



# County of Fairfax, Virginia

*To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County*

RECEIVED  
Department of Planning & Zoning

APR 02 2015

Zoning Evaluation Division

January 28, 2015

Keith C. Martin  
Tramonte, Yeonas, Roberts and Martin PLLC  
8245 Boone Boulevard, #400  
Vienna, VA 22182

RE: Rezoning Application RZ 2012-MV-015

Dear Mr. Martin:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on January 27, 2015, granting Rezoning Application RZ 2012-MV-015 in the name of McShay Communities, Inc. The Board's action rezones certain property in the Mount Vernon District from the R-1 District to the R-12 District to permit residential development at a density of 8.16 dwelling units per acre (du/ac) and waiver of the minimum district size requirement. The subject property is located on the N. side of Richmond Highway approximately 600 feet S. of Dutchman Drive, on approximately 4.90 acres of land, [Tax Map 107-4 ((1)) 40A], subject to the proffers dated January 22, 2015.

**The Board also:**

- Waived the service drive requirement along Richmond Highway, in favor of that shown on the Generalized Development Plan (GDP)
- Waived the on-road bike lane requirement along Richmond Highway, in favor of that shown on the GDP

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Office of the Clerk to the Board of Supervisors  
12000 Government Center Parkway, Suite 533  
Fairfax, Virginia 22035

Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903  
Email: [clerktothebos@fairfaxcounty.gov](mailto:clerktothebos@fairfaxcounty.gov)  
<http://www.fairfaxcounty.gov/bosclerk>

- Waived the major trail requirement along Richmond Highway, in favor of that shown on the GDP

Sincerely,



Catherine A. Chianese  
Clerk to the Board of Supervisors

Cc: Chairman Sharon Bulova  
Supervisor Gerry Hyland, Mount Vernon District  
Tim Shirocky, Acting Director, Real Estate Division, Dept. of Tax Administration  
Barbara Berlin, Director, Zoning Evaluation Division, DPZ  
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning  
Thomas Conry, Dept. Manager – GIS - Mapping/Overlay  
Michael Davis, Section Chief, Transportation Planning Division  
Donald Stephens, Transportation Planning Division  
Department of Highways-VDOT  
Sandy Stallman, Park Planning Branch Manager, FCPA  
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division  
Jill Cooper, Executive Director, Planning Commission  
Ajay Rawat, Coordinator, Facilities Planning, Fairfax County Public Schools  
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on the 27th day of January, 2015, the following ordinance was adopted:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE  
PROPOSAL NUMBER RZ 2012-MV-015**

**WHEREAS**, McShay Communities, Inc., filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the R-1 District to the R-12 District

**WHEREAS**, at a duly called public hearing the Planning Commission considered the application and the propriety of amending the Zoning Ordinance in accordance therewith, and thereafter did submit to this Board its recommendation, and

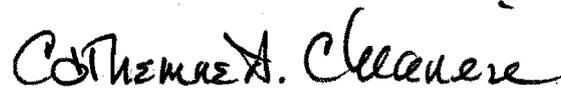
**WHEREAS**, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

**NOW, THEREFORE, BE IT ORDAINED**, that that certain parcel of land situated in the Mount Vernon District, and more particularly described as follows (see attached legal description):

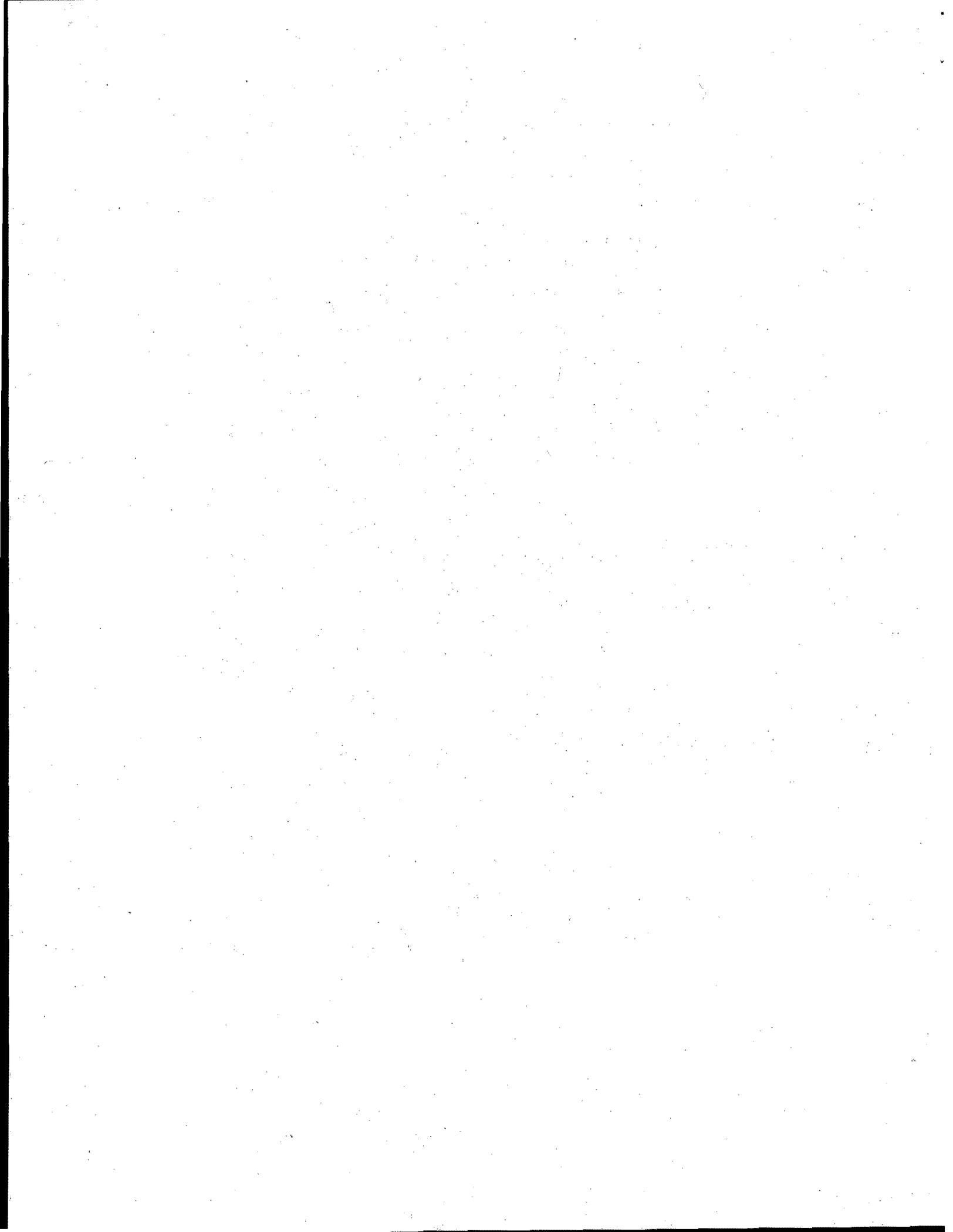
Be, and hereby is, zoned to the R-12 District, and said property is subject to the use regulations of said R-12 District, and further restricted by the conditions proffered and accepted pursuant to Va. Code Ann., 15.2-2303(a), which conditions are in addition to the Zoning Ordinance regulations applicable to said parcel, and

**BE IT FURTHER ENACTED**, that the boundaries of the Zoning Map heretofore adopted as a part of the Zoning Ordinance be, and they hereby are, amended in accordance with this enactment, and that said zoning map shall annotate and incorporate by reference the additional conditions governing said parcel.

GIVEN under my hand this 27th day of January, 2015.



Catherine A. Chianese  
Clerk to the Board of Supervisors



**RZ 2012 MV-015  
MCSHAY COMMUNITIES  
PROFFER STATEMENT**

**January 22, 2015**

Pursuant to Section 15.32-2303(A) of the Code of Virginia, as amended, and subject to the Fairfax County Board of Supervisors' (the "Board") approval of rezoning application RZ 2012-MV-015, as proposed, for rezoning from the R-1 District to the R-12 District, McShay Communities (the "Applicant"), and the Loyal Order of Moose, Woodbridge Lodge No. 583, Inc. (the Title Owner) for their selves and their successors and assigns, hereby proffer that development of Tax Map Parcel 107-4((1)) 40A (the "Property"), containing approximately 4.9037 acres, shall be in accordance with the following proffered conditions:

1. Substantial Conformity. The Property shall be developed in substantial conformance with the Generalized Development Plan ("GDP") consisting of 12 sheets prepared by Soil & Structure Consulting and dated April 26, 2012 revised through October 8, 2014, as further modified by these proffered conditions.
2. Minor Modifications to Design. Pursuant to Paragraph 5 of Section 18-204 of the Zoning Ordinance, minor modifications from the approved GDP may be permitted as determined by the Zoning Administrator. The Applicant may have the flexibility to modify the layout shown on the GDP provided such changes are in substantial conformance with the GDP and proffers, and do not increase the total number of units, change the unit type, or decrease the minimum amount of open space or peripheral setbacks shown to be provided on the Property.
3. Maximum Density. A maximum of forty (40) single family attached dwelling units at a maximum density of 8.16 dwelling units per acre shall be permitted on the Property. The Applicant reserves the right to develop fewer than this maximum number of units referenced in this paragraph without the need for a Proffered Condition Amendment ("PCA") application.
4. Establishment of HOA. Prior to final site plan approval, the Applicant shall either provide the Department of Public Works and Environmental Services (DPWES) with documentation that the subject property has been incorporated into an adjacent Homeowners Association (HOA) or the Applicant has established a HOA in accordance with Sect. 2-700 of the Zoning Ordinance in a format acceptable to the Office of the County Attorney. The purpose of the HOA shall be, among other things, establishing the necessary residential covenants governing the use and operation of common open space and other facilities of the approved development and to provide a mechanism for ensuring the ability to complete the maintenance obligations and other provisions noted in these proffer conditions, including an estimated budget for such common maintenance items.

5. Disclosure. Prior to entering into a contract of sale, prospective purchasers shall be notified in writing by the Applicant of the maintenance responsibility for the private roadways, stormwater management facilities, common area landscaping, and any other open space amenities and shall acknowledge receipt of this information in writing. The initial deeds of conveyance and HOA governing documents shall expressly contain these disclosures and an estimated budget for such common maintenance items.

6 Stormwater Management/Best Management Practices.

a. The Applicant shall implement stormwater management (SWM) and Best Management Practices (BMP) techniques to control the quantity and quality of stormwater runoff from the Application Property in accordance with the standards of the Fairfax County Public Facilities Manual (PFM) as determined by DPWES and in substantial conformance with the GDP.

b. Low-Impact Development ("LID") Techniques. Supplementary innovative measures may be used on the subject Property, such as a bio-retention facility (rain garden) infiltration trenches, rain barrels, and/or grassy swales, subject to DPWES approval, to meet water quality requirements if necessary.

7 Transportation.

a. The Applicant shall dedicate and convey in fee simple to the Board of Supervisors, without encumbrances and at no cost to Fairfax County, right-of-way up to a width of ninety (90) feet from the centerline along the Application Property's Richmond Highway frontage as shown on the GDP. The dedication shall be made at recordation of final site plan approval.

b. The Applicant shall reserve for future dedication to the Board of Supervisors right-of-way up to a width of 25 feet from the property line along the Application Property's frontage with Parcel 41 contiguous to Hagel Circle as shown on the GDP. The reservation shall be made at recordation of final site plan. Ultimately, the dedication shall be made without encumbrances and at no cost to Fairfax County, and shall be dedicated upon demand by either Fairfax County or Virginia Department of Transportation (VDOT), whichever should first occur.

c. At the time of record plat recordation, the Applicant shall cause to be recorded among the land records a public access easement running to the benefit of Fairfax County, in a form acceptable to the County Attorney, over the private road and sidewalks as generally shown on the GDP. Members and guest of the Moose Lodge shall not use the private streets to access the Lodge property, unless permission is granted by the Royal Ridge HOA.

d. ~~In the event that Tax Map as 107-4 ((6)) 1-3 are developed or redeveloped to residential dwelling units,~~ the Applicant (or successor HOA) shall grant all necessary easements for interparcel access easements, including provisions for the pro rata sharing

of maintenance and repair costs, to permit the owners of Tax Map 107-4 ((6)) 1-3 access to Hagel Circle. The potential for interparcel access for Tax Map 107-4 ((6)) 1-3 shall be stated in the HOA documents. Prior to the development or redevelopment of parcels 107-4 ((6)) 1-3, the applicant shall permit emergency access for emergency vehicles to use the interparcel access easement in a manner acceptable to the Fire Marshal.

e. Prior to final site plan approval, the applicant shall seek a VDOT approved plan for the restriping of the existing pavement of northbound Route 1 so as to provide for a left turn lane at Hagel Circle.

f. Prior to the issuance of building permits for Lots 8-40, and prior to the issuance of Residential Use Permits (RUPs) for Lots 2-40, the Applicant shall restripe the existing pavement to provide a northbound left turn lane on Route 1 at Hagel Circle as approved by VDOT. If VDOT's approval of the restriping plan is withheld, the Applicant may provide an alternative design for the restriping of the existing pavement for the purpose of providing a left turn lane as agreed upon by VDOT via their design waiver/modification process. The Applicant shall also have the option to submit a request for a proffered condition amendment (PCA) to bring the GDP into substantial conformance with the road improvements necessary to make the project work. In the event that VDOT has approved funding for the widening of Route 1 and/or the provision of a left turn lane in the Hagel Circle area, the Applicant reserves the right to seek to have VDOT bear the cost of providing for a left turn lane.

g. Upon demonstration by the applicant that, despite diligent efforts or due to factors beyond the applicant's control, the applicant will be or has been delayed in the completion of one or more of the obligations or improvements required by these conditions beyond the timeframes set forth in these conditions, the Zoning Administrator may agree to a later date for the fulfillment/completion of such obligations or improvements, provided the applicant otherwise is in substantial conformance with these conditions.

8. Limits of Clearing and Grading. Development of the Property shall conform to the limits of clearing and grading shown on the GDP, subject only to the installation of utilities, trails and roadways, if necessary, as approved by DPWES. All limits of clearing and grading shall be protected by temporary wire fencing that is a minimum of four (4) feet in height, in accordance with Urban Forest Management Division (UFMD) standards. Any necessary disturbance for utilities beyond that shown on the GDP shall be coordinated with UFMD and accomplished in the least disruptive manner reasonably possible given engineering, cost, and site design constraints, as determined by UFMD. Any area protected by the limits of clearing and grading that must be disturbed due to the installation of water lines shall be replanted with the application of straw, mulch, grass seed and/or a mix of native vegetation as determined by UFMD, to return the area as nearly as reasonably possible to its condition prior to the disturbance, as determined by UFMD.

9 Geotechnical Investigation. The Applicant shall submit a geotechnical investigation of the site for the review and approval of DPWES and implement such measures as determined by the investigation, subject to the satisfaction of DPWES.

10. Tree Preservation.

A. Plan. The Applicant shall contract with a certified arborist to prepare a tree preservation plan to be submitted as part of the first and all subsequent subdivision submissions. The plan shall be reviewed and approved by UFMD in accordance with all applicable PFM and Zoning Ordinance requirements, as such may be modified by appropriate approvals set forth in this rezoning application. The certified arborist responsible for the preparation of the tree preservation plan shall be referred to as the "Project Arborist." Said tree preservation plan shall provide for preservation of specific quality trees or stands of trees within the tree save areas depicted on the GDP to the maximum extent reasonably feasible, subject to the potential installation of utilities, and to the maximum extent reasonably feasible without precluding the development of a single family home typical to this project on each of the building envelopes and lots shown on the GDP. UFMD may require reasonable modifications of such plan to the extent these modifications do not alter the number of dwelling units shown on the GDP, reduce the size of the proposed units, significantly move their location on the lot, or require the installation of retaining walls. The tree preservation plan shall consist of a tree survey which includes the locations, species, size, crown spread, and condition rating percent of all trees measuring twelve (12) inch diameter at breast height (dbh) or greater located within ten feet (10) inside and twenty-five (25) feet outside the limits of clearing areas depicted on the GDP. Additionally, included in the tree preservation plan shall be a condition analysis and rating for all trees measuring twelve (12) inch dbh or greater located within ten (10) feet of the inside and twenty-five (25) feet outside of the limits of clearing and grading for all tree buffer areas shown to be preserved on the GDP. The condition analysis shall be prepared using methods outlined in the latest edition of "The Guide for Plant Appraisal." Specific tree preservation activities shall be incorporated into the tree preservation plan. Activities should include, but no be limited to, crown pruning, root pruning, mulching and fertilization.

B. 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 landscape architect 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 or potentially hazardous may be removed as part of the clearing operation with approval of UFMD. 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.

- C. Tree Preservation Fencing. All trees and buffers shown to be preserved on the tree preservation plan shall be protected by fencing. Tree protection fencing shall be erected at the limits of clearing and grading. Materials and installation of tree protection fencing shall consist of four foot-high, 14-gauge welded wire, attached to six foot steel posts, driven 18 inches into the ground and placed no further than 10 feet apart. The tree protection fencing shall be installed after the tree preservation walk-through meeting and prior to the performance of any clearing and grading activities on-site. All tree preservation activities, including the installation of tree protection fencing, shall be performed under the supervision of the Project Arborist and accomplished in a manner that does not harm existing vegetation to be preserved. Prior to commencement of any clearing and grading activities on-site, the Project Arborist shall verify in writing that the tree protection fencing has been properly installed.
- D. Signage. Signage shall be surely attached to the protective fencing, identifying the tree preservation area and made clearly visible to all construction personnel. Signs shall measure a minimum of 10x12 inches and read: "TREE PRESERVATION AREA - KEEP OUT." Three days prior to the commencement of any clearing, grading or demolition activities, UFMD shall be notified and given the opportunity to inspect the site to ensure that all tree protection fencing has been installed properly.
- E. The HOA documents shall require that no structures (other than utilities, utility lines, and/or trails as provided herein above) or fences shall be erected in the tree save area, and that trees in HOA open space areas and the tree save area will not be disturbed except as approved by UFMD for (i) the removal of disease, dead, dying or hazardous trees or parts thereof; and/or (ii) selective maintenance to remove noxious and poisonous weeds.
11. Landscaping. Landscaping shall be generally consistent with the quality, quantity and the locations shown illustratively on Sheet 9 of the GDP. At the time of planting, the minimum caliper for deciduous trees shall be two (2) to two and one-half (2 ½) inches and the minimum height for evergreen trees shall be six (6) feet. Actual types, locations and species of vegetation shall be determined pursuant to more detailed landscape plans submitted at the time of submission of site plan for review and approval by UFMD. Such landscape plans shall provide tree coverage and species diversity consistent with the PFM criteria, as determined by UFMD. The Applicant reserves the right to make minor modifications to such landscaping to reasonably accommodate utilities and other design considerations, provided such relocated landscaping shall retain a generally equivalent number of plantings as shown on the approved GDP.

12. Public Schools Contribution.

- A. At the time of issuance of the first building permit, Applicant shall contribute to Fairfax County a maximum of \$157,320.00 for capital improvements to schools located within the pyramid serving the subject Property.
- B. Adjustment to Contribution Amounts. Following approval of this Application and prior to the Applicant's payment of the amount(s) set forth in this Proffer, if Fairfax County should increase the ratio of students per unit or the amount of contribution per student, the Applicant shall increase the amount of the contribution for that phase of development to reflect the then-current ratio and/or contribution. If the County should decrease the ratio or contribution amount, the Applicant shall provide the greater of the two amounts.
- C. The Applicant shall notify Fairfax County Public Schools (FCPS) when the site plan has been filed in order to allow the school system adequate time to plan for anticipated student growth to ensure classroom availability.

13. Recreational Facility Contribution. At the time of issuance of the first building permit, the Applicant shall provide a contribution of \$116,090.00 to the Fairfax County Park Authority for recreational facilities ("Park Contribution"). This contributions shall be adjusted for inflation in conformance with the consumer Price Index, occurring subsequent to the date of subject rezoning approval and up to the date of payment of the contribution. If adjustments to the proffered amount based on conformance with the Consumer Price Index should increase the contribution, the Applicant shall increase the amount to reflect the adjusted amount. If the Consumer Price Index adjustment would decrease the adjusted amount from below that which was originally proffered, the Applicant shall provide the greater of the two amounts.

14. Garages and Driveways. The Applicant shall place a covenant on each residential lot that prohibits the use of the garage for any purpose which would preclude motor vehicle storage. This covenant shall be recorded among the land records of Fairfax County prior to the sale of lots and shall run to the benefit of the HOA and to the Board. Prior to recordation, the covenant shall be approved by the Fairfax County Attorney's office. The HOA documents shall expressly state this use restriction. The driveway provided for each home shall be a minimum of eighteen (18) feet in length and sixteen (16) feet in width.

15. Architectural Elevations.

- a. Illustrative building elevations for the proposed units shall be generally consistent in character, as to architectural style and quality, with the conceptual elevations as shown in the GDP. As determined by the Applicant, sides and rears of the houses will be vinyl siding, and the fronts will be brick or stone products and/or similar materials.

- b. Houses on Lots 1, 40, 29 and 30 will have brick on side facing Route 1.
- c. Houses on Lots 34 through 40 will all have rear decks as a standard feature and not an option. The future homeowners may, at their discretion, modify or remove the decks.
- d. Houses on Lots 34 through 40 will each include architectural features on the rear facades of the units constructed on these lots as shown on the elevations labeled "alternative Rear-Shown W. Opt Fireplace, Deck & Bay" dated 11-18-2014 as shown in the GDP and as voted on by the South County Federation on November 11, 2014.
- e. Houses on Lots 1, 40, 29 and 30 shall side elevations as shown on the Architect's drawings labeled "Left Side Elevation – Side End Unit" with all "Optional Windows" shown on plans dated 11-18-14. (This elevation matches the description provided to and voted on by the general membership of the South County Federation on November 11, 2014).

16. Energy Efficiency. All new dwelling units shall be designed and constructed to achieve one of the following:

- Certification in accordance with the 2012 National Green Building Standard (NGBS) using the ENERGY STAR® Qualified Homes path for energy performance, as demonstrated through documentation submitted to the Environment and Development Review Branch (EDRB) of the Department of Planning and Zoning (DPZ) from a home energy rater certified through the Home Innovation Research Labs that demonstrates that each dwelling unit has attained the certification prior to the issuance of the Residential Use Permit (RUP) for each dwelling.
- As an alternative, each new house shall be designed and constructed to achieve certification in accordance with the Earth Craft House Program as demonstrated through documentation provided to DPWES and DPZ prior to the issuance of a RUP.

17. Noise Attenuation. The applicant commits to reducing noise in interior areas of new residential use to not exceed 45 decibels. The applicant also commits to reducing noise in outdoor recreational areas or the rear yards of new homes to not exceed 65 decibels. In order to achieve this commitment, at the time of site plan submission, the Applicant shall submit a refined acoustical analysis based on final site grades and future traffic volumes and future roadway improvements on Richmond Highway to DPZ and DPWES for review and approval in accordance with the established guidelines for noise analysis at time of site plan approval.

For future residences which fall within a highway noise impact zone of DNL 65-70 dBA Ldn, the Applicant shall employ the use of building materials which possess the following noise reduction specifications:

- i. Exterior walls shall have a laboratory sound transmission class (STC) rating of at least 39.
- ii. Doors and windows shall have a laboratory STC rating of at least 28 unless windows constitute more than 20% of any façade exposed to noise levels of DNL 65 dBA or above. If glazing constitutes more than 20% of an exposed façade, then the windows should have a STC rating of at least 39.
- iii. All surfaces shall be sealed and caulked in accordance with methods approved by the American Society for Testing and Materials (ASTM) to minimize sound transmission.

For future residences which fall within the highway noise impact zone of DNL 70-75 dBA Ldn, the Applicant shall employ the use of building materials which possess the following noise reduction specifications:

- i. Exterior walls should have a laboratory sound transmission class (STC) rating of at least 45.
- ii. Doors and windows should have a laboratory STC rating of at least 37. If windows constitute more than 20% of any façade they should have the same laboratory STC rating as walls.
- iii. Measures to seal the caulk between surfaces should follow methods approved by the American Society for Testing and Materials to minimize sound transmission.

No residences shall be constructed in highway noise impact zones of above DNL 75 dBA Ldn.

Prior to the issuance of building permits, the Applicant reserves the right to pursue other methods of mitigating noise impacts that can be demonstrated through an independent noise study, as reviewed and approved by DPWES and DPZ, that demonstrates the proposed methods will be effective in reducing interior noise levels to DNL 45 dBA Ldn or less in interior areas.

- 18. Screening. An 8-foot high board on board fence shall be constructed and maintained on HOA property as shown on the GDP until the planned future VDOT sound wall parallel to Route 1 is constructed. Thereafter the 8-foot-high fence can be removed by the HOA at any time.
- 19. ADU Contribution. Prior to building permit approval for each group of townhouses, the Applicant shall contribute to the Fairfax County Housing Trust Fund an amount equivalent to one-half percent (0.5%) of the anticipated sales price of each new dwelling unit in that group actually constructed on the Application Property to assist Fairfax County's low and moderate income housing goals.

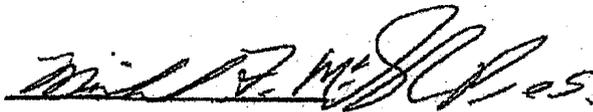
20. Phase I Archaeological. At least 30 days prior to any land disturbing activities on the Property, Applicant shall conduct a Phase I archaeological study on the Property and provide the results of such study to the Cultural Resources Management and Protection Section of the Fairfax County Park Authority (CRMP) for review and approval. The study shall be conducted by a qualified archaeological professional approved by CRMP. 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. 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.
21. Universal Design. At the time of initial purchase, the Applicant shall offer each purchaser the following universal design options at no additional cost:
- Front entrance doors that are a minimum of 36" wide;
  - Level 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, the Applicant shall offer each purchaser additional universal design options at the purchaser's sole cost. These additional options may include, but not be limited to:

- A curb-less shower, or a shower with a curb of less than 4.5" high;
  - Grab bars in the bathrooms that are ADA compliant; and /or,
  - A first floor bathroom console sink in lieu of a cabinet/style vanity.
22. HOA Documents. At the time the HOA is turned over to the home owners one of the officers or a witness shall sign a document stating that the following applicable items below have been turned over to the HOA:
- i) A copy of the latest available approved plans and specifications for all improvements in the project or as-built plans if available.
  - ii) All association insurance policies currently in force.
  - iii) Written unexpired warranties of the contractors, subcontractors, suppliers, and manufacturers, if any, relative to all common area improvements.
  - iv) Any contracts in which the association is a contracting party.
  - v) A list of manufacturers of paints, roofing materials and other similar materials if specified for use on the association property.

23. Construction Access and Hours. The hours of initial construction shall be posted in English and in Spanish and shall be limited to the hours identified within Chapter 108 of Fairfax County Code of Ordinances, including as to §108-4-1(b) as to hours for operation of construction equipment. The initial hours of construction shall be limited to 7 am to 9 pm Monday through Friday and 8 am to 9 pm on Saturday. No construction shall occur on Sunday or Federal Holidays. This shall be disclosed to all contractors and sub-contractors who perform work on the subject property during site construction.
24. Construction Management. Prior to the commencement of construction on the property, the Mt. Vernon District Supervisor and the presidents or other representatives of the homeowners associations as requested by the Supervisor shall be provided with the name, title and phone number of a person to whom comments and/or complaints regarding construction activities may be directed. Such correspondence shall be sent by US Mail, return receipt requested and copies of the receipts and responses shall be made available to County Staff upon request.

**MCSHAY COMMUNITIES, INC.**

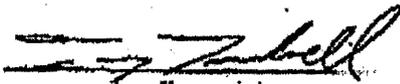


**By: Michael F. McGhan, its President**

**WOODBRIDGE LODGE NUMBER 583, LOYAL ORDER OF MOOSE, INC.**

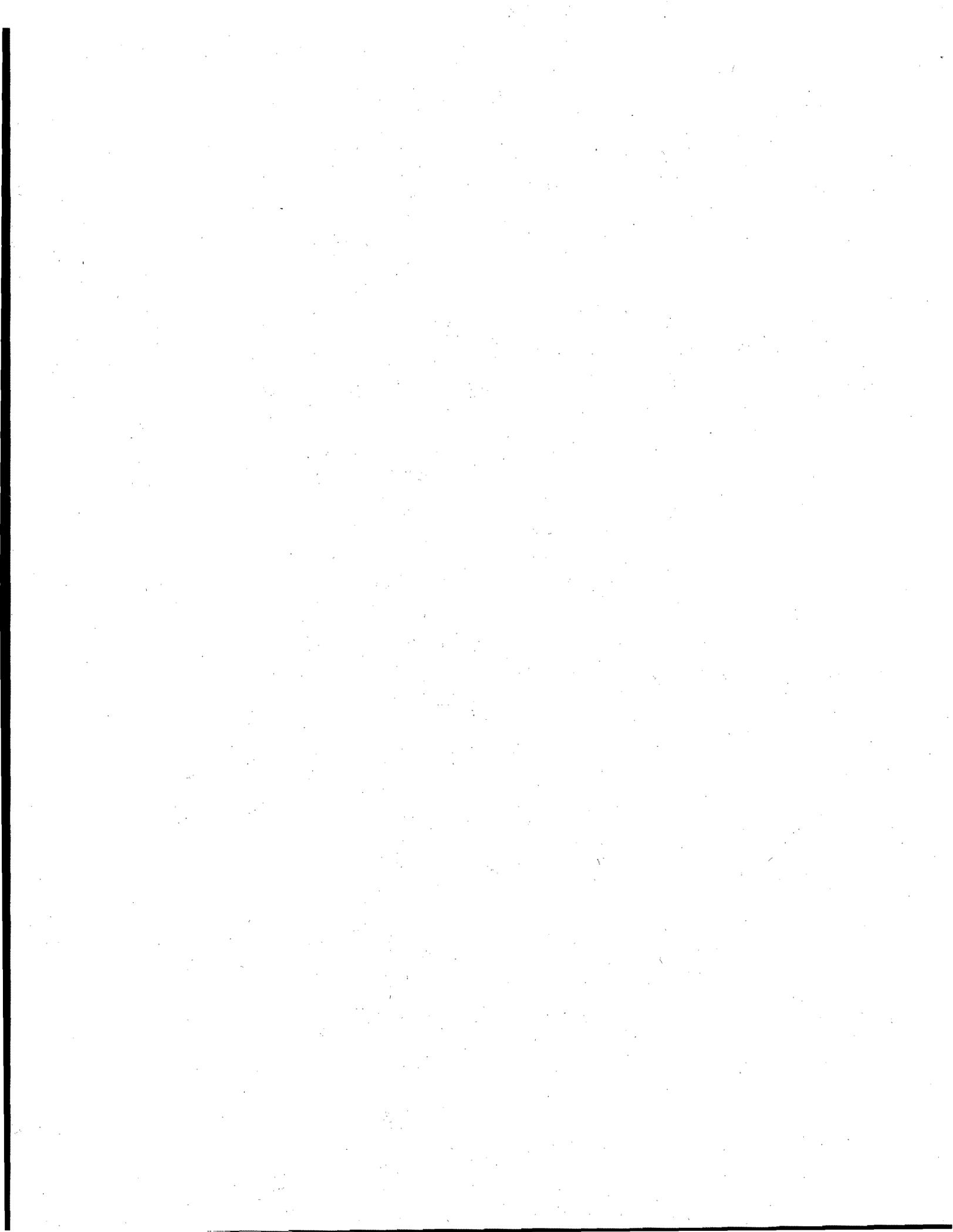


**By: Kenneth R. Head, its Administrator**



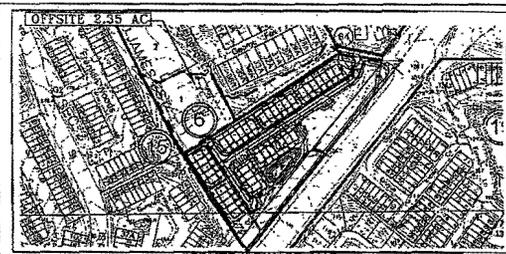
**By: Terry Treadwell, its Governor**



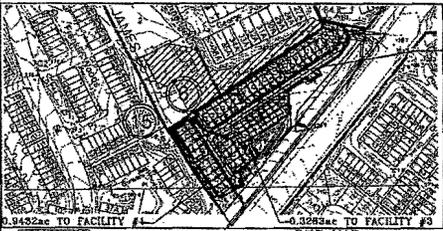








OFFSITE DRAINAGE MAP  
SCALE: 1" = 200'



BMP MAP  
SCALE: 1" = 200'

OFFSITE = 2.05 ac  
ON-SITE (CONTROLLED) = 0.2838 ac  
0.8482 ac TO FACILITY #1  
2.0541 ac TO FACILITY #2  
0.3263 ac TO FACILITY #3  
ON-SITE (UNCONTROLLED) = 1.5801 ac

**BMP FACILITY DESIGN CALCULATIONS**  
1. WATER QUALITY NARRATIVE  
SITE AND A 100' BUFFER ARE TO BE PROVIDED FOR DEVELOPMENT OF AN ADJACENT WETLAND. FAMILY WETLANDS ARE PROHIBITED TO EXCEED 10% OF THE TOTAL DEVELOPMENT AREA. PROPOSED DRAINAGE SYSTEM WILL PROVIDE COVERED, NOT 100% COVER OF THE USE. WORK IS TO BE DONE WITHIN 200' BUFFER FROM ALL ADJACENT WETLANDS. WORK SHALL BE DONE WITHIN 200' BUFFER FROM ALL ADJACENT WETLANDS. WORK SHALL BE DONE WITHIN 200' BUFFER FROM ALL ADJACENT WETLANDS. WORK SHALL BE DONE WITHIN 200' BUFFER FROM ALL ADJACENT WETLANDS.

Virginia Runoff Reduction Method New Development Worksheet - v2.3 - June 2014  
To be used w/ DRAFT 2013 BMP Standards and Specifications

**Site Data**  
Project Name: Royal Ridge  
Date: 09/18/2014

**1. Post-Development Project & Land Cover Information**

Annual Rainfall (inches)	47.43
Target Runoff Event Duration	1.00
Proposed SDC (feet)	0.25
Target Perviousness (inches)	0.01
Target Perviousness (inches)	0.01
Target Perviousness (inches)	0.01

Permeable Open Space (acres)	0.00	0.38	0.70	0.00	0.00
Permeable Turf Grass (acres)	0.00	0.02	0.28	0.00	0.01
Permeable Paved (acres)	0.00	0.42	0.41	0.00	0.00
<b>Total</b>					<b>0.71</b>

Rv Coefficients	A 0.25	B 0.25	C 0.25	D 0.25
Permeable Turf	0.02	0.20	0.22	0.22
Permeable Paved	0.15	0.20	0.22	0.22
Permeable Open	0.55	0.25	0.22	0.22

Land Cover Summary	
Permeable Open Space (acres)	0.00
Permeable Turf Grass (acres)	0.01
Permeable Paved (acres)	0.01
Permeable Open Space (acres)	0.01
Permeable Turf Grass (acres)	0.01
Permeable Paved (acres)	0.01
Permeable Open Space (acres)	0.01
Permeable Turf Grass (acres)	0.01
Permeable Paved (acres)	0.01
Permeable Open Space (acres)	0.01
Permeable Turf Grass (acres)	0.01
Permeable Paved (acres)	0.01
Permeable Open Space (acres)	0.01
Permeable Turf Grass (acres)	0.01
Permeable Paved (acres)	0.01

Runoff	Area (ac)	Runoff (in)	Runoff (ft)						
Permeable Open Space	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Permeable Turf Grass	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01
Permeable Paved	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01
Permeable Open Space	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01
Permeable Turf Grass	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01
Permeable Paved	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01
Permeable Open Space	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01
Permeable Turf Grass	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01
Permeable Paved	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01

Runoff	Area (ac)	Runoff (in)	Runoff (ft)						
Permeable Open Space	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Permeable Turf Grass	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01
Permeable Paved	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01
Permeable Open Space	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01
Permeable Turf Grass	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01
Permeable Paved	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01
Permeable Open Space	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01
Permeable Turf Grass	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01
Permeable Paved	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01

**SOIL & STRUCTURE CONSULTING, INC.**  
Soil & Structure Consulting, Inc.  
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703.271.1111  
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ROYAL RIDGE TOWN HOUSES  
TAX-MAP #107-4-((01)), parcels 0040A  
MIT VERNON DISTRICT  
FAIRFAX COUNTY, VIRGINIA  
GENERALIZED DEVELOPMENT PLAN  
PRELIMINARY BMP CALC

SCALE:	AS-SHOWN
DATE:	04-10-2012
REVISIONS:	
REV. 10-02-2014	
SHEET	3 OF 12
FILE NO.	GDP-1094

**Summary Table A**

Item	Quantity	Unit	Price	Total
...	...	...	...	...

**Summary Table B**

Item	Quantity	Unit	Price	Total
...	...	...	...	...

**Summary Table C**

Item	Quantity	Unit	Price	Total
...	...	...	...	...

**Summary Table D**

Item	Quantity	Unit	Price	Total
...	...	...	...	...

**Summary Table E**

Item	Quantity	Unit	Price	Total
...	...	...	...	...

**Summary Table F**

Item	Quantity	Unit	Price	Total
...	...	...	...	...

Notes and specifications for Summary Table C.

Notes and specifications for Summary Table D.

**SOIL & STRUCTURE CONSULTING, INC.**  
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 FAYETTEVILLE, NC 27034  
 (704) 781-1111  
 www.soilandstructure.com



ROYAL RIDGE TOWN HOUSES  
 TAX-MAP #107-4-((01)), parcels 0040A  
 AT VERNON DISTRICT  
 FAIRFAX COUNTY, VIRGINIA  
 GENERALIZED DEVELOPMENT PLAN  
 PRELIMINARY SWM & BMP CALC

SCALE: AS-SHOWN  
 DATE: 04-10-2012  
 REVISIONS:  
 REV. 10-07-2014

SHEET 4 OF 12  
 FILE NO. GUP-1094

Site Results

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
IMPERVIOUS COVER	0.40	0.33	0.30	0.30	0.28	OK
IMPERVIOUS COVER TREATED	0.40	1.10	0.30	0.30	0.28	OK
TURF AREA	0.10	0.30	0.30	0.30	0.30	OK
TURF AREA TREATED	0.10	0.30	0.30	0.30	0.30	OK
AREA CHECK	OK	OK	OK	OK	OK	

Phosphorus

TOTAL TREATMENT VOLUME (cfs)	0.784
TOTAL PHOSPHORUS LOAD REDUCTION REQUIRED (LB/YR)	2.80
REMOVAL EFFICIENCY (%)	0
PHOSPHORUS LOAD REDUCTION ACHIEVED (LB/YR)	2.80
ADJUSTED POST DEVELOPMENT PHOSPHORUS LOAD (LB/YR)	1.36
REMAINING PHOSPHORUS LOAD REDUCTION (LB/YR) NEEDED	0

Nitrogen (for information purposes)

TOTAL TREATMENT VOLUME (cfs)	0.784
REMOVAL EFFICIENCY (%)	0
NITROGEN LOAD REDUCTION ACHIEVED (LB/YR)	0.33

Virginia Runoff Reduction Method Worksheet

Virginia Runoff Reduction Method New Development Worksheet - 02 - June 2014

Site Data Summary

Tract Name - A11 acres

Site Land Cover Summary

	A Sols	B Sols	C Sols	D Sols	Total	Net Total
Forest (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Turf (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Impervious (acres)	0.00	0.00	0.00	0.00	0.00	0.00
					0.00	0.00

Site Use

Site Use	0.00
Post Development Domestic (W)	0.00
Post Development TP Load (lb/yr)	0.00
Post Development TP Load (lb/yr)	0.00
Total TP Load Reduction Required (lb/yr)	0.00

Total Runoff Volume Reduction (ft<sup>3</sup>)

Total Runoff Volume Reduction (ft <sup>3</sup> )	0
Total TP Load Reduction Achieved (lb/yr)	0.00
Total TN Load Reduction Achieved (lb/yr)	0.00
Adjusted Post Development TP Load (lb/yr)	0.00
Remaining Phosphorus Load Reduction (lb/yr) Required	0.00

Drainage Area Summary

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
Forest (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Turf (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Impervious (acres)	0.00	0.00	0.00	0.00	0.00	0.00
						0.00

Drainage Area Compliance Summary

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
TP Load (lb/yr)	0.00	0.00	0.00	0.00	0.00	0.00
TP Load (lb/yr)	0.00	0.00	0.00	0.00	0.00	0.00

Virginia Runoff Reduction Method Worksheet

Drainage Area A Summary

Land Cover Summary

	A Sols	B Sols	C Sols	D Sols	Total	Net Total
Forest (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Turf (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Impervious (acres)	0.00	0.00	0.00	0.00	0.00	0.00
					0.00	0.00

BMP Selections

Practice	Credit Area (acres)	Downstream Practice
Total Impervious Cover Treated (acres)	0.00	
Total Turf Area Treated (acres)	0.00	
Total TP Load Reduction Achieved in D.A. A (lb/yr)	0.00	
Total TN Load Reduction Achieved in D.A. A (lb/yr)	0.00	

Virginia Runoff Reduction Method Worksheet

Drainage Area B Summary

Land Cover Summary

	A Sols	B Sols	C Sols	D Sols	Total	Net Total
Forest (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Turf (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Impervious (acres)	0.00	0.00	0.00	0.00	0.00	0.00
					0.00	0.00

BMP Selections

Practice	Credit Area (acres)	Downstream Practice
Total Impervious Cover Treated (acres)	0.00	
Total Turf Area Treated (acres)	0.00	
Total TP Load Reduction Achieved in D.A. B (lb/yr)	0.00	
Total TN Load Reduction Achieved in D.A. B (lb/yr)	0.00	

Virginia Runoff Reduction Method Worksheet

Drainage Area C Summary

Land Cover Summary

	A Sols	B Sols	C Sols	D Sols	Total	Net Total
Forest (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Turf (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Impervious (acres)	0.00	0.00	0.00	0.00	0.00	0.00
					0.00	0.00

BMP Selections

Practice	Credit Area (acres)	Downstream Practice
Total Impervious Cover Treated (acres)	0.00	
Total Turf Area Treated (acres)	0.00	
Total TP Load Reduction Achieved in D.A. C (lb/yr)	0.00	
Total TN Load Reduction Achieved in D.A. C (lb/yr)	0.00	

Virginia Runoff Reduction Method Worksheet

Drainage Area D Summary

Land Cover Summary

	A Sols	B Sols	C Sols	D Sols	Total	Net Total
Forest (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Turf (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Impervious (acres)	0.00	0.00	0.00	0.00	0.00	0.00
					0.00	0.00

BMP Selections

Practice	Credit Area (acres)	Downstream Practice
Total Impervious Cover Treated (acres)	0.00	
Total Turf Area Treated (acres)	0.00	
Total TP Load Reduction Achieved in D.A. D (lb/yr)	0.00	
Total TN Load Reduction Achieved in D.A. D (lb/yr)	0.00	

Virginia Runoff Reduction Method Worksheet

Drainage Area E Summary

Land Cover Summary

	A Sols	B Sols	C Sols	D Sols	Total	Net Total
Forest (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Turf (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Impervious (acres)	0.00	0.00	0.00	0.00	0.00	0.00
					0.00	0.00

BMP Selections

Practice	Credit Area (acres)	Downstream Practice
Total Impervious Cover Treated (acres)	0.00	
Total Turf Area Treated (acres)	0.00	
Total TP Load Reduction Achieved in D.A. E (lb/yr)	0.00	
Total TN Load Reduction Achieved in D.A. E (lb/yr)	0.00	

Channel and Flood Protection

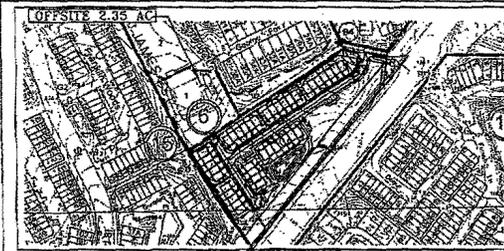
	Weighted CN	1-year return period adjusted CN	10-year return period adjusted CN
Target Weighted CN	0.00	0.00	0.00
D.A. A CN	0.00	0.00	0.00
D.A. B CN	0.00	0.00	0.00
D.A. C CN	0.00	0.00	0.00
D.A. D CN	0.00	0.00	0.00
D.A. E CN	0.00	0.00	0.00

**SOIL & STRUCTURE CONSULTING, INC.**  
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 Fax: 757-637-1112  
 Email: info@soilstructure.com

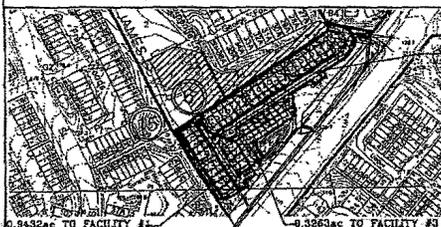


ROYAL RIDGE TOWN HOUSES  
 TAX-MAP #107-4-(01), parcels 0040A  
 MT. VERNON DISTRICT  
 FAIRFAX COUNTY, VIRGINIA  
 GENERALIZED DEVELOPMENT PLAN  
 PRELIMINARY BMP-CALC.

SCALE: AS-SHOWN  
 DATE: 04-10-2012  
 REVISIONS:  
 REV. 10-01-2014  
 SHEET 5 OF 12  
 FILE NO. GOP-1094



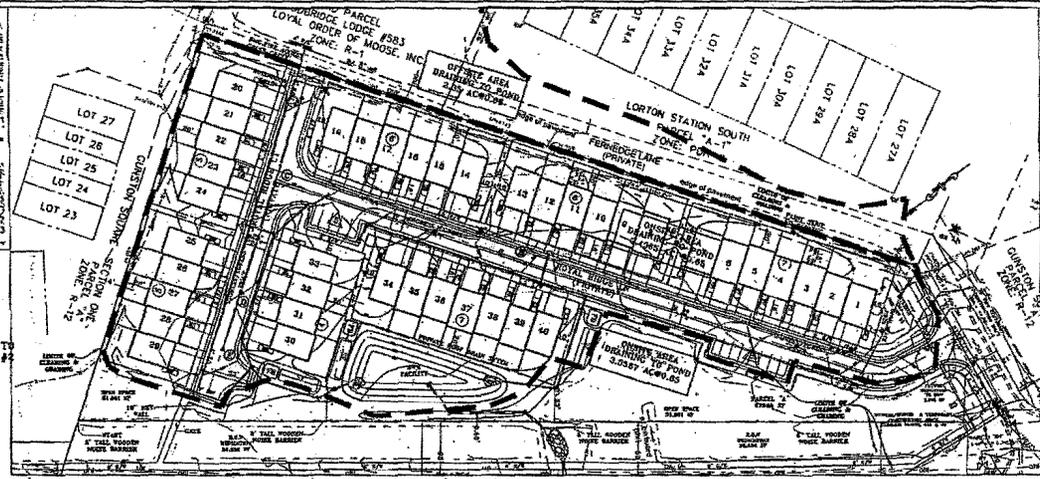
OFFSITE DRAINAGE MAP  
SCALE: 1"=200'



BMP MAP  
SCALE: 1"=200'

OFFSITE = 2.05 ac  
OFFSITE (CONTROLLED) = 0.2556 ac  
0.0433 ac TO FACILITY #1  
0.0541 ac TO FACILITY #2  
0.3863 ac TO FACILITY #3  
ONSITE (UNCONTROLLED) = 1.5891 ac

FOR BMP DESIGN SEE SHEETS 3 TO 5



BMP/SWM PLAN  
SCALE: 1"=50'

TOTAL SITE AREA = 21.8495 AC (OR 3.9817 AC @ 0.18 AC  
OFFSITE AREA TO FACILITY #1 = 0.2556 AC @ 0.18 AC  
UNCONTROLLED AREA OF SITE = 16.5094 AC @ 0.18 AC @ 0.65

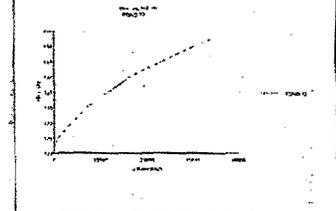
ALLOWABLE DISCHARGE:  
TOTAL SITE (POND) = OFFSITE (DEF. COND.) + 175% CONTROLLED (DEF. COND.)

1 YEAR STORAGE EVENT  
12" - 0.20 in. 12" - 0.42 in. in  
18" - 0.42 in. 18" - 0.84 in. in  
24" - 0.63 in. 24" - 1.26 in. in  
30" - 0.84 in. 30" - 1.68 in. in

10 YEAR STORAGE EVENT  
12" - 0.30 in. 12" - 0.60 in. in  
18" - 0.60 in. 18" - 1.20 in. in  
24" - 0.90 in. 24" - 1.80 in. in  
30" - 1.20 in. 30" - 2.40 in. in

Total area available to facility  
Pond area = 1.5891 ac @ 0.65  
Pond area @ pond = 1.033 ac @ 0.65

ELEV.	AREA (AC)	AVG. AREA (AC)	DEPTH (FT)	VOLUME (AC-FT)	TOTAL VOLUME (AC-FT)
127.50	1.5891	0.00	0.00	0.00	0.00
128.00	1.1112	0.5556	0.50	0.6112	0.6112
130.00	0.8500	0.4250	2.00	0.8500	1.4612
132.00	0.6750	0.3375	2.00	0.6750	2.1362
134.00	0.5125	0.2562	2.00	0.5125	2.6487
134.50	0.4000	0.2000	2.00	0.4000	3.0487



BMP/SWM FACILITY TO BE PRIVATELY MAINTAINED

DISCHARGE CALC FOR POND OUTFALL STR.  
Min. Elev. = 127.50 ft  
Increment = .50 ft  
Max. Elev. = 134.50 ft

OUTLET CONNECTIVITY

- Forward Flow Only (UpStream to DownStream)
- Reverse Flow Only (DownStream to UpStream)
- Forward and Reverse Both Allowed

Structure	No.	Outfall	EL. ft	E2. ft
Inlet Box	1C	CL	131.500	134.500
Orifice-Circular	1B	CL	127.500	134.500
Culvert-Circular	CL	TW	127.450	134.500

OUTLET STRUCTURE INPUT DATA

Structure ID = 1C  
Structure Type = Inlet Box

# of Openings = 1  
Invert Elev. = 131.50 ft  
Drift Area = 12.3700 sq.ft  
Drift Coeff. = .600  
Wear Length = 12.57 ft  
Wear Coeff. = 2.700  
K, Submerged = .000  
K, Reverse = 1.000  
K, Barrels = .000000 (per ft of bar flow)  
Barrel Length = .00 ft  
Manning's n = .0000

Structure ID = 1B  
Structure Type = Orifice-Circular

# of Openings = 1  
Invert Elev. = 127.50 ft  
Diameter = 1.2500 ft  
Orifice Coeff. = .600

Structure ID = CL  
Structure Type = Culvert-Circular

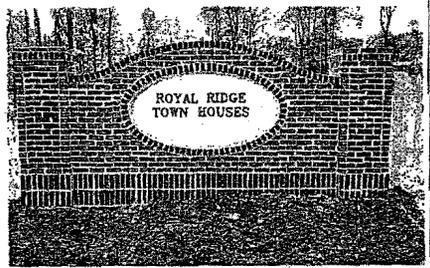
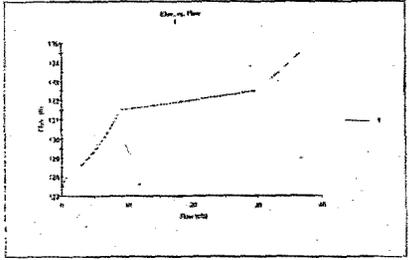
No. Barrels = 1  
Barrel Diameter = 2.0000 ft  
Upstream Invert = 127.45 ft  
Downstream Invert = 126.52 ft  
Horiz. Length = 105.00 ft  
Barrel Length = 105.00 ft  
Barrel Slope = 0.0790 ft/ft

OUTLET CONTROL DATA.

Manning's n = 0.130  
Ks = .5000 (forward entrance loss)  
Kb = .012411 (per ft of full flow)  
Kf = .5000 (reverse entrance loss)  
HW Convergence = .001 +/- ft

INLET CONTROL DATA.

Equation form = 1  
Inlet Control K = .0038  
Inlet Control M = 2.0000  
Inlet Control C = 0.5950  
Inlet Control Y = 8700  
TI ratio (HW/D) = 1.180  
T2 ratio (HW/D) = 1.306  
Slope Factor = -.050



SAMPLE ENTRANCE SIGN (NTS)

SOIL & STRUCTURE CONSULTING, INC.  
ONE BUILDING • LENO PARKING  
1000 W. GARDNER ST. SUITE 100  
FAIRFAX COUNTY, VIRGINIA 22031  
TEL: 703-261-1111  
WWW.SOILSTRUCTURECONSULTING.COM



ROYAL RIDGE TOWN HOUSES  
TAX-MAP #107-4-(01), parcels 0040A  
1ST VERNON DISTRICT  
FAIRFAX COUNTY, VIRGINIA  
GENERALIZED DEVELOPMENT PLAN  
PRELIMINARY 'SWM' & 'BMP' CALC

SCALE: AS SHOWN  
DATE: 04-10-2012  
REVISIONS:  
REV. 01-28-2012  
REV. 04-24-2012  
REV. 08-12-2012  
REV. 02-09-2013  
REV. 03-28-2013  
REV. 04-10-2012

SHEET 6 OF 12  
FILE NO. CDP-1094

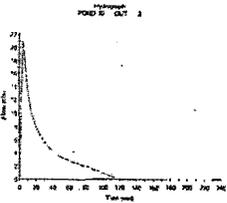
2 YEAR STORM EVENT ROUTING SUMMARY

INITIAL CONDITIONS

Starting WS Elev = 127.50 ft  
 Starting Volume = 0 cu ft  
 Starting Outflow = .00 cfs  
 Starting Inflow = .00 cfs  
 Starting Total Outflow = .00 cfs  
 Time Increment = 5.00 min

INFLOW/OUTFLOW HYDROGRAPH SUMMARY

Peak Inflow = 20.54 cfs @ 1 5.00 min  
 Peak Outflow = 7.09 cfs @ 1 25.00 min  
 Peak Elevation = 130.38 ft  
 Peak Storage = 8397 cu ft



2 YEAR STORM EVENT

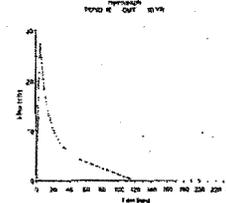
10 YEAR STORM EVENT ROUTING SUMMARY

INITIAL CONDITIONS

Starting WS Elev = 127.50 ft  
 Starting Volume = 0 cu ft  
 Starting Outflow = .00 cfs  
 Starting Inflow = .00 cfs  
 Starting Total Outflow = .00 cfs  
 Time Increment = 5.00 min

INFLOW/OUTFLOW HYDROGRAPH SUMMARY

Peak Inflow = 27.93 cfs @ 1 5.00 min  
 Peak Outflow = 8.57 cfs @ 1 25.00 min  
 Peak Elevation = 131.22 ft  
 Peak Storage = 12760 cu ft



10 YEAR STORM EVENT

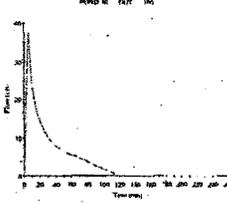
100 YEAR STORM EVENT ROUTING SUMMARY

INITIAL CONDITIONS

Starting WS Elev = 127.50 ft  
 Starting Volume = 0 cu ft  
 Starting Outflow = .00 cfs  
 Starting Inflow = .00 cfs  
 Starting Total Outflow = .00 cfs  
 Time Increment = 5.00 min

INFLOW/OUTFLOW HYDROGRAPH SUMMARY

Peak Inflow = 37.80 cfs @ 1 5.00 min  
 Peak Outflow = 15.98 cfs @ 1 20.00 min  
 Peak Elevation = 131.82 ft  
 Peak Storage = 15239 cu ft



100 YEAR STORM EVENT

ALLOWABLE DISCHARGE CALC.

TOTAL SITE AREA = 21,600 SF OR 4.907 AC @ 40%  
 OFFSITE AREA TO FACILITY = 102,360 SF OR 2.35 AC @ 40%  
 UNCONTROLLED AREA OF SITE = 58,280 SF OR 1.345 AC @ 40%

ALLOWABLE DISCHARGE =  
 TOTAL SITE (PFD) - OFFSITE (DEV FUND) - UNCONTROLLED (DEV FUND)

2 YEAR STORM EVENT

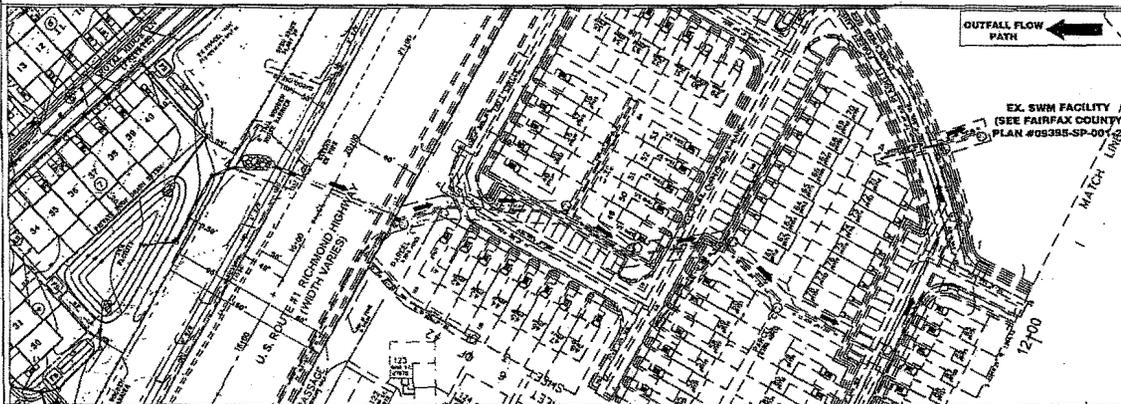
C=0.20 T=5 min I=5.45 mfd  
 (4.907 ac x 0.20 x 5.45) + (2.35 ac x 0.65 x 5.45) + (1.345 ac x 0.65 x 5.45) = 7.35 cfs + 8.32 cfs + 4.78 cfs = 20.45 cfs

10 YEAR STORM EVENT

C=0.30 T=5 min I=7.27 mfd  
 (4.907 ac x 0.30 x 7.27) + (2.35 ac x 0.65 x 7.27) + (1.345 ac x 0.65 x 7.27) = 10.69 cfs + 11.10 cfs + 6.36 cfs = 28.15 cfs

DISCHARGE FROM POND:

2 YEAR STORM EVENT = 7.09 CFS < 8.00 CFS ALLOWED  
 10 YEAR STORM EVENT = 8.57 CFS < 15.43 CFS ALLOWED

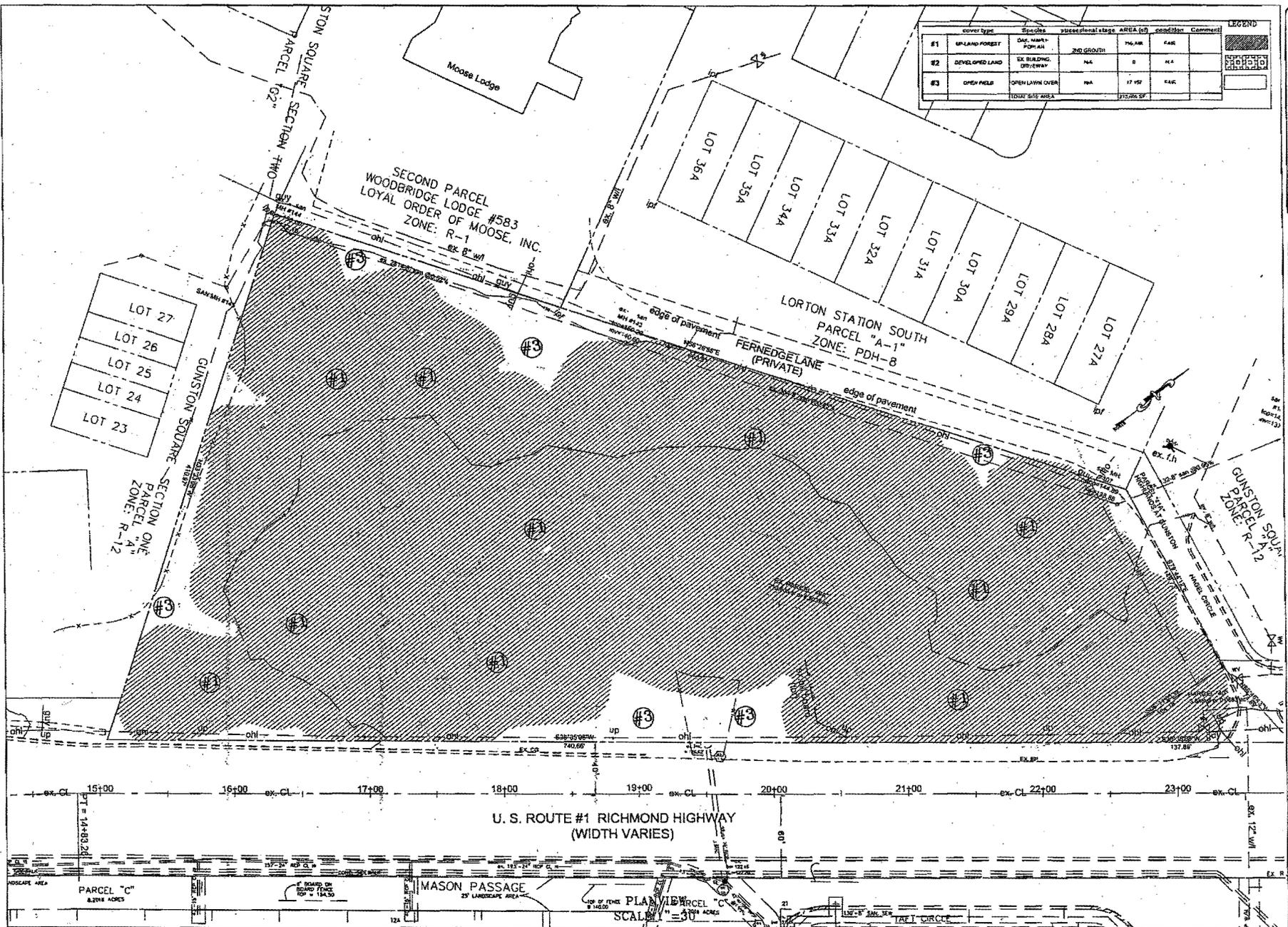


PLAN VIEW FOR OUTFALL  
 SCALE: 1"=50'

STORM SEWER CALC. FOR EXISTING STORM SEWER SYSTEM @ MASON PASSAGE  
 STORM SEWER DESIGN COMPUTATIONS

LINE	NO.	AREA	PERCENT	INFL	OUTFL	STORAGE	PEAK	TIME	REMARKS
1	1	1000	4.5	4.5	0	0	4.5	0	START
2	2	1000	4.5	9.0	0	0	9.0	0	
3	3	1000	4.5	13.5	0	0	13.5	0	
4	4	1000	4.5	18.0	0	0	18.0	0	
5	5	1000	4.5	22.5	0	0	22.5	0	
6	6	1000	4.5	27.0	0	0	27.0	0	
7	7	1000	4.5	31.5	0	0	31.5	0	
8	8	1000	4.5	36.0	0	0	36.0	0	
9	9	1000	4.5	40.5	0	0	40.5	0	
10	10	1000	4.5	45.0	0	0	45.0	0	
11	11	1000	4.5	49.5	0	0	49.5	0	
12	12	1000	4.5	54.0	0	0	54.0	0	
13	13	1000	4.5	58.5	0	0	58.5	0	
14	14	1000	4.5	63.0	0	0	63.0	0	
15	15	1000	4.5	67.5	0	0	67.5	0	
16	16	1000	4.5	72.0	0	0	72.0	0	
17	17	1000	4.5	76.5	0	0	76.5	0	
18	18	1000	4.5	81.0	0	0	81.0	0	
19	19	1000	4.5	85.5	0	0	85.5	0	
20	20	1000	4.5	90.0	0	0	90.0	0	
21	21	1000	4.5	94.5	0	0	94.5	0	
22	22	1000	4.5	99.0	0	0	99.0	0	
23	23	1000	4.5	103.5	0	0	103.5	0	
24	24	1000	4.5	108.0	0	0	108.0	0	
25	25	1000	4.5	112.5	0	0	112.5	0	
26	26	1000	4.5	117.0	0	0	117.0	0	
27	27	1000	4.5	121.5	0	0	121.5	0	
28	28	1000	4.5	126.0	0	0	126.0	0	
29	29	1000	4.5	130.5	0	0	130.5	0	
30	30	1000	4.5	135.0	0	0	135.0	0	
31	31	1000	4.5	139.5	0	0	139.5	0	
32	32	1000	4.5	144.0	0	0	144.0	0	
33	33	1000	4.5	148.5	0	0	148.5	0	
34	34	1000	4.5	153.0	0	0	153.0	0	
35	35	1000	4.5	157.5	0	0	157.5	0	
36	36	1000	4.5	162.0	0	0	162.0	0	
37	37	1000	4.5	166.5	0	0	166.5	0	
38	38	1000	4.5	171.0	0	0	171.0	0	
39	39	1000	4.5	175.5	0	0	175.5	0	
40	40	1000	4.5	180.0	0	0	180.0	0	
41	41	1000	4.5	184.5	0	0	184.5	0	
42	42	1000	4.5	189.0	0	0	189.0	0	
43	43	1000	4.5	193.5	0	0	193.5	0	
44	44	1000	4.5	198.0	0	0	198.0	0	
45	45	1000	4.5	202.5	0	0	202.5	0	
46	46	1000	4.5	207.0	0	0	207.0	0	
47	47	1000	4.5	211.5	0	0	211.5	0	
48	48	1000	4.5	216.0	0	0	216.0	0	
49	49	1000	4.5	220.5	0	0	220.5	0	
50	50	1000	4.5	225.0	0	0	225.0	0	
51	51	1000	4.5	229.5	0	0	229.5	0	
52	52	1000	4.5	234.0	0	0	234.0	0	
53	53	1000	4.5	238.5	0	0	238.5	0	
54	54	1000	4.5	243.0	0	0	243.0	0	
55	55	1000	4.5	247.5	0	0	247.5	0	
56	56	1000	4.5	252.0	0	0	252.0	0	
57	57	1000	4.5	256.5	0	0	256.5	0	
58	58	1000	4.5	261.0	0	0	261.0	0	
59	59	1000	4.5	265.5	0	0	265.5	0	
60	60	1000	4.5	270.0	0	0	270.0	0	
61	61	1000	4.5	274.5	0	0	274.5	0	
62	62	1000	4.5	279.0	0	0	279.0	0	
63	63	1000	4.5	283.5	0	0	283.5	0	
64	64	1000	4.5	288.0	0	0	288.0	0	
65	65	1000	4.5	292.5	0	0	292.5	0	
66	66	1000	4.5	297.0	0	0	297.0	0	
67	67	1000	4.5	301.5	0	0	301.5	0	
68	68	1000	4.5	306.0	0	0	306.0	0	
69	69	1000	4.5	310.5	0	0	310.5	0	
70	70	1000	4.5	315.0	0	0	315.0	0	
71	71	1000	4.5	319.5	0	0	319.5	0	
72	72	1000	4.5	324.0	0	0	324.0	0	
73	73	1000	4.5	328.5	0	0	328.5	0	
74	74	1000	4.5	333.0	0	0	333.0	0	
75	75	1000	4.5	337.5	0	0	337.5	0	
76	76	1000	4.5	342.0	0	0	342.0	0	
77	77	1000	4.5	346.5	0	0	346.5	0	
78	78	1000	4.5	351.0	0	0	351.0	0	
79	79	1000	4.5	355.5	0	0	355.5	0	
80	80	1000	4.5	360.0	0	0	360.0	0	
81	81	1000	4.5	364.5	0	0	364.5	0	
82	82	1000	4.5	369.0	0	0	369.0	0	
83	83	1000	4.5	373.5	0	0	373.5	0	
84	84	1000	4.5	378.0	0	0	378.0	0	
85	85	1000	4.5	382.5	0	0	382.5	0	
86	86	1000	4.5	387.0	0	0	387.0	0	
87	87	1000	4.5	391.5	0	0	391.5	0	
88	88	1000	4.5	396.0	0	0	396.0	0	
89	89	1000	4.5	400.5	0	0	400.5	0	
90	90	1000	4.5	405.0	0	0	405.0	0	
91	91	1000	4.5	409.5	0	0	409.5	0	
92	92	1000	4.5	414.0	0	0	414.0	0	
93	93	1000	4.5	418.5	0	0	418.5	0	
94	94	1000	4.5	423.0	0	0	423.0	0	
95	95	1000	4.5	427.5	0	0	427.5	0	
96	96	1000	4.5	432.0	0	0	432.0	0	
97	97	1000	4.5	436.5	0	0	436.5	0	
98	98	1000	4.5	441.0	0	0	441.0	0	
99	99	1000	4.5	445.5	0	0	445.5	0	
100	100	1000	4.5	450.0	0	0	450.0	0	

**STORM DRAINAGE & OUTFALL NARRATIVE**  
 Site consists of 2.35 acres currently zoned R-1 and proposed for R-8 zoning. Property is located on tax map 107-4-11-001A with in the PUBLIC Creek. To control runoff from this site a dry detention facility has been proposed. This facility will provide detention to reduce the peak discharge for two, ten and 100 year storm events by providing storage volume. Runoff from this site will be into an existing channel system that will convey the flow to a tributary of PUBLIC Creek. Flow analysis for pre and post development is as follows:  
 Pre development:  
 2 YEAR STORM EVENT  
 C=0.20 T=5 min I=5.45 mfd  
 (4.907 ac x 0.20 x 5.45) = 5.245 cfs  
 10 YEAR STORM EVENT  
 C=0.30 T=5 min I=7.27 mfd  
 (4.907 ac x 0.30 x 7.27) = 10.695 cfs  
 100 YEAR STORM EVENT  
 C=0.65 T=5 min I=17.71 mfd  
 (4.907 ac x 0.65 x 17.71) = 57.374 cfs  
 Post development:  
 2 YEAR STORM EVENT  
 C=0.65 T=5 min I=17.71 mfd  
 (4.907 ac x 0.65 x 17.71) = 57.374 cfs  
 10 YEAR STORM EVENT  
 C=0.65 T=5 min I=17.71 mfd  
 (4.907 ac x 0.65 x 17.71) = 57.374 cfs  
 100 YEAR STORM EVENT  
 C=0.65 T=5 min I=17.71 mfd  
 (4.907 ac x 0.65 x 17.71) = 57.374 cfs  
**ALLOWABLE DISCHARGE - mfd**  
 TOTAL SITE (PFD) - OFFSITE (DEV FUND) - UNCONTROLLED (DEV FUND)  
 2 YEAR STORM EVENT  
 C=0.20 T=5 min I=5.45 mfd  
 (4.907 ac x 0.20 x 5.45) + (2.35 ac x 0.65 x 5.4



cover type	Species	Successional stage	AREA (sq)	condition	Comment	LEGEND
#1 UPLAND FOREST	QAC, QMA, POP, AL	2ND GROWTH	756.88	FAIR		[Hatched pattern]
#2 DEVELOPED LAND	EX BUILDING, DR/VEWAY	NA	0	NA		[Grid pattern]
#3 OPEN FIELD	OPEN LAWN OVER	NA	17.57	FAIR		[White box]
TOTAL SITE AREA			774.45			

**SOIL & STRUCTURE CONSULTING, INC.**  
 SOIL & STRUCTURE CONSULTING, INC.  
 10101 WOODBRIDGE DRIVE  
 FAIRFAX COUNTY, VIRGINIA 22031  
 (703) 261-1111  
 www.soilandstructure.com



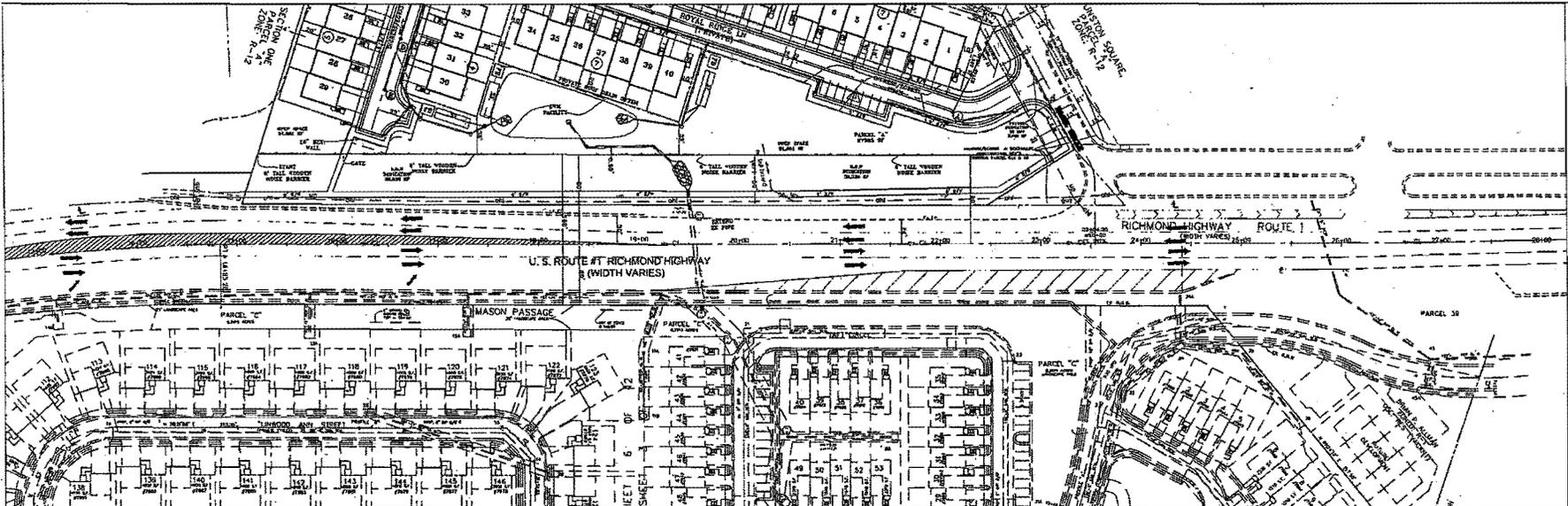
ROYAL RIDGE TOWN HOUSES  
 TAX-MAP #107-4-((01)), parcels 0040A  
 MT VERNON DISTRICT  
 FAIRFAX COUNTY, VIRGINIA  
 GENERALIZED DEVELOPMENT PLAN  
 EXISTING VEGETATION MAP

SCALE:	AS-SHOWN
DATE:	04-10-2012
REVISIONS:	
REV. NO.	23-2012

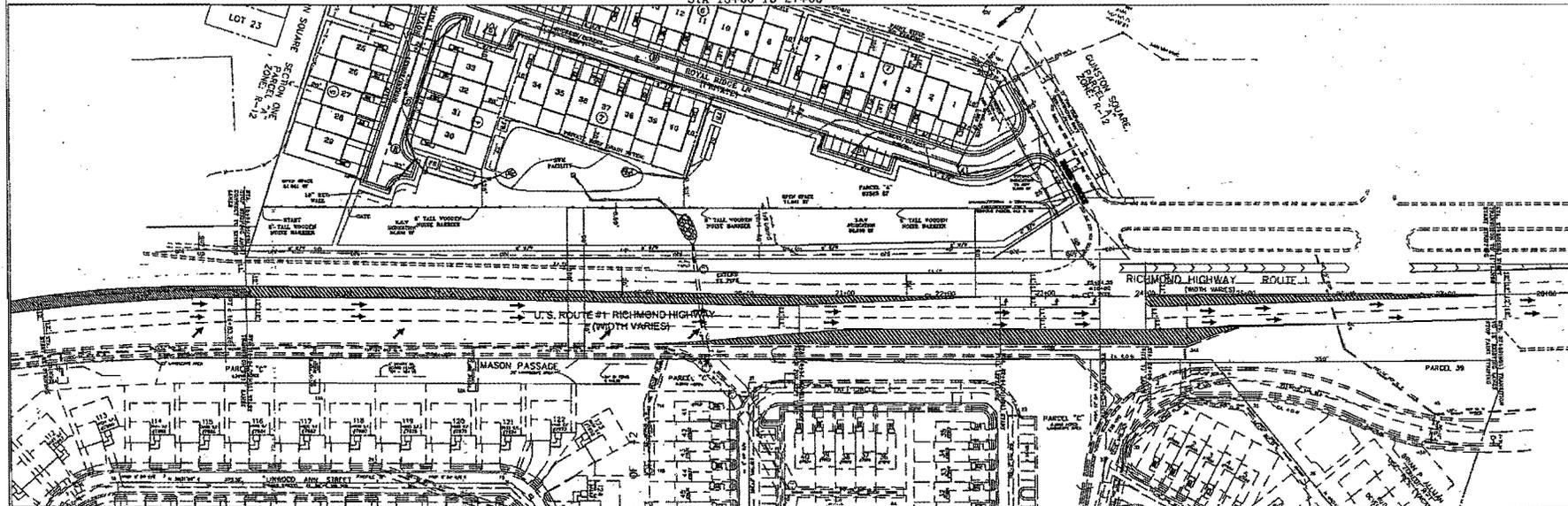
SHEET 8 OF 12  
 FILE NO. CDP-1094







PLANVIEW  
SCALE: 1"=50'  
EXISTING CONDITION  
STA 13+00 TO 27+50



PLANVIEW  
SCALE: 1"=50'  
PROPOSED CONDITION  
STA 13+00 TO 27+50

THIS SHEET IS FOR EXHIBIT ONLY.  
FINAL STRIPING PLAN WILL BE PROVIDED IN ACCORDANCE WITH  
VDOT STANDARDS AND PROPPER #22 AT THE TIME OF SITE PLAN.

SOIL & STRUCTURE CONSULTING, INC.  
10111 WILSON BLVD. SUITE 100  
DALLAS, TEXAS 75243  
TEL: 972-382-1111  
FAX: 972-382-1112  
WWW.SOILSTRUCTURECONSULTING.COM

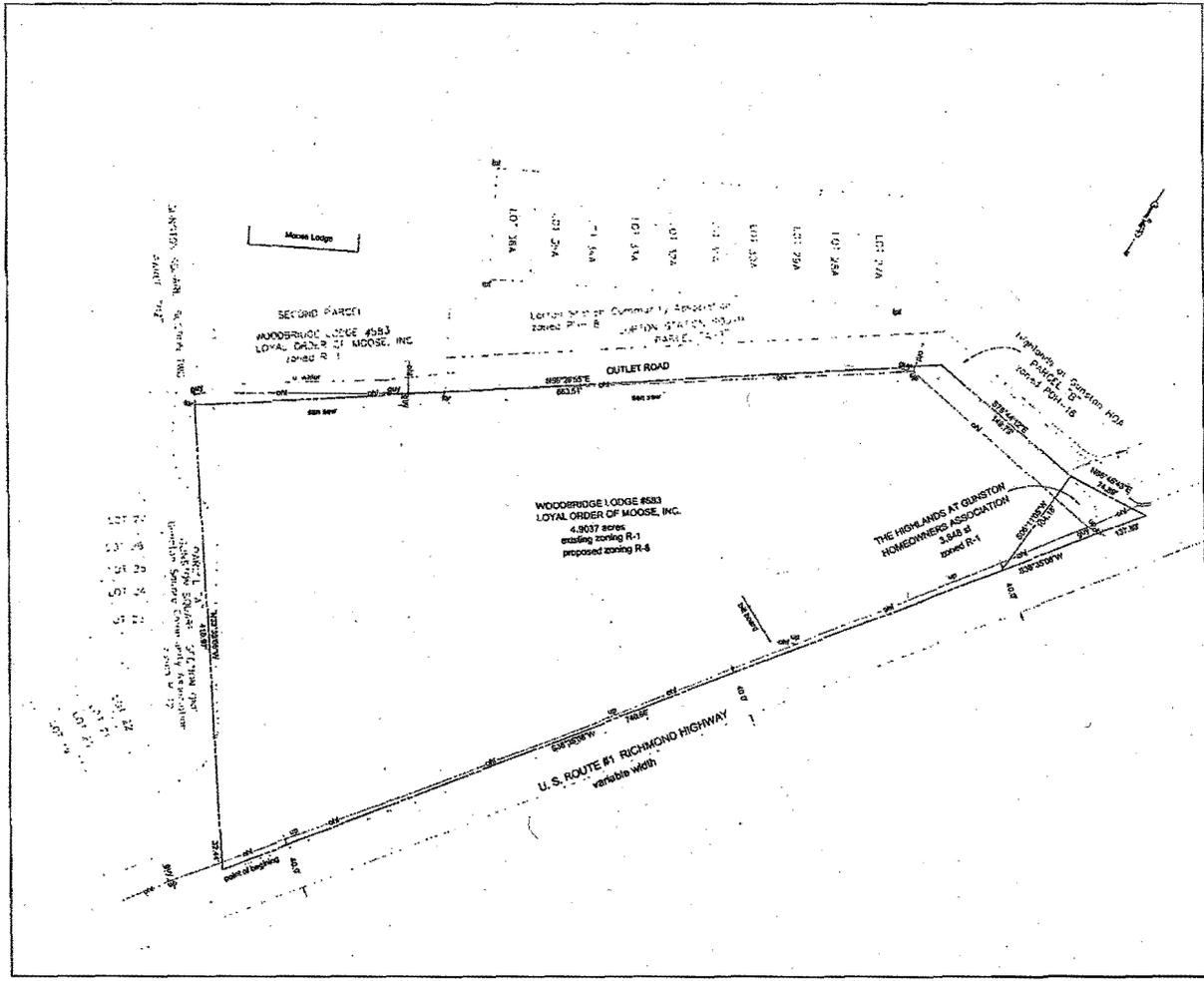


ROYAL RIDGE TOWN HOUSES  
TAX-MAP #107-4-((01)), parcels 0040A  
JAMESON DISTRICT  
FAREFAX COUNTY, VIRGINIA  
GENERALIZED DEVELOPMENT PLAN  
ROUTE #1 STRIPING PLAN (PROP. LEFT TURN LANE)

SCALE:	A5-SHOWN
DATE:	02-06-2014
REVISIONS:	
REV:	02-06-2014
REV:	02-27-2014
REV:	03-26-2014
REV:	04-23-2014
REV:	10-02-2014

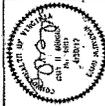
SHEET  
11 of 12  
FILE NO.  
DDP-1094





BOUNDARY SURVEY OF THE LANDS OF  
**WOODBRIDGE LODGE NO. 583, LOYAL ORDER OF MOOSE, INC.**  
**THE HIGHLANDS AT GUNSTON HOMEOWNERS ASSOCIATION**

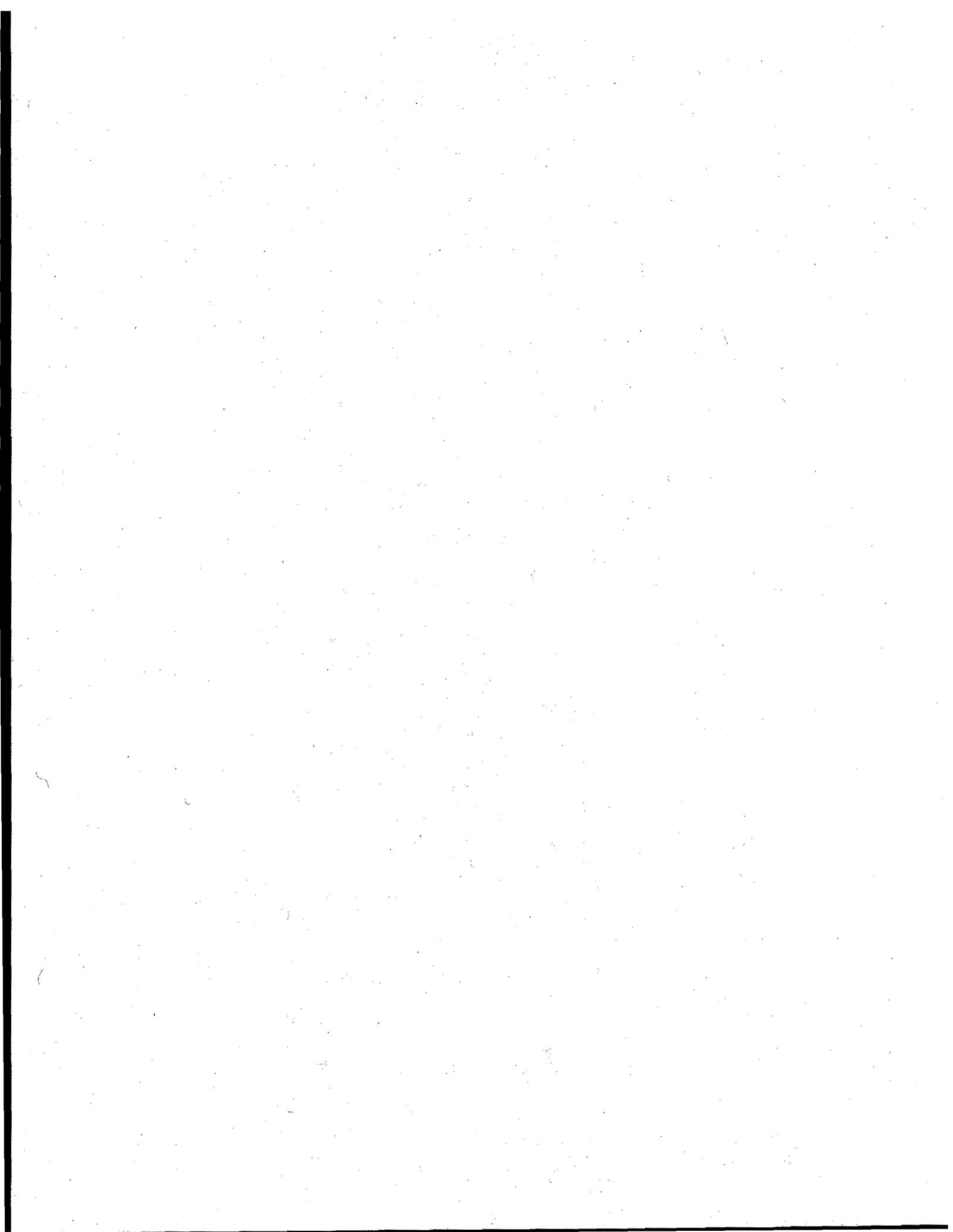
PREPARED BY THE  
**APEX SURVEYS**  
 SCALE 1"=20'  
 JOB 11-017



MOUNT VERNON DISTRICT  
 7700 VANCELOX STREET  
 SPRINGFIELD, VIRGINIA 22151 703-881-1268

**APEX SURVEYS**

FAIRFAX COUNTY, VIRGINIA





COUNTY OF FAIRFAX  
 Department of Planning and Zoning  
 Zoning Evaluation Division  
 12055 Government Center Parkway, Suite 801  
 Fairfax, VA 22035 (703) 324-1290, TTY 711  
[www.fairfaxcounty.gov/dpz/zoning/applications](http://www.fairfaxcounty.gov/dpz/zoning/applications)

Amended  
 APPLICATION No: RZ 2012-MV-015  
 (Assigned by staff)

RECEIVED  
 Department of Planning & Zoning

FEB 25 2014

Zoning Evaluation Division

APPLICATION FOR A REZONING  
 (PLEASE TYPE or PRINT IN BLACK INK)

PETITION

TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA

I (We), McShay Communities, Inc., the applicant (s) petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by reclassifying from the R-1 District to the R-12 District the property described below and outlined in red on the Zoning Section Sheet(s) accompanying and made part of this application.

APPLICATION TYPE(S):	PCA ( )	CDP ( )	FDP ( )	CDPA ( )	FDPA ( )
----------------------	---------	---------	---------	----------	----------

LEGAL DESCRIPTION:

			3781	149
Lot(s)	Block(s)	Subdivision	Deed Book	Page No.

TAX MAP DESCRIPTION:

107-4	1		40A	
Map No.	Double Circle No.	Single Circle No.	Parcel(s)/Lot(s) No.	Total Acreage
				4.903 acres

POSTAL ADDRESS OF PROPERTY:

ADVERTISING DISCRIPTION: (Example - North side of Lee Highway approx. 1000 feet west of its intersection with Newgate Blvd.)

North side of Richmond Hwy (Rt. 1) approx. 600 feet South of Dutchman Dr.

PRESENT USE: Residential -vacant	PROPOSED USE: single family attached
MAGISTERIAL DISTRICT: Mount Vernon	OVERLAY DISTRICT (S):

The name(s) and address(s) of owner(s) of record shall provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representative on official business to enter on the subject property as necessary to process the application.

Keith C. Martin  
 Type or Print Name  
 8245 Boone Blvd, # 400, Vienna, VA 22182  
 Address

Signature of Applicant or Agent  
 (Work) \_\_\_\_\_ (Mobile) \_\_\_\_\_  
 Telephone Number

Please provide name and telephone number of contact if different from above:

DO NOT WRITE BELOW THIS SPACE

Date application accepted: February 28, 2014 Virginia Tupper Fee Paid \$ 7,395.00

mx  
 2/28/14



**COUNTY OF FAIRFAX**  
**Department of Planning and Zoning**  
**Zoning Evaluation Division**  
 12055 Government Center Parkway, Suite 801  
 Fairfax, VA 22035 (703) 324-1290, TTY 711  
[www.fairfaxcounty.gov/dpz/zoning/applications](http://www.fairfaxcounty.gov/dpz/zoning/applications)

APPLICATION No: RZ 2012-MV-015

(Assigned by staff)  
**RECEIVED**  
 Department of Planning & Zoning

JUN 14 2012

Zoning Evaluation Division

**APPLICATION FOR A REZONING**  
 (PLEASE TYPE or PRINT IN BLACK INK)

**PETITION**

**TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA**

I (We), McShay Communities, Inc., the applicant (s) petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by reclassifying from the R-1 District to the R-8 District the property described below and outlined in red on the Zoning Section Sheet(s) accompanying and made part of this application.

APPLICATION TYPE(S):	PCA ( )	CDP ( )	FDP ( )	CDPA ( )	FDPA ( )
----------------------	---------	---------	---------	----------	----------

**LEGAL DESCRIPTION:**

			3781	149
Lot(s)	Block(s)	Subdivision	Deed Book	Page No.

**TAX MAP DESCRIPTION:**

107-4	1		40A	
Map No.	Double Circle No.	Single Circle No.	Parcel(s)/Lot(s) No.	Total Acreage
				4.903 acres

**POSTAL ADDRESS OF PROPERTY:**

\_\_\_\_\_

**ADVERTISING DISCRPTION:** (Example - North side of Lee Highway approx. 1000 feet west of its intersection with Newgate Blvd.)

north side of Richmond Hwy (Rt. 1) approx. 600 feet south of Dutchman Dr.

<b>PRESENT USE:</b> Residential- vacant	<b>PROPOSED USE:</b> single family attached
<b>MAGISTERIAL DISTRICT:</b> Mount Vernon	<b>OVERLAY DISTRICT (S):</b>

The name(s) and address(s) of owner(s) of record shall provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representative on official business to enter on the subject property as necessary to process the application.

Keith C. Martin, Agent

Signature of Applicant or Agent

(Work) 703 734-4800

(Mobile)

Telephone Number

Address

Please provide name and telephone number of contact if different from above:

**DO NOT WRITE BELOW THIS SPACE**

Date application accepted: June 29, 2012

Virginia Ruffolo  
 Fee Paid \$ 30,300.00

# RZ 2012-MV-015

## Zoning Application Closeout Summary Report

Printed: 3/19/2015

### General Information

**APPLICANT:** MCSHAY COMMUNITIES, INC.  
**DECISION DATE:** 01/27/2015  
**CRD:** NO  
**HEARING BODY:** BOS  
**SUPERVISOR DISTRICT:**  
**ACTION:** APPROVE  
**STAFF COORD:** NICHOLAS ROGERS  
**DECISION SUMMARY:**

ON JANUARY 27, 2015, THE BOARD OF SUPERVISORS UNANIMOUSLY APPROVED RZ 2012-MV-015, ON A MOTION BY SUPERVISOR GERALD W. HYLAND, SUBJECT TO PROFFERS DATED JANUARY 22, 2015.

### Zoning Information

Existing Zoning		Proposed Zoning		Approved Zoning	
<u>DISTRICT</u>	<u>AREA</u>	<u>DISTRICT</u>	<u>AREA</u>	<u>DISTRICT</u>	<u>AREA</u>
R- 1	4.90 ACRES	R-12	4.90 ACRES	R-12	4.90 ACRES

### Tax Map Numbers

107-4- /01/ /0040-A

### Approved Land Uses

**Zoning District: R-12**

<u>LAND USE</u>	APPROVED RESIDENTIAL DEVELOPMENT			APPROVED NON-RESIDENTIAL DEVELOPMENT		
	<u>DWELLING UNITS</u>	<u>LAND AREA</u>	<u>NO. OF ADU'S</u>	<u>GFA</u>	<u>LAND AREA</u>	<u>FAR</u>
SFA	40	4.90 ACRES				
TOTAL	40	4.90 ACRES				

### Approved Waivers/Modifications

WAIVE TRAIL REQUIREMENT  
 WAIVE ON-ROAD BIKE LANE  
 WAIVE SERVICE DRIVE REQUIREMENT

# Approved Proffers

PROFFER STATEMENT DATE: 01-22-2015

<u>PROFFER</u>	<u>DUE</u>	<u>TRIG #</u>	<u>TRIG EVENT</u>	<u>CONTRIB AMT</u>	<u>EXPIR. DTE</u>
HOA COVENANT / OPEN SPACE	01-01-0001	0	N/A	\$0	01-01-0001
INTERPARCEL ACCESS	01-01-0001	0	N/A	\$0	01-01-0001
LANDSCAPE PLAN REQUIRED	01-01-0001	0	N/A	\$0	01-01-0001
ARCHITECTURE / GREEN BUILDING / LEEDS	01-01-0001	0	N/A	\$0	01-01-0001
ARCHEOLOGY	01-01-0001	0	N/A	\$0	01-01-0001
CONSTRUCTION VEHICLE RESTRICTIONS	01-01-0001	0	N/A	\$0	01-01-0001
DENSITY / DWELLING UNITS PER ACRE (DU/AC)	01-01-0001	0	N/A	\$0	01-01-0001
HOA ESTABLISH	01-01-0001	0	N/A	\$0	01-01-0001
HOA NOTIFICATION / DISCLOSURE	01-01-0001	0	N/A	\$0	01-01-0001
RIGHT OF WAY - RESERVATION	01-01-0001	0	N/A	\$0	01-01-0001
PUBLIC ACCESS EASEMENT	01-01-0001	0	N/A	\$0	01-01-0001
TURN LANE(S) (INCLUDES ACCEL AND DECEL LANES)	01-01-0001	0	N/A	\$0	01-01-0001
GARAGES - CONVERSION RESTRICTIONS	01-01-0001	0	N/A	\$0	01-01-0001
NOISE ATTENUATION (STUDY / WALL)	01-01-0001	0	N/A	\$0	01-01-0001
HOUSING TRUST FUND	01-01-0001	0	N/A	\$0	01-01-0001
ELDERLY / HANDICAPPED	01-01-0001	0	N/A	\$0	01-01-0001
BEST MANAGEMENT PRACTICES (BMP)	01-01-0001	0	N/A	\$0	01-01-0001
URBAN FORESTRY REVIEW	01-01-0001	0	N/A	\$0	01-01-0001
LANDSCAPING - ENVIRONMENT	01-01-0001	0	N/A	\$0	01-01-0001
LOW IMPACT DESIGN (LID) / RAINGARDEN	01-01-0001	0	N/A	\$0	01-01-0001
GEOTECHNICAL REVIEW	01-01-0001	0	N/A	\$0	01-01-0001
SIGNAGE	01-01-0001	0	N/A	\$0	01-01-0001
CONTRIBUTION - FCPA / RECREATION	01-01-0001	0	N/A	\$0	01-01-0001
RIGHT OF WAY - DEDICATION	01-01-0001	0	N/A	\$0	01-01-0001
OTHER - GENERAL	01-01-0001	0	N/A	\$0	01-01-0001
CONTRIBUTION - SCHOOLS	01-01-0001	0	N/A	\$0	01-01-0001
MINOR MODIFICATION	01-01-0001	0	N/A	\$0	01-01-0001
HOA INCORPORATION INTO ADJACENT HOA	01-01-0001	0	N/A	\$0	01-01-0001
TREE PRESERVATION / SURVEY	01-01-0001	0	N/A	\$0	01-01-0001
LIMITS OF CLEARING AND GRADING	01-01-0001	0	N/A	\$0	01-01-0001
TREE SAVE FENCING	01-01-0001	0	N/A	\$0	01-01-0001
CONSTRUCTION - HOURS / NOISE	01-01-0001	0	N/A	\$0	01-01-0001
PROFFERED PLANS	01-01-0001	0	N/A	\$0	01-01-0001
ARCHITECTURE / BUILDING MATERIALS / COLORS	01-01-0001	0	N/A	\$0	01-01-0001

Description of  
The Land of  
Woodbridge Lodge No. 583, Loyal Order of Moose, Inc.  
Mount Vernon District  
Fairfax County, Virginia  
May 1, 2012

RECEIVED  
Department of Planning & Zoning  
FEB 25 2014  
Zoning Evaluation Division

Beginning at a point on the northerly right-of-way of Richmond Highway, U. S. Route #1, variable width, said point being  $S33^{\circ}33'05''E$  32.44 feet from the southeastern corner of Parcel "A", Section One, Gunston Square.

Thence with said northerly right-of-way of said Richmond Highway and continuing with the westerly line of Parcel "A", Section One, Gunston Square  $N33^{\circ}33'05''W$  410.97 feet to an iron pipe found, said pipe being the southeastern corner of the land of Second Parcel, Woodbridge Lodge #583, Loyal Order of Moose, Inc.

Thence with the southerly line of the aforementioned Second Parcel and continuing with the southerly line of Parcel "A-1", Lorton Station South, being also the southern line of Outlet Road  $N56^{\circ}26'55''E$  663.51 feet to a point being the westerly corner of Parcel "B".

Thence with the southwesterly line of Parcel "B" and continuing with the aforementioned northerly right-of-way of Richmond Highway  $S79^{\circ}44'12''E$  149.73 feet to a point, said point being the northerly corner of the land of The Highlands at Gunston Homeowners Association.

Thence with the northwestern line of the land of The Highlands at Gunston Homeowners Association  $S06^{\circ}11'05''W$  104.18 feet to a point on the northerly right-of-way of Richmond Highway.

Thence with the northerly right-of-way of Richmond Highway  $S38^{\circ}35'08''W$  740.66 feet to the point and place of beginning and containing 4.9037 Acres of land.

Apex Surveys  
Guy H. Briggs  
Land Surveyor  
Virginia #1894