

SE 2008-PR-009  
 SPA 77-P-091-03  
 2232-P07-17



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

# CWS

2800 Shirlington Road  
 Suite 960  
 Arlington, VA 22206

# HOLMES RUN ACRES RECREATION ASSOCIATION 3457 GALLOWS RD. FALLS CHURCH, VA 22042

TOTAL DISTURBED AREA = 2,454 SF

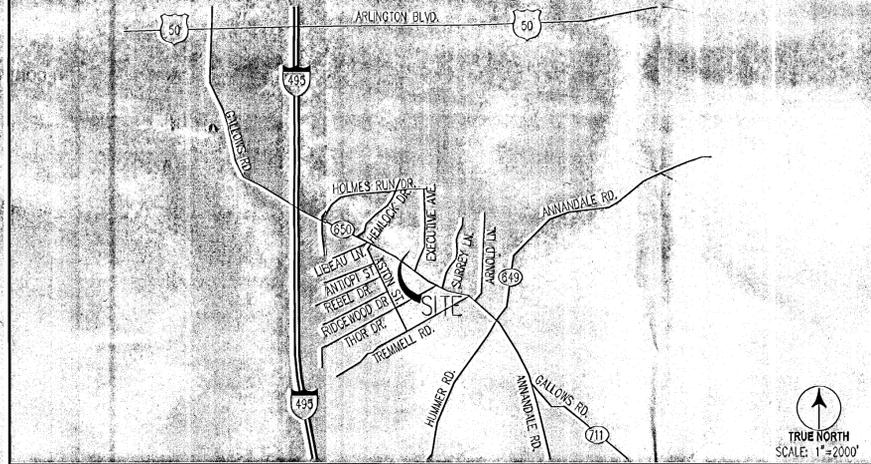
SUBMITTALS		
DATE	DESCRIPTION	REV.
10-25-07	ZONING	
11-06-07	ZONING	
01-11-08	ZONING	
02-26-08	COUNTY COMMENTS	
05-21-08	COUNTY COMMENTS	
06-09-08	REVISED COMPOUND	
07-09-08	REVISED LANDSCAPING	
08-06-08	ADDED WALL SECTIONS	
10-03-08	REVISED COMPOUND	
01-06-09	LKLA LANDSCAPE PLAN	



### GENERAL NOTES

- THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY, MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES BEARING ON THE PERFORMANCE OF THE WORK. THE WORK PERFORMED ON THE PROJECT AND THE MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES.
- THE ARCHITECT/ENGINEER HAS MADE EVERY EFFORT TO SET FORTH IN THE CONSTRUCTION AND CONTRACT DOCUMENTS THE COMPLETE SCOPE OF WORK. THE CONTRACTOR BIDDING THE JOB IS NEVERTHELESS CAUTIONED THAT MINOR OMISSIONS OR ERRORS IN THE DRAWINGS AND OR SPECIFICATIONS SHALL NOT EXCUSE SAID CONTRACTOR FROM COMPLETING THE PROJECT AND IMPROVEMENTS IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS.
- THE CONTRACTOR OR BIDDER SHALL BEAR THE RESPONSIBILITY OF NOTIFYING (IN WRITING) THE CONSTRUCTION MANAGER OF ANY CONFLICTS, ERRORS, OR OMISSIONS PRIOR TO THE SUBMISSION OF CONTRACTOR'S PROPOSAL OR PERFORMANCE OF WORK. IN THE EVENT OF DISCREPANCIES THE CONTRACTOR SHALL PRICE THE MORE COSTLY OR EXTENSIVE WORK, UNLESS DIRECTED IN WRITING OTHERWISE.
- THE SCOPE OF WORK SHALL INCLUDE FURNISHING ALL MATERIALS, EQUIPMENT, LABOR AND ALL OTHER MATERIALS AND LABOR DEEMED NECESSARY TO COMPLETE THE WORK/PROJECT AS DESCRIBED HEREIN.
- THE CONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO THE SUBMISSION OF BIDS OR PERFORMING WORK TO FAMILIARIZE HIMSELF WITH THE FIELD CONDITIONS AND TO VERIFY THAT THE PROJECT CAN BE CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL OBTAIN AUTHORIZATION TO PROCEED WITH CONSTRUCTION PRIOR TO STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED BY THE CONSTRUCTION DRAWING/CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS ACCORDING TO THE MANUFACTURER'S/VENDOR'S SPECIFICATION UNLESS NOTED OTHERWISE OR WHERE LOCAL CODES OR ORDINANCES TAKE PRECEDENCE.
- THE CONTRACTOR SHALL PROVIDE A FULL SET OF CONSTRUCTION DOCUMENTS AT THE SITE UPDATED WITH THE LATEST REVISIONS AND ADDENDA OR CLARIFICATIONS AVAILABLE FOR THE USE BY ALL PERSONNEL INVOLVED WITH THE PROJECT.
- THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT DESCRIBED HEREIN. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS WHICH MAY BE REQUIRED FOR THE BY THE ARCHITECT/ENGINEER, THE STATE, COUNTY OR LOCAL GOVERNMENT AUTHORITY.
- THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, EASEMENTS, PAVING, CURBING, ETC. DURING CONSTRUCTION. UPON COMPLETION OF WORK, THE CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY HAVE OCCURRED DUE TO CONSTRUCTION ON OR ABOUT THE PROPERTY.
- THE CONTRACTOR SHALL KEEP THE GENERAL WORK AREA CLEAN AND HAZARD FREE DURING CONSTRUCTION AND DISPOSE OF ALL DIRT, DEBRIS, RUBBISH AND REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. PREMISES SHALL BE LEFT IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE.
- THE CONTRACTOR SHALL COMPLY WITH ALL OSHA REQUIREMENTS AS THEY APPLY TO THIS PROJECT.
- THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER WHERE A CONFLICT OCCURS ON ANY OF THE CONTRACT DOCUMENTS. THE CONTRACTOR IS NOT TO ORDER MATERIAL OR CONSTRUCT ANY PORTION OF THE WORK THAT IS IN CONFLICT IS RESOLVED BY THE CONSTRUCTION MANAGER.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, PROPERTY LINES, ETC. ON THE PROJECT.

### VICINITY MAP



### SHEET INDEX

- T-1 TITLE SHEET
- Z-1 SITE SURVEY
- Z-2 TAX INFORMATION
- Z-3 GRADING AND EROSION/SEDIMENT CONTROL PLAN
- Z-3A RETAINING WALL PROFILES
- Z-4 COMPOUND PLAN AND MONOPINE ELEVATION
- Z-5 SITE PROFILES
- Z-6 ANTENNA DETAILS
- Z-7 CIVIL MAPS AND NOTES
- Z-8 PRELIMINARY STORMWATER MANAGEMENT PLAN
- Z-9 CIVIL DETAILS
- Z-10 TREE SURVEY PLAN
- Z-10A LANDSCAPE PLAN

### SYMBOLS AND ABBREVIATIONS

ADJ	ADJUSTABLE	MAX	MAXIMUM	⬤	SPOT ELEVATION
APPROX	APPROXIMATE	MECH	MECHANICAL	—	CENTERLINE
CAB	CABINET	MFR	MANUFACTURER	⊕	PLATE
CLG	CEILING	MGB	MAIN GROUND BAR	⊙	DETAIL NUMBER SHEET NUMBER
CONC	CONCRETE	MIN	MINIMUM	—	GROUND WIRE
CONT	CONTINUOUS	MIL	METAL	—	COAXIAL CABLE
CJ	CONSTRUCTION JOINT	NIC	NOT IN CONTRACT		
DIA	DIAMETER	NIS	NOT TO SCALE		
DWG	DRAWING	OC	ON CENTER		
EQB	EQUIPMENT GROUND BAR	OPP	OPPOSITE		
EA	EACH	SF	SQUARE FOOT		
ELEC	ELECTRICAL	SHT	SHEET		
EL	ELEVATION	SIM	SIMILAR		
EQ	EQUAL	SS	STAINLESS STEEL		
EQUIP	EQUIPMENT	STL	STEEL		
(E)	EXISTING	TOC	TOP OF CONCRETE		
EXT	EXTERIOR	TOM	TOP OF MASONRY		
FF	FINISHED FLOOR	TYP	TYPICAL		
GA	GAGE	VF	VERIFY IN FIELD		
GALV	GALVANIZED	UCN	UNLESS OTHERWISE NOTED		
GB	GROUND BAR	WIF	WELDED WIRE FABRIC		
GC	GENERAL CONTRACTOR	W/	WITH		
GRND	GROUND	&	AND		
LG	LONG	⊖	AT		
LLH	LONG LEG HORIZONTAL				

### PROJECT DESCRIPTION

SCOPE OF WORK:  
 1. INSTALL NEW 125' MONOPINE INSIDE NEW 36'x48' COMPOUND.  
 2. ROUTE ELECTRICAL SERVICE TO COMPOUND FROM EXISTING DEMARCATION POINT.  
 3. ROUTE TELCO SERVICE TO COMPOUND FROM EXISTING DEMARCATION POINT.

OWNER: HOLMES RUN ACRES RECREATION ASSOCIATION, INC  
 PO BOX 407  
 ANNANDALE, VA 22003

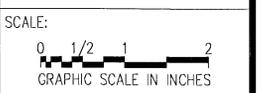
APPLICANT/LESSOR: COMMUNITY WIRELESS STRUCTURES  
 2800 SHIRLINGTON ROAD, SUITE 960  
 ARLINGTON, VA 22208  
 PHONE 703-845-1971  
 FAX 703-845-1953

LATITUDE: N 38° 51' 02.851"  
 LONGITUDE: W 77° 12' 38.832"  
 TOP OF CONC. PIER: ±363.75'

JURISDICTION: FAIRFAX COUNTY  
 PARCEL ID: 0592-0901-0006 AND 0592-0901-0007  
 CURRENT ZONING: R-3  
 PROPOSED USE: TELECOMMUNICATIONS SITE

Application No SE-2008-PR-009 Staff S.Z.  
 APPROVED (SE) SP Plan  
 SEE DEV. CONDS DATED 1-29-2009  
 Date of (BOS) (BZA) approval 2-23-2009  
 Sheet 1 of 14

PROJECT NO: 1094.018  
 DESIGNER: TMF  
 ENGINEER: R.C.



HOLMES RUN  
 ACRES REC. ASSN.  
 3457 GALLOWS RD.  
 FALLS CHURCH, VA

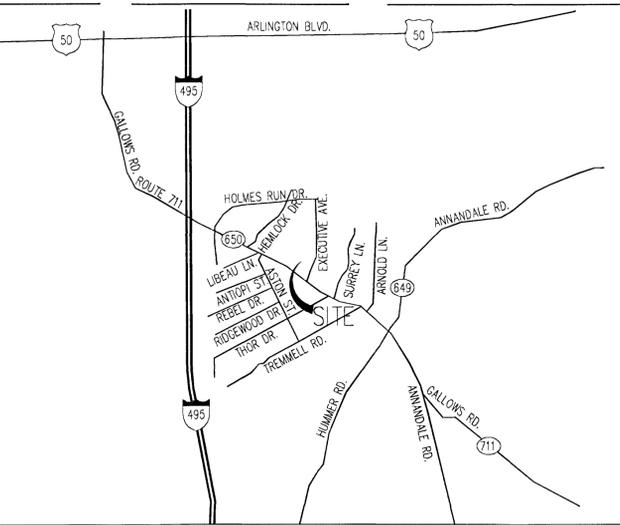
SPECIAL EXCEPTION  
 /SPECIAL PERMIT PLAT

TITLE:

TITLE SHEET

SHEET NUMBER:  
 T-1

RECEIVED  
 Department of Planning & Zoning  
 JAN 14 2009  
 J. Wang, Esq., Director



**VICINITY MAP**

SCALE: 1"=2000'-0"



**ORDINANCE DATA**

OWNER: HOLMES RUN RECREATION ASSN INC  
 PARCEL ID, LOT 6: 0592 09010006 ZONING: R-3  
 PARCEL ID, LOT 7: 0592 09010007 ZONING: R-3  
 EXISTING USE: PRIVATE OPEN SPACE  
 PROPOSED USE: TELECOMMUNICATION OPEN SPACE

**BUILDING INFORMATION**  
 MAXIMUM BUILDING HEIGHT: 20'  
 EXISTING BUILDING: 20' HIGH

TOTAL EXISTING GROSS BUILDING FLOOR AREA: +/-1,670 SF  
 TOTAL PROPOSED GROSS TELECOMMUNICATION SHELTER FLOOR AREA: +/-360 SF  
 TOTAL FLOOR AREA: +/-2,030 SF

**SET BACK INFORMATION**

FRONT YARD REQUIRED: 40' ANGLE OF BULK PLANE BUT NOT LESS THAN 30'  
 EXISTING ORIGINAL BUILDING: 234.0'  
 TELECOMMUNICATIONS MONOPINE: 183.9'  
 TELECOMMUNICATIONS COMPOUND: 165.0'  
 SIDE YARD REQUIRED: 35' ANGLE OF BULK PLANE BUT NOT LESS THAN 10'  
 EXISTING ORIGINAL BUILDING: 201.9' EAST SIDE, 28.7' WEST SIDE  
 TELECOMMUNICATIONS MONOPINE: 107.8' EAST SIDE, 192.4' WEST SIDE  
 TELECOMMUNICATIONS COMPOUND: 81.4' EAST SIDE, 164.8' WEST SIDE  
 REAR YARD REQUIRED: 35' ANGLE OF BULK PLANE BUT NOT LESS THAN 25'  
 EXISTING ORIGINAL BUILDING: 273.2'  
 TELECOMMUNICATIONS MONOPINE: 373.0'  
 TELECOMMUNICATIONS COMPOUND: 345.4'

**NOTES**

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

**SURVEY NOTES**

- 1.) SITE NAME: HOLMES RUN ACRES
- 2.) THIS IS NOT A BOUNDARY SURVEY AND IS NOT TO BE USED FOR THE TRANSFER OF PROPERTY.
- 3.) THE SUBJECT PARCEL INFORMATION:  
**LOT #6**  
 OWNER: HOLMES RUN RECREATION ASSN INC  
 PREMISES ADDRESS: 3457 GALLOW'S ROAD FALLS CHURCH, VA 22042  
 MAILING ADDRESS: P.O. BOX 407 ANNANDALE, VA 22003  
 COUNTY: FAIRFAX COUNTY  
 PARCEL ID #: 0592 09010006  
 DISTRICT NUMBER: 70100 PROVIDENCE DIST #1  
 AREA: 87,838 SF, LESS 3,807 SF DEDICATED TO PUBLIC STREET (GALLOW'S RD. EXPANSION) FOR A TOTAL AVAILABLE AREA OF 84,029 SF. (1.93 AC)  
 ZONING: R-3 USE: PRIVATE OPEN SPACE  
**LOT #7**  
 OWNER: HOLMES RUN RECREATION ASSN INC  
 PREMISES ADDRESS: 3457 GALLOW'S ROAD FALLS CHURCH, VA 22042  
 MAILING ADDRESS: P.O. BOX 407 ANNANDALE, VA 22003  
 COUNTY: FAIRFAX COUNTY  
 PARCEL ID #: 0592 09010007  
 DISTRICT NUMBER: 70100 PROVIDENCE DIST #1  
 AREA: 86,638 SF, LESS 3,874 SF DEDICATED TO PUBLIC STREET (GALLOW'S RD. EXPANSION) FOR A TOTAL AVAILABLE AREA OF 82,764 SF. (1.90 AC)  
 ZONING: R-3 USE: PRIVATE OPEN SPACE
- 4.) THE RECORDED REFERENCES FOR THE SUBJECT PARCEL ARE AS FOLLOWS:  
**LOT #6**  
 DEED: LIBER 03033, FOLIO 0620  
 LEGAL DESCRIPTION: HOLMES RUN ACRES PT LT 6 BLK 1  
**LOT #7**  
 DEED: LIBER 01080, FOLIO 0495  
 LEGAL DESCRIPTION: HOLMES RUN ACRES
- 5.) THE DATUM'S ARE NAD 83 AND NAVD 88, AND THE BEARING IS STATE GRID.
- 6.) NO UNDERGROUND UTILITIES HAVE BEEN LOCATED, THE PRESENCE OF ANY SUCH UTILITIES MUST BE CONFIRMED BY THE CONTRACTOR BEFORE CONSTRUCTION.
- 7.) NO WETLANDS HAVE BEEN DEFINED AND ANY AREAS SHOWN AS MARSH, PONDS OR DITCHES ARE DONE SO FROM VISIBLE SURFACE FEATURES AND IN NO WAY CONSTITUTE A DEFINED WETLAND.
- 8.) THE FLOOD ZONE OF THE PROPOSED MONOPINE IS AS FOLLOWS: FLOOD ZONE X, AREA OF MINIMAL FLOODING, SOURCE, FEMA FLOOD MAP FOR FAIRFAX COUNTY, VA, COMMUNITY PANEL NUMBER 515525 0087D, REVISED, MARCH 5, 1990.
- 9.) THE DATA COLLECTED AND SHOWN ON THIS DRAWING ARE FOR THE PURPOSES OF CONSTRUCTION OF A CELLULAR MONOPINE, ANY NECESSARY ANCILLARY EQUIPMENT AND ALL APPROPRIATE EASEMENTS.
- 10.) THERE ARE NO EXISTING EASEMENTS, UTILITY OR OTHERWISE, OF 25 FT. OR MORE ON THE SUBJECT PARCELS.
- 11.) THIS PROPERTY IS SUBJECT TO ALL MATTERS OF PUBLIC RECORD.
- 12.) THE LOCATION OF THE PROPOSED MONOPINE IS AS FOLLOWS: THE VALUES LISTED BELOW ARE WITHIN ±50' HORIZONTAL AND ±20' VERTICAL.  
 LATITUDE: 38°51' 02.851"  
 LONGITUDE: -77°12' 38.832"  
 ELEVATION: 363.75'

BUILDING SETBACKS		
	EXISTING	PROPOSED
FRONT YARD (SOUTH)	234.0'	165.0'
REAR YARD (NORTH)	273.2'	345.4'
SIDE YARD (EAST)	201.9'	81.4'
SIDE YARD (WEST)	28.7'	164.8'

PARKING SETBACKS		
	EXISTING	MIN. REQUIRED
FRONT YARD (SOUTH)	15.5'	N/A
REAR YARD (NORTH)	256.0'	N/A
SIDE YARD (EAST)	16.4'	N/A
SIDE YARD (WEST)	17.8'	N/A

PROPOSED MONOPINE SETBACKS		
	PROPOSED	MIN. REQUIRED
FRONT YARD (SOUTH)	183.9'	35'
REAR YARD (NORTH)	373.0'	35'
SIDE YARD (EAST)	107.8'	35'
SIDE YARD (WEST)	192.4'	35'
CLOSEST ROAD	193.7'	35'
CLOSEST RESIDENCE	175.7'	35'

**LINE TYPES**

- BOUNDARY LINE - PARENT PARCEL
- UN-SURVEYED LINE - BOUNDARY OF ADJOINERS
- LINE FOR DIMENSIONS
- RIGHT OF WAY BOUNDARY
- INTERIOR LOT LINES
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- EDGE OF GRAVEL
- RETAINING WALL
- CURB
- FENCE LINE - CHAIN
- 1' CONTOUR LINE
- 5' CONTOUR LINE
- OVER-HEAD UTILITY LINE
- DHUL DHUL DHUL DHUL
- TREE OR VEGETATION LINE

**LEGEND**

- FOUND PROPERTY CORNER
- BENCH MARKS
- UTILITY POLE
- GUY ANCHOR
- SGN
- FLOOD LIGHT
- LIGHT POLE
- TELEPHONE PEDESTAL
- INDIVIDUAL TREE - DECIDUOUS
- INDIVIDUAL TREE - CONIFER
- BUSH
- TRANSFORMER
- CONCRETE SURFACE
- ASPHALT SURFACE
- GRAVEL SURFACE

Application No **SE-2008-PR-009** Staff **S.Z.**  
**APPROVED** **SP Plan**  
 SEE DEV EQNDS DATED **1-29-2009**  
 Date of (BOS) (BZA) approval **2-23-2009**  
 Sheet **2** of **14**

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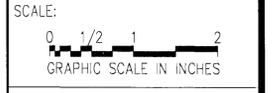
**SUBMITTALS**

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11-06-07	ZONING	
01-11-08	ZONING	
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06-09-08	REVISED COMPOUND	
07-09-08	REVISED LANDSCAPING	
08-06-08	ADDED WALL SECTIONS	
10-03-08	REVISED COMPOUND	
01-06-09	LKLA LANDSCAPE PLAN	

SEAL:

**CWS**  
 2800 Shirlington Road  
 Suite 960  
 Arlington, VA 22206  
 Phone 703-845-1971  
 Fax 703-845-1953

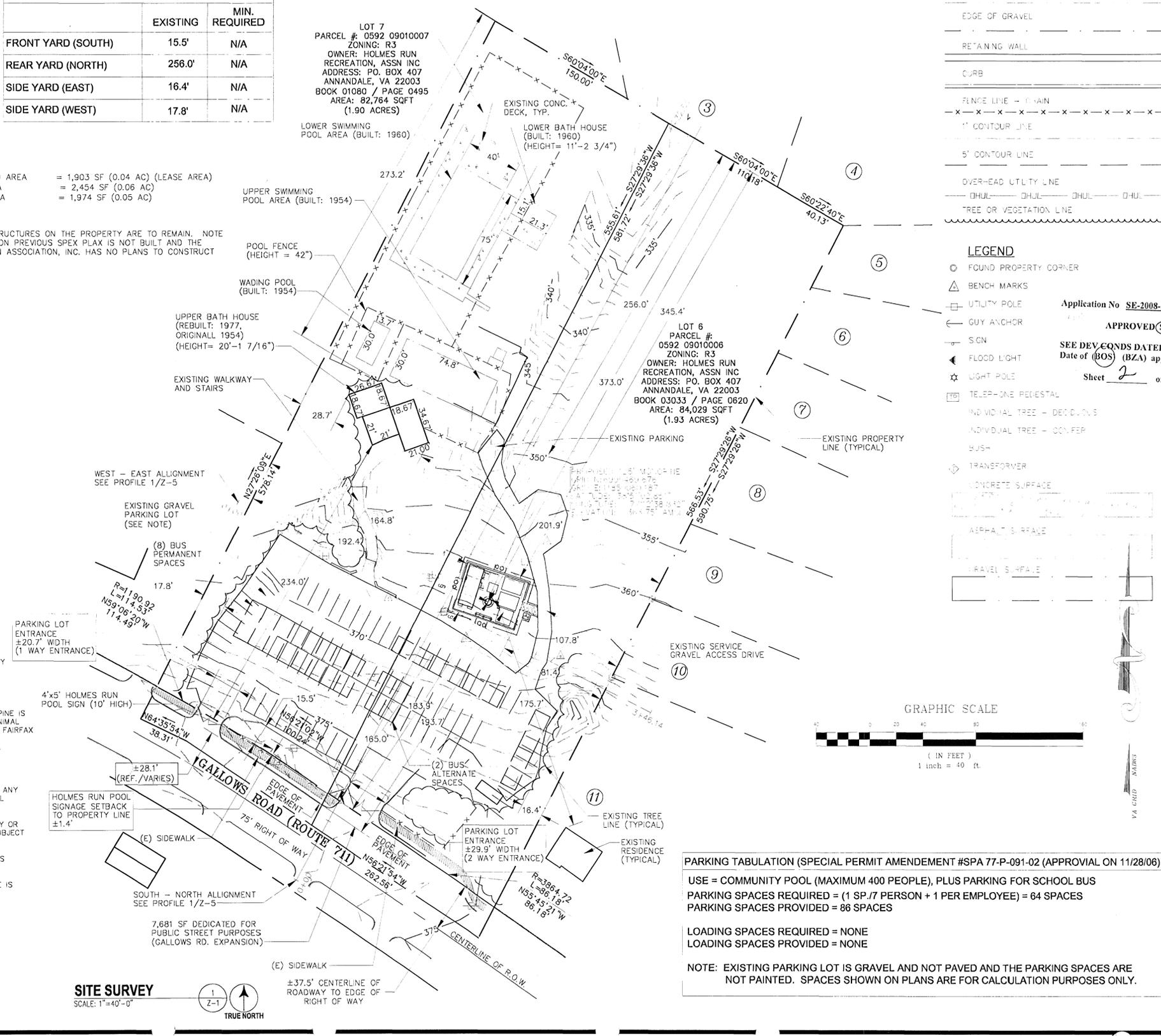
PROJECT NO:	1094.018
DESIGNER:	R.S.
ENGINEER:	C.G.



**HOLMES RUN ACRES REC. ASSN. 3457 GALLOW'S RD. FALLS CHURCH, VA**

**SPECIAL EXCEPTION /SPECIAL PERMIT PLAT**

TITLE:  
**SITE SURVEY**  
 SHEET NUMBER:  
**Z-1**



**PARKING TABULATION (SPECIAL PERMIT AMENDMENT #SPA 77-P-091-02 (APPROVAL ON 11/28/06))**  
 USE = COMMUNITY POOL (MAXIMUM 400 PEOPLE), PLUS PARKING FOR SCHOOL BUS  
 PARKING SPACES REQUIRED = (1 SP./7 PERSON + 1 PER EMPLOYEE) = 64 SPACES  
 PARKING SPACES PROVIDED = 86 SPACES  
 LOADING SPACES REQUIRED = NONE  
 LOADING SPACES PROVIDED = NONE  
 NOTE: EXISTING PARKING LOT IS GRAVEL AND NOT PAVED AND THE PARKING SPACES ARE NOT PAINTED. SPACES SHOWN ON PLANS ARE FOR CALCULATION PURPOSES ONLY.

**SITE SURVEY**  
 SCALE: 1"=40'-0"  
 TRUE NORTH

**SUBMITTALS**

DATE	DESCRIPTION	REV.
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**CWS**

2800 Shirlington Road  
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Phone 703-845-1971  
Fax 703-845-1953

PROJECT NO: 1094.018  
DESIGNER: R.S.  
ENGINEER: C.G.

SCALE:  
0 1/2 1 2  
GRAPHIC SCALE IN INCHES

**HOLMES RUN  
ACRES REC. ASSN.  
3457 GALLOWS RD.  
FALLS CHURCH, VA**

**SPECIAL EXCEPTION  
/SPECIAL PERMIT PLAT**

TITLE:

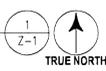
**ENLARGED  
ENTRANCE PLAN**

SHEET NUMBER:

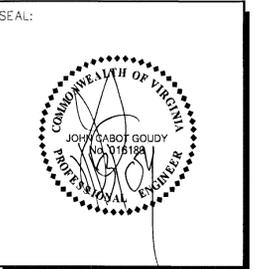
**Z-1A**



**ENLARGED PLAN**  
SCALE: 1"=10'-0"

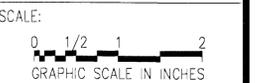


SUBMITTALS		
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 2800 Shirlington Road  
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PROJECT NO:	1094.018
DESIGNER:	TMF
ENGINEER:	R.C.



**HOLMES RUN  
 ACRES REC. ASSN.  
 3457 GALLOWS RD.  
 FALLS CHURCH, VA**

**SPECIAL EXCEPTION  
 /SPECIAL PERMIT PLAT**

TITLE:

**TAX INFORMATION**

SHEET NUMBER:

**Z-2**

PARCEL ID: 0592 08F 0040  
 N/F  
 KAHL SUSAN GATES  
 PREMISES ADDRESS: 3426 EXECUTIVE AV  
 MAILING ADDRESS: 3426 EXECUTIVE AV  
 FALLS CHURCH, VA 22042  
 DEED LIBER 16680, FOLIO 1023  
 ZONING: R-3 USE: RESIDENTIAL  
 AREA: 15,341 SF

10

PARCEL ID: 0592 08F 0042  
 N/F  
 VARGAS JAMIE E, QUINTANILLA MARTHA  
 PREMISES ADDRESS: 3465 GALLOWS RD  
 MAILING ADDRESS: 3465 GALLOWS RD  
 FALLS CHURCH, VA 22042  
 DEED LIBER 09501, FOLIO 0706  
 ZONING: R-3 USE: RESIDENTIAL  
 AREA: 20,703 SF

11

PARCEL ID: 0592 08F 0037  
 N/F  
 CURRLE KENNETH M  
 PREMISES ADDRESS: 3420 EXECUTIVE AV  
 MAILING ADDRESS: 3420 EXECUTIVE AV  
 FALLS CHURCH, VA 22042  
 DEED LIBER 19360, FOLIO 0298  
 ZONING: R-3 USE: RESIDENTIAL  
 AREA: 13,446 SF

7

PARCEL ID: 0592 08F 0038  
 N/F  
 NAGY STEVEN, NAGY ROSARIO  
 PREMISES ADDRESS: 3422 EXECUTIVE AV  
 MAILING ADDRESS: 1018 19TH ST S  
 ARLINGTON, VA 22202  
 DEED LIBER 06995, FOLIO 0167  
 ZONING: R-3 USE: RESIDENTIAL  
 AREA: 14,078 SF

8

PARCEL ID: 0592 08F 0039  
 N/F  
 BHASKAR SANJAY  
 PREMISES ADDRESS: 3424 EXECUTIVE AV  
 MAILING ADDRESS: 3424 EXECUTIVE AV  
 FALLS CHURCH, VA 22042  
 DEED LIBER 16730, FOLIO 0261  
 ZONING: R-3 USE: RESIDENTIAL  
 AREA: 14,711 SF

9

PARCEL ID: 0592 08080021  
 N/F  
 REEVES JAMES M, AND MARIA G  
 PREMISES ADDRESS: 3414 EXECUTIVE AV  
 MAILING ADDRESS: 3414 EXECUTIVE AV  
 FALLS CHURCH, VA 22042  
 DEED LIBER 06439, FOLIO 0479  
 ZONING: R-3 USE: RESIDENTIAL  
 AREA: 14,323 SF

4

PARCEL ID: 0592 08080022  
 N/F  
 SZCZEPANSKI ZDZISLAW K TR  
 PREMISES ADDRESS: 3416 EXECUTIVE AV  
 MAILING ADDRESS: 3416 EXECUTIVE AV  
 FALLS CHURCH, VA 22042  
 DEED LIBER 11024, FOLIO 1616  
 ZONING: R-3 USE: RESIDENTIAL  
 AREA: 13,105 SF

5

PARCEL ID: 0592 08080023  
 N/F  
 KUTYS ROBERT J, COSTELLO LINDA M  
 PREMISES ADDRESS: 3418 EXECUTIVE AV  
 MAILING ADDRESS: 3418 EXECUTIVE AV  
 FALLS CHURCH, VA 22042  
 DEED LIBER 15398, FOLIO 1993  
 ZONING: R-3 USE: RESIDENTIAL  
 AREA: 14,711 SF

6

PARCEL ID: 0592 09010006  
 N/F  
 HOLMES RUN RECREATION, ASSN INC  
 PREMISES ADDRESS: 3457 GALLOWS RD  
 MAILING ADDRESS: PO BOX 407  
 ANNANDALE, VA 22003  
 DEED LIBER 03033, FOLIO 0620  
 ZONING: R-3 USE: RESIDENTIAL  
 AREA: 84,029 SF

1

PARCEL ID: 0592 09010007  
 N/F  
 HOLMES RUN ACRES, RECREATION ASSN INC  
 PREMISES ADDRESS: 3451 GALLOWS RD  
 MAILING ADDRESS: PO BOX 407  
 ANNANDALE, VA 22003  
 DEED LIBER 01080, FOLIO 0495  
 ZONING: R-3 USE: RESIDENTIAL  
 AREA: 82,764 SF

2

PARCEL ID: 0592 08080008  
 N/F  
 ZACK KENNETH J, ZACK DENISE G  
 PREMISES ADDRESS: 3411 CYPRESS DR  
 MAILING ADDRESS: 3411 CYPRESS DR FALLS  
 CHURCH, VA 22042  
 DEED LIBER 12081, FOLIO 0712  
 ZONING: R-3 USE: RESIDENTIAL  
 AREA: 18,972 SF

3

Application No SE-2008-PR-009 Staff S.Z.

APPROVED (SE) SP Plan

SEE DEV. CONDS DATED 1-29-2009  
 Date of (BOS) (BZA) approval 2-23-2009

Sheet 4 of 14

**SUBMITTALS**

DATE	DESCRIPTION	REV.
10-25-07	ZONING	
11-06-07	ZONING	
01-11-08	ZONING	
02-26-08	COUNTY COMMENTS	
05-21-08	COUNTY COMMENTS	
06-09-08	REVISED COMPOUND	
07-09-08	REVISED LANDSCAPING	
08-06-08	ADDED WALL SECTIONS	
10-03-08	REVISED COMPOUND	
01-05-09	LKLA LANDSCAPE PLAN	

SEAL:



**CWS**

2800 Shirlington Road  
Suite 960  
Arlington, VA 22206  
Phone 703-845-1971  
Fax 703-845-1953

PROJECT NO: 1094.018  
DESIGNER: TMF  
ENGINEER: R.C.

SCALE:



HOLMES RUN  
ACRES REC. ASSN.  
3457 GALLOWS RD.  
FALLS CHURCH, VA

SPECIAL EXCEPTION  
/SPECIAL PERMIT PLAT

TITLE:

**GRADING AND  
EROSION/SEDIMENT  
CONTROL PLAN**

SHEET NUMBER:

**Z-3**

**PROJECT DATA**

TELECOMMUNICATIONS COMPOUND AREA = 1,903 SF (0.04 AC) (LEASE AREA)  
TOTAL PROJECT DISTURBED AREA = 2,454 SF (0.06 AC)  
TOTAL PROJECT IMPERVIOUS AREA = 1,974 SF (0.05 AC)  
TOTAL PROJECT VEGETATIVE AREA = 465 SF (0.01 AC)

**EXISTING CONDITIONS**

ALL EXISTING BUILDINGS AND STRUCTURES ON THE PROPERTY ARE TO REMAIN.

**STORM WATER MANAGEMENT WAIVER REQUEST**

A STORMWATER MANAGEMENT WAIVER IS REQUESTED FOR THIS PROJECT.

THIS PROJECT HAS A TOTAL DISTURBED AREA OF 2,454 SF AND DOES NOT REQUIRE STORMWATER MANAGEMENT IN ACCORDANCE WITH CHESAPEAKE BAY PRESERVATION ORDINANCE 11B. THIS PROJECT QUALIFIES FOR AN EXEMPTION FROM STORMWATER MANAGEMENT. THE SW RUNOFF DOES NOT SIGNIFICANTLY INCREASE THE WATER QUANTITY VOLUME.

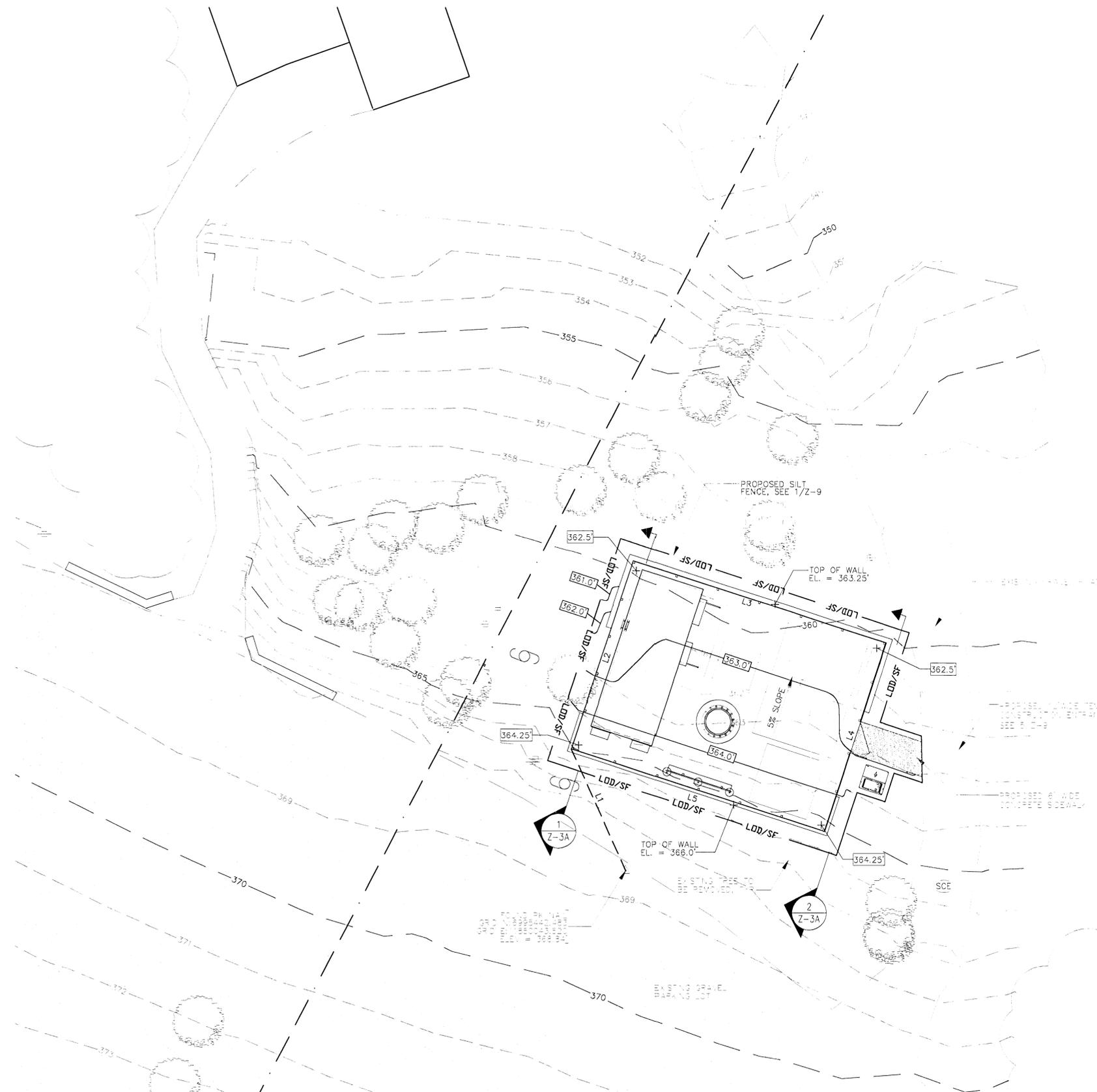
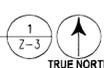
**LINETYPES**

TREE PROTECTION	
1/2" DISTANCE SILT FENCE	LOD/SF
SILT FENCE	SF
PROPOSED 1" CONTOUR LINE	401.0
PROPOSED 5" CONTOUR LINE	400.0
PROPOSED SPOT ELEVATION	400.53

LINE	LENGTH	BEARING
L1	34.24	N84°05'E 64'
L2	36.17	N51°07'E 66'
L3	43.25	S71°52'E 65'
L4	34.17	S18°07'E 65'
L5	43.25	N71°52'E 65'

**EROSION/SEDIMENT CONTROL PLAN**

SCALE: 1"=10'-0"



Application No SE-2008-PR-009 Staff S.Z.

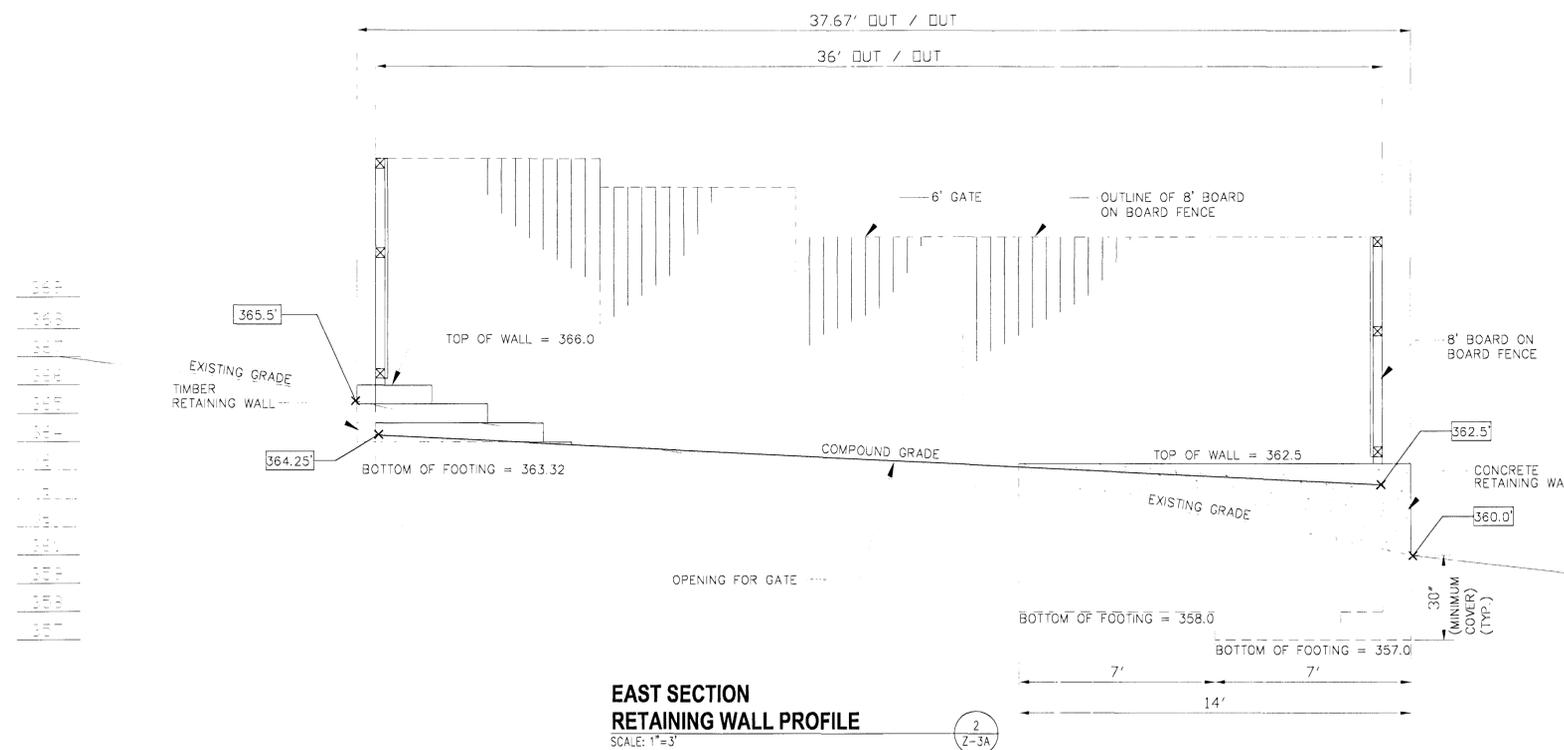
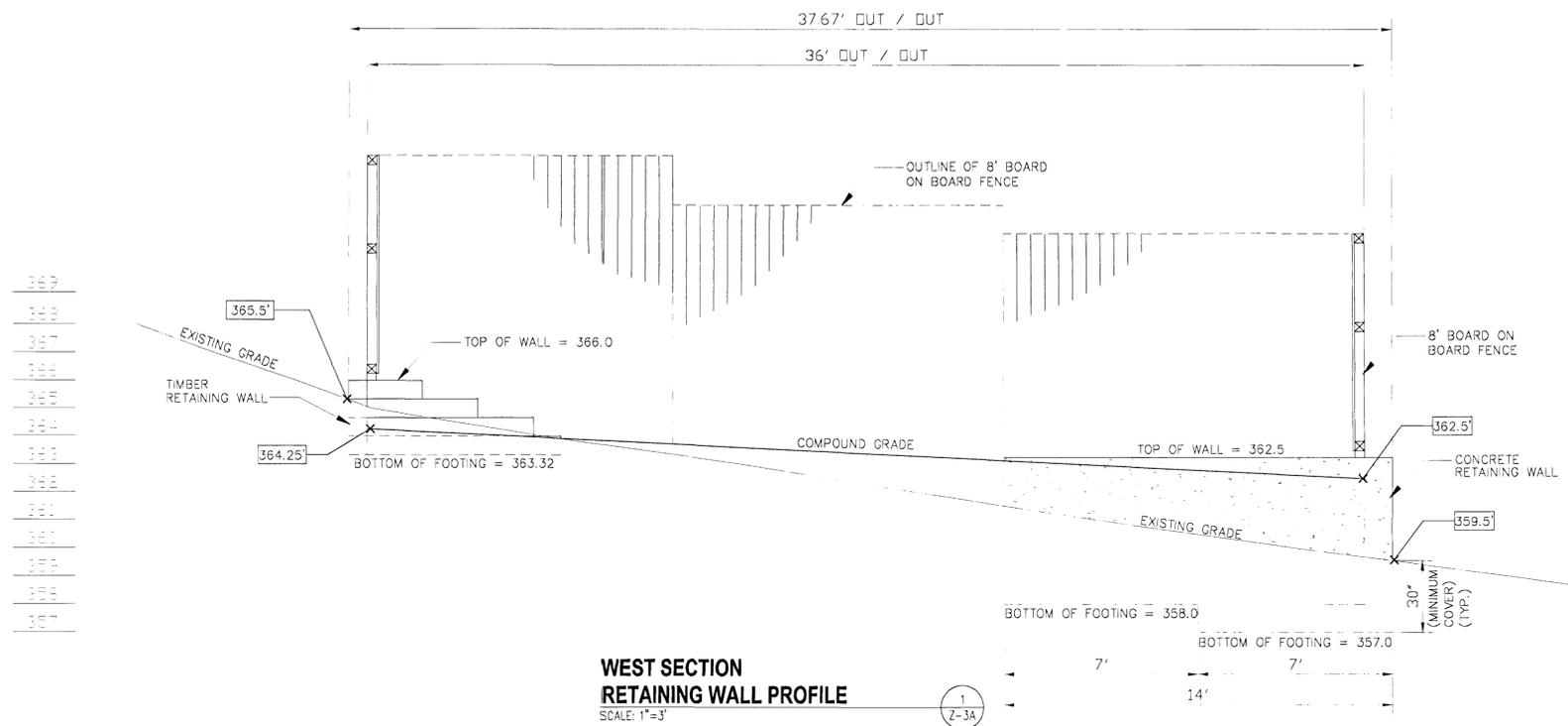
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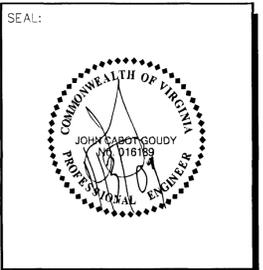
Sheet 5 of 14

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10-03-08	REVISED COMPOUND	
01-05-09	LKLA LANDSCAPE PLAN	

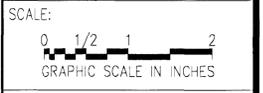


Application No SE-2008-PR-009 Staff S.Z.  
APPROVED (SE) SP Plan  
SEE DEV. CONDS DATED 1-29-2009  
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Sheet 6 of 14



**CWS**  
2800 Shirlington Road  
Suite 960  
Arlington, VA 22206  
Phone 703-845-1971  
Fax 703-845-1953

PROJECT NO: 1094.018  
DESIGNER: W.A.  
ENGINEER: R.C.



**HOLMES RUN  
ACRES REC. ASSN.  
3457 GALLOWS RD.  
FALLS CHURCH, VA**

**SPECIAL EXCEPTION  
/SPECIAL PERMIT PLAT**

TITLE:  
**RETAINING WALL  
PROFILES**  
SHEET NUMBER:  
**Z-3A**



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SEAL:



**CWS**

2800 Shirlington Road  
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Phone 703-845-1971  
Fax 703-845-1953

PROJECT NO: 1094.018  
DESIGNER: R.S.  
ENGINEER: C.G.

SCALE:  
0 1/2 1 2  
GRAPHIC SCALE IN INCHES

**HOLMES RUN  
ACRES REC. ASSN.  
3457 GALLOWS RD.  
FALLS CHURCH, VA**

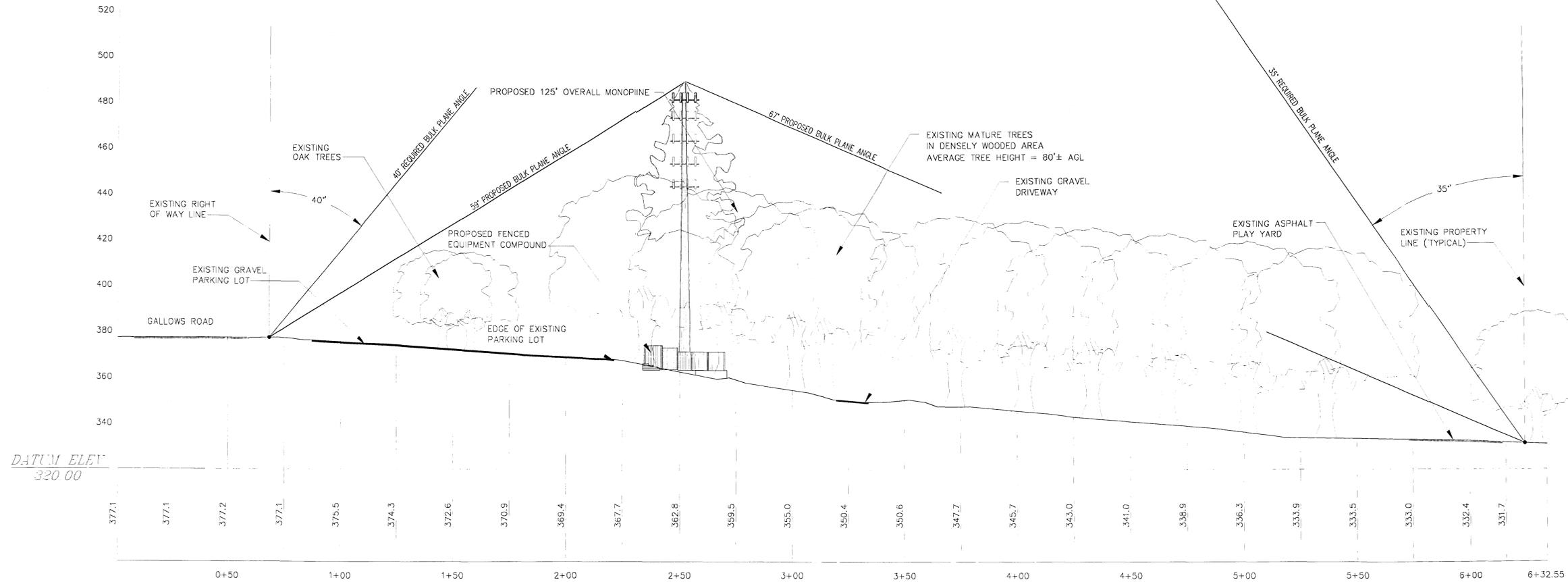
**SPECIAL EXCEPTION  
/SPECIAL PERMIT PLAT**

TITLE:

**SITE  
PROFILES**

SHEET NUMBER:

**Z-5**



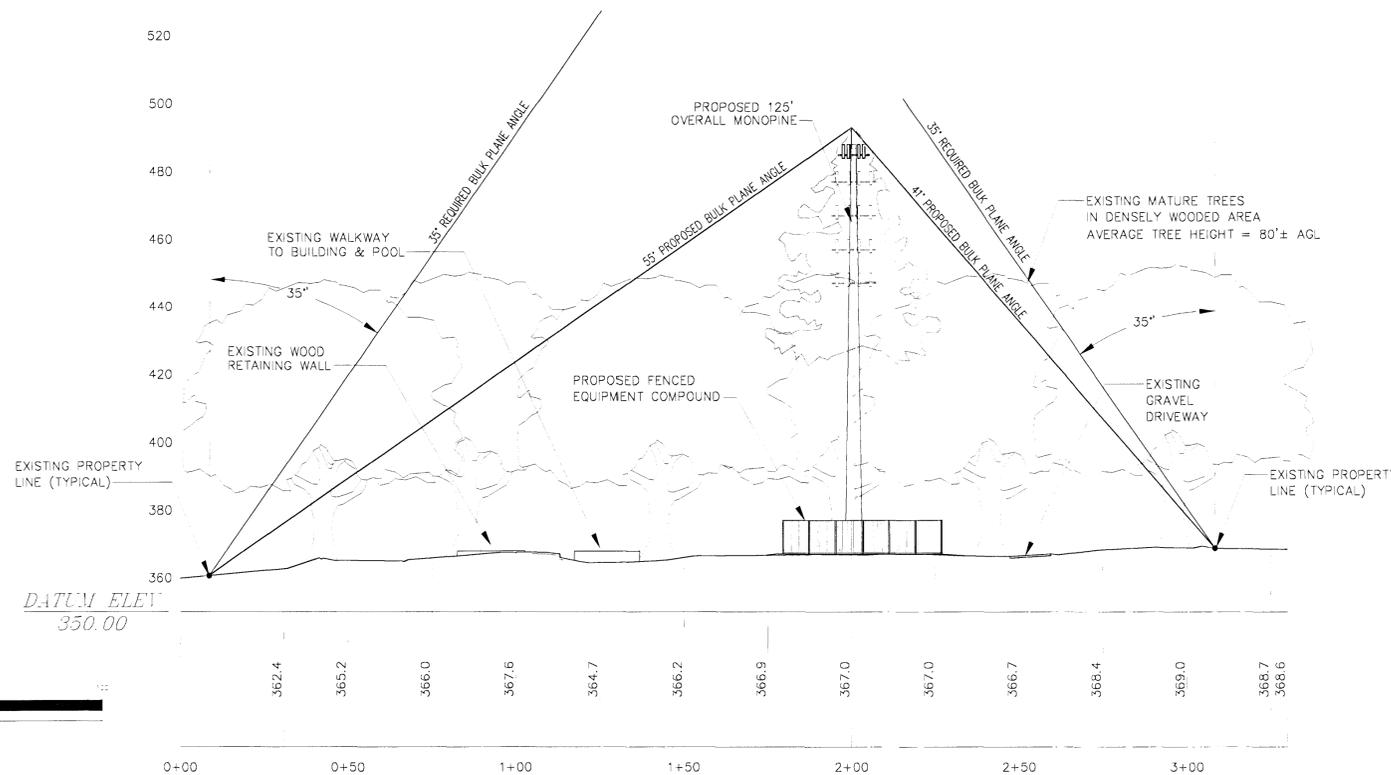
**SOUTH - NORTH PROFILE (LOOKING WEST)**

SCALE: 1"=25'-0" HORIZONTAL  
SCALE: 1"=25'-0" VERTICAL

1  
Z-5

**SET BACK INFORMATION**

FRONT YARD REQUIRED: 40° ANGLE OF BULK PLANE BUT NOT LESS THAN 30'  
EXISTING ORIGINAL BUILDING: 234.0'  
TELECOMMUNICATIONS MONOPINE: 183.9'  
TELECOMMUNICATIONS COMPOUND: 165.0'  
SIDE YARD REQUIRED: 35° ANGLE OF BULK PLANE BUT NOT LESS THAN 10'  
EXISTING ORIGINAL BUILDING: 201.9' EAST SIDE, 28.7' WEST SIDE  
TELECOMMUNICATIONS MONOPINE: 107.8' EAST SIDE, 192.4' WEST SIDE  
TELECOMMUNICATIONS COMPOUND: 81.4' EAST SIDE, 164.8' WEST SIDE  
REAR YARD REQUIRED: 35° ANGLE OF BULK PLANE BUT NOT LESS THAN 25'  
EXISTING ORIGINAL BUILDING: 273.2'  
TELECOMMUNICATIONS MONOPINE: 373.0'  
TELECOMMUNICATIONS COMPOUND: 345.4'



**WEST - EAST PROFILE (LOOKING NORTH)**

SCALE: 1"=25'-0" HORIZONTAL  
SCALE: 1"=25'-0" VERTICAL

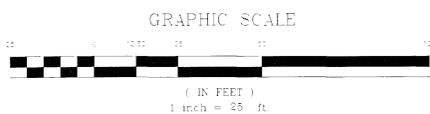
2  
Z-5

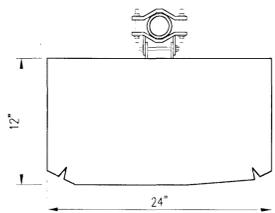
Application No SE-2008-PR-009 Staff S.Z.

APPROVED (SE) SP Plan

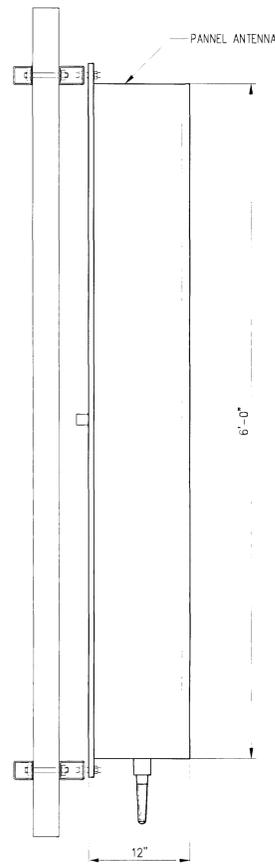
SEE DEV. CONDS DATED 1-29-2009  
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Sheet 8 of 14



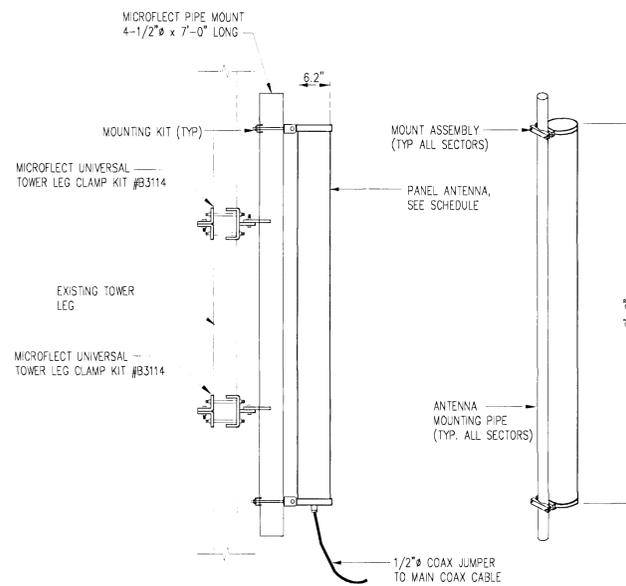


**ANTENNA PLAN DIMENSION**



**PANEL ANTENNA DETAIL**  
SCALE: 1 1/2"=1'-0"

1  
Z-6



**ANTENNA MOUNTING DETAIL**  
SCALE: 3/4"=1'-0"

2  
Z-6

Application No SE-2008-PR-009 Staff S.Z.  
APPROVED (SE) SP Plan  
SEE DEV. EQNDS DATED 1-29-2009  
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Sheet 9 of 14

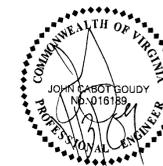


1575 Eye Street, N.W. Suite 350  
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FALLS CHURCH, VA

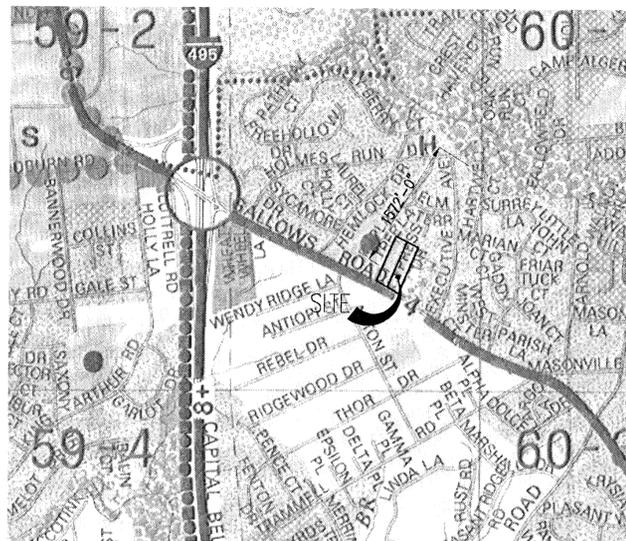
SPECIAL EXCEPTION  
/SPECIAL PERMIT PLAT

TITLE:

**ANTENNA  
DETAILS**

SHEET NUMBER:

**Z-6**



**ENVIRONMENTAL QUALITY MAP**

SCALE: 1" = 1000'  
Z-7 TRUE NORTH

SOURCE:  
FAIRFAX COUNTY COMPREHENSIVE PLAN

NOTES:  
THE PROJECT SITE IS LOCATED APPROXIMATELY 1572 FT FROM THE NEAREST ENVIRONMENTAL QUALITY CORRIDOR.

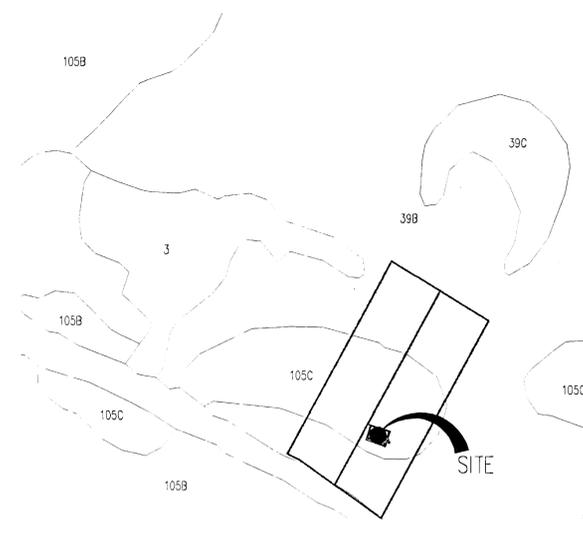


**TRAIL MAP**

SCALE: 1" = 1000'  
Z-7 TRUE NORTH

SOURCE:  
FAIRFAX COUNTY COMPREHENSIVE PLAN

NOTES:  
THERE IS ONE MAJOR REGIONAL TRAIL SYSTEM ALONG 495, ONE MAJOR PAVED TRAIL ALONG GALLOWES RD., ONE ONROAD BIKE ROUTE ALONG GALLOWES RD., ONE STREAM VALLEY TRAIL AND ONE MINOR PAVED TRAIL ALONG HOLMES RUN DR. NEAR THE VICINITY OF THE PROPOSED TELECOMMUNICATIONS SITE.

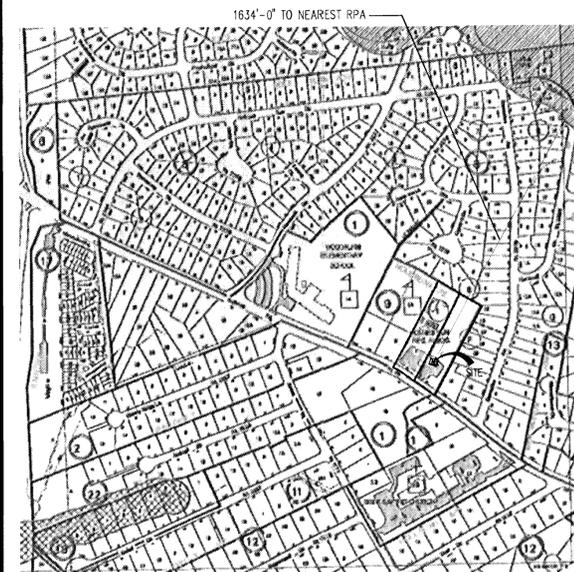


**SOILS MAP**

SCALE: 1" = 200'  
Z-7 TRUE NORTH

SOURCE:  
NATURAL RESOURCES CONSERVATION SERVICE

SOIL TYPE: 105C  
WHEATON-GLENELG COMPLEX, 7 TO 15 PERCENT SLOPES.

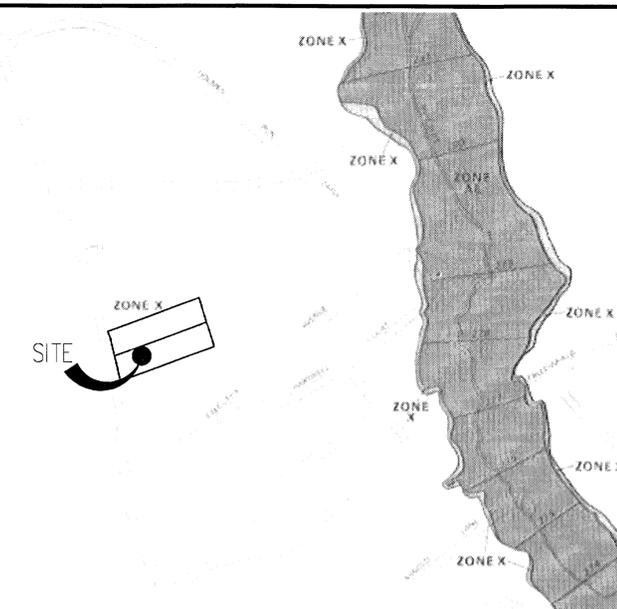


**RESOURCE MANAGEMENT MAP**

SCALE: 1" = 500'  
Z-7 TRUE NORTH

SOURCE:  
FAIRFAX COUNTY COMPREHENSIVE PLANS

NOTES:  
THE PROJECT SITE IS LOCATED APPROXIMATELY 1634 FT FROM THE NEAREST RESOURCE PROTECTION AREA.  
THE PROJECT SITE IS LOCATED WITHIN THE RESOURCE MANAGEMENT AREA DEFINED AS ALL LAND OUTSIDE THE RESOURCE PROTECTION AREA.

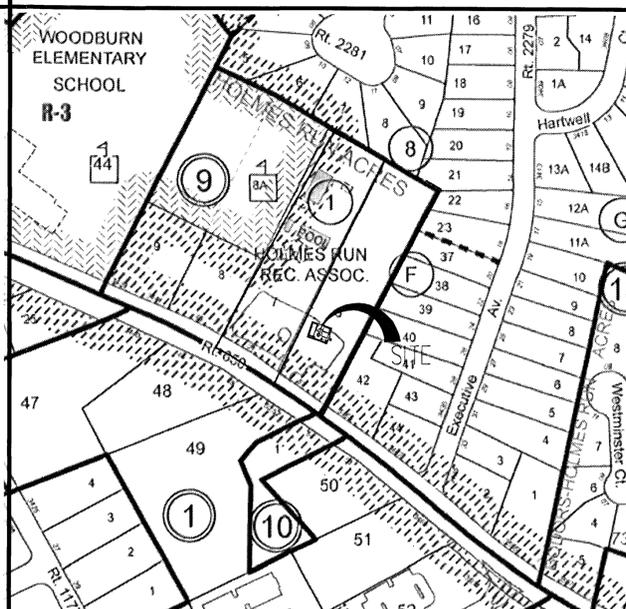


**FLOOD ZONE MAP**

SCALE: 1" = 500'  
Z-7 TRUE NORTH

SOURCE:  
FEMA FLOOD MAP FOR FAIRFAX COUNTY, VA,  
COMMUNITY PANEL NUMBER 515525 0087 D. MARCH 5, 1990.

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



**ZONING MAP**

SCALE: 1" = 200'  
Z-7 TRUE NORTH

SOURCE:  
FAIRFAX COUNTY COMPREHENSIVE PLANS

PROJECT PARCEL IS ZONING R-3

**GENERAL NOTES:**

- 1) THERE ARE NO PROPOSED IMPROVEMENTS TO THE PUBLIC RIGHT(S) OF WAY.
- 2) THE PROPERTY IS SERVED BY PUBLIC WATER AND SEPTIC.
- 3) THERE ARE NO PROPOSED STORM WATER MANAGEMENT FACILITIES.
- 4) EXISTING TREES (APPROX 12) WILL BE REMOVED FOR CONSTRUCTION PURPOSES.



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**HOLMES RUN  
ACRES REC. ASSN.  
3457 GALLOWES RD.  
FALLS CHURCH, VA**

**SPECIAL EXCEPTION  
/SPECIAL PERMIT PLAT**

TITLE:

**CIVIL MAPS  
AND NOTES**

Application No SE-2008-PR-009 Staff S.Z.

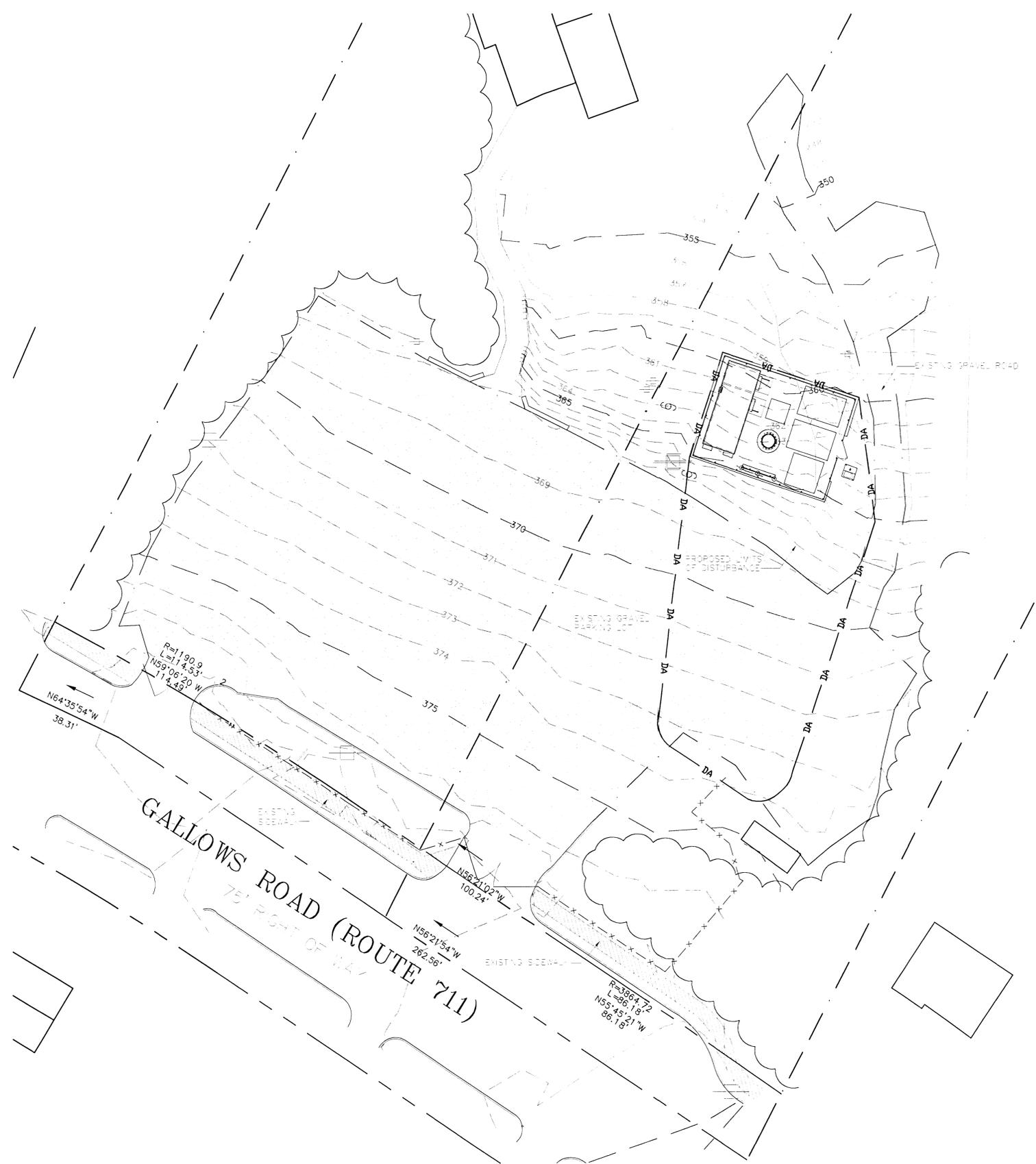
APPROVED SP Plan

SEE DEVELOPMENTS DATED 1-29-2009  
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Sheet 10 of 14

SHEET NUMBER:

**Z-7**



**DRAINAGE AREA: 8,113 SF**

**STORMWATER MANAGEMENT PLAN**  
SCALE: 1"=20'-0"  
1  
2-8  
TRUE NORTH

**PROJECT SIZE < 2500 SF DISTURBED AREA**

**WATER QUALITY:**  
THIS PROJECT HAS A TOTAL DISTURBED AREA OF 2,454 SF AND DOES NOT REQUIRE STORMWATER MANAGEMENT IN ACCORDANCE WITH CHESAPEAKE BAY PRESERVATION ORDINANCE 11B.

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

**STORM WATER CALCULATIONS**

**ANALYSIS:**  
ANALYZE USING TR-55 SOFTWARE "URBAN HYDROLOGY FOR SMALL WATERSHEDS"  
**RESULTS:**  
FOR 10 YR-24 HR STORM EVENT  
PEAK DISCHARGE (Qp10)

CONCLUSION:	PRE DEVELOPMENT	POST DEVELOPMENT	NET INCREASE
	0.89 CFS	1.14 CFS	0.25 CFS

THE NET INCREASE FOR THE 10 YR-24 HR PEAK DISCHARGE Qp10 IS REPORTED AS LESS THAN 0.2 CFS OR BELOW CALCULATION LIMITS BY TR-55. THESE CALCULATIONS SHOW THAT THERE IS NO SIGNIFICANT INCREASE IN THE WATER QUANTITY VOLUME FOR THE PURPOSES OF VIRGINIA STORM WATER MANAGEMENT.

**STORM WATER MANAGEMENT AND BEST MANAGEMENT PRACTICE NARRATIVE (STORM WATER MANAGEMENT WAIVER REQUEST)**

A STORMWATER MANAGEMENT WAIVER IS REQUESTED FOR THIS PROJECT. THIS PROJECT QUALIFIES FOR AN EXEMPTION FROM STORMWATER MANAGEMENT. THE SW RUNOFF DOES NOT SIGNIFICANTLY INCREASE THE WATER QUANTITY VOLUME.

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

**STORM WATER MANAGEMENT NARRATIVE SUMMARY**

**DRAINAGE AREA:**  
THE DRAINAGE AREA FOR THE SITE IS 8,113 SF (0.18 AC). THE PRE-DEVELOPMENT DRAINAGE AREA FOR THE PROPOSED SITE AREA CONSISTS OF EXISTING WOODS AREA 3,594 SF (0.08 AC) AND AN EXISTING PAVED PARKING LOT, IMPERVIOUS AREA 4.1 (0.10 AC). THE POST-DEVELOPMENT DRAINAGE AREA FOR THE PROPOSED SITE AREA CONSISTS OF WOODS/GRASS AREA 1,620 SF (0.04 AC), TOTAL IMPERVIOUS AREA SF (0.15 AC). THE AVERAGE SLOPE NEAR THE PROPOSED SITE IS APPROXIMATELY 8% AND THE SLOPE OF THE PARKING LOT IS APPROXIMATELY 8%. THE NET INCREASE PEAK DISCHARGE FOR 10 YR - 24 HR STORM WAS FOUND TO BE INCREASED BY CFS BY TR-55 SOFTWARE PROGRAM, WHICH IS NOT SIGNIFICANT. THE OVERALL DRAINAGE AREA ANALYSIS SHOWS THAT THERE IS NO SIGNIFICANT INCREASE IN W QUANTITY VOLUME FOR THE SITE.

Application No SE-2008-PR-009 Staff S.Z.

APPROVED (SE) SP Plan

SEE DEV. CONDS DATED 1-29-2009  
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Sheet 11 of 14

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

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

This information is required under the following Zoning Ordinance paragraphs:  
Special Permits (8-011 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 (18-302 3 & 4L) PRC Plan (18-303 1E & 1O)  
FDP P Districts (except PRC) (18-502 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).
- 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheets Z-3.
- 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)
N/A	N/A	N/A	N/A	N/A	N/A	N/A
Totals						
- 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet Z-8.  
Pond inlet and outlet pipe systems are shown on Sheet N/A.
- 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheets N/A.  
Type of maintenance access road surface noted on the plat is N/A (asphalt, geoblock, gravel, etc.).
- 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet N/A.
- 7. A "stormwater management narrative" which contains a description of how detention and best management practices requirements will be met is provided on Sheet Z-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 N/A.
- 9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet Z-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 Z-3 AND Z-1.
- 11. A submission waiver is requested for N/A.
- 12. Stormwater management is not required because THE NET INCREASE FOR 10 YR-24 HR PEAK DISCHARGE DOES NOT SIGNIFICANTLY INCREASE THE WATER QUANTITY VOLUME. THE NET INCREASE WAS FOUND TO BE 0.25 CFS.

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0 1/2 1 2  
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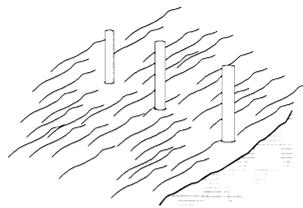
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**SPECIAL EXCEPTION  
/SPECIAL PERMIT PLAT**

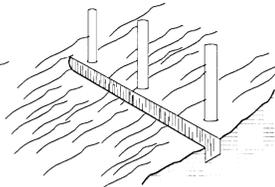
TITLE:  
**PRELIMINARY  
STORMWATER  
MANAGEMENT  
PLAN**

SHEET NUMBER:  
**Z-8**

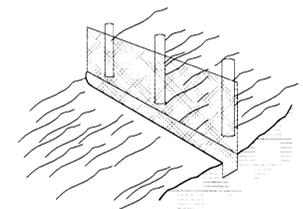
1. SET THE STAKES.



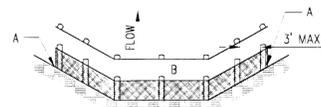
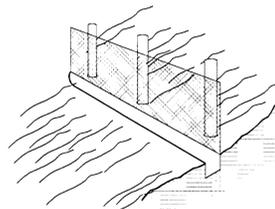
2. EXCAVATE A 4" x 4" TRENCH UPSLOPE ALONG THE LINE OF STAKES.



3. STAPLE FILTER MATERIAL TO STAKES AND EXTEND IT INTO THE TRENCH.



4. BACKFILL AND COMPACT THE EXCAVATED SOIL.



POINTS A SHOULD BE HIGHER THAN POINT B

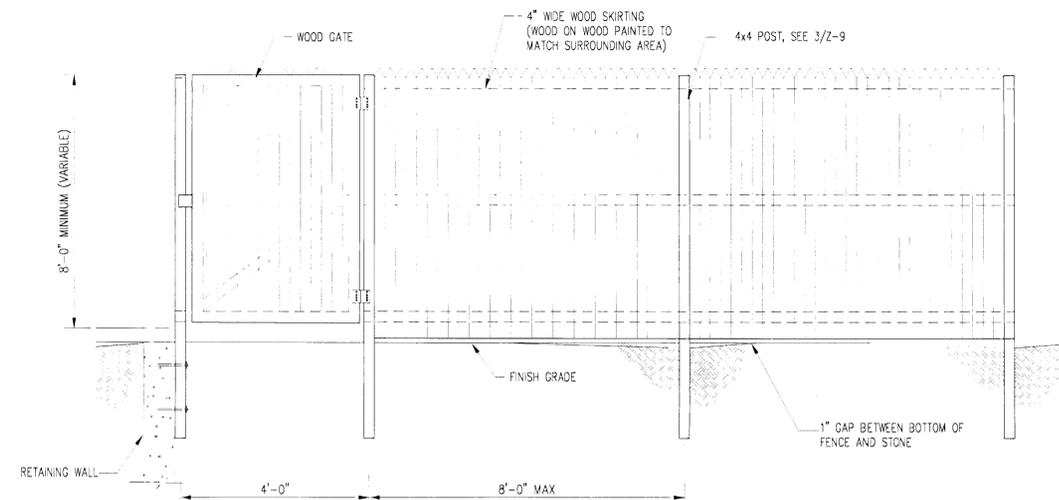
**SILT FENCE DETAILS**

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

1  
Z-9

**NOTES:**

- SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
- CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED SILT FENCE RESULTING FROM END RUNS AND UNDERCUTTING.
- SHOULD THE FABRIC ON A SILT FENCE DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL BE NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
- SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
- ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDED.



**NOTES:**

- ALL LUMBER SHALL BE PRESSURE TREATED
- PROVIDE LOCKING HARDWARE AND DOOR STOPS TO SECURE GATE IN OPEN POSITION.
- FENCE SHALL BE SIMILAR IN TYPE, APPEARANCE AND DESIGN TO FENCES CURRENTLY FOUND IN HOLMES RUN ACRES.

**WOOD GATE AND GATE ELEVATION**

SCALE: 3/8"=1'-0"

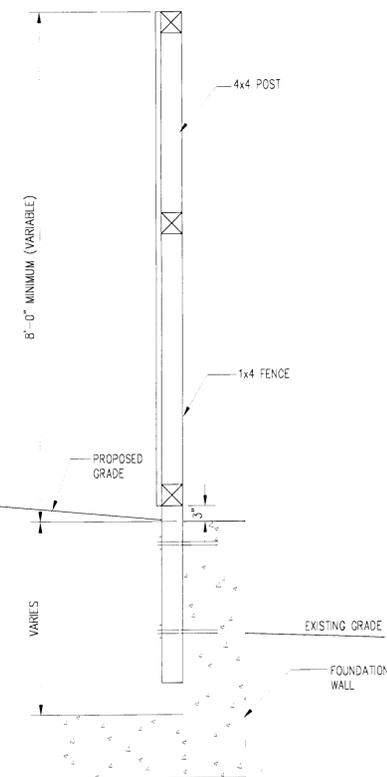
2  
Z-9

Application No SE-2008-PR-009 Staff S.Z.

APPROVED (SE) SP Plan

SEE DEV. CONDS DATED 1-29-2009  
Date of (BOS) (BZA) approval 2-23-2009

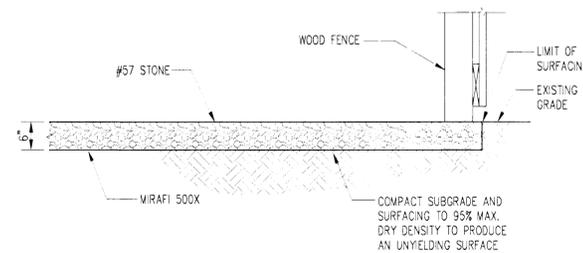
Sheet 12 of 14



**4x4 POST DETAIL**

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

3  
Z-9



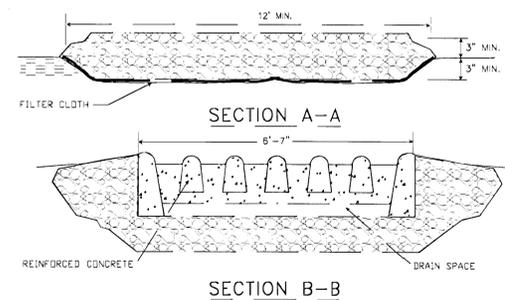
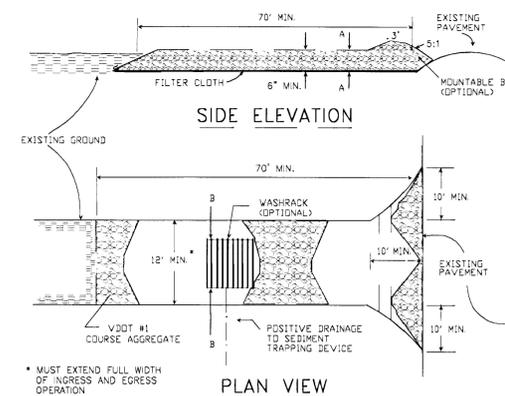
**SITE COMPOUND SURFACING DETAIL**

SCALE: NOT TO SCALE

4  
Z-9

NOTE: FENCED AREA SHALL BE CLEARED AND GRUBBED. REMOVE UNSUITABLE LOOSE OR SOFT SOIL, ORGANIC MATERIAL OR RUBBLE TO FIRM GRADE. FILL UNDERCUT AND COMPACT UP TO 6" BELOW FINISH GRADE. PLACE A MIRAFI 500X SOL STABILIZATION FABRIC ON SUBGRADE. FILL WITH 6" OF AASHTO 57 STONE TO FINISH GRADE.

**STONE CONSTRUCTION ENTRANCE**



**STONE CONSTRUCTION ENTRANCE**

SCALE: N.T.S.

5  
Z-9



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

**SUBMITTALS**

DATE	DESCRIPTION	REV.
10-25-07	ZONING	
11-06-07	ZONING	
01-11-08	ZONING	
02-26-08	COUNTY COMMENTS	
05-21-08	COUNTY COMMENTS	
06-09-08	REVISED COMPOUND	
07-09-08	REVISED LANDSCAPING	
08-06-08	ADDED WALL SECTIONS	
10-03-08	REVISED COMPOUND	
01-06-09	LKLA LANDSCAPE PLAN	

SEAL:



**CWS**

2800 Shirlington Road  
Suite 960  
Arlington, VA 22206  
Phone 703-845-1971  
Fax 703-845-1953

PROJECT NO: 1094.018  
DESIGNER: TMF  
ENGINEER: R.C.

SCALE:  
0 1/2 1 2  
GRAPHIC SCALE IN INCHES

HOLMES RUN  
ACRES REC. ASSN.  
3457 GALLOWS RD.  
FALLS CHURCH, VA

SPECIAL EXCEPTION  
/SPECIAL PERMIT PLAT

TITLE:

**CIVIL DETAILS**

SHEET NUMBER:

**Z-9**

**SUBMITTALS**

DATE	DESCRIPTION	REV.
10-25-07	ZONING	
11-06-07	ZONING	
01-11-08	ZONING	
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0 1/2 1 2  
GRAPHIC SCALE IN INCHES

**HOLMES RUN  
ACRES REC. ASSN.  
3457 GALLOWS RD.  
FALLS CHURCH, VA**

**SPECIAL EXCEPTION  
/SPECIAL PERMIT PLAT**

TITLE:

**TREE  
SURVEY  
PLAN**

SHEET NUMBER:

**Z-10**

COVER TYPE SUMMARY TABLE					
COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	CONDITION*	ACREAGE	COMMENTS
A	UPLAND FOREST	MIXED OAK	CLIMAX	GOOD/FAIR	1.24 * SEE CONDITION
B	MAINTAINED GRASSLAND	MIXED OAK	N/A	FAIR	0.55 * SEE CONDITION
C	UPLAND FOREST	WHITE & RED OAK	N/A	FAIR	0.08 * SEE CONDITION
D	DEVELOPED	N/A	N/A	FAIR	1.96 * SEE CONDITION
TOTAL ACREAGE =				3.83	

**\*CONDITION DESCRIPTIONS:**

COVER TYPE A: THIS COVER TYPE CONSISTS OF A MIXED OAK UPLAND FOREST. PRIMARY SPECIES INCLUDE WHITE OAK, BLACK OAK, TULIP POPLAR, AND BLACK LOCUST. ALSO PRESENT WERE BLACK CHERRY, BLACK GUM, RED MAPLE AND SASSAFRAS. COMMON UNDERSTORY TREES INCLUDE WHITE OAK, RED OAK, RED MAPLE, BLACK GUM, DOGWOOD, BLACK CHERRY AND SASSAFRAS. THIS STAND HAS A FAIRLY OPEN UNDERSTORY WITH SEVERAL EXOTIC AND INVASIVE SPECIES IN THE HERBACEOUS AND SHRUB LAYER INCLUDING MULTIFLORA ROSE AND ENGLISH IVY. NATIVE GROUND COVER INCLUDED POISON IVY AND VIRGINIA CREEPER. NO SIGNIFICANT INSECT OR DISEASE PROBLEMS WERE NOTED.

COVER TYPE B: THIS COVER TYPE CONSISTS OF A GRASS LAWN/LANDSCAPE AREA WITH SEVERAL LARGE TREES, MAINLY RED OAK. NO SIGNIFICANT INSECT OR DISEASE PROBLEMS WERE NOTED.

COVER TYPE C: THESE AREAS CONSIST OF A FEW INDIVIDUAL OAKS IN AND AROUND THE EXISTING PARKING AREA. SOME OF THE TREES ARE CONFLICTING WITH OVERHEAD UTILITY LINES AND HAVE BEEN PRUNED HEAVILY. NO SIGNIFICANT INSECT OR DISEASE PROBLEMS WERE NOTED HOWEVER, THESE TREES HAVE LIMITED SPACE AND MAY BE EASILY STRESSED.

COVER TYPE D: EXISTING DEVELOPED AREA CONSISTING OF POOLS, STRUCTURES AND PARKING.

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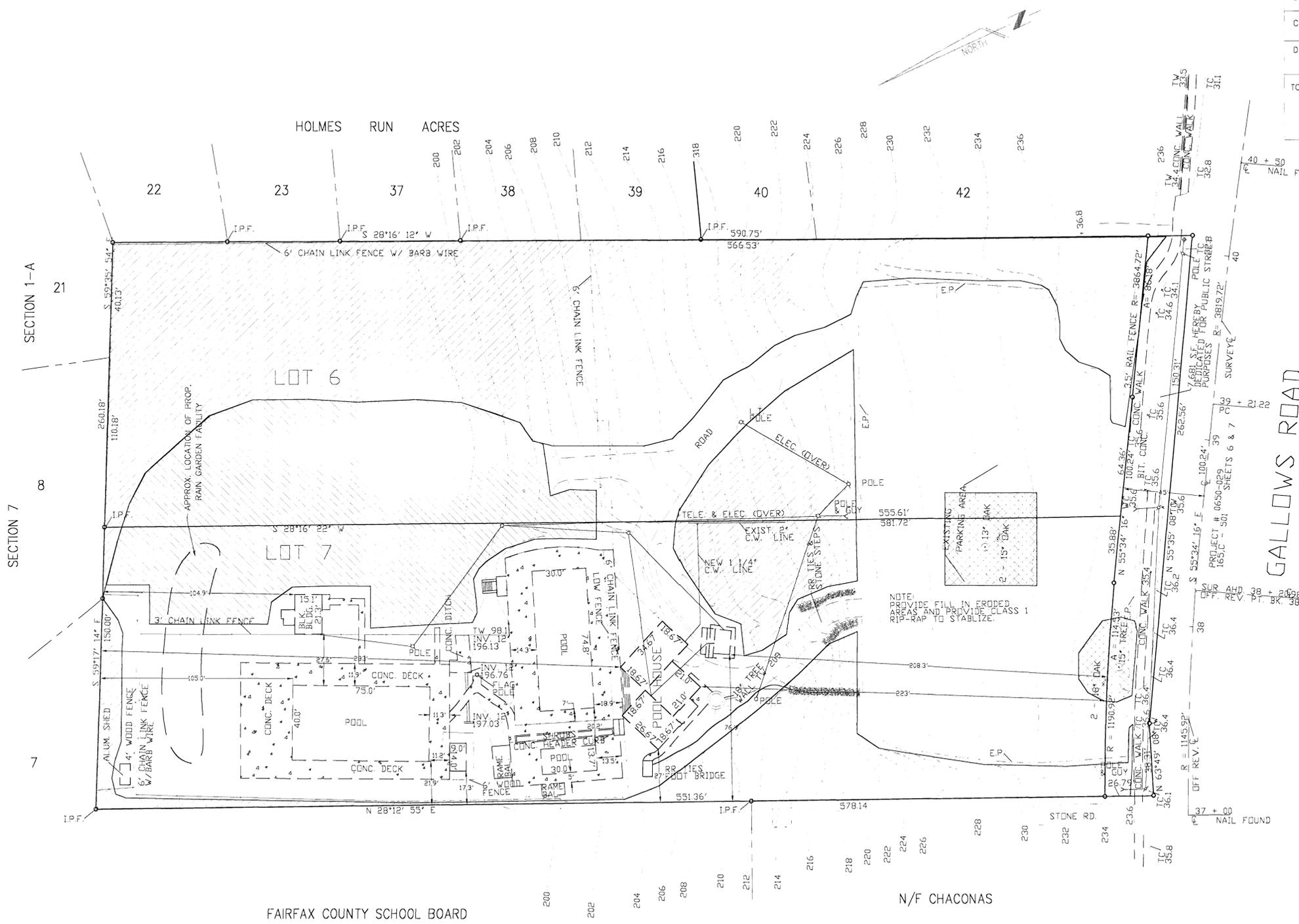
APPROVED (SE) SP Plan

SEE DEV. EQNDS DATED 1-29-2009  
Date of (BOS) (BZA) approval 2-23-2009

Sheet 13 of 14

- Cover Type A
- Cover Type B
- Cover Type C

All remaining areas are cover type D (Developed)



**NOTES:**  
THIS PLAN WAS PREPARED BASED UPON INFORMATION SHOWN ON DRAWING TITLED "EXISTING VEGETATION MANAGEMENT PLAN", JOB # 00139 DATED ON APRIL 24, 2005 PREPARED BY PROFESSIONAL DESIGN GROUP, INC.

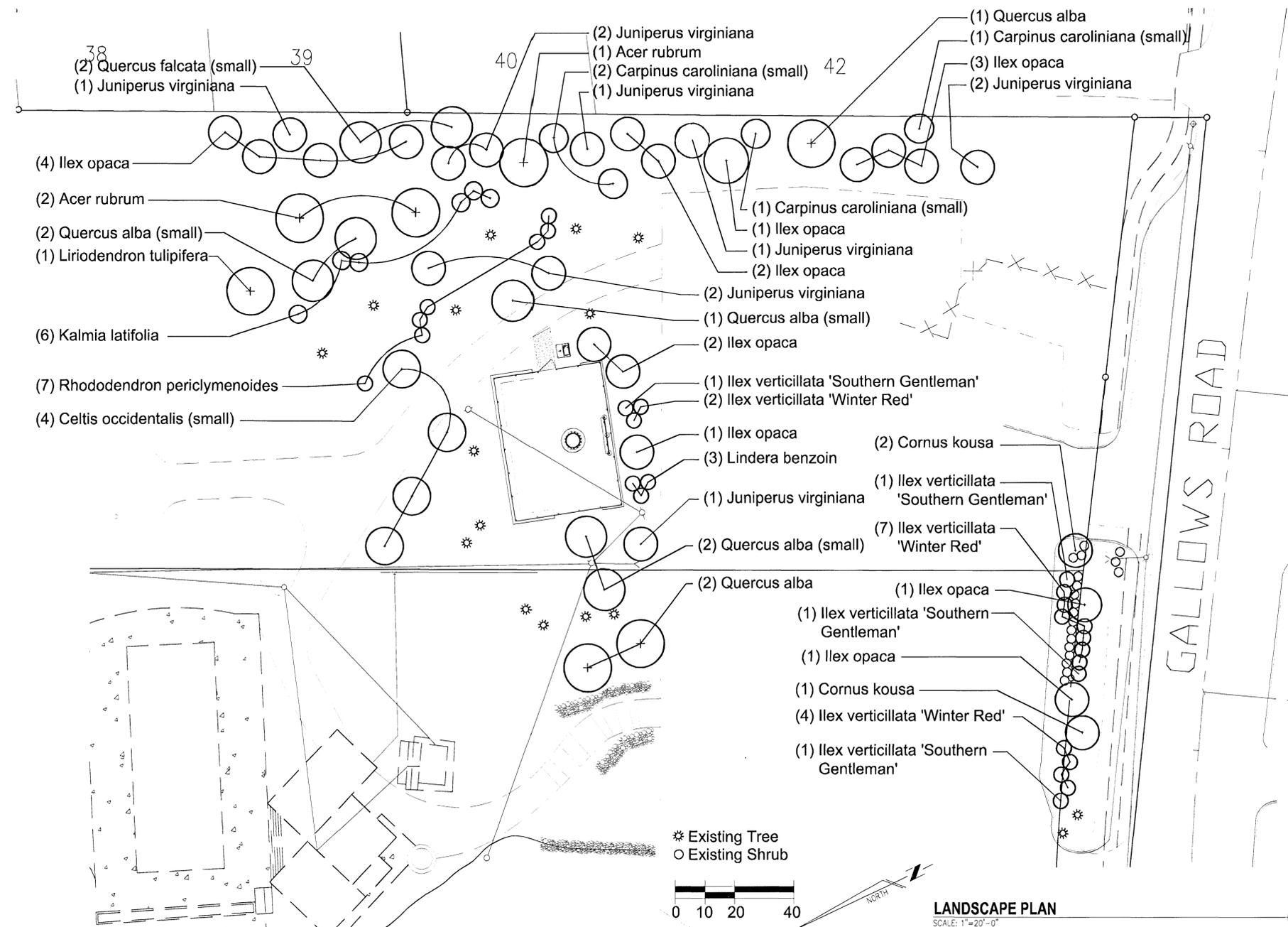
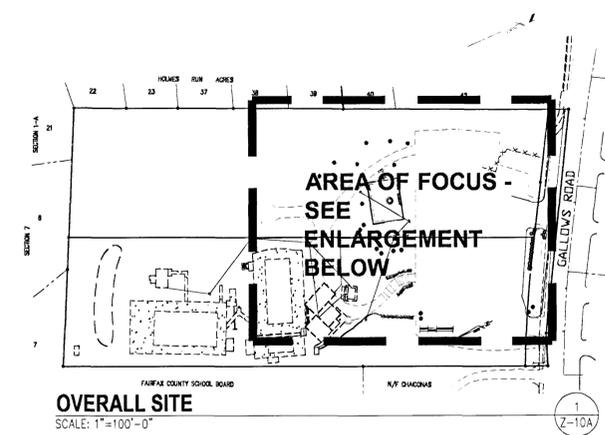
**TREE SURVEY PLAN**  
SCALE: 1"=30'-0"



**GENERAL NOTES:**

1. Recommended species noted, or similar as determined by Fairfax County Urban Forestry staff.
2. Installation will be in accordance with the Fairfax County Public Facilities Manual.
3. Existing tree canopy delineation to be addressed at site plan submission.

PLANT SCHEDULE						
QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	ROOT	MATURE HEIGHT	COMMENTS
<b>CANOPY TREES</b>						
3	<i>Acer rubrum</i>	Red Maple	2"-2.5" cal	B&B	50' +	Field Grown
1	<i>Liriodendron tulipifera</i>	Tulip Poplar	2"-2.5" cal	B&B	50' +	Field Grown
3	<i>Quercus alba</i>	White Oak	2"-2.5" cal	B&B	50' +	Field Grown
<b>EVERGREEN TREES</b>						
15	<i>Ilex opaca</i>	American Holly	6'-8'	B&B	30' - 40'	Field Grown
10	<i>Juniperus virginiana</i> 'Emerald Sentinel'	Eastern Red Cedar	6'-8'	B&B	30' - 40'	Field Grown
<b>UNDERSTORY &amp; SAPLING TREES</b>						
4	<i>Carpinus caroliniana</i>	Musclewood	1"-1.5" cal	B&B	20' or Less	
4	<i>Celtis occidentalis</i>	Hackberry	1"-1.5" cal	B&B	25' - 50'	
2	<i>Cornus kousa</i> var <i>chinensis</i>	Flowering Dogwood	1.5"-2" cal	B&B	20' or Less	
5	<i>Quercus alba</i>	White Oak	1"-1.5" cal	B&B	50' +	
2	<i>Quercus falcata</i>	Southern Red Oak	3/4"-1" cal	B&B	50' +	
<b>SHRUBS</b>						
4	<i>Ilex verticillata</i> 'Southern Gentleman'	Winterberry Holly (m)	#7	Cont.		Male Pollinator for 'Winter Red'
13	<i>Ilex verticillata</i> 'Winter Red'	Winterberry Holly (f)	#7	Cont.		
6	<i>Kalmia latifolia</i> 'Olympic Fire'	Mountain Laurel	#5	Cont.		
3	<i>Lindera benzoin</i>	Spicebush	#5	Cont.		
7	<i>Rhododendron periclymenoides</i>	Pinxter Azalea	#5	Cont.		If unavailable, sub. <i>R. carolinianum</i>



**L/K/LA**  
**Lardner/Klein Landscape Architects, PC**  
 815 N. Royal Street, Suite 200  
 Alexandria, VA 22314  
 703-739-0972 phone  
 703-739-0973 fax  
 www.lardnerklein.com

SUBMITTALS		
DATE	DESCRIPTION	REV.
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01-11-08	ZONING	
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08-05-08	ADDED WALL SECTIONS	
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PROJECT NO:	1094.018
DESIGNER:	E.L.
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HOLMES RUN  
 ACRES REC. ASSN.  
 3457 GALLOWS RD.  
 FALLS CHURCH, VA

SPECIAL EXCEPTION  
 /SPECIAL PERMIT PLAT

TITLE:

**LANDSCAPE PLAN**

SHEET NUMBER:

**Z-10A**

Application No SE-2008-PR-009 Staff S.Z.  
 APPROVED (SE) SP Plan  
 SEE DEV. CONDS DATED 1-29-2009  
 Date of (BOS) (BZA) approval 2-23-2009  
 Sheet 14 of 14

**LANDSCAPE PLAN**  
 SCALE: 1"=20'-0"