

**GENERAL NOTES**

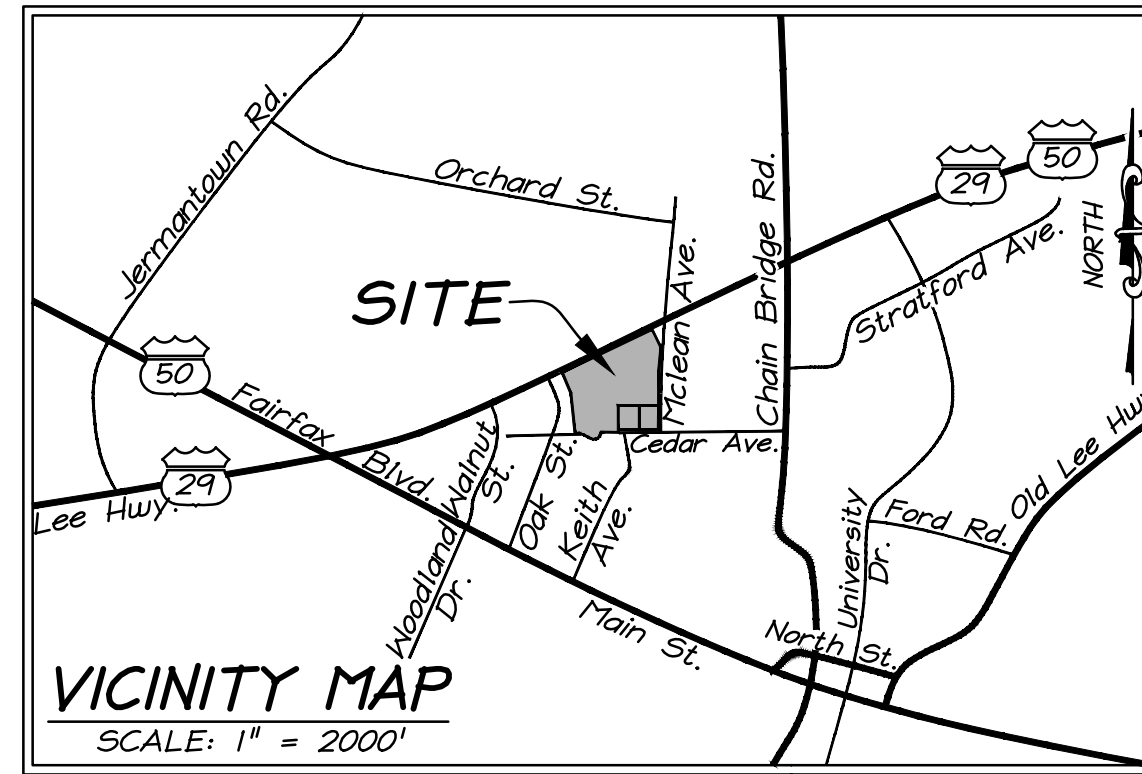
1. THE SUBJECT PROPERTY SHOWN HEREON IS COMPRISED OF 3 PARCELS OF APPROXIMATELY ±18.51 ACRES AND RECORDED IN THE LAND RECORDS OF FAIRFAX CITY, VIRGINIA AS FOLLOWS (SITE ACREAGE IS PROVIDED AS PER THE ZONING PLAT):

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 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 301 DWELLING UNITS, INCLUDING 137 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.
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 PLAN.
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 ARE SHOWN ON SHEET 5.
17. MODIFICATIONS AND WAIVERS FOR THIS MASTER DEVELOPMENT PLAN INCLUDE THE FOLLOWING:

- 1) A MODIFICATION HAS BEEN REQUESTED OF SECTION 3.8.4.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) A MODIFICATION HAS BEEN REQUESTED OF SECTION 4.2.3.E OF THE ZONING ORDINANCE FOR THE CONDOMINIUM MULTI-FAMILY UNITS AND COMMERCIAL/COMMUNITY/OFFICE PARKING SPACES. THE APPLICANT PROPOSES TO PROVIDE 1.6 SPACES PER UNIT FOR THE CONDOMINIUM MULTI-FAMILY UNITS. IN ADDITION, THE APPLICANT PROPOSES TO PROVIDE A RANGE OF 1 SPACE PER 347 SF TO 1 SPACE PER 367 SF FOR THE COMMERCIAL/COMMUNITY/OFFICE BUILDINGS. SEE SHEET 5 FOR PROPOSED PARKING TABULATION AND ALTERNATE PROPOSED PARKING TABULATION. SEE PARKING MODIFICATION ANALYSIS AND SHARED PARKING ANALYSIS, UNDER SEPARATE COVERS, FOR JUSTIFICATION.
- 4) 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.
- 5) SUPPORT FOR A WAIVER HAS BEEN REQUESTED OF SECTION 2.1 OF THE FAIRFAX PFM FOR FRONTAGE IMPROVEMENTS ALONG MCLEAN AND CEDAR AVENUE.
- 6) 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.
- 7) 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.
- 8) 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.
- 9) 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.
- 10) A MODIFICATION HAS BEEN REQUESTED OF SECTION 4.5.7.D.1 OF THE ZONING ORDINANCE FOR THE PARKING LOT ACCESSED BY PANTHER 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.
- 11) 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.
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 WILL BE 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.

# MASTER DEVELOPMENT PLAN PAUL VI. FAIRFAX CITY, VIRGINIA



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	
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	REVISION
2017-11-15	REVISED PER CITY COMMENTS
2018-02-05	REVISED PER CITY COMMENTS
2018-03-28	REVISED PER CITY COMMENTS

**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  
3/28/18  
PROFESSIONAL ENGINEER

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.

**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
2018-02-05	REVISED PER CITY COMMENTS
2018-03-28	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 E. LEVTOV  
 Lic. No. 33635  
 3/28/18  
 PROFESSIONAL ENGINEER





EXISTING CONDITIONS  
 PLAN

MASTER DEVELOPMENT PLAN  
 PAUL VI.  
 FAIRFAX CITY, VIRGINIA

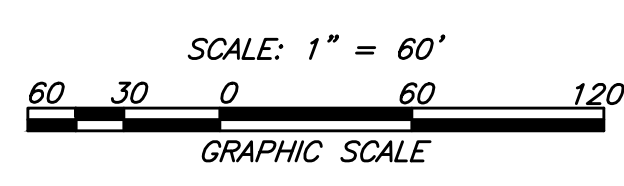
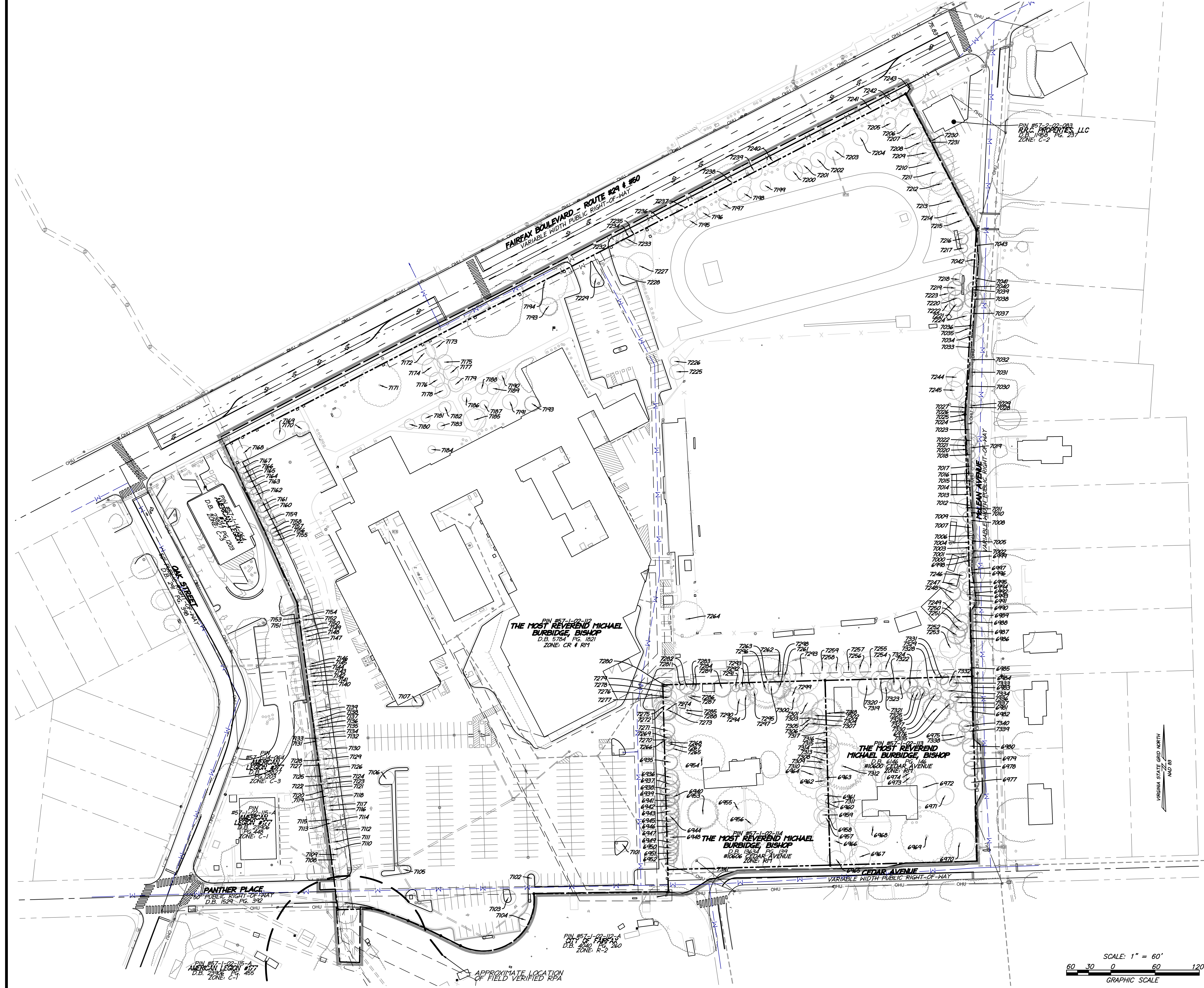
PROJECT NO: 15010.002.00  
 SCALE: 1"=60'  
 DATE: 04-14-2017  
 DESIGN: JR, JM  
 DRAWN: JM  
 CHECKED:  
 SHEET No.

DATE	REVISION
2017-11-15	REVISED PER CITY COMMENTS
2018-02-05	REVISED PER CITY COMMENTS
2018-03-28	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.
<b>3</b> of <b>12</b>



**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:** ±29% (±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 TOWNHOUSES (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 4-5 STORIES (45'-60' HIGH TO TOP OF ROOF).  
**PROPOSED 301 DWELLING UNITS WITH 16.3 DENSITY AND 44,000 SF OF COMMERCIAL, COMMUNITY, & OFFICE WITH 0.05 FAR**

- 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.

**PROPOSED PARKING TABULATION (SCENARIO A)**

PROPOSED USE	REQUIRED PARKING SPACES	MODIFIED PARKING SPACES	PROPOSED PARKING SPACES
TOWNHOMES	137 UNITS 2 SPACES PER UNIT = 274 SPACES		454 PARKING SPACES <sup>2</sup>
CONDOMINIUM	71 UNITS 1.5 SPACES PER UNIT = 107 SPACES		
MULTI-FAMILY	93 UNITS 2 SPACES PER UNIT = 186 SPACES	1.6 SPACES PER UNIT = 263 SPACES	294 GARAGE SPACES
SUBTOTAL	164 UNITS 293 SPACES		
COMMERCIAL	20,000 SF 1 SPACE PER 200 SF = 100 SPACES		
COMMUNITY / OFFICE	24,000 SF 1 SPACE PER 300 SF = 80 SPACES	1 SPACE PER 367 SF = 120 SPACES	237 SURFACE SPACES <sup>4,5</sup>
SUBTOTAL	44,000 SF 180 SPACES		
TOTAL PARKING		657 SPACES <sup>1</sup>	985 SPACES

**ALTERNATE PROPOSED PARKING TABULATION (SCENARIO B)**

PROPOSED USE	REQUIRED PARKING SPACES	MODIFIED PARKING SPACES	PROPOSED PARKING SPACES
TOWNHOMES	137 UNITS 2 SPACES PER UNIT = 274 SPACES		454 PARKING SPACES <sup>2</sup>
CONDOMINIUM	71 UNITS 1.5 SPACES PER UNIT = 107 SPACES		
MULTI-FAMILY	93 UNITS 2 SPACES PER UNIT = 186 SPACES	1.6 SPACES PER UNIT = 263 SPACES	294 GARAGE SPACES
SUBTOTAL	164 UNITS 293 SPACES		
COMMERCIAL	32,000 SF 1 SPACE PER 200 SF = 160 SPACES		
COMMUNITY / OFFICE	12,000 SF 1 SPACE PER 300 SF = 40 SPACES	1 SPACE PER 347 SF = 127 SPACES	237 SURFACE SPACES <sup>4,5</sup>
SUBTOTAL	44,000 SF 200 SPACES		
TOTAL PARKING		664 SPACES <sup>1</sup>	985 SPACES

- NOTES:**  
 1. TO ACCOMMODATE THE RANGE OF FUTURE PARKING DEMANDS WITHIN THIS DEVELOPMENT TWO PARKING SCENARIOS HAVE BEEN SHOWN ABOVE.  
 2. INCLUDES 274 OWNER SPACES AND 180 GUEST SPACES PARKED AT A RATE OF 3.3 SPACES PER UNIT.  
 3. SEE SHEET 1 NOTE 17.3 FOR MODIFICATIONS. SEE PARKING MODIFICATION ANALYSIS AND SHARED PARKING ANALYSIS, UNDER SEPARATE COVERS, FOR JUSTIFICATION OF MODIFIED PARKING SPACES.  
 4. COMMERCIAL/COMMUNITY/OFFICE BUILDINGS HAVE MULTIPLE TENANTS AND ENTRANCES. TO BE DETERMINED AT TIME OF SITE PLAN. THE 237 PROPOSED SURFACE SPACES INCLUDES UP TO 140 SPACES WITHIN 300' OF BUILDING ENTRANCES.  
 5. THE 237 PROPOSED SURFACE SPACES INCLUDES BALL FIELD USE.  
 6. THE PARKING GARAGE PROVIDES 31 SPACES IN ADDITION TO THE MODIFIED REQUIREMENT FOR THE CONDOMINIUM MULTI-FAMILY UNITS. APPLICANT RESERVES THE RIGHT TO USE ALL OR PORTION OF ADDITIONAL GARAGE SPACES TO MEET THE COMMERCIAL DEMANDS.

BUILDING	REQUIRED LOADING SPACES	PROPOSED LOADING SPACES
TOWNHOMES	137 UNITS NOT REQUIRED	N/A
CONDOMINIUM / MULTI-FAMILY	164 UNITS 1 SPACE	1 SPACE
COMMERCIAL / COMMUNITY / OFFICE	44,000 SF 1 SPACE	2 SPACES
TOTAL PARKING	2 SPACES	3 SPACES

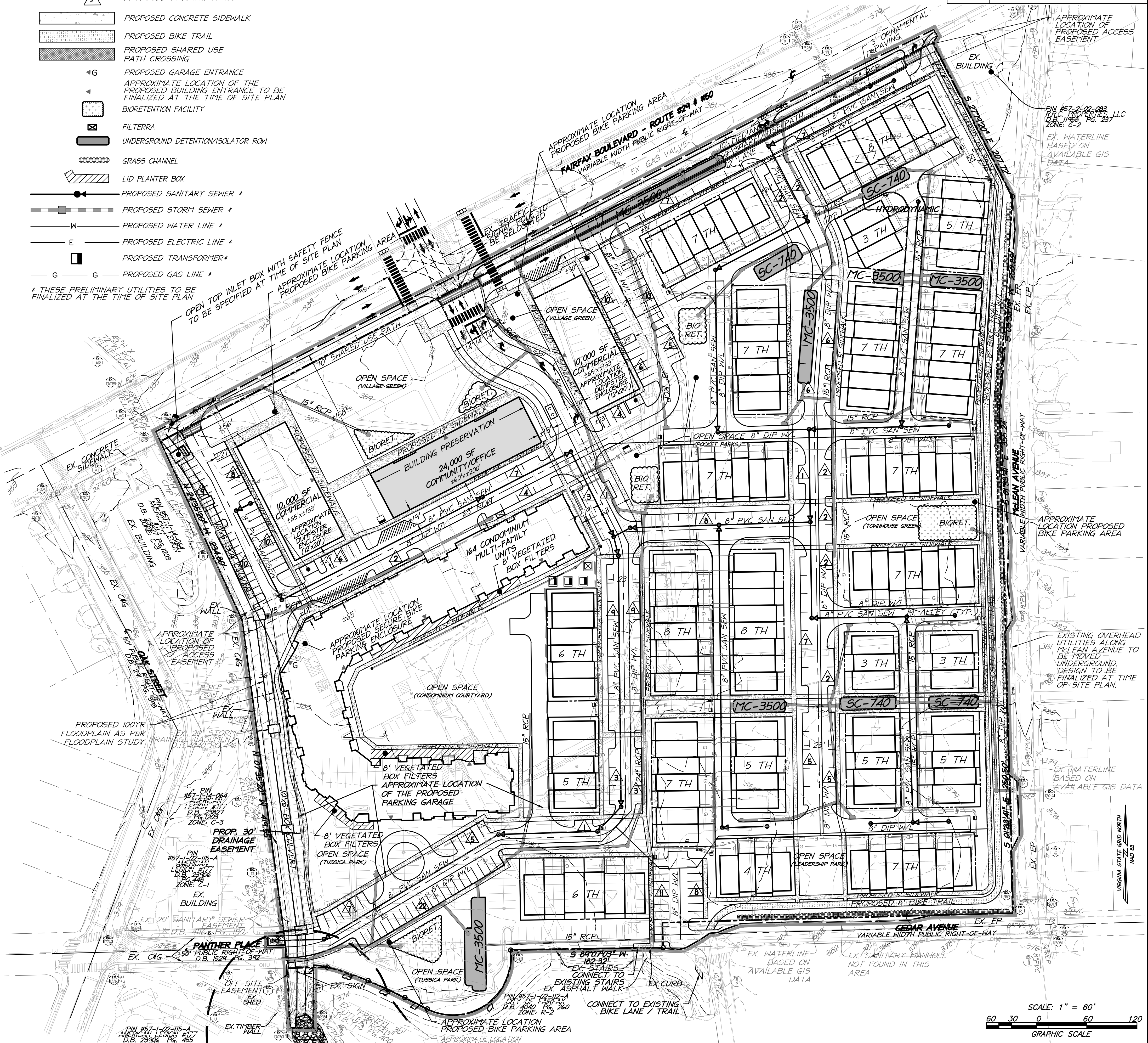
**STORMWATER MANAGEMENT & BEST MANAGEMENT PRACTICE (SWM/BMP) NARRATIVE**

**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 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 SENIER 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 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
- --- 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 #
- G --- G --- PROPOSED GAS LINE #

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



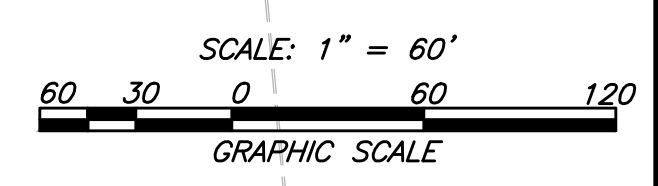
DATE	REVISION
2017-11-15	REVISED PER CITY COMMENTS
2018-02-05	REVISED PER CITY COMMENTS
2018-03-28	REVISED PER CITY COMMENTS

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

**MASTER DEVELOPMENT PLAN**

**PAUL VI.**  
 FAIRFAX CITY, VIRGINIA

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



- 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 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



**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 131 HEAD-IN PARKING SPACES REQUIRE 14 CANOPY TREES

**INTERIOR PARKING LOT LANDSCAPING PROVIDED:** 22 CANOPY TREES  
 MODIFICATION REQUESTED FOR THE PARKING LOT ACCESSED BY PANTHER PLACE (SEE SHEET 1 NOTE 17.11)

**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*

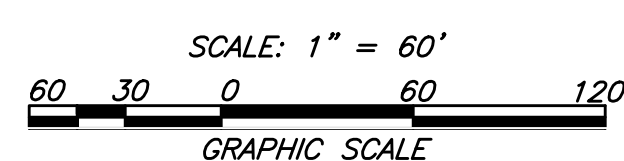
Note: \* Modification Requested (See Sheet 1 Note 17.1)

10-Year Tree Cover Calculations	
<b>Tree Cover Required:</b>	
Site Area	806,332 SF
Percent of tree cover required:	10 %
Total area of tree cover required:	80,633 SF
<b>Tree Cover Provided:</b>	
231 - 3"-3.5" Caliper Deciduous Category IV (250 SF):	57,750
110 - 2" Caliper Deciduous Category III (150 SF):	16,500
60 - 2" Caliper Deciduous Category II (100 SF):	6,000
14 - 10'-12' Height Evergreen Category III (175 SF):	2,450
33 - 8'-10' Height Evergreen Category II (100 SF):	3,300
160 - 30"-36" Height Shrubs:	0
231 - 24"-30" Height Shrubs:	0
<b>Total Proposed Tree Planting:</b>	<b>86,000 SF</b>
Tree Cover Requirement Met	10.67 %

**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!**

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

COMMONWEALTH OF VIRGINIA  
 JOHN E. LEVTOV  
 Lic. No. 33635  
 3/28/18  
 PROFESSIONAL ENGINEER

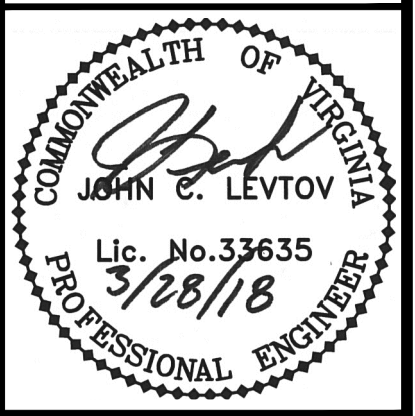
LANDSCAPE PLAN

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.

**6** of **12**  
 DWG-107021

DATE	REVISION
2017-11-15	REVISED PER CITY COMMENTS
2018-02-05	REVISED PER CITY COMMENTS
2018-03-28	REVISED PER CITY COMMENTS



OPEN SPACE 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**

50' WIDE OPEN SPACE AND GREATER  
 ±180,000 SF (±22%)

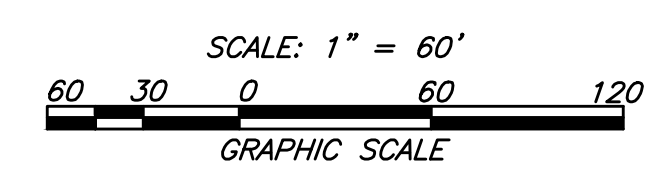
17'-49' WIDE OPEN SPACE  
 ±58,000 SF (±7%)

**OPEN SPACE REQUIRED: 20%**  
**OPEN SPACE PROVIDED: ±29% (±238,000 SF), ±22% 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. 1629 Pg. 392

OAK STREET  
 50' PUBLIC RIGHT-OF-WAY

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

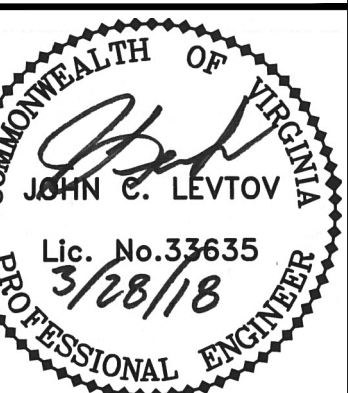
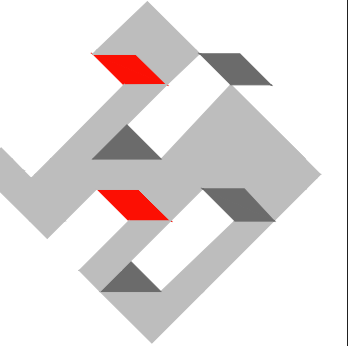
MELAN AVENUE  
 VARIABLE WIDTH PUBLIC RIGHT-OF-WAY

CEDAR AVENUE  
 VARIABLE WIDTH PUBLIC RIGHT-OF-WAY

VIRGINIA STATE GRID NORTH  
 140 85

DATE	REVISION
2017-11-15	REVISED PER CITY COMMENTS
2018-02-05	REVISED PER CITY COMMENTS
2018-03-28	REVISED PER CITY COMMENTS

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

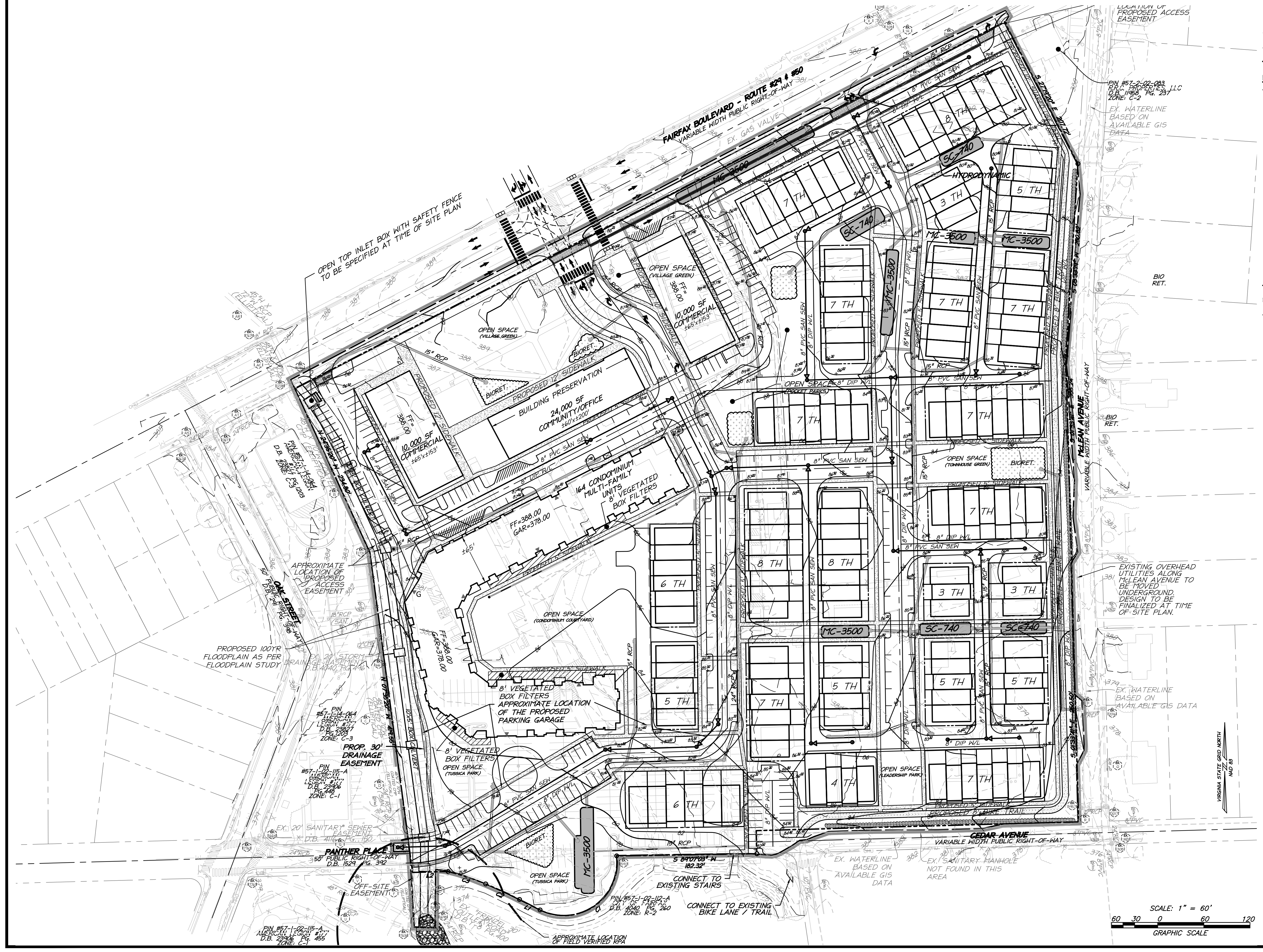


PRELIMINARY GRADING PLAN

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.

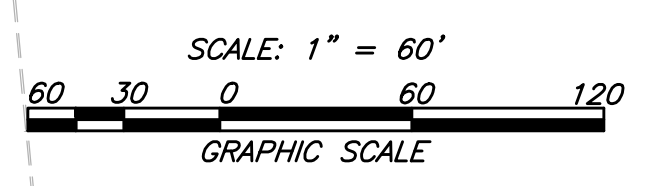
8 of 12  
 DWG-107021



**LEGEND**

- 250 --- 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
- 40.3 --- PROPOSED SPOT ELEVATION

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



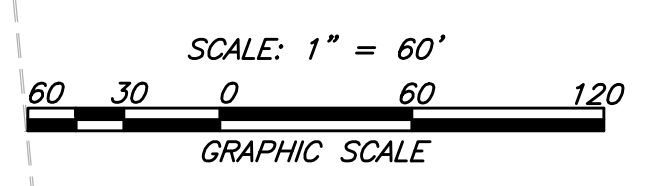


DATE	REVISION
2017-11-15	REVISED PER CITY COMMENTS
2018-02-05	REVISED PER CITY COMMENTS
2018-03-28	REVISED PER CITY COMMENTS



**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



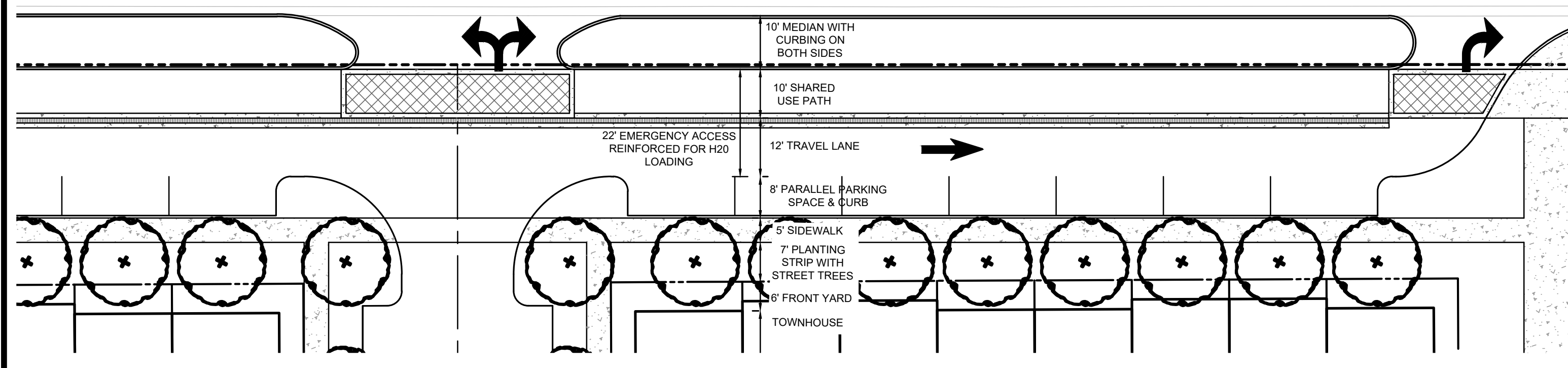
**christopher consultants**  
9900 main street (suite 400) · fairfax, va 22031  
phone 703.273.6820 · fax 703.273.6820

COMMONWEALTH OF VIRGINIA  
JOHN C. LEVTOV  
Lic. No. 33635  
3/28/18  
PROFESSIONAL ENGINEER

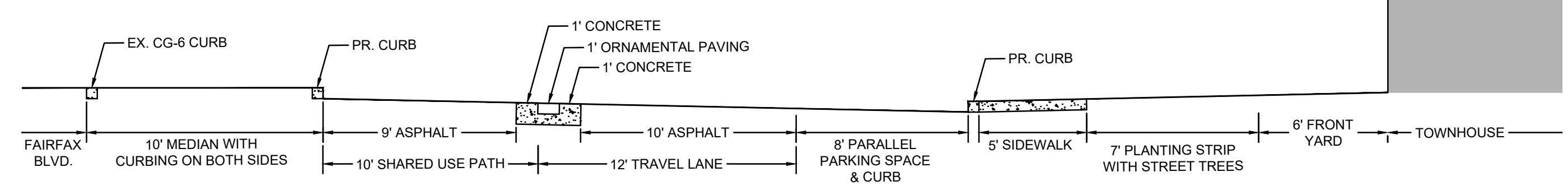
TRUCK TURNING MOVEMENTS

MASTER DEVELOPMENT PLAN  
**PAUL VI.**  
FAIRFAX CITY, VIRGINIA

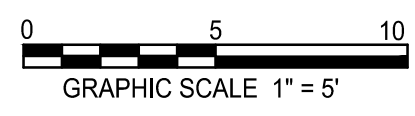
PROJECT NO: 15010.002.00  
SCALE: 1"=60'  
DATE: 04-14-2017  
DESIGN: DJ  
DRAWN: DJ  
CHECKED:



DETAIL VIEW - SLIP LANE

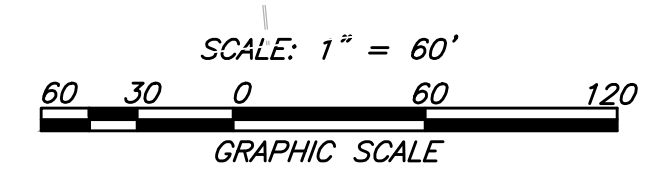
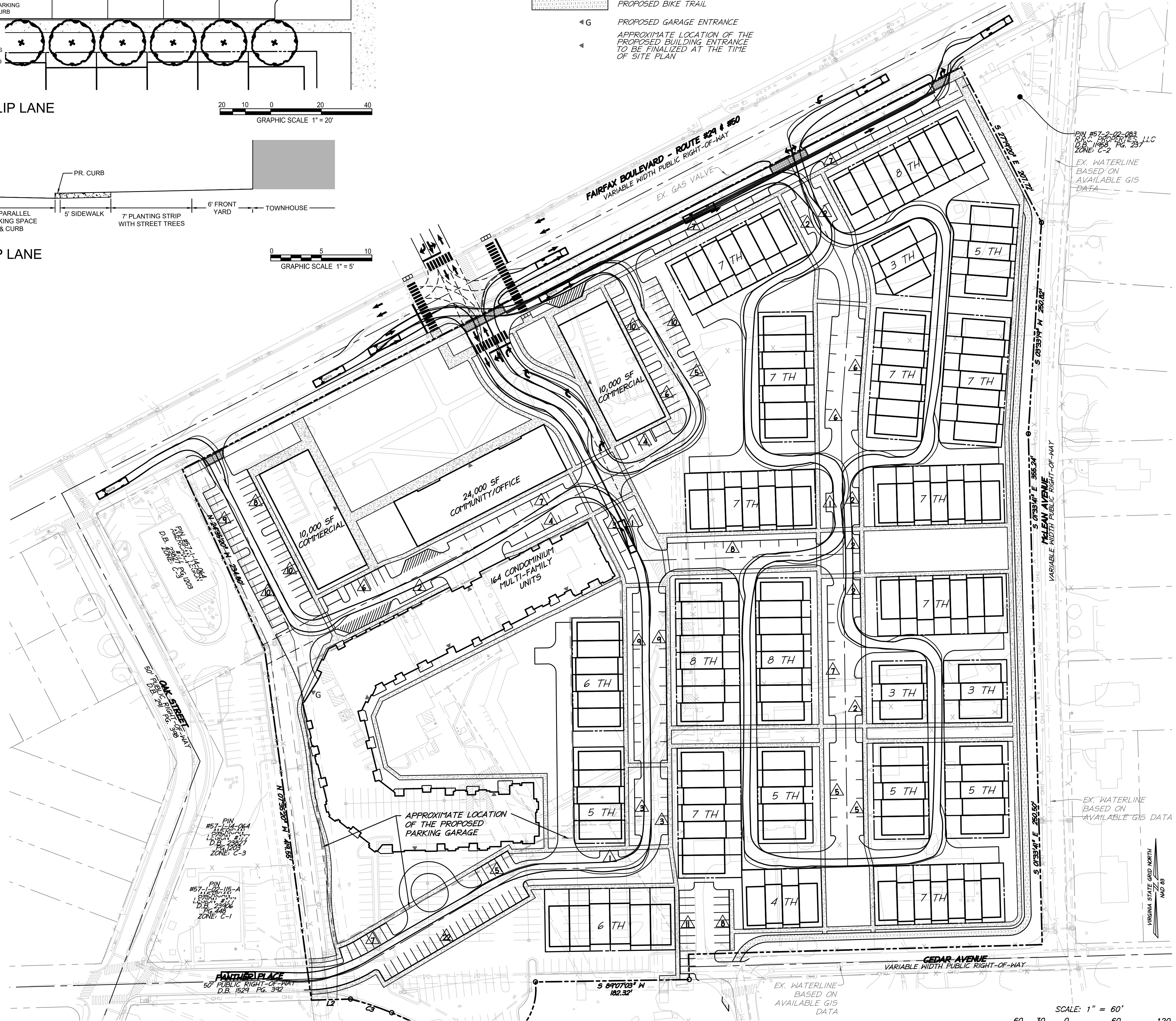


SECTION - SLIP LANE



- 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

DATE	REVISION
2017-11-15	REVISED PER CITY COMMENTS
2018-02-05	REVISED PER CITY COMMENTS
2018-03-28	REVISED PER CITY COMMENTS



**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  
 3/28/18  
 PROFESSIONAL ENGINEER

EMERGENCY ACCESS & TURNING MOVEMENTS DETAILS

MASTER DEVELOPMENT PLAN  
**PAUL VI.**  
 FAIRFAX CITY, VIRGINIA

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

9A OF 12  
 DWG-107021

**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'

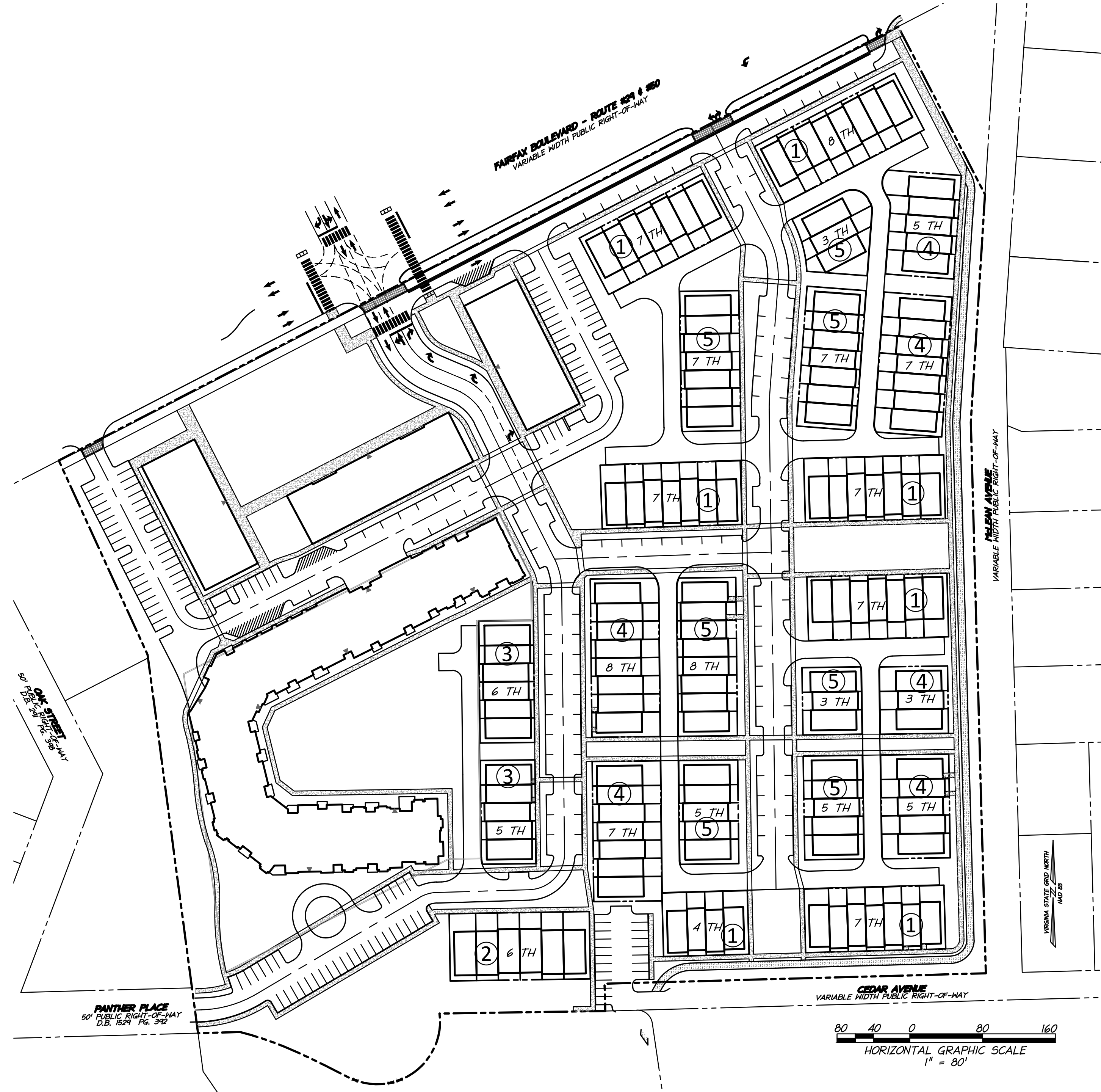
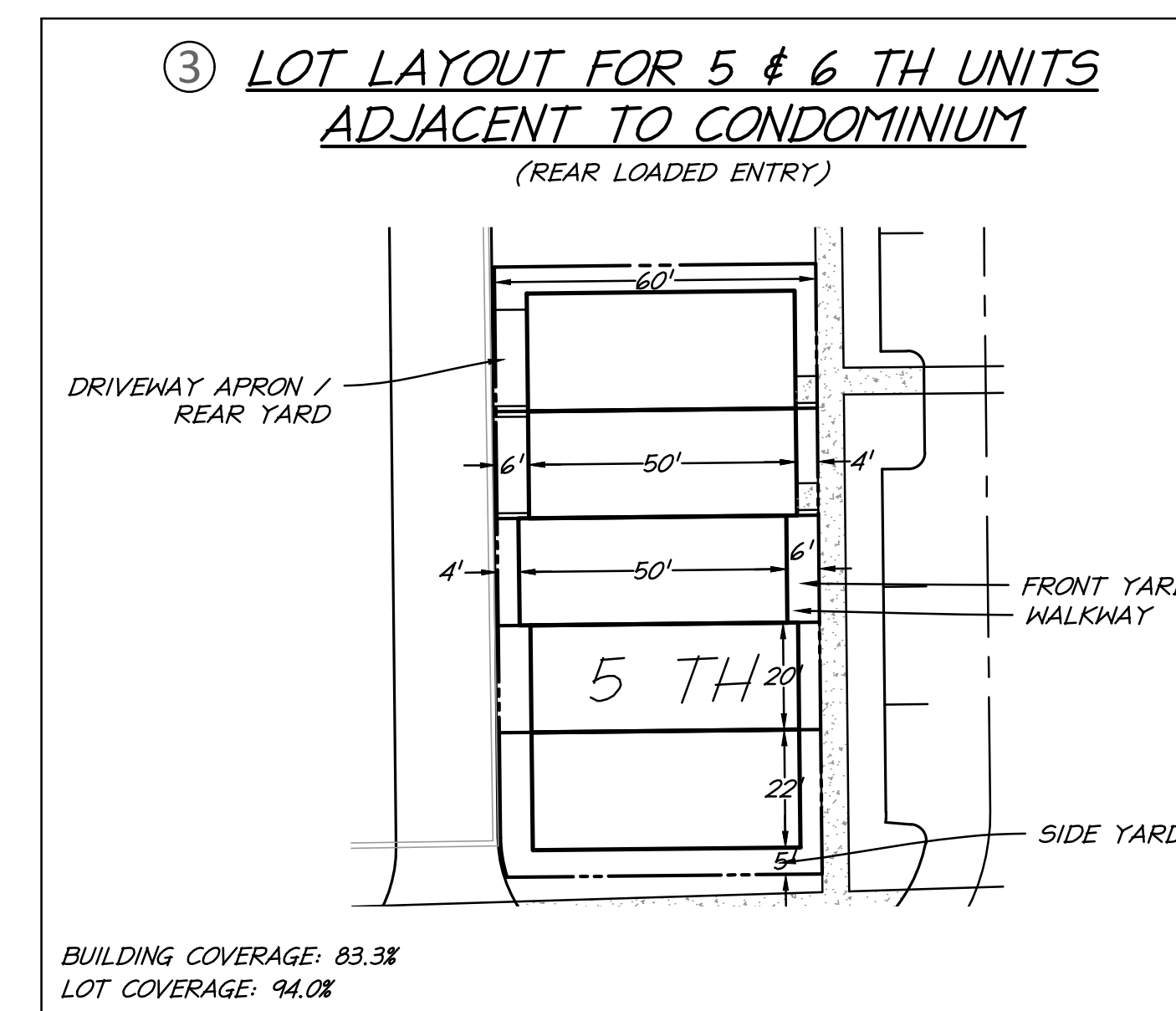
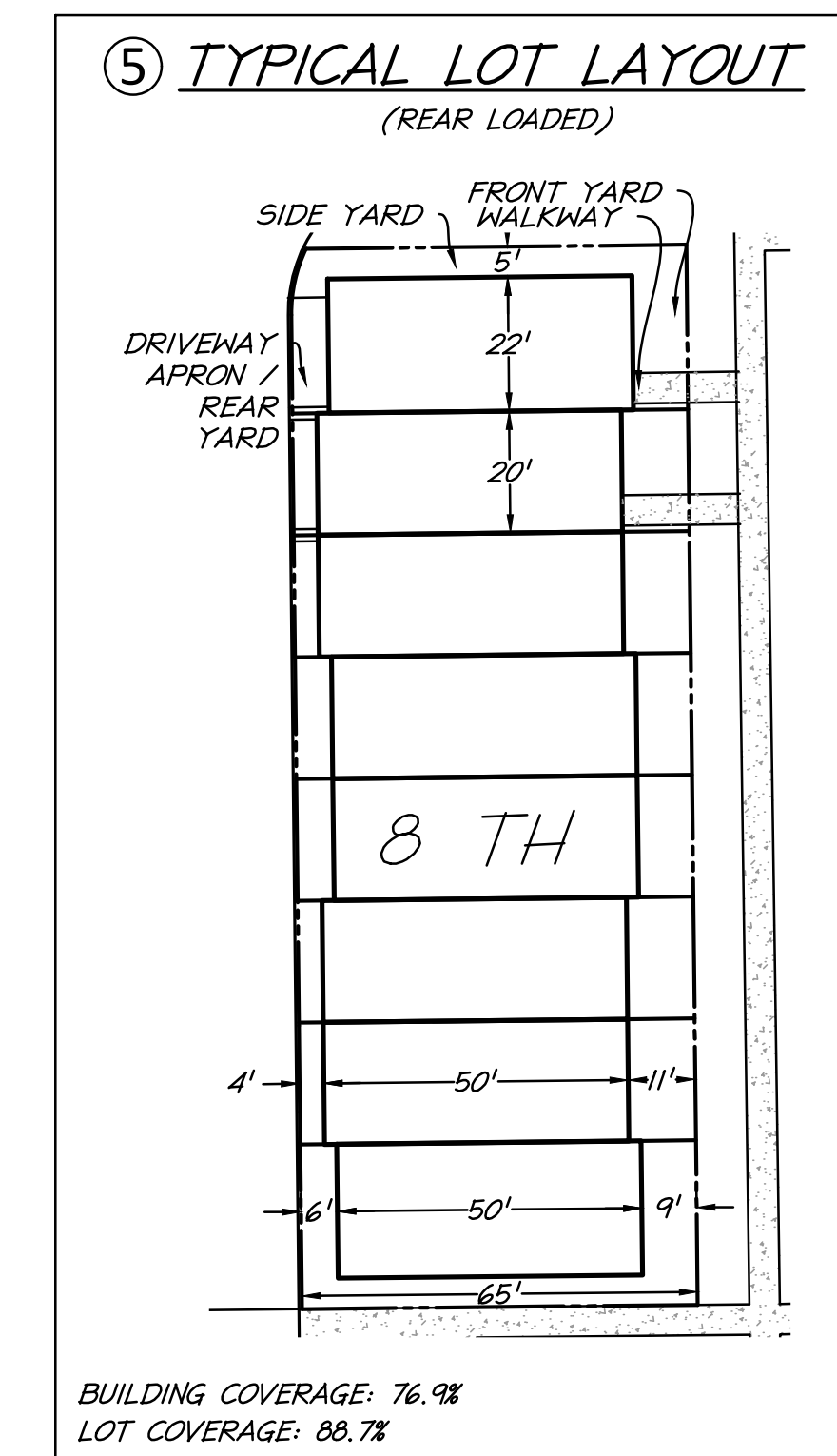
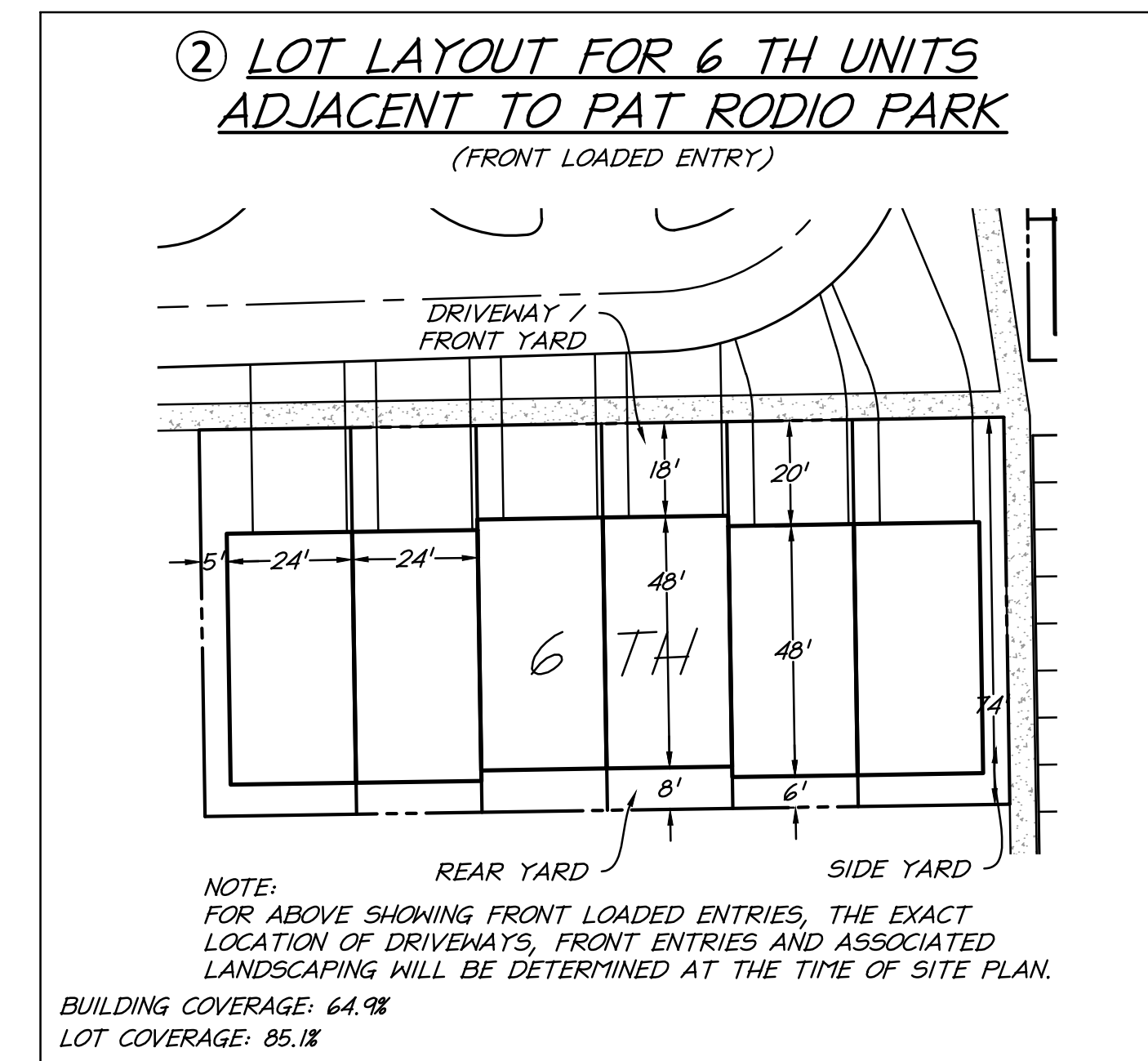
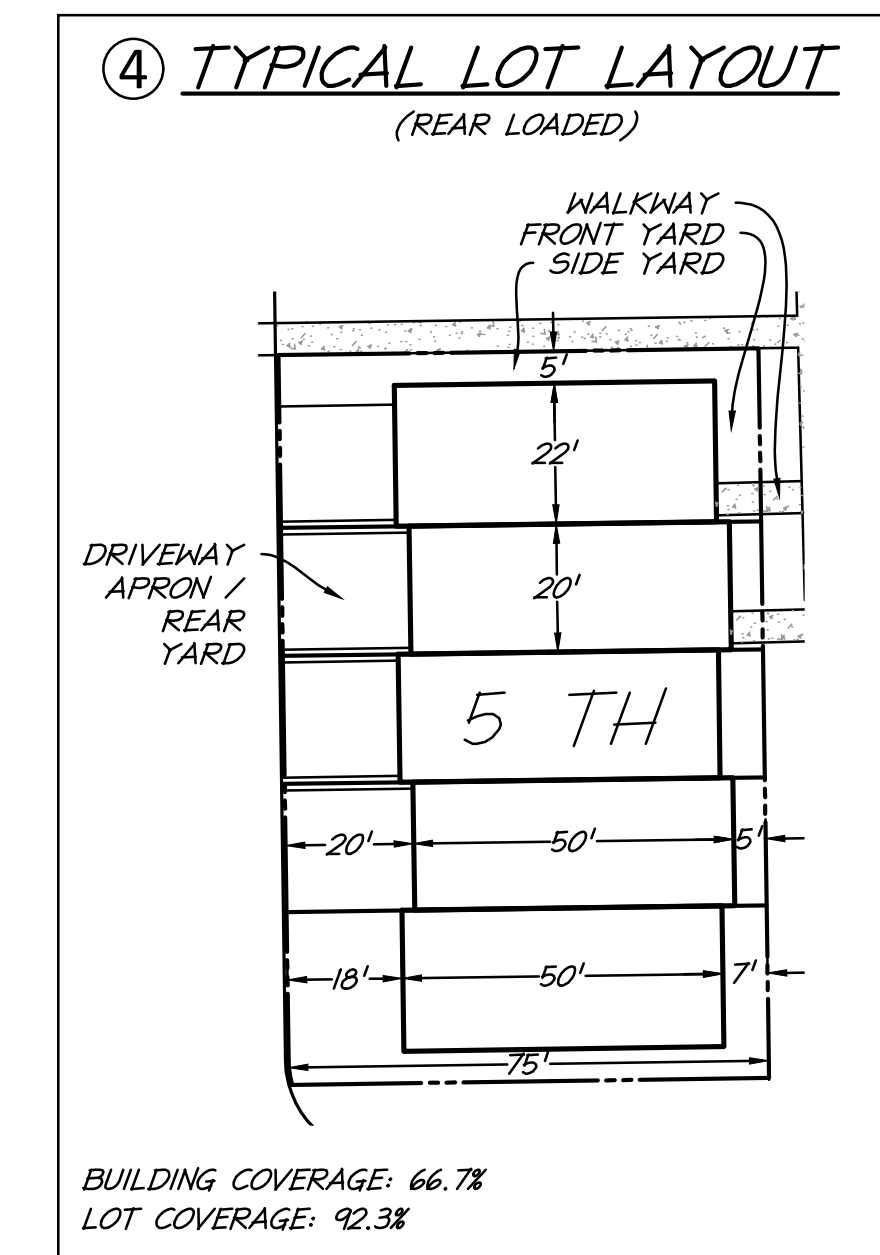
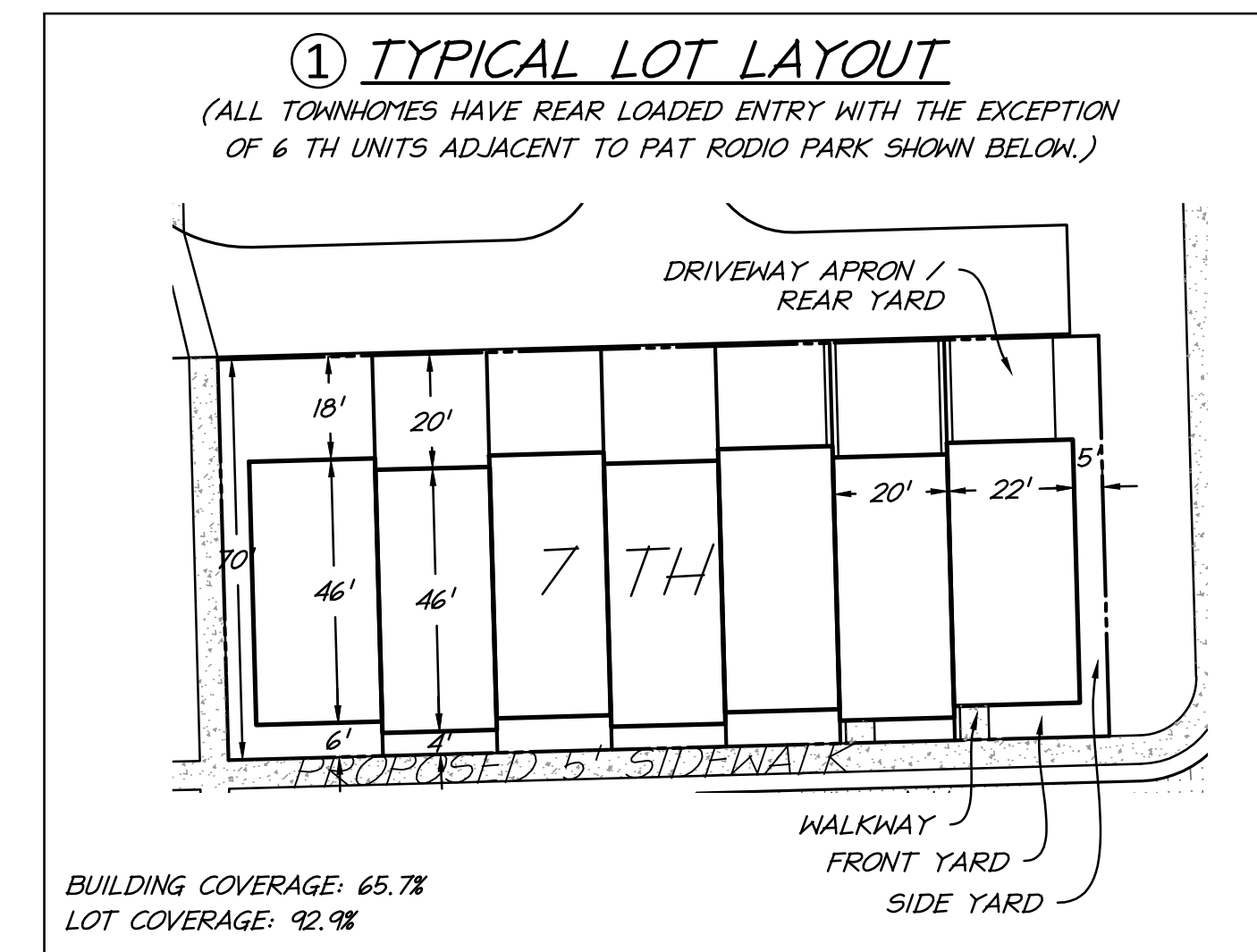
**NOTES:**  
FOR MAXIMUM BUILDING COVERAGE AND MAXIMUM LOT COVERAGE PERCENTAGES, REFER TO THE TYPICAL LOT LAYOUTS ON THIS SHEET.

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

DATE	REVISION
2017-11-15	REVISED PER CITY COMMENTS
2018-02-05	REVISED PER CITY COMMENTS
2018-03-28	REVISED PER CITY COMMENTS

**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.



**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  
3/28/18  
PROFESSIONAL ENGINEER

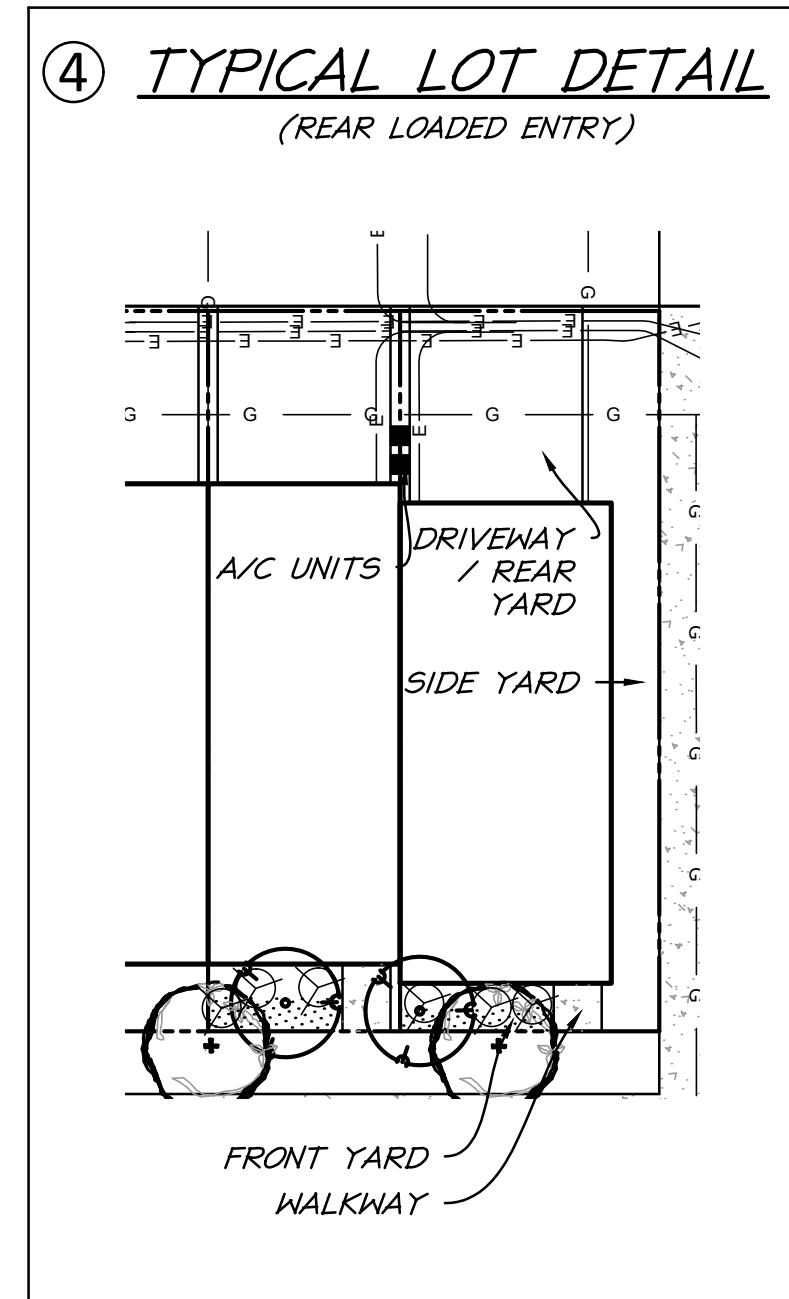
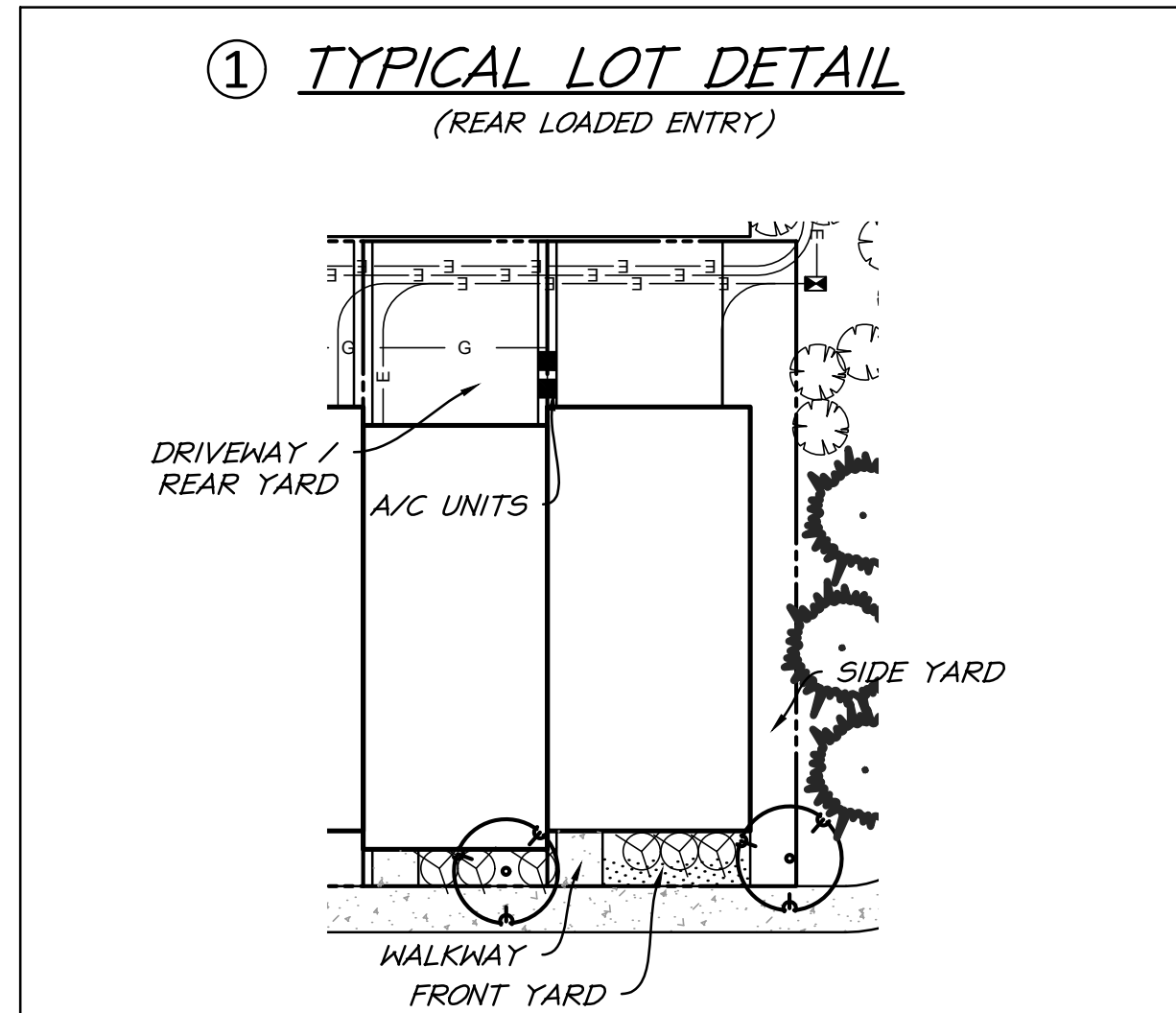
TYPICAL LOT LAYOUT

MASTER DEVELOPMENT PLAN  
**PAUL VI.**  
FAIRFAX CITY, VIRGINIA

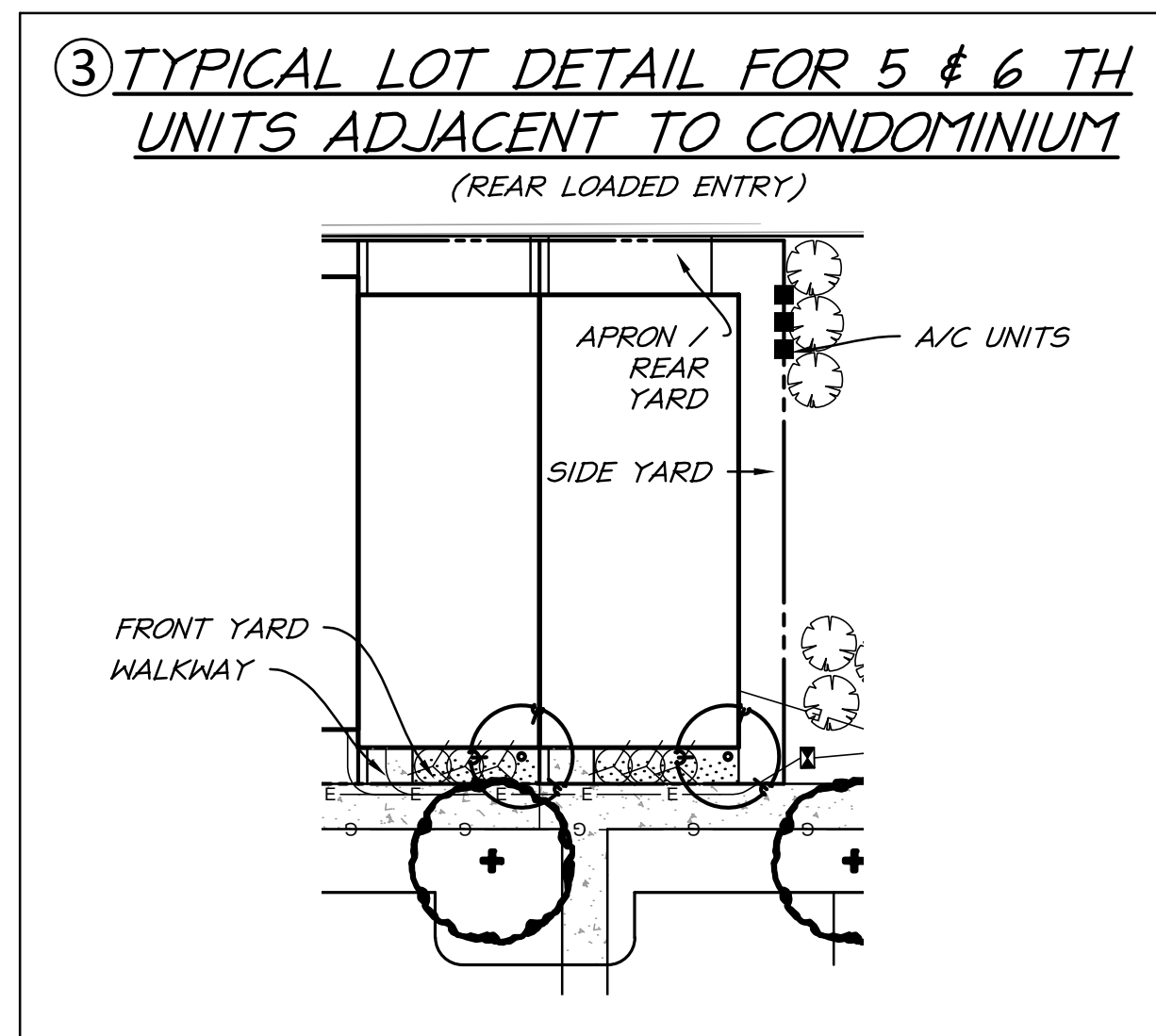
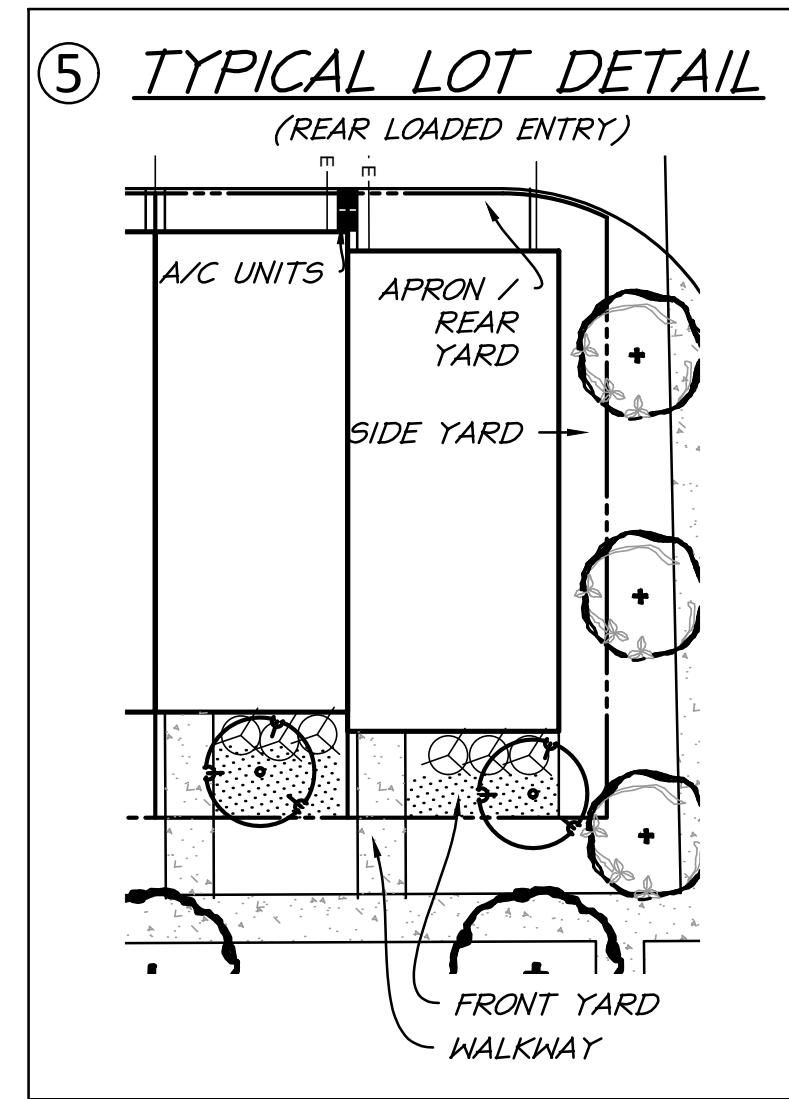
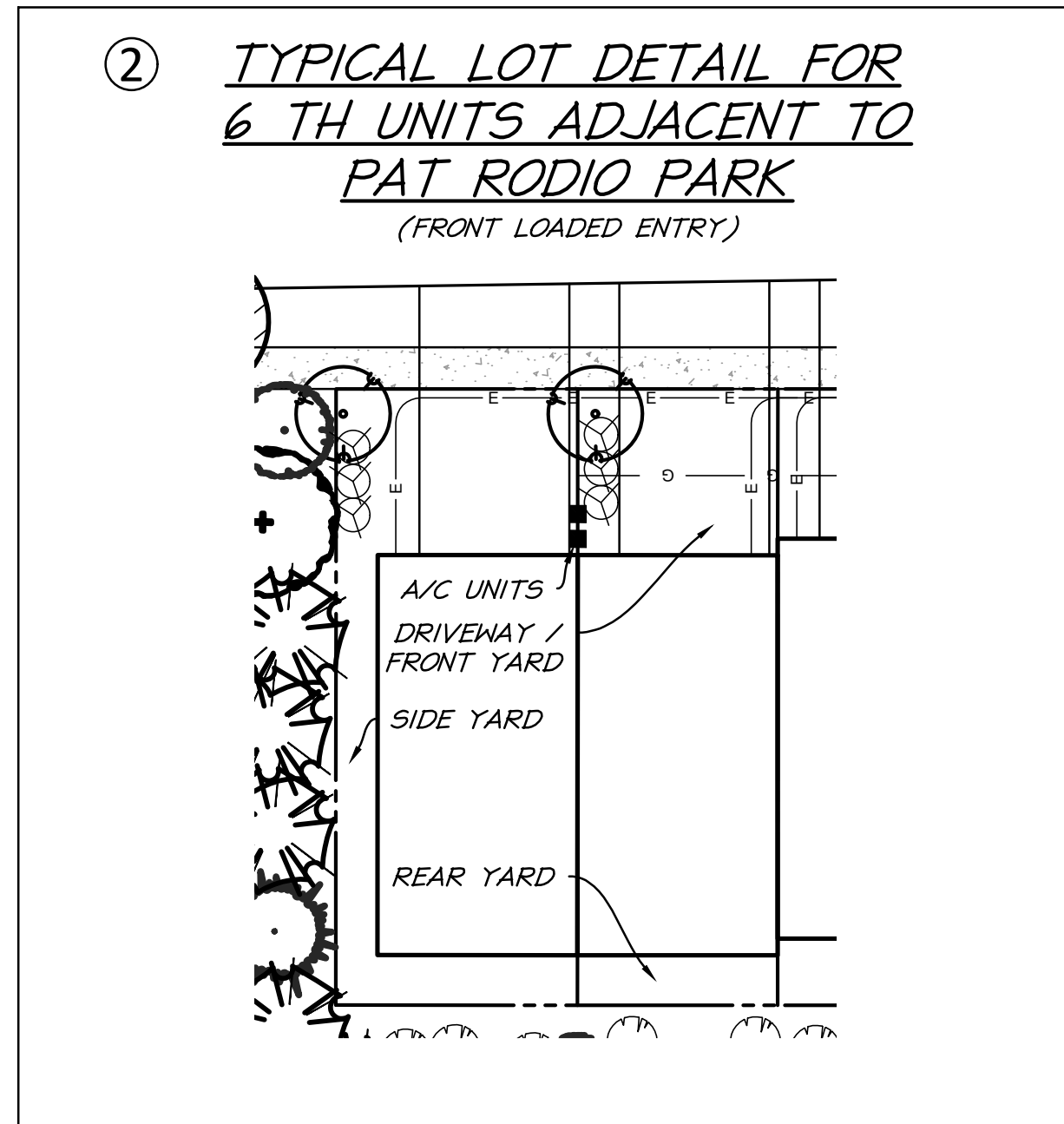
PROJECT NO: 15010.002.00  
SCALE: AS NOTED  
DATE: 04-14-2017  
DESIGN: JR, JM  
DRAWN: JM  
CHECKED:  
SHEET No.  
**10** OF **12**  
DWG-107021

DATE	REVISION
2017-11-15	REVISED PER CITY COMMENTS
2018-02-05	REVISED PER CITY COMMENTS
2018-03-28	REVISED PER CITY COMMENTS

**TYPICAL LOT DETAIL LANDSCAPING**  
(NUMBER CORRESPONDS TO THE UNIT TYPES NOTED ON THE PLAN)

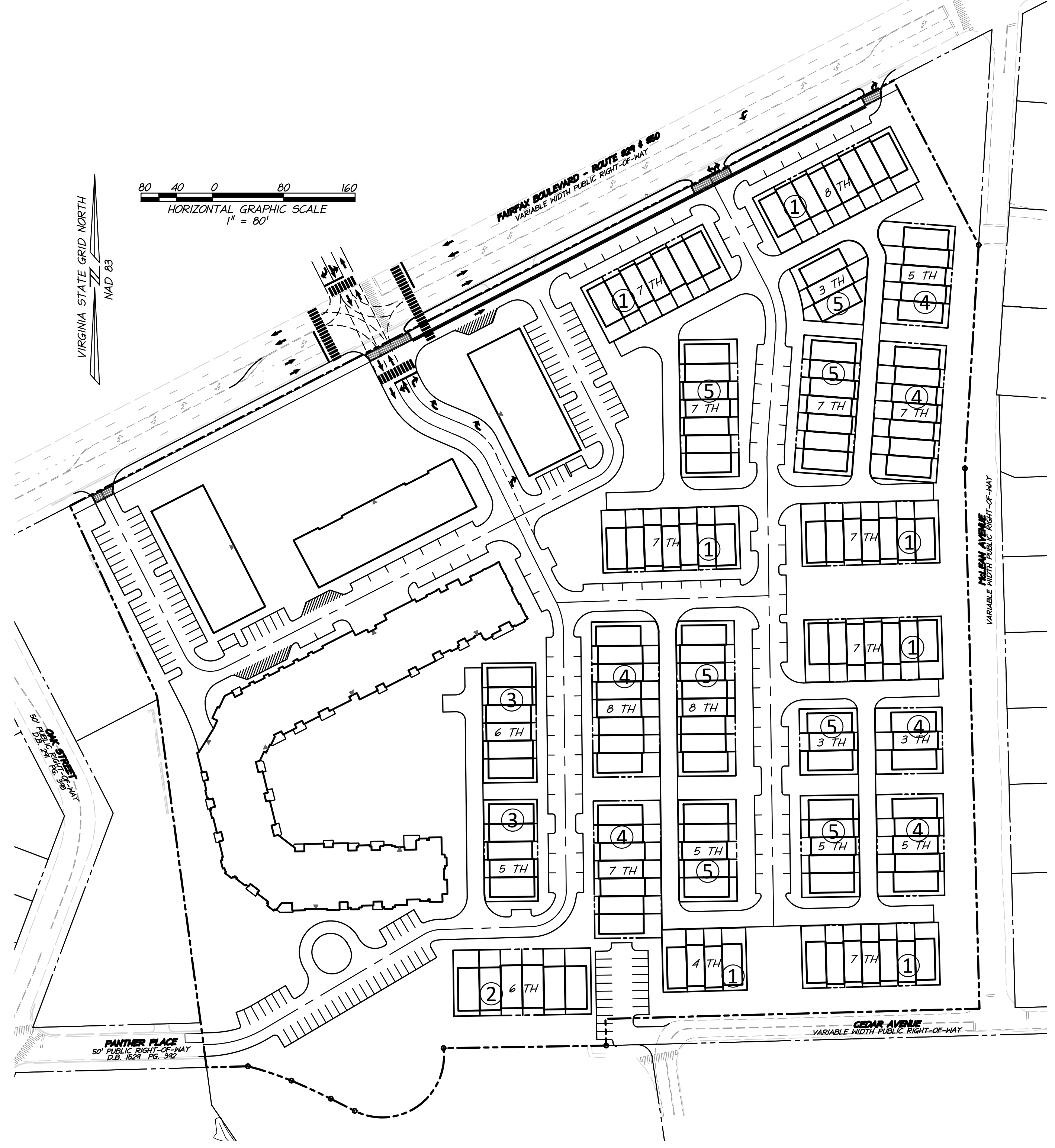


**LANDSCAPING FOR TYPICAL LOTS**  
PROPOSED TREE SPECIES MAY INCLUDE BUT NOT BE LIMITED TO:  
CARPINUS CAROLINIANA (AMERICAN HORNBEAM), CERCIS CANADENSIS (EASTERN REDBUD), CORNUS FLORIDA 'APPALACHIAN SPRING' (FLOWERING DOGWOOD), AND MAGNOLIA VIRGINIANA (SWEETBAY MAGNOLIA).  
PROPOSED SHRUB SPECIES MAY 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
- : A/C UNITS



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



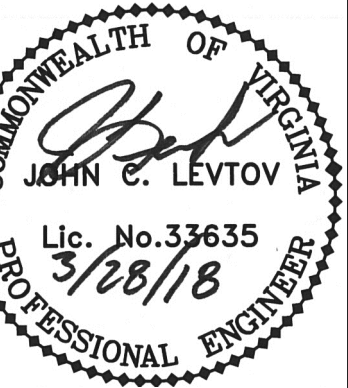
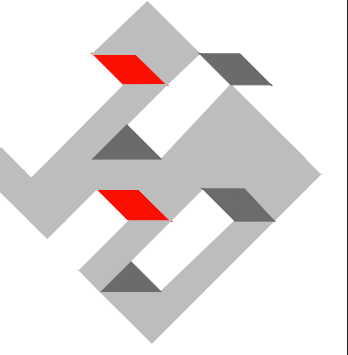
TYPICAL LOT DETAIL  
LANDSCAPING

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.

DATE	REVISION
2017-11-15	REVISED PER CITY COMMENTS
2018-02-05	REVISED PER CITY COMMENTS
2018-03-28	REVISED PER CITY COMMENTS

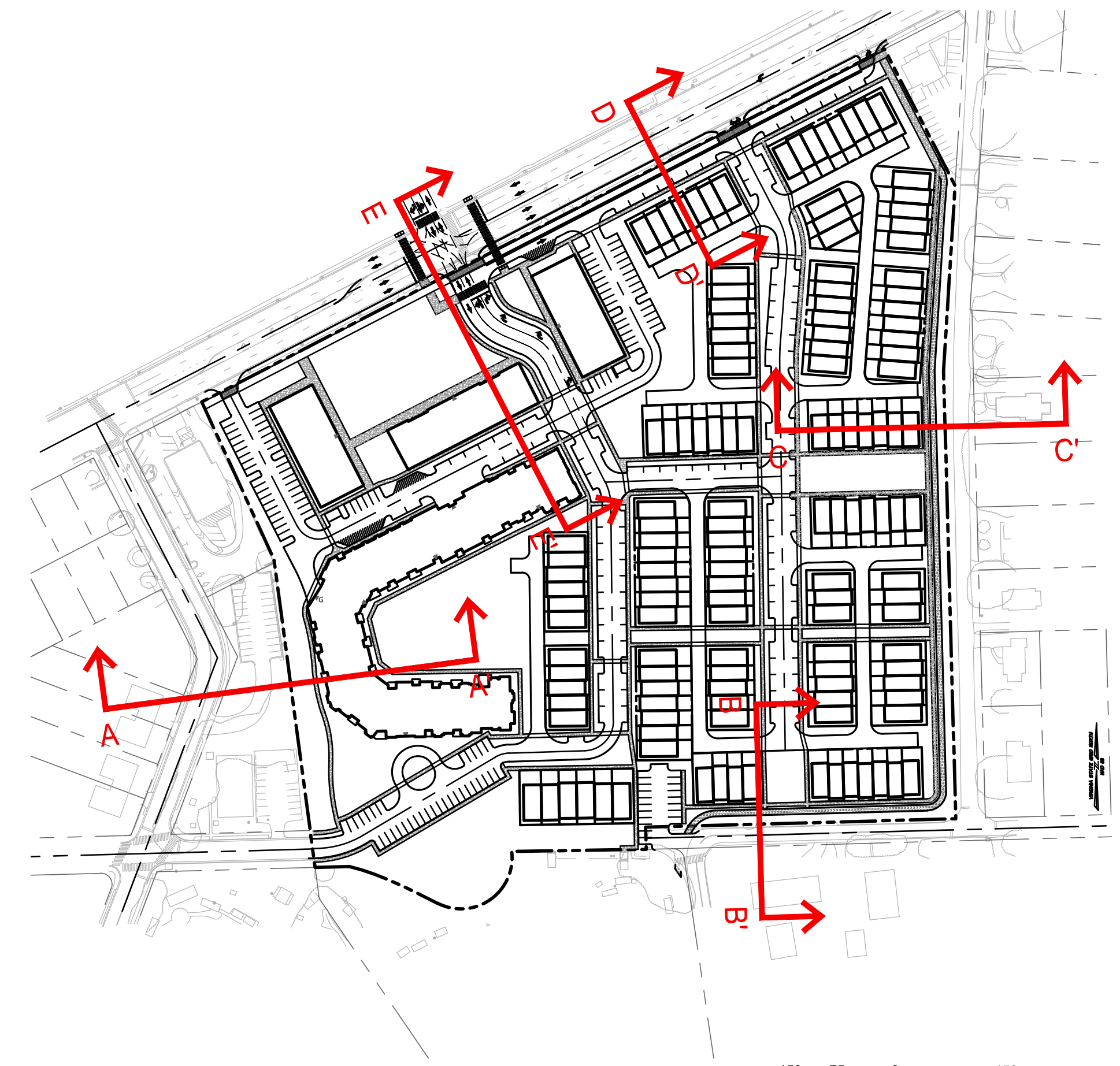
**christopher consultants**  
 9900 main street (suite 400) · fairfax, va 22031  
 phone 703.273.6820 · fax 703.273.6820



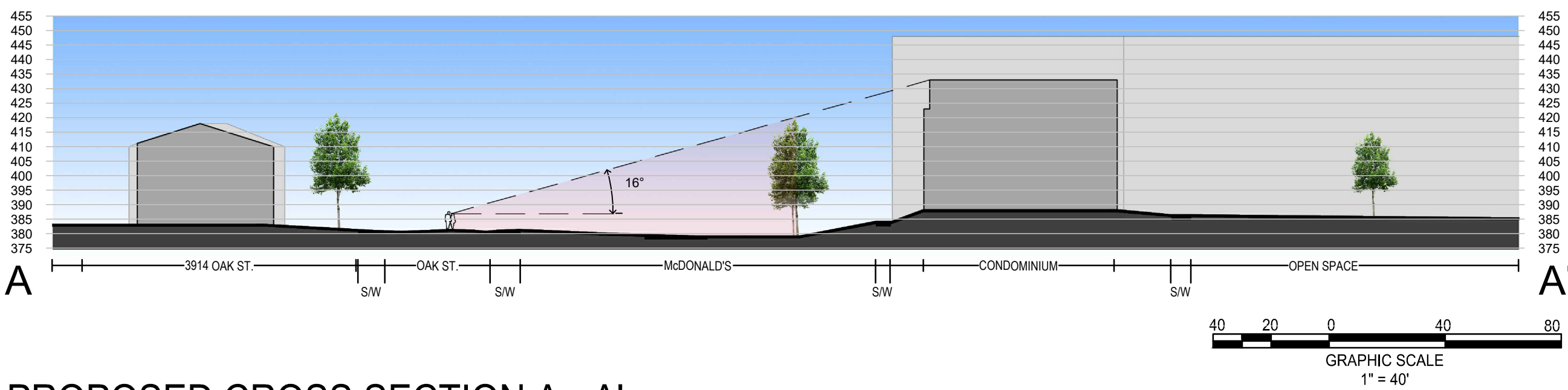
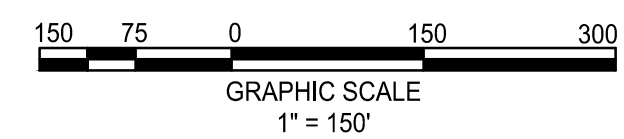
VERTICAL CROSS SECTIONS

MASTER DEVELOPMENT PLAN  
**PAUL VI.**  
 FAIRFAX CITY, VIRGINIA

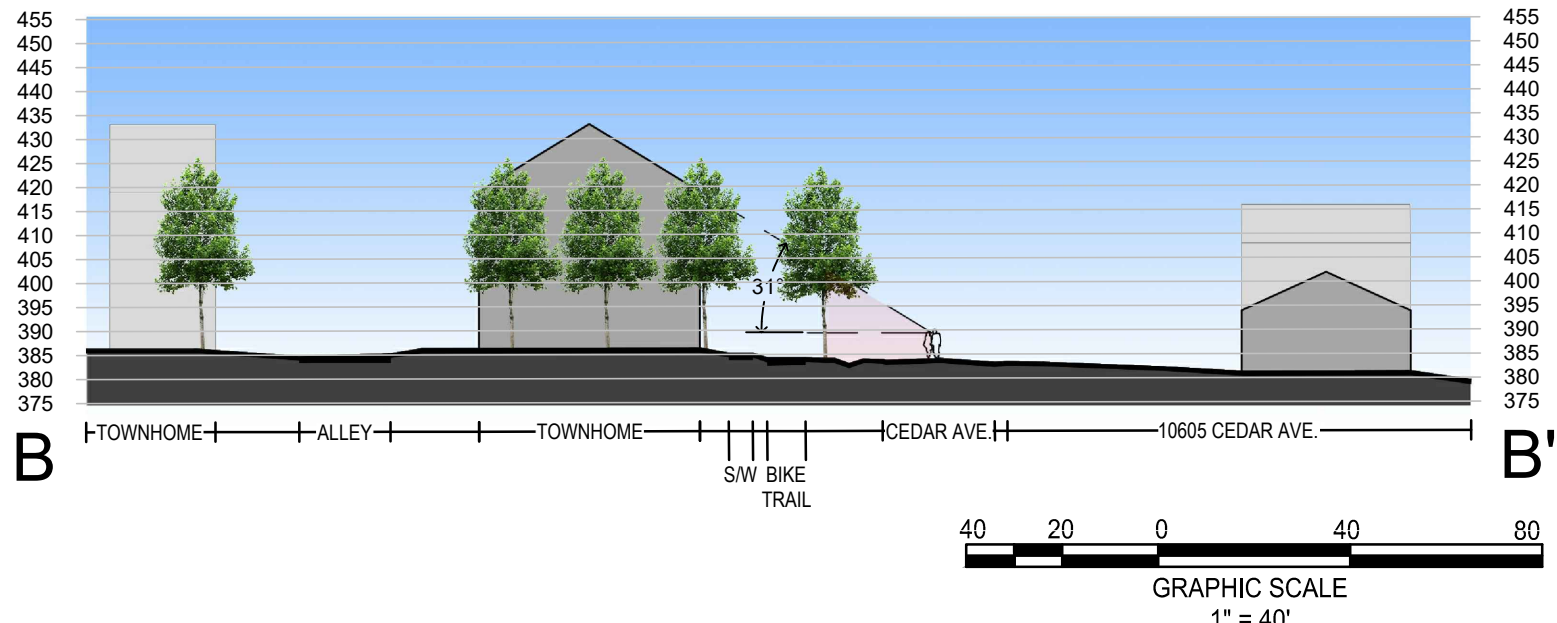
PROJECT NO: 15010.002.00  
 SCALE: AS NOTED  
 DATE: 04-14-2017  
 DESIGN: LBD  
 DRAWN: LBD  
 CHECKED:  
 SHEET No.



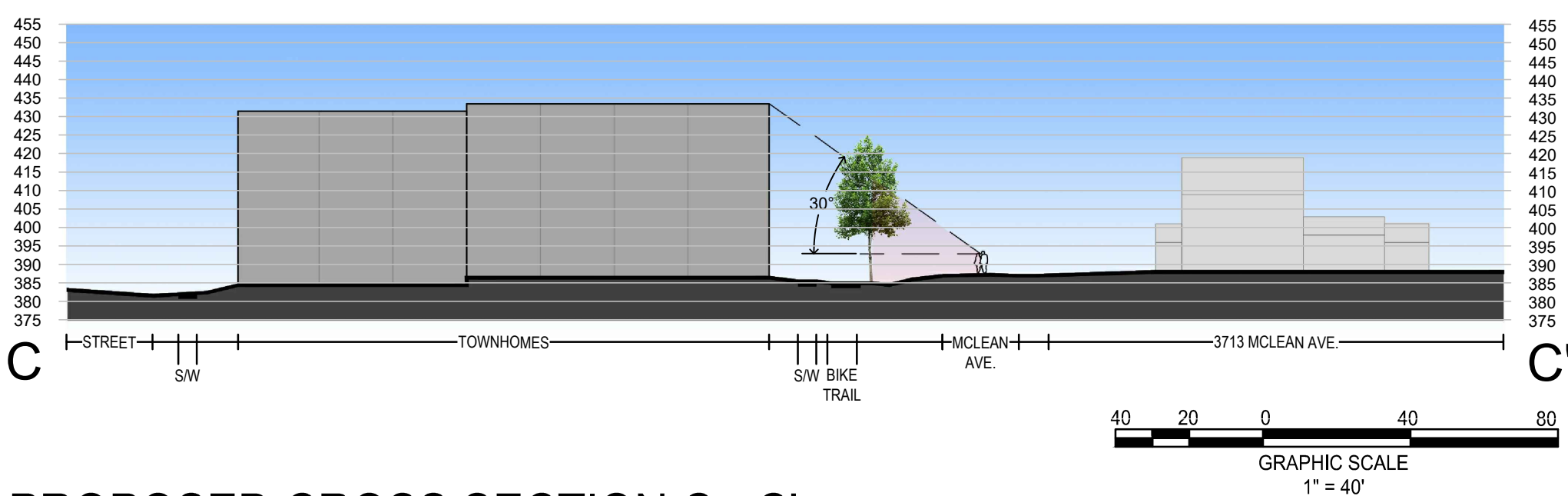
KEY MAP



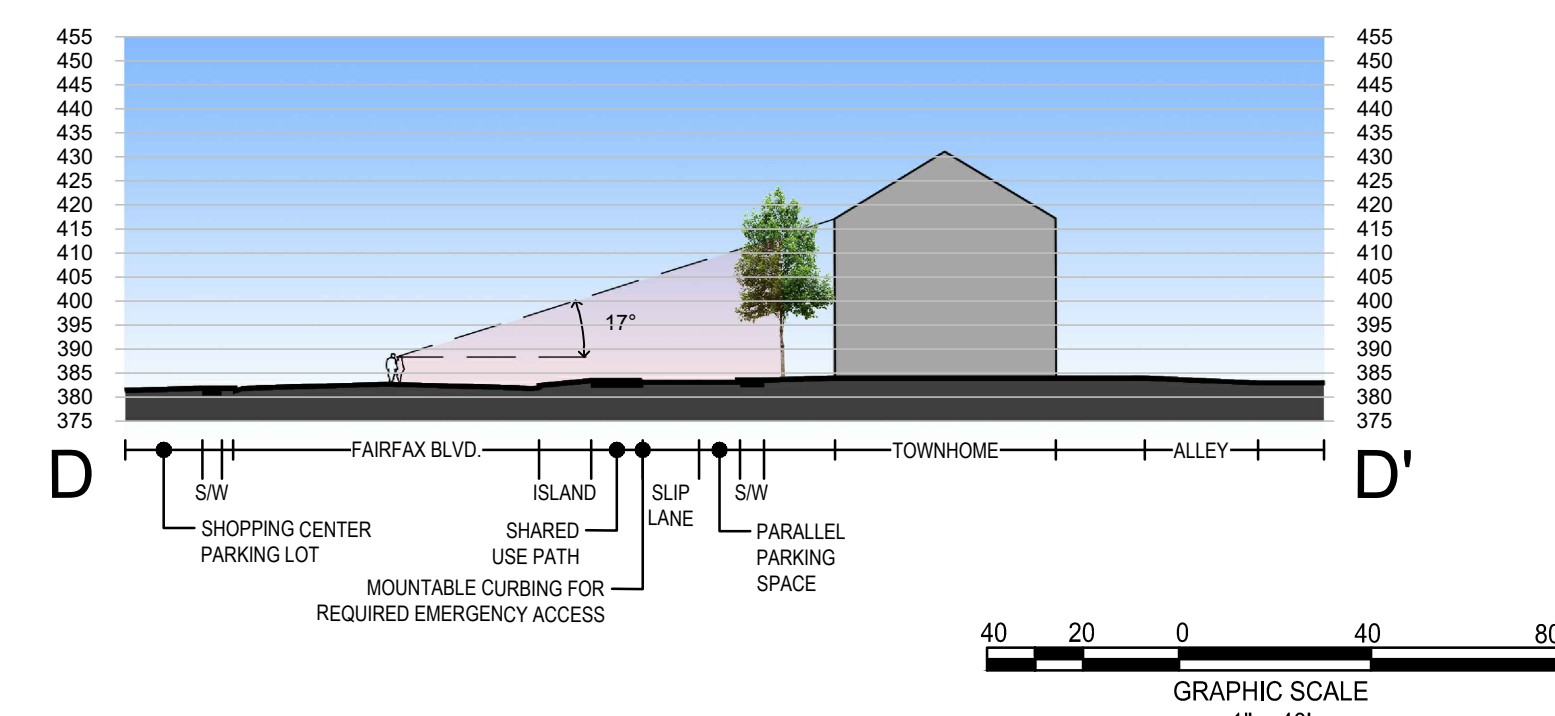
PROPOSED CROSS SECTION A - A'



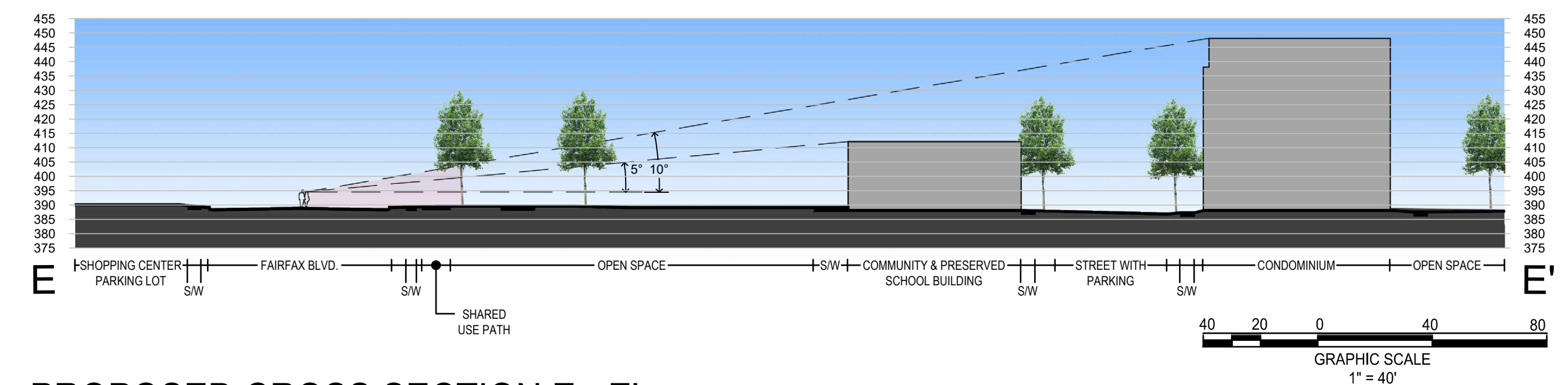
PROPOSED CROSS SECTION B - B'



PROPOSED CROSS SECTION C - C'

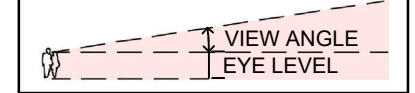


PROPOSED CROSS SECTION D - D'



PROPOSED CROSS SECTION E - E'

- 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):



**A VILLAGE GREEN**



**B TUSSICA PARK**



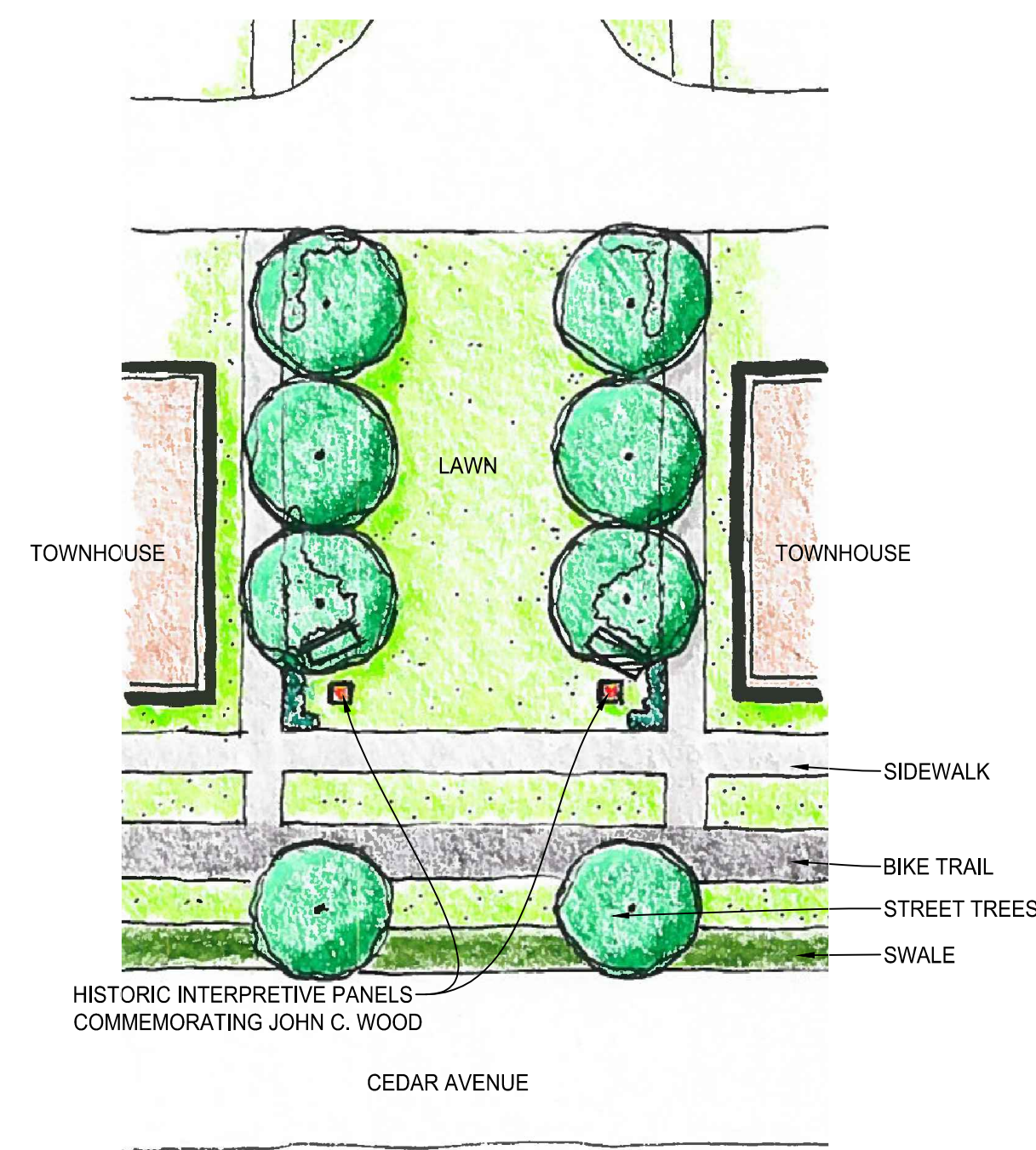
**KEY MAP**

LETTERS CORRESPOND TO ILLUSTRATIVE CONCEPTS SHOWN ON SHEETS S1 & S2

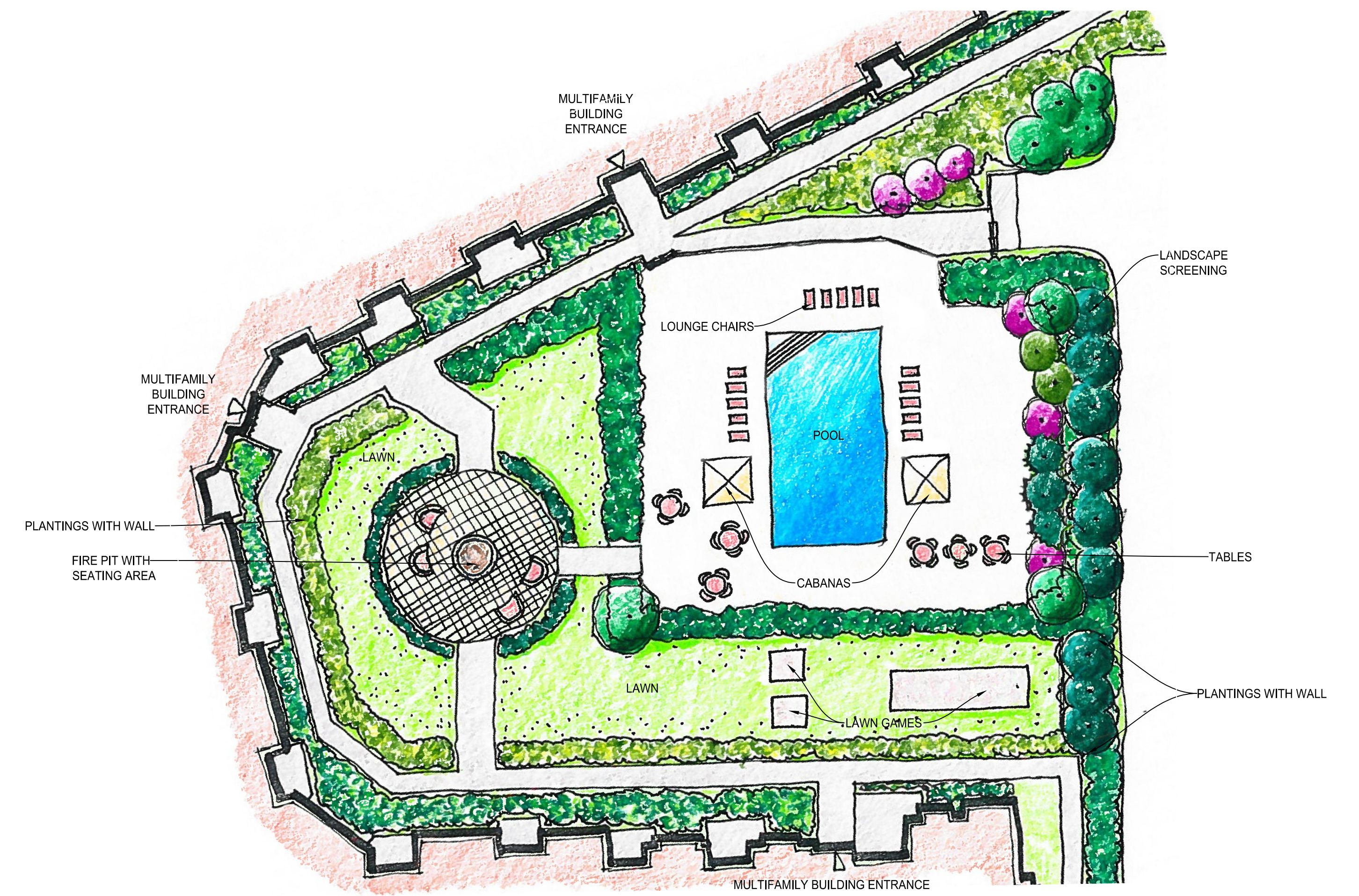
NOTE: THESE OPEN SPACE CONCEPTS ARE FOR ILLUSTRATIVE PURPOSES ONLY AT THIS POINT IN THE DESIGN PROCESS. FINAL DESIGN WILL BE DETERMINED AT TIME OF SITE PLAN. DRAWINGS NOT TO SCALE.

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

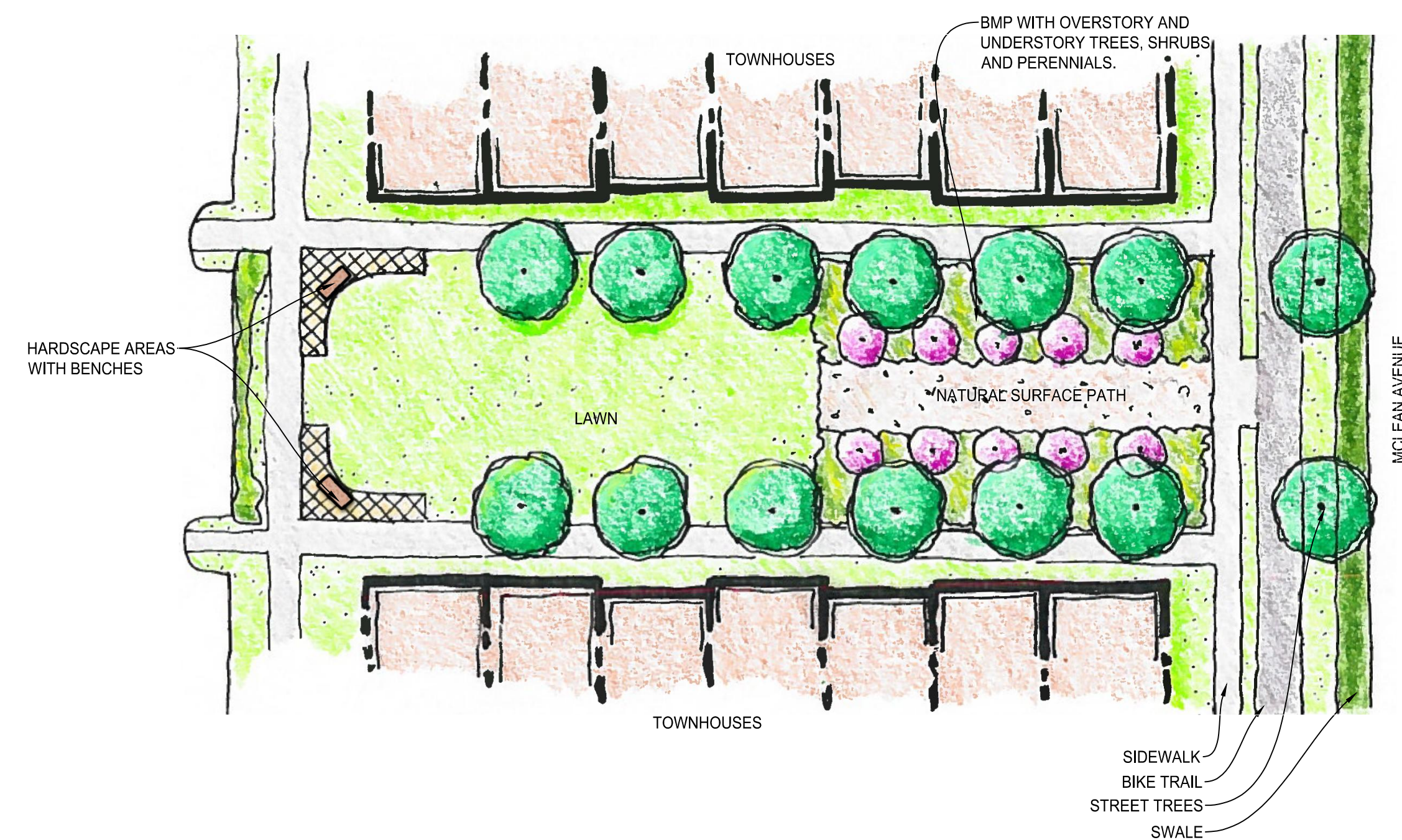
**C LEADERSHIP PARK**



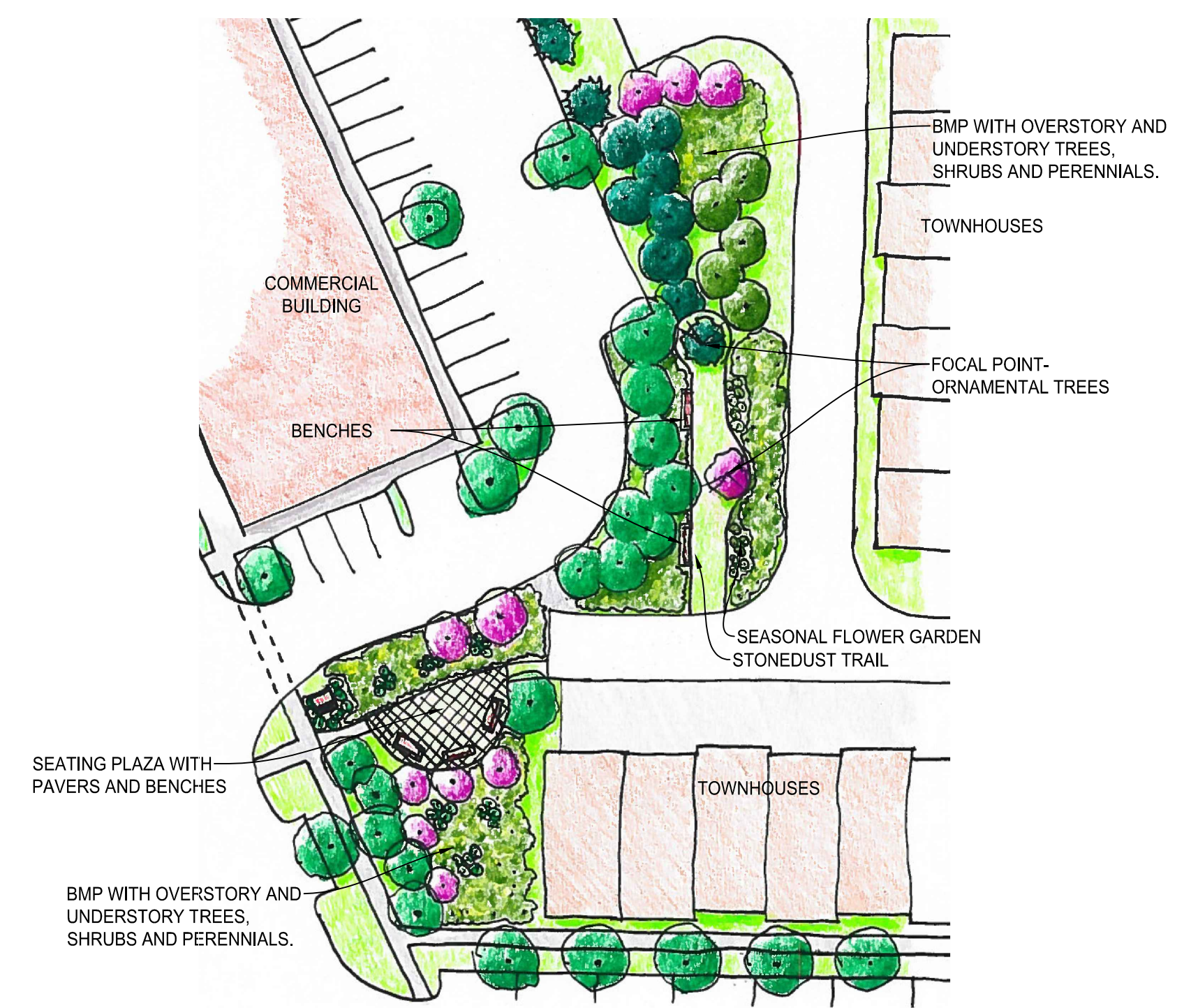
**E CONDOMINIUM COURTYARD**



**D TOWNHOUSE GREEN & HERITAGE BIKE TRAIL**



**F CENTRAL POCKET PARKS**



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