

BOULEVARD MARKETPLACE

10120 FAIRFAX BOULEVARD

GENERALIZED DEVELOPMENT PLAN AMENDMENT

NOTES

- APPLICANT/OWNER OF PARCEL D:
 JDC BOULEVARD, LLC
 C/O JOHN H. DONEGAN
 1760 RESTON PARKWAY
 SUITE 210
 RESTON, VA 20190

 OWNER OF PARCEL A (NO CHANGE TO PARCEL):

 CH REALTY V/R FAIRFAX BOULEVARD, LLC.
 3819 MAPLE AVENUE
 DALLAS, TX 75219
- THE PROPERTY IS DESIGNATED BY THE CITY OF FAIRFAX, VIRGINIA, AS HAVING TAX ASSESSMENT MAP NUMBERS 47-4-23, LOTS A & D AND IS ZONED C-2.
- THIS APPLICATION PROPOSES REZONING OF THE C-2WP AREA TO C-2WP.
- THE TOTAL SITE AREA IS 137,210 SF OR 3.15 AC.
- THE EXISTING CONDITIONS, BOUNDARY, AND TOPOGRAPHIC INFORMATION IS FROM A FIELD SURVEY DONE BY THIS FIRM.
- THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR THE CITY OF FAIRFAX, VIRGINIA, COMMUNITY-PANEL NUMBER 515524 0002 D, EFFECTIVE DATE JUNE 2, 2006, DESIGNATES THE PROPERTY AS BEING IN THE FOLLOWING ZONES:

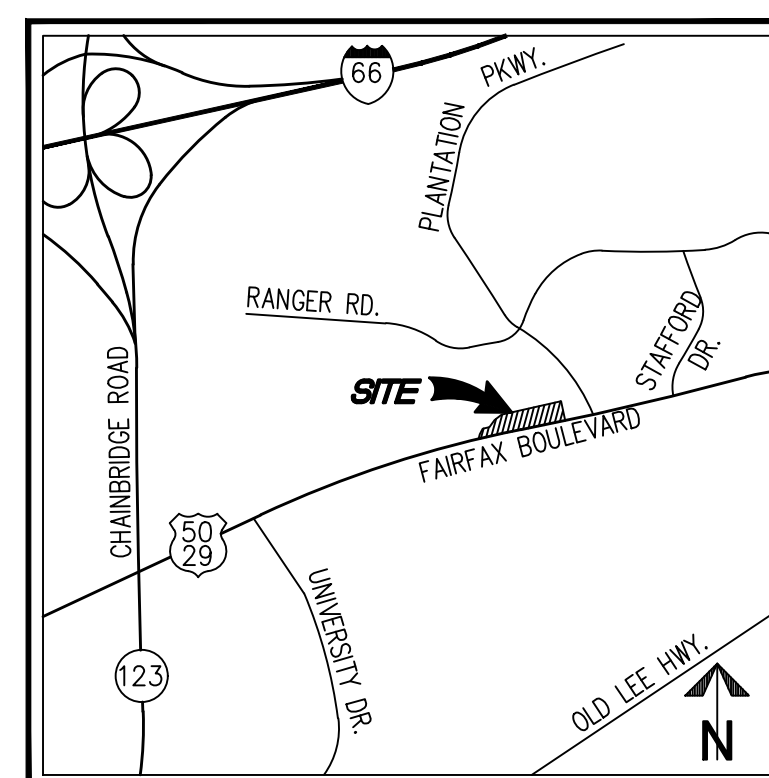
 A) ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN.
 B) ZONE X (SHADED), AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
 C) ZONE AE, AREAS WHERE BASE BLOOD ELEVATIONS HAVE BEEN DETERMINED.
- THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
- NO ON-SITE OR OFF-SITE UTILITY POLES OR OVERHEAD UTILITIES ARE PROPOSED TO BE RELOCATED OR PLACED UNDERGROUND.
- STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES HAVE BEEN PROVIDED PER SITE PLAN AMENDMENT #11090131.

PROJECT DESCRIPTION

THE SUBJECT PROPERTY IS APPROVED FOR RETAIL, SPECIALTY FOOD, CONVENIENCE STORE AND FINANCIAL INSTITUTION. THE DEVELOPMENT ON PARCEL A HAS BEEN CONSTRUCTED AND IS PROPOSED TO REMAIN. WITH THIS APPLICATION, THE APPROVED (NOT CONSTRUCTED) FINANCIAL INSTITUTION IS PROPOSED TO BE REPLACED WITH A RETAIL/SPECIALTY FOOD BUILDING. THIS APPLICATION DOES NOT PROPOSE ANY NEW SPECIAL USE PERMITS OR SPECIAL EXCEPTIONS.

SPECIAL EXCEPTION REAFFIRMATION

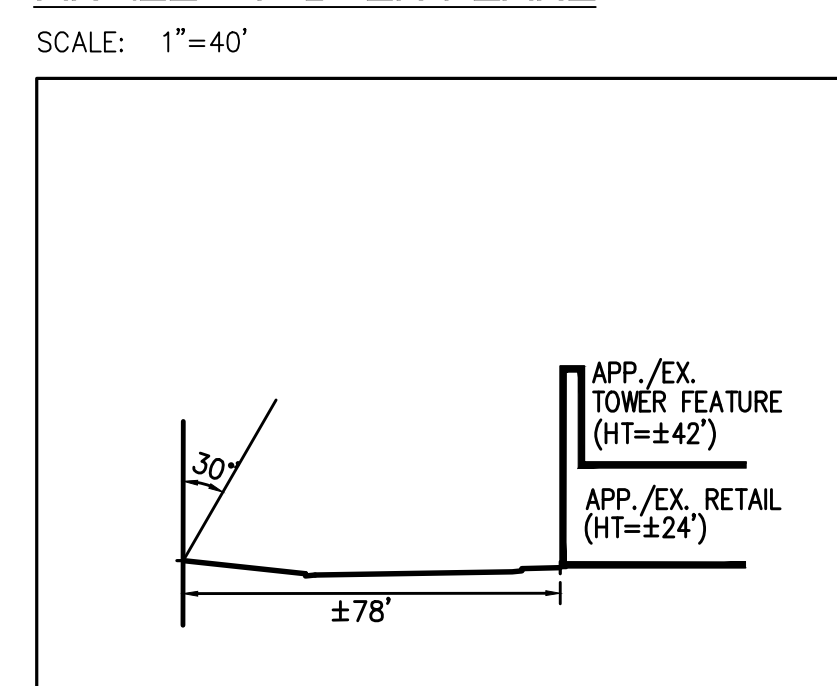
- REAFFIRMATION OF A PREVIOUSLY APPROVED SPECIAL EXCEPTION IS REQUESTED FOR THE INTERIOR PARKING LOT LANDSCAPING REQUIREMENT FOR A PLANTED ISLAND TO BE LOCATED AT THE END OF EACH PARKING ROW. [FX CODE: 110-259(a)(2)(c)]



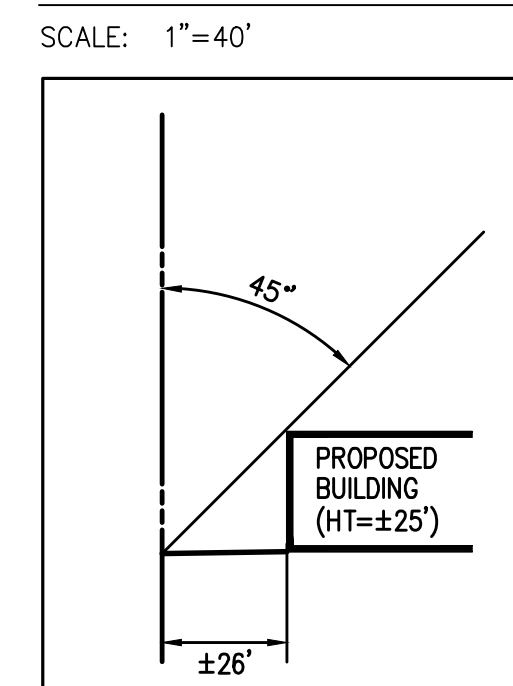
VICINITY MAP SCALE: 1"=2000'

ZONING TABULATION		
EXISTING/PROPOSED ZONE: C-2WP (HCOD DISTRICT)		
SITE AREA: 137,210 SF OR 3.15 AC		
	REQUIRED	PROVIDED
MINIMUM LOT AREA	20,000 SF	137,210 SF
MINIMUM LOT WIDTH	100 FT	±870 FT
MAXIMUM BUILDING HEIGHT	60 FT	±28 FT
MINIMUM YARD REQUIREMENTS		
FRONT	30' ABP, 25 FT	±78 FT
SIDE	NONE OR 10 FT	±9 FT
REAR	45' ABP, 25 FT	±26 FT
MAXIMUM FAR	0.50	±0.18
MINIMUM OPEN SPACE	25%	±33%

EXISTING/APPROVED FRONT YARD ANGLE OF BULK PLANE



PROPOSED REAR YARD ANGLE OF BULK PLANE



PARKING TABULATION

USE: RETAIL/SPECIALTY FOOD BUILDING
 RATE: 1 SP/200 SF OF FLOOR AREA
 (±22,120/200 = 111 SPACES)

 USE: CONVENIENCE STORE
 RATE: 1 SP/125 SF OF FLOOR AREA
 (±2,380/125 = 19 SPACES)

 PARKING REQUIRED = 130 SPACES
 PARKING PROVIDED = 133 SPACES (INCL. 6 HC)

LOADING TABULATION

USE: RETAIL
 RATE: 1 SPACE FOR FIRST 10,000 SF, PLUS 1 SPACE FOR EACH ADDITIONAL 15,000 SF OR MAJOR FRACTION
 (±22,120 SF = 2 LOADING SPACES)

 LOADING REQUIRED = 2 SPACES
 LOADING PROVIDED = 3 SPACES

TRAFFIC ANALYSIS

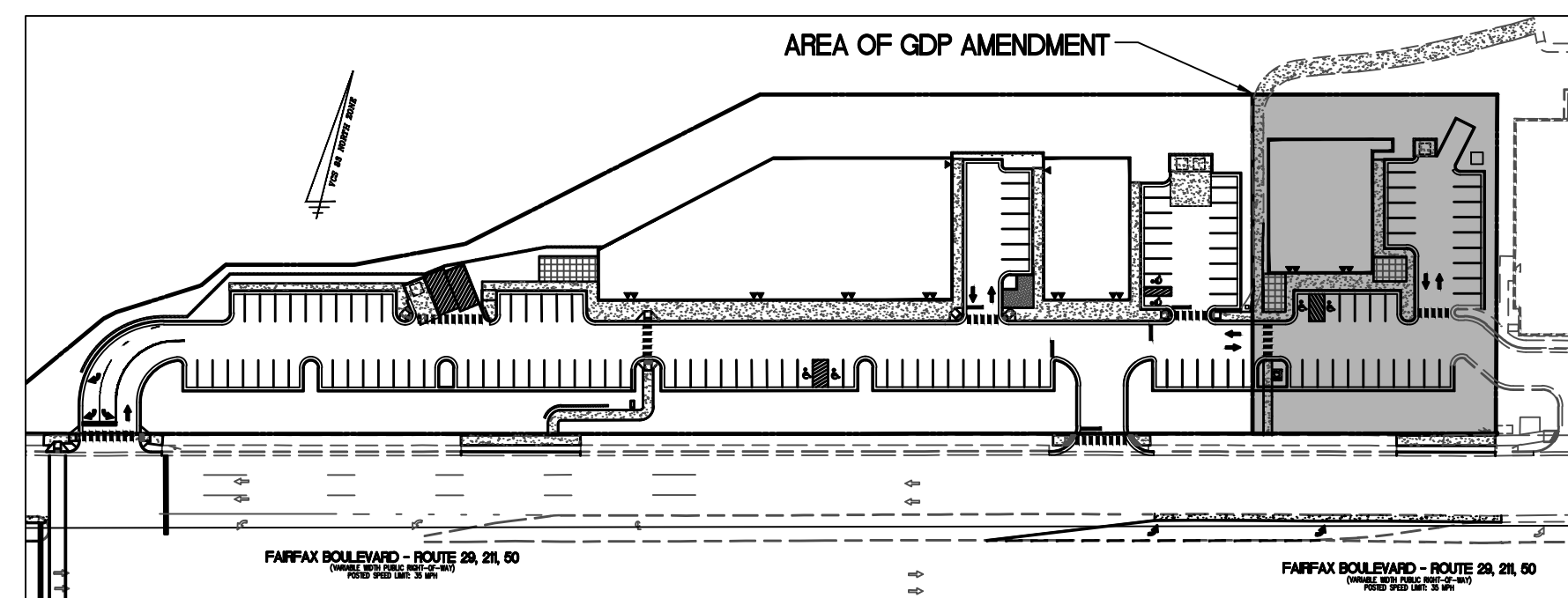
EXPECTED TRIPS GENERATED BY PREVIOUSLY APPROVED FINANCIAL INSTITUTION
 (246.49 VPD / 1,000 SF X 3,500 SF) = 862.7 VEHICLES PER DAY

 EXPECTED TRIPS GENERATED BY PROPOSED RETAIL/RESTAURANT
 [(42.94 VPD / 1,000 SF X 2,500 SF) + (127.15 VPD / 1,000 SF X 2,500 SF)] = 425.2 VEHICLES PER DAY

 AS SHOWN ABOVE, THE PROPOSED CHANGE IN USE WILL RESULT IN A DECREASE IN EXPECTED TRIPS. FURTHER, THE EXISTING PATIENT FIRST ADJACENT TO THIS SITE PROVIDES ACCESS TO PLANTATION PARKWAY, PROVIDING BETTER DISTRIBUTION OF TRIPS TO AND FROM THE RETAIL CENTER.

 NOTE: TRIP GENERATION ESTIMATES TAKEN FROM I.T.E. TRIP GENERATION MANUAL, VOLUME 3.

KEY MAP



SHEET INDEX

P-0101	COVER SHEET
P-0201	EXISTING CONDITIONS PLAN
P-0301	GENERALIZED DEVELOPMENT PLAN AMENDMENT
P-0401	CONCEPTUAL LANDSCAPE PLAN
P-0402	PRELIMINARY UTILITY PLAN
P-0601	SITE RENDERING
P-0602	SITE RENDERING
P-0603	SITE RENDERING

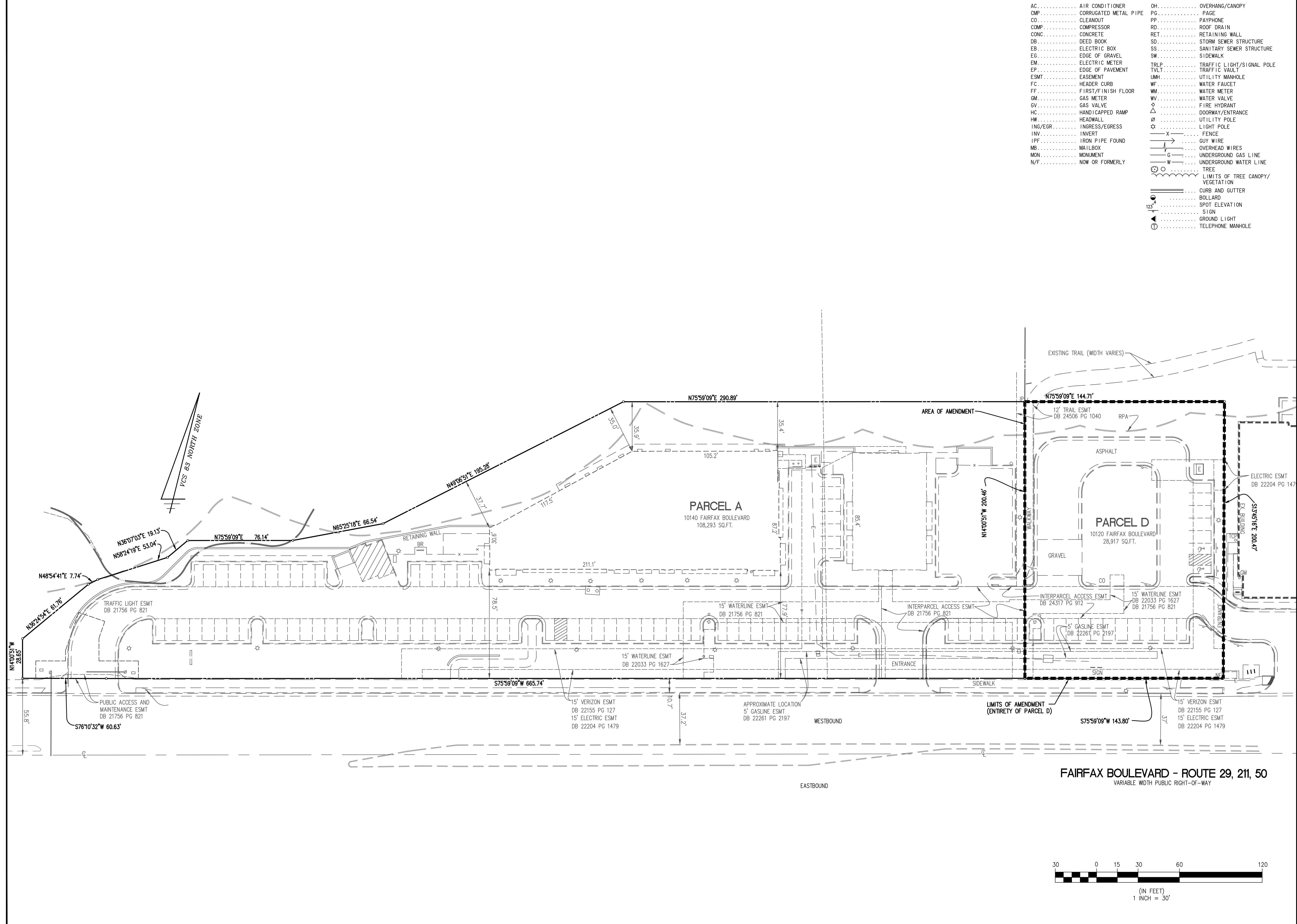
WALTER L. PHILLIPS
 ENGINEERS • SURVEYORS • PLANNERS
 LANDSCAPE ARCHITECTS • ARBORISTS
 207 PARK AVENUE
 FALLS CHURCH, VIRGINIA 22046
 (703) 532-6163 Fax (703) 533-1301
 WWW.WLPINC.COM
 INCORPORATED ESTABLISHED 1945
 SCALE: AS NOTED DATE: 9/23/2016; REV. 12/22/2016; 1/25/2017, 2/3/2017
 DRAWN: MFW
 CHECKED: AV

NO.	DESCRIPTION	DATE	REV. BY	APPROVED

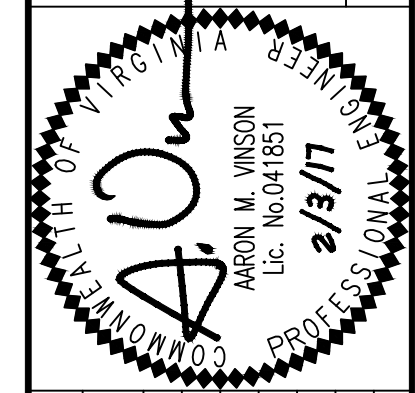
COVER SHEET
 10120 FAIRFAX BOULEVARD
BOULEVARD MARKETPLACE
 CITY OF FAIRFAX, VIRGINIA

LEGEND

- | | |
|-------------------------------|---|
| AC..... AIR CONDITIONER | OH..... OVERHANG/CANOPY |
| CM..... CORRUGATED METAL PIPE | PG..... PAGE |
| CO..... CLEANOUT | PP..... PAYPHONE |
| COMP..... COMPRESSOR | RD..... ROOF DRAIN |
| CONC..... CONCRETE | RET..... RETAINING WALL |
| DB..... DEED BOOK | SD..... STORM SEWER STRUCTURE |
| EB..... ELECTRIC BOX | SS..... SANITARY SEWER STRUCTURE |
| EG..... EDGE OF GRAVEL | SW..... SIDEWALK |
| EM..... ELECTRIC METER | TRLP..... TRAFFIC LIGHT/SIGNAL POLE |
| EP..... EDGE OF PAVEMENT | TVLT..... TRAFFIC VAULT |
| ESMT..... EASEMENT | UMH..... UTILITY MANHOLE |
| FC..... HEADER CURB | WF..... WATER FAUCET |
| FF..... FIRST/FINISH FLOOR | WM..... WATER METER |
| GM..... GAS METER | WV..... WATER VALVE |
| GV..... GAS VALVE | ⊕..... FIRE HYDRANT |
| HC..... HAND CAPPED RAMP | ⊕..... DOORWAY/ENTRANCE |
| HW..... HEADWALL | ⊕..... UTILITY POLE |
| ING/EGR..... INGRESS/EGRESS | ⊕..... LIGHT POLE |
| INV..... INVERT | —X—..... FENCE |
| IPF..... IRON PIPE FOUND | —G—..... GUY WIRE |
| MB..... MAILBOX | —W—..... OVERHEAD WIRES |
| MON..... MONUMENT | —G—..... UNDERGROUND GAS LINE |
| N/F..... NOW OR FORMERLY | —W—..... UNDERGROUND WATER LINE |
| | ⊙..... TREE |
| | ⊙..... LIMITS OF TREE CANOPY/VEGETATION |
| | —..... CURB AND GUTTER |
| | BOLLARD |
| | SPOT ELEVATION |
| | SIGN |
| | GROUND LIGHT |
| | ⊙..... TELEPHONE MANHOLE |



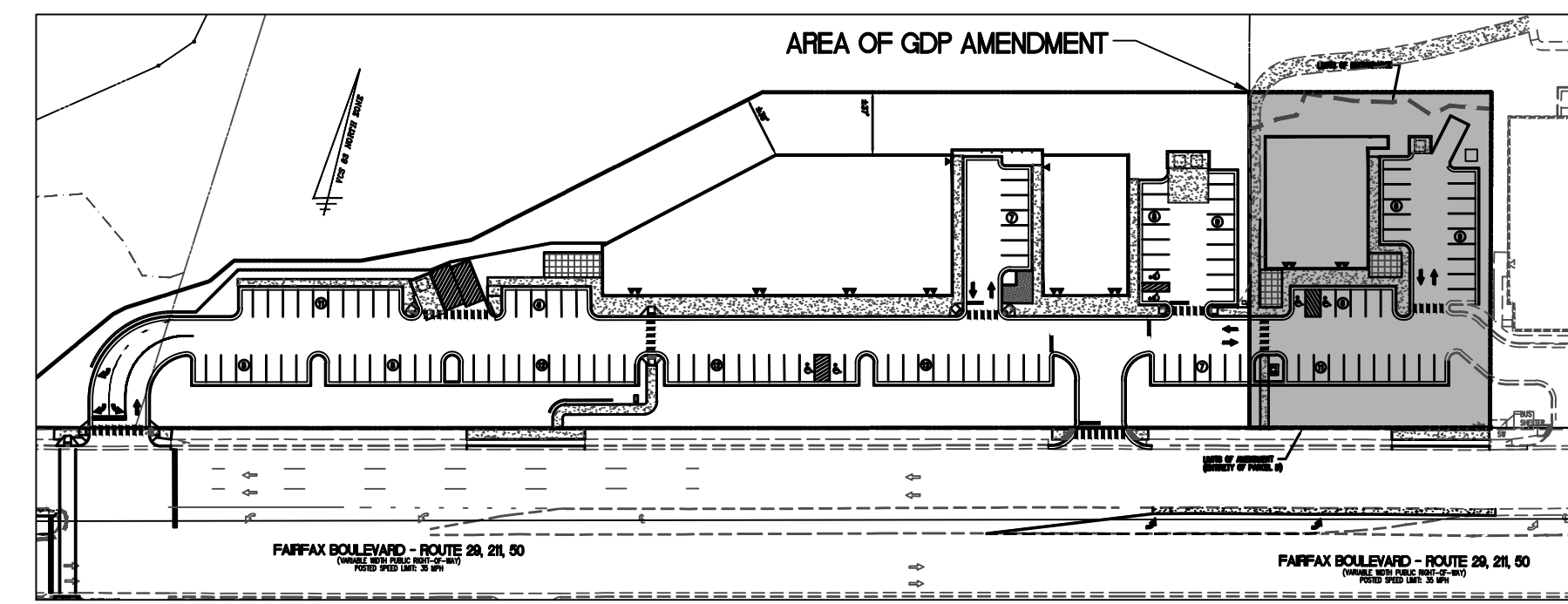
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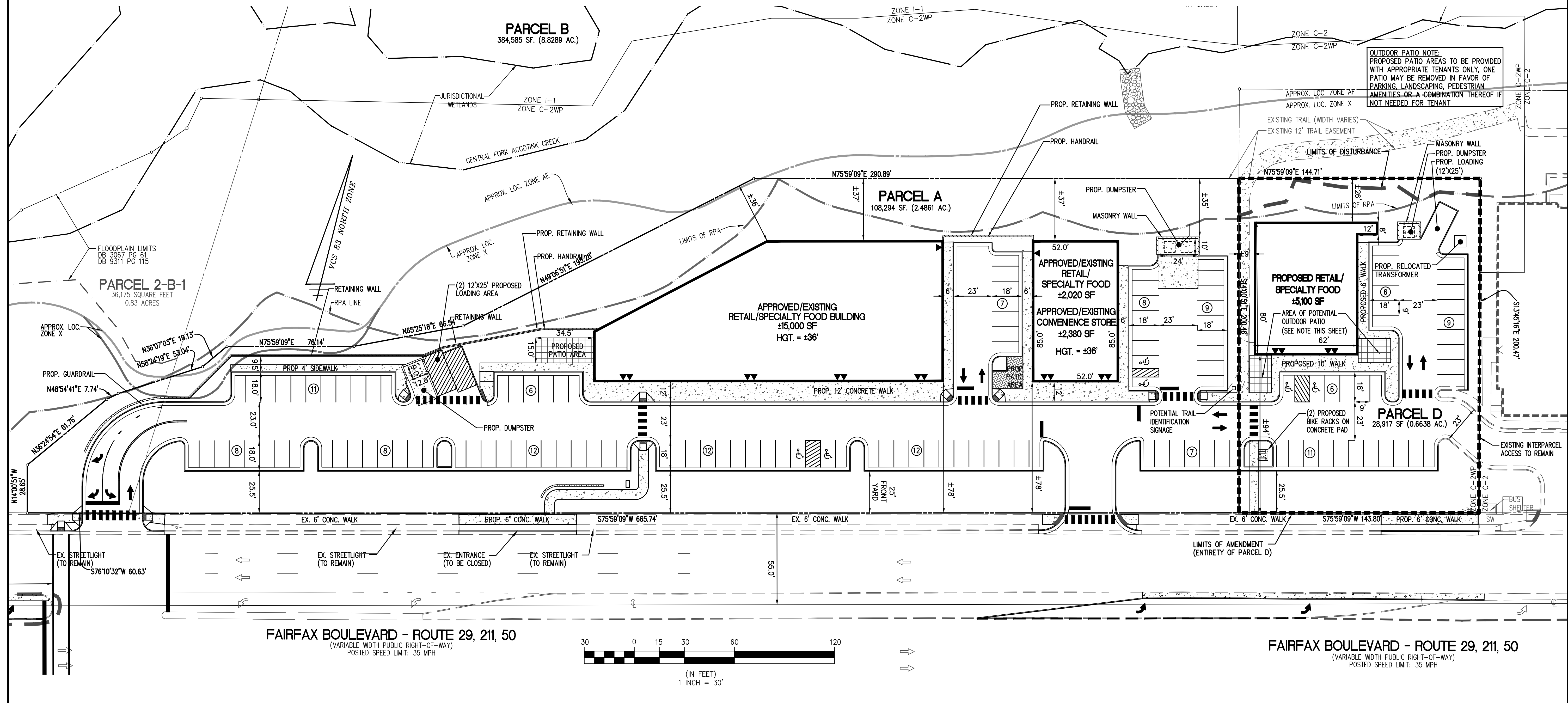
EXISTING CONDITIONS PLAN
 10120 FAIRFAX BOULEVARD
BOULEVARD MARKETPLACE
 CITY OF FAIRFAX, VIRGINIA

KEY MAP



LEGEND

PROPOSED	DESCRIPTION	EXISTING
EP	EDGE OF PAVEMENT	EP
MH	MANHOLE	MH
WV	WATER VALVE	WV
WM	WATER METER	WM
GM	GAS METER	GM
TCB	TRAFFIC CONTROL BOX	TCB
LP	LIGHT POLE	LP
LP/S	LIGHT POLE WITH SIGNALS	LP/S
	CURB & GUTTER	
	TRANSITION FROM CG-6 TO CG-6R	
	SANITARY SEWER	
	SANITARY LATERAL	
	CLEAN OUT	
	STORM SEWER	
	WATER MAIN	
	FIRE HYDRANT PLUG	
	OVERHEAD WIRES	
	UTILITY POLE	
	TRANSFORMER	
	HANDICAP RAMP (CG-12)	
	GUARDRAIL FENCE	
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
	LIMITS OF DISTURBANCE	



OUTDOOR PATIO NOTE:
PROPOSED PATIO AREAS TO BE PROVIDED WITH APPROPRIATE TENANTS ONLY. ONE PATIO MAY BE REMOVED IN FAVOR OF PARKING, LANDSCAPING, PEDESTRIAN AMENITIES OR A COMBINATION THEREOF IF NOT NEEDED FOR TENANT

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SCALE: 1" = 30'
 DATE: 9/23/2016; REV. 12/22/2016; 1/25/2017, 2/3/2017
 DRAWN: MRW
 CHECKED: AV

COMMONWEALTH OF VIRGINIA
 PROFESSIONAL SEAL
 ARON M. WINSON
 Lic. No. 041851
 2/3/17

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

GENERALIZED DEVELOPMENT PLAN AMENDMENT

10120 FAIRFAX BOULEVARD
BOULEVARD MARKETPLACE
 CITY OF FAIRFAX, VIRGINIA

TREE COVER CALCULATIONS

LIMITS OF SITE PLAN AREA	±130,920 SF
- DEDUCTIONS	0 SF
X % REQUIRED (ZONING - C-2)	10%
= TREE COVER TO BE PROVIDED	(10%) 13,092 SF
TREE COVER TO BE PROVIDED BY PRESERVING TREES	7,000 SF
TREE COVER NEEDED TO BE PROVIDED BY PLANTING TREES	6,092 SF
DECIDUOUS TREE @ 200 SF PER TREE (±43 TREES)	8,600 SF
EVERGREEN TREE @ 150 SF PER TREE (±42 TREES)	6,300 SF
FLOWERING TREE @ 125 SF PER TREE (±56 TREES)	7,000 SF
ACTUAL TREE COVER PROVIDED BY PLANTING	21,900 SF
TOTAL TREE COVER PROVIDED	28,900 SF

INTERIOR PARKING LOT LANDSCAPING CALCULATIONS

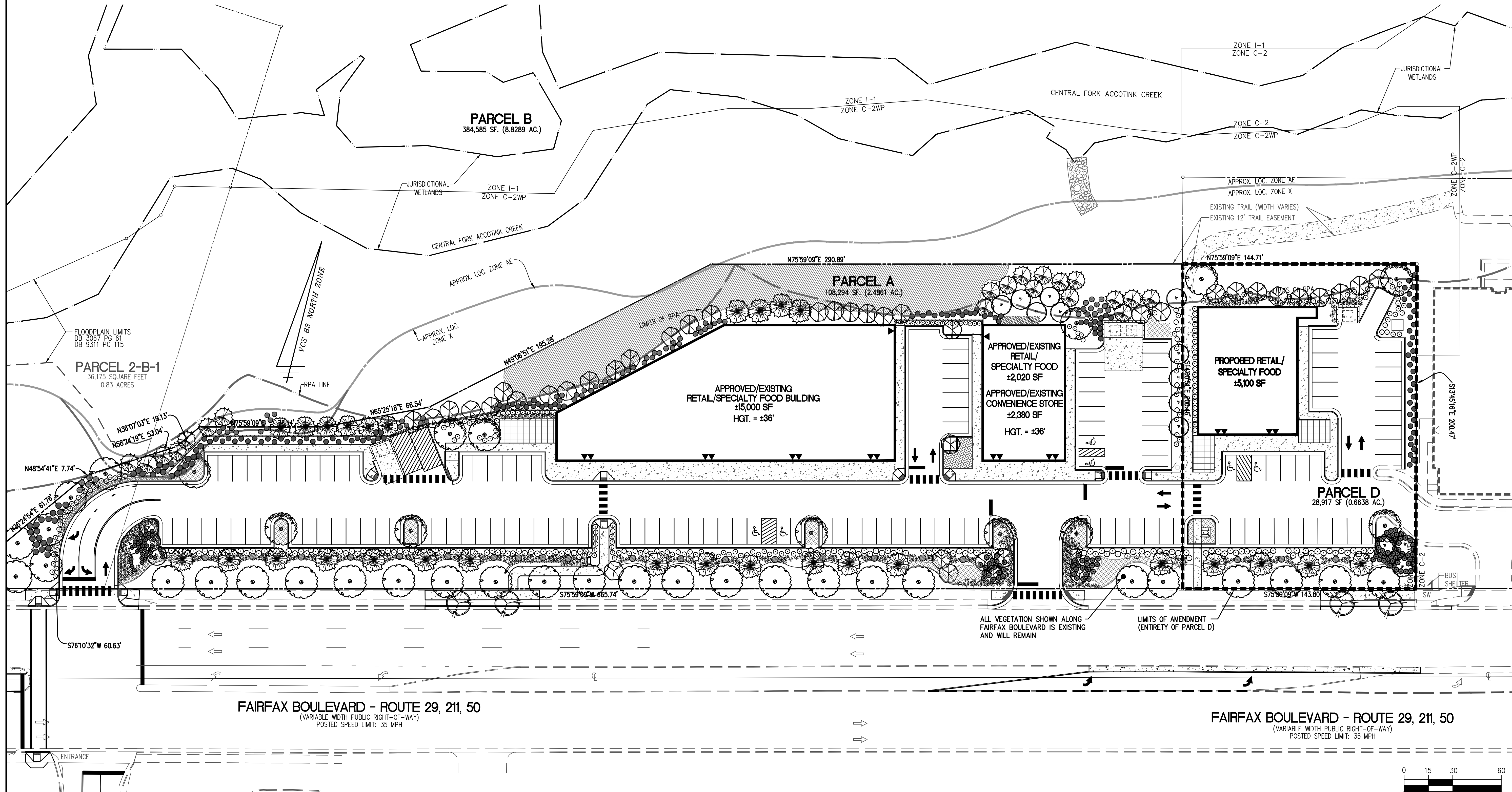
TOTAL PROPOSED PARKING AND LOADING SPACES
 122 PARKING SPACES
 2 LOADING SPACES

REQUIRED INTERIOR PARKING LOT LANDSCAPING
 1 PARKING LOT ISLAND PER 12 SPACES = 11 PARKING LOT ISLANDS
 1 DECIDUOUS TREE PER 12 SPACES = 11 DECIDUOUS TREES

PROVIDED INTERIOR PARKING LOT LANDSCAPING
 11 PARKING LOT ISLANDS
 11 DECIDUOUS TREES

LEGEND - APPROVED LANDSCAPING

	PROPOSED DECIDUOUS TREES
	PROPOSED DECIDUOUS TREES (INTERIOR PARKING LOT LANDSCAPING)
	PROPOSED EVERGREEN TREES
	PROPOSED FLOWERING TREES
	PROPOSED SHRUBS
	PROPOSED PERENNIALS/GROUNDCOVER GRASSES



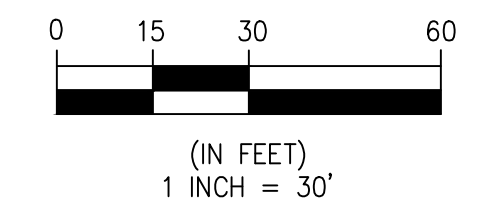
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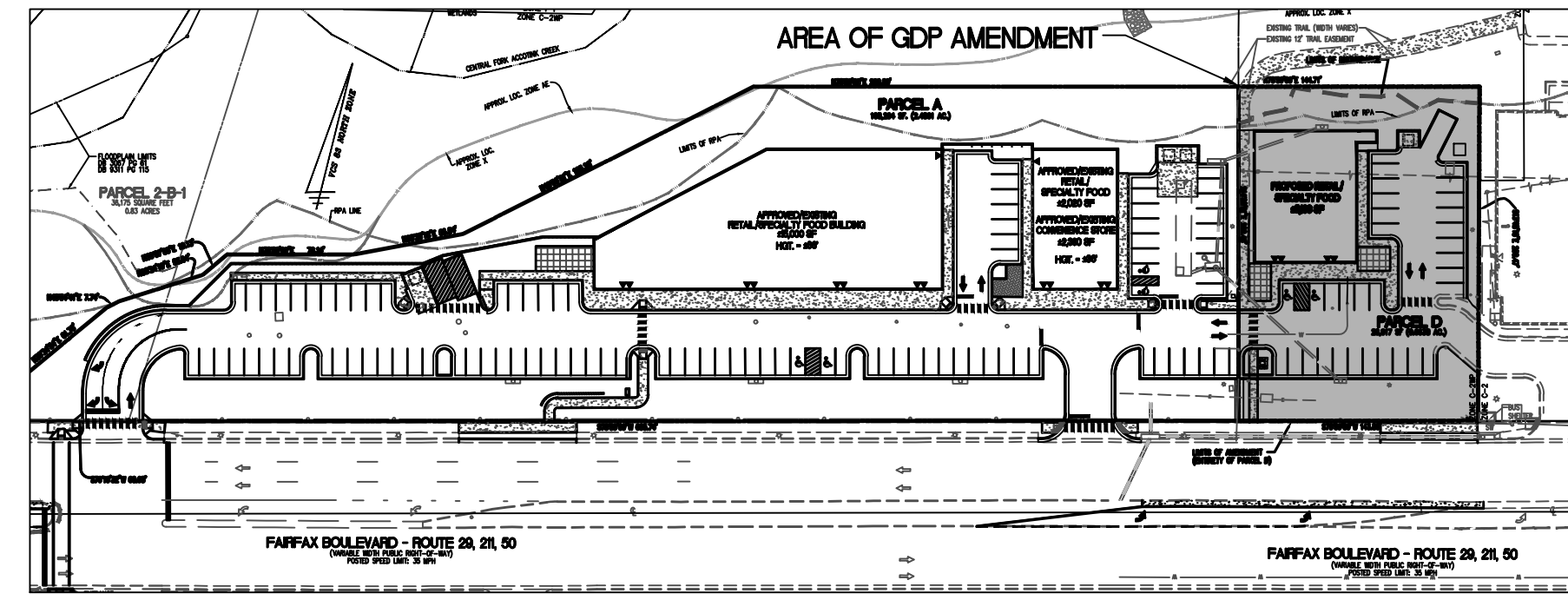
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CONCEPTUAL LANDSCAPE PLAN
 10120 FAIRFAX BOULEVARD
BOULEVARD MARKETPLACE
 CITY OF FAIRFAX, VIRGINIA

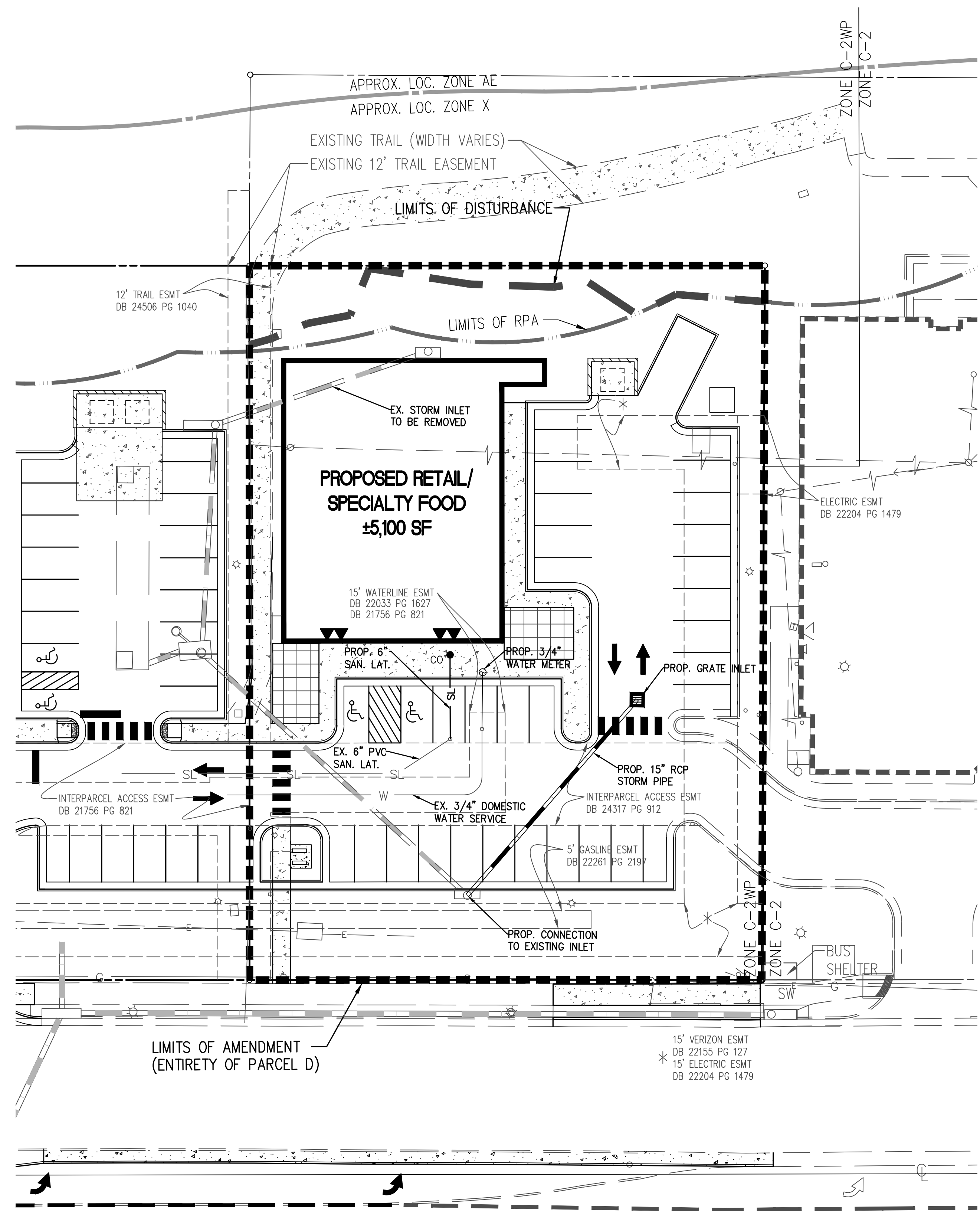


KEY MAP



LEGEND

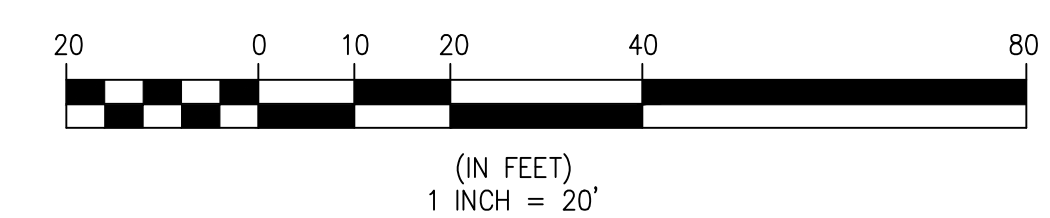
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TCB	TRAFFIC CONTROL BOX	TCB
LP	LIGHT POLE	LP
LP/S	LIGHT POLE WITH SIGNALS	LP/S
CG-2	CURB & GUTTER	CG-2
CG-6R	TRANSITION FROM CG-6 TO CG-6R	CG-6R
CG-6	SANITARY SEWER	S
SL	SANITARY LATERAL	SL
C.O.	CLEAN OUT	C.O.
W	STORM SEWER	W
W	WATER MAIN	W
F	FIRE HYDRANT PLUG	F
OW	OVERHEAD WIRES	OW
UP	UTILITY POLE	UP
T	TRANSFORMER	T
H	HANDICAP RAMP (CG-12)	H
G	GUARDRAIL FENCE	G
→	TRAFFIC FLOW	→
*	LIGHT	*
◇	DOOR	◇
- - -	LIMITS OF DISTURBANCE	- - -



FAIRFAX BOULEVARD - ROUTE 29, 211, 50

(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

POSTED SPEED LIMIT: 35 MPH



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PRELIMINARY UTILITY PLAN
 10120 FAIRFAX BOULEVARD
BOULEVARD MARKETPLACE
 CITY OF FAIRFAX, VIRGINIA



Fairfax Boulevard Marketplace
Vienna, Virginia

JD J DONEGAN COMPANY
RETAIL LEASING & DEVELOPMENT

Note: For conceptual illustration only. Design, dimensions, colors, materials, and the location of signs and doors are subject to change.

**Pad Building
Conceptual Design**

**12.20.2016
07121.00**

Bignell Watkins Hasser
ARCHITECTS P.C.



Fairfax Boulevard Marketplace
Vienna, Virginia

JD J DONEGAN COMPANY
RETAIL LEASING & DEVELOPMENT

Note: For conceptual illustration only. Design, dimensions, colors, materials, and the location of signs and doors are subject to change.

**Pad Building
Conceptual Design**

**12.20.2016
07121.00**

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ARCHITECTS P.C.



Existing Building

Existing Building

Proposed Building



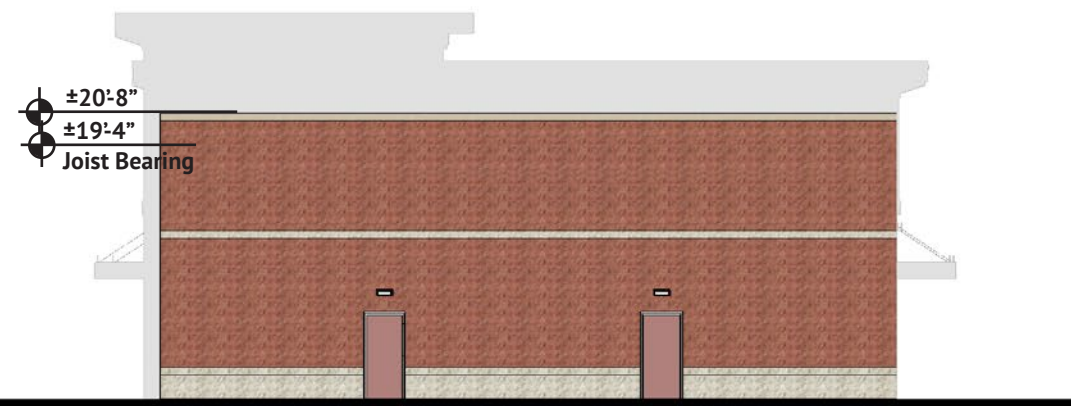
Front Elevation
1/16"=1'-0"



Left Elevation
1/16"=1'-0"



Right Elevation
1/16"=1'-0"



Back Elevation
1/16"=1'-0"