GENERAL NOTES

1. THE PROPERTY DELINEATED ON THIS PLAT CONTAINS 2.8864 ACRES AND IS LOCATED ON FAIRFAX COUNTY TAX MAP 44-2-((1))-15, 16. THE PROPERTY IS ZONED R-3 AND IS CURRENTLY USED AS A SWIM CLUB (SPA 81-C-027-1).
2. THIS SPECIAL PERMIT AMENDMENT REQUEST IS SUBMITTED FOR APPROVAL AS A GROUP 4 SPECIAL PERMIT USE FOR A COMMUNITY SWIMMING POOL.
3. BOUNDARY INFORMATION IS FROM A SURVEY PREPARED BY TRI-TEK ENGINEERING.
4. TOPOGRAPHY INFORMATION SHOWN HEREON IS BASED ON A FIELD SURVEY BY TRI-TEK ENGINEERING.
5. THE PROPERTY DELINEATED ON THIS PLAT IS NOW IN THE NAME OF BROOKFIELD SWIMMING CLUB, INC. AS RECORDED IN DEED BOOK 3055 AT PAGE 236 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
6. THE SITE IS SERVED BY PUBLIC WATER AND PUBLIC SEWER.
7. OFF STREET PARKING AND LOADING IS PROVIDED IN ACCORDANCE WITH ARTICLE 11 OF THE FAIRFAX COUNTY ZONING ORDINANCE.
8. THE EXISTING FACILITY CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS OF FAIRFAX COUNTY, EXCEPT THE FOLLOWING:
   a. A WAIVER OF THE REQUIREMENT TO PROVIDE TRANSITIONAL SCREENING AND BARRIERS ALONG THE NORTH AND EAST SIDE. REQUIRED SCREENING AND BARRIERS ARE SATISFIED BY EXISTING FENCING AND VEGETATION.
9. THIS PLAN IS COMPATIBLE WITH THE ADOPTED COMPREHENSIVE PLAN OF FAIRFAX COUNTY AND ADJACENT DEVELOPMENT.
10. TO THE BEST OF OUR KNOWLEDGE, THE EXISTING FACILITY DOES NOT ADVERSELY AFFECT ADJACENT OR NEIGHBORING PROPERTIES.
11. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO GENERAL AREAS THAT HAVE SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION AND PRESERVATION.
12. THIS SITE DOES HAVE AREA SUBJECT TO 100 YEAR FLOODING OR EQC CRITERIA. RPA EXISTS ALONG THE SOUTH EASTERN PORTION OF THE LOT.
13. PROPOSED CONSTRUCTION WOULD ADD A MINOR AMOUNT OF IMPERVIOUS AREA TO THE SITE. DEVELOPMENT IS THEREFORE ANTICIPATED TO INCREASE STORMWATER RUNOFF BY A MINOR AMMOUNT AND WOULD BE CONTROLLED BY AN INFILTRATION TRENCH, IF THE ONSITE STORMWATER MANAGEMENT REQUIREMENT IS NOT WAIVED.
14. DEVELOPMENT REQUIRED FOR THIS PROJECT SHALL COMMENCE AT SUCH TIME AS APPROPRIATE COUNTY APPROVALS HAVE BEEN OBTAINED AND SUBJECT TO THE DISCRETION OF THE OWNER.
15. TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THERE IS NO EVIDENCE OF ANY GRAVE, OBJECT OR STRUCTURE MARKING A PLACE OF BURIAL.
16. TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES THAT ARE TO BE GENERATED, UTILIZED, STORED, TREATED AND/OR DISPOSED OF ON THIS SITE OTHER THAN POOL CHEMICALS STORED IN SMALL QUANTITIES INSIDE THE BUILDING.
17. ALL NEW SIGNAGE AND OUTDOOR LIGHTING FIXTURES ONSITE SHALL BE PROVIDED IN ACCORDANCE WITH APPLICABLE STANDARDS SET FORTH BY THE COUNTY OF FAIRFAX.
18. BASED ON AVAILABLE RECORDS, THE EXISTING STRUCTURES WERE CONSTRUCTED IN 1968.

SITE DATA

- TAX MAP LOCATION: 44-2-((1))-15, 16
- SITE ADDRESS: 13615 PENNBORO DRIVE
- TOTAL SITE AREA: 2.8864 ACRES OR 125,728 S.F.
- ZONING: R-3
- PROPOSED USE: COMMUNITY SWIMMING POOL
- BUILDING AREA:
  EXISTING: 1,136 S.F.
  PROPOSED: 2,885 S.F.
  TOTAL: 4,021 S.F. (GFA)

TREE COVER

ZONING CATEGORY: R-3
TOTAL SITE AREA: 125,728 S.F.
TREE COVER REQUIRED (20%): 25,146 S.F.

EXISTING TREE COVER X 1.25 = 39,475 S.F.
PROPOSED TREE COVER = 0 S.F.
TOTAL TREE COVER PROVIDED = 39,475 S.F.

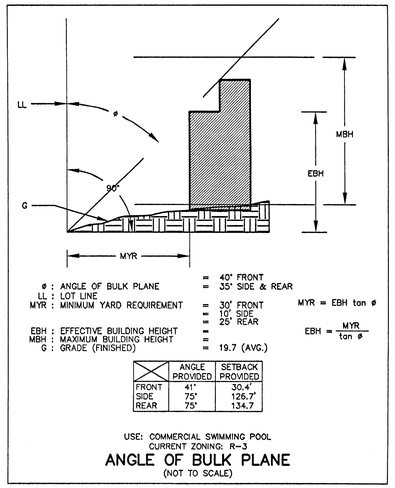
SITE TABULATIONS

	REQUIRED:	PROPOSED:
• LOT SIZE REQUIREMENTS(*):		
LOT AREA:	11,500 SF	125,728 SF
LOT WIDTH:	80 LF	583 LF
• BULK REGULATIONS(*):		
BUILDING HEIGHT:	60 FT.	35 FT.
YARD REQUIREMENTS:		
FRONT:	CONTROLLED BY A 50° ANGLE OF BULK PLANE, BUT NOT LESS THAN 30 FT.	30.4 FT.
SIDE:	CONTROLLED BY A 45° ANGLE OF BULK PLANE, BUT NOT LESS THAN 10 FT.	126.7 FT.
REAR:	CONTROLLED BY A 45° ANGLE OF BULK PLANE, BUT NOT LESS THAN 25 FT.	134.7 FT.
F.A.R.:	0.25	0.02

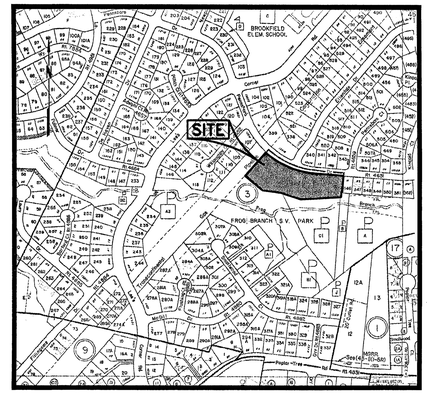
- PARKING SCHEDULE:
  REQUIRED: 1 SPACE PER 7 PERSONS LAWFULLY PERMITTED IN THE POOL AT ONE TIME (200 PERSONS) PLUS 1 SPACE PER EMPLOYEE (6 EMPLOYEES) = 35 SPACES.

  PROVIDED: 100 SPACES

- OPEN SPACE: 59,660 S.F. OR 47%



ANGLE OF BULK PLANE
(NOT TO SCALE)



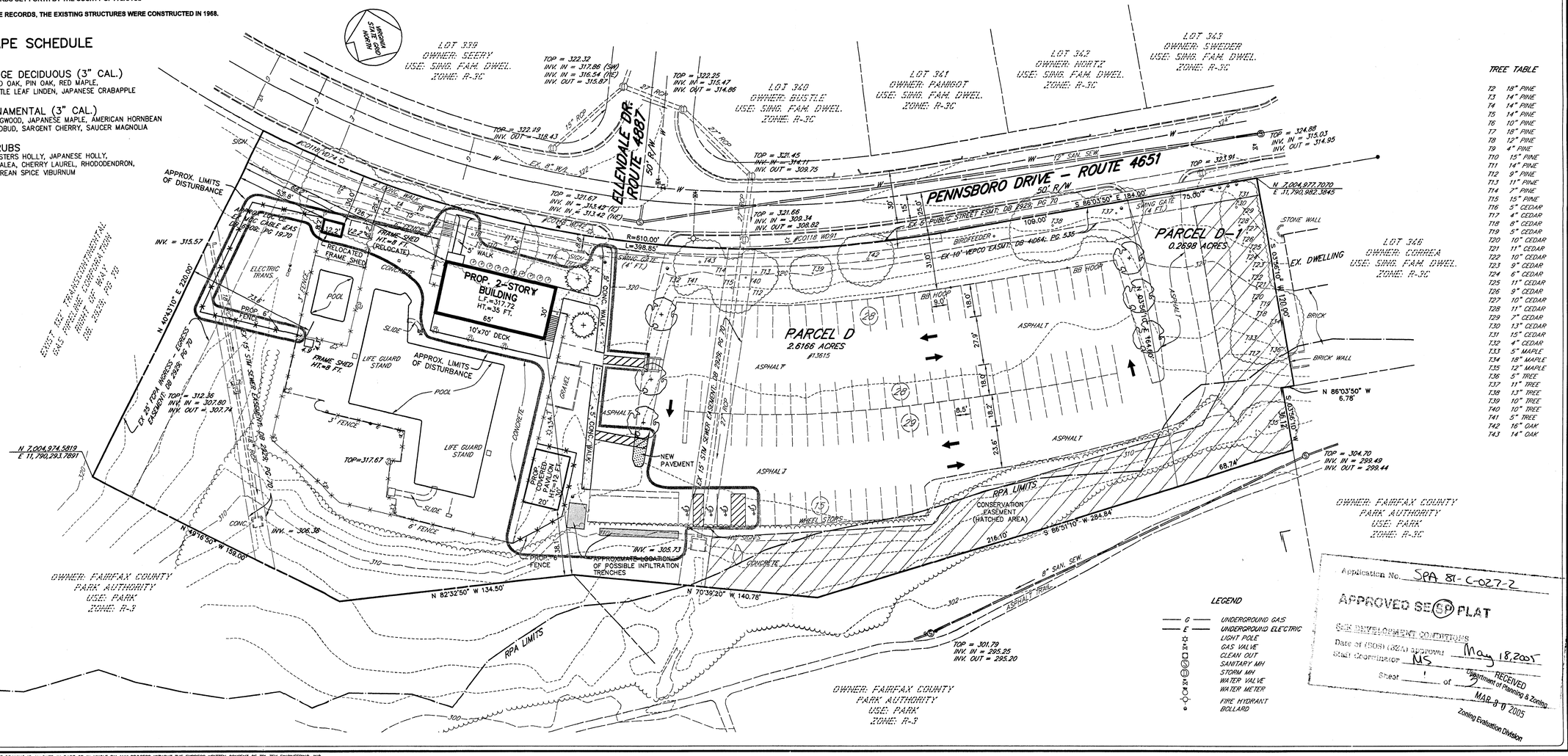
VICINITY MAP
SCALE: 1"=500'

LANDSCAPE SCHEDULE

LARGE DECIDUOUS (3" CAL.)
RED OAK, PIN OAK, RED MAPLE,
LITTLE LEAF LINDEN, JAPANESE CRABAPPLE

ORNAMENTAL (3" CAL.)
DOGWOOD, JAPANESE MAPLE, AMERICAN HORNBEAN
REDBUD, SARGENT CHERRY, SAUCER MAGNOLIA

SHRUBS
FOSTERS HOLLY, JAPANESE HOLLY,
AZALEA, CHERRY LAUREL, RHODODENDRON,
KOREAN SPICE VIBURNUM



TREE TABLE

T2	18" PINE
T3	14" PINE
T4	14" PINE
T5	14" PINE
T6	10" PINE
T7	18" PINE
T8	12" PINE
T9	4" PINE
T10	15" PINE
T11	14" PINE
T12	9" PINE
T13	11" PINE
T14	7" PINE
T15	15" PINE
T16	5" CEDAR
T17	4" CEDAR
T18	8" CEDAR
T19	5" CEDAR
T20	10" CEDAR
T21	11" CEDAR
T22	10" CEDAR
T23	9" CEDAR
T24	6" CEDAR
T25	11" CEDAR
T26	9" CEDAR
T27	10" CEDAR
T28	11" CEDAR
T29	7" CEDAR
T30	13" CEDAR
T31	15" CEDAR
T32	4" CEDAR
T33	5" MAPLE
T34	18" MAPLE
T35	12" MAPLE
T36	5" TREE
T37	11" TREE
T38	13" TREE
T39	10" TREE
T40	10" TREE
T41	5" TREE
T42	16" OAK
T43	14" OAK

Application No. SPA 81-C-027-2
APPROVED SE(SP) PLAT
SEE DEVELOPMENT CONDITIONS
Date of (BOS) (BZA) approval: May 18, 2005
Staff Coordinator: MS
Sheet ___ of 3
RECEIVED
Department of Planning & Zoning
MAR 9 0 2005
Zoning Evaluation Division

TRI-TEK ENGINEERING
CIVIL
ENVIRONMENTAL
LAND PLANNING
SURVEYING
690 Center Street
Suite 300
Herndon, Virginia 20170
V: (703) 481-5900
F: (703) 481-5901
info@tritekinc.com

COMMONWEALTH OF VIRGINIA
THEODORE D. BRITT
NO. 023803
5-30-05
PROFESSIONAL ENGINEER

BROOKFIELD SWIMMING CLUB, INC
PARCELS D & D1
BROOKFIELD

FAIRFAX COUNTY, VIRGINIA
SULLY DISTRICT

SPECIAL PERMIT PLAT

DATE	REVISION
1/17/05	PER COUNTY COMMENTS.
3/30/05	PER COUNTY COMMENTS.

PM: TDB SCALE: 1"=30'
PE: TDB DATE: 12/06/04
CO: MSC SHEET 1 OF 3

F-2205

COPYRIGHT 2004. NO REPRODUCTION OR USE OF THE DRAWING IS ALLOWED IN PART OR IN WHOLE BY ANY PROCESS WITHOUT THE EXPRESS WRITTEN CONSENT OF TRI-TEK ENGINEERING, INC.

O:\drawings\F-2205\plot\2205-01-SPP.dwg, 3/30/2005 2:11:24 PM, solson, XEROX.pc3, 1:1, TRI-TEK Engineering, Inc.

STORM WATER RUNOFF

PREDEVELOPMENT RUNOFF

Q= CIA A= 2.89 AC

C= 1.26 AC (0.90) + 1.63 AC (0.30) = 0.56
2.89 AC

Q 2 yr/2 hr= 0.56 x 5.45 in/hr x 2.89 AC = 8.82 CFS
Q 10 yr/2 hr= 0.56 x 7.27 in/hr x 2.89 AC = 11.77 CFS
V 10 yr/2 hr= 0.56 x 2"/12" x 2.89 AC = 0.2697 AC FT

POST DEVELOPMENT RUNOFF

Q= CIA

C= 1.30 AC (0.90) + 1.59 AC (0.30) = 0.57
2.89 AC

Q 2 yr/2 hr= 0.57 x 5.45 in/hr x 2.89 AC = 8.98 CFS
Q 10 yr/2 hr= 0.57 x 7.27 in/hr x 2.89 AC = 11.98 CFS
V 10 yr/2 hr= 0.57 x 2"/12" x 2.89 AC = 0.2746 AC FT

INCREASE DUE TO DEVELOPMENT

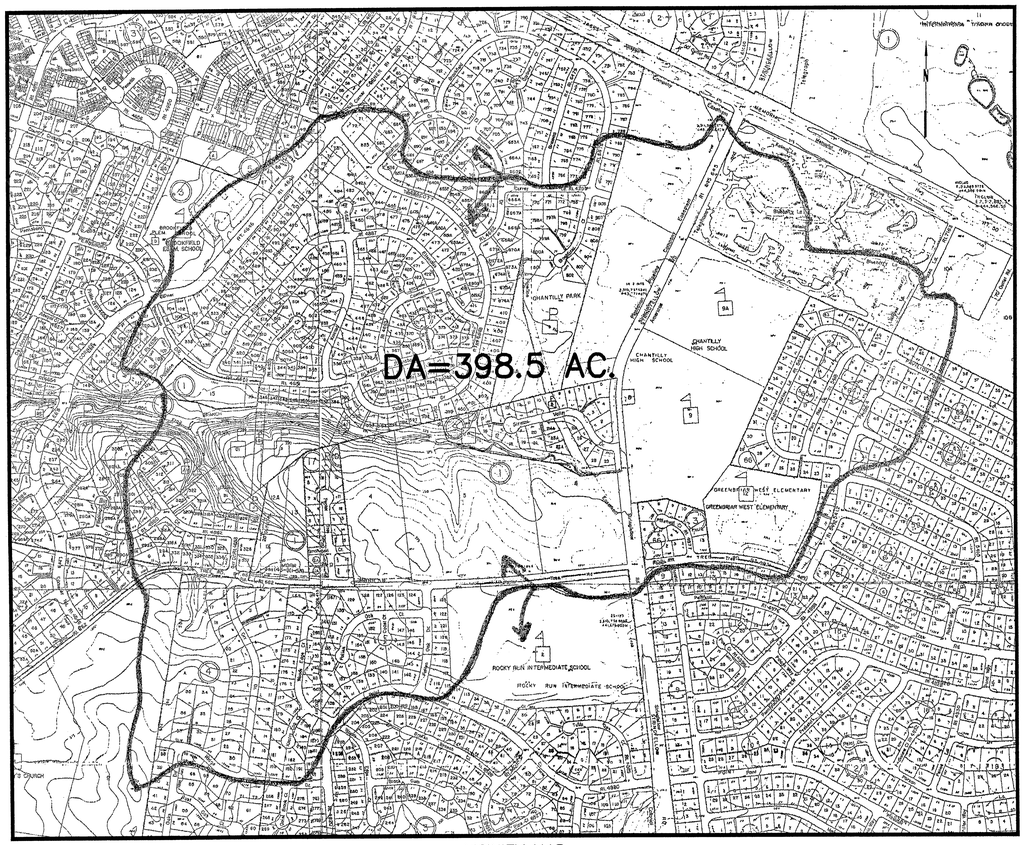
Q 2 yr/2 hr= 8.98 CFS - 8.82 CFS = 0.16 CFS
Q 10 yr/2 hr= 11.98 CFS - 11.77 CFS = 0.21 CFS
V 10 yr/ 2 hr= 0.2746 AC FT - 0.2697 AC FT = 0.0049 AC FT

STORM WATER NARRATIVE

THE SUBJECT SITE IS LOCATED WITHIN THE CUB RUN DRAINAGE SHED AND IS CURRENTLY DEVELOPED WITH AN EXISTING PARKING LOT, POOL AND ANCILLARY POOL BUILDING. IMPROVEMENTS PROPOSED BY THE SPECIAL PERMIT ARE LIMITED TO CONSTRUCTION OF THE BUILDING FOOTPRINT, COVERED PAVILION AND ANCILLARY SITE WALKWAYS. THE INCREASE IN RUNOFF AS A RESULT OF THE DEVELOPMENT IS MINIMAL AND IS CALCULATED TO BE 0.16 CFS FOR THE 2 YR STORM AND 0.21 CFS FOR THE 10 YR STORM. RUNOFF FROM THE SITE IS ENTIRELY IN THE FORM OF SHEET FLOW THAT SHEETS IN A SOUTHERLY DIRECTION OFFSITE TO THE BED AND BANK OF FROG BRANCH. THE DRAINAGE AREA TO FROG BRANCH AT THE POINT OF OUR SITE'S DISCHARGE IS 138 TIMES THE SITE'S AREA AND IS DEEMED TO BE AN ADEQUATE OUTFALL PER STATE STANDARDS.

GIVEN THE MINOR INCREASE IN RUNOFF, THE BED AND BANK OUTFALL THAT EXISTS ADJACENT TO THE SITE AND THE SHEET FLOW CHARACTERISTICS OF THE SITES DRAINAGE WHICH WILL BE MAINTAINED BY THIS PLAN, WE WILL PURSUE A WAIVER IN LIEU OF PROVIDING ONSITE STORM WATER MANAGEMENT CONTROLS. IN THE EVENT THE WAIVER IS DENIED, CONTROLS WILL BE PROVIDED THROUGH THE USE OF AN UNDERGROUND INFILTRATION TRENCH.

WATER QUALITY CONTROLS FOR THE SITE WILL BE PROVIDED BY PLATTING CONSERVATION EASEMENTS ALONG THE PERIMETER OF THE PROPERTY AS INDICATED ON THE SPECIAL PERMIT PLAT.



VICINITY MAP
SCALE: 1"=500'

Application No. SPA 81-C-027-2

APPROVED SE/SP PLAT

SEE DEVELOPMENT CONDITIONS

Date of (BOS) (BZA) Approval 5/18/05

Staff Coordinator MS

Sheet 2 of 3

TRI-TEK ENGINEERING

CIVIL
ENVIRONMENTAL
LAND PLANNING
SURVEYING

690 Center Street
Suite 300
Herndon, Virginia 20170
V: (703) 481-5900
F: (703) 481-5901
info@tritekinc.com

COMMONWEALTH OF VIRGINIA
THEODORE D. BRITT
NO. 023303
3.30.05
PROFESSIONAL ENGINEER

BROOKFIELD SWMMING CLUB, INC

PARCELS D & D1
BROOKFIELD

FAIRFAX COUNTY, VIRGINIA

SULLY DISTRICT

PRELIMINARY
SWM/BMP DESIGN

DATE	REVISION
1/17/05	PER COUNTY COMMENTS.
3/30/05	PER COUNTY COMMENTS.

PM: TDB SCALE: AS SHOWN
PE: TDB DATE: 12/06/04
CO: MSO SHEET 2 OF 3

F-2205

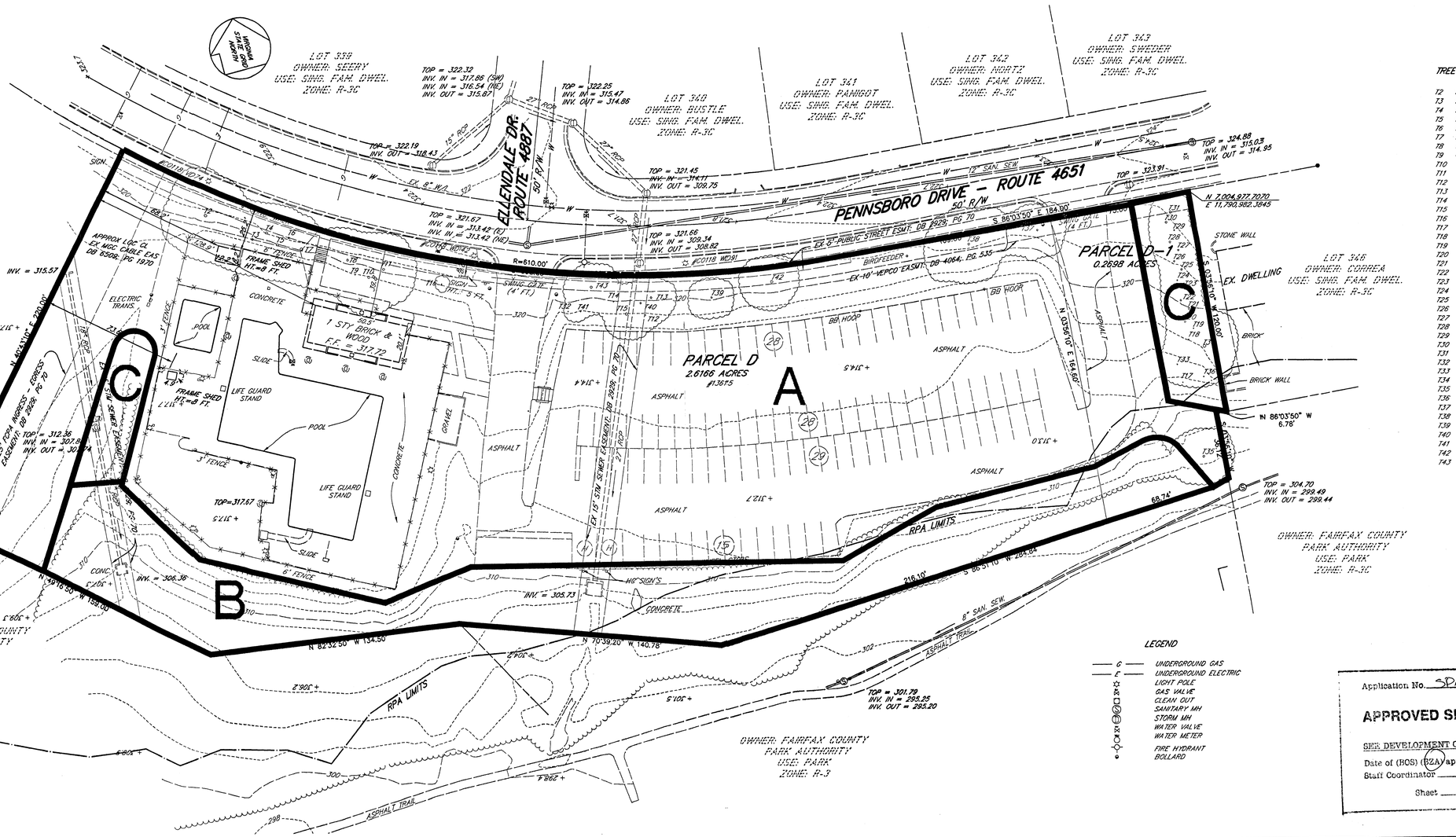
COPYRIGHT 2004. NO REPRODUCTION OR USE OF THE DRAWING IS ALLOWED IN PART OR IN WHOLE BY ANY PROCESS WITHOUT THE EXPRESS WRITTEN CONSENT OF TRI-TEK ENGINEERING, INC.

O:\drawings\F-2205\plots\2205-02-SWM.dwg, 3/30/2005 1:40:03 PM, adson, XEROX.pc3, 1:1, TRI-TEK Engineering, Inc.

Existing Vegetation Map — Brookfield Swimming Club

EVM Only... Not For Tree Preservation Purposes

	Cover Type	Primary Species	Understory Species	Successional Stage	Condition	Area
A	Developed	*Pinus strobus, Quercus palustris, Chamaecyparis thyoides,*	turfgrass	N/A	good	2.24 ACRES
	Comments	Mostly paved, with some landscape trees and lawn perimeter.				
B	Bottomland Forest	*Liriodendron tulipifera, Fraxinus pennsylvanica, Juniperus virginiana, Carya spp., Albizia julibrissin, Acer rubrum, Acer saccharinum, Acer negundo*	*Lindera benzoin, Lonicera japonica, Rhus radicans, Alnus* spp., *Acer negundo, Acer rubrum, Albizia julibrissin*	N/A	generally good	0.52 ACRES
	Comments	A few medium-size trees, but mostly smaller and dense; good stand of *Lindera*.				
C	Bottomland Forest	*Juniperus virginiana*	N/A	sub-climax	good	0.12 ACRES
	Comments	Hedgerows.				



TREE TABLE

T2	18" PINE
T3	14" PINE
T4	14" PINE
T5	14" PINE
T6	10" PINE
T7	18" PINE
T8	12" PINE
T9	4" PINE
T10	15" PINE
T11	14" PINE
T12	9" PINE
T13	11" PINE
T14	7" PINE
T15	15" PINE
T16	5" CEDAR
T17	4" CEDAR
T18	8" CEDAR
T19	5" CEDAR
T20	10" CEDAR
T21	11" CEDAR
T22	10" CEDAR
T23	9" CEDAR
T24	6" CEDAR
T25	11" CEDAR
T26	9" CEDAR
T27	10" CEDAR
T28	11" CEDAR
T29	7" CEDAR
T30	13" CEDAR
T31	15" CEDAR
T32	4" CEDAR
T33	5" MAPLE
T34	18" MAPLE
T35	12" MAPLE
T36	5" TREE
T37	11" TREE
T38	13" TREE
T39	10" TREE
T40	10" TREE
T41	5" TREE
T42	16" OAK
T43	14" OAK

LEGEND

- UNDERGROUND GAS
- UNDERGROUND ELECTRIC
- LIGHT POLE
- GAS VALVE
- CLEAN OUT
- SANITARY MH
- STORM MH
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- BOLLARD

Application No. SPA 81-C-027-2

APPROVED SE/SP PLAT

SEE DEVELOPMENT CONDITIONS

Date of (BOS) (BZA) approval 5/18/05

Staff Coordinator VMS

Sheet 3 of 3

DATE	REVISION
1/17/05	PER COUNTY COMMENTS.
3/30/05	PER COUNTY COMMENTS.

PM: TDB SCALE: 1"=30'
PE: TDB DATE: 12/06/04
CO: MSO SHEET 3 OF 3

F-2205

TRI-TEK ENGINEERING

CIVIL
ENVIRONMENTAL
LAND PLANNING
SURVEYING

690 Center Street
Suite 300
Herndon, Virginia 20170
V: (703) 481-5900
F: (703) 481-5901
info@tritekinc.com

COMMONWEALTH OF VIRGINIA
THEODORE D. BRITT
NO. 023803
PROFESSIONAL ENGINEER
3-30-05

BROOKFIELD SWIMMING CLUB, INC
PARCELS D & D1
BROOKFIELD
FAIRFAX COUNTY, VIRGINIA
SULLY DISTRICT

EXISTING VEGETATION MAP

O:\drawings\F-2205\plots\2205-03-EVM.dwg, 3/30/2005 1:38:32 PM, sdson, XEROX.pc3, 1:1, TRI-TEK Engineering, Inc.

COPYRIGHT 2004. NO REPRODUCTION OR USE OF THE DRAWING IS ALLOWED IN PART OR IN WHOLE BY ANY PROCESS WITHOUT THE EXPRESS WRITTEN CONSENT OF TRI-TEK ENGINEERING, INC.