T-MOBILE NORTHEAST LLC

T-MOBILE SPECIAL EXCEPTION PLAT
SITE NUMBER: WAC283
SITE NAME: GLOBAL SIGNAL-FALLS CHURCH
3435 SLEEPY HOLLOW RD
FALLS CHURCH, VA 22044

entrex
communication services, inc.

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

SUBMITTALS

DATE	DESCRIPTION	REV.
11-02-05	ZONING REVIEW	
12-20-05	ZONING	
01-25-06	REVISE COMPOUND	1
05-04-07	COUNTY COMMENTS	2
07-13-07	SPECIAL EXCEPTION PLAT	3
10-24-07	BUILDING HEIGHTS	4
11-13-07	ADDED STORMWATER MGMT	5
07-02-08	COUNT COMMENTS	6
08-14-08	FOREST CONSERVATION COM.	7
09-09-08	ADD SP-97-M-048 PLANS	8

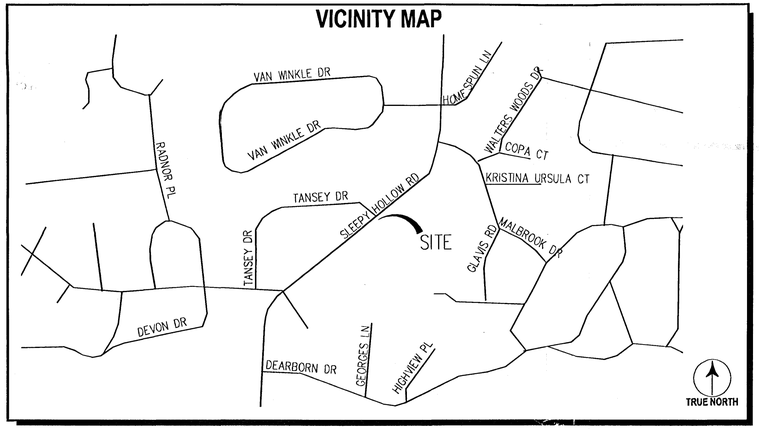
SEAL:

COMMONWEALTH OF VIRGINIA
CAMILLE SHABSHAB
No. 044026
PROFESSIONAL ENGINEER

GENERAL NOTES

1. 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.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.
11. 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 OCCURED DUE TO CONSTRUCTION ON OR ABOUT THE PROPERTY.
12. 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.
13. THE CONTRACTOR SHALL COMPLY WITH ALL OSHA REQUIREMENTS AS THEY APPLY TO THIS PROJECT.
14. 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 UNTIL THE CONFLICT IS RESOLVED BY THE CONSTRUCTION MANAGER.
15. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, PROPERTY LINES, ETC. ON THE PROJECT.
16. THE CONTRACTOR SHALL BE RESPONSIBLE TO SUBCONTRACT THIRD PARTY INSPECTION SERVICES TO SWEEP TEST TRANSMISSION LINES, INSPECT CONSTRUCTION WORK ON TOWERS/MONOPOLES, CERTIFY ANTENNA AZIMUTHS, ANTENNA HEIGHT (AGL), TEST GROUNDING, VERIFY SUBGRADE CAPACITY, CONCRETE STRENGTH (TOWER FOUNDATIONS ONLY) AND REBAR/CONCRETE PLACEMENT. THIRD PARTY INSPECTION SERVICE CONTRACTORS SHALL BE APPROVED BY VOICESTREAM.
17. THIS DOCUMENT IS THE CREATION, DESIGN, PROPERTY AND COPYRIGHTED WORK OF OMNIPOINT COMMUNICATIONS CAP OPERATIONS, LLC. ANY DUPLICATION OR USE WITHOUT EXPRESS WRITTEN CONSENT IS STRICTLY PROHIBITED.
18. THE CONTRACTOR WILL FOLLOW BUILDING CONSTRUCTION GUIDELINES.

VICINITY MAP



SHEET INDEX

T-1 TITLE SHEET
Z-1 SPRINT SITE SURVEY
Z-2 SPRINT SITE PLAN
Z-3 COMPOUND LAYOUT AND TREEPOLE ELEVATION
Z-4 EQUIPMENT DETAILS & TRAIL MAP
Z-5 EROSION & SEDIMENT CONTROL PLAN
Z-6 CIVIL NOTES
Z-7 CIVIL DETAILS
Z-8 PRELIMINARY STORMWATER MANAGEMENT PLAN
Z-9 LANDSCAPING PLAN

ADDITIONAL PLANS FROM SP-97-M-048:

Z-5A SPECIAL PERMIT PLAT - ALL PHASES (APPROVED SPECIAL PERMIT PLAT OF SLEEPY HOLLOW METHODIST CHURCH SP-97-M-048)
Z-5B PHASE I PLAN
Z-5C PHASE II PLAN
Z-5D PHASE III PLAN
Z-5E SPECIAL PERMIT PLAT - ALL PHASES - SCHEMATIC LANDSCAPE PLAN FOR SE 2002-MA-003

RECEIVED
Department of Planning & Zoning
SEP 11 2008
Zoning Evaluation Division

T-MOBILE NORTHEAST LLC

12050 BALTIMORE AVENUE
BELTSVILLE, MD 20705
PHONE: (240) 264-8600

PROJECT NO:	1042.329
DESIGNER:	N.B.
ENGINEER:	C.S.

SCALE:
0 1/2 1
GRAPHIC SCALE IN INCHES

WAC283
GLOBAL SIGNAL-FALLS CHURCH
3435 SLEEPY HOLLOW RD
FALLS CHURCH, VA
22044

TITLE:

TITLE SHEET

SHEET NUMBER:

T-1

SYMBOLS AND ABBREVIATIONS

ADJ	ADJUSTABLE
APPROX	APPROXIMATE
CAB	CABINET
CLG	CEILING
CONC	CONCRETE
CONT	CONTINUOUS
CJ	CONSTRUCTION JOINT
DIA	DIAMETER
DWG	DRAWING
EGB	EQUIPMENT GROUND BAR
EA	EACH
ELEC	ELECTRICAL
EL	ELEVATION
EQ	EQUAL
EQUIP	EQUIPMENT
EXT	EXTERIOR
FF	FINISHED FLOOR
GA	GAGE
GALV	GALVANIZED
GB	GROUND BAR
GC	GENERAL CONTRACTOR
GRND	GROUND
LG	LONG
LLH	LONG LEG HORIZONTAL
MAX	MAXIMUM
MECH	MECHANICAL
MFR	MANUFACTURER
MGB	MAIN GROUND BAR
MIN	MINIMUM
MTL	METAL
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OC	ON CENTER
OPP	OPPOSITE
SF	SQUARE FOOT
SHT	SHEET
SIM	SIMILAR
SS	STAINLESS STEEL
STL	STEEL
TOC	TOP OF CONCRETE
TOM	TOP OF MASONRY
TOS	TOP OF STEEL
TYP	TYPICAL
VIF	VERIFY IN FIELD
UON	UNLESS OTHERWISE NOTED
WWF	WELDED WIRE FABRIC
W/	WITH
&	AND
@	AT

SPOT ELEVATION
℄ CENTERLINE
℘ PLATE
No. / SHT — DETAIL NUMBER / SHEET NUMBER
—G— GROUND WIRE
COAXIAL CABLE
PCS ANTENNA

PROJECT DESCRIPTION

1. INSTALL 9 PANEL ANTENNAS ON EXISTING TREEPOLE.
2. INSTALL PCS COMMUNICATION EQUIPMENT ON NEW 10'x20' CONCRETE PAD.
3. PROVIDE ELECTRICAL SERVICE FROM EXISTING DEMARCATION POINT.
4. PROVIDE TELCO SERVICE FROM EXISTING DEMARCATION POINT.
5. RUN ANTENNA SIGNAL AND GROUNDING CABLES.

OWNER:	CHURCH UNITED METHODIST, SLEEPY HOLLOW TRS OF	APPLICANT:	T-MOBILE NORTHEAST, LLC
ADDRESS:	3435 SLEEPY HOLLOW RD FALLS CHURCH, VA 22044		12050 BALTIMORE AVENUE BELTSVILLE, MD 20705
BOOK:	02141	PROPERTY INFO:	PARCEL ID: 0602 33 0001A AREA: 5.0357 ACREAGE
PAGE:	0600		
DISTRICT NAME:	MASON	CURRENT ZONING:	R-2 (RESIDENTIAL 2 DU/AC)

OWNER APPROVAL

Application No SEA-2002-MA-003 Staff WOD

APPROVED SEA SP PLAN

SEE DEV CONDS DATED 12/8/2008
Date of (BOS) (BZA) approval 1/12/2009

Sheet ___/___ of 15

OWNER REPRESENTATIVE

DATE

SURVERY NOTES:

1.) SITE NAME: GLOBAL SIGNAL – FALLS CHURCH

2.) THIS IS NOT A BOUNDARY SURVEY AND IS NOT TO BE USED FOR THE TRANSFER OF PROPERTY.

3.) THE SUBJECT PARCEL INFORMATION:
PREVIOUS OWNER: NORTHERN VIRGINIA METHODIST CHURCH
PREVIOUS LAND USE: VACANT
CURRENT OWNER: UNITED METHODIST CHURCH SLEEPY HOLLOW TRS OF
PREMISES ADDRESS: 3435 SLEEPY HOLLOW RD FALLS CHURCH, VA 22044
COUNTY: FAIRFAX
TAX MAP: 060–2–33–0001–A PARCEL: 1A
ZONING: R–2 USE: CHURCH

4.) THE RECORDED REFERENCES FOR THE SUBJECT PARCEL ARE AS FOLLOWS:
DEED: 02141 PAGE: 0600
PLAT: N/A

5.) THE DATUM'S ARE NAD 83 AND NAVD 88, AND THE BEARING BASE 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 EXISTING TREEPOLE 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.) NO TITLE REPORT WAS FURNISHED FOR THIS SURVEY.

10.) THE DATA COLLECTED AND SHOWN ON THIS DRAWING ARE FOR THE PURPOSES OF CONSTRUCTION OF CELLULAR ANTENNAS ON AN EXISTING STRUCTURE, ANY NECESSARY ANCILLARY EQUIPMENT AND ALL APPROPRIATE EASEMENTS.

11.) NO UNRECORDED EASEMENTS ARE SHOWN ON THIS SURVEY AND IT IS POSSIBLE THAT SUCH EASEMENTS IMPACT THE SITE.

12.) THIS PROPERTY IS SUBJECT TO ALL MATTERS OF PUBLIC RECORD.

13.) THE LOCATION OF THE EXISTING TREEPOLE IS AS FOLLOWS; THE VALUES LISTED BELOW ARE WITHIN ±50' HORIZONTAL AND ±20' VERTICAL.
LATITUDE: N 38° 50' 58.4"
LONGITUDE: W 77° 10' 15.1"
ELEVATION: 290' AMSL

14.) THERE ARE NO KNOWN GRAVEYARD ON THE PROPERTY.

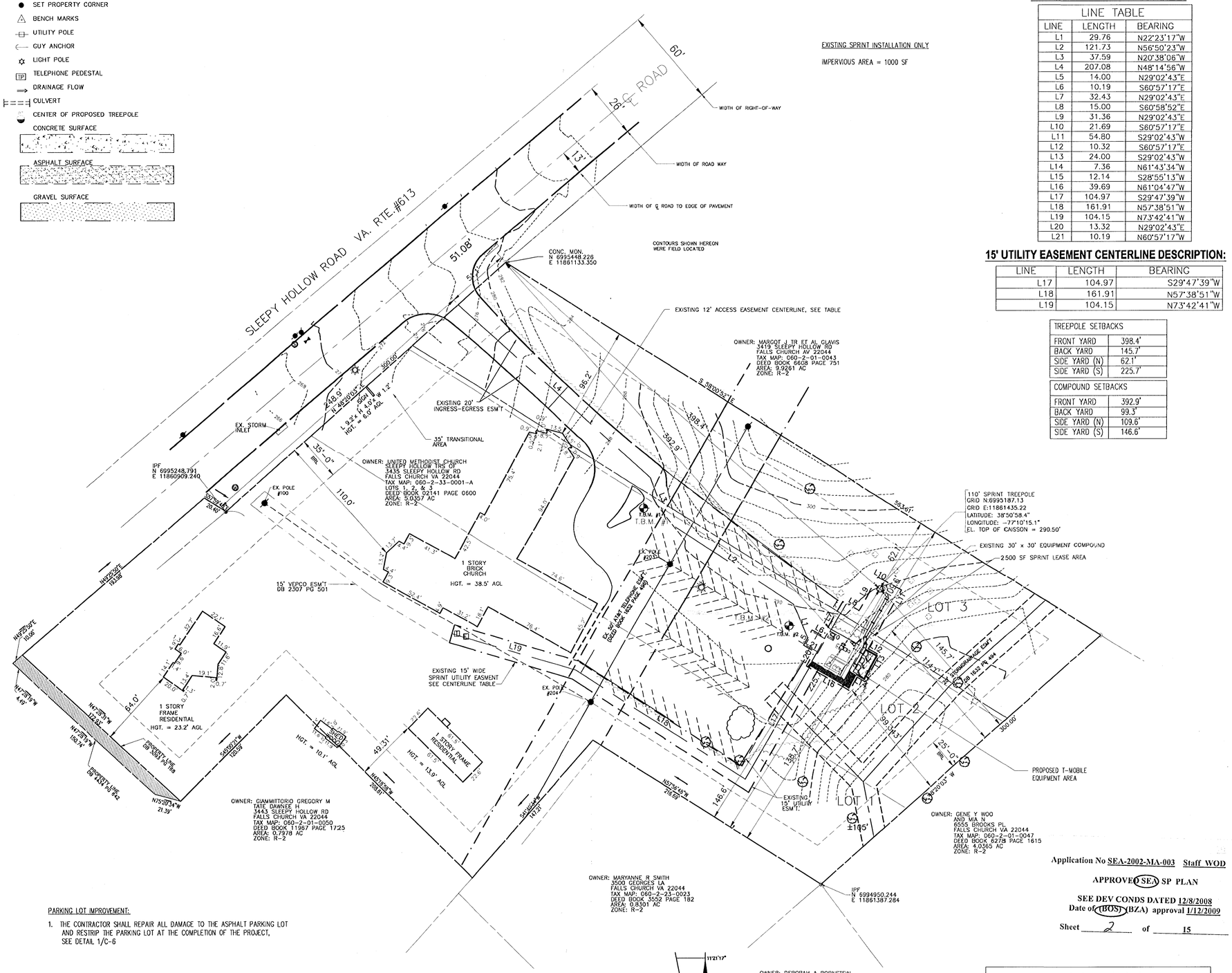
15.) SOME EXISTING LANDSCAPING NOT SHOWN FOR CLARITY. SEE SHEET Z–2 FOR MORE INFORMATION. SEE SHEET Z–9 FOR PROPOSED LANDSCAPING.

LEGEND

- FOUND PROPERTY CORNER
- SET PROPERTY CORNER
- BENCH MARKS
- UTILITY POLE
- GUY ANCHOR
- LIGHT POLE
- TP TELEPHONE PEDESTAL
- DRAINAGE FLOW
- CULVERT
- CENTER OF PROPOSED TREEPOLE
- CONCRETE SURFACE
- ASPHALT SURFACE
- GRAVEL SURFACE

LINE TYPES

- BOUNDARY LINE – PARENT PARCEL
- UNSURVEYED LINE – BOUNDARY OF ADJOINERS
- EASEMENT BOUNDARY
- RIGHT OF WAY BOUNDARY
- CENTER LINE
- BUILDING SET BACK
- INTERIOR LOT LINES
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- EDGE OF GRAVEL
- EDGE OF DIRT
- FENCE LINE – CHAIN
- 1' CONTOUR LINE
- 5' CONTOUR LINE
- OVERHEAD UTILITY LINE
- SWALE
- CENTER LINE OF DITCH
- TREE OR VEGETATION LINE
- CENTER LINE OF ACCESS AND UTILITY EASEMENTS



PARKING LOT IMPROVEMENT:

1. THE CONTRACTOR SHALL REPAIR ALL DAMAGE TO THE ASPHALT PARKING LOT AND RESTRIP THE PARKING LOT AT THE COMPLETION OF THE PROJECT, SEE DETAIL 1/C–6

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

SITE SURVEY (1 / C–1)
SCALE: 1"=30'

12' ACCESS EASEMENT CENTERLINE AND LEASE AREA DESCRIPTION:

LINE TABLE		
LINE	LENGTH	BEARING
L1	29.76	N22°23'17"W
L2	121.73	N56°50'23"W
L3	37.59	N20°38'06"W
L4	207.08	N48°14'56"W
L5	14.00	N29°02'43"E
L6	10.19	S60°57'17"E
L7	32.43	N29°02'43"E
L8	15.00	S60°58'52"E
L9	31.36	N29°02'43"E
L10	21.69	S60°57'17"E
L11	54.80	S29°02'43"W
L12	10.32	S60°57'17"E
L13	24.00	S29°02'43"W
L14	7.36	N61°43'34"W
L15	12.14	S28°55'13"W
L16	39.69	N61°04'47"W
L17	104.97	S29°47'39"W
L18	161.91	N57°38'51"W
L19	104.15	N73°42'41"W
L20	13.32	N29°02'43"E
L21	10.19	N60°57'17"W

15' UTILITY EASEMENT CENTERLINE DESCRIPTION:

LINE	LENGTH	BEARING
L17	104.97	S29°47'39"W
L18	161.91	N57°38'51"W
L19	104.15	N73°42'41"W

TREEPOLE SETBACKS	
FRONT YARD	398.4'
BACK YARD	145.7'
SIDE YARD (N)	62.1'
SIDE YARD (S)	225.7'

COMPOUND SETBACKS	
FRONT YARD	392.9'
BACK YARD	99.3'
SIDE YARD (N)	109.6'
SIDE YARD (S)	146.6'

Application No SEA-2002-MA-003 Staff WOD

APPROVED SEA SP PLAN

SEE DEV CONDS DATED 12/8/2008
Date of (BOS)(BZA) approval 1/12/2009

Sheet 2 of 15

T.B.M. TABLE	
T.B.M. #1	CAPPED REBAR
NORTHING = 6995251.68	
EASTING = 11861244.63	
ELEVATION = 209.16	
T.B.M. #2	CAPPED REBAR
NORTHING = 6995156.84	
EASTING = 11861361.18	
ELEVATION = 209.38	

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12050 BALTIMORE AVENUE
BELTSVILLE, MD 20705
PHONE: (240) 264-8600

PROJECT NO:	1042.329
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SCALE:
0 1/2 1
GRAPHIC SCALE IN INCHES

WAC283
GLOBAL SIGNAL-FALLS CHURCH
3435 SLEEPY HOLLOW RD
FALLS CHURCH, VA
22044

TITLE:

SPRINT SITE SURVEY

SHEET NUMBER:

Z-1

GENERAL NOTES:

1) THERE ARE NO PROPOSED IMPROVEMENTS TO THE PUBLIC RIGHT(S) OF WAY.
2) THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
3) THERE ARE NO PROPOSED STORM WATER MANAGEMENT FACILITIES.
4) 0.05 AC OF VEGETATION WILL BE REMOVED FOR CONSTRUCTION PURPOSES.

ZONING AND SITE TABULATIONS

1. SITE AREA	219,355 SF / 5.0357 ACRES	
2. EXISTING USE	CHURCH, WITH PARSONAGE	
3. PROPOSED USE	CHURCH, WITH PARSONAGE AND TREEPOLE COMMUNICATIONS FACILITY	
4. EXISTING BLDG AREA	+/- 11,349 GSF (INCLUDES PARSONAGE)	
5. FUTURE BUILDING AREA	+/- 13,849 GSF (INCLUDES PARSONAGE & FUTURE CHURCH CONSTRUCTION, AS SHOWN ON SPECIAL PERMIT PLA)	
ORDINANCE DATA	REQUIRED	PROVIDED
6. LOT WIDTH	100 FT	+/- 514 FT
7. MIN. LOT AREA	15,000 SF	221,899 SF
8. SETBACKS		
FRONT	45 ABP (35' MIN)	69.7'
SIDE	40 ABP (15' MIN)	+/- 51'
REAR	40 ABP (25' MIN)	+/- 48'
9. MAX. PERMITTED FAR	0.20	0.12
10. MAX. BUILDING HEIGHT	60'	+/- 40'
11. OPEN SPACE	NONE	+/- 134,500 SF (60%)
12. TREE COVER	20% OF NET AREA	+/- 43%
13. PARKING 1 SPACE/4 SEATS x 285 SEATS	61*	67*

* INCLUDES TWO (2) SPACES FOR PARSONAGE

EXISTING VEGETATION MAP REQUIREMENTS

COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	CONDITION	AREA TO BE CLEARED
UPLAND FOREST	WHITE AND RED OAK	SUBCLIMAX	GENERALLY GOOD	0.01 AC.

TREE TABLE
T1-8" OAK
T2-15" OAK
T3-15" OAK
T4-28" OAK
T5-12" OAK
T6-12" OAK
T7-30" OAK
T8-28" OAK
T9-28" OAK
T10-12" GUM
T11-18" OAK
T12-11" OAK
T13-28" OAK
T14-38" OAK
T15-24" OAK
T16-1" PINE
T17-1" PINE
T18-1" PINE
T19-1" PINE
T20-1" PINE
T21-1" PINE
T22-1" PINE
T23-2" PINE
T24-2" PINE
T25-6"/TWIN PINE
T26-1" PINE
T27-2" PINE
T28-2" PINE
T29-5" OAK
T30-5" OAK
T31-5" OAK
T32-4" OAK
T33-6" OAK
T34-12" OAK
T35-5" OAK
T36-4" OAK
T37-4" CEDAR
T38-4" OAK
T39-5" OAK
T40-5" OAK
T41-4" OAK
T42-8" OAK
T43-28" OAK
T44-6" OAK
T45-6" OAK
T46-6" OAK
T47-24" OAK
T48-15" OAK
T49-28" OAK
T50-12"/TRIPLE OAK
T51-8" OAK
T52-18" OAK
T53-5" OAK
T54-5" OAK
T52-18" OAK
T53-5" OAK
T54-5" OAK
T55-5" OAK
T56-10" OAK
T57-5" OAK
T58-44" OAK

MATURE TREE HEIGHTS
MT1- ±84'
MT2- ±100'
MT3- ±80'
MT4- ±78'
MT5- ±87'
MT6- ±97'
MT7- ±83'
MT8- ±115'
MT9- ±82'
MT10- ±105'
MT11- ±82'
MT12- ±75'
MT13- ±67'
MT14- ±71'
MT15- ±71'

ALL TREE HEIGHTS ARE MEASURED FROM THE PROPOSED TREEPOLE BASE @ EL. 290'

TREEPOLE SETBACKS	
FRONT YARD	398.4'
BACK YARD	145.7'
SIDE YARD (N)	62.1'
SIDE YARD (S)	225.7'

COMPOUND SETBACKS	
FRONT YARD	392.9'
BACK YARD	99.3'
SIDE YARD (N)	109.6'
SIDE YARD (S)	146.6'

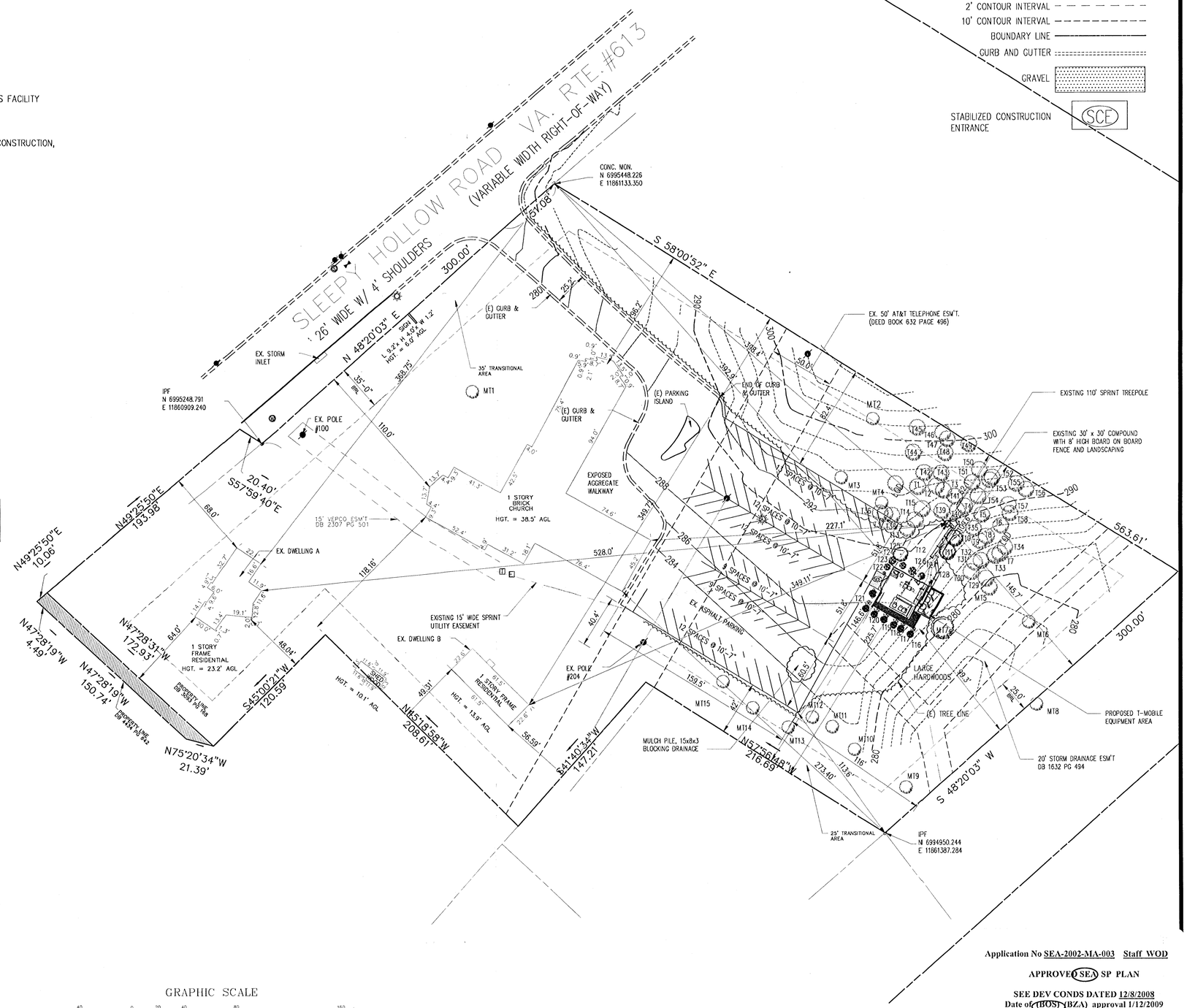
TREEPOLE TO BUILDING SETBACK TABLE

TO CHURCH	227.1'
TO DWELLING A	528.0'
TO DWELLING B	349.1'

PARKING SPACE SCHEDULE

PARKING SPACES PROVIDED	67
PARKING SPACES REQUIRED	61

NO ADDITIONAL PARKING IS REQUIRED PER ARTICLE 11



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APPROVED SEA SP PLAN

SEE DEV CONDS DATED 12/8/2008
Date of (BOS) (BZA) approval 1/12/2009

Sheet 3 of 15

SITE PLAN
SCALE: 1"=40'-0"

1 / C-2

TRUE NORTH

LEGEND

SILT FENCE — SF —
LIMITS OF DISTURBANCE — LOD —
2' CONTOUR INTERVAL
10' CONTOUR INTERVAL
BOUNDARY LINE
CURB AND GUTTER
GRAVEL
STABILIZED CONSTRUCTION ENTRANCE — SCE

entrex communication services, inc.
1575 Eye Street, N.W. Suite 350
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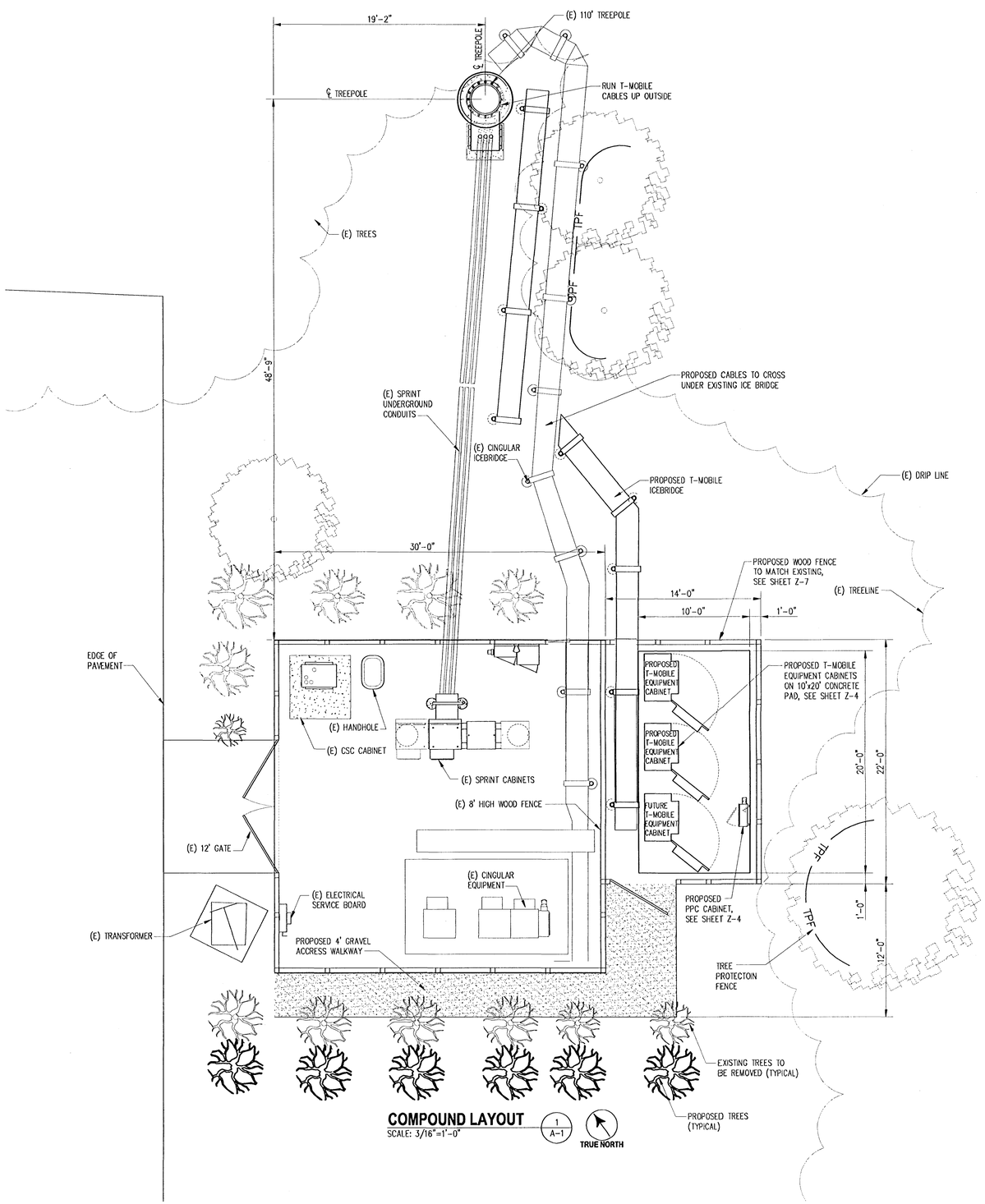
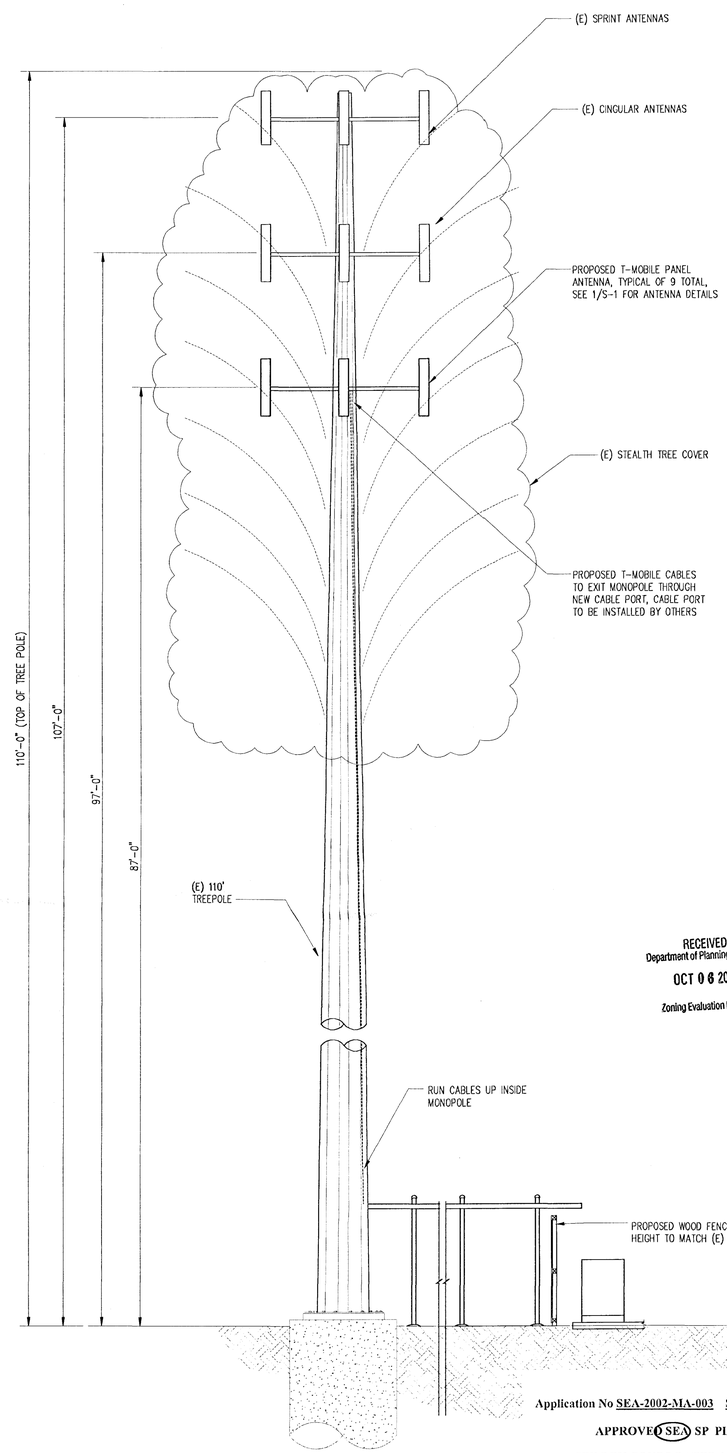
Z-2



COMPOUND LAYOUT (1 / A-1)
SCALE: 3/16"=1'-0"



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Zoning Evaluation Division

Application No SEA-2002-MA-003 Staff WOD
APPROVED SEA SP PLAN
SEE DEV CONDS DATED 12/8/2008
Date of (BOS) (BZA) approval 1/12/2009
Sheet 4 of 15

TREEPOLE ELEVATION (- / Z-3)
SCALE: 1/8"=1'-0"

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

SUBMITTALS

DATE	DESCRIPTION	REV.
12-20-05	ZONING	
01-25-06	REVISE COMPOUND	1
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11-13-07	ADDED STORMWATER MGMT	5
07-02-08	COUNT COMMENTS	6
08-14-08	FOREST CONSERVATION COM.	7
09-09-08	ADD SP-97-M-048 PLANS	8
10-03-08	COUNTY COMMENTS	9

SEAL:

COMMONWEALTH OF VIRGINIA
CAMILLE SHABSHAB
No. 044026
PROFESSIONAL ENGINEER

T-MOBILE NORTHEAST LLC

12050 BALTIMORE AVENUE
BELTSVILLE, MD 20705
PHONE: (240) 264-8600

PROJECT NO:	1042.329
DESIGNER:	N.B.
ENGINEER:	C.S.

SCALE:
0 1/2 1
GRAPHIC SCALE IN INCHES

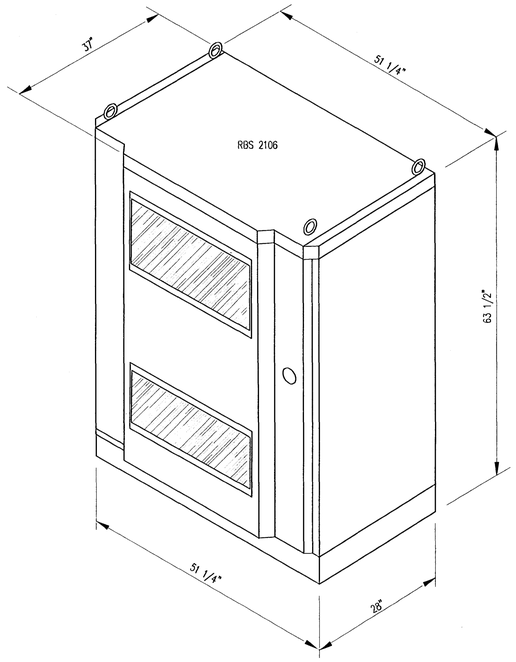
WAC283
GLOBAL SIGNAL-FALLS CHURCH
3435 SLEEPY HOLLOW RD
FALLS CHURCH, VA
22044

TITLE:

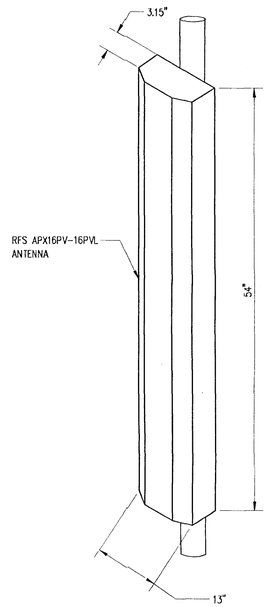
COMPOUND LAYOUT AND TREEPOLE ELEVATION

SHEET NUMBER:

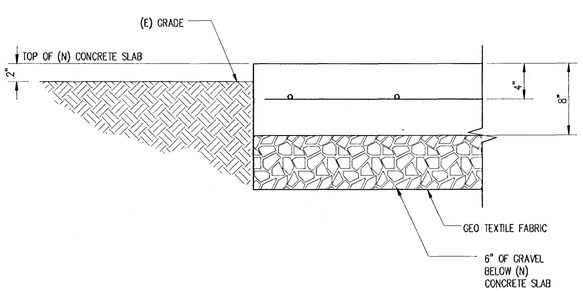
Z-3



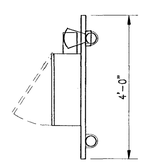
EQUIPMENT DETAIL (1 / Z-4)
SCALE: N.T.S.



ANTENNA DETAIL (2 / Z-4)
SCALE: N.T.S.

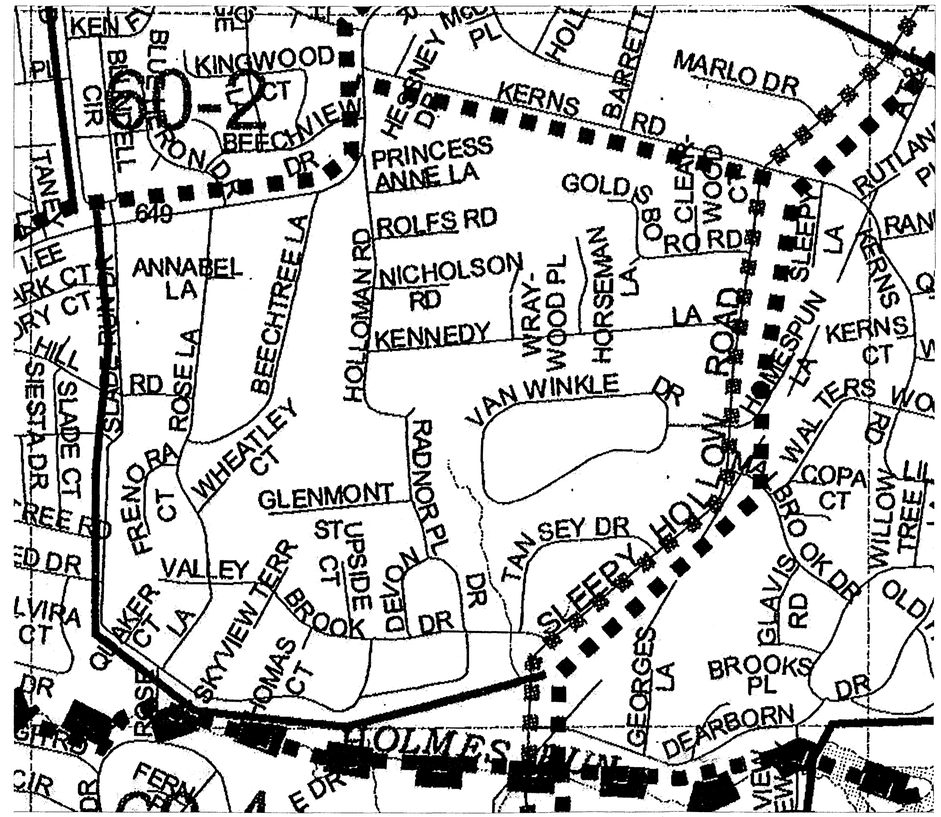


CONCRETE PAD DETAIL (4 / Z-4)
SCALE: 1-1/2" = 1'-0"



PROPOSED PPC FRAME HEIGHT: 6'

DETAILS (3 / Z-4)
SCALE: 1/2"=1'-0"



TRAIL MAP (1 / Z-5)
SCALE: 1" = 500'
TRUE NORTH

SOURCE:
FAIRFAX COUNTY COMPREHENSIVE PLAN

NOTES:
1. THERE IS ONE KNOWN NEARBY MAJOR PAVED TRAIL ALONG SLEEPY HOLLOW ROAD AND ONE KNOWN NEARBY ONROAD BIKE ROUTE ALONG SLEEPY HOLLOW ROAD.

Application No SEA-2002-MA-003 Staff WOD

APPROVED SEA SP PLAN

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Sheet 5 of 15

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DESIGNER:	N.B.
ENGINEER:	H.M.

SCALE:
0 1/2 1
GRAPHIC SCALE IN INCHES

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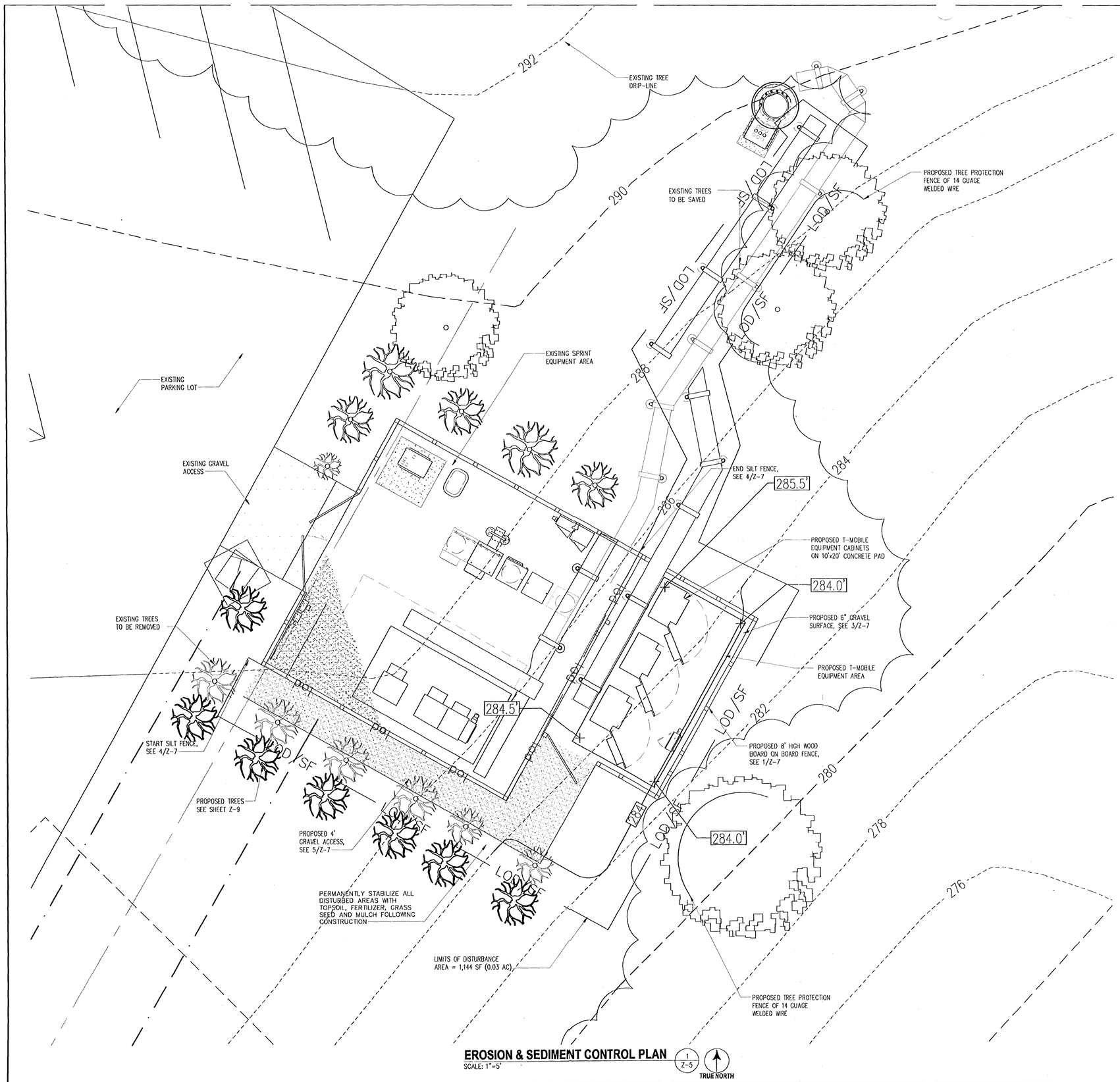
GLOBAL SIGNAL-FALLS CHURCH
3435 SLEEPY HOLLOW RD
FALLS CHURCH, VA
22044

TITLE:

EQUIPMENT DETAILS & TRAIL MAP

SHEET NUMBER:

Z-4



EROSION & SEDIMENT CONTROL PLAN

SCALE: 1"=5'

1 / Z-5

Application No SEA-2002-MA-003 Staff WOD

APPROVED (SEA) SP PLAN

SEE DEV CONDS DATED 12/8/2008

Date of (BOS) (BZA) approval 1/12/2009

Sheet 6 of 15

AREA TABLE

PROPOSED IMPERVIOUS AREA:	506 SF (0.01 AC)
DISTURBED AREA:	1144 SF (0.03 AC)

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GRAPHIC SCALE IN INCHES

WAC283
GLOBAL SIGNAL-FALLS CHURCH
3435 SLEEPY HOLLOW RD
FALLS CHURCH, VA
22044

TITLE:

EROSION & SEDIMENT CONTROL PLAN

SHEET NUMBER:

Z-5

SEQUENCE OF CONSTRUCTION

1. NOTIFY SEDIMENT CONTROL INSPECTOR 24 HOURS PRIOR TO START OF CONSTRUCTION.
2. PERFORM CLEARING AND GRUBBING REQUIRED FOR INSTALLATION OF PERIMETER CONTROLS.
3. INSTALL PERIMETER CONTROLS; NOTIFY SEDIMENT CONTROL INSPECTOR AND OBTAIN APPROVAL BEFORE PROCEEDING FURTHUR.
4. COMPLETE ALL REQUIRED CLEARING AND GRUBBING.
5. COMPLETE ROUGH GRADING FOR REMAINDER OF SITE.
6. INSTALL UTILITIES UNLESS OTHERWISE NOTED ON THE PLAN.
7. COMPLETE EQUIPMENT INSTALLATION.
8. COMPLETE FINAL GRADING, STABILIZATION, AND LANDSCAPING.
9. NOTIFY SEDIMENT CONTROL INSPECTOR AND OBTAIN APPROVAL TO REMOVE SEDIMENT AND EROSION CONTROL DEVICES.

REQUIRED CONSTRUCTION SCHEDULE

ACTIVITY	WEEK 1	WEEK 2	WEEK 3	WEEK 4	WEEK 5
SEDIMENT CONTROL INSPECTOR MUST BE CONTACTED 24 HRS BEFORE THE INSTALLATION OF EROSION & SEDIMENT CONTROL MEASURES	▬				
SITE WORK		▬	▬		
INSTALLATION OF ANTENNAS & EQUIPMENT			▬	▬	
ELECTRICAL WORK			▬	▬	
PERMANENT GRASSING & LANDSCAPING				▬	
SEDIMENT CONTROL INSPECTOR MUST BE NOTIFIED PRIOR TO REMOVAL OF EROSION & SEDIMENT CONTROL MEASURES					▬

NOTE:

FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN:

(A) SEVEN CALENDER DAYS FOR ALL PERIMETER CONTROLS, DIKES, SWALES, DITCHES, PERIMETER SLOPES AND ALL SLOPES GREATER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1) AND

(B) FOURTEEN DAYS AS TO OTHER DISTURBES OR GRADED AREAS IN THE PROJECT SITE.

SITE WORK GENERAL NOTES:

1. ALL SITE WORK SHALL BE AS INDICATED ON THE DRAWINGS.
2. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY THE OWNER.
3. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED OR OTHERWISE DISCONNECTED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF THE CONSTRUCTION MANAGER AND UTILITY COMPANY.
4. CONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION.

SEQUENCE OF CONSTRUCTION

TASK	DESCRIPTION	APPROX. DURATION
1.	INSTALL SILT FENCES	1 DAY
2.	CLEAR COMPOUND AREA	1 DAYS
3.	INSTALL UTILITY CONDUITS	2 DAYS
4.	INSTALL CELLULAR EQUIPMENT	7 DAYS
5.	STABILIZE AND SEED DISTURBED AREAS	2 DAYS
6.	REMOVE SILT FENCES	1 DAY

NOTES:

1. LIMITS OF DISTURBANCE: SET LIMIT 3'-0" FROM OUTSIDE OF ALL PROPOSED GRADE LINES.
2. SILT FENCE: SET SILT FENCE 3'-0" FROM ALL PROPOSED GRADE LINES.
3. SAFETY FENCE: SET SAFETY FENCE 3'-0" FROM ALL PROPOSED GRADE LINES.

EXCAVATION & GRADING NOTES:

1. CONCRETE FOUNDATIONS SHALL NOT BE PLACED ON ORGANIC MATERIAL. IF SOUND SOIL IS NOT REACHED AT THE DESIGNATED EXCAVATION DEPTH , THE UNSATISFACTORY SOIL SHALL BE EXCAVATED TO IT'S FULL DEPTH AND EITHER BE REPLACED WITH MECHANICALLY COMPACTED GRANULAR MATERIAL OR THE EXCAVATION BE FILLED WITH CONCRETE OF THE SAME QUALITY SPECIFIED FOR THE FOUNDATION.
2. ANY EXCAVATION OVER THE REQUIRED DEPTH SHALL BE FILLED WITH EITHER MECHANICALLY COMPACTD GRANULAR MATERIAL OR CONCRETE OF THE SAME QUALITY SPECIFIED FOR THE FOUNDATION. CRUSHED STONE MAY BE USED STABILIZE THE BOTTOM OF THE EXCAVATION. STONE, IF USED, SHALL NOT BE USED AS COMPILING CONCRETE THICKNESS.
3. AFTER COMPLETION OF THE FOUNDATION AND OTHER CONSTRUCTION BELOW GRADE, AND BEFORE BACKFILLING, ALL EXCAVATIONS SHALL BE CLEAN OF UNSUITABLE MATERIAL SUCH AS VEGETATION, TRASH, DEBRIS, AND SO FORTH.
4. BACKFILLING SHALL:
   - BE STATE DOT APPROVED MATERIALS CONSISTING OF EARTH, SANDY CLAY, SAND AND GRAVEL, OR SOFT SHALE:
   - BE FREE FROM CLOUDS OR STONES OVER 2-1/2" MAXIMUM DIMENSIONS
   - BE PLACED IN 6" LAYERS AND COMPACTED TO 95% STANDARD PROCTOR EXCEPT IN GRASSED/LANDSCAPING AREAS, WHERE 90% STANDARD PROCTOR IS REQUIRED.
5. PROTECT EXISITNG GRAVEL SURFACING AND SUBGRADE IN AREAS WHERE EQUIPMENT LOADS WILL OPERATE. USE PLANKING OR OTHER SUITABLE MATERIALS DESIGNED TO SPREAD EQUIPMENT LOADS. REPAIR DAMAGE TO EXISTING GRAVEL SURFACING OR SUBGRADE WHERE SUCH DAMAGE IS DUE TO THE CONTRACTOR'S OPERATIONS. DAMAGED GRAVEL SURFACING SHALL BE RESTORED TO MATCH THE ADJACENT UNDAMAGED GRAVEL SURFACING AND SHALL BE OF THE SAME THICKNESS.
6. REPLACE EXISTING GRAVEL SURFACING ON AREAS FROM WHICH GRAVEL SURFACING IS REMOVED DURING CONSTRUCTION OPERATIONS. GRAVEL SURFACING SHALL BE REPLACED TO MATCH EXISTING ADJACENTGRAVEL SURFACING AND SHALL BE OF THE SAME THICKNESS. SURFACES OF GRAVEL SURFACING SHALL BE FREE FROM CORRUGATIONS AND WAVES. EXISTING GRAVEL SURFACING MAY BE EXCAVATED SEPERATELY AND REUSED IF INJURIOUS AMOUNTS OF EARTH, ORGANIC MATTER, OR OTHER DELETERIOUS MATERIALS ARE REMOVED PRIOR TO REUSE. FURNISH ALL ADDITIONAL GRAVEL RESURFACING MATERIAL AS REQUIRED. BEFORE GRAVEL SURFACING IS REPLACED, SUBGRADE SHALL BE FILLED AND COMPATED WITH STATE DOT APPROVED SELECTED MATERIAL. GRAVEL SURFACING MATERIAL MAY E USED FOR FILLING DEPRESSIONS IN THE SUBGRADE, SUBJECT TO OWNER'S APPROVAL.
7. DAMAGE TO EXISTING STRUCTURES AND UTILITIES RESULTING FRON CONTRACTOR'S NEGLEGENCE SHALL BE REPAIRED/REPLACED TO OWNER'S SATISFACTION AT CONTRACTOR'S EXPENSE.
8. CONTRACTOR SHALL COORDINATE THE CONSTRUCTION SCHEDULE WITH PROPERTY OWNER SO AS TO AVOID INTERRUPTIONS TO PROPERTY OWNER'S OPERATIONS.
9. ALL CUT AND FILL SLOPES SHALL BE 3 : 1 MAXIMUM, UNLESS OTHERWISE NOTED.
10. ENSURE POSITIVE DRAINAGE FROM SITE AT ALL TIMES. AVOID TRAPPING WATER.

GENERAL EROSION AND SEDIMENT CONTROL NOTES

1. UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CONSTRUCTED AND MAINTAINED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK.
2. THE CONTRACTOR SHALL APPLY PERMANENT OR TEMPORARY SOIL STABILIZATION TO ALL DENUDED OR DISTURBED AREAS WITHIN 7 DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. SOIL STABILIZATION MUST ALSO BE APPLIED TO DENUDED OR DISTURBED AREAS WHICH MAY NOT BE AT FINAL GRADE BUT WHICH WILL REMAIN UNDISTURBED FOR LONGER THAT 30 DAYS. SOIL STABILIZATION MEASURES INCLUDE VEGETATIVE ESTABLISHMENT, MULCHING, AND THE EARLY APPLICATION OF GRAVEL BASE MATERIAL ON AREAS TO BE PAVED.
3. ALL SEDIMENT AND CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN LAND DISTURBANCE.
4. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES PERIODICALLY AND AFTER EACH RUNOFF PRODUCING RAINFALL EVENT. ANY NECESSARY REPAIRS TO MAINTAIN THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES AND CLEANUP OF THE SEDIMENTATION ARE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE MADE IMMEDIATELY.
5. THE CONTRACTOR SHALL LIMIT SITE ACCESS BY CONSTRUCTION VEHICLES TO ENTRANCES PROTECTED BY A STONE CONSTRUCTION ENTRANCE (VESCH STD. & SPEC. 3.02) OR AND APPROVED COMPARABLE CONTROL MEASURE. SEDIMENT SHALL BE REMOVED FROM PAVED AREAS ON A DAILY BASIS.
6. STOCKPILES OF SOIL AND OTHER ERODIBLE MATERIALS SHALL BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES. THE CONTRACTOR IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION FOR STOCKPILES ON SITE AS WELL AS FOR MATERIALS TRANSPORTED FROM THE PROJECT SITE.
7. THE CONTRACTOR SHALL MONITOR AND TAKE PRECAUTIONS TO CONTROL DUST, INCLUDING (BUT NOT LIMITED TO) USE OF WATER, MULCH, OR CHEMICAL DUST ADHESIVES AND CONTROL OF CONSTRUCTION SITE TRAFFIC.
8. EFFLUENT FROM DEWATERING OPERATIONS SHALL BE FILTERED OR PASSED THROUGH AN APPROVED SEDIMENT TRAPPING DEVICE, OR BOTH, AND DISCHARGED IN A MANNER THAT DOES NOT ADVERSELY AFFECT ADJACENT PROPERTIES, WETLANDS, WATERWAYS OR THE STORM DRAINAGE SYSTEM.
9. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF ANY ADDITIONAL CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED NECESSARY BY THE PLAN APPROVING AUTHORITY.
10. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES ARE NOT TO BE REMOVED UNTIL ALL DISTRUBED AREAS ARE STABILIZED. AFTER STABILIZATION IS COMPLETE, ALL MEASURES SHALL BE REMOVED WITHIN 30 DAYS. TRAPPED SEDIMENT SHALL BE SPREAD AND SEEDED.

PERMANENT SEEDING
SITE SPECIFIC SEEDING MIXTURES FOR COASTAL PLAN AREA

MINIMUM CARE LAWN	TOTAL LBS. PER ACRE
COMMERCIAL OR RESIDENTIAL	
KENTUCKY 31 OR TURF-TYPE TALL FESCUE	175-200 LBS.
OR	
COMMON BERMUDAGRASS **	75 LBS.
HIGH MAINTENANCE LAWN	
KENTUCKY 31 OR TURF-TYPE TALL FESCUE	200-250 LBS.
OR	
HYBRID BERMUDAGRASS (SEED) **	40 LBS. (UNHULLED)
OR	30 LBS (HULLED)
HYBRID BERMUDAGRASS (BY OTHER VEGETATIVE ESTABLISHMENT METHOD, SEE STD. & SPEC. 3.34)	
GENERAL SLOPE (3:1 OR LESS)	
KENTUCKY 31 FESCUE	128 LBS.
RED TOP GRASS	2 LBS.
SEASONAL NURSE CROP *	20 LBS.
	150 LBS.
LOW MAINTENANCE SLOPE (STEEPER THAN 3:1)	
KENTUCKY 31 FESCUE	93-108 LBS.
COMMON BERMUDAGRASS **	0-5 LBS.
	2 LBS.
	20 LBS.

* USE SEASONAL NURSE CROP IN ACCORDANCE WITH SEEDING DATES AS STATED BELOW:

FEBRUARY, MARCH THROUGH APRIL	ANNUAL RYE
MAY 1ST THROUGH AUGUST	FOXTAIL MILLET
SEPTEMBER, OCTOBER THROUGH NOVEMBER 15TH	ANNUAL RYE
NOVEMBER 16TH THROUGH JANUARY	WINTER RYE

** MAY THOUGH OCTOBER, USE HULLED SEED. ALL OTHER SEEDING PERIODS, USE UNHULLED SEED. WEEPING LOVEGRASS MAY BE ADDED TO ANY SLOPE OR LOW-MAINTENANCE MIX DURING WARMER SEEDING PERIODS; ADD 10-20 LBS./ACRE IN MIXES.

1. TOPSOILING
   - WHERE TOPSOIL IS REQUIRED ON ADVERSE SOIL CONDITIONS A MINIMUM OF 4" OF TOPSOIL SHOULD THE TOPSOIL SHOULD CONTAIN A MINIMUM OF 35% FINE FRAINED MATERIAL (SILT AND CLAY AND 1.5% PLUS ORGANIC MATTER.)
2. LIME AND FERTILIZERS
   A. LIME - APPLY PULVERIZED AGRICUTURE GRADE LIMESTONE (90 LBS./1000 SF) OR EQUIVALENT AT THE RATE OF 2 TONS PER ACRE.
   B. FERTILIZER - 1000 LBS. PER ACRE OF 10, 20, 10 FERTILIZER OR EQUIVALENT. IF SOILS ARE UNIFORM, IT IS DESIRABLE TO HAVE LIME FERTILIZER RECOMMENDATIONS BASED ON SOIL TESTS.
3. MULCHING
   A. MULCH - MULCH WITH ANY OF THE MATERIALS LISTED BELOW AND AT THE RATE INDICATED. SPREADING SHOULD BE UNIFORM AND AT A RATE THAT PERMITS NO MORE THAT 25/50% OF THE GROUND SHOWING THROUGH THE MULCH.
   B. MULCHING IS REQUIRED ON ALL SLOPES EXCEEDING 25% SLOPE.
      1. STRAW 1 TO 2 TONS DEPENDING ON SEASON AND METHOD OF APPLICATION
      2. WOOD FIBER MATERIALS 1000 LBS. PER ACRE.
4. MAINTENANCE
   A. IRRIGATION - IF SOIL MOISTURE IS DEFICIENT. SUPPLY NEW SEEDING AND PLANTINGS WITH ADEQUATE WATER FOR PLANT GROWTH UNTIL THEY ARE FIRMLY ESTABLISHED.
   B. REPAIR - INSPECT ALL AREAS FOR PLANTING FAILURES AND MAKE NECESSARY REPAIRS. REPLACEMENTS AND RESEEDING WITHIN THE PLANTING SEASON IF POSSIBLE
   C. LIME AND FERTILIZER SHALL BE APPLIED UNDER A REGULAR PROGRAM THAT IS BASED ON SOIL FERTILITY TESTS AND ON THE USE AND GENERAL APPEARANCE OF THE VEGETATIVE COVER DURING SUBSEQUENT GROWING SEASONS.

PLANTING DATES	SPECIES	SEEDING RATE (LBS./ACRE)
SEPT. 1 - FEB. 15	50/50 MIX OF ANNUAL REYGRASS (LILIUM MULTI-FLORUM) & CEREAK (WINTER) RYE (SECALE CEREALE)	50 - 100
FEB. 16 - APR. 30	ANNUAL RYEGRASS (LOLIUM MULTI-FLORUM)	60 - 100
MAY 16 - AUG. 31	GERMAN MILLET (SETARIA ITALICA)	50

MULCHING

A. SEEDING MADE IN FALL FOR WINTER COVER AND DURING HOT DRY SUMMER MONTHS SHALL BE MULCHED IN ACCORDANCE WITH MULCHING, STD. & SPEC. 3.35 OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK, THIRD EDITION 1992.

MAINTENANCE

A. IRRIGATION - IF SOIL MOISTURE IS DEFICIENT. SUPPLY NEW SEEDINGS AND PLANTINGS WITH ADEQUATE WATER FOR PLANT GROWTH UNTIL THEY ARE FIRMLY ESTABLISHED.
B. REPAIR - INSPECT ALL AREA FOR PLANTING FAILURES AND MAKE NECESSARY REPAIRS.

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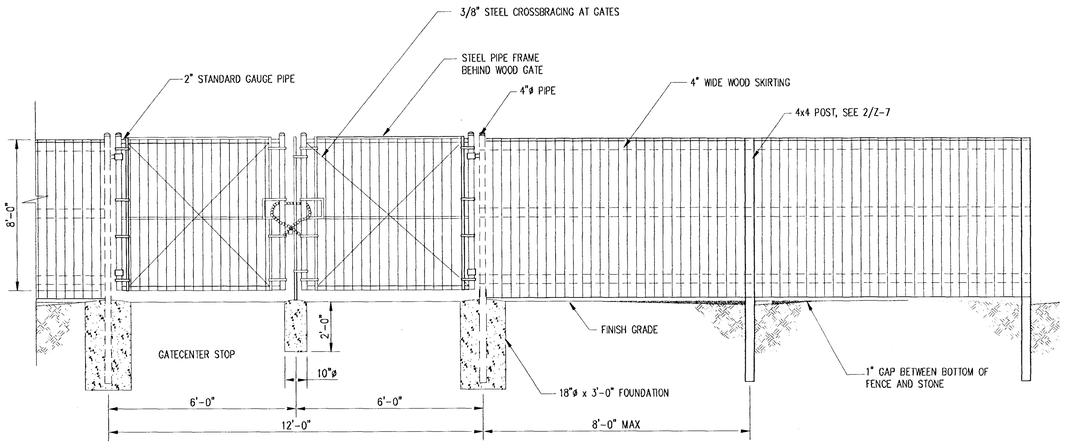
TITLE:

CIVIL NOTES

SHEET NUMBER:

Z-6

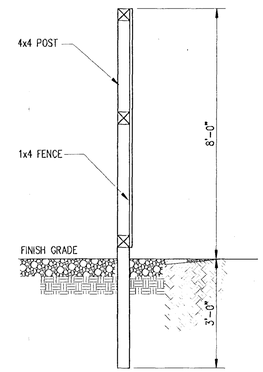


1. ALL LUMBER SHALL BE PRESSURE TREATED
2. PROVIDE LOCKING HARDWARE AND DOOR STOPS TO SECURE GATE IN OPEN POSITION.

WOOD FENCE AND GATE ELEVATION

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

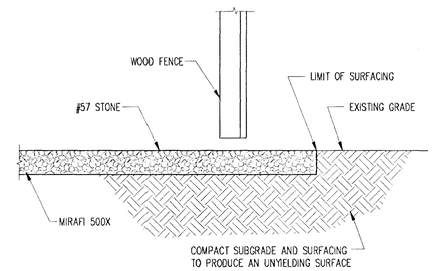
1 / Z-7



WOOD FENCE POST DETAIL

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

2 / Z-7



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

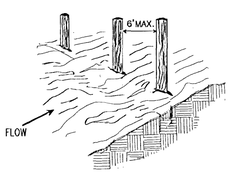
SITE COMPOUND SURFACING DETAIL

SCALE: N.T.S.

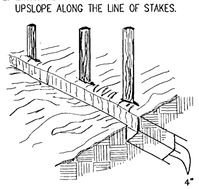
3 / Z-7

CONSTRUCTION OF A SILT FENCE
(WITHOUT WIRE SUPPORT)

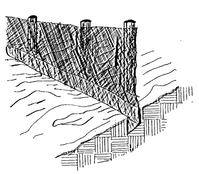
1. SET THE STAKES.



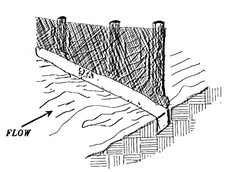
2. EXCAVATE A 4"X 4" TRENCH UPSLOPE ALONG THE LINE OF STAKES.



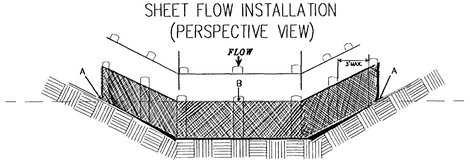
3. STAPLE FILTER MATERIAL TO STAKES AND EXTEND IT INTO THE TRENCH.



3. BACKFILL AND COMPACT THE EXCAVATED SOIL.



SHEET FLOW INSTALLATION
(PERSPECTIVE VIEW)



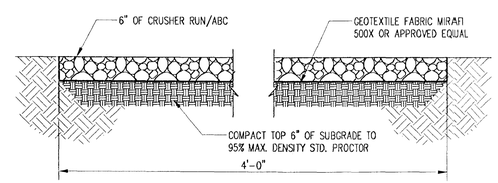
POINTS A SHOULD BE HIGHER THAN POINT B.
DRAINAGEWAY INSTALLATION
(FRONT ELEVATION)

1. SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
2. CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED SILT FENCE RESULTING FROM END RUNS AND UNDERCUTTING.
3. 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.
4. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
5. *STAKES SPACED @ 6' MAXIMUM. USE 2"x2" WOOD OR EQUIVALENT STEEL STAKES.
6. FILTER FABRIC FENCE MUST BE PLACED AT LEVEL EXISTING GRADE. BOTH ENDS OF THE BARRIER MUST BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN BARRIER ALIGNMENT.
7. ANY SECTION OF FILTER FABRIC FENCE WHICH HAS BEE UNDERMINDED OR TOPPED MUST BE IMMEDIATELY REPLACED WITH A ROCK FILTER OUTLET.

SILT FENCE INSTALLATION

SCALE: N.T.S.

4 / Z-7



ACCESS PATH DETAIL

SCALE: 1"=1'-0"

5 / Z-7

CONTRACTOR SHALL INSTALL A TEMPORARY ACCESS ROAD WHICH SHALL BE UTILIZED UNTIL HEAVY CONSTRUCTION WORK IS COMPLETE. THE CONTRACTOR SHALL THEN INSTALL THE ACCESS ROAD PER DETAIL 3/C-4.

TEMPORARY ACCESS ROAD NOTES:
CLEAR AND GRUB THE LIMITS OF THE TEMPORARY ACCESS ROAD AND REMOVE UNSUITABLE LOOSE OR SOFT SOIL, ORGANIC MATERAIL OR RUBBLE TO FIRM SUBGRADE. FILL, UNDERCUT AND COMPACT MATERIAL IN LAYERS NOT IEXCEEDING 8 INCHES I N DEPTH. PLACE 4" OF 57 STONE AND PROOFROLL IF TEMPORARY ROAD REQUIRES STABILIZATION.

ACCESS PATH:
FILL, UNDERCUT AND COMPACT ACCESS PATH UP TO 6" BELOW FINISH GRADE. PLACE MIRAFI, 500X STABILIZATION FABRIC ON SUBGRADE. PULL TIGHT AND STAKE IN PLACE. PLACE AND COMPACT 6" DEPTH OF CRUSHER RUN/ABC TO FINISH GRADE.

Application No SEA-2002-MA-003 Staff WOD
APPROVED SEA SP PLAN
SEE DEV CONDS DATED 12/8/2008
Date of (BOS) (BZA) approval 1/12/2009
Sheet 8 of 15

entrex
communication services, Inc.
1575 Eye Street, N.W. Suite 350
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09-09-08	ADD SP-97-M-048 PLANS	8

SEAL:

COMMONWEALTH OF VIRGINIA
CAMILLE SHABSHAB
No. 044026
PROFESSIONAL ENGINEER

T-MOBILE NORTHEAST LLC

12050 BALTIMORE AVENUE
BELTSVILLE, MD 20705
PHONE: (240) 264-8600

PROJECT NO:	1042.329
DESIGNER:	W.A.
ENGINEER:	R.C.

SCALE:
0 1/2 1
GRAPHIC SCALE IN INCHES

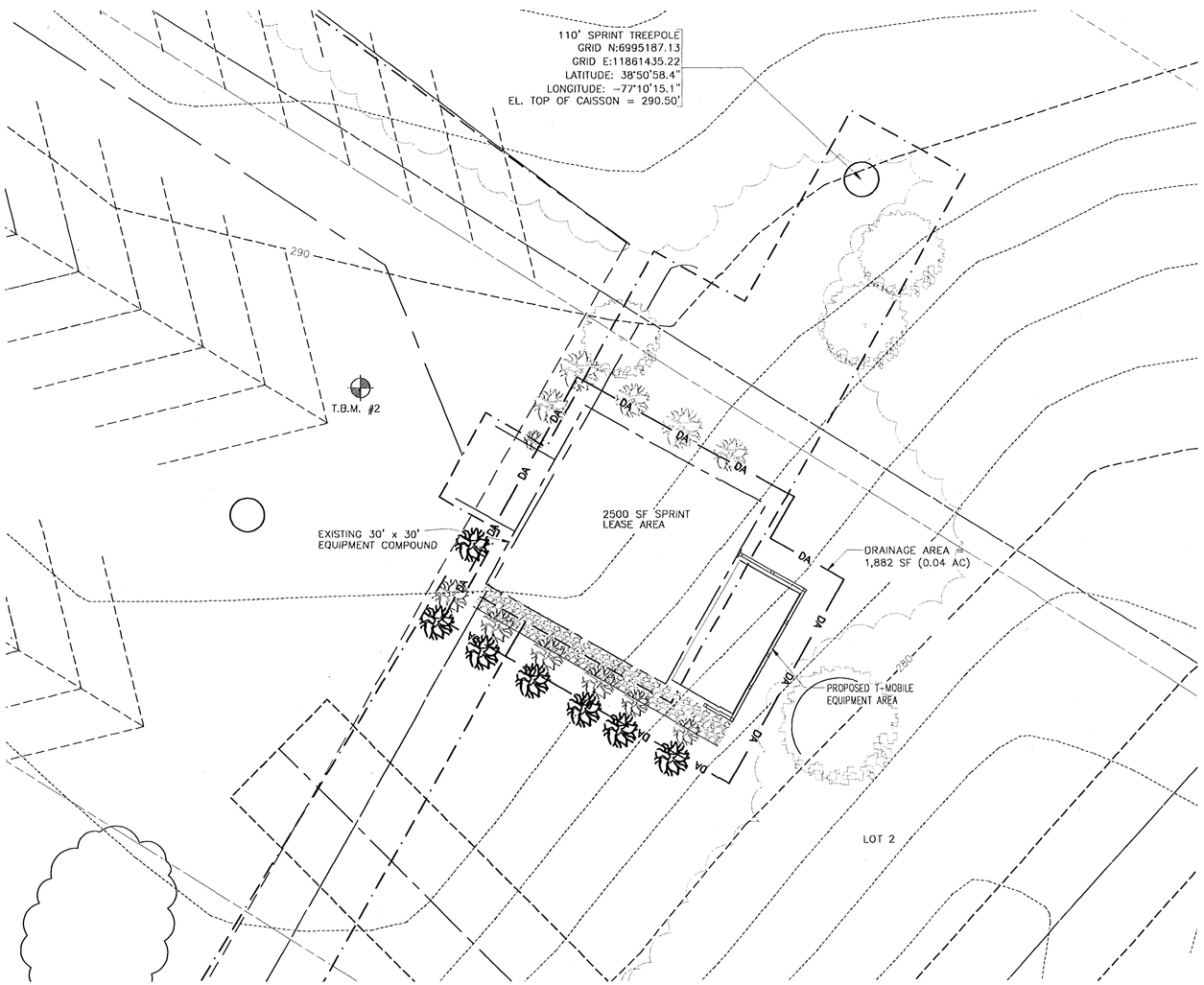
WAC283
GLOBAL SIGNAL-FALLS CHURCH
3435 SLEEPY HOLLOW RD
FALLS CHURCH, VA
22044

TITLE:

CIVIL DETAILS

SHEET NUMBER:

Z-7



STORMWATER MANAGEMENT PLAN
SCALE: 1"=10'-0"

1 / Z-8 TRUE NORTH

STORMWATER MANAGEMENT AND OUTFALL NARRATIVE SUMMARY

OVERALL DRAINAGE AREA

THE PROPOSED SITE WILL NOT HAVE A SIGNIFICANT IMPACT TO THE EXISTING SITE. THE PROPOSED SITE RUNOFF WILL BE DISCHARGED AS SHEET FLOW TOWARDS EXISTING WOODS AND WE DO NOT RECOMMEND ANY STORMWATER MANAGEMENT FOR THIS DEVELOPED SITE.

PROJECT SIZE ≤ 2500 SF DISTURBED AREA

WATER QUALITY:

THIS PROJECT HAS A TOTAL DISTURBED AREA OF 1,182 SF AND DOES NOT REQUIRE STORMWATER MANAGEMENT IN ACCORDANCE WITH CHESAPEAKE BAY PRESERVATION ORDINANCE 118.

WATER DETENTION:

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

STORMWATER CALCULATIONS

ANALYSIS:

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

RESULTS:

FOR 10 YR-24 HR STORM EVENT

	PRE DEVELOPMENT	POST DEVELOPMENT	NET INCREASE
PEAK DISCHARGE (Qp10)	0.25 CFS	0.51 CFS	0.26 CFS

CONCLUSION:

THE NET INCREASE FOR THE 10 YR-24HR PEAK DISCHARGE Qp10 IS REPORTED AS LESS THAN 1 CFS OR BELOW CALCULATION LIMITS BY TR-55. THE NET INCREASE IN TOTAL RUNOFF FOR THE 10 YR-24HR STORM DUE TO THE PROPOSED GRAVEL COMPOUND IS 0.26 CFS. THESE CALCULATIONS SHOW THAT THERE IS NO SIGNIFICANT INCREASE IN THE WATER QUANTITY VOLUME FOR THE PURPOSES OF VIRGINIA STORM WATER MANAGEMENT.

STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICE NARRATIVE

THIS PROJECT QUALIFIES FOR AN EXEMPTION FROM THE CHESAPEAKE BAY PRESERVATION ORDINANCE BECAUSE THE PROPOSED PROJECT CREATES LESS THAN 5,000 SF OF IMPERVIOUS AREA AND DISTURBS LESS THAN 10,000 SF PER SECTION 118-6. THE TOTAL DISTURBED AREA IS 754 SQUARE FEET.

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

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 (16-302 3 & 4L)	PRC Plan (16-303 1E & 1O)
FDP P Districts (except PRC) (16-502 1F & 1Q)	Amendments (18-202 10F & 10I)

[X] 1. Plat is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100').

[X] 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 Z-8.

[X] 3. Provide:

Facility Name/ Type & No. (e.g. dry pond A, infil. trench, underground vault, etc)	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						
Totals						

[X] 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet Z-8. Pond inlet and outlet pipe systems are shown on Sheet Z-8.

[X] 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet Z-1 & Z-8 Type of maintenance access road surface noted on the plat is asphalt (asphalt, geoblock, gravel, etc.).

[X] 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet Z-8.

[X] 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.

[X] 8. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet Z-8.

[X] 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 Z-8.

[X] 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-1 & Z-5.

[X] 11. A submission waiver is requested for item number 3 above.

[X] 12. Stormwater management is not required because the project does not qualify under "substantial alteration"

Revised 2-21-2006

Application No SEA-2002-MA-003 Staff WOD

APPROVED SEA SP PLAN

SEE DEV CONDS DATED 12/8/2008

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Sheet 9 of 15

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COMMONWEALTH OF VIRGINIA
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No. 044026
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T-MOBILE NORTHEAST LLC

12050 BALTIMORE AVENUE
BELTSVILLE, MD 20705
PHONE: (240) 264-8600

PROJECT NO: 1042.329
DESIGNER: R.S./W.A.
ENGINEER: R.C.

SCALE:
0 1/2 1
GRAPHIC SCALE IN INCHES

WAC283
GLOBAL SIGNAL-FALLS CHURCH
3435 SLEEPY HOLLOW RD
FALLS CHURCH, VA
22044

TITLE:

PRELIMINARY STORMWATER MANAGEMENT PLAN

SHEET NUMBER:

Z-8

EXISTING EVERGREEN TREE TO BE REMOVED

EXISTING EVERGREEN TREE TO REMAIN

EXISTING DECIDUOUS TREE TO REMAIN

LOCATION OF PROPOSED EVERGREEN TREE

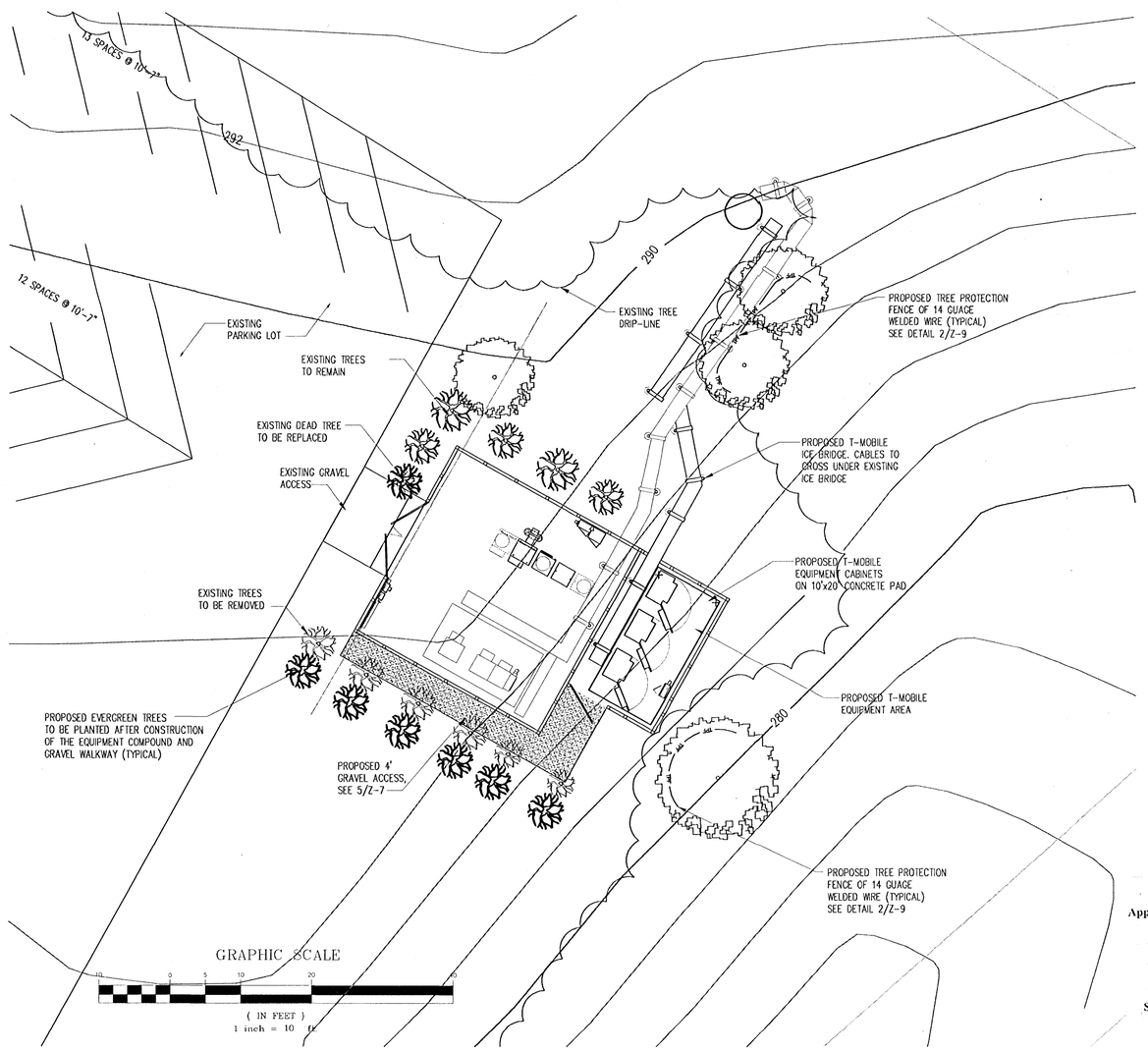
LINETYPES

LIMIT OF DISTURBENCE — LOD/SF — LOD/SF —

TREE PROTECTION FENCE — TPF — TPF — TPF — TPF —

EXISTING TREELINE

PLANT LIST			
	QTY.	COMMON NAME	SIZE/REMARKS
	7	LEYLAND CYPRESS (CUPRESSOCYPARIS LEYLANDII)	7'-0" MIN. HEIGHT AT PLANTING, FULL, HEALTHY STRAIGHT TRUNK, WELL BRANCHED, SEE DETAIL 2/LS-2.
	500 SF	PINE BARK MULCH	4" SETTLED LAYER OF CLEAN PINE BARK MULCH



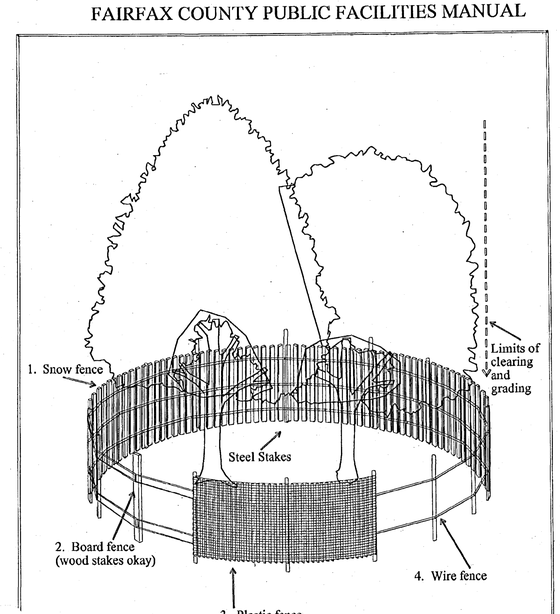
LANDSCAPING PLAN (1 / Z-9)
SCALE: 1"=10'-0"

TRUE NORTH

GENERAL PLANTING NOTES

1. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE.
2. ALL PLANTS MUST BE CONTAINER-GROWN OR BALLED AND BURLAPPED AS SPECIFIED.
3. ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
4. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF AWS CONSTRUCTION MANAGER BEFORE, DURING AND AFTER INSTALLATION.
5. ALL TREES MUST BE GUYED OR STAKED AS SHOWN.
6. ALL PLANTS AND PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.
7. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
8. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
9. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING (INCLUDING, BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZATION, ETC.) OF PLANTING AREAS AND LAWNS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER'S REPRESENTATIVE.
10. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING AT THE DATE OF THE TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.
11. THE OWNER AGREES TO PERFORM ALL LANDSCAPE MAINTENANCE (INCLUDING WATERING) THROUGHOUT THE ONE-YEAR GUARANTEE PERIOD UNLESS OTHERWISE DETERMINED.
12. THE OWNER'S REPRESENTATIVE WILL APPROVE THE STAKED LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION.
13. AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
14. ANY PLANT MATERIAL THAT DIES, TURNS BROWN OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED MATERIAL OF WITH THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL SPECIFICATIONS.
15. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
16. AMENDED AREAS TO CONSIST OF 40% COMPOST AND 60% EXISTING SOIL AND 1/3 AMOUNT OF FERTILIZER APPLICATION RATE RECOMMENDED OF PLANTING. IN A 1:3:2 RATIO FERTILIZER AT TIME IN NOV./DEC. OF THE FOLLOWING YEAR, APPLY FULL PRIMARY AMOUNT OF FERTILIZER.
17. PLEASE REPLACE ANY DYING TREES IN THE BUFFER AREA.
18. REMOVE GUY WIRES, SUPPORTS AND STAKES ON EXISTING VEGETATION IN EXISTING LANDSCAPE BUFFER.
19. ADD ADITIONAL SCREENING AND REPLACE ANY DEAD VEGETATION WHERE NECESSARY, (SIMILAR TO EXISTING).

FAIRFAX COUNTY PUBLIC FACILITIES MANUAL



Application No SEA-2002-MA-003 Staff WOD

APPROVED (SEA) SP PLAN

SEE DEV CONDS DATED 12/8/2008
Date of (BOS) (BZA) approval 1/12/2009

Sheet 10 of 15

Adapted from: Virginia Division of Soil and Water Handbook

Reference: Section 12-0603.2C

TREE PROTECTION DEVICES	PLATE NO	STD NO
	5-12	

TREE PROTECTION FENCE DETAIL (2 / Z-9)
SCALE: N.T.S.

entrex communication services, inc.
1575 Eye Street, N.W. Suite 350
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PROJECT NO:	1042.329
DESIGNER:	TMF
ENGINEER:	C.S.

SCALE:
0 1/2 1
GRAPHIC SCALE IN INCHES

WAC283
GLOBAL SIGNAL-FALLS CHURCH
3435 SLEEPY HOLLOW RD
FALLS CHURCH, VA
22044

TITLE:

LANDSCAPING PLAN

SHEET NUMBER:

Z-9

GENERAL NOTES

1. THIS PROPERTY IS LOCATED ON FAIRFAX COUNTY TAX MAP NO. 60-2 ((33)) PARCEL A AND IS CURRENTLY ZONED R-2.
2. OWNER AND DEVELOPER:
   TRUSTEES OF SLEEPY HOLLOW
   UNITED METHODIST CHURCH
   7434 SLEEPY HOLLOW ROAD
   FALLS CHURCH, VA 22044
   (DEED BOOK 2141, PAGE 600)
3. TITLE REPORT PREPARED BY STEWART TITLE GUARANTY COMPANY, COMMITMENT NUMBER F96-0858, ISSUED JANUARY 3, 1997 HAS BEEN USED IN THE PREPARATION OF THIS PLAT.
4. BOUNDARY INFORMATION IS BASED ON A SURVEY BY WALTER L. PHILLIPS, INC., DATED JUNE 1997.
5. TOPOGRAPHIC INFORMATION IS TAKEN FROM A FIELD SURVEY BY WALTER L. PHILLIPS, INC., DATED JUNE 1997. CONTOUR INTERVAL IS 2 FEET. DATUM IS FAIRFAX COUNTY SANITARY SEWER AS-BUILT (U.S.G.S.).
6. THE LOCATION OF EXISTING UTILITIES ARE TAKEN FROM OBSERVABLE EVIDENCES AND COUNTY AND OTHER PLANS AND RECORDS.
7. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
8. BASED ON AVAILABLE MAPS AND RECORDS, THERE IS NO FLOOD PLAIN, ENVIRONMENTAL QUALITY CORRIDOR (EQC) OR RESOURCE PROTECTION AREA (RPA) ON THIS PROPERTY.
9. IN ACCORDANCE WITH THE PUBLIC FACILITIES MANUAL, THE STORMWATER MANAGEMENT / WATER QUALITY (BMP) REQUIREMENTS FOR THIS SITE WILL BE PROVIDED WITH PHASE II OF THE DEVELOPMENT. THE TYPE, LOCATION AND DESIGN PARAMETERS SHALL BE DETERMINED AT THE SITE PLAN PHASE.
10. TO THE BEST OF OUR KNOWLEDGE AND BELIEF, ALL UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR MORE ON THIS PROPERTY ARE SHOWN ON THE PLAT.
11. THE HISTORIC "EPWORTH BEECH" TREE SHALL BE PRESERVED. THERE ARE NO OTHER SCENIC ASSETS OR NATURAL FEATURES ON THIS PROPERTY DESERVING OF PROTECTION.
12. BASED ON AVAILABLE MAPS AND RECORDS, THERE ARE NO KNOWN BURIAL SITES ON THIS PROPERTY.
13. A PARTIAL REDUCTION IN THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENT FOR A SMALL PORTION OF THE SOUTH EDGE OF THE PROPERTY AND A MODIFICATION OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS TO PERMIT THE USE OF THE EXISTING VEGETATIVE AND OTHER BUFFERS AND ELIMINATION OF THE BARRIER REQUIREMENTS FOR THIS PROPERTY IS HEREBY REQUESTED WITH THIS APPLICATION.
14. BASED ON THE CURRENT ADOPTED FAIRFAX COUNTY COMPREHENSIVE PLAN, A BICYCLE TRAIL IS PLANNED ALONG SLEEPY HOLLOW ROAD; HOWEVER, IN THE MASON DISTRICT, THE SIDE OF THE ROAD ON WHICH THIS TRAIL IS TO BE LOCATED IS NOT SPECIFIED ON THE COUNTY TRAILS MAP. DUE TO THE TOPOGRAPHICAL CONSTRAINTS ASSOCIATED WITH THIS SITE'S FRONTAGE ON SLEEPY HOLLOW ROAD, THE COMPREHENSIVE PLAN IS BEST SERVED BY THE LOCATION OF THE TRAIL ON THE WEST SIDE OF THE ROAD.

ZONING AND SITE TABULATIONS

1. SITE AREA - 221,899 SF / 5.094 ACRES
2. EXISTING USE - CHURCH, WITH PARSONAGE
3. PROPOSED USE - CHURCH, WITH PARSONAGE AND PRE-SCHOOL
4. EXISTING BLDG. AREA - +/- 11,349 GSF (INCLUDES PARSONAGE)
5. PROPOSED BUILDING AREA - +/- 26,620 GSF (INCLUDES PARSONAGE)

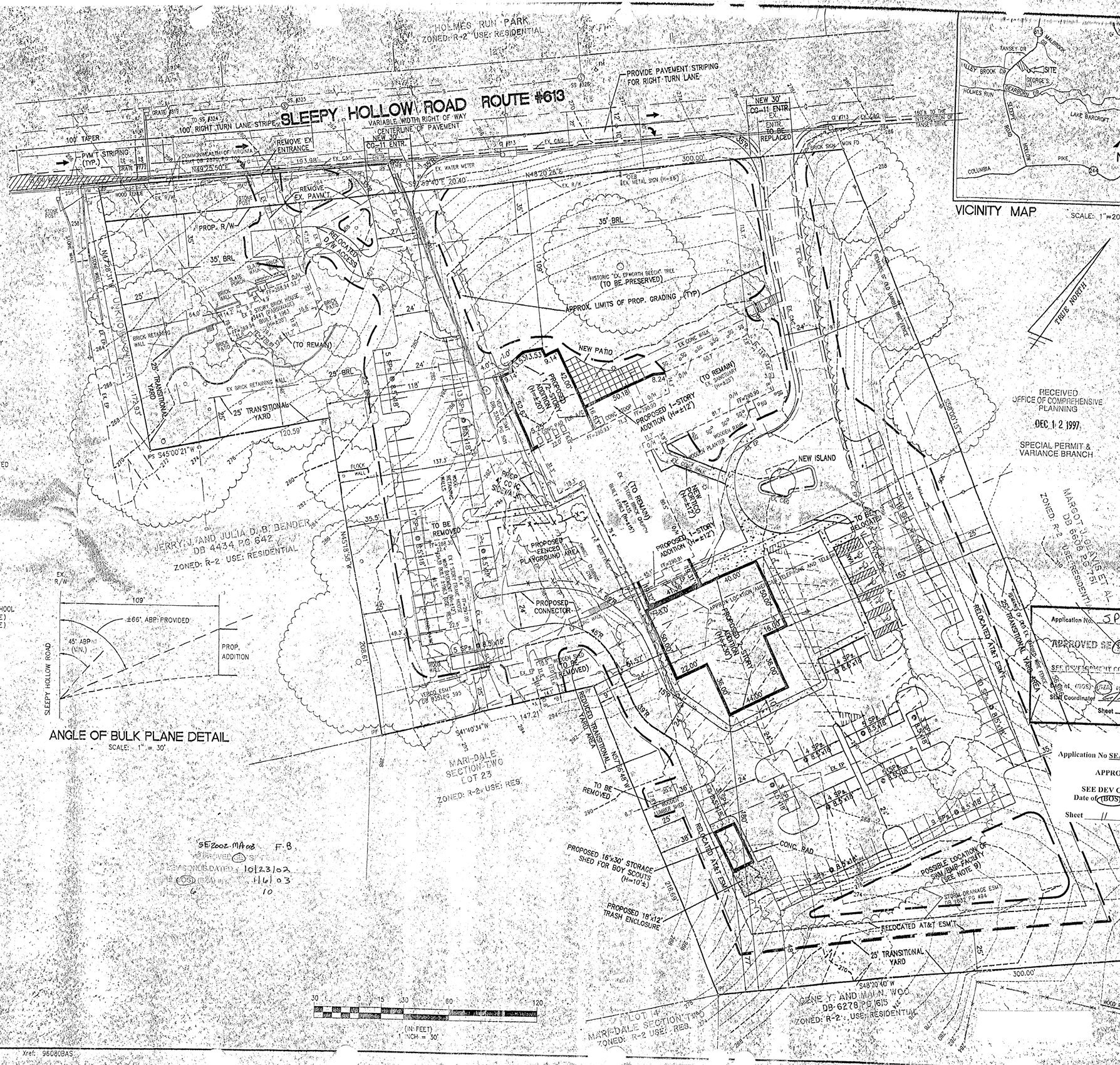
	ORDINANCE DATA	REQUIRED	PROVIDED
6.	LOT WIDTH	100 FT	+/- 514 FT
7.	MIN. LOT AREA	15,000 SF	221,899 SF
8.	SETBACKS		
	FRONT	45 ABP (35' MIN.)	69.7'
	SIDE	40 ABP (15' MIN.)	+/- 51'
	REAR	40 ABP (25' MIN.)	+/- 48'
9.	MAX. PERMITTED FAR	0.20	0.12
10.	MAX. BUILDING HEIGHT	60'	+/- 40'
11.	OPEN SPACE	NONE	+/- 134,500 SF (60%)
12.	TREE COVER	20% OF NET AREA	+/- 43%
13.	PARKING		
	1 SPACE/4 SEATS x 285 SEATS	74*	
	PRE-SCHOOL 1 SPACE/10 CHILD x 99 CHILDREN	19	
	TOTAL	93	128, INCL. 5 HDCP*

* INCLUDES TWO (2) SPACES FOR PARSONAGE

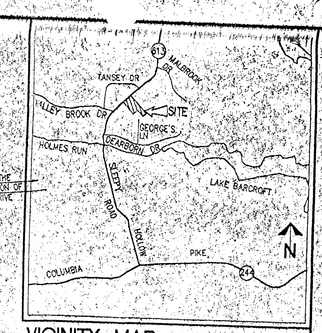
TREE COVER CALCULATIONS

GROSS SITE AREA	221,899 SF
EXEMPTIONS:	
A.) BUILDING FOOTPRINT (CHURCH)	+/- 18,800 SF
B.) BUILDING FOOTPRINT (PARSONAGE)	+/- 1,630 SF
TOTAL EXEMPTIONS	+/- 20,430 SF
NET SITE AREA	201,469 SF
REQUIRED TREE COVER (20%)	40,294 SF
APPROX. EXIST. TREE COVER PRESERVED	± 65,100 SF
CREDIT FOR EXIST. TREE COVER (125%)	+/- 81,375 SF
PROPOSED (NEW) PLANTING	+/- 5,800 SF
TOTAL TREE COVER PROVIDED	+/- 87,375 SF (43%)

(NO ADDITIONAL PLANTING REQUIRED)



ANGLE OF BULK PLANE DETAIL
SCALE: 1" = 30'



VICINITY MAP SCALE: 1"=2000'

WALTER L. PHILLIPS
INCORPORATED
CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
207 PARK AVENUE, FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 FAX (703) 533-1301

SCALE 1" = 30' DATE 7/30/97 DRAWN KJC / TOM O. FOX

REVISION APPROVED BY			
DATE	DESCRIPTION	BY	DATE

SPECIAL PERMIT PLAT

TRUSTEES OF THE SLEEPY HOLLOW UNITED METHODIST CHURCH
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

Z-5A

File No. FG-15 Tax Map No. 60-2 Job No. 96-080 Dwg. 96080SP1 Xref. 96080BAS

PHASE I TABULATIONS

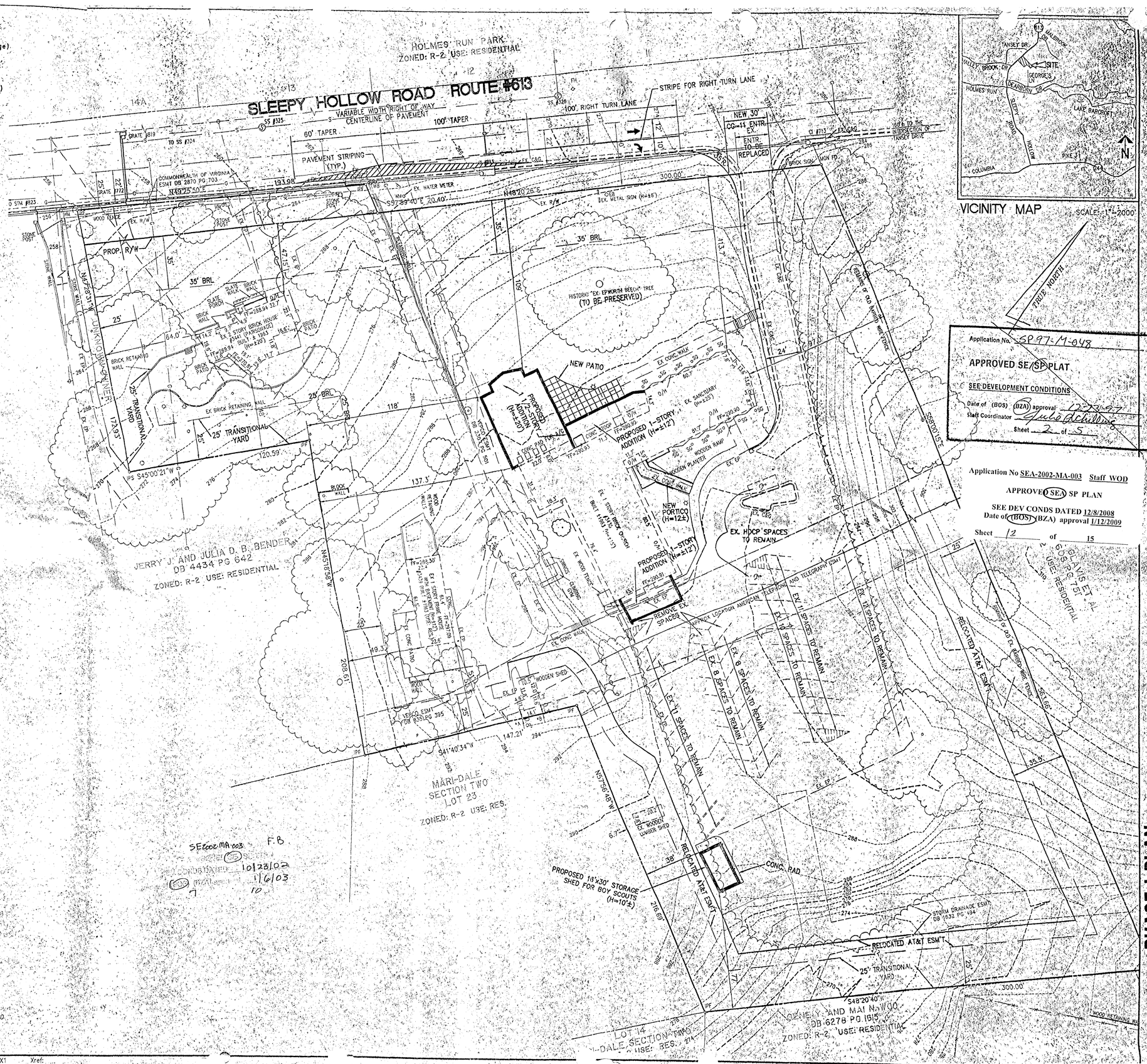
Existing Building Area: 12,739 GSF (Includes Parsonage)

Proposed Addition (Phase I): 4,567 GSF

Total Building Area (Existing&Phase I): 17,306 GSF (Includes Parsonage)

Phase I FAR: 0.078

Parking	Required	Existing	Provided
235 Seats @ 1sp/4 seats	59		
Parsonage	2		
	61	70, incl. 2 HDCP	67, incl. 2 HDCP



VICINITY MAP SCALE: 1"=2000'

TRUE NORTH

Application No. SP97-M-048

APPROVED SE/SP PLAT

SEE DEVELOPMENT CONDITIONS

Date of (BOS) (BZA) approval 12-22-97

Staff Coordinator Lulu Schilling

Sheet 2 of 5

Application No SEA-2002-MA-003 Staff WOD

APPROVED SEA SP PLAN

SEE DEV CONDS DATED 12/8/2008

Date of (BOS) (BZA) approval 1/12/2009

Sheet 12 of 15

(IN FEET) 1 inch = 30 ft.

File No. FG-15 Tax Map No. 60-2 Job No. 96-080 Cad Dwg. File: 96080EX1 Xref:

WALTER L. PHILLIPS
INCORPORATED
CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
207 PARK AVENUE FALLS CHURCH VIRGINIA 22046
(703) 532-6163 FAX (703) 533-1301

SCALE: 1"=50' DATE: 7/30/97 DRWN: K.C.

NO.	DESCRIPTION	DATE	REV BY	APPROVED
1	DEP COMMENTS	1-5-98		
2	DEP COMMENTS (SM)	7-1-98		

REVISION APPROVED BY

PHASE I PLAN

TRUSTEES OF THE SLEEPY HOLLOW UNITED METHODIST CHURCH

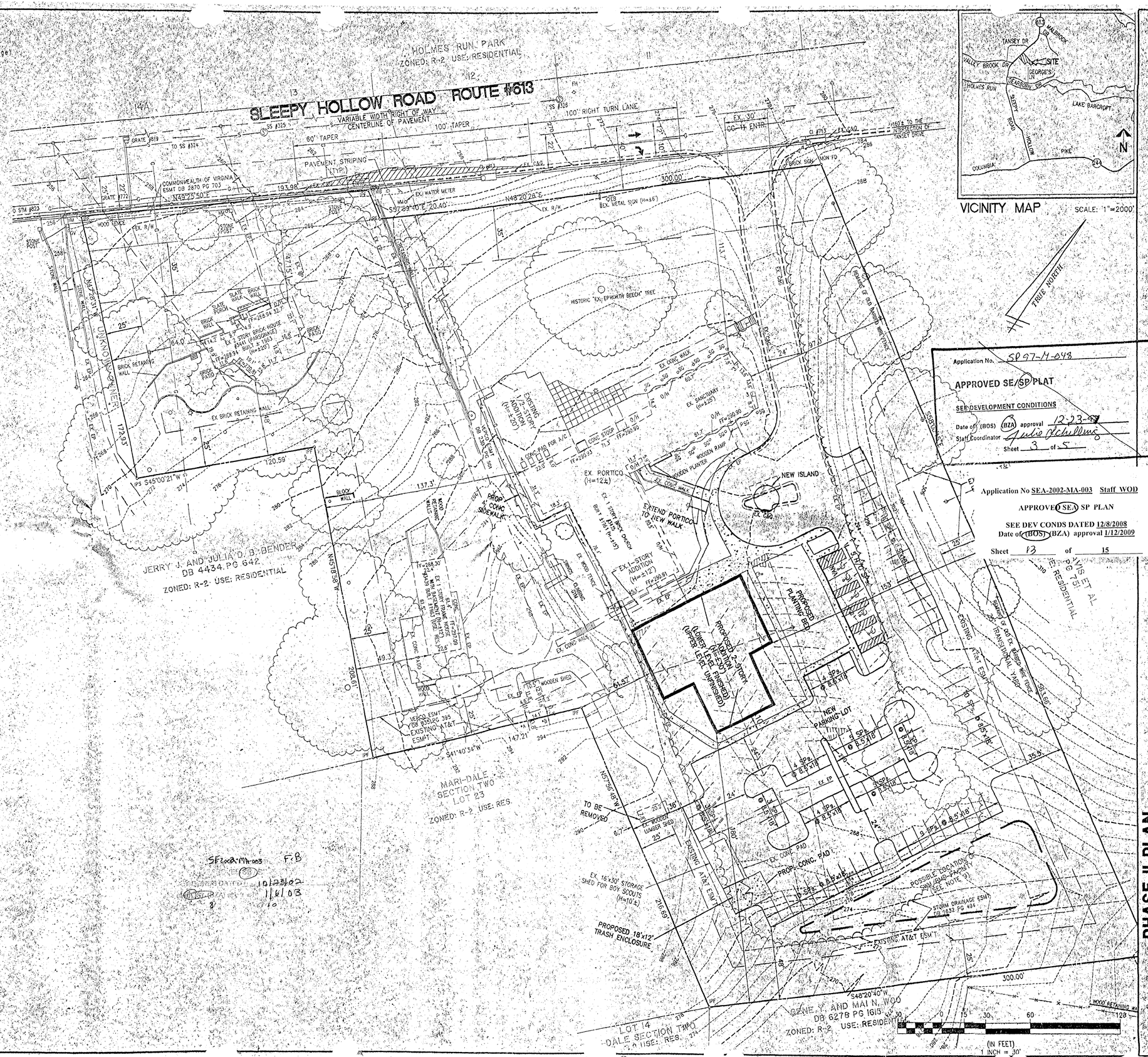
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

SHEET 5 OF 8

PHASE II TABULATIONS

Existing Building Area (Phase I)	±17,306 GSF (Includes Parsonage)
Proposed Addition (Phase II)	5,352 GSF
Total Building Area (Phases I & II)	±22,658 GSF
Total FAR (Phases I & II)	0.102

Parking	Required	Provided
235 Seats @ 1sp/4 seats	59	77
Parsonage	2	2
	61	79 (incls. 5 HDCP)



VICINITY MAP SCALE: 1"=2000'

Application No. SP 97-M-048

APPROVED SE/SP PLAT

SEE DEVELOPMENT CONDITIONS

Date of (BOS) (BZA) approval 12-23-97

Staff Coordinator Julie Schilling

Sheet 3 of 5

Application No SEA-2002-MA-003 Staff WOD

APPROVED SEA SP PLAN

SEE DEV CONDS DATED 12/8/2008

Date of (BOS) (BZA) approval 1/12/2009

Sheet 13 of 15

SE2002-MA-003 F.B

DATE 10/23/02

1/6/03

8 10

WALTER L. PHILLIPS
INCORPORATED
CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 FAX (703) 533-1301

SCALE: 1" = 30' DATE: 7/30/97 DRAWN: KJC / TOM D. SOU

COMMONWEALTH OF VIRGINIA CHARLES F. DUNLAP No. 13096 7-30-97 LAND SURVEYOR

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV BY	APPROVED	DATE
1	OC COMMENTS	11-5-97			
2	OC COMMENTS (FAR)	12-9-97			

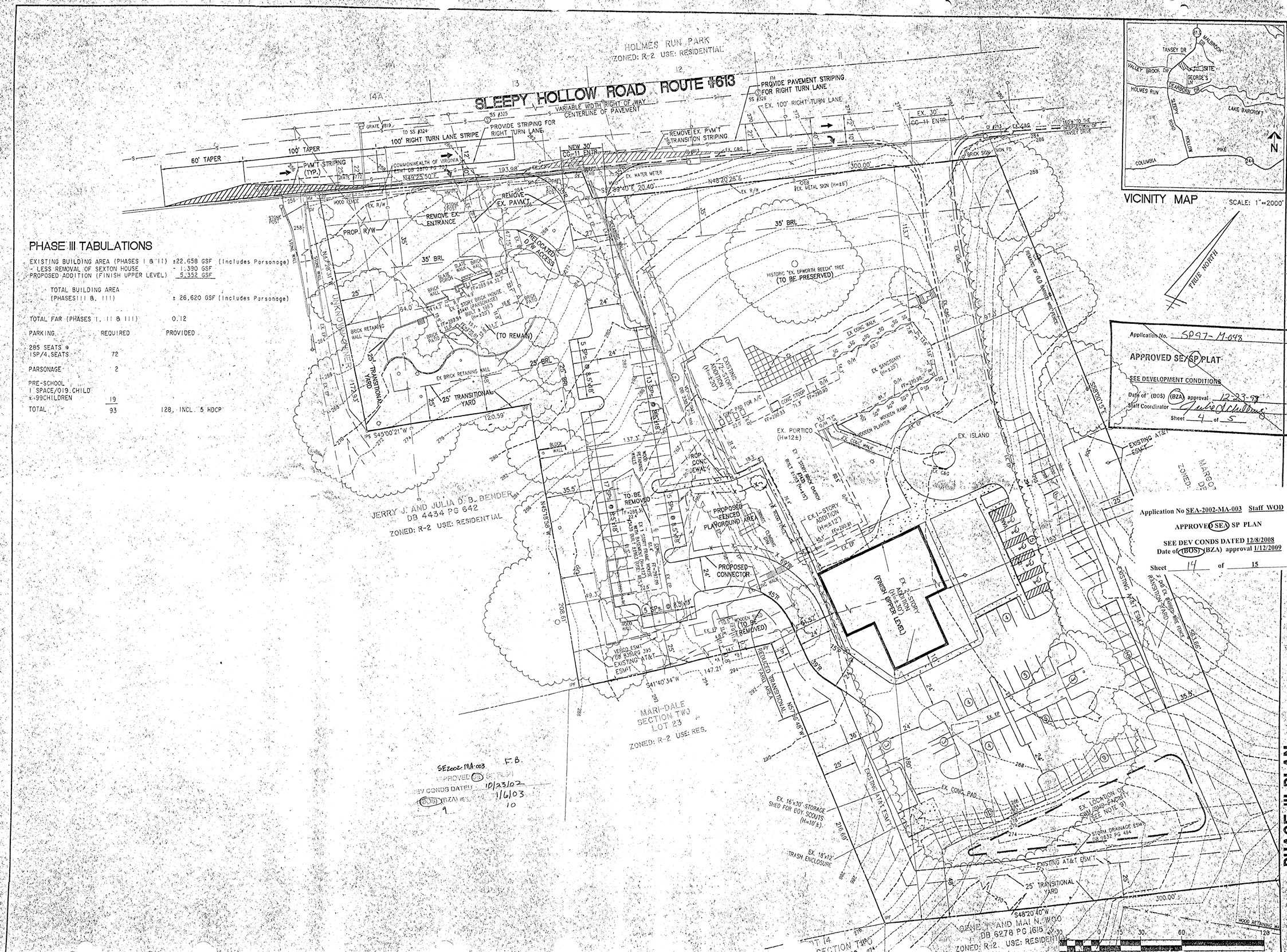
PHASE II PLAN

TRUSTEES OF THE SLEEPY HOLLOW UNITED METHODIST CHURCH

MASON DISTRICT

FAIRFAX COUNTY, VIRGINIA

Z-5C



PHASE III TABULATIONS

EXISTING BUILDING AREA (PHASES I & II)	±22,658 GSF	(Includes Parsonage)
- LESS REMOVAL OF SEXTON HOUSE	- 1,390 GSF	
PROPOSED ADDITION (FINISH UPPER LEVEL)	5,352 GSF	
TOTAL BUILDING AREA (PHASES II & III)	± 26,620 GSF	(Includes Parsonage)
TOTAL FAR (PHASES I, II & III)	0.12	

PARKING	REQUIRED	PROVIDED
285 SEATS @ 1SP/4 SEATS	72	
PARSONAGE	2	
PRE-SCHOOL 1 SPACE/019 CHILD x 99CHILDREN	19	
TOTAL	93	128, INCL. 5 HDCP

GENERAL NOTES

1. THIS PROPERTY IS LOCATED ON FAIRFAX COUNTY TAX MAP NO. 60-2 ((33)) PARCEL 1A AND IS CURRENTLY ZONED R-2.
2. OWNER AND DEVELOPER:

   TRUSTEES OF SLEEPY HOLLOW
   UNITED METHODIST CHURCH
   3435 SLEEPY HOLLOW ROAD
   FALLS CHURCH, VA 22044
   (DEED BOOK 2141, PAGE 600)
3. TITLE REPORT PREPARED BY STEWART TITLE GUARANTY COMPANY, COMMITMENT NUMBER F96-0658, ISSUED JANUARY 3, 1997 HAS BEEN USED IN THE PREPARATION OF THIS PLAT.
4. BOUNDARY INFORMATION IS BASED ON A SURVEY BY WALTER L. PHILLIPS, INC. DATED JUNE 1997.
5. TOPOGRAPHIC INFORMATION IS TAKEN FROM A FIELD SURVEY BY WALTER L. PHILLIPS, INC. DATED JUNE 1997. CONTOUR INTERVAL IS 2 FEET; DATUM IS FAIRFAX COUNTY SANITARY SEWER AS-BUILT (U.S.G.S.).
6. THE LOCATION OF EXISTING UTILITIES ARE TAKEN FROM OBSERVABLE EVIDENCES AND COUNTY AND OTHER PLANS AND RECORDS.
7. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
8. BASED ON AVAILABLE MAPS AND RECORDS, THERE IS NO FLOOD PLAIN, ENVIRONMENTAL QUALITY CORRIDOR (EQC) OR RESOURCE PROTECTION AREA (RPA) ON THIS PROPERTY.
9. THE STORMWATER MANAGEMENT / WATER QUALITY (BMP) REQUIREMENTS FOR THIS SITE WILL BE PROVIDED IN ACCORDANCE WITH THE PUBLIC FACILITIES MANUAL. THE TYPE, LOCATION AND DESIGN PARAMETERS SHALL BE DETERMINED AT THE SITE PLAN PHASE.
10. TO THE BEST OF OUR KNOWLEDGE AND BELIEF, ALL UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR MORE ON THIS PROPERTY ARE SHOWN ON THE PLAT.
11. THE HISTORIC "EPWORTH BEECH" TREE SHALL BE PRESERVED. THERE ARE NO OTHER SCENIC ASSETS OR NATURAL FEATURES ON THIS PROPERTY DESERVING OF PROTECTION.
12. BASED ON AVAILABLE MAPS AND RECORDS, THERE ARE NO KNOWN BURIAL SITES ON THIS PROPERTY.
13. A PARTIAL REDUCTION IN THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENT FOR A SMALL PORTION OF THE SOUTH EDGE OF THE PROPERTY AND A MODIFICATION OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS TO PERMIT THE USE OF THE EXISTING VEGETATIVE AND OTHER BUFFERS AND ELIMINATION OF THE BARRIER REQUIREMENTS FOR THIS PROPERTY IS HEREBY REQUESTED WITH THIS APPLICATION.
14. BASED ON THE CURRENT ADOPTED FAIRFAX COUNTY COMPREHENSIVE PLAN, A BICYCLE TRAIL IS PLANNED ALONG SLEEPY HOLLOW ROAD; HOWEVER, IN THE MASON DISTRICT, THE SIDE OF THE ROAD ON WHICH THIS TRAIL IS TO BE LOCATED IS NOT SPECIFIED ON THE COUNTY TRAILS MAP. DUE TO THE TOPOGRAPHICAL CONSTRAINTS ASSOCIATED WITH THIS SITE'S FRONTAGE ON SLEEPY HOLLOW ROAD, THE COMPREHENSIVE PLAN IS BEST SERVED BY THE LOCATION OF THE TRAIL ON THE WEST SIDE OF THE ROAD.

ZONING AND SITE TABULATIONS

1. SITE AREA	221,899 SF / 5.094 ACRES	
2. EXISTING USE	CHURCH, WITH PARSONAGE	
3. PROPOSED USE	CHURCH, WITH PARSONAGE AND PRE-SCHOOL	
4. EXISTING BLDG. AREA	+/- 11,344 GSF (INCLUDES PARSONAGE)	
5. PROPOSED BUILDING AREA	+/- 26,620 GSF (INCLUDES PARSONAGE)	

ORDINANCE DATA	REQUIRED	PROVIDED
6. LOT WIDTH	100 FT	+/- 514 FT
7. MIN. LOT AREA	15,000 SF	221,899 SF
8. SETBACKS		
FRONT	45 ABP (35' MIN.)	69.7'
SIDE	40 ABP (15' MIN.)	+/- 51'
REAR	40 ABP (25' MIN.)	+/- 48'
9. MAX. PERMITTED FAR	0.20	0.12
10. MAX. BUILDING HEIGHT	60'	+/- 40'
11. OPEN SPACE	NONE	+/- 134,500 SF (60%)
12. TREE COVER	20% OF NET AREA	+/- 43%
13. PARKING		
1 SPACE/4 SEATS x 285 SEATS	74*	
PRE-SCHOOL 1 SPACE/0.19 CHILD x 99 CHILDREN	19	
TOTAL	93	128, INCL. 5 HCP*

* INCLUDES TWO (2) SPACES FOR PARSONAGE

TREE COVER CALCULATIONS

GROSS SITE AREA	221,899 SF
EXEMPTIONS:	
A.) BUILDING FOOTPRINT (CHURCH)	- +/- 18,800 SF
B.) BUILDING FOOTPRINT (PARSONAGE)	- +/- 1,630 SF
TOTAL EXEMPTIONS	- +/- 20,430 SF
NET SITE AREA	201,469 SF
REQUIRED TREE COVER (20%)	40,294 SF
APPROX. EXIST. TREE COVER PRESERVED	± 65,100 SF
CREDIT FOR EXIST. TREE COVER (125%)	+/- 81,575 SF
PROPOSED NEW PLANTING	+/- 5,800 SF
TOTAL TREE COVER PROVIDED	+/- 87,375 SF (43%)

(NO ADDITIONAL PLANTING REQUIRED)

ANGLE OF BULK PLANE DETAIL
SCALE: 1" = 30'

NOTE

Landscaping this sheet is schematic and is shown for information purposes only. Final locations, species and quantities shall be determined at the time of site plan pursuant to requirements of the public facilities manual.

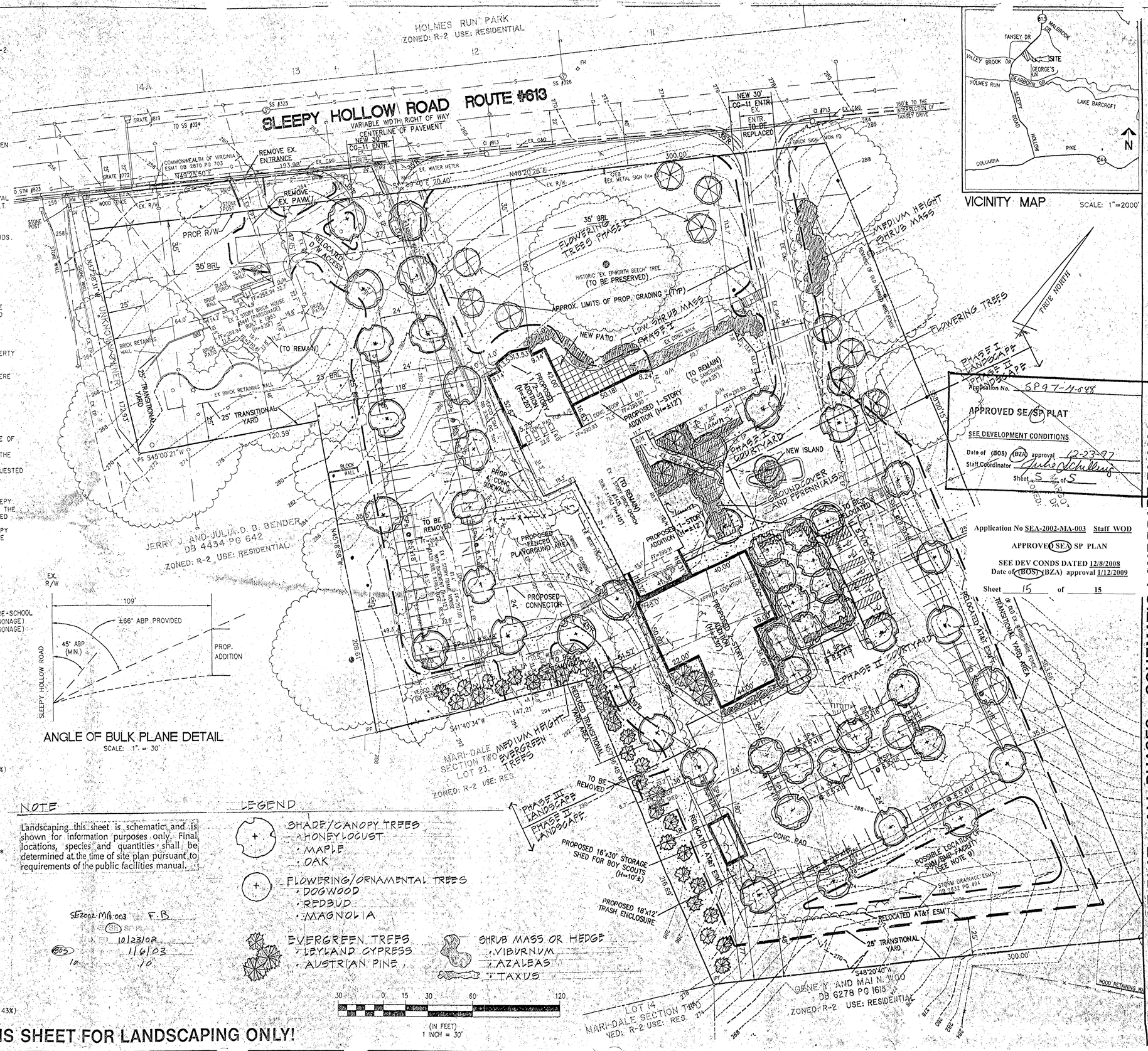
LEGEND

- SHADE/CANOPY TREES
  - HONEYLOCUST
  - MAPLE
  - OAK
- FLOWERING/ORNAMENTAL TREES
  - DOGWOOD
  - REDBUD
  - MAGNOLIA
- EVERGREEN TREES
  - LEYLAND CYPRESS
  - AUSTRIAN PINE
- SHRUB MASS OR HEDGE
  - VIBURNUM
  - AZALEAS
  - TAXUS

SE2002-MA-003 F.B
10/23/08
11/6/03
605 10 10

30 0 15 30 60 120
(IN FEET)
1 INCH = 30'

THIS SHEET FOR LANDSCAPING ONLY!



Application No. SP97-M-048
APPROVED SE/SP PLAT
SEE DEVELOPMENT CONDITIONS
Date of (BOS) (BZA) approval 12-23-97
Staff Coordinator Julie Schilling
Sheet 5 of 5

Application No SEA-2002-MA-003 Staff WOD
APPROVED (SEA) SP PLAN
SEE DEV CONDS DATED 12/8/2008
Date of (BOS) (BZA) approval 1/12/2009
Sheet 15 of 15

WALTER L. PHILLIPS
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(703) 532-6163 FAX (703) 533-1301

SCALE: 1" = 30' DATE: 7/29/97 DRAWN: K.K.C. / TOM O.

NO.	DESCRIPTION	DATE	REV. BY	APPROVED
1	RD RESIDUAL	3/6/01		
2	CCP COMMENTS	11/5/01		
3	CCP COMMENTS (FIRE)	12/17/01		

REVISION APPROVED BY

COMMONWEALTH OF VIRGINIA CHARLES F. DUNCAN No. 13098 LAND SURVEYOR 12/30/97

SPECIAL PERMIT PLAT – ALL PHASES – SCHEMATIC LANDSCAPE PLAN

TRUSTEES OF THE SLEEPY HOLLOW UNITED METHODIST CHURCH

MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

7-5E