

# MASTER DEVELOPMENT PLAN

## NORTHFAX WEST

### CITY OF FAIRFAX, VIRGINIA

**GENERAL NOTES:**

1. THE SUBJECT PROPERTY SHOWN HEREON IS RECORDED IN THE LAND RECORDS OF FAIRFAX CITY, VIRGINIA AS FOLLOWS:

PARCEL ID	OWNER	ADDRESS	EXISTING ZONING
57-02-02-017	ARG II, LLC	3590 CHAIN BRIDGE ROAD	CR (COMMERCIAL RETAIL)
57-02-02-018	ARG II, LLC	3580 CHAIN BRIDGE ROAD	CR (COMMERCIAL RETAIL)
57-02-02-019	ARG II, LLC	10505 ORCHARD STREET	CR (COMMERCIAL RETAIL)
57-02-02-020	NORTHFAX JV LLC	3570 CHAIN BRIDGE ROAD	CR (COMMERCIAL RETAIL)
57-02-08-011	ARG II, LLC	10507 ORCHARD STREET	RM (RESIDENTIAL MEDIUM)
57-02-08-012	ARG II, LLC	10509 ORCHARD STREET	RM (RESIDENTIAL MEDIUM)
57-02-08-013	ARG II, LLC	10511 ORCHARD STREET	RM (RESIDENTIAL MEDIUM)
57-02-08-014	ARG II, LLC	10513 ORCHARD STREET	RM (RESIDENTIAL MEDIUM)
57-02-08-010	ORCHARD RE INVESTMENTS	10515 ORCHARD STREET	RM (RESIDENTIAL MEDIUM)
57-02-02-005	ORCHARD RE INVESTMENTS	10517 ORCHARD STREET	RM (RESIDENTIAL MEDIUM)
57-02-08-005	ORCHARD RE INVESTMENTS	10508 ORCHARD STREET	RM (RESIDENTIAL MEDIUM)
57-02-08-006	ORCHARD RE INVESTMENTS	10510 ORCHARD STREET	RM (RESIDENTIAL MEDIUM)
57-02-08-007	ORCHARD RE INVESTMENTS	10512 ORCHARD STREET	RM (RESIDENTIAL MEDIUM)
57-02-08-008	ORCHARD RE INVESTMENTS	10514 ORCHARD STREET	RM (RESIDENTIAL MEDIUM)
57-02-02-003	ORCHARD RE INVESTMENTS	10516 ORCHARD STREET	RM (RESIDENTIAL MEDIUM)
57-02-07-015B	ORCHARD RE INVESTMENTS	NONE	RM (RESIDENTIAL MEDIUM)
57-02-47-000A	ORCHARD RE INVESTMENTS	NONE	RM (RESIDENTIAL MEDIUM)
ORCHARD STREET R.O.W.	CITY OF FAIRFAX	NONE	RIGHT-OF-WAY
PARCEL AREA SUB-TOTAL (ACRES):			11.15
AREA OF ORCHARD STREET RIGHT-OF-WAY BEING VACATED (ACRES):			0.31
TOTAL AREA (ACRES):			11.46

NOTE: SEE CERTIFIED PLAT FOR MORE INFORMATION.

2. THIS MDP SUBMISSION IS AN APPLICATION TO REZONE THE SUBJECT PROPERTIES FROM CR (COMMERCIAL RETAIL) AND RM (RESIDENTIAL MEDIUM) TO PD-M (PLANNED DEVELOPMENT MIXED USE) DISTRICT. THE CURRENT SITE CONSISTS OF 17 PARCELS AND RIGHT-OF-WAY THAT WILL BE VACATED. THE APPLICATION PROPERTY WILL BE CONSOLIDATED AND THEN SUBDIVIDED INTO THREE PARCELS AND RIGHT-OF-WAY FOR DEVELOPMENT. THE THREE PARCELS WILL CONSIST OF A PARCEL FOR TOWNHOUSES, A PARCEL FOR A SENIOR LIVING BUILDING AND A FUTURE DEVELOPMENT PARCEL WITH USES THAT HAVE YET TO BE DETERMINED. RIGHT-OF-WAY WILL BE DEDICATED FOR ORCHARD STREET AND FARR AVENUE EXTENDED.

3. THE BOUNDARY AND PHYSICAL IMPROVEMENTS SHOWN HEREON ARE BASED UPON AN AERIAL TOPOGRAPHIC SURVEY PERFORMED BY MCKENZIE SNYDER, INC. FLOWN APRIL 6, 2015 AND COMPLETED NOVEMBER 14, 2017. THIS DATA HAS BEEN SUPPLEMENTED BY CONVENTIONAL METHODS BY THIS FIRM BETWEEN THE DATES OF NOVEMBER 16 AND DECEMBER 5, 2017 AND JANUARY 2 AND JANUARY 3, 2018 AND FURTHER SUPPLEMENTED BETWEEN THE DATES OF APRIL 9 AND APRIL 17, 2019. CONTOUR INTERVAL FOR TOPOGRAPHIC SURVEY IS 2 FEET.

4. THE FOLLOWING DATUM WERE USED:  
 A. HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM (VCS) 1983 - NORTH AS ESTABLISHED FROM A GPS SURVEY.  
 B. THE VERTICAL DATUM SHOWN HEREON IS REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29) AS ESTABLISHED FROM A CURRENT GPS SURVEY.

5. THE AREA SHOWN HEREON IS LOCATED ON THE FLOOD INSURANCE RATE MAPS (FIRM), COMMUNITY PANEL NO. 5155240002 D, WITH AN EFFECTIVE DATE OF JUNE 2, 2006.

BY GRAPHICAL DEPICTION ONLY, THE PROPERTY IS SHOWN IN:

- FLOOD ZONE "AE" (SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD), BASE FLOOD ELEVATIONS DETERMINED.

A FIELD SURVEY HAS BEEN PERFORMED TO DETERMINE THE FLOOD ZONES LISTED HEREON. A CLOMR (PLAN # 18-03-2239R) HAS BEEN SUBMITTED AND APPROVED BY THE CITY OF FAIRFAX AND FEMA TO ADJUST THE FLOODPLAIN BOUNDARIES AROUND THE PROPERTY BASED ON THE PROPOSED SITE IMPROVEMENTS. REFER TO SHEET 18 FOR THE PRE-DEVELOPED FLOODPLAIN BOUNDARY AND SHEET 18A FOR THE POST-DEVELOPED FLOODPLAIN BOUNDARY.

6. A TITLE REPORT WAS PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. A1401113-TD WITH AN EFFECTIVE DATE OF NOVEMBER 18, 2014 AND REVISED JANUARY 6, 2015. ALL EASEMENTS, SERVITUDES AND OTHER MATTERS OF TITLE REFERENCED THEREIN ARE SHOWN ON THIS PLAN.

7. THE SUBJECT PROPERTY IS CURRENTLY SERVED BY PUBLIC WATER AND PUBLIC SEWER PROVIDED BY CITY OF FAIRFAX AND FAIRFAX WATER.

8. DURING THE PROCESS OF THE PHYSICAL SURVEY CONDUCTED BY CHRISTOPHER CONSULTANTS, LTD. NO INDICATIONS OF A CEMETERY WERE FOUND. NO FURTHER INSPECTION OF THESE PROPERTIES HAS BEEN MADE FOR POSSIBLE CEMETERIES. THE SUBJECT PROPERTY IS NOT LISTED UNDER THE NATIONAL REGISTER OF HISTORIC PLACES.

9. NO GEOTECHNICAL FIELD REVIEWS, RESEARCH, GOVERNMENTAL RECORD REVIEWS, OR OTHER INVESTIGATIONS HAVE BEEN MADE FOR THE PURPOSE OF LOCATING, OR DETERMINING THE EXISTENCE OF HAZARDOUS MATERIALS, OR OTHER ENVIRONMENTAL CONCERNS ON THIS SITE. A PRELIMINARY JURISDICTIONAL DETERMINATION HAS BEEN APPROVED BY THE ARMY CORPS OF ENGINEERS TO DELINEATE THE RPA.

10. THIS DEVELOPMENT PROPOSAL IS COMPATIBLE WITH THE EXISTING DEVELOPMENT IN THE VICINITY OF THIS SITE. NO ADVERSE EFFECTS TO NEIGHBORING PROPERTIES ARE ANTICIPATED WITH THIS PROJECT.

11. NOTWITHSTANDING THE IMPROVEMENTS AND TABULATIONS SHOWN ON THIS PLAN, THE APPLICANT RESERVES THE RIGHT TO MAKE MINOR MODIFICATIONS TO THE FINAL DESIGN, TO COMPLY WITH FINAL ENGINEERING AND NEW CRITERIA AND REGULATIONS WHICH MAY BE ADOPTED BY THE CITY OF FAIRFAX SUBSEQUENT TO THE SUBMISSION OF THIS APPLICATION, PROVIDED THAT SUCH MODIFICATIONS ARE SUBSTANTIALLY CONSISTENT WITH THE APPROVED DEVELOPMENT PLAN AND COMMITMENTS AND SUBJECT TO THE DETERMINATIONS OF THE DIRECTOR OF DEVELOPMENT AND PLANNING.

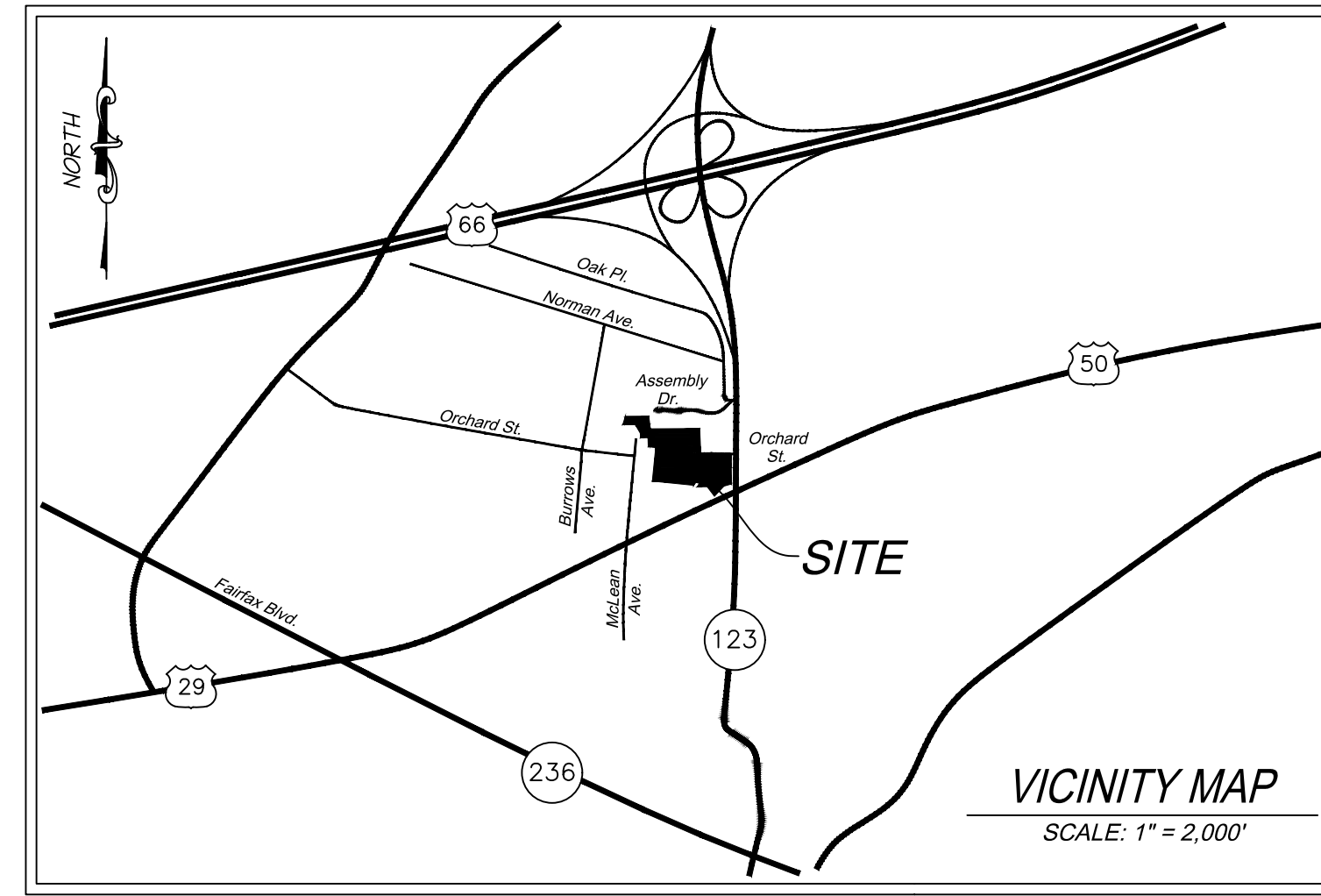
12. THE PROPOSED BUILDING FOOTPRINTS AND SITE IMPROVEMENTS SHOWN HEREIN ARE PRELIMINARY. THE PROPOSED SQUARE FOOTAGE FOR THE PROPOSED BUILDINGS IS APPROXIMATE ONLY AND MAY BE SUBJECT TO MINOR REVISIONS AT THE TIME OF SITE PLAN. SUBJECT TO MARKET CONDITIONS, BUT SUBSTANTIALLY CONSISTENT WITH THE APPROVED DEVELOPMENT PLAN.

13. ALL EXISTING UTILITY EASEMENTS ARE SHOWN ON THE EXISTING CONDITIONS PLAN.

14. SITE LIGHTING WITHIN THE PROJECT SITE AREA (I.E. ALONG SIDEWALKS AND PATHWAYS) WILL BE DETERMINED DURING FINAL SITE PLAN REVIEW AND SHALL BE IN GENERAL CONFORMANCE WITH SECTION 4.8 OF THE ZONING ORDINANCE AND SECTION 2.10 OF THE PUBLIC FACILITIES MANUAL.

15. ONSITE STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES SHALL BE PROVIDED AS REQUIRED BY CITY REGULATIONS AT THE TIME OF FINAL SITE PLAN. DETENTION TO PROVIDE THE REQUIRED STORMWATER QUANTITY CONTROLS AND ONSITE BEST MANAGEMENT PRACTICES (BMPs) TO MEET THE STORMWATER QUALITY REQUIREMENTS ARE SHOWN ON SHEETS 4A AND 4B.

16. ALL SIGNAGE WILL BE IN CONFORMANCE WITH SECTION 4.6 OF THE ZONING ORDINANCE.



**GENERAL NOTES CONTINUED:**

17. TO THE BEST KNOWLEDGE OF THE ENGINEER AND APPLICANT, THIS DEVELOPMENT PLAN CONFORMS TO ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS, WITH THE FOLLOWING MODIFICATIONS, WAIVERS, AND SPECIAL USE PERMIT:

- PURSUANT TO SECTION 4.15.7.C.2.b.1. OF THE ZONING ORDINANCE, A SPECIAL USE PERMIT IS REQUESTED TO ALLOW FOR DISTURBANCE WITHIN THE 100-YEAR FLOODPLAIN. SEE SHEETS 5, 5A, 17 AND 18 FOR MORE INFORMATION.
- PURSUANT TO SECTION 3.8.2.L OF THE ZONING ORDINANCE, A MODIFICATION TO THE DEVELOPMENT SCHEDULE REQUIREMENT IS REQUESTED. SEE THE STATEMENT OF JUSTIFICATION FOR ADDITIONAL INFORMATION.
- PURSUANT TO SECTION 3.8.7.G. OF THE ZONING ORDINANCE, A MODIFICATION TO THE REQUIREMENT THAT TWENTY (20) PERCENT OF THE DEVELOPMENT SITE BE MAINTAINED AS RECREATION AND OPEN SPACE IS REQUESTED, AS SET FORTH IN SECTION 3.8.2.G. SEE THE STATEMENT OF JUSTIFICATION, AND SHEET 7 OF THIS PLAN, FOR ADDITIONAL INFORMATION AND A DEPICTION OF PROVIDED OPEN SPACE.
- PURSUANT TO SECTION 3.8.2.D. OF THE ZONING ORDINANCE, A MODIFICATION IS REQUESTED TO THE REQUIREMENT THAT NO MORE THAN TWO (2) OF ANY TEN (10) OR ONE (1) OF ANY THREE (3) TO FIVE (5) ABUTTING DWELLING UNITS HAVE THE SAME FRONT YARD SETBACK AS SET FORTH IN SECTION 3.5.1.C.2. OF THE ZONING ORDINANCE. SEE THE STATEMENT OF JUSTIFICATION AND SHEET 4A OF THIS PLAN FOR ADDITIONAL INFORMATION.
- PURSUANT TO SECTION 3.8.2.E.3. OF THE ZONING ORDINANCE, A REDUCTION IS REQUESTED TO THE NUMBER OF PARKING SPACES REQUIRED TO BE PROVIDED FOR THE SENIOR LIVING FACILITY, AS SET FORTH IN SECTION 4.2.3.E. SEE THE STATEMENT OF JUSTIFICATION AND SHEET 4B OF THIS PLAN FOR ADDITIONAL INFORMATION.
- PURSUANT TO SECTION 3.8.2.E.3. OF THE ZONING ORDINANCE, A MODIFICATION IS HEREBY REQUESTED OF THE REQUIREMENT TO PROVIDE TWO (2) LOADING SPACES FOR THE INDEPENDENT LIVING PORTION OF THE PROPOSED SENIOR LIVING FACILITY, AS SET FORTH IN SECTION 4.2.3.B.
- PURSUANT TO SECTION 3.8.2.E.3. OF THE ZONING ORDINANCE, A MODIFICATION TO THE REQUIREMENT THAT VEHICULAR ACCESS BE PROVIDED BETWEEN ABUTTING NONRESIDENTIAL LOTS FRONTING ON ARTERIAL AND COLLECTOR STREETS PRIOR TO THE ERECTION OF A PRINCIPAL BUILDING, AS SET FORTH IN SECTION 4.3.3.B., IS REQUESTED. SEE THE STATEMENT OF JUSTIFICATION AND SHEET 4 OF THIS PLAN FOR ADDITIONAL INFORMATION.
- PURSUANT TO SECTION 3.8.2.E.3. OF THE ZONING ORDINANCE, A MODIFICATION IS REQUESTED TO THE REQUIREMENT THAT SIDEWALKS BE PROVIDED ON BOTH SIDES OF A COLLECTOR OR LOCAL STREET, AS SET FORTH IN SECTION 4.4.4.A.1. SEE THE STATEMENT OF JUSTIFICATION AND SHEET 4 OF THIS PLAN FOR ADDITIONAL INFORMATION.
- PURSUANT TO SECTION 3.8.2.E.3. OF THE ZONING ORDINANCE, A MODIFICATION TO THE REQUIREMENTS OF SECTION 4.5.5.C.2.(b)(2) AND 4.5.5.D. ARE REQUESTED. MORE SPECIFICALLY, THE APPLICANT SEEKS MODIFICATIONS TO THE MINIMUM TREE PLANTING AS WELL AS MINIMUM FENCE OR WALL HEIGHT REQUIREMENTS OF THE T3 TRANSITIONAL YARD SPECIFICATIONS. SEE THE STATEMENT OF JUSTIFICATION AND SHEET 6 AND 6A OF THIS PLAN FOR ADDITIONAL INFORMATION.
- PURSUANT TO SECTION 3.8.2.E.3 OF THE ZONING ORDINANCE, A MODIFICATION IS HEREBY REQUESTED OF THE REQUIREMENT TO PROVIDE STREET TREES ALONG ALL STREETS AT A RATE OF ONE CANOPY TREE FOR EVERY 40 LINEAR FEET AND SPACED A MAXIMUM OF 50 FEET APART AND THE REQUIREMENT TO PLANT TREES NO LESS THAN THREE FEET FROM THE BACK OF THE CURB OR EDGE OF PAVEMENT, AS SET FORTH IN SECTION 4.5.6.B. SEE THE STATEMENT OF JUSTIFICATION AND SHEET 6 AND 6A OF THIS PLAN FOR ADDITIONAL INFORMATION.
- PURSUANT TO SECTION 3.8.2.E.3 OF THE ZONING ORDINANCE, A MODIFICATION IS REQUESTED TO THE REQUIREMENTS OF INTERIOR AND TERMINAL LANDSCAPED ISLANDS, AS SET FORTH IN SECTION 4.5.7.D. SEE THE STATEMENT OF JUSTIFICATION AND SHEET 6 AND 6A OF THIS PLAN FOR ADDITIONAL INFORMATION.
- PURSUANT TO SECTION 2.10.1. OF THE SUBDIVISION ORDINANCE, A MODIFICATION TO THE REQUIRED STREET IMPROVEMENTS TO PERRY STREET / HOWERTON AVENUE IS REQUESTED. SEE THE STATEMENT OF JUSTIFICATION FOR ADDITIONAL INFORMATION.
- PURSUANT TO SECTION 401-01 OF THE PUBLIC FACILITIES MANUAL, SUPPORT FOR A WAIVER IS REQUESTED OF THE REQUIREMENT THAT A TYPICAL CURB AND GUTTER STREET BE PROVIDED ON PRIVATE ACCESSWAYS THAT ARE LESS THAN THIRTY (30) FEET FROM FACE OF CURB TO FACE OF CURB (OR EDGE OF PAVEMENT). SEE THE STATEMENT OF JUSTIFICATION AND SHEET 4C OF THIS PLAN FOR ADDITIONAL INFORMATION.
- PURSUANT TO SECTION 2.4.5.3. OF THE PUBLIC FACILITIES MANUAL, SUPPORT FOR A WAIVER IS REQUESTED OF THE REQUIREMENT THAT BLOCKS SHALL NOT EXCEED 1,200 FEET IN LENGTH NOR BE LESS THAN 300 FEET IN LENGTH. SEE THE STATEMENT OF JUSTIFICATION FOR ADDITIONAL INFORMATION.
- PURSUANT TO SECTION 3.8.2.E.3 OF THE ZONING ORDINANCE, A MODIFICATION IS HEREBY REQUESTED OF THE REQUIREMENT TO PROVIDE UNDERGROUND UTILITIES, AS SET FORTH IN SECTION 4.11C. SEE THE STATEMENT OF JUSTIFICATION FOR ADDITIONAL INFORMATION.

**SHEET INDEX**

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**SUBMISSIONS**

- SUBMISSION 1: JANUARY 3, 2020  
 SUBMISSION 2: APRIL 10, 2020  
 SUBMISSION 3: MAY 18, 2020  
 SUBMISSION 4: JUNE 1, 2020

**PROJECT TEAM:**

**OWNER / APPLICANT**  
**NORTHFAX JV LLC c/o THE LANN COMPANIES**  
 3900 JERMANTOWN ROAD, SUITE 300  
 FAIRFAX, VA 22030

**CONTRACT PURCHASERS**  
**MHI-NORTHFAX, LLC c/o MADISON HOMES, INC.**  
 1950 OLD GALLOWAYS ROAD, SUITE 200  
 TYSONS CORNER, VA 22181

**BRIGHTVIEW SENIOR LIVING DEVELOPMENT, LLC**  
 218 N. CHARLES STREET, SUITE 220  
 BALTIMORE, MD 21201

**ATTORNEY**  
**WALSH COLUCCI LUBELEY & WALSH, P.C.**  
 2200 CLARENDON BOULEVARD, SUITE 1300  
 ARLINGTON, VA 22201

**ARCHITECTS**  
**DEVEREAUX & ASSOCIATES, P.C.**  
 (for MADISON HOMES)  
 1477 CHAIN BRIDGE ROAD  
 MCLEAN, VA 22101

**SK&I ARCHITECTURAL DESIGN GROUP, LLC**  
 (for BVSL)  
 4600 EAST WEST HIGHWAY, SUITE 700  
 BETHESDA, MD 20814

**ENGINEER & LANDSCAPE ARCHITECT**  
**christopher consultants**  
 9900 MAIN STREET, SUITE 400  
 FAIRFAX, VA 22031

**TRANSPORTATION ENGINEER**  
**GOROVE / SLADE**  
 1140 CONNECTICUT AVE. NW, SUITE 600  
 WASHINGTON, DC 20036

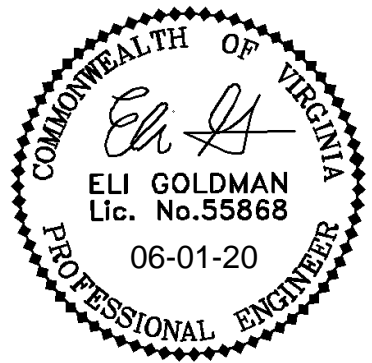
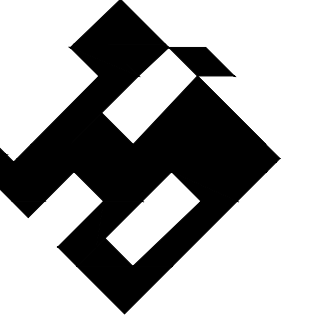
**ENVIRONMENTAL AND GEOTECH CONSULTANTS**  
**APEX COMPANIES, LLC**  
 9700 CAPITAL COURT, SUITE 100  
 MANASSAS, VA 20110

**ECS MID-ATLANTIC, LLC**  
 (ENVIRONMENTAL FOR BVSL)  
 14026 THUNDERBOLT PLACE, SUITE 100  
 CHANTILLY, VIRGINIA 20151

**HARDIN KIGHT ASSOCIATES, INC.**  
 (GEOTECHNICAL FOR BVSL)  
 7524 WB&A ROAD, SUITE 100  
 GLEN BURNIE, MD 21061

**LANDSCAPE ARCHITECT**  
**LSG LANDSCAPE ARCHITECTURE INC.**  
 (FOR BVSL)  
 1919 GALLOWAYS ROAD, #110  
 TYSONS CORNER, VA 22182

**christopher consultants**  
 9900 main st  
 suite 400  
 fairfax, va 22031  
 engineering surveying land planning



**NORTHFAX WEST  
 MASTER DEVELOPMENT PLAN**  
 CITY OF FAIRFAX, VIRGINIA

DESCRIPTION

DATE

MARK

PROJECT No.: 13139.005.00  
 DRAWING No.: 109632  
 DATE: 11-21-2019  
 DESIGN: EG  
 DRAWING: JS  
 CHECKED: KMW

SHEET TITLE:

**COVER SHEET**

SHEET No.  
**1**





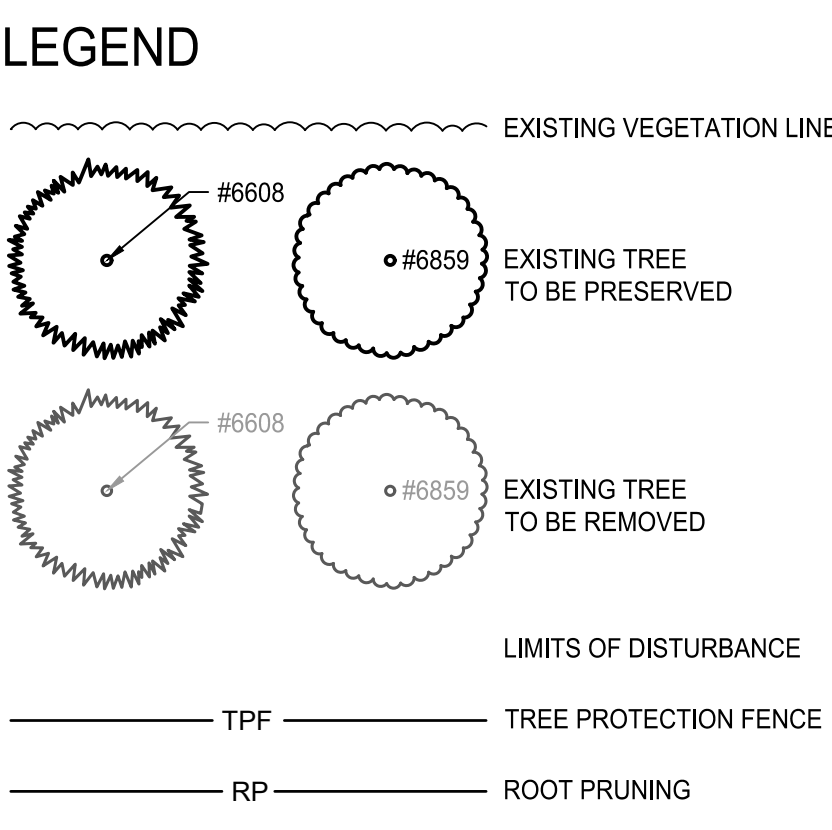




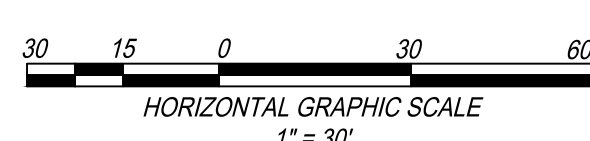




- NOTES**
- SEE SHEETS 3B AND 3C - TREE MANAGEMENT SCHEDULE.
  - SEE SHEET 3D - TREE MANAGEMENT NOTES & DETAILS.



PLAN PREPARED BY LAURIE BETH DONNACHIE  
 ISA CERTIFIED ARBORIST NO. MA-5723A  
 SIGNATURE: *Laurie B. Donnachie* DATE: 2020-06-01



ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT FAIRFAX CITY STANDARDS AND SPECIFICATIONS

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 engineering surveying land planning

COMMONWEALTH OF VIRGINIA  
*Laurie B. Donnachie*  
 LAURIE B. DONNACHIE  
 Lic. No. 0406001880  
 2020-06-01  
 LANDSCAPE ARCHITECT

**NORTHFAX WEST  
 MASTER DEVELOPMENT PLAN**  
 CITY OF FAIRFAX, VIRGINIA

MARK	DATE	DESCRIPTION

PROJECT No.: 13139.005.00  
 DRAWING No.: 109632  
 DATE: 11-21-2019  
 DESIGN: LBD  
 DRAWING: LBD  
 CHECKED: LBD

**TREE MANAGEMENT PLAN**

SHEET No.  
**3**







TREE MANAGEMENT SCHEDULE

TREE #	BOTANICAL NAME	COMMON NAME	CRITICAL ROOT ZONE RADIUS (FEET)	TRUNK DIAMETER (INCHES)	CONDITION RATING	PROCEDURE
1974	THUJA SPP	ARBORVITAE	8	8	76	PRESERVE
1975	THUJA SPP	ARBORVITAE	8	8	75	REMOVE
1976	THUJA SPP	ARBORVITAE	10	10	74	REMOVE
1977	THUJA SPP	ARBORVITAE	8	8	78	REMOVE
1978	THUJA SPP	ARBORVITAE	8	8	78	REMOVE
1979	THUJA SPP	ARBORVITAE	8	8	78	REMOVE
1980	THUJA SPP	ARBORVITAE	8	8	74	REMOVE
1981	THUJA SPP	ARBORVITAE	8	8	72	REMOVE
1982	THUJA SPP	ARBORVITAE	8	8	72	REMOVE
1984	THUJA SPP	ARBORVITAE	10	10	74	REMOVE
1985	THUJA SPP	ARBORVITAE	8	8	74	REMOVE
1986	THUJA SPP	ARBORVITAE	10	10	72	REMOVE
1987	THUJA SPP	ARBORVITAE	10	10	72	REMOVE
1988	THUJA SPP	ARBORVITAE	10	10	72	REMOVE
1989	THUJA SPP	ARBORVITAE	10	10	73	REMOVE
1990	THUJA SPP	ARBORVITAE	10	10	74	REMOVE
1991	THUJA SPP	ARBORVITAE	10	10	74	REMOVE
1992	THUJA SPP	ARBORVITAE	10	10	78	REMOVE
1993	THUJA SPP	ARBORVITAE	10	10	78	REMOVE
1994	THUJA SPP	ARBORVITAE	10	10	75	REMOVE
1995	THUJA SPP	ARBORVITAE	10	10	73	REMOVE
1996	THUJA SPP	ARBORVITAE	10	10	73	REMOVE
1997	THUJA SPP	ARBORVITAE	10	10	73	REMOVE
1998	THUJA SPP	ARBORVITAE	10	10	73	REMOVE
1999	THUJA SPP	ARBORVITAE	10	10	73	REMOVE
2000	THUJA SPP	ARBORVITAE	10	10	78	REMOVE
2001	THUJA SPP	ARBORVITAE	10	10	78	REMOVE
2002	THUJA SPP	ARBORVITAE	10	10	78	REMOVE
2003	THUJA SPP	ARBORVITAE	10	10	78	REMOVE
2005	ACER RUBRUM	RED MAPLE	36	36	65	REMOVE
2006	ACER RUBRUM	RED MAPLE	6	6	72	REMOVE
2007	FRAXINUS PENNSYLVANICA	GREEN ASH	16	16	0	REMOVE
2008	ACER RUBRUM	RED MAPLE	16	16	72	REMOVE
2009	ACER RUBRUM	RED MAPLE	14	14	67	REMOVE
2010	ACER RUBRUM	RED MAPLE	8	8	56	REMOVE
2011	UNIDENTIFIED	DEAD TREE	6	6	0	REMOVE
2012	FRAXINUS PENNSYLVANICA	GREEN ASH	18	18	0	REMOVE
2014	LIRIODENDRON TULIPIFERA	TULIP POPLAR	10	10	72	REMOVE
2015	CATALPA SPECIOSA	NORTHERN CATALPA	12	12	50	REMOVE
2016	ACER RUBRUM	RED MAPLE	6	6	66	REMOVE
2018	MORUS ALBA	WHITE MULBERRY	6	6	70	REMOVE
2019	MORUS ALBA	WHITE MULBERRY	16	16	50	REMOVE
2020	ROBINIA PSEUDOACACIA	BLACK LOCUST	6	6	50	REMOVE
2612	LIRIODENDRON TULIPIFERA	TULIP POPLAR	6	6	70	REMOVE
2615	THUJA SPP	ARBORVITAE	10	10	72	REMOVE
2616	THUJA SPP	ARBORVITAE	10	10	75	REMOVE
2617	THUJA SPP	ARBORVITAE	10	10	72	REMOVE
2618	THUJA SPP	ARBORVITAE	10	10	75	REMOVE
2619	THUJA SPP	ARBORVITAE	10	10	72	REMOVE
2620	THUJA SPP	ARBORVITAE	6	6	72	REMOVE
2621	THUJA SPP	ARBORVITAE	4	4	68	REMOVE
2622	THUJA SPP	ARBORVITAE	4	4	75	REMOVE
2623	THUJA SPP	ARBORVITAE	8	8	68	REMOVE
2624	THUJA SPP	ARBORVITAE	6	6	72	REMOVE
2625	THUJA SPP	ARBORVITAE	6	6	67	REMOVE
2626	THUJA SPP	ARBORVITAE	10	10	72	REMOVE
2627	THUJA SPP	ARBORVITAE	8	8	68	REMOVE
2628	THUJA SPP	ARBORVITAE	8	8	72	REMOVE
2629	THUJA SPP	ARBORVITAE	8	8	68	REMOVE
2630	THUJA SPP	ARBORVITAE	10	10	72	REMOVE
2631	THUJA SPP	ARBORVITAE	6	6	67	REMOVE
2632	THUJA SPP	ARBORVITAE	8	8	72	REMOVE
2633	THUJA SPP	ARBORVITAE	10	10	68	REMOVE
2634	THUJA SPP	ARBORVITAE	8	8	69	REMOVE
2635	THUJA SPP	ARBORVITAE	8	8	67	REMOVE
2636	THUJA SPP	ARBORVITAE	6	6	69	REMOVE
2637	THUJA SPP	ARBORVITAE	6	6	68	REMOVE
2638	THUJA SPP	ARBORVITAE	6	6	72	REMOVE
2639	THUJA SPP	ARBORVITAE	8	8	66	REMOVE
2640	THUJA SPP	ARBORVITAE	14	14	72	PRESERVE
2641	THUJA SPP	ARBORVITAE	14	14	73	PRESERVE
2642	THUJA SPP	ARBORVITAE	12	12	72	PRESERVE
2643	THUJA SPP	ARBORVITAE	12	12	68	PRESERVE
2644	THUJA SPP	ARBORVITAE	12	12	69	PRESERVE
2645	THUJA SPP	ARBORVITAE	12	12	70	PRESERVE
2646	THUJA SPP	ARBORVITAE	12	12	69	PRESERVE
2647	THUJA SPP	ARBORVITAE	12	12	70	PRESERVE
2648	THUJA SPP	ARBORVITAE	10	10	69	PRESERVE
2649	THUJA SPP	ARBORVITAE	10	10	68	PRESERVE
2650	THUJA SPP	ARBORVITAE	6	6	66	PRESERVE
2651	THUJA SPP	ARBORVITAE	10	10	69	PRESERVE
2652	THUJA SPP	ARBORVITAE	10	10	66	PRESERVE
2653	THUJA SPP	ARBORVITAE	10	10	70	PRESERVE
2654	THUJA SPP	ARBORVITAE	10	10	66	PRESERVE
2655	THUJA SPP	ARBORVITAE	10	10	65	PRESERVE
2656	THUJA SPP	ARBORVITAE	10	10	66	PRESERVE
2657	THUJA SPP	ARBORVITAE	10	10	70	PRESERVE
2658	THUJA SPP	ARBORVITAE	10	10	53	PRESERVE
2659	THUJA SPP	ARBORVITAE	10	10	71	PRESERVE
2660	THUJA SPP	ARBORVITAE	10	10	69	PRESERVE
2661	THUJA SPP	ARBORVITAE	10	10	68	PRESERVE
2662	THUJA SPP	ARBORVITAE	10	10	75	PRESERVE
2663	THUJA SPP	ARBORVITAE	10	10	73	PRESERVE
2664	THUJA SPP	ARBORVITAE	10	10	75	PRESERVE
2665	THUJA SPP	ARBORVITAE	6	6	69	PRESERVE
6306	ACER RUBRUM	RED MAPLE	10	10	53	REMOVE
6301	PRUNUS SEROTINA	BLACK CHERRY	12	12	69	REMOVE
6302	LIRIODENDRON TULIPIFERA	TULIP POPLAR	20	20	66	REMOVE
6303	LIRIODENDRON TULIPIFERA	TULIP POPLAR	12	12	72	REMOVE
6304	LIRIODENDRON TULIPIFERA	TULIP POPLAR	15	15	72	REMOVE
6305	LIRIODENDRON TULIPIFERA	TULIP POPLAR	20	20	70	REMOVE
6306	LIRIODENDRON TULIPIFERA	TULIP POPLAR	15	15	72	REMOVE
6307	LIRIODENDRON TULIPIFERA	TULIP POPLAR	20	20	75	REMOVE
6308	ACER RUBRUM	RED MAPLE	15	15	73	REMOVE
6309	FRAXINUS PENNSYLVANICA	GREEN ASH	14	14	0	REMOVE
6310	LIRIODENDRON TULIPIFERA	TULIP POPLAR	6	6	72	REMOVE
6311	LIRIODENDRON TULIPIFERA	TULIP POPLAR	20	20	71	REMOVE
6312	LIRIODENDRON TULIPIFERA	TULIP POPLAR	26	26	75	REMOVE
6313	LIRIODENDRON TULIPIFERA	TULIP POPLAR	26	26	72	REMOVE
6314	LIRIODENDRON TULIPIFERA	TULIP POPLAR	18	18	69	REMOVE
6315	LIRIODENDRON TULIPIFERA	TULIP POPLAR	15	15	70	REMOVE
6316	LIRIODENDRON TULIPIFERA	TULIP POPLAR	24	24	72	REMOVE
6317	LIRIODENDRON TULIPIFERA	TULIP POPLAR	15	15	72	REMOVE
6318	LIRIODENDRON TULIPIFERA	TULIP POPLAR	15	15	69	REMOVE
6319	LIRIODENDRON TULIPIFERA	TULIP POPLAR	36	36	70	REMOVE
6320	ACER RUBRUM	RED MAPLE	12	12	50	REMOVE
6321	ACER RUBRUM	RED MAPLE	10	10	60	REMOVE

TREE #	BOTANICAL NAME	COMMON NAME	CRITICAL ROOT ZONE RADIUS (FEET)	TRUNK DIAMETER (INCHES)	CONDITION RATING	PROCEDURE
6322	ACER RUBRUM	RED MAPLE	24	24	63	REMOVE
6323	ACER RUBRUM	RED MAPLE	12	12	0	REMOVE
6324	ACER RUBRUM	RED MAPLE	24	24	47	REMOVE
6325	PRUNUS SEROTINA	BLACK CHERRY	12	12	68	REMOVE
6326	PRUNUS SEROTINA	BLACK CHERRY	6	6	44	REMOVE
6327	ACER RUBRUM	RED MAPLE	6	6	65	REMOVE
6328	ACER RUBRUM	RED MAPLE	24	24	75	REMOVE
6329	ACER RUBRUM	RED MAPLE	15	15	67	REMOVE
6330	ACER RUBRUM	RED MAPLE	24	24	66	REMOVE
6331	ACER RUBRUM	RED MAPLE	14	14	67	REMOVE
6332	ACER RUBRUM	RED MAPLE	24	24	66	REMOVE
6333	ACER RUBRUM	RED MAPLE	8	8	72	REMOVE
6334	QUERCUS RUBRA	NORTHERN RED OAK	24	24	69	REMOVE
6335	ACER RUBRUM	RED MAPLE	10	10	69	REMOVE
6336	ACER RUBRUM	RED MAPLE	24	24	63	REMOVE
6337	ACER RUBRUM	RED MAPLE	12	12	70	REMOVE
6338	PRUNUS SEROTINA	BLACK CHERRY	10	10	60	REMOVE
6339	ACER RUBRUM	RED MAPLE	24	24	65	REMOVE
6340	FRAXINUS PENNSYLVANICA	GREEN ASH	24	24	0	REMOVE
6341	FRAXINUS PENNSYLVANICA	GREEN ASH	15	15	0	REMOVE
6342	MORUS ALBA	WHITE MULBERRY	24	24	44	REMOVE
6343	ACER RUBRUM	RED MAPLE	6	6	68	REMOVE
6344	ACER RUBRUM	RED MAPLE	6	6	72	REMOVE
6345	LIRIODENDRON TULIPIFERA	TULIP POPLAR	10	10	68	REMOVE
6346	FRAXINUS PENNSYLVANICA	GREEN ASH	15	15	0	REMOVE
6347	PRUNUS SEROTINA	BLACK CHERRY	10	10	71	REMOVE
6348	FRAXINUS PENNSYLVANICA	GREEN ASH	16	16	0	REMOVE
6349	PRUNUS SEROTINA	BLACK CHERRY	12	12	68	REMOVE
6350	FRAXINUS PENNSYLVANICA	GREEN ASH	36	36	40	REMOVE
6351	LIRIODENDRON TULIPIFERA	TULIP POPLAR	15	15	67	REMOVE
6352	LIRIODENDRON TULIPIFERA	TULIP POPLAR	28	28	69	REMOVE
6353	ACER RUBRUM	RED MAPLE	36	36	65	REMOVE
6354	ACER RUBRUM	RED MAPLE	24	24	72	REMOVE
6355	ACER RUBRUM	RED MAPLE	12	12	50	REMOVE
6356	ACER RUBRUM	RED MAPLE	26	26	53	REMOVE
6357	ACER RUBRUM	RED MAPLE	24	24	55	REMOVE
6359	LIRIODENDRON TULIPIFERA	TULIP POPLAR	10	10	70	REMOVE
6360	ULMUS AMERICANA	AMERICAN ELM	24	24	41	REMOVE
6361	ULMUS AMERICANA	AMERICAN ELM	8	8	50	REMOVE
6362	ULMUS AMERICANA	AMERICAN ELM	12	12	50	REMOVE
6363	ACER RUBRUM	RED MAPLE	24	24	60	REMOVE
6364	JUGLANS NIGRA	BLACK WALNUT	28	28	69	PRESERVE
6365	LIRIODENDRON TULIPIFERA	TULIP POPLAR	12	12	66	REMOVE
6367	LIRIODENDRON TULIPIFERA	TULIP POPLAR	8	8	70	REMOVE
6368	JUGLANS NIGRA	BLACK WALNUT	8	8	66	REMOVE
6369	LIRIODENDRON TULIPIFERA	TULIP POPLAR	8	8	69	REMOVE
6370	ACER RUBRUM	RED MAPLE	30	30	72	REMOVE
6372	LIRIODENDRON TULIPIFERA	TULIP POPLAR	6	6	75	REMOVE
6373	CARYA CORDIFORMIS	BITTERNUT HICKORY	10	10	70	REMOVE
6374	LIRIODENDRON TULIPIFERA	TULIP POPLAR	10	10	72	REMOVE
6375	LIRIODENDRON TULIPIFERA	TULIP POPLAR	18	18	66	REMOVE
6376	CARYA CORDIFORMIS	BITTERNUT HICKORY	15	15	25	PRESERVE
6377	ULMUS AMERICANA	AMERICAN ELM	8	8	40	PRESERVE
6378	LIRIODENDRON TULIPIFERA	TULIP POPLAR	10	10	53	REMOVE
6379	MORUS ALBA	WHITE MULBERRY	5	5	45	REMOVE
6381	MORUS ALBA	WHITE MULBERRY	6	6	60	REMOVE
6382	PRUNUS SEROTINA	BLACK CHERRY	10	10	56	PRESERVE
6383	PRUNUS SEROTINA	BLACK CHERRY	10	10	65	PRESERVE
6384	PRUNUS SEROTINA	BLACK CHERRY	7	7	75	PRESERVE
6385	ALBIZIA JULIBRISSIN	MIMOSA	5	5	50	REMOVE
6386	CATALPA SPECIOSA	NORTHERN CATALPA	12	12	67	REMOVE
6387	LIRIODENDRON TULIPIFERA	TULIP POPLAR	18	18	45	PRESERVE
6388	ACER RUBRUM	RED MAPLE	12	12	66	PRESERVE
6389	NYSSA SYLVATICA	BLACK GUM	8	8	65	PRESERVE
6390	QUERCUS RUBRA	NORTHERN RED OAK	15	15	56	PRESERVE
6391	QUERCUS RUBRA	NORTHERN RED OAK	10	10	55	PRESERVE
6392	ULMUS AMERICANA	AMERICAN ELM	6	6	63	PRESERVE
6393	ACER RUBRUM	RED MAPLE	40	40	55	REMOVE
6394	PRUNUS SEROTINA	BLACK CHERRY	10	10	25	PRESERVE
6395	ACER PLATANOIDES	NORWAY MAPLE	6	6	70	REMOVE
6396	QUERCUS ALBA	WHITE OAK	15	15	56	PRESERVE
6397	LIRIODENDRON TULIPIFERA	TULIP POPLAR	36	36	68	REMOVE
6398	PRUNUS SEROTINA	BLACK CHERRY	6	6	66	REMOVE
6399	ULMUS AMERICANA	AMERICAN ELM	6	6	72	REMOVE
6400	FAGUS GRANDIFOLIA	AMERICAN BEECH	8	8	59	REMOVE
6401	MORUS ALBA	WHITE MULBERRY	15	15	67	REMOVE
6402	ACER RUBRUM	RED MAPLE	6	6	63	REMOVE
6403	LIRIODENDRON TULIPIFERA	TULIP POPLAR	24	24	70	PRESERVE
6404	MORUS ALBA	WHITE MULBERRY	8	8	68	REMOVE
6407	ACER RUBRUM	RED MAPLE	24	24	72	PRESERVE
6408	ACER RUBRUM	RED MAPLE	15	15	63	PRESERVE



TREE MANAGEMENT SCHEDULE CONTINUED

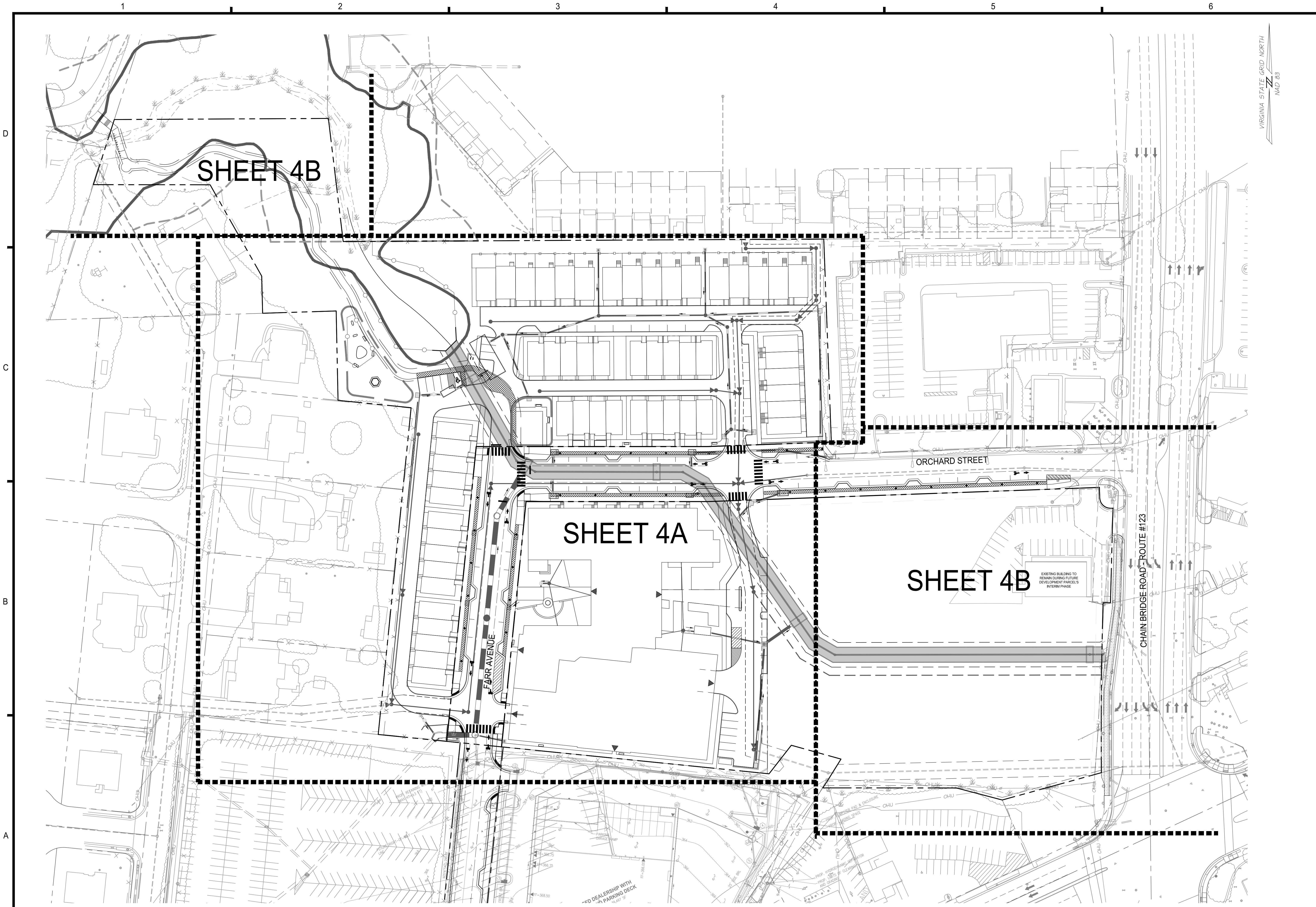
TREE #	BOTANICAL NAME	COMMON NAME	CRITICAL ROOT ZONE RADIUS (FEET)	TRUNK DIAMETER (INCHES)	CONDITION	RATING	PROCEDURE
6653	LIRIODENDRON TULIPIFERA	TULIP POPLAR	5	5	72	72	REMOVE
6654	ACER RUBRUM	RED MAPLE	12	12	69	69	REMOVE
6655	ACER SACCHARINUM	SILVER MAPLE	26	26	71	71	REMOVE
6657	ACER RUBRUM	RED MAPLE	30	30	71	71	REMOVE
6658	ACER RUBRUM	RED MAPLE	16	16	72	72	REMOVE
6660	ACER RUBRUM	RED MAPLE	12	12	75	75	REMOVE
6661	UNIDENTIFIED	DEAD TREE	6	6	0	0	REMOVE
6662	ACER RUBRUM	RED MAPLE	16	16	72	72	REMOVE
6664	UNIDENTIFIED	DEAD TREE	14	14	0	0	REMOVE
6664	PRUNUS SEROTINA	BLACK CHERRY	8	8	66	66	PRESERVE
6665	LIRIODENDRON TULIPIFERA	TULIP POPLAR	18	18	68	68	REMOVE
6666	LIRIODENDRON TULIPIFERA	TULIP POPLAR	6	6	75	75	REMOVE
6667	FRAXINUS PENNSYLVANICA	GREEN ASH	10	10	0	0	REMOVE
6668	FRAXINUS PENNSYLVANICA	GREEN ASH	10	10	0	0	REMOVE
6669	LIRIODENDRON TULIPIFERA	TULIP POPLAR	5	5	70	70	REMOVE
6670	QUERCUS RUBRA	NORTHERN RED OAK	30	30	72	72	REMOVE
6671	LIRIODENDRON TULIPIFERA	TULIP POPLAR	10	10	66	66	PRESERVE
6672	LIRIODENDRON TULIPIFERA	TULIP POPLAR	8	8	66	66	PRESERVE
6673	LIRIODENDRON TULIPIFERA	TULIP POPLAR	12	12	50	50	REMOVE
6674	ACER SACCHARINUM	SILVER MAPLE	36	36	72	72	REMOVE
6675	UNIDENTIFIED	DEAD TREE	12	12	0	0	REMOVE
6676	QUERCUS ALBA	WHITE OAK	40	40	66	66	PRESERVE
6677	ACER RUBRUM	RED MAPLE	32	32	63	63	PRESERVE
6678	ULMUS AMERICANA	AMERICAN ELM	5	5	72	72	REMOVE
6679	ACER RUBRUM	RED MAPLE	20	20	70	70	REMOVE
6680	FRAXINUS PENNSYLVANICA	GREEN ASH	24	24	0	0	REMOVE
6681	ULMUS AMERICANA	AMERICAN ELM	6	6	55	55	REMOVE
6682	LIRIODENDRON TULIPIFERA	TULIP POPLAR	6	6	69	69	REMOVE
6683	LIRIODENDRON TULIPIFERA	TULIP POPLAR	6	6	68	68	REMOVE
6684	QUERCUS ALBA	WHITE OAK	36	36	56	56	PRESERVE
6685	LIRIODENDRON TULIPIFERA	TULIP POPLAR	12	12	69	69	PRESERVE
6686	FRAXINUS PENNSYLVANICA	GREEN ASH	20	20	40	40	REMOVE
6687	LIRIODENDRON TULIPIFERA	TULIP POPLAR	5	5	68	68	REMOVE
6688	QUERCUS RUBRA	NORTHERN RED OAK	6	6	75	75	PRESERVE
6689	LIRIODENDRON TULIPIFERA	TULIP POPLAR	20	20	69	69	PRESERVE
6690	FRAXINUS PENNSYLVANICA	GREEN ASH	18	18	0	0	REMOVE
6691	ACER RUBRUM	RED MAPLE	30	30	65	65	PRESERVE
6692	FRAXINUS PENNSYLVANICA	GREEN ASH	22	22	0	0	REMOVE
6693	LIRIODENDRON TULIPIFERA	TULIP POPLAR	8	8	72	72	REMOVE
6695	ACER RUBRUM	RED MAPLE	6	6	55	55	REMOVE
6696	LIRIODENDRON TULIPIFERA	TULIP POPLAR	18	18	69	69	PRESERVE
6697	LIRIODENDRON TULIPIFERA	TULIP POPLAR	30	30	68	68	PRESERVE
6698	MORUS ALBA	WHITE MULBERRY	15	15	34	34	REMOVE
6699	ACER RUBRUM	RED MAPLE	8	8	71	71	REMOVE
6700	LIRIODENDRON TULIPIFERA	TULIP POPLAR	10	10	75	75	REMOVE
6803	CEDRUS ATLANTICA	ATLAS CEDAR	14	14	70	70	REMOVE
6804	QUERCUS PALUSTRIS	PIN OAK	22	22	74	74	REMOVE
6807	THUJA SPP.	ARBORVITAE	8	8	76	76	REMOVE
6808	THUJA SPP.	ARBORVITAE	8	8	72	72	REMOVE
6809	THUJA SPP.	ARBORVITAE	8	8	74	74	REMOVE
6810	THUJA SPP.	ARBORVITAE	10	10	75	75	REMOVE
6811	THUJA SPP.	ARBORVITAE	10	10	75	75	REMOVE
6812	THUJA SPP.	ARBORVITAE	10	10	75	75	REMOVE
6813	THUJA SPP.	ARBORVITAE	8	8	75	75	REMOVE
6814	THUJA SPP.	ARBORVITAE	8	8	75	75	REMOVE
6815	THUJA SPP.	ARBORVITAE	10	10	75	75	REMOVE
6816	THUJA SPP.	ARBORVITAE	8	8	75	75	REMOVE
6817	THUJA SPP.	ARBORVITAE	8	8	70	70	REMOVE
6818	THUJA SPP.	ARBORVITAE	8	8	69	69	REMOVE
6819	THUJA SPP.	ARBORVITAE	8	8	76	76	REMOVE
6820	THUJA SPP.	ARBORVITAE	8	8	75	75	REMOVE
6821	THUJA SPP.	ARBORVITAE	8	8	77	77	REMOVE
6822	THUJA SPP.	ARBORVITAE	8	8	72	72	REMOVE
6823	THUJA SPP.	ARBORVITAE	8	8	74	74	REMOVE
6824	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	12	12	66	66	REMOVE
6825	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	12	12	74	74	REMOVE
6826	FRAXINUS PENNSYLVANICA	GREEN ASH	16	16	65	65	REMOVE
6827	PICEA ABIES	NORWAY SPRUCE	22	22	72	72	REMOVE
6828	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	6	6	72	72	REMOVE
6829	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	5	5	74	74	REMOVE
6830	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	10	10	76	76	REMOVE
6831	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	10	10	71	71	REMOVE
6832	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	8	8	76	76	REMOVE
6833	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	10	10	76	76	REMOVE
6834	CARYA CORDIFORMIS	BITTERNUT HICKORY	22	22	71	71	REMOVE
6835	ACER RUBRUM	RED MAPLE	22	22	68	68	REMOVE
6836	FRAXINUS PENNSYLVANICA	GREEN ASH	6	6	68	68	REMOVE
6837	ACER RUBRUM	RED MAPLE	16	16	72	72	REMOVE
6838	ACER RUBRUM	RED MAPLE	10	10	63	63	REMOVE
6839	ACER RUBRUM	RED MAPLE	8	8	70	70	REMOVE
6840	LIRIODENDRON TULIPIFERA	TULIP POPLAR	16	16	72	72	REMOVE
6841	ACER RUBRUM	RED MAPLE	18	18	70	70	REMOVE
6842	ACER RUBRUM	RED MAPLE	16	16	75	75	REMOVE
6843	ACER RUBRUM	RED MAPLE	14	14	72	72	REMOVE
6844	ACER RUBRUM	RED MAPLE	16	16	41	41	REMOVE
6845	ACER RUBRUM	RED MAPLE	20	20	71	71	REMOVE
6846	ACER RUBRUM	RED MAPLE	24	24	59	59	REMOVE
6847	LIRIODENDRON TULIPIFERA	TULIP POPLAR	24	24	68	68	REMOVE
6848	ACER RUBRUM	RED MAPLE	26	26	53	53	REMOVE
6849	ACER RUBRUM	RED MAPLE	14	14	71	71	REMOVE
6850	LIRIODENDRON TULIPIFERA	TULIP POPLAR	16	16	53	53	REMOVE
6851	ACER RUBRUM	RED MAPLE	22	22	70	70	REMOVE
6852	ACER RUBRUM	RED MAPLE	28	28	56	56	REMOVE
6853	ACER RUBRUM	RED MAPLE	28	28	70	70	REMOVE
6854	CATALPA SPECIOSA	NORTHERN CATALPA	6	6	53	53	REMOVE
6855	CATALPA SPECIOSA	NORTHERN CATALPA	10	10	72	72	REMOVE
6856	ACER RUBRUM	RED MAPLE	14	14	38	38	REMOVE
6859	SASSAFRAS ALBIDUM	SASSAFRAS	12	12	50	50	REMOVE
6861	FRAXINUS PENNSYLVANICA	GREEN ASH	36	36	0	0	REMOVE
6865	MORUS ALBA	WHITE MULBERRY	12	12	50	50	REMOVE
6866	ACER RUBRUM	RED MAPLE	12	12	50	50	REMOVE
6867	PINUS STROBUS	WHITE PINE	24	24	70	70	REMOVE
6868	ILEX OPACA	AMERICAN HOLLY	16	16	71	71	REMOVE
6870	ROBINIA PSEUDOACACIA	BLACK LOCUST	14	14	38	38	REMOVE
6871	SASSAFRAS ALBIDUM	SASSAFRAS	12	12	70	70	REMOVE
6872	QUERCUS RUBRA	NORTHERN RED OAK	20	20	72	72	REMOVE
6873	QUERCUS PALUSTRIS	PIN OAK	20	20	70	70	REMOVE
6874	ACER RUBRUM	RED MAPLE	14	14	72	72	REMOVE
6876	ACER RUBRUM	RED MAPLE	10	10	72	72	REMOVE
6877	ACER RUBRUM	RED MAPLE	16	16	68	68	REMOVE
6878	ACER RUBRUM	RED MAPLE	22	22	69	69	REMOVE
6880	ACER RUBRUM	RED MAPLE	22	22	72	72	REMOVE
6881	LIRIODENDRON TULIPIFERA	TULIP POPLAR	24	24	72	72	REMOVE
6882	LIRIODENDRON TULIPIFERA	TULIP POPLAR	36	36	72	72	REMOVE
6883	PRUNUS SEROTINA	BLACK CHERRY	20	20	65	65	REMOVE
6884	LIRIODENDRON TULIPIFERA	TULIP POPLAR	24	24	69	69	REMOVE
6885	ACER RUBRUM	RED MAPLE	24	24	66	66	REMOVE

TREE #	BOTANICAL NAME	COMMON NAME	CRITICAL ROOT ZONE RADIUS (FEET)	TRUNK DIAMETER (INCHES)	CONDITION	RATING	PROCEDURE
6887	QUERCUS PALUSTRIS	PIN OAK	14	14	50	50	REMOVE
6888	ACER RUBRUM	RED MAPLE	5	5	66	66	REMOVE
6889	LIRIODENDRON TULIPIFERA	TULIP POPLAR	40	40	55	55	REMOVE
6890	ACER RUBRUM	RED MAPLE	12	12	63	63	REMOVE
6891	ACER RUBRUM	RED MAPLE	16	16	68	68	REMOVE
6892	PRUNUS SEROTINA	BLACK CHERRY	16	16	63	63	REMOVE
6893	ACER RUBRUM	RED MAPLE	8	8	60	60	REMOVE
6894	LIRIODENDRON TULIPIFERA	TULIP POPLAR	22	22	75	75	REMOVE
6895	LIRIODENDRON TULIPIFERA	TULIP POPLAR	16	16	70	70	REMOVE
6896	ACER RUBRUM	RED MAPLE	10	10	63	63	REMOVE
6897	ACER RUBRUM	RED MAPLE	10	10	70	70	REMOVE
6898	ACER RUBRUM	RED MAPLE	16	16	63	63	REMOVE
6899	PICEA ABIES	NORWAY SPRUCE	14	14	70	70	REMOVE
6900	LIRIODENDRON TULIPIFERA	TULIP POPLAR	24	24	69	69	REMOVE
6901	LIRIODENDRON TULIPIFERA	TULIP POPLAR	14	14	67	67	REMOVE
6902	UNIDENTIFIED	DEAD TREE	10	10	31	31	REMOVE
6903	ACER RUBRUM	RED MAPLE	14	14	40	40	REMOVE
6904	LIRIODENDRON TULIPIFERA	TULIP POPLAR	36	36	75	75	REMOVE
6905	LIRIODENDRON TULIPIFERA	TULIP POPLAR	30	30	69	69	REMOVE
6907	ACER RUBRUM	RED MAPLE	20	20	45	45	REMOVE
6908	QUERCUS RUBRA	NORTHERN RED OAK	36	36	66	66	REMOVE
6909	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	12	12	60	60	REMOVE
6910	ILEX OPACA	AMERICAN HOLLY	10	10	31	31	REMOVE
6911	PICEA ABIES	NORWAY SPRUCE	8	8	65	65	REMOVE
6912	ACER RUBRUM	RED MAPLE	18	18	28	28	REMOVE
6913	PINUS STROBUS	WHITE PINE	8	8	50	50	REMOVE
6914	ACER RUBRUM	RED MAPLE	30	30	66	66	REMOVE
6915	ACER RUBRUM	RED MAPLE	22	22	65	65	REMOVE
6916	ACER RUBRUM	RED MAPLE	16	16	59	59	REMOVE
6917	ACER RUBRUM	RED MAPLE	22	22	30	30	REMOVE
6918	JUGLANS NIGRA	BLACK WALNUT	16	16	50	50	REMOVE
6919	LIRIODENDRON TULIPIFERA	TULIP POPLAR	30	30	69	69	REMOVE
6921	JUGLANS NIGRA	BLACK WALNUT	18	18	67	67	REMOVE
6925	ACER RUBRUM	RED MAPLE	5	5	30	30	REMOVE
6926	ACER RUBRUM	RED MAPLE	8	8	59	59	REMOVE
6927	UNIDENTIFIED	DEAD TREE	12	12	0	0	REMOVE
6928	ACER RUBRUM	RED MAPLE	8	8	69	69	REMOVE
6929	LIRIODENDRON TULIPIFERA	TULIP POPLAR	24	24	72	72	REMOVE
6932	LIRIODENDRON TULIPIFERA	TULIP POPLAR	15	15	60	60	REMOVE
6933	PINUS VIRGINIANA	VIRGINIA PINE	14	14	60	60	REMOVE
6934	ACER RUBRUM	RED MAPLE	5	5	63	63	REMOVE
6935	PRUNUS SEROTINA	BLACK CHERRY	30	30	60	60	REMOVE
6936	CATALPA SPECIOSA	NORTHERN CATALPA	5	5	69	69	REMOVE
6937	LIRIODENDRON TULIPIFERA	TULIP POPLAR	30	30	71	71	REMOVE
6939	LIRIODENDRON TULIPIFERA	TULIP POPLAR	18	18	72	72	REMOVE
6940	LIRIODENDRON TULIPIFERA	TULIP POPLAR	18	18	71	71	REMOVE
6941	ACER RUBRUM	RED MAPLE	12	12	70	70	REMOVE
6942	LIRIODENDRON TULIPIFERA	TULIP POPLAR	24	24	74	74	REMOVE
6943	LIRIODENDRON TULIPIFERA	TULIP POPLAR	24	24	73	73	REMOVE
6944	LIRIODENDRON TULIPIFERA	TULIP POPLAR	12	12	75	75	REMOVE
6945	UNIDENTIFIED	DEAD TREE	8	8	0	0	REMOVE
6946	LIRIODENDRON TULIPIFERA	TULIP POPLAR	15	15	63	63	REMOVE
6947	ACER RUBRUM	RED MAPLE	8	8	65	65	REMOVE
6948	LIRIODENDRON TULIPIFERA	TULIP POPLAR	27	27	59	59	REMOVE
6949	ACER RUBRUM	RED MAPLE	24	24	68	68	REMOVE
6950	ACER RUBRUM	RED MAPLE	12	12	30	30	REMOVE
6951	ACER RUBRUM	RED MAPLE	14	14	70	70	REMOVE
6952	ULMUS AMERICANA	AMERICAN ELM	24	24	60	60	REMOVE
6953	ACER RUBRUM	RED MAPLE	6	6	60	60	REMOVE
6954	LIRIODENDRON TULIPIFERA	TULIP POPLAR	18	18	69	69	REMOVE
6955	LIRIODENDRON TULIPIFERA	TULIP POPLAR					

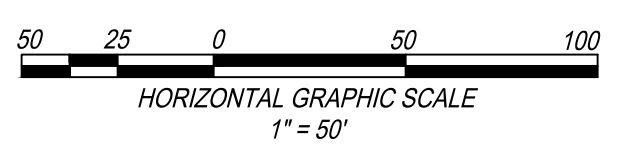






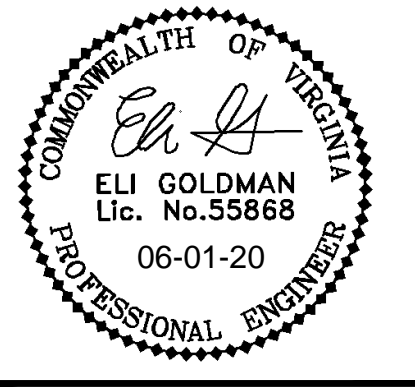


VIRGINIA STATE GRID NORTH  
NAD 83



ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT FAIRFAX CITY STANDARDS AND SPECIFICATIONS

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 engineering surveying land planning



**NORTHFAX WEST  
 MASTER DEVELOPMENT PLAN**  
 CITY OF FAIRFAX, VIRGINIA

MARK	DATE	DESCRIPTION

PROJECT No.: 13139.005.00  
 DRAWING No.: 109632  
 DATE: 11-21-2019  
 DESIGN: EG  
 DRAWN: JS  
 CHECKED: KMW

SHEET TITLE:  
**OVERALL MASTER DEVELOPMENT PLAN**

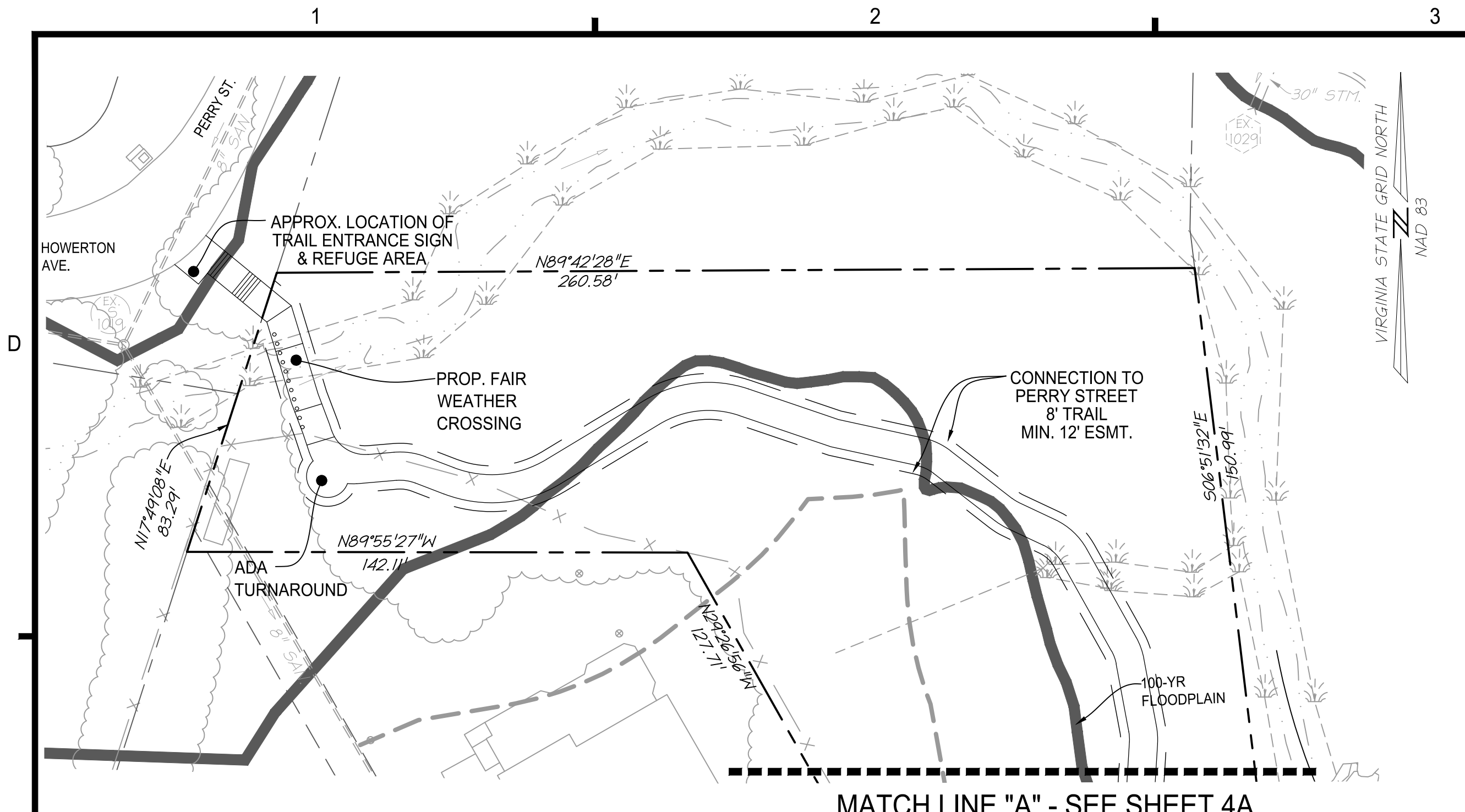
SHEET No.  
**4**

SCALE: 1"=50'









**PROPOSED TABULATIONS FOR DEVELOPMENT PROGRAM**

**SITE AREA**  
 REQUIRED: 2 ACRES (PD-M)  
 PROVIDED: 2 ACRES (PD-M)

**GROSS SITE AREA**  
 PROVIDED: ±11.46 AC (±499,245 SF) TOTAL SITE AREA + VACATED ORCHARD STREET ROW  
 LESS DEDICATION ±0.97 AC (±42,215 SF) TOTAL AREA OF ORCHARD STREET AND FARR AVENUE EXTENSION DEDICATED

**ADJUSTED SITE AREA ±10.49 AC**

**DENSITY**  
 PERMITTED: NO REQUIREMENT  
 PROVIDED: TOWNHOUSE PARCEL = 11.34 DU/AC (56 TOWNHOUSES / 4.94 AC = 11.34 DU/AC)  
 SENIOR LIVING = 200 UNITS (244 BEDS)  
 FINAL NUMBER OF BEDS TO BE DETERMINED AT TIME OF SITE PLAN  
 FUTURE DEVELOPMENT PARCEL = TO BE DETERMINED  
 NOTE: NO DENSITY CREDIT HAS BEEN TAKEN DUE TO FUTURE DEVELOPMENT PARCEL

**BUILDING HEIGHT**  
 PERMITTED: NO REQUIREMENT  
 PROVIDED: TOWNHOUSES = 44'  
 SENIOR LIVING BUILDING = 78'  
 FUTURE PARCEL = TO BE DETERMINED

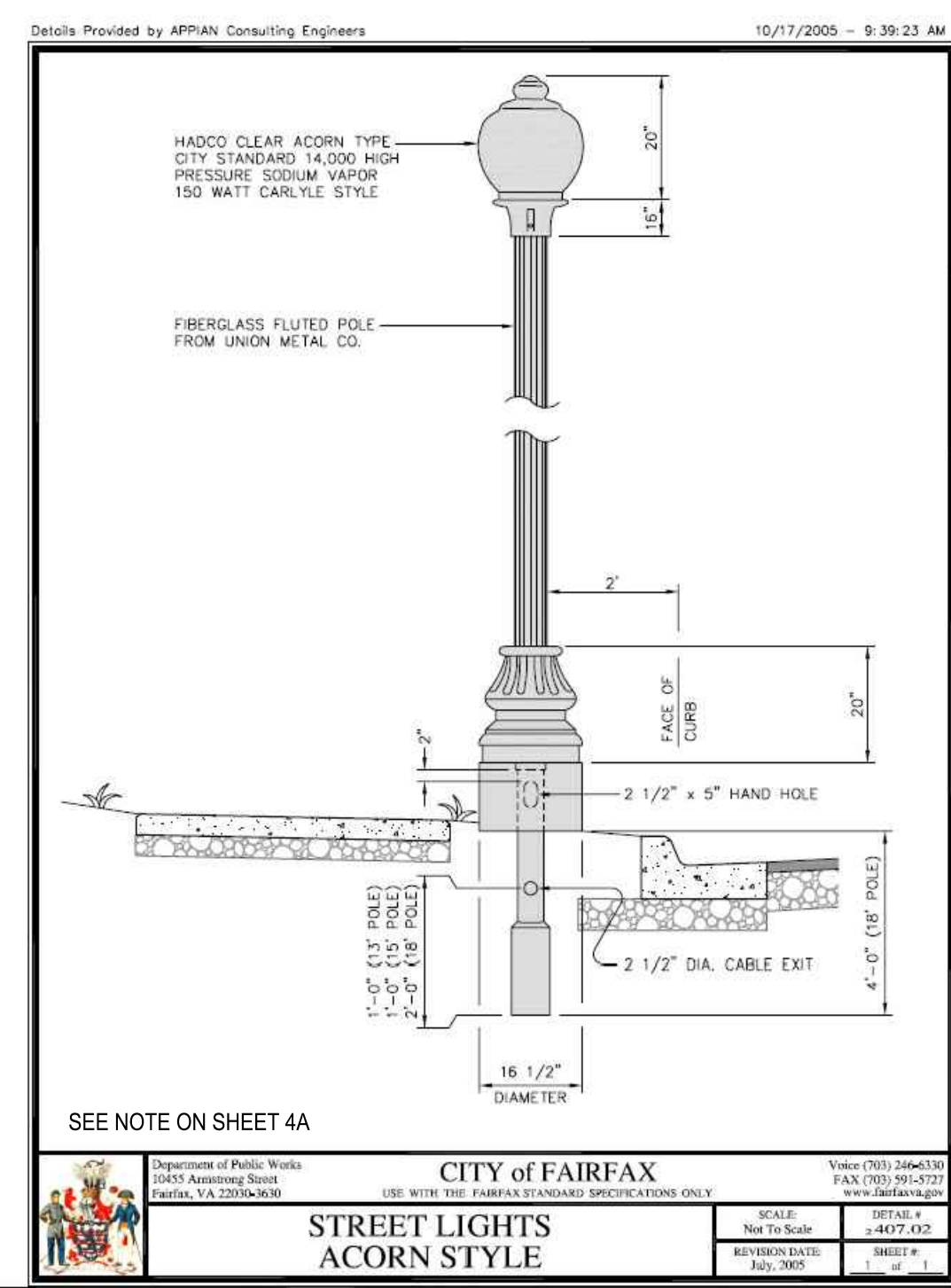
**BUILDING COVERAGE**  
 PERMITTED: 80% MAXIMUM  
 PROVIDED: TOWNHOUSES = 23% (PER ±4.94 AC TOWNHOUSE PARCEL)  
 SENIOR LIVING BUILDING = 57% (PER ±2.24 AC SENIOR LIVING PARCEL)  
 FUTURE PARCEL = TO BE DETERMINED

**SIDEWALK**  
 REQUIRED: 5'  
 PROVIDED: 5' MINIMUM WITHIN TOWNHOUSE AND SENIOR LIVING PARCELS  
 6' ALONG ORCHARD STREET & FARR AVENUE

**OPEN SPACE**  
 REQUIRED: 20% (PD-M)  
 PROVIDED: SEE SHEET 7 FOR CALCULATIONS

**TREE CANOPY**  
 REQUIRED: 10% (PD-M)  
 PROVIDED: SEE SHEET 6A FOR CALCULATIONS

**OFF-STREET PARKING**  
 REQUIRED: SEE CHART BELOW  
 PROVIDED: SEE CHART BELOW



**PROPOSED PARKING TABULATION**

PROPOSED USE	REQUIRED PARKING SPACES	PARKING SPACES PROVIDED
TOWNHOUSES	56 UNITS 2.0 SPACES PER UNIT	112 GARAGE SPACES 22 SURFACE SPACES
SENIOR LIVING	INDEPENDENT LIVING 114 UNITS ASSISTED LIVING / MEMORY CARE 92 BEDS	1.5 SPACES PER UNIT 171 SPACES 1.0 SPACE PER 4 BEDS 23 SPACES
<b>TOTAL PARKING</b>		<b>283 SPACES</b> <b>248 SPACES</b>

**NOTES**

(1) PARKING REQUIRED AND PROVIDED FOR THE FUTURE DEVELOPMENT PARCEL TO BE DETERMINED.  
 (2) AN ADDITIONAL 28 STREET SPACES ARE PROVIDED IN THE PUBLIC ROW ALONG ORCHARD STREET.  
 (3) SEE SHEET 1 FOR PARKING REDUCTION MODIFICATION REQUEST.

**LOADING SPACES**  
 REQUIRED: 2 SPACES  
 PROVIDED: 1 SPACE

**NOTES:**

(1) LOADING SPACES ONLY REQUIRED FOR SENIOR LIVING BUILDING  
 (2) SEE SHEET 1 FOR MODIFICATION REQUEST  
 (3) LOADING SPACE, PER ZO 4.2.9, LOCATED AT SENIOR LIVING BUILDING MAIN ENTRANCE (EAST SIDE).  
 (4) LOADING SPACE LOCATED ON WEST SIDE OF BUILDING DOES NOT MEET REQUIREMENTS OF ZO 4.2.9. AS IT IS WITHIN FARR AVENUE EXTENDED ROW.

**BICYCLE PARKING**  
 REQUIRED: 11 SPACES  
 PROVIDED: 11 SPACES

**NOTES:**

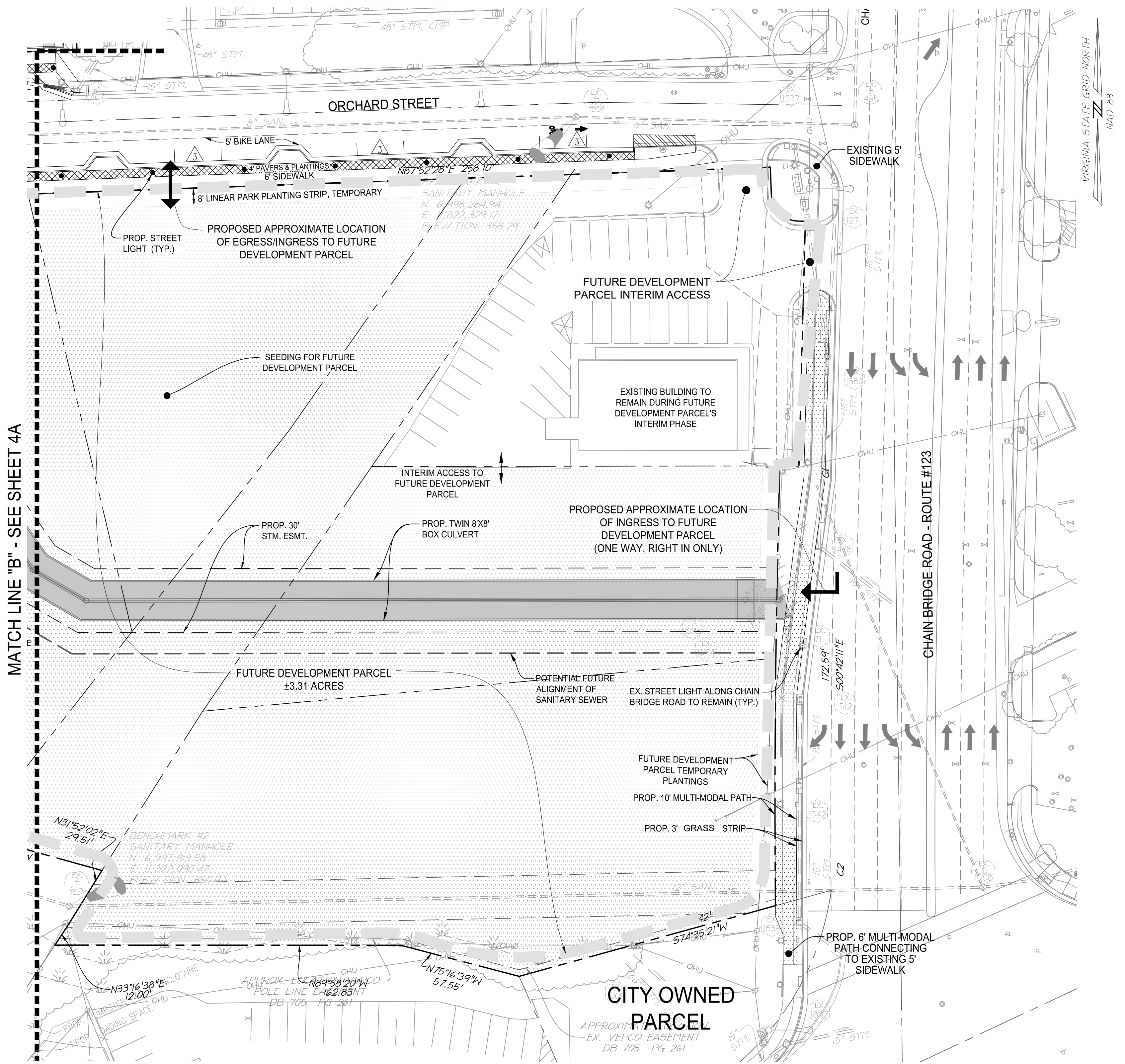
(1) REQUIRED BICYCLE PARKING TO BE PROVIDED IN THE SENIOR LIVING BUILDING PARKING GARAGE PER ZO 4.2.8.  
 (2) BICYCLE PARKING NOT REQUIRED FOR TOWNHOUSE USE. SEE SHEET 4A FOR APPROXIMATE LOCATION OF BIKE RACKS NEAR PUBLIC TRAIL

**FUTURE DEVELOPMENT PARCEL PERMITTED USES:**  
 SUBJECT TO APPROVAL OF AN AMENDED MASTER DEVELOPMENT PLAN, USES PERMITTED ON THE FUTURE DEVELOPMENT PARCEL SHALL INCLUDE ALL USES PERMITTED IN THE PD-M (PLANNED DEVELOPMENT MIXED USE) DISTRICT, AS MORE SPECIFICALLY DEFINED IN SECTION 3.8.4 OF THE ZONING ORDINANCE OF THE CITY OF FAIRFAX, EXCEPT FOR THE FOLLOWING PERMITTED USES, WHICH ARE SPECIFICALLY EXCLUDED:

- CEMETERIES
- DETENTION FACILITIES OR JAILS
- ADULT USES
- BUILDING SUPPLIES AND LUMBER SALES
- FUEL STATIONS
- VEHICLE REPAIRS
- VEHICLE SALES AND LEASING
- VEHICLE SERVICE

**SEE COMMITMENTS FOR INTERIM IMPROVEMENTS AND USES ON FUTURE DEVELOPMENT PARCEL.**

**ADJACENT PROJECT NARRATIVE:**  
 AT THE TIME OF THIS REZONING APPLICATION THERE ARE TWO PROJECTS IN THE IMMEDIATE VICINITY THAT IMPACT THIS DEVELOPMENT AND REQUIRE COORDINATION. BROWN'S MAZDA, LOCATED SOUTH OF THE SUBJECT SITE HAS SUBMITTED A SPECIAL USE PERMIT TO ALLOW FOR A NEW DEALERSHIP WITH AN ABOVE GROUND PARKING DECK. THE CITY IS IN THE PROCESS OF DESIGNING A NEW PUBLIC ROAD (FARR AVENUE) THAT WILL CONNECT FAIRFAX BOULEVARD TO ORCHARD STREET. IN ORDER FOR BOTH OF THE PROJECTS TO MOVE FORWARD TO CONSTRUCTION, THE SUBJECT SITE WILL NEED TO BE REZONED AND RE-DEVELOPED.



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

**ADEQUATE OUTFALL**  
 THE EXISTING SITE MAINLY DISCHARGES RUNOFF TO A STREAM THAT BISECTS THE PROPERTY AND FLOWS TO A TWIN BOX CULVERT THAT CROSSES BENEATH CHAIN BRIDGE ROAD.

**THE MAJOR OUTFALL FOR THE SITE IS THE PROPOSED TWIN BOX CULVERT. THIS CULVERT FLOWS FROM WEST TO EAST AND CONNECTS TO THE EXISTING TWIN BOX CULVERT THAT CROSSES BENEATH CHAIN BRIDGE ROAD AND ULTIMATELY FLOWS TO ACCOTINK CREEK.**

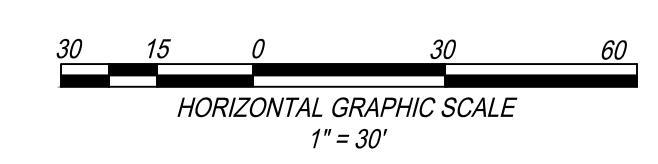
**SWM**  
 WATER QUANTITY FOR THIS PROJECT WILL BE PROVIDED IN ACCORDANCE WITH STATE CODE 9VAC25-870-66-WATER QUANTITY AND THE CITY OF FAIRFAX STORMWATER ORDINANCE.

**BMP**  
 THIS PROJECT WILL USE THE VIRGINIA RUNOFF REDUCTION METHOD (VRRM) REDEVELOPMENT TO MEET THE STATE, PART IIB CRITERIA (9VAC25-870-65) AND CITY WATER QUALITY DESIGN CRITERIA. THE PROJECT SITE AREA FOR WATER QUALITY CALCULATIONS WILL INCLUDE ALL AREA WITHIN THE LIMITS OF CLEARING AND GRADING (EXCLUDING THE RIGHT-OF-WAY OF FARR AVENUE TO BE DEVELOPED BY OTHERS). TO MEET WATER QUALITY DESIGN CRITERIA AND PHOSPHORUS REMOVAL A COMBINATION OF PROPRIETARY BMP FACILITIES WILL BE USED. THESE FACILITIES MAY INCLUDE: HYDRODYNAMIC SEPARATORS, FILTERRAS AND/OR STORMFILTERS, ADDITIONAL PROPRIETARY AND NON-PROPRIETARY BMP FACILITIES MAY BE USED AS THE DESIGN OF THE SITE DEVELOPS FURTHER. PRELIMINARY LOCATIONS ARE SHOWN ON THE DEVELOPMENT PLAN.

**THE BMP FACILITIES FOR THE FUTURE DEVELOPMENT PARCEL WILL BE DESIGNED ONCE THE LAYOUT AND PROGRAMMING OF THAT PARCEL IS COMPLETE. THE OVERALL SITE WILL BE IN COMPLIANCE WITH THE CITY AND STATE REQUIREMENTS.**

**NOTE:**  
 LOCATIONS AND SIZING OF SWM/BMP FACILITIES SHOWN ARE BASED ON A PRELIMINARY STUDY TO ENSURE COMPLIANCE WITH STATE AND CITY REQUIREMENTS; THE LOCATION AND TYPE OF FACILITY IS SUBJECT TO CHANGE WITH FINAL DESIGN.

**THE WATER QUANTITY REQUIREMENTS WILL BE MET BY DISCHARGING STORMWATER INTO A MANMADE SYSTEM THAT DOES NOT CAUSE EROSION TO THE SYSTEM FOR THE TWO-YEAR STORM (CHANNEL PROTECTION) AND CONFINES THE STORMWATER RUNOFF DURING A 10-YEAR STORM (FLOOD PROTECTION). THE EXTENT OF THE REVIEW WILL BE THE TWIN BOX CULVERT, PRIOR TO ITS OUTFALL AT ACCOTINK CREEK. IF IT IS DETERMINED DURING THE FINAL SITE PLAN THAT DETENTION IS REQUIRED, THEN STORMWATER VAULTS OR ARCHED PIPES WILL BE USED TO MANAGE THE STORMWATER RUNOFF.**



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COMMONWEALTH OF VIRGINIA  
 E. GOLDMAN Lic. No. 55868  
 PROFESSIONAL ENGINEER  
 06-01-20

**NORTHFAX WEST MASTER DEVELOPMENT PLAN**  
 CITY OF FAIRFAX, VIRGINIA

MARK	DATE	DESCRIPTION

PROJECT No.: 13139.005.00  
 DRAWING No.: 109632  
 DATE: 11-21-2019  
 DESIGN: EG  
 DRAWING: JS  
 CHECKED: KMW

**MASTER DEVELOPMENT PLAN**

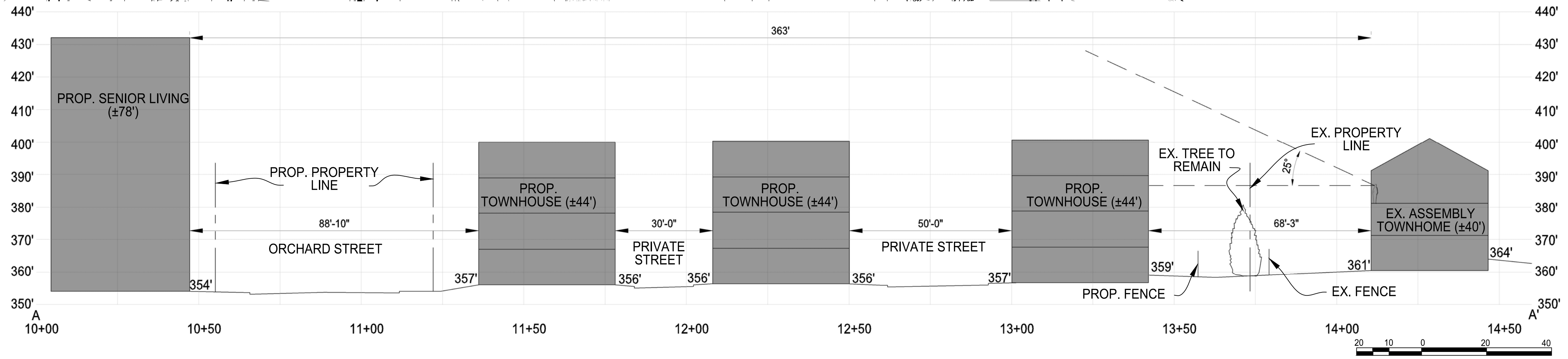
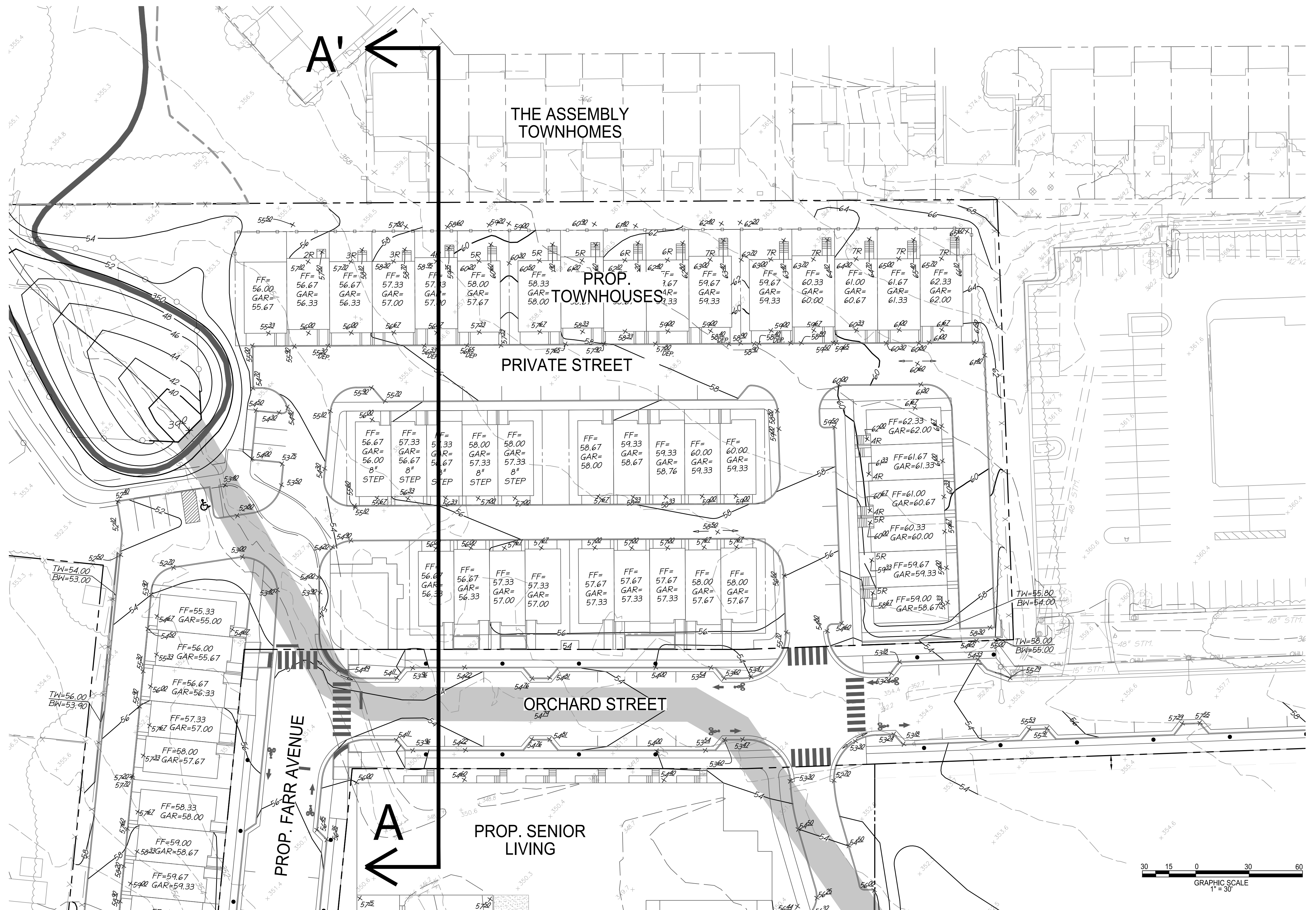
SHEET No. **4B**





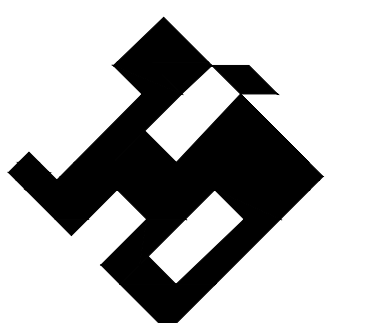


VIRGINIA STATE GRID NORTH  
NAD 83



- NOTES:
- EXISTING OFFSITE RESIDENCES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. ACTUAL HEIGHT OF RESIDENCES ARE SUBJECT TO SITE SURVEYING.
  - PROPOSED SIGHT LINE (VIEWSHED) FROM PEDESTRAIN VANTAGE POINT (EYE LEVEL IS 5'-6" ABOVE FLOOR LEVEL FOR A 6'-0" EXAMPLE PERSON)

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COMMONWEALTH OF VIRGINIA  
*ELI GOLDMAN*  
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 PROFESSIONAL ENGINEER  
 06-01-20

**NORTHFAX WEST  
 MASTER DEVELOPMENT PLAN**  
 CITY OF FAIRFAX, VIRGINIA

MARK	DATE	DESCRIPTION

PROJECT No.: 13139.005.00  
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**SECTION A-A'**

SHEET No.  
**4D**

SCALE: SEE DWGS.



1

2

3

4

5

6

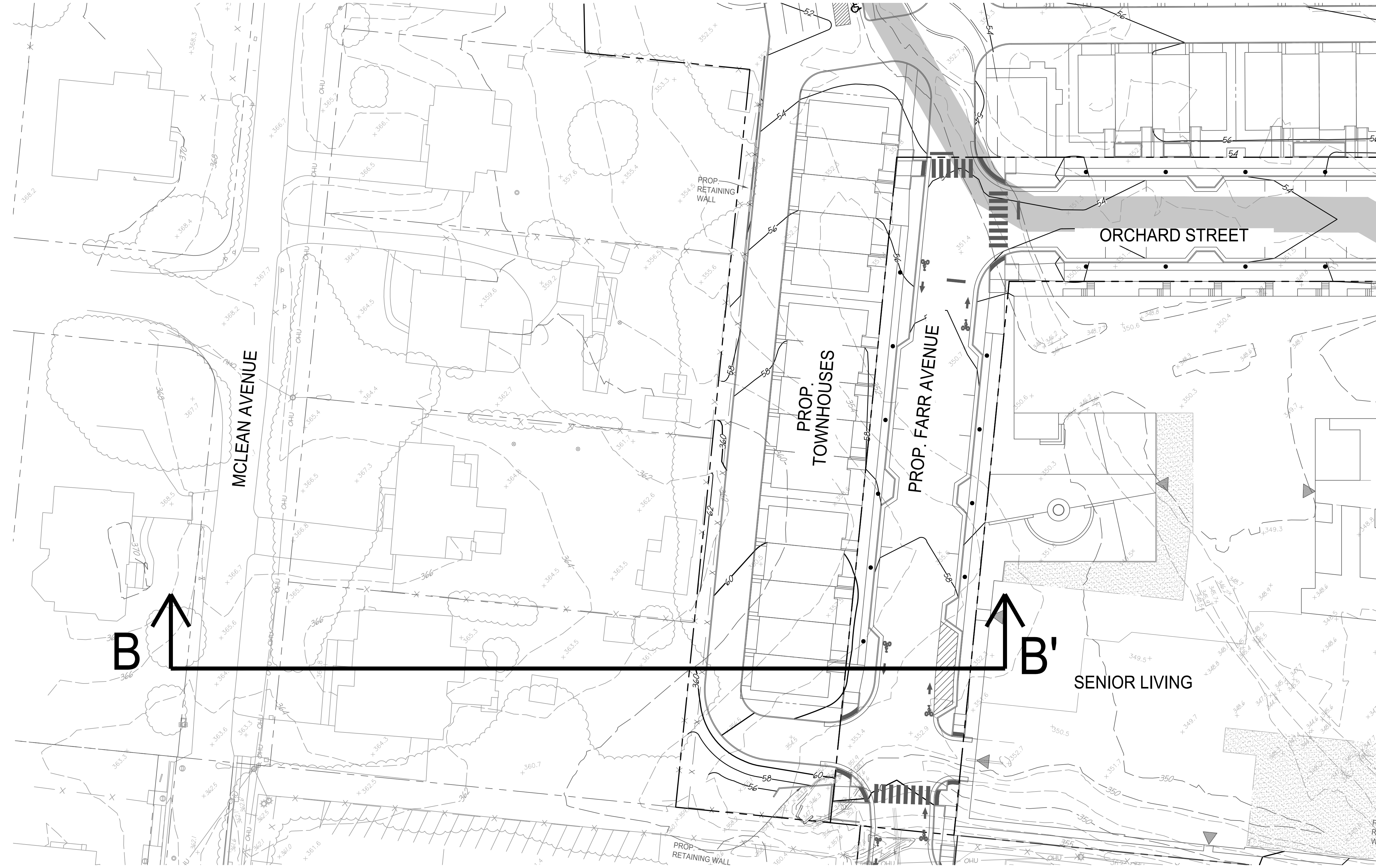
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B

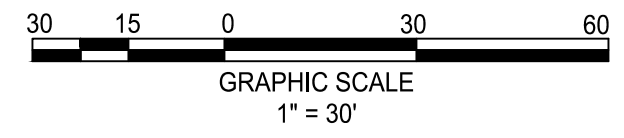
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VIRGINIA STATE GRID NORTH  
NAD 83

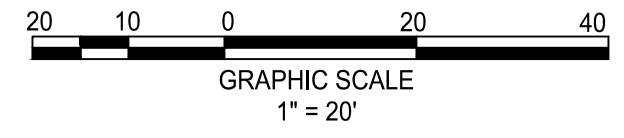
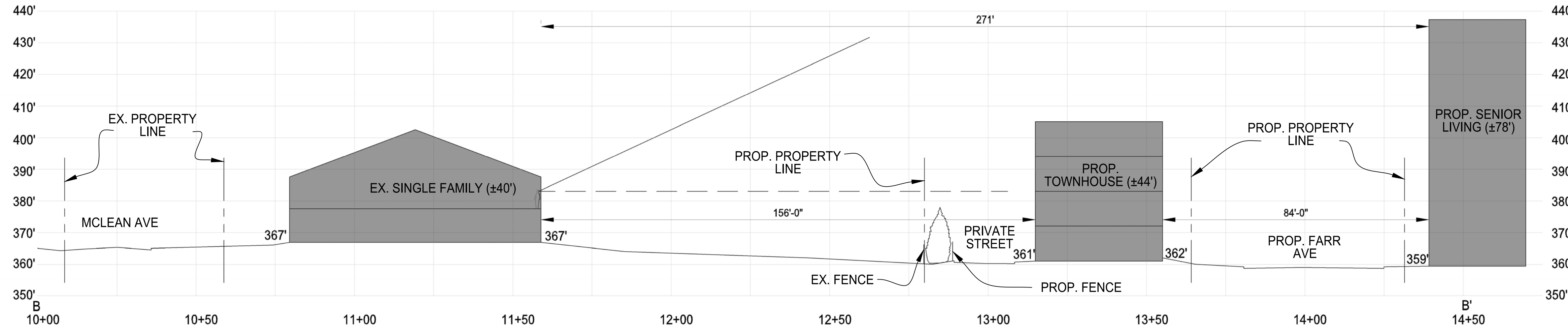


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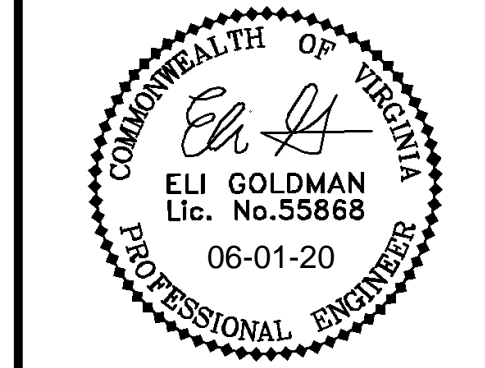
B' ↑



- NOTES:
- EXISTING OFFSITE RESIDENCES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. ACTUAL HEIGHT OF RESIDENCES ARE SUBJECT TO SITE SURVEYING.
  - PROPOSED SIGHT LINE (VIEWSHED) FROM PEDESTRAIN VANTAGE POINT (EYE LEVEL IS 5'-6" ABOVE FLOOR LEVEL FOR A 6'-0" EXAMPLE PERSON)



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**NORTHFAX WEST  
 MASTER DEVELOPMENT PLAN**  
 CITY OF FAIRFAX, VIRGINIA

MARK	DATE	DESCRIPTION

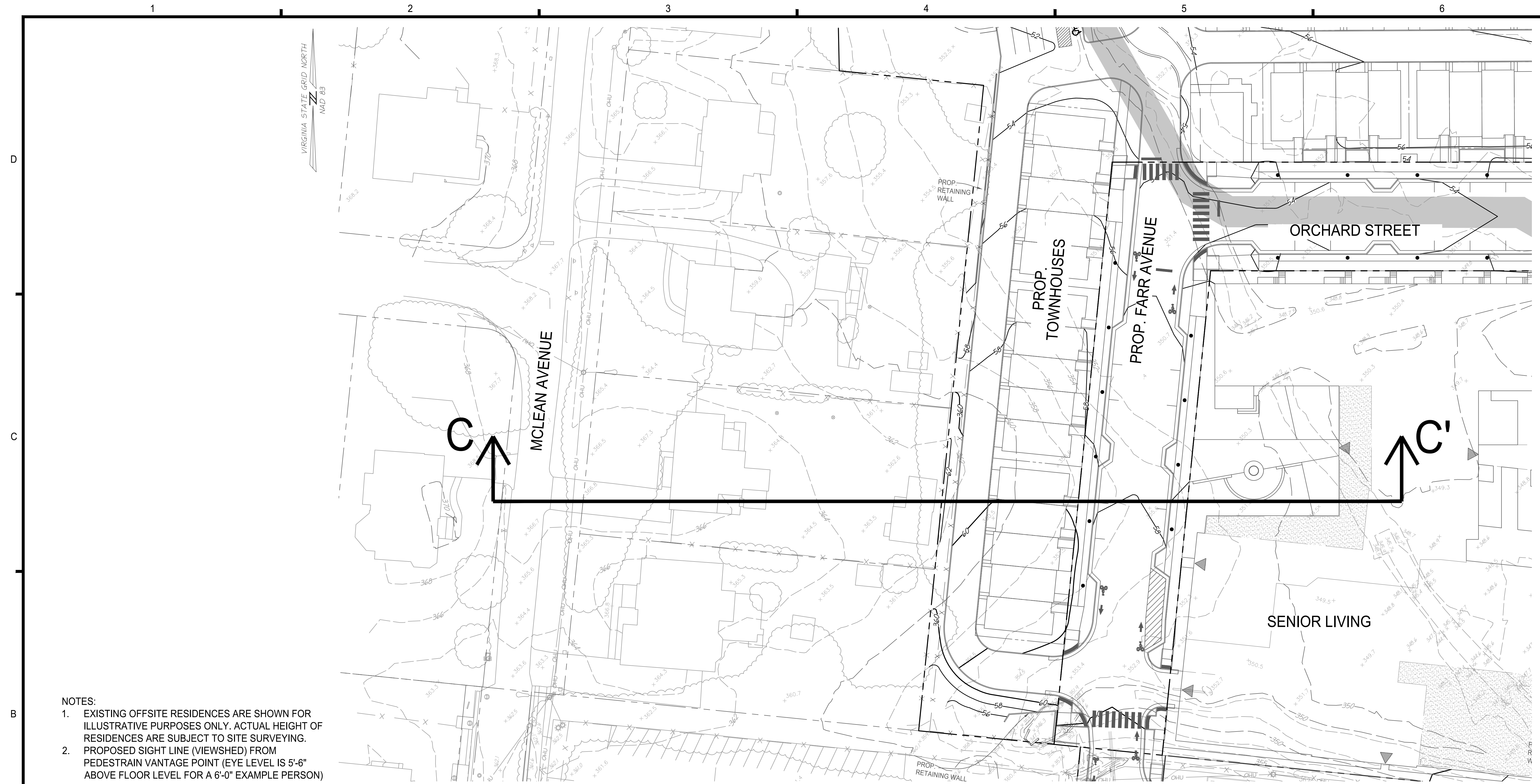
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 DRAWING: JS  
 CHECKED: KMW

SHEET TITLE:  
**SECTION B-B'**

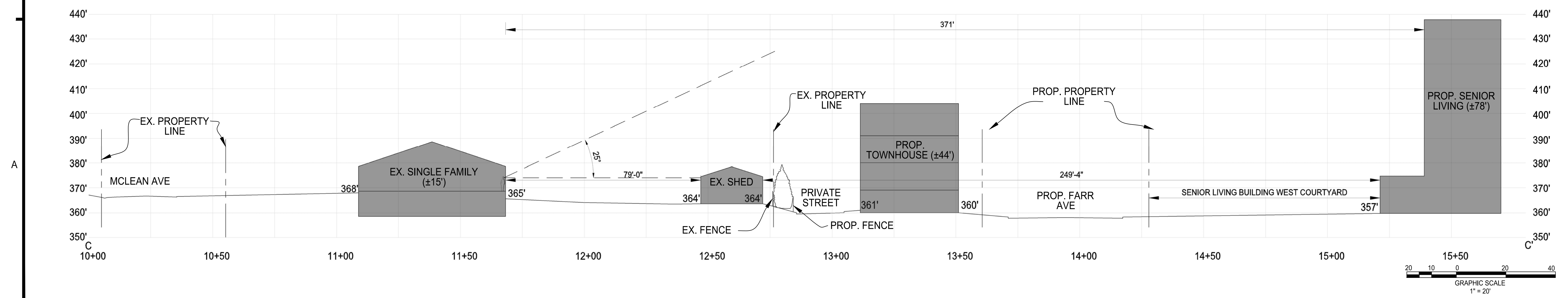
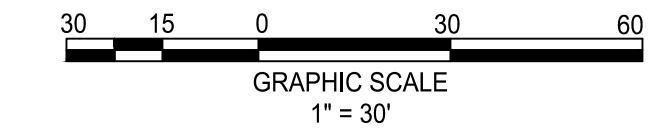
SHEET No.  
**4E**

SCALE: SEE DWGS.





- NOTES:
- EXISTING OFFSITE RESIDENCES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. ACTUAL HEIGHT OF RESIDENCES ARE SUBJECT TO SITE SURVEYING.
  - PROPOSED SIGHT LINE (VIEWSHED) FROM PEDESTRAIN VANTAGE POINT (EYE LEVEL IS 5'-6" ABOVE FLOOR LEVEL FOR A 6'-0" EXAMPLE PERSON)



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PROJECT No.: 13139.005.00  
 DRAWING No.: 109632  
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 DRAWING: JS  
 CHECKED: KMW

SHEET TITLE:  
**SECTION C-C'**

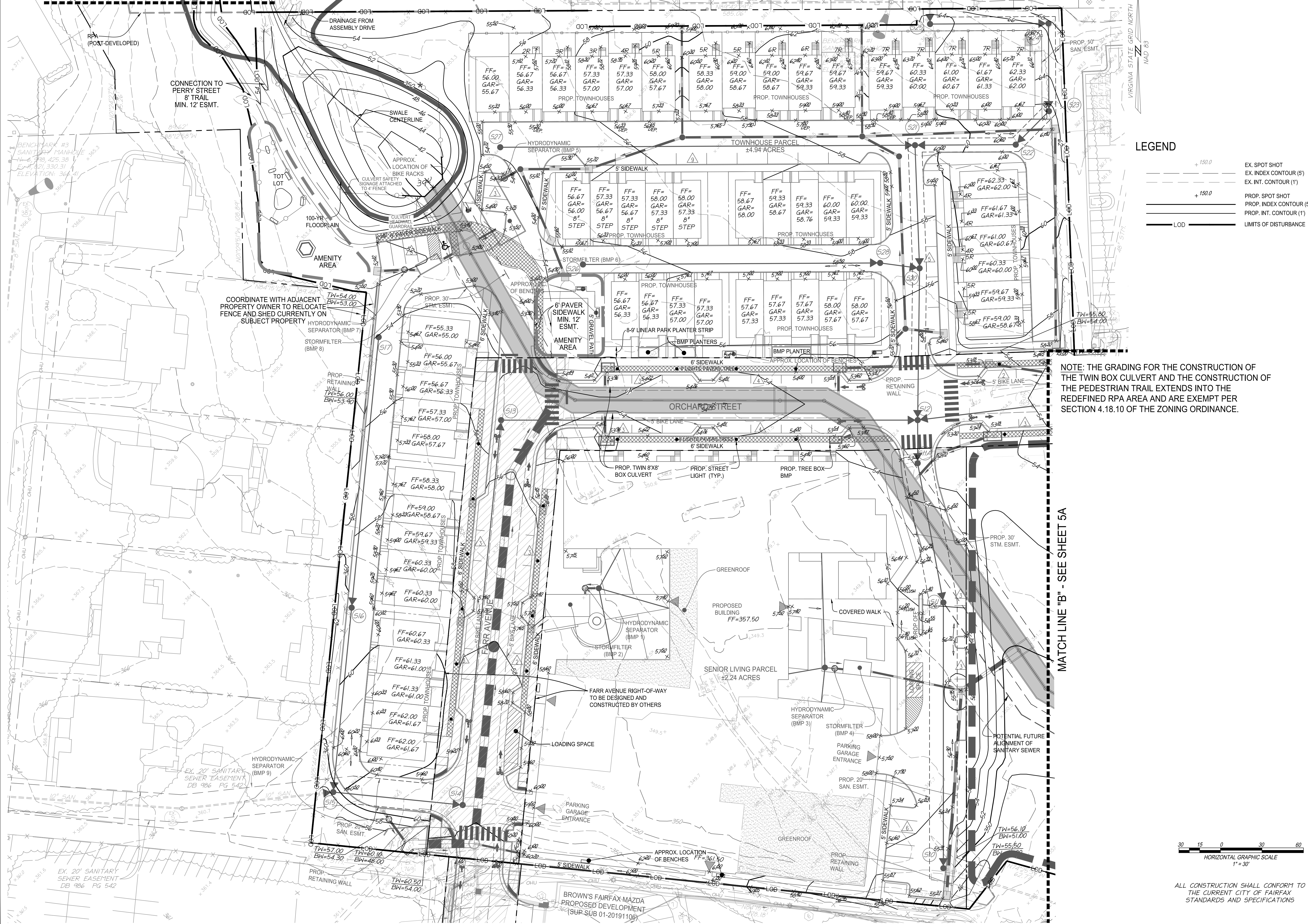
SHEET No.  
**4F**







MATCH LINE "A" - SEE SHEET 5A



**LEGEND**

---+ 150.0 EX. SPOT SHOT

---+ 150.0 EX. INDEX CONTOUR (5')

---+ 150.0 EX. INT. CONTOUR (1')

--- PROP. SPOT SHOT

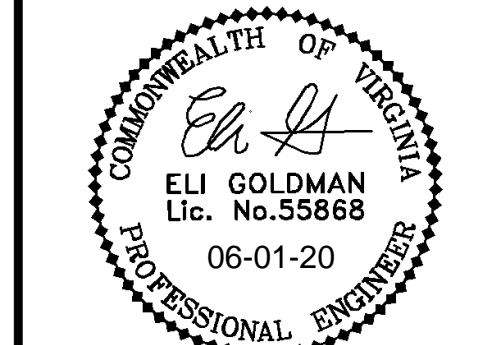
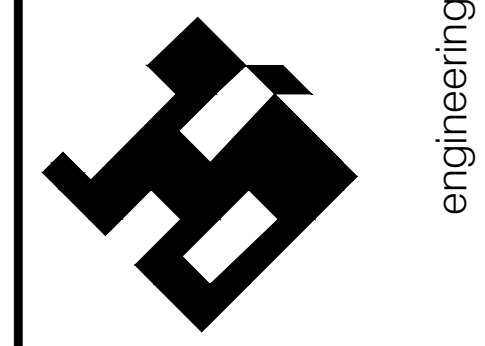
--- PROP. INDEX CONTOUR (5')

--- PROP. INT. CONTOUR (1')

--- LOD LIMITS OF DISTURBANCE

NOTE: THE GRADING FOR THE CONSTRUCTION OF THE TWIN BOX CULVERT AND THE CONSTRUCTION OF THE PEDESTRIAN TRAIL EXTENDS INTO THE REDEFINED RPA AREA AND ARE EXEMPT PER SECTION 4.18.10 OF THE ZONING ORDINANCE.

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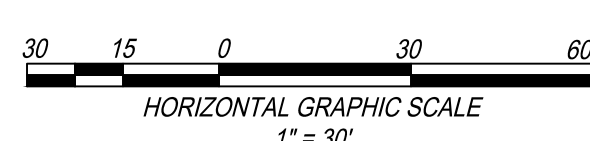


NORTHFAX WEST  
 MASTER DEVELOPMENT PLAN  
 CITY OF FAIRFAX, VIRGINIA

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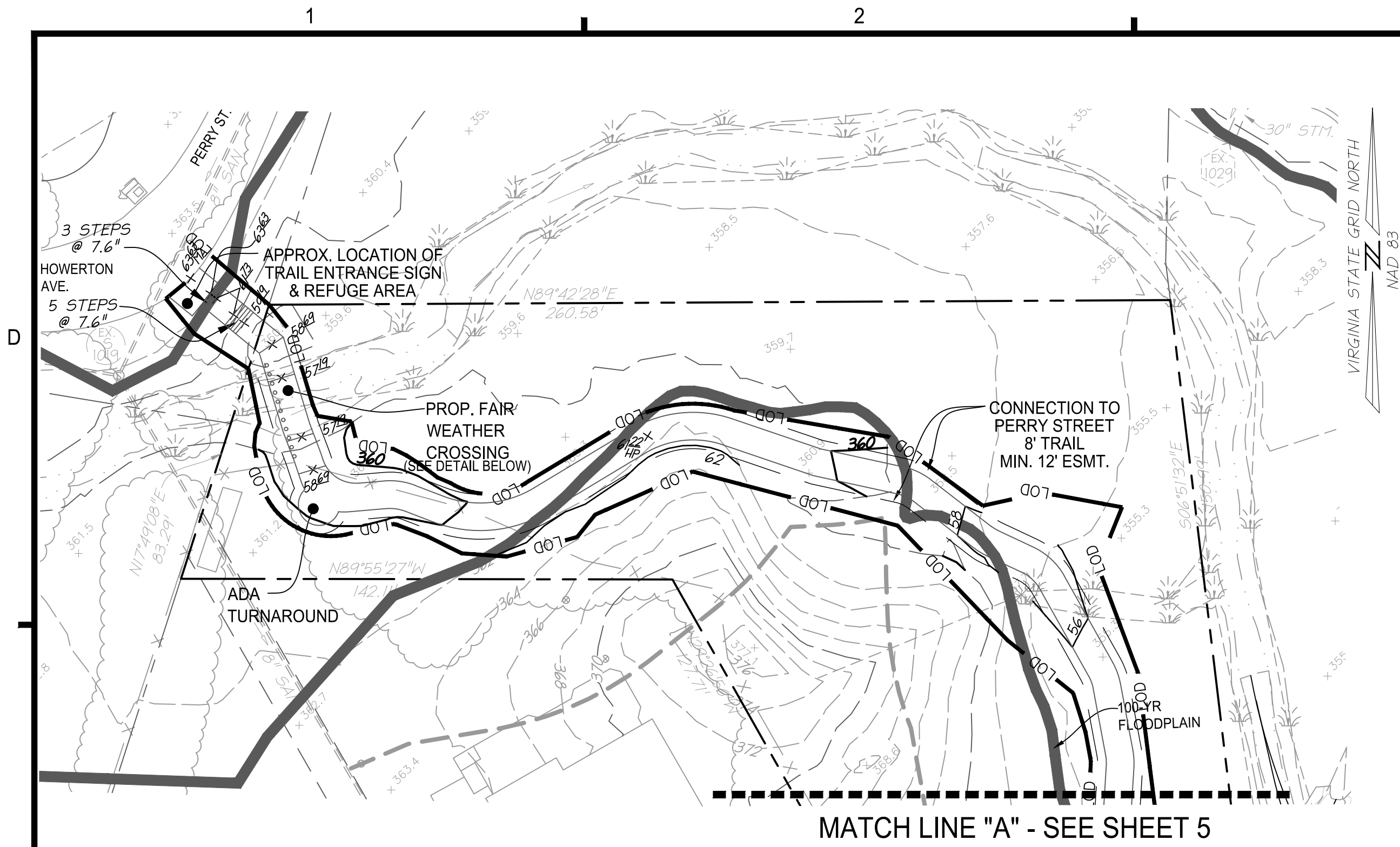
SHEET TITLE:  
**PRELIMINARY GRADING PLAN**  
 SHEET No. **5**



ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY OF FAIRFAX STANDARDS AND SPECIFICATIONS

SCALE: 1"=30'





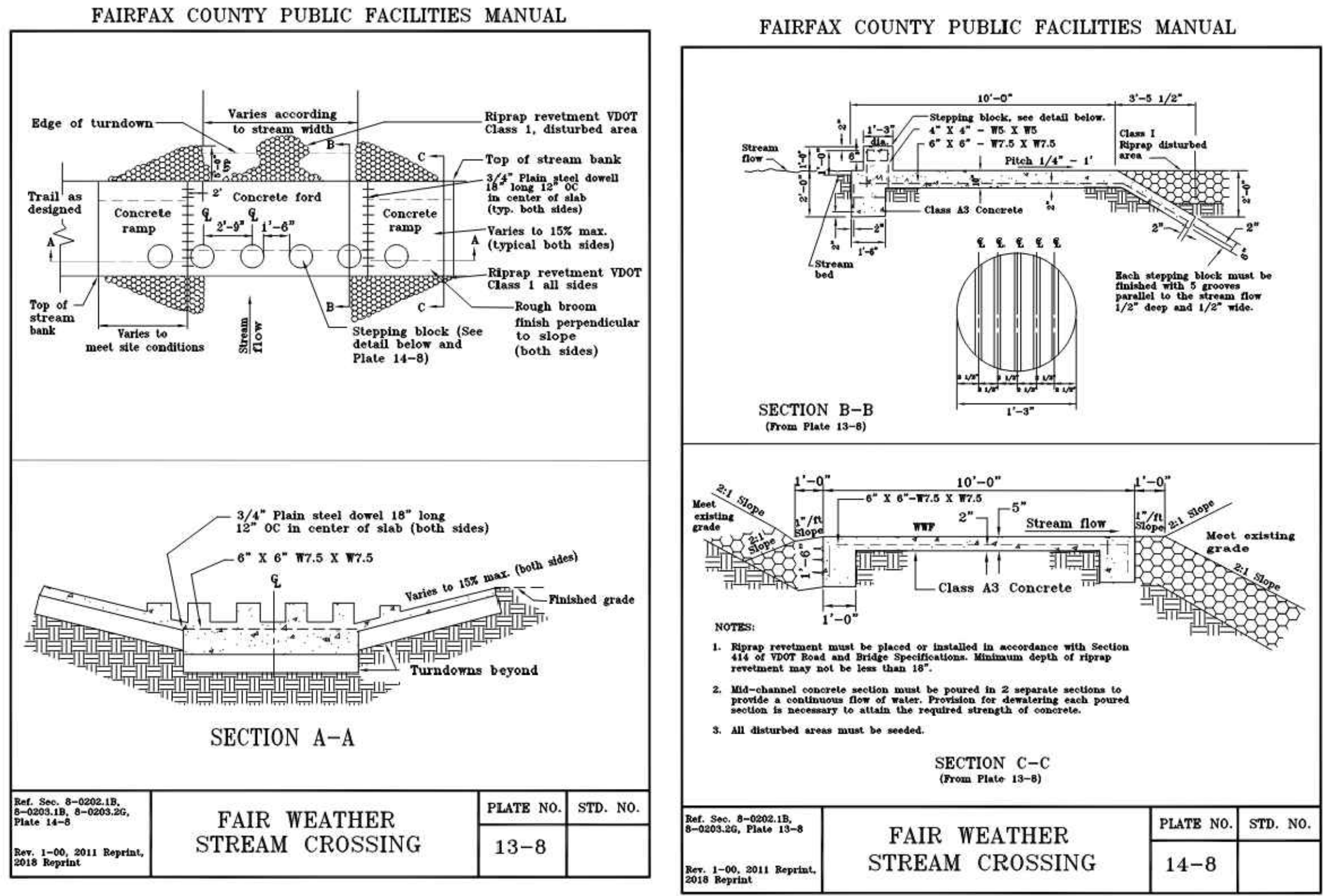
MATCH LINE "A" - SEE SHEET 5

FAIR WEATHER STREAM CROSSING EXAMPLE



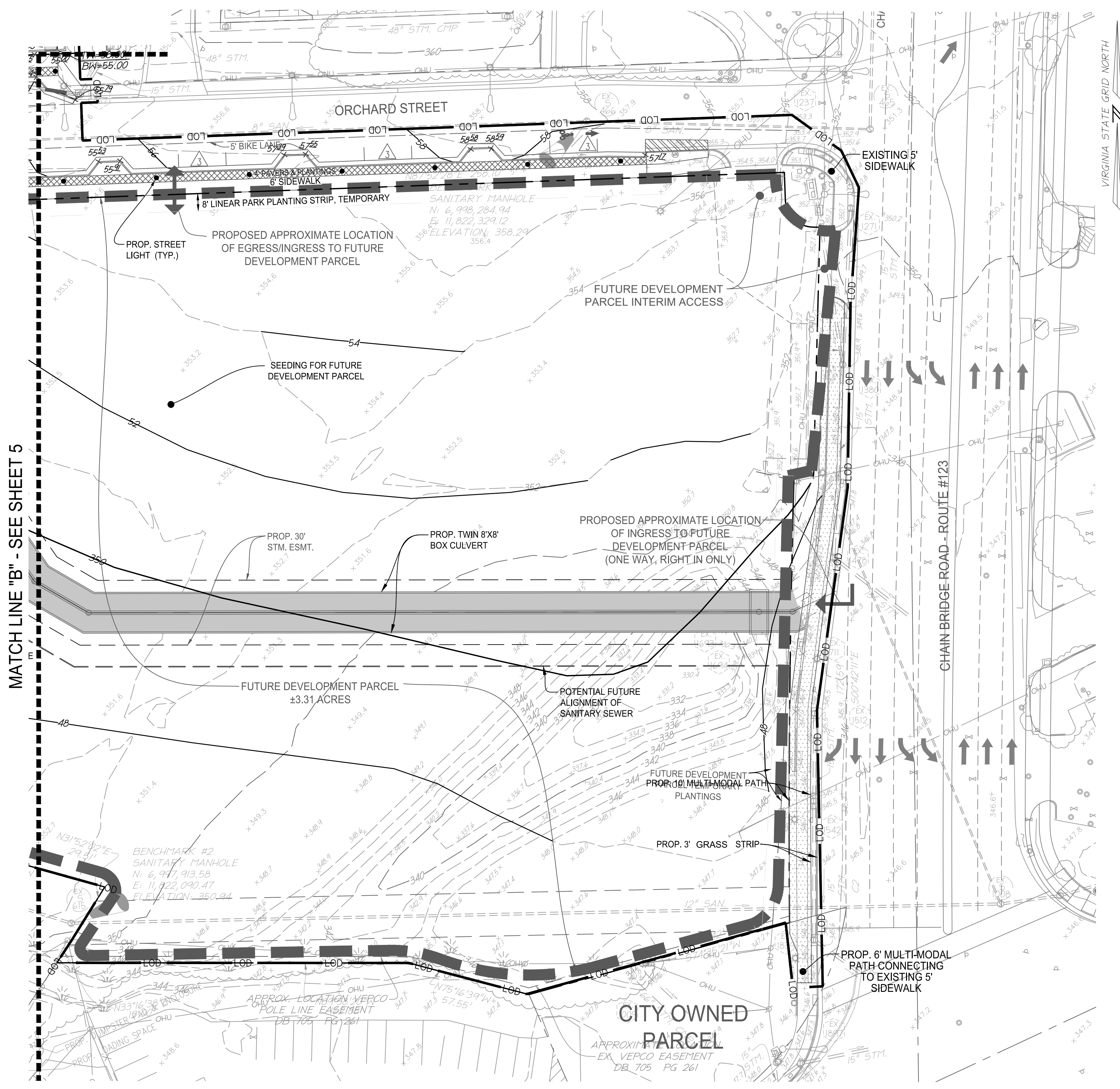
PHOTO CREDIT: RESTONPATHS.COM / CITY OF FAIRFAX

FAIR WEATHER STREAM CROSSING DETAIL



FAIR WEATHER STREAM CROSSING PLATE NO. 13-8 STD. NO.

FAIR WEATHER STREAM CROSSING PLATE NO. 14-8 STD. NO.

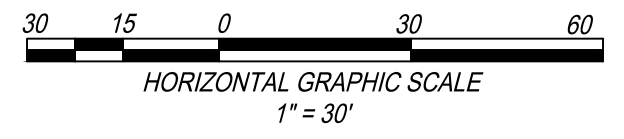


MATCH LINE "B" - SEE SHEET 5

**INTERIM GRADING NARRATIVE:**  
 THE GRADING SHOWN ON THIS PLAN IS FINAL GRADING THAT WILL BE SET AT THE COMPLETION OF THE DEVELOPMENT, PENDING THE COMPLETION OF CONSTRUCTION OF BOTH THE BROWN'S MAZDA SITE LOCATED TO THE SOUTH AND THE CITY'S FARR AVENUE PROJECT. IF THE CONSTRUCTION OF EITHER OF THOSE PROJECTS ARE DELAYED, THE GRADING FOR THIS SITE WILL BE IMPACTED AND THIS REQUIRE INTERIM GRADING. AT THE TIME OF FINAL SITE PLAN FOR THE TOWNHOUSE PARCEL OR SENIOR LIVING PARCEL, OR FOR THE PUBLIC IMPROVEMENT PLAN (STORM CULVERT, UTILITIES AND ORCHARD STREET), THE GRADING MAY BE MODIFIED BASED ON FIELD CONDITIONS AND STILL MEET THE OVERALL INTENT OF THE GRADING THAT IS GENERALLY SHOWN ON THIS MDP.

**LEGEND**

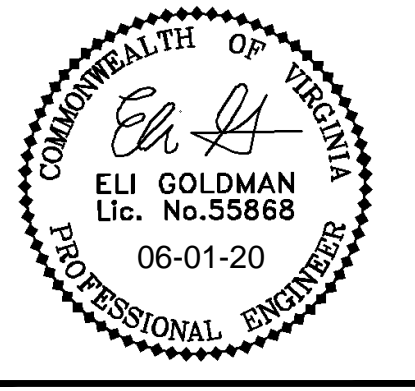
- - - 150.0 EX. SPOT SHOT
- - - EX. INDEX CONTOUR (5')
- - - EX. INT. CONTOUR (1')
- - - 150.0 PROP. SPOT SHOT
- - - PROP. INDEX CONTOUR (5')
- - - PROP. INT. CONTOUR (1')
- - - LOD LIMITS OF DISTURBANCE



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**NOTE:** THE GRADING FOR THE CONSTRUCTION OF THE TWIN BOX CULVERT AND THE CONSTRUCTION OF THE PEDESTRIAN TRAIL EXTENDS INTO THE REDEFINED RPA AREA AND ARE EXEMPT PER SECTION 4.18.10 OF THE ZONING ORDINANCE.

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SHEET TITLE:

**PRELIMINARY GRADING PLAN**

SHEET No. **5A**

SCALE: 1"=30'