

MASTER DEVELOPMENT PLAN 10642 WEST DRIVE



VICINITY MAP

1" = 500'

TABULATIONS

MINIMUM SITE AREA REQUIRED = 0.40 ACRES
SITE AREA = ± 24,337 SF OR ± 0.55 ACRES

EXISTING ZONING = RH
PROPOSED ZONING = RT

PROPOSED USE = 2 DUPLEX (4 UNITS) AND 2 SINGLE FAMILY DETACHED

MAX. BUILDING HEIGHT REQUIRED = 3 STORIES / 35 FEET
MAX. BUILDING HEIGHT PROVIDED = 3 STORIES / 38 FEET (SEE SE #3 THIS SHEET)

MIN. YARDS REQUIRED
FRONT: 10' (LOTS 1-6)
SIDE (INTERIOR): 0' (LOTS 3-6)
SIDE (STREET): 20' (LOTS 1 & 2)
REAR: 20' (LOTS 1-6)
MIN. YARDS PROVIDED
FRONT: 10' (LOTS 1 & 2); 2' (LOTS 3-6) (SEE SE #1.1 THIS SHEET)
SIDE (INTERIOR): 0' (LOTS 3-6)
SIDE (STREET): 5' (LOTS 1 & 2) (SEE SE #1.3 THIS SHEET)
REAR: 1' (LOTS 1 & 2) (SEE SE #1.2 THIS SHEET); 20' (LOTS 3-6)

MIN. LOT WIDTH REQUIRED = 18'
MIN. LOT WIDTH PROVIDED = 18'

MIN. LOT SIZE REQUIRED = 1,500 SF
MIN. LOT SIZE PROVIDED = 2,000 SF

MAX. BUILDING COVERAGE PERMITTED = 60%
MAX. BUILDING COVERAGE PROVIDED = 60%

MAX. LOT COVERAGE PERMITTED = 80%
MAX. LOT COVERAGE PROVIDED = 80%

PARKING REQUIRED = 2 SPACES/UNIT = 12 SPACES
PARKING PROVIDED = 12 SPACES (GARAGE SPACES)

DENSITY PERMITTED = 12 UNITS/ACRE
DENSITY PROPOSED = 12 UNITS/ACRE

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NOTES

1. THE PROPERTY DELINEATED ON THIS PLAN IS LOCATED ON THE CITY OF FAIRFAX MAPPING APP AND IS IDENTIFIED AS PIN 57 3 06 000 A, AND IS CURRENTLY ZONED RH.
2. THE PROPERTY SHOWN HEREON IS CURRENTLY IN THE NAME OF B C & J DEVELOPMENT, LLC BY DEED RECORDED IN DEED BOOK 24986 PAGE 0108 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
3. THE PROPERTY LINES SHOWN HEREON ARE BASED ON INFORMATION OF RECORD AND A FIELD RUN BOUNDARY SURVEY BY LAND DESIGN CONSULTANTS, INC. ON APRIL 25, 2017.
4. TITLE REPORT FURNISHED BY SUMMIT TITLE GROUP, INC., FILE NUMBER 170375, DATED MARCH 6, 2017.
5. THE PROPERTY SHOWN HEREON LIES WITHIN ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS DELINEATED ON FLOOD INSURANCE RATE MAP NO. 5155240004D PANEL 4 OF 6, WITH AN EFFECTIVE DATE OF JUNE 2, 2006.
6. THERE ARE NO RESOURCE PROTECTION AREAS OR FLOODPLAINS ON THIS SITE AS SHOWN ON THE CITY OF FAIRFAX STREAMS, RESOURCE PROTECTION AREAS, AND FLOODPLAINS MAP.
7. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES LOCATED ON THE SUBJECT PROPERTY.
8. THE TOPOGRAPHIC SURVEY ON THE PROPERTY KNOWN AS PARCEL "A", SECTION TWO, ARDMORE, WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF KEVIN D. VAUGHN (LAND DESIGN CONSULTANTS, INC.) FROM AN ACTUAL GROUND SURVEY MADE UNDER HIS SUPERVISION; THE ORIGINAL DATA WAS OBTAINED ON APRIL 25, 2017. THE VERTICAL DATUM IS REFERENCED TO NGVD 29. THE CONTOUR INTERVAL IS TWO (2) FEET.
9. UNLESS OTHERWISE NOTED ON THE SURVEY, LOCATIONS AND CONNECTIONS OF STORM AND/OR SANITARY SEWER FACILITIES SHOWN HEREON ARE BASED ON OBSERVED FIELD EVIDENCE. AS-BUILT INFORMATION OF ACCESSIBLE STRUCTURES HAVE BEEN PROVIDED, IF OBTAINABLE.
10. RESTRICTIONS RECORDED WITH DEED OF DEDICATION OF SECTION TWO, ARDMORE, RECORDED IN DEED BOOK 1305 PAGE 132 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA, DO NOT APPLY TO PARCEL "A".
11. TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED USE WILL NOT GENERATE, UTILIZE, STORE, TREAT, AND/OR DISPOSE OF ANY HAZARDOUS OR TOXIC SUBSTANCE AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PARTS 116.4, 302.4 AND 355. ANY HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT VR 672-10-1, VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS, AND/OR ANY PETROLEUM PRODUCTS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280 THAT MAY BE UTILIZED, STORED, AND/OR DISPOSED OF IN CONJUNCTION WITH THE USES WILL BE IN ACCORDANCE WITH SAID REGULATIONS.
12. THE PROPOSED DEVELOPMENT IS IN CONFORMANCE WITH THE CITY OF FAIRFAX COMPREHENSIVE PLAN.
13. THE ARCHITECTURAL PLANS, RENDERINGS, AND ELEVATIONS ARE ILLUSTRATED TO SHOW INTENT, CHARACTER AND QUALITY. THE PROPOSED FEATURES AND/OR BUILDING FOOTPRINTS MAY BE ADJUSTED OR MODIFIED SUBSEQUENT TO MASTER DEVELOPMENT PLAN APPROVAL AS A RESULT OF FINAL ARCHITECTURAL AND ENGINEERING DESIGN.
14. PUBLIC WATER SERVICE TO THE PROPOSED DEVELOPMENT WILL BE PROVIDED BY EXTENSION FROM THE EXISTING PUBLIC WATER MAIN (FAIRFAX WATER) IN WEST DRIVE. DETAILED WATER SERVICE DESIGN SHALL BE COMPLETED DURING SITE PLAN ENGINEERING.
15. PUBLIC SANITARY SEWER SERVICE TO THE PROPOSED DEVELOPMENT WILL BE PROVIDED BY EXTENSION FROM THE EXISTING PUBLIC SEWER MAIN IN WEST DRIVE. DETAILED SEWER SERVICE DESIGN SHALL BE COMPLETED DURING SITE PLAN ENGINEERING.
16. TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED DEVELOPMENT WILL BE IN CONFORMANCE WITH THE APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS OF CITY OF FAIRFAX AND THE COMMONWEALTH OF VIRGINIA, EXCEPT AS QUALIFIED BELOW:
17. FIRE HYDRANT FLOW TEST RESULTS PROVIDED BY FAIRFAX WATER (DATED 05/04/2018).

SPECIAL EXCEPTIONS REQUESTED

IN ACCORDANCE WITH THE CITY OF FAIRFAX ZONING ORDINANCE AND PUBLIC FACILITIES MANUAL, THE APPLICANT HEREBY RESPECTFULLY REQUESTS THE FOLLOWING SPECIAL EXCEPTIONS:

1. A SPECIAL EXCEPTION IS REQUESTED FOR FRONT, REAR, AND SIDE YARD REQUIREMENTS:
 - 1.1. A SPECIAL EXCEPTION IS REQUESTED FOR THE MINIMUM FRONT YARD REQUIREMENT IN SECTION 3.6.1 OF THE CITY OF FAIRFAX ZONING ORDINANCE FOR LOTS 3-6. THE PRIVATE ONE-WAY ACCESS DRIVE IN FRONT OF THESE LOTS IS PROPOSED AS PERMEABLE PAVEMENT. FOR EASE OF MAINTENANCE, THIS PRIVATE DRIVE IS TO BE OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION (HOA). THEREFORE, THE INTENT OF THE FRONT YARD SETBACK IS MET AND EXCEEDED FOR LOTS 3-6 BY THE SEPARATION FROM THE NEAREST PUBLIC STREET RIGHT OF WAY (WEST DRIVE), AND SAID UNITS ARE FURTHER SCREENED BY THE PROPOSED UNITS ON LOTS 1 AND 2.
 - 1.2. A SPECIAL EXCEPTION IS REQUESTED FOR THE MINIMUM REAR YARD REQUIREMENT IN SECTION 3.6.1 OF THE CITY OF FAIRFAX ZONING ORDINANCE FOR ALL LOTS ON THE SITE. FOR LOTS 1 & 2, A POCKET PARK IS PROPOSED BEHIND THE DUPLEX, WHICH PROVIDES THE INTENDED "SETBACK" - THIS PARK AREA IS A FOCAL POINT OF THIS NEIGHBORHOOD, AND IS TO BE OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION (HOA). THEREFORE, THE REAR YARD SETBACK IS REDUCED TO EXCLUDE THE PRIVATE POCKET PARK.
 - 1.3. A SPECIAL EXCEPTION IS REQUESTED FOR THE MINIMUM SIDE (STREET) YARD REQUIREMENT IN SECTION 3.6.1 OF THE CITY OF FAIRFAX ZONING ORDINANCE FOR LOTS 1 & 2. THE ADJACENT SIDE STREET IS A PRIVATE ONE-WAY ACCESS DRIVE. THE TRAFFIC IMPACT STUDY DETERMINED THAT THE TRAFFIC VOLUME ON THE PRIVATE DRIVE IS NEGLIGIBLE. THIS STREET WILL ONLY BE USED BY THE FOUR SINGLE FAMILY HOMES AND THE TWO DUPLEX UNITS PROPOSED WITH THIS DEVELOPMENT.

2. A SPECIAL EXCEPTION IS REQUESTED FOR THE LANDSCAPE STRIP REQUIREMENT IN SECTION 4.5.6.B OF THE CITY OF FAIRFAX ZONING ORDINANCE. THE PROPOSED STREET IS A PRIVATE DRIVE THAT PROVIDES ACCESS TO THE SIX LOTS IN THIS DEVELOPMENT ONLY AND DOES NOT SERVE THE PUBLIC. A POCKET PARK IS PROPOSED IN A CENTRALIZED LOCATION TO CREATE AN URBAN COMMUNITY NEIGHBORHOOD. THE SIZE OF THE SITE DOES NOT ALLOW FOR A 10 FT LANDSCAPING STRIP ALONG THE PRIVATE DRIVE, AND AS SUCH THERE IS NOT AMPLE PLANTING SPACE FOR STREET TREES EVERY 40 LF. IN ADDITION, THE STREET TREES WITHIN THE 10 FT BUFFER WOULD BE WITHIN THE SAFE SIGHT TRIANGLE FOR TRAFFIC AND EMERGENCY VEHICLES WITHIN THE PRIVATE DRIVE. ADDITIONAL PLANTINGS BEYOND THE CANOPY REQUIREMENTS WILL BE PROVIDED INSIDE THE SITE AT THE TIME OF FINAL DESIGN TO THE MAXIMUM EXTENT POSSIBLE. AN ADEQUATE 10 FT WIDE LANDSCAPE STRIP IS PROPOSED ALONG WEST DRIVE, INCLUDING ONE STREET TREE EVERY 40 LF.
3. A SPECIAL EXCEPTION IS REQUESTED FOR THE BUILDING HEIGHT REQUIREMENT IN SECTION 3.6.1 OF THE CITY OF FAIRFAX ZONING ORDINANCE. THE PROPOSED MAXIMUM EFFECTIVE BUILDING HEIGHT IS 38 FT. WHICH IS ONLY 3 FT. GREATER THAN THE REQUIREMENT. THE PORTION OF THE BUILDING WHICH EXCEEDS THE HEIGHT REQUIREMENT IS THE GABLED ROOF, WHICH IS A DISTINCTIVE ARCHITECTURAL ELEMENT TO THE DEVELOPMENT, WHICH WAS APPROVED UNANIMOUSLY BY THE BOARD OF ARCHITECTURAL REVIEW.
4. A SPECIAL EXCEPTION IS REQUESTED FOR SIDEWALKS REQUIREMENT IN SECTION 4.4.4 OF THE CITY OF FAIRFAX ZONING ORDINANCE. A PROPOSED 4-FOOT SECTION OF DIFFERENT COLORED PERMEABLE PAVERS WILL CREATE A VISUAL BOUNDARY FOR PEDESTRIAN ACCESS THAT IS A DISTINCTIVE CUE FOR VEHICULAR TRAFFIC. THIS WILL CREATE A NATURAL TRAFFIC-SLOWING EFFECT FOR VEHICLES. SINCE THE PRIVATE DRIVE IS INTERNAL TO THE SITE AND WILL ONLY BE ACCESSED BY THE RESIDENTS AND GUESTS OF THE 6 DWELLING UNITS, THE APPLICANT BELIEVES THE INTERNAL SIDEWALK HELPS DISTINGUISH THE POCKET NEIGHBORHOOD AS A "SHARED SPACE" DESIGN. ADDITIONALLY, THIS STILL ALLOWS FOR THE FULL DRIVEWAY WIDTH TO BE USED IN EMERGENCY SITUATIONS, AS DEPICTED IN THE TRUCK TURNING MOVEMENTS FOR EMERGENCY AMBULANCE AND FIRE TRUCK. TO ADDRESS STAFF CONCERNS, A SIGN AT THE ENTRANCE OF THE SITE WILL BE INCLUDED TO INDICATE TO DRIVERS TO SLOW DOWN AND WATCH FOR PEDESTRIANS. IN ADDITION, A RAISED PAVEMENT RUMBLE STRIP WILL BE PROPOSED BETWEEN THE CONCRETE APRON OF THE ENTRANCE AND THE START OF THE PERVIOUS PAVERS, WHICH WILL BE A PHYSICAL INDICATOR TO THE CAR ENTERING THE DRIVEWAY TO SLOW DOWN. IT WILL ONLY EXTEND WITHIN THE MAIN VEHICULAR PATH OF THE DRIVEWAY, TO LEAVE A CLEAR PEDESTRIAN, BIKE, AND WHEELCHAIR PATH.

WAIVERS REQUESTED

IN ACCORDANCE WITH THE CITY OF FAIRFAX ZONING ORDINANCE AND PUBLIC FACILITIES MANUAL, THE APPLICANT HEREBY RESPECTFULLY REQUESTS THE FOLLOWING WAIVERS:

1. A WAIVER IS REQUESTED FOR SIDEWALK ALONG BOTH SIDES OF THE STREET IN SECTION 2.7.1 OF THE CITY OF FAIRFAX PUBLIC FACILITIES MANUAL. THE PROPOSED DRIVEWAY IS A ONE-WAY NEIGHBORHOOD, EXTRA-WIDE (16' VERSUS A STANDARD 9' OR 10' LANE) PRIVATE DRIVE. THE PRIVATE DRIVE IS INTERNAL TO THE SITE AND WILL ONLY BE ACCESSED BY THE RESIDENTS AND GUESTS OF THE 6 DWELLING UNITS. THE DRIVE WILL BE OWNED AND MAINTAINED BY A HOMEOWNER'S TYPE ASSOCIATION (HOA) AND WILL NOT BE DEDICATED FOR PUBLIC PURPOSES. THE PROPOSED PAVERS WILL ENHANCE THE APPEAL OF THE NEIGHBORHOOD AND BE INVITING AS A PEDESTRIAN PATHWAY. THE 16 FT. PRIVATE DRIVE WILL INCORPORATE A 4 FT. SECTION WITH DIFFERENT COLORED PAVERS TO CREATE AN IMAGINARY BOUNDARY FOR PEDESTRIAN ACCESS. AN AUTOTURN MOVEMENT WAS RUN TO DEMONSTRATE THAT A STANDARD VEHICLE CAN LOOP THE SITE OUTSIDE OF THE DESIGNATED WALKWAY AREA. ADDITIONALLY, THIS STILL ALLOWS FOR THE FULL DRIVEWAY WIDTH TO BE USED IN EMERGENCY SITUATIONS, AS DEPICTED IN THE TRUCK TURNING MOVEMENTS FOR EMERGENCY AMBULANCE AND FIRE TRUCK.
2. A WAIVER IS REQUESTED FOR CURB CUTS IN SECTION 2.7.3 OF THE CITY OF FAIRFAX PUBLIC FACILITIES MANUAL, INCLUDING CITY OF FAIRFAX STANDARD DETAIL 404.03. DUE TO SITE CONSTRAINTS, INCLUDING GRADING, LOT CONFIGURATION, ROW RESTRICTION, AND SIDEWALK CONFIGURATION, THE STANDARD CURB CUT DETAIL CANNOT BE MET. THE ENTRANCES PROPOSED WITH THIS PLAN WILL BE IN ACCORDANCE WITH VDOT ROAD AND BRIDGE STANDARD CG-9B.

INTERPRETATIONS REQUESTED

IN ACCORDANCE WITH THE CITY OF FAIRFAX SUBDIVISION ORDINANCE THE APPLICANT HEREBY RESPECTFULLY REQUESTS THE FOLLOWING INTERPRETATION (FORMAL LETTER OF INTERPRETATION SUBMITTED UNDER SEPARATE COVER):

1. A REQUEST FOR INTERPRETATION OF THE CITY OF FAIRFAX SUBDIVISION ORDINANCE SECTIONS 2.4.1 AND 2.3.4 HAS BEEN SUBMITTED UNDER SEPARATE COVER. SECTION 2.4.1 OF THE SUBDIVISION ORDINANCE REQUIRES THAT EVERY LOT SHALL FRONT ON A PUBLIC STREET, OR ON A PRIVATE STREET IN A PLANNED DEVELOPMENT. THE APPLICANT REQUESTS AN INTERPRETATION THAT THE REZONING ACTION SERVES AS A MECHANISM TO ACHIEVE "PLANNED DEVELOPMENT", AND THAT THE LANGUAGE OF THE SUBDIVISION ORDINANCE DOES NOT LIMIT THE USE OF PRIVATE STREETS IN THE CITY OF FAIRFAX FORMAL ZONING DISTRICT DEFINED AS "PLANNED DEVELOPMENT" (PD). SECTION 2.3.4 OF THE SUBDIVISION ORDINANCE REQUIRES SIDEWALKS ON BOTH SIDES OF STREETS. THE APPLICANT REQUESTS AN INTERPRETATION TO ALLOW THE SHARED USE DESIGN FOR THE POCKET NEIGHBORHOOD WHICH PROPOSES A 4 FT SECTION OF PEDESTRIAN PAVERS WITHIN THE PRIVATE DRIVEWAY.

PROJECT TEAM

APPLICANT

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TNT ENVIRONMENTAL
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LANDSCAPE ARCHITECT

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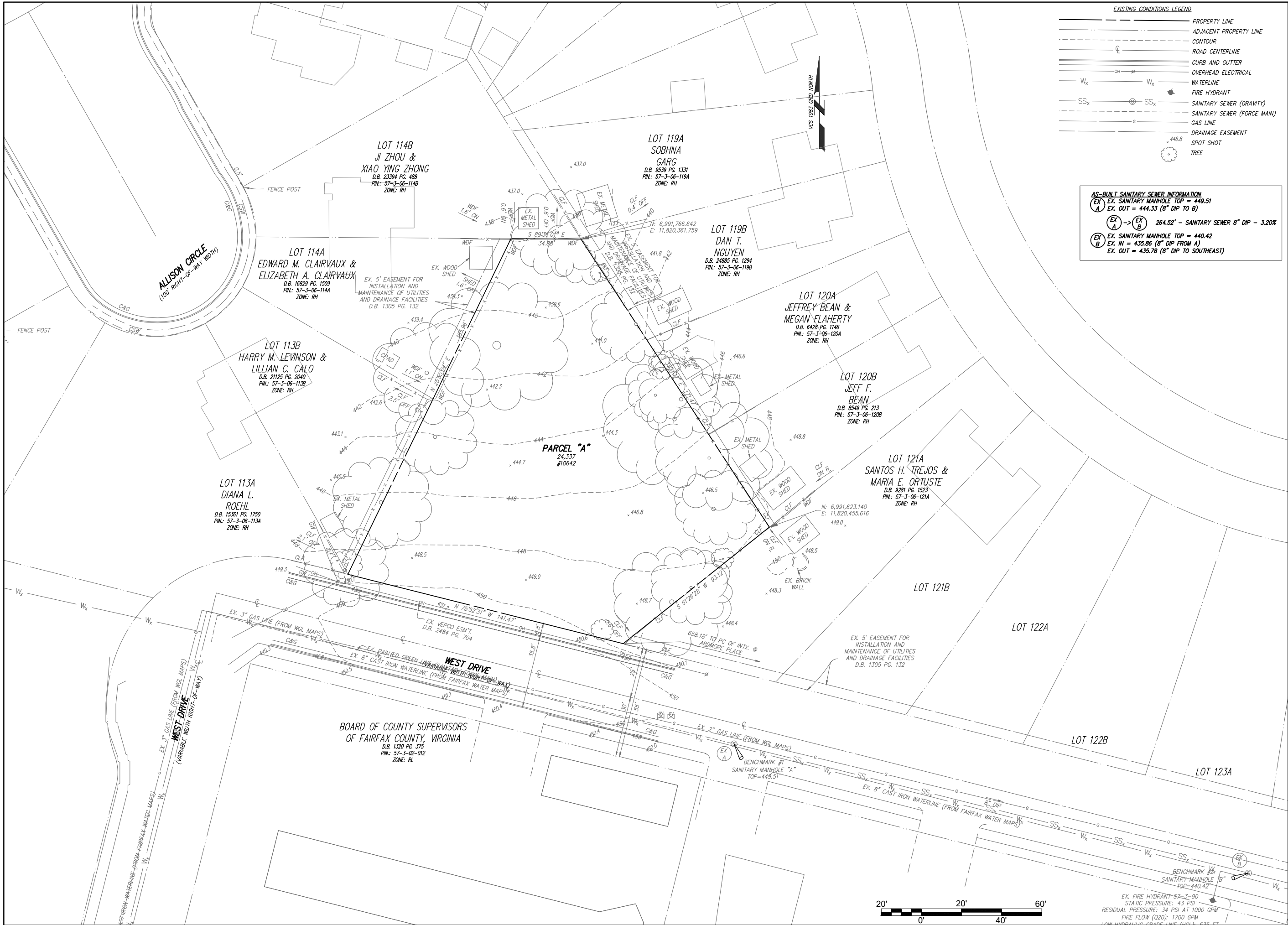
Tel: 703.263.1220
Fax: 703.263.1221
www.stantec.com



Date:					
Revision:					

COVER SHEET
10642 WEST DRIVE
CITY OF FAIRFAX, VIRGINIA

Date:	APRIL 2019
Scale:	N/A
Check:	CH
Drawn:	IAI/SNO
Project No.:	2026271804
Cad File:	C-COVER.DWG
Sheet No.:	1 of 20



EXISTING CONDITIONS LEGEND

---	PROPERTY LINE
- - -	ADJACENT PROPERTY LINE
⊕	CONTOUR
—+—	ROAD CENTERLINE
—+—	CURB AND GUTTER
—+—	OVERHEAD ELECTRICAL
W _x —+— W _x	WATERLINE
—+—	FIRE HYDRANT
SS _x —+— SS _x	SANITARY SEWER (GRAVITY)
—+—	SANITARY SEWER (FORCE MAIN)
—+—	GAS LINE
—+—	DRAINAGE EASEMENT
⊙	SPOT SHOT
⊙	TREE

AS-BUILT SANITARY SEWER INFORMATION

EX A EX. SANITARY MANHOLE TOP = 449.51
EX. OUT = 444.33 (8" DIP TO B)

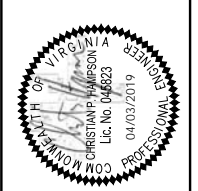
EX A → EX B 264.52' - SANITARY SEWER 8" DIP - 3.20%

EX B EX. SANITARY MANHOLE TOP = 440.42
EX. IN = 435.86 (8" DIP FROM A)
EX. OUT = 435.78 (8" DIP TO SOUTHEAST)

Stantec

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Date: _____

Revision: _____

EXISTING CONDITIONS

10642 WEST DRIVE
CITY OF FAIRFAX, VIRGINIA

Date: APRIL 2019

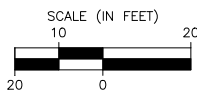
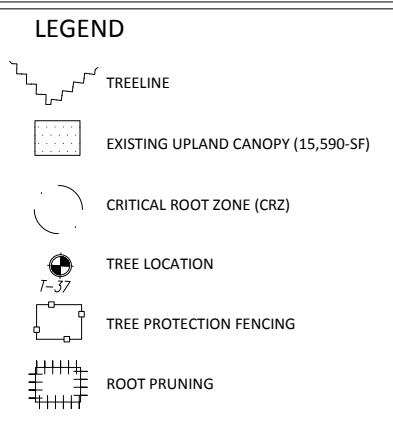
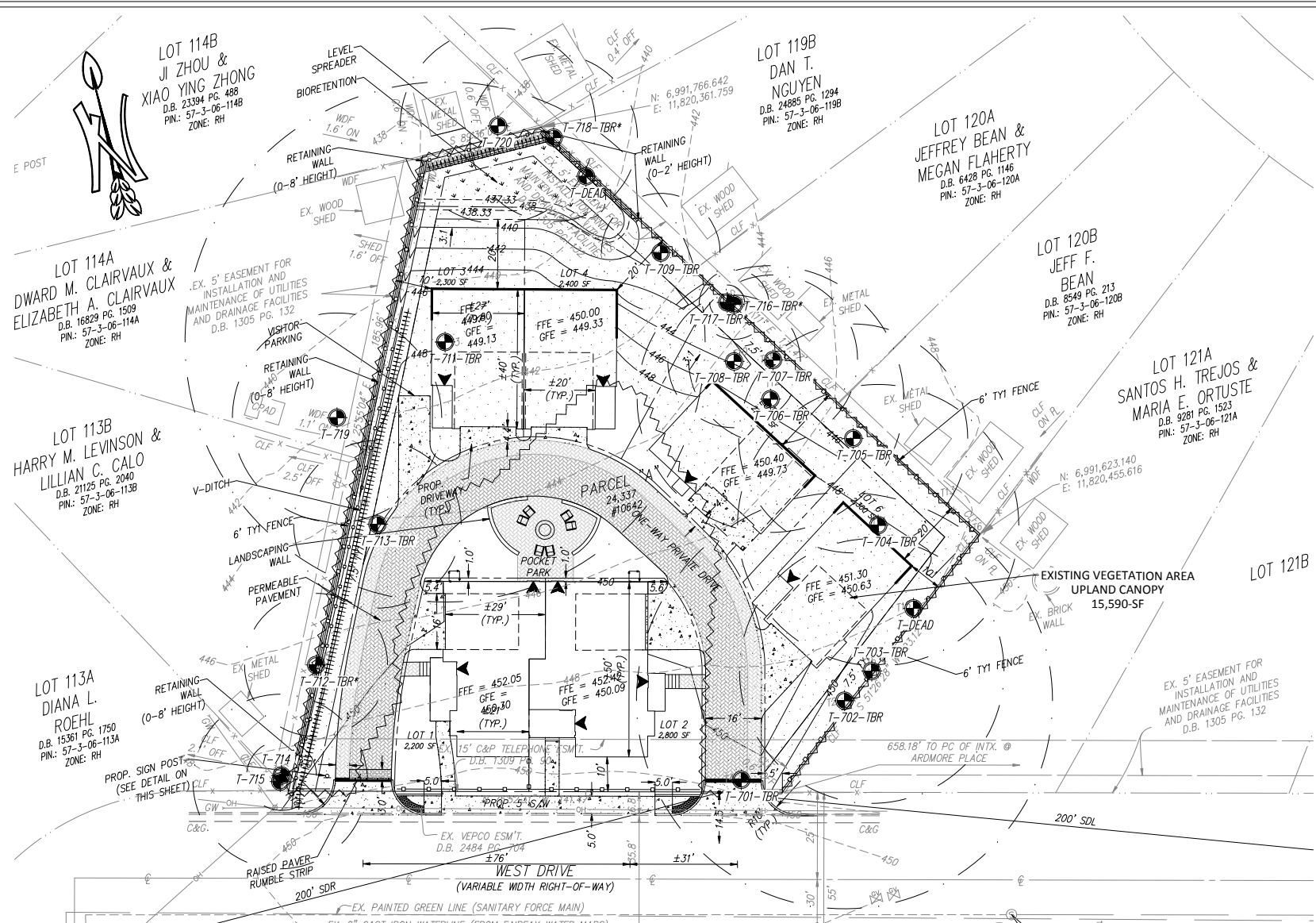
Scale: 1" = 20'

Check: CH Drawn: IAI/SNO

Project No.: 2026271804

Cad File: C-EX.DWG

Sheet No. 2 of 20



CANOPY COVER REQUIREMENTS:
 THE PROPOSED ZONING ON THE PROPERTY IS RT AND PER THE CITY CODE, MUST MAINTAIN A 15% 10-YEAR CANOPY COVER POST-CONSTRUCTION. THE PROJECT WILL MEET CANOPY COVERAGE REQUIREMENTS THROUGH PROPOSED PLANTINGS

INVASIVE SPECIES CONTROL NARRATIVE:
 1. ANY APPLICATION OF ENVIRONMENTALLY SENSITIVE APPROVED HERBICIDES SHALL BE APPLIED BY A VIRGINIA CERTIFIED APPLICATOR OR REGISTERED TECHNICIAN.

2. ENGLISH IVY: REMOVE FROM TREES BY CUTTING ALL VINES AT GROUND LEVEL. VINES SHOULD BE CUT AGAIN SEVERAL FEET UP THE TRUNK. PEEL THE CUT SECTION OF IVY OFF BUT CARE SHOULD BE TAKEN NOT TO STRIP THE BARK OFF THE TREE. PULL GROUND IVY BACK A FEW FEET FROM THE BASE OF THE TREE TO SLOW REGROWTH UP THE TREE TRUNK. REMOVE GROUND IVY BY HAND PULLING, CUTTING AND MULCHING OVER TOP, AND/OR APPLYING A SYSTEMIC HERBICIDE LIKE TRICLOPYR TO LEAVES OR FRESHLY CUT LARGE STEMS. RETREATMENT MAY BE NECESSARY FOR COMPLETE ERADICATION. THE ENGLISH IVY REMNANTS SHALL BE BAGGED AND REMOVED FROM THE PROJECT SITE.

3. JAPANESE HONEYSUCKLE: SHALL BE REMOVED BY HAND TO MINIMIZE SITE DISTURBANCE. IN THE GROWING SEASON, AN APPLICATION OF AN ENVIRONMENTALLY SENSITIVE APPROVED HERBICIDE MAY BE APPLIED BY A VIRGINIA CERTIFIED APPLICATOR. TO REDUCE DAMAGE TO NON-TARGET PLANTS, HERBICIDES SUCH AS GLYPHOSATE AND TRICLOPYR MAY BE APPLIED TO FOLIAGE BY A CERTIFIED APPLICATOR IN AUTUMN, SINCE JAPANESE HONEYSUCKLE CONTINUES TO PHOTOSYNTHESIZE AFTER MANY OTHER SPECIES LOSE THEIR LEAVES.

4. WHITE MULBERRY: CONTROL AND MANAGEMENT SHOULD BE ATTEMPTED DURING FLOWERING, BEFORE SEED PRODUCTION. CUTTING THE TREE TO THE GROUND LEVEL IS THE FIRST MEASURE OF CONTROL AND WILL REQUIRE REPEATED CUTTING OF RESPROUTS OR SUPPLEMENTAL APPLICATION OF HERBICIDE AS RESPROUT OCCURS. GIRDLING CAN BE EFFECTIVE ON LARGE TREES AND SHOULD BE CONDUCTED BY CUTTING THROUGH THE BARK OF THE TREE, AROUND THE ENTIRE TRUNK OF THE TREE, AT LEAST 6 INCHES ABOVE THE SURFACE. SUBSEQUENT RESPROUTING SHOULD BE TREATED WITH AN HERBICIDE. HAND PULLING CAN BE EFFECTIVE WITH YOUNG SEEDLINGS BUT CARE SHOULD BE GIVEN TO REMOVE THE ENTIRE ROOT SINCE BROKEN FRAGMENTS MAY RESPROUT.

5. INVASIVE SPECIES CONTROL SHALL BE CONDUCTED UNTIL THE PLANTS NOTED ABOVE ARE NO LONGER IN ABUNDANCE OR UNTIL BOND RELEASE, WHICHEVER IS LATER.

Tree Number	Common Name	Scientific Name	Size (inches DBH)	Critical Root Zone (feet)	Condition	Remove?	Notes
701	Dogwood	<i>Cornus florida</i>	5.4	5.4	Good	x	
702	Silver Maple	<i>Acer saccharinum</i>	59.6	59.6	Fair	x	English Ivy and several dead limbs, quadruple trunk
703	White Mulberry	<i>Morus alba</i>	37.9	37.9	Poor	x	Mostly dead, triple trunk
704	Silver Maple	<i>Acer saccharinum</i>	40.3	40.3	Fair	x	English Ivy present and leaning, some dead limbs present
705	Black Walnut	<i>Juglans nigra</i>	32.8	32.8	Fair	x	English Ivy present and leaning, some dead limbs present
706	Black Walnut	<i>Juglans nigra</i>	38.2	38.2	Fair	x	English Ivy present and some dead limbs
707	Black Walnut	<i>Juglans nigra</i>	24.2	24.2	Fair	x	Some dead limbs
708	White Mulberry	<i>Morus alba</i>	19.0	19.0	Fair	x	Some deadwood near the base
709	White Mulberry	<i>Morus alba</i>	17.0	17.0	Poor	x	Leaning, some dead limbs and English Ivy
711	Tulip Poplar	<i>Liriodendron tulipifera</i>	74.5	74.5	Fair	x	Some vines/English Ivy, slight lean and several dead limbs
712	Eastern Hemlock	<i>Tsuga canadensis</i>	20.5	20.5	Fair	x*	Vines/English Ivy in the canopy, some dead limbs
713	Black Cherry	<i>Prunus serotina</i>	24.0	24.0	Poor	x	English Ivy and vines, mostly dead
714	White Mulberry	<i>Morus alba</i>	10.0	10.0	Poor		Offsite
715	White Mulberry	<i>Morus alba</i>	25.0	25.0	Poor		Offsite, Multi-trunk, deadwood, covered in vines
716	Silver Maple	<i>Acer saccharinum</i>	10.0	10.0	Fair	x*	Shared, vines and dead limbs and water sprouts
717	Boxelder	<i>Acer negundo</i>	5.0	5.0	Fair	x*	Shared, vines and dead limbs
718	Boxelder	<i>Acer negundo</i>	24.0	24.0	Fair	x*	Offsite
719	Tulip Poplar	<i>Liriodendron tulipifera</i>	30.0	30.0	Good/Fair		Offsite, some English Ivy on the trunk
720	White Mulberry	<i>Morus alba</i>	28.0	28.0	Poor		Offsite, double trunk, topped

NOTES:
 *1. SHARED TREES SHALL NOT BE REMOVED WITHOUT WRITTEN PERMISSION FROM AFFECTED ADJACENT PROPERTY OWNERS.
 2. TREES NOTED FOR REMOVAL WITHIN THE SAVE AREAS SHALL BE DONE SO BY HAND WITHOUT THE USE OF HEAVY MACHINERY.
 3. OFFSITE TREES WERE ASSESSED FROM THE SUBJECT PROPERTY SO NOT TO TRESPASS ONTO ADJACENT PROPERTY. DBH MEASUREMENTS ARE APPROXIMATE.
 4. TREES LOCATED WITHIN OR ON THE LIMITS OF DISTURBANCE, OR NOT AS BEING "POOR" IN CONDITION, ARE RECOMMENDED FOR REMOVAL BY TNT ARBORISTS DUE TO THE LIKELIHOOD OF TREE FAILURE. HOWEVER, AT THE DISCRETION OF THE APPLICANT, SOME OF THESE MAY BE PRESERVED DURING CONSTRUCTION WITH THE APPROVAL OF THE CITY.

ENVIRONMENTAL

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 PH: 703-466-5123 WWW.TNTENVIRONMENTALINC.COM

10624 WEST DRIVE
 FAIRFAX, VIRGINIA

CITY OF FAIRFAX

TREE MANAGEMENT
 PLAN

REVISIONS	
DATE	COMMENTS
8-10-17	REV PER LAYOUT (LAD)
3-7-18	REV PER LAYOUT (LAD)
12-20-18	REV PER LAYOUT (AMS)

SHEET 3 OF 20

SCALE: 1" = 20'

PROJECT DATE:
5/2/14

DRAFT: LAD CHECK: AMS

FILE NUMBER:
081

Vinash M. Suren
 Certified Arborist
 Certification # MA-4728A

TREE CONDITION ANALYSIS

TNT ENVIRONMENTAL, INC. (TNT) CONDUCTED A SITE RECONNAISSANCE TO EVALUATE THE WOODED HABITAT ON THE PROJECT SITE IN MAY 2014 AND AUGUST 2017. THE UNDEVELOPED PORTIONS OF THE SITE ARE COMPRISED PRIMARILY OF UPLAND HARDWOODS (I.E. TULIP POPLAR, MAPLES). THE SPECIES OF TREES ASSESSED NEAR THE LIMITS OF CLEARING ARE LISTED IN THE TREE TABLE ON THE TREE MANAGEMENT PLAN.

BASED ON OUR SITE RECONNAISSANCE, INVASIVE AND/OR NOXIOUS SPECIES (I.E.: ENGLISH IVY, WHITE MULBERRY AND JAPANESE HONEYSUCKLE) ARE PRESENT IN PORTIONS OF THE PROJECT SITE. INVASIVE SPECIES LOCATED WITHIN THE AREAS TO BE PRESERVED SHOULD BE REMOVED BY HAND WHEREVER PRACTICABLE TO MINIMIZE SITE DISTURBANCE. THE TREES ONSITE ARE GENERALLY IN FAIR CONDITION, EXCEPT WHERE OTHERWISE NOTED ON THE EVM (I.E.: POOR OR DEAD).

IN ACCORDANCE WITH CITY CODE, TREES DESIGNATED FOR PRESERVATION SHALL BE PROTECTED DURING CONSTRUCTION. DURING DEVELOPMENT OR RAZING ACTIVITY, THE BUILDER SHALL INSTALL EFFECTIVE DRIPLINE PROTECTION AROUND ALL TREE PRESERVATION AREAS, AND SHALL FURTHER INSTALL TREE WELLS, RETAINING WALLS OR OTHER STRUCTURES NECESSARY TO PROTECT INDIVIDUAL TREES DESIGNATED FOR PRESERVATION. SUCH PROTECTIVE MEASURES SHALL BE SPECIFIED ON THE TREE M ANAGEMENT PLAN AND SHALL BE DESIGNED AND INSTALLED IN A MANNER CONSISTENT WITH GOOD HORTICULTURAL PRACTICES AND SUBJECT TO THE APPROVAL OF THE SITE PLAN APPROVING AGENT.

TREE PRESERVATION CONSTRUCTION ACTIVITIES

DEAD OR POTENTIALLY HAZARDOUS TREES SHALL BE REMOVED UPON THEIR DISCOVERY IF THEY ARE LOCATED WITHIN THE PROJECT SITE. DEAD OR POTENTIALLY HAZARDOUS TREES WILL BE REMOVED BY HAND (I.E.: CHAINSAW) WHEREVER PRACTICAL AND WILL BE CONDUCTED IN A MANNER THAT INCURS THE LEAST AMOUNT OF DAMAGE TO SURROUNDING TREES AND VEGETATION PROPOSED FOR PRESERVATION. FELLED TREES SHALL BE LEFT IN PLACE AND BRUSH SHOULD BE REMOVED BY HAND. NO HEAVY EQUIPMENT SHALL BE USED WITHIN TREE PRESERVATION AREAS.

BASED ON THE CURRENT CONDITION OF THE EXISTING WOODED AREAS, NO ADVERSE HUMAN HEALTH RISKS ARE ANTICIPATED PROVIDED THAT TREES WHICH POSE A HAZARD TO HUMAN HEALTH AND SAFETY ARE PROPERLY REMOVED FROM AREAS WHERE THEY COULD POSE SUCH A RISK.

INVASIVE AND/OR NOXIOUS SPECIES (I.E.: ENGLISH IVY AND JAPANESE HONEYSUCKLE) ARE PRESENT IN PORTIONS OF THE SITE. INVASIVE SPECIES LOCATED WITHIN THE AREAS TO BE PRESERVED SHOULD BE REMOVED BY HAND WHEREVER PRACTICABLE TO MINIMIZE SITE DISTURBANCE. SEE THE PREVIOUS SHEET FOR SPECIES-SPECIFIC CONTROL MEASURES.

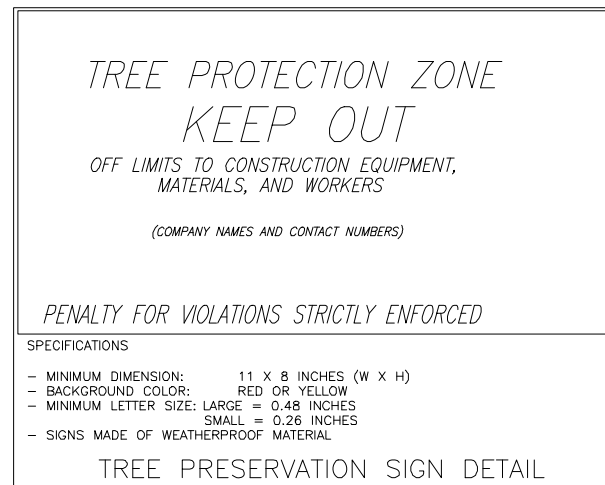
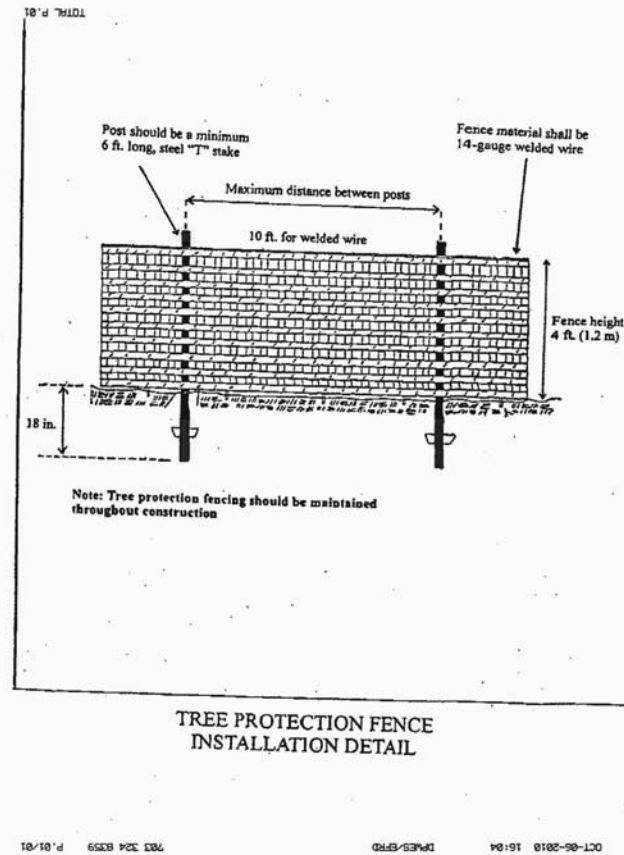
NON-IMPACTED SPECIMEN TREES LOCATED ON AND OFF-SITE SHALL BE PROTECTED THROUGHOUT ALL PHASES OF CONSTRUCTION BY UTILIZING TREE PROTECTION FENCING.

PRIOR TO LAND DISTURBING ACTIVITIES, ROOT PRUNING WITH A VIBRATORY PLOW, TRENCHER OR OTHER DEVICE APPROVED BY THE DIRECTOR SHALL BE CONDUCTED ALONG THE LIMITS OF CLEARING ADJACENT TO TREE PRESERVATION AREAS. ROOT PRUNING SHALL BE CONDUCTED ALONG THE PROPOSED LIMITS OF CLEARING AND GRADING ADJACENT TO THE WOODED HABITAT TO BE PRESERVED AND ALONG PROPERTY BOUNDARIES WHERE THE CRZ OF OFF-SITE TREES WILL BE IMPACTED. LOCATIONS OF ROOT PRUNING AND TREE PROTECTION FENCING ARE SHOWN ON THE TREE PRESERVATION & PROTECTION PLAN.

TREE PROTECTION FENCING AND SIGNAGE SHALL BE PLACED SUBSEQUENT TO THE STAKING OF THE LIMITS OF CLEARING IN THE FIELD PRIOR TO CONSTRUCTION IN ACCORDANCE WITH CURRENT FAIRFAX CITY CODE. 14-GAUGE WELDED WIRE FENCE SHALL BE USED AS DEVICES TO PROTECT TREES AND FORESTED AREAS. THE PROTECTIVE DEVICE SHALL BE PLACED WITHIN THE DISTURBED AREA AT THE LIMITS OF CLEARING AND ERECTED AT A MINIMUM HEIGHT OF 4 FEET, EXCEPT FOR SUPER SILT FENCE WHERE HEIGHT MAY BE 3.5 FEET. THE FENCING MATERIAL SHALL BE MOUNTED ON 6-FOOT TALL STEEL POSES DRIVEN 1.5 FEET INTO THE GROUND AND PLACED A MAXIMUM OF 10 FEET APART.

NO WORK SHALL OCCUR WITHIN THE AREAS TO BE PROTECTED. ONSITE TREES WITHIN THE LIMITS OF CLEARING AND GRADING WILL BE REMOVED. NO TREES OUTSIDE THIS AREA SHALL BE REMOVED UNLESS INDICATED ON THE PLAN. TREES IN PRESERVATION AREAS INDICATED ON THE PLAN TO BE REMOVED SHALL BE REMOVED BY HAND. DEAD OR HAZARDOUS TREES WITHIN THIS AREA MAY BE LIMBED OR TOPPED, RATHER THAN REMOVING THE ENTIRE TREE AND LEFT AS SNAGS.

THERE ARE NO KNOWN PROFFER CONDITIONS WHICH WOULD REQUIRE A TREE INVENTORY, TREE CONDITION, TREE VALUATION OR TREE BONDING INFORMATION.



TREE PRESERVATION SIGN NOTE:

WEATHERPROOF TREE PRESERVATION AREA SIGNS SHALL BE POSTED ON TREE PROTECTION FENCING. THE PERMITTEE SHALL POST AND MAINTAIN BILINGUAL SIGNS AT THE LIMITS OF CLEARING AT A MINIMUM OF 50 FOOT INTERVALS. SIGNS SHALL BE POSTED IN ENGLISH AND SPANISH.



13996 Parkeast Circle, Suite 101
Chantilly, VA 20151
PH: 703-466-5123 WWW.TNTENVIRONMENTALINC.COM

10624 WEST DRIVE
FAIRFAX, VIRGINIA

CITY OF FAIRFAX

TREE MANAGEMENT
NARRATIVES

REVISIONS	
DATE	COMMENTS
8-10-17	REV PER LAYOUT (LAD)

SHEET 4 OF 20

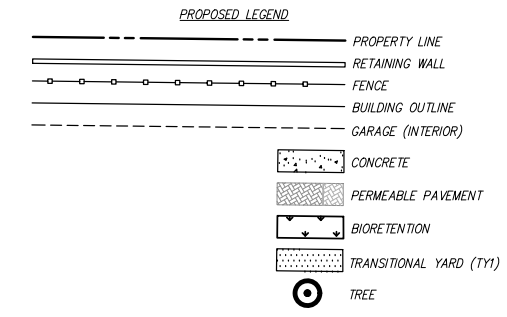
SCALE: NTS

PROJECT DATE: 5/2/14

DRAFT: LAD CHECK: AMS

FILE NUMBER: 081





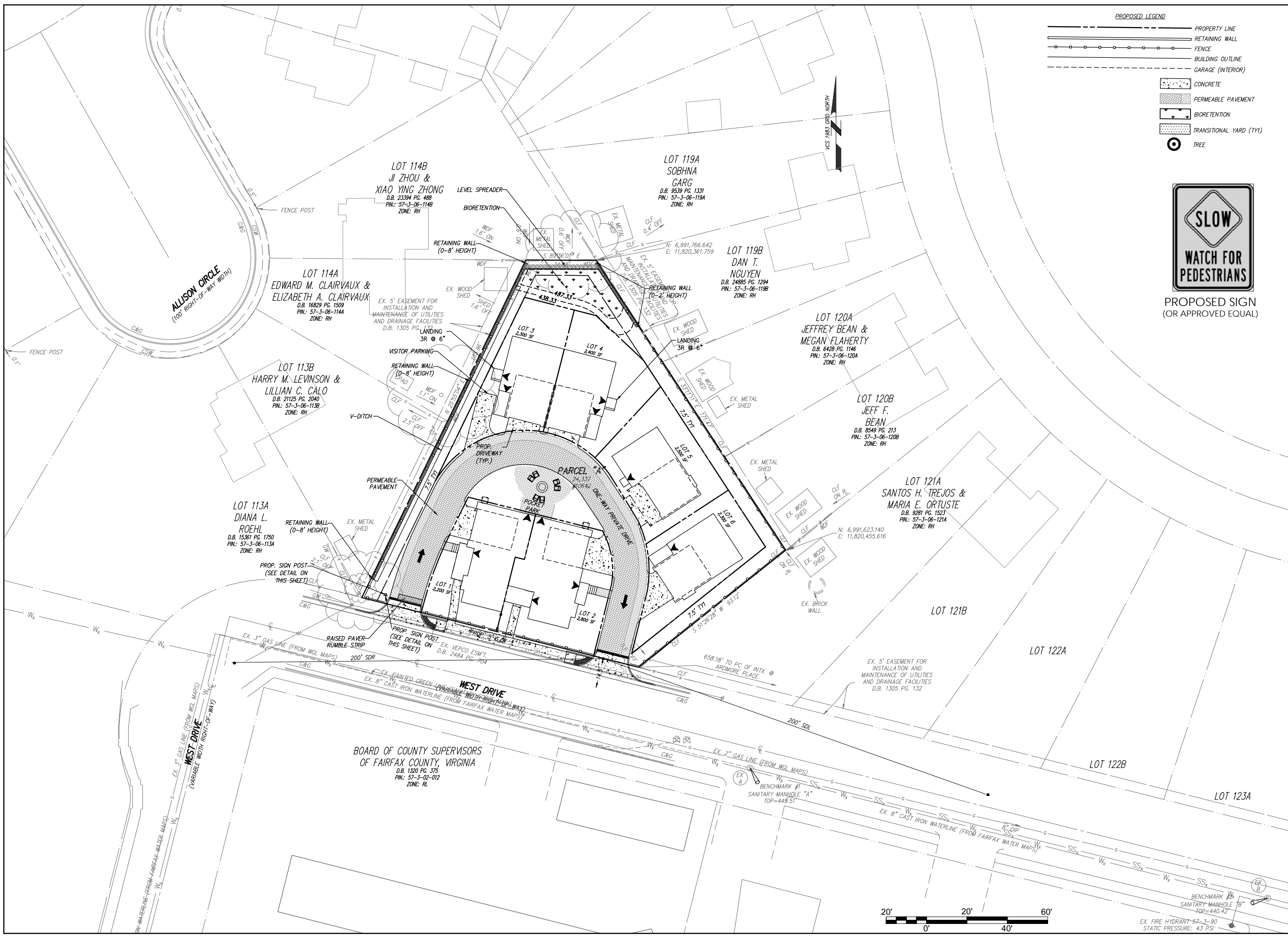
PROPOSED SIGN
(OR APPROVED EQUAL)



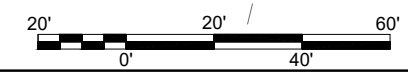
Date:	
Revision:	

SITE LAYOUT
 10642 WEST DRIVE
 CITY OF FAIRFAX, VIRGINIA

Date:	APRIL 2019
Scale:	1" = 20'
Check:	CH
Drawn:	IAI/SNO
Project No.:	2026271804
Cad File:	C-LAYOUT.DWG
Sheet No.:	5 of 20



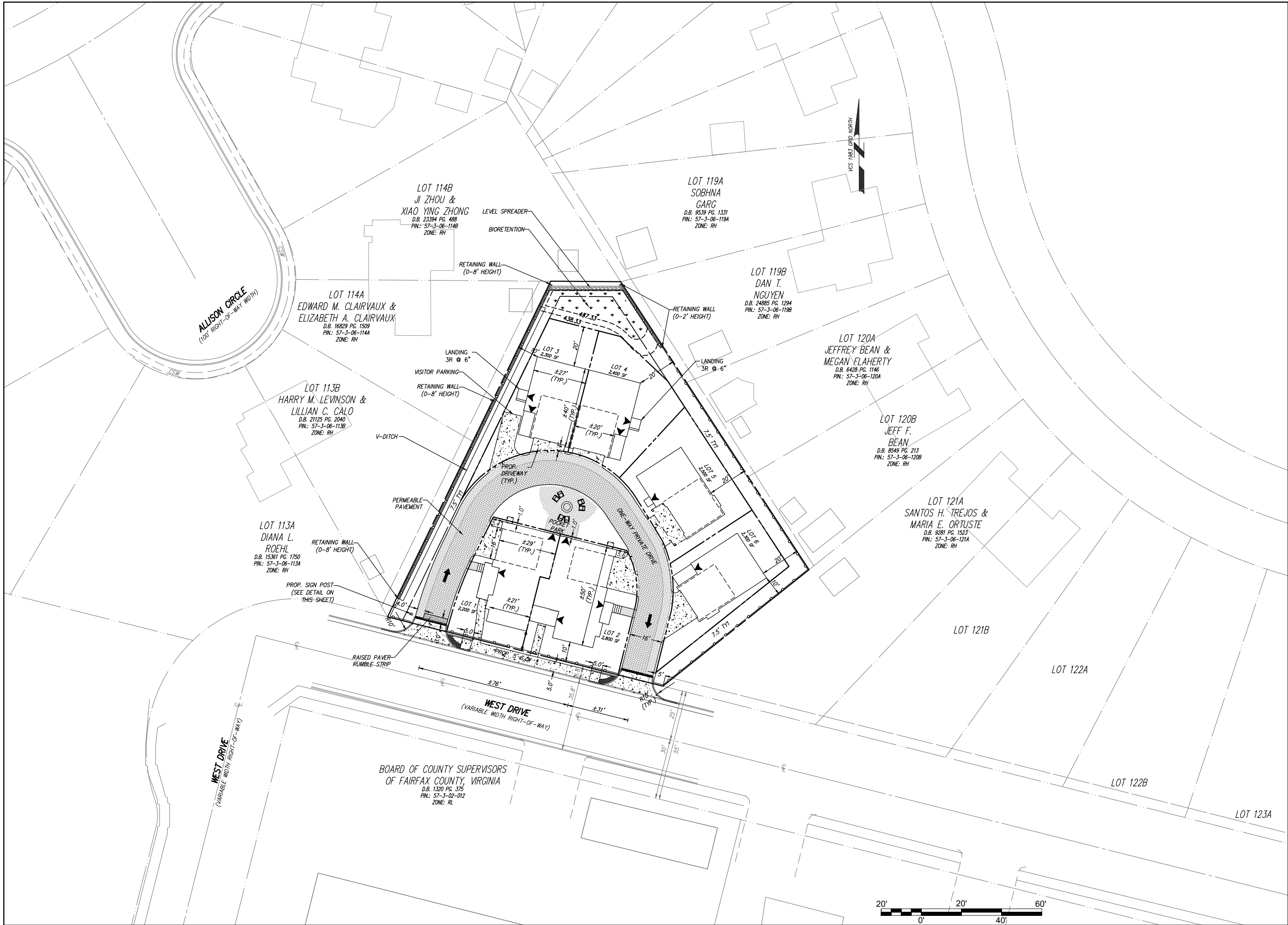
BOARD OF COUNTY SUPERVISORS
 OF FAIRFAX COUNTY, VIRGINIA
 D.B. 1320 PG. 375
 PIN: 57-3-02-012
 ZONE: RL



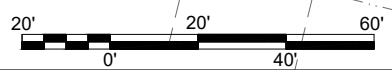
BENCHMARK #1
 SANITARY MANHOLE "A"
 TOP=449.51

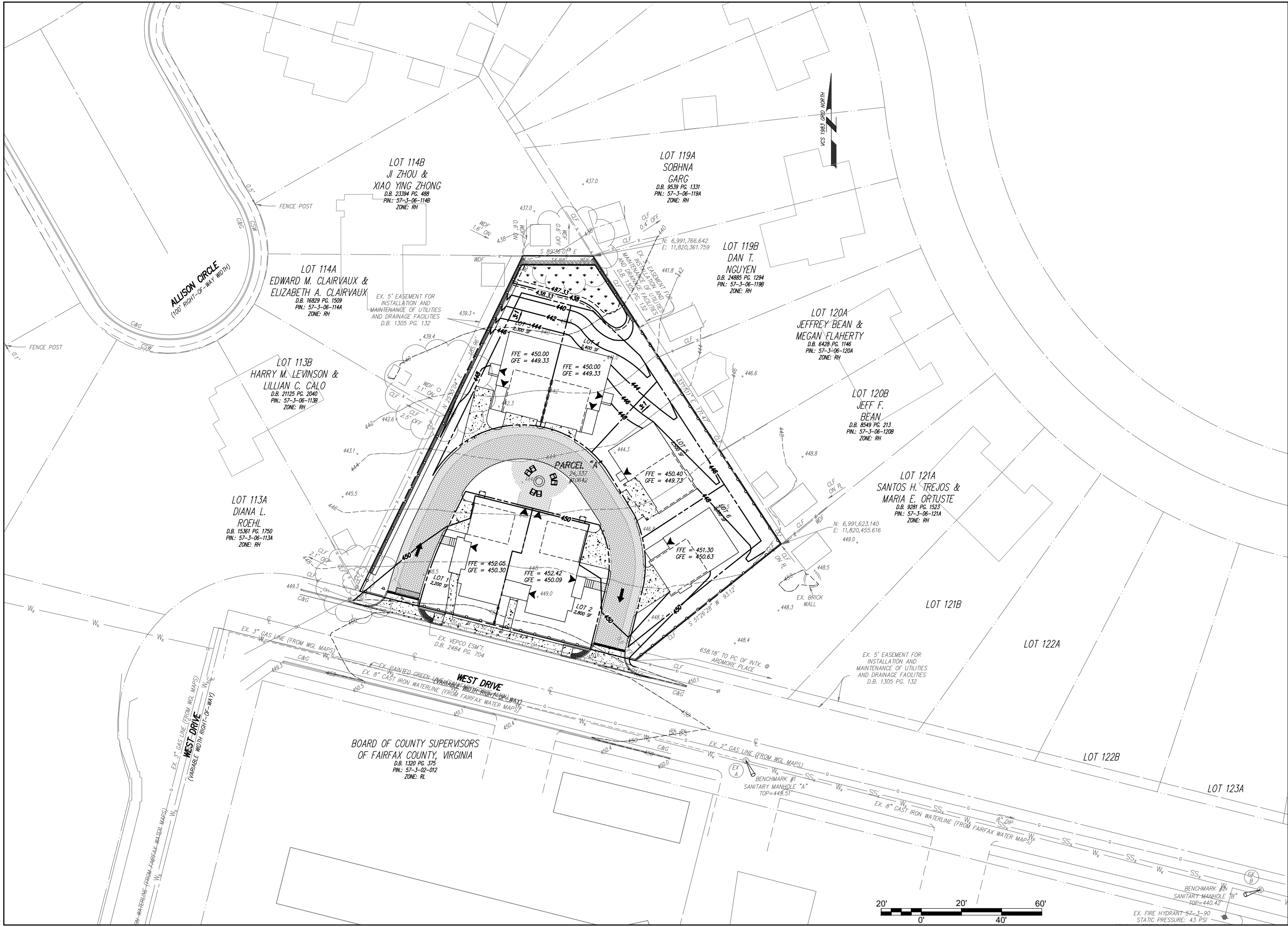
BENCHMARK #2
 SANITARY MANHOLE "B"
 TOP=440.42

EX. FIRE HYDRANT 57-3-90
 STATIC PRESSURE: 43 PSI



Date:	
Revision:	





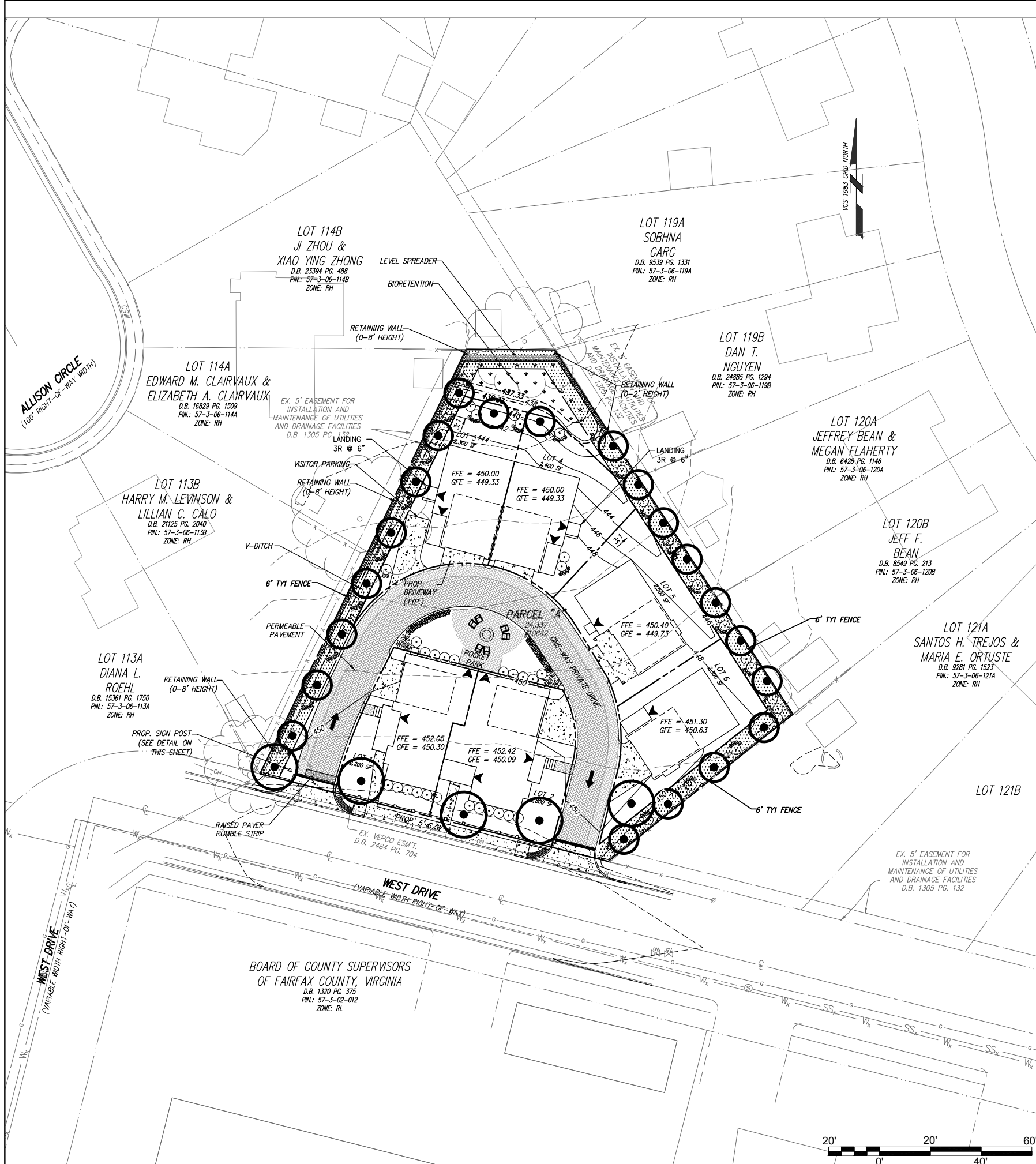
Date:	
Revision:	

CONCEPTUAL GRADING PLAN
 10642 WEST DRIVE
 CITY OF FAIRFAX, VIRGINIA

Date:	APRIL 2019
Scale:	1" = 20'
Check:	CH
Drawn:	IAI/SSO
Project No.:	2026271804
Cad File:	C-GRADING.DWG
Sheet No.:	7 of 20



EX. FIRE HYDRANT 57-3-90
 STATIC PRESSURE: 43 PSI



10- YEAR TREE CANOPY REQUIREMENT:

ZONING: RT
 GROSS SITE AREA: 24,337 SF (0.55 AC)
 TREE CANOPY REQUIREMENT: 15% * 24,337 = 3,651 SF
 EXISTING TREES TO BE PRESERVED: 0 SF
 TREE PLANTING CANOPY COVER PROVIDED: 3,875 SF

STREET TREES:
 LANDSCAPED STRIP REQUIRED WIDTH: 10 FT.
 REQUIRED RATE: 1 CANOPY / 40 LF (MAX. 50 FT APART)
 STREET TREES REQUIRED: 141 LF / 40 = 3.5 TREES
 STREET TREES PROVIDED: 4 CANOPY TREES

TRANSITIONAL YARD					
LOCATION	LENGTH	TYPE	TREES REQUIRED	TREES PROVIDED	BARRIER PROVIDED
WESTERN	186 LF	TY1	8 UNDERSTORY	8 UNDERSTORY	6 FT. FENCE
NORTHERN	35 LF	TY1	2 UNDERSTORY	2 UNDERSTORY	N/A (LEVEL SPREADER)
NORTHEASTERN	172 LF	TY1	7 UNDERSTORY	7 UNDERSTORY	6 FT. FENCE
SOUTHEASTERN	93 LF	TY1	4 UNDERSTORY	4 UNDERSTORY	6 FT. FENCE
				21 UNDERSTORY	

UNDERSTORY TREES TO BE EASTERN REDBUD, KOUSA DOGWOOD, STAR MAGNOLIA, OR APPROVED EQUAL AT TIME OF SITE PLAN.



NOTE: FINAL LANDSCAPING SELECTION TO BE DETERMINED AT TIME OF SITE PLAN.
TYPICAL TRANSITIONAL YARD TY1

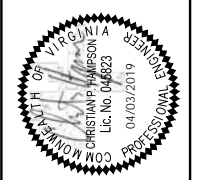


NOTE: FINAL FENCE SELECTION TO BE DETERMINED AT TIME OF SITE PLAN.
TRANSITIONAL YARD TY1 FENCE REPRESENTATION

PLANT SUMMARY				
PLANT TYPE	SIZE	QUANTITY	10 YEAR CANOPY	TOTAL
CANOPY TREE (WILLOW OAK, OR APPROVED EQUAL)	3.5" CAL.	5	250 SF	1,250 SF
UNDERSTORY TREE (EASTERN REDBUD, KOUSA DOGWOOD, STAR MAGNOLIA, OR APPROVED EQUAL)	3.5" CAL.	21	125 SF	2,625 SF
FOUNDATION PLANTING (INKBERRY HOLLY, ROYAL FERN, OR APPROVED EQUAL))	3 GAL.	76	N/A	N/A
GROUND COVER (SHORE JUNIPER, RED HEUCHERA, OR APPROVED EQUAL)	1 GAL.	156	N/A	N/A
NOTE: FINAL PLANT SELECTION AND LOCATION TO BE DETERMINED AT TIME OF SITE PLAN.				3,875 SF

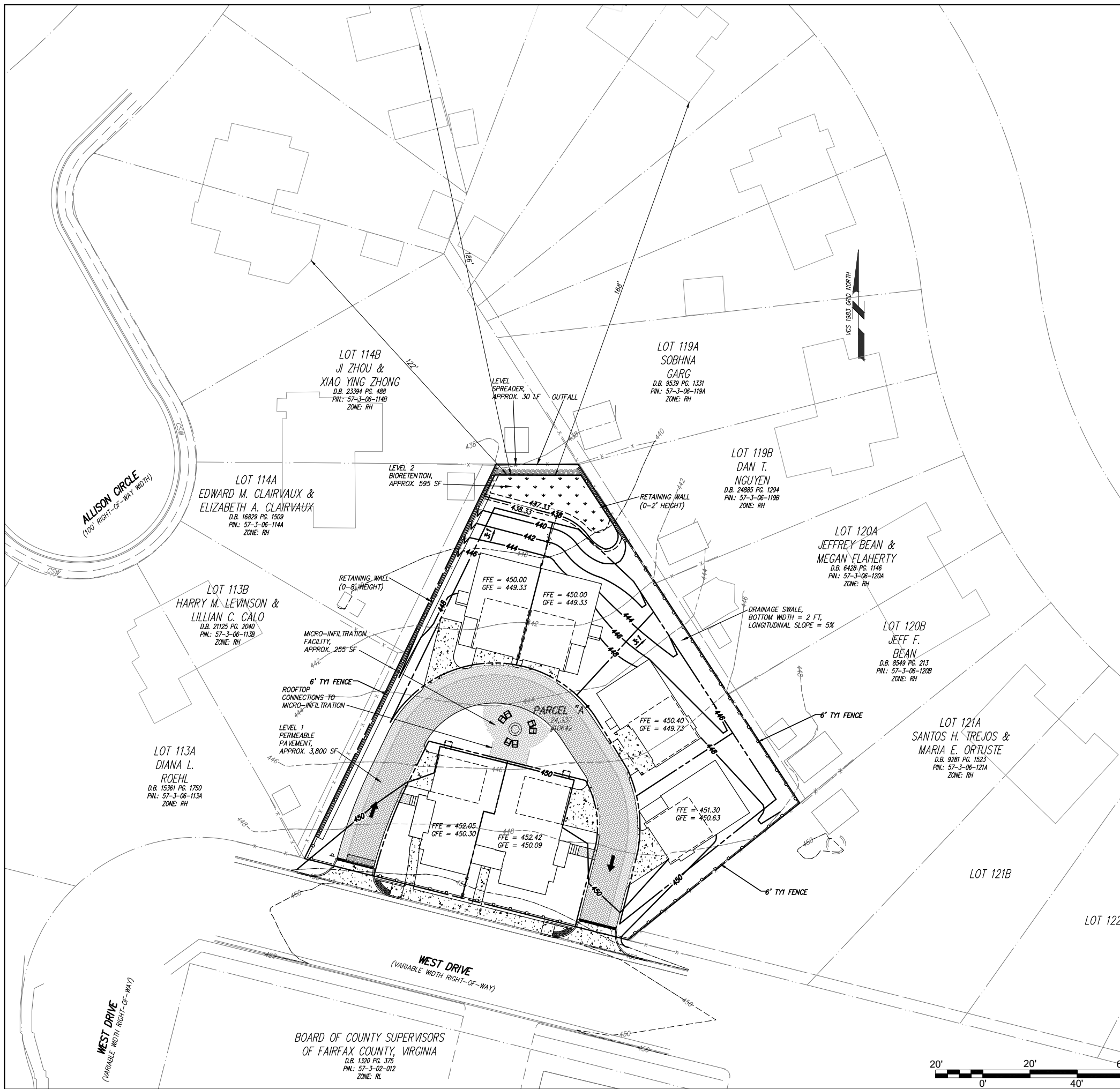
LEGEND

- FOUNDATION PLANTINGS
- UNDERSTORY TREE
- CANOPY TREE
- GROUND COVER
- PERMEABLE PAVEMENT
- BIORETENTION
- TY1



Date:	
Revision:	

CONCEPTUAL LANDSCAPE PLAN
 10642 WEST DRIVE
 CITY OF FAIRFAX, VIRGINIA



STORMWATER MANAGEMENT NARRATIVE

THE STORMWATER MANAGEMENT (SWM) STRATEGY FOR THE PROPOSED WEST DRIVE RESIDENTIAL SITE HAS BEEN DEVELOPED TO PROVIDE COMPLIANCE WITH THE WATER QUANTITY AND QUALITY REGULATIONS SET FORTH IN THE VIRGINIA STORMWATER MANAGEMENT PROGRAM (VSMP) REGULATIONS PART IIB TECHNICAL CRITERIA.

THE SITE IS BROKEN INTO ONE PRIMARY EXISTING DRAINAGE AREA AND AN ASSOCIATED OUTFALL IN THE PROPOSED CONDITION, THE SITE IS FURTHER SUB-DIVIDED INTO FOUR DRAINAGE AREAS. SITE HYDROLOGY FOR PRE-DEVELOPMENT AND POST-DEVELOPMENT SCENARIOS HAVE BEEN EVALUATED USING NATURAL RESOURCES CONSERVATION (NRCS) METHODOLOGY AND NOAA ATLAS 14 PRECIPITATION DATA.

THE ONSITE STORMWATER CAPTURE STRATEGY CONTAINS THE FOLLOWING COMPONENTS:

- a. ONE (1) BIORETENTION CELL (LEVEL 2)
- b. ONE (1) MICRO-INFILTRATION PRACTICE
- c. PERMEABLE PAVEMENT (LEVEL 1) ALONG THE PRIVATE RESIDENTIAL ACCESS DRIVE

PERMEABLE PAVEMENT (LEVEL 1) WILL LINE THE ACCESS ROUTE THROUGH THE RESIDENTIAL LOTS, NOT ENCOMPASSING THE DRIVEWAYS ASSOCIATED WITH EACH LOT DUE TO MAINTENANCE CONCERNS. THE UNDERDRAIN OF THE PERMEABLE PAVEMENT (LEVEL 1) WILL CONNECT TO A DROP INLET AND OUTFLOW WILL BE CONVEYED THROUGH A STORM PIPE TO AN OUTFALL IN A CONVEYANCE SWALE THAT TERMINATES AT THE BIORETENTION FACILITY.

THE COMMUNAL PATIO AREA LOCATED AT THE CENTER OF THE SITE WILL HAVE AN UNDERLYING MICRO-INFILTRATION PRACTICE. THE TWO RESIDENTIAL UNITS AT THE FRONT OF THE PROPERTY WILL HAVE ROOFTOP DRAINAGE TIE INTO THE MICRO-INFILTRATION FACILITY. THE MICRO-INFILTRATION PRACTICE'S OUTFALL WILL TIE INTO THE UNDERDRAIN OF THE PERMEABLE PAVEMENT (LEVEL 1) FACILITY.

THE PROPOSED BIORETENTION (LEVEL 2) CELL WILL BE LOCATED AT THE BACK OF THE SITE, AND ALL UPSTREAM PROPOSED PRACTICES WILL ULTIMATELY OUTFALL INTO THIS CELL. THE FACILITY OUTFALL WILL CONSIST OF A LEVEL SPREADER AND A GRAVEL DIAPHRAGM THAT WILL ENABLE SHEET FLOW LEAVING THE FACILITY. THE FACILITY WILL BE BOUNDED BY RETAINING WALLS (DESIGNED BY OTHERS) ON BOTH SIDES OF THE PRACTICE TO PREVENT BACKWATER DISCHARGE ONTO ADJACENT PROPERTIES.

PER CORRESPONDENCE WITH GEOTECHNICAL ENGINEER, TERRA ENGINEERING, PRELIMINARY SOILS INVESTIGATIONS CONDUCTED IN JULY 2017 INDICATE AVERAGE INFILTRATION RATES BETWEEN 3 AND 5 INCHES PER HOUR. FURTHER ON-SITE REVIEW WILL BE CONDUCTED BY TERRA ENGINEERING DURING FINAL SITE DESIGN TO CONFIRM DESIGN AND FIELD-MEASURED INFILTRATION.

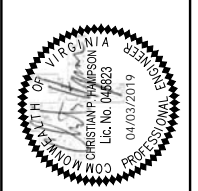
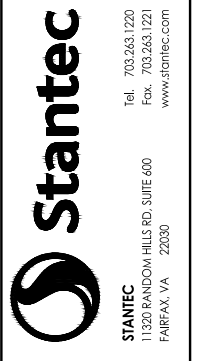
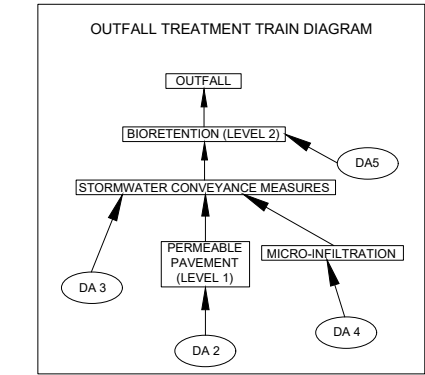
HYDROLOGY NARRATIVE

THE PROPOSED WEST DRIVE RESIDENTIAL DEVELOPMENT SITE IS BROKEN INTO ONE PRIMARY EXISTING DRAINAGE AREA AND AN ASSOCIATED OUTFALL AT THE NORTHERN PROPERTY LINE. IN THE PROPOSED CONDITION, THE SITE IS FURTHER SUB-DIVIDED INTO FIVE DRAINAGE AREAS. PROPOSED GRADING HONORS NATURAL DRAINAGE DIVIDES, AS THERE IS NO EXISTING PIPED STORM SEWER SYSTEM IN WEST DRIVE NOR IN ARDMORE.

SITE HYDROLOGY FOR PRE-DEVELOPMENT AND POST-DEVELOPMENT SCENARIOS WILL BE EVALUATED USING NATURAL RESOURCES CONSERVATION SERVICE (NRCS) METHODOLOGY AND NOAA ATLAS 14 PRECIPITATION DATA, TAKING INTO ACCOUNT THE EXISTING PRE-DEVELOPED LAND CONDITION. NRCS DATA FOR THE PRE AND POST CONDITIONS FOR THE 1-, 2-, 5-, 10-, 25- AND 100-YEAR RECURRENCE INTERVAL EVENTS WILL BE MODELED USING THE 24-HOUR PRECIPITATION DEPTH WITH THE NOAA TYPE C DISTRIBUTION IN PONDPACK V8I.

SOIL SUMMARY

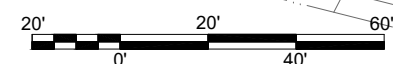
MAP UNIT SYMBOL	MAP UNIT NAME	SLOPES	DRAINAGE CLASS	HYDROLOGIC SOIL GROUP
105B	WHEATON - GLENELG COMPLEX	2-7%	WELL DRAINED	C



Date:	
Revision:	

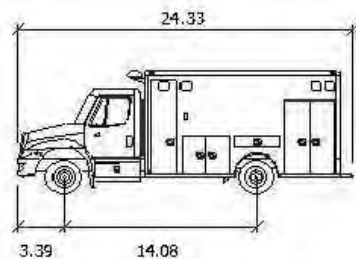
CONCEPTUAL SWM & BMP PLAN
 10642 WEST DRIVE
 CITY OF FAIRFAX, VIRGINIA

Date:	APRIL 2019
Scale:	1" = 20'
Check:	CH
Drawn:	IAI/SNO
Project No.:	2026271804
Cad File:	C-SWM.DWG
Sheet No.:	9 of 20



BOARD OF COUNTY SUPERVISORS
 OF FAIRFAX COUNTY, VIRGINIA
 D.B. 1320 PG. 375
 PIN: 57-3-02-012
 ZONE: RL

EMERGENCY AMBULANCE VEHICLE DETAIL

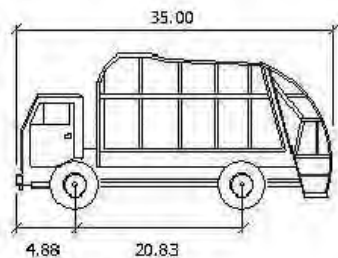


CLASS: EMERGENCY - AMBULANCE
 REGION: NORTH AMERICA
 TRACTOR: PIN AHEAD
 WIDTH: 8.00 FEET
 TRACK: 7.73 FEET (FRONT AXLE)
 TRACK: 7.79 FEET (REAR AXLE)
 STEERING: FRONT ONLY
 LOCK TO LOCK TIME: 6.0 SECONDS
 STEERING LOCK ANGLE: 46.4 DEGREES

LEGEND

VEHICLE BODY: _____
 FRONT AND REAR TIRES: - - - - -

TRASH TRUCK VEHICLE DETAIL

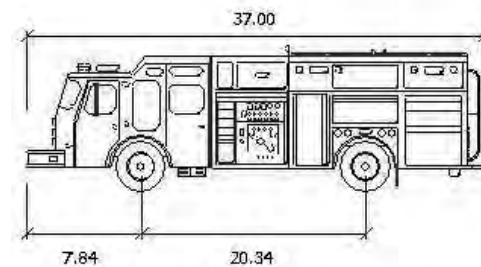


CLASS: REFUSE COLLECTION
 REGION: NORTH AMERICA
 TRACTOR: PIN AHEAD
 WIDTH: 10.00 FEET
 TRACK: 7.95 FEET (FRONT AXLE)
 TRACK: 7.95 FEET (REAR AXLE)
 STEERING: FRONT ONLY
 LOCK TO LOCK TIME: 6.0 SECONDS
 STEERING LOCK ANGLE: 40.0 DEGREES

LEGEND

VEHICLE BODY: _____
 FRONT AND REAR TIRES: - - - - -

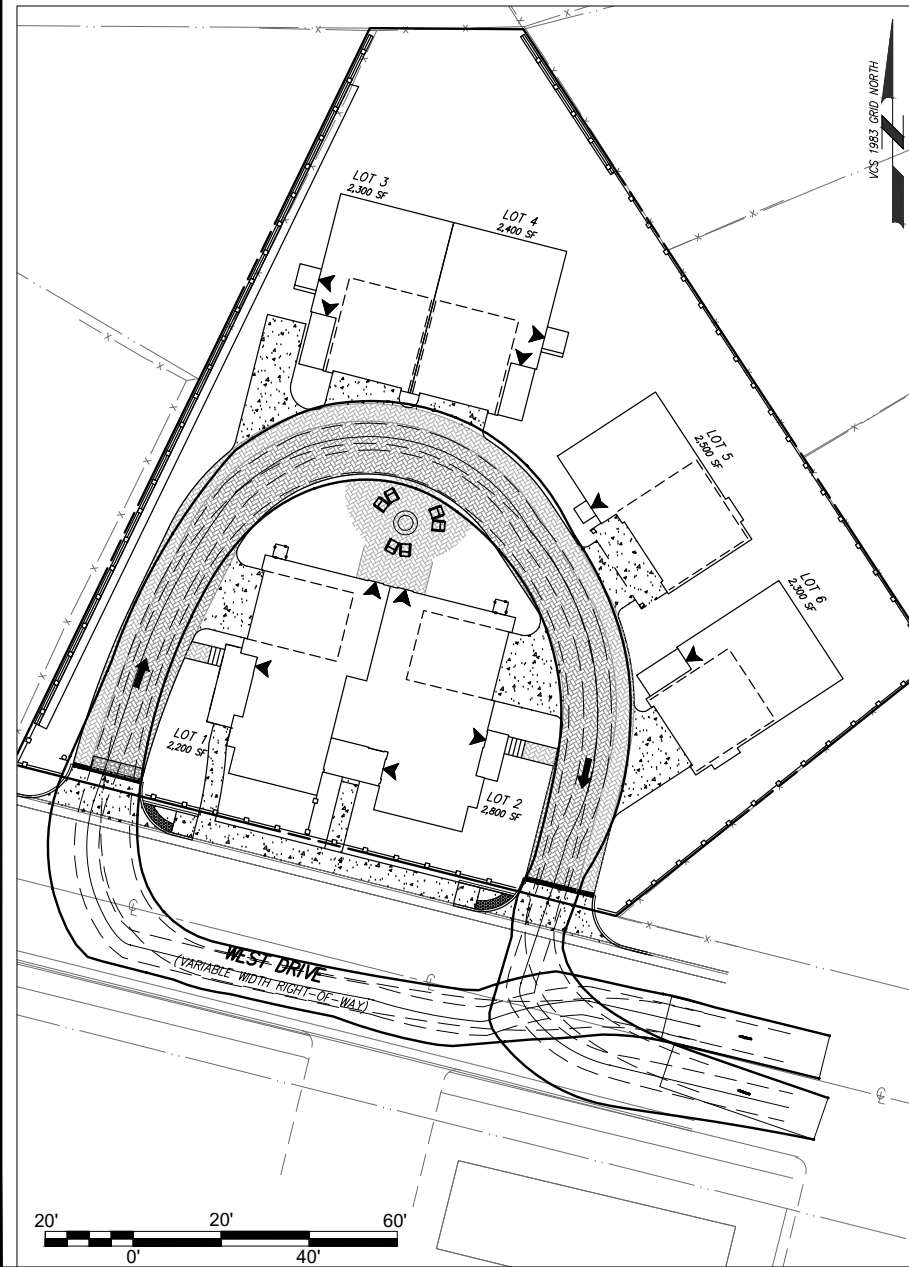
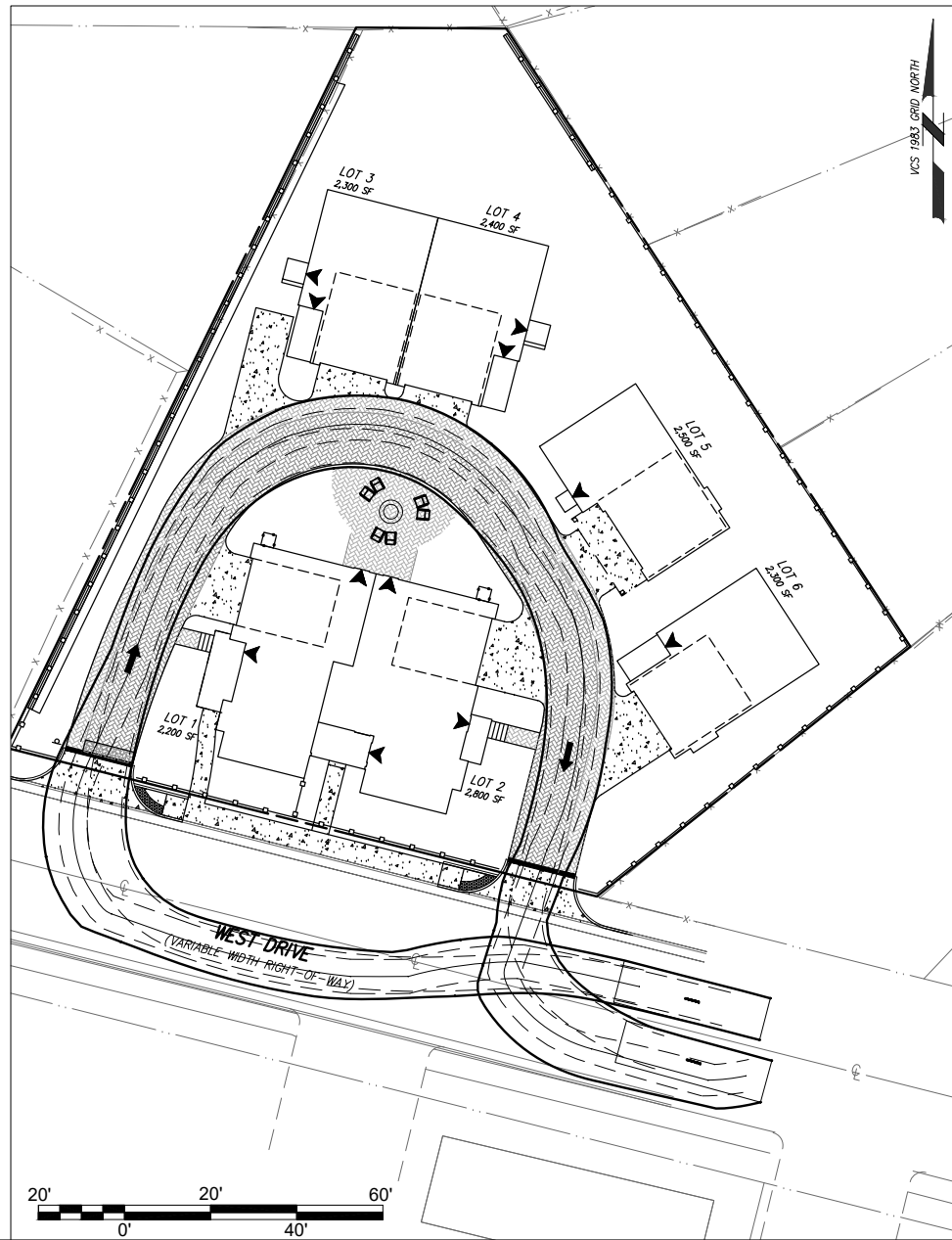
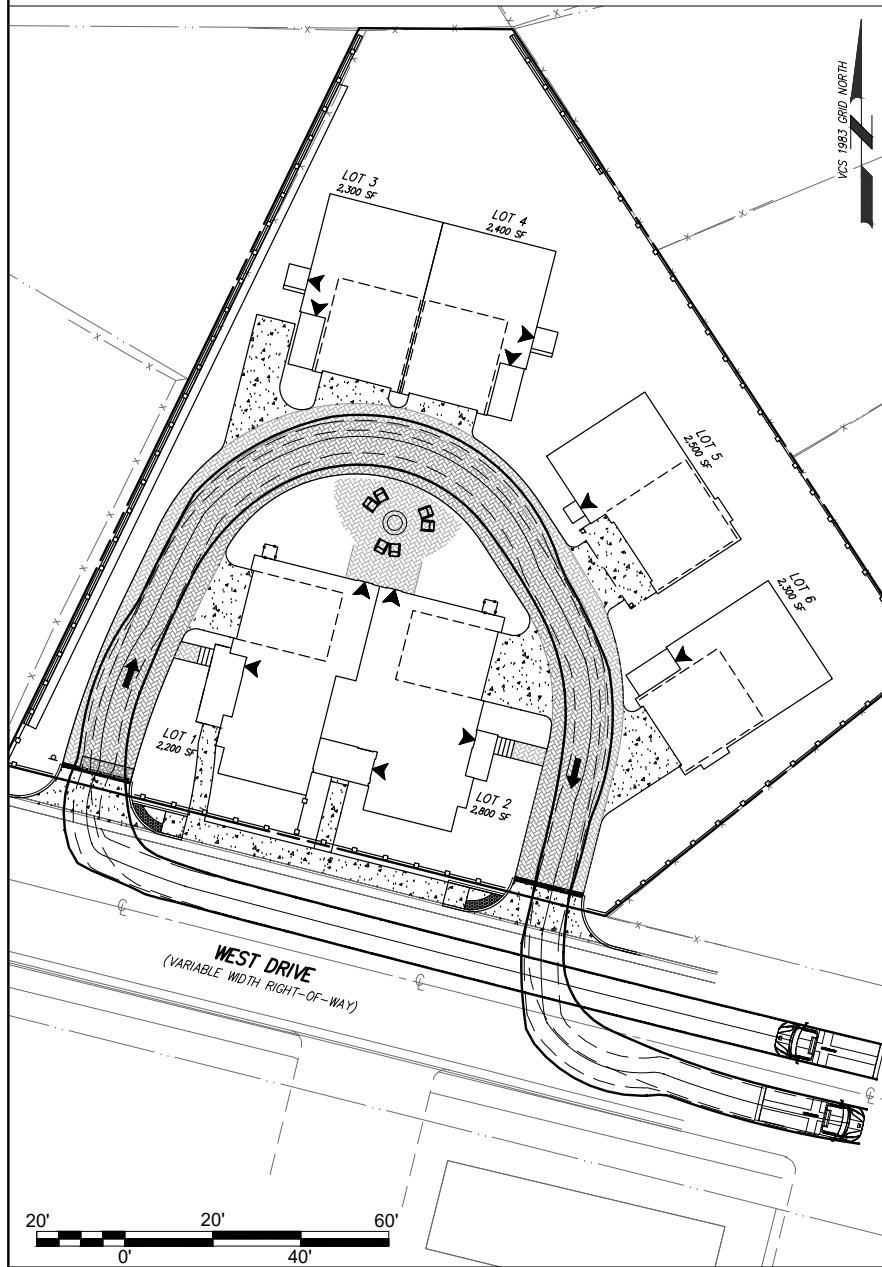
FIRE TRUCK VEHICLE DETAIL



CLASS: EMERGENCY - FIRE - PUMP
 REGION: NORTH AMERICA
 TRACTOR: PIN AHEAD
 WIDTH: 10.00 FEET
 TRACK: 6.56 FEET (FRONT AXLE)
 TRACK: 6.56 FEET (REAR AXLE)
 STEERING: FRONT ONLY
 LOCK TO LOCK TIME: 6.0 SECONDS
 STEERING LOCK ANGLE: 40.0 DEGREES

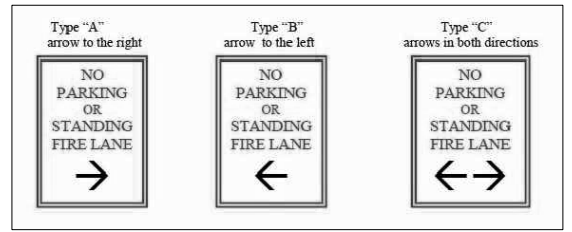
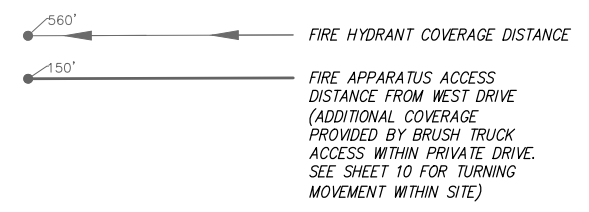
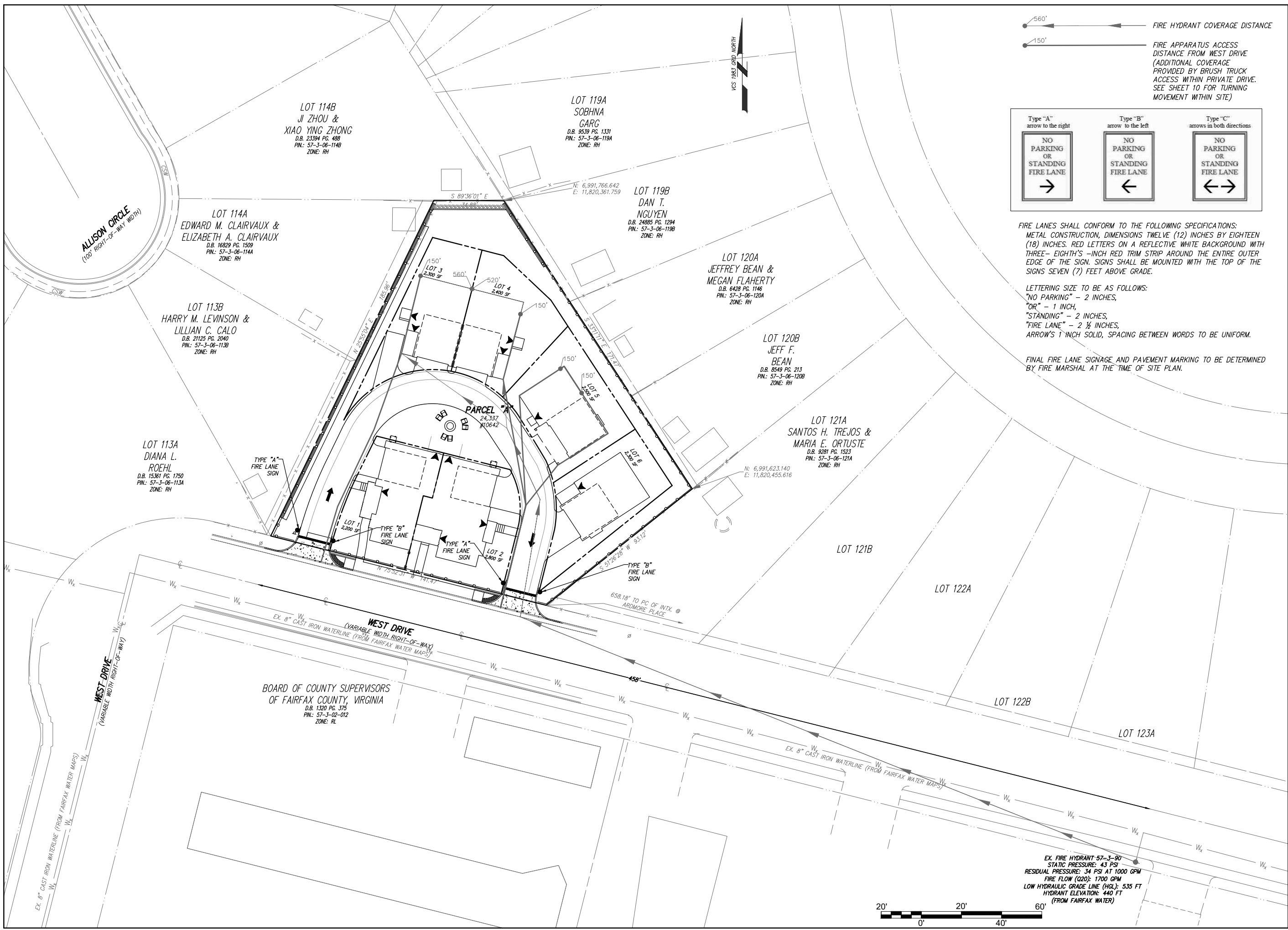
LEGEND

VEHICLE BODY: _____
 FRONT AND REAR TIRES: - - - - -



Date:	
Revision:	

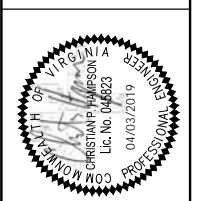
TURNING MOVEMENT PLAN
 10642 WEST DRIVE
 CITY OF FAIRFAX, VIRGINIA



FIRE LANES SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS:
 METAL CONSTRUCTION, DIMENSIONS TWELVE (12) INCHES BY EIGHTEEN (18) INCHES. RED LETTERS ON A REFLECTIVE WHITE BACKGROUND WITH THREE-EIGHTH'S -INCH RED TRIM STRIP AROUND THE ENTIRE OUTER EDGE OF THE SIGN. SIGNS SHALL BE MOUNTED WITH THE TOP OF THE SIGNS SEVEN (7) FEET ABOVE GRADE.

LETTERING SIZE TO BE AS FOLLOWS:
 "NO PARKING" - 2 INCHES,
 "OR" - 1 INCH,
 "STANDING" - 2 INCHES,
 "FIRE LANE" - 2 1/2 INCHES,
 ARROW'S 1 INCH SOLID, SPACING BETWEEN WORDS TO BE UNIFORM.

FINAL FIRE LANE SIGNAGE AND PAVEMENT MARKING TO BE DETERMINED BY FIRE MARSHAL AT THE TIME OF SITE PLAN.



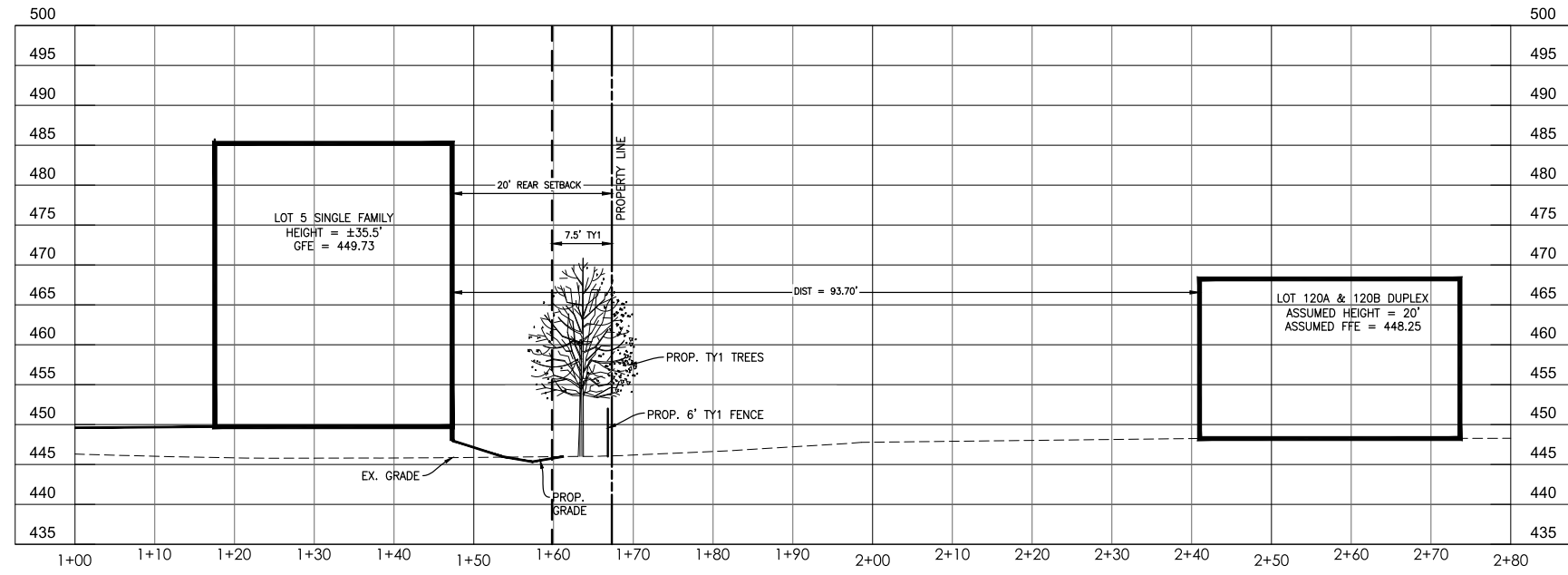
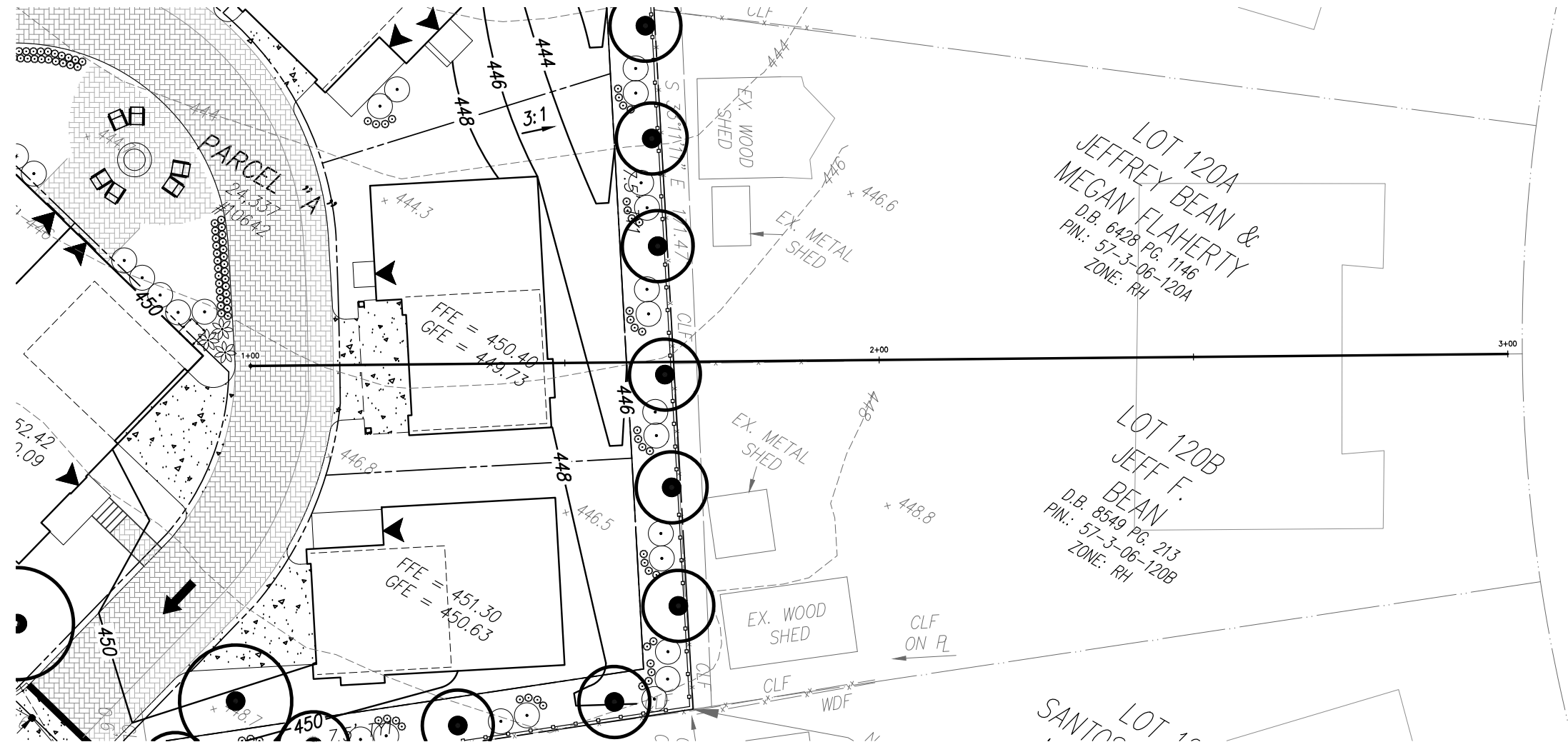
Date:	
Revision:	

FIRE ACCESS EXHIBIT
 10642 WEST DRIVE
 CITY OF FAIRFAX, VIRGINIA

Date:	APRIL 2019
Scale:	1" = 20'
Check:	CH
Drawn:	IAI/SNO
Project No.:	2026271804
Cad File:	C-FREDWG
Sheet No.:	11 of 20

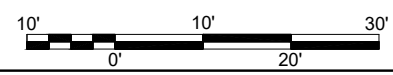
EX. FIRE HYDRANT 57-3-80
 STATIC PRESSURE: 43 PSI
 RESIDUAL PRESSURE: 34 PSI AT 1000 GPM
 FIRE FLOW (Q20): 1700 GPM
 LOW HYDRAULIC GRADE LINE (HGL): 535 FT
 HYDRANT ELEVATION: 440 FT
 (FROM FAIRFAX WATER)





Date:	
Revision:	

ADJACENT PROPERTY SECTION EXHIBIT
 10642 WEST DRIVE
 CITY OF FAIRFAX, VIRGINIA



NOTES:

-This streetscape elevation, material and color selection shows the intent, character, and quality of the proposed development. Architectural plans, elevations, and illustrations may be adjusted or modified subsequent to BAR approval as a result of final architectural and engineering design, provided they remain in conformance with that is shown in this package, and shall be approved at the discretion of the Planning Director. Final manufacturer and material selection may deviate, provided they remain in conformance with the intent and character shown in this package

-Azek capped polymer decking materials in Coastline
 -Wapolo Jamestown Porch Railing, Extra White Pickets on porches with Iron Ore railing



-Walpole Traditional Board Fence in white for TY1 along perimeter
 -TY1 understory trees: Eastern Redbud, Koua Dogwood, Star Magnolia (as shown on landscaping plan)
 -Canopy trees: Willow Oak (as shown on landscaping plan)

-ThermaTru Classic-Craft Maerican Style Collection 6 Panel Shaker front door in Roycroft Copper Red
 -Marvin Swinging French Door in Classical White
 -Carriage Style insulated garage door in Classical White
 -Walpole Savannah Side Mount Lantern for front doors and garage
 -Cashwa Brick Chimney

-CertainTeed Grand Manor asphalt shingles in Black Pearl
 -Snow guards in Slate Gray
 -5" Gutters in Classical White

-JamesHardie Beaded Cedarmill lap siding in Autumn Tan
 -Marvin Insert Double Hung windows in Classical White
 -Marvin Flat Casing in Classical White
 -Timberland Western Red Cedar operable shutters in Roycroft Copper Red

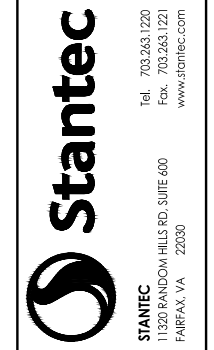
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WEST DRIVE - LOTS 1 & 2
 FAIRFAX, VA

Not For Construction



Date:	
Revision:	

FOR INFORMATION ONLY

STREETSCAPE 1-2 ELEVATION

10642 WEST DRIVE
 CITY OF FAIRFAX, VIRGINIA

Date:	APRIL 2019
Scale:	N/A
Check:	CH
Drawn:	IAI/SNO
Project No.:	2026271804
Cad File:	C-ARCH.DWG
Sheet No.:	13 of 20

WEST DRIVE - LOTS 1 & 2 - STREETSCAPE

KEY

WINDOW / DOOR SIZING
206" x 7' 0" WIDE, 5' 4" TALL OPENING SIZE
SEE ELEVATIONS FOR HEAD, HEIGHT, FINISHING, AND GRILL PATTERN

ELEVATION / SECTION BUBBLE
DRAWING #
PAGE #

ROOM NAMES
ROOM TITLE
LIVING ROOM
WOOD
CEILING HEIGHT
FLOOR FINISH

DRAWING TITLE
TITLE
SCALE
DRAWING NUMBER

ELEVATION MARKERS
10' DROP
DROP IN ELEVATION
0'-0" ASH
FINISH FLOOR ELEVATION

REVISION NOTES
REVISION CLOUD
ELEVATION MARK

C3STUDIO



WEST DRIVE - LOTS 1 & 2
FAIRFAX, VA

DRAWING INDEX

- 000 TITLE SHEET / DRAWING INDEX / KEY
- 100 FOUNDATION PLAN / ROOF PLAN
- 200 FIRST FLOOR PLAN
- 300 SECOND FLOOR PLAN
- 201 THIRD FLOOR PLAN
- 300 ELEVATIONS
- 301 ELEVATIONS
- E201 FIRST FLOOR ELECTRICAL PLAN
- E202 SECOND FLOOR ELECTRICAL PLAN
- E203 THIRD FLOOR ELECTRICAL PLAN

SQUARE FOOTAGE

LOT	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	TOTAL HEATED
LOT 1	573 sq. ft.	5,142 sq. ft.	1,133 sq. ft.	3,848 sq. ft.
FIRST FLOOR SIDE PORCH	132 sq. ft.			
SECOND FLOOR SIDE PORCH		131 sq. ft.		
GARAGE			693 sq. ft.	
TOTAL COMBATIVE	3,799 sq. ft.			
LOT 2	822 sq. ft.	5,142 sq. ft.	1,133 sq. ft.	3,297 sq. ft.
FIRST FLOOR FRONT PORCH	98 sq. ft.			
FIRST FLOOR SIDE PORCH	57 sq. ft.			
SECOND FLOOR FRONT PORCH		107 sq. ft.		
GARAGE			852 sq. ft.	
TOTAL COMBATIVE	4,155 sq. ft.			

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WEST DRIVE - LOTS 1 & 2
FAIRFAX, VA

REVISIONS
Review Set
August 23, 2019

DATE: XXX

PROJECT: 1801008

DRAWN BY: AMR
CHECKED BY: JMS

000

FIRST FLOOR PLAN
17.12.19

C3

WEST DRIVE - LOTS 1 & 2
FAIRFAX, VA

REVISIONS
Review Set
August 23, 2019

DATE: XXX

PROJECT: 1801008

DRAWN BY: AMR
CHECKED BY: JMS

201

LEFT ELEVATION
17.12.19

FRONT ELEVATION
17.12.19

C3

WEST DRIVE - LOTS 1 & 2
FAIRFAX, VA

REVISIONS
Review Set
August 23, 2019

DATE: XXX

PROJECT: 1801008

DRAWN BY: AMR
CHECKED BY: JMS

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RIGHT ELEVATION
17.12.19

REAR ELEVATION
17.12.19

C3

WEST DRIVE - LOTS 1 & 2
FAIRFAX, VA

REVISIONS
Review Set
August 23, 2019

DATE: XXX

PROJECT: 1801008

DRAWN BY: AMR
CHECKED BY: JMS

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Revision: _____

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TOWNHOUSE 1-2 ELEVATIONS & FLOOR PLANS
10642 WEST DRIVE
CITY OF FAIRFAX, VIRGINIA

Date:	APRIL 2019
Scale:	N/A
Check:	CH
Drawn:	IAI/SNO
Project No.:	2026271804
Cad File:	C-ARCH.DWG
Sheet No.:	14 of 20

NOTES:

-This streetscape elevation, material and color selection shows the intent, character, and quality of the proposed development. Architectural plans, elevations, and illustrations may be adjusted or modified subsequent to BAR approval as a result of final architectural and engineering design, provided they remain in conformance with that is shown in this package, and shall be approved at the discretion of the Planning Director. Final manufacturer and material selection may deviate, provided they remain in conformance with the intent and character shown in this package

-Azek capped polymer decking materials in Coastline
 -Wapolo Jamestown Porch Railing, Extra White Pickets on porches with Iron Ore railing



-Walpole Traditional Board Fence in white for TY1 along perimeter
 -TY1 understory trees: Eastern Redbud, Koua Dogwood, Star Magnolia (as shown on landscaping plan)
 -Canopy trees: Willow Oak (as shown on landscaping plan)

-ThermaTru Classic-Craft Maerican Style Collection 6 Panel Shaker front door in Rookwood Shutter Green
 -Marvin Swinging French Door in Classical White
 -Carriage Style insulated garage door in Classical White
 -Walpole Savannah Side Mount Lantern for front doors and garage
 -Cashwa Brick Chimney

-Cashwa Brick Facade Wall and Columns in Traditional Red
 -Cashwa Brick in Traditional Red along building foundation
 -Montage Plus Metal fence in Black
 -Precast architectural concrete topper for columns, or Walpole Savannah Lantern (to match building mounted lighting)

-CertainTeed Grand Manor asphalt shingles in Stonegate Gray
 -Snow guards in Slate Gray
 -5" Gutters in Classical White

-JamesHardie Beaded Cedarmill lap siding in Sail Cloth
 -Marvin Insert Double Hung windows in Classical White
 -Marvin Flat Casing in Classical White
 -Timberland Western Red Cedar operable shutters in Rookwood Shutter Green

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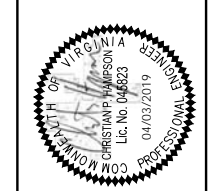
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WEST DRIVE - LOTS 3 & 4
 FAIRFAX, VA

Not For Construction

WEST DRIVE - LOTS 3 & 4 - STREETScape



Date:	
Revision:	

FOR INFORMATION ONLY

STREETSCAPE 3-4 ELEVATION
 10642 WEST DRIVE
 CITY OF FAIRFAX, VIRGINIA

Date:	APRIL 2019
Scale:	N/A
Check:	CH
Drawn:	IAI/SNO
Project No.:	2026271804
Cad File:	C-ARCH.DWG
Sheet No.	15 of 20

KEY

WINDOW / DOOR SIZING
20% x 7' 0" WIDE, 5' 4" TALL OPENING SIZE
SEE ELEVATIONS FOR HEAD HEIGHT, FINISHING, AND GRILL PATTERN

ELEVATION / SECTION BUBBLE
DRAWING #
PAGE #

ROOM NAMES
ROOM TITLE
LIVING ROOM
WOOD
CEILING HEIGHT
FLOOR FINISH

DRAWING TITLE
TITLE
SCALE
DRAWING NUMBER

ELEVATION MARKERS
10' DROP
DROP IN ELEVATION
0'-7" ASH
FINISH FLOOR ELEVATION

REVISION NOTES
REVISION CLOUD
ELEVATION MARK

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WEST DRIVE - LOTS 3 & 4
FAIRFAX, VA

DRAWING INDEX

- 000 TITLE SHEET / DRAWING INDEX / KEY
- 100 FOUNDATION PLAN
- 101 ROOF PLAN
- 201 FIRST FLOOR PLAN
- 202 SECOND FLOOR PLAN
- 203 THIRD FLOOR PLAN
- 300 ELEVATIONS
- 301 ELEVATIONS
- 330 WALL SECTIONS / DETAILS
- 400 FIRST FLOOR ELECTRICAL PLAN

SQUARE FOOTAGE

LOT 3	
FIRST FLOOR:	544 sq. ft.
SECOND FLOOR:	886 sq. ft.
THIRD FLOOR:	956 sq. ft.
TOTAL HEATED:	2,338 sq. ft.
FIRST FLOOR SIDE PORCH:	63 sq. ft.
SECOND FLOOR SIDE PORCH:	66 sq. ft.
OPT. THIRD FLOOR SIDE PORCH:	66 sq. ft.
GARAGE:	457 sq. ft.
TOTAL CUMULATIVE:	2,968 sq. ft.
LOT 4	
FIRST FLOOR:	544 sq. ft.
SECOND FLOOR:	886 sq. ft.
THIRD FLOOR:	956 sq. ft.
TOTAL HEATED:	2,338 sq. ft.
FIRST FLOOR SIDE PORCH:	63 sq. ft.
SECOND FLOOR SIDE PORCH:	66 sq. ft.
OPT. THIRD FLOOR SIDE PORCH:	66 sq. ft.
GARAGE:	457 sq. ft.
TOTAL CUMULATIVE:	2,968 sq. ft.

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WEST DRIVE - LOTS 3 & 4
FAIRFAX, VA

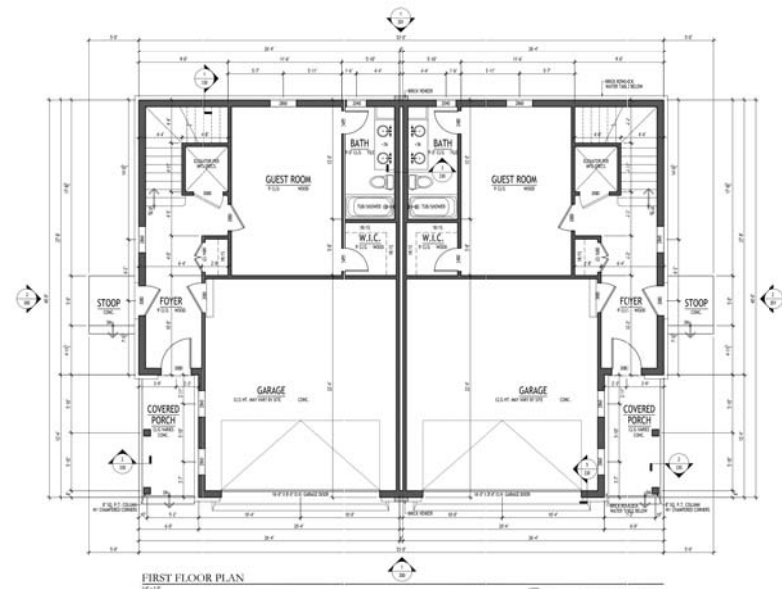
REVISION: SIDE DOOR 04.01.2019

DATE: December 3, 2018

PROJECT: 1801007

DRAWN: AMBER CHECKED: AMR

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FIRST FLOOR PLAN

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WEST DRIVE - LOTS 3 & 4
FAIRFAX, VA

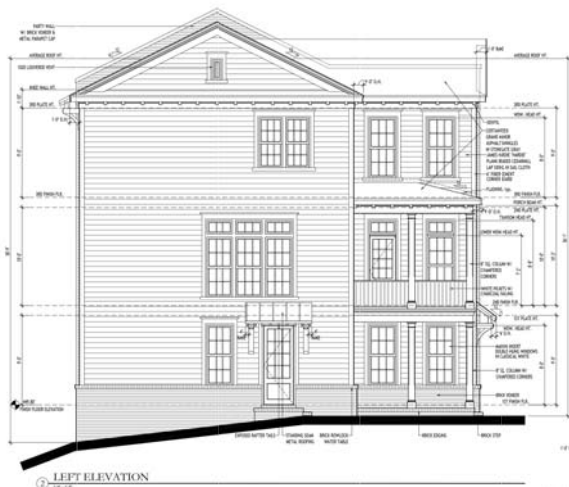
REVISION: SIDE DOOR 04.01.2019

DATE: December 3, 2018

PROJECT: 1801007

DRAWN: AMBER CHECKED: AMR

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LEFT ELEVATION



FRONT ELEVATION

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WEST DRIVE - LOTS 3 & 4
FAIRFAX, VA

REVISION: SIDE DOOR 04.01.2019

DATE: December 3, 2018

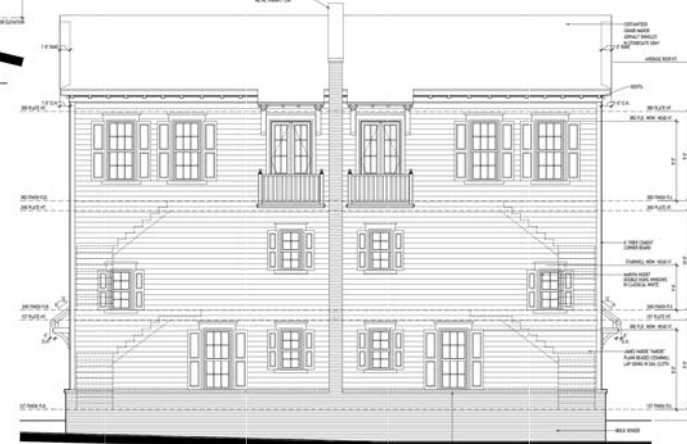
PROJECT: 1801007

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300



RIGHT ELEVATION



REAR ELEVATION

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WEST DRIVE - LOTS 3 & 4
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REVISION: SIDE DOOR 04.01.2019

DATE: December 3, 2018

PROJECT: 1801007

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Revision:	

TOWNHOUSE 3-4 ELEVATIONS & FLOOR PLANS
10642 WEST DRIVE
CITY OF FAIRFAX, VIRGINIA

Date:	APRIL 2019
Scale:	N/A
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Project No.:	2026271804
Cad File:	C-ARCH.DWG
Sheet No.:	16 of 20

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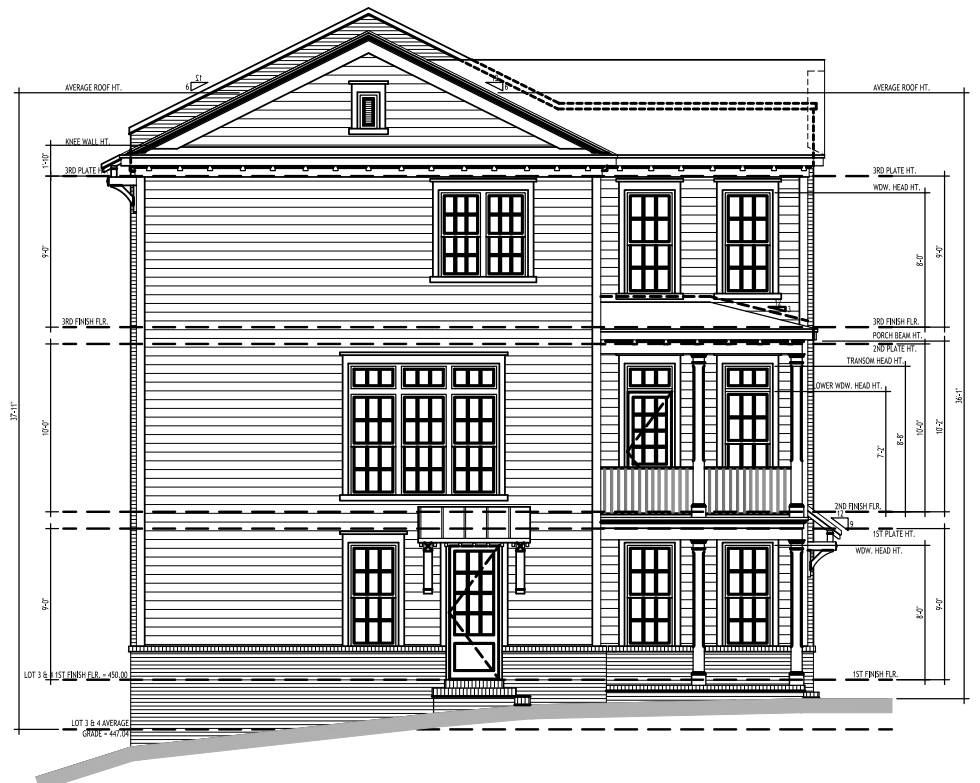
1 LOTS 1 & 2 FRONT ELEVATION



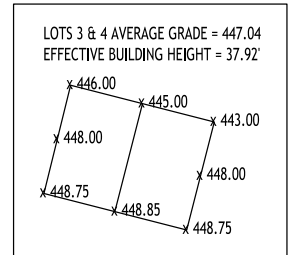
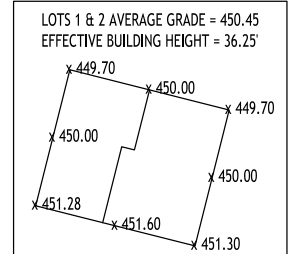
2 LOTS 1 & 2 LEFT ELEVATION



3 LOTS 3 & 4 FRONT ELEVATION



4 LOTS 3 & 4 LEFT ELEVATION



BUILDING HEIGHT DIAGRAMS SHOWN BASED ON PRELIMINARY CONCEPTUAL GRADING PLAN. SUBJECT TO CHANGE PER FINAL ENGINEERING AND ARCHITECTURAL DESIGN.



Date: _____

Revision: _____

**TOWNHOUSE BUILDING
 HEIGHT DIAGRAMS
 10642 WEST DRIVE
 CITY OF FAIRFAX, VIRGINIA**

KEY

WINDOW / DOOR SIZING
 20x6 - 2' 0" WIDE x 5' 4" TALL OPENING SIZE
 SEE ELEVATIONS FOR HEAD HEIGHT, HANDING AND GRILL PATTERN

ELEVATION / SECTION BUBBLE

ROOM NAMES

CEILING HEIGHT

FLOOR FINISH

DRAWING TITLE

TITLE

ELEVATION MARKERS

REVISION NOTES

C3STUDIO



WEST DRIVE - LOT 5
FAIRFAX, VA

DRAWING INDEX

- 000 TITLE SHEET / DRAWING INDEX / KEY
- 100 FOUNDATION PLAN / ROOF PLAN
- 201 FIRST FLOOR PLAN
- 202 SECOND FLOOR PLAN
- 203 THIRD FLOOR PLAN
- 300 ELEVATIONS
- 301 WALL, WET DASH & DETAILS
- 400 ELECTRICAL PLANS

SQUARE FOOTAGE

FIRST FLOOR:	544 sq. ft.
SECOND FLOOR:	886 sq. ft.
THIRD FLOOR:	956 sq. ft.
TOTAL HEATED:	2,336 sq. ft.
FIRST FLOOR SIDE PORCH:	63 sq. ft.
SECOND FLOOR SIDE PORCH:	86 sq. ft.
OPT. THIRD FLOOR SIDE PORCH:	48 sq. ft.
GARAGE:	457 sq. ft.
TOTAL GARAGE:	2,988 sq. ft.

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WEST DRIVE - LOT 5
FAIRFAX, VA

REVISIONS

DATE: November 26, 2018

PROJECT: 1801007

DRAWN: AMBER

CHECKED: JAMI

000

THIRD FLOOR PLAN

SECOND FLOOR PLAN

FIRST FLOOR PLAN

WEST DRIVE - LOT 5
FAIRFAX, VA

REVISIONS

DATE: November 26, 2018

PROJECT: 1801007

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FRONT ELEVATION

RIGHT ELEVATION

WEST DRIVE - LOT 5
FAIRFAX, VA

REVISIONS

DATE: November 26, 2018

PROJECT: 1801007

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REAR ELEVATION

LEFT ELEVATION

WEST DRIVE - LOT 5
FAIRFAX, VA

REVISIONS

DATE: November 26, 2018

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Date:	

SINGLE FAMILY 5
ELEVATIONS & FLOOR PLANS
 10642 WEST DRIVE
 CITY OF FAIRFAX, VIRGINIA

Date: APRIL 2019

Scale: N/A

Check: CH Drawn: IAI/SNO

Project No.: 2026271804

Cad File: C-ARCH.DWG

Sheet No.

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Professional Engineer
 CHRISTOPHER HAMPSON
 Lic. No. 049623
 04/03/2019

KEY

WINDOW / DOOR SIZING
20% x 7' 0" WIDE x 5' 4" TALL OPENING SIZE
SEE ELEVATIONS FOR HEAD HEIGHT, FINISHING, AND GRILL PATTERN

ELEVATION / SECTION BUBBLE
DRAWING #
PAGE #

ROOM NAMES
ROOM TITLE
LIVING ROOM
WOOD
CEILING HEIGHT
WOOD
FLOOR FINISH

DRAWING TITLE
TITLE
SCALE
DRAWING NUMBER

ELEVATION MARKERS
10' DROP
DROP IN ELEVATION
0'-0" ASHL
FINISH FLOOR ELEVATION

REVISION NOTES
REVISION CLOUD
ELEVATION MARK

C3STUDIO



WEST DRIVE - LOT 6
FAIRFAX, VA

DRAWING INDEX

- 000 TITLE SHEET / DRAWING INDEX / KEY
- 100 FOUNDATION PLAN / ROOF PLAN
- 200 FIRST FLOOR PLAN
- 300 SECOND FLOOR PLAN
- 201 THIRD FLOOR PLAN
- 300 ELEVATIONS
- 301 ELEVATIONS
- 100 WALL SECTIONS & DETAILS
- 001 ELECTRICAL PLANS

SQUARE FOOTAGE

- FIRST FLOOR: 544 sq. ft.
- SECOND FLOOR: 886 sq. ft.
- THIRD FLOOR: 988 sq. ft.
- TOTAL HEATED: 2,418 sq. ft.

- FIRST FLOOR SIDE PORCH: 63 sq. ft.
- SECOND FLOOR SIDE PORCH: 86 sq. ft.
- OPT. THIRD FLOOR SIDE PORCH: 68 sq. ft.
- GARAGE: 457 sq. ft.
- TOTAL CUMULATIVE: 2,988 sq. ft.

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WEST DRIVE - LOT 6
FAIRFAX, VA

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THIRD FLOOR PLAN

SECOND FLOOR PLAN

FIRST FLOOR PLAN

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LEFT ELEVATION

FRONT ELEVATION

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RIGHT ELEVATION

REAR ELEVATION

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WEST DRIVE - LOT 6
FAIRFAX, VA

REVISIONS

DATE: November 20, 2018

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DRAWN: AMBER, JAMI

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FOR INFORMATION ONLY

Revision:	Date:

SINGLE FAMILY 6
ELEVATIONS & FLOOR PLANS
10642 WEST DRIVE
CITY OF FAIRFAX, VIRGINIA

Date:	APRIL 2019
Scale:	N/A
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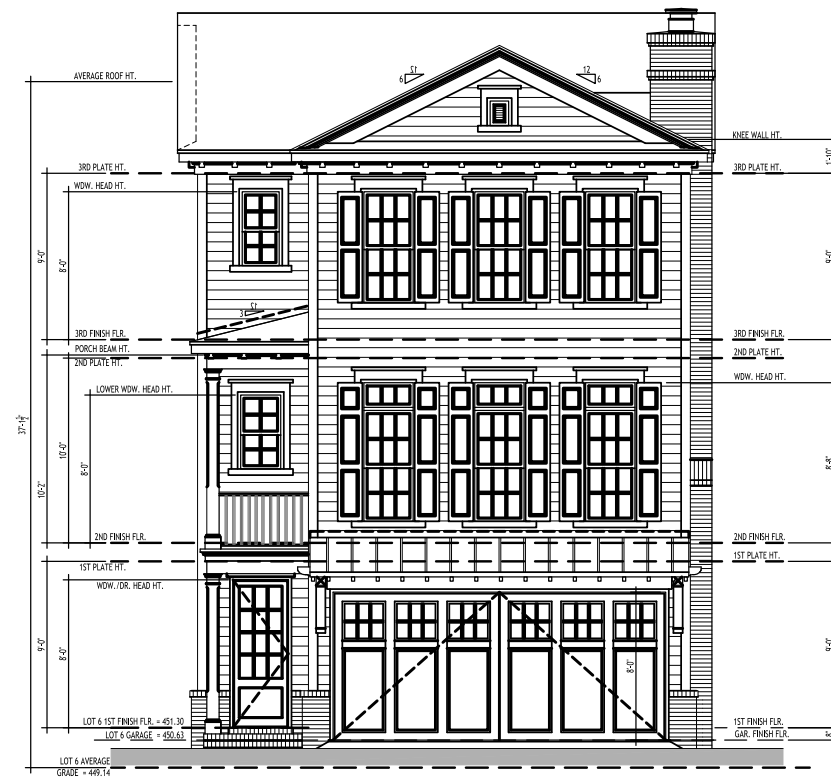
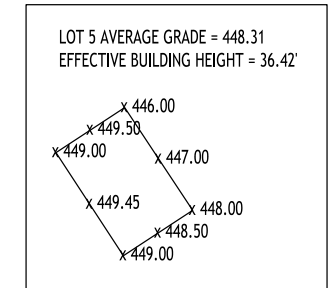
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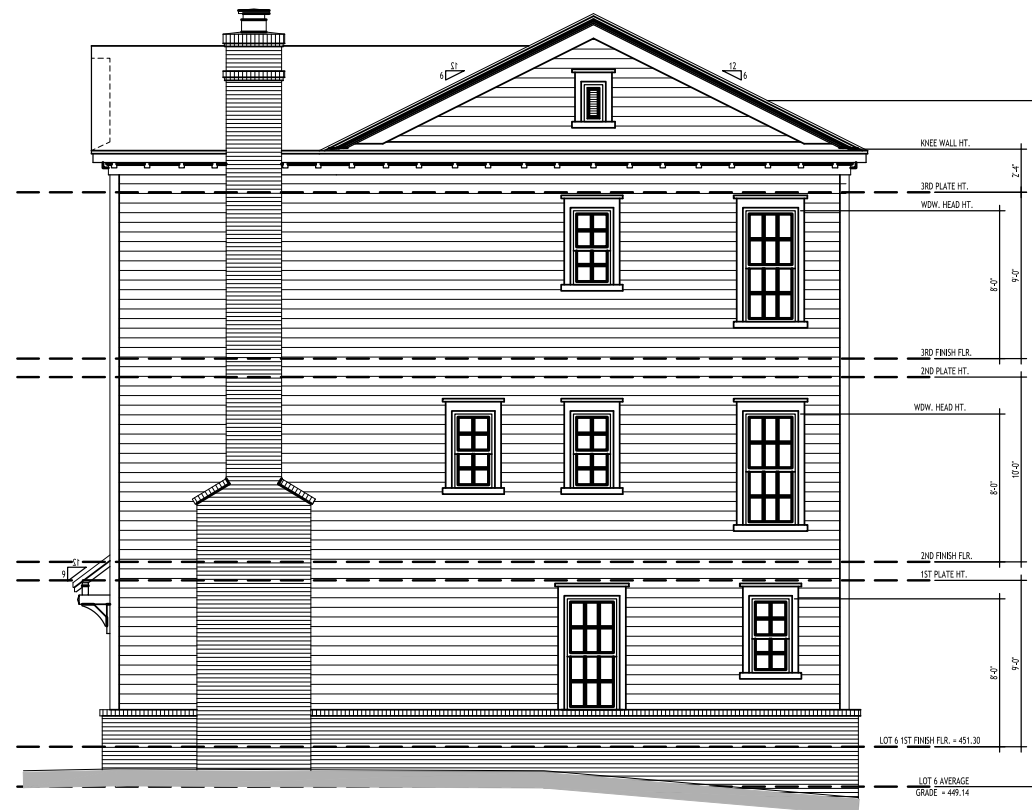
5 LOT 5 FRONT ELEVATION
NTS



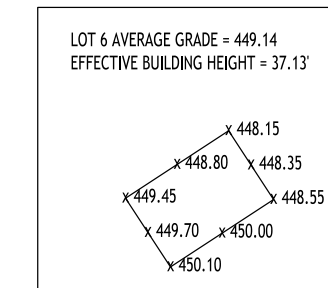
6 LOT 5 RIGHT ELEVATION
NTS



7 LOT 6 FRONT ELEVATION
NTS



8 LOT 6 RIGHT ELEVATION
NTS



BUILDING HEIGHT DIAGRAMS SHOWN BASED ON PRELIMINARY CONCEPTUAL GRADING PLAN. SUBJECT TO CHANGE PER FINAL ENGINEERING AND ARCHITECTURAL DESIGN.



Date:	
Revision:	

**SINGLE FAMILY BUILDING
 HEIGHT DIAGRAMS
 10642 WEST DRIVE
 CITY OF FAIRFAX, VIRGINIA**

Date:	APRIL 2019
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Drawn:	IAI/SNO
Project No.:	2026271804
Cad File:	C-ARCH.DWG
Sheet No.:	20 of 20