

Burke Lake Golf Course Current Site Conditions





Goals of the Project

Clubhouse

The existing clubhouse is deficient in the following :

- The clubhouse is not able to be modified to meet the current accessibility standards.
- The building is beyond its expected lifecycle and is currently in substandard condition.
- The building is inadequately sized for its current function.

A new replacement building will be provided and will be sized to meet the needs of the golf course and driving range facility. New building placement will allow the course and existing clubhouse to remain open during construction.

New Driving Range

The driving range will expand the number of hitting stations to increase the revenues of the driving range. The new lighted driving range will contain the following amenities:

- 64 total hitting stations.
- Up to 48 covered hitting stations with 24 heated hitting stations that can be used year-round.
- 16 at-grade hitting stations.
- 6 fully accessible hitting stations.
- 2 covered group areas at the driving range centered around 4 hitting stations each.
- Expand existing 114 parking spaces to add 30 to 40 new spaces.

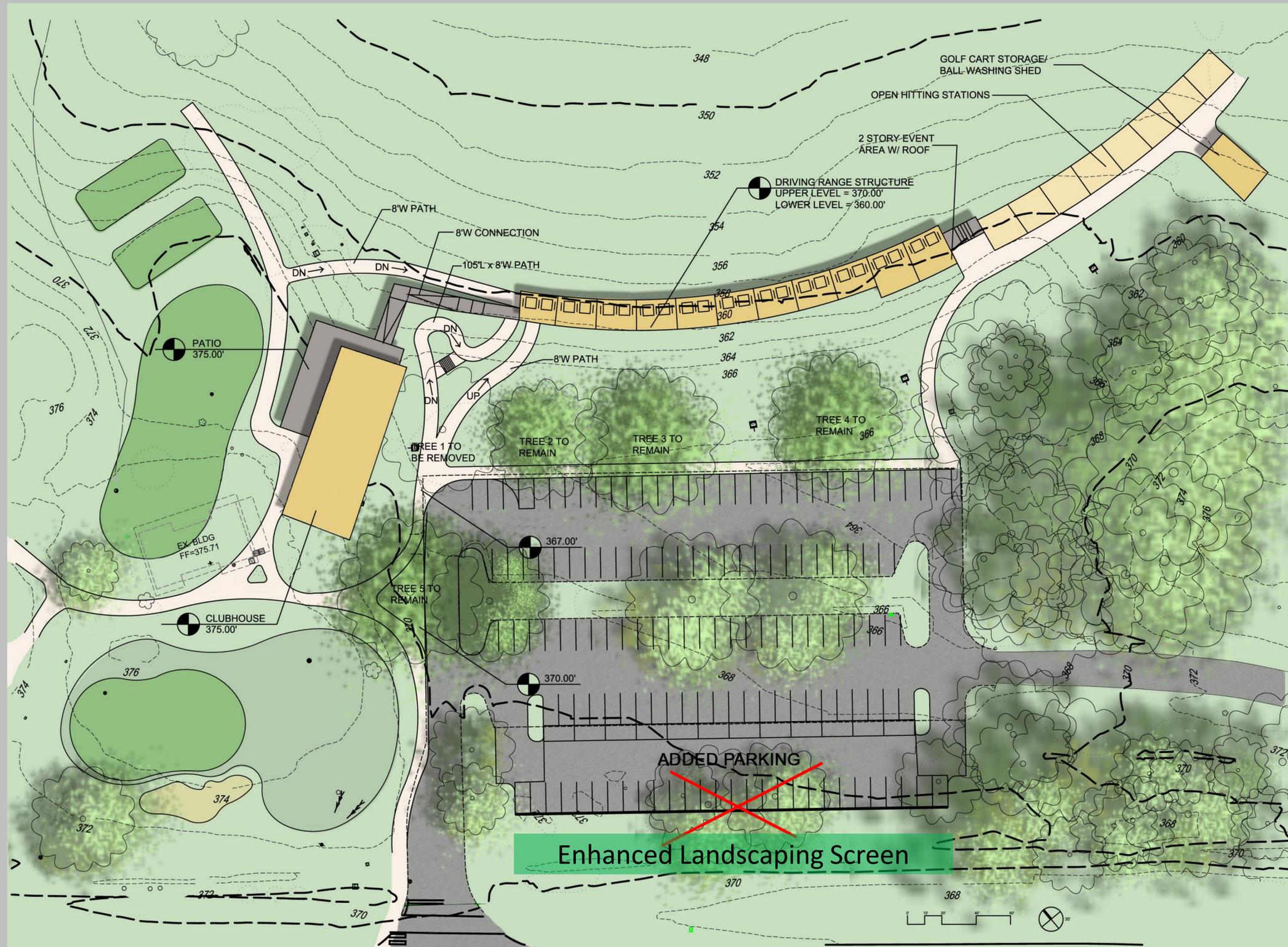
Revenues are expected to increase by 40%.

The increased golf revenue will stay within the Park Authority Revenue Fund. The Revenue Fund is an enterprise fund comprised of our RECenter, Golf Course Operations, Lake Front Operations and a few smaller contributing business lines. This Revenue Fund requires all operating costs to be covered by fees generated from these lines of business.



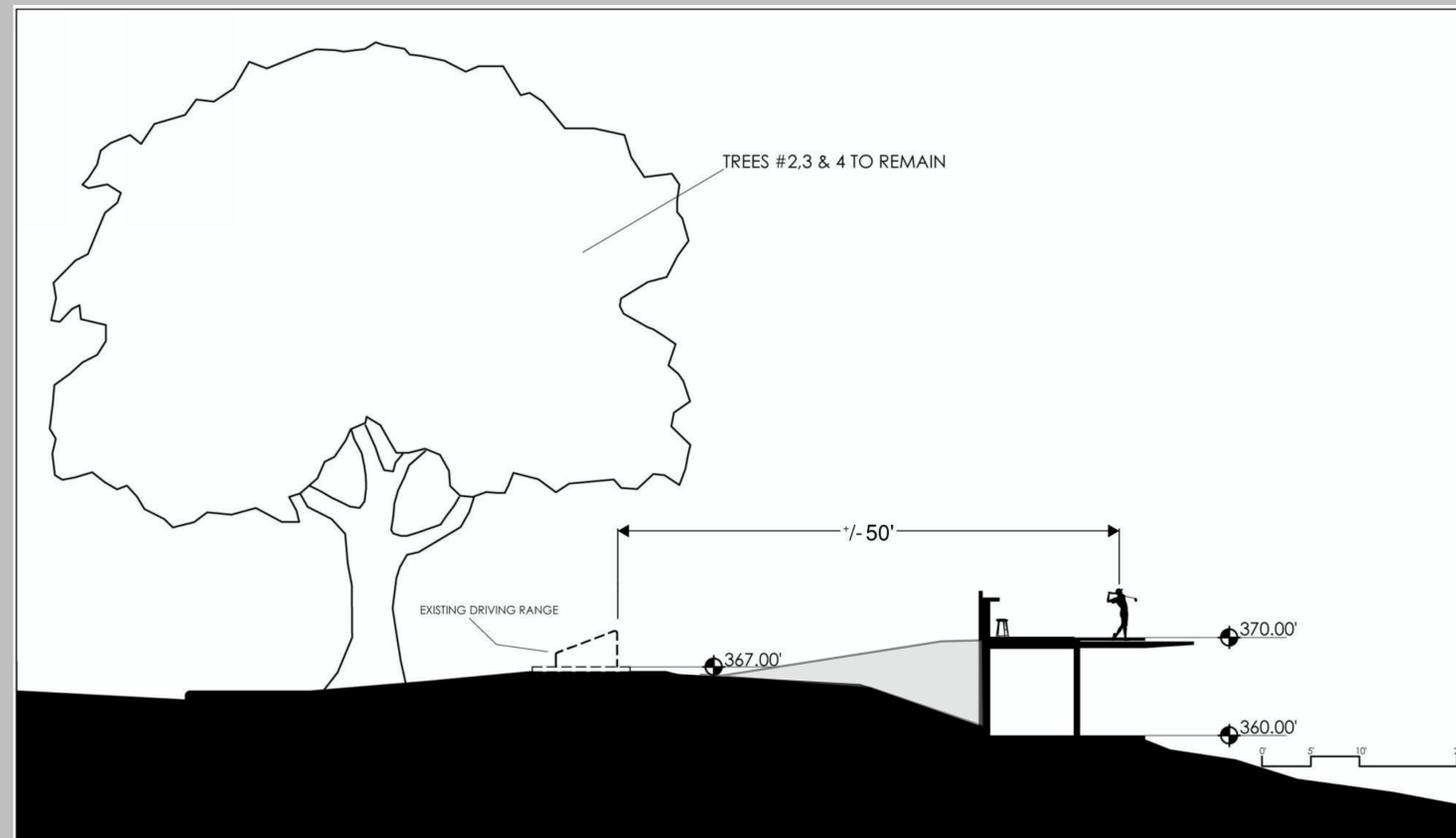
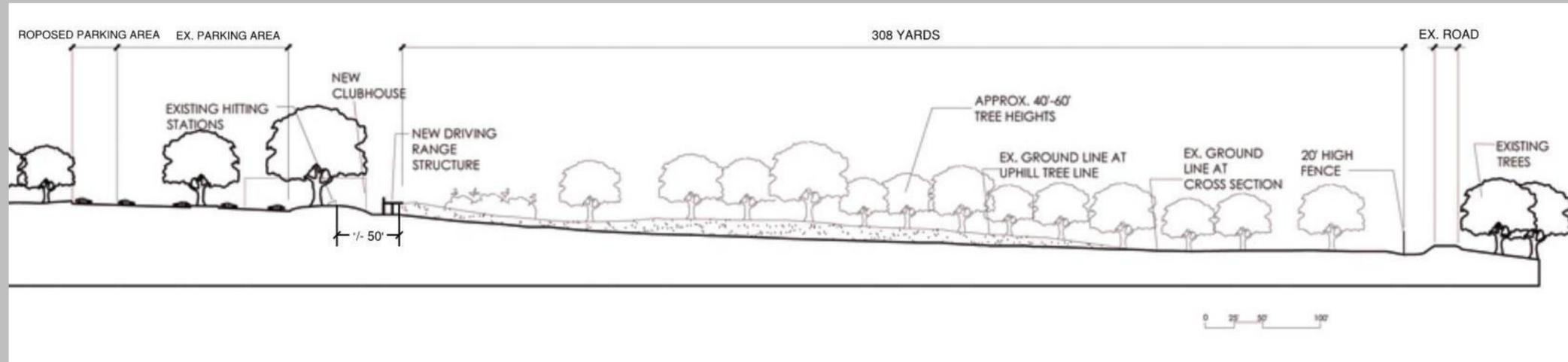
Burke Lake Golf Course

Conceptual Layout for New Clubhouse & Driving Range



Burke Lake Golf Course

New Driving Range Site Section



Driving Range Lighting



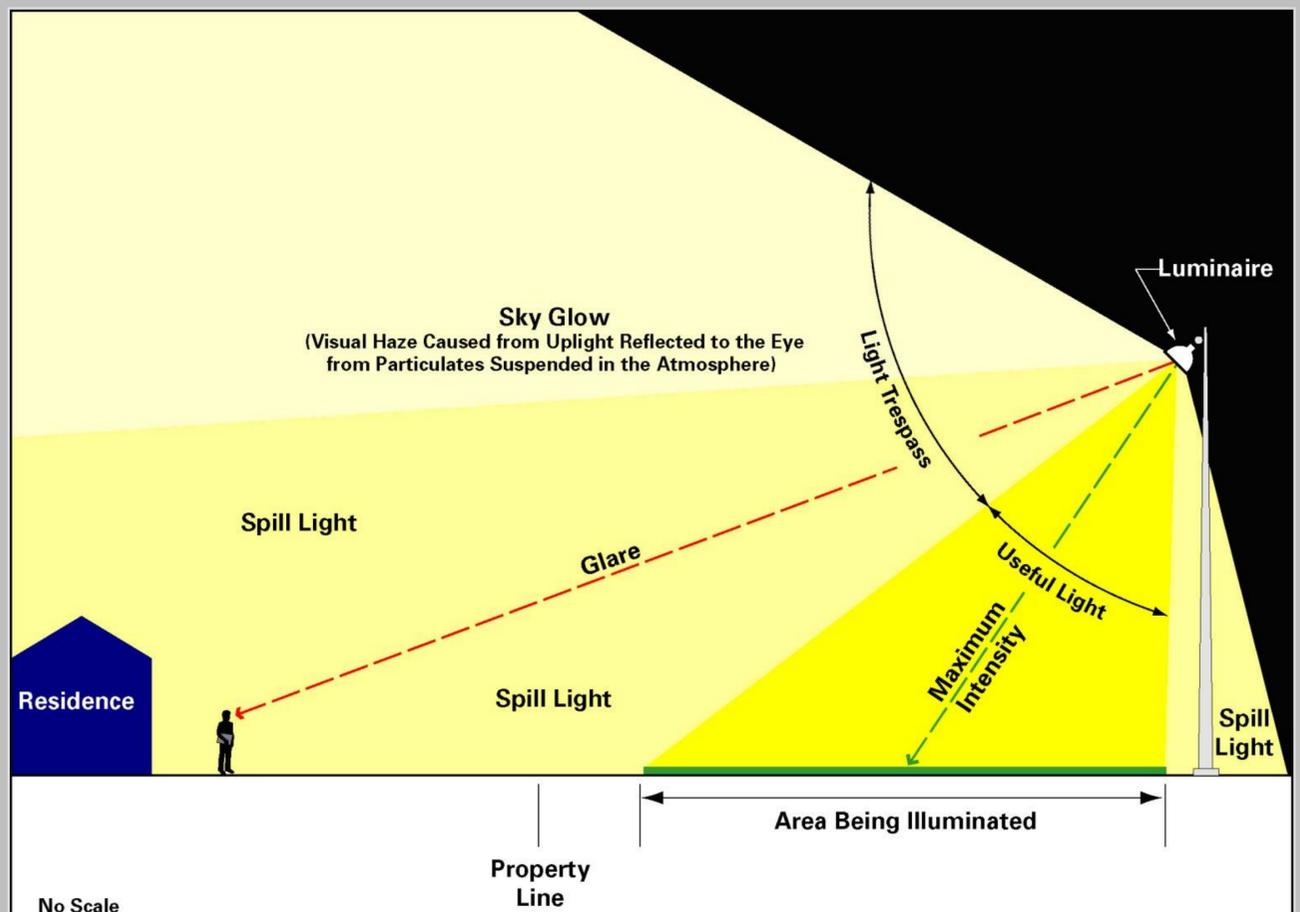
- Fairfax County Park Authority developed an industry leading standard for field lighting in a municipal setting that limits off field trespass and uplight.
- Lights are fully shielded and Zoning ordinance compliant.
- Satellite controls for lights. No override capacity.
- Pole heights are specified to allow for maximum directional control of light fixtures.

*Levels of maximum illumination shall meet zoning ordinance.
 - Tee Boxes 20 footcandles
 - Fairways 3 footcandles.



Obtrusive Light

- Useful Light
- 3 Interrelated Elements
 - Spill Light
 - Glare
 - Sky Glow





Burke Lake Park Sanitary Sewer History Condition of Septic Systems and Associated Drainfields

**LOCATION	TYPE OF SEWER	AGE	*EXPECTED LIFE CYCLE
Golf Course Clubhouse/Driving Range	Septic	47	25-30 years
Ice Cream Parlor	Septic	33	25-30 years
Administrative Building	Septic	47	25-30 years
Marina Buildings	Septic	50	25-30 years
Picnic Shelter Restrooms	Septic	47	25-30 years
Maintenance Building	Septic	28	25-30 years
Bathhouse Buildings	Septic	28	25-30 years

Sanitary Sewer Options

As the aged septic systems throughout the Park become more problematic or fail, the same challenges will have to be faced in regards to identifying the code required undisturbed land mass and suitable soils to replace or upgrade the systems. Given the current existing conditions, the following options were considered for the Park:

Sanitary Sewer Options	Considerations
Traditional Septic Drainfield System	Updated Health Department requirements include primary drainfield as well as a reserve field.
Pump and Haul System	Currently not eligible per Department of Public Works and Environmental Services (DPWES). \$220,000 estimated yearly cost if eligible per DPWES.
Connect to Sanitary Sewer	Sewer connection was provided in 1985 when adjoining subdivision was developed by easement negotiated by Park Authority for connection of Burke Lake Park to Sanitary Sewer.

Limitations for New Septic/Drainfields

Location	Limitation
Golf Course Clubhouse/Driving Range	Conflicts with existing irrigation piping system for the course as well as the existing electrical easement.
Ice Cream Parlor	<i>Limited available landmass for a new drainfield system. Heavily wooded area.</i>
Administrative Building	<i>Limited available landmass for a new drainfield system.</i>
Marina Buildings	<i>Limited available landmass for a new drainfield system. Heavily wooded area.</i>
Picnic Shelter Restrooms	Heavily Wooded area.
Maintenance Building	<i>Limited available landmass for a new drainfield system. Heavily wooded area.</i>
Campsite Buildings	<i>Limited available landmass for a new drainfield system. Heavily wooded area.</i>

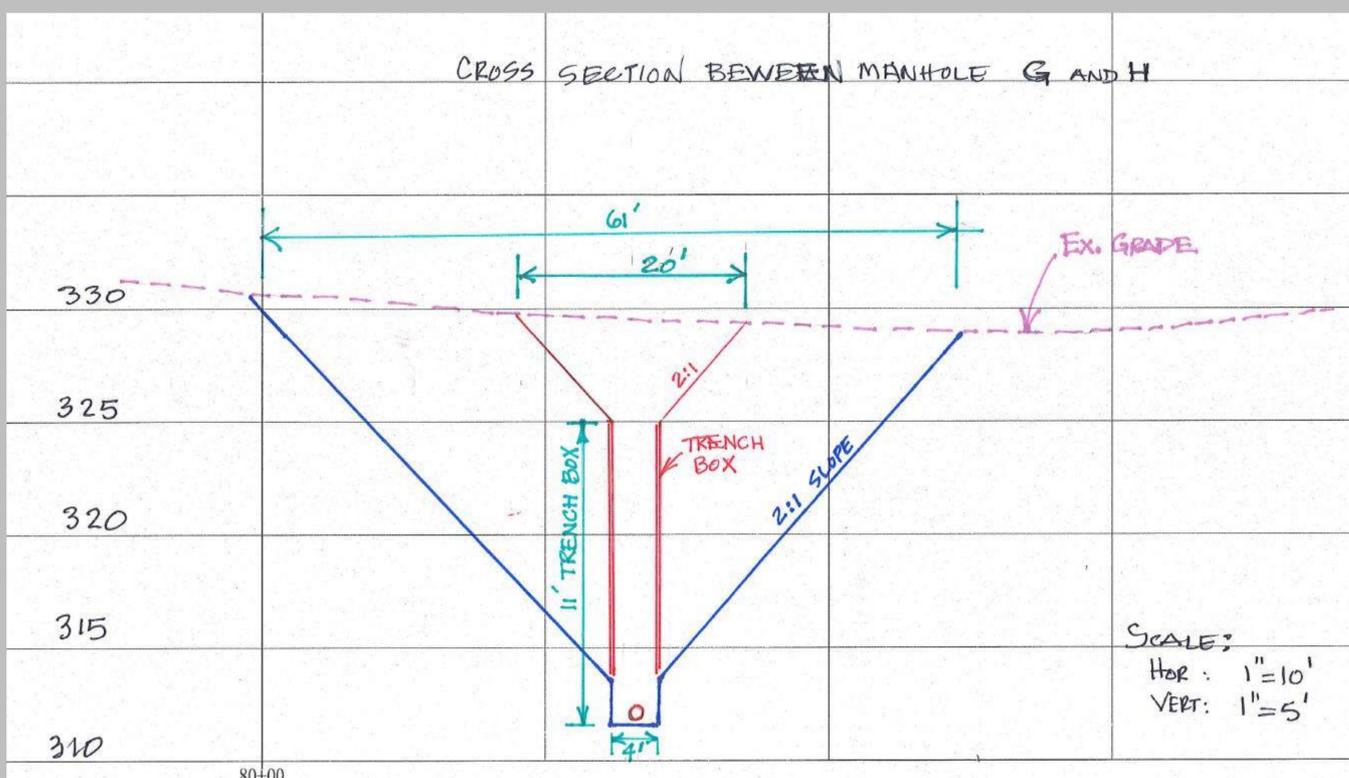
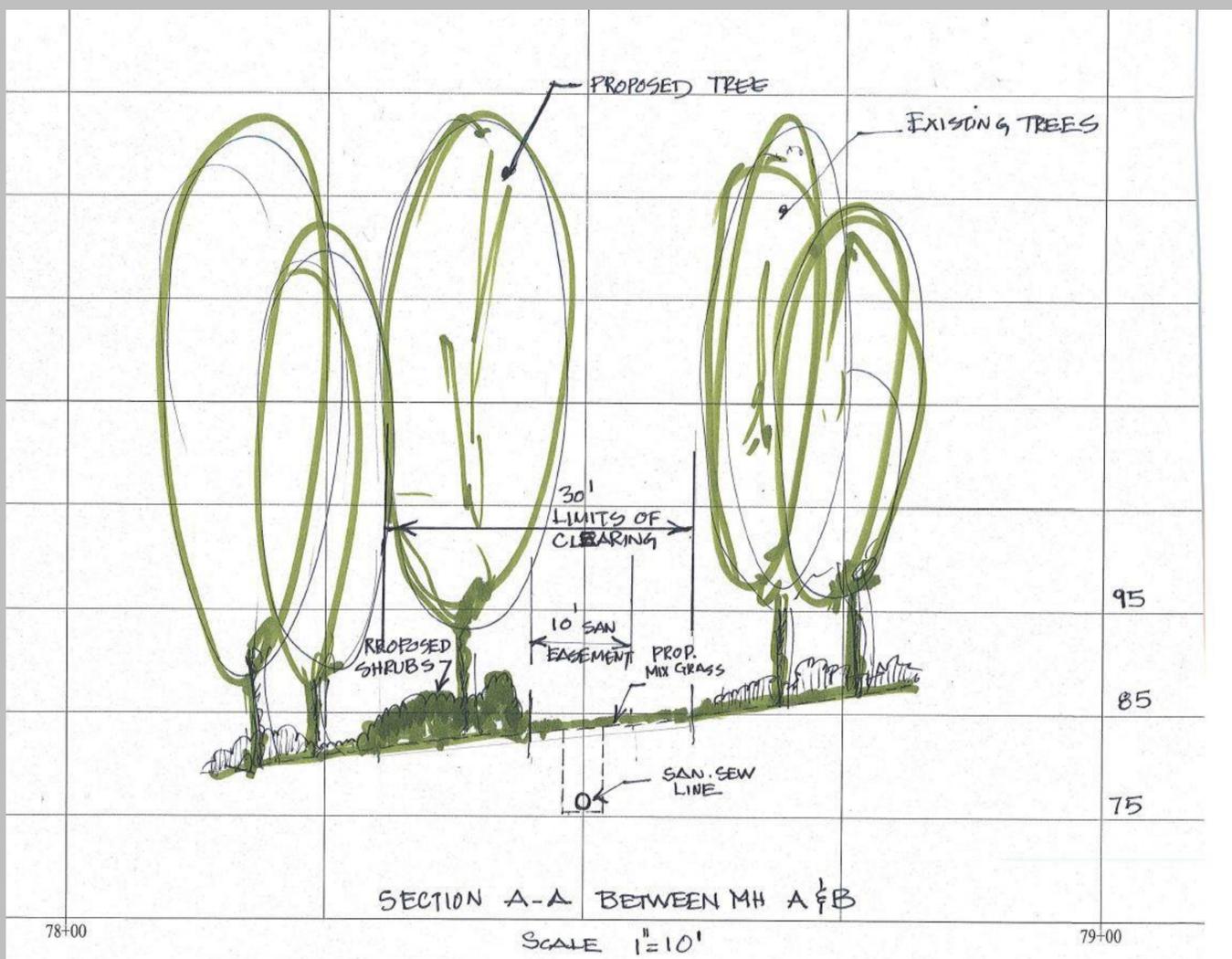
* Approximately 1/4 acre-1 acre of septic fields at each location would have to be added to meet the current Fairfax County Health Department requirement. The cost associated with meeting this requirement would range from \$75,000-\$200,000 per field.

Burke Lake Park Connect to Sanitary Sewer Option



Location	Type of Connection
Golf Course Clubhouse/Driving Range	Gravity
Ice Cream Parlor	Gravity
Administrative Building	Gravity
Marina Buildings	Force Main
Picnic Shelter Restrooms	Gravity

Sanitary Sewer Line Restoration Sections



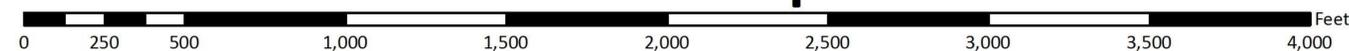


Sanitary Sewer Connection Plan

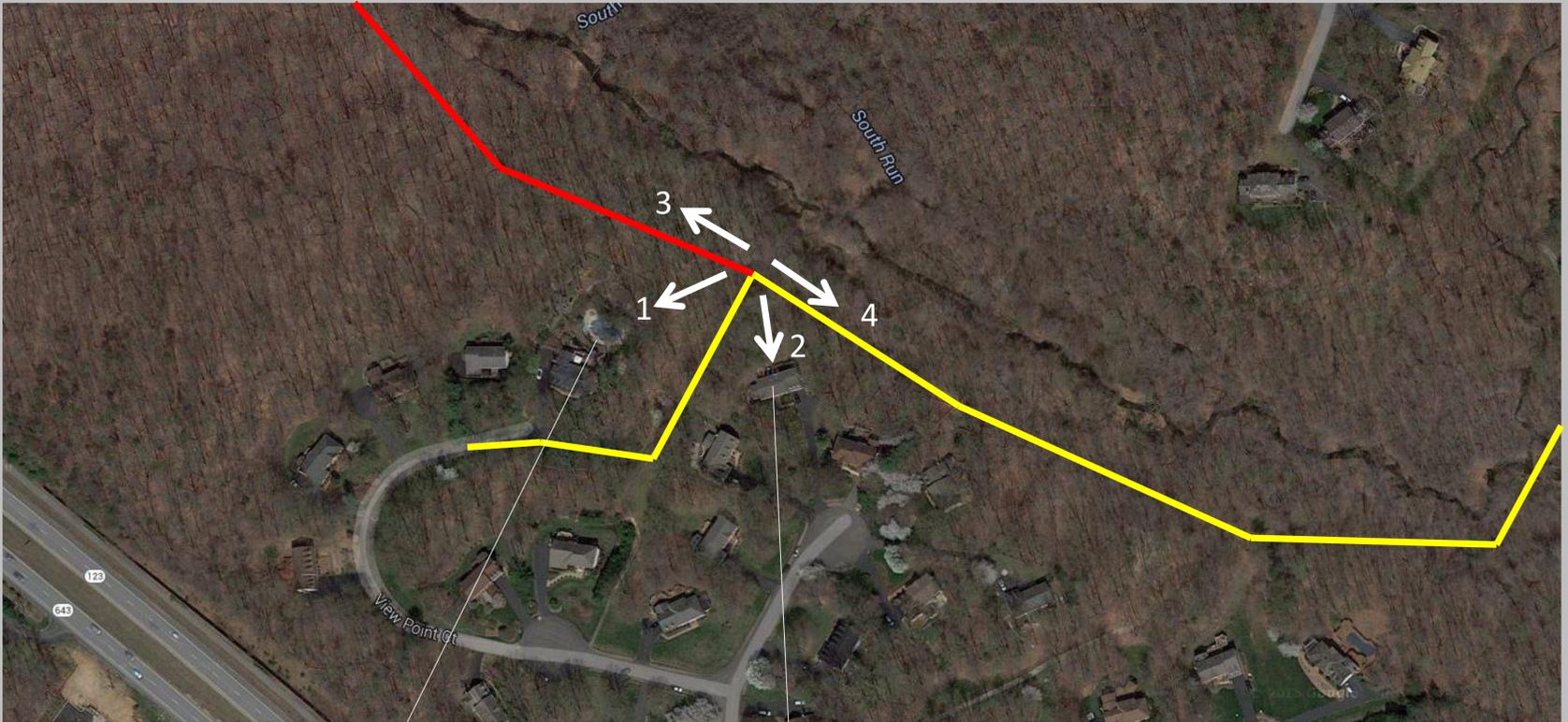


- Proposed sewer line
- Burke Lake Trail
- Trail to South Run
- Construction Entrance

Burke Lake Park - Septic Field Study



Burke Lake Park Connection to Sanitary Sewer



10115 View Point Ct
Fairfax Station VA 22039

7502 S Valley Dr
Fairfax Station VA 22039



1.
View from connecting manhole
looking to 10115 View Point Ct
Fairfax Station VA 22039



2.
View from connecting manhole
looking to 7502 S Valley Dr
Fairfax Station VA 22039



3.
View from connecting manhole looking
towards proposed sewer line



4.
View from connecting manhole looking
towards existing sewer line