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NOT FOR CONSTRUCTION
DRAWINGS PLOTTED TO SCALE ON 24x36 SHEETS

RF ENGINEER
SIGNATURE _____ DATE _____

CONSTRUCTION MANAGER
SIGNATURE _____ DATE _____

SITE ACQUISITION AGENT
SIGNATURE _____ DATE _____

LANDOWNER
SIGNATURE _____ DATE _____

PROGRAM MANAGER
SIGNATURE _____ DATE _____

ZONING/PERMITTING
SIGNATURE _____ DATE _____

SITE NOTES

- INFORMATION SHOWN HEREON IS FROM A SITE FIELD VISIT BY COMPASS TECHNOLOGY SERVICES, DATED AUGUST 14, 2008, AND AN OVERALL SITE SURVEY FROM BAY ENGINEERING, INC. DATED OCT. 3, 2008.
- NO TITLE REPORT FURNISHED.
- ACCESS TO THE SITE IS PROVIDED BY AN EXISTING PAVED PARKING LOT OFF HIGHLAND STREET.
- NO PUBLIC OR PRIVATE WATER OR SANITARY SEWER SERVICES ARE PROPOSED WITH THIS PROJECT.
- DISTURBED AREA = ±2,475 S.F. OR ±0.057 Ac.
- THIS PROJECT WILL RESULT IN A VERY SMALL INCREASE IN STORM DRAINAGE RUNOFF FOR A 10 YEAR STORM. THE RUNOFF WILL BE CONVEYED AWAY FROM THE CONSTRUCTION SITE BY SHEET FLOW AT A NON-EROSIVE VELOCITY INTO THE SURROUNDING MATURE GROUND COVER WHERE IT WILL BE ULTIMATELY FILTERED INTO THE GROUND. ANY STORM WATER RUNOFF NOT FILTERED INTO THE GROUND WILL BE CONVEYED BY OVERLAND FLOW. SINCE SHEET FLOW INFILTRATION PROVIDES AN ADEQUATE OUTFALL FOR RUNOFF, NO ADDITIONAL STORM DRAINAGE APPURTENANCES ARE PROPOSED WITH THIS PROJECT.
- THE CONTRACTOR SHALL HAVE AVAILABLE ON THE PROPERTY AT ALL TIMES, A CLEARLY READABLE COPY OF ALL APPROVED PLANS AND SPECIFICATIONS.
- NO SIGNAGE IS PROPOSED FOR THIS PROJECT.
- THIS SITE WILL TYPICALLY REQUIRE ONE MONTHLY VISIT FOR MAINTENANCE BY MINI VAN OR LIKE VEHICLE. ADEQUATE PARKING SPACE IS AVAILABLE UNDER EXISTING CONDITIONS. THEREFORE NO ADDITIONAL PARKING SPACES AREA PROPOSED WITH THIS PROJECT.
- ALL UNUSED EQUIPMENT AND FACILITIES FROM A COMMERCIAL PUBLIC TELECOMMUNICATIONS SITE SHALL BE REMOVED WITHIN 90 DAYS OF CESSATION OF COMMERCIAL PUBLIC TELECOMMUNICATIONS USE AND THE SITE SHALL BE RESTORED AS CLOSELY AS POSSIBLE TO ITS ORIGINAL CONDITION.
- THE PROPOSED CONSTRUCTION IS LOCATED WITHIN THE LIMITS OF ZONE X (AREA OF MINIMAL FLOODING) AS SHOWN ON FEMA FLOOD PLAIN MAP NO. 515525 0100 D, DATED MARCH 5, 1990.

SHEET INDEX

SITE SPECIFIC SHEETS	REV.	DATE
T-1 TITLE SHEET	E	02/22/10
C-1 SITE BOUNDARY PLAN	E	02/22/10
C-2 COMPOUND DETAIL PLAN AND ELEVATION	E	02/22/10
L-1 LANDSCAPE PLAN AND DETAILS	E	02/22/10
L-2 DETAILS	B	01/27/10
S-1 STRUCTURAL DETAILS AND NOTES	A	10/22/08
SE-1 SPECIAL EXCEPTION PLAT	D	01/27/10
1 SITE SURVEY AND LEGAL DESCRIPTIONS (B.O.)	-	11/24/09

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES IN EFFECT AT THE TIME THESE DRAWINGS ARE ISSUED FOR CONSTRUCTION. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

- INTERNATIONAL BUILDING CODE (IBC 2006)
- BUILDING OFFICIALS AND CODE ADMINISTRATORS (BOCA) 1999
- INTERNATIONAL MECHANICAL CODE (IMC 2006)
- NATIONAL ELECTRICAL CODE (NEC) WITH LOCAL AMENDMENTS 2005
- ANSI / EIA-222-F
- LIFE SAFETY CODE NFPA 101/2003
- AMERICAN INSTITUTE OF STEEL CONSTRUCTION SPECIFICATIONS (AISC)
- UNDERWATER LABORATORIES APPROVED ELECTRICAL PRODUCTS
- LOCAL BUILDING CODE
- CITY / COUNTY ORDINANCES

SITE SUMMARY

TOWER LOCATION:
LATITUDE: 38° 47' 34.65" (NAD 83)
LONGITUDE: 77° 11' 56.94" (NAD 83)
GROUND ELEVATION: 270.59± (ABOVE MEAN SEA LEVEL)
PROPOSED STRUCTURE HEIGHT: 130'± (ABOVE GROUND LEVEL)

SITE DATA:
TAX MAP NO. 0801 05520001
BOOK/PAGE NO.: 01271/0525
DEED BOOK/PAGE: 1179-1712
CURRENT ZONING: R-3
ZONING JURISDICTION: FAIRFAX COUNTY
SUPERVISOR DISTRICT: LEE
TRACT AREA: 3.75± Ac

CONSTRUCTION DATA:
SITE TYPE: RAWLAND
FACILITY TYPE: FLAGPOLE
SITE AREA: 0.057± Ac.
CONSTRUCTION TYPE: IIB
USE GROUP: U

HANDICAP REQUIREMENTS:
FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAP ACCESS IS NOT REQUIRED.

PLUMBING REQUIREMENTS:
FACILITY HAS NO SANITARY OR POTABLE WATER.



UNDERGROUND SERVICE ALERT
CALL TOLL FREE
1-800-552-7001

THREE WORKING DAYS BEFORE YOU DIG

PROJECT DIRECTORY

SITE OWNER: SPRINGFIELD SWIMMING CLUB, INC.
7400 HIGHLAND STREET
SPRINGFIELD, VIRGINIA 22150

APPLICANT: T-MOBILE NORTHEAST LLC
12050 BALTIMORE AVENUE
BELTSVILLE, MARYLAND 20705
(240) 264-8600

SITE DESIGN: COMPASS TECHNOLOGY SERVICES
9700 PATUXENT WOOD DRIVE
SUITE: 140
COLUMBIA, MARYLAND 21046
DESIGN MANAGER: JOHN CUNNINGHAM
(770) 701-2500 EXT. 141

PROJECT DESCRIPTION

T-MOBILE NORTHEAST LLC PROPOSES THE CONSTRUCTION OF AN UNMANNED WIRELESS BROADBAND COMMUNICATIONS FACILITY CONSISTING OF THREE-SECTOR ANTENNA ARRAY WITH SIX ANTENNAS AND 9 TMA'S MOUNTED ON A FLAGPOLE. A CONCRETE EQUIPMENT PAD FOR TELECOMMUNICATIONS EQUIPMENT. A 10'X20' CONCRETE PAD WILL BE CONSTRUCTED AT THE BASE OF THE TOWER. THREE RBS RADIO CABINETS, ONE BBU CABINET AND A PPC UNIT WILL BE PLACED ON THE PAD. A WOOD FENCE WILL SURROUND THE EQUIPMENT AND THE SITE WILL BE LANDSCAPED.

GENERAL NOTES

- THE GENERAL CONTRACTOR MUST VERIFY ALL DIMENSIONS, CONDITIONS, AND ELEVATIONS BEFORE STARTING WORK. ALL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE ENGINEER AND SHALL BE RESOLVED BEFORE PROCEEDING WITH THE WORK. ALL WORK SHALL BE PERFORMED IN A WORKMANLIKE MANNER IN ACCORDANCE WITH ACCEPTED CONSTRUCTION PRACTICES.
- IT IS THE INTENTION OF THESE DRAWINGS TO SHOW THE COMPLETED INSTALLATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY BRACING, SHORING, TIES, FORM WORK, ETC., IN ACCORDANCE WITH ALL NATIONAL, STATE, AND LOCAL ORDINANCES, TO SAFELY EXECUTE ALL WORK AND SHALL BE RESPONSIBLE FOR SAME. ALL WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES.
- THE CONTRACTOR SHALL USE ADEQUATE NUMBER OF SKILLED WORKMEN WHO ARE THOROUGHLY TRAINED AND EXPERIENCED IN THE NECESSARY CRAFTS AND WHO ARE COMPLETELY FAMILIAR WITH THE SPECIFIED REQUIREMENTS AND METHODS NEEDED FOR PROPER PERFORMANCE OF THE WORK.
- CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO INDEMNIFY AND HOLD DESIGN ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH PERFORMANCE OF WORK ON THIS PROJECT.
- SITE GROUNDING SHALL COMPLY WITH T-MOBILE GROUNDING STANDARDS, LATEST EDITION, AND COMPLY WITH T-MOBILE GROUNDING CHECKLIST, LATEST VERSION. WHEN NATIONAL AND LOCAL GROUNDING CODES ARE MORE STRINGENT, THEY SHALL GOVERN. GROUNDING SHALL BE COMPLETED BEFORE ERECTION OF A NEW TOWER.
- ALL WORK SHALL COMPLY WITH OSHA AND STATE SAFETY REQUIREMENTS. PROCEDURES FOR THE PROTECTION OF EXCAVATIONS, PROPOSED CONSTRUCTION, AND UTILITIES SHALL BE ESTABLISHED PRIOR TO FOUNDATION INSTALLATION. IF TEMPORARY LIGHTING AND MARKING IS REQUIRED BY THE FEDERAL AVIATION ADMINISTRATION (FAA), IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE NECESSARY LIGHTS AND NOTIFY THE PROPER AUTHORITIES IN THE EVENT OF A PROBLEM.
- ALL WORK SHALL BE ACCOMPLISHED IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL CODES OR ORDINANCES. THE MOST STRINGENT CODE WILL APPLY IN THE CASE OF DISCREPANCIES OR DIFFERENCES IN THE CODE REQUIREMENTS.
- ANY DAMAGE TO ADJACENT PROPERTIES WILL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AMPLE NOTICE TO THE BUILDING INSPECTION DEPARTMENT TO SCHEDULE THE REQUIRED INSPECTIONS. A MINIMUM OF 24 HOURS OF NOTICE SHOULD BE GIVEN AND THE BUILDING INSPECTION DEPARTMENTS HAVE REQUESTED THAT GROUPS OF TWO OR THREE SITES BE SCHEDULED AT ONE TIME IF POSSIBLE.
- FOR NEW TOWERS, T-MOBILE WILL CONFIRM FAA APPROVAL OF TOWER LOCATION BY ISSUING TOWER RELEASE FORM. NO TOWER SHALL BE CONSTRUCTED UNTIL TOWER RELEASE FORM IS ISSUED TO THE CONTRACTOR.
- THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL PROPOSED UTILITIES WITHIN THE CONSTRUCTION LIMITS PRIOR TO CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE ON THE SITE AT ALL TIMES. SILT AND EROSION CONTROL SHALL BE MAINTAINED ON THE DOWNSTREAM SIDE OF THE SITE AT ALL TIMES. ANY DAMAGE TO ADJACENT PROPERTIES WILL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- CLEARING OF TREES AND VEGETATION ON THE SITE SHOULD BE KEPT TO A MINIMUM. ONLY THE TREES NECESSARY FOR CONSTRUCTION OF THE FACILITIES SHALL BE REMOVED. ANY DAMAGE TO PROPERTY OUTSIDE THE LEASED PROPERTY SHALL BE REPAIRED BY THE CONTRACTOR.
- ALL SUITABLE BORROW MATERIAL FOR BACKFILL OF THE SITE SHALL BE INCLUDED IN THE BID. EXCESS TOPSOIL AND UNSUITABLE MATERIAL SHALL BE DISPOSED OF OFF SITE AT LOCATIONS APPROVED BY GOVERNING AGENCIES PRIOR TO DISPOSAL.
- SEEDING AND MULCHING OF THE SITE WILL BE ACCOMPLISHED AS SOON AS POSSIBLE AFTER COMPLETION OF THE SITE DEVELOPMENT. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND MAINTAINING AN ADEQUATE COVER OF VEGETATION OVER THE SITE FOR A ONE YEAR PERIOD.
- RECORD DRAWINGS: MAINTAIN A RECORD OF ALL CHANGES, SUBSTITUTIONS, ETC., BETWEEN THE WORK AS SPECIFIED AND INSTALLED. RECORD CHANGES ON A CLEAN SET OF CONTRACT DRAWINGS WHICH SHALL BE TURNED OVER TO THE CONSTRUCTION MANAGER UPON COMPLETION OF THE PROJECT.

ABBREVIATION KEY

Ø	DIAMETER
&	AND
B.O.	BY OTHERS
BTM.	BOTTOM
CL	CENTER LINE
CONC.	CONCRETE
CONT.	CONTINUOUS
C.J.	CONTROL JOINT
DIA.	DIAMETER
EL.	ELEVATION
E.S.	EACH SIDE
E.W.	EACH WAY
FFI	FLANGE FACING INSIDE
FFO	FLANGE FACING OUTSIDE
FT.	FEET
F.V.	FIELD VERIFY
GALV.	GALVANIZED
HORIZ.	HORIZONTAL
IN.	INCH
LFO	LEG FACING OUTSIDE
LLVD	LONG LEG VERTICAL DOWN
LLVU	LONG LEG VERTICAL UP
MAX.	MAXIMUM
MFR.	MANUFACTURER
MIN.	MINIMUM
MPH	MILES PER HOUR
O.C.	ON CENTER
PL.	PLATE
REINF.	REINFORCE
REQ'D	REQUIRED
SF	SILT FENCE
SIM.	SIMILAR
STD.	STANDARD
STL.	STEEL
TYP.	TREE PROTECTION
UNQ.	TYPICAL UNLESS NOTED OTHERWISE
VERT.	VERTICAL
VLD	VERTICAL LEG DOWN
VLU	VERTICAL LEG UP
W/	WITH

SITE NUMBER
WAC123E

SITE NAME
SPRINGFIELD SWIM CLUB

PREPARED BY
APPROVED BY: M. PRATHER
DESIGNED BY: V. CLAFFEY
PROJECT NO.: 100293
DATE: 10/03/08

SHEET NAME
TITLE SHEET

SHEET NUMBER
T-1
2232 SE/SPA

T-Mobile®

Northeast LLC

SPRINGFIELD SWIMMING AND RACQUET CLUB

WAC123E

PROPOSED RAWLAND SITE

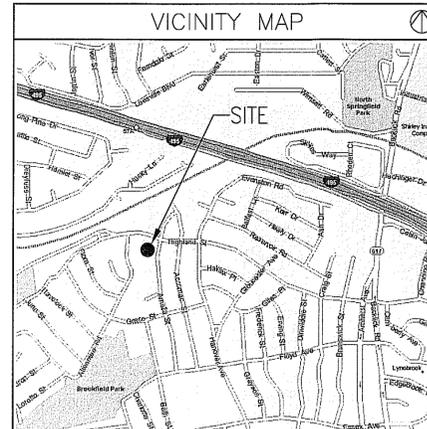
SPECIAL EXCEPTION PLAT

SE 2009-LE-016, SPA 81-S-017 and 2232-L08-25

7400 HIGHLAND STREET

SPRINGFIELD, VIRGINIA 22150

(FAIRFAX COUNTY)



DIRECTIONS TO THE SITE

FROM T-MOBILE OFFICE IN BELTSVILLE, TAKE I-95 SOUTH TO I-495. TAKE I-495 WEST TOWARDS SILVER SPRING. CONTINUE ON I-495 TO EXIT 57A. TAKE EXIT 57A TO SR-617 (BACKLICK ROAD). SR-617 WILL DIVIDE AND BECOME AMHERST AVENUE. MAKE THE FIRST RIGHT AFTER THE ROAD DIVIDES ONTO HIGHLAND STREET. TURN RIGHT ONTO HIGHLAND STREET AND GO APPROX. 0.8 MILE. THE SWIM CLUB WILL BE LOCATED ON THE LEFT RIGHT AFTER THE INTERSECTION WITH AMELIA STREET.

Application No. SPA 81-S-017
Approved
John J. Riddle III
Chairman, Board of Zoning Appeals

PREPARED BY

5449 Bells Ferry Road
Acworth, Georgia 30102
770-701-2500 Fax 770-701-2501

DESIGN REVISIONS

NO.	DATE	REVISIONS	BY
E	02/22/10	ISSUED FOR ZONING	VGC
D	01/27/10	ISSUED FOR ZONING	VGC
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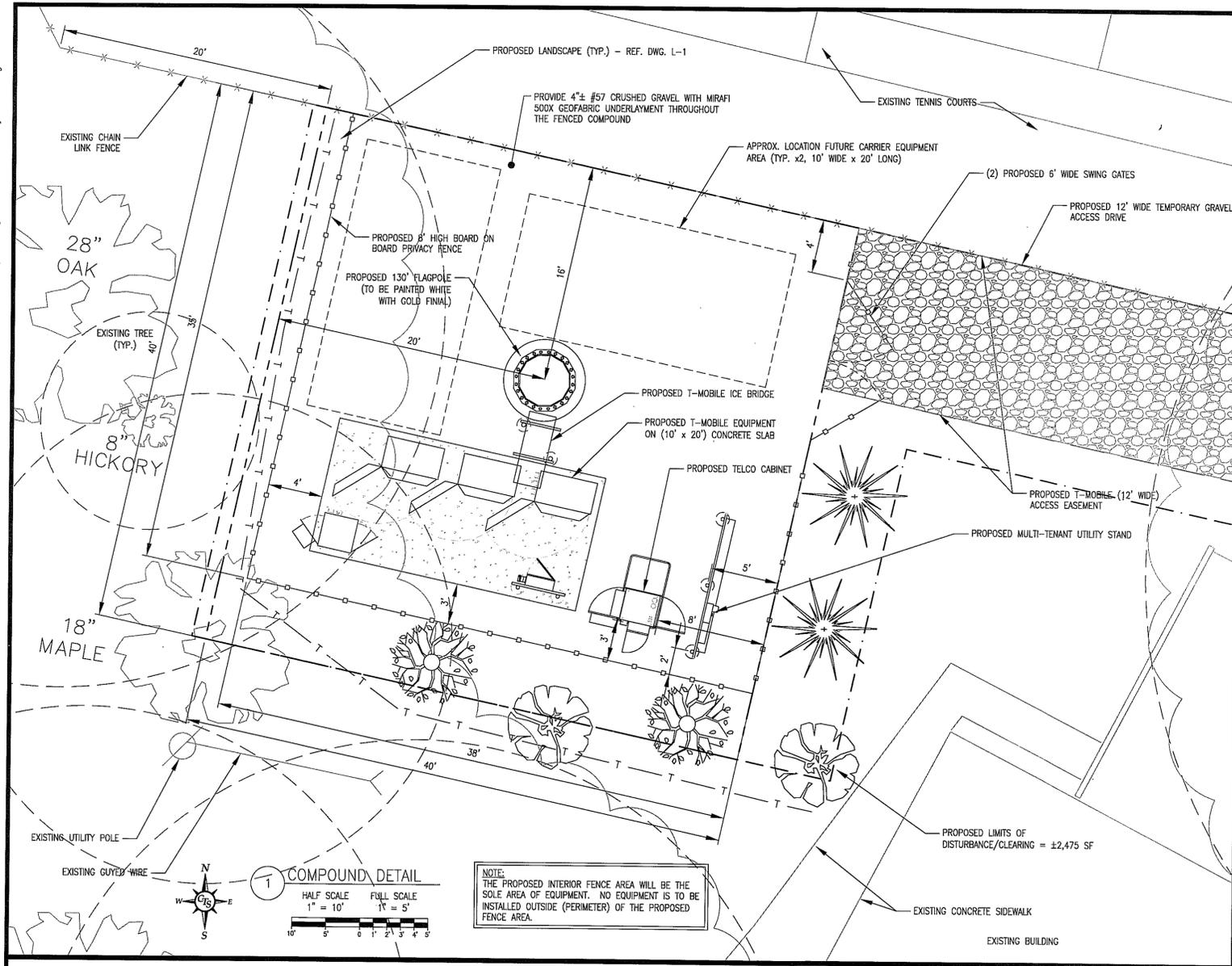
ENGINEER SEAL

PREPARED FOR

12050 BALTIMORE AVENUE
BELTSVILLE, MARYLAND 20705
PHONE: (240) 264-8600
FAX: (240) 264-8604

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ANTENNA AND COAXIAL CABLE SCHEDULE								
SECTOR	ANTENNA MARK	ANTENNA MODEL #	AZIMUTH (0°=NORTH)	COAX COLOR CODE	COAXIAL CABLE SIZE - LENGTH	TMA'S	MECHANICAL DOWN TILT ANGLE	ELECTRICAL DOWN TILT ANGLE
A	A1	TMBXX-6516-R2M	70°	1 RED / 2 RED	1 5/8" - 2 X 160'	2	--	5°
	A2	TMBXX-6516-R2M	70°	1 RED / 1 YELLOW 2 RED / 1 YELLOW	1 5/8" - 1 X 160' 1 5/8" - 1 X 160'	1	--	5°
	A3			FUTURE				
B	B1	TMBXX-6516-R2M	220°	1 GREEN / 2 GREEN	1 5/8" - 2 X 160'	2	--	5°
	B2	TMBXX-6516-R2M	220°	1 GREEN / 1 YELLOW 2 GREEN / 1 YELLOW	1 5/8" - 1 X 160' 1 5/8" - 1 X 160'	1	--	5°
	B3			FUTURE				
C	C1	TMBXX-6516-R2M	300°	1 BLUE / 2 BLUE	1 5/8" - 2 X 160'	2	--	5°
	C2	TMBXX-6516-R2M	300°	1 BLUE / 1 YELLOW 2 BLUE / 1 YELLOW	1 5/8" - 1 X 160' 1 5/8" - 1 X 160'	1	--	5°
	C3			FUTURE				

NOTE: T-MOBILE'S RESERVE CAPACITY IS 9 ANTENNAS (EACH WITH A TMA). (1) GPS AND (1) GSM ANTENNA.

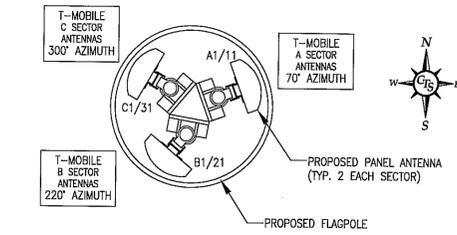
2 ANTENNA & COAXIAL CABLE SCHEDULE
SCALE: N/A

LENGTH OF CABLE RUN	DIA. OF CABLES	MIN. BENDING RADIUS
3'-0", 6'-0" AND 10'-0" SUPERFLEX JUMPER RUNS	1/2"	1-1/4"
3'-0", 6'-0" AND 10'-0" FLEX JUMPER RUNS	1/2"	4"
0" THRU 140'-0"	7/8"	10"
OVER 140'-0"	1-5/8"	20"

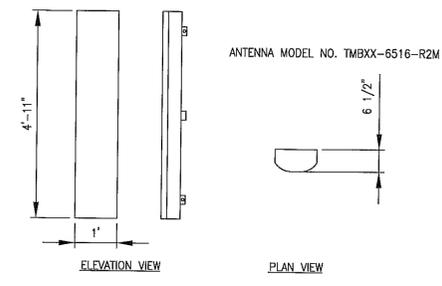
COAXIAL CABLE NOTES:

- ALL COAXIAL CABLE CONNECTIONS TO BE WEATHERPROOFED.
- CONTRACTOR TO PROVIDE DRIP LOOPS IN CABLES AND JUMPERS WHERE NECESSARY.
- TAGGING:
 - ALL COAXIAL CABLES TO BE MARKED WITH COLOR CODED TAPE TO INDICATE THE ANTENNA SECTOR.
 - COLOR ED ELECTRICAL TAPE SHALL MARK EACH END OF CABLE AND EACH END OF JUMPERS AS CLOSE TO EACH END AS POSSIBLE (NOT TO INTERFERE WITH WEATHER-PROOFING).
- COAXIAL CABLE SPECIFICATIONS REQUIRE CABLE SUPPORT EVERY 3'-0" ON CENTER. CONTRACTOR SHALL SUPPLY AND INSTALL SUPPORTS AS REQUIRED TO MEET THIS REQUIREMENT.
- VERIFY EXACT EQUIPMENT REQUIREMENTS WITH CONSTRUCTION MANAGER.

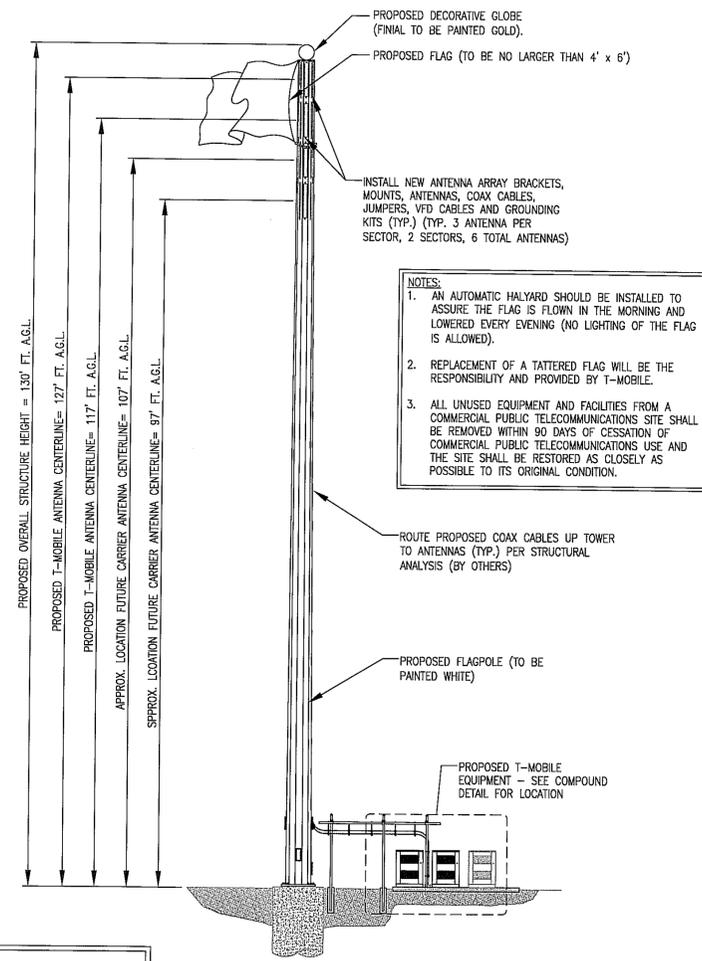
- NOTES:**
- ALL ANTENNAS, CABLES, AND MOUNTS SHALL BE INSTALLED IN ACCORDANCE WITH THE TOWER ENGINEER'S RECOMMENDATIONS IN A MANNER CONSISTENT WITH THE STRUCTURAL ANALYSIS REPORT.
 - THIS ANTENNA ORIENTATION PLAN IS SCHEMATIC. THE CONTRACTOR SHALL VERIFY TOWER ORIENTATION AND FIELD COORDINATE REQUIRED ADJUSTMENTS TO ACHIEVE THE DESIRED ANTENNA AZIMUTHS.
 - TOWER STRUCTURAL ANALYSIS BY OTHERS.



3 ANTENNA ORIENTATION
SCALE: NONE



4 ANTENNA DETAILS
SCALE: N/A



- NOTES:**
- AN AUTOMATIC HALYARD SHOULD BE INSTALLED TO ASSURE THE FLAG IS FLOWN IN THE MORNING AND LOWERED EVERY EVENING (NO LIGHTING OF THE FLAG IS ALLOWED).
 - REPLACEMENT OF A TATTERED FLAG WILL BE THE RESPONSIBILITY AND PROVIDED BY T-MOBILE.
 - ALL UNUSED EQUIPMENT AND FACILITIES FROM A COMMERCIAL PUBLIC TELECOMMUNICATIONS SITE SHALL BE REMOVED WITHIN 90 DAYS OF CESSATION OF COMMERCIAL PUBLIC TELECOMMUNICATIONS USE AND THE SITE SHALL BE RESTORED AS CLOSELY AS POSSIBLE TO ITS ORIGINAL CONDITION.

NOTE: ESTIMATED BASE DIAMETER OF FLAGPOLE TO BE ±42". TOP OF FLAGPOLE TO BE ±30". THIS ESTIMATE IS BASED UPON PREVIOUS SITES INSTALLED WITH SIMILAR FLAGPOLE TOWER DESIGNS. COMPASS TECHNOLOGY SERVICES IS NOT RESPONSIBLE FOR ANY DISCREPANCIES.

5 TOWER ELEVATION
SCALE: NONE

PREPARED BY

5449 Bells Ferry Road
Acworth, Georgia 30102
770-701-2500 Fax 770-701-2501

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PREPARED FOR

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PHONE: (240) 264-8600
FAX: (240) 264-8604

SITE NUMBER
WAC123E

SITE NAME
SPRINGFIELD SWIM CLUB

APPROVED BY: M. PRATHER
DESIGNED BY: V. CLAFFEY
PROJECT NO: 100233
DATE: 10/03/08

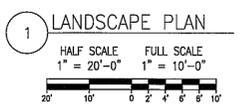
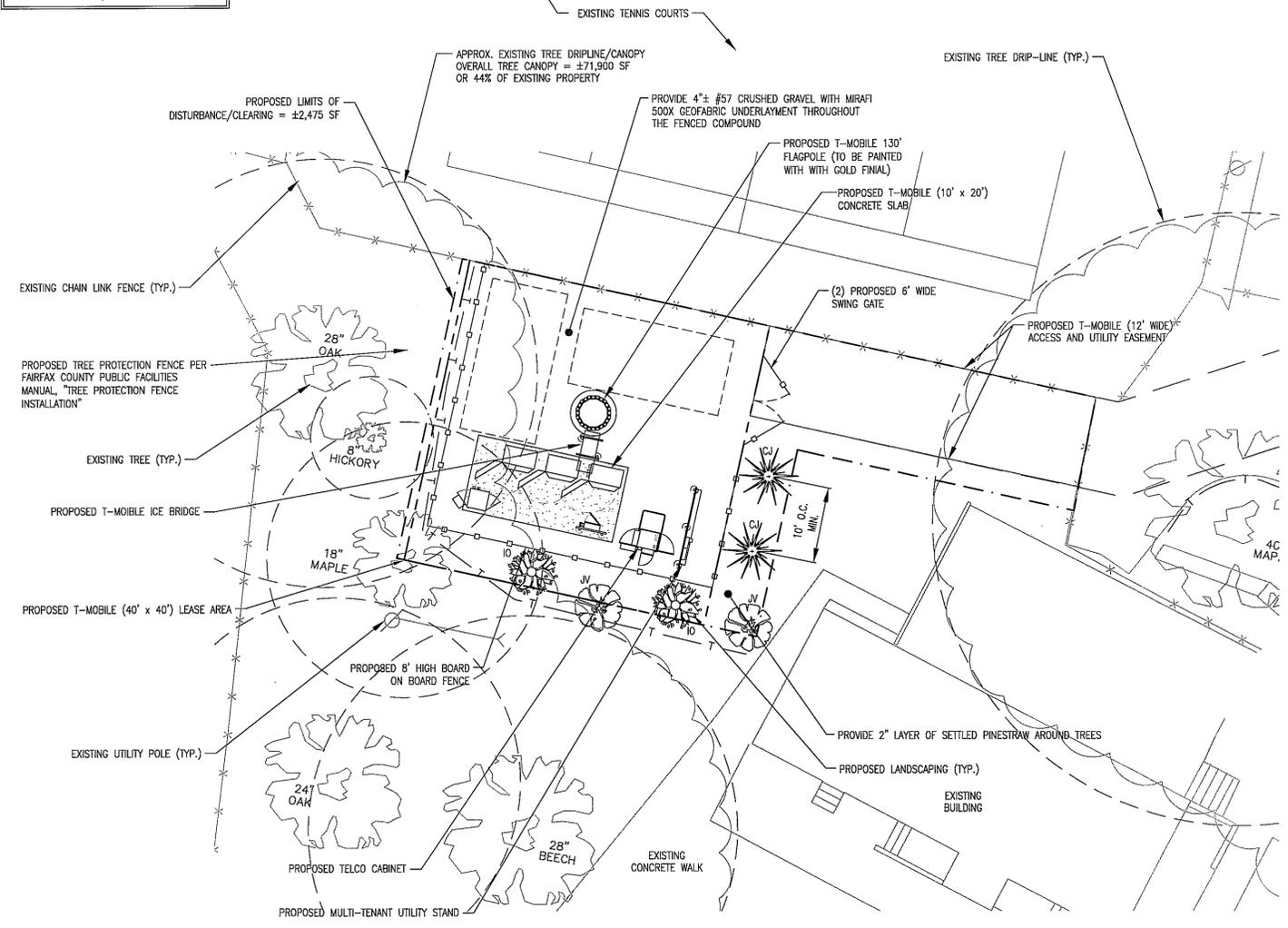
SHEET NAME
COMPOUND DETAIL PLAN AND ELEVATION

SHEET NUMBER
C-2
2232 SE/SPA

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NOTE:
THE APPLICANT INTENDS TO PURSUE A DETENTION WAIVER (UNDER SEPARATE COVER).



NOTES:
THE PROPOSED INTERIOR FENCE AREA WILL BE THE SOLE AREA OF EQUIPMENT. NO EQUIPMENT IS TO BE INSTALLED OUTSIDE (PERIMETER) OF THE PROPOSED FENCE AREA.
FOR INSTALLATION OF THE PROPOSED EQUIPMENT ALL CARE IS TO BE TAKEN TO ENSURE THAT THE EXISTING TREE ROOT ZONE IS KEPT VISIBLE. REFERENCE DETAIL 5 ON SHEET L-2 FOR ROOT PRUNING WHERE NECESSARY.
ANY EXISTING TREE (IF APPROVED FOR REMOVAL) IS TO BE REMOVED BY CUT AT THE BASE OF THE TRUNK. NO STUMP REMOVAL IS ALLOWED. DISTURBANCE OF EXISTING TREE ROOTS IS TO BE KEPT TO A MINIMUM.

- NOTES:
- ALL TREES PROPOSED FOR PRESERVATION SHALL BE PROTECTED BY TREE PROTECTION FENCING. TREE PROTECTION FENCING IN THE FORM OF FOUR (4) FOOT HIGH, FOURTEEN (14) GAUGE WELDED WIRE ATTACHED TO SIX (6) FOOT STEEL POSTS DRIVEN (18) INCHES INTO THE GROUND AND PLACED NO FURTHER THAN TEN (10) FEET APART OR, SUPER SILT FENCE TO THE EXTENT THAT REQUIRED THRENGTHENING FOR SUPER SILT FENCE DOES NOT SEVER OR WOUND COMPRESSION ROOTS WHICH CAN LEAD TO STRUCTURAL FAILURE AND/OR UPROOTING OF TREES SHALL BE ERRECTED AT THE LIMITS OF CLEARING AND GRADING AS SHOWN ON THE PLANS.
 - ALL CARE IS TO BE TAKEN TO NOT DAMAGE THE EXISTING TREES LOCATED NEAR THE PROPOSED CONSTRUCTION AND LIMITS OF CLEARING/DISTURBANCE.
 - ALL TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY CLEARING AND GRADING ACTIVITIES, INCLUDING THE DEMOLITION OF ANY EXISTING STRUCTURES.
 - THE INSTALLATION OF ALL TREE PROTECTION FENCING SHALL BE PERFORMED UNDER THE DIRECT SUPERVISION OF A CERTIFIED ARBORIST, AND ACCOMPLISHED IN A MANNER THAT DOES NOT HARM EXISTING VEGETATION THAT IS TO BE PRESERVED.
 - THREE (3) DAYS PRIOR TO THE COMMENCEMENT OF ANY CLEARING, GRADING OR DEMOLITION ACTIVITIES, BY SUBSEQUENT TO THE INSTALLATION OF THE TREE PROTECTION DEVICES, THE UFMD, DPWES, SHALL BE NOTIFIED AND GIVEN THE OPPORTUNITY TO INSPECT THE SITE TO ENSURE THAT ALL TREE PROTECTION DEVICES HAVE BEEN CORRECTLY INSTALLED. IF IT IS DETERMINED THAT THE FENCING HAS NOT BEEN INSTALLED CORRECTLY, NO GRADING OR CONSTRUCTION ACTIVITIES SHALL OCCUR UNTIL THE FENCING IS INSTALLED CORRECTLY, AS DETERMINED BY THE UFMD, DPWES.
 - NO CONSTRUCTION MATERIALS OR EQUIPMENT SHALL BE ALLOWED WITHIN THE DESIGNATED TREE PROTECTION AREA.

THE CONTRACTOR SHALL VISIT THE SITE BEFORE BIDDING ON THE WORK CONTAINED WITHIN THIS DESIGN PACKAGE. DISCREPANCIES AND OMISSIONS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO BIDDING.

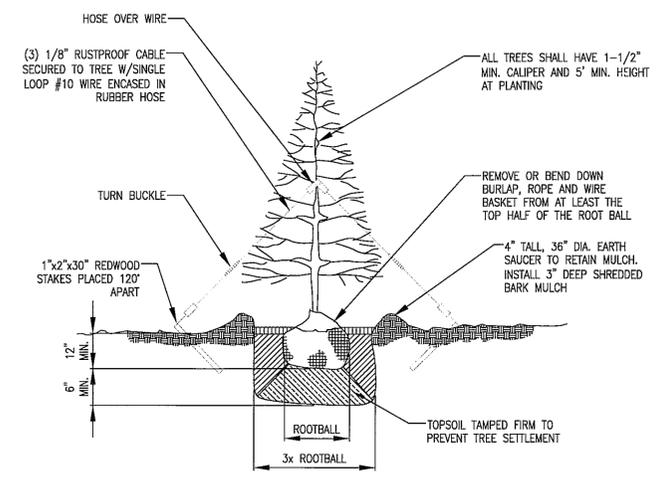
SITE LANDSCAPE SCREENING - PLANTING CHART

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	PLANT SIZE (MIN.)	CONDITION
JV	2	JUNIPERUS VIRGINIA	EASTERN RED CEDAR	6' - 8' HEIGHT	B & B
ID	2	ILEX OPACA	AMERICAN HOLLY	6' - 8' HEIGHT	B & B
CJ	2	CRYPTOMERIA JAPONICA	JAPANESE CRYPTOMERIA	6' - 8' HEIGHT	B & B

EXISTING TREE INVENTORY (NEAR PROPOSED AREA OF DISTURBANCE)

SIZE	SPECIES	CURRENT CONDITION	SAVE/REMOVE	REQUIRED CARE ***
28"	AMERICAN BEECH	FAIR - GOOD	SAVE	PRUNE/ROOT PRUNE AS NEEDED
24"	WHITE OAK	FAIR - GOOD	SAVE	PRUNE/ROOT PRUNE AS NEEDED
18"	RED MAPLE	POOR - FAIR	SAVE	UNLESS REMOVAL IS APPROVED BY UFM
8"	HICKORY (TWIN 5")	FAIR - GOOD	SAVE	PRUNE/ROOT PRUNE AS NEEDED
28"	WHITE OAK (TWIN 18")	FAIR - GOOD	SAVE	PRUNE/ROOT PRUNE AS NEEDED

NOTE:
***ALL TREE CARE TO BE PERFORMED IN CONFORMANCE TO LATEST FAIRFAX COUNTY PFM CHAPTER 12 STANDARDS.



- PLANTING NOTES:
- ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PEST AND DISEASE.
 - ALL PLANTS MUST BE CONTAINER-GROWN OR BALLED AND BURLAPPED AS SPECIFIED.
 - ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
 - ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE BEFORE, DURING, AND AFTER INSTALLATION.
 - ALL TREES MUST BE GUYED OR STAKED.
 - ALL PLANTS AND PLANTING AREAS MUST COMPLETELY MULCHED AS SPECIFIED.
 - PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING COURSE OF WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO UTILITIES.
 - THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING AREAS (INCLUDING, BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZATION, ETC.) UNTIL THE WORK IS FULLY ACCEPTED.
 - THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF (1) ONE YEAR BEGINNING AT THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.
 - THE OWNER'S REPRESENTATIVE WILL APPROVE THE STAKED LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION.
 - AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCUMULATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
 - 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 WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL SPECIFICATIONS.
 - STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK", LATEST EDITION, REPRESENTS GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
 - ALL REQUIRED TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO GRADING OR EXCAVATING.
 - UNDISTURBED BUFFERS SHALL BE REPLANTED TO BUFFER STANDARDS WHERE SPARSELY VEGETATED OR WHERE DISTURBED AT APPROVED UTILITY CROSSINGS. REPLANTING IS SUBJECT TO COUNTY ARBORIST APPROVAL.

PREPARED BY

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DESIGN REVISIONS

NO.	DATE	REVISIONS	BY
E	02/22/10	ISSUED FOR ZONING	VGC
D	01/27/10	ISSUED FOR ZONING	VGC
C	12/15/09	ISSUED FOR ZONING	VGC
B	06/22/09	ISSUED FOR ZONING	VGC
A	10/23/08	ISSUED FOR ZONING	VGC

NO. DATE REVISIONS BY
NOT VALID WITHOUT SIGNATURE AND DATE

ENGINEER SEAL

WALTER M. PRATHER
No. 033736
2-11-10
PROFESSIONAL ENGINEER

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SITE NUMBER
WAC123E

SITE NAME
SPRINGFIELD SWIM CLUB

PREPARED BY
APPROVED BY: M. PRATHER
DESIGNED BY: V. CLAFFEY
PROJECT NO: 100233
DATE: 10/03/08

SHEET NAME
LANDSCAPING & FENCING
DETAILS

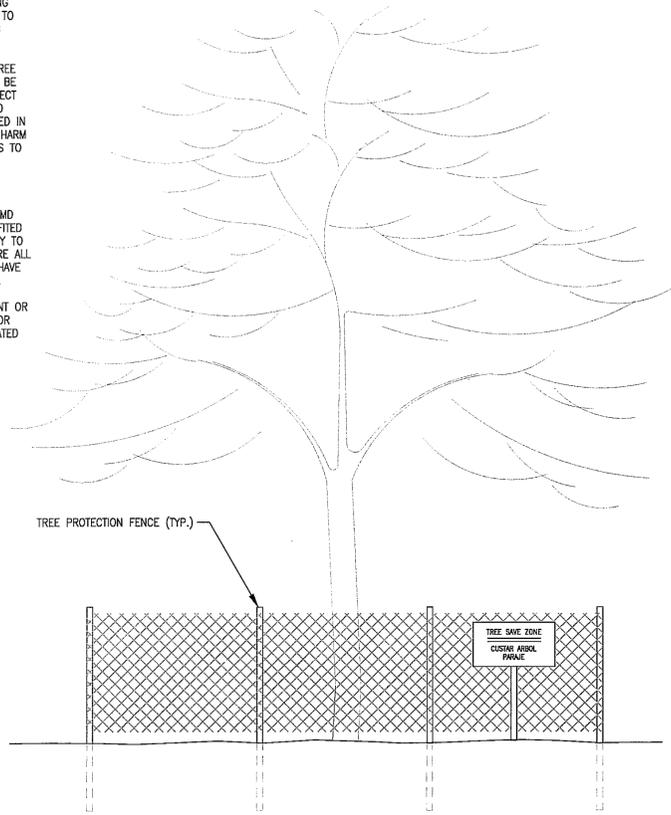
SHEET NUMBER
L-1
2232 SE/SPA

NOT FOR CONSTRUCTION
DRAWINGS PLOTTED TO SCALE ON 24x36 SHEETS

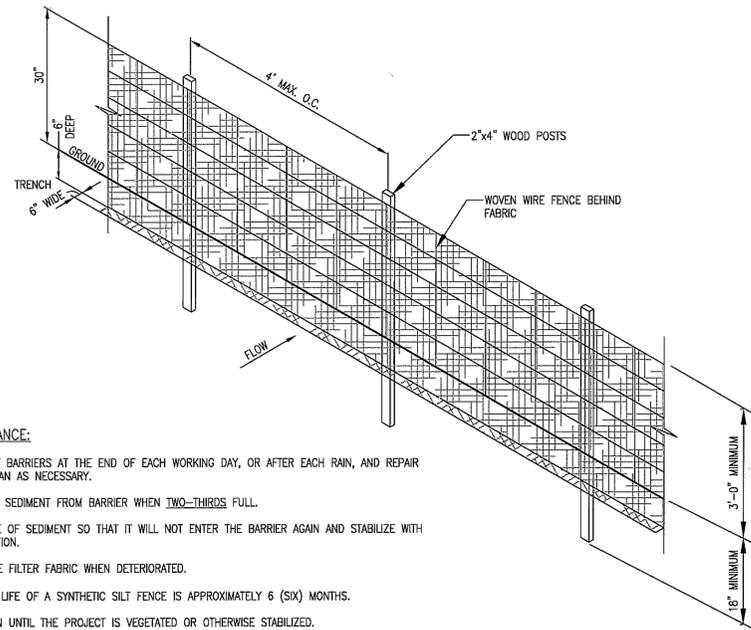
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NOTES:

1. ALL TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY CLEARING AND GRADING ACTIVITIES.
2. THE INSTALLATION OF ALL TREE PROTECTION FENCING SHALL BE PERFORMED UNDER THE DIRECT SUPERVISION OF A CERTIFIED ARBORIST, AND ACCOMPLISHED IN A MANNER THAT DOES NOT HARM EXISTING VEGETATION THAT IS TO BE PRESERVED.
3. THREE (3) DAYS PRIOR TO INSTALLATION OF THE TREE PROTECTION DEVICES, THE UFMD AND DPWS SHALL BE NOTIFIED AND GIVEN THE OPPORTUNITY TO INSPECT THE SITE TO ENSURE ALL TREE PROTECTION DEVICES HAVE BEEN CORRECTLY INSTALLED.
4. NO CONSTRUCTION EQUIPMENT OR MATERIALS TO BE UTILIZED OR STORED WITHIN THE DESIGNATED TREE PROTECTION AREA.



1 TREE PROTECTION
SCALE: NOT TO SCALE

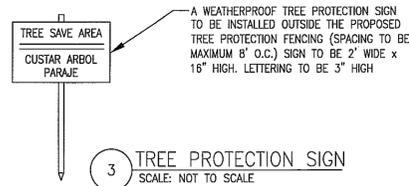


2 SILT FENCE W/WIRE DETAIL
SCALE: NOT TO SCALE

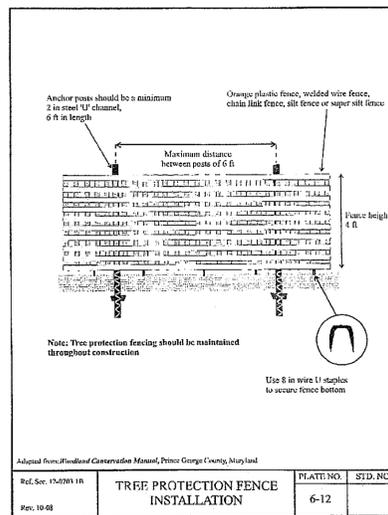
THE CONTRACTOR SHALL VISIT THE SITE BEFORE BIDDING ON THE WORK CONTAINED WITHIN THIS DESIGN PACKAGE. DISCREPANCIES AND OMISSIONS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO BIDDING.

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO FAIRFAX COUNTY AND VDOT STANDARDS AND SPECIFICATIONS.
2. CONTROLLED FILLS MUST BE COMPACTED TO 95% AS DETERMINED BY METHOD A PER STANDARD PROCTOR AASHTO T-99 OR ASTM B998. DENSITY MUST BE CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER AND RESULTS SUBMITTED TO PRINCE WILLIAM COUNTY PRIOR TO SLAB CONSTRUCTION.
3. ALL DRIVES AND PARKING AREAS WILL BE PRIVATELY OWNED AND MAINTAINED.
4. ALL AREA DISTURBED DURING CONSTRUCTION WHICH IS NOT BUILT UPON OR SURFACED SHALL BE ADEQUATELY STABILIZED (WITH TOPSOIL AND SEED, UNLESS OTHERWISE NOTED) TO CONTROL EROSION AND SEDIMENT.
5. ALL EXISTING UTILITIES SHALL BE PHYSICALLY LOCATED BY THE CONTRACTOR OR HIS/HER ENGINEER PRIOR TO THE BEGINNING OF ANY CONSTRUCTION IN THE VICINITY OF SAID UTILITIES.
6. THE DEVELOPER IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING ROADS AND UTILITIES WHICH OCCURS AS A RESULT OF THIS CONSTRUCTION WITHIN OR CONTIGUOUS TO THE EXISTING RIGHT-OF-WAY.

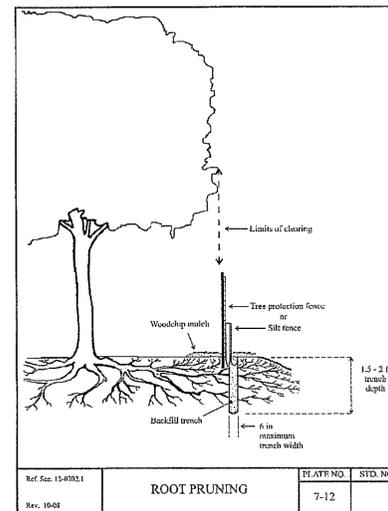


FAIRFAX COUNTY PUBLIC FACILITIES MANUAL



4 TREE PROTECTION FENCE
SCALE: NOT TO SCALE

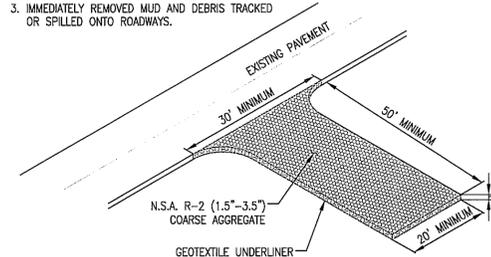
FAIRFAX COUNTY PUBLIC FACILITIES MANUAL



5 ROOT PRUNING DETAIL
SCALE: NOT TO SCALE

MAINTENANCE:

1. PERIODICALLY DRESS WITH 1.5"-3.5" STONE.
2. MAINTAIN IN A CONDITION THAT WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY.
3. IMMEDIATELY REMOVED MUD AND DEBRIS TRACKED OR SPILLED ONTO ROADWAYS.



6 (SCE) STABILIZED CONSTRUCTION ENTRANCE
SCALE: NOT TO SCALE

SCE NOTES:

1. LENGTH - MINIMUM OF 50' (*30' FOR SINGLE RESIDENCE LOT).
2. WIDTH - 10' MINIMUM. SHOULD BE FLARED AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
3. GEOTEXTILE FABRIC (FILTER CLOTH) SHALL BE PLACED OVER THE EXISTING GROUND PRIOR TO PLACING STONE. **THE PLAN APPROVAL AUTHORITY MAY NOT REQUIRE SINGLE FAMILY RESIDENCES TO USE GEOTEXTILE.
4. STONE - CRUSHED AGGREGATE (2" TO 3") OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT SHALL BE PLACED AT LEAST 6" DEEP OVER THE LENGTH AND WIDTH OF THE ENTRANCE.
5. SURFACE WATER - ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED THROUGH THE ENTRANCE, MAINTAINING POSITIVE DRAINAGE. PIPE INSTALLED THROUGH THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROTECTED WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND A MINIMUM OF 6" OF STONE OVER THE PIPE. PIPE HAS TO BE SIZED ACCORDING TO THE DRAINAGE. WHEN SCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY, A PIPE WILL NOT BE NECESSARY. PIPE SHOULD BE SIZED ACCORDING TO THE AMOUNT OF RUNOFF TO BE CONVEYED. A 6" MINIMUM WILL BE REQUIRED.
6. LOCATION - A STABILIZED CONSTRUCTION ENTRANCE SHALL BE LOCATED AT EVERY POINT WHERE CONSTRUCTION TRAFFIC ENTERS OR LEAVES A CONSTRUCTION SITE. VEHICLES LEAVING THE SITE MUST TRAVEL OVER THE ENTIRE LENGTH OF THE STABILIZED CONSTRUCTION ENTRANCE.

SITE NOTES:

DESCRIPTION: THIS PROJECT IS FOR CONSTRUCTION OF A 10' x 20' T-MOBILE NORTHEAST LLC CONCRETE PAD WITH EQUIPMENT. THE PROPOSED AREA OF DISTURBANCE IS 360± S.F.

EXISTING SITE CONDITIONS: THE SITE CONSISTS OF MIXED VEGETATION WITH TREES. THE TOPOGRAPHY HAS AN AVERAGE SLOPE OF 8%.

ADJACENT AREAS: THE ADJACENT AREA IS LAND WITH A GENTLE SLOPE AND TREES.

EROSION CONTROL PROGRAM:

1. NO DISTURBED AREA WILL REMAIN DENUDE FOR MORE THAN 14 CALENDAR DAYS UNLESS AUTHORIZED BY THE INSPECTOR.
2. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN GRADING. FIRST AREAS TO BE CLEARED ARE TO BE THOSE REQUIRED FOR THE PERIMETER CONTROLS.
3. ALL STORM AND UTILITY INSTALLATIONS NOT IN PAVED AREAS ARE TO BE MULCHED AND SEEDED WITH 5 DAYS OF BACKFILL.
4. ALL TEMPORARY EARTH DIKES ARE TO BE MULCHED AND SEEDED FOR TEMPORARY VEGETATIVE COVER IMMEDIATELY AFTER GRADING. STRAW OR HAY MULCH IS REQUIRED. SOIL STOCKPILES SHALL BE STABILIZED IN THE SAME MANNER.
5. DURING CONSTRUCTION, ALL STORM SEWER INLETS WILL BE PROTECTED BY INLET PROTECTION DEVICES, MAINTAINED AND MODIFIED AS REQUIRED BY CONSTRUCTION PROGRESS.
6. ANY DISTURBED AREA NOT COVERED BY NOTE 1 ABOVE AND NOT PAVED, SODDED OR BUILT UPON BY NOVEMBER 1ST, OR DISTURBED AFTER THAT DATE, IS TO BE MULCHED WITH STRAW OR HAY AT THE RATE OF TWO TONS PER ACRE AND OVER-SEEDED NO LATER THAN MARCH 15TH.
7. AT THE COMPLETION OF CONSTRUCTION ALL TEMPORARY EROSION AND SEDIMENT CONTROLS SHALL BE REMOVED AND ALL DISTURBED AREAS SHALL BE STABILIZED.

SEDIMENT CONTROL PROGRAM:

1. CLEAR AND GRUB TO INSTALL SILT FENCE.
2. AFTER SILT FENCE AND DIVERSION DIKES ARE IN PLACE, CLEAR AND GRUB THE REMAINDER OF THE SITE.
3. BEGIN BUILDING CONSTRUCTION AFTER COMPLETION OF THE BUILDING PLACE THE GRAVEL SURFACE.
4. AFTER CONSTRUCTION OPERATIONS HAVE ENDED AND ALL DISTURBED AREAS HAVE BEEN STABILIZED, THE SEDIMENT CONTROLS SHALL BE REMOVED AND THE DISTURBED AREAS PERMANENTLY STABILIZED WITH VEGETATION AFTER THE APPROVAL OF THE FAIRFAX COUNTY UFMD (URBAN FOREST MANAGEMENT DIVISION).

MAINTENANCE PROGRAM:

1. THE SITE SUPERINTENDENT, OR HIS/HER REPRESENTATIVE SHALL MAKE A VISUAL INSPECTION OF ALL NEWLY STABILIZED AREAS ON A DAILY BASIS, ESPECIALLY AFTER A HEAVY RAINFALL EVENT. ANY DAMAGED AREAS SHALL BE REPAIRED PRIOR TO THE END OF THE WORK DAY.

NOTE: THE OWNER OF FEE TITLE TO ANY PROPERTY ON WHICH PLAN MATERIAL HAS BEEN ESTABLISHED IN ACCORDANCE WITH AN APPROVED LANDSCAPE/PLANTING PLAN, SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND REPLACEMENT OF THE APPROVED PLANT MATERIAL, AS REQUIRED BY THE ORDINANCE.

PREPARED BY

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DESIGN REVISIONS

NO.	DATE	REVISIONS	BY
B	01/27/10	ISSUED FOR ZONING	VGC
A	10/29/08	ISSUED FOR ZONING	VGC

NOT VALID WITHOUT SIGNATURE AND DATE

ENGINEER SEAL

PREPARED FOR

12050 BALTIMORE AVENUE
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SITE NUMBER
WAC123E

SITE NAME
SPRINGFIELD SWIM CLUB

PREPARED BY
APPROVED BY: M. PRATHER
DESIGNED BY: V. CLAFFEY
PROJECT NO: 100233
DATE: 10/03/08

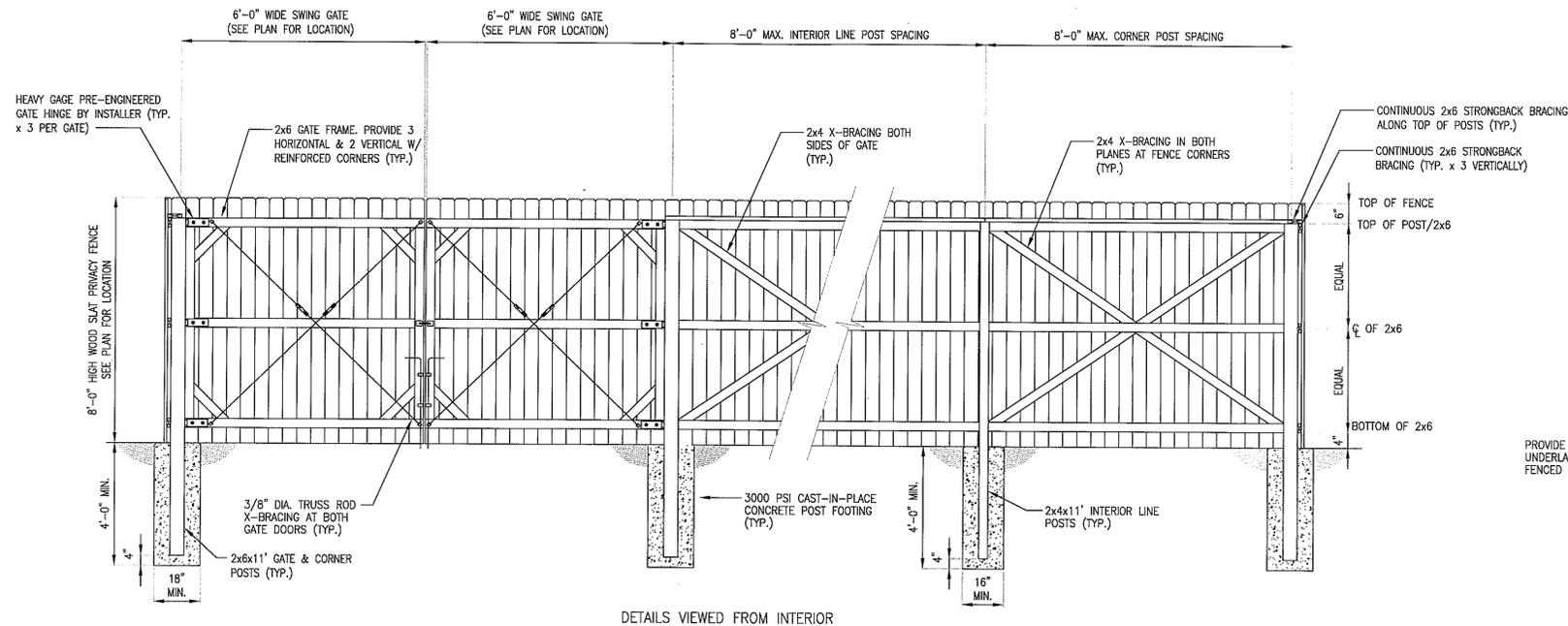
SHEET NAME
DETAILS

SHEET NUMBER
L-2
2232 SE/SPA

NOT FOR CONSTRUCTION

DRAWINGS PLOTTED TO SCALE ON 24x36 SHEETS

THE CONTRACTOR SHALL VISIT THE SITE BEFORE BIDDING ON THE WORK CONTAINED WITHIN THIS DESIGN PACKAGE. DISCREPANCIES AND OMISSIONS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO BIDDING.

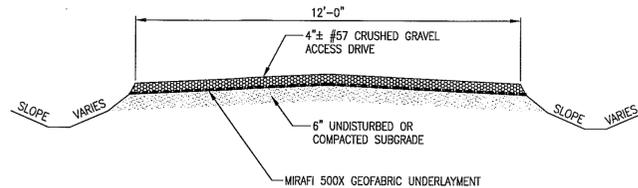


DETAILS VIEWED FROM INTERIOR

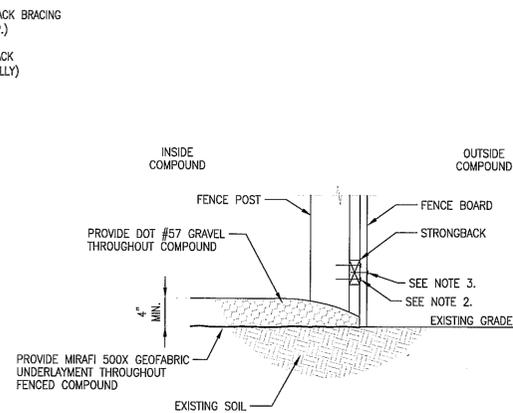
1 FENCE DETAILS
SCALE: NOT TO SCALE

FENCE NOTES:

- ALL WOOD MATERIALS SHALL BE PRESSURE TREATED NO. 2 SOUTHERN YELLOW PINE OR BETTER STRUCTURAL GRADE. FENCE SLAT BOARDS SHALL BE 6'-0" WITH CHAMFERED EDGE.
- ALL STRUCTURAL FRAMING SHALL BE ATTACHED WITH 16D GALVANIZED RIBBED SHANK NAILS OR 3" GALVANIZED FRAMING SCREWS - 2 MINIMUM PER CONNECTION.
- ALL FENCE SLAT BOARDS SHALL BE ATTACHED TO SUPPORTING STRUCTURAL MEMBERS WITH NB, N10 OR BD GALVANIZED RIBBED SHANK NAILS - 2 MINIMUM PER CONNECTION.
- LINE POSTS SHALL BE SPACED EQUIDISTANT, BUT NOT MORE THAN 8'-0" ON CENTER.
- FOUNDATIONS ARE DESIGNED TO EMBED INTO TYPICAL SOILS INCLUDING COMPACTED COARSE SAND, MEDIUM STIFF CLAY, OR HARD DENSE CLAY. THE SOIL TYPE SHALL BE VERIFIED PRIOR TO CONSTRUCTION. IF UNUSUAL CONDITIONS ARE FOUND TO EXIST, THE ENGINEER SHALL BE NOTIFIED PRIOR TO CONSTRUCTION.
- INSTALLER TO PROVIDE A LOCKABLE GATE LATCH WITH COMBINATION LOCK ON THE ACTIVE DOOR. COORDINATE WITH THE CONSTRUCTION MANAGER FOR LOCK COMBINATION.
- ALL GATE HARDWARE SHALL BE PRESSED STEEL OR MALLEABLE CASTING PER ASTM A153 AND TREATED TO RESIST CORROSION. HARDWARE VISIBLE FROM OUTSIDE THE FENCE SHALL BE PAINTED BLACK.
- REFER TO SITE PLAN FOR FENCE PAINTING INSTRUCTIONS.
- REFER TO SITE PLAN FOR GATE LOCATION.
- FENCE DETAILS SHOWN ABOVE ARE TYPICAL AND SHALL APPLY TO SIMILAR CONSTRUCTION APPLICATIONS WHETHER SPECIFICALLY STATED OR NOT ON THE SITE PLAN.
- SITE SPECIFIC CONDITIONS MAY REQUIRE SLIGHT ADJUSTMENTS TO THE DETAILS SHOWN. CONSULT THE ENGINEER IF UNUSUAL CONDITIONS ARE FOUND TO EXIST.



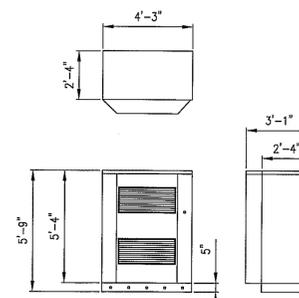
3 GRAVEL ACCESS DRIVE SECTION
SCALE: NOT TO SCALE



NOTES:

- INSTALL MIRAFIX GEOFABRIC WITH 12" MIN. LAP JOINTS ON FLAT, HORIZONTAL SURFACES OR PER THE MANUFACTURER'S SPECIFICATIONS FOR SLOPED SURFACES.
- LEVEL AND COMPACT GRAVEL TO PREVENT SHIFTING.

2 COMPOUND EDGE DETAIL
SCALE: NOT TO SCALE



4 RBS CABINET DETAIL
SCALE: NOT TO SCALE

PREPARED BY

COMPASS
Technology Services

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DESIGN REVISIONS			
NO.	DATE	REVISIONS	BY
A	10/23/08	ISSUED FOR ZONING	VGC

NOT VALID WITHOUT SIGNATURE AND DATE

ENGINEER SEAL

PREPARED FOR

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Northeast LLC

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PHONE: (240) 264-8600
FAX: (240) 264-8604

SITE NUMBER
WAC123E

SITE NAME
SPRINGFIELD SWIM CLUB

PREPARED BY
APPROVED BY: M. PRATHER
DESIGNED BY: V. CLAFFEY
PROJECT NO: 100233
DATE: 10/03/08

SHEET NAME
STRUCTURAL DETAILS AND NOTES

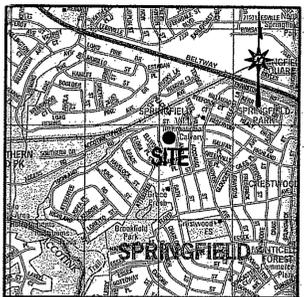
SHEET NUMBER
S-1
2232 SE/SPA

SITE INFORMATION

LEASE AREA = 1,600 S.F.
 CENTER LEASE AREA (NAD83) =
 LATITUDE = 38°47'34.65" N
 LONGITUDE = 77°11'56.94" W
 ELEVATION = 270.59 (NAVD88)

GENERAL NOTES

1. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SURVEY. THIS IS NOT A PROPERTY LINE SURVEY.
2. THE PROPERTY SHOWN HEREON IS LOCATED WITHIN ZONE X (AREA OF MINIMAL FLOODING) AS SHOWN ON FEMA FLOOD PLAIN MAP 51552Z 0102 D DATED MARCH 5, 1994.
3. PROPERTY ZONING: ZONED R-3- TAX MAP 0801 05520001
4. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE GROUND FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
5. THE BEARINGS SHOWN HEREON WERE OBTAINED BY GPS OBSERVATIONS AND ORIENTED TO VIRGINIA GRID NORTH NAD83.
6. SITE ADDRESS: 7400 HIGHLAND STREET, SPRINGFIELD, VIRGINIA, 22150



VICINITY MAP
1"=2000'

SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE PREPARED UNDER MY RESPONSIBLE CHARGE. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT WHICH MAY SHOW ADDITIONAL EASEMENTS, RIGHTS-OF-WAY, OR OTHER RESTRICTIONS OR ENCUMBRANCES NOT SHOWN HEREON. THIS PLAT IS NOT A PROPERTY LINE SURVEY.

TIMOTHY J. MARTIN
 PROFESSIONAL LAND SURVEYOR #2353

11/24/09
 DATE



LEGAL DESCRIPTION OF A
 12' ACCESS/UTILITY EASEMENT
 PART OF THE SPRINGFIELD SWIMMING CLUB, INCORPORATED PROPERTY
 7400 HIGHLAND STREET
 TAX MAP 0801-05520001
 TAX DISTRICT 40000 LEE
 FAIRFAX COUNTY, VIRGINIA

BEGINNING FOR THE SAME AT A POINT LOCATED ON THE SOUTH SIDE OF HIGHLAND AVENUE, AN 80 FOOT WIDE PUBLIC RIGHT-OF-WAY AS SHOWN IN A DEED OF DEDICATION FROM CRESTWOOD CONSTRUCTION CORPORATION AND RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA AND RECORDED IN LIBER 1263, FOLIO 81; SAID PLACE OF BEGINNING BEING FURTHER LOCATED, AS NOW SURVEYED, 10.86 FEET ALONG AN ARC OF A CURVE TO THE LEFT AND HAVING A RADIUS OF 1040.00 AND A CHORD BEARING AND DISTANCE OF NORTH 74°09'42" WEST 10.86 FEET FROM THE END OF CURVE NUMBER 14 AS SHOWN ON SAID DEED OF DEDICATION PLAT; THENCE LEAVING SAID PLACE OF BEGINNING AND RUNNING THROUGH THE PROPERTY DESCRIBED IN A CONVEYANCE FROM CRESTWOOD CONSTRUCTION CORPORATION TO SPRINGFIELD SWIMMING CLUB, INCORPORATED BY A DEED DATED DECEMBER 1, 1954 AND RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA IN LIBER 1261, FOLIO 273, WITH BEARINGS REFERRED TO VIRGINIA GRID NORTH, THE FOLLOWING COURSES AND DISTANCES VIZ:

1. SOUTH 16°23'07" WEST, 20.98 FEET TO A POINT; THENCE
 2. SOUTH 60°41'45" WEST, 51.19 FEET TO A POINT; THENCE
 3. SOUTH 08°24'35" WEST, 189.38 FEET TO A POINT; THENCE
 4. NORTH 83°37'17" WEST, 33.96 FEET TO A POINT; THENCE
 5. NORTH 66°01'24" WEST, 55.30 FEET TO A POINT; THENCE
 6. SOUTH 72°11'27" WEST, 29.33 FEET TO A POINT; THENCE
 7. NORTH 77°41'58" WEST, 49.75 FEET TO A POINT; THENCE
 8. NORTH 12°20'27" EAST, 12.00 FEET TO A POINT; THENCE
 9. SOUTH 77°41'58" EAST, 46.52 FEET TO A POINT; THENCE
 10. NORTH 72°11'27" EAST, 30.68 FEET TO A POINT; THENCE
 11. SOUTH 66°01'24" EAST, 58.02 FEET TO A POINT; THENCE
 12. SOUTH 83°37'17" EAST, 20.52 FEET TO A POINT; THENCE
 13. NORTH 08°24'35" EAST, 183.69 FEET TO A POINT; THENCE
 14. NORTH 60°41'45" EAST, 52.20 FEET TO A POINT; THENCE
 15. NORTH 16°23'07" EAST, 16.11 FEET TO A POINT; THENCE
- RIGHT-OF-WAY LINE OF HIGHLAND AVENUE; THENCE RUNNING WITH SAID RIGHT-OF-WAY LINE, 16.12.00 FEET ALONG THE ARC OF A NONTANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1040.00 FEET AND BEING SCRIBED BY A CHORD BEARING SOUTH 73°31'56" EAST, 12.00 FEET TO THE PLACE OF BEGINNING.

CONTAINING 5,025 SQUARE FEET OR 0.115 ACRES OF LAND, MORE OR LESS.

BEING PART OF THE PROPERTY CONVEYED FROM CRESTWOOD CONSTRUCTION CORPORATION TO SPRINGFIELD SWIMMING CLUB, INCORPORATED BY A DEED DATED DECEMBER 1, 1954 AND RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA IN LIBER 1261, FOLIO 273.

LEGAL DESCRIPTION OF A
 40'X40' CELL TOWER LEASE EASEMENT
 PART OF THE SPRINGFIELD SWIMMING CLUB, INCORPORATED PROPERTY
 7400 HIGHLAND STREET
 TAX MAP 0801-05520001
 TAX DISTRICT 40000 LEE
 FAIRFAX COUNTY, VIRGINIA

BEGINNING FOR THE SAME AT A POINT LOCATED ON THE PROPERTY DESCRIBED IN A CONVEYANCE FROM CRESTWOOD CONSTRUCTION CORPORATION TO SPRINGFIELD SWIMMING CLUB, INCORPORATED BY A DEED DATED DECEMBER 1, 1954 AND RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA IN LIBER 1261, FOLIO 273; SAID PLACE OF BEGINNING BEING LOCATED 1) 15.99 FEET ALONG AN ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1360.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 06°42'37" EAST 15.99 FEET TO A POINT; THENCE 2) NORTH 83°37'17" WEST, 144.42 FEET TO A POINT; THENCE 3) NORTH 66°01'24" WEST, 53.48 FEET TO A POINT; THENCE 4) SOUTH 72°11'27" WEST, 28.46 FEET TO A POINT; THENCE 5) NORTH 77°31'23" WEST, 51.88 FEET TO A POINT; THENCE 6) NORTH 12°20'27" EAST, 19.86 FEET FROM THE END OF THE 117.61 FOOT ARC OF CURVE WITH A RADIUS OF 1360.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 08°50'11" WEST 117.58 FOOT LINE AS DESCRIBED IN SAID DEED; THENCE LEAVING SAID PLACE OF BEGINNING AND CONTINUING TO RUN THROUGH SAID CONVEYANCE, WITH BEARINGS REFERRED TO VIRGINIA GRID NORTH, THE FOLLOWING COURSES AND DISTANCES VIZ:

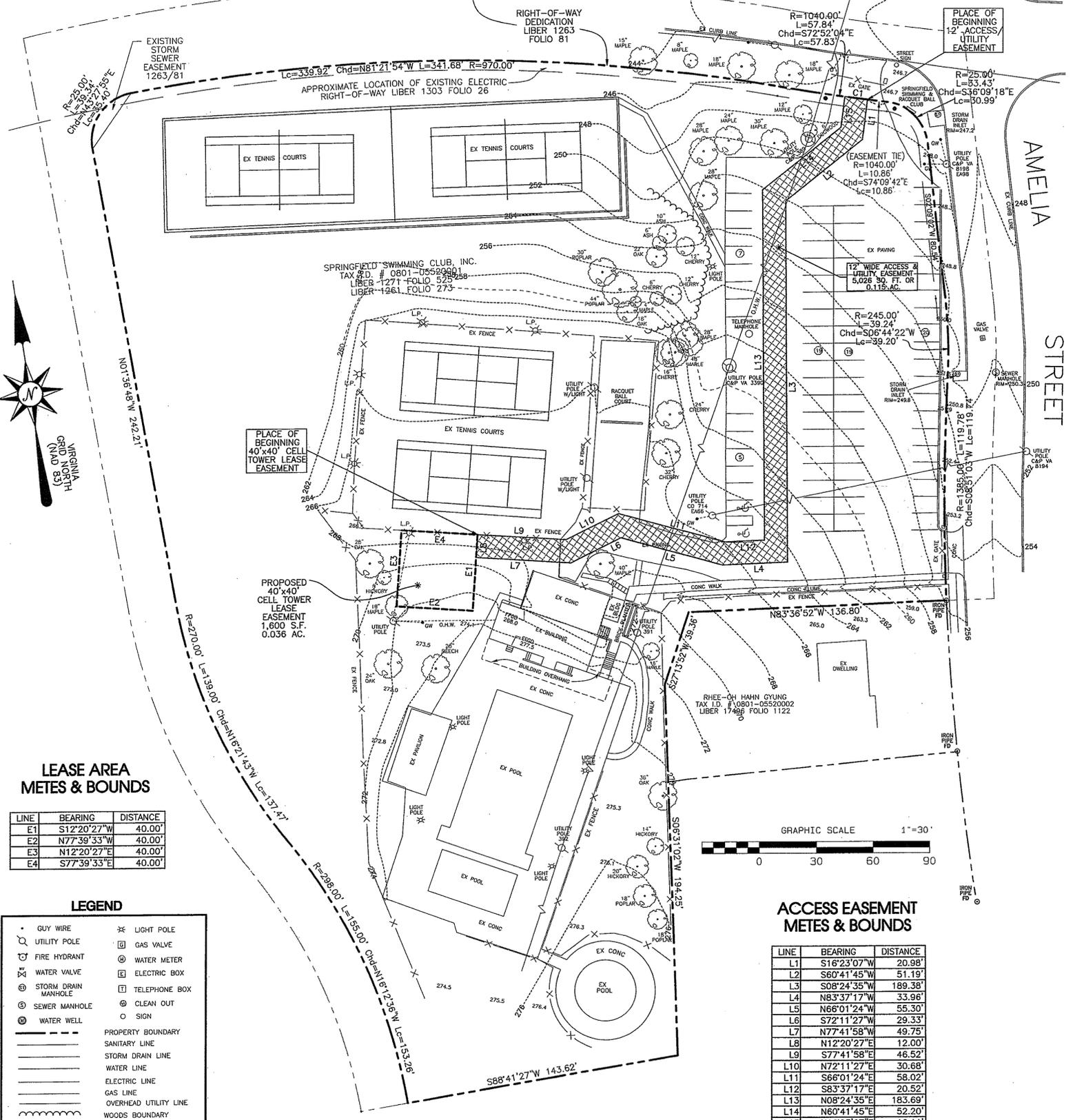
1. SOUTH 12°20'27" WEST, 40.00 FEET TO A POINT; THENCE
2. NORTH 77°39'33" WEST, 40.00 FEET TO A POINT; THENCE
3. NORTH 12°20'27" EAST, 40.00 FEET TO A POINT; THENCE
4. SOUTH 77°39'33" EAST, 40.00 FEET TO THE PLACE OF BEGINNING.

CONTAINING 1,600 SQUARE FEET OR 0.036 ACRES OF LAND, MORE OR LESS.

BEING PART OF THE PROPERTY CONVEYED FROM CRESTWOOD CONSTRUCTION CORPORATION TO SPRINGFIELD SWIMMING CLUB, INCORPORATED BY A DEED DATED DECEMBER 1, 1954 AND RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA IN LIBER 1261, FOLIO 273.

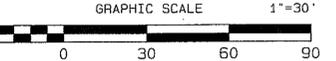
HIGHLAND STREET

AMELIA STREET



ACCESS EASEMENT METES & BOUNDS

LINE	BEARING	DISTANCE
L1	S16°23'07" W	20.98'
L2	S60°41'45" W	51.19'
L3	S08°24'35" W	189.38'
L4	N83°37'17" W	33.96'
L5	N66°01'24" W	55.30'
L6	S72°11'27" W	29.33'
L7	N77°41'58" W	49.75'
L8	N12°20'27" E	12.00'
L9	S77°41'58" E	46.52'
L10	N72°11'27" E	30.68'
L11	S66°01'24" E	58.02'
L12	S83°37'17" E	20.52'
L13	N08°24'35" E	183.69'
L14	N60°41'45" E	52.20'
L15	N16°23'07" E	16.11'



SURVEY CONTROL NOTE

THE COORDINATES AND ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS USING NGS CORS STATION GAT. THE HORIZONTAL DATUM IS REFERENCED TO VIRGINIA (NORTH) STATE PLANE (NAD 83) AND THE VERTICAL DATUM IS REFERENCED TO NGVD88.

LEASE AREA METES & BOUNDS

LINE	BEARING	DISTANCE
E1	S12°20'27" W	40.00'
E2	N77°39'33" W	40.00'
E3	N12°20'27" E	40.00'
E4	S77°39'33" E	40.00'

LEGEND

- GUY WIRE
- UTILITY POLE
- FIRE HYDRANT
- ⊕ WATER VALVE
- ⊕ STORM DRAIN MANHOLE
- ⊕ SEWER MANHOLE
- ⊕ WATER WELL
- ⊕ LIGHT POLE
- ⊕ GAS VALVE
- ⊕ WATER METER
- ⊕ ELECTRIC BOX
- ⊕ TELEPHONE BOX
- ⊕ CLEAN OUT
- SIGN
- PROPERTY BOUNDARY
- SANITARY LINE
- STORM DRAIN LINE
- WATER LINE
- ELECTRIC LINE
- GAS LINE
- OVERHEAD UTILITY LINE
- WOODS BOUNDARY
- EXIST. CONTOUR
- 201.2 EXIST. SPOT ELEV.
- DECIDUOUS TREE
- EVERGREEN TREE

Nov 24, 2009 8:06:55 Tue

Revisions

Rev. #	Date	By	Description

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 Engineers, Planners and Surveyors
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EASEMENT SURVEY
SPRINGFIELD SWIM CLUB
 WAC123E
 7400 HIGHLAND STREET
 SPRINGFIELD, VIRGINIA 22150
 FAIRFAX COUNTY

SHEET NO. 1 OF 1
FILE NO.

CADD FILE: F:\07-236c Compass Tech. Services Cell Towers\Survey\WAC123 - Springfield Swim Club-2 (b)\WAC123 SPRINGFIELD SWIM CLUB.pro - PLOTTED 11/24/2009 - 8:06AM