



APPLICATION ACCEPTED: May 28, 2010  
PLANNING COMMISSION: February 9, 2011  
BOARD OF SUPERVISORS: Not yet scheduled

# County of Fairfax, Virginia

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January 26, 2011

**STAFF REPORT**  
**SPECIAL EXCEPTION APPLICATION SEA 99-S-012-03**  
**(Concurrent w/2232-S09-26)**

**SPRINGFIELD DISTRICT**

**APPLICANT:** The Country Club of Fairfax, Inc. and T-Mobile Northeast LLC ("T-Mobile")

**ZONING:** R-C, WS

**PARCELS:** 68-1 ((1)) 17, 18 and 20

**ACREAGE:** 150.85 acres

**OPEN SPACE:** 90%

**PLAN MAP:** Private Recreation & .2-.5 du/ac

**SE CATEGORY:** Category 1: Mobile and Land based Telecommunication Facilities  
Category 5: Golf courses, country clubs  
Category 6: Uses in a floodplain

**PROPOSAL:** **2232:** The Applicant is requesting a Planning Commission determination that the proposed telecommunication facility satisfies the criteria of location, character and extent pursuant to Sect. 15.2-2232 of the Code of Virginia.

**Special Exception:** The Applicant is requesting approval of a 100' monopole telecommunications facility at the Country Club of Fairfax Golf Course previously approved pursuant to SEA 99-S-012-02.

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Miriam Bader

Department of Planning and Zoning  
Zoning Evaluation Division  
12055 Government Center Parkway, Suite 801  
Fairfax, Virginia 22035-5509  
Phone 703-324-1290 FAX 703-324-3924  
[www.fairfaxcounty.gov/dpz/](http://www.fairfaxcounty.gov/dpz/)



## STAFF RECOMMENDATIONS:

Staff recommends that the Planning Commission find that the proposed telecommunications facility submitted pursuant to application 2232-S09-26 submitted by T-Mobile Northeast, LLC and the Country Club of Fairfax, Inc. to construct a 100-foot tall treepole monopole and the associated antennas, equipment cabinets, equipment compound and site improvements located at 5110 Ox Road, satisfies the criteria of location, character and extent as specified by Section 15.2-2232 of the Code of Virginia and is substantially in accord with the adopted Comprehensive Plan.

Staff recommends approval of SEA 99-S-012-03, subject to the proposed development conditions contained in Appendix 1.

Staff recommends the following waivers and modifications, which were previously approved under SEA 99-S-012-2, be reaffirmed:

- Modification of the transitional screening requirements along all property boundaries in favor of that depicted on the SE plat.
- Waiver of the barrier requirements along all property boundaries in favor of that depicted on the SE plat.
- Waiver of the service drive requirements for Route 123.
- Modification of Par. 2, Sect. 9-528 to permit the location of three structures and tennis courts within 50 ft. of a lot line.
- Waiver of the required construction of frontage improvements on Route 123 in association with this application.

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

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

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

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

*N:\SEA\Country Club Report Cover.doc*



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

# Special Exception Amendment

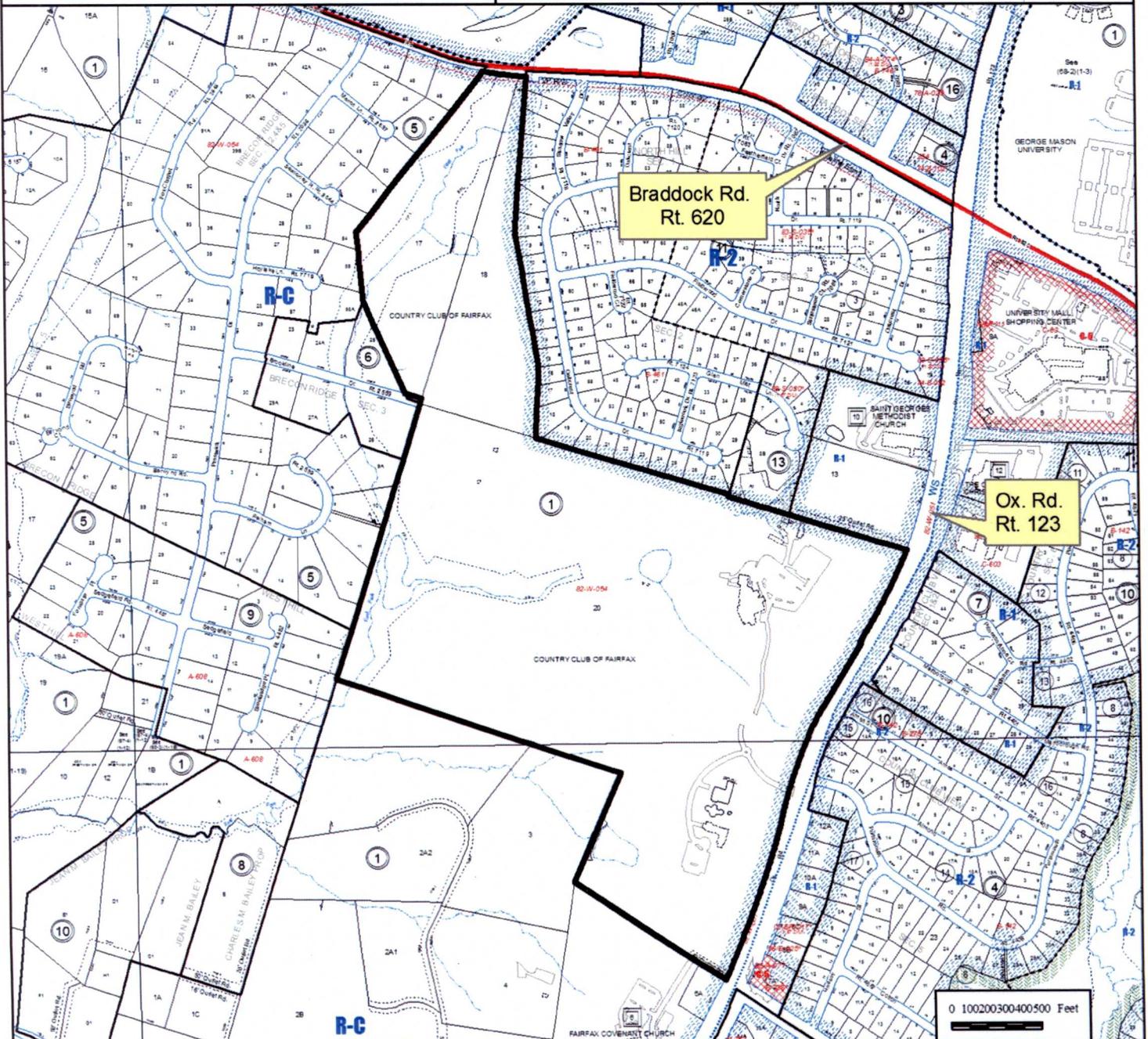
SEA 99-S -012-03



Applicant: COUNTRY CLUB OF FAIRFAX, INC. AND T-MOBILE NORTHEAST, LLC  
Accepted: 05/28/2010  
Proposed: AMEND SE 99-S-012 PREVIOUSLY APPROVED FOR GOLF COURSE, COUNTRY CLUB AND USES IN A FLOODPLAIN TO PERMIT TELECOMMUNICATIONS FACILITY

Area: 150.85 AC OF LAND; DISTRICT - SPRINGFIELD  
Zoning Dist Sect: 03-010403-010402-090403-0104  
Art 9 Group and Use: 5-38 1-08 6-2  
Located: 5110 OX ROAD  
Zoning: RC, WS  
Plan Area: 3

Map Ref Num: 068-1- /01/ /0017 /01/ /0018  
/01/ /0020



# SITE NAME: COUNTRY CLUB OF FAIRFAX

## SITE NUMBER: 7WAC406A

### FAIRFAX COUNTY

### 5110 OX ROAD

### FAIRFAX, VA 22030

## T-MOBILE NORTHEAST, LLC



6600 Rockledge Drive, Suite 550  
Baltimore, MD 20817  
PHONE: (202)408-0960  
FAX: (202)408-0961

#### SUBMITTALS

REV	DATE	DESCRIPTION
A	06-29-09	ZONING REVIEW
C	07-08-09	ZONING
1	10-07-09	ZONING
2	01-05-10	RELocate COmpound
3	01-08-09	RECEIvE REsPONSE TO RFP
4	05-14-10	REvISE COmmENTS
5	09-14-10	COmPLETE COmmENTS
6	09-28-10	FRAMING & TREE BRANCHES
7	11-01-10	ADD COmPLETE COmmENTS
8	01-24-11	RE COmmENTS



SCALE:

#### T-MOBILE NORTHEAST LLC

12050 BALTIMORE AVENUE  
BETHESDA, MD 20780  
PHONE: (240) 264-9600

PROJECT NO: 1042.682  
DESIGNER: M.M.  
SCALE: 1/2"

GRAPHIC SCALE IN INCHES

7WAC406A  
COUNTRY CLUB  
OF FAIRFAX  
SEA-2009-0217  
FAIRFAX, VA 22030

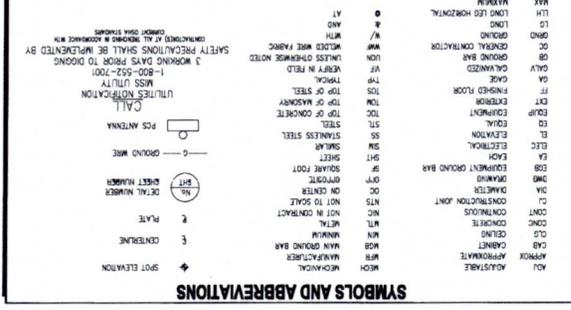
#### TITLE SHEET

SHEET NUMBER:

T-1

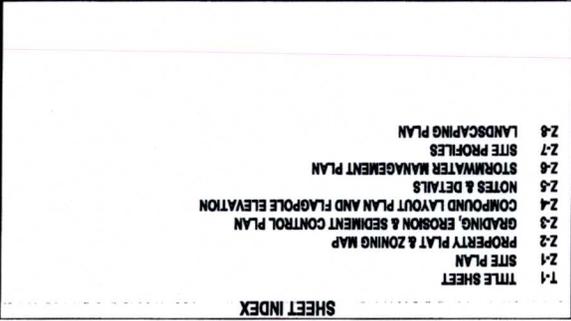
#### GENERAL NOTES

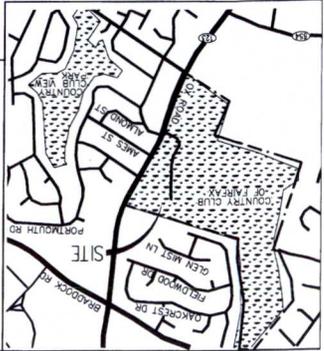
1. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS, EXEMPTIONS AND LICENSES FROM THE APPLICABLE AGENCIES AND LOCAL GOVERNMENTS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, EXEMPTIONS AND LICENSES FROM THE APPLICABLE AGENCIES AND LOCAL GOVERNMENTS.
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#### SHEET INDEX

T-1	TITLE SHEET
Z-1	PROPERTY PLAT & ZONING MAP
Z-2	GRADING, EROSION & SEDIMENT CONTROL PLAN
Z-3	COMPOUND LAYOUT PLAN AND FLAGPOLE ELEVATION
Z-4	NOTES & DETAILS
Z-5	STORMWATER MANAGEMENT PLAN
Z-6	SITE PROFILES
Z-7	LANDSCAPING PLAN





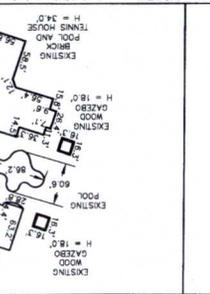
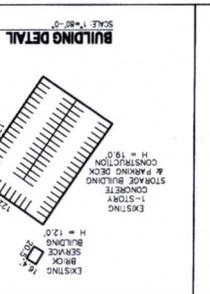
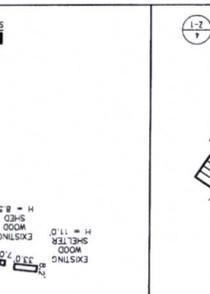
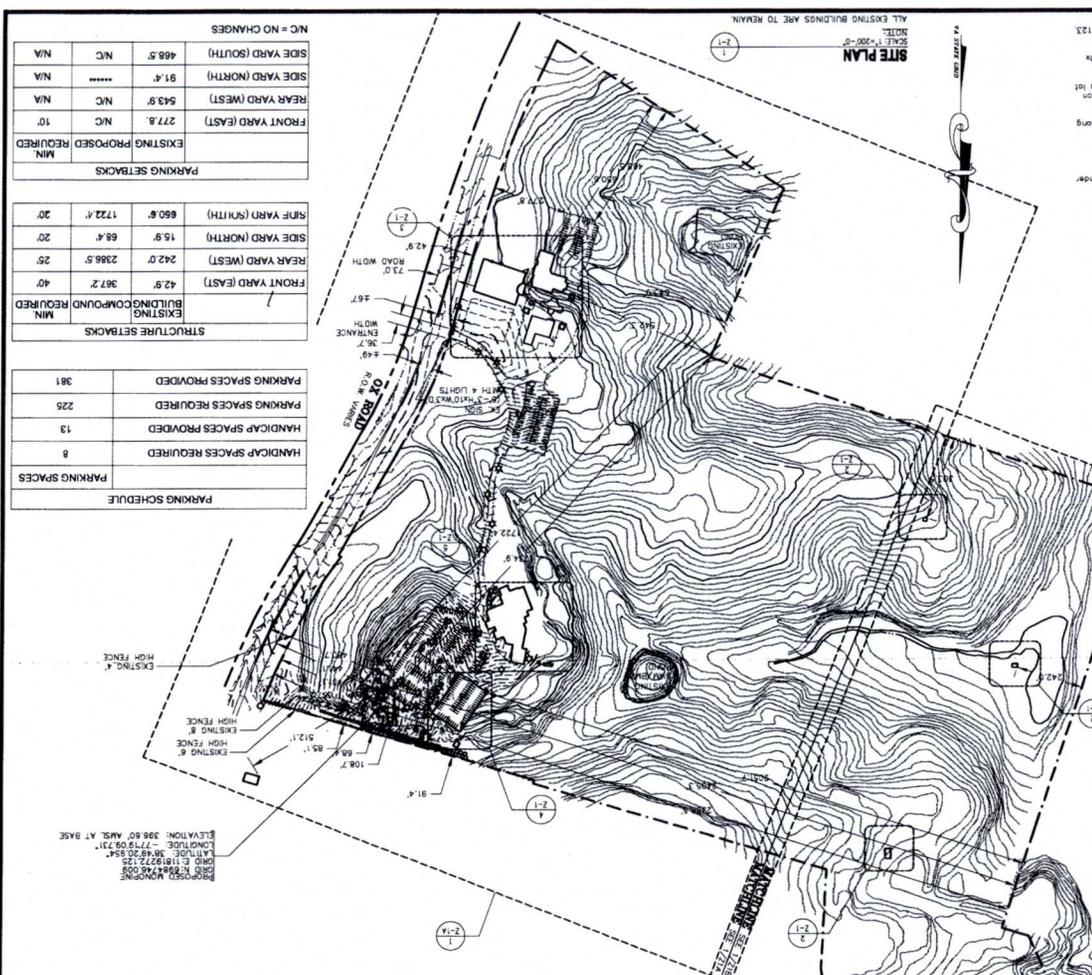
MIN	PROPOSED	REQUIRED
401'	401'	97'
FRONT YARD (EAST)	2405.3'	97'
REAR YARD (WEST)	108.7'	97'
SIDE YARD (NORTH)	1734.9'	97'
SIDE YARD (SOUTH)	512.1'	N/A
CLOSEST DWELLING	441.1'	N/A

**SITE NOTES**

1. SITE NUMBER: TMC4004
2. THIS IS NOT A BOUNDARY SURVEY AND IS NOT TO BE USED FOR THE TRANSFER OF PROPERTY.
3. THE SUBJECT PARCEL IS LOCATED AT THE INTERSECTION OF ROUTE 123 (FAIRFAX AVENUE) AND ROUTE 22030 (PORTMOUTH ROAD). THE SUBJECT PARCEL IS 1.25 ACRES IN AREA.
4. THE RECORDS REFERENCES FOR THE SUBJECT PARCEL ARE AS FOLLOWS:  
 ZONING: R-C USE DIST. CORNER (PRIVATE)  
 DISTRICT NUMBER: 07000  
 TAX MAP NUMBER: 0881 01 0017  
 COUNTY: FAIRFAX COUNTY  
 MAILING ADDRESS: P.O. BOX 398  
 FAIRFAX, VA 22030  
 PREVIOUS ADDRESS: 5110 OX ROAD  
 OWNER: COURT HOUSE COUNTRY CLUB
5. THE DATA'S AGE AND SOURCE AND HOW OLD THE DATA IS. THE DATA IS FROM A SURVEY CONDUCTED IN 1980.
6. THE FLOOD ZONE OF THE PROPOSED TOWER IS AS FOLLOWS: SOURCE: FEMA FLOOD MAP FOR FAIRFAX COUNTY. FLOOD NUMBER: 51525Z 00750. REVISION: MARCH 5, 1980.
7. NO UNRECORDED EASEMENTS ARE SHOWN ON THIS SURVEY.
8. THE DATA COLLECTED AND SHOWN ON THIS SURVEY IS SUBJECT TO ALL MATTERS OF PUBLIC RECORD.
9. THE FOLLOWING MATTERS AND MODIFICATIONS WERE PREVIOUSLY APPROVED UNDER THE ZONING ORDINANCE: 52A 89-5-012-2, and will be reviewed for reaffirmation under this application.
10. WAIVER OF THE CORNER REQUIREMENTS ALONG ALL PROPERTY BOUNDARIES.
11. WAIVER OF THE SERVICE DRIVE REQUIREMENTS FOR ROUTE 123 (OX ROAD).
12. WAIVER OF THE CONSTRUCTION REQUIREMENTS TO WIDEN ROUTE 123 (OX ROAD).

**WAIVERS & MODIFICATIONS:**

1. THE DATA'S AGE AND SOURCE AND HOW OLD THE DATA IS.
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**PARPING SCHEDULE**

STRUCTURE SETBACKS	HANDICAP SPACES REQUIRED	PARPING SPACES PROVIDED
MIN	8	225
EXISTING BUILDING COMPOUND	13	381

STRUCTURE SETBACKS	HANDICAP SPACES PROVIDED	PARPING SPACES REQUIRED
MIN	8	225
EXISTING BUILDING COMPOUND	13	381

**PARPING SETBACKS**

EXISTING PROPOSED	MIN
FRONT YARD (EAST)	277.8' N/C
REAR YARD (WEST)	543.9' N/C
SIDE YARD (NORTH)	91.4'
SIDE YARD (SOUTH)	468.5' N/C

**PARPING SETBACKS**

EXISTING PROPOSED	MIN
FRONT YARD (EAST)	42.9'
REAR YARD (WEST)	242.0'
SIDE YARD (NORTH)	15.9'
SIDE YARD (SOUTH)	850.8'

**PARPING SCHEDULE**

STRUCTURE SETBACKS	HANDICAP SPACES REQUIRED	PARPING SPACES PROVIDED
MIN	8	225
EXISTING BUILDING COMPOUND	13	381

**PARPING SETBACKS**

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FRONT YARD (EAST)	277.8' N/C
REAR YARD (WEST)	543.9' N/C
SIDE YARD (NORTH)	91.4'
SIDE YARD (SOUTH)	468.5' N/C

**PROJECT NO. 1042.682**  
 DESIGNER: R. S. C. S.  
 SCALE: 1" = 200'

**TMC4004**  
 COUNTRY CLUB  
 OF FAIRFAX  
 5110 OX ROAD  
 FAIRFAX, VA 22030  
 SEA-2009-0217

**SITE PLAN**

SHEET NUMBER: Z-1

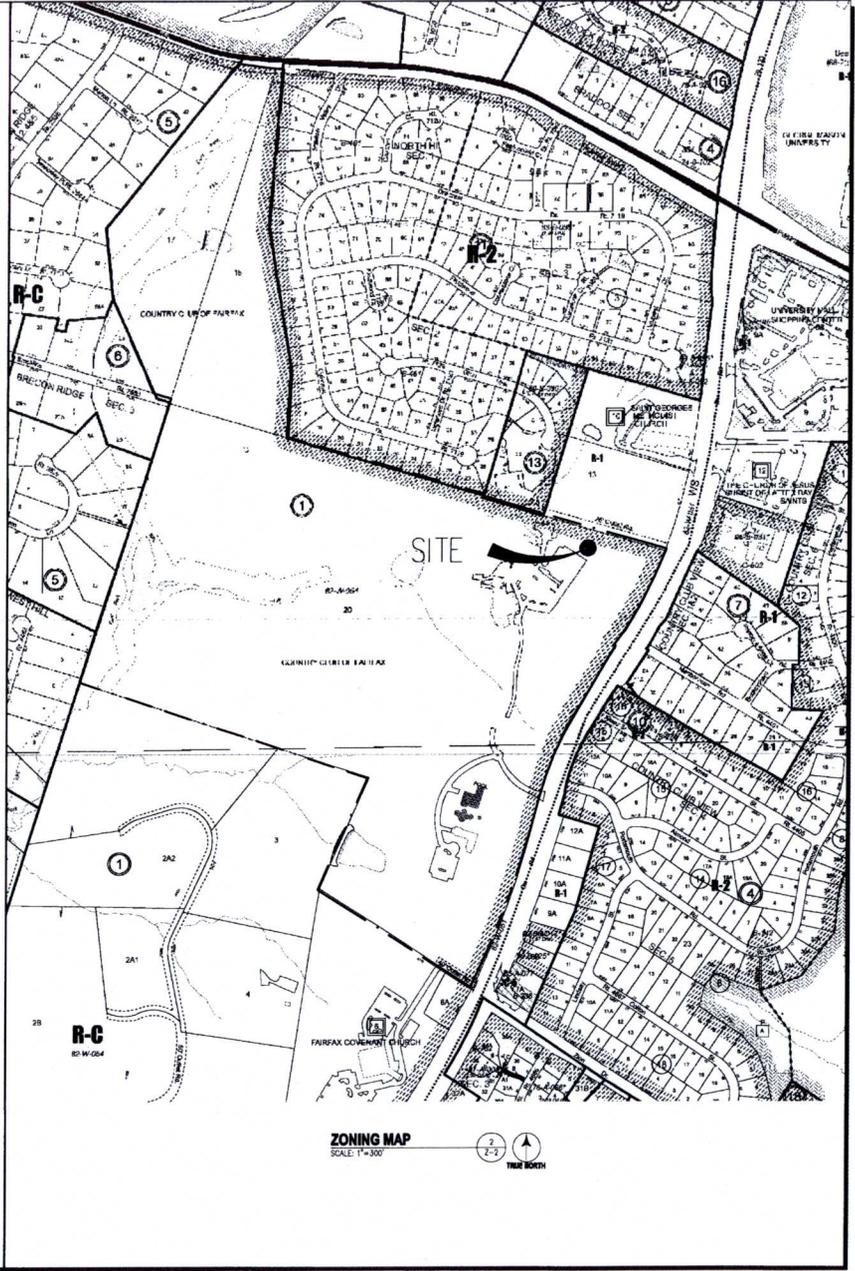
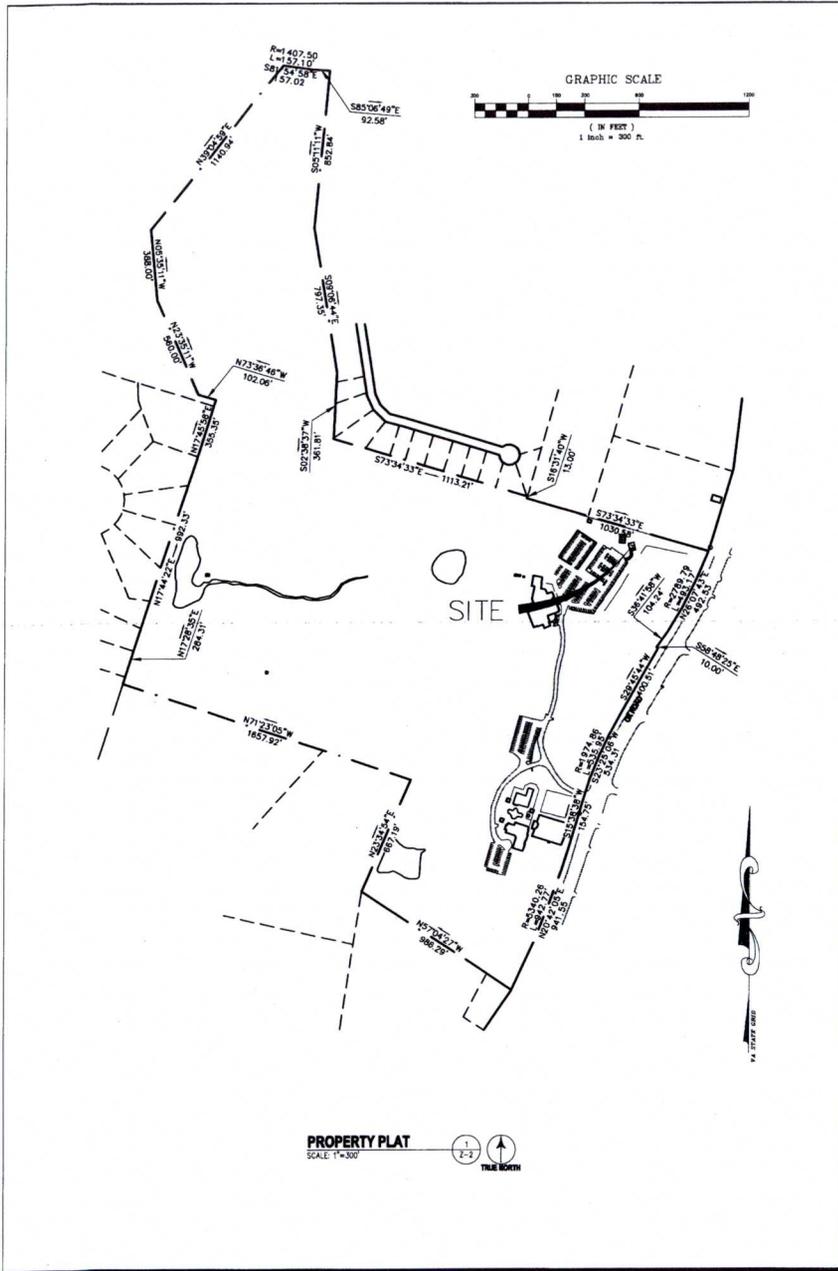
**T-MOBILE NORTHEAST LLC**  
 1200 BALTIMORE AVENUE  
 BELTLE, MD 20705  
 PHONE: (240) 264-9500



**SUBMITTALS**

DATE	DESCRIPTION	REV.
06-29-08	ZONING REVIEW	A
07-08-08	ZONING	0
10-07-08	ZONING	0
01-09-10	RELOCATE COMPOUND	Z
01-08-08	RESET HEIGHT TO 87'	3
01-31-10	REV. COMMENTS	4
09-14-10	COUNTY COMMENTS	5
09-28-10	PARKING & TREE BRANCHES	6
11-01-10	ADD COUNTY COMMENTS	7
01-24-11	SE COMMENTS	8

**entrex**  
 communication services, inc.  
 6600 Rockledge Drive, Suite 550  
 Bethesda, MD 20817  
 PHONE: (202) 468-9960  
 FAX: (202) 468-9961



**entrex**  
communication services, Inc.

6600 Rockledge Drive, Suite 550  
Beltsville, MD 20817  
PHONE: (202)408-0960  
FAX: (202)408-0961

**SUBMITTALS**

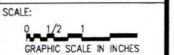
DATE	DESCRIPTION	REV.
06-29-09	ZONING REVIEW	A
07-08-09	ZONING	0
10-07-09	ZONING	1
01-05-10	RELOCATE COMPOUND	2
01-08-09	RESUB HEIGHT TO 5'	3
01-22-10	REVIEW COMMENTS	4
09-14-10	COUNTY COMMENTS	5
09-28-10	PARKING & TREE BRANCHES	6
11-01-10	ADD. COUNTY COMMENTS	7
01-24-11	SE COMMENTS	8

SEAL:

**T-MOBILE NORTHEAST LLC**

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

PROJECT NO: 1042.682  
DESIGNER: R. E. S.  
ENGINEER: C. S.



**7WAC406A**  
**COUNTRY CLUB**  
**OF FAIRFAX**  
**5110 OX ROAD**  
**FAIRFAX, VA 22030**

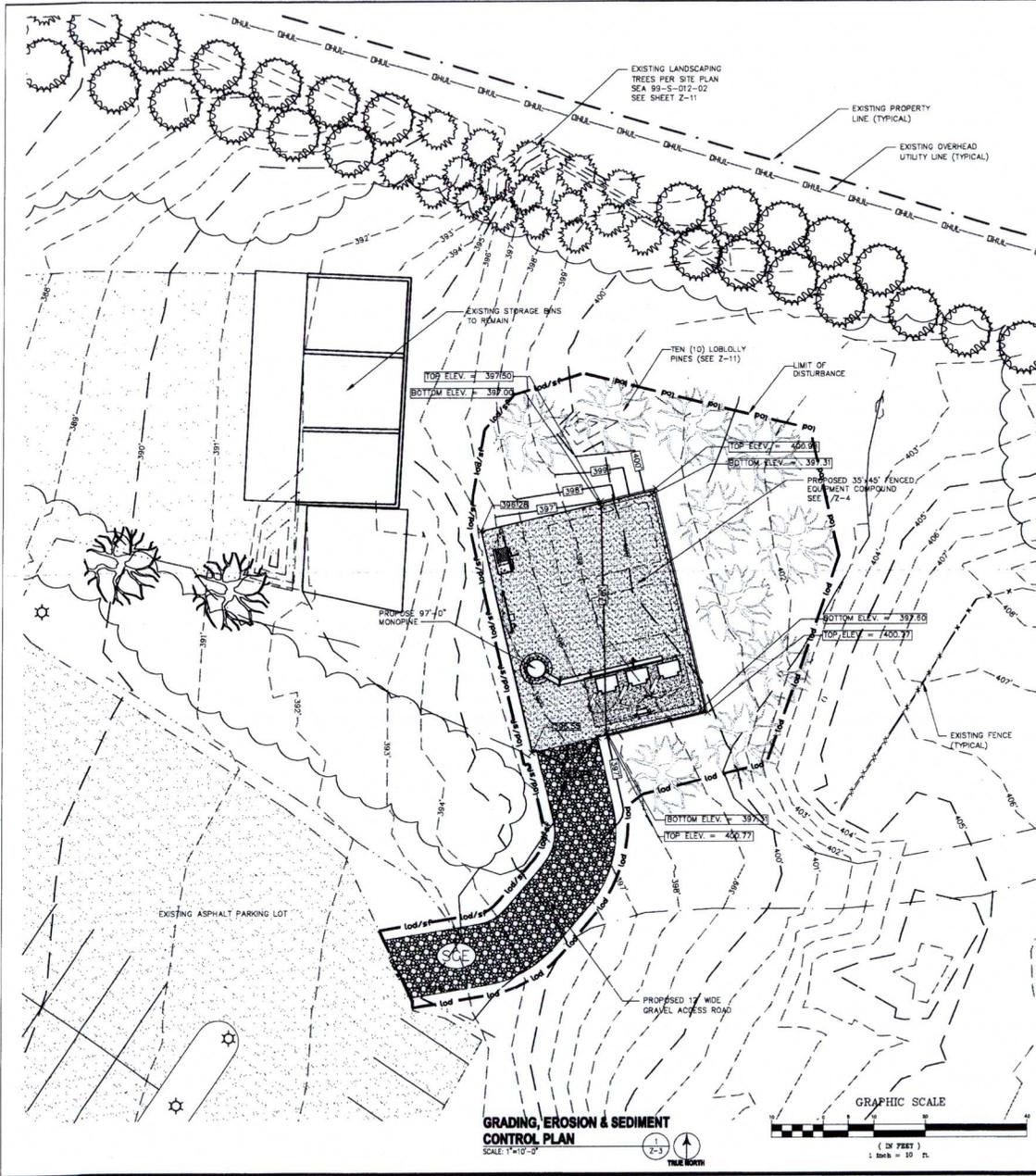
**SEA-2009-0217**

TITLE:

**PROPERTY PLAT**  
**& ZONING MAP**

SHEET NUMBER:

**Z-2**



**PROJECT DATA**  
 TELECOMMUNICATIONS COMPOUND AREA = 1,575 SF (0.036 AC)  
 ACCESS ROAD AREA = 811 SF (0.018 AC)  
 TOTAL PROJECT IMPERVIOUS AREA = 2,386 SF (0.054 AC)  
 PROJECT DISTURBED AREA = 5,871 SF (0.13 AC)  
 GRAVEL VOLUME = 44 CY

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

**LINETYPES**

LIMIT OF DISTURBANCE  
 lod — lod — lod — lod — lod —

SILT FENCE  
 lod/sf — lod/sf — lod/sf — lod/sf —

PROPOSED 2' CONTOUR LINE  
 — 396' —

PROPOSED SPOT ELEVATION  
 — 386.28 —

(SCE) STABILIZED CONSTRUCTION ENTRANCE

**SURFACES**

EXISTING PAVED SURFACE

PROPOSED GRAVEL SURFACE

PROPOSED GRAVEL DRIVE IMPROVEMENT AREA



6600 Rockledge Drive, Suite 550  
 Bethesda, MD 20817  
 PHONE: (202)408-0960  
 FAX: (202)408-0961

**SUBMITTALS**

DATE	DESCRIPTION	REV.
06-29-09	ZONING REVIEW	A
07-08-09	ZONING	0
10-07-09	ZONING	1
01-05-10	RELOCATE COMPOUND	2
01-08-09	RESET HEIGHT TO 97'	3
01-22-10	REVIEW COMMENTS	4
08-14-10	COUNTY COMMENTS	5
09-28-10	PARKING & TREE BRANCHES	6
11-01-10	ADD COUNTY COMMENTS	7
01-24-11	SE COMMENTS	8

SEAL:



**T-MOBILE NORTHEAST LLC**

12050 BALTIMORE AVENUE  
 BELTSVILLE, MD 20705  
 PHONE: (240) 264-8666

PROJECT NO: 1042.652

DESIGNER: R. S.

ENGINEER: C. S.

SCALE:

0 1/2 1  
 GRAPHIC SCALE IN INCHES

**7WAC406A  
 COUNTRY CLUB  
 OF FAIRFAX  
 5110 OX ROAD  
 FAIRFAX, VA 22030**

SEA-2009-0217

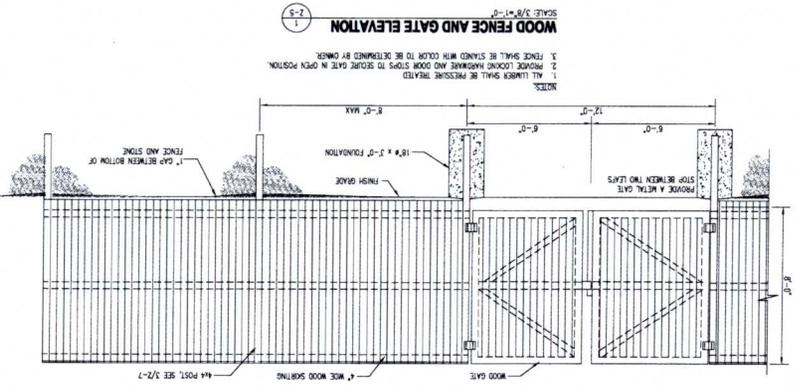
TITLE:

**GRADING, EROSION  
 & SEDIMENT  
 CONTROL PLAN**

SHEET NUMBER:

**Z-3**





**WOOD FENCE AND GATE ELEVATION**  
 SCALE: 3/8"=1'-0"  
 1. ALL LUMBER SHALL BE PRESSURE TREATED  
 2. PROVIDE LOCKING MECHANISM AND DOOR STOPS TO SECURE GATE IN OPEN POSITION  
 3. FENCE SHALL BE STANDED WITH COLUMN TO BE DETERMINED BY OWNER

SHEET NUMBER: **Z-5**  
 TITLE: **NOTES & DETAILS**  
 PROJECT NO.: 1042.682  
 DESIGNER: R.E.S.  
 ENGINEER: C.S.  
 SCALE: GRAPHIC SCALE IN INCHES  
**TWACOMA COUNTRY CLUB OF FAIRFAX**  
**5110 OX ROAD FAIRFAX, VA 22030**  
**SEA-2009-0217**

**1-MOBILE NORTHEAST LLC**  
 13050 BALTIMORE AVENUE  
 BELTSVILLE, MD 20705  
 PHONE: (202) 264-8800



**SUBMITTALS**

REV.	DESCRIPTION	DATE
A	ZONING REVIEW	06-29-09
0	ZONING	07-08-09
1	ZONING COMPLIANCE	07-05-10
2	NEAREST HEIGHT TO SF	07-08-09
3	REVIEW COMMENTS	07-22-10
4	COUNTY COMMENTS	08-14-10
5	PAYMENT & TREE BRANCHES	09-28-10
6	ADJ. COUNTY COMMENTS	11-01-10
7	SE COMMENTS	01-24-11

**entrex** communication services, inc.  
 6600 Rockledge Drive, Suite 550  
 Bethesda, MD, 20817  
 PHONE: (202) 208-0900  
 FAX: (202) 208-0981

**FAR CALCULATION - EXISTING**

AREA OF PARCELS # 0681-01-0017, 0681-01-0018, & 0681-01-0020  
 TOTAL AREA = 45,371,028 S.F. (150.85 ACRES)  
 AREA OF STRUCTURES

PUMP HOUSE	261
SHELTER	763
SHELTER	264
SHED	49
TENNIS TENT	20,610
CLUB HOUSE	27,068
POOL AND TANNING HOUSE	11,940
SERVICE BUILDING	866
STORAGE BUILDING	332
GAZEBO	169
GAZEBO	267
GAZEBO	267
GAZEBO	267
POOL	2,833
POOL	6,431
POOL	1,922
STORAGE BUILDING & PARKING DECK (CONSTR)	21,423
<b>TOTAL AREA (STRUCTURES)</b>	<b>= 0.0186</b>
<b>TOTAL AREA</b>	<b>= 514,900 S.F.</b>
<b>TOTAL AREA (STRUCTURES)</b>	<b>= 97,969 S.F.</b>
<b>TOTAL AREA</b>	<b>= 0.0790</b>

**SPECIAL EXCEPTION NOTES:**

SECTION 1.08 THERE ARE SEVERAL EXISTING STRUCTURES ON THE PROJECT PARCEL. THE MAIN CLUB HOUSE BUILDING WAS BUILT IN 1983. THERE ARE REMAINS OF CONSTRUCTION OF 2 OTHER STRUCTURES ON THE PROPERTY. ALL EXISTING STRUCTURES ON THE PROPERTY SHALL BE DEMOLISHED.

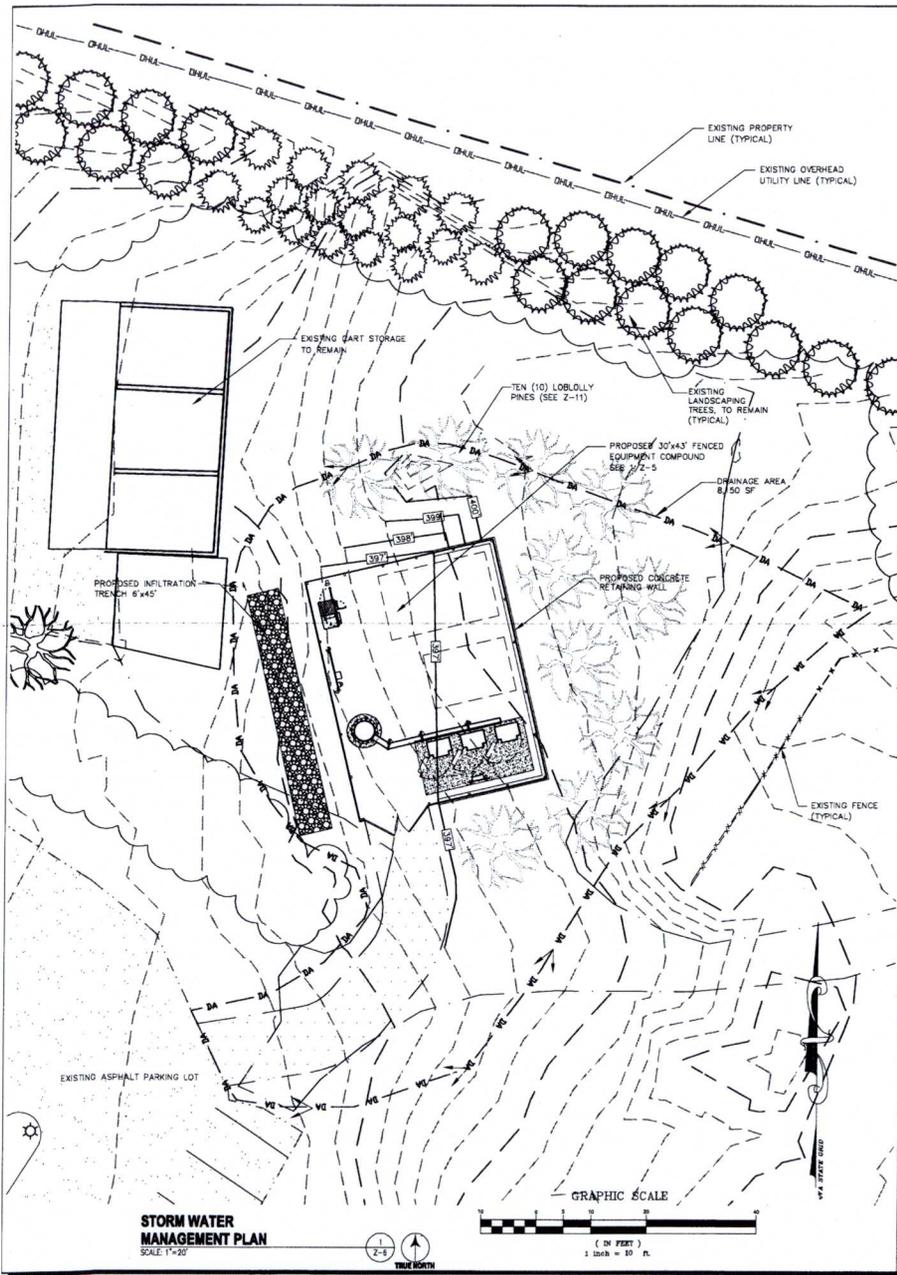
SECTION 1.19 PROPERTY IS SERVED BY PUBLIC WATER.

SECTION 1.17 MAXIMUM FLOOR AREA RATIO  
 0.15 FOR USES OTHER THAN RESIDENT OR PUBLIC  
 0.20 FOR PUBLIC USES

PROPOSED FLOOR AREA RATIO  
 PROPOSED FLOOR AREA RATIO REGULATIONS  
 MAXIMUM DENSITY OF DWELLING UNITS  
 1 UNIT/ACRE PER FAIRFAX COUNTY  
 COMPATIBLE USE PLAN  
 SECTION 1.24 ACCORDING TO THE FAIRFAX COUNTY ZONING MAP AND SUPPLEMENT TO THE FAIRFAX COUNTY ZONING MAP, SECTION 1.24 (LONG OR MOUND) STRUCTURE HEIGHTS:  
 CLUB HOUSE = 24.0'  
 TANNING TENT = 43.0'  
 OTHER BUILDINGS = SEE SHEET 7-1

**BULK STANDARDS:**

MONOPINE STRUCKS: FRONT YARD = 40.1', REAR YARD = 240.5', SIDE YARD = 108.7'  
 SET BACK L = 1.7348  
 LOT AREA: 118,077 SQUARE FEET (2.71 ACRES)  
 LOT WIDTH: 242.1' (LONG OR MOUND)  
 STRUCTURE HEIGHTS:  
 CLUB HOUSE = 24.0'  
 TANNING TENT = 43.0'  
 OTHER BUILDINGS = SEE SHEET 7-1



**STORM WATER CALCULATIONS**

ANALYSIS:  
ANALYZE USING RATIONAL METHOD PEAK FLOWS

RESULTS:  
FOR 10 YR STORM EVENT  
PEAK DISCHARGE (Qp10)

PRE DEVELOPMENT	POST DEVELOPMENT	NET INCREASE
0.40	0.51	0.11

CONCLUSION:  
THE NET INCREASE FOR THE 10 YR PEAK DISCHARGE Qp10 IS REPORTED AS 0.11 CFS. THESE CALCULATIONS SHOW THAT THERE IS NO SIGNIFICANT INCREASE IN THE WATER QUANTITY VOLUME FOR THE PURPOSES OF VIRGINIA STORM WATER MANAGEMENT.

**STORM WATER MANAGEMENT AND BEST MANAGEMENT PRACTICE NARRATIVE**

THIS PROJECT QUALIFIES FOR AN EXEMPTION FROM THE STORMWATER MANAGEMENT ORDINANCE BECAUSE THE PROJECT DISTURBED AREA IS LESS THAN 2,500 SF AND RUNOFF DOES NOT SIGNIFICANTLY INCREASE THE WATER QUANTITY VOLUME. HOWEVER, AN INFILTRATION TRENCH HAS BEEN PROPOSED AS A SWM/BMP MEASURE.

**STORM WATER MANAGEMENT NARRATIVE SUMMARY**

THE DRAINAGE AREA FOR THE SITE IS 8,150 SF (0.19 AC.). THE PRE-DEVELOPMENT DRAINAGE AREA FOR THE PROPOSED SITE AREA CONSISTS OF EXISTING GRASS AND WOODS AREA 8,150 SF (0.19 AC.). THE POST-DEVELOPMENT DRAINAGE AREA FOR THE PROPOSED SITE AREA CONSISTS OF GRASS AND WOODS AREA 5,764 SF (0.14 AC.) GRAVEL PROPOSED INFILTRATION AREA 2,386 SF (0.05 AC.). THE AVERAGE SLOPE THROUGHOUT THE SITE IS APPROXIMATELY 5%. THE NET INCREASE OF PEAK DISCHARGE FOR 10 YR STORM WAS FOUND TO BE INCREASED BY 0.11 CFS BY RATIONAL METHOD PEAK FLOWS, WHICH IS NOT SIGNIFICANT. THE OVERALL DRAINAGE AREA ANALYSIS SHOWS THAT THERE IS NO SIGNIFICANT INCREASE IN WATER QUANTITY VOLUME FOR THE SITE.

**INFILTRATION TRENCH CALCULATION**

DESIGN INFILTRATION RATE  
 $f_d = 0.51 = 0.51 \text{ in/hr} = 0.5 \text{ in/hr} = 0.042 \text{ ft/hr}$   
 MAXIMUM ALLOWABLE DRAIN TIME  
 $T_{max} = 48 \text{ HRS}$   
 STONE VOID RATIO  
 $V_v = 0.4$   
 WATER QUALITY VOLUME  
 $V_w = (2)(W)$   
 $V_w = \text{VOLUME OF RUNOFF TO EXFILTRATE}$   
 $V_w = (0.5)(R)(A)(3630)$   
 $R_v = 0.05 - (0.009)(I)$   
 $I = \text{PERCENT IMPERVIOUS COVER OF THE CONTRIBUTING ONSITE WATERSHED EXPRESSED AS A WHOLE NUMBER}$   
 $A = \text{AREA OF CONTRIBUTING ONSITE WATERSHED ACRES}$   
 $3630 = \text{CONVERSION FACTOR (CU FT/ACRE-IN)}$   
 $V_w = (0.5)(0.05 - (0.009)(I))(A)(3630)$   
 $V_w = (2)(V_w) \text{ C.F.}$

CALCULATION:  
 MAXIMUM ALLOWABLE DRAIN TIME  
 $\text{depth} = f_d \times T_{max} / V_w = 5 \text{ ft}$   
 $A = 0.19 \text{ AC}$   
 $I = 12\%$   
 $R_v = 0.05 - (0.009)(12)$   
 $R_v = 0.05 - (0.009)(12)$   
 $V_w = (0.5)(0.338)(0.19)(3630)$   
 $V_w = 116.55 \text{ C.F.}$   
 $V_w = (2)(116.55)$   
 $V_w = 233.1 \text{ C.F.}$

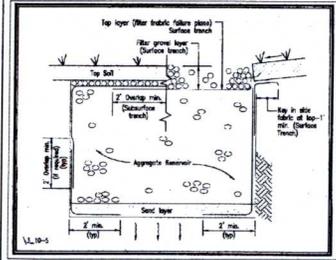
BMP MEASURE USED: INFILTRATION BMP DESIGN  
 BOTTOM SURFACE AREA REQUIRED =  $V_w / f_d \times T_{max} = 115,625 \text{ S.F.}$   
 BOTTOM SURFACE AREA PROVIDED = 270 S.F. (6'x45')



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

- This following information is required to be shown or provided in all zoning applications, or a waiver request of the stormwater management information shall be attached. Failure to show will result in denial of the application. Failure to adequately address the required information may result in a delay in processing the application.
- This information is required under the following Zoning Ordinance paragraphs:  
 Special Exception § 15-2-1.3  
 Stormwater Management § 15-2-1.4  
 Development Plan § 15-2-1.5  
 Special Exception § 15-2-1.6  
 Conditional Re-zoning § 15-2-1.7  
 Conditional Re-zoning § 15-2-1.8  
 Conditional Re-zoning § 15-2-1.9  
 Conditional Re-zoning § 15-2-1.10
- 1. Plot is at a minimum scale of 1"=50' unless otherwise specified on a plan scale of 1"=100'
  - 2. A graphic depicting the stormwater management facility(ies) including the design and grading associated with the stormwater management facility(ies), their drainage pipe system and infiltration, pond, wetland, storage tank, site, catchment, storage device, and stormwater stabilization measures as shown on Sheet N/A.
  - 3. Provide the following information:  

Facility Name	Design Area	Design Area (Acres)	Design Depth (ft)	Design Volume (cu ft)	Design Volume (cu yd)	Design Volume (cu ft)
N/A	N/A	N/A	N/A	N/A	N/A	N/A
  - 4. On-site drainage structure, outlet and pipe systems are shown on Sheet N/A.  
 Flood outlet and outlet pipe systems are shown on Sheet N/A.
  - 5. Maintenance access (road to stormwater management facility) is shown on Sheet N/A.  
 Type of maintenance access road surface material on the site is N/A. (asphalt, concrete, gravel, etc.)
  - 6. Landscaping or site preservation shown in and near the stormwater management facility is shown on Sheet N/A.
  - 7. A "stormwater management narrative" which contains a description of how infiltration and best management practices technology will be used is provided on Sheet N/A.
  - 8. A description of the existing conditions of each watershed site and related watershed description flow the site to a point, which is at least 100 feet from the site area in which the drainage area of the stormwater management facility is provided, is shown on Sheet N/A.
  - 9. A description of how the stormwater management, including contributing drainage areas of the stormwater management facility will be achieved is provided on Sheet N/A.
  - 10. Existing topography with minimum contour intervals of 2 feet and a scale no less than 1"=100' is shown on Sheet N/A.
  - 11. A subdivision is required by \_\_\_\_\_
  - 12. Stormwater management is not required because the project disturbed area is less than 2,500 SF. THE INFILTRATION TRENCH IS PROPOSED AS THE BMP MEASURE.



**entrex**  
communication services, inc.

6600 Rockledge Drive, Suite 550  
Bethesda, MD, 20817  
PHONE: (202) 408-0900  
FAX: (202) 408-0901

**SUBMITTALS**

DATE	DESCRIPTION	REV
06-29-09	ZONING REVIEW	A
07-08-09	ZONING	0
10-07-09	ZONING	1
01-05-10	REQUEST COMMENT	2
01-08-10	RESEI HEIGHT TO 57'	3
01-22-10	REVIEW COMMENTS	4
09-14-10	COUNTY COMMENTS	5
09-28-10	PARKING & TREE BRANCHES	6
11-01-10	ADD. COUNTY COMMENTS	7
01-24-11	SE COMMENTS	8

SEAL:

CONTRACTOR'S SEAL  
 DONALD BIRNBAUM  
 No. 04020  
 PROFESSIONAL ENGINEER  
 STATE OF VIRGINIA

**T-MOBILE NORTHEAST LLC**

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

PROJECT NO: 1042.682  
 DESIGNER: TMF  
 ENGINEER: C.G.

SCALE:  
 0 1/2 1  
 GRAPHIC SCALE IN INCHES

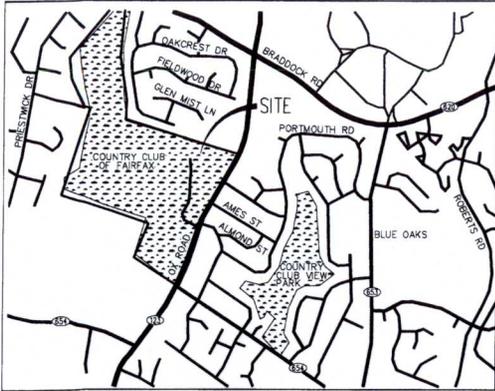
**7WAC408A  
 COUNTRY CLUB  
 OFF FAIRFAX  
 5110 OX ROAD  
 FAIRFAX, VA 22030**

SEA-2009-0217

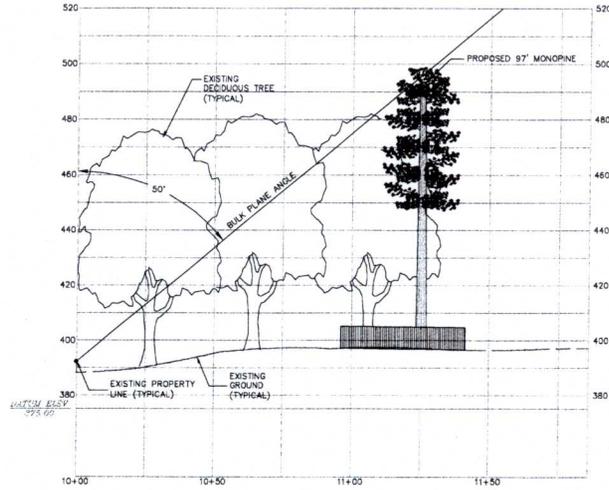
TITLE:

**STORMWATER  
 MANAGEMENT  
 PLAN**

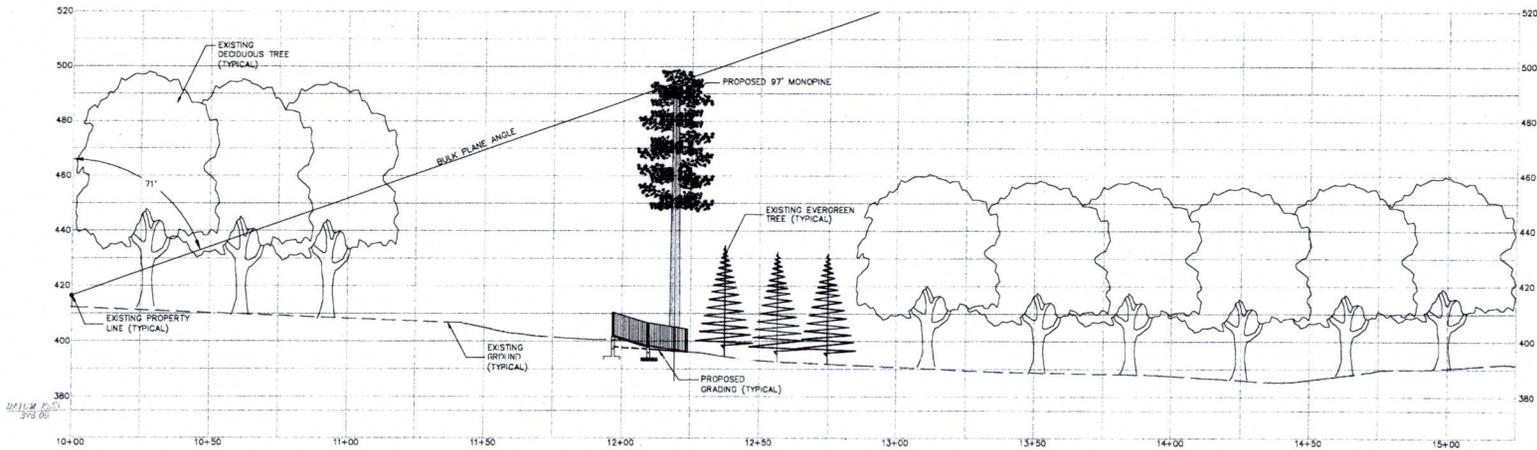
SHEET NUMBER:  
**Z-6**



VICINITY MAP  
SCALE: 1"=100'



SITE PROFILE NORTH TO SOUTH  
SCALE: 1"=20' HORIZONTAL  
SCALE: 1"=20' VERTICAL



SITE PROFILE EAST TO WEST  
SCALE: 1"=20' HORIZONTAL  
SCALE: 1"=20' VERTICAL



6600 Rockledge Drive, Suite 550  
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PHONE: (202) 408-0960  
FAX: (202) 408-0961

SUBMITTALS

DATE	DESCRIPTION	REV.
06-29-09	ZONING REVIEW	A
07-08-09	ZONING	0
10-07-09	ZONING	1
01-05-10	RELOCATE COMPOUND	2
01-08-09	RESET HEIGHT TO 97'	3
01-22-10	REVIEW COMMENTS	4
09-14-10	COUNTY COMMENTS	5
09-29-10	PARKING & TREE BRANCHES	6
11-01-10	ADD COUNTY COMMENTS	7
01-24-11	SE COMMENTS	8

SEAL:



T-MOBILE NORTHEAST LLC

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

PROJECT NO: 1042.682

DESIGNER: R. E. S.

ENGINEER: C. S.

SCALE:



7WAC406A  
COUNTRY CLUB  
OF FAIRFAX  
5110 OX ROAD  
FAIRFAX, VA 22030

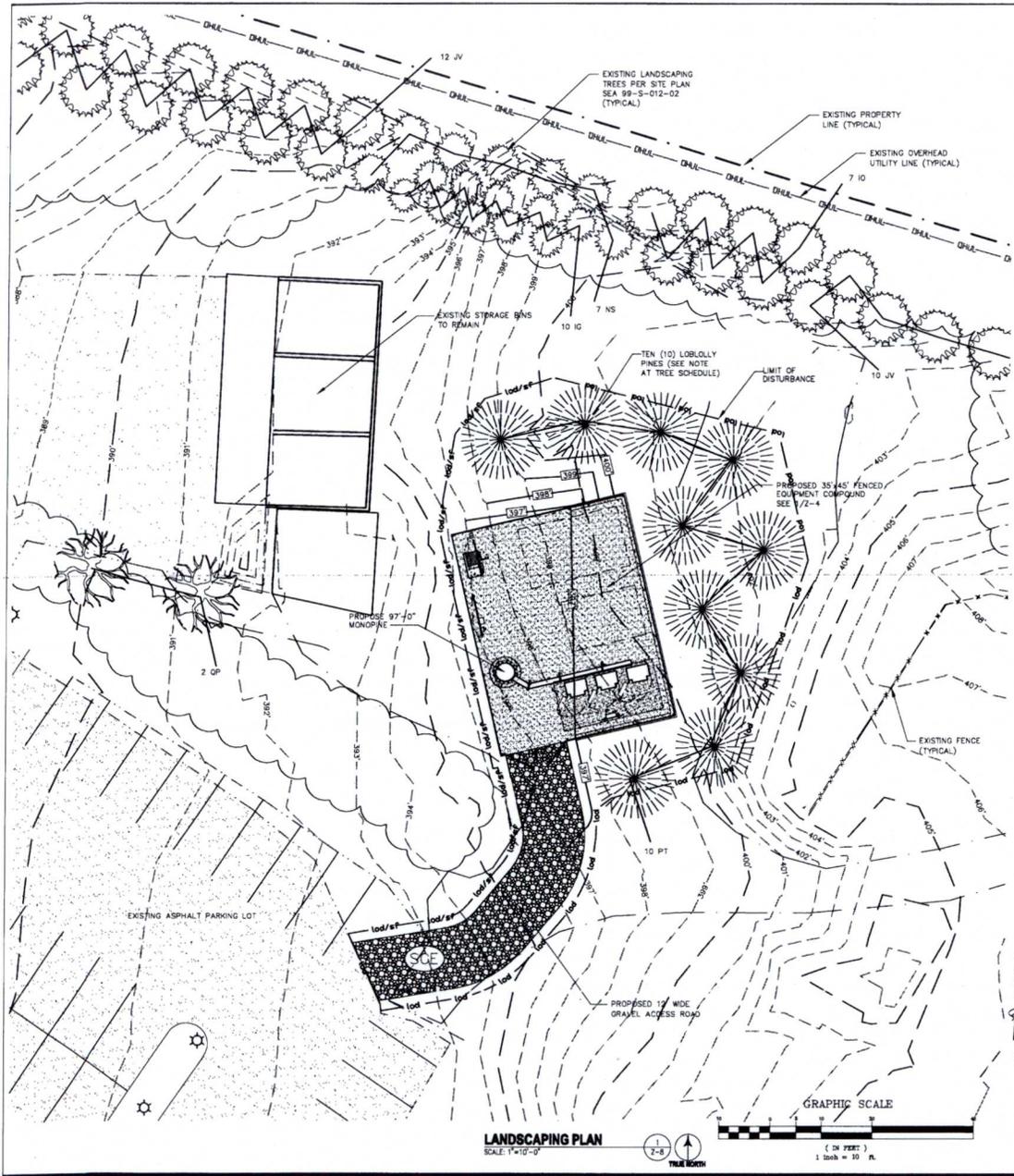
SEA-2009-0217

TITLE:

SITE  
PROFILES

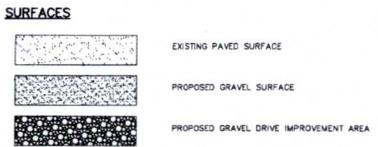
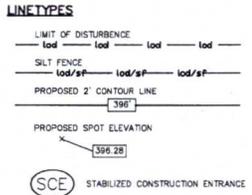
SHEET NUMBER:

Z-7



**LANDSCAPING PLAN**  
SCALE: 1/4"=10'-0"  
1 inch = 10 ft.

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



**TREE SCHEDULE (EXISTING)**

SYMBOL	ABBR	QTY	BOTANICAL NAME	COMMON NAME	COMMENTS
	JV	22	JUNIPER VIRGINIANA	EASTERN RED CEDAR	EXISTING
	IO	7	ILEX OPACA	AMERICAN HOLLY	EXISTING
	NS	7	ILEX X NELLIE STEVENS	NELLIE STEVENS HOLLY	EXISTING
	IG	10	ILEX GLABRA	INKBERRY HOLLY	EXISTING
	QP	2	QUERCUS PHELLOS	WILLOW OAK	EXISTING

**TREE SCHEDULE (PROPOSED)**

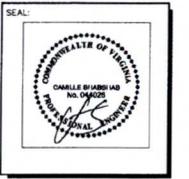
	PT	10	PINUS	PINE	PROPOSED
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NOTE:  
TEN (10) LOBLOLLY PINES (PINUS TAEDA) SHALL BE PLANTED IN THE AREA SURROUNDING THE WONOPIE LOCATION TO PROVIDE CONTEXT WITH WHICH THE WONOPIE WILL MORE EFFECTIVELY BLEND INTO THE LANDSCAPE AS THESE TREES GROW TALLER. THE LOBLOLLY PINES SHALL BE 10-12 FEET IN HEIGHT AT THE TIME OF PLANTING.

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8600 Rockledge Drive, Suite 550  
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PHONE: (202)408-0960  
FAX: (202)408-0961

**SUBMITTALS**

DATE	DESCRIPTION	REV.
06-29-06	ZONING REVIEW	A
07-08-06	ZONING	0
10-07-08	ZONING	1
01-05-10	RELOCATE COMPOUND	2
01-08-09	RESET HEIGHT TO 87'	3
01-22-10	REVIEW COMMENTS	4
08-14-10	IDENTITY COMMENTS	5
09-28-10	PARKING & TREE BRANCHES	6
11-01-10	ADD COUNTY COMMENTS	7
01-24-11	SE COMMENTS	8



**T-MOBILE NORTHEAST LLC**  
12050 BALTIMORE AVENUE  
BELTSVILLE, MD 20705  
PHONE: (240) 264-8606

PROJECT NO: 1042.682  
DESIGNER: R.S.  
ENGINEER: C.S.

SCALE: 1/4"=10'-0"  
GRAPHIC SCALE IN INCHES

**7WAC406A**  
**COUNTRY CLUB OF FAIRFAX**  
5110 OX ROAD  
FAIRFAX, VA 22030  
SEA-2009-0217

TITLE:  
**LANDSCAPING PLAN**

SHEET NUMBER:  
**Z-8**

# THE COUNTRY CLUB OF FAIRFAX

SEA 99-S-012-2

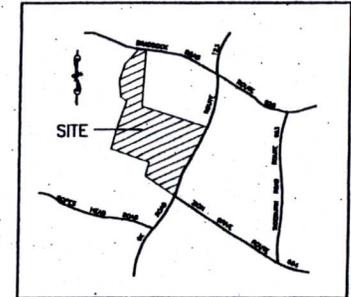
## SPECIAL EXCEPTION AMENDMENT

SPRINGFIELD DISTRICT FAIRFAX COUNTY, VA

APRIL 2007



 AERIAL MAP



VICINITY MAP  
SCALE: 1" = 200'

MAINTENANCE FACILITY  
CHANGES PROPOSED  
WITH THIS APPLICATION  
(AREA 3)

PARKING AREA (AREA 2)

TENNIS / POOL  
COMPLEX COMPLETED  
IN 2004

PARKING AREA (AREA 1)



### SHEET INDEX

1. COVER SHEET
2. GENERAL NOTES AND TABULATIONS
3. EXISTING CONDITIONS
4. SPECIAL EXCEPTION AMENDMENT (1)
5. SPECIAL EXCEPTION AMENDMENT (2)
6. ENLARGEMENT PLAN
7. MAINTENANCE FACILITY ELEVATIONS
8. STORM WATER MANAGEMENT / BMP NARRATIVE

WHCA PROJECT #: 1089-1101

Prepared by:



## GENERAL NOTES

- CANCEL/BACK TRACK:** THE PROPERTY SUBJECT TO THIS SPECIAL EXCEPTION AMENDMENT (SEA) APPLICATION IS OWNED BY THE COUNTRY CLUB OF FAIRFAX, INC. AND CONSISTS OF TAX MAP 98-1-1111 PARCELS 13 & 14.
- INDUSTRY DEVELOPMENT:** THE PROPERTY IS THE SUBJECT OF THIS APPLICATION WHICH WILL BE DEVELOPED IN ACCORDANCE WITH THE SEA PLAN CONSISTING OF EIGHT (8) SHEETS, PREPARED BY WILLIAM H. GORDON ASSOC. INC. AND APPROVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF FAIRFAX, VIRGINIA AS PART OF FULL BUSINESS AS DETERMINED BY SOUND BUSINESS AND BY THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES (DESIG).
- CONFORMANCE:** THE PROPERTY IS ZONED R-C AND IS WITHIN THE WATER SUPPLY PROTECTION OVERLAY DISTRICT. THE USE IS CONSIDERED A CATEGORY 3 USE FOR A PRIVATE GOLF COURSE AND COUNTRY CLUB. THE PURPOSE OF THIS SPECIAL EXCEPTION AMENDMENT IS TO CONSTRUCT NEW BLDGS, STRUCTURES, AND GOLF COURSE IMPROVEMENTS INCLUDING THE REMOVAL OF EXISTING BLDGS AS SHOWN ON SHEETS 1-8 IN CONFORMANCE WITH THE SEA PLAN. THE ADDITION OF NEW FACILITIES LARGELY ASSOCIATED WITH MAINTENANCE AT THE CLUB. THESE FITTED USES ARE INDICATED ON THE TABULATION BUILDINGS ON THIS SHEET.
- FLOODING:** THE FOLLOWING IS CARRIED OVER FROM SEA 98-8-00. THE PURPOSE OF THE CATEGORY 3 SPECIAL EXCEPTION IS TO PERMIT FULL ACTIVITIES WITHIN THE 100 YEAR FLOODPLAIN FOR GOLF COURSE MAINTENANCE IMPROVEMENTS AS SHOWN ON THE PLAN. PROPOSED BLDG. ARE WITHIN THE FLOODPLAIN AND ARE LISTED TO THE 100 YEAR FLOODPLAIN. A PORTION OF THE 100 YEAR FLOODPLAIN IS WITHIN THE 100 YEAR FLOODPLAIN. ADDITIONAL MAINTENANCE IMPROVEMENTS INCLUDE THE REMOVAL OF EXISTING CLUBHOUSE ON THE 100 YEAR FLOODPLAIN TO RESTORE NATURAL STREAM BED CONDITION, THE REMOVAL OF CONCRETE RP-NAP DESIGNS AND STREET RESTORATION ALONG THE 100 YEAR FLOODPLAIN AND RESTORE BROOKED FORD BRANDEWYNE ALONG HOLE 14 AND CART PATH RELOCATION AS SHOWN.
- PHASE I IMPROVEMENTS:** TO THE GOLF COURSE INCLUDE THE STREET RESTORATION AND GOLF HOLES LOCATED WITHIN THE FLOODPLAIN. THESE PHASE I IMPROVEMENTS ARE EXISTING AND WERE CONSTRUCTED WITH THE SEA PLAN NO. 98-1-1111 AND ARE DEPICTED ON THE EXISTING CONDITIONS SHEET 8. THE PHASE II IMPROVEMENTS INCLUDE THE RELOCATION OF THE GOLF COURSE AND CLUB AREA IMPROVEMENTS APPROVED WITH PREVIOUS APPLICATIONS. THESE IMPROVEMENTS HAVE NOT YET BEEN CONSTRUCTED AND ARE DEPICTED ON SHEETS 4 - 6.
- SCREENING:** TYPE ONE TRANSITIONAL SCREENING AS REQUIRED WITH THE GOVERNING SPECIAL EXCEPTION AMENDMENT APPROVAL (SEA 98-8-00) IS PROVIDED ALONG A PORTION OF THE EASTERN PROPERTY LINE ADJACENT TO THE EXISTING CART STORAGE BLDG. AS SHOWN ON SHEETS 1-8 IN CONFORMANCE WITH THE SEA PLAN. TREES ARE PROVIDED TO MEET THE 25 FOOT TRANSITIONAL SCREENING YARD REQUIREMENT. NO OTHER CHANGE TO THE ESTABLISHED SCREENING IS PROPOSED.
- TABULATIONS:** SEE TABULATIONS ON THIS SHEET FOR SUMMARY OF EXISTING AND PROPOSED BUILDING SQUARE FOOTAGE AND SITE ACRES.
- PARKING:** PARKING SHALL BE PROVIDED PURSUANT TO ZONING ORDINANCE SECTION 15-104(1). PARKING PROVIDED HEREIN BEYOND THE COUNTY MINIMUM SHALL NOT BE DEEMED REQUIRED.
  - EXISTING STRUCTURES, ALL EXISTING STRUCTURES EXCEPT FOR THE FOUR DEVELOPED BUILDINGS, THE RELOCATED TRAIL RECEPTACLE AND THE SMALL SERVICE BUILDING WILL REMAIN AS SHOWN WITH NEW PARKING AREAS TO SERVE THE TRAILS COURSE AS SHOWN.
  - MODIFICATIONS/ADDS: THE PROPOSED USES ARE IN CONFORMANCE WITH THE COMPREHENSIVE PLAN AND THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS, ADOPTED STANDARDS AND ANY APPLICABLE CONDITIONS EXCEPT AS STATED BELOW. THE APPLICANT REQUESTS THAT THE FOLLOWING CHANGES AND MODIFICATIONS BE APPROVED BY THE BOARD OF SUPERVISORS (BOS) IN CONJUNCTION WITH ITS APPROVAL OF THE SEA:
    - A MODIFICATION TO THE TRANSITIONAL SCREENING YARD REQUIREMENT WITH ALONG ALL LOT LINES TO USE EXISTING VEGETATION SUPPLEMENTAL VEGETATION WHERE INDICATED ON THE PLAN AND/OR BEARS, AS PREVIOUSLY APPROVED.
    - A MODIFICATION TO THE BARRIER REQUIREMENT ALONG ALL LOT LINES TO USE AN EXISTING FENCE PURSUANT TO 15-104-1 AS PREVIOUSLY APPROVED.
    - A SERVICE DRIVE (WALKER HOLE) PURSUANT TO SECTION 15-104-1(A) AS PREVIOUSLY APPROVED.
    - WAIVER OF THE CONSTRUCTION REQUIREMENTS TO WIDEN RT. 63 ON ROAD TO SIX (6) LANES PURSUANT TO SECTION 15-104-1. NOTE: RIGHT-OF-WAY ALONG THE SITE'S FRONTAGE ON ROUTE 63 HAS BEEN DEDICATED IN ACCORDANCE WITH THE COUNTY COMPREHENSIVE PLAN TO PROVIDE A SIX LANE ROADWAY, BOTH FIVE (5) FEET FRONT CENTERLINE IN ACCORDANCE WITH SEA 98-8-00 CONDITION 9B.
    - A MODIFICATION OF SEC. 15-116 TO ALLOW STRUCTURES BOTH PROPOSED AND PREVIOUSLY APPROVED WITHIN 50 FEET OF ADJACENT PROPERTY (SEE MODIFICATION REQUEST SEPARATELY).
  - SEE: STORM WATER MANAGEMENT (SWM) AND WATER QUALITY (WQ) FOR THE COUNTRY CLUB OF FAIRFAX IS HANDLED BY A COMPREHENSIVE APPROACH FOR THE ENTIRE PROPERTY DUE TO THE PRESENCE OF NEARBY POND (A) THROUGHOUT THE ENTIRE PROPERTY. SWM AND WQ FOR THE NEW MAINTENANCE BUILDING, GOLF COURSE IMPROVEMENTS AND DESTRUCTION OF CERTAIN EXISTING STRUCTURES WILL PRIMARILY BE SERVED BY AN EXPANSION OF THE EXISTING BAY POND ON HOLE NO. 5, WHICH IS DOCUMENTED IN THE REPORT OF THESE IMPROVEMENTS. THE EXPANDED POND WILL PROVIDE BOTH SWM AND WQ IN ASSOCIATION WITH THE OTHER POND CONCRETE AND OTHER SUCH TECHNIQUES AS ALLOWED BY CODES. THE EXPANDED POND WILL REQUIRE THE RECONSTRUCTION OF THE EXISTING BRANDEWYNE BRIDGE WHICH SHALL BE IN ACCORDANCE WITH STATE AND COUNTY DATA REGULATIONS.
  - ACCESS: EXISTING ROADS AND DRIVES TO THE PROPERTY SHALL REMAIN WITH MODIFICATIONS, AT THE EXISTING ENTRANCE DRIVEWAY OFF ON ROAD ROUTE 63. A SECONDARY ACCESS POINT IS PROPOSED AT THE EXISTING FAIRFAX GOVERNMENT CHURCH ENTRANCE. THE APPLICANT IS PROPOSING TO UTILIZE AN EXISTING 40' OUTLET ROAD ON LAND IT PRESENTLY OWNS.
  - OTHER USES: OTHER THAN EXISTING AND THOSE USES IDENTIFIED IN NOTE 3 ABOVE, NO OTHER USES ARE PROPOSED WITH THIS APPLICATION.
  - OBSCURE: TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THERE IS NO EVIDENCE OF ANY GRAVE, OBJECT OR STRUCTURE MARKING A PLACE OF BURIAL ON THE PROPERTY.
  - TRAILS: THERE IS AN EXISTING COUNTY TRAIL, AS SHOWN ON THE PLAN ALONG BRANDEWYNE ROAD THAT CORRESPONDS TO THE ADJACENT COUNTY COMPREHENSIVE PLAN. ALONG THE SITE ON ROAD (RT. 63) FRONTAGE, THE TRAIL'S PLAN REQUIREMENT HAS BEEN SATISFIED BY AN ON-ROAD BIKEWAY ROUTE.
  - SEWER SERVICE: THE PROPOSED MAINTENANCE BLDG. WILL BE SERVED BY PUBLIC SEWER OR WILL BE SERVED BY A NEW SEPTIC DRAINFIELD AS GENERALLY SHOWN ON SHEET NO. 6. THE EXISTING CLUBHOUSE AND TRUSS POOL FACILITIES ARE PRESENTLY SERVED BY PUBLIC SEWER. IF REQUIRED, A STATEMENT FROM THE HEALTH DEPARTMENT THAT THE AVAILABLE FACILITIES ARE ADEQUATE FOR THE PROPOSED USE WILL BE PROVIDED BY OTHERS, UNDER SEPARATE COVER.
  - TOPOGRAPHY: TOPOGRAPHY IS FROM AN AIR SURVEY CONDUCTED BY AIR SURVEY CORP. DATED APRIL 1984. PORTIONS OF WHICH HAVE BEEN UPDATED BY AIR SURVEY ON OCTOBER 1984. THE CONTOUR INTERVAL IS 2'.
  - METLANDS: METLANDS LEFTS SHOWN WERE DELINEATED BY WILLIAM H. GORDON ENVIRONMENTAL GROUP ON DECEMBER 1984. FIELD FIELD SURVEYED BY WILLIAM H. GORDON ASSOCIATES, INC. (WGA) AND APPROVED BY THE BOARD OF SUPERVISORS ON MARCH 31, 1985. METLANDS PERMITS, IF REQUIRED, WILL BE OBTAINED PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES.
  - FLOODPLAIN: THE 100 YEAR FLOODPLAIN LEFTS SHOWN ARE BASED ON FLOODPLAIN STUDIES PREPARED BY WGA AND APPROVED BY FAIRFAX COUNTY. ALL IMPROVEMENTS WITHIN THE 100-YEAR FLOODPLAIN AND COA, INCLUDING TRAILS, SHALL HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH PREVIOUS PERMITS AND COUNTY SITE PLAN APPROVALS. NO NEW FRESHWATER SURFACES ARE PROPOSED WITHIN THE FLOOD PLAN ON THIS SHEET WITH THIS APPLICATION.
  - SEA: THE RESOURCE PROTECTION AREA (RPA) LEFTS SHOWN HAVE BEEN ESTABLISHED IN ACCORDANCE WITH SECTION 15-1-31(1) OF THE CHESAPEAKE BAY PRESERVATION ORDINANCE. AN RPA DELINEATION STUDY HAS BEEN APPROVED BY THE SPECIAL PROJECTS BRANCH OFFICE.
  - UTILITY EASEMENTS: BASED ON BOUNDARY SURVEYS AND AVAILABLE INFORMATION, THERE ARE NO UTILITY EASEMENTS NEEDED WITHIN THE 100-YEAR FLOODPLAIN OR PORTION OF THE SITE. NO TITLE REPORT HAS BEEN PREPARED.
  - COMPATIBILITY: THE PROPOSED MAINTENANCE BUILDING WILL BE COMPATIBLE IN TERMS OF MATERIALS AND COLOR TO THE EXISTING CLUB BUILDINGS - SEE SHEET 1 FOR SPECIFICS.
  - MATERIAL: ANY HAZARDOUS AND TOXIC SUBSTANCES WHICH MIGHT BE USED IN CONJUNCTION WITH POOL AND GOLF COURSE MAINTENANCE HAVE BEEN PROPOSED AS A SEPARATE DOCUMENT.
  - TRAILS: THE APPLICANT RESERVES THE RIGHT TO CONSTRUCT ANY AND ALL OF THE PROPOSED IMPROVEMENTS IN PHASES.
  - SITE LIGHTING: LIGHTING WILL BE PROVIDED FOR THE MAINTENANCE BLDG. AND PROPOSED PARKING LOTS AND SHALL BE DEEMED CONSISTENT WITH EXISTING DEVELOPMENT CONDITION NO. 8.

## EXISTING/PROPOSED BUILDING TABULATION

EXISTING	DATE BUILT	BLDG. TO REMAIN SQUARE FOOTAGE	BLDG. TO BE DEMOLISHED SQUARE FOOTAGE
CLUBHOUSE	1955	37,630	
MAINTENANCE BUILDING	1963		(2,392)
TRUSS / FITNESS / BATH HOUSE	2009	16,000	
(2 - STORY)			
LARGE SERVICE BUILDING	1980		(1,097)
SMALL SERVICE BUILDING	1980	740	
(RELOCATED AS NEW HADSPAT BLDG.)			
CART STORAGE BLDG	1971		(2,219)
LARGE SHED	1983		(26,842)
SMALL SHED	1983		(782)
BATHROOM	UNKNOWN	482	
PUMP HOUSE	1993	241	
EXISTING BUILDINGS SUBTOTAL:		63,641 sq. ft.	(6,386)
PREVIOUSLY APPROVED BUILDINGS TO BE BUILT		APPROVED BLDGS. SQUARE FOOTAGE	
SEVEN (7) TENNIS COURTS			
OUTDOOR SNACK ROOF ADDITION		500	
CLUBHOUSE ADDITION		8,000	
3RD LEVEL LOCKER ROOM			
COVERED VERANDA/ALCOVE			
FIXED GRILLE ENCLOSURE			
GOLF BAG STORAGE LOCKER ROOM (1 shed)		4,000	
TOTAL SF EXISTING/PROPOSED TO BE BUILT +		82,227 sq. ft.	
PROPOSED FACILITIES INCL. BLDG. STRUCTURES THIS APPLICATION			
MAINTENANCE BLDG WITH ROOFTOP PARKING		20,400	
GOLF CART STORAGE (15,000 sq ft)			
GOLF CLUB STORAGE (15,000 sq ft)			
MAINTENANCE OFFICE (15,000 sq ft)			
TOTAL PROPOSED BLDG. SQ. FOOTAGE		20,400	
TOTAL EXISTING + PROPOSED BLDG. SQ. FOOTAGE		102,627 SF.	
TOTAL BLDG. SQ. FOOTAGE PREV. APPROVED		98,889 SF. (1)	

## NOTES

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

## SITE TABULATION AND ZONING

	TABULATION	PERMITTED/ALLOWED/REQD.	PROVIDED
SITE AREA:	8932 ACRES (1)		
AC DEDICATION PER DB 1613, PG 1249 ON 8/21/00	87136 ACRES		
TOTAL SITE AREA:	8932 ACRES		
ZONING:	R-C + U8		
	NOTE NO. 1, FAIRFAX COUNTY TAX ASSESSMENT INDICATES 149,733 ACRES.		
EXISTING FLOOR AREA TO REMAIN:	63,641 SF		
PREVIOUSLY APPROVED AND NOW TO BE BUILT:	13,900 SF		
PROPOSED NEW:	20,400 SF		
TOTAL:	87,141 SF		102,627 SF
FLOOR AREA RATIO:	30	30	30
HADSPAT BUILDING HEIGHT:	60 FEET	36 FEET	36 FEET
YARDS:			
FRONT:	40 FEET	335 FEET	335 FEET
SIDE:	20 FEET	30 FEET	30 FEET
REAR:	25 FEET	2000 SF	2000 SF
OPEN SPACE:	20%	50% MIN.	50% MIN.
PARKING SPACES:	725	375	375

## LANDSCAPE CALCULATIONS

TREE COVER, PERCENT (2000)	OVERALL SITE AREA, 89,841 AC, OR 3,910,000 SF
AREAS 1-3 CORRESPOND TO THE LEFTS OF 6' 0" AREAS ON SHEET 2	3,847,800 SF (9.65% AC)
SITE AREA FOR THIS APPLICATION	
- LAND DEDICATIONS	NONE
- DEDUCTIONS	1,317,176 SF (3.31% AC) INCL. TENNIS COURTS, GOLF COURSE, PONDS, METLANDS/FLOODPLAIN, AND SEPTIC FIELD
+ ADJ. GREEN SITE AREA	4,582,581 SF (11.51% AC)
+ 10% 5' x 2' TREE COVERAGE REQD.	87,141 SF
TREE CREDITS	
PRESERVED TREES (UTILIZING OPTION 'A', DEP. PPL REC. D-07023C): 10,434 SF x 135 = 1,408,431 SF (3.31% AC) (NOTE 1)	
PLANTED TREES (1 8" DB OVER ENVIRONMENTAL 1 = 200 SF shade)	33,500 SF (NOTE 2)
TOTAL TREE COVERAGE PROVIDED:	14,482,862 SF (3.62% AC) (40%)

- EXIST. TREE PRESERVATION AREAS MARKED BY 'C' SYMBOL ON SHEETS 4, 5, 6 TO DENOTE INCLUSION IN TREE CREDIT LISTING.
- ALL REPLANTING PLANTED TREES SHOWN ON SHEETS 4, 5 AND 6 ARE INCLUDED IN TREE CREDIT LISTING.

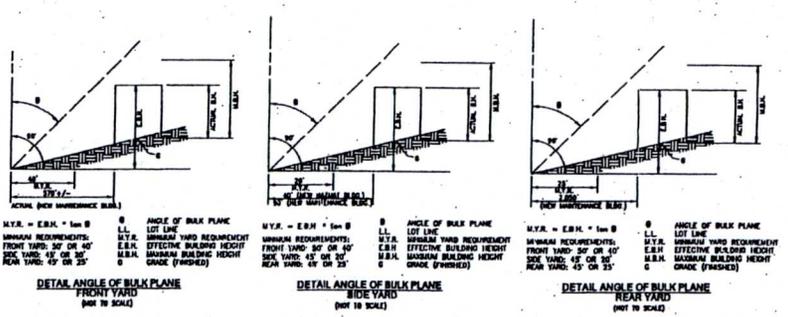
PERIPHERAL PGL LOT LANDSCAPING	AREA 1	AREA 2	AREA 3
NON-REQD 6" DB LFREQ = 14 TREES REQD/PROV. EACH 10' x 10' ON SHEET 4, PLUS 3 EXC.	N/A (PGL LESS THAN 30 SF)	N/A (PGL LESS THAN 30 SF)	N/A (PGL LESS THAN 30 SF)

NOTES:  
(1) TREES SHOWN WITH SYMBOL 'P' ARE USED IN THESE CALCULATIONS.

INTERIOR PGL LOT LANDSCAPING	AREA 1	AREA 2	AREA 3
AREA TO BE COUNTED	29,620 SF	17,500 SF	17,500 SF
MIN. LANDSCAPING REQD. (5%)	1,481 SF	1,000 SF	1,000 SF
TOTAL SHADE TREE COVER PROV.	3,000 SF (14%) (1)	4,000 SF (11%) (1)	20,200 SF (11%) (1)
TOTAL AREA REQUIRED	1,000 SF (5%)	3,000 SF (10%)	4,000 SF (10%)
TOTAL AREA PROVIDED	3,000 SF (14%)	4,000 SF (11%)	4,000 SF (10%)

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

## BULK PLANE



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CONSULTANT

REAL  
SEAL  
WILLIAM H. GORDON  
REGISTERED PROFESSIONAL ENGINEER  
NO. 37109  
4/1/07  
PROFESSIONAL E.C.

REVISIONS  
REV. 04/18/07  
REV. 04/23/07

GENERAL NOTES AND TABULATIONS  
COUNTRY CLUB OF FAIRFAX  
SPRINGFIELD DISTRICT  
FAIRFAX COUNTY, VIRGINIA

SCALE  
DATE: APRIL 2007  
DRAWN: N.Y.  
CHECKED: R.W.  
JOB #: 1069-101  
CAD FILE: 1069-NY  
SHEET #: 2 OF 8

**LEGEND**

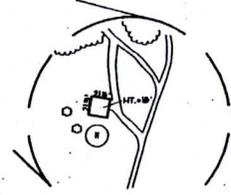
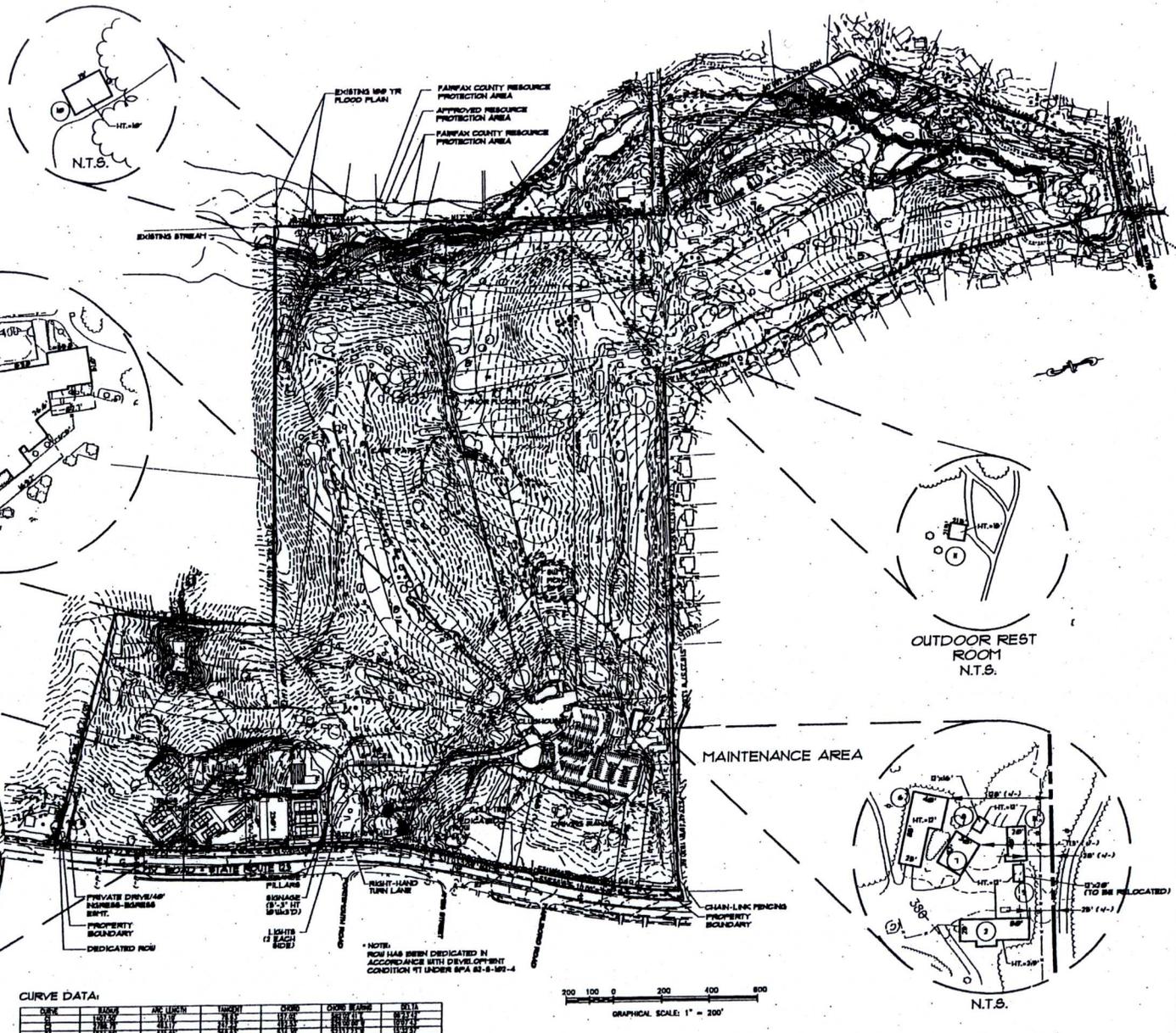
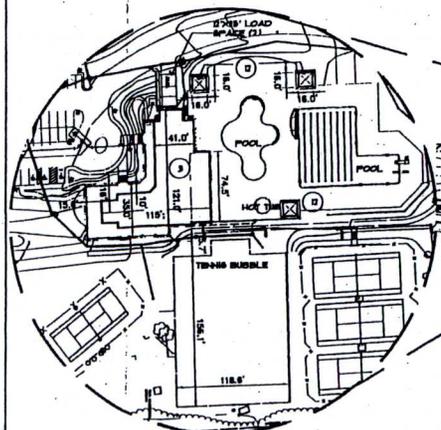
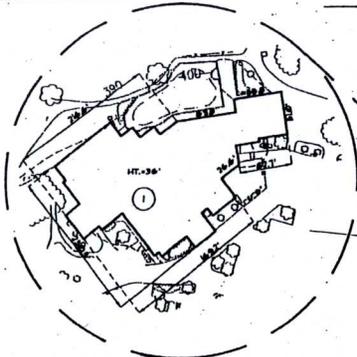
- CART PATH
- BUILDING STRUCTURE
- TREE LINE
- 100 YEAR FLOODPLAIN LIMITS
- FAIRFAX COUNTY RESOURCE PROTECTION AREA LIMITS
- APPROVED RESOURCE PROTECTION AREA
- WETLANDS

**TYPICAL GOLF HOLE LAYOUT**

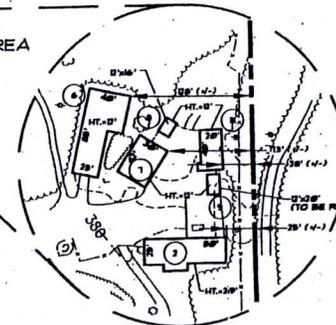


**BUILDING LEGEND:**

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



OUTDOOR REST ROOM  
N.T.S.



N.T.S.

**CURVE DATA:**

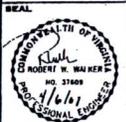
STATION	BEARING	ARC LENGTH	CHORD	CHORD BEARING	DELTA
1+00	N 10° E	100	100	N 10° E	0°
1+10	N 10° E	100	100	N 10° E	0°
1+20	N 10° E	100	100	N 10° E	0°
1+30	N 10° E	100	100	N 10° E	0°
1+40	N 10° E	100	100	N 10° E	0°
1+50	N 10° E	100	100	N 10° E	0°
1+60	N 10° E	100	100	N 10° E	0°
1+70	N 10° E	100	100	N 10° E	0°
1+80	N 10° E	100	100	N 10° E	0°
1+90	N 10° E	100	100	N 10° E	0°
2+00	N 10° E	100	100	N 10° E	0°



\*NOTE: ROW HAS BEEN DEDICATED IN ACCORDANCE WITH DEVELOPMENT CONDITION #1 UNDER SPA 61-4-100-4

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CONSULTANT



REVISIONS

REV. 04/24/07  
REV. 04/30/07

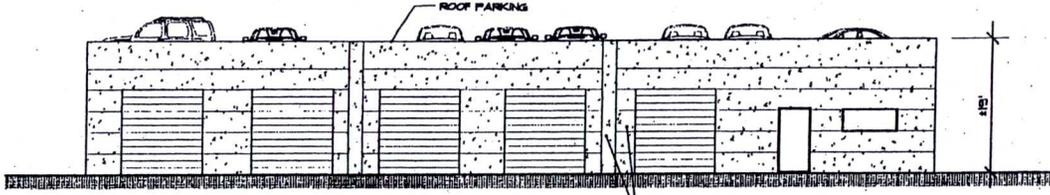
EXISTING CONDITIONS  
**COUNTRY CLUB OF FAIRFAX**  
**SPRINGFIELD DISTRICT**  
FAIRFAX COUNTY, VIRGINIA

SCALE 1"=200'  
DATE APRIL 2007  
DRAWN R.W.W.  
CHECKED R.W.W.  
JOB # 1089-1101  
CAD FILE 1089-EC  
SHEET # 3 OF 8

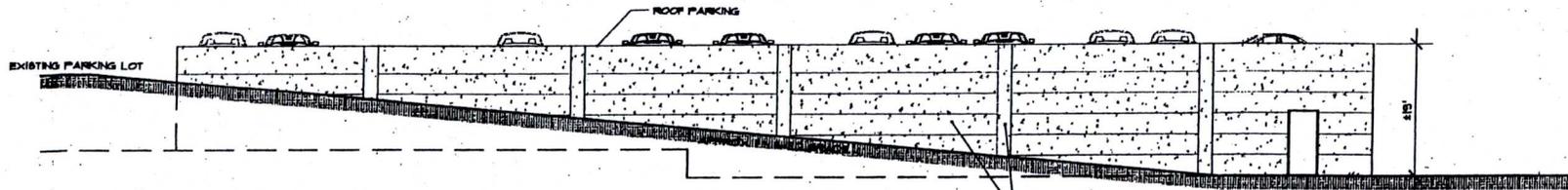




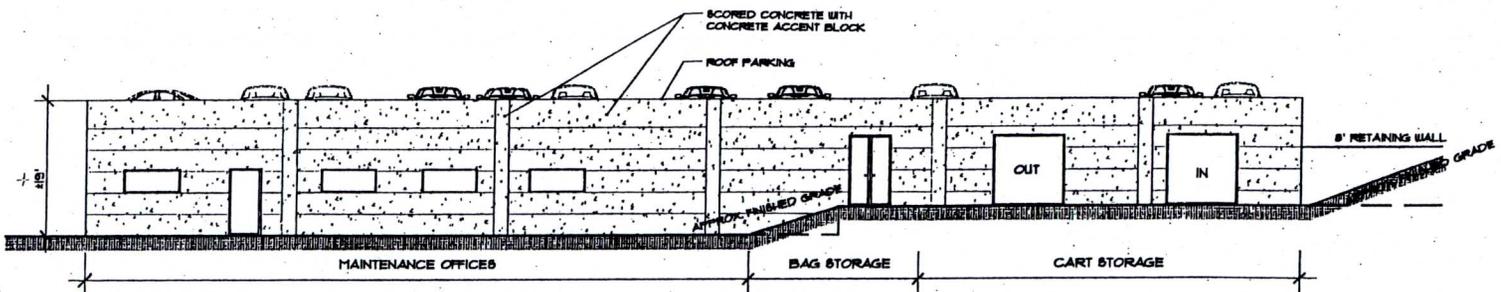




**1 EAST ELEVATION**  
SCALE: 1" = 8'



**2 SOUTH ELEVATION**  
SCALE: 1" = 8'



**3 NORTH ELEVATION**  
SCALE: 1" = 8'

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**WHA**  
 ARCHITECTS

CONSULTANT

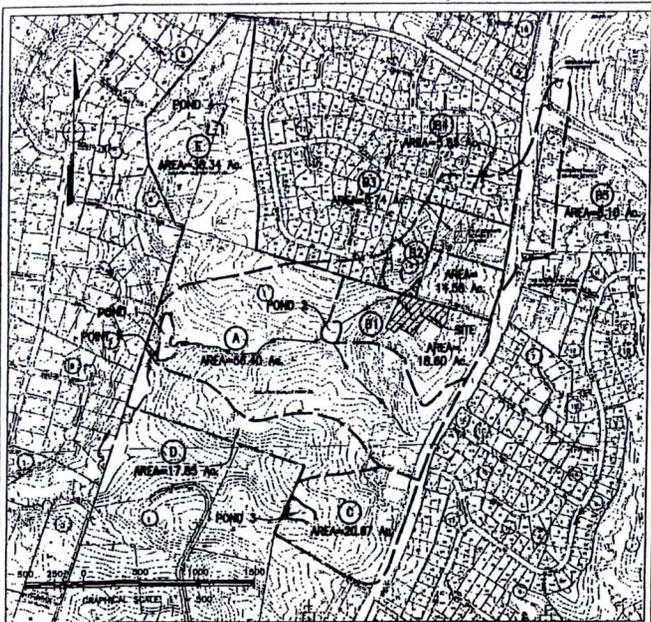


REVISIONS

Rev. 01/11/07  
 Rev. 01/11/07

MAINTENANCE FACILITY ELEVATIONS  
**COUNTRY CLUB OF FAIRFAX**  
**RINGFIELD DISTRICT**  
 FAIRFAX COUNTY, VIRGINIA

SCALE  
 DATE APRIL 2007  
 DRAWN N.Y.  
 CHECKED K.W.V.  
 JOB # 1089-1101  
 CAD FILE 1089-ELV  
 SHEET #



NOTE: DRAINAGE DIVIDES AND AREAS TAKEN FROM APPROVED COUNTRY CLUB OF FAIRFAX SITE PLAN, COUNTY PLAN NUMBER 8173-SP-04  
**OVERALL DRAINAGE DIVIDE MAP**  
 SCALE: 1"=500'



**ADEQUATE OUTFALL MAP**  
 SCALE: 1"=500'

**LIMIT OF DOWNSTREAM REVIEW**

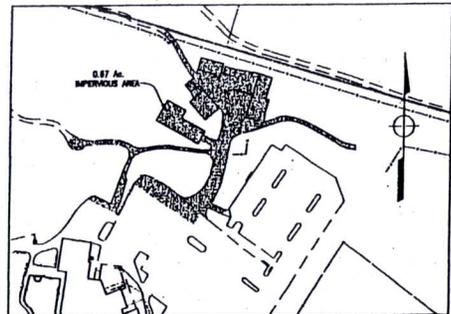
APPLICABLE LIMITS OF DOWNSTREAM REVIEW FOR THIS PROJECT ARE DEFINED IN PFM SECTION 6-023.2A. THE LIMIT OF DOWNSTREAM REVIEW IS TO A POINT THAT IS AT LEAST 150 FT (46 METERS) DOWNSTREAM OF A POINT WHERE THE RECEIVING PIPE OR CHANNEL IS JOINED BY A BRANCH THAT HAS A DRAINAGE AREA THAT IS AT LEAST ONE-SIXTH (1/6) OF THE SIZE OF THE FIRST DRAINAGE AREA AT THE POINT OF CONFLUENCE.

IN THIS CASE, THE DRAINAGE AREA TO THE EXTENT OF REVIEW IS LOCATED WITHIN SUB-AREA #1 (01-183) SHOWN ON THE OVERALL DRAINAGE DIVIDE MAP FOR THE COUNTRY CLUB OF FAIRFAX AS EXTRACTED FROM APPROVED PLAN 8173-SP-04. RUNOFF FROM THIS AREA IS COLLECTED BY TWO STREAM BRANCHES THAT SEGMENT THE DRAINAGE SIZED IN TWO TRIBUTARIES. THESE DRAINAGE AREAS COMBINE AT A POINT CLOSE TO THE NORTHWESTERN PROPERTY LINE OF THE CLUB. THE FIRST DRAINAGE AREA, WHERE THE PROPOSED DEVELOPMENT IS LOCATED, IS 0.84 ACRES IN THE COUNTRY CLUB PROPERTY. IT IS APPROXIMATELY 12.4 ACRES; IT HAS AN AVERAGE "C" VALUE OF 0.84 AND DRAINS IN THE WEST DIRECTION. THE SECOND AREA IS LOCATED UPSTREAM AND IS APPROXIMATELY 30.9 AC; IT HAS AN AVERAGE "C" OF 0.88 AND DRAINS IN THE SOUTHWEST DIRECTION. SINCE THIS SECOND AREA IS MORE THAN SIX TIMES THE SIZE OF THE FIRST AT THE POINT OF CONFLUENCE, THE EXTENT OF DOWNSTREAM REVIEW CAN BE ESTABLISHED 150 FEET DOWNSTREAM FROM SUCH POINT. HOWEVER, AT THE POINT OF CONFLUENCE, THE COMBINED RUNOFF IS COLLECTED BY A 36-INCH CIP THAT DISCHARGES IF APPROXIMATELY 420 FEET DOWNSTREAM TO AN EXISTING STORMWATER MANAGEMENT FACILITY. SINCE THE 150 FEET DOWNSTREAM OF THE POINT OF CONFLUENCE IS WITHIN THE 420 FEET CIP PIPE, THE EXTENT OF DOWNSTREAM REVIEW IS BOUND BY THE CULVERT OF THE EXISTING PIPE IN THE PROXIMITY OF THE STORMWATER MANAGEMENT POND (POND 2).

**OUTFALL ANALYSIS**

THE STORM POND OUTFALL FOR THE SITE AND OFFSITE AREAS CONSISTS OF A 36-INCH CIP CULVERT PIPE. THE APPROXIMATE LENGTH OF THIS PIPE IS 420 FEET WITH AN AVERAGE SLOPE OF 1.75%, THAT DISCHARGES INTO AN EXISTING STORMWATER / BMP FACILITY. THE APPROXIMATE CAPACITY OF THIS PIPE IS 84 CFS BEFORE THE FLOW BEGINS TO POOL AND OVERTOP THE EMBANKMENT. THE TOTAL DRAINAGE AREA TO THE STORM PIPE IS APPROXIMATELY 43.3 ACRES WITH AN AVERAGE "C" VALUE OF 0.80. THE AVERAGE PEAK DISCHARGE TO THIS SYSTEM IS 138 CFS FOR THE 10 YEAR EVENT (D=15 USE 14.5 INVA/FY). CONSEQUENTLY, THE EXISTING FACILITY IS INSUFFICIENT TO CONVEY THE PEAK DISCHARGE WITHOUT OVERTOPPING ITS BANK. IMPROVEMENTS TO THE EXISTING STORM SEWER SYSTEM WILL BE PROVIDED ON SITE AS EITHER ENCLOSED OR OPEN CHANNEL SYSTEM, A COMBINATION OF BOTH, OR ANY OTHER METHOD ACCEPTABLE TO FAIRFAX COUNTY TO MEET THE REQUIREMENTS OF THIS OUTFALL AS SET FORTH IN SECTION 6-003 OF THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL.

THE POINT OF DISCHARGE FOR THE EXISTING 36-INCH CIP IS A STORMWATER POND LOCATED BARELYDOWNSTREAM (POND 2). THIS FACILITY IS A BERT POND THAT ALSO PROVIDES BMP FOR THE COUNTRY CLUB. NO SIGNIFICANT INCREASE IN IMPERVIOUSNESS IS PROPOSED WITH THIS DEVELOPMENT (SEE BMP/SWM NARRATIVE). DISCHARGE FROM THIS FACILITY FLOWS THROUGH A 42" RCP OF ABOUT 95' IN LENGTH TO A 24" LONG OPEN CHANNEL. FROM THIS POINT, THE FLOW CROSSES ANOTHER 42" RCP OF ABOUT 20' IN LENGTH. THIS PIPE OUTFALLS TO AN OPEN CHANNEL OF ABOUT 100' IN LENGTH, WHICH FLOWS UNDERNEATH ABOUT 6 GIRT BRIDGES, AND THEN FLOWS INTO POND 1. THE DISCHARGE FROM POND 1 FLOWS INTO THE EAST FORK OF POPES HEAD CREEK IN FAIRFAX COUNTY THROUGH FLOOD PLANS AT POINTS "A" ON THE OVERALL DRAINAGE DIVIDE MAP. THE TOTAL DRAINAGE AREA IS 109.4 ACRES WHICH IS APPROXIMATELY 150 TIMES THE SITE AREA (0.84 ACRES). THERE ARE NO OFFSITE LOWER-LEVEL PROPERTIES BETWEEN THE POINT OF CONFLUENCE AND THE ULTIMATE POINT OF DISCHARGE AT THE EAST FORK OF THE POPES HEAD CREEK THAT CAN BE AFFECTED BY THIS OUTFALL.



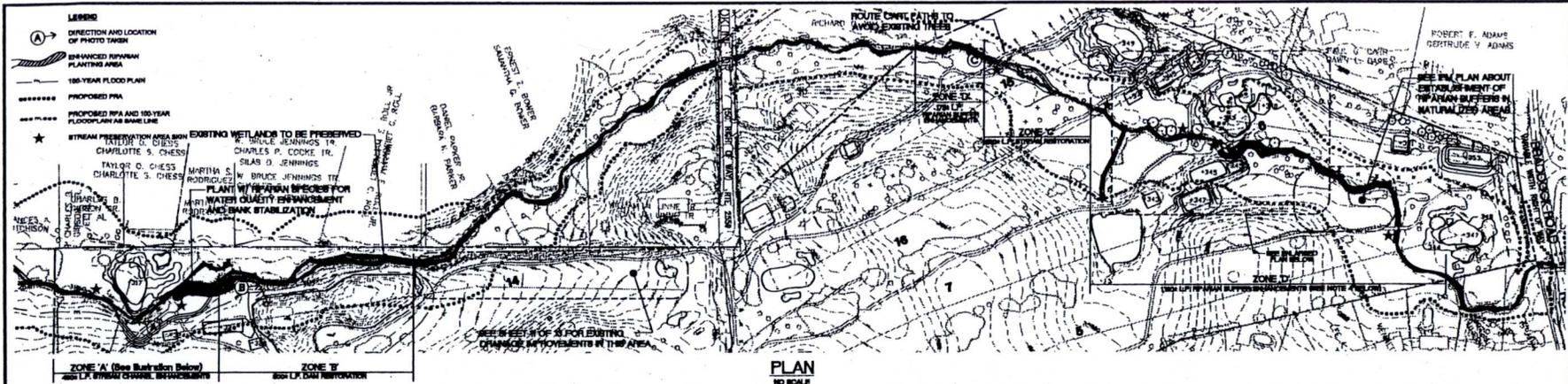
**EXISTING CONDITIONS**  
 SCALE: 1"=50'

SUBAREA	LAND USE	AREA (AC)	"C" VALUE	PRODUCT	WEIGHTED "C" VALUE
B1	OPEN SPACE	13.50	0.3	4.05	
	IMPERVIOUS AREA	8.10	0.9	7.29	
<b>TOTAL</b>		<b>21.60</b>		<b>11.34</b>	<b>0.48</b>

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

**POND 2 VOLUME - PEAK 301.00**

EL.	DEPTH	AREA (SQ FT)	AVE. AREA (SQ FT)	VOL. (CU FT)	TOTAL VOLUME (CU FT)	TOTAL VOLUME (MG)
138	0	2,276	2,276	11,541	11,541	0.28
140	2	4,552	4,552	23,082	34,623	0.73
142	4	6,828	6,828	34,623	69,246	1.41
144	6	9,104	9,104	54,935	124,181	2.51
146	8	11,380	11,380	75,246	199,427	4.13
148	10	13,656	13,656	95,557	274,674	5.63
150	12	15,932	15,932	115,868	350,542	7.17
152	14	18,208	18,208	136,179	426,721	8.71
154	16	20,484	20,484	156,490	502,911	10.25
156	18	22,760	22,760	176,801	579,102	11.79
158	20	25,036	25,036	197,112	655,293	13.33
160	22	27,312	27,312	217,423	731,484	14.87
162	24	29,588	29,588	237,734	807,675	16.41
164	26	31,864	31,864	258,045	883,866	17.95
166	28	34,140	34,140	278,356	960,057	19.49
168	30	36,416	36,416	298,667	1,036,248	21.03
170	32	38,692	38,692	318,978	1,112,439	22.57
172	34	40,968	40,968	339,289	1,188,630	24.11
174	36	43,244	43,244	359,600	1,264,821	25.65
176	38	45,520	45,520	379,911	1,341,012	27.19
178	40	47,796	47,796	399,222	1,417,203	28.73
180	42	50,072	50,072	419,533	1,493,394	30.27
182	44	52,348	52,348	439,844	1,569,585	31.81
184	46	54,624	54,624	460,155	1,645,776	33.35
186	48	56,900	56,900	480,466	1,721,967	34.89
188	50	59,176	59,176	500,777	1,798,158	36.43
190	52	61,452	61,452	521,088	1,874,349	37.97
192	54	63,728	63,728	541,399	1,950,540	39.51
194	56	66,004	66,004	561,710	2,026,731	41.05
196	58	68,280	68,280	582,021	2,102,922	42.59
198	60	70,556	70,556	602,332	2,179,113	44.13
200	62	72,832	72,832	622,643	2,255,304	45.67
202	64	75,108	75,108	642,954	2,331,495	47.21
204	66	77,384	77,384	663,265	2,407,686	48.75
206	68	79,660	79,660	683,576	2,483,877	50.29
208	70	81,936	81,936	703,887	2,560,068	51.83
210	72	84,212	84,212	724,198	2,636,259	53.37
212	74	86,488	86,488	744,509	2,712,450	54.91
214	76	88,764	88,764	764,820	2,788,641	56.45
216	78	91,040	91,040	785,131	2,864,832	57.99
218	80	93,316	93,316	805,442	2,941,023	59.53
220	82	95,592	95,592	825,753	3,017,214	61.07
222	84	97,868	97,868	846,064	3,093,405	62.61
224	86	100,144	100,144	866,375	3,169,596	64.15
226	88	102,420	102,420	886,686	3,245,787	65.69
228	90	104,696	104,696	907,000	3,321,978	67.23
230	92	106,972	106,972	927,311	3,398,169	68.77
232	94	109,248	109,248	947,622	3,474,360	70.31
234	96	111,524	111,524	967,933	3,550,551	71.85
236	98	113,800	113,800	988,244	3,626,742	73.39
238	100	116,076	116,076	1,008,555	3,702,933	74.93
240	102	118,352	118,352	1,028,866	3,779,124	76.47
242	104	120,628	120,628	1,049,177	3,855,315	78.01
244	106	122,904	122,904	1,069,488	3,931,506	79.55
246	108	125,180	125,180	1,089,799	4,007,697	81.09
248	110	127,456	127,456	1,110,110	4,083,888	82.63
250	112	129,732	129,732	1,130,421	4,160,079	84.17
252	114	132,008	132,008	1,150,732	4,236,270	85.71
254	116	134,284	134,284	1,171,043	4,312,461	87.25
256	118	136,560	136,560	1,191,354	4,388,652	88.79
258	120	138,836	138,836	1,211,665	4,464,843	90.33
260	122	141,112	141,112	1,231,976	4,541,034	91.87
262	124	143,388	143,388	1,252,287	4,617,225	93.41
264	126	145,664	145,664	1,272,598	4,693,416	94.95
266	128	147,940	147,940	1,292,909	4,769,607	96.49
268	130	150,216	150,216	1,313,220	4,845,798	98.03
270	132	152,492	152,492	1,333,531	4,921,989	99.57
272	134	154,768	154,768	1,353,842	4,998,180	101.11
274	136	157,044	157,044	1,374,153	5,074,371	102.65
276	138	159,320	159,320	1,394,464	5,150,562	104.19
278	140	161,596	161,596	1,414,775	5,226,753	105.73
280	142	163,872	163,872	1,435,086	5,302,944	107.27
282	144	166,148	166,148	1,455,397	5,379,135	108.81
284	146	168,424	168,424	1,475,708	5,455,326	110.35
286	148	170,700	170,700	1,496,019	5,531,517	111.89
288	150	172,976	172,976	1,516,330	5,607,708	113.43
290	152	175,252	175,252	1,536,641	5,683,899	114.97
292	154	177,528	177,528	1,556,952	5,760,090	116.51
294	156	179,804	179,804	1,577,263	5,836,281	118.05
296	158	182,080	182,080	1,597,574	5,912,472	119.59
298	160	184,356	184,356	1,617,885	5,988,663	121.13
300	162	186,632	186,632	1,638,196	6,064,854	122.67
302	164	188,908	188,908	1,658,507	6,141,045	124.21
304	166	191,184	191,184	1,678,818	6,217,236	125.75
306	168	193,460	193,460	1,699,129	6,293,427	127.29
308	170	195,736	195,736	1,719,440	6,369,618	128.83
310	172	198,012	198,012	1,739,751	6,445,809	130.37
312	174	200,288	200,288	1,760,062	6,522,000	131.91
314	176	202,564	202,564	1,780,373	6,598,191	133.45
316	178	204,840	204,840	1,800,684	6,674,382	134.99
318	180	207,116	207,116	1,821,000	6,750,573	136.53
320	182	209,392	209,392	1,841,311	6,826,764	138.07
322	184	211,668	211,668	1,861,622	6,902,955	139.61
324	186	213,944	213,944	1,881,933	6,979,146	141.15
326	188	216,220	216,220	1,902,244	7,055,337	142.69
328	190	218,496	218,496	1,922,555	7,131,528	144.23
330	192	220,772	220,772	1,942,866	7,207,719	145.77
332	194	223,048	223,048	1,963,177	7,283,910	147.31
334	196	225,324	225,324	1,983,488	7,360,101	148.85
336	198	227,600	227,600	2,003,799	7,436,292	150.39
338	200	229,876	229,876	2,024,110	7,512,483	151.93
340	202	232,152	232,152	2,044,421	7,588,674	153.47
342	204	234,428	234,428	2,064,732	7,664,865	155.01
344	206	236,704	236,704	2,085,043	7,741,056	156.55
346	208	238,980	238,980	2,105,354	7,817,247	158.09
348	210	241,256	241,256	2,125,665	7,893,438	159.63
350	212	243,532	243,532	2,145,976	7,969,629	161.17
352	214	245,808	245,808	2,166,287	8,045,820	162.71
354	216	248,084	248,084	2,186,598	8,122,011	164.25
356	218	250,360	250,360	2,206,909	8,198,202	165.79
358	220	252,636	252,636	2,227,220	8,274,393	167.33
360	222	254,912	254,912	2,247,531	8,350,584	168.87
362	224	257,188	257,188	2,267,842	8,426,775	170.41
364	226	259,464	259,464	2,288,153	8,502,966	171.95
366	228	261,740	261,740	2,308,464	8,579,157	173.49
368	230	264,016	264,016	2,328,775	8,655,348	175.03
370	232	26				

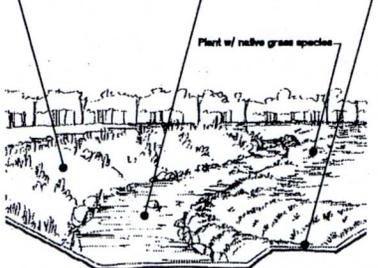


**EXISTING PHOTO 'A'**  
RESTORE STREAM AT 8TH GREEN



Remove concrete debris and restore natural stream embankment w/ naturalized erosion control matting and herbaceous riparian species to further enhance water quality.

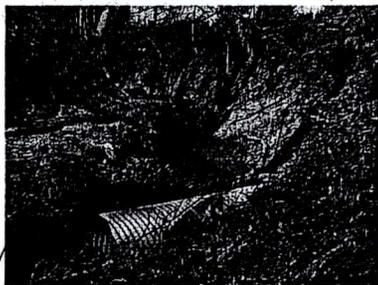
Maintain existing flood bench -  
Maintain existing stream course



MAX. 1:1 SLOPE  
EXISTING STREAM CHANNEL  
MAX. 2'-6" SLOPE  
2'-6" AQUATIC BENCH  
MAX. 1:1 SLOPE

**ZONE 'A'**  
STREAM CHANNEL ENHANCEMENTS

**EXISTING PHOTO 'B'**  
RESTORE POND EMBANKMENT AT HOLE 14



Restores eroding dam embankment w/ Geoweb wall or equivalent - plant w/ native grass species

Creates meandering overflow flood channel and aquatic flood bench

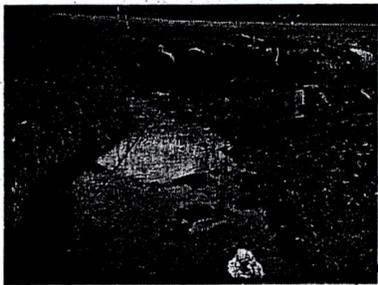
Plant w/ woody riparian species



MAX. 1:1 SLOPE  
2'-6" AQUATIC BENCH  
1'-6" AQUATIC BENCH  
MAX. 1:1 SLOPE  
STREAM CHANNEL  
STONE EROSION CONTROL PLANT WITH NATIVE GRASS SPECIES  
RESTORED DAM EMBANKMENT

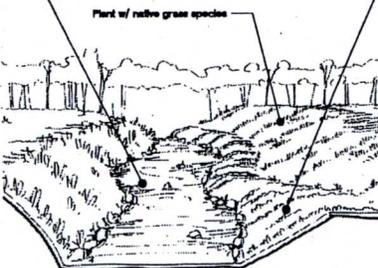
**ZONE 'B'**  
DAM RESTORATION

**EXISTING PHOTO 'C'**  
REMOVE METAL PIPES AT 8TH FAIRWAY



Remove inadequately sized culverts in poor condition and restore stream bed to natural condition

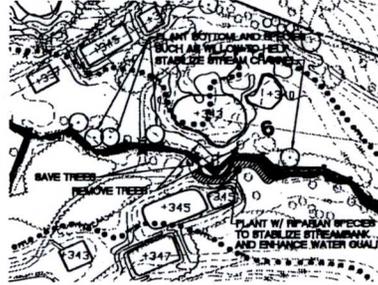
Remove concrete debris -  
Plant slope w/ herbaceous riparian species



MAX. 1:1 SLOPE  
RESTORE STREAM CHANNEL TO ORIGINAL DESIGN AND  
MAX. 1:1 SLOPE  
2'-6" AQUATIC BENCH  
MAX. 1:1 SLOPE

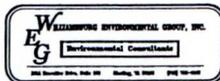
**ZONE 'C'**  
STREAM RESTORATION

**ZONE 'D' (See Note 4)**  
RIPARIAN BUFFER ENHANCEMENTS



**NOTES**

1. PROPOSED PLANTING ALONG STREAM WILL INCLUDE NATIVE RIPARIAN SPECIES TO ENHANCE WATER QUALITY AND STREAM BANK STABILIZATION AS SHOWN ON THIS PLAN. SEE ALSO GOLF COURSE INTEGRATED BEST MANAGEMENT PLAN FOR INFORMATION REGARDING RIPARIAN BUFFERS AND RECOMMENDED RIPARIAN PLANT SPECIES TO ENHANCE WATER QUALITY.
2. GRADING FOR THE CREATION OF FLOOD CHANNELS AND AQUATIC BENCHES SHALL BE ACCOMPLISHED IN A MANNER TO AVOID CLEARING OF EXISTING TREES OVER A ONE INCH CALIPER. THE SECTIONS IDENTIFIED SHALL BE CONSIDERED "TYPICAL" AND SUBJECT TO FINAL ENGINEERING AND GOLF COURSE DESIGN. DETAILS SUCH AS FINAL PLANTING, AQUATIC BENCH LOCATIONS AND CHANNEL CHANNELS WILL BE DETERMINED AT THE TIME OF FINAL SITE PLAN SUBMISSION.
3. ALL ON SITE GRADING AND INTERIUM WORK SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE PFM REQUIREMENTS FOR EROSION AND SEDIMENT CONTROL.
4. ZONE D INCLUDES AREAS WITHIN THE EXISTING GOLF COURSE ENVELOPES AND AREAS THAT ARE OUTSIDE OF THE GOLF COURSE FAIRWAYS. NATURALIZED RIPARIAN BUFFERS SHALL BE ESTABLISHED IN AREAS OUTSIDE OF THE GOLF COURSE. SEE PFM PLAN FOR FURTHER DETAILS REGARDING MAINTENANCE IN THESE AREAS.
5. WETLANDS LIMITS SHOWN WERE APPROVED BY CORPS OF ENGINEERS ON MARCH 21, 1999 (PERMIT 688-16707). WETLAND PERMITS FOR IMPROVEMENTS SHOWN HEREON HAVE BEEN PREVIOUSLY OBTAINED.



NOTE: THE FLOODPLAIN IMPROVEMENTS HAVE BEEN COMPLETED AND ARE PENDING BOND RELEASE. (SEE APPROVED BY BOARD OF SUPERVISORS ON 7-29-99)

REVISION	
DATE	02/29/03
APPROVED BY	APPROVED BY (PORTION OF) FOR FLOODPLAN
SURVEY	N/A
DESIGNER	B. LAMBORN
DRAWN	K. RUST
CHECKED	S. GLEASON
DATE	JUNE 1999
SCALE	AS SHOWN
VERT. SCALE	N/A
HORIZ. SCALE	N/A
PROJECT	STREEM RESTORATION PLAN
CLIENT	COUNTRY CLUB OF FAIRFAX
LOCATION	SPRINGFIELD DISTRICT FAIRFAX COUNTY, VIRGINIA
JOB NO.	1009-0001
DATE	0501-SRP-DWG
SHEET	13 OF 13

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

**DESCRIPTION OF THE APPLICATION**

**Proposal:**

The applicants, T-Mobile Northeast LLC ("T-Mobile") and the County Club of Fairfax, Inc., are seeking to amend SEA 99-S-012-02, previously approved for a golf course and country club and uses in a floodplain, to permit the addition of a new telecommunications facility, consisting of a 100-foot tall treepole-style monopole, and associated equipment. The 2232 application, 2232-S09-26, has been filed concurrently to request a Planning Commission determination as to whether the proposed telecommunication facility satisfies the criteria of location, character and extent pursuant to Sect. 15.2-2232 of the Code of Virginia, and, therefore, may be determined to be in substantial conformance with the Comprehensive Plan. No changes are proposed to the golf course and country club, except to add the telecommunications facility.

The proposed telecommunications facility includes the 100' tall treepole-style monopole (including the proposed 3-foot extension of artificial tree branches on top of the pole) and the associated equipment cabinets. A total of nine panel antennas are proposed to be located at 94' above grade, with locations for future carriers proposed at 84' and 74' above grade for a total of forty panel antennas. The telecommunications facility also includes a 1,575 SF equipment compound enclosed by an eight foot tall board on board fence at the base of the proposed monopole.

**Requested Waivers and Modifications:**

- Modification of the transitional screening requirements along all property boundaries in favor of that depicted on the SEA plat.
- Waiver of the barrier requirements along all property boundaries in favor of that depicted on the SEA plat.
- Waiver of the service drive requirements for Route 123.
- Modification of Par. 2, Sect. 9-528 to permit the location of three structures and tennis courts within 50 ft of a lot line.
- Waiver of the required construction of frontage improvements on Route 123 in association with this application.

These requirements were waived and modified pursuant to the previous special exception approval of the golf course and country club by the Planning Commission; the applicant is requesting reaffirmation.

## **LOCATION AND CHARACTER**

### **Site Description:**

The site is located at 5110 Ox Road and 11001 Braddock Road, approximately 2,000 feet south and west of the intersection of Ox Road (Rt. 123) and Braddock Road. The property is primarily in use as a golf course and is characterized by a rolling topography with scattered trees and landscaping. The western portion of the site is located in the floodplain of the East Fork of Popes Head Creek.

The site is accessed via Ox Road from an entrance located at the middle of the eastern property line. A clubhouse, associated parking area, cart house, maintenance shop and chemical storage building are located in the northeastern corner of the property. Existing indoor and outdoor tennis courts, tennis pro-shop, swimming pool, pool house, and associated parking area are located in the southeastern corner of the site. The golf course encompasses the majority of the remaining acreage; a bathroom/snack vending facility is located in the middle of the western side of the site.

The proposed telecommunications facility is to be located in the northeastern corner of the application property, at the northeastern end of the arm of the northern parking lot, adjacent to the undeveloped R-1. The proposed location will not displace any existing parking spaces. The proposed location is to the west of three storage bins and to the south of a maintenance facility. The 100-foot tall tree-style monopole is proposed to include a total of nine (six proposed, three future) antennas to be mounted on the proposed Monopole at 94-feet and has shown two other elevations on the pole for future carriers which could place up to forty additional antennas at these locations. In addition to the antennas, T-Mobile will install three proposed ancillary equipment cabinets, enclosed within a proposed 45 foot by 35 foot compound, consisting of an eight foot solid, wooden fence (see following aerial photo); additional space has been provided in the compound to accommodate the cabinets of future carriers.



**Surrounding Area Description:**

The chart below provides the land use, zoning and current plan for surrounding properties.

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan
North	Church, Single Family Detached Dwellings, Undeveloped Subdivision (approved for 11 lots in 1993*).	R-1; R-2	Residential, 1-2 du/ac
South	Single Family Detached Dwellings Church	R-C	Residential, .1-.2 du/ac
East	(Across Ox Road Single Family Detached Dwellings)	R-1; R-2	Residential, 1-2 du/ac
West	Single Family Detached Dwellings	R-C	Residential, .1-.2 du/ac

\* On September 27, 1993, parcel 68-1 ((1)) 13A consisting of 6.59 acres was rezoned from R-1 WSPOD to R-2 Cluster WSPOD subject to proffers dated September 21, 1993 to allow the development of 11 single-family detached dwelling units at a density of 1.67 dwelling units per acre under the cluster provision of the Zoning Ordinance.

## BACKGROUND

The Country Club of Fairfax was originally developed in the 1960s, prior to the adoption of the Zoning Ordinance provisions which require a special permit for a country club use. On April 17, 1974, Special Permit S-255-73, was approved by the Board of Zoning Appeals to bring the country club site under a special permit. Special Permit amendments were granted through the 1970s to allow alterations or additions, such as pavement of driveways, replacement of maintenance buildings and construction of tennis courts. More recent activities include the following:

- On January 11, 1983, the Board of Zoning Appeals approved S-82-S-102 to permit seasonal installation of an air-supported bubble and enclosure of three tennis courts.
- On January 30, 1990, the Board of Zoning Appeals approved SPA 82-S-102-1 to permit expansion of the clubhouse to include a two-story (17,800 square foot) building addition.
- On April 23, 1992, the Board of Zoning Appeals approved SPA 82-S-102-2 to permit additional parking on the subject property.
- On September 30, 1997, the Board of Zoning Appeals approved SPA 82-S-102-3 to permit a building addition (750 square feet) by enclosing a patio.
- On July 26, 1999, the Board of Supervisors approved SE 99-S-012 to permit fill material in the floodplain and stream bank stabilization and restoration activity. The site plan, which includes the floodplain and stream bank stabilization and restoration work, has been completed.
- On August 4, 1999, the Board of Zoning Appeals approved SPA 82-S-102-4 to permit the construction of a cart barn, service building, additional parking and demolition of existing accessory structures.
- On August 8, 2001, the Board of Zoning Appeals approved SPA 82-S-102-5 to permit an addition to the tennis house, three additional tennis courts and relocation of the site entrance.
- On October 22, 2001, the Board adopted Zoning Ordinance Amendment ZOA 01-338, which brought country clubs and golf courses under special exception. SEA 99-S-012 replaced the previously approved special exception for fill in a floodplain to bring the golf course and country club, previously approved as a special permit, under the special exception and to permit building additions and site modifications.
- On June 18, 2007, the Board of Supervisors approved SEA 99-S-012-02 to permit building additions and associated modifications to site design and development conditions. Copies of the special exception plat and conditions are contained in Appendix 4.

**COMPREHENSIVE PLAN PROVISIONS (Included in Appendix 5)**

**Plan Area:** Pohick Planning District; Area III  
**Planning Sector:** Twin Lakes Community Planning Sector (P1)  
**Plan Map:** Private Recreation

**Comprehensive Plan Language:** No site specific text; relevant excerpts of the Plan may be found in Appendix 5.

**ANALYSIS**

**Special Exception Amendment Plat (Copy at front of staff report)**

Title of SEA Plat: 7WAC406A Country Club of Fairfax  
 Prepared By: Entrex  
 Original and Revision Dates: June 29, 2009 as revised through January 24, 2011.

The Special Exception Plat consists of 9 sheets showing the following information:

<b>Special Exception Amendment Plat: Country Club of Fairfax</b>		
Sheet #	Title	Description of Sheet
T-1	Title Sheet	Title sheet providing sheet index, vicinity map, project description and general notes.
Z-1	Site Plan	Details of overall site, and building details.
Z-2	Property Plat & Zoning Map	Details of site's zoning and surrounding zoning.
Z-3	Grading, Erosion & Sediment Control Plan	Details of existing and proposed site conditions for where monopole is proposed, including existing and proposed landscaping and existing and proposed surfaces.
Z-4	Compound Layout and Monopine Elevation	Detailed plan of telecom facility compound and monopole elevation
Z-5	Notes and Details	Details of the wood fence and gate elevation
Z-6	Stormwater Management Plan	Detailed plan of storm water management.
Z-7	Site Profiles	Details of profile of monopole and existing trees.
Z-8	Landscaping Plan	Detailed plan of proposed landscaping. Details of existing and proposed supplemental plantings.

In addition, this Special Exception Amendment will append the previously approved Special Exception Plat, SEA 99-S-012-2 which was prepared by William H. Gordon Associates, Inc. and consists of eight sheets dated April 2007.

Existing Site Development: The existing site consists of a maintenance facility located along the northern property line, approximately 320 feet west of Route 123. Moving south from the northern property line there is a line of transitional screening ranging from 20 to 60 feet in width. Beyond the screening to the east is an employee parking area and bulk storage area. This area is connected to the existing lower surface parking lot and has a connection to the existing upper surface parking which is

adjacent to the clubhouse. Directly to the west of the lower parking area is a two-story maintenance facility that places additional member parking on the roof (which is at grade with the upper parking lot) and places the cart and club storage and maintenance garages and offices on the lower level. The maintenance garages open up into a staging area that sits between the building and the northern property boundary. This staging area connects to the proposed employee parking area to the east. The staging area also connects to the main golf course through cart paths which connect into the existing cart path network to the west. On the site there are seven tennis courts and a sixteen space parking lot in the southeast corner of the site, directly to the south of the existing tennis courts, and an additional surface parking lot containing ninety-four parking spaces located off the main entrance just to the north of the existing pool; also there is a snack room between holes eight and seventeen.

### **Land Use/2232 Analysis (Appendix 5)**

Section 15.2-2232 of the Code of Virginia, as amended, charges the Planning Commission with making the determination as to whether the general location, character, and extent of the proposed facility are substantially in accord with the adopted Comprehensive Plan.

- Location

The proposed facility will be located on private property in an area that is not immediately adjacent to existing residential structures. The Comprehensive Plan recommends that, subject to the availability and feasibility of a public site, public lands should be considered as the preferred location for telecommunications structures. T-Mobile states that privately- and other publicly-owned sites were considered as alternate locations for the facility, but that the owners of those properties were not interested in leasing property for telecommunications use. There were no publicly owned lands in the immediate vicinity of this site which met T-Mobile requirements. T-Mobile's statement that the facility is sought to fill a gap in coverage in the surrounding area confirms, in staff's opinion, the feasibility of the site for T-Mobile's use. Therefore, staff concludes that the proposal conforms with Plan guidelines for the location of telecommunications facilities on public lands, subject to their availability and feasibility.

An area of mature trees and other vegetation is located immediately to the north and east of the site will help to screen the proposed monopole from surrounding uses. The applicant has also included additional screening trees for the area around the proposed equipment enclosure. Staff believes these trees should help screen the proposed facility from the residential area. In addition, the distance between the proposed facility and the nearest residential areas also should, in staff's opinion, provide a suitable buffer to mitigate the proposed facility's presence. Staff believes that the subject application is consistent with Plan guidelines to locate telecommunications structures on properties that provide an opportunity to conceal them and minimize the visual impact on surrounding areas.

- Character

Staff's evaluation of the potential visual impact of the proposed facility (tree-pole design) is based on first-hand observations from numerous vantage points during the on-site height test, combined with viewing the photographic simulation of the proposed facility. Based on this information, staff was able to assess the potential impacts on residential areas and the public right of way in accordance with Plan recommendations. Staff notes that, although it will not be visible from most residential properties on Glenmist Lane or Oakcrest Drive, it appears that the facility will be visible on a limited basis from portions of Route 123, just south of the proposed telecommunications facility. However, even though it will be visible from those properties, staff believes that the facility's visual impact should be mitigated by existing trees on Ox Road (Route 123) and in the neighborhood, and by the significant distance between the extended pole and the residential properties. In staff's opinion, the proposed facility conforms with Plan guidelines to locate telecommunications facilities to ensure protection of historically significant landscapes.

- Extent

T-Mobile states that its proposed treepole of 100' will be the lowest possible height needed to provide its desired coverage, which staff believes is consistent with the Plan recommendation that pole height be no greater than required to achieve the service area requirements. As noted above, staff believes that the applicant's proposal to mount its antennas to the subject pole should have no significant adverse visual impact on the character of the surrounding residential areas. Therefore, it is staff's opinion that the proposed facility is consistent with Plan guidelines to locate telecommunication facilities operated by different service providers on single structures whenever appropriate. Therefore, in staff's opinion, the extent of the proposed facility conforms with the Comprehensive Plan.

### **Stormwater Management Analysis (Included in Appendix 5)**

Stormwater Management (DPWES) reviewed the application and indicated that water quality controls, or an approved waiver; stormwater detention or an approved waiver; and an outfall narrative must be adequately addressed at site plan and be determined to be adequate.

### **Transportation Analysis (Included in Appendix 5)**

#### **Issue: Service Drive Waiver**

Ox Road (Route 123) is designated as a principal arterial. In accordance with the Zoning Ordinance, all primary highways must be served by an adjacent and parallel service drive unless the requirement is waived by DPWES.

**Resolution:**

This requirement was waived with the previous special exception amendment because the applicant previously provided adequate right-of-way and ancillary easements, staff has no objection to the reaffirmation of the previous waiver of the service drive requirement at this time. No other transportation issues have been identified with this request; however, the applicant has indicated that it will be requesting a waiver of the construction of the additional south bound lane on Ox Road. The waiver will be addressed at the time of site plan review.

**ZONING ORDINANCE PROVISIONS (Appendix 6)**

The site is zoned R-C (Residential Conservation). The proposed monopole is a Category 1 Special Exception and as such is exempt from the bulk requirements of the Zoning Ordinance. Other than the telecommunications facility, no changes are proposed to the site and all existing structures continue to satisfy the bulk requirements of the R-C District.

**Special Exception Requirements (Appendix 6)**General Special Exception Standards (Sect. 9-006-Sect. 9-011)

These standards require that the proposed use be in harmony with the adopted Comprehensive Plan and the general purpose and intent of applicable zoning district regulations. Previous applications have reviewed this site and determined the Standards to be met for all uses but the telecommunications facility, which is discussed below.

Category 1 Special Exception Standards (Sect. 9-104)

These standards state that a light public utility use is not subject to the bulk requirements of the R-C District. The proposed telecommunications facility is subject to Article 17, Site Plans; therefore, approval of a site plan or a minor site plan is required prior to construction or operation of the proposed telecommunications facility.

Additional Standards for Mobile and Land Based Telecommunication Facilities (Sect. 9-105)

Standard 1 requires that except for antennas completely enclosed within a structure, all antennas and their supporting mounts shall be of a material or color that closely matches and blends with the structure on which it is mounted. As previously stated, the applicant proposes to construct a 100-foot tall treepole-style monopole (including the proposed 3-foot extension of artificial tree branches on top of the pole) and the associated equipment cabinets. A total of nine panel antennas are proposed to be located at 94' above grade, with locations for future carriers proposed at 84' and 74' above grade, for a total of 36 panel antennas. The antenna will not extend beyond the artificial branches in order to optimize their ability to blend in with the structure on which it is mounted. In addition, a development condition has been included that a simulated tree bark should be used on the pole.

Standard 2 requires that except for a flag mounted on a flagpole as permitted under the provisions of Par. 2 of Sect. 12-203, no commercial advertising or signs shall be allowed on any monopole, tower, antenna, antenna support structure, or related equipment cabinet or structure. The applicant has not proposed any advertising or signs on the proposed treepole-style monopole or the equipment compound area. A development condition has been included prohibiting signs, including advertising flags, on the subject property for the advertisement of the uses of the telecommunication facility. Therefore, with the implementation of this development condition, staff believes that this standard has been satisfied.

Standard 3 requires that if any additions, changes or modifications are to be made to monopoles or towers, the Director shall have the authority to require proof, through the submission of engineering and structural data, that the addition, change or modifications conforms to structural wind load and all other requirements of the Virginia Uniform Statewide Building Code. The development conditions include provisions for minor modifications; this information would need to be submitted with such a request.

Standard 4 requires that no signals, lights or illumination shall be permitted on an antenna unless required by the Federal communications Commission, the Federal Aviation Administration or the County, provided, however, that on all antenna structures which exceed 100 feet in height, a steady red marker light shall be installed and operated at all times, unless the Zoning Administrator waives the red marker light requirement upon a determination by the Police Department that such marker light is not necessary for flight safety requirements for police and emergency helicopter operations. All such lights shall be shielded to prevent the downward transmission of light. A development condition has been included to preclude any lighting except that required by the Federal Aviation administration (FAA). Therefore, with the implementation of this development condition, staff believes that this standard has been satisfied.

Standard 5 requires that all antennas and related equipment cabinets or structures shall be removed within 120 days after such antennas or related equipment cabinets or structures are no longer in use. A development condition requiring conformance with this standard has been included. Therefore, this standard has been satisfied.

#### Category 5 Standards (Sect. 9-503) (Golf Courses and Country Clubs)

#### Category 6 Standards (Sect. 9-606) (Uses in a Floodplain)

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

These standards govern these uses. These standards have been met with prior approval; no changes are proposed and previous development conditions have been carried forward.

**WAIVERS/MODIFICATIONS:**

- The applicant is requesting a modification of the transitional screening and waiver of the barrier requirements along all property boundaries in favor of that shown on the SEA plat, as previously approved.
- The applicant has also requested a waiver of both the required service drive and the construction requirements to widen Route 123. Since the application is not proposing any changes to the membership or operation of the country club there is no increased need for any additional turn lanes or other such improvements on Route 123 as a result of this application. The right-of-way has already been dedicated for any future improvements to Route 123 in accordance with the Comprehensive Plan recommendation for the site. A previous SE plat had shown a realignment of the entrance into the site that would shift the entrance to the north slightly to align with Portsmouth Road across Route 123. This entrance change is no longer being proposed, which is why it is not shown on the current SEA plat, and the configuration of the current entrance will remain unchanged. This waiver request was granted with the former SEA approval; staff feels that the continuation of this waiver is justified, and supports the waiver request. The applicant has also requested a waiver of the service drive requirement along Route 123. As the property has only one entrance along Route 123 and there is no existing service drive to connect to the north or south, staff supports the requested waivers.
- Finally, the applicant is seeking a reaffirmation of a previously granted modification to allow proposed structures within 50 feet of adjoining property. The two areas for which this waiver is needed are along the northern property boundary where the maintenance facility and overflow parking area exist and along the southern property boundary where the tennis courts are located. The tennis courts are located approximately 20 feet from the southern property line, but approximately 100 feet from the closest neighboring building structure. The proposed maintenance area along the northern boundary has three structures located closer than 50 feet from the neighboring property boundary. These structures include a Hazardous Materials storage shed that is twelve feet tall and 40 feet from the property boundary, the proposed employee parking area and oil, gas, and diesel fuel storage tanks are located 35 feet from the property boundary, and the open bulk storage bins which are located 45 feet from the property boundary. The closest structure on the neighboring property is located approximately 200 feet from the nearest structure being proposed. With the distance from any of the proposed structure on site to the closest neighboring structures being at least 100 feet away Staff feels that this waiver request is justified, and supports the request, as previously approved.

## **CONCLUSIONS AND RECOMMENDATIONS**

### **Staff Conclusions**

Staff concludes that the subject proposal, Application SEA 99-S-012-03, concurrent with 2232-S09-26, for T-Mobile Northeast, LLC and Country Club of Fairfax, Inc. to construct a 100-foot tall tree-style monopole, antennas, equipment cabinets and compound at an existing golf course and country club, satisfies the criteria of location, character, and extent as specified in Section 15.2-2232 of the Code of Virginia, and recommends that the Planning Commission find the proposal substantially in accord with provisions of the adopted Comprehensive Plan.

Based upon the above analysis and with the adoption of the proposed development conditions, the special exception is in harmony with the Comprehensive Plan and in conformance with all applicable Zoning Ordinance provisions.

### **Recommendations**

Staff recommends that the Planning Commission find that the proposed telecommunications facility submitted pursuant to application 2232-S09-26 submitted by T-Mobile Northeast, LLC and Country Club of Fairfax, Inc. to construct a 100-foot tall tree-style monopole, and the associated antennas, equipment cabinets, equipment compound located at 5110 Ox Road, Fairfax, satisfies the criteria of location, character and extent as specified by Section 15.2-2232 of the Code of Virginia and is substantially in accord with the adopted Comprehensive Plan.

Staff recommends approval of SEA 99-S-012-03, subject to the proposed development conditions contained in Appendix 1.

Staff recommends approval of a modification of the transitional screening requirements along all property boundaries in favor of that depicted on the SEA plat.

Staff recommends approval of a waiver of the barrier requirements along all property boundaries in favor of that depicted on the SEA plat.

Staff recommends approval of a waiver of the service drive requirements for Route 123.

Staff recommends approval of a modification of Par. 2, Sect. 9-528 to permit the location of three structures and tennis courts within 50 ft of a lot line.

Staff recommends that the Board of Supervisors direct the Director of DPWES to waive the required construction of frontage improvements on Route 123 in association with this application.

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

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

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

## **APPENDICES**

1. Proposed Development Conditions
2. Affidavit
3. Statement of Justification
4. Approved Conditions & Plat (SEA 99-S-012-02)
5. Land Use Analysis/ 2232 Analysis including Attachments
  - a. 2232 Application
  - b. Environmental Assessment
  - c. Comments of the Forest Conservation Branch, DPWES
  - d. Comments of the Fairfax County Park Authority
  - e. Transportation Impact
6. Applicable Zoning Ordinance Provisions
7. Glossary of Terms

## PROPOSED DEVELOPMENT CONDITIONS

SEA 99-S-012-03

January 26, 2011

If it is the intent of the Board of Supervisors to amend SE 99-S-012 located at 5110 Ox Road, Springfield, Virginia (Tax Map Parcel 68-1 ((1)) 17, 18 and 20) previously approved for a golf course, country club and uses in a floodplain to permit the construction of a telecommunication facility (treepole) and associated equipment pursuant to Sect. 3-104 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions which supersede all previous conditions for the subject property. Previously approved conditions are marked with an asterisk (\*); minor modifications are indicated in underlined text.

1. This Special Exception Amendment is granted for and runs with the land indicated in this application and is not transferable to other land.\*
2. This Special Exception Amendment is granted only for the purpose(s), structure(s) and/or use(s) indicated on the Special Exception Amendment Plat approved with the application, as qualified by these development conditions. \*
3. A copy of this Special Exception Amendment and the Non-Residential Use Permit SHALL BE POSTED in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.\*
4. This Special Exception Amendment is subject to the provisions of Article 17. Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this Special Exception shall be in substantial conformance with the approved Special Exception Amendment plat entitled "The Country Club of Fairfax", prepared by Entrex Communication Services, Inc. consisting of nine sheets dated June 29, 2009, and last amended January 24, 2011, and the previously approved SEA plat entitled "The Country Club of Fairfax" consisting of eight sheets prepared by William H. Gordon Associates, Inc. dated April 25, 2007, as it pertains to the golf course, country club and uses in a floodplain. Minor modifications to the approved Special Exception Amendment may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
5. The telecommunication facility shall be limited as follows:
  - a. The telecommunications facility shall be limited to a treepole-style monopole and the associated equipment enclosure. The treepole-style monopole shall not exceed 100 feet in height (inclusive of all appurtenances). The pole of the monopole should imitate natural tree bark as closely as possible.
  - b. The equipment compound located at the base of the monopole shall be limited to a maximum of 1,575 square feet as depicted on the SEA Plat. An eight-foot high solid board on board fence shall completely enclose the equipment compound.

- c. The equipment compound may include equipment shelters, cabinets, electrical panels, telephone panels and other improvements necessary and/or required for the operation of the telecommunication facility. Equipment shelter/cabinets shall have a maximum height of 7.5 feet and shall be located within the fenced equipment compound as shown on the SEA Plat. Equipment shelter/cabinets shall not be visible from outside the fence.
- d. The number of antennas shall be limited to a total of 36, to be located on three elevations, as depicted on the SEA plat. All antenna platforms and antennas shall be located within the branch structures of the treepole-style monopole.
- e. There shall be no outdoor storage of materials, equipment, or vehicles within the equipment compound of the telecommunication facility. Any component(s) of the telecommunication facility shall be removed within 120 days after such component(s), including, but not limited to the telecommunications facility and the monopole, are no longer in use.
- f. Access to the telecommunications facility shall be restricted to routine maintenance visits and emergency situations.
- g. No signals or lights or illumination shall be permitted on the monopole other than those required by the Federal Communications Commission (FCC), the Federal Aviation Administration (FAA), or Fairfax County. A steady red marker light shall be installed and operated at all times, unless the Police Department determines that such marker light is not necessary for flight safety of police and emergency helicopters.
- h. No signs shall be permitted on the subject property for the advertisement of the users of the telecommunication facility. No commercial advertising, whether installed as signs or flags, shall be allowed on the treepole-style monopole, antennas, antenna support structures or related equipment cabinets or structures.

The following conditions shall apply to the golf course and country club located on the application property.

### Operations

6. The hours of operation shall be limited to the following:
  - Use of the clubhouse shall be limited to 7:00 a.m. to 10:30 p.m. on Sundays through Thursdays, and 7:00 a.m. to 1:30 a.m. on Fridays and Saturdays; occasional exceptions to these hours of operation shall be allowed to accommodate special functions. These functions shall not include the use of the lighted tennis courts. ~~and the special functions shall conclude by 1:30 a.m.~~
  - Use of the enclosed tennis courts shall be limited to 7:00 a.m. to midnight, seven days a week.
  - Use of the lighted outdoor tennis courts shall be limited to 7:00 a.m. to 10:00 p.m., seven days a week ~~and the lights shall be shut off within 15 minutes after the closing time.~~

- Use of the swimming pool and all golf course facilities shall be limited to hours between sunrise and sunset, seven days a week, with exceptions for the swimming pool to accommodate special functions, not to exceed 10 times per year.\*
7. The total membership shall not exceed 900.\*
  8. Parking shall be provided as shown on the SEA plat. Accessible parking shall be provided in accordance with Article 11 of the Zoning Ordinance, as determined by DPWES. All parking shall be onsite.\*
  9. All new or replacement outdoor lighting shall comply with Part 9 of Article 14 of the Zoning Ordinance. With the exception of the tennis court lighting subject to Development Condition 10 below, the combined height of any new or replacement outdoor lighting as measured from grade to the top of the fixture shall not exceed 14 feet. All such lighting shall be in conformance with the Photometric Plan prepared by Girard Engineering and dated September 11, 2003, on file with the Department of Planning and Zoning, which plan shall be submitted as part of any site plans for the site.\*
  10. The existing tennis courts depicted on Sheet 3 of the SEA Plat may continue to be lighted as described above; however, when such lighting is replaced, the height of any light fixture shall not exceed 22 feet in height from grade to the top of the fixture. These lights shall be controlled with an automatic shut-off device that turns off when the courts are not in use.
  11. Outdoor storage of sand, gravel and mulch shall be permitted on-site if such are located in enclosed storage bins or on concrete pads, as depicted on the SEA Plat.

Floodplain, Water Quality and Stormwater Management

12. All permitted land disturbing activities within the floodplain/RPA shall be completed consistent with the SEA plat and completed in the least disruptive manner practicable, as reviewed and determined by DPWES and the Urban Forester.\*
13. Unless already completed, prior to issuance of any permits or initiation of any activities which are subject to this SEA, the applicant shall demonstrate compliance with the Chesapeake Bay Preservation Ordinance (CBPO) to the satisfaction of DPWES, subject to any approved exceptions or modifications. In conjunction with any application for activities within the RPA/floodplain deemed other than routine maintenance activities, per the CBPO, as defined by the DPWES, a Water Quality Impact Assessment (WQIA) shall be submitted and approved by DPWES. Any and all conditions pertaining to approval of the CBPO exceptions, the floodplain study and the WQIA shall be included in these conditions by reference.\*
14. All plans or permits for any area(s) affected by this Special Exception Amendment shall be consistent with the floodplain study titled "Country Club of Fairfax Minor Flood Plain Study prepared by William H. Gordon Associates, Inc., and dated April 1999, as approved by DPWES.\*
15. No site plan shall be approved unless adequate outfall is provided to meet PFM requirements (unless waived and/or modified) to the satisfaction of DPWES\*

16. If not previously implemented, stream restoration measures shall be implemented and maintained along the East Fork Branch of Popes Head Creek in the locations identified on and consistent with the SEA Plat and the "Soil and Water Quality Conservation Plan and Stream Restoration Management Plan for the Country Club of Fairfax" prepared by William H. Gordon Associates, Inc. and dated April 26, 2000. These restoration measures shall maintain and further the rehabilitation of the existing stream banks to a more natural condition; and maintain the riparian buffer zones and/or aquatic benches to improve water quality and to continue to stabilize existing eroded areas of the site.\*
17. In order to address the objectives of the Water Supply Protection Overlay District (WS) and to protect the water quality of the East Fork Branch of the Popes Head Creek, a Golf Course Water Quality Management Plan for the 18-hole golf course consisting of the following elements shall be implemented to the satisfaction of DPWES:
  - A. An Integrated Pest Management Plan (IPM) dated April 26, 2000, has been developed using the guidelines established by the Virginia Cooperative Extension Service Pest Management Guide and has been designed to manage and limit the excessive applications of fertilizers, herbicides and other chemicals to protect water quality. The IPM provides for periodic monitoring and adjustments in order to achieve the objective of reducing the overall amounts of nutrients and pesticides applied to the property over time. The IPM and all parameters to be monitored shall be reviewed by Fairfax County Office of the Virginia Cooperative Service and approved by the Northern Virginia Soil and Water Conservation District Office as determined by DPWES. A copy of the pesticide management program and records of all chemical applications shall be kept on site at all times, and shall be made available to county staff upon request.
  - B. A long term Stream Restoration Management Plan (SRMP) has been provided titled "Soil and Water Quality Conservation Plan and Stream Restoration Management Plan for the Country Club of Fairfax" prepared by William H. Gordon Associates, Inc. and dated April 26, 2000, which is designed to provide for erosion control for those areas of proposed construction improvements noted in the Stream Restoration Plan. The SRMP includes the establishment and maintenance of the riparian buffers and guidelines for stream bank stabilization, and has been reviewed and approved by the Northern Virginia Soil and Water Conservation District Office.\*
18. Stormwater management and BMP facilities shall be configured and constructed to the satisfaction of DPWES in a location(s) that is in substantial conformance with the SEA Plat.\*
19. Erosion and sediment control measures shall be installed at all stages of construction. "Super silt fence" shall be installed along the limits of clearing and grading for any new areas of land disturbance, as well as along all RPA boundaries, and shall remain for the duration of all land disturbing activity or until it is determined by DPWES that the area is stabilized. If deemed necessary by DPWES, controls shall be designed to achieve greater erosion and sediment control than that achieved by the minimum design standards set forth in the Public Facilities Manual and the Virginia Erosion and Sediment Control Handbook.\*

20. Maintenance materials, fuels, herbicides, pesticides, fertilizers and/or toxic or hazardous substances as set forth in Title 40, Code of Federal Regulations, Parts 115.4 and 261.30 et. seq. shall be stored outside of the 100 year floodplain zone, as approved by DPWES detailed in the "Soil and Water Quality Conservation Plan and Stream Restoration Management Plan for the Country Club of Fairfax" prepared by William H. Gordon Associates, Inc. and dated April 26, 2000, and approved by the Northern Virginia Soil and Water Conservation District and DPWES, shall be implemented for the storage and use of potentially hazardous materials associated with the golf course operation.\*
21. Any areas of the stream bank previously restored that may be damaged or eroded due to stormwater runoff, stormwater event or golf course use shall be stabilized within 30 days following such damage or erosion. Any required restoration of stream riparian buffer areas, stream banks or stream beds shall be performed at the earliest time that is conducive due to weather or soil conditions, as determined by DPWES.\*
22. To minimize disturbances in the RPA and to restore the existing eroded stream channel, dam reconstruction measures on Fairway #14 shall be maintained as shown on the Stream Restoration Plan (Attachment 1), and as approved by DPWES. Other appropriate environmentally sensitive solutions and engineered solutions, which are mutually acceptable to the Country Club of Fairfax and DPWES may be employed. It shall be understood that the resulting solution may require modifications and/or waivers to the Public Facilities Manual (PFM) and/or State standards.\*

#### Landscaping and Tree Save

23. All proposed evergreen trees shall measure a minimum of six feet in height at the time of planting. All other proposed landscaping species and methods of installation shall be to the satisfaction of UFM. All plantings shall be maintained in good health and replaced with like-kind plantings when necessary, as determined by UFM.\*
24. Plantings proposed to be installed along the stream shall include native riparian species and those species that tolerate extreme hydrologic conditions, to the satisfaction of UFM. Common ornamental plants and hybridized landscaping species shall not be included in the stream bank preservation and restoration areas. Boundary limits shall be delineated by UFM to mark the vegetated riparian areas, and signs shall be posted to discourage encroachment by foot or by golf cart into the vegetated riparian areas.\*
25. The proposed relocated 7th tee and the proposed cart path for the 15th green and fairway shall be constructed outside of the protected and preserved vegetated areas within the RPA boundary, to the satisfaction of DPWES in accordance with CBPO. No construction of the relocated 7th tee shall commence until the removal of the culverts on the 15th fairway is completed, in accordance with the design details contained in Attachment 1 of these development conditions, to the satisfaction of DPWES.\*
26. All trees shown to be preserved shall be protected by a tree protection fence. Tree protection fencing to consist of four foot high, orange plastic fence attached to six foot steel posts driven 18" inches into the ground and placed no further than 12 feet apart shall be erected at the limits of clearing and grading as shown on the SEA plat. All tree protection fencing shall be installed, as approved by UFM, prior to any clearing and grading activities, including the

demolition of any existing structures. The installation of all tree protection fence, except super silt fence, shall be performed under the supervision of a certified arborist. Three days prior to the commencement of any clearing, grading, or demolition activities, the UFM shall be notified and given the opportunity to inspect the site to assure that all tree protection devices have been correctly installed.\*

### Miscellaneous

27. Unless already dedicated, right-of-way along the site's frontage on Route 123 shall be dedicated in accordance with the adopted Comprehensive Plan in order to provide a six-lane divided roadway, 65 feet from centerline, with the additional 11 feet for a right-turn lane, 250 feet in length, to the site entrance, and all ancillary easements for construction; ancillary easements shall not exceed 15 feet in width. Unless already relocated, fencing within the dedication area shall be relocated within the property limits, to a location determined by DPWES for the length of the right turn lane. The right-of-way shall be dedicated to the Board of Supervisors and conveyed in fee simple at the time of site plan approval of upon demand by Fairfax County, whichever happens first. All intensity of use attributable to land areas dedicated and conveyed to the Board of Supervisors pursuant to these conditions shall be subject to the provisions of Par. 4, of Sect. 2-308 of the Zoning Ordinance and is hereby reserved to the residue of the subject property.\*
28. The exterior elevations of the proposed maintenance building in the northeastern corner of the site shall be consistent with the conceptual elevations shown on Sheet 7 of the SEA plat, as determined by DPWES. All sides of each structure shall be similar in regard to design, colors and materials.\*

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

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

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, 30 months after the date of approval unless the use has been established or construction has commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.



**SPECIAL EXCEPTION AFFIDAVIT**

DATE: January 3, 2011  
 (enter date affidavit is notarized)

I, Frank W. Stearns, do hereby state that I am an  
 (enter name of applicant or authorized agent)

(check one)       applicant  
                           applicant's authorized agent listed in Par. 1(a) below      1087946

in Application No.(s): SEA 99-S-012-03  
 (enter County-assigned application number(s), e.g. SE 88-V-001)

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

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

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

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in <b>BOLD</b> above)
T-Mobile Northeast, LLC	12050 Baltimore Avenue Beltsville, MD 20705	Applicant/Lessee
Country Club of Fairfax, Inc.	5110 Ox Road Fairfax, VA 22038	Co-Applicant/Title Owner
Richard R. Manville Susan A. Maraghy John L. Hardy Joseph C. Ressa Richard A. Mercer • Paul Thurman		Former Agent Agent Agent Former Agent Agent Agent
Donohue & Stearns, PLC Frank W. Stearns Edward L. Donohue M. Colleen Canovas	801 N. Fairfax Street Suite 209 Alexandria, VA 22314	Attorneys/Agents for the Applicant Attorney/Agent for the Applicant Attorney/Agent for the Applicant Attorney/Agent for the Applicant

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

\* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

\*\* List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

SPECIAL EXCEPTION AFFIDAVIT

DATE: January 3, 2011
(enter date affidavit is notarized)

1087942

for Application No. (s): SEA 99-S-012-03
(enter County-assigned application number(s))

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

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

CORPORATION INFORMATION

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

T-Mobile Northeast, LLC
12050 Baltimore Avenue
Beltsville, MD 20705

DESCRIPTION OF CORPORATION: (check one statement)

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

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

T-Mobile USA, Inc.

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

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

**Special Exception Attachment to Par. 1(b)**

DATE: January 3, 2011  
(enter date affidavit is notarized)

1087940

for Application No. (s): SEA 99-S-012-03  
(enter County-assigned application number (s))

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

T-Mobile USA, Inc.  
12920 S. E. 28th Street  
Bellvue, Washington 98066

**DESCRIPTION OF CORPORATION:** (check one statement)

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

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

T-Mobile Global Holding GmbH

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

T-Mobile Global Holding GmbH  
Kennedyalle 1-5  
53175 Bonn, Germany

**DESCRIPTION OF CORPORATION:** (check one statement)

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

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

T-Mobile Global Zwischenholding GmbH

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

**Special Exception Attachment to Par. 1(b)**

DATE: January 3, 2011  
(enter date affidavit is notarized)

1087946

for Application No. (s): SEA 99-S-012-03  
(enter County-assigned application number (s))

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

T-Mobile Global Zwischenholding GmbH  
Friedrich-Ebert-Allee 140  
53113 Bonn, Germany

**DESCRIPTION OF CORPORATION:** (check one statement)

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

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

Deutsche Telekom AG

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

Deutsche Telekom AG  
Friedrich-Ebert-Allee 140  
D-5311 Bonn, Germany

**DESCRIPTION OF CORPORATION:** (check one statement)

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

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

Federal Republic of Germany (a national governmental entity)

Kreditanstalt fuer Wiederaufbau (a bank owned by the German government)

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

**Special Exception Attachment to Par. 1(b)**

DATE: January 3, 2011  
(enter date affidavit is notarized)

1087946

for Application No. (s): SEA 99-S-012-03  
(enter County-assigned application number (s))

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

Kreditanstalt fuer Wiederaufbau  
Palmengartenstrasse 5-9  
60325 Frankfort am Main  
Germany

**DESCRIPTION OF CORPORATION:** (check one statement)

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

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

Federal Republic of Germany

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

Federal Republic of Germany (FRG), Federal Ministry of Finance  
Wilhemstr, 97  
10117 Berlin  
PA.; PO Box 272  
10117 Berlin

**DESCRIPTION OF CORPORATION:** (check one statement)

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

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

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

**Special Exception Attachment to Par. 1(b)**

DATE: January 3, 2011  
(enter date affidavit is notarized)

1087946

for Application No. (s): SEA 99-S-012-03  
(enter County-assigned application number (s))

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

Donohue & Stearns, PLC  
801 N. Fairfax Street  
Suite 209  
Alexandria, VA 22314

**DESCRIPTION OF CORPORATION:** (check one statement)

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

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

Edward L. Donohue  
Frank W. Stearns

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

The Country Club of Fairfax, Inc.  
5110 Ox Road  
Fairfax, VA 22038

**DESCRIPTION OF CORPORATION:** (check one statement)

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

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

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: January 3, 2011
(enter date affidavit is notarized)

1087946

for Application No. (s): SEA 99-S-012-03
(enter County-assigned application number(s))

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

PARTNERSHIP INFORMATION

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

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

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

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

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: January 3, 2011
(enter date affidavit is notarized)

1087946

for Application No. (s): SEA 99-S-012-03
(enter County-assigned application number(s))

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

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

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

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

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

NONE

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

**SPECIAL EXCEPTION AFFIDAVIT**

DATE: January 3, 2011  
(enter date affidavit is notarized)

1087946

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

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

During the twelve-month period prior to the public hearing before the Planning Commission, Frank W. Stearns, Esq., currently a partner in the law firm of Donohue & Stearns, PLC, made a personal contribution in excess of \$100 to Supervisor Pat Herryty. Susan A. Maraghy President of the Country Club of Fairfax, Inc. has made a contribution in excess of \$100 to Pat Herryty.

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

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

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

WITNESS the following signature:

(check one) [ ] Applicant [X] Applicant's Authorized Agent  
Frank W. Stearns Esq.  
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 3rd day of January 20 11, in the State/Comm. of Virginia, County/City of Leesburg.

Kimberly Patterson  
Notary Public

My commission expires: 12/31/2014



NOV 05 2010

**PART II: STATEMENT OF JUSTIFICATION**

Zoning Evaluation Division

**DESCRIPTION OF PROPOSED USE:**

T-Mobile proposes to construct a one hundred (100') foot, with appurtenances, Monopine communications facility on the Property. The description of the communications facility is described on the Special Exception Plat entitled "7WAC406A Country Club of Fairfax, 5110 Ox Road, Fairfax, VA. 22030" prepared by Entrex Communication Services, Inc. The only site modifications proposed for the Property are those required for the construction of the communications facility.

The proposed communications facility is a passive facility and will not have employees or personnel, hours of operation or impacts on traffic. The proposed communications facility will not create any noise, dust, fumes or vibrations.

No changes in the as-built condition of the Property or the use requirements or conditions are proposed, except as are needed in conjunction with the proposed communications facility and as shown on the Special Exception Plat.

T-Mobile proposes to install nine (9) (6 proposed, 3 future) antennas to be mounted on the proposed Monopine at a Rad center of ninety four (94) feet. In addition to the antennas, T-Mobile will install three (3) proposed ancillary equipment cabinets, enclosed within a proposed forty-five (45) foot by thirty five (35) foot compound, consisting of an eight (8) foot wooden fence. This facility is sought to fill a much-needed gap in T-Mobile's wireless coverage along Ox Road, Braddock Road, Popes Head Road and the Fairfax County Parkway, along with the surrounding neighborhoods.

Type of Operation: *An unmanned Mobile and Land Based Telecommunications Facility (proposed), used to transmit and receive wireless signals between Applicant's customers and Applicant's telecommunications network.*

Hours of Operation: *Applicant's wireless facility would operate 24 hours, 7 days a week.*

*Further, Applicant acknowledges hours of operation as detailed in SEA 99-S-012 and described below.*

The hours of operation for the County Club of Fairfax shall be limited to the following:

- Use of the clubhouse shall be limited to 7:00 a.m. to 10:30 p.m. on Friday and Saturdays; occasional exceptions to these hours of operation shall be allowed to accommodate special functions. These functions shall not include the use of the lighted tennis courts, and the special functions shall conclude by 1:30 a.m.

- Use of the enclosed tennis courts shall be limited to 7:00 a.m. to midnight, seven days a week.
- Use of the lighted outdoor tennis courts shall be limited to 7:00 a.m. to 10:00 p.m., seven days a week, and the lights shall be shut-off within 15 minutes after the closing time.
- Use of the swimming pool and all golf course facilities shall be limited to hours between sunrise and sunset, seven days a week, with exceptions for the swimming pool to accommodate special functions, not to exceed 10 times per year.

Total member will not exceed 900.

Parking shall be provided as shown on the Special Exception Amendment Plat. Accessible parking shall be provided in accordance with Article 11 of the Zoning Ordinance, as determined by DPWES. All parking shall be on-site.

All new or replacement outdoor lighting shall comply with Part 9 of Article 14 of the Zoning Ordinance. The combined height of said new or replacement outdoor lighting shall not exceed twelve (12) feet, in conformance with the Photometric Plan for the pool area on file with Department of Planning and Zoning.

The previously approved and existing tennis courts, which are the southernmost existing courts on the Special Exception Amendment Plat, may continue to be lighted as described below; however, when such lighting is replaced, it must comply with the Zoning Ordinance.

- The combined height of the light standards and fixtures shall not exceed 22 feet in height; all fixtures shall utilize full cut-off lights.
- The lights shall be designed to focus light directly on the subject property.
- Shields shall be installed, if necessary, to prevent the light from projecting beyond the facility.
- The lights shall be controlled with an automatic shut-off device, and shall be turned off when the site is not in use.

Outdoor storage of sand, gravel and mulch within concrete bins shall be permitted on-site, as depicted on the Special Exception Amendment Plat next to the new "Maintenance Building" and labeled as "Material Storage Yard (Concrete Pad)".

Estimated Number of Patrons/Clients/ Pupils, etc: *No personnel on site; a technician will visit the communications facility once or twice per month to perform routine maintenance.*

Number of Employees: *Applicant's wireless facility will operate automatically and will be unmanned. There will be no need for water or sewer services and no special requirement for other public facilities or services.*

Estimate of Traffic Impact: *The proposed communications facility will add no significant traffic to the Property; it is estimated that a technician will visit the site once or twice per*

*month, in an SUV type vehicle to perform routine maintenance. Emergency repairs will be performed as needed but emergency service requirements are rare.*

Vicinity of General Area to be Served: *Placement of Applicant's wireless facility as the proposed site will extend and improve its wireless telecommunications service to Fairfax County citizens, visitors and businesses in and traveling to the area. Specifically it will enhance wireless communications in the vicinity of the property along Ox Road, Braddock Road, Popes Head Road and the Fairfax County Parkway, as well as the residences/area surrounding the Property, as more specifically shown on the maps submitted with this Special Exception Application. This wireless facility will work in conjunction with the Applicant's existing wireless facilities to the north, south, east and west of the proposed site and provide consistent, reliable wireless coverage in this area of Fairfax County.*

**Description of Building Façade/Architecture of Proposed New Building/Additions:**

The proposed communications facility will consist of a one hundred (100') foot Monopine with an equipment compound at the base of the structure as more specifically shown on the Special Exception Plat and photo simulations submitted with this Special Exception Application. The proposed antennas will not be or barely visible due to the Stealth design of the Monopine and the forty-five (45) foot by thirty five (35) foot equipment compound area that will be enclosed by an eight (8) foot wooden fence.

**Hazardous or Toxic Substances:**

- (i) There will be no hazardous or toxic substances to be generated, utilized, stored, treated or disposed of at the Property.
- (ii) There will be no noise generated by this wireless facility. The equipment will be enclosed within secured equipment cabinets.
- (iii) There will be no offensive odors emitted by the equipment, cable lines or antennas.
- (iv) There will be no harmful levels of radio frequency emissions or interference from the equipment, cable lines, or antennas.
- (v) There will be no adverse impact on the health, safety, security, morals or general welfare of residents, visitors or workers in the area and no adverse impact on use or development of surrounding properties. Indeed, the improved wireless communications service that will result from the placement of the Applicant's wireless facility will benefit the general welfare of the community and the public good.
- (vi) Applicant's proposed use will conform to the provisions of all applicable ordinances, regulations, adopted standards and applicable regulations.

**REQUIREMENT FOR PROPOSED USE:**

Applicant is submitting this application to install a one hundred (100') foot Monopine on the Property. The description of the communications facility is described

on the Special Exception Plat entitled "7WAC406A, Country Club of Fairfax, 5110 Ox Road, Fairfax, VA 22030" prepared by Entrex Communication Services, Inc. The only site modifications proposed for the Property are those required for the installation of the proposed communications facility.

The proposed facility is a vital part of T-Mobile's area wide wireless communications network. As part of that network, T-Mobile requires a wireless communications facility in order to provide coverage to a rather large area, along Ox Road, Braddock Road, Popes Head Road and the Fairfax County Parkway. This area at present is inadequately served by the Applicant due to the absence of a wireless communications facility in this area. This results in dropped calls or an inability of subscribers to access T-Mobile's network. Such a "gap" in service is, at best, an inconvenience to T-Mobile's subscribers who live, work or travel through the area and, at worst, is a disservice to those who rely on wireless communications as their only telephone service or who rely on it for peace of mind and safety. This proposed facility will also provide excellent coverage in the areas surrounding the proposed site and improved handoff to T-Mobile's surrounding sites.

Telecommunications carriers must locate antenna sites according to a network design within relatively limited geographic parameters in order to provide uninterrupted coverage. When carriers cannot locate a site within these geographic parameters, network users will pass through an area where the lost signal results in interrupted or "dropped" calls. This poses a significant safety problem, both from the standpoint of lack of coverage in emergencies and because an interrupted calls may mean a dangerous distraction to drivers. In addition, an incomplete system is inconsistent with T-Mobile's legal requirements to provide continuous coverage and to provide coverage to a percentage of the population within specific time parameters as required by its FCC license.

This site offers both an excellent land-use and visual solution to T-Mobile's coverage objective within the narrow placement parameters of this particular search area. T-Mobile's analysis of its network indicates that there are significant coverage problems along Ox Road, Braddock Road, Popes Head Road and the Fairfax County Parkway, including the surrounding neighborhoods in this part of Fairfax County. Consequently, this facility will be the least disruptive means to provide the needed coverage in the area.

#### **ANTICIPATED IMPACTS ON ADJOINING PROPERTIES**

The proposed communications facility is a passive facility and will not have employees or personnel, hours of operation or impacts on traffic. The proposed communications facility will not create any noise, dust, fumes or vibrations, and will not impact traffic, cause light pollution, nor expose any radiation on adjoining properties.

There are no changes in the as-built condition of the Property, or the use requirements of the proposed, except as are needed in conjunction with the communications facility and as shown on the Special Exception Plat.

The proposed facility would be located on a large parcel consisting of approximately 150 acres, which belongs to the Country Club of Fairfax. As stated previously, this proposal will minimize the adverse visual impact on the surrounding properties by utilizing the installation of a Monopine. In addition to being the best alternative to provide the needed coverage in this search area, the proposed Monopine is the least obtrusive site to the surrounding residential neighborhood.

## **RELATIONSHIP OF THE PROPOSAL TO THE COMPREHENSIVE PLAN**

The proposed facility is consistent with and furthers the transcendent goals of the Fairfax County Comprehensive Land Use Plan ("Plan") as well as the applicable objectives.

The Applicant's proposed communications facility use is consistent with the objectives under the policy plan element of the Comprehensive Plan regarding Mobile and Land Based Telecommunications Services.

### **Compliance with the Comprehensive Plan & Zoning Ordinance**

#### **General Standard 1. The proposed use at the specific location shall be in harmony with the Plan.**

The proposed communications facility is consistent with and furthers the goals of the Plan.

The area within the vicinity of the property to house the proposed communications facility is a developed area of Fairfax County. On the subject property there is considerable built in screening due to the existing trees, as well as the fact that the current use of the subject parcel is a Golf Course with associated buildings, along with existing landscaping. In addition, by utilizing a Monopine design the visual impact will be very minimal. The proposed antennas will not be or are barely visible because of the Stealth Monopole and the proposed forty-five (45) foot by thirty five (35) foot equipment will be screened by an eight (8) foot wooden fence. The proposal is consistent with and furthers the recommendations and goals of the Plan.

The Applicant's analysis of its network indicates that there are coverage problems in this area of Fairfax County. There is insufficient coverage along Ox Road, Braddock Road, Popes Head Road and the Fairfax County Parkway, along with the surrounding neighborhoods.

A communications facility is appropriate when sited as proposed here. The location and use of the communications facility on the Property is consistent with other types of properties which have housed such facilities and is the sort of use encouraged by County policy and rules.

**General Standard 2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.**

The Property is zoned R-C. Applicant's proposal achieves this objective by proposing a Stealth one hundred (100') foot Monopine, a use that is permitted by Special Exception in the R-C District.

The proposed facility will not increase the density or conflict with the density character of the R-C Zoning District. The application at its proposed location exceeds the yard requirements for the R-C Zone. No structure, including the monopole communications facility, will be located closer than thirty five (35) foot from the front lot line, fifteen (15) foot from any side lot line, or twenty five (25) foot from any rear lot line.

The proposed communications facility is permitted in the R-C District by Special Exception. The proposed one hundred (100') foot Monopine and related ground equipment are consistent with the intent of the Ordinance.

**General Standard 3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, wall and fences and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.**

Adding the proposed Monopine communications facility is consistent with both the current use and context of the site.

Although the Monopine communications facility may be visible from some nearby properties, it is compatible with the current use and will not create a material adverse visual impact, due to the design. The property to the east is residential; the property to the west is also residential. In addition, by utilizing the design, the visual impact to the area will be minimal. The antennas will not be visible because of their concealment location behind the branches and the proposed equipment will be screened by an eight (8) foot wooden security fence that will enclose the ancillary structures.

The Monopine communications facility is a passive addition to the Property. No studies have been presented which demonstrate that the presence of a Monopine communications facility causes a negative impact on property values. In fact, evidence exists that communications facilities do not negatively impact property values. Further, given the growing need and importance in reliable wireless communications this advancement in wireless service will provide a beneficial impact to the area.

**General Standard 4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.**

The traffic associated with the property will not result in a material change. The Monopine communications facility will not generate any regular pedestrian or vehicular traffic. A technician will visit the site once or twice per month for routine maintenance.

The proposed Monopine communications facility will have no material impact as to traffic, noise, light pollution, air quality, water quality or radio frequency emissions on the adjoining properties or on or off site environmental features. The Monopine communications facility will only generate one or two vehicle trips per month to the Property. The Monopine communications facility will operate continuously and automatically and will not require personnel on site or hours of attendance. It will operate twenty four (24) hours per day, three hundred and sixty five (365) days per year.

**General Standard 5. In the addition to the standards which may be set forth in this Article for a particular category or use, the Board shall require landscaping and screening in accordance with the provisions of Article 13.**

The Applicant submits that the screening and landscaping currently on the Property are appropriate and effective and that the addition of the Monopine communications facility is fully consistent with this level of buffer. The Monopine communications facility is on property that is surrounded by the Country Club of Fairfax with existing mature trees and by residential homes in the area as well. Including existing trees on the property the proposed forty-five (45) foot by thirty five (35) foot equipment compound would be screened by an eight (8) foot security wooden fence. To supplement the screening, ten (10) Loblolly pines (*Pinus taeda*) shall be planted in the area surrounding the Monopine location to provide a context with which the Monopine will more effectively blend into the landscape as these trees grow larger. The Loblolly pines shall be 10-12 feet in height at the time of planting.

**General Standard 6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.**

The current use established on the Property, as modified by the addition of the communications facility, satisfies the open space requirement for the R-C Zoning District.

**General Standard 7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.**

The facilities on site are sufficient to support the current use. There are adequate facilities serving the Property and the proposed Monopine communications facility does not burden the existing facilities.

**General Standard 8. Signs shall be regulated by the provisions of Article 12; however the Board may impose more strict requirements for a given use than those set forth in this Ordinance.**

There will be no signs associated with the proposed communications facility, unless mandated by Fairfax County or law.

### **Compliance with the Comprehensive Plan**

The Applicant's proposed communications facility use is consistent with the objectives under the policy plan element of the Comprehensive Plan regarding Mobile and Land Based Telecommunications Services.

**Objective 42: In order to provide for the mobile and land based telecommunications network for wireless telecommunications systems licensed by the Federal Communications Commission and in order to achieve opportunities for the collocation of related facilities and the reduction of their visual impact, located the network's necessary support facilities which include antennas, monopoles, lattice towers and equipment buildings in accordance with the following policies.**

**Policy a. Avoid the construction of new structures by locating mobile and land based telecommunications facilities on available existing structures such as building rooftops, telecommunication and broadcast poles and towers, electrical utility poles and towers and water storage facilities when the telecommunications facilities can be placed inconspicuously to blend with such existing structures.**

The Applicant looked for existing structures, such as existing monopoles, utility structures and water towers in the area as a first choice for the location of its communications facility. Applicant further looked for tall buildings, such as apartment buildings, or church steeples as a suitable support structure. The area is zoned residential, but another predominant use is recreational (park and country club) and residentially used and there are not existing structures that are tall enough to support the communications facility and provide coverage in the coverage gap.

**Policy b. Locate new structures that are required to support telecommunications antennas on properties that provide the greatest opportunity to conceal the telecommunications facilities and minimize their impact on surrounding areas.**

Applicant and landowner in conjunction with the RF Engineer decided the proposed location at the northern most end of the property provided maximum coverage while also shielding the facility from the surrounding neighborhood. The proposed location provides the necessary elevation and the existing trees will blend well with the

monopine facility. Applicant is proposing to locate the communications facility on an approximately 150 acre residentially zoned parcel. The Monopine communications facility will be located near the northeast corner of the large residentially zoned parcel. The location of the Monopine communications facility will meet setbacks in the R-C Zone. The location of the Monopine communications facility will not impact or impede the Property's current use.

**Policy c. Subject to the availability and feasibility of a public site, when multiple sites have equal opportunity to minimize impacts, consider public lands as the preferred location for new structures.**

Applicant considered several other parcels for the location of its communications facility. The following alternative locations were evaluated:

	<u>Site</u>	<u>Address</u>	
1.	Sovereign Grace Church	5200 Ox Road	Owner not interested
2.	Living Savior Church	5500 Ox Road	Insufficient Height

**Policy e. Locate mobile and land-based telecommunications facilities operated by different service providers on single sites and/or structures whenever appropriate. Locate single-use structures on a property when a collocation structure for multiple service providers is not desirable or feasible due to site limitations or visual impact concerns.**

Applicant will make space available on the Monopine communications facility to accommodate up to two (2) additional carriers as requested and as available.

**Policy f. Ensure that height of the towers and monopoles has the least visual impact and is no greater than required to achieve service area requirements and potential collocation when visually appropriate.**

Applicant has designed the Monopine communications facility to be at the lowest height possible in order to provide coverage to the desired coverage area. The antennas are to be concealed behind the branches and the cables will be placed inside of the Monopine communications facility to reduce visibility. The Monopine communications facility will create minimal visual impact.

**Policy h. Design, site and/or landscape mobile and land based telecommunications facilities to minimize impacts on the character of the property and surrounding areas. Demonstrate the appropriateness of the design through facility schematics and plans which detail the type, location, height and material of the proposed structures and their relationship to other structures on the property and surrounding areas.**

The attached Special Exception Plat shows the design of the Monopine communications facility and its relation to the existing structures on the Property. The Monopine communications facility will be one hundred (100') foot in height. It is placed on the northeast corner of the Property. Applicant proposes a forty-five (45) foot by thirty-five (35) foot equipment compound. The equipment compound will be surrounded by an eight (8) foot high security fence. Applicant will place its three (3) equipment cabinets upon a ten (10) foot by twenty (20) foot concrete pad within the compound. There will be additional utility equipment placed within the compound to provide power and telecommunications services to the Monopine communications facility.

**Policy i. Demonstrate that the selected site for a new monopole and tower provides the least visual impact on residential areas and the public way. Analyze the potential impacts from other vantage points in the area to illustrate that the selected site provides the best opportunity to minimize the visual impact of the proposed facility.**

The Monopine will be minimally visible from the properties surrounding the Property by utilizing the Monopine design. Further, the antennas will not be visible because of their concealment location behind the branches and the proposed equipment will be screened by an eight (8) foot wooden fence.

**Policy j. Mitigate the visual impact of proposed telecommunications structures and their antennas and ancillary equipment, using effective design options appropriate to the site such as:**

**Locating facilities near to or within areas of mature vegetation and trees which effectively screen or provide an appropriate setting for the proposed structure or which, when viewed in context, considering perspective views, relative topography and other factors, mitigate their visual presence and prominence;**

**Blending facilities with an existing pattern of tall structures;**

**Obscuring or blocking the view of facilities with other existing structures, vegetation, tree cover, or topographic features to the maximum extent feasible;**

**Increasing the height of or replacing existing structures to reduce the need for another structure when such height increases or structure replacements are appropriate to the site and the surrounding area.**

The Applicant has picked an appropriate location available in this area. The Property, while zoned R-C is a large residentially zoned parcel for the area that has tree screening. In addition, by utilizing the Monopine design, the visual impact to the area will be minimal. The antennas will not be visible because of their concealment location behind the branches and the proposed equipment will be screened by an 8' wooden fence and existing landscaping. To supplement the screening, ten (10) Loblolly pines (*Pinus taeda*) shall be planted in the area surrounding the Monopine location to provide a context

with which the Monopine will more effectively blend into the landscape as these trees grow larger. The Loblolly pines shall be 10-12 feet in height at the time of planting.

None of Applicant's surrounding communications facilities can be raised in height nor can any other changes be made in Applicant's existing communications facilities that will improve coverage in the area of the Property or obviate the need for the monopole communications facility.

**Policy k. Locate telecommunications facilities to ensure the protection of historically significant landscapes. The views and vistas from architecturally and/or historically significant structures should not be impaired or diminished by the placement of telecommunications facilities.**

Applicant will submit, prior to any construction, a full engineering study showing compliance with all NEPA regulations, including section 106 which deals with impact on historic areas.

**Objective 43. Design telecommunications facilities to mitigate their visual presence and prominence, particularly when located in residential areas, by concealing their intended purpose in a way that is consistent with the character of the surrounding area.**

**Policy a. Disguise and camouflage the appearance of telecommunications facilities so as to resemble other man-made structures and natural features (such as flagpoles, bell towers and trees) that are typically found in a similar context and belong to the setting where placed;**

While the Property is zoned R-C, the area has a significant recreational/institutional as well as residential. In fact, it is not uncommon to find park, churches, swim clubs, schools and recreational properties in the Washington Metropolitan area with similar type and size monopoles on their property. This is a low profile monopole design in which the cell antennas will be concealed behind the branches of the proposed Monopine, which is similar to a tree.

**Policy b. Design telecommunications facilities that are disguised and camouflaged to be of a bulk, mass and height typical of and similar to the feature selected;**

Applicant's Monopine is at the lowest height required to provide coverage to the target area. The height of the Monopine is not unusual for a monopole. The equipment compound will be of normal size for a communications facility. In addition, by utilizing the Monopine design, the visual impact to the area will be minimal. The antennas will not be visible because of their concealment location behind the branches and the proposed equipment will be screened by an eight (8) foot wooden fence.

**Policy c. Use appropriately other new and existing structures and vegetation of comparable form and style to establish a grouping that complements a camouflaged telecommunications facility and supports its design, location and appearance.**

Applicant will leave as much existing landscaping as possible on the Property to provide screening.

**Justification statement in support of Applicant's request for waiver or modification of transitional screening and other requirements. Based on SEA 99-S-012-2 and the previous approvals granted Applicant requests the following:**

1. Waiver of the barrier requirements along all property boundaries
2. Modification of the transitional screening requirements along all property boundaries.
3. Modification of Par. 2, Section 9-528 to permit the location of three structures and tennis courts within the 50 feet of a lot line.
4. Waiver of the service drive requirement for Route 123 (Ox Road)
5. Waiver of the construction requirements to widen Route 123.

For the reasons stated above, the Applicant respectfully requests that a Special Exception be granted.

Donohue & Stearns, PLC



# County of Fairfax, Virginia

*To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County*

September 28, 2007

Aaron L. Shriber  
 Hunton & Williams LLP  
 1751 Pinnacle Drive, Suite 1700  
 McLean, VA 22102

Re: Special Exception Amendment Application SEA 99-S-012-02  
 (Revised applicant name and development conditions)

Dear Mr. Shriber:

At a regular meeting of the Board of Supervisors held on June 18, 2007, the Board approved Special Exception Amendment Application SEA 99-S-012-02 in the name of The Country Club of Fairfax, Inc. The subject property is located at 5110 Ox Road and 11001 Braddock Road, on approximately 150.85 acres of land zoned R-C and WS in the Springfield District [Tax Map 68-1 ((1)) 17, 18, and 20]. The Board's action amends Special Exception Application SE 99-S-012, previously approved for a golf course, country club and uses in a floodplain to permit building additions and associated modifications to site design and development conditions pursuant to Sections 2-904 and 3-C04 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions:

1. This Special Exception Amendment is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception Amendment is granted only for the purpose(s), structure(s) and/or use(s) indicated on the Special Exception Amendment Plat approved with the application, as qualified by these development conditions
3. A copy of this Special Exception Amendment and the Non-Residential Use Permit SHALL BE POSTED in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
4. This Special Exception Amendment is subject to the provisions of Article 17 Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this Special Exception Amendment shall be in substantial conformance with the approved Special Exception Amendment Plat entitled "The Country Club of Fairfax", prepared by William H. Gordon Associates, Inc. consisting of 8 sheets dated April 25, 2007, and these conditions. Minor modifications to

Office of Clerk to the Board of Supervisors  
 12000 Government Center Parkway, Suite 533  
 Fairfax, Virginia 22035

Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903  
 Email: [clerktothebos@fairfaxcounty.gov](mailto:clerktothebos@fairfaxcounty.gov)

the approved Special Exception Amendment may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.

**Operations**

5. The hours of operation shall be limited to the following:
  - a. Use of the clubhouse shall be limited to 7:00 a.m. to 10:30 p.m. on Sundays through Thursdays, and 7:00 a.m. to 1:00 a.m. on Fridays and Saturdays; occasional exceptions to these hours of operation shall be allowed to accommodate special functions. These functions shall not include the use of the lighted tennis courts, and the special functions shall conclude by 1:30 a.m.
  - b. Use of the enclosed tennis courts shall be limited to 7:00 a.m. to midnight, seven days a week.
  - c. Use of the lighted outdoor tennis courts shall be limited to 7:00 a.m. to 10:00p.m., seven days a week, and the lights shall be shut-off within 15 minutes after the closing time.
  - d. Use of the swimming pool and all golf course facilities shall be limited to hours between sunrise and sunset, seven days a week, with exceptions for the swimming pool to accommodate special functions, not to exceed 10 times per year.
6. The total membership shall not exceed 900.
7. Parking shall be provided as shown on the SEA Plat. Accessible parking shall be provided in accordance with Article 11 of the Zoning Ordinance, as determined by DPWES. All parking shall be on-site.
8. All new or replacement outdoor lighting shall comply with Part 9 of Article 14 of the Zoning Ordinance. With the exception of the tennis court lighting subject to Development Condition 9 below, the combined height of any new or replacement outdoor lighting as measured from grade to the top of the fixture shall not exceed fourteen (14) feet. All such lighting shall be in conformance with the Photometric Plan prepared by Girard Engineering and dated September 11, 2003, on file with Department of Planning and Zoning, which plan shall be submitted as part of any site plans for the site.

9. The existing tennis courts depicted on Sheet 3 of the SEA Plat may continue to be lighted as described below; however, when such lighting is replaced, the height of any light fixture shall not exceed twenty-two (22) feet in height from grade to the top of the fixture. These lights shall be controlled with an automatic shut-off device that turns off when the courts are not in use.
10. Outdoor storage of sand, gravel and mulch shall be permitted on-site if such are located in enclosed storage bins or on concrete pads, as depicted on the SEA Plat.

### **Floodplain, Water Quality and Stormwater Management**

11. All permitted land disturbing activities within the floodplain/RPA shall be consistent with the SEA Plat and completed in the least disruptive manner practicable, as reviewed and determined by DPWES and the Urban Forester.
12. Prior to issuance of any permits or initiation of any activities which are subject to this SEA, the applicant shall demonstrate compliance with the Chesapeake Bay Preservation Ordinance (CBPO) to the satisfaction of DPWES, subject to any approved exceptions or modifications. In conjunction with any application for activities within the RPA/floodplain deemed other than routine maintenance activities, per the CBPO, as defined by the DPWES, a Water Quality Impact Assessment (WQIA) shall be submitted and approved by DPWES. Any and all conditions pertaining to approval of the CBPO exceptions, the floodplain study and the WQIA shall be included in these conditions by reference.
13. All plans or permits for any area(s) affected by this Special Exception Amendment shall be consistent with the floodplain study titled "Country Club of Fairfax Minor Flood Plain Study prepared by William H. Gordon Associates, Inc., and dated April 1999 as approved by DPWES.
14. No site plan shall be approved unless adequate outfall is provided to meet PFM requirements (unless waived and/or modified) to the satisfaction of DPWES.
15. Stream restoration measures shall be implemented and maintained along the East Fork Branch of Popes Head Creek in the locations identified on and consistent with the SEA Plat and the "Soil and Water Quality Conservation Plan and Stream Restoration Management Plan for the Country Club of Fairfax" prepared by William H. Gordon Associates, Inc. and dated April 26, 2000. These restoration measures shall maintain and

further the rehabilitation of the existing stream banks to a more natural condition; and maintain the riparian buffer zones and/or aquatic benches to improve water quality and to continue to stabilize existing eroded areas of the site.

16. In order to address the objectives of the Water Supply Protection Overlay District (WS) and to protect the water quality of the East Fork Branch of the Popes Head Creek, a Golf Course Water Quality Management Plan for the 18-hole golf course consisting of the following elements shall be implemented to the satisfaction of DPWES:
  - a. An Integrated Pest Management Plan (IPM) dated April 26, 2000, has been developed using the guidelines established by the Virginia Cooperative Extension Service Pest Management Guide and has been designed to manage and limit the excessive applications of fertilizers, herbicides and other chemicals to protect water quality. The IPM provides for periodic monitoring and adjustments in order to achieve the objective of reducing the overall amounts of nutrients and pesticides applied to the property over time. The IPM and all parameters to be monitored shall be reviewed by Fairfax County Office of the Virginia Cooperative Service and approved by the Northern Virginia Soil and Water Conservation District Office as determined by DPWES. A copy of the pesticide management program and records of all chemical applications shall be kept on site at all times, and shall be made available to county staff upon request.
  - b. A long term Stream Restoration Management Plan (SRMP) has been provided titled "Soil and Water Quality Conservation Plan and Stream Restoration Management Plan for the Country Club of Fairfax" prepared by William H. Gordon Associates, Inc. and dated April 26, 2000, which is designed to provide for erosion control for those areas of the proposed construction improvements noted in the Stream Restoration Plan. The SRMP includes the establishment and maintenance of the riparian buffers and guidelines for stream bank stabilization, and has been reviewed and approved by the Northern Virginia Soil and Water Conservation District Office.
17. Stormwater management and BMP facilities shall be configured and constructed to the satisfaction of DPWES in a location(s) that is in substantial conformance with the SEA Plat.

18. Erosion and sediment control measures shall be installed at all stages of construction. "Super silt fence" shall be installed along the limits of clearing and grading for any new areas of land disturbance, as well as along all RPA boundaries, and shall remain for the duration of all land disturbing activity or until it is determined by DPWES that the area is stabilized. If deemed necessary by DPWES, controls shall be designed to achieve greater erosion and sediment control than that achieved by the minimum design standards set forth in the Public Facilities Manual and the Virginia Erosion and Sediment Control Handbook.
19. Maintenance materials, fuels, herbicides, pesticides, fertilizers and/or toxic or hazardous substances as set forth in Title 40, Code of Federal Regulations. Parts 115.4 and 261.30 et. seq. shall be stored outside of the 100 year floodplain zone, as approved by DPWES. These measures, as detailed in the "Soil and Water Quality Conservation Plan and Stream Restoration Management Plan for the Country Club of Fairfax prepared by William H. Gordon Associates, Inc. and dated April 26, 2000, and approved by the Northern Virginia Soil and Water Conservation District and DPWES, shall be implemented for the storage and use of potentially hazardous materials associated with the golf course operation.
20. Any areas of the stream bank previously restored that may be damaged or eroded due to stormwater runoff, stormwater event or golf course use shall be stabilized within 30 days following such damage or erosion. Any required restoration of stream riparian buffer areas, stream banks or stream beds shall be performed at the earliest time that is conducive due to weather or soil conditions, as determined by DPWES.
21. To minimize disturbances in the RPA and to restore the existing eroded stream channel, dam reconstruction measures on Fairway #14 shall be maintained as shown on the Stream Restoration Plan (Attachment 1), and as approved by DPWES. Other appropriate environmentally sensitive solutions and engineered solutions, which are mutually acceptable to the Country Club of Fairfax and DPWES may be employed. It shall be understood that the resulting solution may require modifications and/or waivers to the Public Facilities Manual (PFM) and/or State standards.

#### **Landscaping and Tree Save**

22. All proposed evergreen trees shall measure a minimum of six (6) feet in height at the time of planting. All other proposed landscaping species and methods of installation shall be to the satisfaction of UFM. All plantings shall be maintained in good health and replaced with like-kind plantings

when necessary, as determined by UFM. Prior to the issuance of a Non-Residential Use Permit for the tennis courts and maintenance building, an effective vegetative screening and buffer area shall be provided consistent with the SEA Plat, as determined by UFM.

23. Plantings proposed to be installed along the stream shall include native riparian species and those species that tolerate extreme hydrologic conditions, to the satisfaction of UFM. Common ornamental plants and hybridized landscaping species shall not be included in the stream bank preservation and restoration areas. Boundary limits shall be delineated by UFM to mark the vegetated riparian areas, and signs shall be posted to discourage encroachment by foot or by golf cart into the vegetated riparian areas.
24. The proposed relocated 7th tee and the proposed cart path for the 15th green and fairway shall be constructed outside of the protected and preserved vegetated areas within the RPA boundary, to the satisfaction of DPWES in accordance with the CBPO. No construction of the relocated 7th tee shall commence until the removal of the culverts on the 15th fairway is completed, in accordance with the design details contained in Attachment 1 of these development conditions, to the satisfaction of DPWES.
25. All trees shown to be preserved shall be protected by a tree protection fence. Tree protection fencing to consist of four foot high, orange plastic fence attached to 6 foot steel posts driven 18" inches into the ground and placed no further than twelve (12) feet apart shall be erected at the limits of clearing and grading as shown on the SEA Plat. All tree protection fencing shall be installed, as approved by UFM, prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fence, except super silt fence, shall be performed under the supervision of a certified arborist. Three days prior to the commencement of any clearing, grading, or demolition activities, the UFM shall be notified and given the opportunity to inspect the site to assure that all tree protection devices have been correctly installed.

#### **Miscellaneous**

26. Unless already dedicated, right-of-way along the site's frontage on Route 123 shall be dedicated in accordance with the adopted Comprehensive Plan in order to provide a six-lane divided roadway, sixty-five (65) feet from centerline, with the additional eleven (11) feet for a right-turn lane, 250 feet in length, to the site entrance, and all ancillary easements for construction; ancillary construction easements shall not exceed fifteen (15)

feet in width. Unless already relocated, fencing within the dedication area shall be relocated within the property limits, to a location determined by DPWES for the length of the right turn lane. The right-of-way shall be dedicated to the Board of Supervisors and conveyed in fee simple at the time of site plan approval or upon demand by Fairfax County, whichever happens first. All intensity of use attributable to land areas dedicated and conveyed to the Board of Supervisors pursuant to these conditions shall be subject to the provisions of Par. 4, of Sect. 2-308 of the Zoning Ordinance and is hereby reserved to the residue of the subject property.

27. The exterior elevations of the proposed maintenance building in the northeastern corner of the site shall be consistent with the conceptual elevations shown on Sheet 7 of the SEA Plat, as determined by DPWES. All sides of the maintenance building shall be similar in regard to design, colors and materials.

**The Board also:**

- Modified the transitional screening requirements and waived the barrier requirements along all property boundaries in favor of that depicted on the SE Plat.
- Waived the service drive requirements for Route 123.
- Modified Section 9-528, Paragraph 2, to permit three structures and tennis courts to be located within 50 feet of the lot line.
- Directed the Director of the Department of Public Works and Environmental Services to waive the requirement for construction of frontage improvements on Route 123.

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

Pursuant to Sect. 9-015 of the Zoning Ordinance, this special exception amendment shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established or construction has commenced. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written

SEA 99-S-012-02  
June 18, 2007

-8-

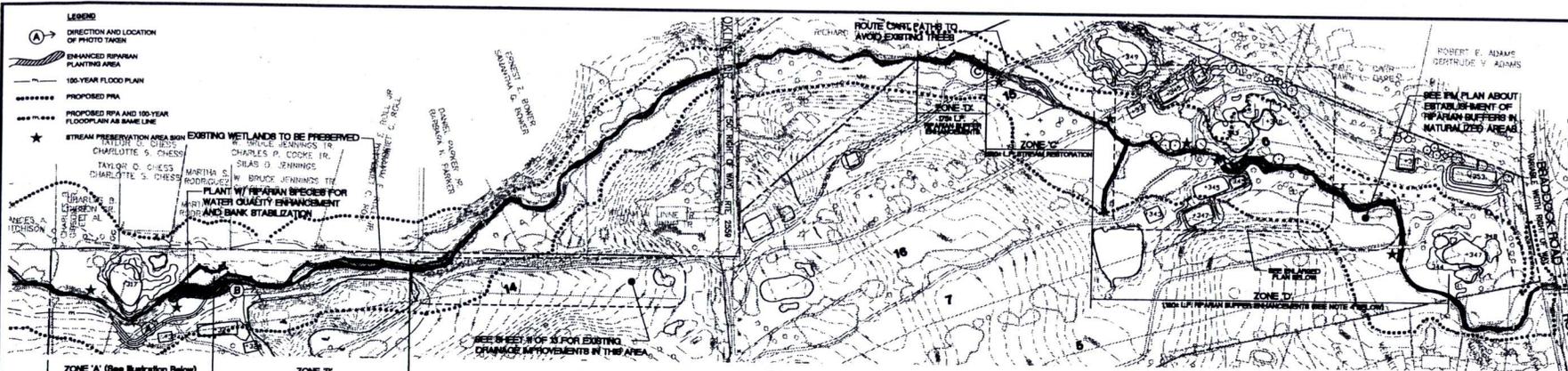
request for additional time is filed with the Zoning Administrator prior to the date of expiration of the Special Exception Amendment. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

Sincerely,



Nancy Vehrs  
Clerk to the Board of Supervisors  
NV/dms

Cc: Chairman Gerald E. Connolly  
Supervisor Elaine McConnell, Springfield District  
Janet Coldsmith, Director, Real Estate Division, Dept. of Tax Administration  
Regina Coyle, Director, Zoning Evaluation Division, DPZ  
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning  
Thomas Conry, Dept. Manager. – GIS - Mapping/Overlay  
Angela K. Rodeheaver, Section Chief, Transportation, Planning Division  
Ellen Gallagher, Capital Projects and Operations Div., Dept. of Transportation  
Audrey Clark, Director – Building Plan Review, DPWES  
Ken Williams, Plans & Document Control, ESRD, DPWES  
Department of Highways-VDOT  
Sandy Stallman, Park Planning Branch Manager, FCPA  
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division  
District Planning Commissioner  
Barbara J. Lippa, Executive Director, Planning Commission  
Jose Comayagua, Director, Facilities Management  
Gary Chevalier, Office of Capital Facilities/Fairfax County Public Schools  
Karyn Mooreland, Chief Capital Projects Sections, Dept. of Transportation



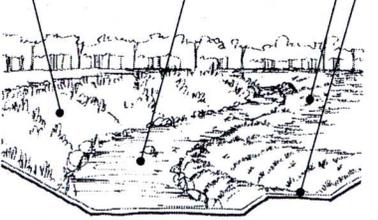
REV 1/10/93
11/29/93
APPROVED BY (FOR PORTION OF PFA FOR FLOODPLAN)
SURVEY: N/A
DESIGN: B. LAMBORN
DRAWN: R. RUST
CHECKED: S. GLEASON

**EXISTING PHOTO 'A'**  
RESTORE STREAM AT 15TH GREEN



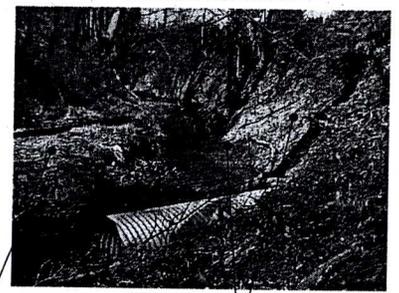
Remove concrete debris and restore natural stream embankment w/ naturalized erosion control matting and herbaceous riparian species to further enhance water quality.

Plant w/ native grass species



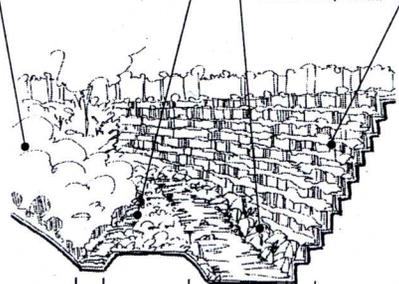
MAX SLOPE EXISTING STREAM CHANNEL MAX SLOPE 2'-0" AQUATIC BENCH MAX SLOPE

**EXISTING PHOTO 'B'**  
RESTORE POND EMBANKMENT AT HOLE 14



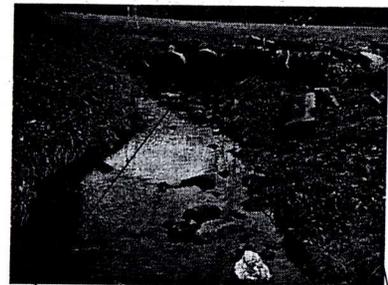
Create meandering overflow flood channel and aquatic flood bench.

Plant w/ woody riparian species



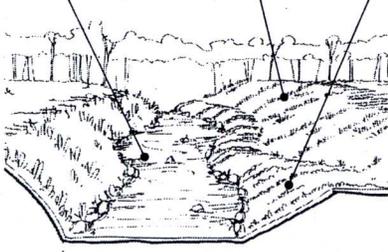
MAX SLOPE 6'-0" OVERFLOW FLOOD CHANNEL 12'-0" AQUATIC BENCH MAX SLOPE STREAM CHANNEL RESTORED DAM SCOUR PROTECTION PLANT WITH NATIVE GRASS SPECIES

**EXISTING PHOTO 'C'**  
REMOVE METAL PIPES AT 15TH FAIRWAY



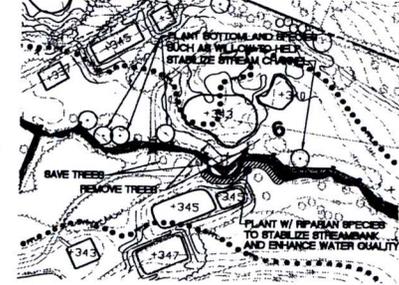
Remove inadequately sized culverts in poor condition and restore stream bed to natural condition.

Plant w/ native grass species



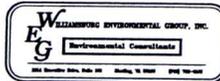
MAX SLOPE RESTORE STREAM CHANNEL TO MATCH UPSTREAM AND DOWNSTREAM CHANNELS MAX SLOPE 2'-0" AQUATIC BENCH MAX SLOPE

**ZONE 'D' (See Note 4)**  
RIPARIAN BUFFER ENHANCEMENTS



**NOTES**

1. PROPOSED PLANTINGS ALONG STREAM WILL INCLUDE NATIVE RIPIARIAN SPECIES TO ENHANCE STREAM QUALITY AND STREAM BANK STABILIZATION AS SHOWN ON THIS PLAN. SEE ALSO GOLF COURSE INTEGRATED PEST MANAGEMENT PLAN FOR INFORMATION REGARDING RIPIARIAN BUFFERS AND RECOMMENDED RIPIARIAN PLANT SPECIES TO ENHANCE WATER QUALITY.
2. GRADING FOR THE CREATION OF FLOOD CHANNELS AND AQUATIC BENCHES SHALL BE ACCOMPLISHED IN A MANNER TO AVOID CLEARING OF EXISTING TREES OVER A ONE INCH CALIPER. THE SECTIONS IDENTIFIED SHALL BE CONSIDERED TYPICAL AND SUBJECT TO FINAL ENGINEERING AND GOLF COURSE DESIGN. DETAILS SUCH AS FINAL PLANTINGS, AQUATIC BENCH LOCATIONS AND OVERFLOW CHANNELS WILL BE DETERMINED AT THE TIME OF FINAL SITE PLAN SUBMISSION.
3. ALL ON SITE GRADING AND INSTREAM WORK SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE PFA REQUIREMENTS FOR EROSION AND SEDIMENT CONTROL.
4. ZONE D INCLUDES AREAS WITHIN THE EXISTING GOLF COURSE ENVELOPE AND AREAS THAT ARE OUTSIDE OF THE GOLF COURSE FAIRWAYS. NATURALIZED RIPIARIAN BUFFERS SHALL BE ESTABLISHED IN AREAS OUTSIDE OF THE GOLF COURSE. SEE PFA PLAN FOR FURTHER DETAILS REGARDING MAINTENANCE IN THESE AREAS.
5. WETLAND LIMITS SHOWN WERE APPROVED BY CORPS OF ENGINEERS ON MARCH 28, 1999 (PERMIT 999-H077). WETLAND PERMITS FOR IMPROVEMENTS SHOWN HEREON HAVE BEEN PREVIOUSLY OBTAINED.



ENGINEERS - SURVEYORS - LAND PLANNERS - LANDSCAPE ARCHITECTS  
**William H. Gordon Associates, Inc.**  
 10015-Dixie Drive, Charlottesville, Virginia 22901  
 (703) 352-1000 - FAX (703) 352-0098 - FAX (703) 352-0096

DATE: JUNE 1999  
 SCALE: HORIZ: N/A VERT: N/A  
 SEAL: STEVEN EDWARD GLEASON, No. 00194

PROJECT: STREAM RESTORATION PLAN  
**COUNTRY CLUB OF FAIRFAX**  
 SPRINGFIELD DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

NO. 1089-0801  
 CADD 0501-SRP.DWG  
 SHEET 13 OF 13

NOTE: THE FLOODPLAIN IMPROVEMENTS HAVE BEEN COMPLETED AND ARE PENDING BOND RELEASE. (SEE APPROVED BY BOARD OF SUPERVISORS ON 7-29-99)

# THE COUNTRY CLUB OF FAIRFAX

SEA 99-S-012-2

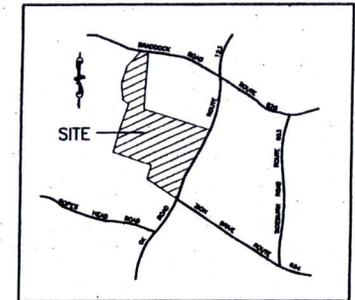
## SPECIAL EXCEPTION AMENDMENT

SPRINGFIELD DISTRICT FAIRFAX COUNTY, VA

APRIL 2007



AERIAL MAP



VICINITY MAP  
SCALE: 1" = 200'

MAINTENANCE FACILITY  
CHANGES PROPOSED  
WITH THIS APPLICATION  
(AREA 3)

PARKING AREA (AREA 2)

TENNIS / POOL  
COMPLEX COMPLETED  
IN 2004

PARKING AREA (AREA 1)

### SHEET INDEX

1. COVER SHEET
2. GENERAL NOTES AND TABULATIONS
3. EXISTING CONDITIONS
4. SPECIAL EXCEPTION AMENDMENT (1)
5. SPECIAL EXCEPTION AMENDMENT (2)
6. ENLARGEMENT PLAN
7. MAINTENANCE FACILITY ELEVATIONS
8. STORM WATER MANAGEMENT / BMP NARRATIVE

WHGA PROJECT #: 1089-1101

Prepared by:



William H. Gordon Associates, Inc.  
ENGINEERS - SURVEYORS - LAND PLANNERS - LANDSCAPE ARCHITECTS  
4501 Doby Drive, Chantilly, Virginia 20151  
(703) 283-1900



### GENERAL NOTES

- CANCELLED PLAN:** THE PROPERTY SUBJECT TO THIS SPECIAL EXCEPTION APPROVED (SEA) APPLICATION IS OWNED BY THE COUNTRY CLUB OF FAIRFAX, INC. AND CONSISTS OF TAX MAP 88-11(1) PARCELS 11, 12 AND 28.
- DESIGN MODIFICATIONS:** THE PROPERTY WHICH IS THE SUBJECT OF THIS APPLICATION SHALL BE DEVELOPED IN ACCORDANCE WITH THIS AREA PLAT CONTAINING OR BEING PREPARED BY WILLIAM H. GORDON ASSOC. INC. PROVIDED THAT PRIOR MODIFICATIONS SHALL BE PERMITTED WHICH MAY BECOME NECESSARY AS PART OF FINAL DESIGNING AS DETERMINED BY SCAND ENGINEERING AND BY THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES (DPWS).
- CONTRIBUTION:** THE PROPERTY IS ZONED R-C AND IS WITHIN THE WATER SUPPLY PROTECTION OVERLAY DISTRICT. THE USE IS CONSIDERED A CATEGORY 9 USE FOR A PRIVATE GOLF COURSE AND COUNTRY CLUB. THE PURPOSE OF THIS SPECIAL EXCEPTION APPROVED IS TO CONTRIBUTE IMPROVED BLDGS., STRUCTURES AND GOLF COURSE IMPROVEMENTS PREVIOUSLY APPROVED UNDER AREA 98-8-80 IN CONJUNCTION WITH THE REMOVAL OF CERTAIN EXISTING STRUCTURES AND FACILITIES AND THE ADDITION OF NEW FACILITIES. ANNUALLY ASSOCIATED WITH MAINTENANCE AT THE CLUB. THESE HYBRID USES ARE INDICATED ON THE TABULATION SCHEDULE ON THIS SHEET.
- THE FOLLOWING IS GAINED OVER FROM AREA 98-8-80:** THE PURPOSE OF THE CATEGORY 9, SPECIAL EXCEPTION IS TO PERMIT FULL ACTIVITIES WITHIN THE 80-YEAR FLOODPLAIN FOR GOLF COURSE MAINTENANCE IMPROVEMENTS AS SHOWN ON THE PLAN. PROPOSED FULL AREAS WITHIN THE FLOODPLAIN ARE LIMITED TO THE 17TH GREEN WITH ORIGINAL PORTION OF THE 17TH TEE, 9TH GREEN AND A PORTION OF THE 18TH TEE. ADDITIONAL MAINTENANCE IMPROVEMENTS INCLUDE THE REMOVAL OF EXISTING COLLECTORS ON THE 9TH FAIRWAY TO RESTORE NATURAL STREAM BED CONDITION, THE REMOVAL OF CONCRETE RIPRAP DEBRIS AND STREAM REFORMATION ALONG THE 9TH GREEN. RESTORE AND RESTORE BROOD POOL REFORMATION ALONG HOLE 14 AND CART PATH RELOCATION AS SHOWN.
- PHASE 1 IMPROVEMENTS TO THE GOLF COURSE:** INCLUDED THE STREAM RESTORATION AND GOLF HOLES LOCATED WITHIN THE FLOODPLAIN. THESE PHASE 1 IMPROVEMENTS ARE EXISTING AND WERE CONSTRUCTED WITH SITE PLAN No. 88-10-14 AND ARE SHOWN ON THE EXISTING CONDITIONS SHEET 8. THE PHASE 1 IMPROVEMENTS INCLUDE THE REPAIR OF THE GOLF COURSE AND CLUB AREA IMPROVEMENTS APPROVED WITH PREVIOUS APPLICATIONS. THESE IMPROVEMENTS HAVE NOT YET BEEN COMPLETED AND ARE SHOWN ON SHEETS 4, 5 & 6.
- SCREENS:** TYPE ONE TRANSITIONAL SCREENS AS REQUIRED WITH THE GOVERNOR'S SPECIAL EXCEPTION APPROVED (SEA 98-8-80) IS PROVIDED ALONG A PORTION OF THE EASTERN PROPERTY LINE ADJACENT TO THE ADJACENT PARCELS. THE SCREENS ARE TO BE CONSTRUCTED WITHIN THE EXISTING TREES AND NOTIFICATION TO MEET THE 35 FOOT TRANSITIONAL SCREEN 1 AND REQUIREMENT, NO OTHER CHANGE TO THE ESTABLISHED TRANSITIONAL SCREENS IS PROVIDED.
- TABULATIONS:** SEE TABULATIONS ON THIS SHEET FOR SUMMARY OF EXISTING AND PROPOSED BUILDING SQUARE FOOTAGE AND SITE ACRES.
- PARKING:** PARKING SHALL BE PROVIDED PURSUANT TO ZONING ORDINANCE SECTION 15-101(1) PARKING PROVIDED HEREIN BEING THE COUNTY TRIPPLI SHALL NOT BE DEEPLY REQUIRED.
- EXISTING STRUCTURES:** ALL EXISTING STRUCTURES EXCEPT FOR THE FOUR DETRIEVED BUILDINGS, THE INDICATED TRASH RECYCLE, AND THE SMALL SERVICE BUILDING WILL REMAIN AS SHOWN WITHIN THE PARKING AREAS TO SERVE THE TENNIS COMPLEX AS SHOWN.
- MODIFICATION/ALTERS:** THE PROPOSED USES ARE IN CONFORMANCE WITH THE COMPREHENSIVE PLAN AND THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS, ADOPTED STANDARDS AND ANY APPLICABLE CONDITIONS, EXCEPT AS STATED BELOW THE APPLICANT REQUESTS THAT THE FOLLOWING VARIATIONS AND MODIFICATIONS BE APPROVED BY THE BOARD OF SUPERVISORS (BOB) IN CONJUNCTION WITH ITS APPROVAL OF THIS SEA.
  - A MODIFICATION TO THE TRANSITIONAL SCREEN YARD REQUIREMENTS ALONG ALL LOT LINES TO USE EXISTING VEGETATION APPROPRIATE VEGETATION AS INDICATED ON THE PLAN AND/OR SCREENS AS PREVIOUSLY APPROVED.
  - A MODIFICATION TO THE BANNER REQUIREMENT ALONG ALL LOT LINES TO USE AN EXISTING FENCE PURSUANT TO 15-364-2, AS PREVIOUSLY APPROVED.
  - A SERVICE DRIVE (HAND AND DRIVE) PURSUANT TO SECTION 15-361-2(A) AS PREVIOUSLY APPROVED.
  - CHANGES OF THE CONSTRUCTION REQUIREMENTS TO MEET RT. 23, OR ROAD TO BE A LANE PURSUANT TO SECTION 15-361-4. NOTE: RIGHT-OF-WAY ALONG THE SITE'S FRONTAGE ON ROUTE 23 HAS BEEN DEDICATED IN ACCORDANCE WITH THE COMPREHENSIVE PLAN TO PROVIDE A SIX LANE ROADWAY, BOTH FIVE (5) FEET FROM CENTERLINE, IN ACCORDANCE WITH AREA 98-8-80 CONDITION 7B.
  - A MODIFICATION OF SEC. 15-318 TO ALLOW STRUCTURES BOTH PROPOSED AND PREVIOUSLY APPROVED WITHIN 10 FEET OF ADJACENT PROPERTY (SEE MODIFICATION REQUEST SUBMITTED SEPARATELY).
- WATER MANAGEMENT (WQM) AND WATER QUALITY (WQI) FOR THE COUNTRY CLUB OF FAIRFAX:** IS HANDLED BY A COMPREHENSIVE APPROACH FOR THE ENTIRE PROPERTY DUE TO THE PRESENCE OF HAZARDOUS WASTE (HW) THROUGHOUT THE ENTIRE PROPERTY. BUT AND BEFORE THE NEW TREATMENT AND GOLF COURSE IMPROVEMENTS, AND DEMOLITION OF CERTAIN EXISTING STRUCTURES WILL PRELIMINARILY BE SERVED BY AN EXPANSION OF THE EXISTING NET POND ON HOLE NO. 9. WHICH IS DOWNSTREAM FROM THE MAJORITY OF THESE IMPROVEMENTS. THE EXPANDED POND WILL PROVIDE BOTH WQI AND WQM IN ASSOCIATION WITH THE OTHER POND ON SITE AND OTHER SUCH TECHNIQUES AS ALLOWED BY DPWS. THE EXPANDED POND WILL REQUIRE THE RECONSTRUCTION OF THE EXISTING EMBRANKMENT WHICH SHALL BE IN ACCORDANCE WITH STATE AND COUNTY DAM SAFETY REGULATIONS.
- ACCESS:** EXISTING HIGHWAY AND BUSINESS TO THE PROPERTY SHALL REMAIN WITH MODIFICATIONS AT THE EXISTING ENTRANCE CORNER OFF OF ROAD ROUTE 23. A SECONDARY ACCESS POINT IS PROPOSED AT THE EXISTING FAIRFAX COVENANT CHURCH ENTRANCE. THE APPLICANT IS PROPOSING TO UTILIZE AN EXISTING 45' OUTLET ROAD ON LANE D PRESENTLY OPEN.
- OTHER USES:** OTHER THAN EXISTING AND THOSE USES IDENTIFIED IN NOTE 3 ABOVE, NO OTHER USES ARE PROPOSED WITH THIS APPLICATION.
- GRAVES:** TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THERE IS NO EVIDENCE OF ANY GRAVES, OBJECT OR STRUCTURE MARKING A PLACE OF BURIAL ON THIS PROPERTY.
- TRAILS:** THERE IS AN EXISTING COUNTY TRAIL AS SHOWN ON THE PLAN ALONG BRADDOCK ROAD THAT CORRESPONDS TO THE ADJACENT COUNTY COMPREHENSIVE PLAN. ALONG THE SITE'S OR ROAD (RT. 23) FRONTAGE, THE TRAIL PLAN REQUIREMENT HAS BEEN SATISFIED BY AN ON-ROAD BIKEWAY ROUTE.
- SEWER SERVICE:** THE PROPOSED MAINTENANCE BLDGS. WILL BE SERVED BY PUBLIC SEWER OR WILL BE SERVED BY A NEW SEPTIC DRAINFIELD AS GENERALLY SHOWN ON SHEET No. 6. THE EXISTING CLUBHOUSE AND TENNIS POOL FACILITIES ARE PRESENTLY SERVED BY PUBLIC SEWER. REQUIRED, A STATEMENT FROM THE HEALTH DEPARTMENT THAT THE AVAILABLE FACILITIES ARE ADEQUATE FOR THE PROPOSED USE WILL BE PROVIDED BY OTHERS UNDER SEPARATE COVER.
- TOPOGRAPHY:** TOPOGRAPHY IS FROM AN AIR SURVEY PREPARED BY AIR SURVEY CORP. DATED APRIL 1984. PORTIONS OF THESE HAVE BEEN UPDATED BY AIR SURVEY ON OCTOBER, 1984. THE CONTOUR INTERVAL IS 2'.
- WETLANDS:** WETLANDS LISTS SHOWN WERE DELINEATED BY WILLIAMSBURG ENVIRONMENTAL GROUP ON DECEMBER 1984. WETLAND FIELD SURVEYED BY WILLIAM H. GORDON ASSOCIATES, INC. (WGA) AND APPROVED BY THE COMPS OF ENGINEERS ON MARCH 31, 1984. ANY WETLAND PERMITS, IF REQUIRED, SHALL BE OBTAINED PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES.
- FLOODPLAIN:** THE 80-YEAR FLOODPLAIN LISTS SHOWN ARE BASED ON FLOODPLAIN STUDIES PREPARED BY WGA AND APPROVED BY FAIRFAX COUNTY. ALL IMPROVEMENTS WITHIN THE 80-YEAR FLOODPLAIN AND NPA, INCLUDING TRAILS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH PREVIOUS SPECIFIC CONDITIONS AND COUNTY SITE PLAN APPROVALS. NO NEW FLOODPLAIN BLDGS. ARE PROPOSED WITHIN THE FLOOD PLAN OR NPA WITH THIS APPLICATION.
- WQA:** THE RESOURCE PROTECTION AREA (WQA) LISTS SHOWN HAVE BEEN ESTABLISHED IN ACCORDANCE WITH SECTION 161-150 OF THE RESOURCE PROTECTION ORDINANCE. AN WQA DELINEATION STUDY HAS BEEN APPROVED BY THE SPECIAL PROJECTS BRANCH, DPWS.
- UTILITY REQUIREMENTS:** BASED ON BOUNDARY SURVEYS AND AVAILABLE INFORMATION, THERE ARE NO UTILITY EASEMENTS HAVING A WIDTH OF TWENTY FIVE (25) FEET OR MORE ON THE SITE. NO TITLE REPORT HAS BEEN PREPARED.
- COMMITMENT:** THE PROPOSED MAINTENANCE BUILDINGS WILL BE COMPATIBLE IN TERMS OF MATERIALS AND COLOR TO THE EXISTING CLUB BUILDINGS - SEE SHEET 7 FOR SPECIFICS.
- HAZARD:** ANY HAZARDOUS AND TOXIC SUBSTANCES WHICH MIGHT BE USED IN CONJUNCTION WITH POOL AND GOLF COURSE MAINTENANCE HAVE BEEN PROVIDED IN A SEPARATE DOCUMENT.
- TENIS:** THE APPLICANT RESERVES THE RIGHT TO CONSTRUCT ANY AND ALL OF THE PROPOSED IMPROVEMENTS IN PHASE 2.
- WET LIGHTING:** LIGHTING WILL BE PROVIDED FOR THE MAINTENANCE BLDG. AND PROPOSED PARKING LOTS AND SHALL BE DESIGNED CONSISTENT WITH EXISTING DEVELOPMENT CONDITION No. 8.

### EXISTING/PROPOSED BUILDING TABULATION

EXISTING	DATE BUILT	BLDGS. TO REMAIN	BLDGS. TO BE DEMOLISHED
CLUBHOUSE	1958	SQUARE FOOTAGE	SQUARE FOOTAGE
MAINTENANCE BUILDING	1963	0	(7,382)
TENNIS / FITNESS / BATH HOUSE	2009	4,900	
(2 - STORY)			
LARGE SERVICE BUILDING	1988		(1,097)
SMALL SERVICE BUILDING	1988	740	
(RELOCATED AS NEW HAZMAT BLDG.)			
CART STORAGE SHED	1971		(7,218)
LARGE SHED	1983		(13,618)
SMALL SHED	1983		(782)
BATHROOM	1979	467	
PUMP HOUSE	1979	241	
EXISTING BUILDINGS SUBTOTAL:		6,964 sq. ft.	(6,386)

#### PREVIOUSLY APPROVED BUILDINGS TO BE BUILT

APPROVED BLDGS.	SQUARE FOOTAGE
SEVEN (7) TENNIS COURTS	
OUTDOOR SNACK ROOM ADDITION	500
CLUBHOUSE ADDITION	8,000
2nd LEVEL LOCKER ROOM	
COVERED VERANDA/BALCONY	
+ SHED GRILLE ENCLOSURE	
GOLF BAG STORAGE LOCKER ROOM (2 story)	4,000
<b>TOTAL SF EXISTING/APPROVED TO BE BUILT +</b>	<b>87,277 sq. ft.</b>

#### PROPOSED FACILITIES INCL. BLDGS./STRUCTURES THIS APPLICATION

MAINTENANCE BLDG WITH ROOFTOP PARKING	20,400
GOLF CART STORAGE (18,800 sq ft)	
GOLF CLUB STORAGE (18,800 sq ft)	
MAINTENANCE OFFICE (15,400 sq ft)	
<b>TOTAL PROPOSED BLDG. SQ. FOOTAGE</b>	<b>20,400</b>

**TOTAL EXISTING + PROPOSED BLDG. SQ. FOOTAGE 107,677 SF.**

**TOTAL BLDG. SQ. FOOTAGE PREV. APPROVED 98,889 SF. (1)**

### NOTES

- APPROVED BUILDING SF TO BE AMENDED WITH THIS SEA.
- (1) THE 3,738 SF OF DIFFERENCE IS DUE TO 4 PREVIOUS MAINTENANCE BLDGS. (CART BARN OF 7,000 SF + MAINTENANCE BLDG. OF 7,000 SF + SHED OF 2,352 SF + SHED OF 510 SF) TOTTALING 16,862 SF. AND THE NEW MAINTENANCE BUILDING TOTTALING APPROX. 20,400 SF.

### SITE TABULATION AND ZONING

TABULATIONS	PERMITTED/ALLOWED REQD.	PROVIDED
SITE AREA:	160.93 ACRES (1)	
AC DEDICATION PER DB	162.3, PG 249 ON 8/23/09	
TOTAL SITE AREA:	160.81 ACRES	
ZONING:	R-C + U8	
	NOTE No. 1, FAIRFAX COUNTY TAX ASSESSMENT INDICATES 151,333 ACRES.	

	PERMITTED/ALLOWED REQD.	PROVIDED
EXISTING FLOOR AREA TO REMAIN:		6,964 SF
PREVIOUSLY APPROVED AND NOW TO BE BUILT:		13,618 SF
PROPOSED NEW:		20,400 SF
<b>TOTAL:</b>		<b>69,146 SF</b>
		<b>107,677 SF</b>
FLOOR AREA RATIO:	30	67%
MAXIMUM BUILDING HEIGHT:	60 FEET	36 FEET
YARDS:		
FRONT:	40 FEET	339 FEET
SIDE:	20 FEET	26 FEET
REAR:	30 FEET	2099 FEET
OPEN SPACE:	20%	50% TYP.
PARKING SPACES:	725	375

### LANDSCAPE CALCULATIONS

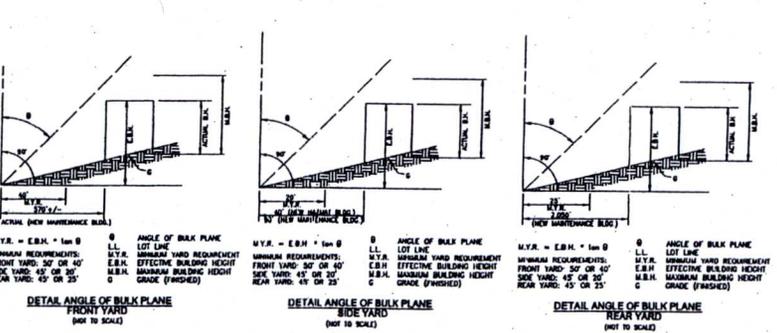
TREE COVER:	OVERALL SITE AREA:
AREA 1: 3 CORRESPOND TO THE 3 LOTS OF C 1.0 - AREA ON SHIT. 4	160.81 AC, OR 6,910,896 SF
AREA 2: 3 CORRESPOND TO THE 3 LOTS OF C 1.0 - AREA ON SHIT. 4	3,867,801 SF (18,181 AC)
- LAND DEDICATIONS:	NONE
- DEDUCTIONS:	-3,012,176 SF (13,751 AC)
+ ADJ. GROSS SITE AREA:	438,720 SF (19,951 AC)
+ 10 % = TREE COVERAGE REQD.:	87,744 SF
<b>TREE CREDITS:</b>	
PRESERVED TREES (UTILIZING OPTION 'A', REF. PWTY SEC. 0-87822C):	12,435 SF x 128 + 149,431 SF (13,211 AC) (NOTE 1)
PLANTED TREES (# 150 SF average environmental 1 = 200 SF shade):	33,550 SF (NOTE 2)
<b>TOTAL TREE COVERAGE PROVIDED:</b>	<b>145,985 SF (6,661 AC) (40 %)</b>

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

AREA 1	AREA 2	AREA 3
INTERIOR PKG. (SEE SEC. 0-87822C)	N/A (PKG. LESS THAN 20 SF)	N/A (PKG. LESS THAN 20 SF)
AREA TO BE COATED:	29,430 SF	17,500 SF
MIN. LANDSCAPING REQD. (5 %):	1,471 SF	1,250 SF
TOTAL SHADE TREE COVER PROV.:	3,000 SF (14 % (1))	4,000 SF (18 % (1))
	(18 1/2 "/CAL. TREES @ 200 SF) / 120 2 1/2 "/CAL. TREES @ 300 SF.	
TOTAL AREA REQUIRED:	1,200 SF (5 %)	3,800 SF (5 %)
TOTAL AREA PROVIDED:	3,000 SF (14 %)	4,000 SF (18 %)

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

### BULK PLANE



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 ENGINEERS - SURVEYORS - PLANNERS - LANDSCAPE ARCHITECTS

CONSULTANT

SEAL  
 W. H. GORDON  
 REGISTERED PROFESSIONAL ENGINEER  
 No. 3786  
 4/16/07

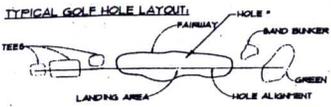
REVISIONS  
 REV. 04/04/07  
 REV. 04/23/07

GENERAL NOTES AND TABULATIONS  
**COUNTRY CLUB OF FAIRFAX**  
**SPRINGFIELD DISTRICT**  
 (FAIRFAX COUNTY, VIRGINIA)

SCALE  
 DATE APRIL 2007  
 DRAWN RWW  
 CHECKED RWW  
 JOB # 1069-101  
 CAD FILE 1069-N7  
 SHEET # 2 OF 8

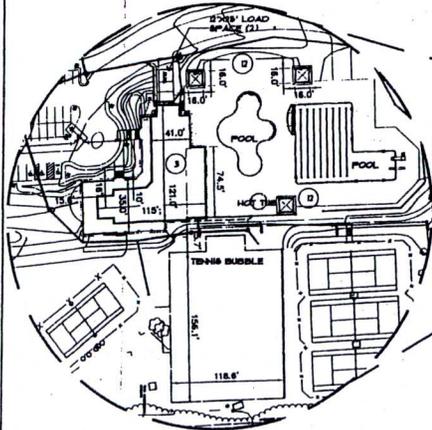
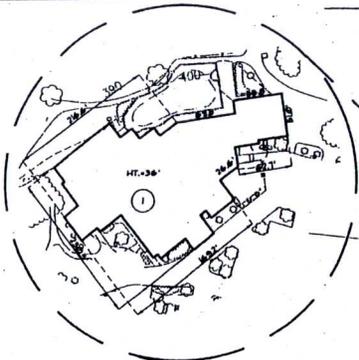
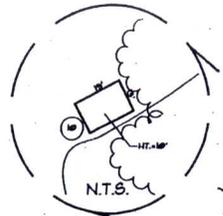
**LEGEND**

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



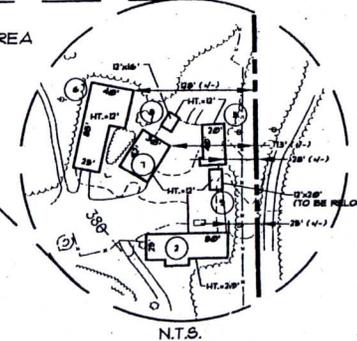
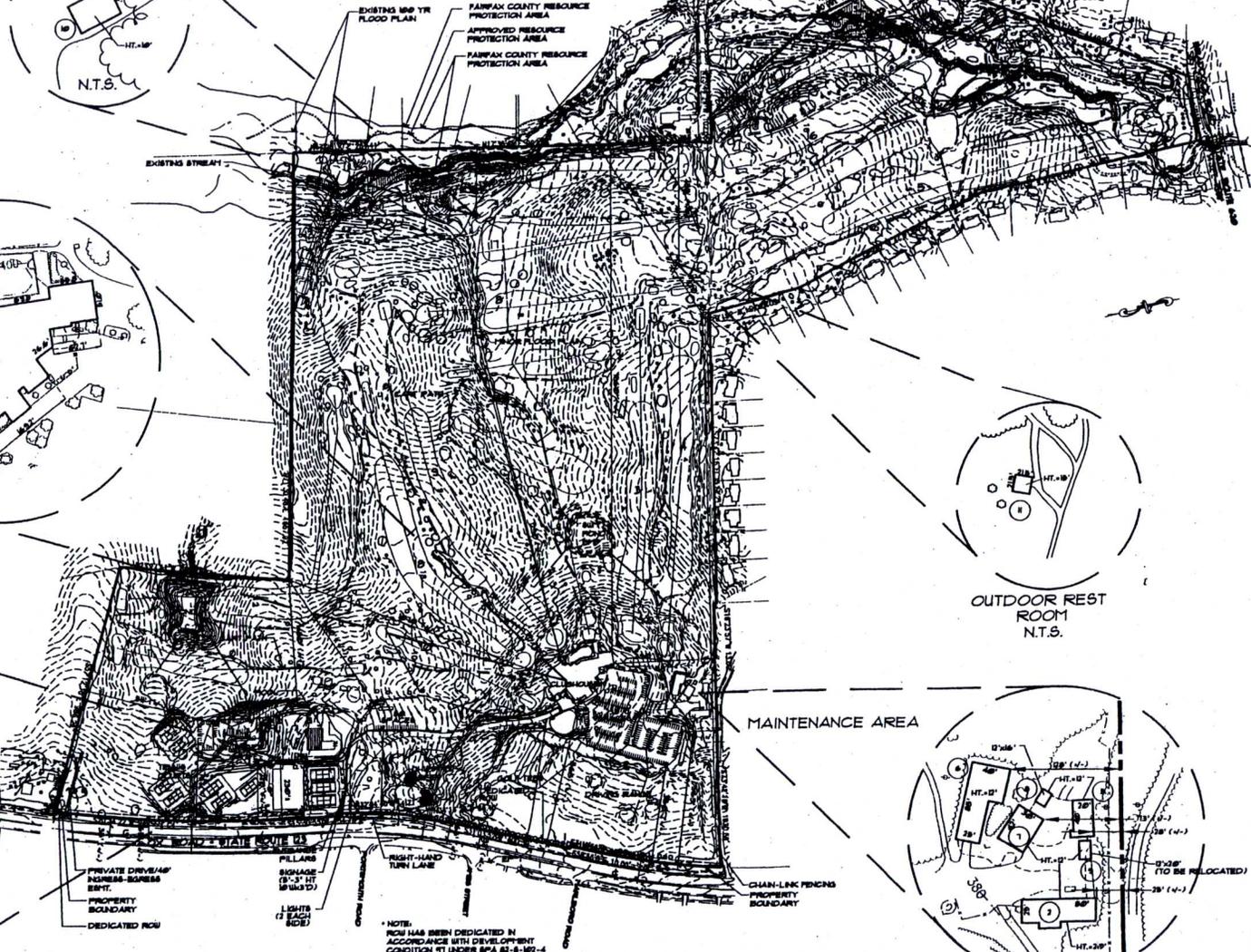
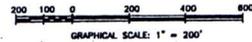
**BUILDING LEGEND:**

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



**CURVE DATA:**

DATE	RAJOS	ARC LENGTH	LENGTH	CHORD	CHORD BEARING	BTL
01/11/07	100.00	157.08	78.54	157.08	S89°21'41"	00°23'41"
01/11/07	100.00	157.08	78.54	157.08	S89°21'41"	00°23'41"
01/11/07	100.00	157.08	78.54	157.08	S89°21'41"	00°23'41"
01/11/07	100.00	157.08	78.54	157.08	S89°21'41"	00°23'41"



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 LICENSE: SURVEYORS - LANDSCAPE ARCHITECTS

CONSULTANT

SEAL  
 PROFESSIONAL ENGINEER  
 ROBERT W. WALKER  
 NO. 37569  
 4/6/07

REVISIONS  
 REV. 04/04/07  
 BY: C.J. ZIEGLER

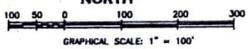
EXISTING CONDITIONS  
**COUNTRY CLUB OF FAIRFAX**  
**SPRINGFIELD DISTRICT**  
 FAIRFAX COUNTY, VIRGINIA

SCALE 1" = 200'  
 DATE APRIL 2007  
 DRAWN N.Y.  
 CHECKED R.W.W.  
 JOB # 1089-1101  
 CAD FILE 1089-EC  
 SHEET # 3 OF 8



**LEGEND:**

- - - - - EXISTING CART PATH
- — — — — PROPOSED CART PATH
- - - - - LIFTS OF CLEARING AND GRADINGS
- - - - - 100 YEAR FLOODPLAN LIMITS
- - - - - FAIRFAX COUNTY RESOURCE PROTECTION AREA LIMITS
- - - - - PROPOSED RESOURCE PROTECTION AREA/FLOOD PLAN LIMITS
- - - - - EX. STREAMS AND PONDS
- - - - - WETLANDS
- - - - - EXISTING BUILDINGS
- - - - - PROPOSED BUILDINGS



**TYPICAL GOLF HOLE LAYOUT:**

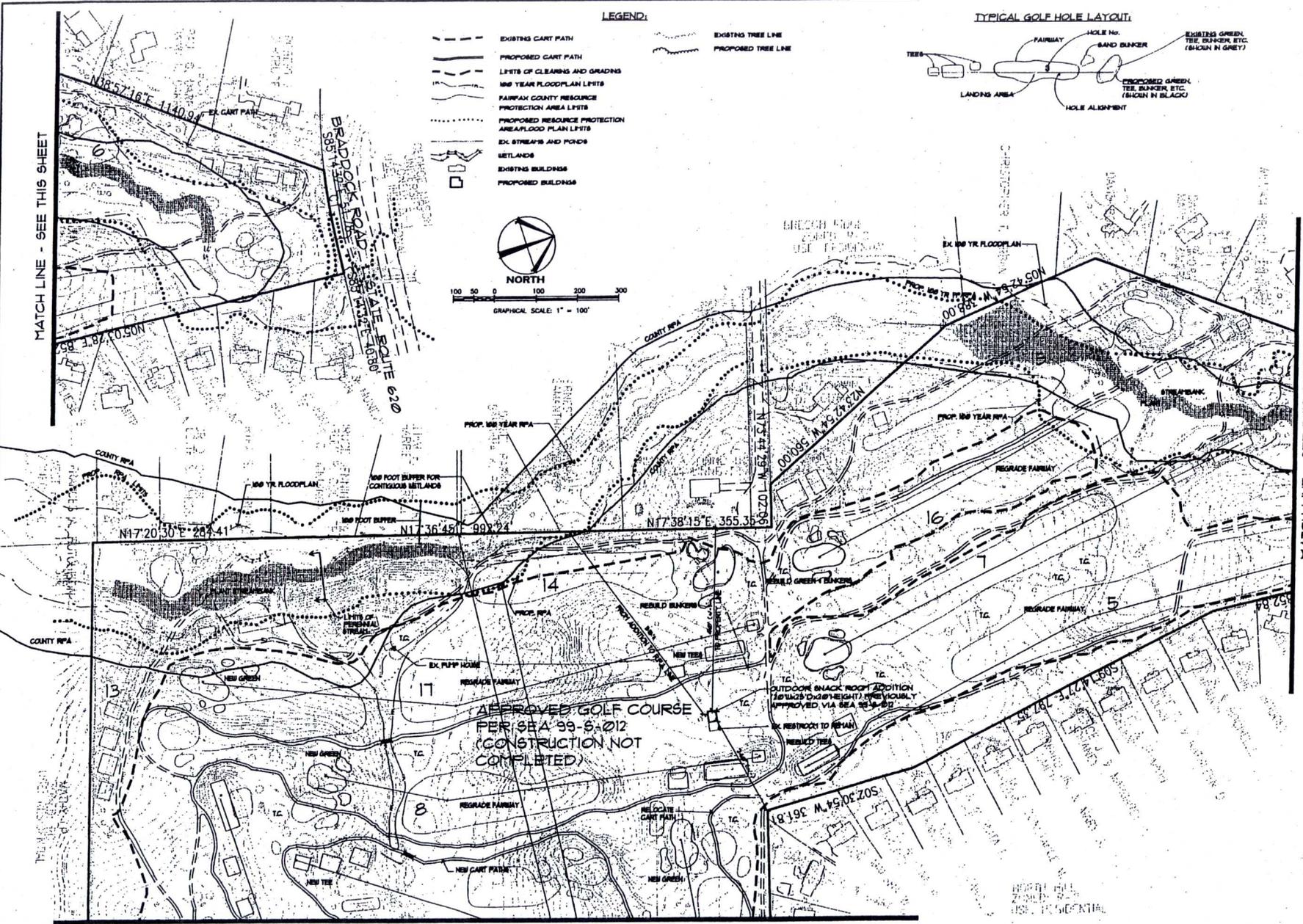


MATCH LINE - SEE THIS SHEET

MATCH LINE - SEE THIS SHEET

MATCH LINE - SEE SHEET 4

**APPROVED GOLF COURSE  
PER SEA 99-S-012  
(CONSTRUCTION NOT  
COMPLETED)**



SPECIAL EXCEPTION AMENDMENT (2)

**COUNTRY CLUB OF FAIRFAX**  
RINGFIELD DISTRICT  
FAIRFAX COUNTY, VIRGINIA

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

CONSULTANT

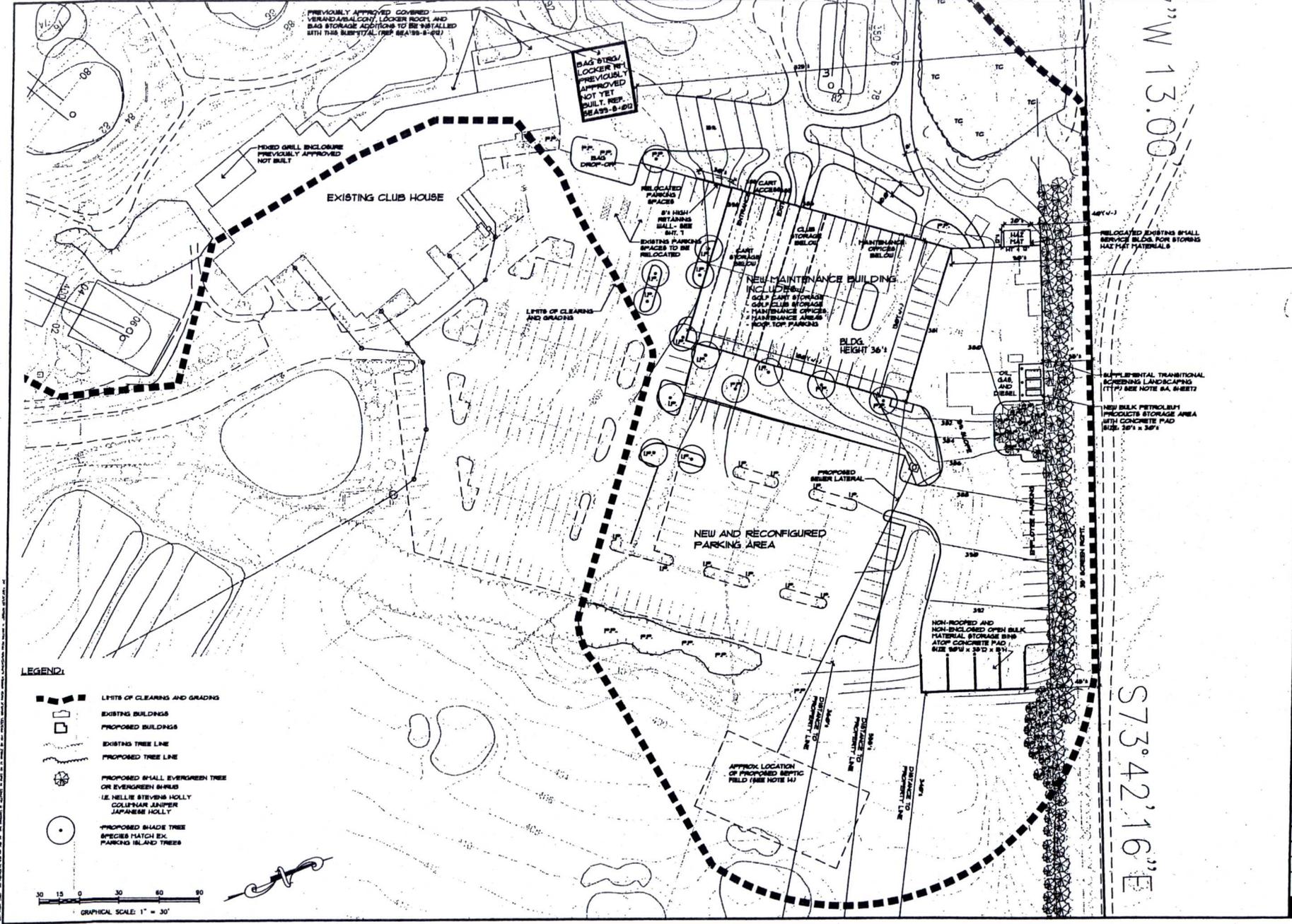
SEAL



REVISIONS

REV. 04/16/07

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CONSULTANT

SCALE

SEAL  
 COMMONWEALTH OF VIRGINIA  
 ROBERT W. BALKER  
 No. 17008  
 4/19/07  
 PROFESSIONAL

REVISIONS

REV. #4/28/07  
 Rev. vlluker

ENLARGEMENT PLAN

**COUNTRY CLUB OF FAIRFAX**  
 RINGFIELD DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

SCALE 1"=30'

DATE APRIL 2007

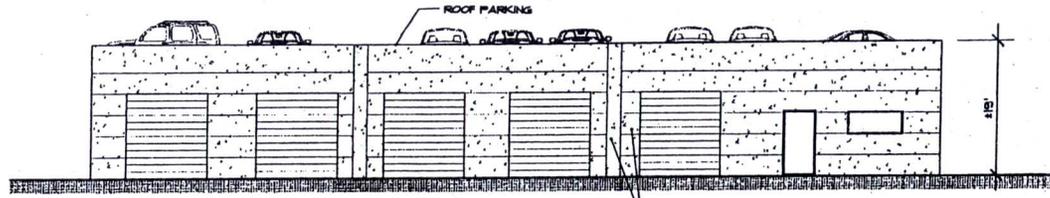
DRAWN N.Y.

CHECKED B.W.

JOB # 1089-1101

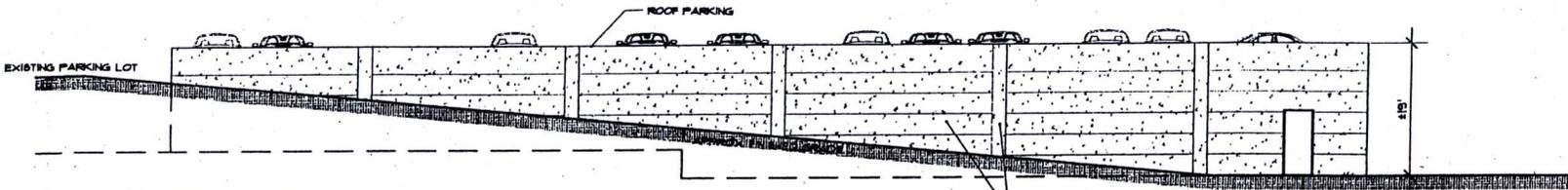
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SHEET # 6 OF 8



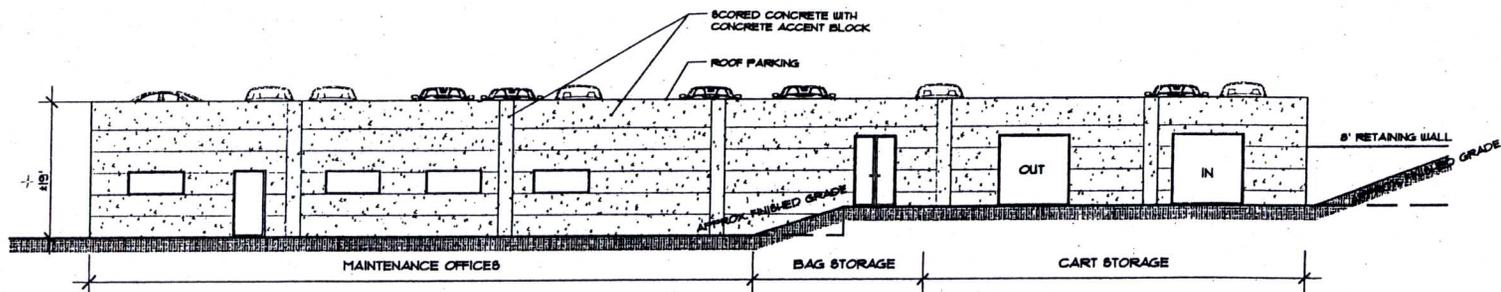
**1 EAST ELEVATION**  
SCALE: 1" = 8'

SCORED CONCRETE WITH  
CONCRETE ACCENT BLOCK



**2 SOUTH ELEVATION**  
SCALE: 1" = 8'

SCORED CONCRETE WITH  
CONCRETE ACCENT BLOCK



**3 NORTH ELEVATION**  
SCALE: 1" = 8'

William H. Gordon Associates, Inc.  
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SEAL

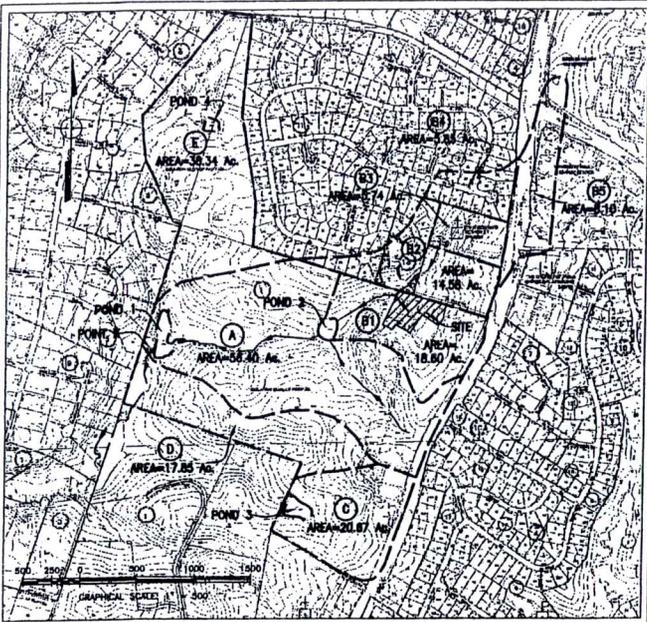


REVISIONS

By: wjg/1/07  
By: wjg/1/07

MAINTENANCE FACILITY ELEVATIONS  
**COUNTRY CLUB OF FAIRFAX**  
RINGFIELD DISTRICT  
FAIRFAX COUNTY, VIRGINIA

SCALE	
DATE	APRIL 2007
DRAWN	N.Y.
CHECKED	R.W.W.
JOB #	1089-1101
CAD FILE	1089-ELV
SHEET #	7 OF 8



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

OVERALL DRAINAGE DIVIDE MAP  
SCALE: 1"=500'



ADEQUATE OUTFALL MAP  
SCALE: 1"=500'

**LIMIT OF DOWNSTREAM REVIEW**

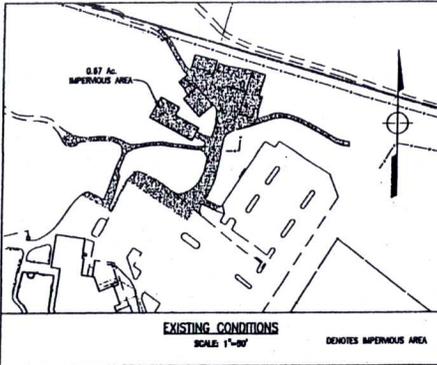
APPLICABLE LIMITS OF DOWNSTREAM REVIEW FOR THIS PROJECT ARE DEFINED IN PFM SECTION 6-0203.2A. THE LIMIT OF DOWNSTREAM REVIEW IS TO A POINT THAT IS AT LEAST 150 FT (46 METERS) DOWNSTREAM OF A POINT WHERE THE RECEIVING PIPE OR CHANNEL IS JOINED BY ANOTHER THAT HAS A DRAINAGE AREA THAT IS AT LEAST 50% OF THE SIZE OF THE FIRST DRAINAGE AREA AT THE POINT OF CONFLUENCE.

IN THIS CASE, THE DRAINAGE AREA TO THE EXTENT OF REVIEW IS LOCATED WITHIN SUB-AREA B (B1-B5) SHOWN ON THE OVERALL DRAINAGE DIVIDE MAP FOR THE COUNTRY CLUB OF FAIRFAX AS EXTRACTED FROM APPROVED PLAN 8173-SP-04. RUNOFF FROM THIS AREA IS COLLECTED BY TWO STREAM BRANCHES THAT SERVE THE DRAINAGE AREA IN TWO TRIBUTORIES. THESE DRAINAGE AREAS CONVERGE AT A POINT CLOSE TO THE NORTH-EASTERN PROPERTY LINE OF THE CLUB. THE FIRST DRAINAGE AREA, WHERE THE PROPOSED DEVELOPMENT IS LOCATED, IS IN THE COUNTRY CLUB PROPERTY. IT IS APPROXIMATELY 12.4 ACRES. IT HAS AN AVERAGE "C" VALUE OF 0.48 AND DRAINS IN THE WEST DIRECTION. THE SECOND AREA IS LOCATED OFF-SITE AND IS APPROXIMATELY 30.8 AC; IT HAS AN AVERAGE "C" OF 0.88 AND DRAINS IN THE SOUTHWEST DIRECTION. SINCE THIS SECOND AREA IS MORE THAN 50% OF THE FIRST AT THE POINT OF CONFLUENCE, THE EXTENT OF DOWNSTREAM REVIEW CAN BE ESTABLISHED 150 FEET DOWNSTREAM FROM SUCH POINT. HOWEVER, AT THE POINT OF CONFLUENCE, THE COMBINED RUNOFF IS COLLECTED BY A 36-INCH CAP THAT DISCHARGES IT APPROXIMATELY 430 FEET DOWNSTREAM TO AN EXISTING STORMWATER MANAGEMENT FACILITY. SINCE THE 150 FEET DOWNSTREAM OF THE POINT OF CONFLUENCE IS WITHIN THE 420 FEET CAP PIPE, THE EXTENT OF DOWNSTREAM REVIEW IS DEFINED AT THE OUTFALL OF THE EXISTING PIPE IN THE PROXIMITY OF THE STORMWATER MANAGEMENT POND (POND 2).

**OUTFALL ANALYSIS**

THE STORM SEWER OUTFALL FOR THE SITE AND OFF-SITE AREAS CONSISTS OF A 36-INCH CLAY PIPE WITH AN AVERAGE SLOPE OF 1.79%. THE APPROXIMATE LENGTH OF THIS PIPE IS 420 FEET WITH AN AVERAGE SLOPE OF 1.79%. THAT DISCHARGES INTO AN EXISTING STORMWATER / BMP FACILITY. THE APPROXIMATE CAPACITY OF THIS PIPE IS 54 CFS BEFORE THE FLOW BEGINS TO POOL AND OVERFLOW THE DRAINAGE AREA. THE TOTAL DRAINAGE AREA TO THE STORM PIPE IS APPROXIMATELY 43.3 ACRES WITH AN AVERAGE "C" VALUE OF 0.60. THE AVERAGE PIPE DISCHARGE TO THIS SYSTEM IS 136 CFS FOR THE 10 YEAR EVENT (C=15 MIN. IN-LINE). CONSEQUENTLY, THE EXISTING SYSTEM IS INSUFFICIENT TO CONVEY THE PIPE DISCHARGE WITHOUT OVERTOPPING ITS BANK. IMPROVEMENTS TO THE EXISTING STORM SEWER SYSTEM WILL BE PROVIDED ON SITE AS EITHER ENCLOSED OR OPEN CHANNEL SYSTEM. A COMBINATION OF BOTH, OR ANY OTHER METHOD ACCEPTABLE TO FAIRFAX COUNTY TO MEET THE REQUIREMENTS OF THIS OUTFALL AS SET FORTH IN SECTION 6-0203 OF THE FAIRFAX COUNTY PUBLIC UTILITIES MANUAL.

THE POINT OF DISCHARGE FOR THE EXISTING 36-INCH CAP IS A STORMWATER POND LOCATED IMMEDIATELY DOWNSTREAM OF THE FACILITY. THIS FACILITY IS A SET POINT THAT ALSO PROVIDES BUMP FOR THE COUNTRY CLUB. NO SIGNIFICANT INCREASE IN IMPERVIOUSNESS IS PROPOSED WITH THIS DEVELOPMENT (SEE BMP/NAP NARRATIVE). DISCHARGE FROM THIS FACILITY FLOWS THROUGH A 42" RCP OF ABOUT 85' IN LENGTH TO A 12" LONG OPEN CHANNEL. FROM THIS POINT, THE FLOW ENTERS ANOTHER 42" RCP OF ABOUT 300' IN LENGTH. THIS PIPE OUTFALLS TO AN OPEN CHANNEL OF ABOUT 1000' IN LENGTH, WHICH FLOWS UNDERNEATH ABOUT 5 CANT BRIDGES, AND THEN FLOWS INTO POND 1. THE DISCHARGE FROM POND 1 FLOWS INTO THE EAST FORK OF PORTER HEAD CREEK (A FAIRFAX COUNTY MINOR FLOOD PLAIN). AT "POINT X" ON THE OVERALL DRAINAGE DIVIDE MAP, THE TOTAL DRAINAGE AREA IS 106.3 ACRES WHICH IS APPROXIMATELY 10% BELOW THE SITE AREA (81.8 AC). THERE ARE NO OFF-SITE LOWER-LIVING PROPERTIES BETWEEN THE POINT OF CONFLUENCE AND THE ULTIMATE POINT OF DISCHARGE AT THE EAST FORK OF THE PORTER HEAD CREEK THAT CAN BE AFFECTED BY THIS OUTFALL.



"SUBAREA 'B1' EXISTING"

SUBAREA NO.	LAND USE	AREA (AC)	C VALUE	PRODUCT	WEIGHTED C VALUE
B1	OPEN SPACE	13.50	0.3	4.05	
	IMPERVIOUS AREA	5.10	0.8	4.08	
TOTAL		18.60		8.64	0.46

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

POND 2 VOLUME - PULSE 381.00

DEPTH (FT)	AREA (SQ FT)	AREA (AC)	VEL. (CFS)	TOTAL VOLUME (CU FT)	TOTAL VOLUME (AF)
1.0	2,279	0.066	11,541	11,541	0.26
2.0	8,892	0.257	21,338	21,338	0.75
3.0	17,878	0.514	34,758	34,758	1.41
4.0	26,864	0.771	48,178	48,178	2.31
5.0	35,850	1.028	61,598	61,598	3.13
6.0	44,836	1.285	75,018	75,018	4.17
7.0	53,822	1.542	88,438	88,438	5.21
8.0	62,808	1.800	101,858	101,858	6.25
9.0	71,794	2.057	115,278	115,278	7.29
10.0	80,780	2.314	128,698	128,698	8.33
11.0	89,766	2.571	142,118	142,118	9.37
12.0	98,752	2.828	155,538	155,538	10.41
13.0	107,738	3.085	168,958	168,958	11.45
14.0	116,724	3.342	182,378	182,378	12.49
15.0	125,710	3.600	195,798	195,798	13.53
16.0	134,696	3.857	209,218	209,218	14.57
17.0	143,682	4.114	222,638	222,638	15.61
18.0	152,668	4.371	236,058	236,058	16.65
19.0	161,654	4.628	249,478	249,478	17.69
20.0	170,640	4.885	262,898	262,898	18.73
21.0	179,626	5.142	276,318	276,318	19.77
22.0	188,612	5.400	289,738	289,738	20.81
23.0	197,598	5.657	303,158	303,158	21.85
24.0	206,584	5.914	316,578	316,578	22.89
25.0	215,570	6.171	330,000	330,000	23.93
26.0	224,556	6.428	343,420	343,420	24.97
27.0	233,542	6.685	356,840	356,840	26.01
28.0	242,528	6.942	370,260	370,260	27.05
29.0	251,514	7.200	383,680	383,680	28.09
30.0	260,500	7.457	397,100	397,100	29.13
31.0	269,486	7.714	410,520	410,520	30.17
32.0	278,472	7.971	423,940	423,940	31.21
33.0	287,458	8.228	437,360	437,360	32.25
34.0	296,444	8.485	450,780	450,780	33.29
35.0	305,430	8.742	464,200	464,200	34.33
36.0	314,416	9.000	477,620	477,620	35.37
37.0	323,402	9.257	491,040	491,040	36.41
38.0	332,388	9.514	504,460	504,460	37.45
39.0	341,374	9.771	517,880	517,880	38.49
40.0	350,360	10.028	531,300	531,300	39.53
41.0	359,346	10.285	544,720	544,720	40.57
42.0	368,332	10.542	558,140	558,140	41.61
43.0	377,318	10.800	571,560	571,560	42.65
44.0	386,304	11.057	584,980	584,980	43.69
45.0	395,290	11.314	598,400	598,400	44.73
46.0	404,276	11.571	611,820	611,820	45.77
47.0	413,262	11.828	625,240	625,240	46.81
48.0	422,248	12.085	638,660	638,660	47.85
49.0	431,234	12.342	652,080	652,080	48.89
50.0	440,220	12.600	665,500	665,500	49.93
51.0	449,206	12.857	678,920	678,920	50.97
52.0	458,192	13.114	692,340	692,340	52.01
53.0	467,178	13.371	705,760	705,760	53.05
54.0	476,164	13.628	719,180	719,180	54.09
55.0	485,150	13.885	732,600	732,600	55.13
56.0	494,136	14.142	746,020	746,020	56.17
57.0	503,122	14.400	759,440	759,440	57.21
58.0	512,108	14.657	772,860	772,860	58.25
59.0	521,094	14.914	786,280	786,280	59.29
60.0	530,080	15.171	799,700	799,700	60.33
61.0	539,066	15.428	813,120	813,120	61.37
62.0	548,052	15.685	826,540	826,540	62.41
63.0	557,038	15.942	840,000	840,000	63.45
64.0	566,024	16.200	853,420	853,420	64.49
65.0	575,010	16.457	866,840	866,840	65.53
66.0	584,000	16.714	880,300	880,300	66.57
67.0	593,000	16.971	893,800	893,800	67.61
68.0	602,000	17.228	907,300	907,300	68.65
69.0	611,000	17.485	920,800	920,800	69.69
70.0	620,000	17.742	934,300	934,300	70.73
71.0	629,000	18.000	947,800	947,800	71.77
72.0	638,000	18.257	961,300	961,300	72.81
73.0	647,000	18.514	974,800	974,800	73.85
74.0	656,000	18.771	988,300	988,300	74.89
75.0	665,000	19.028	1001,800	1001,800	75.93
76.0	674,000	19.285	1015,300	1015,300	76.97
77.0	683,000	19.542	1028,800	1028,800	78.01
78.0	692,000	19.800	1042,300	1042,300	79.05
79.0	701,000	20.057	1055,800	1055,800	80.09
80.0	710,000	20.314	1069,300	1069,300	81.13
81.0	719,000	20.571	1082,800	1082,800	82.17
82.0	728,000	20.828	1096,300	1096,300	83.21
83.0	737,000	21.085	1109,800	1109,800	84.25
84.0	746,000	21.342	1123,300	1123,300	85.29
85.0	755,000	21.600	1136,800	1136,800	86.33
86.0	764,000	21.857	1150,300	1150,300	87.37
87.0	773,000	22.114	1163,800	1163,800	88.41
88.0	782,000	22.371	1177,300	1177,300	89.45
89.0	791,000	22.628	1190,800	1190,800	90.49
90.0	800,000	22.885	1204,300	1204,300	91.53
91.0	809,000	23.142	1217,800	1217,800	92.57
92.0	818,000	23.400	1231,300	1231,300	93.61
93.0	827,000	23.657	1244,800	1244,800	94.65
94.0	836,000	23.914	1258,300	1258,300	95.69
95.0	845,000	24.171	1271,800	1271,800	96.73
96.0	854,000	24.428	1285,300	1285,300	97.77
97.0	863,000	24.685	1298,800	1298,800	98.81
98.0	872,000	24.942	1312,300	1312,300	99.85
99.0	881,000	25.200	1325,800	1325,800	100.89
100.0	890,000	25.457	1339,300	1339,300	101.93

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

**BMP/SWM NARRATIVE**

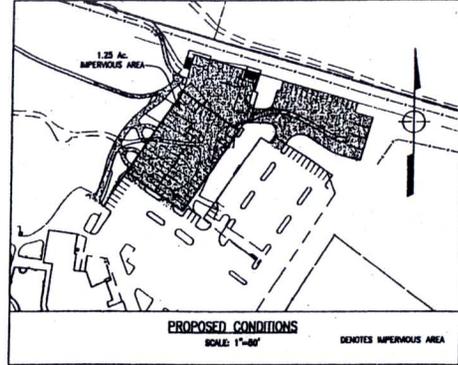
THE PROPOSED DEVELOPMENT CALLS FOR THE CONSTRUCTION OF A 7,000 SF. MAINTENANCE BUILDING, A CLUBHOUSE ADDITION, AN OUTDOORS SPACE AND A FITNESS FACILITY FOR A TOTAL PROPOSED BUILDING AREA OF 34,500 (0.8 ACRES). THIS DEVELOPMENT WILL OCCUR ON AN ALREADY APPROVED AREA OF THE COUNTRY CLUB OF FAIRFAX (SEE SHEET 2 FOR SITE TABULATIONS AND SHEET 8 FOR PROPOSED LAYOUT DETAILS). ALL PROPOSED IMPROVEMENTS ARE LOCATED WITHIN THE DRAINAGE SUB AREA B1. A SITE PLAN TITLED "COUNTRY CLUB OF FAIRFAX, PHASE I & II, CO. #: 8173-SP-04" ASSOCIATED WITH THE CONSTRUCTION OF POND 1 AND OTHER IMPROVEMENTS IN THE CLUB PROPERTY WAS APPROVED ON OCTOBER 18, 2000. BEST MANAGEMENT PRACTICES AND STORMWATER MANAGEMENT FOR THE ENTIRE COUNTRY CLUB WERE ADDRESSED IN THIS PLAN.

THE IMPROVEMENTS PROPOSED WITH THIS PLAN ARE LOCATED WITHIN THE DRAINAGE SUB AREA B1 OF THE OVERALL DRAINAGE DIVIDE MAP. THE DRAINAGE DIVIDE MAP SHOWN ON THIS SHEET WAS OBTAINED FROM APPROVED SITE PLAN 8173-SP-04. POND 2 IS AN EXISTING SWM/BMP SITUATED APPROXIMATELY 1300 FT. UPSTREAM OF POND 1. SUB AREAS B1, B2, B3, B4, & B5 ALL FLOW TO POND 2. THE TOTAL NET VOLUME FOR POND 2 IS 206,181 C.F. (SEE POND 2 VOLUME TABLE ON THIS SHEET).

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

THE INCREASE OF THE SITE'S IMPERVIOUSNESS DOES NOT REQUIRE ADDITIONAL BMP. CALCULATIONS SHOWN ON APPROVED PLAN 8173-SP-04 INDICATE THAT THE VOLUME PROVIDED FOR BMP STORAGE IN POND 2 (206,181 C.F.) WAS ABOVE THE MINIMUM REQUIRED (175,033 C.F.). APPROXIMATE CALCULATIONS AS SHOWN ON THIS SHEET DEMONSTRATE THAT EVEN WITH THE PROPOSED INCREASE IN IMPERVIOUS AREA, THE REQUIRED BMP VOLUME FOR THE SITE (118,100 C.F.) WILL STILL REMAIN BELOW THAT PROVIDED VOLUME IN POND 2 (206,181 C.F.).

POND 2 EXISTING BMP COMPS				POND 2 APPROXIMATE PROPOSED COMPS			
TOTAL DRAINAGE AREA TO THE POND	D.A. = 118,100 AC	C = 0.48	D.A. OFF-SITE = 34,527 AC, C = 0.83	TOTAL DRAINAGE AREA TO THE POND	D.A. = 118,100 AC	C = 0.48	D.A. OFF-SITE = 34,527 AC, C = 0.83
TOTAL D.A. = 52,87 AC, C = 0.57			TOTAL D.A. = 52,87 AC, C = 0.58				
WREQD = [0.40' x 0.3 x 52,87 AC] x 4			WREQD = [0.40' x 0.3 x 52,87 AC] x 4				
= 13,376 x 4			= 13,376 x 4				
= 53,504 C.F. x IMPROVED = 206,181 C.F.			= 53,504 C.F. x IMPROVED = 206,181 C.F.				



"SUBAREA 'B1' PROPOSED"

SUBAREA NO.	LAND USE	AREA (AC)	C VALUE	PRODUCT	WEIGHTED C VALUE
B1	OPEN SPACE	12.82	0.3	3.86	
	IMPERVIOUS AREA	5.88	0.8	5.11	
TOTAL		18.80		8.96	0.48

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

**MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EX-CEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS**

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

This information is required under the following Zoning Ordinance paragraphs:  
Special Permits (8-011.21 & 2.2) Special Exceptions (8-011.21 & 2.2)  
Cluster Residential (8-015.10 & 11a) Commercial Reutilization Districts (8-022.2A (12) & (14))  
Development Plans (8-020.3 & 4) PRC Plans (18-303.16 & 10)  
PDP or District (except PRC) (18-002.1F & 10) Amendments (18-302.16 & 10)

- 1. Plan to be at a minimum scale of 1"=400' (unless it is depicted on one sheet with a minimum scale of 1"=100'). SUBJECT AREA OF THIS APPLICATION IS SHOWN ON SHEET #.
- 2. A graph depicting the stormwater management facility(ies) and limits of clearing and grading surrounding the stormwater management facility(ies), storm drainage pipe systems and outfall protection, road cutaways, access roads, site cutfills, energy dissipation devices, and stream stabilization measures as shown on Sheet #.

3. Provide:

Facility Name/Type & No	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Area (sq ft)	Storage Volume (cu ft)	Height (ft)
POND 2	18.80	34.1	52.9	26,282	231,888	14
TOTAL						



# County of Fairfax, Virginia

## MEMORANDUM

DATE: January 6, 2011

**TO:** Barbara Berlin, Director  
Zoning Evaluation Division

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

**SUBJECT:** Section 15.2-2232 Review  
**Application 2232-S09-26** (concurrent with SEA 99-S-012-03)  
Applicant: T-Mobile and Country Club of Fairfax  
Subject Property: Tax Map 68-1 ((1)) 17, 18 and 20

In accordance with the Standard Operating Procedures approved by the Board of Supervisors on July 25, 1994, which provide guidance to Department of Planning and Zoning ("DPZ") staff regarding the review of public facility projects pursuant to Va. Code Sec. 15.2-2232, the Facilities Planning Branch of the Planning Division offers the following comments on the proposed electric substation.

### APPLICANT PROPOSAL

*Attachment 1*

#### PROJECT SUMMARY DESCRIPTION

The applicant, T-Mobile Northeast LLC ("T-Mobile"), proposes to construct an unmanned wireless telecommunications facility on the subject property, as described in Application 2232-S09-26 (received July 30, 2009; revised and accepted through November 5, 2010), shown on drawings entitled "7WAC406A, Country Club of Fairfax, 5110 Ox Road, Fairfax, VA 22030" (dated June 29, 2009; revised and accepted through November 5, 2010), and summarized below (all dimensions and areas are approximate):

**Location:** West side of Ox Road (Route 123); south of its intersection with Braddock Road and northwest of the intersection of Ox Road and Zion Drive.

**Site:** Approximately 1,600 square foot enclosure located in the north central portion of the Country Club of Fairfax. Property immediately north of the proposed facility is a single-family residence. Northwest of the proposed telecommunication facility is a single-family community. All of the property to the immediate east, south and west of the proposed telecommunications facility is part of the existing country club.

**Structure:** One 100' tall monopine.

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



**Antennas:** nine (6 proposed, 3 future) panel antennas (59" tall x 11.9" wide x 6.3" deep), green color; externally mounted to sides of monopine tree with low profile platform at a height of 94' above the ground.

**Equipment:** two ancillary equipment cabinets (each 64.02" tall x 51.8" wide x 36.46" deep) and one ancillary equipment cabinet (63.50" tall x 51.25" wide x 37" deep) within a fenced compound near the pole.

**Compound:** equipment compound (35'x 45'), surrounded by 8' tall wood fence and 12' wide access gate.

**Screening:** 10 loblolly pines are proposed for planting on the north, east and southeast perimeter of the fenced enclosure.

**Access:** 12' wide gravel access drive from the existing paved surface parking area within the Country Club of Fairfax grounds.

**Operations:** 24 hours/day, 7 days/week, unmanned.

**Service Area:** Fairfax County Parkway, Ox Road, Popes Head Road and Braddock Road, and general area surrounding subject site.

**Alternative Sites Considered:** applicant searched area for existing tall buildings or commercial property (as well as existing structures that could be used without increasing height) on which to collocate. Sites included the following alternative locations, which were ruled out as noted:

- Sovereign Grace Church (5200 Ox Road) – owner not interested in leasing land for a telecommunications facility.
- Living Savior Church (5500 Ox Road) – insufficient height.

### **STAFF PLANNING ANALYSIS**

Subject property is in the P1-Twin Lakes Community Planning Sector of the Pohick Planning District in Area III, and is zoned R-C. The Comprehensive Plan map shows that the subject property is planned for private recreation, properties to the north are planned for residential development at 1-2 dwelling units per acre, properties to the northeast are planned for retail and other uses, properties to the east are planned for residential at 1-2 dwelling units per acre and properties to the south and west are planned for residential development at .1-.2 dwelling unit per acre or 10 to 5-acre lot. An assessment of the proposal for substantial conformance with the Comprehensive Plan ("the Plan") has been guided by the following citations from the Plan:

#### **AREA PLAN:**

Fairfax County Comprehensive Plan, Area III, 2007 Edition; Pohick Planning District, as amended through September 28, 2010; P1-Twin Lakes Community Planning Sector, RECOMMENDATIONS, Land Use, page 22:

- “1. The entire P1 Planning Sector is located within the watershed of the Occoquan Reservoir. Protection of the Occoquan Reservoir water quality is the primary objective for this area. Almost all of the land in the sector is planned for residential uses within a density range of .1-.2 dwelling unit per acre. This conforms with findings in the Occoquan Basin Study and is commensurate with predominant densities and the well-established character of existing development in this sector. . .
2. Non-residential uses requiring special exception or special permit approval should be rigorously reviewed. In general, these uses should be located at the boundary of Low

Density Residential Areas and Suburban Neighborhoods or where their impact on existing residences is minimal. These uses should be granted only if the following conditions are met:

- Access for the use is oriented to an arterial;
- The use is of a size and scale that will not adversely impact the character of the area in which it is located; and
- The use is designed to mitigate impacts on the water quality of the Occoquan Reservoir.”

**POLICY PLAN:**

Fairfax County Comprehensive Plan, Policy Plan, 2007 Edition; Public Facilities, as amended through January 10, 2005; **MOBILE AND LAND-BASED TELECOMMUNICATION SERVICES**, pages 37 – 39:

**“Objective 42: In order to provide for the mobile and land based telecommunication network for wireless telecommunication systems licensed by the Federal Communications Commission, and in order to achieve opportunities for the collocation of related facilities and the reduction of their visual impact, locate the network’s necessary support facilities which include antennas, monopoles, lattice towers and equipment buildings in accordance with the following policies. . .**

- Policy a. Avoid the construction of new structures by locating mobile and land-based telecommunication facilities on available existing structures such as . . . electrical utility poles . . . when the telecommunication facilities can be placed inconspicuously to blend with such existing structures. . . .
- Policy b. Locate new structures that are required to support telecommunication antennas on properties that provide the greatest opportunity to conceal the telecommunication facilities and minimize their visual impact on surrounding areas. . .
- Policy c. Subject to the availability and feasibility of a public site, when multiple sites have equal opportunity to minimize impacts, consider public lands as the preferred location for new structures. . .
- Policy e. Locate mobile and land-based telecommunication facilities operated by different service providers on single sites and/or structures whenever appropriate. . . .
- Policy f. Ensure that the height of towers and monopoles has the least visual impact and is no greater than required to achieve service area requirements and potential collocation, when visually appropriate. . .

- Policy h. Design, site and/or landscape mobile and land-based telecommunication facilities to minimize impacts on the character of the property and surrounding areas. Demonstrate the appropriateness of the design through facility schematics and plans which detail the type, location, height, and material of the proposed structures and their relationship to other structures on the property and surrounding areas.
- Policy i. Demonstrate that the selected site for a new monopole and tower provides the least visual impact on residential areas and the public way. Analyze the potential impacts from other vantage points in the area to illustrate that the selected site provides the best opportunity to minimize the visual impact of the proposed facility.
- Policy j. Mitigate the visual impact of proposed telecommunication structures, and their antennas and ancillary equipment, using effective design options appropriate to the site such as:
- locating facilities near to or within areas of mature vegetation and trees which effectively screen or provide an appropriate setting for the proposed structure or which, when viewed in context, considering perspective views, relative topography and other factors, mitigate their visual presence and prominence;
  - blending facilities with an existing pattern of tall structures;
  - obscuring or blocking the views of facilities with other existing structures, vegetation, treecover, or topographic features to the maximum extent feasible;
  - increasing the height of or replacing existing structures to reduce the need for another structure when such height increases or structure replacements are appropriate to the site and the surrounding area.
- Policy k. Locate telecommunication facilities to ensure the protection of historically significant landscapes. The views of and vistas from architecturally and/or historically significant structures should not be impaired or diminished by the placement of telecommunication facilities. . .
- Objective 43: Design telecommunication facilities to mitigate their visual presence and prominence, particularly when located in residential areas, by concealing their intended purpose in a way that is consistent with the character of the surrounding area. . .**
- Policy b. Design telecommunications facilities that are disguised and camouflaged to be of a bulk, mass and height typical of and similar to the feature selected.”

**POLICY PLAN:**

Fairfax County Comprehensive Plan, Policy Plan, 2007 Edition; Public Facilities, **COUNTYWIDE OBJECTIVES AND POLICIES**, as amended through January 10, 2005; pages 2 – 4:

**“Objective 1: Locate new facilities to provide convenient service to the greatest number of people or service consumers and users.**

- Policy a. Site facilities appropriately to the area they are intended to serve.
- Policy b. Reduce service area overlap between like facilities, unless overlap is necessary to correct service deficiencies.
- Policy c. Site facilities in accordance with locational standards that maintain accepted levels of service while reducing duplication or underutilization.
- Policy d. Ensure that minimum populations or service thresholds are projected to be met before facility construction is undertaken. . . .

**Objective 3: Balance the provision of public facilities with growth and development.**

- Policy a. Construct new facilities in size and quantity which is consistent with projected population needs. . . .

**Objective 4: Mitigate the impact of public facilities on adjacent planned and existing land uses.**

- Policy a. Locate public facilities in areas of compatible land use, if service efficiency and cost effectiveness can be achieved. Siting facilities in areas of different land uses is acceptable and at times required, to provide centrally located public facilities which are critical to the public interest as long as the integrity of the Comprehensive Plan is not impinged. . . .

**Objective 5: Acquire sites which are appropriate for the facility's specific purpose. Apply acceptable criteria when evaluating public facility sites.**

- Policy a. Consider accessibility in siting facilities. In general, public facilities should have access to primary arterial roadways. . . .
- Policy e. Locate, as possible, facilities on sites with public water and sewer.”

**STAFF ANALYSIS:** See *Attachments 2 – 6* for detailed comments.

**Visual Impact**

Height Test – DPZ staff attended an on-site height test conducted by the applicant on July 24, 2010, during which a balloon was raised to a height of 100’ above the ground to simulate the top of the proposed pole extension. By noting the balloon’s visibility from surrounding areas, staff

could assess the proposed facility's potential visual impact on surrounding properties. DPZ staff's observations follow below:

- Glen Mist Lane – located northwest of the site, the balloon was not visible.
- Oakcrest Drive – located west of the site, the balloon was not visible.
- Portsmouth Road – from the trail on Ox Road, the balloon was just visible through the screen of trees along Ox Road on the subject property.
- Zion Drive – from the Ox Road just north of its intersection with Zion Drive, the balloon was visible just above the existing treeline from the roadway as you drove north.

**Department of Planning and Zoning**

- Findings – Zoning Administration Division / Ordinance Administration Branch
  - Approval of a Category 1 Special Exception is required.
- Findings – Planning Division / Environment and Development Review Branch
  - No significant environmental impacts

**Department of Public Works and Environmental Services**

*Attachments 2 and 3*

- Findings – Land Development Services / Environmental & Site Review Division
  - The Country Club must clearly demonstrate meeting 50% phosphorous removal consistent with standards for properties within the R-C District.
- Findings – Land Development Services / Forest Conservation Branch
  - All Forest Conservation Branch comments previously raised for this application have been adequately addressed.

**Fairfax County Park Authority (FCPA)**

*Attachment 4*

- Findings – Planning & Development Division / Park Planning Branch
  - Application bears no adverse impact on FCPA land or resources.

**Fairfax County Department of Transportation**

*Attachment 5*

- Findings – Site Analysis Section
  - Need frontage improvements and a service drive along Route 123.

**CONFORMANCE WITH THE COMPREHENSIVE PLAN**

*Attachment 6*

Va. Code Sec. 15.2-2232, as amended, requires the Planning Commission to determine whether the general location or approximate location, character, and extent of the proposed facility, as amended, are substantially in accord with the adopted Comprehensive Plan:

**Location**

The proposed facility will be located on private property in an area that is not immediately adjacent to existing residential structures. The Comprehensive Plan recommends that, subject to the availability and feasibility of a public site, public lands should be considered as the preferred location for telecommunications structures. T-Mobile states that privately- and other publicly-owned sites were considered as alternate locations for the facility, but that the owners of those properties were not interested in leasing property for telecommunications use. There were no publicly owned lands in the immediate vicinity of this site which met T-Mobile requirements. T-Mobile's statement that the facility is sought to fill a gap in coverage in the surrounding area

confirms, in staff's opinion, the *feasibility* of the site for T-Mobile's use. Therefore, staff concludes that the proposal conforms with Plan guidelines for the location of telecommunications facilities on public lands, subject to their availability and feasibility.

An area of mature trees and other vegetation is located immediately to the north and east of the site will help to screen the proposed monopine from surrounding uses. The applicant has also included additional screening trees for the area around the proposed equipment enclosure. Staff believes these trees should help screen the proposed facility from the residential area. In addition, the distance between the proposed facility and the nearest residential areas also should, in staff's opinion, provide a suitable buffer to mitigate the proposed facility's presence. Staff believes that the subject application is consistent with Plan guidelines to locate telecommunications structures on properties that provide an opportunity to conceal them and minimize the visual impact on surrounding areas.

### **Character**

Staff's evaluation of the potential visual impact of the proposed facility is based on first-hand observations from numerous vantage points during the on-site height test, combined with viewing the photographic simulation of the proposed facility. Based on this information, staff was able to assess the potential impacts on residential areas and the public way in accordance with Plan recommendations. Staff notes that, although it will not be visible from most residential properties on Glen Mist Lane or Oakcrest Drive, it appears that the facility will be visible on a limited basis from portions of Route 123, just south of the proposed telecommunications facility. However, even though it will be visible from those properties, staff believes that the facility's visual impact should be mitigated by existing trees on Ox Road (Route 123) and in the neighborhood, and by the significant distance between the pole and the residential properties.

### **Extent**

T-Mobile states that its proposed monopine of 100' will be the lowest possible height needed to provide its desired coverage, which staff believes is consistent with the Plan recommendation that pole height be no greater than required to achieve the service area requirements. As noted above, staff believes that the applicant's proposal to mount its antennas to the subject pole should have no significant adverse visual impact on the character of the surrounding residential areas. The proposed facility is also consistent with Plan guidelines to locate telecommunication facilities operated by different service providers on single structures whenever appropriate. Therefore, in staff's opinion, the extent of the proposed facility conforms with the Comprehensive Plan.

## **CONCLUSION AND RECOMMENDATIONS**

Staff concludes that the subject proposal, as amended, by T-Mobile Northeast LLC, to construct a telecommunications facility on the property of the Country Club of Fairfax at 5110 Ox Road, satisfies the criteria of location, character, and extent as specified in Va. Code Sec. 15.2-2232, as

Barbara Berlin  
2232-S09-26 (concurrent with SEA 99-S-012-03)  
Page 8 of 8

amended. Staff therefore recommends that the Planning Commission find the subject Application 2232-S09-26, as amended, substantially in accord with provisions of the adopted Comprehensive Plan.

PGN/JRB  
Attachments (6)

**COUNTY OF FAIRFAX, VIRGINIA**

**APPLICATION FOR DETERMINATION  
PURSUANT TO  
SECTION 15.2-2232 OF THE CODE OF VIRGINIA**

**Application Number:** \_\_\_\_\_  
(assigned by staff)

*The application contains three parts: I. Application Summary; II. Statement of Justification; and III. Telecommunication Proposal Details. Please do not staple, bind or hole-punch this application. Please provide at least one copy of all pages, including maps and drawings, on 8.5 x 11 inch paper.*

*(Please Type or Print All Requested Information)*

**PART I: APPLICATION SUMMARY**

**ADDRESS OF PROPOSED USE**

Street Address 5110 Ox Road (Fairfax Country Club)

City/Town Fairfax Zip Code 22030

**APPLICANT(S)**

Name of Applicant T-Mobile Northeast, LLC

Street Address 12050 Baltimore Avenue

City/Town Beltsville State MD Zip Code 21045

Telephone Number: Work ( ) WAC-406A Fax ( ) \_\_\_\_\_

E-mail Address \_\_\_\_\_

Name of Applicant's Agent/Contact (if applicable) Frank W. Stearns

Agent's Street Address 201 Royal Street SE, Suite E

City/Town Leesburg State VA Zip Code 20175

Telephone: Work ( 703 ) 726-2547 Fax ( 703 ) 737-3793

**PROPOSED USE**

Street Address 5110 Ox Road (Fairfax Country Club)

Fairfax Co. Tax Map and Parcel Number(s) 0681-01-0020

Brief Description of Proposed Use \_\_\_\_\_

Telecommunications facility-The proposed communications facility will consist of a ninety-seven (97) foot Stealth Monopine with an equipment compound at the base of the structure. The equipment compound will be a fifty (50) foot by thirty five (35) foot lease area that will be enclosed by an eight (8) foot high wood fence. Inside the compound, applicant will place its three (3) equipment cabinets upon a ten (10) foot by twenty (20) foot concrete pad.

Total Area of Subject Parcel(s) 118.073 acres (acres or square feet)

Portion of Site Occupied by Proposed Use 1,750 square feet (acres or square feet)

Fairfax County Supervisor District Springfield

Planned Use of Subject Property (according to Fairfax County Comprehensive Plan)  
Golf courses, private.

Zoning of Subject Property R-1 (Residential Conservation)

List all applicable Proffer Conditions, Development Plans, Special Exceptions, Special Permits or Variances previously approved and related to this site

N/A

**PROPERTY OWNER(S) OF RECORD**

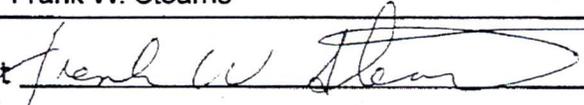
Owner Court House Country Club

Street Address P.O. Box 398

City/Town Fairfax State VA Zip Code 22038

**PART II**, entitled "Statement of Justification," pages 4 through 6, shall be completed by all applicants and included as part of the application. **PART III**, entitled "Telecommunication Proposal Details," pages 7 through 9, also shall be completed and included for all proposed telecommunication uses.

Name of Applicant or Agent Frank W. Stearns

Signature of Applicant or Agent 

Date November 4, 2010

\*\*\*\*\*

*Please do not staple, bind or hole-punch this application. Please provide at least one copy of all pages, including maps and drawings, on 8.5 x 11 inch paper.*

**Submit completed application to:**

**Fairfax County  
Department of Planning and Zoning, Planning Division  
Herrity Building  
12055 Government Center Parkway, Suite 730  
Fairfax, Virginia 22035**

\*\*\*\*\*

<p><b>FOR STAFF USE ONLY</b></p> <p>Date application received: ___/___/___</p> <p>By: _____</p> <p>Additional information requested to complete application:</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>Date application accepted: ___/___/___</p> <p>By: _____</p>
--

## **PART II: STATEMENT OF JUSTIFICATION**

*Please provide a separate written statement of justification describing the proposed use, its requirements and any potential impacts as set forth in items 1 through 8 of this section. For telecommunication uses, please also complete Application PART III, "Telecommunication Proposal Details," pages 7 through 9. Information in the Statement of Justification shall include, but need not be limited to, the following listed items:*

### **1. DESCRIPTION OF PROPOSED USE**

Describe the nature of the proposed facility and provide information related to the character and extent of the use such as:

- Type of operation or facility
- Dimensions of all buildings and structures including maximum building and structure heights
- Materials, color, or finish of buildings or structures
- Hours and days of operation
- Estimated number of employees and facility users (patrons, visitors, students etc.) expected daily
- Service area of the proposed use
- Maintenance requirements and frequency

### **2. REQUIREMENT FOR PROPOSED USE**

Describe the requirements for the use at the location selected:

- Why the new or expanded facility is needed
- Why the proposed location is the best location for the proposed use
- Why the proposed location and type of facility is the least disruptive alternative
- Relevant standards/criteria supporting the facility and location
- Vicinity or general area to be served by proposed use

### **3. ANTICIPATED IMPACTS ON ADJOINING PROPERTIES AND ON- AND OFF-SITE ENVIRONMENTAL FEATURES**

Describe any anticipated impacts the proposed use will have on adjoining properties and environmental and transportation features as may relate to the following:

- Traffic impacts, including maximum expected trip generation, and its distribution by mode and time of day
- Noise and light impacts
- Impacts on environmental features of site
- Impacts on air and water quality
- Visual impacts

**4. ALTERNATIVE SITES CONSIDERED FOR THE PROPOSAL**

Provide information on other sites evaluated and considered for the proposed use. Please describe the sites and highlight the following:

- Other publicly-owned properties in vicinity
- Other privately-owned properties in vicinity
- Other locations on the subject property
- Applicants reasons for rejecting each alternative site

**5. PROPERTY IDENTIFICATION MAP(S) AT A SCALE OF 1"=500'  
IDENTIFYING THE PROPOSED SITE FOR THE FACILITY OR USE**

- Highlight subject property and center on Fairfax County Tax Map or equivalent

**6. PROPOSED FACILITY PLAN (AT A SCALE OF 1"= NOT MORE THAN 50')**

Provide a plan to show, as relevant to the specific application, 1) the plan view and 2) the elevation of the proposed use showing its relation to existing site features and existing or proposed facilities. Include the following information as appropriate for the proposed use and activity:

- Subject and adjoining property boundaries
- Public right(s)-of-way and names
- Countywide trails required by the Comprehensive Plan
- Scale and north arrow
- Zoning district
- Locations, dimensions, and maximum heights of all existing and proposed structures
- All required minimum yards (front, rear, side) and transitional yards
- Distance of proposed structures to lot lines
- Proposed access from a public street to the proposed use
- Location and number of existing and proposed parking spaces
- Notation stating area of subject property, area of disturbed site, area of existing and proposed structures
- Notation stating whether the property is served by public water and sewer and other public utilities

- Existing topography with a maximum contour interval of five (5) feet
- Existing vegetation, proposed limits of clearing, and proposed landscaping and screening as required by the Fairfax County Zoning Ordinance
- Delineation of any floodplain designated by the Federal Insurance Administration, United States Geological Survey, or Fairfax County, and delineation of any Resource Protection Areas
- Location and width of all existing overhead or underground utility easements
- Any features of the proposed use, such as emergency access, fencing, exterior lighting, loudspeakers, etc., as may be applicable or requested

The plan shall be reproduced as a blueprint (maximum 24"x36") with a measurable scale. A minimum of three (3) copies of the plan shall be submitted by the applicant to the 2232 Review coordinator.

**7. REDUCED COPY OF PLANS**

- 8-1/2" x 11" black-and-white reduction (1 copy)

**8. OTHER INFORMATION AS MAY BE DEEMED APPROPRIATE BY THE 2232 REVIEW COORDINATOR**

At the request of the staff coordinator, other information may be requested, such as:

- Photos of subject property showing existing structures, terrain, and vegetation
- Photo- or computer-simulation of proposed use and relationship to existing structures
- Perspective rendering of proposed use
- Statement from property owner, if other than applicant, confirming that applicant has or will have the right to use the property as proposed
- On-site height test (such as a balloon test) to simulate the extent of the proposed structure's visibility from surrounding properties

### **PART III: TELECOMMUNICATION PROPOSAL DETAILS**

*Please complete and provide all requested information. If question is not applicable to the proposed use, please indicate with N/A.*

#### **PROPOSED TELECOMMUNICATION USE**

Use is (check one):

- New structure (monopole, tower or camouflaged facility)
- Replacement of existing pole or tower at same location with another pole or tower
- Antenna placement on building or penthouse facade
- Antenna placement on building or penthouse rooftop
- Collocation on other existing telecommunications structure (monopole or tower)
- Collocation on other non-telecommunications structure (such as an electric transmission tower/pole, utility pole, water tower, etc.)
- Modification to telecommunications facility previously approved for same applicant:  
Prior 2232 Review application number: \_\_\_\_\_  
Date of Planning Commission approval: \_\_\_\_\_

#### **PROJECT DETAILS**

##### **1. ANTENNA**

Number and Type: Number=9. (6 present/3 future). Type=Panel.  
Dimensions: height 59" width 11.9" depth 6.3" diameter \_\_\_\_\_  
Location / Placement: Side of monopine tree attached with low profile platform.  
Wattage: \_\_\_\_\_  
Material and Color: Metal/Green.  
Material and Color of the Antenna Mounting: Metal/Green.  
Height Above Ground: 100'

##### **2. EQUIPMENT**

Number and Type of Cabinets or Structures: 3 cabinets.  
Cabinet / Structure Dimensions: height 64.02" width 51.18" depth 36.46"  
Height of equipment platforms, if any: N/A  
Material and Color: Steel/grav.  
Location: Base of monopole in a new fenced equipment compound.  
Method of Screening: 8' high wodden fence.

##### **3. STRUCTURE ON WHICH ANTENNAS WILL BE MOUNTED**

Maximum Height: 100'  
Material: Steel.  
Color: Green.  
If structure is within a utility right-of-way, state right-of-way width:  
\_\_\_\_\_

If the proposed structure will replace an existing pole or tower, provide dimensions of the existing structure:

Height of Structure to be Replaced: \_\_\_\_\_

Diameter or Overall Footprint of Structure to be Replaced: \_\_\_\_\_

#### 4. ADDITIONAL INFORMATION

The following information, as relevant to the proposal, shall be included:

A. ELEVATIONS: Structural elevation drawings showing the placement of the antenna and the related equipment on the existing or proposed structure;

B. ANTENNA: Details showing the antenna and antenna mountings and the location of the antenna on the building or structure;

C. BUILDING ROOF PLAN AND CALCULATION: If located on a building rooftop, provide a roof plan at a scale of 1"= not more than 20' showing all existing penthouses, structures and mechanical equipment on the roof and the location of the proposed antenna and related telecommunications equipment. Include a calculation stating 1) the percentage of the roof which is covered by all existing structures, and 2) the percentage that will be covered by all existing structures plus the proposed antennas, equipment cabinets and shelters;

D. SCREENING: Details of screening for the equipment structure and/or antenna structure showing type of screening material, dimensions and placement; if landscaping is provided, list the height of the landscaping at time of planting and the ultimate height;

E. PROPERTY PLAT: A plat of the property prepared by a certified engineer showing the location of the proposed ground equipment structure and antenna, the relationship to other structures on site, with measured distances from all property boundaries or easement lines if the structure or antenna is placed in an easement;

F. PHOTOGRAPHS: For collocations on existing buildings or other structures such as power poles or towers, provide photographs of the building or structure showing the proposed placement of the antenna and related equipment;

G. PHOTOGRAPHIC SURVEY: For proposed structures, provide a photographic survey of the project site. Photographs should be taken from the subject property boundaries at four or more locations to show on- and off-site views of the subject property and to identify the proposed location of the facility on the site. The number of photos submitted will vary according to site size but should be adequate to view the entire site;

H. PHOTO SIMULATIONS: Provide photo simulations illustrating the proposed facility, antennas and equipment. Include enough photo simulations to accurately depict the proposed facility. For new structures, the photo simulations should depict the appearance of all proposed structures and equipment as viewed from the subject site and adjoining properties and show the relationship to existing site features such as building, trees and other physical features. For rooftop or structure installations, the photo simulations should depict the appearance of the antennas and equipment when installed. Photo simulations may be submitted to Fairfax County as part of the application. For new structures the simulations may be submitted following completion of an on-site height test.

I. On-site Height Test: For proposed poles or towers, the applicant should conduct an on-site height demonstration, such as a balloon or crane test, to simulate the extent of the proposed structure's visibility from surrounding properties. Such test should be coordinated with the staff coordinator.

END OF APPLICATION



MEMORANDUM

**DATE:** November 15, 2010

**TO:** Miriam Bader, Staff Coordinator  
Zoning Evaluation Division  
Department of Planning and Zoning

**FROM:** Beth Forbes, Stormwater Engineer *BF*  
Environmental and Site Review Division  
Department of Public Works and Environmental Services

**SUBJECT:** Special Exception Amendment Application #SEA 99-S-012-03, T-Mobile at County Club of Fairfax, Plat dated September 28, 2010, LDS Project #8173-ZONA-002-A-1, Tax Map #68-1-01-17, -18 & -20, Springfield District

We have reviewed the subject application and offer the following stormwater management comments.

Chesapeake Bay Preservation Ordinance (CBPO)

There is Resource Protection Area (RPA) on this site. The project's limits of disturbance are far from the RPA boundary.

Water quality controls, or an approved waiver, are required for this development since the area inside the limits of disturbance exceeds 2500 square feet (PFM 6-0401.1). An infiltration trench is shown on Sheet Z-9. This trench does not appear on any other sheet in the plan set, particularly within the limits of disturbance as depicted on Sheet Z-3.

Floodplain

There are regulated floodplains on the property. The project's limits of disturbance are far from the floodplain.

Downstream Drainage Complaints

There are no downstream drainage complaints on file.

Stormwater Management

Stormwater detention or an approved waiver will be required (PFM 6-0301.3). An infiltration trench is depicted on Sheet Z-9, however, it is not within the proposed limits of disturbance.

Site Outfall

An outfall narrative has not been provided (ZO 9-011.2.J(2)(c) and (d)).

Please contact me at 703-324-1720 if you require additional information.

BF/

cc: Craig Carinci, Director, Stormwater Planning Division  
Jeremiah Stonefield, Chief, Stormwater & Geotechnical Section, ESRD, DPWES  
Elfatih Salim, Stormwater Engineer, Stormwater & Geotechnical Section, ESRD, DPWES  
Zoning Application File



**Bader, Miriam D.**

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**From:** Forbes, Beth  
**Sent:** Thursday, October 28, 2010 4:09 PM  
**To:** Bader, Miriam D.  
**Subject:** RE: Country Club of Fairfax Monopole

Miriam,

The only issue I recall was a water quality control issue. Under the last site plan, the county club was getting pretty close to its required 50% phosphorus removal rate. My comment last time was that the new imperviousness being proposed might throw them under the 50%. Then the cell tower's site plan would have show more controls.

One way to provide the controls would be to dedicate an open space easement. That would be relatively easy at a country club. Many times, DPZ wants to see where on the property the easement would be located should one be required. That's up to you whether you'd like to see a potential easement area reserved or not.

Without reviewing the plat, one really can't tell if a review is needed, however, based on the SWM workload, I'd rather not review it.

Beth

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**From:** Bader, Miriam D.  
**Sent:** Thursday, October 28, 2010 3:58 PM  
**To:** Forbes, Beth  
**Subject:** Country Club of Fairfax Monopole

Beth,

I think I might have messed up and sent the revised plan for the Country Club at Fairfax monopole to Jerry Stonefield instead of to you. Jerry responded that since the site is so far from the RPA he didn't have any major concerns. If you didn't receive the revised plat and would like to review it, please let me know. I had staffing on it today, Thursday.

Thanks,  
Miriam

10/29/2010

**Bader, Miriam D.**

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**From:** Tran, Lana  
**Sent:** Tuesday, October 19, 2010 10:39 AM  
**To:** Bader, Miriam D.  
**Subject:** Application SEA99-S-012-03

Hi Miriam,

I received the revised plat from you asking if my previous memo, dated August 4, 2010, will change.

Please note that the property is outside of the approved sewer service area, **any sanitary sewer improvement is not allowed**. However, the proposed plat indicated only improvement on the telecommunication facility. Therefore, there is no change to the previous memo.

Please let me know if you have any other questions or comments.

Lana

Lana Tran, PE  
Department of Public Works & Environmental Services  
Wastewater Planning & Monitoring Division  
email: [Lana.Tran@Fairfaxcounty.gov](mailto:Lana.Tran@Fairfaxcounty.gov)  
office: (703) 324-5008  
fax: (703) 324-3946



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** August 4, 2010

**TO:** Staff Coordinator  
Zoning Evaluation Division  
Department of Planning & Zoning

**FROM:** Lana Tran (Tel: 703 324-5008)  
Wastewater Planning & Monitoring Division  
Department of Public Works & Environmental Services

**SUBJECT:** Sanitary Sewer Analysis Report

**REFERENCE:** Application No. SEA99-S-012-03

Tax Map No. 068-1-/01/ /0017, 0018, 0020

The proposed telecommunication facility has no impact on the sanitary sewer system. Please contact me at the number above if you have any questions.

---

Department of Public Works and Environmental Services  
Wastewater Planning & Monitoring Division  
12000 Government Center Parkway, Suite 358  
Fairfax, VA 22035-0052  
Phone: 703-324-5030, Fax: 703-324-3946



**Bader, Miriam D.**

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**From:** Stonefield, Jerry  
**Sent:** Monday, October 25, 2010 6:39 PM  
**To:** Bader, Miriam D.  
**Cc:** Salim, Elfatih  
**Subject:** Country Club of Fairfax T-Mobile Monopole

There is RPA on the west side of the site, but the proposed monopole is not anywhere near it.

Other than that, we have no significant comment.

Jerry Stonefield  
Chief, Stormwater and Geotechnical Section Environmental and Site Review Division  
Department of Public Works and Environmental Services (703)324-1720 voice  
(703)324-8359 fax



MEMORANDUM

October 26, 2010

**TO:** Miriam H. Bader AICP, Staff Coordinator  
Zoning Evaluation Division, DPZ

**FROM:** Hugh Whitehead, Urban Forester II *HUN*  
Forest Conservation Branch, DPWES

**SUBJECT:** Forest Conservation Branch comments and recommendations

**RE:** Country Club of Fairfax T-Mobile Northeast LLC, SEA 99-S-012-03

I have reviewed the Special Exception Amendment plat, stamped as received by the Zoning Evaluation Division (ZED) on September 30, 2010. All Forest Conservation Branch comments raised during previous review of this case have been adequately addressed. Forest Conservation Branch staff has no further comments on this application.

If there are any questions, please contact me at (703)324-1770.

HCW/  
UFMID #: 151141

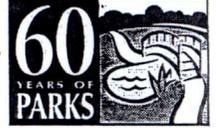
cc: RA File  
DPZ File





# FAIRFAX COUNTY PARK AUTHORITY

Fairfax County Park Authority



## M E M O R A N D U M

### ATTACHMENT 4

**TO:** Regina M. Coyle, Director  
Zoning Evaluation Division  
Department of Planning and Zoning

**FROM:** Sandy Stallman, Manager,   
Park Planning Branch, PDD

**DATE:** October 19, 2010 - ADDEMDUM

**SUBJECT:** SEA 99-S-12-03, T-Mobile / Country Club of Fairfax  
Tax Map Number(s): 68-1 ((1)) 17, 18 and 20

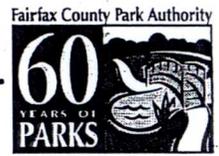
The Park Authority staff has reviewed the above referenced plan as revised through September 28, 2010. Based on that review, staff has determined that this application bears no adverse impact on land or resources of the Park Authority.

FCPA Reviewer: Gayle Hooper  
DPZ Coordinator: Miriam Bader

Copy: Cindy Walsh, Director, Resource Management Division  
Chron Binder  
File Copy



# FAIRFAX COUNTY PARK AUTHORITY



## M E M O R A N D U M

**TO:** Regina M. Coyle, Director  
Zoning Evaluation Division  
Department of Planning and Zoning

**FROM:** Sandy Stallman, Manager,  
Park Planning Branch, PDD 

**DATE:** June 17, 2010

**SUBJECT:** SEA 99-S-12-03, T-Mobile / Country Club of Fairfax  
Tax Map Number(s): 68-1 ((1)) 17, 18 and 20

The Park Authority staff has reviewed the above referenced plan. Based on that review, staff has determined that this application bears no adverse impact on land or resources of the Park Authority.

FCPA Reviewer: Gayle Hooper  
DPZ Coordinator: Chris Demanche

Copy: Cindy Walsh, Director, Resource Management Division  
Chron Binder  
File Copy



**MEMORANDUM**

DATE: July 17, 2010

**TO:** Regina Coyle  
Zoning Evaluation Division  
Department of Planning and Zoning

**FROM:** Angela Kadar Rodeheaver  
Site Analysis Section  
Department of Transportation

**FILE:** 3-5 (SE 99-S-012)

**SUBJECT:** Transportation Impact

**REFERENCE:** SEA 99-S-012-3  
Country Club of Fairfax, Inc. & T-Mobile Northeast, LLC  
Traffic Zone: 1656  
Land Identification Map: 68-1 ((1)) 17, 18, 20

Transmitted herewith are the comments from the Department of Transportation with respect to the referenced application. These comments are based on plats made available to this office dated June 29, 2009, and revised through January 22, 2010. The applicant wishes to install a 97-foot monopole tree structure with three antennas and related ground equipment within a fenced compound.

The applicant will need waivers of the requirements for frontage improvements and a service drive on Route 123, Ox Road.

AKR/LAH/lah



# COMMONWEALTH of VIRGINIA

## DEPARTMENT OF TRANSPORTATION

GREGORY A. WHIRLEY  
ACTING COMMISSIONER

14685 Avion Parkway  
Chantilly, VA 20151  
(703) 383-VDOT (8368)

June 30, 2010

Ms. Regina Coyle  
Director of Planning and Zoning  
Office of Comprehensive Planning  
12055 Government Center Parkway, Suite 801  
Fairfax, Virginia 22035-5511

Re: SEA 1999-S-012-03 The Country Club of Fairfax  
Tax Map # 68-1((01))0017, 0018 & 0020  
Fairfax County

Dear Ms. Coyle:

I have reviewed the above plan submitted on June 10, 2010, and received on June 17, 2010. The following comment is offered:

1. The Comprehensive Plan transportation frontage improvements along Rt. 123 should be provided with this amendment to the site. Frontage improvements have been deferred on previous applications for this site and should not be deferred any further.

If you have any questions, please call me at (703)383-2424.

Sincerely,

Kevin Nelson  
Transportation Engineer

cc: Ms. Angela Rodeheaver  
fairfaxrezoning1999-S-012-03sea1CountryClubOfFx6-30-10RC

## FAIRFAX COUNTY ZONING ORDINANCE

- (7) Include the addition of any building or additions to buildings except that accessory structures clearly subordinate to the use, and minor additions to buildings may be permitted, provided that:
    - (a) the sum total of all such structures or additions shall not exceed the greater of 500 square feet of gross floor area, or five (5) percent of the approved gross floor area up to a maximum of 2500 square feet of gross floor area; and
    - (b) the maximum permitted FAR for the zoning district shall not be exceeded.
- C. For all approved special exception uses, any request for an addition shall require the provision of written notice by the requester in accordance with the following:
- (1) the notice shall include the letter of request with all attachments as submitted to the Zoning Administrator, a statement that the request has been submitted, and where to call for additional information; and
  - (2) the notice shall be sent to the last known address of the owners, as shown in the real estate assessment files of the Department of Tax Administration, of all property abutting and across the street from the site, or portion thereof, which is the subject of the request, and shall be delivered by hand or sent by certified mail, return receipt requested.

The request for an addition submitted to the Zoning Administrator shall include: an affidavit from the requester affirming that the required notice has been provided in accordance with the above; the date that the notice was delivered or sent; the names and addresses of all persons notified; and the Tax Map references for all parcels notified. No request for an addition shall be considered by the Zoning Administrator unless the affidavit has been provided in accordance with this paragraph.

When it is determined by the Zoning Administrator that a modification is not in substantial conformance with the approved special exception, such modification shall require the approval of an amendment to the special exception in accordance with Sect. 014 below or a new special exception.

#### **9-005 Establishment of Categories**

For purposes of applying specific conditions upon certain types of special exception uses, and for allowing special exception uses to be established only in those zoning districts which are appropriate areas for such uses, all special exception uses are divided into categories of associated or related uses, as hereinafter set forth in this Article 9.

#### **9-006 General Standards**

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

## SPECIAL EXCEPTIONS

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.
2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.
4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
5. In addition to the standards which may be set forth in this Article for a particular category or use, the Board shall require landscaping and screening in accordance with the provisions of Article 13.
6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.
7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.
8. Signs shall be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance.

9-007

### **Conditions and Restrictions**

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

9-008

### **Time Limitations, Extensions, Renewals**

In addition to the time limits set forth in this Article, the Board may require, as a condition of the approval of any special exception, that it shall be approved for a specified period of time; that it may be subsequently extended for a designated period by the Zoning Administrator; or that it may be periodically renewed by the Board. The procedure of granting an extension or renewal shall be as presented in Sections 012 and 014 below.

## FAIRFAX COUNTY ZONING ORDINANCE

2. Category 1 uses may be allowed by special exception in the following districts:

R-A District: Limited to uses 5, 6, 7 and 8

All other R Districts: All uses

All C Districts: All uses

I-I District: Limited to use 4

I-1, I-2 Districts: All uses

I-3, I-4, I-5, I-6 Districts: Limited to uses 3 and 8

### 9-103 Additional Submission Requirements

In addition to the submission requirements set forth in Sect. 011 above, all applications for Category 1 uses shall be accompanied by the following items:

1. Four (4) copies of a map showing the utility system of which the proposed use will be an integral part, together with a written statement outlining the functional relationship of the proposed use to the utility system.
2. Four (4) copies of a statement, prepared by a certified engineer, giving the exact technical reasons for selecting the particular site as the location for the proposed facility and certifying that the proposed use will meet the performance standards of the district in which located.

### 9-104 Standards for all Category 1 Uses

In addition to the general standards set forth in Sect. 006 above, all Category 1 special exception uses shall satisfy the following standards:

1. Category 1 special exception uses shall not have to comply with the lot size requirements or the bulk regulations set forth for the zoning district in which located.
2. No land or building in any district other than the I-5 and I-6 District shall be used for the storage of materials or equipment, or for the repair or servicing of vehicles or equipment, or for the parking of vehicles except those needed by employees connected with the operation of the immediate facility.
3. If the proposed location of a Category 1 use is in an R district, there shall be a finding that there is no alternative site available for such use in a C or I district within 500 feet of the proposed location; except that in the case of electric transformer stations and telecommunication central offices, there shall be a finding that there is no alternative site available in a C or I district within a distance of one (1) mile, unless there is a substantial showing that it is impossible for satisfactory service to be rendered from an available location in such C or I district.
4. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans.

## SPECIAL EXCEPTIONS

9-105

### **Additional Standards for Mobile and Land Based Telecommunication Facilities**

1. Except for antennas completely enclosed within a structure, all antennas and their supporting mounts shall be of a material or color that closely matches and blends with the structure on which it is mounted.
2. Except for a flag mounted on a flagpole as permitted under the provisions of Par. 2 of Sect. 12-203, no commercial advertising or signs shall be allowed on any monopole, tower, antenna, antenna support structure, or related equipment cabinet or structure.
3. If any additions, changes or modifications are to be made to monopoles or towers, the Director shall have the authority to require proof, through the submission of engineering and structural data, that the addition, change, or modifications conforms to structural wind load and all other requirements of the Virginia Uniform Statewide Building Code.
4. No signals, lights or illumination shall be permitted on an antenna unless required by the Federal Communications Commission, the Federal Aviation Administration or the County, provided, however, that on all antenna structures which exceed 100 feet in height, a steady red marker light shall be installed and operated at all times, unless the Zoning Administrator waives the red marker light requirement upon a determination by the Police Department that such marker light is not necessary for flight safety requirements for police and emergency helicopter operations. All such lights shall be shielded to prevent the downward transmission of light.
5. All antennas and related equipment cabinets or structures shall be removed within 120 days after such antennas or related equipment cabinets or structures are no longer in use.

## GLOSSARY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**URBAN DESIGN:** An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

**VACATION:** Refers to vacation of street or road as an action taken by the Board of Supervisors in order to abolish the public's right-of-passage over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers by operation of law to the owner(s) of the adjacent properties within the subdivision from whence the road/road right-of-way originated.

**VARIANCE:** An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public hearing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sect. 18-404 of the Zoning Ordinance.

**WETLANDS:** Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corps of Engineers

**TIDAL WETLANDS:** Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code: includes tidal shores and tidally influenced embayments, creeks, and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.

#### Abbreviations Commonly Used in Staff Reports

A&F	Agricultural & Forestal District	PDH	Planned Development Housing
ADU	Affordable Dwelling Unit	PFM	Public Facilities Manual
ARB	Architectural Review Board	PRC	Planned Residential Community
BMP	Best Management Practices	RC	Residential-Conservation
BOS	Board of Supervisors	RE	Residential Estate
BZA	Board of Zoning Appeals	RMA	Resource Management Area
COG	Council of Governments	RPA	Resource Protection Area
CBC	Community Business Center	RUP	Residential Use Permit
CDP	Conceptual Development Plan	RZ	Rezoning
CRD	Commercial Revitalization District	SE	Special Exception
DOT	Department of Transportation	SEA	Special Exception Amendment
DP	Development Plan	SP	Special Permit
DPWES	Department of Public Works and Environmental Services	TDM	Transportation Demand Management
DPZ	Department of Planning and Zoning	TMA	Transportation Management Association
DU/AC	Dwelling Units Per Acre	TSA	Transit Station Area
EQC	Environmental Quality Corridor	TSM	Transportation System Management
FAR	Floor Area Ratio	UP & DD	Utilities Planning and Design Division, DPWES
FDP	Final Development Plan	VC	Variance
GDP	Generalized Development Plan	VDOT	Virginia Dept. of Transportation
GFA	Gross Floor Area	VPD	Vehicles Per Day
HC	Highway Corridor Overlay District	VPH	Vehicles per Hour
HCD	Housing and Community Development	WMATA	Washington Metropolitan Area Transit Authority
LOS	Level of Service	WS	Water Supply Protection Overlay District
Non-RUP	Non-Residential Use Permit	ZAD	Zoning Administration Division, DPZ
OSDS	Office of Site Development Services, DPWES	ZED	Zoning Evaluation Division, DPZ
PCA	Proffered Condition Amendment	ZPRB	Zoning Permit Review Branch
PD	Planning Division		
PDC	Planned Development Commercial		