

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

WAIVERS AND MODIFICATION REQUESTS

- 1) A MODIFICATION HAS BEEN REQUESTED OF SECTION 3.5.1.C.2 OF THE ZONING ORDINANCE THAT REQUIRES THAT NO MORE THAN ONE OF ANY THREE TO FIVE, ABUTTING DWELLING UNITS HAVE THE SAME FRONT YARD SETBACK.
- 2) A MODIFICATION HAS BEEN REQUESTED OF SECTION 4.4.4.A.1 OF THE ZONING ORDINANCE AND SECTION 2.3.1A OF THE SUBDIVISION ORDINANCE AS THE APPLICANT PROPOSES TO PROVIDE SIDEWALKS ON A SINGLE SIDE OF THE PRIVATE STREETS AND NONE ALONG THE PRIVATE ALLEYS, AS DEPICTED ON SHEET C-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 REQUIREMENTS FOR TY2.
 - **SOUTHERN BOUNDARY:** A MODIFICATION HAS BEEN REQUESTED TO ALLOW FOR A 42" GUARDRAIL/METAL FENCE AS A BARRIER AND TO MODIFY 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 THAN 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 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 CUTS FOR DRIVEWAYS.
- 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 ABUTTING PROPERTY LINES.
- 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.

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C-07	ROAD EXHIBIT
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ARCHITECTURE

A-1	ARCHITECTURAL ELEVATIONS
A-2	TOWNHOME DETAILS
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LANDSCAPE	
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L-04	PROPOSED TRANSITIONAL SCREENING YARDS
L-05	OPEN SPACE PLAN
L-06	OPEN SPACE ENLARGEMENT
L-06A	HARDSCAPE DETAILS AND PRODUCT INFORMATION

3500 PICKETT ROAD

MASTER DEVELOPMENT PLAN

CITY OF FAIRFAX, VIRGINIA

NOVEMBER 22, 2019

FEBRUARY 7, 2020

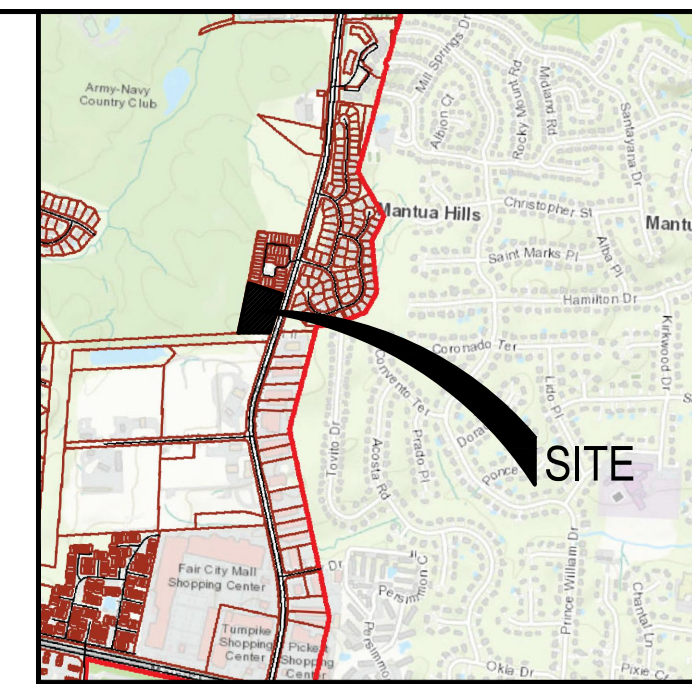
APRIL 10, 2020

MAY 6, 2020



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

ATTACHMENT 5



VICINITY MAP 1" = 2000"

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ATTN: WYNDHAM ROBERTSON
301(634-8649)

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3500 PICKET ROAD
CITY OF FAIRFAX, VA

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NOTES:

- THE SUBJECT PROPERTY IS IDENTIFIED ON FAIRFAX CITY TAX MAP AS TAX MAP #59-1-02-021 AND IS ZONED RL.
- THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP (FIRM) NUMBER 5155240003D, COMMUNITY PANEL 515524 0003D, FOR FAIRFAX CITY, VIRGINIA, DATED JUNE 2, 2006. ZONE "X" IS NOT IDENTIFIED AS A SPECIAL FLOOD HAZARD ZONE AREA.
- THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 (VCS 83).
- THE VERTICAL DATUM SHOWN HEREON IS REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29).
- THE HORIZONTAL AND VERTICAL DATUMS SHOWN HEREON ARE BASED ON A GPS SURVEY PERFORMED BY VIKI VIRGINIA, LLC ON FEBRUARY 26, 2013. THE ELEVATION CONVERSION OF THE VERTICAL DATUM FROM THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) TO (NGVD29), A DIFFERENCE OF +0.77', WAS CALCULATED USING ARMY CORPS OF ENGINEERS' CORPSCON 6.0.1 CONVERSION TOOL.
- CONTOUR INTERVAL SHOWN HEREON IS 2'-0".
- BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON A FIELD RUN SURVEY BY VIKI VIRGINIA, LLC.
- THE RECORD DESCRIPTION CONTAINED HEREON AND ALL OTHER INFORMATION SHOWN HEREON IS CORRECT.
- TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. U1900013VAF-VJ WITH AN EFFECTIVE DATE OF 9/17/2019 (Version No. 2) HAS BEEN INCORPORATED INTO THIS SURVEY. ALL KNOWN, PLOTTABLE EASEMENTS OF RECORD ARE SHOWN HEREON.
- THERE IS NO OBSERVED EVIDENCE OF WETLANDS FIELD DELINEATION ON THE SUBJECT PROPERTY.
- THERE IS NO OBSERVED EVIDENCE OF CEMETERIES OR BURIAL GROUNDS ON THE SUBJECT PROPERTY.
- THIS SURVEY IS NOT INTENDED FOR DESIGN OR CONSTRUCTION PURPOSES, INCLUDING THE INSTALLATION OF FENCES OR CONSTRUCTION OF OTHER IMPROVEMENTS. UTILITY LINES MAY NOT BE SHOWN AS ACTUAL WIDTHS AND SIZES.
- THIS SURVEY HAS BEEN PREPARED TO DEPICT THE LOCATIONS OF ENCUMBRANCES AFFECTING THE PROPERTY THAT HAS BEEN IDENTIFIED IN THE TITLE COMMITMENT REFERENCED HEREON, FURNISHED TO VIKI VIRGINIA, LLC FOR THIS SITE OR TO LIST ANY ENCUMBRANCES THAT ARE NOT LOCATABLE, AS SUCH, IF THERE ARE ENCUMBRANCES AFFECTING THE PROPERTY THAT WERE NOT IDENTIFIED IN THE REFERENCED TITLE REPORT, THEY MAY NOT BE SHOWN ON THIS SURVEY. FOR EXAMPLE, CERTAIN HIGHWAYS HAVE "LIMITED ACCESS LINES" THAT HAVE BEEN ESTABLISHED BY HIGHWAY PLANS THAT ARE OFTEN NOT RECORDED IN THE LAND RECORDS OF THAT JURISDICTION.

AREA TABULATION:

160,933 SQUARE FEET OR 3.69451 ACRES

PARKING TABULATION:

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

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

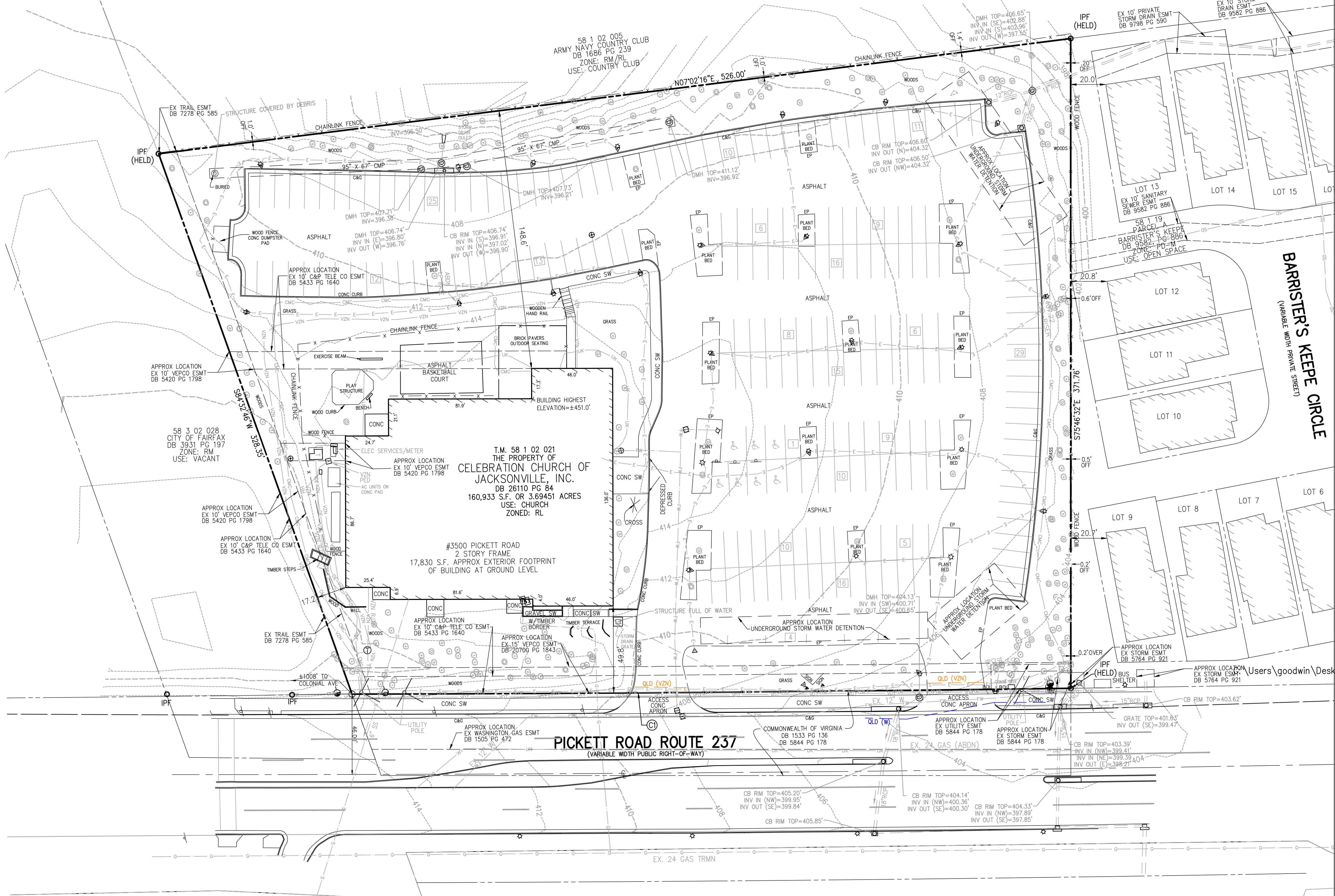
CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BRG	CHORD
C1	411.31'	34331.47'	000°41'11"	205.66'	S13°46'35"W	411.31'

LEGAL DESCRIPTION:

BEING ALL OF THE PROPERTY ACQUIRED BY CELEBRATION CHURCH OF JACKSONVILLE, INC. AS RECORDED IN DEED BOOK 26110 AT PAGE 84 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR THE SAME AT AN IRON PIPE FOUND (HELD) LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF PICKETT ROAD, ROUTE 237 (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY), SAID IRON PIPE FOUND (HELD) MARKING THE SOUTHEASTERLY CORNER OF PARCEL A, BARRISTER'S KEEPE AS RECORDED IN DEED BOOK 9582 AT PAGE 886 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA THENCE; RUNNING WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID PICKETT ROAD

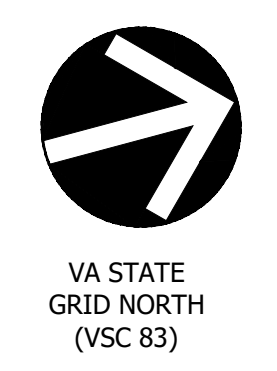
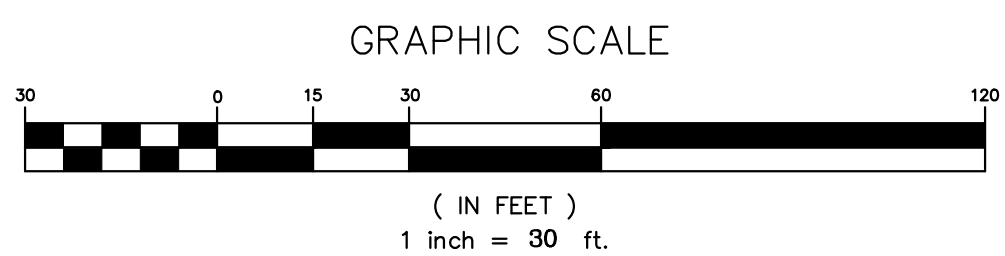
- 411.31 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 34,331.47 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 13°46'35" WEST, 411.31 FEET TO A POINT BEING THE NORTHEASTERLY CORNER OF THE PROPERTY OF CITY OF FAIRFAX, VIRGINIA AS RECORDED IN DEED BOOK 3931 AT PAGE 197 AMONG AFORESAID LAND RECORDS; THENCE LEAVING THE AFORESAID WESTERLY RIGHT OF WAY LINE OF PICKETT ROAD, ROUTE 237 AND RUNNING WITH SAID PROPERTY OF CITY OF FAIRFAX, VIRGINIA
- SOUTH 84°32'46" WEST, 328.35 FEET TO AN IRON PIPE FOUND (HELD) MARKING A SOUTHEASTERLY CORNER OF THE PROPERTY OF ARMY NAVY COUNTRY CLUB AS RECORDED IN DEED BOOK 1686 AT PAGE 239 AMONG AFORESAID LAND RECORDS; THENCE LEAVING THE AFORESAID PROPERTY OF CITY OF FAIRFAX (DB 3931 PG 197) AND RUNNING WITH THE SAID PROPERTY OF ARMY NAVY COUNTRY CLUB
- NORTH 07°02'16" EAST, 526.00 FEET TO AN IRON PIPE FOUND (HELD) MARKING THE SOUTHWESTERLY CORNER OF THE AFORESAID PARCEL A, BARRISTER'S KEEPE (DB 9582 PG 886); THENCE LEAVING THE AFORESAID PROPERTY OF ARMY NAVY COUNTRY CLUB (DB 1686 PG 239) AND RUNNING WITH SAID PARCEL A
- SOUTH 75°46'32" EAST, 371.76 FEET TO THE POINT OF BEGINNING CONTAINING 160,933 SQUARE FEET OR 3.69451 ACRES OF LAND, MORE OR LESS.



LEGEND:

- | | | | |
|---|---|--|--|
| <ul style="list-style-type: none"> CTV ELECTRICAL CONDUIT ELECTRICAL CONDUIT EDGE OF PAVEMENT FENCE LINE NATURAL GAS CONDUIT OVERHEAD WIRES TELECOM CONDUIT PROPERTY LINES PUBLIC UTILITIES EASEMENTS SANITARY SEWER CONDUIT STORM DRAIN CONDUIT WATER CONDUIT | <ul style="list-style-type: none"> ELECTRICAL MANHOLE ELECTRICAL JUNCTION BOX GUY POLE LIGHT POLE GROUND LIGHT UTILITY POLE PHONE MANHOLE PHONE PEDESTAL CABLE TELEVISION PEDESTAL GAS VALVE GAS MANHOLE GAS MARKER TRAFFIC CONTROL BOX TRAFFIC SIGNAL POLE | <ul style="list-style-type: none"> STORM DRAIN MANHOLE CATCH BASIN RIM INLETS CURB INLET SANITARY MANHOLE SANITARY CLEANOUT WATER METER WATER MANHOLE WATER VALVE FIRE HYDRANT FIRE DEPARTMENT CONNECTION IRRIGATION CONTROL VALVE | <ul style="list-style-type: none"> TREE HANDICAP PARKING METER HVAC UNIT UNKNOWN UTILITY MANHOLE BOLLARD COLUMN CENTERLINE SOIL BORING TEST PIT SIGN POST WOOD POST IRON PIPE FOUND REBAR FOUND PKNAIL FOUND DRILL HOLE FOUND BENCHMARK |
|---|---|--|--|

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



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



3500 PICKETT ROAD
 CITY OF FAIRFAX, VIRGINIA

EXISTING CONDITIONS PLAN

DRAWN BY: RMC
 DESIGNED BY: LMG
 DATE ISSUED: NOVEMBER 22, 2019
 VIKIJOB NO. WV7583C
 SHEET NO. C-02



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



3500 PICKETT ROAD
CITY OF FAIRFAX, VIRGINIA

EXISTING VEGETATION MAP

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

LEGEND

- APPROXIMATE EXISTING TREE LINE
 - PRE-DEVELOPED AREA OF EXISTING CANOPY = ± 56,777 SF
 - POST-DEVELOPMENT AREA OF EXISTING TOTAL CANOPY TO BE PRESERVED = ± 7,281 SF
 - LIMITS OF CLEARING AND GRADING
- NOTE**
FOR NEW LANDSCAPE PLAN / LANDSCAPE TABULATIONS, SEE SHEETS L-02, L-03

EVM NARRATIVE

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

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

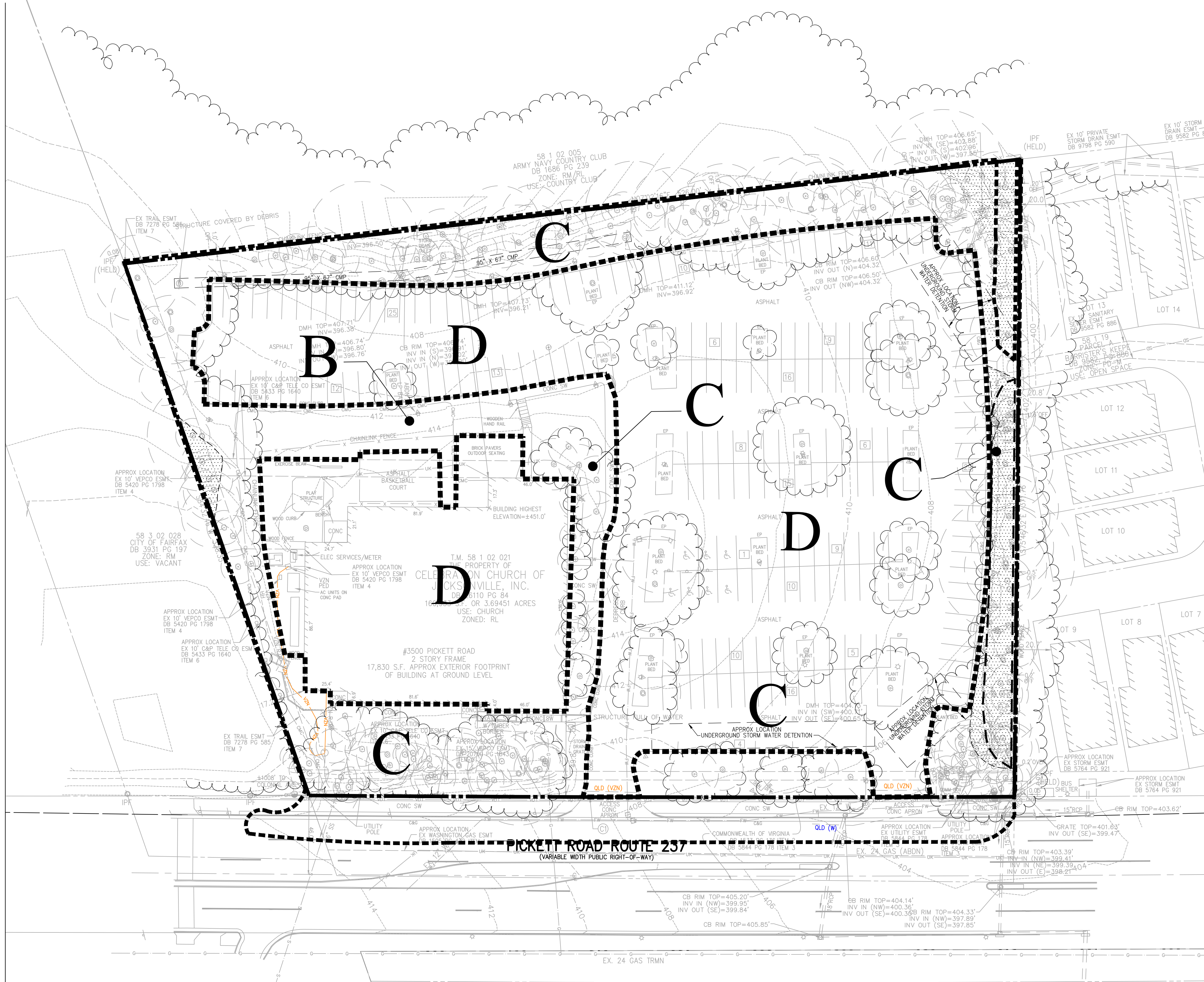
EXISTING VEGETATION COVER TYPES

C TREE SPECIES

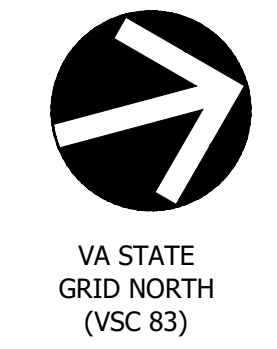
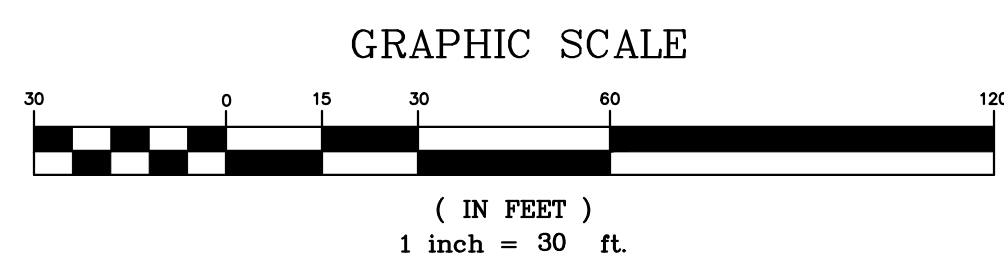
- Acer rubrum - Red Maple
- Alnus altissima - Tree of Heaven
- Cornus florida - Flowering Dogwood
- Juniperus virginiana - Eastern Redcedar
- Ilex opaca - American Holly
- Liquidambar styraciflua - Sweetgum
- Liriodendron tulipifera - Yellow Poplar
- Nyssa sylvatica - Blackgum
- Pinus strobus - Eastern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

B TREE SPECIES

- Turf grass - Cleared and Maintained



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





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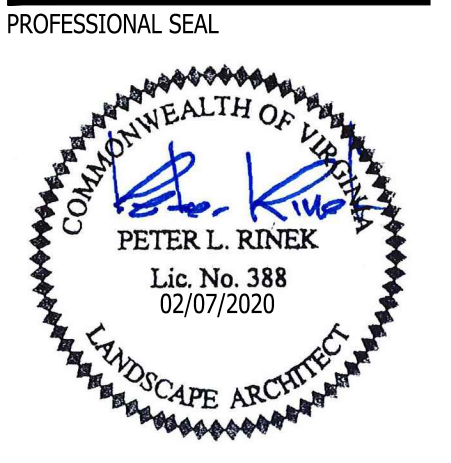
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REVISIONS	DATE
1ST SUBMISSION	11/22/2019

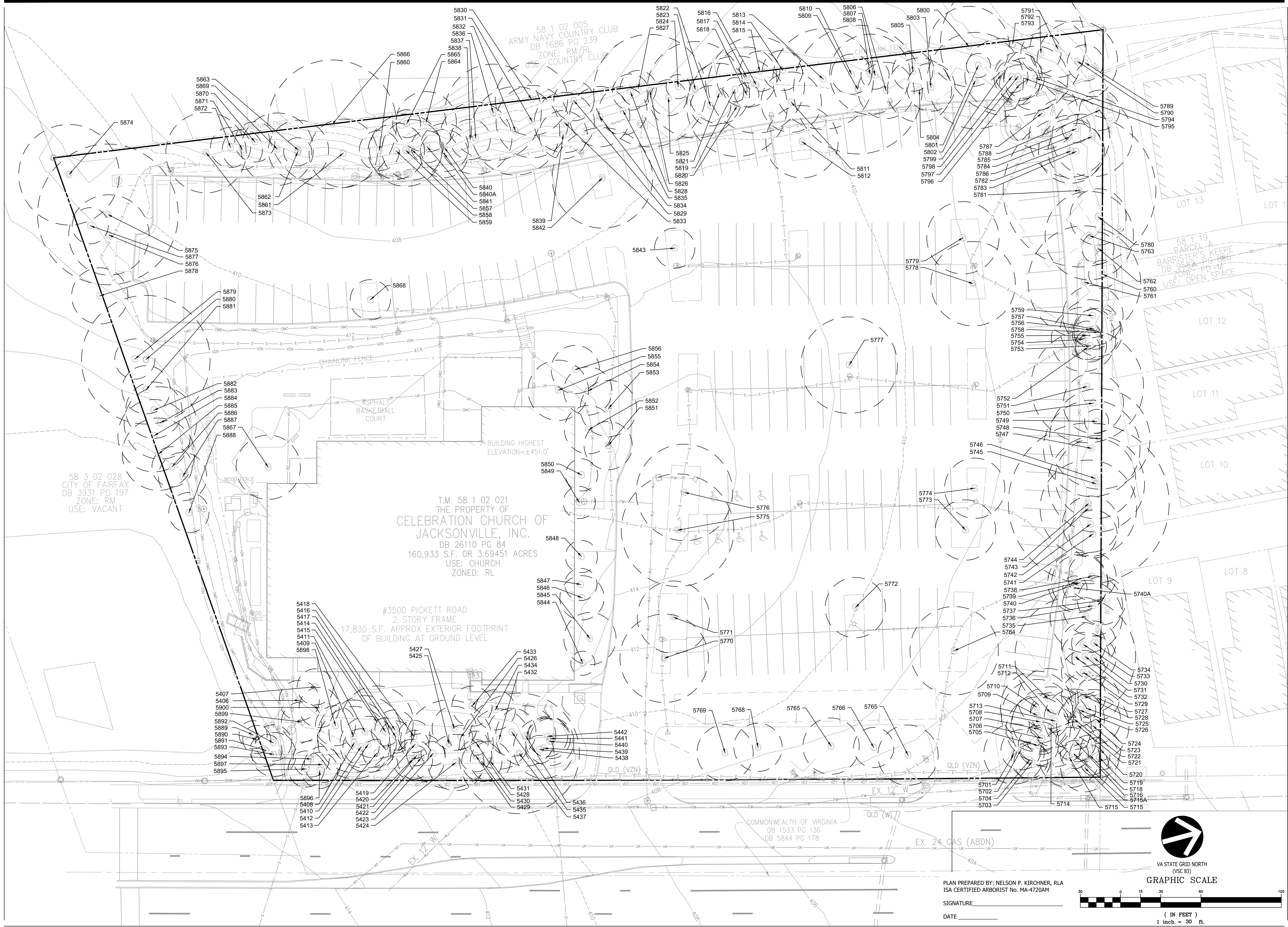


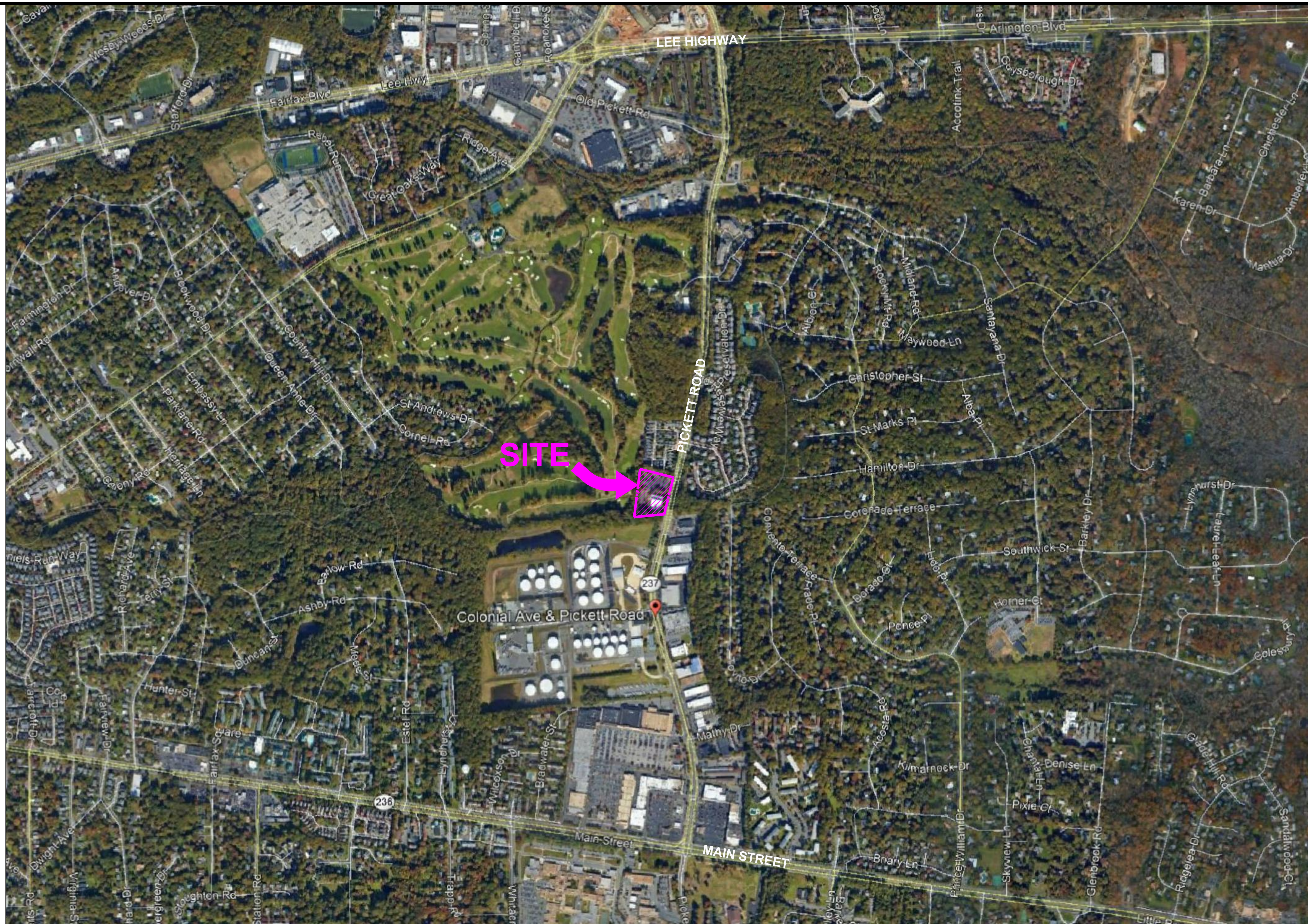
3500 PICKETT ROAD

CITY OF FAIRFAX, VIRGINIA

TREE SURVEY

DRAWN BY: PNN
DESIGNED BY: NPK
DATE ISSUED: JANUARY 20, 2020
DWG. NO.: W7583C
SHEET NO.: C-03A





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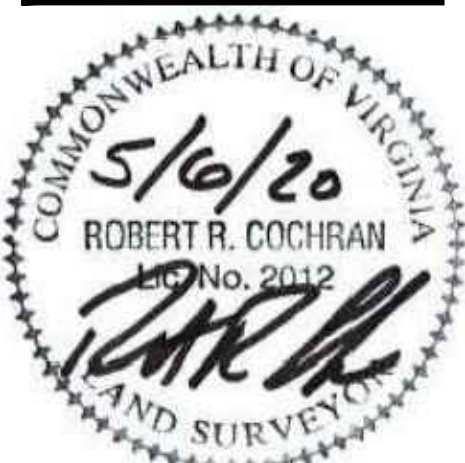
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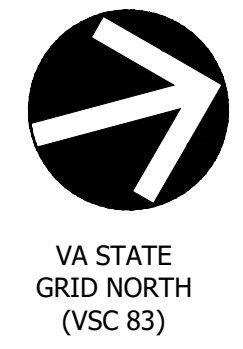
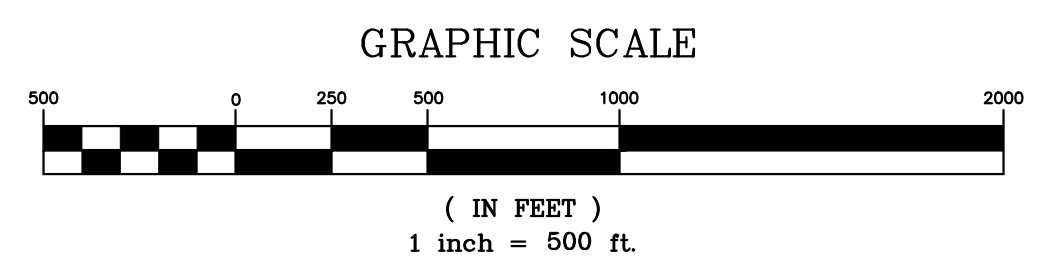
REVISIONS	DATE
2ND SUBMISSION	02/07/2020
RESUBMISSION	04/10/2020
RESUBMISSION	05/06/2020



3500 PICKETT ROAD
 CITY OF FAIRFAX, VIRGINIA

CONTEXT MAP

DRAWN BY: RYM
 DESIGNED BY: PR
 DATE ISSUED: NOVEMBER 22, 2019
 DWG. SCALE: AS SHOWN
 VIVA JOB NO.: W7583C
 SHEET NO.: C-04



ENTITLEMENT NOTES

- 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.
- THE PROPERTY SHOWN HEREIN IS RECORDED IN DEED BOOK 26110 AT PAGE 84 AMONG THE LAND RECORDS OF FAIRFAX COUNTY
- 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 515524 00030 D, FOR FAIRFAX COUNTY, VIRGINIA DATED JUNE 2, 2006.
- THE BOUNDARY INFORMATION WAS PREPARED BY VIKI VIRGINIA, LLC. SEE EXISTING CONDITION SOURCE NOTES ON SHEET C-02.
- THE HORIZONTAL DATUM IS BASED ON A FIELD RUN TRAVERSE PERFORMED BY VIKI, INC.
- THE TOPOGRAPHY SHOWN HEREON WAS FIELD VERIFIED BY VIKI 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.
- 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.
- STORM WATER MANAGEMENT AND BMP FACILITIES FOR THE PROPOSED DEVELOPMENT WILL BE PROVIDED ON SITE IN SEVERAL LOCATIONS AS SHOWN ON THE STORMWATER MANAGEMENT SHEETS.
- PUBLIC WATER AND SANITARY SEWER ARE AVAILABLE AND WILL BE EXTENDED TO SERVE THE DEVELOPMENT.
- 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.
- TO THE BEST OF OUR KNOWLEDGE, NO GRAVE SITES OR STRUCTURES MARKING A BURIAL SITE ARE PRESENT ON THE SUBJECT SITE.
- THE PROPOSED DEVELOPMENT ON THE SUBJECT PROPERTY WILL NOT POSE ANY ADVERSE EFFECT ON ADJACENT OR NEIGHBORING PROPERTIES.
- THERE ARE NO EXISTING RESIDENTIAL STRUCTURES ON THE SUBJECT APPLICATION.
- 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.
- 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.
- 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.
- SIGNAGE WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF THE ZONING ORDINANCE.
- 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.
- 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.
- 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.
- 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:
 - CORNICES, CANOPIES, AWNINGS, EAVES AND OTHER SIMILAR FEATURES.
 - OPEN FIRE BALCONIES, FIRE ESCAPES, UNCOVERED STAIRS AND STOOPS.
 - AIR CONDITIONERS, HEAT PUMPS, COMPRESSORS, EMERGENCY GENERATORS, TRANSFORMERS AND OTHER SIMILAR UTILITY EQUIPMENT.
 - BAY WINDOWS, ORIELS AND CHIMNEYS.
 - ACCESSIBILITY IMPROVEMENTS AND LAY-BY PARKING SPACE IN FRONT OF THE PROPOSED BUILDINGS
 - OUTDOOR DECKS/PATIOS INCLUDING SECOND-LEVEL DECKS.
 - ACCESSORY STRUCTURES
 - FLAG POLES
 - FENCES
 - DECORATIVE WALLS FOR LANDSCAPING NOT OVER THREE (3) FEET IN HEIGHT ABOVE THE FINISHED GRADE.
- 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.
- 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.
- 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).
- 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.
- 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.
- THE GRADING AND UTILITIES SHOWN HEREON MAY BE REFINED AT TIME OF FINAL ENGINEERED SITE PLAN(S).
- THE LOCATION AND TYPE OF SIDEWALK AND TRAILS SHOWN HEREON MAY BE REFINED AT TIME OF FINAL ENGINEERED SITE PLAN(S) SUBJECT TO THE CITY OF FAIRFAX, VDOT AND/OR FCDOT APPROVAL.
- ELECTRICAL TRANSFORMER, VAULT AND SWITCH LOCATIONS AND DESIGNS MAY BE REFINED AT TIME OF FINAL ENGINEERED SITE PLAN(S).
- WE RESERVE THE RIGHT TO ADD ADDITIONAL RETAINING WALLS UP TO 5' IN HEIGHT AS NEEDED AT FINAL SITE / SUBDIVISION PLAN.
- EXISTING TRAIL EASEMENT ON SITE AT SOUTHERN BOUNDARY TO BE VACATED. SEE SHEET C-13.



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



3500 PICKETT
ROAD
CITY OF FAIRFAX, VIRGINIA

TABULATIONS AND NOTES

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



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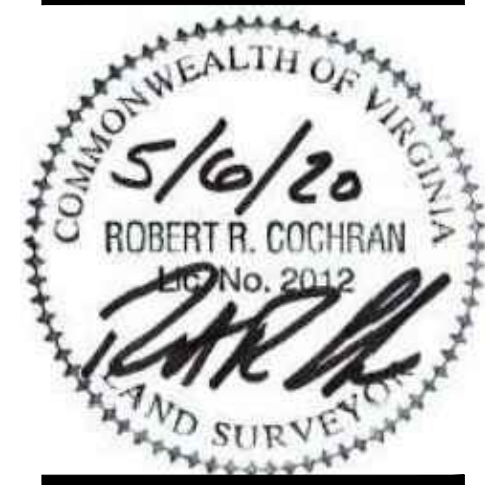
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RESUBMISSION	05/06/2020



3500 PICKETT ROAD
CITY OF FAIRFAX, VIRGINIA

MASTER DEVELOPMENT PLAN

DRAWN BY: RYM
DESIGNED BY: PR
DATE ISSUED: NOVEMBER 22, 2019
DWG. SCALE: AS SHOWN
VIKA JOB NO.: WV7583C
SHEET NO.: C-06

LEGEND

- EXISTING TREES
- PRIVACY FENCE (OPTIONAL)
- RETAINING WALL
- PROPERTY LINE
- FIRE TRUCK ACCESS
- LIMITS OF CLEARING AND GRADING (EXCEPT FOR HAND GRADING AREA ON NORTHERN PROPERTY LINE AS SHOWN. TREES TO BE PRESERVED) SEE SHEET C-14A.

DEVELOPMENT TABULATIONS OVERALL

SITE AREA 160,993 SF OR 3.694 AC.

EXISTING ZONE RL
PROPOSED ZONE PD-R "Comprehensive Plan Amendment from Social and Civil Network to Townhouse/ Single-Family Attached Neighborhood"

PROPOSED UNITS 50 TOWNHOUSES
DENSITY (50/3.960 AC) 13.53 DU/AC.

UNIT (SEE SHEET A-2)
TYPE A - 16' X 38' REAR LOAD
TYPE B - 20' X 38' REAR LOAD
TYPE C - 24' X 40' FRONT LOAD

LOT AREA
TYPE A - INTERIOR 768 SF
TYPE B - INTERIOR 960 SF; 1,104 SF
TYPE C - INTERIOR 1704 SF; 1,917 SF

PROPOSED YARDS (FT.)
FRONT 1' - 16'
SIDE (STREET) 3' - 6.5'
SIDE (INTERIOR) 0'
REAR 5' - 15'

LOT WIDTH (FT)
INTERIOR LOTS 16' - 24'
CORNER LOTS 24' - 30.5'

HEIGHT, MAXIMUM 45'
BUILDING COVERAGE 24%
LOT COVERAGE 47%

RECREATION & OPEN SPACE (REFER TO SHEET L-05)

PARKING TABULATIONS

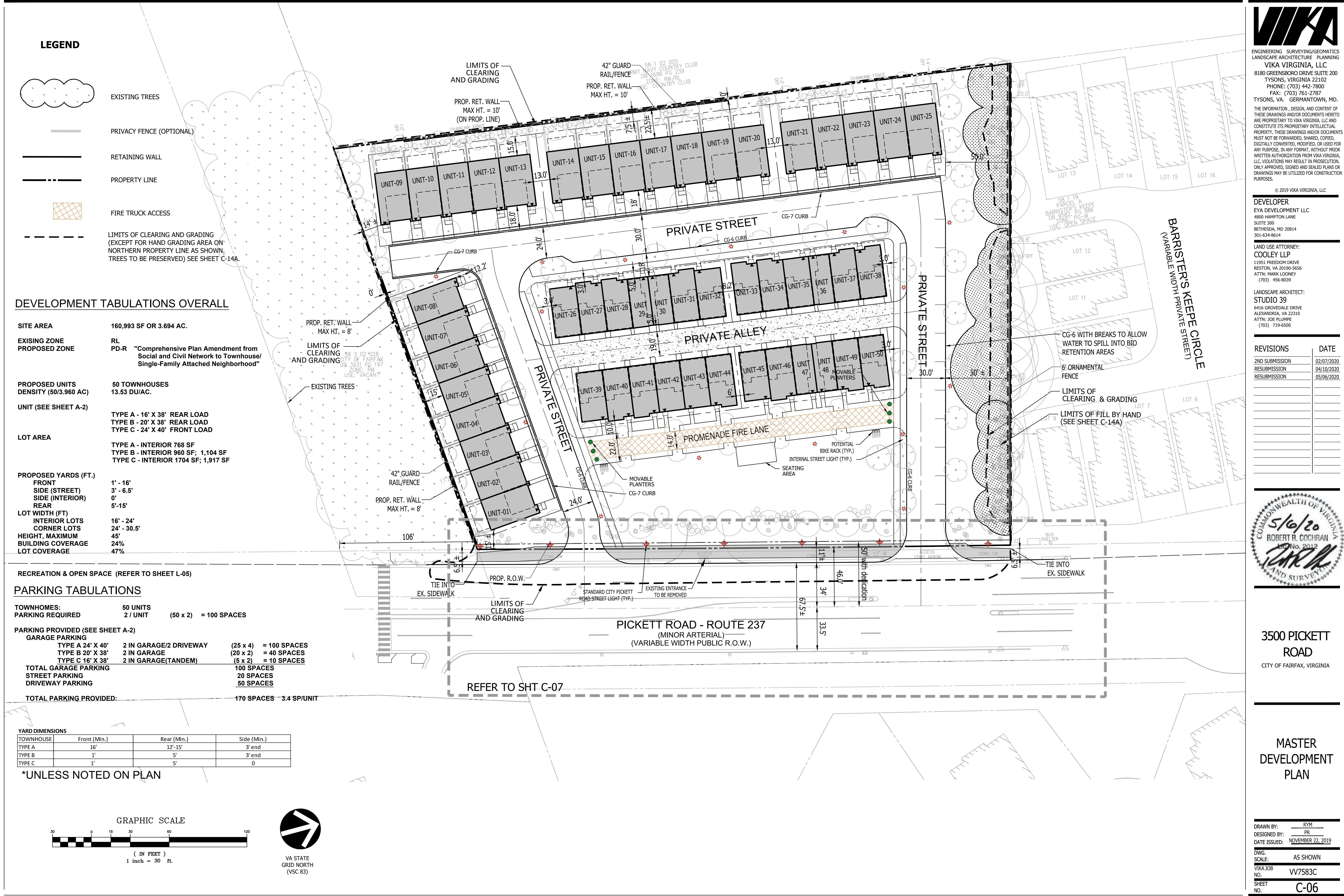
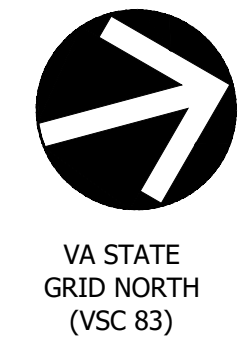
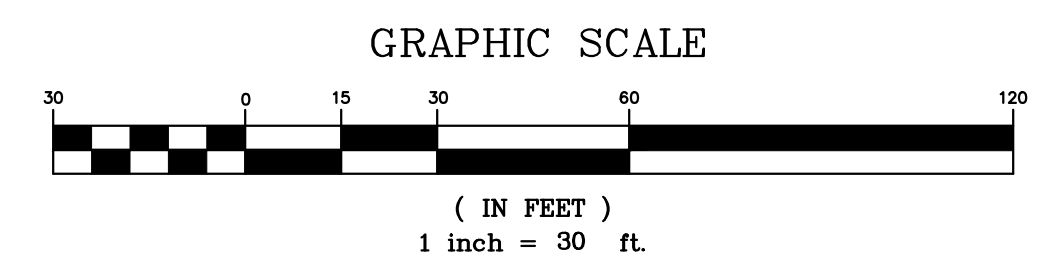
TOWNHOMES: 50 UNITS
PARKING REQUIRED: 2 / UNIT (50 x 2) = 100 SPACES

PARKING PROVIDED (SEE SHEET A-2)

GARAGE PARKING			
TYPE A 24' X 40'	2 IN GARAGE/2 DRIVEWAY	(25 x 4)	= 100 SPACES
TYPE B 20' X 38'	2 IN GARAGE	(20 x 2)	= 40 SPACES
TYPE C 16' X 38'	2 IN GARAGE(TANDEM)	(5 x 2)	= 10 SPACES
TOTAL GARAGE PARKING		100 SPACES	
STREET PARKING		20 SPACES	
DRIVEWAY PARKING		50 SPACES	
TOTAL PARKING PROVIDED:		170 SPACES	3.4 SP/UNIT

TOWNHOUSE	Front (Min.)	Rear (Min.)	Side (Min.)
TYPE A	16'	12'-15'	3' end
TYPE B	1'	5'	3' end
TYPE C	1'	5'	0

*UNLESS NOTED ON PLAN





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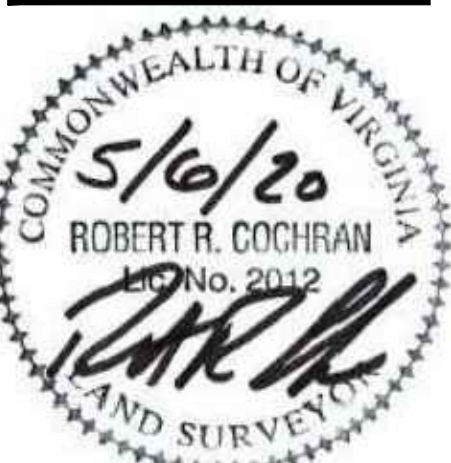
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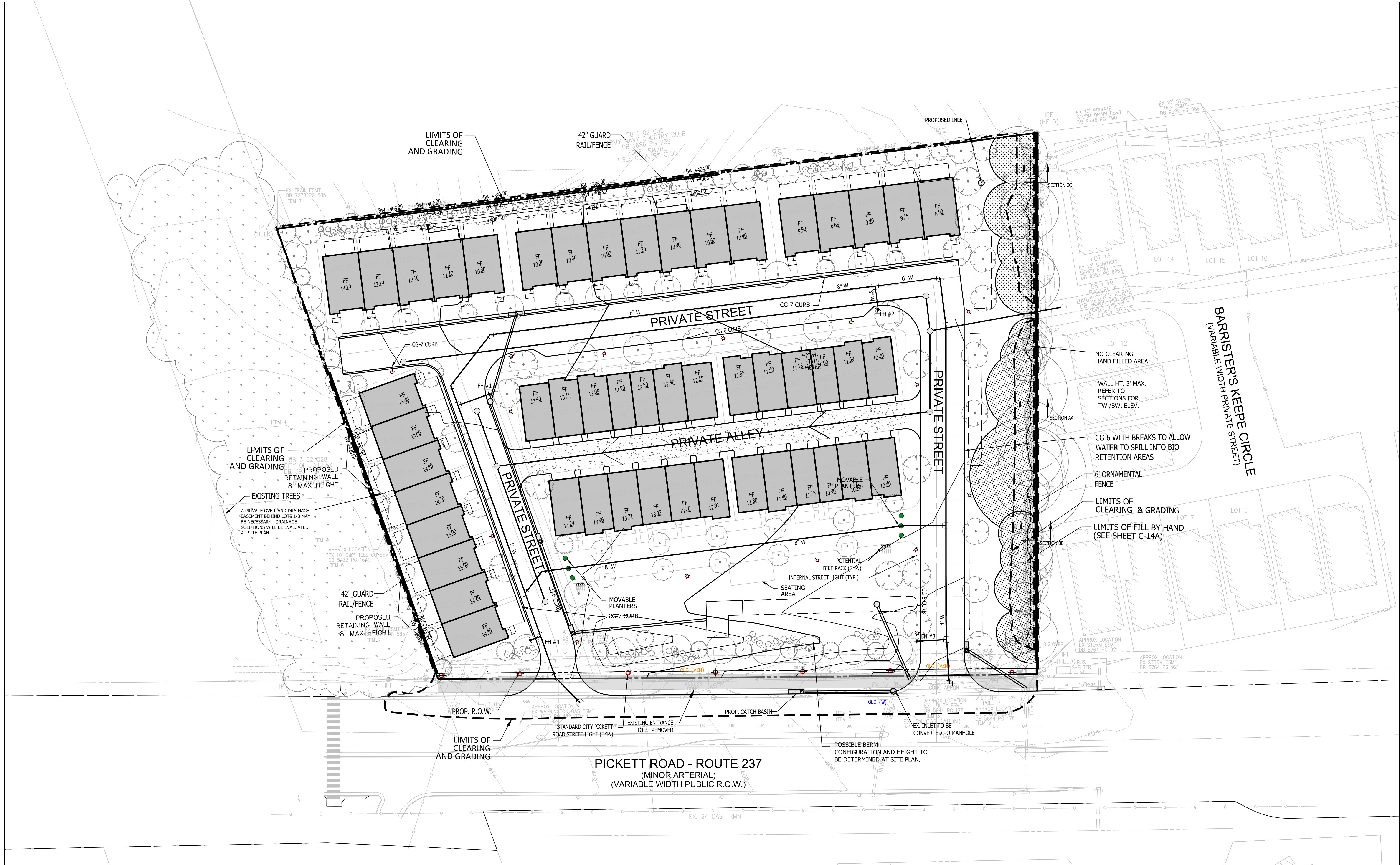
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2ND SUBMISSION	02/07/2020
RESUBMISSION	04/10/2020
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3500 PICKETT ROAD
 CITY OF FAIRFAX, VIRGINIA

FUNCTIONAL UTILITY AND GRADING

DRAWN BY: PR
DESIGNED BY: PR
DATE ISSUED: NOVEMBER 22, 2019
DWG. SCALE: AS SHOWN
VIKA JOB NO.: WV7583C
SHEET NO.: C-08



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



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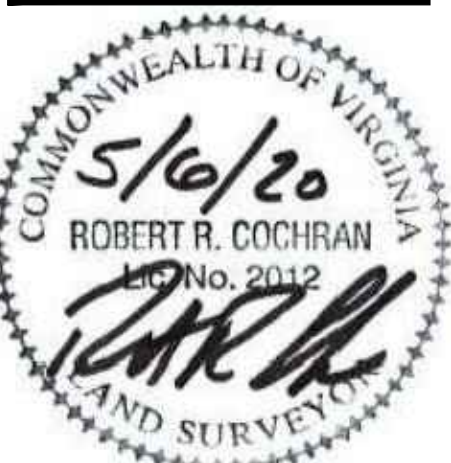
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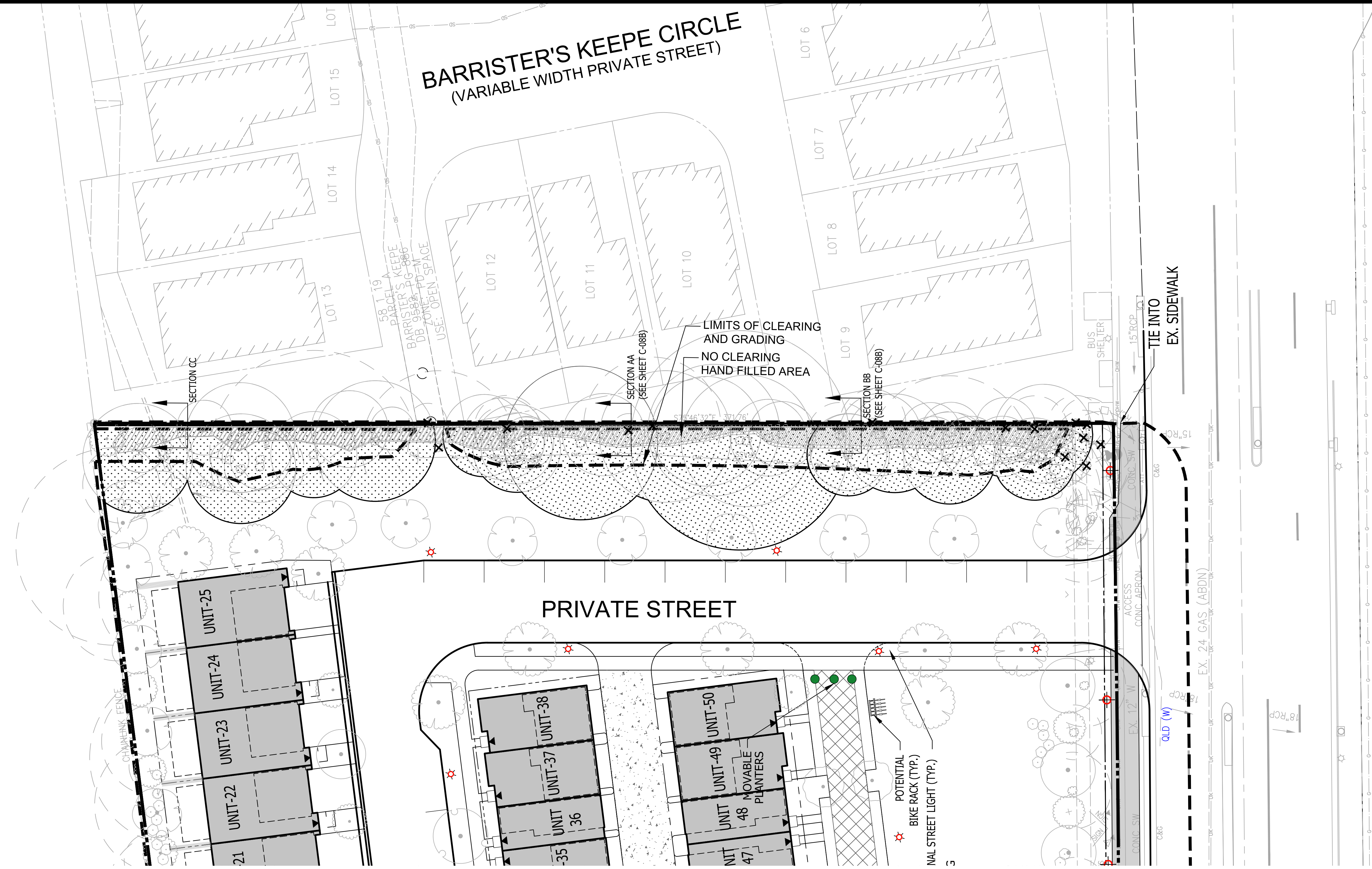
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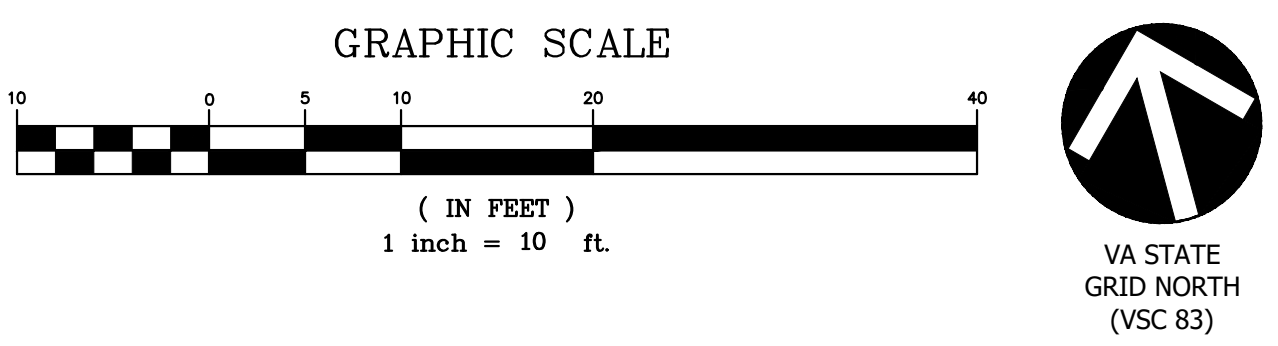
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 CITY OF FAIRFAX, VIRGINIA

OPEN SPACE SWALE EXHIBIT

DRAWN BY: RYM
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 DATE ISSUED: NOVEMBER 22, 2019
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 VIVA JOB NO.: VV7583C
 SHEET NO.: **C-08A**



- LEGEND**
- NO CLEARING - HAND FILLED AREA
 - TREE TO BE REMOVED





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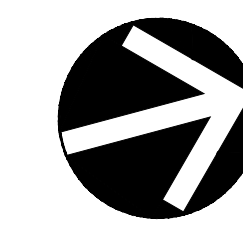
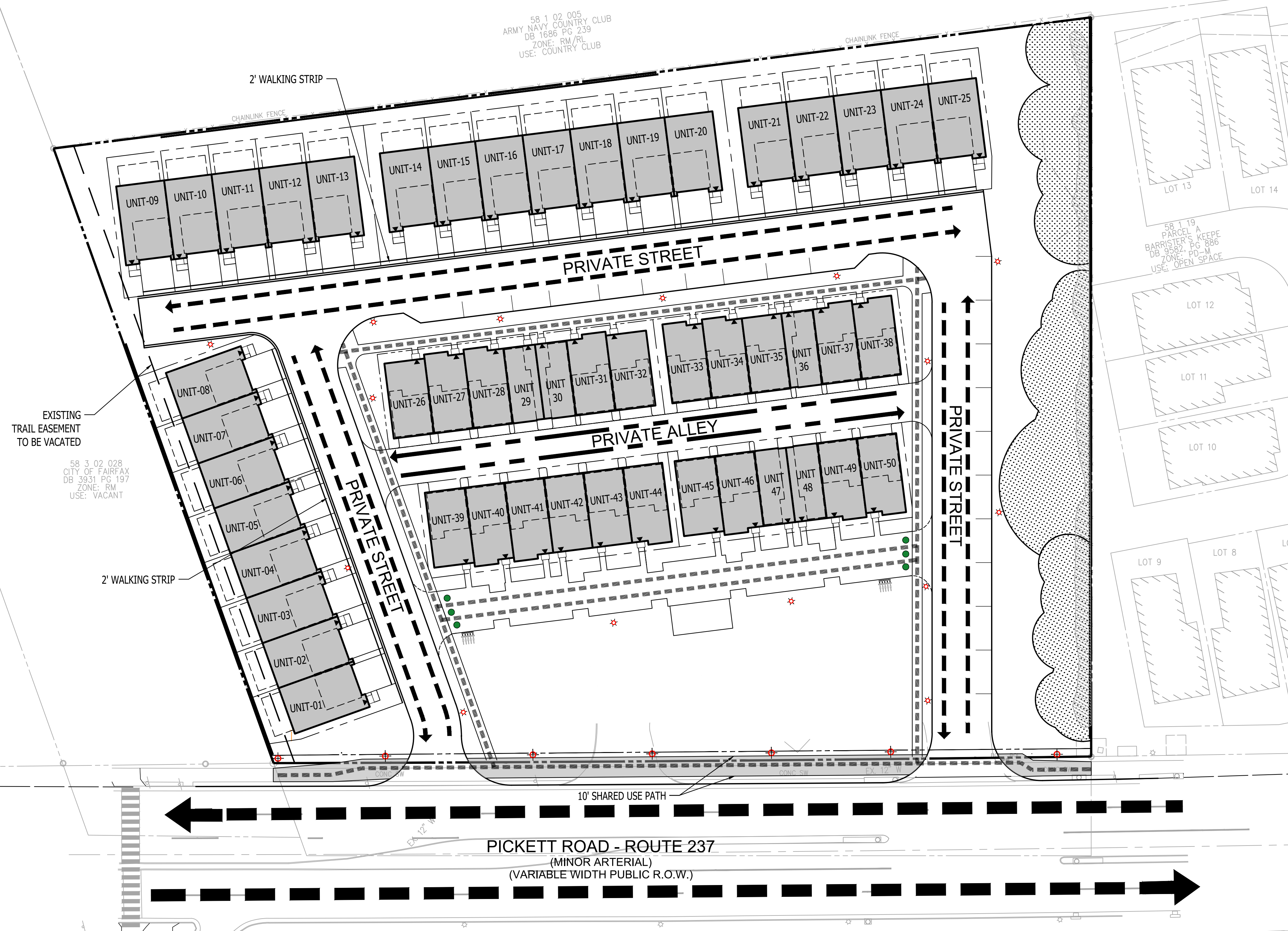
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CITY OF FAIRFAX, VIRGINIA

PEDESTRIAN AND TRAFFIC CIRCULATION

DRAWN BY: _____
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VIVA JOB NO.: VV7583C
SHEET NO.: **C-13**

LEGEND

MINOR ARTERIAL	
PRIVATE ALLEY	
PRIVATE STREET	
TRAIL/SIDEWALK	



VA STATE GRID NORTH (VSC 83)

