff has no objection to that request. The applicant proposed a private street with a reduced cul-de-sac radius and grasscrete fire turnaround. The private streets will have four on-street parking spaces. Staff notes that the applicant will need to obtain a shared or reduced parking agreement before the senior daycare center is allowed. In staff's opinion, the transportation criterion has been met.

Public Facilities

Residential development requires public facility systems (i.e., schools, parks, libraries, police, fire and rescue, stormwater management and other publicly owned community facilities). All rezoning applications for residential development are expected to offset their additional public facility impact and to first address public facility needs in the vicinity of the proposed development.

In addition to the public facilities criteria, General Standard 5 for planned districts state that planned development shall be located in an area in which transportation, police and fire protection, other public facilities and public utilities, including sewerage, are or will be available and adequate for the uses proposed.

Park Authority Analysis (Appendix 12)

All residential developments should have access to outdoor recreational facilities. Typical recreational needs include open play areas, tennis and volleyball courts and athletic fields. Based on the Zoning Ordinance Sections 6-110 and 16-404, the applicant must provide \$1,700 per non-ADU (affordable dwelling unit) residential unit for outdoor recreational facilities to serve the development population. With eight units proposed, the Ordinance-required contribution is \$13,600. The applicant has proffered to provide on-site recreational amenities in accordance with the Zoning Ordinance or provide a dedication to the Park Authority. The applicant has depicted a 1,800 square foot programmable space adjacent to Lots 5 and 6. The applicant has committed to upgrade the existing playground and install a gazebo in front of the Moose Lodge that will be available to the future residents. The programmable open space previously shown adjacent to Courthouse Road has been removed.

The \$1,700 per unit contribution required by Ordinance offsets only a portion of the impact to provide recreational facilities for the new residents generated by this development. The proposed development is projected to add 24 new residents. To offset the additional impact caused by the proposed development, the Park Authority recommends that an additional \$21,432 above the required expenditure be contributed to the Park Authority for recreational facility development at one or more sites located within the service area of this development. The applicant has proffered to provide \$21,432 for stream restoration in Nottoway Park. In staff's opinion, the expenditure of the contribution should be determined by the Park Authority and not the applicant. Limiting the use of the contribution to stream restoration is problematic. The Park Authority may have other priorities, the stream restoration needed may far exceed the contribution and that expense may not be budgeted and providing piecemeal improvement may not be beneficial. Furthermore, the applicant may need to make improvements in the outfall as part of their stormwater management and that expenditure should not come at the detriment of a park contribution.

The Park Authority expressed concerns about stormwater outfall from the site being directed to the park property and requested assurance from the developer that the applicant's site will not adversely impact the park property. Staff discussed having the applicant monitor the outfall in the park site; however, the site is only a small fraction of land that outfalls to the park and there is no equitable way to attribute future adverse impacts from this site to the park. The applicant provided additional information that states the outfall into the park from Outfall B is reduced from pre-development flow, Outfall C is not being changed and Outfall A is being improved by the provision of stormwater management pond on-site. Staff would encourage the applicant to continue to look at ways to improve the stormwater management, including installing the additional low impact design (LID) measures at the southwest portion of the site.

Schools Analysis (Appendix 13)

This development is anticipated to generate two elementary students who would attend Marshall Road Elementary School; one intermediate student who would attend Thoreau Intermediate School and one additional high school student who would attend Madison High School. To offset the impact of four additional students the applicant proffers to a contribution of \$37,512 for the construction of capital improvements to schools in the vicinity of the application property.

Sanitary Sewer Analysis (Appendix 14)

The property is located in the Accotink Creek (M-2) watershed and would be sewered into the Noman Cole Pollution Control Plant. The existing 8-inch line located in the street is adequate for the proposed use. Based upon current and committed flow there is excess capacity.

Fire and Rescue Department Analysis (Appendix 15)

This property is serviced by Station #402 Vienna. The Fire Prevention Division has noted a concern with the proposed cul-de-sac and grasscrete area for turning a fire truck. This may result in the relocation of the grasscrete or require a modification of the cul-de-sac radius. Staff has proposed a condition to allow for the modification of the grasscrete location; however, if the cul-de-sac radius is required to be larger an amendment to the plans will be necessary because it would likely result smaller lots and reduced setbacks.

Water Service Analysis (Appendix 16)

The property is located in the service area of the Fairfax County Water Authority. Adequate domestic water service is available from the existing 8-inch main located at the property.

Affordable Dwelling Units

Ensuring an adequate supply of housing for low and moderate income families, those with special accessibility requirements, and those with other special needs is a goal of the County. The applicant can elect to fulfill this criterion by providing affordable units that are not otherwise required by the ADU Ordinance. As an alternative, land, adequate and ready to be developed for an equal number of units, may be provided to the Fairfax County Redevelopment and Housing Authority or to such other entity as may be approved by the Board. Satisfaction of this criterion may also be achieved by a contribution to the Housing Trust Fund or, as may be approved by the Board, a monetary and/or in-kind contribution to another entity whose mission is to provide affordable housing in Fairfax County, equal to 0.5% of the value of all of the units approved on the property except those that result in the provision of ADUs.

Given that the proposed residential development does not exceed fifty dwelling units, Part 8 of Article 2 of the Zoning Ordinance does not require affordable dwelling units to be provided. The proffers state that a contribution to Habitat to Humanity or the Housing Trust Fund in the amount of \$4,000 per unit (0.5% of \$800,000 estimated sales price) will be provided at the time each building permit. At the time of transfer to an initial third party purchaser the applicant will make up the difference if the houses sell for more than \$800,000.

Staff strongly prefers the contribution should be only to the Housing Trust Fund. Further staff believes the contribution should be ½% of the projected sales price as determined by Housing and Community Development for the entire project and payable at site plan. Staff's concern with the proposed proffer is the money may be directed to a non-profit that does not have County oversight and the money could be used for overhead or other expenses not directly related to creating affordable housing. The timing of the contribution is also a concern because it makes collection more difficult to track over eight building permits and subsequent sales instead of at site plan. In summary, staff supports a modification of the contribution and encourages the Board of Supervisors to direct the money to the Housing Trust Fund.

Heritage Resources (Appendix 12)

Heritage resources are those sites or structures, including their landscape settings that exemplify the cultural, architectural, economic, social, political, or historic heritage of the County or its communities. Such sites or structures have been listed on, or determined eligible for listing on, the National Register of Historic Places or the Virginia Landmarks Register; determined to be a contributing structure within a district so listed or eligible for listing; located within and considered as a contributing structure within a Fairfax County Historic Overlay District; or listed on, or having a reasonable potential as determined by the County, for meeting the criteria for listing on, the Fairfax County Inventories of Historic or Archaeological Sites.

The site has the moderate to high potential for containing historic and/or Civil War sites. The applicant has proffered to conduct a Phase I archaeological survey for the undisturbed areas of the site. If sites are found, the property will undergo Phase II archaeological testing for eligibility for inclusion into the National Registry of Historic Places. If sites are found eligible, avoidance or Phase III data recovery would be conducted. In staff's opinion, the applicant has adequately addressed this criterion.

MODIFICATIONS/WAIVERS

Waiver/Modification of the Transitional Screening and Barrier Requirements:

The transitional screening and barrier requirement is for the Moose Lodge (private club) to the adjacent residential both on and off-site. The applicant requests a modification in accordance with Section 13-305 of the Zoning Ordinance for the northern property line

between the Moose Lodge and the open space for the on-site residential. The applicant states that the area has been designed to minimize adverse impacts by landscaping techniques. This area is 50-110 feet wide, with a portion as tree save and the rest is the stormwater management pond for the residential and Moose Lodge.

The applicant requests a modification of the requirements for the western portion of the Moose Lodge site to the new residential per Section 13-305 Par. 4 by providing a 6 foot tall brick wall (reduction from 7 feet tall) and requesting a reduction as much of two-thirds of the requirement. The applicant is providing a 13 foot wide transitional screening yard instead of 35 feet. The barrier is required to be located on the Moose Lodge side of the transitional screening yard and is proposed to be located on the residential side of the transitional screening yard. The applicant would need to reduce the lot sizes, reduce the number of dwelling units or reduce the number of parking spaces for the Moose Lodge (reducing potential membership) in order to provide the required transitional screening between the Moose Lodge and the new residential units. The proposed reduction also permits the applicant to maintain the existing 75 foot setback from the parking to the residential lots to the east. Table 4 below depicts the provided transitional screening and barrier requirements.

Direction	Required	Provided
North	Type 2 ¹ Barrier D, E, F ²	No landscape buffer (Adjacent to SWM pond for site and separate from adjacent residential lots by 50-110 feet) No barrier and 6 foot tall wood fence by parking lot
South	Type 2 Barrier D, E, F	50+ foot wide landscape buffer No barrier
East	Type 2 Barrier D, E, F	75 foot wide landscape buffer 6 foot tall wood fence by parking lot
West	Type 2 Barrier D, E, F	13 foot wide landscape buffer 6 foot tall brick wall

1. Transitional Screening Yard Type 2 consists of a landscaped area 35 feet in depth consisting of unbroken strip of open space planted with a mixture of large and medium evergreen trees, deciduous trees and evergreen shrubs.
2. Barrier D consists of 42-48" tall chain link fence, Barrier E consist of 6 foot tall brick or architectural block wall, and Barrier F consists of 6 foot tall solid wood fence.

Staff has no objection to the proposed modification of the transitional screening and barrier requirements per the CDP/FDP, with the provision of the brick wall between Land Bay A and B at seven feet tall per the Zoning Ordinance and not six feet. As previously stated, the modification of the transitional screening allows for an existing tree save area to be preserved along the east property as well as permit tree save area next to the proposed dwelling along the western boundary.

Modification of the Sidewalk Requirement:

The applicant has requested a waiver of the sidewalk construction along Courthouse Road east of the entrance to the site. The Board of Supervisors may waive the sidewalk construction requirement if the waiver would not adversely affect neighboring properties. Courthouse Road does not have sidewalks along the road. Connecting the sidewalk to the east to Lemontree Lane would be difficult because there is a topographic condition that would likely require the construction of retaining wall and grading into the adjacent lot to facilitate the sidewalk connection. The applicant has spoken to the adjacent owner and they have declined to permit the necessary easements due to the potential loss of trees that would result in the grading. While the applicant could construct the sidewalk along their portion of Courthouse Road it would not connect to the east. The applicant will construct a sidewalk to the west to connect the sidewalk off-site to Snowberry Court. This sidewalk connection can likely be done within the existing right-of-way with minimal grading. Given the existing road does not contain sidewalks and the problems of providing connections to the east staff would not object to the proposed waiver.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The applicant proposes to amend the Moose Lodge site by developing eight single family dwelling units and modifying the parking area for the lodge. The proposed density is in accordance with the Comprehensive Plan range. The new residential units provide a significant setback and tree preservation to the adjacent residential units to the north and west. In staff's opinion, the proposed lots are compatible to the adjacent parcels and the proposed development fits into the context of the neighborhood. In general staff finds that the applicant meets the residential development criteria, the general and design standards of a planned district. However, staff has concerns related to the proffer contributing to the housing trust fund or Habitat for Humanity. Staff believes the contribution should be revised and paid at the time of site plan and to the Housing Trust Fund only. Staff feels that additional landscaping should be provided on-site adjacent to the stormwater management pond. Staff believes that the off-site park contribution should not be specifically directed to stream restoration and the Park Authority should make the decision of how that money would be spent. Finally, staff still has concerns on the stormwater management proposed by the applicant. Off-site improvements to the north adversely impact a significant tree near the stormwater management pond and this improvement should reviewed to see if impacts to the tree can be avoided. Staff would prefer the dam breach analysis to be conducted now and still has concerns that the outfall beyond the extent of review does not have a defined channel.

Recommendations

Staff recommends approval of RZ 2011-PR-018 and the associated Conceptual Development Plan (CDP), subject to the execution of proffers consistent with those contained in Appendix 1 of the staff report.

Staff recommends approval of FDP 2011-PR-018 subject to the proposed Final Development Plan conditions contained in Appendix 2 of the staff report and the Board of Supervisors approval of RZ 2011-PR-018 and Conceptual Development Plan.

Staff recommends approval of the requested modification of Section 13-303 for the transitional screening and Section 13-304 of the Zoning Ordinance for the barrier requirements for Land Bay A to permit the transitional screening and barrier shown on the CDP/FDP with the provision of a 7 foot tall brick wall instead of the depicted 6 foot tall wall between Land Bays A and B.

Staff recommends approval of a waiver of the sidewalk requirement along the frontage of Courthouse Road east of the site entrance.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Supervisors.

APPENDICES

1. Draft Proffer Statement
2. Final Development Plan Conditions
3. Applicant's Statement of Justification
4. Affidavit
5. SEA 83-P-011 Plans and Conditions.
6. Plan Citations and Land Use Analysis
7. Residential Development Criteria
8. Planned District Standards
9. Stormwater Management Analysis
10. Urban Forester Analysis
11. Transportation Analysis
12. Park Authority Comments
13. Schools Analysis
14. Sanitary Sewer Analysis
15. Fire and Rescue Analysis
16. Water Service Analysis
17. Glossary of Terms

PROFFERS
CHRISTOPHER LAND, LLC
VIENNA LODGE NO. 1896, LOYAL ORDER OF MOOSE, INC.
RZ/FDP 2011-PR-018

September 14, 2011
October 7, 2011
October 12, 2011
November 29, 2011
March 9, 2012
May 21, 2012
July 31, 2012
October 12, 2012
February 4, 2013
February 13, 2013
March 11, 2013
March 19, 2013

Pursuant to Section 15.2-2303(a) of the Code of Virginia, 1950, as amended, the property owners and Applicant in this rezoning proffer that the development of the parcel under consideration and shown on the Fairfax County Tax Maps as Tax Map Reference – 048-1-((01))-0062 and 048-1-((01))-0064 (hereinafter referred to as the “Property”) will be in accordance with the following conditions if, and only if, said rezoning request for the PDH-3 District is granted by the Board of Supervisors of Fairfax County, Virginia (the "Board"). In the event said application request is denied or the Board’s approval is overturned by a court of competent jurisdiction, these proffers shall be null and void. The Owners and the Applicant (“Applicant”), for themselves, their successors and assigns, agree that these proffers shall be binding on the future development of the Property unless modified, waived or rescinded in the future by the Board, in accordance with applicable County and State statutory procedures. The proffered conditions are:

I. GENERAL

Vienna Moose Lodge Proffers
RZ/FDP 2011-PR-018

1. Substantial Conformance. Subject to the proffers and the provisions of Article 16 of the Zoning Ordinance, under which minor modifications to an approved final development plan are permitted, the development shall be in substantial conformance with the Conceptual Development Plan/Final Development Plan (CDP/FDP), containing seventeen (17) sheets prepared by Christopher Consultants dated May 19, 2011 and revised through February 4, 2013. Notwithstanding that the CDP/FDP is presented on seventeen (17) sheets, it shall be understood that the CDP shall be only those elements of the plans that depict the number and the general location of points of access, peripheral setbacks, limits of clearing and grading, building heights, the total number, type, uses and the general location of buildings and roads (the "CDP Elements"). The Applicant reserves the right to request a Final Development Plan Amendment ("FDPA") for elements other than the CDP elements from the Planning Commission for all or a portion of the CDP/FDP in accordance with Section 16-402 of the Zoning Ordinance if such an amendment is in accordance with the approved CDP and these proffers. The Applicant further reserves the right to amend these proffers, the CDP or the FDP on a portion of the property pursuant to Section 18-204(6) of the Zoning Ordinance.

2. Architectural Compliance.

(a) Land Bay B. The architectural design of the dwellings shall be in substantial conformance with the bulk, mass, proportion and type and quality of materials and elevations shown on the illustrative examples included in the CDP/FDP. The primary building material exclusive of trim shall be limited to vinyl siding, brick, stone, cementitious siding (Hardy Plank), shingles or other similar masonry materials. Minor modifications may be made with the final architectural designs provided such

modifications are in substantial conformance with the CDP/FDP. It is anticipated that the Applicant will construct several models of homes on the Property. The single-family dwelling constructed by the Applicant on Lot 5 shall be the smallest of the models the Applicant chooses to construct. The basement in the rear of Lot 5 shall not be exposed more than four (4) feet above final grade. Areaways in the rear basement wall of Lot 5 shall not be exposed more than four (4) feet above the adjacent final grade, but may be exposed below the adjacent final grade. The final grade shall be in general conformance with that shown on Sheets 14 through 16 of the CDP/FDP. For purposes of this Proffer 2, general conformance shall mean a deviation of no more than two (2) feet for Lots 4-6 and that grading on Lots 1-3, and 7-8 shall tie into the existing grade at the limits of clearing and grading.

(b) Land Bay A. The VIENNA LODGE NO. 1896, LOYAL ORDER OF MOOSE (Moose Lodge) addition shall be one story, complementary in character to the existing Moose Lodge building and constructed of at least 50% brick, brick veneer, stone, or similar material.

3. Minor Modifications. Minor modifications from what is shown on the CDP/FDP and these Proffers, which may become occasioned as a part of final architectural and engineering design, may be permitted as determined by the Zoning Administrator in accordance with the provisions set forth in Section 16-403 of the Zoning Ordinance.

4. Lot Yield and Uses. The development in Land Bay A shall consist of the existing Moose Lodge building along with any expansion thereto generally within the area labeled on the CDP/FDP as "APPROXIMATE LOCATION OF FUTURE

BUILDING EXPANSION" and any accessory structures shall be used as a private club. An adult daycare within the Moose Lodge Building may also be permitted within Land Bay A, as provided in Proffer 14. The development in Land Bay B shall consist of a maximum of eight (8) single-family detached units.

5. Establishment of HOA. Prior to record plat approval, the Applicant shall establish a Homeowners Association (HOA) for Land Bay B in accordance with Sect. 2-700 of the Zoning Ordinance for the purpose of, among other things, establishing the necessary residential covenants governing the design and operation of the approved residential development and to provide a mechanism for ensuring the ability to complete the maintenance obligations and other provisions noted in these proffer conditions. After establishment of the HOA, the HOA and the Owner of Land Bay A may enter into a private agreement for the apportionment of construction, maintenance, repair, and replacement responsibilities for facilities used by both land bays and for the sharing of costs related thereto.

6. Dedication to HOA. At the time of subdivision plat recordation, open space, common areas, private driveways, and amenities in Land Bay B not otherwise conveyed or dedicated to the County, shall be dedicated to the HOA and maintained by the same.

7. Disclosure. Prior to entering into a contract of sale, prospective purchasers in Land Bay B shall be notified in writing by the Applicants of the maintenance responsibility for the private road, stormwater management facilities, common area landscaping and any other open space amenities and shall acknowledge receipt of this information in writing. Prospective purchasers shall be notified in writing that Land Bay

A is currently used and will continue to be used as a private club and may potentially be used as an adult daycare and shall acknowledge receipt of this information in writing. The initial deeds of conveyance and HOA governing documents shall expressly contain these disclosures.

8. Joint and Several Liability. The HOA and the Owner of Land Bay A shall be jointly responsible for compliance with and violation of these proffers related to the entrance from Courthouse Road and its connection with the Private Street on Land Bay B and the proposed SWM/BMP Pond and infiltration trench shown on Sheet 10 of the CDP/FDP. The HOA shall be solely liable for compliance with and any violations of these proffers occurring exclusively on Land Bay B and shall not be liable for compliance with and any violations of these proffers occurring on Land Bay A. The Owner of Land Bay A shall be solely liable for compliance with and any violations of these proffers occurring exclusively on Land Bay A and shall not be liable for compliance with and any violations of these proffers occurring on Land Bay B.

9. Escalation. All monetary contributions required by these proffers shall escalate on a yearly basis from the base year of 2013, and change effective each January 1 thereafter, based on the Consumer Price Index as published by the Bureau of Labor Statistics, the U.S. Department of Labor for the Washington-Baltimore, MD-VA-DC-WV Consolidated Metropolitan Statistical Area (the "CPI), as permitted by Virginia State Code Section 15.2-2303.3.

10. Garage Conversion. Any conversion of garages or use of garages that precludes the parking of vehicles within the garage is prohibited. A covenant setting forth this restriction shall be recorded among the land records of Fairfax County in a form

approved by the County Attorney prior to the sale of any lots and shall run to the benefit of the HOA and the Board of Supervisors. This restriction shall also be disclosed in the HOA documents. Prospective purchasers shall be advised of this use restriction, in writing, prior to entering into a contract of sale.

11. Minimum Yards Lots 1-5. Regardless of the Typical Residential Lot Layout insert on Sheet 2 of the CDP/FDP, the principal structure on Lots 1-5 shall be within 2 feet of the setback dimensions shown on Sheet 7 of the CDP/FDP. The sideyard setback for Lots 1-3 shall be a minimum of 10 feet. The setback from the southern lot line on Lot 1 shall be a minimum of 20 feet. This does not prohibit encroachments into the yards as permitted by Section 2-412 and Article 10 of the Zoning Ordinance or the location of accessory structures as permitted by the Zoning Ordinance. The Typical Residential Lot Layout insert on Sheet 2 of the CDP/FDP shall control for the remaining Lots unless a different dimension is shown on the CDP/FDP.

12. Encroachment of Decks and Similar Appurtenances. Decks, bay windows, patios, chimneys, areaways, mechanical equipment and other similar appurtenances may encroach into minimum yards as depicted on the "lot typical" contained on the CDP/FDP, as permitted by Section 2-412 and Article 10 of the Zoning Ordinance. No second floor decks shall be permitted. For purposes of this Proffer "second floor" shall mean the living area two floors above the basement and one floor above the entry level of the home. This restriction shall be disclosed in the HOA documents. Prospective purchasers shall be advised of this use restriction, in writing, prior to entering into a contract of sale and the restriction shall be contained in the initial deeds of conveyance. .

13. Density Credit. Density credit shall be reserved for the Property as provided by Section 2-308 of the Zoning Ordinance for all dedications described herein and/or as shown on the CDP/FDP or as may reasonably be required by Fairfax County, VDOT or others at the time of site/subdivision plan approvals.

14. Moose Lodge Operations.

A. Hours of Operation. The hours of operation of the Moose Lodge shall be 10 am to midnight Monday through Thursday; 10 am to 1 am Friday and Saturday; and 10 am to 10pm Sunday. Sunday closing hours may be extended until midnight up to three (3) times per calendar year. The Moose Lodge shall provide notice to the HOA, a representative appointed by the Vienna Oaks neighborhood, and the Providence District Supervisors office prior to the extended Sunday hours. The hours of operation shall not preclude set-up and clean-up of the Moose Lodge outside the hours listed above.

B. Adult Daycare. An adult daycare may be permitted after approval of a Final Development Plan Amendment and all applicable reviews by the Fairfax County Health Care Advisory Board. Hours of operation and the maximum number of clients served by the use shall be determined at the time of Final Development Plan Amendment approval.

C. Noise. Organized outdoor events shall not be permitted after 10 pm and before 10 am. Outdoor amplified music shall not be permitted after 8 pm and before 10 am. The Moose Lodge shall comply with the Fairfax County Noise Ordinance (Chapter 108 of the Fairfax County Code) at all times. The Moose Lodge shall provide all adjacent homeowners with a point of contact at the Moose Lodge who will make good faith efforts to remedy any noise related issues promptly. Any new windows installed in

the downstairs level of the Moose Lodge shall be rated at least STC ___ or equivalent and shall be covered on the interior of the Moose Lodge to reduce or prevent light from emanating therefrom.

D. HOA Use of Moose Lodge. The Moose Lodge shall permit the HOA to use its facilities two (2) times per year for community meetings at no cost to the HOA, subject to reasonable restrictions imposed by the Moose Lodge. The Moose Lodge shall permit guests of homeowners in Land Unit B to utilize its parking on a temporary basis during parties or other events at the homeowner's residence. A homeowner requesting such parking shall provide the Moose Lodge with advance notice and shall indemnify the Moose Lodge from liability arising from its guest's use of the Moose Lodge parking. The Moose Lodge shall provide such parking except where it conflicts with a Moose Lodge event.

E. ABC License. The Moose Lodge, although permitted to do so under its current ABC license, shall not sell or serve beer to go.

F. Parking. Parking in Land Bay A shall be provided in conformance with the requirements in Article XI of the Zoning Ordinance for all members of the Moose Lodge. For all large events (defined as those with an anticipated attendance of over 360 people) at the Moose Lodge, the Moose Lodge shall use its best efforts to coordinate off-site parking at Nottoway Park or other nearby locations and shall make attendees aware of the off-site parking location in advance of the event. Further, the Moose Lodge shall direct attendees to not park on adjacent streets within Vienna Oaks.

G. Vehicle Storage. There shall be no storage of cars, trucks, boats, trailers, non-wheeled containers, or similar vehicles in Land Bay A, with the exception of one

vehicle and trailer allowed for the use of the Moose Lodge. The permitted vehicle and trailer shall be operable, which in the case of the trailer shall mean capable of being towed, and shall only be parked in marked parking spaces within the parking lot. Storage shall be defined as a vehicle parked on-site for more than 72 hours. The Moose Lodge may also utilize one Temporary Portable Storage Container, as defined in Section 20-300 of the Zoning Ordinance, for a period not to exceed 30 consecutive days within a 6 month period.

The restrictions in this Proffer shall not apply to construction vehicles or materials stored on the Property during periods of actual construction in Land Bay A or Land Bay B.

H. Outdoor Storage. Outdoor storage, accessory to the Moose Lodge, shall be permitted in accordance with Section 10-100(24) of the Fairfax County Zoning Ordinance only in location shown on the CDP/FDP.

II. TRANSPORTATION

15. Right-of-Way Dedication along Courthouse Road. At the time of subdivision plat recordation, or upon demand by VDOT or Fairfax County, whichever occurs first, the Applicant shall dedicate, at no cost to Fairfax County and in fee simple to the Board and without encumbrances, the right-of-way along the site frontage to Courthouse Road – Route 673, as generally shown on the CDP/FDP and labeled thereon as "DEDICATED AREA - = ±2,855 SF".

16. Frontage Improvements. Improvements to be constructed by the Applicant along the north side of Courthouse Road shall include the following:

- 1) Sidewalks along the north side of Courthouse Road running from the western side of the entrance drive and connecting with the existing sidewalk on Snowberry Court as shown on the CDP/FDP and labeled thereon as "PROPOSED SIDEWALK". Any portion of the sidewalk that is not located on the Property shall only be constructed by the Applicant if it will be located in the Public Right-Of-Way with any necessary waivers from VDOT. If a waiver is not obtained from VDOT prior to second submission of the final site plan, despite good faith efforts by the Applicant, the Applicant shall escrow funds at the time of final site plan approval as provided in this Proffer. If the sidewalk is in the Public Right-Of-Way but will result in removal of trees buffering 2713 Snowberry Court or if the sidewalk will encroach on the property at 2713 Snowberry Court, then the written consent of the owner of 2713 Snowberry Court shall be required, which consent shall be requested in writing by the Applicant prior to subdivision. If a written consent from the owner of 2713 Snowberry Court is not received within 120 days after the initial request is made the Applicant shall escrow funds at the time of final site plan approval as provided in this Proffer.
- 2) Curb and gutter as shown on the CDP/FDP and labeled thereon as "PROPOSED CURB AND GUTTER IN THIS AREA (TIES TO EXISTING AT EITHER END)".

- 3) Correct and replace as needed the stormwater inlet top at the northwest corner of Courthouse Road and Lemontree Lane.

These improvements shall be constructed prior to the issuance of the first Residential Use Permit (RUP). Further, upon demonstration by the Applicant that, despite diligent efforts by the Applicant, provision of a respective improvement has been unreasonably delayed by others, or by circumstances beyond the control of the Applicant, the Zoning Administrator may agree to a later date for the completion of each such improvement.

The Applicant's obligation to construct the improvements shall be contingent on the Applicant receiving any and all rights-of-way, easements, waivers and/or written consents necessary for the construction of said improvements from any property owner, utility companies, and/or any governmental agencies (collectively, the "Approving Parties"), which approval(s) shall be granted at no cost to the Applicant, except for typical administrative fees and costs associated with preparation, approval and recordation of deeds, plans and plats and any other nominal fees. During subdivision plan review, the Applicant shall diligently pursue and make good faith efforts to secure any such necessary approvals from the Approving Parties. In the event the Applicant is unable to secure necessary approvals from the Approving Parties prior to the time of receiving site plan approval, the Applicant shall provide written documentation of such efforts to DPWES and escrow funds equivalent to that required for construction based on the Unit Price Schedule in effect at the time of the written request and shall be relieved of the obligation to construct such access. Such funds may be used for future sidewalk improvements by others along Courthouse Road in the vicinity of the Property.

17. Private Road. The internal private streets shall be constructed with materials and depth of pavement consistent with public street standards in accordance with the Fairfax County Public Facilities Manual (PFM), subject to DPWES approval. The Homeowners' Association shall be responsible for the maintenance of the on-site private street on Land Bay B. All prospective purchasers shall be advised of this maintenance obligation prior to entering into a contract of sale and said obligation will be disclosed in the HOA documents. At the time of the first RUP for Land Bay B, the Applicant shall deposit the sum of \$8,000 into a maintenance account that will be available for utilization by the HOA for street maintenance. The Moose Lodge shall be responsible for the maintenance of the private street on Land Bay A. Nothing in these proffers shall preclude the HOA and the Moose Lodge from contracting to share the private street's maintenance costs or from contracting to share or delegate maintenance responsibility.

18. Construction Access and Hours. The staging and parking of construction vehicles shall occur on the Property, including personal vehicles utilized by construction workers. No parking shall occur on adjacent roadways. The hours of initial construction shall be posted in English and in Spanish and shall be limited to the hours between 7:00 a.m. and 9:00 p.m. Monday through Friday and 8:00 a.m. to 9:00 p.m. on Saturdays. No construction shall occur on Sundays or Federal Holidays. The Applicant shall provide representatives of Vienna Oaks with a point of contact for construction related issues. The Applicant shall provide an initial response to construction related issues within 24-hours of receiving notice and will make a good faith effort to remedy the issue promptly.

III. ENVIRONMENTAL

19. Stormwater Management Facilities and Best Management Practices. The Applicant shall implement stormwater management techniques to control the quantity and quality of stormwater runoff from the Property as reviewed and approved by DPWES. Stormwater management facilities/Best Management Practices (“BMPs”) shall be provided as generally depicted on the CDP/FDP. These shall include Low Impact Design techniques such as filtera systems, infiltration ditches, and pervious pavers, subject to verified soil conditions being suitable for infiltration. The Applicant reserves the right to pursue additional or alternative stormwater management measures provided the same are in substantial conformance with the CDP/FDP.

In consultation with DPWES, the Applicant shall install erosion and sediment control facilities as early as possible in the development process. This shall include construction of a functional sediment basin in the approximate location of the proposed SWM pond.

After establishing the HOA pursuant to Proffer 5, the Applicant shall provide the HOA with written materials describing proper maintenance of the approved BMPs.

At the time of site plan submission, the Applicant shall submit a dam breach analysis to DPWES showing that the dam breach hydrograph follows the existing 100 year overland relief path and will result in no increase in water elevation over the existing 100 year flow. The applicant shall make reasonable efforts to minimize any necessary remediation measures in the existing storm drainage easement on Lot 4 and Lot 5 of Vienna Oaks. If any work in the existing storm drainage easement is needed, the Applicant will re-sod and replant any shrubs and landscaping, and shall replace any fences to their current location, to the extent permitted under the County regulations.

20. Drainage Lots 4-5. Downspouts on Lot 4 and Lot 5 shall be connected to the proposed storm water management facilities or rain barrels provided in Proffer 25.

21. Off-site Stormwater Facilities. Prior to bond release, the Applicant shall construct a private off-site stormdrainage system on Vienna Oaks Lots 37, 38, and 39 (the "Off-site System"). The system shall be in general conformance with the facilities shown on Exhibit A to these proffers. The Applicant's obligation to construct the Off-site System shall be contingent on the Applicant receiving any and all rights-of-way, easements, waivers and/or written consents necessary for the construction of said Off-site System from any property owner, utility companies, and/or any governmental agencies (collectively, the "Approving Parties"), which approval(s) shall be granted at no cost to the Applicant, except for typical administrative fees and costs associated with preparation, approval and recordation of deeds, plans and plats and any other nominal fees. During subdivision plan review, the Applicant shall diligently pursue and make good faith efforts to secure any such necessary approvals from the Approving Parties. In the event the Applicant is unable to secure necessary approvals from the Approving Parties prior to the time of receiving site plan approval, the Applicant shall provide written documentation of such efforts to DPWES and shall be relieved of the obligations in this Proffer.

22. Landscaping. Prior to the first site plan submission, the Applicant shall invite the owners of Vienna Oaks Lots 1-5 and 35-41 (the "Adjacent Owners") to provide input on landscaping adjacent to their property. The Applicant shall make reasonable efforts to incorporate said input. At the time of site plan review, the Applicant shall submit to DPWES a landscape plan showing landscaping consistent with the quality,

quantity and general location shown on the Landscape Plan on Sheet 9 of the CDP/FDP. This plan shall be subject to review and approval of Urban Forestry Management, DPWES. The Applicant shall provide the landscape plan to the Adjacent Owners by certified mail prior to the second submission to DPWES, which owners shall have 15 days to provide any comments on landscaping adjacent to their property to the Applicant and the UFMD. The Applicant shall take reasonable measures to incorporate said comments. At the time of planting, the minimum caliper for deciduous trees shall be two and one-half (2.5) inches to three (3) inches and the minimum height for evergreen trees shall be six (6) feet. Actual types and species of vegetation shall be determined pursuant to more detailed landscape plans approved by Urban Forest Management at the time of site plan approval. However, all plant material installed on the Property shall be non-invasive.

Landscaping for individual lots in Land Bay B shall be provided in accordance with the specifications of the initial purchaser of each lot as provided in the purchase contract between the Applicant and the initial purchaser.

The eastern parking lot on Land Bay A shall have a minimum setback of 75 feet between the edge of pavement and the nearest property line of Lots 1-4 of Vienna Oaks. The area between the eastern fence line of the parking lot and the western boundary lines of the Vienna Oaks subdivision properties fronting on Lemontree Lane (Lots 1-4) shall be preserved in accordance with Proffer 26 so long as the property is used as a private club. No man-made structures shall be placed within said area.

23. Conservation Easement. At the time of subdivision plat recordation, the Applicant shall cause to be recorded among the land records a conservation easement

running to the benefit of Fairfax County for the area generally shown on the CDP/FDP as “Conservation Esm’t”. Density credit shall be reserved for that portion of the Property covered by the conservation easement.

24. Fencing/Walls. A six foot solid masonry wall shall be constructed along the western perimeter of Land Bay A. A six foot wood fence shall be constructed adjacent to the parking area on the eastern portion of Land Bay A. The wall and fence shall both constructed in the general location shown on the CDP/FDP. However, the Applicant shall have the right to adjust the fence location to avoid removal of existing trees. No additional fencing shall be placed along the eastern property line except as shown on the CDP/FDP. A six foot wood fence shall be constructed along the northern side of the eastern parking area with six inch ground clearance to permit stormwater to flow underneath and which shall include gates or removable panels to permit access to the proposes SWM facilities.

25. Energy Conservation. To promote energy conservation and green building techniques; the Applicant shall select one of the following programs, within its sole discretion at time of site plan submission, to be implemented in the construction of single-family residential dwelling units on Land Bay B:

- A. Certification in accordance with the Earthcraft House Program as demonstrated through documentation provided to DPWES and DPZ prior to the issuance of a RUP; or
- B. Certification in accordance with the National Association of Home Builders (NAHB) National Green Building Certification for single-family homes, using the ENERGY STAR® Qualified Homes path for energy

performance, as demonstrated through documentation submitted to DPWES and the Environmental and Development Review Branch of DPZ from a home energy rater certified through the NAHB Research Center that demonstrates that the dwelling unit has attained the certification prior to the issuance of the RUP for each dwelling; or

- C. Qualification in accordance with ENERGY STAR[®] for Homes as determined by the submission of documentation to the Environment and Development Review Branch of the Department of Planning and Zoning from a home energy rater certified through the Residential Energy Services Network (RESNET) program that demonstrates that the dwelling unit has attained the ENERGY STAR[®] for Homes qualification prior to the issuance of the RUP for each dwelling.

The Applicant will install high efficiency tankless water heater with insulated buffer tanks and rain barrels as standard features on each home. In addition, the Applicant shall make Domestic Solar and Geo-thermal heating and cooling available as optional features on each home.

IV. TREE PRESERVATION

26. Tree Preservation. The applicant shall submit a Tree Preservation Plan and Narrative as part of the first and all subsequent site plan/subdivision submissions. The preservation plan and narrative shall be prepared by a Certified Arborist or a Registered Consulting Arborist, and shall be subject to the review and approval of the Urban Forest Management Division, DPWES. The tree preservation plan shall include a tree inventory that identifies the location, species, critical root zone, size, crown spread and condition

analysis percentage rating for all individual trees located within the tree save area living or dead with trunks 8 inches in diameter and greater (measured at 4 ½ -feet from the base of the trunk or as otherwise allowed in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture) and 25 feet outside of the proposed limits of clearing and grading. The tree preservation plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of disturbance shown on the CDP/FDP and those additional areas in which trees can be preserved as a result of final engineering. The tree preservation plan and narrative shall include all items specified in PFM 12-0507 and 12-0509. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the plan.

The Applicant shall include the trees identified on Sheet 5 of the CDP/FDP as “Trees to be saved if possible” in the Tree Preservation Plan (the “Possible Save Trees”). The Applicant shall work with a Certified Arborist or a Registered Consulting Arborist, and the Urban Forest Management Division, DPWES to preserve those trees during clearing and grading and final construction. However, the Applicant shall not be required to bond the Possible Save Trees.

27. Tree Appraisal. The Applicant shall retain a professional arborist with experience in plant appraisal, to determine the replacement value of all trees 8 inches in diameter or greater located on the Application Property that are shown to be saved on the Tree Preservation Plan. These trees and their value shall be identified on the Tree Preservation Plan at the time of the first submission of the respective site plan(s). The

replacement value shall take into consideration the age, size and condition of these trees and shall be determined by the so-called "Trunk Formula Method" contained in the latest edition of the Guide for Plan Appraisal published by the International Society of Arboriculture, subject to review and approval by UFMD.

At the time of the respective site plan/subdivision approvals, the Applicant shall post a bond, letter of credit, or cash payable to the County of Fairfax to ensure preservation and/or replacement of the trees for which a tree value has been determined in accordance with the paragraph above (the "Bonded Trees") that die or are dying due to unauthorized construction activities. The letter of credit or cash deposit shall be equal to 25% of the replacement value of the Bonded Trees. At any time prior to final bond release for the improvements on the Application Property constructed adjacent to the respective tree save areas, should any Bonded Trees die, be removed, or are determined to be dying by UFMD due to unauthorized construction activities, the Applicant shall replace such trees at its expense. The replacement trees shall be of equivalent size, species and/or canopy cover as approved by UFMD. In addition to this replacement obligation, the Applicant shall also make a payment equal to the value of any Bonded Tree that is dead or dying or improperly removed due to unauthorized construction activity. This payment shall be determined based on the Trunk Formula Method and paid to a fund established by the County for furtherance of tree preservation objectives. Upon release of the bond for the improvements on the Application Property constructed adjacent to the respective tree save areas, any amount remaining in the tree bonds required by this proffer shall be returned/released to the Applicant.

28. Tree Preservation Walk-Through. The applicant shall retain the services of a Certified Arborist or Registered Consulting Arborist, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting. The tree preservation walk-through shall occur prior to second submission of the site plan. During the tree preservation walk-through meeting, the Applicant's certified arborist or landscape architect shall walk the limits of clearing a grading with an UFMD, DPWES, representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and/or where alternative preservation efforts that remove certain trees from the limits of clearing and grading are more effective, and such adjustment shall be implemented. Adjustments to the limits of clearing and grading shall take into consideration the ability of the Applicant to perform construction activities within the drip line of Possible Save Trees, as shown on Sheet 5 of the CDP/FDP. Representatives from Vienna Oaks shall be invited to participate in the tree preservation walk-through. Trees that are identified as dead or dying may be removed as part of the clearing operation.

Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions.

29. Limits of Clearing and Grading. The Applicant shall conform strictly to the limits of clearing and grading as shown on the CDP/FDP, as modified during the tree

preservation walk-through, subject to allowances specified in these development conditions and for the installation of utilities and/or trails as determined necessary by the Director of DPWES, as described herein. If it is determined necessary to install utilities and/or trails in areas protected by the limits of clearing and grading as shown on the CDP/FDP, they shall be located in the least disruptive manner necessary as determined by the UFMD, DPWES. A replanting plan shall be developed and implemented, subject to approval by the UFMD, DPWES, for any area protected by the limits of clearing and grading that must be disturbed for such utilities.

30. Tree Preservation Fencing. All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees shall be erected at the limits of clearing and grading as shown on the demolition, and Phase I & II erosion and sediment control sheets, as may be modified by the "Root Pruning" proffer below.

All tree protection fencing shall be installed after the tree preservation walk through meeting but prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fencing shall be performed under the supervision of a certified arborist, and accomplished in a manner that does not harm existing vegetation that is to be preserved. Three (3) days prior to the commencement of any clearing, grading or demolition activities, but subsequent to the

installation of the tree protection devices, the UFMD, DPWES, shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by UFMD, DPWES.

31. Root Pruning. The Applicant shall root prune as needed to comply with the tree preservation requirements of these proffered conditions. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the subdivision plan submission. The details for these treatments shall be reviewed and approved by the UFMD, DPWES, accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:

- Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches.
- Root pruning shall take place prior to any clearing and grading, or demolition of structures.
- Root pruning shall be conducted with the supervision of a certified arborist.
- An UFMD, DPWES, representative shall be informed when all root pruning and tree protection fence installation is complete.

32. Monitoring. During any clearing or tree/vegetation/structure removal on the Applicant Property, a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted as proffered and as approved by the UFMD. The Applicant shall retain the services of a certified arborist or Registered

Consulting Arborist to monitor all construction and demolition work and tree preservation efforts in order to ensure conformance with all tree preservation proffer, development conditions, and UFMD approvals. The monitoring schedule shall be described and detailed in the Landscaping and Tree Preservation Plan, and reviewed and approved by the UFMD, DPWES.

33. Off-Site Tree Protection/Replacement. For a period of 1 year after completion of construction activities by the Applicant, any off-site trees that die or become safety hazards as a direct result of clearing and grading on the Property by the Applicant shall be removed and replaced by the Applicant with the same or similar species tree having a minimum caliper of 2 inches. The Applicant shall remove and replace the tree within 60 days of written notice from the property owner on whose property the off-site tree is located, which written notice shall include express permission to enter the property where the tree is located and undertake the work contemplated by this proffer.

V. RECREATION

34. Parks and Recreation. Pursuant to Section 6-110 of the Zoning Ordinance regarding developed recreational facilities, the Applicant shall provide the recreational facilities to serve the Application Property. Per Section 6-110, recreational facilities such as recreational trails, walking paths (excluding any trails required by the Comprehensive Plan, the on-site sidewalk along Courthouse Road, and the private street), playgrounds, pavilions, benches, and similar features may be used to fulfill this requirement. The area shown on Sheet 7 of the CDP/FDP as “Programmable Resid. Open Space” shall be passive in nature and may include landscaping, benches, and a walking trail, but shall not

include any structures (for example, no gazebos or playgrounds shall be installed). The Applicant shall improve and upgrade the open space in front of the Moose Lodge and shall provide pedestrian connections between the homes in Land Bay B and the open space area. The Moose Lodge shall permit and encourage use of the open space by the homeowner's in Land Bay B. Improvements and upgrades shall include a new pavilion in general conformance with that shown on Sheet 17 of the CDP/FDP, the repair, refurbishment, and re-mulching of the existing playground, the installation of a built-in gas grill. At the time of subdivision plan review, the Applicant shall demonstrate that the value of any proposed recreational amenities is equivalent to a minimum of \$1,700 per dwelling unit. In the event it is demonstrated that the proposed facilities do not have sufficient value, the Applicant shall contribute funds in the amount needed to achieve the overall proffered amount of \$13,600.00 to the Fairfax County Park Authority ("FCPA") for off-site recreational facilities intended to serve the future residents, as determined by FCPA in consultation with the Supervisor for the Providence District.

35. Off-site Recreation. In addition to the required park contribution above, the Applicant shall contribute \$21,432.00 be used specifically for stream restoration in Nottoway Park or provide stream restoration improvements in Nottoway Park up to a maximum of \$21,432.00. If stream restoration improvements in Nottoway Park are provided by the Applicant and said improvements have a value of less than \$21,432.00, then the Applicant shall contribute funds in the amount needed to achieve the overall proffered amount of \$21,432.00 to be used specifically for turf improvements to the playing fields at Nottoway Park. The contribution shall be made at the time of site plan approval.

VI. OTHER

36. Lighting. All common area lighting except entry monumentation/signage lighting shall be directed inward and downward to prevent lighting spilling onto adjacent properties; street lighting shall be provided by use of full cut off luminaire fixtures or similar fixtures. Lighting in parking areas shall be limited to 12 foot pole height. Parking area lighting shall be turned off one-half (1/2) hour after the Moose Lodge closes each night. Uplighting of the entry monumentation signage shall be permitted provided that the lighting is focused directly on the signs, and not at the sky.

37. Signage. No temporary signs (including "popsicle" style paper or cardboard signs) which are prohibited by Article 12 of the Zoning Ordinance, and no signs which are prohibited by Chapter 7 of Title 33.1 or Chapter 8 of Title 46.2 of the Code of Virginia shall be placed on or off-site by the Applicant or at the Applicant's direction to assist in the initial marketing and sale of homes on the subject Property. Furthermore, the Applicant shall direct its agents and employees involved in marketing and/or sale of residential units on the subject Property to adhere to this proffer. No electronic programmable signs shall be placed or installed on the Property.

38. School Contribution. Prior to the issuance of the first RUP, a contribution of \$37,512 for the eight (8) new dwelling units to be built on the Property shall be made to the public schools serving the Property. Said contribution shall be deposited with DPWES for transfer to the Fairfax County School Board.

39. Affordable Dwelling Units. At the time each residential lot is issued a building permit, the Applicant shall contribute to Habitat for Humanity of Northern Virginia or the Fairfax County Housing Trust Fund, at the direction of the Providence

District Supervisor, the sum of four thousand dollars (\$4,000.00) (equal to \$32,000 for all (8) new dwelling units), which is equal to one half of one percent (1/2%) of the projected sale price for the new dwelling unit on the residential lot subject to the building permit. At the time of transfer to an initial third party purchaser, the Applicant shall contribute an amount equal to one half of one percent (1/2%) of that portion of the actual sale price over \$800,000 (i.e. if the sale price is \$850,000, the 1/2% of \$50,000) to Habitat for Humanity of Northern Virginia or the Fairfax County Housing Trust Fund, at the direction of the Providence District Supervisor.

40. Universal Design. At the time of initial purchase, the following Universal Design options shall be offered to each purchaser at no additional cost: clear knee space under sink in kitchen, lever door handles instead of knobs, light switches 44"-48" high, thermostats a maximum of 48" high, and/or electrical outlets a minimum of 18" high.

At the time of initial purchase, additional Universal Design options shall be offered to each purchaser at the purchaser's sole cost. These additional options may include, but not be limited to, one no-step pathway into the house, 36-inch-wide doorways and/or zero-threshold doorways.

41. Phase 1 Archaeological. At least 30 days prior to any land disturbing activities on the Property, Applicant shall conduct a Phase I archaeological study on the Property and provide the results of such study to the Cultural Resources Management and Protection Section of the Fairfax County Park Authority (CRMP) for review and approval. If CRMP has not responded in writing within sixty (60) days of submission, the Phase I archaeological study shall be deemed approved. The study shall be conducted by a qualified archaeological professional. No land disturbance activities shall be

conducted until this study is submitted to CRMP. If the Phase I study concludes that an additional Phase II study of the Property is warranted, the Applicant shall complete said study and provide the results to (CRMP); however, submission of the Phase II study to (CRMP) shall not be a pre-condition of Subdivision Plan approval or recordation of the same. If the Phase II study concludes that additional Phase III evaluation and/or recovery is warranted, the Applicant shall also complete said work in consultation and coordination with (CRMP); however, any such Phase III work shall not be a pre-condition of Subdivision Plan approval or recordation of the same.

42. Homeowners Association Annexation. The HOA declaration shall include Land Bay A as Additional Land for future annexation, conditioned upon Land Bay A redeveloping into single family detached homes. Prior to entering into a contract of sale, prospective purchasers in Land Bay B shall be notified in writing by the Applicants of this requirement.

43. Severability. Land Bays A and B within the Application Property may be subject to Proffered Condition Amendments/Final Development Plan Amendments without joinder and/or consent of the other property owner of the other Land Bay.

44. Successors and Assigns. Each reference to "Applicant" in this Proffer Statement shall include within its meaning, and shall be binding upon, Applicant's successor(s) in interest, assigns, and/or developer(s) of the Property or any portion of the Property.

These proffers may be executed in counterparts and the counterparts shall constitute one and the same proffer statement.

CHRISTOPHER LAND, LLC
(Applicant)

By: _____
Name: _____
Title: _____

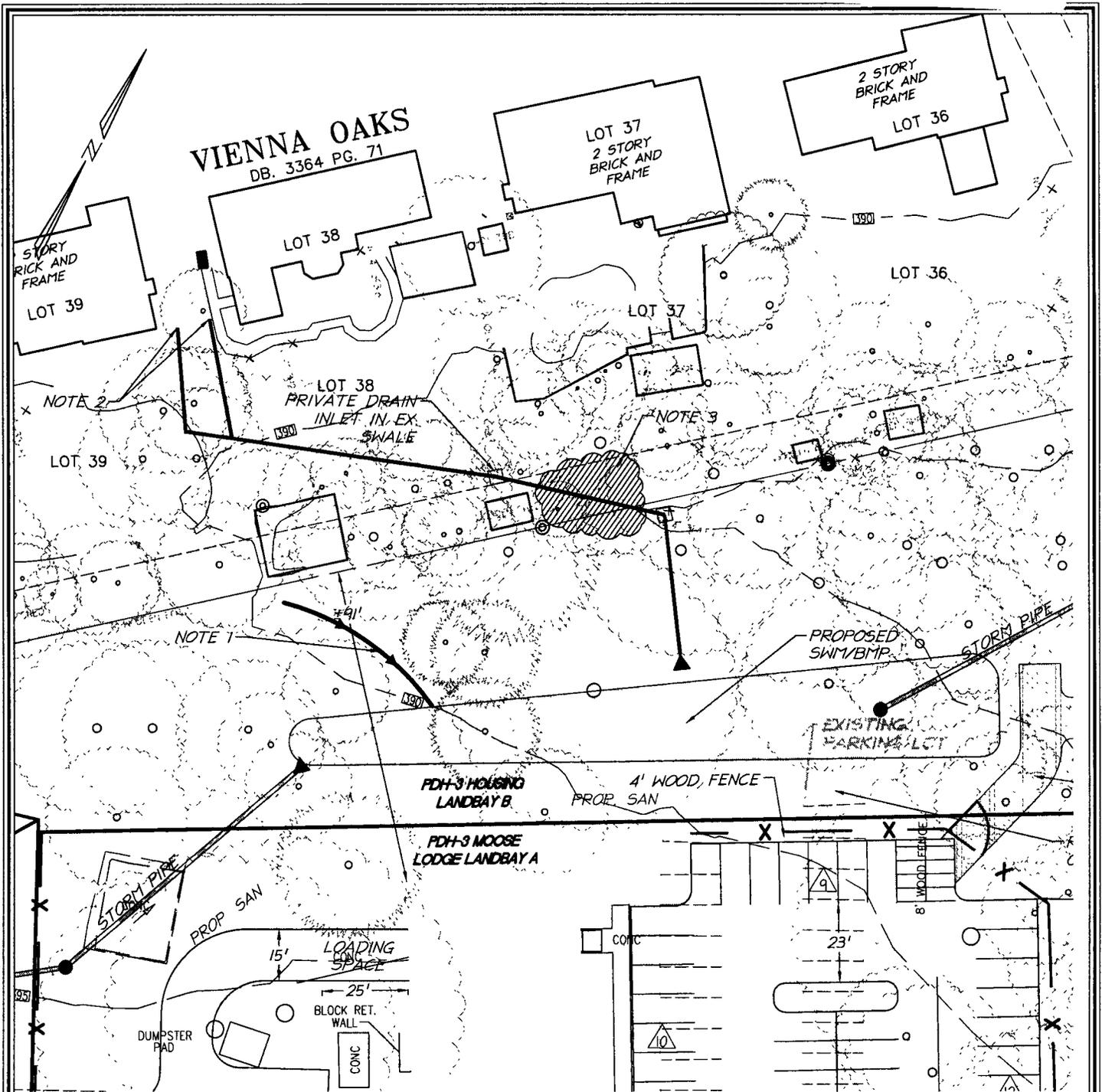
VIENNA LODGE NO. 1896, LOYAL ORDER OF
MOOSE, INC.
(Title Owner of Tax Map Nos. 48-1-((01))-0062 & 64)

By: _____
Name: Carl W. Thomas
Title: President & Governor

By: _____
Name: William B. McGraw
Title: Administrator & Secretary

33506156_18.DOC

Vienna Moose Lodge Proffers
RZ/FDP 2011-PR-018



NOTES:

- 1.) HAND INSTALLED DIVERSION DIKE WITH NO EXCAVATION BELOW 6" FROM EXISTING GRADE. DIVERSION DIKE TO DIRECT WATER TO POND INSTEAD OF TOWARDS LOT 38.
- 2.) CONNECT PROPOSED PRIVATE DRAIN SYSTEM TO EXISTING AND CONTINUE TO INLETS. DRAIN LINE AND INLETS ARE TO BE FIELD LOCATED TO MINIMIZE IMPACT TO EXISTING TREES.
- 3.) AREA OF PROPOSED FILL AND GRADING TO PROMOTE POSITIVE DRAINAGE.



christopher consultants
 engineering surveying land planning
 christopher consultants inc.
 9500 river street (south bend) hertis, va 22031-3607
 703 273 8620 fax 703 273 7638

VIENNA MOOSE LODGE
 OFFSITE DRAINAGE STORM WATER
 IMPROVEMENTS EXHIBIT

DESIGN: JL
 DRAWN: MJC
 CHECKED: JL
 DATE:
 05-02-2012

SCALE: 1" = 40'
 SHEET:
 C1.0

FINAL DEVELOPMENT PLAN CONDITIONS

FDP 2011-PR-018

March 21, 2013

If it is the intent of the Planning Commission to approve FDP 2011-PR-018 for residential development and a private club at Tax Maps 48-1 ((1)) 62 and 64, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions.

1. Development of the property shall be in substantial conformance with the CDP/FDP entitled "Moose Lodge", prepared by Christopher Consultants consisting of nine pages dated May 19, 2011 as revised through February 4, 2013.
2. The fire truck grasscrete turn-around may be relocated without an amendment. The fire truck turn around shall be satisfactory to the Fire Marshal. In the event that the fire truck grasscrete turn-around is not approved by the Fire Marshal an amendment to the development plans shall be required if the cul-de-sac radius is required to increase and results in a decrease in setbacks for the dwelling units.
3. Supplemental evergreen trees and/or shrubs shall be provided adjacent to the stormwater management pond as determined by the Urban Forest Management Division at the time of site plan review.

The proposed conditions are staff recommendations and do not reflect the position of the Planning Commission unless and until adopted by that Commission.

**CHRISTOPHER LAND, LLC
VIENNA LODGE NO. 1896, LOYAL ORDER OF MOOSE, INC.
RZ/FDP 2011-PR-018**

NARRATIVE STATEMENT OF JUSTIFICATION

Pursuant to Section 1-204 of the Fairfax County Zoning Ordinance, dated August 14, 1978, as amended (the "Ordinance"), Christopher Land, L.L.C and the Vienna Lodge No. 1896, Loyal Order of Moose, Inc. (together the "Applicants"), hereby request approval of a rezoning application from the R-1 to the PDH-3 District to permit development of 8 single-family detached homes and retention of the existing Vienna Moose Lodge.

I. Background

Since 1968, the Vienna Moose Lodge has been an important part of the local Providence District community. The Vienna Moose Lodge serves as a meeting place and community hub for the 346 Lodge members, 216 of which live in the Providence District. The Lodge members are a diverse group of men and women who join together around common causes, and the desire to better the community. The ability to meet these goals is completely dependent upon the Vienna Moose Lodge facility, a gathering place and community resource which has been an integral part of Vienna for 44 years. Over the years, our Lodge has been an essential resource for non-profit organizations, community groups, and charitable organizations. They have also opened their doors for funeral and memorial services for police, fire fighters, and service members.

At the local level, the Vienna Moose Lodge has, and continues to be, the site of countless charitable events, benefits, and direct fundraising for local nonprofits. The Lodge has raised and donated many thousands of dollars to many worthy causes and serves as a valuable venue for outside charities and non-profits which have benefited the county police, firefighters, county schools and youth sports leagues. Further, its nonprofit and charitable partners rely on the Lodge facilities and volunteer members to continue their important work, and our Lodge is proud of the contributions we have made to these partners and to the community.

Like many organizations, the Vienna Moose Lodge has not been immune from declining membership. A major goal of this application is to preserve and continue the Moose Lodge's long tradition of community involvement by permitting the sale of its excess land for single family development.

II. Proposed Development

The property consist of 5.72 acres in the Providence Magisterial District, which is identified among the Fairfax County tax map records as 48-1- ((1)) 62 and 64 (the "Subject Property"). The Applicant is the contract purchaser of 3.14 acres of the Subject Property and the Vienna Moose Lodge will retain the remaining 2.58 acres. The Subject

Property is located on the North side of Courthouse Road and is surrounded by a single-family detached community known as Vienna Oaks. The property on the south side of Courthouse Road is Nottaway Park a Fairfax County Park. The surrounding area includes properties zoned and developed to the PDH-4, R-3, R-2 and R-1 Districts.

The Applicant proposes a rezoning to the PDH-3 zoning district and will include two development land bays. Land Bay A will include the existing Moose Lodge building. Land Bay B will include 8 single-family detached homes. The proposed density for the single-family portion of the Subject Property is 2.55 dwelling units per acre.

III. Planned District Justification

The purpose of the PDH District is "to encourage innovative and creative design and to facilitate use of the most advantageous construction techniques in the development of land for residential and other selected secondary uses" and "to insure ample provision and efficient use of open space". This application presents a project that meets the requirements of the PDH District through innovative and creative design that also retains the existing community benefit provided by the Moose Lodge, while respecting the existing neighbors.

This application presents an innovative and creative design that permits the Moose Lodge to continue its charitable contributions and also potentially expand its services to the underserved adult daycare market. As mentioned above, the Moose Lodge has not been immune to the economic downturn and a general decrease in membership among social clubs. The sale of excess land adjacent to the Moose Lodge and its development with compatible residential housing is the type of innovative and creative design solution the PDH district was designed to provide.

Additionally, the use of a PDH District in this case is supported by a number of design considerations. It permits the use of a private street, which allows for a creative design that mitigates impacts on adjacent property owners. A private street can be narrower than a comparable public street and does not require as large of a cul-de-sac bulb. Such a design feature permits greater rear setbacks from adjacent residential neighborhoods. In this case that results in an approximately 39-foot minimum rear yard setback on Lots 1-5 of Land Bay B (the residential lots adjacent to the existing neighborhood) rather than the 25 foot rear yard setback under conventional zoning. An additional 14 foot rear yard setback is significant in infill projects such as the one proposed in this application.

In addition to the additional setbacks, the use of a private street results in less impervious pavement within the subdivision by reducing the road width. Further, the PDH District permits a combined entrance to the Subject Property from Courthouse Road, which eliminates the need for a second curb-cut on an already difficult portion of Courthouse Road.

The proposed design also permits increased open space and tree cover that are well above the requirements of the PDH regulations. Total open space on the Subject Property is

approximately 38%, which is 18% above the required 20% required in PDH districts. Additionally, the total tree cover on the Subject Property is approximately 34%, which is 9% greater than the 25% required in PDH districts. The Applicant has worked extensively with the surrounding neighbors to identify and save additional significant trees. The use of smaller lots has permitted us to save 6 additional quality trees by creatively shifting lots on the site.

The project is also designed to provide appropriate interaction between the two land bays. The design includes pedestrian connections to the open space area in front of the Moose Lodge. The Applicant plans to install a pavilion with picnic tables and a built in gas grill for use by the new homeowners. Additionally, they plan to repair and refurbish the existing playground to make it a safe and appealing amenity for the new residents. Homeowners will also be permitted to use the Moose Lodge parking lot as guest parking for events at their homes. Finally, the new HOA may use the Moose Lodge for its annual meetings.

IV. Comprehensive Plan

The subject Property is located within the Vienna Planning District of the Area II Comprehensive Plan (the "Plan"); specifically, within the V5 Nutley Community Planning Sector. The Plan does not provide specific language recommendations for the Subject Property, however, the Comprehensive Plan Map recommends residential development at a density of Two to Three dwelling units per acre.

The Applicant is proposing a rezoning of the Subject Property to the PDH-3 District in accordance with the Comprehensive Plan recommendation. The proposed density, 2.55 dwelling units per acre is in the middle of the Comprehensive Plan recommendation.

V. Residential Development Criteria

The Applicant's proposed residential layout is compatible in density and scale with the surrounding development. Surrounding properties are developed with similar use, type, and intensity to the Applicant's proposal. In addition, the Applicant meets the Plan's residential development criteria as follows:

A. Site Design

A rezoning of the Subject Property to the PDH-3 District will complete the development infill of the area as envisioned by the Plan. Surrounding properties are already zoned and developed residentially in accordance with Plan recommendations. The proposed layout integrates the elements of open space, landscaping, and a functional quality design in a residential development that conforms to the Plan recommendations. All lots have direct frontage on the street and relate side yard to side yard with each other. The proposed lots also include usable rear yards that can accommodate decks and accessory structures. Approximately thirty-four percent (34%) of the site will be open space. This includes a passive recreation area between Lots 5 and 6, that is anticipated to include a walking trail,

benches, and landscaping. A five (5) foot wide sidewalk will be provided in Land Bay B that will connect to the existing sidewalk on Courthouse road. Landscaping will be provided throughout the site and on individual lots. Landscape details have been provided on the CDP/FDP to illustrate the quality and quantity of the proposed vegetation. The Applicant will also work with neighboring owners on the final placement of landscaping to provide the maximum impact.

B. Neighborhood Context

The Applicant proposes a residential development that will complete an existing and established residential development pattern. The proposed residential development in Land Bay B will be in a newly formed HOA and developed with single-family detached homes. The density in Land Bay B is at the mid-range of the Comprehensive Plan recommendation and is consistent with (and slightly lower than) the adjacent Vienna Oaks development. A minimum thirty-nine (39) foot setback is provided to the adjacent homes in Vienna Oaks. Adequate yards are provided for all proposed residential dwelling units, including a minimum front yard of Twenty (20) feet. The Applicant's proposal is compatible with existing surrounding uses.

C. Environment

The Applicant's proposed development includes a stormwater management and best management practices (SWM/BMP) plan that will improve the quantity and quality of stormwater. The Subject Property does not currently have any stormwater management, which results in uncontrolled sheet flow from the site. Our proposal includes a dry pond on the northeastern portion of the Subject Property, to properly manage runoff from the new development as well as the existing Moose Lodge. The stormwater pond was designed to minimize the impact to existing tree cover. The proposal also includes pervious pavement on a portion of the Moose Lodge parking lot and an underdrain system. At the southwest corner of the site, the applicant proposals a tree box filterra system to treat stormwater on that portion of the site. The Applicant will also connect the downspouts from Lots 4 and 5 to the stormwater pipe to eliminate even the potential for water to cause off-site impacts. This stormwater management plan will provide water quality treatment and stormwater detention in excess of Fairfax County requirements.

The Applicant is also committed to improving pre-existing drainage issues for its neighbors, even though those issues are not caused by or even related to the proposed development. Adjacent homeowners north of the Subject Property have long standing drainage issues that cause water to pool in their backyards. The Applicant will design and construct a private off-site drainage system that will resolve this issue for our neighbors. In addition to resolving the specific problems for our neighbors, the off-site private drainage system will improve the overall stormwater picture in the vicinity of the site.

The Applicant is also committed to complying with Fairfax County's green building policy through the use of a third-party green building program.

D. Tree Preservation and Tree Cover Requirements.

The Applicant will submit proffers during the processing of the rezoning application to ensure appropriate tree preservation measures that will increase the survivability of the trees designated to remain. Through extensive discussions with surrounding homeowners, the Applicant has used the flexibility of the P District to shift the proposed homes in a way that saves 6 additional high quality trees. The remainder of the proposed development's tree cover requirements will be satisfied by plantings, as depicted on the CDP/FDP.

On the eastern side of the property, the Applicant has agreed to maintain the current fence line and parking areas. This equates to a minimum 75 foot buffer on that side of the property. Additionally, the Applicant has agreed to provide a permanent 35 foot conservation easement on that side of the property. These measures will protect adjacent homeowners now and in the future.

E. Transportation

The Applicant proposes safe and adequate access to the adjacent road network. The existing driveway on the Subject Property to Courthouse Road will be a single access to Courthouse Road and will connect to the new proposed residential housing and to the existing portion of Moose Lodge. The entrance is designed to create a clear delineation between Moose Lodge and residential traffic. Additionally, the use of pavers at the entrance will create an aesthetically pleasing entrance and should help to slow down vehicles entering the site. Sidewalks within the proposed community will be connected to the sidewalks of the existing Courthouse Road. They will also provide a pedestrian connection between the proposed community and the amenities at the Moose Lodge. A minimum driveway length of eighteen (18) feet is provided for each single-family home to insure adequate parking on site.

The Applicant is proposing a private street to serve the development. Use of a private street allows for a creative design that mitigates impacts on adjacent property owners. A private street can be narrower than a comparable public street and does not require as large of a cul-de-sac bulb. Such a design feature permits greater rear setbacks from adjacent residential neighborhoods. In this case that results in a 39-foot minimum rear yard setback on Lots 1-5 of Land Bay B (the residential lots adjacent to the existing neighborhood) rather than the 25 foot rear yard setback under conventional zoning. An additional 14 foot rear yard setback is significant in infill projects such as the one proposed in this application. Use of a private street also results in less impervious pavement within the subdivision by reducing the road width.

F. Public Facilities

The proposed residential community is classified as infill development and will be served by existing public facilities. The Applicant's proposal of eight single-family detached

homes will not have a measurable impact on public facilities. The Applicant will address the issue of a contribution to public schools and parks in accordance with formulas adopted by the Board of Supervisors in the proffers that will be submitted during the processing of the rezoning application.

G. Affordable Housing

The requirements of the Affordable Dwelling Unit Ordinance do not apply to the Applicant's proposal, as it is less than fifty residential dwelling units. The Applicant will address the issue of a contribution for affordable housing in accordance with policies adopted by the Board of Supervisors in the proffers that will be submitted during the processing of the rezoning application. The Applicant will propose a contribution to Habitat for Humanity or a similar organization in lieu of the contribution to the Fairfax County Housing Trust Fund.

H. Heritage Resources

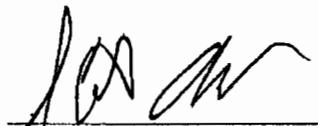
The Applicant is unaware of any heritage resources that may be located on the subject Property.

VI. Conclusion

As described above, this application uses an innovative concept to retain the Moose Lodge as a community anchor, while providing residential development that is compatible with and respects the existing neighborhood. The Applicant's proposal meets the objectives of the Plan, which recommend residential development at a density of Two - Three dwelling units per acre. The Applicant's proposal will complete an existing and established residential development pattern. In addition, the layout and design of the proposed residential developments satisfies the residential development criteria as outlined herein. Lastly, the proposed development is supported by existing transportation and public facilities.

Applicant:

Christopher Land, L.L.C.



Scott E. Adams
Agent

Date: February 4, 2013

36709588_5.DOC

REZONING AFFIDAVIT

DATE: JAN 9 2013
 (enter date affidavit is notarized)

I, Scott E. Adams, do hereby state that I am an
 (enter name of applicant or authorized agent)

(check one) applicant
 applicant's authorized agent listed in Par. 1(a) below

112685a

in Application No.(s): RZ/FDP 2011-PR-018
 (enter County-assigned application number(s), e.g. RZ 88-V-001)

and that, to the best of my knowledge and belief, the following information is true:

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES** of the land described in the application,* and, if any of the foregoing is a **TRUSTEE,**** each **BENEFICIARY** of such trust, and all **ATTORNEYS** and **REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(NOTE: All relationships to the application listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Christopher Land, L.L.C. Agent: E. John Regan, Jr. W. Craig Havenner	10461 White Granite Drive, Suite 103 Oakton, VA 22124	Applicant/Contract Purchaser of Tax Map No. 48-1 ((1)) 62, 64
Vienna Lodge No. 1896, Loyal Order of Moose, Inc. Agent: Carl W. Thomas William B. McGraw	P.O. Box 189 Vienna, VA 22183	Title Owner of Tax Map No. 48-1((1)) 62, 64
Vestra Realty, LLC Agent: John S. Sabo	11864 Sunrise Valley Drive, Suite 101 Reston, VA 20191	Real Estate Broker/Agent for Title Owner

(check if applicable) There are more relationships to be listed and Par. 1(a) is continued on a "Rezoning Attachment to Par. 1(a)" form.

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

Rezoning Attachment to Par. 1(a)

DATE: JAN 9 2013
(enter date affidavit is notarized)

112685a

for Application No. (s): RZ/FDP 2011-PR-018
(enter County-assigned application number (s))

(NOTE): All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
McGuireWoods LLP Agents: Scott E. Adams Lianne E. Childress Carson Lee Fifer, Jr. David R. Gill Jonathan P. Rak Gregory A. Riegle Mark M. Viani Kenneth W. Wire Sheri L. Akin Lisa M. Chiblow Lori R. Greenlief	1750 Tysons Boulevard, Suite 1800 Tysons Corner, VA 22102	Attorney/Agent for Applicant/Contract Purchaser Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Planner/Agent Planner/Agent Planner/Agent
christopher consultants, ltd. Agent: Michael S. Kitchen John C. Levtoy John B. Rinaldi	9900 Main Street, Fourth Floor Fairfax, VA 22031-3907	Engineer/Agent for Applicant/Contract Purchaser

(check if applicable) There are more relationships to be listed and Par. 1(a) is continued further on a "Rezoning Attachment to Par. 1(a)" form.

REZONING AFFIDAVIT

JAN 9 2013

DATE: _____
(enter date affidavit is notarized)

112685a

for Application No. (s): RZ/FDP 2011-PR-018
(enter County-assigned application number(s))

1(b). The following constitutes a listing*** of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders, **and if the corporation is an owner of the subject land, all of the OFFICERS and DIRECTORS of such corporation:**

(NOTE: Include SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Christopher Land, L.L.C.
10461 White Granite Drive, Suite 103
Oakton, VA 22124

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF SHAREHOLDERS: (enter first name, middle initial, and last name)

E. John Regan, Jr., Member
W. Craig Havenner, Member

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. **President, Vice President, Secretary, Treasurer,** etc.)

(check if applicable) There is more corporation information and Par. 1(b) is continued on a "Rezoning Attachment 1(b)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Rezoning Attachment to Par. 1(b)

DATE: JAN 9 2013
(enter date affidavit is notarized)

112685a

for Application No. (s): RZ/FDP 2011-PR-018
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Vienna Lodge No. 1896, Loyal Order of Moose, Inc.
P.O. Box 189
Vienna, VA 22183

DESCRIPTION OF CORPORATION: (check one statement)
 There are 10 or less shareholders, and all of the shareholders are listed below.
 There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
 There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer,** etc.)
Carl W. Thomas, Governor & President William A. Parks, Treasurer
William B. McGraw, Administrator & Secretary
Bruce G. Pickett, Vice President

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Vestra Realty, LLC
11864 Sunrise Valley Drive, Suite 101
Reston, VA 20191

DESCRIPTION OF CORPORATION: (check one statement)
 There are 10 or less shareholders, and all of the shareholders are listed below.
 There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
 There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

John S. Sabo

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer,** etc.)

(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)

DATE: JAN 9 2013
(enter date affidavit is notarized)

112685a

for Application No. (s): RZ/FDP 2011-PR-018
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
christopher consultants, ltd.
9900 Main Street, Fourth Floor
Fairfax, VA 22031-3907

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)

Christopher W. Brown	William R. Zink	Jeffrey S. Smith
William R. Goldsmith, Jr.	Ruth R. Fields	
Louis Canonico	Michael S. Kitchen	

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

REZONING AFFIDAVIT

DATE: JAN 9 2013
(enter date affidavit is notarized)

112685a

for Application No. (s): RZ/FDP 2011-PR-018
(enter County-assigned application number(s))

1(c). The following constitutes a listing*** of all of the PARTNERS, both GENERAL and LIMITED, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, number, street, city, state and zip code)

McGuireWoods LLP
1750 Tysons Boulevard, Suite 1800
Tysons Corner, VA 22102

(check if applicable) The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. General Partner, Limited Partner, or General and Limited Partner)

Equity Partners of McGuireWoods LLP

- | | | |
|-------------------------|-----------------------|-----------------------|
| Adams, John D. | Beresford, Richard A. | Cairns, Scott S. |
| Alphonso, Gordon R. | Bilik, R. E. | Capwell, Jeffrey R. |
| Anderson, Arthur E., II | Blank, Jonathan T. | Cason, Alan C. |
| Anderson, Mark E. | Boland, J. W. | Chaffin, Rebecca S. |
| Andre-Dumont, Hubert | Brenner, Irving M. | Chapman, Jeffrey J. |
| Bagley, Terrence M. | Brooks, Edwin E. | Cobb, John H. |
| Barger, Brian D. | Brose, R. C. | Cockrell, Geoffrey C. |
| Becker, Scott L. | Burk, Eric L. | Cogbill, John V., III |
| Becket, Thomas L. | Busch, Stephen D. | Covington, Peter J. |
| Belcher, Dennis I. | Cabaniss, Thomas E. | Cramer, Robert W. |
| Bell, Craig D. | Cacheris, Kimberly Q. | Cromwell, Richard J. |

(check if applicable) There is more partnership information and Par. 1(c) is continued on a "Rezoning Attachment to Par. 1(c)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Rezoning Attachment to Par. 1(c)

DATE: JAN 9 2013
(enter date affidavit is notarized)

112685 a

for Application No. (s): RZ/FDP 2011-PR-018
(enter County-assigned application number (s))**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)McGuireWoods LLP
1750 Tysons Boulevard, Suite 1800
Tysons Corner, VA 22102(check if applicable) The above-listed partnership has no limited partners.**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g.,
General Partner, Limited Partner, or General and Limited Partner)

Culbertson, Craig R.	Gold, Stephen (nmi)	King, Donald E.
Cullen, Richard (nmi)	Goldstein, Philip (nmi)	Kittrell, Steven D.
Daglio, Michael R.	Grant, Richard S.	Kobayashi, Naho (nmi)
De Ridder, Patrick A.	Greenberg, Richard T.	Kratz, Timothy H.
Dickerman, Dorothea W.	Gresham, A. B.	Krueger, Kurt J.
DiMattia, Michael J.	Grieb, John T.	Kutrow, Bradley R.
Dooley, Kathleen H.	Harmon, Jonathan P.	La Fratta, Mark J.
Doubet King, Sally	Harmon, T. C.	Lias-Booker, Ava E.
Downing, Scott P.	Hartsell, David L.	Little, Nancy R.
Edwards, Elizabeth F.	Hatcher, J. K.	Long, William M.
Ensing, Donald A.	Hayden, Patrick L.	Manning, Amy B.
Ey, Douglas W., Jr.	Hayes, Dion W.	Marianes, William B.
Farrell, Thomas M.	Heberton, George H.	Marks, Robert G.
Feller, Howard (nmi)	Hedrick, James T., Jr.	Marshall, Gary S.
Fennebresque, John C.	Horne, Patrick T.	Marshall, Harrison L., Jr.
Finkelson, David E.	Hornyak, David J.	Marsico, Leonard J.
Foley, Douglas M.	Hosmer, Patricia F.	Martin, Cecil E., III
Fox, Charles D., IV	Hutson, Benne C.	Martin, George K.
Franklin, Ronald G.	Isaf, Fred T.	Martinez, Peter W.
Fratkin, Bryan A.	Jackson, J. B.	Mason, Richard J.
Freedlander, Mark E.	Jordan, Hilary P.	Mathews, Eugene E., III
Freeman, Jeremy D.	Kanazawa, Sidney K.	Mayberry, William C.
Fuhr, Joy C.	Kannensohn, Kimberly J.	McDonald, John G.
Gambill, Michael A.	Katsantonis, Joanne (nmi)	McElligott, James P.
Gibson, Donald J., Jr.	Keeler, Steven J.	McFarland, Robert W.
Glassman, Margaret M.	Kerr, James Y., II	McGinnis, Kevin A.
Glickson, Scott L.	Kilpatrick, Gregory R.	McIntyre, Charles W.

(check if applicable) There is more partnership information and Par. 1(c) is continued further on a
"Rezoning Attachment to Par. 1(c)" form.

Rezoning Attachment to Par. 1(c)

DATE: JAN 9 2013
(enter date affidavit is notarized)

112685 a

for Application No. (s): RZ/FDP 2011-PR-018
(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

McGuireWoods LLP
1750 Tysons Boulevard, Suite 1800
Tysons Corner, VA 22102

(check if applicable) The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

- | | | |
|----------------------------|--------------------------|---------------------------|
| McLean, J. D. | Reid, Joseph K., III | Stein, Marta A. |
| McRill, Emery B. | Richardson, David L. | Stone, Jacquelyn E. |
| Milianti, Peter A. | Riegle, Gregory A. | Swan, David I. |
| Miller, Amy E. | Riley, James B., Jr. | Tackley, Michael O. |
| Moldovan, Victor L. | Riopelle, Brian C. | Tarry, Samuel L., Jr. |
| Muckenfuss, Robert A. | Roberts, Manley W. | Thornhill, James A. |
| Murphy, Sean F. | Robinson, Stephen W. | Van der Mersch, Xavier G. |
| Natarajan, Rajsekhar (nmi) | Roesenthaler, Michael J. | Vaughn, Scott P. |
| Neale, James F. | Rogers, Marvin L. | Vick, Howard C., Jr. |
| Nesbit, Christopher S. | Rohman, Thomas P. | Viola, Richard W. |
| Newhouse, Philip J. | Rosen, Gregg M. | Wade, H. L., Jr. |
| Nickens, Jacks C. | Rust, Dana L. | Walker, John T., IV |
| O'Grady, John B. | Satterwhite, Rodney A. | Walker, W. K., Jr. |
| O'Hare, James P. | Scheurer, P. C. | Walsh, James H. |
| Oakey, David N. | Schewel, Michael J. | Watts, Stephen H., II |
| Oostdyk, Scott C. | Schmidt, Gordon W. | Westwood, Scott E. |
| Padgett, John D. | Sellers, Jane W. | Whelpley, David B., Jr. |
| Parker, Brian K. | Shelley, Patrick M. | White, H. R., III |
| Perzek, Philip J. | Simmons, L. D., II | White, Walter H., Jr. |
| Phears, H. W. | Simmons, Robert W. | Wilburn, John D. |
| Phillips, Michael R. | Slone, Daniel K. | Williams, Steven R. |
| Pryor, Robert H. | Spahn, Thomas E. | Wren, Elizabeth G. |
| Pusateri, David P. | Spitz, Joel H. | Wrysinski, Matthew J. |
| Rak, Jonathan P. | Stallings, Thomas J. | Young, Kevin J. |
| Rakison, Robert B. | Steen, Bruce M. | |

(check if applicable) There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

REZONING AFFIDAVIT

DATE: JAN 9 2013
(enter date affidavit is notarized)

112685a

for Application No. (s): RZ/FDP 2011-PR-018
(enter County-assigned application number(s))

1(d). One of the following boxes **must** be checked:

In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land:

Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on the line below.)

NONE

(check if applicable) There are more interests to be listed and Par. 2 is continued on a "Rezoning Attachment to Par. 2" form.

REZONING AFFIDAVIT

DATE: JAN 9 2013
(enter date affidavit is notarized)

112685a

for Application No. (s): RZ/FDP 2011-PR-018
(enter County-assigned application number(s))

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)

NONE

(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) There are more disclosures to be listed and Par. 3 is continued on a "Rezoning Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

(check one)

[Signature]

Applicant

Applicant's Authorized Agent

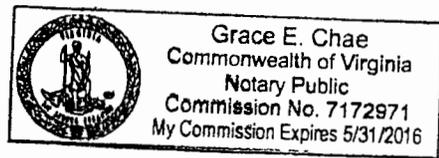
Scott E. Adams, Esquire

(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 9th day of January 20 13, in the State/Comm. of Virginia, County/City of Fairfax.

[Signature]
Notary Public

My commission expires: 5/31/2016





COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX

4100 CHAIN BRIDGE ROAD
FAIRFAX, VIRGINIA 22030

APPENDIX 5



February 15, 1985

Mr. William McGraw
Moose Lodge
9616 Old Courthouse Road
Vienna, Virginia 22180

Re: Special Exception Amendment
Number SEA 83-P-011-1

9616 Courthouse Road

Dear Mr. McGraw:

At a regular meeting of the Board of Supervisors held on February 11, 1985, the Board approved Special Exception Amendment Number SEA 83-P-011-1, in the name of The Moose Lodge, Loyal Order of Vienna #1896, Incorporated, located as Tax Map 48-1 ((1)) 62 for expansion of a private club pursuant to Section 3-104 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions:

1. This Special Exception Amendment supersedes any previous special exception or special permit and 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. This Special Exception Amendment is subject to the provisions of Article 17, Site Plans. Any plan submitted pursuant to this Special Exception Amendment shall be in substantial conformance with the approved Special Exception Plat and these conditions.

4. A site plan and landscaping plan will be submitted for approval in accordance with the provisions of Articles 13 and 17 of the Zoning Ordinance.
5. Road widening to 22 feet from the centerline, and curb, gutter and sidewalk construction shall be installed on Courthouse Road, at such time as similar improvements are installed on either adjoining property or at such time as the Virginia Department of Highways and Transportation improves the grade or Fairfax County requests the improvements on Courthouse Road. Location of said improvements shall be consistent with existing adjacent sections of Courthouse Road.
6. Right-of-way dedication to 30 feet from the centerline of Courthouse Road shall be provided. The dedication shall be consistent with dedication for the adjacent subdivision on Courthouse Road.
7. A 3 to 4 foot earth berm with landscaping or some other barrier shall be provided between the new right-of way line and the parking lot, at such time as the Virginia Department of Highways and Transportation improves the grade or Fairfax County requests the improvements on Courthouse Road. Evergreens not less than 6 feet in height shall be planted along the berm.
8. The applicant shall work closely with the County Arborist to preserve as many of the large trees on the site as possible and to determine what type of plantings are effective to fill the understory around the site. Trees to be preserved and supplemental landscaping shall be a feature shown on the site plan. Plantings made a part of the site plan shall be determined by a consensus among the applicant, the arborist, and neighbors of the lodge.
9. Parking spaces shall not be located closer than 35 feet from the front and western boundary lines and 75 feet from the rear and eastern boundary lines. The 35 foot setback shall be calculated from the new right-of-way line on Courthouse Road.
10. Exterior lighting of the facade or parking area shall be directed away from the adjacent residential community. Parking lot lights will be of the near-ground type to illuminate only the parking lot surface with no illumination over the 6-foot fence in the eastern parking lot.
11. No additional entrances shall be constructed to the site.

12. The entranceway shall be widened to a minimum of 23 feet. In addition, driveways shown near the front of the lodge and around the back of the lodge shall be eliminated and replaced by a single driveway extending from the entranceway, parallel and nearer to Courthouse Road, and extending to the eastern parking lot.
13. Existing foliage and embankments at the entranceway must be cleared and graded to increase sight distance. Determination of adequate sight distance at the entrance may be made at the time of site plan review by the Department of Environmental Management.
14. Hours of operation shall be: 10 a.m. - midnight Monday through Thursday; 10 a.m. to 2 a.m. Friday through Saturday; and 10 a.m. - 10 p.m. Sunday.
15. The applicant will execute and record an agreement to submit plans and profiles and to install curb, gutter, sidewalk and road widening along the frontage of the site, at such time as similar improvements are installed on either adjoining property or at such time as the Virginia Department of Highways and Transportation improves the grade or Fairfax County requests the improvements on Courthouse Road.
16. The parking area shall be separated from the entry drive by curbing or some other acceptable barrier.
17. Outdoor noise or amplified music shall not be permitted after 10 p.m.
18. All transition screening, as required by the Zoning Ordinance, shall be supplemented by the planting of evergreen trees that will:
 - a. provide good near-ground foliage and which will attain heights in excess of six feet; and,
 - b. be maintained to provide a permanent visual barrier in the areas parallel to White Cedar and Lemontree Lanes (the northeastern and northwestern sides of the site).
19. The parking lot located on the east side of the building shall be used for overflow parking only.
 - a. Access to the eastern parking lot will be blocked by a gate which will remain closed except for when the additional parking is needed.

- b. Required handicapped parking spaces will be located in the parking lot located west of the building.

A 6-foot high board-on-board fence shall be constructed around the parking lot addition on the east side of the building and along the northernmost borders of the western parking lot. A final determination of whether to locate the fence along the northernmost border of the western parking lot shall be determined by a consensus among the applicants and the neighbors of the lodge. The fences shall also be maintained by the Moose Lodge.

20. Provision shall be made for runoff from the parking lots to assure that a drainage problem is not created for abutting properties. Public Facilities Manual standards affecting drainage from the property will be strictly adhered to before approval is granted to proceed with construction of the eastern parking lot.
21. All conditions relevant to this application, with the exception of Numbers 5, 7 and 15, will be met prior to or simultaneous with construction of any new parking facilities approved in this special exception application.
22. Construction of the Lodge shall be limited to a one-story, 50-foot x 100-foot building.

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 Non-Residential Use Permit through established procedures, and this Special Exception shall not be valid until this has been accomplished.

Under Section 9-015 of the Zoning Ordinance, this Special Exception amendment shall automatically expire, without notice, eighteen (18) months after the approval date of the Special Exception unless the activity authorized has been established, or unless construction has commenced, and is diligently pursued, or unless additional time is approved by the Board of Supervisors because of the occurrence of conditions unforeseen at the time of the approval of this Special Exception. A request for additional time shall be justified in writing, and must be filed with the Zoning Administrator prior to the expiration date.

February 15, 1985
SEA 83-P-011-1

-5-

If you have any questions concerning this Special Exception Amendment,
please give me a call.

Very truly yours,

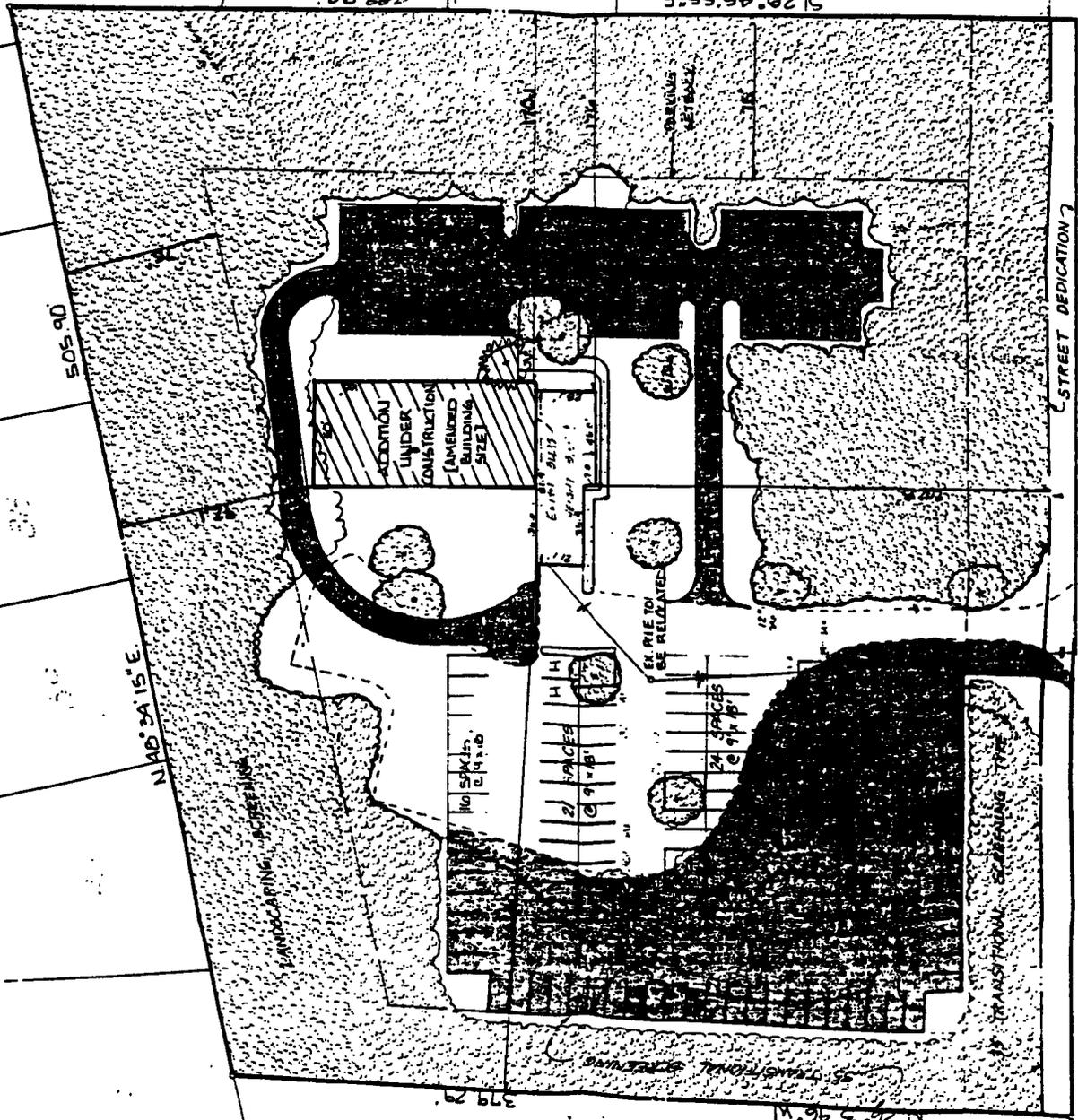


Ethel Wilcox Register, CMC
Clerk to the Board of Supervisors

EWR/lc

cc: Samuel A. Patteson, Jr.
Supervisor of Assessments
Gilbert R. Knowlton, Deputy
Zoning Administrator
Wallace S. Covington, Jr., Chief
Permit, Plan Review Branch
✓ Richard D. Faubion, Director
Zoning Evaluation Division
Ted Austell, III
Executive Assistant to the County Executive

ONE



COURTHOUSE ROAD ROUTE 673



County of Fairfax, Virginia

MEMORANDUM

DATE: February 8, 2013

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

FROM: Pamela G. Nee, Chief *PAN*
Environment and Development Review Branch, DPZ

SUBJECT: **Land Use Analysis and Environmental Assessment:** RZ/FDP 2011-PR-018
Christopher Land, LLC (aka Vienna Moose Lodge)

The memorandum, prepared by John R. Bell, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the development plan as revised through February 4, 2013. The extent to which the application conforms to the applicable guidance contained in the Comprehensive Plan is noted. Possible solutions to remedy identified issues are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

DESCRIPTION OF THE APPLICATION

The site is developed with a 7,155 square foot Moose Lodge, surface parking and playground. The western portion proposed for residential units is vacant with trees and a portion of the parking lot. If approved, the rezoning will allow this area to be developed with eight single-family units at 2.8 dwelling units per acre (du/ac). The Moose Lodge will relocate parking to the eastern portion and have a reduction of 46 parking spaces. The playground is proposed to be removed, and in its location a future expansion of the lodge facility and for a pavilion. The proposed site entrance location will be at the currently existing point, sharing access to both the fraternal facility and the eight residential units.

LOCATION AND CHARACTER OF THE AREA

The subject property is located in the Nutley Community Planning Sector, Vienna Planning District. The site is bounded by Courthouse Road (Route 673) to the south, and single-family detached homes to the west, north and east developed at 2-3 dwelling units per acre. South of Courthouse Road is the 84-acre Nottoway Park. The topography of the site has a gentle slope downwards towards northeast corner. There is substantial existing vegetation on the property, including many large trees that are worthy of preservation.

Department of Planning and Zoning
Planning Division
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035-5509
Phone 703-324-1380
Fax 703-324-3056
www.fairfaxcounty.gov/dpz/



COMPREHENSIVE PLAN CITATIONS:

Land Use

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Land Use, as amended through September 22, 2008, page 5, the Plan states:

“Objective 8: Fairfax County should encourage a land use pattern that protects, enhances and/or maintains stability in established residential neighborhoods.”

Policy a. Protect and enhance existing neighborhoods by ensuring that infill development is of compatible use, and density/intensity, and that adverse impacts on public facility and transportation systems, the environment and the surrounding community will not occur.”

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Land Use, as amended through September 22, 2008, pages 9-10, the Plan states:

“Objective 14: Fairfax County should seek to achieve a harmonious and attractive development pattern which minimizes undesirable visual, auditory, environmental and other impacts created by potentially incompatible uses.”

Policy b. Encourage infill development in established areas that is compatible with existing and/or planned land use and that is at a compatible scale with the surrounding area and that can be supported by adequate public facilities and transportation systems.

Policy c. Achieve compatible transitions between adjoining land uses through the control of height and the use of appropriate buffering and screening.

Policy j. Use cluster development as one means to enhance environmental preservation when the smaller lot sizes permitted would compliment surrounding development.

Fairfax County Comprehensive Plan, 2011 Edition, Area II, Vienna Planning District as amended through June 19, 2012, V5-Nutley Community Planning Sector, Land Use Recommendations, page 85:

“Land Use

The Nutley Community Planning sector is largely developed as stable residential neighborhoods. Infill development in these neighborhoods should be of a compatible use, type and intensity in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14.”

Environment

Fairfax County Comprehensive Plan, Policy Plan, 2011 Edition, Environment section as amended through July 27, 2010, on page 7 through 9, the Plan states:

“Objective 2: Prevent and reduce pollution of surface and groundwater resources. Protect and restore the ecological integrity of streams in Fairfax County.

- Policy a. Maintain a best management practices (BMP) program for Fairfax County and ensure that new development and redevelopment complies with the County’s best management practice (BMP) requirements. . . .
- Policy j. Regulate land use activities to protect surface and groundwater resources.
- Policy k. For new development and redevelopment, apply better site design and low impact development (LID) techniques such as those described below, and pursue commitments to reduce stormwater runoff volumes and peak flows, to increase groundwater recharge, and to increase preservation of undisturbed areas. In order to minimize the impacts that new development and redevelopment projects may have on the County’s streams, some or all of the following practices should be considered where not in conflict with land use compatibility objectives:
- Minimize the amount of impervious surface created. . . .
 - Encourage the use of innovative BMPs and infiltration techniques of stormwater management where site conditions are appropriate, if consistent with County requirements.
 - Apply nonstructural best management practices and bioengineering practices where site conditions are appropriate, if consistent with County requirements.
 - Maximize the use of infiltration landscaping within streetscapes consistent with County and State requirements.

Development proposals should implement best management practices to reduce runoff pollution and other impacts. Preferred practices include: those which recharge groundwater when such recharge will not degrade groundwater quality; those which preserve as much undisturbed open space as possible; and, those which contribute to ecological diversity by the creation of wetlands or other habitat enhancing BMPs, consistent with State guidelines and regulations. . . .

Programs to improve water quality in the Potomac River/Estuary, and Chesapeake Bay will continue to have significant impacts on planning and development in Fairfax County. There is abundant evidence that water quality and the marine environment in the Bay are

deteriorating, and that this deterioration is the result of land use activities throughout the watershed.”

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Environment, as amended through July 27, 2010, page 18, the Plan states:

“Objective 10: Conserve and restore tree cover on developed and developing sites. Provide tree cover on sites where it is absent prior to development.

Policy a: Protect or restore the maximum amount of tree cover on developed and developing sites consistent with planned land use and good silvicultural practices.

Policy b: Require new tree plantings on developing sites which were not forested prior to development and on public rights of way.”

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Environment, as amended through July 27, 2010, page 19:

“Objective 13: Design and construct buildings and associated landscapes to use energy and water resources efficiently and to minimize short- and long-term negative impacts on the environment and building occupants.

Policy a. Consistent with other Policy Plan objectives, encourage the application of energy conservation, water conservation and other green building practices in the design and construction of new development and redevelopment projects. These practices can include, but are not limited to:

- Environmentally-sensitive siting and construction of development.
- Application of low impact development practices, including minimization of impervious cover (See Policy k under Objective 2 of this section of the *Policy Plan*).
- Optimization of energy performance of structures/energy-efficient design.
- Use of renewable energy resources.
- Use of energy efficient appliances, heating/cooling systems, lighting and/or other products.
- Application of water conservation techniques such as water efficient landscaping and innovative wastewater technologies.

- Reuse of existing building materials for redevelopment projects.
- Recycling/salvage of non-hazardous construction, demolition, and land clearing debris.
- Use of recycled and rapidly renewable building materials.
- Use of building materials and products that originate from nearby sources.
- Reduction of potential indoor air quality problems through measures such as increased ventilation, indoor air testing and use of low-emitting adhesives, sealants, paints/coatings, carpeting and other building materials.

Encourage commitments to implementation of green building practices through certification under established green building rating systems (e.g., the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED[®]) program or other comparable programs with third party certification). Encourage commitments to the attainment of the ENERGY STAR[®] rating where applicable and to ENERGY STAR qualification for homes. Encourage the inclusion of professionals with green building accreditation on development teams. Encourage commitments to the provision of information to owners of buildings with green building/energy efficiency measures that identifies both the benefits of these measures and their associated maintenance needs. . . .

- Policy c. Ensure that zoning proposals for residential development will qualify for the ENERGY STAR Qualified Homes designation, where such zoning proposals seek development at the high end of the Plan density range and where broader commitments to green building practices are not being applied.
- Policy d. Promote implementation of green building practices by encouraging commitments to monetary contributions in support of the county's environmental initiatives, with such contributions to be refunded upon demonstration of attainment of certification under the applicable LEED rating system or equivalent rating system. ”

COMPREHENSIVE PLAN MAP: Residential use at 2-3 dwelling units per acre (du/ac)

LAND USE ANALYSIS

Comprehensive Plan guidance indicates that the V5 Nutley Planning Sector is largely developed as stable residential neighborhoods and that infill development in these neighborhoods should be of a compatible use, type and intensity. The two parcels totaling 5.73 acres contain an existing

7,155 square foot fraternal lodge, surface parking, playground and an abundant amount of tree cover. The applicant has proposed rezoning both parcels from R-1 to PDH-3. This would allow 2.86 acres (Land Bay B) to develop up to eight single family-detached units. Land Bay B will be accessible by a new private street that will share the existing access point for the Moose Lodge (Land Bay A).

The submitted plan indicates a desire for a modest future expansion of the Moose Lodge. The applicant proposes to remove the existing playground on site. The applicant is proposing to provide a contribution to be used for turf improvements to the playing fields at the nearby Nottoway Park.

While developments are not expected to be identical with the existing development neighboring the subject site, Objectives 8 and 14 state that they should fit into the fabric of the community. The surrounding properties to the north, east and west are developed with single family detached dwellings at 2-3 units per acre on public streets. The applicant's proposal to develop a 2.67 acre portion of the subject property with eight dwelling units at 2.8 dwelling units per acre falls within the recommended Plan density of 2-3 dwelling units per acre and the type of residential development (single family detached units) is in harmony with that of the existing surrounding properties. The provision of on-site recreation, as recommended by the Plan, should also be addressed to the satisfaction of the Park Authority staff.

ENVIRONMENTAL ASSESSMENT

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed development. Solutions are suggested to remedy the concerns that have been identified by staff. There may be other acceptable solutions.

Tree Preservation

The undeveloped portion of the site is characterized by upland forest including mature tulip poplar, white oak, white pine, American beech, red maple and American Elm. Staff recommends that the applicant work with the Urban Forestry Management staff in pursuing opportunities to maximize tree save and new tree planting areas.

Green Building

The applicant is seeking to develop a portion of subject property at eight dwelling units at 2.8 dwelling units per acre which is at the high end of the planned density range. Therefore, to be in conformance Policy Plan's green building guidance, the applicant should provide a proffered commitment for Energy Star Qualified Homes or an equivalent rating system to be attained prior to the issuance of a residential use permit (RUP) for each dwelling unit. The applicant is proposing certification of each dwelling prior to the issuance of a RUP through Earthcraft House or National Association of Home Builders (NAHB) using the Energy Star Qualified Homes path for energy

performance. Staff finds Earthcraft and NAHB with Energy Star Qualified Homes path to be an equivalent rating system to Energy Star Qualified Homes.

PGN: JRB

RESIDENTIAL DEVELOPMENT CRITERIA

Fairfax County expects new residential development to enhance the community by: fitting into the fabric of the neighborhood, respecting the environment, addressing transportation impacts, addressing impacts on other public facilities, being responsive to our historic heritage, contributing to the provision of affordable housing and, being responsive to the unique site specific considerations of the property. To that end, the following criteria are to be used in evaluating zoning requests for new residential development. The resolution of issues identified during the evaluation of a specific development proposal is critical if the proposal is to receive favorable consideration.

Where the Plan recommends a possible increase in density above the existing zoning of the property, achievement of the requested density will be based, in substantial part, on whether development related issues are satisfactorily addressed as determined by application of these development criteria. Most, if not all, of the criteria will be applicable in every application; however, due to the differing nature of specific development proposals and their impacts, the development criteria need not be equally weighted. If there are extraordinary circumstances, a single criterion or several criteria may be overriding in evaluating the merits of a particular proposal. Use of these criteria as an evaluation tool is not intended to be limiting in regard to review of the application with respect to other guidance found in the Plan or other aspects that the applicant incorporates into the development proposal. Applicants are encouraged to submit the best possible development proposals. In applying the Residential Development Criteria to specific projects and in determining whether a criterion has been satisfied, factors such as the following may be considered:

- the size of the project
- site specific issues that affect the applicant's ability to address in a meaningful way relevant development issues
- whether the proposal is advancing the guidance found in the area plans or other planning and policy goals (e.g. revitalization).

When there has been an identified need or problem, credit toward satisfying the criteria will be awarded based upon whether proposed commitments by the applicant will significantly advance problem resolution. In all cases, the responsibility for demonstrating satisfaction of the criteria rests with the applicant.

1. Site Design:

All rezoning applications for residential development should be characterized by high quality site design. Rezoning proposals for residential development, regardless of the proposed density, will be evaluated based upon the following principles, although not all of the principles may be applicable for all developments.

- a) *Consolidation:* Developments should provide parcel consolidation in conformance with any site specific text and applicable policy recommendations of the Comprehensive Plan. Should the Plan text not specifically address consolidation, the nature and extent of any proposed parcel consolidation should further the integration of the development with adjacent parcels. In any event, the proposed consolidation should not preclude nearby properties from developing as recommended by the Plan.

b) *Layout*: The layout should:

- provide logical, functional and appropriate relationships among the various parts (e. g. dwelling units, yards, streets, open space, stormwater management facilities, existing vegetation, noise mitigation measures, sidewalks and fences);
- provide dwelling units that are oriented appropriately to adjacent streets and homes;
- include usable yard areas within the individual lots that accommodate the future construction of decks, sunrooms, porches, and/or accessory structures in the layout of the lots, and that provide space for landscaping to thrive and for maintenance activities;
- provide logical and appropriate relationships among the proposed lots including the relationships of yards, the orientation of the dwelling units, and the use of pipestem lots;
- provide convenient access to transit facilities;
- Identify all existing utilities and make every effort to identify all proposed utilities and stormwater management outfall areas; encourage utility collocation where feasible.

c) *Open Space*: Developments should provide usable, accessible, and well-integrated open space. This principle is applicable to all projects where open space is required by the Zoning Ordinance and should be considered, where appropriate, in other circumstances.

d) *Landscaping*: Developments should provide appropriate landscaping: for example, in parking lots, in open space areas, along streets, in and around stormwater management facilities, and on individual lots.

e) *Amenities*: Developments should provide amenities such as benches, gazebos, recreational amenities, play areas for children, walls and fences, special paving treatments, street furniture, and lighting.

2. **Neighborhood Context:**

All rezoning applications for residential development, regardless of the proposed density, should be designed to fit into the community within which the development is to be located. Developments should fit into the fabric of their adjacent neighborhoods, as evidenced by an evaluation of:

- transitions to abutting and adjacent uses;
- lot sizes, particularly along the periphery;
- bulk/mass of the proposed dwelling units;
- setbacks (front, side and rear);
- orientation of the proposed dwelling units to adjacent streets and homes;
- architectural elevations and materials;
- pedestrian, bicycle and vehicular connections to off-site trails, roadways, transit facilities and land uses;
- existing topography and vegetative cover and proposed changes to them as a result of clearing and grading.

It is not expected that developments will be identical to their neighbors, but that the development fit into the fabric of the community. In evaluating this criterion, the individual circumstances of the property will be considered: such as, the nature of existing and planned development surrounding and/or adjacent to the property;

whether the property provides a transition between different uses or densities; whether access to an infill development is through an existing neighborhood; or, whether the property is within an area that is planned for redevelopment.

3. Environment:

All rezoning applications for residential development should respect the environment. Rezoning proposals for residential development, regardless of the proposed density, should be consistent with the policies and objectives of the environmental element of the Policy Plan, and will also be evaluated on the following principles, where applicable.

- a) *Preservation:* Developments should conserve natural environmental resources by protecting, enhancing, and/or restoring the habitat value and pollution reduction potential of floodplains, stream valleys, EQCs, RPAs, woodlands, wetlands and other environmentally sensitive areas.
- b) *Slopes and Soils:* The design of developments should take existing topographic conditions and soil characteristics into consideration.
- c) *Water Quality:* Developments should minimize off-site impacts on water quality by commitments to state of the art best management practices for stormwater management and better site design and low impact development (LID) techniques.
- d) *Drainage:* The volume and velocity of stormwater runoff from new development should be managed in order to avoid impacts on downstream properties. Where drainage is a particular concern, the applicant should demonstrate that off-site drainage impacts will be mitigated and that stormwater management facilities are designed and sized appropriately. Adequate drainage outfall should be verified, and the location of drainage outfall (onsite or offsite) should be shown on development plans.
- e) *Noise:* Developments should protect future and current residents and others from the adverse impacts of transportation generated noise.
- f) *Lighting:* Developments should commit to exterior lighting fixtures that minimize neighborhood glare and impacts to the night sky.
- g) *Energy:* Developments should use site design techniques such as solar orientation and landscaping to achieve energy savings, and should be designed to encourage and facilitate walking and bicycling. Energy efficiency measures should be incorporated into building design and construction.

4. Tree Preservation and Tree Cover Requirements:

All rezoning applications for residential development, regardless of the proposed density, should be designed to take advantage of the existing quality tree cover. If quality tree cover exists on site as determined by the County, it is highly desirable that developments meet most or all of their tree cover requirement by preserving and, where feasible and appropriate, transplanting existing trees. Tree cover in excess of ordinance requirements is highly desirable. Proposed utilities, including stormwater management and outfall facilities and sanitary sewer lines, should be located to avoid conflicts with tree preservation and planting areas. Air quality-sensitive tree preservation and planting efforts (see Objective 1, Policy c in the Environment section of this document) are also encouraged.

5. Transportation:

All rezoning applications for residential development should implement measures to address planned transportation improvements. Applicants should offset their impacts to the transportation network. Accepted techniques should be utilized for analysis of the development's impact on the network. Residential development considered under these criteria will range widely in density and, therefore, will result in differing impacts to the transportation network. Some criteria will have universal applicability while others will apply only under specific circumstances. Regardless of the proposed density, applications will be evaluated based upon the following principles, although not all of the principles may be applicable.

a) *Transportation Improvements:* Residential development should provide safe and adequate access to the road network, maintain the ability of local streets to safely accommodate traffic, and offset the impact of additional traffic through commitments to the following:

- Capacity enhancements to nearby arterial and collector streets;
- Street design features that improve safety and mobility for non-motorized forms of transportation;
- Signals and other traffic control measures;
- Development phasing to coincide with identified transportation improvements;
- Right-of-way dedication;
- Construction of other improvements beyond ordinance requirements;
- Monetary contributions for improvements in the vicinity of the development.

b) *Transit/Transportation Management:* Mass transit usage and other transportation measures to reduce vehicular trips should be encouraged by:

- Provision of bus shelters;
- Implementation and/or participation in a shuttle bus service;
- Participation in programs designed to reduce vehicular trips;
- Incorporation of transit facilities within the development and integration of transit with adjacent areas;
- Provision of trails and facilities that increase safety and mobility for non-motorized travel.

c) *Interconnection of the Street Network:* Vehicular connections between neighborhoods should be provided, as follows:

- Local streets within the development should be connected with adjacent local streets to improve neighborhood circulation;
- When appropriate, existing stub streets should be connected to adjoining parcels. If street connections are dedicated but not constructed with development, they should be identified with signage that indicates the street is to be extended;
- Streets should be designed and constructed to accommodate safe and convenient usage by buses and non-motorized forms of transportation;
- Traffic calming measures should be implemented where needed to discourage cut-through traffic, increase safety and reduce vehicular speed;
- The number and length of long, single-ended roadways should be minimized;
- Sufficient access for public safety vehicles should be ensured.

- d) *Streets*: Public streets are preferred. If private streets are proposed in single family detached developments, the applicant shall demonstrate the benefits for such streets. Applicants should make appropriate design and construction commitments for all private streets so as to minimize maintenance costs which may accrue to future property owners. Furthermore, convenience and safety issues such as parking on private streets should be considered during the review process.
- e) *Non-motorized Facilities*: Non-motorized facilities, such as those listed below, should be provided:
- Connections to transit facilities;
 - Connections between adjoining neighborhoods;
 - Connections to existing non-motorized facilities;
 - Connections to off-site retail/commercial uses, public/community facilities, and natural and recreational areas;
 - An internal non-motorized facility network with pedestrian and natural amenities, particularly those included in the Comprehensive Plan;
 - Offsite non-motorized facilities, particularly those included in the Comprehensive Plan;
 - Driveways to residences should be of adequate length to accommodate passenger vehicles without blocking walkways;
 - Construction of non-motorized facilities on both sides of the street is preferred. If construction on a single side of the street is proposed, the applicant shall demonstrate the public benefit of a limited facility.
- f) *Alternative Street Designs*: Under specific design conditions for individual sites or where existing features such as trees, topography, etc. are important elements, modifications to the public street standards may be considered.

6. Public Facilities:

Residential development impacts public facility systems (i.e., schools, parks, libraries, police, fire and rescue, stormwater management and other publicly owned community facilities). These impacts will be identified and evaluated during the development review process. For schools, a methodology approved by the Board of Supervisors, after input and recommendation by the School Board, will be used as a guideline for determining the impact of additional students generated by the new development.

Given the variety of public facility needs throughout the County, on a case-by-case basis, public facility needs will be evaluated so that local concerns may be addressed.

All rezoning applications for residential development are expected to offset their public facility impact and to first address public facility needs in the vicinity of the proposed development. Impact offset may be accomplished through the dedication of land suitable for the construction of an identified public facility need, the construction of public facilities, the contribution of specified in-kind goods, services or cash earmarked for those uses, and/or monetary contributions to be used toward funding capital improvement projects. Selection of the appropriate offset mechanism should maximize the public benefit of the contribution.

Furthermore, phasing of development may be required to ensure mitigation of impacts.

7. Affordable Housing:

Ensuring an adequate supply of housing for low and moderate income families, those with special accessibility requirements, and those with other special needs is a goal of the County. Part 8 of Article 2 of the Zoning Ordinance requires the provision of Affordable Dwelling Units (ADUs) in certain circumstances. Criterion #7 is applicable to all rezoning applications and/or portions thereof that are not required to provide any Affordable Dwelling Units, regardless of the planned density range for the site.

- a) *Dedication of Units or Land:* If the applicant elects to fulfill this criterion by providing affordable units that are not otherwise required by the ADU Ordinance: a maximum density of 20% above the upper limit of the Plan range could be achieved if 12.5% of the total number of single family detached and attached units are provided pursuant to the Affordable Dwelling Unit Program; and, a maximum density of 10% or 20% above the upper limit of the Plan range could be achieved if 6.25% or 12.5%, respectively of the total number of multifamily units are provided to the Affordable Dwelling Unit Program. As an alternative, land, adequate and ready to be developed for an equal number of units may be provided to the Fairfax County Redevelopment and Housing Authority or to such other entity as may be approved by the Board.
- b) *Housing Trust Fund Contributions:* Satisfaction of this criterion may also be achieved by a contribution to the Housing Trust Fund or, as may be approved by the Board, a monetary and/or in-kind contribution to another entity whose mission is to provide affordable housing in Fairfax County, equal to 0.5% of the value of all of the units approved on the property except those that result in the provision of ADUs. This contribution shall be payable prior to the issuance of the first building permit. For for-sale projects, the percentage set forth above is based upon the aggregate sales price of all of the units subject to the contribution, as if all of those units were sold at the time of the issuance of the first building permit, and is estimated through comparable sales of similar type units. For rental projects, the amount of the contribution is based upon the total development cost of the portion of the project subject to the contribution for all elements necessary to bring the project to market, including land, financing, soft costs and construction. The sales price or development cost will be determined by the Department of Housing and Community Development, in consultation with the Applicant and the Department of Public Works and Environmental Services. If this criterion is fulfilled by a contribution as set forth in this paragraph, the density bonus permitted in a) above does not apply.

8. Heritage Resources:

Heritage resources are those sites or structures, including their landscape settings, that exemplify the cultural, architectural, economic, social, political, or historic heritage of the County or its communities. Such sites or structures have been 1) listed on, or determined eligible for listing on, the National Register of Historic Places or the Virginia Landmarks Register; 2) determined to be a contributing structure within a district so listed or eligible for listing; 3) located within and considered as a contributing structure within a Fairfax County Historic Overlay District; or 4) listed on, or having a reasonable potential as determined by the County, for meeting the criteria for listing on, the Fairfax County Inventories of Historic or Archaeological Sites.

In reviewing rezoning applications for properties on which known or potential heritage resources are located, some or all of the following shall apply:

- a) Protect heritage resources from deterioration or destruction until they can be documented, evaluated, and/or preserved;
- b) Conduct archaeological, architectural, and/or historical research to determine the presence, extent, and significance of heritage resources;
- c) Submit proposals for archaeological work to the County for review and approval and, unless otherwise agreed, conduct such work in accordance with state standards;
- d) Preserve and rehabilitate heritage resources for continued or adaptive use where feasible;
- e) Submit proposals to change the exterior appearance of, relocate, or demolish historic structures to the Fairfax County Architectural Review Board for review and approval;
- f) Document heritage resources to be demolished or relocated;
- g) Design new structures and site improvements, including clearing and grading, to enhance rather than harm heritage resources;
- h) Establish easements that will assure continued preservation of heritage resources with an appropriate entity such as the County's Open Space and Historic Preservation Easement Program; and
- i) Provide a Fairfax County Historical Marker or Virginia Historical Highway Marker on or near the site of a heritage resource, if recommended and approved by the Fairfax County History Commission.

ROLE OF DENSITY RANGES IN AREA PLANS

Density ranges for property planned for residential development, expressed generally in terms of dwelling units per acre, are recommended in the Area Plans and are shown on the Comprehensive Plan Map. Where the Plan text and map differ, the text governs. In defining the density range:

- the "base level" of the range is defined as the lowest density recommended in the Plan range, i.e., 5 dwelling units per acre in the 5-8 dwelling unit per acre range;
- the "high end" of the range is defined as the base level plus 60% of the density range in a particular Plan category, which in the residential density range of 5-8 dwelling units per acre would be considered as 6.8 dwelling units per acre and above; and,
- the upper limit is defined as the maximum density called for in any Plan range, which, in the 5-8 dwelling unit per acre range would be 8 dwelling units per acre.
- In instances where a range is not specified in the Plan, for example where the Plan calls for residential density up to 30 dwelling units per acre, the density cited in the Plan shall be construed to equate to the upper limit of the Plan range, and the base level shall be the upper limit of the next lower Plan range, in this instance, 20 dwelling units per acre.

PLANNED DEVELOPMENT DISTRICT REGULATIONS**PART 1 6-100 PDH PLANNED DEVELOPMENT HOUSING DISTRICT****6-101 Purpose and Intent**

The PDH District is established to encourage innovative and creative design and to facilitate use of the most advantageous construction techniques in the development of land for residential and other selected secondary uses. The district regulations are designed to insure ample provision and efficient use of open space; to promote high standards in the layout, design and construction of residential development; to promote balanced developments of mixed housing types; to encourage the provision of dwellings within the means of families of low and moderate income; and otherwise to implement the stated purpose and intent of this Ordinance.

To these ends, rezoning to and development under this district will be permitted only in accordance with a development plan prepared and approved in accordance with the provisions of Article 16.

PART 1 16-100 STANDARDS FOR ALL PLANNED DEVELOPMENTS**16-101 General Standards**

A rezoning application or development plan amendment application may only be approved for a planned development under the provisions of Article 6 if the planned development satisfies the following general standards:

1. The planned development shall substantially conform to the adopted comprehensive plan with respect to type, character, intensity of use and public facilities. Planned developments shall not exceed the density or intensity permitted by the adopted comprehensive plan, except as expressly permitted under the applicable density or intensity bonus provisions.
2. The planned development shall be of such design that it will result in a development achieving the stated purpose and intent of the planned development district more than would development under a conventional zoning district.
3. The planned development shall efficiently utilize the available land, and shall protect and preserve to the extent possible all scenic assets and natural features such as trees, streams and topographic features.
4. The planned development shall be designed to prevent substantial injury to the use and value of existing surrounding development, and shall not

hinder, deter or impede development of surrounding undeveloped properties in accordance with the adopted comprehensive plan.

5. The planned development shall be located in an area in which transportation, police and fire protection, other public facilities and public utilities, including sewerage, are or will be available and adequate for the uses proposed; provided, however, that the applicant may make provision for such facilities or utilities which are not presently available.
6. The planned development shall provide coordinated linkages among internal facilities and services as well as connections to major external facilities and services at a scale appropriate to the development.

16-102 Design Standards

Whereas it is the intent to allow flexibility in the design of all planned developments, it is deemed necessary to establish design standards by which to review rezoning applications, development plans, conceptual development plans, final development plans, PRC plans, site plans and subdivision plats. Therefore, the following design standards shall apply:

1. In order to complement development on adjacent properties, at all peripheral boundaries of the PDH, PRM, PDC, PRC Districts the bulk regulations and landscaping and screening provisions shall generally conform to the provisions of that conventional zoning district which most closely characterizes the particular type of development under consideration. In the PTC District, such provisions shall only have general applicability and only at the periphery of the Tysons Corner Urban Center, as designated in the adopted comprehensive plan.
2. Other than those regulations specifically set forth in Article 6 for a particular P district, the open space, off-street parking, loading, sign and all other similar regulations set forth in this Ordinance shall have general application in all planned developments.
3. Streets and driveways shall be designed to generally conform to the provisions set forth in this Ordinance and all other County ordinances and regulations controlling same, and where applicable, street systems shall be designed to afford convenient access to mass transportation facilities. In addition, a network of trails and sidewalks shall be coordinated to provide access to recreational amenities, open space, public facilities, vehicular access routes, and mass transportation facilities.

Additional Standards for Child Care Centers and Nursery Schools

1. In addition to complying with the minimum lot size requirements of the zoning district in which located, the minimum lot area shall be of such size that 100 square feet of usable outdoor recreation area shall be provided for each child that may use the space at any one time. Such area shall be delineated on a plat submitted at the time the application is filed.

For the purpose of this provision, usable outdoor recreation area shall be limited to:

- A. That area not covered by buildings or required off-street parking spaces.
 - B. That area outside the limits of the minimum required front yard, unless specifically approved by the Board in commercial and industrial districts only.
 - C. Only that area which is developable for active outdoor recreation purposes.
 - D. An area which occupies no more than eighty (80) percent of the combined total areas of the required rear and side yards.
2. All such uses shall be located so as to have direct access to an existing or programmed public street of sufficient right-of-way and cross-section width to accommodate pedestrian and vehicular traffic to and from the use as determined by the Director. To assist in making this determination, each applicant, at the time of application, shall provide an estimate of the maximum expected trip generation, the distribution of these trips by mode and time of day, and the expected service area of the facility. As a general guideline, the size of the use in relation to the appropriate street type should be as follows, subject to whatever modification and conditions the Board deems to be necessary or advisable:

Number of Persons	Street Type
1-75	Local
76-660	Collector
660 or more	Arterial

3. All such uses shall be located so as to permit the pick-up and delivery of all persons on the site.
4. Such use shall be subject to the regulations of Chapter 30 of The Code or Title 63.2, Chapter 17 of the Code of Virginia.



MEMORANDUM

DATE: March 13, 2013

TO: Bill Mayland, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Durga Kharel, P.E., Senior Engineer III
Central Branch
Site Development and Inspections Division
Department of Public Works and Environmental Services

SUBJECT: Rezoning Application #RZ/FDP 2011-PR-018; Vienna Moose Lodge;
RZ/FDP Plan dated February 4, 2013; Accotink Creek Watershed; LDS
Project # 5970-ZONA-002-1; Tax Map #048-1-01-0062 and 00064;
Providence District

We have reviewed the subject application revised March 12, 2013 and offer the following stormwater management comments.

Chesapeake Bay Preservation Ordinance (CBPO)

There are no Resource Protection Areas on the site.

Floodplain

There are no regulated floodplains on the site.

Downstream Drainage Complaints

There are no current downstream drainage complaints on file. It is our understanding that neighbors to north of the subject property have problems with wet spots and swampy areas. This was verified during our site visit too as the majority of the site and some offsite properties to the north drain to 18-inch end section located at north-east corner of the subject property. A 4-inch diameter PVC pipe was noticed sticking out from one of these properties. Draft Proffer #21 "Offsite Facilities" addresses the concern of the neighbors. It is staffs' understanding that details of offsite drainage systems will be coordinated with the affected homeowners during the approval of construction plans.

Stormwater Detention

Applicant indicates on sheet 10 that the stormwater detention requirements will be met by an extended detention dry pond with an approximate storage capacity of 14,000 cubic feet with an impoundment area of 0.16 acres proposed to be located in the northeast corner of the property. The final design on the Site Plan must include appropriate details and documentation of the capacity and function of the facility, and calculations of the release rates (e.g., more than just the storage volume), and demonstrate compliance with the detention requirement.

A dam breach narrative has been provided in sheet 10 of the CDP which commits to a detail dam breach analysis during final design. The narrative mentions that the sunny day dam failure will not have any impact on the downstream residential development. This is reported to be based on preliminary analysis. No detail has been provided. The overtopping dam breach path is reported to follow the area between lot 4 and 5, Lemontree Lane, down to Courthouse Road and to channel in Nottoway Park. The applicant shall demonstrate through a detail dam breach analysis that the existing houses downstream of proposed pond are not adversely affected by the dam breach inundation zone. Without this analysis, it is not certain if, or to what extent remediation efforts will be necessary on lots 4 and 5.

Water Quality Control

The applicant has proposed to meet the phosphorus removal requirement by use of proposed extended detention dry pond, a porous paver and a filterra as shown on sheet 10 of the application. With less than 20% increase in impervious area, the proposed development qualifies as redevelopment. The phosphorus removal requirement is 24.6 %, however the applicant has volunteered to provide 29.91% as shown on sheet 10. The staff believes that a 30% phosphorus removal requirement should be placed as a development condition to ensure and enhance the water quality and remove any confusion during site plan approval.

Downstream Drainage System

Outfall narratives and analysis have been provided on sheet 11 for three outfalls shown as outfalls A, B and C. All three Outfalls A, B, and C appear to have met the current PFM requirement of adequate outfall. On revised sheet # 11 dated March 12, 2013; the extent of downstream drainage analysis for outfall B has been shown to be ending at 150 feet downstream of Courthouse Road. Based on the initial analysis, the applicant has tried to show no adverse impact and proportional improvement by "The Critical Shear Stress" method of PFM by reducing the drainage area captured by this out fall B.



Bill Mayland, Staff Coordinator
Rezoning Application #RZ/FDP 2011-PR-018; Vienna Moose Lodge,
LDS Project # 5970-ZONA-002-1
Page 3 of 3

These comments are based on the 2011 version of the Public Facilities Manual (PFM). A new stormwater ordinance and updates to the PFM's stormwater requirements are being developed as a result of changes to state code (see 4VAC50-60 adopted May 24, 2011). The site plan for this application may be required to conform to the updated PFM and the new ordinance.

Please contact me at 703-324-1720 if you require additional information.

cc: Don Demetrius, Chief, Watershed Evaluation Branch, SPD, DPWES
Fred Rose, Chief, Watershed Planning & Assessment Branch, SPD, DPWES
Judy Cronauer, Chief, Central Branch, SDID, DPWES
Hani Fawaz, Senior Engineer III, Chief, Central Branch, SDID, DPWES
Zoning Application File





County of Fairfax, Virginia

MEMORANDUM

November 7, 2012

TO: Bill Mayland, Staff Coordinator
Zoning Evaluation Division, DPZ

FROM: Todd Nelson, Urban Forester II 
Forest Conservation Branch, DPWES

SUBJECT: Vienna Moose Lodge; RZ FDP 2011-PR-018

RE: Request for assistance dated October 15, 2012

This review is based on the Conceptual Development Plan/Final Development Plan (CDP/FDP) RZ 2011-PR-018 stamped "Received, Department of Planning and Zoning, October 15, 2012." A site visit was conducted on August 15, 2011, as part of a review of the CDP/FDP stamped by DPZ on June 23, 2011.

General Comment: Urban Forest Management Division comments and recommendations on the previously submitted CDP/FDP were provided to DPZ in memos dated August 16, 2011, and September 19, 2011. Several comments and recommendations contained in the memos were not adequately addressed and are similar to several of the following comments and recommendations. Additional comments and recommendations are provided to address the proposed limits of clearing and grading and landscaping.

- 1. Comment:** The proposed landscaping located at the western property boundary of Landbay A, between the Lodge and the proposed single family detached dwellings, does not appear to meet the intent of the transitional screening requirements. In addition, the proposed 6' tall brick wall is not in conformance with ZO 13-305.4, which requires a 7-foot tall brick or architectural block wall to reduce the width of the transitional screening yard by two-thirds.

Recommendation: Additional landscaping along the entire length of the western property boundary of Landbay A, between the Lodge and the proposed single family detached dwellings, should be provided to meet the intent of the transitional screening requirements. In order to reduce the transitional screening yard by two-thirds, a detail for a 7-foot tall brick wall should be provided as part of the CDP/FDP and the location of the 7-foot brick wall should be clearly shown and identified on the CDP/FDP. In addition, draft proffer 23 should be revised to state a "7-foot solid masonry wall shall be constructed along the western perimeter of Land Bay A".

Department of Public Works and Environmental Services
Urban Forest Management Division
12055 Government Center Parkway, Suite 518
Fairfax, Virginia 22035-5503
Phone 703-324-1770, TTY: 703-324-1877, Fax: 703-803-7769
www.fairfaxcounty.gov/dpwes



2. **Comment:** There appears to be an opportunity to provide addition evergreen landscaping around the proposed infiltration trench.

Recommendation: Provide additional evergreen tree and shrub landscaping along eastern and western sides of the infiltration trench to adequately screen it from the existing single family detached dwellings and lodge.

3. **Comment:** There appears to be an opportunity to provide additional landscaping on the individual lots of Landbay B.

Recommendation: In order to facilitate the creation of a convenient, attractive and harmonious community; to conserve natural resources including adequate air and water; to ameliorate potential storm water drainage problems; to reduce the level of carbon dioxide and return pure oxygen to the atmosphere; to prevent soil erosion; and to provide additional shade, landscaping should be provided on the proposed lots of Landbay B.

4. **Comment:** The proposed limits of clearing and grading associated with the construction of the parking spaces located to the south and east of the existing lodge are not shown or identified. In addition, the edge of the proposed parking spaces located to the east of the existing lodge appears to be approximately 18-feet from the center of an existing 40-inch diameter white oak (tree #484), which could significantly impact the existing critical root zone of this tree, and directly adjacent to an existing 30-inch diameter American beech (tree #483) which is proposed for removal.

Recommendation: The location of the parking spaces at the eastern portion of the lodge should be moved to the east and located in the area as they currently exist on site to provide a larger tree save area for the 40-inch diameter white oak tree and to preserve the 30-inch diameter American beech. In addition, the proposed limits of clearing and grading associated with the construction of the parking spaces located to the south and east of the existing lodge should be clearly shown and identified on the CDP/FDP.

5. **Comment:** The draft proffers relating to the tree preservation plan, trees to be preserved, trees to be conserved, trees to be removed, and the tree bond (draft proffers 25 through 29) are unclear.

Recommendation: Draft proffers #25 through #29 should be revised and consolidated to state the following:

Tree Preservation: "The applicant shall submit a Tree Preservation Plan and Narrative as part of the first and all subsequent site plan submissions. The preservation plan and narrative shall be prepared by a Certified Arborist or a Registered Consulting Arborist, and shall be subject to the review and approval of the Urban Forest Management Division, DPWES.

The tree preservation plan shall include a tree inventory that identifies the location, species, critical root zone, size, crown spread and condition analysis percentage rating for all individual trees located within the tree save area living or dead with trunks 8 inches in diameter and greater (measured at 4 ½ -feet from the base of the trunk or as otherwise allowed in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture) and 35 feet outside of the proposed limits of clearing and grading. The tree preservation plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of disturbance shown on the special permit amendment and those additional areas in which trees can be preserved as a result of final engineering. The tree preservation plan and narrative shall include all items specified in PFM 12-0507 and 12-0509. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the plan.”

Tree Appraisal: “The Applicant shall retain a professional arborist with experience in plant appraisal, to determine the replacement value of all trees 8 inches in diameter or greater located on the Application Property that are shown to be saved on the Tree Preservation Plan. These trees and their value shall be identified on the Tree Preservation Plan at the time of the first submission of the respective site plan(s). The replacement value shall take into consideration the age, size and condition of these trees and shall be determined by the so-called “Trunk Formula Method” contained in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture, subject to review and approval by UFMD.

At the time of the respective site plan approvals, the Applicant shall post a cash bond or a letter of credit payable to the County of Fairfax to ensure preservation and/or replacement of the trees for which a tree value has been determined in accordance with the paragraph above (the “Bonded Trees”) that die or are dying due to unauthorized construction activities. The letter of credit or cash deposit shall be equal to 50% of the replacement value of the Bonded Trees. At any time prior to final bond release for the improvements on the Application Property constructed adjacent to the respective tree save areas, should any Bonded Trees die, be removed, or are determined to be dying by UFMD due to unauthorized construction activities, the Applicant shall replace such trees at its expense. The replacement trees shall be of equivalent size, species and/or canopy cover as approved by UFMD. In addition to this replacement obligation, the Applicant shall also make a payment equal to the value of any Bonded Tree that is dead or dying or improperly removed due to unauthorized construction activity. This payment shall be determined based on the Trunk Formula Method and paid to a fund established by the County for furtherance of tree preservation objectives. Upon release of the bond for the improvements on the Application Property constructed adjacent to the respective tree save areas, any amount remaining in the tree bonds required by this proffer shall be returned/released to the Applicant.”

- 6. Comment:** The draft proffer relating to landscaping (draft proffer #22) states “The Applicant shall invite the owners of Vienna Oaks Lots 1-5 and 35-40 (the “Adjacent Owners”) to the pre-construction meeting on the project to provide input on landscaping adjacent to their property”. This language is unclear as landscaping is reviewed at site plan submission and this proffer appears to provide the “Adjacent Owners” the opportunity to review and comment on the proposed landscaping during site plan review.

Recommendation: The draft proffer relating to landscaping (draft proffer #22) should be revised to eliminate the following sentence: “The Applicant shall invite the owners of Vienna Oaks Lots 1-5 and 35-40 (the “Adjacent Owners”) to the pre-construction meeting on the project to provide input on landscaping adjacent to their property”.

- 7. Comment:** The draft proffer relating to the limits of clearing and grading (draft proffer #31) states the applicant shall “generally conform to the limits of clearing and grading”. This language is not in conformance with the recommended proffer language submitted by UFMD.

Recommendation: Draft proffer #31 should be revised to state the following: “The Applicant shall conform strictly to the limits of clearing and grading as shown on the CDP, FDP ...”

Please contact me at 703-324-1770 should you have any questions.

TLN/
UFMDID #: 162902

cc: DPZ File



County of Fairfax, Virginia

MEMORANDUM

September 19, 2011

TO: Bill Mayland, Staff Coordinator
Zoning Evaluation Division, DPZ

FROM: Todd Nelson, Urban Forester II
Forest Conservation Branch, DPWES 

SUBJECT: Vienna Moose Lodge; RZ FDP 2011-PR-018

RE: Request for assistance dated September 12, 2011

This review is based on the Conceptual Development Plan/Final Development Plan (CDP/FDP) RZ 2011-PR-018 stamped "Received, Department of Planning and Zoning, September 6, 2011." A site visit was conducted on August 15, 2011, as part of a review of the CDP/FDP stamped by DPZ on June 23, 2011.

General Comment: Comments on the previously submitted CDP/FDP were provided to DPZ in my memo dated August 16, 2011. Several comments and recommendations in that memo were not adequately addressed and are identical to several of the following comments. Additional comments and recommendations are provided to address the draft proffers.

1. **Comment:** There is an existing sub-climax upland forest at the eastern, northeastern, and northern portions of the property consisting primarily of mature white oak, tulip tree, red maple, hickory, red oak, and black gum. This forested area appears to be in fair to good condition and should be considered a priority for preservation.

Recommendation: A tree save area, or areas, should be provided at the eastern, northeastern, and northern portions of the site to protect the existing sub-climax upland forest.

2. **Comment:** Existing vegetation located directly to east of the building consists primarily of mature white oak and American beech trees. These trees appear to be in good condition and should be considered a priority for preservation.

Recommendation: A tree save area should be provided at the eastern side of the existing building to protect the existing mature white oak and American beech trees. In addition, proposed limits of clearing and grading should be provided around this area to show these trees inside a tree save area.



3. **Comment:** The proposed limits of clearing and grading at the eastern corner of Landbay A appear to be excessive and will provide minimal preservation for the existing sub-climax upland forest trees located in this area.

Recommendation: The proposed limits of clearing and grading at the eastern corner of Landbay A should be moved to the west and placed directly adjacent to the edge of the proposed parking spaces to provide a larger save area for the existing upland forest trees.

4. **Comment:** The 42,139 sq. ft. claimed as proposed canopy requirement that will be met through tree preservation for Landbay A and the 33,169 sq. ft. claimed as proposed canopy requirement that will be met through tree preservation for Landbay B are unclear.

Recommendation: All areas of existing tree canopy proposed for preservation and to be uses toward meeting the tree preservation target and 10-year tree canopy requirements should be shaded and labeled indicating the amount of tree canopy credit claimed for each area.

5. **Comment:** Several trees located directly adjacent to the proposed limits of clearing and grading for the entire site that will have 40 percent or more of their critical root zones disturbed appear to be identified as "existing trees to be preserved". Individual trees that will have 40 percent or more of the critical root zone disturbed by construction are not generally recommended for preservation.

Recommendation: The proposed configuration of the development should be adjusted to provide limits of clearing and grading that will ensure the preservation of trees proposed to meet the tree preservation target and 10-year tree canopy requirements.

6. **Comment:** : It appears the Applicant is requesting a modification of the transitional screening and barrier requirement for the southwest property boundary of Landbay A as stated in note 1 of the Waivers/Modifications section shown on sheet 2 of the CDP/FDP. A modification request with a justification in accordance with ZO 13-305 does not appear to be included in this application. In addition, the proposed landscaping does not meet the intent of the transitional screening and barrier requirements.

Recommendation: Transitional screening calculations in accordance with ZO 13-303.3B, to include the evergreen tree and shrub density requirements, and a modification request with a detailed justification in conformance with ZO 13-305 should be provided as part of the CDP/FDP.

7. **Comment:** Transitional screening type II and associated barrier, required along the northwestern property boundary and northern corner of Landbay A where the site is adjacent to Landbay B and off-site lot 5, are not shown or identified.

Recommendation: Transitional screening type II and associated barriers in accordance with ZO 12-303.3B should be provided against the northwestern property boundary and northern corner of the site and transitional screening calculations demonstrating how the transitional screening requirements of ZO 13-303.3B are being met should also be provided as part of the CDP/FDP. If the Applicant wishes to pursue a modification of the transitional screening and barrier requirements for the northwestern property boundary and northern corner of the site, a modification request with a detailed justification in conformance with ZO 13-305 should be provided as part of the CDP/FDP.

8. **Comment:** Landscaping is not proposed on any of the lots of Landbay B and there appears to be an opportunity to provide landscaping on these lots.

Recommendation: In order to facilitate the creation of a convenient, attractive and harmonious community; to conserve natural resources including adequate air and water; to ameliorate potential storm water drainage problems; to reduce the level of carbon dioxide and return pure oxygen to the atmosphere; to prevent soil erosion; and to provide additional shade, landscaping should be provided on the proposed lots of Landbay B.

9. **Comment:** Draft proffer 22 incorrectly references PFM section 12-0506 for Tree Inventory and Condition Analysis requirements. The correct PFM section for Tree Inventory and Condition Analysis requirements is PFM 12-0507.

Recommendation: Draft proffer 22 should be revised to read "The tree preservation plan and narrative shall include all items specified in PFM 12-0507 and 12-0509."

Please contact me at 703-324-1770 should you have any questions.

TLN/
UFMID #: 162902

cc: RA File
DPZ File



County of Fairfax, Virginia

MEMORANDUM

August 19, 2011

TO: Bill Mayland, Staff Coordinator
Zoning Evaluation Division, DPZ

FROM: Todd Nelson, Urban Forester II
Forest Conservation Branch, DPWES 

SUBJECT: Vienna Moose Lodge; RZ FDP 2011-PR-018

RE: Request for assistance dated July 26, 2011

This review is based on the Conceptual Development Plan/Final Development Plan (CDP/FDP) RZ 2011-PR-018 stamped "Received, Department of Planning and Zoning, June 23, 2011." A site visit was conducted on August 15, 2011.

Site Description: This site is developed with an existing one-story with basement brick and wood building with associated asphalt parking located at the northern and southern sides of the building. There is an existing sub-climax upland forest at the eastern, northeastern, and northern portions of the property consisting primarily of mature white oak, tulip tree, American beech, red maple, hickory, red oak, and black gum. This forested area appears to be in fair to good condition and should be considered a priority for preservation. Existing vegetation located directly to east of the building consists primarily of mature white oak and American beech trees. These trees appear to be in good condition and should be considered a priority for preservation. There is an existing sub-climax upland forest at the southwestern portion of the property consisting primarily of white oak, red oak, red maple, and tulip tree. These trees appear to be in fair to good condition and should also be considered for preservation.

- 1. Comment:** There is an existing sub-climax upland forest at the eastern, northeastern, and northern portions of the property consisting primarily of mature white oak, tulip tree, red maple, hickory, red oak, and black gum. This forested area appears to be in fair to good condition and should be considered a priority for preservation.

Recommendation: A tree save area, or areas, should be provided at the eastern, northeastern, and northern portions of the site to protect the existing sub-climax upland forest.

- 2. Comment:** Existing vegetation located directly to east of the building consists primarily of mature white oak and American beech trees. These trees appear to be in good condition and should be considered a priority for preservation.

Department of Public Works and Environmental Services
Land Development Services, Urban Forest Management Division
12055 Government Center Parkway, Suite 518
Fairfax, Virginia 22035-5503
Phone 703-324-1770, TTY: 703-324-1877, Fax: 703-803-7769
www.fairfaxcounty.gov/dpwes



Recommendation: A tree save area should be provided at the eastern side of the existing building to protect the existing mature white oak and American beech trees.

3. **Comment:** There is an existing sub-climax upland forest at the southwestern portion of the property consisting primarily of white oak, red oak, red maple, and tulip tree. These trees appear to be in fair to good condition and should also be considered for preservation.

Recommendation: A tree save area should be provided along at the southwestern portion of the site to protect the existing sub-climax upland forest.

4. **Comment:** The proposed limits of clearing and grading at the eastern corner of Landbay A appear to be excessive and will provide minimal preservation for the existing sub-climax upland forest trees located in this area.

Recommendation: The proposed limits of clearing and grading at the eastern corner of Landbay A should be moved to the west and placed directly adjacent to the edge of the proposed parking spaces to provide a larger save area for the existing upland forest trees.

5. **Comment:** The 47,579 sq. ft. claimed as proposed canopy requirement that will be met through tree preservation for Landbay A and the 36,801 sq. ft. claimed as proposed canopy requirement that will be met through tree preservation for Landbay B are unclear.

Recommendation: All areas of existing tree canopy proposed for preservation and to be uses toward meeting the tree preservation target and 10-year tree canopy requirements should be shaded and labeled indicating the amount of tree canopy credit claimed for each area.

6. **Comment:** Several trees located directly adjacent to the proposed limits of clearing and grading for the entire site that will have 40 percent or more of their critical root zones disturbed appear to be identified as "existing trees to be preserved". Individual trees that will have 40 percent or more of the critical root zone disturbed by construction are not generally recommended for preservation.

Recommendation: The proposed configuration of the development should be adjusted to provide limits of clearing and grading that will ensure the preservation of trees proposed to meet the tree preservation target and 10-year tree canopy requirements.

7. **Comment:** It appears the Applicant is requesting a modification of the transitional screening and barrier requirement for the southwest property boundary of Landbay A as stated in note 1 of the Waivers/Modifications section shown on sheet 2 of the CDP/FDP. A modification request with a justification in accordance with ZO 13-305 does not appear to

be included in this application. In addition, the proposed landscaping does not meet the intent of the transitional screening and barrier requirements.

Recommendation: Transitional screening calculations in accordance with ZO 13-303.3B, to include the evergreen tree and shrub density requirements, and a modification request with a detailed justification in conformance with ZO 13-305 should be provided as part of the CDP/FDP.

8. **Comment:** Transitional screening type II and associated barrier, required along the northwestern property boundary and northern corner of Landbay A where the site is adjacent to Landbay B and off-site lot 5, are not shown or identified.

Recommendation: Transitional screening type II and associated barriers in accordance with ZO 12-303.3B should be provided against the northwestern property boundary and northern corner of the site and transitional screening calculations demonstrating how the transitional screening requirements of ZO 13-303.3B are being met should also be provided as part of the CDP/FDP. If the Applicant wishes to pursue a modification of the transitional screening and barrier requirements for the northwestern property boundary and northern corner of the site, a modification request with a detailed justification in conformance with ZO 13-305 should be provided as part of the CDP/FDP.

9. **Comment:** There appears to be an opportunity for supplemental landscaping inside the areas identified as 'open space' along the northwestern and southwestern property boundaries of Landbay B.

Recommendation: Supplemental landscaping should be provided inside the areas identified as 'open space' along the northwestern and southwestern property boundaries of Landbay B.

10. **Comment:** Landscaping is not proposed on any of the lots of Landbay B and there appears to be an opportunity to provide landscaping on these lots.

Recommendation: In order to facilitate the creation of a convenient, attractive and harmonious community; to conserve natural resources including adequate air and water; to ameliorate potential storm water drainage problems; to reduce the level of carbon dioxide and return pure oxygen to the atmosphere; to prevent soil erosion; and to provide additional shade, landscaping should be provided on the proposed lots of Landbay B.

11. **Comment:** Given the nature of the tree cover on this site, and depending upon the ultimate development configuration provided, several proffers will be instrumental in assuring adequate tree preservation and protection throughout the development process.

Recommendation: Recommend the following proffer language to ensure effective tree preservation:

Tree Preservation: “The applicant shall submit a Tree Preservation Plan and Narrative as part of the first and all subsequent site/subdivision plan submissions. The preservation plan and narrative shall be prepared by a Certified Arborist or a Registered Consulting Arborist, and shall be subject to the review and approval of the Urban Forest Management Division, DPWES.

The tree preservation plan shall include a tree inventory that identifies the location, species, critical root zone, size, crown spread and condition analysis percentage rating for all individual trees to be preserved, as well as all on and off-site trees, living or dead with trunks 8 inches in diameter and greater (measured at 4 ½ -feet from the base of the trunk or as otherwise allowed in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture) located within 25 feet to either side of the limits of clearing and grading. The tree preservation plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of clearing and grading shown on the CDP/FDP and those additional areas in which trees can be preserved as a result of final engineering. The tree preservation plan and narrative shall include all items specified in PFM 12-0507 and 12-0509. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the plan.”

Tree Preservation Walk-Through. “The Applicant shall retain the services of a certified arborist or Registered Consulting Arborist, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting. During the tree-preservation walk-through meeting, the Applicant’s certified arborist or Registered Consulting Arborist shall walk the limits of clearing and grading with an UFMD, DPWES, representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. Trees that are identified as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions.”

Limits of Clearing and Grading. “The Applicant shall conform strictly to the limits of clearing and grading as shown on the CDP/FDP, subject to allowances specified in these proffered conditions and for the installation of utilities and/or trails as determined necessary by the Director of DPWES, as described herein. If it is determined necessary to install utilities and/or trails in areas protected by the limits of clearing and grading as shown on the CDP/FDP, they shall be located in the least disruptive manner necessary as

determined by the UFMD, DPWES. A replanting plan shall be developed and implemented, subject to approval by the UFMD, DPWES, for any areas protected by the limits of clearing and grading that must be disturbed for such trails or utilities.”

Tree Preservation Fencing: “All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees shall be erected at the limits of clearing and grading as shown on the demolition, and phase I & II erosion and sediment control sheets, as may be modified by the “Root Pruning” proffer below.

All tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fencing shall be performed under the supervision of a certified arborist, and accomplished in a manner that does not harm existing vegetation that is to be preserved. Three (3) days prior to the commencement of any clearing, grading or demolition activities, but subsequent to the installation of the tree protection devices, the UFMD, DPWES, shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by the UFMD, DPWES.”

Root Pruning. “The Applicant shall root prune, as needed to comply with the tree preservation requirements of these proffers. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the subdivision plan submission. The details for these treatments shall be reviewed and approved by the UFMD, DPWES, accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:

- Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches.
- Root pruning shall take place prior to any clearing and grading, or demolition of structures.
- Root pruning shall be conducted with the supervision of a certified arborist.
- An UFMD, DPWES, representative shall be informed when all root pruning and tree protection fence installation is complete.”

Demolition of Existing Structures. “The demolition of all existing features and structures within areas protected by the limits of clearing and grading areas shown on the CDP/FDP shall be done by hand without heavy equipment and conducted in a manner that does not impact individual trees and/or groups of trees that are to be preserved as reviewed and approved by the UFMD, DPWES.”

Site Monitoring. “During any clearing or tree/vegetation/structure removal on the Applicant Property, a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted as proffered and as approved by the UFMD. The Applicant shall retain the services of a certified arborist or Registered Consulting Arborist to monitor all construction and demolition work and tree preservation efforts in order to ensure conformance with all tree preservation proffers, and UFMD approvals. The monitoring schedule shall be described and detailed in the Landscaping and Tree Preservation Plan, and reviewed and approved by the UFMD, DPWES.”

Please contact me at 703-324-1770 should you have any questions.

TLN/
UFMID #: 162902

cc: RA File
DPZ File



County of Fairfax, Virginia

APPENDIX 11

MEMORANDUM

DATE: October 31, 2012

TO: Barbara Berlin, Director
Zoning Evaluation Division

FROM: Angela Kadar Rodeheaver, Chief
Site Analysis Section
Department of Transportation 

SUBJECT: Transportation Impact

FILE: 3-4 (RZ 2011-PR-018)

REFERENCE: RZ 2011-PR-018; Christopher Land, LLC for Vienna Loyal Order of Moose
(Rezoning for 9626 and 9616 Courthouse Road)
Land Identification: 48-1 ((1)) 62 & 64

This department has reviewed the subject rezoning submittal including proffers and the Conceptual Development Plan/Final Development Plan (CDP/FDP) dated October 12, 2012 and has no objection to its approval. All previous comments submitted by the Fairfax County Department of Transportation and VDOT have been addressed.

AKR/hrp



County of Fairfax, Virginia

MEMORANDUM

DATE: October 5, 2011

TO: Barbara Berlin, Director
Zoning Evaluation Division

FROM: Angela Kadar Rodeheaver, Chief
Site Analysis Section
Department of Transportation

SUBJECT: Transportation Impact

FILE: 3-4 (RZ 2011-PR-018)

REFERENCE: RZ 2011-PR-018; Christopher Land, LLC for Vienna Loyal Order of Moose
(Rezoning for 9626 and 9616 Courthouse Road)
Land Identification: 48-1 ((1)) 62 & 64

MAK
AKR

The following comments reflect the position of the Fairfax County Department of Transportation (FCDOT), and are based on the applicant's development plan and informational package submitted / dated June 23, 2011.

The applicant seeks to rezone the subject property at 9616 and 9626 Courthouse Road from R1 to PDH-3. The applicant currently operates the Loyal Order of Moose on this site and wishes to add single family housing units to the property.

The subject property has road frontage and access point with a right turn lane on Courthouse Road. The transportation issues are as follows:

- The Right-of-Way for parcel 64 along Courthouse Road is not currently aligned with adjacent parcels. This Department would like the dedication of the Right-of-Way to be in alignment with parcel 62.
- The access point to the existing Moose Lodge currently has a dedicated right turn lane and would be sufficient for the additional trips from the residential units. Because of separation requirements, This Department would not object to maintaining the existing access point.
- Construction of frontage improvements should include a sidewalk connecting to existing sidewalk
- Curb and Gutter should be constructed to meet existing curb and gutter lines

FCDOT does not object to approval of the proposed rezoning application with the conditions agreed upon by the applicant's informational submittal, development plan, and the recommendations contained in this document.

AKR/hrp



FAIRFAX COUNTY PARK AUTHORITY



M E M O R A N D U M

TO: Barbara Berlin, AICP, Director
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Sandy Stallman, AICP, Manager *SS*
Park Planning Branch, PDD

DATE: November 2, 2012

SUBJECT: RZ-FDP 2011-PR-018, Vienna Moose Lodge, Revised
Tax Map Number(s): 48-1 ((1)) 62 & 64

BACKGROUND

The Park Authority staff has reviewed the proposed development plan and draft proffers dated October 12, 2012 for the above referenced application. The development plan proposes a rezoning from the R-1 to PDH-3 district for two parcels located within the Providence Supervisory District. The site is directly north and across the street from Nottoway Park, a district park owned and operated by the Park Authority.

The final development plan shows two parcels divided into two land bays, A and B. Land bay A shows an existing building, expansion of an existing asphalt parking lot, and removal of an existing playground. Land bay B shows eight new single family detached dwelling units at the end of a new cul-de-sac and removal of an existing parking lot. Based on an average single family household size of 3.01 in the Vienna Planning District, the development could add 24 new residents ($8 \times 2.96 = 24.08$) to the Providence Supervisory District.

COMPREHENSIVE PLAN GUIDANCE

The County Comprehensive Plan includes both general and specific guidance regarding parks and resources. The Policy Plan describes the need to mitigate adverse impacts to park and recreation facilities caused by growth and development; it also offers a variety of ways to offset those impacts, including contributions, land dedication, development of facilities, and others (Parks and Recreation, Objective 6, p.8). Resource protection is addressed in multiple objectives, focusing on protection, preservation, and sustainability of resources (Parks and Recreation Objectives 2 and 5, p.5-7).

The V5 Nutley Community Planning Sector recommendations in the Area II Plan describe the presence of several known and potentially significant heritage resources in the sector and the need for additional neighborhood, local-serving, park facilities to be provided in conjunction with new development.

Finally, the Vienna District chapter of the Great Parks, Great Communities Park Comprehensive Plan echoes recommendations in the Countywide Comprehensive Plan. Several recommendations cite recreational, cultural resource, and trail facilities at Nottoway Park that should be constructed or improved.

FDP ANALYSIS AND RECOMMENDATIONS

Park Needs:

Using adopted service level standards, staff has identified a need for all types of parkland and recreational facilities in this area. Existing nearby parks meet only a portion of the demand for parkland generated by residential development in the Vienna District. In addition to parkland, the recreational facilities in greatest need in this area include trails, playgrounds, sports courts, rectangle and diamond fields.

Recreational Impact of Residential Development:

The Fairfax County Zoning Ordinance requires provision of open space and recreational features within Planned Development Districts (see Zoning Ordinance Sections 6-110 and 16-404). The minimum expenditure for park and recreational facilities within these districts is set at \$1,700 per non-ADU residential unit (applications approved prior to July 1, 2012 were grandfathered at the \$1,600 amount) for outdoor recreational facilities to serve the development population. Whenever possible, the facilities should be located within the residential development site. With eight non-ADUs proposed, the Ordinance-required amount to be spent onsite is \$13,600. Any portion of this amount not spent onsite should be conveyed to the Park Authority for recreational facility construction at one or more park sites in the service area of the development.

The \$1,700 per unit funds required by Ordinance offset only a portion of the impact to provide recreational facilities for the new residents generated by this development. Typically, a large portion if not all of the Ordinance-required funds are used for outdoor recreational amenities onsite. As a result, the Park Authority is not compensated for the increased demands caused by residential development for other recreational facilities that the Park Authority must provide.

With the Countywide Comprehensive Policy Plan as a guide (Appendix 9, #6 of the Land Use section, as well as Objective 6, Policy a, b and c of the Parks and Recreation section), the Park Authority requests a fair share contribution of \$893 per new resident with any residential rezoning application to offset impacts to park and recreation service levels. This allows the Park Authority to build additional facilities needed as the population increases. To offset the additional impact caused by the proposed development, the applicant should contribute \$21,432 to the Park Authority for recreational facility development at one or more park sites located within the service area of the subject property.

Onsite Facilities:

The revised plan set shows the removal of a playground near the existing building and proposes two small amenity areas onsite, labeled as 'programmable open space' areas. Sheet #7 shows one area at the front of the site, along Courthouse Road and the second at the rear of the site behind lot 6. Staff recommends the applicant provide specific information on the intent and purpose of these programmable open space areas.

From a Park Authority perspective, labeling an area as 'programmable' implies that activities and events will be programmed in these areas. Examples of such programs would be farmer's markets, festivals, or community gatherings. If this is the intent, staff suggests the applicant describe the types of programs anticipated and what entity would be responsible for that programming (e.g., the HOA).

Staff recognizes that the areas might instead be intended to serve as pocket parks, helping to meet park and active recreation needs. To serve as onsite recreation (and to be credited against required P district, onsite recreational expenditures), the areas would include amenities and elements such as seating, public art, and active recreation elements (e.g., multi-use half court, fitness station). If the intent is to provide pocket park type elements, staff provides the following two comments:

- The area along Courthouse Road is inappropriate for recreation/park use due to size, location, proximity to the roadway. Given the information provided in the revised plan set, the area appears to function primarily as an entry area and is likely most appropriate for that sole use.
- The area at the rear of the site behind lot 6 may be appropriate for small-scale recreation/park use. The area is approximately 45' by 37.5' about half of which is usable, due to a proposed trail, tree cover and tree preservation area. Staff recommends the applicant provide a better idea of what they intend for this space (e.g., play equipment, fitness stations) to allow staff, the public, and the Supervisor's office to have a clearer idea of what might be expected. Staff also encourages the applicant to design the area as a central amenity with functional elements that will be valued and used frequently. Provision of a recreation/open space likely to be underutilized (due to location, size, or elements) is minimally beneficial to future residents and has the potential to fall into disrepair from lack of use, becoming a maintenance and liability issue for those using (property owners) and maintaining (HOA, in this instance) the areas.

Provision of onsite, local-serving recreational facilities is consistent with Comprehensive Plan guidance and staff continues to encourage inclusion of such facilities in the proposed development. The area at the rear of the site has potential to help meet recreational needs if more detail and information on the applicant's intent for this area is provided.

Natural Resources Impact:

The applicant's site is adjacent to and upstream of Nottoway Park. In order to protect the environmental health of parkland and reduce the spread of invasive species, staff recommends that all plant materials installed on the site be non-invasive. Proffer #22, Landscaping, as currently stated adequately addresses staff concerns in stating "all plant material installed on the Property shall be non-invasive."

In addition, although the construction of the stormwater management pond and inclusion of pervious pavers and tree box filters as depicted on the plan set will likely improve the overall flow conditions in the watershed, the increased uncontrolled and untreated flow from the southwest corner of the applicant's property could have direct negative impacts on parkland. Staff requests that the applicant better demonstrate that the untreated/undetained discharge will not negatively impact parkland.

Cultural Resources Impact:

The subject parcels were subjected to archival review. While analysis indicated that most of the site is disturbed, remaining undeveloped portions exhibit moderate to high potential for historic and/or Civil War sites.

Staff recommends Phase I archaeological survey for the undisturbed areas of the site. If sites are found, sites should undergo Phase II archaeological testing for eligibility for inclusion into the National Register of Historic Places. If sites are found eligible, avoidance or Phase III data recovery is recommended. Proffer #43, Phase I Archaeological, adequately addresses staff concerns.

At the completion of cultural resource studies, the Park Authority requests that the applicant provide one copy of the archaeology report as well as field notes, photographs and artifacts to the Park Authority's Resource Management Division (Attention: Liz Crowell) within 30 days of completion of the study.

PROFFER COMMENTS

Staff recommends the applicant revise Proffer #37, Off-site Recreation to remove language regarding deductions from park contributions for improvements described in Proffer #16, Frontage Improvements. Proffer 16 describes sidewalks, curbs and gutters, and a stormwater inlet that are required infrastructure and are not recreational improvements. To deduct any of these infrastructure improvements from a recreational contribution amount is inconsistent with the intent of off-site/fair share contributions as well as inconsistent with how they are applied in other rezoning cases.

SUMMARY OF RECOMMENDATIONS

This section summarizes the recommendations included in the preceding analysis section. Following is a table summarizing required and recommended recreation contribution amounts:

Proposed Uses	P-District Onsite Expenditure	Requested Park Proffer Amount	Total
Single-family detached units	\$13,600	\$21,432	\$35,032
Total	\$13,600	\$21,432	\$35,032

In addition, the analysis identified the following major issues:

- Provide specific information on the intent and purpose of the programmable open space areas
- Remove the proposed programmable open space designation from the entrance area along Courthouse Road
- Provide more information on the design and elements of the proposed programmable open space area behind Lot 6

- Better demonstrate that untreated/undetained stormwater discharge will not negatively impact parkland
- Revise Proffer #37, Off-site Recreation to remove language regarding deductions for improvements described in Proffer #16, Frontage Improvements

Please note the Park Authority would like to review and comment on proffers related to park and recreation issues. We request that draft and final proffers be submitted to the assigned reviewer noted below for review and comment prior to completion of the staff report and prior to final Board of Supervisors approval.

FCPA Reviewer: Anna Bentley
DPZ Coordinator: Bill Mayland

Copy: Cindy Walsh, Director, Resource Management Division
Liz Crowell, Manager, Cultural Resource Management & Protection Section
Dan Sutherland, Manager, Park Operations Division
Chron Binder
File Copy



FAIRFAX COUNTY
PUBLIC SCHOOLS

Department of Facilities and Transportation Services

Office of Facilities Planning Services
8115 Gatehouse Road, Suite 3300
Falls Church, Virginia 22042

August 1, 2011

TO: Barbara Berlin, Director
Fairfax County Department of Planning & Zoning
Zoning Evaluation Division

FROM: Denise M. James, Director *DMJ*
Office of Facilities Planning Services

SUBJECT: RZ/FDP 2011-PR-018, Christopher Land, LLC

ACREAGE: 5.72 acres

TAX MAP: 48-1 ((1)) 62 & 64

PROPOSAL: Rezone property from the R-1 District to the PDH-3 District to permit 8 single family detached dwelling units.

COMMENTS: The proposed rezoning area is within the Marshall Road Elementary School, Thoreau Middle School, and Madison High School boundaries. The chart below shows the existing school capacity, enrollment, and projected enrollment.

School	Capacity	Enrollment (9/30/10)	2011-2012 Projected Enrollment	Capacity Balance 2011-2012	2016-17 Projected Enrollment	Capacity Balance 2016-17
Marshall Road ES	583	605	667	-84	723	-140
Thoreau MS	687	778	752	-65	897	-210
Madison HS	2016	1987	1986	30	2072	-56

Capacity and enrollment are based on the FCPS FY 2012-16 CIP and spring update.

The school capacity chart above shows a snapshot in time for student enrollments and school capacity balances. Student enrollment projections are done on a six year timeframe, currently through school year 2016-17 and are updated annually. At this time, if development occurs within the next six years, all schools serving the development are projected to be over capacity. Beyond the six year projection horizon, enrollment projections are not available.

The rezoning application proposes to rezone property from the R-1 District to the PDH-3 District to permit 8 single family detached dwelling units. The current R-1 zoning would permit one dwelling unit. Currently, one lot is developed with the Moose Lodge of Vienna and the other lot is vacant.

Based on the number of residential units proposed, the chart below shows the number of anticipated students by school level based on the current countywide student yield ratio.

Existing: R-1 zoning

School	Units permitted in R-1 zone	Ratio	Student Yield
Elementary	1	0.266	0
Middle	1	0.084	0
High	1	0.181	0

0

Proposed: PDH-3, 8 Single Family Dwellings

School	Units - Single family detached	Ratio	Student Yield
Elementary	8	0.266	2
Middle	8	0.084	1
High	8	0.181	1

4

SUMMARY:Suggested Proffer Contribution

The rezoning application is anticipated to yield 4 new students. Based on the approved proffer formula guidelines, the students generated would justify a proffer contribution of \$37,512 (4 students x \$9,378) in order to address capital improvements for the receiving schools. It is recommended that all proffer contributions be directed to the Marshall HS pyramid and/or to Cluster II schools that encompass this area at the time of site plan approval or building permit approval. It is also recommended that notification be given to FCPS when construction is anticipated to commence. This will assist FCPS by allowing for the timely projection of future students as a part of the Capital Improvement Program.

DMJ/mat

Attachment: Locator Map

cc: Patricia S. Reed, School Board, Providence District
 Ilryong Moon, School Board, At-Large
 James L. Raney, School Board, At-Large
 Martina A. Hone, School Board, At-Large
 Dean Tistadt, Chief Operating Officer
 Jim Kacur, Cluster II, Assistant Superintendent
 Jennifer Heiges, Principal, Marshall Road Elementary School
 Mark Greenfelder, Principal, Thoreau Middle School
 Mark Merrell, Principal, James Madison High School



County of Fairfax, Virginia

MEMORANDUM

DATE: August 2, 2011

TO: Bill Mayland
Zoning Evaluation Division
Department of Planning & Zoning

FROM: Lana Tran (Tel: 703 324-5008)
Wastewater Planning & Monitoring Division
Department of Public Works & Environmental Services

SUBJECT: Sanitary Sewer Analysis Report

REFERENCE: Application No. RZ/FDP2011-PR-018
Tax Map No. 048-1-/01/0062, 0064

The following information is submitted in response to your request for a sanitary sewer analysis for above referenced application:

- The application property is located in the Accotink Creek (M-2) watershed. It would be sewered into the Noman Cole Pollution Control Plant (NCPCP).
- Based upon current and committed flow, there is excess capacity in the NCPCP. For purposes of this report, committed flow shall be deemed that for which fees have been paid, building permits have been issued, or priority reservations have been established by the Board of Supervisors. No commitment can be made, however, as to the availability of treatment capacity for the development of the subject property. Availability of treatment capacity will depend upon the current rate of construction and the timing for development of this site.
- An existing 8" inch line located in the street is adequate for the proposed use at this time.
- The following table indicates the condition of all related sewer facilities and the total effect of this application.

<u>Sewer Network</u>	<u>Existing Use + Application</u>		<u>Existing Use + Application Previous Rezonings</u>		<u>Existing Use + Application + Comp Plan</u>	
	<u>Adeq.</u>	<u>Inadeq.</u>	<u>Adeq.</u>	<u>Inadeq.</u>	<u>Adeq.</u>	<u>Inadeq.</u>
Collector	<u>X</u>	<u>---</u>	<u>X</u>	<u>---</u>	<u>X</u>	<u>---</u>
Submain	<u>X</u>	<u>---</u>	<u>X</u>	<u>---</u>	<u>X</u>	<u>---</u>
Main/Trunk	<u>X</u>	<u>---</u>	<u>X</u>	<u>---</u>	<u>X</u>	<u>---</u>
Interceptor	<u>---</u>	<u>---</u>	<u>---</u>	<u>---</u>	<u>---</u>	<u>---</u>
Outfall	<u>---</u>	<u>---</u>	<u>---</u>	<u>---</u>	<u>---</u>	<u>---</u>

- Other pertinent information or comments:

Department of Public Works and Environmental Services
Wastewater Planning & Monitoring Division
12000 Government Center Parkway, Suite 358
Fairfax, VA 22035-0052
Phone: 703-324-5030, Fax: 703-324-3946





MEMORANDUM

DATE: July 25, 2011

TO: Barbara C. Berlin, Director
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Eric Fisher, GIS Analyst III
Information Technology Section
Fire and Rescue Department

SUBJECT: Fire and Rescue Department Preliminary Analysis of Rezoning/Final
Development Plan Application RZ/FDP 2011-PR-018

The following information is submitted in response to your request for a preliminary Fire and Rescue Department analysis for the subject:

1. The application property is serviced by the Fairfax County Fire and Rescue Department Station #402, Vienna
2. After construction programmed _____ this property will be serviced by the fire station _____
3. In summary, the Fire and Rescue Department considers that the subject rezoning application property:
 - a. currently meets fire protection guidelines.
 - b. will meet fire protection guidelines when a proposed fire station becomes fully operational.
 - c. does not meet current fire protection guidelines without an additional facility; however, a future station is projected for this area.
 - d. does not meet current fire protection guidelines without an additional facility. The application property is _____ of a mile outside the fire protection guidelines. No new facility is currently planned for this area.



Fairfax Water

APPENDIX 16

FAIRFAX COUNTY WATER AUTHORITY
8560 Arlington Boulevard, Fairfax, Virginia 22031
www.fairfaxwater.org

**PLANNING & ENGINEERING
DIVISION**

Jamie Bain Hedges, P.E.
Director
(703) 289-6325
Fax (703) 289-6382

August 1, 2011

Ms. Barbara Berlin, Director
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5505

Re: RZ 2011-PR-018
Vienna Moose Lodge
Tax Map: 48-1

Dear Ms. Berlin:

The following information is submitted in response to your request for a water service analysis for the above application:

1. The property can be served by Fairfax Water.
2. Adequate domestic water service is available at the site from an existing 8-inch water main located at the edge of the property on Courthouse Road. See the enclosed water system map and the Conceptual Development Plan for comments.
3. Depending upon the configuration of the on-site water mains, additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns.
4. Customers served by Fairfax Water enjoy the lowest commodity rate for water in the Washington Metropolitan area.
5. Fairfax Water operates as a true enterprise fund. All water system revenues are returned to the water system to support infrastructure reinvestment and system improvements.
6. Fairfax Water is governed by a Board appointed by the Fairfax County Board of Supervisors.
7. Fairfax Water owns and operates two state of the art treatment facilities, sourced by two separate watersheds, the Occoquan Reservoir and the Potomac River.

These plants produce superb quality water that meets and surpasses all current and anticipated regulations.

If you have any questions regarding this information please contact Dave Guerra at (703) 289-6343.

Sincerely,

A handwritten signature in cursive script that reads "Traci K. Goldberg".

Traci K. Goldberg, P.E.
Manager, Planning Department

Enclosure

cc: John Levtov, Christopher Consultants
E. John Reagan, Jr., Christopher Land, L.L.C.

T.M. 48-1



GLOSSARY

This Glossary is provided to assist the public in understanding the staff evaluation and analysis of development proposals. It should not be construed as representing legal definitions. Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan or Public Facilities Manual for additional information.

ABANDONMENT: Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

ACCESSORY DWELLING UNIT (OR APARTMENT): A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT: Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

AGRICULTURAL AND FORESTAL DISTRICTS: A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

BARRIER: A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

BEST MANAGEMENT PRACTICES (BMPs): Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

BUFFER: Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

CHESAPEAKE BAY PRESERVATION ORDINANCE: Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

CLUSTER DEVELOPMENT: Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted by the applicable zoning district. See Sect. 2-421 and Sect. 9-615 of the Zoning Ordinance.

COUNTY 2232 REVIEW PROCESS: A public hearing process pursuant to Sect. 15.2-2232 (Formerly Sect. 15.1-456) of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.

dBA: The momentary magnitude of sound weighted to approximate the sensitivity of the human ear to certain frequencies; the dBA value describes a sound at a given instant, a maximum sound level or a steady state value. See also Ldn.

DENSITY: Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.

DENSITY BONUS: An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.

DEVELOPMENT CONDITIONS: Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.

DEVELOPMENT PLAN: A graphic representation which depicts the nature and character of the development proposed for a specific land area: information such as topography, location and size of proposed structures, location of streets trails, utilities, and storm drainage are generally included on a development plan. A development plan is a submission requirement for rezoning to the PRC District. A **GENERALIZED DEVELOPMENT PLAN (GDP)** is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A **CONCEPTUAL DEVELOPMENT PLAN (CDP)** is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A **FINAL DEVELOPMENT PLAN (FDP)** is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

EASEMENT: A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, utility easement, construction easement, etc. Easements may be for public or private purposes.

ENVIRONMENTAL QUALITY CORRIDORS (EQCs): An open space system designed to link and preserve natural resource areas, provide passive recreation and protect wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Vol. 1 of the Comprehensive Plan.

ERODIBLE SOILS: Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

FLOODPLAIN: Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with environmental quality corridors. The 100 year floodplain drains 70 acres or more of land and has a one percent chance of flood occurrence in any given year.

FLOOR AREA RATIO (FAR): An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

FUNCTIONAL CLASSIFICATION: A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

GEOTECHNICAL REVIEW: An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

HYDROCARBON RUNOFF: Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

IMPERVIOUS SURFACE: Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

INFILL: Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

INTENSITY: The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

Ldn: Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

LEVEL OF SERVICE (LOS): An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

MARINE CLAY SOILS: Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even in areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.

OPEN SPACE: That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may function as a buffer between land uses or for scenic, environmental, or recreational purposes.

OPEN SPACE EASEMENT: An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request of the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, Sections 10.1-1700, et seq.

P DISTRICT: A "P" district refers to land that is planned and/or developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District or a Planned Residential Community (PRC) District. The PDH, PDC and PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site. Refer to Articles 6 and 16 of the Zoning Ordinance.

PROFFER: A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

PUBLIC FACILITIES MANUAL (PFM): A technical text approved by the Board of Supervisors containing guidelines and standards which govern the design and construction of site improvements incorporating applicable Federal, State and County Codes, specific standards of the Virginia Department of Transportation and the County's Department of Public Works and Environmental Services.

RESOURCE MANAGEMENT AREA (RMA): That component of the Chesapeake Bay Preservation Area comprised of lands that, if improperly used or developed, have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Area. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

RESOURCE PROTECTION AREA (RPA): That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of state waters. In their natural condition, these lands provide for the removal, reduction or assimilation of sediments from runoff entering the Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. New development is generally discouraged in an RPA. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

SITE PLAN: A detailed engineering plan, to scale, depicting the development of a parcel of land and containing all information required by Article 17 of the Zoning Ordinance. Generally, submission of a site plan to DPWES for review and approval is required for all residential, commercial and industrial development except for development of single family detached dwellings. The site plan is required to assure that development complies with the Zoning Ordinance.

SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP): Uses, which by their nature, can have an undue impact upon or can be incompatible with other land uses and therefore need a site specific review. After review, such uses may be allowed to locate within given designated zoning districts if appropriate and only under special controls, limitations, and regulations. A special exception is subject to public hearings by the Planning Commission and Board of Supervisors with approval by the Board of Supervisors; a special permit requires a public hearing and approval by the Board of Zoning Appeals. Unlike proffers which are voluntary, the Board of Supervisors or BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 9, Special Exceptions, of the Zoning Ordinance.

STORMWATER MANAGEMENT: Engineering practices that are incorporated into the design of a development in order to mitigate or abate adverse water quantity and water quality impacts resulting from development. Stormwater management systems are designed to slow down or retain runoff to re-create, as nearly as possible, the pre-development flow conditions.

SUBDIVISION PLAT: The engineering plan for a subdivision of land submitted to DPWES for review and approved pursuant to Chapter 101 of the County Code.

TRANSPORTATION DEMAND MANAGEMENT (TDM): Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand in a particular area.

TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS: This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggered work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

URBAN DESIGN: An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

VACATION: Refers to vacation of street or road as an action taken by the Board of Supervisors in order to abolish the public's right-of-passage over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers by operation of law to the owner(s) of the adjacent properties within the subdivision from whence the road/road right-of-way originated.

VARIANCE: An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public hearing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sect. 18-404 of the Zoning Ordinance.

WETLANDS: Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corps of Engineers

TIDAL WETLANDS: Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code: includes tidal shores and tidally influenced embayments, creeks, and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.

Abbreviations Commonly Used in Staff Reports

A&F	Agricultural & Forestal District	PDH	Planned Development Housing
ADU	Affordable Dwelling Unit	PFM	Public Facilities Manual
ARB	Architectural Review Board	PRC	Planned Residential Community
BMP	Best Management Practices	RC	Residential-Conservation
BOS	Board of Supervisors	RE	Residential Estate
BZA	Board of Zoning Appeals	RMA	Resource Management Area
COG	Council of Governments	RPA	Resource Protection Area
CBC	Community Business Center	RUP	Residential Use Permit
CDP	Conceptual Development Plan	RZ	Rezoning
CRD	Commercial Revitalization District	SE	Special Exception
DOT	Department of Transportation	SEA	Special Exception Amendment
DP	Development Plan	SP	Special Permit
DPWES	Department of Public Works and Environmental Services	TDM	Transportation Demand Management
DPZ	Department of Planning and Zoning	TMA	Transportation Management Association
DU/AC	Dwelling Units Per Acre	TSA	Transit Station Area
EQC	Environmental Quality Corridor	TSM	Transportation System Management
FAR	Floor Area Ratio	UP & DD	Utilities Planning and Design Division, DPWES
FDP	Final Development Plan	VC	Variance
GDP	Generalized Development Plan	VDOT	Virginia Dept. of Transportation
GFA	Gross Floor Area	VPD	Vehicles Per Day
HC	Highway Corridor Overlay District	VPH	Vehicles per Hour
HCD	Housing and Community Development	WMATA	Washington Metropolitan Area Transit Authority
LOS	Level of Service	WS	Water Supply Protection Overlay District
Non-RUP	Non-Residential Use Permit	ZAD	Zoning Administration Division, DPZ
OSDS	Office of Site Development Services, DPWES	ZED	Zoning Evaluation Division, DPZ
PCA	Proffered Condition Amendment	ZPRB	Zoning Permit Review Branch
PD	Planning Division		
PDC	Planned Development Commercial		