#### 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 ALLEYWAYS, AS DEPICTED ON SHEET C-13.

3) 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 TO NOT PROVIDE ANY STREET TREES.

4) A MODIFICATION HAS BEEN REQUESTED OF SECTION 4.5.5.C.2.(B)(1), FOR TRANSITIONAL YARD SCREENING AND BARRIER

- SOUTHERN BOUNDARY: A MODIFICATION HAS BEEN REQUESTED TO ALLOW FOR A 42" GUARDRAIL/METAL FENCE AS A BARRIER AND TO MODIFIY THE TRANSITIONAL YARD (TY2) REQUIREMENT FROM 0-7.5' AS SHOWN. THE PROPERTY IMMEDIATELY ADJACENT TO THE SOUTHERN BOUNDARY IS OWNED BY THE CITY OF FAIRFAX AND REMAINS UNDEVELOPED AND DENSELY WOODED WITH A 106 FOOT WIDE SWATCH 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" GUARDRAIL/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

5) SUPPORT FOR A WAIVER HAS BEEN REQUESTED OF SECTION 2.2.2 OF THE PUBLIC FACILITIES MANUAL (THE "PFM") FOR TURN LANES INTO THE SITE AS SHOWN ON THE MASTER DEVELOPMENT PLAN.

- 6) SUPPORT FOR A WAIVER HAS BEEN REQUESTED OF SECTION 2.4.1 OF THE PFM TO ALLOW FOR THE ROAD RADIUS LESS THAN 175'.
  7) SUPPORT FOR A WAIVER HAS BEEN REQUESTED OF SECTION 2.4.2.3 OF THE PFM FOR INTERSECTIONS WITH ARTERIAL STREETS TO BE
- LESS THAT 600' APART.

  8) 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 ALL OW A REPLY EVAN MURTIN FOR THAN 401 TO 01 TO A COOMMODATE THE TANDEM BARKED CARACTER THAT PROVIDE A CINCLE CARACTER.
- TO ALLOW A DRIVEWAY WIDTH LESS THAN 12' TO 9' TO ACCOMMODATE THE TANDEM PARKED GARAGES THAT PROVIDE A SINGLE CAR WIDTH GARAGE DOOR.

  9) 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.

  10) 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.

  11) SUPPORT FOR A WAIVER HAS BEEN REQUESTED FOR SECTION 403.03 OF THE PFM TO ALLOW FOR A ROLLED CURB INSTEAD OF CURB
- 12) SUPPORT FOR A WAIVER OF SECTION 2.2.2B OF THE SUBDIVISION ORDINANCE TO ALLOW FOR THE STREETS TO BE PRIVATELY
- MAINTAINED.

  13) SUPPORT FOR A WAIVER OF SECTION 2.2.2C OF THE SUBDIVISION ORDINANCE, WHERE ALL STREETS SHALL BE EXTENDED TO
- 14) SUPPORT FOR A WAIVER OF SECTION 2.2.2F1 OF THE SUBDIVISION ORDINANCE, WHERE DEAD-END STREETS CAN BE USED.
- 15) SUPPORT FOR A MODIFICATION OF SECTION 2.3.3A AND SECTION 2.3.4A1 OF THE SUBDIVISION ORDINANCE, WHERE SIDEWALKS WILL CONNECT TO ADJACENT SUBDIVISIONS.
- 16) 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 LENGTH AS ALLOWED PER SECTION 3.8.2.E.3 OF THE ZONING ORDINANCE FOR LESS THAN 250' AND OVER 800' BLOCKS TO THAT SHOWN ON THE PLAN.

ARCHITECTURE

ARCHITECTURAL ELEVATIONS

ARCHITECTURAL SECTIONS

**OVERALL SITE ILLUSTRATIVE** 

OPEN SPACE ENLARGEMENT

LANDSCAPE TABULATION AND DETAILS

HARDSCAPE DETAILS AND PRODUCT

PROPOSED TRANSITIONAL SCREENING YARDS

**TOWNHOME DETAILS** 

LANDSCAPE PLAN

OPEN SPACE PLAN

INFORMATION

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A-2

A-3

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L-03

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L-05

L-06

L-06A

**LANDSCAPE** 

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C-06 MASTER DEVELOPMENT PLAN
C-07 ROAD EXHIBIT
C-08 FUNCTIONAL UTILITY AND GRADING
C-08A OPEN SPACE SWALE EXHIBIT

C-08B SWALE SECTIONS
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C-14A SITE SECTIONS
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## 3500 PICKETT ROAD

## MASTER DEVELOPMENT PLAN

**ATTACHMENT 5** 



**VICINITY MAP 1' = 2000"** 

## CITY OF FAIRFAX, VIRGINIA

NOVEMBER 22, 2019 FEBRUARY 7, 2020 APRIL 10, 2020 MAY 6, 2020



TAX MAP NO. #58-1-02-021

# APPLICANT EYA DEVELOPMENT LLC 4800 HAMPTON LANE SUITE 300 BETHESDA, MD

ATTN: WYNDHAM ROBERTSON 301(634-8649)

#### OWNER

CELEBRATION CHURCH OF JACKSONVILLE, INC 3500 PICKET ROAD CITY OF FAIRFAX, VA

# ATTORNEY COOLEY, LLP 11951 FREEDOM DRIVE RESTON, VA 20190-5656 ATTN: MARK LOONEY (703) 456-8652

# ENGINEER VIKA VIRGINIA, LLC 8180 GREENSBORO DRIVE, SUITE 200 TYSONS, VIRGINIA 22102 ATTN: JOHN AMATETTI, PE

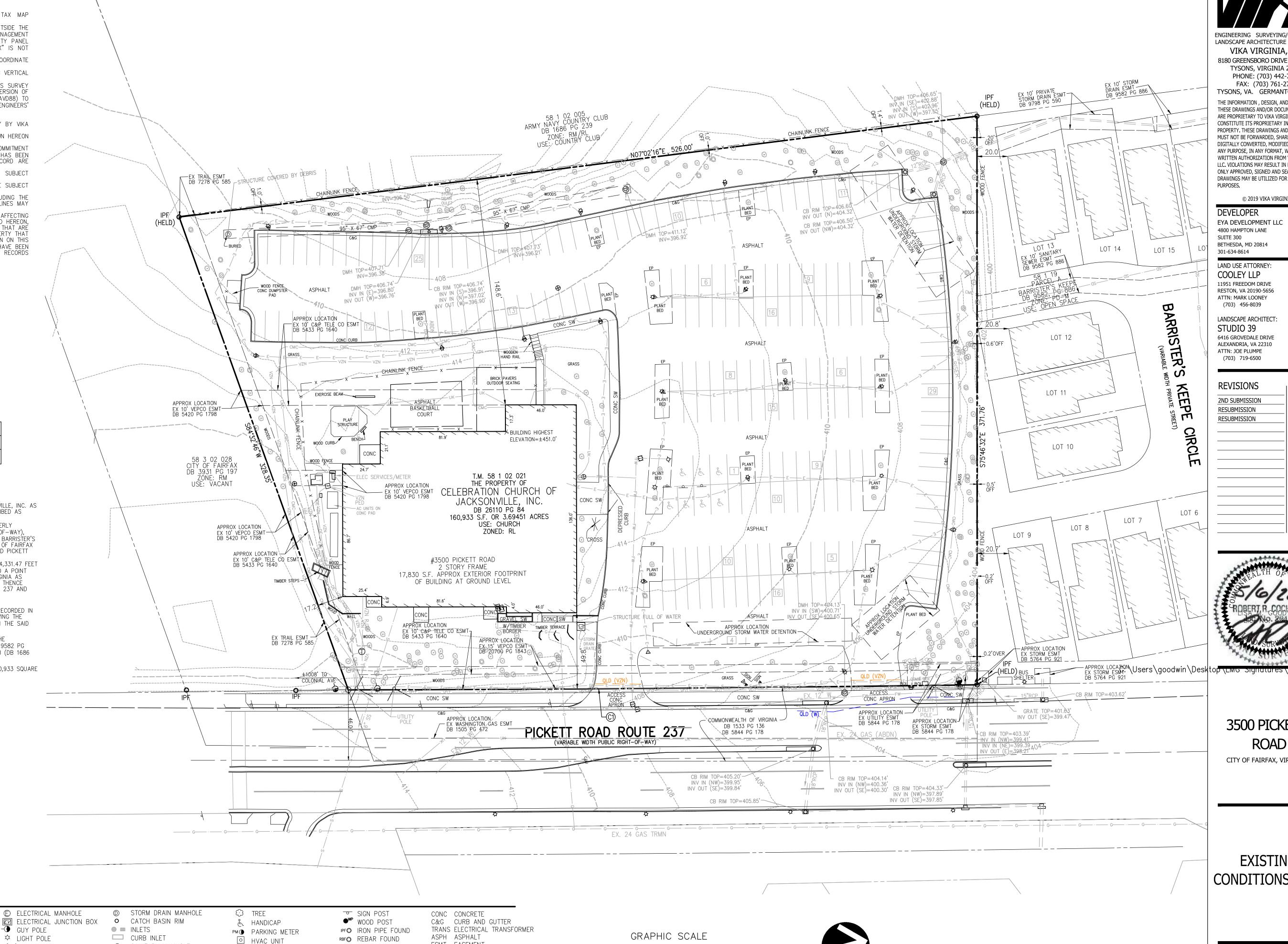
#### LANDSCAPE ARCHITECT

(703) 442-7800

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



VIKA NUMBER VV7583C SHEET C-01



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.

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EYA DEVELOPMENT LLC 4800 HAMPTON LANE

LAND USE ATTORNEY: COOLEY LLP 11951 FREEDOM DRIVE RESTON, VA 20190-5656 ATTN: MARK LOONEY

> LANDSCAPE ARCHITECT: 6416 GROVEDALE DRIVE ALEXANDRIA, VA 22310

02/07/2020 04/10/2020 05/06/2020



3500 PICKETT **ROAD** 

CITY OF FAIRFAX, VIRGINIA

**EXISTING** CONDITIONS PLAN

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

LEGEND:

-//////////////// BUILDING LINE CABLE TV CONDUIT ----E---E---E---E----ELECTRICAL CONDUIT ----- EDGE OF PAVEMENT — x — x — x — x — FENCE LINE — g—− · — g— NATURAL GAS CONDUIT OVERHEAD WIRES PROPERTY LINES — — — — — PUBLIC UTILITIES EASEMENTS 

© ELECTRICAL MANHOLE - GUY POLE □ LIGHT POLE <़ < ✓ GROUND LIGHT UTILITY POLE

PHONE MANHOLE PHN PHONE PEDESTAL ☐ CAIV CABLE TELEVISION PEDESTAL 

(D) WATER VALVE G GAS VALVE G GAS MANHOLE

GAS MARKER

TRAFFIC CONTROL BOX \* TRAFFIC SIGNAL POLE

S SANITARY MANHOLE SANITARY CIFANOUT WATER METER

WATER MANHOLE -Ò- FIRE HYDRANT

ICV IRRIGATION CONTROL VALVE

SOIL BORING 

 ∀
 FIRE DEPARTMENT CONNECTION
 P TEST PIT

**§**○ UKNOWN UTILITY MANHOLE PKNF⊕ PKNAIL FOUND BOL● BOLLARD COLUMN CENTERLINE

DHF 

DRILL HOLE FOUND BENCHMARK

ESMT EASEMENT BLDG BUILDING RCP REINFORCED CONCRETE PIPE CMP CORRIGATED METAL PIPE R/W RIGHT-OF-WAY HANDICAP RAMP DB DEED BOOK PG PAGE

BRL BUILDING RESTRICTION LINE

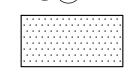
( IN FEET ) 1 inch = 30 ft.

VA STATE GRID NORTH (VSC 83)

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

APPROXIMATE EXISTING TREE LINE

PRE-DEVELOPED AREA OF EXISTING  $CANOPY = \pm 56,777 SF$ 



POST-DEVELOPMENT AREA OF EXISTING TOTAL

VEGETATION COVER

#### **EVM NARRATIVE**

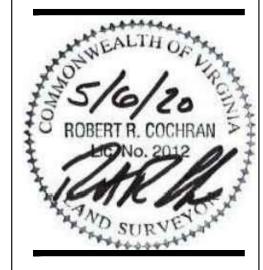
±33% OF THE SUBJECT SITE IS DEVELOPED AS A MAINTAINED TURF/GRASS AND LANDSCAPE AREAS. THE BALANCE OF THE SITE (67%) IS DEVELOPED AS A PARKING LOT, PLAYGROUND AND BUILDING STRÚCTURE. THERE IS A SMALL AREA OF EXISTING WOODS ALONG THE NORTHERN PROPERTY LINE TO WILL BE PRESERVED. MOST OF

THE PRIMARY ON-SITE SPECIES IDENTIFIED AND THE OVERALL GENERAL HEALTH AND CONDITION OF THE EXISTING PLANT MATERIAL

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



3500 PICKETT **ROAD** 

CITY OF FAIRFAX, VIRGINIA

**EXISTING VEGETATION MAP** 

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

VA STATE GRID NORTH (VSC 83)

( IN FEET )

1 inch = 30 ft.

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

COVER TYPE SUMMARY TABLE									
EVM INDEX	COVER TYPE	SUCCESSIONAL STAGE	AREA	COVER CONDITION	PRIMARY SPECIES	COMMENTS			
В	TURF	N/A	±3,699 SF (.09 AC)	N/A	N/A				
С	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)						

**LEGEND** 

CANOPY TO BE PRESERVED =  $\pm 7,281$  SF

LIMITS OF CLEARING AND GRADING

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

THE VEGETATION IS PLANTED LANDSCAPE MATERIAL.

IS REPORTED ON THIS SHEET.

**EXISTING VEGETATION COVER TYPES** 

C TREE SPECIES

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

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PURPOSES.

SUITE 300

DEVELOPER

EYA DEVELOPMENT LLC 4800 HAMPTON LANE

BETHESDA, MD 20814 301-634-8614

LAND USE ATTORNEY: COOLEY LLP 11951 FREEDOM DRIVE

RESTON, VA 20190-5656

LANDSCAPE ARCHITECT:

ALEXANDRIA, VA 22310

ATTN: JOE PLUMPE (703) 719-6500

REVISIONS

2ND SUBMISSION

RESUBMISSION

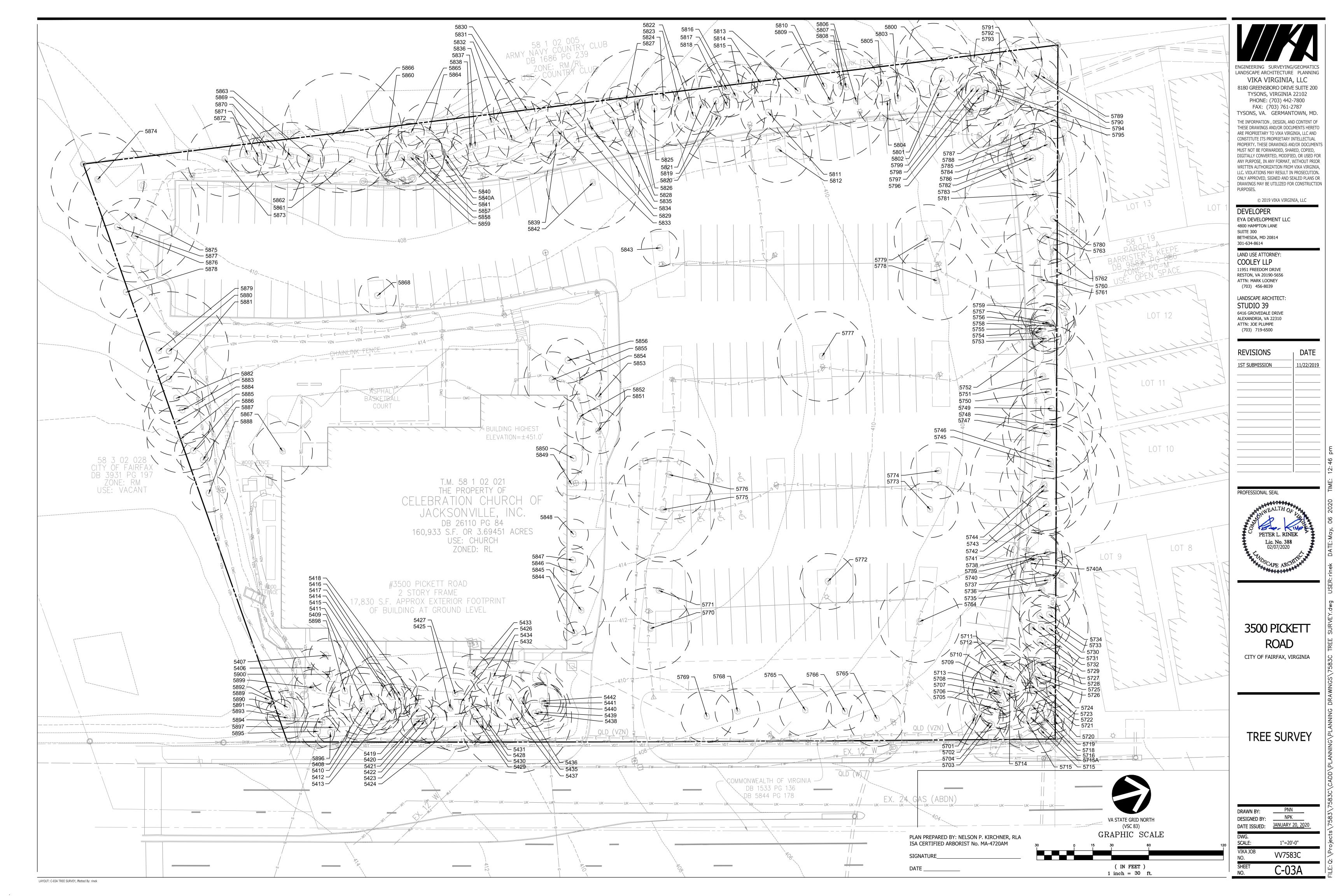
02/07/2020

04/10/2020 05/06/2020

ATTN: MARK LOONEY

(703) 456-8039

STUDIO 39 6416 GROVEDALE DRIVE



500 F	PICKETT ROAD	)		January 29, 2020	3500 F	PICKETT ROAD	)		January 29, 2020
TREE NO.	Species	Size (dbh In)	Condition	Observations	TREE NO.	Species	Size (dbh In)	Condition	Observations
5406	Cornus florida, Flowering Dogwood	9	0.56	NO SEVERE BIOTIC ISSUES OBSERVED. CODOM STEMS (INCLUDED).	5438	Pinus virginiana, Virginia Pine	7	0.59	NO APPARENT BIOTIC ISSUES OBSERVED. ASYMETRIC CANOPY.
5407	Cornus florida, Flowering Dogwood	6	55.00	NO SEVERE BIOTIC ISSUES OBSERVED. PRUNES HVE COMPARTMENTILIZED.	5439	Quercus rubra, Red Oak	7, 6, 3	0.59	NO APPARENT BIOTIC ISSUES OBSERVED. ASYMETRIC CANOPY.
5408	Quercus rubra, Red Oak	14	0.56	NO APPARENT BIOTIC ISSUES OBSERVED. UTILITY PRUNED. DEADWOOD.	5440	Pinus virginiana, Virginia Pine	9	0.59	NO APPARENT BIOTIC ISSUES OBSERVED. ASYMETRIC CANOPY.
5409	Quercus rubra, Red Oak	8, 8	0.56	NO SEVERE BIOTIC ISSUES OBSERVED. CODOM STEMS AT~2.5VF. DEADWOOD.	5441	Pinus virginiana, Virginia Pine	7	0.59	NO APPARENT BIOTIC ISSUES OBSERVED. ASYMETRIC CANOPY.
5410	Fagus grandifolia, American Beech	9	0.65	NO APPARENT BIOTIC ISSUES OBSERVED.	5442	Pinus virginiana, Virginia Pine	7	0.59	NO APPARENT BIOTIC ISSUES OBSERVED. ASYMETRIC CANOPY.
5411	Quercus rubra, Red Oak	14	0.59	NO APPARENT BIOTIC ISSUES OBSERVED. SLIGHT DEADWOOD.	5701	Acer rubrum, Red Maple	7	0.45	UTILITY PRUNED.
5412	Quercus rubra, Red Oak	9	0.60	NO APPARENT BIOTIC ISSUES OBSERVED.	5702	Quercus prinus, Chestnut Oak	7	0.53	UTILITY PRUNED.
5413	Quercus rubra, Red Oak	7	0.59	NO APPARENT BIOTIC ISSUES OBSERVED. ASYMETRIC CANOPY.	5703	Quercus rubra, Red Oak	7	0.52	UTILITY PRUNED.  NO APPARENT BIOTIC
5414	Pinus virginiana, Virginia Pine	6	0.62	NO APPARENT BIOTIC ISSUES OBSERVED.	5704	Carya tomentosa, Mockernut Hickory	5	0.57	ISSUES OBSERVED.
5415	Pinus virginiana, Virginia Pine	10	0.62	NO APPARENT BIOTIC ISSUES OBSERVED.	5705	Quercus prinus, Chestnut Oak	8	0.56	NO APPARENT BIOTIC ISSUES OBSERVED.
5416	Pinus virginiana, Virginia Pine	8	0.62	NO APPARENT BIOTIC ISSUES OBSERVED.	5706	Fagus grandifolia, American Beech	6	0.60	NO APPARENT BIOTIC ISSUES OBSERVED.
5417	Quercus rubra, Red	5, 4	0.60	NO APPARENT BIOTIC ISSUES OBSERVED. CODOM	5707	Quercus alba, White Oak	12	0.56	NO APPARENT BIOTIC ISSUES OBSERVED.
5418	Oak Pinus virginiana,	, 5	0.60	AT ROOT CROWN.  NO APPARENT BIOTIC	5708	Acer rubrum, Red Maple	6	0.57	NO APPARENT BIOTIC ISSUES OBSERVED.
5419	Virginia Pine Pinus virginiana,		0.60	ISSUES OBSERVED.  NO APPARENT BIOTIC	5709	Liriodendron tulipifera, Yellow Poplar	13	0.59	NO APPARENT BIOTIC ISSUES OBSERVED.  NO APPARENT BIOTIC
	Virginia Pine Pinus virginiana,			ISSUES OBSERVED.  NO APPARENT BIOTIC	5710	Liriodendron tulipifera, Yellow Poplar	13	0.57	ISSUES OBSERVED.  NO APPARENT BIOTIC
5420	Virginia Pine	9	0.59	ISSUES OBSERVED. ASYMETRIC CANOPY. NO APPARENT BIOTIC	5711	Fagus grandifolia, American Beech	13	0.65	ISSUES OBSERVED.  NO APPARENT BIOTIC
5421	Pinus virginiana, Virginia Pine	5	0.58	ISSUES OBSERVED. LOW CANOPY RATIO.	5712	Liriodendron tulipifera, Yellow Poplar	10	0.60	ISSUES OBSERVED.
5422	Pinus virginiana, Virginia Pine	9	0.59	NO APPARENT BIOTIC ISSUES OBSERVED. ASYMETRIC CANOPY.	5713	Liriodendron tulipifera, Yellow Poplar	13	0.58	NO APPARENT BIOTIC ISSUES OBSERVED.
5423	Pinus virginiana, Virginia Pine	6	0.60	NO APPARENT BIOTIC ISSUES OBSERVED.	5714	Liriodendron tulipifera, Yellow Poplar	15	0.58	NO APPARENT BIOTIC ISSUES OBSERVED.
5424	Pinus virginiana,	8	0.58	NO APPARENT BIOTIC ISSUES OBSERVED.	5715	Quercus rubra, Red Oak	11	0.53	UTILITY PRUNED.  NO APPARENT BIOTIC
3424	Virginia Pine		0.36	FAIR/GOOD SCAFFOLD BRANCHING. NO APPARENT BIOTIC	5715A	Carya tomentosa, Mockernut Hickory	6	0.55	ISSUES OBSERVED. UTILITY PRUNED.
5425	Quercus rubra, Red Oak	22	0.64	ISSUES OBSERVED.	5716	Carya tomentosa, Mockernut Hickory	8	0.55	NO APPARENT BIOTIC ISSUES OBSERVED.
5426	Pinus virginiana, Virginia Pine	6	0.60	NO APPARENT BIOTIC ISSUES OBSERVED.  NO APPARENT BIOTIC	5717	Populus alba, White Poplar	8	0.50	NO APPARENT BIOTIC ISSUES OBSERVED.
5427	Pinus virginiana, Virginia Pine	9	0.58	ISSUES OBSERVED. ASYMETRIC CANOPY.	5718	Populus alba, White Poplar	7	0.53	NO APPARENT BIOTIC ISSUES OBSERVED.
5428	Pinus virginiana, Virginia Pine	6	0.60	NO APPARENT BIOTIC ISSUES OBSERVED.	5719	Populus alba, White Poplar	8	0.50	NO APPARENT BIOTIC ISSUES OBSERVED.
5429	Pinus virginiana, Virginia Pine	8	0.62	NO APPARENT BIOTIC ISSUES OBSERVED.	5720	Populus alba, White Poplar	7	0.52	NO APPARENT BIOTIC ISSUES OBSERVED.
5430	Pinus virginiana, Virginia Pine	7	0.59	NO APPARENT BIOTIC ISSUES OBSERVED. ASYMETRIC CANOPY.	5721	Pinus virginiana, Virginia Pine	14	0.58	NO APPARENT BIOTIC ISSUES. ASYMETRIC CANOPY.
5431	Pinus virginiana, Virginia Pine	6	0.59	NO APPARENT BIOTIC ISSUES OBSERVED. ASYMETRIC CANOPY.	*5722	Pinus virginiana, Virginia Pine	14	0.60	NO APPARENT BIOTIC ISSUES OBSERVED.
5432	Pinus virginiana, Virginia Pine	4, 7	0.60	NO APPARENT BIOTIC ISSUES OBSERVED.	<b>*</b> <sub>5723</sub>	Liriodendron tulipifera, Yellow Poplar	13	0.58	NO APPARENT BIOTIC ISSUES OBSERVED.
5433	Cornus florida, Flowering Dogwood	6	0.55	NO SEVERE BIOTIC ISSUES OBSERVED. FAIR/GOOD SCAFFOLD BRANCHING.	5724	Carya tomentosa, Mockernut Hickory Fagus grandifolia,	8	0.58	NO APPARENT BIOTIC ISSUES OBSERVED.  NO APPARENT BIOTIC
5434	Cornus florida, Flowering Dogwood	7	0.55	DEADWOOD.  NO SEVERE BIOTIC ISSUES OBSERVED. CODOM AT	* <sub>5725</sub>	American Beech Carya tomentosa,	7 8	0.58	ISSUES OBSERVED.  NO APPARENT BIOTIC
<b>5/12</b> F	Pinus virginiana,	9	0.50	ROOT CROWN (3-STEM).  NO APPARENT BIOTIC ISSUES OBSERVED	5727	Mockernut Hickory  Fagus grandifolia,	7	0.60	ISSUES OBSERVED.  NO APPARENT BIOTIC
5435	Virginia Pine	9	0.59	ISSUES OBSERVED. ASYMETRIC CANOPY. NO APPARENT BIOTIC	*5728	American Beech Pinus virginiana,			ISSUES OBSERVED.  NO APPARENT BIOTIC
5436	Pinus virginiana, Virginia Pine	10	0.59	ISSUES OBSERVED. ASYMETRIC CANOPY.		Virginia Pine	11	0.58	ISSUES OBSERVED. LOW CANOPY RATIO.  NO APPARENT BIOTIC
5437	Quercus alba, White Oak	23	0.65	NO APPARENT BIOTIC ISSUES OBSERVED. MATURE TREE.	* <sub>5729</sub>	Pinus virginiana, Virginia Pine	11	0.58	ISSUES OBSERVED. LOW CANOPY RATIO.
					<b>*</b> <sub>5730</sub>	Carya tomentosa, Mockernut Hickory	8	0.57	NO APPARENT BIOTIC ISSUES OBSERVED.

	PICKETT ROAD	,	T	January 29, 2020
TREE NO.	Species	Size (dbh In)	Condition	Observations
* <sub>5731</sub>	Pinus virginiana, Virginia Pine	12	0.52	NO APPARENT BIOTIC ISSUES OBSERVED. ARCHED TRUNK STEM.
* <sub>5732</sub>	Fagus grandifolia, American Beech	17	0.65	NO APPARENT BIOTIC ISSUES OBSERVED.
* <sub>5733</sub>	Pinus virginiana, Virginia Pine	11	0.58	NO APPARENT BIOTIC ISSUES OBSERVED. LOW CANOPY RATIO.
* <sub>5734</sub>	Liriodendron tulipifera, Yellow Poplar	9	0.25	TREE IN DECLINE.
* <sub>5735</sub>	Pinus virginiana, Virginia Pine	18	0.10	SEVERE VERTICLE TRUNK STEM CRACK. REMOVE THIS TREE.
* <sub>5736</sub>	Carya tomentosa, Mockernut Hickory	12	0.63	NO APPARENT BIOTIC ISSUES OBSERVED.
5737	Liriodendron tulipifera, Yellow Poplar	12	0.60	NO APPARENT BIOTIC ISSUES OBSERVED. ASYMETRIC CANOPY.
* <sub>5738</sub>	Acer rubrum, Red Maple	6	0.53	NO APPARENT BIOTIC ISSUES OBSERVED. ASYMETRIC CANOPY.
* <sub>5739</sub>	Pinus virginiana, Virginia Pine	12	0.53	NO APPARENT BIOTIC ISSUES OBSERVED. ASYMETRIC CANOPY.
* <sub>5740</sub>	Quercus prinus, Chestnut Oak	8	0.57	NO APPARENT BIOTIC ISSUES OBSERVED.
5740A	Ilex opaca, American Holly	5	0.50	NO APPARENT BIOTIC ISSUES OBSERVED.
* <sub>5741</sub>	Fagus grandifolia, American Beech	7	0.65	NO APPARENT BIOTIC ISSUES OBSERVED.
* <sub>5742</sub>	Quercus prinus, Chestnut Oak	8	0.56	NO APPARENT BIOTIC ISSUES OBSERVED. ASYMETRIC CANOPY.
* <sub>5743</sub>	Carya tomentosa, Mockernut Hickory	14	0.56	NO SEVERE BIOTIC ISSUES OBSERVED. TRUNK CANKERS. TOPPED.
* <sub>5744</sub>	Liriodendron tulipifera, Yellow Poplar	24, 13	0.58	NO APPARENT BIOTIC ISSUES OBSERVED.
* <sub>5745</sub>	Quercus alba, White Oak	14	0.60	NO APPARENT BIOTIC ISSUES OBSERVED.
* <sub>5746</sub>	Quercus alba, White Oak	13	0.56	NO APPARENT BIOTIC ISSUES OBSERVED. DEADWOOD IN CANOPY.
* <sub>5747</sub>	Carya tomentosa, Mockernut Hickory	14	0.65	NO APPARENT BIOTIC ISSUES OBSERVED.
5748	Pinus virginiana, Virginia Pine	14	0.65	NO APPARENT BIOTIC ISSUES OBSERVED.
5749	Acer rubrum, Red Maple	6	0.40	NO APPARENT BIOTIC ISSUES OBSERVED. STORM DAMAGE. TOPPED.
* <sub>5750</sub>	Prunus serotina, Black Pine	8		NO APPARENT BIOTIC ISSUES OBSERVED. TWISTY TRUNK STEM.
* <sub>5751</sub>	Quercus alba, White Oak	19	0.60	NO APPARENT BIOTIC ISSUES OBSERVED.
* <sub>5752</sub>	Carya tomentosa, Mockernut Hickory	6	0.48	TREE SHOWS STRESS & DECLINE.
* <sub>5753</sub>	Liriodendron tulipifera, Yellow Poplar	8	0 -0.05	DECLINE, NECROSIS.
* <sub>5754</sub>	Liriodendron tulipifera, Yellow Poplar	13	0.62	NO APPARENT BIOTIC ISSUES OBSERVED.
* <sub>5755</sub>	Carya tomentosa, Mockernut Hickory	5	0.63	NO APPARENT BIOTIC ISSUES OBSERVED.
<b>*</b> 5756	Platanus occidentalis, American Sycamore	12	0.63	NO APPARENT BIOTIC ISSUES OBSERVED.
* <sub>5757</sub>	Carya tomentosa, Mockernut Hickory	6	0.55	NO APPARENT BIOTIC ISSUES OBSERVED. ASYMETRIC CANOPY.
5758	Populus alba, White Poplar	7	0.52	NO APPARENT BIOTIC ISSUES OBSERVED. ASYMETRIC CANOPY.
* <sub>5759</sub>	Populus alba, White Poplar	8	0.57	NO APPARENT BIOTIC ISSUES OBSERVED.
5760	Carya tomentosa, Mockernut Hickory	7	0.56	NO APPARENT BIOTIC ISSUES OBSERVED.
5761	Fagus grandifolia, American Beech	17	0.65	NO APPARENT BIOTIC ISSUES OBSERVED.
5762	Quercus prinus, Chestnut Oak	5	0.60	NO APPARENT BIOTIC ISSUES OBSERVED.
5763	Liriodendron tulipifera, Yellow Poplar	19	0.62	NO APPARENT BIOTIC ISSUES OBSERVED.
5764	Quercus rubra, Red Oak	11	0.57	NO APPARENT BIOTIC ISSUES OBSERVED.

TREE Size			January 29, 2020	
NO.	Species	Size (dbh In)	Condition	Observations
5765	Acer rubrum, Red Maple	10	0.50	TREE SHOWS EARLY EVIDENCE OF DECLINE.
5766	Acer rubrum, Red Maple	9	0 - 0.05	TREE IN DECLINE. NECROTIC W/ FUNGUS.
5767	Acer rubrum, Red Maple	10	0.63	NO APPARENT BIOTIC ISSUES OBSERVED.
5768	Acer rubrum, Red Maple	12	0.63	NO APPARENT BIOTIC ISSUES OBSERVED.
5769	Quercus rubra, Red Oak	10	0.50	UPPER CANOPY SHOWS DEADWOOD & DECLINE.
5770	Acer saccharinum, Silver Maple	9, 6, 9, 7, 8 (22)	0.55	NO SEVERE BIOTIC ISSUES OBSERVED. 5-CODOM STEMS (EXCLUDED).
5771	Quercus rubra, Red Oak	13	0.60	NO APPARENT BIOTIC ISSUES OBSERVED.
5772	Quercus rubra, Red Oak	12	0.52	NO SEVERE BIOTIC ISSUES OBSERVED. FAIR/GOOD SCAFFOLD BRANCHING. DEADWOOD.
5773	Quercus rubra, Red Oak	12	0.50	NO SEVERE BIOTIC ISSUES OBSERVED. TOPPED. DEADWOOD.
5774	Liriodendron tulipifera, Yellow Poplar	10	0.57	NO SEVERE BIOTIC ISSUES OBSERVED. SLIGHT CAVITY AT ROOT CROWN.
5775	Quercus rubra, Red Oak	18	0.60	NO APPARENT BIOTIC ISSUES OBSERVED.
5776	Quercus rubra, Red Oak	14	0.60	NO APPARENT BIOTIC ISSUES OBSERVED.
5777	Quercus rubra, Red Oak	14	0.60	NO APPARENT BIOTIC ISSUES OBSERVED.
5778	Acer saccharinum, Silver Maple	21	0.47	NO APPARENT BIOTIC ISSUES OBSERVED.
5779	Quercus rubra, Red Oak	11	0.60	NO APPARENT BIOTIC ISSUES OBSERVED.
<b>k</b> 5780	Liriodendron tulipifera, Yellow Poplar	13	0.58	NO APPARENT BIOTIC ISSUES OBSERVED. TWISTY TRUNK STEM. LOW/MODERATE CANOPY RATIO.
<b>k</b> 5781	Acer rubrum, Red Maple	7, 5, 11, 11, 13, 15	0.48	NO APPARENT BIOTIC ISSUES OBSERVED. LOE UNION ANGLE (INCLUDED).
k <sub>5782</sub>	Liriodendron tulipifera, Yellow Poplar	13	0.57	NO APPARENT BIOTIC ISSUES OBSERVED.
k <sub>5783</sub>	Liriodendron tulipifera, Yellow Poplar	11	0.60	NO APPARENT BIOTIC ISSUES OBSERVED.
k <sub>5784</sub>	Liriodendron tulipifera, Yellow Poplar	20	0.63	NO APPARENT BIOTIC ISSUES OBSERVED.
k <sub>5785</sub>	Carya tomentosa, Mockernut Hickory	7	0.60	NO APPARENT BIOTIC ISSUES OBSERVED.
k <sub>5786</sub>	Populus alba, White Poplar	20	0.54	NO SEVERE BIOTIC ISSUES OBSERVED. TWISTY TRUNK STEM. DEADWOOD.
5787	Ilex opaca, American Holly	4, 5, 9	0.63	NO APPARENT BIOTIC ISSUES OBSERVED.
<b>k</b> 5788	Liriodendron tulipifera, Yellow Poplar	10	0.54	NO APPARENT BIOTIC ISSUES OBSERVED. LOW CANOPY RATIO.
k <sub>5789</sub>	Paulownia tomentosa, Royal Paulownia	5	0.40	NO SEVERE BIOTIC ISSUES OBSERVED. POOR SCAFFOLD BRANCHING. LOW CANOPY RATIO.
k <sub>5790</sub>	Populus alba, White Poplar	18	0.40	NO SEVERE BIOTIC ISSUES OBSERVED. FAIR/POOR STRUCTURE. DEADWOOD.
5791	Liriodendron tulipifera, Yellow Poplar	14	0.59	NO APPARENT BIOTIC ISSUES OBSERVED.
5792	Liriodendron tulipifera, Yellow Poplar	7	0.52	NO APPARENT BIOTIC ISSUES OBSERVED. LOW CANOPY RATIO. FAIR/POOR SCAFFOLD BRAANCHING.
5793	Quercus rubra, Red Oak	36	0.64	NO APPARENT BIOTIC ISSUES OBSERVED.
5794	Liriodendron tulipifera, Yellow Poplar	14	0.64	NO APPARENT BIOTIC ISSUES OBSERVED.
5795	Liriodendron tulipifera, Yellow Poplar	10	0.53	NO APPARENT BIOTIC ISSUES OBSERVED. POOR SCAFFOLD BRANCHING.
			· <u></u>	NO APPARENT BIOTIC
5796	Ilex opaca, American Holly	9	0.62	ISSUES OBSERVED.

TREE	Species	Size	Condition	Observation
NO.	Species	(dbh In)	Condition	Observations  NO APPARENT BIO
5798	Liriodendron tulipifera, Yellow Poplar	7	0.54	ISSUES OBSERVE FAIR/POOR STRUCT LOW CANOPY RAT
5799	Liriodendron tulipifera, Yellow Poplar	16	0.63	NO APPARENT BIO ISSUES OBSERVE
5800	Quercus alba, White Oak	15	0.59	NO SEVERE BIOTIC I OBSERVED. DEADWO CANOPY.
5801	Liriodendron tulipifera, Yellow Poplar	6	0.00	NECROTIC
5802	Fagus grandifolia, American Beech	18	0.64	NO APPARENT BIO ISSUES OBSERVE INVASIVES.
5803	Prunus serotina, Black Pine	9	0.55	NO APPARENT BIO ISSUES OBSERVE
5804	Liriodendron tulipifera, Yellow Poplar	12	0.64	NO APPARENT BIO ISSUES OBSERVE
5805	Quercus prinus, Chestnut Oak	7	0.60	NO APPARENT BIO ISSUES OBSERVE
5806	Liriodendron tulipifera, Yellow Poplar	11	0.62	NO APPARENT BIO ISSUES OBSERVE
5807	Quercus prinus, Chestnut Oak	7	0.59	NO APPARENT BIO ISSUES OBSERVE
5808	Quercus rubra, Red Oak	17	0.53	NO SEVERE BIOTIC I OBSERVED. FAIR/G SCAFFOLD BRANCH DEADWOOD.
5809	Quercus rubra, Red Oak	29	0.55	NO SEVERE BIOTIC I OBSERVED. FAIR/G SCAFFOLD BRANCH DEADWOOD.
5810	Fagus grandifolia, American Beech	7	0.59	NO APPARENT BIC ISSUES OBSERVE
5811	Fagus grandifolia, American Beech	9	0.62	NO APPARENT BIC ISSUES OBSERVE
5812	Acer rubrum, Red Maple	12	0.62	NO APPARENT BIC ISSUES OBSERVE
5813	Fagus grandifolia, American Beech	7, 7	0.60	NO APPARENT BIC ISSUES OBSERVE
5814	Ilex opaca, American Holly	5	0.65	NO APPARENT BIC ISSUES OBSERVE
5815	Fagus grandifolia, American Beech	7	0.65	NO APPARENT BIO ISSUES OBSERVE
5816	Quercus rubra, Red Oak	24	0.60	NO APPARENT BIC ISSUES OBSERVED. S DEADWOOD.
5817	Quercus rubra, Red Oak	15	0.53	NO SEVERE BIOTIC I OBSERVED. FAIR/G SCAFFOLD BRANCH
5818	Quercus rubra, Red Oak	6	0.60	NO APPARENT BIC ISSUES OBSERVE
5819	Quercus rubra, Red Oak	6	0.60	NO APPARENT BIC ISSUES OBSERVE
5820	Quercus rubra, Red Oak	23	0.58	NO APPARENT BIC ISSUES OBSERVE ASYMETRIC CANC
5821	Quercus rubra, Red Oak	15	0.55	NO SEVERE BIOTIC I OBSERVED. CANO STORM DAMAGE
5822	Quercus rubra, Red Oak	8	0.43	NO SEVERE BIOTIC I OBSERVED. TOPP
5823	Quercus alba, White Oak	19	0.60	NO APPARENT BIO ISSUES OBSERVE
5824	Quercus rubra, Red Oak	6	0.60	NO APPARENT BIO
5825	Quercus rubra, Red Oak	5	0.55	NO APPARENT BIO ISSUES OBSERVE FAIR/GOOD SCAFF BRANCHING.
5826	Quercus alba, White Oak	9, 19	0.53	NO APPARENT BIC ISSUES OBSERVE ASYMETRIC CANC
5827	Quercus alba, White Oak	5	0.60	NO APPARENT BIC ISSUES OBSERVE
5828	Quercus alba, White Oak	5	0.57	NO APPARENT BIO ISSUES OBSERVE

★ = TREE TO BE PRESERVED (ALL OTHERS TO BE REMOVED)



ENGINEERING SURVEYING/GEOMATICS
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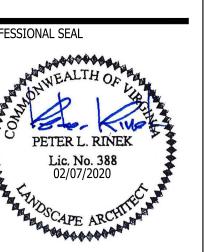
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REVISIONS	DATE	
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3500 PICKETT ROAD

CITY OF FAIRFAX, VIRGINIA

TREE SURVEY INVENTORY

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IGNED BY:	NPK	
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	PICKETT ROAD		I	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 FROMGRADE 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 SEVER BIOTIC ISSUES OBSERVED. STORM DAMAGED TOPPED.
5859	Liriodendron tulipifera, Yellow Poplar	10	0.52	NO SEVER BIOTIC ISSUES OBSERVED. FAIR/GOOD STRUCTURE. ASYMETRIC

	PICKETT ROAD			January 29, 2020		PICKETT
TREE NO.	Species	Size (dbh In)	Condition	Observations	TREE NO.	Spec
5860	Liriodendron tulipifera, Yellow Poplar	9	0.57	NO APPARENT BIOTIC ISSUES OBSERVED.  NO SEVERE BIOTIC ISSUES	5891	Pinus virg Virginia
5861	Liriodendron tulipifera, Yellow Poplar	8	0.53	OBSERVED. FAIR/GOOD STRUCTURE. ASYMETRIC CANOPY.	5892	Quercus ru Oa
5862	Liriodendron tulipifera, Yellow Poplar	7	0.53	NO APPARENT BIOTIC ISSUES OBSERVED. FAIR/POOR SCAFFOLD BRANCHING & CANOPY	5893	Pinus virg Virginia
5863	Liriodendron tulipifera, Yellow Poplar	13	0.59	RATIO.  NO APPARENT BIOTIC ISSUES OBSERVED. ~10° LEAN.	5894	Pinus virg Virginia
5864	Carya tomentosa, Mockernut Hickory	11	0.52	NO SEVERE BIOTIC ISSUES OBSERVED. FRIR/POOR CANOPY RATIO. STORM	5895	Pinus virg Virginia Pinus virg
				DAMAGE.  NO APPARENT BIOTIC	5896	Virginia
5865	Quercus rubra, Red Oak	7	0.54	ISSUES OBSERVED. FAIR/POOR SCAFFOLD BRANCHING & CANOPY RATIO.	5897 5898	Pinus virg Virginia Cornus f
5866	Acer rubrum, Red Maple	9, 11, 12, 12	0.55	NO SEVERE BIOTIC ISSUES OBSERVED. CODOM (4- STEMS). STORM DAMAGE.	5899	Flowering [  Cornus f  Flowering [
5867	Acer rubrum, Red Maple	15	0.62	NO APPARENT BIOTIC ISSUES OBSERVED.		Cornus
5868	Acer rubrum, Red Maple	8	0.59	NO APPARENT BIOTIC ISSUES OBSERVED. CODOM STEMS AT ~2.0 VF.	5900	Flowering [
5869	Liriodendron tulipifera, Yellow Poplar	12	0.53	NO APPARENT BIOTIC ISSUES OBSERVED.		al Root Zone (1 ed based on th measured.
5870	Acer rubrum, Red Maple	6, 8	0.15	TREE IN DECLINE W/ DEADWOOD.		atings are pro sal", 9th editio
5871	Liriodendron tulipifera, Yellow Poplar	8	0.54	NO APPARENT BIOTIC ISSUES OBSERVED. FAIR/POOR STRUCTURE.	\\VA-PROJEC	CTS2.vika.com xlsx]Sheet1
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 STEMS AT ~3VF.	k	<b>&lt;</b> =
	1			NO APPARENT BIOTIC		
5889	Pinus virginiana, Virginia Pine	7	0.60	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 SEVERE BIOTIC ISSUI 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 ISSUI 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 <u>Plant Appraisal</u>", 9th edition, published by the International Socielty of Arboriculture. \\VA-PROJECTS2.vika.com\projects\Projects\7583\7583C\DATA\Landscape & Trees\[EX TREE

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.

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DEVELOPER EYA DEVELOPMENT LLC 4800 HAMPTON LANE SUITE 300 BETHESDA, MD 20814 301-634-8614

LAND USE ATTORNEY: COOLEY LLP 11951 FREEDOM DRIVE RESTON, VA 20190-5656 ATTN: MARK LOONEY

(703) 456-8039 LANDSCAPE ARCHITECT: STUDIO 39 6416 GROVEDALE DRIVE ALEXANDRIA, VA 22310 ATTN: JOE PLUMPE (703) 719-6500

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T SUBMISSION	11/22/2019	
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3500 PICKETT **ROAD** 

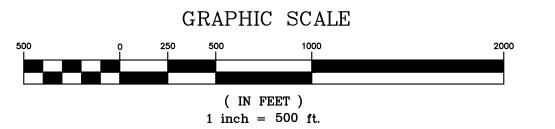
CITY OF FAIRFAX, VIRGINIA

TREE SURVEY INVENTORY

★ = TREE TO BE PRESERVED (ALL OTHERS TO BE REMOVED)

1"=20'-0"









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.

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LANDSCAPE ARCHITECT: STUDIO 39

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

REVISIONS	<sub> </sub> DATE
2ND SUBMISSION	02/07/2020
RESUBMISSION	04/10/2020
RESUBMISSION	05/06/2020



### 3500 PICKETT ROAD

CITY OF FAIRFAX, VIRGINIA

CONTEXT MAP

AWN BY:	RYM
SIGNED BY:	PR
TE ISSUED:	NOVEMBER 22, 2019

DWG.
SCALE: AS SHOWN
VIKA JOB
NO. VV7583C
SHEET C 04

#### **ENTITLEMENT NOTES**

LAND RECORDS OF FAIRFAX COUNTY

- 1. THE SUBJECT PROPERTY IS IDENTIFIED ON THE CITY OF FAIRFAX, VIRGINIA TAX MAP AS #58-1-02-021 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 26110 AT PAGE 84 AMONG THE
- 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
- 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 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 ZONING ORDINANCE, SUBDIVISION ORDINANCE AND PFM 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, ROADS, AND PROMENADE (FIRE LANE) SHOWN HEREON MAY BE ALTERED, MOVED AND INCREASED OR DECREASED IN SIZE OR QUANTITY WITHOUT THE NEED TO AMEND THE MASTER DEVELOPMENT PLAN PROVIDED THAT THE MINIMUM AND MAXIMUM DEVELOPMENT 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 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 INCLUDING SECOND-LEVEL DECKS.
- 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, AND COMPLIANCE WITH THE CERTIFICATE OF APPROPRIATENESS AS ISSUED BY THE CITY OF FAIRFAX BOARD OF ARCHITECTURAL REVIEW.
- 23. THE EXACT LOCATION, SHAPE AND SIZE OF THE PROPOSED BUILDING(S), PARKING AND/OR ROADS SHOWN ON THIS APPLICATION ARE SUBJECT TO ADJUSTMENT AND REFINEMENT WITH FINAL ENGINEERED SITE PLAN(S), AND COMPLIANCE WITH THE CERTIFICATE OF APPROPRIATENESS AS ISSUED BY THE CITY OF FAIRFAX BOARD OF ARCHITECTURAL REVIEW.
- 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 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 FCDOT
- 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 SOUTHERN BOUNDARY TO BE VACATED. SEE SHEET C-13.



VIKA VIRGINIA, LLC
8180 GREENSBORO DRIVE SUITE 200

8180 GREENSBORO DRIVE SUITE 200 TYSONS, VIRGINIA 22102 PHONE: (703) 442-7800 FAX: (703) 761-2787 TYSONS, VA. GERMANTOWN, MD.

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RESTON, VA 20190-5656
ATTN: MARK LOONEY

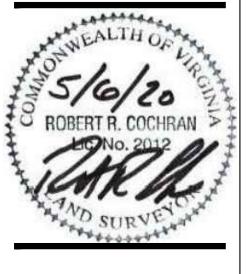
(703) 456-8039

LANDSCAPE ARCHITECT:

STUDIO 39

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

REVISIONS	DATE
2ND SUBMISSION	02/07/2020
RESUBMISSION	04/10/2020
RESUBMISSION	05/06/2020
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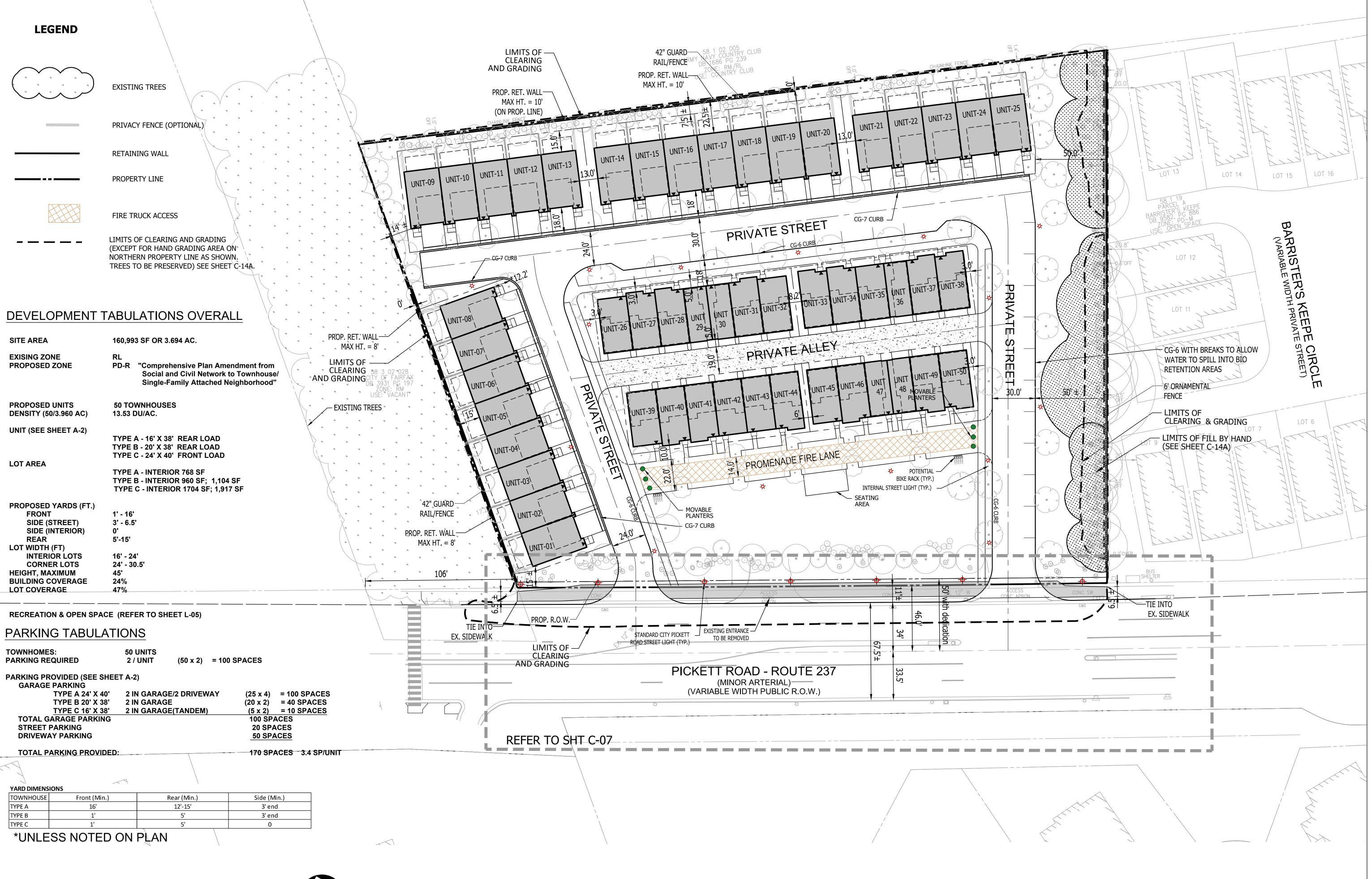


### 3500 PICKETT ROAD

CITY OF FAIRFAX, VIRGINIA

TABULATIONS AND NOTES

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



ENGINEERING SURVEYING/GEOMATICS

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.

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LAND USE ATTORNEY:
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RESTON, VA 20190-5656
ATTN: MARK LOONEY

301-634-8614

(703) 456-8039

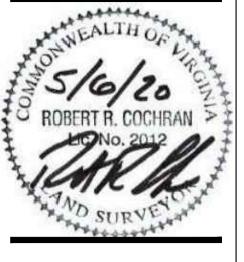
LANDSCAPE ARCHITECT:

STUDIO 39

6416 GROVEDALE DRIVE
ALEXANDRIA, VA 22310
ATTN: JOE PLUMPE

(703) 719-6500

DATE
02/07/2020 04/10/2020 05/06/2020



3500 PICKETT ROAD

CITY OF FAIRFAX, VIRGINIA

MASTER

DEVELOPMENT

**PLAN** 

DVM

DRAWN BY:

DESIGNED BY:

DATE ISSUED:

NOVEMBER 22, 2019

DWG.

SCALE:

VIKA JOB
NO.

SHEET
NO.

C-06

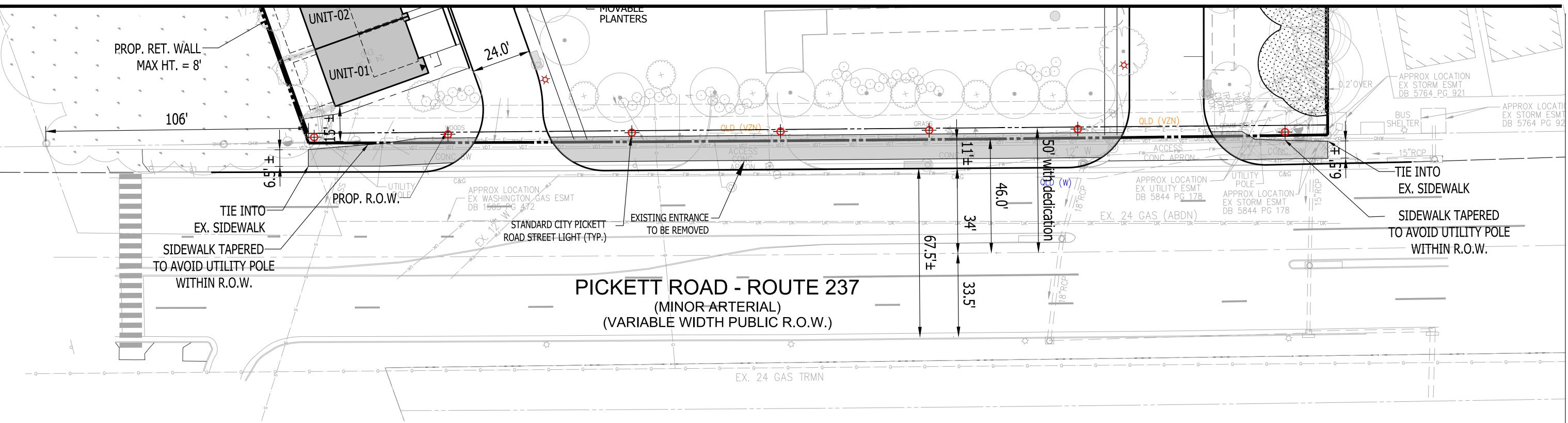
GRAPHIC SCALE

( IN FEET )

1 inch = 30 ft.

GRID NORTH

(VSC 83)



ENGINEERING SURVEYING/GEOMATICS

ENGINEERING SURVEYING/GEOMATICS LANDSCAPE ARCHITECTURE PLANNING VIKA VIRGINIA, LLC 8180 GREENSBORO DRIVE SUITE 200

8180 GREENSBORO DRIVE SUITE 200 TYSONS, VIRGINIA 22102 PHONE: (703) 442-7800 FAX: (703) 761-2787 TYSONS, VA. GERMANTOWN, MD.

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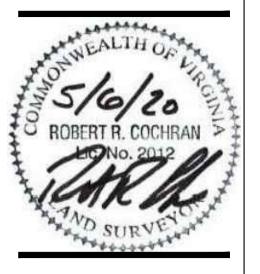
DEVELOPER
EYA DEVELOPMENT LLC
4800 HAMPTON LANE
SUITE 300

BETHESDA, MD 20814 301-634-8614 LAND USE ATTORNEY:

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ATTN: JOE PLUMPE
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REVISIONS	DATE
2ND SUBMISSION	02/07/2020
RESUBMISSION RESUBMISSION	04/10/2020 05/06/2020



#### 3500 PICKETT ROAD

CITY OF FAIRFAX, VIRGINIA

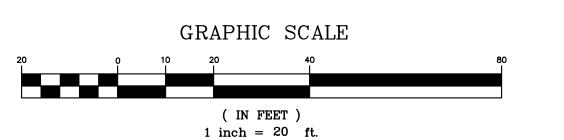
ROAD EXHIBIT

DRAWN BY:	RYM	
DESIGNED BY:	PR	
DATE ISSUED:	NOVEMBER 22, 2019	
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CALE	AS SHOWN	

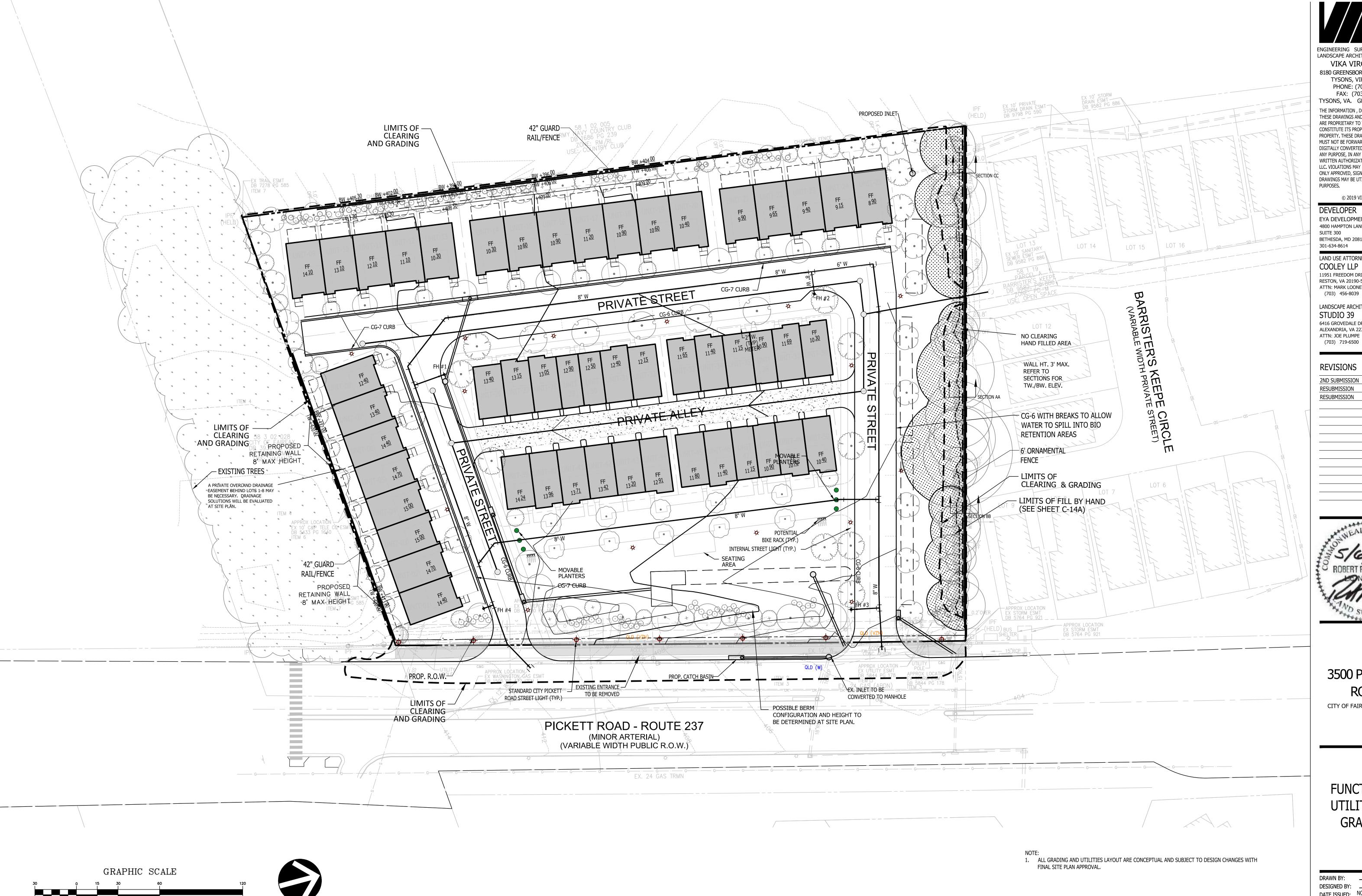
DWG.
SCALE: AS SHOWN

VIKA JOB
NO. VV7583C

SHEET
NO. C-07



LAYOUT: C-07 ROAD EXHIBIT, Plotted By: rinek



ENGINEERING SURVEYING/GEOMATICS LANDSCAPE ARCHITECTURE PLANNING VIKA VIRGINIA, LLC

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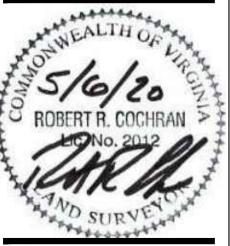
DEVELOPER EYA DEVELOPMENT LLC 4800 HAMPTON LANE

SUITE 300 BETHESDA, MD 20814

LAND USE ATTORNEY: COOLEY LLP 11951 FREEDOM DRIVE RESTON, VA 20190-5656 ATTN: MARK LOONEY

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

	REVISIONS	DATE	
	2ND SUBMISSION	02/07/2020	
	RESUBMISSION	04/10/2020	
	RESUBMISSION	05/06/2020	
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3500 PICKETT **ROAD** 

CITY OF FAIRFAX, VIRGINIA

**FUNCTIONAL** UTILITY AND GRADING

DRAWN BY: DESIGNED BY: DATE ISSUED:	PR NOVEMBER 22, 2019
DWG.	AS SHOWN

VV7583C

( IN FEET )

1 inch = 30 ft.

VA STATE GRID NORTH

(VSC 83)

LANDSCAPE ARCHITECTURE PLANNING VIKA VIRGINIA, LLC

8180 GREENSBORO DRIVE SUITE 200 TYSONS, VIRGINIA 22102 PHONE: (703) 442-7800 FAX: (703) 761-2787 TYSONS, VA. GÉRMANTOWN, MD.

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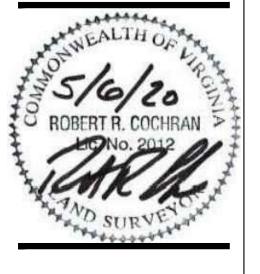
DEVELOPER EYA DEVELOPMENT LLC 4800 HAMPTON LANE

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

	REVISIONS	DATE
	2ND SUBMISSION	02/07/2020
	RESUBMISSION	04/10/2020
	RESUBMISSION	05/06/2020
1		



### 3500 PICKETT **ROAD**

CITY OF FAIRFAX, VIRGINIA

OPEN SPACE SWALE EXHIBIT

DRAWN BY:	RYM
DESIGNED BY:	PR
DATE ISSUED:	NOVEMBER 22, 2019
DWG.	AC CHOWN

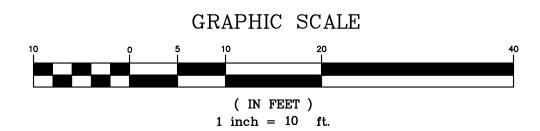
as shown VV7583C

**LEGEND** 

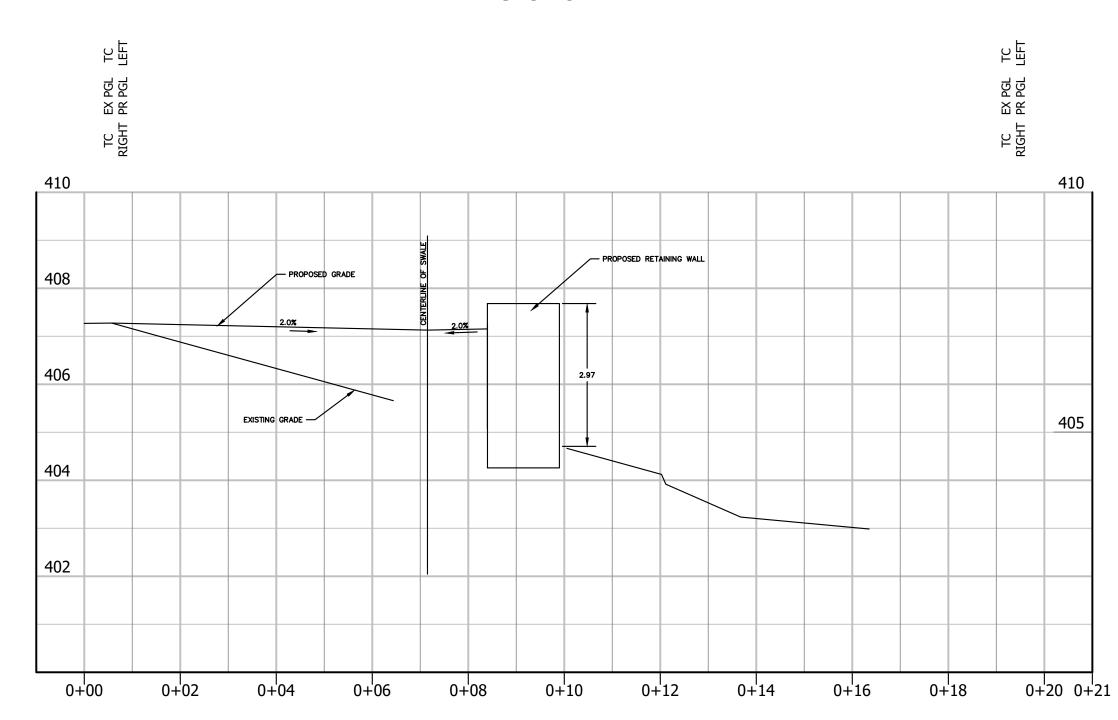
NO CLEARING - HAND FILLED AREA

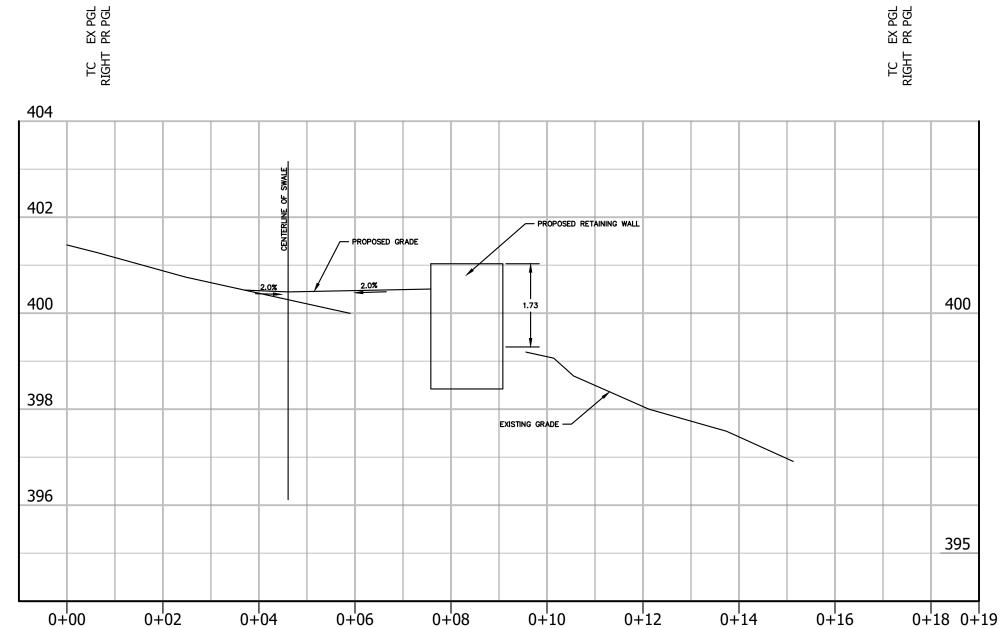


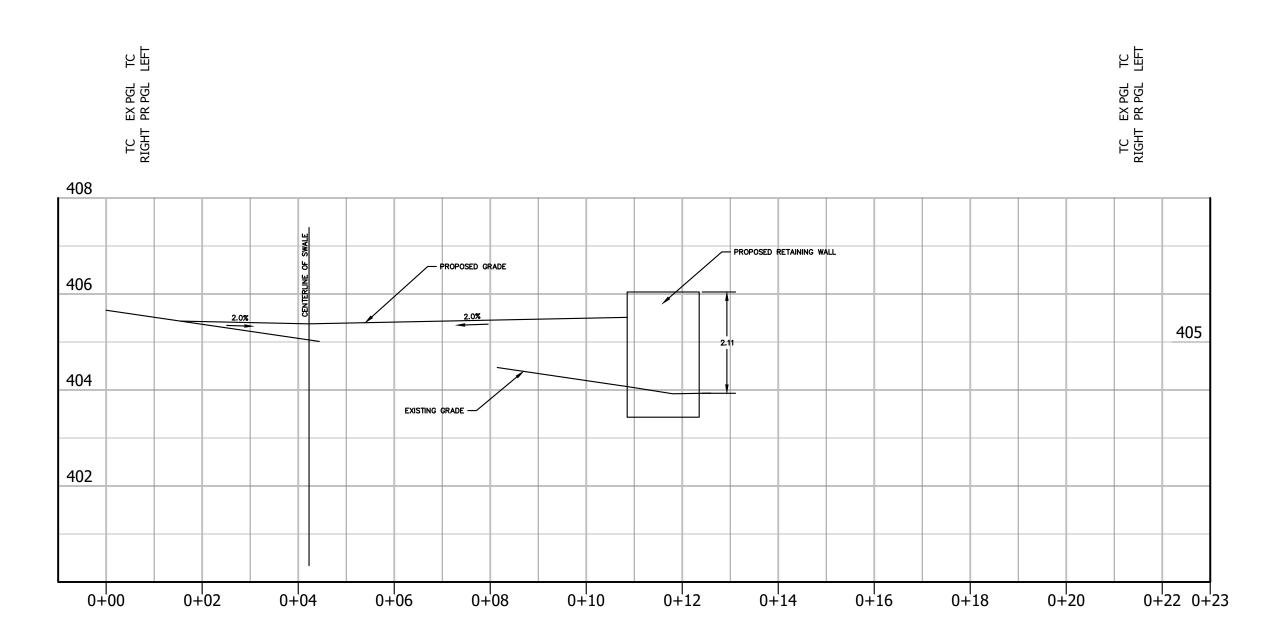
TREE TO BE REMOVED











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

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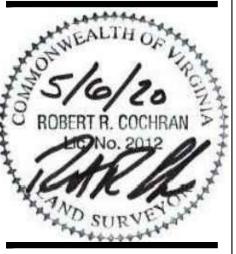
DEVELOPER EYA DEVELOPMENT LLC 4800 HAMPTON LANE

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RESUBMISSION	04/10/2020
RESUBMISSION	05/06/2020



3500 PICKETT **ROAD** 

CITY OF FAIRFAX, VIRGINIA

SWALE SECTIONS

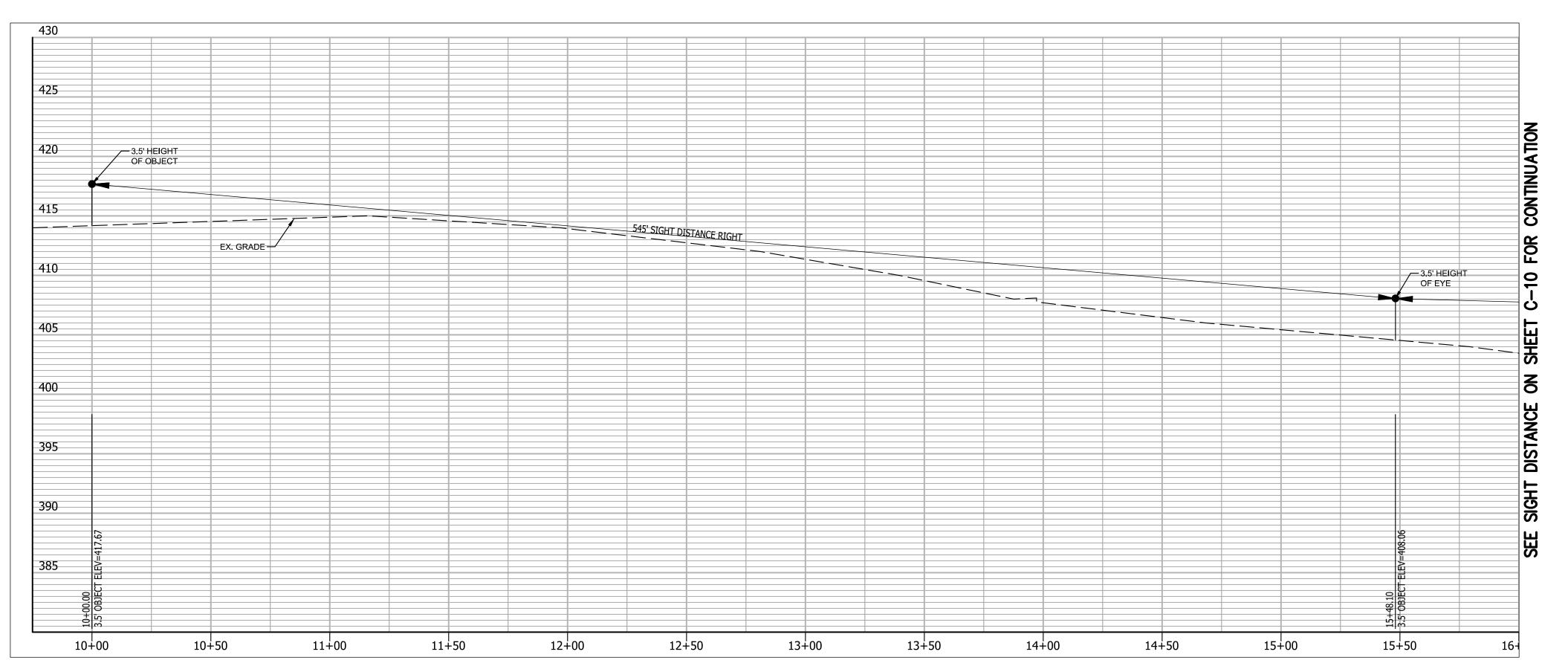
DRAWN BY:	
DESIGNED BY:	PR
DATE ISSUED:	NOVEMBER 22, 201
DWC	

DWG. SCALE: AS SHOWN VV7583C

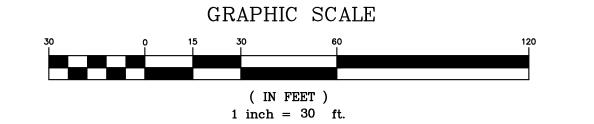
ALL GRADING AND UTILITIES LAYOUT ARE CONCEPTUAL AND SUBJECT TO DESIGN CHANGES WITH FINAL SITE PLAN APPROVAL.



#### PICKETT ROAD (DESIGN SPEED = 40 MPH) (POSTED SPEED = 35 MPH)



545' SIGHT DISTANCE RIGHT — NORTHERN ENTRANCE (PER 40 MPH DESIGN SPEED)







LANDSCAPE ARCHITECTURE PLANNING VIKA VIRGINIA, LLC

8180 GREENSBORO DRIVE SUITE 200 TYSONS, VIRGINIA 22102 PHONE: (703) 442-7800 FAX: (703) 761-2787 TYSONS, VA. GÉRMANTOWN, MD.

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DEVELOPER EYA DEVELOPMENT LLC

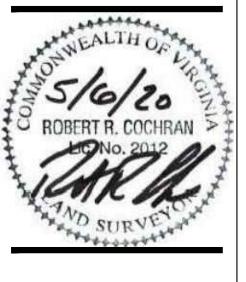
4800 HAMPTON LANE SUITE 300 BETHESDA, MD 20814 301-634-8614

LAND USE ATTORNEY: COOLEY LLP 11951 FREEDOM DRIVE RESTON, VA 20190-5656 ATTN: MARK LOONEY

(703) 456-8039 LANDSCAPE ARCHITECT: STUDIO 39 6416 GROVEDALE DRIVE ALEXANDRIA, VA 22310 ATTN: JOE PLUMPE

(703) 719-6500

DATE **REVISIONS** 2ND SUBMISSION 02/07/2020 RESUBMISSION 04/10/2020 05/06/2020 RESUBMISSION



3500 PICKETT **ROAD** 

CITY OF FAIRFAX, VIRGINIA

SIGHT DISTANCE RIGHT- NORTHERN **ENTRANCE** 

DRAWN BY: CR
DESIGNED BY: PR
DATE ISSUED: JANUARY 23, 2020 DWG. SCALE:

VV7583C

ATTN: JOE PLUMPE

(703) 719-6500

PURPOSES.

SUITE 300

DEVELOPER

EYA DEVELOPMENT LLC 4800 HAMPTON LANE

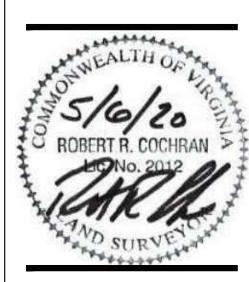
BETHESDA, MD 20814 301-634-8614

LAND USE ATTORNEY: COOLEY LLP 11951 FREEDOM DRIVE

DATE **REVISIONS** 2ND SUBMISSION 02/07/2020 RESUBMISSION 04/10/2020 05/06/2020 RESUBMISSION

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

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3500 PICKETT **ROAD** 

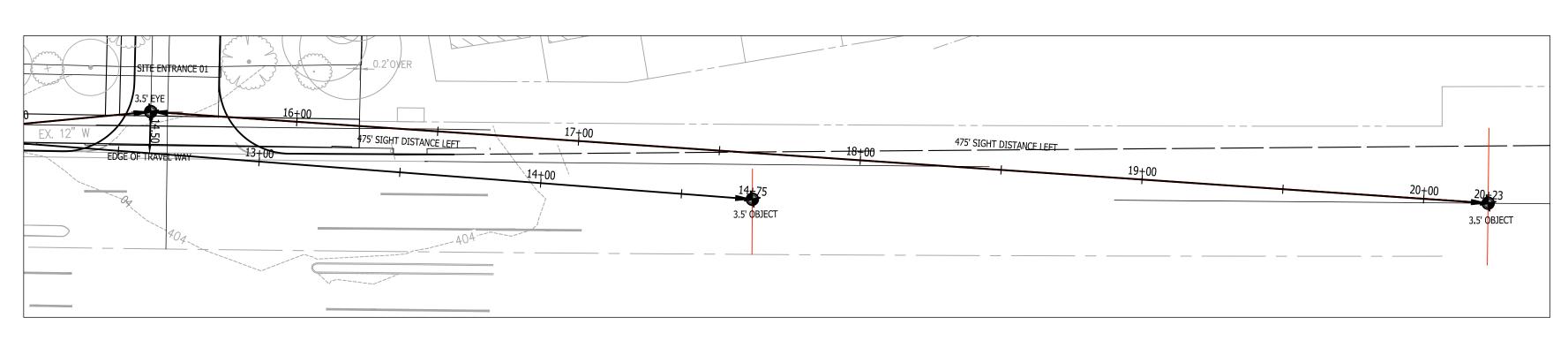
CITY OF FAIRFAX, VIRGINIA

SIGHT DISTANCE LEFT - SOUTHERN **ENTRANCE** 

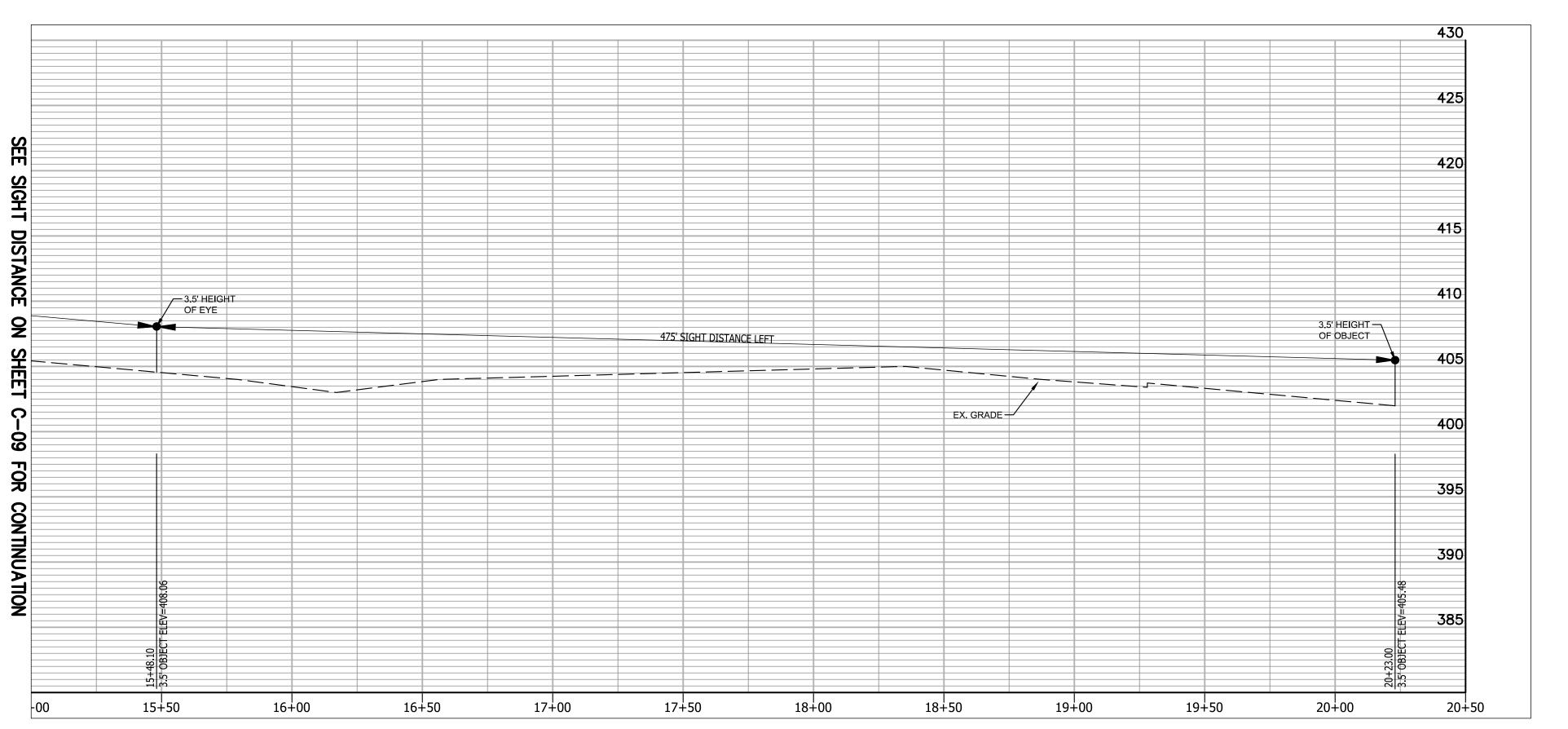
DRAWN BY: CR
DESIGNED BY: PR DATE ISSUED: JANUARY 23, 2020

DWG. SCALE: VV7583C

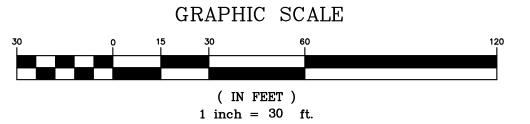
VA STATE GRID NORTH (VSC 83)



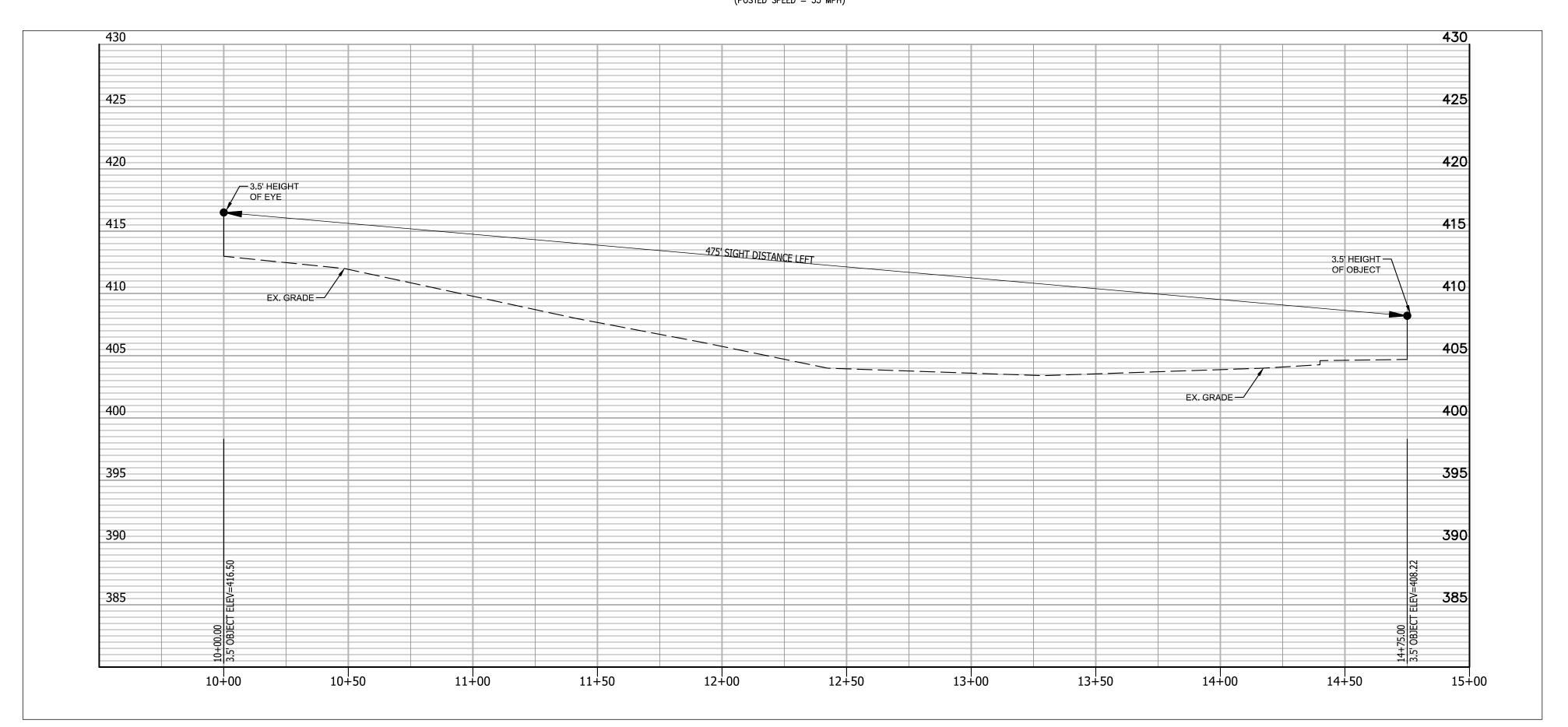
PICKETT ROAD (DESIGN SPEED = 40 MPH) (POSTED SPEED = 35 MPH)



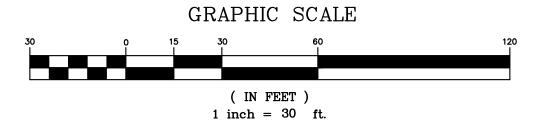
475' SIGHT DISTANCE LEFT — SOUTHERN ENTRANCE (PER 40 MPH DESIGN SPEED)



#### PICKETT ROAD (DESIGN SPEED = 40 MPH)(POSTED SPEED = 35 MPH)



475' SIGHT DISTANCE LEFT — SOUTHERN ENTRANCE (PER 40 MPH DESIGN SPEED)





TYSONS, VA. GÉRMANTOWN, 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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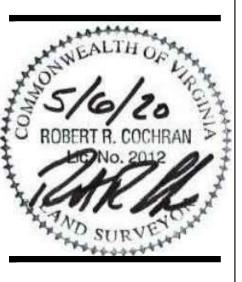
DEVELOPER EYA DEVELOPMENT LLC 4800 HAMPTON LANE

SUITE 300 BETHESDA, MD 20814 301-634-8614

LAND USE ATTORNEY: COOLEY LLP 11951 FREEDOM DRIVE RESTON, VA 20190-5656 ATTN: MARK LOONEY (703) 456-8039

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

REVISIONS	DATE
2ND SUBMISSION	02/07/2020
RESUBMISSION	04/10/2020
RESUBMISSION	05/06/2020
	_
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	1



3500 PICKETT **ROAD** 

CITY OF FAIRFAX, VIRGINIA

SIGHT DISTANCE LEFT - SOUTHERN **ENTRANCE** 

VV7583C

DRAWN BY: CR
DESIGNED BY: PR
DATE ISSUED: JANUARY 23, 2020 DWG. SCALE: VIKA JOB NO.

EMERGENCY VEHICLE ACCESS PATH (TO BE PAINTED AND SIGNED)

AERIAL FIRE APPARATUS ACCESS AREA (6% SLOPE OR LESS)

- ALL ROADS PROPOSED BY THE PROJECT, AS WELL AS ADJOINING ROADS; THE CLASSIFICATIONS OF THE ROADS (I.E. ARTERIAL, COLLECTOR, ETC.) SHOULD BE NOTED. 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 AT SITE PLAN)
- ARROW DIAGRAMS INDICATING WHERE EMERGENCY VEHICLES CAN ACCESS BUILDINGS. (TO BE 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
- 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) CLEAR IDENTIFICATION OF BUILDING FOOTPRINTS, CANTILEVERED EXTENSIONS, PENTHOUSES,
- 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 LOCATION OF OVERHEAD UTILITY LINES. (PROVIDED)
- 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) 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) 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
- 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



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.

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DEVELOPER EYA DEVELOPMENT LLC 4800 HAMPTON LANE

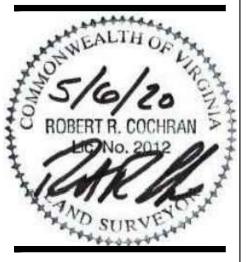
SUITE 300 BETHESDA, MD 20814 301-634-8614

LAND USE ATTORNEY: COOLEY LLP 11951 FREEDOM DRIVE RESTON, VA 20190-5656 ATTN: MARK LOONEY

(703) 456-8039 LANDSCAPE ARCHITECT: STUDIO 39 6416 GROVEDALE DRIVE ALEXANDRIA, VA 22310 ATTN: JOE PLUMPE

(703) 719-6500

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3500 PICKETT **ROAD** 

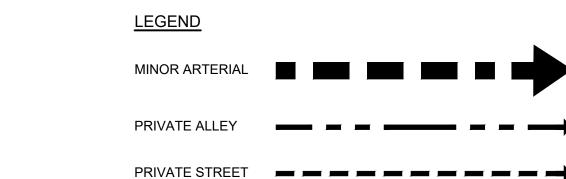
CITY OF FAIRFAX, VIRGINIA

FIRE ACCESS PLAN

DRAWN BY: DESIGNED BY: DATE ISSUED:	PR NOVEMBER 22, 2019
OWG. SCALE:	AS SHOWN
VIKA JOB NO.	VV7583C
SHEET NO.	C-12

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

LAYOUT: C-13 PEDESTRIAN AND TRAFFIC CIRCULATION, Plotted By: rinek



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.

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4800 HAMPTON LANE SUITE 300 BETHESDA, MD 20814

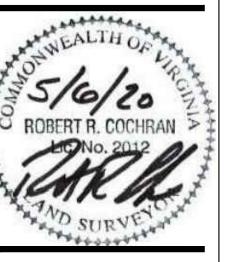
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3500 PICKETT **ROAD** 

CITY OF FAIRFAX, VIRGINIA

PEDESTRIAN AND TRAFFIC CIRCULATION

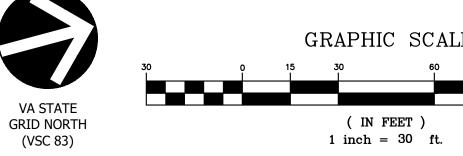
DESIGNED BY: PR
DATE ISSUED: NOVEMBER 22, 2019

SCALE:

AS SHOWN

VV7583C

GRAPHIC SCALE ( IN FEET ) 1 inch = 30 ft.



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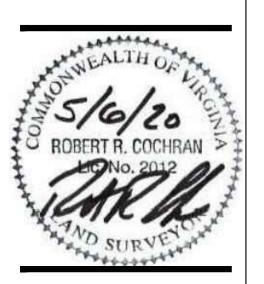
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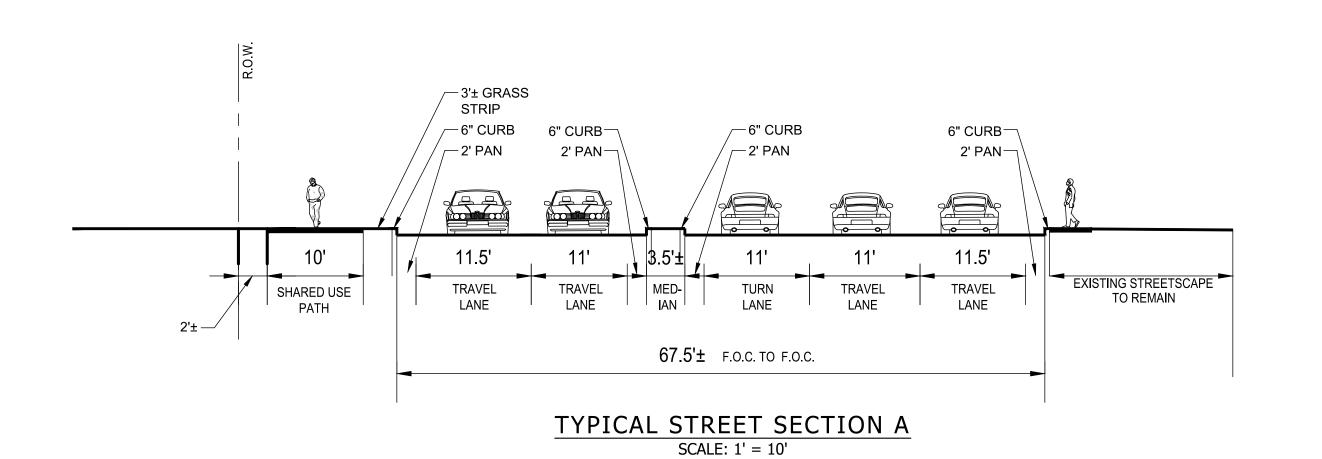
DEVELOPER

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

REVISIONS	<sub> </sub> DATE
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RESUBMISSION	05/06/2020



DESIGNED BY: DATE ISSUED:	PR NOVEMBER 22, 2019	
DWG. SCALE:	AS SHOWN	
VIKA JOB NO.	VV7583C	
SHEET NO.	C-14	

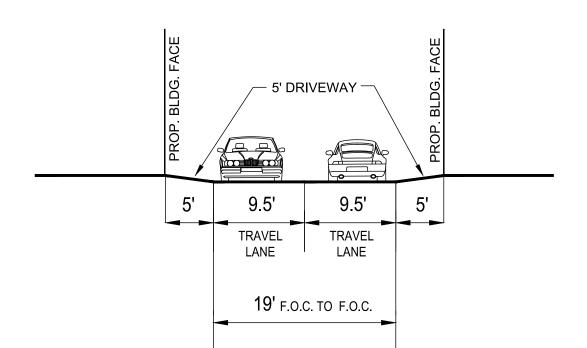


9' 11' 8'
STREETSCAPE VARIES (SEE LANDSCAPE PLANS)

30'± F.O.C. TO F.O.C.

TYPICAL STREET SECTION B

SCALE: 1' = 10'



TYPICAL ALLEY SECTION C

SCALE: 1' = 10'

