



APPLICATION ACCEPTED: June 5, 2015
PLANNING COMMISSION: March 2, 2016
BOARD OF SUPERVISORS: March 15, 2016

County of Fairfax, Virginia

February 18, 2016

STAFF REPORT

APPLICATION SEA 97-V-033-02

MOUNT VERNON DISTRICT



APPLICANT: Mount Vernon Country Club, Inc.

ZONING: R-2: Residential, Two Dwelling Units/Acre
HD: Woodlawn Historic District (part)

PARCEL: 110-1 ((1)) 3, 4, 13, and 13A

LOCATION: 5111 Old Mill Road

SITE ACREAGE: 127.73 acres

PLAN MAP: Private Recreation Use

SPECIAL EXCEPTION: Category 5: Commercial and Industrial Uses of Special Impact
○ Use 38: Golf course, country club (Sect. 9-528)

Category 6: Miscellaneous Provisions Requiring Board of Supervisors Approval
○ Use 2: Uses in a Floodplain (Sect. 9-606)

PROPOSAL: To amend the previously approved Special Exception to permit site modifications to the site's topography, including dredging and fill in the floodplain

Nick Rogers, AICP

**Excellence * Innovation * Stewardship
Integrity * Teamwork * Public Service**

Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Phone 703-324-1290 FAX 703-324-3924
www.fairfaxcounty.gov/dpz



STAFF RECOMMENDATIONS:

Staff recommends approval of SEA 97-V-033-02, subject to the proposed conditions contained in Appendix 1.

Staff recommends approval of the following waivers and modifications:

- Reaffirmation of the previously approved waiver of Sect. 17-201 of the Zoning Ordinance for a paved trail along Old Mill Road in favor of continued execution of the fundraising agreement with the Board of Supervisors,
- Modification of Sect. 13-302 of the Zoning Ordinance for the transitional screening requirement on all boundaries in favor of the existing vegetation as shown on the SEA Plat, and
- Reaffirmation of the previously approved modification of Sect. 13-302 of the Zoning Ordinance for the barrier requirement on all boundaries in favor of the existing barriers as shown on the SEA Plat.

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 recommendation of staff; it does not reflect the position of the Board of Supervisors.

The approval of this application 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

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.



Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Special Exception Amendment

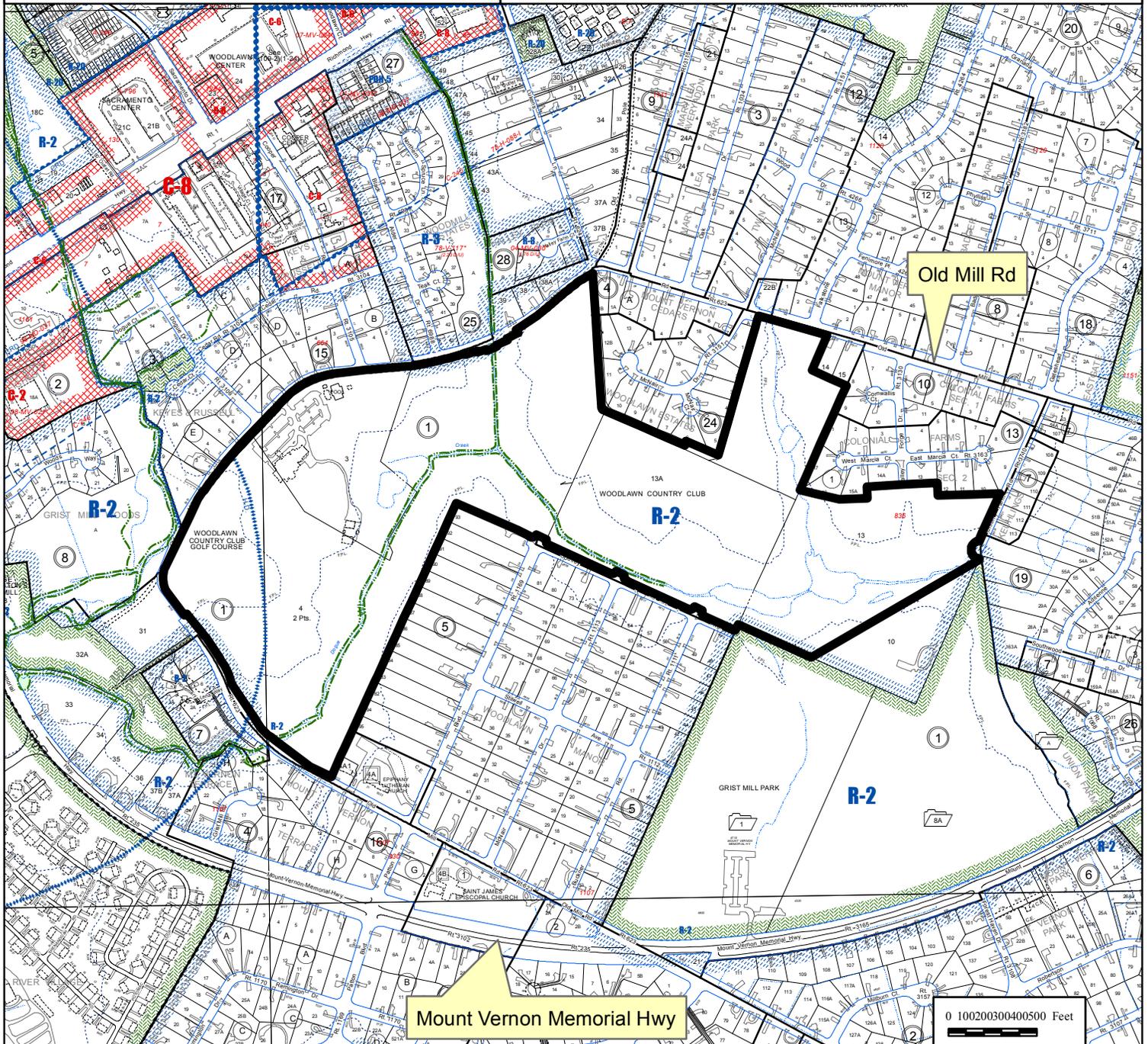
SEA 97-V -033-02

Applicant:
Accepted:
Proposed:

MOUNT VERNON COUNTRY CLUB, INC.
06/05/2015
AMEND SEA 97-V-033 PREVIOUSLY APPROVED FOR USES
IN A FLOOD PLAIN, GOLF COURSE AND COUNTRY CLUB
TO PERMIT SITE MODIFICATIONS



Area: 127.73 AC OF LAND; DISTRICT - MOUNT VERNON
Zoning Dist Sect: 03-020402-090403-0204
Located: 5111 OLD MILL ROAD, ALEXANDRIA, VA 22309
Zoning: R-2
Plan Area: 4,
Overlay Dist: HD
Map Ref Num: 110-1- /01/ /0003 /01/ /0004 /01/ /0013
/01/ /0013A



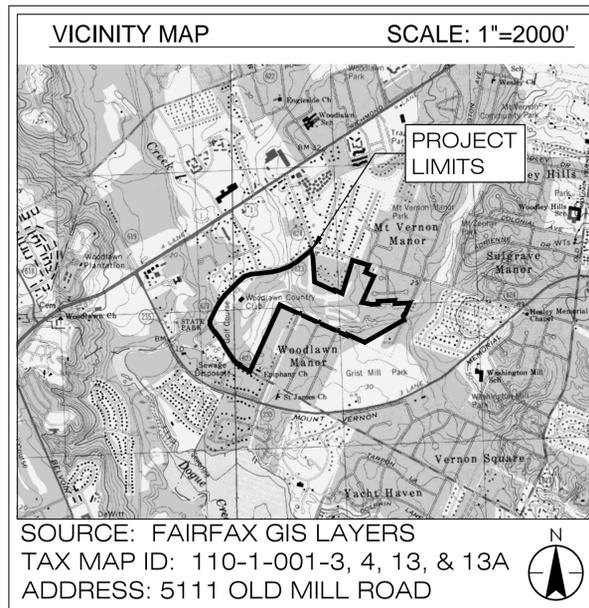
MOUNT VERNON COUNTRY CLUB GOLF COURSE RENOVATION AND STREAMBANK STABILIZATION SPECIAL EXCEPTION AMENDMENT PLAT SEA 97-V-033-2

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA
DECEMBER 2015

OWNER/DEVELOPER:
MOUNT VERNON COUNTRY CLUB, INC.
AGENT: PAUL ("PETE") VAN PELT
MOUNT VERNON COUNTRY CLUB
5111 OLD MILL ROAD
ALEXANDRIA, VIRGINIA 22309
(703) 780-3590

GENERAL NOTES:

1. THE PROPERTY IS COMPRISED OF FOUR PARCELS OF LAND IDENTIFIED ON FAIRFAX COUNTY ASSESSMENT MAPS AS: 110-1-001-3, 4, 13, & 13A.
2. ZONING OF THE SITE IS R-2.
3. EXISTING SITE USE - COUNTRY CLUB.
4. PROPOSED SITE USE - COUNTRY CLUB. SITE USES ARE CURRENTLY SUBJECT TO A SPECIAL EXCEPTION AMENDMENT (SEA97-V-033) GRANTED JUNE 16, 2003.
5. **MAPPING NOTE:** BASE PLANIMETRICS AND TOPOGRAPHY ARE AIR SURVEYED BY WINGS AERIAL MAPPING IN 1995, PLANIMETRICS UPDATED BY CEM, INC. IN 2001. ADJUSTED BY PENNONI ASSOCIATES INC. ON MAY 24, 2013. UPDATED ON APRIL 21, 2015 BY STANTEC. STANTEC BOUNDARY LOCATION WAS ESTABLISHED BY THE MONUMENTATION SHOWN ON SHEET 3. THIS DOES NOT CONSTITUTE A BOUNDARY SURVEY.
6. SITE BOUNDARY TAKEN FROM SURVEY BY ALEXANDRIA SURVEYS, INC. DATED AUGUST 6, 1991.
7. ADJACENT PROPERTY INFORMATION AND HISTORIC OVERLAY DISTRICT BOUNDARY TAKEN FROM FAIRFAX COUNTY GIS DATABASE AND CEM, INC. PLANIMETRICS.
8. RESOURCE PROTECTION AREA (RPA) AND 100-YEAR FLOODPLAIN DELINEATION BASED ON NEW STUDIES APPROVED BY FAIRFAX COUNTY. RPA PLAN 009465-RPA-001-1 APPROVED ON 12/1/2014. FLOODPLAIN STUDY 009465-FP-002-2 APPROVED ON 11/10/2014.
9. WETLAND AREAS MAPPED BY CEM, INC. WITH A JURISDICTIONAL DETERMINATION APPROVED BY THE U.S. ARMY CORPS OF ENGINEERS IN OCTOBER, 2002. RECONFIRMATION FOLLOWING AN EXPANSION OF THE STUDY LIMITS OCCURRED ON JUNE, 16, 2003.
10. UNLESS OTHERWISE INDICATED ON THE PLANS, ALL TREES ARE TO BE PRESERVED ON THE SITE.
11. ALL CANOPY AREAS DEPICTED ON PLANS ARE HARDWOOD, CONIFER, OR MIXED MATURE TREE STANDS.
12. SITE IS SERVED BY PUBLIC WATER AND SEWER.
13. **STORMWATER MANAGEMENT NOTE:** NO ADDITIONAL STORMWATER MANAGEMENT FACILITIES ARE ANTICIPATED BECAUSE NO INCREASE IN IMPERVIOUS AREA IS PROPOSED WITH THIS APPLICATION. SEE SHEET 21 FOR ADDITIONAL INFORMATION.
14. THE PROJECT HAS CURRENT COVERAGE UNDER THE CONSTRUCTION GENERAL PERMIT (CGP), THEREFORE QUALIFIES UNDER TIME LIMITS OF APPLICABLE TECHNICAL CRITERIA PROVISION OF THE SWMD SECTION 124-1-16.
15. ALL EASEMENTS WITH A WIDTH OF 25 FEET OR MORE ARE SHOWN ON THIS SEA PLAT.
16. NO KNOWN GRAVES OR BURIAL PLOTS EXIST ON THE SITE.
17. EXTERIOR SITE LIGHTING CONSISTS OF OVERHEAD LIGHTING IN PARKING LOT AND ADJACENT TO WALKWAYS AND PATIOS IN THE CLUBHOUSE AND POOL FACILITY.
18. THE ELEVATION OF THE FLOODPLAIN RANGES BETWEEN 7.59 AND 21.54 FEET DEPENDING ON THE LOCATION ON-SITE. A FLOODPLAIN STUDY (009465-FP-002-2.2 APPROVED 11/21/14) HAS BEEN SUBMITTED AND APPROVED BY FAIRFAX COUNTY.
19. ONLY THE EXISTING GOLF COURSE IRRIGATION PUMP STATION BUILDING IS NOTED WITHIN EXISTING FLOODPLAIN LIMITS. NO BUILDINGS ARE PROPOSED ON THE PROJECT, AND HENCE NONE ARE PROPOSED WITHIN THE 100-YEAR FLOODPLAIN.
20. NO OFFSITE FLOODING OR EROSION PROBLEMS WERE NOTED OR ARE ANTICIPATED.



FLOODPLAIN & RPA CUT/FILL VOLUME:

	TOTAL SITE	100-YR FLOODPLAIN	RPA
CUT (CY)	22681	18744	18958
FILL (CY)	22681	4265	5651
NET (CY)	0	-14479	-13307

*NEGATIVE NET VALUES INDICATE THAT MORE SOIL IS BEING CUT THAN FILLED, HENCE THERE WILL BE LESS SOIL IN THE 100 YEAR FLOODPLAIN AND RPA THEN PRIOR TO APPROVAL OF THIS APPLICATION.

WAIVER/MODIFICATIONS:

1. A REAFFIRMATION OF THE WAIVER OF PUBLIC TRAIL REQUIREMENTS ON THE PROPERTY IS REQUESTED FOR REASONS OF INCOMPATIBLE USE.
2. REAFFIRMATION OF THE MODIFICATION OF TRANSITIONAL SCREENING REQUIREMENTS ON ALL BOUNDARIES IN FAVOR OF THE EXISTING VEGETATION.
3. REAFFIRMATION OF THE MODIFICATION OF THE BARRIER REQUIREMENTS ALONG ALL BOUNDARIES AS PREVIOUSLY APPROVED.

SHEET INDEX:

1. COVER
2. NOTES
3. INDEX SHEET & OVERALL SITE
4. SPECIAL EXCEPTION PLAT - SHEET 4
5. SPECIAL EXCEPTION PLAT - SHEET 5
6. SPECIAL EXCEPTION PLAT - SHEET 6
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12. SPECIAL EXCEPTION PLAT - SHEET 12
13. EXISTING VEGETATION MAP
14. INDIVIDUAL TREE TABLES
15. TREE PRESERVATION TABLE AND BULK PLANE DETAIL
16. TREE PRESERVATION TABLES
17. DREDGE SPOIL DEWATERING AREA AND FENCE DESCRIPTION
18. DREDGE SPOIL STABILIZATION
19. TREE PRESERVATION/PROTECTION
20. PROPOSED PLANTING PLAN
21. STORMWATER MANAGEMENT
22. TIDAL SURVEY INFORMATION
23. STREAM SECTIONS

REV	DATE	DESCRIPTION	DSN	CHK	APP
4	12/18/15	Updated Per County Comments	AJT	JGM	GR
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PREPARED BY:

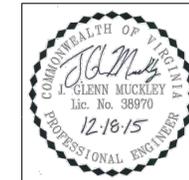
5209 Center Street
Williamsburg, VA 23188
PHONE: (757) 220-6869 FAX: (757) 229-4507

FOR:
MOUNT VERNON COUNTRY CLUB
GOLF COURSE
FAIRFAX COUNTY, VIRGINIA

TITLE:
COVER

DRAWN BY:	AJT	DESIGNED BY:	JGM
CHECKED BY:	JGM	APPROVED BY:	JGM/GR
PROJECT NUMBER:	203405300	SCALE:	AS SHOWN
DATE:	05/15/2015	FILE PATH:	U:\203405300\07_CAD

FIGURE-SHEET
1



ZONING REQUIREMENTS FOR R-2 DISTRICT:

THE FOLLOWING REQUIREMENTS ARE APPLICABLE TO NON-RESIDENTIAL USES IN THE R-2 ZONING DISTRICT

YARD	MINIMUM YARD REQUIREMENTS: REQUIRED
FRONT:	CONTROLLED BY A 45 DEGREE ANGLE OF BULK PLANE, BUT NOT LESS THAN 35 FEET
SIDE:	CONTROLLED BY A 40 DEGREE ANGLE OF BULK PLANE, BUT NOT LESS THAN 15 FEET
REAR:	CONTROLLED BY A 40 DEGREE ANGLE OF BULK PLANE, BUT NOT LESS THAN 25 FEET

SITE TABULATION (NO CHANGE):

EXISTING/PROPOSED GROSS FLOOR AREA: 31,720 SF
 MAXIMUM FLOOR AREA RATIO (FAR): 0.20
 EXISTING/PROPOSED FLOOR AREA RATIO (FAR): 0.006
 MAXIMUM ALLOWABLE BUILDING HEIGHT: 60 FEET
 MAXIMUM BUILDING HEIGHT: 26 FEET

PARKING TABULATION (NO CHANGE):

PARKING REQUIREMENT: 175 SPACES (700 MEMBERS)

	EXISTING	PROPOSED ADDITION	TOTAL
PARKING SPACES	175	0	175

TREE CANOPY TABULATION:

SEE PAGES 15, 16, AND 20 FOR TREE CANOPY CALCULATION WORKSHEET, TREE PRESERVATION TARGET CALCULATIONS, AND PROPOSED PLANTING INFORMATION

SITE TABULATION (NO CHANGE):

	EXISTING	PROPOSED ADDITION	TOTAL
CLUB HOUSE	23,555 S.F.	0	23,555 S.F.
POOL FACILITY	2,070 S.F.	0	2,070 S.F.
MAINTENANCE FACILITY	4,895 S.F.	0	4,895 S.F.
PUMP HOUSE	100 S.F.	0	100 S.F.
COMFORT STATION	1,100 S.F.	0	1,100 S.F.

IMPERVIOUS AREA TABULATION:

EXISTING IMPERVIOUS AREA = 284,808 SF (6.54 AC)
 PROPOSED IMPERVIOUS AREA = 284,648 SF (6.53 AC)
 NET CHANGE = -160 SF (0.004 AC)
 NET IMPERVIOUS CHANGE IN RPA = -558 SF (-0.01 AC)

ZONING INFORMATION (NO CHANGE):

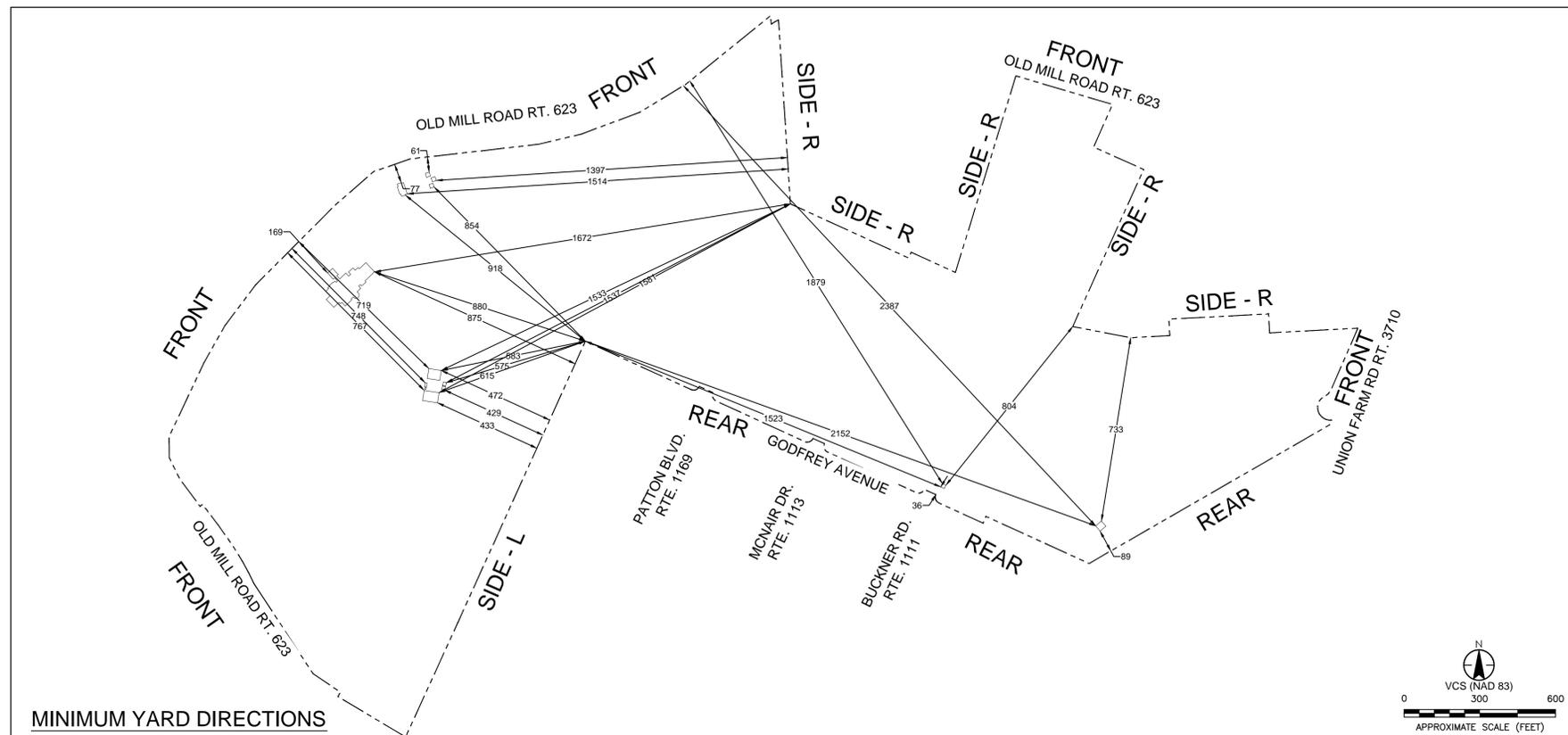
TOTAL SITE AREA = 127.73 ACRES
 PARCEL 110-1-001-3 AREA = 13.53 ACRES
 PARCEL 110-1-001-4 AREA = 71.41 ACRES
 PARCEL 110-1-001-13 AREA = 19.80 ACRES
 PARCEL 110-1-001-13A AREA = 22.99 ACRES

MINIMUM YARD DISTANCES AND MAXIMUM BUILDING HEIGHTS (NO CHANGE):

FACILITY	MINIMUM YARD MEASUREMENTS (FT)				MINIMUM SETBACK (FT)	BUILDING HEIGHT (FT)
	FRONT	REAR	SIDE - R	SIDE - L		
CLUB HOUSE	169	880	1672	875	169	26
POOL FACILITY	77	918	1514	918	77	20
POOL FACILITY - GAZEBOS	61	854	1397	854	61	20
MAINTENANCE FACILITY 1	719	583	1533	472	472	18
MAINTENANCE FACILITY 2	767	615	1581	433	433	18
MAINTENANCE FACILITY SHEDS	748	575	1537	429	429	18
IRRIGATION PUMP HOUSE	1879	36	804	1523	36	< 26
COMFORT STATION	2387	89	733	2152	89	12

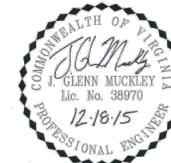
NOTE:

ALL EXISTING BUILDINGS (LOCATIONS SHOWN ON SHEET 3) ARE TO REMAIN UN-ALTERED AND MEET THE REQUIRED REGULATIONS PER THE FAIRFAX ZONING ORDINANCE PART 2 SECTION 3-207 BULK REGULATIONS FOR STRUCTURES OTHER THAN SINGLE FAMILY DWELLINGS. POOL FACILITY - GAZEBOS AND MAINTENANCE SHEDS ARE SHOWN WITH THE MINIMUM YARD SETBACKS FOR EACH CLUSTER OF STRUCTURES.



GENERAL NOTES:

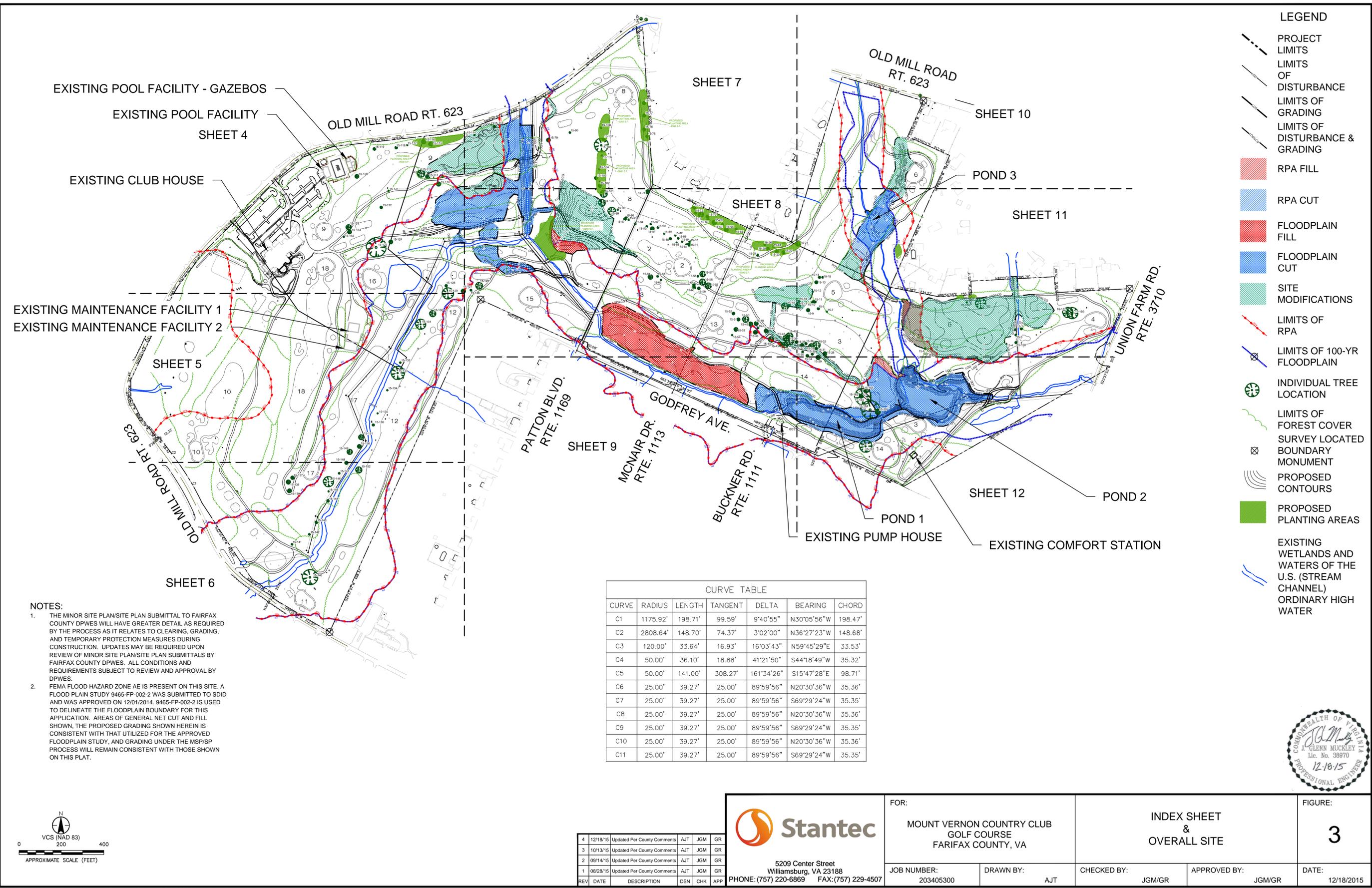
- TOTAL PROPOSED DISTURBED AREA ON THE ENTIRE SPECIAL EXCEPTION PROPERTY = 913,092 SQUARE FEET (20.96 ACRES).
- TOTAL PROPOSED DISTURBED AREA WITHIN RPA = 529,256 SQUARE FEET (12.15 ACRES).
- OUTDOOR RECREATION AREA ONSITE IS APPROXIMATELY 122 ACRES.
- EXISTING SEATING CAPACITY IS 410. PROPOSED SEATING CAPACITY IS 410.
- PURSUANT TO A DETERMINATION BY THE ZONING ADMINISTRATOR REGARDING ARTICLE 13 TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS FOR GOLF COURSE AND COUNTY CLUB USES, THESE USES ARE CONSIDERED TO BE SIMILAR TO A COMMERCIAL RECREATION USE. IN ACCORDANCE WITH THIS DETERMINATION, TRANSITIONAL SCREENING 2 AND BARRIER D, E OR F ARE REQUIRED BETWEEN THE GOLF COURSE/COUNTRY CLUB AND ADJACENT/ABUTTING RESIDENTIAL USES, UNLESS WAIVED OR MODIFIED.



REV	DATE	DESCRIPTION	DSN	CHK	APP
4	12/18/15	Updated Per County Comments	AJT	JGM	GR
3	10/13/15	Updated Per County Comments	AJT	JGM	GR
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1	08/28/15	Updated Per County Comments	AJT	JGM	GR

Stantec
 5209 Center Street
 Williamsburg, VA 23188
 PHONE: (757) 220-6869 FAX: (757) 229-4507

FOR: MOUNT VERNON COUNTRY CLUB GOLF COURSE FARIFAX COUNTY, VA		NOTES		FIGURE: 2
JOB NUMBER: 203405300	DRAWN BY: AJT	CHECKED BY: JGM/GR	APPROVED BY: JGM/GR	DATE: 12/18/2015



- LEGEND**
- PROJECT LIMITS
 - LIMITS OF DISTURBANCE
 - LIMITS OF GRADING
 - LIMITS OF DISTURBANCE & GRADING
 - RPA FILL
 - RPA CUT
 - FLOODPLAIN FILL
 - FLOODPLAIN CUT
 - SITE MODIFICATIONS
 - LIMITS OF RPA
 - LIMITS OF 100-YR FLOODPLAIN
 - INDIVIDUAL TREE LOCATION
 - LIMITS OF FOREST COVER
 - SURVEY LOCATED BOUNDARY MONUMENT
 - PROPOSED CONTOURS
 - PROPOSED PLANTING AREAS
 - EXISTING WETLANDS AND WATERS OF THE U.S. (STREAM CHANNEL)
 - ORDINARY HIGH WATER

- NOTES:**
- THE MINOR SITE PLAN/SITE PLAN SUBMITTAL TO FAIRFAX COUNTY DPWES WILL HAVE GREATER DETAIL AS REQUIRED BY THE PROCESS AS IT RELATES TO CLEARING, GRADING, AND TEMPORARY PROTECTION MEASURES DURING CONSTRUCTION. UPDATES MAY BE REQUIRED UPON REVIEW OF MINOR SITE PLAN/SITE PLAN SUBMITTALS BY FAIRFAX COUNTY DPWES. ALL CONDITIONS AND REQUIREMENTS SUBJECT TO REVIEW AND APPROVAL BY DPWES.
 - FEMA FLOOD HAZARD ZONE AE IS PRESENT ON THIS SITE. A FLOOD PLAIN STUDY 9465-FP-002-2 WAS SUBMITTED TO SDID AND WAS APPROVED ON 12/01/2014. 9465-FP-002-2 IS USED TO DELINEATE THE FLOODPLAIN BOUNDARY FOR THIS APPLICATION. AREAS OF GENERAL NET CUT AND FILL SHOWN, THE PROPOSED GRADING SHOWN HEREIN IS CONSISTENT WITH THAT UTILIZED FOR THE APPROVED FLOODPLAIN STUDY, AND GRADING UNDER THE MSP/SP PROCESS WILL REMAIN CONSISTENT WITH THOSE SHOWN ON THIS PLAT.

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARING	CHORD
C1	1175.92'	198.71'	99.59'	9°40'55"	N30°05'56"W	198.47'
C2	2808.64'	148.70'	74.37'	3°02'00"	N36°27'23"W	148.68'
C3	120.00'	33.64'	16.93'	16°03'43"	N59°45'29"E	33.53'
C4	50.00'	36.10'	18.88'	41°21'50"	S44°18'49"W	35.32'
C5	50.00'	141.00'	308.27'	161°34'26"	S15°47'28"E	98.71'
C6	25.00'	39.27'	25.00'	89°59'56"	N20°30'36"W	35.36'
C7	25.00'	39.27'	25.00'	89°59'56"	S69°29'24"W	35.35'
C8	25.00'	39.27'	25.00'	89°59'56"	N20°30'36"W	35.36'
C9	25.00'	39.27'	25.00'	89°59'56"	S69°29'24"W	35.35'
C10	25.00'	39.27'	25.00'	89°59'56"	N20°30'36"W	35.36'
C11	25.00'	39.27'	25.00'	89°59'56"	S69°29'24"W	35.35'

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FOR:
MOUNT VERNON COUNTRY CLUB
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FARIFAX COUNTY, VA

JOB NUMBER:
203405300

DRAWN BY:
AJT

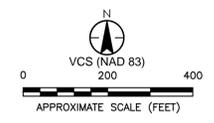
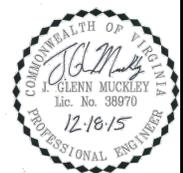
INDEX SHEET
&
OVERALL SITE

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JGM/GR

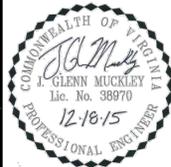
APPROVED BY:
JGM/GR

FIGURE:
3

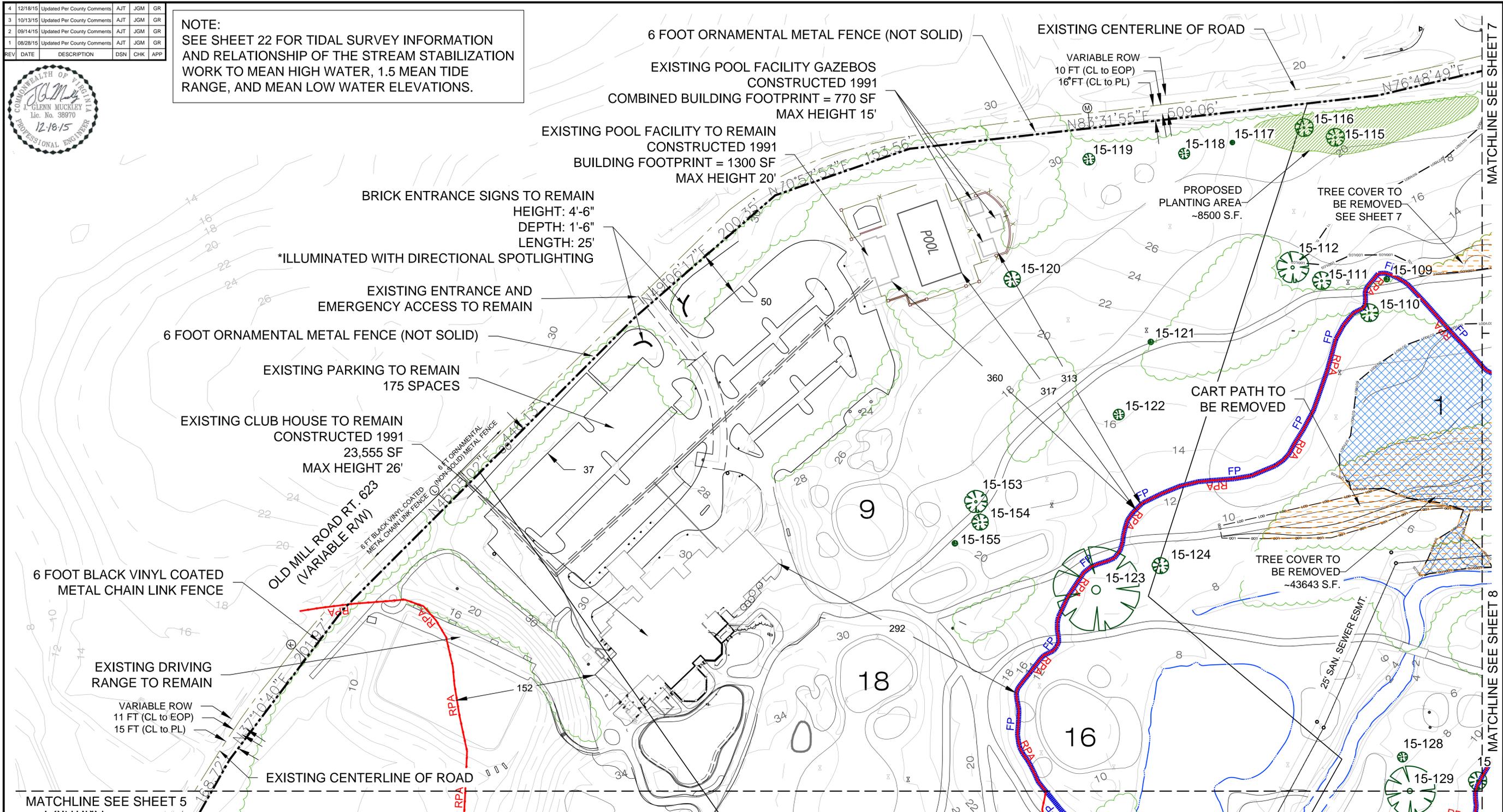
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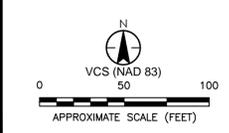


NOTE:
SEE SHEET 22 FOR TIDAL SURVEY INFORMATION AND RELATIONSHIP OF THE STREAM STABILIZATION WORK TO MEAN HIGH WATER, 1.5 MEAN TIDE RANGE, AND MEAN LOW WATER ELEVATIONS.

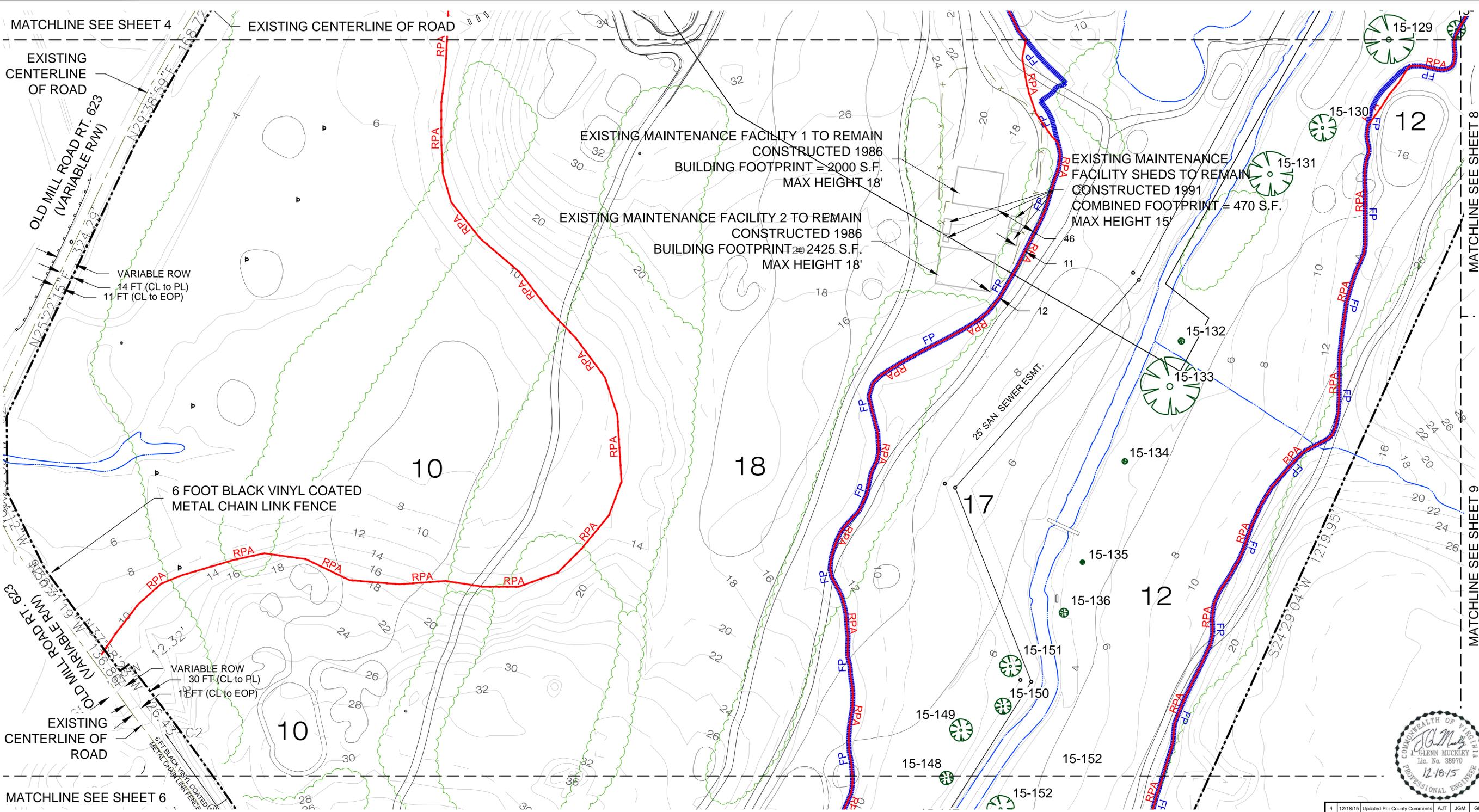


- PROJECT LIMITS
- LIMITS OF DISTURBANCE
- LIMITS OF GRADING
- LIMITS OF DISTURBANCE & GRADING
- LIMITS OF RPA*
- LIMITS OF 100-YR FLOODPLAIN**
- LIMITS OF 100-YR FLOODPLAIN AND RPA OVERLAP
- TREE COVER TO BE REMOVED
- FLOODPLAIN FILL
- FLOODPLAIN CUT
- RPA FILL
- RPA CUT
- INDIVIDUAL TREE LOCATION
- LIMITS OF FOREST COVER
- PROPOSED CONTOURS
- PROPOSED PLANTING AREAS
- TREE TO BE REMOVED***
- EXISTING CONTOURS
- EXISTING WETLANDS AND WATERS OF THE U.S. (STREAM CHANNEL) ORDINARY HIGH WATER

*RPA DESIGNATION IS ALWAYS ON AREA OF RPA.
**FP DESIGNATION IS ALWAYS ON THE OUTSIDE OF FLOODPLAIN.
***TREES NOT MARKED FOR REMOVAL ARE TO BE RETAINED.



<p>5209 Center Street Williamsburg, VA 23188 PHONE: (757) 220-6869 FAX: (757) 229-4507</p>	FOR:	MOUNT VERNON COUNTRY CLUB GOLF COURSE FARIFAX COUNTY, VA		FIGURE:	4
	JOB NUMBER:	203405300	DRAWN BY:	AJT	CHECKED BY:
				APPROVED BY:	JGM/GR
				DATE:	12/18/2015



PROJECT LIMITS (Dashed line)

LIMITS OF DISTURBANCE (Dotted line)

LIMITS OF GRADING (Dashed line)

LIMITS OF DISTURBANCE & GRADING (Dotted line)

RPA LIMITS OF RPA* (Red line)

FP LIMITS OF 100-YR FLOODPLAIN** (Blue line)

LIMITS OF 100-YR FLOODPLAIN AND RPA OVERLAP (Red/Blue line)

TREE COVER TO BE REMOVED (Orange dashed line)

FLOODPLAIN FILL (Red cross-hatch)

FLOODPLAIN CUT (Blue cross-hatch)

RPA FILL (Red diagonal lines)

RPA CUT (Blue diagonal lines)

INDIVIDUAL TREE LOCATION (Green circle with '15-155')

TREE TO BE REMOVED*** (Red 'X')

EXISTING CONTOURS (Grey line)

EXISTING WETLANDS AND WATERS OF THE U.S. (STREAM CHANNEL) ORDINARY HIGH WATER (Blue line)

LIMITS OF FOREST COVER (Green wavy line)

PROPOSED CONTOURS (Grey wavy line)

PROPOSED PLANTING AREAS (Green hatched area)

*RPA DESIGNATION IS ALWAYS ON AREA OF RPA.
**FP DESIGNATION IS ALWAYS ON THE OUTSIDE OF FLOODPLAIN.
***TREES NOT MARKED FOR REMOVAL ARE TO BE RETAINED.

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REV	DATE	DESCRIPTION	DSN	CHK	APP

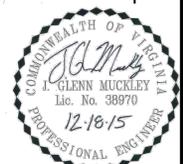
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FOR: MOUNT VERNON COUNTRY CLUB GOLF COURSE FARIFAX COUNTY, VA

SPECIAL EXCEPTION AMENDMENT SHEET 5

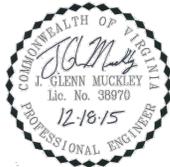
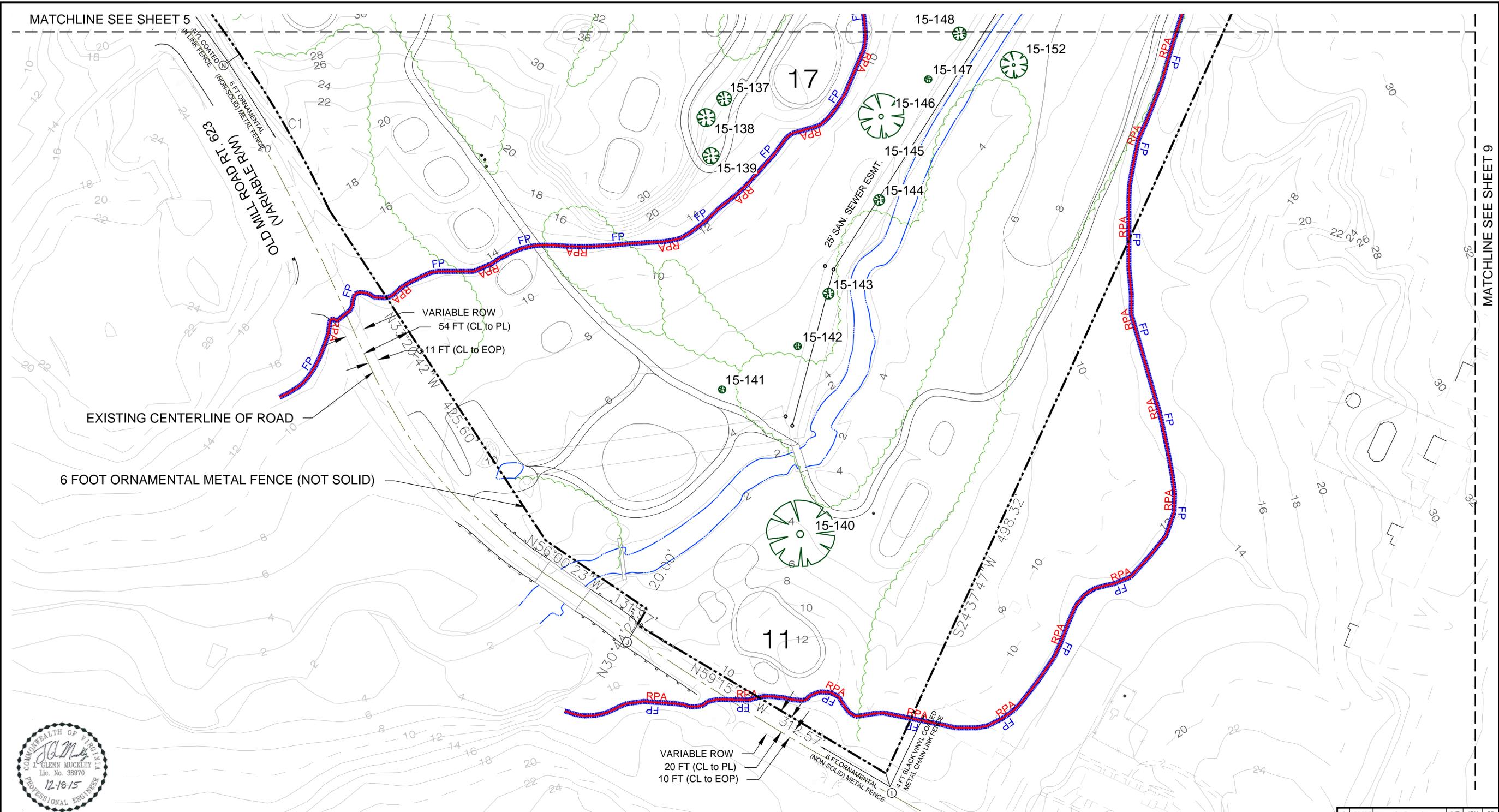
FIGURE: **5**

JOB NUMBER: 203405300 DRAWN BY: AJT CHECKED BY: JGM/GR APPROVED BY: JGM/GR DATE: 12/18/2015



MATCHLINE SEE SHEET 5

MATCHLINE SEE SHEET 9

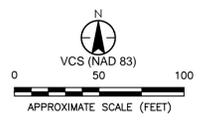


- PROJECT LIMITS
- LIMITS OF DISTURBANCE
- LIMITS OF GRADING
- LIMITS OF DISTURBANCE & GRADING
- LIMITS OF RPA*
- LIMITS OF 100-YR FLOODPLAIN**
- LIMITS OF 100-YR FLOODPLAIN AND RPA OVERLAP
- TREE COVER TO BE REMOVED
- FLOODPLAIN FILL
- FLOODPLAIN CUT
- RPA FILL
- RPA CUT
- INDIVIDUAL TREE LOCATION
- LIMITS OF FOREST COVER
- PROPOSED CONTOURS
- PROPOSED PLANTING AREAS
- TREE TO BE REMOVED***
- EXISTING CONTOURS
- EXISTING WETLANDS AND WATERS OF THE U.S. (STREAM CHANNEL) ORDINARY HIGH WATER

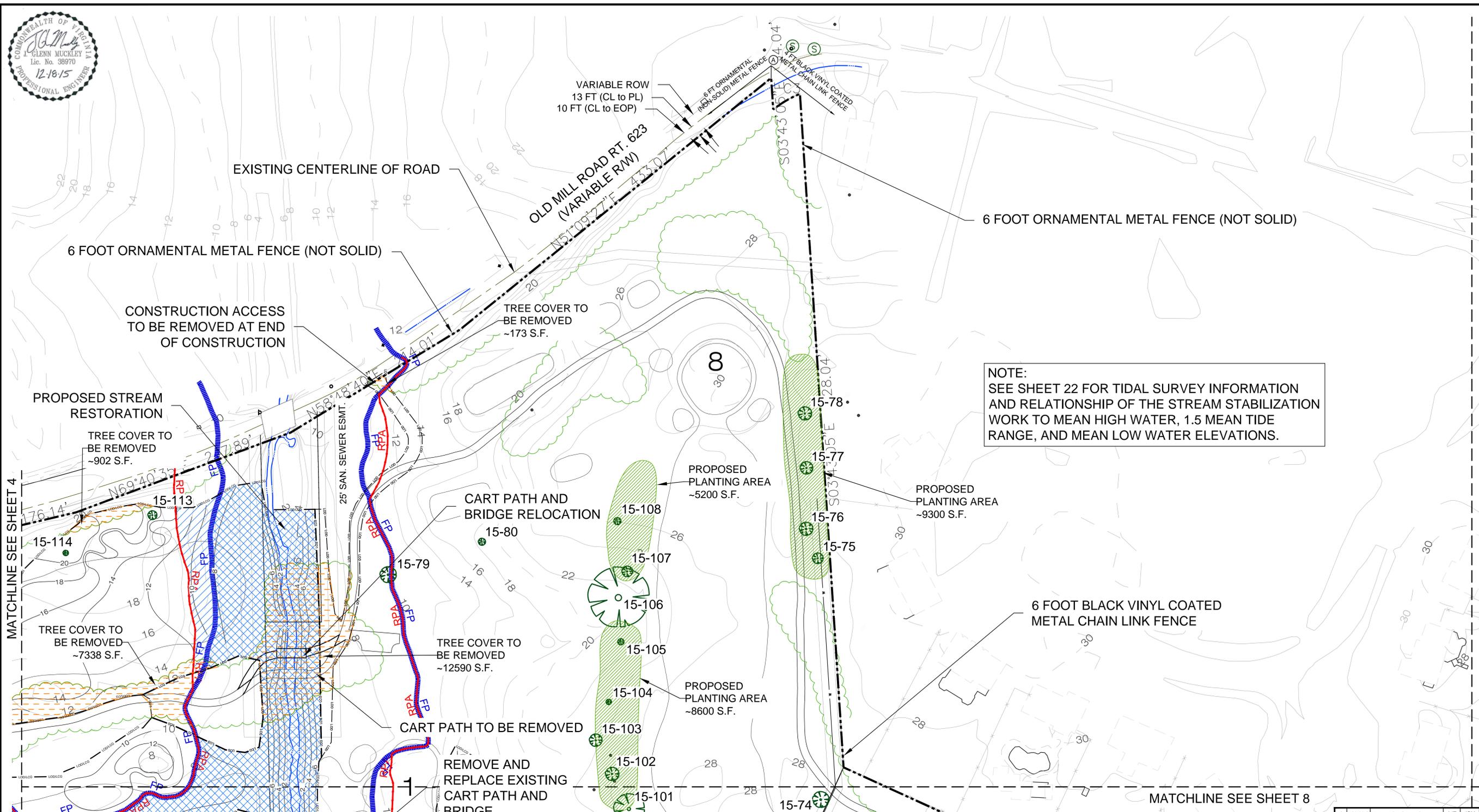
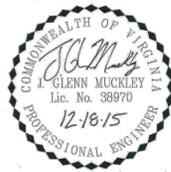
*RPA DESIGNATION IS ALWAYS ON AREA OF RPA.
 **FP DESIGNATION IS ALWAYS ON THE OUTSIDE OF FLOODPLAIN.

***TREES NOT MARKED FOR REMOVAL ARE TO BE RETAINED.

REV	DATE	DESCRIPTION	DSN	CHK	APP
4	12/18/15	Updated Per County Comments	AJT	JGM	GR
3	10/13/15	Updated Per County Comments	AJT	JGM	GR
2	09/14/15	Updated Per County Comments	AJT	JGM	GR
1	08/28/15	Updated Per County Comments	AJT	JGM	GR



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	JOB NUMBER:	DRAWN BY:	CHECKED BY:	APPROVED BY:	DATE:	
	203405300	AJT	JGM/GR	JGM/GR	12/18/2015	



NOTE:
SEE SHEET 22 FOR TIDAL SURVEY INFORMATION
AND RELATIONSHIP OF THE STREAM STABILIZATION
WORK TO MEAN HIGH WATER, 1.5 MEAN TIDE
RANGE, AND MEAN LOW WATER ELEVATIONS.

MATCHLINE SEE SHEET 4

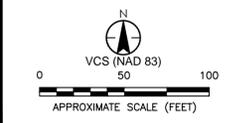
MATCHLINE SEE SHEET 10

MATCHLINE SEE SHEET 8

- PROJECT LIMITS
- LIMITS OF DISTURBANCE
- LIMITS OF GRADING
- LIMITS OF DISTURBANCE & GRADING
- LIMITS OF RPA*
- LIMITS OF 100-YR FLOODPLAIN**
- LIMITS OF 100-YR FLOODPLAIN AND RPA OVERLAP
- TREE COVER TO BE REMOVED
- FLOODPLAIN FILL
- FLOODPLAIN CUT
- RPA FILL
- RPA CUT
- INDIVIDUAL TREE LOCATION
- LIMITS OF FOREST COVER
- PROPOSED CONTOURS
- PROPOSED PLANTING AREAS
- TREE TO BE REMOVED***
- EXISTING CONTOURS
- EXISTING WETLANDS AND WATERS OF THE U.S. (STREAM CHANNEL) ORDINARY HIGH WATER

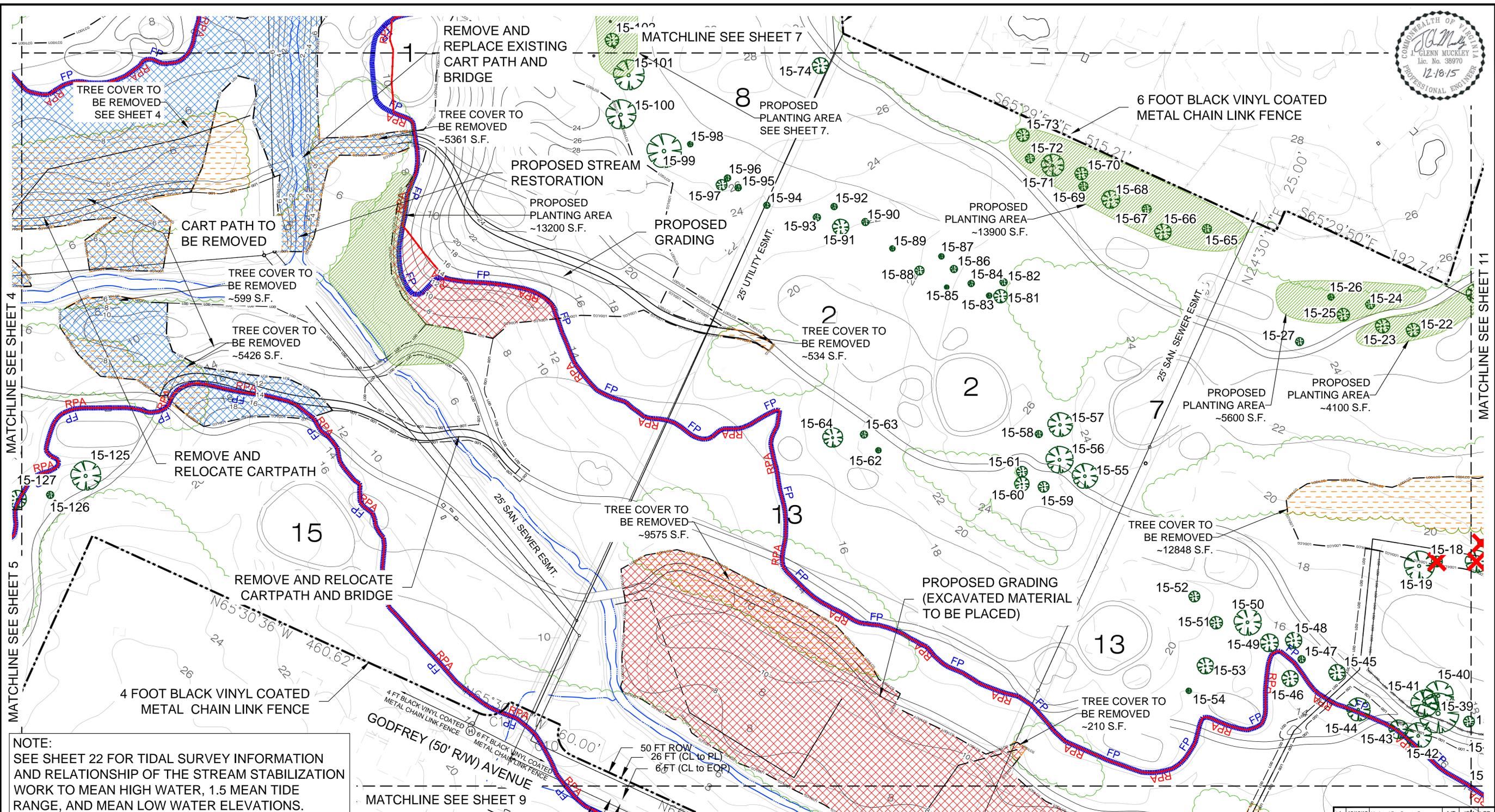
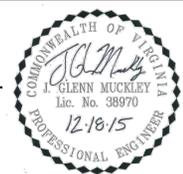
*RPA DESIGNATION IS ALWAYS ON AREA OF RPA.
**FP DESIGNATION IS ALWAYS ON THE OUTSIDE OF FLOODPLAIN.

***TREES NOT MARKED FOR REMOVAL ARE TO BE RETAINED.



REV	DATE	DESCRIPTION	DSN	CHK	APP
4	12/18/15	Updated Per County Comments	AJT	JGM	GR
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	JOB NUMBER:	203405300	DRAWN BY:	AJT	CHECKED BY:	JGM/GR	APPROVED BY:	JGM/GR	DATE:

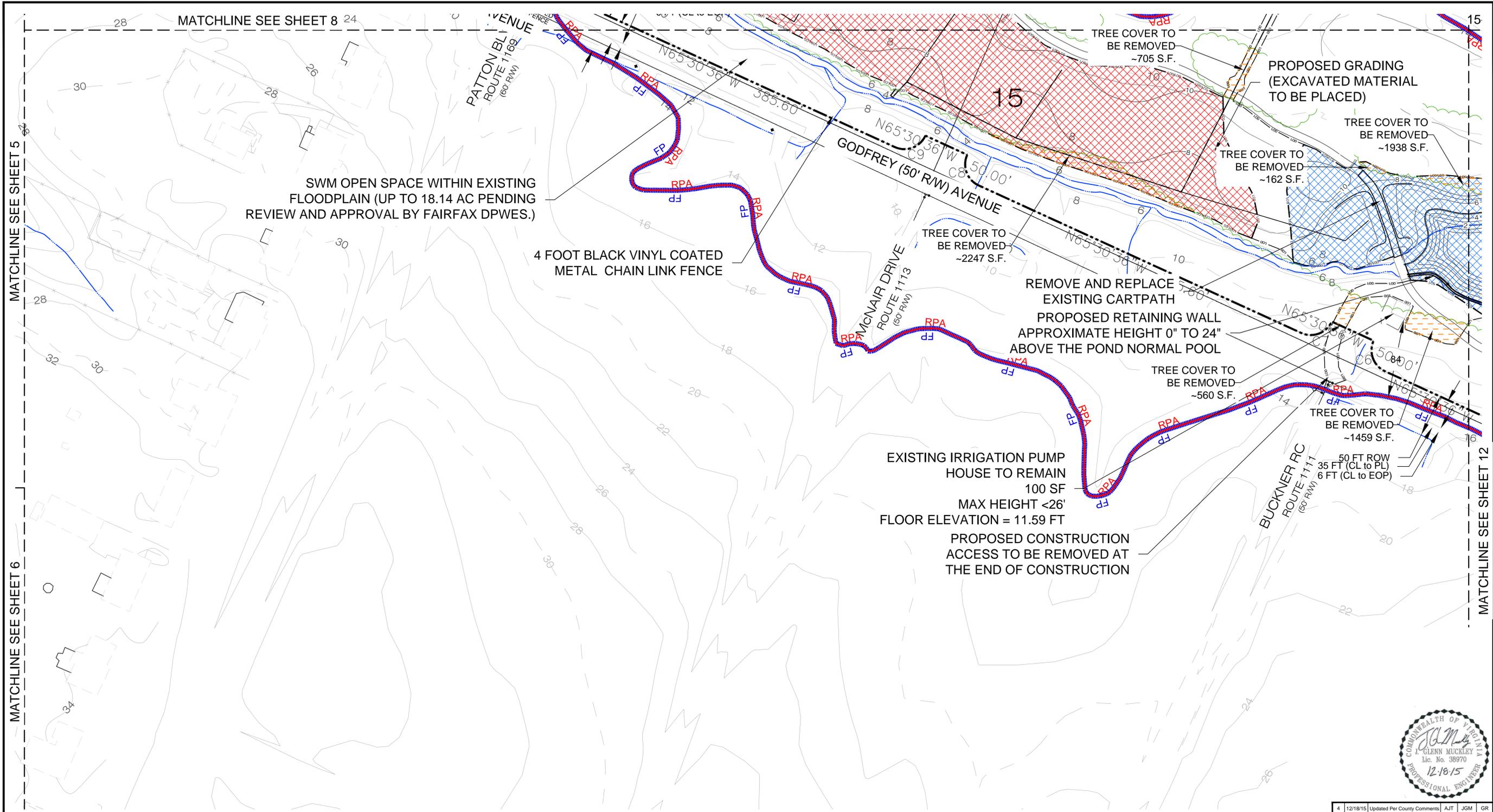


PROJECT LIMITS	LIMITS OF RPA*	FLOODPLAIN FILL	INDIVIDUAL TREE LOCATION	TREE TO BE REMOVED***
LIMITS OF DISTURBANCE	LIMITS OF 100-YR FLOODPLAIN**	FLOODPLAIN CUT	LIMITS OF FOREST COVER	EXISTING CONTOURS
LIMITS OF GRADING	LIMITS OF 100-YR FLOODPLAIN AND RPA OVERLAP	RPA FILL	PROPOSED CONTOURS	EXISTING WETLANDS AND WATERS OF THE U.S. (STREAM CHANNEL) ORDINARY HIGH WATER
LIMITS OF DISTURBANCE & GRADING	TREE COVER TO BE REMOVED	RPA CUT	PROPOSED PLANTING AREAS	

*RPA DESIGNATION IS ALWAYS ON AREA OF RPA.
**FP DESIGNATION IS ALWAYS ON THE OUTSIDE OF FLOODPLAIN.
***TREES NOT MARKED FOR REMOVAL ARE TO BE RETAINED.

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1	08/28/15	Updated Per County Comments	AJT	JGM	GR
REV	DATE	DESCRIPTION	DSN	CHK	APP

FOR: MOUNT VERNON COUNTRY CLUB GOLF COURSE FARIFAX COUNTY, VA		SPECIAL EXCEPTION AMENDMENT SHEET 8		FIGURE: 8
JOB NUMBER: 203405300	DRAWN BY: AJT	CHECKED BY: JGM/GR	APPROVED BY: JGM/GR	DATE: 12/18/2015



PROJECT LIMITS (Dashed line)

LIMITS OF DISTURBANCE (Dotted line)

LIMITS OF GRADING (Dashed line)

LIMITS OF DISTURBANCE & GRADING (Dotted line)

RPA LIMITS OF RPA* (Red hatched)

FP LIMITS OF 100-YR FLOODPLAIN** (Blue hatched)

LIMITS OF 100-YR FLOODPLAIN AND RPA OVERLAP (Red/Blue hatched)

TREE COVER TO BE REMOVED (Orange dashed)

FLOODPLAIN FILL 15-155 (Red cross-hatched)

FLOODPLAIN CUT (Blue cross-hatched)

RPA FILL (Red diagonal)

RPA CUT (Blue diagonal)

INDIVIDUAL TREE LOCATION (Green circle with '15-155')

LIMITS OF FOREST COVER (Green wavy line)

PROPOSED CONTOURS (Grey wavy line)

PROPOSED PLANTING AREAS (Green hatched)

TREE TO BE REMOVED*** (Red 'X')

EXISTING CONTOURS (Grey wavy line)

EXISTING WETLANDS AND WATERS OF THE U.S. (STREAM CHANNEL) ORDINARY HIGH WATER (Blue wavy line)

*RPA DESIGNATION IS ALWAYS ON AREA OF RPA.
 **FP DESIGNATION IS ALWAYS ON THE OUTSIDE OF FLOODPLAIN.
 ***TREES NOT MARKED FOR REMOVAL ARE TO BE RETAINED.



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1	08/28/15	Updated Per County Comments	AJT	JGM	GR

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FOR: MOUNT VERNON COUNTRY CLUB GOLF COURSE FARIFAX COUNTY, VA

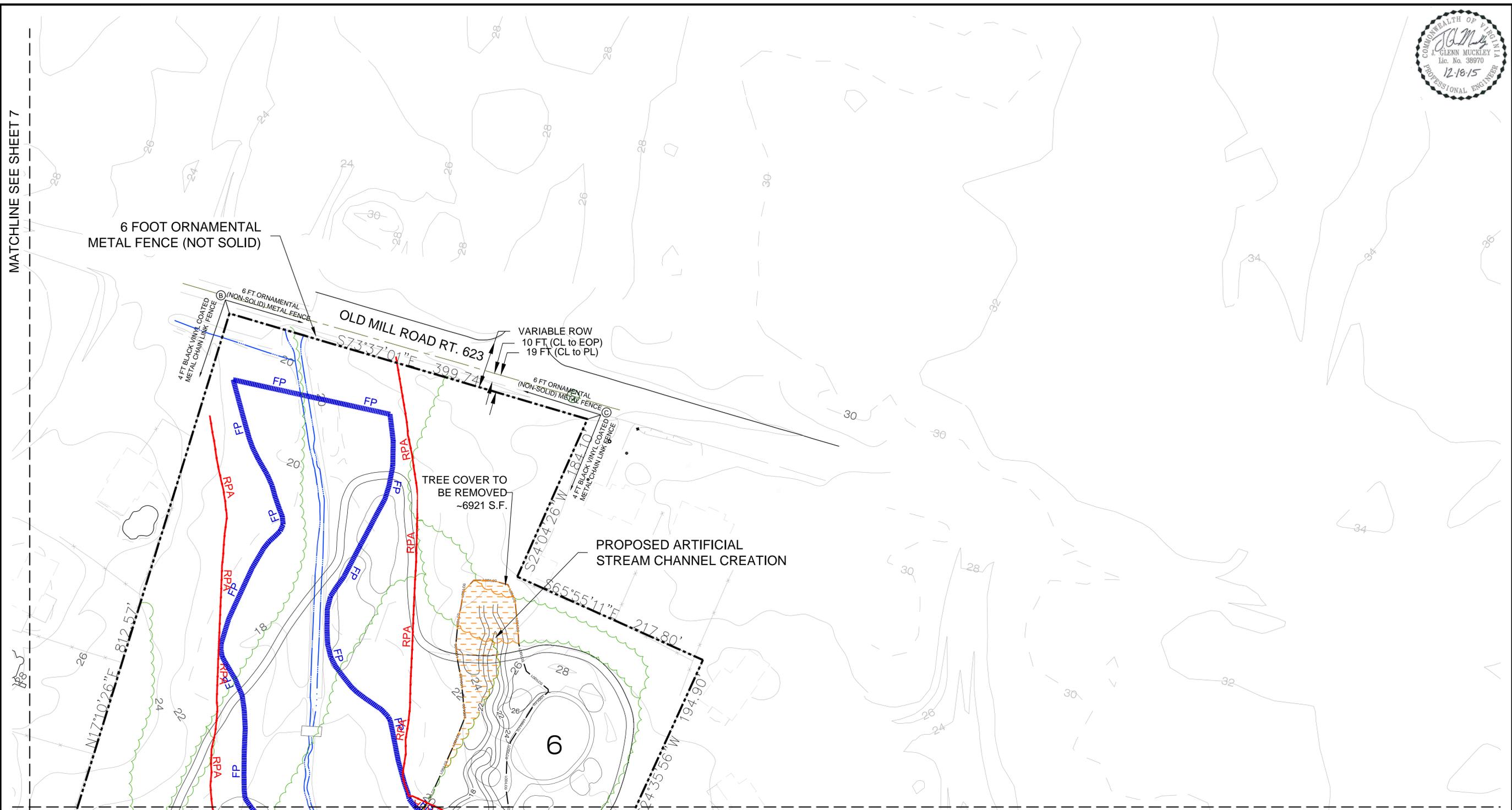
SPECIAL EXCEPTION AMENDMENT SHEET 9

FIGURE: **9**

JOB NUMBER: 203405300 DRAWN BY: AJT CHECKED BY: JGM/GR APPROVED BY: JGM/GR DATE: 12/18/2015



MATCHLINE SEE SHEET 7



MATCHLINE SEE SHEET 11

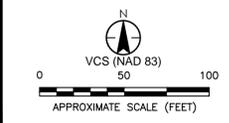
	PROJECT LIMITS		LIMITS OF RPA*		FLOODPLAIN FILL		INDIVIDUAL TREE LOCATION		TREE TO BE REMOVED**
	LIMITS OF DISTURBANCE		LIMITS OF 100-YR FLOODPLAIN**		FLOODPLAIN CUT		LIMITS OF FOREST COVER		EXISTING CONTOURS
	LIMITS OF GRADING		LIMITS OF 100-YR FLOODPLAIN AND RPA OVERLAP		RPA FILL		PROPOSED CONTOURS		EXISTING WETLANDS AND WATERS OF THE U.S. (STREAM CHANNEL) ORDINARY HIGH WATER
	LIMITS OF DISTURBANCE & GRADING		TREE COVER TO BE REMOVED		RPA CUT		PROPOSED PLANTING AREAS		

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**FP DESIGNATION IS ALWAYS ON THE OUTSIDE OF FLOODPLAIN.

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1	08/28/15	Updated Per County Comments	AJT	JGM	GR
REV	DATE	DESCRIPTION	DSN	CHK	APP

FOR: MOUNT VERNON COUNTRY CLUB GOLF COURSE FARIFAX COUNTY, VA		SPECIAL EXCEPTION AMENDMENT SHEET 10		FIGURE: 10
JOB NUMBER: 203405300	DRAWN BY: AJT	CHECKED BY: JGM/GR	APPROVED BY: JGM/GR	DATE: 12/18/2015

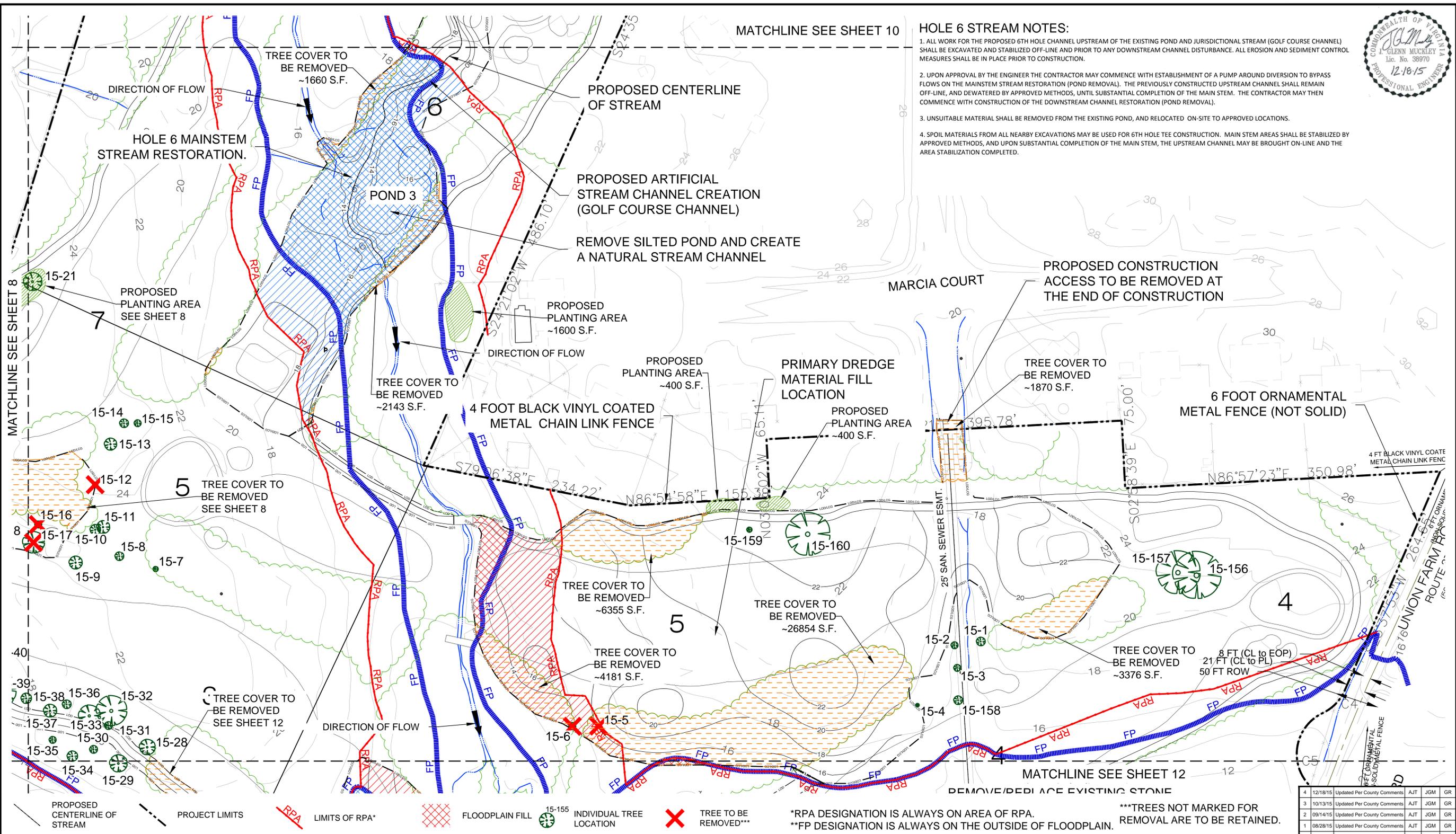




MATCHLINE SEE SHEET 10

HOLE 6 STREAM NOTES:

1. ALL WORK FOR THE PROPOSED 6TH HOLE CHANNEL UPSTREAM OF THE EXISTING POND AND JURISDICTIONAL STREAM (GOLF COURSE CHANNEL) SHALL BE EXCAVATED AND STABILIZED OFF-LINE AND PRIOR TO ANY DOWNSTREAM CHANNEL DISTURBANCE. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION.
2. UPON APPROVAL BY THE ENGINEER THE CONTRACTOR MAY COMMENCE WITH ESTABLISHMENT OF A PUMP AROUND DIVERSION TO BYPASS FLOWS ON THE MAINSTEM STREAM RESTORATION (POND REMOVAL). THE PREVIOUSLY CONSTRUCTED UPSTREAM CHANNEL SHALL REMAIN OFF-LINE, AND DEWATERED BY APPROVED METHODS, UNTIL SUBSTANTIAL COMPLETION OF THE MAIN STEM. THE CONTRACTOR MAY THEN COMMENCE WITH CONSTRUCTION OF THE DOWNSTREAM CHANNEL RESTORATION (POND REMOVAL).
3. UNSUITABLE MATERIAL SHALL BE REMOVED FROM THE EXISTING POND, AND RELOCATED ON-SITE TO APPROVED LOCATIONS.
4. SPOIL MATERIALS FROM ALL NEARBY EXCAVATIONS MAY BE USED FOR 6TH HOLE TEE CONSTRUCTION. MAIN STEM AREAS SHALL BE STABILIZED BY APPROVED METHODS, AND UPON SUBSTANTIAL COMPLETION OF THE MAIN STEM, THE UPSTREAM CHANNEL MAY BE BROUGHT ON-LINE AND THE AREA STABILIZATION COMPLETED.



LEGEND

- PROPOSED CENTERLINE OF STREAM
- PROJECT LIMITS
- LIMITS OF DISTURBANCE
- LIMITS OF GRADING
- LIMITS OF DISTURBANCE & GRADING
- RPA LIMITS OF RPA*
- FP LIMITS OF 100-YR FLOODPLAIN**
- LIMITS OF 100-YR FLOODPLAIN AND RPA OVERLAP
- TREE COVER TO BE REMOVED
- FLOODPLAIN FILL
- FLOODPLAIN CUT
- RPA FILL
- RPA CUT
- INDIVIDUAL TREE LOCATION
- LIMITS OF FOREST COVER
- PROPOSED CONTOURS
- PROPOSED PLANTING AREAS
- TREE TO BE REMOVED***
- EXISTING CONTOURS
- EXISTING WETLANDS AND WATERS OF THE U.S. (STREAM CHANNEL) ORDINARY HIGH WATER

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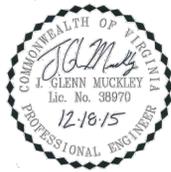
FOR: MOUNT VERNON COUNTRY CLUB GOLF COURSE FARIFAX COUNTY, VA

SPECIAL EXCEPTION AMENDMENT SHEET 11

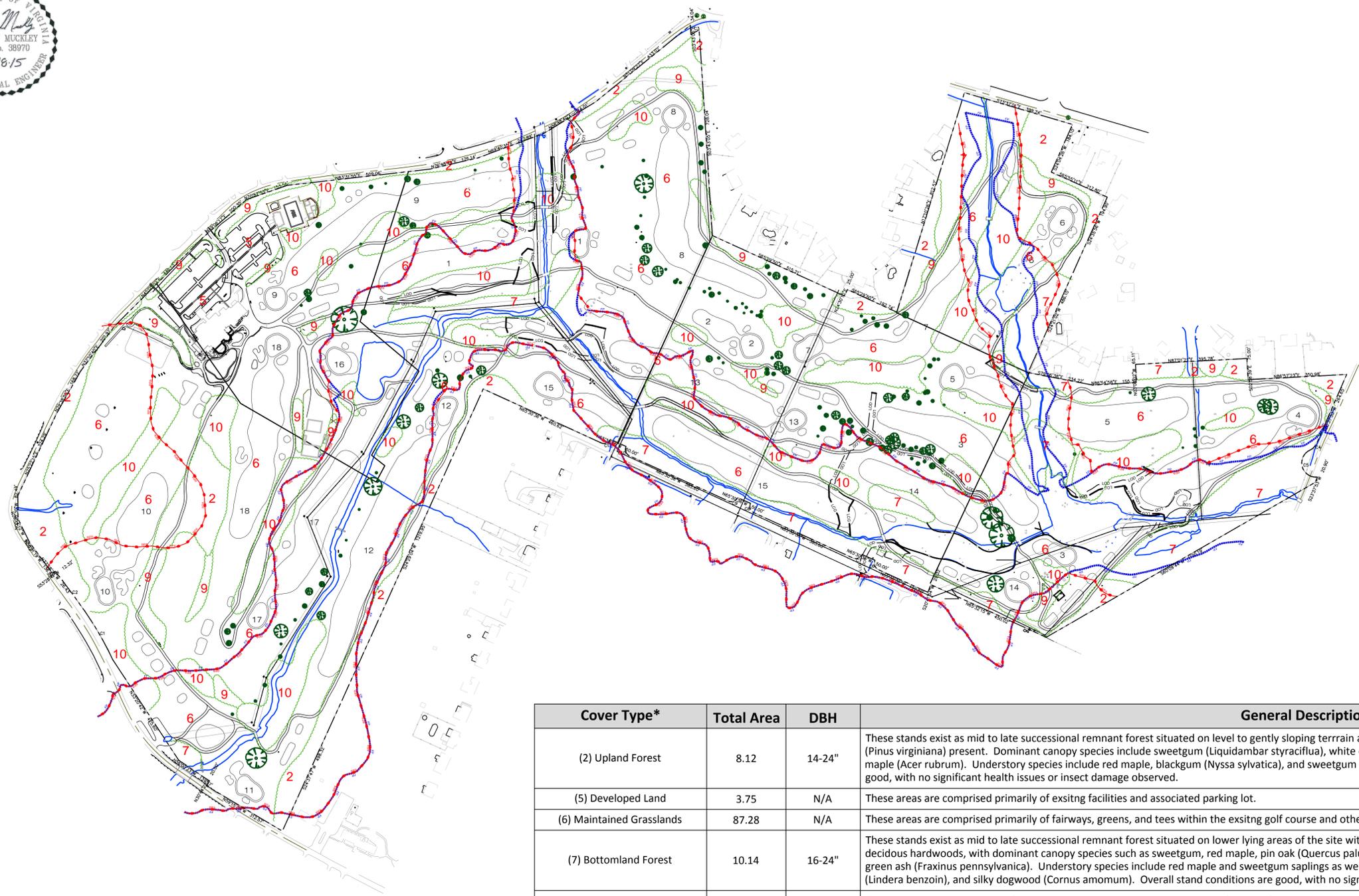
FIGURE: 11

JOB NUMBER: 203405300 DRAWN BY: AJT CHECKED BY: JGM/GR APPROVED BY: JGM/GR DATE: 12/18/2015

REV	DATE	DESCRIPTION	DSN	CHK	APP
4	12/18/15	Updated Per County Comments	AJT	JGM	GR
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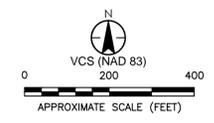


- LEGEND**
- PROJECT LIMITS
 - LIMITS OF RPA
 - LIMITS OF 100-YR FLOODPLAIN
 - LIMITS OF 100-YR FLOODPLAIN AND RPA OVERLAP
 - INDIVIDUAL TREE LOCATION
 - LIMITS OF FOREST COVER



Cover Type*	Total Area	DBH	General Description
(2) Upland Forest	8.12	14-24"	These stands exist as mid to late successional remnant forest situated on level to gently sloping terrain and are comprised of mixed deciduous hardwoods with areas of Virginia Pine (<i>Pinus virginiana</i>) present. Dominant canopy species include sweetgum (<i>Liquidambar styraciflua</i>), white oak (<i>Quercus alba</i>), Virginia pine, tulip poplar (<i>Liriodendron tulipifera</i>), and red maple (<i>Acer rubrum</i>). Understory species include red maple, blackgum (<i>Nyssa sylvatica</i>), and sweetgum saplings as well as American holly (<i>Ilex opaca</i>). Overall stand conditions are good, with no significant health issues or insect damage observed.
(5) Developed Land	3.75	N/A	These areas are comprised primarily of existing facilities and associated parking lot.
(6) Maintained Grasslands	87.28	N/A	These areas are comprised primarily of fairways, greens, and tees within the existing golf course and other routinely maintained areas devoid of woody vegetation.
(7) Bottomland Forest	10.14	16-24"	These stands exist as mid to late successional remnant forest situated on lower lying areas of the site with seasonally high water tables. These stands are comprised primarily of mixed deciduous hardwoods, with dominant canopy species such as sweetgum, red maple, pin oak (<i>Quercus palustris</i>), willow oak (<i>Quercus phellos</i>), sycamore (<i>Platanus occidentalis</i>), and green ash (<i>Fraxinus pennsylvanica</i>). Understory species include red maple and sweetgum saplings as well as shrubs such as arrowwood viburnum (<i>Viburnum dentatum</i>), spicebush (<i>Lindera benzoin</i>), and silky dogwood (<i>Cornus amomum</i>). Overall stand conditions are good, with no significant health issues or insect damage observed.
(9) Landscaped Tree Canopy	3.6	2-10"	These areas consist primarily of landscaped beds across the site consisting of canopy from planted species only. Dominant tree species include red maple, white pine (<i>Pinus strobus</i>), and Japanese zelkova (<i>Zelkova serrata</i>), with other woody tree and shrub ornamentals present such as crape myrtles (<i>Lagerstroemia</i> spp.), hollies (<i>Ilex</i> spp.), and viburnums (<i>Viburnum</i> spp.). These areas are located primarily around tees and greens on as well as around existing facilities and parking areas.
(10) Miscellaneous	14.84	14-28"	These stands consist of larger remnant trees with smaller planted trees located throughout the understory and along outer edges of stands. These stands are devoid of any natural woody understory and are routinely maintained. This cover type occurs most often along fairways within the existing golf course. Primary canopy species include Virginia pine, sweetgum, red maple, pin oak, eastern red cedar (<i>Juniperus virginiana</i>), and white pine. Planted species range from 2-6" DBH with dominant species being pin oak, red maple, and Japanese zelkova. Overall stand conditions are good, with no significant health issues or insect damage observed.

*Cover Types consist of those provided in Table 12.2 Existing Vegetation Map Cover Types as identified in the Fairfax County Public Facilities Manual



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FOR: MOUNT VERNON COUNTRY CLUB GOLF COURSE FARIFAX COUNTY, VA		EXISTING VEGETATION MAP		FIGURE: 13
JOB NUMBER: 203405300	DRAWN BY: AJT	CHECKED BY: JGM/GR	APPROVED BY: JGM/GR	DATE: 12/18/2015

Tree Number	Scientific Name	Common Name	DBH (in)	Average Canopy Diameter (ft)	Condition
15-1	<i>Gleditsia triacanthos</i>	Honey Locust	4	10	Good
15-2	<i>Gleditsia triacanthos</i>	Honey Locust	3	8	Good
15-3	<i>Platanus occidentalis</i>	American Sycamore	4	8	Good
15-4	<i>Quercus phellos</i>	Willow Oak	2	4	Good
15-5	<i>Acer rubrum</i>	Red Maple	2	5	Good
15-6	<i>Acer rubrum</i>	Red Maple	4	8	Good
15-7	<i>Quercus palustris</i>	Pin Oak	3	6	Good
15-8	<i>Zelkova serrata</i>	Japanese Zelkova	6	10	Good
15-9	<i>Acer rubrum</i>	Red Maple	10	15	Good
15-10	<i>Juniperus virginiana</i>	Eastern Red Cedar	11	12	Good
15-11	<i>Juniperus virginiana</i>	Eastern Red Cedar	14	15	Good
15-12	<i>Quercus phellos</i>	Willow Oak	2	6	Good
15-13	<i>Acer spp.</i>	Maple	8	14	Good
15-14	<i>Juniperus virginiana</i>	Eastern Red Cedar	12	10	Good
15-15	<i>Acer rubrum</i>	Red Maple	6	8	Good
15-16	<i>Liquidambar styraciflua</i>	Sweetgum	6	8	Good
15-17	<i>Pinus virginiana</i>	Virginia Pine	17	25	Fair
15-18	<i>Quercus palustris</i>	Pin Oak	8	12	Good
15-19	<i>Pinus virginiana</i>	Virginia Pine	19	33	Fair
15-20	<i>Salix babylonica</i>	Weeping Willow	10	24	Good
15-21	<i>Quercus phellos</i>	Willow Oak	13	21	Good
15-22	<i>Acer rubrum</i>	Red Maple	7	15	Good
15-23	<i>Quercus phellos</i>	Willow Oak	7	16	Good
15-24	<i>Acer rubrum</i>	Red Maple	5	10	Fair
15-25	<i>Quercus phellos</i>	Willow Oak	8	14	Good
15-26	<i>Quercus phellos</i>	Willow Oak	4	7	Good
15-27	<i>Acer rubrum</i>	Red Maple	4	9	Good
15-28	<i>Acer rubrum</i>	Red Maple	10	18	Good
15-29	<i>Acer rubrum</i>	Red Maple	11	20	Good
15-30	<i>Quercus alba</i>	White Oak	4	9	Good
15-31		Sweetgum	3	9	Good
15-32	<i>Pinus virginiana</i>	Virginia Pine	16	35	Good
15-33	<i>Ilex opaca</i>	American Holly	12	25	Good
15-34	<i>Acer rubrum</i>	Red Maple	4	12	Good
15-35	<i>Quercus palustris</i>	Pin Oak	1	8	Good
15-36	<i>Quercus palustris</i>	Pin Oak	3	10	Fair
15-37	<i>Acer rubrum</i>	Red Maple	6	15	Good
15-38	<i>Quercus phellos</i>	Willow Oak	8	12	Good
15-39	<i>Pinus virginiana</i>	Virginia Pine	19	45	Good
15-40	<i>Juniperus virginiana</i>	Eastern Red Cedar	16	33	Good
15-41	<i>Acer rubrum</i>	Red Maple	10	30	Fair
15-42	<i>Taxodium distichum</i>	Bald Cypress	12.5	29	Good
15-43	<i>Taxodium distichum</i>	Bald Cypress	10	21	Good
15-44	<i>Taxodium distichum</i>	Bald Cypress	12	26	Good
15-45	<i>Taxodium distichum</i>	Bald Cypress	8	18	Good
15-46	<i>Liquidambar styraciflua</i>	Sweetgum	24	18	Fair
15-47	<i>Taxodium distichum</i>	Bald Cypress	4	8	Fair
15-48	<i>Taxodium distichum</i>	Bald Cypress	11	18	Good
15-49	<i>Taxodium distichum</i>	Bald Cypress	10	20	Good
15-50	<i>Taxodium distichum</i>	Bald Cypress	10	30	Good
15-51	<i>Fagus spp.</i>	Beech	4	14	Good
15-52	<i>Fagus spp.</i>	Beech	6	12	Good
15-53	<i>Juniperus virginiana</i>	Eastern Red Cedar	10	18	Fair
15-54	<i>Quercus palustris</i>	Pin Oak	2	6	Good
15-55	<i>Zelkova serrata</i>	Japanese Zelkova	10	28	Good

Tree Number	Scientific Name	Common Name	DBH (in)	Average Canopy Diameter (ft)	Condition
15-56	<i>Zelkova serrata</i>	Japanese Zelkova	8	30	Good
15-57	<i>Zelkova serrata</i>	Japanese Zelkova	12	27	Good
15-58	<i>Acer rubrum</i>	Red Maple	2	8	Good
15-59	<i>Koelreuteria paniculata</i>	Golden Raintree	3	12	Good
15-60	<i>Juniperus virginiana</i>	Eastern Red Cedar	10	16	Good
15-61	<i>Juniperus virginiana</i>	Eastern Red Cedar	6	12	Good
15-62	<i>Cornus spp.</i>	Dogwood	4	6	Good
15-63	<i>Liquidambar styraciflua</i>	Sweetgum	3	8	Good
15-64	<i>Quercus phellos</i>	Willow Oak	8	22	Good
15-65	<i>Acer spp.</i>	Maple	4	10	Good
15-66	<i>Acer rubrum</i>	Red Maple	8	18	Good
15-67	<i>Acer spp.</i>	Maple	4	10	Good
15-68	<i>Acer rubrum</i>	Red Maple	7	20	Good
15-69	<i>Quercus falcata</i>	Southern Red Oak	17	35	Fair
15-70	<i>Quercus palustris</i>	Pin Oak	7	14	Good
15-71	<i>Acer rubrum</i>	Red Maple	6	25	Good
15-72	<i>Liriodendron tulipifera</i>	Tuliptree	4	10	Good
15-73	<i>Quercus palustris</i>	Pin Oak	5	14	Good
15-74	<i>Acer rubrum</i>	Red Maple	6	18	Good
15-75	<i>Zelkova serrata</i>	Japanese Zelkova	4	12	Good
15-76	<i>Quercus falcata</i>	Southern Red Oak	5	15	Good
15-77	<i>Zelkova serrata</i>	Japanese Zelkova	5	14	Good
15-78	<i>Quercus palustris</i>	Pin Oak	6	15	Good
15-79	<i>Zelkova serrata</i>	Japanese Zelkova	10	18	Good
15-80	<i>Acer rubrum</i>	Red Maple	3	8	Good
15-81	<i>Quercus alba</i>	White Oak	6	15	Good
15-82	<i>Zelkova serrata</i>	Japanese Zelkova	2	8	Good
15-83	<i>Zelkova serrata</i>	Japanese Zelkova	3	6	Good
15-84	<i>Pinus strobus</i>	White Pine	3	7	Good
15-85	<i>Zelkova serrata</i>	Japanese Zelkova	2	5	Good
15-86	<i>Acer spp.</i>	Maple	3	8	Good
15-87	<i>Pinus strobus</i>	White Pine	3	6	Good
15-88	<i>Fagus grandifolia</i>	American Beech	4	10	Good
15-89	<i>Acer spp.</i>	Maple	3	6	Good
15-90	<i>Acer spp.</i>	Maple	3	8	Good
15-91	<i>Zelkova serrata</i>	Japanese Zelkova	6	18	Good
15-92	<i>Pinus strobus</i>	White Pine	4	7	Good
15-93	<i>Pinus strobus</i>	White Pine	5	8	Good
15-94	<i>Pinus strobus</i>	White Pine	5	7	Good
15-95	<i>Pinus strobus</i>	White Pine	4	7	Good
15-96	<i>Pinus strobus</i>	White Pine	4	7	Good
15-97	<i>Pinus nigra</i>	Austrian Pine	9	12	Good
15-98	<i>Pinus strobus</i>	White Pine	4	6	Good
15-99	<i>Quercus falcata</i>	Southern Red Oak	13	38	Good
15-100	<i>Quercus falcata</i>	Southern Red Oak	10	33	Fair
15-101	<i>Zelkova serrata</i>	Japanese Zelkova	11	34	Good
15-102	<i>Pinus nigra</i>	Austrian Pine	12	15	Good
15-103	<i>Quercus phellos</i>	Willow Oak	8	14	Good
15-104	<i>Quercus phellos</i>	Willow Oak	4	6	Good
15-105	<i>Zelkova serrata</i>	Japanese Zelkova	3	7	Good
15-106	<i>Pinus virginiana</i>	Virginia Pine	29	68	Fair
15-107	<i>Quercus phellos</i>	Willow Oak	5	12	Good
15-108	<i>Acer rubrum</i>	Red Maple	4	8	Good
15-109	<i>Acer rubrum</i>	Red Maple	4	6	Good
15-110	<i>Quercus alba</i>	White Oak	6	20	Good

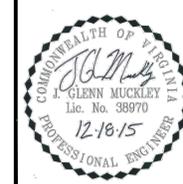
Tree Number	Scientific Name	Common Name	DBH (in)	Average Canopy Diameter (ft)	Condition
15-111	<i>Taxodium distichum</i>	Bald Cypress	3	20	Good
15-112	<i>Pinus nigra</i>	Austrian Pine	16	35	Fair
15-113	<i>Ulmus americana</i>	American Elm	4	10	Good
15-114	<i>Acer spp.</i>	Maple	3	6	Good
15-115	<i>Acer spp.</i>	Maple	6	20	Good
15-116	<i>Juniperus virginiana</i>	Eastern Red Cedar	6	20	Good
15-117	<i>Acer rubrum</i>	Red Maple	2	5	Good
15-118	<i>Zelkova serrata</i>	Japanese Zelkova	3	12	Good
15-119	<i>Quercus palustris</i>	Pin Oak	4	13	Good
15-120	<i>Acer spp.</i>	Maple	5	18	Good
15-121	<i>Acer spp.</i>	Maple	2	6	Good
15-122	<i>Acer spp.</i>	Maple	4	12	Good
15-123	<i>Quercus phellos</i>	Willow Oak	48	95	Good
15-124	<i>Acer spp.</i>	Maple	6	18	Good
15-125	<i>Quercus phellos</i>	Willow Oak	14	33	Good
15-126	<i>Alnus incana</i>	Gray alder	Shrub	8	Good
15-127	<i>Quercus falcata</i>	Southern Red Oak	11	20	Good
15-128	<i>Quercus falcata</i>	Southern Red Oak	16	11	Good
15-129	<i>Acer spp.</i>	Maple	26	55	Good
15-130	<i>Quercus falcata</i>	Southern Red Oak	12	30	Good
15-131	<i>Acer spp.</i>	Maple	24	50	Good
15-132	<i>Acer spp.</i>	Maple	3	7	Good
15-133	<i>Quercus phellos</i>	Willow Oak	14	65	Fair
15-134	<i>Quercus phellos</i>	Willow Oak	2	6	Good
15-135	<i>Quercus phellos</i>	Willow Oak	2	5	Good
15-136	<i>Zelkova serrata</i>	Japanese Zelkova	4	10	Good
15-137	<i>Zelkova serrata</i>	Japanese Zelkova	4	16	Good
15-138	<i>Quercus falcata</i>	Southern Red Oak	6	20	Good
15-139	<i>Acer rubrum</i>	Red Maple	6	18	Good
15-140	<i>Quercus phellos</i>	Willow Oak	41	75	Fair
15-141	<i>Platanus occidentalis</i>	American Sycamore	4	8	Good
15-142	<i>Acer rubrum</i>	Red Maple	3	8	Good
15-143	<i>Acer spp.</i>	Maple	4	12	Good
15-144	<i>Acer spp.</i>	Maple	4	12	Good
15-145	<i>Acer spp.</i>	Maple	2	6	Good
15-146	<i>Liquidambar styraciflua</i>	Sweetgum	19	50	Good
15-147	<i>Acer spp.</i>	Maple	4	8	Good
15-148	<i>Quercus phellos</i>	Willow Oak	6	15	Good
15-149	<i>Quercus phellos</i>	Willow Oak	9	25	Good
15-150	<i>Quercus phellos</i>	Willow Oak	5	18	Good
15-151	<i>Quercus phellos</i>	Willow Oak	6	24	Good
15-152	<i>Quercus phellos</i>	Willow Oak	11	30	Good
15-153	<i>Pinus strobus</i>	White Pine	12	25	Good
15-154	<i>Pinus strobus</i>	White Pine	9	18	Good
15-155	<i>Cornus spp.</i>	Dogwood	2	6	Good
15-156	<i>Acer rubrum</i>	Red Maple	15	55	Fair
15-157	<i>Acer rubrum</i>	Red Maple	17	50	Good
15-158	<i>Acer spp.</i>	Maple	7	10	Poor
15-159	<i>Acer spp.</i>	Maple	3	6	Poor
15-160	<i>Acer rubrum</i>	Red Maple	17	50	Fair
15-161	<i>Quercus phellos</i>	Willow Oak	27	60	Fair
15-162	<i>Juniperus virginiana</i>	Eastern Red Cedar	14	18	Good
15-163	<i>Ulmus americana</i>	American Elm	28	80	Fair
15-164	<i>Ulmus americana</i>	American Elm	30	90	Fair
15-165	<i>Cornus spp.</i>	Dogwood	3	12	Good

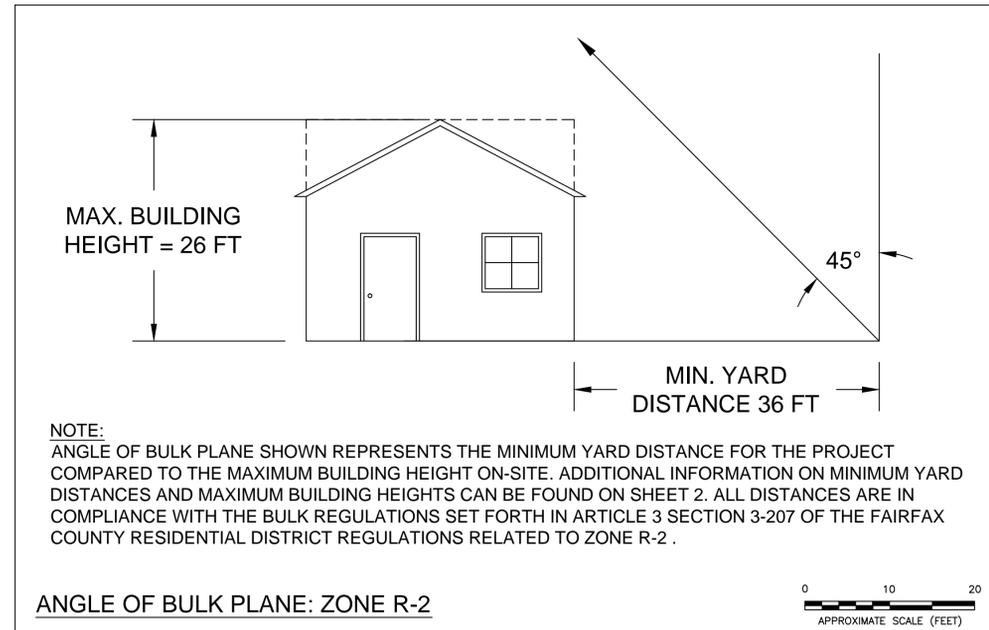
NOTE:

1. THESE TREE TABLES SUMMARIZE THE VEGETATION THAT WAS ANALYZED AS PART OF THE EXISTING VEGETATION MAP (EVM) ANALYSIS REQUIRED FOR THE SEA PLAT SUBMITTAL.
2. THE MINOR SITE PLAN/SITE PLAN SUBMITTAL TO FAIRFAX COUNTY DPWES WILL HAVE TREE SUMMARY TABLES, HOWEVER THOSE TABLES WILL BE FOCUSED ON TREES 12" AND LARGER WITHIN THE LIMITS OF DISTURBANCE. UPDATES TO THE TREE SUMMARY TABLES MAY BE REQUIRED UPON REVIEW OF MINOR SITE PLAN/SITE PLAN SUBMITTALS BY FAIRFAX COUNTY DPWES. ALL CONDITIONS AND REQUIREMENTS SUBJECT TO REVIEW AND APPROVAL BY DPWES.

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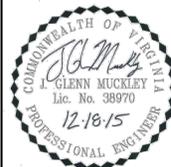
 <p>5209 Center Street Williamsburg, VA 23188 PHONE: (757) 220-6869 FAX: (757) 229-4507</p>	FOR:	<p>MOUNT VERNON COUNTRY CLUB GOLF COURSE FARIFAX COUNTY, VA</p>	INDIVIDUAL TREE TABLES	FIGURE: 14
	JOB NUMBER: 203405300			





Planting Summary Table			
	Total	In RPA	Outside RPA
Existing Tree Cover Area (AC)	38.70	20.20	18.50
Tree Cover Area Removed (AC)	3.90	2.07	1.83
Potential Tree Planting Area (AC)	1.63	0.34	1.29
Net Difference (AC)	-2.27	-1.73	-0.54

Table 12.3 Tree Preservation Target Calculations and Statement	
A	Pre-development area of existing tree canopy (from Existing Vegetation Map) = 38.70 AC
B	Percentage of gross site area covered by existing tree canopy = 30.30%
C	Percentage of 10-year tree canopy required for site (see Table 12.4) = 30%
D	Percentage of the 10-year tree canopy requirement that should be met through tree preservation = 9.09%
E	Proposed percentage of canopy requirement that will be met through tree preservation = 27.26%
F	Has the Tree Preservation Target minimum been met? YES
G	If No for line F, then a request to deviate from the Tree Preservation Target shall be provided on the plan that states one or more of the justifications listed in § 12-0508.3 along with a narrative that provides a site-specific explanation of why the Tree Preservation Target cannot be met. Provide sheet number where deviation request is located.
H	If step G requires a narrative, it shall be prepared in accordance with § 12-0508.4
I	Place this information prior to the 10-year Tree Canopy Calculations as per instructions in Table 12.10.



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FOR: MOUNT VERNON COUNTRY CLUB GOLF COURSE FAIRIFAX COUNTY, VA		TREE PRESERVATION TABLE AND BULK PLANE DETAIL		FIGURE: 15
JOB NUMBER: 203405300	DRAWN BY: AJT	CHECKED BY: JGM/GR	APPROVED BY: JGM/GR	DATE: 12/18/2015

Table 12.10 10-year Tree Canopy Calculation Worksheet			
Step		Totals	Reference
A. Tree Preservation Target and Statement			
A 1	Place the Tree Preservation Target calculations and statement here preceding the 10-year tree canopy calculations	9.09% (3.51 AC)	see § 12-0508.2 for list of required elements and worksheet
B. Tree Canopy Requirement			
B1	Identify gross site area =	127.73 AC	§ 12-0511.1A
B2	Subtract area dedicated to parks, road frontage, and	0 AC	§ 12-0511.1B
B3	Subtract area of exemptions = 2.92 AC ponds, & 0.11 AC pool	3.03 AC	§ 12-0511.1C(1) through § 12-0511.1C(6)
B4	Adjusted gross site area (B1 – B2) =	124.70 AC	
B5	Identify site's zoning and/or use	R2	
B6	Percentage of 10-year tree canopy required =	30%	§ 12-0510.1 and Table 12.4
B7	Area of 10-year tree canopy required (B4 x B6) =	37.41 AC	
B8	Modification of 10-year Tree Canopy Requirements requested?	NO	Yes or No
B9	If B8 is yes, then list plan sheet where modification request is located	N/A	Sheet number
C. Tree Preservation			
C1	Tree Preservation Target Area =	11.61 AC	
C2	Total canopy area meeting standards of § 12-0400 =	31.22 AC	
C3	C2 x 1.25 =	39.03 AC	§ 12-0510.3B
C4	Total canopy area provided by unique or valuable forest or woodland communities =	-	
C5	C4 x 1.5 =	0	§ 12-0510.3B(1)
C6	Total of canopy area provided by "Heritage," "Memorial," "Specimen," or "Street" trees =	0	
C7	C6 x 1.5 to 3.0 =	0	§ 12-0510.3B(2)
C8	Canopy area of trees within Resource Protection Areas and 100-year floodplains =	18.14 AC	
C9	C8 x 1.0 =	18.14 AC	§ 12-0510.3C(1)
C10	Total of C3, C5, C7 and C9 =	57.17 AC	If area of C10 is less than B7 then remainder of requirement must be met through tree planting - go to D
D. Tree Planting			
D1	Area of canopy to be met through tree planting (B7-C10) =	1.29 AC	
D2	Area of canopy planted for air quality benefits =	-	
D3	x 1.5 =	-	§ 12-0510.4B(1)
D4	Area of canopy planted for energy conservation =	-	

D5	x 1.5 =	-	§ 12-0510.4B(2)
D6	Area of canopy planted for water quality benefits =	-	
D7	x 1.25 =	-	§ 12-0510.4B(3)
D8	Area of canopy planted for wildlife benefits =	-	
D9	x 1.5 =	-	§ 12-0510.4B(4)
D10	Area of canopy provided by native trees =	0.34 AC	
D11	x 1.5 =	0.51 AC	§ 12-0510.4B(5)
D12	Area of canopy provided by improved cultivars and varieties =	-	
D13	x 1.25	-	§ 12-0510.4B(6)
D14	Area of canopy provided through tree seedlings =	-	
	x 1.0	-	§ 12-0510.4D(1)
D15	Area of canopy provided through native shrubs =	-	
	x1.0	-	§ 12-0510.4D(1)
D16	Percentage of D14 represented by D15=	-	Must not exceed 33% of D14
D17	Total of canopy area provided through tree planting =	1.80 AC	
D18	Is an off-site planting relief requested?	-	Yes or No
D19	Tree Bank or Tree Fund?	-	§ 12-0512
D20	Canopy area requested to be provided through off-site banking or tree fund	-	
D21	Amount to be deposited into the Tree Preservation and Planting Fund	-	
E. Total of 10-year Tree Canopy Provided			
E1	Total of canopy area provided through tree preservation (C10) =	57.17 AC	
E2	Total of canopy area provided through tree planting (D17) =	1.80 AC	
E3	Total of canopy area provided through off-site mechanism (D19) =	0	
E4	Total of 10-year Tree Canopy Provided = (E1+E2+E3)	58.97 AC	Total of E1 through E3. Area should meet or exceed area required by B7

*TREE PLANTING WILL BE PROVIDED AS DESCRIBED IN THIS PLAN, HOWEVER SPECIES, SIZES, CATEGORIES, AND QUANTITIES MAY VARY AS APPROVED BY FAIRFAX COUNTY DPWES OR URBAN FORESTRY AT TIME OF MINOR SITE PLAN/SITE PLAN APPROVAL. MODIFICATIONS TO THE PLANTINGS SHOWN MAY BE PERMITTED AS ALLOWED BY FAIRFAX COUNTY DPWES OR URBAN FORESTRY.

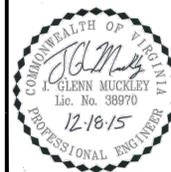
**PROPOSED PLANTING ~1.63 AC AREA, USING NATIVE SPECIES TO ACHIEVE ~1.80 10 YR TREE CANOPY CREDIT.

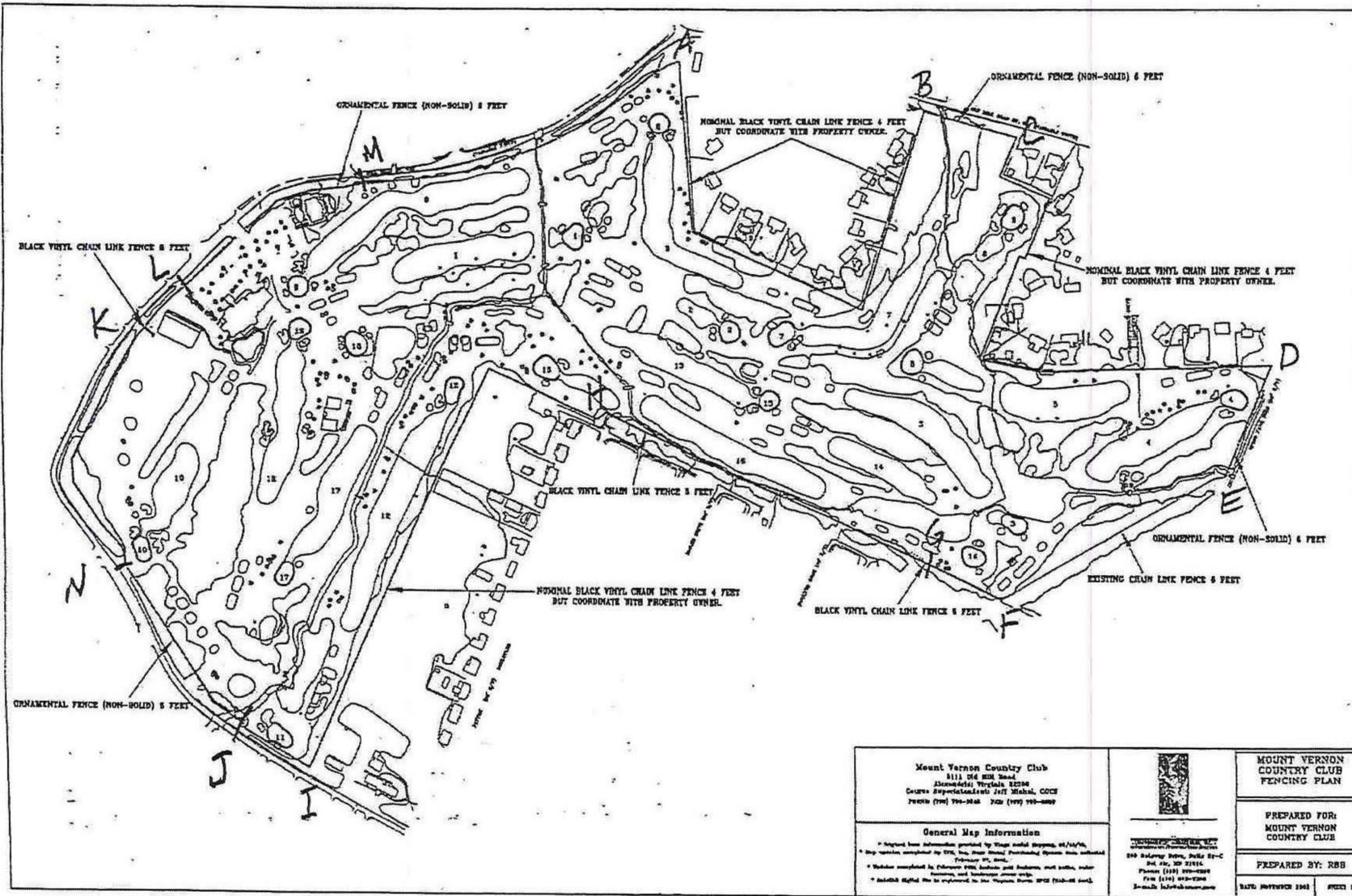
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FOR: MOUNT VERNON COUNTRY CLUB GOLF COURSE FARIFAX COUNTY, VA		TREE PRESERVATION TABLES		FIGURE: 16
JOB NUMBER: 203405300	DRAWN BY: AJT	CHECKED BY: JGM/GR	APPROVED BY: JGM/GR	DATE: 12/18/2015





Fencing Notes

General. The club proposes to build a perimeter fence in stages. The first stages will address those portions of its perimeter that front public roads through which most trespassers gain access to club grounds. If those fences do not prevent continued vandalism, theft, and trespassing, then the club will fence the portions of its perimeter on which it shares property lines with adjacent homeowners.

Phase I, 6' black, vinyl-coated chain link fence. The club proposes to erect a 6' black vinyl-coated chain link fence in those areas delineated by Fence Sections F - H, and N - L. (Fence Section F - H is that stretch between Points F and H on the attached exhibit, etc). If a neighborhood association representing homeowners across public roads from the new fence request a shorter fence, the club will erect a 5' version of this fence. In response to such a request from the Woodlawn Manor Citizen's Association, the club proposes to lower Fence Section G - H from 6' to 5'.

Phase II, 6' ornamental (non-solid) fence. This fence style applies to Fence Sections B - C, D - E, I - N, and L - A. If a neighborhood association representing homeowners across public roads from the new fence request a shorter fence, the club will erect a 5' version of this fence.

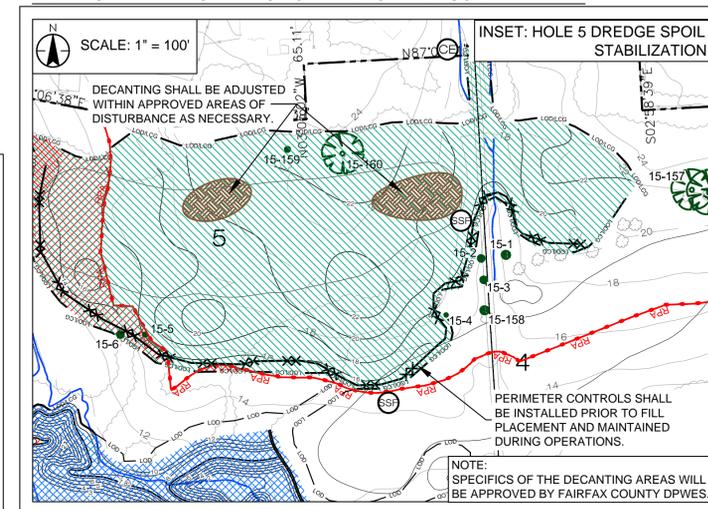
Phase III, 4' black vinyl-coated chain link fence. For those portions of the club's perimeter in which the club shares a boundary line with an adjacent homeowner, the club proposes to erect a 4' black, vinyl-coated chain link fence if the affected homeowners consent. (Those lots with existing fences are so annotated on the attached exhibit.) The club will consult with the affected homeowner about other fencing styles and materials, if necessary. If the adjacent homeowner does not now have a fence and does not want one, the club will consent to that request if the homeowner agrees to attempt to prohibit trespassing through the unfenced boundary through his lot and the club. If trespassing occurs, and persists despite the club's request for the homeowner's assistance in stopping the trespassing, the club reserves the right to erect the proposed 4' black, vinyl-coated chain link fence adjacent to those lots which do not already have such a chain link fence. The areas of the club's perimeter that pertain to this note are delineated on the attached exhibit: Fence sections A - B, C - D, and H - L.

Fence location. Those fence sections located on the club's perimeter and adjacent to public roads will be installed no closer to the club's property line than 35', except for four Fence Sections. The club proposes to erect fencing closer to the property line in these areas because golf course features—greens, tees, and fairways, and practice range tees—are immediately adjacent to the club's property line. In these Fence Sections, which are drawn on the attached exhibit, the fence will be erected on the club's side of the existing transitional screen, but will be located between 13' and 25' from the property line, with the distance determined by the existing vegetation, topography, and the adjacent golf course feature. These Fence Sections are D - E, I - J, K - L, and M -

A. An existing fence exists on a portion of Fence Section D - E, and the new fence will be erected at the same location.

Existing fence. An adjacent homeowner, Helen Walutes, at 9150 Union Farm, Road, has an existing 6' chain link fence between her lot and the club on Fence Section E - F. Mrs. Walutes has agreed to the club's request to incorporate her fence into the club's perimeter fence.

REPRESENTATIVE GRAPHIC FOR DREDGE WET SOIL MATERIAL



LEGEND:

	PROJECT LIMITS		RPA FILL		DECANTING AREA
	LIMITS OF DISTURBANCE		RPA CUT		SUPER SILT FENCE
	LIMITS OF GRADING		FLOODPLAIN FILL		SSF
	LIMITS OF DISTURBANCE & GRADING		FLOODPLAIN CUT		
	LIMITS OF FOREST COVER		SITE MODIFICATIONS		

NOTE: REFER TO SHEET 18 FOR DETAILED DREDGE SPOIL STABILIZATION.

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FOR: MOUNT VERNON COUNTRY CLUB GOLF COURSE FAIRFAX COUNTY, VA		DREDGE SPOIL DEWATERING AREA AND FENCE DESCRIPTION		FIGURE: 17
JOB NUMBER: 203405300	DRAWN BY: AJT	CHECKED BY: JGM/GR	APPROVED BY: JGM/GR	DATE: 12/18/2015

GENERAL SEQUENCE OF CONSTRUCTION:

DREDGE MATERIAL INTRODUCTION NARRATIVE:

THE OVERALL APPROACH FOR CONSTRUCTION CENTERS ON LIMITING THE DISTURBANCE ONLY TO THAT NEEDED TO IMPLEMENT THE IMPROVEMENTS. POND DREDGE MATERIAL, OR WET SILT DEPOSITION, WHICH HAS ACCUMULATED OVER TIME FROM UPSTREAM PROPERTIES AND DEVELOPMENTS, WILL FIRST BE REMOVED FROM THE EXISTING PONDS. THIS DREDGE MATERIAL IS TYPICALLY NUTRIENT ENRICHED AND CONTAINS FINES SUCH AS SILTS AND SANDS. POND DREDGE MATERIAL IS INTENDED TO BE UTILIZED PRIMARILY WITHIN THE FIFTH FAIRWAY AND AREAS NOTED AS SITE MODIFICATIONS HEREIN, IN UPLANDS AND OUTSIDE OF THE FLOODPLAIN AND RPA. IN ORDER TO PREVENT THE DREDGE MATERIAL FROM ENTERING ADJACENT STREAMS, MEASURES WILL BE TAKEN TO STABILIZE THE MATERIAL, WHICH INCLUDE:

- CONTAINMENT OF FILL AREAS VIA PERIMETER CONTROL BARRIERS SUCH AS SILT FENCE, SUPER SILT FENCE, OR OTHER EROSION AND SEDIMENT CONTROL MEASURES (SURFACE RUNOFF WILL BE TREATED THROUGH THESE SCREENING PRACTICES).
- USE OF ISOLATED AREAS WITHIN THE WORK AREAS WHERE WET POND DREDGE MATERIAL CAN BE SPREAD AND DRIED SO THAT IT MAY BE UTILIZED FOR GOLF COURSE FEATURE FILL. ONCE DEPOSITED, THE CONTRACTOR WILL ALLOW THESE SPOILS TO DECAN, OR LET THE WATER SEPARATE NATURALLY. PERIODIC WORKING OF THE MATERIAL TO FACILITATE DRYING MAY BE NECESSARY. THESE AREAS OF SPOIL PLACEMENT WILL BE MANAGED AND MOVED WITHIN THE APPROVED AND CONTAINED DISTURBANCE FOOTPRINT AS FIELD CONDITIONS WARRANT.
- OVEREXCAVATION OF AREAS AS NECESSARY WITHIN THE PERMITTED WORK AREAS SO THAT THE DREDGE MATERIAL MAY BE BURIED SHOULD IT BE FOUND TO BE POOR FOR GROWING HEALTHY TURFGRASS.
- EQUIPMENT TRACKING PERPENDICULAR TO THE FILL CONTOURS TO BOTH PROMOTE SOIL IMMOBILITY AND SURFACE ROUGHENING.
- TOPSOIL REPLACEMENT AND SOIL TESTING TO AID IN APPROPRIATE FERTILIZER APPLICATION AND LONG-TERM STABILIZATION.
- IMMEDIATE VEGETATIVE STABILIZATION UPON REACHING FINAL GRADE.
- DAILY MANAGEMENT AND PHASING OF THESE COLLECTIVE CONSTRUCTION ACTIVITIES.
- THROUGH INSPECTION AND IMPLEMENTATION OF THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP).

POND EXCAVATION MATERIAL (WHERE LIMITS OF PONDS ARE EXPANDED OR DEEPENED FROM ORIGINAL POND GRADES OR WHERE SOILS ARE GENERALLY DENSER AND DRY) WILL BE USED IN OTHER LOCATIONS. SMALL NET FILL AREAS ARE ENVISIONED AS SHOWN WITHIN THE FLOODPLAIN AND RPA AS NOTED.

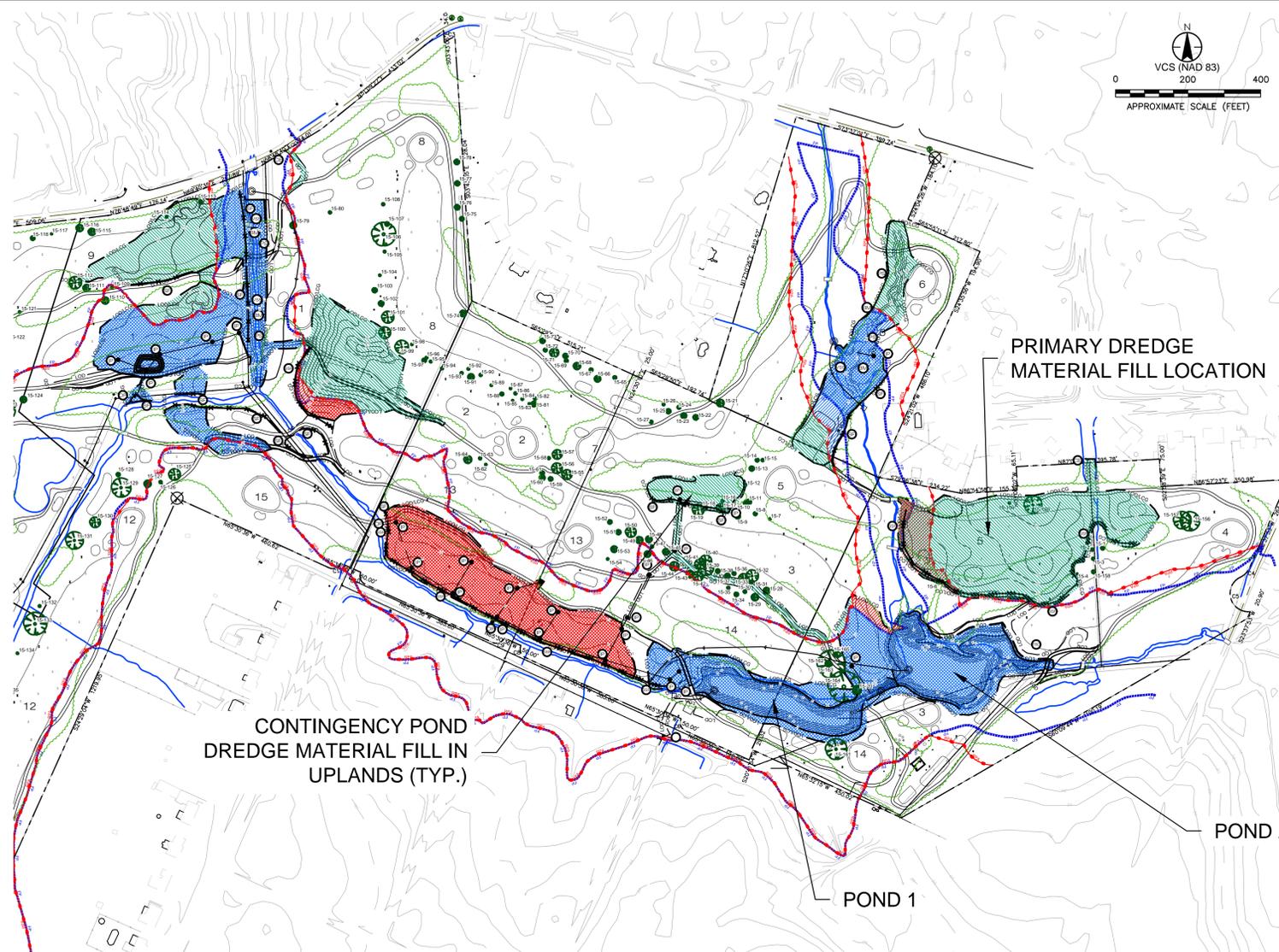
SPECIFIC CONSTRUCTION SEQUENCES WILL BE PROVIDED UNDER MINOR SITE PLAN SUBMITTALS AND SUBJECT TO REVIEW AND APPROVAL BY DPWES; HOWEVER, GENERALLY, THE CONSTRUCTION WILL BE IN ACCORDANCE WITH THE FOLLOWING PRELIMINARY CONSTRUCTION SEQUENCE.

PHASE I

- CONTRACTOR SHALL STAKE OUT LIMITS OF DISTURBANCE AND LIMITS OF CLEARING AND GRADING PRIOR TO PRE-CONSTRUCTION MEETING. CARE SHALL BE TAKEN TO AVOID LARGE WOODY VEGETATION WHERE POSSIBLE.
- CONTRACTOR SHALL FLAG (TAG) ALL TREES PROPOSED FOR REMOVAL PRIOR TO THE PRE-CONSTRUCTION MEETING.
- CONTRACTOR SHALL SCHEDULE AN ON-SITE PRE-CONSTRUCTION MEETING WITH FAIRFAX COUNTY (I.E. DPWES, STORMWATER PLANNING, URBAN FORESTRY & UDCD), AND ENGINEER. THE COUNTY AND ENGINEER SHALL APPROVE THE LIMITS OF DISTURBANCE AND LIMITS OF CLEARING AND GRADING PRIOR TO CONSTRUCTION ACTIVITIES. DURING THIS PRE-CONSTRUCTION MEETING, THE ENGINEER OR COUNTY MAY CHOOSE TO ALTER THE LIMITS OF DISTURBANCE AND LIMITS OF CLEARING AND GRADING TO AVOID LARGE WOODY VEGETATION.
- INSTALL STONE CONSTRUCTION ENTRANCES PER STD. & SPEC. 3.02.
- AT THAT TIME, PERIMETER CONTROLS, SUCH AS SILT FENCE AND SUPER SILT FENCE SHALL BE INSTALLED.
- CONTRACTOR SHALL ROOT PRUNE SPECIFIED TREES PRIOR TO CLEARING AND GRADING.
- NO DISTURBED AREA SHALL BE LEFT UNSTABILIZED OVERNIGHT UNLESS THE RUNOFF IS DIRECTED TO AN APPROVED SEDIMENT CONTROL DEVICE.
- TREE REMOVAL, CLEARING AND GRUBBING SHALL BE PERFORMED AS NEEDED. CONTRACTOR SHALL ONLY CLEAR AND GRADE AN AREA THAT CAN BE STABILIZED WITHIN THE SAME DAY.
- PROTECT THE ACCESS ROADS IN AN APPROVED MANNER.
- STABILIZE ALL OTHER DISTURBED AREAS WITH EC-2 MATTING OR SEED/MULCH.
- THE LIMITS OF CLEARING AND GRADING WILL NOT BE EXPANDED FROM THAT DEPICTED ON THIS SEA PLAT, UNLESS NECESSARY FOR THE INSTALLATION OF UTILITIES AS PERMITTED BY DPWES. IT IS THE INTENT OF THESE PLANS TO AVOID CLEARING TO THE GREATEST EXTENT PRACTICAL. TREE PROTECTION WILL BE PROVIDED AT THE PERIPHERY OF CLEARING AND GRADING OPERATIONS AS REQUIRED BY THE COUNTY. EXISTING VEGETATION SHOWN TO REMAIN WILL BE PROTECTED FROM DISTURBANCE AND COMPACTION OF HEAVY EQUIPMENT.
- TREE ROOT PRUNING SHALL OCCUR PRIOR TO GRADING (CUT) ACTIVITIES, AND/OR PRIOR TO RUNNING HEAVY EQUIPMENT UNDER CERTAIN SPECIMEN CANOPY TREES. IN ADDITION, BRANCH PRUNING SHALL OCCUR DURING CONSTRUCTION, IN ORDER TO SAVE EXISTING VEGETATION TO THE GREATEST EXTENT PRACTICABLE, AND ALLOW A REASONABLE WORK AREA.
- PROTECT ALL SANITARY PIPES BEING CROSSED THROUGHOUT THE PROJECT.

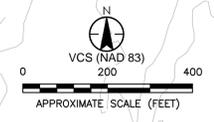
PHASE II

- AFTER PHASE I EROSION AND SEDIMENT CONTROL MEASURES ARE INSTALLED AND ARE APPROVED BY THE COUNTY INSPECTOR, THE CONTRACTOR SHALL CLEAR THE AREAS REQUIRED FOR CONSTRUCTION.
- SEVERAL RUNS OF SMALL DIAMETER GOLF COURSE DRAINAGE PIPE WILL BE IMPORTANT FOR E&S CONTROL DURING CONSTRUCTION AND PLACEMENT OF SOILS FROM THE EXCAVATED AREAS OF STREAMS AND PONDS. AS SUCH, THE INSTALLATION OF THIS PIPE SHALL BEGIN TO THE EXTENT PRACTICABLE, STARTING AT THE OUTFALL AND WORKING UPSTREAM.
- AS THE PIPE IS INSTALLED, INLET PROTECTION SHALL BE INSTALLED AND MAINTAINED. OVER THE COURSE OF CONSTRUCTION MANY SMALL AREAS OF DRAINAGE WILL BE SERVED BY THESE INLETS. AS SUCH, THESE WILL SERVE AS MINI-SEDIMENT TRAPPING AREAS IN ADDITION TO PIPE OUTLET SEDIMENT TRAPS.
- THE PIPE SHALL BE EXTENDED TO SERVE AS CLEAN WATER DIVERSIONS FOR NON-DISTURBED UPSTREAM TURF AREAS. IN THIS MANNER, RUNOFF FROM THESE UPSTREAM AREAS MAY BYPASS THROUGH THE DISTURBED AREAS, FURTHER ISOLATING THE EXPOSED SOILS.
- UPON ESTABLISHMENT OF THESE NETWORKS, TOPSOILING ACTIVITIES MAY COMMENCE, AND THE PIPE OUTLET SEDIMENT TRAPS MAY BE EXCAVATED.
- AT THIS TIME, ALL EROSION AND SEDIMENT PERIMETER CONTROLS SHALL BE IN PLACE ALLOWING THE COMMENCEMENT OF STREAM RESTORATION AND POND DREDGING ACTIVITIES. THE MICRO PHASING OF THE CONSTRUCTION OF THESE COMPONENTS SHALL FOLLOW THE INDIVIDUAL CONSTRUCTION SEQUENCES FOR THOSE AREAS. ALTERATIONS TO THOSE SEQUENCES SHALL MEET THE APPROVAL OF THE FAIRFAX COUNTY INSPECTOR AND THE ENGINEER.
- THE STREAM RESTORATION AT HOLES 1 AND 9 MAY COMMENCE PRIOR TO UPSTREAM GRADING ACTIVITIES. SUPER SILT FENCE SHALL REMAIN IN PLACE SEPARATING THESE AREAS. EXCAVATED MATERIALS FROM THE STREAM REACH MAY BE DEPOSITED IN ADJACENT AREAS OF DISTURBANCE. ALL IN-STREAM WORK SHALL BE DONE IN DRY CONDITIONS. PUMP AROUND DIVERSIONS SHALL BE PUT IN PLACE PRIOR TO COMMENCING CONSTRUCTION.
- POND CONSTRUCTION ACTIVITIES MAY COMMENCE FOR POND 2. THIS PROCESS FOR PONDS 1 AND 2 SHALL FOLLOW THE INDIVIDUAL CONSTRUCTION SEQUENCE FOR THIS AREA. IN GENERAL, POND 2 SHALL BE DEWATERED BY AN APPROVED METHOD, EXCAVATED, AND STABILIZED PRIOR TO THE EXCAVATION OF THE DOWNSTREAM POND 1. PUMP AROUND DIVERSIONS SHALL BE MAINTAINED TO ENSURE THAT THESE AREAS MAY BE EXCAVATED IN DRY CONDITIONS.
- THE STREAM RESTORATION AT THE 6TH HOLE SHALL COMMENCE AS NECESSARY TO FACILITATE SPOIL PLACEMENT AND CONSTRUCTION OF ADJACENT GOLF FEATURES. ALL PERIMETER CONTROLS SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION IN THIS AREA, AND THE SEQUENCE SHALL BE SPECIFIC TO THE INDIVIDUAL CONSTRUCTION SEQUENCE FOR HOLE 6 (SEE SHEET 11 FOR MORE DETAIL).
- CONSTRUCTION ACTIVITIES SHALL BE PERFORMED IN SMALL SEGMENTS IN AN EFFORT TO MINIMIZE DISTURBANCE. BEGINNING AT THE UPSTREAM LIMITS OF THE PROPOSED CONSTRUCTION AREA WORKING DOWNSTREAM UNLESS OTHERWISE SPECIFIED, ALL WORK WITHIN THE STREAM CHANNELS SHALL BE PERFORMED IN THE DRY. APPROVED CLEAN WATER DIVERSION MEASURES (PUMP AROUND DIVERSION) SHALL BE UTILIZED TO ENSURE THAT SEDIMENT LADEN WATER IS NOT DISCHARGED INTO THE STREAM CHANNEL. THE CLEAN WATER DIVERSION SHALL BE OF SUFFICIENT LENGTH TO ENSURE THAT ALL WORK WITHIN THE DAILY WORK ZONE IS PERFORMED IN THE DRY. THE CONSTRUCTION SEGMENTS SHALL BE DETERMINED BY THE CONTRACTOR BUT THE STREAM WILL BE STABILIZED AND RECONNECTED (IF APPLICABLE) AT THE END OF EACH WORK DAY.
- INSTALLED TREE PROTECTION PER STD. & SPEC 3.38 TO REMAIN IN PLACE UNTIL FINAL STABILIZATION OF ALL DISTURBED AREAS HAS BEEN ACHIEVED.
- DURING GRADING OPERATIONS, STRIP EXISTING TOPSOIL AND STOCKPILE SEPARATELY. STRIPPED TOPSOIL SHALL BE USED FOR THE BANK PROTECTION AND FOR FINAL SOIL AMENDMENTS ELSEWHERE.
- NO STREAM BANKS SHALL BE LEFT EXPOSED (I.E. BARE) AT THE END OF THE WORK DAY. ALL STREAM BANKS SHALL BE COVERED WITH MATTING BEFORE THE CONTRACTOR STOPS WORK FOR THE DAY. CONTRACTOR SHALL TEMPORARILY COVER ANY DISTURBED AREAS WITH MATTING AT THE END OF EACH WORK DAY, ONLY IF FINAL STABILIZATION IS NOT COMPLETED BY THE END OF THE DAY. IN ADDITION, ANY REMAINING DISTURBED AREAS IN THE OVERBANK ZONES SHALL BE PROTECTED WITH SILT FENCE UNTIL WORK CONTINUES THE NEXT DAY.
- BY SECTION AND UPON REACHING FINAL GRADE, INSTALL STREAMBANK STABILIZATION MEASURES, TOPSOIL, PERMANENT SEEDING, COIR OR PERMANENT MATTING, AND SILT FENCE ALONG TOP EDGE OF MATTING. SEE PLANTING PLAN FOR PERMANENT SEEDING PLAN AND SPECIES. ALL AREAS SHALL BE BROUGHT TO ROUGH GRADE, AND MEET THE APPROVAL OF THE GOLF COURSE ARCHITECT AND THE ENGINEER. UPON APPROVAL, THE AREAS SHALL BE PREPARED FOR SEEDING AND STABILIZATION. SOIL TESTS SHALL BE TAKEN TO DETERMINE THE PROPER PRE-PLANT FERTILIZER INPUTS.
- AFTER ALL STREAM RESTORATION AND POND DREDGING WORK IS COMPLETE AND APPROVED BY THE ENGINEER AND COUNTY, THE CONTRACTOR MAY COMMENCE WITH DEMOBILIZING PUMP-AROUND DIVERSIONS.
- UPON COMPLETION OF ALL CONSTRUCTION ACTIVITIES, ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS. ANY CONCENTRATED SEDIMENT ALONG THE EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REOSPREAD AND STABILIZED WITH SEED/MULCH IN UPLANDS.
- CONTRACTOR SHALL NOTIFY ENGINEER UPON COMPLETION OF CLEANUP ACTIVITIES TO ARRANGE AN FINAL SITE INSPECTION.
- CONTRACTOR SHALL COORDINATE WITH ENGINEER TO SCHEDULE INSTALLATION OF WOODY VEGETATION INCLUDING TREES AND SHRUBS. AS THE PLANTING WINDOW FOR THIS VEGETATION MAY NOT FALL WITHIN THE CONSTRUCTION WINDOW, THE PLANTING SHALL BE SCHEDULED AT THE EARLIEST TIME POSSIBLE AS SHOWN IN SPECIFICATIONS OR AS APPROVED BY ENGINEER.
- NOTE: REVISIONS TO THIS GENERAL SEQUENCE OF CONSTRUCTION MAY BE REQUIRED UPON REVIEW OF MINOR SITE PLAN SUBMITTALS BY DPWES. ALL CONDITIONS AND REQUIREMENTS SUBJECT TO REVIEW AND APPROVAL BY DPWES.



LEGEND

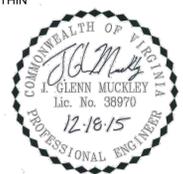
- PROJECT LIMITS
- LIMITS OF DISTURBANCE
- LIMITS OF GRADING
- LIMITS OF DISTURBANCE & GRADING
- RPA FILL
- RPA CUT
- FLOODPLAIN FILL
- FLOODPLAIN CUT
- SITE MODIFICATIONS
- LIMITS OF RPA
- LIMITS OF 100-YR FLOODPLAIN
- INDIVIDUAL TREE LOCATION
- LIMITS OF FOREST COVER
- SURVEY LOCATED BOUNDARY MONUMENT
- INLET PROTECTION (IP)
- SILT FENCE (SF)
- SUPER SILT FENCE (SSF)
- PERMANENT SEEDING (PS)
- VEGETATIVE STREAM STABILIZATION BLANKETING AND MATTING (VSS)
- PUMP AROUND DIVERSION (BM)
- OUTLET PROTECTION (OP)
- SILT TRAP
- TREE PROTECTION



POND EXCAVATION PHASE I - SEQUENCE OF CONSTRUCTION

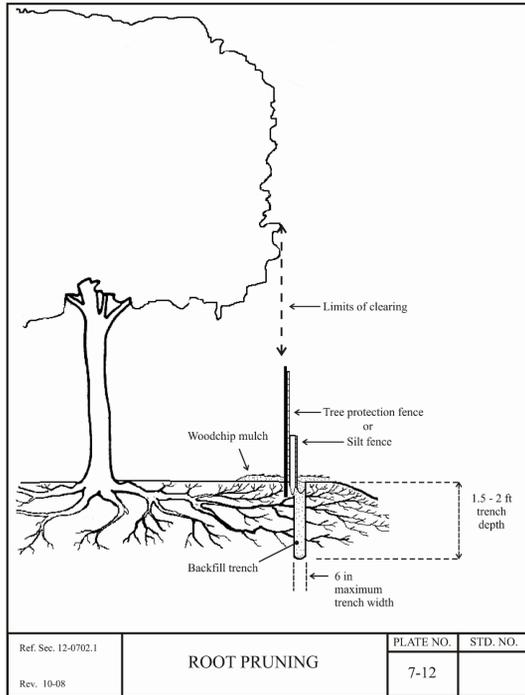
- POND 2 SHALL BE DREDGED AND EXPANDED PRIOR TO POND 1.
- A PUMP AROUND DIVERSION SHALL BE INSTALLED USING THEN MAIN ENTRY POINTS OF POND 2 AS THE PUMPING POINTS.
- POND 2 SHALL BE COMPLETELY DEWATERED USING APPROVED METHODS NOTED ABOVE.
- POND 2 EXCAVATION MAY COMMENCE, INCLUDING THE INSTALLATION OF PROPOSED WALLS.
- POND 2 SHALL BE BROUGHT TO FINAL DESIGN GRADES, AND STABILIZED.
- POND 2 SHALL BE COMPLETELY STABILIZED PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OF POND 1.
- DEWATERING OF POND 1 SHALL BE MAINTAINED TO THE CHANNEL DOWNSTREAM OF POND 1, AND THE PUMP AROUND DIVERSIONS SHALL BE RELOCATED SHOWN TO ENSURE BYPASS OF BASE FLOWS. ONCE STABILIZED, POND 2 MAY BE DEWATERED TO ALLOW FOR ADDITIONAL FLEXIBILITY AND CONTROL OF RUNOFF PRODUCING EVENTS.
- POND 1 SHALL BE BROUGHT TO DESIGN GRADES AND THE PROPOSED WALLS SHALL BE CONSTRUCTED. NO IMPACTS TO ADJACENT WETLANDS OR WATERS SHALL OCCUR. THE EXISTING WEIR STRUCTURE SHALL BE REFERENCED. A GEOTECHNICAL ENGINEER SHALL REVIEW SUB GRADE CONDITIONS AND MAKE DETERMINATIONS AS TO ANY ADDITIONAL MEASURES REQUIRED PRIOR TO STRUCTURE PLACEMENT.
- THE EXCAVATED MATERIAL SHALL BE DEPOSITED AS SHOWN ON THE PLANS.
- UPON COMPLETION OF POND EXCAVATION WALL CONSTRUCTION, POND 1 SHALL BE STABILIZED.

REV	DATE	DESCRIPTION	DSN	CHK	APP
4	12/18/15	Updated Per County Comments	AJT	JGM	GR
3	10/13/15	Updated Per County Comments	AJT	JGM	GR
2	09/14/15	Updated Per County Comments	AJT	JGM	GR
1	08/28/15	Updated Per County Comments	AJT	JGM	GR



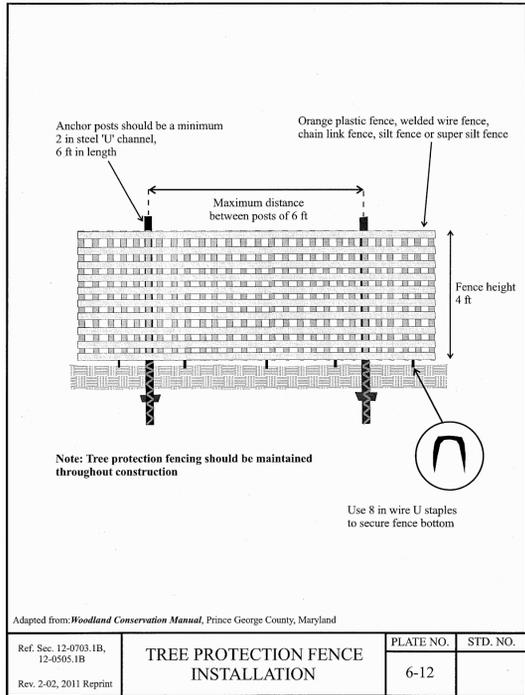
Stantec
 5209 Center Street
 Williamsburg, VA 23188
 PHONE: (757) 220-6869 FAX: (757) 229-4507

FOR: MOUNT VERNON COUNTRY CLUB GOLF COURSE FARIFAX COUNTY, VA		DREDGE SPOIL STABILIZATION		FIGURE: 18
JOB NUMBER: 203405300	DRAWN BY: AJT	CHECKED BY: JGM/GR	APPROVED BY: JGM/GR	DATE: 12/18/2015



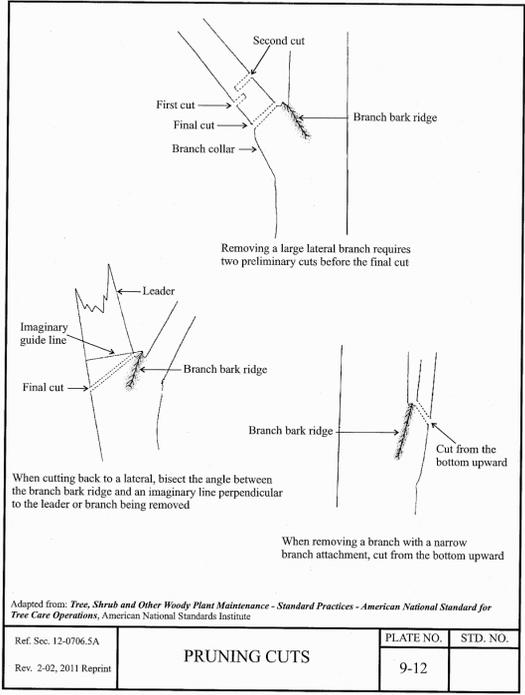
Ref. Sec. 12-0702.1	PLATE NO.	STD. NO.
Rev. 10-08	7-12	

ROOT PRUNING



Ref. Sec. 12-0703.1B, 12-0505.1B	PLATE NO.	STD. NO.
Rev. 2-02, 2011 Reprint	6-12	

TREE PROTECTION FENCE INSTALLATION



Ref. Sec. 12-0706.5A	PLATE NO.	STD. NO.
Rev. 2-02, 2011 Reprint	9-12	

PRUNING CUTS

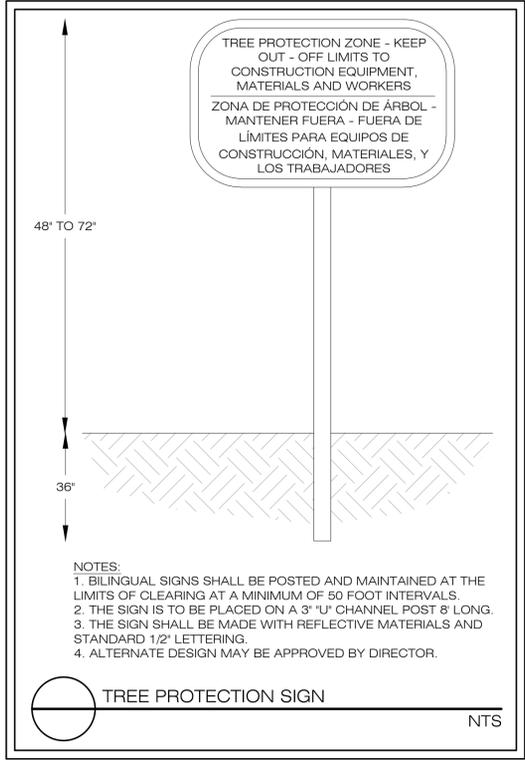


PLATE NO.	STD. NO.
9-12	

TREE PROTECTION SIGN

TREE PRESERVATION NARRATIVE:

THIS TREE PRESERVATION NARRATIVE HAS BEEN PREPARED TO ADDRESS TREE PRESERVATION PRACTICES AND SCHEDULES ASSOCIATED WITH THE "MOUNT VERNON COUNTRY CLUB - STREAM RESTORATION AND POND DREDGING" PROJECT. PER SECTION 12-0509.3 OF THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL (PFM), THIS NARRATIVE DESCRIBES SPECIFIC TREATMENTS, PRACTICES, SPECIFICATIONS, STANDARDS AND PLANS THAT WILL BE USED TO PRESERVE AND MANAGE TREES AND FORESTED AREAS WITHIN THE ABOVE REFERENCED PROJECT LIMITS.

THIS NARRATIVE HAS BEEN PREPARED IN A MANNER TO CORRESPOND TO THE SPECIFIC TREE PRESERVATION NARRATIVE REQUIREMENTS OF SECTIONS 12-0509.3B THROUGH 12-0509.3K OF THE FAIRFAX COUNTY PFM.

- A. GENERAL NOTES**
1. THIS NARRATIVE AND THE ASSOCIATED PLAN SHEETS ARE FOR TREE AND FOREST CONSERVATION PURPOSES ONLY.
 2. A CERTIFIED ARBORIST MUST BE PRESENT AT THE PRE-CONSTRUCTION MEETING, DURING CONSTRUCTION AND AFTER CONSTRUCTION TO OVERSEE SPECIFIC TREE PRESERVATION MEASURES AS IDENTIFIED ON THIS PLAN.
 3. SUBMITTAL OF FINANCIAL SECURITY IS REQUIRED PRIOR TO CLEARING AND GRADING. FINANCIAL SECURITY SHALL COVER NATIVE, CANOPY TREE PLANTED ON THE SITE TO MEET THE AFFORESTATION REQUIREMENT.

B. TIMING & REMOVAL OF DEAD AND/OR POTENTIALLY HAZARDOUS TREES WITHIN PRESERVATION AREAS (12-0509.3B)

DURING THE ON-SITE PRE-CONSTRUCTION MEETING REFERENCED WITHIN THE GENERAL NOTES ABOVE, THE CERTIFIED ARBORIST SHALL INSPECT THE PROPOSED AREAS OF TREE PRESERVATION FOR THE PRESENCE OF DEAD AND/OR POTENTIALLY HAZARDOUS TREES. ANY TREE IDENTIFIED AS DEAD AND/OR HAZARDOUS SHALL BE IDENTIFIED AND MARKED IN A MANNER BY RIBBON OR SIMILAR MEANS. A PLAN FOR THE REMOVAL OF THE SUBJECT TREE SHALL BE PREPARED IN A MANNER TO MINIMIZE DISTURBANCE TO SURROUNDING TREES. THE PLAN SHALL ADDRESS WHAT PORTIONS IF ANY OF THE SUBJECT TREE THAT MAY BE LEFT IN PLACE. DURING THE CLEARING AND GRADING OF THE PROJECT, TREES IDENTIFIED AS DEAD AND/OR POTENTIALLY HAZARDOUS SHALL BE REMOVED IN ACCORDANCE WITH THE REMOVAL PLAN.

DURING THE POST-CONSTRUCTION INSPECTION, THE CERTIFIED ARBORIST SHALL AGAIN INSPECT THE TREE PRESERVATION AREAS TO INSURE THAT NO ADDITIONAL TREES REQUIRE REMOVAL. SHOULD ANY TREES BE IDENTIFIED AT THIS TIME, A SEPARATE REMOVAL PLAN SHALL BE PREPARED AND EXECUTED.

C. ELIMINATION OF HUMAN HEALTH AND SAFETY RISKS (12.0509.3C)

PER SECTION 12-0404.2A OF THE FAIRFAX COUNTY PFM, HUMAN HEALTH AND SAFETY RISKS MAY INCLUDE BUT ARE NOT NECESSARILY LIMITED TO HAZARDOUS TREES; OPEN POST HOLES; CONTAINERS OF TOXIC MATERIALS; HUNTING STANDS AND TREE FORTS; ABANDONED CARS; PROTRUDING WIRES AND METAL OBJECTS; AND NOXIOUS PLANTS SUCH AS POISON IVY THAT OCCUR IN HIGH DENSITIES.

DURING THE ON-SITE PRE-CONSTRUCTION MEETING REFERENCED WITHIN THE GENERAL NOTES ABOVE, THE CERTIFIED ARBORIST SHALL INSPECT THE PROPOSED AREAS OF TREE PRESERVATION AREA FOR THE PRESENCE OF HUMAN HEALTH AND SAFETY RISKS. ANY RISKS IDENTIFIED SHALL BE CLEARLY MARKED FOR REMOVAL. A PLAN FOR THE REMOVAL OF THE HUMAN HEALTH AND SAFETY RISKS SHALL BE PREPARED IN A MANNER TO MINIMIZE DISTURBANCE TO SURROUNDING TREES. THE PLAN SHALL ALSO ADDRESS THE SAFE DISPOSAL OF SUCH RISKS. DURING THE CLEARING AND GRADING OF THE PROJECT, THE

IDENTIFIED RISKS SHALL BE REMOVED IN ACCORDANCE WITH THE REMOVAL PLAN. DURING THE POST CONSTRUCTION INSPECTION, THE CERTIFIED ARBORIST SHALL AGAIN INSPECT THE TREE PRESERVATION AREAS TO INSURE THAT NO ADDITIONAL HUMAN HEALTH AND SAFETY RISKS ARE PRESENT. SHOULD ANY ADDITIONAL RISKS BE IDENTIFIED AT THIS TIME, A SEPARATE REMOVAL PLAN SHALL BE PREPARED AND EXECUTED.

D. INVASIVE PLANT MANAGEMENT (12.0509.3D)

THE PRESENCE OF INVASIVE SPECIES WITHIN THE PROJECT AREA IS MINIMAL. THE ONLY AREA NOTED WITH INVASIVE SPECIES WERE ALONG THE TREE LINES OF THE STREAM CHANNELS AND SOME AREAS ALONG THE LIMITS OF DISTURBANCE AT THE EDGE OF THE WOODLINES. THE INVASIVES ARE MINIMAL AND NOT AT LEVELS THAT ENDANGER THE LONG-TERM ECOLOGICAL FUNCTIONALITY, HEALTH AND REGENERATIVE CAPACITY OF THE NATIVE PLANT COMMUNITY THAT IS PRESENT.

INVASIVE PLANT SPECIES OBSERVED WITHIN THE SITE WERE HONEYSUCKLE (LONICERA JAPONICA) BITTERSWEET (CELASTRUS ORBICULATUS), AND ROSE (ROSE MULTIFLORA).

GENERAL REMOVAL RECOMMENDATIONS: 1) WORK SHOULD BE DONE BY OR UNDER SUPERVISION OF LICENSED PESTICIDE APPLICATOR. 2) LARGER VINES THAT ARE PRESENT ON MATURE TREES CAN BE REMOVED BY CUTTING THE VINE AND APPLYING A GLYPHOSATE SOLUTION TO THE BOTTOM ROOTED PORTION. THE UPPER PORTION MAY BE PULLED OFF WHERE POSSIBLE, OTHERWISE IT SHOULD BE LEFT AS-IS. 3) WOODY VEGETATION MAY BE REMOVED BY HAND OR CUT AND STUMP TREATED WITH GLYPHOSATE SOLUTION TO THE BASE OF THE CUT STEM.

E. DESIGNATION OF HERITAGE, SPECIMEN, MEMORIAL OR STREET TREES (12.0509.3E)

NO TREES WITHIN THE PROJECT LIMITS ARE DESIGNATED AS HERITAGE, SPECIMEN, OR STREET TREES.

F. PROTECTION OF HERITAGE, SPECIMEN, MEMORIAL OR STREET TREES (12.0509.3F)

NO TREES WITHIN THE PROJECT LIMITS ARE DESIGNATED AS HERITAGE, SPECIMEN, OR STREET TREES.

G. IMPLEMENTATION AND TIMING OF REQUIRED ARBORICULTURAL PRACTICES (12.0509.3G)

NO SPECIFIC ARBORICULTURAL PRACTICES OR TREATMENTS ARE REQUIRED BY THE PROFFERED CONDITIONS, DEVELOPMENT PLANS, CONCEPTUAL/FINAL DEVELOPMENT PLAN, SEA PLAT, SPECIAL PERMITS, SPECIAL EXCEPTIONS OR VARIANCE APPROVALS.

H. TRANSPLANTING PLAN (12.0509.3H)

NO TRANSPLANTING IS CONTEMPLATED AS PART OF THIS PROJECT. IF FOR ANY REASON, DURING CONSTRUCTION, A SPECIFIC TREE OR TREES ARE IDENTIFIED AS REQUIRING TRANSPLANTATION, THE CERTIFIED ARBORIST SHALL BE IMMEDIATELY NOTIFIED. THE CERTIFIED ARBORIST SHALL BE RESPONSIBLE FOR PREPARING A SPECIFIC PLAN FOR THE SUCCESSFULLY TRANSPLANTATION OF SUBJECT TREES.

I. INSTALLATION AND MAINTENANCE PRACTICES & SCHEDULES OF TREE PROTECTION FENCING AND SIGNAGE (12.0509.3I)

- 1. INSPECTION SCHEDULE**
- THE APPLICANT WILL REQUEST THE FOLLOWING FIELD INSPECTIONS:
- a. AFTER THE LIMITS OF CLEARING AND GRADING HAVE BEEN STAKED AND FLAGGED, BUT BEFORE ANY CLEARING OR GRADING BEGINS.

b. AFTER NECESSARY STRESS REDUCTION MEASURES HAVE BEEN COMPLETED AND PROTECTION MEASURES HAVE BEEN INSTALLED, BUT BEFORE CLEARING AND GRADING BEGINS.

c. AFTER THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES, BUT BEFORE THE REMOVAL OF TREE PROTECTION FENCING, TO DETERMINE THE LEVEL OF COMPLIANCE WITH THE PROVISIONS OF THE FOREST CONSERVATION.

d. BEFORE THE START OF THE LANDSCAPE PLANTING.

e. AFTER THE LANDSCAPE PLANTING HAS BEEN COMPLETED TO VERIFY THAT THE PLANTING IS ACCEPTABLE AND PRIOR TO THE START OF THE MAINTENANCE PERIOD.

f. AT THE END OF MAINTENANCE PERIOD TO DETERMINE THE LEVEL OF COMPLIANCE WITH THE PROVISIONS OF THE PLANTING PLAN, AND IF APPROPRIATE, RELEASE OF THE PERFORMANCE BOND.

2. PRE-CONSTRUCTION ACTIVITIES

AN ON-SITE PRE-CONSTRUCTION MEETING SHALL BE REQUIRED AFTER THE LIMITS OF CLEARING AND GRADING HAVE BEEN STAKED AND FLAGGED, BUT BEFORE ANY CLEARING OR GRADING BEGINS. THE OWNER SHALL CONTACT FAIRFAX COUNTY INSPECTION STAFF BEFORE CONSTRUCTION TO VERIFY THE LIMITS OF CLEARING AND GRADING AND DISCUSS TREE PROTECTION AND TREE CARE MEASURES. THE DEVELOPER'S REPRESENTATIVE, CONSTRUCTION SUPERINTENDENT, ISA CERTIFIED ARBORIST OR VA-LICENSED TREE EXPERT THAT WILL IMPLEMENT THE TREE PROTECTION MEASURES AND SEDIMENT CONTROL INSPECTOR SHOULD ATTEND THIS PRECONSTRUCTION MEETING.

NO CLEARING OR GRADING SHALL BEGIN BEFORE STRESS-REDUCTION MEASURES HAVE BEEN IMPLEMENTED. APPROPRIATE MEASURES MAY INCLUDE, BUT ARE NOT LIMITED TO:

- i. ROOT PRUNING
- ii. CROWN REDUCTION OR PRUNING
- iii. WATERING
- iv. FERTILIZING
- v. VERTICAL MULCHING
- vi. ROOT AERATION MATTING

MEASURES NOT SPECIFIED ON THE FOREST CONSERVATION PLAN MAY BE REQUIRED AS DETERMINED BY THE INSPECTOR IN COORDINATION WITH ISA CERTIFIED ARBORIST.

A VIRGINIA-LICENSED TREE EXPERT OR AN INTERNATIONAL SOCIETY OF ARBORICULTURE CERTIFIED ARBORIST MUST PERFORM ALL STRESS REDUCTION MEASURES. DOCUMENTATION OF STRESS REDUCTION MEASURES MUST BE RECORDED AND REPORTED. THE FOREST CONSERVATION INSPECTOR WILL DETERMINE THE EXACT METHOD TO CONVEY THE STRESS REDUCTION MEASURES DURING THE PRE-CONSTRUCTION MEETING.

TEMPORARY TREE PROTECTION DEVICES SHALL BE INSTALLED PER THE FOREST CONSERVATION PLAN AND PRIOR TO ANY CONSTRUCTION ACTIVITIES. TREE PROTECTION FENCING LOCATIONS SHOULD BE STAKED PRIOR TO PRECONSTRUCTION MEETING. THE FOREST CONSERVATION INSPECTOR, IN COORDINATION WITH THE SEDIMENT CONTROL INSPECTOR, MAY MAKE FIELD ADJUSTMENTS TO INCREASE THE SURVIVABILITY OF TREES AND FOREST SHOW ON THE APPROVED PLAN. TEMPORARY TREE PROTECTION DEVICES MAY INCLUDE:

- i. CHAIN LINK FENCE (4' HIGH)
- ii. SUPER SILT FENCE WITH WIRE STRUNG BETWEEN THE SUPPORT POLES (MIN. 4' HIGH) WITH HIGH VISIBILITY FLAGGING.

iii. 14 GAUGE 2' X 4' WELDED WIRE FENCING SUPPORTED BY STEEL T-BAR POSTS (MIN. 4' HIGH) WITH HIGH VISIBILITY FLAGGING.

TEMPORARY TREE PROTECTION DEVICES SHALL BE MAINTAINED AND INSTALLED BY THE CONTRACTOR FOR THE DURATION OF CONSTRUCTION PROJECT AND MUST NOT BE ALTERED WITHOUT PRIOR APPROVAL FROM FOREST CONSERVATION INSPECTOR. NO EQUIPMENT TRUCKS, MATERIALS, OR DEBRIS MAY BE STORED WITHIN THE TREE PROTECTION FENCE AREAS DURING THE ENTIRE CONSTRUCTION PROJECT. NO VEHICULAR ACCESS TO THE FENCED AREA WILL BE PERMITTED. TREE PROTECTION SHALL NOT BE REMOVED WITHOUT PRIOR APPROVAL OF FOREST CONSERVATION INSPECTOR. TREE PROTECTION SIGNS SHALL BE INSTALLED AS REQUIRED BY THE FOREST CONSERVATION INSPECTOR, OR AS SHOWN ON APPROVED PLAN.

3. ACTIVITIES DURING CONSTRUCTION

PERIODIC INSPECTIONS BY FOREST CONSERVATION INSPECTOR WILL OCCUR DURING THE CONSTRUCTION PROJECT. CORRECTIONS AND REPAIRS TO ALL TREE PROTECTION DEVICES, AS DETERMINED BY THE FOREST CONSERVATION INSPECTOR, MUST BE MADE WITHIN THE TIMEFRAME ESTABLISHED BY THE INSPECTOR.

4. POST CONSTRUCTION ACTIVITIES

AFTER CONSTRUCTION IS COMPLETED, AN INSPECTION SHALL BE REQUESTED. CORRECTIVE MEASURES WHICH MAY INCLUDE:

- i. REMOVAL AND REPLACEMENT OF DEAD AND DYING TREES
- ii. PRUNING OF DEAD AND DECLINING LIMBS
- iii. SOIL AERATION
- iv. FERTILIZATION
- v. WATERING
- vi. WOUND REPAIR
- vii. CLEAN UP RETENTION AREAS

AFTER INSPECTION AND COMPLETION OF CORRECTIVE MEASURES HAVE BEEN UNDERTAKEN, ALL TEMPORARY PROTECTION DEVICES SHALL BE REMOVED FROM THE SITE. REMOVAL OF TREE PROTECTION DEVICES THAT ALSO OPERATE FOR EROSION AND SEDIMENT CONTROL MUST BE COORDINATED WITH BOTH THE SEDIMENT CONTROL INSPECTOR AND THE FOREST CONSERVATION INSPECTOR. NO ADDITIONAL GRADING, SODDING OR BURIAL MAY TAKE PLACE AFTER THE TREE PROTECTION IS REMOVED.

J. DEVELOPMENT ACTIVITIES WITHIN TREE PRESERVATION AREAS (12.0509.3J)

NEW CART PATH TRAILS ARE PROPOSED WITHIN THE PROJECT AREA. THE FINAL LOCATION OF THE CART PATHS IS TO BE DETERMINED DURING CONSTRUCTION IN CONJUNCTION WITH THE OWNER, FAIRFAX COUNTY, AND THE CERTIFIED ARBORIST. WORK SHALL BE PERFORMED IN A MANNER THAT MINIMIZES DAMAGE TO TREES, SHRUBS, ROOT SYSTEMS AND SOIL CONDITIONS TO THE EXTENT PRACTICABLE.

K. TREE INVENTORY, TREE CONDITION, TREE VALUATION AND TREE BONDING (12.0509.3K)

THE TREE INVENTORY INCLUDING TREE TABLE AND CONDITION ANALYSIS ARE INCLUDED IN THESE PLANS. ADDITIONAL TREE INFORMATION FOR ALL TREES 12' AND LARGER WITHIN THE PROJECT AREA WILL BE PROVIDED ON THE MINOR SITE PLAN/SITE PLAN SUBMITTAL TO FAIRFAX COUNTY DPWES. NO DEVIATION FROM THESE PLANS SHOULD BE UNDERTAKEN WITHOUT THE EXPRESS CONSENT OF THE CERTIFIED ARBORIST AND REPRESENTATIVES OF FAIRFAX COUNTY.

TREE PRESERVATION SEQUENCING:

- PRE-CONSTRUCTION**
- PRIOR TO ANY REMOVALS OR DISTURBANCES OF ANY KIND OUTSIDE OR WITHIN THE PRESERVATION AREAS, THE APPROPRIATE ROOT PRUNING SHOULD BE EXECUTED AS SHOWN ON THE TREE PRESERVATION PLAN.
 - THE CERTIFIED ARBORIST IS TO BE ONSITE PRIOR TO REMOVAL OF ANY TREES WITHIN THE PRESERVATION AREAS TO MARK THE APPROPRIATE TREES DESIGNATED FOR REMOVAL.
 - ALL EXISTING MATERIAL (I.E. ASPHALT, WALLS, FENCING, ETC.) IS TO BE REMOVED
 - ALL INVASIVE SPECIES ARE TO BE REMOVED.
 - DEAD WOOD IS TO BE REMOVED FROM ALL TREES TO REMAIN WITHIN THE PRESERVATION ZONES.
 - A 3" MULCH LAYER SHOULD BE ADDED WITHIN THE PRESERVATION AREA. THE TYPE OF MULCH USED IS AT THE DISCRETION OF THE LANDSCAPE CONTRACTOR.
 - AFTER ALL DISTURBANCES ARE COMPLETE WITHIN THE PRESERVATION AREA; TREE PROTECTION FENCING IS TO BE INSTALLED. AFTER INSTALLATION OF THE FENCE NO ACTIVITY, STORAGE, OR TRAFFIC IS ALLOWED WITHIN THE PRESERVATION ZONE.
- POST-CONSTRUCTION**
- 1 YEAR FOLLOWING CONCLUSION OF ALL CONSTRUCTION ACTIVITY:
- ALL PROTECTIVE FENCING SHOULD HAVE BEEN REMOVED.
 - A FERTILIZER TREATMENT SHOULD BE APPLIED TO THE ROOT ZONES OF THE TREES WITHIN THE PRESERVATION AREAS. A SLOW-RELEASE FERTILIZER AT 2-4 LBS. PER 11000 SQUARE FEET IS RECOMMENDED. HOWEVER, THE STANDARD FERTILIZER AND RATES OF THE CONTRACTED LANDSCAPE MAINTENANCE COMPANY IS ALSO ACCEPTABLE.
 - A 3" MULCH LAYER SHOULD BE ADDED WITHIN THE PRESERVATION AREA.
 - IRRIGATION OF THE ROOT ZONES SHOULD BE APPLIED 2-3 TIMES DURING THE GROWING SEASON IF RAINFALL IS INADEQUATE. THESE APPLICATIONS SHOULD BE INFREQUENT, DEEP AND SATURATED.

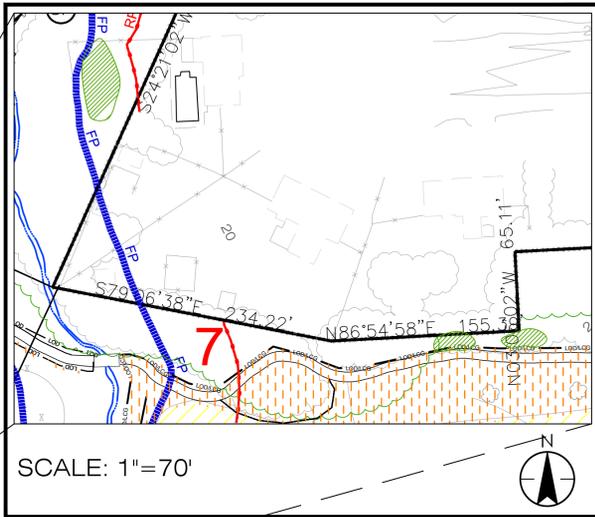
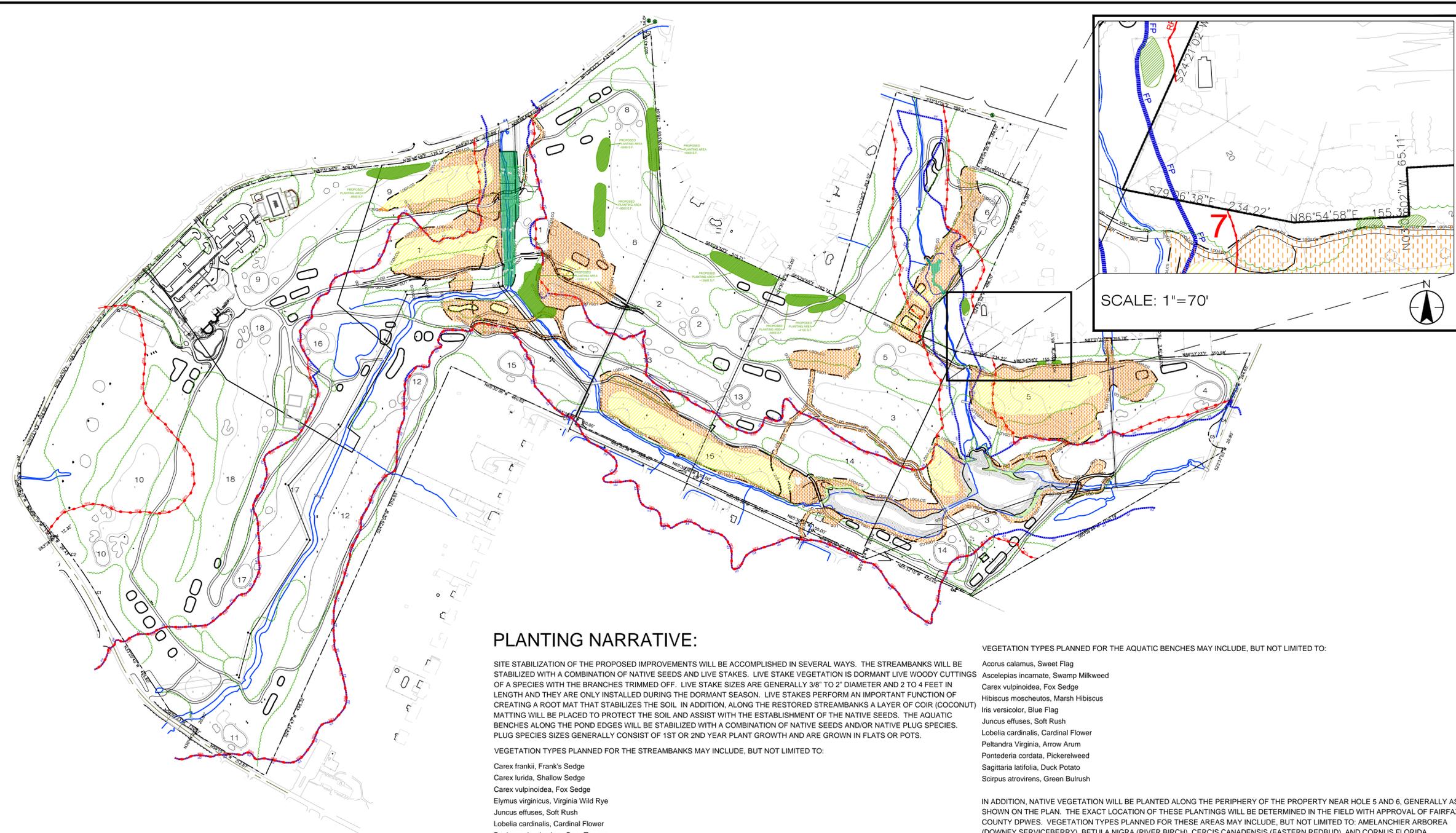


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Stantec

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Williamsburg, VA 23188
PHONE: (757) 220-6869 FAX: (757) 229-4507

FOR: MOUNT VERNON COUNTRY CLUB GOLF COURSE FARIFAX COUNTY, VA		TREE PRESERVATION/PROTECTION		FIGURE: 19
JOB NUMBER: 203405300	DRAWN BY: AJT	CHECKED BY: JGM/GR	APPROVED BY: JGM/GR	DATE: 12/18/2015



- LEGEND**
- PROJECT LIMITS
 - LIMITS OF DISTURBANCE
 - LIMITS OF GRADING
 - LIMITS OF DISTURBANCE & GRADING
 - PROPOSED CONTOURS
 - ROUGH GRASSING
 - FAIRWAY/TEE GRASSING
 - STREAMBANK STABILIZATION
 - AQUATIC BENCH STABILIZATION
 - LIMITS OF RPA
 - LIMITS OF 100-YR FLOODPLAIN
 - INDIVIDUAL TREE LOCATION
 - LIMITS OF FOREST COVER
 - SURVEY LOCATED BOUNDARY MONUMENT
 - PROPOSED PLANTING AREAS
 - EXISTING WETLANDS AND WATERS OF THE U.S. (STREAM CHANNEL) ORDINARY HIGH WATER

PLANTING NARRATIVE:

SITE STABILIZATION OF THE PROPOSED IMPROVEMENTS WILL BE ACCOMPLISHED IN SEVERAL WAYS. THE STREAMBANKS WILL BE STABILIZED WITH A COMBINATION OF NATIVE SEEDS AND LIVE STAKES. LIVE STAKE VEGETATION IS DORMANT LIVE WOODY CUTTINGS OF A SPECIES WITH THE BRANCHES TRIMMED OFF. LIVE STAKE SIZES ARE GENERALLY 3/8" TO 2" DIAMETER AND 2 TO 4 FEET IN LENGTH AND THEY ARE ONLY INSTALLED DURING THE DORMANT SEASON. LIVE STAKES PERFORM AN IMPORTANT FUNCTION OF CREATING A ROOT MAT THAT STABILIZES THE SOIL. IN ADDITION, ALONG THE RESTORED STREAMBANKS A LAYER OF COIR (COCONUT) MATTING WILL BE PLACED TO PROTECT THE SOIL AND ASSIST WITH THE ESTABLISHMENT OF THE NATIVE SEEDS. THE AQUATIC BENCHES ALONG THE POND EDGES WILL BE STABILIZED WITH A COMBINATION OF NATIVE SEEDS AND/OR NATIVE PLUG SPECIES. PLUG SPECIES SIZES GENERALLY CONSIST OF 1ST OR 2ND YEAR PLANT GROWTH AND ARE GROWN IN FLATS OR POTS.

- VEGETATION TYPES PLANNED FOR THE STREAMBANKS MAY INCLUDE, BUT NOT LIMITED TO:
- Carex frankii, Frank's Sedge
 - Carex lurida, Shallow Sedge
 - Carex vulpinoidea, Fox Sedge
 - Elymus virginicus, Virginia Wild Rye
 - Juncus effusus, Soft Rush
 - Lobelia cardinalis, Cardinal Flower
 - Panicum clandestinum, Deer Tongue
 - Cornus amomum, Silky Dogwood (Live Stake)
 - Cornus sericea, Red Osier Dogwood (Live Stake)
 - Salix sericea, Silky Willow (Live Stake)

- VEGETATION TYPES PLANNED FOR THE AQUATIC BENCHES MAY INCLUDE, BUT NOT LIMITED TO:
- Acorus calamus, Sweet Flag
 - Asclepias incarnate, Swamp Milkweed
 - Carex vulpinoidea, Fox Sedge
 - Hibiscus moscheutos, Marsh Hibiscus
 - Iris versicolor, Blue Flag
 - Juncus effusus, Soft Rush
 - Lobelia cardinalis, Cardinal Flower
 - Peltandra Virginia, Arrow Arum
 - Pontederia cordata, Pickerelweed
 - Sagittaria latifolia, Duck Potato
 - Scirpus atrovirens, Green Bulrush

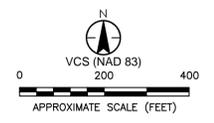
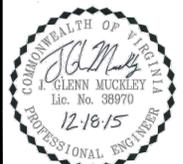
IN ADDITION, NATIVE VEGETATION WILL BE PLANTED ALONG THE PERIPHERY OF THE PROPERTY NEAR HOLE 5 AND 6, GENERALLY AS SHOWN ON THE PLAN. THE EXACT LOCATION OF THESE PLANTINGS WILL BE DETERMINED IN THE FIELD WITH APPROVAL OF FAIRFAX COUNTY DPWES. VEGETATION TYPES PLANNED FOR THESE AREAS MAY INCLUDE, BUT NOT LIMITED TO: AMELANCHIER ARBOREA (DOWNEY SERVICEBERRY), BETULA NIGRA (RIVER BIRCH), CERCIS CANADENSIS (EASTERN REDBUD), AND CORNUS FLORIDA (DOGWOOD).

VEGETATION WILL BE PROVIDED AND WILL BE NATIVE SPECIES TO THE AREA, HOWEVER, SPECIES, SIZES, AND QUANTITIES MAY VARY AS APPROVED BY FAIRFAX COUNTY DPWES OR URBAN FORESTRY AT THE TIME OF MINOR SITE PLAN/SITE PLAN APPROVAL. MODIFICATIONS TO THE PLANTINGS SHOWN MAY BE PERMITTED AS ALLOWED BY FAIRFAX COUNTY DPWES OR URBAN FORESTRY.

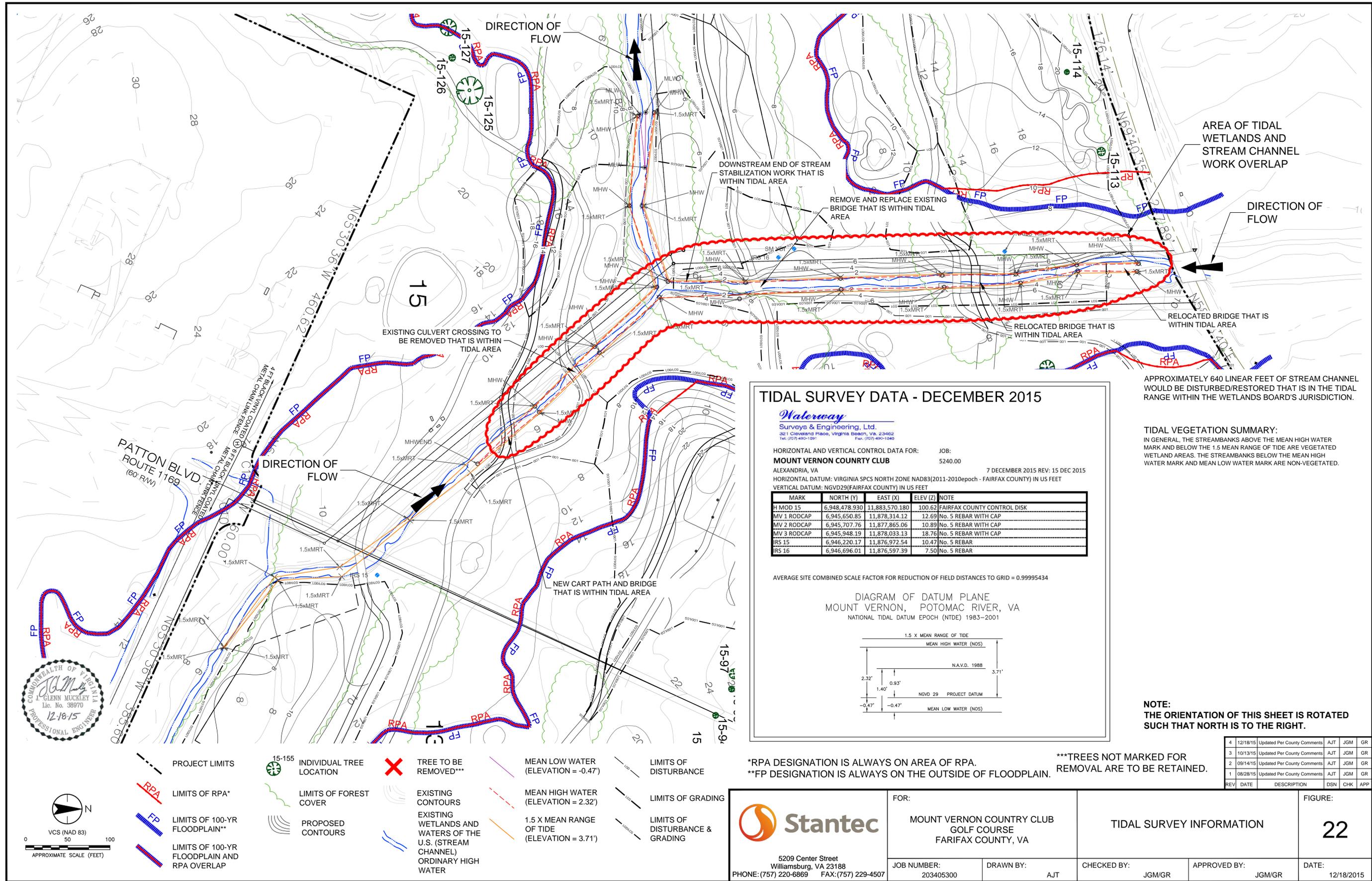
ALL CONDITIONS AND REQUIREMENTS SUBJECT TO REVIEW AND APPROVAL BY DPWES.

- NOTES:**
- 1) ALL ROUGH AREAS SHALL BE SODDED WITH TURF-TYPE TALL FESCUE.
 - 2) ALL FAIRWAYS SHALL BE EITHER SODDED OR SEEDED (80lbs/ACRE) AND MATTED WITH BENT GRASS.
 - 3) ALL STREAM STABILIZATION SHALL BE MATTED PER THE STREAM RESTORATION AND EROSION AND SEDIMENT CONTROL PLANS.
 - 4) MODIFICATIONS TO THE PLANTINGS SHOWN ON THIS PLAN MAY BE PERMITTED AS ALLOWED BY DPWES OR THE URBAN FORESTER AT THE TIME OF SITE PLAN APPROVAL.
 - 5) THE APPLICANT HAS IDENTIFIED AREAS TO SUPPLEMENT THE TRANSITIONAL SCREENING WHERE APPLICABLE.

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<p>5209 Center Street Williamsburg, VA 23188 PHONE: (757) 220-6869 FAX: (757) 229-4507</p>	FOR: MOUNT VERNON COUNTRY CLUB GOLF COURSE FARIFAX COUNTY, VA		PROPOSED PLANTING PLAN		FIGURE: 20
	JOB NUMBER: 203405300	DRAWN BY: AJT	CHECKED BY: JGM/GR	APPROVED BY: JGM/GR	DATE: 12/18/2015



TIDAL SURVEY DATA - DECEMBER 2015

Waterway
 Surveys & Engineering, Ltd.
 321 Cleveland Place, Virginia Beach, VA, 23462
 Tel: (757) 450-1291 Fax: (757) 450-1348

HORIZONTAL AND VERTICAL CONTROL DATA FOR: **MOUNT VERNON COUNTRY CLUB** JOB: 5240.00
 ALEXANDRIA, VA 7 DECEMBER 2015 REV: 15 DEC 2015

HORIZONTAL DATUM: VIRGINIA SPCS NORTH ZONE NAD83(2011-2010epoch - FAIRFAX COUNTY) IN US FEET
 VERTICAL DATUM: NGVD29(FAIRFAX COUNTY) IN US FEET

MARK	NORTH (Y)	EAST (X)	ELEV (Z)	NOTE
H MOD 15	6,948,478.930	11,883,570.180	100.62	FAIRFAX COUNTY CONTROL DISK
MV 1 RODCAP	6,945,650.85	11,878,314.12	12.69	No. 5 REBAR WITH CAP
MV 2 RODCAP	6,945,707.76	11,877,865.06	10.89	No. 5 REBAR WITH CAP
MV 3 RODCAP	6,945,948.19	11,878,033.13	18.76	No. 5 REBAR WITH CAP
IRS 15	6,946,220.17	11,876,972.54	10.47	No. 5 REBAR
IRS 16	6,946,696.01	11,876,597.39	7.50	No. 5 REBAR

AVERAGE SITE COMBINED SCALE FACTOR FOR REDUCTION OF FIELD DISTANCES TO GRID = 0.99995434

DIAGRAM OF DATUM PLANE
 MOUNT VERNON, POTOMAC RIVER, VA
 NATIONAL TIDAL DATUM EPOCH (NTDE) 1983-2001

NOTE:
 THE ORIENTATION OF THIS SHEET IS ROTATED SUCH THAT NORTH IS TO THE RIGHT.

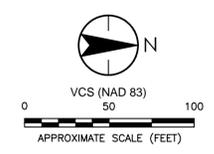
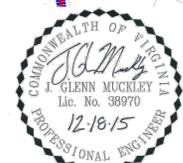
APPROXIMATELY 640 LINEAR FEET OF STREAM CHANNEL WOULD BE DISTURBED/RESTORED THAT IS IN THE TIDAL RANGE WITHIN THE WETLANDS BOARD'S JURISDICTION.

TIDAL VEGETATION SUMMARY:
 IN GENERAL, THE STREAMBANKS ABOVE THE MEAN HIGH WATER MARK AND BELOW THE 1.5 MEAN RANGE OF TIDE ARE VEGETATED WETLAND AREAS. THE STREAMBANKS BELOW THE MEAN HIGH WATER MARK AND MEAN LOW WATER MARK ARE NON-VEGETATED.

*RPA DESIGNATION IS ALWAYS ON AREA OF RPA.
 **FP DESIGNATION IS ALWAYS ON THE OUTSIDE OF FLOODPLAIN.

***TREES NOT MARKED FOR REMOVAL ARE TO BE RETAINED.

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- PROJECT LIMITS
- LIMITS OF RPA*
- LIMITS OF 100-YR FLOODPLAIN**
- LIMITS OF 100-YR FLOODPLAIN AND RPA OVERLAP
- INDIVIDUAL TREE LOCATION
- LIMITS OF FOREST COVER
- PROPOSED CONTOURS
- TREE TO BE REMOVED***
- EXISTING CONTOURS
- EXISTING WETLANDS AND WATERS OF THE U.S. (STREAM CHANNEL) ORDINARY HIGH WATER
- MEAN LOW WATER (ELEVATION = -0.47')
- MEAN HIGH WATER (ELEVATION = 2.32')
- 1.5 X MEAN RANGE OF TIDE (ELEVATION = 3.71')
- LIMITS OF DISTURBANCE
- LIMITS OF GRADING
- LIMITS OF DISTURBANCE & GRADING

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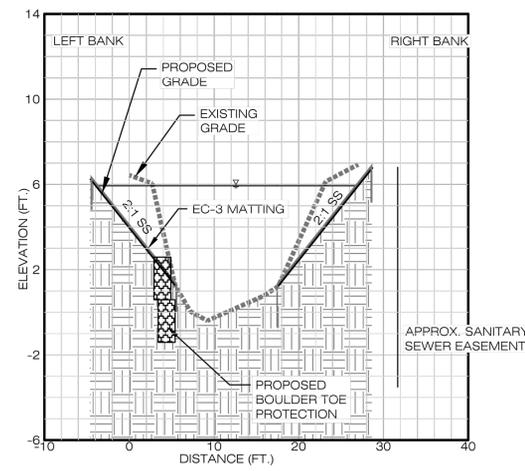
FOR: **MOUNT VERNON COUNTRY CLUB GOLF COURSE FARIFAX COUNTY, VA**

TIDAL SURVEY INFORMATION

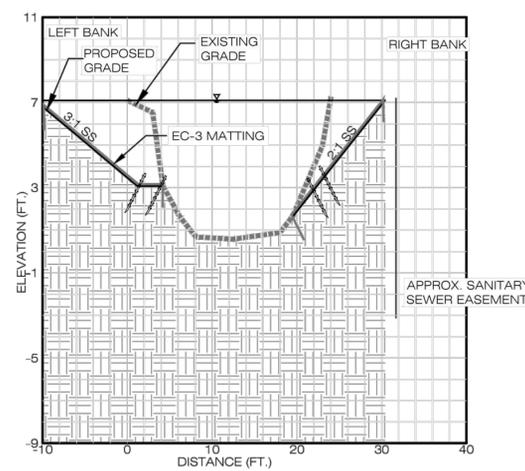
FIGURE: **22**

JOB NUMBER: 203405300 DRAWN BY: AJT CHECKED BY: JGM/GR APPROVED BY: JGM/GR DATE: 12/18/2015

DETAIL: REPRESENTATIVE HOLE 1 AND 9 STREAM RESTORATION PROPOSED CROSS-SECTIONS



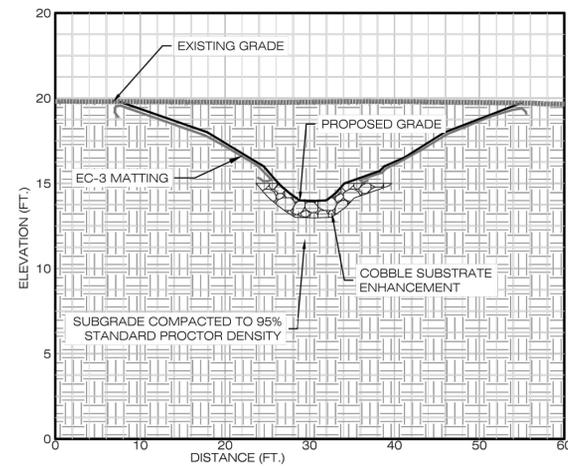
CROSS-SECTION STATION 5+70
VERTICAL SCALE: 1" = 4' HORIZONTAL SCALE: 1" = 10'



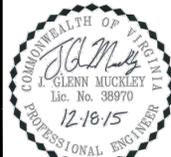
CROSS-SECTION STATION 2+10
VERTICAL SCALE: 1" = 4' HORIZONTAL SCALE: 1" = 10'

NOTE:
FOR INFORMATION ONLY.

DETAIL: REPRESENTATIVE HOLE 6 STREAM RESTORATION PROPOSED CROSS-SECTION



CROSS-SECTION 3 STATION 2+67
VERTICAL SCALE: 1" = 5' HORIZONTAL SCALE: 1" = 10'



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FOR: MOUNT VERNON COUNTRY CLUB GOLF COURSE FARIFAX COUNTY, VA		STREAM SECTIONS		FIGURE: 23
JOB NUMBER: 203405300	DRAWN BY: AJT	CHECKED BY: JGM/GR	APPROVED BY: JGM/GR	DATE: 12/18/2015

DESCRIPTION OF THE APPLICATION

The applicant, Mount Vernon Country Club, Inc., has requested the approval of a Special Exception Amendment (SEA) to conduct grading, dredging, stream restoration, and other land disturbance within the 100-year floodplain. Specifically, the applicant intends to remove a total of 14,479 cubic yards of fill from the Resource Protection Area and floodplain to redistribute the fill to other parts of the subject property. No fill would be transported off site, and the dredging of fill material from the on-site ponds would coincide with the expansion and reinforcement of the ponds with additional stone walls. The applicant would remove one of the on-site ponds and reestablish a naturalized stream channel in its place. The resulting modifications to the golf course's topography, coupled with stream restoration, would necessitate the relocation of golf cart paths and bridges in selected locations.

Based on the cubic yards of fill to be relocated within the floodplain, and based on the acreage it would encompass, the applicant's proposal meets the definition of major fill as articulated in Sect. 2-903 of the Zoning Ordinance. Activities associated with major fill require a special exception, which can only be approved by the Board of Supervisors.

The previously approved SEA encompassed an approval for both uses in a floodplain and the permitted uses of the site as a golf course and country club. The applicant has not requested, nor proposed, any changes to the operations of the golf course, and requests that the previously approved development conditions be carried forward.

The applicant has requested the following waivers and modifications:

- A reaffirmation of the previously approved modification of the trail construction requirement along Old Mill Road; and,
- Modification of the transitional screening and barrier requirements.

A reduced copy of the submitted Special Exception Plat is included at the beginning of this staff report. Copies of the proposed development conditions, applicant's statement of justification and the affidavit are included in Appendices 1, 2 and 3, respectively.

LOCATION AND CHARACTER

The subject property is located at 5111 Old Mill Road, approximately 1¼ mile west of the Mount Vernon historic site. The North Fork tributary to Dogue Creek flows through the subject property, joining with the main stem of Dogue Creek to the immediate west near Mount Vernon Memorial Highway. Tributary waters enter at two northern points and one eastern point, and exit the site on its southwest. This tributary creates an extensive floodplain throughout the subject property.

The applicant operates a 127.73 acre golf course and country club on the subject property. The uses include a 23,555 square foot clubhouse and 2,070 square foot pool facility, both of which are located along Old Mill Road between its intersections with Dogue Drive and Cooper Road. Additional structures on site include a 4,895 square foot maintenance building, a 100 square foot pump house, and a 1,100 square foot restroom facility. The site

is connected by a network of golf cart paths interspersed amongst the golf course's fairways and greens.

The subject property is surrounded by a series of residential communities. These include Woodlawn Manor and Mount Vernon Terrace to the south, Grist Mill Woods to the west, and Woodmill Estates, Woodlawn Estates, and Colonial Farms to the north. Grist Mill Park and a single family detached residence border the property on the southeast. Figure 1 provides an aerial view of the subject property.



Figure 1: The subject property viewed from the south (Source: Fairfax County GIS and Pictometry)

BACKGROUND

On January 26, 1960, the Board of Zoning Appeals (BZA) approved the construction of a golf course pursuant to SP 5799.

On June 13, 1967, the BZA approved the addition of land area to the Special Permit Area pursuant to S-61-67.

On September 18, 1974, the BZA approved the construction and use of two storage buildings pursuant to S-107-74.

On May 19, 1987, the BZA approved additions to structures and parking, and an increase in membership to 700 pursuant to SPA 74-V-107-1. This SPA was not implemented by the applicant.

On July 26, 1990, the BZA approved the demolition of existing structures, and the construction of a new clubhouse, pool house and pool facility pursuant to SPA 74-V-107-2.

On August 4, 1997, the Board of Supervisors approved 7,421 cubic yards of fill in the floodplain pursuant to SE 97-V-033. In a concurrent application, on August 5, 1997, the BZA approved site modifications pursuant to SPA 74-V-107-3.

On June 16, 2003, the Board of Supervisors approved uses in a floodplain, building additions and site modifications pursuant to SEA 97-V-033. The Board's adopted conditions superseded the conditions approved with SE 97-V-033 and SPA 74-V-107-3. A copy of the Clerk's letter outlining the Board's approval has been enclosed in Appendix 4.

COMPREHENSIVE PLAN PROVISIONS

Plan Area: Area IV, Mount Vernon Planning District
Mount Vernon Community Planning Sector (MV7)

Plan Map: Private Recreation Use

Plan Text: The Comprehensive Plan does not contain site specific guidance associated with the subject property.

DESCRIPTION OF THE SPECIAL EXCEPTION AMENDMENT PLAT

The SE Plat delineates the areas where the applicant would conduct a number of grading and earth moving activities across the 127 acre subject property. In total, the applicant would include approximately 21 acres within the limits of clearing and grading. Of these 21 acres, approximately 12 acres would be within the RPA.

The applicant's objectives are to improve storage capacity for the two on-site ponds, to restore stream channels to a more natural state, and to eliminate flooding and improve drainage for low lying areas near the existing stream channel. In particular, flooding and poor drainage in the southern portion of the subject property has created difficult maintenance obligations for the golf course and impacted the use of the golf course after rain events. The applicant contends that dredging the existing ponds and redistributing the silt will provide greater storage capacity during rainy weather.

While the applicant's SEA Plat shows areas where fill would be added to the floodplain, the applicant's grading would result in a net removal of fill from the floodplain. According to the applicant's statement of justification, approximately 18,744 cubic yards of fill material would be removed from the floodplain, and 4,265 cubic yards would be added resulting in a net removal of 14,479 cubic yards.

Figure 2 shows the areas on site where the applicant would concentrate grading activity. The areas in red¹, predominantly along the southern edge of the property, is the

¹ A color version of this staff report may be accessed by visiting the following link:
<http://ldsnet.fairfaxcounty.gov/ldsnet/ZAPSMMain.aspx?cde=SEA&seq=4203352>

fairway for Hole 15 and directly borders North Fork. The applicant has indicated that this is a primary flooding hazard area, and that the proposed fill would ameliorate the flooding activity.

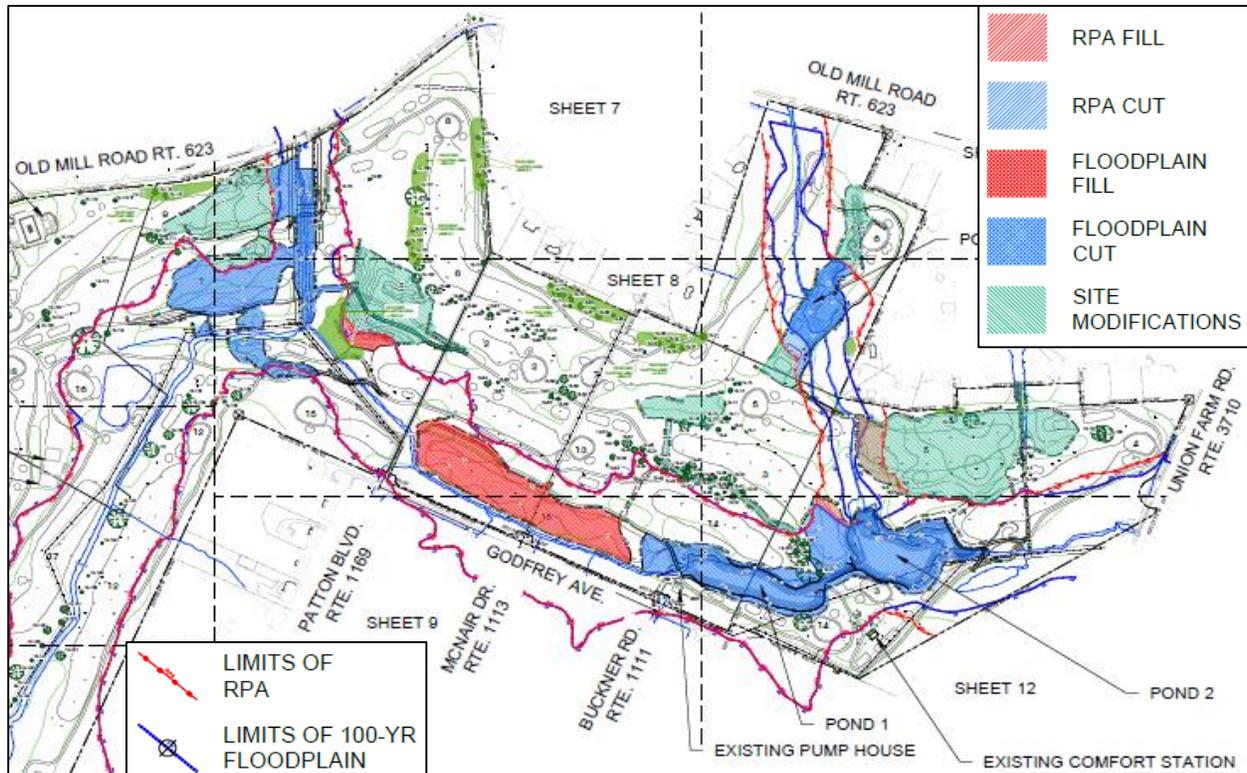


Figure 2: The SEA Plat identifies the areas where cut and fill would be administered both within the floodplain, within the RPA, and outside both environmentally sensitive areas (Source: Stantec, 12/18/2015)

The portions shown in blue on Figure 2 are areas where the applicant would conduct stream restoration activities and pond dredging. These would be areas where the applicant would remove fill from the floodplain and/or the RPA. The SEA Plat contains cross sections showing the incised, eroded nature of this section of North Fork entering from the northern property boundary. The applicant would reconfigure the stream channel to have stream banks with natural slopes.

Similar work would be conducted along the other section of North Fork entering from the north. The applicant would eliminate a man-made pond and return the stream channel to natural banks. Figure 3 shows the proposed work for the stream channel near Holes 1 and 9. In total, the applicant would restore approximately 803 linear feet of stream channels. Stabilization of the stream banks would be accomplished with a combination of new vegetation as well as blanketing and matting to reinforce the new banks.

The applicant currently uses two large ponds in the southeastern corner of the subject property for on-site irrigation and for stormwater management. According to the statement of justification, the two ponds have filled with silt over time. The applicant would dredge the two ponds to create additional storage capacity, and distributed the

dredged fill throughout the site into areas labelled for “Site Modifications” on the SEA Plat. The fill would also be used in the grading activity for Hole 15’s fairway.

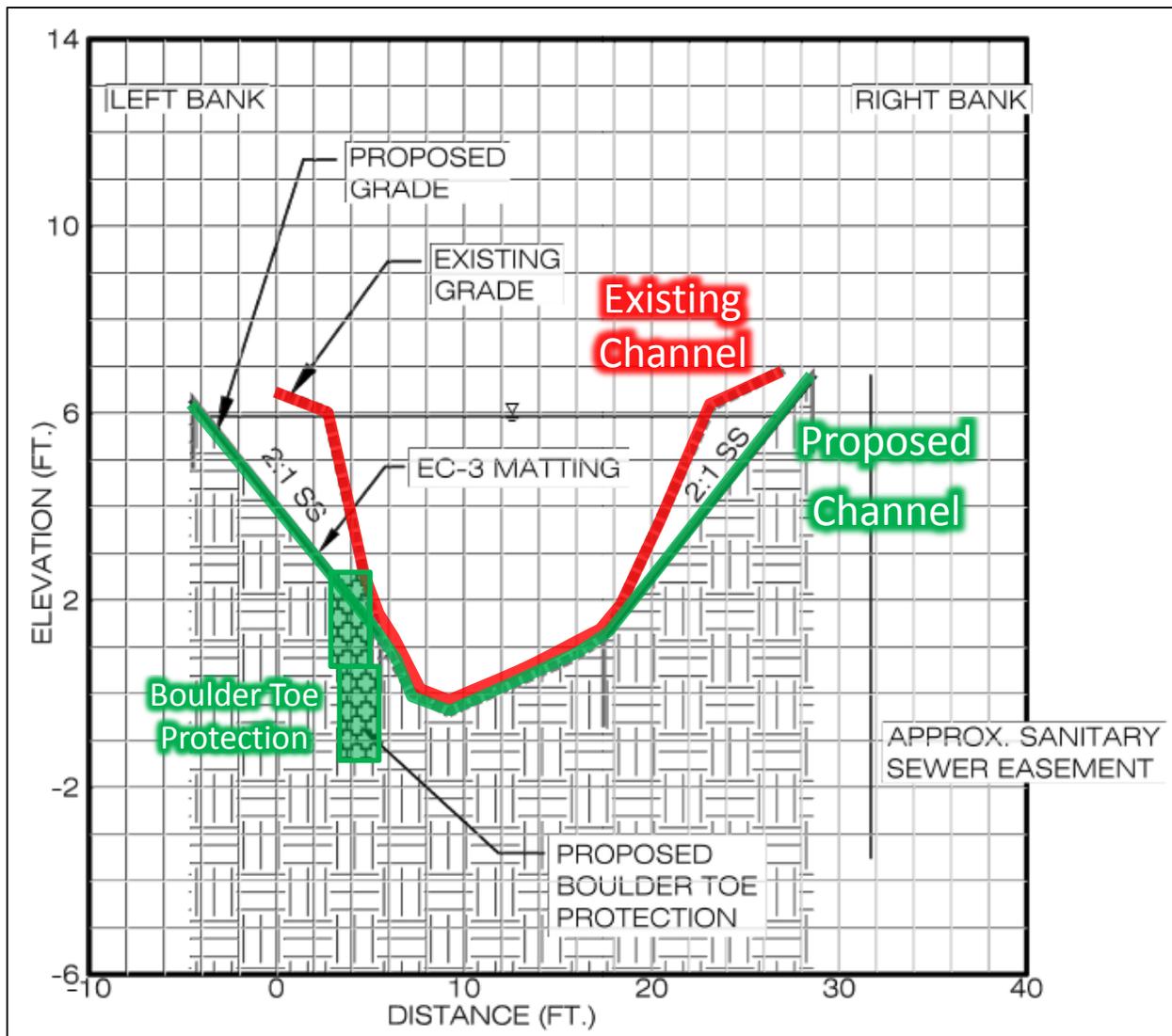


Figure 3: The proposed stream cross section would eliminate the steep slopes caused by erosion and, in this location, use a 2:1 or 50% slope coupled with stone reinforcements to create a more natural condition stream channel (Source: Stantec, 12/18/2015)

The applicant characterizes the fill to be removed from the two ponds as pond dredge material and pond excavation material. The pond dredge material is the upper layers of sediment in the bottom of the ponds, which is wet silt carried into the ponds from upstream erosion that is generally rich in nutrients. The pond excavation material contains less water as it is deeper down below the dredge material in the ponds.

The applicant will primarily use the fairway for Hole 5 for removing the water from the dredged fill material. The applicant would first conduct dredging operations on Pond 1, which is the downstream pond and is located west of Pond 2. Once Pond 1’s dredging is completed, the applicant would continue dredging operations on the adjacent Pond 2. To prevent destabilization of the fill during this dewatering period, the applicant would

use a series of containment techniques listed on Sheet 18 of the SEA Plat. These techniques include erosion and sediment control measures, disturbance of the fill within the containment area to hasten the dewatering, and immediate revegetation of stabilized areas when final grades have been achieved. Should additional area be needed for the removal of dredge material, the applicant would use an area between the greens for Hole 5 and Hole 7. Figure 4 shows the location where the dredge material would be contained during the site work.

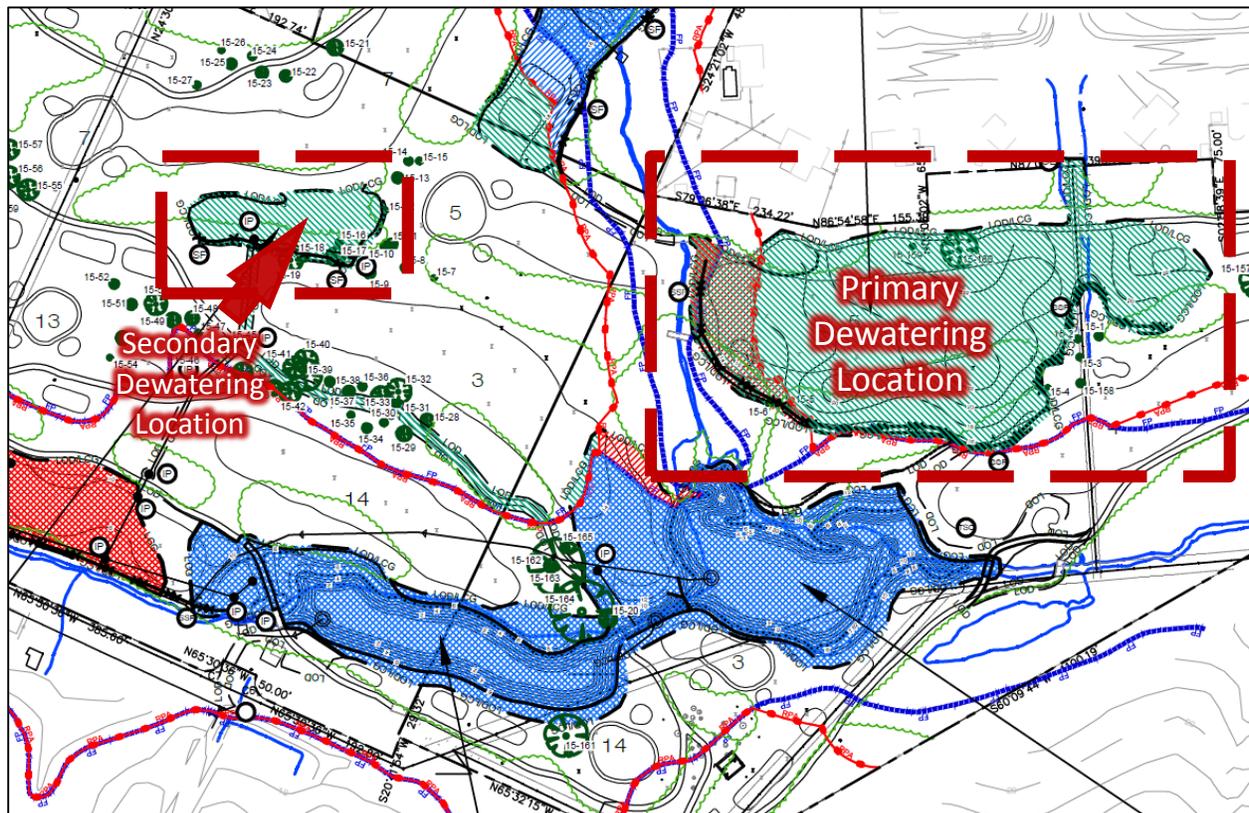


Figure 4: The applicant would use these two locations for removing water from the dredge material prior to redistribution in the proposed fill areas (Source: Stantec, 12/18/2015)

ZONING ORDINANCE PROVISIONS (Appendix 5)

Special Exception General Standards

Standard 1 requires the proposed use to be in harmony with the adopted Comprehensive Plan.

The Comprehensive Plan recommends that surface and groundwater resources be protected from pollution, and that pollution reductions measures be implemented. The Plan also calls for the protection of the Potomac Estuary and the Chesapeake Bay from avoidable impacts resulting from land use activities. Furthermore, the Plan recommends identifying, protecting, and enhancing an integrated network of ecologically valuable lands and surface waters for present and future Fairfax County residents.

Staff had requested supplemental survey data to assess whether tidal wetlands were to be disturbed by the applicant's proposal (Appendix 6). The applicant submitted the survey data in December 2015. The survey data indicates that tidal wetlands, which are found between mean low and mean high water elevation, could be present on site. The applicant has submitted a Joint Permit Application for review by federal, state, and local officials which will assist staff in finalizing a determination on the degree of tidal wetlands impact. If tidal wetlands have been impacted, the applicant may be required to receive a permit for the disturbance of tidal wetlands from the Fairfax County Wetlands Board. Staff has proposed a development condition requiring the applicant to submit a wetlands permit for review and approval of the Wetlands Board should staff determine that the impacts would trigger their review.

As discussed further below, the applicant has worked with staff on refining the site design throughout the SEA review to a proposal that protects the ecological features of the site while avoiding off-site impacts. In staff's opinion, the application is in harmony with the Comprehensive Plan.

Standard 2 requires that the use be in harmony with the general purpose and intent of the applicable zoning district regulations.

The purpose and intent of the R-2 District is to provide for single family detached dwellings at not more than two dwelling units per acre, while allowing other selected uses which are compatible with the low density residential character of the R-2 District. Golf courses and country clubs are permitted Special Exception uses, as well as major fill in a floodplain. The country club and golf course have been established uses at this location since 1960, and were deemed harmonious by the Board of Supervisors in their previous approval.

The modifications to the site and the repair to the floodplain are discussed in greater detail below. The applicant's proposal would be to continue the previously approved uses, but to enhance the subject property through modifications to the topography.

In staff's opinion, the applicant's request would be in harmony with the general purpose and intent of the R-2 zoning district.

Standard 3 requires that the proposed use be harmonious with and not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the Comprehensive Plan. The features of the proposal, such as the size and height of buildings and structures along with the nature and extent of screening, buffering, and landscaping, may not hinder or discourage the development and use of nearby property or impair its value.

During the SEA review, staff and the applicant dedicated a significant amount of time and effort to ensure that the proposed fill within the floodplain, and the fill dredged from the two on-site ponds, would be secured and allowed to dewater in a manner that would not subject nearby properties to overflow and runoff. Sheet 18 of the SEA Plat outlines the applicant's construction management plan for dredging the ponds and securing the dredge spoil until it can be distributed throughout the deposition areas. The applicant

has proposed a series of measures, such as super silt fencing to surround a confined, upland area that would effectively contain on-site dredge material that is dewatering. Staff has proposed a development condition requiring the applicant to provide greater specificity on containment measures for the dredged fill material during the dewatering period at the time of site plan submission.

Standard 4 requires the pedestrian and vehicular traffic associated with the proposed use not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.

The applicant's proposal would maintain the existing operations, and would not trigger increased traffic or parking congestion for the surrounding neighborhood.

Standard 5 gives the Board of Supervisors the authority to require landscaping and screening in accordance with Article 13 of the Zoning Ordinance.

Article 13 of the Zoning Ordinance requires the applicant to provide Transitional Screening Type 2 and Barrier D, E, or F along the property boundaries since the subject property is almost exclusively surrounded by single family detached residential development. The applicant requested modification of these provisions. The modification requests are evaluated further in the Modifications and Waivers section of this staff report.

Standard 6 requires that the applicant provide an amount of open space equal to that required for the particular zoning district.

The R-2 District does not require a minimum amount of open space for either residential or nonresidential uses. According to Sheet 2 of the SEA Plat, the applicant has calculated 122 acres devoted to outdoor recreation on the subject property.

Standard 7 requires that adequate utilities, drainage, parking, loading and other necessary facilities to serve the proposed use be provided.

The applicant's proposal would not require an increase in parking beyond that which was previously approved. The applicant maintains a level of off-street parking that meets the minimum standards in the Zoning Ordinance. Through the proposed dredging and site modifications, the applicant's proposal would improve drainage and eliminate standing water and overly saturated soils during significant rain events.

Standard 8 requires all signs to be regulated by the provisions of Article 12.

All signs must conform to the provisions of Article 12 in the Zoning Ordinance.

Use Limitations for Uses in a Floodplain (Sect. 2-905)

All permitted uses and all special exception uses in a floodplain shall be subject to the following provisions:

1. Except as may be permitted by Par. 6 and 7 of Sect. 903 above, any new construction, substantial improvements, or other development, including fill, when combined with all other existing, anticipated and planned development, shall not increase the water surface elevation above the 100-year flood level upstream and downstream, calculated in accordance with the provisions of the Public Facilities Manual.

The applicant's SE Plat has been reviewed by DPWES (Appendix 7), who have verified that the grading shown in the SEA Plat matches the floodplain study submitted by the applicant in 2014 for the subject property that was approved by DPWES. Given the site's inland location and the net decrease of fill in the floodplain resulting from the proposed site modifications, the applicant's proposal would not increase the water surface elevation above the 100-year flood level upstream or downstream from the subject property.

2. Except as may be permitted by Par. 8 of Sect. 903 above, the lowest elevation of the lowest floor of any proposed dwelling shall be eighteen inches or greater above the water-surface elevation of the 100-year flood level calculated in accordance with the provisions of the Public Facilities Manual.

The existing structures shown on the SEA Plat associated most closely with the golf course and country club use are located outside of the 100-year flood level and would meet this standard. The applicant's irrigation pump house is within the 100-year floodplain, but is associated with a land use that is explicitly permitted within a floodplain per Paragraph 4 of Sect. 2-903 of the Zoning Ordinance.

3. All uses shall be subject to the provisions of Par. 1 of Sect. 602 above.

Part 1 of Sect. 2-602 states that no building shall be erected on any land and no change shall be made in the existing contours of any land, including any change in the course, width or elevation of any natural or other drainage channel, in any manner that will obstruct, interfere with, or change the drainage of such land, taking into account land development that may take place in the vicinity under the provisions of this Ordinance, without providing adequate drainage in connection therewith as determined by the Director in accordance with the provisions of the Public Facilities Manual.

Based on discussions of this matter with DPWES, the deposited fill would not change the drainage characteristics of the property. Since the fill material to be relocated within the floodplain would be evenly dispersed across large portions of the subject property, no topographical changes would be made that would obstruct, interfere with, or change the drainage patterns of water entering North Fork and/or Dogue Creek. The applicant's proposal meets this standard.

4. No structure or substantial improvement to any existing structure shall be allowed unless adequate floodproofing as defined in the Public Facilities Manual is provided.

The applicant's request does not include new construction or improvements to the existing structures. This standard is only applicable in cases where new construction would be proposed in the floodplain.

5. *To the extent possible, stable vegetation shall be protected and maintained in the floodplain.*

Staff from the Northern Virginia Soil and Water Conservation District (Appendix 8) recommended that the applicant provide enhanced detail to the landscaping plan to bring greater confidence to the long-term vitality of the proposed plantings. It is uncommon for that level of detail to be provided during SEA review, and staff has proposed development condition language that would provide the Urban Forest Management Division (UFMD) broad latitude for reviewing and approving the size, location and species of landscaping to be used on site. Furthermore, staff recommends that the applicant provide greater detail to the proposed cross sections to better assess bank stability over the long term. These details can be accomplished as part of the site plan review in tandem with DPWES staff well versed in erosion and sediment control and stormwater management planning. Staff has proposed a condition to require this enhanced level of detail to be reviewed during site plan review.

The applicant has included a planting summary table on Sheet 15 of the SEA Plat that summarizes the tree cover to be removed and replaced. Due to the nature of the stream restoration work, the applicant would remove approximately two acres of mature tree canopy from the RPA out of an existing 20 acres within the RPA. The application would replace this with 14,810 square feet of tree coverage within the RPA (0.34 acres), and 56,192 square feet of tree coverage outside the RPA (1.29 acres). UFMD staff has reviewed the areas where trees would be removed and where enhancements would be made to the site's landscaping, and has had all previous comments resolved by the applicant associated with tree canopy coverage (Appendix 9).

6. *There shall be no storage of herbicides, pesticides, or toxic or hazardous substances as set forth in Title 40, Code of Federal Regulations, Parts 116.4 and 261.30 et seq. in a floodplain.*

The applicant has catalogued the chemicals stored on site and used in regular maintenance of the golf course. Staff has carried forward previously approved development conditions related to storing such chemicals outside of the floodplain.

7. *For uses other than those enumerated in Par. 2 and 3 of Sect. 903 above, the applicant shall demonstrate to the satisfaction of the approving authority the extent to which:*

- A. *There are no other feasible options available to achieve the proposed use; and,*
- B. *The proposal is the least disruptive option to the floodplain; and,*
- C. *The proposal meets the environmental goals and objectives of the adopted comprehensive plan for the subject property.*

By disregarding the continued erosion and sedimentation in the existing ponds, and by neglecting the stream erosion found along the channels entering the subject property from the north, the property's topography and floodplain would continue to degrade and undermine the applicant's ability to achieve the proposed use. The applicant's strategy of keeping all fill material on site, which eliminates the need to haul fill material on or off

the site through the surrounding residential neighborhoods, is the least disruptive option for the floodplain. As previously discussed, the environmental sensitivity given to the proposed site modifications would conform to the Comprehensive Plan.

8. Nothing herein shall be deemed to prohibit the refurbishing, refinishing, repair, reconstruction or other such improvements of the structure for an existing use provided such improvements are done in conformance with the Virginia Uniform Statewide Building Code and Article 15 of this Ordinance.

Other than the 100 square foot irrigation pump house, which is not a habitable structure, no structures on site are located within the 100-year floodplain. This standard is not applicable for the subject property.

9. Nothing herein shall be deemed to preclude public uses and public improvements performed by or at the direction of the County.

No public uses have been proposed for the subject property.

10. Notwithstanding the minimum yard requirements specified by Sect. 415 above, dwellings and additions thereto proposed for location in a floodplain may be permitted subject to the provisions of this Part and Chapter 118 of The Code.

Since the subject property is a commercial and not residential use, this standard is not applicable.

11. All uses and activities shall be subject to the provisions of Chapter 118 of The Code.

Chapter 118 of the Fairfax County Code is the County's Chesapeake Bay Preservation Ordinance (CBPO). This Ordinance defines how Resource Protection Areas are delineated, governs the land use activity permitted within them, and provides remediation requirements for unauthorized disturbance of RPAs. The CBPO requires a Water Quality Impact Assessment (WQIA) to be submitted for any land disturbance within an RPA, and is used to ensure that this disturbance meets the goals, objectives, and requirements of Chapter 118.

The applicant has obtained WQIA approval for the proposed work in 2014, but during the subsequent site plan review, DPWES staff identified the applicant's proposal as one with major fill, which triggered the need for Special Exception review. As part of implementation of the SEA proposal, the applicant will be required to revise the previously approved WQIA to incorporate the refinements included as part of the SEA review. Staff has proposed a condition requiring the applicant to submit an amended WQIA should site design changes resulting from the SEA review deviate substantially from what was approved in the 2014 WQIA.

12. When as-built floor elevations are required by federal regulations or the Virginia Uniform Statewide Building Code for any structure, such elevations shall be submitted to the County on a standard Federal Emergency Management Agency (FEMA) Elevation Certificate upon placement of the lowest floor, including basement and prior to further

vertical construction. If a non-residential building is being floodproofed, then a FEMA Floodproofing Certificate shall be completed in addition to the Elevation Certificate. In the case of special exception uses, the Elevation Certificate shall show compliance with the approved special exception elevations.

Since the applicant has proposed no additions or modifications to the existing dwelling, this standard is not applicable. If the applicant were to trigger this use limitation in the future, the applicant would be required to concurrently submit as-built floor elevations to DPWES using the required FEMA template.

13. The construction of all buildings and structures shall be subject to the requirements of the Virginia Uniform Statewide Building Code.

As noted previously, no new buildings or structures are proposed.

14. All recreational vehicles shall:

- A. Be on site for fewer than 180 consecutive days;*
- B. Be fully licensed and ready for highway use; or,*
- C. Meet the requirements of this Part and the Virginia Uniform Statewide Building Code for anchoring and elevation of manufactured homes.*

Should the applicant wish to store recreational vehicles on site, the applicant would need to conform to this standard.

15. All necessary permits shall be received from those governmental agencies from which approval is required by Federal or State law, including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, as amended, 33 U.S.C. § 1334.

The applicant has added supplementary survey data that, in staff's opinion, demonstrates that the proposed land disturbance may occur within areas technically considered tidal wetlands. These areas, between the mean low and mean high tidal elevations, are at the bottom of the stream channels that are targeted for restoration and naturalization by the applicant. Staff supports the applicant's restoration efforts, but must work with the applicant to determine whether the Fairfax County Wetlands Board has jurisdiction to review the applicant's proposal.

The applicant has submitted a recent Joint Permit Application to the Army Corps of Engineers, the Virginia Marine Resource Commission, and to Fairfax County staff. As previously discussed, the applicant's proposal may be determined to fall within the jurisdiction of the Fairfax County Wetlands Board, which would require subsequent review and potentially a wetlands permit prior to land disturbance. Given the inland location of the site and its unique wetlands presence solely within the bottom of the existing streams, as shown on Sheet 22 of the SEA Plat, staff is comfortable with the Wetlands Board determination occurring subsequent to the SEA review instead of prior to the review of the Planning Commission and Board of Supervisors.

16. If any new construction, substantial improvements, or other development, including fill, when combined with all other existing, anticipated and planned development, results in change in the base flood elevation in any Special Flood Hazard Area (SFHA) depicted on the County's Flood Insurance Rate Map (FIRM), the applicant shall notify the Federal Insurance Administrator of the changes by submitting technical or scientific data to FEMA for a Letter of Map Revision, as soon as practicable but, not later than six (6) months after the date such information becomes available or the placement of fill, whichever comes first. If the projected increase in the base flood elevation is greater than one (1) foot, the applicant shall also obtain approval of a Conditional Letter of Map Revision from the Federal Insurance Administrator prior to the approval of construction.

To ensure that the applicant continues to comply with this standard, staff has proposed a development condition that would require the applicant to notify the Federal Insurance Administrator of any future grading changes resulting from the deposited fill.

17. In riverine situations, adjacent communities and the Virginia Department of Conservation and Recreation shall be notified prior to any alteration or relocation of a watercourse depicted on the FIRM and copies of such notifications shall be submitted to the Federal Insurance Administrator. The flood carrying capacity within the altered or relocated portion of any watercourse shall be maintained.

As previously discussed, the nearby watercourses will not be altered or relocated as a result of the fill that has been deposited. The applicant's stream restoration would not constitute an alteration or relocation of a watercourse that would trigger the notification requirement. Since the applicant's request would not alter or relocate these abutting watercourses, this standard is not applicable.

MODIFICATIONS AND WAIVERS

Transitional screening and barrier requirements

Section 13-302 of the Zoning Ordinance requires an applicant to provide transitional screening and barriers between dissimilar land uses as indicated in the Transitional Screening and Barrier Matrix in Article 13.

Paragraph 3 of Section 13-305 of the Zoning Ordinance permits the Board to waive or modify the strict provisions of 13-302 when a building, barrier and/or the land between that building and the property line have been specifically designed to minimize adverse impacts through the combination of architectural and landscaping techniques. The Board of Supervisors previously approved a modification of the transitional screening and barrier requirements for the site. The applicant will be removing existing trees to facilitate the previously described topographic modifications. The applicant has worked with UFMD staff to provide supplementary landscaping throughout the existing vegetated screening yards on the SEA Plat to meet the intent of the previously provided transitional screening and staff supports the modification of the transitional screening and barrier requirement.

Trails Waiver

Section 17-201 of the Zoning Ordinance requires applicants to provide a variety of improvements including pedestrian walkways, trails, and widening of roads that are called for in the Comprehensive Plan to obtain site plan approval for new construction. These improvements may be waived or modified based on information provided by the applicant and upon a determination that such improvements are unnecessary or will not adversely affect other required improvements and compliance with all other applicable requirements.

The Countywide Trails Map recommends a minor paved trail for Old Mill Road, consisting of an asphalt or concrete pathway varying from 4-8 feet wide. As shown in Appendix 4, the Board of Supervisors adopted a modification of this trail requirement by allowing the applicant to contribute a sum of \$100,000 toward trails in the nearby area. This contribution sum was to be funded with an initial \$50,000 payment, following up by five additional payments resulting from charity golf tournaments. The applicant brokered an alternative fundraising agreement with the County Attorney's office in 2008, which was deemed in conformance with the approved SEA. Since the agreement's execution (Appendix 10), the applicant has made fundraising payments toward the \$100,000 total that have been collected and verified by staff in DPWES. Staff has proposed a development condition that replaces the previously approved Condition #26, and replaces it with one referencing the continued compliance with executed agreement. Staff supports the modification of the trails requirement provided the applicant can continue to comply with the executed agreement.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The applicant's proposal conforms to the applicable provisions of the Zoning Ordinance and the Comprehensive Plan. No changes to the permitted uses would be made, and the applicant's proposal would correct environmental damage on site and result in no fill leaving the site. The applicant would create a net decrease in fill in the floodplain, fortify the existing ponds while increasing their storage capacity, and augment the naturalized stream channel slopes with a mix of natural and man-made protections against future erosion.

Recommendations

Staff recommends approval of SEA 97-V-033-02, subject to the proposed conditions contained in Appendix 1.

Staff recommends approval of the following waivers and modifications:

- Reaffirmation of the previously approved waiver of Sect. 17-201 of the Zoning Ordinance for a paved trail along Old Mill Road in favor of continued execution of the fundraising agreement with the Board of Supervisors,

- Modification of Sect. 13-302 of the Zoning Ordinance for the transitional screening requirement on all boundaries in favor of the existing vegetation as shown on the SEA Plat, and
- Reaffirmation of the previously approved modification of Sect. 13-302 of the Zoning Ordinance for the barrier requirement on all boundaries in favor of the existing barriers as shown on the SEA Plat.

Reaffirmation of the previously approved modification of the barrier requirement on all boundaries in favor of the existing barriers as shown on the SEA Plat

It should be noted that it is not the intent of the 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 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.

The approval of this special exception 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.

APPENDICES

1. Proposed Development Conditions
2. Applicant's Statement of Justification
3. Affidavit
4. Clerk's Letter for SEA 97-V-033
5. Zoning Ordinance Provisions
6. Environmental Analysis
7. Stormwater Management Analysis
8. Soil and Water Conservation Analysis
9. Urban Forestry Analysis
10. Trail Fundraising Agreement
11. Glossary of Terms

PROPOSED DEVELOPMENT CONDITIONS**SEA 97-V-033-02****February 18, 2016**

If it is the intent of the Board of Supervisors to approve SEA 97-V-033-02, located at 5111 Old Mill Road, Tax Map 110-1 ((1)) 3, 4, 13, and 13A, previously approved for uses in a floodplain pursuant to Sect. 2-904 and 9-606 and for use as a golf course and country club pursuant to Sect. 3-204 and 9-528 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions; previously approved conditions, or conditions with editorial revisions, are marked with an asterisk (*).

1. This Special Exception Amendment (SEA) is granted for and runs with the land indicated in this application and is not transferable to other land. *
2. This SEA is granted only for the purposes, structures and/or uses indicated on the SEA Plat approved with this application, as qualified by these development conditions. *
3. A copy of this SEA and the Non-Residential Use Permit (Non-RUP) shall be posted in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use. *
4. This SEA is subject to the provisions of Article 17, Site Plans as may be determined by the Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this Special Exception shall be in substantial conformance with the approved SEA Plat entitled "Mount Vernon Country Club Golf Course Renovation and Streambank Stabilization Special Exception Amendment Plat" prepared by Stantec (J. Glenn Muckley), which is dated May 15, 2015 and revised through December 18, 2015 and these conditions. Minor modifications to the approved Special Exception Amendment may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance. *
5. The total number of country club members shall be limited to 700. *
6. The hours of operation of the country club and golf course shall be limited to 5:30 a.m. – 1:00 a.m., daily. *
7. The hours of operation for the swimming pool shall be limited to the following:
 - Regular Pool Hours from 9:00 am to 9:00 pm.
 - Swim Team Hours from 8:00 am to 9:00 pm with no more than 5 swim meets permitted per season.
 - After-Hours Pool Parties shall be limited to six per season, limited to Friday, Saturday, and pre-holiday evenings, and shall not exceed 12:00 midnight. The applicant shall request written permission from the Zoning Administrator for each

individual party or activity at least ten (10) days in advance and receive permission prior to the party. Requests shall be approved for only one (1) such party at a time and such requests shall be approved only after the successful conclusion of a previous extended-hour party or for the first one at the beginning of a swim season. Requests shall only be approved if there are not pending violations of the conditions of the Special Exception Amendment, and any substantiated complaints shall be cause for denying any future requests for extended-hour parties for that season; or, should such complaints occur during the end of the swim season, then this penalty shall extend to the next calendar year. *

8. A maximum of 175 parking spaces shall be provided as shown on the SEA Plat. No off-site parking shall be permitted on Old Mill Road or the adjacent side streets. Parking lot landscaping shall be provided in accordance with Sect. 13-106 of the Zoning Ordinance. The maximum height of any parking lot lighting fixtures shall not exceed twelve (12) feet. *
9. All on-site lighting shall comply with the performance standards specified in Part 9 of Article 14 of the Zoning Ordinance.
10. A modification of the barrier requirement shall permit black vinyl-coated chain link fencing of up to 6 feet in height and/or ornamental wrought-iron or other non-solid, non-wood ornamental fencing of up to 6 feet in height to function as a required barrier between the property and the adjacent residential uses. Notwithstanding the fencing shown on the SEA Plat, the perimeter fence may be constructed on the property in phases, as illustrated on Attachment 1 to these development conditions, and as further described in Attachment 2 to these development conditions. *
11. The applicant shall implement stormwater management (SWM) and best management practices (BMP) techniques to control the quantity and quality of stormwater runoff from the subject property in accordance with the standards of the Fairfax County Public Facilities Manual (PFM) as determined by DPWES and in substantial conformance with the SEA Plat. Supplementary innovative measures may be used on the subject property, such as bio-retention facilities, infiltration trenches, rain barrels, and/or vegetated swales, subject to the review and approval of DPWES, to meet water quality requirements if necessary.
12. Other than the areas identified on the SEA Plat, there shall be no expansion of cut or fill activities into previously undisturbed natural areas within the floodplain or Resource Protection Area (RPA).
13. Notwithstanding the landscaping shown on the SEA Plat, the location and species of the proposed plantings shall be subject to the review and approval of the Urban Forest Management Division (UFMD). The applicant may remove dead, dying or diseased trees and invasive plant material from the subject property, and shall consult and coordinate with UFMD on best practices prior to removal.
14. The limits of clearing and grading shall be strictly adhered to, as shown on the SEA Plat. All trees shown to be preserved shall be protected by a tree protection fence or wire-reinforced "super silt" fence. Where tree protection fencing is to be installed, it

shall at minimum consist of four foot high, orange plastic fence attached to 6 foot steel posts driven 18 inches into the ground and placed no further than 6 feet apart, and shall be erected at the limits of clearing and grading as shown on the SEA Plat. All tree protection fencing shall be installed prior to any clearing and grading activities. The installation of all tree protection fence shall be performed under the supervision of a certified arborist. 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 assure that all tree protection devices have been correctly installed. *

15. Erosion and sediment control measures shall be installed at all stages of construction. A wire-reinforced "super silt" fence shall be installed along the clearing and grading limits for the site, as well as along all Resource Protection Area (RPA) boundaries, and shall remain for the duration of land disturbing activity or until it is determined by DPWES that the area is stabilized. The super silt fencing may be required at more than one location. *
16. The applicant shall adopt an integrated pest management and water quality monitoring program so as to develop and implement a more comprehensive Soil and Water Quality Conservation Plan (SWQCP) to limit chemical applications and to protect water quality in order to comply with the Chesapeake Bay Preservation Ordinance. This plan shall provide for annual review and adjustments to management activities that demonstrate intent to reduce total chemical use over time. This plan shall be reviewed and approved by the Northern Virginia Soil and Water Conservation District of the Department of Extension and Continuing Education, the Department of Planning and Zoning (DPZ), and DPWES prior to final site plan approval. A copy of the pesticide management program and records of all chemical applications shall be kept on site at all times. Records shall be made available to county staff and the general public for viewing on demand. *
17. Prior to final site plan approval, a Hold Harmless agreement in a form approved by the County Attorney shall be executed with Fairfax County for any adverse effects which may arise as a result of the location of facilities within a floodplain area. *
18. Concurrent with the first submission of any grading plan, site plan, or minor site plan, the applicant shall submit an additional copy of the plan to the Fairfax County Federal Emergency Management Agency (FEMA) Floodplain Administrator (Stormwater Planning Division) to determine whether the base flood elevation in any Special Flood Hazard Area (SFHA) depicted on the County's Flood Insurance Rate Map (FIRM) would be altered as a result of any new construction, substantial improvements, or other development shown on the plan, including fill. If the County FEMA Floodplain Administrator determines that the base flood elevation would be altered, the applicant shall submit technical or scientific data to FEMA for a Letter of Map Revision. If the projected increase in the base flood elevation is greater than one foot, the applicant shall also obtain approval of a Conditional Letter of Map Revision from the Federal Insurance Administrator prior to the approval of any construction. If the applicant is required to submit either a Letter of Map Revision and/or Conditional Letter of Map Revision as outlined above, the applicant shall submit a copy of the approval letter from FEMA to the Department of Planning and Zoning (DPZ). If it is determined that the base flood elevation would be altered for an offsite property as a result of the

applicant's proposal, the applicant shall file a Special Exception Amendment for review and approval by the Board of Supervisors.

19. The applicant shall comply with all applicable provisions of Chapter 118 of the Fairfax County Code, the Chesapeake Bay Preservation Ordinance, as determined by DPWES. *
20. The U.S. Army Corps of Engineers shall be consulted prior to the approval of a grading plan to determine whether or not any action is required to ensure compliance with §404 of the Clean Water Act. The applicant shall document such compliance to the satisfaction of DPWES. *
21. If determined necessary by DPWES, a geotechnical report shall be submitted to DPWES for foundation design and earthwork engineering. Plans shall be implemented as required by DPWES. *
22. Prior to final site plan approval, the applicant shall update the approved Stormwater Pollution Prevention Plan (SWPPP) for the site and, if deemed necessary by the Virginia Department of Environmental Quality (DEQ), the site's Virginia Pollutant Discharge and Elimination System (VPDES) permit.
23. Any additional federal or state permits which are required shall be pursued by the applicant. If any required federal, state, or county permits are not approved, an amendment to this SEA shall be filed to make the necessary modifications required to obtain such permits. *
24. There shall be no storage of herbicides, pesticides, or toxic or hazardous substances as set forth in Title 40, Code of Federal Regulations, Parts 115.4 and 261.30 et seq., within the floodplain. If any petroleum products, hazardous materials, and/or hazardous wastes are stored on-site, a spill prevention and containment plan will be submitted for review and approval to the Fairfax County Fire and Rescue Department. *
25. Pool chemicals that are toxic to wetland environments shall be stored in an area outside of, or a minimum of 18 inches above, the floodplain area.

In order to mitigate potential negative impacts resulting from the discharge of chemicals existing in the swimming pool water during pool cleaning, the chemicals shall be neutralized prior to discharge into sanitary sewer drains by using the following guidelines for all pool discharge materials:

All waste water resulting from cleaning and draining of the pool located on the property shall meet the appropriate level of water quality prior to discharge as determined by the Senior Sanitarian in the Consumer Services Section of the Environmental Health Division, Fairfax County Health Department. The following procedure shall be used to ensure that pool waters are properly neutralized prior to being discharged during draining or cleaning operations: add sufficient amounts of lime or soda ash to the acid cleaning solution to achieve a pH of approximately equal to that of the receiving stream and as close to neutral (a pH of 7) as possible. If the water being discharged from the pool is discolored or contains a high level of

suspended solids that could affect the clarity of the receiving stream, it shall be allowed to strand so that most of the solids settle out prior to being discharged. *

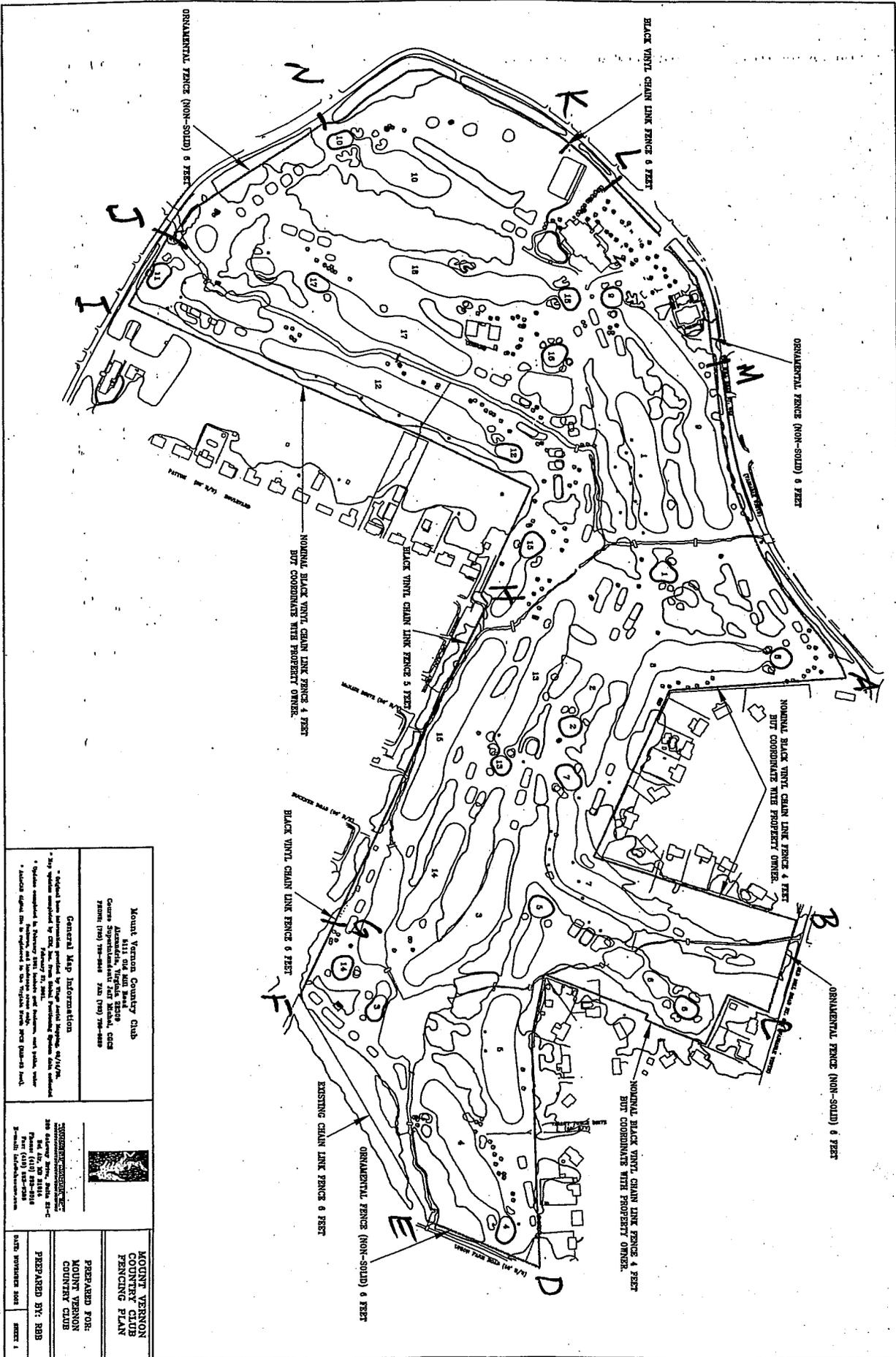
26. The applicant shall continue to fulfill the obligations of the agreement with the Board of Supervisors for trail fundraising until the fundraising total reaches \$50,000 as described in the executed agreement dated July 3rd, 2008.
27. Prior to final site plan submission, the applicant shall obtain a determination from the Environment and Development Review Branch of the Department of Planning and Zoning on whether tidal wetlands under the jurisdiction of the Fairfax County Wetlands Board would be disturbed as a result of the grading shown on the SEA Plat. The applicant shall submit a wetlands permit for review and approval to the Wetlands Board should the determination be made that impacts would trigger such a review. Such approval shall be obtained prior to final site plan approval.
28. To ensure that the proposed stream restoration is planned, implemented and constructed to achieve the effective restoration/stabilization, the applicant shall, at the time of site plan submission, submit a complete set of stream restoration plans to the Office of Site Development and Inspections Division and the Stormwater Planning Division of the Department of Public Work Environmental Services (DPWES), and the Northern Virginia Soil and Water Conservation District (NVSWCD). The applicant shall achieve restoration/stabilization with appropriate native plants and native seed mix. The restoration plans shall include a monitoring schedule for a three year period to be provided to NVSWCD and DPWES, Stormwater Planning Division, to demonstrate successful and functional stream restoration.
29. The applicant shall include detailed specifications on the site plan which demonstrates that the dredge spoil decanting areas will be secured and contained with proper erosion and sedimentation control measures at all times and to ensure that no sedimentation drains onto adjacent properties. A schedule which includes the location, placement and stabilization of dredge spoil shall be provided with the site plan.
30. The applicant shall submit an amendment to the previously approved Water Quality Impact Assessment (WQIA) for the site design should DPWES determine that site design changes shown on the SEA Plat not substantially conform to the previously approved WQIA.

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board.

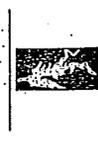
This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Residential Use Permit through established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

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, 30 months after the date of approval unless, at a minimum, the use has been established or construction has commenced and been

diligently prosecuted as evidenced by the issuance of a final site plan approval in general conformance with the SEA Plat. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the Special Exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.



Mount Vernon Country Club
 1111 Old Mill Road
 Mount Vernon, VA 22121
 Course Superintendent: Ted McNeal, CMAA
 Phone: (703) 798-9444 Fax: (703) 798-4888



PREPARED FOR:
 MOUNT VERNON
 COUNTRY CLUB

GENERAL MAP INFORMATION:
 * Digital base provided by the Virginia Department of Transportation, 4/11/04.
 * Map updated by Clark, Inc. from field photographs taken on 4/11/04.
 * Station numbers by stationing, 1000-foot intervals, are shown.
 * Stationing is shown by stationing, 100-foot intervals, are shown.
 * Stationing is shown by stationing, 100-foot intervals, are shown.

CLARK ENGINEERING, INC.
 200 S. 10th Street, Suite 200
 Norfolk, VA 23510
 Phone: (757) 627-1111
 Fax: (757) 627-1112
 E-mail: info@clarkeng.com

DATE REVISIONS MADE: _____

SHEET 1

Fencing Notes

General. The club proposes to build a perimeter fence in stages. The first stages will address those portions of its perimeter that front public roads through which most trespassers gain access to club grounds. If those fences do not prevent continued vandalism, theft, and trespassing, then the club will fence the portions of its perimeter on which it shares property lines with adjacent homeowners.

Phase I, 6' black, vinyl-coated chain link fence. The club proposes to erect a 6' black vinyl-coated chain link fence in those areas delineated by Fence Sections F – H, and N – L. (Fence Section F – H is that stretch between Points F and H on the attached exhibit, etc). If a neighborhood association representing homeowners across public roads from the new fence request a shorter fence, the club will erect a 5' version of this fence. In response to such a request from the Woodlawn Manor Citizen's Association, the club proposes to lower Fence Section G - H from 6' to 5'.

Phase II, 6' ornamental (non-solid) fence. This fence style applies to Fence Sections B – C, D – E, I – N, and L – A. If a neighborhood association representing homeowners across public roads from the new fence request a shorter fence, the club will erect a 5' version of this fence.

Phase III, 4' black vinyl-coated chain link fence. For those portions of the club's perimeter in which the club shares a boundary line with an adjacent homeowner, the club proposes to erect a 4' black, vinyl-coated chain link fence if the affected homeowners consents. (Those lots with existing fences are so annotated on the attached exhibit.) The club will consult with the affected homeowner about other fencing styles and materials, if necessary. If the adjacent homeowner does not now have a fence and does not want one, the club will consent to that request if the homeowner agrees to attempt to prohibit trespassing through the unfenced boundary between his lot and the club. If trespassing occurs, and persists despite the club's request for the homeowner's assistance in stopping the trespassing, the club reserves the right to erect the proposed 4' black, vinyl-coated chain link fence adjacent to those lots which do not already have such a chain link fence. The areas of the club's perimeter that pertain to this note are delineated on the attached exhibit: Fence sections A – B, C – D, and H – I.

Fence location. Those fence sections located on the club's perimeter and adjacent to public roads will be installed no closer to the club's property line than 35', except for four Fence Sections. The club proposes to erect fencing closer to the property line in these areas because golf course features—greens, tees, and fairways, and practice range tees—are immediately adjacent to the club's property line. In these Fence Sections, which are drawn on the attached exhibit, the fence will be erected on the club's side of the existing transitional screen, but will be located between 13' and 25' from the property line, with the distance determined by the existing vegetation, topography, and the adjacent golf course feature. These Fence Sections are D – E, I – J, K – L, and M –

A. An existing fence exists on a portion of Fence Section D – E, and the new fence will be erected at the same location.

Existing fence. An adjacent homeowner, Helen Walutes, at 9150 Union Farm, Road, has an existing 6' chain link fence between her lot and the club on Fence Section E – F. Mrs. Walutes has agreed to the club's request to incorporate her fence into the club's perimeter fence.

Inda E. Stagg
Senior Land Use Planner
(703) 528-4700 Ext. 5423
istagg@thelandlawyers.com

May 28, 2015

Via Hand Delivery

Barbara C. Berlin, Director
Fairfax County DPZ/ZED
12055 Government Center Parkway; Suite 801
Fairfax, Virginia 22035

Re: Statement of Justification

Special Exception Amendment Requests:

- (1) Category 5 – Golf Course and Country Club in an R-2 Zoning District
- (2) Category 6 – Uses in a Floodplain
(together, the "Applications")

Mount Vernon Country Club, Inc. (the "Applicant")

5111 Old Mill Road, Alexandria; TM 110-1 ((1)) 3, 4, 13, 13A (the "Property")

Dear Ms. Berlin:

Please accept this statement as justification for the requested Applications.

Category 5 Special Exception Amendment ("SEA") approval is requested in order to permit the existing Mount Vernon County Club's structures, vehicular entrance and parking areas to remain as previously approved by the Board of Supervisors, and to permit site modifications to the golf course. Category 6 Special Exception Amendment approval is requested for grading and dredging work associated with the golf course site modifications within the 100-year floodplain. The Applicant is requesting that the previously imposed development conditions be reaffirmed.

The SEA applications are necessary due to increasing saturation of certain fairways after rain events that is due, in part, to the siltation of stormwater ponds over time and poor drainage. In order to correct this concern, Mount Vernon Country Club has proposed the following site modifications:

1. Dredging of two ponds on the southeastern portion of the Property along Fairways 3, 4, and 14, and reconstruction/construction of associated stone walls;
2. Removal of one pond on the northeastern portion of the Property, the creation of an artificial stream, and reconnection to an existing stream channel along the Fairway 6 and its associated green;
3. Filling in areas on the southern portion of the Property within and near Fairway 15;

4. Modification of other portions of the golf course's topography to correct drainage and provide reliable irrigation; and,
5. Relocation of certain cart paths and bridges throughout the golf course.

No modifications are proposed to the current operation of the Mount Vernon Country Club or its associated structures.

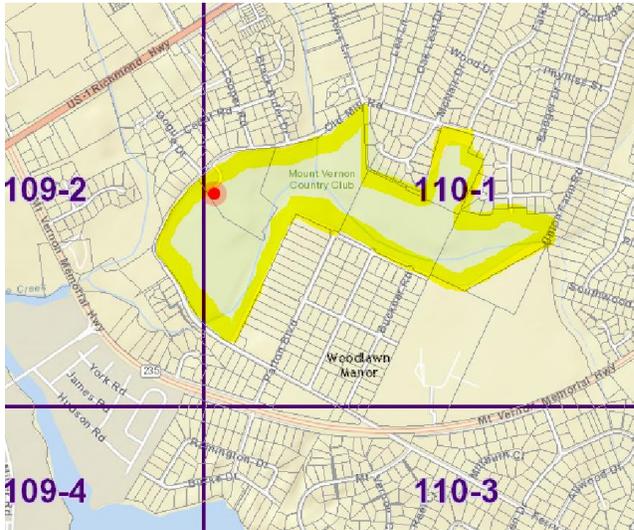
Upon completion of the proposed site modifications, 22,681 cubic yards of material will be cut by means of dredging and other earthwork, and 22,681 cubic yards of material will be filled on the Property, resulting in a balanced cut/fill ratio that eliminates any need to transport cut/fill material to or from the Property.

A portion of the site modifications will occur within a 100-year floodplain; specifically, the cutting of approximately 18,744 cubic yards of material and the fill of approximately 4,265 cubic yards of material that will result in the removal of approximately 14,479 cubic yards of material from the Property's floodplain to be used elsewhere on the Property. Approval of the Special Exception request for site modifications in the floodplain will not result in additional "fill in a floodplain".

Volume of Cut/Fill Material			
Each column is exclusive within this chart.			
The RPA and the 100-year floodplain contain some common area. For this reason, each column in this chart must be considered exclusive from each other.			
Volume of material cut from the 100-year floodplain and/or RPA will be used to fill in other areas of the Property outside of the 100-year floodplain and RPA, which results in a balanced cut/fill ratio on the entire Property.			
	The Entire Property	Area Within 100 Year Floodplain on the Property	Area Within RPA on the Property
Cubic Yards Cut	22,681	18,744	18,958
Cubic Yards Filled	22,681	4,265	5,651
Difference Between Volume of Material Cut and Filled in Each Area	0 This means that the volume of material cut and filled is balanced on the Property. It also means that trucks will not be hauling fill to or from the Property.	-14,479 This means that more volume of material will be removed from the 100-year floodplain than will be placed in the 100-year floodplain.	-13,307 This means that more volume of material will be removed from the RPA than will be placed in the RPA

Property Description

The R-2 zoned Property is located within the Mount Vernon Magisterial District of Fairfax County, Virginia, and is a consolidation of four parcels of land that total 127.73 acres in area. The Property is located in proximity to the intersections of Richmond Highway (Rt. 1) and Mount Vernon Memorial Highway (Rt. 235). More specifically, it is located: east and south of Old Mill Road (Rt. 623), the Mount Vernon Cedars, Woodlawn Estates, and Colonial Farms subdivisions; west of Union Farm Road (Rt. 3710); and, north of Grist Mill Park, Godfrey Avenue (No Route Number) and the Woodlawn Manor subdivision.



The majority of the southern and central portions of the Property are located within RPA and floodplains associated with Dogue Creek and its tributaries.

Currently located on the Property is the Mount Vernon Country Club, which is approved for and developed with 30,950 square feet of structures (club house, pool facilities, maintenance facility, pump house and comfort station), associated parking, and an 18-hole golf course.

History and Approvals

- On January 26, 1960, the Board of Zoning Appeals (“BZA”) approved the construction of a golf course pursuant to SP 5799.
- On June 13, 1967, the BZA approved the addition of land and an expansion of the golf course pursuant to S-61-67.
- On September 18, 1974, the BZA approved the construction and use of two storage buildings pursuant to S-107-74.
- On May 19, 1987, the BZA approved additions to structures and parking, and an increase in membership to 700 pursuant to SPA 74-V-107-1.

- On July 26, 1990, the BZA approved the demolition of existing structures, and the construction of a new clubhouse, pool house and pool facility pursuant to SPA 74-V-107-2.
- On August 4, 1997 the Board of Supervisors (“BOS”) approved fill in the floodplain pursuant to SE 97-V-033. In an associated application, on August 5, 1997, the BZA approved site modifications pursuant to SPA 74-V-107-3.
- On June 16, 2003, the BOS approved uses in a floodplain, building additions and site modifications pursuant to SEA 97-V-033.

Golf Courses and Country Clubs are permitted uses in the R-2 District with approval of a Category 5 Special Exception. Numerous applications have been approved for this use on the Property. No change to the use is proposed. For this reason, the proposed use is in harmony with the purpose and intent of the Zoning Ordinance.

Comprehensive Plan Recommendation

The Property is located within the Mount Vernon Planning District (Area IV); Mount Vernon Community Planning Sector (MV7). There are no specific plan text recommendations for the Property. The Plan Map indicates that the Property is planned for private recreational use.

The use of the Property as a country club and golf course, which is a private recreational use, is in harmony with the recommendations of the Comprehensive Plan.

Uses in a Floodplain

In accordance with Par. 3 of Sect. 2-902 of the Ordinance,

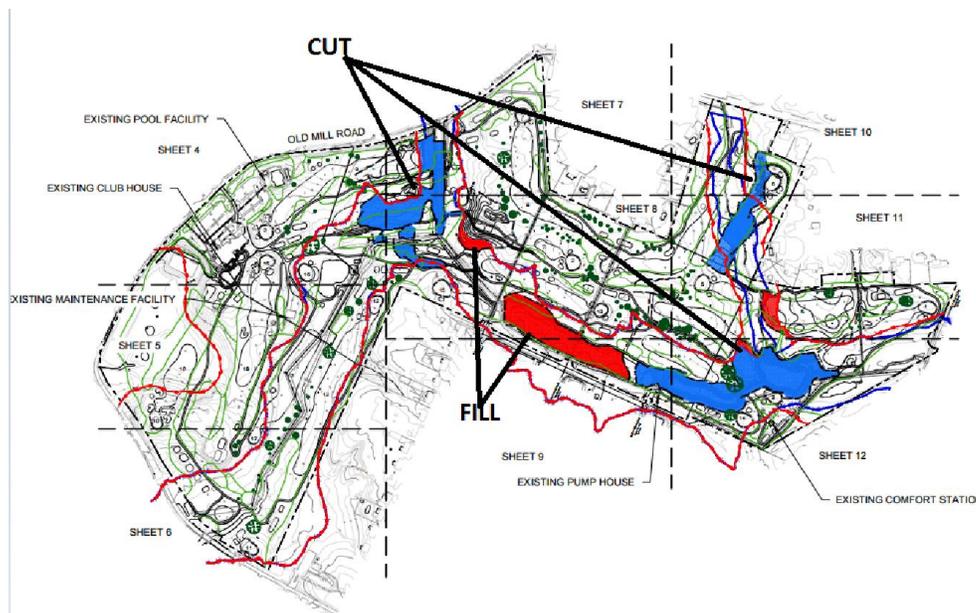
"Any decision of the Director or Board regarding a use in a floodplain shall be based on consideration of at least all of the following factors:

- A. "Type and location of proposed structure and/or use
- B. "Access to site
- C. "Frequency and nature of flooding
- D. "Nature and extent of any proposed grading or fill
- E. "Impact of proposal on the floodplain on properties upstream and downstream
- F. "Potential of proposal to cause or increase flooding or to jeopardize human life
- G. "Impact of the proposed use on the natural environment and on water quality"

The following information is provided in response to the Ordinance quoted above:

- A. The use of the Property is a country club and golf course, with normal accessory uses such as parking areas and driving range. A majority of the southern and central portions of the Property are located within the 100-year floodplain associated with Douge Creek.
- B. Vehicular access to the Property is an existing driveway from Old Mill Road in proximity to the existing clubhouse. No modifications are proposed to this access point.
- C. The southern and central portions of the Property are subject to frequent flooding. One of the contributing factors to the frequent flooding is the presence of a significant amount of sediment within the two ponds on the southern portion of the Property. Flooding has a significant negative impact to Fairway 15, which is saturated after every significant rain event, and is difficult to maintain due to frequent standing water and muddy conditions.
- D. As described in the table on Page 2 of this Statement of Justification, 18,744 cubic yards of material will be removed from the floodplain and 4,265 cubic yards of fill will be placed in the Property's 100-year floodplain, resulting in the removal of 14,479 cubic yards of material from the Property's 100-year floodplain. This means that more material will be removed from the Property's 100-year floodplain than will be placed in the 100-year floodplain.

Areas of cut within the floodplain are shown in blue, and areas of fill are shown in red in the graphic below. If viewed in black/white, lines indicating areas of cut or fill are provided.



- E. It is anticipated that there will be no negative impact on the floodplain on properties upstream or downstream as a result of the use in the floodplain. If any, the impact should be positive, as there will be less material within the floodplain if this Application is approved.
- F. There is no potential for this work within the Property's floodplain to cause flooding or to jeopardize human life. While both cut and fill will occur within the Property's floodplain, more material will be removed from the floodplain than will be placed in the floodplain.
- G. Appropriate approvals are being sought from the State and County related to water quality.

For the reasons stated above, the Applicant believes that the Standards for approval have been met.

Golf Course/Country Club

The Mount Vernon Country Club is a private club that includes a clubhouse, pool and pool facilities, and an 18-hole golf course for the use of its members.

The Applicant is not seeking approval for any modifications to the existing uses or structures on the Property. Topography within the golf course area of the Property will be modified as necessary to improve drainage. This is the subject of the request for Uses in a Floodplain discussed in detail previously within this letter.

- Area Served: The area served by the Mount Vernon Country Club is generally that area within the Alexandria zip code zones 22309, 22308, 22307, 22303, 22314, 22310, 22315, 22019, 22153, 22150, 22152, and 22039. No change is requested.
- Traffic Impact: No traffic impact is anticipated with this Application as no increase in the use, number of members, or employees is requested.
- Employees: There are approximately 100 employees of the Mount Vernon Country Club; however, only approximately 70 employees are on site at any one time. No change is requested.
- Members: Previously imposed Development Condition #6 restricts the total number of members to 700. No change is requested.
- Hours of Operation: Previously imposed Development Condition #6 restricts the hours of operation of the country club and golf course to 5:30 a.m. until 1:00 a.m., daily. No change is requested.

- Swimming Pool Hours and Use Restrictions: Previously imposed Development Condition #7 restricts the hours of operation for the swimming pool to: 9:00 a.m. until 9:00 p.m. for general use; 8:00 until 9:00 p.m. for swim team hours, with no more than 5 swim meets permitted per season; and until 12:00 a.m. (midnight), with no more than 6 per season, and with advance written approval by the Zoning Administrator. No change is requested.
- Maximum Number of Parking Spaces: Previously imposed Development Condition #8 restricts the number of parking spaces to 175. No change is requested.
- Outdoor Lighting: Previously imposed Development Condition #9 restricts lighting on the Property, including up-lighting of design elements, including landscaping are architectural illumination. No change is requested.
- Trail Improvement Escrow: Previously imposed Development Condition #26 required the Applicant to escrow \$50,000 for trail improvements at the time of site plan approval, which was escrowed. This development condition also required the Applicant to hold charity golf tournaments to raise an additional \$50,000 toward the construction of trails in the area. No change is requested.

The following is a list of the known hazardous or toxic substances used on the Property as of January 21, 2015, and are typical of golf course use and maintenance. These products are listed in Title 40, Code of Federal Regulations Parts 116.4, 302.4 and 355. Also listed are their chemical container sizes. Most of these products are components in the formulations of liquid or granular fertilizers and liquid or dry pesticides. None of these chemicals are stored within the floodplain.

Acetamide	1 gallon (as part of a plant growth regulator)
Carbaryl	2.5 gallons
Cumene	32 oz. (as part of a pesticide formulation)
Cyclohexanone	2.5 gallons (as part of a pesticide formulation)
2,4-D Esther	2.5 gallons (as part of a 3-way herbicide formulation)
2-Ethylhexanol	2.5 gallons (as part of a pesticide formulation)
Dicamba	2.5 gallons (both alone and as a part of 3-way herbicide formulation)
Dimethylamine	2.5 gallons (both alone and as a part of 3-way herbicide formulation)
Ethylbenzene	2.5 gallons (as part of a pesticide formulation)
Ferrous Sulfate	2.5 gallons (as part of a liquid fertilizer)
Manganese	2.5 gallons (as part of a liquid fertilizer and dry bagged fertilizer)
Napthalene	2.5 gallons (as part of a pesticide formulation)
Phenol	1 lb (pesticide formulation)
Phosphoric Acid	2.5 gallons (as part of a liquid fertilizer)

Phosphorous	as a component of 50 lb bagged fertilizer products as well as 2.5 gallon liquid product
Potassium Hydroxide	2.5 gallons (as part of a liquid fertilizer)
Propionic Acid	2.5 gallon (as part of 3-way herbicide blend)
Pyrethrins	1 gallon
Sulfuric Acid	2.5 gallons (as part of a liquid fertilizer)
Toluene	2.5 gallons (as part of a pesticide formulation)
Trifluralin	as part of a pesticide formulation
Xylene	2.5 gallons (as part of a pesticide formulation)
Zinc nitrate	2.5 gallons (as part of a liquid fertilizer)

The Applicant regularly uses a variety of petroleum products on the Property including:

Off-Road Diesel	1000 gallon tank
Unleaded Gasoline	1000 gallon tank
A variety of different forms of motor oil	1 qt bottles
A few different varieties of hydraulic oil	5 gallon containers
Radiator Fluid/Coolant	1 gallon containers
Carburetor Fluid	16 oz aerosol cans

Additional Standards for Golf Courses and Country Clubs require that the Property exceed 15 acres in size, that all structures be located no closer than 50 feet to any lot line and that no parking or loading space be located within 50 feet of an adjoining residential property. No change to the location of any existing structure or parking/loading space is proposed with the Application. No structure is located within 50 feet of any lot line and no parking area is located closer than 50 feet to an abutting residential property.

For the reasons stated above, the Applicant believes that the Standards for this use have been met.

Waivers/Modifications

The Applicant requests the following waivers and/or modifications:

- Reaffirmation of the waiver of the minor paved trail requirement along Old Mill Road, in lieu of an escrow of \$100,000 as previously imposed by the Board of Supervisors pursuant to SEA 97-V-033 Development Condition #26.
- Reaffirmation of the modification of the transitional screening requirements on all boundaries in favor of the existing vegetation as depicted on the SEA Plat, and as previously modified by the Board of Supervisors pursuant to SEA 97-V-033.

- Reaffirmation of the modification of the barrier requirements along all boundaries in favor of the barriers indicated on the SEA Plat. These barriers were previously modified by the Board of Supervisors pursuant to SEA 97-V-033 Development Condition #10, were graphically depicted as Attachment 1 to those development conditions, and were described in Attachment 2 to those development conditions.

Summary

This Special Exception request is a positive example of Mount Vernon Country Club's efforts to be a responsible custodian of its land and a good neighbor. Over time, the previously functioning ponds along the 14th and 15th fairways have become silted, which does not allow them to hold the amount of water for which they were designed. This is particularly troublesome when water flows onto the Property from upstream and dredging of these ponds will resolve this problem. The dredging results in soil being removed from the floodplain (as opposed to "filling in the floodplain"); still, the amount of cut and fill proposed on the Property is balanced as a whole, which means that soil will not need to be hauled to or from the Property. Finally, no expansion of the Mount Vernon Country Club's Operations are proposed and all previously approved development conditions are requested to be carried forward.

This statement has described how the proposed Application meets the requirements for approval of the Applications and that it is in conformance with the recommendations of the Comprehensive Plan. For these reasons, we request your favorable consideration.

As always, I appreciate your time and review of these requests. Please do not hesitate to contact me if you should require additional information or clarification.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.

Inda E. Stagg
Senior Land Use Planner

Enclosures

cc: Paul ("Pete") Van Pelt (Mount Vernon Country Club)
Lou Haley (Mount Vernon Country Club)
George C. Rhodes (Stantec Consulting Services)
Martin D. Walsh

SPECIAL EXCEPTION AFFIDAVIT

130029a

DATE: February 1, 2016
(enter date affidavit is notarized)

I, Inda E. Stagg, agent, 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

in Application No.(s): SEA 97-V-033-02
(enter County-assigned application number(s), e.g. SE 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 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)
Mount Vernon Country Club, Inc. Agents: Paul ("Pete") N. Van Pelt Louis C. Haley F. Kenneth Baskette, Jr. Joseph R. Hilleary Deborah J. Simpson Nicholas (nmi) Greksouk	5111 Old Mill Road Alexandria, VA 22309	Applicant/Title Owner of Tax Map 110-1 ((1)) 3, 4, 13, 13A
Stantec Consulting Services Inc. Agents: George C. Rhodes III J. Glenn Muckley Loretta B. Cummings	150 Riverside Parkway, #301 Fredericksburg, VA 22406	Engineer/Agent

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

Special Exception Attachment to Par. 1(a)

DATE: February 1, 2016
(enter date affidavit is notarized)

130029a

for Application No. (s): SEA 97-V-033-02
(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)
Walsh, Colucci, Lubeley & Walsh, P.C. Agents: Martin D. Walsh Lynne J. Strobel Timothy S. Sampson (former) M. Catharine Puskar Sara V. Mariska G. Evan Pritchard Andrew A. Painter Matthew J. Allman Jeffrey R. Sunderland Robert D. Brant Elizabeth D. Baker Inda E. Stagg Amy E. Friedlander	2200 Clarendon Boulevard Suite 1300 Arlington, VA 22201	Attorneys/Planners/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney*/Agent Attorney/Agent Planner/Agent Planner/Agent Planner/Agent

*Admitted in New York and California. Admission to Virginia Bar pending.

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: February 1, 2016
(enter date affidavit is notarized)

130029a

for Application No. (s): SEA 97-V-033-02
(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:

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

CORPORATION INFORMATION

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

Mount Vernon Country Club, Inc.
5111 Old Mill Road
Alexandria, VA 22309

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)

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued on a "Special Exception Affidavit 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.

Special Exception Attachment to Par. 1(b)

DATE: February 1, 2016
(enter date affidavit is notarized)

130029a

for Application No. (s): SEA 97-V-033-02
(enter County-assigned application number (s))

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

Stantec Consulting Services Inc.
150 Riverside Parkway, #301
Fredericksburg, VA 22406

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)

Publicly traded.

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

Walsh, Colucci, Lubeley & Walsh, P.C.
2200 Clarendon Boulevard, Suite 1300
Arlington, VA 22201

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)

Wendy A. Alexander, David J. Bomgardner,	Bryan H. Guidash, Michael J. Kalish, J.
E. Andrew Burcher, Thomas J. Colucci,	Randall Minchew, Andrew A. Painter, G.
Michael J. Coughlin, Peter M. Dolan, Jr.,	Evan Pritchard, M. Catharine Puskar, John
Jay du Von, William A. Fogarty,	E. Rinaldi, Kathleen H. Smith, Lynne J.
John H. Foote, H. Mark Goetzman,	Strobel, Garth M. Wainman, Nan E. Walsh

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: February 1, 2016
(enter date affidavit is notarized)

130029a

for Application No. (s): SEA 97-V-033-02
(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, and number, street, city, state, and zip code)
None

(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)

(check if applicable) [] There is more partnership information and Par. 1(c) is continued on a "Special Exception Affidavit 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.

SPECIAL EXCEPTION AFFIDAVIT

DATE: February 1, 2016
(enter date affidavit is notarized)

130029a

for Application No. (s): SEA 97-V-033-02
(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 "Special Exception Attachment to Par. 2" form.

Application No.(s): SEA 97-V-033-02
(county-assigned application number(s), to be entered by County Staff)

SPECIAL EXCEPTION AFFIDAVIT

DATE: February 1, 2016
(enter date affidavit is notarized)

130029a

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 "Special Exception 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) [] Applicant Inda E. Stagg [x] Applicant's Authorized Agent

Inda E. Stagg, agent
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 1 day of February, 2016, in the State/Comm. of Virginia, County/City of Arlington.

Kimberly K. Follin
Notary Public

My commission expires: 11/30/2019

KIMBERLY K. FOLLIN
Registration # 283945
Notary Public
COMMONWEALTH OF VIRGINIA



FAIRFAX COUNTY

OFFICE OF THE CLERK
BOARD OF SUPERVISORS
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035-0072

Tel: 703-324-3151 • Fax: 703-324-3926 • TTY: 703-324-3903

V I R G I N I A

www.fairfaxcounty.gov/gov/bos/clerkhomepage.htm

Email: clerktothebos@fairfaxcounty.gov

July 2, 2003

David S. Houston, Esquire
Shaw Pittman, LLP
1650 Tysons Boulevard, Suite 1400
McLean, Virginia 22102-4859

RE: Special Exception Amendment Application
Number SEA 97-V-033

Dear Mr. Houston:

At a regular meeting of the Board of Supervisors held on June 16, 2003, the Board approved Special Exception Amendment Application Number SEA 97-V-033 in the name of Mount Vernon Country Club, located at 5111 Old Mill Road (Tax Map 110-1 ((1)) 3, 4, 13 and 13A), previously approved for uses in a floodplain, pursuant to Section 2-904 of the Fairfax County Zoning Ordinance, to permit the existing golf course and country club, building additions and site modifications by requiring conformance with the following development conditions. These conditions supersede those approved with SE 97-V-033 and SPA 74-V-107-3.

1. This Special Exception Amendment is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception Amendment is granted only for the purpose(s), structure(s) and/or use(s) indicated on the Special Exception Amendment Plat approved with the application, as qualified by these development conditions.
3. A copy of this Special Exception Amendment and the Non-Residential Use Permit SHALL BE POSTED in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
4. This Special Exception Amendment is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this Special

Exception Amendment shall be in substantial conformance with the approved Special Exception Amendment plat entitled **Mount Vernon Country Club Golf Course Renovation and Streambank Stabilization Special Exception Plat and prepared by Chesapeake Environmental Management, Inc., which is dated November 2002, as revised and stamped received by DPZ April 30, 2003, and these conditions.** Minor modifications to the approved special exception may be permitted pursuant to Paragraph 4 of Section 9-004 of the Zoning Ordinance.

5. The total number of country club members shall be limited to 700.
6. The hours of operation of the country club and golf course shall be limited to 5:30 a.m. to 1:00 a.m., daily.
7. The hours of operation for the swimming pool shall be limited to the following:
Regular Pool Hours from 9:00 am to 9:00 pm.
Swim Team Hours from 8:00 am to 9:00 pm with no more than 5 swim meets permitted per season.
After-Hours Pool Parties shall be limited to six per season, limited to Friday, Saturday, and pre-holiday evenings, and shall not exceed 12:00 midnight. The applicant shall request written permission from the Zoning Administrator for each individual party or activity at least ten (10) days in advance and receive permission prior to the party. Requests shall be approved for only one (1) such party at a time and such requests shall be approved only after the successful conclusion of a previous extended-hour party or for the first one at the beginning of a swim season. Requests shall only be approved if there are not pending violations of the conditions of the Special Exception Amendment, and any substantiated complaints shall be cause for denying any future requests for extended-hour parties for that season; or, should such complaints occur during the end of the swim season, then this penalty shall extend to the next calendar year.
8. A maximum of 175 parking spaces shall be provided as shown on the Special Exception Amendment Plat. No off-site parking shall be permitted on Old Mill Road or the adjacent side streets. Parking lot landscaping shall be provided in accordance with Section. 13-106 of the Zoning Ordinance.
9. Lighting on the subject property shall utilize fully cut-off luminaries to ensure that light is not projected above the horizontal plane. Up-lighting for design elements such as signs, landscaping or architectural illumination shall not be permitted. Security lighting, such as "wall packs", lighting for pedestrian paths and other common areas, shall also be shielded and directed downward. The height of any parking lot lighting fixtures shall not exceed twelve (12) feet.
10. A modification of the barrier requirement, if approved by the Board, shall permit black vinyl-coated chain link fencing of up to 6 feet in height and/or ornamental wrought-iron or other non-solid, non-wood ornamental fencing of up to 6 feet in height to function as a required Barrier between the property and the adjacent residential uses.

Irrespective of that shown on the Special Exception Amendment (SEA) Plat, the perimeter fence may be constructed on the property in phases, as illustrated on Attachment 1 to these development conditions, and as further described in Attachment 2 to these development conditions.

11. The applicant shall demonstrate the adequacy of existing stormwater facilities to the satisfaction of DPWES at the time of site plan review. Stormwater detention and BMP facilities shall be configured and constructed to the satisfaction of DPWES, if required, and shall be located outside the limits of the RPA and floodplain in a location that is in substantial conformance with the SEA Plat. If such facilities are not found to be in substantial conformance with the SEA Plat, an amendment to this SEA will be required.

Stormwater runoff shall be directed to ditches through the use of pipes, swales, or other devices, as determined by DPWES. Any fill area shall be graded or have drains installed such that normal rainfall will not flow over the filled area onto adjacent properties. All graded areas shall be stabilized prior to the issuance of any non-RUPs for this SEA.

12. There shall be no expansion of cut or fill activities into previously undisturbed natural areas within the floodplain or RPA.
13. Landscaping shall be provided as shown on the SEA Plat. A landscape plan shall be submitted concurrent with site plan review and shall be subject to the review and approval of the Urban Forester. Dead, dying or diseased trees and invasive plant material shall be removed on the property. Trees and other landscaping shall be maintained and replaced as necessary.
14. The limits of clearing and grading shall be strictly adhered to, as shown on the SEA Plat. All trees shown to be preserved shall be protected by a tree protection fence or super silt fence. Where tree protection fencing is to be installed, it shall at minimum consist of four foot high, orange plastic fence attached to 6 foot steel posts driven 18 inches into the ground and placed no further than 6 feet apart, and shall be erected at the limits of clearing and grading as shown on the SEA Plat. All tree protection fencing shall be installed prior to any clearing and grading activities. The installation of all tree protection fence shall be performed under the supervision of a certified arborist. Three days prior to the commencement of any clearing, grading, or demolition activities, the Urban Forestry Division shall be notified and given the opportunity to inspect the site to assure that all tree protection devices have been correctly installed.
15. Erosion and sediment control measures shall be installed at all stages of construction. A "super silt fence" shall be installed along the clearing and grading limits for the site, as well as along all Resource Protection Area (RPA) boundaries, and shall remain for the duration of land disturbing activity or until it is determined by DPWES that the area is stabilized. The super silt fencing may be required at more than one location.

16. The applicant shall adopt an integrated pest management and water quality monitoring program so as to develop and implement a more comprehensive Soil and Water Quality Conservation Plan (SWQCP) to limit chemical applications and to protect water quality in order to comply with the Chesapeake Bay Preservation Ordinance. This plan shall provide for annual review and adjustments to management activities that demonstrate intent to reduce total chemical use over time. This plan shall be reviewed and approved by the Northern Virginia Soil and Water Conservation District of the Department of Extension and Continuing Education, the Department of Planning and Zoning (DPZ), and DPWES prior to site plan approval or approval of a grading plan, whichever occurs first. A copy of the pesticide management program and records of all chemical applications shall be kept on site at all times. Records shall be made available to county staff and the general public for viewing on demand.
17. Prior to site plan approval, a Hold Harmless agreement in a form approved by the County Attorney shall be executed with the County for all adverse effects which may arise as a result of the location of facilities within a floodplain area.
18. If determined necessary by DPWES, a floodplain study shall be submitted to DPWES at the time of site plan review to confirm that the floodplain level does not change as a result of the proposed improvements.
19. The applicant shall comply with all applicable provisions of Chapter 118 of the Fairfax County Code, the Chesapeake Bay Preservation Ordinance, as determined by DPWES.
20. The US Army Corps of Engineers shall be consulted prior to the approval of a grading plan to determine whether or not any action is required to ensure compliance with § 404 of the Clean Water Act. The applicant shall document such compliance to the satisfaction of DPWES.
21. If determined necessary by DPWES, a geotechnical report shall be submitted to DPWES for foundation design and earthwork engineering. Plans shall be implemented as required by DPWES.
22. If greater than one acre of land disturbance is proposed, a Virginia Pollutant Discharge and Elimination System permit from the Department of Environmental Quality may be required, and shall be obtained by the applicant.
23. Any additional federal or state permits which are required shall be pursued by the applicant. If any required federal, state, or county permits are not approved, an amendment to this SEA shall be filed to make the necessary modifications required to obtain such permits, or this SEA shall become null and void.
24. There shall be no storage of herbicides, pesticides, or toxic or hazardous substances as set forth in Title 40, Code of Federal Regulations, Parts 115.4 and 261.30 et seq., within

the floodplain. If any petroleum products, hazardous materials, and/or hazardous wastes are stored on-site, a spill prevention and containment plan will be submitted for the review and approval of the Fairfax County Fire and Rescue Department.

25. Pool chemicals that are toxic to wetland environments shall be stored in an area outside of, or a minimum of 18 inches above, the floodplain area.

In order to mitigate potential negative impacts resulting from the discharge of chemicals existing in the swimming pool water during pool cleaning, the chemicals shall be neutralized prior to discharge into sanitary sewer drains by using the following guidelines for all pool discharge materials:

All waste water resulting from cleaning and draining of the pool located on the property shall meet the appropriate level of water quality prior to discharge as determined by the Senior Sanitarian in the Consumer Services Section of the Environmental Health Division, Fairfax County Health Department. The following procedure shall be used to ensure that pool waters are properly neutralized prior to being discharged during draining or cleaning operations: add sufficient amounts of lime or soda ash to the acid cleaning solution to achieve a pH of approximately equal to that of the receiving stream and as close to neutral (a pH of 7) as possible. If the water being discharged from the pool is discolored or contains a high level of suspended solids that could affect the clarity of the receiving stream, it shall be allowed to stand so that most of the solids settle out prior to being discharged.

26. If a waiver of the trail requirement along Old Mill Road is approved by the Board of Supervisors, then the trail requirement shall be waived provided the applicant escrows, at the time of site plan approval for the golf course improvements, \$50,000 for construction of trails in the area. Additionally, the applicant shall conduct a minimum of five charity golf tournaments (one a year for the next five years or more if needed) for the purpose of raising additional funds for construction of trails in the area. Except for food costs, the applicant shall waive any fees for the tournament, and all proceeds shall be directed to the trail contribution fund. The total contribution including charitable proceeds shall be a minimum of \$100,000. If adequate right-of-way is available, a trail shall be constructed by others with the escrowed funds along the opposite side of Old Mill Road from the application property, or in an alternate location as determined in coordination with the Mount Vernon Council of Citizen's Associations.

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

July 2, 2003

- 6 -

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

The Board also:

- **Waived the trail requirement along Old Mill Road.**
- **Modified the transitional requirements on all boundaries in favor of the existing vegetation as shown on the Special Exception Amendment Plat.**
- **Modified the barrier requirements along all boundaries in favor of that shown on Attachment 1 and described in Attachment 2 to the development conditions.**

If you have questions regarding the expiration of this Special Exception Amendment or filing a request for additional time they should be directed to the Zoning Evaluation Division in the Department of Planning and Zoning at 703-324-1290. The mailing address for the Zoning Evaluation Division is Suite 801, 12055 Government Center Parkway, Fairfax, Virginia 22035.

Sincerely,



Nancy Vehrs
Clerk to the Board of Supervisors

NV/ns

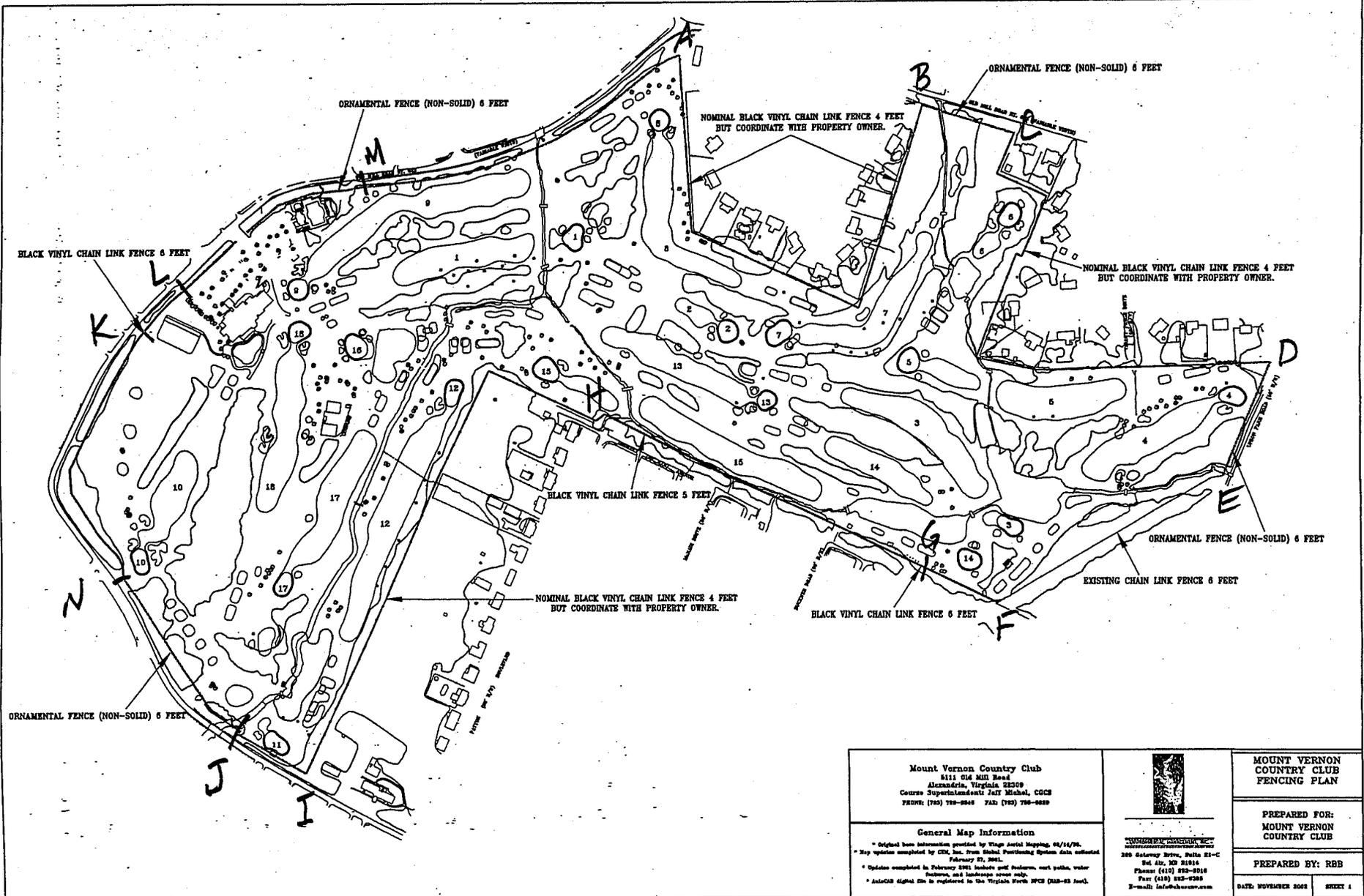
Attachments

July 2, 2003

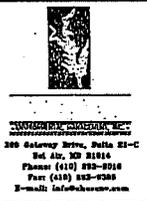
- 7 -

cc: Chairman Katherine K. Hanley
Supervisor Hyland, Mount Vernon District
Janet Coldsmith, Director, Real Estate Div., Dept. of Tax Administration
Michael R. Congleton, Deputy Zoning Enforcement Branch
John Crouch, Deputy, Zoning Enforcement Branch, ZPRB
Audrey Clark, Director, BPRD, DPWES
Barbara A. Byron, Director, Zoning Evaluation Div., DPZ
Angela K. Rodeheaver, Section Chief, Trnsprt'n. Planning Div.,
Charles Strunk, Project Planning Section, Department of Transportation
Michelle A. Brickner, Director, Site Development Services, DPWES
DPWES – Bonds & Agreements
Department of Highways, VDOT
Joyce Evans, Land Acq. & Planning Div., Park Authority
District Planning Commissioner
Gary Chevalier, Office of Capital Facilities, Fairfax County Public Schools

RECEIVED
Department of Planning & Zoning
JUL 08 2003
Zoning Evaluation Division



Mount Vernon Country Club
 8111 Old Mill Road
 Alexandria, Virginia 22309
 Course Superintendent: JAY MICHAEL, CGCS
 PHONE: (703) 798-8848 FAX: (703) 798-8889



MOUNT VERNON
 COUNTRY CLUB
 FENCING PLAN

General Map Information
 * Original base information provided by Stage Aerial Mapping, 02/14/98.
 * Map updates completed by CEM, Inc. from Global Positioning System data collected February 27, 2002.
 * Updates completed in February 2002 include golf tees and fairways, cart paths, water features, and landscape areas only.
 * AutoCAD digital file is registered in the Virginia State SPCE (PLS-23 2002).

PREPARED FOR:
 MOUNT VERNON
 COUNTRY CLUB

PREPARED BY: RBB
 DATE: NOVEMBER 2002 SHEET 4

Fencing Notes

General. The club proposes to build a perimeter fence in stages. The first stages will address those portions of its perimeter that front public roads through which most trespassers gain access to club grounds. If those fences do not prevent continued vandalism, theft, and trespassing, then the club will fence the portions of its perimeter on which it shares property lines with adjacent homeowners.

Phase I, 6' black, vinyl-coated chain link fence. The club proposes to erect a 6' black vinyl-coated chain link fence in those areas delineated by Fence Sections F – H, and N – L. (Fence Section F – H is that stretch between Points F and H on the attached exhibit, etc). If a neighborhood association representing homeowners across public roads from the new fence request a shorter fence, the club will erect a 5' version of this fence. In response to such a request from the Woodlawn Manor Citizen's Association, the club proposes to lower Fence Section G - H from 6' to 5'.

Phase II, 6' ornamental (non-solid) fence. This fence style applies to Fence Sections B – C, D – E, I – N, and L – A. If a neighborhood association representing homeowners across public roads from the new fence request a shorter fence, the club will erect a 5' version of this fence.

Phase III, 4' black vinyl-coated chain link fence. For those portions of the club's perimeter in which the club shares a boundary line with an adjacent homeowner, the club proposes to erect a 4' black, vinyl-coated chain link fence if the affected homeowners consents. (Those lots with existing fences are so annotated on the attached exhibit.) The club will consult with the affected homeowner about other fencing styles and materials, if necessary. If the adjacent homeowner does not now have a fence and does not want one, the club will consent to that request if the homeowner agrees to attempt to prohibit trespassing through the unfenced boundary between his lot and the club. If trespassing occurs, and persists despite the club's request for the homeowner's assistance in stopping the trespassing, the club reserves the right to erect the proposed 4' black, vinyl-coated chain link fence adjacent to those lots which do not already have such a chain link fence. The areas of the club's perimeter that pertain to this note are delineated on the attached exhibit: Fence sections A – B, C – D, and H – I.

Fence location. Those fence sections located on the club's perimeter and adjacent to public roads will be installed no closer to the club's property line than 35', except for four Fence Sections. The club proposes to erect fencing closer to the property line in these areas because golf course features—greens, tees, and fairways, and practice range tees—are immediately adjacent to the club's property line. In these Fence Sections, which are drawn on the attached exhibit, the fence will be erected on the club's side of the existing transitional screen, but will be located between 13' and 25' from the property line, with the distance determined by the existing vegetation, topography, and the adjacent golf course feature. These Fence Sections are D – E, I – J, K – L, and M –

A. An existing fence exists on a portion of Fence Section D – E, and the new fence will be erected at the same location.

Existing fence. An adjacent homeowner, Helen Walutes, at 9150 Union Farm, Road, has an existing 6' chain link fence between her lot and the club on Fence Section E – F. Mrs. Walutes has agreed to the club's request to incorporate her fence into the club's perimeter fence.

ARTICLE 9

SPECIAL EXCEPTIONS

PART 0 9-000 GENERAL PROVISIONS

9-006 General Standards

In addition to the specific standards set forth hereinafter with regard to particular special exception uses, all such uses shall satisfy the following general standards:

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.
2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.
4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
5. In addition to the standards which may be set forth in this Article for a particular category or use, the Board shall require landscaping and screening in accordance with the provisions of Article 13.
6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.
7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.
8. Signs shall be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance.

ARTICLE 2
GENERAL REGULATIONS

PART 9 2-900 FLOODPLAIN REGULATIONS

2-905 Use Limitations

All permitted uses and all special exception uses in a floodplain shall be subject to the following provisions:

1. Except as may be permitted by Par. 6 and 7 of Sect. 903 above, any new construction, substantial improvements, or other development, including fill, when combined with all other existing, anticipated and planned development, shall not increase the water surface elevation above the 100-year flood level upstream and downstream, calculated in accordance with the provisions of the Public Facilities Manual.
2. The lowest part (i.e., the bottom of the floor joists or top of a concrete slab on grade) of the lowest floor including basement of any new or substantially improved dwelling including manufactured homes and, except as may be permitted by Par. 8 of Sect. 903 above, any proposed addition to an existing dwelling shall be eighteen (18) inches or greater above the water-surface elevation of the 100-year flood level calculated in accordance with the provisions of the Public Facilities Manual.
3. All uses shall be subject to the provisions of Par. 1 of Sect. 602 above.
4. No structure or substantial improvement to any existing structure shall be allowed unless adequate floodproofing as required herein or under the Virginia Uniform Statewide Building Code is provided.
5. To the extent possible, stable vegetation shall be protected and maintained in the floodplain.
6. There shall be no storage of herbicides, pesticides, or toxic or hazardous substances as set forth in Title 40, Code of Federal Regulations, Parts 116.4 and 261.30 et seq., in a floodplain.
7. For uses other than those enumerated in Par. 2 and 3 of Sect. 903 above, the applicant shall demonstrate to the satisfaction of the approving authority the extent to which:

- A. There are no other feasible options available to achieve the proposed use;
and
 - B. The proposal is the least disruptive option to the floodplain; and
 - C. The proposal meets the environmental goals and objectives of the adopted comprehensive plan for the subject property.
8. Nothing herein shall be deemed to prohibit the refurbishing, refinishing, repair, reconstruction or other such improvements of the structure for an existing use provided such improvements are done in conformance with the Virginia Uniform Statewide Building Code, Article 15 of this Ordinance and the requirements of Par. 2 above.
 9. Nothing herein shall be deemed to preclude public uses and public improvements performed by or at the direction of the County.
 10. Notwithstanding the minimum yard requirements specified by Sect. 415 above, dwellings and additions thereto proposed for location in a floodplain may be permitted subject to the provisions of this Part and Chapter 118 of The Code.
 11. All uses and activities shall be subject to the provisions of Chapter 118 of The Code.
 12. When as-built floor elevations are required by federal regulations or the Virginia Uniform Statewide Building Code for any structure, such elevations shall be submitted to the County on a standard Federal Emergency Management Agency (FEMA) Elevation Certificate upon placement of the lowest floor, including basement and prior to further vertical construction. If a non-residential building is being floodproofed, then a FEMA Floodproofing Certificate shall be completed in addition to the Elevation Certificate. In the case of special exception uses, the Elevation Certificate shall show compliance with the approved special exception elevations.
 13. The construction of all buildings and structures shall be subject to the requirements of the Virginia Uniform Statewide Building Code.
 14. All recreational vehicles shall:
 - A. Be on site for fewer than 180 consecutive days;
 - B. Be fully licensed and ready for highway use; or
 - C. Meet the requirements of this Part and the Virginia Uniform Statewide Building Code for anchoring and elevation of manufactured homes.

A recreational vehicle shall be deemed ready for highway use if it is on wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices and has no permanently attached additions.

15. All necessary permits shall be received from those governmental agencies from which approval is required by Federal or State law, including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, as amended, 33 U.S.C. § 1334.
16. If any new construction, substantial improvements, or other development, including fill, when combined with all other existing, anticipated and planned development, results in change in the base flood elevation in any Special Flood Hazard Area (SFHA) depicted on the County's Flood Insurance Rate Map (FIRM), the applicant shall notify the Federal Insurance Administrator of the changes by submitting technical or scientific data to FEMA for a Letter of Map Revision, as soon as practicable but, not later than six (6) months after the date such information becomes available or the placement of fill, whichever comes first. If the projected increase in the base flood elevation is greater than one (1) foot, the applicant shall also obtain approval of a Conditional Letter of Map Revision from the Federal Insurance Administrator prior to the approval of construction.
17. In riverine situations, adjacent communities and the Virginia Department of Conservation and Recreation shall be notified prior to any alteration or relocation of a watercourse depicted on the FIRM and copies of such notifications shall be submitted to the Federal Insurance Administrator. The flood carrying capacity within the altered or relocated portion of any watercourse shall be maintained.



County of Fairfax, Virginia

MEMORANDUM

DATE: February 2, 2016

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

FROM: Denise M. James, Chief *DMJ*
Environment and Development Review Branch

SUBJECT: ENVIRONMENTAL ASSESSMENT for: SEA 97-V-033-02
Mt. Vernon Country Club

BACKGROUND:

The Environmental Assessment dated November 2, 2015 for the above noted case identified several concerns with the proposal as summarized below:

- Staff had suggested that the applicant reconsider the proposed impacts for areas of the golf course that are located in the lowest elevations in order to avoid disturbance of wetlands and the need for Wetlands Board review. Alternatively, staff had requested the applicant to provide information on mean low and mean high water in the lowest elevation where cut and fill will occur as shown on sheets 4 and 9 of the SEA plat as informed by a current land survey in those areas. The requested information is needed to determine if tidal wetlands will be affected. Such impacts would require a public hearing with the Fairfax County Wetlands Board which evaluates and permits tidal wetland impacts.
- Staff requested that the applicant demonstrate that the dredge spoil from the ponds and the stream reconnection will be secured and contained with proper erosion and sedimentation controls and stabilized at all times. This concern stemmed from the fact that the proposed placement of fill could otherwise runoff, potentially impact water quality and negatively impact drainage on offsite properties.
- Finally, staff wanted to ensure that any stream bank areas are protected from erosion, stabilized and enhanced with a native seed mix. This concern was directly related to recommendations offered by the Northern Virginia Soil and Water Conservation District (NVSWCD). Staff had encouraged the applicant to commit to a development condition which ensures that the applicant submits a monitoring plan to NVSWCD after a period of three years from the time of the completed restoration to demonstrate that the proposal has been correctly and successfully implemented.

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Planning Division
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Fairfax, Virginia 22035-5509
Phone 703-324-1380
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DISCUSSION

To address the first bullet point noted above, the applicant has submitted revised plans, dated December 18, 2015, and under a separate submission, provided a current field survey of the areas of lowest elevation within the golf course, as previously requested. The survey demonstrated that some amount of area does experience the ebb and flow of tide. Given that new information, the applicant has filed a current joint permit application which will determine the need for Wetlands Board review and which will accommodate stream restoration which is proposed in the environmentally sensitive tidal areas.

Staff commends the applicant's efforts to incorporate stream restoration and reconnection in environmentally sensitive areas. However, careful coordination and oversight is required to ensure successful implementation to address the concern for restoration, off-site runoff and control of decanted dredge spoilage. To better address the remaining bullet points noted above, staff recommends that all stream restoration plans, erosion and sedimentation controls plans, dredge spoil decanting containment plans, monitoring plans and the replanting plans with native plant species be submitted for review and approval by the Northern Virginia Soil and Water Conservation District and the County's Stormwater Planning Division of the Department of Public Works and Environmental Services. Supporting comments from NVSWCD are attached.

DMJ/MAW



County of Fairfax, Virginia

MEMORANDUM

DATE: November 2, 2015

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

FROM: Denise M. James, Chief *DMJ*
Environment and Development Review Branch

SUBJECT: ENVIRONMENTAL ASSESSMENT for: SEA 97-V-033-02
Mt. Vernon Country Club

This memorandum, prepared by Mary Ann Welton, includes citations from the Comprehensive Plan that list and explain environmental policies for this property. Plan citations are followed by a discussion of concerns including a description of potential impacts that may result from the proposed development as depicted on the revised special exception amendment plan dated October 13, 2015. Possible solutions to remedy identified issues are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are in harmony with Plan policies.

COMPREHENSIVE PLAN CITATIONS:

The Comprehensive Plan is the basis for the evaluation of this application. The assessment of the proposal for harmony with the environmental recommendations of the Comprehensive Plan is guided by the following.

In the Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Environment, as amended through July 1, 2014, on pages 7-9, 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 c. Minimize the application of fertilizers, pesticides, and herbicides to lawns and landscaped areas through, among other tools, the development, implementation and monitoring of integrated pest, vegetation and nutrient management plans. . . .
- Policy e. Update erosion and sediment regulations and enforcement procedures as new technology becomes available. Minimization and phasing of clearing and grading are the preferred means of limiting erosion during construction.
- Policy f. Where practical and feasible, retrofit older stormwater management facilities to perform water quality functions to better protect downstream areas from degradation. . . .
- Policy h. Protect water resources by maintaining high standards for discharges from point sources.
- Policy i. Monitor Fairfax County's surface and groundwater resources.
- Policy j. Regulate land use activities to protect surface and groundwater resources. . . .

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.

Proposals that include the use or storage of hazardous materials should provide adequate containment facilities, monitoring, and spill prevention strategies to protect surface and groundwater resources consistent with state regulations. Site investigations and remedial actions, as appropriate, should be pursued to ensure that site contamination on or near properties subject to development proposals will not present unacceptable health or environmental risks.”

In the Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Environment, as amended through July 1, 2014, on page 10, the Plan states:

“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.

Objective 3: Protect the Potomac Estuary and the Chesapeake Bay from the avoidable impacts of land use activities in Fairfax County.

Policy a. Ensure that new development and redevelopment complies with the County's Chesapeake Bay Preservation Ordinance. . . .”

Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Environment, as amended through July 1, 2014, on page 14 states:

“Objective 9: Identify, protect and enhance an integrated network of ecologically valuable land and surface waters for present and future residents of Fairfax County.

Policy a: Identify, protect and restore an Environmental Quality Corridor system (EQC)....”

ENVIRONMENTAL ANALYSIS

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. Particular emphasis is given to opportunities provided by this application to conserve the county’s remaining natural amenities.

Environmental Quality Corridor (EQC), Resource Protection Area (RPA) and 100 year floodplain: This applicant seeks approval for golf course improvements and site modifications to the 127.7 acre golf course which is located within the Dogue Creek watershed. The applicant has indicated that poor drainage due in part to siltation of stormwater ponds results in saturated conditions after rain events and will require the proposed site modifications, including cut, fill and dredging of ponds to address these issues. Unnamed tributaries of Dogue Creek traverse the subject property. Much of the site is within the 100 year floodplain, a Resource Protection Area (RPA) and an Environmental Quality Corridor (EQC). The entire site is extremely environmentally sensitive with approximately 57% of the site within the RPA.

The proposal includes the following activities:

- Dredge 3 existing ponds (impoundments);
- Reconnect one pond to an existing stream;
- Place dredge spoil, as fill material, in various other locations of the golf course;
- Perform stream restoration and buffer enhancement in three different areas;
- Relocate certain cart paths and bridges throughout the golf course.

The SEA plat notes that approximately 20.96 acres of the site will be disturbed; of that, approximately 12.5 acres of disturbance will be in the RPA.

The Mount Vernon Country Club is a land use which has functioned in this location for many decades. Many of the environmental policies and regulations which currently govern this application have come into being after the golf course use was established in the early 1960's. However, the current proposal must be evaluated to determine whether the proposed activities on the site are in harmony with current environmental policy, and comply with current environmental regulations.

Issues:

Evaluation of the land disturbing activities on the site have raised several Comprehensive Plan Environmental Policy issues. To ensure that this application is in harmony with the Comprehensive Plan policy, the applicant should address the following:

- Reconsider the proposed impacts for areas of the golf course that are located in the lowest elevations in order to avoid disturbance of wetlands and the need for Wetlands Board review.
- Absent a revision which demonstrates the elimination of land disturbing activity noted above, staff reiterates the request to provide information on mean low and mean high water in the lowest elevation where cut and fill will occur as shown on sheets 4 and 9 of the SEA plat as informed by a current land survey in those areas. The requested information is needed to determine if tidal wetlands will be affected. Such impacts would require a public hearing with the Fairfax County Wetlands Board which evaluates and permits tidal wetland impacts.
- Demonstrate that the dredge spoil from the ponds and the stream reconnection will be secured and contained with proper erosion and sedimentation controls and stabilized at all times. Staff remains concerned that the proposed placement of fill could otherwise runoff and potentially impact water quality. Staff is further concerned that containment of the dredge spoil materials could negatively impact drainage on offsite properties.
- Ensure that any stream bank areas are protected from erosion, stabilized and enhanced with a native seed mix. To address this recommendation, staff encourages the applicant to develop a re-vegetation plan, as well as a monitoring plan for all streams connected by surface flow that are proposed for restoration with this application to be included on the special exception plat. This recommendation is directly related to recommendations offered by the Northern Virginia Soil and Water Conservation District (NVSWCD). Staff further encourages the applicant to commit to a development condition which ensures that the applicant submits a monitoring plan to NVSWCD after a period of three years from the time of the completed restoration to demonstrate that the proposal has been correctly and successfully implemented.
- The SEA plat continues to depict both existing and proposed conditions as well as topography on the same sheets. Because so much information is depicted on the same sheets, staff has little ability to verify the direction of drainage flow will not impact offsite areas, particularly in areas adjacent to existing residential development where the existing and the proposed topography are illegible. The applicant is has been requested to show the existing conditions and the proposed conditions on separate sheets with clear, accurate and legible topographic information on both.



County of Fairfax, Virginia

MEMORANDUM

DATE: July 13, 2015

TO: Nick Rogers, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Mohan Bastakoti, P.E., Senior Engineer III 
South Branch
Site Development and Inspections Division
Department of Public Works and Environmental Services

SUBJECT: Application # SEA 97-V-033-02(Mount Vernon County Club Inc.); LDS
Project #9465-ZONA-001-1, Tax Map #110-1-01-003, 4, 13 and 13A; Mount
Vernon District

We have reviewed the subject application and offer the following stormwater management comments:

According to the applicant this application qualifies under Time Limits provision of the SWMO section 124-1-11.

Chesapeake Bay Preservation Ordinance (CBPO)

Resource Protection Area is present on this site. The applicant had submitted 9465-RPA-001-1 and was approved by SDID on 12/01/2014. 9465-RPA-001-1 can be used to delineate the field verified RPA for this application.

Floodplain

FEMA Flood Hazard Zone AE is present on this site. A flood plain study 9465-FP-002-2 was submitted to SDID and was approved on 12/01/2014. According to the applicant, current grading is identical to the grading for which the floodplain study was approved. The proposed volume of fill is 22,681 cubic yards. 9465-FP-002-2 can be used to delineate the floodplain boundary for this application.

Downstream Drainage Complaints

There is no storm water complaint on file within the property.



Drainage Diversion

During the development, the natural drainage divide shall be honored. If natural drainage divides cannot be honored, a drainage diversion justification narrative must be provided. The increase and decrease in discharge rates, volumes, and durations of concentrated and non-concentrated Stormwater runoff leaving a development site due to the diverted flow shall not have an adverse impact (e.g., soil erosion; sedimentation; yard, dwelling, building, or private structure flooding; duration of ponding water; inadequate overland relief) on adjacent or downstream properties. (PFM 6-0202.2A)

Water Quality Control

Water quality controls must be satisfied for this development (PFM 6-0401.2). It is not clear from the application how the applicant is meeting the above requirements of PFM. Information regarding to water quality control using Occoquan method computation and showing the BMP locations as required by the minimum storm water submission checklist for special exception application should be included on the SEA plat.

Stormwater Detention

Since the proposed impervious area for his site is less than the existing impervious area detention is not required.

Downstream Drainage System

No information was provided regarding to the adequate outfall as required by the minimum submission checklist. Applicant should provide all the information and the completed minimum stormwater information checklist on the SEA plat.

cc: Don Demetrius, Chief, Watershed Projects Evaluation Branch, SPD, DPWES
Fred Rose, Chief, Watershed Planning & Assessment Branch, SPD, DPWES
Durga Kharel, Chief, Central Branch, SDID, DPWES
Zoning Application File

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**Contact**

703-324-1460, TTY 711
 Fax: 703-324-1421
 ConservationDistrict@fairfaxcounty.gov

Working for Clean Streams and Protected Natural Resources in Fairfax County

January 29, 2016

TO: Nick Rogers, Senior Staff Coordinator, Zoning Evaluation Division, DPZ

FROM: Wilfred D. Woode, Senior Conservation Specialist

RE: Conservation Report on SEA 97-V-033-02
 (Mnt. Vernon Country Club Golf Course Renovation and Streambank Stabilization)

The special exception plan for the subject project received on Dec. 22, 2015 has been reviewed. It appears as though the comments in my previous report dated Oct. 20, 2015 have been adequately addressed.

The following is an excerpt of the October 20, 2015 report:

The document appears to be missing some essential specifics such as:

- *A surveyed plan of the stream channel to be stabilized showing representative cross-sections, pattern and profile;*
- *Specific stream stabilization measures being consider, such as biologs, imbricate rip-rap, re-grading of banks and plantings, etc.;*
- *A detail Phase I E&S Control Plan, showing decanting and stock-piling areas;*
- *A detail Phase II E&S control plan showing the sizes of drainage areas that are being controlled by specific basins/perimeter controls;*
- *A detail re-vegetation plan, rather than just a list of plants.*

No Profile of the existing/proposed channels were provided. As such, even though representative cross sections were shown on page 23, I can hardly decipher to which specific section of the channel those cross-sections can be matched – no matching station numbers were observed in the plan or on a page that may have shown the channel profile.

Considering the highly sensitive nature of the project at hand, providing enough specifics at the review stage, is just one way to ensure that the intended project is properly designed and constructed.

Key channel features, such as bankful elevations are not indicated in the sections. Bank stabilization measures do not appear to have been well thought out, such that if the channels are built according to the design provided, such measures/features will stand the test of time during storm events. For instance, the detail provided for the proposed cross section next to hole 6, shows the EC-3 Matting resting on the cobble substrate. With no bankful indicator or a suggestive “bench” for energy dissipation, it appears to me that the EC-3 Matting will simple be flapping in the water when the channel flows full. It may be reasonable, to have the cobbles resting on top of the EC-3 matting to hold it down.

Also, the same cross-section becomes rather confusing when the design for the native soil section is allowed to extend into the channel opening.

On that note, I still look forward to a well thought-out and detail response to my previous requests shown in the bullets above.

I can be reached at 703-324-1430 or by email at willie.woode@fairfaxcounty.gov if necessary.



County of Fairfax, Virginia

MEMORANDUM

DATE: January 29, 2016

TO: Nicholas Rogers, Staff Coordinator
Zoning Evaluation Division, DPZ

FROM: Jay Banks, Urban Forester II
Forest Conservation Branch, DPWES

SUBJECT: Mount Vernon Country Club, SEA 97-V-033-02

I have reviewed the above referenced Special Exception Plat, stamped "Received, Department of Planning and Zoning, December 22, 2015". It appears that all tree conservation and landscaping concerns have been addressed.

At this time Forest Conservation Branch staff has no further comments regarding this application.

If there are any questions or further assistance is desired, please contact me at (703) 324-1770.

JSB/

UFMDID #: 201880

cc: DPZ File



City of Fairfax, Virginia



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electronic and first class mail

July 16, 2008

Michael K. Bohn
1006 Emerald Drive
Alexandria, VA 22308

Re: Agreement between Mount Vernon Country Club and the Board of Supervisors Regarding
SEA 97-V-033, Development Condition 26

Dear Mr. Bohn:

Enclosed please find a fully executed original of the above-referenced Agreement for your file.

This letter also acknowledges receipt of the check in the amount of \$8000.00 from Mt. Vernon Country Club representing the initial payment towards the total payment of \$50,000.00 to the County pursuant to the Agreement.

By copy of this letter to Ken Williams, Chief, Plan and Document Control Branch, Department of Public Works and Environmental Services, I am documenting the transmittal of the \$8000.00 check from the Mt. Vernon Country Club under the Agreement for processing.

Thank you for your cooperation in this matter.

Very truly yours,


Cynthia L. Tianti
Senior Assistant County Attorney

Enclosure

cc: Gerald W. Hyland, Supervisor, Mount Vernon District (w/encl. Agreement)
Ken Williams, Chief, Plan and Document Control Branch, Department of Public Works
and Environmental Services (w/encl. copy of Agreement and \$8000.00 check)

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12055 GOVERNMENT CTR PKWY
SUITE 659
FAF VA 22035-5502

Agreement to Fund Trail Development Condition through Golf Tournament Fundraising

This Agreement entered into on this 3RD day of July, 2008, between the Board of Supervisors of Fairfax County, Virginia ("the Board") and Mount Vernon Country Club ("the Club"), and

Whereas, on June 16, 2003, the Board approved the Club's application for an amendment to its Special Exception permit, SEA 97-V-033; and, among other actions in that approval, the Board waived an existing Fairfax County requirement that the Club construct a trail on its property along Old Mill Road. However, in lieu of trail construction, the Board required, in Development Condition No. 26 in SEA 97-V-033, the Club to contribute \$50,000 to a trail construction fund upon approval of the SEA site plan (Plan No. 9465-SP-002). Additionally, Development Condition No. 26 required the Club to raise another \$50,000 for the construction of trails in the area through annual charitable golf tournaments. The full wording of Development Condition No. 26 is attached hereto as Exhibit A and expressly made a part hereof; and

Whereas, the Club made the \$50,000 initial payment required by Development Condition No. 26 in 2004 and has held a total of three tournaments, one each in 2005, 2006, and 2007, and the Club has raised a total of \$8,000 from these three golf tournaments to date for trail construction and is committed to holding annual fund-raising golf tournaments until it reaches the required \$50,000 trail fund-raising total; and

Whereas, in December 2007, the Club had completed all activities and requirements contained in Plan No. 9465-SP-002, as amended, and had met all other development conditions contained in SEA 97-V-033, other than Development Condition

By

No. 26, and the Club's trail fund-raising requirement of Development Condition No. 26 has not yet been met, the Club has requested that a separate agreement between the Board and the Club be substituted for Development Condition No. 26 of SEA 97-V-033, thereby allowing the Club to finalize Plan No. 9465-SP-002; and

Whereas, the parties agree that this agreement replaces the requirement of Development Condition No. 26 for trail fund-raising golf tournaments, and that Development Condition No. 26 shall be deemed satisfied upon signature of this agreement.

Now therefore the Board and the Club agree as follows:

1. The Club shall host annual golf tournaments in order to raise funds for the Mount Vernon trail fund, until the condition mentioned below is satisfied.
2. The Club shall schedule such a tournament once a year and will charge each participant a fee to play in the tournament.
3. The Club will subtract food costs from the participant fee total, and then send the remaining money to the Plan and Document Control Branch, DPWES for deposit in the appropriate trail fund account.
4. The Club shall raise another \$42,000 until the total reaches \$50,000. (To date the Club has raised \$8,000).
5. In the event that the Club fails to host any annual golf tournament before the \$50,000 requirement is met, the Club shall pay the remaining balance on its \$50,000 in full by the close of the calendar year in which the tournament was not held.

Kenneth Baskette
Kenneth Baskette, President
Mount Vernon Country Club

7-03-08
Date

Anthony Griffin
Anthony Griffin, County Executive
Fairfax County

7/15/08
Date

Attachment 1: Exhibit A, SEA 97-V-03 Development Condition No. 26

FD

Exhibit A

Special Exception Amendment 97-V-033, July 2, 2003

Development Condition 26

“If a waiver of the trail requirement along Old Mill Road is approved by the Board of Supervisors, then the trail requirement shall be waived provided the applicant escrows at the time of site plan approval for the golf course improvements, \$50,000 for the construction of trails in the area. Additionally, the applicant shall conduct a minimum of five charity golf tournaments (one a year for the next five years or more if needed) for the purpose of raising additional funds for construction of trails in the area. Except for food costs, the applicant shall waive any fees for the tournament, and all proceeds shall be directed toward the trail contribution fund. The total contribution including charitable contributions shall be a minimum of \$100,000. If adequate right of way is available, a trail shall be constructed by others with the escrowed funds along the opposite side of Old Mill Road from the application property, or in an alternate location as determined in coordination with the Mount Vernon Council of Citizen’s Associations.”

Trial Fund

		\$ 50,000.00
Ck#2362	2005-2006-2007	8,000.00
CK#2415/2420	2008-2009	2,000.00
Ck#19167	2010	1,238.85
CK#5207	2011	1,340.00
Ck#7970	2012	3,125.00
Ck#9759	2013	3,642.00
Ck#12445	2014	2,889.00
Ck#14784	2015	2,264.00
	Balance	25,501.15

Conclusion:

Staff believes that the proposed site work and modifications could be found in harmony with Comprehensive Plan Environmental policies once the issues identified have been fully addressed.

DMJ/MAW

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		