

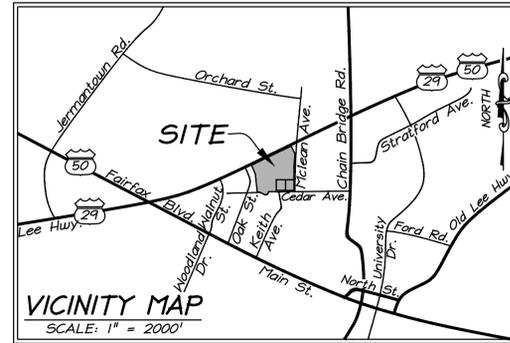
MASTER DEVELOPMENT PLAN PAUL VI. FAIRFAX CITY, VIRGINIA

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

2. THIS GDP SUBMISSION IS AN APPLICATION TO REZONE THE SUBJECT PROPERTY TO PDM (PLANNED DEVELOPMENT MIXED USE DISTRICT) TO DEVELOP A MIXED USE DEVELOPMENT HOUSING COMMUNITY COMPRISED OF A TOTAL OF 555 DWELLING UNITS, INCLUDING 110 FOR-SALE TOWNHOMES, 220 CONDOMINIUM MULTI-FAMILY UNITS, 200 RENTAL MULTI-FAMILY UNITS AND 25 SENIOR AFFORDABLE UNITS. THIS MIXED USE DEVELOPMENT ALSO INCLUDES 10,000 SF OF RETAIL AND 24,000 SF OF COMMUNITY.
3. 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.
4. 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.
5. 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.
6. 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.
7. THE SUBJECT PROPERTY IS CURRENTLY SERVED BY PUBLIC WATER AND PUBLIC SEWER PROVIDED BY FAIRFAX CITY.
8. 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.
9. TO THE BEST KNOWLEDGE OF THE ENGINEER AND DEVELOPER, NO HAZARDOUS OR TOXIC SUBSTANCES ARE KNOWN TO BE PRESENT ON SITE.
10. 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.
11. 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.
12. 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.
13. 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.
14. ALL EXISTING UTILITY EASEMENTS HAVING A WIDTH GREATER THAN 25 FEET ARE SHOWN ON THE EXISTING CONDITIONS PLANS.
15. 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.
16. 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. PRELIMINARY LOCATIONS ARE SHOWN ON SHEET 5.
17. MODIFICATIONS ARE REQUESTED FOR:
 1) PERIMETER BUFFER TRANSITIONAL YARD (TY3) ALONG WESTERN PROPERTY LINE, AS REQUIRED PER SECTION 3.8.4.C.2 OF THE ZONING ORDINANCE. APPLICANT PROPOSES A 6 FEET FENCE ON THE PROPERTY LINE WITH APPROPRIATE LANDSCAPING WITHIN A 6 FEET WIDE AREA. ALSO SOME ADDITIONAL LANDSCAPING TO BE PROVIDED OVER THE DRAINAGE EASEMENT INCLUDING SHRUBS IN VARIOUS HEIGHTS.
 2) STREET TREES AS REQUIRED PER SECTION 4.5.6.B OF THE ZONING ORDINANCE TO MODIFY BUFFER WIDTH ALONG McLEAN AVENUE FROM 10 FEET TO 8 FEET.
 3) PARKING SPACES FOR MULTI-FAMILY UNITS SECTION 4.2.3.E OF THE ZONING ORDINANCE TO REDUCE THE REQUIRED PARKING SPACES FOR 2 OR MORE BEDROOM UNITS FROM 2 SPACES PER UNIT TO 1.6 FOR CONDOMINIUM AND APARTMENTS AND TO 1 FOR SENIOR AFFORDABLE UNITS.
18. THE EXISTING FLOODPLAIN WILL BE MODIFIED AS PER THE FLOODPLAIN STUDY. WITH THE SUBMISSION OF THIS APPLICATION A SPECIAL USE PERMIT FOR THE FLOODPLAIN STUDY WILL BE SUBMITTED CONCURRENTLY.
19. A COMPREHENSIVE PLAN AMENDMENT WILL BE SUBMITTED WITH THIS APPLICATION.



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
ARLINGTON, VA 22203

CATHOLIC DIOCESE OF ARLINGTON

By: Michael F. Burbidge
Most Rev. Michael F. Burbidge, Bishop

APPLICANT
IDI FAIRFAX, L.C.
1700 NORTH MOORE STREET, SUITE 2020
ARLINGTON, VA 22209

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

SHEET INDEX

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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 7

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'

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



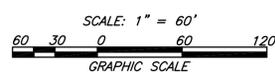
christopher consultants
 9900 main street (suite 400) · Fairfax, Va 22031
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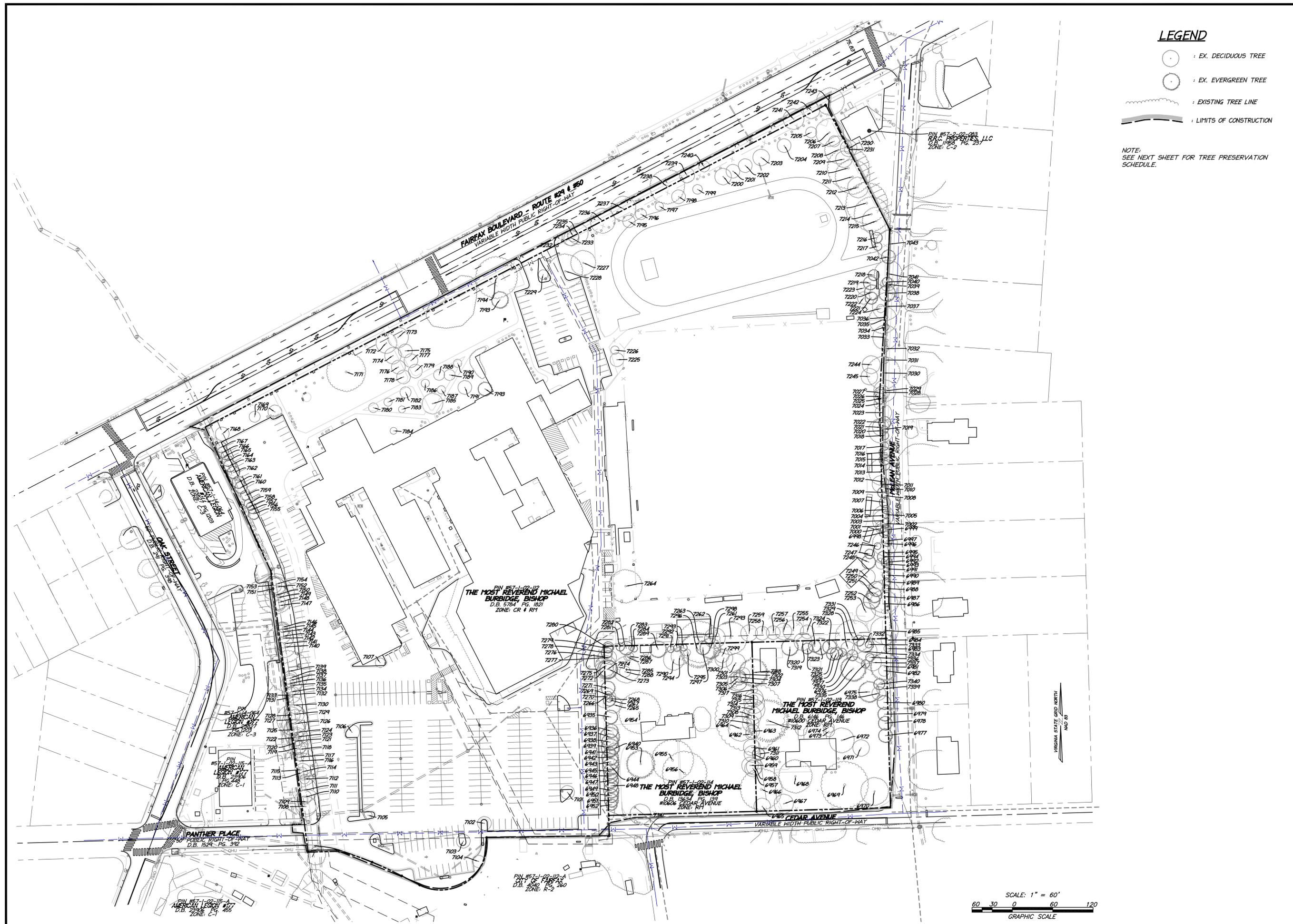


EXISTING CONDITIONS
PLAN

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.





LEGEND

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

NOTE:
SEE SHEET FOR TREE PRESERVATION SCHEDULE.



TREE PRESERVATION 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.

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	10	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	9	71.9	REMOVE
6953	PINUS STROBUS	WHITE PINE	30	20	53.1	REMOVE
6954	LIRIODENDRON TULPIFERA	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	PIG NUT HICKORY	5	8	50.0	REMOVE
6963	CARYA GLABRA	PIG NUT 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	SAUCEUR 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 TULPIFERA	TULIP POPLAR	20	24	50.0	REMOVE
6987	LIRIODENDRON TULPIFERA	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	71.9	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	8	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	12	5	25.0	REMOVE
7032	UNKNOWN	UNKNOWN	14	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	PIG NUT 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 TULPIFERA	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	SAUCEUR MAGNOLIA	9	6	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</			

Proposed Parking Tabulation:

Proposed Use	Required Parking Spaces	Modified Parking Spaces	Proposed Parking Spaces
Townhomes	110 units 2 spaces per unit - 220 spaces		220 Garage Spaces
Condominium	44 units 1.5 spaces per unit - 66 spaces	1.6 spaces per unit - 352 spaces	352 Garage Spaces
Multi-Family	176 units 2 spaces per unit - 352 spaces		
Apartments	98 units 1.5 spaces per unit - 147 spaces	1.6 spaces per unit - 320 spaces	345 Garage Spaces
Multi-Family	102 units 2 spaces per unit - 204 spaces		
Senior affordable units	25 units 2 spaces per unit - 50 spaces	1 spaces per unit - 25 spaces	
Retail	10,000 sf 1 space per 200 sf - 50 spaces		213 Surface Spaces Including 50 Spaces for Ball Field Use
Community	24,000 sf 1 space per 300 sf - 80 spaces		
Total parking		1,169 spaces	* 1,047 spaces 1,130 spaces

Note: * includes modified parking spaces with rest of the required parking spaces (See sheet 1 note 17.3 for modifications).

LOADING SPACES WILL BE DETERMINED AS DESIGN PROGRESSES THRU ENTITLEMENT CASE.

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 TYP, 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: ±30%
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: 5 STORIES
PROPOSED 555 DWELLING UNITS WITH 29.9 DENSITY AND 34,000 SF OF RETAIL AND COMMUNITY WITH 0.04 FAR

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
- --- PERMEABLE PAVEMENT
- --- BIORETENTION FACILITY
- --- FILTERRA
- --- UNDERGROUND DETENTION/ISOLATOR ROW
- --- HYDRODYNAMIC SEPARATOR
- --- GRASS CHANNEL

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

SWM
 WATER 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.

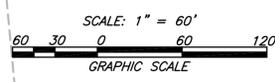
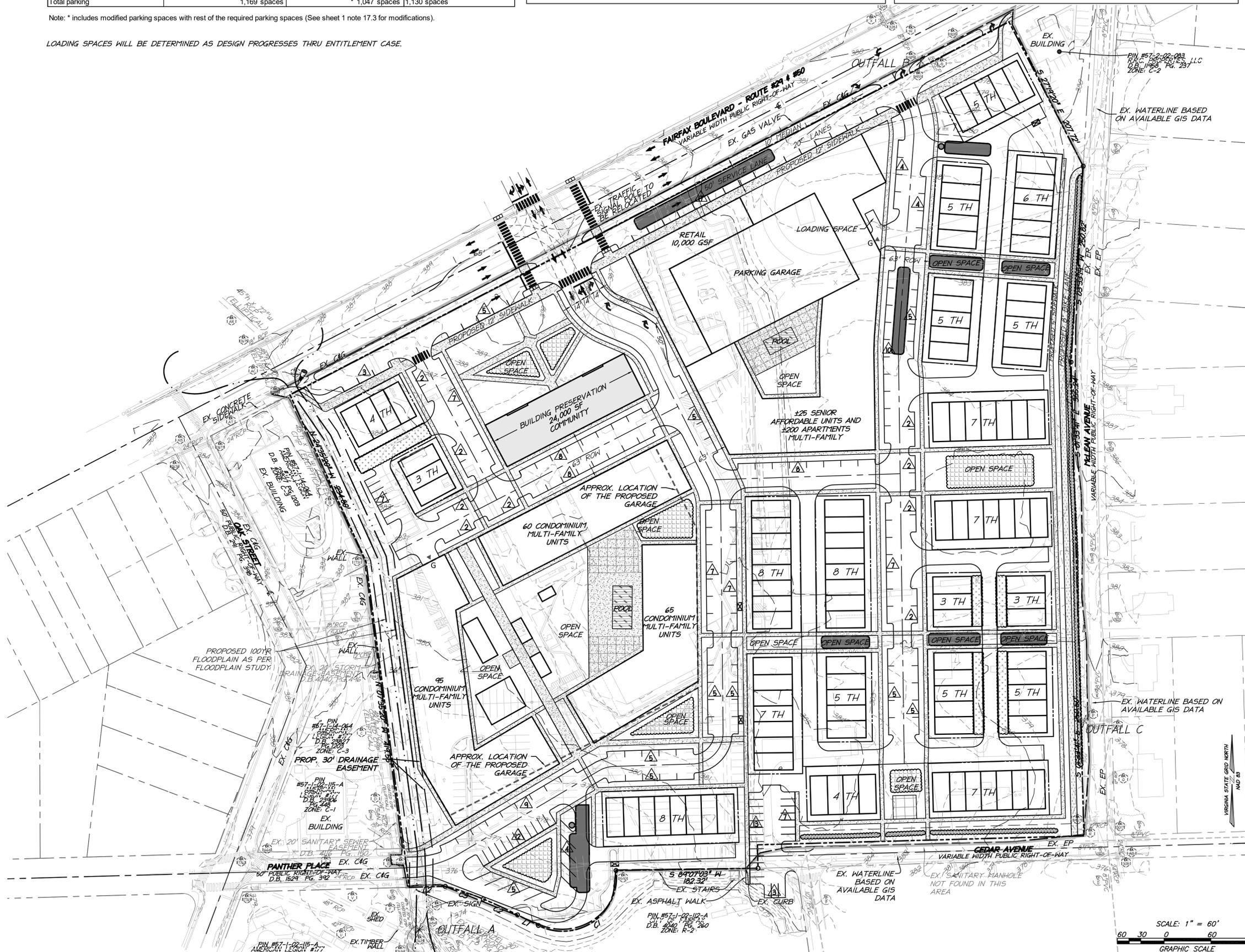
EXISTING OUTFALL A TO THE SOUTHWEST DRAINS INTO AN EXISTING STORM SEWER SYSTEM AND OUTFALLS TO THE SOUTH JUST BELOW PANTHER PLACE INTO A 100 YEAR FLOODPLAIN.

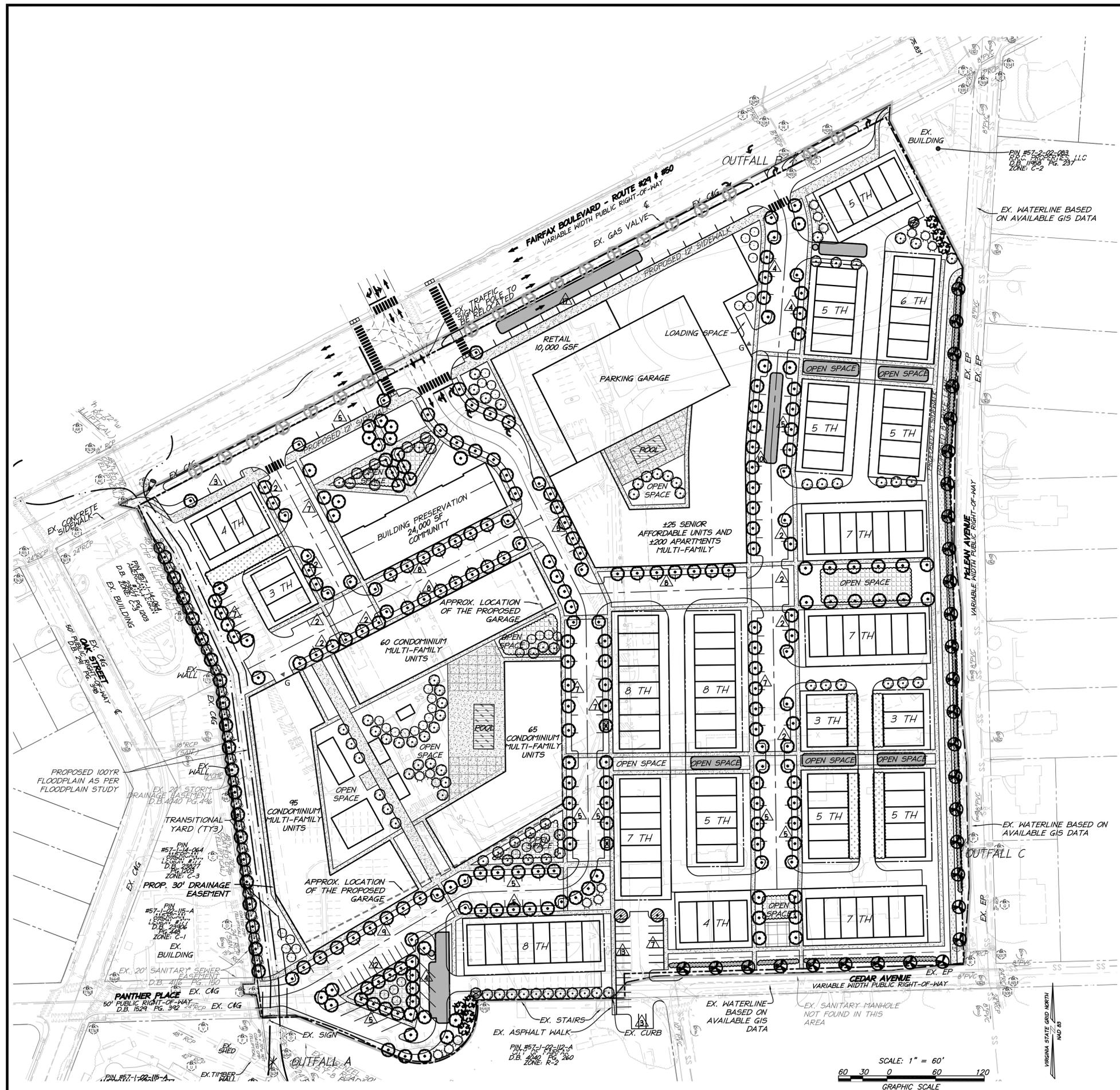
EXISTING OUTFALL B TO THE NORTH DRAINS INTO AN EXISTING STORM SEWER SYSTEM ALONG FAIRFAX BOULEVARD THAT EVENTUALLY DISCHARGES INTO A 100 YEAR FLOODPLAIN NORTHEAST OF THE SITE.

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 WILL 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 INSURE COMPLIANCE WITH STATE AND CITY REQUIREMENTS; HOWEVER, THESE FACILITIES ARE SUBJECT TO CHANGE WITH FINAL DESIGN.





LANDSCAPE LEGEND

- ⊙ : PROPOSED DECIDUOUS TREE CATEGORY IV (200 SF)
- ⊙ : PROPOSED DECIDUOUS TREE CATEGORY IV (200 SF) INTERIOR PARKING LOT TREE
- ⊙ : PROPOSED DECIDUOUS TREE CATEGORY IV (200 SF) STREET TREE ALONG McLEAN AVENUE AND CEDAR AVENUE
- ⊙ : PROPOSED DECIDUOUS TREE CATEGORY IV (200 SF) WITHIN ROW STREET TREE ALONG FAIRFAX BOULEVARD (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
- : LIMITS OF CLEARING AND GRADING

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

STREET TREES PROVIDED: FOR FAIRFAX BOULEVARD, McLEAN AVENUE AND CEDAR AVENUE 1 TREE PER 40 LF. MODIFICATION REQUESTED TO ALLOW STREET TREE BUFFER WIDTH 8 FEET FOR McLEAN AVENUE (SEE SHEET 1 NOTE 17.2).

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

INTERIOR PARKING LOT LANDSCAPING PROVIDED: 2 CANOPY TREES FOR 14 ON-SITE PARKING SPACES WITHIN A SURFACE PARKING LOT AT THE END OF CEDAR AVENUE

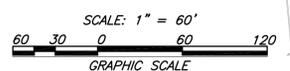
PERIMETER PARKING LOT LANDSCAPING REQUIRED: PER SECTION 4.5.7.C OF THE ZONING CODE, NO PERIMETER LANDSCAPING IS REQUIRED.

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

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:	
288 - 2" Caliper Deciduous Category IV (200 SF)	57,600
109 - 2" Caliper Deciduous Category III (150 SF)	16,350
40 - 2" Caliper Deciduous Category II (100 SF)	4,000
7 - 10'-12" Height Evergreen Category III (175)	1,225
15 - 8'-10" Height Evergreen Category II (100)	1,500
120 - 24"-30" Height Shrubs:	0
Total Proposed Tree Planting:	80,675 SF
Tree Cover Requirement Met:	10.01 %

PROPOSED TREE SPECIES
 PROPOSED TREE SPECIES SHALL INCLUDE BUT NOT BE LIMITED TO: RED MAPLE, NORTHERN RED OAK, AMERICAN BEECH, SYCAMORE, BLACK WALNUT, EASTERN REDBUD, SWEETBAY MAGNOLIA, AMERICAN HOLLY, AND EASTERN RED CEDAR. THESE NATIVE SPECIES ARE SUBJECT TO CHANGE BASED ON AVAILABILITY AT THE TIME OF THE SITE PLAN PROCESS AND FINAL ENGINEERING.

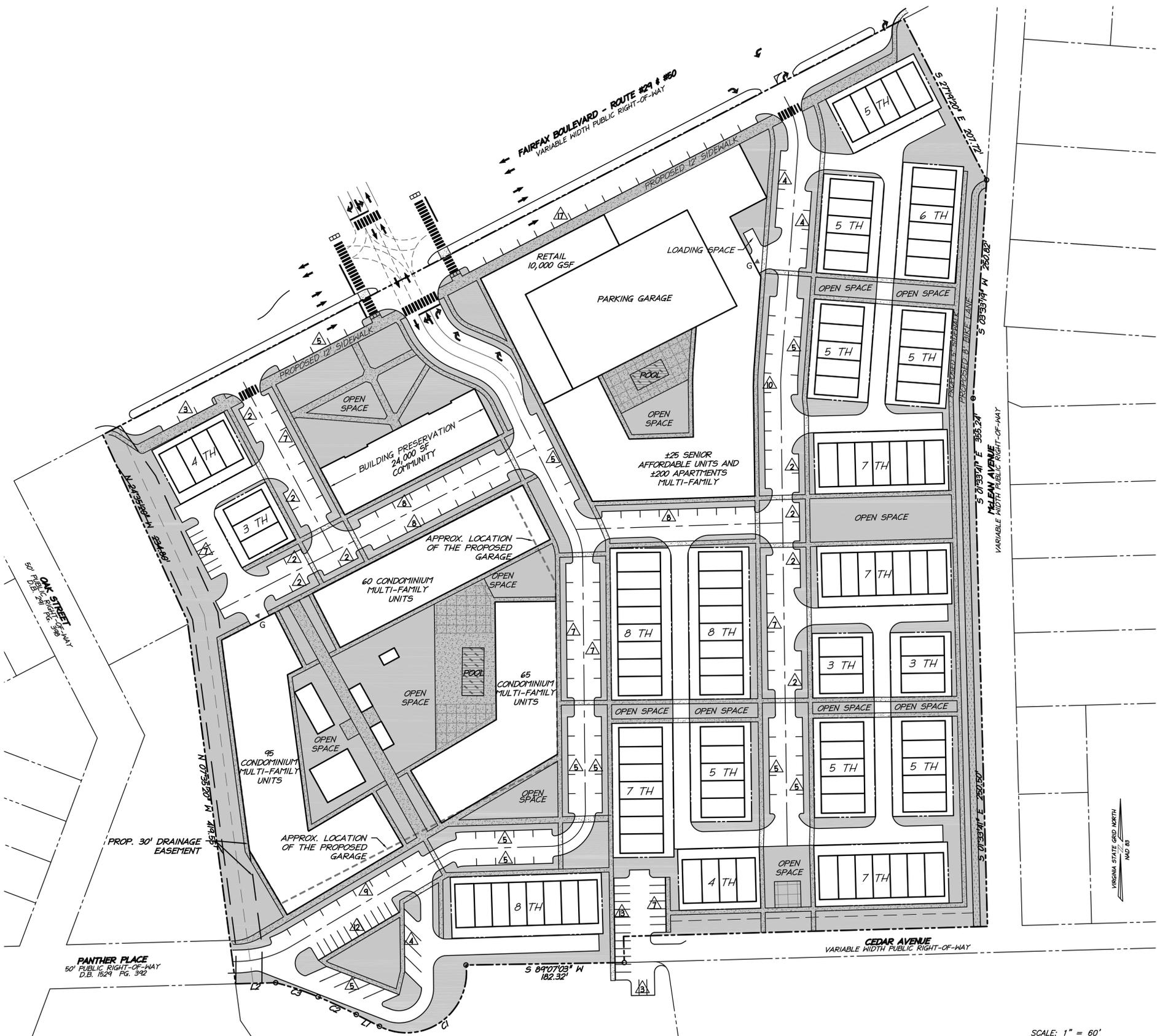


LANDSCAPE PLAN

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.

THIS SHEET IS FOR LANDSCAPE PURPOSES ONLY!

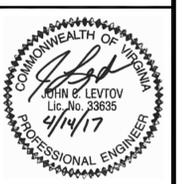
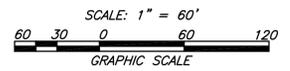


LEGEND

PROPOSED OPEN SPACE

OPEN SPACE REQUIRED: 20%

OPEN SPACE PROVIDED: ±30% (±240,000 SF)



OPEN SPACE PLAN

MASTER DEVELOPMENT PLAN
PAUL VI.
 FAIRFAX CITY, VIRGINIA

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