



County of Fairfax, Virginia

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

RECEIVED
Department of Planning & Zoning

AUG 13 2015

Zoning Evaluation Division

July 29, 2015

Sara V. Mariska
Walsh, Colucci, Lubeley & Walsh, P.C.
2200 Clarendon Boulevard, Suite 1300
Arlington, VA 22201

RE: Rezoning Application RZ 2014-SP-015
(Concurrent with Special Exception Application SE 2014-SP-060)

Dear Ms. Mariska:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on July 28, 2015, granting Rezoning Application RZ 2014-SP-015 in the name of Sunrise Development, Inc. The Board's action rezones certain property in the Springfield District from the R-1 District to the R-3 District to permit medical care facility with an overall Floor Area Ratio (FAR) of 0.25. The subject property is located on the E. side of Burke Lake Road, S. of its intersection with Shiplett Boulevard, on approximately 4.96 acres of land, [Tax Map 78-3 ((1)) 4], subject to the proffers dated June 8, 2015.

The Board also:

- Modified Par. 5 of Sect. 9-308 of the Zoning Ordinance to permit a medical care facility to be located 28 feet from the northern property line and 75 feet from the eastern property line in lieu of the required 100-foot setback.
- Modified Par. 6 of Sect. 9-308 of the Zoning Ordinance to permit a medical care facility to be located on a lot containing 4.96 acres of land in lieu of the required 5 acres.

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
Email: clerktothebos@fairfaxcounty.gov

- Modified Sects. 13-303 and 13-304 of the Zoning Ordinance on the transitional screening and barrier requirements along all boundaries of the property to that shown on the Generalized Development Plan/Special Exception Plat.

Sincerely,



Catherine A. Chianese
Clerk to the Board of Supervisors

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
Michael Davis, 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
Ajay Rawat, Coordinator, Facilities Planning, 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 28th day of July, 2015, the following ordinance was adopted:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NUMBER RZ 2014-SP-015
(Concurrent with Special Exception Application SE 2014-SP-060)**

WHEREAS, Sunrise Development, Inc., 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

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 28th day of July, 2015.



Catherine A. Chianese
Clerk to the Board of Supervisors



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 2014-SP-015

Concurrent (Assigned by staff)
 with
 SE 2014-SP-060

RECEIVED
 Department of Planning & Zoning
 JUL 18 2014
 Zoning Evaluation Division

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

PETITION

TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA

I (We), Sunrise Development, Inc., 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:

78-3	((1))		4	Approx. 4.95 acres
Map No.	Double Circle No.	Single Circle No.	Parcel(s)/Lot(s) No.	Total Acreage

POSTAL ADDRESS OF PROPERTY:

9617 Burke Lake Road, Burke, Virginia 22015

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

East side of Burke Lake Road (Route 645), south of its intersection with Shiplett Boulevard (Route 5236).

PRESENT USE: Residential PROPOSED USE: Medical Care Facility

MAGISTERIAL DISTRICT: Springfield OVERLAY DISTRICT (S): N/A

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.

Sara V. Mariska, attorney/agent
 Type or Print Name
Walsh, Colucci, Lubeley & Walsh, P.C.
2200 Clarendon Blvd., #1300, Arlington, Virginia 22201
 Address

Sara V. Mariska
 Signature of Applicant or Agent
 (Work) (703) 528-4700 (Mobile)
 Telephone Number

Please provide name and telephone number of contact if different from above:

DO NOT WRITE BELOW THIS SPACE

Date application accepted: August 22, 2014

Fee Paid \$ 30,130.00

Deborah Lubeley

RZ 2014-0393

MLC 8/22/14

PROFFERS

SUNRISE DEVELOPMENT, INC.

RZ 2014-SP-015

June 8, 2015

Pursuant to Section 15.2-2303(a) Code of Virginia, 1950, as amended, Sunrise Development, Inc., (hereinafter referred to as the "Applicant"), for itself, successors and assigns in RZ 2014-SP-015, filed for property identified as Tax Map 78-3 ((1)) 4 (hereinafter referred to as the "Application Property") hereby proffers that the development of the Application Property shall be in accordance with the following proffers, provided that the Board of Supervisors approves RZ 2014-SP-015 and SE 2014-SP-060. These proffers shall supersede and replace all previously approved proffers and conditions that may be applicable to the Application Property.

1. GENERALIZED DEVELOPMENT PLAN/SPECIAL EXCEPTION PLAT
 - A. Subject to the provisions of Section 18-204 of the Fairfax County Zoning Ordinance, (hereinafter referred to as the "Zoning Ordinance"), development of the Application Property shall be in substantial conformance with the Generalized Development Plan/Special Exception Plat ("GDP/SE Plat") consisting eighteen (18) sheets, prepared by VIKA Virginia, LLC dated July 18, 2014 and revised through April 23, 2015.
 - B. Subject to the provisions of Paragraph 5 of Section 18-204 of the Zoning Ordinance, minor modifications to the GDP/SE Plat may be permitted as determined by the Zoning Administrator.

2. USES

As shown on the GDP/SE Plat, the Application Property shall be developed with the following:

- A. A medical care facility comprised of a maximum of 53,993 square feet of gross floor area ("GFA"). The medical care facility may have up to 85 units and up to 105 residents. The Applicant reserves the right to provide cellar space in the medical care facility.
- B. The Silas Burke House and its two (2) outbuildings and windmill which shall be retained in perpetuity.
- C. The historic Burke Post Office structure.

3. TRANSPORTATION

- A. Prior to the issuance of a Non-Residential Use Permit (Non-RUP) for the medical care facility, the Applicant shall construct frontage improvements along Burke Lake Road within the dedicated right-of-way as shown on the GDP/SE Plat and in accordance with VDOT standards. Frontage improvements shall consist of an entrance, curb, gutter, landscape buffer, and a five (5) foot sidewalk.
- B. Prior to the issuance of a Non-RUP for the medical care facility, the Applicant shall extend the nose of the median within Burke Lake Road as shown on the GDP/SE Plat and in accordance with VDOT standards.
- C. Prior to the issuance of a Non-RUP for the medical care facility, the Applicant shall sign and stripe the driveway to indicate a one-way drive aisle adjacent to the entrance of the medical care facility, as shown on the GDP/SE Plat.
- D. Prior to the issuance of a Non-RUP for the medical care facility, the Applicant in consultation with FCDOT shall install bicycle racks within 50 feet of the medical care facility's main and employee entrances. The type, location, and number of bicycle racks shall be determined at that time. The Applicant shall provide proof of installation and location to FCDOT.

4. LANDSCAPING AND SCREENING

- A. The Applicant shall provide landscaping in substantial conformance with the GDP/SE Plat. The exact number and spacing of trees and other plant material shall be submitted at time of final site plan review and shall be subject to review and approval of the Urban Forest Management Division, Department of Public Works and Environmental Services (DPWES) to confirm that it is in substantial conformance with the GDP/SE Plat. Adjustments to the type and location of plantings may be permitted based on final engineering and design. The Applicant shall make best efforts to add landscaping between the Silas Burke House and medical care facility beyond what is shown on the GDP/SE Plat in consultation with the Heritage Resource staff in the Department of Planning and Zoning.
- B. Tree Preservation. The Applicant shall submit a Tree Preservation Plan and Narrative as part of the first and all subsequent site plan submissions. The preservation plan and narrative shall be prepared by a Certified Arborist or a Registered Consulting Arborist with experience in mitigating decline in trees resulting from the impacts of construction activities, and shall be subject to the review and approval of the Urban Forest Management Division (UFMD).

The tree preservation plan shall include a tree inventory that identifies the location, species, critical root zone, size, crown spread and condition analysis percentage rating for all individual trees to be preserved on and off-site trees, living or dead, with trunks 12 inches in diameter and greater (measured at 4 ½ -feet from the base of the trunk or as otherwise allowed in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture), and located within the area to remain undisturbed and within 25 feet of the limits of clearing and grading and in the disturbed area within 10 feet of the limits of clearing and grading. The tree preservation plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of clearing and grading shown on the GDP/SE Plat and those additional areas in which trees can be preserved as a result of final engineering. The tree preservation plan and narrative shall include all items specified in PFM 12-0507 and 12-0509.

- C. Tree Preservation Walk-Through. The Applicant shall retain the services of a certified arborist or Registered Consulting Arborist, and 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 Applicant's certified arborist or landscape architect 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.
- D. Tree Preservation Fencing. All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing shall consist of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further 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. Tree protection fence shall be erected at the limits of clearing and grading as shown on the demolition, and phase I & II erosion and sediment control sheets, as may be modified by the "Root Pruning" proffer below.

All tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities. 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 to be preserved. Three (3) days prior to the commencement of any clearing, grading or demolition activities, but subsequent to the installation of the tree protection devices, UFMD shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by UFMD.

- E. Root Pruning. The Applicant shall root prune, as needed to comply with the tree preservation requirements of these proffers. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the site plan submission. The details for these treatments shall be reviewed and approved by the UFMD, accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:
1. Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches.
 2. Root pruning shall take place prior to any clearing and grading, or demolition of structures.
 3. Root pruning shall be conducted under the supervision of a certified arborist.
 4. A UFMD representative shall be informed when all root pruning and tree protection fence installation is complete.
- F. Areas to be Left Undisturbed and Adherence to Limits of Clearing and Grading. The limits of clearing and grading shown on the GDP/SE Plat shall be strictly adhered to. The site plan shall clearly identify these areas as shown on the GDP/SE Plat.

As part of the site plan, the Applicant shall provide management practices for the protection of understory plant materials, leaf litter, and soil conditions found in areas to be left undisturbed, subject to the approval of the UFMD. 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 Applicant shall restore understory plant materials, leaf litter, and soil conditions to the satisfaction of UFMD if these are found to be damaged, removed or altered in manner not allowed in writing by the UFMD.

If it becomes necessary to install utilities determined necessary by DPWES within areas to be left undisturbed, they shall be located and installed in the least disruptive manner possible as determined by UFMD in coordination with the Site Development and Inspections Division, DPWES. In addition, the Applicant shall develop and implement a replanting plan for the portions of protected areas disturbed for utility installation taking into account planting restrictions imposed by utility easement agreements.

Any work occurring in or adjacent to the areas to be left undisturbed, such as root pruning, installation of tree protection fencing and silt control devices, removal of trash, or plant debris, or extraction of trees designated to be removed shall be performed in a manner that minimizes damage to any tree, shrub, herbaceous, or vine plant species that grows in the lower canopy environment; and minimizes impacts to the existing top soil and leaf litter layers that provide nourishment and protection to that vegetation, all as approved by UFMD. 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 spades, skid loaders, tractors, trucks, stump-grinders, or any accessory or attachment connected to such equipment shall not occur unless reviewed and approved in writing by UFMD.

- G. Control of Invasive Vegetation. The site plan shall provide for the management and treatment of harmful or invasive plants that may occur in the areas to be left undisturbed that are likely to pose human health problems, or are likely to disrupt or suppress native plants and plant communities. A narrative shall be provided with the site plan that identifies the species of plants to be controlled, methods of control including herbicides to be applied, and the time frame for application of materials and the duration of treatment. Any work impacting vegetation, leaf litter, or soil conditions not specifically addressed in the approved plan shall be subject to the review and written approval of UFMD. Plant species considered invasive under the Fairfax County Park Authority's Invasive Management Area program shall be removed.
- H. Site Monitoring. During any clearing or tree/vegetation/structure removal on the Application Property, a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted as proffered and as approved by UFMD. The Applicant shall retain the services of a certified arborist or Registered Consulting Arborist to monitor all construction and demolition work and tree preservation efforts in order to ensure conformance with all tree preservation proffers, and UFMD approvals. The monitoring schedule shall be described and

detailed in the Landscaping and Tree Preservation Plan, and reviewed and approved by the UFMD.

- I. Prior to site plan approval, the Applicant shall identify plant materials and quantities of such plant materials that will effectively screen the 12-foot wall located behind the maintenance structure. Such plantings shall be reviewed and approved by the UFMD.

5. DESIGN

- A. Design. The Applicant shall design the medical care facility in general conformance with the design and type, quality, and proportion of materials as shown on Sheets A1 and A2.
- B. Retaining Walls. Retaining walls on the Application Property shall be constructed of decorative concrete or masonry materials.
- C. Signage. Should the Applicant choose to install a sign, it shall be a monument-style sign that shall be compatible with the design of the assisted living building. One (1) freestanding sign shall be permitted. Such sign shall not exceed forty (40) square feet in sign area or five (5) feet in height. The sign shall not be located closer than ten (10) feet to any lot line. An internally illuminated sign shall not be permitted. The proposed design of the sign shall be reviewed for compatibility with the Silas Burke House, the medical care facility, and this proffer by the Director of the Zoning Evaluation Division in consultation with Heritage Resource staff in the Department of Planning and Zoning prior to the issuance of a sign permit. Should staff not contact the Applicant or review the proposed design within thirty (30) days of submission, no further review by staff shall be required. Should staff have comments on the proposed sign, the Applicant shall resubmit information for approval to staff. The staff shall have thirty (30) days from the Applicant's resubmission for review and approval. Such approval shall not be unreasonably withheld.
- D. Maintenance Building. The Applicant shall use similar building materials for both the medical care facility and maintenance building to create a unified design theme. The design of the maintenance building shall not imitate the existing outbuildings. Prior to building permit approval, the Applicant shall provide renderings of the proposed design and building materials of the maintenance structure for review and approval to the Director of the Zoning Evaluation Division in consultation with the Heritage Resource staff in the Department of Planning and Zoning. The renderings shall show the structure in context to the Silas Burke House and existing accessory buildings. The proposed design of the maintenance building shall be reviewed for compatibility with the Silas Burke House, assisted living facility, and this proffer by the Director of the Zoning

Evaluation Division in consultation with Heritage Resource staff in the Department of Planning and Zoning prior to the issuance of a building permit. Such review shall occur within thirty (30) days of submission to staff. Should staff not respond within thirty (30) days of submission, no further review by staff shall be required. Should staff have comments on the proposed maintenance building, the Applicant shall resubmit information for approval by staff. The staff shall have thirty (30) days from the Applicant's resubmission for review and approval. Such approval shall not be unreasonably withheld.

- E. Twelve Foot Wall. Prior to building permit approval, the Applicant shall provide renderings of the proposed design and building materials for the 12-foot wall located behind the maintenance structure to the Director of the Zoning Evaluation Division in consultation with the Heritage Resource staff in the Department of Planning and Zoning for review and approval. In order to provide contextual information, the materials submitted for review shall include information on the plantings reviewed and approved by the UFMD under Proffer 4I.; however, no further review of the plantings shall be conducted. Such review shall occur within thirty (30) days of submission to staff and approval shall not be unreasonably withheld. Should staff not contact the Applicant or review the proposed design within thirty (30) days of submission, no further review by staff shall be required. Should staff have comments on the proposed wall, the Applicant shall resubmit information for approval by staff. Staff shall have thirty (30) days from the Applicant's resubmission for review and approval. Such approval shall not be unreasonably withheld.
- F. Paving Materials. A combination of paving materials shall be provided for the parking areas and drive aisle parallel to Burke Lake Road so that black asphalt is not the sole paving material used. Paving materials for the drive aisle, parking areas, walkways, and patios shall be coordinated so that the colors and materials are compatible in order to present as natural a look as possible. The color from the stone foundation of the Silas Burke House or the hue of the weathered and exposed brick chimney at the west façade of the Silas Burke House may be appropriate and should be considered by the Applicant. Prior to site plan approval, the Applicant shall provide paving information to the Director of the Zoning Evaluation Division in consultation with Heritage Resource staff in the Department of Planning and Zoning for review and approval. Such review shall occur within thirty (30) days of submission. Should staff not contact the Applicant or review the proposed materials within thirty (30) days of submission, no further review by staff shall be required. Should staff have comments on the proposed paving materials, the Applicant shall resubmit information for approval by staff. Staff shall have thirty (30) days from the Applicant's resubmission for review and approval. Such approval shall not be unreasonably withheld.

- G. Lighting. Parking lot and walkway lighting shall be between eight (8) and fifteen (15) feet in height. The light fixtures shall be a dark color.

6. HISTORIC PRESERVATION AND HERITAGE RESOURCES

- A. Silas Burke House. The Applicant shall retain the existing Silas Burke House, its two (2) outbuildings, and the windmill located on the Application Property in perpetuity.

- (i) Prior to the approval of the site plan, the Applicant shall submit a report to the Director of the Zoning Evaluation Division that shall include the following:

- a. A feasibility study of the work that needs to be undertaken and how it is to be accomplished to preserve and reuse the house. This would include at a minimum:

- 1) An existing conditions assessment;
- 2) A plan for the intended programming and use of the Silas Burke House;
- 3) A summary of code requirements and regulations and evaluation of the technical and economic feasibility of the proposed work; and
- 4) Technical evaluation and summary of the work required to be completed in accordance with the Secretary of the Interior's Standards for Treatment of Historic Properties.

- (ii) The party(ies) engaged in the feasibility study, design, and undertaking of the renovation shall meet the Secretary of Interior's Professional Qualification Standards for Historic Architecture as published in 36 CFR Part 61.

- (iii) The feasibility findings and treatment plan shall be used to inform the historic and façade easement and open space easement stipulated in this proffer.

- (iv) A third party consultant shall conduct a walk-through with on an annual basis and provide a report to the Director of the Zoning Evaluation Division of the Department of Planning and Zoning within thirty (30) days of the walk-through being conducted. The qualifications of the third-party shall be provided to the Heritage Resources staff in the Department of Planning and Zoning prior to each walk-through being held. The items that require correction or alteration shall be addressed within three (3) months of submission of the report to the Zoning Administrator and shall be completed in accordance with the Secretary of the Interior's Standards for the

Treatment of Historic Properties. The Applicant shall provide evidence of compliance with this proffer to the Director of the Zoning Evaluation Division.

- B. Easements. Prior to site plan approval for the Application Property, the Applicant shall record the following easements:
- (i) A historic and façade easement to preserve the interior and exterior character defining features of the Silas Burke House, accessory outbuildings, and windmill; and
 - (ii) An open space easement to preserve the open space around the Silas Burke House and the outbuildings in their existing locations, protect the viewshed between Burke Lake Road and the Silas Burke House, and protect the cultural landscape and historic integrity of the house and accessory structures to the greatest extent possible, and insure that the site design and layout is limited to that shown on the GDP/SE Plat and described in these proffers.

The assessment of the work required to be undertaken and how it is to be accomplished as outlined in Proffers 6A shall be used in determining the scope of the easements. The Applicant shall use best efforts to increase the area of the easements from that shown on the GDP/SE Plat. Said easements shall be reviewed and approved by the DPZ Heritage Resource staff and the Fairfax County Attorney's Office prior to its recordation among the land records of Fairfax County. Prior to the drafting of the easements, the Applicant shall conduct a walk-through as described in Proffer 6A to determine which features of the Silas Burke House shall be preserved. Retention of the Silas Burke House and its surroundings shall be preserved in perpetuity in accordance with the Secretary of the Interior's Standards for Treatment of Historic Properties.

- C. Historical Marker. Prior to issuance of a Non-RUP for the Application Property, the Applicant shall relocate the VDOT historical marker identified as #E 95 on the Application Property to ensure that it is visible from Burke Lake Road.
- D. Construction Fence. Prior to land disturbance, the Applicant shall erect fencing around the Silas Burke House, the outbuildings, windmill, and the open space to be included in the easement area to ensure that the structures and open space are not disturbed during construction. Prior to installing the fencing, the Applicant shall submit the location and material to be used for review and approval by the Heritage Resource staff in the Department of Planning and Zoning. Such review shall occur within thirty (30) days of the Applicant's submission to staff. Should there be no response within thirty (30) days from the Heritage Resource staff, no further review by the Heritage Resource staff shall be required. Should the Heritage Resource

staff have comments on the proposed fencing and location, the Applicant shall resubmit information to the Heritage Resource staff. The Heritage Resource staff shall have thirty (30) days from the Applicant's resubmission for review and approval. Such approval shall not be unreasonably withheld.

- E. Community Access. The Applicant shall use the Silas Burke House as an amenity for the residents and guests of the medical care facility. The house shall be adaptively reused and the first floor of the house shall be open to the general public for events at a minimum on a quarterly basis. The Applicant shall work with community groups to include, but not be limited to, the Burke Historical Society, History Commission, and school groups to facilitate community meetings, lectures, and other events. The Applicant shall also make the house available for educational tours by professional organizations such as architectural groups that may not be necessarily limited to the first floor. Prior to the issuance of a Non-RUP for the medical care facility, the Applicant shall appoint an Event Coordinator that will coordinate use of the Silas Burke House.
- F. Off-Site Parking. Parking for events that are anticipated to have more than ten (10) attendees at the Silas Burke House shall be coordinated with the Event Coordinator and shall occur off-site. Parking shall be secured no later than one (1) month in advance of the scheduled event. The Applicant shall coordinate with other sites which may include, but not be limited to, Burke School and Burke United Methodist Church to utilize their respective parking lots for parking. The Applicant shall inform groups that no parking should occur in the surrounding neighborhoods. For events that are anticipated to have more than ten (10) attendees at the Silas Burke House, the medical care facility shuttle shall be utilized to provide transportation for attendees from off-site parking areas. The use of the shuttle shall be coordinated with the Event Coordinator.
- G. Adaptive Reuse. Prior to the issuance of a Non-RUP for the medical care facility, the Applicant shall renovate the second floor of the Silas Burke House to allow for residential or accessory office use. Within six (6) months of the first resident moving into the medical care facility, the Applicant shall advertise the space for residential occupancy to employees of the medical care facility that work on the Subject Property or shall allow the space to be used for accessory office use. In the event that the space is advertised for residential use and there is no interest in twelve (12) months among the employees that work on the Subject Property, the Applicant shall advertise the space for residential occupancy to any of its employees for an additional twelve (12) months. In the event that there is no interest among all of its employees, the Applicant shall be permitted to make the second floor available for occasional residential use by

employees, contractors, or guests of the residents of the medical care facility.

- H. Maintenance Staff. The Applicant shall employ maintenance staff that shall be responsible for routine maintenance of the medical care facility, the Silas Burke House, and Burke Post Office.
- I. Burke Post Office. Prior to the issuance of a Non-RUP for the medical care facility, the Applicant shall locate the Burke Post Office on the Application Property provided such building is made available to the Applicant. The Burke Post Office shall not be located within a required yard nor shall it interfere with sight distance requirements. The location of the Burke Post office shall be finalized at time of site plan approval and shall be determined based upon the proposed use and with input from Heritage Resources staff in the Department of Planning and Zoning. The Applicant shall maintain the Burke Post Office in perpetuity. Prior to the issuance of a Non-RUP, the Applicant shall further develop a treatment plan for the post office for the purpose of:
- (i) Determining how the building is to be used on the site (e.g., as an accessible building or a museum object); and
 - (ii) Finding a location for the post office on the Application Property that integrates it into the overall development taking into consideration its relationship to the surrounding built environment and setting as well as its proposed use.
- J. Archeological Study. Prior to any land disturbance on the Application Property, the Applicant shall conduct a Phase I archaeological study on the Application Property and provide the results of said 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. If the Phase I study concludes that an additional Phase II study of the Application 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.

At the completion of any cultural resource studies, the Applicant shall provide two (2) copies (one hard copy, one digital copy) of the archaeology report as well as field notes, photographs, and artifacts to the Park Authority's Resource Management Division within thirty (30) days of completion of the study.

7. RECREATION

Prior to the issuance of a Non-RUP for the medical care facility, the Applicant shall provide recreational amenities for the residents of the medical care facility which may include, but not be limited to, walking paths, a memory garden, and outdoor furniture.

8. GREEN BUILDING PRACTICES

A. Prior to final bond release, the Applicant shall provide green building practices including, but not limited to the following:

- (i) Inclusion of a LEED-accredited professional as a member of the design team. The LEED-accredited professional shall work with the design team to incorporate sustainable design elements and innovative technologies into the project. At time of site plan submission, the Applicant will provide documentation to the Environment and Development Review Branch (EDRB) of DPZ demonstrating compliance with the commitment to engage such a professional.
- (ii) The Applicant shall have a construction waste management plan that consists of hiring a waste removal and diversion company to process all construction waste at a recycling center. The Applicant shall provide a copy of the waste removal contract as proof of compliance to the EDRB of DPZ.
- (iii) The Applicant shall install ultralow-flow plumbing fixtures that have a maximum water usage as follows:
 - a. Water closet (gallons per flush, gpf) = 1.28
 - b. Urinal (gpf) = 0.5
 - c. Showerheads (gallons per minute, gpm) = 2.0 (when measured at a flower water pressure of 80 pounds per square inch)
 - d. Lavatory Faucets (gpm) = 1.5 (when measured at a flowing water pressure of 60 pounds per square inch.
 - e. Kitchen and Janitorial Sink Faucets (gpm) = 2.20

The Applicant shall provide proof of installation and the manufacturer's product data to the EDRB of DPZ.

- (iv) The Applicant shall use low-emitting materials for all adhesives, sealants, paints, and coatings. Low-emitting is defined according to the following table:

Application	(VOC Limit g/L less water)
Carpet Adhesive	50
Rubber floor adhesive	60
Ceramic tile adhesive	65
Anti-corrosive/ anti-rust paint	250
Clear wood finishes	350

The Applicant shall provide proof of installation and the manufacturer's product data to the EDRB of DPZ.

- (v) The Applicant shall install only LED or fluorescent lamps in all interior building lighting fixtures. The Applicant shall provide a maximum lighting power allowance of 1.25 watts/square foot. The Applicant shall provide proof of installation and manufacturer's product data to the EDRB of DPZ.
- (vi) The Applicant shall install Energy Star appliances and equipment for refrigerators, dishwasher, water heaters, computers, monitors, televisions, vending machines, water coolers, and other appliances and office equipment where practical. The Applicant shall provide proof of installation and manufacturer's product data, including the Energy Star energy guide to the EDRB of DPZ.
- (vii) The Applicant shall provide an area for the collection and storage of glass, paper, metal, plastic, and cardboard generated by residents and employees. There shall be a dedicated area on the Subject Property for the storage of recycled materials. The Applicant shall provide proof of installation, installation locations, and a copy of the Applicant's hauling contract to the EDRB of DPZ.
- (viii) The proposed building shall not have any chlorofluorocarbon (CFC) based refrigerants in any of the building systems, or not use refrigerants. The Applicant shall provide manufacturer's specification sheets for any refrigerant installed in the building to the EDRB of DPZ.

- B. Prior to building plan approval for the Application Property, the Applicant shall execute a separate agreement and post a "green building escrow," in the form of cash or a letter of credit from a financial institution acceptable to DPWES and defined in the Public Facilities Manual. The amount of the escrow shall be \$2.00 per square foot of gross floor area of the building. The green building escrow shall be in addition to and separate from other

bond requirements. This escrow shall be released once the following conditions have been met:

- (i) Prior to final construction bond release, the LEED-AP, who is also a professional engineer or licensed architect, shall submit a certification statement including supporting documentation as detailed below, confirming that the green building elements listed below have been incorporated into the design and construction of the building.
- (ii) Concurrence and acceptance of the certification statement by the EDRB of DPZ.

If the Chief of EDRB of DPZ does not concur or accept the certification statement described in proffer 8B(i) and a review of the documentation determines that the green building elements have not been implemented or included in the design and construction of the project, then the Chief of EDRB shall notify the Applicant's LEED-AP. The Applicant's LEED-AP and the Chief of EDRB shall meet to discuss the potential deficiencies and to develop appropriate resolutions, which may include substitute techniques or elements that achieve the same intended sustainability or energy conservation benefits. Thereafter, if the Applicant fails to take the necessary corrective actions and have the Applicant's LEED-AP submit a revised certification statement with supporting documentation within 90 days, then the entirety of the green building escrow for the property shall be released to Fairfax County and shall be posted to a fund within the County budget supporting implementation of county environmental initiatives. However, if the necessary corrective actions cannot be completed within 90 days, and the Applicant can provide documentation in support of this, then the time period may be extended as determined appropriate by the Zoning Administrator and no release of escrowed funds shall be made to either the Applicant or the county during this time period.

9. OPERATIONS

- A. A maximum of thirty (30) employees are permitted per shift and a maximum of 105 residents are permitted, but the maximum number of employees and residents at any one time shall be coordinated so that the Applicant complies with the parking requirements in Article 11 of the Zoning Ordinance.
- B. Trash and/or recycling collection shall be limited to the hours of 8:00 a.m. to 6:00 p.m., Monday through Friday. No weekend pickups shall be allowed.
- C. Trash bins and trash shall not be located outside of the maintenance building.

- D. Food and linen delivery hours shall be restricted to 8:00 a.m. to 6:00 p.m., Monday through Saturday, unless unusual circumstances which may include, but not be limited to, emergencies, atypical weather, or traffic conditions require delivery outside of these days and times.

10. AFFORDABLE HOUSING

The Applicant shall maintain four percent (4%) of the units for residents who are eligible for the Virginia Department of Social Services' Auxiliary Grant Program. In the event that a resident initially resides in an assisted living unit and then becomes eligible for a memory care unit, the resident's eligibility for the Auxiliary Grant Program shall transfer to the memory care unit.

11. TIMING OF IMPROVEMENTS

Notwithstanding the foregoing, upon demonstration that, despite diligent efforts or due to factors beyond the Applicant's control, proffered commitments have been delayed beyond the timeframes specified herein, the Zoning Administrator may agree to a later date for completion of such commitments.

12. SUCCESSORS AND ASSIGNS

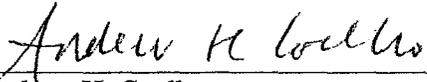
These proffers shall bind and inure to the benefit of the Applicant and its successors or assigns.

13. 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.

APPLICANT/CONTRACT PURCHASER OF
TAX MAP 78-3 ((1)) 4

SUNRISE DEVELOPMENT, INC.

A handwritten signature in cursive script that reads "Andrew H. Coelho". The signature is written in black ink and is positioned above a horizontal line.

By: Andrew H. Coelho
Its: VP

[SIGNATURES CONTINUE ON NEXT PAGE]

TITLE OWNER OF TAX MAP 78-3 ((1)) 4

Suzanne Fowler Neal
By: Suzanne Fowler Neal

[SIGNATURES END]

SILAS BURKE PROPERTY

9617 BURKE LAKE ROAD

GENERALIZED DEVELOPMENT PLAN SPECIAL EXCEPTION PLAT

RZ 2014-SP-015
SE 2014-SP-060

SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA

JULY 18, 2014
REVISED AUGUST 20, 2014
REVISED OCTOBER 30, 2014
REVISED DECEMBER 19, 2014
REVISED MARCH 6, 2015
REVISED MARCH 18, 2015
REVISED APRIL 23, 2015



TAX MAP NO.
78-3 ((1)) 4



VICINITY MAP
SCALE: 1" = 300'

SHEET INDEX:

CIVIL

C-1	COVER SHEET
C-2	NOTES AND TABULATIONS
C-3	EXISTING CONDITIONS PLAN
C-3A	AERIAL CONTEXT
C-4	EXISTING VEGETATION MAP
C-5	GENERALIZED DEVELOPMENT PLAN AND SPECIAL EXCEPTION PLAT
C-6	GEOMETRIC PLAN
C-7	VEHICULAR CIRCULATION PLAN
C-8	STORMWATER MANAGEMENT PLAN AND NARRATIVE
C-9	ADEQUATE OUTFALL PLAN AND NARRATIVE
C-10	SWM COMPUTATIONS
C-11	SIGHT DISTANCE PLAN AND PROFILE

ARCHITECTURAL

A-1	EXTERIOR ELEVATIONS
A-2	EXTERIOR ELEVATIONS

LANDSCAPE

L-1	LANDSCAPE PLAN & NOTES
L-2	LANDSCAPE CALCULATIONS
L-3	SECTIONS
L-4	TREE PRESERVATION CALCULATIONS AND STATEMENT

APPLICANT/CONTRACT OWNER

SUNRISE DEVELOPMENT, INC.
7902 WESTPARK DRIVE
McLEAN, VIRGINIA 22102
ATTN: JERRY LIANG
(703) 744-1873

ATTORNEY

WALSH, COLUCCI, LUBELEY, & WALSH, PC
2200 CLARENDON BOULEVARD, 15TH FLOOR
ARLINGTON, VIRGINIA 22201
ATTN: SARA MARISKA
(703) 528-4700

ARCHITECT

RIPS ARCHITECTS
250 VALLEY BROOK DRIVE
LANCASTER, PENNSYLVANIA 17601
ATTN: CHARLES R. HEATH AIA, LEED AP,
(717) 560-9501

ENGINEER

VIKA VIRGINIA LLC
830 GREENSBORO DRIVE, SUITE 200
TYSONS, VIRGINIA 22102
ATTN: JOHN AMATITTI P.E.
(703) 442-7800

LANDSCAPE ARCHITECT

LSG LANDSCAPE ARCHITECTURE
199 GALLOWS ROAD, SUITE 110
VIENNA, VIRGINIA 22182
ATTN: MARK GHONET
(703) 821-2045

TRANSPORTATION

WELLS + ASSOCIATES, INC.
1420 SPRING HILL ROAD, SUITE 600
TYSONS, VIRGINIA 22102
ATTN: ROBIN ANTONUCCI
(703) 917-6620

OWNER

SUZANNE W. FOWLER
9617 BURKE LAKE ROAD
BURKE, VIRGINIA 22015



VIRGINIA NUMBER VV190A
SHEET C-1

NOTES

- THE PROPERTY THAT IS THE SUBJECT OF THIS GOVSE PLAT CONSISTS OF THE PARCEL IDENTIFIED ON THE FAIRFAX COUNTY TAX ASSESSMENT MAP AS 78-3 (1) 4. THE PROPERTY IS CURRENTLY ZONED R-1. THE PURPOSE OF THIS APPLICATION IS TO REZONE PARCEL TO R-3 AND DEVELOP IT WITH A MEDICAL CARE FACILITY WITH A CONCURRENT SPECIAL EXCEPTION.
- THE HORIZONTAL DATUM IS VIRGINIA STATE GRID NORTH VCS83.
- THE TOPOGRAPHY SHOWN HEREON WAS FIELD-BURN BY VIKI VIRGINIA, LLC. AND THE CONTOUR INTERVAL IS ONE (1) FOOT.
- THE BOUNDARY INFORMATION WAS PREPARED BY VIKI VIRGINIA, LLC.
- THE PROPERTY IS LOCATED IN THE MAIN BRANCH COMMUNITY PLANNING SECTOR WITHIN THE POLICE PLANNING DISTRICT IN AREA III OF THE FAIRFAX COUNTY COMPREHENSIVE PLAN.
- PUBLIC WATER AND SANITARY SEWER ARE AVAILABLE AND SERVE THE DEVELOPMENT.
- STORM WATER MANAGEMENT AND BMP FACILITIES FOR THE PROPOSED DEVELOPMENT WILL BE PROVIDED ON SITE. AN ADEQUATE STORM DRAINAGE OUTFALL WILL BE PROVIDED IN ACCORDANCE WITH THE PUBLIC FACILITIES MANUAL STANDARDS, WAIVERS / MODIFICATIONS REFERENCED ON THIS PLAN, AND DESIGN CRITERIA OF FAIRFAX COUNTY, AT THE TIME OF FINAL SITE PLAN.
- TO THE BEST OF OUR KNOWLEDGE, NO GRAVE SITES OR STRUCTURES MARKING A BURIAL SITE ARE PRESENT ON THE SUBJECT PROPERTY.
- TO THE BEST OF OUR KNOWLEDGE, NO HAZARDOUS OR TOXIC SUBSTANCES ARE KNOWN TO EXIST ON THE SUBJECT PROPERTY.
- THE EXISTING STRUCTURES ON THE SUBJECT PROPERTY WILL BE RETAINED. DATE OF CONSTRUCTION WAS PRE 1900.
- THE SUBJECT PROPERTY IS LOCATED WITHIN A RMA ZONE, NO FLOODPLAIN, R.P.A. OR ENVIRONMENTAL QUALITY CORRIDOR CURRENTLY EXISTS ON THE PROPERTY.
- LIMITS OF CLEARING AND GRADING SHOWN ON THE GOVSE ARE PRELIMINARY AND ARE SUBJECT TO MODIFICATION WITH FINAL ENGINEERING, PARTICULARLY IN THE AREA OF PUBLIC RIGHTS OF WAY AND EASEMENTS. THE DEVELOPMENT OF THE SITE WILL BE IN GENERAL CONFORMANCE WITH THESE LIMITS. FINAL LIMITS OF CLEARING AND GRADING WILL TAKE INTO CONSIDERATION FINAL SITE ENGINEERING AND SHALL BE SUBMITTED FOR REVIEW AND APPROVAL TO THE COUNTY URBAN FORESTER AT THE TIME OF FINAL SITE PLAN REVIEW.
- DEVELOPMENT WILL COMMENCE UPON COMPLETION OF ALL REQUIRED FAIRFAX COUNTY PLAN PROCESSING AND APPROVALS, SUBJECT TO MARKET CONDITIONS.
- THE DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE STANDARDS WITH THE EXCEPTION OF WAIVERS AND MODIFICATIONS REQUESTED ON THIS SHEET.
- LANDSCAPED OPEN SPACE AREAS SHOWN HEREON ARE CONCEPTUAL AND MAY BE MODIFIED AT THE TIME OF SITE PLAN IN ACCORDANCE WITH ARTICLE 13 & ARTICLE 17 OF THE ZONING ORDINANCE, AND WAIVER / MODIFICATION APPROVED AS PART OF THIS APPLICATION.
- THE BUILDING FOOTPRINTS, DRIVEWAYS, ROADS AND PARKING DESIGNATION / LAYOUT REPRESENTED HEREON ARE APPROXIMATE AND ARE SUBJECT TO MODIFICATION WITH THE FINAL SITE PLAN SUBJECT TO SUBSTANTIAL CONFORMANCE WITH THE GOVSE PLAT AND F.M. LIMITS. BUILDING FOOTPRINTS MAY BE MODIFIED OR DECREASED AND THE NUMBER OF PARKING SPACES OUTSIDE MAY BE MODIFIED, SO LONG AS THE GSF DOES NOT EXCEED 53,993 SQ. FT. MINIMUM OPEN SPACE IS PROVIDED, AND THE AMOUNT OF LANDSCAPING AND THE MINIMUM DIMENSIONS TO THE PERIPHERAL LOT LINES ARE NOT DIMINISHED.
- ADDITIONAL SITE FEATURES AND PERMITTED ACCESSORY USES SUCH AS FENCING, ENTRANCE SIGNS, LIGHTS AND/OR WALLS NOT REPRESENTED HEREON MAY BE PROVIDED, SUBJECT TO SUBSTANTIAL CONFORMANCE WITH THE GOVSE PLAT AND APPLICABLE ZONING ORDINANCE PROVISIONS.
- THE PROPOSED DEVELOPMENT ON THE SUBJECT PROPERTY WILL NOT POSE ANY ADVERSE EFFECT ON ADJACENT OR NEIGHBORING PROPERTIES.
- THE PROJECT WILL MEET THE MINIMUM PARKING REQUIREMENTS AS SET FORTH IN ARTICLE 11 OF THE ZONING ORDINANCE. SEE PARKING TABULATION: THE ACTUAL NUMBER AND LOCATION OF PARKING SPACES PROVIDED MAY BE ADJUSTED AT SITE PLAN, SUBJECT TO SUBSTANTIAL CONFORMANCE WITH THE GOVSE PLAT.
- SIGNAGE WILL BE PROVIDED IN ACCORDANCE WITH THE ZONING ORDINANCE ARTICLE 12. EXACT HEIGHT, AREA AND ILLUMINATION FEATURES WILL BE DETERMINED AT TIME OF FINAL SITE PLAN.
- THERE ARE AS SHOWN ON THE GOVSE SCENIC ASSETS OR NATURAL FEATURES ON THIS SITE WORTHY OF DELINEATION, AND ARE PRESERVED.
- THERE ARE NO EXISTING MAJOR UTILITY EASEMENTS HAVING A WIDTH OF TWENTY FIVE (25) FEET OR MORE. THERE ARE NO MAJOR UNDERGROUND UTILITY EASEMENTS LOCATED ON THIS SITE.
- APPLICANT RESERVES THE RIGHT TO DETERMINE THE FINAL GFA OF THE BUILDING (UP TO 0.25 FAR) WITH THE SITE PLAN. THE APPLICANT RESERVES THE RIGHT TO LOCATE PERMITTED SECONDARY AND ACCESSORY USES IN THE BUILDING AND ON THE SITE.
- MODIFICATIONS MAY BE MADE WITH THE SITE PLANS FOR THE SUBJECT PROPERTY PER ARTICLES 17 AND 18 OF THE ZONING ORDINANCE.
- THE FINAL LOCATION AND TYPE OF LOADING RAMP / DOORS, PEDESTRIAN ACCESS, ACCESSIBLE RAMPS AND STREET ACCESSIBLE PARKING SPACE LOCATIONS SHALL BE DETERMINED AT FINAL SITE PLAN.
- ALL IMPROVEMENTS IN PUBLIC R/W ARE SUBJECT OF VDOT APPROVAL. IF ADDITIONAL PUBLIC ROADWAY IMPROVEMENTS ARE REQUIRED BY VDOT THEY WILL NOT REQUIRE AN AMENDMENT OR INTERPRETATION OF THIS GOV OR SE, SIGHT DISTANCE WAIVER GRANTED AND SHOWN ON SHEET C-11.
- THE PROPERTY SHOWN HEREON IS NOW IN THE NAME OF SUZANNE S. POWELL AS FOUND IN DEED BOOK 14805 AT PAGE 1212 AMONG THE LAND RECORDS OF FAIRFAX COUNTY.
- ALL REQUIRED SIDEWALKS, RAMPS, DRIVEWAYS WILL BE ADA COMPLIANT.
- THE FINAL LOCATION OF THE POST OFFICE IS SUBJECT TO FINAL DESIGN AND THE APPLICANT'S DISCRETION, SUBJECT TO SUBSTANTIAL CONFORMANCE WITH THE GOVSE PLAT.
- GRADING ON THIS APPLICATION IS CONCEPTUAL AND SUBJECT TO DETERMINATION AT FINAL SITE PLAN APPROVAL.
- FINAL RETAINING WALL LOCATION AND HEIGHT SHALL BE DETERMINED AT FINAL SITE PLAN, SUBJECT TO SUBSTANTIAL CONFORMANCE WITH THE GOVSE PLAT.
- THE AREA OF THE SILAS BURKE HOUSE EASEMENT IS APPROXIMATE AND WILL BE DETERMINED AT FINAL SITE PLAN. THE AREA SHOWN HEREON IS EXCLUSIVE OF THE DRIVEWAY AREAS.

DEVELOPMENT TABULATIONS OVERALL

PROPOSED ZONE: R-3
 PROPOSED USE: MEDICAL CARE FACILITY
 BY SPECIAL EXCEPTION.

R-3 DISTRICT REQUIREMENTS FOR MEDICAL CARE FACILITY

MEDICAL CARE FACILITY	REQUIRED	PROPOSED
LOT AREA :	5 ACRES	4,95803 ACRES (SEE Z.O. MOD. REQUEST #2)
LOT WIDTH :	80'	500'
YARDS (SEE ANGLE OF BULK PLANE) :	F 30' / S 10' / R 25'	F 220'6" / S = 39'6" + 100'4" / R = 75'6"
MAXIMUM HEIGHT :	35' SFD / 60' - OTHER STRUCTURES	±35' / 45'
MAXIMUM FLOOR AREA RATIO :	0.25 FAR	0.25 FAR
OPEN SPACE :	NONE	60%
SET BACK (Z.O. Sec. 9-308) :	45' STREET / 100' R ZONED LOT	±35' / 475' (SEE Z.O. MOD. REQUEST #1)
STREET CLASSIFICATION :	ARTERIAL	ARTERIAL

SITE AND BUILDING TABULATION EXISTING

SITE AREA: 4,95803 ACRES (215,972 SQ. FT.)	EXISTING USE: SINGLE FAMILY RESIDENTIAL (SFD)
FLOOR AREA RATIO: N/A	MAXIMUM BUILDING HEIGHT: 35' (SFD) / 60' (OTHER STRUCTURES)
EXISTING OPEN SPACE: ± 97 % (+/- 214,000 SQ. FT.)	

SITE AND BUILDING TABULATION - PROPOSED WITH SE USE

SITE AREA: 4,95803 ACRES (215,972 SQ. FT.)	GROSS FLOOR AREA: 53,993 SQ. FT. *
FLOOR AREA RATIO: 0.25	PROPOSED BUILDING HEIGHT: ±35 (SFD) / ±40 FEET
OPEN SPACE: 3	REQUIRED: NONE
PROVIDED: 60% (+/- 129,000 SQ. FT.)	DENSITY 1 UNIT / 4,95803 ACRES

* GROSS FLOOR AREA EXCLUDES CELLAR AND EXISTING SFD

PARKING TABULATION

MEDICAL CARE FACILITY = (BASED ON ASSISTED LIVING FACILITY)	1 SPACE / 3 RESIDENTS
EXISTING USE: SINGLE FAMILY RESIDENTIAL (SFD)	1 SPACE / EMPLOYEE ON MAJOR STREET
REQUIRED PARKING	
105 RESIDENTS = 105 / 3	35 SPACES
25 STAFF = 25 X 1	25 SPACES
SINGLE FAMILY DWELLING	2 SPACES
TOTAL =	62 SPACES
SPACES PROVIDED =	62 SPACES (INCLUDES 4 TOTAL ACCESSIBLE SPACES - TWO (2) OF WHICH ARE VAN-ACCESSIBLE)
LOADING SPACES	REQUIRED
MEDICAL CARE FACILITY	2 SPACES
1 SPACE / 10,000 GFA +	
1 SPACE / 100,000 GFA	
SPACES PROVIDED =	2 SPACES

ADDITIONAL STANDARDS FOR MEDICAL CARE FACILITIES (Z. O. 9-308)

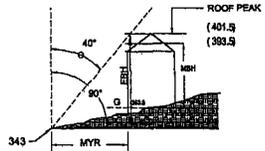
ALL ADDITIONAL STANDARDS ARE MET EXCEPT AS REQUESTED IN LISTED WAIVERS / MODIFICATION AS FOLLOWS:

NO BUILDING SHALL BE LOCATED CLOSER THAN 45 FEET TO ANY STREET LINE OR CLOSER THAN 100 FEET TO ANY LOT LINE WHICH ABUTS AN R-4 THROUGH R-4 DISTRICT.

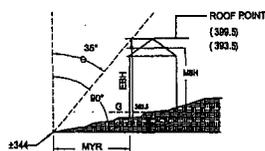
- SEE MODIFICATION REQUEST # 1
- IN THE R-4 THROUGH R-5 DISTRICTS, NO SUCH USE SHALL BE LOCATED ON A LOT CONTAINING LESS THAN FIVE (5) ACRES.
- SEE MODIFICATION REQUEST # 2

R-3 BULK PLANE ILLUSTRATION

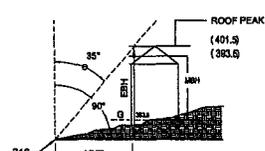
NOT TO SCALE



A
R-3 DISTRICT
 0 : ANGLE OF BULK PLANE = 40° (FRONT YARD) (MIN. 30° - MEY PROVIDED)
 1: LOT LINE (ELEV = 341.6)
 2: MINIMUM YARD REQUIREMENT: 343' (343' MEY PROVIDED)
 3: EFFECTIVE BUILDING HEIGHT (40.0)
 4: MAXIMUM BUILDING HEIGHT (40)
 5: SPACE FOR HEIGHT CALCULATION - 343.6
 6: MIN. SETBACK (343)
 7: MEY (343)
 8: MEY (343)
FRONT YARD (BULK PLANE A)



B
R-3 DISTRICT
 0 : ANGLE OF BULK PLANE = 35° (SIDE YARD) (MIN. 30° - MEY PROVIDED)
 1: LOT LINE (ELEV = 341.6)
 2: MINIMUM YARD REQUIREMENT: 344' (344' MEY PROVIDED)
 3: EFFECTIVE BUILDING HEIGHT (40.0)
 4: MAXIMUM BUILDING HEIGHT (40)
 5: SPACE FOR HEIGHT CALCULATION - 344.1
 6: MIN. SETBACK (344)
 7: MEY (344)
 8: MEY (344)
SIDE YARD (BULK PLANE B)



C
R-3 DISTRICT
 0 : ANGLE OF BULK PLANE = 35° (REAR YARD) (MIN. 30° - MEY PROVIDED)
 1: LOT LINE (ELEV = 316)
 2: MINIMUM YARD REQUIREMENT: 316' (316' MEY PROVIDED)
 3: EFFECTIVE BUILDING HEIGHT (40.0)
 4: MAXIMUM BUILDING HEIGHT (40)
 5: SPACE FOR HEIGHT CALCULATION - 316.6
 6: MIN. SETBACK (316)
 7: MEY (316)
 8: MEY (316)
REAR YARD (BULK PLANE C)

WAIVERS MODIFICATIONS AND REQUESTS
ZONING ORDINANCE AND PUBLIC FACILITIES MANUAL
MODIFICATIONS REQUESTED

ZONING ORDINANCE ARTICLE 9 - SPECIAL EXCEPTIONS

- A MODIFICATION OF PARAGRAPH 5 OF SECTION 9-308 TO PERMIT THE LOCATION OF THE PROPOSED STRUCTURE AT A DISTANCE OF 438 AND 475 FEET AS SHOWN ON THE GOVSE IN LIEU OF THE REQUIRED 100 FEET ON THE NORTHERN AND EASTERN PROPERTY LINE.
- MODIFICATION OF PARAGRAPH 6 OF SECTION 9-308 TO PERMIT THE EXISTING PARCEL WITH A LAND AREA OF 4,95803 ACRES IN LIEU OF THE FIVE (5) ACRE REQUIREMENT OF THIS PARAGRAPH.

ZONING ORDINANCE ARTICLE 13 - LANDSCAPING AND SCREENING

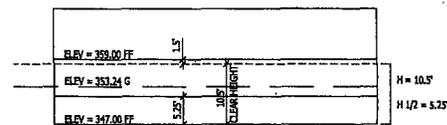
- MODIFICATION OF TRANSITIONAL SCREENING AND WAIVER OF BARRIER REQUIREMENTS ON ALL BOUNDARIES OF THE PROPERTY PER SECTIONS 13-303 AND 13-304 BASED ON PAR 2, 4, AND 12 OF SECTION 13-305, IN FAVOR OF THAT SHOWN ON THE GOVSE AND AS PROFFERED.

PUBLIC FACILITIES MANUAL

APPLICANT SHALL SUBMIT (OR HAS SUBMITTED) THE FOLLOWING UNDER A SEPARATE COVER:

- SIGHT DISTANCE WAIVER WAS SUBMITTED AND APPROVED SEE C-11
- MINOR NATURAL DRAINAGE AREA DIVIDE DIVERSION (PPH 6-2020-24) FILED # 0640-WPFM-001-1
- THIS MODIFICATION REQUEST IS FOR A PORTION OF PPH SECTION 6-1306.34. PART OF SECTION 6-1306.34 STATES THAT IN GENERAL THE MINIMUM PIPE SIZE FOR AN UNDERGROUND DETENTION SYSTEM SHALL BE 72" IN ORDER TO FACILITATE MAINTENANCE. THIS REZONING APPLICATION WOULD LIKE TO IMPLEMENT A 60" TALL STORMWATER ARCH CHAMBER TO ACT AS AN INFILTRATION/DETENTION FACILITY.

CELLAR DEMONSTRATION DIAGRAM



BECAUSE THE LOWEST LEVEL OF THE PROPOSED BUILDING HAS MORE THAN HALF OF ITS CLEAR HEIGHT BELOW THE 1ST PLANE, IT IS CELLAR AND DOES NOT COUNT AS GROSS FLOOR AREA. THE NUMBERS HERE ON ARE SUBJECT TO CHANGE WITH FINAL DESIGN (SITE PLAN), BUT A SIMILAR CELLAR DEMONSTRATION BASED ON THIS FINAL DESIGN WILL BE REQUIRED AT THAT TIME. SEE SHEET C-5 FOR COMPUTATIONS.



SOIL ID	TESTING NAME	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	BROKENLY	PROBLEM CLAS
30D	CLAYSD	GOOD	GOOD	BIKE	I
30B	WETSD	GOOD	GOOD	BIKE	IV B
30C	WETSD	GOOD	GOOD	LEAK	IV B

VIKA
 ENGINEERS & PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ 3D LASER SCANNING
 1000 COMMONWEALTH BLVD., SUITE 200 ■ ARLINGTON, VA 22202
 (703) 745-1100 ■ WWW.VIKA.COM

SILAS BURKE PROPERTY
 SPRINGFIELD DISTRICT
 FAIRFAX COUNTY, VIRGINIA

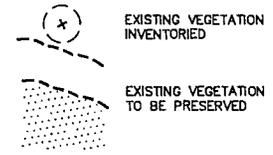
NOTES AND TABULATIONS

VIKA REVISIONS

NO.	DATE	BY	REVISION
1	APRIL 23, 2015		
2	MARCH 16, 2015		
3	MARCH 9, 2015		
4	OCTOBER 15, 2014		
5	OCTOBER 20, 2014		
6	AUGUST 20, 2014		
7	DATE: JULY 18, 2014		
DES.	MC	DWR	KY
SCALE:	N/A		
PRODUCTIBLE NO.	W97878		
SHEET NO.	C-2		



LEGEND



EXISTING VEGETATION TABLE - SILAS BURKE PROPERTY

EVM INDEX	COVER TYPE	SUCCESSIONAL STAGE	AREA	COVER CONDITION	PRIMARY SPECIES	COMMENTS
A	DEVELOPED/MAINTAINED	EARLY SUCCESSIONAL	182,024 SF (4,179 AC)	GOOD	SEE COVER TYPE TABLE	DEVELOPED BOWLING FACILITY WITH SURFACE PARKING.
B	UNDEVELOPED & UNMAINTAINED TREE STAND	SUB CLIMAX	33,948 SF (0.777 AC)	POOR/FAIR	SEE COVER TYPE TABLE	VARIOUS TREE SPECIES WHICH IS REMNANT VOLUNTEER TREE SPECIES.
TOTAL AREA	-	-	215,972 SF (4,956 AC)	-	-	-

EXISTING VEGETATION COVER TYPES TREE SPECIES

- AREA - A**
- Acer nigronoides - Norway Maple
 - Acer rubrum - Red Maple
 - Acer saccharinum - Silver Maple
 - Carpinus canadensis - Eastern Redbud
 - Diospyros virginiana - Common Persimmon
 - Corynochaete glabra - Kentucky Coffeetree
 - Rosa sp. - American Highbush
 - Thuja nigra - Blue Cedar
 - Liquidambar styraciflua - Sweetgum
 - Linderothia tulipifera - Yellow Poplar
 - Malus - Armored Crabapple
 - Picea canadensis - Norway Spruce
 - Prunus serotina - Black Cherry
 - Quercus alba - White Oak
 - Quercus muhlenbergii - Chinquapin Oak
 - Rubus psudococcineus - Black Locust
- AREA - B**
- Acer rubrum - Red Maple
 - Acer saccharinum - Silver Maple
 - Absutilus arvensis - Type of Yarrow
 - Juglans nigra - Black Walnut
 - Linderothia tulipifera - Yellow Poplar
 - Morus alba - White Mulberry
 - Prunus serotina - Black Cherry

Table 12.3 Tree Preservation Target Calculations and Statement

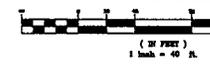
Statement	December 16, 2014
A. Pre-development area of existing tree canopy (see § 12-005B.2)	94,468
B. Percentage of gross site area covered by existing tree canopy =	31%
C. Percentage of 10-year tree canopy required for site =	25%
D. Percentage of site 10-year tree canopy requirement that should be met through tree preservation =	31%
E. Proposed percentage of canopy requirement that will be met through tree preservation =	78.9%
F. Has the Tree Preservation Target minimum been met?	Yes
G. If No for Item A, E, then a request to deviate from the Tree Preservation Target shall be provided on the plan that states one or more of the justifications listed in § 12-005B.3 along with a narrative that provides a site-specific explanation of why the Tree Preservation Target minimum has not been met.	Provide sheet number, see § 12-005B.3
H. If Item A, F requires a narrative, it shall be prepared in accordance with § 12-005B.4	see § 12-005B.4
I. Please file information prior to the 10-year Tree Canopy Calculations as per Subsections in Table 12.3.	see § 12-005B.4

EVM NARRATIVE

THE PROPERTY IS KNOWN AS THE SILAS BURKE HOUSE WHICH AT ONE TIME THE RESIDENCE OF COLONEL SILAS BURKE. 84% OF THE SUBJECT SITE HAD BEEN DEVELOPED AND LANDSCAPED AS AN ESTATE RESIDENTIAL PROPERTY WHICH HAS A LARGE SURROUNDING OPEN LAWN / TURF AREA WITH DAPPLES AND SMALL CLUSTERS OF MATURE AND SEMI-MATURE HARDWOOD TREES. THIS AREA IS IDENTIFIED AS AREA-A OF WHICH 80% OF IS LAWN / TURF GREEN OPEN SPACE ALONG WITH DRIVEWAY AND RESIDENT AND OUT BUILDINGS. THIS LANDSCAPE AREA IS WELL MAINTAINED. THE MAJORITY OF THE TREES INVENTORIED APPEAR TO BE REMNANT AND/OR INSTALLED LANDSCAPE WHICH SHOW GOOD HEALTH, VIGOR AND VITALITY. THE AREA-A VEGETATION SHOWS A SEMI-MATURE TO MATURE SUCCESSIONAL DYNAMIC.

THE AREA INVENTORIED AT THE REAR (EASTERLY) BOUNDARY LINE IS VEGETATED WITH PLANT MATERIAL WHICH APPEARS TO BE PRIMARILY REMNANT AND VOLUNTEER. THIS AREA IS IDENTIFIED AS AREA-B WHICH SHOWS A SUB-CLIMAX SUCCESSIONAL DYNAMIC. THIS WOOD STAND IS NOT MAINTAINED AND DISPLAYS A MODERATE AMOUNT OF INVASIVE SPECIES. HOWEVER, THIS REMNANT STAND DISPLAYS GOOD CANOPY HEALTH AT GOOD RATIO. AREA-B SHOWS GOOD VIGOR AND VITALITY. FROM THE LEVEL-1 VISUAL ASSESSMENT AREA-B TREES APPEAR TO BE VOLUNTEER PLANT MATERIAL THAT HAD GONE TO SEED BY NATURAL CAUSES. THESE TREES INVENTORIED WOULD BE CONSIDERED OF GOOD VALUE AND SHOULD BE CONSIDERED TO BE PRESERVED.

THIS GPP/SE PLAN CALLS FOR REDEVELOPMENT OF THIS SITE AND PRESERVATION OF EXISTING STRUCTURES AND VEGETATION WITH THIS APPLICATION NEW LANDSCAPING WILL BE INSTALLED WITH THIS REDEVELOPMENT.



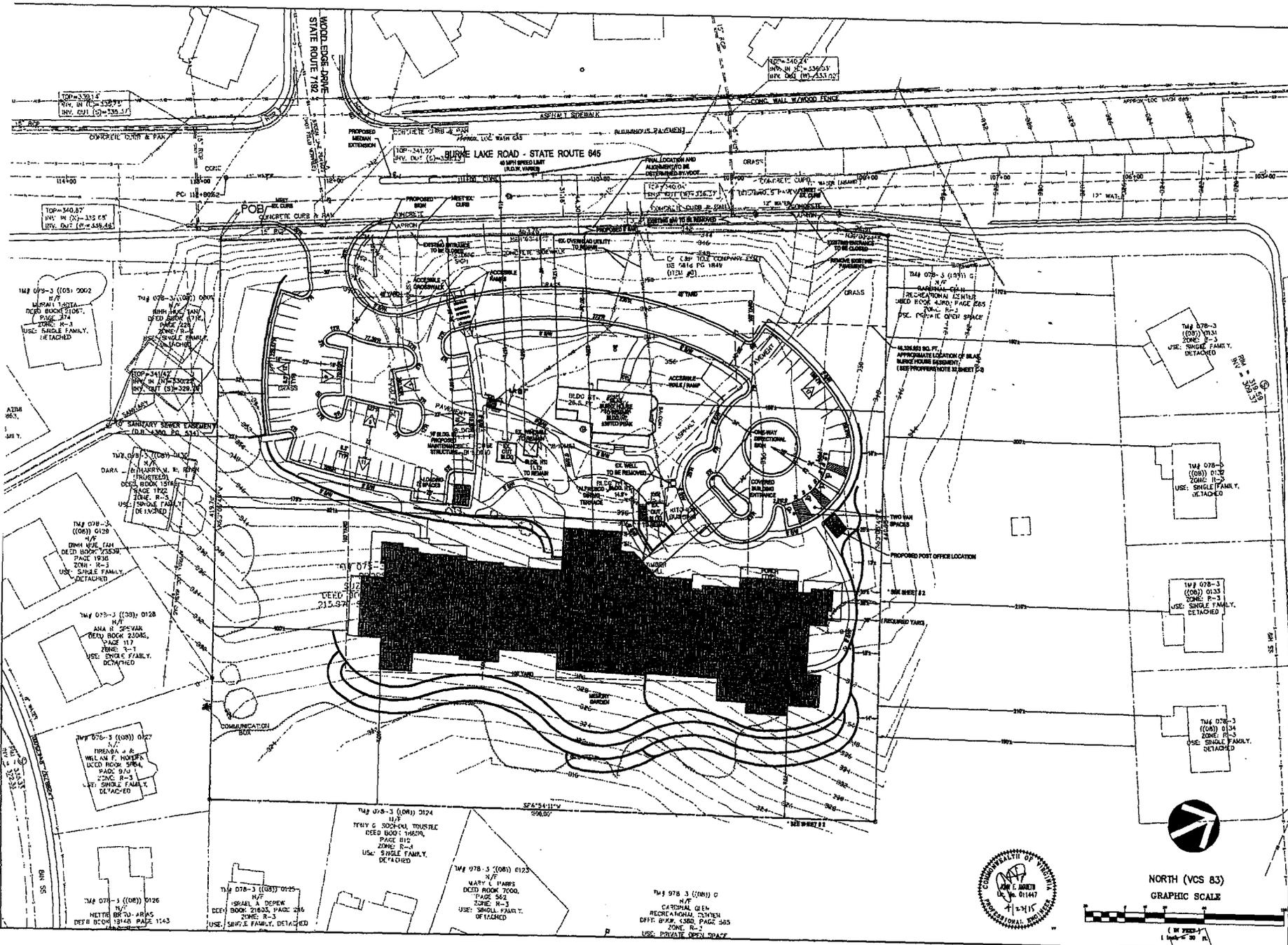
VIVA
 CONSULTING & PLANNING ARCHITECTS & ENGINEERS IN LANDSCAPE ARCHITECTURE
 1000 UNIVERSITY DRIVE, SUITE 200 IN TYBURN, VIRGINIA 22102
 (703) 442-1800 FAX (703) 442-1817
 VIVA, VIRGINIA, LLC
 A PROFESSIONAL CORPORATION
 VIVA, V.I., L.P., L.L.C.

SILAS BURKE PROPERTY
 SPRINGFIELD DISTRICT
 PADUCAH COUNTY, VIRGINIA

EXISTING VEGETATION MAP

VIVA REVISIONS

DATE	BY	DESCRIPTION
APRIL 23, 2013		
MARCH 18, 2013		
MARCH 5, 2013		
DECEMBER 19, 2014		
OCTOBER 20, 2014		
AUGUST 20, 2014		
DATE: MAY 18, 2014		
DES.	HPK	DHW
	HPK	
SCALE:	1" = 40'	
PROJECT/FILE NO.	VW7878	
SHEET NO.	C-4	



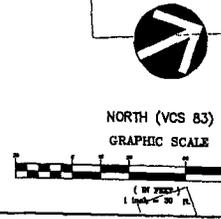
VIA
 ARCHITECTS & ENGINEERS, P.C.
 1000 W. VIRGINIA AVE., SUITE 200
 FALLS CHURCH, VIRGINIA 22033
 (703) 442-7800 or FAX (703) 784-7877
 WWW.VIA-VA.COM

SILAS BURKE PROPERTY
 SPRINGFIELD DISTRICT
 FAUPEL COUNTY, VIRGINIA

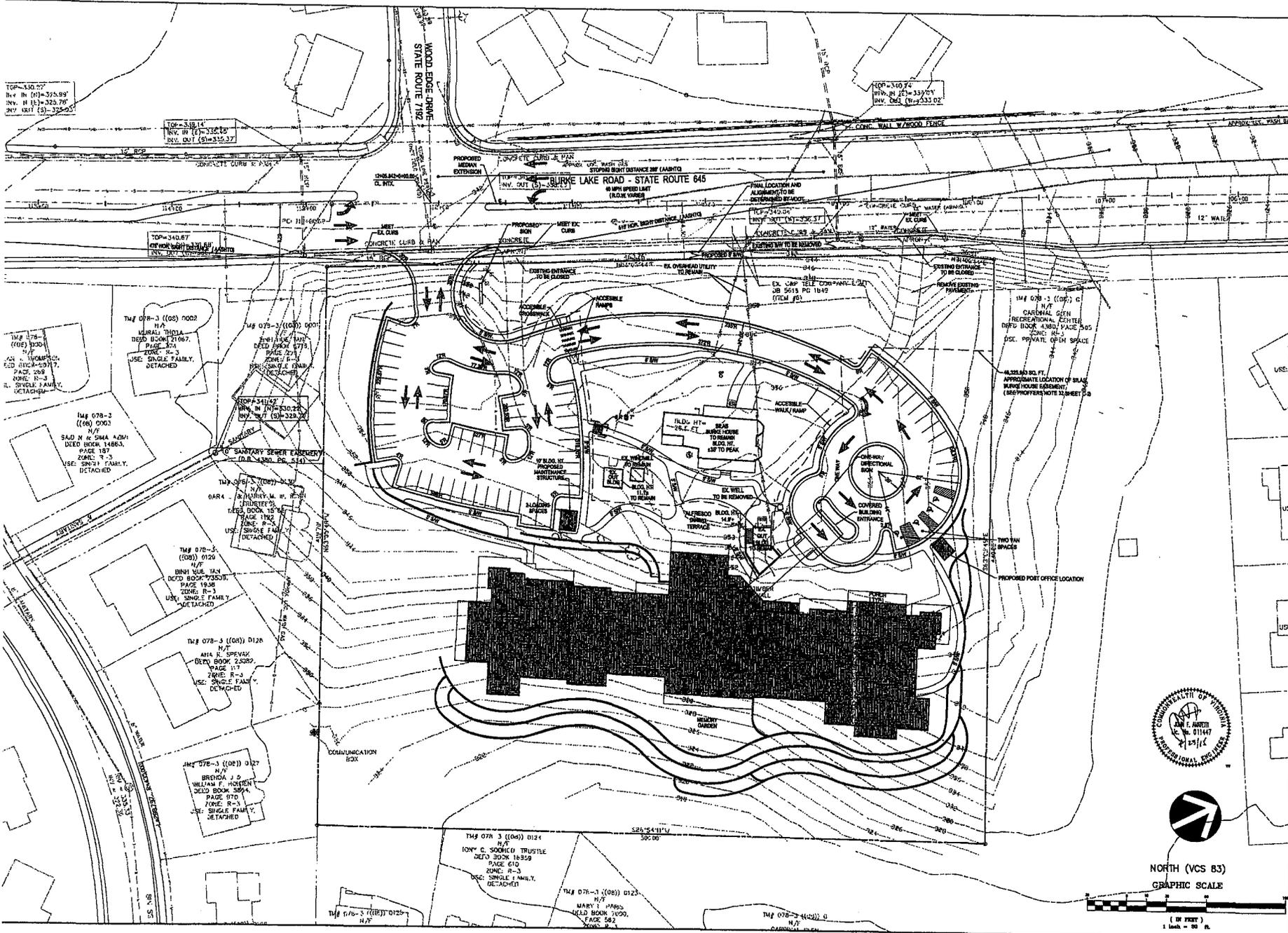
GEOMETRIC PLAN

VIA REVISIONS

APRIL 23, 2015		
MARCH 26, 2015		
MARCH 6, 2015		
DECEMBER 19, 2014		
OCTOBER 30, 2014		
AUGUST 29, 2014		
DATE MAY 16, 2014		
DES.	MC	PNN
SCALE:	1" = 30'	
PROJECT/FILE NO.	VW7278	
SHEET NO.	C-6	



FILED: PROJECT/FILE NO. VV7278 (C-6) - P:\Projects\Public\Drawings\DWG\7278\0220.dwg DATE: April 23, 2015 TIME: 13:06:04 PM USER: Mjpepin



TOP=330.07
 INV. IN (E)=325.91'
 INV. H (E)=325.79'
 INV. OUT (S)=325.05'

TOP=330.14'
 INV. IN (E)=326.15'
 INV. OUT (S)=325.37'

TOP=340.74'
 INV. IN (E)=333.97'
 INV. OUT (S)=333.02'

TOP=340.67'
 INV. IN (E)=333.81'
 INV. OUT (S)=333.02'

TM# 078-3 (002) 0002
 N/A
 MURRAY THOMAS
 DEED BOOK 21067,
 PAGE 374
 ZONE: R-3
 USE: SINGLE FAMILY,
 DETACHED

TM# 078-3 (003) 0001
 N/A
 DEED BOOK 21067,
 PAGE 374
 ZONE: R-3
 USE: SINGLE FAMILY,
 DETACHED

TM# 078-3 (006) 0003
 N/A
 SAJID M W SIMA AZMI
 DEED BOOK 14863,
 PAGE 187
 ZONE: R-3
 USE: SINGLE FAMILY,
 DETACHED

TOP=341.42'
 INV. IN (E)=330.22'
 INV. OUT (S)=329.33'

TM# 078-3 (008) 0126
 N/A
 BINIY NUR, YAN
 DEED BOOK 23553,
 PAGE 198
 ZONE: R-3
 USE: SINGLE FAMILY,
 DETACHED

TM# 078-3 (008) 0128
 N/A
 ANA K. SPEVAK
 DEED BOOK 23582,
 PAGE 17
 ZONE: R-3
 USE: SINGLE FAMILY,
 DETACHED

TM# 078-3 (008) 0127
 N/A
 BRISHKA J D
 WELMAN F JOHNSON
 DEED BOOK 3854,
 PAGE 810
 ZONE: R-3
 USE: SINGLE FAMILY,
 DETACHED

TM# 078 3 (004) 0124
 N/A
 IONIA C. SORRELL TRUSTEE
 DEED BOOK 18359
 PAGE 610
 ZONE: R-3
 USE: SINGLE FAMILY,
 DETACHED

TM# 078-3 (008) 0123
 N/A
 MARY L. HARRIS
 DEED BOOK 2609,
 PAGE 562
 ZONE: R-3

TM# 078-3 (008) 0125
 N/A

TM# 078-3 (008) 0120
 N/A

WVA
 WALTER W. PLUMMER & LANDSCAPE ARCHITECTS, INC. IN PARTNERSHIP
 8100 GREENWOOD DRIVE, SUITE 200, W. LITTLE ROCK, VIRGINIA 22102
 (703) 576-1100 FAX (703) 576-1101
 WWW.WVA-VA.COM

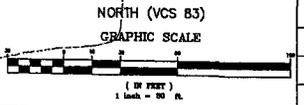
SILAS BURKE PROPERTY
 SPRINGFIELD DISTRICT
 FAUPEY COUNTY, VIRGINIA

VEHICULAR CIRCULATION PLAN

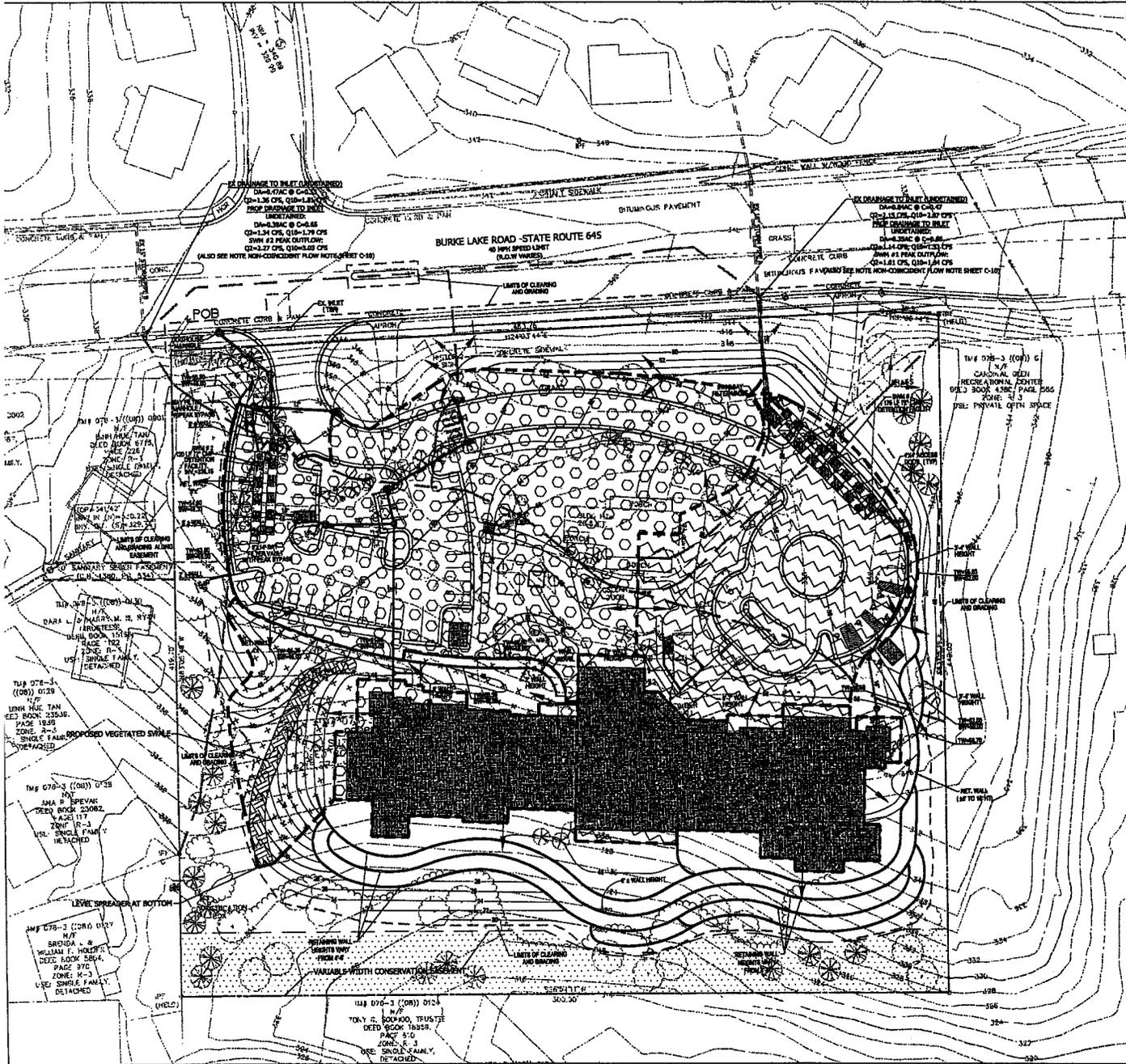
VIA REVISIONS

APRIL 23, 2015
 MARCH 16, 2015
 MARCH 6, 2015
 OCTOBER 16, 2014
 OCTOBER 16, 2014
 AUGUST 28, 2014
 DATE: JULY 18, 2014

DES: MC DWN PNN
 SCALE: 1" = 30'
 PROJECT/FILE NO.: W/8778
 SHEET NO.: C-7



FILE: P:\projects\107\7878\CD\7878_VEHICULAR\PLANS\DRAWINGS\8778_VEHICULAR.dwg USBC: Nguyen DATE: APR 23, 2015 TIME: 13:38:16 PM



SITE STORMWATER MANAGEMENT NARRATIVE

ON THE EXISTING 4.86 ACRE SITE THERE EXISTS THE HISTORIC SILAS BURKE HOUSE WITH ACCESS DRIVE AND MISCELLANEOUS ACCESSORY STRUCTURES. THE EXISTING SITE IS APPROXIMATELY 15% IMPERVIOUS WITH NO EVIDENCE OF EXISTING STORMWATER MANAGEMENT FACILITIES ON SITE FROM RECORD OR VISUAL INSPECTION. THE PROPOSED SITE WILL BE APPROXIMATELY 40% IMPERVIOUS AND WILL PROVIDE STORMWATER MANAGEMENT IN ACCORDANCE WITH THE 2009 STATE VSPM REGULATIONS AND THUS THE ASSOCIATED PPM WATER QUALITY REQUIREMENT FOR NEW DEVELOPMENT AS DESCRIBED IN PPM SECTION 6-461.2(A). THE SITE HAS BEEN GRANDFATHERED THROUGH THE PROCESS OUTLINED IN FARMER COUNTY TECHNICAL BULLETIN 14-04 AND 14-06. A STORMWATER ORDINANCE DETERMINATION (SOWD) HAS BEEN FILED WITH THE COUNTY TO PROVIDE CERTIFICATION OF THE GRANDFATHERING. THE TRACKING NUMBER FOR THIS DETERMINATION IS 640-SW00-001.

AS SHOWN ON THIS SHEET THE MINIMUM REQUIRED PHOSPHORUS REMOVAL RATE OF 40% HAS BEEN MET BY THE STORMWATER MANAGEMENT PRACTICES INTEGRATED INTO THE DEVELOPMENT. SITE GRADE LIMITATIONS AND PPM SETBACK RESTRICTIONS PRECLUDE THE USE OF PONDING AND BIO-RETENTION FACILITIES ON THIS SITE. ADDITIONALLY, TREATMENT VIA GREENROOF IS NOT PRACTICABLE WITH THIS APPLICATION DUE TO PITCHED ROOFS ON THE PROPOSED BUILDINGS, AS SUCH TREATMENT HAS BEEN PROVIDED BY INTEGRATING PRACTICABLE LOW IMPACT DEVELOPMENT PRACTICES, CONSERVATION EASEMENTS, AND STRUCTURAL BMP FACILITIES. AT FINAL SITE PLAN INFILTRATION/DETENTION TRENCH INTO THE SITE FOR ADDITIONAL RUNOFF REDUCTION ON THE SITE.

TO PROTECT THE INTEGRITY OF THE EXISTING OFF SITE DRAINAGE SWALE TOWARDS THE REAR OF THE SITE, A VARIABLE WIDTH CONSERVATION EASEMENT HAS BEEN PROPOSED ALONG THE REAR PROPERTY LINE OF THE SITE WITH THE MAXIMUM WIDTH POSSIBLE. THIS CONSERVATION EASEMENT WILL PROVIDE A BUFFER FOR TREATMENT OF THE EXISTING SHEET FLOW CONDITION INTO THE OFF SITE DRAINAGE SWALE. ADDITIONALLY, THE DRY SWALE CONNECTED TO THE REAR OF THE SITE WILL HAVE A LEVEL SPREADER AT THE BOTTOM OF THE FACILITY TO RELEASE ONLY SHEET FLOW TOWARDS THE EXISTING DRAINAGE SWALE.

IN THE FIRST SUBMISSION OF THIS PLAN IT WAS OUR DESIRE TO PROTECT THE EXISTING 60 INCH TREE ON THE PROPERTY, SINCE THEN CERTIFIED ARBORIST HAVE DETERMINED THE HEALTH OF THE TREE IS VERY POOR AND UNLIKELY TO SURVIVE. AS SUCH THE TREE WILL BE REMOVED WITH THIS PLAN.

AFTER PROTECTING THE EXISTING OFF SITE DRAINAGE SWALE, OUR FOCUS WAS THE TREATMENT OF THE PROPOSED IMPERVIOUS COVER WITH THE APPLICATION, APPROXIMATELY 95% OF THE IMPERVIOUS COVER PROPOSED WITH THIS APPLICATION WILL BE CAPTURED AND TREATED BY A STRUCTURAL BMP FACILITY SUCH AS A RAINFILTER, AS CAN BE SEEN ON THIS SHEET 2-43 ACRES OF THE SITE WILL DRAIN TO TWO DISTINCT STORMWATER MANAGEMENT FACILITIES. BOTH FACILITIES HAVE USE OF A STRUCTURAL BMP FACILITY TO PROVIDE WATER QUALITY TREATMENT AND 72 INCH CMP PIPE FOR DETENTION PURPOSES. THE STORMWATER MANAGEMENT FACILITIES OUTFALL TO DIFFERENT EXISTING CLOSED CONDUIT SYSTEMS FOR WHICH OUTFALL ANALYSES ARE PROVIDED ON SHEET C-11. SEE SHEET C-10 FOR BMP AND DETENTION COMPUTATIONS SHOWING COMPLIANCE WITH PPM SECTIONS 6-4300 AND 6-4900. ALSO SEE SHEET C-9 FOR A PONDING DRAINAGE DIVERSION NARRATIVE.

- LEGEND**
-  SITE AREA TREATED BY STORMFILTER SW# 2 (1.42 AC)
 -  SITE AREA TREATED BY STORMFILTER SW# 1 (1.04 AC)
 -  SITE AREA TREATED BY VEGETATED SWALE (0.30 AC)
 -  PROPOSED VEGETATED SWALE FOOTPRINT
 -  SITE AREA TREATED BY CONSERVATION EASEMENT (0.42 AC)



**NORTH (VC83)
GRAPHIC SCALE**



VIA
 VIKI A. KAY
 PROJECT MANAGER
 4800 COUNTRY CLUB DRIVE, SUITE 100
 FARMER COUNTY, VIRGINIA 22102
 (703) 442-7888 • FAX (703) 781-7877
 WWW.VIAA.COM

SILAS BURKE PROPERTY
 SPRINGFIELD DISTRICT
 FARMER COUNTY, VIRGINIA

**STORMWATER MANAGEMENT
PLAN AND NARRATIVE**

VIA REVISIONS

DATE	DESCRIPTION	BY	CHK
APRIL 23, 2015			
MARCH 18, 2015			
MARCH 6, 2015			
DECEMBER 19, 2014			
OCTOBER 10, 2014			
AUGUST 20, 2014			
DATE: JULY 16, 2014			
DES:	BC	DN	BC
SCALE:			
PROJECT FILE NO:	197578		
SHEET NO:	C-8		

PROPOSED DEVELOPMENT BMP COMPUTATIONS

BMP FACILITY DESIGN CALCULATIONS

Plan Name: Silas Burke Date: 4/21/2015
 Plan Number: _____ Engineer: BC

I. WATER QUALITY NARRATIVE

Water quality treatment will be provided in a storm filtration system and a Filter. The proposed BMP system is to be installed around and maintained. The filtration system has been sized to treat the 0.5" of the runoff from the impervious areas. The design information stated used for the facility is 1.7".

II. WATERSHED INFORMATION

Part 2: List of the Watershed and Subwatershed Areas and their Characteristics

Subarea Designation	(1)	(2)	Acres
On-Site Conservation Easement	0.30	2	0.48
On-site Contained (Stormflow)	0.10	2	0.20
On-site Vegetated Areas	0.30	2	0.30
On-site Unvegetated	0.35	2	1.78
Total			4.98

III. a. PHOSPHORUS REMOVAL - "OCOCQUAN METHOD"

Part 3: Estimate the Phosphorus Removal for All BMPs

Subarea Designation	(1)	(2)	Acres	(3)	Product
On-Site Conservation Easement	0.30	2	0.48	0.13	0.13
On-site Contained (Stormflow)	0.10	2	0.20	0.00	0.00
On-site Vegetated Areas	0.30	2	0.30	0.80	0.80
On-site Unvegetated	0	2	0.00	0.00	0.00
Total					2.88

(c) Weighted average "C" factor (b)(1) + (c) = 0.84

Part 3: Estimate the Total Phosphorus Removal for All BMPs

Subarea Designation	(1)	Efficiency (%)	Acres	(2)	(3)	Product
On-Site Conservation Easement	100	2	0.48	1.856	0.48	0.89
On-site Contained (Stormflow)	50	2	0.20	1.360	0.68	0.43
On-site Vegetated Areas	80	2	0.30	1.080	0.86	0.50
On-site Unvegetated	0	2	0.00	0.00	0.00	0.00
Total						1.82

(d) Total = 1.82
 *Note: Does not include On-Site Phosphorus Removal

Part 4: Determine Compliance with Phosphorus Reduction Regulations

- (A) Select Requirement (b) = 40
- Water Supply Overlay District (Chesapeake Watershed) = 50% (Fairfax County)
 - Chesapeake Bay Preservation Area (New Development) = 40% (Fairfax County)
 - Chesapeake Bay Preservation Area (Redevelopment) = 50% (Prince William County)
- (B) (Line 3b) >= Line 4(a), the Phosphorus removal requirement is satisfied.
 Line 3(a) = 41.24 >= 40

EXISTING SITE HYDROGRAPH

FAIRFAX COUNTY HYDROGRAPHS
 JOB NAME AND # = SILAS BURKE EXISTING CONDITION

SILAS BURKE EXISTING CONDITION

AREA = 4.98
 "C" = 0.33
 "AC" = 1.680

TO IN MIN. = 5

TIME (HRS)	INFLOW			OUTFLOW		
	2-YR	10-YR	WQAT FACTOR	2-YR	10-YR	100-YR
0	0.00	0.00	0.00	0.00	0.00	0.00
5	0.20	0.20	0.20	0.20	0.20	0.20
10	0.40	0.40	0.40	0.40	0.40	0.40
15	0.60	0.60	0.60	0.60	0.60	0.60
20	0.80	0.80	0.80	0.80	0.80	0.80
25	1.00	1.00	1.00	1.00	1.00	1.00
30	1.20	1.20	1.20	1.20	1.20	1.20
35	1.40	1.40	1.40	1.40	1.40	1.40
40	1.60	1.60	1.60	1.60	1.60	1.60
45	1.80	1.80	1.80	1.80	1.80	1.80
50	2.00	2.00	2.00	2.00	2.00	2.00
55	2.20	2.20	2.20	2.20	2.20	2.20
60	2.40	2.40	2.40	2.40	2.40	2.40
65	2.60	2.60	2.60	2.60	2.60	2.60
70	2.80	2.80	2.80	2.80	2.80	2.80
75	3.00	3.00	3.00	3.00	3.00	3.00
80	3.20	3.20	3.20	3.20	3.20	3.20
85	3.40	3.40	3.40	3.40	3.40	3.40
90	3.60	3.60	3.60	3.60	3.60	3.60
95	3.80	3.80	3.80	3.80	3.80	3.80
100	4.00	4.00	4.00	4.00	4.00	4.00
105	4.20	4.20	4.20	4.20	4.20	4.20
110	4.40	4.40	4.40	4.40	4.40	4.40
115	4.60	4.60	4.60	4.60	4.60	4.60
120	4.80	4.80	4.80	4.80	4.80	4.80

PROPOSED SITE UNDETAINED FLOW

FAIRFAX COUNTY HYDROGRAPHS
 JOB NAME AND # = SILAS BURKE PROPOSED UNDETAINED

SILAS BURKE PROPOSED UNDETAINED

AREA = 4.98
 "C" = 0.33
 "AC" = 0.853

TO IN MIN. = 5

TIME (HRS)	INFLOW			OUTFLOW		
	2-YR	10-YR	WQAT FACTOR	2-YR	10-YR	100-YR
0	0.00	0.00	0.00	0.00	0.00	0.00
5	0.10	0.10	0.10	0.10	0.10	0.10
10	0.20	0.20	0.20	0.20	0.20	0.20
15	0.30	0.30	0.30	0.30	0.30	0.30
20	0.40	0.40	0.40	0.40	0.40	0.40
25	0.50	0.50	0.50	0.50	0.50	0.50
30	0.60	0.60	0.60	0.60	0.60	0.60
35	0.70	0.70	0.70	0.70	0.70	0.70
40	0.80	0.80	0.80	0.80	0.80	0.80
45	0.90	0.90	0.90	0.90	0.90	0.90
50	1.00	1.00	1.00	1.00	1.00	1.00
55	1.10	1.10	1.10	1.10	1.10	1.10
60	1.20	1.20	1.20	1.20	1.20	1.20
65	1.30	1.30	1.30	1.30	1.30	1.30
70	1.40	1.40	1.40	1.40	1.40	1.40
75	1.50	1.50	1.50	1.50	1.50	1.50
80	1.60	1.60	1.60	1.60	1.60	1.60
85	1.70	1.70	1.70	1.70	1.70	1.70
90	1.80	1.80	1.80	1.80	1.80	1.80
95	1.90	1.90	1.90	1.90	1.90	1.90
100	2.00	2.00	2.00	2.00	2.00	2.00
105	2.10	2.10	2.10	2.10	2.10	2.10
110	2.20	2.20	2.20	2.20	2.20	2.20
115	2.30	2.30	2.30	2.30	2.30	2.30
120	2.40	2.40	2.40	2.40	2.40	2.40

SWM # 1 INFLOW HYDROGRAPH

FAIRFAX COUNTY HYDROGRAPHS
 JOB NAME AND # = SWM # 1 INFLOW

SWM # 1 INFLOW

AREA = 1.01
 "C" = 0.05
 "AC" = 0.051

TO IN MIN. = 5

TIME (HRS)	INFLOW			OUTFLOW		
	2-YR	10-YR	WQAT FACTOR	2-YR	10-YR	100-YR
0	0.00	0.00	0.00	0.00	0.00	0.00
5	0.02	0.02	0.02	0.02	0.02	0.02
10	0.04	0.04	0.04	0.04	0.04	0.04
15	0.06	0.06	0.06	0.06	0.06	0.06
20	0.08	0.08	0.08	0.08	0.08	0.08
25	0.10	0.10	0.10	0.10	0.10	0.10
30	0.12	0.12	0.12	0.12	0.12	0.12
35	0.14	0.14	0.14	0.14	0.14	0.14
40	0.16	0.16	0.16	0.16	0.16	0.16
45	0.18	0.18	0.18	0.18	0.18	0.18
50	0.20	0.20	0.20	0.20	0.20	0.20
55	0.22	0.22	0.22	0.22	0.22	0.22
60	0.24	0.24	0.24	0.24	0.24	0.24
65	0.26	0.26	0.26	0.26	0.26	0.26
70	0.28	0.28	0.28	0.28	0.28	0.28
75	0.30	0.30	0.30	0.30	0.30	0.30
80	0.32	0.32	0.32	0.32	0.32	0.32
85	0.34	0.34	0.34	0.34	0.34	0.34
90	0.36	0.36	0.36	0.36	0.36	0.36
95	0.38	0.38	0.38	0.38	0.38	0.38
100	0.40	0.40	0.40	0.40	0.40	0.40
105	0.42	0.42	0.42	0.42	0.42	0.42
110	0.44	0.44	0.44	0.44	0.44	0.44
115	0.46	0.46	0.46	0.46	0.46	0.46
120	0.48	0.48	0.48	0.48	0.48	0.48

SWM # 2 INFLOW HYDROGRAPH

FAIRFAX COUNTY HYDROGRAPHS
 JOB NAME AND # = SWM # 2 INFLOW

SWM # 2 INFLOW

AREA = 1.03
 "C" = 0.13
 "AC" = 0.133

TO IN MIN. = 5

TIME (HRS)	INFLOW			OUTFLOW		
	2-YR	10-YR	WQAT FACTOR	2-YR	10-YR	100-YR
0	0.00	0.00	0.00	0.00	0.00	0.00
5	0.08	0.08	0.08	0.08	0.08	0.08
10	0.16	0.16	0.16	0.16	0.16	0.16
15	0.24	0.24	0.24	0.24	0.24	0.24
20	0.32	0.32	0.32	0.32	0.32	0.32
25	0.40	0.40	0.40	0.40	0.40	0.40
30	0.48	0.48	0.48	0.48	0.48	0.48
35	0.56	0.56	0.56	0.56	0.56	0.56
40	0.64	0.64	0.64	0.64	0.64	0.64
45	0.72	0.72	0.72	0.72	0.72	0.72
50	0.80	0.80	0.80	0.80	0.80	0.80
55	0.88	0.88	0.88	0.88	0.88	0.88
60	0.96	0.96	0.96	0.96	0.96	0.96
65	1.04	1.04	1.04	1.04	1.04	1.04
70	1.12	1.12	1.12	1.12	1.12	1.12
75	1.20	1.20	1.20	1.20	1.20	1.20
80	1.28	1.28	1.28	1.28	1.28	1.28
85	1.36	1.36	1.36	1.36	1.36	1.36
90	1.44	1.44	1.44	1.44	1.44	1.44
95	1.52	1.52	1.52	1.52	1.52	1.52
100	1.60	1.60	1.60	1.60	1.60	1.60
105	1.68	1.68	1.68	1.68	1.68	1.68
110	1.76	1.76	1.76	1.76	1.76	1.76
115	1.84	1.84	1.84	1.84	1.84	1.84
120	1.92	1.92	1.92	1.92	1.92	1.92

ALLOWABLE RELEASE RATE COMPUTATION

EXISTING SITE IMPERVIOUSNESS 0.65 ACRES (13%)
 PROPOSED SITE IMPERVIOUSNESS 1.96 ACRES (40%)

EXISTING SITE PEAK RELEASE RATE: 276 - 0.82 CFS 10YR - 10.00 CFS
 PROPOSED PEAK RELEASE RATE: 276 - 13.03 CFS 10YR - 10.00 CFS
 PROPOSED UNDETAINED FLOW: 276 - 4.30 CFS 10YR - 4.30 CFS
 PROPOSED DETENTION RELEASE RATE: 276 - 1.20 CFS 10YR - 4.30 CFS
 PROPOSED TOTAL RELEASE RATE: 276 - 7.78 CFS 10YR - 14.30 CFS

NON-COINCIDENT PEAK FLOW NARRATIVE

AS DEMONSTRATED ON SHEETS C-4, C-5 AND THIS SHEET OUR INTENT FOR DETENTION OF SIZE IS TO INCREASE THE PROPOSED SITE FLOW RATE THAT WE MATCH OR EXCEED THE EXISTING FLOWS IN THE TWO EXISTING OUTFALL PIPES TO COMPENSATE FOR THE FLOW INCREASE DIRECTION. IT SHOULD BE NOTED THE PEAK FLOW LENGTH OF SHEET C-4 FOR THE EXISTING OUTFALL PIPES OCCUR AT A DIFFERENT TIME IN THE DESIGN STORM FROM WHEN THE FLOW FROM THE PROPOSED FACILITIES RELEASE RATE PEAK AT FINAL SITE PLAN AN ANALYSIS WILL SHOW HOW THESE NON-COINCIDENT FLOWS OVERLAP TO PROVIDE A DETAILED ANALYSIS TO SHOW THE FLOW IN THE EXISTING PIPE OF OUTFALL # 1 TIME NOT INCREASED. IF NOT WE WOULD SIM # 1 IF ACTUALLY RELEASE AT A HIGHER RATE THAN SHOWN ON THIS PLAN. USE TO THE TIME DIFFERENCE OF THE FLOWING. IMPLEMENTATION TESTING IS BEING PERFORMED FOR SIM # 1 TO ADDRESS THE VARIABILITY OF AN IMPULSED DETENTION SYSTEM TO REDUCE THE SITE RAINFALL. THIS FACILITY WILL ALSO HAVE A NON-COINCIDENT FLOW FROM COMING TO THE PEAK RAINFALL FROM WAREHOUSE ROAD IN THE EXISTING OUTFALLS WILL PEAK AT 3 MINUTES INTO THE STORM EVENT. SEE HYDROGRAPHS "A" AND "C" FOR THE TIMING OF THE PEAK FLOW FROM THE DRAIN FACILITIES.

SITE DETENTION SUMMARY

Pond Estimated Storage Detailed Report: Silas Burke Detention

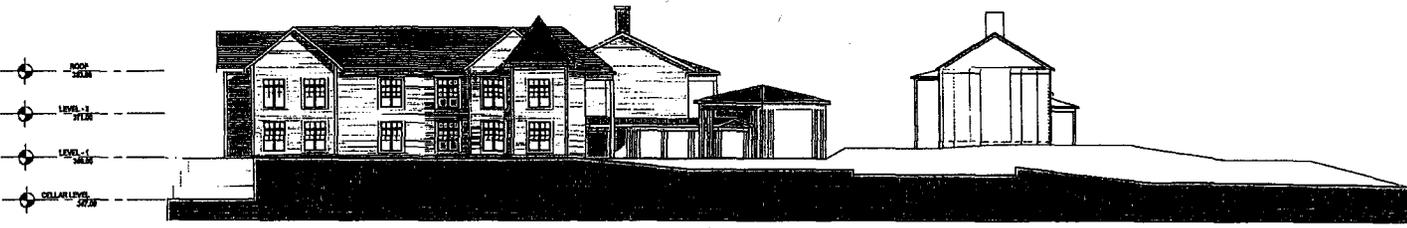
Storage (cu ft)	10YR	100YR
1	0.00	0.00
2	0.00	0.00
3	0.00	0.00
4	0.00	0.00
5	0.00	0.00
6	0.00	0.00
7	0.00	0.00
8	0.00	0.00
9	0.00	0.00
10	0.00	0.00
11	0.00	0.00
12	0.00	0.00
13	0.00	0.00
14	0.00	0.00
15	0.00	0.00
16	0.00	0.00
17	0.00	0.00
18	0.00	0.00
19	0.00	0.00
20	0.00	0.00
21	0.00	0.00
22	0.00	0.00
23	0.00	0.00
24	0.00	0.00
25	0.00	0.00
26	0.00	0.00
27	0.00	0.00
28	0.00	0.00
29	0.00	0.00
30	0.00	0.00
31	0.00	0.00
32	0.00	0.00
33	0.00	0.00
34	0.00	0.00
35	0.00	0.00
36	0.00	0.00
37	0.00	0.00
38	0.00	0.00
39	0.00	0.00
40	0.00</	



WEST ELEVATION
1/8" = 1'-0"



EAST ELEVATION
1/8" = 1'-0"



NORTH ELEVATION
1/8" = 1'-0"



SOUTH ELEVATION
1/8" = 1'-0"

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r/ps architects
architects • master planning • interior design
3177 New Road, Suite 200
Fairfax, VA 22031
703.277.4400

KB BURKE SENIOR LIVING
FAIRFAX COUNTY, VIRGINIA
DESIGN BY: JAMES J. BURKE, AIA
CONSULTED BY: GREGORY H. CULLEN, C.E.
DATE: 07/20/15

REVISIONS	
NO.	DATE

BUILDING ELEVATIONS
DRAWING NO: **A-1**
COMMISSIONER NO: 2014037
SCALE: AS NOTED
DATE: 04.23.2015



NO SCALE FOR THIS DRAWING. ALL DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.



BURKE LAKE ROAD VIEW FROM SHIPLETT BLVD.



BURKE LAKE ROAD VIEW FROM BURNING BRANCH



VIEW FROM REAR

P:\PROJECTS\2014\201407\20140701\20140701.dwg (1:16) 4/20/14 2:08 PM PRINTED BY: BILLYM

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rips architects
 ARCHITECTS • INTERIORS • PLANNING • INTERIOR DESIGN
 150 WALL STREET, SUITE 200, LANCASTER, PA 17601
 717-880-8900 FAX 717-880-8278 RIPS, LLP

KB BURKE SENIOR LIVING
 PARKWAY COUNTY, VIRGINIA
 DRAFT BY: J.M.S./M.S. COORDINATED BY: C.H. CHECKED BY: C.H. APPROVED BY:

REVISIONS	
NO.	DISCUSSION

BUILDING ELEVATIONS
 AS NOTED DATE: 04.23.2015

A-2
 COMMISSION NO: 201407

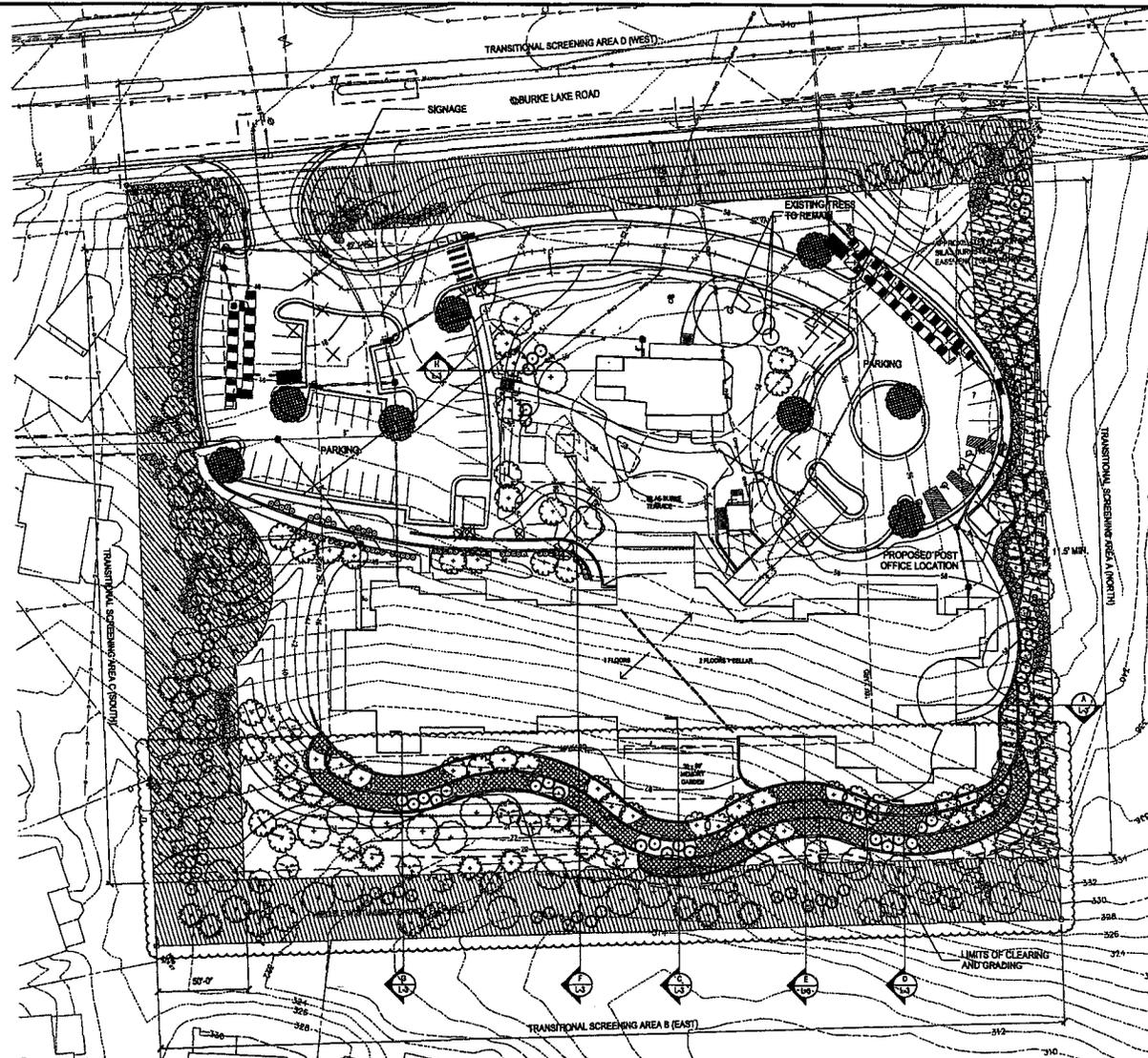


NOTES:

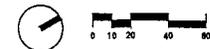
- Based on the proposed land use (Medical Care Facility) and the abutting land uses (detached housing) Transitional Screening 2 and Barrier D, E or F are required.
- The applicant requests a modification of the Transitional Screening 2 requirement as provided for in the Zoning Ordinance section 15-305, paragraph 3: as "land between the building and the property line has been specifically designed to minimize adverse impact through a combination of architectural and landscaping techniques" for which the techniques are described below:
- Further, the Applicant requests a modification to reduce the width of the transitional screening yard in some locations by constructing an architectural block wall of at least 6 feet in height as shown on the plans.
- Finally, the Applicant requests a waiver of the requirement to provide a barrier, except where described below, as provided for in section 15-305, paragraph 12 as the topography of the lot would make the barrier ineffective.
- On the South boundary, the Applicant proposes to provide a variable width screening yard 50 feet in dimension. Quantities of proposed materials are shown on the accompanying table, in consideration with a proposed berm and other site grading, the closest abutting property owners to the south west will be afforded views of the preserved historic home and outbuildings. Property owners to the southwest will be prevented from seeing the proposed development due to grade difference of approximately 50 feet.
- On the southeast portion of the South boundary, the Applicant proposes to retain the existing undeveloped and unimproved tree stand as shown outside of the limits of disturbance. The Applicant also proposes to restore the area to a more natural, reforested condition with additional plantings and the removal of invasive vegetation.
- On the majority of the East boundary, where shown on the plans, the Applicant proposes to retain the existing undeveloped and unimproved tree stand as shown outside of the limits of disturbance and supplement with proposed landscaping in order to improve stand density as shown on the Landscape Plan included in the GDPSSE. The Applicant proposes the removal of invasive vegetation.
- Plant species considered invasive under the Fairfax County Park Authority's Invasive Management Area (IMA) program shall be removed. The area shall be prepared and underplanted with a supplemental mix of native grass and shrubs following the requirements of the Public Facilities Manual, 15-0905.01 (Use of Landings, Woody Shrubs and Woody Stem Lvs).
- On the East Boundary, in lieu of the required Barrier, the Applicant proposes to provide a combination of masonry (concrete segmental block or similar) retaining walls with metal post railing and change in grade as shown on the plans. The walls shall be between 3 and 6 feet in height and the railing shall be 42 inches high.
- On the North Boundary, where adjacent to the proposed building, the Applicant proposes to reduce the required screening yard to a minimum of 11.5 feet in conjunction with the construction of one or two masonry (concrete segmental block or similar) retaining walls with a combined height of 5.5 feet minimum and a 42 inch metal post railing on the upper wall for a total minimum height of 8 feet.
- On the remainder of the North boundary, the Applicant requests a waiver of the required barrier as the elevation of the abutting property is generally 8 feet below that of the adjacent developed portion of the site (see notes) and thus a barrier would be ineffective.
- On the West boundary, along Burke Lake Parkway (Route 864), in lieu of the required Barrier, the Applicant proposes to utilize the existing topography and planned elevation of the proposed structure. The proposed difference in elevation between the grade of the street and the finish floor of the proposed building is approximately 14 feet, with an intervening high point (between 8 and the preserved Burke House) of approximately 4 feet above the finish floor of the proposed building.
- On the West boundary, along Burke Lake Parkway (Route 864), the Applicant proposes to provide screening by preservation of existing architectural structures, vegetation and installation of new plantings as shown on the plans.
- Transitional screening yard planting may be selected from the tree species noted on the charts or other species needing the same canopy coverage criteria.

LEGEND

- CATEGORY I DECIDUOUS TREE
- CATEGORY II DECIDUOUS TREE
- CATEGORY III EVERGREEN TREE
- CATEGORY IV EVERGREEN TREE
- CATEGORY V EVERGREEN TREE
- SHRUB
- CATEGORY VI DECIDUOUS TREE (OTHER THAN PINES/LVS)
- TRANSITIONAL SCREENING AREA 2
- REFORESTATION AREA. TREES SHOWN TO BE COMPRISED OF NATIVE SPECIES.
- MAP OF SPECIES AT LEAST 50% EVERGREEN AT MINIMUM OF 8' ON CENTER TO BE SELECTED FROM THE FOLLOWING:
 UMBRELLA PINE
 JAPANESE CEDAR
 RED OAK
 BLACK OAK
 WHITE OAK
 VIRGINIA LARCH
 HYDRANGEA ARBORESCENS



1 LANDSCAPE PLAN
1"=30'



LSG LANDSCAPE ARCHITECTURE
1819 GALLOWAY ROAD, SUITE 110
VIRGINIA, VIRGINIA 22102
703-821-2043

rlps architects
388 VALLTUBROOK DRIVE,
LANCASTER, PA 17601
717-560-8801



SILAS BURKE PROPERTY

9817 BURKE LAKE ROAD

SPRINGFIELD, FAIRFAX COUNTY, VA
REVISIONS

No.	Description	Date
1	County Resubmitted	April 23, 2015
2	County Resubmitted	March 18, 2015
3	County Resubmitted	March 8, 2015
4	County Resubmitted	December 18, 2014
5	County Resubmitted	October 20, 2014

LANDSCAPE PLAN & NOTES

Project Number: 14110
Scale: 1"=30'
Drawn By: AB
Checked By: MG, DN
Date: 12/18/2014
Sheet No. L-1

TRANSITIONAL SCREENING AREA A (NORTH)					TRANSITIONAL SCREENING AREA B (EAST)					TRANSITIONAL SCREENING AREA C (SOUTH)					TRANSITIONAL SCREENING AREA D (WEST)				
TREE	QUANTITY	STOCK SIZE (Height/Caliper)	18 YEAR TREE CANOPY SF.	SUBTOTAL	TREE	QUANTITY	STOCK SIZE (Height/Caliper)	18 YEAR TREE CANOPY SF.	SUBTOTAL	TREE	QUANTITY	STOCK SIZE (Height/Caliper)	18 YEAR TREE CANOPY SF.	SUBTOTAL	TREE	QUANTITY	STOCK SIZE (Height/Caliper)	18 YEAR TREE CANOPY SF.	SUBTOTAL
PRESERVED FOREST STAND					PRESERVED FOREST STAND					PRESERVED FOREST STAND					PRESERVED FOREST STAND				
35' WIDE PRESERVED FOREST STRIP SF	N/A	N/A	N/A	0	35' WIDE PRESERVED FOREST STRIP SF	N/A	N/A	N/A	22,795	35' WIDE PRESERVED FOREST STRIP SF	N/A	N/A	N/A	1575	35' WIDE PRESERVED FOREST STRIP SF	N/A	N/A	N/A	0
CATEGORY II DECIDUOUS TREES					CATEGORY II DECIDUOUS TREES					CATEGORY II DECIDUOUS TREES					CATEGORY II DECIDUOUS TREES				
Ampelodesmos laevis					Ampelodesmos laevis					Ampelodesmos laevis					Ampelodesmos laevis				
Cornus canadensis	7	3"	125	875	Cornus canadensis	12	3"	125	1500	Cornus canadensis	5	3"	125	625	Cornus canadensis	13	3"	125	1625
Halestia carolina					Halestia carolina					Halestia carolina					Halestia carolina				
Prunus x incana 'Oltama'					Prunus x incana 'Oltama'					Prunus x incana 'Oltama'					Prunus x incana 'Oltama'				
CATEGORY IV DECIDUOUS TREE					CATEGORY IV DECIDUOUS TREE					CATEGORY IV DECIDUOUS TREE					CATEGORY IV DECIDUOUS TREE				
Platanus acerifolia 'Woodgold'	6	3"	250	1500	Platanus acerifolia 'Woodgold'	3	3"	250	750	Platanus acerifolia 'Woodgold'	7	3"	250	1750	Platanus acerifolia 'Woodgold'	4	3"	250	1000
Quercus phellos					Quercus phellos					Quercus phellos					Quercus phellos				
Ulmus americana 'Valley Forge'					Ulmus americana 'Valley Forge'					Ulmus americana 'Valley Forge'					Ulmus americana 'Valley Forge'				
CATEGORY I EVERGREEN TREE					CATEGORY I EVERGREEN TREE					CATEGORY I EVERGREEN TREE					CATEGORY I EVERGREEN TREE				
Ilex x altissima 'Foster'	14	1"	40	560	Ilex x altissima 'Foster'	20	1"	40	1160	Ilex x altissima 'Foster'	30	1"	40	1200	Ilex x altissima 'Foster'	3	1"	40	120
Juniperus virginiana 'Witcham Senny'					Juniperus virginiana 'Witcham Senny'					Juniperus virginiana 'Witcham Senny'					Juniperus virginiana 'Witcham Senny'				
Thuja occidentalis 'Wilgry'					Thuja occidentalis 'Wilgry'					Thuja occidentalis 'Wilgry'					Thuja occidentalis 'Wilgry'				
CATEGORY II EVERGREEN TREE					CATEGORY II EVERGREEN TREE					CATEGORY II EVERGREEN TREE					CATEGORY II EVERGREEN TREE				
Chamaecyparis thyoides	20	1"	125	2500	Chamaecyparis thyoides	12	1"	125	1500	Chamaecyparis thyoides	16	1"	125	2000	Chamaecyparis thyoides	5	1"	125	625
Ilex opaca					Ilex opaca					Ilex opaca					Ilex opaca				
Juniperus virginiana					Juniperus virginiana					Juniperus virginiana					Juniperus virginiana				
CATEGORY IV EVERGREEN TREE					CATEGORY IV EVERGREEN TREE					CATEGORY IV EVERGREEN TREE					CATEGORY IV EVERGREEN TREE				
Magnolia grandiflora	30	2"	200	2000	Magnolia grandiflora	0	2"	200	0	Magnolia grandiflora	11	2"	250	2750	Magnolia grandiflora	3	2"	250	500
Pinus taeda					Pinus taeda					Pinus taeda					Pinus taeda				
Pinus virginiana					Pinus virginiana					Pinus virginiana					Pinus virginiana				
BUFFER LENGTH LF					BUFFER LENGTH LF					BUFFER LENGTH LF					BUFFER LENGTH LF				
TREE CANOPY COVERAGE REQUIRED SF			770.0		TREE CANOPY COVERAGE REQUIRED SF			500.0		TREE CANOPY COVERAGE REQUIRED SF			500.0		TREE CANOPY COVERAGE REQUIRED SF			13,143	
TREE CANOPY COVERAGE PROVIDED SF			6,972		TREE CANOPY COVERAGE PROVIDED SF			13,126		TREE CANOPY COVERAGE PROVIDED SF			8,900		TREE CANOPY COVERAGE PROVIDED SF			8,172	
TOTAL EVERGREEN TREES			44		TOTAL EVERGREEN TREES			41		TOTAL EVERGREEN TREES			57		TOTAL EVERGREEN TREES			15	
TOTAL DECIDUOUS TREES			13		TOTAL DECIDUOUS TREES			12		TOTAL DECIDUOUS TREES			12		TOTAL DECIDUOUS TREES			17	
TOTAL TREES			57		TOTAL TREES			53		TOTAL TREES			69		TOTAL TREES			32	
EVERGREEN PERCENT OF TOTAL TREES			77%		EVERGREEN PERCENT OF TOTAL TREES			82%		EVERGREEN PERCENT OF TOTAL TREES			82%		EVERGREEN PERCENT OF TOTAL TREES			27%	
TOTAL SHRUBS PROVIDED			113		TOTAL SHRUBS PROVIDED			0		TOTAL SHRUBS PROVIDED			138		TOTAL SHRUBS PROVIDED			113	
TOTAL SHRUBS REQUIRED			113		TOTAL SHRUBS REQUIRED			0		TOTAL SHRUBS REQUIRED			102		TOTAL SHRUBS REQUIRED			150	

1 TRANSITIONAL SCREENING 2 CALCULATIONS

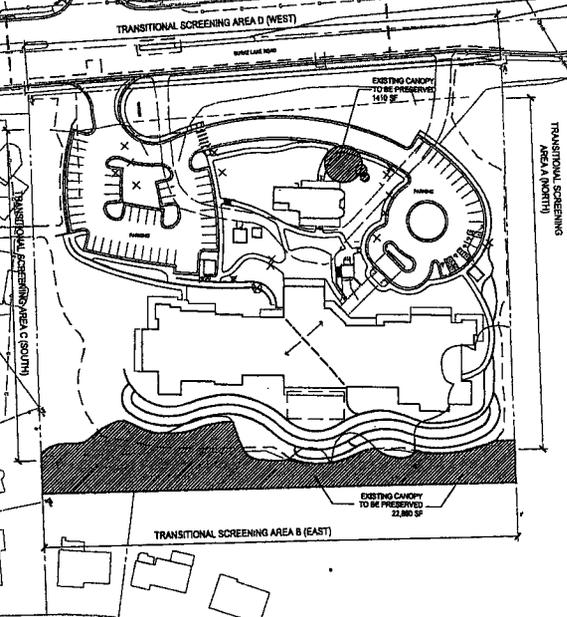
BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	TYPE	SPACING	REMARKS	CANOPY COVERAGE	SUBTOTALS SF
CATEGORY II DECIDUOUS TREES								
Ampelodesmos laevis	Allegheny serviceberry		1" CAL.	B&B	AS SHOWN	MATCHED SPECIMENS, 3-5 STEMS		
Cornus canadensis	Eastern redbud		3" CAL.	B&B	AS SHOWN	MATCHED SPECIMENS, 3-5 STEMS		
Halestia carolina	Carolina silverbell		3" CAL.	B&B	AS SHOWN	MATCHED SPECIMENS		
Prunus x incana 'Oltama'	Oltama cherry	64	3" CAL.	B&B	AS SHOWN	MATCHED SPECIMENS	125	8,000
CATEGORY IV DECIDUOUS TREE								
Platanus acerifolia 'Woodgold'	'Woodgold' London planetree		3" CAL.	B&B	AS SHOWN	MATCHED SPECIMENS		
Quercus phellos	White oak		3" CAL.	B&B	AS SHOWN	MATCHED SPECIMENS		
Ulmus americana 'Valley Forge'	'Valley Forge' American elm	47	3" CAL.	B&B	AS SHOWN	MATCHED SPECIMENS	250	11,750
CATEGORY I EVERGREEN TREE								
Ilex x altissima 'Foster'	Foster's holly		1" CAL.	B&B	AS SHOWN	FULL MATCHED SPECIMENS		
Juniperus virginiana 'Witcham Senny'	'Witcham Senny' eastern redcedar		1" CAL.	B&B	AS SHOWN	FULL MATCHED SPECIMENS		
Thuja occidentalis 'Wilgry'	Dark green American arborvitae	92	1" CAL.	B&B	AS SHOWN	MATCHED SPECIMENS	40	3,680
CATEGORY II EVERGREEN TREE								
Chamaecyparis thyoides	Atlantic white cedar		1" CAL.	B&B	AS SHOWN	FULL MATCHED SPECIMENS		
Ilex opaca	American holly	68	1" CAL.	B&B	AS SHOWN	FULL MATCHED SPECIMENS		
Juniperus virginiana	Eastern redcedar		1" CAL.	B&B	AS SHOWN	MATCHED SPECIMENS	125	8,500
CATEGORY IV EVERGREEN TREE								
Magnolia grandiflora	Southern magnolia		2" CAL.	B&B	AS SHOWN	FULL MATCHED SPECIMENS		
Pinus taeda	Virginia pine		2" CAL.	B&B	AS SHOWN	FULL MATCHED SPECIMENS		
Pinus virginiana	Longleaf pine	36	2" CAL.	B&B	AS SHOWN	MATCHED SPECIMENS	250	5,000
SHRUBS								
Ilex verticillata	American dogwood		CONT.	AS SHOWN	FULL AND DENSE			
Ilex opaca	Holly		CONT.	AS SHOWN	FULL AND DENSE			
Ilex meserveae	Chinese holly		CONT.	AS SHOWN	FULL AND DENSE			
Prunus laurocerasus	Cherry laurel		CONT.	AS SHOWN	FULL AND DENSE			
Rhododendron catawbiense	Catawba rhododendron		CONT.	AS SHOWN	FULL AND DENSE			
Thuja occidentalis	Thuja	369	CONT.	AS SHOWN	FULL AND DENSE		N/A	N/A
TOTAL								43,930

2 PLANT LIST & TREE CANOPY CALCULATION

NOTE: TOTALS INCLUDE PLANTS SHOWN IN 1

3 INTERIOR PARKING LOT LANDSCAPE

TREE	QUANTITY	STOCK SIZE (Height/Caliper)	18 YEAR TREE CANOPY SF.	TREE CANOPY SUBTOTAL
Interior Parking Lot Landscape				
Total Parking Area (SF)				37,265
Interior Parking Lot Landscaping Provided (SF)				3,899
Interior Parking Lot Landscaping Required (SF)				3,300
CATEGORY IV DECIDUOUS TREE				
Quercus phellos	8	3"	250	2000
Quercus bicolor				



4 TREE CANOPY TO BE PRESERVED



SILAS BURKE PROPERTY

9617 BURKE LAKE ROAD

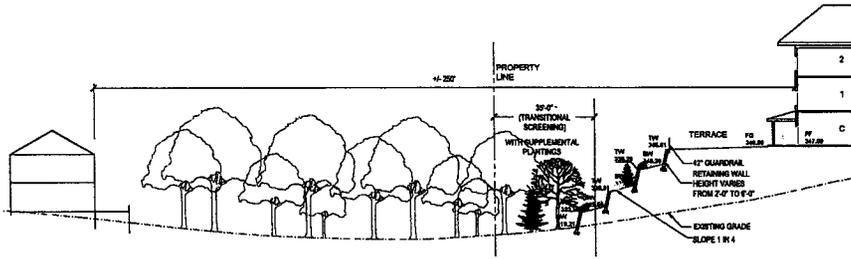
SPRINGFIELD, FAIRFAX COUNTY, VA

REVISIONS

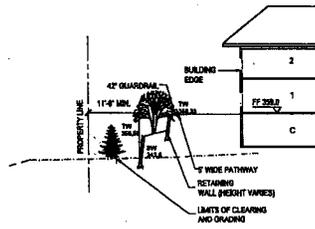
No.	Description	Date
5	County Residential	April 23, 2015
4	County Residential	March 18, 2015
3	County Residential	March 8, 2015
2	County Residential	December 18, 2014
1	County Residential	October 28, 2014

LANDSCAPE CALCULATIONS

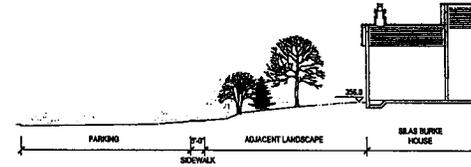
Project Number: 14118
 Scale:
 Drawn By: AS
 Checked By: MG, DK
 Date: 12/19/2014
 Sheet No. L-2



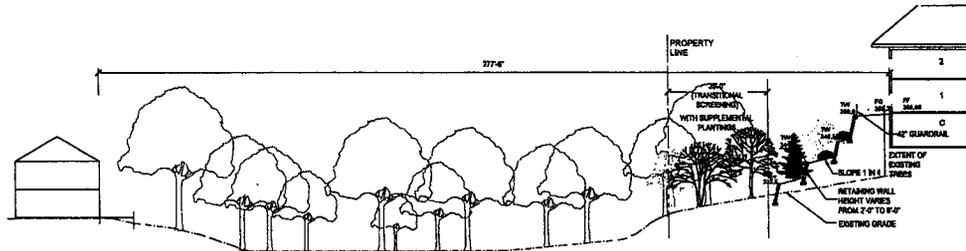
2 SECTION C
1"=20'



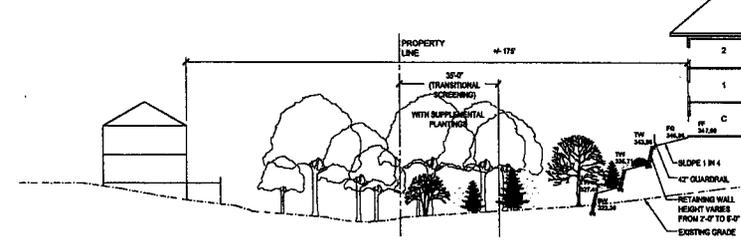
1 SECTION A
1"=20'



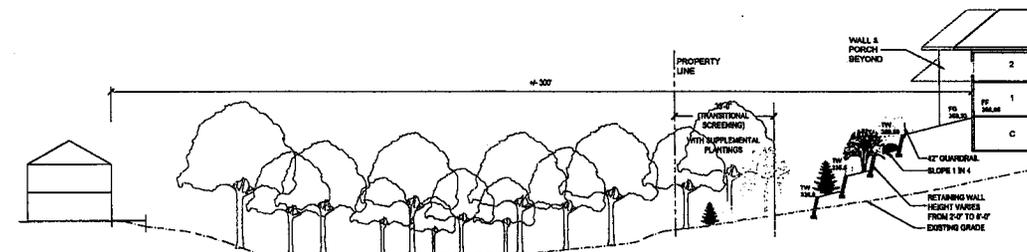
7 SECTION H
1"=20'



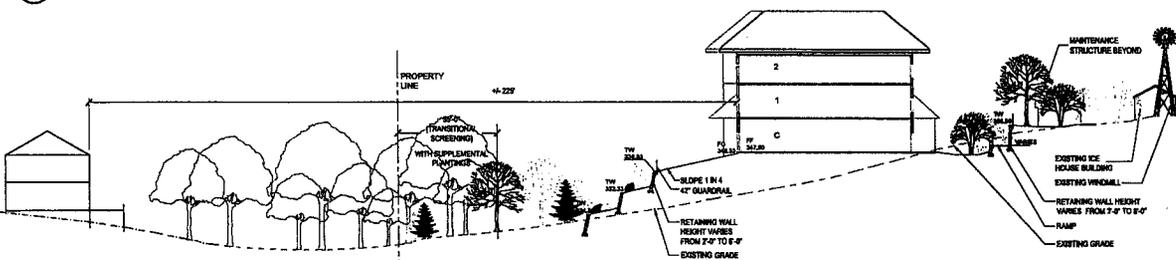
3 SECTION D
1"=20'



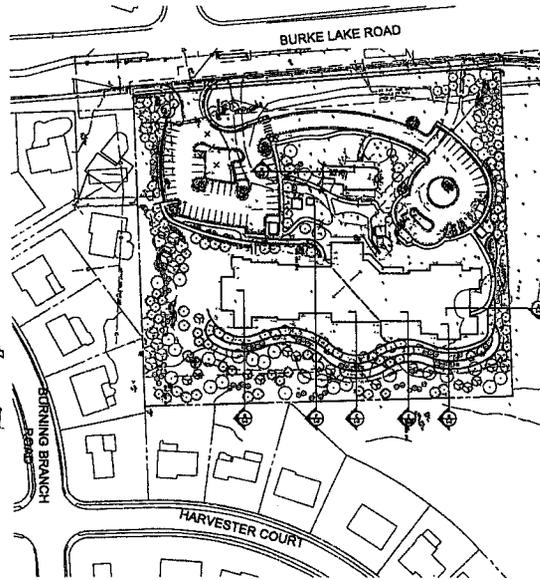
6 SECTION G
1"=20'



4 SECTION E
1"=20'



5 SECTION F
1"=20'



7 KEY PLAN



LSG LANDSCAPE ARCHITECTURE
1818 GALLOWAY ROAD, SUITE 110
VERNA, VIRGINIA 22182
703-821-2943



255 VALLEYBROOK DRIVE,
LANCASTER, PA 17601
717-550-8801



SILAS BURKE PROPERTY

9617 BURKE LAKE ROAD

SPRINGFIELD, FAIRFAX COUNTY, VA

REVISIONS

No.	Description	Date
2	County Resubmittal	April 23, 2015
4	County Resubmittal	March 18, 2015
3	County Resubmittal	March 6, 2015
2	County Resubmittal	December 19, 2014
1	County Resubmittal	October 26, 2014

SECTIONS

Project Number:	14110
Scale:	
Drawn By:	AB
Checked By:	MG, DH
Date:	12/18/2014
Sheet No.:	L-3



August 19, 2014

**Property of
Suzanne S. Fowler
Deed Book 14805, Page 1212
Fairfax, County, Virginia**

Being all of the property acquired by Suzanne S. Fowler as recorded in Deed Book 14805 at Page 1212, among the Land Records of Fairfax County, Virginia and being more particularly described as follows:

Beginning for the same at an iron pipe found (held) on the easterly right-of-way line of Burke Lake Road-State Route 645, right-of-way varies, said point also being the southwesterly most corner of the said Suzanne S. Fowler property; thence running with the said easterly right-of-way line of Burke Lake Road the following two (2) courses and distances

1. North 24° 03' 44" East, 463.76 feet to a point, thence
2. North 31° 00' 14" East, 36.91 feet to an iron pipe found (held); thence running with the common property lines of Cardinal Glen, Section 3 recorded in Deed Book 4380 at Page 565, among the aforementioned Land Records the following three (3) courses and distances
3. South 63° 05' 49" East, 440.05 feet to a point, thence
4. South 26° 54' 11" West, 500.00 feet to an iron pipe found (held); thence
5. North 63° 05' 49" West, 419.70 feet to the point of beginning and containing 215,972 square feet or 4.95803 acres of land more or less

RECEIVED
Department of Planning & Zoning

AUG 21 2014

Zoning Evaluation Division