3500 PICKETT ROAD

MASTER DEVELOPMENT PLAN

VICINITY MAP 1' = 2000"

CITY OF FAIRFAX, VIRGINIA

NOVEMBER 22, 2019

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BETHESDA, MD
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STUDIO 39
6416 GROVEDALE DRIVE
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TAX MAP NO.
058-1 ((02)) PARCEL 21

COMMONWEALTH OF VIRGINIA
PETER L. RINEK
Lic. No. 388
11/22/2019
LANDSCAPE ARCHITECT

VIKA NUMBER VV7583C
SHEET C-1

FILE: Q:\Projects\7583\7583C\CADD\PLANNING\PLANNING DRAWINGS\7583C COVER.dwg USER: rinek DATE: November 21, 2019 TIME: 4:04:09 PM

NOTES:

1. THE SUBJECT PROPERTY IS IDENTIFIED ON FAIRFAX CITY TAX MAP AS TAX MAP #58-1-02-021 AND IS ZONED RL.
2. THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP (FIRM) NUMBER 51552400030D, COMMUNITY PANEL 515524 00030 D, FOR FAIRFAX CITY, VIRGINIA DATED JUNE 2, 2006. ZONE "X" IS NOT IDENTIFIED AS A SPECIAL FLOOD HAZARD ZONE AREA.
3. THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 (VCS 83).
4. THE VERTICAL DATUM SHOWN HEREON IS REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29).
5. THE HORIZONTAL AND VERTICAL DATUMS SHOWN HEREON ARE BASED ON A GPS SURVEY PERVORMED BY VIKA VIRGINIA, LLC ON FEBRUARY 26, 2013. THE ELEVATION CONVERSION OF THE VERTICAL DATUM FROM THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) TO (NGVD29), A DIFFERENCE OF +0.77', WAS CALCULATED USING ARMY CORPS OF ENGINEERS' CORPSCON 6.0.1 CONVERSION TOOL.
6. CONTOUR INTERVAL SHOWN HEREON IS 2'-0".
7. BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON A FIELD RUN SURVEY BY VIKA VIRGINIA, LLC.
8. THE RECORD DESCRIPTION CONTAINED HEREON AND ALL OTHER INFORMATION SHOWN HEREON IS CORRECT.
9. TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. U190001.3VAF-VU WITH AN EFFECTIVE DATE OF 9/17/2019 (Version No. 2) HAS BEEN INCORPORATED INTO THIS SURVEY. ALL KNOWN, PLOTTABLE EASEMENTS OF RECORD ARE SHOWN HEREON.
10. THERE IS NO OBSERVED EVIDENCE OF WETLANDS FIELD DELINEATION ON THE SUBJECT PROPERTY.
11. THERE IS NO OBSERVED EVIDENCE OF CEMETERIES OR BURIAL GROUNDS ON THE SUBJECT PROPERTY.
12. THIS SURVEY IS NOT INTENDED FOR DESIGN OR CONSTRUCTION PURPOSES, INCLUDING THE INSTALLATION OF FENCES OR CONSTRUCTION OF OTHER IMPROVEMENTS. UTILITY LINES MAY NOT BE SHOWN AS ACTUAL WIDTHS AND SIZES.
13. THIS SURVEY HAS BEEN PREPARED TO DEPICT THE LOCATIONS OF ENCUMBRANCES AFFECTING THE PROPERTY THAT HAS BEEN IDENTIFIED IN THE TITLE COMMITMENT REFERENCED HEREON, FURNISHED TO VIKA VIRGINIA, LLC FOR THIS SITE OR TO LIST ANY ENCUMBRANCES THAT ARE NOT LOCATABLE. AS SUCH, IF THERE ARE ENCUMBRANCES AFFECTING THE PROPERTY THAT WERE NOT IDENTIFIED IN THE REFERENCED TITLE COMMITMENT, THEY MAY NOT BE SHOWN ON THIS SURVEY. FOR EXAMPLE, CERTAIN HIGHWAYS HAVE "LIMITED ACCESS LINES" THAT HAVE BEEN ESTABLISHED BY HIGHWAY PLANS THAT ARE OFTEN NOT RECORDED IN THE LAND RECORDS OF THAT JURISDICTION.

AREA TABULATION:

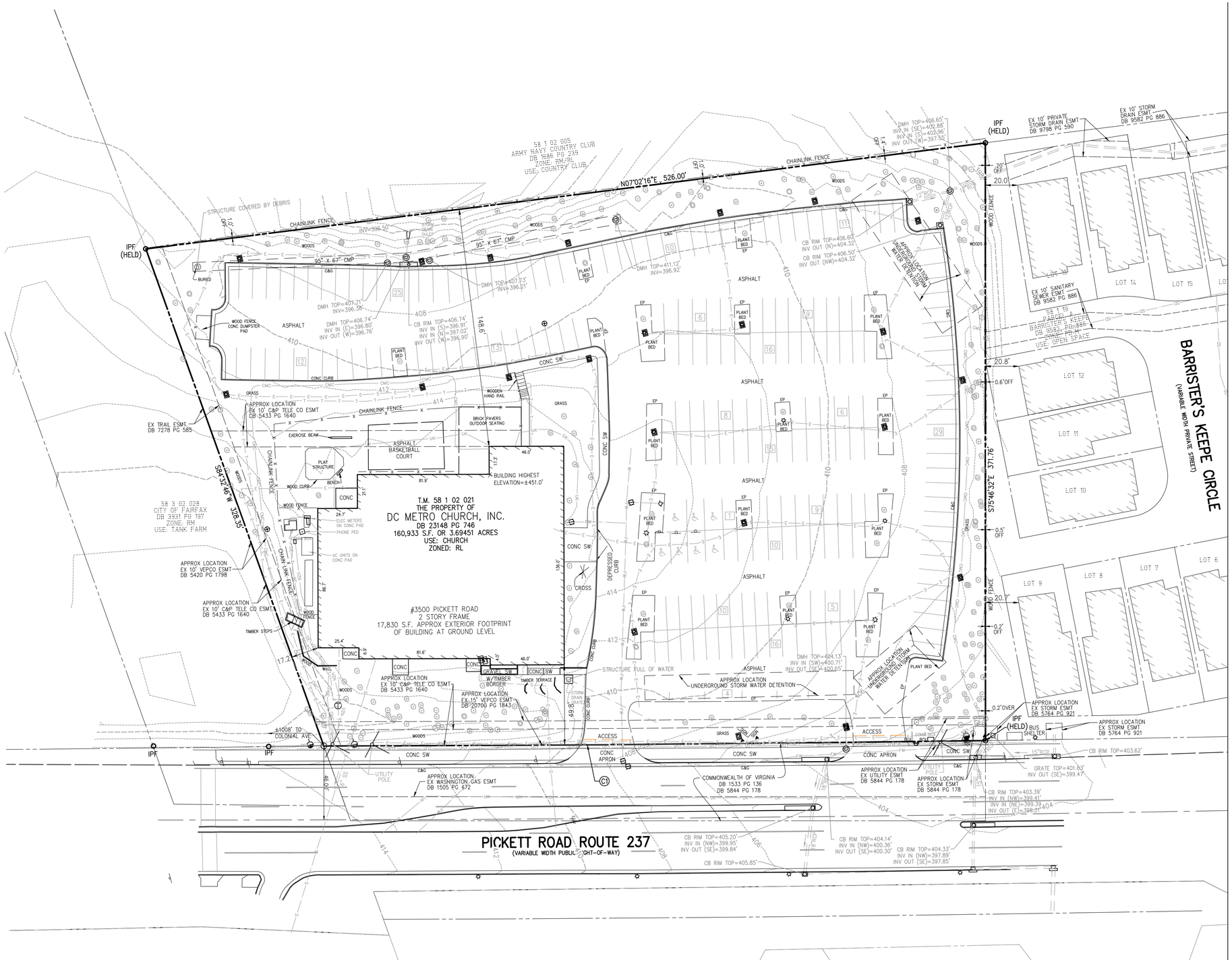
160,933 SQUARE FEET OR 3.69451 ACRES

PARKING TABULATION:

STANDARD STRIPED PARKING SPACES	215
HANDICAP STRIPED PARKING SPACES	7
TOTAL STRIPED PARKING SPACES ON SITE	222

* PARKING SPACES SHOWN HEREON ARE BASED ON FIELD LOCATIONS AND VISUAL INSPECTION. VIKA VIRGINIA, LLC DOES NOT CERTIFY THAT SPACES ARE STRIPED IN ACCORDANCE WITH REQUIRED JURISDICTIONAL STANDARDS.

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BRG	CHORD
C1	411.31'	34331.47'	000°41'11"	205.66'	S13°46'35"W	411.31'



LEGEND:

BUILDING LINE
CABLE TV CONDUIT
ELECTRICAL CONDUIT
EDGE OF PAVEMENT
FENCE LINE
NATURAL GAS CONDUIT
OVERHEAD WIRES
TELECOM CONDUIT
PROPERTY LINES
PUBLIC UTILITIES EASEMENTS
SANITARY SEWER CONDUIT
STORM DRAIN CONDUIT
WATER CONDUIT

ELECTRICAL MANHOLE
ELECTRICAL JUNCTION BOX
GUY POLE
LIGHT POLE
GROUND LIGHT
UTILITY POLE
PHONE MANHOLE
PHONE PEDESTAL
CABLE TELEVISION PEDESTAL
GAS VALVE
GAS MANHOLE
GAS MARKER
TRAFFIC CONTROL BOX
TRAFFIC SIGNAL POLE

STORM DRAIN MANHOLE
CATCH BASIN RIM
INLETS
CURB INLET
SANITARY MANHOLE
SANITARY CLEANOUT
WATER METER
WATER MANHOLE
WATER VALVE
FIRE HYDRANT
FIRE DEPARTMENT CONNECTION
IRRIGATION CONTROL VALVE

TREE
HANDICAP
PARKING METER
HVAC UNIT
UKNOWN UTILITY MANHOLE
BOLLARD
COLUMN
CENTERLINE
SOIL BORING
TEST PIT

SIGN POST
WOOD POST
IRON PIPE FOUND
REBAR FOUND
PKNAIL FOUND
DRILL HOLE FOUND
BENCHMARK

CONC	CONCRETE
C&G	CURB AND GUTTER
TRANS	ELECTRICAL TRANSFORMER
ASPH	ASPHALT
ESMT	EASEMENT
BLDG	BUILDING
RCP	REINFORCED CONCRETE PIPE
CMP	CORRIGATED METAL PIPE
R/W	RIGHT-OF-WAY
HCR	HANDICAP RAMP
DB	DEED BOOK
PG	PAGE
BRL	BUILDING RESTRICTION LINE

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

VA STATE
GRID NORTH
(VSC 83)

ENGINEERING SURVEYING/GEOMATICS
LANDSCAPE ARCHITECTURE PLANNING
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REVISIONS	DATE
1ST SUBMISSION	11/22/2019

PROFESSIONAL SEAL
COMMONWEALTH OF VIRGINIA
LISA M. GOODWIN
Lic. No. 3364
11/22/2019
LAND SURVEYOR

3500 PICKETT ROAD

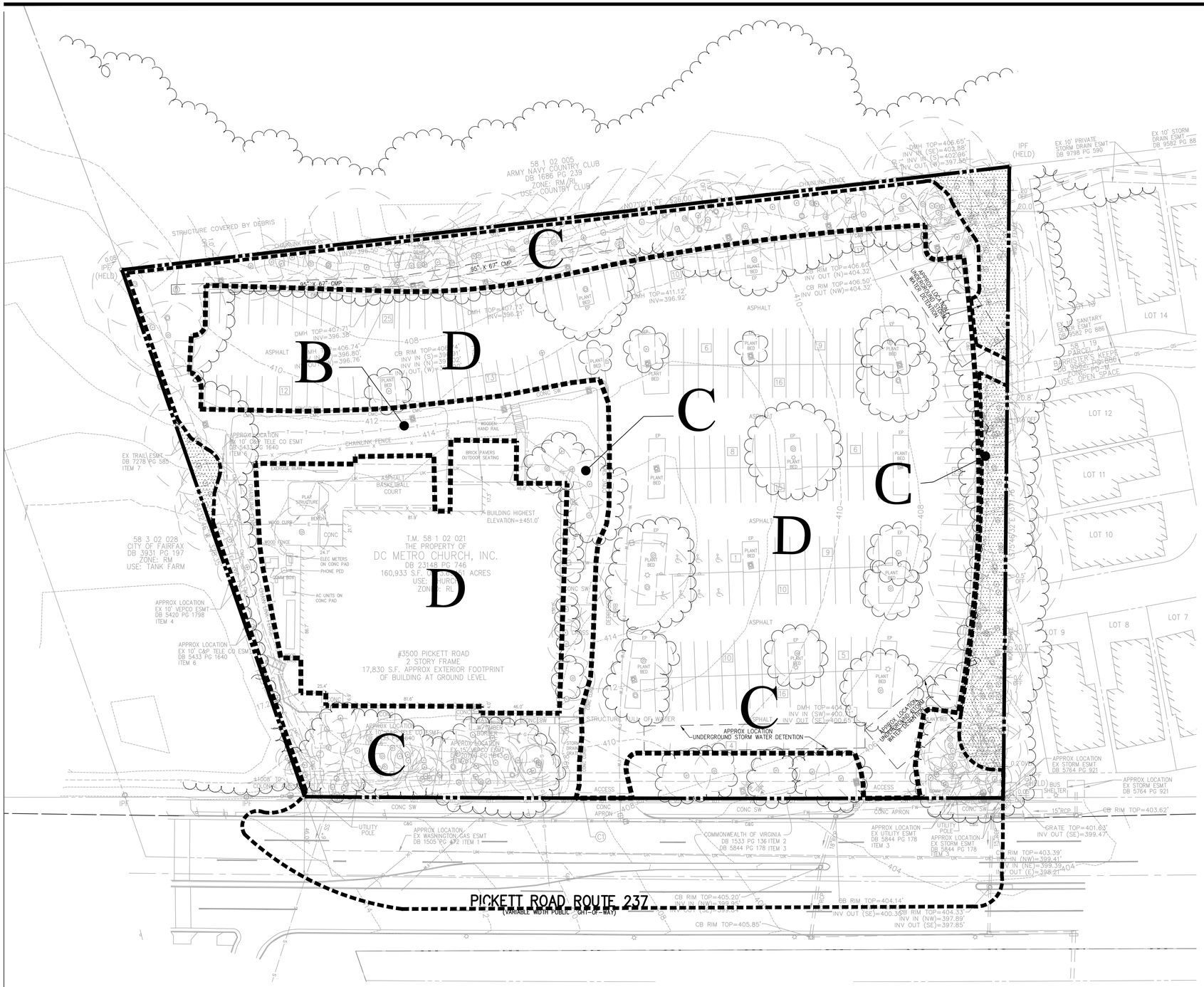
CITY OF FAIRFAX, VIRGINIA

EXISTING CONDITIONS PLAN

DRAWN BY:	RMC
DESIGNED BY:	LMG
DATE ISSUED:	NOVEMBER 22, 2019
DWG. SCALE:	1" = 30'
VIKA NO.	VV7583C
SHEET NO.	C-02

FILE: Q:\Projects\7583\7583C\CADD\SURVEYS\BASE DRAWINGS\7583c-sv.dwg USER: Goodwin DATE: November 21, 2019 TIME: 1:47:13 PM

LAYOUT: C-02 EXISTING CONDITIONS PLAN, Plotted By: Goodwin



LEGEND

VEGETATION COVER TYPE

APPROXIMATE EXISTING TREE LINE

PRE–DEVELOPED AREA OF EXISTING CANOPY = ± 56,777 SF

POST–DEVELOPMENT AREA OF EXISTING TOTAL CANOPY TO BE PRESERVED = ±7,281 SF

LIMITS OF CLEARING AND GRADING

NOTE
FOR NEW LANDSCAPE PLAN / LANDSCAPE TABULATIONS, SEE SHEETS L–02, L–03

EVM NARRATIVE

±33% OF THE SUBJECT SITE IS DEVELOPED AS A MAINTAINED TURF/GRASS AND LANDSCAPE AREAS. THE BALANCE OF THE SITE (67%) IS DEVELOPED AS A PARKING LOT, PLAYGROUND AND BUILDING STRUCTURE. THERE IS A SMALL AREA OF EXISTING WOODS ALONG THE NORTHERN PROPERTY LINE TO WILL BE PRESERVED. MOST OF THE VEGETATION IS PLANTED LANDSCAPE MATERIAL.

THE PRIMARY ON–SITE SPECIES IDENTIFIED AND THE OVERALL GENERAL HEALTH AND CONDITION OF THE EXISTING PLANT MATERIAL IS REPORTED ON THIS SHEET.

EXISTING VEGETATION COVER TYPES

C TREE SPECIES

Acer rubrum - Red Maple
Ailanthus altissima - Tree of Heaven
Cornus florida - Flowering Dogwood
Juniperus virginiana - Eastern Redcedar
Ilex opaca - American Holly
Liquidambar styraciflua - Sweetgum
Liriodendron tulipifera - Yellow Poplar
Nyssa sylvatica - Blackgum
Pinus strobus - Eastern White Pine
Platanus occidentalis - American Sycamore
Prunus serotina - Black Cherry
Quercus alba - White Oak
Quercus palustris - Pin Oak
Ulmus americana - American Elm

B TREE SPECIES

Turf grass - Cleared and Maintained

COVER TYPE SUMMARY TABLE

EVM INDEX	COVER TYPE	SUCCESSIONAL STAGE	AREA	COVER CONDITION	PRIMARY SPECIES	COMMENTS
B	TURF	N/A	±3,699 SF (.09 AC)	N/A	N/A	
C	DEVELOPED LANDSCAPE	N/A	±56,777 SF (1.30 AC)	N/A	N/A	DEVELOPED AREA. CLEARED AND MAINTAINED TURF/GRASS AND LANDSCAPE AREA.
D	DEVELOPED	N/A	±107,915 SF (2.48 AC)	N/A	N/A	DEVELOPED AREA. PARKING LOT, PLAYGROUND AND BUILDING STRUCTURE;
		TOTAL AREA	±160,993 SF (3.69 AC)			

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

VA STATE GRID NORTH (VSC 83)

ENGINEERING SURVEYING/GEOMATICS
LANDSCAPE ARCHITECTURE PLANNING
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REVISIONS	DATE
1ST SUBMISSION	11/22/2019

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
PETER L. RINEK
Lic. No. 388
11/22/2019
LANDSCAPE ARCHITECT

3500 PICKETT ROAD

CITY OF FAIRFAX, VIRGINIA

EXISTING VEGETATION MAP

DRAWN BY:
DESIGNED BY: PR
DATE ISSUED: NOVEMBER 22, 2019
DWG. SCALE: AS SHOWN
VIKA NO. VV7583C
SHEET NO. C-03

FILE: Q:\Projects\7583\7583C\CADD\PLANNING\PLANNING DRAWINGS\7583C EXISTING VEGETATIONS.dwg USER: Masangkay DATE: November 21, 2019 TIME: 1:56:11 PM

LAYOUT: C-03 EXISTING VEGETATIONS MAP, Plotted By: Masangkay

TREE NO.	TYPE	TRUNK SIZE (INCHES)	DRIP (FEET)
5406	TREE	9	10
5407	TREE	6	9
5408	TREE	14	18
5409	TREE MULTI	8, 8	18
5410	TREE	9	9
5411	TREE	14	18
5412	TREE	9	14
5413	TREE	7	7
5414	TREE	6	7
5415	TREE	10	18
5416	TREE	8	10
5417	TREE MULTI	5, 5	8
5418	TREE	5	8
5419	TREE	7	7
5420	TREE	9	10
5421	TREE	5	5
5422	TREE	9	12
5423	TREE	6	6
5424	TREE	8	14
5425	TREE	22	22
5426	TREE	6	6
5427	TREE	9	11
5428	TREE	6	6
5429	TREE	8	8
5430	TREE	7	10
5431	TREE	6	10
5432	TREE MULTI	4, 7	15
5433	TREE	6	10
5434	TREE	7	10
5435	TREE	9	12
5436	TREE	10	15
5437	TREE	23	30
5438	TREE	7	7
5439	TREE MULTI	7, 6, 3	15
5440	TREE	9	12

TREE NO.	TYPE	TRUNK SIZE (INCHES)	DRIP (FEET)
5441	TREE	7	10
5442	TREE	7	10
5701	TREE	7	15
5702	TREE	7	10
5703	TREE	7	9
5704	TREE	5	9
5705	TREE	8	10
5706	TREE	6	8
5707	TREE	12	16
5708	TREE	6	14
5709	TREE	13	18
5710	TREE	13	18
5711	TREE	13	15
5712	TREE	10	10
5713	TREE	13	13
5714	TREE	15	20
5715	TREE	11	15
5716	TREE	8	10
5717	TREE	8	12
5718	TREE	7	10
5719	TREE	8	10
5720	TREE	7	10
5721	TREE	14	20
5722	TREE	14	15
5723	TREE	13	18
5724	TREE	8	12
5725	TREE	7	7
5726	TREE	8	8
5727	TREE	7	11
5728	TREE	11	11
5729	TREE	11	11
5730	TREE	8	11
5731	TREE	12	12
5732	TREE	17	30
5733	TREE	11	11

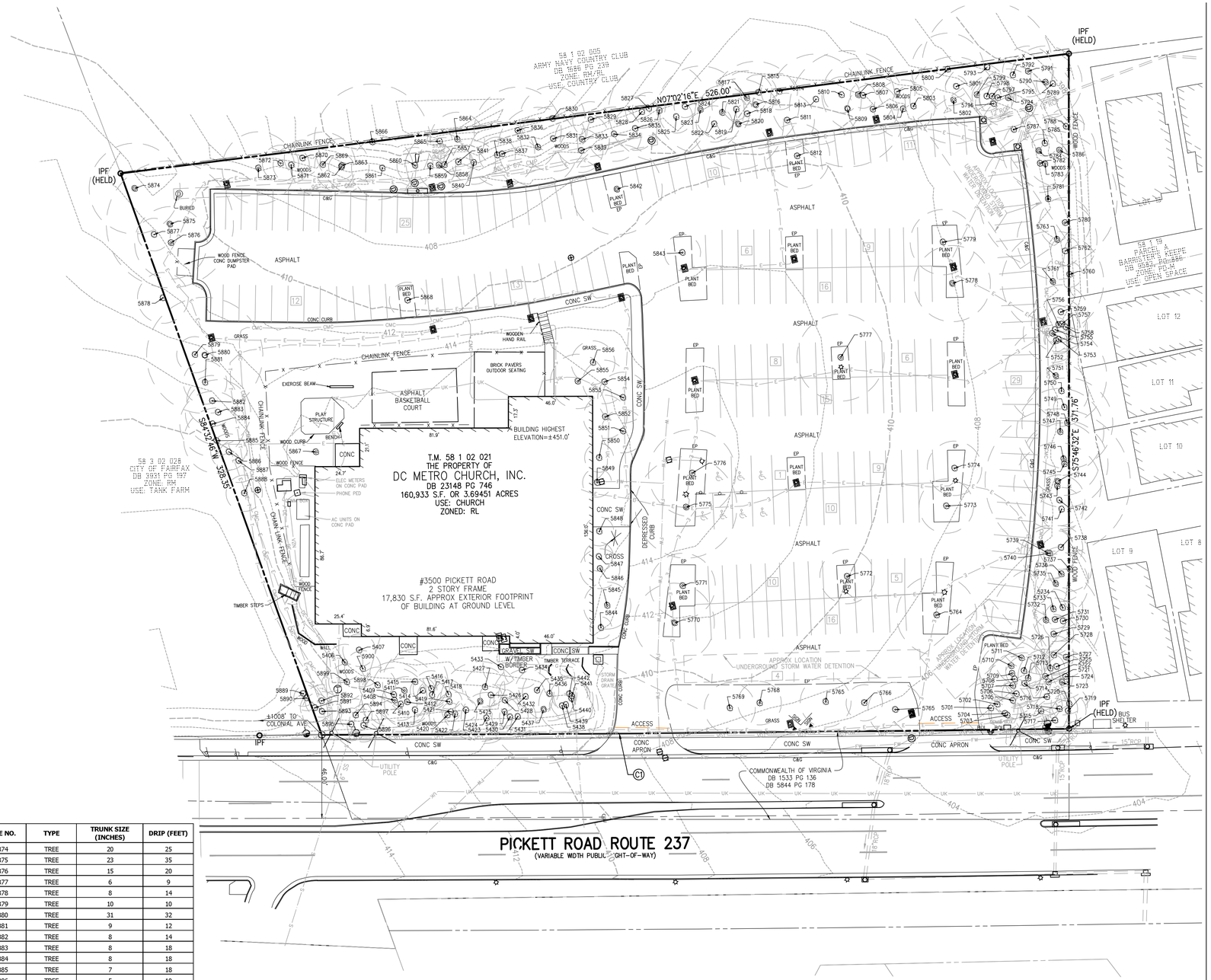
TREE NO.	TYPE	TRUNK SIZE (INCHES)	DRIP (FEET)
5734	TREE	9	11
5735	TREE	18	18
5736	TREE	12	15
5737	TREE	12	12
5738	TREE	6	12
5739	TREE	12	15
5740	TREE	8	14
5741	TREE	7	12
5742	TREE	8	14
5743	TREE	14	24
5744	TREE MULTI	24, 13	40
5745	TREE	14	24
5746	TREE	13	20
5747	TREE	14	24
5748	TREE	14	25
5749	TREE	6	6
5750	TREE	8	15
5751	TREE	19	28
5752	TREE	6	6
5753	TREE	8	8
5754	TREE	13	16
5755	TREE	5	7
5756	TREE	12	15
5757	TREE	6	10
5758	TREE	7	12
5759	TREE	8	15
5760	TREE	7	7
5761	TREE	17	28
5762	TREE	5	8
5763	TREE	19	22
5764	TREE	11	22
5765	TREE	10	15
5766	TREE	9	10
5767	TREE	10	14
5768	TREE	12	12

TREE NO.	TYPE	TRUNK SIZE (INCHES)	DRIP (FEET)
5769	TREE	10	14
5770	TREE	22	22
5771	TREE	13	18
5772	TREE	12	15
5773	TREE	12	15
5774	TREE	10	15
5775	TREE	18	28
5776	TREE	14	24
5777	TREE	14	24
5778	TREE	21	21
5779	TREE	11	18
5780	TREE	13	14
5781	TREE MULTI	7, 5, 11, 11, 13, 15	38
5782	TREE	13	16
5783	TREE	11	14
5784	TREE	20	20
5785	TREE	7	7
5786	TREE	20	20
5787	TREE MULTI	4, 5, 9	18
5788	TREE	10	10
5789	TREE	5	9
5790	TREE	18	20
5791	TREE	14	14
5792	TREE	7	10
5793	TREE	36	36
5794	TREE	14	16
5795	TREE	10	10
5796	TREE	9	10
5797	TREE	11	12
5798	TREE	7	8
5799	TREE	16	18
5800	TREE	15	20
5801	TREE	6	6
5802	TREE	18	24
5803	TREE	9	12

TREE NO.	TYPE	TRUNK SIZE (INCHES)	DRIP (FEET)
5804	TREE	12	16
5805	TREE	7	10
5806	TREE	11	14
5807	TREE	7	7
5808	TREE	17	20
5809	TREE	29	32
5810	TREE	7	10
5811	TREE	9	15
5812	TREE	12	18
5813	TREE MULTI	7, 7	25
5814	TREE	5	10
5815	TREE	7	10
5816	TREE	24	24
5817	TREE	15	15
5818	TREE	6	6
5819	TREE	6	6
5820	TREE	23	25
5821	TREE	15	15
5822	TREE	8	10
5823	TREE	19	24
5824	TREE	6	6
5825	TREE	5	9
5826	TREE MULTI	9, 19	28
5827	TREE	5	9
5828	TREE	5	9
5829	TREE MULTI	6, 10	10
5830	TREE	10	18
5831	TREE	10	18
5832	TREE	14	22
5833	TREE	13	15
5834	TREE	11	15
5835	TREE	8	12
5836	TREE MULTI	12, 12, 7	24
5837	TREE	11	18
5838	TREE	9	10

TREE NO.	TYPE	TRUNK SIZE (INCHES)	DRIP (FEET)
5839	TREE	12	12
5840	TREE MULTI	12, 12	20
5841	TREE	8	8
5842	TREE	20	25
5843	TREE	9	10
5844	TREE	6	6
5845	TREE	13	13
5846	TREE	11	11
5847	TREE	7	8
5848	TREE	7	8
5849	TREE	7	8
5850	TREE	6	8
5851	TREE	10	12
5852	TREE	10	12
5853	TREE	8	14
5854	TREE	9	12
5855	TREE	14	15
5856	TREE	8	12
5857	TREE	10	15
5858	TREE	16	18
5859	TREE	10	14
5860	TREE	9	10
5861	TREE	8	17
5862	TREE	7	7
5863	TREE	13	15
5864	TREE	11	15
5865	TREE	7	7
5866	TREE MULTI	9, 11, 12, 12	32
5867	TREE	15	16
5868	TREE	8	10
5869	TREE	12	18
5870	TREE MULTI	6, 8	10
5871	TREE	8	10
5872	TREE	9	10
5873	TREE	13	20

TREE NO.	TYPE	TRUNK SIZE (INCHES)	DRIP (FEET)
5874	TREE	20	25
5875	TREE	23	35
5876	TREE	15	20
5877	TREE	6	9
5878	TREE	8	14
5879	TREE	10	10
5880	TREE	31	32
5881	TREE	9	12
5882	TREE	8	14
5883	TREE	8	18
5884	TREE	8	18
5885	TREE	7	18
5886	TREE	5	10
5887	TREE	6	12
5888	TREE	7	10
5889	TREE	7	7
5890	TREE	5	7
5891	TREE	8	8
5892	TREE	6	9
5893	TREE	7	11
5894	TREE	6	9
5895	TREE	5	9
5896	TREE	5	9
5897	TREE	5	9
5898	TREE	7	10
5899	TREE	8	10
5900	TREE	8	10



NOTES:

1. THE SUBJECT PROPERTY IS IDENTIFIED ON FAIRFAX CITY TAX MAP AS TAX MAP #58-1-02-021 AND IS ZONED RL.
2. THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP (FIRM) NUMBER 51552400030, COMMUNITY PANEL 515524 00030 D, FOR FAIRFAX CITY, VIRGINIA DATED JUNE 2, 2006. ZONE "X" IS NOT IDENTIFIED AS A SPECIAL FLOOD HAZARD ZONE AREA.
3. THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 (VCS 83).
4. THE VERTICAL DATUM SHOWN HEREON IS REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29).
5. BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON A FIELD RUN SURVEY BY VIKA VIRGINIA, LLC.

AREA TABULATION:

160,933 SQUARE FEET OR 3.69451 ACRES

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BRG	CHORD
C1	411.31'	34331.47'	000°41'11"	205.66'	S13°46'35"W	411.31'

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

VA STATE GRID NORTH (VSC 83)

VIKA

ENGINEERING SURVEYING/GEOMATICS
LANDSCAPE ARCHITECTURE PLANNING

VIKA VIRGINIA, LLC
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TYSONS, VIRGINIA 22102
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REVISIONS	DATE
1ST SUBMISSION	11/22/2019

PROFESSIONAL SEAL
COMMONWEALTH OF VIRGINIA
LISA M. GOODWIN
Lic. No. 3364
11/22/2019
LAND SURVEYOR

3500 PICKETT ROAD

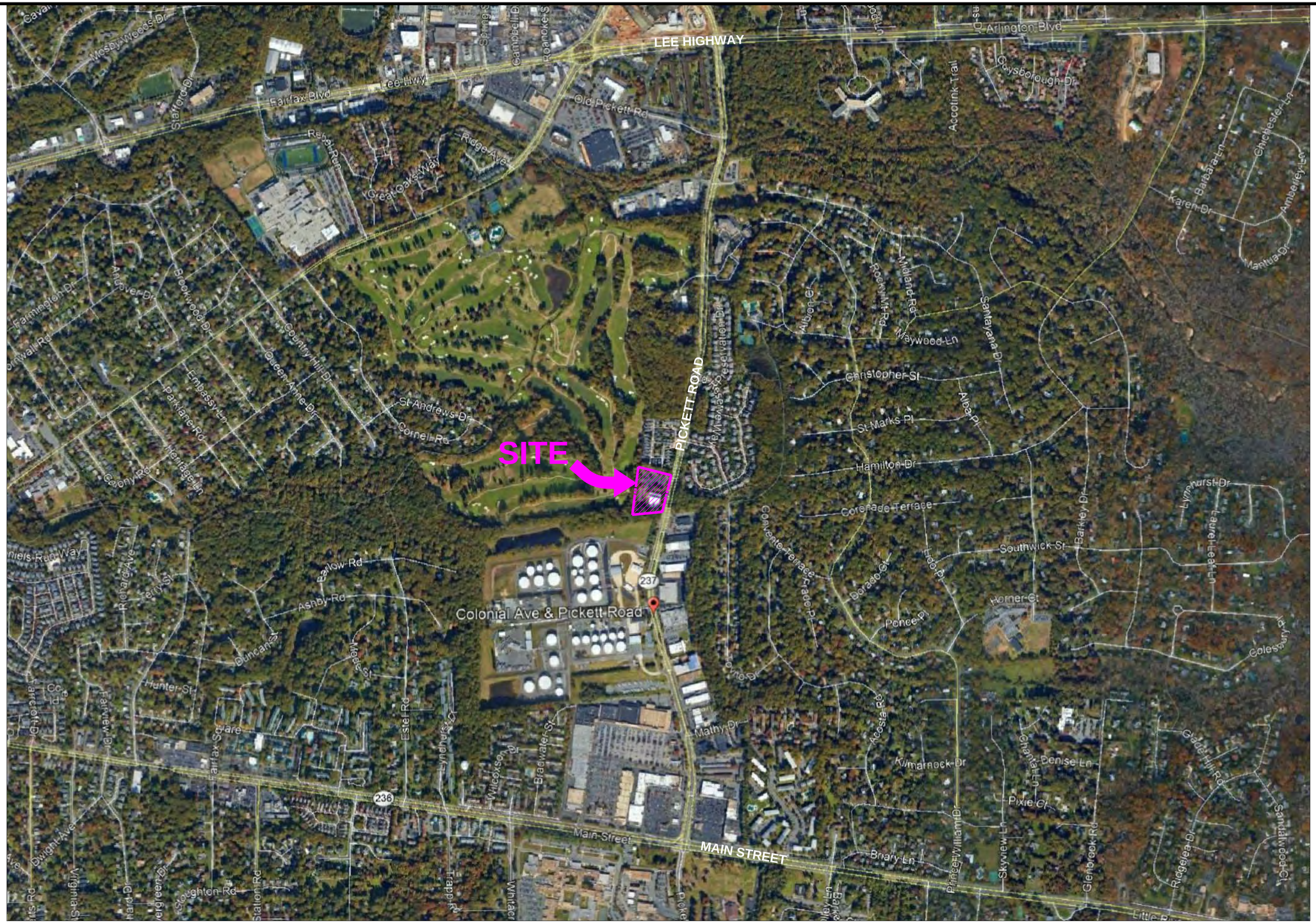
CITY OF FAIRFAX, VIRGINIA

TREE SURVEY

DRAWN BY:	RMC
DESIGNED BY:	LMG
DATE ISSUED:	NOVEMBER 22, 2019
DWG. SCALE:	1" = 30'
VIKA NO.	VV7583C
SHEET NO.	C-03A

FILE: Q:\Projects\7583\7583C\CADD\SURVEY\BASE DRAWINGS\7583c-sv.dwg USER: Goodwin DATE: November 21, 2019 TIME: 1:47:13 PM

LAYOUT: C-03A TREE SURVEY, Plotted By: Goodwin



GRAPHIC SCALE

500 0 250 500 1000 2000

(IN FEET)
1 inch = 500 ft.

VA STATE
GRID NORTH
(VSC 83)

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REVISIONS	DATE
1ST SUBMISSION	11/22/2019

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PETER L. RINEK
Lic. No. 388
11/22/2019
LANDSCAPE ARCHITECT

3500 PICKETT ROAD

CITY OF FAIRFAX, VIRGINIA

CONTEXT MAP

DRAWN BY:	RYM
DESIGNED BY:	PR
DATE ISSUED:	NOVEMBER 22, 2019
DWG. SCALE:	AS SHOWN
VIKA NO.	VV7583C
SHEET NO.	C-04

FILE: Q:\Projects\7583\7583C\CADD\PLANNING\PLANNING DRAWINGS\7583C CONTEXT MAP.dwg USER: Masangkay DATE: November 20, 2019 TIME: 9:35:18 AM

LAYOUT: C-04 CONTEXT MAP, Plotted By: Masangkay

DEVELOPMENT TABULATIONS OVERALL

SITE AREA	**160,993 SF OR 3.694 AC.**
EXISING ZONE	**RL**
PROPOSED ZONE	**PD-R "Comprehensive Plan Amendment from Institutional to Townhouse/ Single-Family Attached Neighborhood"**
PROPOSED UNITS	**52 TOWNHOUSES**
DENSITY (52/3.960 AC)	**14.08 DU/AC.**
UNIT	
	TYPE A - 14' X 40' REAR LOAD
	TYPE B - 20' X 40' REAR LOAD
	TYPE C - 24' X 40' FRONT LOAD
LOT AREA	
	TYPE A - INTERIOR 700 SF
	TYPE B - INTERIOR 1,000 SF; 1,120 SF
	TYPE C - INTERIOR 1704 SF; 1,917 SF
REQUIRED YARDS (FT.)	
FRONT	**5' - 16'**
SIDE (STREET)	**3' - 6'**
SIDE (INTERIOR)	**0'**
REAR	**5'-15'**
LOT WIDTH (FT)	
INTERIOR LOTS	**14' - 20'**
CORNER LOTS	**24' - 31'**
HEIGHT, MAXIMUM	**45'**
BUILDING COVERAGE	**24%**
LOT COVERAGE	**47%**

RECREATION & OPEN SPACE (REFER TO SHEET L-04)

PARKING TABULATIONS

TOWNHOMES:	**52 UNITS**		
PARKING REQUIRED	**2 / UNIT**	**(52 x 2)**	**= 104 SPACES**
PARKING PROVIDED			
GARAGE PARKING			
TYPE A 24' X 40'	**2 / UNIT**	**(26 x 2)**	**= 52 SPACES**
TYPE B 20' X 38'	**2 / UNIT**	**(21 x 2)**	**= 42 SPACES**
TYPE C 14' X 38'	**2 / UNIT**	**(5 x 2)**	**= 10 SPACES**
TOTAL GARAGE PARKING			**104 SPACES**
STREET PARKING			**16 SPACES**
DRIVEWAY PARKING			**52 SPACES**
TOTAL PARKING PROVIDED:			**172 SPACES 3.3 SP/UNIT**

ENTITLEMENT NOTES

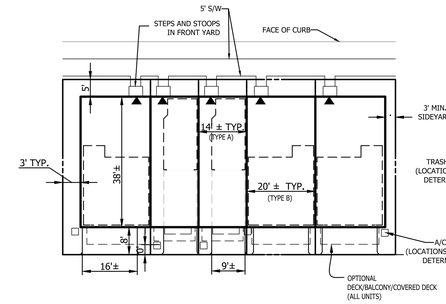
1. THE SUBJECT PROPERTY IS IDENTIFIED ON THE CITY OF FAIRFAX, VIRGINIA TAX MAP AS 058-1 ((2)) AS PARCEL 21 AND IS ZONED RL. THE PURPOSE OF THIS APPLICATION IS TO REZONE THE PROPERTY FROM RL, TO PD-R, AND TO DEVELOP THE PROPERTY AS SHOWN ON THIS APPLICATION.
2. THE PROPERTY SHOWN HEREIN IS RECORDED IN DEED BOOK 23148 AT PAGE 746 AMONG THE LAND RECORDS OF FAIRFAX COUNTY
3. THE PROPERTY IS LOCATED IN ZONE "X" (AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN) AS SHOWN ON FLOOD INSURANCE RATE MAP(FIRM) COMMUNITY PANEL NUMBER 5155524 00030 D, FOR FAIRFAX COUNTY, VIRGINIA DATED JUNE 2, 2006.
4. THE BOUNDARY INFORMATION WAS PREPARED BY VIKA VIRGINIA, LLC. SEE EXISTING CONDITION SOURCE NOTES ON SHEET C-02.
5. THE HORIZONTAL DATUM IS BASED ON A FIELD RUN TRAVERSE PERFORMED BY VIKA, INC.
6. THE TOPOGRAPHY SHOWN HEREON WAS FIELD VERIFIED BY VIKA VIRGINIA, LLC. THE VERTICAL DATUM IS REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29) AND GIS TOPOGRAPHY. THE CONTOUR INTERVAL IS TWO (2) FEET. SEE EXISTING CONDITION SOURCE NOTES ON SHEET C-02.
7. THERE ARE NO AREAS OF ENCROACHMENTS INTO MAJOR FLOODPLAINS OR RESOURCE PROTECTION AREAS (RPA) ON THIS SITE. THIS SITE IS IN A RESOURCE MANAGEMENT AREA (RMA). SEE EXISTING CONDITION SOURCE NOTES ON SHEET C-02.
8. STORM WATER MANAGEMENT AND BMP FACILITIES FOR THE PROPOSED DEVELOPMENT WILL BE PROVIDED ON SITE IN SEVERAL LOCATIONS AS SHOWN ON THE STORMWATER MANAGEMENT SHEETS,
9. PUBLIC WATER AND SANITARY SEWER ARE AVAILABLE AND WILL BE EXTENDED TO SERVE THE DEVELOPMENT.
10. THERE ARE NO EXISTING UTILITY EASEMENTS HAVING A WIDTH OF TWENTY FIVE (25) FEET OR MORE. THERE ARE NO MAJOR UNDERGROUND UTILITY EASEMENTS LOCATED ON THIS SITE.
11. TO THE BEST OF OUR KNOWLEDGE, NO GRAVE SITES OR STRUCTURES MARKING A BURIAL SITE ARE PRESENT ON THE SUBJECT SITE.
12. THE PROPOSED DEVELOPMENT ON THE SUBJECT PROPERTY WILL NOT POSE ANY ADVERSE EFFECT ON ADJACENT OR NEIGHBORING PROPERTIES.
13. THERE ARE NO EXISTING RESIDENTIAL STRUCTURES ON THE SUBJECT APPLICATION.
14. THE DEVELOPMENT PROPOSED WITH THIS APPLICATION CONFORMS TO THE PROVISIONS OF ALL APPLICABLE STANDARDS WITH THE EXCEPTION OF WAIVERS AND MODIFICATIONS REQUESTED ON THIS SHEET.
15. DEVELOPMENT WILL COMMENCE UPON COMPLETION OF ALL REQUIRED CITY OF FAIRFAX PLAN PROCESSING AND APPROVALS. ADDITIONALLY, THE TIMING AND SEQUENCE OF THE DEVELOPMENT REMAINS SUBJECT TO CHANGE DUE TO PROPERTY/REAL ESTATE MARKET FACTORS.
16. ANY HAZARDOUS OR TOXIC SUBSTANCES--AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS, PARTS 116.4, 302.4 AND 355; ALL HAZARDOUS WASTE--AS SET FORTH IN VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY HAZARDOUS WASTE MANAGEMENT REGULATIONS; AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280; TO BE GENERATED, UTILIZED, STORED, TREATED AND/OR DISPOSED OF ON SITE WILL BE HANDLED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS. THE APPLICANT IS NOT AWARE OF ANY EXISTING OR PROPOSED UNDERGROUND STORAGE TANKS OR CONTAINERS.
17. SIGNAGE WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF THE ZONING ORDINANCE.
18. ALL PRIVATE STREETS SHALL BE DESIGNED TO MEET PFM CRITERIA. THE DESIGN SPEED SHALL BE DETERMINED WITH THE SITE PLAN. PRIVATE STREETS SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER(S) OR A COMMON OWNERS ASSOCIATION.
19. THE SUBJECT PROPERTY MAY BE SUBDIVIDED IN THE FUTURE FOR THE PURPOSE OF SALE, JOINT VENTURE, OR PHASING. ANY PROPOSED SUBDIVISION SHOWN ON THIS APPLICATION MAY BE MODIFIED ADMINISTRATIVELY BY THE CITY OF FAIRFAX.
20. BUILDING FOOTPRINTS, GARAGES AND ROADS SHOWN HEREON MAY BE ALTERED, MOVED AND INCREASED OR DECREASED IN SIZE OR QUANTITY WITH FUTURE MASTER DEVELOPMENT AMENDMENTS WITHOUT THE NEED TO AMEND THE MDP AS OUTLINED IN THE PROFFERS PROVIDED THAT THE MINIMUM AND MAXIMUM DEVELOPMENT TABULATIONS SHOWN HEREON AND AS PROFFERED ARE MAINTAINED.
21. ACCESSORY FEATURES AND USES AS IDENTIFIED MAY BE PROVIDED WITHOUT REQUIRING MODIFICATION OF THE MDP. THESE FEATURES AND USES MAY INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

A. CORNICES, CANOPIES, AWNINGS, EAVES AND OTHER SIMILAR FEATURES.
B. OPEN FIRE BALCONIES, FIRE ESCAPES, UNCOVERED STAIRS AND STOOPS.
C. AIR CONDITIONERS, HEAT PUMPS, COMPRESSORS, EMERGENCY GENERATORS, TRANSFORMERS AND OTHER SIMILAR UTILITY EQUIPMENT.
D. BAY WINDOWS, ORIELS AND CHIMNEYS.
E. ACCESSIBILITY IMPROVEMENTS AND LAY-BY PARKING SPACE IN FRONT OF THE PROPOSED BUILDINGS.
F. OUTDOOR DECKS/PATIOS NOT OVER THREE (3) FEET IN HEIGHT ABOVE THE FINISHED GRADE.
ACCESSORY STRUCTURES
G. FLAG POLES
H. FENCES
I. DECORATIVE WALLS FOR LANDSCAPING NOT OVER THREE (3) FEET IN HEIGHT ABOVE THE FINISHED GRADE.

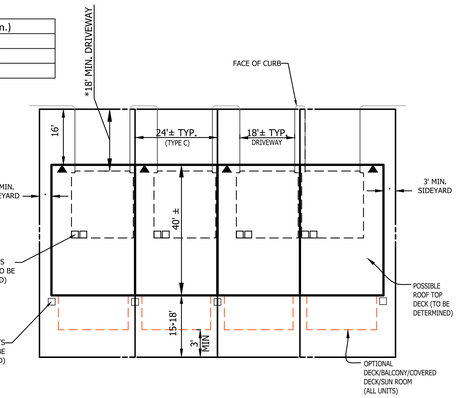
22. FINAL ENGINEERED SITE PLAN(S) AND ARCHITECTURAL DESIGN(S) ARE SUBJECT TO THE MINOR MODIFICATIONS BELOW SO LONG AS THE CHANGES ARE DEEMED TO BE IN SUBSTANTIAL CONFORMANCE WITH THE SUBJECT PLAN AS DETERMINED BY THE ZONING ADMINISTRATOR.
23. THE EXACT LOCATION, SHAPE AND SIZE OF THE PROPOSED BUILDING(S), PARKING STRUCTURE(S) AND/OR ROADS SHOWN ON THIS APPLICATION ARE SUBJECT TO ADJUSTMENT AND REFINEMENT WITH FINAL ENGINEERED SITE PLAN(S).
24. FINAL LIMITS OF CLEARING AND GRADING SHALL BE DETERMINED AT TIME OF FINAL ENGINEERED SITE PLAN(S). LIMITS OF CLEARING AND GRADING MAY NOT NECESSARILY INCLUDE WORK WITHIN THE RIGHT-OF-WAY. IF SEPARATE PUBLIC IMPROVEMENT(PI) PLAN(S) HAVE BEEN SUBMITTED. RETAINING WALL LOCATIONS AND HEIGHT LIMITS SHALL BE DETERMINED AT ENGINEERED SITE PLAN(S).
25. LANDSCAPING WILL BE PROVIDED IN ACCORDANCE WITH THE Z.O. UNLESS MODIFIED OR WAIVED. LANDSCAPED OPEN SPACE AREAS SHOWN HEREON MAY BE MODIFIED AND FURTHER REFINED, IN CONFORMANCE WITH ASSOCIATED PROFFERS, AT THE TIME OF FINAL ENGINEERED SITE PLAN(S). THE QUANTITIES, LEVEL OF QUALITY AND GENERAL CHARACTER WILL REMAIN CONSISTENT WITH THAT SHOWN HEREON AND AS SET FORTH IN THE PROFFERS.
26. THE NUMBER OF PARKING SPACES PROVIDED HEREON WILL BE ADJUSTED AT FINAL ENGINEERED SITE PLAN(S) BASED ON THE ACTUAL AMOUNT OF UNITS PROVIDED. THE APPLICANT RESERVES THE RIGHT TO ADJUST THE NUMBER AND/OR LOCATION OF PARKING SPACES AT THE TIME OF FINAL ENGINEERED SITE PLAN(S) PROVIDED THE QUANTITY OF SPACES IS IN ACCORDANCE WITH THE Z.O.
27. THE GRADING AND UTILITIES SHOWN HEREON MAY BE REFINED AT TIME OF FDP(S) AND FINAL ENGINEERED SITE PLAN(S).
28. THE LOCATION AND TYPE OF SIDEWALK AND TRAILS SHOWN HEREON MAY BE REFINED AT TIME OF FINAL ENGINEERED SITE PLAN(S) SUBJECT TO THE CITY OF FAIRFAX, VDOT AND/OR FCDOT APPROVAL.
29. ELECTRICAL TRANSFORMER, VAULT AND SWITCH LOCATIONS AND DESIGNS MAY BE REFINED AT TIME OF FINAL ENGINEERED SITE PLAN(S).
30. WE RESERVE TO RIGHT TO ADD ADDITIONAL RETAINING WALLS UP TO 5' AS NEEDED AT FINAL SITE / SUBDIVISION PLAN.

YARD DIMENSIONS

TOWNHOUSE	Front (Min.)	Rear (Min.)	Side (Min.)
TYPE A	5'	8'	0'
TYPE B	5'	8'	3' end
TYPE C	16'	15'	3' end



TYPICAL REAR-LOAD TOWNHOUSE
NOT TO SCALE



TYPICAL FRONT-LOAD TOWNHOUSE
NOT TO SCALE

NOTES:
1. FINAL LOT WIDTH SUBJECT TO CHANGE WITH FINAL ENGINEERING PLANS AND PLATS.
2. SETBACKS ARE MEASURED TO THE OUTER VERTICAL FACADES AND DO NOT INCLUDE ANY ARCHITECTURAL ELEMENTS SUCH AS BAY WINDOWS, COVERED BALCONIES, PORCHES, CHIMNEYS, EAVES, ETC.
3. GARAGE LAYOUT TO BE DETERMINED AT BUILDING PERMIT.
4. ROOFTOP DECKS MAYBE ADDED.
4. STOOPS, AIR CONDITIONERS AND HEAT PUMPS MAY EXTEND INTO SIDE YARDS TO WITHIN 1' OF PROPERTY LINE.
5. AIR CONDITIONERS AND HEAT PUMPS MAY EXTEND INTO REAR YARDS TO THE PROPERTY LINE.
6. BAY WINDOWS AND CHIMNEYS MAY EXTEND TO WITHIN 2' OF ANY SIDE PROPERTY LINE AND I' OF ANY REAR PROPERTY LINE.

NOTES:
1. FINAL LOT WIDTH AND DEPTHS SUBJECT TO CHANGE WITH FINAL ENGINEERING PLANS AND PLATS.
2. SETBACKS ARE MEASURED TO THE OUTER VERTICAL FACADES AND DO NOT INCLUDE ANY ARCHITECTURAL ELEMENTS SUCH AS BAY WINDOWS, COVERED BALCONIES, PORCHES, CHIMNEYS, EAVES, ETC.
3. GARAGE LAYOUT TO BE DETERMINED AT BUILDING PERMIT.
4. STOOPS, AIR CONDITIONERS AND HEAT PUMPS MAY EXTEND INTO SIDE YARDS TO WITHIN 1' OF PROPERTY LINE.
5. BAY WINDOWS AND CHIMNEYS MAY EXTEND TO WITHIN 2' OF ANY SIDE PROPERTY LINE.
*6. GARAGE DOOR WILL BE INSET 2' TO ALLOW FOR AN 18' DRIWEWAY.

SETBACKS ARE MEASURED TO THE OUTER BUILDING VERTICAL FACADE. ARCHITECTURAL ELEMENTS SUCH AS BAY WINDOWS, COVERED BALCONIES, CANOPIES, PORCHES, CHIMNEYS, EAVES, HVAC UNITS, ETC. MAY PROJECT INTO YARDS.

WAIVERS AND MODIFICATION REQUESTS

ZONING ORDINANCE WAIVERS REQUESTED

ZONING ORDINANCE ARTICLE 3

1. MODIFICATION OF SECTION 3.5.1C WHERE THE NUMBER OF UNITS THAT CAN SHARE THE SAME FRONT PROPERTY LINE CAN BE OVER 2,
2. MODIFICATION SECTION 3.8.7 B3 WHERE THE MINIMUM 50' OPEN SPACE DEPTH CAN BE EXTENDED INTO YARDS.
3. MODIFICATION SECTION 3.6.1 TO ALLOW THE BUILDING HEIGHT UP TO 45'

ZONING ORDINANCE ARTICLE 4

1. SIDEWALKS BOTH SIDES OF STREET. PURSUANT TO ARTICLE 4 OF THE CITY FAIRFAX Z.O. (PART 4.4.4 A1) A MODIFICATION OF THE ARTICLE OF THE REQUIREMENT TO HAVE SIDEWALKS ON BOTH SIDES OF THE STREET TO THAT AS SHOWN ON THE PLAN.

2. A WAIVER OF THE TRANSITIONAL YARD SCREEN AND WAIVER OF BARRIER REQUIREMENTS FOR THE PD-R ZONE FOR ALL YARDS TO BE TY2 PER 4.5.5C 2B1

- SOUTHERN BOUNDARY: WE REQUEST A WAVIER OF THE BARRIER AND TRANSITIONAL YARD REQUIREMENTS BECAUSE OF THE 94' EXISTING TREED BUFFER THAT IS PROVIDED ON THE TANK FARM PROPERTY.
- NORTHERN BOUNDARY: WE REQUEST A WAIVER AND MODIFICATION OF WHERE THE BARRIER IS LOCATED AND A MODIFICATION TO THE TRANSITIONAL YARD SCREEN AS SHOWN. THERE IS AN EXISTING FENCE AT THE PROPERTY LINE AND WE PLAN ON USING THE EXISTING TREES FOR THE BUFFER.
- WESTERN BOUNDARY : WAIVER OF THE BARRIER TO ENABLE MORE PLANTINGS AGAINST THE GOLF COURSE TO PROVIDE A THICKER BUFFER .
- EASTERN BOUNDARY: WAIVER OF THE BARRIER, LOCATION OF THE PLANT MATERIAL SET BACK DUE TO UTILITY EASEMENTS. ADDITIONAL PLANTINGS ARE PROVIDED OVER AN EXTENDED WIDTH.

PFM WAIVERS/DEVIATIONS REQUESTED

1. A MODIFICATION OF SECTION 2.7.3(1) OF THE PFM TO ALLOW DRIVEWAY WIDTH LESS THAN 12' TO 9' FOR A SINGLE GARAGE WIDTH.
2. A MODIFICATION OF THE PFM SECTION 401-01 TO ALLOW STREET LESS THAN 30' TO 24' WITH NO PARKING.
3. A MODIFICATION OF SECTION 2-4.1 OF THE PFM TO ALLOW FOR A ROAD RADIUS LESS THAN 175.
4. MODIFICATION OF SECTION 2.10 TO ALLOW A 10' RADIUS AT PROPERTY LINE FOR THE ALLEY.
5. MODIFICATION OF STREET DETAIL 403.03 TO ALLOW FOR A ROLLED CURB INSTEAD OF A CURB CUT FOR DRIVEWAYS.

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REVISIONS	DATE
1ST SUBMISSION	11/22/2019

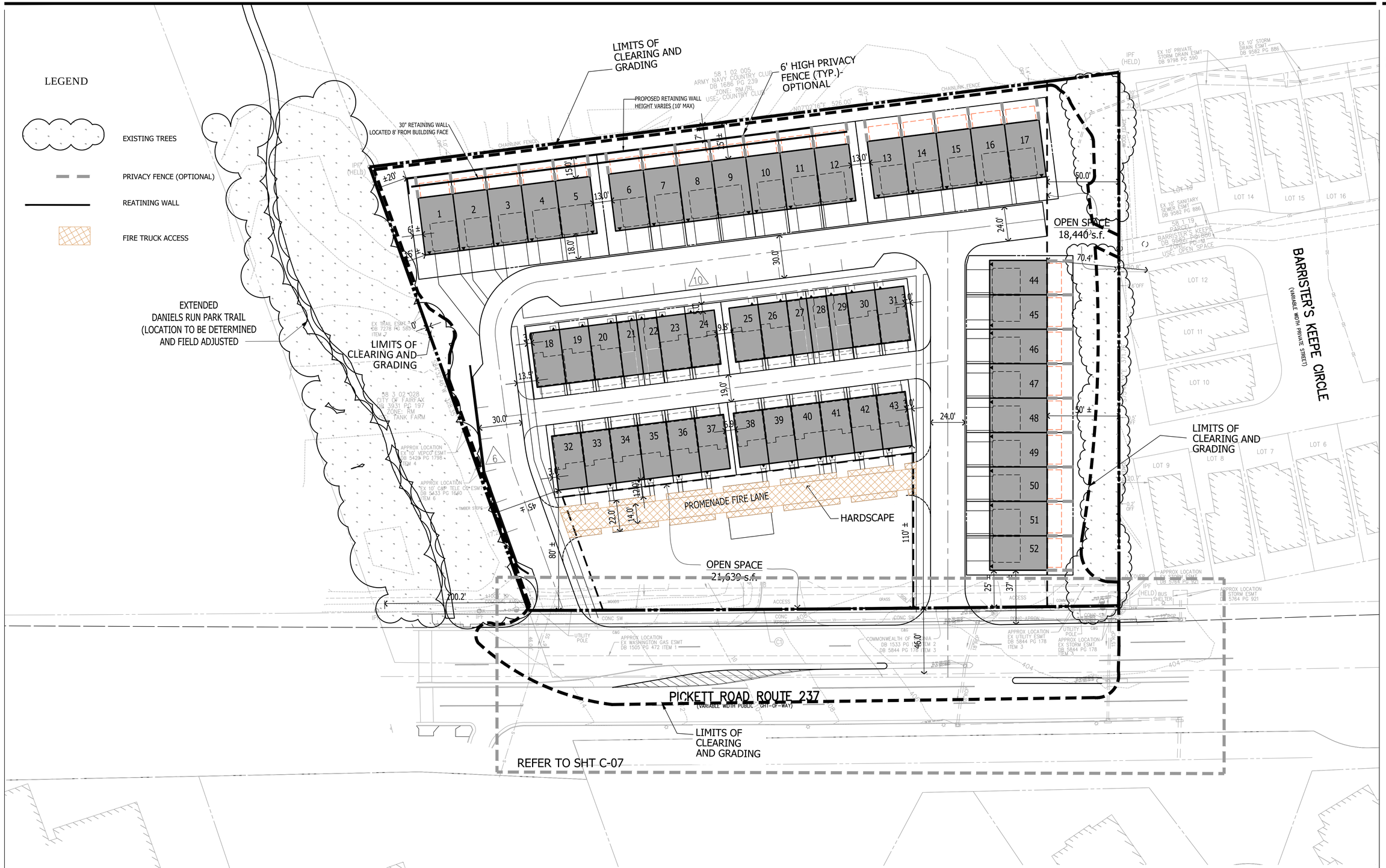
PROFESSIONAL SEAL

3500 PICKETT ROAD
CITY OF FAIRFAX, VIRGINIA

TABULATIONS, NOTES, WAIVERS & MODIFICATIONS

DRAWN BY:	RYM/PLR
DESIGNED BY:	PR
DATE ISSUED:	NOVEMBER 22, 2019
DWG. SCALE:	AS SHOWN
VIKA NO.	VV7583C
SHEET NO.	C-05

FILE: Q:\Projects\7583\7583C\CADD\PLANNING\PLANNING DRAWINGS\7583C NOTES.dwg USER: rinek DATE: November 21, 2019 TIME: 4:06:13 PM
LAYOUT: C-02 NOTES, Plotted By: Masangkay



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REVISIONS	DATE
1ST SUBMISSION	11/22/2019

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
PETER L. RINEK
Lic. No. 388
11/22/2019
LANDSCAPE ARCHITECT

3500 PICKETT ROAD

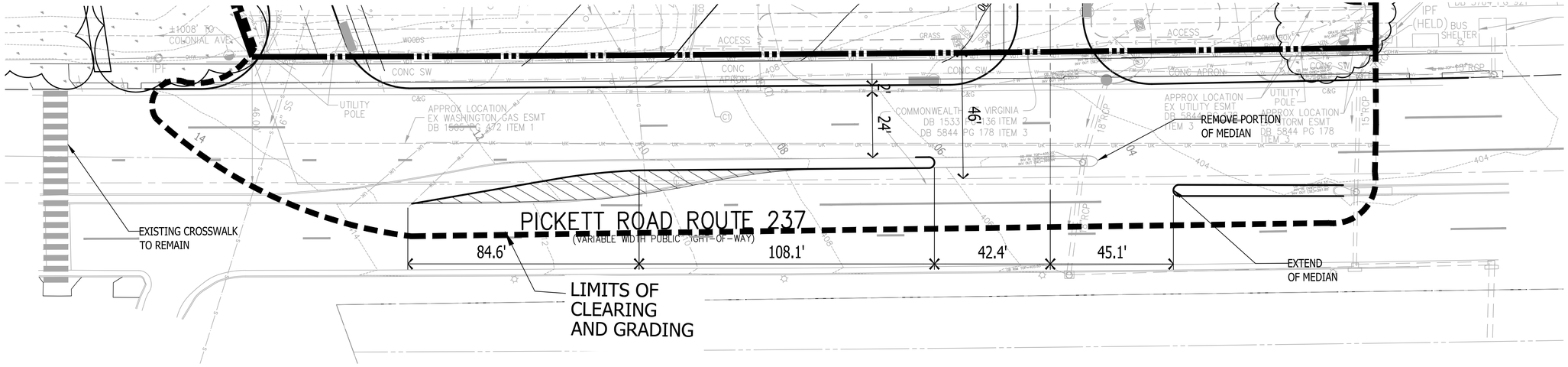
CITY OF FAIRFAX, VIRGINIA

MASTER DEVELOPMENT PLAN

DRAWN BY:	RYM
DESIGNED BY:	PR
DATE ISSUED:	NOVEMBER 22, 2019
DWG. SCALE:	AS SHOWN
VIKA NO.	VV7583C
SHEET NO.	C-06

FILE: Q:\Projects\7583\7583C\CADD\PLANNING\PLANNING DRAWINGS\7583C REZONING PLAN.dwg USER: Masangkay DATE: November 21, 2019 TIME: 11:49:39 AM

LAYOUT: C-06 MASTER DEVELOPMENT PLAN, Plotted By: Masangkay



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

VA STATE
GRID NORTH
(VSC 83)

ENGINEERING SURVEYING/GEOMATICS
LANDSCAPE ARCHITECTURE PLANNING
VIKA VIRGINIA, LLC
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LANDSCAPE ARCHITECT:
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REVISIONS	DATE
1ST SUBMISSION	11/22/2019

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
PETER L. RINEK
Lic. No. 388
11/22/2019
LANDSCAPE ARCHITECT

3500 PICKETT ROAD

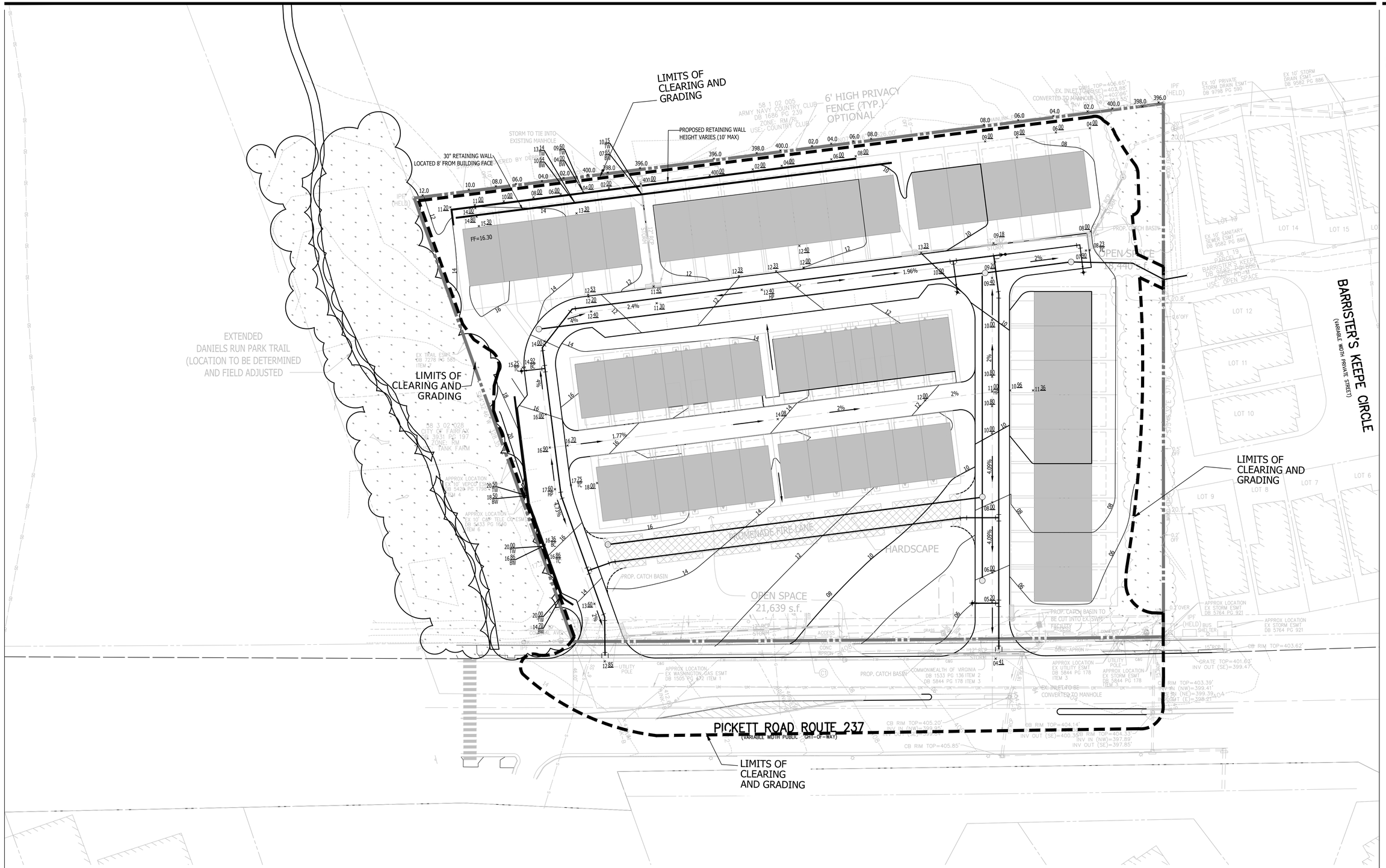
CITY OF FAIRFAX, VIRGINIA

ROAD EXHIBIT

DRAWN BY:	RYM
DESIGNED BY:	PR
DATE ISSUED:	NOVEMBER 22, 2019
DWG. SCALE:	AS SHOWN
JOB NO.	VV7583C
SHEET NO.	C-07

FILE: Q:\Projects\7583\7583C\CADD\PLANNING\PLANNING DRAWINGS\7583C ROAD EXHIBIT.dwg USER: Masangkay DATE: November 21, 2019 TIME: 11:57:17 AM

LAYOUT: C-08 ROAD EXHIBIT, Plotted By: Masangkay



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

VA STATE GRID NORTH (VSC 83)

NOTE:
1. ALL GRADING AND UTILITIES LAYOUT ARE CONCEPTUAL AND SUBJECT TO DESIGN CHANGES WITH FINAL SITE PLAN APPROVAL.

ENGINEERING SURVEYING/GEOMATICS
LANDSCAPE ARCHITECTURE PLANNING

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REVISIONS	DATE
1ST SUBMISSION	11/22/2019

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Lic. No. 388
11/22/2019
LANDSCAPE ARCHITECT

3500 PICKETT ROAD

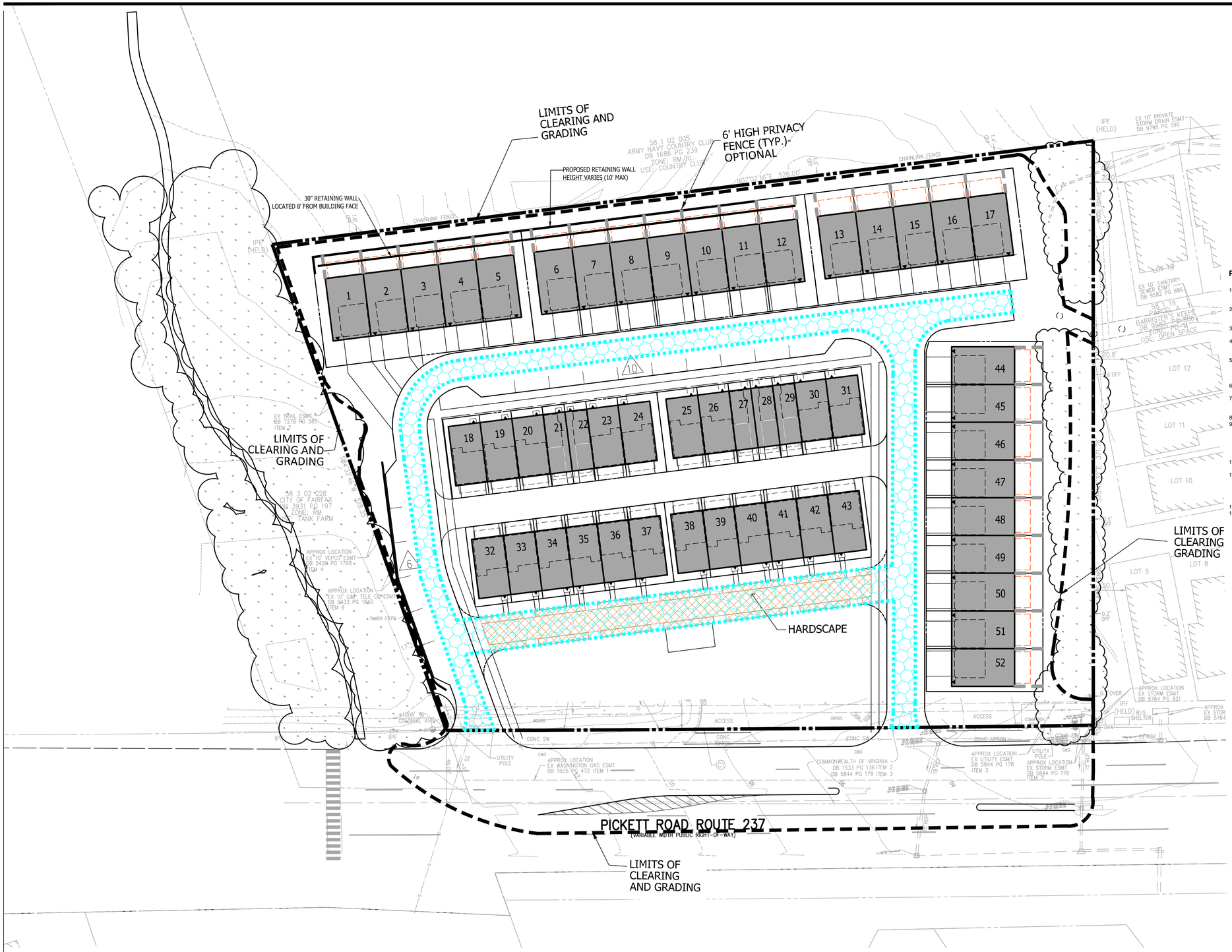
CITY OF FAIRFAX, VIRGINIA

FUNCTIONAL UTILITY AND GRADING

DRAWN BY:	
DESIGNED BY:	PR
DATE ISSUED:	NOVEMBER 22, 2019
DWG. SCALE:	AS SHOWN
VIKA NO.	VV7583C
SHEET NO.	C-08

FILE: Q:\Projects\7583\7583C\CADD\PLANNING\PLANNING DRAWINGS\7583C FUNCTIONAL UTILITY & GRADING.dwg USER: Masangkay DATE: November 21, 2019 TIME: 2:23:28 PM

LAYOUT: C-09 FUNCTIONAL UTILITY AND GRADING, Plotted By: Masangkay



LEGEND:

EMERGENCY VEHICLE ACCESS PATH (TO BE PAINTED AND SIGNED)

FIRE ACCESS SHEET REQUIREMENTS

1. ALL ROADS PROPOSED BY THE PROJECT, AS WELL AS ADJOINING ROADS; THE CLASSIFICATIONS OF THE ROADS (I.E. ARTERIAL, COLLECTOR, ETC.) SHOULD BE NOTED. (PROVIDED)
2. LOCATION AND DIMENSIONS OF ALL FIRE ACCESS LANES AND TURNAROUNDS; VEHICLE ACCESS TO THE REAR OF BUILDINGS, INCLUDING INTERIOR COURTYARDS FOR STICK-BUILD, DONUT-SHAPED BUILDINGS, NEEDS TO BE SHOWN. (TO BE PROVIDED)
3. ARROW DIAGRAMS INDICATING WHERE EMERGENCY VEHICLES CAN ACCESS BUILDINGS. (TO BE PROVIDED)
4. DIMENSIONS OF THE DISTANCE BETWEEN THE PORTIONS OF THE ROADWAY THAT ARE ACCESSIBLE TO FIRE TRUCKS AND THE FAÇADES OF THE BUILDINGS. THE TARGET DISTANCE IS BETWEEN 15 AND 30 FEET SEPARATION. (PROVIDED)
5. IMPROVEMENTS PLANNED FOR THE AREA BETWEEN THE PORTIONS OF THE ROADWAY THAT ARE ACCESSIBLE TO FIRE TRUCKS AND THE FACADES OF THE BUILDINGS, INCLUDING PARKING LANES, GARAGE PODIUMS, LANDSCAPED AREAS, STEEP SLOPES, SIDEWALKS, PLAZAS, YARDS, OUTDOOR SEATING AREAS, STEPS, PLANTERS, SCULPTURES, ETC. (PROVIDED)
6. CLEAR IDENTIFICATION OF BUILDING FOOTPRINTS, CANTILEVERED EXTENSIONS, PENTHOUSES, BALCONIES, PATIOS, ETC. (PROVIDED)
7. HEIGHTS OF THE PROPOSED BUILDINGS; FOR BUILDINGS WITH MULTIPLE HEIGHTS DUE TO STEP BACKS, THE HEIGHT AND NUMBER OF STORIES OF EACH BUILDING SEGMENT SHOULD BE CLEARLY NOTED. (PROVIDED)
8. LOCATION OF OVERHEAD UTILITY LINES. (PROVIDED)
9. IDENTIFICATION OF CONSTRUCTION TYPE FOR EACH BUILDING; FOR MULTIPLE BUILDINGS LOCATED ON A SINGLE GARAGE PODIUM, THE CONSTRUCTION TYPE FOR EACH BUILDING MUST BE IDENTIFIED - THE GARAGE PODIUM CAN BE IDENTIFIED AS A BLOCK, WITH EACH BUILDING IDENTIFIED SEPARATELY. EACH PORTION OF STRUCTURE WITH A DIFFERENT CONSTRUCTION TYPE IS CONSIDERED A SEPARATE BUILDING. STRUCTURES THAT ARE SEPARATED BY A FIRE WALL ARE ALSO CONSIDERED SEPARATE BUILDINGS. (PROVIDED)
10. TYPE OF BUILDING SKIN MATERIAL (COMBUSTIBLE/NON-COMBUSTIBLE), TYPE OF SPRINKLERS (TYPE NFPA 13; IF 13R PLEASE EXPLAIN), AND ROOF TYPE (CLASS A PREFERRED). (PROVIDED)
11. LOCATION OF PROPOSED BUILDING ENTRANCES, BOTH PEDESTRIAN AND VEHICULAR; ACCESS DOORS AND ELEVATORS, INCLUDING MEDEVAC ELEVATORS, SHOULD BE SHOWN ON THE FDP. ALSO, ANY INTERIOR ROUTES AVAILABLE FOR EMERGENCY VEHICLE USE, SUCH AS SUITABLY SIZED DRIVEWAYS THROUGH PARKING GARAGES AND COURTYARDS, SHOULD BE DELINEATED (PROVIDED)
12. LOADING AREAS AND WHETHER THEY ARE ACCESSIBLE TO EMERGENCY VEHICLES. (PROVIDED)
13. ACCESS TO ACTIVE COURTYARDS (ESPECIALLY WITH POOLS, TENNIS COURTS, ETC.) NEEDS TO BE SHOWN - HOW WILL THE MEDICAL STAFF GET THERE, WITH THEIR EQUIPMENT, QUICKLY (PROVIDED).

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

VA STATE GRID NORTH (VSC 83)

ENGINEERING SURVEYING/GEOMATICS
LANDSCAPE ARCHITECTURE PLANNING
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REVISIONS	DATE
1ST SUBMISSION	11/22/2019

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COMMONWEALTH OF VIRGINIA
PETER L. RINEK
Lic. No. 388
11/22/2019
LANDSCAPE ARCHITECT

3500 PICKETT ROAD

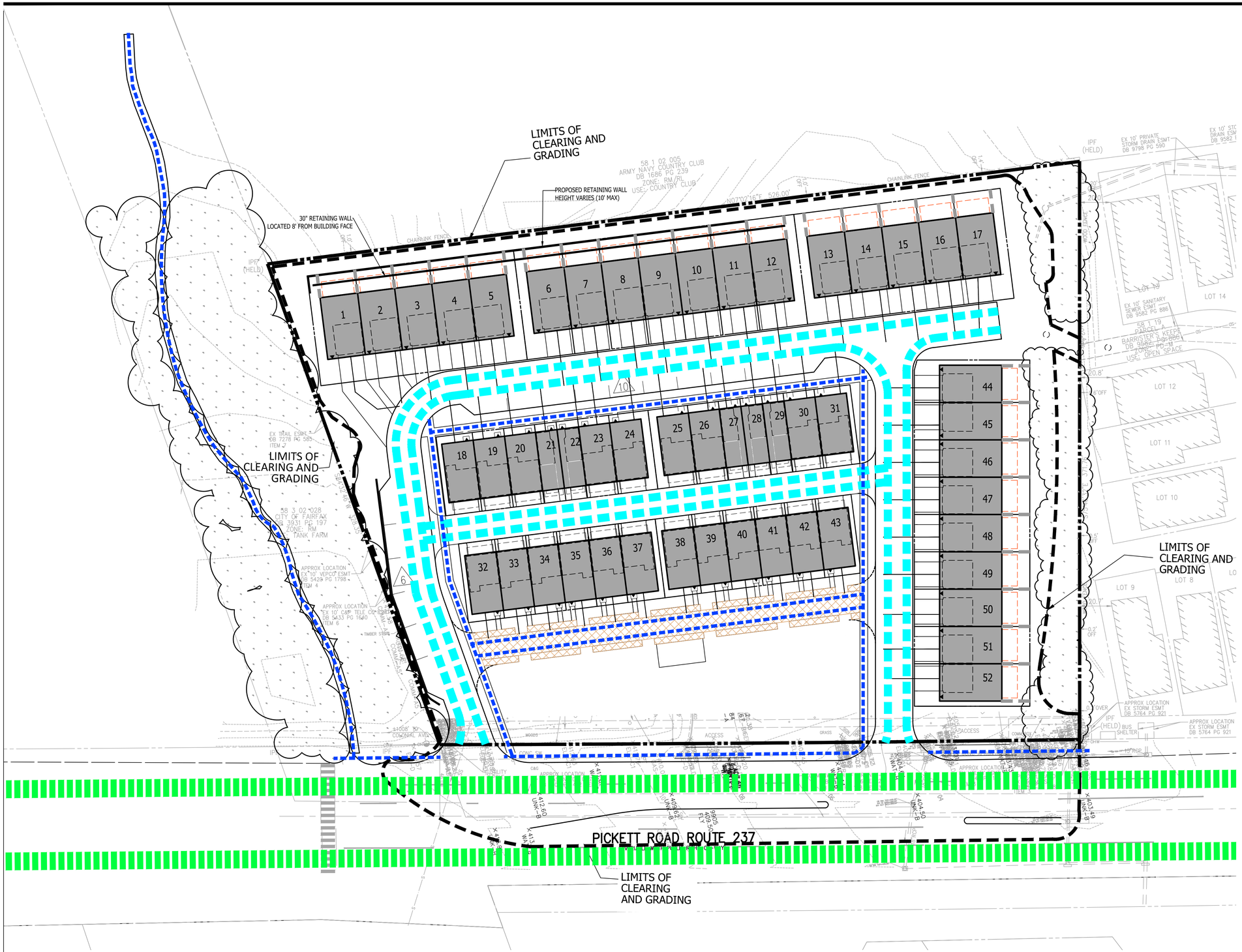
CITY OF FAIRFAX, VIRGINIA

FIRE ACCESS PLAN

DRAWN BY:	
DESIGNED BY:	PR
DATE ISSUED:	NOVEMBER 22, 2019
DWG. SCALE:	AS SHOWN
VIKA NO.	VV7583C
SHEET NO.	C-09

FILE: Q:\Projects\7583\7583C\CADD\PLANNING\PLANNING DRAWINGS\7583C FIRE ACCESS.dwg USER: Masangkay DATE: November 21, 2019 TIME: 12:17:27 PM

LAYOUT: C-10 FIRE ACCESS PLAN, Plotted By: Masangkay



LEGEND:

- PUBLIC VEHICULAR ACCESS (NO IMPROVEMENTS)
- PRIVATE VEHICULAR ACCESS
- PEDESTRIAN CIRCULATION

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

VA STATE GRID NORTH (VSC 83)

VIKA

ENGINEERING SURVEYING/GEOMATICS
LANDSCAPE ARCHITECTURE PLANNING

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REVISIONS	DATE
1ST SUBMISSION	11/22/2019

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Lic. No. 388
11/22/2019
LANDSCAPE ARCHITECT

3500 PICKETT ROAD

CITY OF FAIRFAX, VIRGINIA

PEDESTRIAN AND TRAFFIC CIRCULATION

DRAWN BY:	
DESIGNED BY:	PR
DATE ISSUED:	NOVEMBER 22, 2019
DWG. SCALE:	AS SHOWN
VIKA NO.	VV7583C
SHEET NO.	C-10

FILE: Q:\Projects\7583\7583C\CADD\PLANNING\PLANNING DRAWINGS\7583C TRAFFIC.dwg USER: Masangkay DATE: November 21, 2019 TIME: 12:53:20 PM

LAYOUT: C-11 PEDESTRIAN AND TRAFFIC CIRCULATION, Plotted By: Masangkay

DISTURBED AREA PRE-DEVELOPMENT LAND USE TOTALS (USED FOR VRRM)			
LAND USE TYPE:	AREA (ACRES)	SOIL TYPE	CN
EXISTING MANAGED TURF	1.38	95 (D)	80
EXISTING IMPERVIOUS AREA	2.94	95 (D)	98

EXISTING MANAGED TURF

EXISTING IMPERVIOUS AREA

EXISTING CONDITIONS NARRATIVE

THE SUBJECT 3.69 ACRE SITE WAS PREVIOUSLY DEVELOPED IN APRIL OF 1988 AND CONSISTS OF AN EXISTING CHURCH AND ASPHALT SURFACE PARKING LOT. THE AMOUNT OF EXISTING IMPERVIOUSNESS IS APPROXIMATELY 2.32 ACRES, WITH SOME EXISTING ON-SITE AND OFF-SITE STORMWATER MANAGEMENT (DETENTION ONLY) FACILITIES TREATING THE SITE.

PRIOR TO RE-DEVELOPMENT IN 1988, FOUR (4) EXISTING BELOW GRADE "GABION" STONE DETENTION PITS PROVIDED DETENTION FOR THE EXISTING SITE. WITH THE 1988 RE-DEVELOPMENT, DONE WITH THE 'CHURCH OF THE APOSTLES' SITE PLAN DATED APRIL 1988, PIT #1 WAS REMOVED AND REPLACED WITH A CMP DETENTION FACILITY AT THE SOUTHWEST CORNER OF THE SITE.

IN THE CURRENT EXISTING CONDITIONS, FOUR DETENTION FACILITIES REMAIN: CMP DETENTION PIPE, PIT #2, PIT #3AB, AND PIT #3CD. PER THE PREVIOUS SITE PLANS EACH OF THE FOLLOWING FACILITIES RECEIVES THE FOLLOWING:

FACILITY NAME	AREAS	ACRES	10-YEAR Q
CMP DET. PIPE	1A	1.37	4.85
PIT 2	2A	0.82	4.20
PIT 3AB	3C	0.21	1.06
PIT 3CD	3B, 3F	.54	1.85

AS SHOWN ON SHEET 18.05, THE PREVIOUS SITE PLAN USED THESE FOUR FACILITIES TO PRODUCE A PEAK RELEASE RATE LESS THAN THE PRE-DEVELOPED (C=.30) SITE. THE CALCULATED 10-YEAR MAXIMUM ALLOWABLE RELEASE RATE FOR THE SITE IS CALCULATED BELOW:

PRE-DEVELOPED

SITE = 3.69 ACRES
C = 0.30
I = 6.77 IN/HR
Q = CIA = 7.49 CFS MAX ALLOWABLE RELEASE RATE

TO FURTHER ANALYZE THIS MAXIMUM ALLOWABLE 10-YEAR RELEASE, THE EXISTING OUTFLOWS FROM EACH FACILITY AND THE UNDETAINED RUNOFF WERE CALCULATED.

FACILITY NAME	10-YEAR OUTFLOW	ASSOCIATED OUTFALL
CMP DET. PIPE	0.96 CFS*	1
PIT 2	1.18 CFS*	2
PIT 3AB	0.78 CFS*	3
PIT 3CD	1.18 CFS*	3
UNDETAINED ON-SITE	3.31 CFS*	--
TOTAL	7.41 CFS	--

*PER EXISTING PLAN, SEE SHEET 18.05

THE INFORMATION PROVIDED ABOVE ESTABLISHES A MAXIMUM 10-YEAR ALLOWABLE RELEASE RATE FOR EACH OF THE THREE OUTFALLS AS THE UNDETAINED RUNOFF. THESE PEAK FLOWS SHALL BE USED FOR PFM DETENTION COMPUTATIONS.

IT SHOULD BE NOTED THAT NONE OF THE EXISTING PROVIDE WATER QUALITY TREATMENT.

NORTH (VCS 83)
GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

VIKA
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REVISIONS	DATE
1ST SUBMISSION	11/22/2019

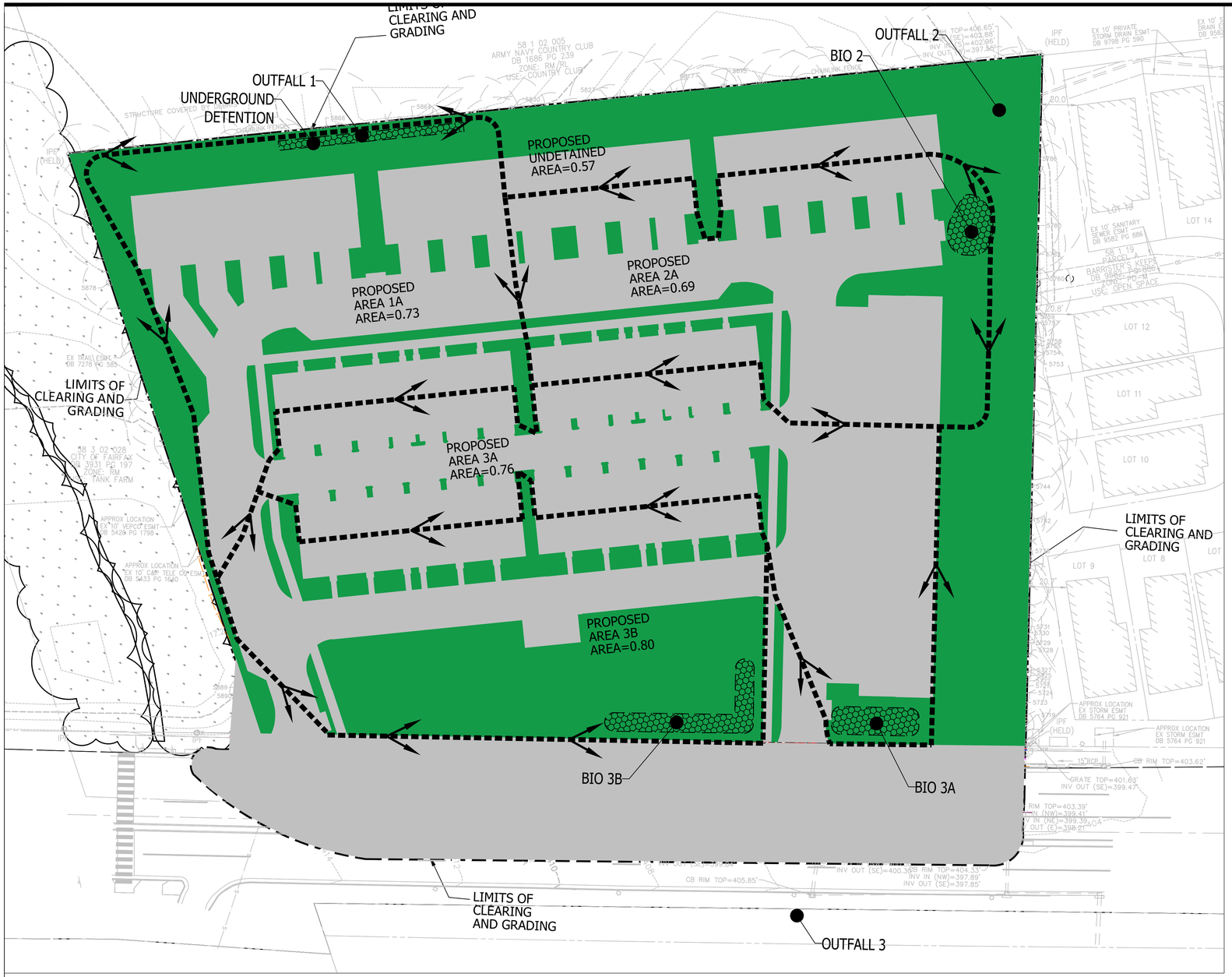
PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
PETER L. RINEK
Lic. No. 388
11/22/2019
LANDSCAPE ARCHITECT

3500 PICKETT ROAD
CITY OF FAIRFAX, VIRGINIA

EXISTING SWM MP AND NARRATIVE

DRAWN BY: DCZ
DESIGNED BY: KMO
DATE ISSUED: NOVEMBER 22, 2019
DWG. SCALE: 1"=30'
VIKA NO. VV7583C
SHEET NO. C-11



DISTURBED AREA POST-DEVELOPMENT LAND USE TOTALS (USED FOR VRRM)			
LAND USE TYPE:	AREA (ACRES)	SOIL TYPE	CN
PROPOSED MANAGED TURF	1.51	95 (D)	80
PROPOSED IMPERVIOUS AREA	2.81	95 (D)	98

PROPOSED MANAGED TURF

PROPOSED IMPERVIOUS AREA

PROPOSED STORMWATER FACILITY

PROPOSED CONDITIONS NARRATIVE:
THE PROPOSED DEVELOPMENT WILL CONSIST OF A TOWNHOUSE DEVELOPMENT WITH PRIVATE ROADS AND OPEN SPACE AREAS. THE PROPOSED IMPERVIOUSNESS ASSOCIATED WITH THE IMPROVEMENTS IS 2.81 ACRES WHICH IS LESS THAN THE EXISTING TOTAL.

WATER QUALITY (VRRM):
TO MEET THE STATE VRRM PHOSPHORUS REDUCTION REQUIREMENT FOR A REDEVELOPMENT, RUNOFF REDUCING PRACTICES HAVE BEEN PROPOSED ALONG WITH THE REDUCTION IN IMPERVIOUS AREA. THE PROPOSED FACILITIES CONSIST OF THREE LEVEL 1 BIO-RETENTION BASINS. THE THREE BIO-RETENTION BASINS WILL TREAT A COMBINED TOTAL OF 1.56 ACRES OF IMPERVIOUS AREA AND 0.69 ACRES OF PERVIOUS AREA. THESE FACILITIES ARE LOCATED NEAR THE EXISTING (TO BE REMOVED) DETENTION PITS 2, 3AB, AND 3CD. SIZING SPREADSHEETS AND DETAILS ARE PROVIDED ON SHEET 18.03. VRRM SUMMARY TABLE SHOWING WATER QUALITY COMPLIANCE IS PROVIDED ON SHEET 18.03.

WATER QUANTITY (PFM DETENTION):
PER THE FAIRFAX COUNTY PFM, THE POSTDEVELOPED 10-YEAR PEAK RELEASE RATE MUST BE LESS THAN OR EQUAL TO THE PREDEVELOPED 10-YEAR RELEASE RATE. AS SHOWN ON SHEET 18.01 THE TRUE 'PREDEVELOPED' 10-YEAR PEAK RELEASE RATE FOR THE ENTIRE SITE IS 7.46 CFS. THIS EXISTING RELEASE RATE HAS BEEN FURTHER BROKEN DOWN INTO THREE INDIVIDUAL OUTFALLS. IN ORDER TO MEET THE INDIVIDUAL MAXIMUM ALLOWABLE RELEASE RATES AT OUTFALLS 1, 2 AND 3, STORMWATER MANAGEMENT FACILITIES WERE PROVIDED FOR EACH OUTFALL. AN UNDERGROUND DETENTION FACILITY WILL BE USED TO DETAIN THE RUNOFF TO OUTFALL 1 TO AN EXTENT NECESSARY TO SATISFY THE PFM DETENTION REQUIREMENTS. THE LEVEL 1 BIO-RETENTION BASIN PROVIDED AT OUTFALL 2 WILL TREAT/DETAIN THE RUNOFF TO OUTFALL 2 TO AN EXTENT NECESSARY TO SATISFY THE PFM DETENTION REQUIREMENTS. THE LEVEL 1 BIO-RETENTION BASINS PROVIDED AT OUTFALL 3 WILL TREAT/DETAIN THE RUNOFF TO OUTFALL 3 TO AN EXTENT NECESSARY TO SATISFY THE PFM DETENTION REQUIREMENTS. ADDITIONAL ROUTING/DETENTION COMPUTATIONS WILL BE PROVIDED AT TIME OF FINAL SITE PLAN.

NORTH (VCS 83)
GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

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Lic. No. 388
11/22/2019
LANDSCAPE ARCHITECT

3500 PICKETT ROAD

CITY OF FAIRFAX, VIRGINIA

PROPOSED SWM MAP AND NARRATIVE

DRAWN BY:	DCZ
DESIGNED BY:	KMO
DATE ISSUED:	NOVEMBER 22, 2019
DWG. SCALE:	1"=30'
VIKA NO.	VV7583C
SHEET NO.	C-12

LAYOUT: C-13 PROPOSED SWM MAP AND NARRATIVE, Plotted By: Masangkay

VRRM SUMMARY SHEET

Site Summary

Project Title: NA
Date: 43782

Total Rainfall (in):	43
Total Disturbed Acreage:	4.32

Site Land Cover Summary

Pre-ReDevelopment Land Cover (acres)

	A soils	B Soils	C Soils	D Soils	Totals	% of Total
Forest/Open (acres)	0.00	0.00	0.00	0.00	0.00	0
Managed Turf (acres)	0.00	0.00	0.00	1.38	1.38	32
Impervious Cover (acres)	0.00	0.00	0.00	2.94	2.94	68
					4.32	100

Post-ReDevelopment Land Cover (acres)

	A soils	B Soils	C Soils	D Soils	Totals	% of Total
Forest/Open (acres)	0.00	0.00	0.00	0.00	0.00	0
Managed Turf (acres)	0.00	0.00	0.00	1.51	1.51	35
Impervious Cover (acres)	0.00	0.00	0.00	2.81	2.81	65
					4.32	100

Site Tv and Land Cover Nutrient Loads

	Final Post-Development (Post-ReDevelopment & New Impervious)	Post-ReDevelopment	Post-Development (New Impervious)	Adjusted Pre-ReDevelopment
Site Rv	0.71	0.71	--	0.73
Treatment Volume (ft^3)	11,061	11,061	--	11,391
TP Load (lb/yr)	6.95	6.95	--	7.16

Pre-ReDevelopment TP Load per acre (lb/acre/yr)	Final Post-Development TP Load per acre (lb/acre/yr)	Post-ReDevelopment TP Load per acre (lb/acre/yr)
1.66	1.61	1.61

Total TP Load Reduction Required (lb/yr)	1.22	1.22	0

	Final Post-Development Load (Post-ReDevelopment & New Impervious)	Pre-ReDevelopment
TN Load (lb/yr)	49.71	51.20

Site Compliance Summary

Maximum % Reduction Required Below Pre-ReDevelopment Load	20%

Total Runoff Volume Reduction (ft^3)	2,402
Total TP Load Reduction Achieved (lb/yr)	2.07
Total TN Load Reduction Achieved (lb/yr)	17.26
Remaining Post Development TP Load (lb/yr)	4.88
Remaining TP Load Reduction (lb/yr) Required	**0.00**

** TARGET TP REDUCTION EXCEEDED BY 0.85 LB/YEAR **

Drainage Area Summary

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
Forest/Open (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres)	1.51	0.00	0.00	0.00	0.00	1.51
Impervious Cover (acres)	2.81	0.00	0.00	0.00	0.00	2.81
Total Area (acres)	**4.32**	**0.00**	**0.00**	**0.00**	**0.00**	**4.32**

Drainage Area Compliance Summary

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
TP Load Reduced (lb/yr)	2.07	0.00	0.00	0.00	0.00	2.07
TN Load Reduced (lb/yr)	17.26	0.00	0.00	0.00	0.00	17.26

Drainage Area A Summary

Land Cover Summary

	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest/Open (acres)	0.00	0.00	0.00	0.00	0.00	0
Managed Turf (acres)	0.00	0.00	0.00	1.51	1.51	35
Impervious Cover (acres)	0.00	0.00	0.00	2.81	2.81	65
					4.32	

BMP Selections

Practice	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	BMP Treatment Volume (ft^3)	TP Load from Upstream Practices (lbs)	Untreated TP Load to Practice (lbs)	TP Removed (lb/yr)	TP Remaining (lb/yr)	Downstream Treatment to be Employed
6.a. Bioretention #1 or Micro-Bioretention #1 or Urban Bioretention (Spec #9)	**0.69**	**1.56**	**6,005.84**	**0.00**	**3.77**	**2.07**	**1.70**	

Total Impervious Cover Treated (acres)	1.56
Total Turf Area Treated (acres)	0.69
Total TP Load Reduction Achieved in D.A. (lb/yr)	2.07
Total TN Load Reduction Achieved in D.A. (lb/yr)	17.26

Runoff Volume and CN Calculations

	1-year storm	2-year storm	10-year storm
Target Rainfall Event (in)	2.62	3.17	4.87

Drainage Areas	RV & CN	Drainage Area A	Drainage Area B	Drainage Area C	Drainage Area D	Drainage Area E
CN		92	0	0	0	0
RR (ft^3)		2,402	0	0	0	0
1-year return period	RV wo RR (wo-in)	1.80	0.00	0.00	0.00	0.00
	RV w RR (wo-in)	1.65	0.00	0.00	0.00	0.00
	CN adjusted	90	0	0	0	0
2-year return period	RV wo RR (wo-in)	2.32	0.00	0.00	0.00	0.00
	RV w RR (wo-in)	2.17	0.00	0.00	0.00	0.00
	CN adjusted	90	0	0	0	0
10-year return period	RV wo RR (wo-in)	3.96	0.00	0.00	0.00	0.00
	RV w RR (wo-in)	3.81	0.00	0.00	0.00	0.00
	CN adjusted	90	0	0	0	0

BIO-RETENTION SIZING

BIORETENTION *BASIN* #2 COMPUTATIONS

Impervious DA to Bioretention=	0.51 acres
Pervious DA to Bioretention=	0.18 acres
Rv=	0.37
1" Water Quality Volume=	918 ft^3
Minimum Required Surface Area=	483 ft^2
Provided Surface Area=	500 ft^2
Void Ratio of Ponding (6")=	1
Void Ratio of Soil Media=	0.25
Void Ratio of 12" Stone Sump=	0.4
Design Depth of Media Filter=	4.0 ft
Storage Depth of Bioretention Filter=	1.90 ft
Provided Storage Volume=	950 ft^3

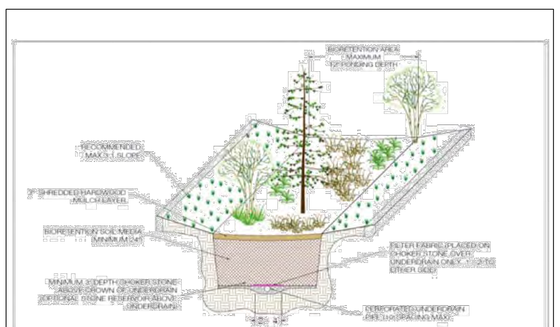
BIORETENTION *BASIN* #3A COMPUTATIONS

Impervious DA to Bioretention=	0.68 acres
Pervious DA to Bioretention=	0.08 acres
Rv=	0.37
1" Water Quality Volume=	1012 ft^3
Minimum Required Surface Area=	532 ft^2
Provided Surface Area=	550 ft^2
Void Ratio of Ponding (6")=	1
Void Ratio of Soil Media=	0.25
Void Ratio of 12" Stone Sump=	0.4
Design Depth of Media Filter=	4.0 ft
Storage Depth of Bioretention Filter=	1.90 ft
Provided Storage Volume=	1045 ft^3

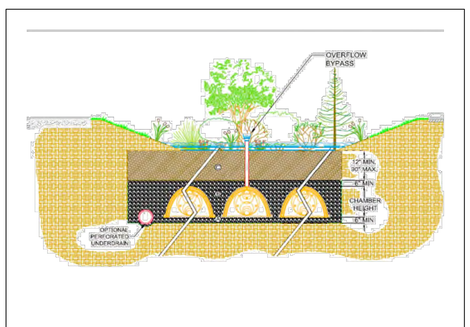
BIORETENTION *BASIN* #3B COMPUTATIONS

Impervious DA to Bioretention=	0.37 acres
Pervious DA to Bioretention=	0.43 acres
Rv=	0.57
1" Water Quality Volume=	1655 ft^3
Minimum Required Surface Area=	871 ft^2
Provided Surface Area=	900 ft^2
Void Ratio of Ponding (6")=	1
Void Ratio of Soil Media=	0.25
Void Ratio of 12" Stone Sump=	0.4
Design Depth of Media Filter=	4.0 ft
Storage Depth of Bioretention Filter=	1.90 ft
Provided Storage Volume=	1710 ft^3

TYPICAL DETAILS



TYPICAL LEVEL 1
BIO-RETENTION BASIN



TYPICAL UNDERGROUND
DETENTION CHAMBER

ENGINEERING SURVEYING/GEOMATICS
LANDSCAPE ARCHITECTURE PLANNING
VIKA VIRGINIA, LLC
8180 GREENSBORO DRIVE SUITE 200
TYSONS, VIRGINIA 22102
PHONE: (703) 442-7800
FAX: (703) 761-2787
TYSONS, VA. GERMANTOWN, MD.

THE INFORMATION , DESIGN, AND CONTENT OF THESE DRAWINGS AND/OR DOCUMENTS HERETO ARE PROPRIETARY TO VIKA VIRGINIA, LLC AND CONSTITUTE ITS PROPRIETARY INTELLECTUAL PROPERTY. THESE DRAWINGS AND/OR DOCUMENTS MUST NOT BE FORWARDED, SHARED, COPIED, DIGITALLY CONVERTED, MODIFIED, OR USED FOR ANY PURPOSE, IN ANY FORMAT, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM VIKA VIRGINIA, LLC. VIOLATIONS MAY RESULT IN PROSECUTION. ONLY APPROVED, SIGNED AND SEALED PLANS OR DRAWINGS MAY BE UTILIZED FOR CONSTRUCTION PURPOSES.

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(703) 456-8039

LANDSCAPE ARCHITECT:
STUDIO 39
6416 GROVEDALE DRIVE
ALEXANDRIA, VA 22310
ATTN: JOE PLUMPE
(703) 719-6500

REVISIONS	DATE
1ST SUBMISSION	11/22/2019

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
PETER L. RINEK
Lic. No. 388
11/22/2019
LANDSCAPE ARCHITECT

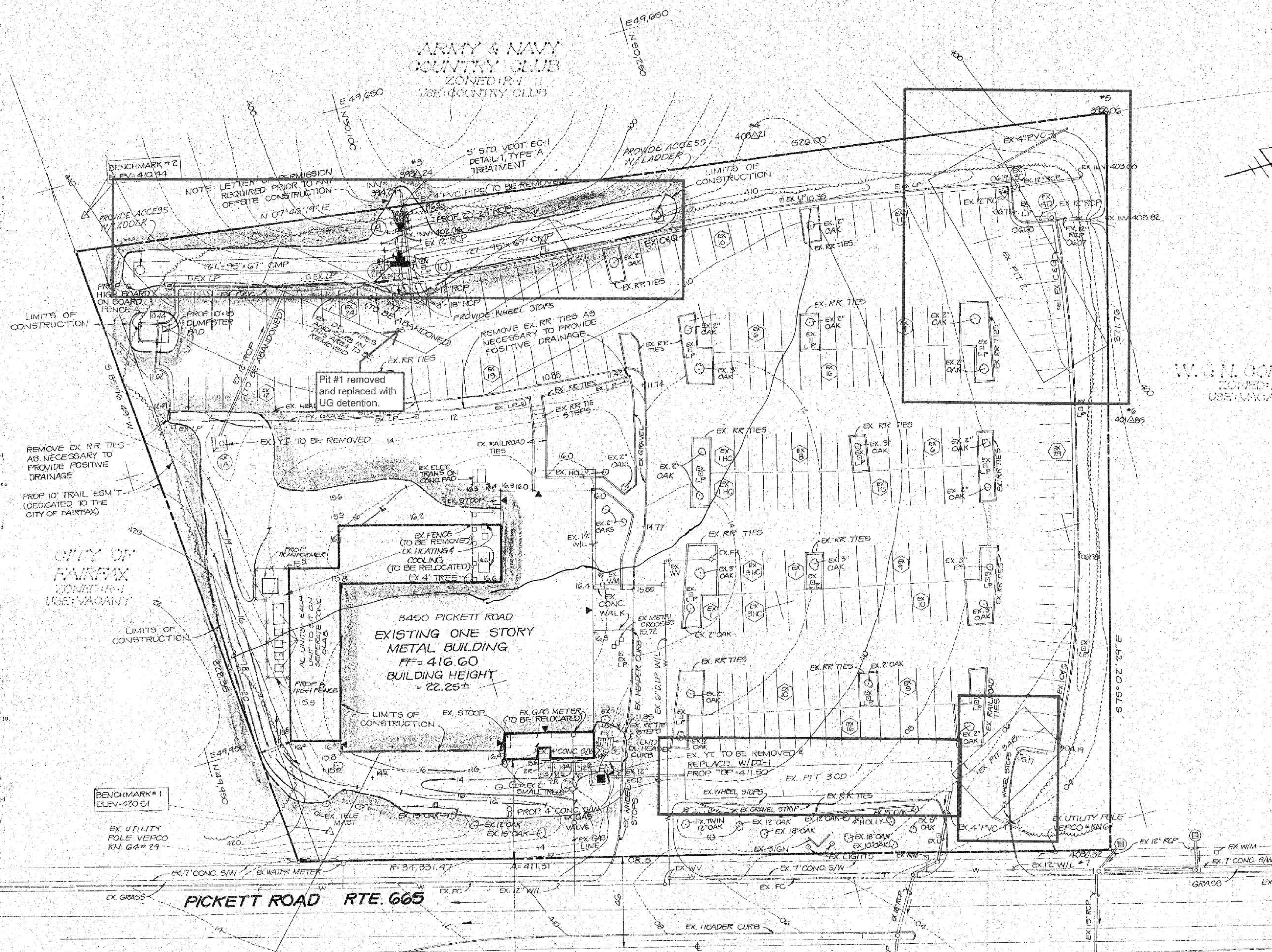
3500 PICKETT ROAD
CITY OF FAIRFAX, VIRGINIA

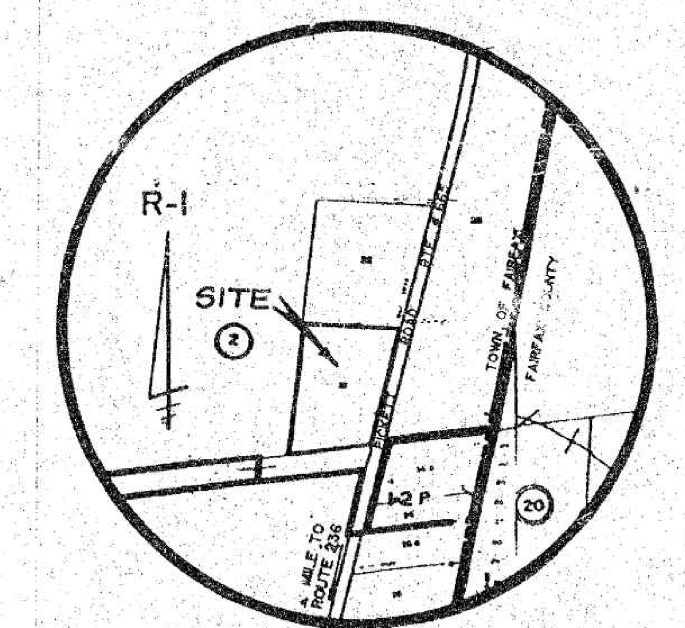
SWM COMPUTATIONS AND DETAILS

DRAWN BY:	DCZ
DESIGNED BY:	KMO
DATE ISSUED:	NOVEMBER 22, 2019
DWG. SCALE:	N/A
VIKA NO.	VV7583C
SHEET NO.	C-13

GENERAL NOTES

1. C.B.R. Test is required for actual determination of required sub-base thickness prior to construction. Depth of sub-base is based on sub-grade C.B.R. value of 10. Where C.B.R. value is less than 10, 1" of sub-base or base material shall be added for each point below 10 for on site and off site and shall be reviewed by Inspections for special design.
2. The contractor shall provide adequate means for parking construction equipment and provide employee parking on site.
3. Contractors will notify the Public Works Department (Facilities Inspector at 385-7828 or 385-7830) for all work done on site and off site one day prior to starting. Inspections of all work shall be required.
4. All construction shall conform to the latest City of Fairfax standards and the Virginia Department of Highways & Transportation 1986 specifications except as shown or altered by these plans.
5. Facilities Inspector will need a four (4) hour notice prior to making inspections.
6. It shall be the contractor's responsibility to perform the work in such a manner to prevent the washing of any topsoil, silt, or debris onto adjacent properties.
7. The permittee shall provide adequate means of cleaning trucks and/or other equipment of mud prior to entering the City rights-of-way. It is the permittee's responsibility to clean streets and allay dust and to take whatever measures necessary to insure that the road is maintained in a clean and dust-free condition at all times.
8. All curb and gutter shown on plans and not in profiles shall be on straight tangent grades. The contractor shall round all vertical breaks with smooth spline curves.
9. All base and sub-base material shall be compacted to 95% of theoretical maximum density as determined by A.A.S.H.O. T-99 method A within plus or minus 20% of optimum moisture for the full width of any dedicated right-of-way and all townhouse, commercial and industrial parking lots, private streets, parking bays, curb and gutter and sidewalks and parking lots. To include storm sewer, sanitary sewer and water.
10. Plans and specifications must conform to the requirements set forth in the City of Fairfax Code as amended and in the Public Facilities Manual.
11. All underground utilities within the street right-of-way shall be installed to the required distance beyond the right-of-way line prior to the installation of any sub-base material, curb and gutter, or sidewalk. Areas of placement on all utilities are to be submitted to the City of Fairfax for approval prior to placement.
12. Storm sewer and culvert pipe shall be reinforced concrete pipe to conform to the current A.A.S.H.T.O. designation M170, unless otherwise designated on the plans. Class II pipe will be permitted beyond the limits of street rights-of-way. Class III pipe will be required within the limits of the rights-of-way.
13. All sidewalks, curb and gutters, driveways, streets, storm pipes, water lines, sanitary sewer, endwalls, and rip-raps will be inspected by the City. All work in the City streets will be performed between the hours of 9:00 a.m. and 3:30 p.m. Contact Mr. Ron Shillingburg at 385-7828 for inspections.
14. Traffic signs found to be in the way at construction sites shall be removed or relocated only by personnel in the Sign and Signal Division of the City of Fairfax's Public Works Department at the contractor's specific request. Any contractor found responsible for moving City property without permission will receive a summons. All street markings will be done by the City of Fairfax.
15. Compaction test may be performed by the contractor. Subgrade for curb and gutter and sidewalk will be every 50', sub-base will be alternated every 25'. Driveways are required (2) tests on subgrade and sub-base. Copy of results is required prior to placing any type of material. All structures require (2) tests on subgrade and sub-base.
16. Compaction tests for roadways are performed by City only, unless approved by City of Fairfax Inspector.
17. All erosion siltation control to be installed prior to starting project to conform to the current Virginia Erosion and Sediment Control.
18. Inspections on all buildings, plumbing and electrical, are performed by the building inspectors. Contact Office of Inspections at 385-7830.
19. Pre-construction meeting will be required at least three (3) days prior to starting. Contact Ron Shillingburg at 385-7828.
20. All pavement placed on City right-of-way must have a mix design approved prior to placing material.
21. Provide proper distance from back of sidewalk to building for stoops and steps, etc.
22. All roofs, paved areas, yards, courts and courtyards shall be drained into a separate storm sewer, or a combined sewer system.
23. No portion of this building shall be occupied until a certificate of occupancy has been obtained.





VICINITY MAP

SCALE : 1" = 500'

GENERAL NOTES

1. THE PROPERTY DELINEATED ON THIS PLAN IS LOCATED ON ASSESSMENT MAP 58-1((2)) PARCEL 21 AND IS ZONED R-1.
2. THE BOUNDARY INFORMATION SHOWN ON THIS PLAN IS FROM EXISTING RECORDS.
3. NO TITLE REPORT FURNISHED.
4. TOTAL SITE AREA = 3.6945 AC.
5. ALL STORM DRAINAGE APPURTANCES ON SITE ARE TO BE PRIVATELY OWNED AND MAINTAINED.
6. SILTATION AND EROSION CONTROL METHODS WILL BE IN ACCORDANCE WITH THE VIRGINIA STATE EROSION AND SEDIMENT CONTROL HANDBOOK.
7. SOILS INFORMATION FOR THIS SITE IS NOT AVAILABLE.
8. PROVISIONS FOR STORM DETENTION FOR THIS SITE ARE EXISTING AND WERE DESIGNED BY OTHERS. ADDITIONAL DETENTION HAS BEEN REQUIRED FOR THIS SUBMISSION AND HAS BEEN DESIGNED BY LBA LIMITED.

CITY OF FAIRFAX
SITE PLAN APPROVED
BOND POSTED
Director of Public Services
Date 6/27/88

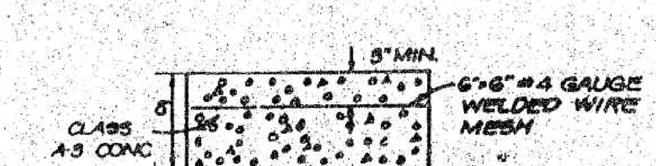
ALL CONSTRUCTION SHALL CONFORM TO CITY OF FAIRFAX AND/OR VDOT STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED.

THE EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK AND FOR ANY DAMAGES WHICH MIGHT OCCUR BY HIS FAILURE TO LOCATE OR PRESERVE THESE UNDERGROUND UTILITIES. IF DURING CONSTRUCTION OPERATIONS THE CONTRACTOR SHOULD ENCOUNTER UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS, HE SHALL IMMEDIATELY NOTIFY THE ENGINEER AND TAKE NECESSARY AND PROPER STEPS TO PROTECT THE FACILITY AND ASSURE THE CONTINUANCE OF SERVICE.

ALL CONSTRUCTION SHALL COMPLY WITH THE LATEST U.S. DEPT. OF LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION RULES AND REGULATIONS.

AREA TABULATION

EXISTING USE GROUP:	A4/CHURCH
EXISTING BUILDING AREA:	12,500 SQ. FT.
PROPOSED ADDITION:	5,100 SQ. FT.
TOTAL BUILDING AREA:	17,600 SQ. FT.
EXISTING SEATING CAPACITY:	700 SEATS
PARKING REQUIREMENTS:	
TOTAL SPACES REQUIRED:	700 SEATS/4 = 175 SPACES
TOTAL HANDICAPPED PARKING REQUIRED:	3 SPACES
EXISTING REGULAR SPACES PROVIDED:	211 SPACES
EXISTING HANDICAP SPACES PROVIDED:	8 SPACES
TOTAL EXISTING SPACES PROVIDED:	219 SPACES
SET BACKS: FRONT:	50'
SIDE:	15'
REAR:	25'
OPEN SPACE REQUIRED:	NONE



CONCRETE DUMPSTER PAD
TYPICAL SECTION
(NOT TO SCALE)

SHELLEY & ALICE KRASNOW
ZONED: R-1
USE: VACANT

OWNER/DEVELOPER
CHURCH OF THE APOSTLE
3500 PICKETT ROAD
FAIRFAX, VIRGINIA 2203
TELEPHONE: (703) 591-1974

SP-563

REVISIONS	SITE PLAN	APRIL 1988
	CHURCH OF THE APOSTLES	SCALE: 1" = 30'
	CITY OF FAIRFAX, VIRGINIA	DRAWN: CPE
		DESIGN: KAC
		CHECK: CAB

STREET DIVISION

FOR INFORMATION ONLY

REVISION

DATE	DESCRIPTION

LBA LIMITED
4085 UNIVERSITY DRIVE / FAIRFAX, VIRGINIA 22030-3463 / TELEPHONE (703) 591-1900
engineering | surveying | planning | landscape architecture

VIKA
ENGINEERING SURVEYING/GEOMATICS
LANDSCAPE ARCHITECTURE PLANNING
VIKA VIRGINIA, LLC
8180 GREENSBORO DRIVE SUITE 200
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(703) 456-8039

LANDSCAPE ARCHITECT:
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6416 GROVEDALE DRIVE
ALEXANDRIA, VA 22310
ATTN: JOE PLUMPE
(703) 719-6500

REVISIONS	DATE
1ST SUBMISSION	11/22/2019

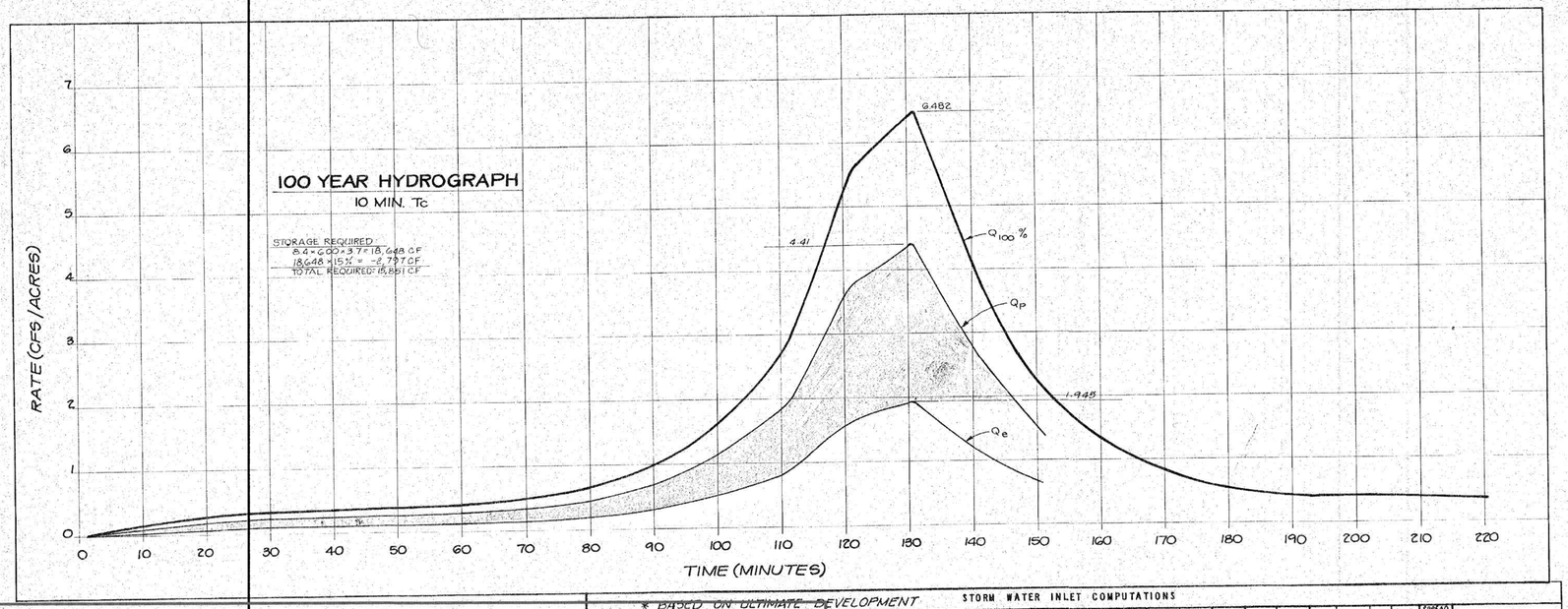
PROFESSIONAL SEAL
COMMONWEALTH OF VIRGINIA
PETER L. RINEK
Lic. No. 388
11/22/2019
LANDSCAPE ARCHITECT

3500 PICKETT ROAD
CITY OF FAIRFAX, VIRGINIA

EXISTING SWM PLAN

DRAWN BY:	DCZ
DESIGNED BY:	KMO
DATE ISSUED:	NOVEMBER 22, 2019
DWG. SCALE:	N/A
VIKA JOB NO.	VV7583C
SHEET NO.	C-14

LAYOUT: C-15 EXISITNG SWM PLAN, Plotted By: Masangkay



REVISION	
DATE	DESCRIPTION

10 MIN. Tc

DURATION (MIN)	Q_{100} % CFS/AC	C_P	Q_P CFS/AC	C_e	Q_e CFS/AC
11	0.183	0.68	0.12	0.30	0.055
21	0.311		0.21		0.093
31	0.359		0.24		0.108
41	0.392		0.27		0.118
51	0.416		0.28		0.125
61	0.448		0.30		0.134
71	0.524		0.36		0.157
81	0.677		0.46		0.203
91	1.036		0.70		0.311
101	1.705		1.16		0.512
111	2.756		1.87		0.827
121	5.557		3.78		1.667
131	6.482		4.41		1.945
141	3.900		2.65		1.170
151	2.104		1.43		0.631
161	1.314		0.89		0.394
171	0.812		0.55		0.244
181	0.582		0.40		0.175
191	0.476		0.32		0.143
201	0.428		0.29		0.128
211	0.405		0.28		0.122
221	0.376		0.26		0.113

STORM WATER MANAGEMENT SUMMARY

SITE AREA:
TOTAL SITE AREA : 3.6945 ACRES

PREDEVELOPMENT:
Tc = 10 MINUTES
C = 0.30
I10 = 8.3
Q = CIA
Q100 = (0.30)(8.3)(3.7) = 9.2 CFS - MAXIMUM ALLOWABLE RELEASE

POSTDEVELOPMENT
Tc = 10 MINUTES
C = 0.68
I100 = 8.3

COMPOSITE "C":
$\frac{(1.36)(0.30)+(2.33)(0.90)}{3.69} = 0.679$
C = 0.68

Q = CIA
Q100 = (0.68)(8.3)(3.7) = 20.9 CFS

ONSITE AREAS BYPASSING DETENTION FACILITY: 0.68 ACRES
Q100 = (0.72)(8.3)(0.68) = 4.1 CFS

RELEASE FROM EXISTING DETENTION PITS:
PIT 2 = *1.35 CFS
PIT 3AB = *0.9 CFS
PIT 3CD = *1.35 CFS
TOTAL = *3.6 CFS

*INFORMATION TAKEN FROM COMPUTATIONS BY GEC OF VIRGINIA, INC. DATED JULY, 1979.

MAXIMUM ALLOWABLE RELEASE: 9.2 CFS
RELEASE FROM EXISITING PITS: - 3.6 CFS
5.6 CFS
BYPASS AREA: - 4.1 CFS
ALLOWABLE RELEASE FROM
PROPOSED DETENTION FACILITY: 1.5 CFS

ORIFICE COMPUTATIONS:
$Q = CA\sqrt{2gh}$ C = 0.60
g = 32.2

4" DIAMETER ORIFICE:
$A = \pi \frac{(2)^2}{(12)^2} = 0.087$
$Q = (0.6)(0.087)\sqrt{(64.4)(6.89)} = 1.1$ CFS ACTUAL RELEASE FROM PROPOSED DETENTION FACILITY

1.1 CFS < 1.5 CFS

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STORM WATER INLET COMPUTATIONS

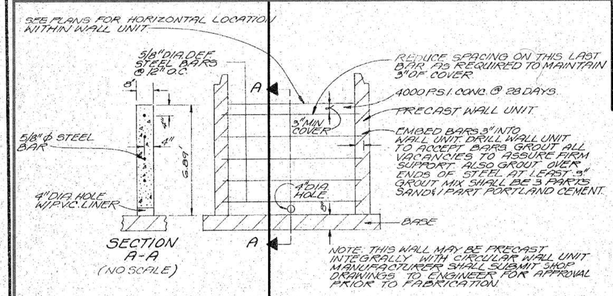
* BASED ON ULTIMATE DEVELOPMENT

INLET NO.	INLET TYPE	INLET LENGTH LIN. FT.	STATION	LENGTH PROJECT DRAINED FT.	DRAINAGE AREA ACRES	COEF.	CA	ΣCA	i/10 IN/HR	RUN OFF Q CFS	CARRY OVER Q_c CFS	GUTTER FLOW Q_g CFS	LONG GUTTER SLOPE FT./FT.	SPREAD T FT.	DEPTH AT CURB FT.	Q_g/L_g CFS/FT.	LA FT.	L/L_g	a/y	Q/Q_g	INTERCEPTED CFS	CARRY OVER CFS	n	Q/L	H/h	H	SPREAD AT LOW POINT FT.	REMARKS
			NORTH		0.66	*0.78	0.51	0.51	7.27	3.7	—	3.7	0.025	4.7	0.33	0.37					3.5 *	—	0.46	0.05	1.6	0.74	8.72	X-SLOPE = 0.061
10	DI-3C	10		—																								
			SOUTH		1.02	*0.78	0.80	0.80	7.27	5.8	—	5.8	0.028	5.9	0.40	0.58												

STORM SEWER DESIGN COMPUTATIONS

* BASED ON ULTIMATE DEVELOPMENT

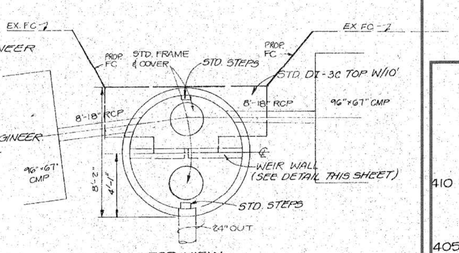
FROM	TO	TYPE STR.	AREA DRAIN "A" ACRES	RUN-OFF COEF. C	CA INCREMENT	CA ACCUMULATED	TIME OF CONCENTRATION "T"	TO PIPE	IN PIPE	ACCUM. TIME	R/NOFF (C.F.S.) INC. "Q"	ACCUM. "Q"	DESIGN PIPE DIA.	SLOPE (%)	"n"	MAX. "Q"	VEL. FT./SEC.	PROFILE LENGTH OF RUN	FALL (FEET)	INV. UPPER	INV. LOWER	LOSSES	STATION	TOP ELEVATION
10		DI-3C	1.68	*0.78	1.31						10.1									396.06			0+50	406.50
						1.31	7.7	5	—	5		10.1	24	0.30	0.013	12.4	4.3	20'	0.06					
	9	ES-1																			396.00		0+30	—

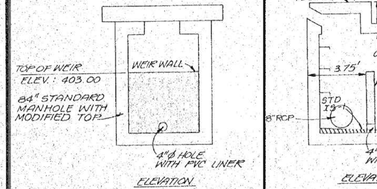


DETAIL WEIR WALL

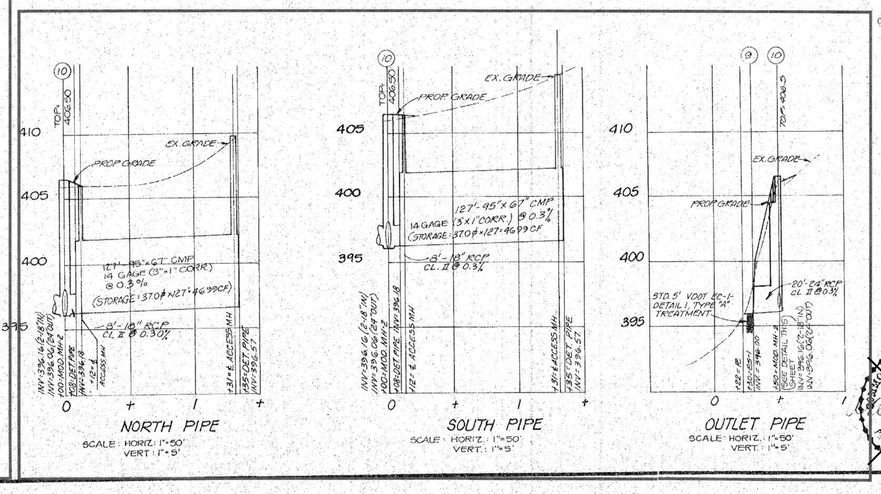
NOTE
CONTRACTOR TO PROVIDE SHOP DRAWING TO ENGINEER PRIOR TO CONSTRUCTION OF THIS STRUCTURE.

GENERAL NOTE:
1. ITEMS MAY BE PRECAST OR CAST IN PLACE.
2. THE WEIR WALL MAY BE PRECAST INTEGRALLY WITH THE WALL UNIT.
3. ALL PRECAST FLAT TOPS SHALL BE CONSTRUCTED TO SUPPORT AASHTO H-20 LOADING AND THE DESIGN SHALL BE CERTIFIED BY A PROFESSIONAL ENGINEER.
4. THIS STRUCTURE IS A MODIFIED VDOT MH3 FOR ALL SPECIFICATIONS AND DIMENSIONS NOT SHOWN REFERENCE VDOT ROAD AND BRIDGE STANDARDS (104.20).
5. STD VDOT IS-1 SHALL BE PROVIDED.





DETAIL STR. © MODIFIED MH-2 WITH DI-3C TOP
(NO SCALE)



REVISIONS	STORM SEWER PROFILES, DETAILS AND STORM WATER MANAGEMENT	APRIL 1988
	CHURCH OF THE APOSTLES	SCALE: AS SHOWN
	CITY OF FAIRFAX, VIRGINIA	DRAWN: CPL
		DESIGN: CAB
		CHECK: JFS

J# 88 - 00080# 5696 SHEET 3 OF 3

FOR INFORMATION ONLY

VIKA
ENGINEERING SURVEYING/GEOMATICS
LANDSCAPE ARCHITECTURE PLANNING
VIKA VIRGINIA, LLC
8180 GREENSBORO DRIVE SUITE 200
TYSONS, VIRGINIA 22102
PHONE: (703) 442-7800
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TYSONS, VA. GERMANTOWN, MD.

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6416 GROVEDALE DRIVE
ALEXANDRIA, VA 22310
ATTN: JOE PLUMPE
(703) 719-6500

REVISIONS	DATE
1ST SUBMISSION	11/22/2019

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
PETER L. RINEK
Lic. No. 388
11/22/2019
LANDSCAPE ARCHITECT

3500 PICKETT ROAD

CITY OF FAIRFAX, VIRGINIA

EXISTING SWM COMPS

DRAWN BY:	DCZ
DESIGNED BY:	KMO
DATE ISSUED:	NOVEMBER 22, 2019
DWG. SCALE:	N/A
VIKA NO.	VV7583C
SHEET NO.	C-15

engineering|surveying|planning|landscape architecture
4285 UNIVERSITY DRIVE, FAIRFAX, VIRGINIA 22030-3463 TELEPHONE: (703) 591-1900

LAYOUT: C-16 EXISTING SWM COMPS, Plotted By: Masangkay

TYPICAL BUILDING ELEVATIONS (TYPE A)

Scale: 1/8" = 1'-0"

FRONT LOAD ELEVATIONS

TYPICAL BUILDING ELEVATIONS (TYPE B & C)

Scale: 1/8" = 1'-0"

REAR LOAD ELEVATIONS

VIKA

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LANDSCAPE ARCHITECTURE PLANNING

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1ST SUBMISSION	11/22/2019

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Lic. No. 388
11/22/2019
LANDSCAPE ARCHITECT

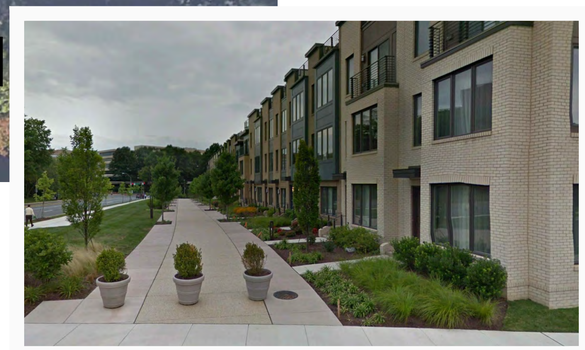
3500 PICKETT ROAD
CITY OF FAIRFAX, VIRGINIA

ARCHITECTURAL ELEVATIONS

DRAWN BY:	
DESIGNED BY:	PR
DATE ISSUED:	NOVEMBER 22, 2019
DWG. SCALE:	AS SHOWN
JOB NO.	VV7583C
SHEET NO.	A-1

FILE: Q:\Projects\7583\7583C\CADD\PLANNING\PLANNING DRAWINGS\7583C ARCH ELEV.dwg USER: Masangkay DATE: November 20, 2019 TIME: 9:35:05 AM

LAYOUT: A-1 ARCHITECTURAL ELEVATIONS, Plotted By: Masangkay



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

VA STATE
GRID NORTH
(VSC 83)

ENGINEERING SURVEYING/GEOMATICS
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REVISIONS	DATE
1ST SUBMISSION	11/22/2019

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PETER L. RINEK
Lic. No. 388
11/22/2019
LANDSCAPE ARCHITECT

3500 PICKETT ROAD

CITY OF FAIRFAX, VIRGINIA

OVERALL SITE ILLUSTRATIVE

DRAWN BY:	
DESIGNED BY:	PR
DATE ISSUED:	NOVEMBER 22, 2019
DWG. SCALE:	AS SHOWN
JOB NO.	VV7583C
SHEET NO.	L-01

FILE: Q:\Projects\7583\7583C\CADD\PLANNING\PLANNING DRAWINGS\7583C OVERALL SITE.dwg USER: Masangkay DATE: November 20, 2019 TIME: 9:35:07 AM

LAYOUT: L-01 OVERALL ILLUSTRATIVE SITE, Plotted By: Masangkay

LEGEND

- STREET TREES
- CANOPY TREES
- UNDERSORY TREES
- SHRUBS

* TRANSITIONAL YARDS- SEE L-03 AND C-02 FOR MORE DETAIL

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REVISIONS	DATE
1ST SUBMISSION	11/22/2019

PROFESSIONAL SEAL

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PETER L. RINEK
Lic. No. 388
11/22/2019
LANDSCAPE ARCHITECT

3500 PICKETT ROAD

CITY OF FAIRFAX, VIRGINIA

LANDSCAPE PLAN

DRAWN BY:	
DESIGNED BY:	PR
DATE ISSUED:	NOVEMBER 22, 2019
DWG. SCALE:	AS SHOWN
VIKA NO.	VV7583C
SHEET NO.	L-02

FILE: Q:\Projects\7583\7583C\CADD\PLANNING\PLANNING DRAWINGS\7583C LANDSCAPE PLAN.dwg USER: Masangkay DATE: November 21, 2019 TIME: 4:53:39 PM

LAYOUT: L-01 LANDSCAPE PLAN, Plotted By: Masangkay

TREE CANOPY CALCULATION

SITE AREA	160, 993 SF (3.694 AC)
ZONE PD-R 10 YR TREE CANOPY REQUIREMENT	20%
EXISTING TREE CANOPY	7,281 SF
10 YR TREE CANOPY REQUIRED	32,199 SF
TOTAL TREE CANOPY TO BE PROVIDED	24,918 SF

10 YR-CANOPY PROVIDED

CANOPY TYPE	QUANTITY	SIZE	10-YR TREE CANOPY CREDIT (SF)	TOTAL 10-YR CANOPY CREDIT (SF)
STREET TREES	9	2"	-	-
CANOPY TREES	70	3"	250	17,500
UNDERSTORY TREES	65	3"	125	8,125

CANOPY TREES PROVIDED	25,625
EXISTING TREES	7,281
TOTAL CANOPY TREE PROVIDED	**32,906 SF**
REQUIRED 10-YR CANOPY	24,918 SF

TRANSITIONAL YARD & FENCE REQUIREMENTS

Transitional Yard Location	Lot Line Length (Feet)	Transitional Yard Required	Transitional Yard Width (Feet)	Required Fence (Feet)	Minimum Canopy Required (3 every 100')	Minimum Understory Required (3 every 100')	Minimum Shrubs Required (per 100')	Canopy Provided	Understory Provided	Evergreen Povided
North Lot Line	371.76	TY2	10	6' (WR)	11	11	-	(WR)	(WR)	
South Lot Line	328.35	TY2		6'(WR)	10	10	-	5(WR)	4(WR)	4
East Lot Line	242	TY2	10	6'(WR)	8	8	-	**12**	**9**	**9**
West Lot Line	526	TY2	10	6'(WR)	16	16	-	(WR)	15(WR)	12

WAIVER REQUEST (WR)

PLANTING NOTES

I. General
1. Landscape Specifications: Landscape specifications shall be as outlined below. Any item or procedure not mentioned below shall be as specified in the Landscape specification guidelines published by the Landscape Contractors Association (latest edition).
2. Plant Materials: The Landscape Contractor shall furnish and install and/or dig, ball, burlap, and transplant plant materials called for on the drawings and/or listed in the plant schedule. The City reserves the right to inspect plant material at the nursery source, before off-loading at the project site, when in storage or prior to installation.
3. Plant Names: Plant names used in the plant schedule shall be identified in accordance with Hortus Third, by L.H. Bailey, 1976.
4. Plant Standards: Plant materials shall be equal to or better than the requirements of the "American Standard for Nursery Stock" (ANSI Z60.1 latest edition), as published by the American Association of Nurseryman (hereinafter referred to as AAN standards). Plants shall be typical of their species and variety, shall have a normal habit of growth, and shall be first quality, sound, vigorous, well branched, and with healthy, well-furnished root systems. They shall be free of disease, insect pests, and mechanical injuries.
   (A) Plants shall be nursery grown and shall have been grown under the same climatic conditions as the location of the subject project for at least two years before planting. Neither heeled-in plant, nor plants from cold storage will be accepted.
   (B) Collected plants or transplanted trees when specified by the landscape architect may be used, provided that locations and soil conditions will permit proper balling.
5. Materials for Planting:
   (A) Stakes for guying trees shall be sound oak or other approved hardwood. Three stakes spread 120-degrees apart shall be used when detailed. Notch stakes for wire. See details. Trees located between sidewalk and curb shall have two stakes.
   (B) Tree Guys: Provide wire ties and guys of 2-strand, twisted, pliable galvanized steel wire not lighter than 12-gauge with zinc coated turnbuckles. Provide w-ply garden hose not less than 0.5-inch hose size, cut to lengths to protect tree trunks from damage by wires. Provide 14-gauge wire for trees less than 12-ft. height. Wire for guy may be twisted when a turnbuckle is not specified by the landscape architect. Use of tree ties in lieu of wire is acceptable.
   (C) Mulching: Mulch shall consist of double shredded hardwood mulch.
6. Planting Schedule: A professional horticulturist/nurseryman shall be consulted to determine the proper time, based on plant species and weather conditions, to move and install plant materials to minimize stress to the plant. Planting of deciduous material may be continued during the winter months provided there is no frost on the ground and frost-free soil planting mixtures are used.

Department of Public Works, 10455 Armstrong Street, Fairfax, VA 22030-3630 — CITY of FAIRFAX — USE WITH THE FAIRFAX STANDARD SPECIFICATIONS ONLY — Voice (703) 385-7810, FAX (703) 591-5727, www.fairfaxva.gov
PLANTING NOTES DETAIL — SCALE: Not To Scale — DETAIL #: 8.OR — REVISION DATE: December 2016 — SHEET #: L-03

II. Planting Execution
1. Excavation of Plant Pits
   (A) Circular Pits, with vertical sides shall be excavated for all plants. In heavy soils, slope the sides outward. The diameter of the holes shall be 18-inches greater than the diameter of the ball for trees, or 1.5 times the diameter of shrubs and container grown material.
   (B) The depth of pits shall allow for one-eighth of the tree root ball or container depth to be above existing grade.
   (C) Obstructions encountered in excavated or planted areas shall be removed or plants relocated as approved.
   (D) Plants shall be planted plumb, at slightly above grade as in the nursery (in relation to finished grade); tamp topsoil under and around base of ball to fill all voids. Remove all burlap, ropes, plastic or synthetic twine or film, and wires from sides and tops of balls, but do not remove burlap from under ball. Thoroughly water when hole is two-thirds full of topsoil. Mix soil amendments thoroughly with soil mixture. Backfill pit halfway and tamp as pit is filled. Do not over compact remainder of backfill. After watering, 3" of mulch shall be applied over a 3" earth berm to create a shallow watering basin around the tree.
   (E) Shrubs shall be planted in conformance with deciduous shrub planting Detail 8.05.

III. Staking and Guying
1. Each tree or evergreen shall be immediately staked or guyed after planting.
   (A) Deciduous trees 2-2.5" caliper or larger and all evergreen trees shall be staked and guyed with three 2" x 2" x 6' hardwood stakes per tree, spread 120-degrees apart. Hardwood stakes shall be driven no less than 10-inches below subgrade and outside the root ball. A double strand of 12-gauge galvanized wire shall be twisted and threaded through 0.5-inch garden hose to protect the tree trunk and secured to the hardwood stake. Notch stakes for wire.
   (B) The 12-gauge galvanized wire shall be placed at a 45-degree angle from the tree to the stake. See Detail 8.04.

IV. Plant Pruning, Edging, and Mulching
1. Pruning shall be by experienced landscape personnel. Remove broken or damaged branches and roots. Cut back and thin deciduous material to retain two-thirds of the initial branches. Cut back evergreens to give compact uniform appearance. Damaged or pruned tree leaders shall be cause for rejection. Do not cut leaders.
2. If foliage is present on deciduous plant material, they shall be sprayed with an anti-desiccant, which slows down the transpiration process, through reducing the danger of dehydration.
3. The areas around isolated plants shall be edged and cultivated to the full diameter of the pit.
4. After cultivation, plant material shall be mulched with a three-inch layer of double shredded mulch over the entire area of the bed or saucer.

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PLANTING NOTES DETAIL — SCALE: Not To Scale — DETAIL #: 8.OR — REVISION DATE: December 2016 — SHEET #: L-03

II. Warranty: Plant material shall have a one-year warranty commencing on the date of initial acceptance. Plant material shall be alive and in satisfactory condition at the end of the warranty period. Plant material will be considered dead if 25% or more of the material is found to be dead. Trees with a leader that has died will be considered dead. Trees with 25% or more crown found to be dead will also be considered dead.
   (A) Dead plants shall be replaced in the next planting period or as approved.
   (B) Replacements shall be of same type and size of specie originally specified or as approved.
   (C) The warranty shall be for a one-time only replacement.
   (D) Contractor will not be responsible for vandalism or losses due to abnormal weather conditions.

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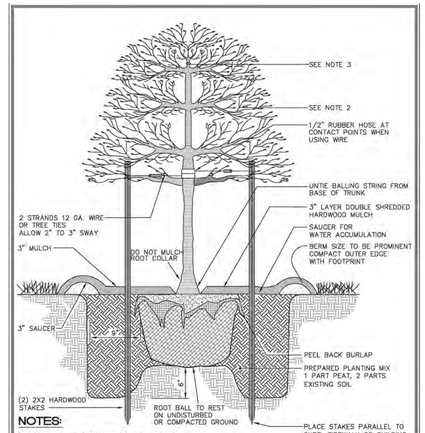
PLANTING NOTES DETAIL — SCALE: Not To Scale — DETAIL #: 8.OR — REVISION DATE: December 2016 — SHEET #: L-03

TREE PLANTING DETAIL



NOTES:
1. See Detail 8.08 for Planting Notes.
2. Prune only to remove dead or damaged branches. Raising branches is to be performed when approved to provide clearances for pedestrians.
3. Never prune the leader.
4. Remove non-decomposing material from root ball.
5. Remove stakes and wire at end of warranty period or at end of one growing season as approved.

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SINGLE-STEM TREE PLANTING UPRIGHT STAKING DETAIL — SCALE: Not To Scale — DETAIL #: 8.O1 — REVISION DATE: December 2016 — SHEET #: L-03

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REVISIONS	DATE
1ST SUBMISSION	11/22/2019

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COMMONWEALTH OF VIRGINIA
PETER L. RINEK
Lic. No. 388
11/22/2019
LANDSCAPE ARCHITECT

3500 PICKETT ROAD

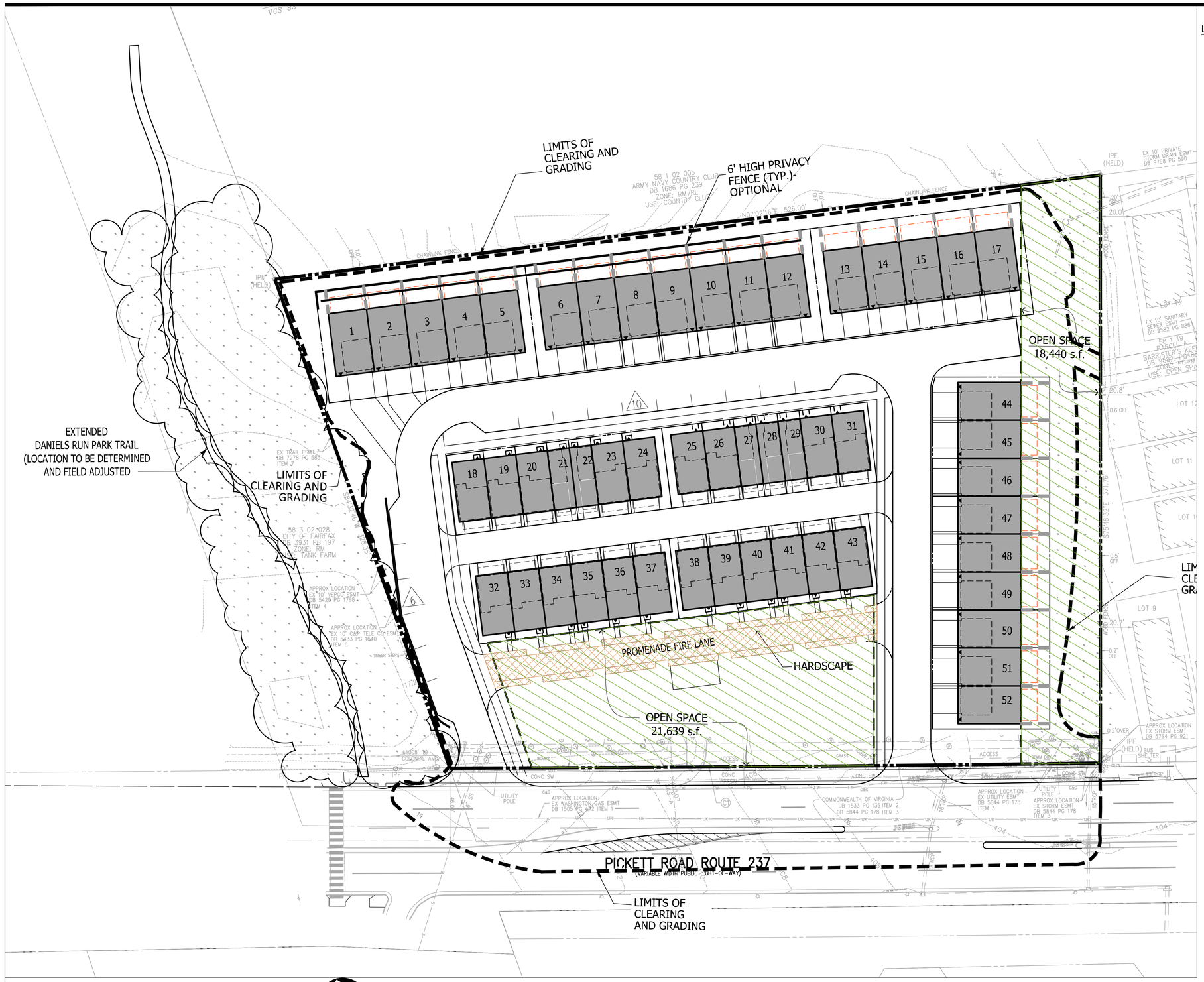
CITY OF FAIRFAX, VIRGINIA

LANDSCAPE TABULATION AND DETAILS

DRAWN BY:	
DESIGNED BY:	PR
DATE ISSUED:	NOVEMBER 22, 2019
DWG. SCALE:	AS SHOWN
JOB NO.	VV7583C
SHEET NO.	L-03

FILE: Q:\Projects\7583\7583C\CADD\PLANNING\PLANNING DRAWINGS\7583C LSC TABULATION AND DETAILS.dwg USER: rinek DATE: November 21, 2019 TIME: 12:39:50 PM

LAYOUT: L-03 LANDSCAPE TABULATION AND DETAILS, Plotted By: Masangkay



LEGEND

OPEN SPACE
TO BE A MIX OF INFORMAL ACTIVE AND PASSIVE AREAS, AS WELL AS MORE FORMAL DEVELOPED RECREATIONAL AREAS.

NOTE:
THE DRAWINGS AND IMAGES SHOWN HEREON ARE INTENDED TO REPRESENT TYPICAL LANDSCAPE ARCHITECTURAL CONCEPTS THAT PORTRAY THE GENERAL APPEARANCE AND CHARACTER FOR THE PROJECT. THE APPLICANT RESERVES THE OPTION TO MODIFY THE PLAN PER FINAL SITE DESIGN, PROVIDED OVERALL QUALITY AND DESIGN INTENT ARE MAINTAINED.
THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION.

OPEN SPACE CALCULATION:

REQUIRED OPEN SPACE:
160,993 SF (3.694 AC.) X 20% = 32,199 SF (0.74 AC.)
TOTAL OPEN SPACE PROVIDED: 36,079 SF. (0.83 AC.)

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1ST SUBMISSION	11/22/2019

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PETER L. RINEK
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LANDSCAPE ARCHITECT

3500 PICKETT ROAD

CITY OF FAIRFAX, VIRGINIA

OPEN SPACE PLAN

DRAWN BY:	RYM
DESIGNED BY:	PR
DATE ISSUED:	NOVEMBER 22, 2019
DWG. SCALE:	AS SHOWN
VIKA NO.	VV7583C
SHEET NO.	L-04

FILE: Q:\Projects\7583\7583C\CADD\PLANNING\PLANNING DRAWINGS\7583C OPEN SP.dwg USER: Masangkay DATE: November 21, 2019 TIME: 12:59:00 PM

LAYOUT: L-04 OPEN SPACE PLAN, Plotted By: Masangkay