

CALVARY CHRISTIAN CHURCH

SPECIAL PERMIT AMENDMENT

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



VICINITY MAP
 SCALE: 1" = 2,000'

OWNER/APPLICANT

TRUSTEES OF THE CALVARY
 CHRISTIAN CHURCH
 9800 Old Keene Mill Road
 Burke, VA 22105

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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ATTORNEY/AGENT

WALSH COLUCCI LUBELY EMRICH & WALSH, P.C.
 Courthouse Plaza
 2200 Clarendon Boulevard
 Thirteenth Floor
 Arlington, VA 22201
 Telephone: 703.528.4700

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SITE TABULATIONS:

GROSS SITE AREA (G.S.A.):	9.675 Ac.± or 421,470 s.f.±
PROPOSED GROSS SITE AREA (G.S.A.) AFTER DELETION OF PARCEL 8:	4.3884 Ac.± or 191,158 s.f.±
EXISTING ZONE:	R-1
PROPOSED ZONE:	R-1
PROPOSED USE:	RELIGIOUS INSTITUTION
MAXIMUM F.A.R.:	.15
PROPOSED F.A.R.:	.021
MAXIMUM BUILDING HEIGHT ALLOWED:	60'
MAXIMUM BUILDING HEIGHT PROPOSED:	45'
PARKING REQUIRED	75 SPACES
SANCTUARY (300 SEATS)	75 SPACES (1 SP/ 4 SEATS)
PARKING PROVIDED	86 SPACES

GROSS FLOOR AREA (G.F.A.):

EXISTING STRUCTURES	BUILDING MATERIAL	SIZE ±	HEIGHT ±	YEAR BUILT
PARISH CHURCH	BRICK	4,130	45'	1978

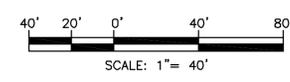
OPERATING HOURS:
 SUNDAY MORNING: 8:00 AM TO 12 NOON
 SUNDAY EVENING: 5:00 PM TO 8:00 PM
 WEDNESDAY EVENING: 6:30 PM TO 9:00 PM

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SPECIAL PERMIT AMENDMENT
 SPECIAL PERMIT PLAN
CALVARY CHRISTIAN CHURCH
 SPRINGFIELD DISTRICT
 FAIRFAX COUNTY, VIRGINIA

BC REVISIONS REVISED 5-22-13	DESIGNED BY: PLR
	DRAFTED BY: CAD
	CHECKED BY: PLR
	DATE: JANUARY 2013
	SCALE: HOR. 1" = 40' VERT. N/A
	SHEET 2 OF 11
	CO. NO.
	CAD NAME: G11562SUP
	LAYOUT: SUP
	FILE NO. 11562.01-00



GENERAL NOTES:

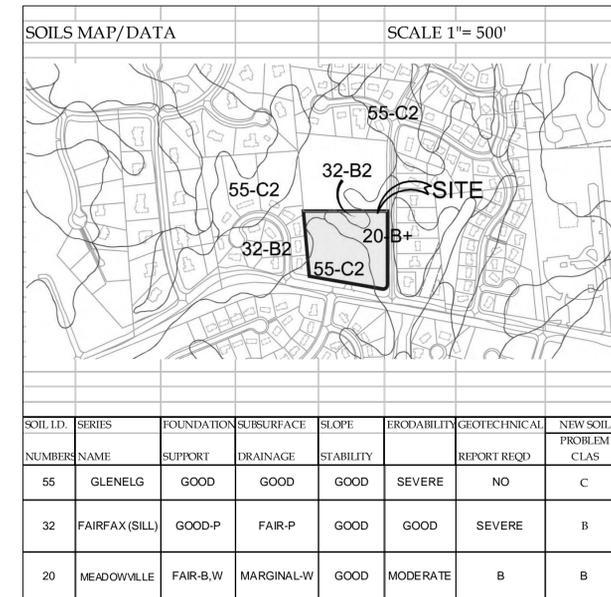
- THE PROPERTIES DELINEATED ON THIS SPECIAL PERMIT AMENDMENT (SP) ARE LOCATED ON FAIRFAX COUNTY TAX ASSESSMENT MAP 88-1--((2)), PARCEL 8 AND 10, AND ARE ZONED R-1.
- THE PURPOSE OF THIS SPECIAL PERMIT AMENDMENT APPLICATION IS TO:
 - DELETE PARCEL 8 FROM THE APPROVED SPECIAL PERMIT, AND
 - PERMIT CONSTRUCTION OF AN EXTENDED DETENTION STORMWATER MANAGEMENT POND TO SERVE PARCEL 10 AND PROPOSED RESIDENTIAL DEVELOPMENT ON PARCEL 8.
- THE BOUNDARY INFORMATION SHOWN HEREON IS FROM THE DEED OD RECORD. NO TITLE REPORT WAS FURNISHED.
- THE TOPOGRAPHIC INFORMATION SHOWN ON THIS GDP IS OBTAINED FROM BC CONSULTANTS, AIR FLOWN AND COMPILED AT 2' INTERVALS.
- THE PROPERTY DELINEATED ON THIS PLAT IS IN THE SPRINGFIELD MAGISTERIAL DISTRICT, LOWER POTOMAC SANITARY SEWER SHED AND THE POHICK CREEK WATERSHED.
- TO THE BEST OF OUR KNOWLEDGE, THIS DEVELOPMENT IS IN CONFORMANCE WITH THE FAIRFAX COUNTY COMPREHENSIVE PLAN AND WILL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS AND CONDITIONS WITH THE EXCEPTION OF THE FOLLOWING:
 - WE ARE REQUESTING A WAIVER OF THE FAIRFAX COUNTY COUNTYWIDE TRAILS PLAN REQUIREMENT FOR AN ON-ROAD BIKE TRAIL ALONG THE NORTHERN SIDE OF OLD KEENE MILL ROAD.
 - WE ARE REQUESTING A WAIVER OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS.
- ACCORDING TO THE FAIRFAX COUNTY-COUNTYWIDE TRAILS PLAN (ADOPTED BY THE BOARD OF SUPERVISORS ON JUNE 17, 2002) THERE IS AN ON-ROAD BIKE TRAIL REQUIREMENT ALONG THE NORTHERN SIDE OF OLD KEENE MILL ROAD.
- THE COUNTY OF FAIRFAX IS THE PUBLIC WATER AND SANITARY SEWER SUPPLY AGENCY FOR THIS DEVELOPMENT.
- THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON THIS SITE. IF ANY SUBSTANCES ARE FOUND, THE METHODS FOR DISPOSAL SHALL ADHERE TO COUNTY, STATE OR FEDERAL LAW.
- THIS PLAN DOES NOT SHOW PROPOSED UTILITIES. ALL NECESSARY PUBLIC UTILITIES ARE READILY ACCESSIBLE TO THE SITE.
- THERE ARE NO KNOWN CEMETERIES OR PLACES OF BURIAL ON SITE
- DRIVE AISLES AND PARKING SPACES SHALL CONFORM TO THE STANDARDS SET BY THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL.
- PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE FAIRFAX COUNTY ZONING ORDINANCE. THE APPLICANT RESERVES THE RIGHT TO PROVIDE MORE THAN THE MINIMUM REQUIRED PARKING.
- THE DISTANCE FROM THE BUILDING TO AN INDIVIDUAL PROPERTY LINE HAS BEEN SHOWN ON THE PLAN. ALL DIMENSIONS EXCEED THE MINIMUM DISTANCE REQUIRED BY THE ANGLE OF BULK PLANE.

ZONING ORDINANCE - ARTICLE 8-011 COMMENTS:
SUBMISSION REQUIREMENTS (FOR A SPECIAL PERMIT)

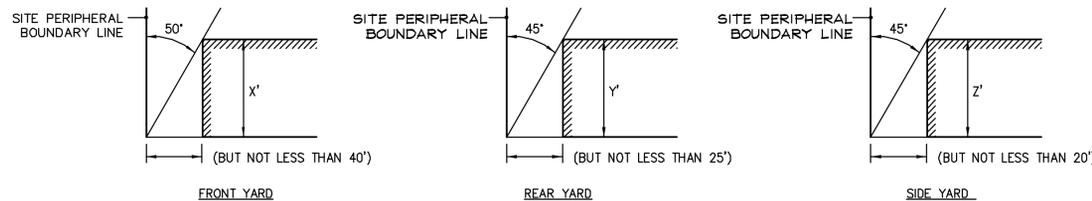
- APPLICATION TO BE SUBMITTED WITH THIS PLAN.
- SHOWN ON PLAN. THE BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A CURRENT FIELD RUN SURVEY.
 - THE TOTAL AREA OF THE PROPERTY DELINEATED ON THIS PLAN IS 9.6756 ac (421,470 sf.) BASED ON A FIELD RUN SURVEY. PROPERTY IS ZONED R-1
 - SHOWN ON PLAN.
 - DIMENSIONS OF THE EXISTING BUILDING ARE SHOWN ON THE PLAN. REFER TO SHEET 2 FOR HEIGHTS OF STRUCTURES.
 - SHOWN ON PLAN. SEE BELOW FOR BULK PLANE REQUIREMENTS.
 - SHOWN ON PLAN.
 - SHOWN ON PLAN.
 - SHOWN ON PLAN. REFER TO THE SITE TABULATIONS ON SHEET 2 FOR PARKING REQUIREMENTS.
 - THE SITE IS SERVED BY PUBLIC SEWER AND WATER.
 - REFER TO SEPARATE GDP SUBMISSION FOR INFORMATION REGARDING STORM WATER MANAGEMENT.
 - REFER TO SITE TABULATIONS ON SHEET 2.
 - THE TOPOGRAPHIC INFORMATION SHOWN ON THIS GDP IS OBTAINED FROM FAIRFAX COUNTY GIS DATA AND HAS BEEN INTERPOLATED INTO TWO FOOT INTERVALS.
- N/A
- THERE ARE NO FLOOD PLAINS (AS DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, U.S. GEOLOGICAL SURVEY OR FAIRFAX COUNTY), RESOURCE MANAGEMENT AREAS, RESOURCE PROTECTION AREAS, OR ENVIRONMENTAL QUALITY CORRIDORS.
- SHOWN ON PLAN.
- N/A, SEE NOTE 20
- ACCORDING TO THE FAIRFAX COUNTY-COUNTYWIDE TRAILS PLAN (ADOPTED BY THE BOARD OF SUPERVISORS ON JUNE 17, 2002) THERE IS AN ON-ROAD BIKE TRAIL REQUIREMENT ALONG THE NORTHERN SIDE OF OLD KEENE MILL ROAD. (SEE GENERAL NOTE 6)
- THERE ARE NO KNOWN CEMETERIES OR PLACES OF BURIAL ON SITE.
- SHOWN ON PLAN.
- SUBMITTED WITH THIS PLAN.
- PROVIDED ON SHEET 5
- SUBMITTED WITH THIS PLAN.
- PROVIDED SEPARATELY IN THE LETTER OF JUSTIFICATION
- SEE NOTE BELOW
- N/A
- SUBMITTED WITH THIS PLAN.

OWNER'S/APPLICANT'S INFORMATION:

OWNER: TRUSTEES OF THE CALVARY CHRISTIAN CHURCH
ADDRESS: 9800 OLD KEENE MILL ROAD
BURKE, VA 22105
DB. 4517 PG. 38



EXISTING SIGN
NOT TO SCALE



ANGLE OF BULK PLANE
NOT TO SCALE

NOTE:
X = BLDG. HEIGHT; MAX. X=60'
Y = BLDG. HEIGHT; MAX. Y=60'
Z = BLDG. HEIGHT; MAX. Z=60'

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SPECIAL PERMIT AMENDMENT
GENERAL NOTES
CALVARY CHRISTIAN CHURCH
SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA

BC REVISIONS REVISED 5-22-13	DESIGNED BY: PLR
	DRAFTED BY: CAD
	CHECKED BY: PLR
	DATE: JANUARY 2013
	SCALE: HOR. 1"= 40' VERT. N/A
	SHEET 3 OF 11
	CO. NO.
	CAD NAME: G11562NOT
	LAYOUT: NOT
	FILE NO. 11562.01-00



EXISTING VEGETATION MAP SUMMARY AND NARRATIVE

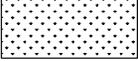
COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	CONDITION	AREA (Ac.±)	NARRATIVE
2	N/A	UPLAND FOREST	N/A	8.27	UPLAND HARDWOODS: OAK, HICKORY AND YELLOW-POPLAR UPLAND SOFTWOODS: VIRGINIA PINE.
3	NONE DOMINATE	EARLY SUCCESSIONAL FOREST COMMUNITY	N/A	0.03	AREAS OF OF VERY SUCCESSIONAL TREE CANOPY DOMINATED BY JUVENILE PIONEER SPECIES SUCH AS VIRGINIA PINE, RED CEDAR, TULIP POPLAR, BLACK LOCUST, BOX ELDER, SWEETGUM, BLACK WILLOW, AILANTHUS, ETC. THESE AREAS MAY CONTAIN SIGNIFICANT LEVELS OF TURFGRASS AND OTHER HERBACEOUS PLANT MATERIALS.
5	N/A	DEVELOPED LAND	N/A	0.83	AREAS OF CONSTRUCTED FEATURES INCLUDING BUILDINGS, PARKING, SIDEWALKS AND ROADWAYS.
6	N/A	MAINTAINED GRASSLAND	N/A	0.44	GRASSED AND LANDSCAPE AREAS, ATHLETIC FIELDS OR OTHER GREEN AREAS DEVOID OF NATURAL VEGETATION
9	N/A	LANDSCAPE TREE CANOPY	N/A	0.10	TREE CANOPY ESTABLISHED THROUGH TREE PLANTING OF NURSERY STOCK TREES THAT IS NOT PART OF A NATURAL FOREST COMMUNITY

Total: 9.67 Ac.±

EXISTING BUILDING INVENTORY

STRUCTURE	TYPE	HEIGHT	DATE OF CONSTRUCTION	STATUS
BUILDING	SINGLE STORY + BASEMENT BRICK FRAME STRUCTURE	45'±	1978	REMAIN

EXISTING VEGETATION MAP LEGEND

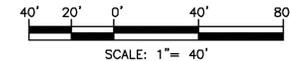
-  COVER TYPE 2 (UPLAND FOREST)
-  COVER TYPE 3 (EARLY SUCCESSIONAL FOREST COMMUNITY)
-  COVER TYPE 5 (DEVELOPED AREA)
-  COVER TYPE 6 (MAINTAINED AND SEMI-MAINTAINED GRASSLAND)
-  COVER TYPE 9 (LANDSCAPE TREE CANOPY)

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SPECIAL PERMIT AMENDMENT
 EXISTING CONDITION AND VEGETATION MAP
CALVARY CHRISTIAN CHURCH
 SPRINGFIELD DISTRICT
 FAIRFAX COUNTY, VIRGINIA

BC REVISIONS REVISED: 5-22-13
DESIGNED BY: PLR
DRAFTED BY: CAD
CHECKED BY: PLR
DATE: JANUARY 2013
SCALE: HOR. 1" = 40' VERT. N/A
SHEET 4 OF 11
CO. NO.
CAD NAME: S11562EVM
LAYOUT: EVM
FILE NO. 11562.01-00





1

NTS



2

NTS



3

NTS



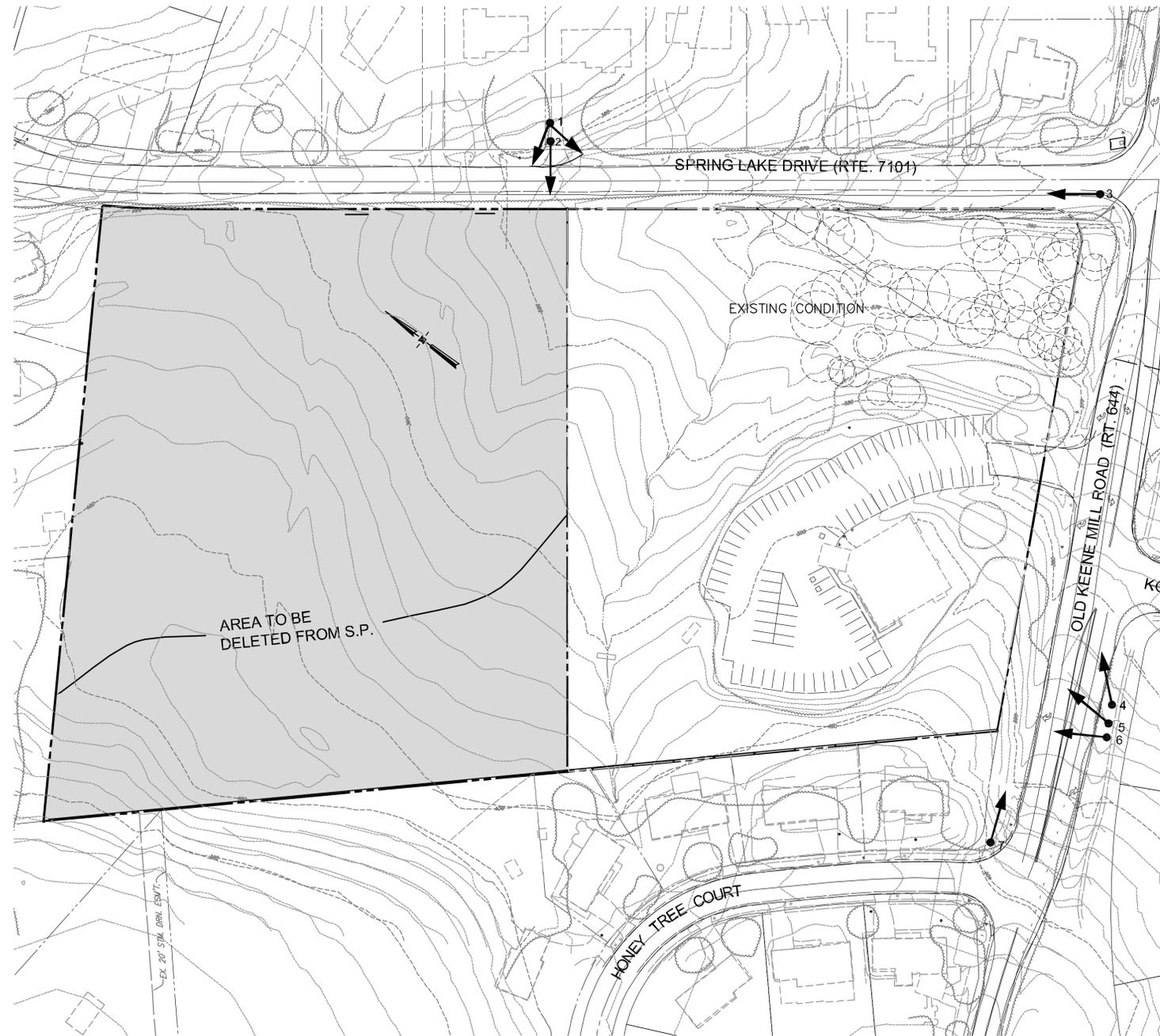
7

NTS



6

NTS



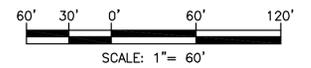
4

NTS



5

NTS



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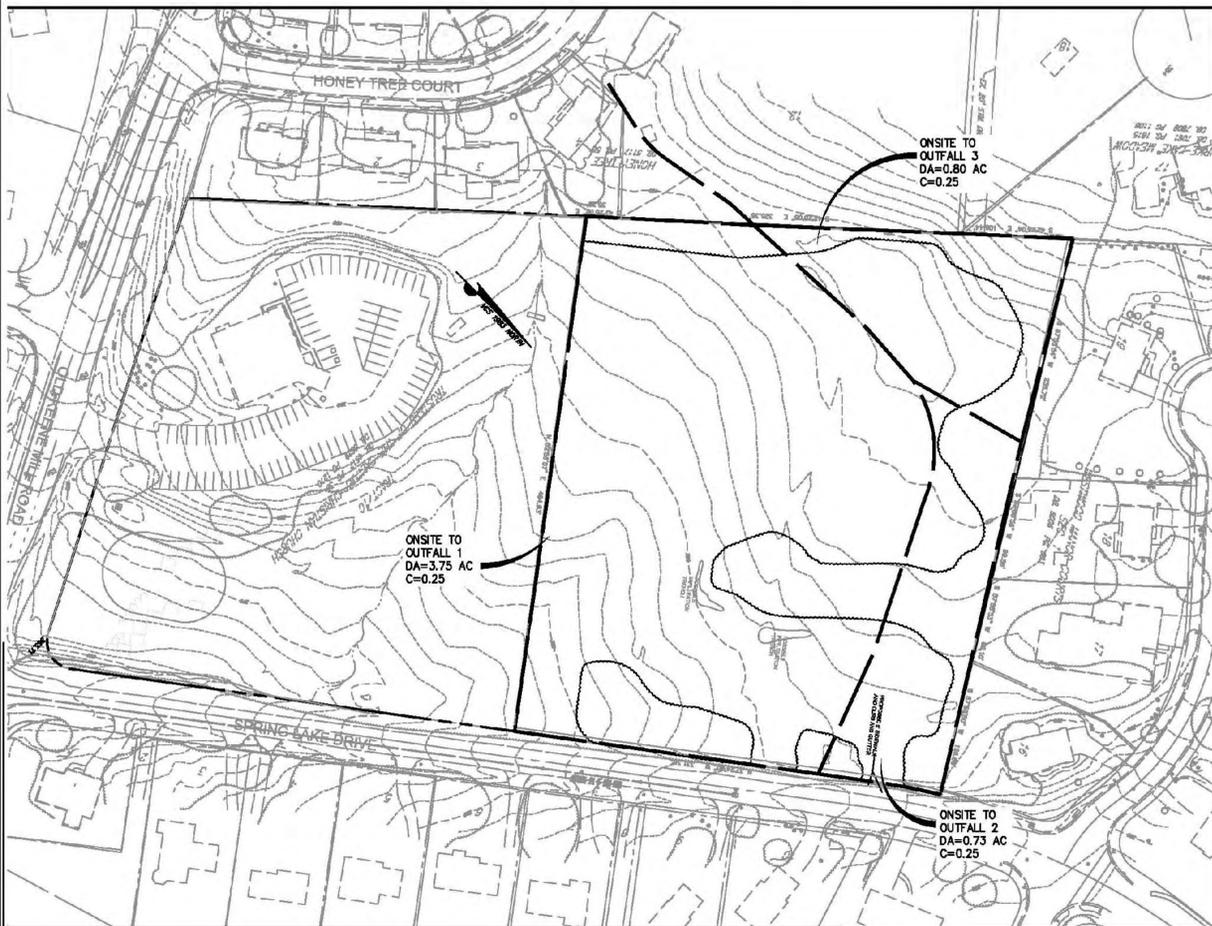
SPECIAL PERMIT AMENDMENT
 PHOTOS
CALVARY CHRISTIAN CHURCH
 SPRINGFIELD DISTRICT
 FAIRFAX COUNTY, VIRGINIA

BC REVISIONS REVISED 5-22-13	DESIGNED BY: PLR
	DRAFTED BY: CAD
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	DATE: JANUARY 2013
	SCALE: HOR. AS SHOWN VERT. N/A
	SHEET 5 OF 11
	CO. NO.
	CAD NAME: S11562PHOTO
	LAYOUT: PHOTOS
	FILE NO. 11562.01-00

KREES

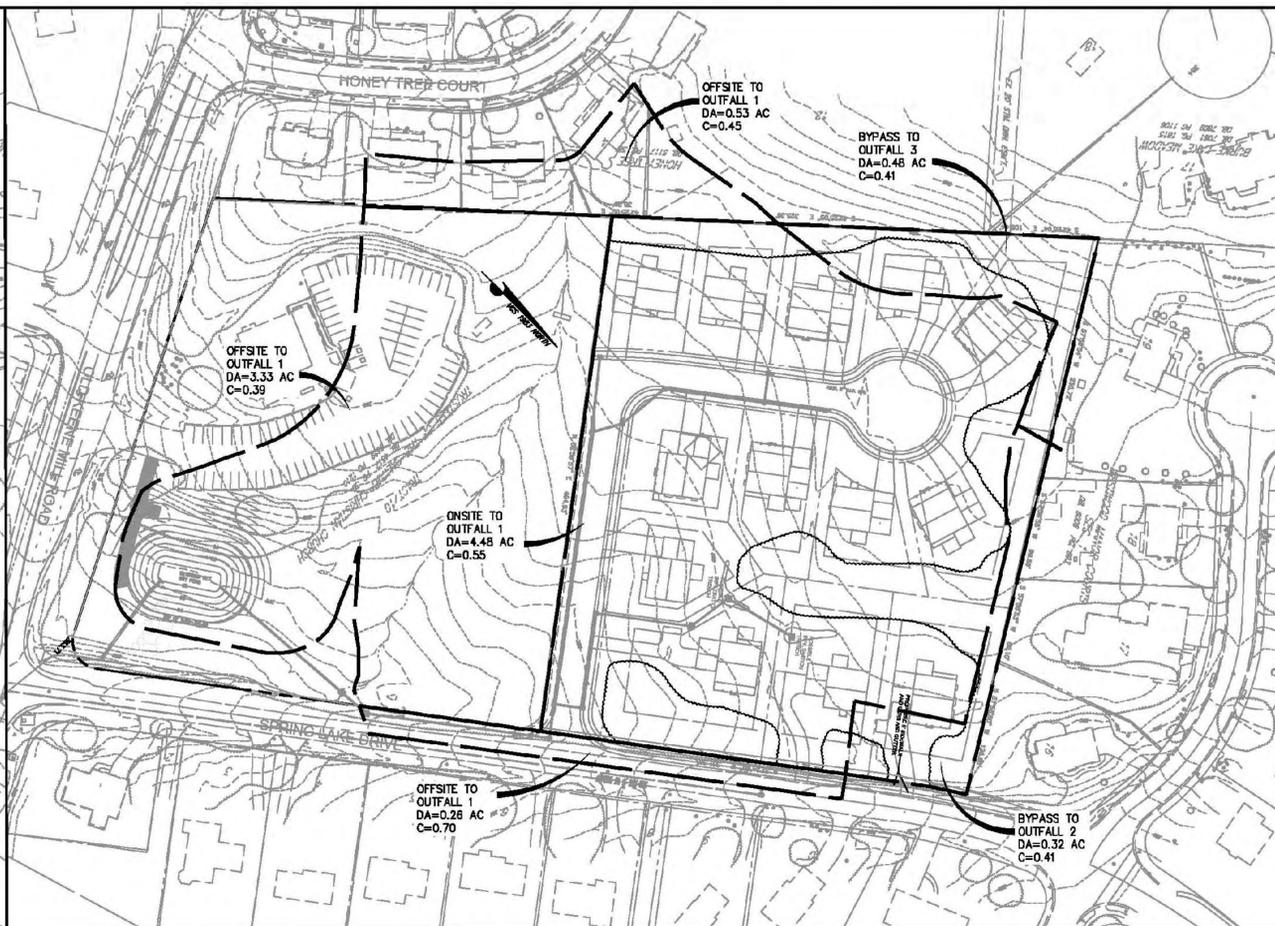
PRE-DEVELOPMENT DRAINAGE DIVIDES

1"=75'



POST-DEVELOPMENT DRAINAGE DIVIDES

1"=75'



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STORMWATER CALCULATIONS
 GENERALIZED DEVELOPMENT PLAN
ENCLAVE OF BURKE
 SPRINGFIELD DISTRICT
 FAIRFAX COUNTY, VIRGINIA

SPECIAL PERMIT AMENDMENT
 STORMWATER CALCULATIONS-INFORMATIONAL

CALVARY CHRISTIAN CHURCH
 SPRINGFIELD DISTRICT
 FAIRFAX COUNTY, VIRGINIA

BC REVISIONS	DESIGNED BY: PLR
MAY 27, 2013	DRAFTED BY: CAD
	CHECKED BY: PLR
	DATE: JANUARY 2013
	SCALE: HOR. 1"=75'
	VERT. AS SHOWN
	SHEET: 12 OF 15
	CO. NO.
	CAD NAME: OKLMBAS.DWG
	LAYOUT: LAYOUT
	FILE NO. 11562.01-00

BC REVISIONS	DESIGNED BY: PLR
REvised 5-22-13	DRAFTED BY: CAD
	CHECKED BY: PLR
	DATE: JANUARY 2013
	SCALE: HOR. AS SHOWN
	VERT. N/A
	SHEET 7 OF 11
	CO. NO.
	CAD NAME: S11562PHOTO
	LAYOUT: STORMWATER CAL
	FILE NO. 11562.01-00

BC Consultants

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 May 22, 2013
 Mr. Bijan Sistani, P.E., Branch Chief
 Fairfax County DPW/ES
 Environmental and Site Review Division
 12055 Government Center Parkway
 Suite #525
 Fairfax, VA 22035

Re: Onsite Stormwater Detention Waiver
 Enclave of Burke
 County Map # 088-1-(2) Parcel 8
 BC Project #: 11562.02

Dear Ms. Smith:

On behalf of our client, MEH Spring Lakes LLC, C/O Madison Homes Inc., we hereby request a waiver of an on-site stormwater detention facility requirement for the referenced project as stated in Section 66-0302.2 of the Fairfax County Public Facilities Manual (PFM). A 13 detached single family subdivision is proposed with an extended dry pond on the adjacent parcel (10). Due to the proposed improvements, a facility is required to meet adequate outfall and water quality requirements, Section 66-0301.03 and 66-0401.2A.

A stormwater detention facility is proposed to be constructed on the adjacent parcel to meet stormwater management and water quality requirements for the proposed thirteen (13) lot subdivision. The adjacent property owned by the Trustees of the Calvary Christian Church has an existing stormwater detention facility on-site. The existing facility is too demolished and replaced with a single detention facility to meet stormwater management requirements for both Calvary Church and the proposed subdivision.

For this reason, we believe an on-site detention waiver is justified. If you have any questions or require additional information, please do not hesitate to call.

Sincerely,
 III BC CONSULTANTS, INC.

Curt R. Crouch, P.E.
 Project Engineer

(\\fsprojects\2011\11562\Eng\Documents\Waivers & Modifications\11562 Create SWM Waiver.doc)

The BC Consultants, Inc.
 12600 Fair Lakes Circle, Suite 100, Fairfax, Virginia 22033
 (703) 449-8100 Fax (703) 449-8108

OUTFALL ANALYSIS COMPUTATIONS

(Total Site)
 Project Name: **Enclave of Burke** Date: **5/22/2013**
 Site Area (acres): **5.29 Ac.** Rev.

Onsite Pre-Development Flow Calculations					
Storm Frequency	"C"	I (in/hr)	A (Ac.)	Pre-Develop. Peak Flow (cfs)	
Outfall #1					
Q 2-Year =	0.25	x	5.45	x	3.75 = 6.11
Q 10-Year =	0.25	x	7.27	x	3.75 = 6.82
Outfall #2					
Q 2-Year =	0.25	x	5.45	x	0.73 = 0.99
Q 10-Year =	0.25	x	7.27	x	0.73 = 1.33
Outfall #3					
Q 2-Year =	0.25	x	5.45	x	0.80 = 1.09
Q 10-Year =	0.25	x	7.27	x	0.80 = 1.45
Offsite Pre-Development Flow Calculations					
Storm Frequency	"C"	I (in/hr)	A (Ac.)	Pre-Develop. Peak Flow (cfs)	
Outfall #1					
Q 2-Year =	0.41	x	5.45	x	4.12 = 9.21
Q 10-Year =	0.41	x	7.27	x	4.12 = 12.28
Onsite Post-Development Flow Calculations					
Storm Frequency	"C"	I (in/hr)	A (Ac.)	Peak Flow (cfs)	
Outfall #1					
Q 2-Year =	0.41	x	5.45	x	0.32 = 0.72
Q 10-Year =	0.41	x	7.27	x	0.32 = 0.95
Outfall #2					
Q 2-Year =	0.41	x	5.45	x	0.48 = 1.07
Q 10-Year =	0.41	x	7.27	x	0.48 = 1.43

Overall Flow Calculation - Outfall Analysis

Outfall #1	Pre-Develop. Peak Flow (cfs)	Post-Develop. Peak Flow (cfs)
Q 2-Year =	14.32	> 9.53
Q 10-Year =	19.10	> 14.26
Outfall #2		
Q 2-Year =	0.99	> 0.72
Q 10-Year =	1.33	> 0.95
Outfall #3		
Q 2-Year =	1.09	> 1.07
Q 10-Year =	1.45	> 1.43

STORMWATER DETENTION COMPUTATIONS
 Old Keene Mill - Pond 1

Pre-Development: Flow Calculations, Tc = 5 min

Storm Frequency	Cf	C	I	A	Peak Flow
2-Year (Site Area)	1.00	0.250	5.45	5.28	7.19
10-Year (Site Area)	1.00	0.250	7.27	5.28	9.90

Post-Development: Controlled/Uncontrolled Areas Tc = 5 min

Description	Weighted "C"	Weighted "Cio"	Area (ac.)	C ² A	Cio ² A	Q-2	Q-10
To Dry Pond 1 - Onsite	0.55	0.55	4.48	2.46	2.46	13.41	17.88
To Dry Pond 1 - Offsite	0.41	0.41	4.12	1.69	1.69	9.21	12.29
Uncontrolled	0.41	0.41	0.80	0.33	0.33	1.80	2.40
Total to Pond 1			9.60	4.15	4.15		
Composite "C" to Pond				0.48	0.48		

Post-Development: Pond 1 Inflow Hydrograph Peaks

Storm Frequency	Cf	C	I	A	Peak Inflow
2-Year	1.00	0.48	5.45	8.60	22.50
10-Year	1.00	0.48	7.27	8.60	30.01

Post-Development: Maximum Allowable Outflow from Pond 1

Storm Frequency	Pre-Dev.	+	Offsite to Pond	-	Uncon. Lots	=	Allowable Release
2-Year	7.19	+	9.21	-	1.80	=	14.60
10-Year	9.90	+	12.29	-	2.40	=	19.49

Post-Development: Actual Flow from Site

Storm Frequency	Actual Release From Facility	+	Post-Uncon. Release	=	Actual Release for Site (cfs)	≤	Pre-Develop. Peak Flow (cfs)
2-Year	9.53	+	1.80	=	11.33	≤	16.40
10-Year	14.29	+	2.40	=	16.69	≤	21.89

STORMWATER MANAGEMENT NARRATIVE

PRE-DEVELOPMENT CONDITIONS
 THIS 5.29 ACRE SITE IS CURRENTLY A VACANT LOT THAT IS WOODS COVERED. THE PROPERTY IS CURRENTLY ZONED R-4. THE ADJACENT PARCELS TO THE NORTH, EAST AND WEST ARE SINGLE FAMILY HOMES AND A RELIGIOUS FACILITY LOCATED TO THE SOUTH. SPRING LAKE DRIVE BORDERS THE PROPERTY TO THE EAST. THE SITE HAS THREE (3) OUTFALLS WHICH ARE OVERLAND. THE FIRST OUTFALL, WHICH IS 3.75 ACRES, FLOWS TO THE EAST CORNER OF THE PROPERTY AND THEN BY A STORM SEWER SYSTEM ACROSS OLD KEENE MILL ROAD. THE SECOND OUTFALL, WHICH IS 0.77 ACRES FLOWS TO THE NORTH CORNER OF THE PROPERTY. THE THIRD OUTFALL, WHICH IS 0.76 ACRES FLOWS TO THE WEST CORNER OF THE PROPERTY. THE OFFSITE WATER MAINLY COMES FROM THE SUBDIVISION TO THE WEST AND FROM SPRING LAKE DRIVE.

POST-DEVELOPMENT CONDITIONS
 THE PROPOSED CONDITIONS FOR THE SITE IS FOR 13 SINGLE FAMILY HOMES. AN EXTENDED DETENTION DRY POND WILL BE CONSTRUCTED OFFSITE AND WILL COLLECT WATER FROM THE COMBINATION OF OVERLAND FLOW AND A PROPOSED STORM SEWER SYSTEM. APPROXIMATELY 4.48 ACRES ONSITE AND 4.12 ACRES OFFSITE ARE DETAINED IN THIS STORMWATER MANAGEMENT FACILITY. THE EXTENDED DETENTION FACILITY DETAINS THE 2-YEAR AND 10-YEAR STORM EVENT IN ORDER TO MEET THE PFM (SECTION 6-0203) ADEQUATE OUTFALL REQUIREMENTS. REFER TO THE ALLOWABLE RELEASE COMPUTATIONS, OUTFLOW COMPUTATIONS, AND VOLUME SHOWN ON THIS SHEET SHEET. THE SWM FACILITY THEN OUTFALLS INTO AN EXISTING STORM SEWER SYSTEM THAT EXTENDS ACROSS OLD KEENE MILL ROAD AND INTO THE EXISTING FLOODPLAIN. STORMWATER MANAGEMENT REQUIREMENTS HAVE BEEN MET, AS THE POST-DEVELOPMENT PEAK RELEASE RATES FOR THE 2-YEAR AND 10-YEAR STORMS ARE LESS THAN PRE-DEVELOPMENT CONDITIONS AND ALL THREE (3) OUTFALLS ARE ADEQUATE. SEE THE TABLE ON THIS SHEET FOR A SUMMARY OF FLOWS DEMONSTRATING THE REDUCTION IN PEAK FLOW RATES FOR THE SITE.

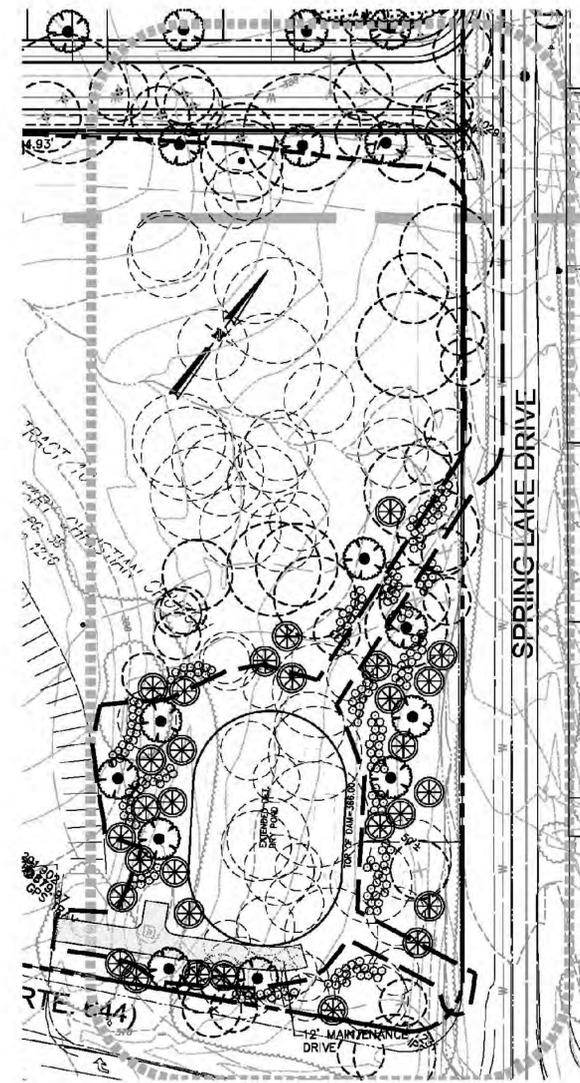
AN ONSITE STORMWATER MANAGEMENT FACILITY WAIVER WILL BE SUBMITTED AS SHOWN ON THIS SHEET AND THE POND WILL BE MAINTAINED BY FAIRFAX COUNTY.

THIS SHEET FOR INFORMATION ONLY

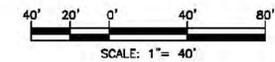


LEGEND:

- -
 -
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 -
 -
 -
 -
 -
- ENTIRE SITE IS WOODED



THIS PLAN FOR LANDSCAPING PURPOSES ONLY



LANDSCAPE PLAN
GENERALIZED DEVELOPMENT PLAN
ENCLAVE OF BURKE
SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA

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(703)449-8100 (703)449-8108 (Fax)
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BC REVISIONS MAY 22, 2013	APPLICANT:
DESIGNED BY: PLR	APPLICANT:
DRAFTED BY: CAD	APPLICANT:
CHECKED BY: PLR	APPLICANT:
DATE: JANUARY 2013	APPLICANT:
SCALE: HOR. 1" = 40'	APPLICANT:
VERT. N/A	APPLICANT:
SHEET 5 OF 15	APPLICANT:
CO. NO.	APPLICANT:
CAD NAME: 011562LSC	APPLICANT:
LAYOUT: LSC	APPLICANT:
FILE NO. 11562.01-00	APPLICANT:

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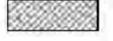
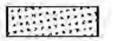
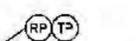


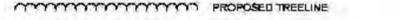
SPECIAL PERMIT AMENDMENT
LANDSCAPE PLAN-INFORMATIONAL
CALVARY CHRISTIAN CHURCH
SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA

BC REVISIONS REVISED 5-22-13	APPLICANT:
DESIGNED BY: PLR	APPLICANT:
DRAFTED BY: CAD	APPLICANT:
CHECKED BY: PLR	APPLICANT:
DATE: JANUARY 2013	APPLICANT:
SCALE: HOR. AS SHOWN	APPLICANT:
VERT. N/A	APPLICANT:
SHEET 8 OF 11	APPLICANT:
CO. NO.	APPLICANT:
CAD NAME: S11562PHOTO	APPLICANT:
LAYOUT: LANDSCAPE PLAN	APPLICANT:
FILE NO. 11562.01-00	APPLICANT:

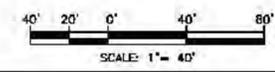
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LEGEND:

-  LIMITS OF CRITICAL ROOT ZONE (CRZ)
-  EXISTING TREE TO BE PRESERVED
-  EXISTING TREE TO BE REMOVED
-  MULCH AREA (8' 0")
-  POST DEVELOPMENT 10-YEAR TREE CANOPY CREDIT AREA (57,579 sq. ft.)
-  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.



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TREE PRESERVATION PLAN
 GENERALIZED DEVELOPMENT PLAN
ENCLAVE OF BURKE
SPRINGFIELD SUBDIVISION
 FAIRFAX COUNTY, VIRGINIA

BC REVISIONS MAY 22, 2013	APPLICANT:
DESIGNED BY: PLR	DESIGNED BY: PLR
DRAFTED BY: CAD	DRAFTED BY: CAD
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DATE: JANUARY 2013	DATE: JANUARY 2013
SCALE: HOR. 1" = 40'	SCALE: HOR. AS SHOWN
VERT. N/A	VERT. N/A
SHEET 8 OF 15	SHEET 9 OF 11
CO. NO.	CO. NO.
CAD NAME: D11552TRP	CAD NAME: S11562PHOTO
LAYOUT: TRP (2)	LAYOUT: TREE PRESERVATION
FILE NO. 11562.01-00	FILE NO. 11562.01-00

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SPECIAL PERMIT AMENDMENT
 TREE PRESERVATION PLAN - INFORMATIONAL
CALVARY CHRISTIAN CHURCH
SPRINGFIELD DISTRICT
 FAIRFAX COUNTY, VIRGINIA

BC REVISIONS REVISED 5-22-13	APPLICANT:
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SCALE: HOR. AS SHOWN	SCALE: HOR. AS SHOWN
VERT. N/A	VERT. N/A
SHEET 9 OF 11	SHEET 9 OF 11
CO. NO.	CO. NO.
CAD NAME: S11562PHOTO	CAD NAME: S11562PHOTO
LAYOUT: TREE PRESERVATION	LAYOUT: TREE PRESERVATION
FILE NO. 11562.01-00	FILE NO. 11562.01-00

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May 22, 2013

Michael P. Knapp, Director
Fairfax County DPWES
Urban Forest Management Division
12055 Government Center Parkway
Suite 518
Fairfax, VA 22035

RE: Calvary Christian Church (SPA 765-200-2)
Request a Waiver/Modification of the
Transitional Screening and Barrier Requirements
County Map No: 88-1 (2) Parcel 10
BC Project No.: T1562.02

Dear Mr. Knapp:

On behalf of our client, the Trustees of the Calvary Christian Church (Applicant), we hereby request a waiver and/or modification of the transitional screening and barrier requirements, as mandated in Article 13, Sections 13-303 and 13-304 of the Fairfax County Zoning Ordinance (ZO), for the above referenced project. Specifically, the Applicant requests a waiver and/or modification of the transitional screening and barriers where required along all property lines as shown on the attached Special Permit Amendment. This request is in accordance with the provisions of Article 13, Section 13-305, paragraphs 3, 12 and 14 of the ZO.

The subject site is located in the Springfield District at the southwest corner of the intersection of Spring Lake Drive (Rt. 710) and Old Keene Mill Road (Rt. 644). The property is identified on Fairfax County Tax Assessment Map 88-1 (2), Parcel 10 and is zoned R-1. Approximately 73.0% of the 4.38 acre site is covered with existing trees and vegetation inclusive of all cover found within any utility easements. The remainder of the site is developed and includes the existing Church building, miscellaneous accessory use buildings, asphalt parking and traffic circulation areas, and other maintained open space areas.

The Special Permit Amendment is being submitted to remove a 5 acre parcel with a concurrent GDP application (RZ 2013-SP-005) with this waiver/modification request. The proposed plan has no improvements except for a SWM facility proposed for the GDP application (RZ 2013-SP-005).

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Calvary Christian Church
May 22, 2013 Page 2 of 3

According to the Transitional Screening and Barrier Matrix, the subject property would need to provide transitional screenings and barriers as enumerated below. The requested waivers/modifications are listed accordingly.

- Southern Boundary:**
 - Transitional Screen Required: Type I (25)
 - Transitional Screening Requested: Modification to use of existing vegetation
 - Barrier Required: Type D, E or F
 - Barrier Requested: Modification to use the existing chain link or board on board fences.
- Northern Boundary (along Spring Lake Drive):**
 - Transitional Screen Required: Type I (25)
 - Transitional Screening Requested: Modification to use a combination of existing vegetation and the proposed vegetation where shown on the SPA.
 - Barrier Required: Type D, E or F
 - Barrier Requested: Waiver of the barrier requirements.
- Eastern Boundary (along Old Keene Mill Road):**
 - Transitional Screening Required: Type I (25)
 - Transitional Screening Requested: Modification to use a combination of existing vegetation and the proposed vegetation where shown on the SPA.
 - Barrier Required: Type D, E or F
 - Barrier Requested: Waiver of the barrier requirements.
- Western Boundary:**
 - Transitional Screening Required: Type I (25)
 - Transitional Screening Requested: Modification to use a combination of existing vegetation and the proposed vegetation where shown on the SPA.
 - Barrier Required: Type D, E or F

Calvary Christian Church
May 22, 2013 Page 3 of 3

Barrier Requested: Waiver of the required, Requirements.

A modification of the transitional screening requirements and barrier requirements are requested based upon no improvements being proposed except for the enlarged SWM facility that will handle both the church and the adjacent rezoning.

Based on the information as provided above, I respectfully ask for your approval of this waiver/modification request. This request is in accordance with the provisions of Article 13 of the Fairfax County Zoning Ordinance.

If you have any questions or need additional information, please do not hesitate to contact me. I look forward to hearing from you soon.

Sincerely,
THE BC CONSULTANTS, INC.

Peter Rinek
Principal of Planning and Landscape Architecture

10-YEAR TREE CANOPY CALCULATIONS:

A. TREE PRESERVATION TARGET CALCULATIONS AND STATEMENT		Totals (s.f.)
A1	Pre-development Area of Existing Tree Canopy	141,030
A2	Percentage of Gross Site Area Covered by Existing Tree Canopy (A1/B1)	73.8%
A3	Percentage of 10-year Tree Canopy Required for the Site	30%
A4	Percentage of the 10-Year Tree Canopy Requirement That Should be Met Through Tree Preservation	73.8%
A5	Proposed Percentage of Canopy Requirement That Will be Met Through Tree Preservation (C10/B7)	251.6%
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 Pres	N/A
B. TREE CANOPY REQUIREMENT		
B1	Identify Gross Area	191,158
B2	Subtract Areas Dedicated to Parks, and Road Frontage	0
B3	Subtract Area of Exemption	0
B4	Adjusted Gross Site Area B1- (B2+B3)	191,158
B5	Identify Site's Zoning and/or Use	R1
B6	Percentage of 10-Year Tree Canopy Required	30%
B7	Area of 10 Year Tree Canopy Required (B4xB6)	57,347
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)	42,309
C2	Total Canopy Area Meeting Standards of §12-0200	115,441
C3	C2 x 1.25	144,301
C3.1	Total Canopy Area Meeting Standards of §12-0200 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 Community	0
C5	C4 x 1.5	0
C6	Total Canopy Area Provided by "Heritage," Memorial," Specimen," or "Street Tree"	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, C3.1, C5, C7 and C9	144,301
D. TREE PLANTING		
D1	Area of Canopy to be Met Through Tree Planting (B7-C10)	(86,954)
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 Seeding	0
D14.1	D14 x 1.0	0
D15	Area of Canopy Provided Through Native Shrubs or Wood 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	0
D17	Total Canopy Area Provided Through Tree Planting (Totals of D3, D5, D7, D9, D11, D13, D14.1, D15.1 and D16.1)	0
D18	Tree Bank or Tree Fund	N/A
D19	Is an Offsite Planting Relief Requested?	No
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)	144,301
E2	Total of Canopy Area Provided Through Tree Planting (D17)	0
E3	Total of Canopy Area Provide Through Offsite Mechanism (D20)	0
E4	Total of 10-Year Tree Canopy Provided (Totals of E1, E2 and E3)	144,301

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