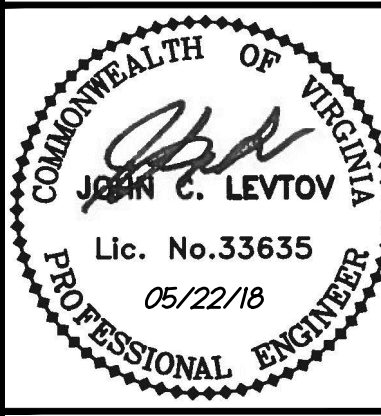


DATE	REVISION
2017-11-15	REVISED PER CITY COMMENTS
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2018-05-22	REVISED PER CITY COMMENTS
	DATED 2018-04-19 & 2018-05-18

christopher consultants
 9900 main street (suite 400) · fairfax, va 22031
 phone 703.273.6820 · fax 703.273.6820



COVER SHEET

MASTER DEVELOPMENT PLAN
 PAUL VI.
 FAIRFAX CITY, VIRGINIA

PROJECT NO:	15010.002.00
SCALE:	1"=2000'
DATE:	04-14-2017
DESIGN:	JR, JM
DRAWN:	JM
CHECKED:	
SHEET NO.	1 of 12

MASTER DEVELOPMENT PLAN PAUL VI. FAIRFAX CITY, VIRGINIA

PROJECT TEAM:

OWNER
 THE MOST REVEREND MICHAEL BURBIDGE,
 BISHOP OF THE CATHOLIC DIOCESE OF
 ARLINGTON, VIRGINIA AND HIS SUCCESSORS IN
 OFFICE

200 N. GLEBE RD., SUITE 914
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 1825 EYE STREET NW
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ARCHITECT
 STREETSENSE
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 BETHESDA, MD 20814

ARCHITECT
 HEFFNER ARCHITECTS
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 WELLS + ASSOCIATES
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 LEESBURG, VA 20175

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 WETLAND STUDIES AND SOLUTIONS, INC.
 5300 WELLINGTON BRANCH DRIVE, SUITE 100
 GAINESVILLE, VA 20155

ENVIRONMENTAL AND GEOTECH CONSULTANT
 ECS MID-ATLANTIC, LLC
 14026 THUNDERBOLT PLACE, SUITE 100
 CHANTILLY, VA 20151

CONSTRUCTION CONSULTANT
 MCKEEVER SERVICES CORPORATION
 1166 FAIRFAX BOULEVARD, SUITE 405
 FAIRFAX, VA 22030

STRUCTURAL ENGINEER
 LINTON ENGINEERING
 46090 LAKE CENTER PLAZA
 POTOMAC FALLS, VA 20165

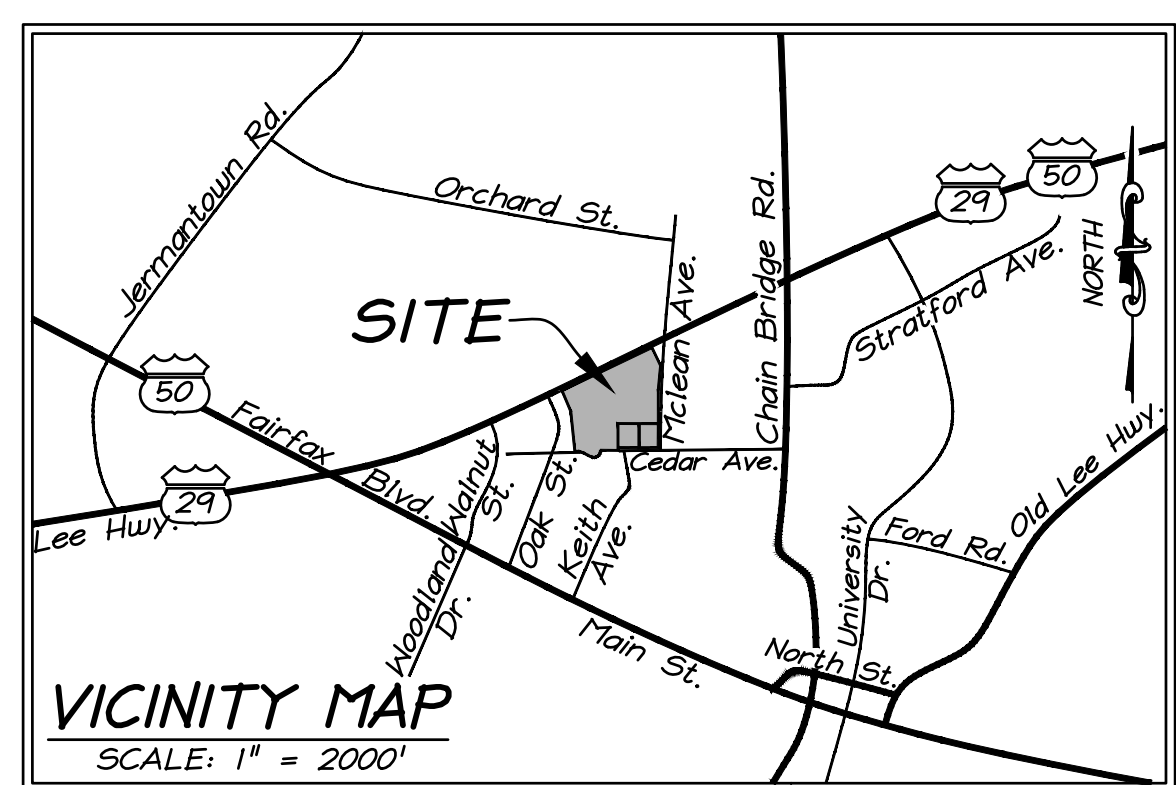
SHEET INDEX	
1	COVER SHEET
2	EXISTING CONDITIONS PLAN
3	TREE PRESERVATION PLAN
4	TREE PRESERVATION SCHEDULE
5	MASTER DEVELOPMENT PLAN
6	LANDSCAPE PLAN
7	OPEN SPACE
8	GRADING PLAN
9	TRUCK TURNING MOVEMENTS
9A	EMERGENCY ACCESS TURNING MOVEMENTS & DETAILS
10	TYPICAL LOT LAYOUT
11	TYPICAL LOT DETAIL LANDSCAPING
12	VERTICAL CROSS SECTIONS
SI-52	ILLUSTRATIVE CONCEPTS FOR OPEN SPACE AREAS

DATE OF FIRST SUBMISSION: APRIL 18, 2017
 DATE OF SECOND SUBMISSION: NOVEMBER 15, 2017
 DATE OF THIRD SUBMISSION: FEBRUARY 5, 2018
 DATE OF FOURTH SUBMISSION: MARCH 28, 2018
 DATE OF FIFTH SUBMISSION: MAY 22, 2018

GENERAL NOTES
 1. THE SUBJECT PROPERTY SHOWN HEREON IS COMPRISED OF 3 PARCELS OF APPROXIMATELY ±18.51 ACRES AND RECORDED IN THE LAND RECORDS OF FAIRFAX CITY, VIRGINIA AS FOLLOWS (SITE ACREAGE IS PROVIDED AS PER THE ZONING PLAT):

PARCEL ID	OWNER	ADDRESS	ACREAGE	EXISTING ZONING
57 01 02 112	THE MOST REVEREND MICHAEL BURBIDGE, BISHOP	10675 FAIRFAX BLVD FAIRFAX, VA 22030	16.099	SPLIT ZONED CR AND RM
57 01 02 113	THE MOST REVEREND MICHAEL BURBIDGE, BISHOP	10600 CEDAR AVE FAIRFAX, VA 22030	1.146	RM RESIDENTIAL
57 01 02 114	THE MOST REVEREND MICHAEL BURBIDGE, BISHOP	10606 CEDAR AVE FAIRFAX, VA 22030	1.265	RM RESIDENTIAL, JOHN C WOOD HOUSE HISTORIC DISTRICT

- THIS GDP SUBMISSION IS AN APPLICATION TO REZONE THE SUBJECT PROPERTY FROM RM, CR AND JOHN C WOOD HOUSE HISTORIC OVERLAY DISTRICT TO PD1 (PLANNED DEVELOPMENT MIXED USE DISTRICT) TO DEVELOP A MIXED USE DEVELOPMENT HOUSING COMMUNITY COMPRISED OF A TOTAL OF 295 DWELLING UNITS, INCLUDING 131 FOR-SALE TOWNHOMES (OF WHICH 15 TOWNHOMES ALONG FAIRFAX BOULEVARD HAVE LIVENWORK OPTION), AND 164 CONDOMINIUM MULTI-FAMILY UNITS. THIS MIXED USE DEVELOPMENT ALSO INCLUDES A RANGE OF COMMERCIAL, COMMUNITY, AND OFFICE USES DESCRIBED BY THE FOLLOWING TWO SCENARIOS. SCENARIO A IS 20,000 SF OF COMMERCIAL AND 24,000 SF COMMUNITY/OFFICE AND SCENARIO B IS 32,000 SF OF COMMERCIAL AND 12,000 SF OF COMMUNITY/OFFICE USES. REFER TO NARRATIVE, UNDER SEPARATE COVER, FOR FURTHER DESCRIPTION AND DETAIL OF PROJECT BENEFITS.
- THE BOUNDARY AND PHYSICAL IMPROVEMENTS SHOWN HEREON ARE BASED UPON A FIELD SURVEY DONE BY THIS FIRM BETWEEN THE DATES OF DECEMBER 22nd AND FEBRUARY 24th, 2016.
- A.) HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM (VCS) 1983 - NORTH AS ESTABLISHED FROM A CURRENT GPS SURVEY.
 B.) THE VERTICAL DATUM SHOWN HEREON IS REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM (NGVD 29) AS AS ESTABLISHED FROM A CURRENT GPS SURVEY.
- THE AREA SHOWN HEREON IS LOCATED ON THE FLOOD INSURANCE RATE MAPS (FIRM), COMMUNITY PANEL NO. 5155240001 D AND 5155240002 D, BOTH WITH AN EFFECTIVE DATE OF JUNE 2, 2006. BY GRAPHICAL DEPICTION ONLY, THE PROPERTY SHOWN HEREON IS SHOWN IN:
 * FLOOD ZONE "AO" (SPECIAL FLOOD HAZARD AREAS (SFHA'S) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD), FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY SHEET FLOOD ON SLOPING TERRAIN); AVERAGE DEPTHS DETERMINED FOR AREAS OF ALLUVIAL FAN FLOODING, VELOCITIES ALSO DETERMINED.
 * FLOOD ZONE "X" (OTHER AREAS), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
 * WITH THE SUBMISSION OF THIS APPLICATION A SPECIAL USE PERMIT FOR THE FLOODPLAIN STUDY WILL BE SUBMITTED CONCURRENTLY.
- A TITLE REPORT WAS FURNISHED AND HAS BEEN INCORPORATED AND SHOWN ON A BOUNDARY SURVEY DONE BY THIS FIRM AND ENTITLED "THE MOST REVEREND MICHAEL BURBIDGE, BISHOP OF THE CATHOLIC DIOCESE OF ARLINGTON, VIRGINIA AND HIS SUCCESSORS IN OFFICE", DATED APRIL 12th, 2017.
- THE SUBJECT PROPERTY IS CURRENTLY SERVED BY PUBLIC WATER AND PUBLIC SEWER PROVIDED BY FAIRFAX CITY.
- TO THE BEST KNOWLEDGE OF THE ENGINEER AND DEVELOPER, THERE ARE NO EXISTING GRAVES OR BURIAL SITES LOCATED ON THE PROPERTY. THE SUBJECT PROPERTY IS NOT LISTED UNDER THE NATIONAL REGISTER OF HISTORIC PLACES.
- TO THE BEST KNOWLEDGE OF THE ENGINEER AND DEVELOPER, NO HAZARDOUS OR TOXIC SUBSTANCES ARE KNOWN TO BE PRESENT ON SITE.
- THIS DEVELOPMENT PROPOSAL IS COMPATIBLE WITH THE EXISTING DEVELOPMENT IN THE VICINITY OF THIS SITE IN TERMS OF USE, TYPE AND INTENSITY. NO ADVERSE EFFECTS TO NEIGHBORING PROPERTIES ARE ANTICIPATED WITH THIS PROJECT.
- TO THE BEST KNOWLEDGE OF THE ENGINEER AND DEVELOPER, THIS DEVELOPMENT PLAN CONFORMS TO ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS, UNLESS OTHERWISE SPECIFICALLY NOTED.
- NOTWITHSTANDING THE IMPROVEMENTS AND TABULATIONS SHOWN ON THIS PLAN, THE APPLICANT RESERVES THE RIGHT TO MAKE MODIFICATIONS TO THE FINAL DESIGN TO COMPLY WITH FINAL ENGINEERING AND NEW CRITERIA AND REGULATIONS WHICH MAY BE ADOPTED BY FAIRFAX CITY SUBSEQUENT TO THE SUBMISSION OF THIS APPLICATION, PROVIDED THAT SUCH MODIFICATIONS ARE SUBSTANTIALLY CONSISTENT WITH THE APPROVED DEVELOPMENT PLAN.
- THE PROPOSED BUILDING FOOTPRINTS AND SITE IMPROVEMENTS SHOWN HEREIN ARE PRELIMINARY. THE PROPOSED SQUARE FOOTAGE FOR THE PROPOSED BUILDINGS IS APPROXIMATE ONLY AND MAY BE SUBJECT TO REVISIONS AT THE TIME OF SITE PLAN, SUBJECT TO MARKET CONDITIONS, BUT SUBSTANTIALLY CONSISTENT WITH THE APPROVED DEVELOPMENT PLAN.
- ALL EXISTING UTILITY EASEMENTS HAVING A WIDTH GREATER THAN 25 FEET ARE SHOWN ON THE EXISTING CONDITIONS PLAN.
- SITE LIGHTING WITHIN THE PROJECT SITE AREA (I.E. ALONG SIDEWALKS AND PATHWAYS) WILL BE DETERMINED DURING FINAL SITE PLAN REVIEW AND SHALL BE IN GENERAL CONFORMANCE WITH SECTION 4.8 OF THE ZONING ORDINANCE.
- ONSITE STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES SHALL BE PROVIDED AS REQUIRED BY CITY ENGINEER AT THE TIME OF FINAL SITE PLAN. DETENTION TO PROVIDE THE REQUIRED STORMWATER QUANTITY CONTROLS AND ONSITE BEST MANAGEMENT PRACTICES (BMPs) TO MEET THE STORMWATER QUALITY REQUIREMENTS ARE SHOWN ON SHEET 5.
- MODIFICATIONS AND WAIVERS FOR THIS MASTER DEVELOPMENT PLAN INCLUDE THE FOLLOWING:
 1) A MODIFICATION HAS BEEN REQUESTED OF SECTION 3.8.A.C.2 OF THE ZONING ORDINANCE FOR THE PERIMETER BUFFER TRANSITIONAL YARD (TY3). ALONG THE WESTERN PROPERTY LINE THE APPLICANT PROPOSES A 6 FOOT FENCE, ON THE PROPERTY LINE, WITH APPROPRIATE LANDSCAPING WITHIN A 6 FOOT WIDE AREA. ADDITIONAL LANDSCAPING TO BE PROVIDED OVER THE DRAINAGE EASEMENT INCLUDING SHRUBS IN VARIOUS HEIGHTS, ALONG THE NORTHERN, EASTERN, AND SOUTHERN PROPERTY LINES THE PROPOSED STREETSCAPE LANDSCAPING PROVIDES A MORE APPROPRIATE TRANSITION TO THE SURROUNDING NEIGHBORHOODS THAN THE TY3 TRANSITIONAL YARD AS OUTLINED IN SECTION 4.5.5.D. OF THE ZONING ORDINANCE DUE TO THE URBAN NATURE OF THIS PROJECT.
 2) A MODIFICATION HAS BEEN REQUESTED OF SECTION 4.5.6.B OF THE ZONING ORDINANCE FOR THE STREET TREES. IN SELECT AREAS ALONG PRIVATE STREETS, A MODIFICATION HAS BEEN REQUESTED FOR THE REQUIREMENT TO PROVIDE STREET TREES AT THE RATE OF ONE CANOPY TREE FOR EVERY 40 FEET AND SPACED A MAXIMUM OF 50 FEET APART. THE REQUIRED STREET TREE SPACING AND PLANTING AREA WIDTH CANNOT BE CONSISTENTLY MET DUE TO REQUIRED ON-STREET PARALLEL PARKING AND VARIOUS PROPOSED UTILITIES. HOWEVER, STREET TREES HAVE BEEN PLANTED TO MEET AND EXCEED THE REQUIRED TOTAL FOR EACH PRIVATE STREET. ALONG ALL PRIVATE ALLEYS, A MODIFICATION HAS BEEN REQUESTED NOT TO PROVIDE ANY STREET TREES. ALONG McLEAN AVENUE, A MODIFICATION HAS BEEN REQUESTED TO REDUCE THE BUFFER WIDTH FROM 10 TO 8 FEET.
 3) SUPPORT FOR A WAIVER HAS BEEN REQUESTED OF SECTION 1.1.10.B.3 OF THE FAIRFAX PUBLIC FACILITIES MANUAL (PFM) FOR THE SMALL PORTION OF THE WESTERN SIDE OF THE CONDOMINIUM BUILDING THAT DOES NOT HAVE 5 FEET SEPARATION FROM THE DRAINAGE EASEMENT.
 4) SUPPORT FOR A WAIVER HAS BEEN REQUESTED OF SECTION 2.1 OF THE FAIRFAX PFM FOR FRONTAGE IMPROVEMENTS ALONG McLEAN AND CEDAR AVENUE.
 5) A MODIFICATION HAS BEEN REQUESTED OF SECTION 4.2.6.B.3 OF THE ZONING ORDINANCE TO ALLOW THE SERVICE LANE, SHARED USE PATH AND / OR OTHER PAVEMENT TO BE LOCATED WITHIN 6 FEET OF A RIGHT OF WAY ALONG FAIRFAX BOULEVARD. THE SERVICE LANE AND SHARED USE PATH ARE PART OF THE ROAD IMPROVEMENTS IN THE VICINITY OF THE ENTRANCES TO THE PROPERTY.
 6) SUPPORT FOR A WAIVER HAS BEEN REQUESTED OF SECTION 401-01 OF THE FAIRFAX PFM FOR TYPICAL CURB AND GUTTER STREET ON PRIVATE ACCESSWAYS THAT ARE LESS THAN 30 FEET FROM FACE OF CURB TO FACE OF CURB OR EDGE OF PAVEMENT.
 7) SUPPORT FOR A WAIVER HAS BEEN REQUESTED OF SECTION 2.4.1 OF THE FAIRFAX PFM TO ALLOW FOR PRIVATE ACCESSWAYS TO HAVE A HORIZONTAL RADIUS OF LESS THAN 175 FEET AND TO ALLOW FOR ENTRANCES ONTO ALL PRIVATE STREETS WITH A TANGENT OF LESS THAN 100 FEET BETWEEN REVERSE CURVES.
 8) SUPPORT FOR A WAIVER HAS BEEN REQUESTED OF SECTION 2.4.2.3 OF THE FAIRFAX PFM TO ALLOW FOR INTERSECTIONS WITH ARTERIAL STREETS TO BE LESS THAN 600 FEET APART.
 9) A MODIFICATION HAS BEEN REQUESTED OF SECTION 4.5.7.D.1 OF THE ZONING ORDINANCE FOR THE PARKING LOT ACCESSED BY FAIRFAX PLACE. IN AN EFFORT TO KEEP PARKING SPACES OUTSIDE OF THE RPA BOUNDARY THE INTERIOR PARKING ISLANDS AND CANOPY TREES HAVE BEEN REMOVED FROM A ROW OF PARKING SPACES. THIS ROW OF PARKING SPACES STILL PROVIDES CANOPY TREES AT EACH END OF THE ROW AND CANOPY TREES ALONG THE EDGE OF THE PARKING SPACES TO PROVIDE SHADING.
 10) A MODIFICATION HAS BEEN REQUESTED OF SECTION 2.4.2 AND SECTION 5.3 OF THE SUBDIVISION ORDINANCE FOR THE BLOCK LENGTH AS ALLOWED PER SECTION 3.8.2.E.3 OF THE ZONING ORDINANCE. THE APPLICANT PROPOSES A PEDESTRIAN CONNECTION THROUGH A LINEAR PARK IN LIEU OF PROVIDING A VEHICULAR CONNECTION.
 11) A MODIFICATION HAS BEEN REQUESTED OF SECTION 3.5.1.D OF THE ZONING ORDINANCE FOR THE LIVENWORK UNITS ALONG FAIRFAX BOULEVARD. THE APPLICANT PROPOSES TO ALLOW NONRESIDENTIAL USES COVERING LESS THAN 75% OF THE GROUND FLOOR AND TO ALLOW RESIDENTIAL USES COVERING MORE THAN 25% OF THE GROUND FLOOR.
 12) A MODIFICATION HAS BEEN REQUESTED OF SECTION 4.4.4.A.1 OF THE ZONING ORDINANCE. THE APPLICANT PROPOSES NO SIDEWALKS ALONG ALL PRIVATE ALLEYSWAYS.
 13) A MODIFICATION HAS BEEN REQUESTED OF SECTION 3.5.1.C.2 OF THE ZONING ORDINANCE THAT REQUIRES THAT NO MORE THAN ONE OF ANY THREE TO FIVE, ABUTTING DWELLING UNITS HAVE THE SAME FRONT YARD SETBACK.
 18. THE EXISTING FLOODPLAIN WILL BE MODIFIED AS PER THE FLOODPLAIN STUDY. A SPECIAL USE PERMIT FOR THE FLOODPLAIN STUDY WAS SUBMITTED CONCURRENTLY WITH THIS FIRST SUBMISSION OF THIS APPLICATION.
 19. A COMPREHENSIVE PLAN AMENDMENT IS SUBMITTED WITH THIS APPLICATION.
 20. ALL SIGNAGE WILL BE IN CONFORMANCE WITH SECTION 4.6 OF THE ZONING ORDINANCE.
 21. SITE SPECIFIC RPA STUDY COMPLETED BY WETLAND STUDIES AND SOLUTIONS, INC. DATED AUGUST 11, 2017.



OWNER
 THE MOST REVEREND
 MICHAEL BURBIDGE, BISHOP
 OF THE CATHOLIC DIOCESE
 OF ARLINGTON, VIRGINIA AND
 HIS SUCCESSORS IN OFFICE
 200 N. GLEBE RD., SUITE 914
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CATHOLIC DIOCESE OF ARLINGTON
 By: Michael F. Burbidge
 Most Rev. Michael F. Burbidge, Bishop

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 ARLINGTON, VA 22209

IDI FAIRFAX, L.C.
 By: IDI Manager, L.C., Manager
 By: Enrica Cecchi
 Enrica Cecchi, Manager

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	BEARING	CHORD
C1	69.00'	149.41'	124°04'05"	129.96'	S 54°47'11" W	121.89'
C2	657.00'	48.47'	4°13'38"	24.25'	N 65°17'35" W	48.46'
C3	349.00'	51.46'	8°26'54"	25.78'	N 71°37'51" W	51.41'

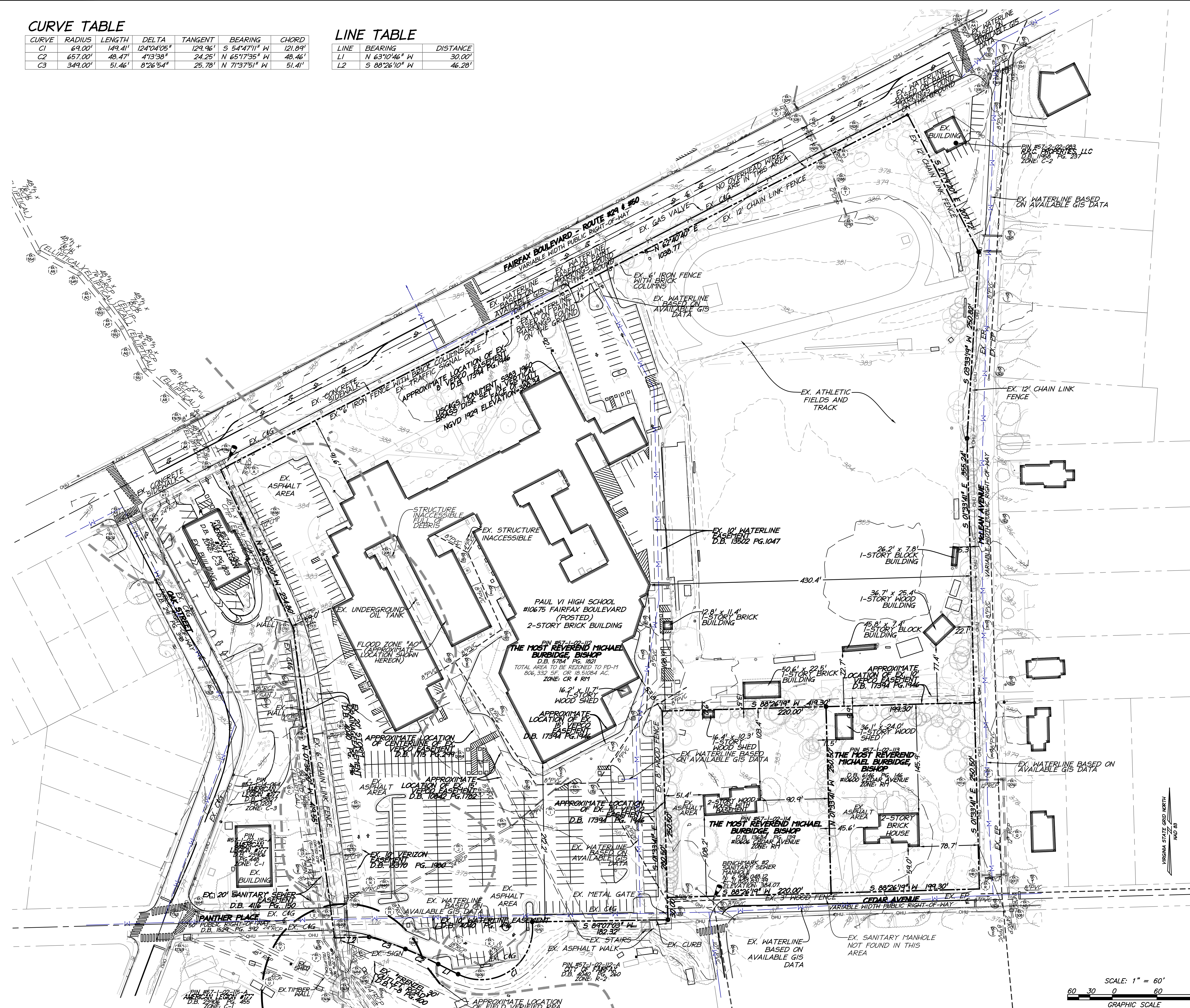
LINE TABLE

LINE	BEARING	DISTANCE
L1	N 63°10'46" W	30.00'
L2	S 88°26'10" W	46.28'

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LEGEND

- EXISTING TREE LINE
- EX. DECIDUOUS TREE
- EX. EVERGREEN TREE
- 258- EXISTING ONE FOOT CONTOUR
- 260- EXISTING TEN FOOT CONTOUR
- 100 YEAR FLOOD PLAIN LIMITS
- RIGHT OF WAY
- EXISTING FENCE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING WATER LINE
- EXISTING UTILITY LINE
- EXISTING UTILITY POLE
- EXISTING EDGE OF PAVEMENT
- EXISTING CURB & GUTTER



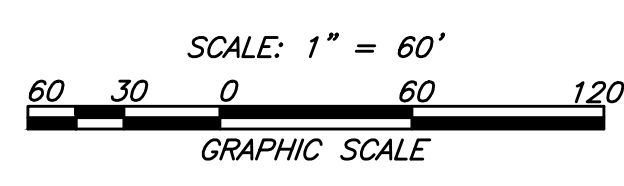
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COMMONWEALTH OF VIRGINIA
 JOHN C. LEVTOV
 Lic. No. 33635
 05/22/18
 PROFESSIONAL ENGINEER

EXISTING CONDITIONS PLAN





MASTER DEVELOPMENT PLAN
PAUL VI.
 FAIRFAX CITY, VIRGINIA

PROJECT NO: 15010.002.00
 SCALE: 1"=60'
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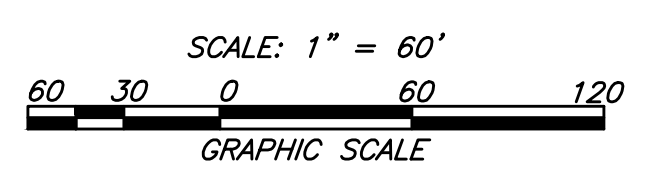
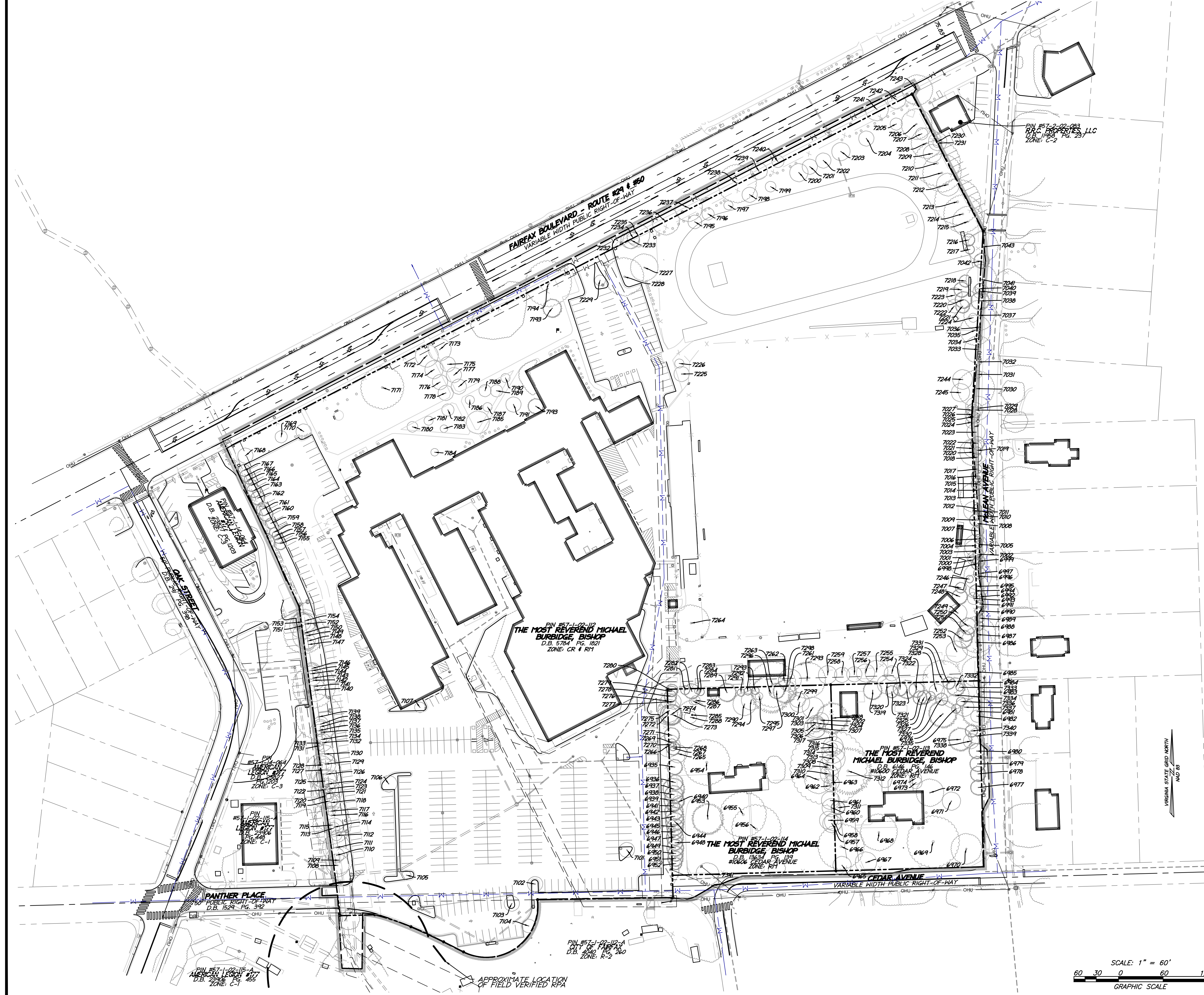


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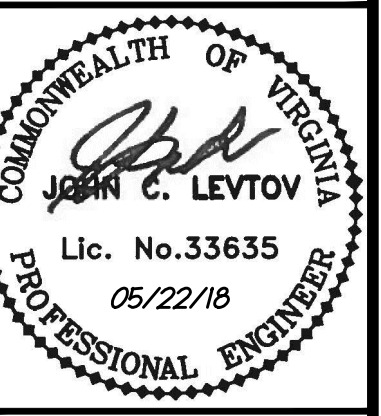
LEGEND

-  : EX. DECIDUOUS TREE
-  : EX. EVERGREEN TREE
-  : EXISTING TREE LINE
-  : LIMITS OF CONSTRUCTION

NOTE:
SEE NEXT SHEET FOR TREE PRESERVATION SCHEDULE.



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MASTER DEVELOPMENT PLAN
PAUL VI.
FAIRFAX CITY, VIRGINIA

TREE PRESERVATION PLAN

PROJECT NO: 15010.002.00
SCALE: 1" = 60'
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DESIGN: JR, JM
DRAWN: JM
CHECKED:
SHEET No.
3 of 12

TREE PRESERVATION SCHEDULE

TREE #	BOTANICAL NAME	COMMON NAME	TRUNK DIAMETER (INCHES)	CROWN RADIUS (FEET)	CONDITION RATING	PROCEDURE
6935	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	9.9	9	43.8	REMOVE
6936	PINUS STROBUS	WHITE PINE	14	10	71.9	REMOVE
6937	PINUS STROBUS	WHITE PINE	14	14	71.9	REMOVE
6938	PINUS STROBUS	WHITE PINE	12	12	71.9	REMOVE
6939	PINUS STROBUS	WHITE PINE	13	13	71.9	REMOVE
6940	CELTIS LAEVIGATA	SUGARBERRY	8	8	75.0	REMOVE
6941	PINUS STROBUS	WHITE PINE	8	8	71.9	REMOVE
6942	PINUS STROBUS	WHITE PINE	12	12	71.9	REMOVE
6943	PINUS STROBUS	WHITE PINE	12	12	71.9	REMOVE
6944	PINUS STROBUS	WHITE PINE	12	12	71.9	REMOVE
6945	PINUS STROBUS	WHITE PINE	12	11	71.9	REMOVE
6946	PINUS STROBUS	WHITE PINE	12	10	71.9	REMOVE
6947	PINUS STROBUS	WHITE PINE	12	11	71.9	REMOVE
6948	PINUS STROBUS	WHITE PINE	12	10	71.9	REMOVE
6949	PINUS STROBUS	WHITE PINE	12	11	71.9	REMOVE
6950	PINUS STROBUS	WHITE PINE	12	10	71.9	REMOVE
6951	PINUS STROBUS	WHITE PINE	12	10	71.9	REMOVE
6952	PINUS STROBUS	WHITE PINE	10	8	71.9	REMOVE
6953	PINUS STROBUS	WHITE PINE	30	20	53.1	REMOVE
6954	LIRIODENDRON TULIPIFERA	TULIP POPLAR	48	30	75.0	REMOVE
6955	QUERCUS ALBA	WHITE OAK	30	30	56.3	REMOVE
6956	QUERCUS ALBA	WHITE OAK	32	32	59.4	REMOVE
6957	PRUNUS SEROTINA	BLACK CHERRY	7	12	75.0	REMOVE
6958	PRUNUS SEROTINA	BLACK CHERRY	7	12	75.0	REMOVE
6959	PRUNUS SEROTINA	BLACK CHERRY	8	12	75.0	REMOVE
6960	ILEX OPACA	AMERICAN HOLLY	9	12	71.9	REMOVE
6961	QUERCUS RUBRA	NORTHERN RED OAK	12	12	75.0	REMOVE
6962	CARYA GLABRA	PIGNOT HICKORY	5	8	50.0	REMOVE
6963	CARYA GLABRA	PIGNOT HICKORY	10	10	71.9	REMOVE
6964	QUERCUS RUBRA	NORTHERN RED OAK	18	108	59.4	REMOVE
6965	ILEX OPACA	AMERICAN HOLLY	12	12	87.5	REMOVE
6966	ZELKOVA SERRATA	JAPANESE ZELKOVA	30	30	65.6	REMOVE
6967	ILEX OPACA	AMERICAN HOLLY	14	14	87.5	REMOVE
6968	MAGNOLIA X SOULANGIANA	SAUCER MAGNOLIA	12,12,12,12	24	62.5	REMOVE
6969	TILIA AMERICANA	AMERICAN LINDEN	34	34	62.5	REMOVE
6970	ACER RUBRUM	RED MAPLE	20	20	62.5	REMOVE
6971	FRAXINUS PENNSYLVANICA	GREEN ASH	12	12	25.0	REMOVE
6972	ILEX OPACA	AMERICAN HOLLY	18,18	18	75.0	REMOVE
6973	ILEX OPACA	AMERICAN HOLLY	5	8	59.4	REMOVE
6974	ILEX OPACA	AMERICAN HOLLY	5	8	59.4	REMOVE
6975	PINUS STROBUS	WHITE PINE	15	15	68.8	REMOVE
6976	PINUS STROBUS	WHITE PINE	14	18	68.8	REMOVE
6977	CUPRESSUS LEYLANDII	LEYLAND CYPRESS	12	10	81.3	REMOVE
6978	CUPRESSUS LEYLANDII	LEYLAND CYPRESS	12	10	81.3	REMOVE
6979	CUPRESSUS LEYLANDII	LEYLAND CYPRESS	12	10	81.3	REMOVE
6980	CUPRESSUS LEYLANDII	LEYLAND CYPRESS	12	20	81.3	REMOVE
6981	PINUS STROBUS	WHITE PINE	20	8	53.1	REMOVE
6982	MORUS RUBRA	MULBERRY	6	5	31.3	REMOVE
6983	CELTIS SINENSIS	CHINESE HACKBERRY	5	8	40.6	REMOVE
6984	QUERCUS RUBRA	NORTHERN RED OAK	5	20	37.5	REMOVE
6985	MORUS RUBRA	RED MULBERRY	24	20	46.9	REMOVE
6986	LIRIODENDRON TULIPIFERA	TULIP POPLAR	20	24	50.0	REMOVE
6987	LIRIODENDRON TULIPIFERA	TULIP POPLAR	24	6	43.8	REMOVE
6988	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	6	6	25.0	REMOVE
6989	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	6	6	25.0	REMOVE
6990	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	6	5	25.0	REMOVE
6991	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	5	8	25.0	REMOVE
6992	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	8	8	25.0	REMOVE
6993	PRUNUS SEROTINA	BLACK CHERRY	5	8	56.3	REMOVE
6994	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	5	16	25.0	REMOVE
6995	ACER RUBRUM	RED MAPLE	16	18	56.3	REMOVE
6996	PRUNUS SEROTINA	BLACK CHERRY	18	8	37.5	REMOVE
6997	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	8	8	25.0	REMOVE
6998	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	8	8	25.0	REMOVE
6999	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	8	7	71.9	REMOVE
7000	MORUS RUBRA	RED MULBERRY	7	7	46.9	REMOVE
7001	MORUS RUBRA	RED MULBERRY	5	7	46.9	REMOVE
7002	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	7	16	46.9	REMOVE
7003	PRUNUS SEROTINA	BLACK CHERRY	16	15	75.0	REMOVE
7004	ACER RUBRUM	RED MAPLE	15	5	65.6	REMOVE
7005	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	5	6	25.0	REMOVE
7006	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	6	8	25.0	REMOVE
7007	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	8	5	25.0	REMOVE
7008	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	5	8	25.0	REMOVE
7009	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	8	6	46.9	REMOVE
7010	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	6	12	46.9	REMOVE
7011	CELTIS SINENSIS	CHINESE HACKBERRY	9	6	40.6	REMOVE
7012	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	6	20	25.0	REMOVE
7013	MORUS RUBRA	RED MULBERRY	50	7	50.0	REMOVE
7014	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	7	8	25.0	REMOVE
7015	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	8	8	25.0	REMOVE
7016	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	10	10	25.0	REMOVE
7017	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	6	6	25.0	REMOVE
7018	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	6	6	25.0	REMOVE
7019	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	5	5	25.0	REMOVE
7020	ACER RUBRUM	RED MAPLE	18	18	43.8	REMOVE
7021	PRUNUS SEROTINA	BLACK CHERRY	15	12	31.3	REMOVE
7022	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	9	9	25.0	REMOVE
7023	UNKNOWN	UNKNOWN	12	12	25.0	REMOVE
7024	UNKNOWN	UNKNOWN	8	8	25.0	REMOVE
7025	PAULOWNIA TOMENTOSA	PRINCESS TREE	8	8	53.1	REMOVE
7026	CELTIS SINENSIS	CHINESE HACKBERRY	10	10	40.6	REMOVE
7027	ULMUS AMERICANA	AMERICAN ELM	8	8	50.0	REMOVE
7028	CELTIS SINENSIS	CHINESE HACKBERRY	6	10	40.6	REMOVE
7029	ULMUS AMERICANA	AMERICAN ELM	12	16	31.3	REMOVE
7030	PYRUS CALLERYANA	BRADFORD PEAR	16	24	62.5	REMOVE
7031	UNKNOWN	UNKNOWN	14	5	25.0	REMOVE
7032	UNKNOWN	UNKNOWN	12	5	25.0	REMOVE
7033	PYRUS CALLERYANA	BRADFORD PEAR	18	18	62.5	REMOVE
7034	UNKNOWN	UNKNOWN	12	5	25.0	REMOVE
7035	UNKNOWN	UNKNOWN	15	20	25.0	REMOVE
7036	UNKNOWN	UNKNOWN	12	2	25.0	REMOVE
7037	PYRUS CALLERYANA	BRADFORD PEAR	16	20	68.8	REMOVE
7038	UNKNOWN PINE	UNKNOWN PINE	13	12	25.0	REMOVE
7039	ACER NEGUNDO	BOX ELDER	7	10	46.9	REMOVE
7040	PRUNUS SEROTINA	BLACK CHERRY	7	7	25.0	REMOVE
7041	PYRUS CALLERYANA	BRADFORD PEAR	15	20	68.8	REMOVE
7042	PINUS STROBUS	WHITE PINE	10	10	50.0	REMOVE
7043	PYRUS CALLERYANA	BRADFORD PEAR	16	20	68.8	REMOVE
7101	ACER RUBRUM	RED MAPLE	7	10	53.1	REMOVE
7102	ACER RUBRUM	RED MAPLE	7	10	53.1	REMOVE
7103	ACER RUBRUM	RED MAPLE	8	10	65.6	REMOVE
7104	ACER RUBRUM	RED MAPLE	5	9	53.1	REMOVE
7105	ACER RUBRUM	RED MAPLE	5	6	56.3	REMOVE
7106	ACER RUBRUM	RED MAPLE	9	11	62.5	REMOVE
7107	ACER RUBRUM	RED MAPLE	5	7	56.3	REMOVE
7108	ROBINIA PSEUDOACACIA	BLACK LOCUST	24	15	37.5	REMOVE

TREE #	BOTANICAL NAME	COMMON NAME	TRUNK DIAMETER (INCHES)	CROWN RADIUS (FEET)	CONDITION RATING	PROCEDURE
7109	QUERCUS PALUSTRIS	PIN OAK	15	18	65.6	REMOVE
7110	ROBINIA PSEUDOACACIA	BLACK LOCUST	8	10	62.5	REMOVE
7111	QUERCUS PALUSTRIS	PIN OAK	17	18	62.5	REMOVE
7112	CARYA GLABRA	PIGNOT HICKORY	7	7	65.6	REMOVE
7113	ROBINIA PSEUDOACACIA	BLACK LOCUST	13	8	65.6	REMOVE
7114	ROBINIA PSEUDOACACIA	BLACK LOCUST	13	12	25.0	REMOVE
7115	ACER SACCHARINUM	SILVER MAPLE	18	25	75.0	REMOVE
7116	ROBINIA PSEUDOACACIA	BLACK LOCUST	17	22	50.0	REMOVE
7117	ROBINIA PSEUDOACACIA	BLACK LOCUST	10	6	25.0	REMOVE
7118	ACER RUBRUM	RED MAPLE	8	12	65.6	REMOVE
7119	ACER RUBRUM	RED MAPLE	8	10	65.6	REMOVE
7120	ACER RUBRUM	RED MAPLE	8	10	56.3	REMOVE
7121	QUERCUS RUBRA	NORTHERN RED OAK	18	20	62.5	REMOVE
7122	ACER RUBRUM	RED MAPLE	11	13	68.8	REMOVE
7123	UNKNOWN	UNKNOWN	11	3	25.0	REMOVE
7124	ACER RUBRUM	RED MAPLE	18	19	59.4	REMOVE
7125	ACER RUBRUM	RED MAPLE	15	15	75.0	REMOVE
7126	QUERCUS PALUSTRIS	PIN OAK	18	20	56.3	REMOVE
7127	ACER RUBRUM	RED MAPLE	18	22	75.0	REMOVE
7128	QUERCUS ALBA	WHITE OAK	12	12	75.0	REMOVE
7129	LIRIODENDRON TULIPIFERA	TULIP POPLAR	13	14	46.9	REMOVE
7130	ACER RUBRUM	RED MAPLE	11	12	65.6	REMOVE
7131	FRAXINUS PENNSYLVANICA	GREEN ASH	7	6	25.0	REMOVE
7132	FRAXINUS PENNSYLVANICA	GREEN ASH	12	12	25.0	REMOVE
7133	FRAXINUS PENNSYLVANICA	GREEN ASH	12	0	25.0	REMOVE
7134	ACER RUBRUM	RED MAPLE	9	7	65.6	REMOVE
7135	FRAXINUS PENNSYLVANICA	GREEN ASH	14	15	25.0	REMOVE
7136	ACER RUBRUM	RED MAPLE	10	8	65.6	REMOVE
7137	ACER RUBRUM	RED MAPLE	8	10	65.6	REMOVE
7138	FRAXINUS PENNSYLVANICA	GREEN ASH	9	10	25.0	REMOVE
7139	ACER RUBRUM	RED MAPLE	27	30	56.3	REMOVE
7140	FRAXINUS PENNSYLVANICA	GREEN ASH	14	15	25.0	REMOVE
7141	QUERCUS PALUSTRIS	PIN OAK	27	28	53.1	REMOVE
7142	FRAXINUS PENNSYLVANICA	GREEN ASH	14	14	40.6	REMOVE
7143	FRAXINUS PENNSYLVANICA	GREEN ASH	10	10	25.0	REMOVE
7144	ACER RUBRUM	RED MAPLE	9	10	46.9	REMOVE
7145	FRAXINUS PENNSYLVANICA	GREEN ASH	12	11	25.0	REMOVE
7146	PRUNUS SEROTINA	BLACK CHERRY	8	7	40.6	REMOVE
7147	FRAXINUS PENNSYLVANICA	GREEN ASH	12	8	25.0	REMOVE
7148	FRAXINUS PENNSYLVANICA	GREEN ASH	13	10	25.0	REMOVE
7149	FRAXINUS PENNSYLVANICA	GREEN ASH	23	18	25.0	REMOVE
7150	ULMUS AMERICANA	AMERICAN ELM	20	27	56.3	REMOVE
7151	PLATANUS OCCIDENTALIS	SYCAMORE	15	17	75.0	REMOVE
7152	FRAXINUS PENNSYLVANICA	GREEN ASH	10	13	34.4	REMOVE
7153	FRAXINUS PENNSYLVANICA	GREEN ASH	12	12	34.4	REMOVE
7154	FRAXINUS PENNSYLVANICA	GREEN ASH	13	15	25.0	REMOVE
7155	CUPRESSUS LEYLANDII	LEYLAND CYPRESS	14	8	53.1	REMOVE
7156	CUPRESSUS LEYLANDII	LEYLAND CYPRESS	12	6	53.1	REMOVE
7157	CUPRESSUS LEYLANDII	LEYLAND CYPRESS	9	6	53.1	REMOVE
7158	CUPRESSUS LEYLANDII	LEYLAND CYPRESS	9	6	53.1	REMOVE
7159	CUPRESSUS LEYLANDII	LEYLAND CYPRESS	11	7	53.1	REMOVE
7160	CUPRESSUS LEYLANDII	LEYLAND CYPRESS	15	9	53.1	REMOVE
7161	CUPRESSUS LEYLANDII	LEYLAND CYPRESS	15	9	53.1	REMOVE
7162	CUPRESSUS LEYLANDII	LEYLAND CYPRESS	15	9	53.1	REMOVE
7163	CUPRESSUS LEYLANDII	LEYLAND CYPRESS	14	9	53.1	REMOVE
7164	CUPRESSUS LEYLANDII	LEYLAND CYPRESS	12	8	53.1	REMOVE
7165	CUPRESSUS LEYLANDII	LEYLAND CYPRESS	9	6	53.1	REMOVE
7166	CUPRESSUS LEYLANDII	LEYLAND CYPRESS	9	8	53.1	REMOVE
7167	CUPRESSUS LEYLANDII	LEYLAND CYPRESS	11	8	53.1	REMOVE
7168	ACER RUBRUM	RED MAPLE	9	10	53.1	REMOVE
7169	ACER RUBRUM	RED MAPLE	8	8	65.6	REMOVE
7170	ACER RUBRUM	RED MAPLE	8	10	65.6	REMOVE
7171	CARYA TOMENTOSA	MOCKERNUT HICKORY	24	28	71.9	REMOVE
7172	ACER RUBRUM	RED MAPLE	10	15	59.4	REMOVE
7173	ACER RUBRUM	RED MAPLE	10	15	59.4	REMOVE
7174	ACER RUBRUM	RED MAPLE	9	12	59.4	REMOVE
7175	ACER RUBRUM	RED MAPLE	7	10	59.4	REMOVE
7176	ACER RUBRUM	RED MAPLE	8	10	59.4	REMOVE
7177	ACER RUBRUM	RED MAPLE	8	10	59.4	REMOVE
7178	ACER RUBRUM	RED MAPLE	8	10	59.4	REMOVE
7179	ACER RUBRUM	RED MAPLE	8	10	59.4	REMOVE
7180	CORNUS KOUSA	KOUSA DOGWOOD	7	7	53.1	REMOVE
7181	MAGNOLIA X SOULANGIANA	SAUCER MAGNOLIA	9	9	62.5	REMOVE
7182	CORNUS KOUSA	KOUSA DOGWOOD	7	8	53.1	REMOVE
7183	CORNUS KOUSA	KOUSA DOGWOOD	7	5	53.1	REMOVE
7184	CORNUS KOUSA	KOUSA DOGWOOD	6	5	53.1	REMOVE
7185	PRUNUS SEROTINA	BLACK CHERRY	16	15	75.0	REMOVE
7186	CORNUS KOUSA	KOUSA DOGWOOD	8	6		

REQUIREMENTS FOR PD-M PLANNED DEVELOPMENT MIXED USE DISTRICT
AREA: MINIMUM OF 2 ACRES
RECREATION AND OPEN SPACE: 20%
PERIMETER BUFFER: 15 FEET WIDE TRANSITIONAL YARD TY3, EXCLUDING PUBLIC OR PRIVATE STREETS
STREET TREES: MINIMUM 10 FEET WIDE LANDSCAPE STRIP ALONG ALL STREETS
TREE CANOPY: MINIMUM OF 10%

PROPOSED TABULATIONS FOR DEVELOPMENT PROGRAM
SUBJECT AREA (GROSS): 806,332 SF (18.51 AC)
RECREATION AND OPEN SPACE: ±29% (±23% PER CODE DEFINITION)
PERIMETER BUFFER: MODIFICATION REQUESTED (SEE SHEET 1 NOTE 17.1)
STREET TREES: MODIFICATION REQUESTED (SEE SHEET 1 NOTE 17.2)
TREE CANOPY: ±10%
BUILDING HEIGHT: 2 & 3 STORY TOWNHOMES ALONG MCLEAN AVENUE AND CEDAR AVENUE (2 STORY TOWNHOMES WILL BE LESS THAN 35' HIGH TO MID POINT OF ROOF AND 3 STORY TOWNHOMES WILL BE 40' HIGH TO MID POINT OF ROOF), ALL OTHER TOWNHOMES ON SITE ARE 3.5 STORY (45' HIGH TO MID POINT), AND CONDOMINIUM BUILDING IS 4-5 STORIES (45'-60' HIGH TO TOP OF ROOF).
PROPOSED 295 DWELLING UNITS WITH A DENSITY OF 15.9 DU/AC AND 44,000 SF OF COMMERCIAL, COMMUNITY, & OFFICE WITH 0.05 FAR

PROPOSED PARKING TABULATION (SCENARIO A)

PROPOSED USE	QUANTITY	RATIO REQUIRED	PARKING REQUIRED ²	PARKING REQUIRED ³ SHARED PARKING ANALYSIS	PARKING PROVIDED	SURPLUS SPACES SHARED PARKING ANALYSIS
CONDOMINIUM / MULTIFAMILY	164 UNITS	1.79 PER UNIT	294 SPACES	269 SPACES	294 SPACES - GARAGE ⁴	25 SPACES - GARAGE
TOWNHOMES	131 UNITS	2 PER UNIT	262 SPACES	262 SPACES	262 SPACES - GARAGES + 137 SPACES - DRIVEWAY + 399 SPACES	0 SPACES
LIVE / WORK COMMERCIAL	4,500 SF	1 PER 300 SF	15 SPACES	15 SPACES	30 SPACES - DRIVEWAY	0 SPACES - DRIVEWAY
COMMERCIAL COMMUNITY / OFFICE	20,000 SF 24,000 SF	1 PER 200 SF 1 PER 300 SF	100 80	152 SPACES	188 SPACES - SURFACE	36 SPACES - SURFACE
PAT RODIO PARK ⁵	N/A	N/A	0 SPACES	60 SPACES	60 SPACES - SURFACE	0 SPACES - SURFACE
TOTAL PARKING			761 SPACES	758 SPACES	971 SPACES	61 SPACES

PROPOSED PARKING TABULATION (SCENARIO B)

PROPOSED USE	QUANTITY	RATIO REQUIRED	PARKING REQUIRED ²	PARKING REQUIRED ³ SHARED PARKING ANALYSIS	PARKING PROVIDED	SURPLUS SPACES SHARED PARKING ANALYSIS
CONDOMINIUM / MULTIFAMILY	164 UNITS	1.79 PER UNIT	294 SPACES	285 SPACES	294 SPACES - GARAGE ⁴	9 SPACES - GARAGE
TOWNHOMES	131 UNITS	2 PER UNIT	262 SPACES	262 SPACES	262 SPACES - GARAGES + 137 SPACES - DRIVEWAY + 399 SPACES	0 SPACES
LIVE / WORK COMMERCIAL	4,500 SF	1 PER 300 SF	15 SPACES	15 SPACES	30 SPACES - DRIVEWAY	0 SPACES - DRIVEWAY
COMMERCIAL COMMUNITY / OFFICE	32,000 SF 12,000 SF	1 PER 200 SF 1 PER 300 SF	160 40	166 SPACES	188 SPACES - SURFACE	22 SPACES - SURFACE
PAT RODIO PARK ⁵	N/A	N/A	0 SPACES	60 SPACES	60 SPACES - SURFACE	0 SPACES - SURFACE
TOTAL PARKING			771 SPACES	788 SPACES	971 SPACES	31 SPACES

NOTES:
1. TO ACCOMMODATE THE RANGE OF FUTURE PARKING DEMANDS WITHIN THIS DEVELOPMENT TWO PARKING SCENARIOS HAVE BEEN SHOWN.
2. PARKING REQUIRED PER ZONING ORDINANCE.
3. SEE SHARED PARKING ANALYSIS, UNDER SEPARATE COVER, FOR JUSTIFICATION OF REVISED PARKING REQUIREMENTS.
4. THE APPLICANT RESERVES THE RIGHT TO USE ALL OR A PORTION OF THE GARAGE SPACES NOT ALLOCATED TO CONDOMINIUM RESIDENTS AS SHARED SPACES. THIS SHALL INCLUDE PROVIDING A MINIMUM OF 16 SHARED SPACES.
5. PARKING SPACES FOR PAT RODIO PARK ARE NOT REQUIRED PER THE ZONING ORDINANCE AND ARE BEING PROVIDED BY THE APPLICANT AS A COMMUNITY BENEFIT. SIGNAGE MAY BE INSTALLED LIMITING CERTAIN PARKING SPACES FOR PARK USE AT CERTAIN TIMES AT THE REQUEST OF THE CITY. THE APPLICABLE PARKING SPACES AND SPECIFICS OF TIME RESTRICTIONS WILL BE DETERMINED IN COORDINATION WITH THE CITY AT TIME OF SITE PLAN REVIEW.

BUILDING	REQUIRED LOADING SPACES	PROPOSED LOADING SPACES
TOWNHOMES	131 UNITS	NOT REQUIRED
CONDOMINIUM / MULTIFAMILY	164 UNITS	1 SPACE
COMMERCIAL COMMUNITY / OFFICE	44,000 SF	2 SPACES
TOTAL PARKING		3 SPACES

STORMWATER MANAGEMENT & BEST MANAGEMENT PRACTICE (SWM/BMP) NARRATIVE

SWM
SWM QUANTITY FOR THIS PROJECT WILL BE PROVIDED IN ACCORDANCE WITH STATE CODE 9VAC25-870-66-WATER QUANTITY AND THE CITY OF FAIRFAX STORMWATER ORDINANCE. THIS BEING A REDEVELOPMENT, THE IMPROVEMENT FACTOR WILL BE UTILIZED TO MEET CHANNEL PROTECTION FOR THE 1-YEAR 24 HOUR STORM AND THE POST-DEVELOPMENT 10-YEAR 24-HOUR STORM EVENT WILL BE CONFINED TO RELEASE AT RATE LESS THAN PRE-DEVELOPED CONDITIONS TO MEET FLOOD PROTECTION.

TO MEET THESE WATER QUANTITY REQUIREMENTS, A SERIES OF UNDERGROUND DETENTION FACILITIES WILL BE UTILIZED. PRELIMINARY LOCATIONS ARE SHOWN ON THE DEVELOPMENT PLAN.

ADEQUATE OUTFALL

THE EXISTING SITE DISCHARGES CONCENTRATED RUNOFF TO THREE OUTFALL POINTS.
EXISTING OUTFALL A TO THE SOUTHWEST DRAINS INTO A BOX CULVERT AND OUTFALLS TO THE SOUTH JUST BELOW PANTHER PLACE INTO A 100 YEAR FLOODPLAIN.

EXISTING OUTFALL B TO THE NORTH DRAINS INTO AN EXISTING STORM SYSTEM ALONG FAIRFAX BOULEVARD THAT EVENTUALLY DISCHARGES INTO A 100 YEAR FLOODPLAIN NORTHEAST OF THE SITE.

EXISTING OUTFALL C TO THE SOUTHEAST DRAINS INTO AN EXISTING STORM SEWER SYSTEM ALONG MCLEAN AVENUE AND FLOWS SOUTH ACROSS CEDAR AVENUE ULTIMATELY DISCHARGING IN A 100 YEAR FLOODPLAIN SOUTHEAST OF THE SITE.

BMP
THIS PROJECT WILL USE THE VIRGINIA RUNOFF REDUCTION METHOD (VRRM) REDEVELOPMENT TO MEET THE STATE, PART IIB CRITERIA (9VAC25-870-65) AND CITY WATER QUALITY DESIGN CRITERIA. THE PROJECT SITE AREA FOR WATER QUALITY CALCULATION WILL INCLUDE ALL AREA WITHIN THE LIMITS OF CLEARING AND GRADING. TO MEET WATER QUALITY DESIGN CRITERIA AND PHOSPHORUS REMOVAL, A COMBINATION OF BOTH PROPRIETARY AND NON-PROPRIETARY BMP FACILITIES MAY BE USED. THESE FACILITIES MAY INCLUDE: ISOLATOR ROWS, HYDRODYNAMIC SEPARATORS, FILTERRAS, PERMEABLE PAVEMENT, & BIORETENTIONS. PRELIMINARY LOCATIONS ARE SHOWN ON THE DEVELOPMENT PLAN.

NOTE: LOCATIONS AND SIZING OF BMP/SWM FACILITIES SHOWN ARE BASED ON A PRELIMINARY STUDY TO ENSURE COMPLIANCE WITH STATE AND CITY REQUIREMENTS; THE LOCATION AND TYPE OF FACILITY IS SUBJECT TO CHANGE WITH FINAL DESIGN.

LEGEND

- 258 --- EXISTING ONE FOOT CONTOUR
- 260 --- EXISTING TEN FOOT CONTOUR
- RIGHT OF WAY
- LIMITS OF CLEARING AND GRADING
- PROPOSED CURB
- PROPOSED PARKING SPACE
- PROPOSED HANDICAP SPACE
- PROPOSED CONCRETE SIDEWALK
- PROPOSED BIKE TRAIL
- PROPOSED SHARED USE PATH CROSSING
- ◀G PROPOSED GARAGE ENTRANCE
- ▲ APPROXIMATE LOCATION OF THE PROPOSED BUILDING ENTRANCE TO BE FINALIZED AT THE TIME OF SITE PLAN
- BIOTENTATION FACILITY
- FILTERRA
- UNDERGROUND DETENTION/ISOLATOR ROW
- GRASS CHANNEL
- LID PLANTER BOX
- PROPOSED SANITARY SEWER #
- PROPOSED STORM SEWER #
- PROPOSED WATER LINE #
- PROPOSED ELECTRIC LINE #
- PROPOSED TRANSFORMER #
- PROPOSED GAS LINE #

* THESE PRELIMINARY UTILITIES TO BE FINALIZED AT THE TIME OF SITE PLAN

OPEN TOP INLET BOX WITH SAFETY FENCE TO BE SPECIFIED AT TIME OF SITE PLAN

APPROXIMATE LOCATION OF PROPOSED BIKE PARKING AREA

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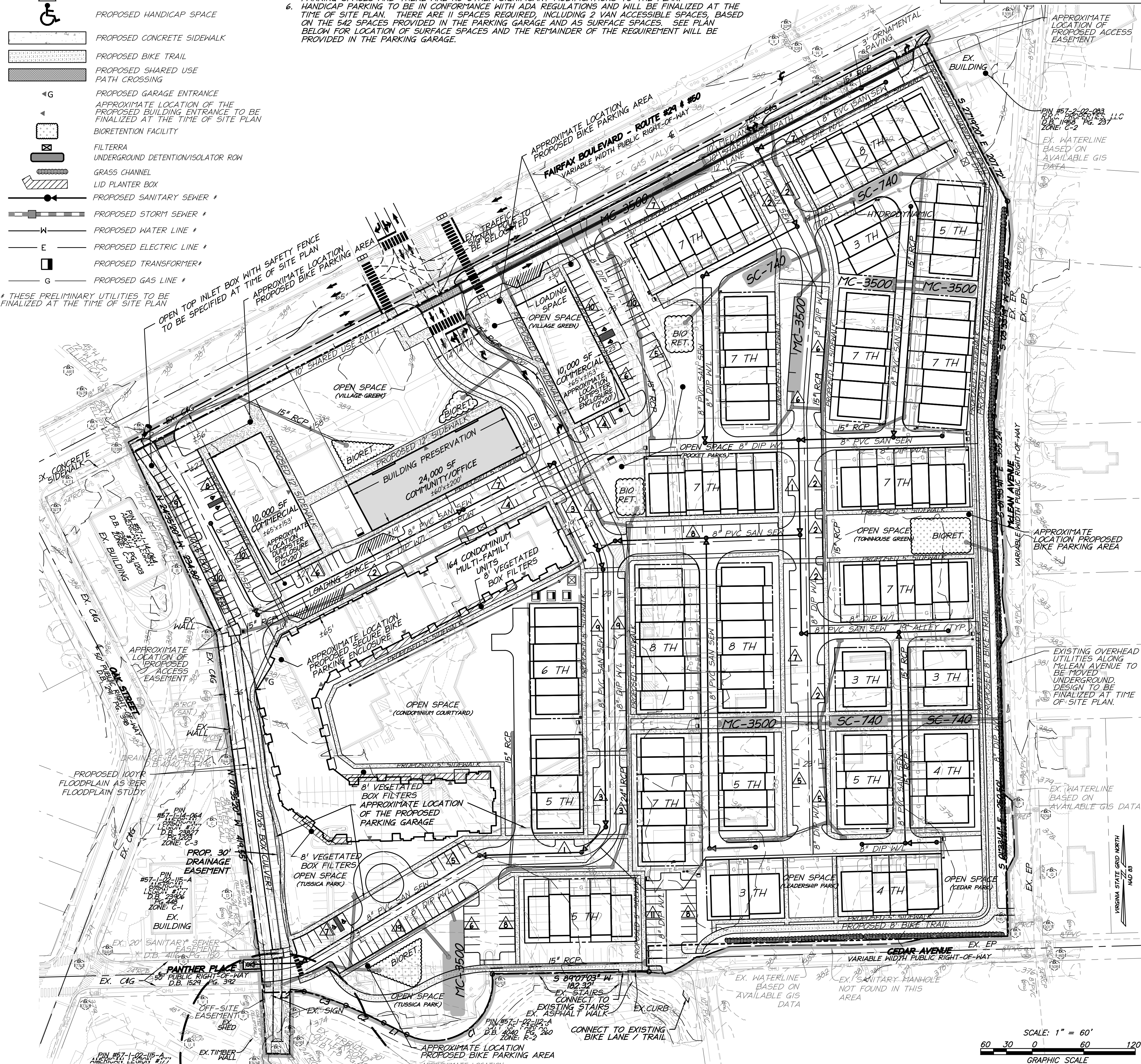
APPROXIMATE LOCATION OF PROPOSED BIKE PARKING AREA

APPROXIMATE LOCATION OF PROPOSED BIKE PARKING AREA

APPROXIMATE LOCATION OF PROPOSED BIKE PARKING AREA

APPROXIMATE LOCATION OF PROPOSED BIKE PARKING AREA

NOTES:
1. BICYCLE PARKING TO BE IN CONFORMANCE WITH SECTION 4.2.B. OF THE ZONING ORDINANCE.
2. LIMITS OF CLEARING AND GRADING ARE SUBJECT TO FINAL ENGINEERING.
3. HYDRANT PLACEMENT, FDC PLACEMENT AND FIRE LANE MARKING IS SUBJECT TO REVIEW AT SITE PLAN STAGE.
4. SEE SHEET 9A FOR DETAILS OF SLIP LANE ALONG FAIRFAX BOULEVARD.
5. ANY REALIGNMENT OF THE PRIVATE ACCESSWAY NEAR THE SOUTHWEST CORNER OF THE SITE THAT RESULTS FROM AN APPROVED PLAN FOR THE RELOCATION OF PAINTED PLACED WHICH IS NOT PART OF THIS APPLICATION, SHALL BE DEEMED IN CONFORMANCE WITH THE APPROVED MDP PROVIDED THERE IS NO DECREASE IN RECREATION AND OPEN SPACE, NO DECREASE IN THE QUANTITY OF PARKING SPACES AND THERE ARE NO OTHER SIGNIFICANT MODIFICATIONS TO THE PLAN.
6. HANDICAP PARKING TO BE IN CONFORMANCE WITH ADA REGULATIONS AND WILL BE FINALIZED AT THE TIME OF SITE PLAN. THERE ARE 11 SPACES REQUIRED, INCLUDING 2 VAN ACCESSIBLE SPACES, BASED ON THE 542 SPACES PROVIDED IN THE PARKING GARAGE AND 45 SURFACE SPACES. SEE PLAN BELOW FOR LOCATION OF SURFACE SPACES AND THE REMAINDER OF THE REQUIREMENT WILL BE PROVIDED IN THE PARKING GARAGE.



DATE	REVISION
2017-11-15	REVISED PER CITY COMMENTS
2018-02-05	REVISED PER CITY COMMENTS
2018-03-28	REVISED PER CITY COMMENTS
2018-05-22	REVISED PER CITY COMMENTS
	DATED 2018-04-19 # 2018-05-18

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05/22/18
MASTER DEVELOPMENT PLAN

MASTER DEVELOPMENT PLAN
PAUL VI.
FAIRFAX CITY, VIRGINIA

PROJECT NO: 15010.002.00
SCALE: 1"=60'
DATE: 04-14-2017
DESIGN: JR, JM
DRAWN: JM
CHECKED:
SHEET No.
5 of 12

DWG-107021

- LEGEND**
- LIMITS OF CLEARING AND GRADING
 - PROPOSED GARAGE ENTRANCE
 - ENTRANCES FOR MULTI-FAMILY COMMERCIAL, AND COMMUNITY BUILDINGS (APPROXIMATE LOCATIONS TO BE FINALIZED AT THE TIME OF SITE PLAN)
 - PROPOSED PARKING SPACE
 - BIORETENTION FACILITY
 - FILTERRA
 - UNDERGROUND DETENTION/ISOLATOR ROW
 - GRASS CHANNEL
 - LID PLANTER BOX
 - PROPOSED SANITARY SEWER
 - PROPOSED STORM SEWER
 - PROPOSED WATER LINE
 - PROPOSED ELECTRIC LINE
 - PROPOSED TRANSFORMER
 - PROPOSED GAS LINE
- * THESE PRELIMINARY UTILITIES TO BE FINALIZED AT THE TIME OF SITE PLAN

DATE	REVISION
2017-11-15	REVISED PER CITY COMMENTS
2018-02-05	REVISED PER CITY COMMENTS
2018-03-28	REVISED PER CITY COMMENTS
2018-05-22	REVISED PER CITY COMMENTS
	DATED 2018-04-19 # 2018-05-18

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COMMONWEALTH OF VIRGINIA
 JOHN C. LEVTOV
 Lic. No. 33635
 05/22/18
 PROFESSIONAL ENGINEER

LANDSCAPE PLAN

MASTER DEVELOPMENT PLAN
 PAUL VI.
 FAIRFAX CITY, VIRGINIA

PROJECT NO: 15010.002.00
 SCALE: 1"=60'
 DATE: 04-14-2017
 DESIGN: JR, JM
 DRAWN: JM
 CHECKED:
 SHEET No.

LANDSCAPE LEGEND

- : PROPOSED DECIDUOUS TREE CATEGORY IV (250 SF)
- : PROPOSED DECIDUOUS TREE CATEGORY IV (250 SF) INTERIOR PARKING LOT TREE
- : PROPOSED DECIDUOUS TREE CATEGORY IV (250 SF) STREET TREE ALONG McLEAN AVENUE AND CEDAR AVENUE
- : PROPOSED DECIDUOUS TREE CATEGORY IV (250 SF) STREET TREE ALONG FAIRFAX BOULEVARD, WITHIN ROW (NOT COUNTED TOWARDS 10-YR TREE CANOPY)
- : PROPOSED DECIDUOUS TREES CATEGORY III (150 SF)
- : PROPOSED DECIDUOUS TREE CATEGORY II (100 SF)
- : PROPOSED EVERGREEN TREE CATEGORY III (175 SF)
- : PROPOSED EVERGREEN TREE CATEGORY II (100 SF)
- : PROPOSED SHRUB

NOTES:

- PROPOSED TRANSFORMERS WILL BE SCREENED WITH SHRUBS AS SHOWN ON THIS PLAN.
- DETAILED LANDSCAPE PLANTINGS, HARDSCAPE DESIGN, AND LIGHTING FOR THE PROPOSED OPEN SPACE AREAS SHOWN WILL BE PROVIDED AT THE TIME OF SITE PLAN.
- STREET TREES HAVE BEEN SHOWN ALONG THE SOUTH SIDE OF THE SLIP LANE. IN ADDITION, STREET TREES SHALL BE PLANTED, IN A CONSISTENT PATTERN WITHIN THE MEDIAN THAT SEPARATES FAIRFAX BOULEVARD AND THE SLIP LANE, PENDING APPROVAL FROM EXISTING UTILITY EASEMENTS. THE FINAL STREET TREE LOCATIONS WILL BE PROVIDED AT THE TIME OF SITE PLAN.

STREET TREES REQUIRED: MINIMUM 10 FEET WIDE LANDSCAPE STRIP ALONG ALL STREETS (1 CANOPY TREE FOR EVERY 40 FEET)

STREET TREES PROVIDED:
 1 TREE PER 40 LF PROVIDED IF NO CONFLICTS WITH UTILITIES ALONG FAIRFAX BOULEVARD, McLEAN AVENUE AND CEDAR AVENUE. MODIFICATION REQUESTED TO ALLOW STREET TREE BUFFER WIDTH OF 8 FEET FOR McLEAN AVENUE (SEE SHEET 1 NOTE 17.2).

1 TREE PER 40 LF PROVIDED IF NO CONFLICTS WITH UTILITIES FOR PRIVATE STREETS. MODIFICATION REQUESTED IN SELECT AREAS ALONG PRIVATE STREETS (SEE SHEET 1 NOTE 17.2).
 MODIFICATION REQUESTED ALONG ALL PRIVATE ALLEYS (SEE SHEET 1 NOTE 17.2).

INTERIOR PARKING LOT LANDSCAPING REQUIRED:
 NEW ON-SITE SURFACE PARKING LOT WITH MORE THAN 10 SPACES REQUIRES A MINIMUM OF 1 CANOPY TREE FOR EVERY 10 SPACES

PROPOSED 142 HEAD-IN PARKING SPACES REQUIRE 15 CANOPY TREES

INTERIOR PARKING LOT LANDSCAPING PROVIDED: 25 CANOPY TREES
 MODIFICATION REQUESTED FOR THE PARKING LOT ACCESSED BY PANTHER PLACE (SEE SHEET 1 NOTE 17.9)

PERIMETER PARKING LOT LANDSCAPING REQUIRED: PER SECTION 4.5.7.C OF THE ZONING CODE, NO PERIMETER LANDSCAPING IS REQUIRED.

Transitional Yard 3	
Required:	Provided:
Linear feet along western property line:	615 -
Width of landscape strip (feet):	15 6
Fence or wall height (feet):	6 6
2" caliper Canopy Tree (4 per 100 feet):	25 20*
1" caliper Understory Tree (4 per 100 feet):	25 20*
Shrub (4 per 100 feet):	25 120*

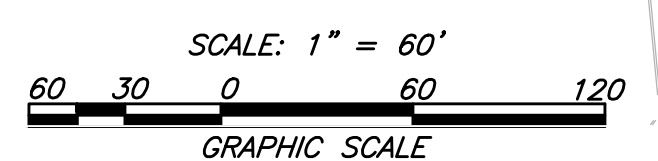
Note: * Modification Requested (See Sheet 1 Note 17.1)

10-Year Tree Cover Calculations	
Tree Cover Required:	
Site Area	806,332 SF
Percent of tree cover required:	10 %
Total area of tree cover required:	80,633 SF
Tree Cover Provided:	
235 - 3"-3.5" Caliper Deciduous Category IV (250 SF):	58,750
113 - 2" Caliper Deciduous Category III (150 SF):	16,950
63 - 2" Caliper Deciduous Category II (100 SF):	6,300
7 - 10'-12' Height Evergreen Category III (175 SF):	1,225
26 - 8'-10' Height Evergreen Category II (100 SF):	2,600
250 - 30"-36" Height Shrubs:	0
232 - 24"-30" Height Shrubs:	0
Total Proposed Tree Planting:	85,825 SF
Tree Cover Requirement Met:	10.64 %

PROPOSED VEGETATION
 PROPOSED TREE SPECIES MAY INCLUDE BUT NOT BE LIMITED TO: RED MAPLE, SWAMP WHITE OAK, SHADBUSH SERVICEBERRY, AMERICAN HOLLY, AND EASTERN RED CEDAR.

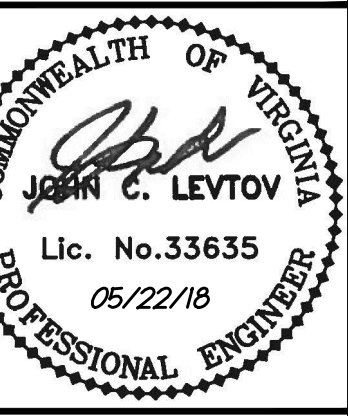
PROPOSED SHRUB SPECIES MAY INCLUDE BUT NOT BE LIMITED TO: REDOSIER DOGWOOD, WINTERBERRY HOLLY, VIRGINIA SWEETSPIRE, SWEET PEPPERBUSH, AND NORTHERN SPICEBUSH.

THESE NATIVE SPECIES ARE SUBJECT TO CHANGE BASED ON AVAILABILITY AT THE TIME OF THE SITE PLAN PROCESS AND FINAL ENGINEERING. TREE AND SHRUB LOCATIONS ARE SUBJECT TO CHANGE AT THE TIME OF THE SITE PLAN PROCESS AND FINAL ENGINEERING.



THIS SHEET IS FOR LANDSCAPE PURPOSES ONLY!

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OPEN SPACE PLAN

MASTER DEVELOPMENT PLAN
PAUL VI.
 FAIRFAX CITY, VIRGINIA

PROJECT NO:	15010.002.00
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LEGEND

50' WIDE OPEN SPACE AND GREATER
 ±180,000 SF (±23%)

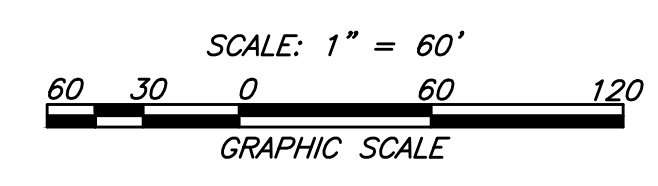
17'-49' WIDE OPEN SPACE
 ±58,000 SF (±6%)

OPEN SPACE REQUIRED: 20%
OPEN SPACE PROVIDED: ±29% (±238,000 SF), ±23% PER CODE DEFINITION

* PRELIMINARY LOCATIONS FOR MULTI-FAMILY BUILDING AMENITIES (MAY INCLUDE POOL, SEATING AREAS, FITNESS CENTER, MULTI-PURPOSE CLUB ROOMS, ETC.)

● PRELIMINARY LOCATIONS FOR COMMUNITY AMENITIES (MAY INCLUDE POCKET PARKS, WALKING TRAILS, SEATING AREAS, GATHERING AREAS, OUTDOOR GRILL AREAS, GAME/PLAY AREAS, ETC.)

NOTE: SEE SHEETS S1-S2 FOR ILLUSTRATIVE OPEN SPACE AREA CONCEPTS



PANTHER PLACE
 50' PUBLIC RIGHT-OF-WAY
 D.B. 1529 Pg. 392

OAK STREET
 50' PUBLIC RIGHT-OF-WAY
 D.B. 1529 Pg. 388-389

FAIRFAX BOULEVARD - ROUTE #29 & #60
 VARIABLE WIDTH PUBLIC RIGHT-OF-WAY

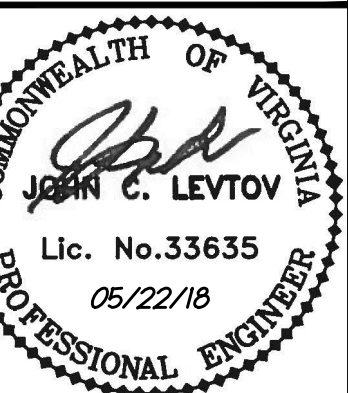
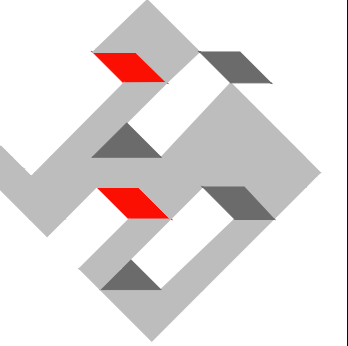
HELEN AVENUE
 VARIABLE WIDTH PUBLIC RIGHT-OF-WAY

CEDAR AVENUE
 VARIABLE WIDTH PUBLIC RIGHT-OF-WAY

VIRGINIA STATE GRID NORTH
 140 85

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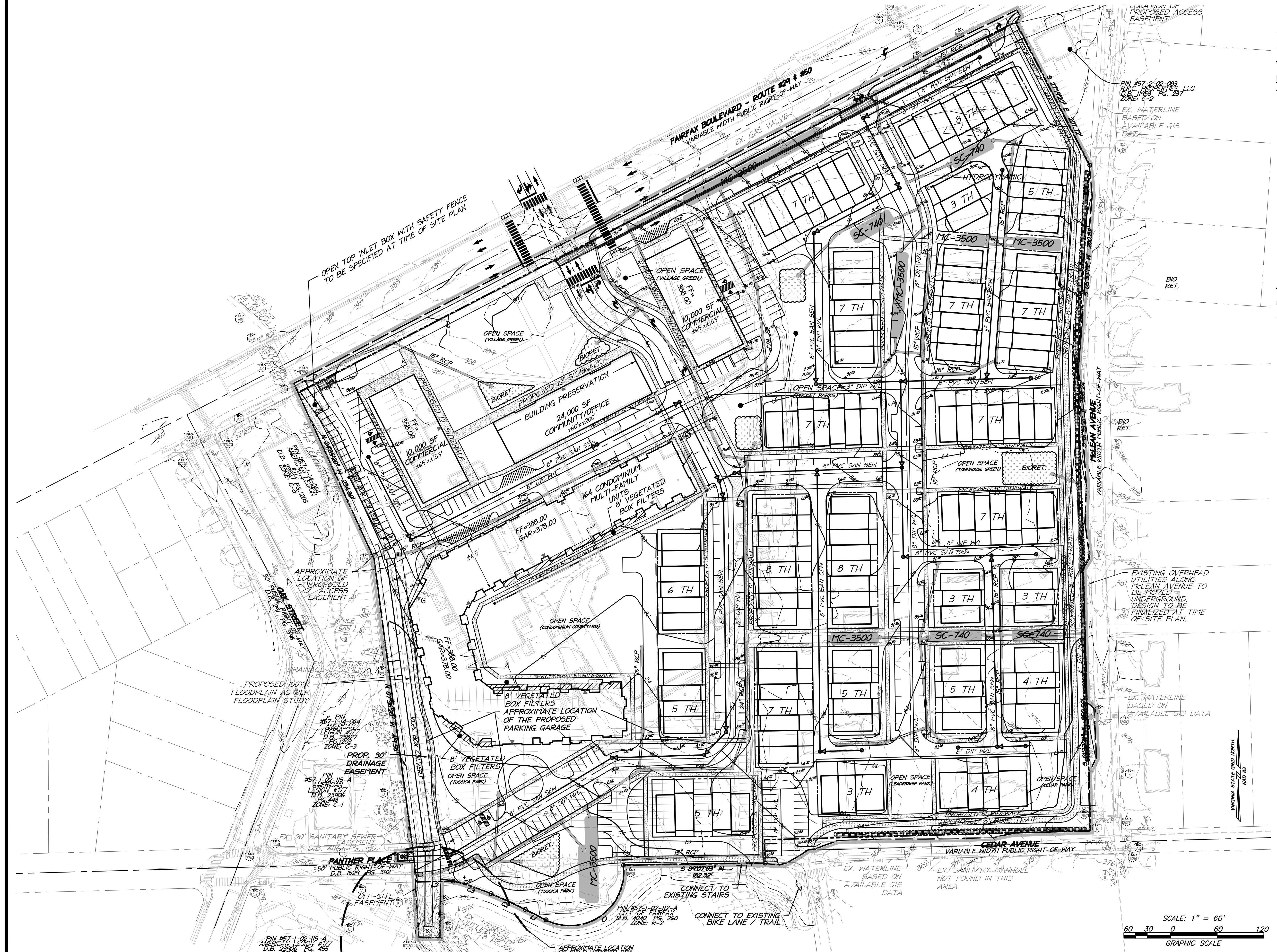


PRELIMINARY GRADING PLAN

MASTER DEVELOPMENT PLAN
PAUL VI.
 FAIRFAX CITY, VIRGINIA

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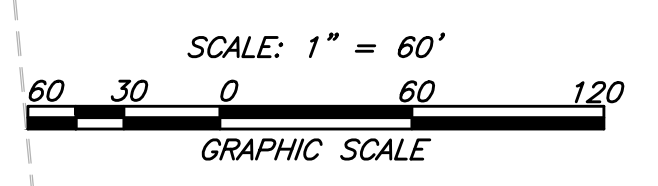
8 of 12
 DWG-107021



LEGEND

- 258 --- EXISTING ONE FOOT CONTOUR
- 260 --- EXISTING TEN FOOT CONTOUR
- --- RIGHT OF WAY
- --- LIMITS OF CLEARING AND GRADING
- --- PROPOSED CURB
- --- PROPOSED PARKING SPACE
- --- PROPOSED CONCRETE SIDEWALK
- --- PROPOSED BIKE TRAIL
- ▲ G --- PROPOSED GARAGE ENTRANCE
- ▲ --- APPROXIMATE LOCATION OF THE PROPOSED BUILDING ENTRANCE TO BE FINALIZED AT THE TIME OF SITE PLAN
- --- BIOTENTION FACILITY
- --- FILTERRA
- --- UNDERGROUND DETENTION/SOLATOR ROW
- --- GRASS CHANNEL
- --- LID PLANTER BOX
- --- PROPOSED SANITARY SEWER *
- --- PROPOSED STORM SEWER *
- --- PROPOSED WATER LINE *
- --- * THESE PRELIMINARY UTILITIES TO BE FINALIZED AT THE TIME OF SITE PLAN
- 84 --- PROPOSED CONTOUR
- 48.3 --- PROPOSED SPOT ELEVATION

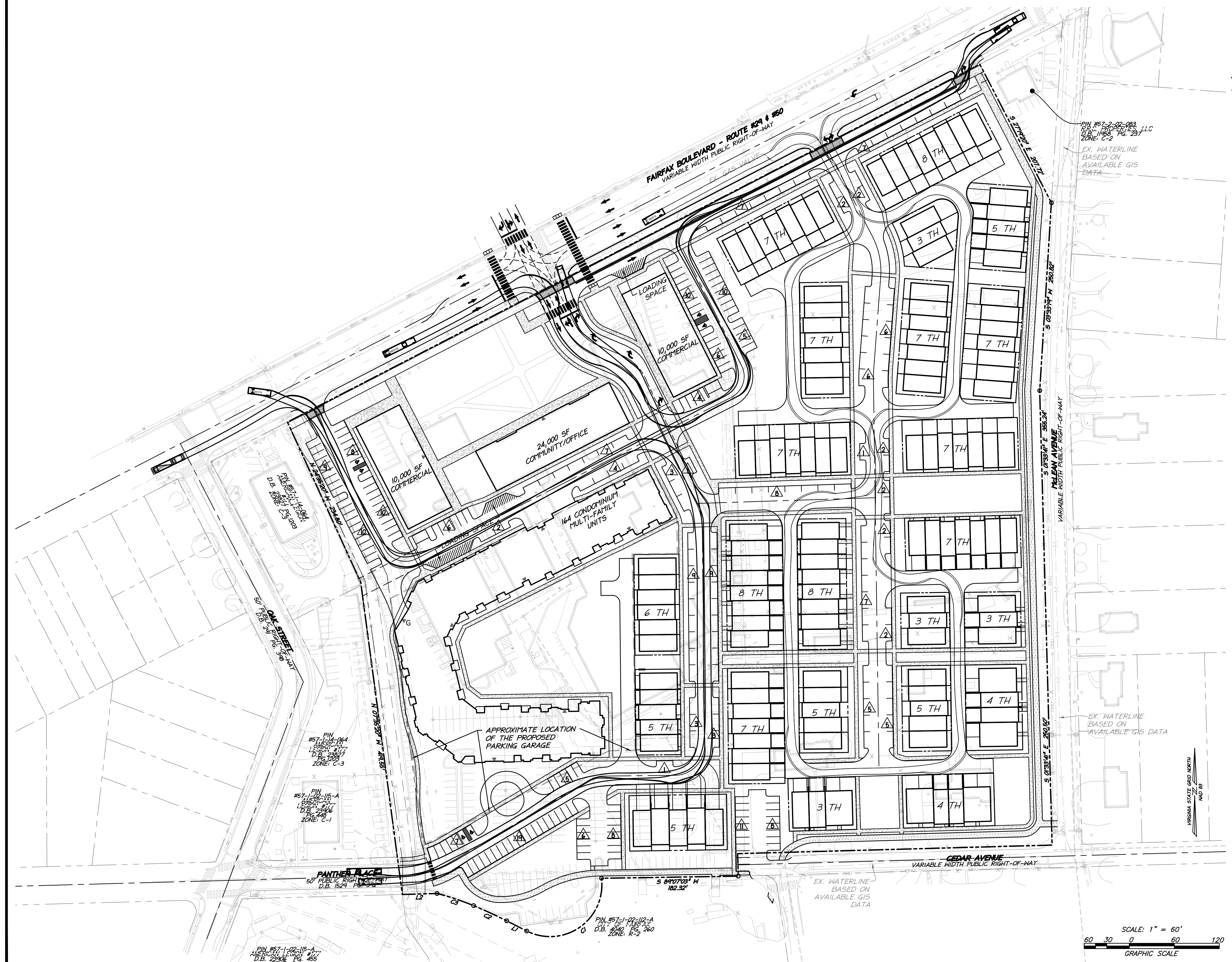
NOTE: THIS IS A PRELIMINARY GRADING PLAN ONLY AND IS SUBJECT TO CHANGE AT THE TIME OF SITE PLAN.



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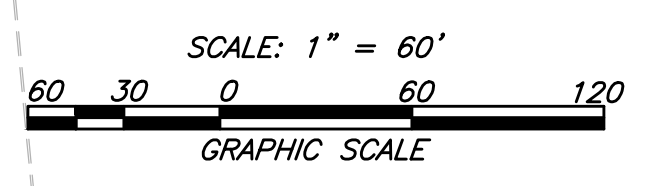
LEGEND

- RIGHT OF WAY
- PROPOSED CURB
- △ PROPOSED PARKING SPACE
- ▭ PROPOSED CONCRETE SIDEWALK
- ▨ PROPOSED BIKE TRAIL
- ◀ G PROPOSED GARAGE ENTRANCE
- ▲ APPROXIMATE LOCATION OF THE PROPOSED BUILDING ENTRANCE TO BE FINALIZED AT THE TIME OF SITE PLAN



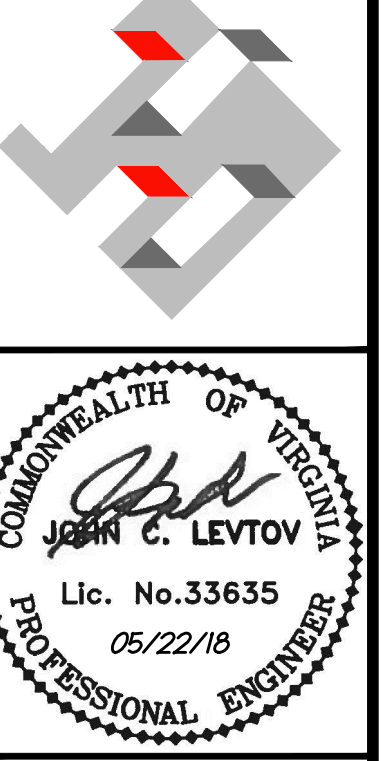
PIN #57-02-083
D.B. 1480 PG. 23
ZONE: C-2
EX. WATERLINE
BASED ON
AVAILABLE GIS
DATA

EX. WATERLINE
BASED ON
AVAILABLE GIS
DATA



PROJECT NO: 15010.002.00
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MASTER DEVELOPMENT PLAN
PAUL VI.
FAIRFAX CITY, VIRGINIA



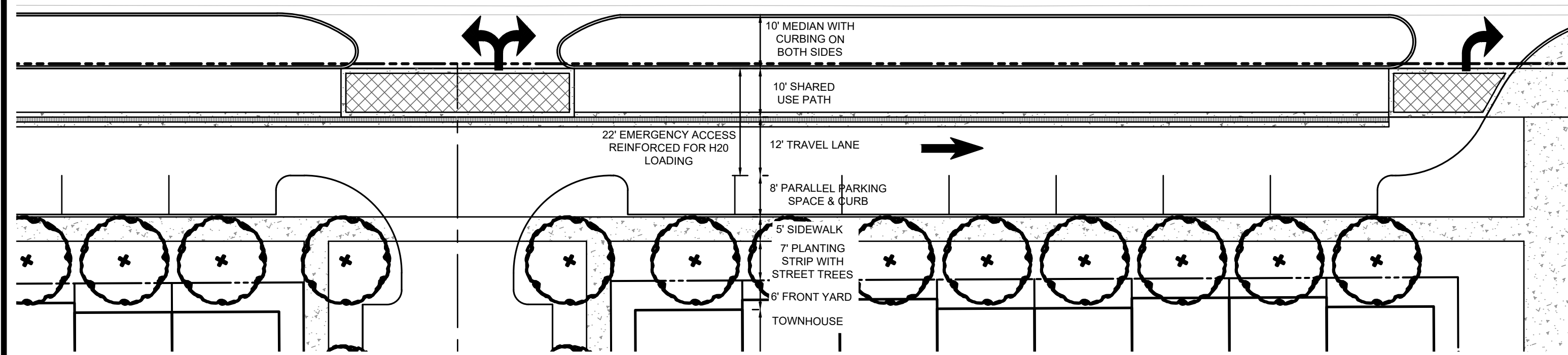
TRUCK TURNING
MOVEMENTS

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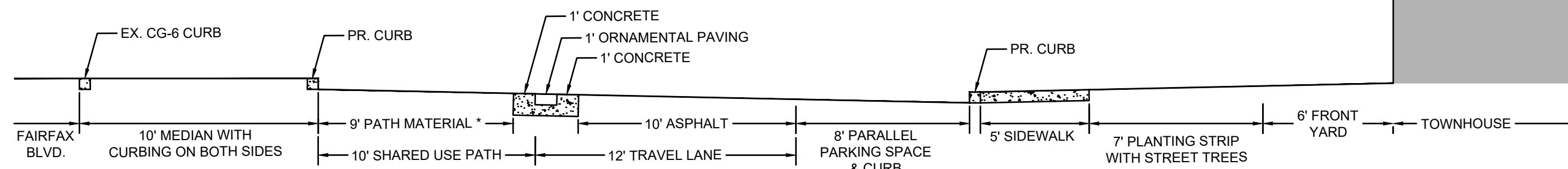
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LEGEND

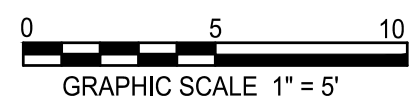
- RIGHT OF WAY
- - - PROPOSED CURB
- △ PROPOSED PARKING SPACE
- ▭ PROPOSED CONCRETE SIDEWALK
- ▨ PROPOSED BIKE TRAIL
- ◁ G PROPOSED GARAGE ENTRANCE
- ◁ APPROXIMATE LOCATION OF THE PROPOSED BUILDING ENTRANCE TO BE FINALIZED AT THE TIME OF SITE PLAN



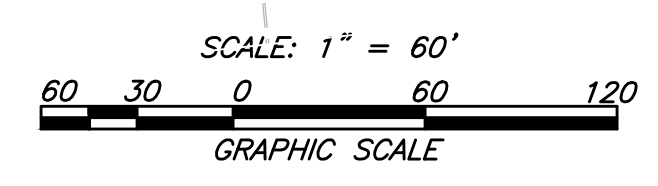
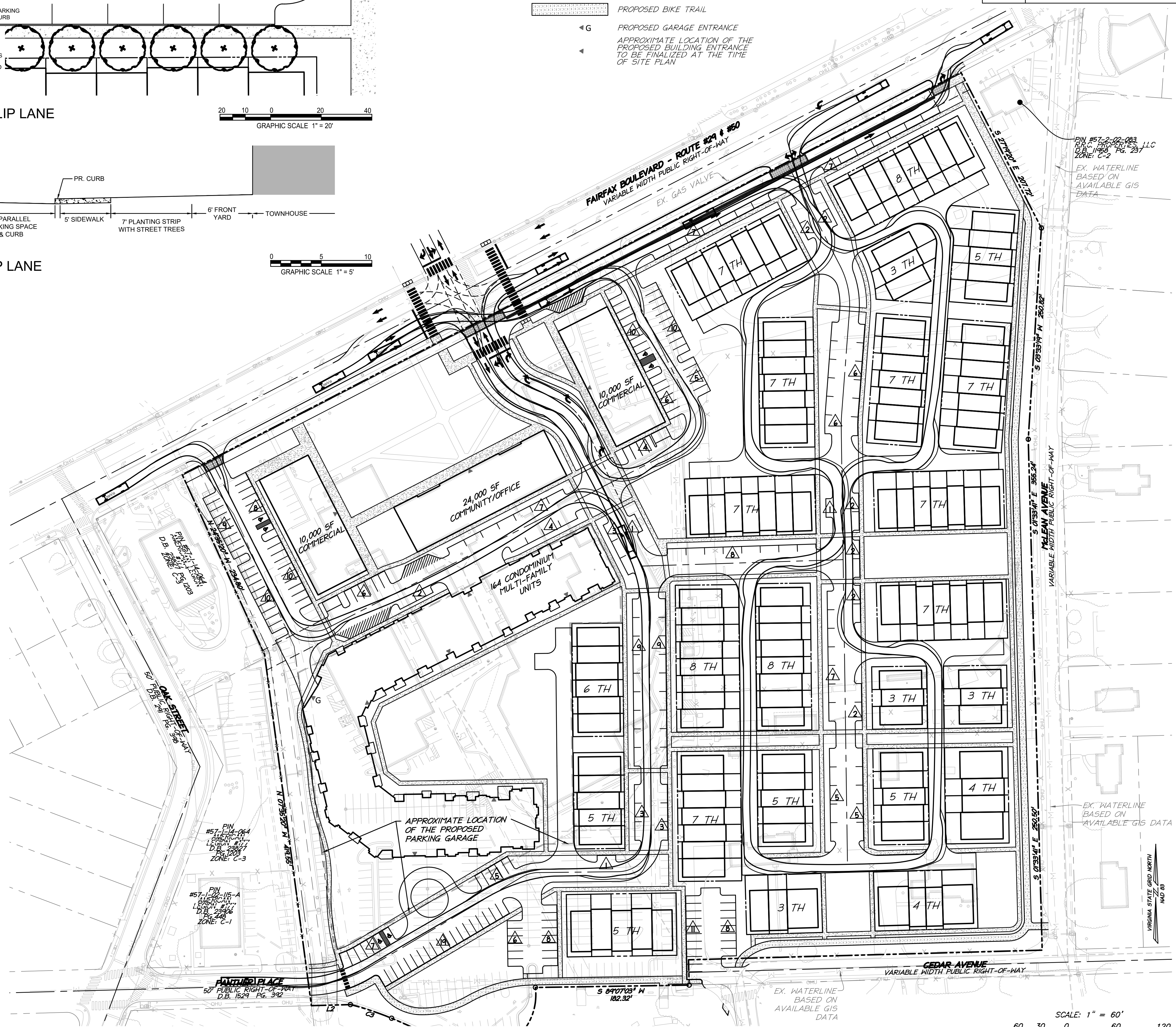
DETAIL VIEW - SLIP LANE



SECTION - SLIP LANE



* PATH MATERIAL WILL BE DETERMINED IN COORDINATION WITH CITY STAFF AT THE TIME OF SITE PLAN REVIEW



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COMMONWEALTH OF VIRGINIA
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 05/22/18
 PROFESSIONAL ENGINEER

EMERGENCY ACCESS & TURNING MOVEMENTS DETAILS

MASTER DEVELOPMENT PLAN
PAUL VI.
 FAIRFAX CITY, VIRGINIA

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PROPOSED DIMENSIONAL STANDARDS

RESIDENTIAL	TOWNHOMES	CONDOMINIUM MULTI-FAMILY
LOT AREA/UNIT, MINIMUM (SQ.FT.)	1,200	N/A
REQUIRED YARDS, MINIMUM (FT.)		
FRONT	4' min. - 7' max.	N/A
SIDE (STREET)	5'	N/A
SIDE (INTERIOR)	0'	N/A
REAR	4' min. - 7' max.	N/A
LOT WIDTH, MINIMUM (FT.)		
INTERIOR LOTS	20'	N/A
CORNER LOTS	27'	N/A
HEIGHT, MAXIMUM (STORIES/FEET)		
ADJACENT TO RL, RM OR RH DISTRICT	3 / 40'	5 / 60'
NOT ADJACENT TO RL, RM OR RH DISTRICT	3.5 / 45'	5 / 60'

NONRESIDENTIAL	COMMERCIAL	COMMUNITY
LOT AREA, MINIMUM (SQ.FT.)	N/A	N/A
REQUIRED YARDS (FT.)		
FRONT & SIDE (STREET)		
MAXIMUM	88'	155'
MINIMUM	20'	20'
SIDE (INTERIOR), MIN. ADJACENT TO A RESIDENTIAL DISTRICT	25'	25'
SIDE (INTERIOR), MIN. NOT ADJACENT TO A RESIDENTIAL DISTRICT	10'	10'
REAR, MIN. ADJACENT TO A RESIDENTIAL DISTRICT	25'	25'
REAR, MIN. NOT ADJACENT TO A RESIDENTIAL DISTRICT	0'	0'
BUILD-TO LINE, MANDATORY (%)	N/A	N/A
LOT WIDTH, MINIMUM (FT.)	N/A	N/A
BULK PLANE REQUIREMENTS (DEGREES)		
FRONT	N/A	N/A
SIDE (INTERIOR), ADJACENT TO A RESIDENTIAL DISTRICT	45	45
SIDE (INTERIOR), NOT ADJACENT TO A RESIDENTIAL DISTRICT	N/A	N/A
REAR, ADJACENT TO A RESIDENTIAL DISTRICT	45	45
REAR, NOT ADJACENT TO A RESIDENTIAL DISTRICT	N/A	N/A
HEIGHT, MAXIMUM (STORIES/FEET)	5 / 60'	5 / 60'
FLOOR AREA, MAXIMUM (SQ.FT.)	N/A	N/A

NOTES:
FOR MAXIMUM BUILDING COVERAGE AND MAXIMUM LOT COVERAGE PERCENTAGES, REFER TO THE TYPICAL LOT LAYOUTS ON THIS SHEET.

TYPICAL LOT LAYOUT

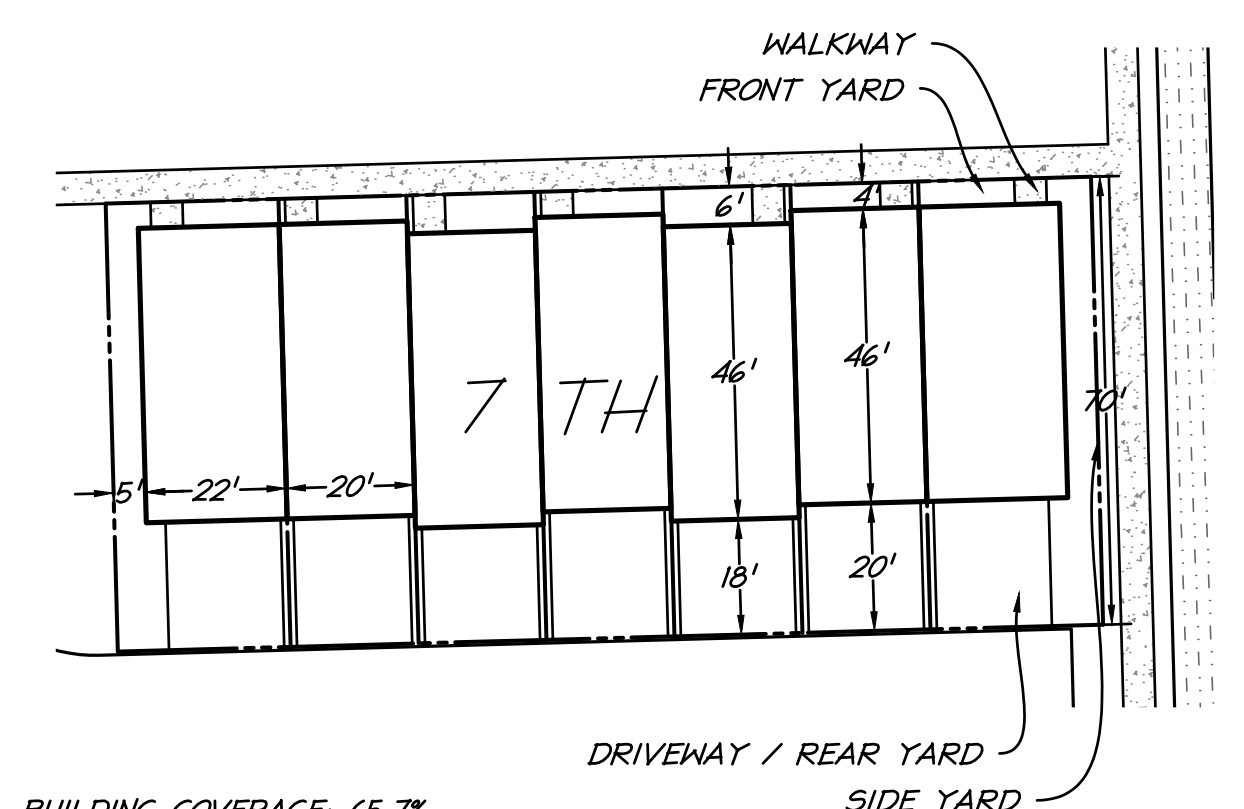
(NUMBER CORRESPONDS TO THE UNIT TYPES NOTED ON THE PLAN)

BUILDING & LOT COVERAGE TABULATIONS ARE BASED ON THE MOST STRINGENT CONDITIONS FOUND WITHIN EACH TYPICAL LOT LAYOUT.

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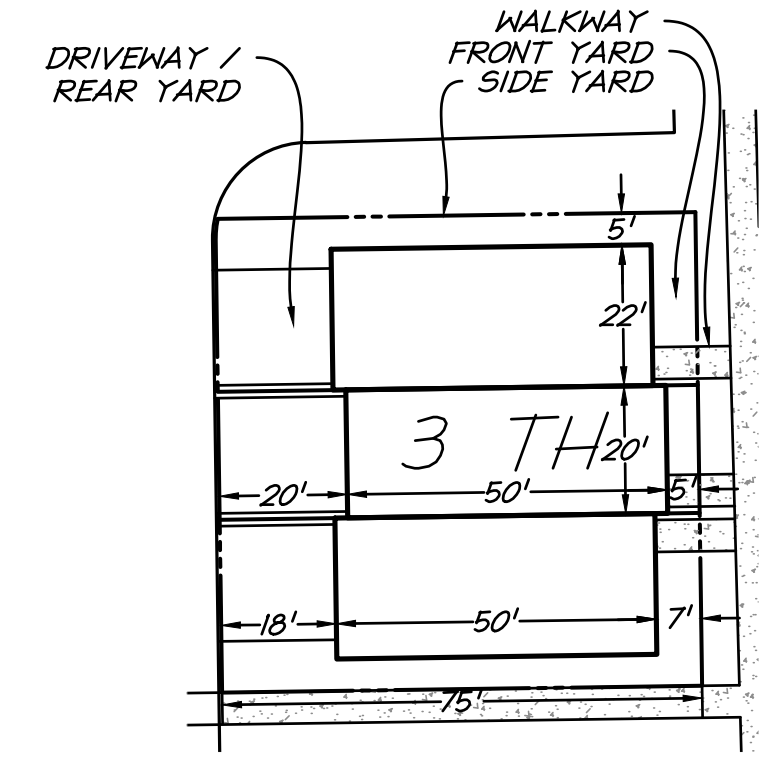


① TYPICAL LOT LAYOUT (REAR LOADED ENTRY)



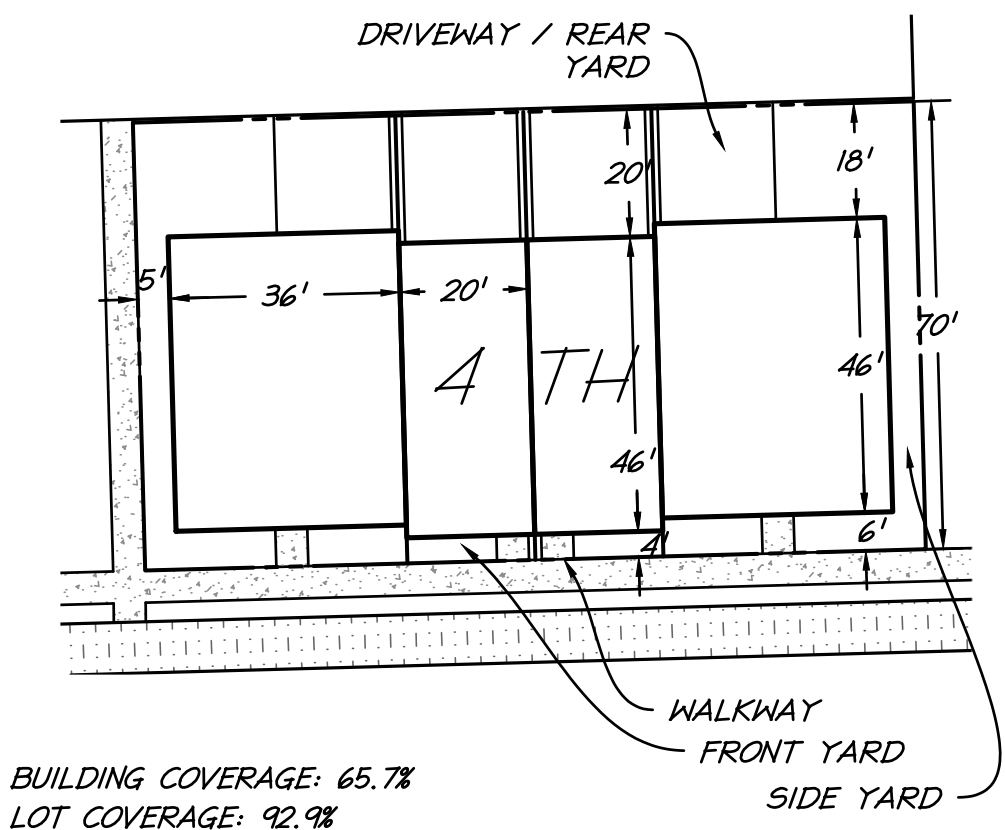
BUILDING COVERAGE: 65.7%
LOT COVERAGE: 92.9%

④ TYPICAL LOT LAYOUT (REAR LOADED ENTRY)



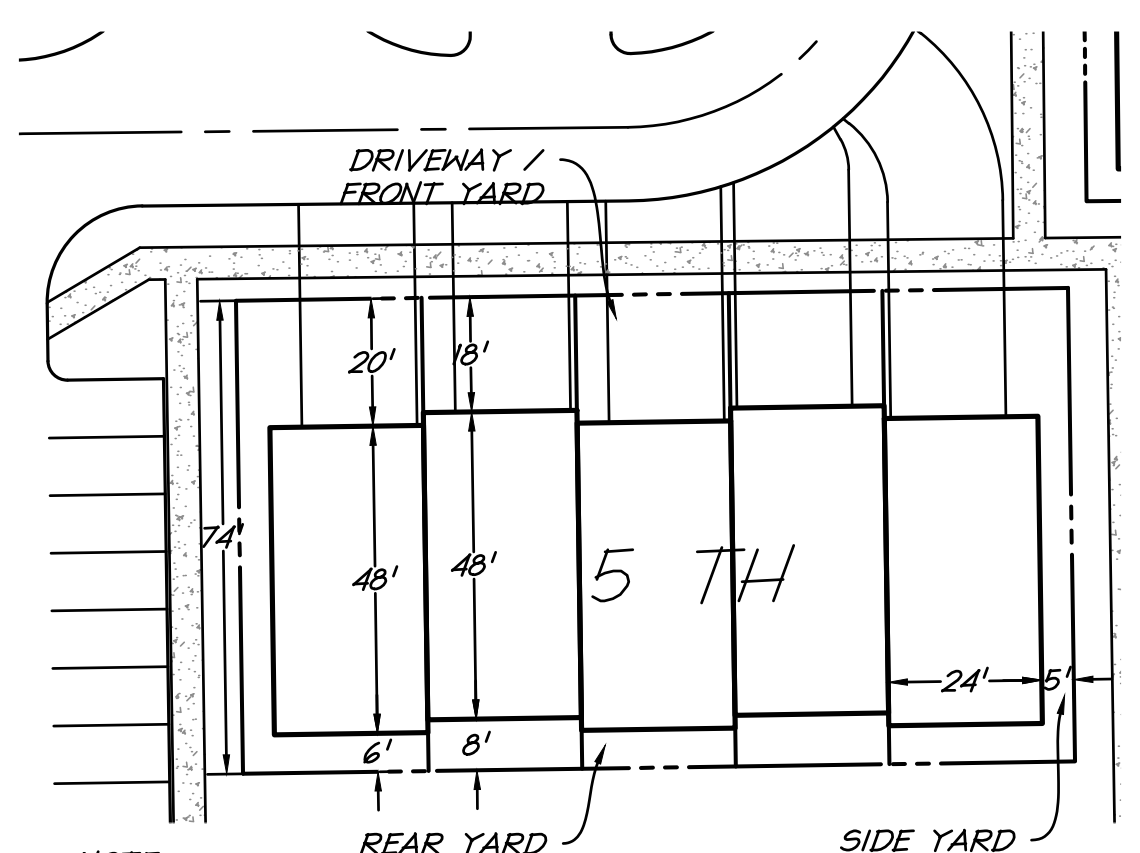
BUILDING COVERAGE: 66.7%
LOT COVERAGE: 92.3%

⑦ TYPICAL LOT LAYOUT (REAR LOADED ENTRY)



BUILDING COVERAGE: 65.7%
LOT COVERAGE: 92.9%

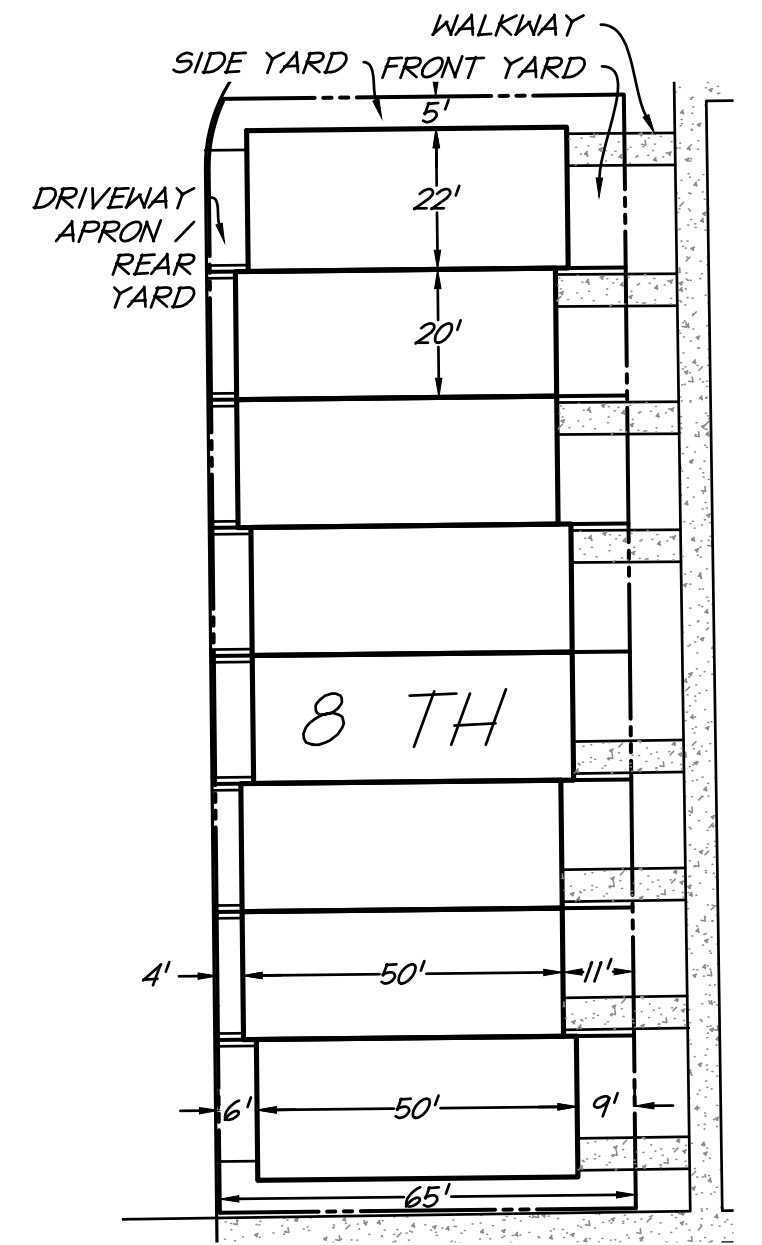
② TYPICAL LOT LAYOUT (FRONT LOADED ENTRY)



NOTE:
FOR ABOVE SHOWING FRONT LOADED ENTRIES, THE EXACT LOCATION OF DRIVEWAYS, FRONT ENTRIES AND ASSOCIATED LANDSCAPING WILL BE DETERMINED AT THE TIME OF SITE PLAN.

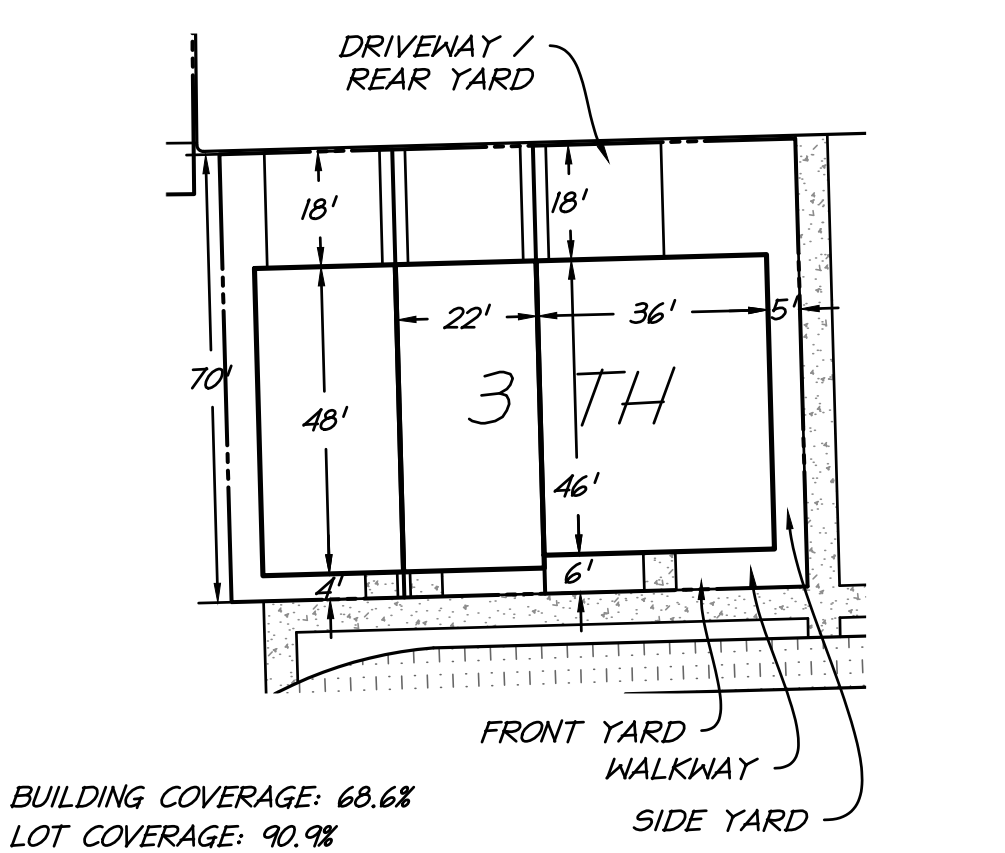
BUILDING COVERAGE: 64.9%
LOT COVERAGE: 85.1%

⑤ TYPICAL LOT LAYOUT (REAR LOADED ENTRY)



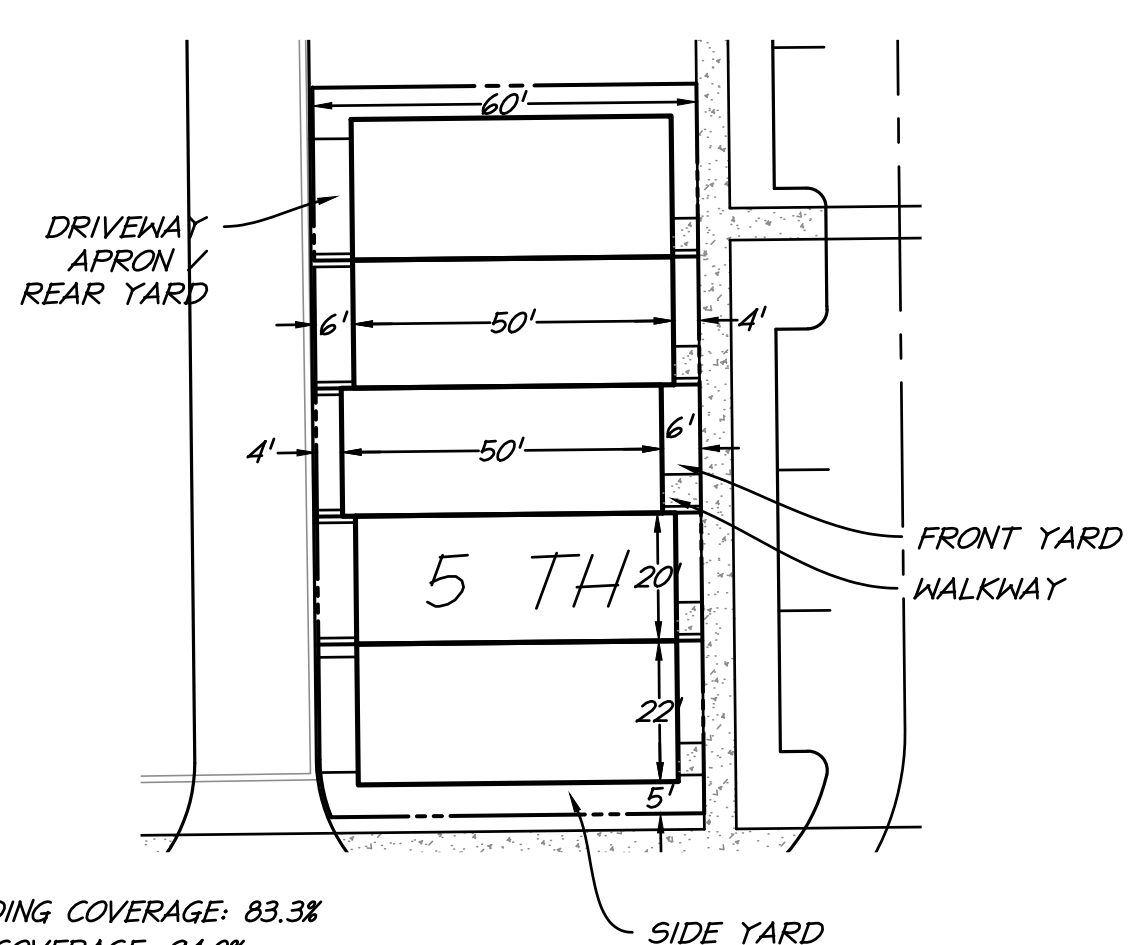
BUILDING COVERAGE: 76.9%
LOT COVERAGE: 88.7%

⑧ TYPICAL LOT LAYOUT (REAR LOADED ENTRY)



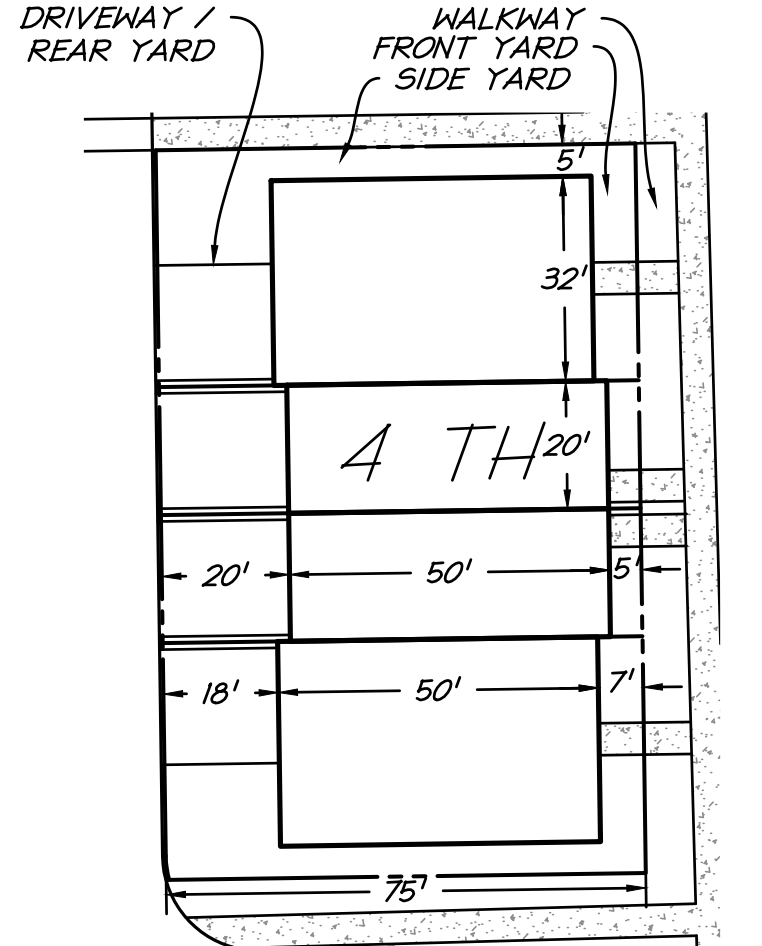
BUILDING COVERAGE: 68.6%
LOT COVERAGE: 90.9%

③ TYPICAL LOT LAYOUT (REAR LOADED ENTRY)



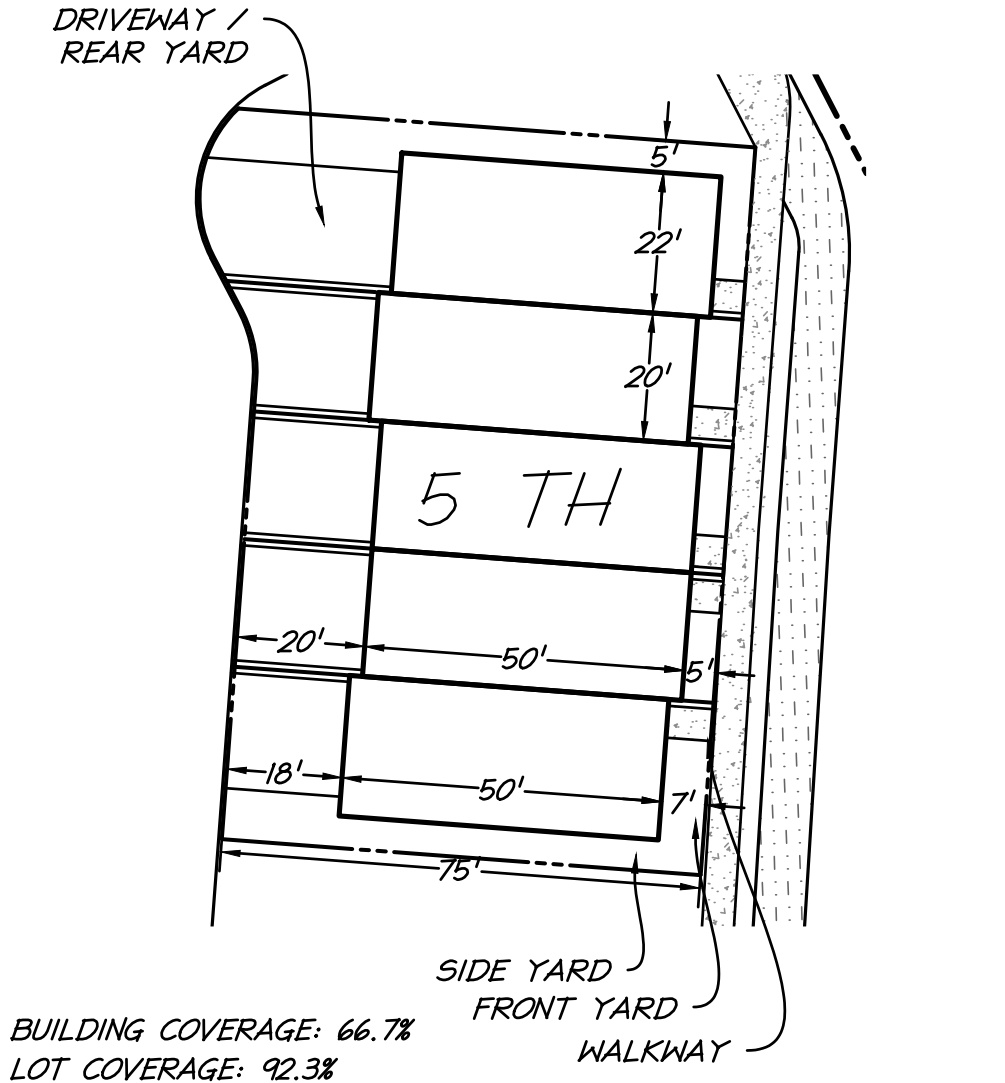
BUILDING COVERAGE: 83.3%
LOT COVERAGE: 94.0%

⑥ TYPICAL LOT LAYOUT (REAR LOADED ENTRY)



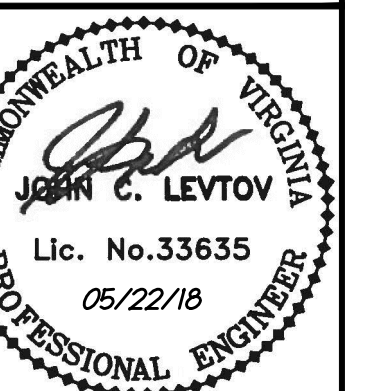
BUILDING COVERAGE: 66.7%
LOT COVERAGE: 92.3%

⑨ TYPICAL LOT LAYOUT (REAR LOADED ENTRY)



BUILDING COVERAGE: 66.7%
LOT COVERAGE: 92.3%

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TYPICAL LOT LAYOUT

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TYPICAL LOT DETAIL LANDSCAPING

(NUMBER CORRESPONDS TO THE UNIT TYPES NOTED ON THE PLAN)

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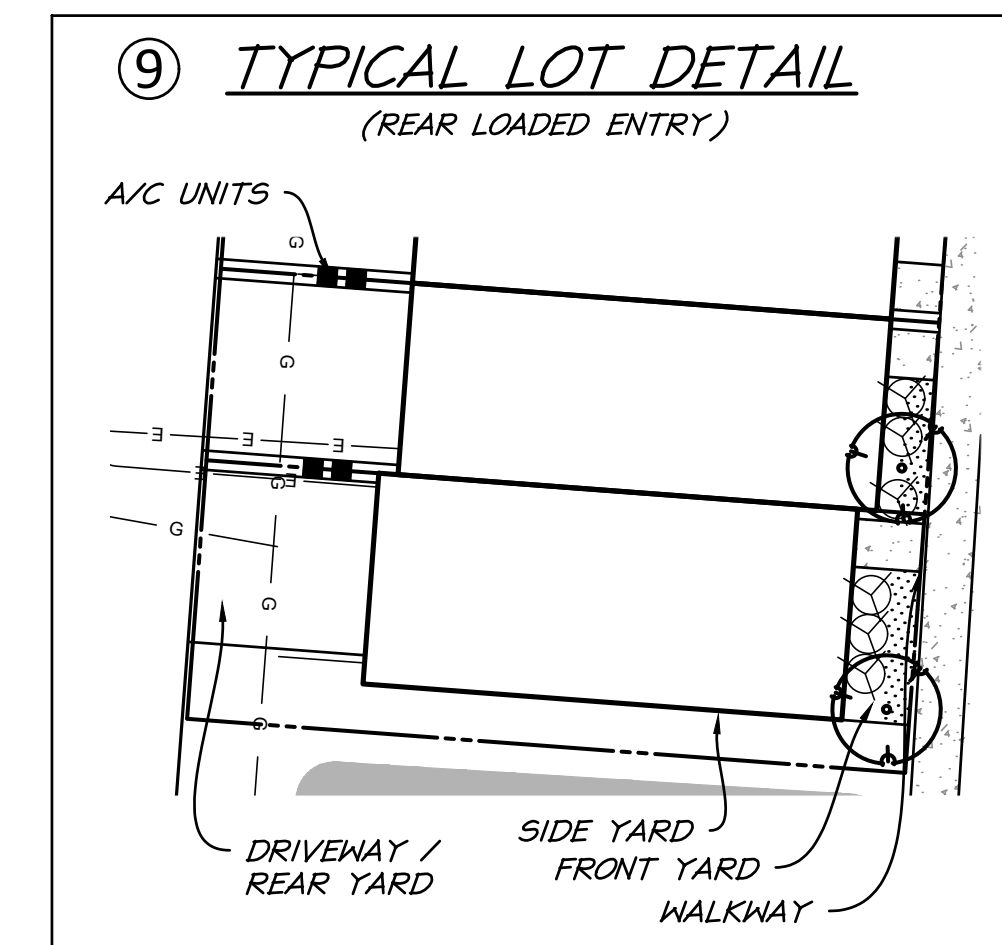
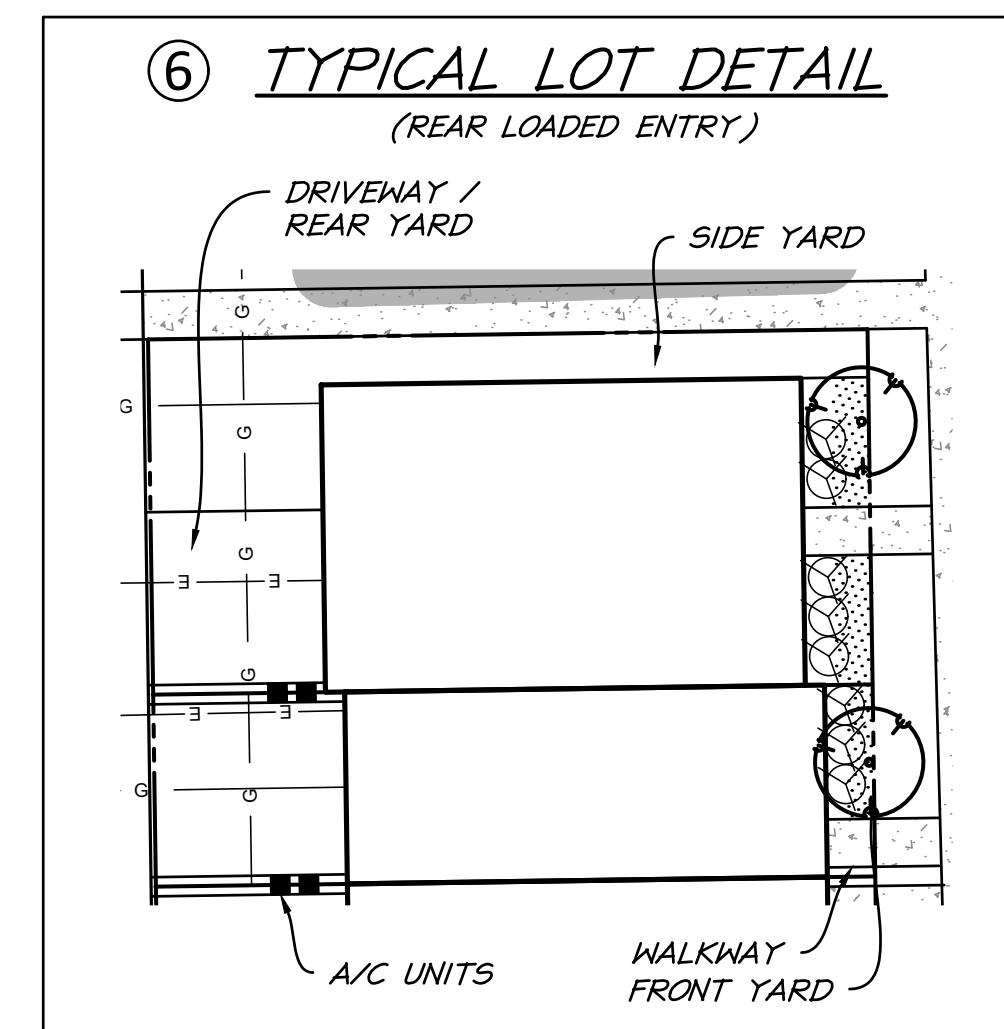
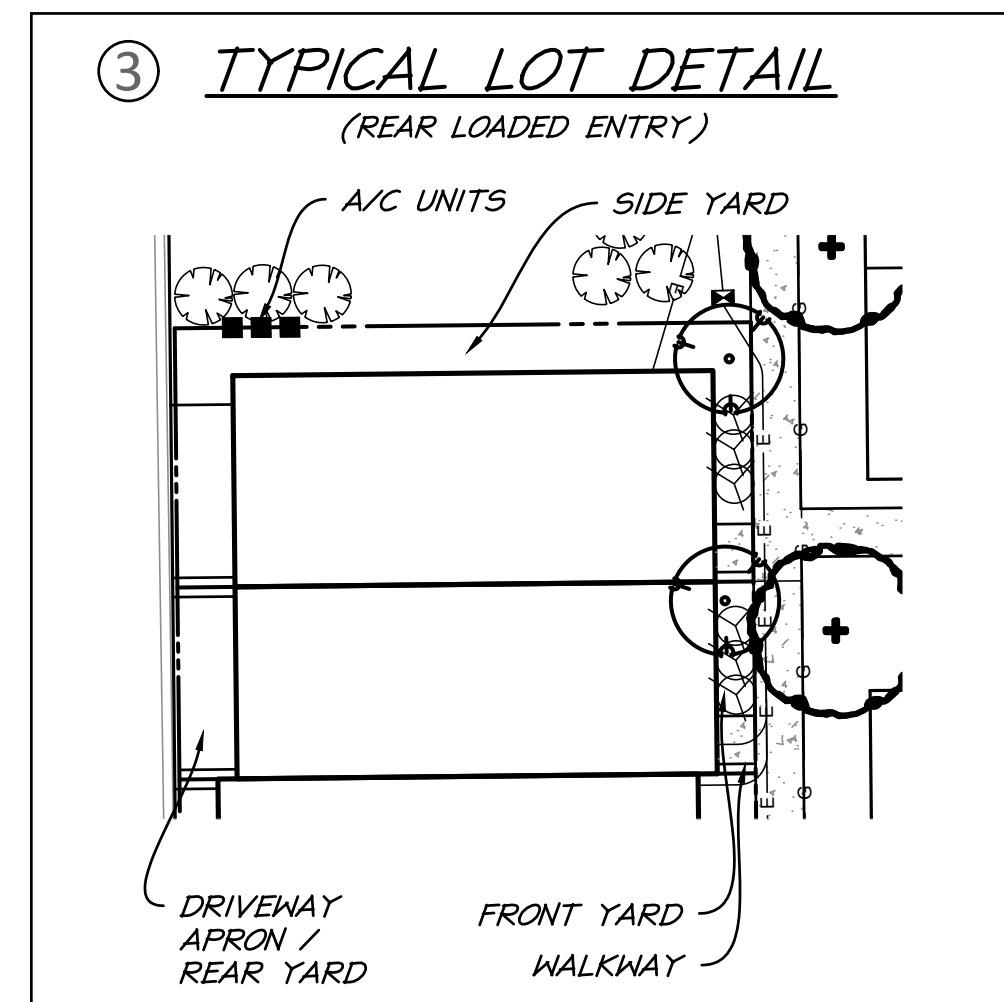
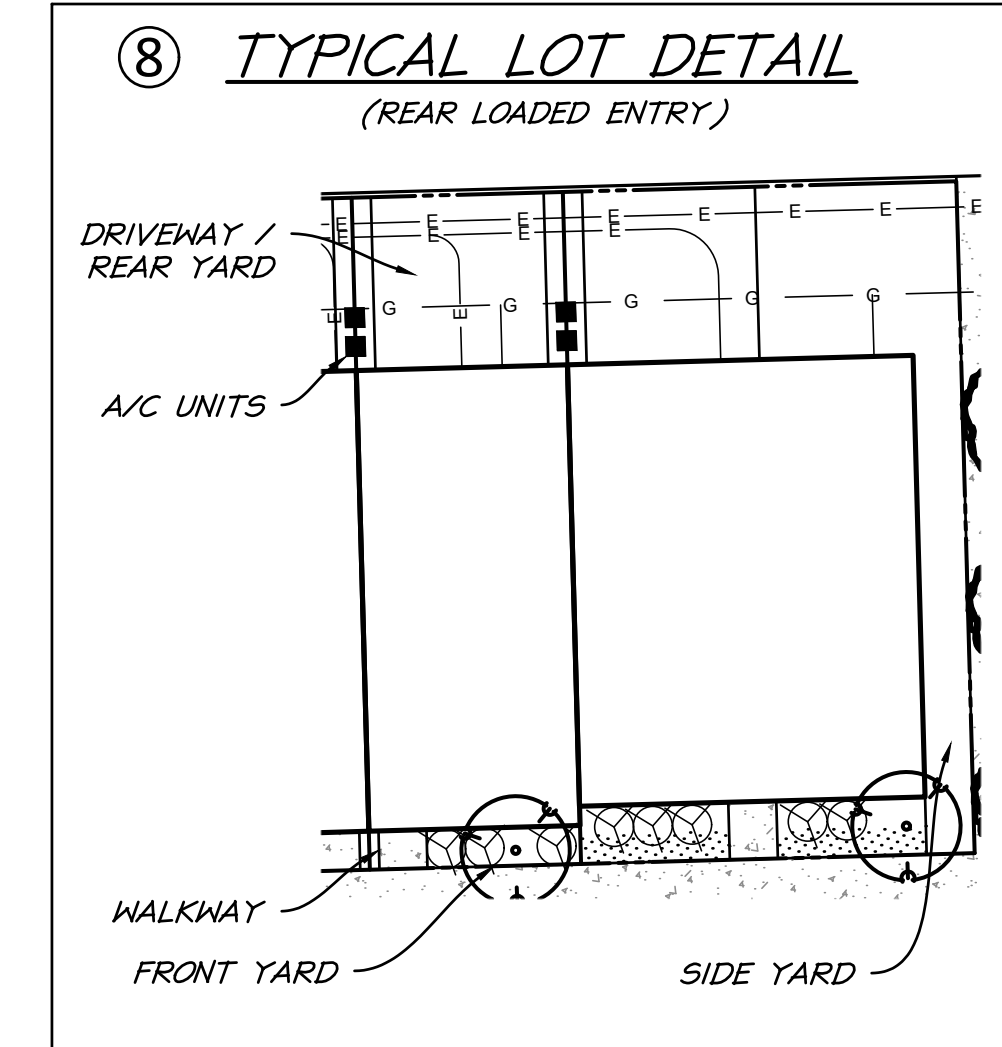
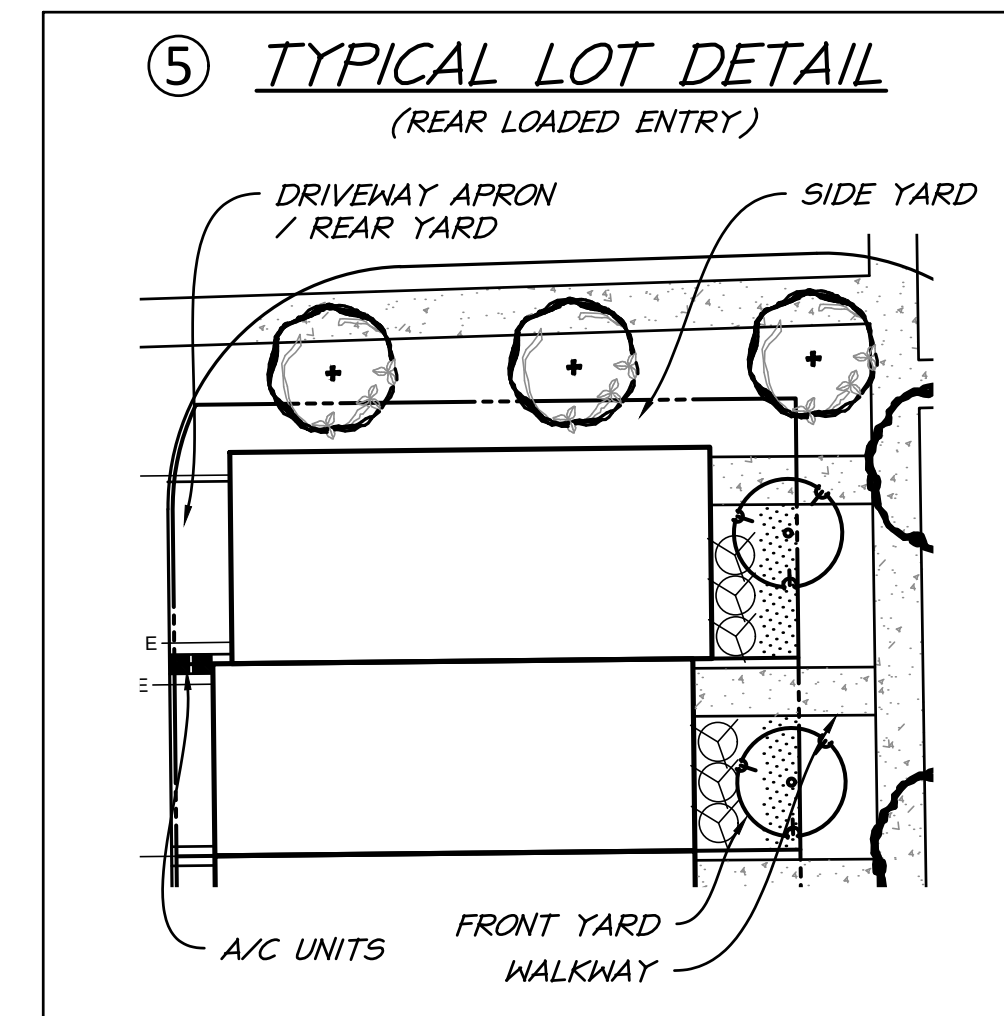
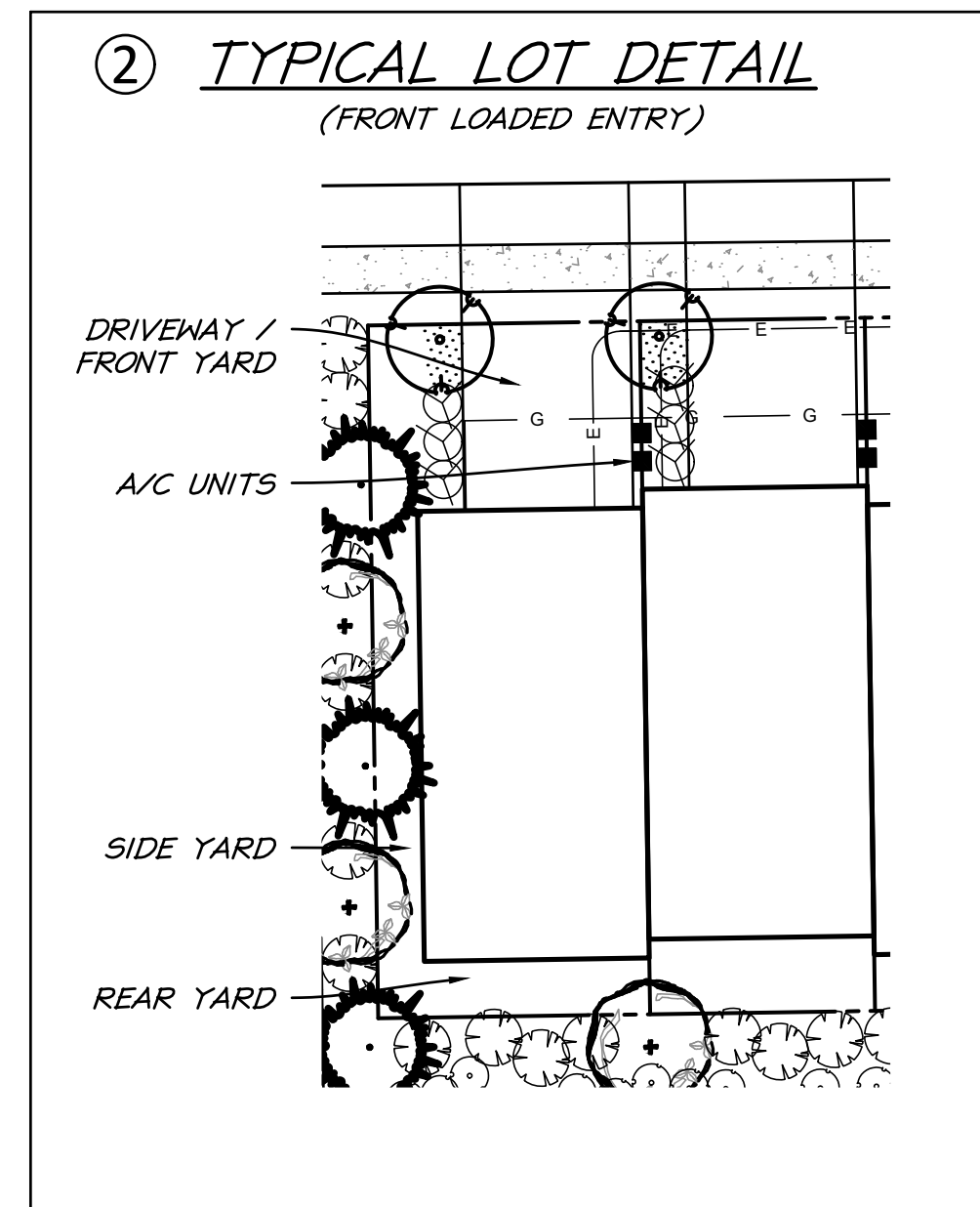
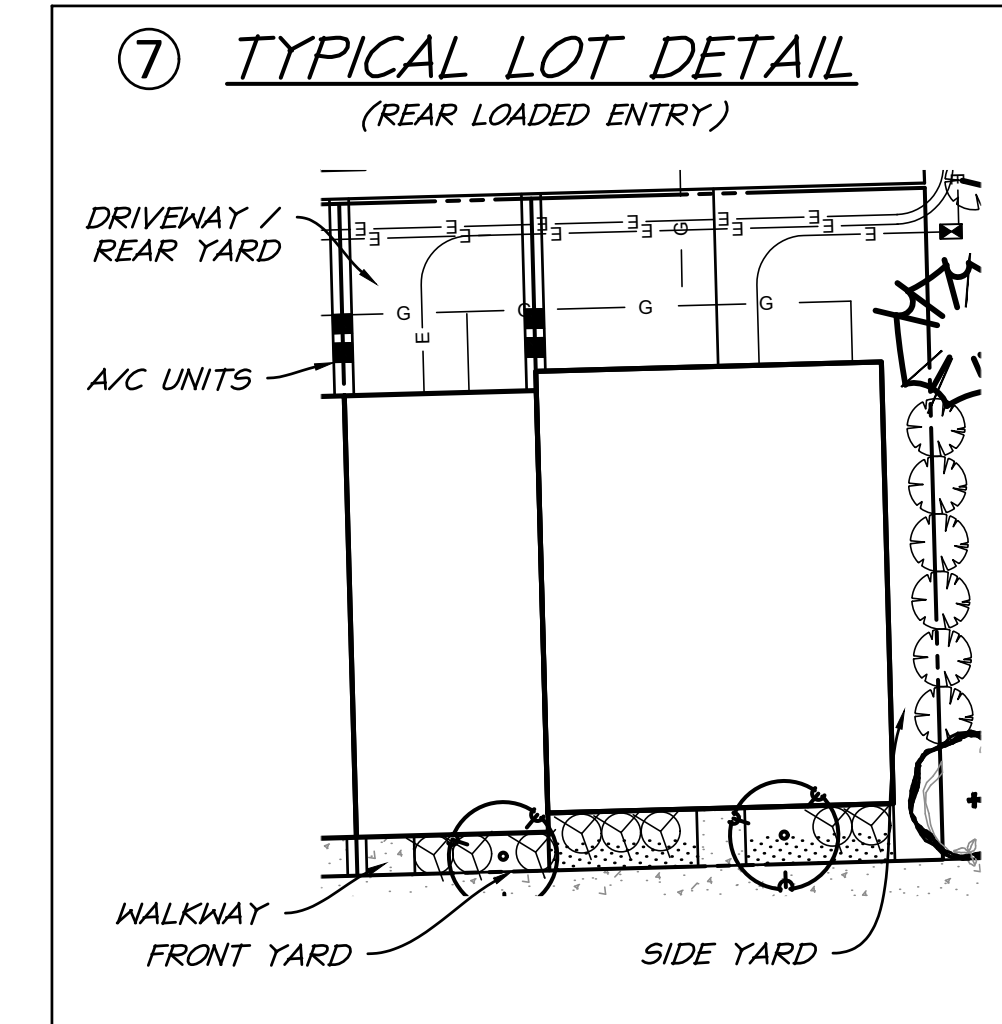
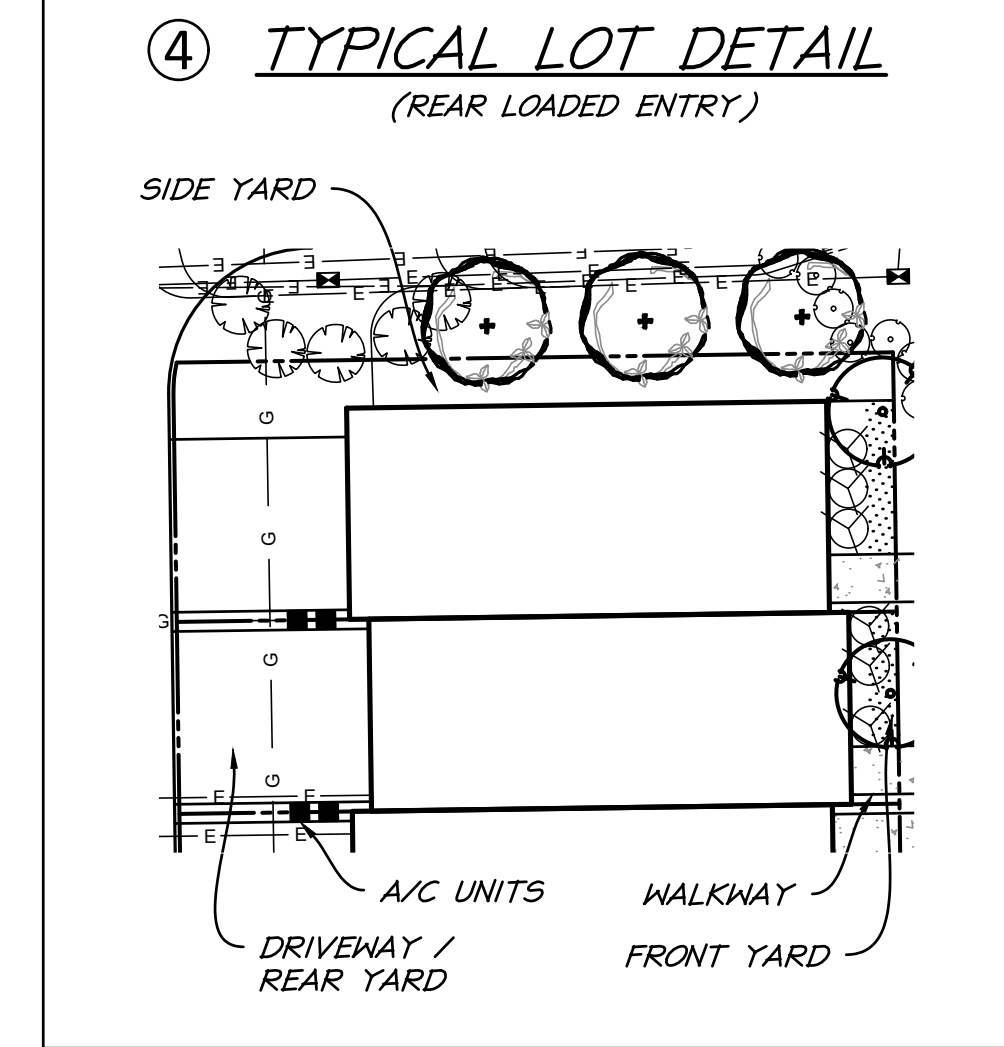
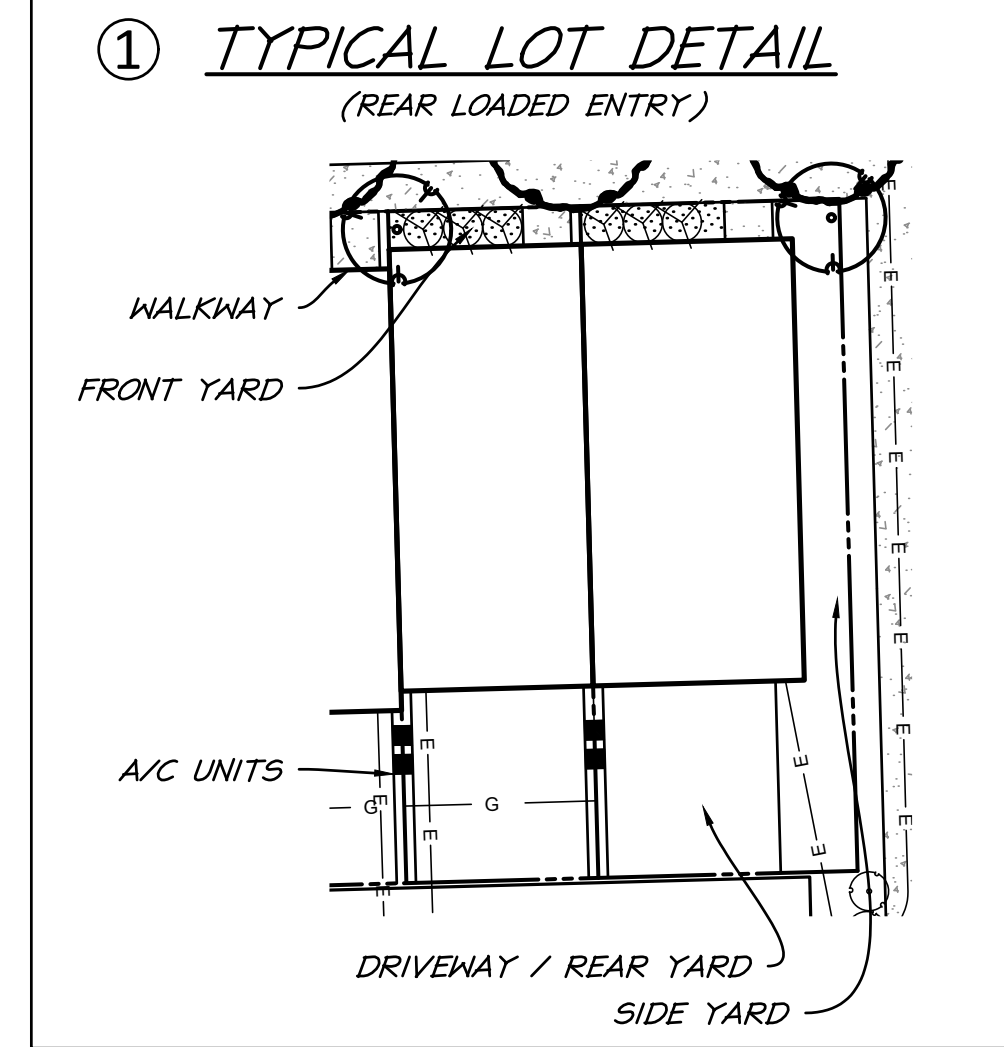
LANDSCAPING FOR TYPICAL LOTS

PROPOSED TREE SPECIES MAY INCLUDE BUT NOT BE LIMITED TO:
 CARPINUS CAROLINIANA (AMERICAN HORNBEEAM), CERCIS CANADENSIS (EASTERN REDBUD),
 CORNUS FLORIDA 'APPALACHIAN SPRING' (FLOWERING DOGWOOD), AND MAGNOLIA VIRGINIANA
 (SWEETBAY MAGNOLIA).

PROPOSED SHRUB SPECIES MAY INCLUDE BUT NOT BE LIMITED TO:
 CEANOTHUS AMERICANUS (NEW JERSEY TEA), CLETHRA ALNIFOLIA (SWEET PEPPERBUSH),
 FOTHERGILLA GARDENII (DWARF FOTHERGILLA), ILEX GLABRA (INKBERRY), AND
 ITEA VIRGINICA 'SPRICH' (LITTLE HENRY VIRGINIA SWEETSPIRE).

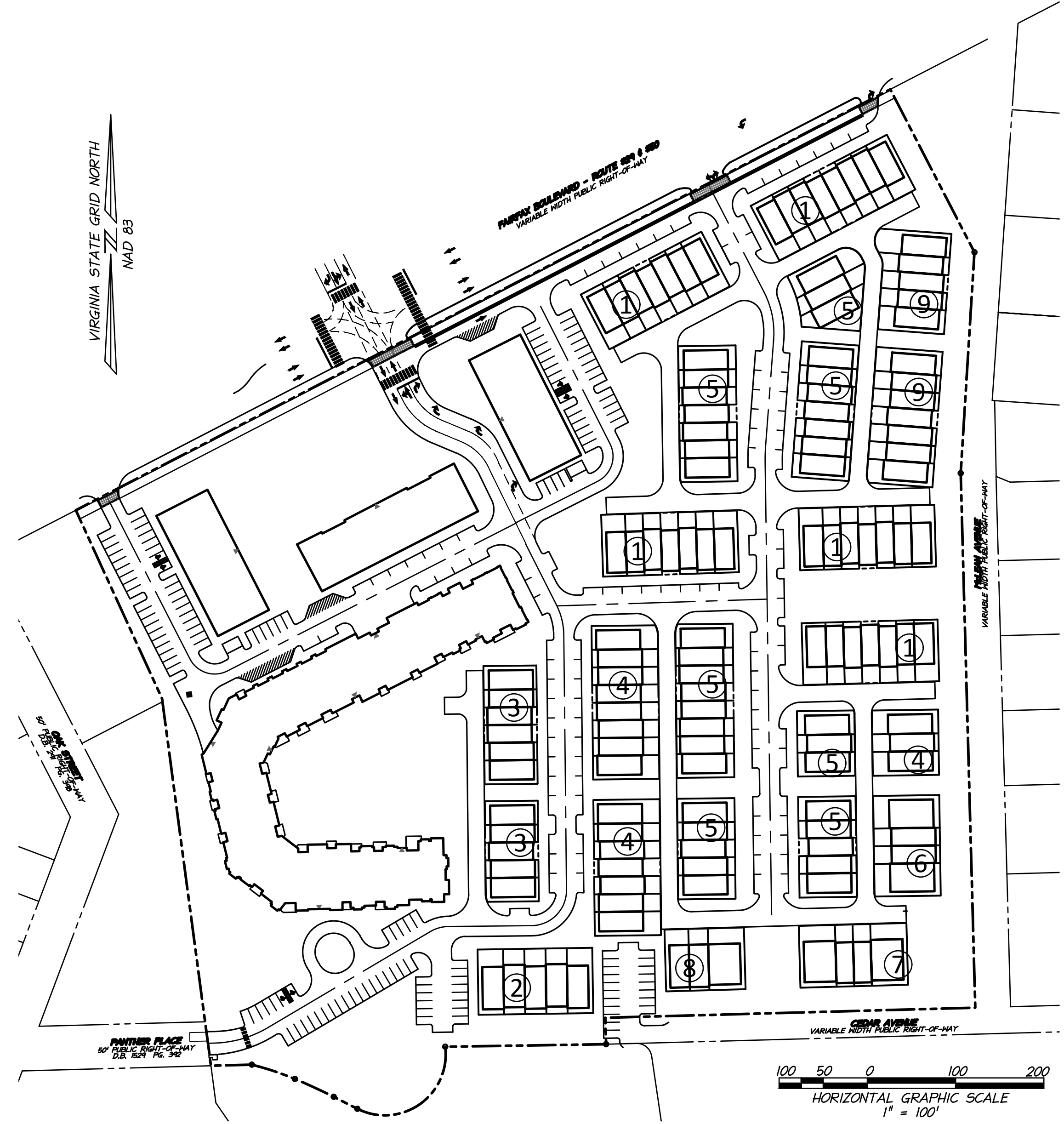
PROPOSED HERBACEOUS SPECIES MAY INCLUDE BUT NOT BE LIMITED TO:
 AMSONIA 'BLUE ICE' (DWARF BLUESTAR), ANDROPOGON VIRGINICUS (BROOMSEDGE
 BLUESTEM), CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER' (FEATHER REED GRASS),
 CHELONE GLABRA (WHITE TURTLEHEAD), MONARDA DIDYMA (SCARLET BEEBALM), AND
 PHLOX DIVARICATA (WILD BLUE PHLOX).

THESE SPECIES AND THEIR LOCATIONS ARE SUBJECT TO CHANGE BASED ON AVAILABILITY AT THE
 TIME OF THE SITE PLAN PROCESS AND FINAL ENGINEERING. HOWEVER, FOR EACH LOT TYPE, THE
 MINIMUM NUMBER OF PLANTS SHOWN ON THIS SHEET WILL BE PROVIDED. THE WALKWAYS MAY
 ALSO BE REVISED ON EACH LOT AT TIME OF SITE PLAN.

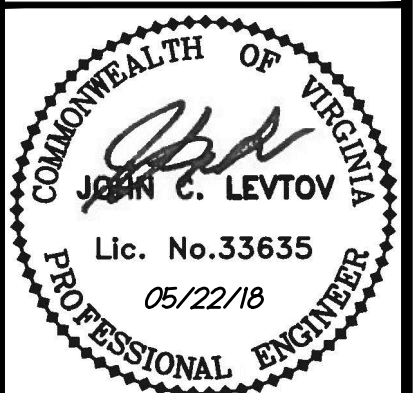


LEGEND

- : ORNAMENTAL TREE CATEGORY II (100 SF)
- : SHRUB
- : HERBACEOUS PLANTS
- : AC UNITS



christopher consultants
 9900 main street (suite 400) · Fairfax, VA 22031
 phone 703.273.6820 · fax 703.273.6820



TYPICAL LOT DETAIL
 LANDSCAPING

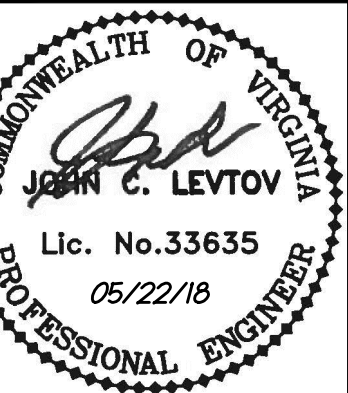
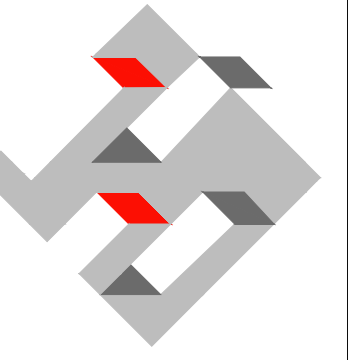
MASTER DEVELOPMENT PLAN
PAUL VI.
 FAIRFAX CITY, VIRGINIA

PROJECT NO: 15010.002.00
 SCALE: AS NOTED
 DATE: 04-14-2017
 DESIGN: LBD
 DRAWN: LBD
 CHECKED:
 SHEET No.

THIS SHEET IS FOR LANDSCAPE PURPOSES ONLY!

DATE	REVISION
2017-11-15	REVISED PER CITY COMMENTS
2018-02-05	REVISED PER CITY COMMENTS
2018-03-28	REVISED PER CITY COMMENTS
2018-05-22	REVISED PER CITY COMMENTS
	DATED 2018-04-19 & 2018-05-18

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 9900 main street (suite 400) · fairfax, va 22031
 phone 703.273.6820 · fax 703.273.6820

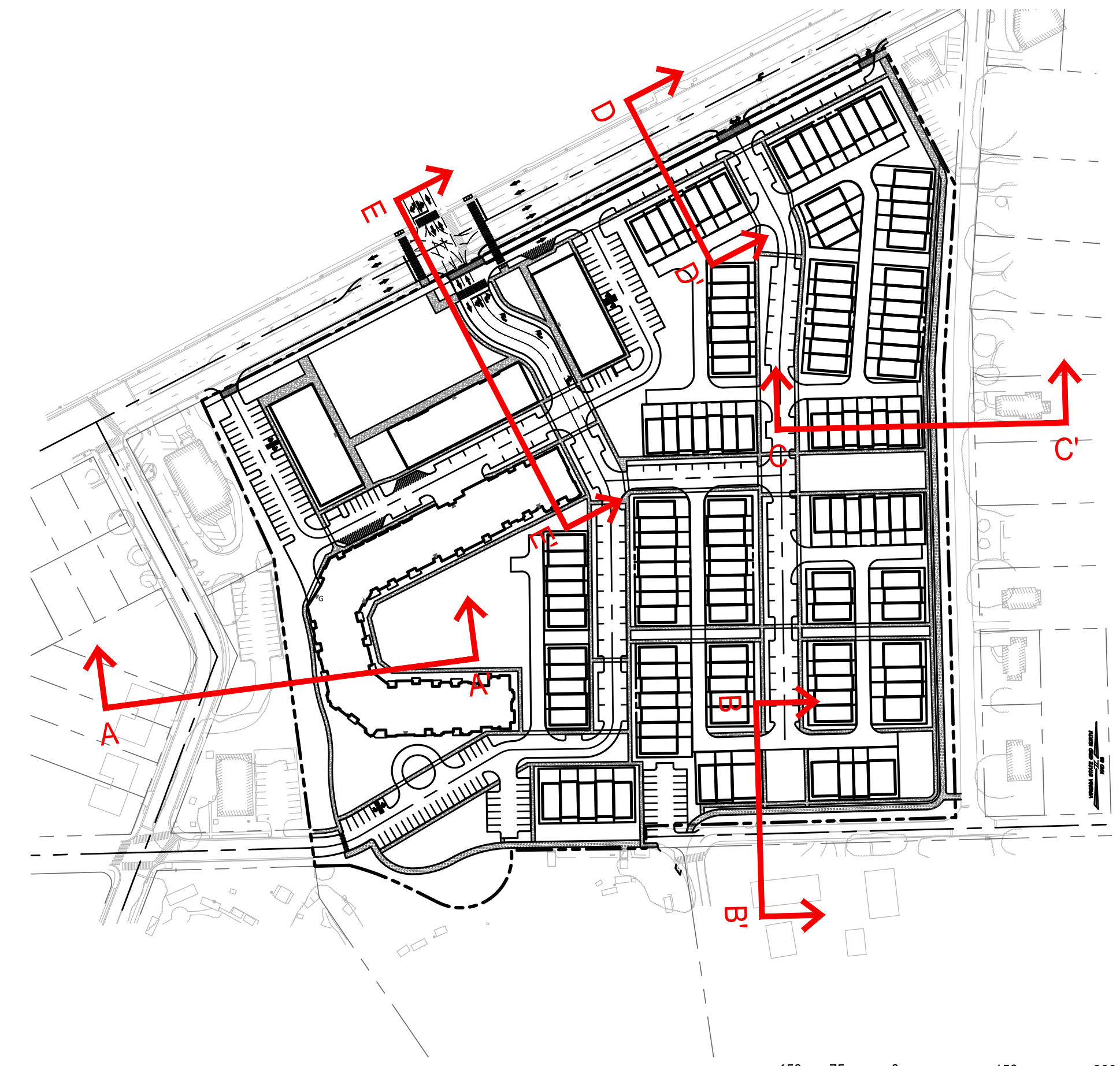


VERTICAL CROSS SECTIONS

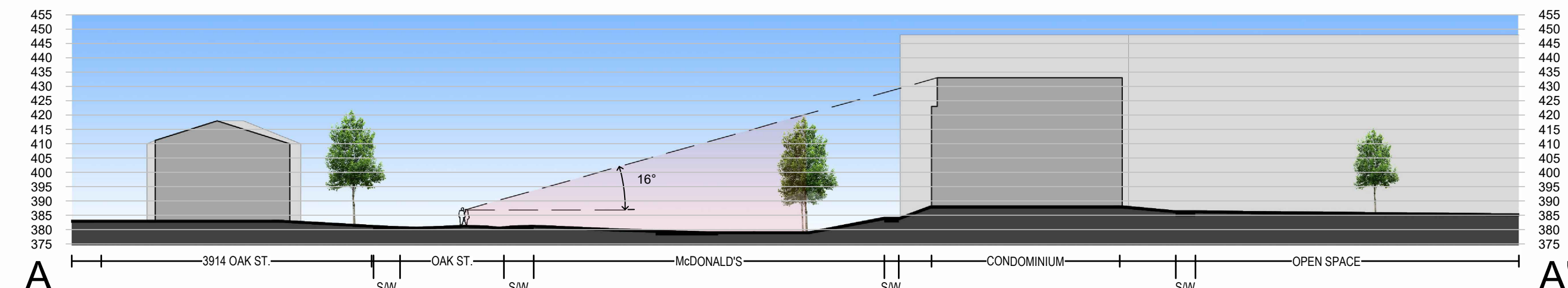
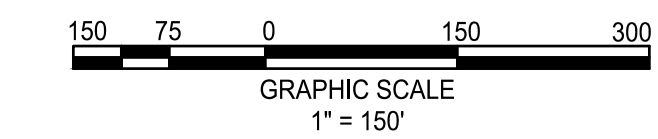
MASTER DEVELOPMENT PLAN
PAUL VI.
 FAIRFAX CITY, VIRGINIA

PROJECT NO: 15010.002.00
 SCALE: AS NOTED
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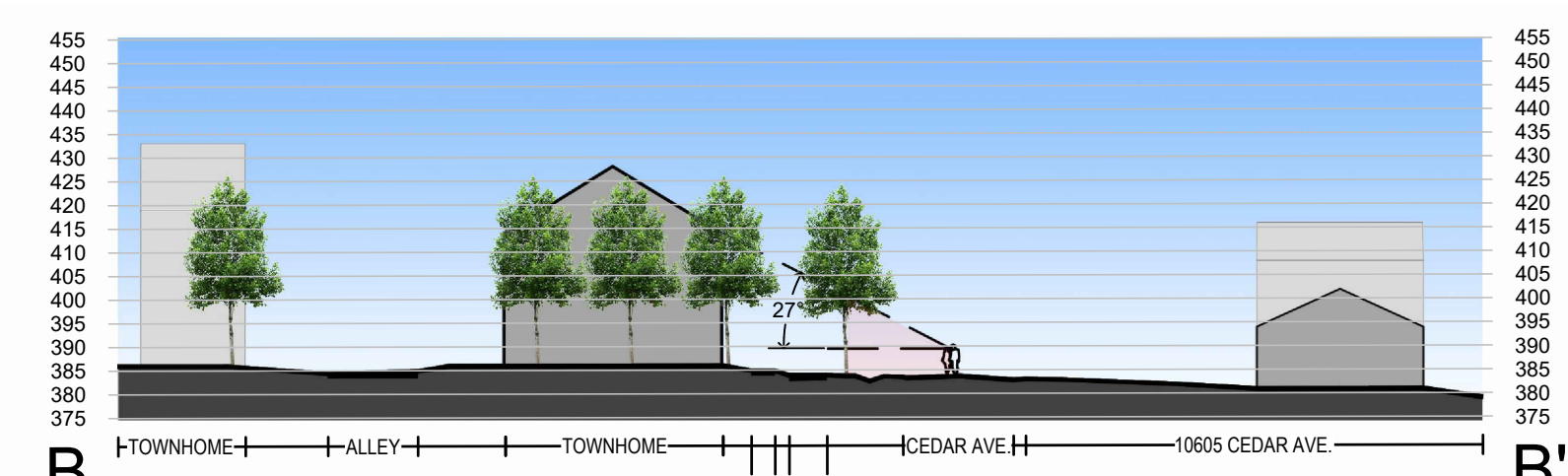
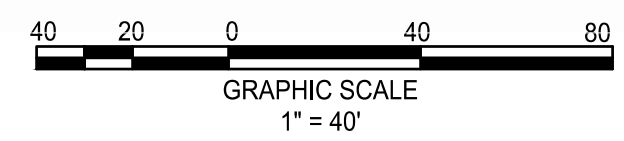
12 of 12
 DWG-107021



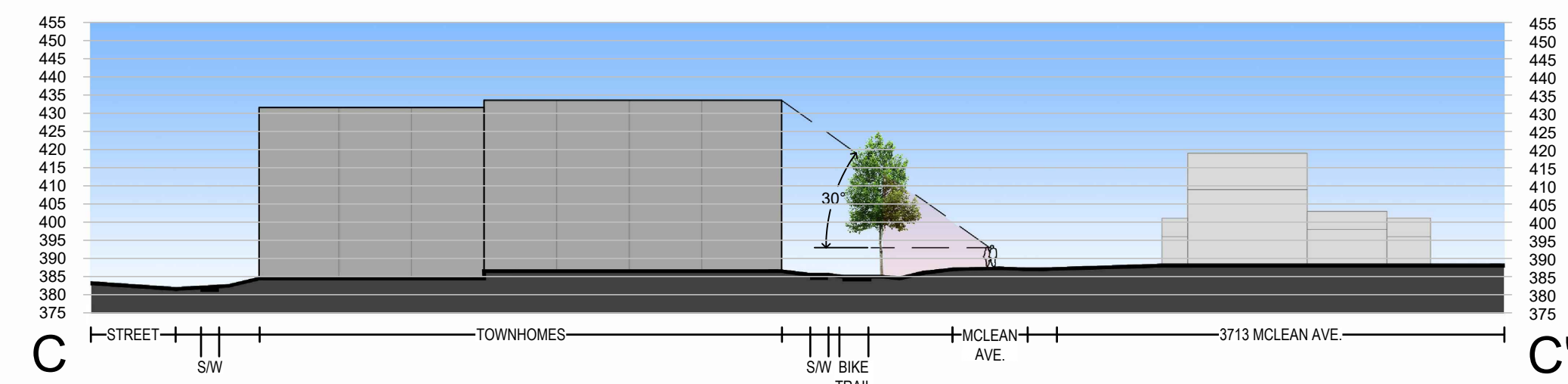
KEY MAP



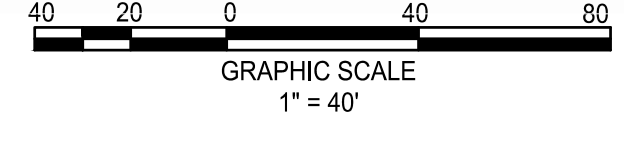
PROPOSED CROSS SECTION A - A'



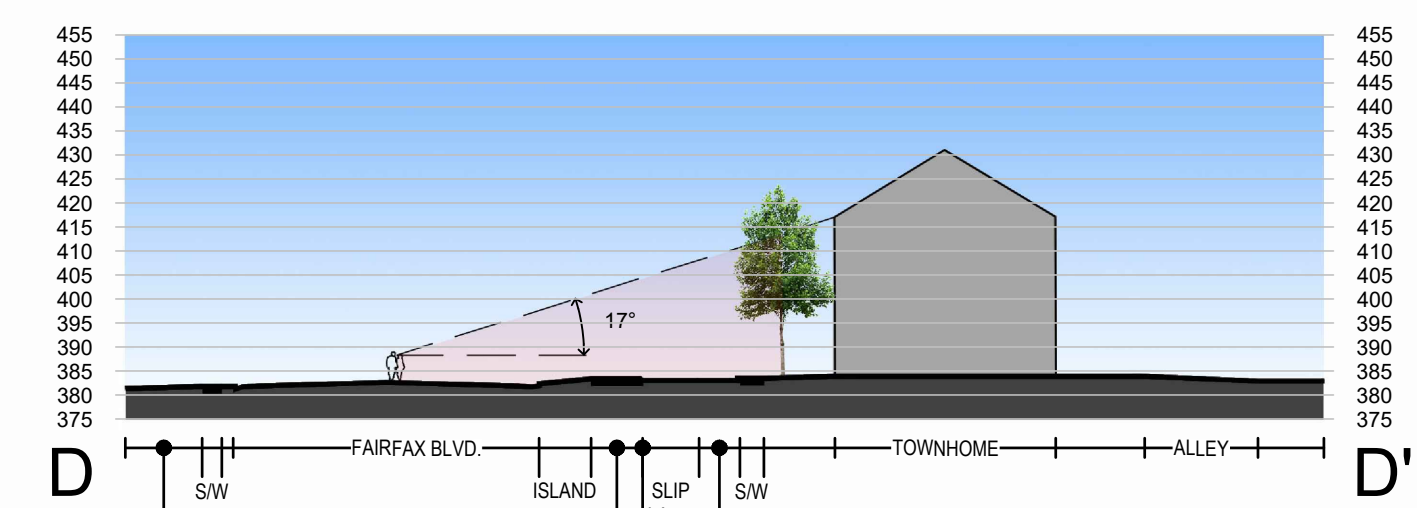
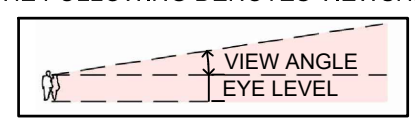
PROPOSED CROSS SECTION B - B'



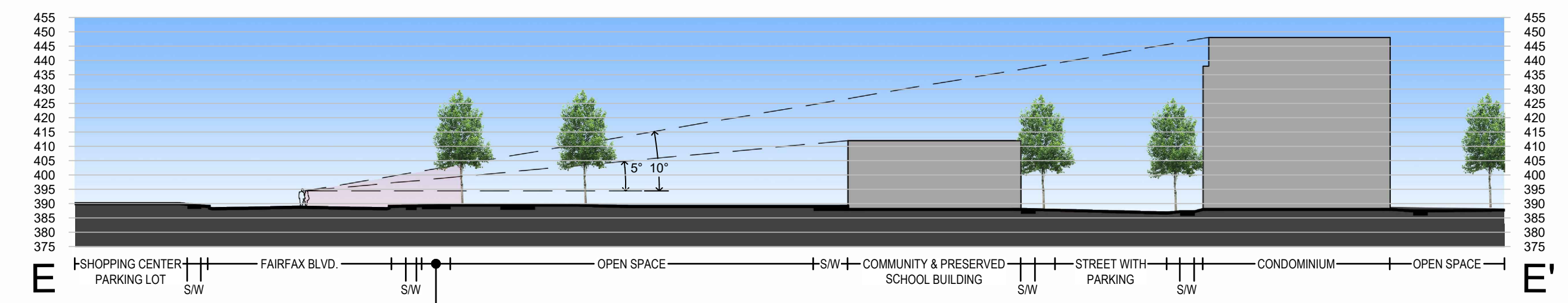
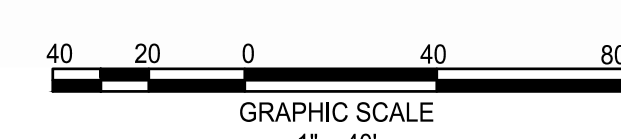
PROPOSED CROSS SECTION C - C'



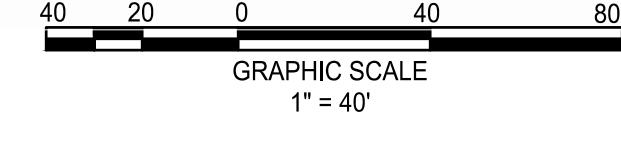
- NOTES:
 1. THIS SHEET IS FOR ILLUSTRATIVE PURPOSES ONLY AND NOT FOR CONSTRUCTION.
 2. THE FOLLOWING DENOTES VIEWSHED FROM PEDESTRIAN VANTAGE POINT (STANDING ON ROAD CENTERLINE):



PROPOSED CROSS SECTION D - D'



PROPOSED CROSS SECTION E - E'



A VILLAGE GREEN



B TUSSICA PARK



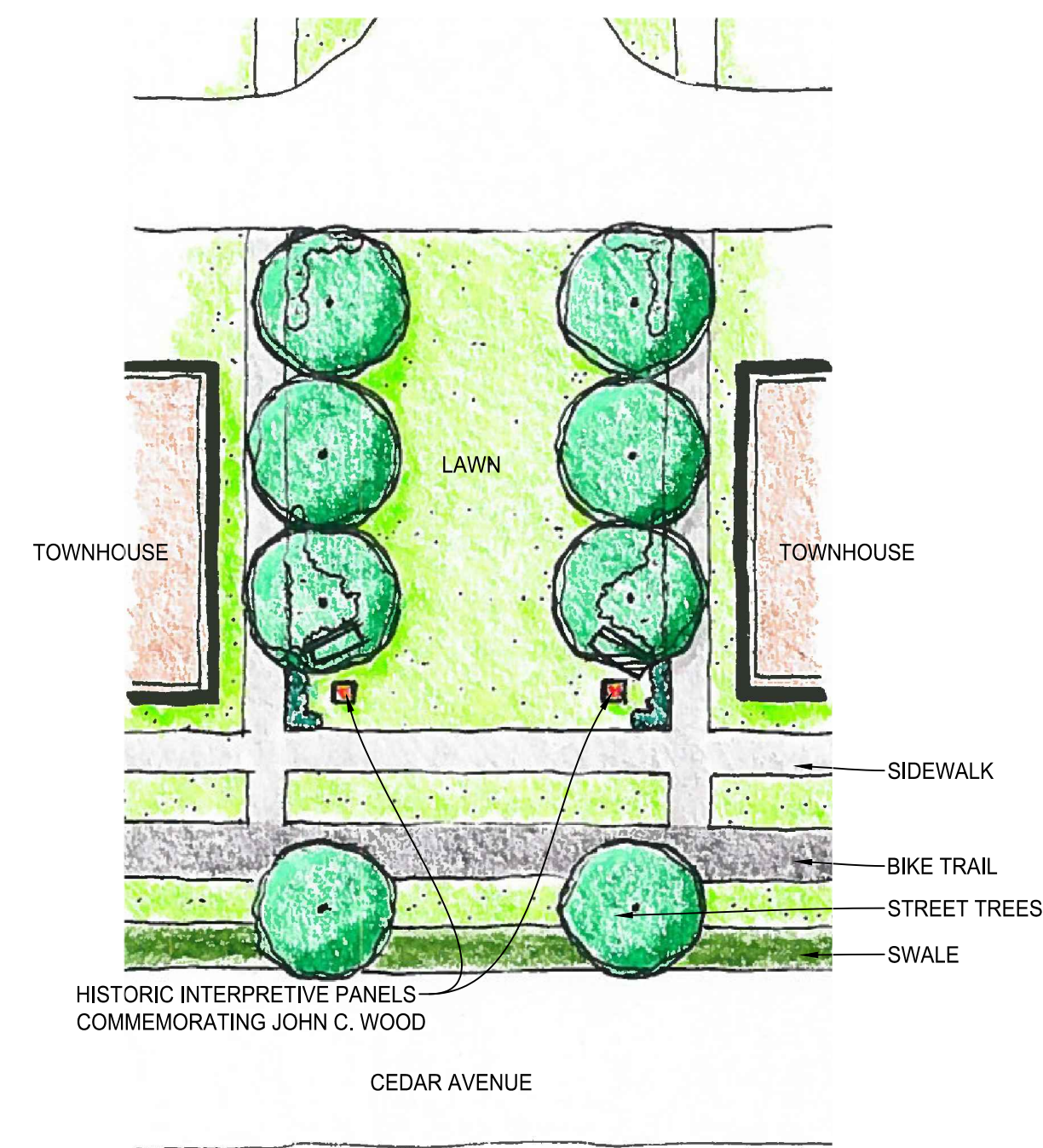
KEY MAP

LETTERS CORRESPOND TO ILLUSTRATIVE CONCEPTS SHOWN ON SHEETS S1 & S2

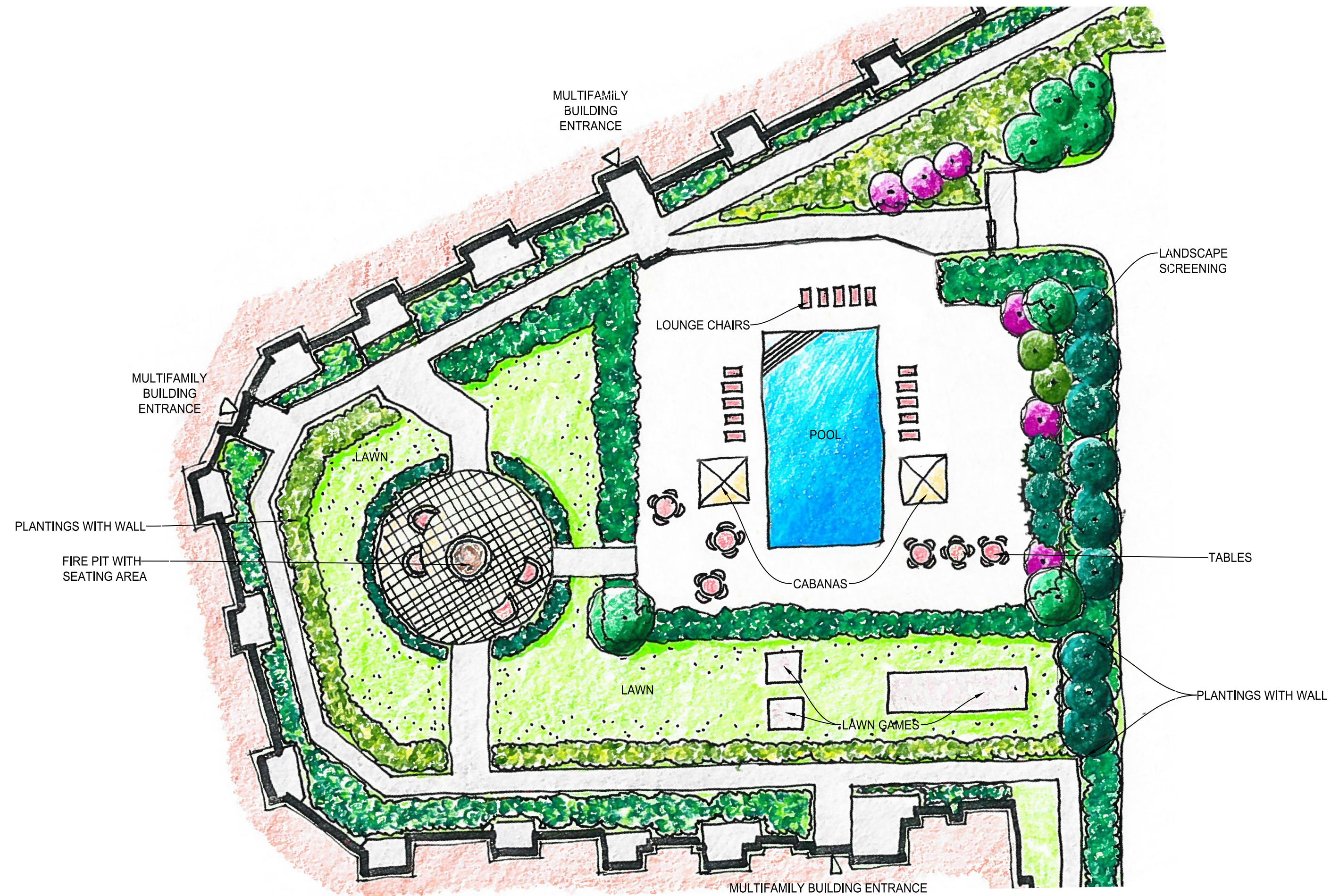
NOTE: THESE OPEN SPACE CONCEPTS ARE FOR ILLUSTRATIVE PURPOSES ONLY AT THIS POINT IN THE DESIGN PROCESS. FINAL DESIGN WILL BE DETERMINED AT TIME OF SITE PLAN. DRAWINGS NOT TO SCALE.

ILLUSTRATIVE CONCEPTS FOR OPEN SPACE AREAS
PAUL VI
 CITY OF FAIRFAX, VIRGINIA

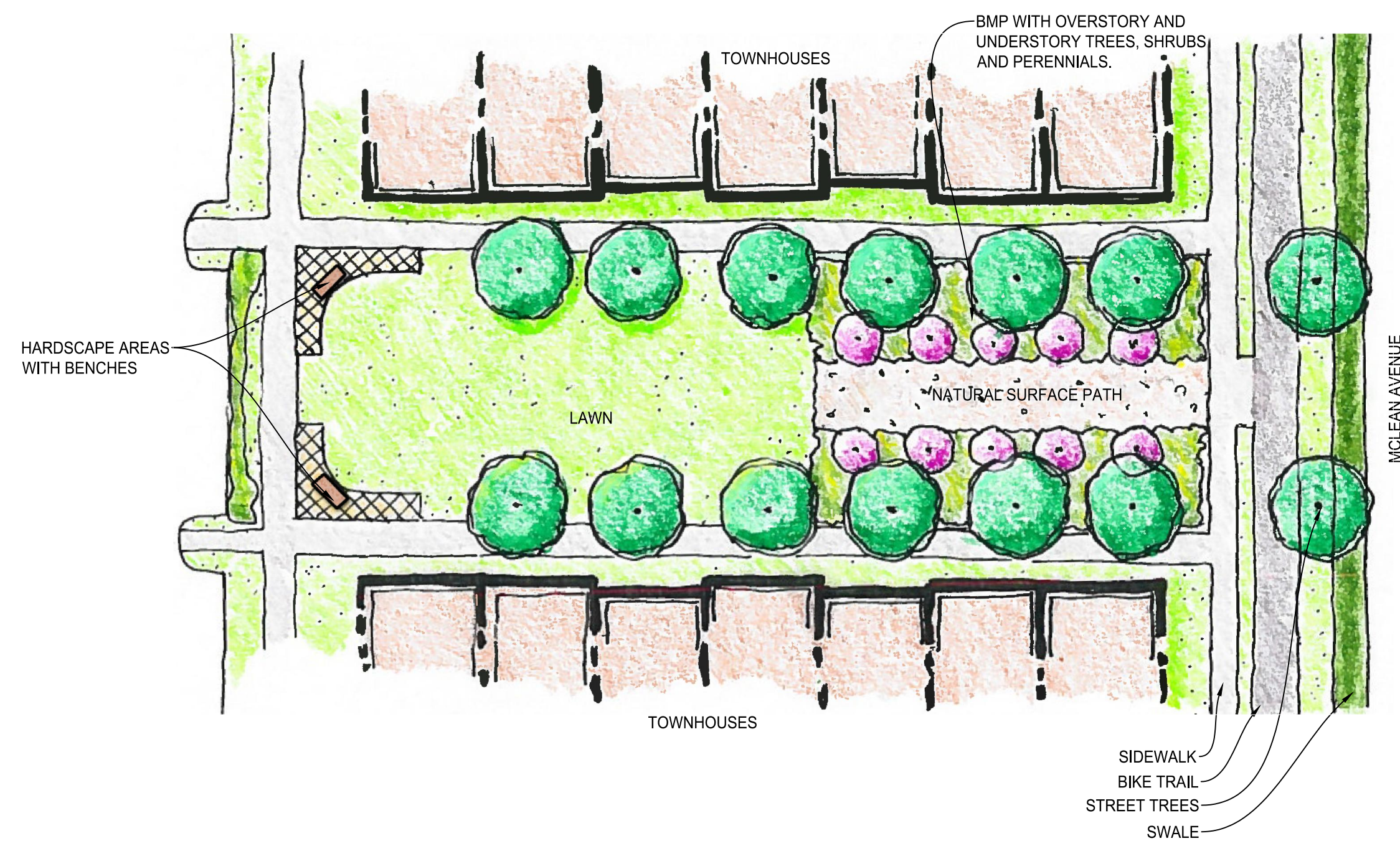
C LEADERSHIP PARK



E CONDOMINIUM COURTYARD



D TOWNHOUSE GREEN & HERITAGE BIKE TRAIL



F CENTRAL POCKET PARKS



G CEDAR PARK



NOTE: THESE OPEN SPACE CONCEPTS ARE FOR ILLUSTRATIVE PURPOSES ONLY AT THIS POINT IN THE DESIGN PROCESS. FINAL DESIGN WILL BE DETERMINED AT TIME OF SITE PLAN. DRAWINGS NOT TO SCALE.

ILLUSTRATIVE CONCEPTS FOR OPEN SPACE AREAS
PAUL VI
CITY OF FAIRFAX, VIRGINIA