

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**

- 1) A MODIFICATION HAS BEEN REQUESTED OF SECTION 3.5.1 C.2 OF THE ZONING ORDINANCE THAT REQUIRES THAT NO MORE THAN ONE OF ANY THREE TO FIVE, ABUTTING DWELLING UNITS HAVE THE SAME FRONT YARD SETBACK.
- 2) A MODIFICATION HAS BEEN REQUESTED OF SECTION 4.4.4.A.1 OF THE ZONING ORDINANCE AND SECTION 2.3.1A OF THE SUBDIVISION ORDINANCE AS THE APPLICANT PROPOSES TO PROVIDE SIDEWALKS ON A SINGLE SIDE OF THE PRIVATE STREETS AND NONE ALONG THE PRIVATE ALLEYS, AS DEPICTED ON SHEET C-15.
- 3) A MODIFICATION HAS BEEN REQUESTED OF SECTION 3.6.1 TO ALLOW MAXIMUM BUILDING HEIGHTS OF 45-FEET (4-STORIES).
- 4) A MODIFICATION HAS BEEN REQUESTED OF SECTION 4.5.6.B OF THE ZONING ORDINANCE FOR THE STREET TREES. IN SELECT AREAS ALONG THE PRIVATE STREETS, A MODIFICATION HAS BEEN REQUESTED AS THE REQUIRED STREET TREE SPACING, QUANTITY, AND PLANTING AREA WIDTH CANNOT BE CONSISTENTLY MET DUE DRIVEWAY APRON LOCATIONS, ON-STREET PARALLEL PARKING, AND VARIOUS PROPOSED UTILITIES. ALONG PICKETT ROAD, THE EXISTING OVERHEAD UTILITY LINES PROHIBIT PLANTINGS WITHIN THE EXISTING EASEMENTS. ALONG THE PRIVATE ALLEY, A MODIFICATION HAS BEEN REQUESTED NOT TO PROVIDE ANY STREET TREES.
- 5) A MODIFICATION HAS BEEN REQUESTED OF SECTION 4.5.5.C.2.(B)(1), FOR TRANSITIONAL YARD SCREENING AND BARRIER REQUIREMENTS FOR TY2.
  - SOUTHERN BOUNDARY: A MODIFICATION HAS BEEN REQUESTED TO ALLOW FOR A 42" GAUDDRAIL/METAL FENCE AS A BARRIER AND TO ELIMINATE THE TRANSITIONAL YARD (TY2) REQUIREMENT AS THE PROPERTY IMMEDIATELY ADJACENT TO THE SOUTHERN BOUNDARY IS OWNED BY THE CITY OF FAIRFAX AND REMAINS UNDEVELOPED AND DENSELY WOODED WITH A NINETY-FOUR FOOT WIDE SWATH OF EXISTING MATURE VEGETATION.
  - NORTHERN BOUNDARY: A MODIFICATION HAS BEEN REQUESTED TO ALLOW FOR A 6" METAL FENCE TO ACT AS THE BARRIER ON TOP OF THE RETAINING WALL AND A MODIFICATION TO MAINTAIN THE EXISTING MATURE VEGETATION ALONG THIS BOUNDARY TODAY.
  - WESTERN BOUNDARY: A MODIFICATION HAS BEEN REQUESTED TO ALLOW FOR A 42" GAUDDRAIL/FENCE TO ACT AS THE BARRIER ON TOP OF THE RETAINING WALL ALONG THE GOLF COURSE AND A MODIFICATION OF THE TRANSITIONAL YARD (TY2) TO ALLOW A WIDTH OF 7.5' WITHOUT MODIFICATION TO THE REQUIRED PLANTINGS AND SUPPLEMENTAL SHRUB PLANTINGS.
  - EASTERN BOUNDARY: A WAIVER OF THE BARRIER AND A MODIFICATION OF THE LOCATION OF THE PLANT MATERIAL THAT NEEDS TO BE SET BACK DUE TO THE UTILITY EASEMENTS. THE SOUTHERN PORTION WILL TAPER DOWN ADJACENT TO THE UNIT AS SHOWN.
- 6) SUPPORT FOR A WAIVER HAS BEEN REQUESTED OF SECTION 2.2.2 OF THE PUBLIC FACILITIES MANUAL (THE "PFM") FOR TURN LINES INTO THE SITE AS SHOWN ON THE MASTER DEVELOPMENT PLAN.
- 7) SUPPORT FOR A WAIVER HAS BEEN REQUESTED OF SECTION 2.4.1 OF THE PFM TO ALLOW FOR THE ROAD RADIUS LESS THAN 175'.
- 8) SUPPORT FOR A WAIVER HAS BEEN REQUESTED OF SECTION 2.4.2.3 OF THE PFM FOR INTERSECTIONS WITH ARTERIAL STREETS TO BE LESS THAN 600' APART.
- 9) SUPPORT FOR A WAIVER HAS BEEN REQUESTED OF SECTION 2.7.3.1 OF THE PFM AND SECTION 2.2.7 OF THE SUBDIVISION ORDINANCE, TO ALLOW A DRIVEWAY WIDTH LESS THAN 12' TO 9' TO ACCOMMODATE THE TANDEN PARKED GARAGES THAT PROVIDE A SINGLE CAR WIDTH GARAGE DOOR.
- 10) SUPPORT FOR A WAIVER HAS BEEN REQUESTED FOR SECTION 2.10 OF THE PFM TO ALLOW A 10' RADIUS AT THE PROPERTY LINE FOR AN ALLEY.
- 11) SUPPORT FOR A WAIVER HAS BEEN REQUESTED FOR SECTION 401.01 TO ALLOW STREETS LESS THAN 30' TO 24', FACE OF CURB TO FACE OF CURB, WITH NO PARKING.
- 12) SUPPORT FOR A WAIVER HAS BEEN REQUESTED FOR SECTION 403.03 OF THE PFM TO ALLOW FOR A ROLLED CURB INSTEAD OF CURB CUTS FOR DRIVEWAYS.
- 13) SUPPORT FOR A WAIVER OF SECTION 2.2.2B OF THE SUBDIVISION ORDINANCE TO ALLOW FOR THE STREETS TO BE PRIVATELY MAINTAINED.
- 14) SUPPORT FOR A WAIVER OF SECTION 2.2.2C OF THE SUBDIVISION ORDINANCE, WHERE ALL STREETS SHALL BE EXTENDED TO ABUTTING PROPERTY LINES.
- 15) SUPPORT FOR A WAIVER OF SECTION 2.2.2F.1 OF THE SUBDIVISION ORDINANCE, WHERE DEAD-END STREET CAN BE USED.
- 16) SUPPORT FOR A MODIFICATION OF SECTION 2.3.3A AND SECTION 2.3.4A.1 OF THE SUBDIVISION ORDINANCE, WHERE SIDEWALKS WILL CONNECT TO ADJACENT SUBDIVISIONS.
- 17) SUPPORT FOR A MODIFICATION OF SECTION 2.4.2B AND SECTION 2.4.2C, AND SECTION 5.3 OF THE SUBDIVISION ORDINANCE, OF THE BLOCK LENGTHS AS ALLOWED PER SECTION 3.6.2.E.3 OF THE ZONING ORDINANCE FOR LESS THAN 250' AND OVER 800' BLOCKS TO THAT SHOWN ON THE PLAN.
- 18) MODIFICATION OF THE FUTURE SECTION 3.9.6 TO REDUCE THE WIDTH OF AFFORDABLE DWELLING UNITS (ADUs) TO SIXTEEN FEET (16').

# 3500 PICKETT ROAD

## MASTER DEVELOPMENT PLAN

CITY OF FAIRFAX, VIRGINIA

NOVEMBER 22, 2019

FEBRUARY 7, 2020



VICINITY MAP 1" = 2000"



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C-02	EXISTING CONDITIONS PLAN	A-3 ARCHITECTURAL SECTIONS
C-03	EXISTING VEGETATION MAP	LANDSCAPE
C-03A	TREE SURVEY	L-01 OVERALL SITE ILLUSTRATIVE
C-03B	TREE SURVEY INVENTORY	L-02 LANDSCAPE PLAN
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TAX MAP NO.  
#58-1-02-021

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301(634-8649)

**OWNER**  
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CITY OF FAIRFAX, VA

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RESTON, VA 20190-5656  
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**LANDSCAPE ARCHITECT**  
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6416 GROVEDALE DRIVE  
ALEXANDRIA, VIRGINIA 22310  
ATTN: JOE PLUMPE  
(703)719-6500



**NOTES:**

1. THE SUBJECT PROPERTY IS IDENTIFIED ON FAIRFAX CITY TAX MAP AS TAX MAP #08-1-02-021 AND IS ZONED R-1.
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 555540003 COMMUNITY PANEL 54524 0000 D FOR FAIRFAX CITY, VIRGINIA DATED JUNE 2, 2006. ZONE "X" IS NOT IDENTIFIED AS A SPECIAL FLOOD HAZARD AREA.
3. THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1984 (VCS).
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 PERFORMED BY WVA VIRGINIA, LLC ON FEBRUARY 26, 2024. 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' CONVERSION TABLE.
6. CONTOUR INTERVAL SHOWN HEREON IS 2'-0".
7. BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON A FIELD RUN SURVEY BY WVA VIRGINIA, LLC.
8. THE RECORDED DEEDS CONTAINED HEREON AND ALL OTHER INFORMATION SHOWN HEREON IS CORRECT.
9. TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 1000021VAF-VI WITH AN EFFECTIVE DATE OF 9/17/2019 (MARSHAL NO. 2) HAS BEEN INCORPORATED INTO THIS SURVEY. ALL KNOWN, PLATABLE 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 FINISHES OR CONSTRUCTION OF OTHER IMPROVEMENTS. UTILITY LINES MAY NOT BE SHOWN AS ACTUAL WIDTHS AND SIZES.
13. THIS SURVEY HAS BEEN PREPARED TO IDENTIFY THE LOCATIONS OF ENCUMBRANCES AFFECTING THE PROPERTY THAT HAVE BEEN IDENTIFIED IN THE TITLE COMMITMENT REFERENCED HEREON. FURNISHED TO WVA VIRGINIA, LLC FOR THIS SITE. DO NOT LIST ANY ENCUMBRANCES THAT ARE NOT LOCATED AS SUCH, IF THERE ARE ENCUMBRANCES AFFECTING THE PROPERTY THAT WERE NOT IDENTIFIED IN THE REFERENCED TITLE REPORT, 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 NOT RECORDED IN THE LAND RECORDS OF THAT JURISDICTION.

**AREA TABULATION:**

160,933 SQUARE FEET OR 3.69451 ACRES

**PARKING TABULATION:**

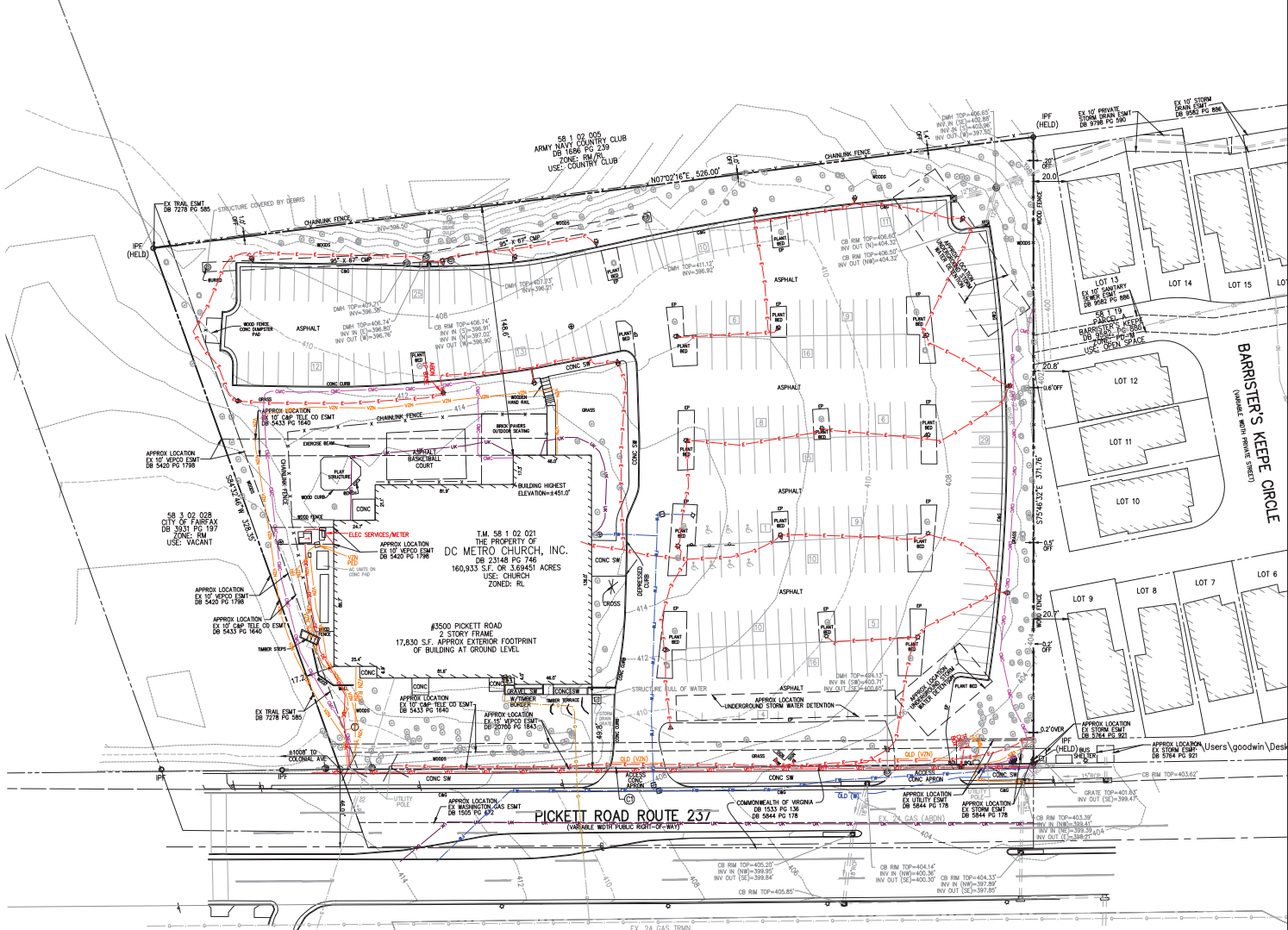
STANDARD STRIPED PARKING SPACES 215  
 HANDICAP STRIPED PARKING SPACES 2  
 TOTAL STRIPED PARKING SPACES ON SITE 222

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

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

**LEGAL DESCRIPTION:**

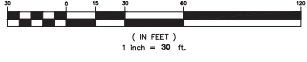
BEING ALL OF THE PROPERTY ACQUIRED BY DC METRO CHURCH, INC. AS RECORDED IN DEED BOOK 23148 AT PAGE 746 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING FOR THE SAME AT AN IRON PIPE FOUND (HELD) LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF PICKETT ROAD, ROUTE 237 (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY), SAID IRON PIPE FOUND (HELD) MARKING THE SOUTHEASTERLY CORNER OF PARCEL A, BARBERS' KEEP, AS RECORDED IN DEED BOOK 5562 AT PAGE 586 MARKING THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA THENCE RUNNING WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID PICKETT ROAD;  
 1. 411.31 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 34,331.47 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 13°46'35" WEST, 411.31 FEET TO A POINT BEING THE NORTHEASTERLY CORNER OF THE PROPERTY OF CITY OF FAIRFAX, VIRGINIA AS RECORDED IN DEED BOOK 5562 AT PAGE 586 AMONG AFORESAID LAND RECORDS; THENCE LEAVING THE AFORESAID WESTERLY RIGHT-OF-WAY LINE OF PICKETT ROAD, ROUTE 237 AND RUNNING WITH SAID PROPERTY OF CITY OF FAIRFAX, VIRGINIA;  
 2. SOUTH 84°32'46" WEST, 329.35 FEET TO AN IRON PIPE FOUND (HELD) MARKING A SOUTHWESTERLY CORNER OF THE PROPERTY OF CITY OF FAIRFAX, VIRGINIA AS RECORDED IN DEED BOOK 1686 AT PAGE 239 AMONG AFORESAID LAND RECORDS; THENCE LEAVING THE AFORESAID PROPERTY OF CITY OF FAIRFAX, VIRGINIA AS RECORDED IN DEED BOOK 1686 AT PAGE 239 AND RUNNING WITH SAID PARCEL A;  
 3. NORTH 07°02'16" EAST, 526.00 FEET TO AN IRON PIPE FOUND (HELD) MARKING THE SOUTHWESTERLY CORNER OF THE AFORESAID PARCEL A, BARBERS' KEEP (DB 1686 PG 239) AND RUNNING WITH SAID PARCEL A;  
 4. SOUTH 75°46'32" EAST, 371.76 FEET TO THE POINT OF BEGINNING CONTAINING 160,933 SQUARE FEET OR 3.69451 ACRES OF LAND, MORE OR LESS.



**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 TELEVISION
- 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
- BOLLARD
- FIRE DEPARTMENT CONNECTION
- IRRIGATION CONTROL VALVE
- TREE
- HANDICAP
- PARKING METER
- HVAC UNIT
- UNKNOWN UTILITY MANHOLE
- COLUMN
- WATER VALVE
- CENTERLINE
- SOIL BORING
- TEST PIT
- SIGN POST
- WOOD POST
- IRON PIPE FOUND
- REBAR FOUND
- PNAIL FOUND
- DRILL HOLE FOUND
- BENCHMARK
- CONC CONCRETE
- C&G CURB AND GUTTER
- TRANS ELECTRICAL TRANSFORMER
- ASPH ASPHALT
- ESMT EASEMENT
- BLOC REINFORCED CONCRETE PIPE
- CMP CORRUGATED METAL PIPE
- R/W RIGHT-OF-WAY
- HCR HANDICAP RAMP
- DEED BOOK
- PG PAGE
- BRL BUILDING RESTRICTION LINE

**GRAPHIC SCALE**



ENGINEERING SURVEYING/GEOMATICS  
 LANDSCAPE ARCHITECTURE PLANNING  
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REVISIONS	DATE
2ND SUBMISSION	02/07/2020

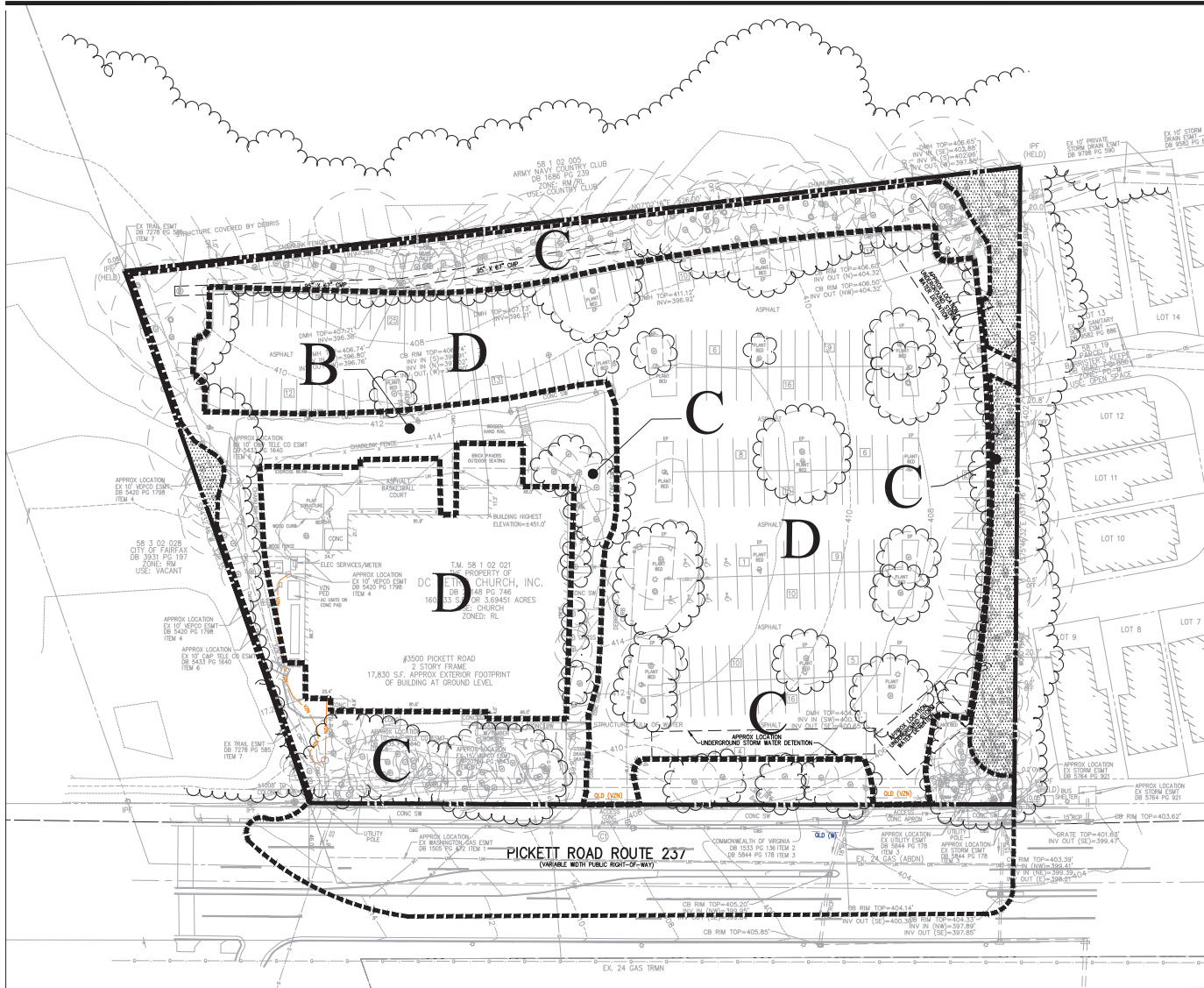


**3500 PICKETT ROAD**  
 CITY OF FAIRFAX, VIRGINIA

**EXISTING CONDITIONS PLAN**

DRAWN BY: BMC  
 DESIGNED BY: LMG  
 DATE ISSUED: NOVEMBER 29, 2019  
 DWG NO.: W7583C  
 VBA NO.: W7583C  
 SHEET NO.: C-02





**LEGEND**

- APPROXIMATE EXISTING TREE LINE
  - PRE-DEVELOPED AREA OF EXISTING CANOPY TO BE PRESERVED ± 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

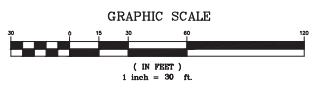
**EVM NARRATIVE**

±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 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
  - Alnus incana - Tree of Heaven
  - Cornus florida - Flowering Dogwood
  - Juniperus virginiana - Eastern Redcedar
  - Ilex opaca - American Holly
  - Liquidambar styraciflua - Sweetgum
  - Lindrodendron tulifera - Yellow Poplar
  - Nyssa sylvatica - Blackgum
  - Pinus strobus - Eastern White Pine
  - Platanus occidentalis - American Sycamore
  - Promus serotina - Black Cherry
  - Quercus alba - White Oak
  - Quercus palustris - Pin Oak
  - Ulmus americana - American Elm
- B TREE SPECIES**
- Turf grass - Cleared and Maintained



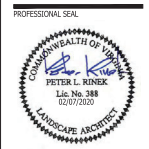
COVER TYPE SUMMARY TABLE						
EVM INDEX	COVER TYPE	SUCCESSIONAL STAGE	AREA	COVER CONDITION	PRIMARY SPECIES	COMMENTS
B	TURF	N/A	+3,699 SF (.09 AC)	N/A	N/A	
C	DEVELOPED LANDSCAPE	N/A	+56,777 SF (1.30 AC)	N/A	N/A	DEVELOPED AREA, CLEARED AND MAINTAINED TURF/GRASS AND LANDSCAPE AREA.
D	DEVELOPED	N/A	+107,915 SF (2.48 AC)	N/A	N/A	DEVELOPED AREA, PARKING LOT, PLAYGROUND AND BUILDING STRUCTURE.
	<b>TOTAL AREA</b>		<b>+168,393 SF (3.89 AC)</b>			



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REVISIONS	DATE
2ND SUBMISSION	02/07/2020



**3500 PICKETT ROAD**  
CITY OF FAIRFAX, VIRGINIA

**EXISTING VEGETATION MAP**

**DRAWN BY:** JR  
**DESIGNED BY:** JR  
**DATE ISSUED:** NOVEMBER 23, 2019  
**DWG. SCALE:** AS SHOWN  
**VVA JOB NO.:** VV7583C  
**SHEET NO.:** C-03





3500 PICKETT ROAD January 29, 2020

Table with 5 columns: TREE NO., Species, Size (dbh in), Condition, Observations. Contains 54 rows of tree data for Pickett Road.

3500 PICKETT ROAD January 29, 2020

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3500 PICKETT ROAD January 29, 2020

Table with 5 columns: TREE NO., Species, Size (dbh in), Condition, Observations. Contains 54 rows of tree data for Pickett Road.



ENGINEERING SURVEYING GEOMATICS LANDSCAPE ARCHITECTURE PLANNING VISTA VIRGINIA, LLC 8180 GREENSBORO DRIVE SUITE 200 TYSONS, VIRGINIA 22102

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LAND USE ATTORNEY: COOLEY LLP 11815 FREEDOM DRIVE RESTON, VA 20190-9568

LANDSCAPE ARCHITECT: STUDIO 39 645 RIVERDALE DRIVE ALEXANDRIA, VA 22304

Table with 2 columns: REVISIONS, DATE. Shows revision history for the document.

Table with 2 columns: REVISIONS, DATE. Shows revision history for the document.

PROFESSIONAL SEAL



3500 PICKETT ROAD

CITY OF FAIRFAX, VIRGINIA

TREE SURVEY INVENTORY

DRAWN BY: PNI DESIGNED BY: NK DATE ISSUED: JANUARY 29, 2020 DWG NO.: SCALE: 1" = 20'-0" VBA JOB NO.: W7583C SHEET NO.: C-03B

3500 PICKETT ROAD					January 29, 2020
TREE NO.	Species	Size (dbh in)	Condition	Observations	
5829	Acer rubrum, Red Maple	6, 10	0.57	NO APPARENT BIOTIC ISSUES OBSERVED.	
5830	Fagus grandifolia, American Beech	10	0.60	NO APPARENT BIOTIC ISSUES OBSERVED.	
5831	Liriodendron tulipifera, Yellow Poplar	10	0.60	NO APPARENT BIOTIC ISSUES OBSERVED.	
5832	Liriodendron tulipifera, Yellow Poplar	14	0.50	NO SEVERE BIOTIC ISSUES OBSERVED. INVASIVE POISON IVY.	
5833	Liriodendron tulipifera, Yellow Poplar	13	0.63	NO APPARENT BIOTIC ISSUES OBSERVED.	
5834	Liriodendron tulipifera, Yellow Poplar	11	0.60	NO APPARENT BIOTIC ISSUES OBSERVED.	
5835	Liriodendron tulipifera, Yellow Poplar	8	0.64	NO APPARENT BIOTIC ISSUES OBSERVED.	
5836	Acer rubrum, Red Maple	12, 12, 7	0.56	NO SEVERE BIOTIC ISSUES OBSERVED. CODOM (3-STEMS).	
5837	Liriodendron tulipifera, Yellow Poplar	11	0.50	NO SEVERE BIOTIC ISSUES OBSERVED. INVASIVE POISON IVY FROM GRADE TO CANOPY.	
5838	Liriodendron tulipifera, Yellow Poplar	9	0.58	NO APPARENT BIOTIC ISSUES OBSERVED.	
5839	Liriodendron tulipifera, Yellow Poplar	12	0.50	NO SEVERE BIOTIC ISSUES OBSERVED. INVASIVE ENGLISH IVY FROM GRADE TO CANOPY.	
5840	Liriodendron tulipifera, Yellow Poplar	12, 12	0.58	NO APPARENT BIOTIC ISSUES OBSERVED. ASYMETRIC CANOPY.	
5840A	Liriodendron tulipifera, Yellow Poplar	12	0.40	SEVERE INVASIVE ENGLISH IVY & POISON IVY FROM GRADE TO UPPER CANOPY.	
5841	Carya tomentosa, Mockernut Hickory	8	0.42	NO SEVERE BIOTIC ISSUES OBSERVED. FAIR/POOR CANOPY RATIO & SCAFFOLD BRANCHING.	
5842	Acer saccharinum, Silver Maple	9, 9, 9	0.52	CODOM AT ROOT CROWN (INCLUDED). OPEN CAVITY.	
5843	Quercus rubra, Red Oak	9	0.55	NO SEVERE BIOTIC ISSUES OBSERVED.	
5844	Ilex opaca, American Holly	6	0.60	NO APPARENT BIOTIC ISSUES OBSERVED.	
5845	Ilex opaca, American Holly	13	0.65	NO APPARENT BIOTIC ISSUES OBSERVED.	
5846	Ilex opaca, American Holly	5, 6 (11)	0.59	NO APPARENT BIOTIC ISSUES OBSERVED. CODOM AT 1 VF.	
5847	Ilex opaca, American Holly	7	0.60	NO APPARENT BIOTIC ISSUES OBSERVED.	
5848	Ilex opaca, American Holly	7	0.60	NO APPARENT BIOTIC ISSUES OBSERVED.	
5849	Ilex opaca, American Holly	7	0.60	NO APPARENT BIOTIC ISSUES OBSERVED.	
5850	Ilex opaca, American Holly	6	0.60	NO APPARENT BIOTIC ISSUES OBSERVED.	
5851	Quercus rubra, Red Oak	10	0.62	NO APPARENT BIOTIC ISSUES OBSERVED.	
5852	Quercus rubra, Red Oak	10	0.62	NO APPARENT BIOTIC ISSUES OBSERVED.	
5853	Quercus rubra, Red Oak	8	0.60	NO APPARENT BIOTIC ISSUES OBSERVED.	
5854	Ilex opaca, American Holly	9	0.65	NO APPARENT BIOTIC ISSUES OBSERVED.	
5855	Ilex opaca, American Holly	14	0.65	NO APPARENT BIOTIC ISSUES OBSERVED.	
5856	Ilex opaca, American Holly	8	0.65	NO APPARENT BIOTIC ISSUES OBSERVED.	
5857	Liriodendron tulipifera, Yellow Poplar	10	0.56	NO APPARENT BIOTIC ISSUES OBSERVED. ASYMETRIC CANOPY.	
5858	Liriodendron tulipifera, Yellow Poplar	16	0.54	NO SEVERE BIOTIC ISSUES OBSERVED. STORM DAMAGED TOPPED.	
5859	Liriodendron tulipifera, Yellow Poplar	10	0.52	NO SEVER BIOTIC ISSUES OBSERVED. FAIR/GOOD STRUCTURE. ASYMETRIC CANOPY.	

3500 PICKETT ROAD					January 29, 2020
TREE NO.	Species	Size (dbh in)	Condition	Observations	
5860	Liriodendron tulipifera, Yellow Poplar	9	0.57	NO APPARENT BIOTIC ISSUES OBSERVED.	
5861	Liriodendron tulipifera, Yellow Poplar	8	0.53	NO SEVERE BIOTIC ISSUES OBSERVED. FAIR/GOOD STRUCTURE. ASYMETRIC CANOPY.	
5862	Liriodendron tulipifera, Yellow Poplar	7	0.53	NO APPARENT BIOTIC ISSUES OBSERVED. FAIR/POOR SCAFFOLD BRANCHING & CANOPY RATIO.	
5863	Liriodendron tulipifera, Yellow Poplar	13	0.59	NO APPARENT BIOTIC ISSUES OBSERVED. ~10' LEAN.	
5864	Carya tomentosa, Mockernut Hickory	11	0.52	NO SEVERE BIOTIC ISSUES OBSERVED. FAIR/POOR CANOPY RATIO. STORM DAMAGE.	
5865	Quercus rubra, Red Oak	7	0.54	NO APPARENT BIOTIC ISSUES OBSERVED. FAIR/POOR SCAFFOLD BRANCHING & CANOPY RATIO.	
5866	Acer rubrum, Red Maple	9, 11, 12, 12	0.55	NO SEVERE BIOTIC ISSUES OBSERVED. CODOM (4-STEMS). STORM DAMAGE.	
5867	Acer rubrum, Red Maple	15	0.62	NO APPARENT BIOTIC ISSUES OBSERVED.	
5868	Acer rubrum, Red Maple	8	0.59	NO APPARENT BIOTIC ISSUES OBSERVED. CODOM (4-STEMS) AT ~2.0 VF.	
5869	Liriodendron tulipifera, Yellow Poplar	12	0.53	NO APPARENT BIOTIC ISSUES OBSERVED.	
5870	Acer rubrum, Red Maple	6, 8	0.15	TREE IN DECLINE W/ DEADWOOD.	
5871	Liriodendron tulipifera, Yellow Poplar	8	0.54	NO APPARENT BIOTIC ISSUES OBSERVED. FAIR/POOR STRUCTURE.	
5872	Liriodendron tulipifera, Yellow Poplar	9	0.54	NO SEVERE BIOTIC ISSUES OBSERVED. TRUNK STEM W/ VERTICLE SEAM.	
5873	Liriodendron tulipifera, Yellow Poplar	13	0.59	NO APPARENT BIOTIC ISSUES OBSERVED. ASYMETRIC CANOPY.	
5874	Quercus rubra, Red Oak	20	0.60	NO APPARENT BIOTIC ISSUES OBSERVED. MATURE TREE.	
5875	Quercus alba, White Oak	23	0.63	NO APPARENT BIOTIC ISSUES OBSERVED. MATURE TREE.	
5876	Quercus alba, White Oak	15	0.58	NO APPARENT BIOTIC ISSUES OBSERVED. TWISTY UPPER TRUNK STEM. OPEN CAVITY AT ROOT CROWN.	
5877	Fagus grandifolia, American Beech	6	0.65	NO APPARENT BIOTIC ISSUES OBSERVED.	
5878	Fagus grandifolia, American Beech	8	0.62	NO APPARENT BIOTIC ISSUES OBSERVED.	
5879	Quercus alba, White Oak	10	0.40	NO SEVER BIOTIC ISSUES OBSERVED. FAIR/POOR SCAFFOLD BRANCHING. DEADWOOD.	
5880	Quercus rubra, Red Oak	31	0.68	NO APPARENT BIOTIC ISSUES OBSERVED.	
5881	Quercus alba, White Oak	9	0.57	NO APPARENT BIOTIC ISSUES OBSERVED. ASYMETRIC CANOPY.	
5882	Quercus rubra, Red Oak	8	0.52	NO APPARENT BIOTIC ISSUES OBSERVED. ASYMETRIC CANOPY. TWISTY TRUNK STEM.	
5883	Quercus alba, White Oak	8	0.57	NO APPARENT BIOTIC ISSUES OBSERVED. TWISTY TRUNK STEM.	
5884	Fagus grandifolia, American Beech	8	0.62	NO APPARENT BIOTIC ISSUES OBSERVED.	
5885	Fagus grandifolia, American Beech	7	0.62	NO APPARENT BIOTIC ISSUES OBSERVED.	
5886	Quercus rubra, Red Oak	5	0.60	NO APPARENT BIOTIC ISSUES OBSERVED.	
5887	Pinus virginiana, Virginia Pine	6	0.59	NO APPARENT BIOTIC ISSUES OBSERVED. TWISTY CANOPY.	
5888	Quercus rubra, Red Oak	7	0.60	NO APPARENT BIOTIC ISSUES OBSERVED. CODOM TRUNK STEM AT ~3VF.	
5889	Pinus virginiana, Virginia Pine	7	0.60	NO APPARENT BIOTIC ISSUES OBSERVED.	
5890	Pinus virginiana, Virginia Pine	5	0.60	NO APPARENT BIOTIC ISSUES OBSERVED.	

3500 PICKETT ROAD					January 29, 2020
TREE NO.	Species	Size (dbh in)	Condition	Observations	
5891	Pinus virginiana, Virginia Pine	8	0.59	NO APPARENT BIOTIC ISSUES OBSERVED. ASYMETRIC CANOPY.	
5892	Quercus rubra, Red Oak	6	0.58	NO SEVER BIOTIC ISSUES OBSERVED. CODOM (3-STEMS).	
5893	Pinus virginiana, Virginia Pine	7	0.57	NO APPARENT BIOTIC ISSUES OBSERVED. UTILITY PRUNED.	
5894	Pinus virginiana, Virginia Pine	6	0.56	NO APPARENT BIOTIC ISSUES OBSERVED. TOPPED.	
5895	Pinus virginiana, Virginia Pine	5	0.57	NO APPARENT BIOTIC ISSUES OBSERVED. UTILITY PRUNED.	
5896	Pinus virginiana, Virginia Pine	5	0.60	NO APPARENT BIOTIC ISSUES OBSERVED.	
5897	Pinus virginiana, Virginia Pine	5	0.56	NO APPARENT BIOTIC ISSUES OBSERVED. TOPPED.	
5898	Cornus florida, Flowering Dogwood	7	0.25	TREE SHOWS STRESS & DECLINE.	
5899	Cornus florida, Flowering Dogwood	8	0.60	NO APPARENT BIOTIC ISSUES OBSERVED.	
5900	Cornus florida, Flowering Dogwood	3, 4, 4, 4	0.52	NO SEVERE BIOTIC ISSUES OBSERVED. CODOM (4-STEMS) INCLUDED & EXCLUDED. TREE W/ EXPOSED ROOT ZONES.	

CRZ =Critical Root Zone (1 foot of radius per inch of tree diameter). CRZ for trees with multiple stems are calculated based on the diameter of a tree with the basal area equal to the sum of the basal areas for all stems measured.

Conditions Ratings are provided as percentages and are based on methods outlined in the "Guide for Plant Appraisal", 5th edition, published by the International Society of Arboriculture.

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REVISIONS	DATE
1ST SUBMISSION	11/22/2019

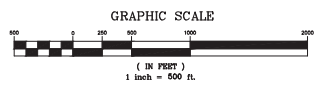
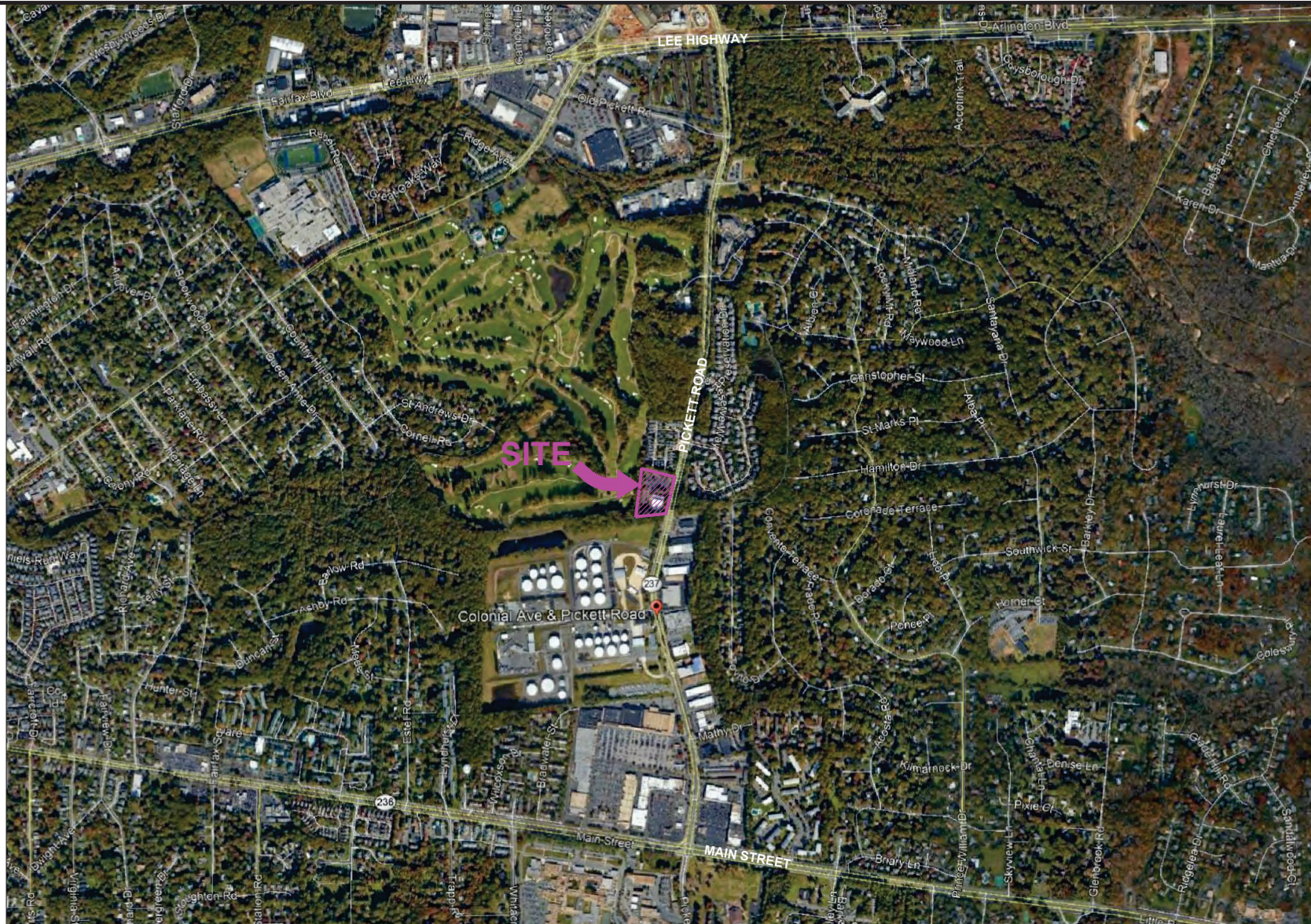


**3500 PICKETT  
ROAD**  
CITY OF FAIRFAX, VIRGINIA

**TREE SURVEY  
INVENTORY**

DRAWN BY: PNL  
DESIGNED BY: NPK  
DATE ISSUED: JANUARY 20, 2020  
DWG NO.:  
SCALE: 1"=20'-0"  
WVA JOB NO.: W7583C  
SHEET NO.: C-03C





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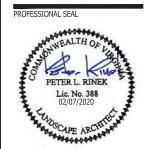
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REVISIONS	DATE
2ND SUBMISSION	02/07/2020



**3500 PICKETT ROAD**  
CITY OF FAIRFAX, VIRGINIA

**CONTEXT MAP**

DRAWN BY:	STW
DESIGNED BY:	DE
DATE ISSUED:	NOVEMBER 23, 2019
DWG. SCALE:	AS SHOWN
VIVA.XB NO.:	VW7583C
SHEET NO.:	C-04



**ENTITLEMENT NOTES**

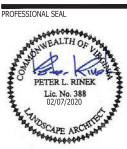
1. THE SUBJECT PROPERTY IS IDENTIFIED ON THE CITY OF FAIRFAX, VIRGINIA TAX MAP AS #58-1-02-02-1 AND IS ZONED RL. THE PURPOSE OF THIS APPLICATION IS TO REZONE THE PROPERTY FROM RL TO PD-R, AND TO DEVELOP THE PROPERTY AS SHOWN ON THIS APPLICATION.
2. THE PROPERTY SHOWN HEREIN IS RECORDED IN DEED BOOK 23148 AT PAGE 746 AMONG THE LAND RECORDS OF FAIRFAX COUNTY.
3. THE PROPERTY IS LOCATED IN ZONE "C" (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, 2008.
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 SHEET C-01.
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 CONDITIONS.
16. ANY HAZARDOUS OR TOXIC SUBSTANCES-AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS, PARTS 118.4, 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 ZONING ORDINANCE, SUBDIVISION ORDINANCE AND FPM CRITERIA UNLESS MODIFIED. 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 MASTER DEVELOPMENT PLAN SHOWS THE PROPOSED SUBDIVISION ALTHOUGH THE SUBJECT PROPERTY MAY BE SUBDIVIDED IN THE FUTURE FOR AS BUILT ERRORS ETC. 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 MASTER DEVELOPMENT PLAN PROVIDED THAT THE MINIMUM AND MAXIMUM DESIGN TABULATIONS SHOWN HEREON ARE MAINTAINED.
21. ACCESSORY FEATURES AND USES AS IDENTIFIED MAY BE PROVIDED WITHOUT REQUIRING MODIFICATION OF THE MASTER DEVELOPMENT PLAN. 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 STOODS.
  - C. AIR CONDITIONERS, HEAT PUMPS, COMPRESSORS, EMERGENCY GENERATORS, TRANSFORMERS AND OTHER SIMILAR UTILITY EQUIPMENT.
  - D. BAY WINDOWS, GRILLS AND CHIMNEYS.
  - E. ACCESSIBILITY IMPROVEMENTS AND LAY-BY PARKING SPACE IN FRONT OF THE PROPOSED BUILDING.
  - F. OUTDOOR DECKS/PATIOS NOT OVER THREE (3) FEET IN HEIGHT ABOVE THE FINISHED GRADE.
  - G. ACCESSORY STRUCTURES
  - H. FLAG POLES
  - I. FENCES
  - J. 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 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(P) 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 COMMITMENTS, 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 COMMITMENTS.
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 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 FDOT APPROVAL.
29. ELECTRICAL, TRANSFORMER, VAULT AND SWITCH LOCATIONS AND DESIGNS MAY BE REFINED AT TIME OF FINAL ENGINEERED SITE PLAN(S).
30. WE RESERVE THE RIGHT TO ADD ADDITIONAL RETAINING WALLS UP TO 5' IN HEIGHT AS NEEDED AT FINAL SITE SUBDIVISION PLAN.
31. EXISTING TRAIL EASEMENT ON SITE AT SOUTHER BOUNDARY TO BE VACATED. SEE SHEET C-13.



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REVISIONS	DATE
2ND SUBMISSION	02/07/2020



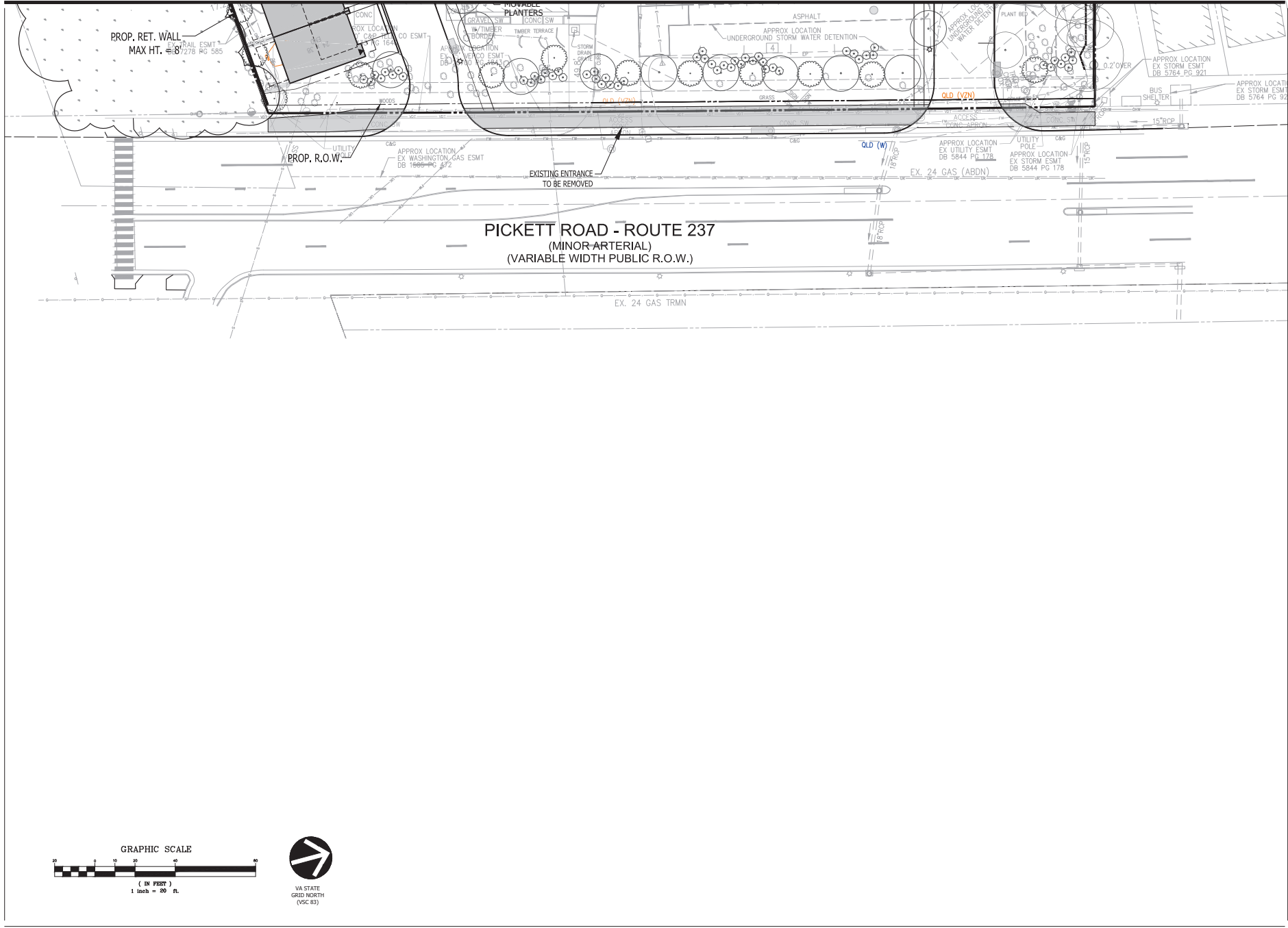
**3500 PICKETT ROAD**  
 CITY OF FAIRFAX, VIRGINIA

**TABULATIONS AND NOTES**

DRAWN BY:	RPK/RS
DESIGNED BY:	RS
DATE ISSUED:	NOVEMBER 23, 2019
DWG. NO.:	
SCALE:	AS SHOWN
VIKA JOB NO.:	VV7583C
SHEET NO.:	C-05

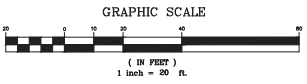






**PICKETT ROAD - ROUTE 237**  
 (MINOR ARTERIAL)  
 (VARIABLE WIDTH PUBLIC R.O.W.)

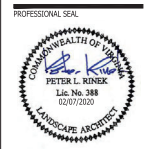
EX. 24 GAS TRMN



ENGINEERING SURVEYING GEOMATICS  
 LANDSCAPE ARCHITECTURE PLANNING  
 VIRGINIA, LLC  
 8180 GREENSBORO DRIVE SUITE 200  
 TYSONS, VIRGINIA 22102  
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 BETHESDA, MD 20814  
 301-434-8814  
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 RESTON, VA 20190-5658  
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 ALEXANDRIA, VA 22310  
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 (703) 719-6500

REVISIONS	DATE
2ND SUBMISSION	02/07/2020



**3500 PICKETT ROAD**  
 CITY OF FAIRFAX, VIRGINIA

**ROAD EXHIBIT**

**DRAWN BY:** ETR  
**DESIGNED BY:** JR  
**DATE ISSUED:** NOVEMBER 23, 2019  
**DWG. NO.:** VV7583C  
**SCALE:** AS SHOWN  
**VVA JOB NO.:** VV7583C  
**SHEET NO.:** C-07













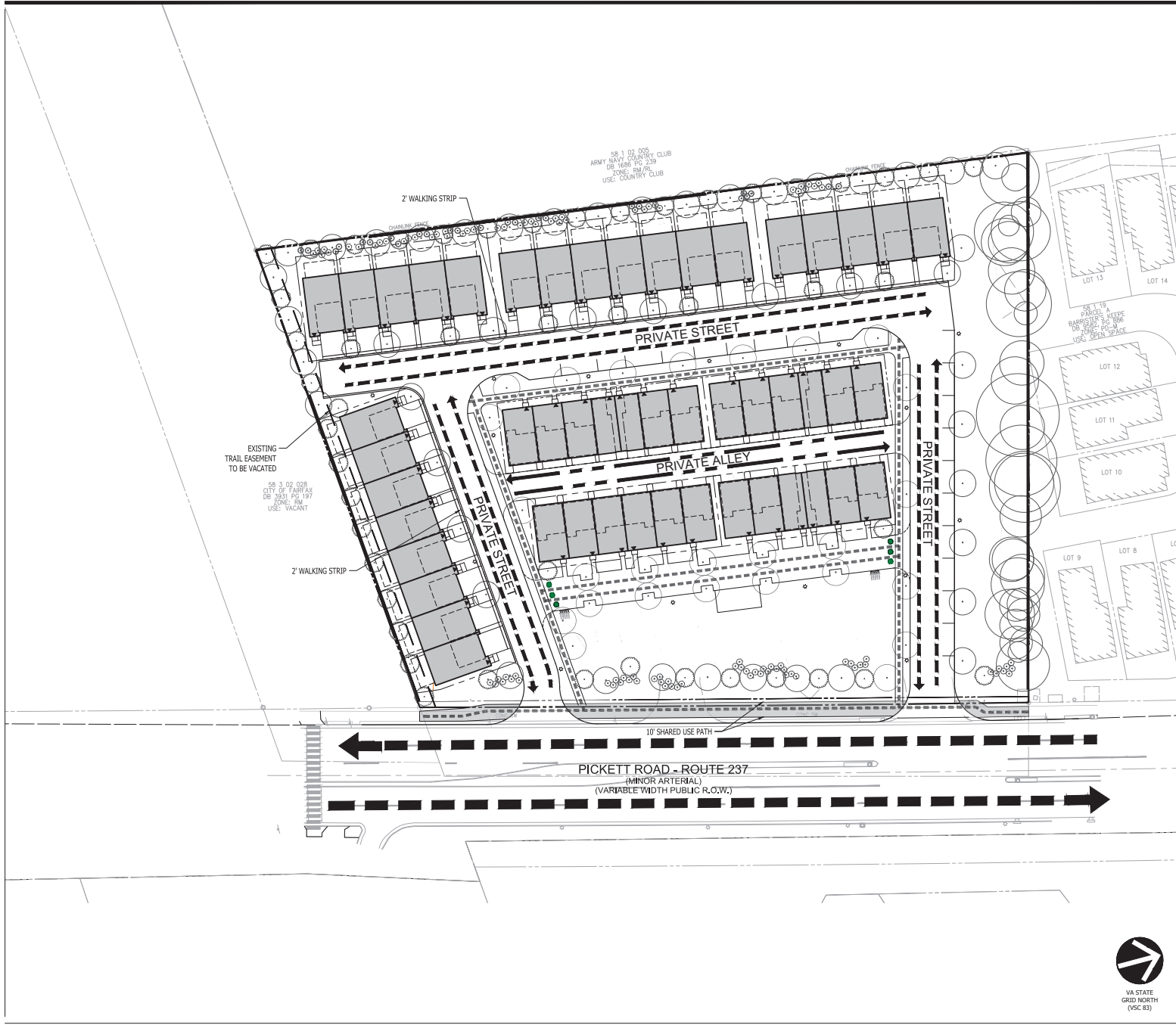












**LEGEND**

MINOR ARTERIAL	→
PRIVATE ALLEY	→
PRIVATE STREET	→
TRAIL/SIDEWALK	→



ENGINEERING SURVEYING/GEOMATICS  
LANDSCAPE ARCHITECTURE PLANNING  
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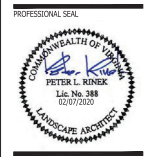
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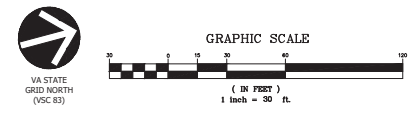
REVISIONS	DATE
2ND SUBMISSION	02/07/2020



3500 PICKETT ROAD  
CITY OF FAIRFAX, VIRGINIA

PEDESTRIAN AND TRAFFIC CIRCULATION

DRAWN BY: JR  
DESIGNED BY: JR  
DATE ISSUED: NOVEMBER 23, 2019  
DWG. NO.: AS SHOWN  
VVA JOB NO.: VV7583C  
SHEET NO.: C-13



PROJECT: PEDESTRIAN AND TRAFFIC CIRCULATION, SHEET NO. 004

