



APPLICATION FILED: April 23, 2007
PLANNING COMMISSION: September 19, 2007
BOARD OF SUPERVISORS: September 24, 2007 @ 3:30 p. m.

County of Fairfax, Virginia

September 6, 2007

STAFF REPORT

SE 2007-SP-008

SPECIAL EXCEPTION APPLICATION

SPRINGFIELD DISTRICT

APPLICANT: Springfield Golf and Country Club, Inc.

ZONING: R-3 – 155.1 acres
C-5 – 2.5 acres
Highway Corridor Overlay District (HC)

PARCEL: 89-1 ((1)) 9

ACREAGE: 157.6 acres

FLOOR AREA RATIO (FAR): 0.016

OPEN SPACE: 152.3 acres (95 percent)

PLAN MAP: Private Recreation

SE CATEGORY: Category 5

PROPOSAL: Phase 1 – Replace the existing tennis courts covered by an inflatable dome and tennis pro shop in a new 37,000 sq. ft. building containing three tennis courts and the tennis pro shop and replace the existing pool house with a new building, construct a baby pool, reconfigure the parking near the pool area and make other site changes resulting in a FAR of 0.014.
Phase 2 – Construct a second 22,500 sq. ft. building with two tennis courts adjacent to the first building

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Department of Planning and Zoning

Zoning Evaluation Division

12055 Government Center Parkway, Suite 801

Fairfax, Virginia 22035-5509

Phone 703 324-1290

FAX 703 324-3924

www.fairfaxcounty.gov/dpz/

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and reconfigure the existing tennis courts, and reconfigure an existing parking lot to accommodate additional parking spaces.

STAFF RECOMMENDATIONS:

Staff recommends that SE 2007-SP-008 be approved subject to the proposed development conditions contained in Appendix 1.

Staff further recommends that the transitional screening be modified along all boundaries to that shown on the SE Plat.

Staff further recommends that the barrier requirement be waived along all boundaries of the property.

Staff further recommends that the trail requirements along Old Keene Mill Road be modified in accordance with the proposed development conditions.

Staff further recommends that the Board of Supervisors modify the requirement that the first indoor tennis court building be set back 50 feet from the property line with West Spring Plaza (tax map parcels 89-1 ((1)) 7 & 4) and that the second indoor tennis court building be set back 50 feet from the right-of-way of Rolling Road.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

The approval of this special exception does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to this application.

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.



Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Special Exception

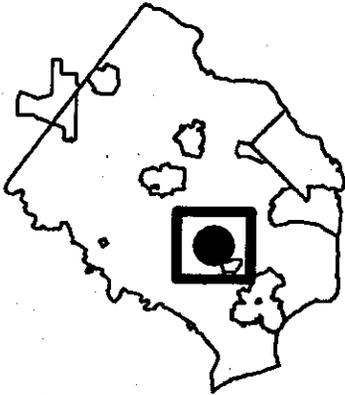
SE 2007-SP-008

Applicant: SPRINGFIELD GOLF AND COUNTRY CLUB, INC.

Accepted: 04/23/2007

Proposed: GOLF COURSE AND COUNTRY CLUB

Area: 157.6 AC OF LAND; DISTRICT - SPRINGFIELD



Zoning Dist Sect: 04-0504 03-0304

Art 9 Group and Use: 5-38 5-39

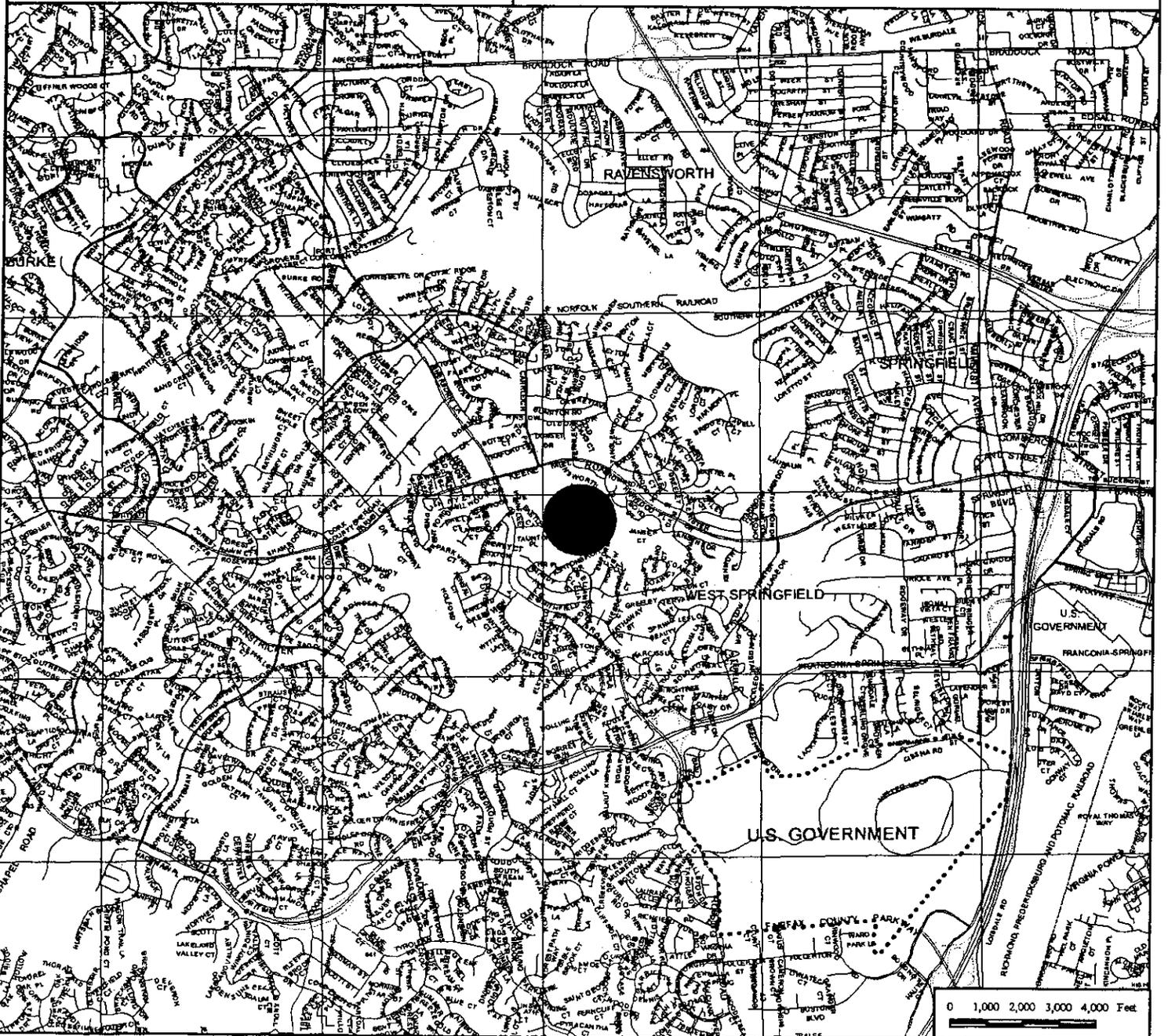
Located: 8301 OLD KEENE MILL ROAD

Zoning: C-5 AND R-3

Plan Area: 4,

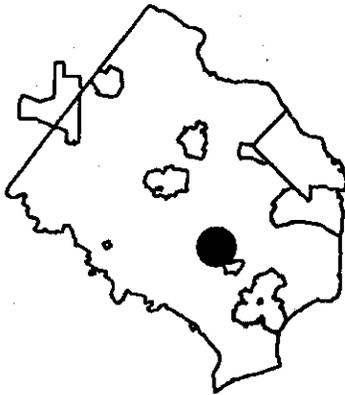
Overlay Dist: HC

Map Ref Num: 089-1- /01/ /0009

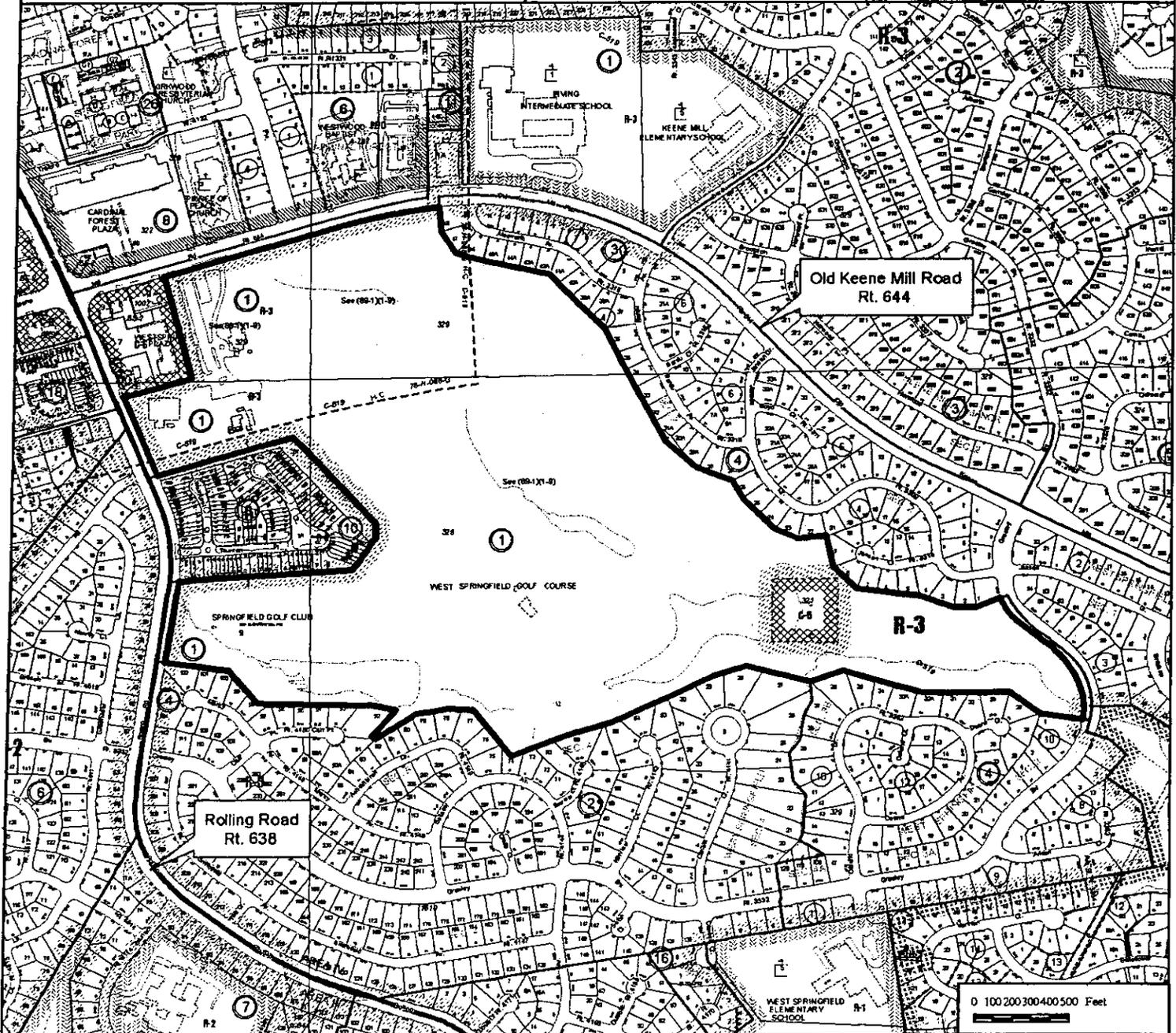


Special Exception

SE 2007-SP-008



Applicant: SPRINGFIELD GOLF AND COUNTRY CLUB, INC.
Accepted: 04/23/2007
Proposed: GOLF COURSE AND COUNTRY CLUB
Area: 157.6 AC OF LAND; DISTRICT - SPRINGFIELD
Zoning Dist Sect: 04-0504 03-0304
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Located: 8301 OLD KEENE MILL ROAD
Zoning: C- 5 AND R- 3
Plan Area: 4,4,
Overlay Dist: HC
Map Ref Num: 089-1- /01/ /0009



SPECIAL EXCEPTION PLAT SPRINGFIELD GOLF & COUNTRY CLUB

JANUARY 15, 2007
 REV.: JULY 30, 2007

PROJECT TEAM

OWNER/APPLICANT

SPRINGFIELD GOLF AND COUNTRY CLUB
 ATTN: BRIAN MALONEY & DANA EDDY
 8301 OLD KEENE MILL ROAD
 SPRINGFIELD, VA, 22152
 PHONE: (703) 451-8600
 FAX: (703) 451-9848

ARCHITECT

SAMAHA ASSOCIATES, P.C.
 ATTN: SEMON SAMAHA & MARK MANETTI
 9990 LEE HIGHWAY
 SUITE 350
 FAIRFAX, VA, 22030
 PHONE: (703) 691-3311
 FAX: (703) 691-3316

LAND USE ATTORNEY

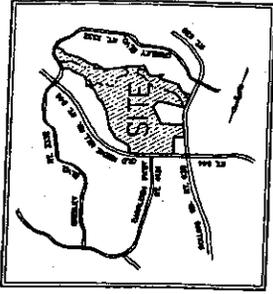
REED SMITH L.L.P.
 ATTN: ROBERT LAWRENCE
 3110 FAIRVIEW PARK DRIVE
 SUITE 1400
 FALLS CHURCH, VA, 22042
 PHONE: (703) 641-4200
 FAX: (703) 641-4340

CIVIL ENGINEER

TRI-TEK ENGINEERING, INC.
 ATTN: TED BRITT
 690 CENTER STREET
 SUITE 300
 HERNDON, VA, 20176
 PHONE: (703) 461-5960
 FAX: (703) 461-5601

SHEET INDEX

- 1) COVER SHEET
- 2) SPECIAL EXCEPTION PLAT - PHASE 1
- 3) SPECIAL EXCEPTION PLAT - PHASE 2
- 4) NOTES & DETAILS
- 5) OVERALL PLAN
- 6) OVERALL PLAN
- 7) STORMWATER MANAGEMENT
- 8) STORMWATER OUTFALL SECTIONS
- 9) BMP COMPUTATIONS AND DETAILS
- 10) BUILDING CROSS SECTIONS
- 11) EXISTING CONDITIONS AND VEGETATION MAP



VICINITY MAP
 1"=2000'

TRI-TEK ENGINEERING
 CIVIL
 ENVIRONMENTAL
 LAND PLANNING
 SURVEYING
 800 Center Street
 Suite 300
 Herndon, Virginia 20176
 V (703) 461-5960
 F (703) 461-5801
 info@tri-tek.com



SPRINGFIELD DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 SPRINGFIELD GOLF &
 COUNTRY CLUB

COVER SHEET

DATE	BY	REVISION

SCALE: AS SHOWN
 DATE: 1/15/07
 SHEET: 1 OF 11
 7-2101



CIVIL
ENVIRONMENTAL
LAND PLANNING
SURVEYING

800 Centre Street
Suite 300
Meridian, Virginia 20170
V: (703) 481-5900
F: (703) 481-5901
info@tri-tek.com



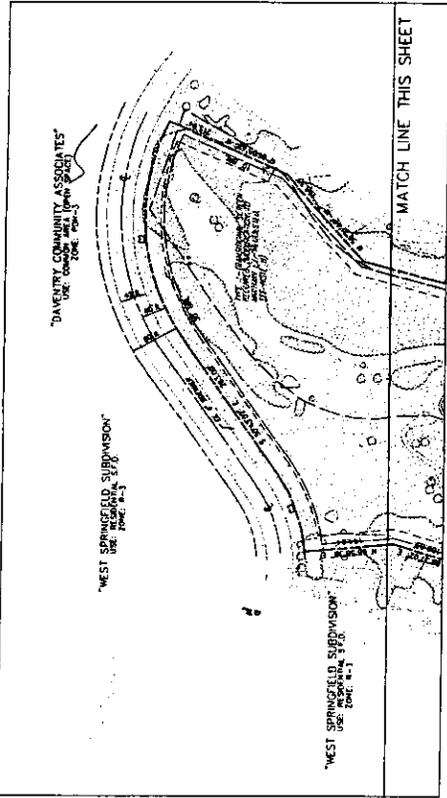
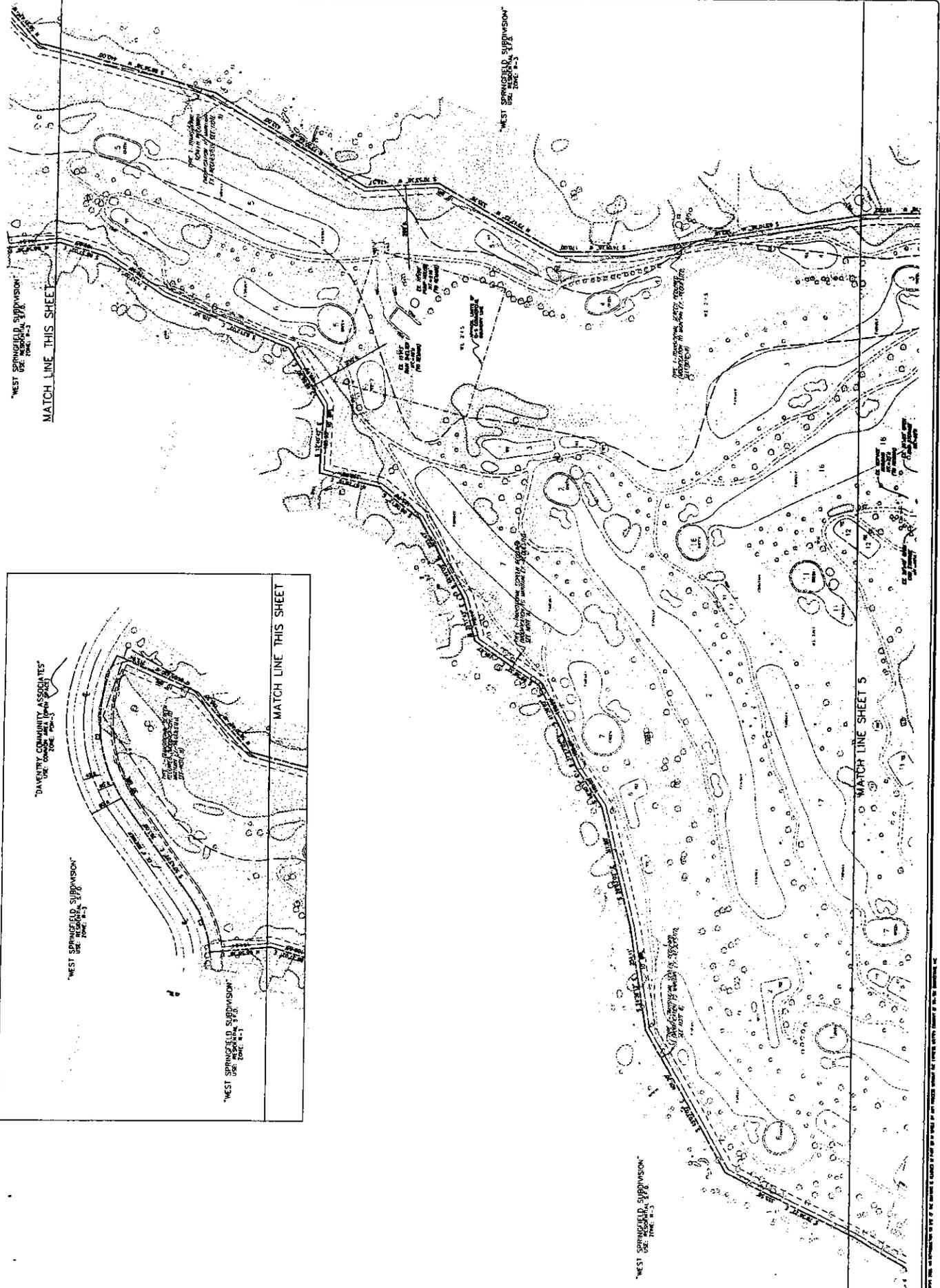
SPRINGFIELD DISTRICT
FARMER COUNTY, VIRGINIA

SPRINGFIELD GOLF & COUNTRY CLUB

OVERALL PLAN

DATE	REVISION

DATE: 10/15/2010
DRAWN BY: J. L. BROWN
CHECKED BY: J. L. BROWN
SCALE: AS SHOWN
SHEET NO. 3 OF 11



**A GLOSSARY OF TERMS FREQUENTLY
USED IN STAFF REPORTS WILL BE
FOUND AT THE BACK OF THIS REPORT**

DESCRIPTION OF THE APPLICATION

- Proposal:** Existing Facilities not affected by proposal – Golf Course, Driving Range, Club House (40,553 sq. ft.), Maintenance Building (4,735 sq. ft.), Chemical Storage (300 sq. ft.), Restroom (330 sq. ft.), Equipment Storage (2,600 sq. ft.) and Service Building (3,900 sq. ft.)
- Phase 1 – a) Replace the three tennis courts covered by an inflatable dome (18,600 sq. ft.), tennis pro shop (1,500 sq. ft.) and tennis storage (750 sq. ft.) with a new 37,000 sq. ft. building containing three tennis courts, the tennis pro shop and storage; b) replace the existing pool house (2,380 sq. ft.) with a 3,700 sq. ft. pool house; c) add a baby pool; d) reconfigure an existing parking lot to accommodate additional parking spaces; and, e) make associated site improvements.
- Later Phases – a) Construct a second 22,500 sq. ft. building with two tennis courts adjacent to the first building and reconfigure the existing tennis courts; b) reconfigure row of parking adjacent to Westspring Plaza to replace existing angled parking with perpendicular spaces. (The applicant has requested that the period to construct the second tennis building be extended to five years from the date of the issuance of the first Non-Residential Use Permit (NonRUP) for the first building to be constructed pursuant to this approval.
- With the completion of the above noted improvements, the overall gross floor area (GFA) of the site will be 115,618 sq. ft. Of the existing 75,648 sq. ft. GFA in buildings, 23,230 sq. ft. is proposed to be removed and 63,200 sq. ft. added.
- Floor Area Ratio (FAR):** 0.016 (when Phase 2 is completed)
- Open Space:** 152.3 acres (95%)
- Number:** 700 family memberships (this is the previously approved membership; the membership is not proposed to be changed at this time)

- Parking Spaces:** 291 with the completion of Phase 1 (21 more spaces will be added with the reconfiguration of parking in the later phases).
- Waivers/Modifications:** Transitional Screening and Barriers to reflect existing circumstances and the proposed screening along Rolling Road (granted with previous approvals).
- Trail along Old Keene Mill Road (previously granted pursuant to Waiver 020612).
- On-road bike lane.
- Modification of the requirement that all structures on a golf course be located at least fifty feet from a lot line.

A reduction of the submitted Special Exception Plat (SE Plat) is in the front of this report. The applicant's affidavit is included as Appendix 2. Appendices 3 through 5 include the applicant's statements with regard to this application, including the statement of justification and subsequent correspondence received by staff.

LOCATION AND CHARACTER

The existing Springfield Golf and Country Club is bounded on the north by Old Keene Mill Road and on the west by Rolling Road. The application property does not extend to the intersection because a neighborhood shopping center, Springwest Center, is located between the intersection and the country club. The southern boundary of the country club is formed by a tributary of Accotink Creek.

The sole entrance to the site is from Old Keene Mill Road, approximately 750 feet from its intersection with Rolling Road. The existing 18-hole golf course includes mature trees along fairways and around the tees and greens. The more intensely developed portion of the property is adjacent to the shopping center. The clubhouse, tennis courts, pool and pool house, and the parking are all located in this area of the site. A maintenance area, surrounded by an eight-foot tall wooden fence, is located in the middle of the golf course. This area includes the maintenance building and several outbuildings for storage.

Rhygate, a townhouse community accessed from Rolling Road, was developed on property that was originally part of the country club. Rhygate abuts the golf course on three sides. This community is buffered by existing wooded areas that vary in depth from 10 feet along its southern boundary, to approximately 100 feet deep along its northeastern boundary (which is adjacent to the driving range and approximately 60 feet along the northern boundary of Rhygate. Along these two boundaries, the buffering includes land within the bounds of Rhygate that is owned by the country club, but is not included in the application property.

The southern boundary of the application property is coincident with a tributary of Accotink Creek. This area includes three ponds constructed along the stream that provide irrigation water for the golf course. The single family dwelling units (West Springfield) located across the tributary from the golf course are sited atop a rise associated with the stream valley. The northeastern boundary of the golf course abuts another portion of the West Springfield subdivision. The rear yards of these properties abut the golf course with scattered mature trees between the yards and the adjacent fairways, tees and greens. The area along Old Keene Mill Road is generally undeveloped, consisting of mature trees around which the undergrowth typical of a forest has been cleared. For approximately two-thirds of the site's frontage on Old Keene Mill Road, the application property is lower than the roadway, with all of the change of grade occurring in steep slopes within the right-of-way.

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan
North (Across Old Keene Mill Road)	Shopping Center (Cardinal Forest Plaza)	PRC	Residential Planned Community (all)
	Two Churches (Prince of Peace and Westwood Baptist)	PRC	
	Single Family Detached (Cardinal Forest)	PRC	
North	Shopping Center (Westspring Plaza)	C-6	Retail and Other
South	Single Family Detached (West Springfield)	R-3	2-3 du/ac
	Single Family Attached (Rhygate)	R-8	8-12 du/ac
East	Single Family Detached (West Springfield)	R-3	2-3 du/ac
West (Across Rolling Rd.)	Single Family Detached (Kenwood Oaks, Rolling Valley	R-2	3-4 du/ac & 2-3 du/ac
West	Shopping Center, Other Retail Uses) (Westspring Plaza)	C-6	Retail and Other
	Single Family Attached (Rhygate)	R-8	8-12 du/ac

BACKGROUND

The then equivalent of a Non-Residential Use Permit was issued for the clubhouse in 1961. The country club was first brought under a special permit in 1976

with the approval of S-182-76 on August 31, 1976 with a limitation of 700 family memberships. This permitted the construction of a tennis house (the current tennis pro shop. This special permit has been amended six times to allow additions to the clubhouse, the placement of a bubble over three tennis courts, the addition of storage buildings and rest rooms, among other improvements. The most significant change was the construction of a new 39,482 sq. ft. clubhouse, approved in 1998 pursuant to SPA 76-S-182-5. The most recent amendment was SPA 76-S-182-6, approved on January 16, 2001, to permit modifications to the maintenance area located in the middle of the property. The following chart summarizes each special permit approval. A copy of the resolution, including the development conditions and a reduction of the SPA plat for SPA 76-S-182-6, is included as Appendix 4 of this report. The records of the previous approvals are on file with the Department of Planning and Zoning (DPZ).

Application	Date	Use	BZA Action
S-182-76	8/31/76	Construction of tennis house for an existing Golf Course and Country Club.	Approved
S-182-76-1	4/3/84	Addition of restrooms, bubble over tennis courts, change in hours for tennis courts and swimming pools.	Approved
S-182-76-2	9/18/84	Addition to existing clubhouse.	Approved
S-182-76-3	9/24/85	Addition of gazebo and 2 nd floor to approved storage addition.	Approved
S-182-76-4	5/16/95	Construction of chemical storage building, and above ground storage tank, enlargement of greens, construction of tees, bunkers, pedestrian bridges and additional landscaping.	Approved
SPA 76-S-182-5	11/28/98	Construction of new 39,482 square foot clubhouse.	Approved
SPA 76-S-182-6	1/26/01	Construction of accessory buildings and site modifications	Approved

With the adoption of ZO-01-337 on June 25, 2001, with an effective date of October 24, 2001, Golf Courses and Country Clubs became a special exception use rather than a special permit use.

COMPREHENSIVE PLAN PROVISIONS

Plan Area: IV
Planning District: Springfield Planning District
Planning Sector: Country Club (S3)

There is no site specific text related to this application property. The Plan map shows this property to be "Private Recreation".

ANALYSIS

Special Exception Plat (Reduction at front of staff report)

Title of SE Plat: Springfield Golf and Country Club
 Prepared By: Tri-Tek Engineering
 Original and Revision Dates: January 15, 2007 as revised through July 30, 2007

SE Plat (Springfield Golf and Country Club)	
Sheet #	Description of Sheet
1 of 11	Cover Sheet including Vicinity Map
2 of 11	30 scale Plan view of portion of property affected by Phase 1 of the proposed modifications
3 of 11	30 scale Plan view of portion of property affected by Phase 2 of the proposed modifications
4 of 11	Notes and Tabulations
5 of 11	100 scale Plan view of western side of site showing both phase of the proposed modifications
6 of 11	100 scale depiction of the eastern side of the site
7 of 11	Stormwater Management
8 of 11	Stormwater Outfall Sections
9 of 11	BMP Computations and Details
10 of 11	Building Cross Sections
11 of 11	Existing Vegetation within the portion of the site where modifications are proposed

This application proposes to make changes in a small portion of this 156.7 acre application property in two phases. These changes are proposed within the portion of the site located south of the Westspring Shopping Center and north of Rhygate. This is the area of the site currently developed with parking, tennis courts and the swimming pool. The first phase includes:

- the replacement of the existing three tennis courts covered by an inflatable dome (18,600 sq. ft.) and the adjacent tennis pro shop (1,500 sq. ft.) and a storage structure (150 sq. ft.) with a new 37,000 square foot building with three tennis courts, the pro shop and storage;
- demolition of the existing pool house (2,380 sq. ft.) and creating a grass area where the existing pool house is located, construction of a baby pool

- and construction of a new 3,700 square foot pool house located to the north of the pool;
- reconstruction of the existing parking area immediately north of the swimming pool, increase the number of parking spaces to 66, create a landscaped median with a rain garden and provide sidewalks/pathways between the pool house and the tennis building; and,
 - Provide a plaza area with a trellis and a viewing area between the pool area and the new tennis building.

In the later phases, the existing four tennis courts located south of the first tennis building will be replaced with another building (22,500 sq. ft.), with two indoor tennis courts and two new outdoor tennis courts will be constructed and the parking area east of the adjacent shopping center will be repaved and 22 parking spaces added .

There are nine tennis courts at this time. The same number of tennis courts will be in place with the completion of Phase 2. The existing pool will be retained.

Land Use Analysis

The proposed changes to the Springfield Golf and Country Club do not affect the manner in which the application conforms with the recommendations of the Comprehensive Plan; the Plan Map identifies this site as Private Recreation.

Transportation Analysis (Appendix 7)

There are no transportation issues associated with this application. The applicant is not proposing to increase the number of memberships or change the overall number and types of recreation facilities at the country club. The proposed development conditions retain the same limitation on the number of family memberships at 700 and the SE Plat identifies the number and types of recreation facilities.

It should be noted that Rolling Road is planned to be widened to a four-lane divided section along the application property frontage. The existing two-lane roadway is located within the western part of the 100 foot right-of-way for the four lane section. The right-of-way between the existing road and the application property is currently wooded, which will be removed when Rolling Road is widened. Temporary construction easements that are fifteen feet wide may be required to implement this project. The proposed development conditions require that the construction easements be provided upon demand.

Environmental Analysis (Appendix 8)

All environmental issues have been resolved with the proposed development conditions.

Issue: Stormwater Management and Water Quality Treatment

The basic layout of the country club was established when it was first constructed 40 years ago. The stormwater from the portion of the site that is proposed to be changed is conveyed by existing underground piping that discharges into the unnamed tributary above the ponds. This piping extends through Rhygate, constructed in 1967, and provides stormwater conveyance for that subdivision as well. When constructed, these ponds, while they effectively function as both detention and water treatment facilities, were not engineered with those functions in mind since the construction of the country club and Rhygate predated those requirements. Therefore, typical information related to the available capacity within these ponds is not readily available without an engineering study of the ponds. Further, the underground pipes through this portion of the golf course also convey the stormwater runoff for the adjacent shopping center and most of the on-site parking.

The applicant has proposed to provide on-site water quality treatment facilities, a rain garden in the reconstructed parking lot, and an infiltration facility adjacent to the proposed second indoor tennis building to meet these requirements as it relates to the proposed new construction. While the notes on the SE Plat state that a stormwater management waiver may be sought at the time of site plan approval, approval of that waiver is not being sought at this time. To address the circumstance whereby the waiver is not approved, the SE Plat also includes a possible location for an underground detention facility in the parking area to detain the minor increase in runoff that results from the proposed changes to this already developed property.

The comments of the Site Review Division (Appendix 8) request information regarding the storage capacity of the existing ponds and demonstration that the area of proposed redevelopment drains to those ponds. While the latter is clear based on the location of the inlets for the parking area and the land around the proposed new buildings that drain into the existing stormwater piping through the site, the existing records make it difficult to establish the storage capacity of the existing ponds. Again, it should be noted that the SE Plat shows a possible location for underground detention should that be determined to be required in the event that the waiver for stormwater detention is not granted. The downstream complaints identified are within Rhygate and do not concern properties that are immediately adjacent to the golf course and it is not clear that those complaints are associated with the country club; however, the engineering review of any request for any waiver of stormwater management would take those complaints into account.

The environmental analysis (Appendix 9) and the Park Authority (see Appendix 10) express concern that the stormwater from the proposed redevelopment of this portion of the site avoid degradation of the tributary or Accotink Creek. In addition to the existing ponds, the applicant has installed rip-rap along the portions of the tributary located on this site, in accordance with the development conditions associated with the approval of the previous Special Permit

Amendments. The proposed development conditions for this special exception include this condition to ensure that the rip rap is not removed by the applicant or replaced if removed by other events on the golf course.

Resolution:

The drainage from the area of proposed construction is conveyed via the existing underground stormwater conduit system to the tributary of Accotink Creek above the two existing ponds on the golf course. The SE Plat includes locations for BMP facilities that will address the water quality treatment requirements associated with the proposed construction. The engineering issues associated with a possible request for a waiver of detention can be addressed at the time of site plan approval in this circumstance. The SE Plat includes a possible location for an underground stormwater management facility to accommodate detention for the increase in impervious surface resulting from the redevelopment of this portion of the county club.

Public Facilities Analysis

The pending application does not propose an increase in the membership of the country club. The applicant proposes to relocate and reconstruct existing recreation facilities associated with the country club without increasing the number of recreation facilities on the site. Accordingly, there are no public facilities issues.

ZONING ORDINANCE PROVISIONS (Appendix 11)

The following chart addresses the bulk standards for uses in the R-3 District only. The bulk standards for the C-5 District will not be addressed because this 2.5 acre portion of the site zoned C-5 is located within the middle of the golf course, completely surrounded by land in the R-3 District and is used solely for golf course purposes including portions of a fairway and one of the ponds.

Bulk Standards (R-3)			
Standard	Required	Provided	
		Phase 1	Later Phases
Lot Size	11,500 sq. ft.	157.6 acres	157.6 acres
Lot Width	80 ft.	415 ft.	415 ft.
Building Height	60 ft.	40 ft. ¹	40 ft. ¹
Front Yard ²	40°ABP ³ ≥ 30 feet	50 ft.	30 ft.
Side Yard ²	35°ABP ³ ≥ 10 ft.	25 ft.	25 ft.
Rear Yard ²	35°ABP ³ ≥ 25 ft.	≥ 30 ft.	≥ 30 ft.

Bulk Standards (R-3)			
Standard	Required	Provided	
		Phase 1	Later Phases
Floor Area Ratio	0.25	0.016	0.014
Open Space	N/A	152.3 acres (96%)	152.3 acres (96%)
Parking Spaces	208 spaces	291 spaces	312 spaces
Loading Spaces	Not Specified	Not designated	Not designated

1. The clubhouse is 40 feet tall; the proposed indoor tennis court buildings are to be 35 feet tall and the proposed pool building will be 20 feet tall.
2. Notwithstanding the requirements listed here, pursuant to Sect. 9-528, no structure associated with a country club shall be within 50 feet of any lot line. The applicants have requested that the Board modify this requirement with regard to the proposed indoor tennis court buildings.
3. The tallest building on the site, the existing clubhouse, is set back a minimum of 243 feet from the nearest property line.

Transitional Screening		
Direction – Use	Required	Provided¹
North – Shopping Centers North – Church North – SFD	None None Yard 1 – 25 feet	None None Existing vegetation 60 to 400 feet deep
South – SFA (Rhygate)	Yard 1 – 25 feet	Existing vegetation on land owned by country club 40 to 60 feet deep
South – SFD (W. Springfield)	Yard 1 – 25 feet	Existing vegetation along tributary & ponds varying in depth
East – SFA (W. Springfield)	Yard 1 – 25 feet	Existing vegetation along fairways 30 to 100 feet in depth
West – Shopping Center SFD (Rolling Valley)	None Yard 1 – 25 feet	None Existing vegetation along fairways 40 to 200 feet deep

1. The transitional screening yard described above consists of the area between the property line and the nearest fairway, sand trap, etc. or other facility related to the golf course and country club.

Barrier		
Direction – Use	Required	Provided
North – Shopping Centers	None	6 foot tall chain link fence (Springwest)
North – Church North – SFD	None Barrier D, E or F ¹	None No fence
South – SFA (Rhygate)	Barrier D, E or F ¹	4 foot tall chain link fence
South – SFD (W. Springfield)	Barrier D, E or F ¹	No fence

Barrier		
East – SFA (W. Springfield)	Barrier D, E or F ¹	No Fence
West – Shopping Center	None	6 foot tall chain link fence
SFD (Rolling Valley)	Barrier D, E or F ¹	No Fence

1. Barrier D – 42 to 48 inch chain link fence; Barrier E – 6 foot wall of architectural block or brick; Barrier F – 6 foot wooden fence or otherwise architecturally solid fence.

Waivers/Modifications

Modification: Transitional Screening **Basis:** Par. 3 of Sect. 13-304

As noted in the chart above, transitional screening is required where this use abuts residential uses; the other uses adjacent to the country club consist of shopping centers and churches.

Southern, Eastern and Northern Boundaries: With the exception of the residential uses located across Rolling Road, this proposal will not affect the existing transitions with adjacent residential uses, primarily the West Springfield subdivision located to the south and east. Along the southern boundary, the adjacent dwelling units are located across the stream tributary that forms the southern boundary. Because the dwellings are located on top of the bluff that forms the opposite side of the stream valley, these units have a view across the golf course. In addition to the vegetation along the stream valley and the ponds along the southern boundary, additional mature trees are located around the fairways that are located along this boundary. Along the eastern boundary, the home lots abut the golf course and screening is provided by the existing vegetation located along the fairways and around the tees and greens. The uses across Old Keene Mill Road include churches and a shopping center with two dwelling units at its intersection with Carleigh Parkway; where screening is not required. Along Old Keene Mill Road the nearest hole is set back from the roadway by at least 100 feet; the area between that hole and the road is vegetated by large deciduous and other mature evergreen trees. While these areas are not changing, the existing vegetation does not meet the current transitional screening requirements of the Zoning Ordinance requiring reaffirmation of the previously approved modification, which staff recommends be granted.

Western Boundary (Golf Course): The area adjacent to Rolling Road is split into two parts. The portion south of Rhygate is where the tributary crosses that road and is not being changed by this proposal. This area is vegetated by a wooded area along the stream and by existing trees around the tee that is located adjacent to Rolling Road. A reaffirmation of the previously approved modification is also required for this portion of the application property. Along the property boundaries with Rhygate, the screening consists of several wooded buffers that vary in depth. Along the southern boundary of Rhygate, the

screening consists of mature trees in an area varying between 60 and 400 feet deep between the townhouses and a fairway and green. Along the eastern boundary of Rhygate, a 110 foot wide buffer strip included in the Rhygate subdivision that is owned by the golf course, but not included in the application, provides screening. The existing circumstance will be maintained and staff recommends that the previously approved modification of screening be approved with this special exception application.

Area of Redevelopment: The area of the site where changes are proposed is located along Rolling Road between the Springwest Plaza shopping center and Rhygate. Screening is not required adjacent to the shopping center. However, a twenty-five foot screening yard is required for Rhygate to the south and the single family detached dwelling across Rolling Road. The proposed changes to the tennis courts and the pool area will not affect the existing screening along the northern boundary of Rhygate; nor will the proposed changes affect the efficacy of the existing screening. The existing screening consists of existing wooded vegetation of ten to thirty feet within the application property and a 30 foot wide strip of property owned by the country club but located within the bounds of the Rhygate subdivision. Staff has concluded that the existing screening is adequate and recommends that the previously approved modification of screening be approved.

Along Rolling Road, some of the existing vegetation between the edge of the right-of-way and the country club will be removed and replaced with screening consisting of large and medium sized evergreen trees planted in four staggered rows backed up by several large deciduous trees. This screening meets the requirements of the zoning ordinance for a twenty five foot deep transitional screening yard.

Waiver: Barrier

Basis: Par. 12 of Sect. 13-304

There is a four foot tall chain link fence along the northern boundary of Rhygate and a six foot tall fence between the Westspring Plaza shopping center and the country club. The applicant is requesting reaffirmation of a waiver of this requirement along the other boundaries, which was previously approved by the Board of Zoning Appeals with the previous special permit amendment applications. Staff recommends that the previously approved waivers be reaffirmed with the approval of this special permit application.

Modification: Trail on Old Keene Mill Road **Basis: Sect. 17-201**

The golf and country club has previously received a waiver of the trails requirement along Old Keene Mill Road. Waiver No. 020612 was approved March 16, 1999, and \$31,000 was escrowed to for the future construction of an eight foot wide trail. Subsequently, the trail requirements were modified by VDOT for a major trail along a roadway to require a ten foot wide trail if the trail were to be constructed within the right-of-way.

The proposed indoor tennis court buildings are located along Rolling Road and the other proposed changes do not require construction along Old Keene Mill Road. The existing road section along this portion of Old Keene Mill Road is a four-lane divided ditch section with a wide shoulder along the site's frontage. As described in the letter dated August 3, 2007 from Robert A. Lawrence, the applicant's attorney, approximately 600 feet of the site's frontage along Old Keene Mill Road is in excess of six feet below the grade of the road surface with the change in grade occurring in the twenty feet between the edge of the shoulder and the right-of-way line. Near the easternmost end of the property's frontage the grade differential is 10 feet. In addition, there are no pedestrian facilities along this side of Old Keene Mill Road and the sidewalk facilities located on the opposite of Old Keene Mill Road have several gaps, most notably on either side of Carrleigh Parkway. There is a bus stop located adjacent to the northwest corner of the application property on the boundary with the adjacent service station, where there are no sidewalks either. A second bus stop is located opposite the Westwood Baptist Church and access to this bus stop is on the shoulder on Old Keene Mill Road. Pedestrian movements are currently informally accommodated by the service road in front to the service station, a paved connection between this service drive and the parking lot on the golf and country club, along the front of the parking area on the application property which then transition back to the shoulder of the road.

While staff would generally request that the trail segment be provided so that other connections could be made in the future, the surrounding property is developed and the proposed link would either terminate on the shoulder if located along the road or be several feet below the level of the road if located on the application property, which in both instances is not a safe situation for pedestrians. Given these circumstances, the inability to establish a safe connection at either end of the required trail, that connecting links are unlikely to be developed in the near future, staff recommends that an alternative that provides tangible improvements for pedestrians. Staff recommends that an asphalt trail be constructed east from the entrance to the site to provide pedestrians with a paved surface to the bus stop located across from the church with a connection to the edge of the right-of-way in an appropriate location (the location of the connection from the path along the road to the road is affected by topography, the road surface is approximately four (4) feet above the application property at the center of the intersection).

Special Exception Requirements (Appendix 11)

Additional Standards for Golf Courses, Country Clubs (Sect. 9-528)

Category 5 Standards (Sect. 9-503)

General Special Exception Standards (Sect. 9-006)

Sect. 9-528, Additional Standards for Golf Courses, Country Clubs, contains three standards.

The land area included in this application exceeds the minimum of 15 acres established in Par. 1.

Except for containment structures to keep balls within the property, Par. 2 requires that all facilities be set back a minimum of 50 feet from the property lines. The applicant has requested that the Board of Supervisors modify this standard with regard to the setback for the indoor tennis buildings in relation to Rolling Road and the adjacent Westspring Plaza shopping center.

The first building to be constructed as part of Phase 1 is in a similar location to the existing inflatable bubble. This building will be 25 feet from the lot line with the shopping center and the second building will be within 50 feet of the right-of-way for Rolling Road. While not meeting the 50 foot setback required by the additional standards, these setbacks meet the yard requirements for non-residential uses in the R-3 District. Transitional screening is not required adjacent to the shopping center. With regard to the existing shopping center, the proposed Phase 1 indoor tennis courts building is similar in height to a commercial building, 35 feet, and will have a similar architectural style. In this instance, staff has concluded that a modification of this standard would not be detrimental to the use and development of the adjacent property, Westspring Plaza shopping center (see Sect. 9-403).

With regard to Rolling Road, the Phase 1 indoor tennis court building will meet the 50 foot setback required by Par. 2. However, the setback of the second building from Rolling Road will vary between 50 feet at the northwest corner of the building and 30 feet at the southwest corner. The location of this building and the replacement outdoor tennis courts is constrained by the existing improvements on the site, primarily the existing pool. While the first of the two proposed indoor tennis court buildings will meet this standard along Rolling Road; however, as described above, a portion of the second building will not. Given that the number of tennis courts is not being increased, that the applicant is able to provide the required screening yard along this boundary of the site and that, when improved this section of Rolling Road will be a two-lane divided section, staff has concluded that approval of the requested modification in this instance would not adversely affect the use and development of the residential properties located across Rolling Road from the country club.

Par. 3 requires that all parking associated with the country club be at least fifty (50) from any property in a residential district. This standard is met as the parking is located adjacent to the Westspring Plaza shopping center (zoned C-6) and across Keene Mill Road from the Cardinal Forest Plaza shopping center (zoned PRC).

With regard to Sect. 9-503, Standards for All Category 5 Uses:

- Par. 1 addresses conformance with the lot size and bulk standards in the underlying zoning district. As demonstrated above, the standards have been satisfied.

- Par. 2 requires a sports illumination plan which has been submitted with this application. Staff has reviewed the sports illumination plan and finds that it meets the requirements of Sect. 14-904 of the Zoning Ordinance.
- Par. 3 relates to the applicability of Article 17, Site Plans, to the use.

With regard to the provisions of Sect. 9-006, General Standards, which are applicable to all special exception uses, staff has concluded the following:

- This property is identified as private recreation in the Comprehensive Plan, thereby satisfying the requirement of Par. 1 to be in harmony with the land use recommendations of the adopted Comprehensive Plan.
- As noted above, the proposed alterations at the Springfield Golf and County Club are in harmony with the purpose and intent of the applicable zoning district regulations as required by Par. 2.
- As discussed under "Waivers and Modifications" staff has concluded that the proposed changes to the property will not affect the relationship of the facility to the adjacent properties, thereby satisfying Par. 3.
- The applicant is not proposing to increase the membership of the golf and country club; therefore, vehicular and pedestrian traffic associated with the proposed changes to this use will not be hazardous nor conflict with neighborhood traffic, as required by the provisions of Par. 4.
- Transitional screening and barriers existing around the property are discussed above. Those comments note that for the majority of the site the transition to the adjacent uses is not being affected by the proposed changes within the area of the country club devoted to tennis and pool activities. In addition, staff has concluded that the proposed transition between the new facilities and the adjacent shopping center and to the residences across Rolling Road is appropriate in this circumstance.
- As noted in the Zoning Ordinance Provisions chart, the amount of open space is in excess of the amount required in this district, satisfying the requirements of Par. 6.
- Par. 7 addresses utilities and parking at the site. The utilities serving the site are adequate based on the existing membership; the proposed parking will exceed the minimum requirements specified in the Zoning Ordinance.
- Par. 8 addresses signage. It should be noted that all signage on the site will be required to conform to the provisions of Article 12, Signs.

Overlay District Requirements

Highway Corridor (HC) (Sect. 7-600)

A country club is not affected by the provisions of the Highway Corridor Overlay District, which address automobile-oriented uses.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

As noted above, the applicant is proposing to make the following changes to the Springfield Golf and Country Club in two or more phases:

- reconfigure the existing nine tennis courts by constructing buildings to place five courts inside new buildings;
- rebuild the other four outdoor courts;
- construct a new pool house to replace the existing pool house which will be demolished;
- construct a new kiddy pool, and
- add parking spaces by reconfiguring an existing parking area.

Staff has concluded that the proposed changes are in harmony with the recommendations of the Comprehensive Plan, which identifies this site as "Private Recreation". Staff has also concluded that this application satisfies the applicable Zoning Ordinance standards and that the requested waivers and modifications are appropriate in this circumstance.

Recommendation

Staff recommends that SE 2007-SP-008 be approved subject to the proposed development conditions contained in Appendix 1.

Staff further recommends that the transitional screening be modified along all boundaries to that shown on the SE Plat.

Staff further recommends that the barrier requirement be waived along all boundaries of the property.

Staff further recommends that the trail requirements along Old Keene Mill Road be modified in accordance with the proposed development conditions.

Staff further recommends that the Board of Supervisors modify the requirement that the first indoor tennis court building be set back 50 feet from the property line with West Spring Plaza (tax map parcels 89-1 ((1)) 7 & 4 and that the second indoor tennis court building be set back 50 feet from the right-of-way of Rolling Road.

The approval of this special exception does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to this application.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Supervisors.

APPENDICES

1. Proposed Development Conditions
2. Affidavit
3. Statement of Justification dated April 18, 2007
4. July 31, 2007 letter from Robert A. Lawrence, Reed Smith, Attorney for the Applicant regarding the timing of Phase 2
5. August 3, 2007 Letter from Robert A. Lawrence, Reed Smith, regarding the Trail Waiver
6. Clerk to the Board of Zoning Appeals letter regarding the approval of SPA 76-S-182-6, including the development conditions and a reduction of the SPA Plat
7. Transportation Analysis
8. Stormwater Management Analysis
9. Environmental Analysis
10. Comments of the Park Authority
11. Trails Analysis
12. Selected Excerpts from the Zoning Ordinance
13. Glossary of Terms

PROPOSED DEVELOPMENT CONDITIONS

SE 2007-SP-008

September 13, 2007

If it is the intent of the Board of Supervisors to approve SE 2007-SP-008 located at Tax Map 89-1 ((1)) 9 to permit modifications to the Springfield Golf & Country Club, an existing golf and country club located at 8301 Old Keene Mill Road, pursuant to Sect. 3-304 and Sect. 4-504 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions which supersede all previous development conditions (an asterisk marks those conditions carried forward from the previously approved special permit amendment, SPA 76-S-182-6):

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions.
3. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception Plat (SE Plat) entitled Springfield Golf & Country Club, prepared by Tri-Tek Engineering and dated January 15, 2007 as revised through August 20, 2007, and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. A minimum of two hundred and eighty two (282) parking spaces shall be provided as shown on the SE Plat with the construction of Phase 1 as illustrated on the SE Plat. All parking for the use shall be on site.
5. Landscaping shall be provided as shown on the SE Plat with each phase of construction. A landscape plan shall be submitted concurrent with each site plan and shall be subject to the review and approval of the Urban Forester. Dead, dying or diseased trees and invasive plant material shall be removed on the property. Trees and other landscaping shall be maintained and replaced as necessary.
6. *The maximum number of single and/or family memberships shall be seven hundred (700).

Proposed Development Conditions

7. *The hours of operation for the swimming pool shall be 11:00 AM to 9:00 PM, daily for the membership; however, swim team practices and swim team meets may commence at 8:00 a. m.
8. *After hours parties at the swimming pool shall be governed by the following:
 - Limited to 6 (six) per season;
 - Limited to Friday, Saturday and pre-holiday evenings;
 - Shall not extend beyond 12:00 midnight;
 - Shall at least ten (10) days-in advance receive prior written permission from the Zoning Administrator for each individual party or activity;
 - Requests shall be approved for only one (1) such party at a time and such requests shall be approved only after the successful conclusion of a previous after-hour party.
9. *The maximum hours of operation for the tennis courts shall be 8:00 AM to 10:00 PM except that the use of the tennis courts located within a building shall be permitted between 6:00 AM and 12 midnight.
10. The lighting provided around the reconstructed tennis courts shall comply with the sports lighting plan, prepared by Tri-Tek Engineering and dated August 6, 2007. All new lighting installed within the application property shall conform to the requirements of Part 9 of Article 14.
11. *The existing Integrated Pest Management (IPM) Plan for the application of fertilizers, herbicides and pesticides, approved by the Director, DPWES, shall continue to be implemented. The IPM Plan, developed in accordance with the Virginia Cooperative Extension Pest Management Guide (PMG) and designed to manage the application of fertilizer, herbicides and other chemicals to protect water quality in the watershed shall be updated as required by the PMG. The IPM Plan shall include an on-going monitoring and reporting method that will document the progress of the plan. The monitoring and reporting method for the IPM shall be used to document the intent and success of the IPM program and shall be made available if required by the Director, DPZ.
12. *If not already demonstrated, prior to site plan approval, it shall be demonstrated that rip-rap channels already constructed within the 100-year flood plain have not or will not create or aggravate drainage or stream bank erosion problems downstream from the subject property as determined by the DPWES. The applicant shall submit information to DPWES regarding the design of the stream bank stabilization measures established on the property to enable DPWES to determine if those measures conform with the design practices of DPWES for stream bank stabilization. If determined by DPWES that the existing rip-rap channels do not meet the above referenced design practices, the rip-rap shall be modified or removed, to the satisfaction of DPWES.

Proposed Development Conditions

13. *All wastewater resulting from the cleaning and draining of any swimming pool on the Property shall contain a minimum dissolved oxygen concentration of 4.0 milligrams per liter prior to discharge. Pool waters shall be neutralized to a pH from 6.0 to 9.0 prior to discharge. Sufficient amounts of lime or soda ash shall be added to achieve a pH of approximately equal to that of the receiving stream. If the water being discharged from the pool is discolored or contains a high level of suspended solids that could affect the clarity of the receiving stream, it shall be allowed to stand so that most of the solids settle out prior to being discharged. In order to ensure that high levels of chlorine are not discharged into the surface water system, pool water shall not be chlorinated prior to discharge.
14. *There shall be no storage of herbicides, pesticides, or toxic or hazardous substances as set forth in Title 40, Code of Federal Regulations, Parts 115.4 and 261.30 et seq., within the floodplain. If any petroleum products, hazardous materials, and/or hazardous wastes are stored on-site, a spill prevention and containment plan shall be submitted for the review and approval of the Fairfax County Fire and Rescue Department.
15. Upon request of the Virginia Department of Transportation (VDOT) or Fairfax County, fifteen (15) foot wide temporary construction easements shall be granted along Rolling Road for the construction of a four lane divided highway.
16. An eight foot wide asphalt trail shall be constructed east from the existing travel lane into the site to the bus stop in the vicinity of Carrleigh Parkway. In addition, connections from this trail to the edge of the shoulder along Old Keene Mill Road, in the vicinity of the intersection with Carrleigh Parkway and a connection to the bus stop shall be constructed. These improvements shall be installed prior to the issuance for the first Non-Residential Use Permit for the new buildings associated with this approval and may be funded in part by the previously funded escrow associated with waiver number 020612. Subject to the approval of the VDOT, a crosswalk shall be painted across Old Keene Mill Road at its intersection with Carrleigh Parkway; this improvement shall not require that the applicant install pedestrian signals at this intersection.

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

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

Proposed Development Conditions

Pursuant to Sect. 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established or construction has commenced and been diligently prosecuted. The proposed improvements shown on the SE Plat may be done in two phases. The first phase shall consist of the construction of Building A (the first indoor tennis court building), Building B (the new pool house), the reconfigured parking area and associated landscaping, and the patio area (see sheet 2 of the SE Plat). Construction of the first phase shall commence within 30 months of the approval of this special exception, unless additional time is granted by the Board in accordance with the provisions of Sect. 9-015. This construction shall be diligently prosecuted or this approval shall expire in accordance with the provisions of Sect. 9-015. The second phase consists of Building C (the second indoor tennis court building) and the reconfiguration of the parking area east of Westspring Plaza (see sheet 3 of the SE Plat). Construction of this phase shall have commenced within five (5) years of the approval of this special exception, unless additional time is granted by the Board in accordance with the provisions of Sect. 9-015. This construction shall be diligently prosecuted or this approval shall expire in accordance with the provisions of Sect. 9-015. The Board of Supervisors may grant additional time to establish the use or to commence construction for each phase if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

APPENDIX 2

SPECIAL EXCEPTION AFFIDAVIT

DATE: SEPTEMBER 12, 2007
(enter date affidavit is notarized)

I, LINDA S. BROYHILL, ESQ., AGENT, do hereby state that I am an
(enter name of applicant or authorized agent)

(check one) [] applicant
[✓] applicant's authorized agent listed in Par. 1(a) below 957588

in Application No.(s): SE 2007-SP-008
(enter County-assigned application number(s), e.g. SE 88-V-001)

and that, to the best of my knowledge and belief, the following information is true:

1(a). The following constitutes a listing of the names and addresses of all APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES of the land described in the application,* and, if any of the foregoing is a TRUSTEE,** each BENEFICIARY of such trust, and all ATTORNEYS and REAL ESTATE BROKERS, and all AGENTS who have acted on behalf of any of the foregoing with respect to the application:

(NOTE: All relationships to the application listed above in BOLD print are to be disclosed. Multiple relationships may be listed together, e.g., Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

Table with 3 columns: NAME, ADDRESS, RELATIONSHIP(S). Rows include Springfield Golf & Country Club, Inc., Tri-Tek Engineering, Inc., Samaha Associates, P.C., and REED SMITH LLP.

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

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.
** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

SPECIAL EXCEPTION AFFIDAVIT

DATE: SEPTEMBER 12, 2007
(enter date affidavit is notarized)

957580

for Application No. (s): SE 2007-SP-008
(enter County-assigned application number(s))

1(b). The following constitutes a listing*** of the SHAREHOLDERS of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders:

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

CORPORATION INFORMATION

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

Samaha Associates, P.C.
9990 Lee Highway, Suite 350
Fairfax, Virginia 22030

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
 There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
 There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF SHAREHOLDERS: (enter first name, middle initial and last name)

Semon S. Samaha
F. Thomas Lee
Paul H. Falkenbury
William J. Santer

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

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.*

Special Exception Attachment to Par. 1(b)

DATE: SEPTEMBER 12, 2007
(enter date affidavit is notarized)

957586

for Application No. (s): SE 2007-SP-008
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Springfield Golf & County Club, Inc.
8301 Old Keene Mill Road
Springfield, Virginia 22152

DESCRIPTION OF CORPORATION: (check one statement)
 There are 10 or less shareholders, and all of the shareholders are listed below.
 There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
 There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Non-profit, Non-stock (no shareholders)

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Tri-Tek Engineering, Inc.
690 Center St., Suite 300
Herndon, Virginia 20170

DESCRIPTION OF CORPORATION: (check one statement)
 There are 10 or less shareholders, and all of the shareholders are listed below.
 There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
 There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Theodora D. Britt
Kevin E. Murray

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: SEPTEMBER 12, 2007
(enter date affidavit is notarized)

959584

for Application No. (s): SE 2007-SP-008
(enter County-assigned application number(s))

1(c). The following constitutes a listing*** of all of the PARTNERS, both GENERAL and LIMITED, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, and number, street, city, state, and zip code)
REED SMITH LLP
3110 Fairview Park Drive, Suite 1400
Falls Church, Virginia 22042

(check if applicable) [X] The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. General Partner, Limited Partner, or General and Limited Partner)

- List of partner names including: Abbott, Kevin C.; Bernstein, Leonard A.; Bradford, Timothy B.; Alfandary, Peter R.; Bcyan, III, William; Bradley, Patrick E.; Allen, Thomas L.; Bhattacharyya, Gautam; Brand, Mark A.; Altorelli, John J.; Bickham, J. David; Bresch, Jeffrey J.; Andrews, Alex T.; Binis, Barbara R.; Brown, Charles A.; Arkebaucr, J. Todd; Blasler, Peter C.; Brown, George; Arnold, Roy W.; Blitch, Stephen G.; Brown, Michael K.; Baker, Scott D.; Bobo, Stephen T.; Buckley, Mike C.; Ballantine, Frank D.; Boehner, Russell J.; Burroughs, Jr., Benton; Banzhaf, Michael A.; Bohan, David C.; Cameron, Douglas E.; Barnes, James J.; Bolden, A. Scott; Caplan, Gary S.; Barry, Kevin R.; Bonessa, Dennis R.; Carder, Elizabeth B.; Beale, Giles W.; Booker, Daniel I.; Cardozo, Raymond A.; Begley, Sara A.; Borrowdale, Peter E.; Charot, Benoit; Beirne, Nola M.; Boutcher, David J.; Christman, Bruce L.; *Bernier, Maria N.; Boven, Douglas G.; Clark, II, Peter S.

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

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

* See Notes

Special Exception Attachment to Par. 1(c)DATE: SEPTEMBER 12, 2007

(enter date affidavit is notarized)

957584

for Application No. (s): SE 2007-SP-008

(enter County-assigned application number (s))

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

REED SMITH LLP
3110 Fairview Park Drive, Suite 1400
Falls Church, Virginia 22042

(check if applicable) The above-listed partnership has no limited partners.**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

Cobetto, Jack B.	Freeman, Lynne P.	Honigberg, Carol C.
Colen, Frederick H.	Frenier, Diane M.	Hultquist, James T.
Colman, Abraham J.	Fritton, Karl A.	Hunt, Mark T.
Connolly, Mark F.	Gallagher, Jr., Daniel P.	Iino, John M.
Connors, Eugene K.	Gallatin, Jr. James P.	Innamorato, Don A.
Convery, III, J. Ferd	Gasparetti, Lorenzo E.	Jared, Cynthia
Cotler, Alan K.	Gentile, Jr. Pasquale D.	Jeffcott, Robin B.
Davies, Colleen T.	Gilbert, Jeffrey T.	Jenkinson, Andrew P.
Demasc, Lawrence A.	Greeson, Thomas W.	Johnston, Paul F.
DeNinno, David L.	Greenberger, James J.	Jordan, Gregory B.
Dermoddy, Debra H.	Greenblatt, Lewis B.	Kabnick, Lisa D.
DiFiore, Gerard S.	Grimes, David M.	Karides, Constantine
Dilling, Robert M.	Gross, Dodi Walker	Kearney, Kerry A.
DiNome, John A.	Guadagnino, Frank T.	Kiel, Gerald H.
Ditnoe, John E.	Gwynne, Kurt F.	King, Robert A.
Doin, Stewart	Hackett, Mary J.	Kirkpatrick, Stephen A.
Doran, William E.	Haggerty, James R.	Kleier, James
Dubelier, Eric A.	Hall, Kevin A.	Klein, Murray J.
Dumville, S. Miles	Hanes, Grayson P.	Kohn, Steven M.
Duronio, Carolyn D.	Hargreaves, Philip M.	Kolaski, Kenneth M.
East, Lindsay T.	Harris, Judith L.	Kozlov, Herbert F.
Edwards, Stephen S.	Hartley, Simon P.	Krebs-Markrich, Julia
• Eggert, Russell R.	Hartman, Ronald G.	Kuglar, Stefan
Epstein, Bette B.	Harvey, Richard H.	Kwuon, Janet H.
Eskilson, James	Hawley, Terence N.	Lacy, Jr., D. Patrick
Evagora, Kyri	Heard, David J.	Lasher, Lori L.
Evans, David C.	Heffler, Curt L.	LeDonne, Eugene
Fagelson, Ian B.	Heidelberg, Louis M.	Leech, Frederick C.
Fagelson, Karen C.	Hemming, Seth M.	Leiderman, Harvey, L.
Fischer, Michael I.	Hewetson, Charles M.	Levine, Edward H.
Fisher, Stanley P.	Hibbert, Thomas	Lo Vallo, Michael A.
Flatley, Lawrence E.	Hierons, Richard	Lewis, Lars
Floyd, Michele	Hill, Christopher A.	Loeper, Carol C.
Fogel, Paul D.	Hill, Robert J.	London, Alan E.
Foster, Timothy G.	Hitt, Leo N.	Lowenstein, Michael E.
Fox, Thomas C.	Hirsch, Austin L.	Luchini, Joseph S.
Francis, Jr., Ronald L.	Hofstetter, Jonathan M.	Lyons, III, Stephen M.
Frank, Ronald W.	Holmes, Katherine M.	Magera, George F.

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

Special Exception Attachment to Par. 1(c)

DATE: SEPTEMBER 12, 2007
(enter date affidavit is notarized)

95758v

for Application No. (s): SE 2007-SP-008
(enter County-assigned application number (s))

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

REED SMITH LLP
3110 Fairview Park Drive, Suite 1400
Falls Church, Virginia 22042

(check if applicable) The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

- Mahone, Glenn R.
- Mantell, Nanette W.
- Marger, Joseph M.
- Martin, James C.
- Martini, John D.
- Maxtone-Smith, Michael J.
- McAllister, David J.
- McCarthy, Michael P.
- McDavid, George E.
- McGarrigle, Thomas J.
- McGough, Jr., W. Thomas
- McGuan, Kathleen H.
- McKenna, J. Frank
- McNichol, Jr., William J.
- Mehfoud, Kathleen S.
- Melodia, Mark S.
- Metro, Joseph W.
- Meyers, Michael A.
- Miller, Edward S.
- Miller, Robert J.
- Miller, Steven A.
- Moberg, Marilyn A.
- Montague-Jones, Roy R.
- Morgan, Adam R.
- Morris, Robert K.
- Munoz, Peter S.
- Munsch, Martha Hartle
- Myers, Donald J.
- Napolitano, Perry A.
- Naugle, Louis A.
- Nelson, Jack R.
- Neiman, Robert K.
- Nicholas, Robert A.
- Nicoll, Richard C.
- O'Neil, Mark T.
- Oppedahl, Mary C.
- Paisley, Belinda L.
- Parker, Roger J.

- Patterson, Lorin E.
- Pearman, Scott A.
- Peck, Jr., Daniel F.
- Pedretti, Mark G.
- Perfido, Ruth S.
- Peterson, Kurt C.
- Philipps, Richard P.
- Phillips, Robert D.
- Picco, Steven J.
- Pike, Jon R.
- Pollack, Michael B.
- Quinn, Jonathan S.
- Radley, Lawrence J.
- Raju, Ajay K.
- Rambaud, Mathieu
- Raymond, Peter D.
- Reed, W. Franklin
- Reid, Graham M.
- Reinke, Donald C.
- Restivo, Jr., James J.
- Rhatigan, Sean M.
- Risetto, Christopher L.
- Ritchey, Patrick W.
- Roche, Brian D.
- Rofe, Douglas J.
- Rolfes, James A.
- Rosales, Rex K.
- Rosen, Barry S.
- Rosenbaum, Joseph I.
- Rosenberg, Carolyn H.
- Roth, Robert A.
- Rubenstein, Donald P.
- Rudolf, Joseph C.
- Sabourin, Jr., John J.
- Sanders, Michael
- Schaffer, Eric A.
- Schaidt, Joel R.
- Schatz, Gordon B.

- Schlesinger, Matthew J.
- Schmarak, Bradley S.
- Schumacher, Jeffrey A.
- Scott, Michael T.
- Seaman, Charles H.
- Sedlack, Joseph M.
- Seeder, Marshall
- Shanus, Stuart A.
- Shapiro, Clifford J.
- Shaw, Nick J.
- Short, Carolyn P.
- Siamas, John S.
- Sigelko, Duane F.
- Simons, Bernard P.
- Simons, Robert P.
- Singer, Paul M.
- Skrein, Michael P.
- Smersfelt, Kenneth N.
- Smith, Barry H.
- Smith, III, John F.
- Smith, John Lynn
- Smith, Robert M.
- Sollie, Kyle O.
- Spafford, Richard A.
- Spaulding, Douglas K.
- Speed, Nicholas P.
- Springer, Claudia Z.
- Stanley, David E.
- Stewart, II, George L.
- Stoney, Jr., Carl J.
- Swinburn, Richard R.
- Tabachnick, Gene A.
- Taylor, Andrew D.
- Taylor, Philip M.
- Teare, Peter A.
- Thallner, Jr., Karl A.
- Thomas, Alexander Y.
- Thomas, William G.

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

Special Exception Attachment to Par. 1(c)

DATE: SEPTEMBER 12, 2007
(enter date affidavit is notarized)

957584

for Application No. (s): SE 2007-SP-008
(enter County-assigned application number (s))

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

REED SMITH LLP
3110 Fairview Park Drive, Suite 1400
Falls Church, Virginia 22042

(check if applicable) The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., General Partner, Limited Partner, or General and Limited Partner)

- Thompson, David A.
- Tillman, Eugene
- Tocci, Gary M.
- Todd, Thomas
- Tompkins, Benjamin F.
- Tovey, Morgan W.
- Trevelise, Andrew J.
- Unkovic, John C.
- *Vishneski, John S.
- Vitsas, John L.
- Von Waldow, Arnd N.
- Wallis, Eric G.
- Warne, David G.
- Wasserman, Mark W.
- Weissman, David L.
- Weissman, Sonja S.
- Weller, Charles G.
- Wilkinson, James F.
- Wilkinson, John
- Wilson, Stephanie
- Wolff, Sarah R.
- Witty, Huw R.
- Wood, Douglas J.
- Wood, James M.
- Wray, Richard K.
- Yoo, Thomas J.
- Zaires, John P.
- Zoeller, Lee A.
- Zurzolo, Tracy Leigh

FORMER PARTNERS:
Bernstein, Robert H.
London, Jeffrey L.

FORMER EQUITY PARTNERS:
Young, Jonathan

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: SEPTEMBER 12, 2007
(enter date affidavit is notarized)

957584

for Application No. (s): SE 2007-SP-008
(enter County-assigned application number(s))

1(d). One of the following boxes **must** be checked:

In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land:

Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on the line below.)

Mrs. Elaine McConnell is a member of Springfield Golf and Country Club.

(check if applicable) There are more interests to be listed and Par. 2 is continued on a "Special Exception Attachment to Par. 2" form.

Application No.(s): SE 2007-SP-008
(county-assigned application number(s), to be entered by County Staff)

Page Five

SPECIAL EXCEPTION AFFIDAVIT

DATE: SEPTEMBER 12, 2007
(enter date affidavit is notarized)

957586

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)

NONE

NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) There are more disclosures to be listed and Par. 3 is continued on a "Special Exception Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

(check one) Applicant Applicant's Authorized Agent

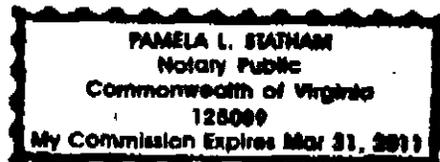
LINDA S. BROYHILL, ESQ., AGENT

(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 12TH day of SEPTEMBER 20 07, in the State/Comm. of VIRGINIA, County/City of FAIRFAX

Pamela L. Statham
Notary Public

My commission expires: March 31, 2011



April 18, 2007

APPLICANT'S STATEMENT
Springfield Golf & County Club, Inc.
Tax Map 89-1 ((1)) Parcel 9

- A. Type of Operation: Golf and country club with related recreational and maintenance facilities.
- B. Hours of Operation: Maximum hours of operation for the Swimming Pool shall be 9:00 a.m. to 9:00 p.m. After-hour parties for the Swimming Pool shall be governed by the following:
- * Limited to six (6) per season
 - * Limited to Friday, Saturday and pre-holiday evenings
 - * Shall not extend beyond 12:00 midnight
- The maximum hours of operation for the Tennis Courts shall be 8:00 a.m. to 10:00 p.m., except that the use of the Tennis Courts enclosed with the bubble shall be permitted between 6:00 a.m. and 12:00 midnight.
- The maximum hours of operation for the Grill Room shall be 7:00 a.m. to 11:00 p.m. daily.
- The golf course shall operate during the daylight hours, seven days per week.
- C. Estimated number of customers: The maximum number of family memberships shall be 700.
- D. Proposed number of employees: The approximate number of employees is 80.
- E. Estimate of traffic impact of the proposed use: The estimated trip generation is approximately 400 vehicles per day.
- F. Vicinity or general area to be served by the use: This facility generally serves the Northern Virginia area.
- G. Description of building façade and architecture: Perimeter exterior wall construction will be a combination of pre-finished metal paneling and masonry construction with face brick to match the existing clubhouse and simulated stacked stone

vener. The majority of the roof will utilize a standing seam pre-finished metal roof system.

H. A listing of all hazardous or toxic substances:

The existing chemical storage building contains typical herbicides and pesticides used for golf course maintenance.

I. The proposal conforms to the provisions of all applicable ordinances, regulations, adopted standards and any applicable conditions, except as may be noted on the Special Exception Plat.

ReedSmith

Robert A. Lawrence
 Direct Phone: 703.641.4560
 Email: rlawrence@reedsmith.com

Reed Smith LLP
 3110 Fairview Park Drive
 Suite 1400
 Falls Church, VA 22042-4503
 703.641.4200
 Fax 703.641.4340

July 31, 2007

RECEIVED
 Department of Planning & Zoning

VIA EMAIL AND FIRST-CLASS MAIL

AUG 02 2007

Mr. Peter Braham
 Department of Planning and Zoning
 12055 Government Center Parkway, Suite 801
 Fairfax, Virginia 22035

Zoning Evaluation Division

Re: SE 2007-SP-008
Springfield Golf & Country Club

Dear Peter:

The Springfield Golf & Country Club (the "Club") is proposing to complete the improvements to the site in two phases. Both phases are included in this application to provide a coordinated program. The Club is a non-profit, non-stock corporation. Accordingly, the Club membership wants to ensure that the first phase is fully funded and completed before the second phase is undertaken. Moreover, the Club wants the opportunity to measure the usage of the first indoor tennis court building in the first phase, before undertaking the construction of the second indoor tennis court building in the second phase.

Accordingly, the Club hereby requests that the proposed development conditions specify that construction on the Phase II indoor tennis court building (Building C on the Special Exception Plat) shall be commenced within five (5) years of the date that a non-RUP is issued for the Phase I indoor tennis court building (Building A on the Special Exception Plat).

Sincerely,

REED SMITH LLP



Robert A. Lawrence

RAL/pls

cc: Mr. Brian Maloney
 Mr. Dana Eddy
 Mr. Ted Britt

NEW YORK • LONDON • CHICAGO • PARIS • LOS ANGELES • SAN FRANCISCO • WASHINGTON, D.C. • PHILADELPHIA • PITTSBURGH • OAKLAND
 MUNICH • ABU DHABI • PRINCETON • NORTHERN VIRGINIA • WILMINGTON • BIRMINGHAM • DUBAI • CENTURY CITY • RICHMOND • GREECE

reedsmith.com

ReedSmith

Robert A. Lawrence
 Direct Phone: 703.641.4284
 Email: rlawrence@reedsmith.com

Reed Smith LLP
 3110 Fairview Park Drive
 Suite 1400
 Falls Church, VA 22042-4503
 703.641.4200
 Fax 703.641.4340

August 17, 2007

RECEIVED
 Department of Planning & Zoning

AUG 22 2007

Zoning Evaluation Division

VIA EMAIL AND FIRST-CLASS MAIL

Mr. Peter Braham
 Department of Planning and Zoning
 12055 Government Center Parkway
 Suite 801
 Fairfax, Virginia 22035

**Re: SE 2007-SP-008
 Springfield Golf & Country Club
 Request for Modification of the 50-Foot Setback Requirement of Section 9-528 to
 Permit Certain Structures to be Located Less than 50 Feet from the Lot Lines of the
 Application Property**

Dear Peter:

The purpose of this letter is to provide background information pertaining to Applicant's request for a modification of the 50-foot setback requirement set forth in Section 9-528 of the Zoning Ordinance. Springfield Golf & Country Club proposes to make the improvements to the property in two phases.

Phase I Development

As a part of the Phase I development, Building A as depicted on the Special Exception ("SE") Plat, will be located approximately 25 feet from the northerly property line. The adjacent property is zoned C-6 and developed with commercial uses. Tax Map 89-1 ((1)) Parcel 58 is occupied by a service station. The service station building is approximately 15 feet in height and is set back a distance of 85 feet from the subject property. Tax Map 79-3 ((1)) Parcel 7 contains an inline building of a shopping center. The end unit of the inline building is adjacent to the subject property boundary. The building is approximately 32 feet in height and is set back 60 feet from the common property line at its closest point. We believe the Building A setback is appropriate given the commercial zoning of the adjacent property and the location and orientation of the buildings on that property. Furthermore, the uses on the commercially zoned property, being more intensive than our use, have buffer requirements vis a vis our

use. Sheet 5 of 11 of the Special Exception Plat shows that there is existing vegetation on the commercial property adjacent to the common property line with the subject property.

Existing Outdoor Tennis Courts. These courts are not proposed to be altered in the first phase of development. A portion of these courts are located within the setback. However, since these structures are existing and the vegetation between them and the lot line will not be affected by the Phase I construction, we believe these courts should be permitted to remain.

Phase II Development

Building C is scheduled to be constructed in Phase II. This building will be located, at its closest point, a distance of 30 feet from the edge of the right-of-way of Rolling Road. Currently, the travel way of Rolling Road is approximately 90 feet from this point and the area between the travel way and the closest point proposed for Building C is heavily wooded. When Rolling Road is improved, the nearest improvement on Rolling Road, the sidewalk, will be located approximately 46 feet from Building C. We have shown proposed plantings to be installed in the right-of-way, if permitted by VDOT, to further buffer and provide separation. Ultimately Rolling Road will be a four-lane divided section creating significant separation between Building C and the properties located across Rolling Road.

The proposed tennis courts in Phase II will be located approximately 39 feet from the Special Exception boundary. Springfield Golf & County Club owns another strip of land adjacent to the Special Exception boundary, Tax Map 89-1 ((8)) Parcel 2X, which in essence provides an additional buffer and separation from Rhygate, the adjacent residential development. Accordingly, the Phase II tennis courts, at their nearest point, will set back from the property line of Rhygate a distance of 70 feet. Moreover, these new tennis courts will be subject to a light illumination plan that adheres to the glare standards of Article 14 of the Zoning Ordinance.

Based on the foregoing, the Applicant requests that the 50-foot setback requirements of Section 9-528, paragraph 2 of the Zoning Ordinance be modified to permit the structures as depicted on the Special Exception Plat and further described herein.

Sincerely,

REED SMITH LLP



Robert A. Lawrence

RAL/pls

cc: Mr. Dana Eddy (via email)
Mr. Brian Maloney (via email)
Mr. Ted Britt (via email)

EXHIBIT

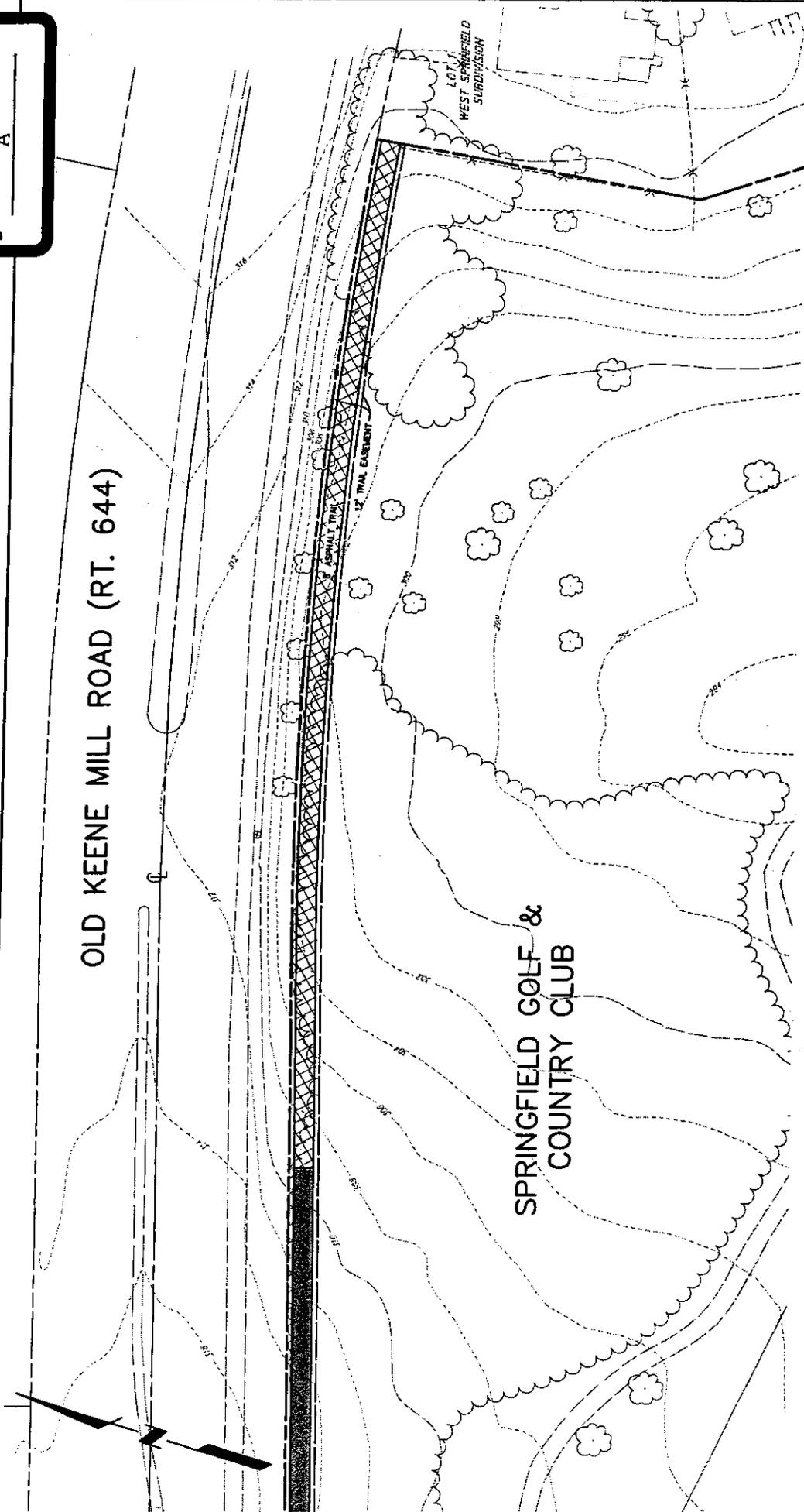
A

Block

OLD KEENE MILL ROAD (RT. 644)

SPRINGFIELD GOLF & COUNTRY CLUB

WEST SPRINGFIELD SUBDIVISION

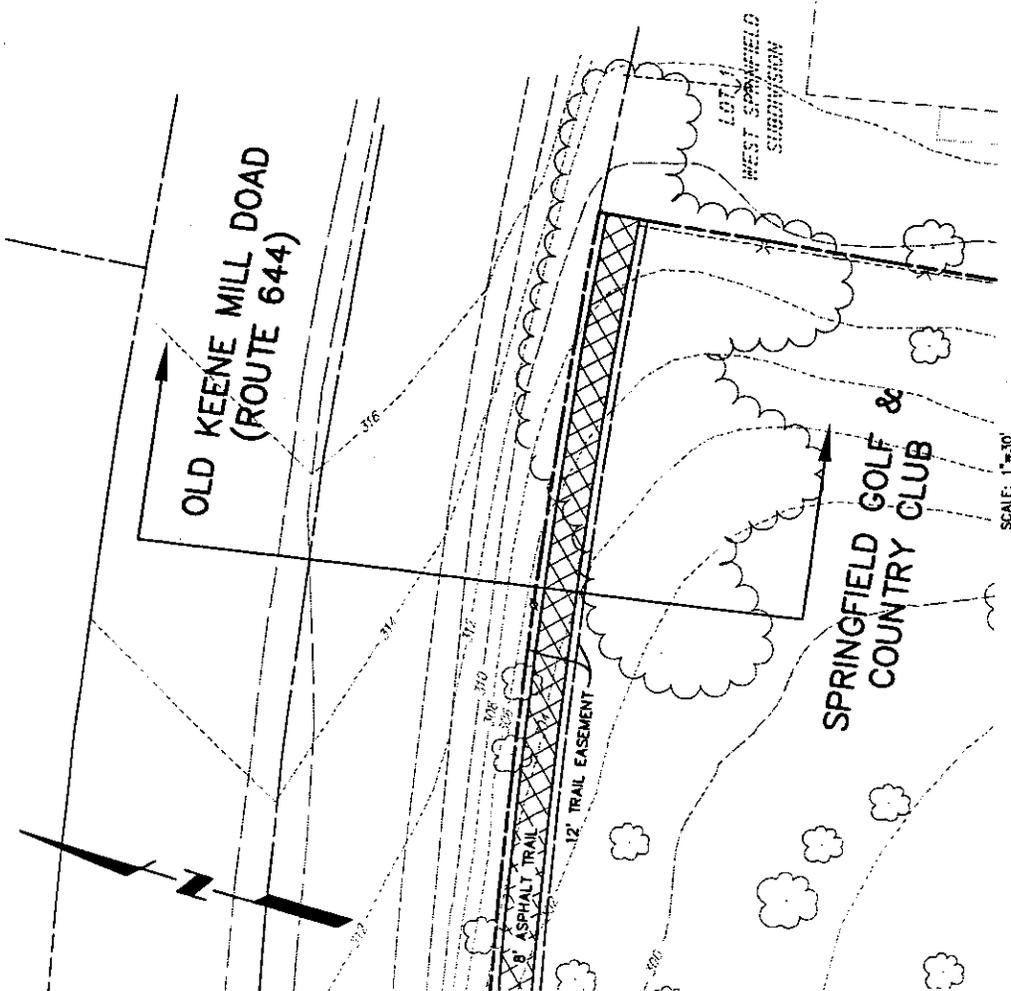
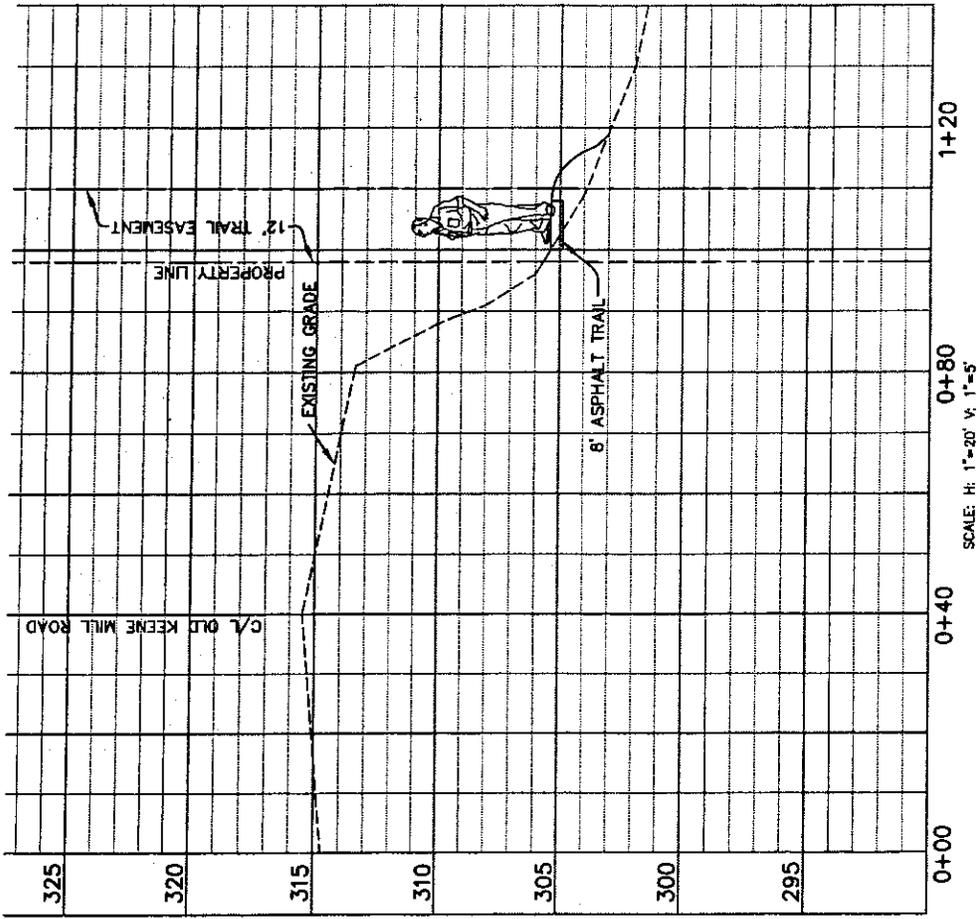


⊠ DENOTES TRAIL IN EXCESS OF 6 FT. BELOW C/L ROAD GRADE

TITLE	8 FT. ASPHALT TRAIL EXHIBIT		
PROJECT	SPRINGFIELD GOLF & COUNTRY CLUB		
DATE	7/30/07	SCALE	1"=40'
		PROJ. NO.	F-2247
 TRI-TEK ENGINEERING <small>INC. A PROFESSIONAL ENGINEERING & SURVEYING FIRM</small> <small>1000 N. Main Street, Suite 200</small> <small>Westfield, Massachusetts 01095 (413) 568-8800</small>			

EXHIBIT

B



O:\drawing\sf-2247\plots\2247-TRAIL-EXH.dwg 8/2/2007 9:31:31 AM, SOLSON, Bluebeam PDF8 Printer HighRes.pcl, 1:1, TRI-TEK Engineering, Inc.

TITLE	TRAIL CROSS SECTION EXHIBIT		
PROJECT	SPRINGFIELD GOLF & COUNTRY CLUB		
DATE	7/30/07	SCALE	AS SHOWN
		PROJ. NO.	F-2247
			
TRI-TEK ENGINEERING <small>INCORPORATED</small> <small>1000 W. STATE ST. SUITE 200</small> <small>SPRINGFIELD, MA 01103</small> <small>TEL: 413-242-1111 FAX: 413-242-1112</small>			



FAIRFAX
COUNTY

APPENDIX 6

DEPARTMENT OF PLANNING AND ZONING
Zoning Evaluation Division
Special Permit and Variance Branch
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5510

(703) 324-1280

Fax (703) 324-3924

VIRGINIA

January 24, 2001

Robert A. Lawrence
Reed Smith Hazel & Thomas
3110 Fairview Park Drive, Suite 1400
Falls Church, Virginia 22042

Re: Special Permit Amendment Application SPA 76-S-182-6
Springfield Golf & Country Club

Dear Mr. Lawrence:

At its January 16, 2001 meeting, the Board of Zoning Appeals took action to **APPROVE** the above-referenced application. The final approval date is January 24, 2001. A copy of the Resolution is attached.

This action does not constitute exemption from the various requirements of this County and State. The applicant is responsible for ascertaining if permits are required and for obtaining the necessary permits such as Building Permits, Residential Use Permits and Non-Residential Use Permits. Information concerning building permits may be obtained by calling 222-0801.

Sincerely,

Regina Thorn Corbett
Regina Thorn Corbett, Clerk
Board of Zoning Appeals

Enclosure: As stated

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

SPRINGFIELD GOLF & COUNTRY CLUB, SPA 76-S-182-6 Appl. under Sect(s). 3-303 and 4-503 of the Zoning Ordinance to amend SP 76-S-182 previously approved for a country club to permit construction of accessory structures and site modifications. Located at 8301 Old Keene Mill Rd. on approx. 157.60 ac. of land zoned R-3, C-5 and HC. Springfield District. Tax Map 89-1 ((1)) 9. Mr. Kelley moved that the Board of Zoning Appeals adopt the following resolution:

WHEREAS, the captioned application has been properly filed in accordance with the requirements of all applicable State and County Codes and with the by-laws of the Fairfax County Board of Zoning Appeals; and

WHEREAS, following proper notice to the public, a public hearing was held by the Board on January 16, 2001; and

WHEREAS, the Board has made the following findings of fact:

1. The applicant is the owner of the land.

AND WHEREAS, the Board of Zoning Appeals has reached the following conclusions of law:

THAT the applicant has presented testimony indicating compliance with the general standards for Special Permit Uses as set forth in Sect. 8-006 and the additional standards for this use as contained in Sect(s). 3-303 and 4-503 of the Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED that the subject application is **APPROVED** with the following limitations:

1. This approval is granted to the applicant only, Springfield Golf and Country Club, and is not transferable without further action of this Board, and is for the location indicated on the application, 8301 Old Keene Mill Road, consisting of 157.6 acres, and is not transferable to other land.
2. This Special Permit is granted only for the purpose(s), structures and/or use(s) indicated on the special permit plat prepared by William H. Gordon Associates, dated October 17, 2000, and approved with this application, as qualified by these development conditions.
3. A copy of this Special Permit and the Non-Residential Use Permit **SHALL BE POSTED** in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
4. This Special Permit is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special permit shall be in substantial conformance with these conditions. Minor modifications to the approved special permit may be permitted pursuant to Par. 4 of Sect. 8-004 of the Zoning Ordinance.

5. Two hundred and eight (208) parking spaces shall be provided as shown on the special permit plat. All parking for the use shall be on site. If not completed, prior to issuance of a Non-Residential Use Permit for the use, existing parking spaces that are presently located within the turn-around adjacent to the driving range which do not meet Public Facilities Manual (PFM) requirements shall be painted over; in effect, eliminating the parking spaces but not the asphalt.
6. Transitional screening shall be maintained as shown on the special permit plat. In addition, Transitional Screening 1 shall be provided and maintained without modification along the lot line south of the tennis courts and swimming pool to completely screen the uses from the Rhygate subdivision, except adjacent to Lots 36-42 where the lot owners have submitted a letter requesting less plant material as per condition number 6 of SPA 76-S-182-4. The existing vegetation east of the tennis courts shall be maintained with evergreen plantings, the amount and type of plantings that were determined by the Urban Forester, to ensure that screening in this area is equivalent to Transitional Screening 1. Landscaping and screening shall be maintained around the restroom facility as determined by the Urban Forester, to effectively reduce the visual impact to adjacent residences.
~~Evergreen plantings shall be provided as shown on the special permit amendment plat adjacent to the two new proposed maintenance buildings.~~
7. The maximum number of family membership shall be seven hundred (700).
8. The maximum hours of operation for the swimming pool shall be 11:00 AM to 9:00 PM, daily.
9. After hours parties for the swimming pool shall be governed by the following:
 - Limited to 6 (six) per season
 - Limited to Friday, Saturday and pre-holiday evenings
 - Shall not extend beyond 12:00 Midnight
 - ~~• Shall request at least ten (10) days in advance and receive prior written permission from the Zoning Administrator for each individual party or activity~~
 - Requests shall be approved for only one (1) such party at a time and such requests shall be approved only after the successful conclusion of a previous after-hour party
10. The maximum hours of operation for the tennis courts shall be 8:00 AM to 10:00 PM except that the use of the tennis courts enclosed within the bubble shall be permitted between 6:00 AM and 12 midnight.
11. Any existing outdoor lighting used in conjunction with all on-site tennis courts shall be shielded and directed toward the application property in a manner that would prevent light from projecting beyond the lot lines.

12. All necessary permits shall be obtained prior to any construction.
13. If not already documented, prior to approval of a site plan, the applicant shall provide documentation from the U.S. Army Corps of Engineers (USACOE) and the Virginia Department of Environmental Quality (DEQ) demonstrating that all permits required from the USACOE and/or DEQ have been obtained with respect to the subject property, as shown on the approved plat and as qualified by these conditions of approval. If required permits have not been obtained, the site plan shall not be approved.
14. If not already prepared, the applicant shall prepare a written Integrated Pest Management (IPM) Plan for the application of fertilizers, herbicides and pesticides, which shall be submitted for review to the Director, DPWES, and approval prior to the issuance of a Non-Residential Use Permit for this use. The IPM Plan shall be developed in accordance with the Virginia Cooperative Extension Pest Management Guide (PMG) and shall be designed to manage the application of fertilizer, herbicides and other chemicals to protect water quality in the watershed. The IPM Plan shall include an on-going monitoring and reporting method that will document the progress of the plan. The monitoring and reporting method for the IPM shall be used to document the intent and success of the IPM program and shall be made available if required by the Director, DPZ.
15. If not already demonstrated, prior to site plan approval, the applicant shall demonstrate that rip-rap channels already constructed within the 100-year flood plain have not or will not create or aggravate drainage or streambank erosion problems downstream from the subject property, as determined by the DPWES. The applicant shall submit information to DPWES regarding the design of the streambank stabilization measures established on the property to enable DPWES to determine if those measures conform with the design practices of DPWES for streambank stabilization. If DPWES determines that the existing rip-rap channels do not meet the above referenced design practices, the rip-rap shall be modified or removed, to the satisfaction of DPWES.

The conditions incorporate and supercede all previous conditions.

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

Pursuant to Sect.8-015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, thirty (30) months after the date of approval* unless the use has been established or construction has commenced and been diligently pursued. The Board of Zoning Appeals may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special permit. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

Mr. Ribble seconded the motion which carried by a vote of 7-0.

*This decision was officially filed in the office of the Board of Zoning Appeals and became final on January 24, 2001. This date shall be deemed to be the final approval date of this special permit.

A Copy Teste:



Regina Thorn Corbett, Clerk
Board of Zoning Appeals

SPRINGFIELD GOLF AND COUNTRY CLUB SPECIAL PERMIT AMENDMENT

1. THE PARCEL SUBJECT TO THIS SPECIAL PERMIT AMENDMENT (SPECIAL APPLICATION) IS OWNED BY SPRINGFIELD GOLF AND COUNTRY CLUB. THE TAX MAP REFERENCE IS 84-1103, PARCEL 3.
2. THE PROPERTY WHICH IS THE SUBJECT OF THIS APPLICATION SHALL BE DEVELOPED IN CONFORMANCE WITH THE ZONING ORDINANCE (COMMITTEE OF THREE (3) MEMBERS) OF THE BOARD OF ZONING ADJUSTMENTS AND THE ZONING ORDINANCE AS AMENDED AND MODIFIED BY THE BOARD OF ZONING ADJUSTMENTS. THE BOARD OF ZONING ADJUSTMENTS HAS DETERMINED THAT THE PROPOSED DEVELOPMENT IS IN CONFORMANCE WITH THE ZONING ORDINANCE AND THAT THE PROPOSED DEVELOPMENT IS IN CONFORMANCE WITH THE ZONING ORDINANCE AS AMENDED AND MODIFIED BY THE BOARD OF ZONING ADJUSTMENTS. THE BOARD OF ZONING ADJUSTMENTS HAS DETERMINED THAT THE PROPOSED DEVELOPMENT IS IN CONFORMANCE WITH THE ZONING ORDINANCE AND THAT THE PROPOSED DEVELOPMENT IS IN CONFORMANCE WITH THE ZONING ORDINANCE AS AMENDED AND MODIFIED BY THE BOARD OF ZONING ADJUSTMENTS.
3. THE PROPERTY IS ZONED R-3, C-3 AND NC. THE USE IS CONSIDERED A GROUP 4 COMMUNITY USE FOR A COUNTRY CLUB. THE PURPOSE OF THIS SPECIAL PERMIT AMENDMENT IS TO ADD AN EQUIPMENT STORAGE BUILDING AS SHOWN ON THE PLAN AND TO MODIFY THE PAVED AREA TO ACCOMMODATE THE NEW DEVELOPMENT. NO INCREASE IN WATERFLOWS IS PROPOSED.
4. THE PROPOSED USE IS IN COMPLIANCE WITH THE ADOPTED COMPREHENSIVE PLAN AND IS WITHIN THE COUNTRY CLUB PLANNING SECTION OF THE SPRINGFIELD PLANNING DISTRICT.
5. THERE ARE NO CHANGES TO THE ESTABLISHED TRANSITIONAL SCREENING PROPOSED WITH THIS APPLICATION.
6. THE APPLICATION PROPERTY CONSISTS OF 81.69 ACRES.

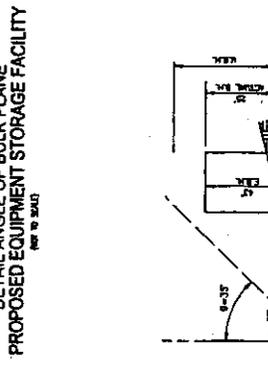
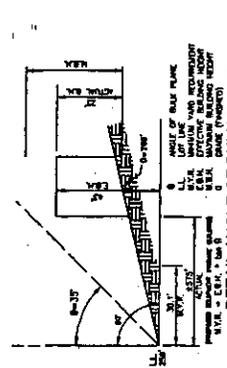
7. PARKING SHALL BE PROVIDED PURSUANT TO ZONING ORDINANCE SECTION 11-64(1). NO ADDITIONAL PARKING IS PROPOSED.
8. ALL EXISTING STRUCTURES AND PARKING SHALL REMAIN AS SHOWN.
9. THE PROPOSED USES ARE IN CONFORMANCE WITH THE COMPREHENSIVE PLAN AND THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS, ADOPTED STANDARDS AND ANY APPLICABLE CONDITIONS, EXCEPT AS SET FORTH BELOW.
10. THE PROPOSED DEVELOPMENT SHALL BE SUBJECT TO ALL SCREEN YARD REQUIREMENTS AND MODIFICATIONS ALONG ALL LOT LINES PER 84-1103, PARCEL 3.
11. RECONSTRUCTION OF ON-SITE STORM-WATER DETENTION WAIVER (NO. 07804) PER SITE PLAN 84-1103-01-01.
12. RECONSTRUCTION OF TRAIL WAIVER (NO. 07804) PER SITE PLAN 84-1103-01-01.
13. THE EXISTING POND'S BASHON TRENCH ARE PRESENTLY UTILIZED FOR STORM WATER STORAGE AND FLOOD CONTROL AND PROVIDES WATER QUALITY CONTROL IN ACCORDANCE WITH SITE PLAN 84-1103-01-01.
14. FLOODING AND SEWERS TO THE PROPERTY SHALL REMAIN AT THE EXISTING ENTRANCE DRIVEWAY OF OLD KEENE HILL ROAD, ROUTE 644. NO OTHER NEW ACCESS POINTS ARE PROPOSED.
15. NO OTHER USABLE OUTDOOR RECREATION AREAS ARE PROPOSED WITH THIS APPLICATION. NO NEW EMERGENCY ACCESS, BICYCLE PARKING, TRAILING, OUTRIGGER LIGHTING OR LOADS/WEIGHTS ARE PROPOSED WITH THIS APPLICATION.
16. TO THE BEST OF OUR KNOWLEDGE AND BELIEF THERE IS NO EVIDENCE OF ANY GRAVE OBJECT OR STRUCTURE MARKING A PLACE OF BURIAL ON THIS PROPERTY.
17. AN 8 FOOT WIDE FIVE (5) FEET DEEP SIGN SHALL BE REQUIRED ON THE SOUTH SIDE OF OLD KEENE HILL ROAD BY THE ADOPTED COURTYARD TRAILWAY PLAN. SEE NOTE 5.D. ABOVE.
18. THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
19. TOPOGRAHY IS FROM AN AIR SURVEY PREPARED BY AIR SURVEY CORP. PRIOR TO 1988 AND MAY NOT REFLECT RECENT AS-BUILT CONDITIONS.
20. ANY UTIL AND PERMITS, IF REQUIRED, WILL BE OBTAINED PRIOR TO CONSTRUCTION OF DEVELOPMENT ACTIVITIES.
21. THERE ARE NO ENVIRONMENTAL QUALITY CONCERNS (EQC), ONE-YEAR FLOODPLAIN OR WETLANDS WITHIN THE PROPOSED DEVELOPMENT. THE PROPOSED DEVELOPMENT IS LOCATED WITHIN THE DESIGNATED SPECIAL PERMIT AREA. THE APPROXIMATE LOCATION OF THE SPECIAL PERMIT AREA IS DELINEATED ON THE PLAN AND HIGH-COUNTY RECORDS.
22. BASED ON AVAILABLE AIRBORN AND AVAILABLE INFORMATION, THERE ARE NO UTILITY EARTHQUAKE HAZARDS WITHIN A WIDTH OF FIFTY FEET (50 FEET) OR MORE ON THE SITE (NO TITLE REPORT HAS BEEN PREPARED).
23. THE PROPOSED BUILDINGS WILL BE ARCHITECTURAL METAL PANEL BUILDINGS. SEE WRITTEN STATEMENTS FROM THE APPLICANT SUBMITTED WITH THIS SPECIAL PERMIT AMENDMENT FOR FURTHER INFORMATION ON PROPOSED IMPROVEMENTS, USES AND OTHER PERTINENT DATA. (PER 84-1103-01-01)
24. ANY HAZARDOUS AND TOXIC SUBSTANCES WHICH MIGHT BE USED IN CONNECTION WITH POOL AND GOLF COURSE MAINTENANCE WILL BE PROVIDED IN A SEPARATE DOCUMENT BY THE APPLICANT.
25. SEE WRITTEN STATEMENTS FROM THE APPLICANT SUBMITTED WITH THIS SPECIAL PERMIT AMENDMENT FOR FURTHER INFORMATION ON PROPOSED IMPROVEMENTS, USES AND OTHER PERTINENT DATA. (PER 84-1103-01-01)

TOTAL SITE AREA	61.6 AC	61.6 AC
ZONING	R-3 RESIDENTIAL	C-3 COMMERCIAL
EXISTING BUILDINGS	CLUBHOUSE	1993 34'x4' 4'-8"
	RESTROOM	1983 28'x4' 4'-8"
	POOL HOUSE	1980 28'x4' 4'-8"
	TENNIS HOUSE	1974 28'x4' 4'-8"
	TENNIS HOUSE STORAGE	1974 28'x4' 4'-8"
	ENCLOSED TENNIS COURTS	1964 28'x4' 4'-8"
	CEREBRAL STORAGE	1956 28'x4' 4'-8"
	RESTROOM	1954 28'x4' 4'-8"
	SUBTOTAL EXISTING	66,071 4'-8"

PROPOSED BUILDING	HEIGHT	AREA	REMARKS
EQUIPMENT STORAGE	20'-0"	26,000 4'-8"	
SERVICE BUILDING	20'-0"	3,000 4'-8"	
SUBTOTAL PROPOSED		29,000 4'-8"	
TOTAL EXISTING + PROPOSED		95,071 4'-8"	

ZONING REGULATIONS BASED ON R-3 RESIDENTIAL

FLOOR AREA RATIO	REQUIRED	PROVIDED
YARD REQUIREMENTS:	0.75	0.88
FRONT	30' OR 40 DEGREE ASP	30'-0" ENCLOSED TENNIS COURTS
SIDE	30' OR 35 DEGREE ASP	30'-0" ENCLOSED TENNIS COURTS
REAR	30' OR 35 DEGREE ASP	30'-0" RESTROOM
PARKING	175 SPACES	175 SPACES
	328 SPACES	328 SPACES
	PER 84-1103-01-01	



SPRINGFIELD GOLF AND COUNTRY CLUB
FARMEX COUNTY, VIRGINIA

PROPOSED EQUIPMENT STORAGE FACILITY

PROPOSED SERVICE BUILDING

SCALE: 1/8" = 1'-0"

DATE: 10/20/2008

DRAWN BY: [Signature]

CHECKED BY: [Signature]

APPROVED BY: [Signature]

PROJECT NO. 08-001

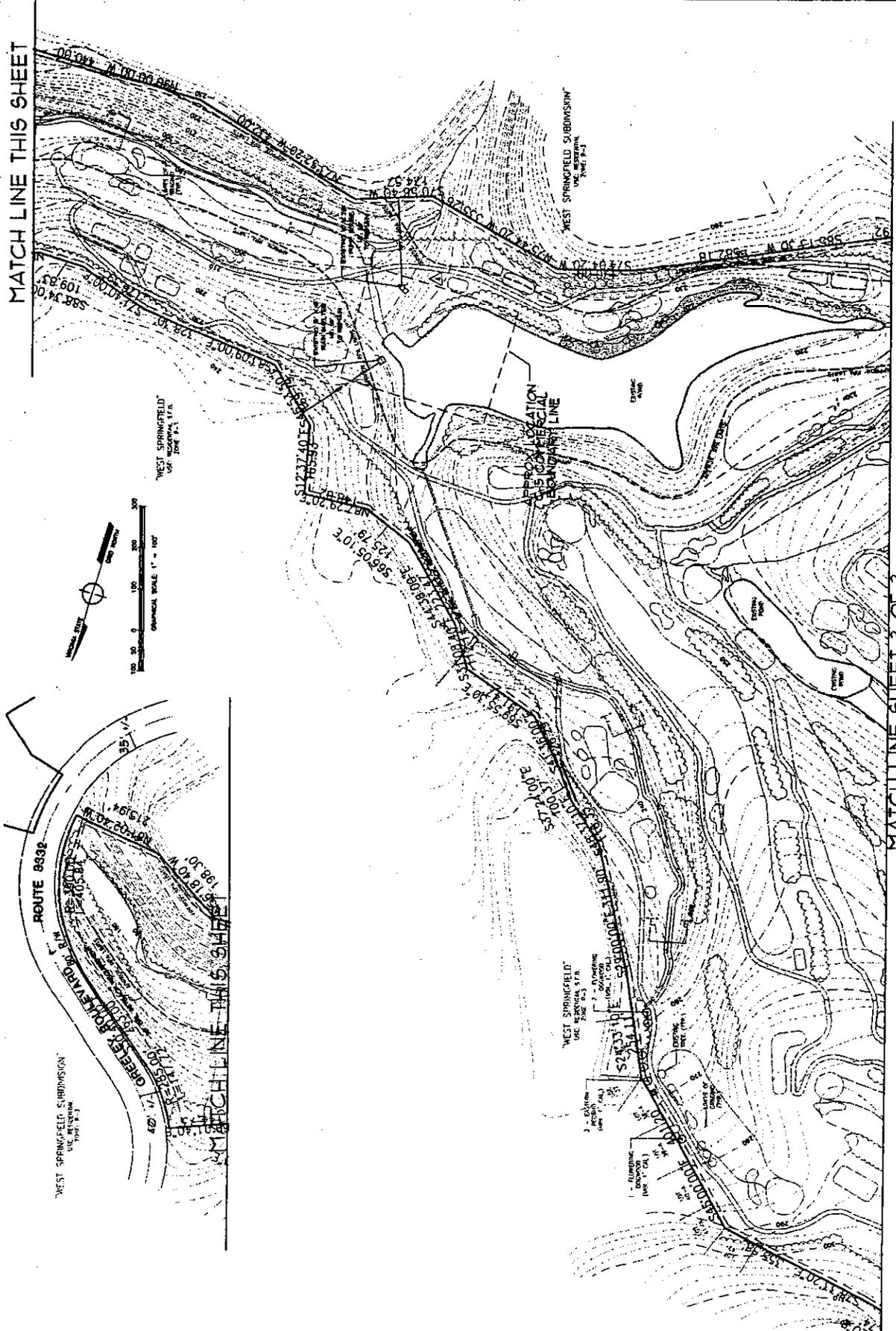
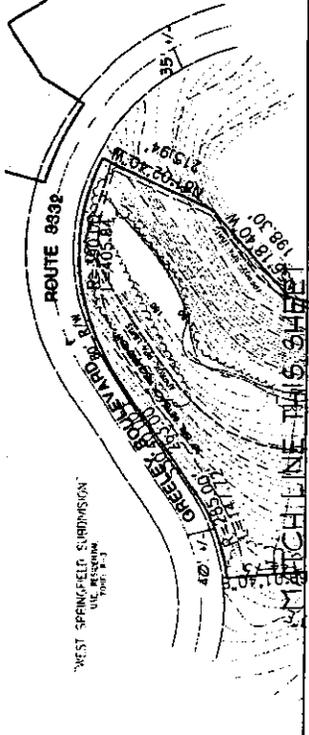
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SPECIAL PLAN APPROVAL
SPRINGFIELD GOLF AND COUNTRY CLUB
 FAYAL COUNTY, VIRGINIA
 PROJECT NO. 131-1001
 CASE NO. 131-1001-003
 SHEET 2 OF 3
 DATE: OCTOBER 2000
 SCALE: 1" = 100'
 SHEET NO. 131-1001-003
 WEST SPRINGFIELD SUBDIVISION
 PREPARED BY: J. H. GORDON
 CHECKED BY: J. H. GORDON
 APPROVED BY: J. H. GORDON
 WASHINGTON, D.C.

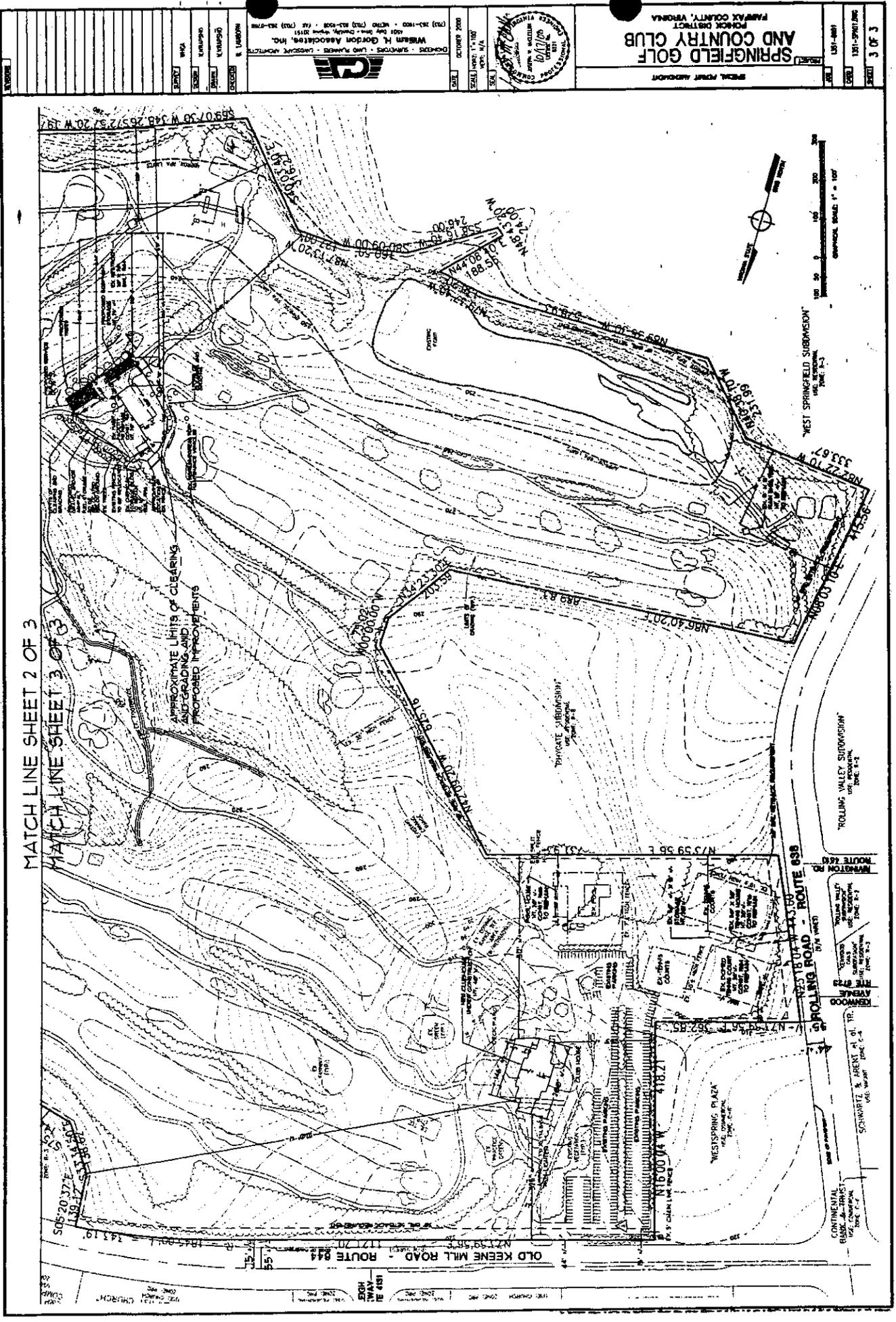
ENGINEERS - SURVEYORS - LAND MANAGERS - PLANNING ARCHITECTS
WILLIAM H. GORDON ASSOCIATES, INC.
 650 Lee Street, Suite 215
 (703) 261-1100 • (703) 261-1101 • Fax (703) 261-0776
 WASHINGTON, D.C.

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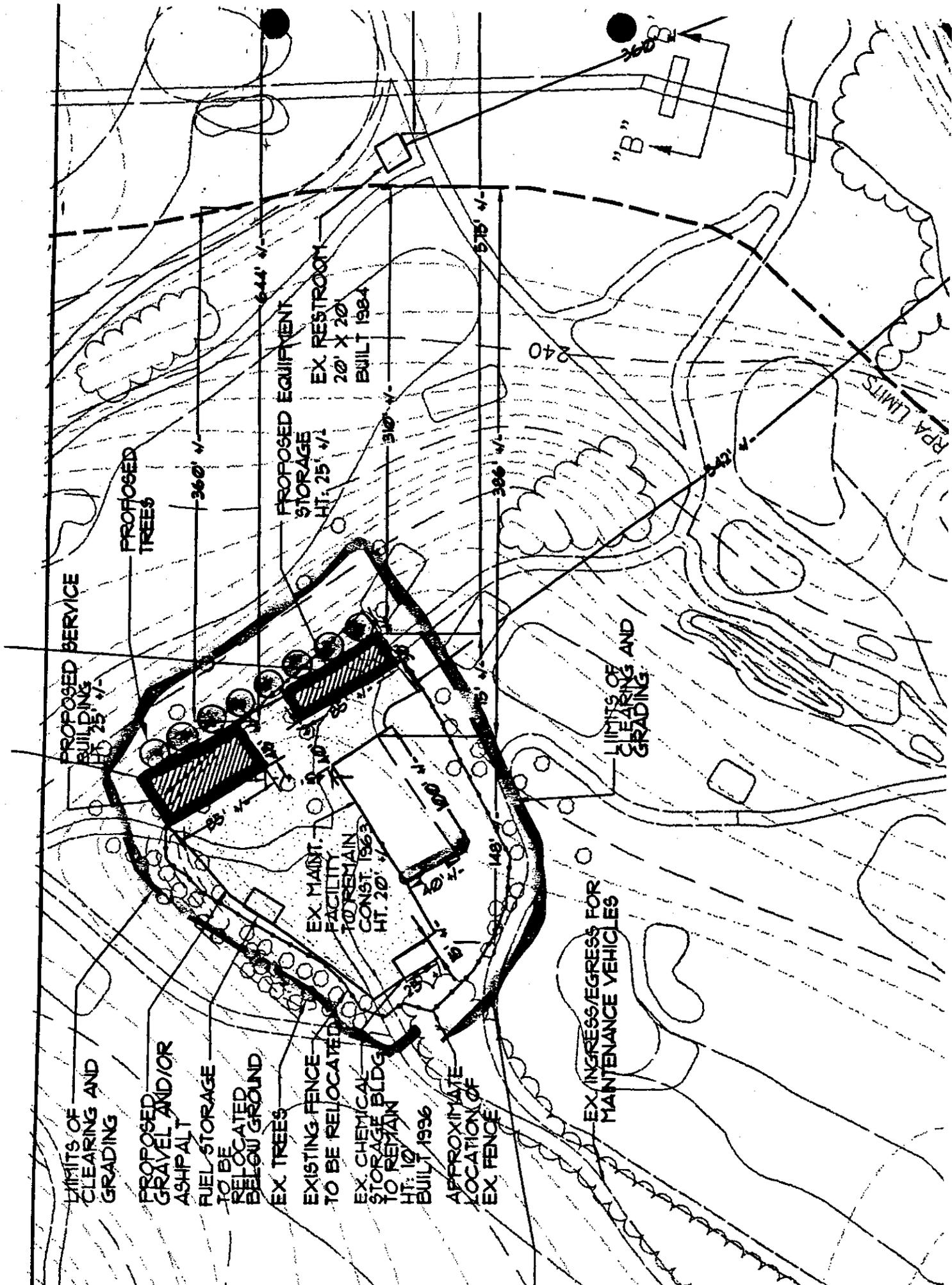


SPRINGFIELD GOLF AND COUNTRY CLUB
 FAYETTE COUNTY, VIRGINIA



WILLIAM H. GORDON ASSOCIATES, INC.
 SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 4021 Oak Drive - Chesapeake, Virginia 23030
 (757) 261-1100 - FAX (757) 261-5008 - FAX (757) 261-7196

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PROPOSED SERVICE BUILDING HT. 25' +/-

PROPOSED TREES

PROPOSED EQUIPMENT STORAGE HT. 25' +/-

EX. RESTROOM 20' X 20' BUILT 1984

EX. MAINT. FACILITY TO REMAIN CONST. 1963 HT. 20' +/-

EX. CHEMICAL STORAGE BLDG HT. 10' BUILT 1996

APPROXIMATE LOCATION OF EX. FENCE

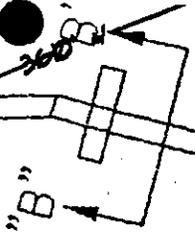
EX. INGRESS/EGRESS FOR MAINTENANCE VEHICLES

LIMITS OF CLEARING AND GRADING

LIMITS OF CLEARING AND GRADING

PROPOSED GRAVEL AND/OR ASPHALT FUEL STORAGE TO BE RELOCATED BELOW GROUND EX. TREES

EXISTING FENCE TO BE RELOCATED



RPA LIMITS

240

644'

360'

310'

306'

575'

149'

9.10'

8.12'

7.12'

6.12'

5.12'

4.12'

3.12'

2.12'

1.12'

0.12'

0.12'

0.12'

0.12'



County of Fairfax, Virginia

MEMORANDUM

DATE: August 20, 2007

TO: Barbara A. Byron, Director
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Angela Kadar Rodeheaver, Chief *AKR by GAA*
Site Analysis Section
Department of Transportation

FILE: 3-5 (SE 2007-SP-008)

SUBJECT: Transportation Impact

REFERENCE: SE 2007-SP-008; Springfield Golf & Country Club, Inc.
Traffic Zone: 1508
Land Identification Map: 89-1 ((1)) 9.

Transmitted herewith are the comments from the Department of Transportation with respect to the referenced application. These comments are based on plats made available to this office dated January 15, 2007, and revised through July 30, 2007. The site is 157.6 acres developed as a golf and county club with related recreational and maintenance facilities. The applicant is proposing the phased construction of indoor and outdoor tennis courts to replace those now existing, to add a new pool house and baby pool, and other site modifications. There will be no increase in the existing 700 membership at this time.

- There is a VDOT project to widen Rolling Road to a four-lane divided roadway. This project is currently being redesigned. The applicant should coordinate with VDOT on the latest version of this project, which may impact the site with a stormwater management pond in the vicinity of the fourteenth green and the fifteenth tee.
- In conjunction with the aforementioned VDOT widening project, a 15-foot construction easement will be needed along the Rolling Road frontage.

AKR/LAH/lah

cc: Michelle Brickner, Director, Office of Site Development Services, DPW&ES



County of Fairfax, Virginia

MEMORANDUM

JUN - 4 2007

DATE:

TO: Peter Braham, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Qayyum Khan, Chief Stormwater Engineer *QK*
Environmental and Site Review Division West
Department of Public Works and Environmental Services

SUBJECT: Special Exception Application SE 2007-SP-008, Springfield Golf and Country Club, Inc., Special Exception Plat dated March 14, 2007, LDS Project #8437-ZONA-001, Tax Map #089-1-01-0009, Springfield District, Accotink Creek Watershed

We have reviewed the revised application and offer the following comments pertaining to stormwater management (SWM).

Chesapeake Bay Preservation Ordinance (CBPO)

There is a Resource Protection Area (RPA) on the South of this parcel.

Floodplain

There is also a floodplain on the south of this parcel.

Downstream Drainage Complaints on the County Records

- Drainage blockage at:
 - Tax Map #089-1-08-0055-A
 - Tax Map #089-1-08-0056-A
 - Tax Map #089-1-08-0078-A
 - Tax Map #089-1-08-0077
- Basement flooding hours after rain at Tax Map #089-1-08-0083-A
- Erosion and Sediment deposit at Tax Map #089-1-08-0100

Site Outfall

The outfall needs to be analyzed to the point at which the total drainage area is at least 100 times greater than the proposed lot area and demonstrate non-erosive velocities.



Peter Braham, Staff Coordinator
Special Exception Application SE 2007-SP
Page 2 of 2

SWM

This narrative should include the storage capacity of existing ponds and demonstrate that the proposed impervious areas will be served by the ponds and other credits.

If you desire further assistance, please contact me at 703-324-1796.

QK/tg

cc: Steve Aitcheson, Director, Stormwater Planning Division, DPWES
Zoning Application File



County of Fairfax, Virginia

MEMORANDUM

DATE: July 17, 2007

TO: Regina Coyle, Director
Zoning Evaluation Division, DPZ

FROM: Pamela G. Nee, Chief *PGN*
Environment and Development Review Branch, DPZ

SUBJECT: ENVIRONMENTAL ANALYSIS: SE 2007-SP-008
Springfield Golf and Country Club

This memorandum, prepared by Mary Ann Welton, AICP, includes citations from the Comprehensive Plan that list and explain environmental policies for this property. Plan citations are followed by a discussion of concerns including a description of potential impacts that may result from the proposed development as depicted on the special exception plat dated, March 14, 2007. Possible solutions to remedy identified issues are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

COMPREHENSIVE PLAN CITATIONS

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

The Fairfax County Comprehensive Plan, Policy Plan, 2007 Edition, Environment section as amended through November 15, 2004, page 5, states:

“Objective 2: Prevent and reduce pollution of surface and groundwater resources. Protect and restore the ecological integrity of streams in Fairfax County.

Policy a. Maintain a best management practices (BMP) program for Fairfax County and ensure that new development and redevelopment complies with the County’s best management practice (BMP) requirements. . . .

Department of Planning and Zoning
Planning Division
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035-5509
Phone 703-324-1380
Fax 703-324-3056
www.fairfaxcounty.gov/dpz/

- Policy c. Minimize the application of fertilizers, pesticides, and herbicides to lawns and landscaped areas through, among other tools, the development, implementation and monitoring of integrated pest, vegetation and nutrient management plans...”

The Fairfax County Comprehensive Plan, Policy Plan, 2007 Edition, Environment section as amended through November 15, 2004, page 7, states:

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

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

ENVIRONMENTAL ANALYSIS

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed land use. Solutions are suggested to remedy the concerns that have been identified by staff. There may be other acceptable solutions. Particular emphasis is given to opportunities provided by this application to conserve the County’s remaining natural resources.

Stormwater Management/Best Management Practices: The 157.6-acre subject property falls within the Accotink Creek Watershed. A Resource Protection Area (RPA) traverses east and west along the southern boundary of the site; however, no changes are proposed near the RPA as part of this application.

The stormwater management and outfall narratives indicate that the site drains in a southerly direction into an unnamed tributary of Accotink Creek as well as to an existing underground storm sewer system. It is not clear from the narrative that the proposed future detention facilities have been designed and sized appropriately to accommodate stormwater from proposed site improvements. The narrative further indicates that these facilities will be designed at final engineering if such facilities are needed. The applicant is encouraged to provide greater detail and analysis for the proposed stormwater management facilities at the development review phase as opposed to the final engineering phase.

Finally, it is noted that the applicant is requesting a waiver of detention for the proposed improvements; but downstream drainage complaints have been recorded in this area. Consequently, a request for a waiver of detention may not be appropriate. Adequacy and

suitability of the stormwater management facilities and the outfalls are subject to the review and approval of the Department of Public Works and Environmental Services (DPWES).

The applicant is encouraged to work with the Northern Virginia Soil and Water Conservation District to update their water quality plan in order to comply with the County's Chesapeake Bay Preservation Ordinance. The water quality plan should specify erosion/sedimentation controls, nutrient management, as well as integrated pest management practices to demonstrate that the application of fertilizers, herbicides and pesticides will be minimized. The plan will be reviewed by the Technical Review Committee of the Northern Virginia Soil and Water Conservation District.

COUNTYWIDE TRAILS PLAN

The Countywide Trails Plan Map depicts a major paved trail as well as an on-road bike lane along the south side of Old Keene Mill Road. Note 21 on the special exception plat indicates that a trail waiver was approved for the site in 1999 and that funds were escrowed for the trail at that time.

PGN: MAW



FAIRFAX COUNTY PARK AUTHORITY
.....
M E M O R A N D U M



TO: Barbara A. Byron, Director
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Sandy Stallman, Manager
Park Planning Branch 

DATE: June 29, 2007

SUBJECT: SE 2007-SP-008, Springfield Golf and Country Club (Revised)
Tax Map Number: 89-1 ((1)) 9

BACKGROUND

Park Authority staff met with the applicant's project team and Department of Planning and Zoning staff at the subject site on June 25, 2007. Based on that meeting and an inspection of the stormwater facilities at the site, the Park Authority is submitting these revised comments for the above referenced application.

COMPREHENSIVE PLAN CITATIONS

1. Resource Protection (The Policy Plan, Parks and Recreation Objective 5, p. 7)

“Objective 5: Ensure the long term protection, preservation and sustainability of park resources.

Policy a: Protect parklands from adverse impacts of off-site development and uses. Specifically, identify impacts from development proposals that may negatively affect parklands and private properties under protective easements and require mitigation and/or restoration measures, as appropriate.”

2. Resource Protection (The Policy Plan, Environment Objective 2, p. 5)

“Objective 2: Prevent and reduce pollution of surface and groundwater resources. Protect and restore the ecological integrity of streams in Fairfax County.

Policy m: Optimize stormwater management and water quality controls and practices for redevelopment consistent with revitalization goals.”

ANALYSIS AND RECOMMENDATIONS

Natural Resource Impact:

The Park Authority supports the applicant's role in controlling stormwater runoff on their property by capturing and then utilizing the water from their two ponds to irrigate their golf course. As the owners of Accotink Stream Valley Park, downstream of the applicant's property, the Park Authority promotes the detention and/or filtering of water on-site to reduce stream impacts in areas such as those where the applicant proposes to build their improvements, by retrofitting them to capture more stormwater high in the watershed.

The Park Authority recommends that the applicant either build the underground stormwater storage facility to control additional runoff from the proposed expansion of their facilities or show that onsite stormwater detention requirements can be met through the storage capacity in the existing ponds and through the other proposed bioretention facilities shown in this plan.

It does not appear to be necessary for the applicant to obtain a waiver for stormwater detention when they have the potential to capture the stormwater on their property. The Park Authority still recommends that any stormwater waiver request from the applicant be denied.

cc: Cindy Walsh, Acting Director, Resource Management Division (RMD)
Charles Smith, Naturalist III, RMD
Chron Binder
File Copy

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Regina Coyle, Director
Zoning Evaluation Division, DPZ

FROM: Sheng-Jieh Leu 
Facilities Planning Branch, PD, DPZ

FILE: 07.08 (ZTW)

SUBJECT: Trail Waiver

REFERENCE: SE 2007-SP-008
Development Name: Springfield Golf and Country Club
Tax Map: 89-1-001-9

DATE: September 11, 2007

This memo replaces earlier comments sent to you concerning the application to waive the required major paved trail along the frontage of Old Keene Mill Road and the property of the Springfield Golf and Country Club. Due to the fact that land at the eastern end of the property is substantially lower than the Old Keene Mill Road and is also blocked by a residential subdivision, we recommend that the applicant provide an 8 feet wide, type I (asphalt) trail within a twelve foot trail easement from the northwestern corner of the property to the existing bus stop located approximately 940 feet east of that corner. We also recommend that a cross walk be provided at the intersection of Carrleigh Parkway and Old Keene Mill Road and a 5 feet wide asphalt connection from the cross walk to the trail be provided. The remaining section of the Old Keene Mill Road trail may be waived provided the applicant contributed to the Springfield District Walkway Fund for future construction.

If you have any questions, please call me at extension 41272.

SJL

cc: Pam Nee, Environment and Development Review Branch, PD, DPZ
Peter Braham, ZED, DPZ
Gene S. Bartlow, Springfield District, Trails and Sidewalks Committee

SELECTED EXCERPTS FROM THE ZONING ORDINANCE

ARTICLE 9

SPECIAL EXCEPTIONS

PART 0 9-000 GENERAL PROVISIONS

9-001 Purpose and Intent

There are certain uses, like those regulated by special permit, which by their nature or design can have an undue impact upon or be incompatible with other uses of land. In addition, there are times when standards and regulations specified for certain uses allowed within a given district should be allowed to be modified, within limitations, in the interest of sound development. These uses or modifications as described may be allowed to locate within given designated zoning districts under the controls, limitations, and regulations of a special exception.

The Board of Supervisors may approve a special exception under the provisions of this Article when it is concluded that the proposed use complies with all specified standards and that such use will be compatible with existing or planned development in the general area. In addition, in approving a special exception, the Board may stipulate such conditions and restrictions, including but not limited to those specifically contained herein, to ensure that the use will be compatible with the neighborhood in which it is proposed to be located. Where such cannot be accomplished or it is determined that the use is not in accordance with all applicable standards of this Ordinance, the Board shall deny the special exception.

9-006 General Standards

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

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.
2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the

appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.

4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
5. In addition to the standards which may be set forth in this Article for a particular category or use, the Board shall require landscaping and screening in accordance with the provisions of Article 13.
6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.
7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.
8. Signs shall be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance.

9-007

Conditions and Restrictions

In addition to those standards set forth in this Article, the Board, in approving a special exception, may impose such conditions and restrictions upon the proposed use as it may deem necessary in the public interest to secure compliance with the provisions of this Ordinance and to protect the viability of the implementation of the adopted comprehensive plan. Such conditions or restrictions may include but need not be limited to a time limitation on the length of the exception in accordance with the provisions of Sect. 008 below and may require the posting of a guarantee or bond in a reasonable amount by the applicant.

9-503

Standards for all Category 5 Uses

In addition to the general standards set forth in Sect. 006 above, all Category 5 special exception uses shall satisfy the following standards:

1. Except as qualified in the following Sections, all uses shall comply with the lot size and bulk regulations of the zoning district in which located.
2. All uses shall comply with the performance standards specified for the zoning district in which located, including the submission of a sports illumination plan or photometric plan as may be required by Part 9 of Article 14.
3. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans.

9-528

Additional Standards for Golf Courses, Country Clubs

1. The minimum lot size requirement shall be fifteen (15) acres.
2. Except for containment structures approved pursuant to Part 6 of Article 9 and light poles, no structures used in connection with the use shall be located closer than fifty (50) feet to any lot line.
3. No off-street parking or loading space shall be located within fifty (50) feet of any adjoining property which is in an R district.

GLOSSARY

This Glossary is provided to assist the public in understanding the staff evaluation and analysis of development proposals. It should not be construed as representing legal definitions. Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan or Public Facilities Manual for additional information.

ABANDONMENT: Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of-way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

ACCESSORY DWELLING UNIT (OR APARTMENT): A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT: Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

AGRICULTURAL AND FORESTAL DISTRICTS: A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

BARRIER: A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

BEST MANAGEMENT PRACTICES (BMPs): Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

BUFFER: Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

CHESAPEAKE BAY PRESERVATION ORDINANCE: Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

CLUSTER DEVELOPMENT: Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted by the applicable zoning district. See Sect. 2-421 and Sect. 9-615 of the Zoning Ordinance.

COUNTY 2232 REVIEW PROCESS: A public hearing process pursuant to Sect. 15.2-2232 (Formerly Sect. 15.1-456) of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.

dBA: The momentary magnitude of sound weighted to approximate the sensitivity of the human ear to certain frequencies; the dBA value describes a sound at a given instant, a maximum sound level or a steady state value. See also Ldn.

DENSITY: Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.

DENSITY BONUS: An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.

DEVELOPMENT CONDITIONS: Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.

DEVELOPMENT PLAN: A graphic representation which depicts the nature and character of the development proposed for a specific land area: information such as topography, location and size of proposed structures, location of streets trails, utilities, and storm drainage are generally included on a development plan. A development plan is a submission requirement for rezoning to the PRC District. A **GENERALIZED DEVELOPMENT PLAN (GDP)** is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A **CONCEPTUAL DEVELOPMENT PLAN (CDP)** is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A **FINAL DEVELOPMENT PLAN (FDP)** is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

EASEMENT: A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, utility easement, construction easement, etc. Easements may be for public or private purposes.

ENVIRONMENTAL QUALITY CORRIDORS (EQCs): An open space system designed to link and preserve natural resource areas, provide passive recreation and protect wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Vol. 1 of the Comprehensive Plan.

ERODIBLE SOILS: Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

FLOODPLAIN: Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with environmental quality corridors. The 100 year floodplain drains 70 acres or more of land and has a one percent chance of flood occurrence in any given year.

FLOOR AREA RATIO (FAR): An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

FUNCTIONAL CLASSIFICATION: A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

GEOTECHNICAL REVIEW: An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

HYDROCARBON RUNOFF: Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

IMPERVIOUS SURFACE: Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

INFILL: Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

INTENSITY: The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

Ldn: Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

LEVEL OF SERVICE (LOS): An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

MARINE CLAY SOILS: Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even on areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.

OPEN SPACE: That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may function as a buffer between land uses or for scenic, environmental, or recreational purposes.

OPEN SPACE EASEMENT: An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request of the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, Sections 10.1-1700, et seq.

P DISTRICT: A "P" district refers to land that is planned and/or developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District or a Planned Residential Community (PRC) District. The PDH, PDC and PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site. Refer to Articles 6 and 16 of the Zoning Ordinance.

PROFFER: A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

PUBLIC FACILITIES MANUAL (PFM): A technical text approved by the Board of Supervisors containing guidelines and standards which govern the design and construction of site improvements incorporating applicable Federal, State and County Codes, specific standards of the Virginia Department of Transportation and the County's Department of Public Works and Environmental Services.

RESOURCE MANAGEMENT AREA (RMA): That component of the Chesapeake Bay Preservation Area comprised of lands that, if improperly used or developed, have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Area. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

RESOURCE PROTECTION AREA (RPA): That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of state waters. In their natural condition, these lands provide for the removal, reduction or assimilation of sediments from runoff entering the Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. New development is generally discouraged in an RPA. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

SITE PLAN: A detailed engineering plan, to scale, depicting the development of a parcel of land and containing all information required by Article 17 of the Zoning Ordinance. Generally, submission of a site plan to DPWES for review and approval is required for all residential, commercial and industrial development except for development of single family detached dwellings. The site plan is required to assure that development complies with the Zoning Ordinance.

SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP): Uses, which by their nature, can have an undue impact upon or can be incompatible with other land uses and therefore need a site specific review. After review, such uses may be allowed to locate within given designated zoning districts if appropriate and only under special controls, limitations, and regulations. A special exception is subject to public hearings by the Planning Commission and Board of Supervisors with approval by the Board of Supervisors; a special permit requires a public hearing and approval by the Board of Zoning Appeals. Unlike proffers which are voluntary, the Board of Supervisors or BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 9, Special Exceptions, of the Zoning Ordinance.

STORMWATER MANAGEMENT: Engineering practices that are incorporated into the design of a development in order to mitigate or abate adverse water quantity and water quality impacts resulting from development. Stormwater management systems are designed to slow down or retain runoff to re-create, as nearly as possible, the pre-development flow conditions.

SUBDIVISION PLAT: The engineering plan for a subdivision of land submitted to DPWES for review and approved pursuant to Chapter 101 of the County Code.

TRANSPORTATION DEMAND MANAGEMENT (TDM): Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand in a particular area.

TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS: This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggered work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.