ENCLAVE OF BURKE

GENERALIZED DEVELOPMENT PLAN

SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA
JANUARY, 2013
REVISED MAY 22, 2013

VICINITY MAP
SCALE: 1" = 2,000'

OWNER

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

APPLICANT/ CONTRACT PURCHASER

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

ATTORNEY/AGENT

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

SHEET INDEX

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15	SIGHT DISTANCE

ENGINEER/LANDSCAPE ARCHITECT/PLANNER

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

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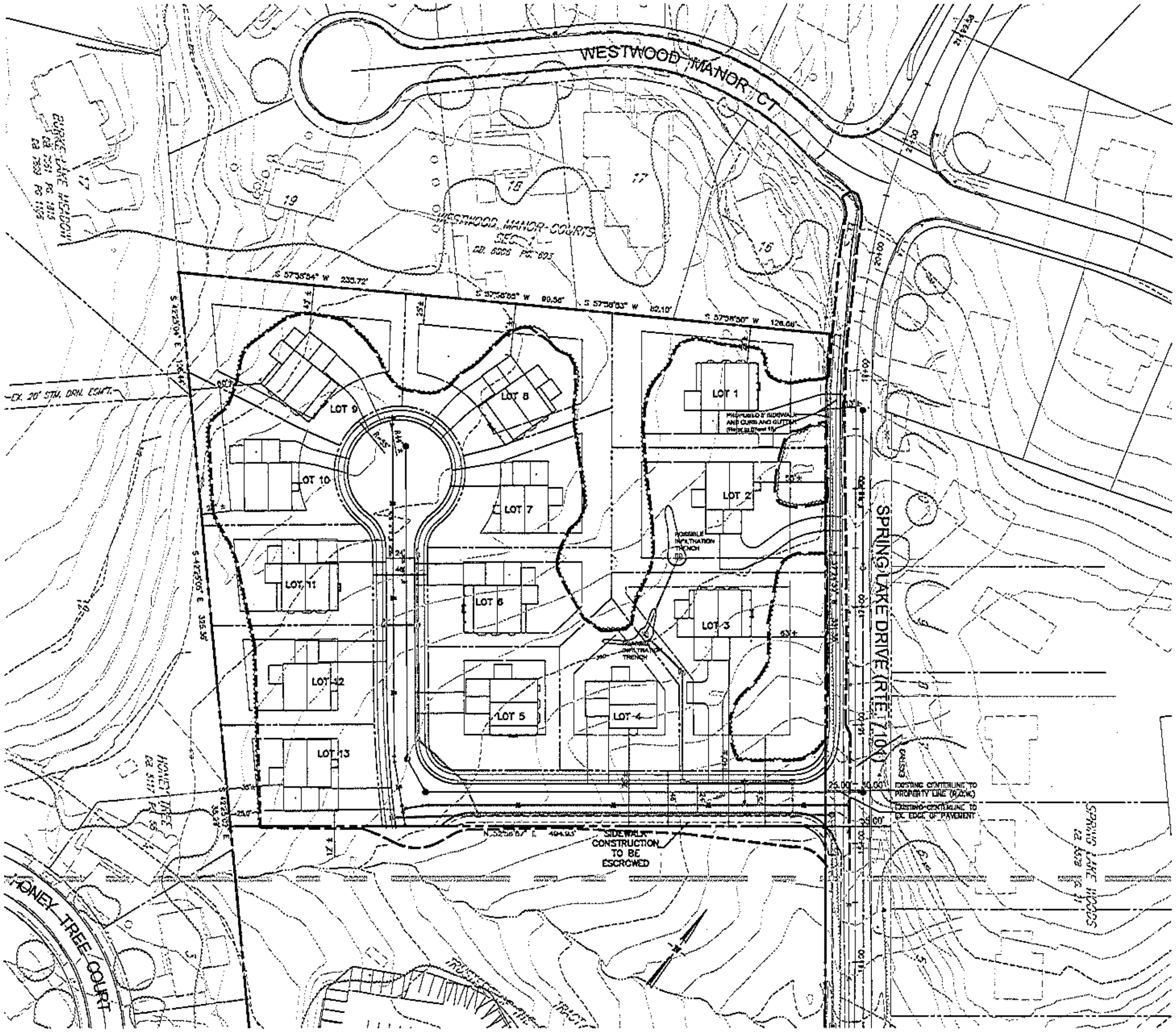
PROJECT # 11562.01



LEGEND:

(symbol)	EXISTING BUILDING
ENTIRE SITE IS WOODED	EXISTING TREELINE
(symbol)	PROPOSED TREELINE
(symbol)	LIMITS OF CLEARING AND GRADING

SITE TABULATIONS:

GROSS SITE AREA (G.S.A.):	230,312 s.f.± or 5.28 Ac.±
EXISTING ZONE:	R-1
PROPOSED ZONE:	R-3
MINIMUM LOT AREA REQUIRED:	10,500 s.f.
MINIMUM LOT AREA PROVIDED:	10,500 s.f.
AVERAGE LOT AREA REQUIRED:	11,500 s.f.
AVERAGE LOT AREA PROVIDED:	14,010 s.f.±
PROPOSED DENSITY:	2.46 DU/AC
MAXIMUM LOTS ALLOWED:	15
MAXIMUM LOTS PROVIDED:	13
MAXIMUM BUILDING HEIGHT:	35'
YARD SETBACK REQUIREMENTS:	
FRONT YARD:	30'
SIDE YARD:	12'
REAR YARD:	25'
MINIMUM LOT WIDTH (INTERIOR):	80'
MINIMUM LOT WIDTH (CORNER):	105'
PARKING REQUIRED:	26 (2 SPACES PER HOUSE)
PARKING PROVIDED:	52 (2 SPACES IN GARAGE & 2 SPACES IN DRIVEWAY PER HOUSE)

NOTE: SEE SHEET 15 (SIGHT DISTANCE) FOR SIDEWALK AND CURB IMPROVEMENTS

SCALE: 1" = 40'

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GENERALIZED DEVELOPMENT PLAN

ENCLAVE OF BURKE

SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA

BC REVISIONS	MAY 22, 2013
APPLICANT:	
DESIGNED BY: PLR	
DRAFTED BY: CAD	
CHECKED BY: PLR	
DATE: JANUARY 2013	
SCALE: HOR. 1" = 40' VERT. N/A	
SHEET 2 OF 15	
CO. NO.	
CAD NAME: 0113620DP	
LAYOUT: GDP	
FILE NO. 11062.01-00	

GENERAL NOTES:

1. THE PROPERTY DELINEATED ON THIS GENERALIZED DEVELOPMENT (GDP) IS IDENTIFIED ON FAIRFAX COUNTY TAX MAP 88-1-((2)), PARCEL B, AND IS ZONED R-1.

2. THE PROPERTY DELINEATED HEREON IS BASED ON DEEDS OF RECORD AND ADJACENT INFORMATION AND IS NOT A FIELD SURVEY. MERIDIAN BASED ON ADJACENT VCS 27 DATUM CONVERTED TO VCS 83 AND HAS NOT BEEN VERIFIED.

3. THE TOPOGRAPHIC INFORMATION SHOWN ON THIS GDP IS OBTAINED FROM BC CONSULTANTS, AIR FLOWN AND COMPILED AT 2' INTERVALS.

4. THE PROPERTY SHOWN ON THIS GDP IS IN THE SPRINGFIELD MAGISTERIAL DISTRICT, LOWER POTOMAC SANITARY SEWER SHED AND THE POHICK CREEK WATERSHED.

5. TO THE BEST OF OUR KNOWLEDGE THIS DEVELOPMENT IS IN CONFORMANCE WITH THE FAIRFAX COUNTY COMPREHENSIVE PLAN AND WILL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, EXCEPT FOR THE FOLLOWING:
   1) WE ARE HEREBY REQUESTING A WAIVER IN AGREEMENT WITH THE CALVARY CHRISTIAN CHURCH TO HAVE STORMWATER MANAGEMENT FACILITIES LOCATED OFFSITE. AS SHOWN ON THE DRAWINGS.

6. ACCORDING TO THE FAIRFAX COUNTY-COUNTYWIDE TRAILS PLAN (ADOPTED BY THE BOARD OF SUPERVISORS ON JUNE 17, 2002) THERE IS NO TRAILS REQUIREMENT.

7. THE FAIRFAX COUNTY WATER AUTHORITY IS THE PUBLIC WATER SUPPLY AGENCY FOR THIS DEVELOPMENT. THE COUNTY OF FAIRFAX IS THE SANITARY SEWER SUPPLY AGENCY FOR THIS DEVELOPMENT.

8. THERE ARE NO EXISTING UTILITY EASEMENTS ON THE SITE.

9. THERE ARE NO KNOWN GRAVES OR PLACES OF BURIAL ON SITE.

10. THE PROPOSED LIMITS OF CLEARING AND GRADING ARE AS SHOWN ON THIS GDP. THESE LIMITS ARE APPROXIMATE AND SUBJECT TO ADJUSTMENT AT THE TIME OF FINAL GRADING, ENGINEERING AND LOCATION OF PROPOSED UTILITIES. WHERE THE LIMITS OF CLEARING AND GRADING ARE SHOWN ADJACENT TO A PROPERTY LINE, IT SHOULD BE ASSUMED THAT THE LIMITS EXTEND TO THE PROPERTY LINE.

11. PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE.

12. THE PROPERTY IS LOCATED WITHIN THE MIDDLE RUN COMMUNITY PLANNING SECTOR (PS) OF THE POHICK PLANNING DISTRICT (AREA III) OF THE COMPREHENSIVE PLAN AND IS PLANNED FOR RESIDENTIAL 2-3 du/ac

13. IT IS UNDERSTOOD THAT ADDITIONAL SITE FEATURES SUCH AS BENCHES, WALKWAYS, FLAGPOLES, TRELLISES, WATER FOUNTAINS OR FEATURES, SIGNS, WALLS, FENCES, LIGHT STANDARDS AND/OR UTILITY MAINTENANCE STRUCTURES NOT REPRESENTED ON THIS GDP MAY BE PROVIDED AS LONG AS THE RESULTANT PROPOSED DEVELOPMENT IS IN SUBSTANTIAL CONFORMANCE WITH THAT REPRESENTED ON THIS GDP. ALL SIGNS WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 12 OF THE ZONING ORDINANCE.

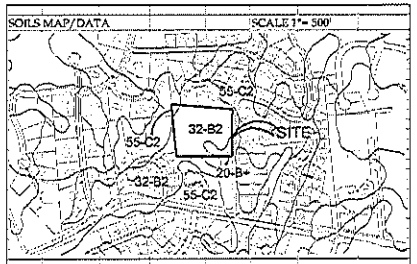
18-202 GENERALIZED DEVELOPMENT PLAN COMMENTS:

1. APPLICATION TO BE SUBMITTED SEPARATELY.
2. A. PROPERTY LINE INFORMATION AS SHOWN ON PLAN.
   B. REFER TO THE SITE TABULATIONS FOR OVERALL SITE AREA.
   C. SCALE AND NORTH ARROW AS SHOWN ON PLAN.
   D. THERE ARE NO EXISTING STRUCTURES ON THE SITE.
   E. EXISTING STREET INFORMATION AS SHOWN ON PLAN.
   F. SEAL AND SIGNATURE ARE SHOWN ON PLAN.
3. LEGAL DESCRIPTIONS AND REZONING PLATS TO BE SUBMITTED SEPARATELY.
4. FAIRFAX COUNTY ZONING MAP (1"=500') WITH SITE HIGHLIGHTED IN RED TO BE SUBMITTED SEPARATELY.
5. FOR RESIDENTIAL DEVELOPMENTS-FAIRFAX COUNTY SOIL IDENTIFICATION MAP SEE SHEET 3.
6. AFFADAVIT TO BE SUBMITTED SEPARATELY.
7. APPLICATION TO BE SUBMITTED SEPARATELY.
8. N/A
9. STATEMENT OF JUSTIFICATION TO BE SUBMITTED SEPARATELY.
10. FOR REZONING APPLICATIONS TO AN R, C OR I DISTRICT THIS GDP SHALL SHOW THE FOLLOWING INFORMATION:
    A. SCALE AND NORTH ARROW AS SHOWN ON PLAN.
    B. REFER TO THE SITE TABULATIONS AND/OR PLAN FOR PROPOSED STRUCTURE INFORMATION.
    C. PROPOSED CIRCULATION AS SHOWN ON PLAN. SEE GENERAL NOTE #5.
    D. NO COMMON OPEN SPACE PROPOSED.
    E. PROPOSED SANITARY SEWER SHOWN ON PLAN.
    F. REFER TO STORM WATER MANAGEMENT SHEETS. REFER TO GENERAL NOTE 8.
    G. REFER TO GENERAL NOTE 8.
    H. REFER TO SITE TABULATIONS FOR PARKING CALCULATIONS.
    I. TOPOGRAPHY AS SHOWN ON PLAN. SEE GENERAL NOTE 3.
    J. AREAS OF TREE PRESERVATION ARE SHOWN ON PLAN.
    K. DIMENSIONS OF BUILDING SETBACK AND SUPPLEMENTAL TREE PLANTINGS ARE SHOWN ON PLAN.
    L. NO EXISTING STRUCTURES ON SITE.
    M. G.F.A. AND F.A.R ARE NOT APPLICABLE.
    N. N/A
    N. REFER TO SITE TABULATIONS FOR THE NUMBER OF UNITS AND DENSITY. NO OPEN SPACE IS REQUIRED OF PROPOSED.
    P. ANY AND ALL PUBLIC IMPROVEMENTS AS SHOWN ON PLAN.
    Q. DEVELOPMENT SCHEDULE TO BE DETERMINED AS MARKET CONDITIONS ALLOW.
    R. NO EQC, RPA, OR FLOODPLAIN EXISTS ON THE SITE.
    S. EXISTING AND PROPOSED ROADS AS SHOWN ON PLAN.
    T. EXISTING VEGETATION MAP (EVM) PROVIDED ON SHEET 4. PROPOSED LANDSCAPE PLAN PROVIDED ON SHEET 5.
    U. THERE ARE NO KNOWN GRAVES OR PLACES OF BURIAL ON SITE.
    V. OWNER
       TRUSTEES OF THE CALVARY CHRISTIAN CHURCH
       9800 OLD KEENE MILL ROAD
       BURKE, VA 22015
       DB. 4017 PG. 38
       TAX MAP IDENTIFICATION:

TAX LD. NO.	PARCEL #
88-1-((2))	B

11. THIS DEVELOPMENT IS IN CONFORMANCE WITH THE FAIRFAX COUNTY COMPREHENSIVE PLAN WHICH WHICH RECOMMENDS RESIDENTIAL DEVELOPMENT AT 2/3 DU/AC.
12. THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON SITE.
13. THIS DEVELOPMENT SHALL CONFORM TO PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS, WITH THE EXCEPTION OF GENERAL NOTE #5.
14. N/A AT THIS TIME.
15. N/A
16. N/A
17. APPLICATION FEE TO BE SUBMITTED SEPARATELY.

SOILS MAP/DATA — SCALE 1"= 500'

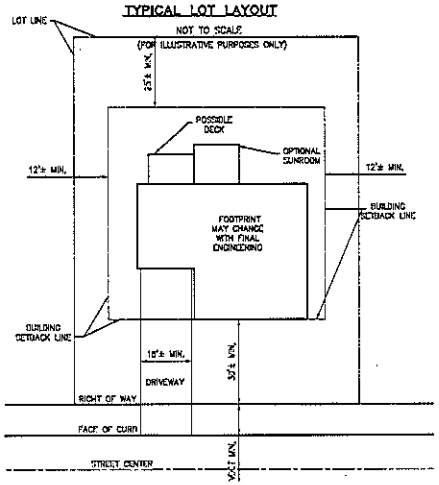


SOIL LD. NUMBER	NAME	FOUNDATION SUPPORT	SUBGRADE DRAINAGE	SLOPE STABILITY	SHALLOW WELL	CONTAMINATION APPROPRIATE	NATURAL PROBLEM CLASS
55	OLENELG	GOOD	GOOD	GOOD	SEVERE	NO	C
32	FAIRFAX (SILL)	GOOD-P	FAIR-P	GOOD	GOOD	SEVERE	II
20	MEADOWVILLE	FAIR-G,W	MARGINAL-W	GOOD	MODERATE	B	B

TYPICAL LOT LAYOUT

NOT TO SCALE

(FOR ILLUSTRATIVE PURPOSES ONLY)



TYPICAL UNIT ELEVATIONS

(FOR ILLUSTRATIVE PURPOSES ONLY)

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COMMONWEALTH OF VIRGINIA — PETER L. RICE — LIC. No. 38

GENERAL NOTES AND COMMENTS
GENERALIZED DEVELOPMENT PLAN

ENCLAVE OF BURKE

SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA

REVISIONS	
MAY 22, 2013	APPLICANT

DESIGNED BY: PLR
DRAFTED BY: CAD
CHECKED BY: PLR
DATE: JANUARY 2013
SCALE: HOR. N/A VERT. N/A
SHEET 3 OF 15
CD. NO.
CAD NAME: 011562NOT
LAYOUT: GDP
FILE NO. 11562.01-00

EXISTING VEGETATION MAP LEGEND:

COVER TYPE 2 (UPLAND FOREST)
THIS COVER TYPE REPRESENTS THE EXISTING PRE-DEVELOPMENT TREE CANOPY.

EXISTING VEGETATION MAP SUMMARY AND NARRATIVE:

COVER TYPE NO.	COVER TYPE DESIGNATION	SUCCESSIONAL STAGE	HEALTH AND CONDITION	AREA (Ac.±)	NARRATIVE
2	UPLAND FOREST	N/A	N/A	5.26 AC. ±	UPLAND HARDWOODS: OAK, HICKORY AND YELLOW-POPLAR UPLAND SOFTWOODS: VIRGINIA PINE

40' 20' 0' 40' 80'
SCALE: 1"= 40'

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(703)449-8100 (703)449-8103 (Fax)
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COMMONWEALTH OF VIRGINIA
PETER L. BACH
LIC. NO. 383
REGISTERED PROFESSIONAL ENGINEER

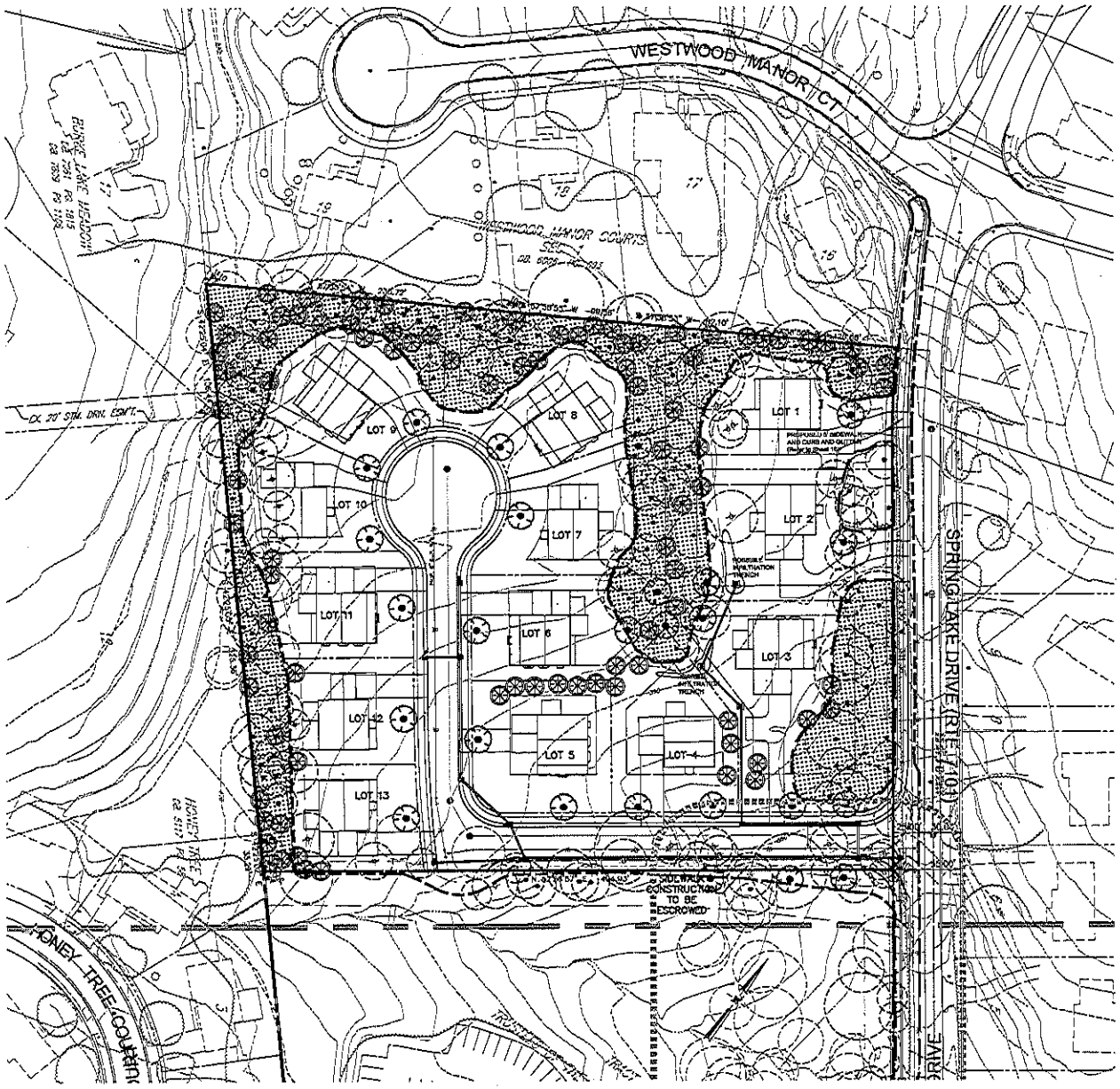
EXISTING VEGETATION MAP
GENERALIZED DEVELOPMENT PLAN

ENCLAVE OF BURKE

SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA

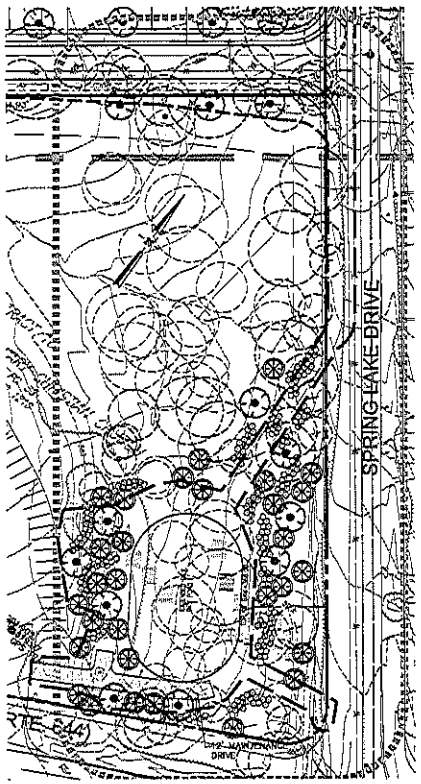
BY	REVISIONS	DATE	APPROVED
		MAY 22, 2013	

DESIGNED BY: PLR
DRAFTED BY: CAD
CHECKED BY: PLR
DATE: JANUARY 2013
SCALE: HOR. 1"= 40'
VERT. N/A
SHEET 4 OF 15
CO. NO.
CAD NAME: 011562VM
LAYOUT: EVM
FILE NO. 11562.01-00



LEGEND:

- CATEGORY IV (2" CAL.) DECIDUOUS (OVERSTORY) TREES
- CATEGORY II (5' HT.) EVERGREEN (UNDERSTORY) TREES
- SHRUB PLANTINGS
- POST DEVELOPMENT 10-YEAR TREE CANOPY CREDIT AREA (49,500 s.f.±)
- EXISTING BUILDING
- ENTIRE SITE IS WOODED — EXISTING TREELINE
- PROPOSED TREELINE
- LIMITS OF CLEARING AND GRADING



THIS PLAN FOR LANDSCAPING PURPOSES ONLY

40' 20' 0' 40' 80'
SCALE: 1"= 40'

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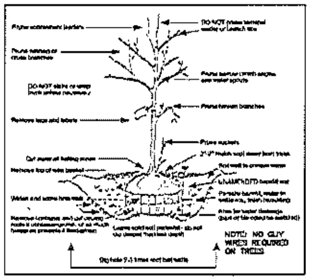
COMMONWEALTH OF VIRGINIA
PETER L. BRIE
Lic. No. 388
LANDSCAPE ARCHITECT

LANDSCAPE PLAN
GENERALIZED DEVELOPMENT PLAN

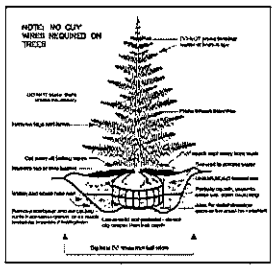
ENCLAVE OF BURKE

SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA

BC REVISIONS	MAY 22, 2013
APPLICANT:	
DESIGNED BY: PLR	
DRAFTED BY: CAD	
CHECKED BY: PLR	
DATE: JANUARY 2013	
SCALE: HOR. 1"= 40' VERT. N/A	
SHEET 5 OF 15	
CO. NO.	
CAD NAME: C11582LSC	
LAYOUT: LSC	
FILE NO. 11582.01-00	



1/6 TREE PLANTING GUIDELINE
NOT TO SCALE
12A-Tree Planting-VA



2/6 EVERGREEN PLANTING GUIDELINE
NOT TO SCALE
12A-Tree Planting-VA

PLANT LIST:

DECIDUOUS OVERSTORY TREES					
Category	Total Quantity	Height	Caliper	10 Yr. Tree Canopy (s.f.)	Total 10 Yr. Tree Canopy (s.f.)
IV	22		2"-2½" cal.	200	4,400
		Total Overstory Trees		Subtotal	4,400
EVERGREEN TREES					
	61	6'-8'		75	6,825
		Total Evergreen Trees		Subtotal	6,825

TRANSITIONAL SCREENING AND BARRIER SUMMARY :

SUMMARY PROVIDED FOR INFORMATIONAL PURPOSES.

EXISTING USE (SITE): VACANT

NORTHERN BOUNDARY (WESTWOOD MANOR):

NO TRANSITIONAL SCREENING OR BARRIERS ARE REQUIRED. ADJACENT USE IS ALSO SINGLE FAMILY DETACHED DWELLINGS.

EASTERN BOUNDARY (ACROSS SPRING LAKE ROAD):

NO TRANSITIONAL SCREENING OR BARRIERS ARE REQUIRED. ADJACENT USE IS ALSO SINGLE FAMILY DETACHED DWELLINGS.

SOUTHERN BOUNDARY:

NO TRANSITIONAL SCREENING OR BARRIERS ARE REQUIRED. ADJACENT USE IS CALVARY CHRISTIAN CHURCH.

WESTERN BOUNDARY:

NO TRANSITIONAL SCREENING OR BARRIERS ARE REQUIRED. ADJACENT USE IS ALSO SINGLE FAMILY DETACHED DWELLINGS.

10-YEAR TREE CANOPY CALCULATIONS:

A	TREE PRESERVATION TARGET CALCULATIONS AND STATEMENT	Totals
A1	Predevelopment Area of Existing Tree Canopy	211,512
A2	Percentage of Gross Site Area Covered by Existing Tree Canopy (A1/B1)	78.1%
A3	Percentage of 10-Year Tree Canopy Required for the Site	25%
A4	Percentage of the 10-Year Tree Canopy Requirement That Should be Met Through Tree Preservation	100.0%
A5	Proposed Percentage of Canopy Requirement That Will be Met Through Tree Preservation (C10/B7)	[illegible]
A6	Has the Tree Preservation Target Minimum Been Met?	Yes
A7	If A6 is no, 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 §12-0507.3 along with a narrative that provides a site-specific explanation of why the Tree Preservation Target cannot be met. Provide sheet number where deviation request is located. The narrative shall be prepared in accordance with §12-0507.4.	N/A
B	TREE CANOPY REQUIREMENT	
B1	Identify Gross Site Area	270,712
B2	Subtract Area Dedicated to Parks, and Road Frontage	0
B3	Subtract Area of Exemptions	0
B4	Adjusted Gross Site Area (B1 - (B2+B3))	270,712
B5	Identify Site's Zoning and/or Use	R-1
B6	Percentage of 10-Year Tree Canopy Required	25%
B7	Area of 10-Year Tree Canopy Required (B4 x B6)	67,678
B8	Modification of 10-Year Tree Canopy Requirements Requested	No
B9	If B8 is Yes, Then List Plan Sheets Where Modification Request is Located	N/A
C	TREE CANOPY PRESERVATION	
C1	Tree Preservation Target Area (B7 x A4)	67,678
C2	Total Canopy Area Meeting Standards of §12-0400	49,500
C3	C2 x 1.25	61,875
C3.1	Total Canopy Area Meeting Standards of §12-0400 but Does Not Qualify for Bonus Multiplier	0
C3.2	C3.1 x 1.00	0
C4	Total Canopy Area Provided by Unique or Valuable Forest or Woodland Communities	0
C5	C4 x 1.5	0
C6	Total Canopy Area Provided by "Heritage," "Memorial," "Specimen," or "Street Trees"	0
C7	C6 x 1.5 to 3.0	0
C8	Canopy Area of Trees Within Resource Protection Areas and 100-Year Floodplains	0
C9	C8 x 1.0	0
C10	Totals of C3, C3.2, C5, C7 and C9	61,875
D	TREE PLANTING	
D1	Area of Canopy to be Met Through Tree Planting (B7-C10)	[illegible]
D2	Area of Canopy Planted for Air Quality Benefits	0
D3	D2 x 1.5	0
D4	Area of Canopy Planted for Energy Conservation	0
D5	D4 x 1.5	0
D6	Area of Canopy Planted for Water Quality Benefits	0
D7	D6 x 1.25	0
D8	Area of Canopy Planted for Wildlife Benefits	0
D9	D8 x 1.5	0
D10	Area of Canopy Provided by Native Species	0
D11	D10 x 1.5	0
D12	Area of Canopy Provided by Improved Cultivars and Varieties	0
D13	D12 x 1.25	0
D14	Area of Canopy Provided Through Tree Seedlings	0
D14.1	D14 x 1.0	0
D15	Area of Canopy Provided Through Native Shrubs or Woody Seed Mix	0
D15.1	D15 x 1.0	0
D16	Percentage of D14 Represented by D15 (D15/D14) Must not exceed 33% of D14	0
D16.1	Area of Canopy Planted With No Multiplier	11,225
D17	Total Canopy Area Provided Through Tree Planting (Totals of D3, D5, D7, D9, D11, D13, D14.1, D15.1 and D16.1)	11,225
D18	Is an Offsite Planting Relief Requested?	No
D19	Tree Bank or Tree Fund?	N/A
D20	Canopy Area Requested to be Provided Through Offsite Banking or Tree Fund	0
D21	Amount to be Deposited into the Tree Preservation and Planting Fund	0
E	TOTAL OF 10-YEAR TREE CANOPY PROVIDED	
E1	Total of Canopy Area Provided Through Tree Preservation (C10)	61,875
E2	Total of Canopy Area Provided Through Tree Planting (D17)	11,225
E3	Total of Canopy Area Provided Through Offsite Mechanism (D20)	0
E4	Total of 10-Year Tree Canopy Provided (Totals of E1, E2 and E3)	73,100

LANDSCAPE IMPLEMENTATION POLICY

URBAN FOREST MANAGEMENT
POLICY ON LANDSCAPE IMPLEMENTATION
January 1, 2009

This compilation of selected sections of the Public Facilities Manual is intended to summarize and clarify regulations pertaining to the implementation of landscape plans on development sites subject to review and inspection by the County. Included are regulations governing the most common areas of nonconformance experienced by staff in the course of conducting landscape inspections, and a brief summary of the policy regarding seasonal landscape deferrals.

Tree Species and Size

1. Trees and shrubs that are planted shall be of the species and size specified on the approved plans. There shall be no deviation from the approved sizes specified except as approved by Fairfax County Urban Forest Management (UFMD). (PFM 12-0705.1A)

2. All trees and shrubs shall meet the standards for size and quality specified in the American Association of Nurserymen's American Standard for Nursery Stock. (ANSI Z60.1-1996). See attachment 5 (PFM 12-0705.1B)

Species Substitutions

3. Species substitutions within the tree categories listed in Table 12.19 are generally accepted unless otherwise specified by proffered conditions, development conditions, special exceptions, or special permits. Any tree substitution shall also be in conformance with the following: (PFM 12-0705.1C)
   a. *Plant Diversity* - The use of substitutions shall not result in any species making up more than 35 percent of the total number of trees required to be planted on the site. (PFM 12-0514.1L)
   b. *Authorization* - A letter signed by the permittee shall be provided to UFMD acknowledging any proposed substitutions to trees and shrubs shown on the approved plans. (PFM 12-0705.1C2)
   c. *Substitutions Outside of Tree Category* - Substitution of a tree shown on the approved plan from one tree category, as listed in PFM Table 12.19, with a tree from a different category shall require a revision to the approved plan. (PFM 12-0705.1C3)
   d. *Species Suitability* - Substituted species must be suited to the post development conditions of the planting location for which it is intended. (PFM 12-0404.1D)
   e. *Additional Tree Cover Credit* - In cases where additional tree cover credit has been given, no tree substitutions shall be made except as approved by the Urban Forest Management. Examples of additional credit include the following:
      Energy Conservation, PFM 12-0509.4B(7) — Air Quality, PFM 12-0509.4B(1)
      Wildlife Benefits, PFM 12-0509.4B(4) — Water Quality, PFM 12-0509.4B(3) — Native Trees, PFM 12-0509.4B(2)

Planting Locations

4. Planting locations of all trees on the site shall be in substantial conformance with the approved plan. UFMD acknowledges that not all trees may be optimally located, as shown on the plan, and encourage input from Permittees and their landscape professionals regarding proposed improvements that might be implemented. Any substantive deviations from the approved plan that are made in the field must be approved by UFMD and shall be in conformance with the following:
   a. *Planting Area* - At least the minimum size planting area shall be provided for each tree according to its projected 10-year tree cover area as found in Table 12.7. (PFM 12-0601.1B)
   b. *Environmental Conditions* - Light, moisture, and other conditions affecting the health and viability of the tree at the field location shall be suitable for the species. (PFM 12-0601.1F)
   c. *Compacted Soil* - If planting in areas that have been previously compacted, the soil shall be properly prepared (tilled and amended as needed based on soil samples) to a depth of 12 inches prior to installation of landscape material. Soil within individual planting holes shall not be amended. (PFM 12-0705.3B)
   d. *Restrictive Barriers* - Trees shall be planted no closer than four feet from any restrictive barrier. (PFM 12-0509.4E(5))
   e. *Spacing* - Trees shall be spaced so that the outer limit of their projected 10-year tree cover area, as indicated in Table 12.19, does not significantly overlap, or as determined appropriate by UFMD for site conditions and to promote long-term survival. (PFM 12-0509.4E(4));
   f. *Easements* - Trees in tree cover credit shall not be planted within an existing or proposed public utility easement or within five feet of storm drainage easements that contain pipes. In addition, trees shall not be planted in an area that will interfere with existing or proposed utilities or with maintenance of the utility, as determined by the Director of DPWES. (PFM 12-0514.6H)

Staking and Guying

5. Staking and guying should only be implemented where site conditions warrant their use. Planted trees should be assessed individually and staking and guying installed only as required. Conditions where staking and guying may be necessary to ensure stability include windy locations, steep slopes, or where vandalism may be a concern. All staking and guying material must be removed within one year of plant installation. (PFM 12-0705.3C)

Seasonal Landscape Deferrals

6. A Seasonal Landscape Deferral may be granted when seasonal or weather-related conditions, such as excessively wet soil, extended periods of drought, or frozen ground, substantially reduce the survivability of the plant material, as determined by the Urban Forest Management. A request for a landscape deferral will not be granted for landscaping required prior to the issuance of a RUP or Non-RUP when seasonal or weather-related conditions on the site plan do not preclude planting. Lack of species availability may justify the approval of a Seasonal Landscape Deferral when specific plant species are required by proffers or conditions.

7. The party responsible for the placement of the performance bond and conservation deposit for the project shall act as the Applicant for this seasonal deferral. Seasonal Landscape Deferral request forms can be obtained from the Environmental and Facilities Inspections Division or the Urban Forest Management.

8. At the time of final inspection for release of performance bond and conservation deposit, all of the plant material is inspected. Plant material previously inspected, as part of the process to release any deferral deposit that may have needed, is inspected again later than final inspection. All plant material must be healthy and in good condition.

Requirements Prior to Approval of RUP/Non-RUP

9. The landscaping and screening requirements of Article 13 or of any approved proffered condition, special permit, special exception or variance must be completed prior to approval of any Residential or Non-Residential Use Permit, provided, however, that completion of the requirements may be delayed when justification satisfactory to the Director is provided; such justification shall include an agreement and bond with surety satisfactory to the Director for completion in accordance with a firm schedule for timely completion. (ZO 13-704.3) See Seasonal Landscape Deferrals above.

THIS SHEET FOR LANDSCAPING PURPOSES ONLY

BC Consultants
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(703)449-8100 (703)449-8108 (Fax)
www.bccon.com

COMMONWEALTH OF VIRGINIA — PETER L. RINEK — Lic. No. 818 — LANDSCAPE ARCHITECT

LANDSCAPE DETAILS
GENERALIZED DEVELOPMENT PLAN

ENCLAVE OF BURKE

SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA

BC REVISIONS	
MAY 22, 2013	APPLICANT
DESIGNED BY: PLR	
DRAFTED BY: CAD	
CHECKED BY: PLR	
DATE: JANUARY 2013	
SCALE: HOR. N/A VERT. N/A	
SHEET 6 OF 15	
CO. NO.	
CAD NAME: G11562LSC-DET	
LAYOUT: LSC-DETAILS	
FILE NO. 11562.01-00	

LEGEND:

- LIMITS OF CRITICAL ROOT ZONE (CRZ)
- (CRZ) EXISTING TREE TO BE PRESERVED
- (CRZ) EXISTING TREE TO BE REMOVED
- MULCH AREA (3/16)
- POST DEVELOPMENT 10-YEAR TREE CANOPY CREDIT AREA (46,349 s.f.±)
- RP TP ROOT PRUNE (RP) (3/16) AND/OR TREE PROTECTION FENCE (TP) (3/16)
- LIMITS OF CLEARING AND GRADING
- EXISTING TREELINE
- PROPOSED TREELINE

SEE SHEET 9 FOR TREE INVENTORY AND CONDITION ANALYSIS, AND SHEET 10 FOR TREE PRESERVATION DETAILS.

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COMMONWEALTH OF VIRGINIA — KEITH L. BOSE Lic. No. 3[illegible] — PROFESSIONAL ENGINEER

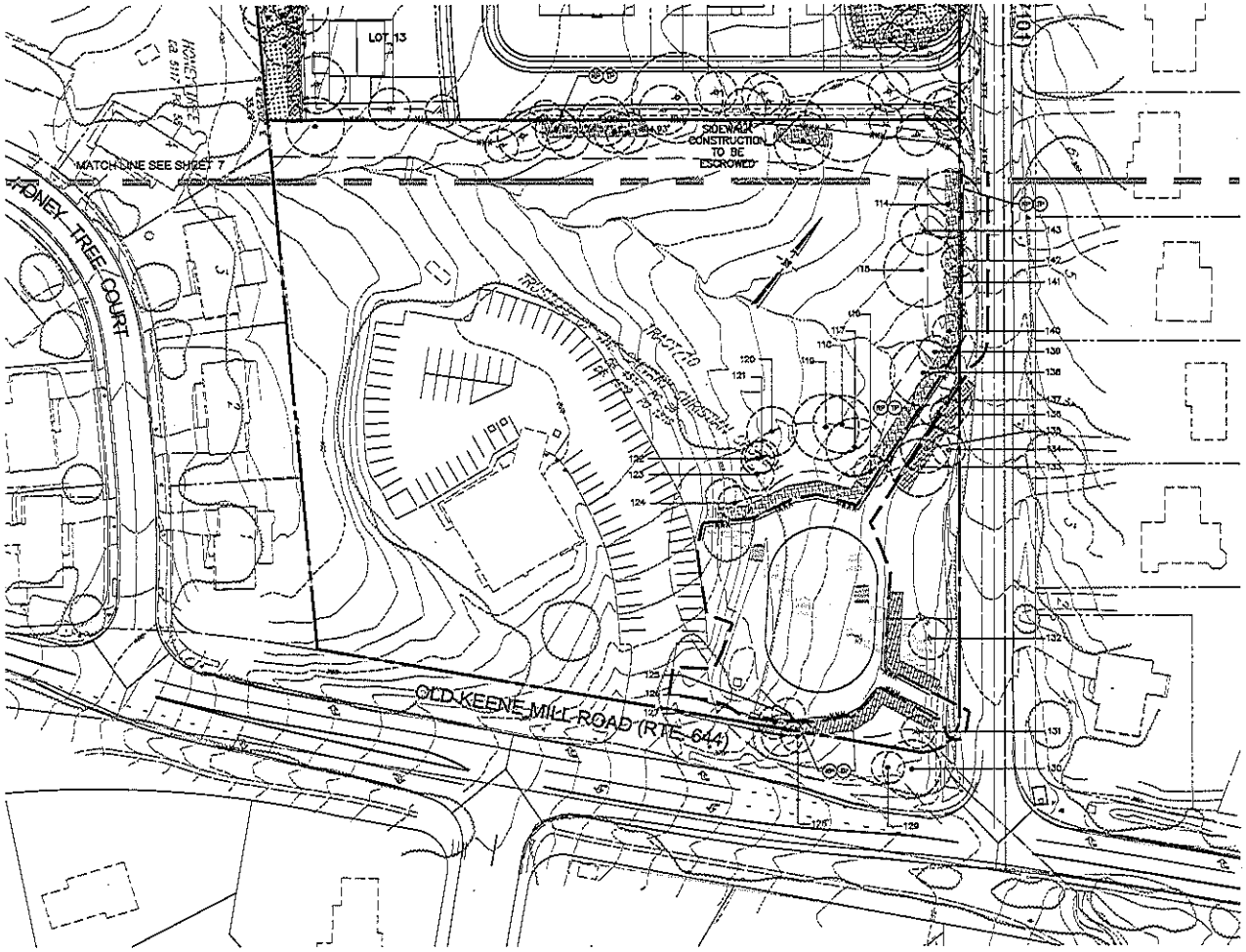
TREE PRESERVATION PLAN
GENERALIZED DEVELOPMENT PLAN
ENCLAVE OF BURKE
BROADFIELD ESTATES
FAIRFAX COUNTY, VIRGINIA

GD REVISIONS MAY 28, 2013	APPLICANT
DESIGNED BY: PLR	
DRAFTED BY: CAD	
CHECKED BY: PLR	
DATE: JANUARY 2013	
SCALE: HORZ. 1"= 40' VERT. N/A	
SHEET 7 OF 15	
CD. NO.	
CAD NAME: G11562TPP	
LAYOUT: TPP	
FILE NO. 11562.01-00	

LEGEND:

- LIMITS OF CRITICAL ROOT ZONE (CRZ)
- (CRZ) EXISTING TREE TO BE PRESERVED
- (CRZ) EXISTING TREE TO BE REMOVED
- MULCH AREA (2/10)
- POST DEVELOPMENT 10-YEAR TREE CANOPY CREDIT AREA (67,678 s.f.s)
- RP TP ROOT PRUNE (RP) (2/10) AND/OR TREE PROTECTION FENCE (TP) (1/10)
- LIMITS OF CLEARING AND GRADING
- EXISTING TREELINE
- PROPOSED TREELINE

SEE SHEET 9 FOR TREE INVENTORY AND CONDITION ANALYSIS, AND SHEET 10 FOR TREE PRESERVATION DETAILS.



40' 20' 0' 40' 80'
SCALE: 1"= 40'

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COMMONWEALTH OF VIRGINIA
PETER L. BRIX
Lic. No. 383
LANDSCAPE ARCHITECT

TREE PRESERVATION PLAN
GENERALIZED DEVELOPMENT PLAN

ENCLAVE OF BURKE

FAIRFAX COUNTY, VIRGINIA

BC REVISIONS	MAY 22, 2013
APPROVAL	
DESIGNED BY: PLR	
DRAFTED BY: CAD	
CHECKED BY: PLR	
DATE: JANUARY 2013	
SCALE: HOR. 1"= 40' VERT. N/A	
SHEET 8 OF 15	
CO. NO.	
CAD NAME: 011562TPP	
LAYOUT: TPP (2)	
FILE NO. 11562.01-00	