



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

SITE NAME: COUNTRY CLUB OF FAIRFAX

SITE NUMBER: 7WAC406A

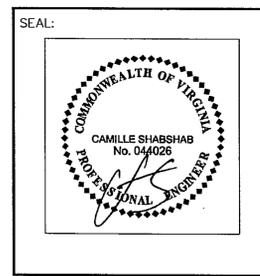
FAIRFAX COUNTY

5110 OX ROAD

FAIRFAX, VA 22030

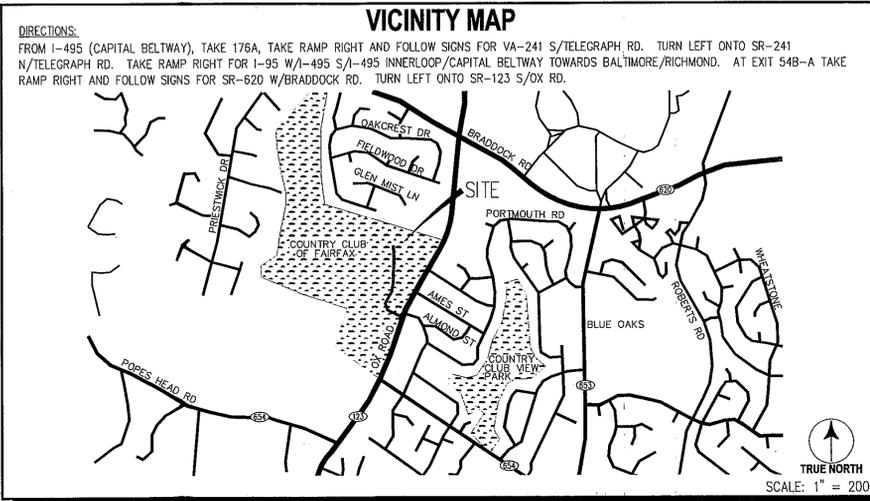
T-MOBILE NORTHEAST, LLC

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 9'	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



GENERAL NOTES

- THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY, MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES BEARING ON THE PERFORMANCE OF THE WORK. THE WORK PERFORMED ON THE PROJECT AND THE MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES.
- THE ARCHITECT/ENGINEER HAS MADE EVERY EFFORT TO SET FORTH IN THE CONSTRUCTION AND CONTRACT DOCUMENTS THE COMPLETE SCOPE OF WORK. THE CONTRACTOR BIDDING THE JOB IS NEVERTHELESS CAUTIONED THAT MINOR OMISSIONS OR ERRORS IN THE DRAWINGS AND OR SPECIFICATIONS SHALL NOT EXCUSE SAID CONTRACTOR FROM COMPLETING THE PROJECT AND IMPROVEMENTS IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS.
- THE CONTRACTOR OR BIDDER SHALL BEAR THE RESPONSIBILITY OF NOTIFYING (IN WRITING) THE CONSTRUCTION MANAGER OF ANY CONFLICTS, ERRORS, OR OMISSIONS PRIOR TO THE SUBMISSION OF CONTRACTOR'S PROPOSAL OR PERFORMANCE OF WORK. IN THE EVENT OF DISCREPANCIES THE CONTRACTOR SHALL PRICE THE MORE COSTLY OR EXTENSIVE WORK, UNLESS DIRECTED IN WRITING OTHERWISE.
- THE SCOPE OF WORK SHALL INCLUDE FURNISHING ALL MATERIALS, EQUIPMENT, LABOR AND ALL OTHER MATERIALS AND LABOR DEEMED NECESSARY TO COMPLETE THE WORK/PROJECT AS DESCRIBED HEREIN.
- THE CONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO THE SUBMISSION OF BIDS OR PERFORMING WORK TO FAMILIARIZE HIMSELF WITH THE FIELD CONDITIONS AND TO VERIFY THAT THE PROJECT CAN BE CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL OBTAIN AUTHORIZATION TO PROCEED WITH CONSTRUCTION PRIOR TO STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED BY THE CONSTRUCTION DRAWING/CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS ACCORDING TO THE MANUFACTURER'S/VENDOR'S SPECIFICATION UNLESS NOTED OTHERWISE OR WHERE LOCAL CODES OR ORDINANCES TAKE PRECEDENCE.
- THE CONTRACTOR SHALL PROVIDE A FULL SET OF CONSTRUCTION DOCUMENTS AT THE SITE UPDATED WITH THE LATEST REVISIONS AND ADDENDA OR CLARIFICATIONS AVAILABLE FOR THE USE BY ALL PERSONNEL INVOLVED WITH THE PROJECT.
- THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT DESCRIBED HEREIN. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS WHICH MAY BE REQUIRED FOR THE BY THE ARCHITECT/ENGINEER, THE STATE, COUNTY OR LOCAL GOVERNMENT AUTHORITY.
- THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, EASEMENTS, PAVING, CURBING, ETC. DURING CONSTRUCTION. UPON COMPLETION OF WORK, THE CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY HAVE OCCURRED DUE TO CONSTRUCTION ON OR ABOUT THE PROPERTY.
- THE CONTRACTOR SHALL KEEP THE GENERAL WORK AREA CLEAN AND HAZARD FREE DURING CONSTRUCTION AND DISPOSE OF ALL DIRT, DEBRIS, RUBBISH AND REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. PREMISES SHALL BE LEFT IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE.
- THE CONTRACTOR SHALL COMPLY WITH ALL OSHA REQUIREMENTS AS THEY APPLY TO THIS PROJECT.
- THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER WHERE A CONFLICT OCCURS ON ANY OF THE CONTRACT DOCUMENTS. THE CONTRACTOR IS NOT TO ORDER MATERIAL OR CONSTRUCT ANY PORTION OF THE WORK THAT IS IN CONFLICT UNTIL THE CONFLICT IS RESOLVED BY THE CONSTRUCTION MANAGER.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, PROPERTY LINES, ETC. ON THE PROJECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO SUBCONTRACT THIRD PARTY INSPECTION SERVICES TO SWEEP TEST TRANSMISSION LINES, INSPECT CONSTRUCTION WORK ON TOWERS/MONOPILES, CERTIFY ANTENNA AZIMUTHS, ANTENNA HEIGHT (AGL), TEST GROUNDING, VERIFY SUBGRADE CAPACITY, CONCRETE STRENGTH (TOWER FOUNDATIONS ONLY) AND REBAR/CONCRETE PLACEMENT. THIRD PARTY INSPECTION SERVICE CONTRACTORS SHALL BE APPROVED BY OMP/POINT.
- THIS DOCUMENT IS THE CREATION, DESIGN, PROPERTY AND COPYRIGHTED WORK OF T-MOBILE NORTHEAST, LLC. ANY DUPLICATION OR USE WITHOUT EXPRESS WRITTEN CONSENT IS STRICTLY PROHIBITED.



SYMBOLS AND ABBREVIATIONS

ADJ	ADJUSTABLE	MECH	MECHANICAL	SPOT	SPOT ELEVATION
APPROX	APPROXIMATE	MFR	MANUFACTURER	CL	CENTERLINE
CAB	CABINET	MGB	MAIN GROUND BAR	PL	PLATE
CLG	CEILING	MIN	MINIMUM	No. SHT	DETAIL NUMBER SHEET NUMBER
CONC	CONCRETE	MTL	METAL	—G—	GROUND WIRE
CONT	CONTINUOUS	NIC	NOT IN CONTRACT	□	PCS ANTENNA
CJ	CONSTRUCTION JOINT	NTS	NOT TO SCALE	<p align="center">CALL UTILITIES NOTIFICATION MISS UTILITY 1-800-552-7001 3 WORKING DAYS PRIOR TO DIGGING SAFETY PRECAUTIONS SHALL BE IMPLEMENTED BY CONTRACTOR(S) AT ALL TRENCHING IN ACCORDANCE WITH CURRENT OSHA STANDARDS</p>	
DIA	DIAMETER	OC	ON CENTER		
DWG	DRAWING	OPP	OPPOSITE		
EGB	EQUIPMENT GROUND BAR	SF	SQUARE FOOT		
EA	EACH	SHT	SHEET		
ELEC	ELECTRICAL	SIM	SIMILAR		
EL	ELEVATION	SS	STAINLESS STEEL		
EQ	EQUAL	STL	STEEL		
EQUIP	EQUIPMENT	TOC	TOP OF CONCRETE		
EXT	EXTERIOR	TOM	TOP OF MASONRY		
FF	FINISHED FLOOR	TOS	TOP OF STEEL		
GA	GAGE	TYP	TYPICAL		
GALV	GALVANIZED	VIF	VERIFY IN FIELD		
GB	GROUND BAR	UON	UNLESS OTHERWISE NOTED		
GC	GENERAL CONTRACTOR	WWF	WELDED WIRE FABRIC		
GRND	GROUND	W/	WITH		
LG	LONG	&	AND		
LLH	LONG LEG HORIZONTAL	@	AT		
MAX	MAXIMUM				

SHEET INDEX

- T-1 TITLE SHEET
- Z-1 SITE PLAN
- Z-2 PROPERTY PLAT & ZONING MAP
- Z-3 GRADING, EROSION & SEDIMENT CONTROL PLAN
- Z-4 COMPOUND LAYOUT PLAN AND FLAGPOLE ELEVATION
- Z-5 NOTES & DETAILS
- Z-6 STORMWATER MANAGEMENT PLAN
- Z-7 SITE PROFILES
- Z-8 LANDSCAPING PLAN

Application No. SEA 99-S-012-03 Staff M.B.
APPROVED SE SP PLAN
 SEE DEV CONDS DATED Jan 26, 2011
 Date of (BOS) (BZA) Approval Apr 26, 2011
 Sheet 1 of 17
 RECEIVED
 Department of Planning & Zoning
 JAN 26 2011

PROJECT DESCRIPTION

SCOPE OF WORK: 1. INSTALL A NEW 37'-0" HIGH MONOPIE & FOUNDATION INSIDE A NEW 35' x 45' FENCED EQUIPMENT COMPOUND.
 2. INSTALL (9) PANEL ANTENNAS AND PLATFORM ON NEW MONOPIE (6 PROPOSED & 3 FUTURE).
 3. INSTALL T-MOBILE COMMUNICATION EQUIPMENT CABINETS ON NEW CONCRETE PAD.
 4. INSTALL COAXIAL AND GROUNDING CABLES.
 5. INSTALL COMPOUND SITE IMPROVEMENTS.
 6. INSTALL TELEPHONE AND ELECTRIC SERVICE FROM EXISTING DEMARCATION POINTS.

PROPERTY OWNER: COURT HOUSE COUNTRY CLUB
 P.O. BOX 398
 FAIRFAX, VA 22038

SITE ADDRESS: 5110 OX ROAD
 FAIRFAX, VA 22030

TAX MAP NUMBERS: 0681 01 0017, 0681 01 0018 & 0681 01 0020

TAX DISTRICT: 8T000 SPRINGFIELD TRANSPORTATION

JURISDICTION: FAIRFAX COUNTY

APPLICANT: T-MOBILE COMMUNICATIONS
 12050 BALTIMORE AVE.
 BELTSVILLE, MD 20705

LATITUDE: N 38° 49' 20.954"

LONGITUDE: W 77° 19' 09.731"

GROUND ELEVATION: 396.60' AMSL

ZONING: R-C (RESIDENTIAL CONSERVATION)

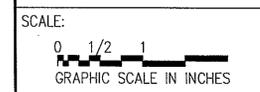
OWNER APPROVAL

OWNER REPRESENTATIVE _____ DATE _____

T-MOBILE NORTHEAST LLC

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

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



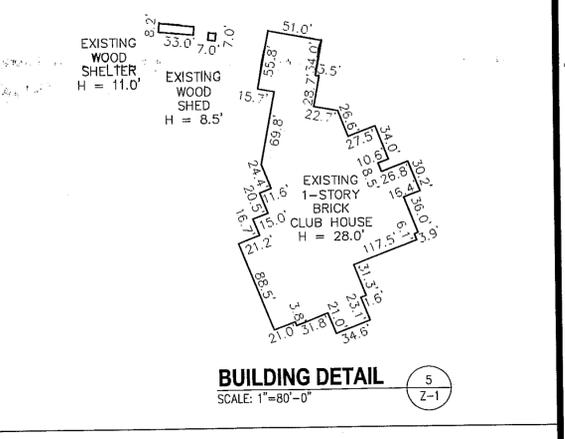
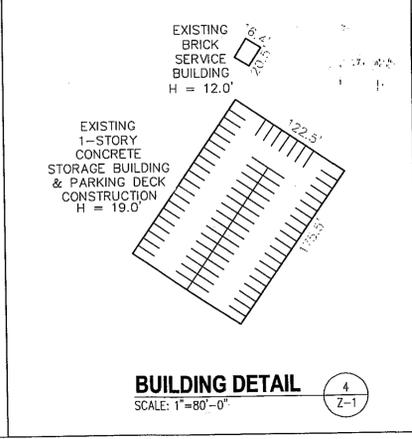
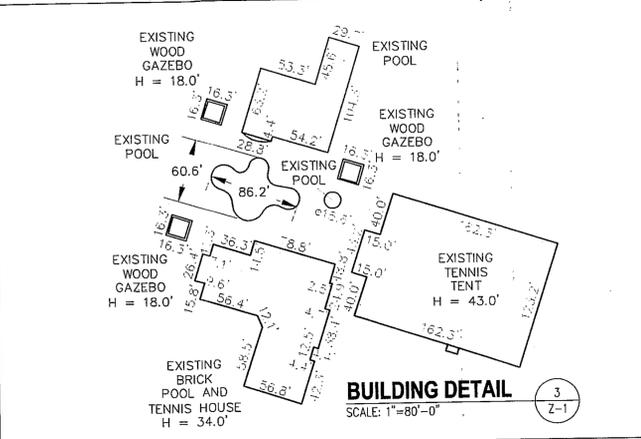
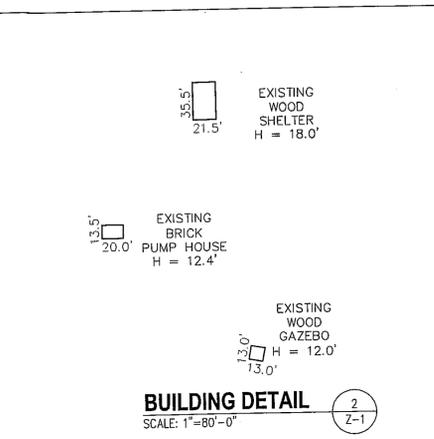
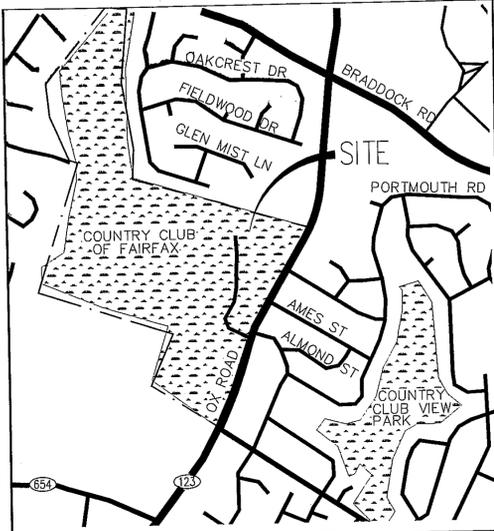
7WAC406A
COUNTRY CLUB
OF FAIRFAX
5110 OX ROAD
FAIRFAX, VA 22030

SEA-2009-0217

TITLE:

TITLE SHEET

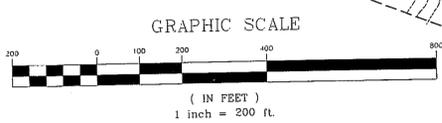
SHEET NUMBER:
T-1



MONOPINE SETBACKS		
	PROPOSED	MIN. REQUIRED
FRONT YARD (EAST)	401.1'	97'
REAR YARD (WEST)	2405.3'	97'
SIDE YARD (NORTH)	108.7'	97'
SIDE YARD (SOUTH)	1734.9'	97'
CLOSEST DWELLING	512.1'	N/A
CLOSEST ROAD	441.1'	N/A

SITE NOTES

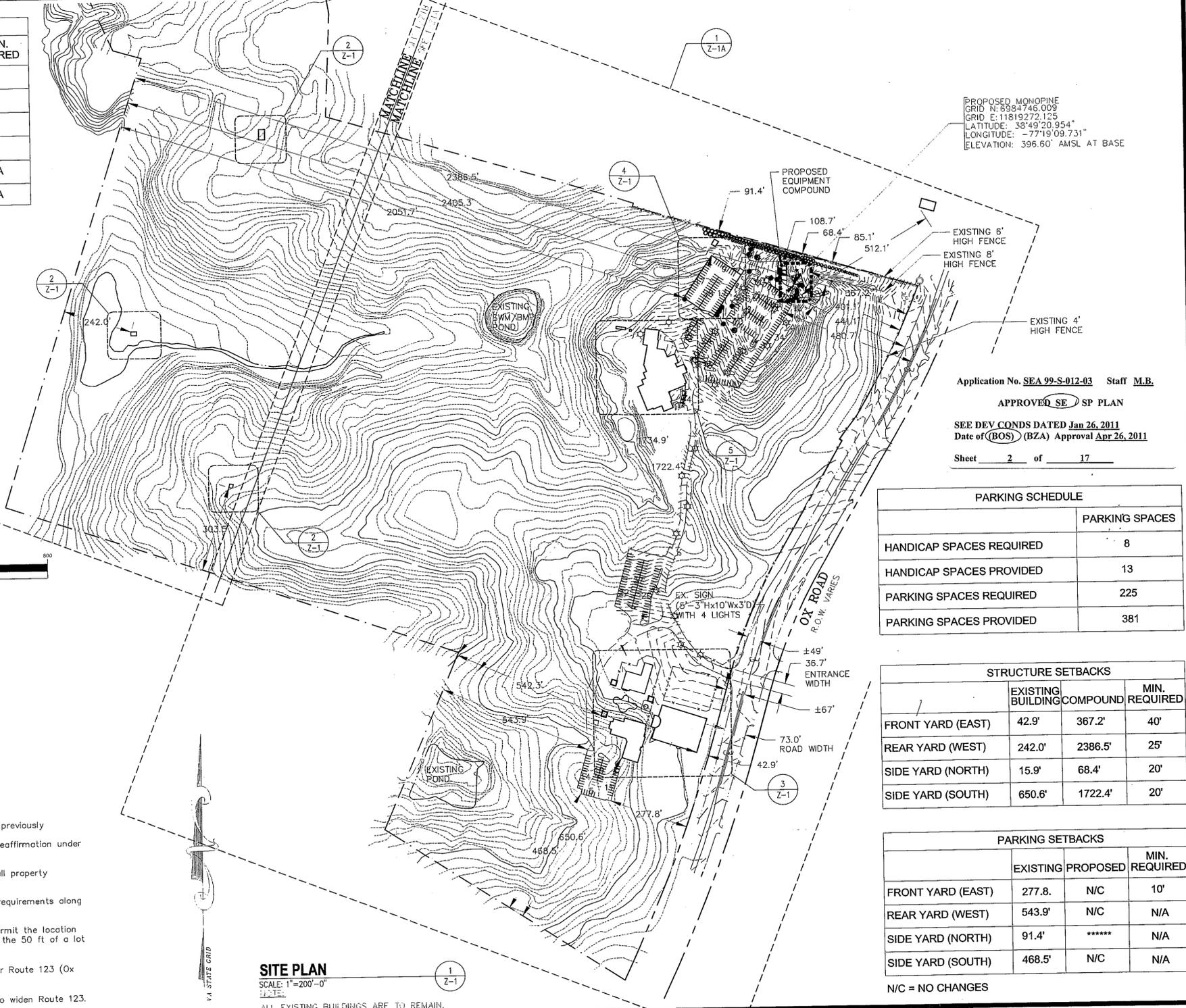
- SITE NAME: COUNTRY CLUB OF FAIRFAX
SITE NUMBER: 7WAC406A
- THIS IS NOT A BOUNDARY SURVEY AND IS NOT TO BE USED FOR THE TRANSFER OF PROPERTY.
- THE SUBJECT PARCEL INFORMATION:
OWNER: COURT HOUSE COUNTRY CLUB
PREMISES ADDRESS: 5110 OX ROAD, FAIRFAX, VA 22030
MAILING ADDRESS: P.O. BOX 398, FAIRFAX, VA 22038
COUNTY: FAIRFAX COUNTY
TAX MAP NUMBERS: 0681 01 0017, 0681 01 0018, 0681 01 0020
DISTRICT NUMBER: 8T000
DISTRICT NAME: SPRINGFIELD TRANSPORTATION
ZONING: R-C USE: GOLF COURSE (PRIVATE)
- THE RECORDED REFERENCES FOR THE SUBJECT PARCEL ARE AS FOLLOWS:
DEED: LIBER 4149, FOLIO 614
AREA: 150.85 AC
- THE DATUM'S ARE NAD 83 AND NAVD 88, AND THE BEARING BASE IS STATE GRID.
- NO UNDERGROUND UTILITIES HAVE BEEN LOCATED, THE PRESENCE OF ANY SUCH UTILITIES MUST BE CONFIRMED BY THE CONTRACTOR BEFORE CONSTRUCTION.
- NO WETLANDS HAVE BEEN DEFINED AND ANY AREAS SHOWN AS MARSH, PONDS OR DITCHES ARE DONE SO FROM VISIBLE SURFACE FEATURES AND IN NO WAY CONSTITUTE A DEFINED WETLAND.
- THE FLOOD ZONE OF THE PROPOSED TOWER IS AS FOLLOWS; FLOOD ZONE X, AREA OF MINIMUM FLOODING, SOURCE, FEMA FLOOD MAP FOR FAIRFAX COUNTY, VA, COMMUNITY PANEL NUMBER 515525 0075D, REVISED, MARCH 5, 1990.
- NO TITLE REPORT WAS FURNISHED FOR THIS SURVEY.
- THE DATA COLLECTED AND SHOWN ON THIS DRAWING ARE FOR THE PURPOSES OF CONSTRUCTION OF A CELLULAR MONOPINE, ANY NECESSARY ANCILLARY EQUIPMENT AND ALL APPROPRIATE EASEMENTS.
- NO UNRECORDED EASEMENTS ARE SHOWN ON THIS SURVEY AND IT IS POSSIBLE THAT SUCH EASEMENTS IMPACT THE SITE.
- THIS PROPERTY IS SUBJECT TO ALL MATTERS OF PUBLIC RECORD.
- THE LOCATION OF THE PROPOSED TOWER IS AS FOLLOWS; THE VALUES LISTED BELOW ARE WITHIN ±50' HORIZONTAL AND ±20' VERTICAL.
LATITUDE: N 38° 49' 20.954"
LONGITUDE: W 77° 19' 09.731"
ELEVATION: 396.60' AMSL AT BASE
- THE PROPERTY IS SERVED BY PUBLIC SEWER AND WATER.
- TOPOGRAPHY IS FROM AN AIR SURVEY PREPARED BY AIR SURVEY CORP. DATED APRIL 1990, PORTION OF WHICH HAVE BEEN UPDATED BY AIR SURVEY ON OCTOBER, 1998.



WAIVERS & MODIFICATIONS:

The following waivers and modifications were previously approved under SEA 99-S-012-2, and will be reviewed for reaffirmation under this application:

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



PROPOSED MONOPINE
GRID N: 6984746.009
GRID E: 11819272.125
LATITUDE: 38°49'20.954"
LONGITUDE: -77°19'09.731"
ELEVATION: 396.60' AMSL AT BASE

Application No. SEA 99-S-012-03 Staff M.B.
APPROVED SE SP PLAN
SEE DEV CONDS DATED Jan 26, 2011
Date of (BOS) (BZA) Approval Apr 26, 2011
Sheet 2 of 17

PARKING SCHEDULE	
	PARKING SPACES
HANDICAP SPACES REQUIRED	8
HANDICAP SPACES PROVIDED	13
PARKING SPACES REQUIRED	225
PARKING SPACES PROVIDED	381

STRUCTURE SETBACKS			
	EXISTING BUILDING	COMPOUND	MIN. REQUIRED
FRONT YARD (EAST)	42.9'	367.2'	40'
REAR YARD (WEST)	242.0'	2386.5'	25'
SIDE YARD (NORTH)	15.9'	68.4'	20'
SIDE YARD (SOUTH)	650.6'	1722.4'	20'

PARKING SETBACKS			
	EXISTING	PROPOSED	MIN. REQUIRED
FRONT YARD (EAST)	277.8'	N/C	10'
REAR YARD (WEST)	543.9'	N/C	N/A
SIDE YARD (NORTH)	91.4'	*****	N/A
SIDE YARD (SOUTH)	468.5'	N/C	N/A

N/C = NO CHANGES

SITE PLAN
SCALE: 1"=200'-0"
ALL EXISTING BUILDINGS ARE TO REMAIN.

entrex
communication services, Inc.
6600 Rockledge Drive, Suite 550
Bethesda, MD, 20817
PHONE: (202)408-0960
FAX: (202)408-0961

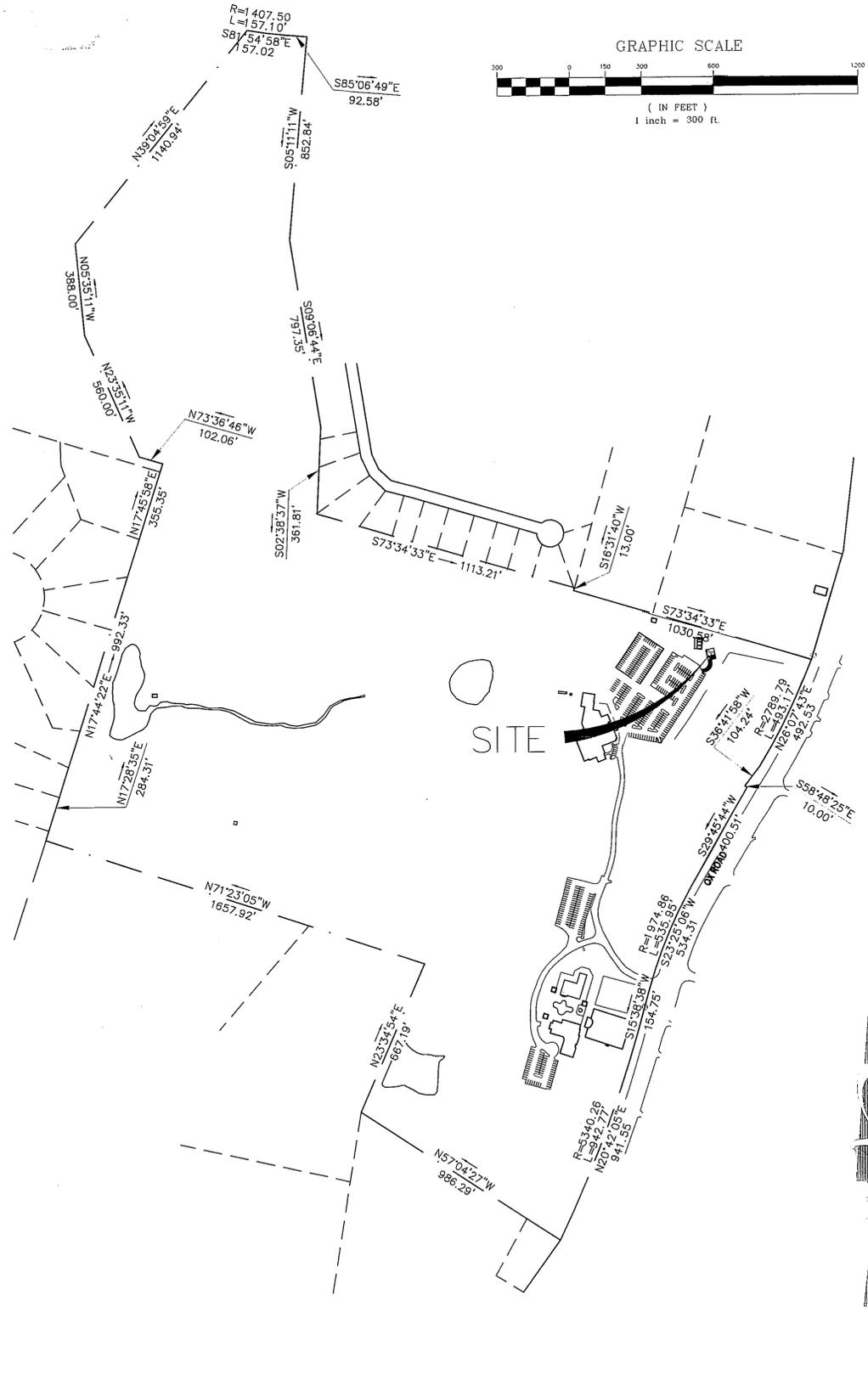
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SEAL:
COMMONWEALTH OF VIRGINIA
CAMILLE SHABSHAB
No. 044028
PROFESSIONAL ENGINEER

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

PROJECT NO: 1042.682
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:
SITE PLAN
SHEET NUMBER:
Z-1



entrex
communication services, inc.

6600 Rockledge Drive, Suite 550
Bethesda, MD. 20817
PHONE: (202)408-0960
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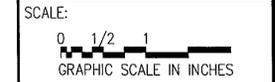
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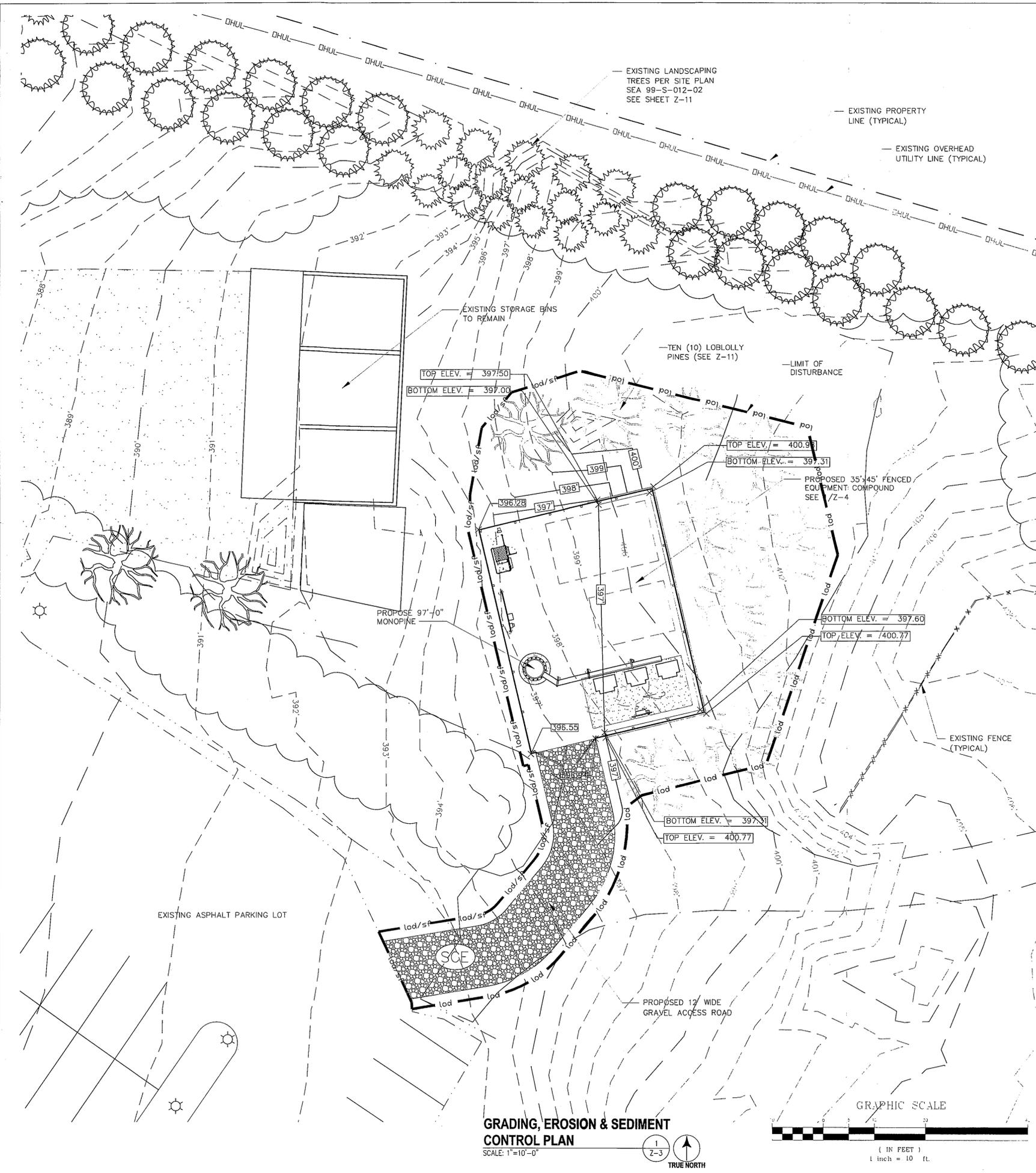
7WAC406A
COUNTRY CLUB OF FAIRFAX
5110 OX ROAD
FAIRFAX, VA 22030

SEA-2009-0217

TITLE:
PROPERTY PLAT & ZONING MAP

SHEET NUMBER:
Z-2

Application No. SEA 99-S-012-03 Staff M.B.
APPROVED SE SP PLAN
SEE DEV CONDS DATED Jan 26, 2011
Date of (BOS) (BZA) Approval Apr 26, 2011
Sheet 3 of 17



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 = 5,671 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

SILT FENCE
 lod/sf lod/sf

PROPOSED 2' CONTOUR LINE
 396'

PROPOSED SPOT ELEVATION
 396.28

(SCE) STABILIZED CONSTRUCTION ENTRANCE

SURFACES

EXISTING PAVED SURFACE

PROPOSED GRAVEL SURFACE

PROPOSED GRAVEL DRIVE IMPROVEMENT AREA

entrex
 communication services, inc.

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

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COMMONWEALTH OF VIRGINIA
 CAMILLE SHABSHAB
 No. 044026
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12050 BALTIMORE AVENUE
 BELTSVILLE, MD 20705
 PHONE: (240) 264-8600

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SCALE:
 0 1/2 1
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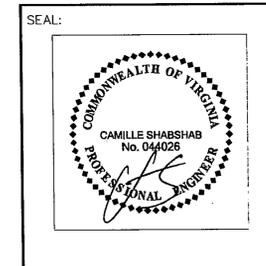
SEA-2009-0217

TITLE:
**GRADING, EROSION
 & SEDIMENT
 CONTROL PLAN**

SHEET NUMBER:
Z-3

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 Sheet 4 of 17

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PHONE: (240) 264-8600

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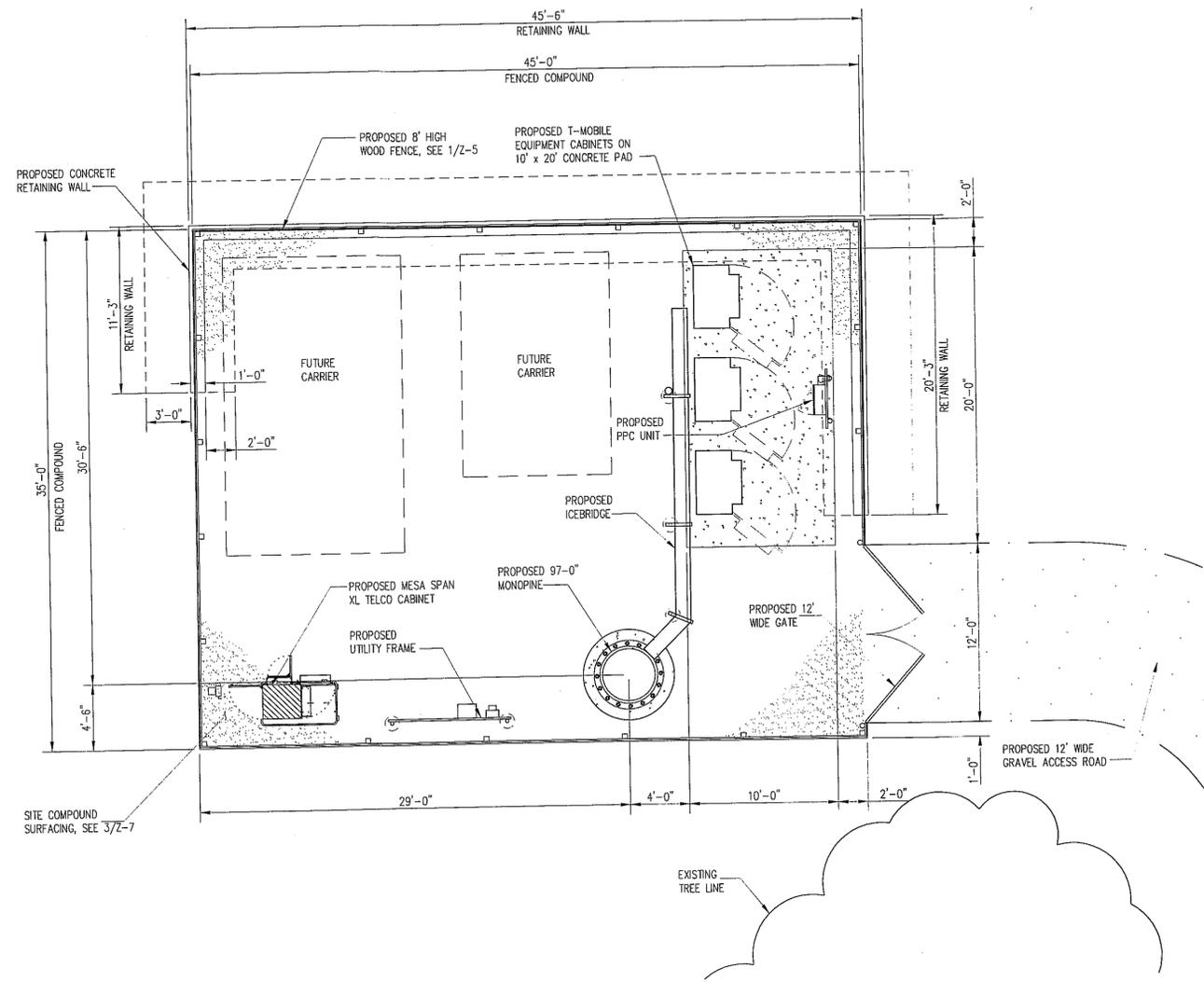
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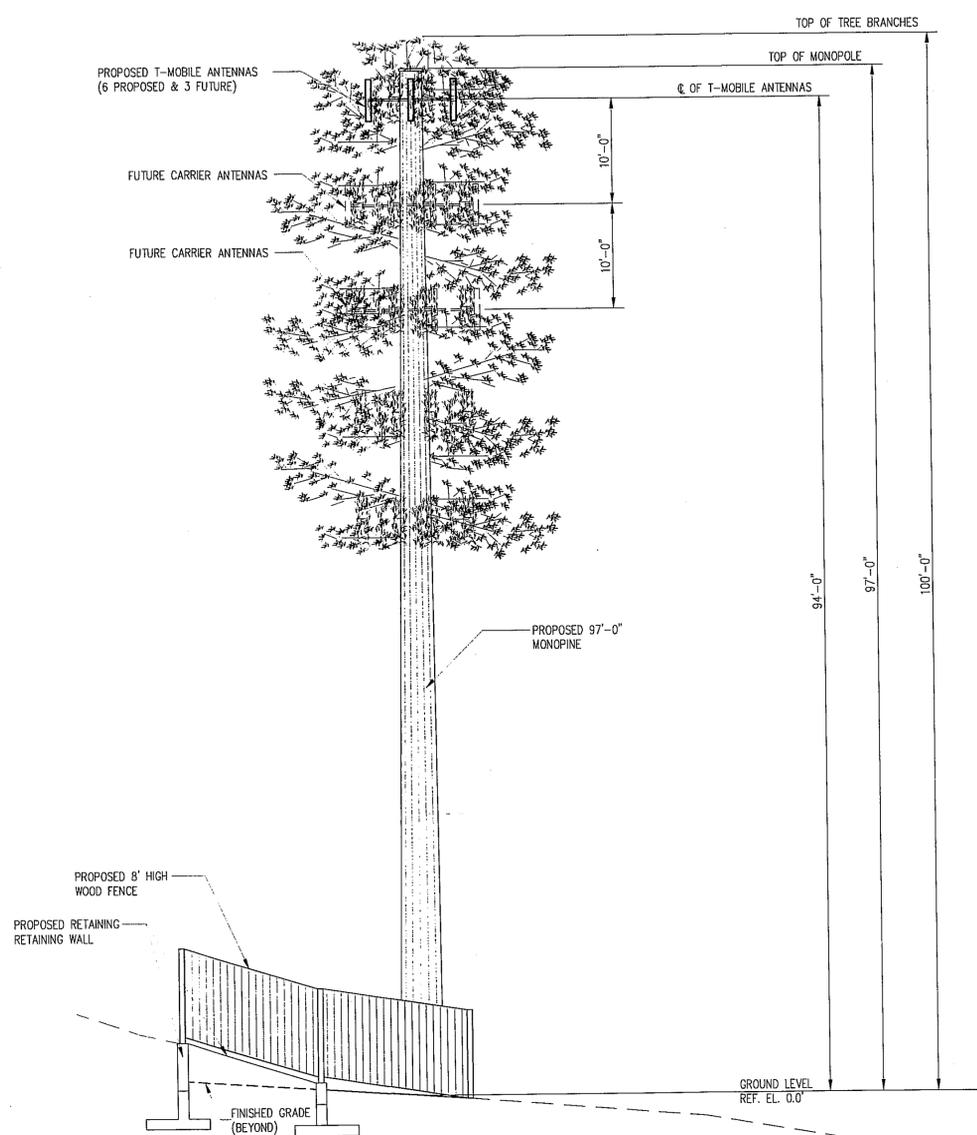
SEA-2009-0217

TITLE:
**COMPOUND LAYOUT AND
MONOPINE ELEVATION**

SHEET NUMBER:
Z-4



COMPOUND LAYOUT PLAN
SCALE: 3/16"=1'-0"
1
Z-4
TRUE NORTH



MONOPIE ELEVATION
SCALE: 1/8"=1'-0"
2
Z-4

ANTENNA AND COAXIAL CABLE SCHEDULE							
SECTOR	ANTENNA MARK	ANTENNA	DOWN-TILT	AZIMUTH	ANTENNA & HEIGHT	CABLE LENGTH	COAXIAL CABLE
1	A-1	ANDREW TMBXX-6516-R2M PANEL (59.0" x 11.9" x 6.3")	0°	15°	94'	130'	(2) 7/8" COAX
	A-2	FUTURE ANTENNA	0°	15°	94'	130'	(2) 7/8" COAX
	A-3	ANDREW TMBXX-6516-R2M PANEL (59.0" x 11.9" x 6.3")	0°	15°	94'	130'	(2) 7/8" COAX
2	B-1	ANDREW TMBXX-6516-R2M PANEL (59.0" x 11.9" x 6.3")	0°	135°	94'	130'	(2) 7/8" COAX
	B-2	FUTURE ANTENNA	0°	135°	94'	130'	(2) 7/8" COAX
	B-3	ANDREW TMBXX-6516-R2M PANEL (59.0" x 11.9" x 6.3")	0°	135°	94'	130'	(2) 7/8" COAX
3	C-1	ANDREW TMBXX-6516-R2M PANEL (59.0" x 11.9" x 6.3")	0°	255°	94'	130'	(2) 7/8" COAX
	C-2	FUTURE ANTENNA	0°	255°	94'	130'	(2) 7/8" COAX
	C-3	ANDREW TMBXX-6516-R2M PANEL (59.0" x 11.9" x 6.3")	0°	255°	94'	130'	(2) 7/8" COAX

- NOTES:
- ALL ANTENNAS SHALL BE FURNISHED WITH DOWNTILT BRACKETS. CONTRACTOR SHALL COORDINATE REQUIRED MECHANICAL DOWNTILT FOR EACH ANTENNA WITH RF ENGINEER.
 - ANTENNA DOWNTILT SHALL BE SET AND VERIFIED BY A SMART LEVEL.
 - ANTENNA CENTERLINE HEIGHT IS IN REFERENCE TO ELEVATION 0.0'.
 - SEE SHEET E-1 FOR CABLE, JUMPER, TMA, COLOR CODES AND OTHER DETAILS. CONTRACTOR SHALL PROVIDE ANTENNA SERIAL NUMBERS TO T-MOBILE AFTER INSTALLATION AND FIELD SWEEP TEST.

Application No. SEA 99-S-012-03 Staff M.B.
APPROVED SE SP PLAN
SEE DEV CONDS DATED Jan 26, 2011
Date of (BOS) (BZA) Approval Apr 26, 2011
Sheet 5 of 17

SPECIAL EXCEPTION NOTES:

SECTION 1.08 THERE ARE SEVERAL EXISTING STRUCTURES ON THE PROJECT PARCEL. THE MAIN CLUB HOUSE BUILDING WAS BUILT IN 1955, THE POOL/TENNIS HOUSE BUILDING WAS BUILT IN 1999. THERE ARE SIGNS OF CONSTRUCTION OF 2 OTHER STRUCTURES ON THE PROPERTY. ALL EXISTING STRUCTURES ON THE PROPERTY SHALL BE RETAINED.

SECTION 1.15 PROPERTY IS SERVED BY PUBLIC WATER.

SECTION 1.16 PROPERTY IS SERVED BY FAIRFAX COUNTY STORMWATER DRAINS. NO ADDITIONAL STORMWATER MANAGEMENT FACILITIES ARE PROPOSED.

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

FOR CALCULATIONS, SEE TABLES.
PROJECT MEETS FLOOR AREA RATIO REGULATIONS

MAXIMUM DENSITY OF DWELLING UNITS
1 UNIT/ACRE PER FAIRFAX COUNTY
COMPREHENSIVE PLAN

SECTION 1.24 ACCORDING TO THE FAIRFAX COUNTY CEMETARY MAP, SISSON FAMILY CEMETERY IS LOCATED ON PARCELS NEAR OR ADJACENT TO THIS PROJECT SITE.

BULK STANDARDS:

MONOPINE SETBACKS: FRONT YARD = 401.1'
REAR YARD = 2405.3'
SIDE YARD R = 108.7'
SIDE YARD L = 1,734.9'

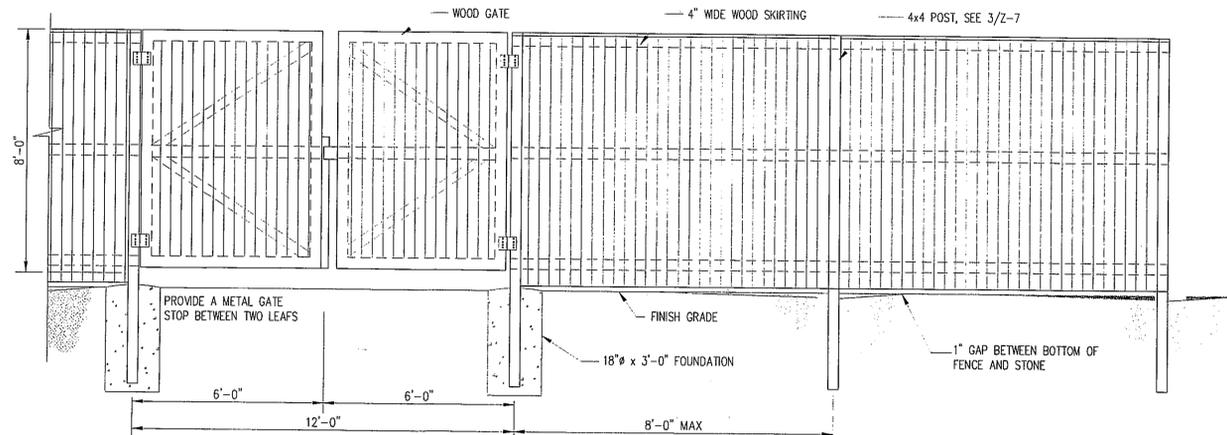
LOT AREA: 118,073 ACRES (± 5,143,000 SF)

LOT WIDTH: 2,621' (ALONG OX ROAD)

STRUCTURE HEIGHTS: CLUB HOUSE = 28.0'
POOL HOUSE = 34.0'
TENNIS TENT = 43.0'
OTHER BUILDINGS = SEE SHEET Z-1

PROPOSED FLOOR AREA RATIO TABLE

FAR CALCULATION - EXISTING	
AREA OF PARCELS # 0681-01-0017, 0681-01-0018, & 0681-01-0020	
PARCEL (COURT HOUSE COUNTY) (L.U.B.)	
TOTAL AREA = 26,670.06 S.F. (0.6105 ACRES)	
AREA OF STRUCTURES	
PUMP HOUSE	261
SHELTER	763
SHELTER	264
SHED	49
TENNIS TENT	20,610
CLUB HOUSE	27,068
POOL AND TENNIS HOUSE	11,540
SERVICE BUILDING	866
SERVICE BUILDING	332
STORAGE BUILDING	2,181
GAZEBO	169
GAZEBO	267
GAZEBO	267
GAZEBO	267
POOL	2,632
POOL	6,431
POOL	192
STORAGE BUILDING & PARKING DECK (CONSTR)	21,423
TOTAL AREA (STRUCTURES) = 125,682 S.F. (2.870 ACRES)	
TOTAL AREA (STRUCTURES) = 0.0136	
TOTAL AREA = 0.0136	
FAR CALCULATION - PROPOSED	
TOTAL AREA (STRUCTURES) = 27,068 S.F.	
TOTAL AREA = 5,143,000 S.F. = 0.0190	



- NOTES:
1. ALL LUMBER SHALL BE PRESSURE TREATED
 2. PROVIDE LOCKING HARDWARE AND DOOR STOPS TO SECURE GATE IN OPEN POSITION.
 3. FENCE SHALL BE STAINED WITH COLOR TO BE DETERMINED BY OWNER.

WOOD FENCE AND GATE ELEVATION
SCALE: 3/8"=1'-0"

1
Z-5

Application No. SEA 99-S-012-03 Staff M.B.

APPROVED SE / SP PLAN

SEE DEV CONDS DATED Jan 26, 2011
Date of (BOS) (BZA) Approval Apr 26, 2011

Sheet 6 of 17

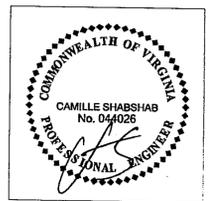


6600 Rockledge Drive, Suite 550
Bethesda, MD. 20817
PHONE: (202)408-0960
FAX: (202)408-0961

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
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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:
0 1/2 1
GRAPHIC SCALE IN INCHES

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

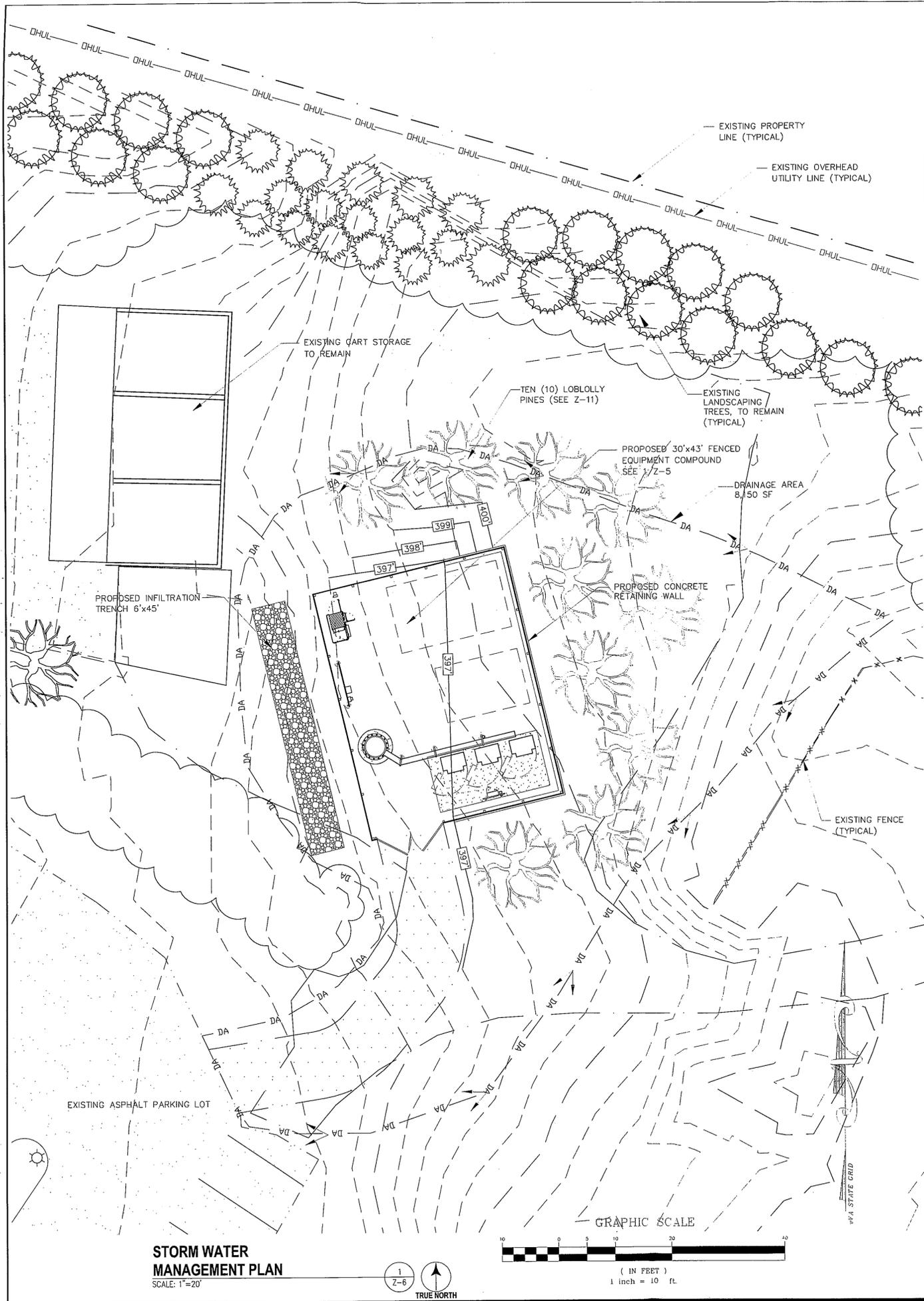
SEA-2009-0217

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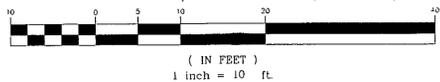
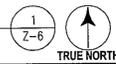
NOTES & DETAILS

SHEET NUMBER:

Z-5



STORM WATER MANAGEMENT PLAN
SCALE: 1"=20'



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

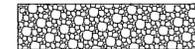
DRAINAGE AREA

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 IMPERVIOUS 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
 $fd = 0.5f = 0.5 * 1 \text{ in/hr} = 0.5 \text{ in/hr} = 0.042 \text{ ft/hr}$
 MAXIMUM ALLOWABLE DRAIN TIME
 $T_{max} = 48 \text{ HRS}$
 STONE VOID RATIO
 $V_r = 0.4$
 WATER QUALITY VOLUME
 $V_e = (2)(V_r)$
 $V_e = \text{VOLUME OF RUNOFF TO EXFILTRATE}$
 $V_r = (0.5)(R_v)(A)(3630)$
 $R_v = 0.05 + ((0.009)(I))$
 $I = \text{PERCENT IMPERVIOUS COVER OF THE CONTRIBUTING ONSITE WATERSHED EXPRESSED AS A WHOLE NUMBER}$
 $A = \text{AREA OF CONTRIBUTING ONSITE WATERSHED ACRES}$
 $3630 = \text{CONVERSION FACTOR (CU.FT./ACRE-IN)}$
 $V_r = (0.5)(0.05 + ((0.009)(I)))(A)(3630)$
 $V_e = (2)(V_r) \text{ C.F.}$

CALCULATION:
 MAXIMUM ALLOWABLE DRAIN TIME
 $d_{max} = fd \times T_{max} / V_r = 5 \text{ ft}$
 $A = 0.19 \text{ AC}$
 $I = 32\%$
 $R_v = 0.05 + ((0.009)(I))$
 $= 0.05 + (0.009 * 32)$
 $= 0.338$
 $V_r = (0.5)(0.338)(0.19)(3630)$
 $= 116.55 \text{ C.F.}$
 $V_e = (2)(116.55)$
 $= 233.1 \text{ C.F.}$
 BMP MEASURE USED: INFILTRATION BMP DESIGN
 BOTTOM SURFACE AREA REQUIRED = $V_e / fd \times T_{max} = 115.625 \text{ S.F.}$
 BOTTOM SURFACE AREA PROVIDED = 270 S.F. (6'X45')



PROPOSED INFILTRATION TRENCH

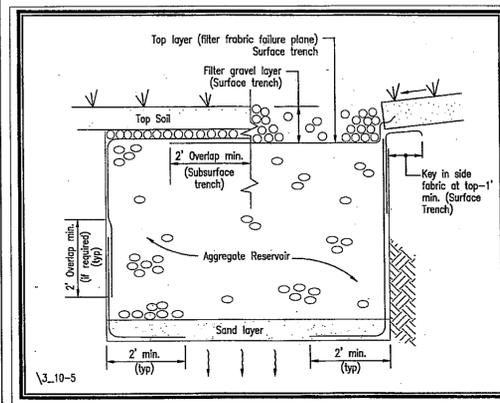
MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS

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

This information is required under the following Zoning Ordinance paragraphs:
 Special Permits (8-011 2J & 2L) Special Exceptions (8-011 2J & 2L)
 Cluster Subdivisions (8-016 1H) Commercial Reutilization Districts (8-022 2A (12) & (14))
 Development Plans PRC District (18-302 3 & 4L) PRC Plan (18-303 1E & 1G)
 FDP P Districts (except PRC) (18-502 1F & 1Q) Amendments (18-202 10F & 10I)

- 1. Plat is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100').
- 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheets N/A.
- 3. Provide:

Facility Name/ Type & No.	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage Volume (cf)	If pond, dam height (ft)
N/A	N/A	N/A	N/A	N/A	N/A	N/A
Totals						
- 4. On-site drainage channels, outfalls and pipe systems are shown on Sheet N/A.
Pond inlet and outlet pipe systems are shown on Sheet N/A.
- 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheets N/A.
Type of maintenance access road surface noted on the plat is N/A (asphalt, geoblock, gravel, etc).
- 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet N/A.
- 7. A "stormwater management narrative" which contains a description of how detention and best management practices requirements will be met is provided on Sheet Z-9.
- 8. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point, which is at least 100 times the site area or which has a drainage area of at least one square mile (840 acres) is provided on Sheet N/A.
- 9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet N/A.
- 10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets Z-3 AND Z-1.
- 11. A submission waiver is requested for _____.
- 12. Stormwater management is not required because THE PROJECT DISTURBED AREA IS LESS THAN 2,500 SF. HOWEVER AN INFILTRATION TRENCH IS PROPOSED AS SWM/BMP MEASURE.



INFILTRATION TRENCH DETAIL

SCALE: N.T.S.

2
Z-6

Application No. SEA 99-S-012-03 Staff M.B.

APPROVED SE SP PLAN

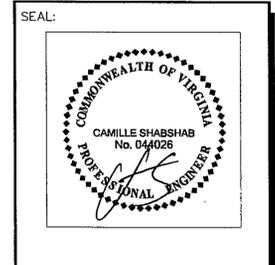
SEE DEV CONDS DATED Jan 26, 2011
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Sheet 7 of 17

entrex
communication services, inc.
6600 Rockledge Drive, Suite 550
Bethesda, MD, 20817
PHONE: (202)406-0960
FAX: (202)406-0961

SUBMITTALS

DATE	DESCRIPTION	REV.
06-29-09	ZONING REVIEW	A
07-08-09	ZONING	0
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T-MOBILE NORTHEAST LLC
12050 BALTIMORE AVENUE
BELTSVILLE, MD 20705
PHONE: (240) 264-8600

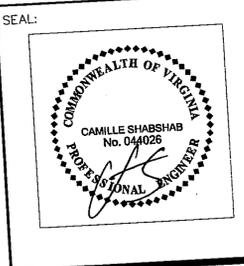
PROJECT NO: 1042.682
DESIGNER: TMF
ENGINEER: C.G.
SCALE:
0 1/2 1
GRAPHIC SCALE IN INCHES

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

STORMWATER MANAGEMENT PLAN
SHEET NUMBER:
Z-6

SUBMITTALS

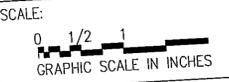
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PROJECT NO: 1042.682
DESIGNER: R.E.S.
ENGINEER: C.S.



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

SEA-2009-0217

TITLE:

SITE PROFILES

SHEET NUMBER:

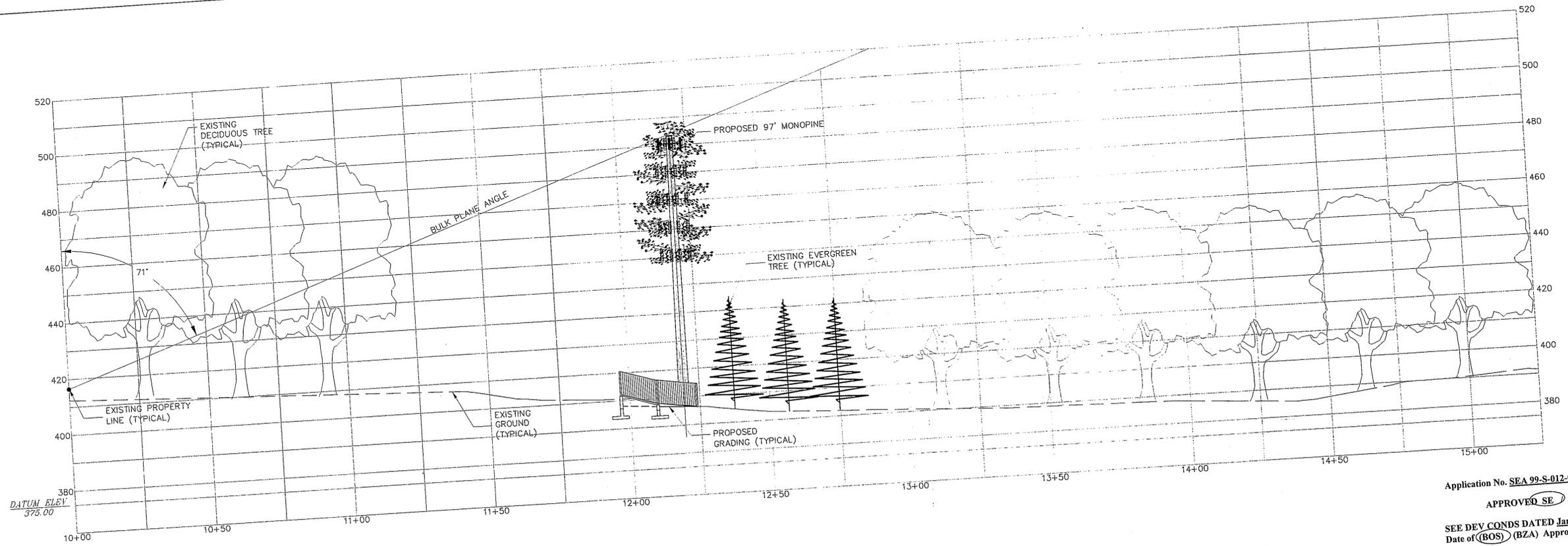
Z-7



VICINITY MAP
SCALE: 1"=1000'
TRUE NORTH



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

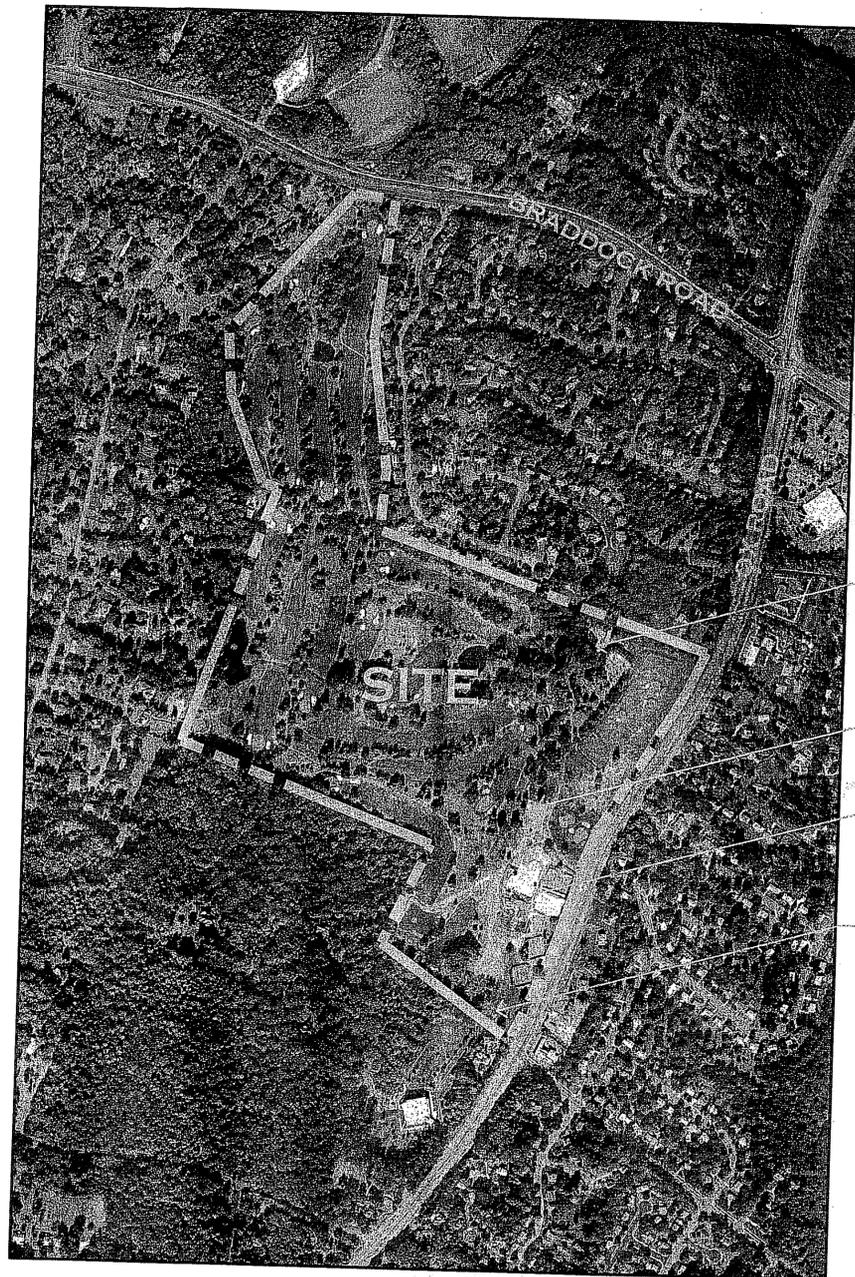
Application No. SEA 99-S-012-03 Staff M.B.
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SEE DEV CONDS DATED Jan 26, 2011
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THE COUNTRY CLUB OF FAIRFAX

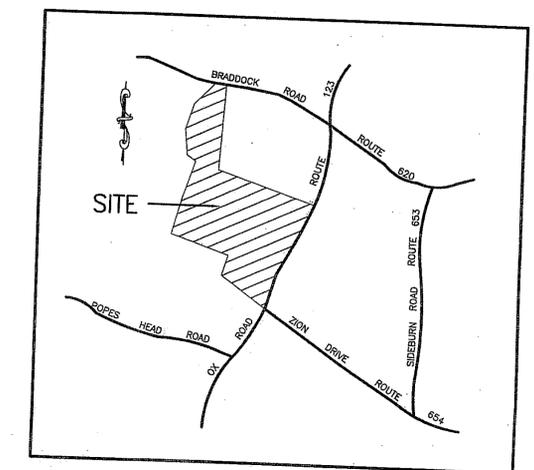
SEA 99-S-012-2

SPECIAL EXCEPTION AMENDMENT SPRINGFIELD DISTRICT FAIRFAX COUNTY, VA

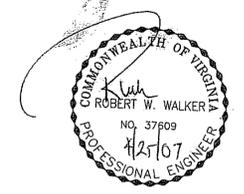
APRIL 2007



- MAINTENANCE FACILITY
CHANGES PROPOSED
WITH THIS APPLICATION
(AREA 3)
- PARKING AREA (AREA 2)
- TENNIS / POOL
COMPLEX COMPLETED
IN 2004
- PARKING AREA (AREA 1)



VICINITY MAP
SCALE: 1" = 200'



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:



AERIAL MAP

Application No. SEA 99-S-012-03 Staff M.B.
APPROVED SE SP PLAN
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Sheet 10 of 17

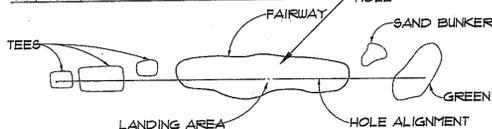
Application No. SEA 99-S-012-2 Staff M.B.
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SEE DEV CONDS DATED 5/23/07
Date of (BOS) (BZA) approval 7/18/07
Sheet 1 of 8

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

LEGEND

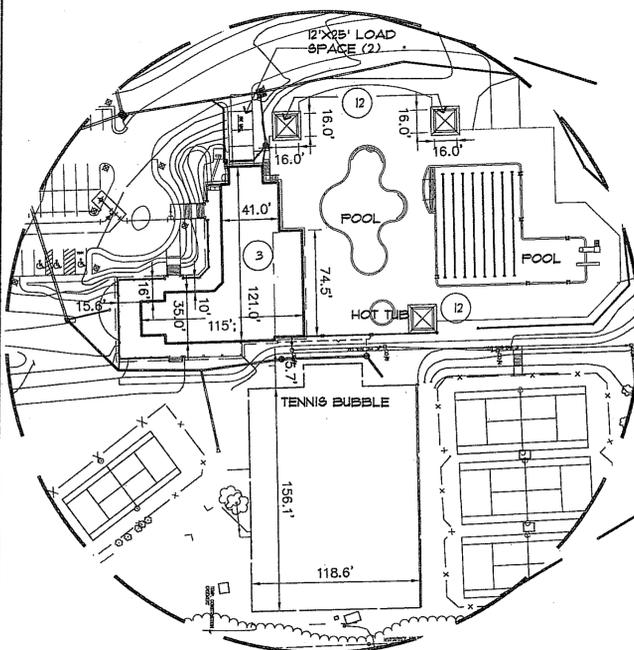
- CART PATH
- BUILDING/STRUCTURE
- TREE LINE
- 100 YEAR FLOODPLAIN LIMITS
- FAIRFAX COUNTY RESOURCE PROTECTION AREA LIMITS
- APPROVED RESOURCE PROTECTION AREA
- WETLANDS

TYPICAL GOLF HOLE LAYOUT:



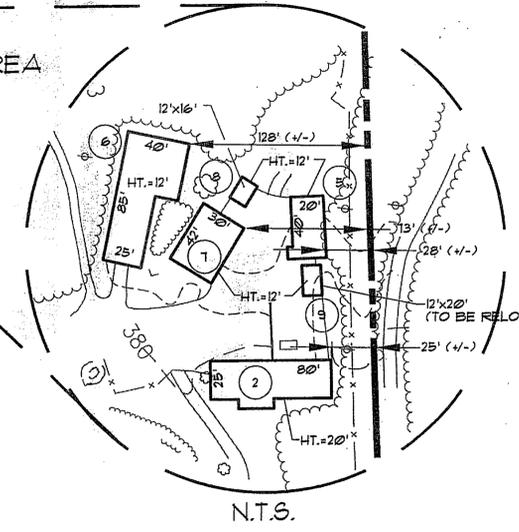
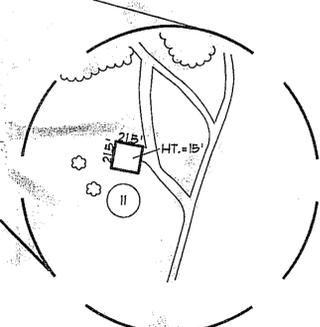
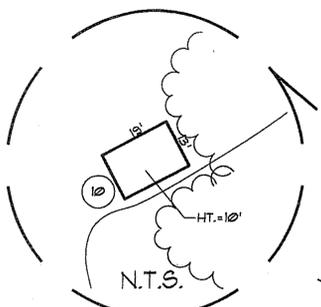
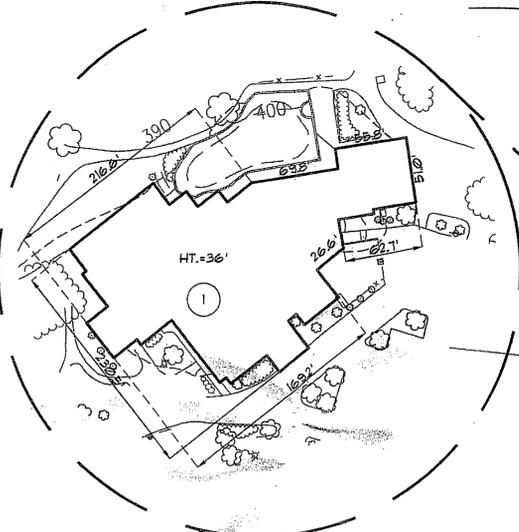
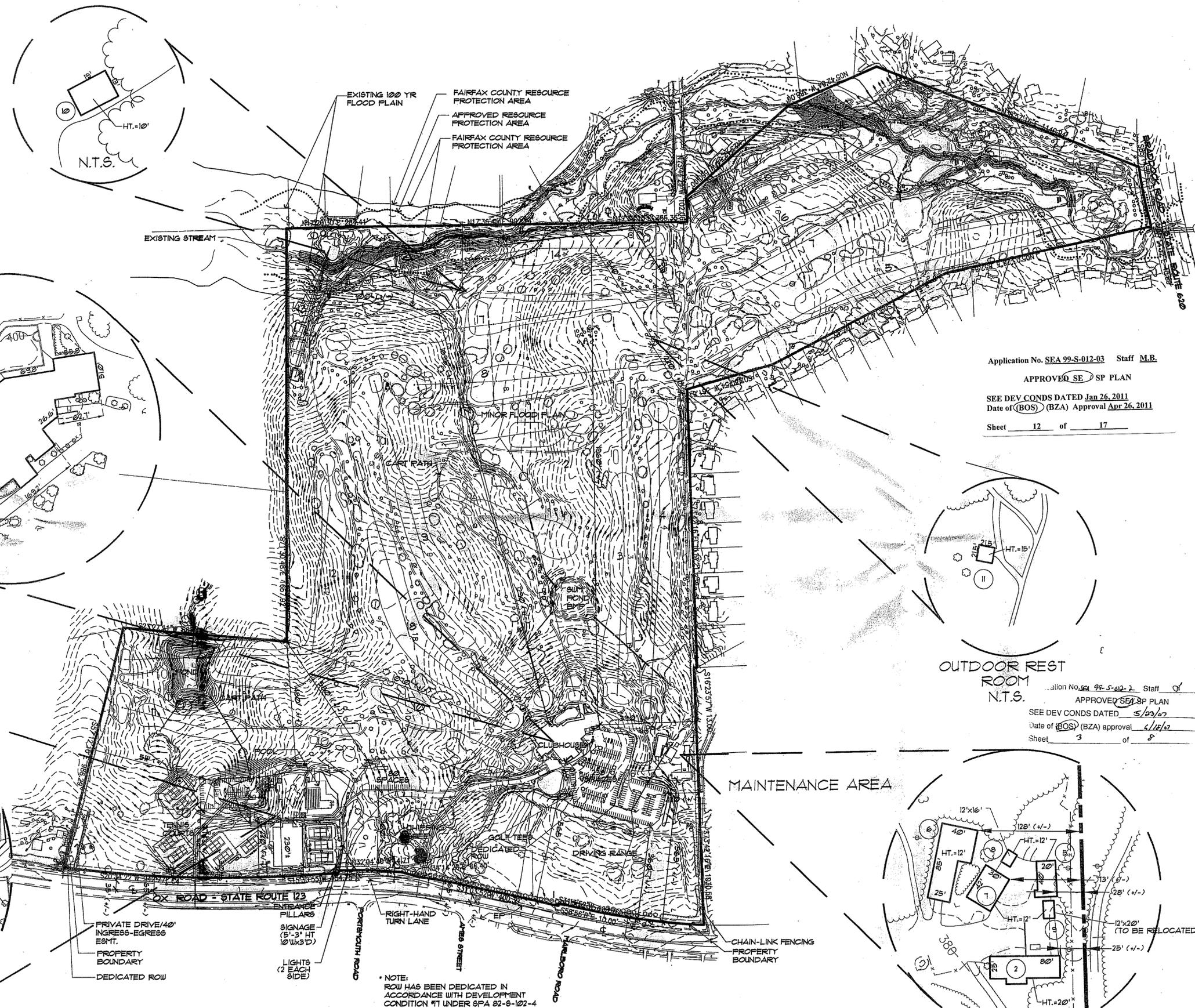
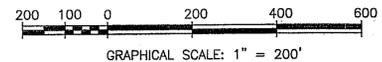
BUILDING LEGEND:

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



CURVE DATA:

CURVE	RADIUS	ARC LENGTH	TANGENT	CHORD	CHORD BEARING	DELTA
C1	1407.50'	157.10'	78.63'	157.02'	S82°02'41"E	06°23'42"
C2	2789.79'	493.17'	247.23'	492.53'	S26°00'00"W	10°07'43"
C3	1974.86'	535.95'	269.63'	534.30'	S23°17'23"W	15°32'57"
C4	5340.28'	942.77'	472.61'	941.55'	S20°34'22"W	10°06'54"

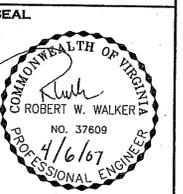


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Application No. SEA 99-S-012-2 Staff M.B.
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 Date of (BOS) (BZA) approval 6/18/07
 Sheet 3 of 8

William H. Gordon Associates, Inc.
 4500 DOW ST
 CHARLottesville, VA 22903-1900
 PHONE 703-263-1900
 FAX 703-263-0766
 ENGINEERS - SURVEYORS - PLANNERS - LANDSCAPE ARCHITECTS

CONSULTANT



REVISIONS

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

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

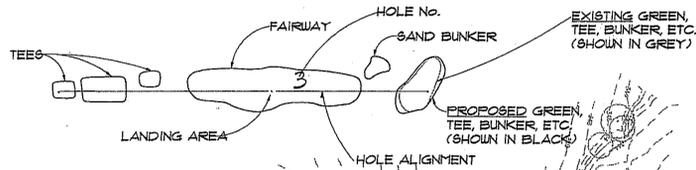
SCALE 1"=200'
 DATE APRIL 2007
 DRAWN N.Y.
 CHECKED RWW
 JOB# 1089-1101
 CAD FILE 1089-EC
 SHEET# 3 OF 8

MATCH LINE - SEE SHEET 5

LEGEND:

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

TYPICAL GOLF HOLE LAYOUT:



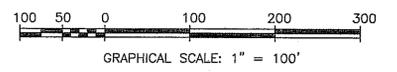
APPROVED GOLF COURSE PER SEA 99-S-012 (CONSTRUCTION NOT COMPLETED)

JOSEPH J. MATHY SARAH G. MATHY ZONED: R-C USE: RESIDENTIAL

LESTER A. JR. & MAXINE F. SORENSEN
 RAYMOND R. & BEVERLY J. POWELL
 JAMES B. & DEBORAH K. ROSENBERG
 WILLIAM B. JR. & JOY N. PHARES
 RAM G. & CATHERINE R. SEGUIN
 ALAN L. & JUDY K. BOX
 ROBERT N. & VIRGINIA B. DUNCAN
 SAMUEL G. 3RD & SUSAN S. LONDON
 ROBERT W. VANGIEZEN KAREN R. VANGIEZEN
 ENLARGEMENT PLAN SEE SHEET 6
 JUDITH A. BELL JOHN E. BELL ZONED: R-2 USE: RESIDENTIAL
 VERA C. JONES ZONED: R-1 USE: RESIDENTIAL

TRUSTEES OF FAIRFAX COVENANT CHURCH ZONED: R-C USE: INSTITUTIONAL

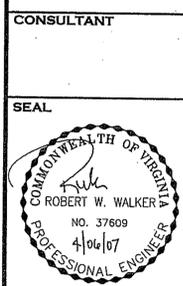
PREVIOUSLY APPROVED (VIA SEA 99-S-012) TENNIS COURTS, (1) PKG. LOT LIGHTS, RETAINING WALLS, COURT ENCLOSURES, PATH NETWORK, ADDED PARKING & SECONDARY ACCESS POINT. CONSTRUCTION NOT COMPLETED.



OX ROAD - STATE ROUTE 123

ARNOLD B. MALLAM
 EXXON CORP. ZONED: C-5 USE: SERVICE STATION
 FRANK RINALDI ROSEMARIE RINALDI
 FRANK RINALDI ROSEMARIE RINALDI
 FRANK RINALDI ROSEMARIE RINALDI
 FRANK RINALDI ROSEMARIE RINALDI
 FARUK EL YUSSIF LAYLA EL YUSSIF
 PORTSMOUTH ROAD
 ASKAR FAHR
 FRANCIS W. MC GRAIL 3RD
 THANH V. NGUYEN NGA T. NGUYEN
 AMES STREET
 ZONED: R-1 USE: RESIDENTIAL
 ZONED: R-2 USE: RESIDENTIAL
 GUS PETER PELEUSIS CAROL L. PELEUSIS DANNA M. PETERSON WILLIAM J. TATE HEIRS
 NORLANDO MENDIOLA CATHERINE B. MENDIOLA ZONED: R-1 USE: RESIDENTIAL
 SALVATION ZONED: INSTI USE: INSTI

William H. Gordon Associates, Inc.
 4501 Duly Drive
 Chesapeake, VA 23041
 Phone: 757-533-1900
 Fax: 757-533-0786
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REVISIONS

REV. 04/24/07
REV. 04/25/07

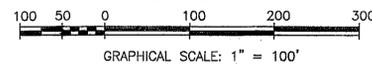
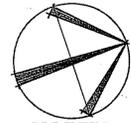
SPECIAL EXCEPTION AMENDMENT (1)
COUNTRY CLUB OF FAIRFAX
SPRINGFIELD DISTRICT
 FAIRFAX COUNTY, VIRGINIA

SCALE	1"=100'
DATE	APRIL 2007
DRAWN	N.Y.
CHECKED	RWW
JOB #	1089-1101
CAD FILE	1089-SE
SHEET #	4 OF 8

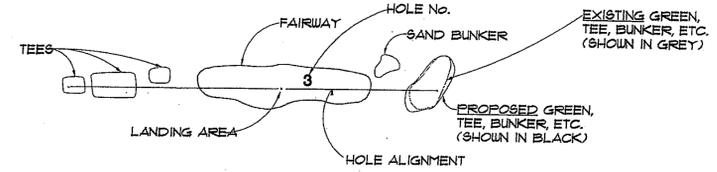
Application No. SEA 99-S-012-03 Staff M.B.
 APPROVED SEA SP PLAN
 SEE DEV CONDS DATED 5/23/07
 Date of (BOS) (BZA) approval 4/11/07
 Sheet 13 of 17

LEGEND:

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



TYPICAL GOLF HOLE LAYOUT:



MATCH LINE - SEE THIS SHEET

MATCH LINE - SEE THIS SHEET

MATCH LINE - SEE SHEET 4

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

Application No. SEA 99-S-012-03 Staff M.B.

APPROVED SE 2 SP PLAN

SEE DEV CONDS DATED Jan 26, 2011
Date of (BOS) (BZA) Approval Apr 26, 2011

Sheet 14 of 17

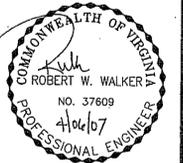
Application No. SEA 99-S-012-03 Staff M.B.
APPROVED SE 2 SP PLAN
SEE DEV CONDS DATED 5/23/11
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Sheet 5 of 8

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CONSULTANT

SEAL



REVISIONS

REV. 04/04/07

Rev. 04/27/07

SPECIAL EXCEPTION AMENDMENT (2)

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

SCALE 1"=100'

DATE APRIL 2007

DRAWN N.Y.

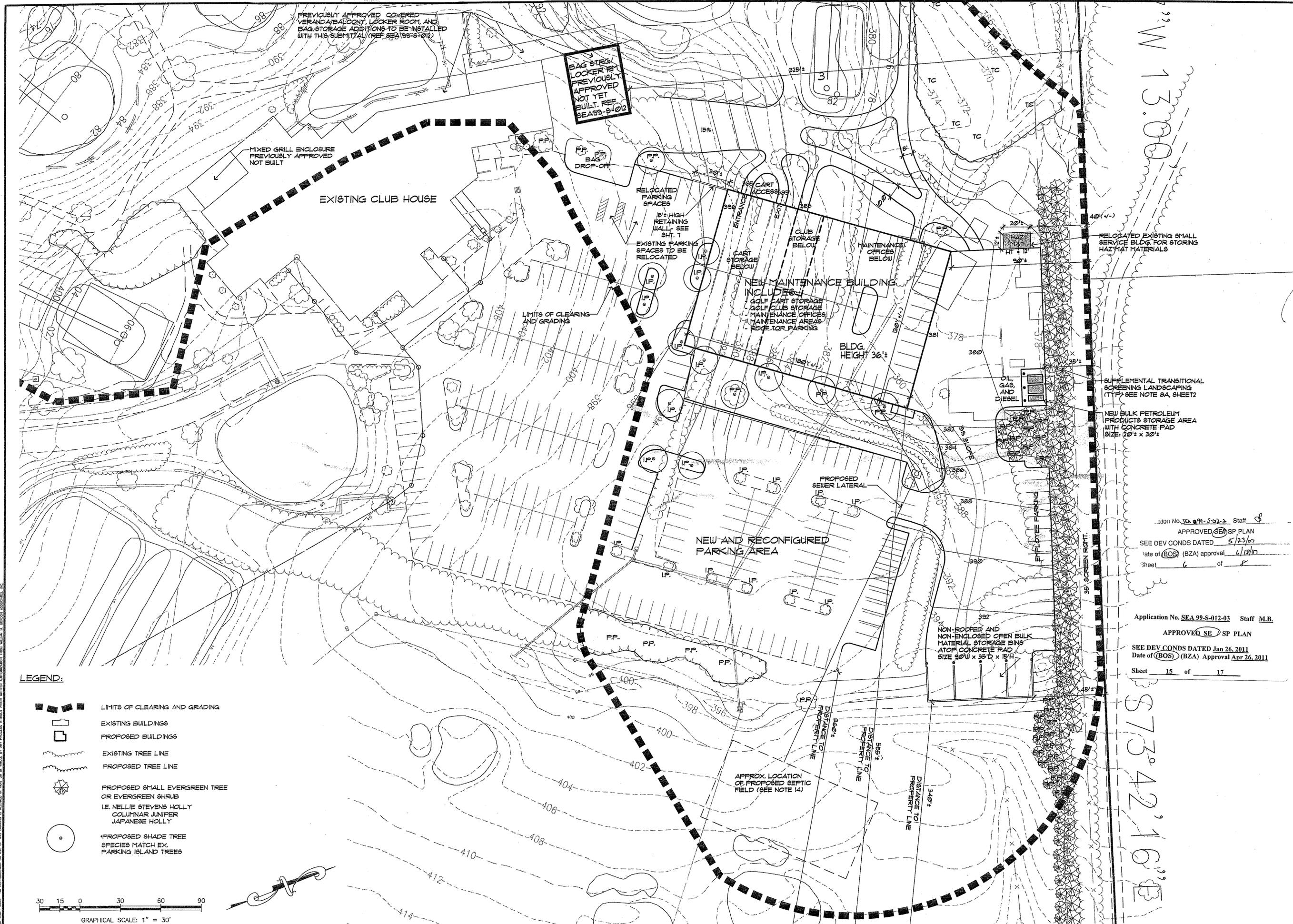
CHECKED RWV

JOB # 1089-1101

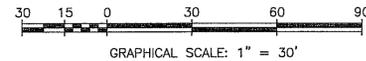
CAD FILE 1089-SE

SHEET # 5 OF 8

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

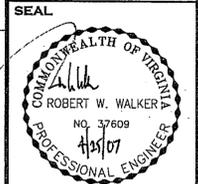


W 13.00'

S 73.42' 16" E

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

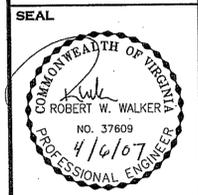
Application No. SEA 99-S-012-3 Staff M.B.
 APPROVED SEA SP PLAN
 SEE DEV CONDS DATED 5/23/07
 Date of (BOS) (BZA) approval 6/19/07
 Sheet 6 of 8

Application No. SEA 99-S-012-03 Staff M.B.
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 Date of (BOS) (BZA) Approval Apr 26, 2011
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ENLARGEMENT PLAN
COUNTRY CLUB OF FAIRFAX
SPRINGFIELD DISTRICT
 FAIRFAX COUNTY, VIRGINIA

SCALE	1" = 30'
DATE	APRIL 2007
DRAWN	N.Y.
CHECKED	RWW
JOB #	1089-1101
CAD FILE	1089-ENL
SHEET #	6 OF 8

CONSULTANT



REVISIONS

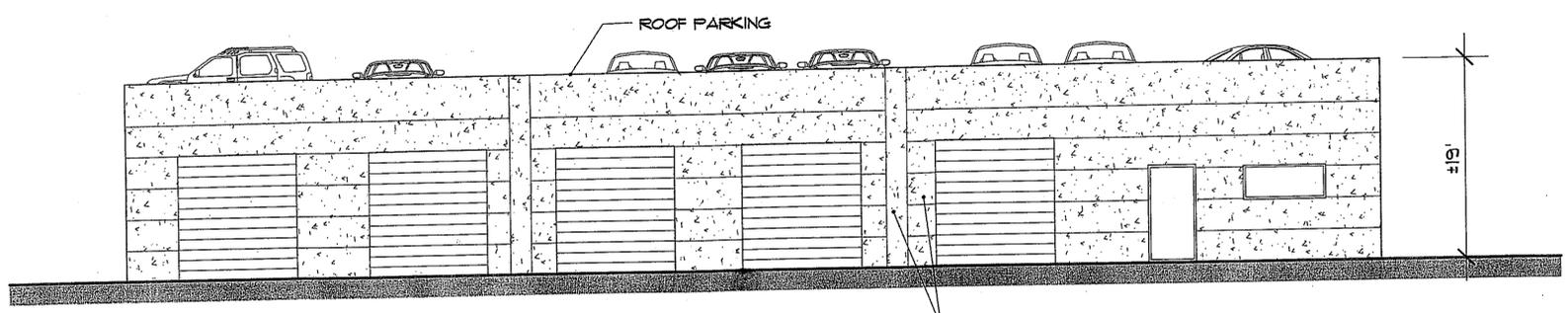
REV.	DATE
04/04/07	
04/25/07	

MAINTENANCE FACILITY ELEVATIONS

COUNTRY CLUB OF FAIRFAX
SPRINGFIELD DISTRICT
 FAIRFAX COUNTY, VIRGINIA

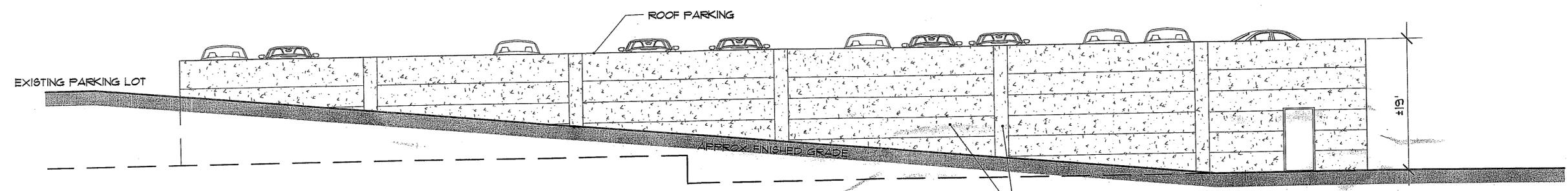
SCALE

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



1 EAST ELEVATION
 SCALE: 1" = 8'

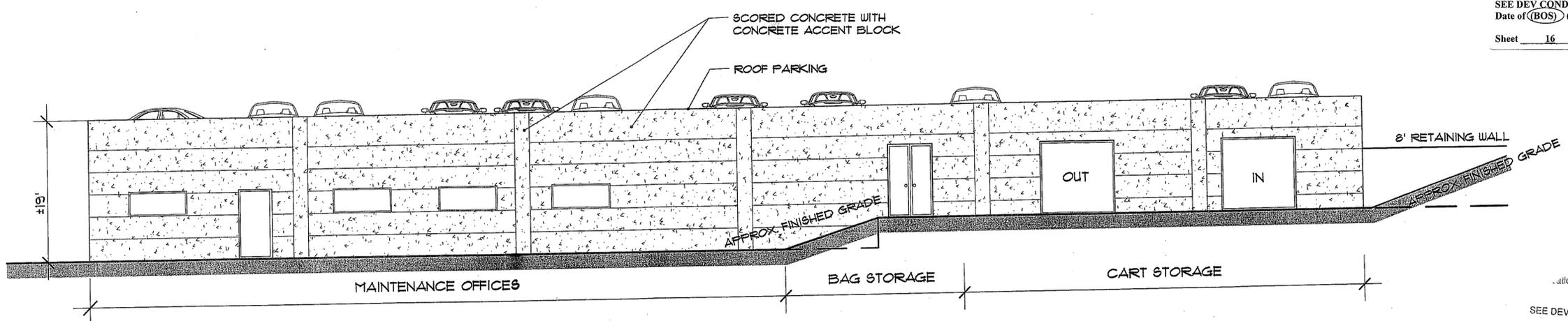
SCORED CONCRETE WITH CONCRETE ACCENT BLOCK



2 SOUTH ELEVATION
 SCALE: 1" = 8'

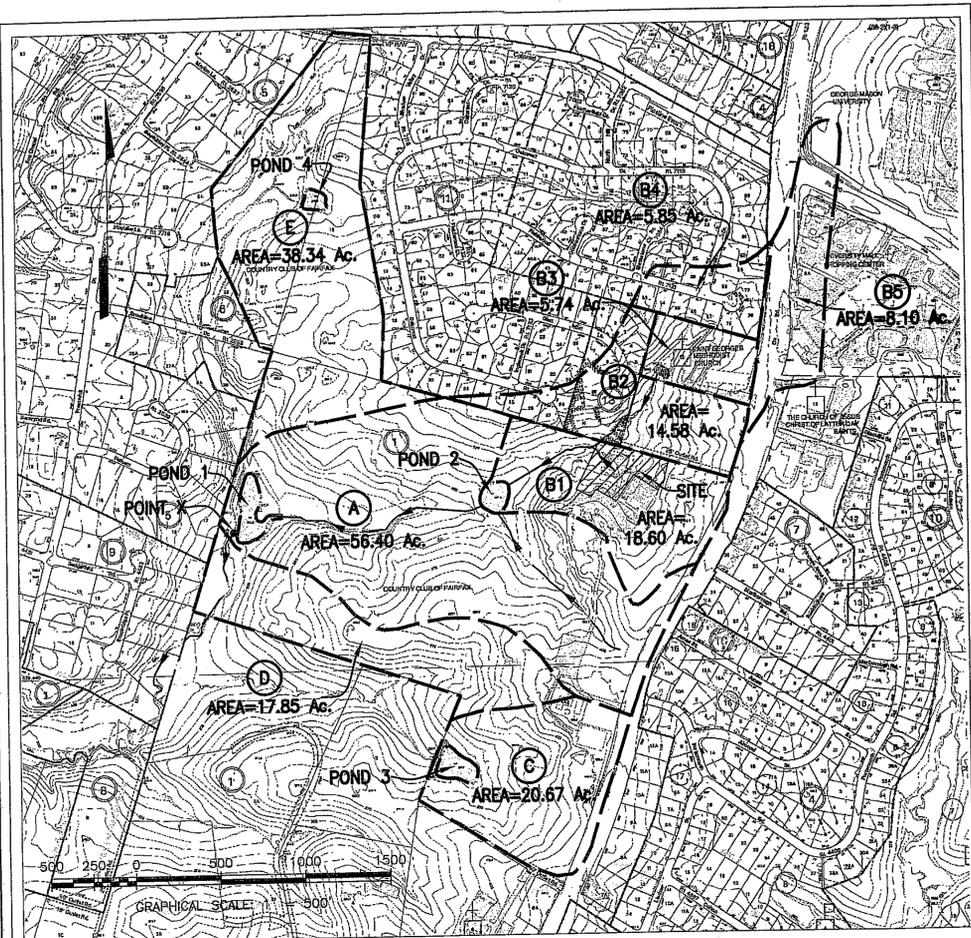
SCORED CONCRETE WITH CONCRETE ACCENT BLOCK

Application No. SEA 99-S-012-03 Staff M.B.
 APPROVED SEA SP PLAN
 SEE DEV CONDS DATED Jan 26, 2011
 Date of (BOS) (BZA) Approval Apr 26, 2011
 Sheet 16 of 17



3 NORTH ELEVATION
 SCALE: 1" = 8'

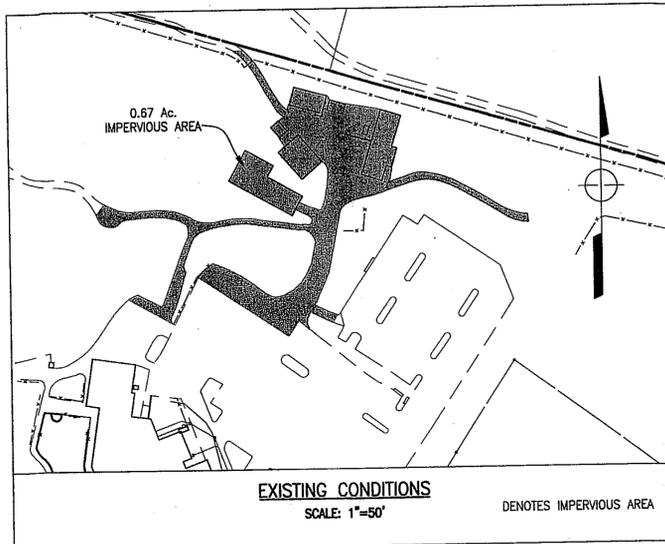
Application No. SEA 99-S-012-02 Staff N.Y.
 APPROVED SEA SP PLAN
 SEE DEV CONDS DATED 5/23/07
 Date of (BOS) (BZA) approval 6/18/07
 Sheet 7 of 8



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'



EXISTING CONDITIONS

SCALE: 1"=50'

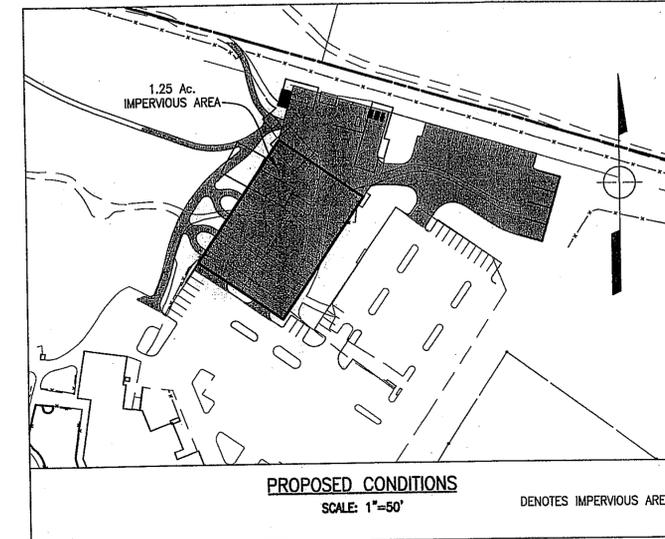
DENOTES IMPERVIOUS AREA

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

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

POND 2 VOLUME - PWSE 351.00						
EL (FT)	DEPTH (FT)	AREA (SF)	AVE AREA (SF)	VOL (CF)	TOTAL VOLUME (CF)	TOTAL VOLUME (AF)
338	0	2,879	0	0	0	0
340	2	8,662	5,771	11,541	11,541	0.26
342	2	12,676	10,669	21,338	32,879	0.75
344	2	16,033	14,355	28,709	61,588	1.41
346	2	16,083	17,358	34,716	96,304	2.21
348	2	21,238	19,961	39,921	136,225	3.13
350	2	24,071	22,655	45,309	181,534	4.17
351	1	25,182	24,627	24,627	206,161	4.73
352	1	26,293	25,738	25,738	231,898	5.32

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



PROPOSED CONDITIONS

SCALE: 1"=50'

DENOTES IMPERVIOUS AREA

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

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

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

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

This information is required under the following Zoning Ordinance paragraphs:
 Special Permits (9-011 2J & 2L) Special Exceptions (9-011 2J & 2L)
 Cluster Subdivision (9-015 1G & 1N) Commercial Revitalization Districts (9-022 2A (12) & (14))
 Development Plans PRC District (16-302 3 & 4L) PRC Plan (16-303 1E & 1C)
 FDP P Districts (except PRC) (16-502 1F & 1Q) Amendments (16-202 10F & 10I)

1. Plat is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100'). SUBJECT AREA OF THIS APPLICATION IS SHOWN ON SHEET 6
2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet 4.
3. Provide:

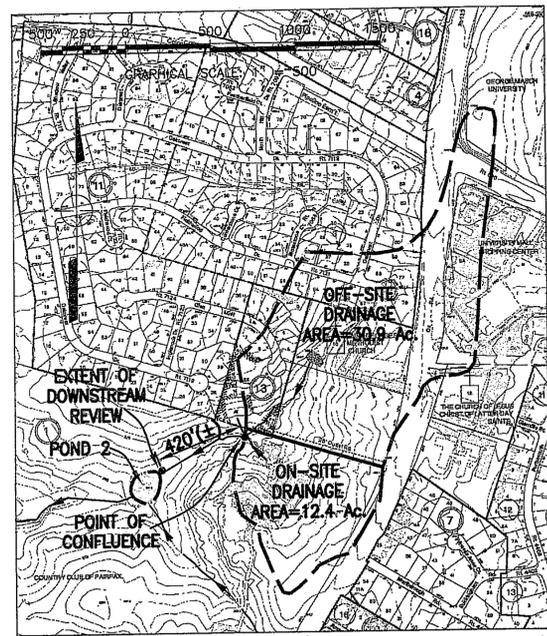
Facility Name/ Type and No.	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage Volume (cf)	If pond, dam height (ft)
POND 2	18.6	34.3	52.9	26,293	231,898	14
Totals						
4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet 4. Pond inlet and outlet pipe systems are shown on Sheet 4.
5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet 4. Type of maintenance access road surface noted on the plat is (asphalt, geoblock, gravel, etc.).
6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet 4.
7. A 'stormwater management narrative' which contains a description of how detention and best management practices requirements will be met is provided on Sheet 8.
8. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet 8.
9. A description of how the outfall requirements, including known changes to contributing drainage areas (i.e. drainage diversions), of the Public Facilities Manual will be satisfied is provided on Sheet 8.
10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets 2 (SEE NOTE 15)
11. A submission waiver is requested for N/A
12. Stormwater management is not required because N/A

Application No. SEA 99-S-012-03 Staff M.B.

APPROVED SEA SP PLAN

SEE DEV CONDS DATED Jan 26, 2011
 Date of (BOS) (BZA) approval Apr 26, 2011

Sheet 17 of 17



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 90% OF THE SIZE OF THE FIRST DRAINAGE AREA AT THE POINT OF CONFLUENCE.

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

OUTFALL ANALYSIS

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

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

BMP/SWM NARRATIVE

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

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

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

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

POND 2 EXISTING BMP COMPS

TOTAL DRAINAGE AREA TO THE POND
 D.A. ON-SITE=18.60 AC., C=0.46
 D.A. OFF-SITE=34.27 AC., C=0.63

TOTAL D.A. = 52.87 AC., C=0.57

$$VREQ'D = [0.40" \times C \times A] \times 4$$

$$= [0.40" \times 0.57 \times 52.87 AC] \times 4$$

$$= 43,758 \times 4$$

$$= 175,033 CE < VPROVIDED = 206,161 CF$$

POND 2 APPROXIMATE PROPOSED COMPS

TOTAL DRAINAGE AREA TO THE POND
 D.A. ON-SITE=18.60 AC., C=0.48
 D.A. OFF-SITE=34.27 AC., C=0.63

TOTAL D.A. = 52.87 AC., C=0.58

$$VREQ'D = [0.40" \times C \times A] \times 4$$

$$= [0.40" \times 0.58 \times 52.87 AC] \times 4$$

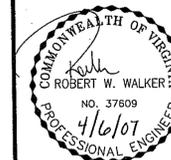
$$= 44,525 \times 4$$

$$= 178,100 CE < VPROVIDED = 206,161 CF$$

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CONSULTANT

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

STORM WATER MANAGEMENT / BMP / ADEQUATE OUTFALL

COUNTRY CLUB OF FAIRFAX
SPRINGFIELD DISTRICT
 FAIRFAX COUNTY, VIRGINIA

SCALE

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