



County of Fairfax, Virginia

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

March 5, 2014

Elizabeth D. Baker
Walsh, Colucci, Lubeley & Walsh, P.C.
2200 Clarendon Boulevard, Suite 1300
Arlington, VA 22201

RE: Rezoning Application RZ 2013-SP-005

Dear Ms. Baker:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on March 4, 2014, granting Rezoning Application RZ 2013-SP-005 in the name of MHI-Spring Lake, L.L.C. The Board's action rezones certain property in the Springfield District from the R-1 District to the R-3 District to permit 12 single-family detached houses at an overall density of 2.27 dwelling units per acre (du/ac). The subject property is located at 6408 Spring Lake Drive on approximately 5.28 acres of land, [Tax Map 88-1 ((2)) 8], subject to the proffers dated February 25, 2014.

Sincerely,

Catherine A. Chianese
Clerk to the Board of Supervisors

Office of the 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
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<http://www.fairfaxcounty.gov/bosclerk>

Cc: Chairman Sharon Bulova
Supervisor Pat Herrity, Springfield District
Tim Shirocky, Acting Director, Real Estate Division, Dept. of Tax Administration
Barbara Berlin, 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
Donald Stephens, Transportation Planning Division
Department of Highways-VDOT
Sandy Stallman, Park Planning Branch Manager, FCPA
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division
Jill Cooper, Executive Director, Planning Commission
Lee Ann Pender, Office of Capital Facilities/Fairfax County Public Schools
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on the 4th day of March, 2014, the following ordinance was adopted:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NUMBER RZ 2013-SP-005**

WHEREAS, MHI-Spring Lake, L.L.C. filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the R-1 District to the R-3 District, and

WHEREAS, at a duly called public hearing the Planning Commission considered the application and the propriety of amending the Zoning Ordinance in accordance therewith, and thereafter did submit to this Board its recommendation, and

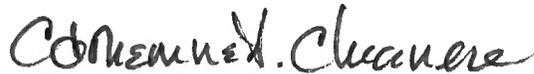
WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

NOW, THEREFORE, BE IT ORDAINED, that that certain parcel of land situated in the Springfield District, and more particularly described as follows (see attached legal description):

Be, and hereby is, zoned to the R-3 District, and said property is subject to the use regulations of said R-3 District, and further restricted by the conditions proffered and accepted pursuant to Va. Code Ann., 15.2-2303(a), which conditions are in addition to the Zoning Ordinance regulations applicable to said parcel, and

BE IT FURTHER ENACTED, that the boundaries of the Zoning Map heretofore adopted as a part of the Zoning Ordinance be, and they hereby are, amended in accordance with this enactment, and that said zoning map shall annotate and incorporate by reference the additional conditions governing said parcel.

GIVEN under my hand this 4th day of March, 2014.



Catherine A. Chianese
Clerk to the Board of Supervisors

PROFFERS

MHI-Spring Lake, L.L.C. RZ 2013-SP-005

February 25, 2014

Pursuant to Section 15.2-2303(A) of the Code of Virginia (1950, as amended) and Section 18-204 of the Zoning Ordinance of Fairfax County (1978, as amended), the property owner and Applicant, for themselves and their successors and/or assigns (hereinafter collectively referred to as the "Applicant"), hereby proffer that the development of the parcel under consideration and shown on the Fairfax County 2013 tax maps as Tax Map 88-1 ((2)) 8 (the "Property") shall be in accordance with the following conditions if, and only if, Rezoning application RZ 2013-SP-005 (this "Rezoning") is granted.

1. **Development Plan.** Development of the Property shall be in substantial conformance with the Generalized Development Plan ("GDP") entitled "Enclave of Burke" consisting of 15 sheets prepared by The BC Consultants and dated December 17, 2012, as revised through February 25, 2014. A maximum of 12 dwelling units shall be constructed on the Property.
2. **Minor Modifications.** Pursuant to Paragraph 5 of Section 18-204 of the Zoning Ordinance, minor modifications from the GDP, such as, but not limited to, locations of utilities, minor adjustment of property lines, and the general location of dwellings on the proposed lots, may be permitted when it is determined by the Zoning Administrator that such modifications are in substantial conformance with the GDP and provided that the modifications do not increase the total number of dwelling units, decrease the setbacks from the peripheries, decrease landscaping, or alter the limits of clearing and grading.
3. **Advanced Density Credit.** Advanced density credit shall be reserved as may be permitted by the provisions of Paragraph 5 of Section 2-308 of the Fairfax County Zoning Ordinance for all eligible dedications described herein, or as may be required by Fairfax County or VDOT at time of site plan approval.
4. **Spring Lake Drive Improvements.**
 - A. Subject to the approval of VDOT, the Applicant shall install curb, gutter and a five (5) foot sidewalk along the Property's Spring Lake Drive frontage and shall extend the curb, gutter and sidewalk north from the Property's boundary to connect with the existing curb and gutter at the corner of Spring Lake Drive and Westwood Manor as shown on Sheet 2 of the GDP, provided such extension north of the Property's northern boundary does not require any additional right-of-way or easements. Should (i) VDOT not approve the waivers required for the above improvements (specifically including, but not limited to a waiver of the minimum width of the buffer strip between the back of curb and sidewalk), (ii) the sidewalk extension north of the Property's northern boundary not be achievable without additional right-of-way or easements, which the Applicant shall have no obligation to acquire, or (iii) if VDOT should require modification of the

proposed improvements, any modifications to the Applicants final subdivision plans required to deal with any of these conditions shall be coordinated through the Springfield District Supervisor's office and shall not necessitate a proffered condition amendment.

- B. Subject to the approval of VDOT, the Applicant shall refurbish the existing gravel shoulder along the west side of Spring Lake Drive from the Old Keene Mill Road to the Property's southern boundary.
 - C. Said above improvements shall be in place prior to the issuance of the first Residential Use Permit ("RUP") for the dwelling units fronting on Spring Lake Drive.
 - D. If prior to site plan approval for the Property, VDOT determines that four way stop controls at the intersection of Spring Lake Drive and Westwood Manor/Katherine's Drive are appropriate, the Applicant shall escrow \$3,000.00 with DPWES for the future installation of necessary signage by others.
5. **Street Dedication.** At the time of final record plat recordation for the Property, the Applicant shall dedicate in fee simple to the Board of Supervisors the right-of-way required for public street purposes as shown on the GDP.
6. **Interparcel Connection.** To provide continuity and connectivity of the public street network, the Applicant shall provide for future interparcel connection to adjacent property identified on the Fairfax County 2013 tax maps as Tax Map 88-1 ((2)) 10 ("Parcel 10") by constructing a stub street on the Property as generally shown on the GDP and dedicating right of-way to the property line with Parcel 10. Signage shall be provided at the end of the stub street indicating a potential future street connection.
7. **Landscape Plan.** A conceptual landscape plan for the Property illustrating the plantings and other features to be provided is shown on Sheets 5 and 6 of the GDP. As part of the site plan submission, the Applicant shall submit to the Urban Forest Management Division ("UFMD") of the Department of Public Works and Environmental Services ("DPWES") for review and approval a detailed landscape and tree cover plan which shall be generally consistent with the quality and quantity of plantings and materials shown on the GDP. The landscape plan shall be designed to ensure adequate planting space for all trees based on the requirements in the Public Facilities Manual ("PFM"). Plantings shall include only non-invasive species and, to the extent practical, plant species native to Fairfax County. Adjustments to the type and location of vegetation and the design of landscaped areas and streetscape improvements/plantings shall be permitted as approved by UFMD. To ensure adequate sight distance, lower level branches of existing trees may be trimmed or removed.
8. **Tree Preservation.**
- A. Tree Preservation Plan. For the purposes of maximizing the preservation of trees in tree save areas shown on Sheets 7 and 8 of the GDP, the Applicant shall prepare a Tree Preservation Plan. The Applicant shall contract with a certified arborist or registered consulting arborist (the "Project Arborist") to prepare a Tree

Preservation Plan to be submitted as part of the first site plan submittal and subsequent site plan submissions. The Tree Preservation Plan shall be reviewed and approved by UFMD. The Tree Preservation Plan shall seek to preserve the trees identified on the GDP for preservation. The Tree Preservation Plan shall provide a Tree Inventory which includes the location, species, size, crown spread and condition rating percent of all trees 10 inches or greater in diameter, measured 4½ feet from the ground and located within twenty (20) feet of the limits of clearing and grading of the tree save areas shown on the GDP. The condition analysis shall be prepared using methods outlined in the latest edition of the *Guide for Plant Appraisal*. Specific tree preservation activities designed to maximize the survivability of trees designated for preservation shall be incorporated into the Tree Preservation Plan. Activities should include, but are not limited to, crown pruning, root pruning, mulching and fertilization.

- B. Invasive Species Management. The Applicant shall create and implement an invasive species management program to include all tree save areas that may contain invasive plant material (PFM 12-0404.2B and 12-0509.3D) that clearly identifies targeted areas and species, details removal and treatment techniques, replanting with herbaceous and woody material, monitoring, program duration, etc.
- C. Limits of Clearing and Grading. Clearing, grading and construction shall conform to the limits of clearing and grading as shown on the GDP, subject to the installation of necessary utility lines and other required site improvements, all of which shall be installed in the least disruptive manner possible, considering cost and engineering, as determined in accordance with the approved plans.
- D. Tree Preservation Walk-Through. The Applicant shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting. During the tree preservation walk-through meeting, the Project Arborist shall walk the limits of clearing and grading with a UFMD representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. Trees that are identified as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw, and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions.
- E. Tree Preservation Fencing. All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fencing. Tree protection fencing, consisting of four (4) foot high, 14 gauge welded wire attached to six (6) foot steel posts driven 18 inches into the ground and placed no farther than ten (10) feet apart or super silt fence, to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural

failure and/or uprooting of trees, shall be placed at the limits of clearing and grading as shown on the Phase I and Phase II erosion and sedimentary control sheets in all areas. The tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to the performance of any clearing and grading activities on the site. Prior to the commencement of any clearing or grading on the site, the Project Arborist shall verify in writing that the tree protection fencing has been properly installed.

- F. Root Pruning and Mulching. The Applicant shall (1) root prune roots one inch in diameter or larger of trees to be preserved that may be damaged during clearing, demolition, grading, utility installation and/or the installation of retaining walls; and (2) mulch to a minimum depth of 3 inches within the areas to be left undisturbed where soil conditions are poor, lacking leaf litter or prone to soil erosion. Areas that will be root pruned and mulched shall be clearly identified on the Tree Preservation Plan. All treatments for such trees and vegetation shall be clearly specified, labeled, and detailed on the erosion and sediment control sheets of the subdivision plan submission. The details for these treatments shall be included in the Tree Preservation Plan and shall be subject to the review and approval of UFMD.

All root pruning and mulching work shall be performed in a manner that protects adjacent trees and vegetation that are required to be preserved and may include, but not be limited to, the following:

- (i) Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches, or as specified by UFMD at the pre-construction meeting.
- (ii) Root pruning shall take place prior to installation of tree protection fencing.
- (iii) Root pruning shall not sever or significantly damage structural or compression roots in a manner that may compromise the structural integrity of trees or the ability of the root system to provide anchorage for the above ground portions of the trees.
- (iv) Root pruning shall be conducted with the on-site supervision of the Project Arborist.
- (v) Tree protection fencing shall be installed immediately after root pruning, and shall be positioned directly in the root pruning trench and backfilled for stability, or just outside the trench within the disturbed area.
- (vi) Immediately after the Phase II erosion and sedimentary control activities are complete, mulch shall be applied at a depth of 3 inches within designated areas. Mulch may be placed within tree preservation areas at points designated by the Project Arborist to minimize impacts to existing vegetation. Motorized equipment may be used to reach over tree

protection fence to place mulch at designated points. Mulch shall be spread by hand within tree preservation areas.

- (vii) Mulch shall consist of wood chips or pine bark mulch. Hay or straw mulch shall not be used within tree preservation areas.
- (viii) UFMD shall be informed in writing when all root pruning and tree protection fence installation is complete.

G. Tree Protection Signage. The Applicant shall provide signs that identify and help protect all areas to be left undisturbed. These signs will be highly visible, posted in appropriate locations along the limits of clearing and grading, and attached to the tree protection fencing throughout the duration of construction. Under no circumstances will the signs be nailed or in any manner attached to the trees or vegetation within the areas to be left undisturbed.

H. Site Monitoring. During the installation of tree protection fencing, performance of root pruning and during any clearing or removal of trees, vegetation, or structures, or other activities in or adjacent to tree preservation areas prior to the approval of Phase I of the Erosion and Sediment Control Plan, the Project Arborist shall be present to effectively monitor the process and ensure that the activities are conducted in accordance with the proffers and as approved by the UFMD. Following approval of Phase I of the Erosion and Sediment Control Plan the Project Arborist shall actively monitor the Property to ensure that protection measures are maintained and functioning as intended and activities are conducted in accordance with the proffers and as approved by the UFMD. The monitoring schedule shall be described and detailed in the Tree Preservation Plan and shall be reviewed and approved in writing by UFMD. Inappropriate activities such as storage of construction materials, dumping of construction debris, and traffic by construction personnel shall not occur within these areas. Damage to understory plant materials, leaf litter and soil conditions resulting from activities not approved in writing by UFMD shall be restored to the satisfaction of UFMD.

I. Tree Value Determination. The Project Arborist shall determine the monetary value of each tree on the Property within fifteen (15) feet of the clearing limits of clearing and grading and 12 inches in diameter and larger shown to be preserved in the Tree Inventory. The monetary value (herein, the "Tree Value") shall be determined using the Trunk Formula Method contained in the 9th edition of the Guide for Plant Appraisal published by the International Society of Arboriculture, and shall be subject to review and approval by UFMD. The location factor of the Trunk Formula Method shall be based on projected post-development Contribution and Placements ratings. The site rating component shall be equal to at least 80%.

The combined total of monetary values identified in the approved subdivision plan for trees designated to be preserved shall serve as a baseline sum in determining the amount of the tree bond, as specified below.

- J. Tree Bond. At the time of subdivision plan approval, the Applicant shall post both a letter of credit payable to the County of Fairfax and a cash deposit (herein, the "Tree Bond") to ensure preservation and/or replacement of the trees within fifteen (15) feet of the clearing limits of clearing and grading and 12 inches in diameter and larger shown to be preserved on the Tree Preservation Plan (herein, the "bonded trees"). The sum of the letter of credit shall be equal to one half (50%) of the total monetary value of the bonded trees and the cash deposit shall equal to 33% of the amount of the letter of credit. The Tree Bond letter of credit shall be prepared in a manner acceptable to the County Attorney naming the County as beneficiary to ensure the preservation, conservation, replacement, removal and/or treatment of the trees identified in the Tree Preservation Plan, and to ensure the undistributed areas identified on the GDP.

The cash deposit shall be held by the County as a cash reserve that can be used by the County to ensure the preservation, conservation, replacement, removal and/or treatment of the trees identified in the Tree Preservation Plan and as approved on the subdivision plan, and for work relating to the protection and management of undistributed areas identified on the GDP.

At any time prior to final bond release, should any bonded tree die, be removed, or severely decline as determined by UFMD, the Applicant shall replace such trees at its expense. Replacement trees shall be of equal size, species and/or canopy cover as approved by UFM. In addition to this replacement obligation, the Applicant shall also make a payment equal to the Tree Value of any bonded tree that is dead, severely declining, or improperly removed. This payment shall be paid to the Tree Preservation and Planting Fund, established by the County for the furtherance of tree conservation objectives.

At the time of approval of the final RUP, the Applicant shall be entitled to request a release of any monies remaining in the cash deposit and a reduction in the letter of credit to an amount up to 20% of the total amounts originally committed.

Any cash or funds remaining in the Tree Bond shall be released two years from the date of the project's final bond-release, or sooner, if approved in writing by UFMD.

- K. Tree Preservation Easement and Deed Restrictions. At time of recordation of the subdivision plat, the Applicant shall record a tree preservation easement running to the benefit of both Fairfax County and the homeowner's association, in a form approved by the County Attorney and reviewed by UFMD, over the tree save areas as delineated by the limits of clearing and grading shown on the GDP, with the exception of Outlots A, B and C, which will instead be dedicated in conservation easements for stormwater management benefits. The tree preservation easement shall prohibit removal of any trees in the easement areas except those which are dead, dying, diseased, noxious or hazardous. The homeowners' association covenants and the deeds for each lot shall contain clear language delineating the tree preservation easement and the restrictions within those areas. The property plat shall also delineate and label the tree preservation

easement on the lot. Restrictions within tree preservation easements shall include the protection of understory trees, shrubs and groundcovers, downed trees (incorporating safety considerations), woody debris, leaf litter and soil conditions present at the time of subdivision plan submission

The Applicant shall convey forested area management information prepared to satisfy Tree Preservation Plan requirements to initial purchasers of lots prior to the time individuals take ownership of their respective lots. Information shall include: 1) the Tree Inventory; 2) a plan showing the location of trees on the lot that are included in the Tree Inventory; 3) a tree preservation activities schedule updated to note completion of tree preservation activities required by the Tree Preservation Plan approved with the subdivision plan; 4) identification of any trees on the lot lost during development of the Property; 5) any change in condition rating resulting from storm damage or construction impact; and 6) any additional work performed for preservation and/or maintenance in tree preservation easements. A sample package shall be submitted for review by UFMD prior to issuance of the first RUP.

- L. Supplemental Plantings. Supplemental plantings shall be provided on the periphery of, and within the interior of, the limits of clearing and grading shown on the approved subdivision plan. Selected species shall be typical of the existing forest type such as American holly, flowering dogwood, eastern redbud, serviceberry, winterberry holly, arrowwood viburnum, witch hazel, silky dogwood, and Catawba rhododendron. Planted stock shall be treated as an integral part of the tree preservation area and mulched to include the supplemental vegetation as an extension of the existing tree line, not setting them apart from the forested area. Trees planted within the boundaries of the private tree conservation easement shall have the same protections as existing trees preserved with development of the site. Trees and shrubs to be planted shall be field located in coordination with UFMD to maximize survival potential and minimize impacts to existing vegetation designated for preservation.
9. **Architectural Design**. The building elevations prepared by Lessard Design, Inc. shown on Sheet 3 of the GDP are provided to illustrate the architectural theme and design intent of the residential dwellings. The architectural design of the proposed dwellings shall generally conform to the character and quality of these illustrative elevations, but the Applicant reserves the right to modify these elevations and add architectural ornamentation based on final architectural design.
10. **Universal Design**. Dwelling units shall be designed and constructed with a selection of Universal Design features and/or options as determined by the Applicant which may include, but not be limited to, front entrance doors that are a minimum of 36 inches wide, thermostats a maximum of 48 inches high, rocker light switches 44-48 inches high, electrical outlets a minimum of 18 inches high, emphasis on lighting in stairs and entrances, lever door handles, slip resistant flooring, clear knee space under the sink in the kitchen, a first-floor bathroom console sink, hand-held shower heads at tubs and showers, ADA compliant grab bars in the bathrooms, curb-less showers or a showers

with a curb of less than 4.5 inches high, seat in master bath showers, and front loading washers and dryers

11. **Green Building Practices.** Dwelling units on the Property shall be constructed to achieve one of the following programs, the selection of which shall be determined by the Applicant:

- A. Qualification in accordance with ENERGY STAR[®] for Homes as demonstrated through documentation to the Environment and Development Review Branch of DPZ ("EDRB") from a home energy rater certified through the Residential Energy Services Network (RESNET) that demonstrates each dwelling unit has attained qualification prior to the issuance of the RUP for each dwelling;
- B. Certification in accordance with the National Green Building Standard using the ENERGY STAR[®] Qualified Homes path for energy performance, as demonstrated through documentation submitted to EDRB and from a home energy rater certified through the Home Innovation Research Labs that demonstrates that each dwelling unit has attained the certification prior to the issuance of the RUP for each dwelling; or
- C. Certification in accordance with the Earth Craft House Program, as demonstrated through documentation provided to EDRB prior to the issuance of the RUP for each dwelling.

12. **Stormwater Management.**

- A. Subject to review and approval by DPWES, stormwater management ("SWM") and Best Management Practice ("BMP") measures for the Property shall be provided through the incorporation of innovative techniques and conservation easements as shown on the GDP. The SWM and BMP measures shall be developed in accordance with the PFM, unless waived or modified by DPWES. Notwithstanding what is shown on the plan, the Applicant reserves the right to substitute sand filtration or other innovative techniques for the rain gardens shown on the GDP.
- B. Maintenance of the SWM facilities shall be the responsibility of the Applicant and the successor homeowner's association. Prior to site plan approval, the Applicant shall execute an agreement with the County in a form satisfactory to the County Attorney (the "SWM Agreement") providing for the perpetual maintenance of all of the elements of the SWM facilities. The SWM Agreement shall require the Applicant and the successor homeowner's association to contract with one or more maintenance/management companies to perform regular routine maintenance of the SWM facilities and to provide a maintenance report every five years to the Fairfax County Maintenance and Stormwater Management Division of DPWES. The maintenance responsibilities under the SWM Agreement shall be disclosed to future purchasers prior to entering into a contract for sale and specified in the homeowner's association documents.

- C. Prior to issuance of the first RUP on the Property, the Applicants shall establish an account (the "SWM Maintenance Account") to be used as an escrow account for the initial maintenance of the SWM facilities. The Applicants shall make an initial contribution to the SWM Maintenance Account in an amount equal to the estimated cost for the homeowner association's maintenance responsibility for the first 10 years of the facilities, as approved by DPWES. Thereafter, the SWM Maintenance Account shall be funded through pro-rata assessments of subsequent owners of the Property.
 - D. Should future County policy permit all or part of the SWM facilities on the Property to be eligible for County maintenance, then the Applicant or the successor homeowner's association may request County maintenance for eligible facilities and thereby void the applicability of above Paragraphs B and C for such facilities.
 - E. In the event that SWM and BMP facilities cannot be provided in substantial conformance with the GDP as outlined above and in accordance with the Fairfax County Stormwater Management Ordinance and PFM in effect at the time of site plan approval, the Applicant shall request a PCA for the review and approval of a revised GDP.
13. **Housing Trust Fund.** Prior to the issuance of the first building permit, the Applicant shall contribute to the Fairfax County Housing Trust Fund ("HTF") the sum equal to one-half percent (1/2%) of the value of all of the units approved at the time of site plan on the Property. The percentage shall be based on the aggregate sales price of all of the units subject to the contribution, as if all of those units were sold at the time of the issuance of the first building permit, and is estimated through comparable sales of similar type units. The projected sales price shall be proposed by the Applicant in consultation with the Fairfax County Department of Housing and Community Development ("HCD") and shall be approved by HCD.
14. **Public School Contribution.** Per the Residential Development Criteria Implementation Motion adopted by the Board of Supervisors on September 9, 2002, and revised September 1, 2012, the Applicant shall contribute \$10,488 per expected student (based on a ratio of 0.531 students per dwelling unit) to the Fairfax County School Board to be utilized for capital improvements or capacity enhancements to schools that students generated by the Property will attend. Such contribution shall be made prior to the issuance of the first RUP for the Property and shall be based on the actual number of dwelling units built. If prior to the Applicant's payment of the amount set forth in this Proffer, Fairfax County modifies the ratio of students per unit or the amount of the contribution per student, the Applicant shall modify the amount of the contribution to reflect the then-current ratio and/or contribution.
15. **Recreation Contribution.** At the time of the issuance of the first RUP on the Property, the Applicant shall provide a monetary contribution of \$33,797 to the Board of Supervisors for recreational opportunities as determined in consultation with the Springfield District Supervisor.

16. **Archaeological Review.** At least 30 days prior to any land disturbing activities on the Property, the Applicant shall conduct a Phase I archaeological study on the Property and provide the results of such study to the Cultural Resources Management and Protection Section of the Fairfax County Park Authority ("CRMP") for review and approval. The study shall be conducted by a qualified archaeological professional approved by CRMP. No land disturbance activities shall be conducted until this study is submitted to CRMP. If the Phase I study concludes that an additional Phase II study of the Property is warranted, the Applicant shall complete said study and provide the results to CRMP. If the Phase II study concludes that additional Phase III evaluation and/or recovery is warranted, the Applicant shall also complete said work in consultation and coordination with CRMP, however that process shall not be a precondition of site plan approval but rather shall be carried out in conjunction with site construction.
17. **Homeowners Association.** The Applicant shall form a homeowners association ("HOA") for the Property. The HOA shall be responsible for maintenance for any common elements including the SWM and BMP facilities described in Proffer 12 and the enforcement of any restrictions on the Property including the tree preservation requirements described in Proffer 8.
18. **Use of Garages.** A covenant shall be recorded which provides that garages shall only be used for a purpose that will not interfere with the intended purpose of garages (e.g., parking of vehicles). This shall not preclude the use of garages as sales offices in the model homes during marketing of the development, with the understanding the sales offices will be converted back to garages upon sale of the models. The covenant shall be recorded among the land records of Fairfax County in a form approved by the County Attorney prior to the sale of any lots and shall run to the benefit of the HOA and the Fairfax County Board of Supervisors. Purchasers shall be advised in writing of the use restriction prior to entering into contract of sale.
19. **Adjustments in Contribution Amounts.** For all proffers specifying contribution amounts with the exception of Proffer 13 related to the Housing Trust Fund and Proffer 14 related to the public school contribution, the contribution shall adjust on a yearly basis from the base year of 2015 and change effective each January 1 thereafter, based on changes in the Consumer Price Index for all urban consumers (not seasonally adjusted) ("CPI-U"), both as permitted by Virginia State Code Section 15.2-2303.3.
20. **Severability.** Any of these buildings within the Property may be subject to Proffered Condition Amendments and Generalized Development Plan Amendments without joinder or consent of the property owners of the other buildings.
21. **Successors and Assigns.** These proffers will bind and inure to the benefit of the Applicant and his/her successors and assigns.
22. **Counterparts.** These proffers may be executed in one or more counterparts, each of which when so executed and delivered shall be deemed an original document and all of which taken together shall constitute but one in the same instrument.

[SIGNATURES BEGIN ON NEXT PAGE]

APPLICANT/CONTRACT PURCHASER OF
TAX MAP 88-1 ((2)) 8

MHI-SPRING LAKE, LLC

By: Madison Homes, Inc., its Manager



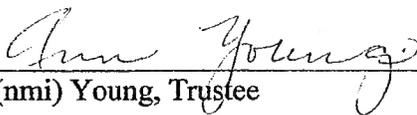
By: Russell S. Rosenberger, Jr.
Its: President

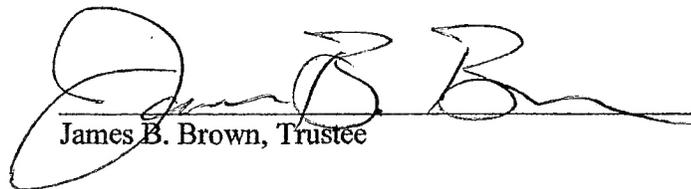
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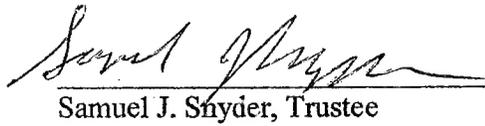
TITLE OWNER OF TAX MAP 88-1 ((2)) 8

TRUSTEES OF CALVARY CHRISTIAN CHURCH


James A. Ray, Trustee


Ann (nmi) Young, Trustee


James B. Brown, Trustee


Samuel J. Snyder, Trustee

[SIGNATURES END]

FEB 26 2014

Zoning Evaluation Division

ENCLAVE OF BURKE GENERALIZED DEVELOPMENT PLAN

SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA
JANUARY, 2013
REVISED MAY 22, 2013
REVISED AUGUST 2, 2013
REVISED AUGUST 22, 2013
REVISED SEPTEMBER 13, 2013
REVISED DECEMBER 12, 2013
REVISED JANUARY 15, 2014
REVISED FEBRUARY 25, 2014



VICINITY MAP
SCALE: 1" = 2,000'

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8	TREE INVENTORY AND CONDITION ANALYSIS
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11	STORMWATER CALCULATIONS
12	STORMWATER CALCULATIONS
13	EXTENT OF REVIEW
14	OUTFALL ANALYSIS
15	SIGHT DISTANCE & ROAD IMPROVEMENTS

OWNER

TRUSTEES OF THE CALVARY CHRISTIAN CHURCH
9800 OLD KEENE MILL ROAD
BURKE, VA 22015

APPLICANT/ CONTRACT PURCHASER

MHI-SPRING LAKE, LLC, C/O MADISON HOMES INC.
1950 Old Gallows Road
Suite 200
Tysons Corner, VA 22182
Telephone 703.506.9292

ATTORNEY/AGENT

WALSH COLUCCI LUBELEY EMRICH AND WALSH, PC
2200 CLARENDON BLVD, 13TH FLOOR
ARLINGTON, VA 22201
TELEPHONE 703.528.4700

ENGINEER/LANDSCAPE ARCHITECT/PLANNER

THE BC CONSULTANTS
12600 Fair Lakes Circle
Suite 100
Fairfax, VA 22033
Telephone 703.449.8100
Fax 703.449.8108

BC Consultants

Planners - Engineers - Surveyors - Landscape Architects
12600 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
(703)449-8100 (703)449-8108 (Fax)
www.bccconsultants.com

RZ 2013-SP-005



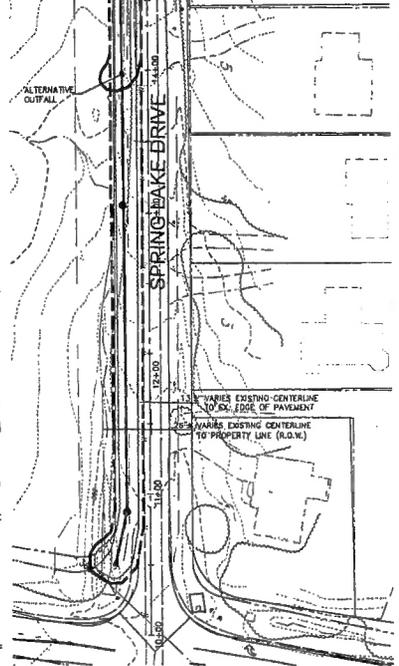


LEGEND:

	EXISTING BUILDING
	EXISTING SITE IS WOODED
	EXISTING TREELINE
	PROPOSED TREELINE
	LIMITS OF CLEARING AND GRADING
	AREA OF TREE PRESERVATION EASEMENT

SITE TABULATIONS:

GROSS SITE AREA (G.S.A.):	230,312 s.f. ± or 5.28 Ac. ±
EXISTING ZONE:	R-1
PROPOSED ZONE:	R-3
MINIMUM LOT AREA REQUIRED:	10,500 s.f.
MINIMUM LOT AREA PROVIDED:	10,500 s.f.
AVERAGE LOT AREA REQUIRED:	11,500 s.f.
AVERAGE LOT AREA PROVIDED:	14,144 s.f.
PROPOSED DENSITY:	2.27 DU/AC
MAXIMUM LOTS ALLOWED:	15
MAXIMUM LOTS PROVIDED:	12
MAXIMUM BUILDING HEIGHT:	35'
YARD SETBACK REQUIREMENTS:	
FRONT YARD:	30'
SIDE YARD:	12'
REAR YARD:	25'
MINIMUM LOT WIDTH (INTERIOR):	68'
MINIMUM LOT WIDTH (CORNER):	105'
PARKING REQUIRED:	24 (2 SPACES PER HOUSE)
PARKING PROVIDED:	48 (2 SPACES IN GARAGE & 2 SPACES IN DRIVEWAY PER HOUSE)



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 (703)449-8100 (Fax)
 www.bccol.com



GENERALIZED DEVELOPMENT PLAN
ENCLAVE OF BURKE
 engineered submittal
 FAYATX COUNTY, VIRGINIA

BC REVISIONS	DESIGNED BY: PLR
FEBRUARY 25, 2014	DRAFTED BY: CAD
AUGUST 22, 2013	CHECKED BY: PLR
SEPTEMBER 13, 2013	DATE: JANUARY 2013
AUGUST 15, 2013	SCALE: HOR. 1" = 40'
AUGUST 15, 2013	VERT. N/A
APPLICANT:	SHEET 2 OF 15
CO. NO.	
CAD NAME: g11502GDP	
LAYOUT: GDP	
FILE NO. 11562.01-00	

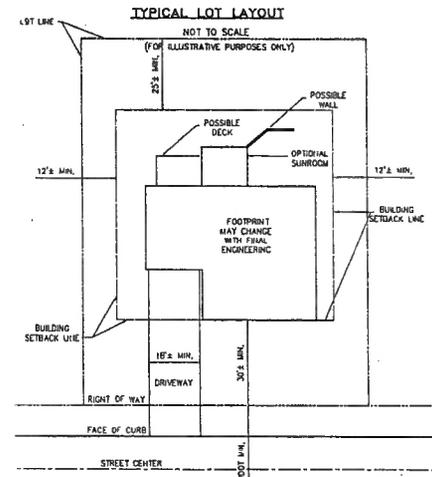
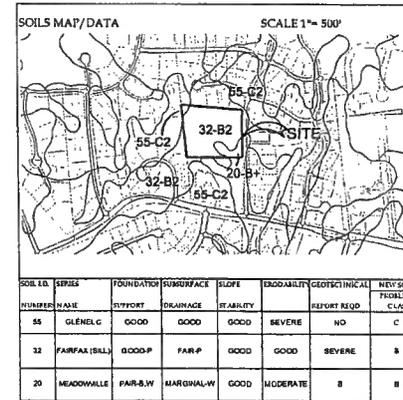


GENERAL NOTES:

- THE PROPERTY DELINEATED ON THIS GENERALIZED DEVELOPMENT (GDP) IS IDENTIFIED ON FAIRFAX COUNTY TAX MAP 88-1-(12), PARCEL B, AND IS ZONED R-1.
- THE PROPERTY DELINEATED HEREON IS BASED ON DEEDS OF RECORD AND ADJACENT INFORMATION AND IS NOT A FIELD SURVEY. MERIDIAN BASED ON ADJACENT VCS 27 DATUM CONVERTED TO VCS 83 AND HAS NOT BEEN VERIFIED.
- THE TOPOGRAPHIC INFORMATION SHOWN ON THIS GDP IS OBTAINED FROM BC CONSULTANTS, AIR FLOWN AND COMPILED AT 2' INTERVALS.
- THE PROPERTY SHOWN ON THIS GDP IS IN THE SPRINGFIELD MAGISTERIAL DISTRICT, LOWER POTOMAC SANITARY SEWER SHED AND THE PEBBLE CREEK WATERSHED.
- TO THE BEST OF OUR KNOWLEDGE THIS DEVELOPMENT IS IN CONFORMANCE WITH THE FAIRFAX COUNTY COMPREHENSIVE PLAN AND WILL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES.
- ACCORDING TO THE FAIRFAX COUNTY-COUNTYWIDE TRAILS PLAN (ADOPTED BY THE BOARD OF SUPERVISORS ON JUNE 17, 2002) THERE IS NO TRAILS REQUIREMENT.
- THE FAIRFAX COUNTY WATER AUTHORITY IS THE PUBLIC WATER SUPPLY AGENCY FOR THIS DEVELOPMENT. THE COUNTY OF FAIRFAX IS THE SANITARY SEWER SUPPLY AGENCY FOR THIS DEVELOPMENT.
- THERE ARE NO EXISTING UTILITY EASEMENTS ON THE SITE.
- THERE ARE NO KNOWN GRAVES OR PLACES OF BURIAL ON SITE.
- THE PROPOSED LIMITS OF CLEARING AND GRADING ARE AS SHOWN ON THIS GDP. THESE LIMITS ARE APPROXIMATE AND SUBJECT TO ADJUSTMENT AT THE TIME OF FINAL GRADING, ENGINEERING AND LOCATION OF PROPOSED UTILITIES. WHERE THE LIMITS OF CLEARING AND GRADING ARE SHOWN ADJACENT TO A PROPERTY LINE, IT SHOULD BE ASSUMED THAT THE LIMITS EXTEND TO THE PROPERTY LINE.
- PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE.
- THE PROPERTY IS LOCATED WITHIN THE MIDDLE RUN COMMUNITY PLANNING SECTOR (PB) OF THE PHOENIX PLANNING DISTRICT (AREA B) OF THE COMPREHENSIVE PLAN AND IS PLANNED FOR RESIDENTIAL 2-3 du/ac.
- IT IS UNDERSTOOD THAT ADDITIONAL SITE FEATURES SUCH AS BENCHES, WALKWAYS, FLAGPOLES, TRELLISES, WATER FOUNTAINS OR FEATURES, SIGNS, WALLS, FENCES, LIGHT STANDARDS AND/OR UTILITY MAINTENANCE STRUCTURES NOT REPRESENTED ON THIS GDP MAY BE PROVIDED AS LONG AS THE RESULTANT PROPOSED DEVELOPMENT IS IN SUBSTANTIAL CONFORMANCE WITH THAT REPRESENTED ON THIS GDP. ALL SIGNS WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 12 OF THE ZONING ORDINANCE.

1B-202 GENERALIZED DEVELOPMENT PLAN COMMENTS:

- APPLICATION TO BE SUBMITTED SEPARATELY.
- PROPERTY LINE INFORMATION AS SHOWN ON PLAN.
 - REFER TO THE SITE TABULATIONS FOR OVERALL SITE AREA.
 - SCALE AND NORTH ARROW AS SHOWN ON PLAN.
 - THERE ARE NO EXISTING STRUCTURES ON THE SITE.
 - EXISTING STREET INFORMATION AS SHOWN ON PLAN.
 - SEAL AND SIGNATURE ARE SHOWN ON PLAN.
- LEGAL DESCRIPTIONS AND REZONING PLATS TO BE SUBMITTED SEPARATELY.
- FAIRFAX COUNTY ZONING MAP (1"=500') WITH SITE HIGHLIGHTED IN RED TO BE SUBMITTED SEPARATELY.
- FOR RESIDENTIAL DEVELOPMENTS-FAIRFAX COUNTY SOIL IDENTIFICATION MAP SEE SHEET 3.
- AFFIDAVIT TO BE SUBMITTED SEPARATELY.
- APPLICATION TO BE SUBMITTED SEPARATELY.
- N/A
- STATEMENT OF JUSTIFICATION TO BE SUBMITTED SEPARATELY.
- FOR REZONING APPLICATIONS TO AN R, C OR I DISTRICT THIS GDP SHALL SHOW THE FOLLOWING INFORMATION:
 - SCALE AND NORTH ARROW AS SHOWN ON PLAN.
 - REFER TO THE SITE TABULATIONS AND/OR PLAN FOR PROPOSED STRUCTURE INFORMATION.
 - PROPOSED CIRCULATION AS SHOWN ON PLAN. SEE GENERAL NOTE 3.
 - NO COMMON OPEN SPACE PROPOSED.
 - PROPOSED SANITARY SEWER SHOWN ON PLAN.
 - REFER TO STORM WATER MANAGEMENT SHEETS. REFER TO GENERAL NOTE 8.
 - REFER TO GENERAL NOTE 8.
 - REFER TO SITE TABULATIONS FOR PARKING CALCULATIONS.
 - TOPOGRAPHY AS SHOWN ON PLAN. SEE GENERAL NOTE 3.
 - AREAS OF TREE PRESERVATION ARE SHOWN ON PLAN.
- DIMENSIONS OF BUILDING SETBACK AND SUPPLEMENTAL TREE PLANTINGS ARE SHOWN ON PLAN.
- NO EXISTING STRUCTURES ON SITE.
- G.F.A. AND F.A.R. ARE NOT APPLICABLE.
- REFER TO SITE TABULATIONS FOR THE NUMBER OF UNITS AND DENSITY. NO OPEN SPACE IS REQUIRED OR PROPOSED.
- SEE PLAN FOR ANY PROPOSED SPECIAL AMENITIES.
- ANY AND ALL PUBLIC IMPROVEMENTS AS SHOWN ON PLAN.
- DEVELOPMENT SCHEDULE TO BE DETERMINED AS MARKET CONDITIONS ALLOW.
- NO EOC, RPA, OR FLOODPLAIN EXISTS ON THE SITE.
- EXISTING AND PROPOSED ROADS AS SHOWN ON PLAN.
- EXISTING VEGETATION MAP (ENH) PROVIDED ON SHEET 4. PROPOSED LANDSCAPE PLAN PROVIDED ON SHEET 5.
- THERE ARE NO KNOWN GRAVES OR PLACES OF BURIAL ON SITE.
- OWNER
TRUSTEES OF THE CALVARY CHRISTIAN CHURCH
8800 OLD KEENE LULL ROAD
BURKE, VA 22015
NO. 4517 PG. 38
TAX MAP IDENTIFICATION:
TAX ID. NO. PARCEL #
88-1-(12) B
- THIS DEVELOPMENT IS IN CONFORMANCE WITH THE FAIRFAX COUNTY COMPREHENSIVE PLAN WHICH RECOMMENDS RESIDENTIAL DEVELOPMENT AT 2-3 DU/AC.
- THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON SITE.
- THIS DEVELOPMENT SHALL CONFORM TO PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS.
- N/A AT THIS TIME.
- N/A
- N/A
- APPLICATION FEE TO BE SUBMITTED SEPARATELY.



TYPICAL UNIT ELEVATIONS
(FOR ILLUSTRATIVE PURPOSES ONLY)

BC Consultants
Planner - Engineer - Surveyor - Landscape Architect
12099 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
(703)448-8100 (703)448-8108 (Fax)
www.bccon.com



GENERAL NOTES AND COMMENTS
GENERALIZED DEVELOPMENT PLAN
ENCLAVE OF BURKE
REGISTERED SUBDIVISION
FAIRFAX COUNTY, VIRGINIA

BY: [Signature]
REVISIONS:
FEBRUARY 25, 2014
AUGUST 7, 2013
MAY 13, 2013
OCTOBER 13, 2013
DECEMBER 12, 2013
JANUARY 12, 2014
APPLICANT:
DESIGNED BY: [Signature]
DRAFTED BY: CAD
CHECKED BY: PAR
DATE: JANUARY 2013
SCALE: 1/8" = 1'-0"
SHEET 3 OF 15
CADD NO.: G11562NOT
LAYOUT: GDP
FILE NO.: 11562-B1-00



ENCLAVE OF BURKE
 GENERALIZED DEVELOPMENT PLAN
 EXISTING VEGETATION MAP

REVISIONS

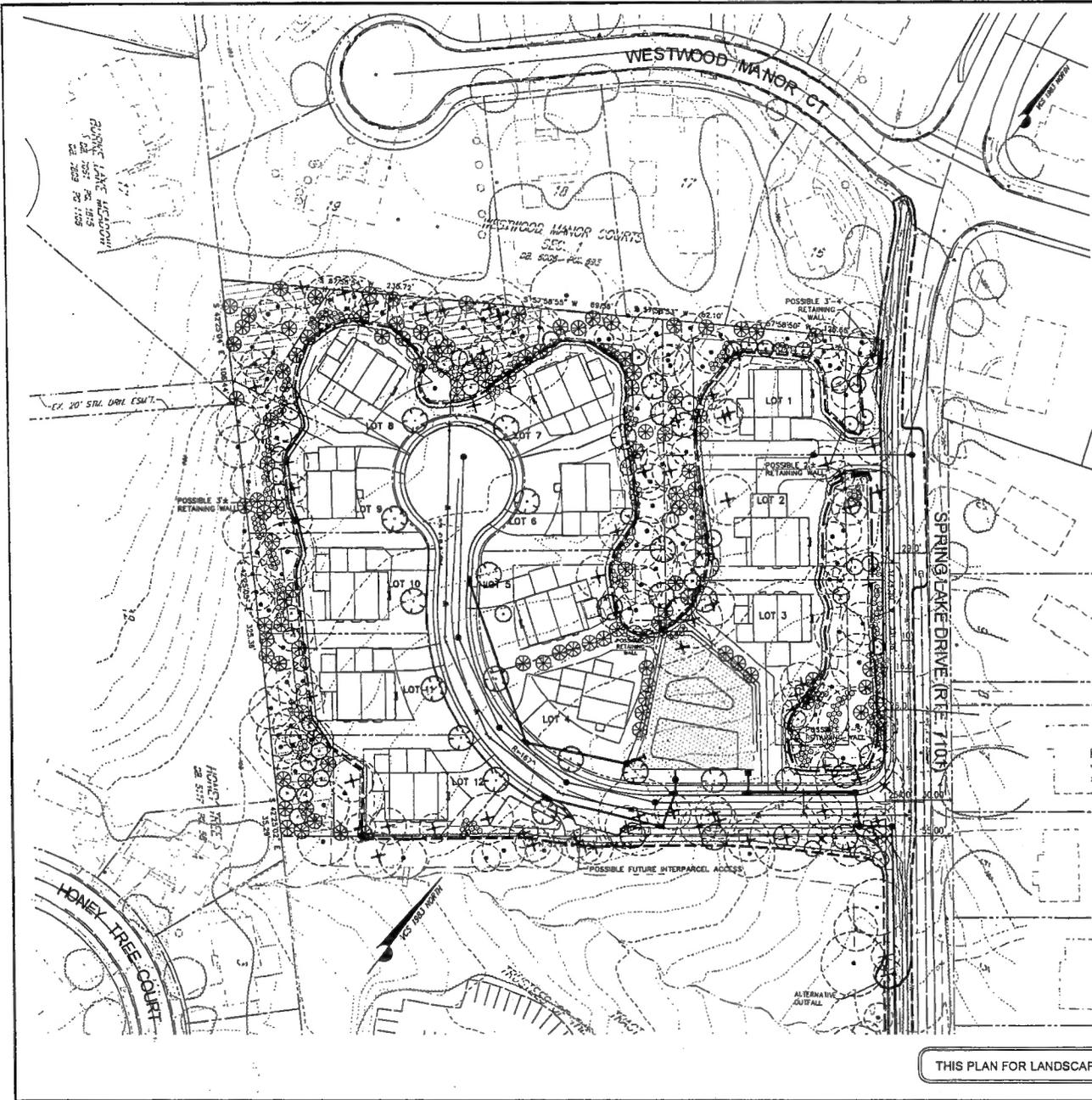
NO.	DATE	DESCRIPTION
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2	NOVEMBER 13, 2013	REVISED FOR PERMITS
3	NOVEMBER 13, 2013	REVISED FOR PERMITS
4	NOVEMBER 13, 2013	REVISED FOR PERMITS
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98	NOVEMBER 13, 2013	REVISED FOR PERMITS
99	NOVEMBER 13, 2013	REVISED FOR PERMITS
100	NOVEMBER 13, 2013	REVISED FOR PERMITS

EXISTING VEGETATION MAP LEGEND:
 Dotted pattern: Upland Forest
 Dashed pattern: Upland Meadow
 Solid pattern: Upland Shrubland
 Stippled pattern: Upland Grassland
 Horizontal lines: Upland Pasture
 Vertical lines: Upland Hayfield
 Diagonal lines: Upland Orchard
 Cross-hatch: Upland Vineyard
 Wavy lines: Upland Wetland
 Concentric circles: Upland Pond
 Irregular shapes: Upland Stream

EXISTING VEGETATION MAP SUMMARY AND NARRATIVE:

VEGETATION TYPE	ACRES	PERCENTAGE	LOCATION	REMARKS
UPLAND FOREST	1.2	100%	Area 1	UPLAND FOREST: VIRGINIA PINE

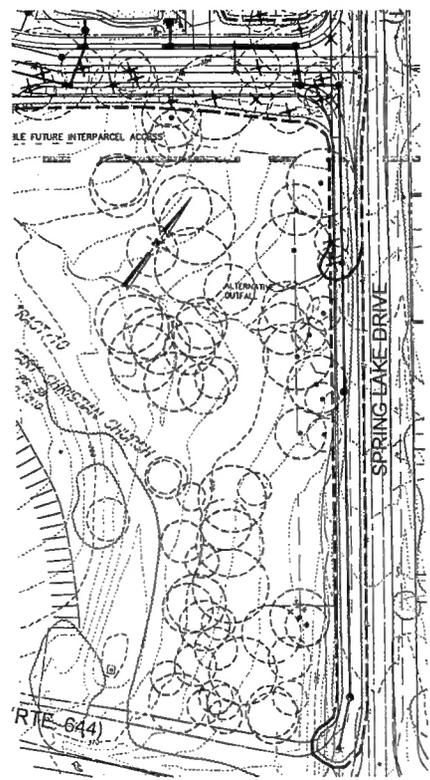




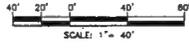
LEGEND:

- CATEGORY IV (2" CAL.) DECIDUOUS (OVERSTORY) TREES
- CATEGORY II (8" HT.) EVERGREEN (UNDERSTORY) TREES
- CATEGORY III (2" CAL.) DECIDUOUS (ORNAMENTAL) TREES
- SHRUB PLANTINGS

- EXISTING BUILDING
- ENTIRE SITE IS WOODED
- EXISTING TREELINE
- PROPOSED TREELINE
- LIMITS OF CLEARING AND GRADHO



THIS PLAN FOR LANDSCAPING PURPOSES ONLY



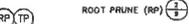
BC Consultants
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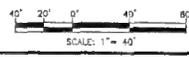
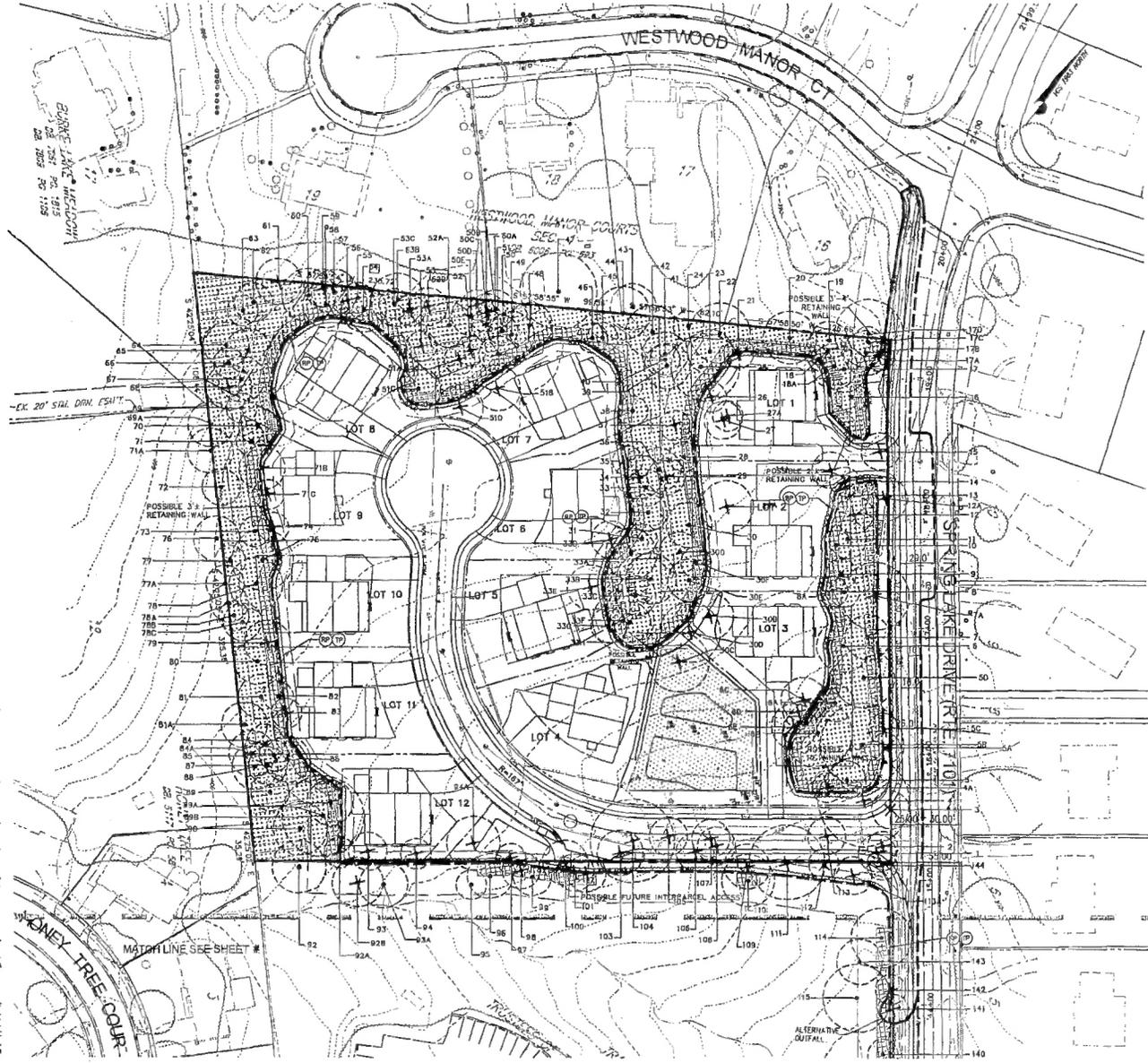
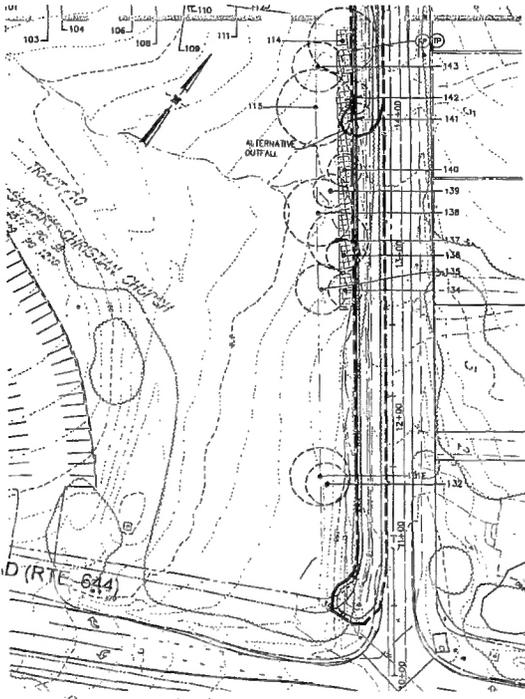
LANDSCAPE PLAN
 GENERALIZED DEVELOPMENT PLAN
ENCLAVE OF BURKE
 REPRESENTED BY: BC CONSULTANTS, INC.
 FAIRFAX COUNTY, VIRGINIA

BC REVISIONS	DESIGNED BY: PLR
FEBRUARY 28, 2014	DRAFTED BY: CAD
AUGUST 2, 2013	CHECKED BY: PLR
APRIL 10, 2013	DATE: JANUARY 2013
DECEMBER 12, 2013	SCALE: HSB 1" = 40'
JANUARY 15, 2011	VERT. N/A
POPULATED:	SHEET 5 OF 15
	CD. NO.
	CAD NAME: Q11582LSC
	LAYOUT: LSC
	FILE NO: 11582.01-00

LEGEND:

-  LIMITS OF CRITICAL ROOT ZONE (CRZ)
-  EXISTING TREE TO BE PRESERVED
-  EXISTING TREE TO BE REMOVED
-  MULCH AREA
-  POST DEVELOPMENT 10-YEAR TREE CANOPY CREDIT AREA (50,000 #.1)
-  ROOT PRUNE (RP) AND/OR TREE PROTECTION FENCE (TP)
-  LIMITS OF CLEARING AND GRADING
-  EXISTING TREELINE
-  PROPOSED TREELINE

SEE SHEET 8 FOR TREE INVENTORY AND CONDITION ANALYSIS AND SHEET 9 FOR TREE PRESERVATION DETAILS



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 (703)49-8100 (703)49-8108 (Fax)
 www.bccon.com



TREE PRESERVATION PLAN
 GENERALIZED DEVELOPMENT PLAN
ENCLAVE OF BURKE
 SPRINGLAKE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

BC RECORDS	DESIGNED BY: PLR
FEBRUARY 25, 2014	DRAFTED BY: CAD
MAY 13, 2013	CHECKED BY: PLR
AUGUST 27, 2013	DATE: JANUARY 2013
SEPTEMBER 13, 2013	SCALE: 1" = 40'
SEPTEMBER 13, 2013	SCALE: 1" = 40'
NOV 14, 2013	APPLICANT:
APPLICANT:	
	SHEET 7 OF 18
CD. NO.	
CAD NAME: G11582PPP	
LAYOUT: TFP	
FILE NO. 11582.01-00	

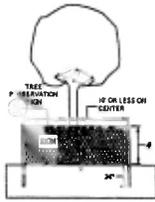
-PRIOR TO ANY CONSTRUCTION ACTIVITY, ALL INDIVIDUAL AND GROUPS OF TREES MARKED FOR PRESERVATION SHALL BE PROTECTED WITH TREE PROTECTION FENCING. TREE PROTECTION FENCING SHALL BE POSITIONED DIRECTLY IN THE ROOT PRUNING TRENCH AND BACKFILLED FOR STABILITY OR JUST OUTSIDE THE TRENCH WITHIN THE DISTURBED AREA.

-TREE PROTECTION FENCING SHALL CONSIST OF FOUR FOOT 14-GAUGE WELDED WIRE FENCE ATTACHED TO SIX FOOT TALL TPOSTE DRIVER 18 INCHES INTO THE GROUND. POSTS SHALL BE NO FURTHER THAN 10 FEET APART.

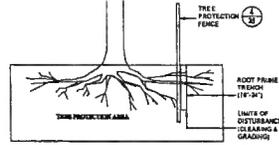
-WHERE APPROPRIATE, BASED ON EROSION AND SEDIMENT CONTROL PLANS, SUPER SILT FENCE MAY BE USED AS TREE PROTECTION FENCING WITH THE APPROVAL OF FAIRFAX COUNTY.

-TREE PROTECTION FENCING SHALL BE MADE CLEARLY VISIBLE TO ALL CONSTRUCTION PERSONNEL. SIGNS, IN ENGLISH AND SPANISH, WHICH STATES TREE PRESERVATION AREA - KEEP OUT SHALL BE INSTALLED ON TREE PROTECTION FENCING EVERY 30 FEET.

-A CERTIFIED ARBORIST SHALL MONITOR THE INSTALLATION OF TREE PROTECTION FENCING.



1 TREE PROTECTION FENCE
25 NOT TO SCALE



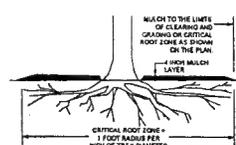
-PRIOR TO ANY CONSTRUCTION ACTIVITY, ALL TREES MARKED FOR PRESERVATION ALONG THE LIMITS OF CLEARING AND GRADING SHALL BE ROOT PRUNED WHERE SHOWN ON THE PLAN.

-ROOT PRUNING SHALL BE CONDUCTED USING A TRENCHER OR VIBRATORY PLOW.

-THE ROOT PRUNING TRENCH SHALL BE A MAXIMUM OF 8 INCHES WIDE AND 18 INCHES DEEP. ONCE COMPLETED, THE ROOT PRUNING TRENCH SHALL BE IMMEDIATELY BACK FILLED.

-ROOT PRUNING SHALL BE CONDUCTED UNDER THE SUPERVISION OF A CERTIFIED ARBORIST.

2 ROOT PRUNING
25 NOT TO SCALE



-SPREAD MULCH BY HAND TO A UNIFORM THICKNESS OF 4 INCHES.

-MULCH SHALL COVER AS MUCH OF THE ENTIRE CRITICAL ROOT ZONE AS POSSIBLE UP TO 18\"/>

-MULCH SHALL CONSIST OF A WOODY MATERIAL THAT HAS BEEN CHIPPED OR SHREDDED OR OTHER APPROVED MATERIAL.

-MULCH SHALL NOT TOUCH THE BASE OF THE TREE.

3 PROTECTIVE MULCHING
25 NOT TO SCALE

TREE PRESERVATION AREA
KEEP OUT

NO EQUIPMENT OR MATERIALS ARE TO BE STORED OR DEPOSITED WITHIN THE AREA TRAFFIC BY CONSTRUCTION EQUIPMENT AND PERSONNEL IS PROHIBITED.

(CONSTRUCTION COMPANY NAME)
(EQUIPMENT CONTACT PERSON & TELEPHONE NUMBER)

PENALTY FOR VIOLATIONS STRICTLY ENFORCED

SPECIFICATIONS:

DIMENSIONS WIDTH 17 INCHES MINIMUM
HEIGHT 11 INCHES MINIMUM
BACKGROUND COLOR WHITE
LETTER COLOR BLACK
LETTER SIZE 1.5 INCH MINIMUM (LARGEST)
LETTER 2 0.75 INCH MINIMUM
LETTER 3 0.5 INCH MINIMUM
LETTER 4 0.375 INCH MINIMUM (SMALLEST)
LANGUAGE ENGLISH AND SPANISH (SEPARATE SIGNS)

NOTE: ALTERNATE SIGNAGE MAY BE SUBMITTED TO FAIRFAX COUNTY FOR APPROVAL.

4 TREE PRESERVATION SIGN
25 NOT TO SCALE

SITE MONITORING SCHEDULE

LIST OF DUTIES	DATE	DESCRIPTION OF DUTIES
PRE-CONSTRUCTION MEETING IN FIELD TO WALK LIMITS OF CLEARING AND GRADING	SPECIFIED BY UFMF	PRIOR TO THE PRE-CONSTRUCTION MEETING AND BEFORE ANY CLEARING, GRADING OR DEMOLITION ACTIVITIES HAVE OCCURRED, A CERTIFIED ARBORIST SHALL WALK THE LIMITS OF CLEARING AND GRADING WITH A REPRESENTATIVE FROM FAIRFAX COUNTY'S URBAN FOREST MANAGEMENT DIVISION (UFMD) TO DETERMINE WHETHER ADJUSTMENTS TO THE CLEARING LIMITS CAN BE MADE TO INCREASE THE SURVIVABILITY OF TREES TO BE PRESERVED THAT OCCUR ALONG THE EDGE OF THE LIMITS OF CLEARING AND GRADING, AND/OR TO IDENTIFY HAZARDOUS, DAMAGED OR DISEASED TREES THAT NEED TO BE REMOVED.
INSTALLATION OF TREE PROTECTION FENCING	AFTER UFMF'S APPROVAL OF LOCATION	THE INSTALLATION OF ALL TREE PROTECTION FENCING SHALL BE PERFORMED UNDER THE SUPERVISION OF A CERTIFIED ARBORIST AND ACCOMPLISHED IN A MANNER THAT DOES NOT HARM EXISTING VEGETATION THAT IS REQUIRED TO BE PRESERVED. AT LEAST THREE DAYS PRIOR TO THE COMMENCEMENT OF ANY CLEARING, GRADING OR DEMOLITION ACTIVITIES AND PRIOR TO THE INSTALLATION OF TREE PROTECTION FENCING, UFMF SHALL BE NOTIFIED IN WRITING AND GIVEN THE OPPORTUNITY TO INSPECT THE SITE TO ASSURE THAT ALL ADJACENT TREES TO BE PRESERVED AND ALL AREAS TO BE LEFT UNDISTURBED HAVE BEEN CORRECTLY DELINEATED.
CONSTRUCTION/ SITE ANALYSIS	MONTHLY ANALYSIS OF SITE OR AS SPECIFIED BY UFMF	THE APPLICANT SHALL ACTIVELY MONITOR THE SITE TO ENSURE THAT INAPPROPRIATE ACTIVITIES SUCH AS THE STORAGE OF CONSTRUCTION MATERIALS, DUMPING OF CONSTRUCTION DEBRIS, AND TRAFFIC BY CONSTRUCTION EQUIPMENT AND PERSONNEL, DO NOT OCCUR WITHIN THESE AREAS.

CERTIFIED ARBORIST

International Society of Arboriculture
CERTIFIED ARBORIST
Dennis Dale Dixon
DCA #10430
Expires 03/31/2011

TREE PRESERVATION NARRATIVE:

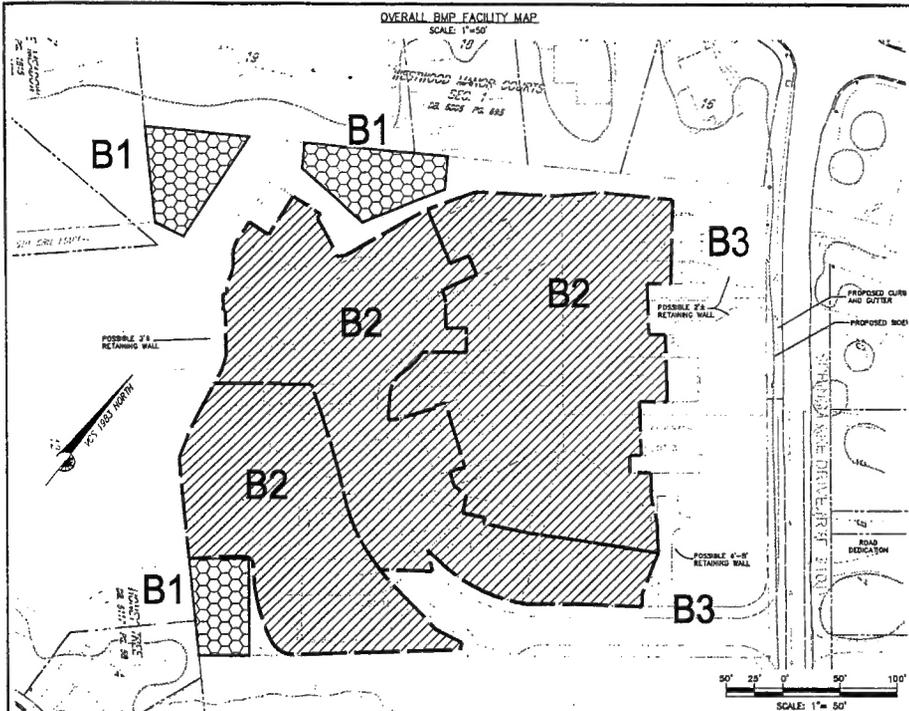
- ALL WORK PERFORMED IN ASSOCIATION WITH THIS PLAN SHALL MEET OR EXCEED CURRENT INDUSTRY STANDARDS AS PUBLISHED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA), AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI), OR THE TREE CARE INDUSTRY ASSOCIATION (TCIA). IN THE EVENT TREATMENTS PRESCRIBED ARE NOT COVERED BY AN EXISTING STANDARD, WORK SHALL MEET OR EXCEED STANDARDS APPROVED BY FAIRFAX COUNTY'S URBAN FOREST MANAGEMENT DIVISION (UFMD).
- THE DEVELOPER SHALL RETAIN A CERTIFIED ARBORIST ("THE ARBORIST") TO ENSURE THE PROPER IMPLEMENTATION OF THE TREE PRESERVATION PLAN ("THIS PLAN"). ALL WORK REQUIRED BY THIS PLAN SHALL BE PERFORMED UNDER THE DIRECT SUPERVISION OF THE ARBORIST AS SPECIFIED IN THE SITE MONITORING SCHEDULE AND TO ENSURE THAT ALL ACTIVITIES ARE CONDUCTED IN ACCORDANCE WITH THIS PLAN. ANY APPLICABLE DEVELOPMENT AND/OR AS APPROVED BY UFMF. MONITORING SHALL OCCUR AT ALL TIMES DURING THE INSTALLATION OF TREE PROTECTION FENCING AND, DURING ANY CLEARING OR GRADING, REMOVAL OF TREES, VEGETATION, OR STRUCTURES ON, THE TRANSPLANTING OF TREES OR VEGETATION, OR ANY OTHER SIMILAR ACTIVITIES ON THE SITE WITHIN 25 FEET OF THE LIMITS OF CLEARING AND GRADING.
- PRIOR TO ANY CONSTRUCTION ACTIVITY, ALL INDIVIDUAL TREES AND GROUPS OF TREES SHOWN TO BE PRESERVED ON THIS PLAN SHALL BE PROTECTED BY FENCING AS SPECIFIED ON THIS PLAN. THE PROTECTIVE FENCE INSTALLATION SHALL BE MONITORED AS NOTED IN THE SITE MONITORING SCHEDULE. THE FENCING SHALL BE MADE CLEARLY VISIBLE TO ALL CONSTRUCTION PERSONNEL. THE FENCING SHALL BE INSTALLED PRIOR TO ANY WORK BEING CONDUCTED ON THE SITE, INCLUDING THE DEMOLITION OF ANY EXISTING STRUCTURES OR FENCES. THE ARBORIST MUST VERIFY IN WRITING THAT THE FENCING HAS BEEN INSTALLED PRIOR TO ANY WORK OR DEMOLITION ACTIVITIES AND IN ACCORDANCE WITH THE STANDARDS SET FORTH BY THIS PLAN.
- THE ARBORIST SHALL WALK THE LIMITS OF CLEARING AND GRADING WITH AN URBAN FORESTER FROM UFMF AS NOTED IN THE SITE MONITORING SCHEDULE. ANY ADJUSTMENTS AGREED TO BY THE ARBORIST AND UFMF SHALL BE MEMORIALIZED IN WRITING BY BOTH PARTIES BEFORE ANY SUCH ADJUSTMENTS ARE IMPLEMENTED. TREES TO BE REMOVED SHALL BE TAGGED IN THE FIELD. TREES WITHIN THE UNDISTURBED AREA THAT ARE IDENTIFIED IN WRITING BY UFMF AS DEAD OR DYING, IN POOR CONDITION (INCLUDING DISEASED AND DAMAGED), OR TREES THAT POSE A POTENTIAL HAZARD TO HUMAN HEALTH OR PROPERTY MAY BE REMOVED AS PART OF THE CLEARING OPERATION. ANY TREE THAT IS SO IDENTIFIED SHALL BE REMOVED USING A CHAIN SAW AND SUCH REMOVAL SHALL BE ACCOMPLISHED IN A MANNER THAT AVOIDS DAMAGE TO SURROUNDING TREES AND ASSOCIATED UNDERSTORY VEGETATION. IF A STUMP MUST BE REMOVED, THIS SHALL BE DONE USING A STUMP GRINDING MACHINE IN A MANNER CAUSING AS LITTLE DISTURBANCE AS POSSIBLE TO THE ADJACENT TREES AND ASSOCIATED UNDERSTORY VEGETATION AND SOIL CONDITIONS.
- ALL TREE PRESERVATION RELATED WORK OCCURRING IN OR ADJACENT TO TREE PRESERVATION AREAS SHALL BE ACCOMPLISHED IN A MANNER THAT MINIMIZES DAMAGE TO VEGETATION TO BE PRESERVED, INCLUDING ANY WOODY AND/OR HERBACEOUS VEGETATION OCCURRING IN THE UNDERSTORY. TREES DESIGNATED FOR REMOVAL ALONG THE LIMITS OF DISTURBANCE SHALL BE REMOVED USING A CHAINSAW SO AS TO AVOID DAMAGE TO SURROUNDING TREES TO BE PRESERVED AND UNDERSTORY VEGETATION. THE USE OF POWER EQUIPMENT IN THESE AREAS SHALL BE LIMITED TO SMALL HAND-OPERATED EQUIPMENT SUCH AS CHAINSAWS. ANY WORK THAT REQUIRES THE USE OF LARGER MOTORIZED EQUIPMENT SUCH AS, BUT NOT LIMITED TO, TREE TRANSPLANTING SPREADERS, SOIL LOADERS, TRACTORS, OR ANY ACCESSORY OR ATTACHMENT CONNECTED TO SUCH EQUIPMENT SHALL NOT OCCUR UNLESS REVIEWED AND APPROVED IN WRITING BY UFMF.
- AS PART OF THE IMPLEMENTATION OF THIS PLAN AND THE SITE PLAN, MANAGEMENT PRACTICES SHALL PROVIDE FOR THE PROTECTION OF UNDERSTORY PLANT MATERIALS, LEAF LITTER AND SOIL CONDITIONS FOUND IN AREAS TO BE LEFT UNDISTURBED, SUBJECT TO THE APPROVAL OF UFMF. THE APPLICANT SHALL ACTIVELY MONITOR THE SITE TO ENSURE THAT INAPPROPRIATE ACTIVITIES SUCH AS THE STORAGE OF CONSTRUCTION MATERIALS, DUMPING OF CONSTRUCTION DEBRIS, AND TRAFFIC BY CONSTRUCTION EQUIPMENT AND PERSONNEL, DO NOT OCCUR WITHIN THESE AREAS. THE UNDERSTORY PLANT MATERIALS, LEAF LITTER AND SOIL CONDITIONS SHALL BE RESTORED BY THE APPLICANT TO THE SATISFACTION OF UFMF IF THESE ARE FOUND TO BE DAMAGED, REMOVED OR ALTERED IN A MANNER NOT ALLOWED IN WRITING BY UFMF.
- PRIOR TO THE SITE PRE-CONSTRUCTION MEETING AND SITE WALK WITH AN URBAN FORESTER FROM UFMF AND THE ARBORIST, THE APPLICANT SHALL HAVE THE LIMITS OF CLEARING AND GRADING MARKED WITH A CONTINUOUS LINE OF FLAGGING.
- AT LEAST THREE DAYS PRIOR TO THE COMMENCEMENT OF ANY CLEARING, GRADING, OR DEMOLITION ACTIVITIES AND PRIOR TO THE INSTALLATION OF TREE PROTECTION FENCING, UFMF SHALL BE NOTIFIED IN WRITING AND GIVEN THE OPPORTUNITY TO INSPECT THE SITE TO ASSURE THAT ALL INDIVIDUAL TREES TO BE PRESERVED AND ALL AREAS TO BE LEFT UNDISTURBED HAVE BEEN CORRECTLY DELINEATED. UFMF SHALL PROVIDE WRITTEN NOTICE TO THE APPLICANT AS TO WHETHER OR NOT THE AREAS HAVE BEEN DELINEATED CORRECTLY. IF IT IS DETERMINED BY UFMF THAT THE AREAS ARE NOT DELINEATED CORRECTLY, NO GRADING OR CONSTRUCTION ACTIVITIES SHALL OCCUR ON THE SUBJECT PROPERTY UNTIL THE DELINEATION IS CORRECTED AND FIELD VERIFIED BY THE UFMF.
- ROOT PRUNING:** ROOT PRUNING SHALL BE PERFORMED WHEREVER GRADES WILL BE ALTERED WITHIN THE CRITICAL ROOT ZONE OF A TREE TO BE PRESERVED AND SHALL BE CONDUCTED WHERE SHOWN ON THE PLAN OR AS MOST PRACTICAL GIVEN SITE CONSTRAINTS. A VIBRATING PLOW, TRENCHER, STUMP CUTTER OR ARBORIST APPROVED TOOL SHALL BE USED TO A DEPTH OF 18 INCHES. IF A TRENCHER IS USED THE TRENCH SHALL BE BACKFILLED IMMEDIATELY TO PREVENT ROOT DRYROTATION. IF SILT FENCING IS TO BE INSTALLED ALONG THE LIMITS, ROOT PRUNING TRENCHES MUST BE INSTALLED PRIOR TO THE INSTALLATION OF SILT FENCE. WHENEVER POSSIBLE, ROOT PRUNING TRENCHES SHOULD BE MULCHED WITH WOOD CHIPS OR MULCH FOUR INCHES DEEP.
- WOOD CHIPS OR MULCH:** WOOD CHIPS OR LEAF AND BRANCH MULCH SHALL BE PLACED ALONG THE LIMITS OF CLEARING AND GRADING IN AREAS WHERE TREES ARE WITHIN 20' OF THE LIMITS OF CLEARING AND GRADING AS SHOWN ON THIS PLAN. CHIPS OR MULCH THAT ARE PRODUCED AS A RESULT OF CLEARING OPERATIONS ON-SITE MAY BE USED FOR THIS PURPOSE AND SHALL BE PLACED BY HAND WITHOUT THE USE OF ENGINE-DRIVEN MACHINERY. CHIPS OR MULCH ARE NOT TO BE PLACED MORE THAN TEN FEET BEYOND THE LIMITS OF CLEARING AND GRADING AND SHALL NOT BE PLACED AT A DEPTH OF NO MORE THAN FOUR INCHES WITHIN THE PRESERVATION AREAS. OUTSIDE THE PRESERVATION AREAS, (WITHIN THE DISTURBED AREA), CHIPS OR LEAF AND BRANCH MULCH MAY BE PLACED AT A DEPTH NOT TO EXCEED TEN INCHES.

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TREE PRESERVATION DETAILS
GENERALIZED DEVELOPMENT PLAN
ENCLAVE OF BURKE
APPROVED BY UFMF
FAIRFAX COUNTY, VIRGINIA

DATE: 03/10/11
BY: PLR
CHECKED BY: PLR
SCALE: HOR: N/A
VERT: N/A
SHEET 9 OF 15
CD. NO.
CAB
APP: TYP-DET
FILE NO.



- B1-ONSITE CONSERVATION = 0.35 Ac.
- B2-ONSITE RAINGARDEN = 3.19 Ac.
- B3-ONSITE UNTREATED = 1.72 Ac.

BMP FACILITY DESIGN CALCULATIONS

II. WATERSHED INFORMATION

Plan Name: Enclave of Burke
Co. Plan #: Rezonning Application

PART 1: LIST ALL OF THE SUBAREAS AND "C" FACTORS USED IN THE BMP COMPUTATIONS

SUBAREA DESIGNATION & DESCRIPTION	(1)	"C"	AREA (AC.)	(3)
B1 Onsite Conservation/Open Space		0.30	0.30	0.35
B2 Onsite Raingarden		0.54	0.54	3.19
B3 Onsite Untreated		0.54	0.54	1.75

PART 2: COMPUTE THE WEIGHTED AVERAGE "C" FACTOR FOR THE SITE

(A) AREA OF THE SITE	(4)	5.29	ACRES	
(B) SUBAREA DESIGNATION	(1)	"C"	AREA (AC.)	PRODUCT
B1 Onsite Conservation/Open Space		0.30	0.35	0.11
B2 Onsite Raingarden		0.54	3.19	1.72
B3 Onsite Untreated		0.54	1.75	0.94
(b) TOTAL				2.77

(C) WEIGHTED AVERAGE "C" FACTOR

(b) / (a) = (c) = 0.52

PART 3: COMPUTE THE TOTAL PHOSPHORUS REMOVAL FOR THE SITE

SUBAREA DESIGNATION	BMP TYPE	REMOVAL EFF. (%)	AREA	"C" FACTOR	PRODUCT			
(1)	(2)	(3)	(4)	(5)	(6)			
B1 Onsite Conservation/Open Space		100	X	0.07	X	1.00	=	0.62
B2 Onsite Raingarden		85	X	0.80	X	1.03	=	40.40
B3 Onsite Untreated		0	X	0.33	X	1.03	=	0.00
(a) TOTAL							=	47.02 %

PART 4: DETERMINE COMPLIANCE WITH PHOSPHORUS REMOVAL REQUIREMENT

(A) SELECT REQUIREMENT IF (FAFAX COUNTY CHESAPEAKE BAY PRESERVATION AREA EA-40%) OR (FAFAX COUNTY WATER SUPPLY OVERLAY DISTRICT-50%)	(b)	40.0 %
(B) LINE 3 (a)	(c)	47.02 % > LINE (b)
THEN PHOSPHORUS REMOVAL REQUIREMENT IS SATISFIED.		

MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, 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 minimum requirements with justification shall be attached. Note: Waivers will be acted upon expeditiously. Failure to adequately address the required submission information may result in a delay in processing the application.

This information is required under the following Zoning Ordinance paragraphs:

- Special Phas (B-011 22 & 24)
- Special Excavation (B-011 22 & 24)
- General Excavation (B-011 22 & 24)
- Commercial/Professional Offices (B-022 2A (124)14)
- Development Plans 7AC District (18-303 2 & 4)
- IRC Plan (16-303 1E & 10)
- FDP - P Districts (except FDC) (18-602 1F & 1G)
- Amendments (18-03 1g & 10)

- Plans at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100').
- A graphic depicting the stormwater management facility(ies) and limits of clearing and grading to accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillway, access roads, site outlet, energy dissipation devices, and storm water distribution measured as shown on sheet 12.
- Provide:

Facility Name	On-Site area (sq feet)	Off-Site area (sq feet)	Discharge area (sq feet)	Footprint area (sq ft)	Storage Volume (cu ft)	Height (ft)
Rain Garden 1	6.72	0	1.72	828	830	-
Rain Garden 2	1.19	0	1.19	2,300	2,300	-
Rain Garden 3	1.38	0	1.38	832	832	-
CONSERVATION	0.30	0	0.30	16,197	-	-
TOTAL	9.59	0	3.49	16,408	4,312	-
- Onsite drainage channels, outlets and pipe systems are shown on Sheet 11.
Pond inlet and outlet pipe systems are shown on Sheet 12.
- Maintenance access (roads) to stormwater management facility(ies) are shown on Sheet 12.
Type of maintenance access road surface noted on the plan is (asphalt, gravel, etc.)
- Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheets 6, 8 and 7.
- A 'stormwater management manual' which contains a description of how detention and best management practices requirements will be met is provided on sheets 10&11.
- A description of the existing conditions of each numbered site outlet 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 12-14.
- A description of how the rainfall requirements, including known changes to existing drainage areas (i.e. drainage easements) of the Public Facilities Manual will be satisfied is provided on sheet 12-14.
- Existing topography with maximum contour interval of two (2) feet and a note to whom it is to be surveyed or sold run is provided on sheet 2 & 11.
- A submission waiver is requested for: N/A
- Stormwater management is not required because: N/A

Revised 12-11-2013

WATER QUALITY NARRATIVE

THE USE OF THREE (3) BIO-RETENTION FILTERS (RAINGARDENS) AND ADDITIONAL CONSERVATION/OPEN SPACE IS PROPOSED TO MEET WATER QUALITY REQUIREMENTS. THE RAINGARDENS WILL COLLECT APPROXIMATELY 3.19 ACRES OF ONSITE RUNOFF AND PROVIDE 85% PHOSPHORUS REMOVAL EFFICIENCY. A TOTAL OF 0.35 ACRES OF ONSITE AREA WILL BE DEDICATED TO CONSERVATION/OPEN SPACE PROVIDING 100% PHOSPHORUS REMOVAL EFFICIENCY. UTILIZING THIS METHOD OF WATER QUALITY TREATMENT IT WILL RESULT IN A TOTAL PHOSPHORUS REMOVAL FOR THE ENTIRE SITE OF 47.02%. SINCE THIS SITE IS LOCATED IN CHESAPEAKE BAY RESOURCE MANAGEMENT AREA (RMA) A REMOVAL EFFICIENCY OF 40% IS REQUIRED AND MET.

BIORETENTION FILTER #1 DESIGN CALCULATIONS

PART 1: DETERMINE TREATMENT AREA

(A) Contributing drainage area =	0.72	ac
(B) Impervious area =	(a) 0.25	ac

PART 2: DETERMINE VOLUME OF RUNOFF TO BE TREATED

(A) Treating 0.5' of runoff requires Water Quality Volume of 1,815 cubic feet per acre of impervious area.	
Treating 1.0' of runoff requires Water Quality Volume of 3,630 cubic feet per acre of impervious area.	(b) 3,630

PART 3: SURFACE AREA REQUIRED

(A) Surface area = (a) x (b)	908	sf
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PART 4: SURFACE AREA PROVIDED

(A) Water Quality Surface Area	(c) 920	sf
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BIORETENTION FILTER #2 DESIGN CALCULATIONS

PART 1: DETERMINE TREATMENT AREA

(A) Contributing drainage area =	1.18	ac
(B) Impervious area =	(a) 0.83	ac

PART 2: DETERMINE VOLUME OF RUNOFF TO BE TREATED

(A) Treating 0.5' of runoff requires Water Quality Volume of 1,815 cubic feet per acre of impervious area.	
Treating 1.0' of runoff requires Water Quality Volume of 3,630 cubic feet per acre of impervious area.	(b) 3,630

PART 3: SURFACE AREA REQUIRED

(A) Surface area = (a) x (b)	2,357	sf
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PART 4: SURFACE AREA PROVIDED

(A) Water Quality Surface Area	(c) 2,300	sf
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BIORETENTION FILTER #3 DESIGN CALCULATIONS

PART 1: DETERMINE TREATMENT AREA

(A) Contributing drainage area =	1.29	ac
(B) Impervious area =	(a) 0.28	ac

PART 2: DETERMINE VOLUME OF RUNOFF TO BE TREATED

(A) Treating 0.5' of runoff requires Water Quality Volume of 1,815 cubic feet per acre of impervious area.	
Treating 1.0' of runoff requires Water Quality Volume of 3,630 cubic feet per acre of impervious area.	(b) 3,630

PART 3: SURFACE AREA REQUIRED

(A) Surface area = (a) x (b)	944	sf
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PART 4: SURFACE AREA PROVIDED

(A) Water Quality Surface Area	(c) 850	sf
--------------------------------	---------	----

BC Consultants
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(703) 449-8100
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BMP COMPUTATIONS
GENERALIZED DEVELOPMENT PLAN
ENCLAVE OF BURKE
PROPOSED STREET
FAFAX COUNTY, VIRGINIA

BC REVISIONS
FEBRUARY 22, 2014
AUGUST 7, 2013
OCTOBER 15, 2013
SEPTEMBER 13, 2013
OCTOBER 17, 2013
APPLICANT:

DESIGNED BY: PLR
DRAFTED BY: CAD
CHECKED BY: PLR
DATE: JANUARY 2013
SCALE: HOR. 1"= 60'
VERT. N/A

SHEET 10 OF 15
CO. NO.
CAD NAME: G11562BMP
LAYOUT: BMP
FILE NO. 11662.01-00

PRE-DEVELOPMENT DRAINAGE DIVIDES

1"=60'

POST-DEVELOPMENT DRAINAGE DIVIDES

1"=60'



Project Name: Enclave of Burke Date: 12/28/2014
Site Area (Ac): 5.23 Ac

Onsite Pre-Development Flow Calculations

Storm Frequency	"C"	I (in/hr)	A (Ac.)	Peak Flow (cfs)
Onsite #1	0.35	8.45	3.98	4.34
Q 2-Year				
Q 10-Year	0.35	7.27	3.98	10.13
Onsite #2	0.18	8.45	4.99	0.47
Q 2-Year				
Q 10-Year	0.30	7.27	0.88	1.26
Onsite #3	0.20	8.45	0.73	0.80
Q 2-Year				
Q 10-Year	0.35	7.27	0.73	1.86

Onsite Post-Development Flow Calculations

Storm Frequency	"C"	I (in/hr)	A (Ac.)	Peak Flow (cfs)
Outfall #1	0.35	8.45	0.97	2.94
Q 2-Year				
Q 10-Year	0.35	7.27	0.97	2.81
Outfall #2	0.28	8.45	0.42	0.66
Q 2-Year				
Q 10-Year	0.28	7.27	0.42	1.19
Outfall #3	0.20	8.45	0.55	0.76
Q 2-Year				
Q 10-Year	0.30	7.27	0.55	1.02

* See Stormwater Detention Calculations on This Sheet and Routing Calculations on Sheet 13

Overall Flow Calculation - Outfall Analysis

Outfall #	Pre-Develop. Peak Flow (cfs)	Post-Develop. Peak Flow (cfs)
Outfall #1	4.33	4.15
Q 2-Year		
Q 10-Year	10.13	6.50
Outfall #2	0.47	0.66
Q 2-Year		
Q 10-Year	1.26	1.19
Outfall #3	0.80	0.76
Q 2-Year		
Q 10-Year	1.86	1.52
Total Site	5.61	5.59
Q 2-Year		
Q 10-Year	12.26	12.1

STORMWATER MANAGEMENT NARRATIVE

PRE-DEVELOPMENT CONDITIONS
THE 5.23 ACRE SITE IS CURRENTLY A VACANT LOT THAT IS WOODS COVERED. THE PROPERTY IS CURRENTLY ZONED R-1. THE ADJACENT PARCELS TO THE NORTH, EAST AND WEST ARE SINGLE FAMILY HOMES AND A RECREATION FACILITY LOCATED TO THE SOUTH. SPRING LAKE DRIVE BORDERS THE PROPERTY TO THE EAST. THE SITE HAS THREE (3) OUTFALLS WHICH ARE COVERED: THE FIRST OUTFALL WHICH IS 0.73 ACRES FLOWS TO THE EAST CORNER OF THE PROPERTY AND THEN BY A STORM SEWER BRIDGE ACROSS OLD KEENE MILL ROAD. THE SECOND OUTFALL WHICH IS 0.84 ACRES FLOWS TO THE NORTH CORNER OF THE PROPERTY. THE THIRD OUTFALL, WHICH IS 0.73 ACRES FLOWS TO THE WEST CORNER OF THE PROPERTY. THE OFFSITE WATER MAINLY COMES FROM THE SUBDIVISION TO THE WEST AND FROM SPRING LAKE DRIVE.

POST-DEVELOPMENT CONDITIONS
THE PROPOSED CONDITIONS FOR THE SITE IS FOR 13 SINGLE FAMILY HOMES. STORMWATER MANAGEMENT WILL BE CONTROLLED BY AN UNDERGROUND STONE DETENTION, ONSITE AND BELOW RAIN GARDEN #1 AND #2. RAIN GARDEN #2 AND #3 WILL COLLECT STORMWATER RUNOFF FROM THE COMBINATION OF OVERLAND FLOW AND A PROPOSED STORM SEWER BRITRAL RAIN GARDEN #2 AND #3 WILL PROVIDE WATER QUALITY TREATMENT FOR THE FIRST INCH OF RUNOFF ENTERING THE FACILITY. FURTHERMORE, VERTICAL FILTERS WILL BE LOCATED WITHIN RAIN GARDEN #2 AND #3 TO BYPASS RUNOFF ABOVE THE WATER QUALITY VOLUME DOWN TO THE UNDERGROUND STONE DETENTION. APPROXIMATELY 0.5M ACRES OF ONSITE RUNOFF ARE LINED IN THE STORMWATER MANAGEMENT FACILITY. THE UNDERGROUND STONE DETENTION FACILITY DETAINS THE 2-YEAR AND 10-YEAR STORM EVENT IN ORDER TO MEET THE FPM DETENTION BASIN ASSOCIATED OUTFALL REQUIREMENTS. REFER TO THE ALLOWABLE RELEASE COMPUTATIONS, OUTFLOW COMPUTATIONS AND VOLUME IN CHARGE ON THIS SHEET. THE STORMWATER ROUTING COMPUTATIONS ARE SHOWN ON SHEET 12. THE RWMA FACILITY THRU OUTFALLS INTO A PROPOSED STORM SEWER SYSTEM THAT EXTENDS SOUTH OF THE SPRING LAKE DRIVE RIGHT-OF-WAY AND DISCHARGES INTO AN EXISTING CHANNEL. THE CHANNEL ENTERS AN EXISTING STORM SYSTEM THAT EXTENDS ACROSS OLD KEENE MILL ROAD AND INTO THE EXISTING FLOODPLAIN. STORMWATER MANAGEMENT REQUIREMENTS HAVE BEEN MET, AS THE POST-DEVELOPMENT PEAK RELEASE RATES FOR THE 2-YEAR AND 10-YEAR STORMS ARE LESS THAN PRE-DEVELOPMENT CONDITIONS AND ALL THREE (3) OUTFALLS ARE ADEQUATE. SEE THE TABLE ON THIS SHEET FOR A SUMMARY OF FLOW DEMONSTRATING THE REDUCTION IN PEAK FLOW RATES FOR THE SITE.

THE UNDERGROUND STONE DETENTION WILL BE FINALLY MAINTAINED BY THE HOME OWNERS ASSOCIATION FOR THE DEVELOPMENT.

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12600 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
(703) 449-8100 (703) 449-8106 (Fax)
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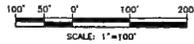
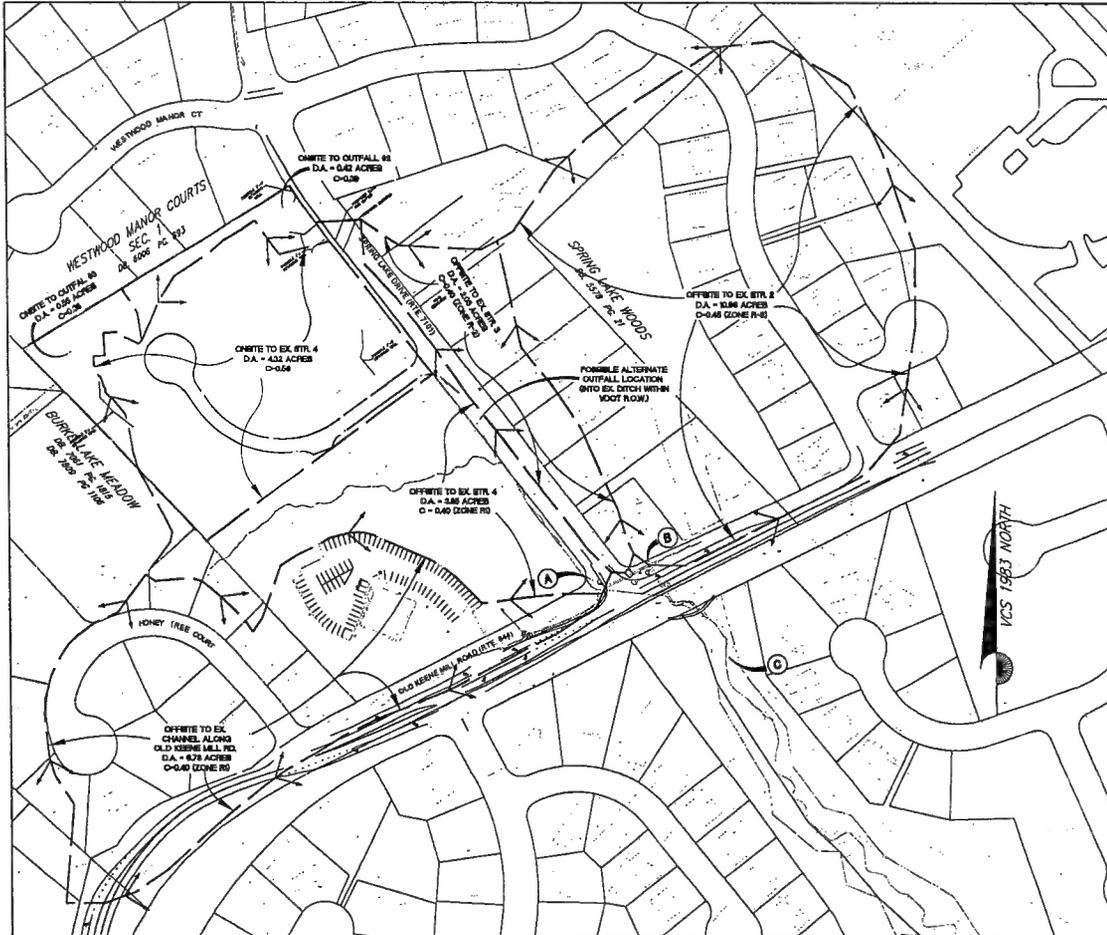
STATE OF VIRGINIA
REGISTERED PROFESSIONAL ENGINEER
No. 10000
EXPIRES 12/31/2015

STORMWATER CALCULATIONS
GENERALIZED DEVELOPMENT PLAN
ENCLAVE OF BURKE
PRODUCTION SUPPORT:
FAYATTA COUNTY, VIRGINIA

BC DESIGNER: PLR
DESIGNED BY: PLR
DRAFTED BY: CAD
CHECKED BY: PLR
DATE: JANUARY 2013
SCALE: 1"=40'
SHEET 11 OF 15
CO. NO.
CAD NAME: RZ-11562-SMA
LAYOUT: SMA CALCS 1
FILE NO: 11562.01-00

EXTENT OF REVIEW MAP

SCALE: 1"=100'



EXTENT OF REVIEW NARRATIVE

THERE IS ONE OUTFALL FOR WHICH IMPROVEMENTS ARE BEING PROPOSED AND TWO OUTFALLS FOR WHICH EXISTING SHEET FLOW IS REDUCED. THE FIRST OUTFALL IS TO THE SOUTHEAST WHERE RUNOFF IS COLLECTED WITHIN A PROPOSED CLOSED STORM SEWER SYSTEM AND ON-SITE RAINGARDENS. THE SECOND OUTFALL IS TO THE NORTH, WHERE RUNOFF SHEET FLOWS TO THE WESTWOOD MANOR COURT SUBDIVISION AND BURKE LAKE MEADOW SUBDIVISION.

OUTFALL #1

THE PROPOSED IMPROVEMENTS FOR THIS OUTFALL END OFFSITE, WITH THE RIGHT-OF-WAY ALONG SPRING LAKE DRIVE (RT. 7101). THE PROPOSED CLOSED STORM SEWER SYSTEM WILL OUTFALL INTO THE EXISTING CHANNEL NORTH OF EXISTING STORM STRUCTURE #1. SINCE THE RUNOFF THAT IS BEING DISCHARGED FROM THIS OUTFALL IS CONCENTRATED, THE ADEQUACY OF THIS OUTFALL WILL NEED TO BE ADDRESSED.

THE PROPOSED POINT OF DISCHARGE FOR THIS OUTFALL IS AT POINT 'A', WHERE THE CLOSED STORM SEWER SYSTEM DISCHARGES. SINCE THE PROPOSED IMPROVEMENTS END AT THIS POINT, IT WILL ALSO BE THE POINT AT WHICH THE EXTENT OF REVIEW WILL COMMENCE. THE TOTAL DRAINAGE AREA AT THIS POINT IS 8.17 ACRES. THE ONSITE FLOW AND ADDITIONAL OFFSITE FLOW ARE THEN BEING PICKED UP BY A CULVERT THAT CROSSES UNDER SPRING LAKE DRIVE WHERE IT REACHES THE POINT OF CONFLUENCE AT EXISTING STORM STRUCTURE #2, OR POINT 'B'. AT THIS POINT, THE CONTRIBUTING DRAINAGE AREA FROM THE FOUR OAKS ESTATE SUBDIVISION IS 10.86 ACRES. SINCE THE CONTRIBUTING DRAINAGE AREA IS 50% OR GREATER THAN THE TOTAL SITE AREA, PER PFM 6-0283.2A, THE EXTENT OF REVIEW WILL NEED TO CONTINUE TO A POINT THAT IS 150' DOWNSTREAM, OR POINT 'C'.

ONCE RUNOFF IS COLLECTED AT POINT 'B', IT CROSSES OLD KEENE MILL THROUGH A CULVERT AND IT DISCHARGES INTO A WELL DEFINED AND STABLE CHANNEL THAT IS PART OF A FLOOD PLAN FOR ADEQUATE OUTFALL CALCULATIONS IN THE EXISTING STORM SEWER SYSTEM, AS WELL AS THE OPEN CHANNEL. REFER TO COMPUTATIONS ON SHEET 14.

OUTFALL #2

RUNOFF FROM THIS OUTFALL SHEET FLOWS NORTH TO THE WESTWOOD MANOR COURT SUBDIVISION. SINCE POST-DEVELOPMENT FLOWS WILL BE REDUCED FROM PRE-DEVELOPMENT LEVELS AND THE FLOW IS NOT CONCENTRATED, PER PFM 6-0202.4A, THE OUTFALL IS ADEQUATE.

OUTFALL #3

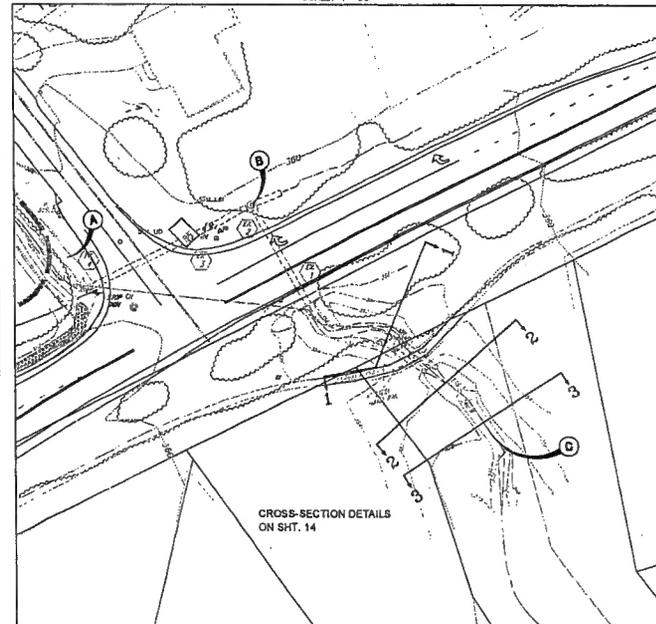
RUNOFF FROM THIS OUTFALL SHEET FLOWS WEST TO THE BURKE LAKE MEADOW SUBDIVISION. SINCE POST-DEVELOPMENT FLOWS WILL BE REDUCED FROM PRE-DEVELOPMENT LEVELS AND THE FLOW IS NOT CONCENTRATED, PER PFM 6-0202.6A, THE OUTFALL IS ADEQUATE.

LEGEND

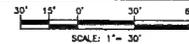
- (A) THE POINT WHERE PROPOSED STORM SEWER IMPROVEMENTS END AND EXTENT OF REVIEW BEGINS (TOTAL DRAINAGE AREA= 8.17 AC)
- (B) POINT OF CONFLUENCE WHERE THE CONTRIBUTING DRAINAGE AREA (10.86 ACRES) IS GREATER THAN 60% OF THE DRAINAGE AREA AT POINT A, WHICH IS 8.17 ACRES. (PFM 6-0203.2A)
- (C) 150' DOWNSTREAM FROM CONFLUENCE AT POINT B. THE EXTENT OF REVIEW ENDS HERE (PFM 6-0203.2A)

CROSS-SECTION MAP

SCALE: 1"=30'



CROSS-SECTION DETAILS ON SHIT. 14



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EXTENT OF REVIEW
 GENERALIZED DEVELOPMENT PLAN
ENCLAVE OF BURKE
 APPROVED SUBMITTAL
 PATRICK COUNTY, VIRGINIA

BC REVISIONS	DATE	BY
REVISION 1	2011	
REVISION 2	2011	
REVISION 3	2013	
REVISION 4	2013	
REVISION 5	2013	
REVISION 6	2013	
REVISION 7	2013	
REVISION 8	2013	
REVISION 9	2013	
REVISION 10	2013	
REVISION 11	2013	
REVISION 12	2013	
REVISION 13	2013	
REVISION 14	2013	
REVISION 15	2013	
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REVISION 99	2013	
REVISION 100	2013	

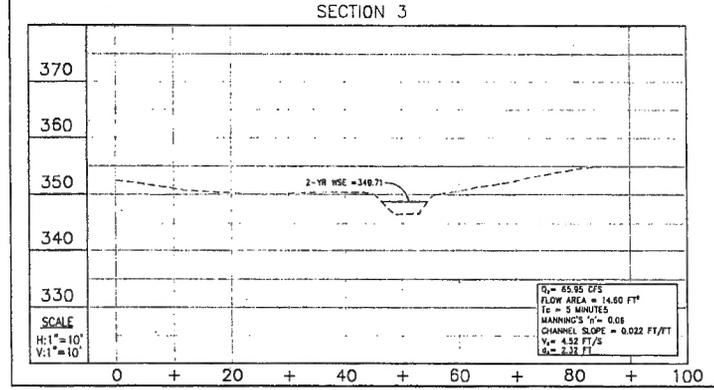
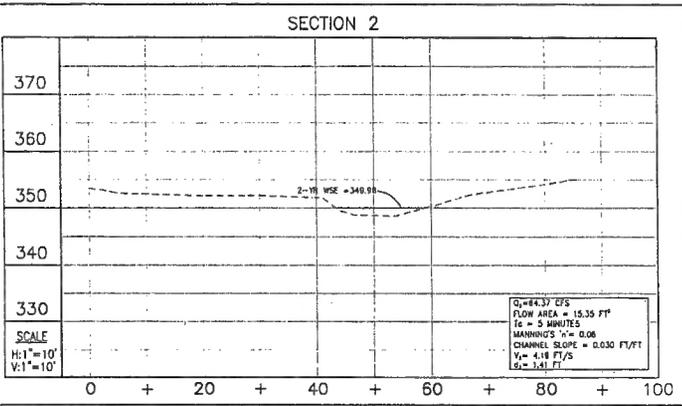
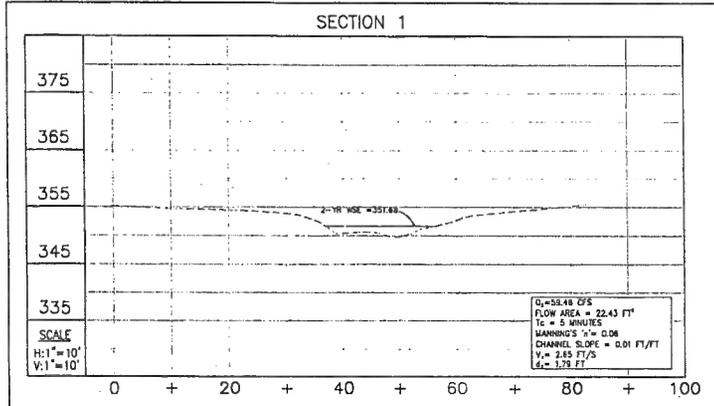
DESIGNED BY: PLR
 DRAFTED BY: CAD
 CHECKED BY: PLR
 DATE: JANUARY 2013
 SCALE: HOR: AS SHOWN
 VERT: AS SHOWN
 SHEET 13 OF 15
 CD. NO.
 CAD NAME: 11663-OUTLOW
 LAYOUT: EXHIBIT OF REVIEW
 FILE NO. 11562.01-00

FEB 26 2014
Zoning Evaluation Division

BC Consultants
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12880 Fair Lakes Circle, Reston, VA 22093
(703)499-9900
www.bccon.com



OUTFALL ANALYSIS
GENERALIZED DEVELOPMENT PLAN
ENCLAVE OF BURKE
Prepared by: PLR
Checked by: CAD



STORM DRAIN DESIGN COMPUTATIONS

From Struct. #	To Struct. #	Structure Type	Drainage Area (A100)	Runoff C Factor	Time of Concentration			Velocity ft (0.026)	Flow		Design		Profile								
					Invert C-A	Accum. C-A	To Pipe (ft)		Alt. Elev. ft	Invert (ft)	Accum. (ft)	Pipe Diameter (inches)	Slope (%)	Minimum Velocity (ft/s)	Maximum Velocity (ft/s)	Flow Full Velocity (ft/s)	Length (ft)	P.E. (ft)	Upper Invert	Lower Invert	Top Elev.
CUTFALL #1	EX7	SEE CUTOFF AT FLOW COMPUTATIONS ON SHEET 11						6.50	6.50	36"	1.2%	0.21	79.84	10.66	48"	352.10	352.33	357.75	1.4		
EX7	EX3	SW	18.53	0.50	4.28	4.28	1.0	10.0	7.37	33.80	37.40	34"	1.2%	0.21	77.84	10.66	48"	352.10	352.33	357.75	1.4
EX3	EX2	Y-1	2.83	0.40	0.81	0.08	1.0	10.0	7.37	5.48	43.20	36"	1.16%	0.015	71.21	10.97	33"	351.92	351.80	356.33	1.4
EX2	EX7	MH	10.94	0.45	4.83	4.83	5.0	10.0	7.37	35.84	78.12	50"	1.71%	0.015	87.32	12.14	60"	348.90	348.04	358.15	4.2

ADEQUATE OUTFALL OF EXISTING 36" PIPE SYSTEM
ACCUMULATED FLOW IS LESS THAN THE CAPACITY OF THE EXISTING
36" PIPE, THUS THE PIPES ARE ADEQUATE.

TABLE S-22
PERMISSIBLE VELOCITIES
FOR UNLINED EARTHEN CHANNELS

Soil Types	Permissible Velocity (ft./sec.)
Fine Sand (noncolloidal)	2.5
Sandy Loam (noncolloidal)	2.5
Silt Loam (noncolloidal)	3.0
Ordinary Firm Loam	3.5
Fine Gravel	5.0
Stiff Clay (very colloidal)	5.0
Graded, Loam to Cobbles (noncolloidal)	5.0
Graded, Silt to Cobbles (noncolloidal)	5.5
Alluvial Silts (noncolloidal)	3.5
Alluvial Silts (colloidal)	5.0
Coarse Gravel (noncolloidal)	6.0
Cobbles and Shingles	5.5
Shales and Hard Pans	6.0

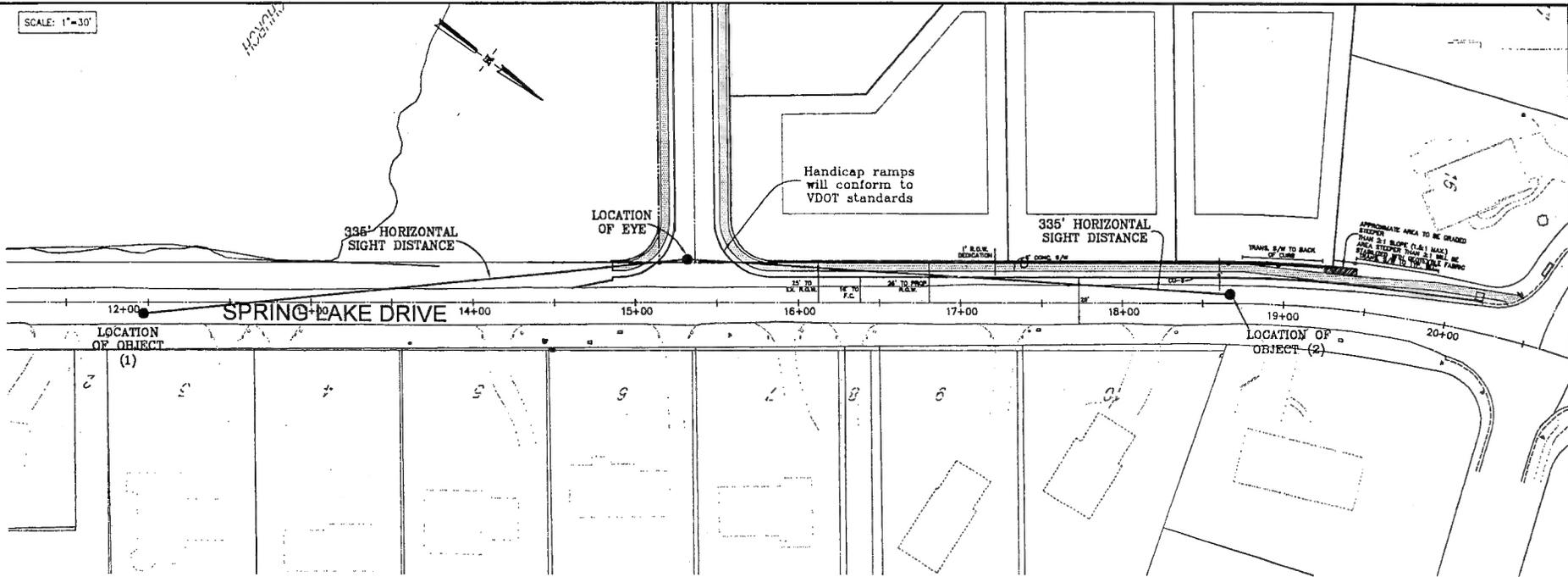
EXISTING CHANNEL CONDITIONS AT CROSS SECTION 3. EXISTING
CHANNEL VELOCITY IS LESS THAN THE PERMISSIBLE VELOCITY,
THEREFORE CHANNEL CROSS SECTION IS ADEQUATE.

EXISTING CHANNEL CONDITIONS AT CROSS SECTIONS 1-2. EXISTING
CHANNEL VELOCITIES ARE LESS THAN THE PERMISSIBLE VELOCITIES,
THEREFORE CHANNEL CROSS SECTIONS ARE ADEQUATE.

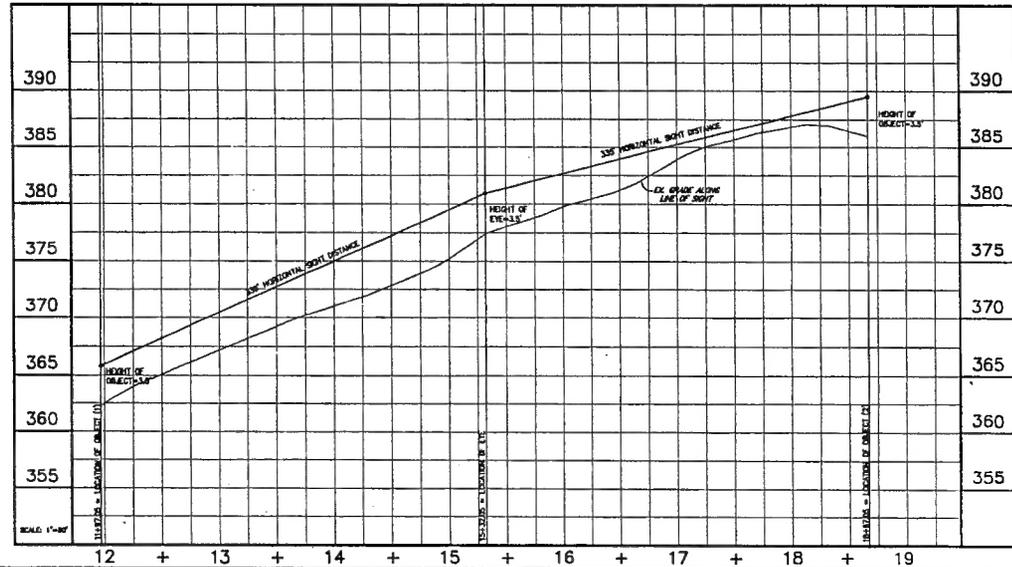
Source: American Society of Civil Engineers

DATE: FEBRUARY 25, 2014
DESIGNED BY: PLR
DRAWN BY: CAD
CHECKED BY: PLR
DATE: JANUARY 2013
SCALE: HOR AS SHOWN
VERT AS SHOWN
SHEET 14 OF 15
CO. NO.
CAD NAME: 11562-OUT.DWG
LAYOUT: KSECTIONS
FILE NO: 11562.01--00

SCALE: 1"=30'



EX. SPRING LAKE DRIVE - ROUTE 2458
DESIGN SPEED= 30 MPH POSTED SPEED= 25 MPH



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SIGHT DISTANCE & ROAD IMPROVEMENTS
 GENERALIZED DEVELOPMENT PLAN
ENCLAVE OF BURKE
 APPROXIMATE SUBJECT
 TALEXAY COURT, VEROBEA

BC REVISIONS
 FEBRUARY 25, 2014
 AUGUST 7, 2013
 SEPTEMBER 13, 2013
 DECEMBER 12, 2013
 JANUARY 15, 2014
 POPULANT

DESIGNED BY: PLR
 DRAFTED BY: CAD
 CHECKED BY: PLR
 DATE: JANUARY 2013
 SCALE: N/A AS NOTED
 VERT. N/A
 SHEET 15 OF 15
 CD. NO.
 CAD NAME: 11542-R08S
 LAYOUT: SIGHT DIST
 FILE NO. 11542.01-00

RZ 2013-SP-005

Zoning Application Closeout Summary Report

Printed: 4/2/2014

General Information

APPLICANT: MHI-SPRING LAKE, L.L.C.
DECISION DATE: 03/04/2014
CRD: NO
HEARING BODY: BOS
ACTION: APPROVE
STAFF COORDINATOR: JOE GORNEY
SUPERVISOR DISTRICT: SPRINGFIELD

DECISION SUMMARY:

ON MARCH 4, 2014, THE BOARD OF SUPERVISORS, ON A MOTION BY SUPERVISOR HERRITY, UNANIMOUSLY APPROVED RZ 2013-SP-005, SUBJECT TO PROFFERS DATED FEBRUARY 25, 2014.

APPLICATION DESCRIPTION:

RESIDENTIAL

Zoning Information

Existing Zoning		Proposed Zoning		Approved Zoning	
DISTRICT	AREA	DISTRICT	AREA	DISTRICT	AREA
R- 1	5.28 ACRES	R- 3	5.28 ACRES	R- 3	5.28 ACRES

Tax Map Numbers

0881 ((02))()0008

Approved Land Uses

Zoning District: R- 3

LAND USE	DU'S	RES LAND AREA	ADU'S	WDU'S	GFA	FAR	NRES LAND AREA
SFD	12	5.28 ACRES					
TOTALS	12	5.28 ACRES					

Approved Proffers

PROFFER STATEMENT DATE: 02-25-2014

PROFFER	DUE	TRIG #	TRIG EVENT	CONTRIB AMT	EXPIR. DTE
DENSITY / DWELLING UNITS PER ACRE (DU/AC)	01-01-0001	0	N/A	\$0	01-01-0001
RESTORATION / REFORESTATION / REPLANTING	01-01-0001	0	N/A	\$0	01-01-0001
CONTRIBUTION - SCHOOLS	01-01-0001	0	N/A	\$0	01-01-0001
FRONTAGE IMPROVEMENTS	01-01-0001	0	N/A	\$0	01-01-0001
DISCLOSURE - ENVIRONMENT	01-01-0001	0	N/A	\$0	01-01-0001
PROFFERED PLANS	01-01-0001	0	N/A	\$0	01-01-0001
TREE PRESERVATION / SURVEY	01-01-0001	0	N/A	\$0	01-01-0001
HOA ESTABLISH	01-01-0001	0	N/A	\$0	01-01-0001
INTERPARCEL ACCESS	01-01-0001	0	N/A	\$0	01-01-0001
OTHER - ENVIRONMENT	01-01-0001	0	N/A	\$0	01-01-0001
CONTRIBUTION - FCPA / RECREATION	01-01-0001	0	N/A	\$0	01-01-0001
LIMITS OF CLEARING AND GRADING	01-01-0001	0	N/A	\$0	01-01-0001
HOUSING TRUST FUND	01-01-0001	0	N/A	\$0	01-01-0001
TREE SAVE FENCING	01-01-0001	0	N/A	\$0	01-01-0001
ARCHITECTURE / GREEN BUILDING / LEEDS	01-01-0001	0	N/A	\$0	01-01-0001
RIGHT OF WAY - DEDICATION	01-01-0001	0	N/A	\$0	01-01-0001
TRAFFIC CALMING MEASURES	01-01-0001	0	N/A	\$0	01-01-0001
LANDSCAPE PLAN REQUIRED	01-01-0001	0	N/A	\$0	01-01-0001
MINOR MODIFICATION	01-01-0001	0	N/A	\$0	01-01-0001
OFF-SITE IMPROVEMENTS - TRANSPORTATION	01-01-0001	0	N/A	\$0	01-01-0001
ARCHITECTURE / BUILDING MATERIALS / COLORS	01-01-0001	0	N/A	\$0	01-01-0001
OTHER - LAND USE	01-01-0001	0	N/A	\$0	01-01-0001
BEST MANAGEMENT PRACTICES (BMP)	01-01-0001	0	N/A	\$0	01-01-0001
ARCHEOLOGY	01-01-0001	0	N/A	\$0	01-01-0001
GARAGES - CONVERSION RESTRICTIONS	01-01-0001	0	N/A	\$0	01-01-0001
OTHER - GENERAL	01-01-0001	0	N/A	\$0	01-01-0001



COUNTY OF FAIRFAX
Department of Planning and Zoning
Zoning Evaluation Division
 12055 Government Center Parkway, Suite 801
 Fairfax, VA 22035 (703) 324-1290, TTY 711
www.fairfaxcounty.gov/dpz/zoning/applications

APPLICATION No: RZ 2013-SP-005

Concurrent with

(Assigned by staff)

RECEIVED
 Department of Planning & Zoning

SPA 76-S-200-02

FEB 01 2013

APPLICATION FOR A REZONING
 (PLEASE TYPE or PRINT IN BLACK INK)

Zoning Evaluation Division

PETITION

TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA

I (We), MHI-Spring Lake, L.L.C., the applicant (s) petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by reclassifying from the R-1 District to the R-3 District the property described below and outlined in red on the Zoning Section Sheet(s) accompanying and made part of this application.

LEGAL DESCRIPTION:

See attached				
Lot(s)	Block(s)	Subdivision	Deed Book	Page No.

TAX MAP DESCRIPTION:

88-1	((2))		8	5.28 ac.
Map No.	Double Circle No.	Single Circle No.	Parcel(s)/Lot(s) No.	Total Acreage

POSTAL ADDRESS OF PROPERTY:

6408 Spring Lake Drive, Burke, VA 22015

ADVERTISING DISCRPTION: (Example - North side of Lee Highway approx. 1000 feet west of its intersection with Newgate Blvd.)

Western side of Spring Lake Dr. (Rte 7101), approx. 400 ft from its intersection with Old *

PRESENT USE: Undeveloped **PROPOSED USE:** Residential-Sgl family detached

MAGISTERIAL DISTRICT: Springfield **OVERLAY DISTRICT (S):**

The name(s) and address(s) of owner(s) of record shall provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representative on official business to enter on the subject property as necessary to process the application. *Keene Mill Road (Rte. 644)

Martin D. Walsh, attorney/agent

Type or Print Name
 Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.
 2200 Clarendon Blvd, #1300
 Address Arlington, VA 22201

MD Walsh
 Signature of Applicant or Agent
 (Work) (703) 528-4700 (Mobile)
 Telephone Number

Please provide name and telephone number of contact if different from above: Elizabeth D. Baker, (703) 528-4700

MPC
2/7/13

DO NOT WRITE BELOW THIS SPACE

Date application accepted: February 7, 2013

RZ 2012-0293

Fee Paid \$ 30,700.⁰⁰

Virginia Ruffan

BC Consultants

*Planners · Engineers · Surveyors · Landscape Architects
Fairfax · Winchester*

October 2, 2012
Spring Lake Farms
Project No. 11562.01
Page 1 of 2

DESCRIPTION OF TRACT 8 SPRING LAKE FARMS SPRINGFIELD DISTRICT FAIRFAX COUNTY, VIRGINIA

Being the property now in the name of the Trustees of the Calvary Christian Church as recorded in Deed Book 4517 at Page 38 and also being delineated on a plat of division entitled Spring Lake Farms as recorded in Deed Book 1911 at Page 51 all among the Land Records of Fairfax County, Virginia and being more particularly described as follows:

Beginning for the same at a point on the Southwesterly right-of-way line of Spring Lake Drive (variable width) said point also being the Northerly corner of Tract 10 of the aforementioned Spring Lake Farms, thence leaving said right-of-way, binding and running with the Northwesterly line of said Tract 10,

- 1) South 52° 58' 46" West, 500.14 feet to a point on the Northeasterly line of Lot 4 as delineated on a plat of subdivision entitled Honey Tree as recorded in Deed Book 5117 at Page 58, thence binding and running with the Northeasterly line of Lot 4 and also with Lot 12 as also delineated on said plat and continuing with a portion of the Northeasterly line of Lot 17 as delineated on a plat of subdivision entitled Burke Lake Meadow as recorded in Deed Book 7061 at Page 1815 and Deed Book 7809 at Page 1106;
- 2) North 42° 23' 53" West, 470.14 feet to a point being the Southerly corner of Lot 19 as delineated on a plat of subdivision entitled Westwood Manor Courts as recorded in Deed Book 6006 at Page 693, thence binding and running with the Southeasterly line of Lot 19 and continuing with the Southeasterly lines of Lots 18, 17, and 16 of said Westwood Manor Courts;
- 3) North 58° 26' 37" East, 549.76 feet to a point being on the Southwesterly right-of-way line of the aforementioned Spring Lake Drive, thence binding and running with said Southwesterly right-of-way line the following two (2) courses and distances;
- 4) 64.58 feet along the arc of a non-tangent curve deflecting to the left having a radius of 679.19 feet and a chord bearing and distance of South 34° 17' 48" East, 64.55 feet, thence;

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Department of Planning & Zoning

DEC 20 2012

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www.bcconsultants.com

Zoning Evaluation Division

- 5) South $37^{\circ} 01' 14''$ East, 351.24 feet to the point of beginning containing 230,312 square feet or 5.28724 acres of land.

This description was prepared without the benefit of a title report which may reveal or discover easements and/or rights-of-way not described herein.