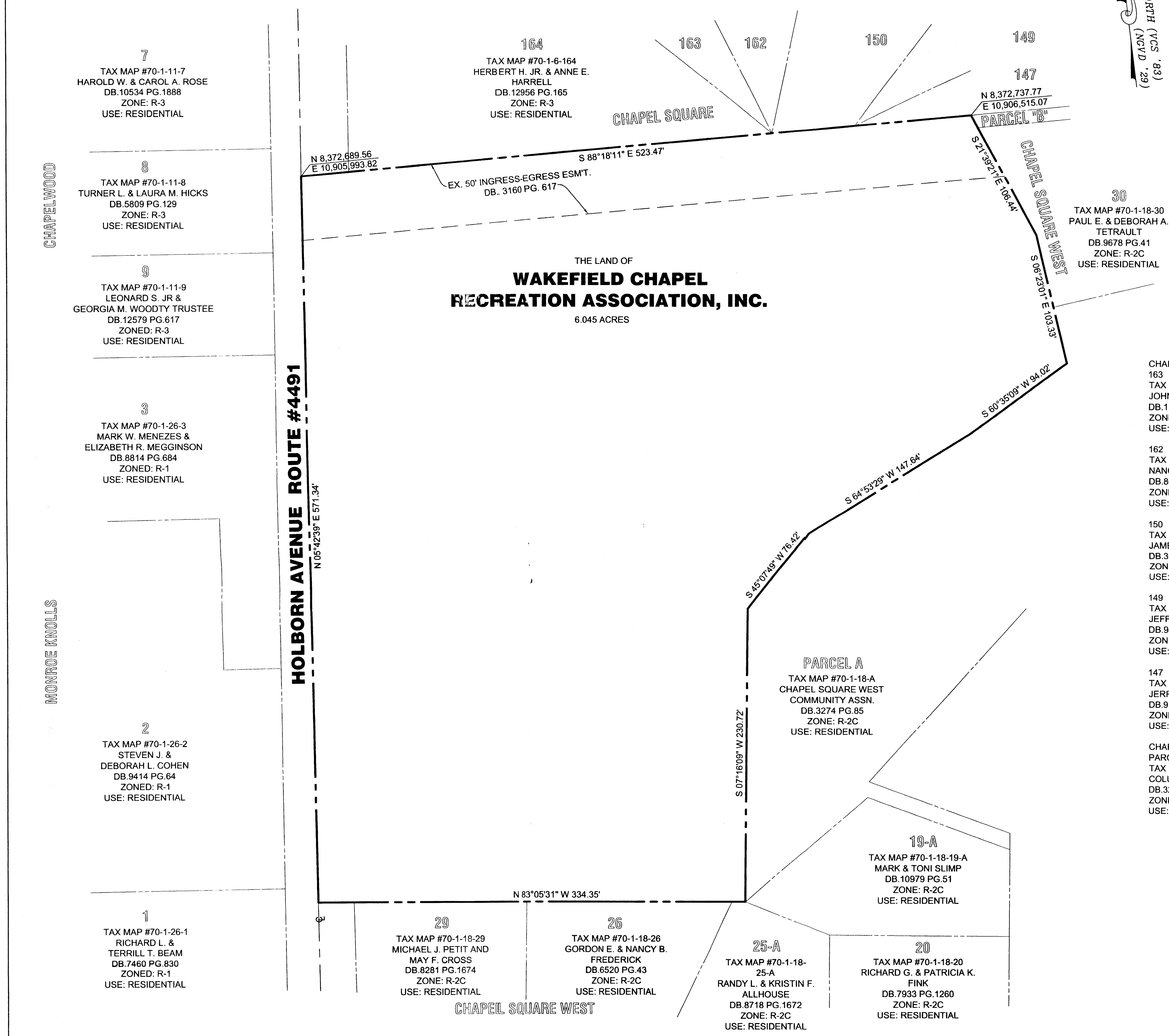


CHAPEL SQUARE
163
TAX MAP #70-1-6-163
JOHN P. & MARIA C. ELLIOT
DB.11497 PG.1463
ZONED: R-3
USE: RESIDENTIAL

162
TAX MAP #70-1-6-162
NANCY F. & KEITH E. SIMMONS
DB.8618 PG.1587
ZONED: R-3
USE: RESIDENTIAL

150
TAX MAP #70-1-6-150
JAMES M. & MARY M. DILLARD
DB.3966 PG.63
ZONED: R-3
USE: RESIDENTIAL

149
TAX MAP #70-1-6-149
JEFFREY H. & SYLVIA S. LAMB
DB.9466 PG.424
ZONED: R-3
USE: RESIDENTIAL

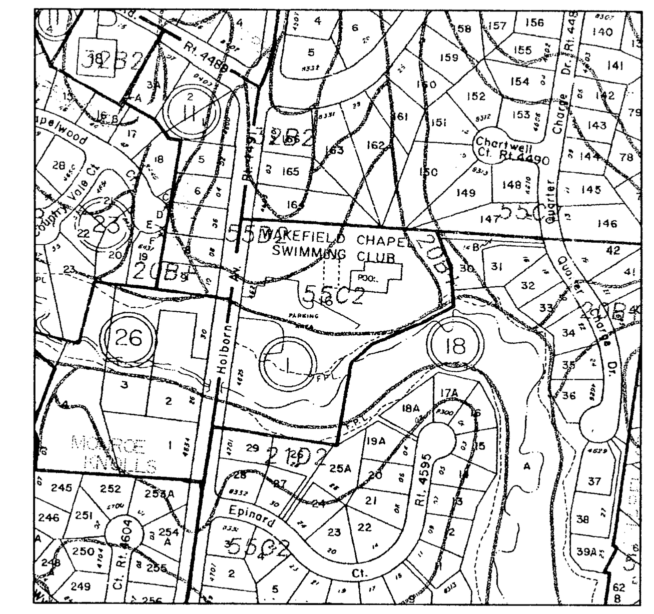
147
TAX MAP #70-1-6-147
JERRY E. & KATHRYNE I. HEALY
DB.9120 PG.1128
ZONED: R-3
USE: RESIDENTIAL

CHAPEL SQUARE WEST
PARCEL "B"
TAX MAP #70-1-18-B
COLUMBIA BUILDERS INC.
DB.3274 PG.66
ZONED: R-2C
USE: RESIDENTIAL

GRAPHIC SCALE

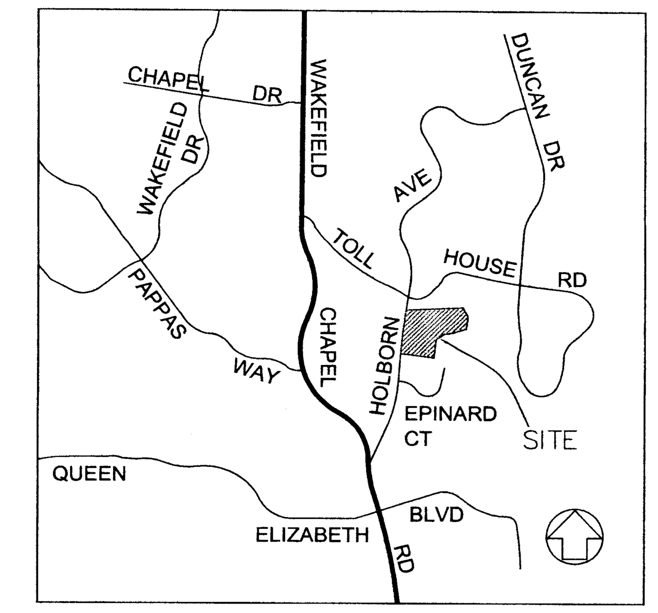
50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.



SOILS MAP

SCALE: 1" = 500'



VICINITY MAP

SCALE: 1" = 2000'

NOTES:

THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON FAIRFAX COUNTY TAX MAP # 70-1-001-16 AND IS ZONED R-2.

EXISTING USE: WAKEFIELD CHAPEL RECREATION ASSOCIATION TENNIS AND SWIM CLUB.

THE FOLLOWING INFORMATION IS PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF THE SUBMISSION REQUIREMENTS FOR A SPECIAL PERMIT AMENDMENT PER SECTION 8-011 PARAGRAPH 1, 2 AND 3.

THE AMENDMENT IS TO ALLOW THE RELOCATION OF 2 EXISTING TENNIS COURTS AND CONSTRUCTION OF 2 ADDITIONAL COURTS.

A. BOUNDARIES OF THE PROPERTY WITH BEARING AND DISTANCES SHOWN HEREON.
B. TOTAL AREA OF SITE IS 6.045 ACRES.
C. SCALE AND NORTH ARROW SHOWN HEREON.
D. ALL EXISTING AND PROPOSED ADDITIONS SHOWN HEREON.
E. BUILDING RESTRICTION LINES AND DISTANCES FROM ALL EXISTING AND PROPOSED STRUCTURES TO LOT LINES SHOWN HEREON.
F. PUBLIC STREET RIGHT-OF-WAY SHOWN HEREON WITH TIES FROM CENTERLINE TO PROPERTY LINE AND FROM CENTERLINE TO EDGE OF PAVEMENT.
G. ACCESS TO PROPERTY FROM HOLBORN AVENUE, ROUTE #4491, SHOWN HEREON.
H. SEE SITE TABULATIONS.
I. SITE IS SERVED BY PUBLIC WATER AND PUBLIC SEWER.
J. WAIVER WILL BE REQUESTED FOR STORMWATER MANAGEMENT.
K. .0078 F.A.R. = EXISTING F.A.R. NO NEW STRUCTURES PROPOSED AT THIS TIME.
L. TOPOGRAPHY IS FIELD RUN BY HUNTLEY, NYCE & ASSOCIATES, LTD. NOVEMBER 2003, WITH 2 FOOT CONTOUR INTERVALS. NO TITLE REPORT FURNISHED.
M. SEE LANDSCAPE SHEET FOR LIMITS OF CLEARING, EXISTING VEGETATION, AND PROPOSED LANDSCAPING AND SCREENING.
N. FLOOD PLAIN LIMITS AND R.P.A. SHOWN HEREON.
O. USABLE OUTDOOR RECREATION AREA SHOWN HEREON.
P. THERE ARE NO KNOWN EXISTING UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR MORE.
Q. THERE ARE NO TRAILS SHOWN ON FAIRFAX COUNTY COMPREHENSIVE TRAIL PLAN FOR HOLBORN AVENTUE.
R. THERE ARE NO VISIBLE GRAVES, OBJECTS OR STRUCTURES MARKING PLACE OF BURIAL LOCATED ON THIS PROPERTY.
S. SEAL AND SIGNATURE SHOWN HEREON.

SITE TABULATION:

SITE AREA = 6.045 AC.
ZONED: R-2
USE: WAKEFIELD CHAPEL RECREATION ASSOCIATION
SWIM & TENNIS CLUB
MAX. HEIGHT = 35 FT.
SETBACK REQUIREMENTS:
FRONT = 35 FT.
SIDE = 15 FT.
REAR = 25 FT.

PARKING REQUIRED:
1 SPACE FOR EACH 7 PEOPLE THAT CAN OCCUPY(347) POOL AT ONE TIME, PLUS 16 FOR TENNIS
347 / 7 = 50 + 6 + 16 = 72 SPACES REQUIRED
PARKING PROVIDED:
REGULAR SPACES = 81
HANDICAP SPACES = 3
TOTAL SPACES = 84 PARKING SPACES

OPEN SPACE REQUIRED = 15% GROSS AREA
OPEN SPACE PROVIDED = 45% GROSS AREA

OWNER:

WAKEFIELD CHAPEL RECREATION ASSOCIATION, INC.
P.O.BOX 1248
SPRINGFIELD, VA 22151
DB.3160 PG.617

Application No. SPA 76-A-022-2

[signature]
Chairman, Board of Zoning Appeals

RECEIVED
Department of Planning & Zoning
NOV 0 4 2004
Zoning Evaluation Division

REQUIREMENTS PER SEC. 8-011 PAR. 1, 2 & 3 FAIRFAX COUNTY ZONING ORDINANCE

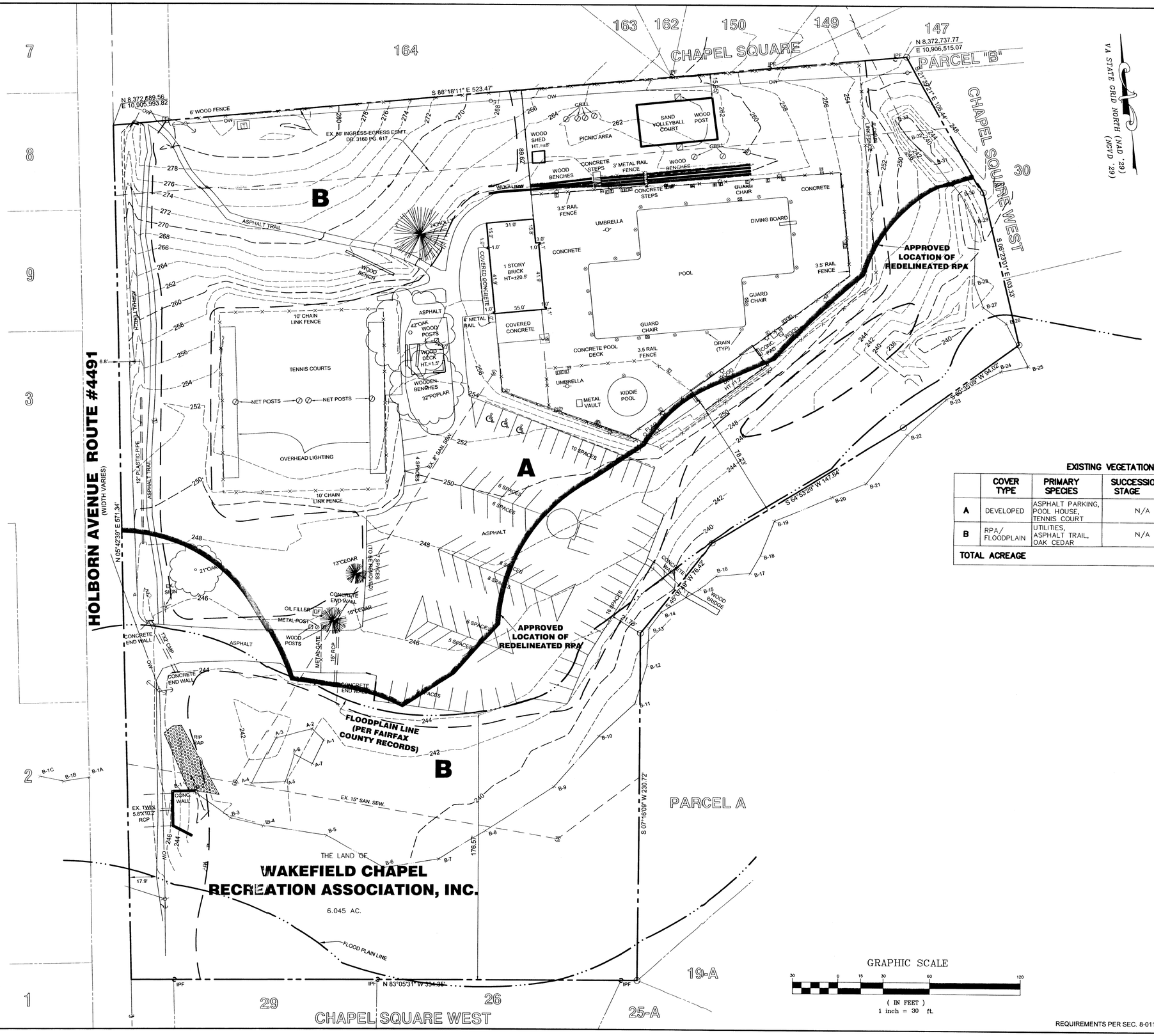
Huntley, Nyce & Associates, Ltd.
SURVEYING * CIVIL ENGINEERING * LAND PLANNING
Chantilly * (703) 750-3490
14428 ALBEMARLE POINT PLACE
SUITE 120
CHANTILLY, VIRGINIA 20151
FAX: 703-378-5899
Arlington * (703) 532-4924
Leesburg * (703) 779-4905
Warrenton * (540) 347-2100

COMMONWEALTH OF VIRGINIA
CHARLES J. HUNTLEY JR.
No. 001505-B
11-04-04
LAND SURVEYOR

THE LAND OF
WAKEFIELD CHAPEL RECREATION ASSOCIATION, INC.
BRADDOCK DISTRICT
FAIRFAX COUNTY, VIRGINIA

SPECIAL PERMIT AMENDMENT - COVER SHEET

SCALE:	1" = 50'
DATE:	12-09-03
REVISIONS:	09-28-04
	11-04-04
SHEET	1 OF 4
FILE NO.	PL - 3564



LEGEND

- TRANSFORMER
- HANDICAP
- WATER VALVE
- DRAIN PIPE
- STORM GRATE
- SANITARY MANHOLE
- GUY WIRE
- FIRE HYDRANT
- SIGN
- BOLLARD
- TELEPHONE RISER
- GAS VALVE/METER
- WATER METER
- LIGHT POLE
- FIRE DEPARTMENT CONNECTION
- WATER SERVICE

EXISTING VEGETATION MAP CHART

	COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	CONDITION	ACREAGE	COMMENTS
A	DEVELOPED	ASPHALT PARKING, POOL HOUSE, TENNIS COURT	N/A	GOOD	3.22 AC.	NONE
B	RPA/ FLOODPLAIN	UTILITIES, ASPHALT TRAIL, OAK CEDAR	N/A	GOOD	2.82 AC.	NONE
TOTAL ACREAGE					6.04 AC.	

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

REQUIREMENTS PER SEC. 8-011 PAR. 1, 2 & 3 FAIRFAX COUNTY ZONING ORDINANCE

Huntley, Nyce & Associates, Ltd.
SURVEYING • CIVIL ENGINEERING LAND PLANNING
Chantilly * (703) 750-3490
14668 LEE ROAD, SMALE POINT PLACE
SUITE 120
CHANTILLY, VIRGINIA 20151
FAX (703) 263-0569
Arlington * (703) 532-4924
Leesburg * (703) 779-4905
Warrenton * (540) 347-2100

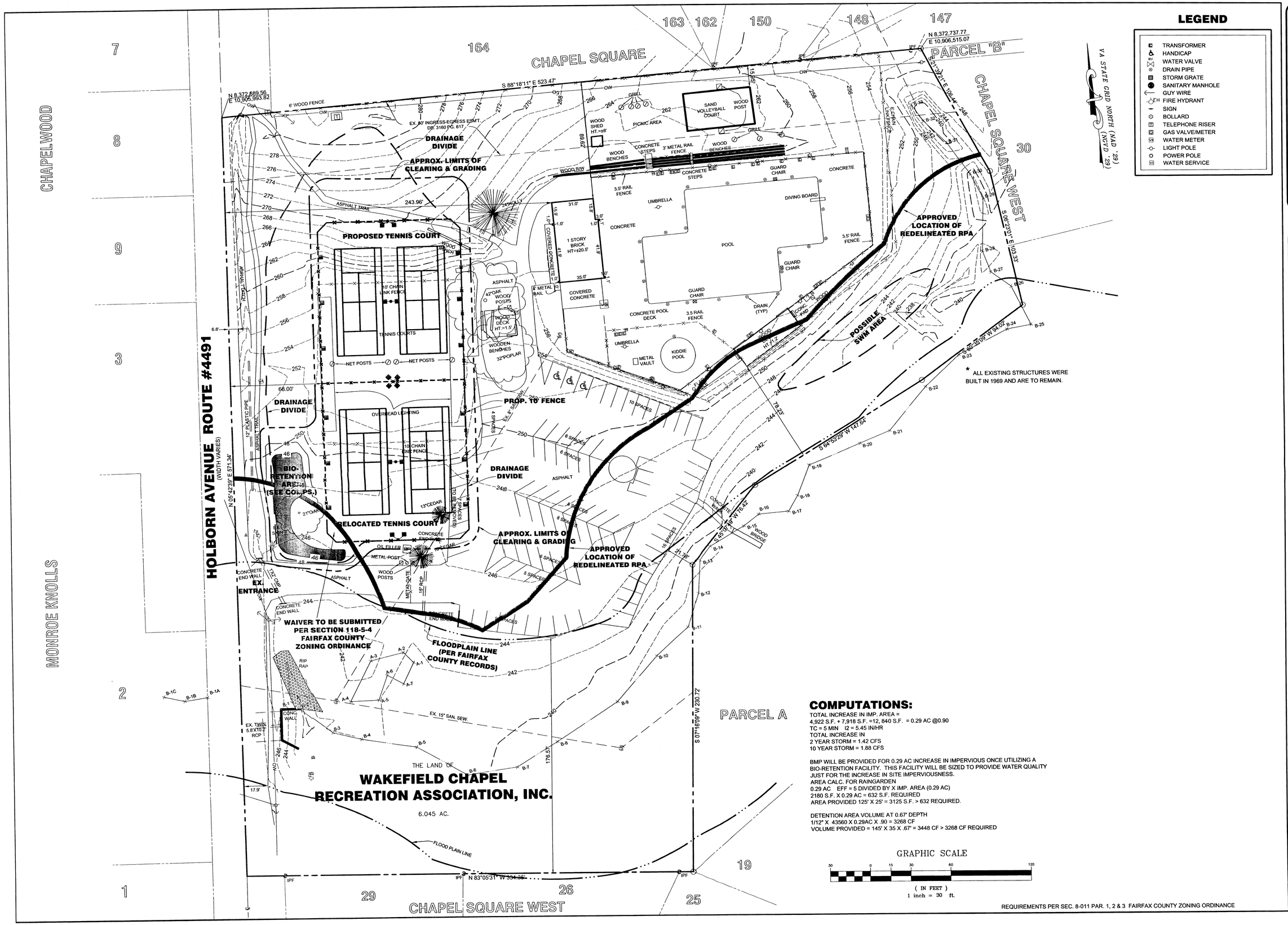
COMMONWEALTH OF VIRGINIA
CHARLES E. HUNTLEY, JR.
No. 001605-B
SURVEYOR
LAND

THE LAND OF
WAKEFIELD CHAPEL RECREATION ASSOCIATION, INC.
BRADDOCK DISTRICT
FAIRFAX COUNTY, VIRGINIA

SPECIAL PERMIT AMENDMENT - EXISTING CONDITIONS/EVM

SCALE: 1" = 30'
DATE: 12-09-03
REVISIONS:
09-28-04
11-04-04

SHEET 2 OF 4
FILE NO. PL - 3564



LEGEND

- TRANSFORMER
- HANDICAP
- WATER VALVE
- DRAIN PIPE
- STORM GRATE
- SANITARY MANHOLE
- GUY WIRE
- FIRE HYDRANT
- SIGN
- BOLLARD
- TELEPHONE RISER
- GAS VALVE/METER
- WATER METER
- LIGHT POLE
- POWER POLE
- WATER SERVICE

* ALL EXISTING STRUCTURES WERE BUILT IN 1969 AND ARE TO REMAIN.

COMPUTATIONS:

TOTAL INCREASE IN IMP. AREA =
4,922 S.F. + 7,918 S.F. =12, 840 S.F. = 0.29 AC @0.90
TC = 5 MIN I2 = 5.45 IN/HR
TOTAL INCREASE IN
2 YEAR STORM = 1.42 CFS
10 YEAR STORM = 1.88 CFS

BMP WILL BE PROVIDED FOR 0.29 AC INCREASE IN IMPERVIOUS ONCE UTILIZING A BIO-RETENTION FACILITY. THIS FACILITY WILL BE SIZED TO PROVIDE WATER QUALITY JUST FOR THE INCREASE IN SITE IMPERVIOUSNESS.
AREA CALC. FOR RAINGARDEN
0.29 AC EFF = 5 DIVIDED BY X IMP. AREA (0.29 AC)
2180 S.F. X 0.29 AC = 632 S.F. REQUIRED
AREA PROVIDED 125' X 25' = 3125 S.F. > 632 REQUIRED.

DETENTION AREA VOLUME AT 0.67' DEPTH
1/12" X 43560 X 0.29AC X .90 = 3268 CF
VOLUME PROVIDED = 145' X 35 X .67' = 3448 CF > 3268 CF REQUIRED

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

REQUIREMENTS PER SEC. 8-011 PAR. 1, 2 & 3 FAIRFAX COUNTY ZONING ORDINANCE

Huntley, Nyce & Associates, Ltd.
CIVIL ENGINEERING • LAND PLANNING
SURVEYING •
14428 ALBEMARLE POINT PLACE
SUITE 150
CHANTILLY, VIRGINIA 20151
FAX:703-378-5899
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Warrenton • (540) 347-2100

COMMONWEALTH OF VIRGINIA
CHARLES H. HUNTLEY JR.
No. 001505-B
LAND SURVEYOR
11-04-04

THE LAND OF
WAKEFIELD CHAPEL RECREATION ASSOCIATION, INC.
BRADDOCK DISTRICT
FAIRFAX COUNTY, VIRGINIA
SPECIAL PERMIT AMENDMENT - PLAN VIEW

SCALE: 1" = 30'
DATE: 12-09-03
REVISIONS:
09-28-04
11-04-04

SHEET 3 OF 4
FILE NO. PL - 3564

LSI Industries™

August 2, 2004

Attn: Charles Hookey
Wakefield Chapel Recreation Association
Annandale, VA

This short note is intended to certify that the attached lighting plan (point by point calculation) and luminaire location summary from LSI Industries demonstrate that the lighting design and equipment proposed for your facility meet the following criteria:

1. The Courtsider luminaire proposed has a flat lens and meets IESNA requirements for classification as a Full Cutoff luminaire.
2. Horizontal footcandle levels on the attached lighting plan are measured at 3'.
3. Footcandle levels shown are predicted "Maintained" levels, rather than initial.
4. The average maintained illuminance level is 34.62 footcandles.
5. The lighting plan shows levels at points that extend 10' beyond the playing surface.
6. The location summary shows the location, height, and orientation of each luminaire.
7. All luminaires are aimed toward the courts, to minimize glare and light trespass.
8. The scale of the enclosed plans is 1" = 30'.

Hopefully this material meets your needs. Thank you for this opportunity.

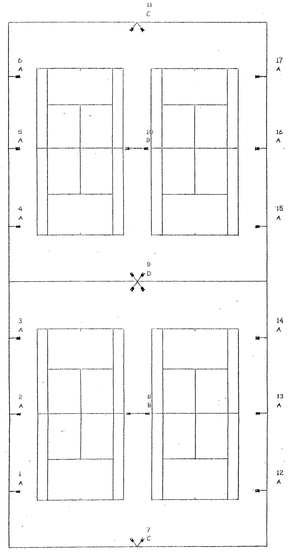
Sincerely,

Lloyd R. Reeder - LC

Lighting Certified by the NCQLP
My LC status can be confirmed at www.ncqlp.org in the LC Registry.
Search using my last name, Reeder, and my state of residence, TX.

THE POWER OF IMAGE

LSI Industries Inc. ◊ 10000 Alliance Road ◊ Cincinnati, Ohio 45242 ◊ (513) 793-3200 ◊ FAX (513) 984-1335 ◊ www.lsi-industries.com



Luminaire Schedule
Project: WAKEFIELD CHAPEL RECREATIONAL ASSN

Symbol	Qty	Label	Arrangement	Watts	Lumens	LLF	Description
——▭——	12	A	SINGLE	1000	107800	0.700	COURTSIDER XL @ 22' ALH
——▭——	2	B	TWIN 180	2080	107800	0.700	COURTSIDER XL @ 22' ALH
——▭——	2	C	TWIN 70	1080	107800	0.700	COURTSIDER XL @ 22' ALH
X	1	D	QUAD 70	2080	107800	0.700	COURTSIDER XL @ 22' ALH

Luminaire Location Summary
Project: WAKEFIELD CHAPEL RECREATIONAL ASSN

Symbol	Label	X	Y	Z	Orient	Tilt
1	A	0	25	22	0	2
2	A	0	60	22	0	2
3	A	0	95	22	0	2
4	A	0	145	22	0	2
5	A	0	180	22	0	2
6	A	0	215	22	0	2
7	C	54	0	22	0	2
8	B	54	60	22	0	2
9	D	54	90	22	0	2
10	B	54	120	22	0	2
11	C	54	180	22	180	2
12	A	108	25	22	180	2
13	A	108	60	22	180	2
14	A	108	95	22	180	2
15	A	108	145	22	180	2
16	A	108	180	22	180	2
17	A	108	215	22	180	2

Numeric Summary
Project: WAKEFIELD CHAPEL RECREATIONAL ASSN

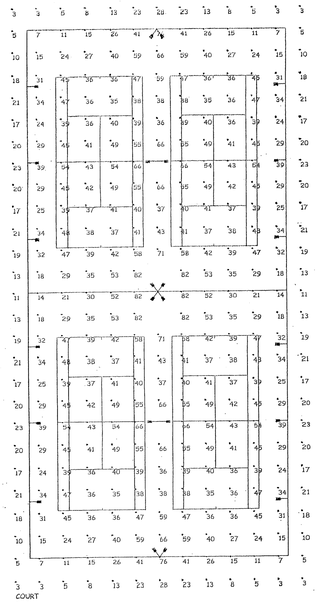
Label	Avg	Max	Min	Max/Min	Avg/Min	Min/Max
COURT	34.62	50	3	27.33	0.45	2.71

This lighting pattern represents illumination levels calculated from laboratory data taken under controlled conditions utilizing current industry standard lamp ratings in accordance with Illuminating Engineering Society approved methods. Actual performance of any manufacturer's luminaire may differ due to variations in electrical voltage, tolerance in lamps and ballasts, and other field conditions.

LSI Courtsider Sports Lighting
10000 Alliance Road
Cincinnati, OH 45242
Voice Number : 800-794-3448
Fax Number : 800-373-9998
Email Address : courtsider@lsi-industries.com

7/20/2004
Filename: y:\AG1\AG32\WAKEFIELDCHAPEL1.A32

1" = 30'



Luminaire Schedule
Project: WAKEFIELD CHAPEL RECREATIONAL ASSN

Symbol	Qty	Label	Arrangement	Watts	Lumens	LLF	Description
——▭——	12	A	SINGLE	1000	107800	0.700	COURTSIDER XL @ 22' ALH
——▭——	2	B	TWIN 180	2080	107800	0.700	COURTSIDER XL @ 22' ALH
——▭——	2	C	TWIN 70	1080	107800	0.700	COURTSIDER XL @ 22' ALH
X	1	D	QUAD 70	2080	107800	0.700	COURTSIDER XL @ 22' ALH

Luminaire Location Summary
Project: WAKEFIELD CHAPEL RECREATIONAL ASSN

Symbol	Label	X	Y	Z	Orient	Tilt
18	A	108	280	22	180	2
17	A	108	215	22	180	2
1	A	0	25	22	0	2
2	A	0	60	22	0	2
3	A	0	95	22	0	2
4	A	0	145	22	0	2
5	A	0	180	22	0	2
6	A	0	215	22	0	2
7	C	54	0	22	0	2
8	B	54	60	22	0	2
9	D	54	90	22	0	2
10	B	54	120	22	0	2
11	C	54	240	22	180	2
12	A	108	25	22	180	2
13	A	108	60	22	180	2
14	A	108	95	22	180	2
15	A	108	145	22	180	2

Numeric Summary
Project: WAKEFIELD CHAPEL RECREATIONAL ASSN

Label	Avg	Max	Min	Max/Min	CV	U/G
COURT	34.62	50	3	27.33	0.45	2.71

This lighting pattern represents illumination levels calculated from laboratory data taken under controlled conditions utilizing current industry standard lamp ratings in accordance with Illuminating Engineering Society approved methods. Actual performance of any manufacturer's luminaire may differ due to variations in electrical voltage, tolerance in lamps and ballasts, and other field conditions.

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Voice Number : 800-794-3448
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1" = 30'

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Chantilly • (703) 750-3450
4041 MACKENZIE PORT PLACE
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CHANTILLY, VIRGINIA 20151
FAX 703-378-5899
Arlington • (703) 532-4824
Leesburg • (703) 779-4905
Warrenton • (540) 347-2100

COMMONWEALTH OF VIRGINIA
CHARLES J. HUNTLEY, JR.
No. 001165-B
LAND SURVEYOR

THE LAND OF
WAKEFIELD CHAPEL RECREATIONASSOCIATION, INC.
BRADDOCK DISTRICT
FAIRFAX COUNTY, VIRGINIA

SPECIAL PERMIT AMENDMENT - LIGHTING

SCALE: "AS NOTED"
DATE: 12-09-03
REVISIONS:
09-28-04
11-04-04

SHEET 4 OF 4
FILE NO. 3564