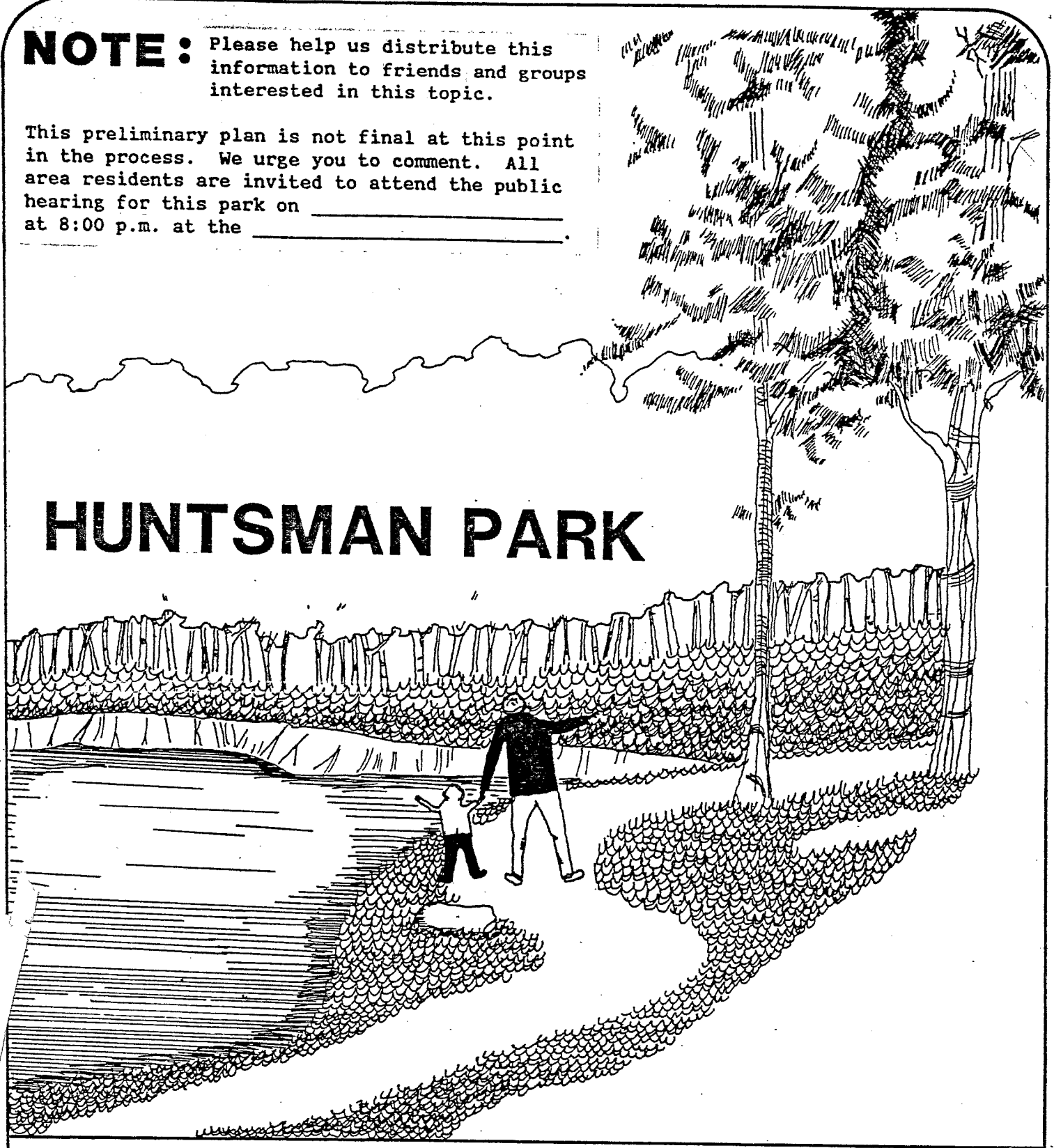
NOTE: Please help us distribute this information to friends and groups interested in this topic.

This preliminary plan is not final at this point in the process. We urge you to comment. All area residents are invited to attend the public hearing for this park on _____ at 8:00 p.m. at the _____.



HUNTSMAN PARK

September 1984

Fairfax County Park Authority

Preliminary Master Plan Report

Fairfax County Park Authority

MEMORANDUM

8:43 - 9:35 Reminder Plan to Show ownership

TO: Donald F. Lederer
Superintendent of Design Division

DATE: August 30, 1984

FROM: David Jillson, Landscape Architect

SUBJECT: Huntsman Park

Approved 9/4/84 Doc. Clark Mott Meyer

RECOMMENDATION:

That the Park Authority move to send the Huntsman Park preliminary master plan to public hearing.

STATEMENT:

The preliminary master plan has been prepared by Park Authority staff based upon a detailed analysis of off-site and site factors. Input from potential users was solicited through the Park Authority sponsored questionnaires to citizens and through recommendations from special interest groups and other County agencies.

Initial selection of a concept for design development included facilities planned to serve users up to 5 miles from the park. These included a boat launch area, parking, 2 tennis courts, multi-use court, tot lot, playground, picnic area, concession/restroom building, and trails. Public vehicle access was at the end of Dorothy Lane. Management of the park included full-time staff on-site to provide for safe boating activities.

Through a series of meetings with community leaders, discussions took place concerning appropriate uses at the park and vehicle access to the park.

Because of a desire expressed by area residents that Huntsman Park be only community oriented and not serve as an attraction for the larger service area, the concept was modified to its present form. This concept eliminated those facilities planned to serve users in the larger service area, including the boat launch area, parking, and concession/restroom building.

Other possible sites for a public boat launch area and parking which was accessible from public streets were investigated, but all were judged not feasible.

Because there will be no full-time staff at the park to safely manage boating activities at the lake and because there are no feasible locations for public boat launching, there should be no public boating on Huntsman Lake.

The preliminary plan shows a tot lot, playground, multi-use court, open play area, picnic area, hiking/biking trail, fitness trail, and natural area.

DSJ/mlb

PRELIMINARY
MASTER PLAN REPORT
FOR

HUNTSMAN PARK

PREPARED FOR FAIRFAX COUNTY PARK AUTHORITY

JAMES F. WILD, CHAIRMAN
FREDERICK M. CRABTREE, VICE CHAIRMAN
BARBARA B. CLARK, SECRETARY-TREASURER
KAYE SLOAN BURKE
OLIVER W. FRANKLIN
JOHN MASTENBROOK
ALAN E. MAYER
ROBERT D. MOSS
DOROTHY S. NORPEL
RAYMOND W. PHILIPPS

PREPARED BY FAIRFAX COUNTY PARK AUTHORITY STAFF

JOSEPH P. DOWNS, DIRECTOR
LOUIS A. CABLE, ASSISTANT DIRECTOR
JAMES A. HEBERLEIN, ASSISTANT DIRECTOR
DONALD F. LEDERER, SUPERINTENDENT OF DESIGN
DAVID S. JILLSON, LANDSCAPE ARCHITECT

HUNTSMAN PARK

TABLE OF CONTENTS

HUNTSMAN PARK

LIST OF FIGURES

TABLE OF CONTENTS, page 2

PRELIMINARY MASTER PLAN

HUNTSMAN PARK

LIST OF TABLES

INTRODUCTION

I. OBJECTIVE

The objectives of this report are to plan the most appropriate use for the site and to supplement the plan prepared for the park by outlining the methodology and information base which was used.

II. MASTER PLAN DEFINITION

Master planning is an effort to meet community-wide park and recreation needs in relationship to the park and the delivery of a comprehensive park system. The planning process establishes the character or personality of the park and provides direction/guidelines as to the appropriate types of facilities and areas that will enhance that character and serve demonstrated needs. The result is a master plan which is a guide and can be changed. Normally, master plans are made for each park before any improvement is done. Implementation of the master plan may take place over an extended period of time (five, ten, fifteen or more years). Improvements may be phased according to the size of the park, facilities and available funding on a short and/or long term basis.

A master plan report is prepared to explain the planning process and the design criteria that went into the design plan. The report serves as a guide for any future development planned by the Park Authority. The report provides a summary of the data gathered from an in-depth analysis of the subject park and recommendations pertaining to its expected utilization and maintenance.

III. PARK CATEGORIES

The existing and proposed system of Fairfax County parks attempts to establish full opportunity for all residents and visitors to make constructive use of their leisure time through the provision of recreational and cultural programs within safe, accessible and enjoyable parks. Additionally, the park system serves as the primary public mechanism for the preservation of environmentally sensitive land and water resources and areas of historic significance. Parklands to be acquired shall usually be classified in one of the following categories: community park, district park, county park, natural and passive park, stream valley park, and historical park. However, the list is not restrictive since citizen needs, both pressent and future, may require acquisition of combination park types or ones that differ from all of the categories listed above. All of these park categories are important in a well-rounded park system and must be provided if Fairfax County is to continue to provide a desirable living environment for its citizens.

IV. COMMUNITY/DISTRICT PARK DEFINITION

Huntsman Park is classified as a community/district park. Since it has characteristics of both a community and a district park, the first two definitions are useful in understanding the nature of this park:

A. COMMUNITY PARK

A community park, the most frequently occurring park category, is designed to provide for daily relief within an urban setting. Community parks are therefore oriented towards a few hours of activity for pasive or active purposes. They are designed to emphasize short term visits and are convenient and often accessible by foot or bicycle for after school, after work or weekend activities with parking. Criteria for the selection of this type of park are flexible so as to allow for a maximum of local citizen comment on the selection, design, development, and operation of the site. Community parks are the smaller ones serving the County's numerous neighborhoods and generally range in size up to 25 acres. Facilities often provided in fully developed community parks may include playgrounds, tot lots, athletic fields, open play areas, basketball courts, benches, walks, gardens, picnic areas, tennis courts, shelters with restrooms/concession facilities, parking, trails, and lighting where necessary. They can be wooded, suitable for passive use.

B. DISTRICT PARK

These parks are designed to serve a larger area than the community parks and normally cover an area of about 50 to 200 acres. They are designed to provide area-wide services to several sections of the county and to support an extended day's visit such as an afternoon. District parks consist of both natural resource areas and user areas similar to community parks. Facilities may include major sports complexes, tennis centers, athletic fields, community buildings, basketball courts, swimming pools, lakes, picnic areas, shelter with rest rooms/concession areas, various trails, playground and tot lot, roads and parking, maintenance facilities, day camp areas, nature centers, outdoor education areas, amphitheatres, gardens and lighting where necessary. Some district parks contain resources suitable for management as conservation areas and wildlife habitat plus buildings or areas of historic note.

C. COMMUNITY/DISTRICT PARK

A community/district park combines characteristics of both types in providing for the recreational needs of different user areas.

By providing daily relief for the surrounding neighborhoods, it fulfills the requirements of a community park. Some of its facilities are oriented towards short term visits and are convenient for local residents, thus encouraging a few hours of recreation for passive or active purposes.

Due to the presence of Huntsman Lake, there is potential for a user audience beyond the surrounding neighborhoods. In providing area-wide services to other sections of the county, it takes on characteristics of a district park. Some facilities are planned to

support an extended day's visit. Any of the facilities found in community or district parks may be included in a community/district park.

V. PLANNING PROCESS (Appendix A)

Hunstman Park was planned by a process which included the following major phases:

A. Systematic analysis of on-site and off-site factors.

B. Solicitation and evaluation of citizen and County recommendations for development.

C. Production of a master plan.

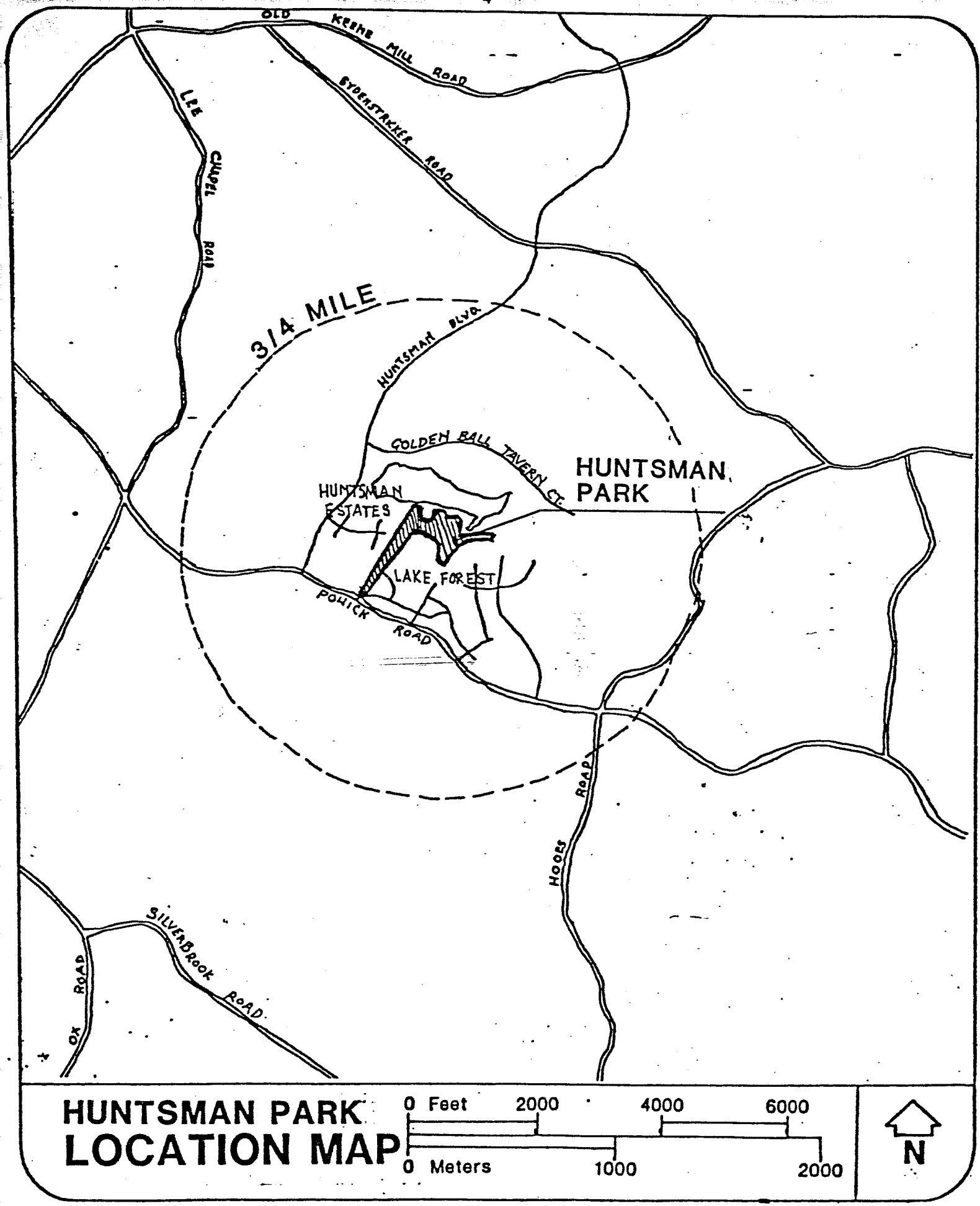
VI. LOCATION AND DESCRIPTION (Figures 1 and 2)

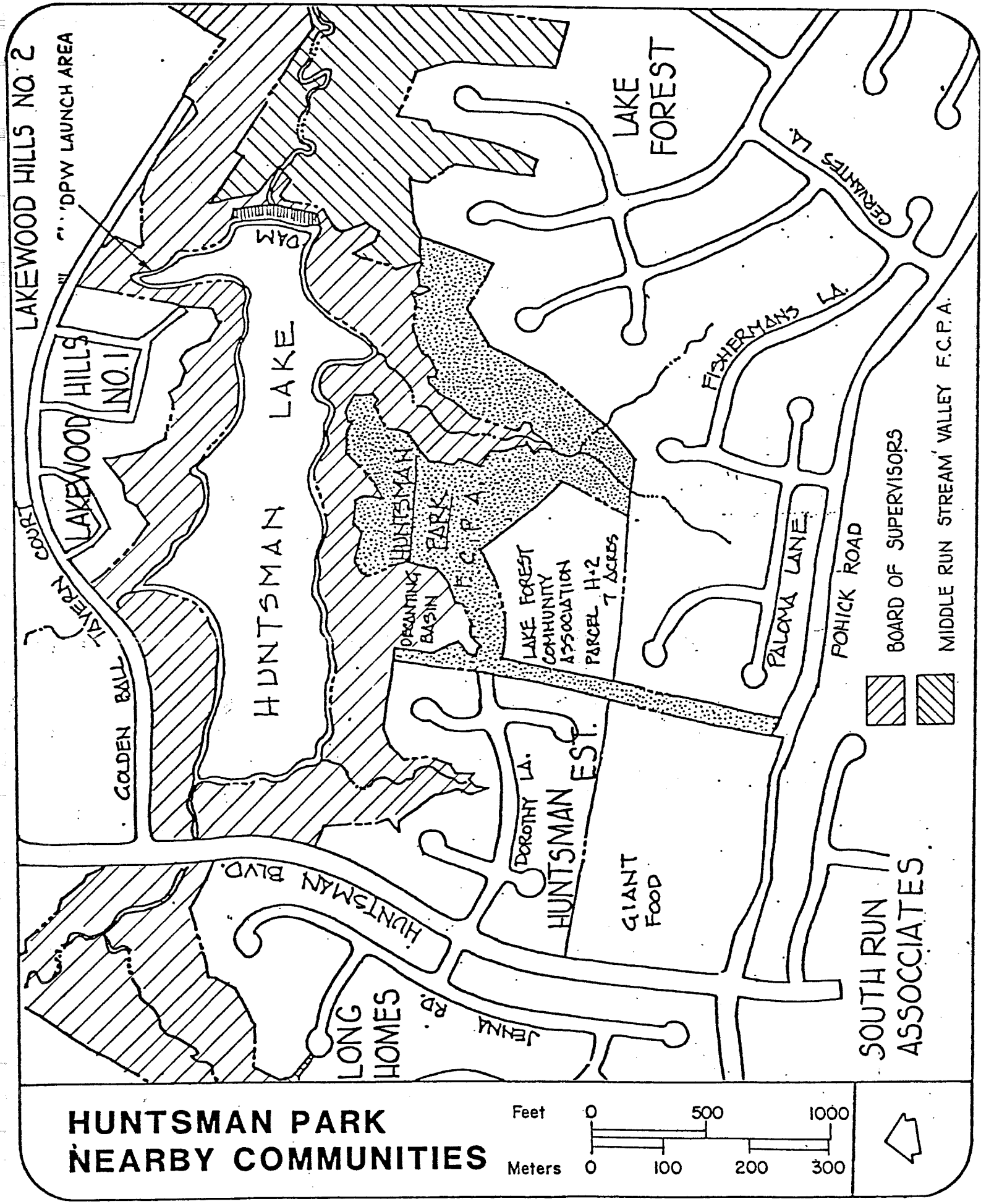
Huntsman Park is located in Springfield Supervisory District (map 88-4) on the north side of Pohick Road, about 1/4 mile east of its intersection with Huntsman Boulevard. Bordering the park to the south and west respectively are the neighborhoods of Lake Forest and Huntsman Estates. To the west also is Giant Food Property. Huntsman Park is 16.859 acres. To the north is Huntsman Lake (27 acres) and its shoreline and dam area (43 acres), both of which are owned by the County Board of Supervisors and are the responsibility of the Department of Public Works.

Upstream and downstream from Huntsman Lake lies Middle Run Stream Valley Park (157 acres), owned by the Park Authority. The park's location in relation to this stream valley makes possible its potential as a trailhead for access into the stream valley. Middle Run Stream Valley Park is combined with Pohick Creek Stream Valley Park (631 acres) and South Run Stream Valley Park (198 acres) to make up the three major stream valley systems owned by the Park Authority within the greater Pohick Creek Watershed (22,690 acres).

VII. ACQUISITION

Early plans to create a lake at the preent site were included in the Pohick Creek Watershed Protection and Flood Prevention Project which was started in 1965 and approved in 1967 (see page 21). After land was acquired by Fairfax County for the lake, design and construction took place under the provisions of Public Law 566. This Federal program was enacted to provide a mechanism for funding the construction of watershed protection and flood prevention measures in watersheds throughout the United States. Acquisition of parkland occurred December 1978 when the developer of Lake Forest (Levitt Homes, Inc.) dedicated to the Park Authority 38.4733 acres of land on the lake's south shore and downstream from the lake. This site was divided into two park sites: Huntsman Park on the lake shore, and Middle Run Stream Valley Park downstream from the lake.


OLD KEENE MILL ROAD
LEE CHAPEL ROAD
SYDENSTRIKER ROAD
1/4 MILE
HUNTSMAN BLVD.
GOLDEN BALL TAVERN CT.
HUNTSMAN PARK
HUNTSMAN ESTATES
LAKE FOREST
POWICK ROAD
HOOES ROAD
SILVERBROOK ROAD
OX ROAD
HUNTSMAN PARK
LOCATION MAP
0 Feet 2000 4000 6000
0 Meters 1000 2000
N


LAKEWOOD HILLS NO. 2
DPW LAUNCH AREA
DAM
LAKE FOREST
GERRARDS LA.
FISHERMANS LA.
LAKEWOOD HILLS NO. 1
LAKEWOOD COURT
HUNTSMAN LAKE
HUNTSMAN PARK
F.C.P.A.
DRAINAGE BASIN
LAKE FOREST COMMUNITY ASSOCIATION PARCEL H-2 7 ACRES
PALOMA LANE
POHICK ROAD
BOARD OF SUPERVISORS
MIDDLE RUN STREAM VALLEY F.C.P.A.
GOLDEN BALL
HUNTSMAN BLVD.
DOROTHY LA.
HUNTSMAN EST.
GIANT FOOD
SOUTH RUN ASSOCIATES
JENNA RD.
LONG HOMES
HUNTSMAN PARK
NEARBY COMMUNITIES
Feet 0 500 1000
Meters 0 100 200 300

SITE ANALYSIS

I. OFF-SITE FACTORS

A. COMPREHENSIVE PLAN

The County's Comprehensive Plan for Area III, Pohick Planning District P6 (Middle Run Community) Planning Sector recommends pedestrian access to parkland on Dam Site #8, which is Huntsman Park. The park is noted as one of five community and stream valley parks serving the sector (Appendix B).

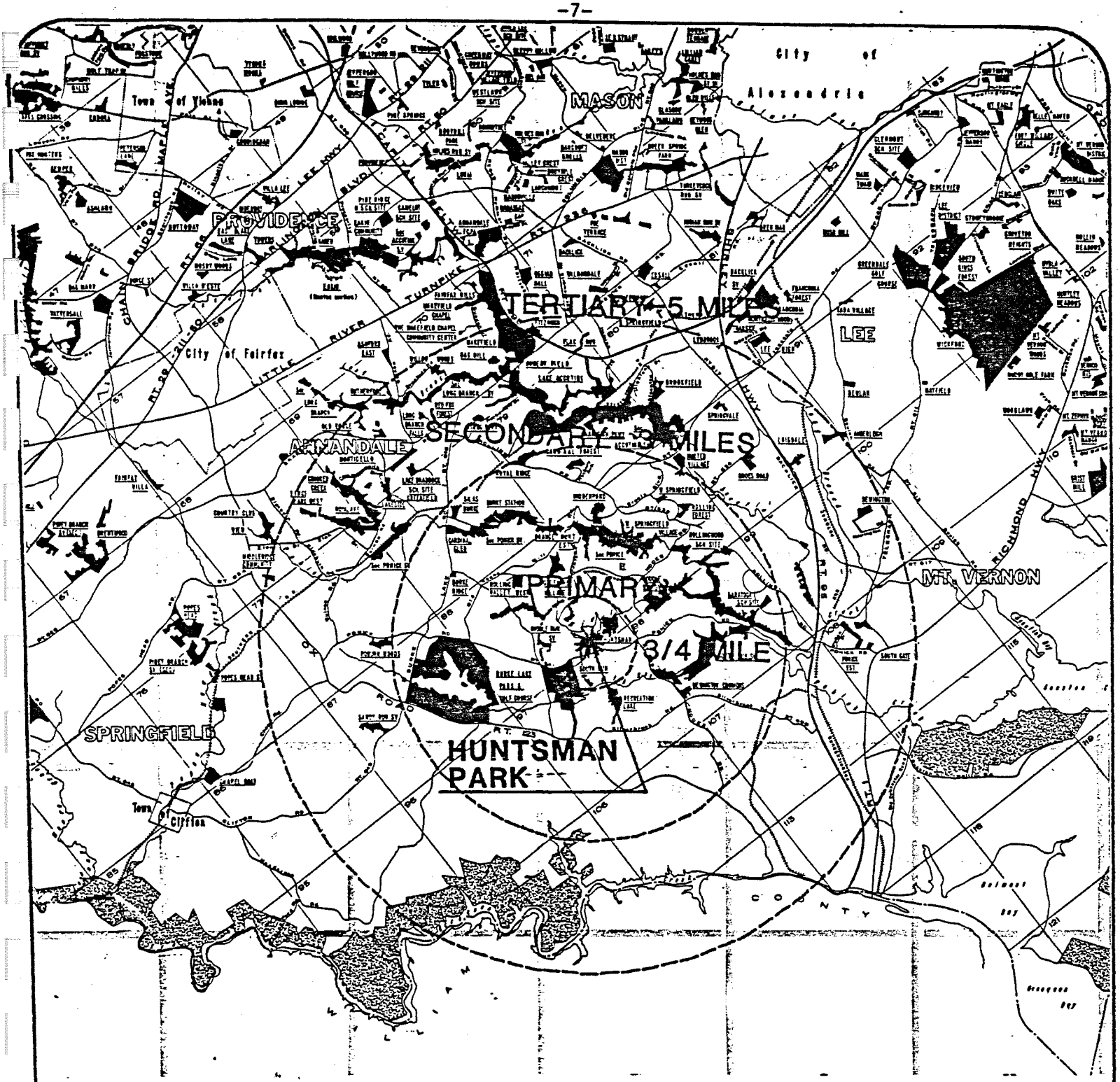
On July 17, 1968, the Board of Supervisors authorized the Pohick Watershed Restudy as a policies plan for development of the watershed. The final report, A Restudy of the Pohick Watershed, was adopted by the Board on September 10, 1969 as part of the County's Comprehensive Plan. In it was a recommendation that the multi-purpose intent of the PL 566 program impoundments be recognized, and that their water-oriented recreation potential be developed. (Appendix C)

B. PRIMARY/SECONDARY/TERTIARY SERVICE AREAS (Figure 3)

1. The primary service area is the general area where most of the park's frequent users live. For planning purposes, the radius distance is about 3/4 mile from the park's center. This simply represents a distance that a person might conveniently ride a bike or a pedestrian might walk to the park. The area extends north to Orange Hunt Elementary School, east to Hooes Road, south to South Run, and west to the VEPCO right-of-way.

   The primary service area may be further defined by physical constraints or barriers preventing a person from conveniently reaching the park. At present, there are no serious constraints to access; future improvements to Pohick Road (i.e., the Springfield Bypass) could create a physical barrier to access.

2. The secondary service area is analyzed to further assess the area's recreational needs by reviewing the availability of public recreational facilities within its borders. Because of the water-oriented recreational potential offered by Huntsman Lake, park users will be willing to travel longer distances to Huntsman Park than they would for a "typical" community park. For this reason, the secondary service area extends from the primary service area to about 3 miles from the park. Although users living within the primary service area might walk or bike to the park, users living within the secondary service area would most likely drive or be driven to the park. For planning purposes, the secondary service area extends north to the Southern Railroad in Burke, east to Accotink Creek, south to Lorton, and west beyond Burke Lake.



HUNTSMAN PARK
VICINITY MAP
SERVICE AREAS

0 Feet 10000 20000 30000

0 Miles 2

N

The secondary service area is further defined by physical constraints or barriers preventing a person from conveniently reaching the park. South Run may deny easy access for pedestrians from the south; motorists should not find any such barriers.

3. The tertiary service area is considered to further define that area which encompasses the remaining potential users who might visit the park because of the water-oriented recreational potential. It extends from the secondary service area to about 5 miles from the park. Within this area, vehicles are virtually the only means of access. The area extends north between Braddock Road and Little River Turnpike, east to Fort Belvoir, south to Occoquan, and west almost to Clifton. The only physical barrier may be the Occoquan River.

4. No matter where the "line is drawn" for planning purposes, the park is open and available to all Fairfax County residents.

C. EXISTING LAND USE (Figures 2 and 4)

1. Residential development is the major land use surrounding Huntsman Lake and Park:

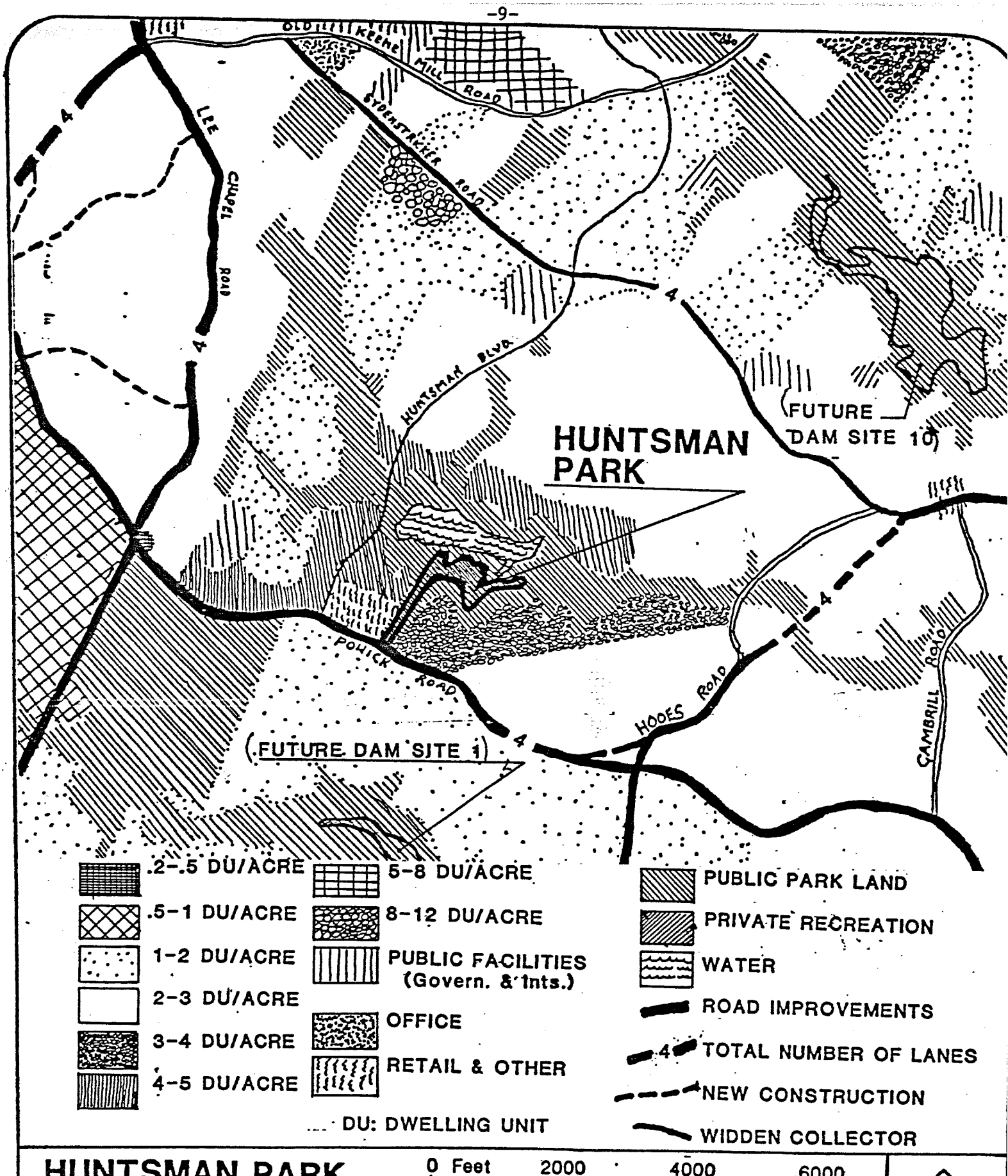
   a. East and south of the park is Lake Forest (single family) and to the west is Huntsman Estates (single family). Undeveloped community property owned by Lake Forest Community Association (parcel H2, 7 acres) lies adjacent to the south. South of Pohick Road is South Run (single family).

   b. North of the lake is Lakewood Hills No. 1 (townhouses) and Lakewood Hills No. 2 (townhouses). West of the lake is Long Homes (single family).

2. No existing commercial land uses are located near the park, however, Giant Food owns an undeveloped site at the corner of Huntsman Boulevard and Pohick Road.

3. Public land use lies adjacent to Huntsman Park:

   a. Huntsman Lake and the surrounding shoreline area (50' to 400' wide) is owned by the County Board of Supervisors (BOS). This land, includes the dam, emergency spillway (north of and alongside the dam), launch area (for dredging operations; north of the dam off of Golden Ball Tavern Court), drainage structures, and is maintained by the Department of Public Works (DPW) (Appendix D).



HUNTSMAN PARK
LAND USE PLAN

0 Feet 2000 4000 6000
0 Meters 1000 2000

N

b. The decanting basin, located adjacent to the park's northwest corner on the lake's south shore, is also owned by the BOS. To clean the lake of silt accumulated since its construction, it is planned to hydraulically dredge the lake twice a year. Dredging equipment is launched from the launch area north of the dam. Once cleared, the lake will then be dredged once every 1 or 2 years. Dredged material is pumped into the decanting basin and the water drains out. Dredging/pumping takes 4-6 weeks. Dredged material is left in the basin to dry out for 2 months. Finally, it is hauled away by truck, which takes about 1-1/2 months.

Frequency of dredging is determined by the actual rate of siltation, which is related to the weather and the level of construction activity in the watershed. DPW is responsible for maintenance and operations at the basin. (Appendix E)

c. West of Huntsman Boulevard is stream valley land along Middle Run which is owned by the BOS. Portions of Middle Run Stream Valley Park lie west of here.

d. East of the dam is Middle Run Stream Valley Park.

4. Other PL 566 Lakes besides Huntsman Lake are:

a. Lake Barton (Dam Site 2) - Located between Burke Centre Parkway and the Southern Railroad about 4 miles northwest of Huntsman Lake, this 11 acre lake was completed in 1979. Its primary function is flood control, and a secondary use is recreation. There is no public access from nearby streets. Facilities are limited to a boat launch area operated by DPW for dredging operations; no parking is available on site. The lake, dam, and spillway are maintained by DPW.

b. Woodglen Lake (Dam Site 3) - Located near the intersection of Zion Drive and Ox Road about 4-1/2 miles northwest of Huntsman Lake, this 15 acre lake was completed in 1982. Its primary function is flood control, and a secondary use is recreation. Public access, though limited, is possible from Zion Drive. Facilities are limited to a boat launch area operated by DPW for dredging operations; no parking is available on site. The lake, dam, and spillway are maintained by DPW.

c. Royal Lake (Dam Site 4) - Located near the intersection of Zion Drive and Guinea Road about 3-1/2 miles northwest of Huntsman Lake, this 38 acre lake was completed in 1977. Its primary function is flood control, and a secondary use is recreation. Public access is possible from Gainsborough Drive (through Royal Lake Park) and Pommeroy Drive (through Lakeside Park). Public facilities include a boat launch, parking, tennis courts, basketball courts, softball and soccer fields, playgrounds, and trails. The lake, dam, and spillway are maintained by DPW.

d. Lake Braddock (Dam Site 7) - Located between Burke Lake Road and Burke Road about 3 miles north of Huntsman Lake, this 18 acre lake was completed in 1970. Its primary function is flood control, and a secondary use is private recreation. There is no public access; the shoreline is owned by the Lake Braddock Homeowners' Association and is for the use of its members. Facilities include a private boat launch and private parking. The lake is maintained by the Homeowners' Association; the dam and spillway are maintained by DPW.

D. ZONING AND FUTURE LAND USE (Figure 5)

1. Most of the surrounding land has been developed according to the prescribed zoning classifications, which are as follows:

   a. R-1 (one-acre residential) - Undeveloped property east of the park downstream from Middle Run Stream Valley Park.

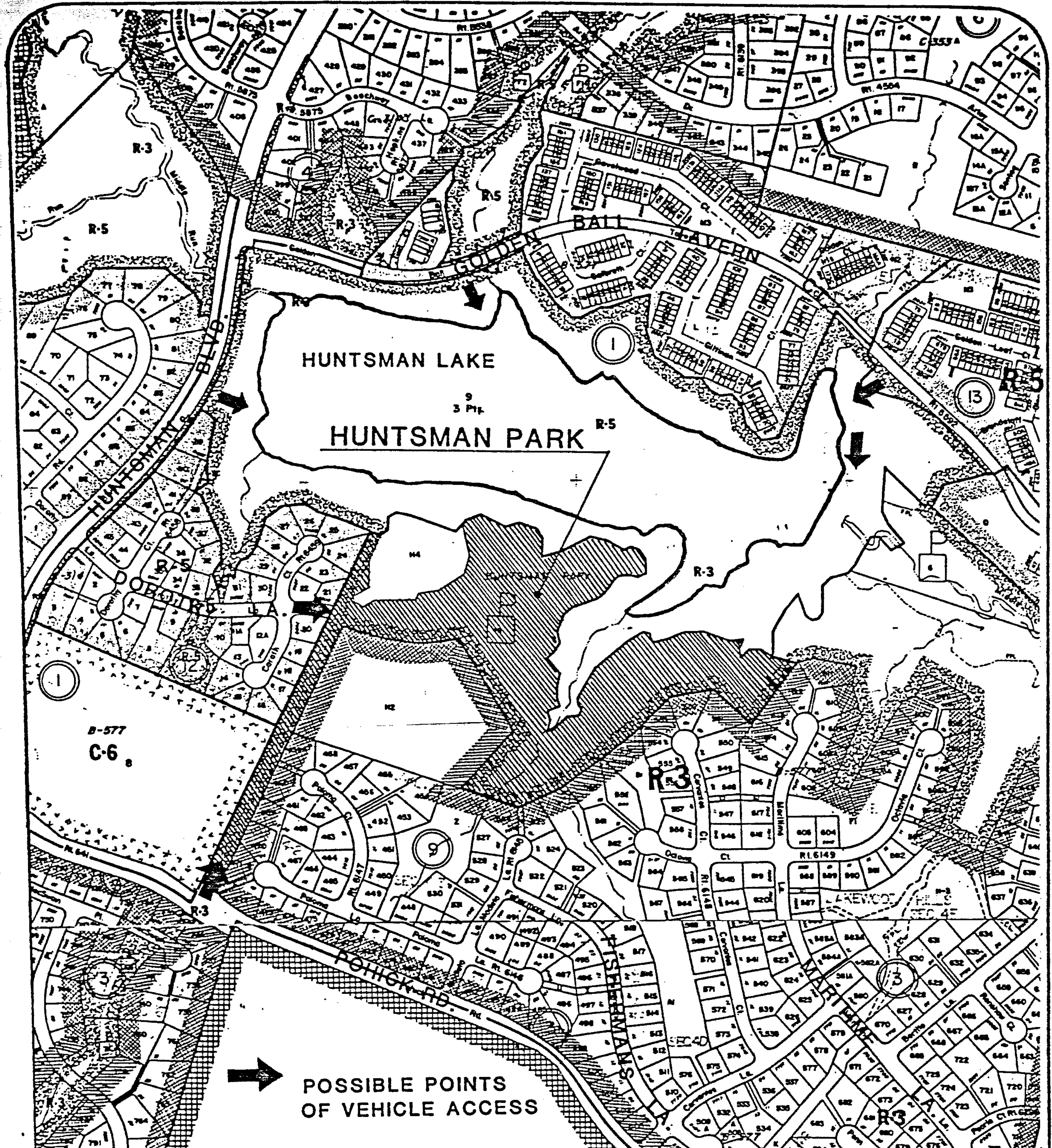
   b. R-3 (1/3 acre residential) - South of the park and north of the lake.

   c. R-5 (5 dwelling units per acre overall density) - West of the park, north and northeast of the lake.

   d. C-6 (community retail) - Undeveloped by Giant Food, southwest of the park.

2. The Comprehensive Plan recommends several general guidelines for land use. Giant Food plans to develop their site as a retail center with a food store and other shops, in line with recommendations in the Plan. Portions of the Middle Run Stream Valley have been acquired to preserve the quality of the stream valley, as called for in the Plan.

3. The two remaining lakes proposed for construction in the Pohick Creek Watershed Protection and Flood Prevention Project are Dam Site 1 (Recreation Lake) and Dam Site 10. Although both fall within the PL 566 Program, they are at different stages of planning (Figure 6):



HUNTSMAN PARK
ZONING MAP

a. Dam Site 1 is to be a 43 acre impoundment one mile due south of Huntsman Lake between Pohick and Silverbrook Roads. It is located at the confluence of South Run and Crooked Branch. Construction plans have been prepared by the Soil Conservation Service and construction is expected to be completed in mid-1986. Depending on the rainfall, the lake should fill in 6 to 12 months.

   Like the other PL 566 lakes, the primary function of this lake is for watershed protection and flood prevention, with a secondary purpose for recreation. Towards that end, the Park Authority owns 41 acre Recreation Lake Park on the future lake's west shore. The master plan, approved March 1984, shows a boat ramp, beach/swimming area, 2 fishing areas, 4 camp clusters of 5 campsites each, open play area, information/restroom building, 2 picnic areas, 2 picnic shelters, roads, and parking for 235 cars. Vehicle access is planned from Silverbrook Road (Appendix F).

b. Dam Site 10 is to be a 53 acre impoundment about 1-1/2 miles northeast of Huntsman Lake between Sydenstricker and Rolling Roads. It is located on Pohick Creek within Pohick Stream Valley Park. Acquisition of land for the lake and surrounding shoreline is virtually completed; most of the shoreline is currently owned by the FCPA. Fairfax County has allocated funds for design and construction of the decanting basin and boat launch. Federal funding for design and construction of the dam and lake have not been allocated, pending the completion of studies on 2 key issues: the projected water quality of the lake, and the impact the dam will have on fish migration upstream. Once these issues are resolved, design and construction of the dam and lake can proceed. Whether the impoundment is to be a "wet" lake or "dry" lake has yet to be decided. If it is to be "wet", it too will be primarily a flood control lake and secondarily a source of recreation. Public access may be limited due to the built-up nature of the surrounding neighborhoods.

4. Current plans for the "Springfield Bypass" propose an alignment along Pohick Road past the park for the 4-lane road. The necessary right-of-way is available at the park's Pohick Road frontage.

5. Lake Forest Community Association currently has no immediate plans for development of its common property on parcel H-2. It hopes to build a pool and tennis courts, but current high interest rates for construction loans make it infeasible for the next year or two (Appendix G).

E. POPULATION

1. Area III, within which lies Pohick Planning District, contains 31% of the County's population but 52% of its land area. It is growing at a rate 4 times faster than the rest of the County. By 1985, the population will have more than quadrupled since 1970. The 1983 population of the Pohick Planning District was about 88,198; by 1990, it will be about 108,484, and by 2000, it will be 111,880.

TABLE I: POPULATION

2.

Service Area Population	Present	2000
Primary (3/4 mile radius from park)	5,291	8,752
Secondary (3/4 mile - 3 mile radius)	53,916	62,702
Tertiary (3 mile - 5 mile radius)	91,266	100,268

Figures based on Census Tract Statistics from 1983 Standard Reports (Office of Research and Statistics).

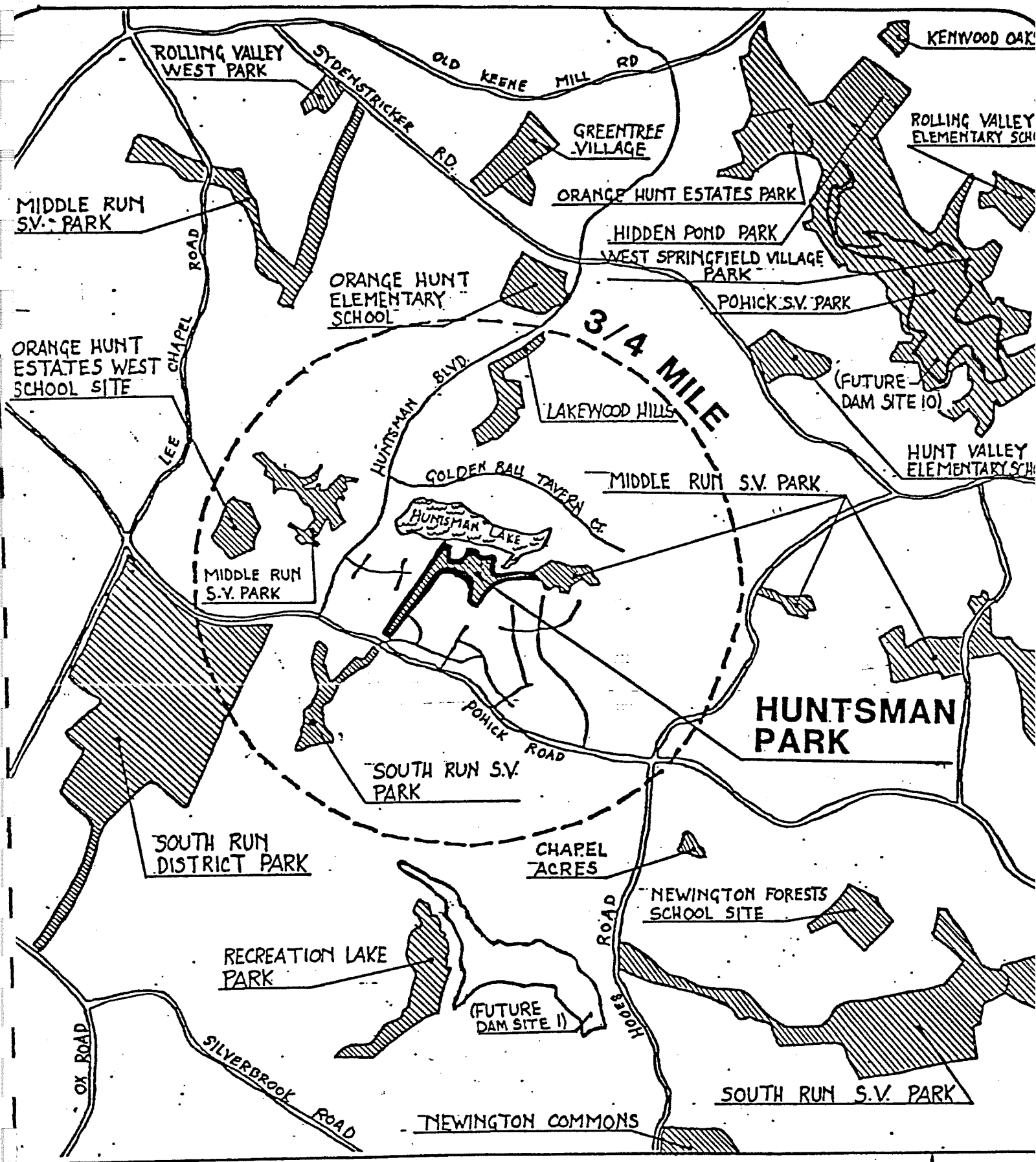
F. NEARBY PARKS AND SCHOOLS (Figure 6)

1. Within the primary service area, there are 2 parks and 1 school with potential to offer public recreational facilities. South Run District Park offers the most, with lighted athletic fields and lighted play courts. Orange Hunt Elementary School has athletic fields, a play court, and playground equipment.

2. Within the secondary service area, there are an additional 19 parks and 13 schools with potential to offer public recreational facilities. Of these, 9 parks have various athletic fields, play courts, playgrounds, interpretive areas and fishing opportunities. Burke Lake and Rolling Valley West Parks lead the way in variety of facilities. All 13 schools have athletic fields, play courts, and tot lot/playground equipment.

3. Within the tertiary service area, there are an additional 41 parks and 15 schools with potential to offer public recreational facilities. Of these, 17 parks offer a variety of athletic fields, play courts, playgrounds, interpretive areas, and boating/fishing opportunities; Wakefield, Lake Accotink, Royal Lake/Lakeside, Fountainhead Regional, and Hooes Road Parks offer the broadest variety of facilities. All 15 schools have athletic fields, play courts, and tot lot/playground equipment.

4. A list of available public recreational facilities within the primary and secondary service areas follows. Only those parks with facilities other than trails or natural areas are shown:



HUNTSMAN PARK NEARBY PARKS AND SCHOOLS

0 Feet 2000 4000 6000

0 Meters 1000 2000

N

TABLE II: PUBLIC RECREATIONAL FACILITIES
PRIMARY AND SECONDARY SERVICE AREAS

	Baseball/Softball	Little League	Soccer/Football	Multi-Use Court	Tennis Court	Practice Tennis	Platform Tennis	Recreation Center	Shelter/Restroom	Nature Center	Marina/Boat Rental	Tot Lot/Playground	Picnic	Natural Area	Open Play Area	Hiking/Biking Trail	Equestrian Trail	Fitness Trail	Nature Trail	Golf Course
PRIMARY SERVICE AREA																				
Parks																				
South Run District	2	1	5	2	2							1				x	x			
Schools																				
Orange Hunt ES	2		1	2								1								
Subtotal	4	1	6	4	2							2								
SECONDARY SERVICE AREA																				
Parks																				
Burke Lake									4		1	2	x	x		x	x	x	x	x
Burke Station				1	2							1			x					
Cardinal Forest		1		1								2		x		x			x	
Hidden Pond					3	1			1	1		1		x		x			x	
Orange Hunt Estates				1								1	x	x	x	x				
Rolling Valley West	1		2	1	3		1					2	x		x	x				
Rollingwood School Site				1	2							1	x		x	x				
Saratoga School/Park			2												x	x				
West Springfield			1		2							2		x		x			x	
Schools																				
West Springfield	5		2	3	6															
Irving JHS	6		1	3	3							1								
Burke ES	2		1	4								1								
Cardinal Forest ES	2		2	2	2							2								
Cherry Run ES	2		1									1								
Hunt Valley ES	2			3								2								
Keene Mille ES	2			2								3								
Newington Forest ES	2		1	1								1								
Orange Hunt ES	2		1	2								1								
Rolling Valley ES	2		1	1								1								
Terra Centre ES	2		1	1								2								
West Springfield ES	2		1	2								1								
White Oaks ES	1		1	2								2								
Subtotal	33	1	18	31	23	1	1		5	1	1	30								

5. Several private recreational facilities exist within the primary service area. Club memberships are required for use of these facilities. Typcially, club facilities consists of an outdoor swimming pool with perhaps 2 or 3 tennis courts. Altogether, there are 2 pools, 10 tennis courts, and 1 basketball court at three locations. Finally, there are numerous private "backyard" pools scattered throughout the neighborhoods.

6. Public recreational facility demand for present and future populations can be estimated in each service area:

   a. According to Fairfax County Park Authority standards for recreational facilities based on present and future population estimates, the following surplusses or deficiencies within the primary and secondary service areas become evident:

TABLE III: FACILITY STANDARDS IN PRIMARY SERVICE AREA

FACILITY	FCPA STANDARD (Unit/Pop.)	FACILITIES NEEDED		EXISTING FACILITIES			SURPLUS (+) OR DEFICIENCY (-)	
		1984	2000	PARKS	SCHOOLS	TOTAL	1984	2000
Tot lot	1/500 people	11	18	1	1	2	-9	-16
Baseball	1/6,000	1	1	2	0	2	+1	+1
Softball	1/3,000	2	3	1	2	3	+1	0
Tennis	1/1,200	4	7	2	0	2	-2*	-5
Basketball/ Multi-Use	1/500	11	18	2	2	4	-7	-14
Swim Pool	1/15,000	0	0	0	0	0	0	0
Golf Course	1/25,000	0	0	0	0	0	0	0
Soccer	1/1,500	4	6	5	1	6	+2	0

*3 Additional tennis courts are to be built at South Run District Park in fiscal year 86, according to current Capital Improvement Program projections; this should result in a 1 tennis court surplus. However, population increases by FY 86 may increase the demand again, thus possibly offsetting any surplus.

TABLE IV: FACILITY STANDARDS IN SECONDARY SERVICE AREA

FACILITY	FCPA STANDARD (Unit/Pop.)	FACILITIES NEEDED		EXISTING FACILITIES			SURPLUS (+) OR DEFICIENCY (-)	
		1984	2000	PARKS	SCHOOLS	TOTAL	1984	2000
Tot lot	1/500 people	108	125	12	18	30	-78	-95
Baseball	1/6,000	9	10	1	2	3	-6	-7
Softball	1/3,000	18	21	1	30	31	+13	+10
Tennis	1/1,200	45	52	12	11	23	-22	-29
Basketball/ Multi-Use	1/500	108	125	5	26	31	-77	-94
Swim Pool	1/15,000	4	4	0	0	0	-4	-4
Golf Course	1/25,000	2	3	1	0	1	-1	-2
Soccer	1/1,500	36	42	5	13	18	-18	-24

b. The 1984 Virginia Outdoors Plan prepared by the Commission of Outdoor Recreation provides standards for use in assessing demand for water-based recreation facilities. The demand standards for fishing (from boats) and sailing as a function of population are:

Fishing = 4 acres of water surface needed per 1,000 people
Sailing = 1 acre of water surface needed per 5,000 people

Based on the estimated population for each service area, the demands for fishing (from boats) and sailing are:

TABLE V: DEMAND FOR WATER SURFACE ACREAGE IN SERVICE AREAS

	Population		Fishing (4 AC/1000)		Sailing (1 AC/5000)	
	1984	2000	1984	2000	1984	2000
Primary + Secondary	59,207	71,454	237 AC	286 AC	12 AC	14 AC
Tertiary	91,266	100,268	365 AC	401 AC	18 AC	20 AC

Based on these demands, the following surplusses or deficiencies within the primary/secondary and tertiary service areas become evident:

TABLE VI: WATER SURFACE ACREAGE IN PRIMARY + SECONDARY SERVICE AREAS

	Fishing (from boats)		Sailing	
	1984	2000	1984	2000
Burke Lake	218 AC	218 AC	-	-
Dam Site 1 (Recreation Lake)	-	43 AC	-	43 AC
Dam Site 10*	-	53 AC*	-	53 AC*
Total Acreage	218 AC	314 AC	0 AC	96 AC
Demand (Table V)	237 AC	286 AC	12 AC	14 AC
Surplus (+)/Deficiency (-)	-19 AC	+28 AC	-12 AC	+82 AC

*Future availability for water-oriented public recreation cannot be guaranteed at this time. Environmental issues and limited accessibility cast a shadow over the certainty of its potential for water-oriented recreation. It has been included in this table to show the maximum availability within the service areas.

TABLE VII: WATER SURFACE ACREAGE IN TERTIARY SERVICE AREAS*

	Fishing (from boats)		Sailing	
	1984	2000	1984	2000
Lake Accotink	62 AC	62 AC	62 AC	62 AC
Lake Barton**	11 AC	11 AC	11 AC	11 AC
Royal Lake	38 AC	38 AC	38 AC	38 AC
Woodglen Lake**	15 AC	15 AC	15 AC	15 AC
Total Acreage	126 AC	126 AC	126 AC	126 AC
Demand (Table V)	365 AC	401 AC	18 AC	20 AC
Surplus (+)/Deficiency (-)	-239 AC	-275 AC	+108 AC	+106 AC

*Although within the tertiary service area, Lake Braddock has not been included since it is not available for public use.

**Both lakes have limited water-oriented public recreational potential. No boating facilities (ramp, dock, etc.) exist at either site; boating is permitted at user's risk and boats must be carried to lake. No parking is provided at either site.

G. ACCESS TO PARK (Figure 5)

Major access to the park is along Huntsman Boulevard (from north or south) and Pohick Road (from east or west).

1. Vehicular access to the park is possible as follows:

   a. From Dorothy Lane, which ends as a cul-de-sac inside the park's west boundary. Access to DPW's decanting basin is from the cul-de-sac. A permanent turnaround easement surrounding the cul-de-sac provides a means of access from Dorothy Lane to parcel H-2. (Appendix H)

   b. From Pohick Road, although there is no formalized entry into the park for vehicles at this location.

   c. Emergency vehicle access is possible from Golden Ball Tavern Court, then along the dam to within a short distance from the park.

   d. Additional points to be considered as access to the lake or park include:

      (1) From the DPW launch area
      (2) From Huntsman Boulevard
      (3) From Golden Ball Tavern Court

2. Pedestrian access to the park is possible as follows:

   a. From Dorothy Lane, along concrete walks.

   b. From Paloma Lane and Paloma Court, along paved trails.

   c. From 3 large parcels of homeowner association land in Lake Forest, with links throughout the neighborhood.

   d. From Golden Ball Tavern Court, along top of dam.

   e. From Huntsman Boulevard, along paved trails.

   f. From Middle Run Stream Valley, both upstream (under Huntsman Boulevard) and downstream of lake.

3. The Countywide Trail Plan proposes the following trails (See Figure 12):

   a. Along Middle Run Stream Valley and along the north shore of Huntsman Lake.

   b. Along the north side of Pohick Road.

H. UTILITIES

1. Sanitary Sewer - An 18" trunk line runs down Middle Run Stream Valley and passes the north side of the lake. Feeding into the trunk line are a 12" line from Huntsman Estates to the west and an 8" line from Lake Forest to the south.

2. Water - A 12" main is located in Huntsman Boulevard and a 16" main is located in Pohick Road. An 8" line is located in Dorothy Lane.

3. Electricity - Single-phase service is available in Huntsman Estates and Lake Forest. Future three-phase service is anticipated south of Pohick Road at Modisto Lane and at the Giant Food property on Huntsman Boulevard and Pohick Road.

4. Gas - Gas service is available from lines throughout Lake Forest south of the park and Huntsman Estates to the west.

I. HYDROLOGY AND LAKE HISTORY

1. Huntsman Park is in the Pohick Creek Watershed, and drains into Huntsman Lake. The lake is located on Middle Run, which is formed by the confluence of Peyton Run and Cherry Run just west of Huntsman Boulevard. This stream system runs into Pohick Creek 2 miles to the east.

The watershed is approximately 34 square miles in area (22,690 acres). Due to the types of soil and the topography in the watershed, Pohick Creek is subject to extensive erosion and siltation. As a result of environmental damage from construction activities and an awareness that future development would increase runoff and erosion, the Pohick Creek Watershed Protection and Flood Prevention Project was approved in 1967. The objectives of the plan are to reduce floodwater and sediment damage to existing and future development, and to control erosion and resulting sedimentation caused by rapid development.

In addition to watershed protection, other major benefits realized within the project include expansion of water-based recreation, promotion of orderly residential and commercial development, preservation of open space in stream valleys, protection of wildlife habitat in flood plain areas, and opening of new development opportunities in flood plain areas.

Implementation is through construction of structural measures, vegetative treatments, and enforcement of erosion and siltation ordinances. Structural measures include 7 compacted earth dams. Construction of these dams has been made possible through Public Law 566 (Watershed Protection and Flood Prevention Act) under the joint sponsorship of the Board of Supervisors, the USDA Soil Conservation Service, and the Northern Virginia Soil and Water Conservation District. Fairfax County acquires the land for the dam and lake bottom (up to the design high water level) and the Soil Conservation Service designs and administers the contract to build the dam and lake bottom. The division of costs between the supervising bodies is detailed in the Act.

2. Huntsman Lake was formed by the construction of Dam Site No. 8 across Middle Run and was completed in 1973. Total surrounding drainage area for the lake is about 1,485 acres. The normal lake surface area is 27 acres. Maximum flood surface area is 60 acres (16 feet above normal water surface). Construction cost was $176,362.

3. Any lake or pond can be a hazard to users due to the possibility of accidental drowning which can result from swimming, boating, fishing, or ice skating activities. Unsupervised lakes or ponds increase the risks associated with drowning. Since its completion in 1973, there has been one drowning incident, in which two young children fell through the ice on the lake.

II. SITE FACTORS

A. SLOPES (Figure 7)

1. Huntsman Park is located on a hill leading down to Huntsman Lake. The high point (335'±) is on a narrow "panhandle" about 200 feet northeast of Pohick Road; the low point (255'±) is just north of a prominent ridge on the park's north side. The lake's design high water elevation is 258.4, which conforms to the park's north boundary in several places. The normal lake elvation of 242.1 is the low point north of the park and defines the actual limit of usable land.

2. Slopes range up to 5% along the main ridge running east-west across the park and from 5-10% off the sides of this ridge and throughout the site's drainageways. Steeper slopes exceeding 10% are located in the drainageways and on BOS property.

3. Except for the "panhandle", the park drains into Huntsman Lake.

B. SOILS (Figure 8)

Six soil types have been identified. In order of prominence, they are:

1. Appling Gritty Loam (60C1, 60C2, 60D2) - Well suited for park use, with good internal drainage characteristics, good bearing values, good trafficability, and stable slopes.

2. Louisburg Course Sandy Loam (63D2) - Well suited for park use, with same qualities as Appling Gritty Loam.

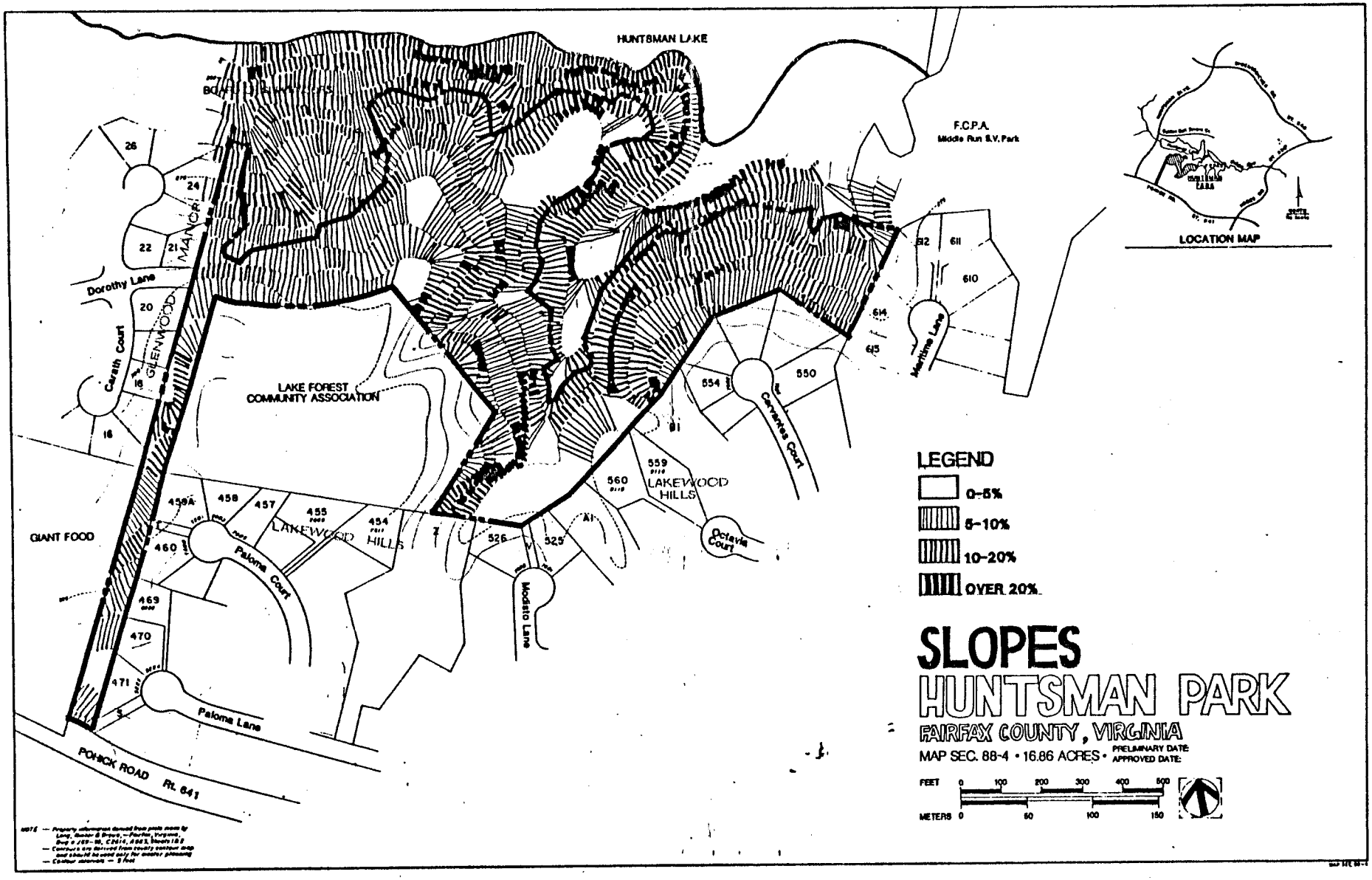
3. Meadowville Silt Loam (20B+) - Poor for park use. Located in low drainageways and flood-prone areas, it is subject to surface water flow during and after heavy rainfall. Seasonally high water tables exist near the ground surface during wet periods of the year.

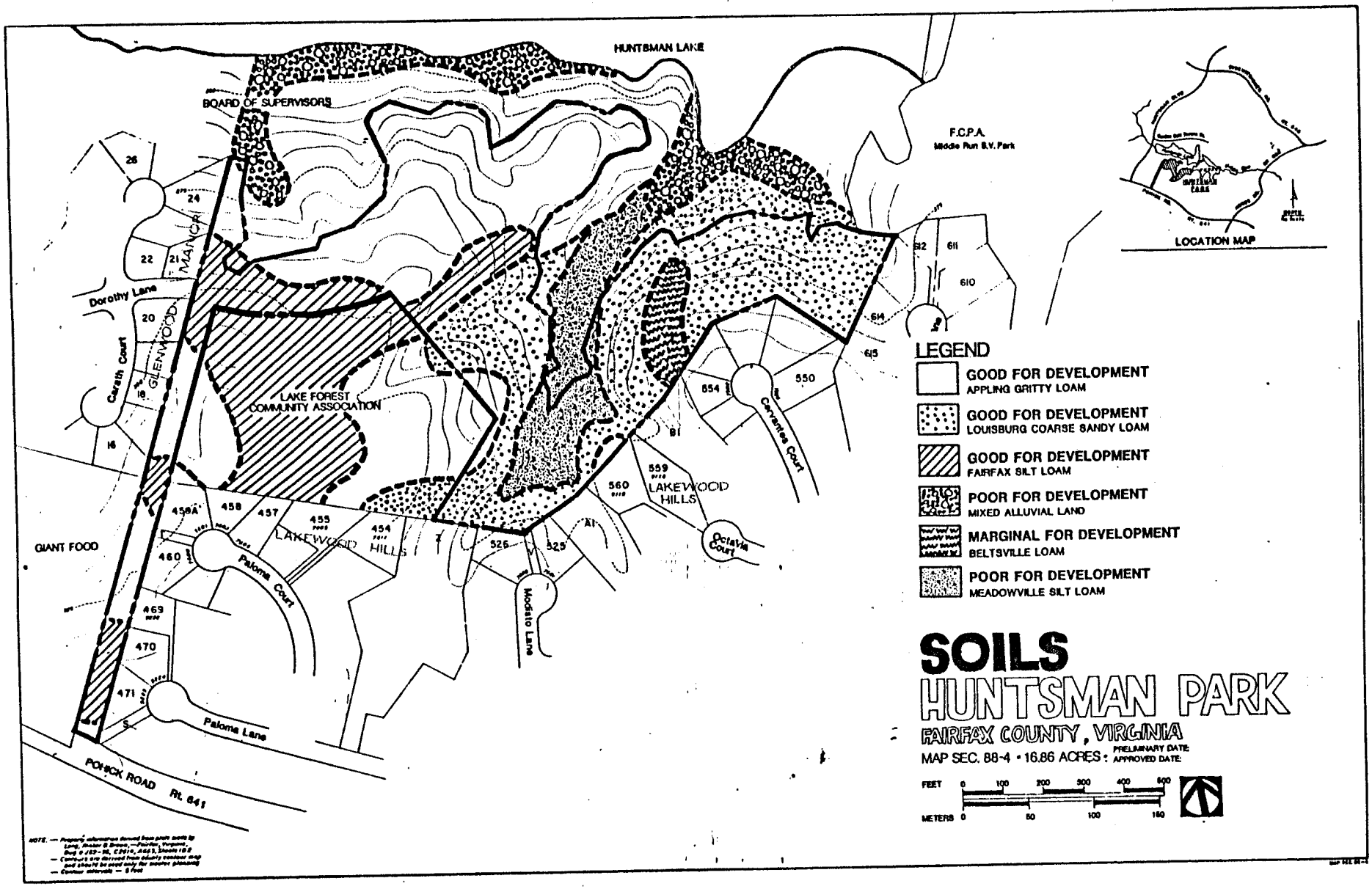
4. Fairfax Silt Loam (32B2) - Well suited for park use, with same qualities as Appling Gritty Loam.

5. Beltsville (38B1) - Poor for park use. Although similar to Fairfax series, a noticeable hard pan causes high water tables during wet seasons.

6. Mixed Alluvial (1A+) - Poor for park use, with same qualities as Meadowville Silt Loam. In addition, it is located within the 100-Year Flood Plain.

For additional information about these soils, see Appendix I.


HUNTSMAN LAKE
F.C.P.A.
Middle Run S.V. Park
LOCATION MAP
LAKE FOREST
COMMUNITY ASSOCIATION
GLENWOOD MANOR
Dorothy Lane
Careth Court
LAKEWOOD HILLS
Paloma Court
Paloma Lane
Modesto Lane
Octavia Court
Cervenka Court
Merrifield Lane
GIANT FOOD
POHICK ROAD Rt. 641
LEGEND
0-5%
5-10%
10-20%
OVER 20%
SLOPES
HUNTSMAN PARK
FAIRFAX COUNTY, VIRGINIA
MAP SEC. 88-4 • 16.86 ACRES •
PRELIMINARY DATE
APPROVED DATE
FEET 0 100 200 300 400 500
METERS 0 50 100 150


HUNTSMAN LAKE
BOARD OF SUPERVISORS
F.C.P.A.
Middle Run S.V. Park
LOCATION MAP
LAKE FOREST COMMUNITY ASSOCIATION
GLENWOOD MANOR
Dorothy Lane
Carath Court
LAKEWOOD HILLS
Canaries Court
Octavia Court
Modoto Lane
Paloma Court
Paloma Lane
GIANT FOOD
POHICK ROAD Rt. 641
LEGEND
GOOD FOR DEVELOPMENT
APPLING GRITTY LOAM
GOOD FOR DEVELOPMENT
LOUISBURG COARSE SANDY LOAM
GOOD FOR DEVELOPMENT
FAIRFAX SILT LOAM
POOR FOR DEVELOPMENT
MIXED ALLUVIAL LAND
MARGINAL FOR DEVELOPMENT
BELTSVILLE LOAM
POOR FOR DEVELOPMENT
MEADOWVILLE SILT LOAM
SOILS
HUNTSMAN PARK
FAIRFAX COUNTY, VIRGINIA
MAP SEC. 88-4 • 16.86 ACRES :
PRELIMINARY DATE:
APPROVED DATE:
FEET 0 100 200 300 400 500
METERS 0 50 100 150

C. VEGETATION AND WILDLIFE (Figure 9)

Virtually all of the park is covered by hardwood forest. Species present include Red Maple, Red Oak, White Oak, Tulip Poplar, and a few scattered Virginia Pines. The understory is very dense with saplings of the trees named above.

Evidence of beaver activity is to be found along the lake's edges; this consists of dams, lodges, and cuttings (Appendix J).

D. EXISTING CONDITIONS (Figures 9 & 10)

The decanting basin described earlier has a visual impact on the park, although technically it is not on parkland. Earthwork resulting from the Dorothy Lane cul-de-sac has had an impact on that portion of the park. Some trees were removed as a result of grading for houses on Carath Court. Several trails from Lake Forest provide points of pedestrian access to the park. Natural surface trails follow the lake edge and provide access into the park's interior. The southeast portion of the park is traversed by storm drain and sanitary sewer easements from Lake Forest.

Views of both ends of the lake are possible along the shoreline but are more prominent from a point of land at the base of the park's major ridge. Within the park's interior, views are severely restricted due to the dense vegetation.

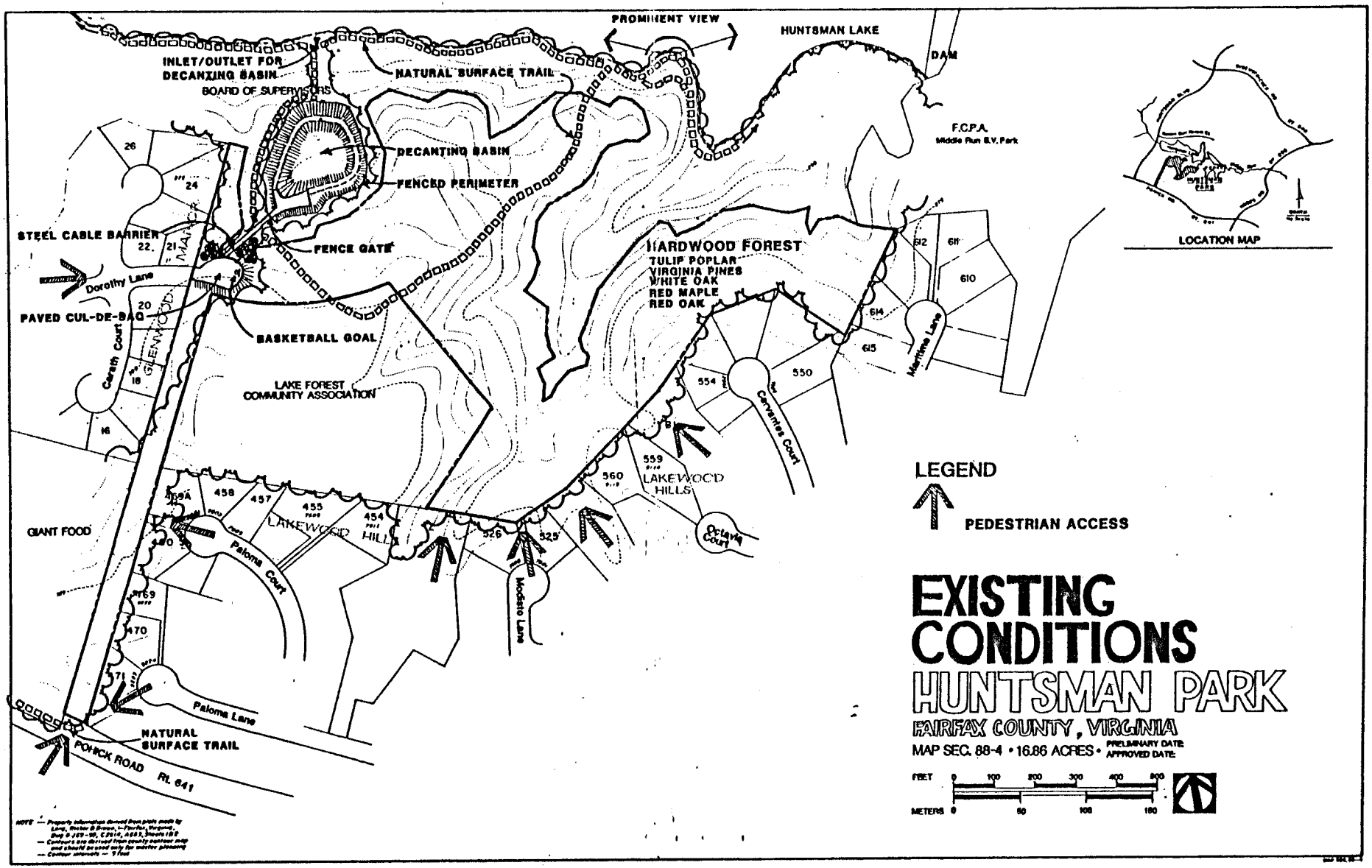
III. SUMMARY ANALYSIS

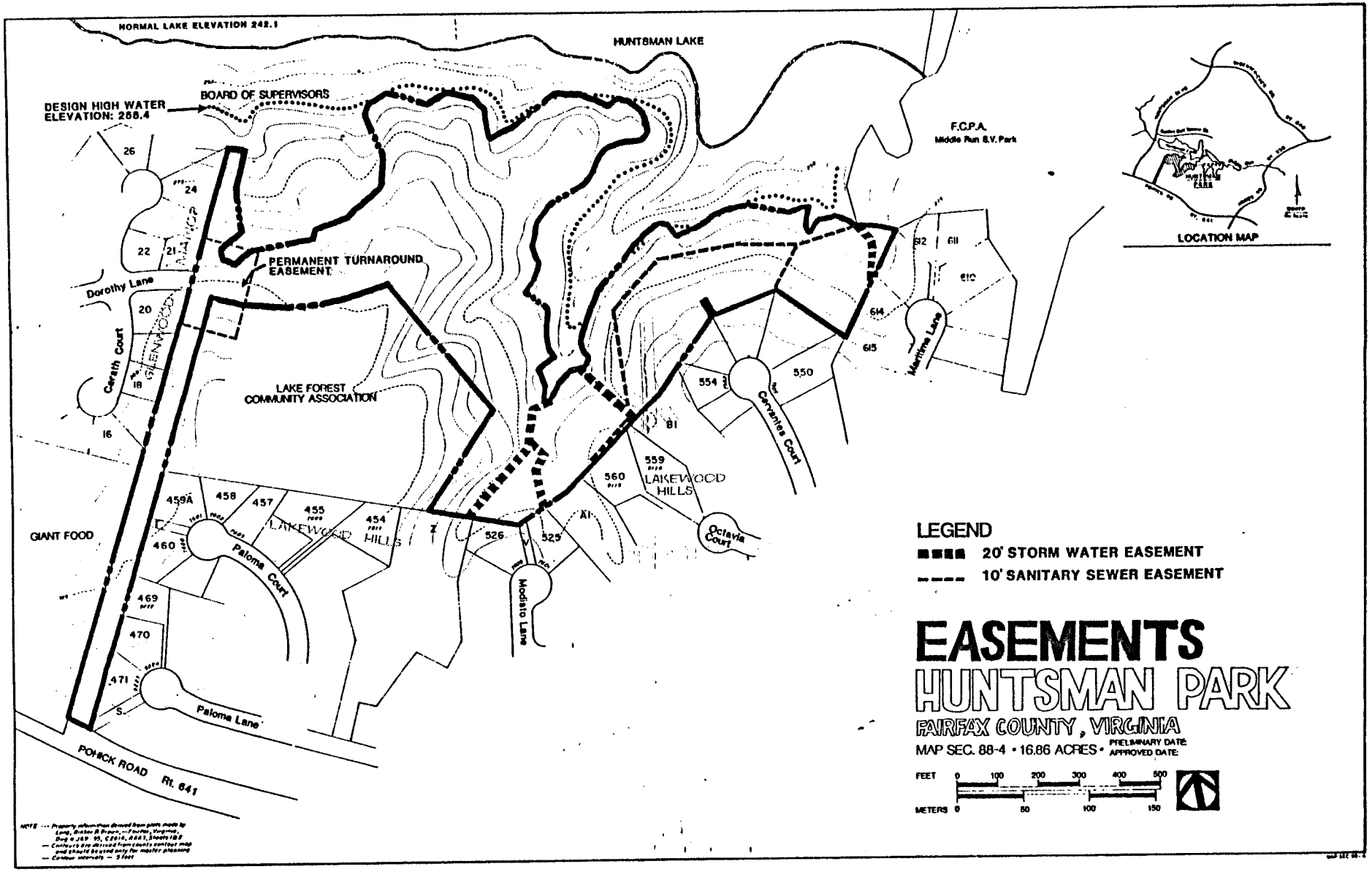
A. OFF-SITE FACTORS

1. The Comprehensive Plan recommends pedestrian access to Huntsman Park. A report on the Pohick watershed, adopted as part of the Plan in 1969, recommends that the water-oriented recreation potential of flood control lakes such as Huntsman Lake be developed.

2. The primary service area is within a 3/4 mile radius of the park's center, and is where most of the park's frequent users live. The secondary service area extends beyond this to about 3 miles from the park, and represents the larger area from where users attracted by the lake may live. The tertiary service area extends beyond the secondary to about 5 miles from the park, and is used to further define the area from which users might be attracted to the lake.

3. Within the primary service area, the current population of 5,291 is projected to increase to 8,752 by year 2000. In the secondary service area, an additional current population of 53,916 is expected to increase to 62,702 by 2000. In the tertiary service area, the additional current population of 91,266 should rise to 100,268 by 2000.


PROMINENT VIEW
HUNTSMAN LAKE
DAM
INLET/OUTLET FOR DECANTING BASIN
NATURAL SURFACE TRAIL
BOARD OF SUPERVISORS
F.C.P.A. Middle Run S.V. Park
DECANTING BASIN
FENCED PERIMETER
STEEL CABLE BARRIER
FENCE GATE
HARDWOOD FOREST
TULIP POPLAR
VIRGINIA PINES
WHITE OAK
RED MAPLE
RED OAK
LOCATION MAP
Dorothy Lane
PAVED CUL-DE-SAC
BASKETBALL GOAL
LAKE FOREST COMMUNITY ASSOCIATION
GLENWOOD MANOR
Gareth Court
Martline Lane
Cervantes Court
LAKEWOOD HILLS
Octavia Court
Modesto Lane
Paloma Court
Paloma Lane
GIANT FOOD
NATURAL SURFACE TRAIL
POHICK ROAD Rt. 641
LEGEND
PEDESTRIAN ACCESS
EXISTING CONDITIONS
HUNTSMAN PARK
FAIRFAX COUNTY, VIRGINIA
MAP SEC. 88-4 • 16.86 ACRES • PRELIMINARY DATE APPROVED DATE
FEET 0 100 200 300 400 800
METERS 0 50 100 150


NORMAL LAKE ELEVATION 242.1
HUNTSMAN LAKE
DESIGN HIGH WATER ELEVATION: 258.4
BOARD OF SUPERVISORS
F.C.P.A. Middle Run S.V. Park
PERMANENT TURNAROUND EASEMENT
Dorothy Lane
Cerath Court
GLENWOOD MANOR
LAKE FOREST COMMUNITY ASSOCIATION
LAKEWOOD HILLS
Cervantes Court
Martime Lane
Octavia Court
Modisto Lane
Paloma Court
Paloma Lane
GIANT FOOD
POHICK ROAD Rt. 641
LOCATION MAP
LEGEND
20' STORM WATER EASEMENT
10' SANITARY SEWER EASEMENT
EASEMENTS
HUNTSMAN PARK
FAIRFAX COUNTY, VIRGINIA
MAP SEC. 88-4 • 16.86 ACRES • PRELIMINARY DATE: APPROVED DATE:
FEET 0 100 200 300 400 500
METERS 0 50 100 150

4. Within the primary service area, 2 parks and one school offer public recreational facilities. In the secondary service area, there are an additional 19 parks and 13 schools; 9 parks and all 13 schools have public recreational facilities. In the tertiary service area, there are an additional 41 parks and 15 schools; 17 parks and all 15 schools offer public recreational facilities.

5. Within the primary service area, the number of existing tot lots, tennis courts, and multi-use courts is insufficient for the population both now and by 2000.

6. Within the combined primary + secondary service area, there is in 1984 a deficiency in the availability of recreational water surface acreage for fishing (from boats) and sailing. By year 2000, there should be a surplus for both activities. Within the tertiary service area, there is a deficiency in 1984 and by 2000 for fishing acreage; a surplus exists in 1984 and by 2000 for sailing.

7. Existing land use around the park is primarily residential - single family houses to the west, south, and east. North of the lake are single family houses and townhouses. County-owned land surrounds the lake and dam, and parkland lies upstream and downstream from the lake.

8. Future land use will include a retail center at the corner of Huntsman Boulevard and Pohick Road. Current plans for the "Springfield Bypass" propose an alignment along Pohick Road.

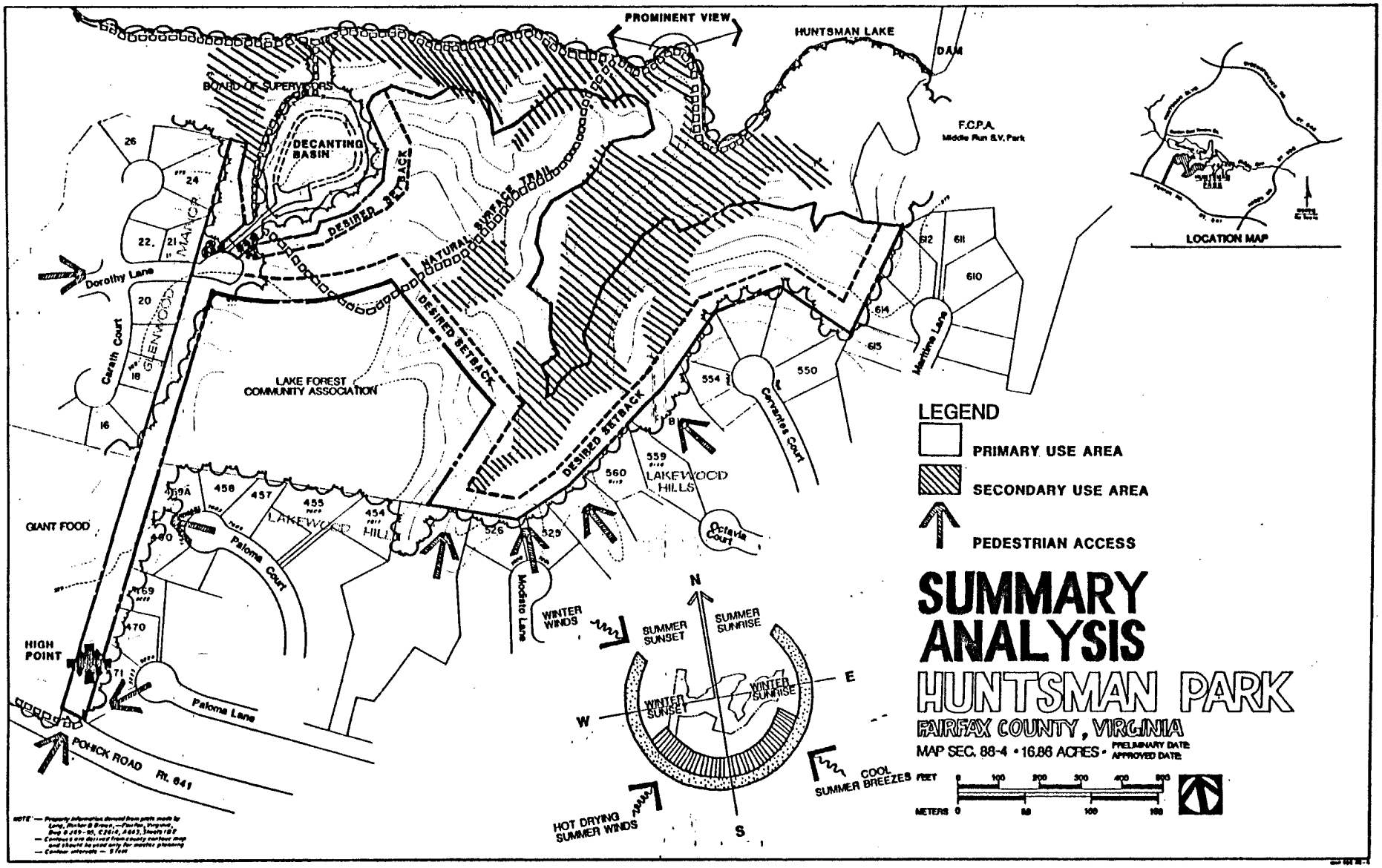
9. Major vehicular access to the park is along Huntsman Boulevard and Pohick Road. Local access is possible from Dorothy Lane and Pohick Road. Public pedestrian access is possible from Dorothy Lane, Paloma Lane, Paloma Court, and Lake Forest common land. The Countywide Trail Plan proposes trails along Middle Run and Pohick Road.

10. All major utilities are available nearby.

11. Huntsman Lake was built primarily as a flood-control impoundment, with secondary uses as a source for water-based recreation opportunities and as a means to reduce siltation in rivers and lakes. Since its construction in 1973, two drownings have occurred at the lake.

B. SITE FACTORS (Figure 10)

1. Slopes in most of the park exceed 10%. A prominent ridge across the park has slopes ranging up to 5%. Virtually the entire site drains into Huntsman Lake. The north boundary conforms approximately to the lake's design high water elevation.


PROMINENT VIEW
HUNTSMAN LAKE
DAM
BOARD OF SUPERVISORS
DECANTING BASIN
DESIRED SETBACK
NATURAL SURFACE TRAIL
F.C.P.A.
Middle Run S.V. Park
LOCATION MAP
Dorothy Lane
GLENWOOD MANOR
Cerath Court
LAKE FOREST COMMUNITY ASSOCIATION
Cervantes Court
Maritime Lane
LAKEWOOD HILLS
Octavia Court
Paloma Court
Modesto Lane
GIANT FOOD
HIGH POINT
Paloma Lane
POHICK ROAD Rt. 641
WINTER WINDS
SUMMER SUNSET
SUMMER SUNRISE
WINTER SUNSET
WINTER SUNRISE
COOL SUMMER BREEZES
HOT DRYING SUMMER WINDS
N
S
E
W
LEGEND
PRIMARY USE AREA
SECONDARY USE AREA
PEDESTRIAN ACCESS
SUMMARY ANALYSIS
HUNTSMAN PARK
FAIRFAX COUNTY, VIRGINIA
MAP SEC. 88-4 • 16.86 ACRES •
PRELIMINARY DATE
APPROVED DATE
FEET
METERS

2. Of the 6 soil types identified, 3 are well suited for park use.

3. Vegetation covers virtually the entire site, consisting almost exclusively of hardwoods. There is evidence of beavers along the lake's edges.

4. Existing conditions are minimal. The decanting basin, though not on parkland, has a visual impact on the park. Several natural surface trails cross the park. Several storm drain and sanitary sewer easements cross the southeast corner of the park.

IV. CONCLUSIONS

Based on an analysis of off-site and site factors at the park, conclusions are drawn which serve as a guide in planning the most appropriate use of the site. These conclusions suggest factors which place limits or restraints on planning, as well as provide potentials or opportunities.

A. OFF-SITE FACTORS

1. Limits/Restraints

a. Potential park improvements should be compatible with surrounding residential areas.

b. Potential park improvements should not interfere with DPW operations at decanting basin.

c. Points of vehicular access to park or lake are limited to Dorothy Lane or Pohick Road:

(1) Access from DPW launch area is not feasible since dredging operations would conflict with vehicle traffic (see Appendix O).

(2) Access from Huntsman Boulevard is not feasible since it would be necessary for a driveway and parking area to be located below the design high water level of the lake.

(3) Access from Golden Ball Tavern Court is not feasible for the same reasons as for Huntsman Boulevard.

d. Proximity to nearby residences requires sensitivity in planning of park entrance road if one is needed.

e. There exists a potential for accidental drowning at the lake.

f. Pedestrian access from outer edge of primary service area is difficult.

2. Potentials/Opportunities

a. Demonstrable needs in community for public tennis courts, multi-use court and tot lot.

b. Community-wide need for adequate water-oriented recreation (fishing and sailing) for 1984 and 2000.

c. Use of BOS property on shoreline expands availability of land for public recreation and makes the lake accessible for public recreation purposes.

d. Park can provide pedestrian link in trail system through Middle Run stream valley.

e. Most of the surrounding area is built out, providing known populations.

f. Vehicular access from service areas via arterial roads is possible.

g. Pedestrian access from adjacent neighborhoods is possible.

h. Major utilities located close to park.

B. SITE FACTORS

1. Limits/Restraints

a. Hilly site which limits sizes of use areas.

b. Amount of vegetative cover increases clearing costs for improvements.

c. "Panhandle" difficult site for road construction, if needed.

d. Due to the drowning potential at the lake, strong consideration should be given to safety aspects in the design of facilities and in the management plan for the park.

2. Potentials/Opportunities

a. Slope is not prohibitive to improvements, if desired.

b. Most of site has soils well suited for park use.

c. Park has wildlife resources.

d. Sanitary sewer is located on site.

e. Tree cover is conducive to passive uses.

f. Existing cul-de-sac provides means of vehicular access into site.

g. Northeast orientation of park produces a pleasant view of lake from shore, free of glare.

PROGRAM DEVELOPMENT

I. QUESTIONNAIRES

A. RESPONSE

In Spring 1980, 4,230 questionnaires (see Appendix K for sample) were distributed to civic associations and homes within a 2 mile radius of the park. Distribution was accomplished through the aid of volunteer groups and individuals and was not a statistical sampling. Existing neighborhoods included in the survey were Newington Forest, Rolling Valley, Lakewood Hills, Lake Forest, Rolling Valley West, Longwood Knolls, Huntsman Estates, Greentree Village, Orange Hunt Estates, Cherry Run, Chapel Acres, Long Homes, and Bramblewood. The results of the survey are as follows:

TABLE VIII: SURVEY RESULTS

Total Questionnaires Distributed	4,230
Questionnaires Returned to FCPA	137
Percent Returned	3.2%

Age Distribution	No. of People	Percentage
0-5 years	52	10%
6-12	105	21%
13-20	74	15%
21-45	237	46%
46-60	36	7%
Over 60	7	1%
Total	511	100

Number of responses requesting no development 11 = 8%
Number of responses requesting minimal development 8 = 6%
Number of responses requesting facility development 118 = 86%

Facilities requested most often were:

Facility	No. of Requests	Percentage of Total Returned
Picnic	89	65%
Hike/Bike Trail	76	55%
Nature Trail	68	50%
Play Apparatus (school age)	63	46%
Parking	61	45%
Fishing	58	42%
Shelter	42	31%
Tot Lot (pre-school)	33	24%
Marina	32	23%
Tennis Court	31	22%
Open Play	25	18%
Horseshoes	14	10%
Multi-Use Court	13	9%
Shuffleboard	9	7%
Horse Trail	5	4%

Preferences for access:

	From Lake Forest	From Pohick Road	From Huntsman Boulevard	From Dorothy Lane	From Across Dam
Trail Access	8		6	1	3
Vehicle Access		28	23	2	4

II. COUNTY, STATE AND FEDERAL AGENCY COMMENTS

A. COMMENTS FROM COUNTY AGENCIES

The Department of Recreation and Community Services, Office of Comprehensive Planning, Office of Transportation, Department of Public Works, Police Department, and other divisions of the Park Authority were contacted and asked to submit recommendations at the initial planning stages and/or at the design development stage. Summaries of responses follow:

1. Department of Recreation and Community Services: Facility Requests (Appendix L)

   Facilities recommended for inclusion are: one soccer/football field, one multi-use court, two tennis courts; an exercise area, a creative play/picnic area; trails for walking, jogging and biking; and adequate parking. The soccer field is recommended due to the inadequate supply of available fields in the Springfield/Burke area.

2. Office of Comprehensive Planning: Historic Sites (Appendix M)

A preliminary archaeological survey found no evidence of historical sites. The archaeologist requests notification if and when construction begins.

3. Office of Transportation: Vehicle Access (Appendix N)

Vehicular access to the park from Dorothy Lane is preferred over that from Pohick Road. The existing 450 vehicle trips per day on Dorothy Lane may increase by 80 vehicles per day from park use, but this total would not exceed the designated capacity of Dorothy Lane, which was provided with a pavement section and road width designed to accommodate up to 750 vehicles per day.

Due to planned improvements to Pohick Road as part of the Springfield Bypass, and to the intention of minimizing the number of median breaks along the Bypass for left-hand turns, it was recommended that individual access to the park not be provided from the Bypass.

4. Department of Public Works: Plan Review (Appendix D)

A review of the design development plan found the proposed plan generally acceptable and not in conflict with flood control aspects of the lake or maintenance operations. If a vehicle entrance is constructed from Dorothy Lane, the decanting basin access road will require a connection with the park road. Any facilities planned within the impoundment area will require approval by DPW, and maintenance by the Park Authority.

5. Department of Public Works: Vehicle Access (Appendix O)

Additional comment from DPW addressed the issue of vehicular access to the park from across the dam. The Department recommended no public vehicular access across the dam because: accessibility would be impeded during times of high water; the emergency spillway, not being designed to accommodate a roadway, would require a redesign which would change its hydraulic and operational characteristics; dredging operations would conflict with vehicular traffic near the dam; and the dam would require redesign to accommodate a 2-lane road.

6. Police Department: Security

Any building or structures should have exterior lighting. Service trails should facilitate easy maneuvering by Police cruisers. "No Parking" signs should be installed in the turnaround off Dorothy Lane.

7. Department of Public Works: Management Agreement (Appendices P & Q)

The Department requested that the Park Authority consider taking over ownership of the BOS-owned shoreline and lake (the dam and emergency spillway would remain under BOS ownership). The Park Authority decided to not take title to the property; it further decided to enter into a management agreement at the site because of the lake's recreational benefits that would enhance the park. This agreement would be finalized: (1) when the park was master planned; (2) when the BOS provided adequate maintenance and operational funds for the lake and park.

8. Park Authority Conservation Division: Naturalist's Report (Appendix J)

The District Naturalist recommends that improvements be similar to those at Royal Lake Park and include hiking trails, picnic areas, boat rentals, and a few tennis and multi-use courts. There is also potential for a shoreline interpretive trail.

B. COMMENTS FROM STATE AND FEDEAL AGENCIES

The Northern Virginia Soil and Water Conservation District office and U.S. Department of Agriculture Soil Conservation Service were asked to comment on plans for recreational use of the lake. Summaries of responses follow:

1. No. Va. Soil and Water Conservation District: Plan Review (Appendix R)

The District Conservationist saw no obvious problems with the design development plan.

2. No. Va. Soil and Water Conservation District: Vehicle Access (Appendix S)

Additional comment addressed vehicle access across the dam. Because the present width of the dam would necessitate a one-way road, it was judged not feasible for public park purposes.

3. USDA Soil Conservation District: Emergency Spillway (Appendix T)

The SCS stated it would object to a proposal which might adversely affect the hydraulics or stability of the emergency spillway.

III. SPECIAL INTERESTS

Several organizations and associations offered recommendations for the park:

A. COMMENTS FROM CITIZEN GROUPS AND INDIVIDUALS

1. Huntsman Estates: Survey

In Spring 1981, Huntsman Estates requested that questionnaires used in the 1980 survey (see Appendix K for sample) be distributed to its residents, some of whom had not yet moved in their homes which were under construction during the original survey. The results of the survey are as follows:

TABLE IX: HUNTSMAN ESTATES SURVEY RESULTS

Total Questionnaires Distributed	45
Questionnaires Returned to FCPA	38
Percent Returned	84%

Age Distribution	No. of People	Percentage
0-5 years	9	7%
6-12	20	15%
13-20	26	20%
21-45	65	49%
46-60	11	8%
Over 60	1	1%
Total	132	100

Number of responses requesting no development	29 = 76%
Number of responses requesting minimal development	4 = 11%
Number of responses requesting facility development	5 = 13%

Facilities requested most often were:

Facility	No. of Requests	Percentage of Total Returned
Picnic	4	11%
Nature Trail	4	11%
Fishing	4	11%
Hike/Bike Trail	3	8%
Tennis Court	3	8%
Open Play	2	5%
Play Apparatus (school age)	1	3%
Parking	1	3%
Shelter	1	3%
Tot Lot (pre-school)	1	3%
Marina	1	3%
Multi-Use Court	1	3%
Shelter	1	3%
Horse Trail	1	3%
Pool (write-in)	1	3%

Preferences for access:

	From Dorothy Lane	From Pohick Rd.	From Across Dam
Trail Access	1	3	
Vehicle Access		10	1

2. Combined Survey Results: Community and Huntsman Estates

Results of the original 1980 community survey were combined with the results of the 1981 Huntsman Estates survey, as follows:

TABLE X: COMBINED SURVEY RESULTS

Total Questionnaires Distributed	4,275
Questionnaires Returned to FCPA	175
Percent Returned	4.1%

Age Distribution	No. of People	Percentage
0-5 years	61	9%
6-12	125	19%
13-20	100	17%
21-45	302	47%
46-60	47	7%
Over 60	8	1%
Total	643	100%

Number of responses requesting no development: 40 = 23%
Number of responses requesting minimal development: 12 = 7%
Number of responses requesting facility development: 123 = 70%

Facilities requested most often were:

Facility	No. of Requests	Percentage of Total Returned
Picnic	93	53%
Hike/Bike Trail	79	45%
Nature Trail	72	41%
Play Apparatus (school age)	64	37%
Parking	62	35%
Fishing	62	35%
Shelter	43	25%
Tot Lot (pre-school)	34	19%
Tennis Court	34	19%
Marina	33	19%
Open Play	27	15%
Horseshoes	14	8%
Multi-Use Court	14	8%
Shuffleboard	9	5%
Horse Trail	6	3%
Pool (write-in)	1	1%

Preferences for Access:

	From Lake Forest	From Pohick Road	From Huntsman Boulevard	From Dorothy Lane	From Across Dam
Trail Access	8	3	6	2	3
Vehicle Access		38	23	2	5

3. Lake Forest: Petition, Position, and Vote Results

a. At its annual meeting on June 11, 1981, the Lake Forest Community Association presented a 27-signature petition to the Park Authority. The petition, representing homeowners living close to a possible vehicular access point into the park, expressed opposition to a proposal for an entrance from Pohick Road through the 60' wide panhandle to the park's interior (Appendix U).

Also at that meeting, attended by about 150 residents, a vote was taken by the Community Association regarding: (1) should Huntsman Park be developed?, and (2) should vehicular access to the park come from Pohick Road? The concensus of those in attendance was "no" to each question.

b. In a letter stating the official position of the Lake Forest Community Association on February 8, 1982, the following statements were made (Appendix V):

(1) Opposition to development of park;

(2) If development proceeds, the Association opposes use of panhandle for vehicle access and recommends Dorothy Lane as alternative;

(3) If vehicle access is to be from Pohick Road, the Association accepts a proposal for a joint access road using Giant Food property.

c. At its annual meeting on June 7, 1984 attended by about 50 households, the Lake Forest Community Association polled the attendees regarding the preferred level of development at the park. The results were: (one vote per household)

No development — 26 votes

Minimal development - No vehicular access and only pedestrian trails constructed around lake, no full-time Park Authority staff. — 18 votes

Expanded development - Vehicular access off either Pohick Road or Dorothy Lane, 30-40 car parking lot, upgraded pathways, picnic areas around lake, small tot playground area, small boat access ramp (no motors), some type of non-motor boat rental, restrooms, small shelter, small administration building, legal lake fishing, supervised ice skating (weather permitting), and full-time Park Authority staff. Entrance gate to parking lot will be secured during non-operating hours. — 8 votes

3. Several residents in the vicinity of the park wrote letters giving their recommendations. Viewpoints in favor and opposing park improvements were expressed.

   a. One resident in Lake Forest expressed interest in developed facilities and felt that those who favor park improvements outnumber those who would like the park left naturel (Appendix W).

   b. Another Lake Forest resident expressed concern over the effectiveness of landscaping proposed to screen Lake Forest houses from a possible access drive from Pohick Road (Appendix X).

   c. A resident north of the lake asked about the status of plans for the park, and suggested that funds be used to increase security and not for additional facilities at the park (Appendix Y).

B. COMMENTS FROM DEVELOPER AND RETAILER

1. Edward R. Carr & Associates, Inc., Builder-Develper: Design Development

   a. As noted earlier, while planning Lake Forest, developer prepared a concept plan for recreational use of parcel H-2, now owned by Lake Forest Community Association. No further studies of the concept nor any indication that it would be carried out were received from the developer (Appendix Z).

   b. At a meeting on April 28, 1981 between the Board of Directors for Lake Forest Community Association (which includes representatives from Edward R. Carr & Associates) and the Park Authority, the possibility of a land swap involving a portion of parcel H-2 was discussed, as one possibility for providing vehicle access from Pohick Road.

   c. The developer authorized the Park Authority to connect a park trail to an existing trail system within Lake Forest (Appendix AA).

2. Giant Food, Inc.: Shared Vehicle Access

In early 1981, the County Property Management Division was instructed to proceed with acquisition of a site for the future Pohick Regional Library. Negotiations were begun with GFS Realty, Inc., a subsidiary of Giant Food, Inc. to acquire a portion of Giant's site at Huntsman Boulevard and Pohick Road. Because of the close relationship of the two planned uses to the park, it was felt desirable to coordinate the efforts of the three groups particularly as it concerned entrances and traffic flow on Pohick Road.

The Property Management Division was not able to acquire a library site on the Giant property. However, the Park Authority continued its coordination with Giant because of the adjacent properties and the mutual interest in entrances and circulation.

In their plan, Giant proposed two entrances into their site: from Huntsman Boulevard and Pohick Road. The entry from Pohick Road entered Giant property in the southeast corner of their site, proceeded along (and just off) the east boundary of their property to a point about 50' south of Huntsman Estates, where the road then turned to the left into their site.

Giant's proposed entry from Pohick Road was conceived with the intention of serving the retail center. At the same time, Giant recognized that their entry drive might be desired by the Park Authority also as a point of access to the park. Such was the case, and both parties coordinated concept planning towards that end beginning in 1981.

Giant requested that the Park Authority be able to commit itself regarding the question of vehicle access by approximately the first of August 1984. This deadline was necessitated by the timetable for development of the Giant retail center.

Further discussion of the development of this concept follows in the description of concept plans.

PRELIMINARY MASTER PLAN

I. DESIGN PROCESS

A. CONCEPTS - In response to citizen input from questionnaires and letters and the responses of various State, County and Federal agencies and offices, several concept plans for the park were prepared. Each was analyzed in terms of potentials, constraints, and its relation to citizen and agency comments.

B. DESIGN DEVELOPMENT - After review, the concepts were modified in response to specific needs at the park, and then developed into a plan which showed facility sizes and locations. This plan was reviewed after an on-site investigation of proposed facility arrangements, and appropriate revisions were made to the plan.

C. PRELIMINARY MASTER PLAN - Revisions to the design development plan were incorporated in the preliminary master plan, showing all proposed facilities or use areas at the park. These are described as they are shown on the plan.

D. COST ESTIMATE - Based on the preliminary master plan, a preliminary estimate of costs for all proposed improvements was prepared, along with estimates of utility fees, payments, and permits, future design/engineering fees, and construction contract administration.

E. USER LEVELS - Estimates of expected levels of use for each facility or activity were prepared. From these, an estimate of the number of people (and vehicles, if parking is provided) visiting the park can be made.

F. COST VS. BENEFIT - An accounting is prepared of estimated improvement costs per person in the service areas (present and future) and per park visitor (through the first 20 years of use).

G. ANNUAL MAINTENANCE AND OPERATING COST ESTIMATE

1. Maintenance Cost - Estimates of regular maintenance costs are presented to assist in preparing the park maintenance budget.

2. Maintenance Plan - A general plan is prepared which delineates areas requiring specific levels of annual maintenance.

H. PHASING - By analyzing the cost estimate in terms of available funds, a recommendation for the phased development of improvements is made.

II. CONCEPTS

A. GENERAL CONCEPT (Figure 11)

1. The prominent ridge beginning at Dorothy Lane and running northeast through the park to the lake is best suited for active program elements. This ridge features a combination of slopes and soils favorable for improvements, and is therefore designated the primary use area.

2. Shoreline areas and drainageways are suited for quieter, more passive program elements due to steeper slopes, poor soils, and being prone to shoreline flooding, so it is designated as the secondary use area.

3. The park will retain its wooded character. Areas not needed for park improvements shall remain in a "natural" condition.

4. The park's hiking/biking trail connects Huntsman Estates/Dorothy Lane, Pohick Road, and Lake Forest with the lake. The proposed countywide trail along Pohick Road (Springfield Bypass) will provide a connection with neighborhoods outside the immediate vicinity. Along the lake's south shoreline, a proposed loop trail will provide a pedestrian connection to Huntsman Estates and Middle Run stream valley, in addition to expanding access to the lake. Finally, the proposed countywide trail along the lake's north shoreline will provide a connection to the upper and lower reaches of Middle Run stream valley, Lakewood Hills Nos. 1 and 2, Long Homes, and other residential neighborhoods beyond the lake, as well as completing the loop trail around the lake (Figure 12).

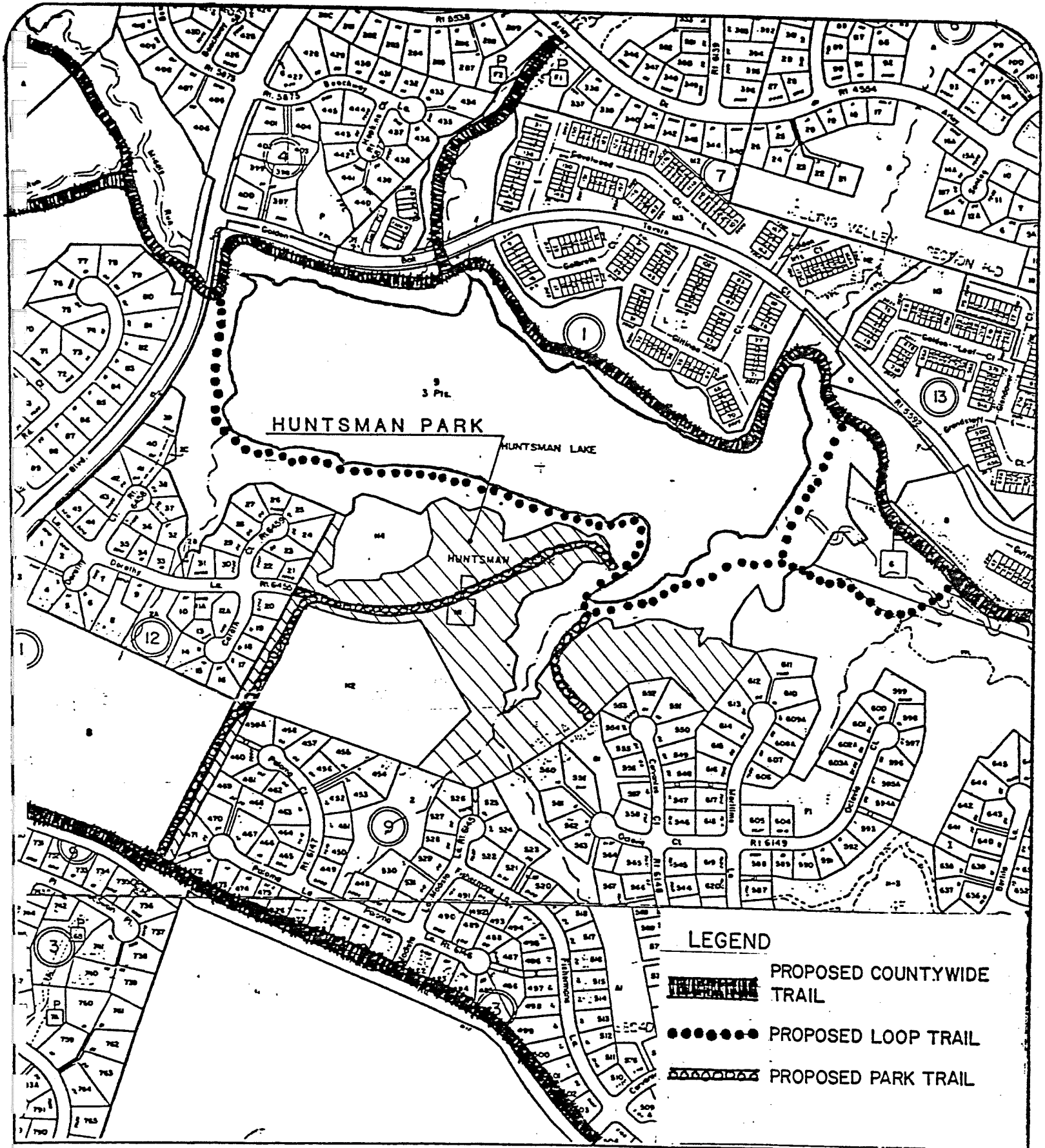
B. Concept plans A through E were prepared to analyze alternate improvements. In addition, a management plan was prepared for each concept so that different levels of improvements could be compared in terms of operational costs (Appendices BB, CC, DD, EE).

1. Concepts A, B, and C

Concept Plans A, B, and C illustrate low levels of improvement with no vehicle access, and are summarized below:

a. Concept A (Figure 13) - The concept shows no physical improvements to the park, beyond periodic maintenance and clean-up. The park would remain in an undisturbed state, as it is presently (0 acres disturbed out of 16.8 acres).

b. Concept B (Figure 14) - This concept illustrates very minimal improvements in the form of trails. A paved (or gravel) hiking/biking trail would connect Pohick Road, Dorothy Lane, and Lake Forest with the lake; this trail would continue around the lake as part of the loop trail. Interpretive opportunities would be possible along a natural surface nature trail and along the shoreline loop trail (3/4 acre disturbed out of 16.8 acres = 4%).

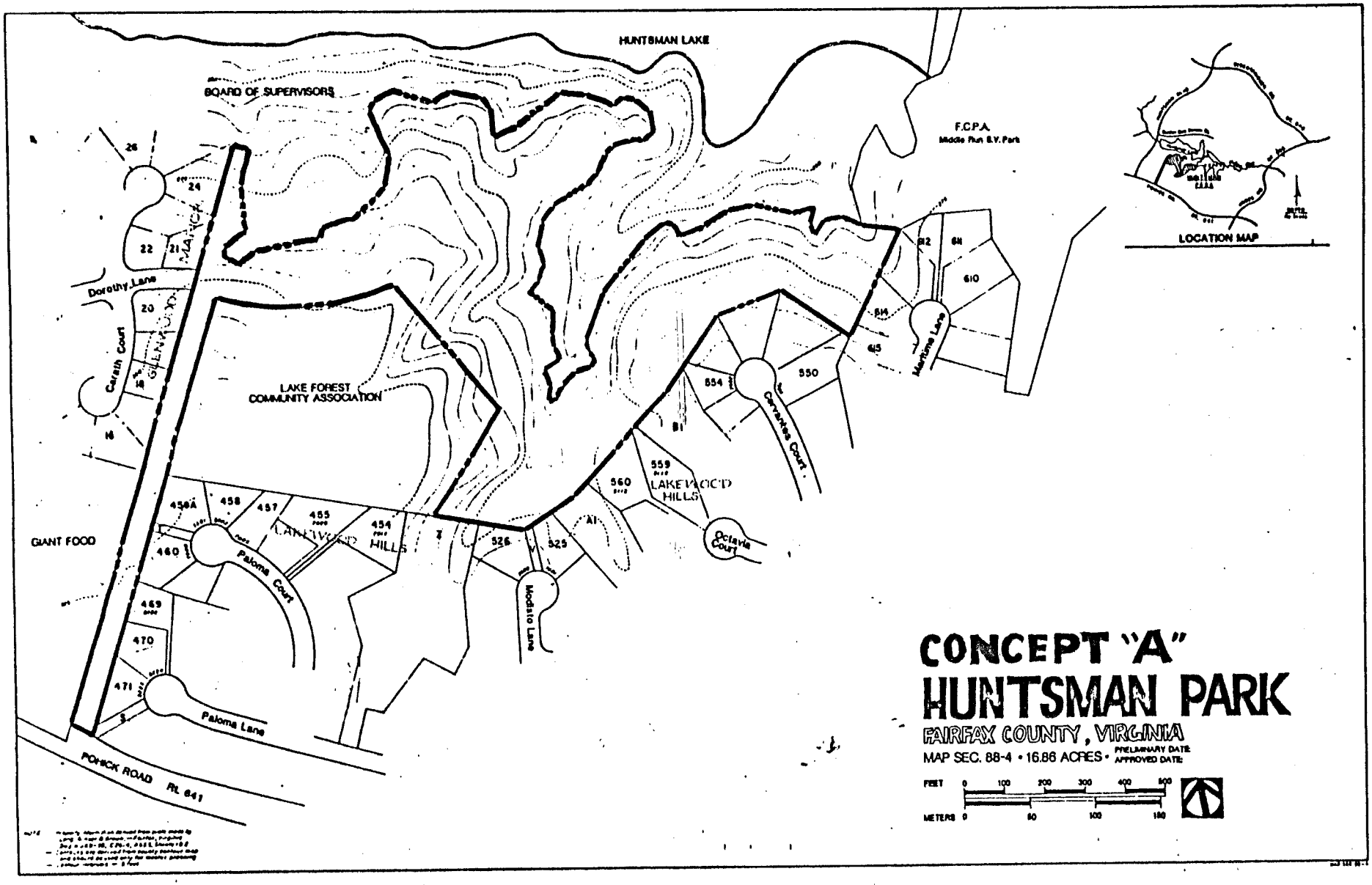


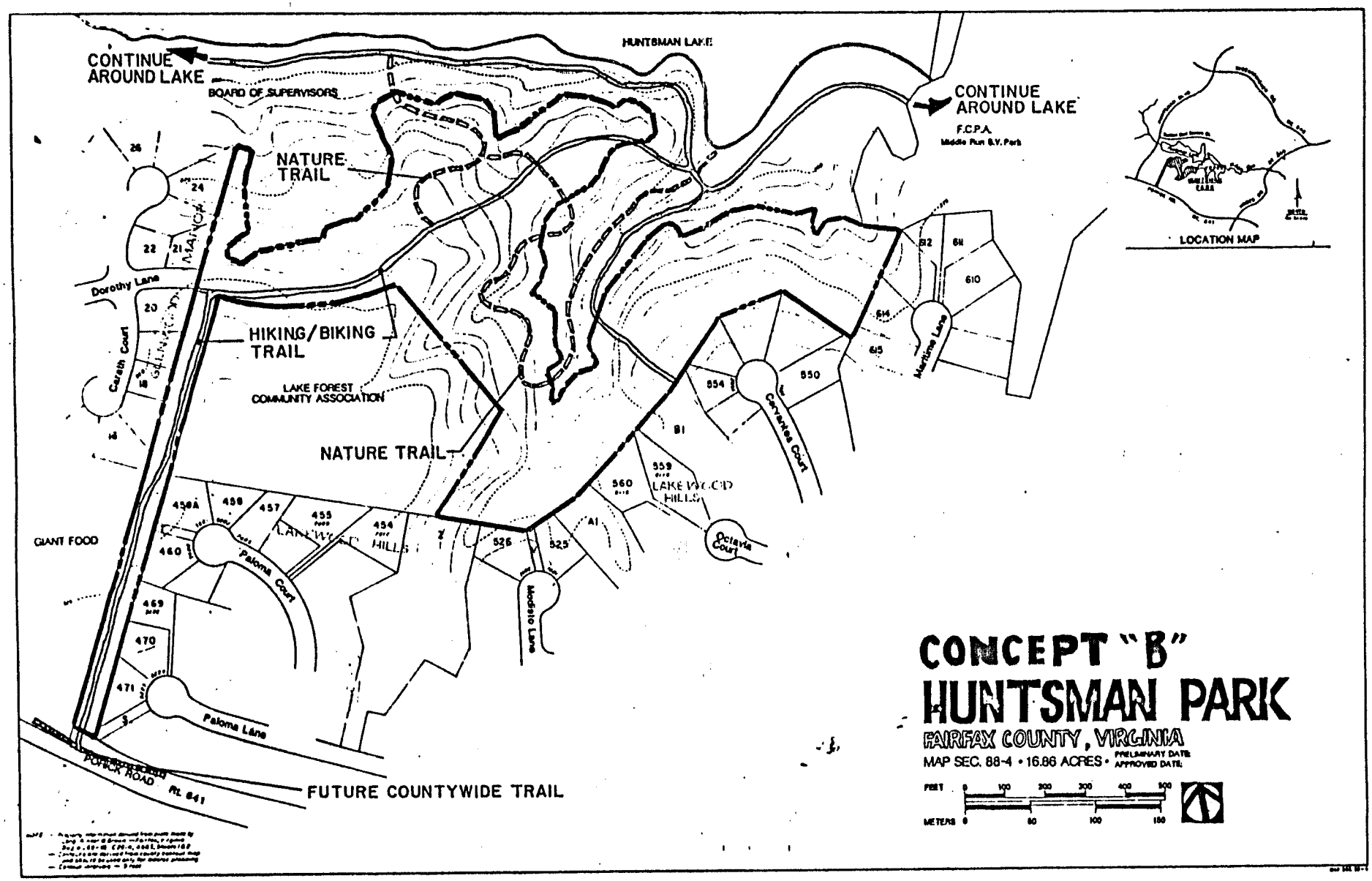
HUNTSMAN PARK
ACCESS PLAN

Feet 0 500 1000

Meters 0 100 200 300

N


HUNTSMAN LAKE
BOARD OF SUPERVISORS
F.C.P.A.
Middle Run S.V. Park
LOCATION MAP
LAKE FOREST
COMMUNITY ASSOCIATION
GIANT FOOD
Dorothy Lane
Carath Court
Paloma Court
Paloma Lane
Modesto Lane
Octavia Court
Centreville Court
Martins Lane
LAKEWOOD HILLS
POHICK ROAD Rt. 641
CONCEPT "A"
HUNTSMAN PARK
FAIRFAX COUNTY, VIRGINIA
MAP SEC. 88-4 • 16.86 ACRES •
PRELIMINARY DATE:
APPROVED DATE:
FEET 0 100 200 300 400 500
METERS 0 50 100 150


CONTINUE AROUND LAKE
HUNTSMAN LAKE
BOARD OF SUPERVISORS
CONTINUE AROUND LAKE
F.C.P.A. Middle Run S.V. Park
NATURE TRAIL
HIKING/BIKING TRAIL
LAKE FOREST COMMUNITY ASSOCIATION
NATURE TRAIL
LOCATION MAP
Dorothy Lane
Carath Court
Cervantes Court
Martima Lane
Paloma Court
Paloma Lane
Octavia Court
Modesto Lane
GIANT FOOD
POHICK ROAD RT. 641
FUTURE COUNTYWIDE TRAIL
CONCEPT "B"
HUNTSMAN PARK
FAIRFAX COUNTY, VIRGINIA
MAP SEC. 88-4 • 16.86 ACRES •
PRELIMINARY DATE
APPROVED DATE
FEET 0 100 200 300 400 500
METERS 0 50 100 150

c. Concept C (Figure 15) - The concept builds on Concept B by adding a tot lot/playground area, an open play area, and a picnic area on the broad ridge east of the decanting basin. These would be interconnected by the hiking/biking trail. In this concept, understory trees would be thinned so that the tot lot/playground would be visible from Dorothy Lane (1-1/4 acre disturbed out of 16.8 acres = 7%).

2. Vehicle Access Options

Concept Plans D and E include vehicle access. Before summarizing each concept, a discussion of vehicle access options follows:

a. Vehicle Access Option 1 (Figure 16) - Vehicle access is from Dorothy Lane. The park entrance road begins at the existing cul-de-sac and continues eastward. This point of entry was envisioned as the access point for vehicles into the park when the park was first conceived as part of the PL566 lake project, and Dorothy Lane was thus designed with a greater width and thicker pavement cross-section to accommodate the anticipated additional park traffic.

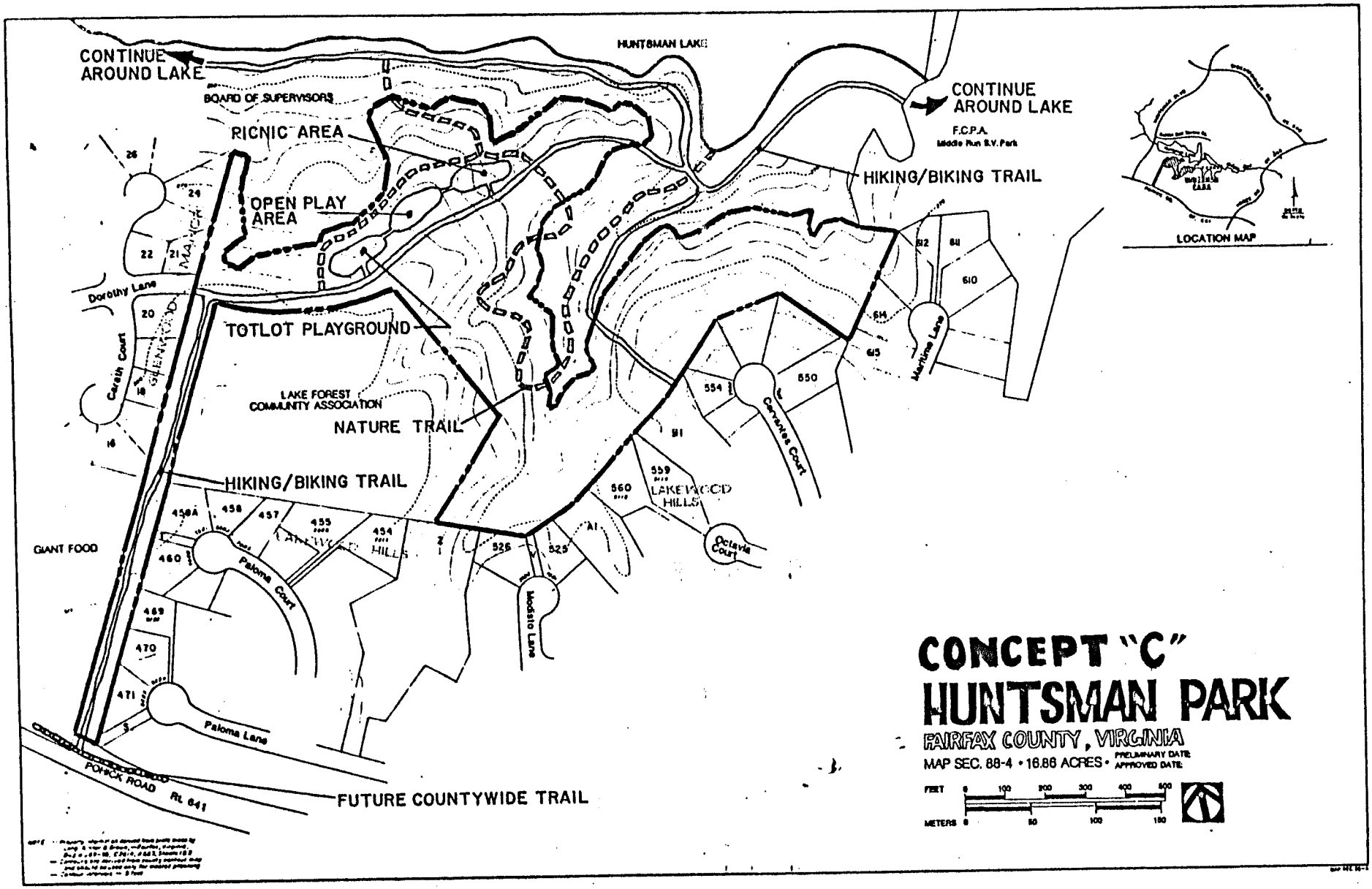
Due to objections raised to Option 1, an entrance from Pohick Road was investigated. This alternate route began at Pohick Road and continued north along the western edge of the 60' wide panhandle of parkland. At about 650' from Pohick Road, it curved to follow the eastern edge of the panhandle until it entered the existing cul-de-sac. From this point, access was as described in Option 1.

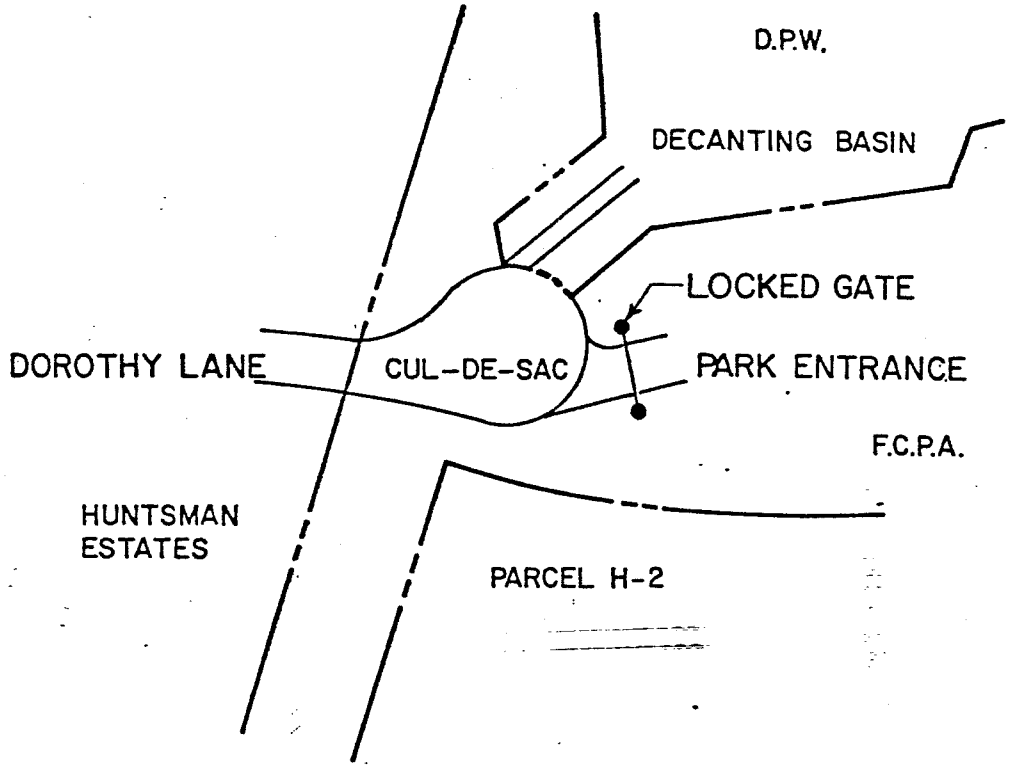
Due to objections to this alternate route, consideration was given to another alternate route involving the Giant property:

b. Vehicle Access Option 2 (Figure 17) - Vehicle access is from Pohick Road by way of the Giant Food site. The park entrance began at the bend in the entrance road to the Giant site and entered the 60' wide panhandle site about 650' north of Pohick Road. It continued north along the eastern edge of the panhandle until it joined with the existing cul-de-sac.

3. Concept D and E

Concept Plans D and E illustrate more active levels of improvement compared to Concepts A, B or C, but neither plan represents the maximum development possible at the site. The proposed levels of development are comparable to that at Royal Lake Park, off Gainsborough Drive (Appendix FF). Summaries of the plans follow:

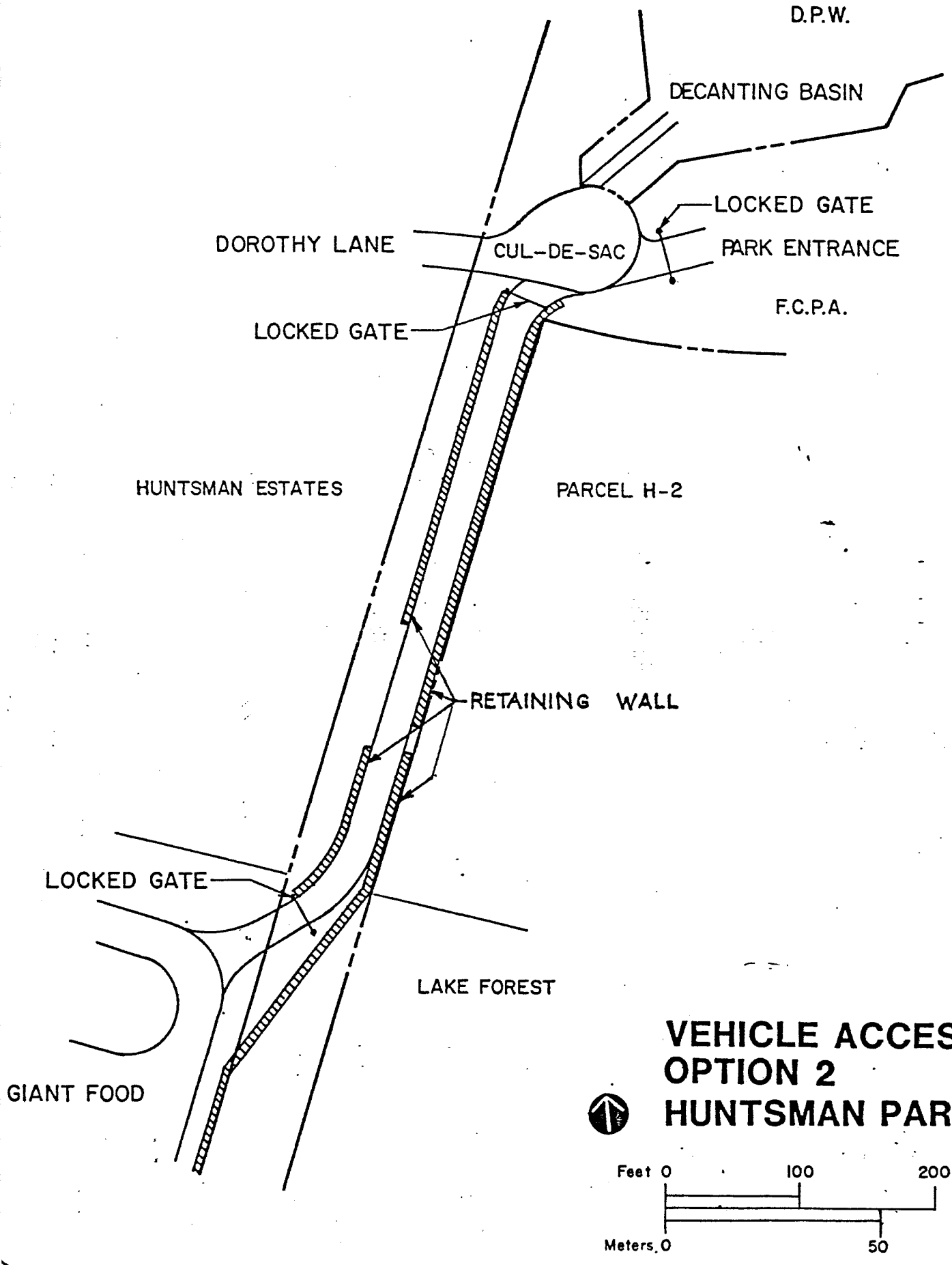

CONTINUE AROUND LAKE
HUNTSMAN LAKE
BOARD OF SUPERVISORS
RICNIC AREA
OPEN PLAY AREA
CONTINUE AROUND LAKE
F.C.P.A.
Middle Run S.V. Park
HIKING/BIKING TRAIL
LOCATION MAP
Dorothy Lane
TOTLOT PLAYGROUND
LAKE FOREST COMMUNITY ASSOCIATION
NATURE TRAIL
HIKING/BIKING TRAIL
GIANT FOOD
Paloma Court
Paloma Lane
Modesto Lane
Octavia Court
Cervantes Court
Martina Lane
LAKEWOOD HILLS
POHICK ROAD Rt. 641
FUTURE COUNTYWIDE TRAIL
CONCEPT "C"
HUNTSMAN PARK
FAIRFAX COUNTY, VIRGINIA
MAP SEC. 88-4 • 16.86 ACRES •
PRELIMINARY DATE
APPROVED DATE
FEET 0 100 200 300 400 500
METERS 0 50 100 150



VEHICLE ACCESS OPTION-1 HUNTSMAN PARK

Feet 0 100 200

Meters 0 50


D.P.W.
DECANTING BASIN
LOCKED GATE
DOROTHY LANE
CUL-DE-SAC
PARK ENTRANCE
F.C.P.A.
LOCKED GATE
HUNTSMAN ESTATES
PARCEL H-2
RETAINING WALL
LOCKED GATE
LAKE FOREST
GIANT FOOD
VEHICLE ACCESS
OPTION 2
HUNTSMAN PARK
Feet 0
100
200
Meters 0
50

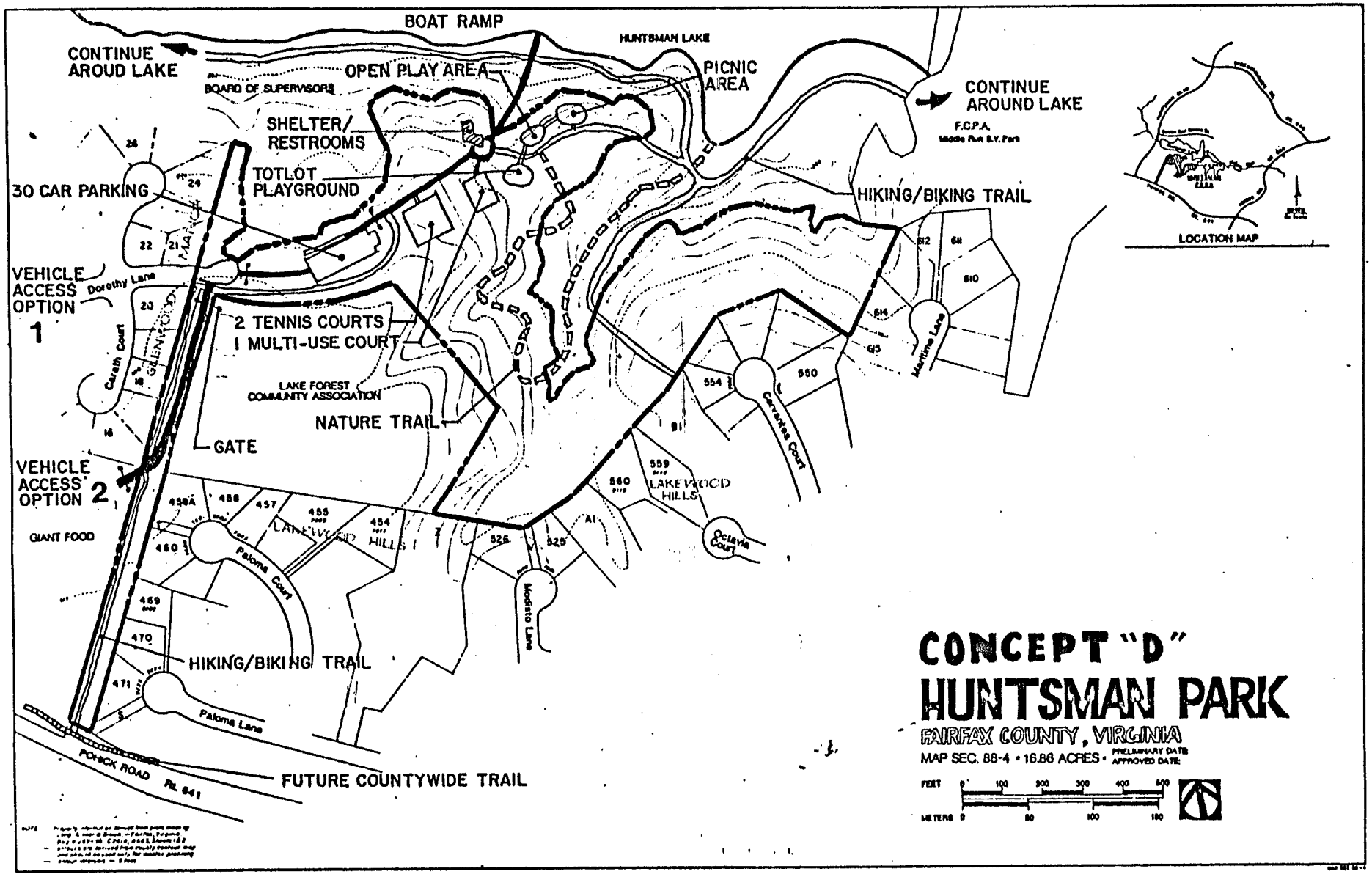
a. Concept D (Figure 18) - The concept shows a 30 car parking area with overflow capacity; access is by way of Option 1 or 2. Near the parking area are two tennis courts and a multi-use court, both sited on relatively flat portions of the broad ridge. A boat ramp for launching rented paddleboats, rowboats, and canoes is located northeast of the courts. Rentals will be operated out of a small concession building (40' x 40') which will include restrooms, office, snack center, exhibit corner, and storage room. The launch area will be visible from the concession building. A tot lot, open play area, and picnic area are located east of the concession building along a ridgetop above the lake. The trail system connects facilities and is generally as described for Concept B (3 acres disturbed out of 16.8 acres = 18%).

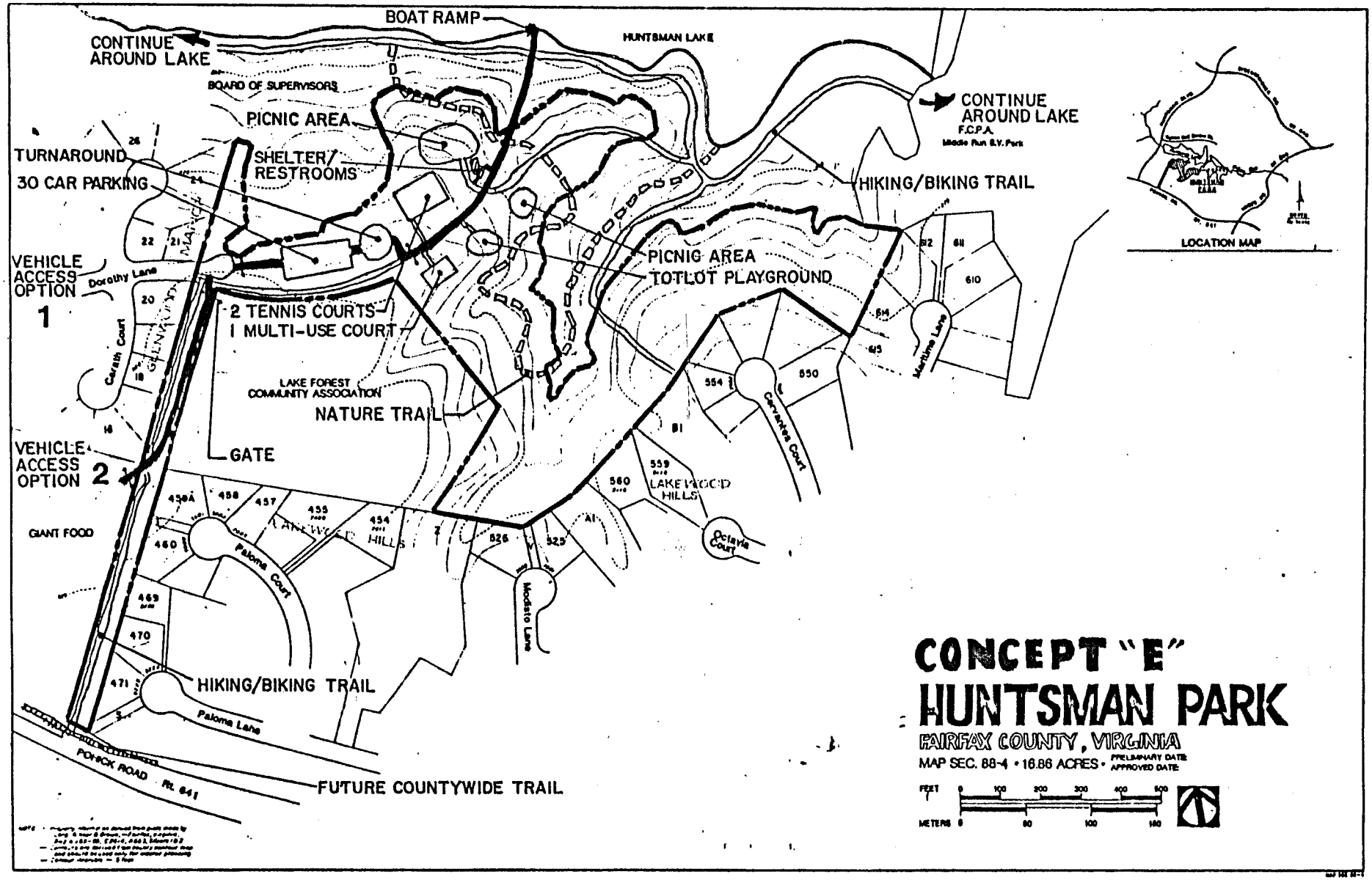
b. Concept E (Figure 19) - This concept is similar to Concept D with access possible from Option 1 and 2. A vehicle turnaround with boat drop-off area is provided for park users driving to the park with their own boats. Boats must be carried to the lake - no vehicle access to the lake is permitted. The service road is for park vehicles only. The two tennis courts, multi-use court, and tot lot/playground are similar to those described in Concept D. A picnic area is located southeast of the concession building, and a second picnic area is located north of it. The trail system connects facilities and is similar to Concept B (4 acres disturbed out of 16.8 acres = 24%).

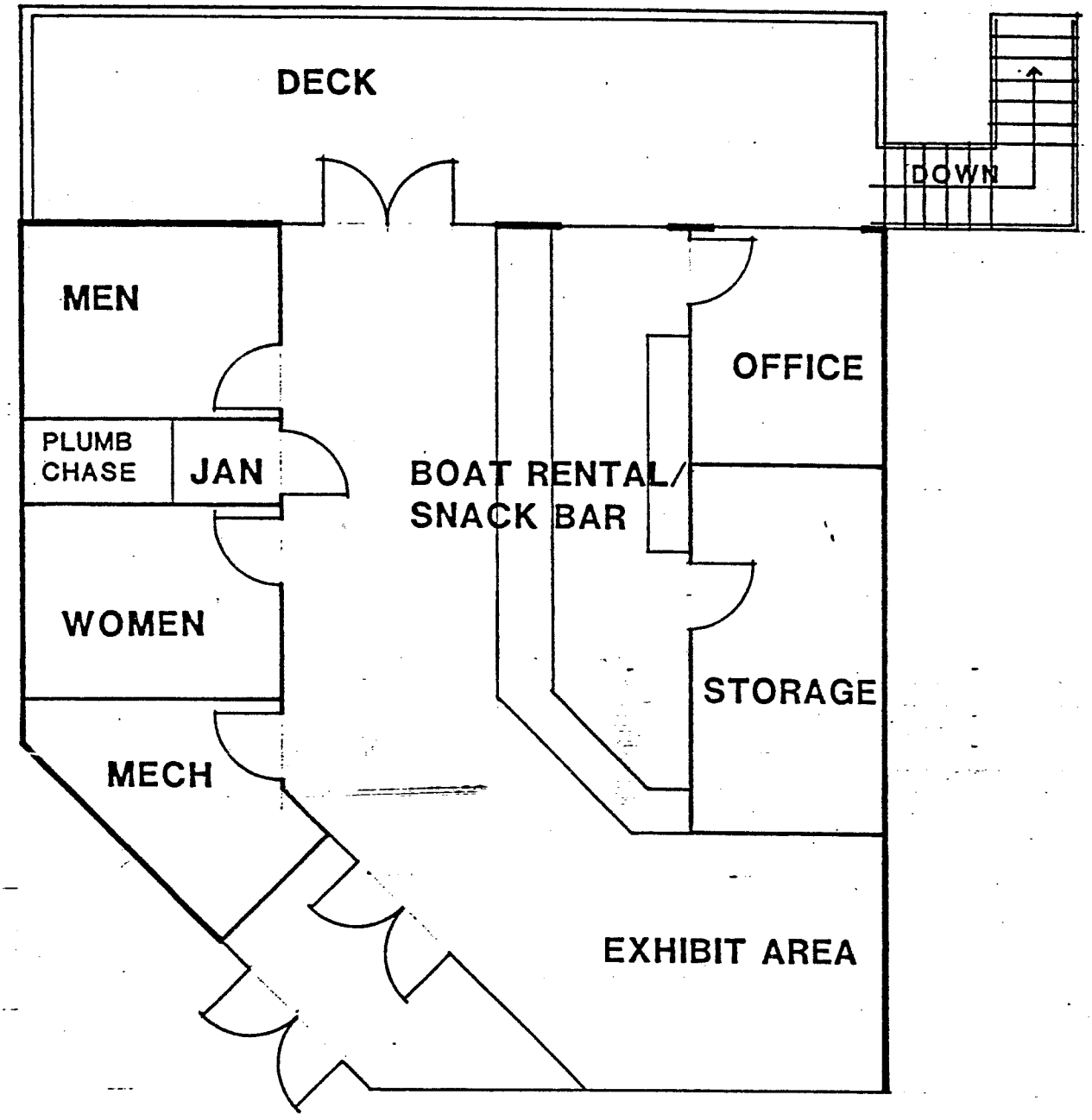
Two concepts for the concession building were studied:

4. Concept F (Figure 20) - This concept describes a single story structure (40' x 40') designed primarily to provide support for boat rentals with an office and storage room for boating and fishing equipment. Boat rentals are controlled from the building. It also includes restrooms, a small deck, space for nature exhibits and park information, and a snack area (vending machines).

5. Concept G (Figure 21) - This concept describes a 2-story structure (45' x 40') designed to provide space to manage boat rentals, and to provide refreshments and indoor sitting for park users. The upper floor contains the main entrance, snack bar (simple foods and refreshments), an office, pantry and storage room, lounge/seating area, restrooms, deck with access downstairs, and an area for nature exhibits and park information. The lower floor contains a storage room for boating and fishing equipment, mechanical room, and the office for managing boat rentals.


BOAT RAMP
HUNTSMAN LAKE
CONTINUE AROUD LAKE
OPEN PLAY AREA
BOARD OF SUPERVISORS
PICNIC AREA
CONTINUE AROUND LAKE
F.C.P.A.
Middle Run S.V. Park
SHELTER/ RESTROOMS
TOTLOT PLAYGROUND
30 CAR PARKING
HIKING/BIKING TRAIL
LOCATION MAP
VEHICLE ACCESS OPTION 1
Dorothy Lane
Carath Court
GLENWOOD
2 TENNIS COURTS
1 MULTI-USE COURT
LAKE FOREST COMMUNITY ASSOCIATION
NATURE TRAIL
GATE
Martima Lane
Cervelas Court
VEHICLE ACCESS OPTION 2
GIANT FOOD
LAKEWOOD HILLS
Paloma Court
Octavia Court
Modesto Lane
HIKING/BIKING TRAIL
Paloma Lane
POHICK ROAD RL 641
FUTURE COUNTYWIDE TRAIL
CONCEPT "D"
HUNTSMAN PARK
FAIRFAX COUNTY, VIRGINIA
MAP SEC. 88-4 • 16.86 ACRES •
PRELIMINARY DATE
APPROVED DATE
FEET 0 100 200 300 400 500
METERS 0 50 100 150


BOAT RAMP
HUNTSMAN LAKE
CONTINUE AROUND LAKE
BOARD OF SUPERVISORS
PICNIC AREA
SHELTER/ RESTROOMS
TURNAROUND
30 CAR PARKING
VEHICLE ACCESS OPTION 1
Dorothy Lane
Carath Court
2 TENNIS COURTS
1 MULTI-USE COURT
LAKE FOREST COMMUNITY ASSOCIATION
NATURE TRAIL
GATE
VEHICLE ACCESS OPTION 2
GIANT FOOD
Paloma Court
HILLS
HIKING/BIKING TRAIL
Paloma Lane
POHICK ROAD Rt. 641
FUTURE COUNTYWIDE TRAIL
CONTINUE AROUND LAKE
F.C.P.A.
Middle Run S.V. Park
HIKING/BIKING TRAIL
PICNIC AREA
TOTLOT PLAYGROUND
Cervantes Court
Modesto Lane
Octavia Court
Maritime Lane
LOCATION MAP
CONCEPT "E"
HUNTSMAN PARK
FAIRFAX COUNTY, VIRGINIA
MAP SEC. 88-4 • 16.86 ACRES •
PRELIMINARY DATE
APPROVED DATE
FEET
METERS

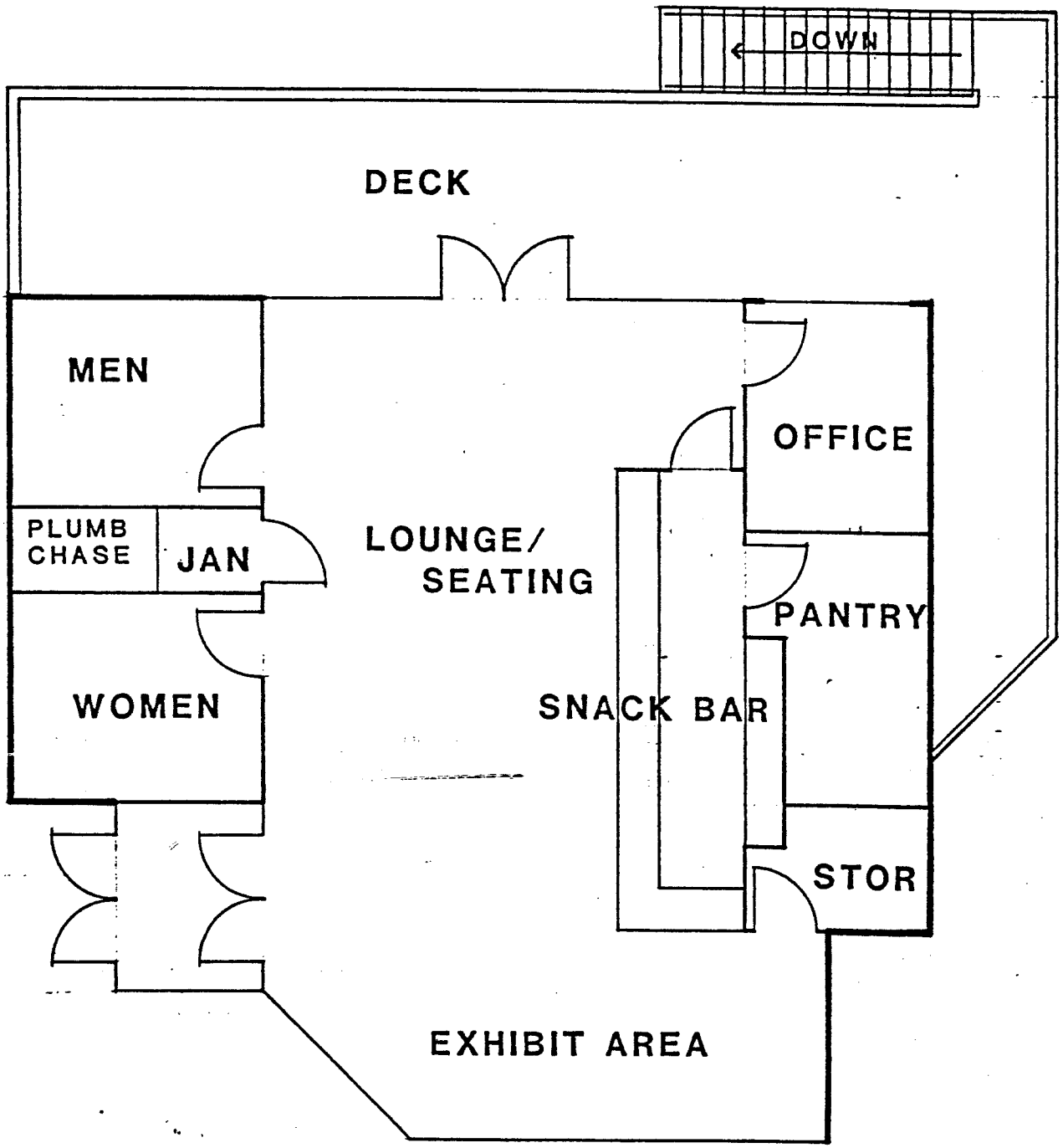


CONCESSION BUILDING

SCALE

1 5 10 15

CONCEPT PLAN F

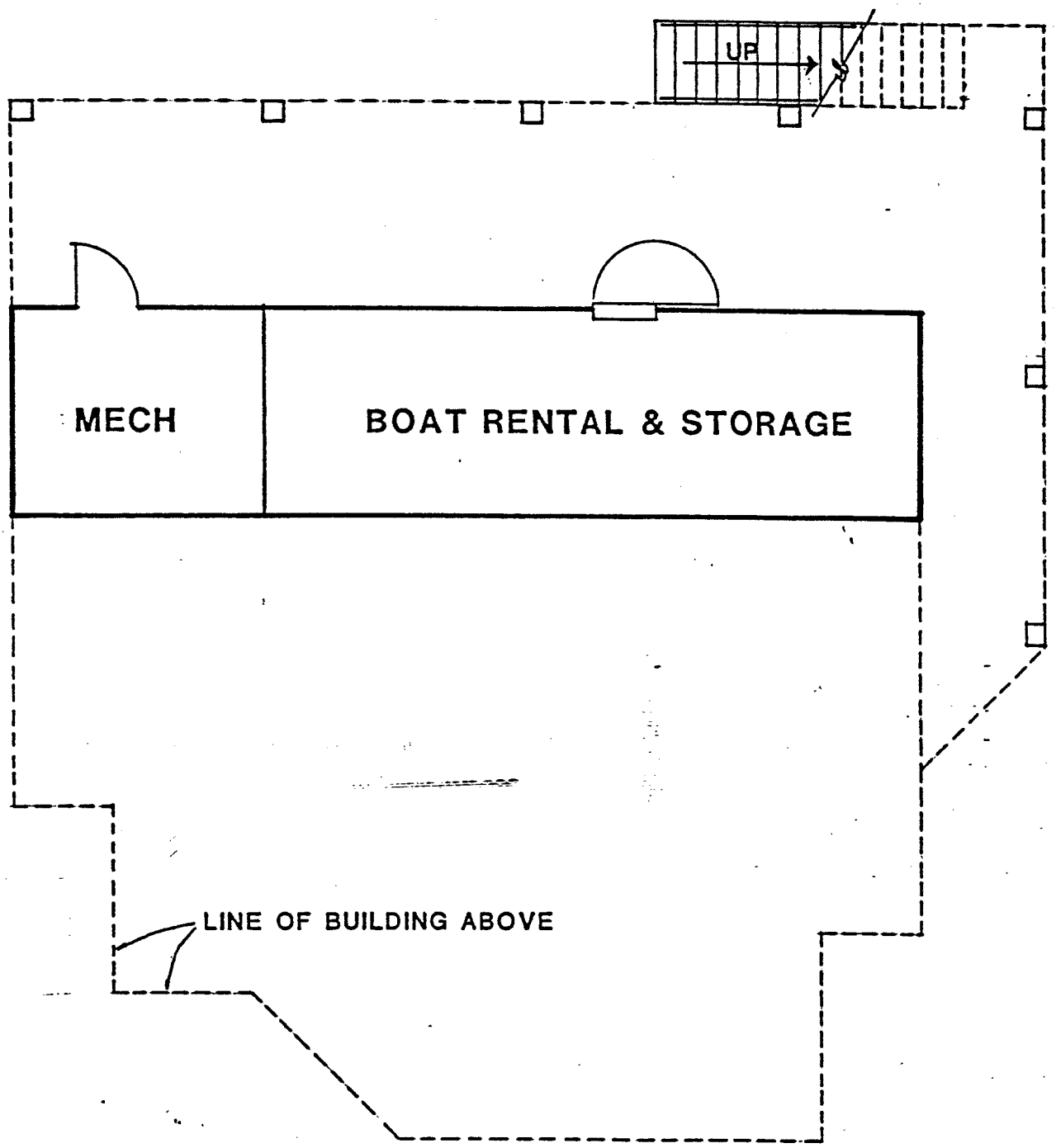


UPPER LEVEL CONCESSION BUILDING

SCALE

1 5 10 15

CONCEPT PLAN G



LOWER FLOOR
CONCESSION BUILDING

SCALE

1 5 10 15

CONCEPT PLAN G

III. DESIGN DEVELOPMENT

Selection of a concept plan for design development was based on the analysis of recreational needs within the service areas and of the need for vehicle access. Concept Plan E was first selected for the following reasons:

A. RECREATIONAL NEEDS

1. Community/District Park

a. Because of its size, the park is considered to be a community park; as such, it is planned to provide for the recreational needs within the primary service area, and

b. Because of the presence of Huntsman Lake, there is a potential for a user audience beyond the surrounding neighborhoods; as such, it is planned to provide for some of the recreational needs within the secondary and tertiary service areas.

Therefore the selected concept should include facilities for both short and long-term visits.

2. Water Surface Acreage

An analysis of available and planned water-oriented recreational facilities out to the tertiary service area revealed that a need exists for such facilities.

Therefore, the selected concept should provide access for boating and fishing (from boats).

3. Water Safety

a. Because of the potential for drowning, there is a need to provide for staff to be present during operating hours in case emergencies arise.

b. There is a need to maintain the lake in a safe condition for boating.

Therefore, the selected concept should provide a location for park staff on-site.

4. Recreation Facility Standards

An analysis of available recreational facilities revealed that a need exists for tot lots, tennis courts, and multi-use courts within the primary service area.

Therefore, the selected concept should include these facilities.

B. VEHICLE ACCESS

1. Need for Vehicle Access

a. Because of the potential for drowning, there is a need for emergency vehicle accessibility.

b. There is a need to provide access and parking for boat users from the secondary and tertiary service areas arriving by car.

c. There is a need to provide access and parking for users of the tennis courts.

Therefore, the selected concept should provide vehicle access and parking.

2. Options for Vehicle Access

a. Alternate access points around the lake were judged not feasible.

b. Pohick Road - Vehicle Access Option 2 (use of Giant Food site)

(1) Giant Food requested the Park Authority to commit itself, if interested, regarding the shared use of their entrance by early August 1984. This date was necessary in order for Giant to open their retail center on schedule.

(2) The Park Authority was not in a position to approve the master plan for Huntsman Park, thereby committing itself, in time to meet the August deadline.

(3) The County Office of Transportation did not recommend that an entrance to the park be located on Pohick Road since the future Springfield Bypass is intended for limited access.

c. Dorothy Lane - Vehicle Access Option 1

(1) It is the only feasible point of vehicle access left.

(2) It was designed to accommodate traffic anticipated for park use.

(3) It is currently used by DPW for access to the decanting basin.

Therefore, the Pohick Road entrance was judged not feasible and the selected concept plan should include vehicle access from Dorothy Lane.

C. FIRST CONCEPT SELECTION

1. Concept Plans A, B, and C did not provide for the desired facilities or conditions discussed above.

2. Concept Plan D provided for the desired facilities and conditions. The open play area, tot lot, playground, and picnic area were judged to be too far from the park entrance. In addition, the lack of a vehicle turnaround was felt to impede traffic flow.

3. Concept Plan E was judged to provide for the desired facilities and conditions as discussed.

Throughout the concept planning and design development phases of the master plan process, communication had taken place between the Park Authority, the Springfield District Supervisor's Office, agencies of the Federal, State and County Governments, Giant Food, nearby homeowner associations, and individual citizens. This communication was through written comments and meetings, as summarized in this report.

Much of the discussion among the governmental bodies concerned the feasibility of vehicular access from each of the possible points. Discussion between the Park Authority and citizen groups and individuals was aimed broadly at the issue of appropriate uses at the park, but became focused on the issue of vehicle access.

Because of a desire expressed by area residents that Huntsman Park be community oriented, and not serve as an attraction for the secondary and tertiary service areas, Concept Plan E was judged not appropriate.

Concept Plan C was selected for further development for the following reasons:

D. RECREATIONAL NEEDS

1. Community Park

Surrounding neighborhoods desired a community-oriented park, serving the primary service area.

Therefore, the selected concept should serve the primary service area with facilities for short term visits.

2. Water Surface Acreage

The cited deficiency in water surface acreage exists for the secondary and tertiary service areas only. No such shortage exists within the primary service area.

Therefore, the selected concept need not provide access for boating or fishing (from boats).

3. Water Safety

a. A drowning potential exists regardless of the park's level of development.

b. With low boating activity, there is less of a need for constant lake maintenance.

Although the selected concept need not provide permanent staff or boats for safety reasons, there should be access to the lake for emergency purposes.

4. Recreation Facility Standards

Of those facilities which are deficient, tot lots and multi-use courts generally serve residents within the primary service area, while tennis courts may also attract users from farther away.

Therefore, the selected concept should include a tot lot and multi-use court.

E. VEHICLE ACCESS

1. Because of the drowning potential, there is a need for emergency vehicle accessibility.

2. Because of the community orientation, and because tot lots and multi-use courts do not usually generate vehicle traffic, there is no need for vehicle access or parking for park users.

Therefore, the selected concept should provide for emergency vehicle access only.

F. FINAL CONCEPT SELECTION

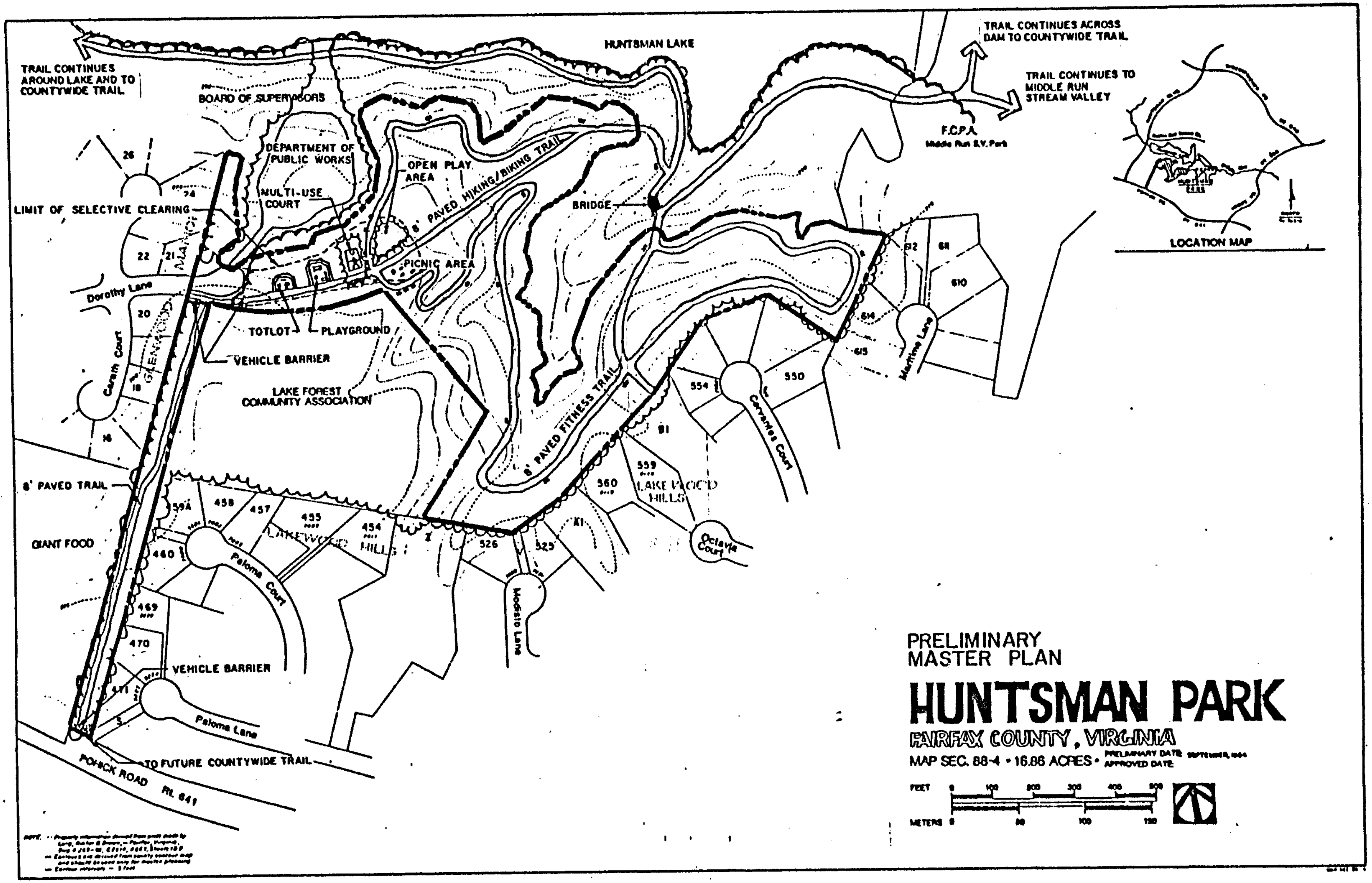
1. Concept Plans A and B did not provide for the desired facilities or conditions discussed above.

2. Concept Plans D and E exceeded community desires.

3. Concept Plan C was judged to provide for the desired facilities and conditions as discussed.

IV. PLAN DESCRIPTION (Figure 22)

No lighted facilities are planned. The park opens at sunrise and closes at sunset.



TRAIL CONTINUES AROUND LAKE AND TO COUNTYWIDE TRAIL
HUNTSMAN LAKE
TRAIL CONTINUES ACROSS DAM TO COUNTYWIDE TRAIL
TRAIL CONTINUES TO MIDDLE RUN STREAM VALLEY
F.C.P.A. Middle Run S.V. Park
LOCATION MAP
BOARD OF SUPERVISORS
DEPARTMENT OF PUBLIC WORKS
MULTI-USE COURT
OPEN PLAY AREA
8' PAVED HIKING/BIKING TRAIL
BRIDGE
LIMIT OF SELECTIVE CLEARING
PICNIC AREA
Dorothy Lane
TOTLOT
PLAYGROUND
VEHICLE BARRIER
LAKE FOREST COMMUNITY ASSOCIATION
8' PAVED FITNESS TRAIL
Carath Court
8' PAVED TRAIL
GIANT FOOD
LAKEWOOD HILLS
Paloma Court
Paloma Lane
Modesto Lane
Octavia Court
Cervantes Court
Maritime Lane
VEHICLE BARRIER
TO FUTURE COUNTYWIDE TRAIL
POHICK ROAD RT. 641
PRELIMINARY MASTER PLAN
HUNTSMAN PARK
FAIRFAX COUNTY, VIRGINIA
MAP SEC. 88-4 • 16.86 ACRES •
FEET 0 100 200 300 400 500
METERS 0 50 100 150

-61-

22

A. ENTRANCES

Major pedestrian entrance is from the end of Dorothy Lane at the west end of the park. Another pedestrian access point is from Pohick Road at the end of the 60' wide "panhandle" of parkland. For residents in Lake Forest, a pedestrian entrance is shown near Cervantes Court. For residents north of the lake, trails around the lake and across the dam provide trail access to the northwest corner of thepark. All of these access points include vehicle barriers to prevent unauthorized vehicle entry. Emergency vehicle access is possible from Dorothy Lane and from across the dam by way of Golden Ball Tavern Court.

B. TOT LOT AND PLAYGROUND

These are located just east of the Dorothy Lane entrance. The tot lot has playground equipment designed for pre-school children. The playground close by has equipment designed for school-age children. Both areas are set up among the existing trees with minimal tree removal. For security observation, small undergrowth plants are selectively cleared between the play areas and Dorothy Lane.

C. MULTI-USE COURT

The multi-use court is located east of the tot lot and playground area. It includes a bike rack and bench. The court area itself is cleared for construction. For security observation, the area between the court and the playground is selectively cleared of small undergrowth plants.

D. OPEN PLAY AREA (125' x 100')

An area for free play is cleared east of the multi-use court.

E. PICNIC AREA (100' x 50')

A picnic area is located south of the multi-use court. Sited among the existing trees, it has tables/benches, grills, and trash receptacles within an area cleared of small undergrowth.

F. HIKING/BIKING AND FITNESS TRAIL

All facilities are connected by a trail system. The 8' wide paved hiking/biking trail provides access to the fitness trail and the lake, and also provides emergency vehicle access to the lake. An 8' wide 1-mile paved trail with physical fitness stations meanders through the park. The hikeing/biking trail connects with an 8' wide paved loop trail (to be constructed and maintained by DPW) which circles the lake along the shore to connect to the future countywide trail north of the lake (also to be built and maintained by DPW.)

G. NATURAL AREA

The majority of the park exists in a natural or relatively undisturbed state.

V. COST ESTIMATE (PRELIMINARY - SEPTEMBER 1984)

TABLE XI

A. FACILITY COSTS

1. Tot Lot

a.	Selective clearing (LS)	$ 2,500	
b.	Strip topsoil (22 SY @ $2.39)	$ 53	
c.	Grading (10 CY @ $3.89)	$ 39	
d.	Timber edge, gravel, filter fabric (LS)	$ 1,737	
e.	Play equipment, bench (LS)	$ 9,950	
f.	Mulch surface (LS)	$ 817	
	Subtotal	$ 15,096	
	20% contingency	$ 3,019	
	Total Tot Lot		$ 18,115

2. Playground

a.	Selective clearing (LS)	$ 3,000	
b.	Strip topsoil (330 SY @ $2.39)	$ 789	
c.	Grading (5 CY @ $3.89)	$ 19	
d.	Timber edge, gravel, filter fabric (LS)	$ 2,232	
e.	Play equipment, bench (LS)	$ 15,750	
f.	Mulch surface (LS)	$ 1,225	
	Subtotal	$ 23,015	
	20% contingency	$ 4,603	
	Total Playground		$ 27,618

3. Multi-Use Court

a.	Clearing (.4 AC @ $2,045)	$ 818	
b.	Strip/Respread topsoil (2,460 SY @ $2.39)	$ 5,879	
c.	Excavation/grading (713 CY @ $5.56)	$ 4,608	
d.	Playing court (456 SY @ $18.19)	$ 8,295	
e.	Goal posts/net posts, bench, bike rack (LS)	$ 3,574	
f.	Seeding/landscaping (LS)	$ 2,429	
g.	8' paved trail * (40 LF @ $12.89)	$ 516	
	Subtotal	$ 26,119	
	20% contingency	$ 5,224	
	Total Multi-Use Court		$ 31,343

*Gravel surface may be substituted when and where appropriate.

4. Open Play Area

a.	Clearing (.3 AC @ $3,000)	$ 1,000	
b.	Grading (926 CY @ $5.39)	$ 4,991	
c.	8' paved trail * (40 LF @ $12.89)	$ 516	
d.	Seeding (LS)	$ 500	
	Subtotal	$ 7,007	
	20% contingency	$ 1,401	
	Total Open Play Area		$ 8,408

5. Picnic Area

a. Selective clearing (LS)	$ 1,000	
b. Fine grading/seeding (555 SY @ $1.36)	$ 755	
c. Picnic tables (6 EA @ $277)	$ 1,662	
d. Grill, trash receptacle (LS)	$ 533	
Subtotal	$ 3,950	
20% contingency	$ 790	
Total Picnic Area		$ 4,740

*Gravel surface may be substituted when and where appropriate.

TOTAL FACILITY COSTS:

6. Trails

a. 8' paved hiking/biking trail* (3000 LF @ $12.89)	$ 38,670	
b. 8' paved fitness trail* (5100 LF @ $12.89)	$ 65,739	
c. Fitness stations (20 EA @ $1,000)	$ 20,000	
d. 30' bridge (1 EA @ $13,000)	$ 13,000	
e. Vehicle barriers (4 EA @ $750)	$ 3,000	
Subtotal	$140,409	
20% contingency	$ 28,082	
Total Trails		$168,491

*Gravel surface may be substituted when and where appropriate.

TOTAL FACILITY COSTS $258,715

B. UTILITY FEES, PAYMENTS AND PERMITS $ 0

C. DESIGN AND ENGINEERING

1. Soils engineer (LS)	$ 2,500	
2. Design (10% facility costs)	$ 25,872	
TOTAL DESIGN AND ENGINEERING		$ 28,372

D. CONTRACT ADMINISTRATION

1.	Plan review (1% facility costs)	$ 2,587
2.	Inspection (8% facility costs)	$ 20,697
3.	Site plan review (LS)	$ 15,000
4.	Administration (2% facility costs)	$ 5,174
5.	As-built (LS)	$ 2,500
	TOTAL CONTRACT ADMINISTRATION	$ 45,958
	GRAND TOTAL	$333,045

COST ESTIMATE LEGEND

SY = Square Yards
CY = Cubic Yards
LF = Linear Feet
SF = Square Feet
LS = Lump Sum
AC = Acre
EA = Each

VI. USER LEVEL

The number of users is based on an examination of similar facilities in the region and from past experiences in planning recreational facilities. A user day is one person (user) taking part in one activity on a given day; peak time is considered to be 2:00 p.m. on a Summer Sunday.

A. TOT LOT AND PLAYGROUND

Primary use is associated with use of picnic area. Based on 10 children per day for 8 months of the year: 10 users x 245 days/year = 2,450 user days/year.

B. MULTI-USE COURT

Primary use is for non-organized play and is based on a nine month period with 5 people per day per court: 1 court x 5 users x 275 days/year = 1,375 user days/year.

C. OPEN PLAY AREA

Primary use is associated with use of picnic area. Based on 10 people per day per weekend between April and October: 10 users x 52 days/year = 520 user days.

D. PICNIC AREA

Picnicking is estimated at 3 people per table with heaviest use on weekends between April and October. The turnover is estimated at 2 per day per table. Six tables are assumed: 6 tables x 3 users x 2/table x 52 days/year = 1,872 user days/year

E. HIKING/BIKING AND FITNESS TRAIL

Some use will be associated with neighborhood foot traffic, and running circuits. Assume 10 users x 365 days/year = 3,650 user days/year.

TABLE XII

FACILITY	NO. OF USER DAYS/YEAR	NO. OF PERSONS/YEAR	NO. OF VEHICLES/YEAR
Tot lot and playground	2,450	1,633	-
Multi-use court	1,375	917	437
Open play area	520	347	-
Picnic area	1,872	1,248	594
Hiking/biking and fitness trails	3,650	2,433	1,159
Total Potential User Days/Year	9,867	-	-
Total Estimated Persons/Year (1-1/2 user days = 1 person)	-	6,578	-
Total Estimated Vehicles/Year (2.1 person = 1 vehicle)	-	-	2,190

F. VEHICLE USE

Use of park is anticipated to be heaviest on weekends although usage can be expected to occur throughout the week. In order to estimate heaviest level of vehicle travel to park, the number of vehicles per weekend are calculated by assuming all usage occurs on weekends:

TABLE XIII: VEHICLE USE

Facility	Vehicles/ Year	Weekends/ Year	Vehicles/ Weekend
Tot lot, Playground, and Open Play	If users arrive by vehicle, it is assumed due to use of picnic area, with which they are associated. Local use of facilities is assumed to include no vehicular use.		
Multi-Use Court	437	39	11
Picnic Area	594	26	23
Hiking/Biking and Fitness Trails	1159	52	22
Total Estimated Vehicles/Weekend			= 56
Total Estimated Vehicles/Day per Weekend			= 28

VII. COST VS. BENEFIT

With an estimated 5,291 people living within the primary service area and with the estimated development cost of $333,045, the total cost amounts to $62.95 per person. Taking into account the projected population of 8,752 in 2000, the total cost will amount to $38.05 per person.

With an estimated 6,578 people using the park per year, there would be an estimated potential 131,560 people using the park during the first 20 years of operation. This translates into a cost of $2.53 per person per visit.

VIII. ANNUAL MAINTENANCE AND OPERATING COST ESTIMATE* (Figure 23)

TABLE XIV

FACILITY	CLASS**	QUANTITY	UNIT	UNIT COST	COST
Trash receptacle	A	2	EA	50	$ 100
Multi-use court	B	1	EA	626	$ 626
Open Play Area	B	.3	AC	536	$ 161
Picnic area	B	1	EA	253	$ 253
Playground	B	1	EA	394	$ 394
Tot lot	B	1	EA	218	$ 218
Natural Area***	C	13.5	AC	347	$4,685
Hiking/biking trail	C	2,100	LF	.40	$ 840
TOTAL					$7,277

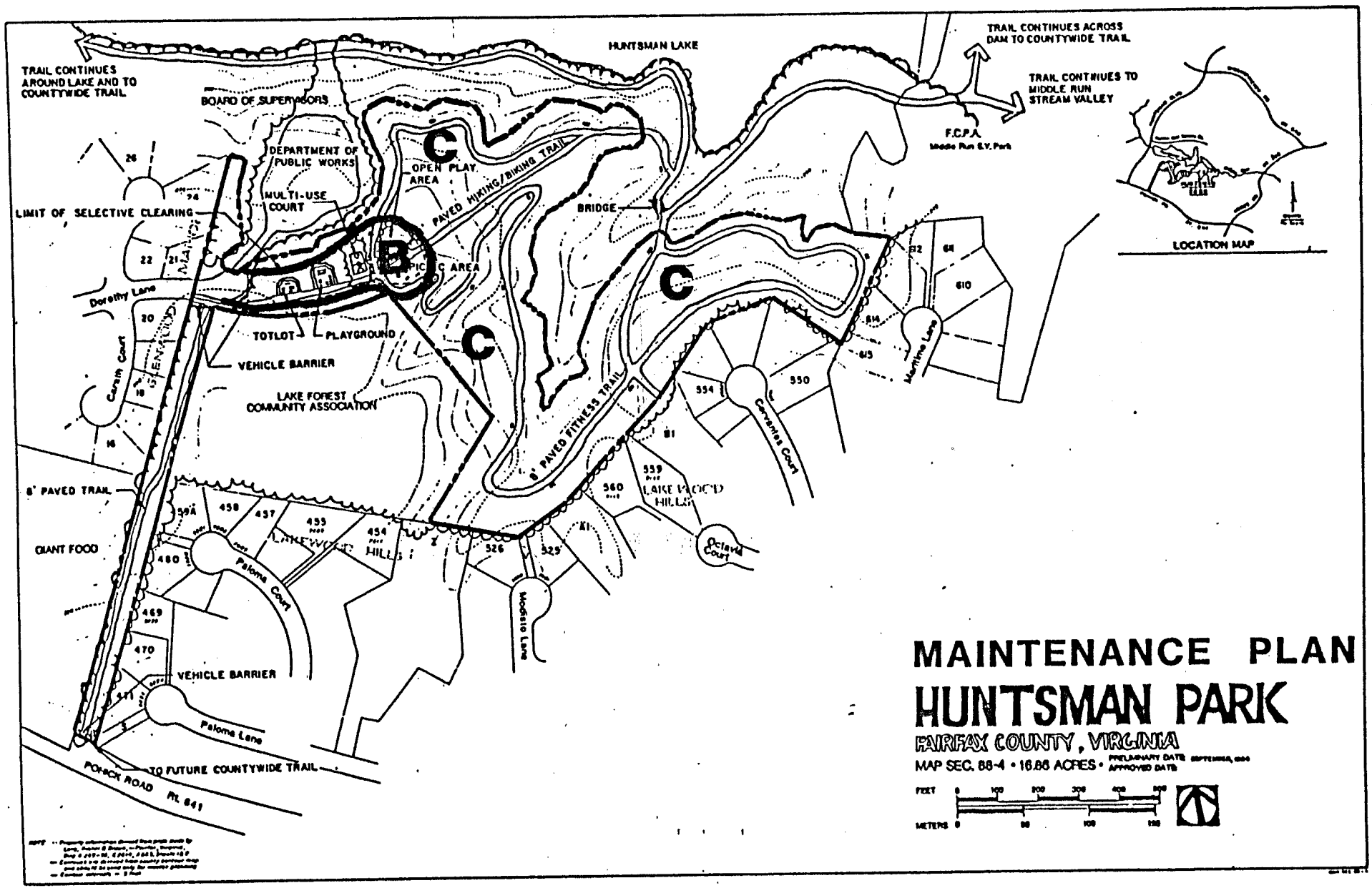
*Prepared from Productivity Report #11-1975 (10/75 Rev. 6/77) by Office of Research and Statistics and FCPA. Figures updated to fiscal year 1985 dollars.

**Mowing/maintenance schedule: A = once each 7-14 days, B = once each 14-30 days, C = once a year.

***Does not include shoreline area currently maintained by DPW.

IX. RECOMMENDED PHASING

There is currently (fiscal year 1985) $14,375 available for planning and design at the park. Another $180,113 from 1977 and 1982 Bond Funds is scheduled to become available through fiscal year 1989. In addition, $200,000 from 1977 Bond Funds were reallocated from the park in November 1982 for use at South Run District Park; if needed for improvements, the sum will be repaid back to Huntsman Park by fiscal year 1989 from 1982 Bond Funds at South Run District Park. Therefore, a total of $394,488 is available for capital improvements at the park, if needed.



MOWING/MAINTENANCE SCHEUDLE: B = ONCE EACH 14-30 DAYS, C = ONCE A YEAR

With a total cost estimate of $333,045 for improvements, it is possible to complete all proposed improvements within one phase. In order of preference, the recommended development priorities are as follows:

Tot Lot	$ 18,115		
Playground	$ 27,618		
Multi-Use Court	$ 31,343		
Hiking/Biking and Fitness Trails	$168,491		
Open Play Area	$ 8,408		
Picnic Area	$ 4,740		
Total Facilities		$258,715	
Total Fees/Design/Contract Admin.		$ 74,330	
GRAND TOTAL			$333,045

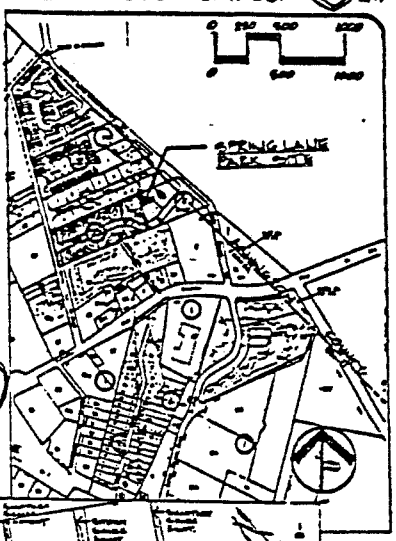
APPENDIX

A "How Are Park Designed?"
B Comprehensive Plan: P6 (Middle Run Community) Planning Sector
C Excerpt from A Restudy of the Pohick Watershed
D Memo re: DPW Comments and Responsibilities at Huntsman Lake (4-6-81)
E Plan of Decanting Basin
F Master Plan of Recreation Lake Park (3-84)
G Letter re: Lake Forest Community Association Use of Common Land (6-26-84)
H Permanent Turnaround Easement Agreement (8-1-79)
I Memo re: Soil Analysis at Huntsman Park (5-31-84)
J Memo re: Naturalist's Site Survey (5-9-80)
K Survey Questionnaire (4-80)
L Memo re: Department of Recreation and Community Service's Recommendations (8-21-84)
M Memo re: Archaeologist's Recommendations (2-26-81)
N Memo re: Office of Transportation's Recommnendations (7-18-84)
O Memo re: DPW Vehicle Access Recommendation (7-17-84)
P Memo re: DPW Requst to Transfer Ownership of Lake (6-22-81)
Q Memo re: FCPA Response to Transfer of Ownership (11-24-81)
R Memo re: Northern Virginia Soil and Water Conservation District Plan Review Comments (5-5-81)
S Memo re: Northern Virginia Soil and Water Conservation District Vehicle Access Recommendation (7-9-84)
T Memo re: U.S.D.A. Soil Conservation Service Review Comments (6-26-84)
U Petition: Lake Forest Community Association (6-81)
V Letter re: Lake Forest Community Association Position (2-8-82)
W Letter re: Schleede Recommendations (6-18-81)
X Letter re: Bak Recommendations (6-19-81)
Y Letter re: Buechler Recommendations (6-29-81)
Z Plan of Swimming Pool Concept for Parcel H-2
AA Letter re: Trail Connection to Lake Forest (4-29-81)
BB Management Plan: Concept Plan B
CC Management Plan: Concept Plan C
DD Management Plan: Concept Plan D
EE Management Plan: Concept Plan E
FF Master Plan of Royal Lake Park (5-73)

HOW ARE PARKS DESIGNED?

FAIRFAX COUNTY PARK AUTHORITY

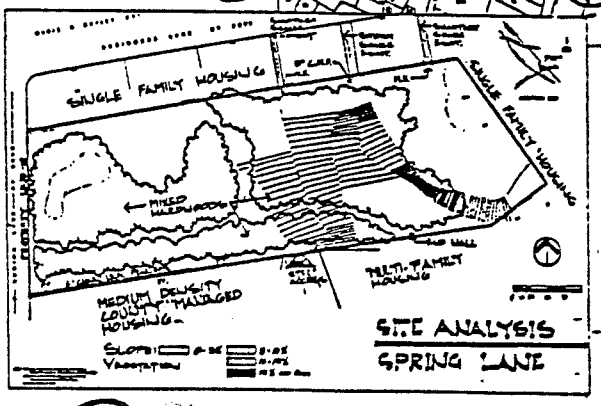
DIVISION OF DESIGN
FOR MORE INFORMATION
CALL 941-5000 EXT. 261



THE TIME INVOLVED IN THE MASTER PLANNING PROCESS DEPENDS ON THE COMPLEXITY OF THE PROJECT.

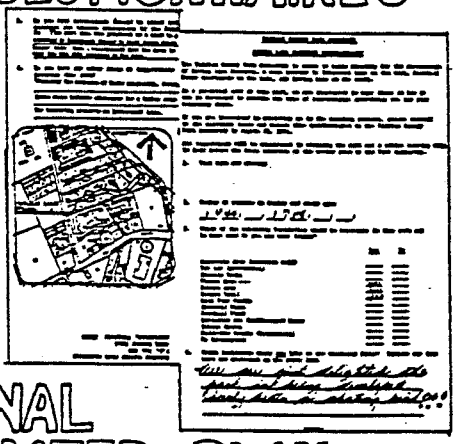
1 ANALYSIS SHEETS

AFTER A PARCEL OF PARKLAND IS ACQUIRED BY THE PARK AUTHORITY AND FUNDS ARE AVAILABLE, A LANDSCAPE ARCHITECT IS ASSIGNED TO THE PARK TO STUDY POSSIBLE IMPROVEMENTS AND TO PREPARE A LONG-RANGE MASTER PLAN OF PROPOSED PARK USES. THE PROCESS BEGINS WITH AN IN-DEPTH STUDY OF ALL CONDITIONS EXISTING ON AND AROUND THE SITE- SUCH AS: SOILS, TOPOGRAPHY, HYDROLOGY, VEGETATION AND WILDLIFE, CLIMATE, SPATIAL AND VISUAL CHARACTERISTICS, ACCESS AND NEARBY PARK AND RECREATIONAL FACILITIES.

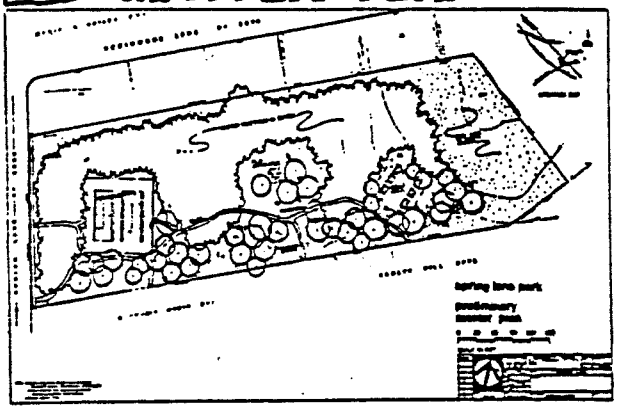


2 QUESTIONNAIRES

THE SECOND STEP IN THE MASTER PLANNING PROCESS IS THE DISTRIBUTION OF QUESTIONNAIRES TO THE FAMILIES WITHIN AN APPROXIMATE ¼ OR ½ MILE RADIUS OF THE PARK. THE RESPONSES TO THIS QUESTIONNAIRE GIVE THE PARK AUTHORITY AN IDEA OF THE DEVELOPMENT (OR LACK OF IT) THE PEOPLE FEEL IS APPROPRIATE FOR THE PARK.

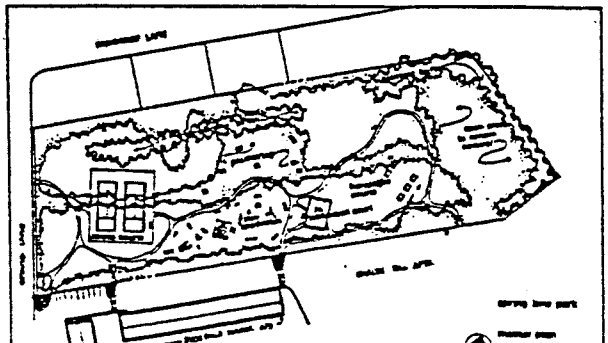


3 PRELIMINARY MASTER PLAN



THE RESULTS OF THE SITE ANALYSIS AND THE QUESTIONNAIRES ARE COMBINED BY THE LANDSCAPE ARCHITECT WITH REPORTS FROM THE PARK OPERATIONS, HISTORY AND CONSERVATION DIVISIONS OF THE PARK AUTHORITY AND FROM THE RECREATION, FIRE & POLICE DEPARTMENTS (AND OTHER RELATED AGENCIES & ORGANIZATIONS) TO CREATE A PRELIMINARY MASTER PLAN. THIS PLAN IS DRAWN AND THE ENTIRE ANALYSIS PROCESS IS PRESENTED AT A PARK AUTHORITY MEETING. AFTER THE AUTHORITY APPROVES THE CONCEPT, THE PLAN IS MOVED TO PUBLIC HEARING. THE PRELIMINARY PLAN IS DISPLAYED AT PARK HEADQUARTERS & AT A LIBRARY OR SCHOOL NEAR THE PARK FOR

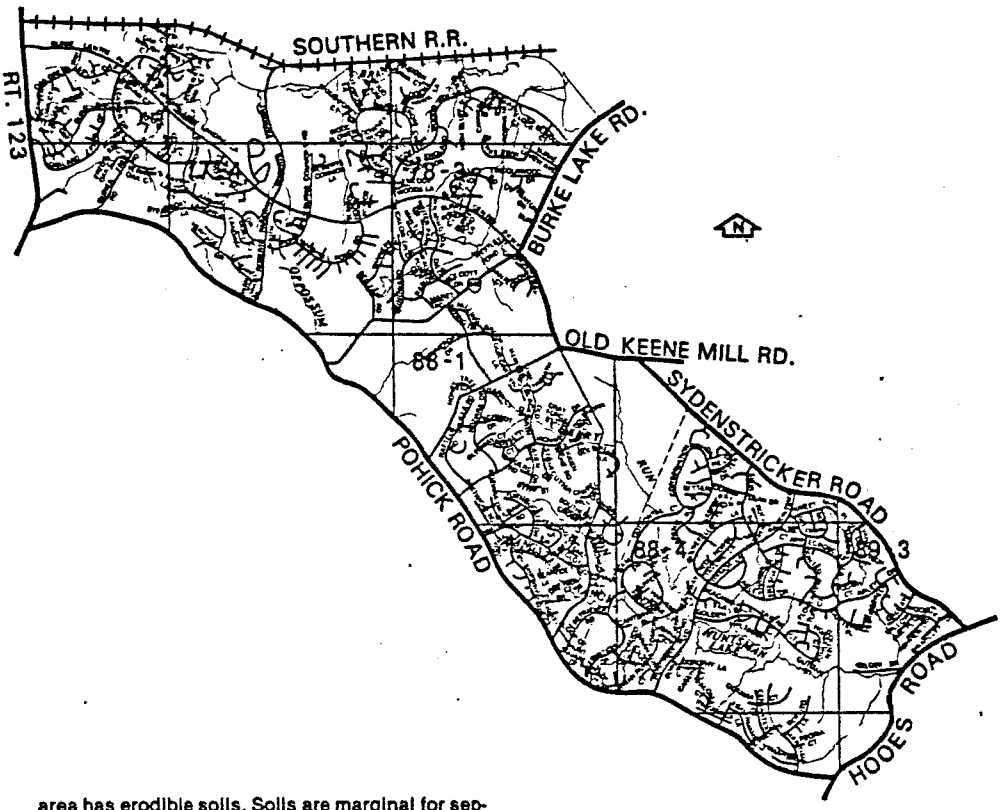
4 FINAL MASTER PLAN



AT THE PUBLIC HEARING CITIZENS MAY VOICE THEIR OPINIONS ON THE PROPOSED PLAN. THOSE COMMENTS & ANY WRITTEN COMMENTS TO THE PARK AUTHORITY ARE CONSIDERED & A FINAL PLAN IS DRAWN. THIS PLAN IS AGAIN PRESENTED TO THE PARK AUTHORITY AT A REGULAR MEETING FOR FINAL APPROVAL. IT IS THEN READY FOR IMPLEMENTATION IN PHASES AS SUFFICIENT FUNDS BECOME AVAILABLE. THE TIME INVOLVED IN PREPARING DETAIL PLANS & SPECIFICATIONS FOR DEVELOPMENT VARIES ACCORDING TO THE PROJECT COMPLEXITY. THEN CONSTRUCTION TIME MUST

P6 MIDDLE RUN COMMUNITY PLANNING SECTOR

B



This sector is in the Pohick watershed adjacent to the heavily developed Inner Pohick (Sector P2). Most of the area north of Burke Lake Road is part of the planned residential community of Burke Centre.

Land Use

Burke Centre, currently under development in the northern portion of the sector, includes a variety of residential densities and local-serving commercial services. Other existing development, which is fairly recent, is comprised of single-family detached dwellings and townhouses. Completion of existing subdivisions and committed development at similar densities will absorb much of the remaining vacant land.

Several local-serving commercial areas are located outside the sector on Old Keene Mill Road and in Springfield.

Transportation

Major access roads in the sector are Route 123, Guinea Road, Pohick Road, Burke Lake Road, Old Keene Mill Road, Lee Chapel Road and Sydenstricker Road. There is bus service to Orange Hunt. Internal circulation is generally good since local streets of urban standards have been provided with recent development. However, there is a lack of connection between subdivisions and many stretches of rural roads still exist between new subdivisions.

Public Facilities

Schools

The following schools are located within the sector: Fairview Elementary, Orange Hunt Elementary, Terra Centre Elementary, and Cherry Run Elementary.

Parks, Recreation and Open Space

The following parks are located within the sector: Burke Ridge, Huntsman, Rolling Valley West, Middle Run Stream Valley, and Pohick Creek Stream Valley.

Adequate open space is needed for walkways to parks and active recreation facilities, particularly for the future population.

Other Public Facilities

Other public facilities located within the sector: Burke Centre Mini Library, LMD shop and property yard, Pohick regional library site, Pohick fire station site, and one elementary school site.

Housing

There are 99 units of below-market housing proposed for the northwestern quadrant of Old Keene Mill Road and Lee Chapel Road under the section 202 and section 8 programs. In addition, 255 units of below-market housing are proposed along Roberts Parkway in Burke Centre under the section 8 program.

Environment

This sector is located within the Pohick Creek watershed and is part of the Potomac estuary critical environmental area. The Pohick watershed ridgeline extends along Route 123 near the western edge of the area. Ridge areas provide visual amenity as they are often associated with scenic vistas. The floodplains and stream valleys of Sideburn Branch and Pohick Creek are located south along the Southern railroad tracks on the northern edge of the Burke area. The Middle Run stream valley is in the southern portion of the area. There are extensive floodplains and half the area has erodible soils. Soils are marginal for septic systems. This area contains many mature deciduous tree clusters, and the dominant feature, the Peyton Run and Cherry Run stream valleys, offer recreational possibilities for the nearby developing portions of the Pohick.

RECOMMENDATIONS

Burke Centre Planned Community

A. Approximately 1,300 acres presently in one ownership and located adjacent to the Southern railroad between Route 123, the South Run and Burke Lake Road are recommended for a new planned community. Small parcels belonging to the project are located north of the railroad on Sideburn Road and Guinea Road in Sector P2. The Burke Centre master plan provides for an appropriate mixture of uses, including single-family, townhouse, low-rise and high-rise residential development, a small village center and a community level center, industrial uses, and park and open space recreation uses. The overall population density is up to 13 persons per acre, according to the RPC zoning category. Two major transportation links will extend through the community for access and circulation: Roberts Road and Pohick Road extended provide for north-south movement and Lee Chapel Road extended provides east-west movement between Burke Lake Road and Route 123. The Burke Centre master plan is included in the Comprehensive Plan by reference.

B. In order to assure the orderly development of the planned community, a phasing plan should indicate construction timetables that coincide with planned and programmed public facilities, whether these facilities are provided by the developer or the public sector.

C. Design features and/or well-landscaped buffering should be incorporated in the Burke Centre plan to assure the compatibility of contiguous residential and nonresidential development.

D. Parcel 77-4 ((1)) 23 is not presently included in the Burke Centre residential planned community. Should this parcel be developed, it would be desirable to include it within the adjacent residential planned community. However, whether the parcel is developed as part of Burke Centre or under conventional zoning, residential use, utilizing single-family detached dwellings at a density of 2-3 dwelling units per acre, is appropriate.

Burke Centre Perimeter Area

A. The area between Guinea Road, Pohick Road, Route 123 and the Burke Centre RPC to include parcels 6A, 7, 8, 9, 10, 11, 12, 13, 14, and 14A on map 77-3 is appropriate for industrial use because of existing industrial zoning and use on some of these parcels and because a creek forms a natural boundary between the subject area and planned residential use to the north. Industrial development in the subject area should provide for visually attractive and appropriately buffered relationships with adjacent areas planned for residential use.

Residential planned community use is an appropriate alternative to industrial use on parcels 16 and 17 only if generous buffer is provided adjacent to the industrial development to protect residential development from any adverse impacts generated by industrial use.

B. Other land in the perimeter of the Burke Centre on the north side of Burke Lake Road (west of Burke Hills), north of the South Run watershed boundary and east of Route 123 is appropriate for the expansion of the Burke Centre RPC or residential development at 2-3 dwelling units per acre. Burke Centre should not extend beyond Route 123, Burke Lake Road or into the South Run. Land in the expansion area only in Main Branch is planned for 2-3 dwelling units per acre. It should be permitted higher density, not to exceed 3-4 dwelling units per acre, only if it is developed as if it were an integral part of the Burke Centre in terms of adjacent densities, circulation, access, buffering, clustering and preservation of natural

and open space. In all cases, non-RPC development must provide necessary and desirable land consolidation, public facilities, environmental protection, and amenities to justify an increase in allowable densities above the 2-3 dwelling units per acre range.

C. The Belleair subdivision should be planned at .2-.5 dwelling unit per acre in order to assure infill at densities compatible with existing development and to help protect the environmental quality of the South Run. One-acre development should be allowed only on existing vacant one-acre parcels as infill to the existing development. Special permit uses or special exception uses, other than those already issued for the Burke Community Church, should not be allowed because of the potentially adverse impacts these can have on the surrounding community.

D. The area between the east edge of the Burke Centre, Burke Hills subdivision, Burke Lake Road and Burke Road is appropriate for 4-5 dwelling units per acre because of existing zoning on the land and because it is contiguous with planned and existing commercial uses in Burke.

E. Low-rise commercial office use is appropriate on the south side of Burke Road between the retail center and the Pohick Creek floodplain (planned for public park and open space), as compatible infill within the commercial center of Burke Village. Commercial development on this land, however, must occur only after Burke Lake Road has been constructed in its entirety on its planned realignment through the village of Burke, which includes a grade separation over the Southern railroad tracks. This will ensure adequate traffic flow through the area at all times.

F. Burke Hills subdivision is recommended for a development density of .5-1 dwelling unit per acre, compatible with present development within the subdivision.

Remainder of the Sector

A. Development should generally continue the residential use and density pattern established in P2, which includes single-family detached dwellings and townhouses. Therefore 2-3 dwelling units per acre is appropriate and recommended. This type of development will act as a transition to conservation, open space and low-density residential uses appropriate in Sector P7.

B. Residential uses can be developed under the planned unit development option to provide a mixture of housing types and to preserve open space.

C. Additional local-serving commercial facilities should be located at Burke and at the existing shopping center on Old Keene Mill Road.

D. Land between Lakewood Hills and Rolling Valley should be planned for compatible, single-family development.

E. Local-serving commercial uses should be located on land currently zoned for these uses.

F. The historic value of Lee Chapel and cemetery should be investigated for possible inclusion in the County's inventory of historic sites.

G. Rolling Valley West Park should be developed in accordance with its master plan.

H. Existing and proposed development surrounding the intersection of Lee Chapel Road and Old Keene Mill Road, together with the difficult horizontal alignment of these two roads, requires that care be taken in guiding future development in this area. The desired goal for this area is to complement existing single-family residential communities with compatible, residential land uses. The proposal to provide housing for the elderly in the northwest quadrant of the intersection is a suitable method of achieving this goal. However, the remaining undeveloped land in the vicinity should be developed in residential use at 2-3 dwelling units per acre utilizing single-family detached dwelling units. Such development should avoid direct frontage on either Lee Chapel or Old Keene Mill Roads and primary access roads should be well set back from the intersection. Higher density residential or commercial use is well provided in the vicinity and therefore not appropriate in this area. Special permit and special exception uses should not generally be permitted due to their detrimental effects on the surrounding area.

Public Facilities

Parks, Recreation and Open Space

A. Acquire community parkland for new development.

B. Develop Burke Ridge Park.

C. Develop Rolling Valley West Park.

D. Develop the South Run District Park.

E. Acquisition of parkland should be considered at Dam Site #8 (Middle Run). Pedestrian access should be provided if parkland is acquired. Consideration should be given to acquiring dedicated or reserved rights-of-way for the old Northern Virginia Expressway or the Pohick Access Road as linear parks to provide this access.

Other Public Facilities

A. Provide a public health clinic in leased facilities within the next decade possibly at Burke.

B. Ensure the availability of adequate facilities and equipment at the Burke Fire Station.

C. An adequate water supply and water distribution system should be provided for fire protection services.

D. Construct a regional library facility on the site of Old Keene Mill Road and Sydenstricker Road.

Environment

A. Preserve the Middle Run stream valley system through dedication and/or acquisition.

B. Acquire parkland along the Opposum Branch and Sideburn Branch stream valleys in accordance with the Fairfax County stream valley policy.

C. Current code provisions, including drainage grading and the removal of vegetation should be followed strictly in the PRC development to protect the headwaters of Pohick Creek tributaries in the Burke area.

D. Tree cover should be preserved where possible for visual amenity, air quality, and noise protection.

E. For land use density and environmental protection policies in the South Run watershed, refer to Sector P7, Pohick Planning District, Land Use Recommendation A and Environment Recommendations A, B and C.

Transportation

A. Construct a four-lane, east-west facility on the general alignment of Hooes Road and Pohick Road, with certain realignments between Ox Road (Route 123) and Backlick Road (Area IV). The facility will connect with the Franconia/Springfield Metro Station. This facility is needed to provide access to the rapidly developing Pohick area.

B. Improve Burke Lake Road to a four-lane facility between Pohick Road and Rolling Road near Braddock Road to provide access from the developing portions of the Pohick to I-495.

C. Consider Burke as a stop for the proposed commuter rail project.

D. Widen Lee Chapel to a four-lane facility between Burke Lake Road and Route 123.

E. Additional transportation recommendations for this sector are included in the Transportation section of the Plan.

Policy 2	Sites for community parks and district parks in the watershed should be acquired in advance of need.
Policy 3	Developers of subdivisions are encouraged to provide suitable recreation equipment and facilities in the parks they dedicate to the county.
Policy 4	First priority for park development should go to undeveloped sites, owned by the county, that are located in intensively developed areas. In this manner, the limited amount of funds authorized for park development will benefit the greatest number of users.
Policy 5	The multipurpose intent of the impoundment sites to be created under the Public Law 566 program should be recognized; and, the water-oriented recreation potential of these impoundments should be developed.
Policy 6	Neighborhood parks should be planned in conjunction with school planning and development. For example, some playground needs of elementary school children can be satisfied at elementary schools. Such multipurpose use of land will result in lower capital and maintenance costs to the county.
Policy 7	Coordination between the School Board, the Park Authority, the Recreation Department, the Department of Public Works, the Northern Virginia Regional Park Authority, the Metropolitan Washington Council of Governments, and appropriate state and federal agencies is encouraged for efficient park planning, programming, development, and management.

Health Facilities

Health facilities include general hospitals, community mental health centers, special hospitals, nursing and convalescent homes, medical and dental clinics, technical laboratories, and facilities for training and research.

The policies in this section deal with the location and implementation of health facilities needed in the Pohick watershed.

The policies do not attempt to cope with the complex health problems associated with rising costs in health care, lack of financial resources, and shortages of trained personnel.

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Don Lederer, Supervisor of Design
Fairfax County Park Authority

DATE: April 6, 1981

FROM: John W. Koenig, Chief, Storm Drainage Branch
Utilities Planning and Design Division

JWK

FILE NO: Department of Public Works
N-098

SUBJECT: Huntsman Lake (PL566 Dam #8) Park Plan

REFERENCE: Your memorandum dated February 11, 1981

After reviewing the proposed Huntsman Lake Park Design Development Master Plan, the following comments are offered:

1. Generally the plan is acceptable and will not conflict with flood control aspects of thelake or the maintenance and dredging operation.

2. The construction of the access road off Dorothy Lane will have to include a provision to tie in the decanting basin access road to be constructed next summer, 1981, off the cul-de-sac at the end of Dorothy Lane.

3. Any park facilities constructed within the impoundment area will require further plan approval by the Department of Public Works. Also, maintenance of these facilities will be the responsibility of the Fairfax County Park Authority. A maintenance agreement similar to the one executed for Dam #4, Royal Lake (copy attached), should be developed jointly and will cover these matters.

4. In response to Louis Cable's request, I have written a short paper on the purpose, functioning, etc., of the decanting basin (see attached).

If you require any further information, please advise.

JWK/bas

Attachments: As Stated

cc: Joseph E. Sunday, Director
Utilities Planning and Design Division

D

HUNTSMAN LAKE (PL 566 DAM #8) MAINTENANCE

The Pohick PL 566 Project consists of constructing seven(7) siltation and flood control impoundments in the Pohick Creek Watershed. This project is jointly sponsored by the Fairfax County Board of Supervisors, the Northern Virginia Soil and Water Conservation District, and the United States Department of Agriculture, Soil Conservation Service. Huntsman Lake, which was completed in 1973, was the second impoundment in Pohick Creek to be constructed under this program. Because the Pohick Plan included a comprehensive flood and erosion management plan for the entire watershed, funds for the construction of the impoundment were made available by the United States Department of Agriculture under the Watershed Protection and Flood Prevention Act as amended (Public Law 566). The Watershed Protection and Flood Prevention Act required that Fairfax County obtain all the land and relocate all the roads and utilities required to implement the dams. The Act also requires Fairfax County to maintain the completed facilities.

In order to maintain these impoundments, not only as dependable parts of the County storm drainage system but also as scenic recreational areas to be enjoyed by the County citizens, it is necessary to perform, periodically, two types of maintenance at these impoundment sites:

- Structure Maintenance - Periodic, yearly maintenance to the dam structure and spillway system is necessary to protect the integrity of the dam and insure its proper functioning. Under Fairfax County's joint agreement with the Soil Conservation Service, the dam and spillway maintenance must be performed by the County and is inspected annually by the Soil Conservation Service.

  Structural maintenance consists of:

  -Mowing the grass on the dam and emergency spillway.
  -Repairing erosion problems on the dam slopes and emergency spillways, as required.
  -Maintaining the concrete principal spillway and pipe outlet works.

- Permanent Pool Maintenance - Additional maintenance to the lake has been recognized as necessary to keep the impoundments viable for recreational and esthetic purposes. This consists of the periodic removal of the silt that will be deposited in the lake from erosion upstream. This type of additional maintenance is not required for the impoundment to function as a flood control facility, but is necessary to prevent the lake from becoming a "mud flat."

  On December 16, 1974, the Fairfax County Board of Supervisors endorsed the concept of permanent pool maintenance and motioned that it be funded out of the County General Fund. The method that was selected to be the least disruptive system for removing silt is by use of a small hydraulic dredge and construction of silt "decanting basins." Under this method, the silt is pumped from the bottom of the lake by the dredge into a drying area called a decanting basin. The decanting basin is a bermed up area with an underdrain system located off to the side of the lake which de-waters the silt. The silt is left to dry for several months and is then hauled away in trucks.

  After investigating all possible sites for the dredging facilities at Huntsman Lake, it was decided to construct the decanting basin on Park property on the south side of the lake. Access for hauling dredged material would be via Dorothy Lane. The dredge launching area would be constructed near the dam's emergency spillway with access off Golden Ball Tavern Court.

  Silt deposition in the lake is most intense during the construction phase of the upstream watershed when it is transitioning from forestland to residential. Large tracts of land are denuded of soil cover and generate great quantities of silt which settle out in the lake.

D

It is estimated that several thousand cubic yards of silt a year have been deposited in Huntsman Lake since its completion. This will probably continue until the development upstream is completed and the stream network stabilizes.

In a like manner the silt must be dredged on an annual basis to keep up with the deposition. Since the lake has not been dredged since its completion in 1973, additional dredgings will be required to clean the lake and restore its original configuration. However, any additional dredging will only be performed subject to available funds. Due to the variables involved, i.e., the silt drying time, funding, and locating disposal areas for the dredged material, a specific schedule cannot be set for the dredging operation.

Under the available funds, the decanting basin and launch facilities will be constructed during 1981-1982. After completion of the decanting basin, the contractor will be required to dredge an initial 4200 cubic yards of silt into the decanting basin. A schedule for removing the silt from the basin has not as yet, been determined.

FAIRFAX COUNTY, VIRGINIA

D

MEMORANDUM

TO: Joseph P. Downs, Director
Fairfax County Park Authority

DATE JUN 4 1979

FROM: J. Hamilton Lambert
Acting County Executive

FILE NO:

SUBJECT: PL-566, Dam Site #4, Memorandum of Understanding

REFERENCE:

SCOPE

The purpose of this memorandum is to define the responsibility for maintenance of the PL 566 Dam Site #4, and its appurtenant facilities. This responsibility is agreed to be held jointly by the Fairfax County Park Authority and the Fairfax County Board of Supervisors.

DISCUSSION

In general, the Board of Supervisors (BOS), through the Department of Public Works (DPW), will be responsible for the maintenance of the dam proper, principal spillway, outlet works, the lake proper, and the silt removal facilities, including all supporting equipment and physical improvements. The dam proper (see sketch) is considered to be the earthfill embankment, and cut section intended for overflow relief during periods of high flow to the dam, usually referred to as the emergency spillway. The principal spillway is the concrete riser structure and the conduit through the dam. The outlet works are the supporting structure at the outfall of the principal spillway, and the energy dissipation measures. The lake proper (see sketch) is the impounded water contained within the shorelines at the normal water surface elevation (287.0), and those portions of the lake bottom designated for dredging.

The Fairfax County Park Authority (FCPA) will be responsible for the maintenance of the remainder of the dam site area and all other facilities and improvements located there.

RECOMMENDATION

The Board of Supervisors will be responsible for:

1. Mowing of grass and maintaining an adequate vegetative cover on the dam proper.
2. Maintenance and operation of the principal spillway and outlet works.
3. Removal of debris in the lake that interferes with the operation of the principal or emergency spillway.
4. Review and approval of any facilities, or physical improvements to be located on the dam proper.

control over the water level and the lake proper. The DPW will periodically dredge certain areas of the lake bottom.

6. Approval of the raising and lowering of the water level. The crank used to operate the gate valve located in the concrete riser will remain under the control and custody of the DPW.

7. Maintenance and operation of all silt removal facilities, equipment, dam proper and related physical improvements. This includes the decanting basins, access roads, screening, fences, gates, and locking devices. The DPW will retain custody and control over the keys to the locking devices. FCPA would share keys to access roads for emergency service and park uses.

8. Restoration of any areas disturbed by the dredging operation.

The Fairfax County Park Authority will be responsible for:

1. Maintenance of all park facilities located within the dam site area, and all areas adjoining the dam proper and lake proper, including the lake shoreline.

2. Mowing and maintenance of the grass on all areas outside of the dam proper.

3. Maintenance and operation of any marina, bulkhead, boat docking or bathing facility built out into the lake proper or along the shoreline.

4. Providing access to the DPW for the purpose of bringing in dredging equipment. This will include allowing access through Park property and along the shoreline so the dredging operation can be staged and performed in a reasonable manner.

5. Removal of any debris floating on the lake proper, or deposited along the shoreline over and above that removed by the DPW.

SUMMARY

It is the intent of this memorandum to define the responsibilities shared by the Fairfax County Park Authority and the Fairfax County Board of Supervisors for the maintenance of the PL 566 Dam Site #4. It is the spirit of this memorandum to provide a framework for the performance of necessary maintenance operations without duplication of effort, or overlapping responsibilities.

The overall management of the dam site area, with the exception of the dam proper, lake proper, and silt removal facilities, will be the responsibility of the FCPA. The DPW will provide a minimum of one month notice prior to the initiation of any dredging operation. This will allow the FCPA to make whatever modifications that are necessary to Park activities that may be affected by the dredging operation.

Any new installation planned by either party that will be located in an area for which the other party is responsible, will be coordinated with that party during the design phase and before the start of construction to insure that it will not be in conflict with any work planned by the other party, and will not be a hindrance to the maintenance and operation functions of the other party.

JHL/fcc

County of Fairfax

Approved:

County Executive

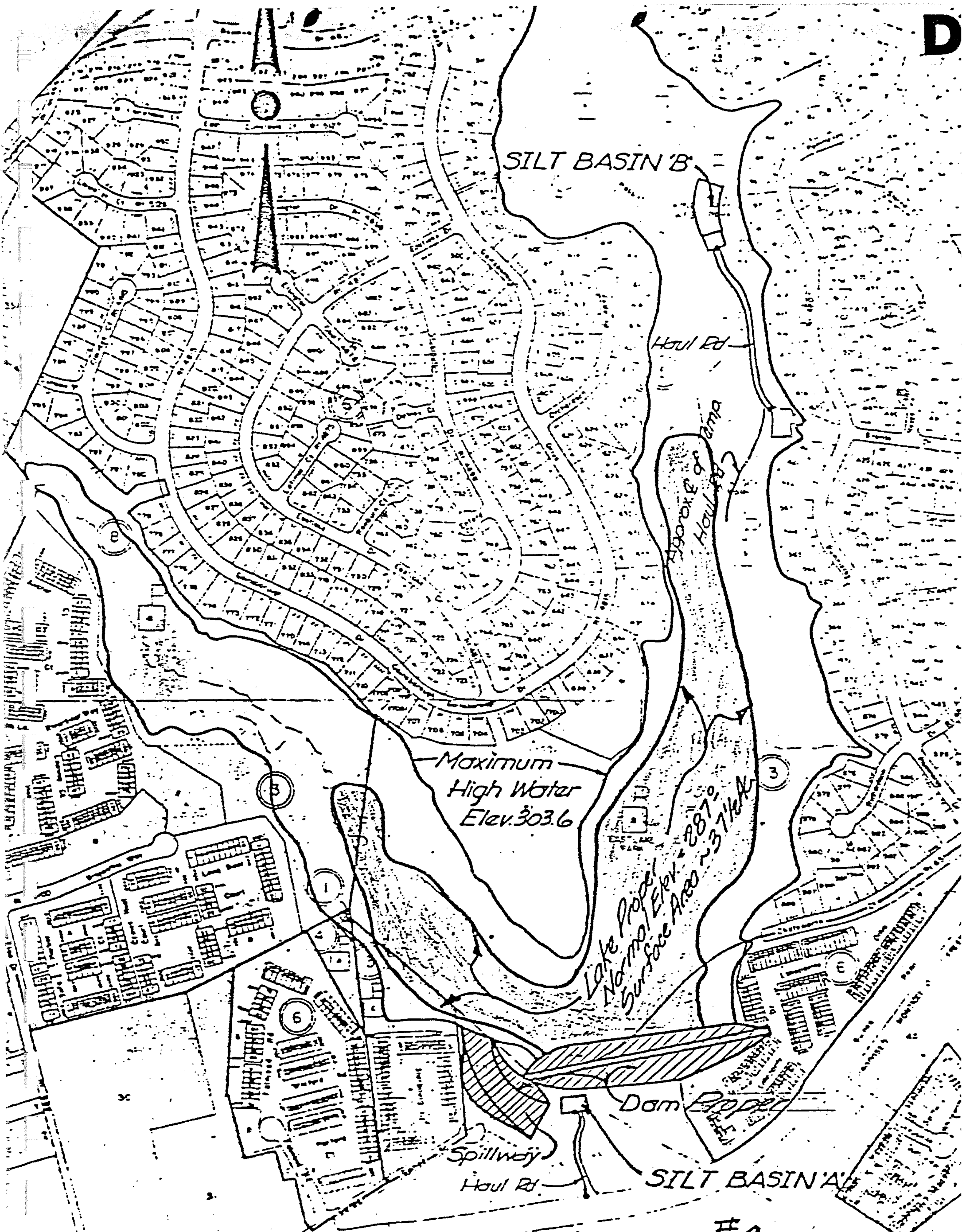
August 20, 1979
Date

Fairfax County Park Authority

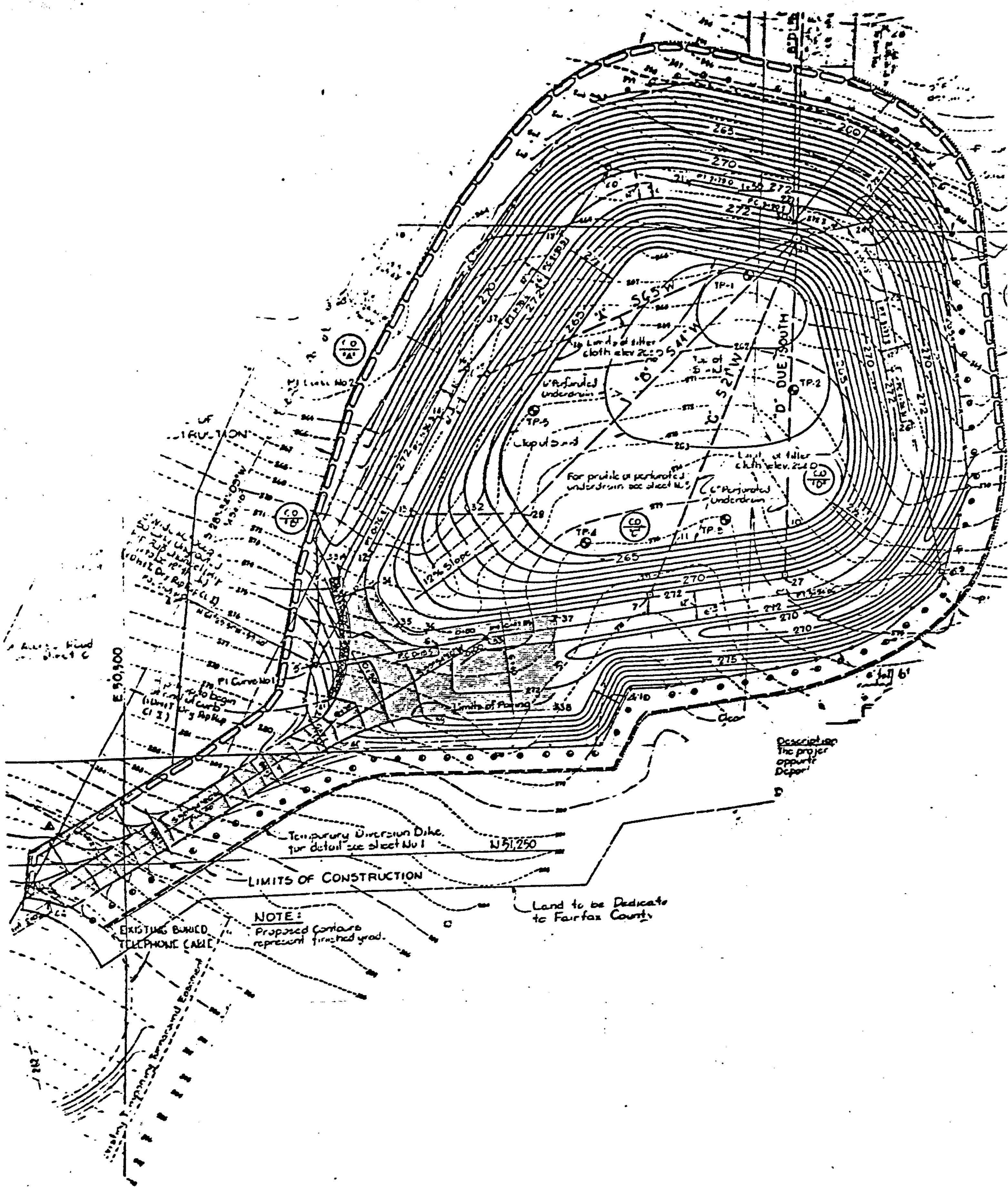
Approved:

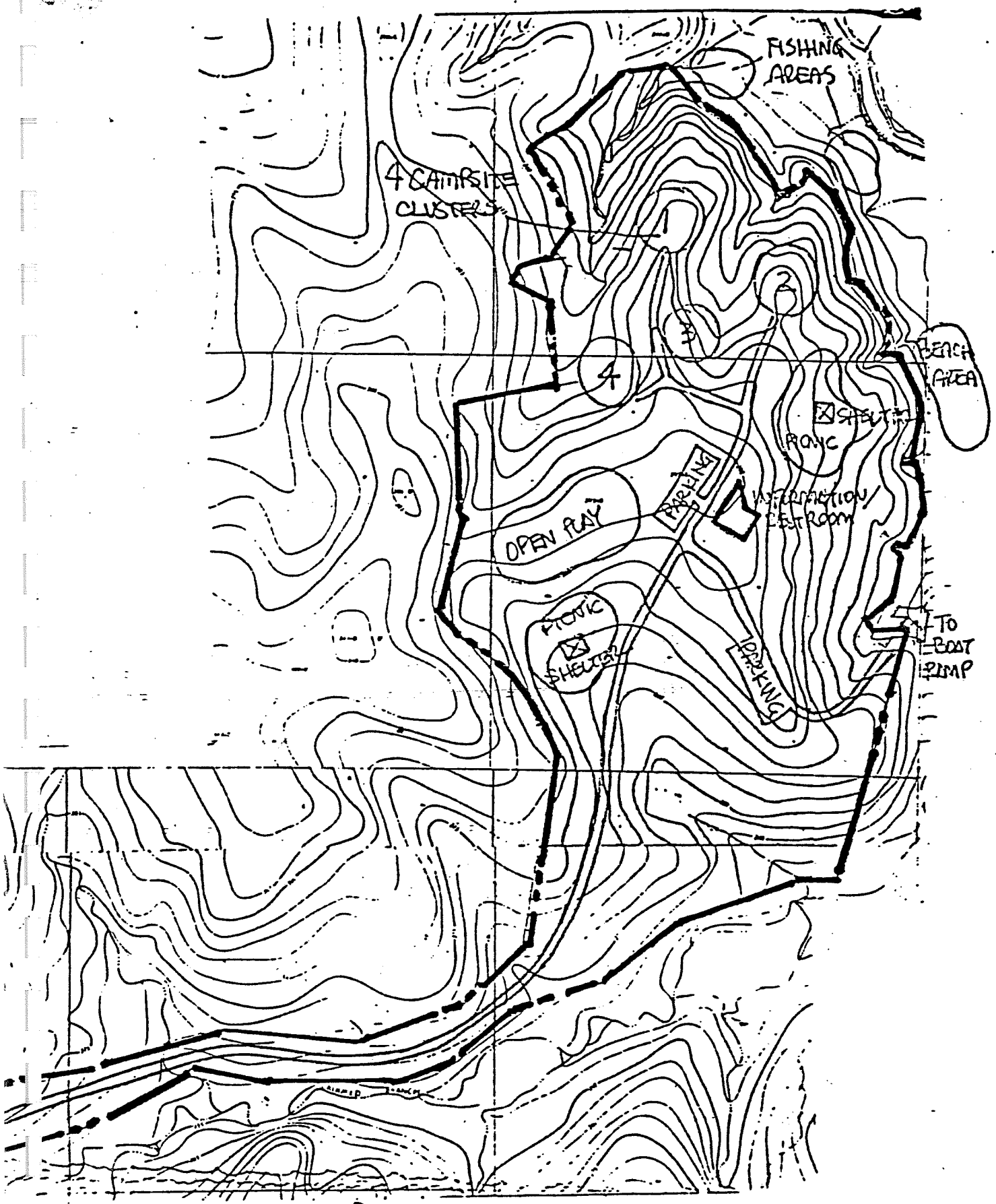
J. Downs, Director
Fairfax County Park Authority

August 10, 1979
Date


D
SILT BASIN 'B'
Haul Rd
Approx. ℄ of Ramp
Haul Rd
Maximum
High Water
Elev. 303.6
Lake Propo.
Normal Elev. ~287.0
Surface Area ~37 Acres
Dam Propo.
Spillway
Haul Rd
SILT BASIN 'A'
#4

E


LIMITS OF CONSTRUCTION
NOTE:
Proposed Contours represent finished grad.
Temporary Diversion Dike, for detail see sheet No 1
N 51,250
E 50,900
Land to be Dedicate to Fairfax County
EXISTING BURIED TELEPHONE CABLE
DUE SOUTH
12% Slope
Limits of Paving
TP-1
TP-2
TP-3
TP-4
TP-5
265
270
272
275
6" Perforated Underdrain
For profile of perforated underdrain see sheet No 5
Access Road see sheet C
PI Curve No 1
PI Curve No 2
Description
The projec



BASED ON CONCEPTUAL PLAN DRAWN NOV. 1979

DAM SITE 1 - RECREATION LAKE

0 FEET 200

SCALE

G

9222 Paloma Lane
Springfield, VA. 22153
June 26, 1984

David Jillson
Architect
Fairfax County Park Authority
4030 Hummer Road
Annandale, VA. 22003

Dear Dave,

In reply to your letter of June 15, 1984, the Lake Forest Community Association has no immediate plans for development of our 7 acre parcel north of Paloma Court.

At some time in the future, we hope to build a pool and tennis courts on the site, but high interest rates for construction loans make such plans infeasible within the next year or two.

If you have any other questions concerning our association's plans, please feel free to inquire.

Sincerely,

Thomas J. Bak

Thomas J. Bak
Vice President,
Lake Forest Community Association

3. The County shall have the right to trim, cut and remove trees, shrubbery, fences, structures or other obstructions or facilities in or near the easement being conveyed, deemed by it to interfere with the proper and efficient construction, operation and maintenance of said right-of-way; provided, however, that the County at its own expense shall restore, as nearly as possible, the premises to their original condition, such restoration including the backfilling of trenches, the replacement of fences and the reseeding or resodding of lawns or pasture areas, but not the replacement of structures, trees, shrubbery or other obstructions.

4. The Owners reserve the right to make any use of the easement herein granted which may not be inconsistent with the rights herein conveyed, or interfere with the use of said easement by the County for the purposes named; provided, however, that the Owners shall not erect any building or other structure, excepting a fence parallel to the road, on the easement without obtaining the prior written approval of the County.

5. This easement shall be null and void at such time as permanent access is provided to Parcel H-1, Section Four-A, Lakewood Hills at the location of this easement.

WITNESS the following signatures and seals:

THE FAIRFAX COUNTY PARK AUTHORITY

James F. Wild
Attest

By: Estelle S. Hadley (SEAL)

STATE OF VIRGINIA,
COUNTY of FAIRFAX, to-wit:

I, Richard W. Jones, a Notary Public in and for the County of FAIRFAX, State of VIRGINIA, whose commission as such will expire on the 18th

H

Huntsman Pk.

PERMANENT TURNAROUND EASEMENT AGREEMENT

THIS PERMANENT TURNAROUND EASEMENT, made and entered into this 24th day of July, 1979, by and between THE FAIRFAX COUNTY PARK AUTHORITY, party of the first part, also called Owners, and THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA, a body corporate, party of the second part, also called County.

WITNESSETH: That for and in consideration of the sum of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, the Owners do grant and convey unto the County, its successors and assigns, a permanent turnaround easement for grading and public street purposes, said easement being more particularly bounded and described on the plat showing Parcel H-1, Section Four-A, Lakewood Hills, which plat is recorded in Deed Book 5062 at page 604, among the land records of Fairfax County, Virginia. The easement is subject to the following conditions:

1. All appurtenant facilities installed in the easement and right-of-way shall be and remain the property of the County, its successors and assigns.

2. The County and its agents shall have full and free use of the said easement and right-of-way for the purposes named, and shall have all rights and privileges reasonably necessary to the exercise of the easement and right-of-way including the right of access to and from the right-of-way and the right to use adjoining land of the Owners where necessary; provided, however, that this right to use adjoining land shall be exercised only during periods of actual construction or maintenance, and then only to the minimum extent necessary for such construction and maintenance, and further, this right shall not be construed to allow the County to erect any building or structure of a permanent nature on such adjoining land.

day of MARCH, 1980, do hereby certify that this day personally appeared before me in my County and State aforesaid Estelle R. Holley 2nd James F. Wild, whose name(s) ~~is~~/are signed to the foregoing and hereunto annexed agreement bearing date on the 24th day of July, 1979, and acknowledged the same before me.

GIVEN under my hand the 1st day of August, 1979.

Notary Public as aforesaid

day of MARCH, 1980, do hereby certify that this day personally appeared before me in my County and State aforesaid Estelle R. Holley and James F. Will, whose name(s) ~~is~~/are signed to the foregoing and hereunto annexed agreement bearing date on the 24th day of July, 1979, and acknowledged the same before me.

GIVEN under my hand the 1st day of August, 1979.

Notary Public as aforesaid

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: David Jillson
Fairfax County Park Authority

DATE: May 31, 1984

FROM: Larry K. Johnson
Soil Scientist

FILE NO:

SUBJECT: General Soils Analysis of Huntsman Park

REFERENCE: TM: 88-4-001-H1
88-4-009-612

In accordance with your request, I am providing a summary of soil conditions on the Huntsman Park

The summary is based on existing soil survey information for the sites.

The soil survey map and the appropriate soil descriptions are enclosed. Since a development plan has not been provided for the site, I will address the general soil characteristics of each soil type.

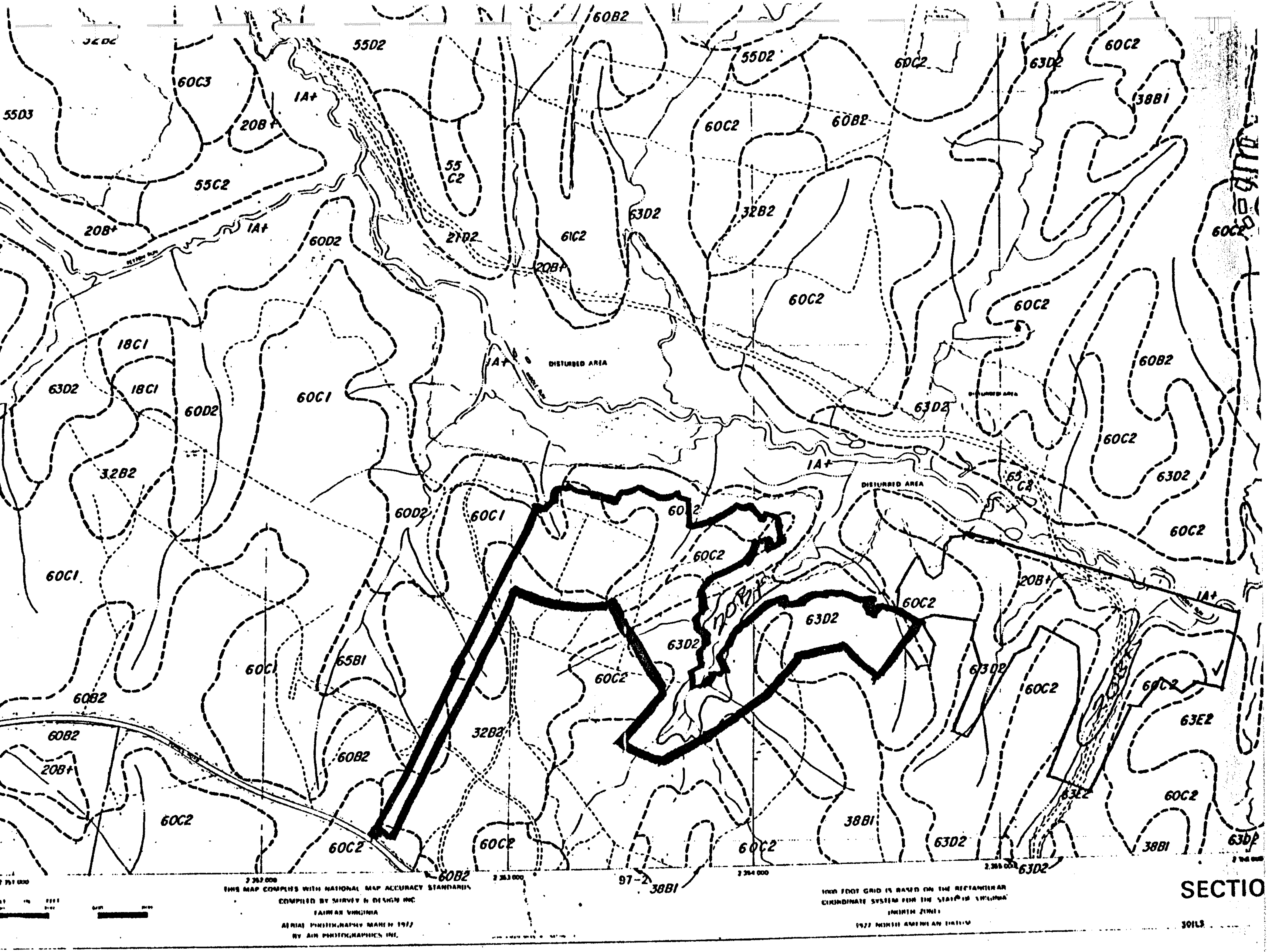
The soils on the sites have developed primarily in residium of granite and gneiss rock. The predominant soil series on the ridgetop and sideslope areas are the Appling (60), Louisburg (63), Fairfax (32). The ground slopes throughout these soil areas are approximately 5 to 25 percent.

The Appling, Louisburg and Fairfax soils are well suited for park use. They have good internal drainage characteristics, have good bearing values, have good trafficability, and have stable slopes.

The Meadowville (20) and Mixed alluvial (1A+) soils are in low drainageway or flood plain positions and are subject to surface water flow during and after heavy rainfall. The mixed Alluvial soils are within the 100-year flood plain. Both of these soils have seasonally high water tables near the ground surface during wet periods of the year.

LKJ:ms

Enclosures: 7



60B2
55D2
55D3
60C3
1A+
20B+
55C2
55
C2
55D2
60C2
60B2
63D2
38B1
32B2
20B+
1A+
60D2
21D2
61C2
20B+
60C2
60C2
18C1
18C1
63D2
60D2
60C1
1A+
DISTURBED AREA
60B2
63D2
60C2
32B2
1A+
DISTURBED AREA
65
C2
63D2
60D2
60C1
60C2
60C2
60C1
20B+
1A+
60C2
63D2
63D2
65B1
60C1
60C2
63D2
60C2
60C2
60B2
60B2
63E2
20B+
32B2
60B2
60C2
63E2
60C2
60C2
60C2
38B1
60C2
63D2
38B1
60B2
97-2
38B1
63D2
2 352 000
THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
COMPILED BY SURVEY & DESIGN INC
FAIRFAX VIRGINIA
AERIAL PHOTOGRAPHY MARCH 1977
BY AIR PHOTOGRAPHICS INC
2 353 000
2 354 000
2 355 000
1000 FOOT GRID IS BASED ON THE RECTANGULAR
COORDINATE SYSTEM FOR THE STATE OF VIRGINIA
(NORTH ZONE)
1927 NORTH AMERICAN DATUM
SECTIO
SOILS

LEGEND

MAJOR SYMBOLS SHOWN ON SOIL MAPS OF FAIRFAX COUNTY, VIRGINIA

Soil number - Glenelg silt loam - 55B2
Slope - 2 to 7 percent - 55B2--B
Erosion - moderate - 55B2-2

SLOPE SYMBOLS

A - 0 ± 2 Percent
B - 2 - 7 Percent
C - 7 -14 Percent
D -14--25 Percent
E -25 Percent and over

EROSION SYMBOLS

\+ - Soil accumulation
1 - Slight erosion
2 - Moderate erosion
3 - Severe erosion

PLANIMETRIC DETAIL AND SOIL SYMBOLS

State Boundary Line
County Boundary Line
Fort Belvoir Reservation
Roads to Houses
Hard Surface Roads
Unsurfaced Roads
Trails
Railroad, single track
Railroad, double track
Railroad, abandoned
Fence
Powerline
Oil, Gas or Water Line
Sanitary Sewer
Building (church, school, other)
Cemetery

Soil Boundary Line
Permanent Stream
Intermittent Stream
Shallow Drain
Gully
Wet Spot
Spring
Marsh or Swamp
Lake or Pond
Escarpments
Made Land, cut or fill
Rock Outcrop
Loose Stone
Gravel

Fairfax County Soil Survey Office
Larry K. Johnson, Soil Scientist
691-2259

APPLING GRITTY LOAM

SOIL NUMBERS

60B1, 60B2
60C1, 60C2, 60C3
60D1, 60D2, 60D3

DESCRIPTION

A deep well drained soil; developed from weathered products of granite, and granite-gneiss; occupies broad gently sloping convex ridgetops and sideslopes.

SURFACE SOIL

Light yellowish brown to brown very friable gritty loam to sandy loam, 6 to 12 inches thick. Fine gravel and white quartz boulders are scattered over the surface and imbedded in the soil in many places.

SUBSOIL

Yellowish red to strong brown, friable to firm clay, usually 3 to 5 feet thick. Moderately slow subsoil permeability.

SUBSTRATUM

Yellowish-red, friable clay loam or sandy clay loam, weathered granite and granite gneiss saprolite; impermeable clay seams sometimes extend several feet into weathered saprolite; depth to hard rock usually 15-30 feet or more.

OTHER CHARACTERISTICS AND PROPERTIES

Very strongly acid, ; low in organic matter content and natural fertility; Permeability: moderately rapid in the topsoil, moderate to moderately slow in the subsoil, and moderate to rapid in the substratum. Subsoil is sticky and plastic when wet.

Because of map scale - a considerable amount of Colfax loam (65) soil is included in concave landscape positions, especially in heads of drainageways, saddle positions, and along footslopes. Runoff is moderately slow to moderately rapid. Erosion potential is moderate to moderately severe when vegetative cover is removed.

ENGINEERING SUITABILITY

Good for source of fill material
Good for foundations
Marginal to good for septic tank drainfields
Good for basements, cemeteries, sanitary landfills, roadways
Good for lawns, shrubs
Topsoil is good for use in landscaping.

PROBLEM SUMMARY:

Subsoil permeability may limit the use of septic tank drainfields - (deep systems, greater than 6 feet, are often required). Ponds and lagoons may require lining because of rapid permeability of the substrata. Subsoils are sticky, plastic, and difficult to compact and move when wet.

Fairfax County Soils Survey Office
3945 Chain Bridge Road
Fairfax, Virginia 22030
PH: 691-2259

Revised: 12/18/80
JEB

1 (0-2%) - MIXED ALLUVIAL LAND - FLOOD PLAIN

This soil is derived from recent soil materials which have washed from the uplands and deposited along the stream bottoms. It consists mainly of somewhat poorly and poorly drained soils and mixed soil materials including very sandy areas and gravelly bars. In some places there are thin layers of brown silt loam and fine sandy loam materials over strata of gravel. It is subject to frequent flooding and needs drainage in many places for both farm and urban uses. The soil is acid in reaction in most places.

SUITABILITY:

This soil is best adapted to permanent pasture or forests. Vegetables can be grown on some small areas. All of this soil is in the flood plain and presents a flooding hazard for home sites or other building sites. The high water table of this soil and frequent flooding makes it unsuitable for septic tank sewage disposal systems. The sandy and gravelly areas of the soil rate good for road and street subgrade material. The areas of silty and silty clay material rate poor for road and street subgrade material.

Revised: JKL 6/27/80

20B (2-7% slopes) - MEADOWVILLE SILT LOAM

Meadowville silt loam is a deep, brown moderately well drained, friable, fertilie soil that is derived from recent colluvial materials which have washed out of the Glenelg, Elioak and Manor soil areas. It occurs in depressions at the heads of drains and along upper drainageways. It has a brown surface soil 16 to 24 inches thick and gray and brown mottles are usually present in lower subsoils. Natural fertility and water holding capacity are moderate to high. Workability is good and productivity is high under good management. The reaction is strongly to medium acid. (pH 5.0 - 6.0).

SUITABILITY:

These soils accumulate seepage water from the surrounding slopes and have a high water table during wet seasons. This soil rates poor for septic tank sewage disposal systems, road subgrade material and marginal to poor for building support. Dwellings with basements should not be constructed in these soil areas unless peripheral exterior foundation drains that outlet to daylight are provided.

This soil is well suited for most crops grown in the county, especially vegetables.

Fairfax County Soil Survey Office

Revised 4/17/81

LOUISBURG COARSE SANDY LOAM

SOIL NUMBER

63C2, 63C3
63D2, 63D3
63E2

DESCRIPTION

A shallow, porous, excessively drained soil developing on hilly slopes underlain by granite rock materials. The subsoil is very thin or absent in most places. Relatively hard rock usually occurs between 2 and 3 feet depth.

SURFACE SOIL

Yellowish brown, very friable, sandy loam 6-15 inches thick: moderately rapid to rapid permeability.

SUBSOIL (if present)

Yellowish brown to yellowish red, friable sandy loam to sandy clay loam; 6-12 inches thick. Moderate to moderately rapid permeability.

SUBSTRATUM

Yellowish brown to yellowish red, very friable sandy loam weathered granite rock materials; usually high in quartz sand or "grit" and has a noticeable amount of mica; depth to hard rock 1-4 feet.

OTHER CHARACTERISTICS AND PROPERTIES

Very strongly acid and low in organic matter content and natural fertility. Permeability: rapid to very rapid, surface usually covered by 5 to 35% outcrops and loose stone. Subject to droughtiness. Surface runoff rapid. Excavations may require blasting.

ENGINEERING SUITABILITY

Good for use as fill material (though limited)
Good for foundations
Good to marginal for roadways
Poor to marginal for septic tank drainfields (limited areas may have weathered deeply enough for septic drainfield suitability)
Poor for basements, cemeteries, sanitary landfills.
Poor for lawns, shrubs, gardens
Topsoil is fair for use in landscaping.

PROBLEM SUMMARY

Shallowness to hard granite rock (1-4 feet usually); droughtiness; hilly slopes - limit suitability for lawns, gardens, crops, and many engineering uses.

Fairfax County Soil Survey Office
3945 Chain Bridge Road
Fairfax, Virginia 22030
PH: 691-2259

Revised 12/18/80
JEB

Fairfax County Park Authority

M E M O R A N D U M

To: Karl Keleman **Date:** May 9, 19

From: Gene Biglin

Subject: Site Survey-Huntsman Park

Huntsman is a 29.5 acre park located in Springfield Magisterial District. Access may be gained from Pohick Road. Although technically not part of the park, Huntsman Lake boarders the property and will greatly influence the master planning process.

The entire site is covered by a hardwood forest. Composition includes; Red Maple, Red Oak, White Oak and Tulip Poplar with a few scattered Virginia Pines. The understory is almost impenetratabl due to the dense distribution of saplings (dbh<3in.) of the same composition mentioned above.

Topography varies from gentle slopes to steep, especially as one approaches the shoreline of Huntsman Lake.

The area shows little sign of adverse human impact, but walking trails exist at the lake's shoreline.

Of special note are the extensive signs of beaver activity including dams, lodges, cuttings and the Canada Goose nest site near the proposed boat launch. I do not believe that there will be any disruption of their routine if the launch area remains at the site which is presently being considered.

Due to the size of the site and its topography, I would recommend that development be similar to that of Royal Lake and include hiking trails, picnic areas, boat rentals and a limited number of tennis and multi use courts.

There are definite possibilities for an interpretive trail around the lake if we can obtain the proper agreement for use of the shoreline property owned by the D.P.W.

cc; Aldridge/Beckner

kf

be forwarded with any such reports.

I. GENERAL INFORMATION

Site Name Huntsman Tax Map # 88-4 Acres 29.5 Mag. District SMD

Street Location/Access

Naturalist District 1 Planner Assigned Kelemen

II. NATURAL FEATURES

A. Rate on the following chart with a scale of 0-4 the dominance of natural features (vegetation type) and using the same scale, the potential of public use.

Features	Scale	Potential Use			
		Aesthetic	Wildlife	Interpretive	Recreation
Conifer Forest					
Hardwood Forest	100	2	3	2	3
Mixed Forest					
Open Field					
Managed Field					
Reverting Field					
Stream Valley					
Marsh					
Swamp					
Pond/Lake					
Other					

Note any particular items deemed important regarding IIA.

Although technically not part of the Huntsman Park parcel, Huntsman Lake is immediately adjacent and would recieve a rating of 4 in all of the above categories.

5/77

Using established soils data, provide a listing of dominant soil series on the site and a brief description of characteristics.

Soil Series: 1 not known, 2 _____, 3 _____
4 _____, 5 _____, 6 _____

Description:

C. Topography: Provide a brief description of the topography of the site.

Topography varies from gentle slopes to steep, especially as you approach the lake.

III. Environmental Problems

On a scale of 0-4 (4 indicating major problem), rate the following environmental conditions (problems).

Condition	Known	Suspected	Unknown
Erosion	0		
Water Quality	0		
Impact (Human)	1		
Litter	1		
Vandalism	0		
Illegal Use	1		
Other			

Note any particular information deemed important regarding III.

Presently the site has very few environmental concerns.

OTHER: Indicate by checkmark those items which apply to the site/area

On-site features		Adjacent lands		Nearby Parkland Facilities (1 mile)			
Roads		Open space		Tennis		Trails	X
Trails		Sing. Fam. Homes	X	Ballfields	X	Walkways	
Public Easement	*	Townhouses	X	Playground	X	Swimming	
Houses		Apartments		Tot Lot	X	Nature Trails	X
Other Buildings		Business		Picnic	X	Cons. Area	X
Private Dump		School		Multi-Use Ct.		Other	
				Shelter	X		
				Restrooms	X		
				Parking Lot	X		
				Fishing	X		
				Boating	X		

* Appears to be an easement in the S.E. corner of property (near cervantes-Court).

* Facilties above include South Run development and Burke Lake.

Briefly describe initial impressions of the site:

Area is barely penintrable due to dense ~~industry~~ understory which consists almost soley of saplings averaging 3 inches dbh of Tulip Poplars, Red Maple, Red and White Oaks.

Briefly describe any special features of the site:

Huntsman Lake, a P.L. 566 project, boarders Huntsman Park and is an important focal point.

Recommended public use (recreational/interpretive):

Boating, fishing, Hiking, and small amounts of active recreation e.g. tennis-multi use courts.

Recommended further actions (Conservation Division):

None	
Baseline Survey	
Interpretive Plan	X
Managed Cons. Area	

This report will be filed with a cover memorandum by the senior staff member assigned to the site survey. Copies of the report/memorandum will be furnished the: Division Superintend Chief Naturalist, Naturalist District files. Original report/memorandum will be forwarded to the Planner assigned to the project (by name).

Site Survey Completed 5-19-80 (DATE) Gene Bayline (BY)

K

QUESTIONNAIRE
FAIRFAX COUNTY PARK AUTHORITY
HUNTSMAN PARK

Now that you have read the section "How Are Parks Designed?", the Fairfax County Park Authority would like to ask your help in the long range planning of Huntsman Park. This questionnaire is intended to provide you with a chance to participate in the park planning process. As a potential user of this park, we are interested in your ideas on how it can be improved to provide the type of recreational experience you desire.

Our primary objective is to meet the needs of the majority of community residents. Your response is necessary to assure that the survey accurately reflects these needs. After you have read the background material provided, we ask that you answer the questions. Only one questionnaire per family should be completed, so that the results will be valid.

* * * * * * * * * * * * * * * * * * * *

Huntsman Park is located at 7205 Reservation Drive in the Springfield Magisterial District and can be entered from Reservation Drive. Huntsman Park is a community type park, defined as: Community Parks are locally serving, designed to encourage short term visits. They are convenient and accessible to pedestrian or bicycle traffic. Community parks are small, serving the County's numerous neighborhoods and generally range up to twenty-five acres in size. Facilities generally provided in community parks include playgrounds and tot lots, athletic fields, basketball and tennis courts, picnic, sitting and open play areas, walks and trails, shelters with rest room facilities, and parking lots. Sometimes they have lighted facilities, or are wooded and suitable for only passive uses. Huntsman Park, 29.1 acres in size is a steeply sloping wooded parcel, bordered by Huntsman Lake to the north and single family homes to the south and west. The steep slopes will prohibit large flat areas, such as athletic fields, however, these will be provided at nearby Rolling Valley West and South Run Parks. The site will likely accommodate family-oriented activities such as picnicking, hiking, boating, etc.

* * * * * * * * * * * * * * * * * * * *

The Fairfax County Park Authority appreciates your assistance in the planning process. Please respond to the questions and return this questionnaire to the Fairfax County Park Authority by May 2, 1980. The project coordinator for this park is Carl R. Kelemen, Landscape Architect with the Park Authority. —

K

NOTE: Prior to completing this questionnaire, we would suggest a visit to the site. You might even consider completing this questionnaire while there, as it will help you to visualize your ideas for the park.

1. Indicate the number of persons, by age group, residing in your household.

   0-5 yrs.___ 6-12 yrs.___ 13-20 yrs.___ 21-45 yrs.___ 46-60 yrs.___ Over 60___

2. Which one of the following statements best describes your feelings concerning Huntsman Park? (Circle only one choice. If choosing item (c), indicate facilities desired.)

   a. I/we do not need any change in Huntsman Park. (If circled, go to question no. 3.)

   b. I/we only need minimal improvements, i.e., upgraded by seeding, planting, trails, benches. (If circled, go to question no. 3.)

   c. I/we need the following recreational facilities in the park:

_____	Tot lot (preschool)	_____	Nature trail
_____	Tennis court	_____	Open play
_____	Multi-use court	_____	Parking
_____	Horseshoe	_____	Picnic
_____	Marina	_____	Shelter
_____	Fishing	_____	Shuffleboard
_____	Horse trail	_____	Play apparatus (school age)
_____	Hike/bike trail		

   Other ideas _____

3. What do you see as the best trail/vehicular access points?

4. Which Fairfax County Parks do you use most often? List: _____

5. In general, what do you think of the parks in your area?

K

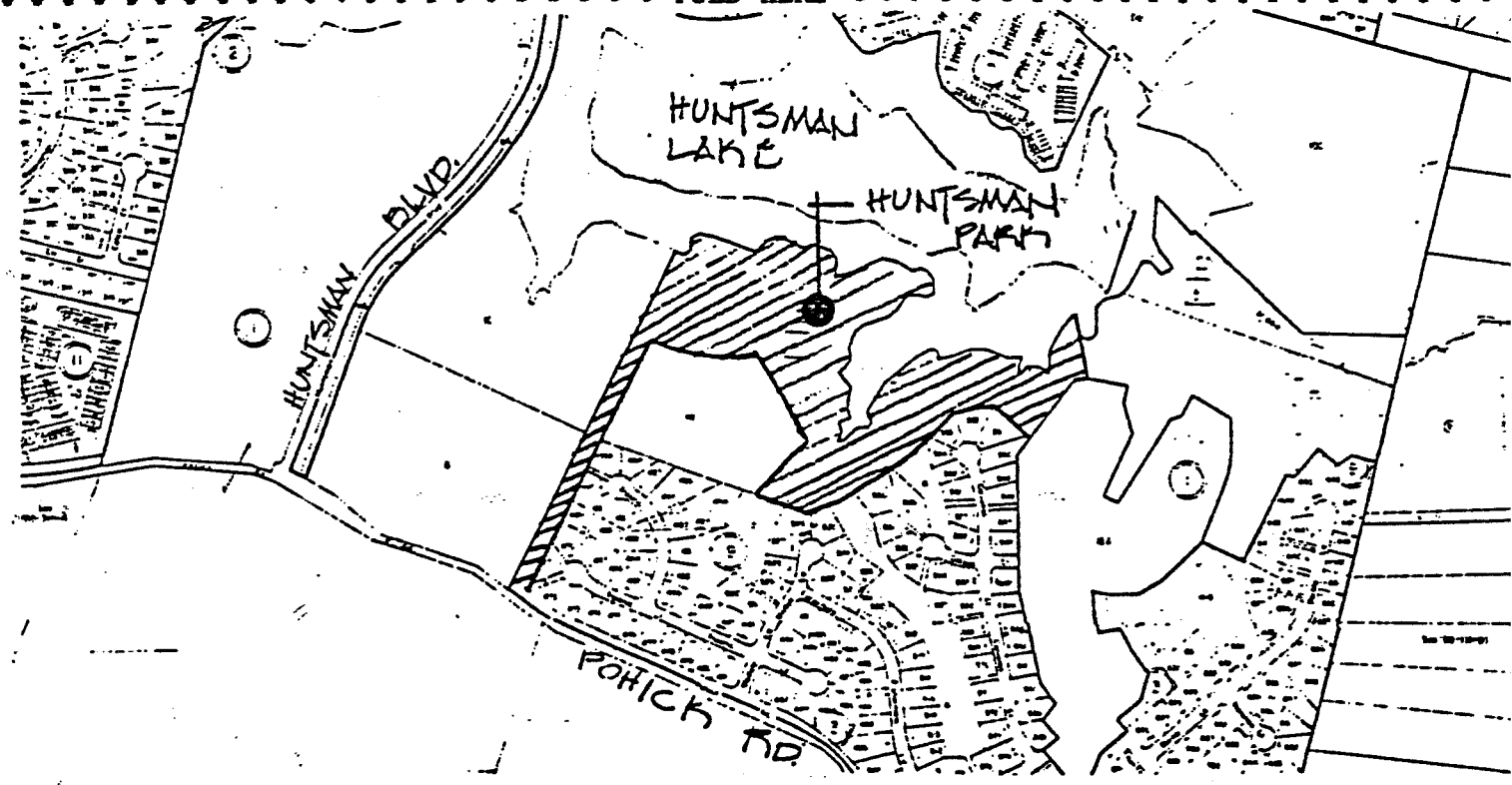
Your answers will be considered, along with technical data, toward compilation of a preliminary master plan defining possible future use and improvements in the park. The resulting preliminary master plan will be presented at a public hearing to be held at a school in your area. If you would like to be notified of this hearing, *please print* your name and address below.

Name _____

Address _____
(street no. and name) (city) (zip code)

Thanks for helping us master plan your park!

FOLD HERE



FOLD HERE

RK

TO: Fairfax County Park Authority
4030 Hummer Road
Annandale, Virginia 22003

POSTAGE REQUIRED FOR DELIVERY

FROM:

L

FAIRFAX COUNTY, VIRGINIA

DEPARTMENT OF RECREATION AND COMMUNITY SERVICES (DRCS)

MEMORANDUM

TO: David Jillson, Landscape Architect FCPA DATE 8/21/84

FROM: Leonard B. Gunsior, Asst. Director

FILE NO:

SUBJECT: Master Plans for Huntsman Lake Park

REFERENCE:

After reviewing subject site, the following recommendations are submitted for your consideration: Huntsman Lake Park, a heavily wooded site, should be developed for active and passive recreation use. It is suggested that one (1) soccer/football field, a multi-use court, two (2) tennis courts, an exercise area, creative play/picnic area, trails for walking, jogging and biking, as well as adequate parking be placed on this site.

Presently, there is an inadequate supply of soccer fields to satisfy community needs County-wide and especially in the West Springfield/ Burke areas. Any additional soccer facilities which can be developed at Huntsman Lake Park or other parklands anywhere in the County will assist greatly in our efforts to provide minimum practice opportunities to all programs.

LBG:br

cc: Louis A. Cable, Asst. Director, Fairfax County Park Authority

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Donald F. Lederer, Superintendent
Design Division
Fairfax County Park Authority

DATE: February 26, 1981

FROM: Edward R. Chatelain, Archaeologist
Fairfax County Archaeological Survey

FILE NO:

SUBJECT: Huntsman Lake Park Preliminary Archaeological Survey

REFERENCE:

A map review and a preliminary archaeological survey was conducted of Huntsman Lake Park on February 25, 1981. It does not appear that there are any significant archaeological sites within the areas designated for construction on the master plan. However, this does not preclude the possibility that deeply buried archaeological resources may be located on the park. In the event that historic or prehistoric artifacts are discovered during construction, please call our office.

ERC:bak

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Joseph Downs, Director
Fairfax County Park Authority

DATE: July 18, 1984

FROM: Shiva K. Pant, Director
Office of Transportation

FILE NO: 10-2

SUBJECT: Huntsman Park (Pohick Road, Tax Map 88-4)

REFERENCE: Memorandum dated June 18, 1984 from David Jillson

Please be advised that this Office has reviewed your request for assistance in recommending vehicular access to Huntsman Park. As addressed in your statement, options for access are available from Dorothy Lane via Huntsman Boulevard and from Pohick Road. Access may also be made available by way of an ingress/egress easement across parcel 8 owned by Giant Food.

Direct access from Dorothy Lane to the park site is available. This access traverses a residential community. The Institute of Transportation Engineers manual entitled Trip Generation, gives an average of 5.1 daily trips per acre for County park use. Huntsman Park, being located on approximately 16 acres, may generate approximately 80 vehicles per day.

There are 45 single-family lots which are accessed via Dorothy Lane. Therefore, this Office would estimate that this street would carry approximately 450 vpd. The addition of 80 vpd from the park would result in an increase of about 18% on this street. However, while this increase may be noticeable to adjacent residents, the capacity of Dorothy Lane should be adequate to accommodate this volume according to the Public Facilities Manual standards under which this road was built. At the time of road construction, a pavement section was provided on Dorothy Lane to accommodate up to 750 vehicles per day.

Pohick Road in the vicinity of the site is planned to be widened to a four lane divided section to coincide with the Springfield Bypass. The Springfield Bypass, planned to be a municipal arterial, will provide limited access to adjacent sites. Median breaks to provide left-turn access, as well as direct entrances, will be kept to a minimum. The proposed entrance to the subject site and to parcel 8 from the Bypass may not be provided. This Office, therefore, would recommended that the Springfield Bypass not be used to provide access to individual land uses such as the proposed park.

Please let me know if further information is required.

SKP/vna

cc: David Jillson, FCPA

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: David S. Jillson, Landscape Architect
Design Division, Fairfax County
Park Authority

DATE: July 17, 1984

FROM: John W. Koenig, Director
Utilities Planning and Design Division

FILE NO:

SUBJECT: PL 566 Dam Site #8, Huntsman Lake

REFERENCE: Your memo dated June 12, 1984

This is in response to your memo dated June 12, 1984, concerning the proposed Huntsman Lake Park at the above site. In your memo you requested written confirmation of the unsuitability of proposed vehicular access across the dam. We have reviewed your comments and concerns with the Maintenance and Construction Division, Department of Public Works (DPW) and our response is as follows:

1. Concerning the issue of accessibility during design high water operation (elevation 285.4), we reviewed the overall operation of the dam and emergency spillway. If this high water elevation occurs the emergency spillway would begin receiving flows and passing it downstream. This would impede vehicular traffic on a roadway passing through the spillway and cut off access at this location.

2. The emergency spillway was not designed to accomodate a roadway. A redesign to incorporate a roadway would change the hydraulic and operational characteristics of the emergency spillway. The slopes would be flattened to provide proper vertical alignment of the roadway. Additionally, safety requirements would require installation of guard rail along the roadway. This could collect debris and affect the hydraulic performance of the spillway. This principle of flow blockage could occur if vehicles were parked on the emergency spillway.

3. Dredging operations, when required, would conflict with vehicular traffic in this area. Maintenance and Construction Division has expressed concern that adequate access to support the dredging and cleaning operation could be hampered by vehicluar traffic to the Park.

4 The issue of revising the dam to accomodate a roadway would require design revision and potential construction impacts. A minimum 14-foot wide roadway permits only one-way traffic and would interfere with maintenance operations of the dam. This alternative is not recommended.

Based on our review of the available data and above reasons, we recommend no public vehicular access across Dam #8 at Huntsman Lake.

If you have any questions concerning the above or need additional information, please contact Mr. Art Hasty or me, at 691-2211.

JWK/ALH/rcw

cc: Scott St. Clair, Deputy Director, Maintenance and Construction Division
cc: Arthur L. Hasty, Chief, Storm Drainage Branch, Utilities Planning and Design Division

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

6/30

TO: Louis Cable, Asst. Director DATE June 22, 1981
Park Planning & Programming, Fairfax Co. Park Authority

FROM: Joseph E. Sunday, Director, Utilities Planning and
Design Division, Fairfax Co. Dept. of Public Works

FILE NO:

SUBJECT: PL566 Dams #3 and #8 (Huntsman Lake)

REFERENCE:

This memorandum is a follow-up to your conversation with John Koenig concerning the conveyance of PL566 Dam Sites #3 and #8 to the Fairfax County Park Authority (FCPA).

These two dam sites are now in the ownership of the Fairfax County Board of Supervisors. The dam, lake and silt removal facilities at both sites should be completed in the next few months. After completion, the County will be responsible for maintaining the dam structures and permanent lakes.

The primary purpose of these two impoundments is for flood control, however, they do present an excellent opportunity for secondary uses as recreational facilities.

Since the County is not set up to develop recreational facilities, it is requested that FCPA assume title to these properties and manage the areas as park facilities. A memorandum of agreement setting forth responsibilities for the area between the County and FCPA, such as was executed for Dam #4 (copy attached), would also be proposed for these two areas. Attached are plats and maps of these areas for your use.

You may recall that the Dam Site #8 area was originally proposed for direct transfer to FCPA in 1971, although after reviewing the matter, the Authority optioned to decline acceptance of the property until completion of the project and resolution of other issues that were relevant at that time.

Your assistance in coordinating this issue with FCPA is sincerely appreciated. If you have any further questions regarding this matter, please contact John Koenig at 691-2211.

JES/bas

Attachment: As Stated

cc: John W. Koenig, Chief, Storm Drainage Branch

Joseph E. Sunday, Director
Utilities Planning and Design Division
Department of Public Works
Louis A. Cable, Assistant Director
Fairfax County Park Authority

11/24/81

PL 566 Dam Sites # 3 and 8 Management Agreements

On November 17, 1981, the Park Authority took up your request to have the Park Authority take title to the property and enter into a management agreement on these sites.

Their motion concluded not to take title to either dam site, but further concluded that the Park Authority would like to enter into a management agreement only, on Dam Site #8, because of its recreational benefits that would enhance Huntsman Lake Park. The Park Authority further stated the management agreement would be finalized when Huntsman Lake Park was master planned and when the Board of Supervisors provided adequate maintenance and operational funds for the Dam Site 8 property and Huntsman Lake Park.

Dam Site #3 was declined because of its limited recreational benefits; however, the Park Authority did request that public trail access be guaranteed through this property and it be placed on the County-wide Trail Plan at the appropriate time.

At your convenience, please draft a management agreement proposal for our review and comment, pertaining to Dam Site #8, so that we can resolve this matter prior to maintenance and operations funds being provided the Park Authority. Funds were requested in our FY 83 budget submission.

Any questions, or if a meeting is in order, please call.

LAC/jm
Attachment

cc: Joseph P. Downs
James A. Heberlein
Bobby L. Royce
Donald F. Lederer
George J. Maurer
Richard W. Jones

Puller A. Hughes, Jr.
Executive Director

COMMONWEALTH of VIRGINIA

NORTHERN VIRGINIA SOIL AND WATER CONSERVATION DISTRICT

3945 CHAIN BRIDGE ROAD, SUITE B
FAIRFAX, VIRGINIA 22030

TELEPHONE
(703) 591-6660

May 5, 1981

TO: David Jillson, Landscape Architect
Design Division

FROM: Puller A. Hughes, Jr.
Executive Director

RE: Huntsman Park (Dam Site #8)

Thank you for the opportunity to review the plans for the proposed park. Bill Adams, District Conservationist, SCS, has reviewed the plans and his comment is attached.

Puller A. Hughes Jr.

Puller A. Hughes, Jr.
Executive Director

PAH/shs

cc: Bill Adams

United States Department of Agriculture
Soil Conservation Service
3945 Chain Bridge Road, Suite B
Fairfax, Virginia 22030

Subject: 180 CONS PLNG APPL

Date: May 4, 1981

To: Northern Virginia SWCD

I have reviewed the proposed site plan for Huntsman Park (Site #8) and see no obvious problem.

William R Adams

William R. Adams
District Conservationist

Puller A. Hughes, Jr.
Executive Director

TELEPHONE
(703) 591-6660

COMMONWEALTH of VIRGINIA

NORTHERN VIRGINIA SOIL AND WATER CONSERVATION DISTRICT

~~3941 CHAIN BRIDGE ROAD, SUITE B · FAIRFAX, VIRGINIA 22030~~

4000 Chain Bridge Road, Room 229, Fairfax, Virginia 22030

July 9, 1984

TO: David S. Jillson, Landscape Architect
Fairfax County Park Authority-Design Division

FROM: Puller A. Hughes, Jr. PAH
Executive Director

RE: PL566 Pohick Watershed Dam Site #8/Huntsman Lake

In reference to your request for comments concerning the use of the dam as a possible access route to the adjacent park area, I don't recall the source of the three comments quoted in your memo. However, I would agree with the fact that there could be a situation where water flowing through the spillway would cut off access to the park. As for the second item, certainly if vehicles were parked in the spillway during passage of flow through the spillway, flow would be impeded. Although it seems highly unlikely that vehicles would be parked in the spillway during the passage of a storm of that intensity. As for the vehicle traffic interfering with the dredging operation, I am not at liberty to comment on this statement since the dredging is a function that the District is not involved in.

It appears to me that one of the greatest concerns would be the safety aspect of using the top of the dam for a roadway since it's top width is only 15 feet. This width would be lessened more by the construction of guard rails which would be an absolute necessity. In the final analysis we are talking about approximately a 10 foot width. This, of course, would necessitate one-way traffic which in my judgement is not feasible for a public park access road.

If I can be of further assistance in this matter, please let me know.

PAH/shs

United States Department of Agriculture
Soil Conservation Service
400 N. 8th St., Federal Bldg.
Richmond, Virginia 23240

June 26, 1984

Mr. David S. Jillson
Landscape Architect
Fairfax County Park Authority
4030 Hummer Road
Annandale, Virginia 22003

Dear Mr. Jillson:

Subject: PL-566 - Pohick Watershed, Dam Site 8 - Huntsman Lake

In your letter of June 11, 1984, you listed three primary reasons why the proposal to use the dam at Site 8, Pohick Watershed, as a roadway was rejected. I can find no correspondence that these were Soil Conservation Service comments.

The Soil Conservation Service would, however, object to any proposal that might adversely affect the hydraulics or stability of the emergency spillway.

Sincerely,

L. S. Button, Jr.
State Conservation Engineer

cc: Roger Montague, SCS, Culpeper
William R. Adams, SCS, Fairfax

We, the homeowners of Lake Forest Community Association who live in close proximity to the proposed vehicular entrance to Huntsman Park from Pohick Road, strongly oppose the choice of this access route by the Fairfax County Park Authority.

Construction of an access road from Pohick would have a far more detrimental impact on our community than use of the already existing alternative road (Dorothy Lane) would have on homes along that route. While either choice will mean an increase in traffic during the summer months for properties bordering the road, selection of the Pohick route will have the additional negative consequences summarized below:

(1) Nearly total elimination of the thin wooded buffer strip that screens our residential neighborhood from the adjacent commercial property, scheduled to become a Giant Food shopping center in early 1982. Construction of the proposed road would require clearing 30 of the 50 feet of trees now serving as a wooded buffer zone, and normal damage to tree roots by heavy construction equipment may kill up to another 15 feet of trees. The remaining buffer, be it 5 feet or 20, would be clearly insufficient to protect our neighborhood from the view and noise not only of the proposed road, but of the public areas that would border it. During the long winter months the loss of leaves from the few trees left standing would eliminate our remaining privacy and leave our neighborhood even bleaker and more exposed. Finally, the road would mean loss of one of the few areas where our children can now play off of the streets.

(2) Reduction of property values as asphalt replaces trees that now protect our quiet courts and give them their secluded, wooded appearance. Some of us paid lot premiums for property bordering the parkland where the proposed Pohick access road would run. We were assured by the Park Authority both before and after buying that this parkland would remain a treed buffer between our lots and the Giant property. Residents of Huntsman Estates bought their homes fully aware that Dorothy Lane accessed parkland. Our decisions to purchase here were based on assurances and plans that the Park Authority is now considering altering.

(3) Creation of a potential traffic hazard where the new access road would meet Pohick. Turns in and out from the proposed road would have to be made where visibility is dangerously limited by curves. One accident has already occurred in this stretch. Pohick lacks turn lanes and any attempt to build them would result in the loss of additional trees and privacy to our residents along Pohick. In contrast, where Dorothy Lane meets Huntsman visibility is good and turn lanes already exist.

(4) Danger of potential loitering, noise, littering, and vandalism at night. The proposed park access road from Pohick could easily become a trouble spot for our neighborhood, since it would run alongside a public area which would be deserted at night.

(5) Construction noise, dirt, and disruption while the road is built.

(6) Needless expenditure of tax money to build a road to point

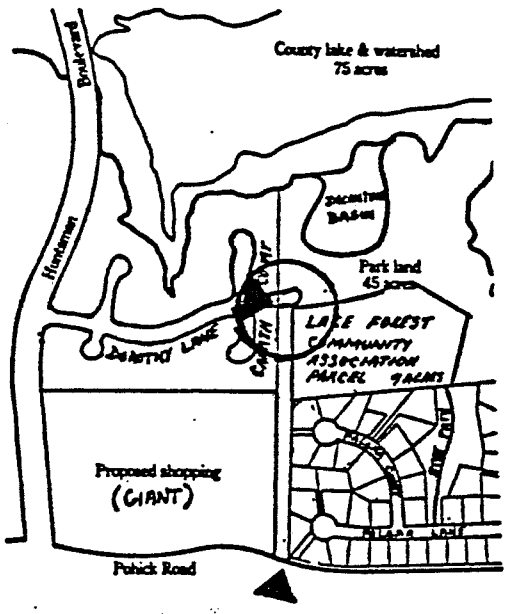
U

For all of these reasons, the undersigned residents of Lake Forest Community Association urge the Fairfax County Park Authority to recognize the greater negative impact that the Pohick access alternative would have on the community and instead use Dorothy Lane as the vehicular entrance to Huntsman Park.

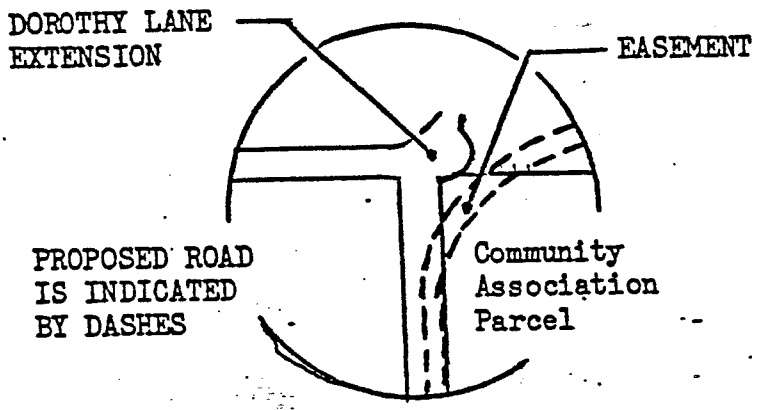
Name	Address
Thomas J. Bak	9222 Paloma Lane
Carol Baker	9224 Paloma Lane
Bonnie Suria	9223 Paloma Ln.
David Hammond	9219 Paloma Ln.
Lucille Suggett	9217 Paloma Ln.
Michael R. Plate	9218 PALOMA LANE
Lois E. Corey	9216 Paloma Lane
[illegible]	9215 Paloma Lane
Janette English	9213 Paloma Lane
Duane Corey	9214 Paloma Lane
[illegible] Jr.	9211 PALOMA Lane
Robert E. Lippincott	7618 Paloma Lane
[illegible]	7607 Paloma Court
J. J. McPhatter	7605 Paloma Ct
[illegible]	7606 Paloma Ct
Stephen M Kirchner	7616 Paloma Ct
Michael P Lambert	7615 PALOMA CT
William Barry	7609 Paloma Court
Linda Carlson	7611 Paloma Court
[illegible]	7613 Paloma Ct
Joseph E. Vercellone	9220 Paloma Ln
Richard B. Sutton	7619 Paloma Court
Louis G. Barnett	7617 Paloma Court
[illegible]	9205 Paloma Ln.
[illegible] Carey	7602 PALOMA CT.
Walter E. Evans	7601 PALOMA CT

Note: Each signature represents 1 household. Opposition to the Pohick alternative is unanimous among all homeowners on Paloma Court and on Paloma Lane between Paloma Court and the proposed park access road.

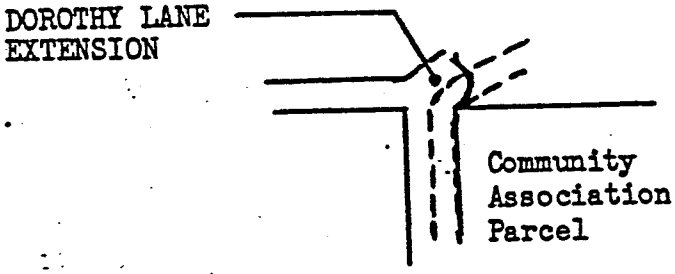
Those of you who support the arguments against the proposed Pohick Road entrance to Huntsman Park should be aware that the Park Authority may request an easement (or right of way) on our Community Association 7 acre parcel adjoining the park. The easement would allow the proposed Pohick entrance road to bypass Dorothy Lane, which has already been extended into Park Authority land, by routing the road through a corner of our property. (See below)



(NOTE: THE DOROTHY LANE EXTENSION EXISTS BUT MAY NOT BE SHOWN ON PARK AUTHORITY MAPS.)



We strongly oppose construction of the Pohick entrance alternative and therefore oppose granting this easement. If the easement is not given, the proposed Pohick access road would intersect that part of Dorothy Lane which extends into the parkland. (See below)



If Dorothy Lane and the proposed Pohick access intersect, there is no reason to spend $200,000 and destroy a forest buffer to build a road, since Dorothy Lane would be used by park patrons as an entrance and exit.

Therefore, we the homeowners of Paloma Lane and Paloma Court ask you to support us in denying any requested easement on our common property. Refusing the easement will at least make the Pohick Road alternative less feasible and may make it totally impractical.

Tom Bak
Carol Baker
Vic Foose

February 8, 1982

Supervisor Marie B. Travesky
6140 Rolling Road
Springfield, Virginia 22152

Dear Supervisor Travesky,

The Board of Directors of the Lake Forest Community Association, at a meeting held on January 13, 1982, took the following official position with regard to the Giant Food proposal for construction of a joint access road on Giant property that would lead to both the proposed Huntsman Park and to the Huntsman Square shopping center:

(1) The Lake Forest Community Association opposes development of the proposed Huntsman Park.

(2) If the Park Authority proceeds with development, the Lake Forest Community Association opposes the use of the 60 foot wide Park Authority strip for the access road and recommends Dorothy Lane as the alternative.

(3) If the Park Authority chooses a vehicular access which runs from Pohick Road, the Giant Food proposal for creating a joint access road for both the shopping center and the park and incorporating that road on Giant property is acceptable to the Lake Forest Community Association as the Pohick alternative that is the least detrimental to our community. This conditional acceptance is predicated upon the construction of a retaining wall and the loss of no more than 10 feet of the park strip to the retaining wall.

This position represents the consensus of the entire community and the unanimous position of the Board of Directors.

Copies of this letter will be made available to the Fairfax County Park Authority and to GFS Realty. Thank you for your continued concern in this matter.

Sincerely,

Thomas J. Bak

Thomas J. Bak
Vice President
Lake Forest Community Association

Copy of Assoc.

9130 Fishermans Lane
Springfield, Va. 22153
June 18, 1981

Louis A. Cable
Assistant Director Programs and Planning
Fairfax County Park Authority
4030 Hummer Rd.
Annandale, Va. 22003

Dear Mr. Cable,

I am a member of the Lake Forest Community Association. I attended our organization's Annual Meeting on June 11, 1981 at Hunt Valley Elementary School and heard the presentation you delivered on Vehicular access to Huntsman Park.

As a homeowner in the Lakeside Development I am interested in seeing further development of Huntsman Park. I hope you will consider that there are many homeowners like me who want to see improvements in the park property and that we may outnumber those who want Huntsman Park left in its "primitive state."

I will be anxious to hear about further plans for trails, sports and picnic areas and limited water-orented facilities at Huntsman Park.

Thank-you for attending our Association meeting and explaining so patiently and thoroughly the preliminary master plan concerning the Huntsman Park area.

Sincerely,

Kathie Schleede

Kathie Schleede

June 19, 1981

Louis Cable
Assistant Director for Programs and Planning
Fairfax County Park Authority
4030 Hummer Road
Annandale, Virginia 22003

Dear Mr. Cable,

I wish to express my appreciation for your balanced presentation of the Park Authority proposals for the vehicular entrance to Huntsman Park during the annual meeting of the Lake Forest Community Association.

However, it has been apparent in discussions with yourself and with Sally McGrath of Supervisor Travesky's office, that the total impact of the Pohick Road park entrance upon the protective character of the 60 foot strip of parkland may have been underestimated. Since the Park Authority recommendation on the vehicular entrance is based in large part upon choosing the access which will be least disruptive to the two affected neighborhoods, an accurate appraisal of what the loss of woodland in that 60 foot strip would mean to our homes is imperative if a fair judgment is to be reached.

Both you and Mrs. McGrath have mentioned landscaping as a palliative to the destruction of large trees that the building of the Pohick Road access would entail. The planting of 5 to 10 foot evergreens, which is the normal range of evergreen trees used in landscaping, is totally inadequate to shield our homes from the developed Giant Food parcel. The sectioned landscaped drawings shown at the association meeting do not accurately depict the height of our houses above the proposed road and above the Giant property. Because of the slope of the land and the grading done on our properties by our developer, trees must be at least 30 feet tall in order to provide an adequate buffer. Given the relatively slow rate of evergreen growth, the child which my wife and I are expecting in August will be in college before we can enjoy protection from the public areas on the opposite side of the proposed park road.

I believe that honest consideration of this fact, together with the other arguments cited in the petition presented to you on June the 11th, make Dorothy Lane the most reasonable choice for a vehicular access to the proposed Huntsman Park.

I am making a copy of this letter available to Mrs. McGrath and to Vice Chairman Moss.

Sincerely,

Thomas J. Bak

Thomas J. Bak

Gaborone-ID
Department of State
Washington, D.C. 20520

June 29, 1981

Marie B. Travesky
Springfield District
County of Fairfax
Board of Supervisors
6140 Rolling Road
Springfield, Virginia 22152

Dear Ms. Travesky:

I was recently informed by a friend living off Pohick that a plan is being considered which would "commercialize" Huntsman Lake, with boat rentals. I am appalled at such an idea, but not entirely surprised that I would find out unofficially. In the past two years my experience has been that the various county representatives do not care to keep the public fully informed about what is being considered in any particular area.

Over a year ago, we filled in a questionnaire regarding the future of Huntsman Lake. However, friends living on the other side, off Pohick, didn't receive the questionnaire. I am unaware of any concensus reached as a result of responses to these questionnaires, and up until the day of my departure, when I was bade good-bye by my friend referred to above, was unaware that plans were being finalized.

I would like to hear from you regarding this matter, and would appreciate any suggestions you might have as to how the residences on both sides of the lake can be organized and fully represented in the design and approval of any plans which concern the development of Huntsman Lake.

With reference to your letter of February 10, 1981, I can assure you from my personal observation that the patrols by Park and County police have not increased. Just two weeks ago, a situation with teenagers, broken beer bottles and abusive language required my calling the police. The officer was courteous, but apologetic for taking about 25 minutes to answer the call. Of course, the teenagers were long gone, and you are undoubtly aware of the rule regarding misdeameanors occurring in the presence of an officer. The officer said they just didn't have encogh men (and women) in uniform.

If this is true, then I strongly urge that the Board of Supervisors consider the priority of spending the tax dollars--better to spend them to protect what we have rather than spend them on facitities that will only draw additional problems to the area.

RECEIVED

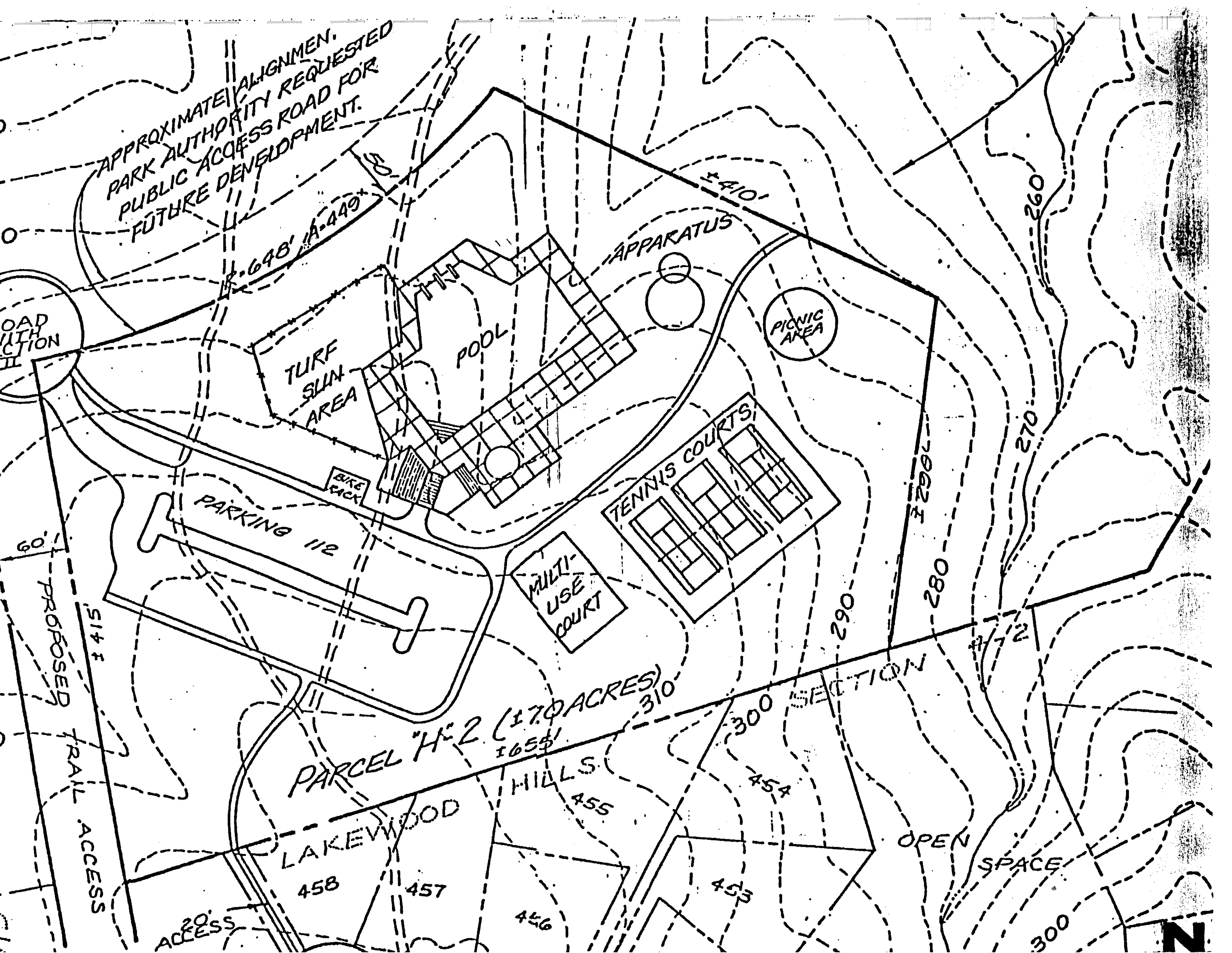
JUL 13 1981

MARIE B. TRAVESKY
SUPERVISOR
SPRINGFIELD DISTRICT

I look forward to an early response.

Sincerely,

P.J. Buechler, (Owner, 9120 Golden Ball Tavern Court)


APPROXIMATE ALIGNMEN.
PARK AUTHORITY REQUESTED
PUBLIC ACCESS ROAD FOR
FUTURE DEVELOPMENT.
50'
R-648' A-449'
±410'
APPARATUS
PICNIC AREA
TURF SUN AREA
POOL
BIKE RACK
PARKING 112
TENNIS COURTS
MULTI-USE COURT
±290'
260
270
280
290
300
310
±415'
60'
PROPOSED TRAIL ACCESS
PARCEL "H" 2 (±7.0 ACRES)
±655'
LAKEWOOD HILLS
SECTION
OPEN SPACE
454
455
453
456
457
458
20' ACCESS
N

AA

April 29, 1981

Donald F. Lederer
Superintendent
Division of Design
Fairfax County Park Authority
4030 Hummer Road
Annandale, Virginia 22003

RE: Lakewood Hills Trails

Dear Mr. Lederer:

The attached sketch shows the approximate location of the trail in Lakewood Hills, Section 4-D, that will be constructed as part of the bonded subdivision improvements committed to as part of our development. This trail will terminate at the Fairfax County Park Authority line.

In consideration of the overall park and trails planning for this area and the termination of our trail at FCPA property, we hereby authorize the Park Authority to connect to our trail system at our property line.

If you desire any further information, please let me know.

Sincerely,

Thomas P. Davis

TPD/jmr

Enclosure

CARR

Edw. R. Carr & Associates, Inc.
Builder-Developer

Suite 100
7535 Little River Turnpike
Annandale, Virginia 22003

(703) 941-7710

AA


TO MIDDLE RUN
TRUNK SEWER
N78° 41' 24"E
CERVANTES
OCTAVIA
OPEN SPACE
B-1
TX-2
TYPE-2
30'BRL

BE

HUNTSMAN PARK - MANAGEMENT PLAN B

I. Schedule of hours of operation :

Daylight to Dark

II. Special Events :

District Nature Center planned programs

III. Fee Schedule :

None

IV. Anticipated Annual Revenue :

None

V. Staffing Level :

Site Staff - none

Outside staff - District maintenance crew, provide weekly maintenance to park facilities.

VI. Annual Maintenance Costs : FY 85

Nature Trail - 2800' @ .35per foot	$ 980
Hiker/Biker Trail - 3300' @ .40 per foot	1320
Lake Side Trail - 7500' @ .95 per foot	7125
Natural Area - 16.5 acres @ 347 per acre	5726
TOTAL	$ 15151

CC

HUNTSMAN PARK - MANAGEMENT PLAN C

I. Schedule of hours of operation :

Daylight to Dark

II. Special Events :

District Nature Center planned programs

III. Fee Schedule :

None

IV. Anticipated Annual Revenue :

None

V. Staffing Level :

Site Staff - none

Outside Staff - District Maintenance Crew, provide weekly maintenance to park facilities

VI. Annual Maintenance Costs : FY 85

Nature Trail - 3000' @ .35 per foot	$	1050
Hiker/Biker Trail - 3300' @ .40 per foot		1320
Lake Side Trail - 7500' @ .95 per foot		7125
Picnic Area - 1 acre @ 253 per acre		253
Open Play Area - ¼ acre @ 536 per acre		134
Tot Playground		612
Trash Dumpster		100
Natural Area - 15.5 acres @ 347 per acre		5379
TOTAL	$	15973

DD

HUNTSMAN PARK - MANAGEMENT PLAN D

I. Schedule of hours of operation :

Grounds - Daylight to Dark

Marina - Memorial Day to Labor Day
8 am - 8 pm

II. Special Events :

District Nature Center planned programs

Boating and Tennis classes

III. Fee schedule :

Boat Launch	$ 2.00 per day
Rowboat Rental	5.50 per day
	2.75 after 4 pm
Life Preserver Rental	.50 each
Canoe Rental	2.50 per hour
Pedalboat Rental	2.50 per ½ hour
Season Pass	15.00 per season

IV. Anticipated Annual Revenue :

Boat Rentals -	$ 2000
Concession & Classes	2000
TOTAL	$ 4000

V. Staffing Level :

(a) Memorial Day to Labor Day (100 days)

(1) Park Specialist I

(6) Seasonal Operation Workers

(b) Year Round - Off park site staff

District Maintenance Crew, weekly maintenance

VI. Annual Maintenance Costs : FY 85

Nature Trail - 1800' @ .35 per foot	$ 630
Hiker/Biker Trail - 3800' @ .40 per foot	1520
Lake Side Trail - 7500' @ .95 per foot	7125
Picnic Area - 1 acre @ 253 per acre	253
Open Play Area - .2 acres @ 536 per acre	107
Tot Playground -	612
Trash Dumpster -	200
Multi-use Court -	.626
Parking Lot - 30 spaces @ 16.23 per space	487

HUNTSMAN PARK - MANAGEMENT PLAN D (cont.)

Service Road - 550' @ .80 per foot		$	440
Tennis Courts - 2 courts @ 872per court			1744
Natural Area - 13 acres @ 347 per acre			4511
Boat Launch Ramp - 20' x 40'			100
Concession Building - 1600 sq.ft. @ .75 per sq.ft.			1200
	TOTAL	$	19555

VII.- Marina Facility Operations Cost : (100 days)

(a) Staff Expense

365 days	(1) Park Specialist I	2080 hours	$	20378
100 days	(6) Seasonal Operations Workers	2440 hours		9878
		TOTAL	$	30256

(b) Operating Expense

Facilities Maintenance		$	500
Facilities Supplies			2500
Electricity, water, phone			1000
	TOTAL	$	4000

(c) Capital Expense - First Season

Boats -

(10) canoes, (10) rowboats, (5) pedalboats

		$	15000
Park Truck - ½ ton			8300
Office Furniture and Equipment-			500
Cash Register -			1000
Safe -			150
Lawn Mower -			300
Patrol Boat -			3800
Outboard -			1780
	TOTAL	$	30830

EE

HUNTSMAN PARK - MANAGEMENT PLAN E

I. Schedule of hours of operation :

Grounds - Daylight to Dark

Marina - Memorial Day to Labor Day
8 am - 8 pm

II. Special Events :

District Nature Center planned programs

Boating and Tennis classes

III. Fee Schedule :

Boat Launch	$	2.00 per day
Rowboat Rental		5.50 per day
		2.75 after 4 pm
Life Preserver Rental		.50 each
Canoe Rental		2.50 per hour
Pedalboat Rental		2.50 per ½ hour
Season Pass		15.00 per season

IV. Anticipated Annual Revenue :

Boat Rentals -	$	2000
Concession & Classes -		2000
TOTAL	$	4000

V. Staffing Level :

(a) Memorial Day to Labor Day (100 days)

(1) Park Specialist I

(6) Seasonal Operations Workers

(b) Year Round - Off park site staff

District Maintenance Crew, weekly maintenance

VI. Annual Maintenance Costs : FY 85

Nature Trail - 2600' @ .35 per foot	$	910
Hiker/Biker Trail - 3300' @ .40 per foot		1320
Lake Side Trail - 7500' @ .95 per foot		7125
Picnic Area - 1 acre @ 253 per acre		253
Tot Playground - .2 acre @ 536 per acre		612
Trash Dumpster -		200
Multi-use Court -		626
Parking Lot - 30 spaces @ 16.23 per space		487
Service Road - 575' @ .80 per foot		460

HUNTSMAN LAKE - MANAGEMENT PLAN E (cont.)

Tennis Courts - 2 courts @ 872 per court	$	1744
Natural Area - 13 acres @ 347 per acre		4511
Boat Launch Ramp - 20' x 40'		100
Concession Building - 1600 sq.ft. @ .75 per sq.ft.		1200
TOTAL	$	19548

VII. Marina Facility Operations Cost : (100 days)

(a) Staff Expense

365 days	(1) Park Specialist I	2080 hours	$	20378
100 days	(6) Seasonal Operations Workers	2440 hours		9878
		TOTAL	$	30256

(b) Operating Expense

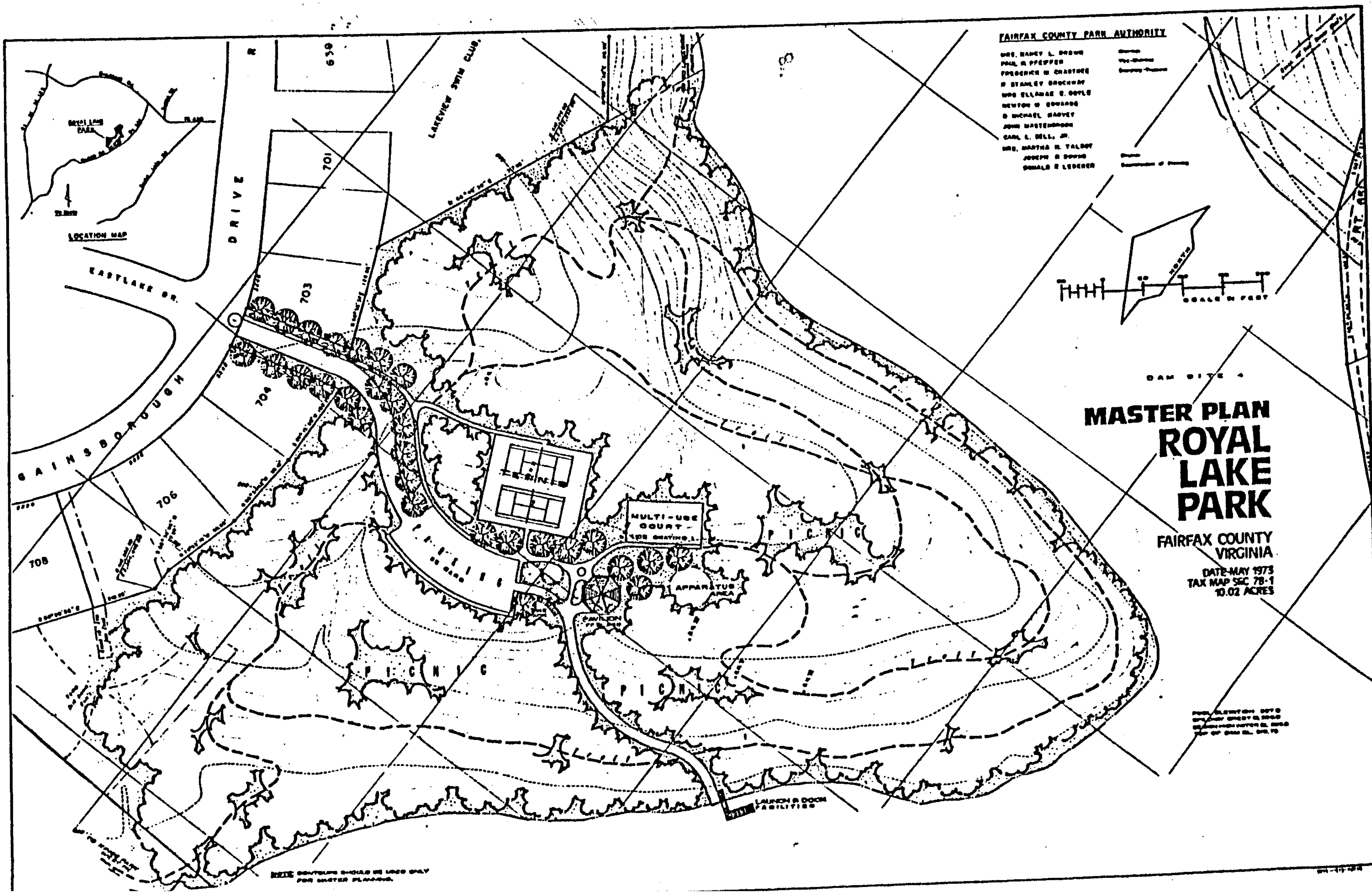
Facilities Maintenance	$	500
Facilities Supplies		2500
Electricity, water, phone		1000
TOTAL	$	4000

(c) Capital Expense - First Season

Boats -

(10)canoes, (10)rowboats, (5)pedalboats

	$	15000
Park Truck - ½ ton		8300
Office Furniture & Equipment -		500
Cash Register -		1000
Safe -		150
Lawn Mower -		300
Patrol Boat -		3800
Outboard -		1780
TOTAL	$	30830


FAIRFAX COUNTY PARK AUTHORITY
LOCATION MAP
EASTLAKE DR.
DRIVE
GAINSBOROUGH
LAKEVIEW SWIM CLUB
639
701
703
704
706
708
TENNIS
MULTI-USE COURT
APPARATUS AREA
PAVILION
PICNIC
PICNIC
PICNIC
LAUNCH & DOCK FACILITIES
SCALE IN FEET
DAM SITE 4
MASTER PLAN
ROYAL LAKE PARK
FAIRFAX COUNTY VIRGINIA
DATE-MAY 1973
TAX MAP SEC 78-1
10.02 ACRES