

GENERAL NOTES

- FOR THE PURPOSE OF THE CONSTRUCTION DRAWINGS, THE FOLLOWING DEFINITIONS SHALL APPLY:
OWNER : INVISIBLE TOWERS, LLC
SUBCONTRACTOR : T.B.D. (CONSTRUCTION)
- THE SUBCONTRACTOR WHEN VISITING THE COMMUNICATION SITE SHALL FAMILIARIZE HIMSELF WITH THE EXISTING CONDITIONS AND SHALL CONFIRM THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN ON THE CONSTRUCTION DRAWINGS. THE SUBCONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS MUST BE VERIFIED. THE SUBCONTRACTOR SHALL NOTIFY THE CONTRACTOR OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIALS OR PROCEEDING WITH CONSTRUCTION. SINCE THE COMMUNICATION SITE IS ACTIVE, ALL SAFETY PRECAUTIONS MUST BE TAKEN WHEN WORKING AROUND HIGH LEVELS OF ELECTROMAGNETIC RADIATION. PERSONAL RF EXPOSURE MONITORS ARE ADVISED TO BE WORN TO ALERT OF ANY DANGEROUS EXPOSURE LEVELS.
- ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. THE SUBCONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK.
- ALL WORK CARRIED OUT SHALL COMPLY WITH THE INTERNATIONAL BUILDING CODE 2000, LATEST EDITION. ALL MECHANICAL AND ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS. ALL WORK SHALL BE IN ACCORDANCE WITH NFPA-70 THE NATIONAL ELECTRICAL CODE.
- DRAWINGS PROVIDED FOR CONSTRUCTION ARE NOT TO BE SCALED.
- UNLESS OTHERWISE NOTED, THE WORK SHALL INCLUDE FURNISHING MATERIAL, EQUIPMENT, APPURTENANCES, AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE PLANS.
- THE SUBCONTRACTOR SHALL INSTALL ALL MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
- THE SUBCONTRACTOR SHALL CONFIRM ACTUAL UTILITY ROUTING WITH THE CONTRACTOR AND REFLECT THE APPROVED ROUTE ON THE REDLINED DRAWINGS.
- THE SUBCONTRACTOR SHALL PROTECT THE EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING, AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT THE SUBCONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER.
- THE SUBCONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF SCRAP MATERIALS OR ANY OTHER ITEMS REMOVED FROM THE EXISTING FACILITY.
- THE SUBCONTRACTOR SHALL LEAVE PREMISES CLEAN AND IN IT'S ORIGINAL CONDITION.
- ALL CONCRETE WORK SHALL BE DONE IN ACCORDANCE WITH THE AMERICAN CONCRETE INSTITUTE.
- ANY NEW CONCRETE NEEDED FOR CONSTRUCTION SHALL HAVE 3000-PSI STRENGTH AT 28 DAYS OR UNLESS OTHERWISE SPECIFIED IN THE DRAWINGS.
- ALL STRUCTURAL STEEL WORK SHALL BE DONE IN ACCORDANCE WITH AISC (NINTH EDITION).
- THERE WILL BE NO WORK PERFORMED ON SUNDAYS.

SE 2005-SU-020 WHOLE WORLD FELLOWSHIP AND CHURCH AT NORTHERN VIRGINIA, NV DOMINION CHRISTIAN SCHOOL AND INVISIBLE TOWERS, L.L.C. CONCURRENT WITH 2232-Y05-10 INVISIBLE TOWERS, L.L.C. AT VALE ROAD.

INVISIBLE TOWERS, LLC

DIFFICULT RUN

TOTAL DISTURBED AREA PHASE 1 = 2,495 SF

PROJECT INFORMATION

SCOPE OF WORK: INSTALLATION OF A TREEPOLE FOUNDATION, STEALTH TREEPOLE WITH ANTENNAS, RETAINING WALL, FENCE, SITE IMPROVEMENTS, LANDSCAPING, ELECTRICAL AND TELEPHONE APPURTENANCES.

SITE ADDRESS: 10922 VALE ROAD
OAKTON, VA 22124

ZONING: RE (RES ESTATE 1DU/2AC)

PARCEL ID: 0371 01 0017

TAX DISTRICT: 90000

DISTRICT NAME: SULLY

CURRENT USE: CHURCH/SCHOOL

PROPOSED USE: CHURCH/SCHOOL/TELECOMMUNICATION FACILITY

LAND AREA: 17.59 ACRES

LATITUDE: N 38° 54' 21.464"

LONGITUDE: W 77° 19' 26.836"

ELEVATION: 347.5' AMSL AT BASE

JURISDICTION: FAIRFAX COUNTY, VA

DRAWING INDEX

REV.

T-1	TITLE SHEET AND GENERAL NOTES	0
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Z-3	COMPOUND PLAN (PHASE 1) AND TREE POLE ELEVATION	0
Z-3A	PROPERTY NORTH SOUTH CROSS SECTION	0
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Z-5	CIVIL MAPS AND NOTES	0
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Z-7	TREE REMOVAL AND COMPOUND LANDSCAPE PLAN	0
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PROJECT DIRECTORY

PROPERTY OWNER: WHOLE WORLD FELLOWSHIP AND CHURCH AT NORTHERN VIRGINIA
7708 HARWOOD PL
SPRINGFIELD, VA 22152

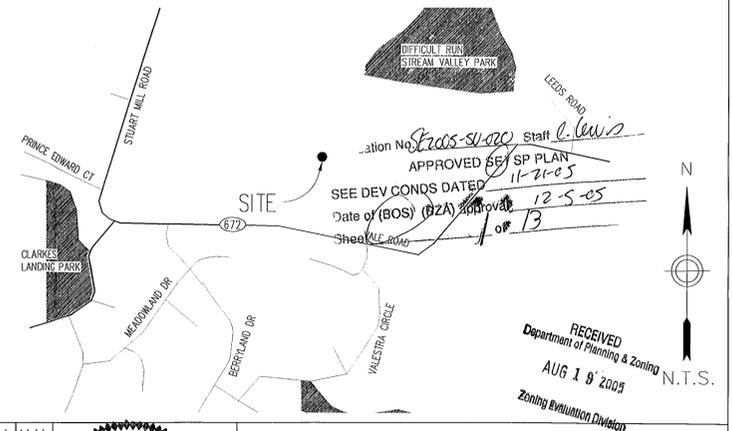
APPLICANT: INVISIBLE TOWERS, LLC
38974 OLD STAGE PLACE
WATERFORD, VA 20197
CONTACT: TIM DENNIS
PHONE: (301) 651-8400
FAX: (540) 882-3291

ARCHITECT / ENGINEER: ENTREX COMMUNICATIONS SERVICES, INC.
1575 EYE ST. NW
WASHINGTON, DC 20005
CONTACT: MARC MARZULLO
PHONE: (202) 408-0960
FAX: (202) 408-0961

VICINITY MAP
(SCALE: 1" = 2000')

DRIVING DIRECTIONS:

FROM BETHESDA, MD TAKE I-495 SOUTH TO I-66 WEST. MERGE ONTO I-66 WEST. PROCEED TO CHAIN BRIDGE ROAD, VA-123N. TURN LEFT ONTO VA-674, HUNTER MILL ROAD AND PROCEED 1.4 MILES TO VALE ROAD. TURN LEFT ONTO VALE ROAD AND PROCEED 1 MILE. SITE IS ON YOUR RIGHT.



SPECIAL CONDITIONS

- A STRUCTURAL ANALYSIS SHALL BE SUBMITTED FROM LICENSED STRUCTURAL ENGINEER CONFIRMING THE STRUCTURAL ADEQUACY OF THE TREEPOLE AND FOUNDATION.
- THE TOTAL DISTURBED AREA FOR CONSTRUCTION IS 2,495 SF.

APPLICABLE CODES AND STANDARDS

ALL WORK SHALL COMPLY WITH THE LATEST EDITION OF THE 2000 INTERNATIONAL BUILDING CODE AND ALL OTHER APPLICABLE STATE CODES, ORDINANCES AND REGULATIONS. IN CASE OF CONFLICT BETWEEN THE CODES, STANDARDS, REGULATIONS, SPECIFICATIONS, GENERAL NOTES AND/OR MANUFACTURER'S REQUIREMENTS, USE THE MOST STRINGENT PROVISION.

IN ANY SPECIFIC CASE ON CONFLICTS BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.

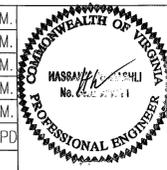
TIA/EIA-222-F.
NEC 2002.
2000 IBC



DIFFICULT RUN
10922 VALE ROAD
OAKTON, VA 22124



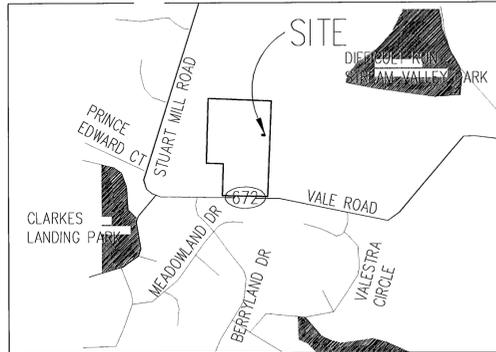
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0	03/23/05	ZONING	TMF	M.M.	M.M.
NO.	DATE	REVISIONS	BY	CHK	APPD
SCALE: AS SHOWN		DESIGNED: CG	DRAWN: WA		



TITLE SHEET AND GENERAL NOTES

SPECIAL EXCEPTION PLAT

JOB NUMBER	DRAWING NUMBER	REV
1095.004	T-1	0



VICINITY MAP
SCALE: 1"=1000'
TRUE NORTH

PROJECT DATA

TELECOMMUNICATIONS COMPOUND AREA = 1,626 SF (PHASE 1)
TELECOMMUNICATIONS COMPOUND AREA = 1,536 SF (PHASE 2)
TOTAL PROJECT DISTURBED AREA = 2,495 SF (PHASE 1)
TOTAL PROJECT DISTURBED AREA = 2,495 SF (PHASE 2)

EXISTING CONDITIONS

ALL EXISTING BUILDINGS AND STRUCTURES ON THE PROPERTY ARE TO REMAIN EXCEPT FOR EXISTING SHED LABELED "TO BE REMOVED."

ORDINANCE DATA

OWNER: WHOLE WORLD FELLOWSHIP AND CHURCH AT NORTHERN VIRGINIA
PARCEL ID: 0371 01 0017
ZONING: RE
EXISTING USE: CHURCH/SCHOOL (GENERAL EDUCATION)
SPECIAL PERMIT #SPA 78-C-055-3
PROPOSED USE: CHURCH/SCHOOL/TELECOMMUNICATION
OPEN SPACE:
REQUIRED: 153,244 SF OR 20%
PROVIDED: 655,203 SF OR 86%

BUILDING INFORMATION

MAXIMUM BUILDING HEIGHT: 60'
EXISTING CHURCH: 42' HIGH - CONSTRUCTION DATE 1972
CHURCH EDUCATION BUILDING: CONSTRUCTION DATE 1978
GARAGE: 12' HIGH - CONSTRUCTION DATE 1972
EXISTING ORIGINAL BUILDING: 29.3' HIGH - CONSTRUCTION DATE 1976
TOTAL EXISTING GROSS BUILDING FLOOR AREA: +/-32,768 SF
TOTAL PROPOSED GROSS TELECOMMUNICATION SHELTERS FLOOR AREA: +/- 1,200 SF
TOTAL FLOOR AREA: +/-44,968 SF
EXISTING CHURCH SEATING CAPACITY: 430 SEATS
MAXIMUM FLOOR AREA RATIO 0.15
TOTAL FLOOR AREA RATIO 0.58

SET BACK INFORMATION

FRONT YARD REQUIRED: 550 ANGLE OF BULK PLANE BUT NOT LESS THAN 50'
EXISTING CHURCH: 277.7'
EXISTING ORIGINAL BUILDING: 406.0'
TELECOMMUNICATIONS TREE POLE: 703.0'
TELECOMMUNICATIONS COMPOUND: 680.0'
SIDE YARD REQUIRED: 450 ANGLE OF BULK PLANE BUT NOT LESS THAN 20'
EXISTING CHURCH: 74.6'
EXISTING ORIGINAL BUILDING: 138.0'
TELECOMMUNICATIONS TREE POLE: 50.0'
TELECOMMUNICATIONS COMPOUND: 40.0'
REAR YARD REQUIRED: 450 ANGLE OF BULK PLANE BUT NOT LESS THAN 25'
EXISTING CHURCH: 685.0
EXISTING ORIGINAL BUILDING: 615.0'
TELECOMMUNICATIONS TREE POLE: 425.0'
TELECOMMUNICATIONS COMPOUND: 408.0'

PARKING SCHEDULE

CHURCH:
1 SPACE PER 4 SEATS IN PRINCIPAL PLACE OF WORSHIP
430 SEATS/4 = 108 PARKING SPACES
SCHOOL OF GENERAL EDUCATION - ELEMENTARY/INTERMEDIATE:
1 SPACE PER FULL TIME EMPLOYEE (12 FACULTY/STAFF) = 12 PARKING SPACES
4 SPACES FOR VISITORS = 4 PARKING SPACES
TOTAL REQUIRED PARKING = 108+12+4 = 124 SPACES
NOTE: THE TELECOMMUNICATIONS FACILITY GENERATES APPROXIMATELY 1 TRIP PER MONTH PER CARRIER, HENCE, NO DEDICATED PARKING IS REQUIRED.
EXISTING PARKING PROVIDED = 127 SPACES

NOTES

THE PROPERTY IS SERVED BY PUBLIC WATER.
THERE IS AN EXISTING SEPTIC FIELD ON THE PROPERTY.
THE PROPERTY IS NOT LOCATED IN THE FEMA 100 YEAR FLOOD PLANE.
THERE ARE NO PROPOSED STORM WATER MANAGEMENT FACILITIES FOR THIS PROJECT.
THERE ARE NO GRAVES, OBJECTS OR STRUCTURES MARKING A PLACE OF BURIAL ON THE PROPERTY PER THE FAIRFAX COUNTY CEMETERY MAP.
THERE ARE NO TRAILS REQUIRED BY THE FAIRFAX COUNTY ADOPTED COMPREHENSIVE PLAN ON THIS PROPERTY.
THERE ARE NO PROPOSED SIGNS FOR THIS PROJECT.
TOPOGRAPHY FOR THIS PROPERTY WAS DETERMINED FROM A FIELD RUN SURVEY AND EXISTING SITE PLANS.
EXISTING VEGETATION MAPPING IS NOT REQUIRED SINCE THE TOTAL DISTURBED AREA IS LESS THAN 2,500 SF.

LEGEND

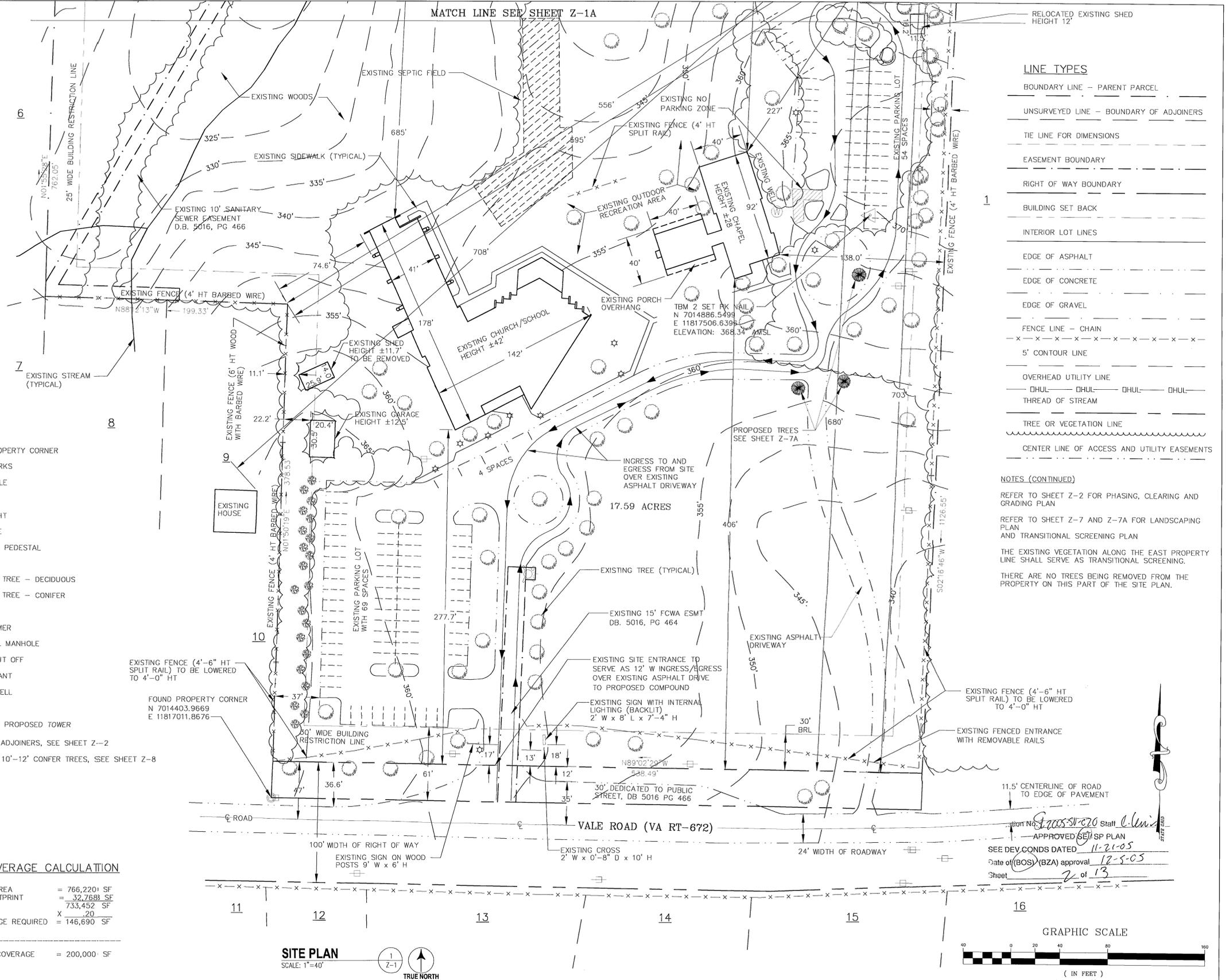
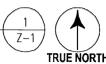
- FOUND PROPERTY CORNER
- △ BENCH MARKS
- UTILITY POLE
- ⊕ SIGN
- ▲ FLOOD LIGHT
- ☆ LIGHT POLE
- ⊕ TELEPHONE PEDESTAL
- ▬ CULVERT
- INDIVIDUAL TREE - DECIDUOUS
- INDIVIDUAL TREE - CONIFER
- BUSH
- ◇ TRANSFORMER
- ⊕ ELECTRICAL MANHOLE
- ⊕ WATER SHUT OFF
- ⊕ FIRE HYDRANT
- ⊕ MONITOR WELL
- ⊕ WELL
- ⊕ CENTER OF PROPOSED TOWER
- ⊕ PROPERTY ADJOINERS, SEE SHEET Z-2
- ⊕ PROPOSED 10'-12' CONFER TREES, SEE SHEET Z-8

TREE COVERAGE CALCULATION

TOTAL SITE AREA	= 766,220' SF
BUILDING FOOTPRINT	= 32,768' SF
	= 733,452' SF
TREE COVERAGE REQUIRED	= 146,690' SF
TOTAL TREE COVERAGE	= 200,000' SF

SITE PLAN

SCALE: 1"=40'

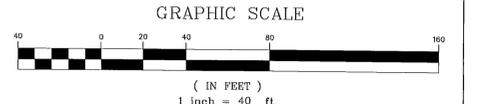


LINE TYPES

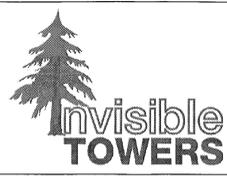
BOUNDARY LINE - PARENT PARCEL
UNSURVEYED LINE - BOUNDARY OF ADJOINERS
TIE LINE FOR DIMENSIONS
EASEMENT BOUNDARY
RIGHT OF WAY BOUNDARY
BUILDING SET BACK
INTERIOR LOT LINES
EDGE OF ASPHALT
EDGE OF CONCRETE
EDGE OF GRAVEL
FENCE LINE - CHAIN
5' CONTOUR LINE
OVERHEAD UTILITY LINE
OHUL
THREAD OF STREAM
TREE OR VEGETATION LINE
CENTER LINE OF ACCESS AND UTILITY EASEMENTS

NOTES (CONTINUED)
REFER TO SHEET Z-2 FOR PHASING, CLEARING AND GRADING PLAN
REFER TO SHEET Z-7 AND Z-7A FOR LANDSCAPING PLAN AND TRANSITIONAL SCREENING PLAN
THE EXISTING VEGETATION ALONG THE EAST PROPERTY LINE SHALL SERVE AS TRANSITIONAL SCREENING.
THERE ARE NO TREES BEING REMOVED FROM THE PROPERTY ON THIS PART OF THE SITE PLAN.

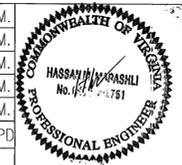
APPROVED *[Signature]* Staff *[Signature]*
DATE 11-21-05
SEE DEV CONDS DATED 11-21-05
Date of (BOS) (BZA) approval 12-5-05
Sheet 2 of 13



DIFFICULT RUN
10922 VALE ROAD
OAKTON, VA 22124



4	08/19/05	COUNTY COMMENTS	R.S.	M.M.	M.M.
3	07/29/05	COUNTY COMMENTS	R.S.	M.M.	M.M.
2	06/09/05	REVISED COMPOUND LAYOUT	R.S.	M.M.	M.M.
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0	03/23/05	ZONING	TMF	M.M.	M.M.
NO.	DATE	REVISIONS	BY	CHK	APPD
SCALE: AS SHOWN		DESIGNED: M.M.	DRAWN: R.S.		



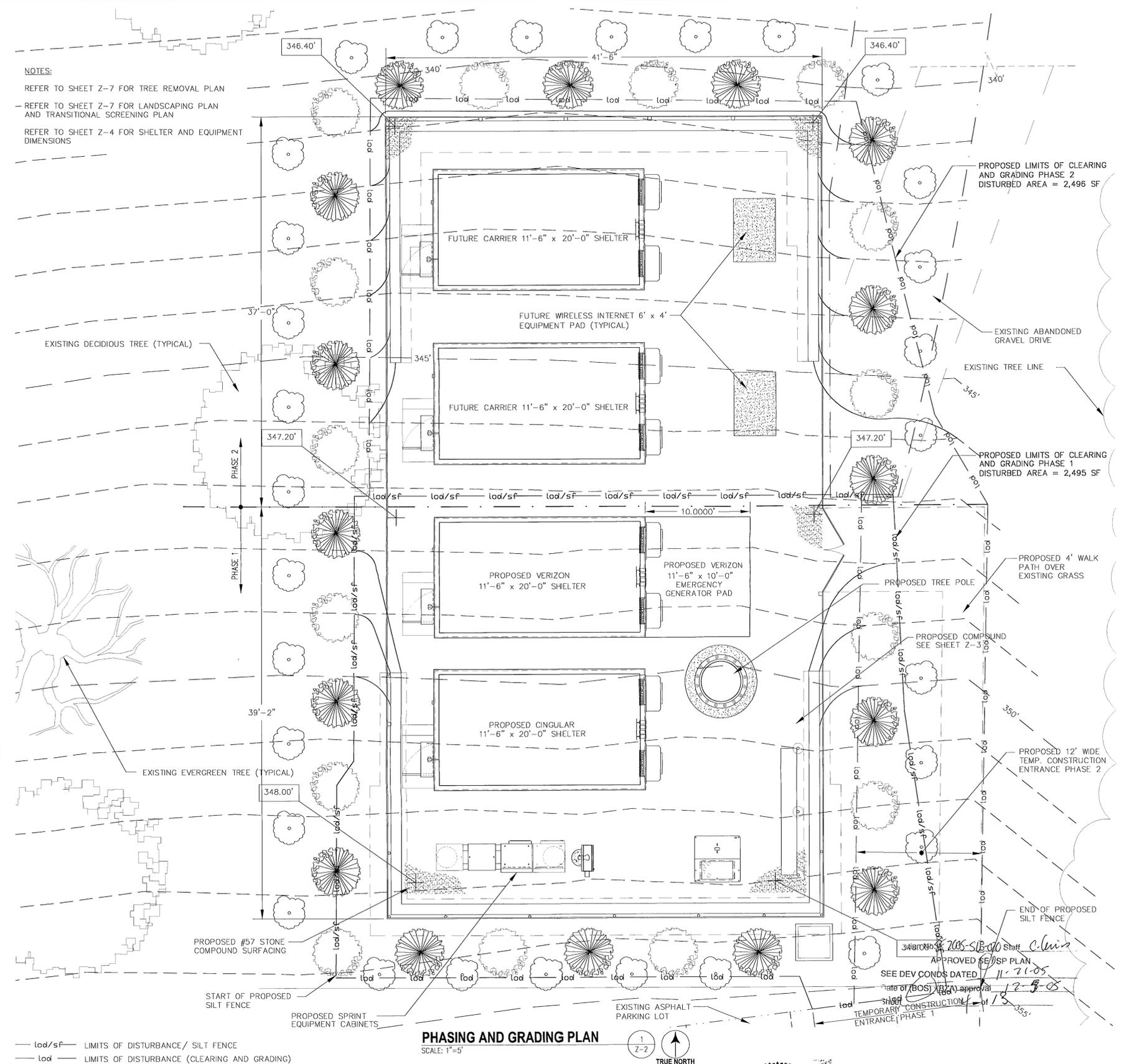
SITE PLAN SHEET 1 OF 2

SPECIAL EXCEPTION PLAT

JOB NUMBER	DRAWING NUMBER	REV
1095.004	Z-1	0

ADJOINERS LIST

1. PARCEL ID: 0371 01 0040
 PARCEL OWNER: FAIRFAX COUNCIL OF GIRL SCOUTS
 SITE ADDRESS: 10900 VALE ROAD
 OAKTON, VA 22124
 MAILING ADDRESS: POB 9155
 ARLINGTON, VA 22219
 TAX DISTRICT: 90000
 DISTRICT NAME: SULLY
 LAND AREA: 42.3274 AC
 ZONING: RE USE: RECREATION CAMP
 DEED: BOOK 6039 PAGE 4739
2. PARCEL ID: 0371 01 0025A
 PARCEL OWNER: GIRL SCOUTS OF THE NATIONS CAPITAL
 SITE ADDRESS: OAKTON, VA 22124
 MAILING ADDRESS: POB 9155
 ARLINGTON, VA 22219
 TAX DISTRICT: 90000
 DISTRICT NAME: SULLY
 LAND AREA: 2.389 AC
 ZONING: RE USE: RECREATION CAMP
 DEED: BOOK N/A PAGE N/A
3. PARCEL ID: 0371 01 0025
 PARCEL OWNER: ROONEY DANIEL D AND GRACE M
 SITE ADDRESS: 10948 STUART MILL ROAD
 OAKTON, VA 22124
 MAILING ADDRESS: SAME
 TAX DISTRICT: 90000
 DISTRICT NAME: SULLY
 LAND AREA: 9.1967 AC
 ZONING: RE USE: RESIDENTIAL
 DEED: BOOK 055833 PAGE 0233
4. PARCEL ID: 0371 01 0023A
 PARCEL OWNER: HULLIUNG GLORIA A
 SITE ADDRESS: 10934 STUART MILL RD
 OAKTON, VA 22124
 MAILING ADDRESS: SAME
 TAX DISTRICT: 90000
 DISTRICT NAME: SULLY
 LAND AREA: 2.337 AC
 ZONING: RE USE: RESIDENTIAL
 DEED: BOOK 08420 PAGE 0480
5. PARCEL ID: 0371 07 0001
 PARCEL OWNER: NOEL DONNA K, NOEL WILLIAM W III
 SITE ADDRESS: 10932 STUART MILL RD
 OAKTON, VA 22124
 MAILING ADDRESS: SAME
 TAX DISTRICT: 90000
 DISTRICT NAME: SULLY
 LAND AREA: 2.172 AC
 ZONING: RE USE: RESIDENTIAL
 DEED: BOOK 11639 PAGE 0172
6. PARCEL ID: 0371 01 0023B
 PARCEL OWNER: PARIS ROBERT E
 SITE ADDRESS: 10930 STUART MILL RD
 OAKTON, VA 22124
 MAILING ADDRESS: SAME
 TAX DISTRICT: 90000
 DISTRICT NAME: SULLY
 LAND AREA: 2.145 AC
 ZONING: RE USE: RESIDENTIAL
 DEED: BOOK 3088 PAGE 0616
7. PARCEL ID: 0371 01 0021
 PARCEL OWNER: LAREZ MAX R
 SITE ADDRESS: 11006 VALE RD
 OAKTON, VA 22124
 MAILING ADDRESS: 13406 KEISLER CT
 HERNDON, VA 20170
 TAX DISTRICT: 90000
 DISTRICT NAME: SULLY
 LAND AREA: 1.7522 AC
 ZONING: RE USE: RESIDENTIAL
 DEED: BOOK 16453 PAGE 0209
8. PARCEL ID: 0371 01 0020
 PARCEL OWNER: HAHN JULIE A
 SITE ADDRESS: 11004 VALE RD
 OAKTON, VA 22124
 MAILING ADDRESS: SAME
 TAX DISTRICT: 90000
 DISTRICT NAME: SULLY
 LAND AREA: .9102 AC
 ZONING: RE USE: RESIDENTIAL
 DEED: BOOK 15950 PAGE 1125
9. PARCEL ID: 0371 01 0018
 PARCEL OWNER: JACKSON PAUL K W
 SITE ADDRESS: 11002 VALE RD
 OAKTON, VA 22124
 MAILING ADDRESS: SAME
 TAX DISTRICT: 90000
 DISTRICT NAME: SULLY
 LAND AREA: .5 AC
 ZONING: RE USE: RESIDENTIAL
 DEED: BOOK 16415 PAGE 0275
10. PARCEL ID: 0371 01 0019
 PARCEL OWNER: DOLVIN CHARLES A, DOLVIN SUSAN J
 SITE ADDRESS: 11000 VALE RD
 OAKTON, VA 22124
 MAILING ADDRESS: SAME
 TAX DISTRICT: 90000
 DISTRICT NAME: SULLY
 LAND AREA: .5 AC
 ZONING: RE USE: RESIDENTIAL
 DEED: BOOK 07945 PAGE 0441
11. PARCEL ID: 0371 17 0001A
 PARCEL OWNER: MUHS CHARLES T, ANDSERON-MUHS SUSAN B
 SITE ADDRESS: 2701 BERRYLAND DR
 OAKTON, VA 22124
 MAILING ADDRESS: SAME
 TAX DISTRICT: 90000
 DISTRICT NAME: SULLY
 LAND AREA: 44122 SF
 ZONING: R-1C USE: RESIDENTIAL
 DEED: BOOK 09829 PAGE 0210
12. PARCEL ID: 0371 17 0001
 PARCEL OWNER: UCAST JOSEPH, UCAST SUZANNE
 SITE ADDRESS: 10856 MEADOWLAND DR
 OAKTON, VA 22124
 MAILING ADDRESS: SAME
 TAX DISTRICT: 90000
 DISTRICT NAME: SULLY
 LAND AREA: 55044 SF
 ZONING: R-1C USE: RESIDENTIAL
 DEED: BOOK 11035 PAGE 1261
13. PARCEL ID: 0371 17 0002
 PARCEL OWNER: FAUX WILLIAM H JR TR
 SITE ADDRESS: 10854 MEADOWLAND DR
 OAKTON, VA 22124
 MAILING ADDRESS: SAME
 TAX DISTRICT: 90000
 DISTRICT NAME: SULLY
 LAND AREA: 33528 SF
 ZONING: R-1C USE: RESIDENTIAL
 DEED: BOOK 16073 PAGE 0878
14. PARCEL ID: 0371 17 0003
 PARCEL OWNER: MARDER CAREY M AN EILEEN M
 SITE ADDRESS: 10852 MEADOWLAND DR
 OAKTON, VA 22124
 MAILING ADDRESS: SAME
 TAX DISTRICT: 90000
 DISTRICT NAME: SULLY
 LAND AREA: 26079 SF
 ZONING: R-1C USE: RESIDENTIAL
 DEED: BOOK 07114 PAGE 1667
15. PARCEL ID: 0371 17 0004
 PARCEL OWNER: CHADWICK CHARLES D JR AND PATSY T
 SITE ADDRESS: 10850 MEADOWLAND DR
 OAKTON, VA 22124
 MAILING ADDRESS: SAME
 TAX DISTRICT: 90000
 DISTRICT NAME: SULLY
 LAND AREA: 48392 SF
 ZONING: R-1C USE: RESIDENTIAL
 DEED: BOOK 06735 PAGE 1245
16. PARCEL ID: 0371 17 0005
 PARCEL OWNER: WADE JACK WARREN J AND LINDA G
 SITE ADDRESS: 10862 WEISIGER LA
 OAKTON, VA 22124
 MAILING ADDRESS: SAME
 TAX DISTRICT: 90000
 DISTRICT NAME: SULLY
 LAND AREA: 25922 SF
 ZONING: R-1C USE: RESIDENTIAL
 DEED: BOOK 06104 PAGE 0691



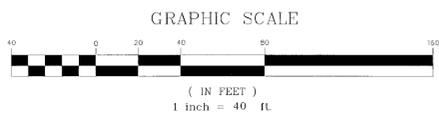
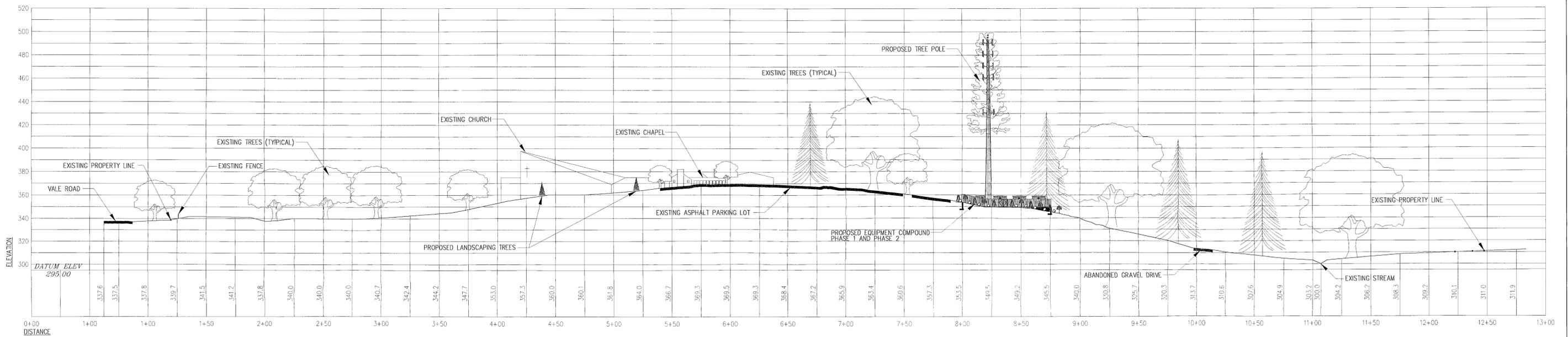
DIFFICULT RUN
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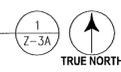
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SCALE: AS SHOWN		DESIGNED: C.T.	DRAWN: R.S.		



ADJOINERS LIST, PHASING AND GRADING PLAN		
SPECIAL EXCEPTION PLAT		
JOB NUMBER	DRAWING NUMBER	REV
1095.004	Z-2	0



SOUTH - NORTH CROSS SECTION
 SCALE: 1"=40' HORIZONTAL
 1"=40' VERTICAL



Station No. G105-SU-000 Station C-1010
 APPROVED SE / SP PLAN
 SEE DEV CONDS DATED 11-21-05
 State of (BOC) (BZA) approval 12-5-05
 Sheet 6 of 13

entrex
 communication services, inc.
 1575 Eye Street, N.W. Suite 350
 WASHINGTON, D.C. 20005
 PHONE: (202)408-0960
 FAX: (202)408-0961

DIFFICULT RUN
 10922 VALE ROAD
 OAKTON, VA 22124

INVISIBLE TOWERS, LLC

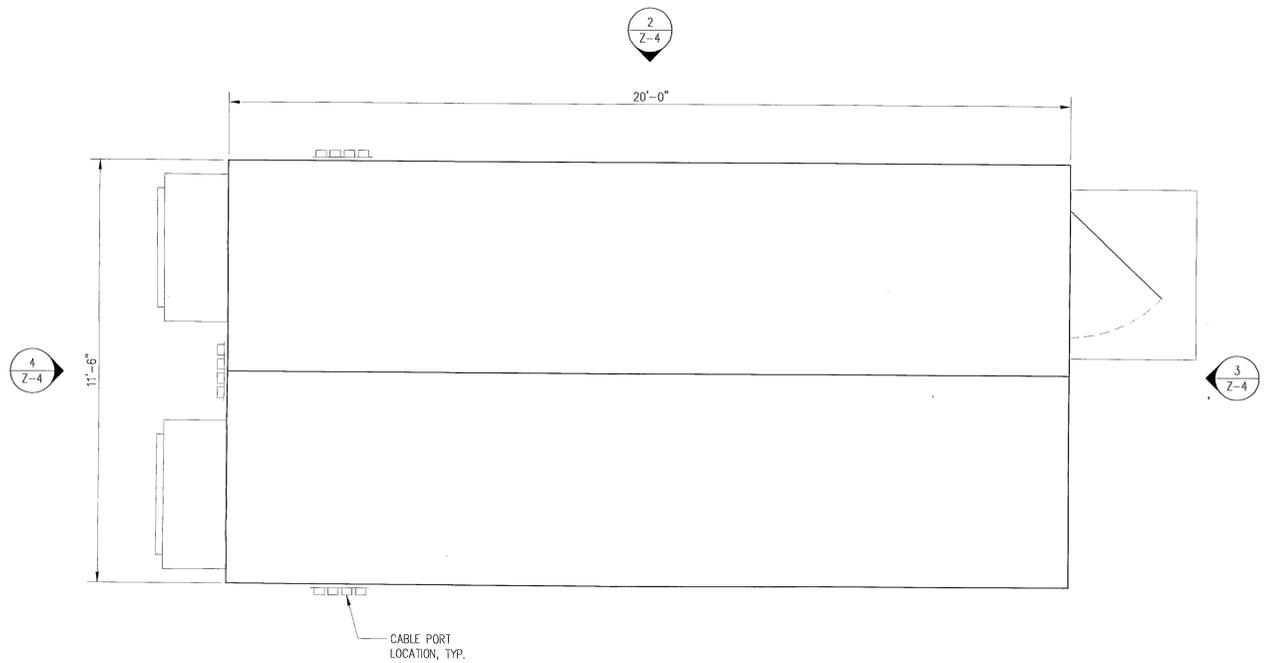
NO.	DATE	REVISIONS	BY	CHK	APPD
3	07/29/05	COUNTY COMMENTS	R.S.	M.M.	M.M.
2	06/09/05	REVISED COMPOUND LAYOUT	R.S.	M.M.	M.M.
1	04-25-05	COUNTY COMMENTS	R.S.	M.M.	M.M.
0	03/23/05	ZONING	TMF	M.M.	M.M.
SCALE: AS SHOWN		DESIGNED: M.M.	DRAWN: R.S.		



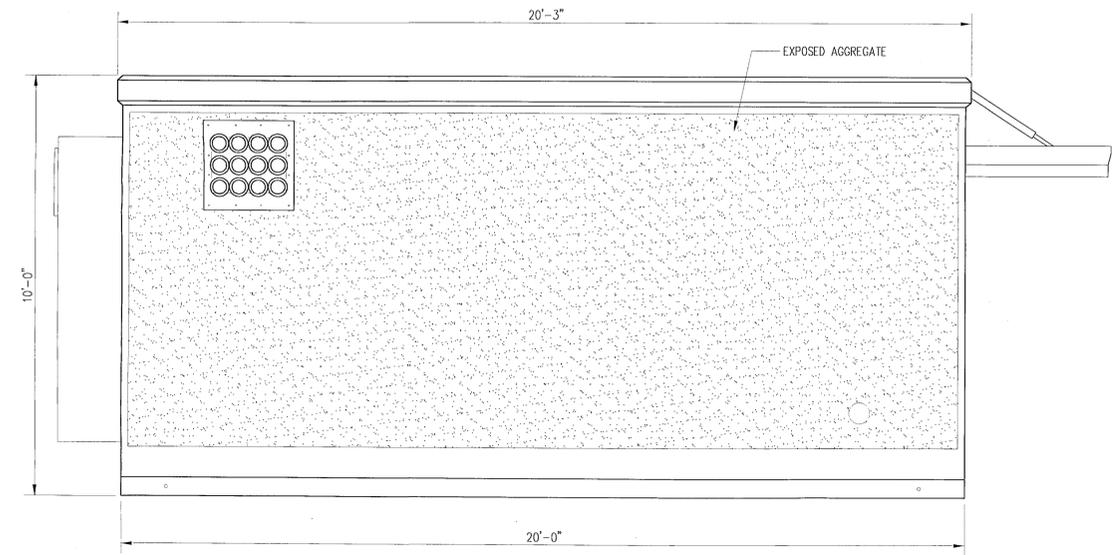
**PROPERTY NORTH - SOUTH
 CROSS SECTION**

SPECIAL EXCEPTION PLAT

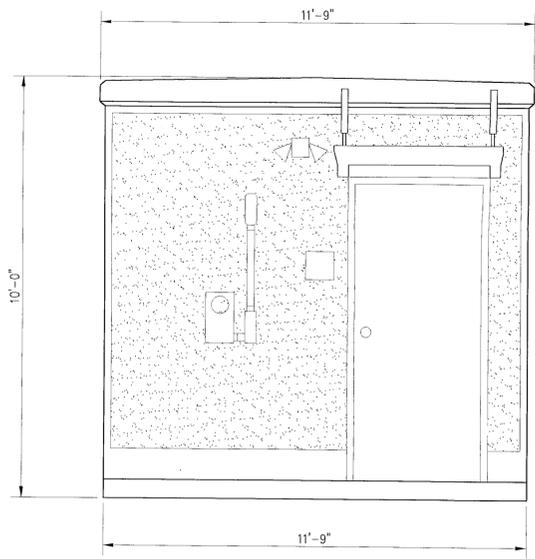
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1095.004	Z-3A	0



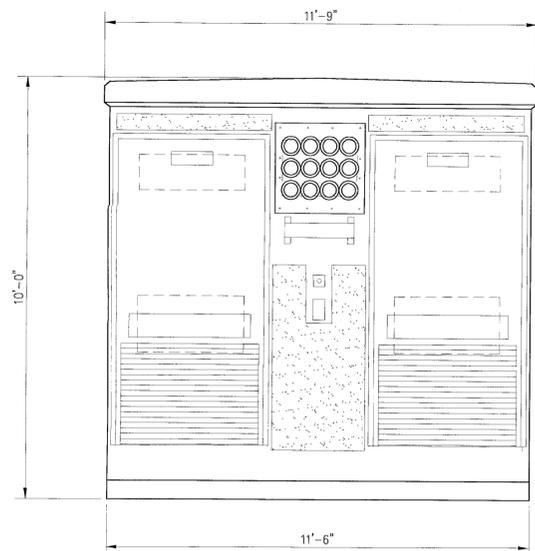
SHELTER PLAN
SCALE: 1/2"=1'-0"
1
Z-4



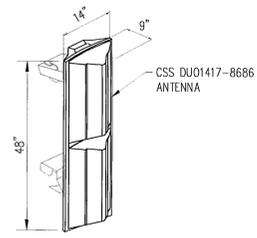
SIDE SHELTER ELEVATION
SCALE: 1/2"=1'-0"
2
Z-4



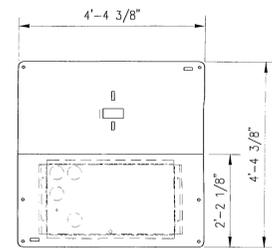
FRONT SHELTER ELEVATION
SCALE: 1/2"=1'-0"
3
Z-4



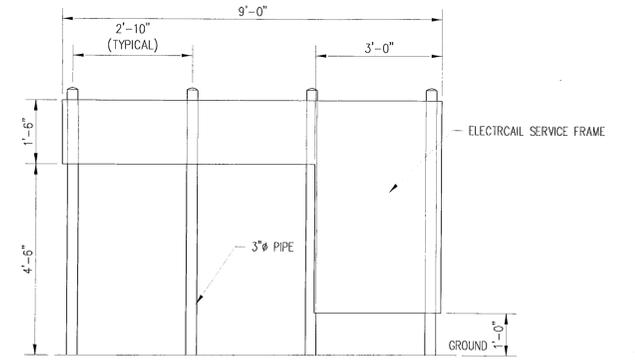
REAR SHELTER ELEVATION
SCALE: 1/2"=1'-0"
4
Z-4



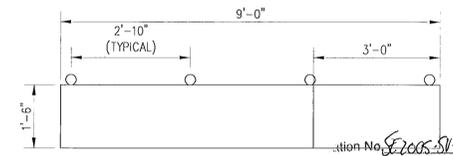
PROPOSED ANTENNA



CSC CABINET AND HANDHOLE PLAN
CSC CABINET HEIGHT: 60 INCHES



PROPOSED ELECTRICAL BACKBOARD ELEVATION
BACKBOARD FRAME HEIGHT: 8'



PROPOSED ELECTRICAL BACKBOARD ELEVATION
BACKBOARD FRAME HEIGHT: 8'

- NOTES:
1. ANTIENNA SHALL NOT EXCEED 6'-0" L x 2'-0" W
 2. THERE WILL BE ONLY ONE CSC CABINET AND ONE ELECTRICAL BACKBOARD AT THE SITE INSTALLED WITH THE CINGULAR EQUIPMENT.

DETAILS
SCALE: 1/2"=1'-0"
5
Z-4

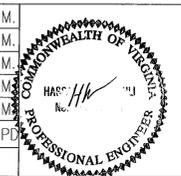
Revision No. 2005-01-020 Staff L. Lewis
APPROVED [Signature] / SP PLAN
DATE OF (BOS) (BZA) APPROVAL 11-21-05
Date of (BOS) (BZA) approval 12-5-05
Sheet 7 of 13

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PHONE: (202) 408-0960
FAX: (202) 408-0961

DIFFICULT RUN
10922 VALE ROAD
OAKTON, VA 22124



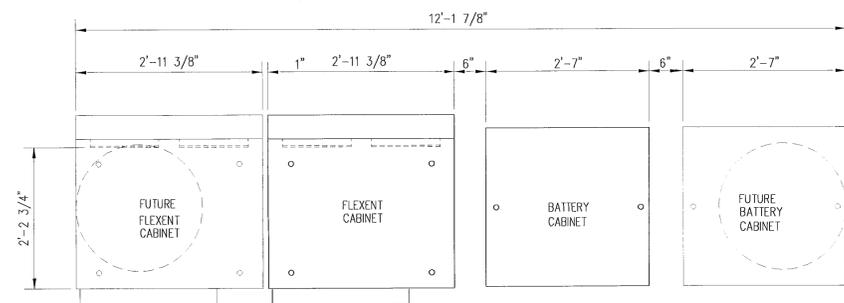
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0	03/23/05	ZONING	TMF	M.M.	M.M.
NO.	DATE	REVISIONS	BY	CHK	APPD
SCALE: AS SHOWN			DESIGNED: C.T.	DRAWN: R.S.	



CINGULAR SHELTER AND EQUIPMENT DETAILS

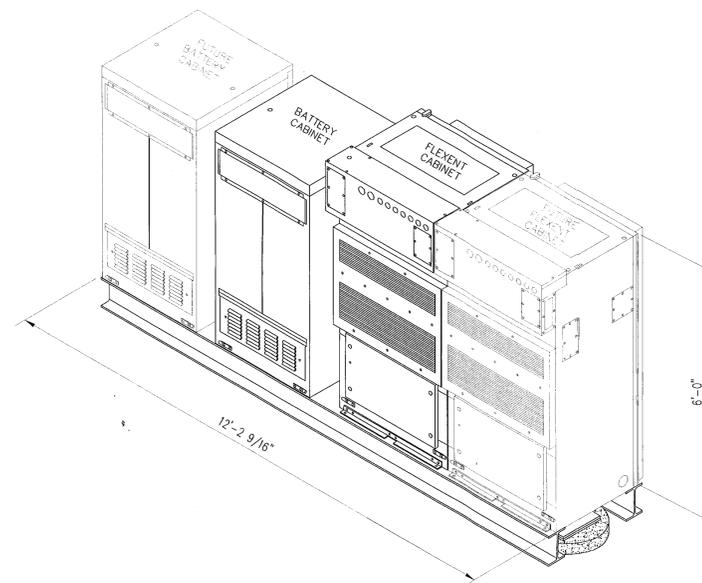
SPECIAL EXCEPTION PLAT

JOB NUMBER	DRAWING NUMBER	REV
1095.004	Z-4	0



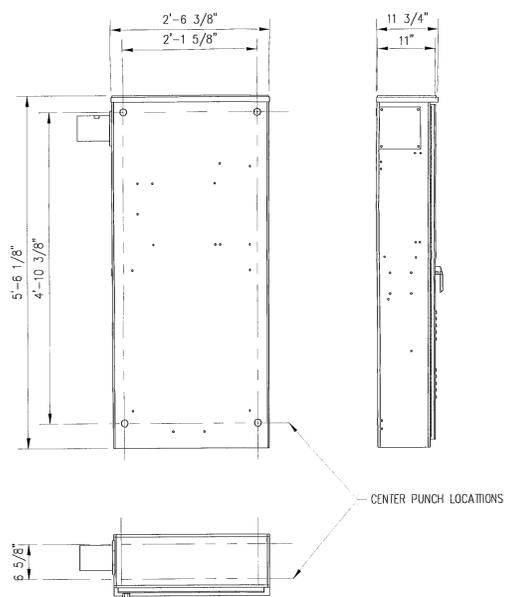
PCS EQUIPMENT LAYOUT
SCALE: 3/4"=1'-0"

1
Z-4A



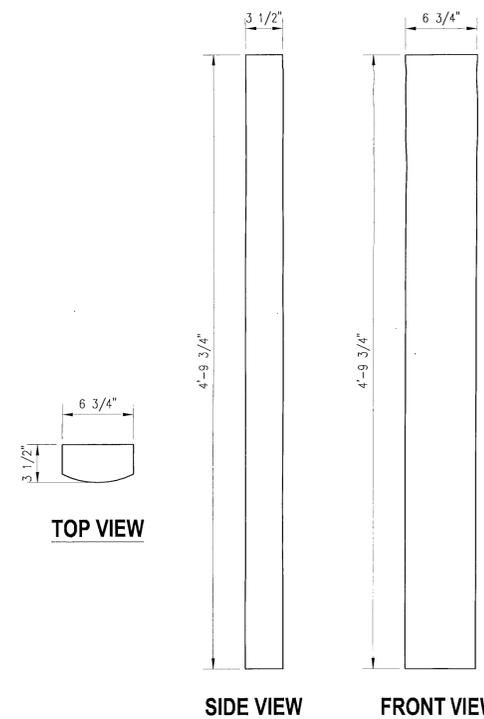
ISOMETRIC MODCELL EQUIPMENT LAYOUT
SCALE: 1/2"=1'-0"

2
Z-4A



EQUIPMENT DETAILS
SCALE: 3/4"=1'-0"

3
Z-4A



ANTENNA DETAILS
SCALE: 1-1/2"=1'-0"

4
Z-4A

NOTE:
ANTENNA SHALL NOT EXCEED 6'-0" L x 2'-0" W

Station No. 2005-SV-020 Staff C. Lino
APPROVED (SE) SP PLAN
SEE DEV CONDS DATED 11-21-05
Date of (BOS) (BZA) approval 12-5-05
Sheet 8 of 13

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DIFFICULT RUN
10922 VALE ROAD
OAKTON, VA 22124



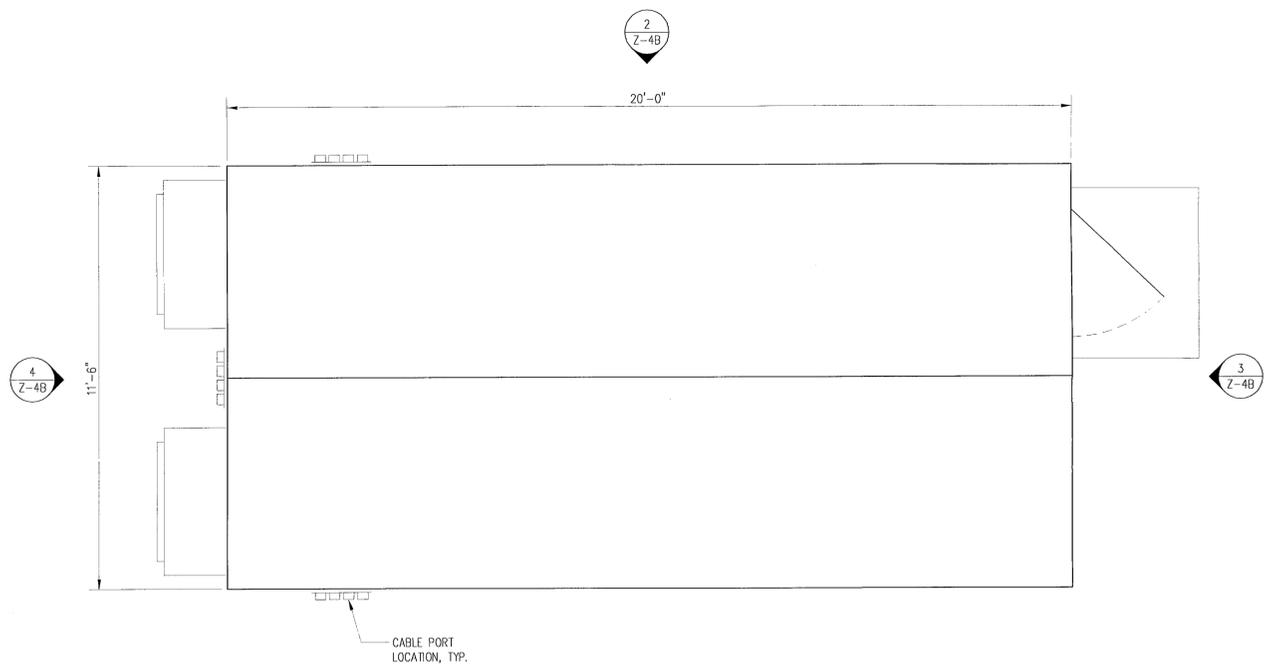
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3	07/29/05	COUNTY COMMENTS	R.S.	M.M.	M.M.
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NO.	DATE	REVISIONS	BY	CHK	APPD
SCALE: AS SHOWN		DESIGNED: M.M.	DRAWN: R.S.		



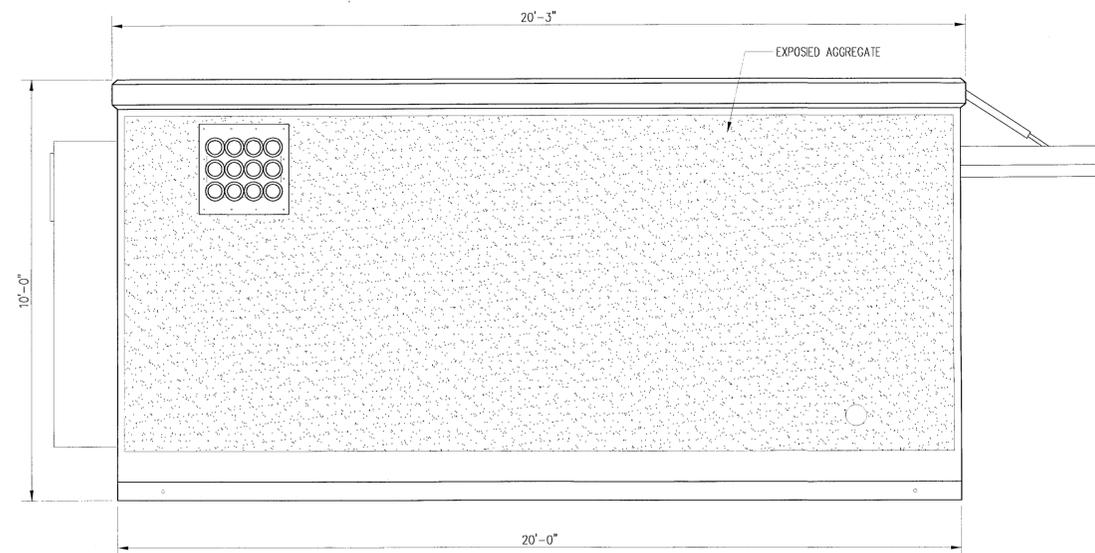
SPRINT CABINETS AND EQUIPMENT DETAILS

SPECIAL EXCEPTION PLAT

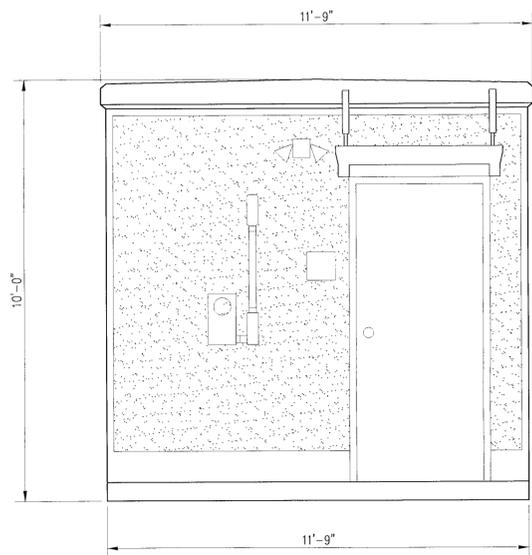
JOB NUMBER	DRAWING NUMBER	REV
1095.004	Z-4A	0



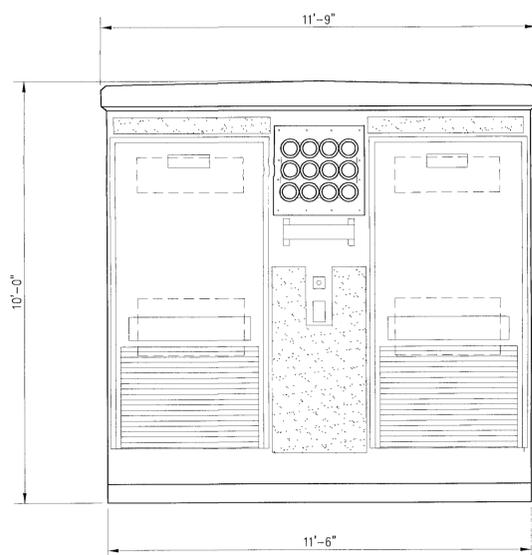
SHELTER PLAN
SCALE: 1/2"=1'-0"
1
Z-4B



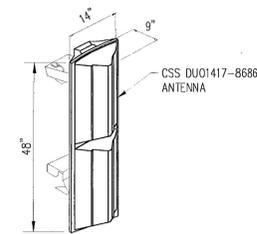
SIDE SHELTER ELEVATION
SCALE: 1/2"=1'-0"
2
Z-4B



FRONT SHELTER ELEVATION
SCALE: 1/2"=1'-0"
3
Z-4B



REAR SHELTER ELEVATION
SCALE: 1/2"=1'-0"
4
Z-4B



PROPOSED ANTENNA

NOTE:
ANTENNA SHALL NOT EXCEED 6'-0" L x 2'-0" W

ANTENNA DETAIL
SCALE: 1/2"=1'-0"
5
Z-4B

Station No. 67005-91-020 Staff C. Lewis
APPROVED SB / SP PLAN
SEE DEV CONDS DATED 11-21-05
Date of (BOS) (BZA) approval 12-5-05
Sheet 9 of 13

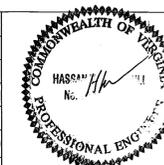
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FAX: (202)408-0961

DIFFICULT RUN
10922 VALE ROAD
OAKTON, VA 22124



NO.	DATE	REVISIONS	BY	CHK	APPD
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3	07/29/05	COUNTY COMMENTS	R.S.	M.M.	M.M.
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1	04-25-05	COUNTY COMMENTS	R.S.	M.M.	M.M.
0	03/23/05	ZONING	TMF	M.M.	M.M.

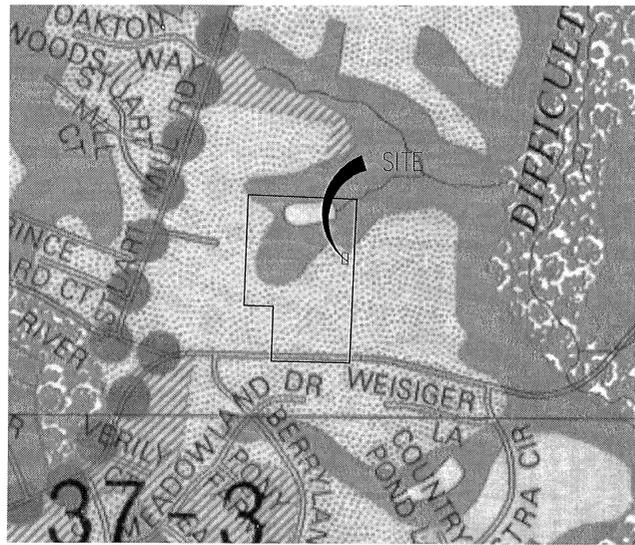
SCALE: AS SHOWN DESIGNED: C.T. DRAWN: R.S.



VERIZON SHELTER AND EQUIPMENT DETAILS

SPECIAL EXCEPTION PLAT

JOB NUMBER	DRAWING NUMBER	REV
1095.004	Z-4B	0

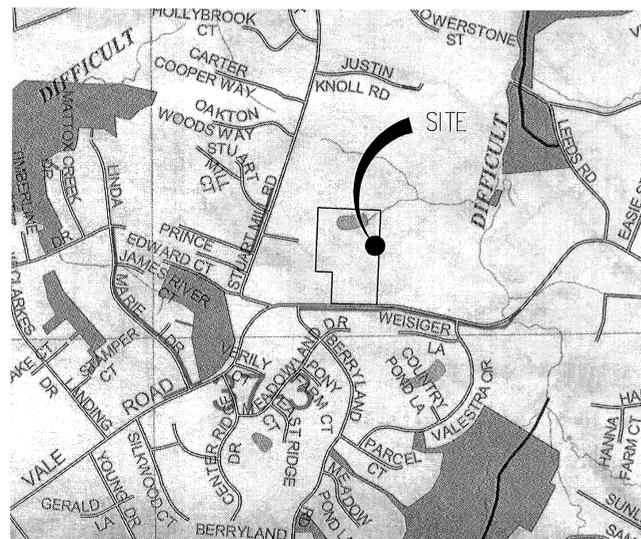


ENVIRONMENTAL QUALITY MAP

SCALE: 1" = 1000'
 1 2-5 TRUE NORTH

SOURCE:
 FAIRFAX COUNTY COMPREHENSIVE PLAN

NOTES:
 THE PROJECT SITE IS LOCATED APPROXIMATELY 52 FT FROM THE NEAREST ENVIRONMENTAL QUALITY CORRIDOR.

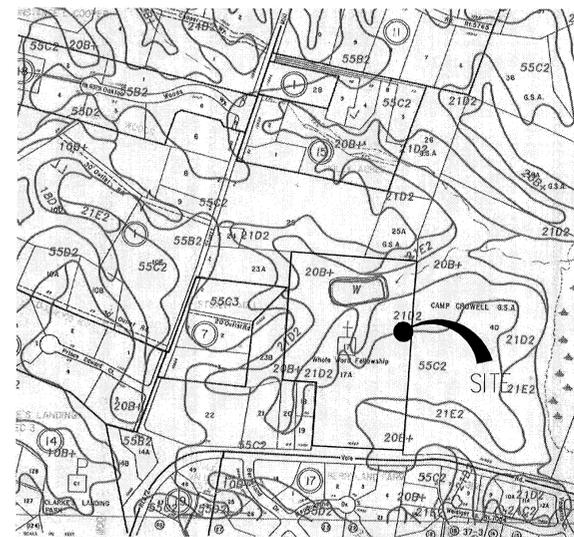


TRAIL MAP

SCALE: 1" = 1000'
 2 2-5 TRUE NORTH

SOURCE:
 FAIRFAX COUNTY COMPREHENSIVE PLAN

NOTES:
 THERE ARE NO EXISTING OR PLANNED COUNTY TRAILS ON THE PROPERTY. THERE IS A PLANNED TRAIL ON THE SOUTH SIDE OF VALE ROAD.



SOILS MAP

SCALE: 1" = 500'
 3 2-5 TRUE NORTH

SOURCE:
 FAIRFAX COUNTY
 MAP SECTION 37-1

SOIL TYPE: 55C2 GLENELG
 THIS SOIL OCCURS ON HILLTOPS AND SIDE SLOPES UNDERLAIN BY MICACEOUS SCHIST. SILTS AND CLAYS OVERLIE SILTY AND SANDY DECOMPOSED ROCK. DEPTH TO HARD BEDROCK RANGES FROM 5 TO 100 FEET. PERMEABILITY IS MODERATE TO MODERATELY RAPID. FOUNDATION SUPPORT FOR SMALL BUILDINGS (THREE STORIES OR LESS) IS TYPICALLY SUITABLE. BECAUSE OF A HIGH MICA CONTENT, THE SOIL TENDS TO "FLUFF" UP WHEN DISTURBED AND IS DIFFICULT TO COMPACT, REQUIRING ENGINEERING DESIGNS FOR USE AS STRUCTURAL FILL. THIS SOIL IS SUITABLE FOR SEPTIC DRAINFIELDS AND INFILTRATION TRENCHES. GLENELG IS HIGHLY SUSCEPTIBLE TO EROSION.

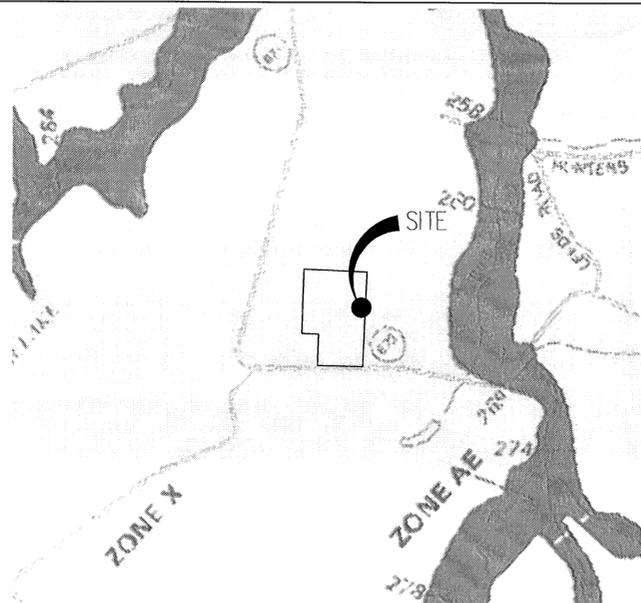


RESOURCE MANAGEMENT MAP

SCALE: 1" = 500'
 4 2-5 TRUE NORTH

SOURCE:
 FAIRFAX COUNTY COMPREHENSIVE PLANS

NOTES:
 THE PROJECT SITE (PHASE 1) IS LOCATED APPROXIMATELY 77 FT FROM THE NEAREST RESOURCE PROTECTION AREA.
 THE PROJECT SITE IS LOCATED WITHIN THE RESOURCE MANAGEMENT AREA DEFINED AS ALL LAND OUTSIDE THE RESOURCE PROTECTION AREA.



FLOOD ZONE MAP

SCALE: 1" = 1000'
 5 2-5 TRUE NORTH

SOURCE:
 FEMA FLOOD MAP FOR FAIRFAX COUNTY, VA,
 COMMUNITY PANEL NUMBER 515525 00500. MARCH 5, 1990.

NOTES:
 THE PROJECT SITE IS LOCATED IN FLOOD ZONE X, AREA OF 500 YR FLOOD.

GENERAL NOTES:

- 1) THERE ARE NO PROPOSED IMPROVEMENTS TO THE PUBLIC RIGHT(S) OF WAY.
- 2) THE PROPERTY IS SERVED BY PUBLIC WATER AND ON SITE SEPTIC FIELD.
- 3) THERE ARE NO PROPOSED STORM WATER MANAGEMENT FACILITIES.
- 4) TWO (2) EXISTING TREES WILL BE REMOVED FOR CONSTRUCTION PURPOSES.

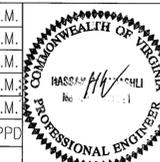
Application No. 2005-SI-020 Staff: C. Lewis
 APPROVED SB / SP PLAN
 SEE DEV CONDS DATED 11-21-05
 Date of (BOS) (BZA) approval 12-5-05
 Sheet 10 of 13

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DIFFICULT RUN
 10922 VALE ROAD
 OAKTON, VA 22124



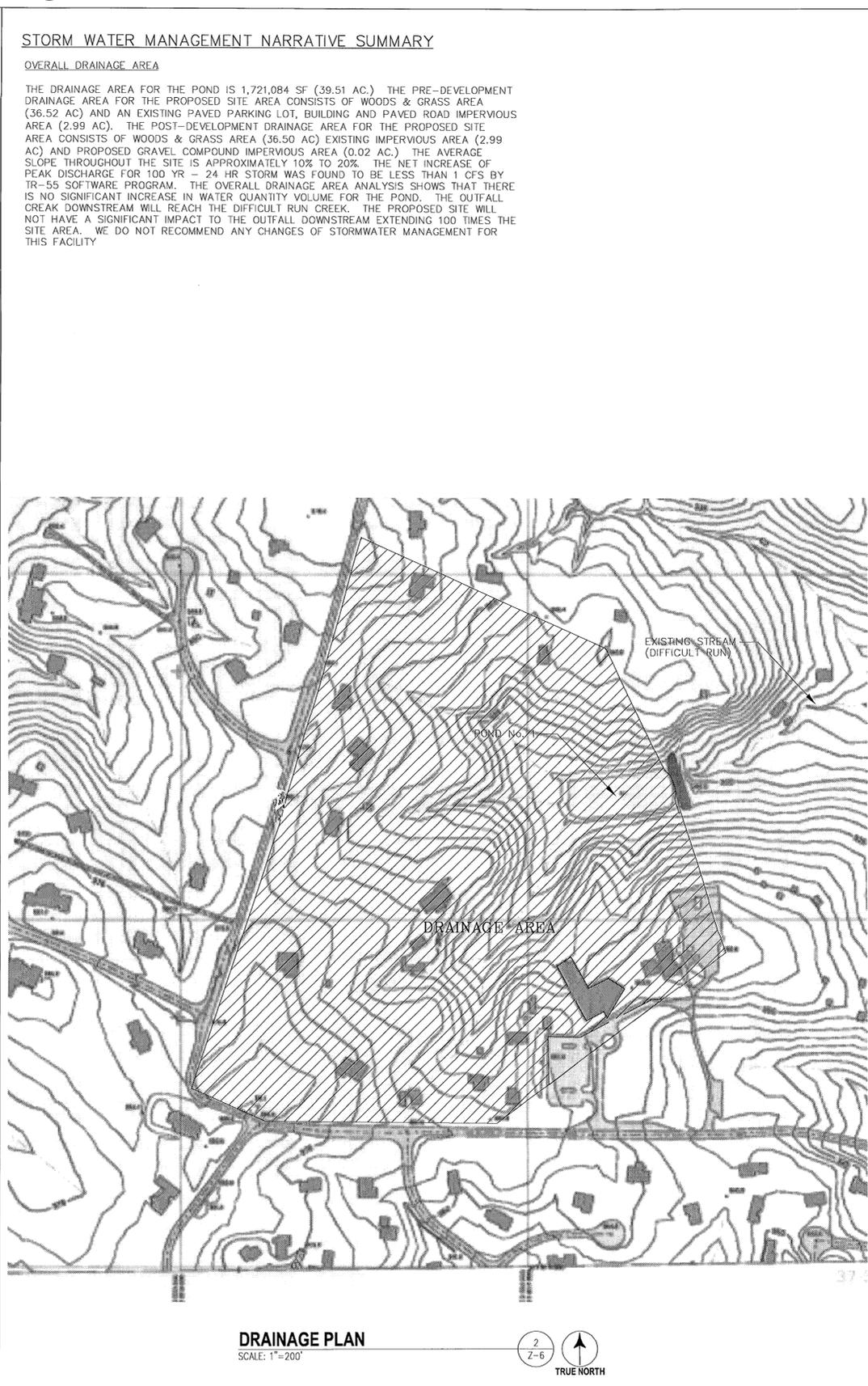
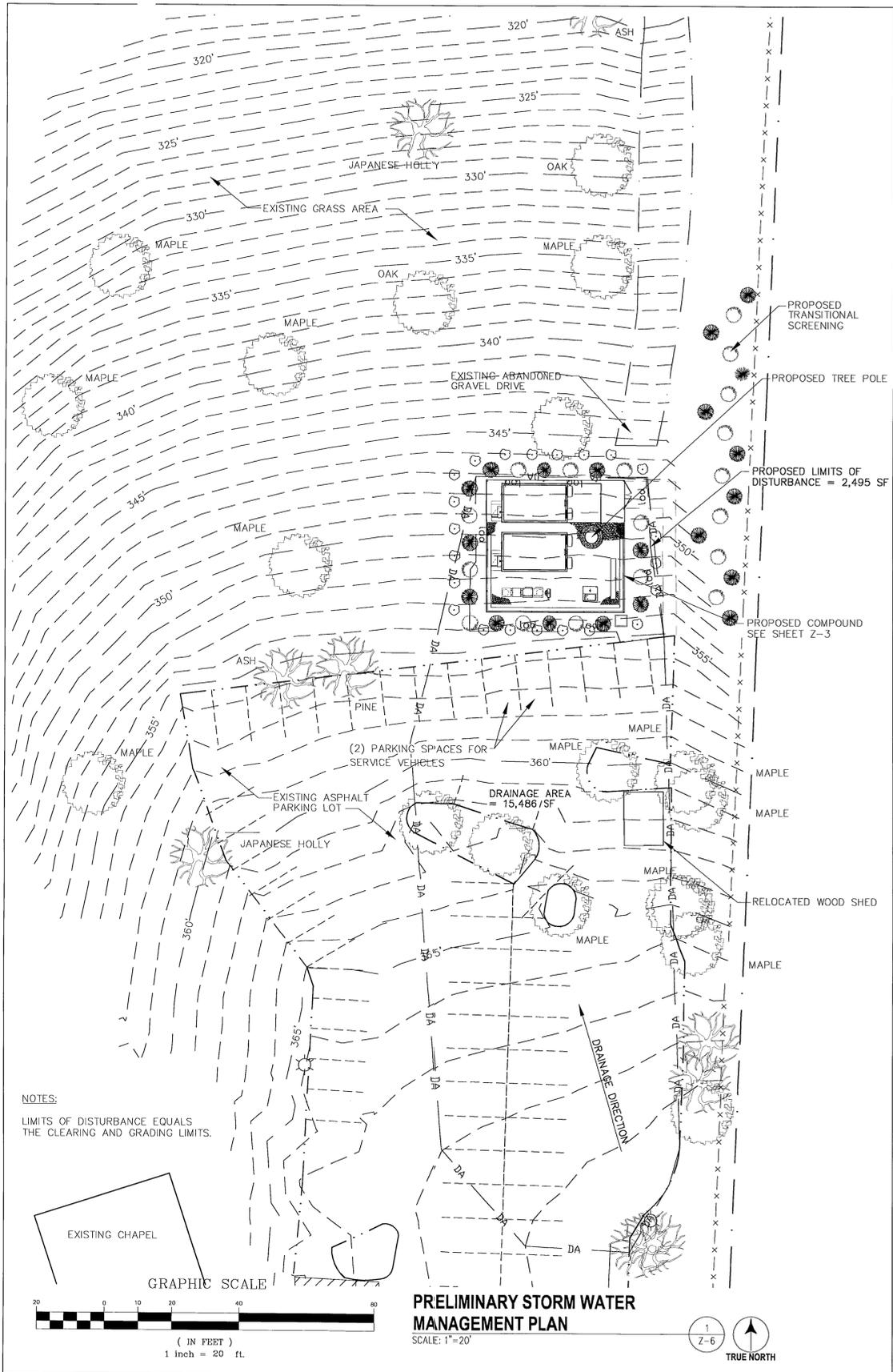
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0	03/23/05	ZONING	TMF	M.M.	M.M.
NO.	DATE	REVISIONS	BY	CHK	APPD
SCALE: AS SHOWN		DESIGNED: C.T.	DRAWN: R.S.		



CIVIL MAPS AND NOTES

SPECIAL EXCEPTION PLAT

JOB NUMBER	DRAWING NUMBER	REV
1095.004	Z-5	0



STORM WATER MANAGEMENT NARRATIVE SUMMARY

OVERALL DRAINAGE AREA

THE DRAINAGE AREA FOR THE POND IS 1,721,084 SF (39.51 AC.) THE PRE-DEVELOPMENT DRAINAGE AREA FOR THE PROPOSED SITE AREA CONSISTS OF WOODS & GRASS AREA (36.52 AC) AND AN EXISTING PAVED PARKING LOT, BUILDING AND PAVED ROAD IMPERVIOUS AREA (2.99 AC). THE POST-DEVELOPMENT DRAINAGE AREA FOR THE PROPOSED SITE AREA CONSISTS OF WOODS & GRASS AREA (36.50 AC) EXISTING IMPERVIOUS AREA (2.99 AC) AND PROPOSED GRAVEL COMPOUND IMPERVIOUS AREA (0.02 AC). THE AVERAGE SLOPE THROUGHOUT THE SITE IS APPROXIMATELY 10% TO 20%. THE NET INCREASE OF PEAK DISCHARGE FOR 100 YR - 24 HR STORM WAS FOUND TO BE LESS THAN 1 CFS BY TR-55 SOFTWARE PROGRAM. THE OVERALL DRAINAGE AREA ANALYSIS SHOWS THAT THERE IS NO SIGNIFICANT INCREASE IN WATER QUANTITY VOLUME FOR THE POND. THE OUTFALL CREEK DOWNSTREAM WILL REACH THE DIFFICULT RUN CREEK. THE PROPOSED SITE WILL NOT HAVE A SIGNIFICANT IMPACT TO THE OUTFALL DOWNSTREAM EXTENDING 100 TIMES THE SITE AREA. WE DO NOT RECOMMEND ANY CHANGES OF STORMWATER MANAGEMENT FOR THIS FACILITY.

PROJECT SIZE < 2500 SF DISTURBED AREA

WATER QUALITY:

THIS PROJECT HAS A TOTAL DISTURBED AREA OF 2495 SF AND DOES NOT REQUIRE STORMWATER MANAGEMENT IN ACCORDANCE WITH CHESAPEAKE BAY PRESERVATION ORDINANCE 118-5-3(b).

WATER DETENTION:

THIS PROJECT HAS MINIMAL INCREASE IN RUN OFF AND THE APPLICANT SHALL REQUEST A STORM WATER DETENTION WAIVER PER PUBLIC FACILITIES MANUAL 6-0301.3.

PRELIMINARY STORM WATER CALCULATIONS

ANALYSIS:

ANALYZE USING TR-55 SOFTWARE "URBAN HYDROLOGY FOR SMALL WATERSHEDS"

0.21 IN
N/A

RESULTS:

FOR 10 YR-24 HR STORM EVENT

	PRE DEVELOPMENT	POST DEVELOPMENT	NET INCREASE
RUNOFF 10-YR	4.07 IN	4.28 IN	
PEAK DISCHARGE (Qp10)	3 CFS	3 CFS	

CONCLUSION:

THE NET INCREASE FOR THE 10 YR-24HR PEAK DISCHARGE Qp10 IS REPORTED AS LESS THAN 1 CFS OR BELOW CALCULATION LIMITS BY TR-55. THE NET INCREASE IN TOTAL RUNOFF FOR THE 10 YR-24HR STORM DUE TO THE PROPOSED GRAVEL COMPOUND IS 0.21 IN. THESE CALCULATIONS SHOW THAT THERE IS NO SIGNIFICANT INCREASE IN THE WATER QUANTITY VOLUME FOR THE PURPOSES OF VIRGINIA STORM WATER MANAGEMENT.

PRELIMINARY STORM WATER MANAGEMENT AND BEST MANAGEMENT PRACTICE NARRATIVE

THIS PROJECT QUALIFIES FOR AN EXEMPTION FROM THE CHESAPEAKE BAY PRESERVATION ORDINANCE BECAUSE THE PROPOSED PROJECT CREATES LESS THAN 5,000 SF OF IMPERVIOUS AREA AND DISTURBS LESS THAN 10,000 SF PER SECTION 118-6. THE TOTAL DISTURBED AREA IS 2495 SQUARE FEET.

THE WATER QUALITY VOLUME CRITERIA QUALIFIES FOR A WAIVER ON THE BASIS THAT THE UNCOMPACTED GRAVEL COMPOUND ACTS TO AID INFILTRATION. IN ADDITION EXCESS SURFACE RUNOFF IS TRANSPORTED FROM THE SITE AS SHEET FLOW TO A VEGETATED BUFFER, WHICH IMPROVES WATER QUALITY THROUGH ABSORPTION AND INFILTRATION.

EXISTING DRAINAGE OUTFALL DESCRIPTION

THE DRAINAGE OUTFALL FOR THIS COMPOUND DEVELOPMENT WILL BE THROUGH DISCHARGED AS SHEET FLOW PAST THE EDGE OF THE GRAVEL COMPOUND AND THROUGH GRASS AND WOODS FOR 200+ FEET BEFORE REACHING AN EXISTING CREEK CHANNEL LOCATED IN THE WOODS THAT IS THE DISCHARGE CHANNEL FOR THE EXISTING ON-SITE POND. THIS CREEK CHANNEL IS ALSO A TRIBUTARY TO DIFFICULT RUN.

MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS

The following information is required to be shown or provided in all zoning applications, or a waiver request of the submission requirement with justification shall be attached. Note: Waivers will be acted upon separately. Failure to adequately address the required submission information may result in a delay in processing this application.

This information is required under the following Zoning Ordinance paragraphs:
 Special Permits (9-011.2J & 2L) Special Exceptions (9-011.2J & 2L)
 Cluster Subdivision (9-615.1G & 1N) Commercial Revitalization Districts (9-622.2A (12) & (14))
 Development Plans PRC District (16-302.3 & 4L) PRC Plan (16-303.1E & 1O)
 FDP P Districts (except PRC) (16-502.1F & 1Q) Amendments (16-202.10F & 10I)

- 1. Plat is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100').
- 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheets Z-2 and Z-6.
- 3. Provide:

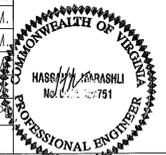
Facility Name/ Type & No.	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area(s)	Storage Volume (cf)	If pond, dam height (ft)
EXISTING POND #1 (e.g. dry pond, rain, trench, underground vault, etc.)	2.5	21.01	23.51	23.93	237,962	3
Totals	9.5	30.01	39.51	29,699	237,962	3
- 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet Z-1A.
Pond inlet and outlet pipe systems are shown on Sheet Z-1A.
- 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheets Z-1 and Z-1A.
Type of maintenance access road surface noted on the plat is gravel (asphalt, geoblock, gravel, etc.).
- 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet Z-7.
- 7. A "stormwater management narrative" which contains a description of how detention and best management practices requirements will be met is provided on Sheet Z-6.
- 8. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point, which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet Z-6.
- 9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet Z-6.
- 10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets Z-6.
- 11. A submission waiver is requested for Item No. 3 above.
 LIGHT NO. 2005-SU-0208121
 APPROVED BY SP PLAN
 DATE (BOS) (BZA) approval 12-5-05
 sheet 11 of 13
- 12. Stormwater management is not required because the project does not qualify under "substantial alterations." See attached letter.

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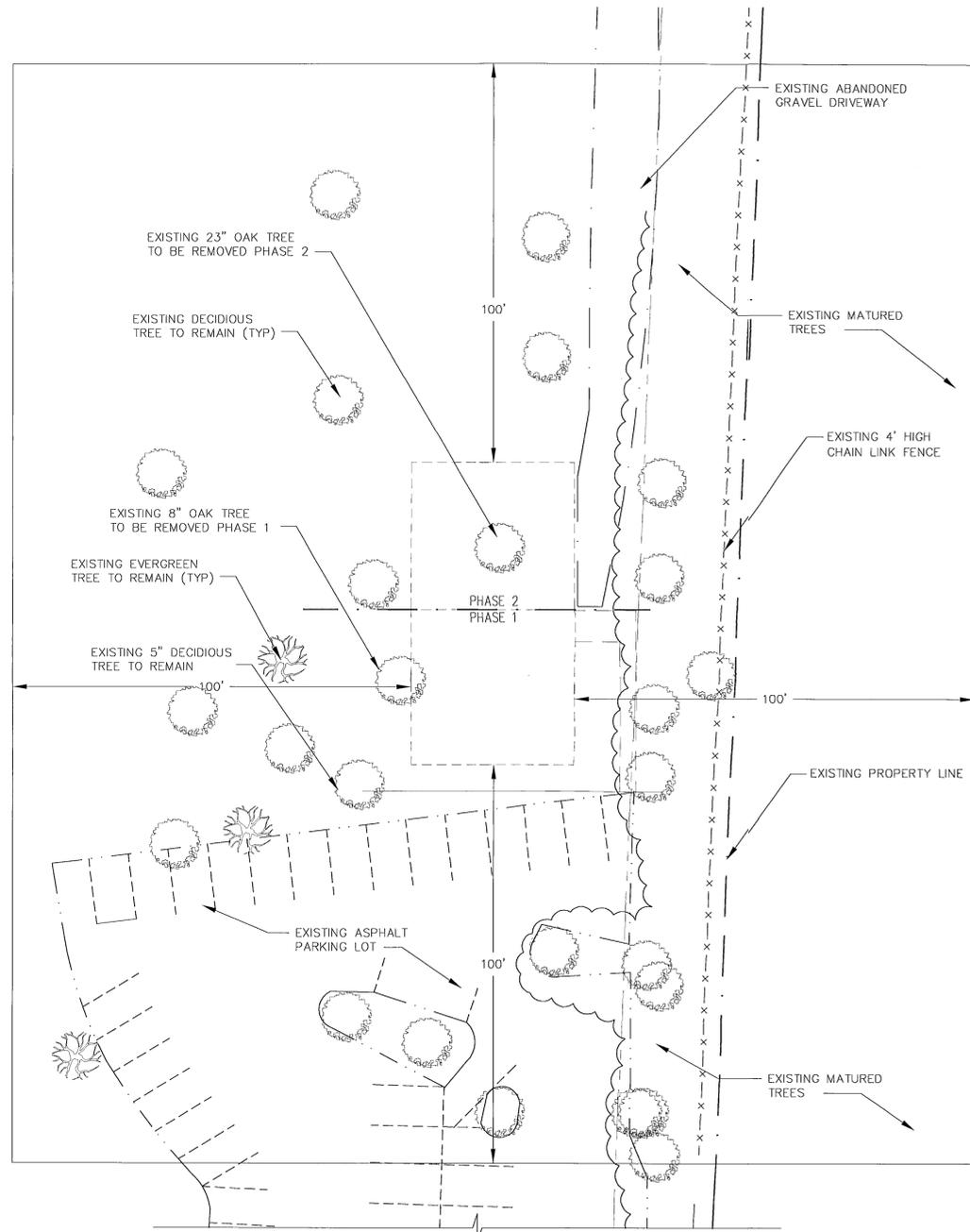
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SCALE: AS SHOWN		DESIGNED: C.T.	DRAWN: R.S.		



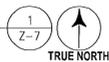
PRELIMINARY STORM WATER MANAGEMENT PLAN

SPECIAL EXCEPTION PLAT

JOB NUMBER	DRAWING NUMBER	REV
1095.004	Z-6	0

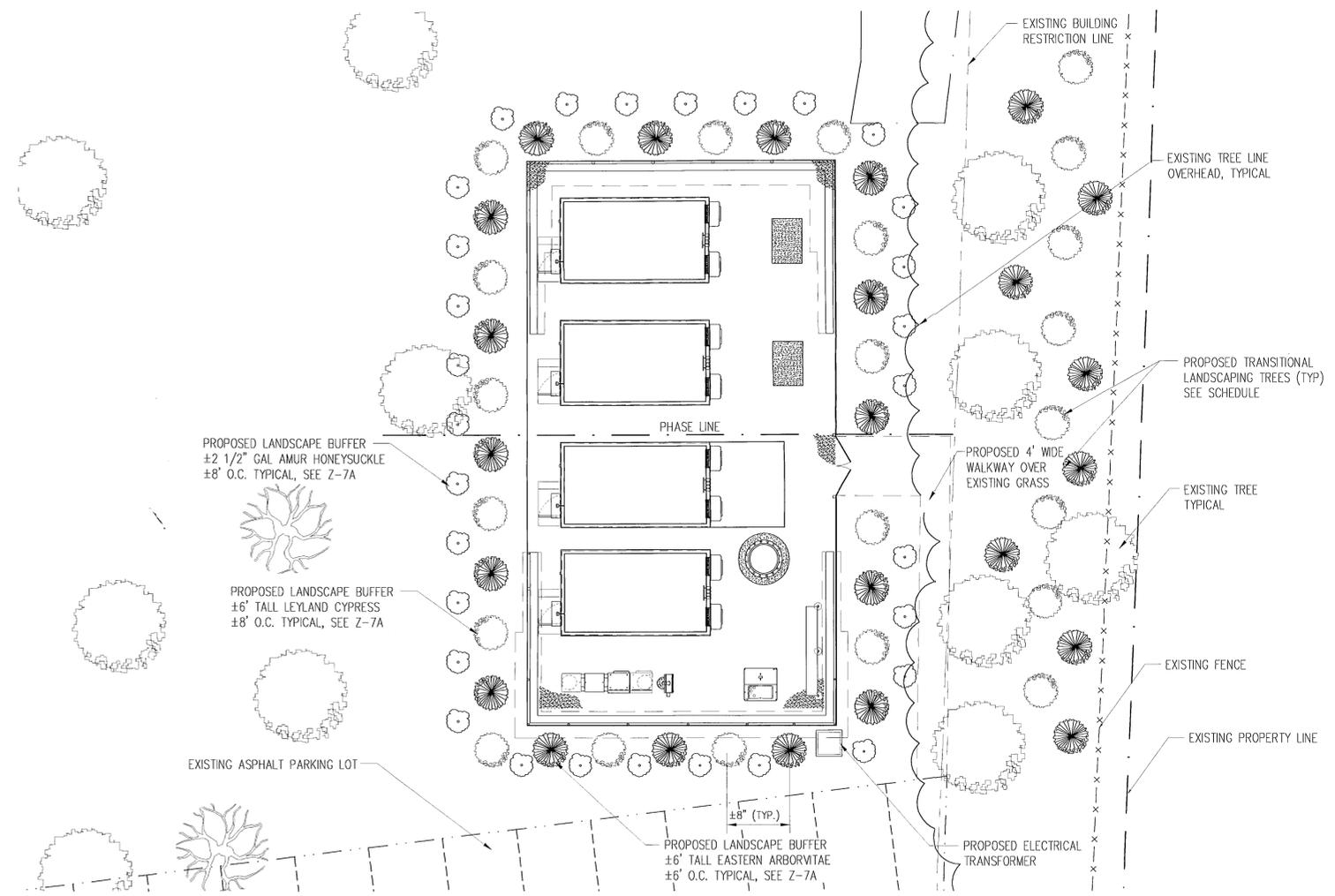


EXISTING VEGETATION AND TREE REMOVAL PLAN
SCALE: 1"=20'-0"

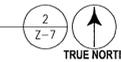


TREE PLANTING SCHEDULE			
QTY.	COMMON NAME	SIZE/REMARKS	MATURE HEIGHT
23	LEYLAND CYPRESS	6'-0" MIN. HEIGHT AT PLANTING, FULL, HEALTHY STRAIGHT TRUNK, WELL BRANCHED SEE DETAIL Z-7A	60 - 70'
24	EASTERN ARBORVITAE	6'-0" MIN. HEIGHT AT PLANTING, FULL, HEALTHY STRAIGHT TRUNK, WELL BRANCHED SEE DETAIL Z-7A	20 - 40'
29	AMUR HONEYSUCKLE	2 1/2" GAL. MIN. AT PLANTING, ALIGN FOR SCREENING	±15'

NOTES:
THE FINAL SPECIES AND SIGHTING OF TREES AND SHRUBS SHALL BE DETERMINED IN CONSULTATION WITH THE URBAN PLANNER.



COMPOUND LANDSCAPE AND TRANSITIONAL SCREENING PLAN
SCALE: 1"=10'-0"



APPROVED BY SP PLAN
11-21-05
DATE OF (60S) (62A) APPROVAL 12-8-05
SHEET 12 of 13

entrex
communication services, inc.
1575 Eye Street, N.W. Suite 350
WASHINGTON, D.C. 20005
PHONE: (202)408-0960
FAX: (202)408-0961

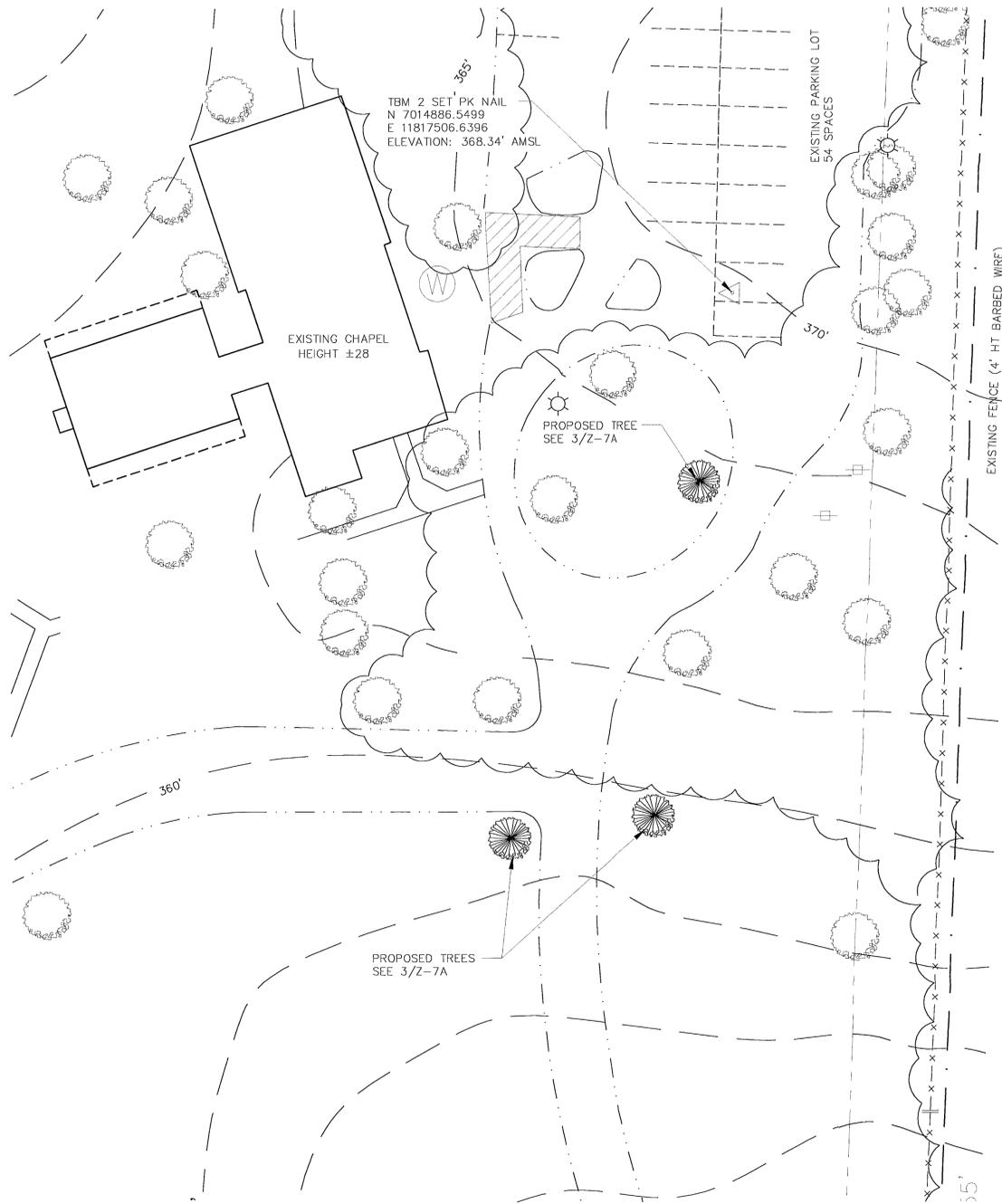
DIFFICULT RUN
10922 VALE ROAD
OAKTON, VA 22124



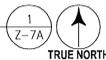
4	08/19/05	COUNTY COMMENTS	R.S.	M.M.	M.M.
3	07/29/05	COUNTY COMMENTS	R.S.	M.M.	M.M.
2	06/09/05	REVISED COMPOUND LAYOUT	R.S.	M.M.	M.M.
1	04-25-05	COUNTY COMMENTS	R.S.	M.M.	M.M.
0	03/23/05	ZONING	TMF	M.M.	M.M.
NO.	DATE	REVISIONS	BY	CHK	APPD
SCALE: AS SHOWN		DESIGNED: M.M.	DRAWN: R.S.		



TREE REMOVAL AND COMPOUND LANDSCAPE PLAN		
SPECIAL EXCEPTION PLAT		
JOB NUMBER	DRAWING NUMBER	REV
1095.004	Z-7	0



LANDSCAPING PLAN
SCALE: 1"=20'-0"



- NOTES:
1. REMOVE WIRE OR NYLON TWINE FROM BALL
2. INSTALL TOP OF BALL 2" ABOVE FINISH GRADE
3. SOAK ROOT BALL AND PLANT PIT IMMEDIATELY
4. 4" SAUCER WILL BE OUTSIDE OF BACKFILL.

ALL TREES LARGER THAN 1" CAL. SHALL BE WRAPPED WITH WATERPROOF TREE WRAP AND SECURED WITH TWINE

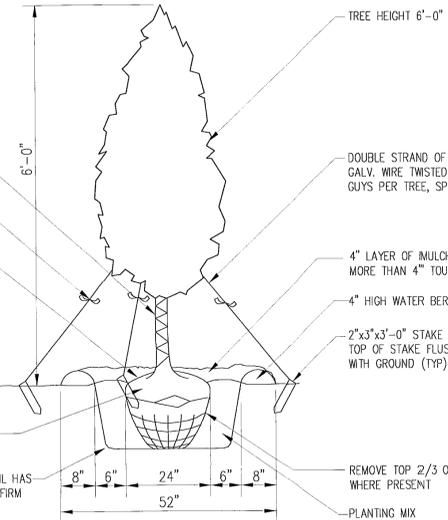
SURVEYOR'S FLAGGING TAPE (WHITE)

TOP OF ROOT BALL TO BE 2" ABOVE FINISH GRADE

FINISH GRADE

REMOVE TOP 1/3 OF BURLAP, AND ANY NAILS/PINS, ETC.

UNDISTURBED SOIL LINE (IF SOIL HAS BEEN PREVIOUSLY DISTURBED, FIRM SOIL UNDER ROOT BALL)



STAKING AND PLANTING TREE DETAIL

SCALE: 1/4"=1'-0"



- NOTES:
1. REMOVE WIRE OR NYLON TWINE FROM BALL
2. INSTALL TOP OF BALL 2" ABOVE FINISH GRADE
3. SOAK ROOT BALL AND PLANT PIT IMMEDIATELY
4. 4" SAUCER WILL BE OUTSIDE OF BACKFILL.

ALL TREES LARGER THAN 1" CAL. SHALL BE WRAPPED WITH WATERPROOF TREE WRAP & SECURED WITH TWINE

SURVEYOR'S FLAGGING TAPE (WHITE)

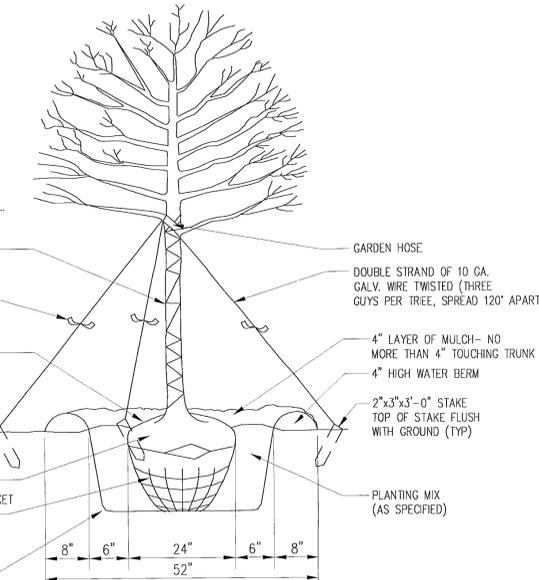
TOP OF ROOT BALL TO BE 2" ABOVE FINISH GRADE

FINISH GRADE

REMOVE TOP 1/3 OF BURLAP, AND ANY NAILS/PINS, ETC.

REMOVE TOP 2/3 OF WIRE BASKET WHERE PRESENT

UNDISTURBED SOIL LINE (IF SOIL HAS BEEN PREVIOUSLY DISTURBED, FIRM SOIL UNDER ROOT BALL)



STAKING AND PLANTING TREE DETAIL

SCALE: 1/4"=1'-0"



TREE PLANTING NOTES:

- EXCAVATE 'PLANTING PIT' TWICE THE DIAMETER OF BALL & 6" GREATER IN DEPTH.
- LOOSEN SUBSOIL W/PICK TO ENSURE POROSITY
- PLACE 6" PEAT MOSS IN 'PLANTING PIT' & TAMP
- SELECT BEST VIEWING ANGLE, LIFT STOCK BY BALL & PLACE IN 'PLANTING PIT'
- UNWRAP TOP HALF OF BALL BACK
- FILL W/MIXTURE 1/3 PEAT MOSS-2/3 TOP- SOIL & TAMP
- WRAP TRUNK W/PAPER TAPE TO FIRST BRANCH
- SECURE TO STAKE W/RUBBER HOSE GUY WIRE
- LAY-IN (POROUS) FABRIC WEED BARRIER FORM 3" SAUCER TO ENCIRCLE STOCK
- FILL W/3" PINE STRAW MULCH
- FLOOD IMMEDIATELY & WATER FREQUENTLY

NOTES:

1. TOTAL OF 2 TREES ARE TO BE REMOVED AS PART OF THIS PROJECT.
2. NO EXISTING TREE VEGETATION MAPPING IS REQUIRED SINCE THE TOTAL DISTURBED AREA IS LESS THAN 2,500 SF.
3. LANDSCAPE SCREENING IS IN ACCORDANCE WITH ARTICLE 13.

TREE PLANTING SCHEDULE			
QTY.	COMMON NAME	SIZE/REMARKS	MATURE HEIGHT
20	EASTERN WHITE PINE	12'-0" MIN. HEIGHT AT PLANTING, FULL, HEALTHY STRAIGHT TRUNK, WELL BRANCHED SEE DETAIL 2/Z-7	80 - 100'

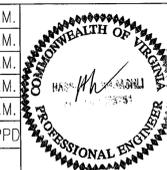
APPROVED BY / SP PLAN
11-21-05
SEE DEV CONDS DATED
date of (BOS) (BZA) approval 12-5-05
sheet 13 of 13

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NO.	DATE	REVISIONS	BY	CHK	APPD
SCALE: AS SHOWN		DESIGNED: M.M.	DRAWN: R.S.		



LANDSCAPE PLAN, DETAILS AND NOTES		
SPECIAL EXCEPTION PLAT		
JOB NUMBER	DRAWING NUMBER	REV
1095.004	Z-7A	0