

DATE	REVISION
2017-11-15	REVISED PER CITY COMMENTS

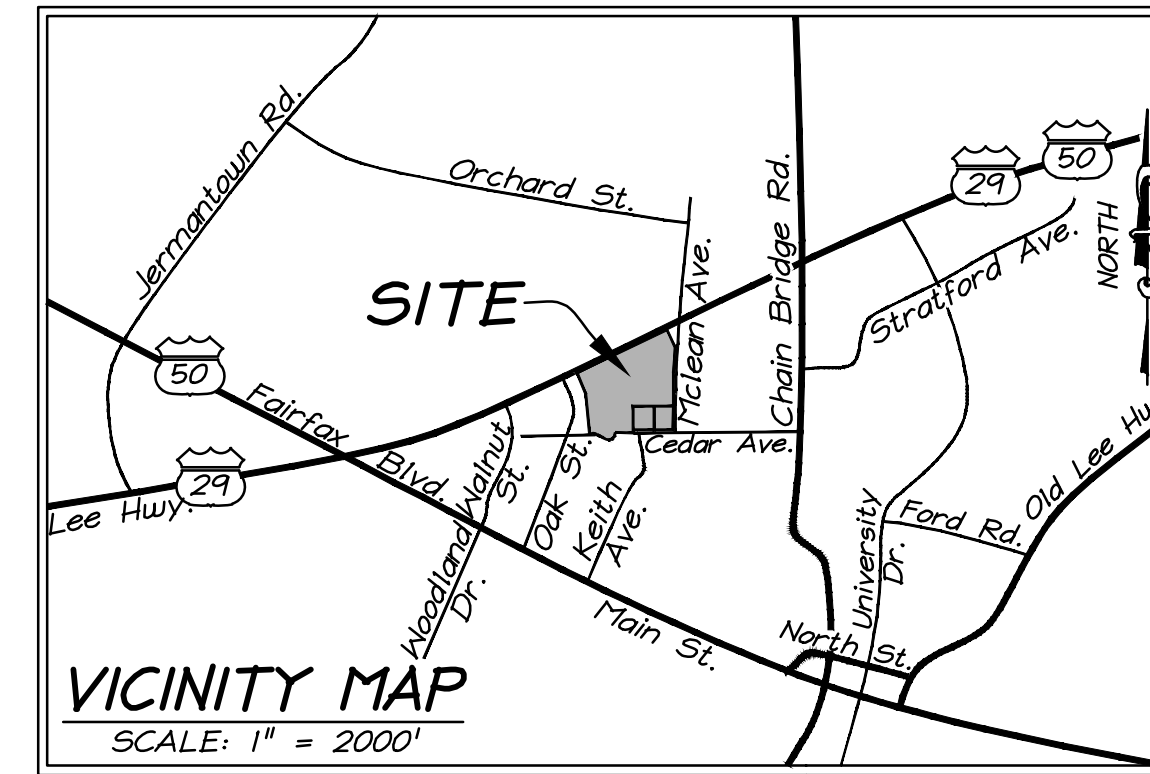
MASTER DEVELOPMENT PLAN PAUL VI. FAIRFAX CITY, VIRGINIA

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

- THIS GDP SUBMISSION IS AN APPLICATION TO REZONE THE SUBJECT PROPERTY FROM RM, CR AND JOHN C WOOD HOUSE HISTORIC OVERLAY DISTRICT TO PDM (PLANNED DEVELOPMENT MIXED USE DISTRICT) TO DEVELOP A MIXED USE DEVELOPMENT HOUSING COMMUNITY COMPRISED OF A TOTAL OF 310 DWELLING UNITS, INCLUDING 197 FOR-SALE TOWNHOMES, AND 114 CONDOMINIUM MULTI-FAMILY UNITS. THIS MIXED USE DEVELOPMENT ALSO INCLUDES 20,000 SF OF COMMERCIAL AND 24,000 SF OF COMMUNITY USES.
- 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:
 - A MODIFICATION HAS BEEN REQUESTED FOR THE 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.
 - A MODIFICATION HAS BEEN REQUESTED FOR THE STREET TREES AS REQUIRED PER SECTION 4.5.6.B OF THE ZONING ORDINANCE ALONG M'LEAN AVENUE AND TO MODIFY THE BUFFER WIDTH ALONG M'LEAN AVENUE FROM 10 FEET TO 8 FEET.
 - A MODIFICATION HAS BEEN REQUESTED FOR THE PARKING SPACES FOR THE CONDOMINIUM MULTI-FAMILY UNITS AS PER 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 SPACES PER UNIT.
 - A MODIFICATION HAS BEEN REQUESTED FOR SECTION 3.5.1.C.3 OF THE ZONING ORDINANCE THAT REQUIRES THAT NO MORE THAN TWO OF ANY 10, OR ONE OF ANY THREE TO FIVE, ABUTTING DWELLING UNITS HAVE THE SAME FRONT YARD SETBACK. WHILE ALL TOWNHOUSES ALONG M'LEAN AVENUE AND CEDAR AVENUE PROVIDE 2 FOOT BUILDING SETBACKS, THE MODIFICATION IS FOR ALL OF THE REMAINING INTERIOR TOWNHOUSES THAT DO NOT HAVE THE SETBACK.
 - A MODIFICATION HAS BEEN REQUESTED FOR SECTION 1.1.10.B.3 OF THE CITY OF FAIRFAX PDM FOR THE SMALL PORTION OF THE WESTERN SIDE OF THE CONDOMINIUM BUILDING THAT DOESN'T HAVE 5 FEET SEPARATION FROM THE DRAINAGE EASEMENT.
 - A WAIVER FROM THE STANDARDS OF THE PUBLIC FACILITIES MANUAL (PFM) IS REQUESTED FOR FRONTAGE IMPROVEMENTS FOR M'LEAN AND CEDAR AVENUE AS PER SECTION 2.1 OF PFM.
 - A MODIFICATION HAS BEEN REQUESTED FOR SECTION 4.4.4.B.1 OF THE ZONING ORDINANCE TO ALLOW SIDEWALKS ADJACENT TO THE RESIDENTIAL CONDOMINIUM BUILDING. IN THESE AREAS, THE GREEN SPACE IS LOCATED ON THE OUTER SIDE OF THE SIDEWALK (CLOSER TO THE STREET) TO ALLOW SUFFICIENT SPACE FOR STREET TREE PLANTING.
 - A WAIVER IS REQUESTED FOR 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.
- 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.
- A COMPREHENSIVE PLAN AMENDMENT WILL BE SUBMITTED WITH THIS APPLICATION.
- ALL SIGNAGE WILL BE IN CONFORMANCE WITH SECTION 4.6 OF THE ZONING ORDINANCE.
- 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
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

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
ARLINGTON, VA 22203

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

ATTORNEY
BLANK ROME LLP
1825 EYE STREET NW
WASHINGTON, DC 20006

ARCHITECT
STREETSENSE
3 BETHESDA METRO, STE 140
BETHESDA, MD 20814

ARCHITECT
HEFFNER ARCHITECTS
604 MONTGOMERY STREET
ALEXANDRIA, VA 22314

ENGINEER
christopher consultants
9900 MAIN STREET, FOURTH FLOOR
FAIRFAX, VA 22031

TRANSPORTATION ENGINEER
WELLS + ASSOCIATES
210 WIRT STREET, S.W., SUITE 201
LEESBURG, VA 20175

ENVIRONMENTAL ENGINEER
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
11166 FAIRFAX BOULEVARD, SUITE 405
FAIRFAX, VA 22030

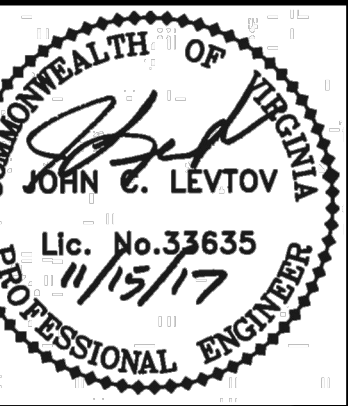
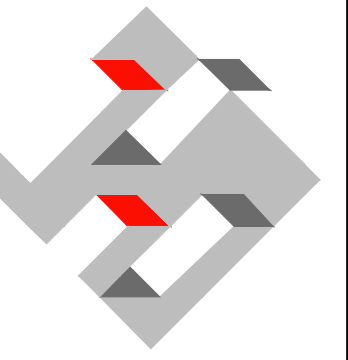
STRUCTURAL ENGINEER
LINTON ENGINEERING
46090 LAKE CENTER PLAZA
POTOMAC FALLS, VA 20165

SHEET INDEX

- COVER SHEET
- EXISTING CONDITIONS PLAN
- TREE PRESERVATION PLAN
- TREE PRESERVATION SCHEDULE
- MASTER DEVELOPMENT PLAN
- LANDSCAPE PLAN
- OPEN SPACE
- GRADING PLAN
- TRUCK TURNING MOVEMENTS
- TYPICAL LOT LAYOUT
- VERTICAL CROSS SECTIONS

DATE OF FIRST SUBMISSION: APRIL 18, 2017
DATE OF SECOND SUBMISSION: NOVEMBER 15, 2017

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 11

DWG-107021

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'

DATE	REVISION
2017-11-15	REVISED PER CITY COMMENTS

LEGEND

- EXISTING TREE LINE
- EX. DECIDUOUS TREE
- EX. EVERGREEN TREE
- 250 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



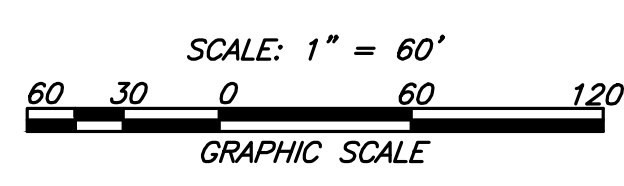
christopher consultants
 9900 main street (suite 400) · Fairfax, VA 22031
 phone 703.273.6820 · fax 703.273.6820

COMMONWEALTH OF VIRGINIA
 JOHN C. LEVTOV
 Lic. No. 33635
 11/15/17
 PROFESSIONAL ENGINEER

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.

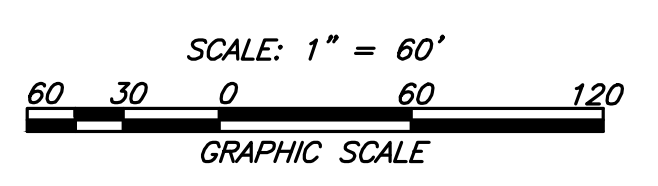
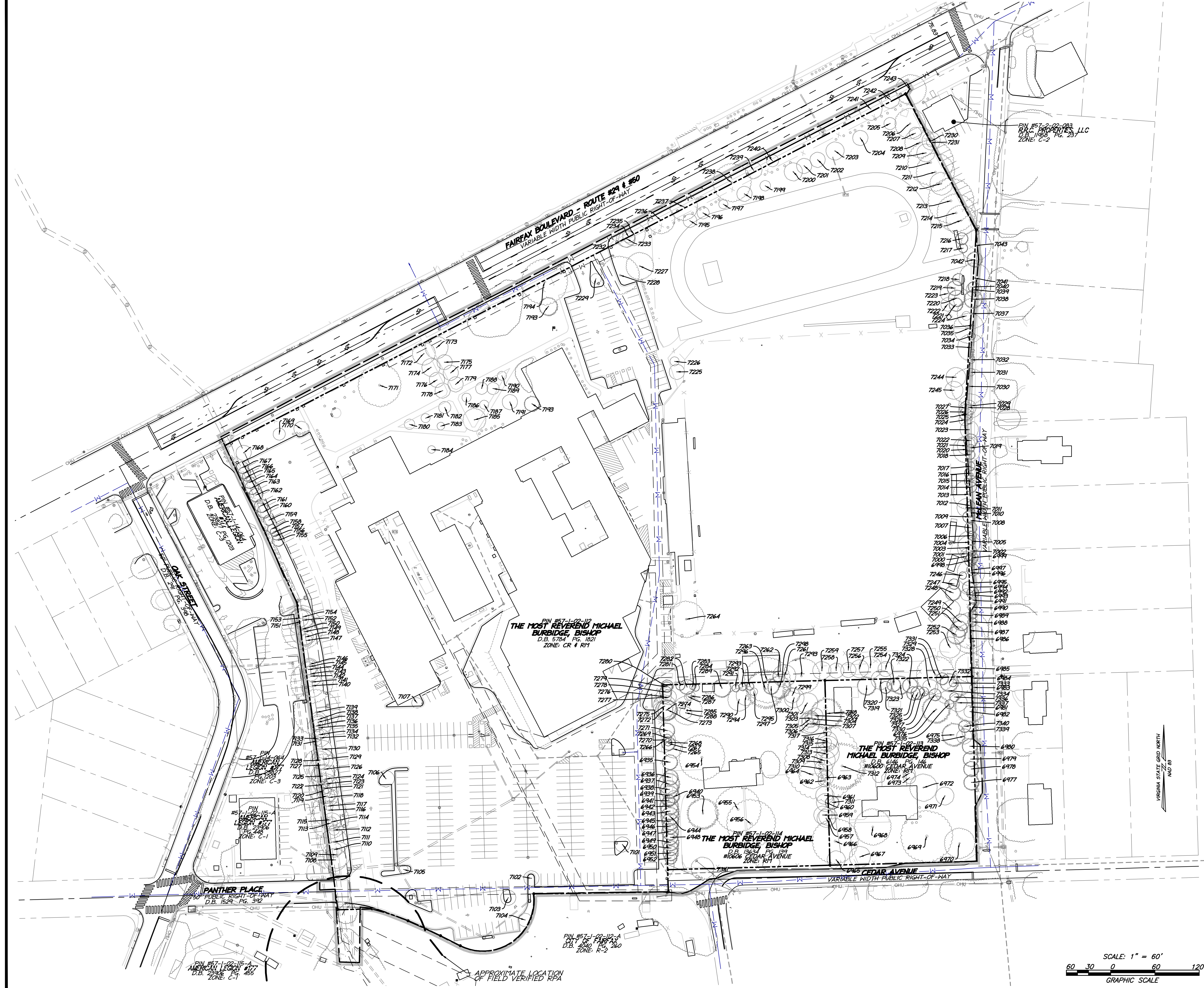


DATE	REVISION
2017-11-15	REVISED PER CITY COMMENTS

LEGEND

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

NOTE:
SEE NEXT SHEET FOR TREE PRESERVATION SCHEDULE.



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



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. 3 OF 11

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: ±24% (±22% 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: 3 STORY TOWNHOUSE 40' HIGH TO MID POINT OF ROOF ALONG MCLEAN AVENUE AND CEDAR AVENUE, ALL OTHER TOWNHOUSES ON SITE ARE 3.5 STORY 45' HIGH TO MID POINT, AND CONDOMINIUM BUILDING IS 5 STORIES 60 FEET HIGH.
PROPOSED 321 DWELLING UNITS WITH 17.3 DENSITY AND 44,000 SF OF COMMERCIAL AND COMMUNITY WITH 0.05 FAR

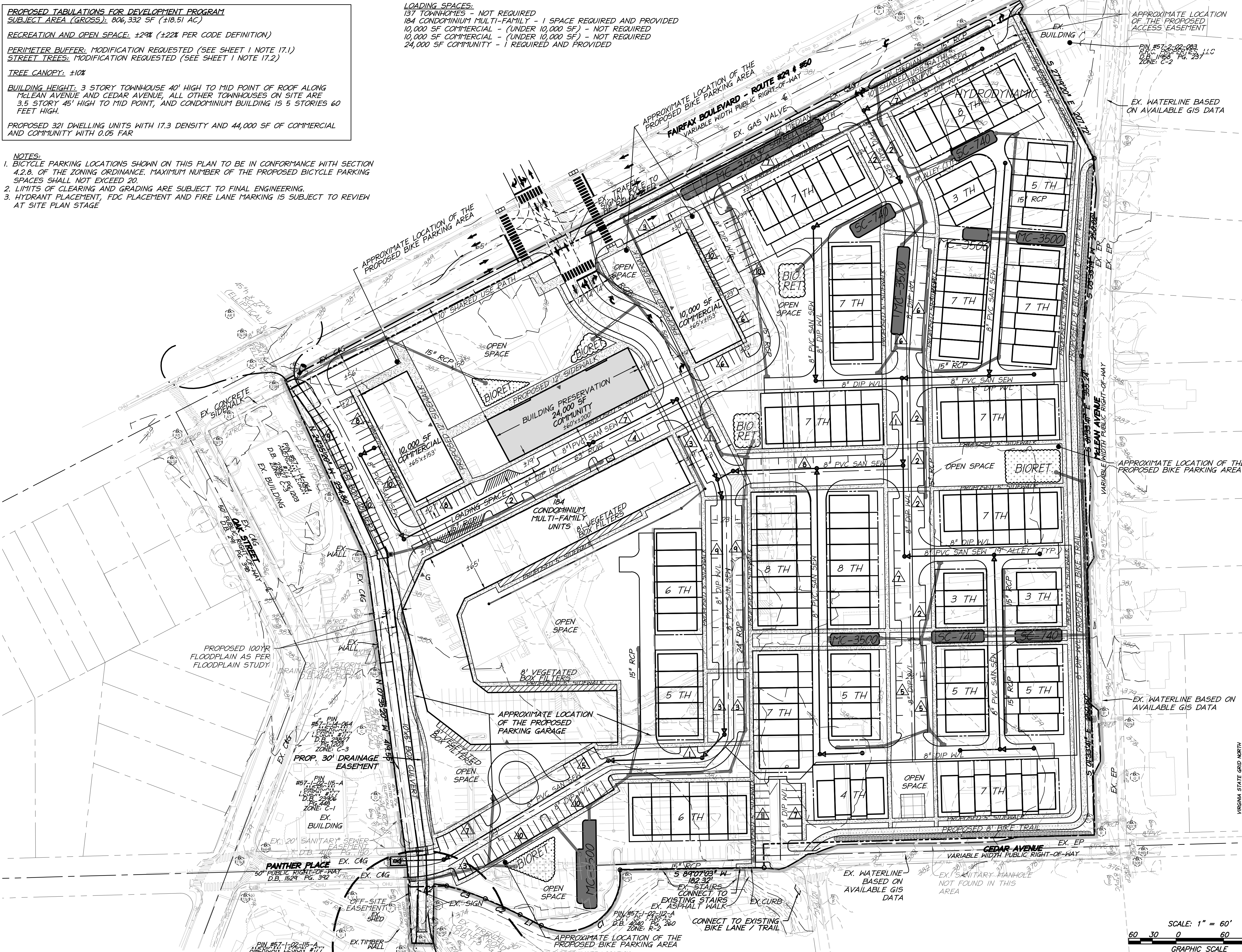
NOTES:
 1. BICYCLE PARKING LOCATIONS SHOWN ON THIS PLAN TO BE IN CONFORMANCE WITH SECTION 4.2.8. OF THE ZONING ORDINANCE. MAXIMUM NUMBER OF THE PROPOSED BICYCLE PARKING SPACES SHALL NOT EXCEED 20.
 2. LIMITS OF CLEARING AND GRADING ARE SUBJECT TO FINAL ENGINEERING.
 3. HYDRANT PLACEMENT, FDC PLACEMENT AND FIRE LANE MARKING IS SUBJECT TO REVIEW AT SITE PLAN STAGE

Proposed Parking Tabulation:

Proposed Use	Required Parking Spaces	Modified Parking Spaces	Proposed Parking Spaces
Townhomes	137 units 2 spaces per unit - 274 spaces		454 (3.3 spaces per unit, 274 Owner & 180 Guest Spaces)
Condominium	83 units 1.5 spaces per unit - 125 spaces	1.6 spaces per unit - 294 spaces	294 Garage Spaces
Multi-Family	101 units 2 spaces per unit - 202 spaces		
Commercial	20,000 sf 1 space per 200 sf - 100 spaces		239 Surface Spaces Including Spaces for Ball Field Use
Community	24,000 sf 1 space per 300 sf - 80 spaces		
Total parking	781 spaces	* 748 spaces	987 spaces

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

LOADING SPACES:
 137 TOWNHOMES - NOT REQUIRED
 184 CONDOMINIUM MULTI-FAMILY - 1 SPACE REQUIRED AND PROVIDED
 10,000 SF COMMERCIAL - (UNDER 10,000 SF) - NOT REQUIRED
 10,000 SF COMMERCIAL - (UNDER 10,000 SF) - NOT REQUIRED
 24,000 SF COMMUNITY - 1 REQUIRED AND PROVIDED



DATE	REVISION
2017-11-15	REVISED PER CITY COMMENTS

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
- --- BIORETENTION 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

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.

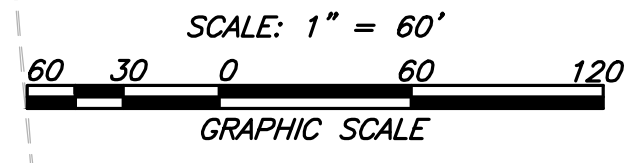
EXISTING OUTFALL A TO THE SOUTHWEST DRAINS INTO AN EXISTING STORM SYSTEM AND OUTFALLS TO THE SOUTH JUST BELOW PANTHER PLACE INTO A 100 YEAR FLOODPLAIN.

EXISTING OUTFALL B TO THE NORTH DRAINS INTO AN EXISTING STORM 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: SOLATOR 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, THE LOCATION AND TYPE OF FACILITY IS SUBJECT TO CHANGE WITH FINAL DESIGN.



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

COMMONWEALTH OF VIRGINIA
JOHN C. LEVTOV
 Lic. No. 33635
 11/15/17
PROFESSIONAL ENGINEER

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 11
 DWG-107021

DATE	REVISION
2017-11-15	REVISED PER CITY COMMENTS



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) 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 IF DOESN'T CONFLICT WITH UTILITIES. MODIFICATION REQUESTED TO ALLOW STREET TREE BUFFER WIDTH 8 FEET FOR McLEAN AVENUE (SEE SHEET I 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 (130 HEAD-IN PARKING SPACES REQUIRE 13 TREES)

INTERIOR PARKING LOT LANDSCAPING PROVIDED: 18 CANOPY TREES FOR 130 HEAD-IN SURFACE PARKING SPACES

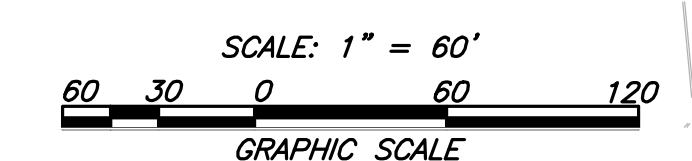
PERIMETER PARKING LOT LANDSCAPING REQUIRED: PER SECTION 4.5.7.C OF THE ZONING CODE, NO PERIMETER LANDSCAPING IS REQUIRED.

Transitional Yard 3	
Required:	Provided:
Linear feet along western property line:	615
Width of landscape strip (feet):	13
Fence or wall height (feet):	6
3"-3.5" 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 I 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:	
213 - 3"-3.5" Caliper Deciduous Category IV (250 SF):	53,250
101 - 2" Caliper Deciduous Category III (150 SF):	15,150
53 - 2" Caliper Deciduous Category II (100 SF):	5,300
24 - 10'-12' Height Evergreen Category III (175 SF):	4,200
28 - 8'-10' Height Evergreen Category II (100 SF):	2,800
120 - 24"-30" Height Shrubs:	0
Total Proposed Tree Planting:	80,700 SF
Tree Cover Requirement:	100.1 %

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.



THIS SHEET IS FOR LANDSCAPE PURPOSES ONLY!

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

COMMONWEALTH OF VIRGINIA
 JOHN C. LEVTOV
 Lic. No. 33635
 11/15/17
 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.

DATE	REVISION
2017-11-15	REVISED PER CITY COMMENTS



LEGEND

- 50' WIDE OPEN SPACE AND GREATER
±180,000 SF (±22%)
- 17'-49' WIDE OPEN SPACE
±58,000 SF (±7%)

OPEN SPACE REQUIRED: 20%
 OPEN SPACE PROVIDED: ±24% (±238,000 SF), ±22% PER CODE DEFINITION

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

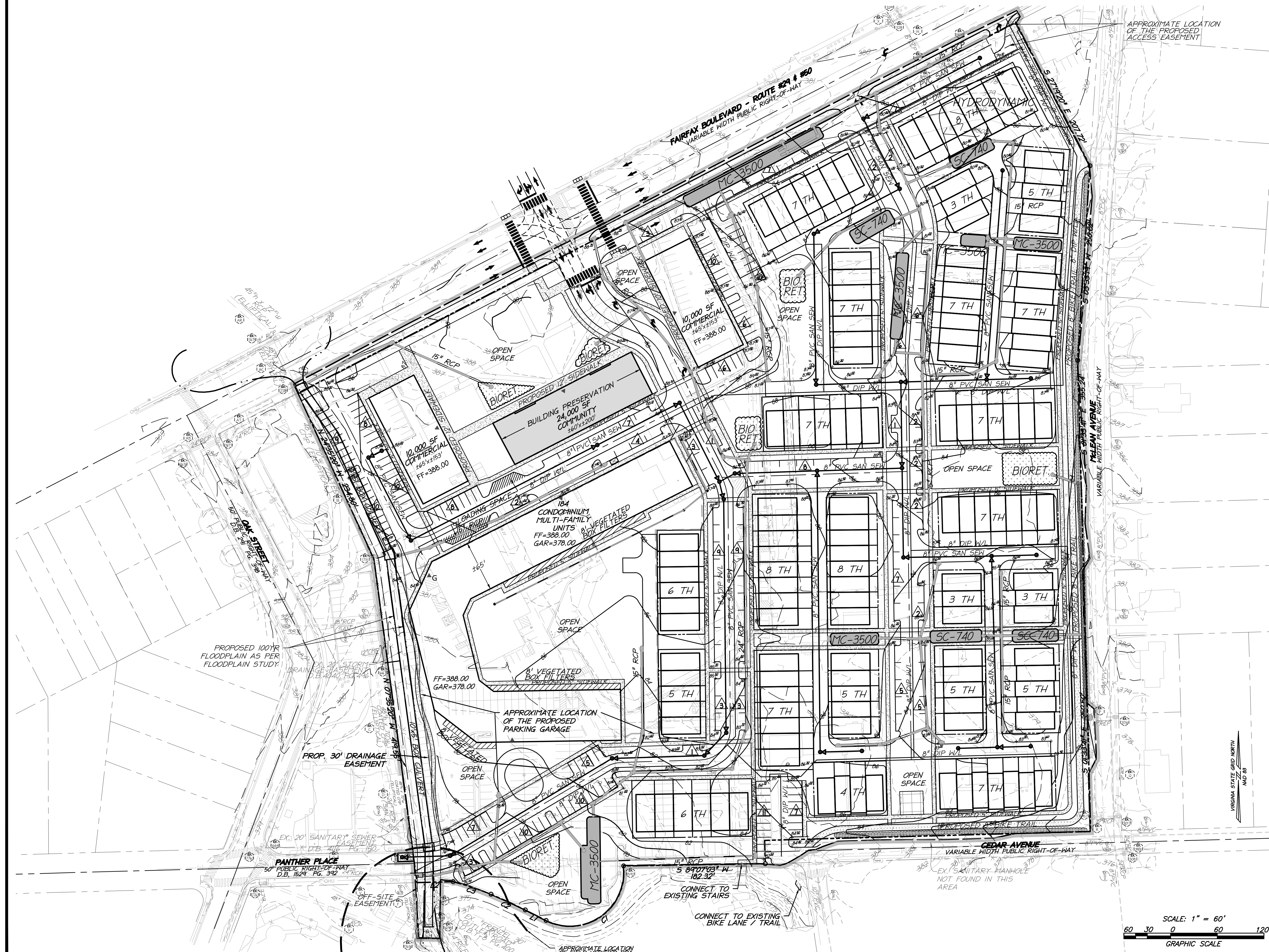
COMMONWEALTH OF VIRGINIA
 JOHN C. LEVTOV
 Lic. No. 33635
 11/15/17
 PROFESSIONAL ENGINEER

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.

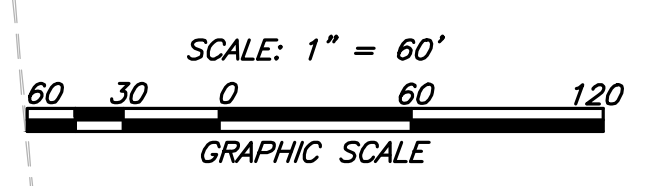
7 OF 11
 DWG-107021

DATE	REVISION
2017-11-15	REVISED PER CITY COMMENTS

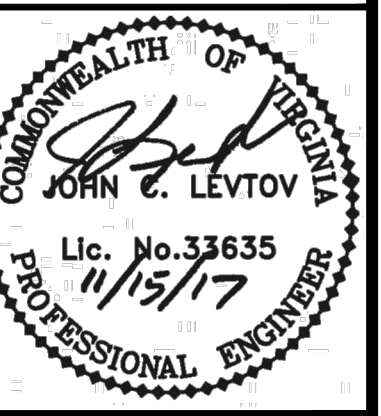


- LEGEND**
- 258 --- EXISTING ONE FOOT CONTOUR
 - 260 --- EXISTING TEN FOOT CONTOUR
 - --- RIGHT OF WAY
 - --- LIMITS OF CLEARING AND GRADING
 - --- PROPOSED CURB
 - △ PROPOSED PARKING SPACE
 - --- PROPOSED CONCRETE SIDEWALK
 - --- PROPOSED BIKE TRAIL
 - ◀ G PROPOSED GARAGE ENTRANCE
 - ▲ APPROXIMATE LOCATION OF THE PROPOSED BUILDING ENTRANCE TO BE FINALIZED AT THE TIME OF SITE PLAN
 - BIORETENTION FACILITY
 - FILTERRA
 - UNDERGROUND DETENTION/ISOLATOR 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.



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



PRELIMINARY GRADING PLAN

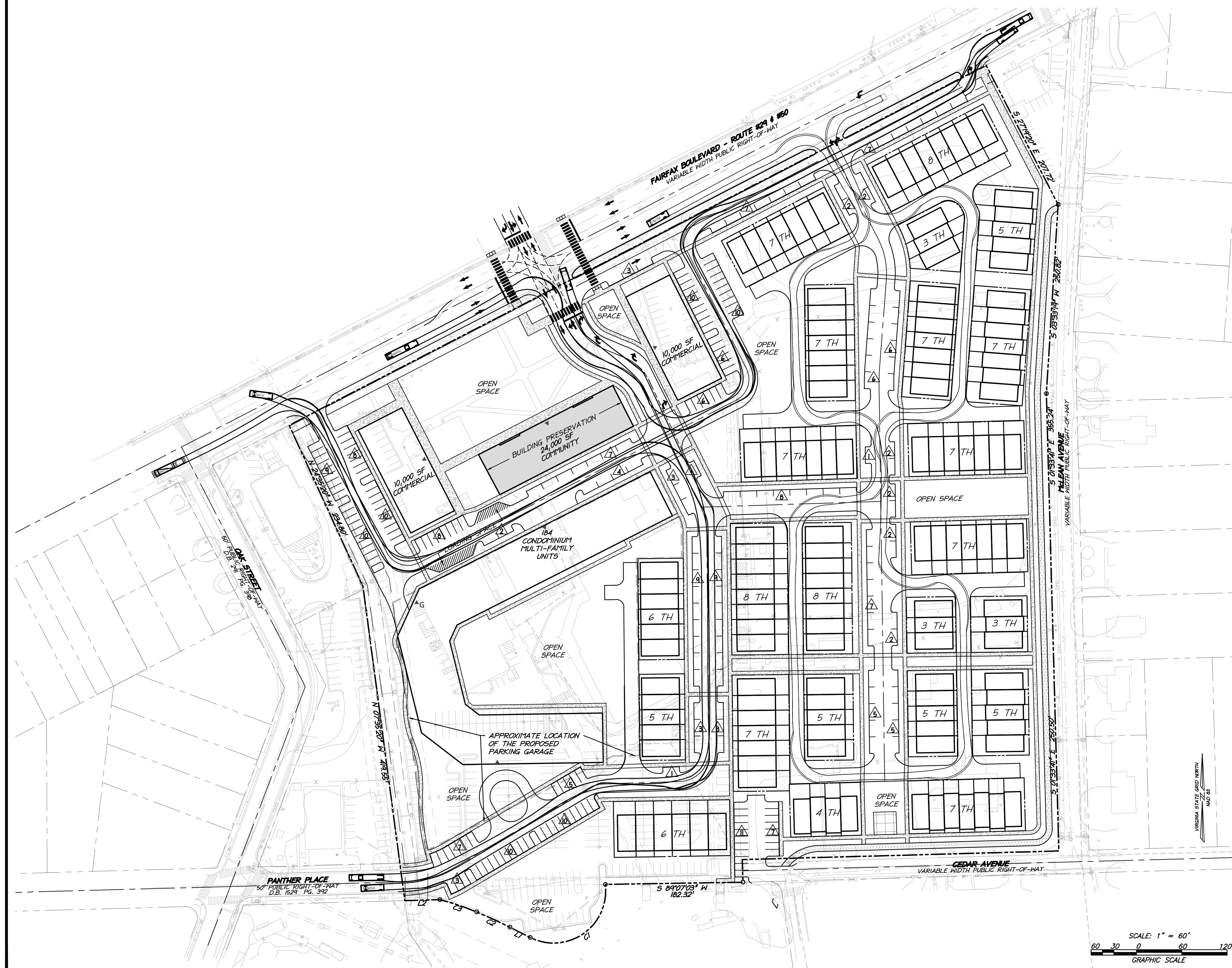
MASTER DEVELOPMENT PLAN
PAUL VI.
 FAIRFAX CITY, VIRGINIA

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

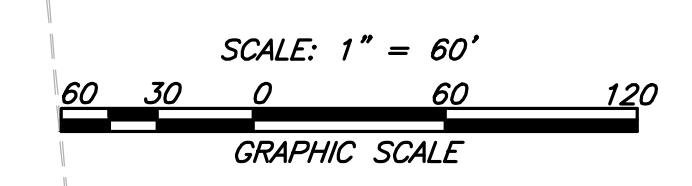
DATE	REVISION
2017-11-15	REVISED PER CITY COMMENTS

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



VIRGINIA STATE GRID NORTH
MAD 83



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

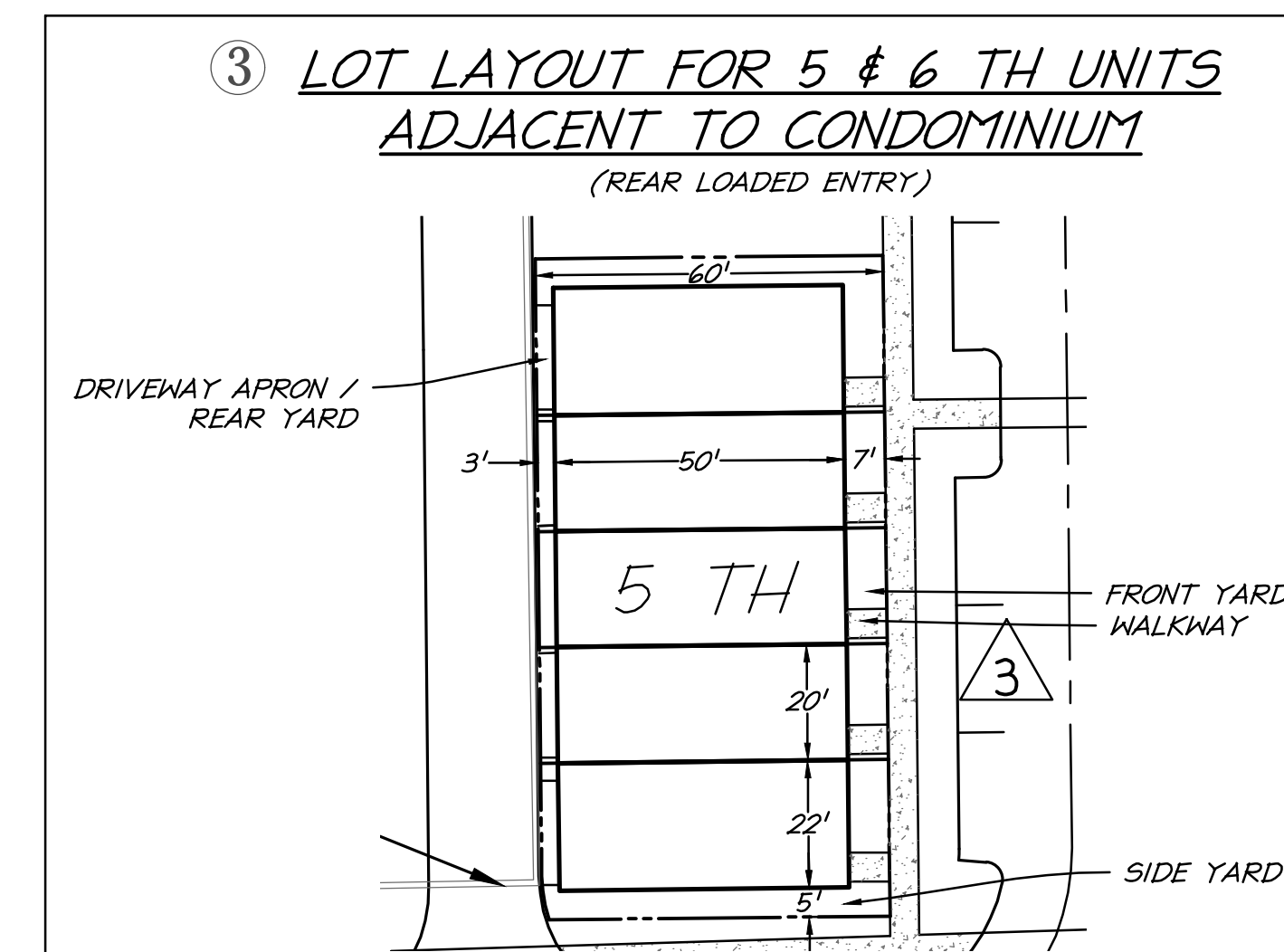
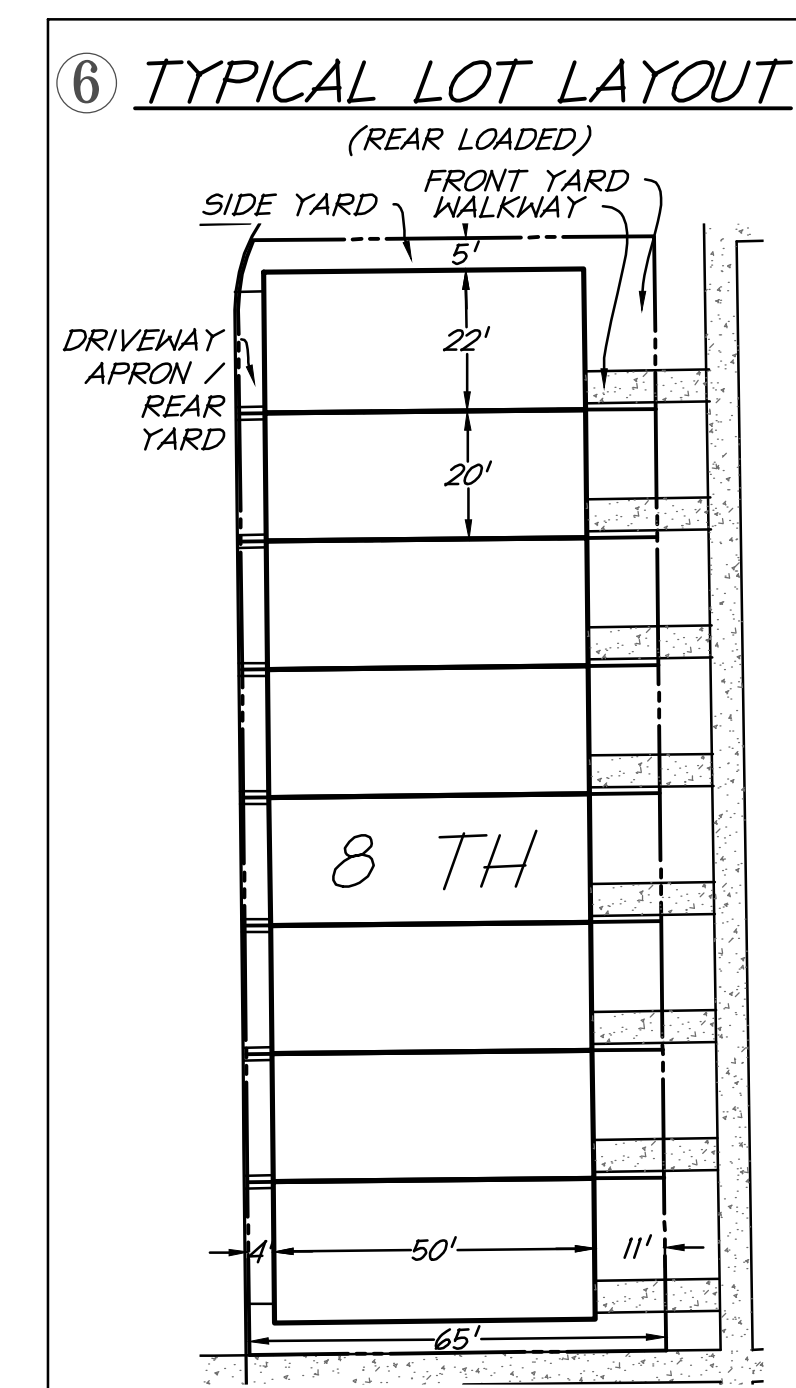
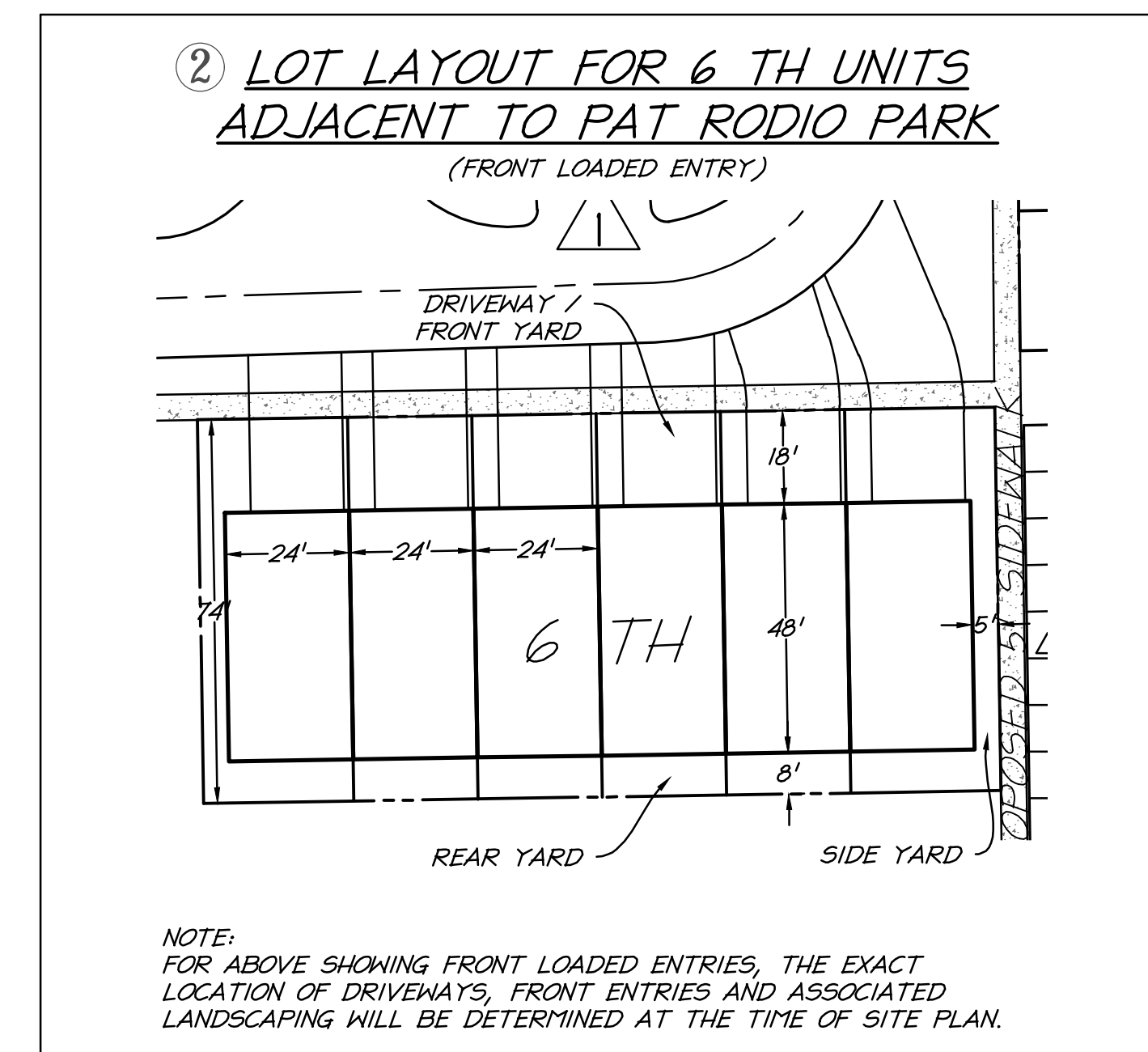
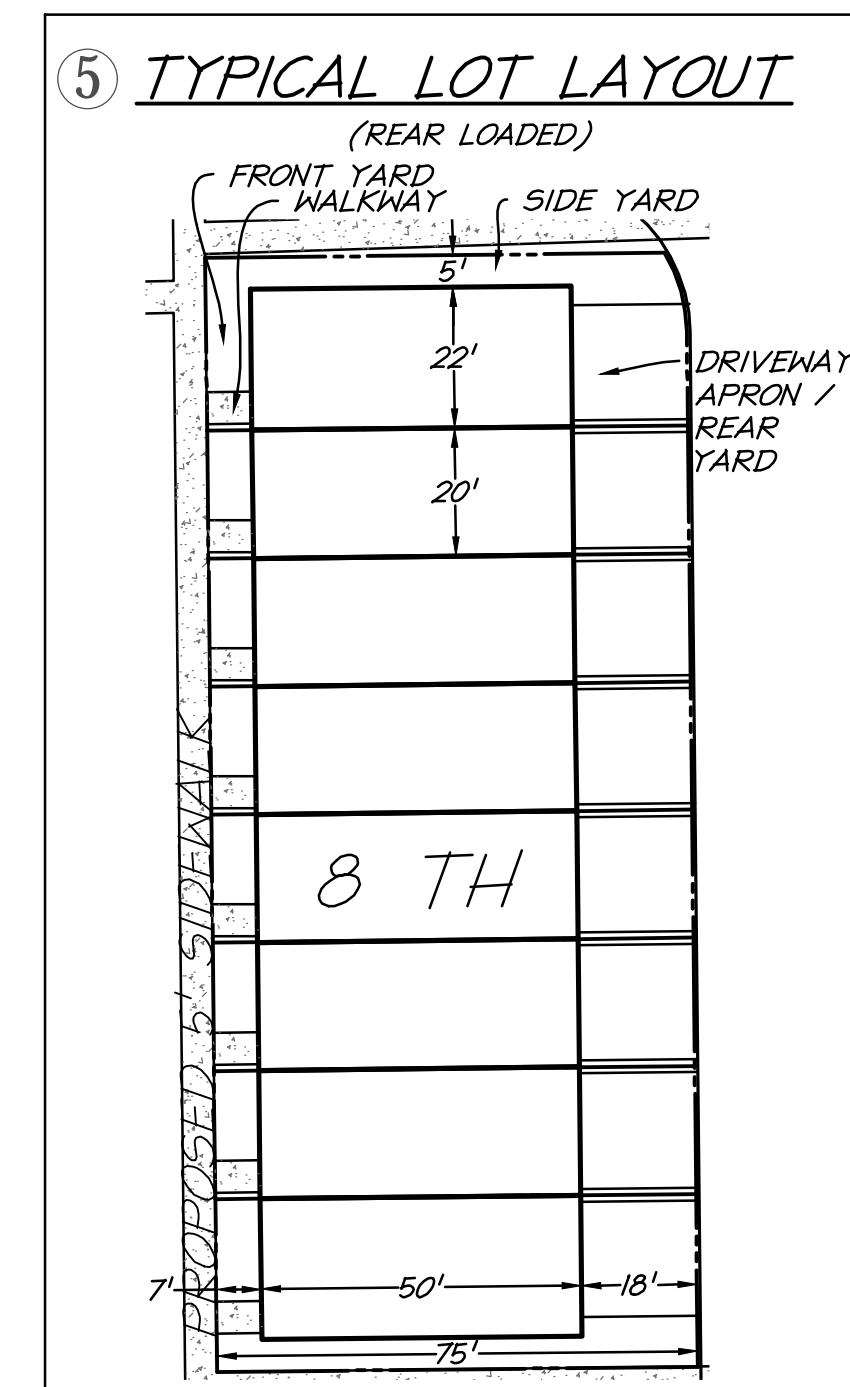
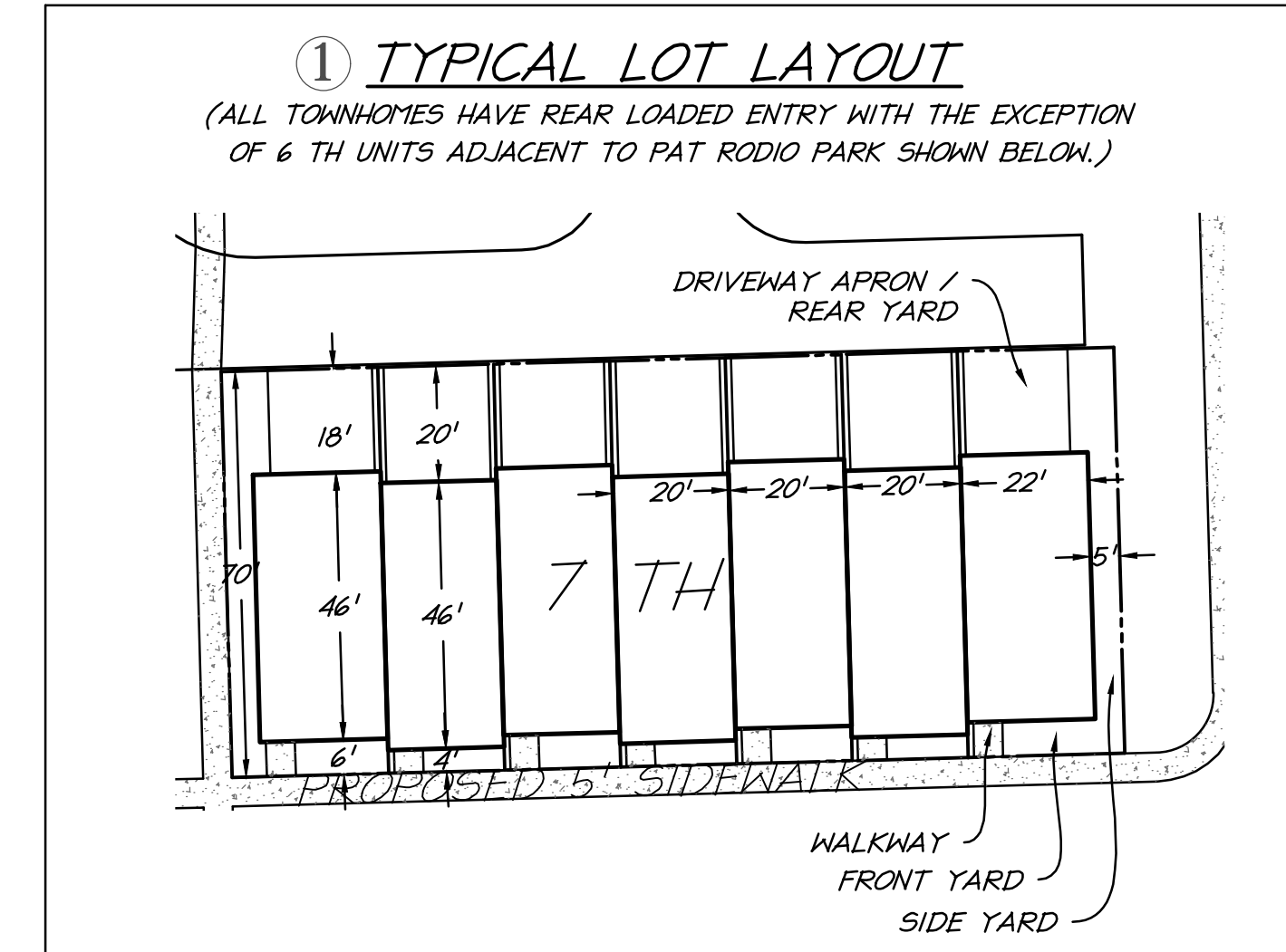
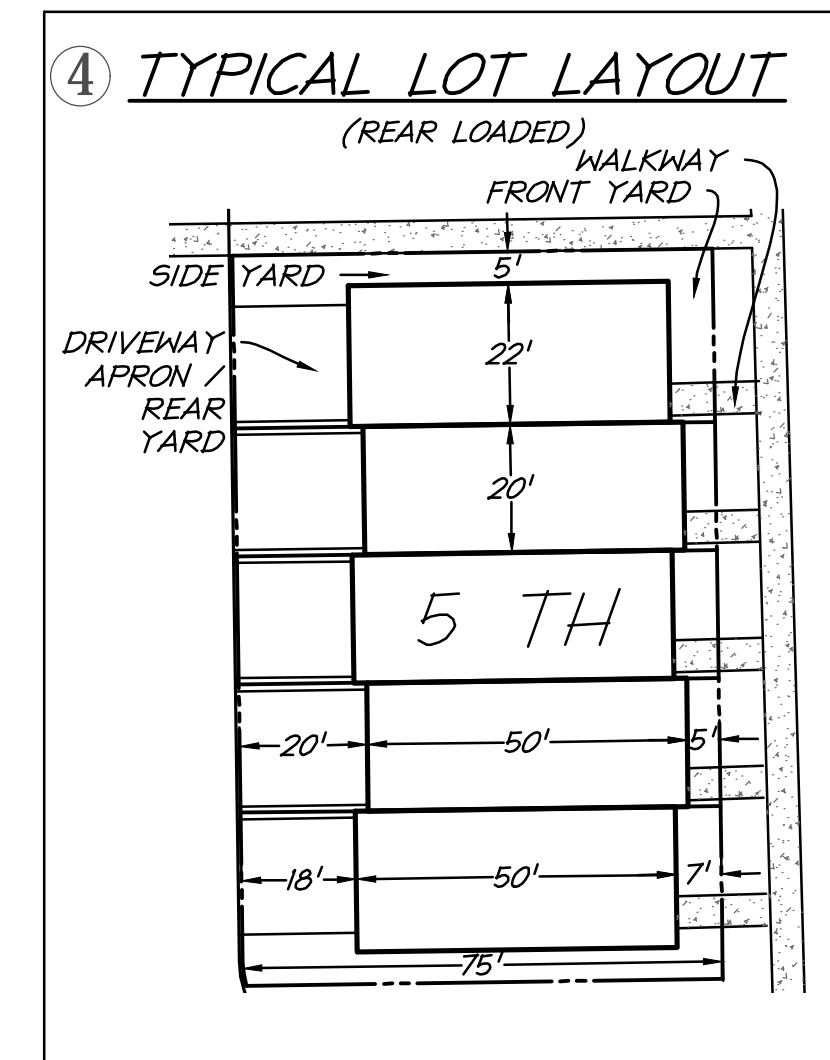
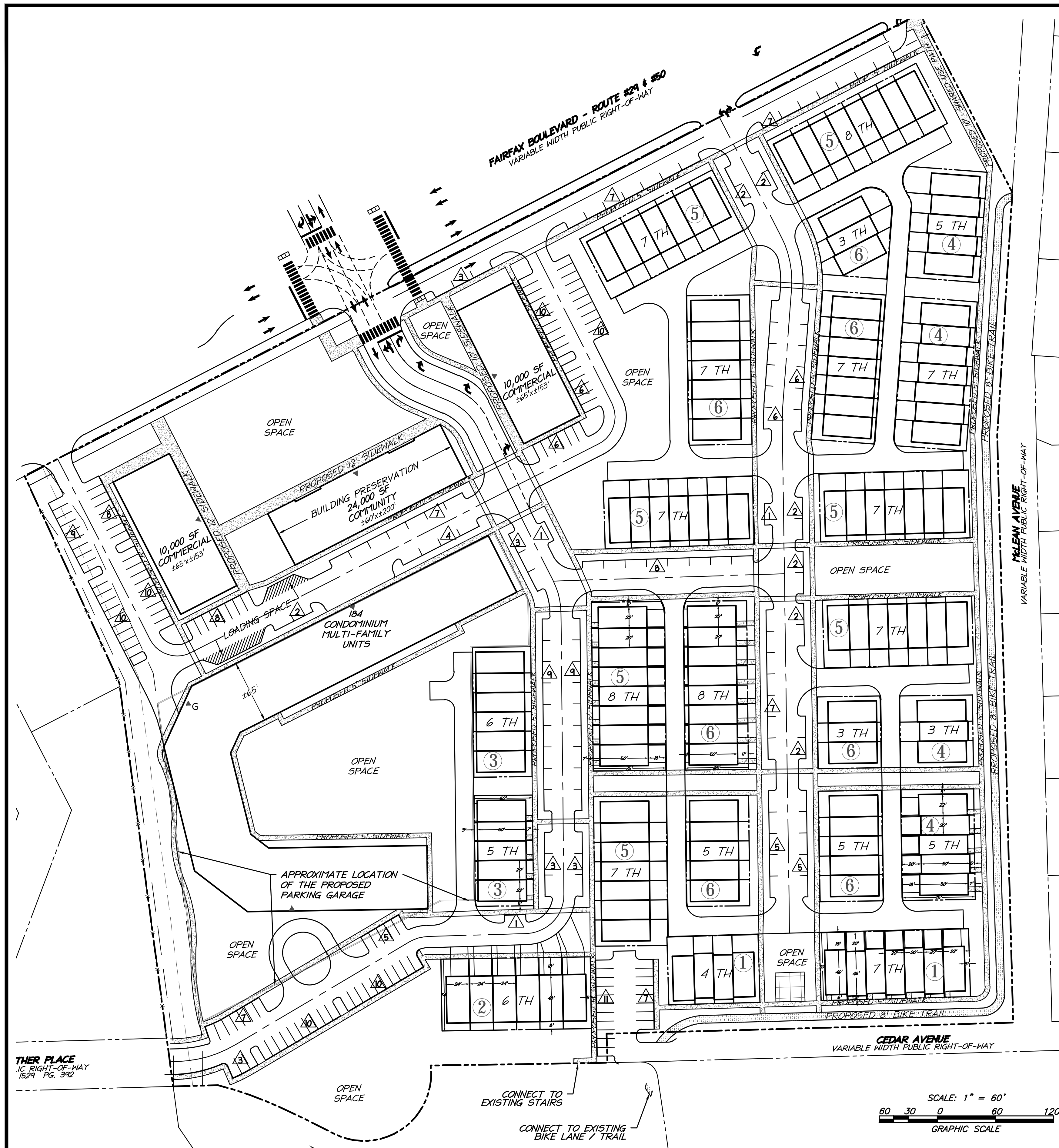
COMMONWEALTH OF VIRGINIA
 JOHN C. LEVTOV
 Lic. No. 33635
 11/15/17
 PROFESSIONAL ENGINEER

TRUCK TURNING
MOVEMENTS

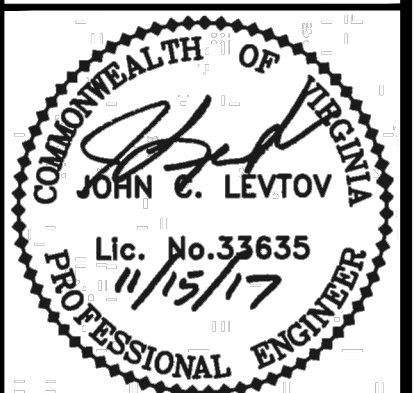
MASTER DEVELOPMENT PLAN
PAUL VI.
 FAIRFAX CITY, VIRGINIA

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

DATE	REVISION
2017-11-15	REVISED PER CITY COMMENTS



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

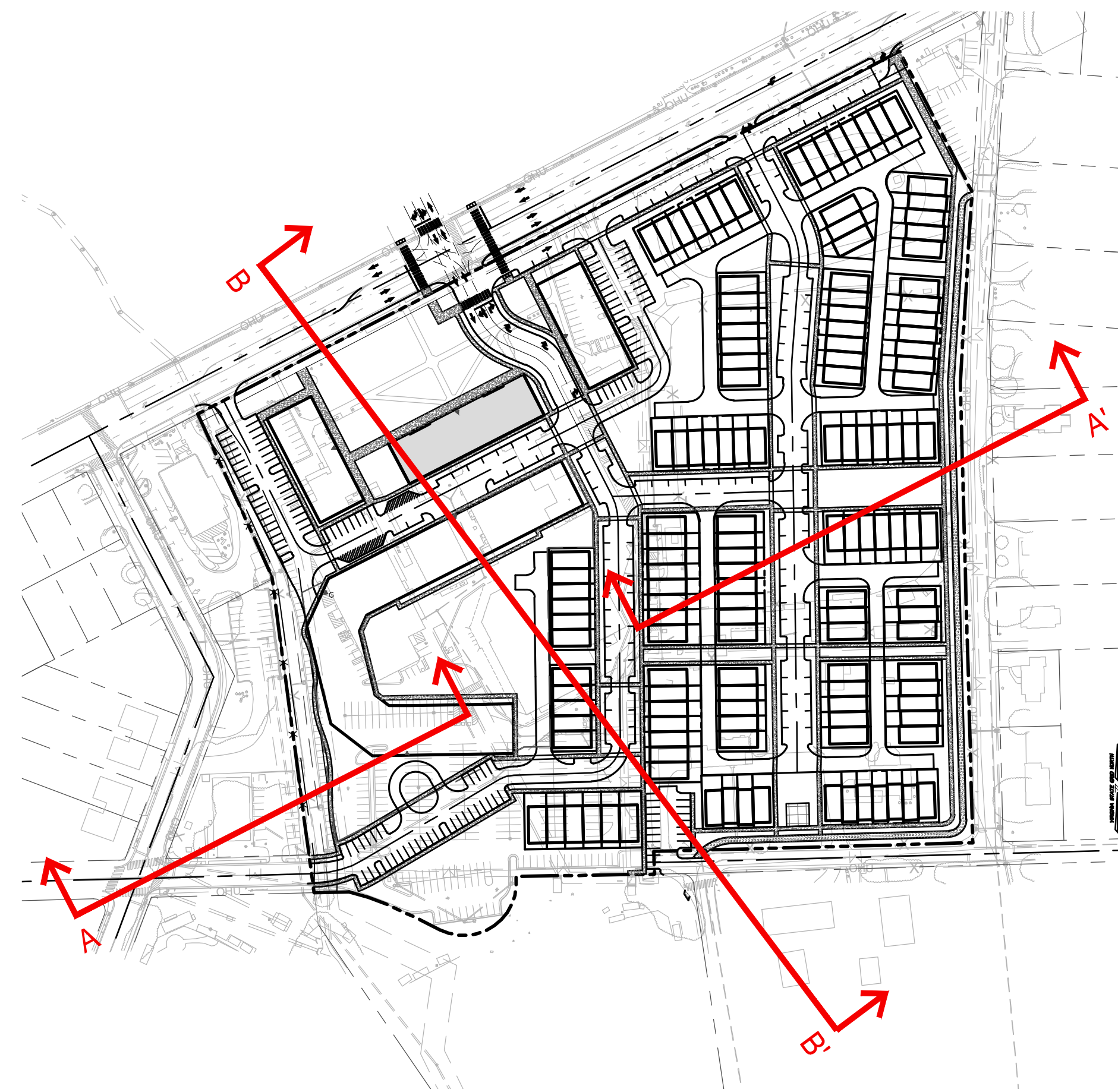


TYPICAL LOT LAYOUT

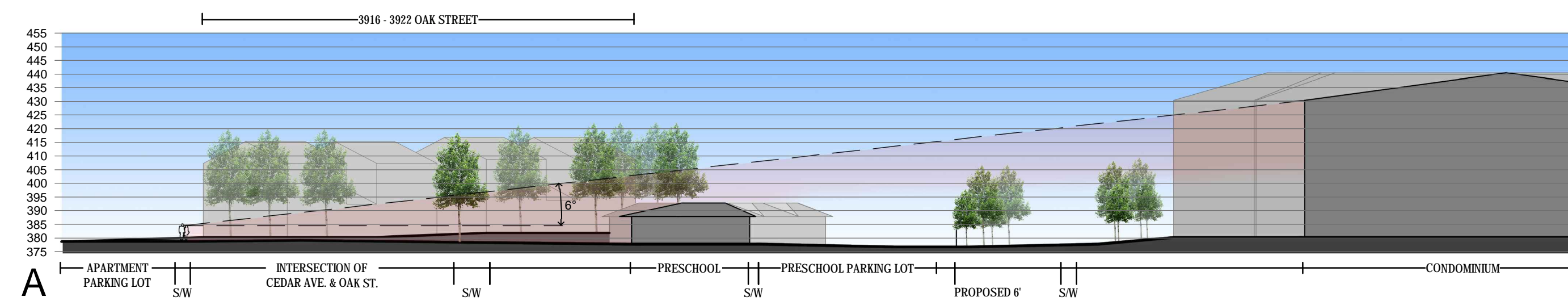
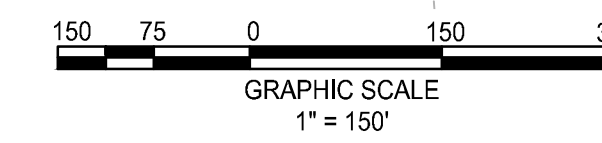
MASTER DEVELOPMENT PLAN
PAUL VI.
FAIRFAX CITY, VIRGINIA

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

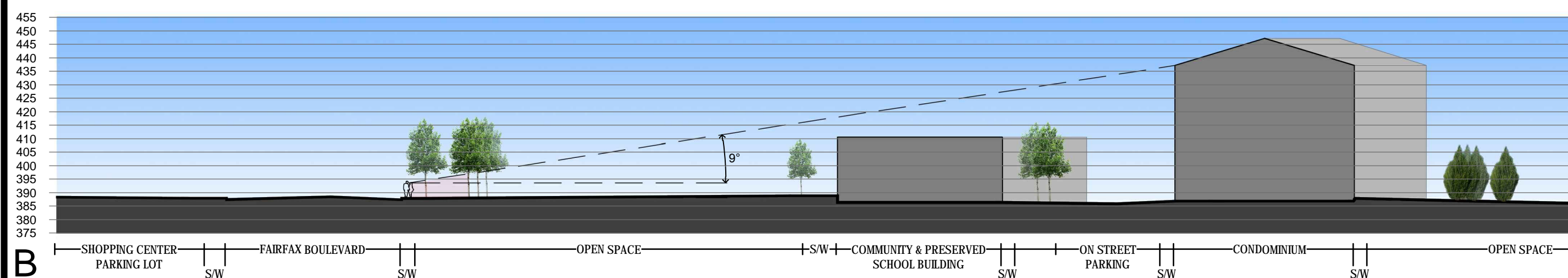
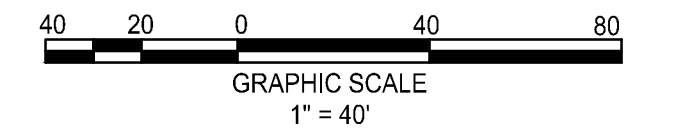
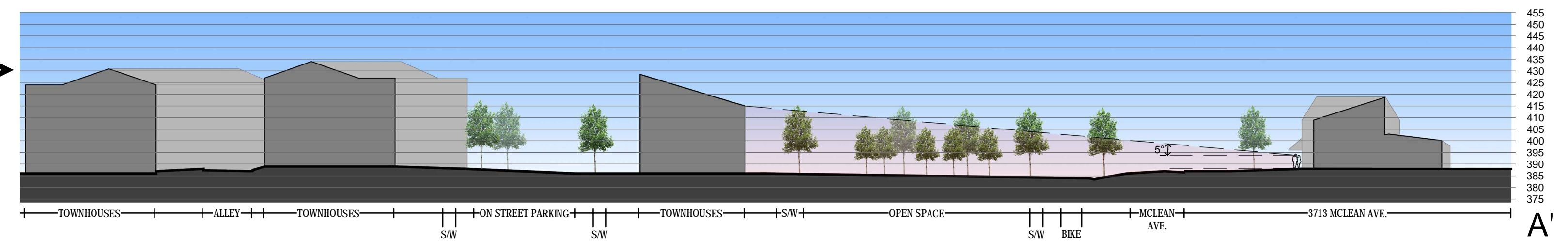
DATE	REVISION
2017-11-15	REVISED PER CITY COMMENTS



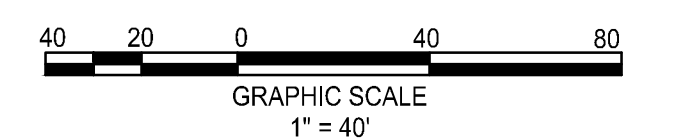
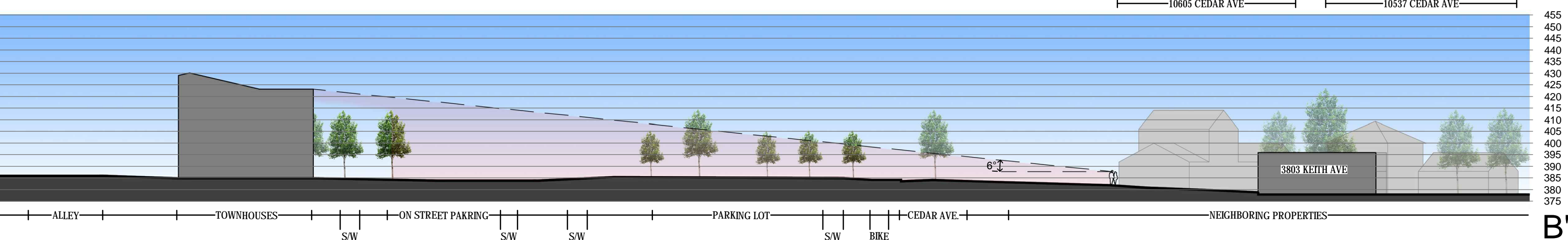
KEY MAP



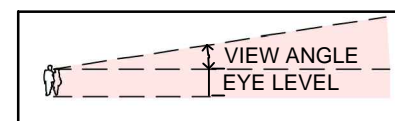
PROPOSED CROSS SECTION A - A'



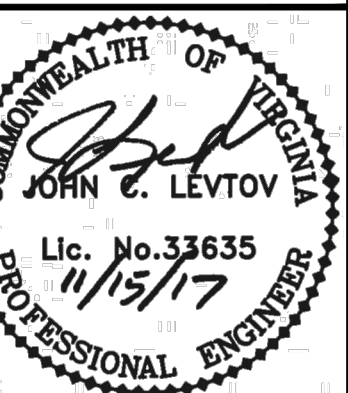
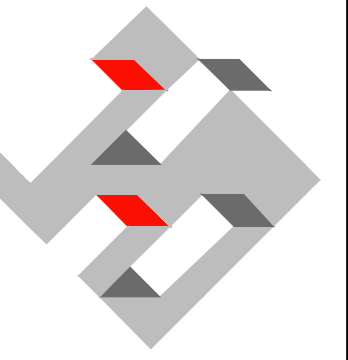
PROPOSED CROSS SECTION B - B'



- NOTES:
- THIS SHEET IS FOR ILLUSTRATIVE PURPOSES ONLY AND NOT FOR CONSTRUCTION.
 - THE FOLLOWING DENOTES VIEWSHED FROM PEDESTRIAN VANTAGE POINT:



christopher consultants
 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

DATE: 04-14-2017

DESIGN: LBD
 DRAWN: LBD
 CHECKED:

SHEET No.

11 of 11

DWG-107021