

THE COUNTRY CLUB OF FAIRFAX

SEA 99-S-012-2

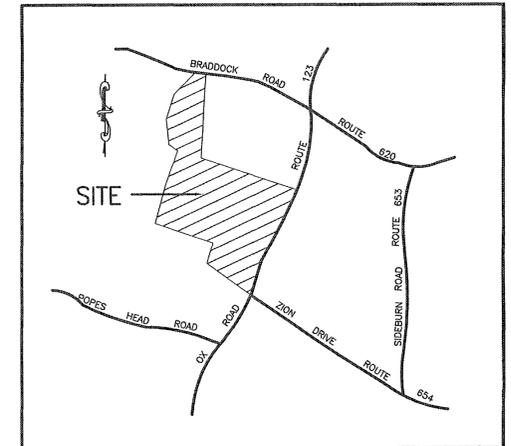
SPECIAL EXCEPTION AMENDMENT

SPRINGFIELD DISTRICT FAIRFAX COUNTY, VA

APRIL 2007



AERIAL MAP



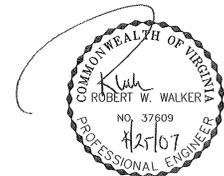
VICINITY MAP
SCALE: 1" = 200'

MAINTENANCE FACILITY
CHANGES PROPOSED
WITH THIS APPLICATION
(AREA 3)

PARKING AREA (AREA 2)

TENNIS / POOL
COMPLEX COMPLETED
IN 2004

PARKING AREA (AREA 1)



SHEET INDEX

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6. ENLARGEMENT PLAN
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8. STORM WATER MANAGEMENT / BMP NARRATIVE

WHGA PROJECT #: 1089-1101

Prepared by:



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Application No. SEA 99-S-012-2 Staff *[Signature]*
APPROVED SEA SP PLAN
SEE DEV CONDS DATED 5/23/07
Date of (BOS) (BZA) approval 6/18/07
Sheet 1 of 8

RECEIVED
Department of Planning & Zoning
APR 27 2007
Zoning Evaluation Division

GENERAL NOTES

- PARCELS/TAX MAPS. THE PROPERTY SUBJECT TO THIS SPECIAL EXCEPTION AMENDMENT (SEA) APPLICATION IS OWNED BY THE COUNTRY CLUB OF FAIRFAX, INC. AND CONSISTS OF TAX MAP 68-1-(11) PARCELS 11, 18 AND 20.
- MINOR MODIFICATIONS. THE PROPERTY WHICH IS THE SUBJECT OF THIS APPLICATION SHALL BE DEVELOPED IN ACCORDANCE WITH THIS SEA PLAT CONSISTING OF EIGHT (8) SHEETS, PREPARED BY WILLIAM H. GORDON ASSOC. INC. PROVIDED THAT MINOR MODIFICATIONS SHALL BE PERMITTED WHICH MAY BECOME NECESSARY AS PART OF FINAL ENGINEERING AS DETERMINED BY SOUND ENGINEERING AND BY THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES (DPWES).
- ZONING/REQUEST. THE PROPERTY IS ZONED R-C, AND IS WITHIN THE WATER SUPPLY PROTECTION OVERLAY DISTRICT. THE USE IS CONSIDERED A CATEGORY B SE FOR A PRIVATE GOLF COURSE AND COUNTRY CLUB. THE PURPOSE OF THIS SPECIAL EXCEPTION AMENDMENT IS TO CONSTRUCT NUMEROUS BLDGS, STRUCTURES, AND GOLF COURSE IMPROVEMENTS PREVIOUSLY APPROVED UNDER SEA 99-5-012 IN CONJUNCTION WITH THE DEMOLITION OF CERTAIN EXISTING STRUCTURES AND FACILITIES AND THE ADDITION OF NEW FACILITIES LARGELY ASSOCIATED WITH MAINTENANCE AT THE CLUB. THESE MYRIAD USES ARE INDICATED ON THE TABULATION ELSEWHERE ON THIS SHEET.
- THE FOLLOWING IS CARRIED OVER FROM SEA 99-5-012: THE PURPOSE OF THE CATEGORY 6, SPECIAL EXCEPTION IS TO PERMIT FILL ACTIVITIES WITHIN THE 100 YEAR FLOODPLAIN FOR GOLF COURSE MAINTENANCE IMPROVEMENTS, AS SHOWN ON THE PLAT. PROPOSED FILL AREAS WITHIN THE FLOODPLAIN ARE LIMITED TO THE 5TH GREEN, 6TH GREEN, A PORTION OF THE 11TH TEE, 13TH GREEN AND A PORTION OF THE 16TH TEE. ADDITIONAL MAINTENANCE IMPROVEMENTS INCLUDE THE REMOVAL OF EXISTING CULVERTS ON THE 18TH FAIRWAY TO RESTORE NATURAL STREAM BED CONDITION, THE REMOVAL OF CONCRETE RIP-RAP DEBRIS AND STREAM RESTORATION ALONG THE 13TH GREEN, REGRADE AND RESTORE ERODED FOND EMBANKMENT ALONG HOLE #14 AND CART PATH RELOCATION AS SHOWN.
- PHASE I IMPROVEMENTS TO THE GOLF COURSE INCLUDED THE STREAM RESTORATION AND GOLF HOLES LOCATED WITHIN THE FLOODPLAIN. THESE PHASE I IMPROVEMENTS ARE EXISTING AND WERE CONSTRUCTED WITH SITE PLAN No. 813-SP-04 AND ARE DEPICTED ON THE EXISTING CONDITIONS SHEET 5. THE PHASE II IMPROVEMENTS INCLUDE THE REMAINDER OF THE GOLF COURSE AND CLUB AREA IMPROVEMENTS APPROVED WITH PREVIOUS APPLICATIONS. THESE IMPROVEMENTS HAVE NOT YET BEEN COMPLETED AND ARE DEPICTED ON SHEETS 4 - 6.
- SCREENING. TYPE ONE TRANSITIONAL SCREENING, AS REQUIRED WITH THE GOVERNING SPECIAL EXCEPTION AMENDMENT APPROVAL (SEA 99-5-012) IS PROVIDED ALONG A PORTION OF THE EASTERN PROPERTY LINE. ADJACENT TO THE APPROVED CART STORAGE SHED (SHOWN AS DEMOLISHED). SUPPLEMENTAL EVERGREEN TREES ARE PROVIDED TO MEET THE 25 FOOT TRANSITIONAL SCREEN YARD REQUIREMENT. NO OTHER CHANGE TO THE ESTABLISHED TRANSITIONAL SCREENING IS PROPOSED.
- TABULATIONS. SEE TABULATIONS ON THIS SHEET FOR SUMMARY OF EXISTING AND PROPOSED BUILDING SQUARE FOOTAGE AND SITE ACRES.
- PARKING. PARKING SHALL BE PROVIDED PURSUANT TO ZONING ORDINANCE SECTION 11-106(1). PARKING PROVIDED HEREIN BEYOND THE COUNTY MINIMUM SHALL NOT BE DEEMED REQUIRED.
- EXISTING STRUCTURES. ALL EXISTING STRUCTURES, EXCEPT FOR THE FOUR DEMOLISHED BUILDINGS, THE RELOCATED TRASH RECEPTACLE, AND THE SMALL SERVICE BUILDING WILL REMAIN AS SHOWN, WITH NEW PARKING AREAS TO SERVE THE TENNIS COMPLEX, AS SHOWN.
- MODIFICATIONS/WAIVERS. 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 STATED BELOW THE APPLICANT REQUESTS THAT THE FOLLOWING WAIVERS AND MODIFICATIONS BE APPROVED BY THE BOARD OF SUPERVISORS (BOS) IN CONJUNCTION WITH ITS APPROVAL OF THIS SEA:
 - A MODIFICATION TO THE TRANSITIONAL SCREEN YARD REQUIREMENTS ALONG ALL LOT LINES TO USE EXISTING VEGETATION, SUPPLEMENTAL VEGETATION WHERE INDICATED ON THE PLAT AND/OR BERRIS, AS PREVIOUSLY APPROVED.
 - A MODIFICATION TO THE BARRIER REQUIREMENT ALONG ALL LOT LINES TO USE AN EXISTING FENCE PURSUANT TO 13-304-3, AS PREVIOUSLY APPROVED.
 - A SERVICE DRIVE WAIVER (NO. 01219) PURSUANT TO SECTION 17-201-3(a), AS PREVIOUSLY APPROVED.
 - WAIVER OF THE CONSTRUCTION REQUIREMENTS TO WIDEN RT. 123, OX ROAD TO SIX (6) LANES PURSUANT TO SECTION 17-201-4. NOTE: RIGHT-OF-WAY ALONG THE SITE'S FRONTAGE ON ROUTE 123 HAS BEEN DEDICATED IN ACCORDANCE WITH THE COMPREHENSIVE PLAN TO PROVIDE A SIX LANE ROADWAY, SIXTY FIVE (65) FEET FROM CENTERLINE, IN ACCORDANCE WITH SEA 99-5-012 CONDITION #3.
 - A MODIFICATION OF SEC. 9-528 TO ALLOW STRUCTURES BOTH PROPOSED AND PREVIOUSLY APPROVED WITHIN 50 FEET OF ADJOINING PROPERTY (SEE MODIFICATION REQUEST SUBMITTED SEPARATELY).
- SUM. STORM WATER MANAGEMENT (SUM) AND WATER QUALITY (BMP) FOR THE COUNTRY CLUB OF FAIRFAX IS HANDLED BY A COMPREHENSIVE APPROACH FOR THE ENTIRE PROPERTY DUE TO THE PRESENCE OF NUMEROUS PONDS (4) THROUGHOUT THE ENTIRE PROPERTY. SUM AND BMP FOR THE NEW MAINTENANCE BUILDING, GOLF COURSE IMPROVEMENTS, AND DEMOLITION OF CERTAIN EXISTING STRUCTURES WILL PRIMARILY BE SERVED BY AN EXPANSION OF THE EXISTING WET POND ON HOLE NO. 12, WHICH IS DOWNSIDE FROM THE MAJORITY OF THESE IMPROVEMENTS. THE EXPANDED POND WILL PROVIDE BOTH SUM AND BMP IN ASSOCIATION WITH THE OTHER PONDS ON SITE, AND OTHER SUCH TECHNIQUES AS ALLOWED BY DPWES. THE EXPANDED POND WILL REQUIRE THE RECONSTRUCTION OF THE EXISTING EMBANKMENT WHICH SHALL BE IN ACCORDANCE WITH STATE AND COUNTY DAM SAFETY REGULATIONS.
- ACCESS. EXISTING INGRESS AND EGRESS TO THE PROPERTY SHALL REMAIN, WITH MODIFICATIONS, AT THE EXISTING ENTRANCE DRIVEWAY OFF OX ROAD ROUTE 123. A SECONDARY ACCESS POINT IS PROPOSED AT THE EXISTING FAIRFAX COVENANT CHURCH ENTRANCE. THE APPLICANT IS PROPOSING TO UTILIZE AN EXISTING 40' OUTLET ROAD ON LAND IT PRESENTLY OWNS.
- OTHER USES. OTHER THAN EXISTING AND THOSE USES IDENTIFIED IN NOTE 3 ABOVE, NO OTHER USES ARE PROPOSED WITH THIS APPLICATION.
- GRAVES. 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.
- TRAILS. THERE IS AN EXISTING COUNTY TRAIL, AS SHOWN ON THE PLAT ALONG BRADDOCK ROAD THAT CONFORMS TO THE ADOPTED COUNTY COMPREHENSIVE PLAN. ALONG THE SITE'S OX ROAD (RT. 123) FRONTAGE, THE TRAILS PLAN REQUIREMENT HAS BEEN SATISFIED BY AN ON-ROAD BICYCLE ROUTE.
- SEWER SERVICE. THE PROPOSED MAINTENANCE BLDG. WILL BE SERVED BY PUBLIC SEWER OR WILL BE SERVED BY A NEW SEPTIC DRAINFIELD AS GENERALLY SHOWN ON SHEET No. 6. THE EXISTING CLUBHOUSE AND TENNIS POOL FACILITIES ARE PRESENTLY SERVED BY PUBLIC SEWER. IF REQUIRED, A STATEMENT FROM THE HEALTH DEPARTMENT THAT THE AVAILABLE FACILITIES ARE ADEQUATE FOR THE PROPOSED USE WILL BE PROVIDED, BY OTHERS, UNDER SEPARATE COVER.
- TOPOGRAPHY. TOPOGRAPHY IS FROM AN AIR SURVEY PREPARED BY AIR SURVEY CORP. DATED APRIL 1990. PORTIONS OF WHICH HAVE BEEN UPDATED BY AIR SURVEY ON OCTOBER, 1998. THE CONTOUR INTERVAL IS 2'.
- WETLANDS. WETLANDS LIMITS SHOWN WERE DELINEATED BY WILLIAMSBURG ENVIRONMENTAL GROUP ON DECEMBER 1998. FIELD SURVEYED BY WILLIAM H. GORDON ASSOCIATES, INC. (WHGA) AND APPROVED BY THE CORP'S OF ENGINEERS ON MARCH 31, 1999. ANY WETLAND PERMITS, IF REQUIRED, WILL BE OBTAINED PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES.
- FLOODPLAINS. THE 100 YEAR FLOODPLAIN LIMITS SHOWN ARE BASED ON FLOODPLAIN STUDIES PREPARED BY WHGA AND APPROVED BY FAIRFAX COUNTY. ALL IMPROVEMENTS WITHIN THE 100-YEAR FLOODPLAIN AND RPA, INCLUDING TRAILS, HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH PREVIOUS SPBE CONDITIONS AND COUNTY SITE PLAN APPROVALS. NO NEW IMPROVEMENTS ARE PROPOSED WITHIN THE FLOOD PLAIN OR RPA WITH THIS APPLICATION.
- SEA. THE RESOURCE PROTECTION AREA (RPA) LIMITS SHOWN HAVE BEEN ESTABLISHED IN ACCORDANCE WITH SECTION 10-1-1(d) OF THE CHESAPEAKE BAY PRESERVATION ORDINANCE. AN RPA DELINEATION STUDY HAS BEEN APPROVED BY THE SPECIAL PROJECTS BRANCH, DPWES.
- UTILITY EASEMENTS. BASED ON BOUNDARY SURVEYS AND AVAILABLE INFORMATION, THERE ARE NO UTILITY EASEMENTS HAVING A WIDTH OF TWENTY FIVE (25) FEET OR MORE ON THE SITE. NO TITLE REPORT HAS BEEN PREPARED.
- COMPATIBILITY. THE PROPOSED MAINTENANCE BUILDING WILL BE COMPATIBLE IN TERMS OF MATERIALS AND COLOR TO THE EXISTING CLUB BUILDINGS - SEE SHEET 1 FOR SPECIFICS.
- HAZMAT. ANY HAZARDOUS AND TOXIC SUBSTANCES WHICH MIGHT BE USED IN CONJUNCTION WITH POOL AND GOLF COURSE MAINTENANCE HAVE BEEN PROVIDED IN A SEPARATE DOCUMENT.
- TIMING. THE APPLICANT RESERVES THE RIGHT TO CONSTRUCT ANY AND ALL OF THE PROPOSED IMPROVEMENTS IN PHASES.
- SITE LIGHTING. LIGHTING WILL BE PROVIDED FOR THE MAINTENANCE BLDG. AND PROPOSED PARKING LOTS AND SHALL BE DESIGNED CONSISTENT WITH EXISTING DEVELOPMENT CONDITION No. 8.

EXISTING/PROPOSED BUILDING TABULATION

EXISTING	DATE BUILT	BLDGs. TO REMAIN SQUARE FOOTAGE	BLDGs. TO BE DEMOLISHED SQUARE FOOTAGE
CLUBHOUSE	1955	52,638	
MAINTENANCE BUILDING	1933		(2,352)
TENNIS / FITNESS / BATH HOUSE (2 - STORY)	2005	16,000	
LARGE SERVICE BUILDING	1988		(1,057)
SMALL SERVICE BUILDING (RELOCATED AS NEW HAZMAT BLDG.)	1988	240	
CART STORAGE SHED	1971		(2,125)
LARGE SHED	1983		(1,260)
SMALL SHED	1983		(192)
BATHROOM	UNKNOWN	462	
PUMP HOUSE	1999	241	
EXISTING BUILDINGS SUBTOTAL:		69,641 sq. ft.	(6,986)

PREVIOUSLY-APPROVED BUILDINGS TO BE BUILT	APPROVED BLDGS. SQUARE FOOTAGE	
SEVEN (7) TENNIS COURTS		
OUTDOOR SNACK ROOM ADDITION	500	
CLUBHOUSE ADDITION	8,000	
2nd LEVEL LOCKER ROOM COVERED VERANDA/BALCONY MIXED GRILLE ENCLOSURE		
GOLF BAG STORAGE LOCKER ROOM (2 story)	4,000	
TOTAL SF EXISTING/APPROVED TO BE BUILT =		82,221 sq. ft.
PROPOSED FACILITIES, INCL. BLDGS/STRUCTURES THIS APPLICATION		
MAINTENANCE BLDG WITH ROOFTOP PARKING	20,400	
GOLF CART STORAGE (5,500 sq ft)		
GOLF CLUB STORAGE (1,500 sq ft)		
MAINTENANCE OFFICE (13,400 sq ft)		
TOTAL PROPOSED BLDG. SQ. FOOTAGE		20,400
TOTAL EXISTING + PROPOSED BLDG. SQ. FOOTAGE		102,621 SF.
TOTAL BLDG. SQ. FOOTAGE PREV. APPROVED		98,889 SF. (1)

NOTES

- APPROVED BUILDING SF TO BE AMENDED WITH THIS SEA.
- (1) THE 3,738 SF DIFFERENCE IS DUE TO 4 PREVIOUS MAINTENANCE BLDGS. (CART BARN OF 1,000 SF + MAINTENANCE BLDG. OF 1,000 SF + SHED OF 2,352 SF + SHED OF 310 SF) TOTALLING 16,662 SF AND THE NEW MAINTENANCE BUILDING TOTALLING APPROX. 20,400 SF.

SITE TABULATION AND ZONING

TABULATIONS	PERMITTED/ALLOWED/REQ'D.	PROVIDED
SITE AREA:	150.92 ACRES (1)	
AC DEDICATION PER DB 11623, PG 1265 ON 8/23/00	0.01300 ACRES	
TOTAL SITE AREA:	150.847 ACRES	
ZONING:	R-C 4 US	
	NOTE No. 1: FAIRFAX COUNTY TAX ASSESSMENT INDICATES 149.1232 ACRES.	
EXISTING FLOOR AREA TO REMAIN:		69,641 SF
PREVIOUSLY APPROVED AND NOW TO BE BUILT:		12,580 SF
PROPOSED NEW:		20,400 SF
TOTAL:		657,416 SF
FLOOR AREA RATIO:	.10	.016
MAXIMUM BUILDING HEIGHT:	60 FEET	36 FEET
YARDS:		
FRONT:	40 FEET	335 FEET
SIDE:	20 FEET	26 FEET
REAR:	25 FEET	2050 FEET
OPEN SPACE:	20%	90% MIN.
PARKING SPACES	225	315

LANDSCAPE CALCULATIONS

TREE COVER	REF. SEC 13-401 PARA. 1 & 2 RC ZONED - 20% REQ'D.
AREAS 1-3 CORRESPOND TO THE 3 LIMITS OF C & G AREAS ON SHT. 4	OVERALL SITE AREA 150.841 AC, or 6,510,895 SF
SITE AREA FOR THIS APPLICATION	3,562,501 SF (81.78 AC)
- LAND DEDICATIONS	NONE
- DEDUCTIONS	-3,121,216 SF (71.79 AC)
= ADJ. GROSS SITE AREA	439,225 SF (9.99 AC)
x 20 % = TREE COVERAGE REQ'D.	87,845 SF
TREE CREDITS	
PRESERVED TREES (UTILIZING OPTION 'A', REF. FPM SEC. 12-0702.2C):	112,435 SF x 125 = 14,054,375 SF (323 AC) (NOTE 1)
PLANTED TREES (150 SF EVERGREEN/ORNAMENTAL + 200 SF SHADE)	33,500 SF (NOTE 2)
TOTAL TREE COVERAGE PROVIDED: 174,293 SF (3.99 AC) (40 %)	

- NOTES:
- EXIST. TREE PRESERVATION AREAS MARKED W/ 'TC' SYMBOL ON SHTs. 4, 5, & 6 TO DENOTE INCLUSION IN TREE CREDIT LISTING.
 - ALL REMAINING PLANTED TREES SHOWN ON SHTs. 4, 5 AND 6 ARE INCLUDED IN TREE CREDIT LISTING.

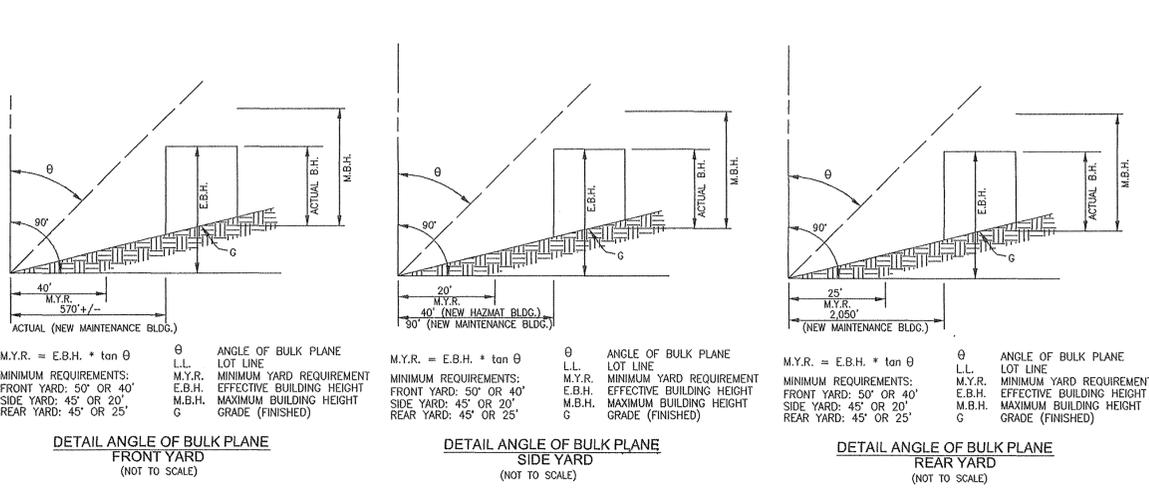
PERIPHERAL PKG. LOT LANDSCAPING	AREA 1	AREA 2	AREA 3
REF. SEC 13-202 PARA. 1 & 2 NON-ROW 1 TREE/50 L.N. FT.	N/A (PKG. LESS THAN 20 SP.)	NON-ROW: 680 LF/50 = 14 TREES REQ'D/PROV. SHOWN W/ 'PP' ON SHT. 4 PLUS 3 EX. TREES	NON-ROW: 1865 LF/50 = 38 TREES REQ'D/ 45 PROV. SHOWN W/ 'PP' ON SHT. 6

- NOTES:
- TREES SHOWN WITH SYMBOL 'P.P.' ARE USED IN THESE CALCULATIONS

INTERIOR PKG. LOT LANDSCAPING	AREA 1	AREA 2	AREA 3
REF. SEC 13-201 PARA. 1 & 2	N/A; PKG. LOT LESS THAN 20 SF PER FPM SEC. 12-0703.1	25,630 SF	11,902 SF
AREA TO BE COUNTED		1,283 SF	3,896 SF
MIN. LANDSCAPING REQ'D: (5 %)		3,800 SF (14 %) (1)	4,000 SF (5.1 %) (1)
TOTAL SHADE TREE COVER PROV.		(19 2-1/2" CAL. TREES x 200 SF +)	(20 2-1/2" CAL. TREES x 200 SF +)
TOTAL AREA REQUIRED		1,282 SF (5 %)	3,896 SF (5 %)
TOTAL AREA PROVIDED		3,800 SF (14.8 %)	4,000 SF (5.1 %)

- NOTES:
- (1) TREES SHOWN WITH SYMBOL 'P.P.' ARE USED IN THESE CALCULATIONS. SEE SHEETS 4, 5 & 6.

BULK PLANE



10101 No. Sea 109-5-012 Staff *CV*

APPROVED SEA SP PLAN

SEE DEV CONDS DATED 5/23/02

Site of (BOS) (BZA) approval 6/18/02

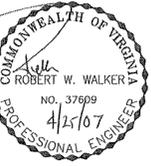
Sheet 2 of 8

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CONSULTANT

SEAL



REVISIONS

REV. 04/04/01
REV. 04/25/01

GENERAL NOTES AND TABULATIONS

COUNTRY CLUB OF FAIRFAX
SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE

DATE APRIL 2007

DRAWN N.Y.

CHECKED RWV

JOB # 1089-1101

CAD FILE 1089-NT

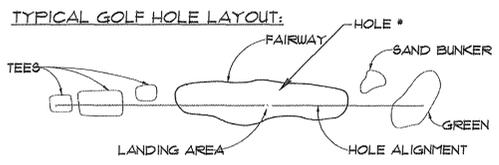
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2 OF 8

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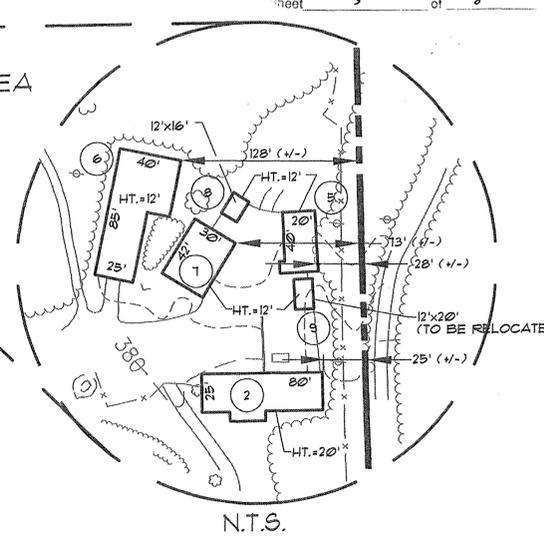
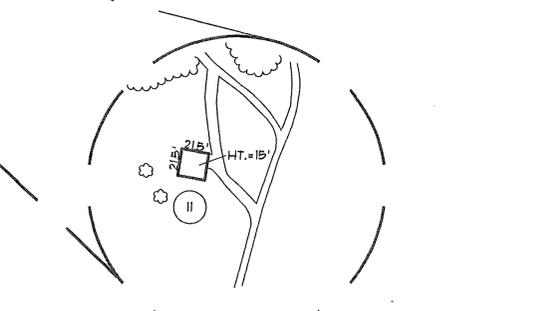
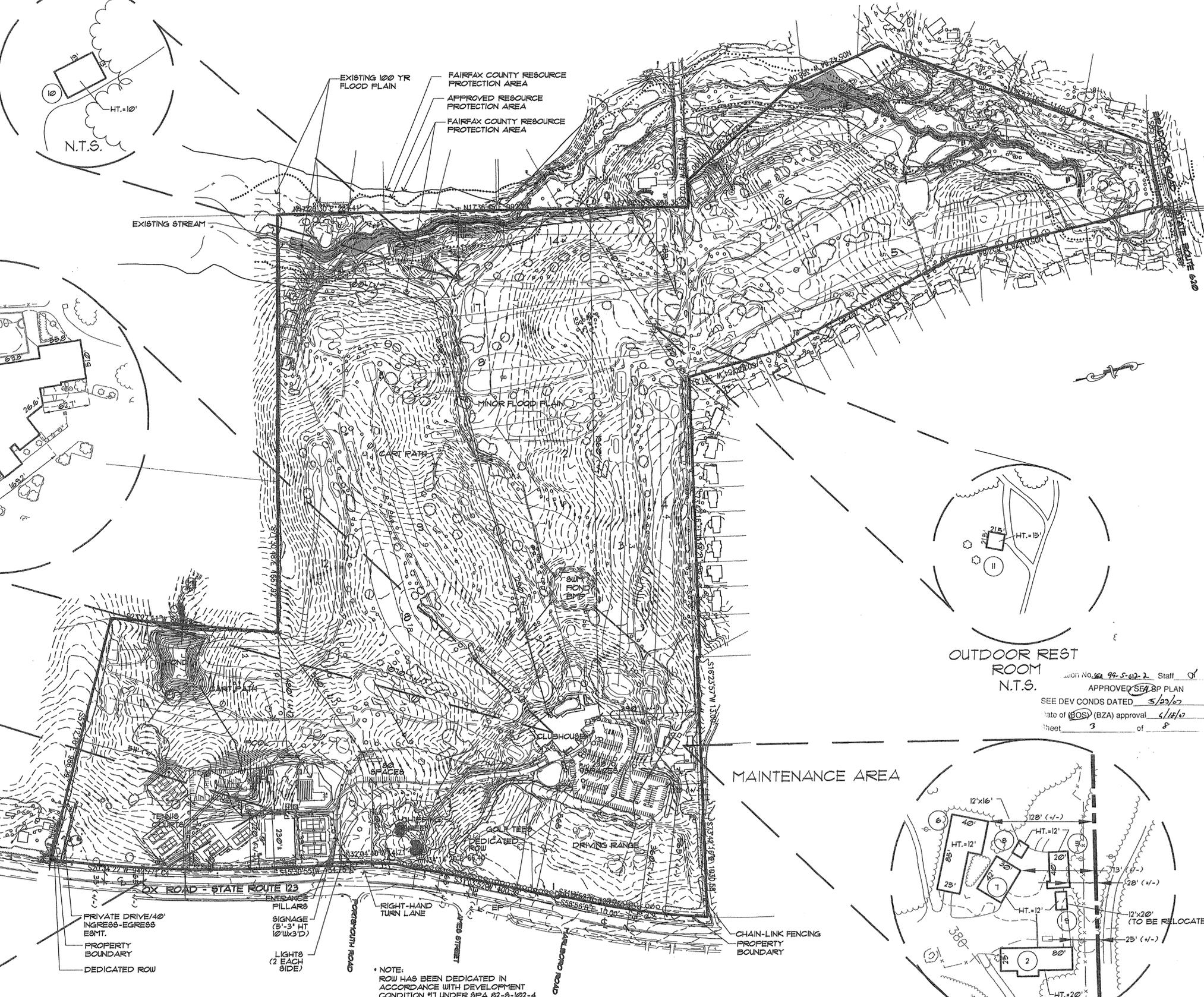
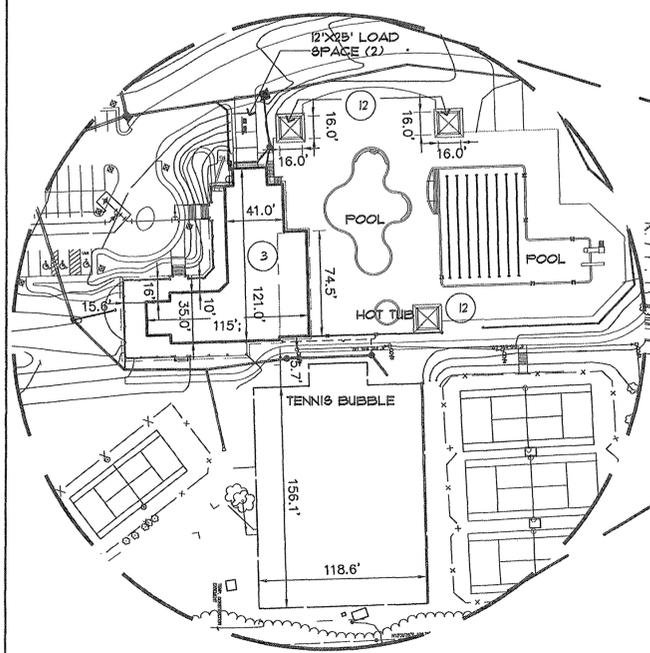
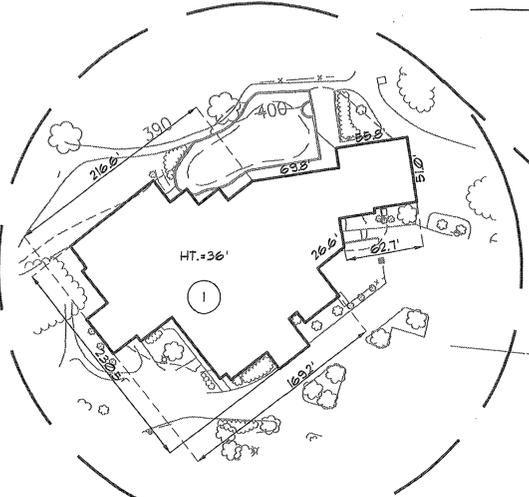
LEGEND

- CART PATH
- BUILDING/STRUCTURE
- TREE LINE
- 100 YEAR FLOODPLAIN LIMITS
- FAIRFAX COUNTY RESOURCE PROTECTION AREA LIMITS
- APPROVED RESOURCE PROTECTION /AREA
- WETLANDS



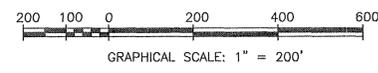
BUILDING LEGEND:

- 1 CLUBHOUSE
- 2 MAINTENANCE SHOP
- 3 POOL HOUSE
- 5 LARGE SERVICE BUILDING
- 6 CART STORAGE SHED
- 7 LARGE SHED
- 8 SMALL SHED
- 9 SMALL SERVICE BUILDING
- 10 PUMP HOUSE
- 11 BATHROOM
- 12 PAVILIONS



CURVE DATA:

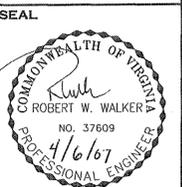
CURVE	RADIUS	ARC LENGTH	TANGENT	CHORD	CHORD BEARING	DELTA
C1	1407.50'	157.10'	78.63'	157.02'	S82°02'41"E	06°23'42"
C2	2789.79'	493.17'	247.23'	492.53'	S26°00'00"W	10°07'43"
C3	1974.86'	535.95'	269.63'	534.30'	S23°17'23"W	15°32'57"
C4	5340.26'	942.77'	472.61'	941.55'	S20°34'22"W	10°06'54"



* NOTE:
ROW HAS BEEN DEDICATED IN ACCORDANCE WITH DEVELOPMENT CONDITION #1 UNDER SPA 82-5-102-4

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CONSULTANT



REVISIONS
REV. 04/04/07
REV. 04/23/07

EXISTING CONDITIONS
COUNTRY CLUB OF FAIRFAX
SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA

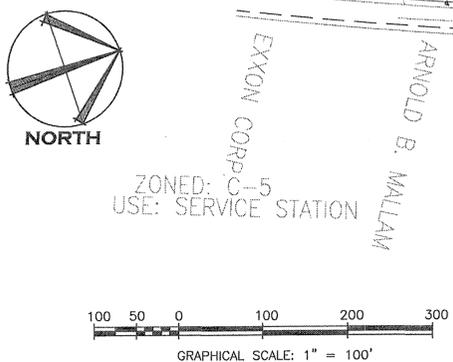
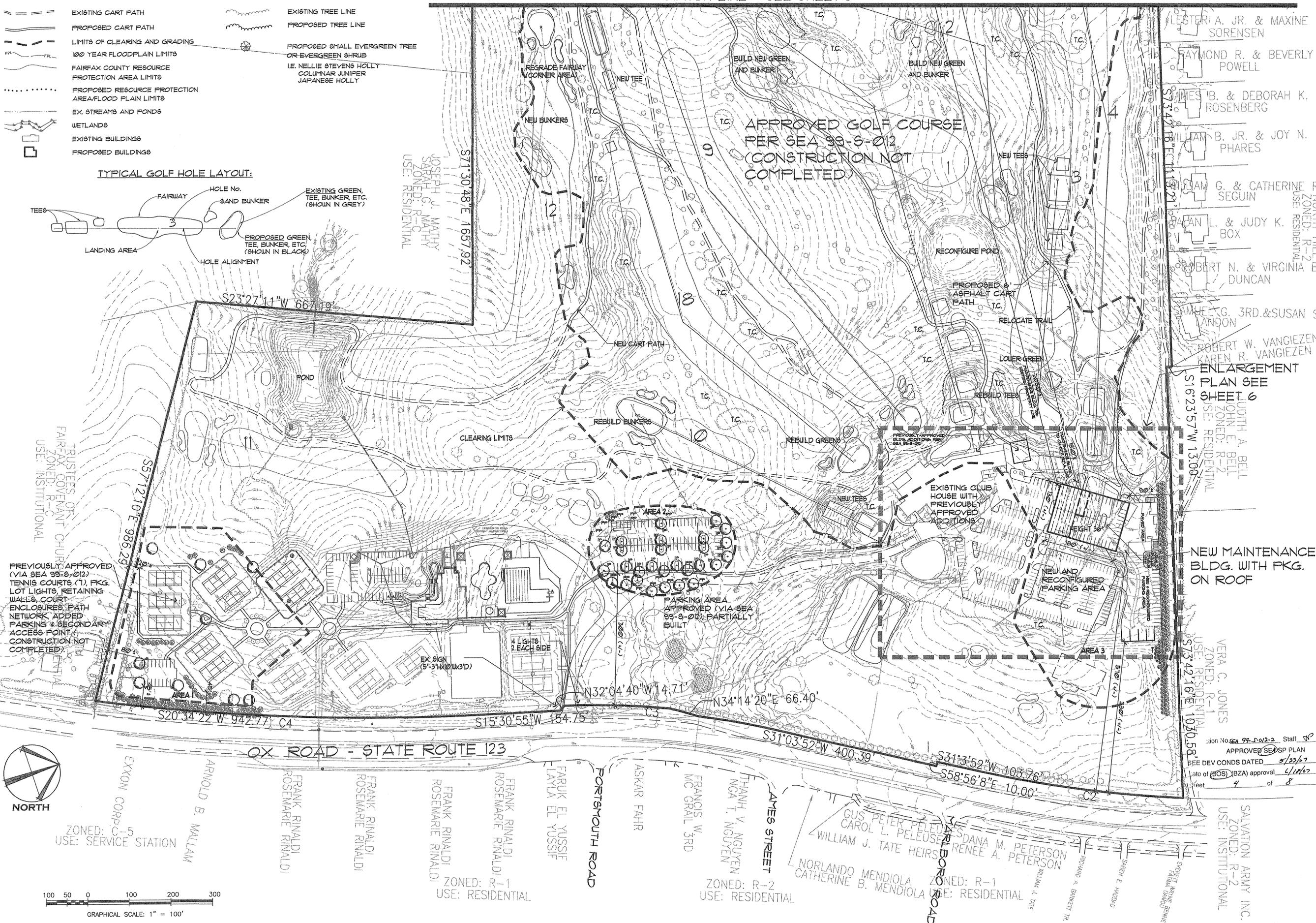
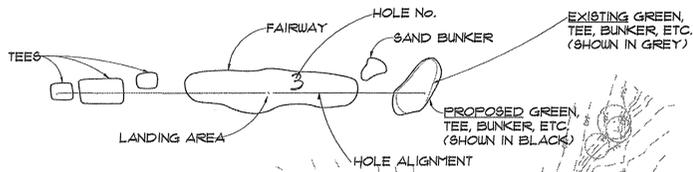
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CAD FILE 1089-EC
SHEET # 3 OF 8

LEGEND:

- EXISTING CART PATH
- PROPOSED CART PATH
- LIMITS OF CLEARING AND GRADING
- 100 YEAR FLOODPLAIN LIMITS
- FAIRFAX COUNTY RESOURCE PROTECTION AREA LIMITS
- PROPOSED RESOURCE PROTECTION AREA/FLOOD PLAIN LIMITS
- EX. STREAMS AND PONDS
- WETLANDS
- EXISTING BUILDINGS
- PROPOSED BUILDINGS
- EXISTING TREE LINE
- PROPOSED TREE LINE
- PROPOSED SMALL EVERGREEN TREE OR EVERGREEN SHRUB
- I.E. NELLIE STEVENS HOLLY, COLUMNAR JUNIPER, JAPANESE HOLLY

MATCH LINE - SEE SHEET 5

TYPICAL GOLF HOLE LAYOUT:



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 NO. 37609
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PROFESSIONAL ENGINEER

REVISIONS

REV. 04/04/07
REV. 04/25/07

SPECIAL EXCEPTION AMENDMENT (1)

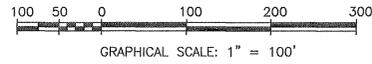
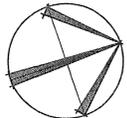
COUNTRY CLUB OF FAIRFAX
SPRINGFIELD DISTRICT
 FAIRFAX COUNTY, VIRGINIA

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DATE	APRIL 2007
DRAWN	N.Y.
CHECKED	RWW
JOB #	1089-1101
CAD FILE	1089-SE
SHEET #	4 OF 8

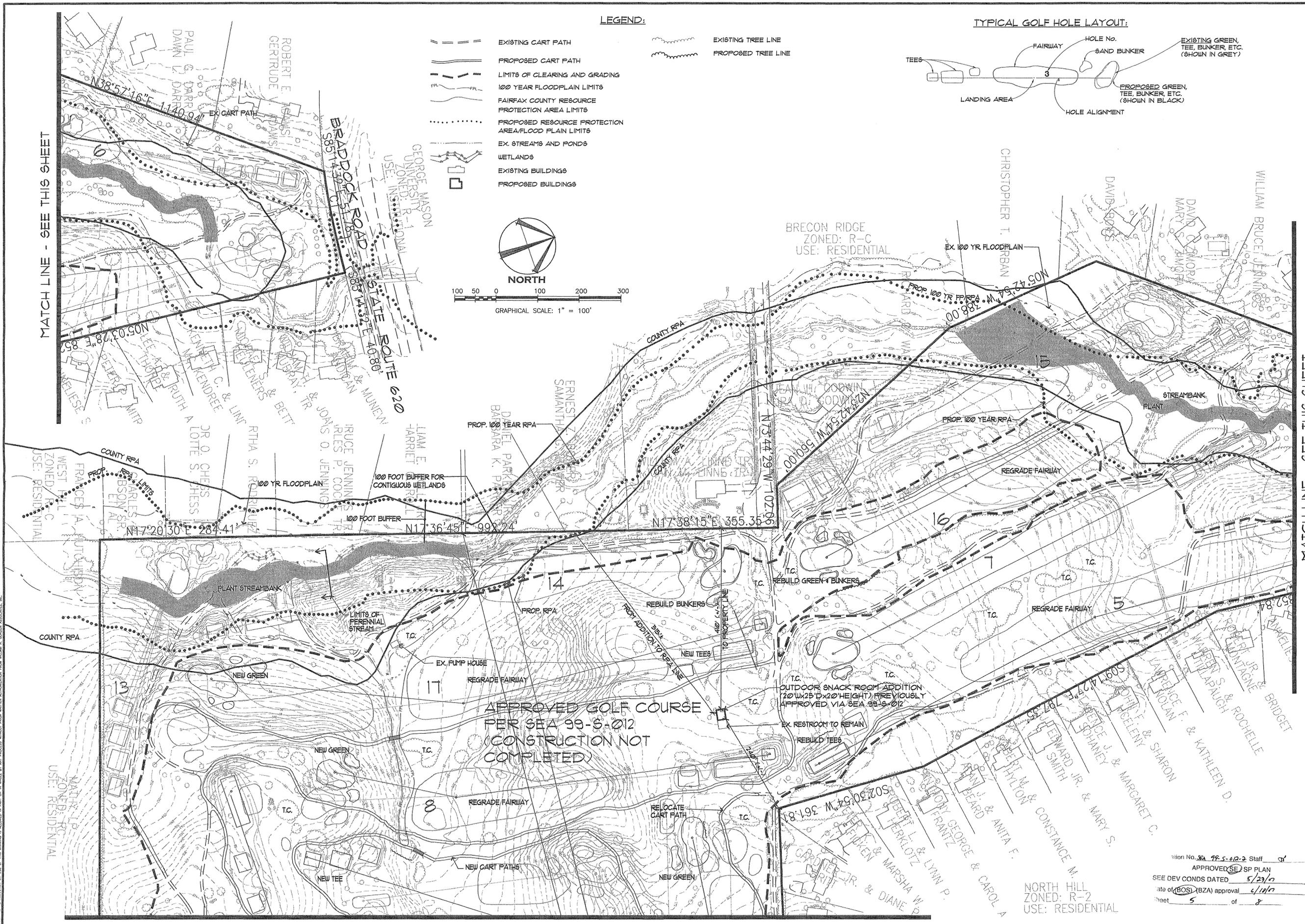
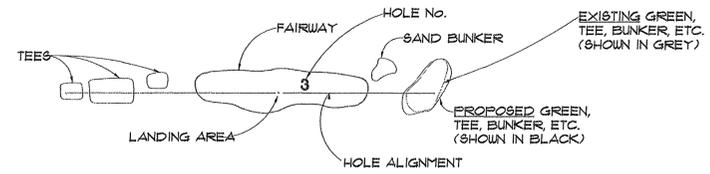
MATCH LINE - SEE THIS SHEET

LEGEND:

- EXISTING CART PATH
- PROPOSED CART PATH
- LIMITS OF CLEARING AND GRADING
- 100 YEAR FLOODPLAIN LIMITS
- FAIRFAX COUNTY RESOURCE PROTECTION AREA LIMITS
- PROPOSED RESOURCE PROTECTION AREA/FLOOD PLAIN LIMITS
- EX. STREAMS AND PONDS
- WETLANDS
- EXISTING BUILDINGS
- PROPOSED BUILDINGS
- EXISTING TREE LINE
- PROPOSED TREE LINE



TYPICAL GOLF HOLE LAYOUT:



MATCH LINE - SEE SHEET 4

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 FAX 703-263-0766

ENGINEERS · SURVEYORS · PLANNERS · LANDSCAPE ARCHITECTS

CONSULTANT

SEAL

COMMONWEALTH OF VIRGINIA
 ROBERT W. WALKER
 NO. 37609
 4/16/07
 PROFESSIONAL ENGINEER

REVISIONS

REV. 04/04/07
 Rev. 04/25/07

SPECIAL EXCEPTION AMENDMENT (2)

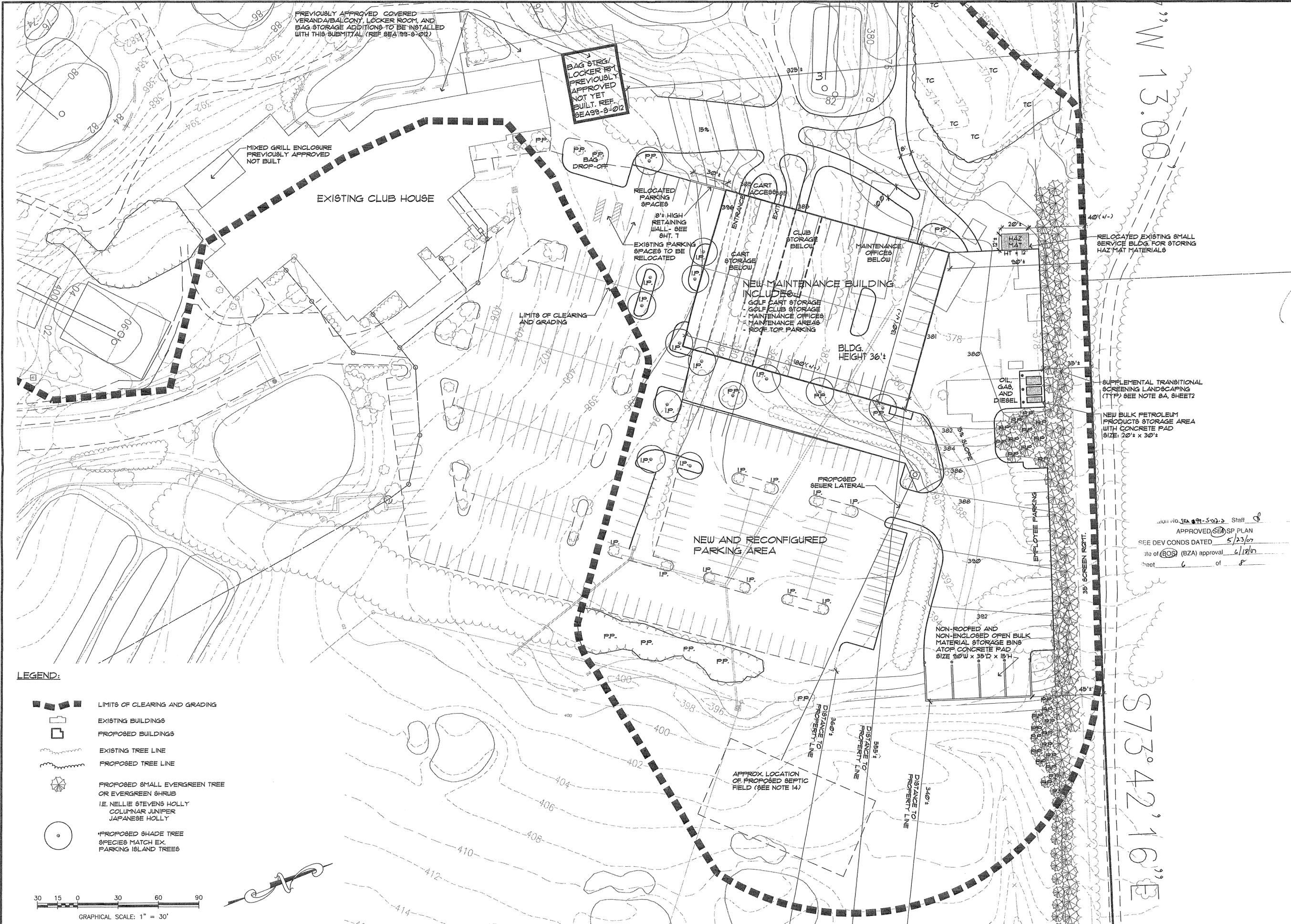
COUNTRY CLUB OF FAIRFAX
SPRINGFIELD DISTRICT
 FAIRFAX COUNTY, VIRGINIA

SCALE 1"=100'
 DATE APRIL 2007
 DRAWN N.Y.
 CHECKED RWW
 JOB # 1089-1101
 CAD FILE 1089-SE
 SHEET # 5 OF 8

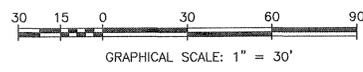
Revision No. SEA 99-S-012-2 Staff
 APPROVED SP PLAN
 SEE DEV CONDS DATED 5/23/07
 Date of (BOS) (BZA) approval 4/16/07
 Sheet 5 of 8

NORTH HILL
 ZONED: R-2
 USE: RESIDENTIAL

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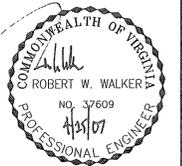
- LEGEND:**
- LIMITS OF CLEARING AND GRADING
 - EXISTING BUILDINGS
 - PROPOSED BUILDINGS
 - EXISTING TREE LINE
 - PROPOSED TREE LINE
 - PROPOSED SMALL EVERGREEN TREE OR EVERGREEN SHRUB
I.E. NELLIE STEVENS HOLLY
COLUMNAR JUNIPER
JAPANESE HOLLY
 - PROPOSED SHADE TREE
SPECIES MATCH EX.
PARKING ISLAND TREES



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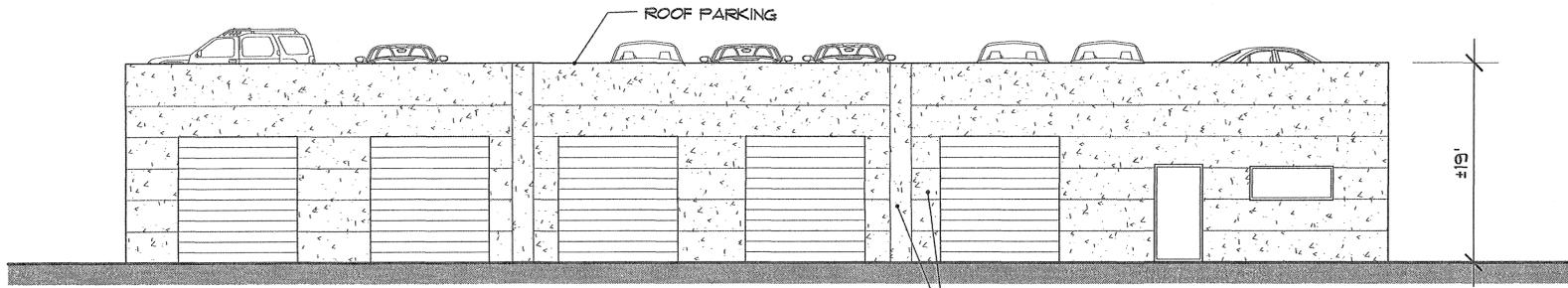
REVISIONS

REV. 04/25/07
Rev. 04/27/07

ENLARGEMENT PLAN
COUNTRY CLUB OF FAIRFAX
SPRINGFIELD DISTRICT
 FAIRFAX COUNTY, VIRGINIA

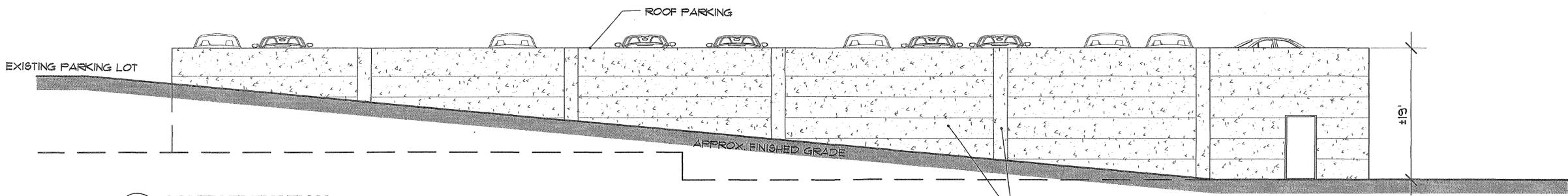
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DATE	APRIL 2007
DRAWN	N.Y.
CHECKED	RWW
JOB #	1089-1101
CAD FILE	1089-ENL
SHEET #	6 OF 8

Drawn No. SEA 071-502-2 Staff
 APPROVED (SE) SP PLAN
 SEE DEV CONDS DATED 5/23/07
 Site of (ROS) (BZA) approval 6/19/07
 sheet 6 of 8



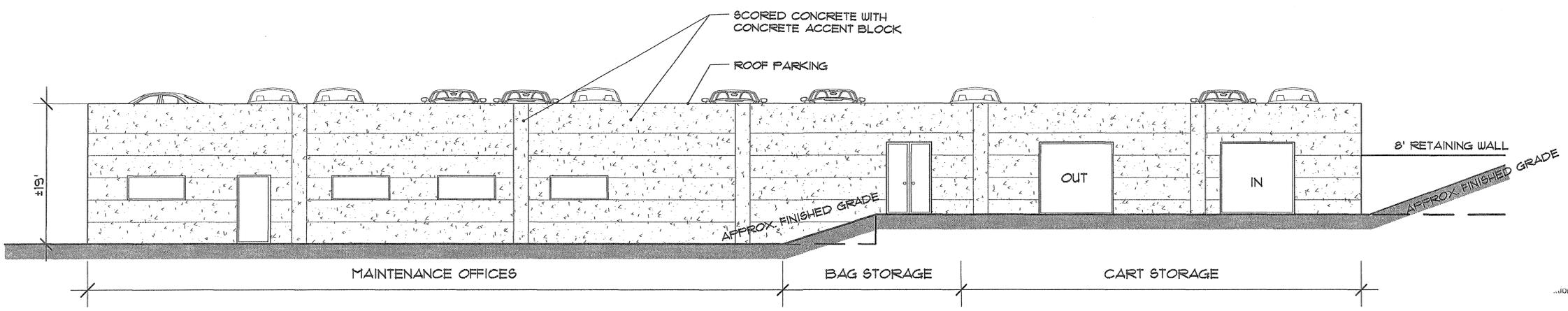
1 EAST ELEVATION
SCALE: 1" = 8'

SCORED CONCRETE WITH CONCRETE ACCENT BLOCK



2 SOUTH ELEVATION
SCALE: 1" = 8'

SCORED CONCRETE WITH CONCRETE ACCENT BLOCK

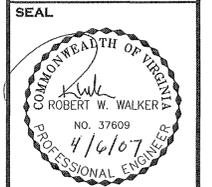


3 NORTH ELEVATION
SCALE: 1" = 8'

PROJECT No. SEA 99-5-02-2 Staff OP
APPROVED SEA SP PLAN
SEE DEV CONDS DATED 5/23/07
Date of (BOS) (BZA) approval 6/18/07
Sheet 7 of 8

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REVISIONS

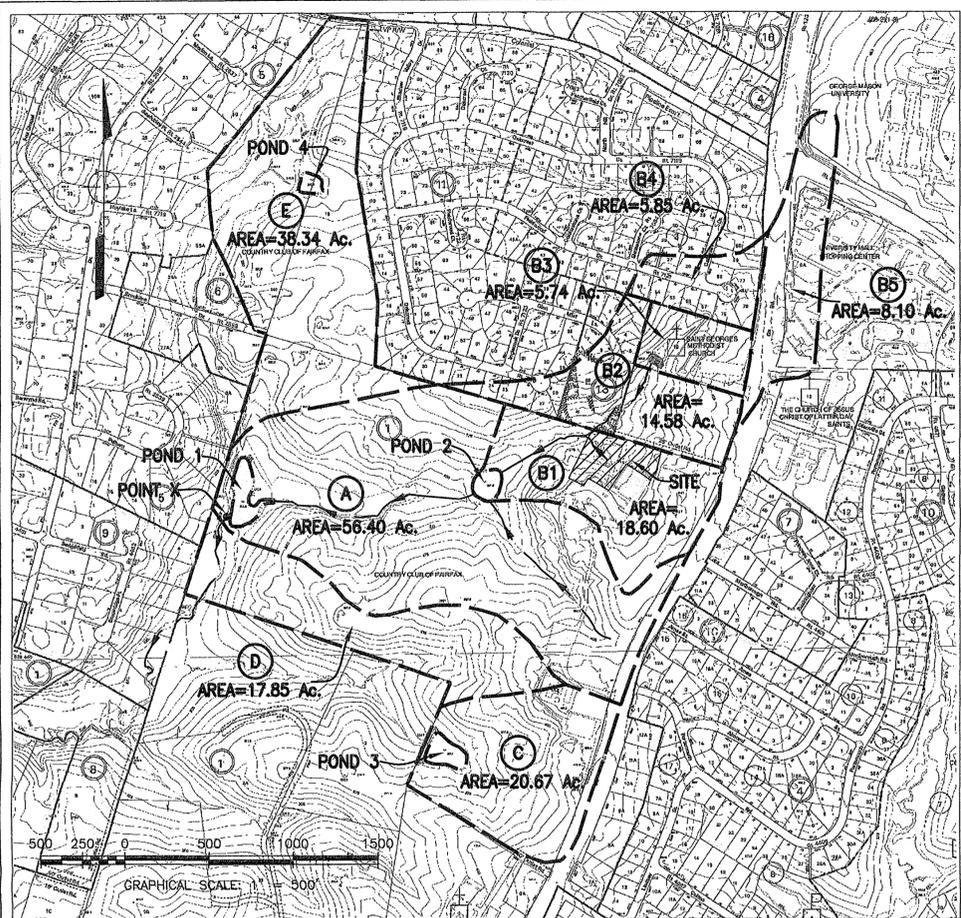
REV.	DATE
Rev. 04/09/07	
Rev. 04/23/07	

MAINTENANCE FACILITY ELEVATIONS
COUNTRY CLUB OF FAIRFAX
SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE

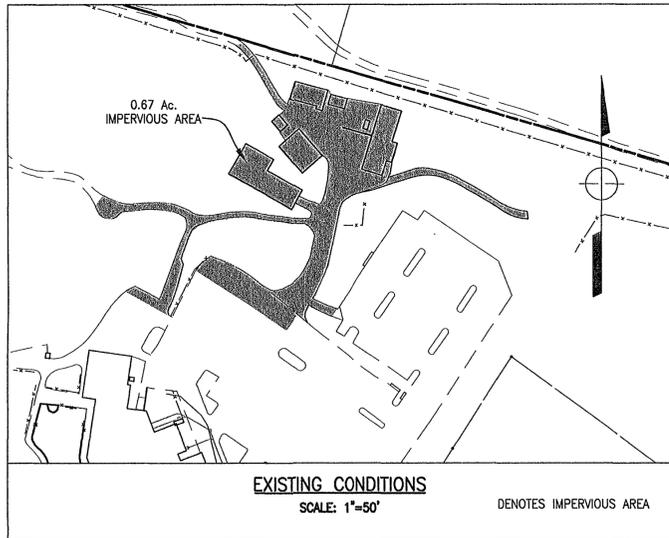
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CHECKED	RWW
JOB #	1089-1101
CAD FILE	1089-ELV
SHEET #	7 OF 8

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NOTE: DRAINAGE DIVIDES AND AREAS TAKEN FROM APPROVED COUNTRY CLUB OF FAIRFAX SITE PLAN. COUNTY PLAN NUMBER: 8173-SP-04

OVERALL DRAINAGE DIVIDE MAP
SCALE: 1"=500'



*SUBAREA 'B1' EXISTING

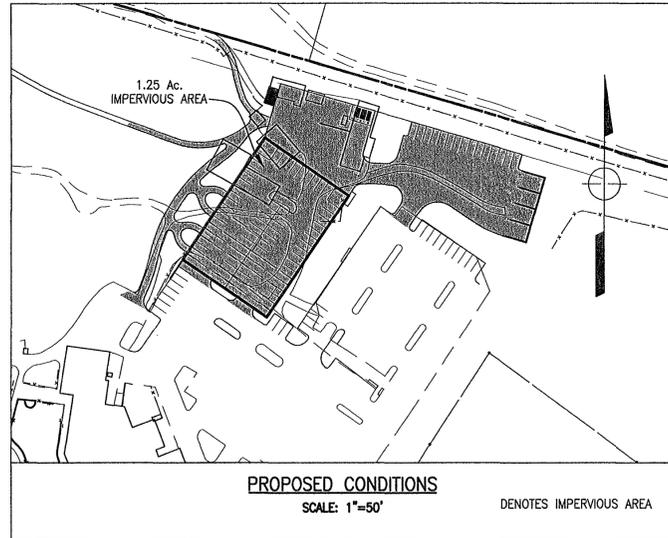
SUBAREA NO.	LAND USE	AREA (AC)	C VALUE	PRODUCT	WEIGHTED C VALUE
B1	OPEN SPACE	13.50	0.3	4.05	
	IMPERVIOUS AREA	5.10	0.9	4.59	
TOTAL		18.60		8.64	0.46

*NOTE: INFORMATION ON THIS TABLE WAS OBTAINED FROM APPROVED SITE PLAN "COUNTRY CLUB OF FAIRFAX" CO. #: 8173-SP-04

POND 2 VOLUME -- PWSE 351.00

EL (FT)	DEPTH (FT)	AREA (SF)	AVE AREA (SF)	VOL (CF)	TOTAL VOLUME (CF)	TOTAL VOLUME (AF)
338	0	2,879	0	0	0	0
340	2	8,662	5,771	11,541	11,541	0.26
342	2	12,676	10,689	21,338	32,879	0.75
344	2	16,033	14,355	28,709	61,588	1.41
346	2	18,683	17,358	34,716	96,304	2.21
348	2	21,238	19,961	39,921	136,225	3.13
350	2	24,071	22,655	45,309	181,534	4.17
351	1	25,182	24,627	24,627	206,161	4.73
352	1	26,293	25,738	25,738	231,898	5.32

*NOTE: INFORMATION ON THIS TABLE WAS OBTAINED FROM APPROVED SITE PLAN "COUNTRY CLUB OF FAIRFAX" CO. #: 8173-SP-04, AND THE TABLE HAS BEEN UPDATED TO CORRECT ERRORS IN CALCULATION OF TOTAL POND VOLUME.



*SUBAREA 'B1' PROPOSED

SUBAREA NO.	LAND USE	AREA (AC)	C VALUE	PRODUCT	WEIGHTED C VALUE
B1	OPEN SPACE	12.92	0.3	3.88	
	IMPERVIOUS AREA	5.68	0.9	5.11	
TOTAL		18.60		8.99	0.48

*NOTE: THIS TABLE HAS BEEN ADJUSTED TO INCLUDE THE INCREASED IMPERVIOUS AREA WITH THE PROPOSED IMPROVEMENTS.

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

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

This information is required under the following Zoning Ordinance paragraphs:
 Special Permits (9-011 2J & 2L) Special Exceptions (9-011 2J & 2L)
 Cluster Subdivision (9-615 1G & 1N) Commercial Revitalization Districts (9-622 2A (12) & (14))
 Development Plans PRC District (16-302 3 & 4L) PRC Plan (16-303 1E & 1O)
 FDP P Districts (except PRC) (16-502 1F & 1Q) Amendments (18-202 10F & 10I)

1. Plat is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100'). SUBJECT AREA OF THIS APPLICATION IS SHOWN ON SHEET 8
2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet 4.

3. Provide:

Facility Name/Type & No.	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage Volume (cf)	If pond, dam height (ft)
POND 2	18.6	34.3	52.9	26,293	231,898	14
Totals						

4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet 4. Pond inlet and outlet pipe systems are shown on Sheet 4.
5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet _____. Type of maintenance access road surface noted on the plat is _____ (asphalt, geoblock, gravel, etc.).
6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet _____.
7. A 'stormwater management narrative' which contains a description of how detention and best management practices requirements will be met is provided on Sheet 8.
8. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet 8.
9. A description of how the outfall requirements, including known changes to contributing drainage areas (i.e. drainage diversions), of the Public Facilities Manual will be satisfied is provided on Sheet 8.
10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets 2 (SEE NOTE 15)
11. A submission waiver is requested for N/A
12. Stormwater management is not required because N/A

Revised 2-21-2006

LIMIT OF DOWNSTREAM REVIEW

APPLICABLE LIMITS OF DOWNSTREAM REVIEW FOR THIS PROJECT ARE DEFINED IN PFM SECTION 6-0203.2A. THE LIMIT OF DOWNSTREAM REVIEW IS TO A POINT THAT IS AT LEAST 150 FT (46 METERS) DOWNSTREAM OF A POINT WHERE THE RECEIVING PIPE OR CHANNEL IS JOINED BY ANOTHER THAT HAS A DRAINAGE AREA THAT IS AT LEAST 90% OF THE SIZE OF THE FIRST DRAINAGE AREA AT THE POINT OF CONFLUENCE.

IN THIS CASE, THE DRAINAGE AREA TO THE EXTENT OF REVIEW IS LOCATED WITHIN SUB-AREA B (B1-B5) SHOWN ON THE OVERALL DRAINAGE DIVIDE MAP FOR THE COUNTRY CLUB OF FAIRFAX AS EXTRACTED FROM APPROVED PLAN 8173-SP-04. RUNOFF FROM THIS AREA IS COLLECTED BY TWO STREAM BRANCHES THAT SEGMENT THE DRAINAGE SHED IN TWO TRIBUTARIES. THESE DRAINAGE AREAS CONVERGE AT A POINT CLOSE TO THE NORTHEASTERN PROPERTY LINE OF THE CLUB. THE FIRST DRAINAGE AREA, WHERE THE PROPOSED DEVELOPMENT IS LOCATED, IS IN THE COUNTRY CLUB PROPERTY; IT IS APPROXIMATELY 12.4 ACRES; IT HAS AN AVERAGE "C" VALUE OF 0.46 AND DRAINS IN THE WEST DIRECTION. THE SECOND AREA IS LOCATED OFFSITE AND IS APPROXIMATELY 30.9 AC; IT HAS AN AVERAGE "C" OF 0.66 AND DRAINS IN THE SOUTHWEST DIRECTION. SINCE THIS SECOND AREA IS MORE THAN 90% OF THE FIRST AT THE POINT OF CONFLUENCE, THE EXTENT OF DOWNSTREAM REVIEW CAN BE ESTABLISHED 150 FEET DOWNSTREAM FROM SUCH POINT. HOWEVER, AT THE POINT OF CONFLUENCE, THE COMBINED RUNOFF IS COLLECTED BY A 36-INCH CMP THAT DISCHARGES IT APPROXIMATELY 420 FEET DOWNSTREAM TO AN EXISTING STORMWATER MANAGEMENT FACILITY. SINCE THE 150 FEET DOWNSTREAM OF THE POINT OF CONFLUENCE IS WITHIN THE 420 FEET CMP PIPE, THE EXTENT OF DOWNSTREAM REVIEW IS DEFINED AT THE OUTFALL OF THE EXISTING PIPE IN THE PROXIMITY OF THE STORMWATER MANAGEMENT POND (POND 2).

OUTFALL ANALYSIS

THE STORM SEWER OUTFALL FOR THE SITE AND OFFSITE AREAS CONSISTS OF A 36-INCH CMP CULVERT PIPE. THE APPROXIMATE LENGTH OF THIS PIPE IS 420 FEET WITH AN AVERAGE SLOPE OF 1.79%, THAT DISCHARGES INTO AN EXISTING STORMWATER / BMP FACILITY. THE APPROXIMATE CAPACITY OF THIS PIPE IS 56 CFS BEFORE THE FLOW BEGINS TO POOL AND OVERTOP THE EMBANKMENT. THE TOTAL DRAINAGE AREA TO THE STORM PIPE IS APPROXIMATELY 43.3 ACRES WITH AN AVERAGE "C" VALUE OF 0.60. THE AVERAGE PEAK DISCHARGE TO THIS SYSTEM IS 135 CFS FOR THE 10 YEAR EVENT (TC=15 MIN; I=5.10IN/HR.) CONSEQUENTLY, THE EXISTING SYSTEM IS INSUFFICIENT TO CONVEY THE PEAK DISCHARGE WITHOUT OVERTOPPING ITS BANK. IMPROVEMENTS TO THE EXISTING STORM SEWER SYSTEM WILL BE PROVIDED ON SITE AS EITHER ENCLOSED OR OPEN CHANNEL SYSTEM, A COMBINATION OF BOTH, OR ANY OTHER METHOD ACCEPTABLE TO FAIRFAX COUNTY TO MEET THE REQUIREMENTS OF THIS OUTFALL AS SET FORTH IN SECTION 6-0203 OF THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL.

THE POINT OF DISCHARGE FOR THE EXISTING 36-INCH CMP IS A STORMWATER POND LOCATED IMMEDIATELY DOWNSTREAM (POND 2). THIS FACILITY IS A WET POND THAT ALSO PROVIDES BMP FOR THE COUNTRY CLUB. NO SIGNIFICANT INCREASE IN IMPERVIOUSNESS IS PROPOSED WITH THIS DEVELOPMENT (SEE SWM/BMP NARRATIVE). DISCHARGE FROM THIS FACILITY FLOWS THROUGH A 42" RCP OF ABOUT 65' IN LENGTH TO A 35" LONG OPEN CHANNEL. FROM THIS POINT, THE FLOW ENTERS ANOTHER 42" PIPE OF ABOUT 300' IN LENGTH. THIS PIPE OUTFALLS TO AN OPEN CHANNEL OF ABOUT 1000' IN LENGTH, WHICH FLOWS UNDERNEATH ABOUT 5 CANTONMENTS, AND THEN FLOWS INTO POND 1. THE DISCHARGE FROM POND 1 FLOWS INTO THE EAST FORK OF POPES HEAD CREEK (A FAIRFAX COUNTY MINOR FLOOD PLAIN). AT "POINT X" ON THE OVERALL DRAINAGE DIVIDE MAP, THE TOTAL DRAINAGE AREA IS 109.3 ACRES WHICH IS APPROXIMATELY 100 TIMES THE SITE AREA (0.8 ACRES). THERE ARE NO OFFSITE LOWER-LYING PROPERTIES BETWEEN THE POINT OF CONFLUENCE AND THE ULTIMATE POINT OF DISCHARGE AT THE EAST FORK OF THE POPES HEAD CREEK THAT CAN BE AFFECTED BY THIS OUTFALL.

BMP/SWM NARRATIVE

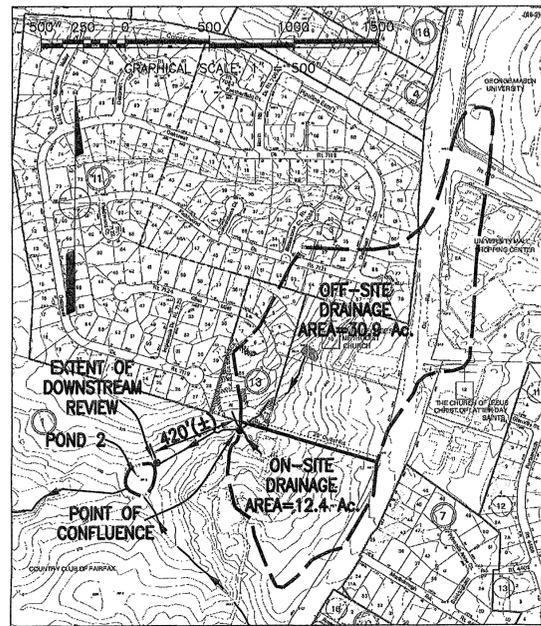
THE PROPOSED DEVELOPMENT CALLS FOR THE CONSTRUCTION OF A 7,000 SF. MAINTENANCE BUILDING, A CLUBHOUSE ADDITION, AN OUTDOORS SPACE AND A FITNESS FACILITY FOR A TOTAL PROPOSED BUILDING AREA OF 34,500 (0.8 ACRES). THIS DEVELOPMENT WILL OCCUR ON AN ALREADY IMPROVED AREA OF THE GOLF COURSE PARK (SEE SHEET 2 FOR SITE TABULATIONS AND SHEET 6 FOR PROPOSED LAYOUT GEOMETRY). ALL PROPOSED IMPROVEMENTS ARE LOCATED WITHIN THE DRAINAGE SUB AREA B1. A SITE PLAN TITLED "COUNTRY CLUB OF FAIRFAX, PHASE I & II", CO #: 8173-SP-04 ASSOCIATED WITH THE CONSTRUCTION OF POND 1 AND OTHER IMPROVEMENTS IN THE CLUB PROPERTY WAS APPROVED ON OCTOBER 18, 2000. BEST MANAGEMENT PRACTICES AND STORMWATER MANAGEMENT FOR THE ENTIRE COUNTRY CLUB WERE ADDRESSED IN THIS PLAN.

THE IMPROVEMENTS PROPOSED WITH THIS PLAN ARE LOCATED WITHIN THE DRAINAGE SUB AREA B1 OF THE OVERALL DRAINAGE DIVIDE MAP. THE DRAINAGE DIVIDE MAP SHOWN ON THIS SHEET WAS OBTAINED FROM APPROVED SITE PLAN 8173-SP-04. POND 2 IS AN EXISTING SWM/BMP POND SITUATED APPROXIMATELY 1300 FT. UPSTREAM OF POND 1. SUB AREAS B1, B2, B3, B4, & B5 ALL FLOW TO POND 2. THE TOTAL WET VOLUME FOR POND 2 IS 206,161 C.F. (SEE POND 2 VOLUME TABLE ON THIS SHEET)

TABULATIONS AND ILLUSTRATIONS OF THE EXISTING AND PROPOSED IMPERVIOUS AREAS ASSOCIATED WITH THIS DEVELOPMENT ARE PROVIDED ON THIS SHEET. THE PROPOSED LAYOUT SHOWS AN INCREASE OF IMPERVIOUS AREAS. THE ESTIMATED PRE-DEVELOPMENT RUNOFF COEFFICIENT IS 0.46 WHILE THAT FOR POST DEVELOPMENT CONDITIONS IS 0.48. COMPARISON OF THESE TWO VALUES INDICATE THAT A SMALL INCREASE OF IMPERVIOUS SURFACE DOES NOT INTRODUCE A SIGNIFICANT INCREASE IN RUNOFF. COMPUTATIONS WILL BE PROVIDED WITH FINAL ENGINEERING TO DEMONSTRATE ADEQUACY OF THE EXISTING POND TO PROVIDE SWM FOR THE SITE.

THE INCREASE OF THE SITE'S IMPERVIOUSNESS DOES NOT REQUIRE ADDITIONAL BMP. CALCULATIONS SHOWN ON APPROVED PLAN 8173-SP-04 INDICATE THAT THE VOLUME PROVIDED FOR BMP STORAGE IN POND 2 (206,161 C.F.) WAS ABOVE THE MINIMUM REQUIRED (175,033 C.F.). APPROXIMATE CALCULATIONS AS SHOWN ON THIS SHEET DEMONSTRATE THAT EVEN WITH THE PROPOSED INCREASE IN IMPERVIOUS AREA, THE REQUIRED BMP VOLUME FOR THE SITE (178,100 C.F.) WILL STILL REMAIN BELOW THAT PROVIDED VOLUME IN THE POND (206,161 C.F.).

POND 2 EXISTING BMP COMPS	POND 2 APPROXIMATE PROPOSED COMPS
TOTAL DRAINAGE AREA TO THE POND D.A. ON-SITE=18.60 AC., C=0.46 D.A. OFF-SITE=34.27 AC., C=0.63	TOTAL DRAINAGE AREA TO THE POND D.A. ON-SITE=18.60 AC., C=0.48 D.A. OFF-SITE=34.27 AC., C=0.63
TOTAL D.A. = 52.87 AC., C=0.57	TOTAL D.A. = 52.87 AC., C=0.58
VREQ'D= [0.40" X C X A] X 4 =[0.40" X 0.57 X 52.87 AC] X 4 =43,758 X 4 =175,033 CF < VPROVIDED = 206,161 CF	VREQ'D= [0.40" X C X A] X 4 =[0.40" X 0.58 X 52.87 AC] X 4 =44,525 X 4 =178,100 CF < VPROVIDED = 206,161 CF



ADEQUATE OUTFALL MAP
SCALE: 1"=500'

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 REV. 04/25/07

STORM WATER MANAGEMENT / BMP / ADEQUATE OUTFALL

COUNTRY CLUB OF FAIRFAX
SPRINGFIELD DISTRICT
 FAIRFAX COUNTY, VIRGINIA

SCALE

DATE APRIL 2007

DRAWN N.Y.

CHECKED RWW

JOB # 1089-1101

CAD FILE 1089-SWM

SHEET # 8 OF 8

APPROVED SEA SP PLAN
 SEE DEV CONDS DATED 5/23/07
 SITE OF (BOS) (BZA) APPROVAL 6/18/07
 SHEET 8 OF 8