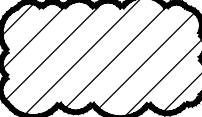
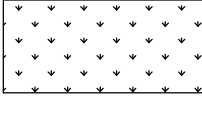
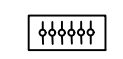


FILE PATH: S:\Projects\001271_Breezeway_Motel\Civil\Design\Sheets\1271-REZONING MASTER DEVELOPMENT PLAN\01271 - Breezeway - 10 - Open_Space.dwg PLOT DATE: 7/22/2021 3:40:34 PM BY: CHRIS NEFERT



LEGEND

-  OPEN SPACE GREATER THAN OR EQUAL TO 50 FEET WIDE
-  GENERAL OPEN SPACE LESS THAN 50 FEET WIDE
-  PR. BIKE RACK

OPEN SPACE TABULATIONS

	REQUIRED	PROVIDED
TOTAL SITE AREA (W/ R.O.W. VACATION)	-	4.738 AC OR 206,387 SF
RECREATION OPEN SPACE (>= 50 FEET WIDE)	-	0.989 AC OR 43,060 SF
GENERAL OPEN SPACE (< 50 FEET WIDE)	20%	20.9%
	-	1.123 AC OR 48,925 SF
	-	23.7%
TOTAL EFFECTIVE OPEN SPACE	-	2.112 AC OR 91,985 SF
	-	44.6%

NOTES

1. OPEN SPACE IS REQUIRED PER 3.8.2.G. AS 20 PERCENT OF THE PLANNED DEVELOPMENT. THE QUALIFIED OPEN SPACE SHALL CONFORM TO THE REQUIREMENTS OF 3.8.7.
2. SEE SHEET 18 FOR ILLUSTRATIVE POCKET PARK OPEN SPACE EXHIBIT.
3. THE DESIGN AND LAYOUT OF PEDESTRIAN WALKWAYS WITHIN THE OPEN SPACE ARE PRELIMINARY IN NATURE AND SUBJECT TO CHANGE AT THE TIME OF FINAL SITE PLAN.
4. * DENOTES OPEN SPACE AREAS THAT WILL BE SUBJECT TO PUBLIC ACCESS EASEMENTS

SUBMISSION		REVISION	
NO.	DATE	NO.	DESCRIPTION
1	6/6/2019	1	ADDRESS CITY COMMENTS
2	4/7/2019	2	ADDRESS CITY COMMENTS
3	6/7/2019	3	ADDRESS CITY COMMENTS
4	9/14/2020	4	ADDRESS CITY COMMENTS
5	10/31/2020	5	ADDRESS CITY COMMENTS
6	7/14/2021	6	ADDRESS CITY COMMENTS

COMMONWEALTH OF VIRGINIA
 JASON TURNER KACAMBARAS
 Lic. No. 0402042416
 PROFESSIONAL ENGINEER

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 9302 LEE HIGHWAY, SUITE 1000
 FAIRFAX, VA 22031

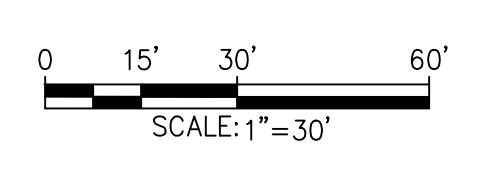
13861 SUNRISE VALLEY DRIVE, SUITE 200
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OPEN SPACE PLAN
**RT. 50 BREEZEWAY
 MASTER DEVELOPMENT PLAN**
 LOCATION
 FAIRFAX CITY, VIRGINIA

AUTHOR: ZME
 CHECK: JTK
 PROJ.#: 001271
 DATE: 10/30/2020
 SCALE: 1"=30'

SHEET: 10 of 30



vogue™ Traditional Series Pedestal Cover

FOR ILLUSTRATION ONLY FINAL CAP SOLD SEPARATELY

FRONT & SIDE VIEW SHORT PEDESTAL (VOGUEPA14)

FRONT & SIDE VIEW TALL PEDESTAL (VOGUEPA28)

MULTI-UNIT PAD SPECIFICATION IF INSTALLING WITH FINAL CAP

NOTES:
 1. CBU & PEDESTAL MUST BE ASSEMBLED AND FULLY INSTALLED PRIOR TO ADDING ACCESSORIES.
 2. TRADITIONAL CAP AND BASE PEDESTAL COVER SOLD SEPARATELY.
 3. AVAILABLE IN ALL STANDARD CBU POWDER COAT FINISHES.
 4. TRADITIONAL PEDESTAL COVER INSTALLED USING CAP SCREWS & SET SCREWS (INCLUDED).
 5. TRADITIONAL PEDESTAL COVER DESIGNED TO FIT OVER FLORENCE 1570 SERIES CBU PEDESTAL.

PRODUCT: VOGUE™ TRADITIONAL SERIES PEDESTAL COVER
 INSTALLATION INSTRUCTIONS

AF FLORENCE
 manufacturing company
 5935 Corporate Drive • Manhattan, KS 66503
 www.florencemailboxes.com • (800) 275-1747
 A GIBRALTAIR INDUSTRIES COMPANY

MODEL: TRAD PED
 SCALE: NONE
 DRAWING NUMBER: 91551
 REV: A
 LAST REV. DATE: 8/2/2019
 DRAWN BY: AFD

vogue™ Traditional Series Pedestal Cover

Installation Instructions

- These instructions assume that you have already properly installed the vital™ Cluster Box Unit (CBU 1570 Series). If the CBU has not yet been installed, please refer to the instructions that came with the vital™ CBU.
- For all CBU Types:
 Attach the Decorative Base unit to the CBU post as shown using four of the 1/4-20 X 1" cap screws.
 Secure the base against the CBU post using two of the 1/4-20 X 5/8" headless set screws. Do not over tighten and make sure all screws are tightened evenly.
- Additional step for CBU Types I, II and V:
 Attach the Decorative Column unit to the CBU post as shown using four of the 1/4-20 X 5/8" headless set screws. Do not over tighten and make sure all screws are tightened evenly.

HARDWARE
 1/4-20 X 1" CAP SCREW (8)
 1/4-20 X 5/8" SET SCREW (4)

TOOLS
 3/16" ALLEN WRENCH (1)
 1/8" ALLEN WRENCH (1)

* CBU UNIT NOT SHOWN FOR CLARITY.

PRODUCT: VOGUE™ TRADITIONAL SERIES PEDESTAL COVER
 INSTALLATION INSTRUCTIONS

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 DRAWN BY: AFD

6' PARK BENCH

PICTORIAL

(28) SCROLLED VERTICAL STEEL SLATS ARE FORMED FROM SECTIONS OF 1/4" x 1-1/2" SOLID STEEL BARS

INTEGRAL WELDED CROSS-MEMBERS OF .78" TUBULAR STEEL

1-5/16" TUBULAR STEEL RUNG USED FOR ADDITIONAL SUPPORT

CLEARANCE FOR 3/8" ANCHOR BOLTS

6"x6" PRECAST CONCRETE SKID

SUPPLIER:
 VICTORY STANLEY INC.
 P.O. BOX DRAWER 330
 DUNKIRK, MARYLAND 20754
 PH: (301) 855-8300
 PH: (800) 368-2573

STYLE
 MODEL: CR-06; CLASSIC SERIES C SERIES
 LENGTH: 6'
 FRAME: STEEL
 FRAME COLOR: V.S. BLACK

NOTES:
 1. BENCH TO BE SURFACE MOUNTED TO CONCRETE SKID PER MANUFACTURER'S INSTRUCTIONS. BURY SKID
 2. OR APPROVED EQUAL TO THE SATISFACTION OF THE DEPARTMENT OF PLANNING AND ZONING AND/OR DEPARTMENT OF RECREATION, PARKS, AND CULTURAL ACTIVITIES.
 3. SEE PLAN FOR QUANTITY.

4" Fluted VDOT Install Spec Sheet

DETAILS "A"

2" X 2" 12 GAUGE POST 36" LONG TELESPEAR OR APPROVED EQUAL INSERTED MINIMUM 12" INTO STUB

4" OD EXTRUDED FLUTED ALUMINUM TUBE UP TO 12' LONG

TUBE 3" ABOVE GRADE

STUB 3" ABOVE GROUND

BOLT 2" X 2" POST TO STUB WITH 5/16-18" CORNER BOLT TELESPEAR TL070 OR APPROVED EQUAL

2 1/2" X 2 1/2" 12 GAUGE POST 18" LONG TELESPEAR OR APPROVED EQUAL

MIN. 6" DIAMETER CONCRETE FOUNDATION 34" DEEP

Base: Cast Aluminum-Maine Grade Alloy A356
 Post: Extruded Fluted 4" Diameter - Alloy 6061 T6 For Strength
 Standard Above Grade Height of 12'

DETAILS

375 HOLES (318) FOR BOLT

5/16-18 X 3" HEX BOLT GRADE 8, FLAT WASHERS & NYLON LOCK NUT GRADE C

ALUMINUM SPACER 14" LONG

4" OD ALUMINUM EXTRUSION

WASTE RECEPTACLE

PICTORIAL

SUPPLIER:
 VICTOR STANLEY INC.
 P.O. BOX DRAWER 330
 DUNKIRK, MARYLAND 20754
 PH: (301) 855-8300
 PH: (800) 368-2573

MODEL:
 IRONSITES MODEL NUMBER SD-12 (36 GAL.)
 LID: STANDARD TAPERED FORMED LID
 FRAME COLOR: BLACK

NOTES:
 1. OR APPROVED EQUAL TO THE SATISFACTION OF THE DEPARTMENT OF PLANNING AND ZONING AND/OR DEPARTMENT OF RECREATION, PARKS, AND CULTURAL ACTIVITIES.
 2. RECEPTACLE TO BE MOUNTED IN GROUND PER MANUFACTURERS INSTRUCTIONS.
 3. SEE PLAN FOR QUANTITY AND LOCATIONS.
 4. CUT PAVERS TO FIT AROUND MOUNTING LEG WHEN APPLICABLE.
 5. USE TAMPER RESISTANT HARDWARE.
 6. RECEPTACLE SHALL INCLUDE DOMED LID.

REVISION	NO.	DATE	DESCRIPTION
	1	6/6/2019	ADDRESS CITY COMMENTS
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	3	7/7/2021	ADDRESS CITY COMMENTS
	4	9/14/2020	
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	6	7/14/2021	

COMMONWEALTH OF VIRGINIA
 JASON TURNER KACAMBARIS
 Lic. No. 0402042416
 7/14/2021
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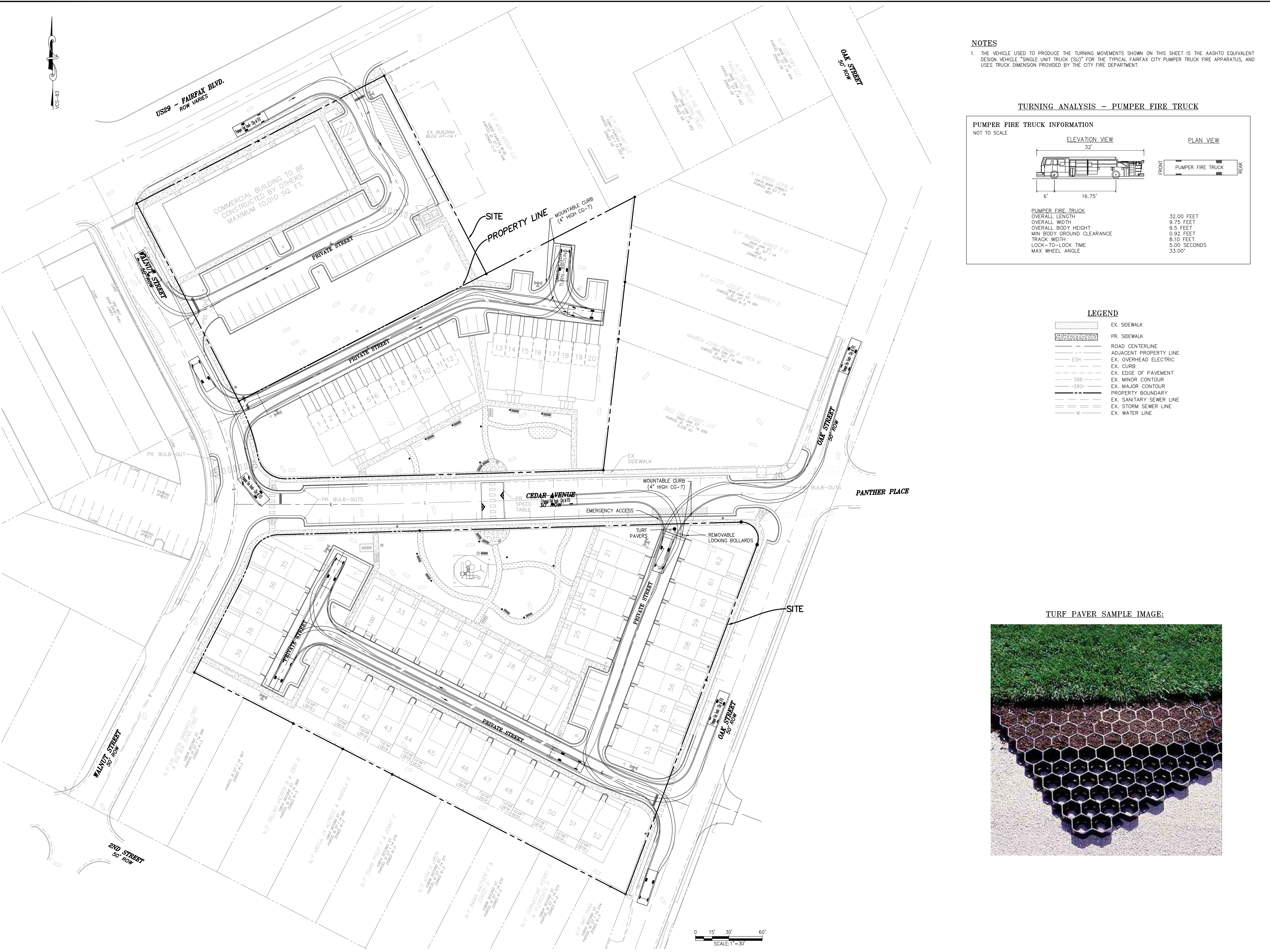
ATCS

GENERAL DETAILS
RT. 50 BREEZEWAY
 MASTER DEVELOPMENT PLAN
 LOCATION
 FAIRFAX CITY, VIRGINIA

AUTHOR: ZME
 CHECK: JTK
 PROJ.#: 001271
 DATE: 10/30/2020
 SCALE: AS SHOWN

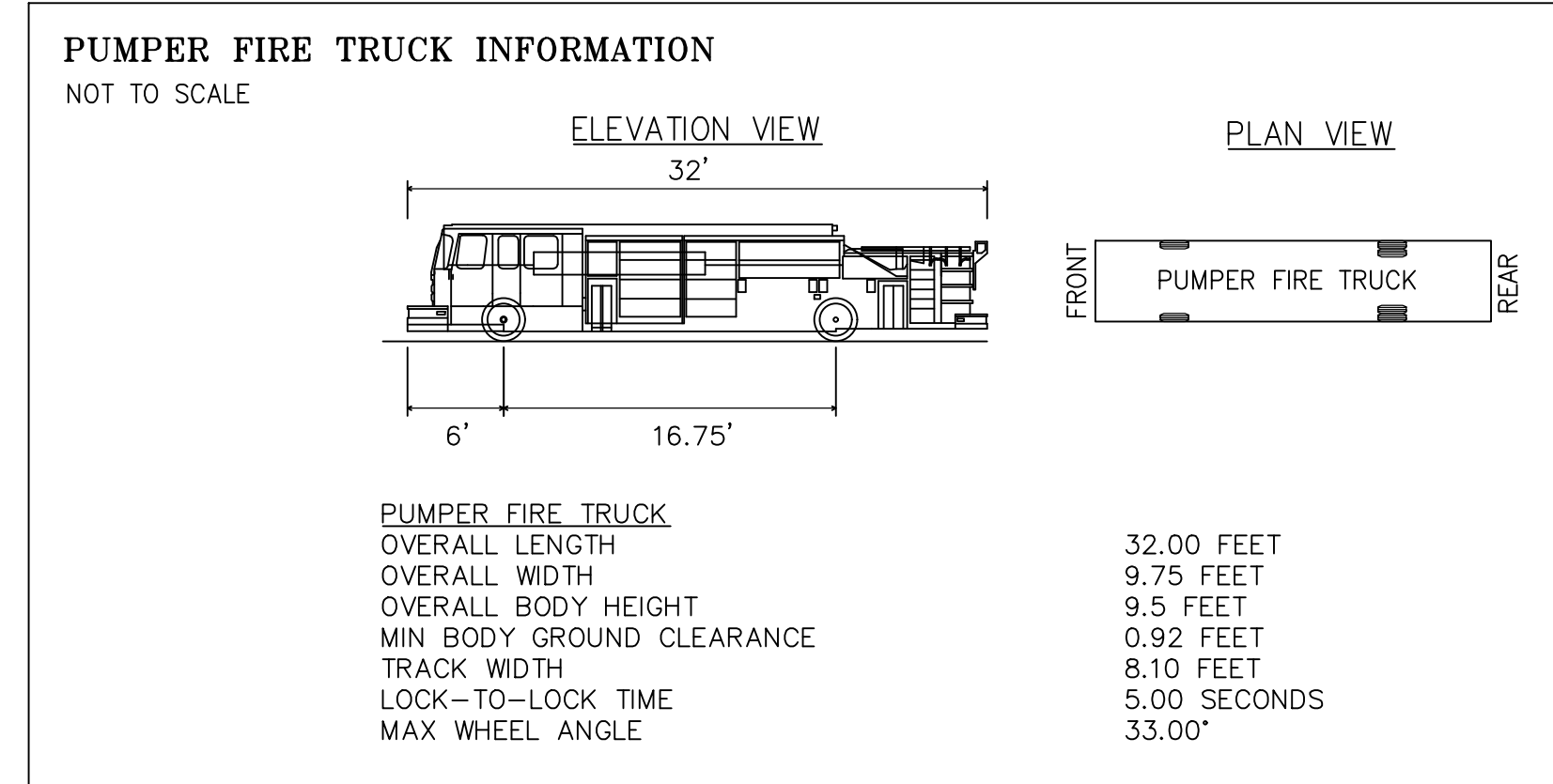
SHEET: 12 of 30

FILE PATH: S:\Projects\001271_Breezeway_Motion\Design\1271-REZONING MASTER DEVELOPMENT PLAN\01271 - Breezeway - 13-14 - Emergency Access Turning Movements.dwg PLOT DATE: 7/22/2021 3:38:20 PM BY: CHRIS NEIFERT

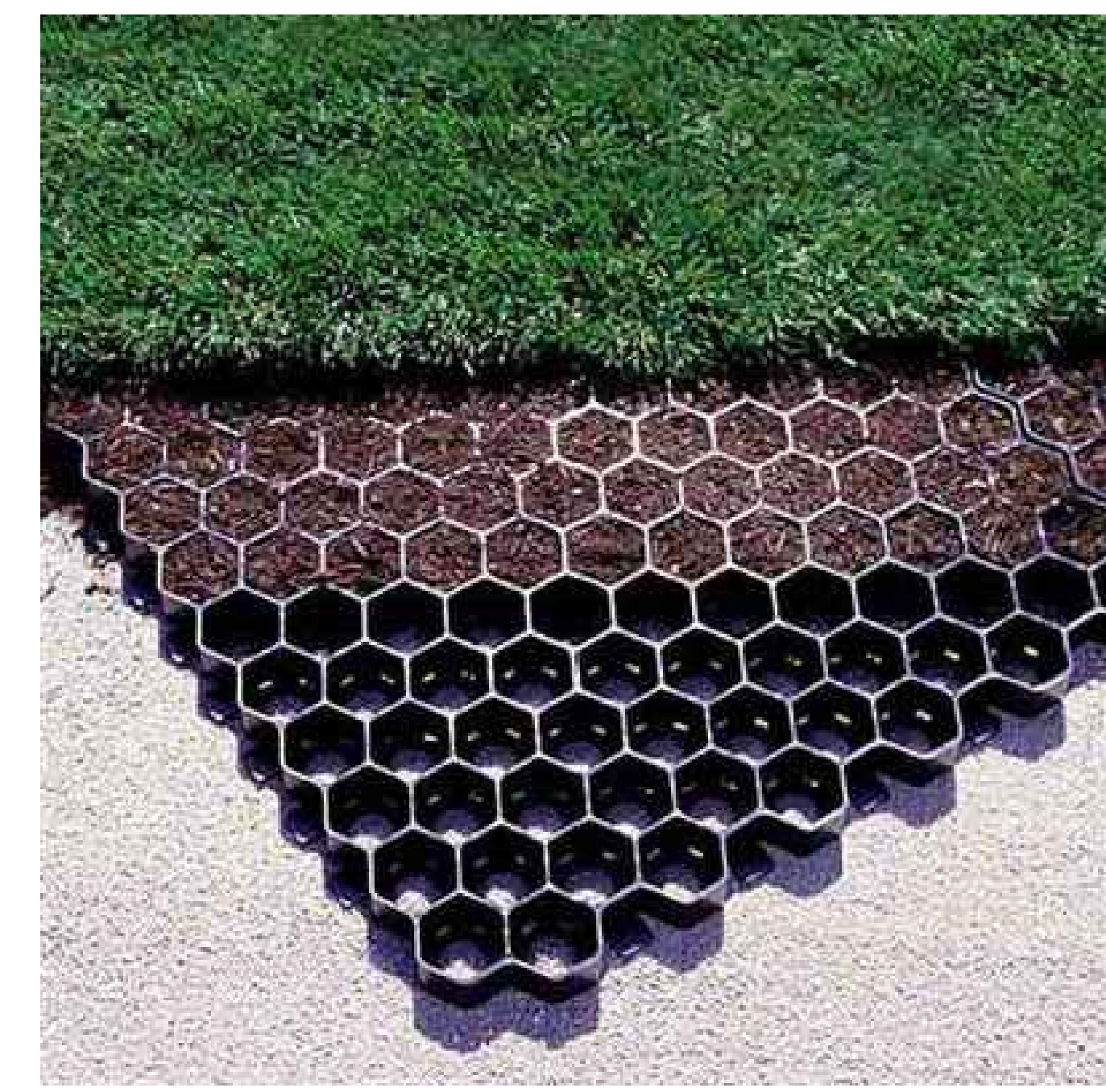


NOTES
 1. THE VEHICLE USED TO PRODUCE THE TURNING MOVEMENTS SHOWN ON THIS SHEET IS THE AASHTO EQUIVALENT DESIGN VEHICLE "SINGLE UNIT TRUCK (SU)" FOR THE TYPICAL FAIRFAX CITY PUMPER TRUCK FIRE APPARATUS, AND USES TRUCK DIMENSION PROVIDED BY THE CITY FIRE DEPARTMENT.

TURNING ANALYSIS - PUMPER FIRE TRUCK



TURF PAVER SAMPLE IMAGE:



REVISION	NO.	DATE	DESCRIPTION
	1	6/6/2019	ADDRESS CITY COMMENTS
	2	9/18/2019	ADDRESS CITY COMMENTS
	3	6/7/2020	ADDRESS CITY COMMENTS
	4	9/14/2020	ADDRESS CITY COMMENTS
	5	10/29/2020	ADDRESS CITY COMMENTS
	6	7/14/2021	ADDRESS CITY COMMENTS

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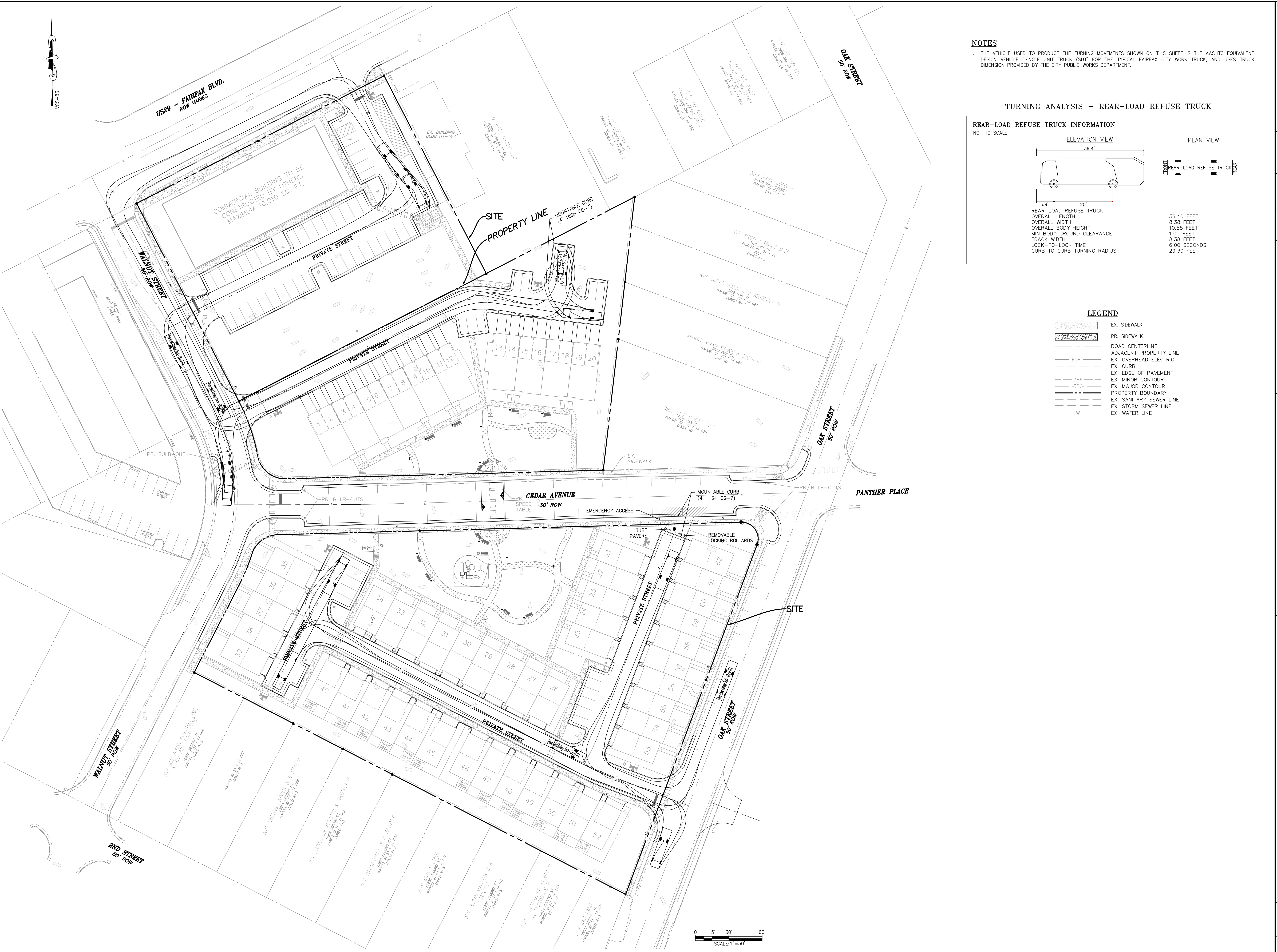
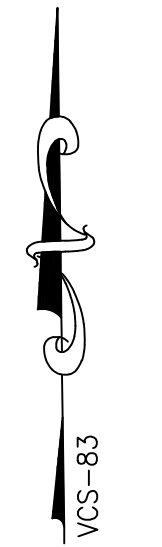
ATCS

EMERGENCY ACCESS TURNING MOVEMENTS
RT. 50 BREEZEWAY
MASTER DEVELOPMENT PLAN
 LOCATION
 FAIRFAX CITY, VIRGINIA

AUTHOR: ZME
 CHECK: JTK
 PROJ.#: 001271
 DATE: 10/30/2020
 SCALE: 1"=30'

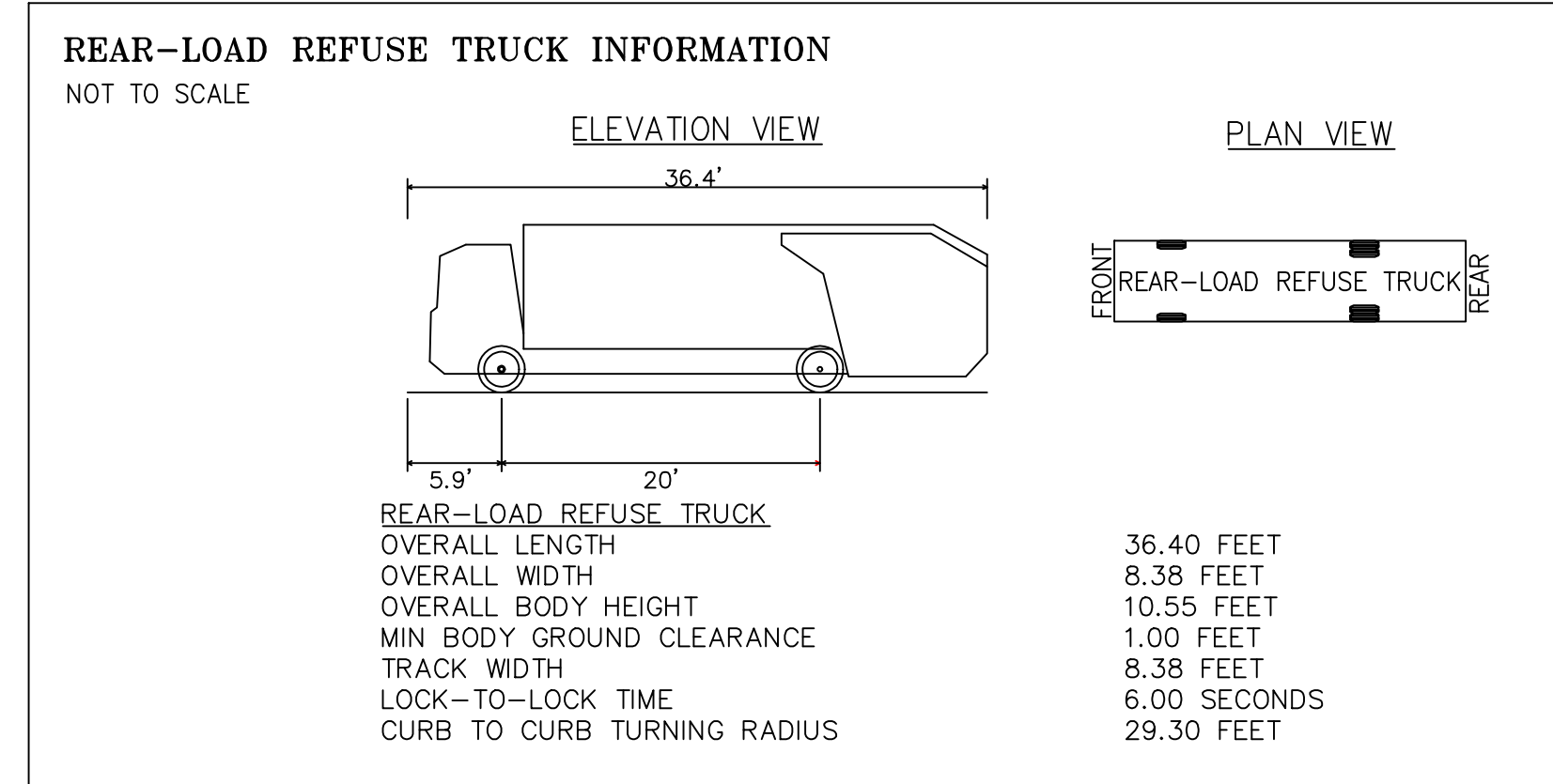
SHEET: 13 of 30

FILE PATH: S:\Projects\001271_Breezeway_Motel\Civil\Design\Sheets\1271-REZONING MASTER DEVELOPMENT PLAN\01271 - Breezeway - 13-14 - Emergency Access Turning Movements.dwg PLOT DATE: 7/22/2021 3:37:46 PM BY: CHRIS NEIFERT



NOTES
 1. THE VEHICLE USED TO PRODUCE THE TURNING MOVEMENTS SHOWN ON THIS SHEET IS THE AASHTO EQUIVALENT DESIGN VEHICLE "SINGLE UNIT TRUCK (SU)" FOR THE TYPICAL FAIRFAX CITY WORK TRUCK, AND USES TRUCK DIMENSION PROVIDED BY THE CITY PUBLIC WORKS DEPARTMENT.

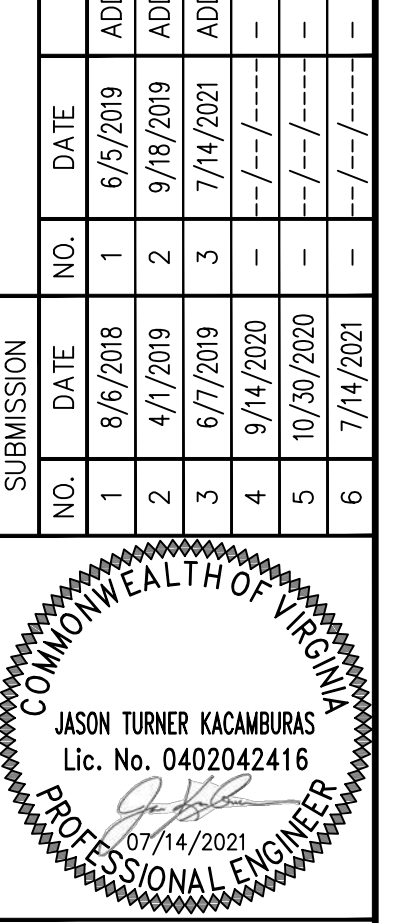
TURNING ANALYSIS - REAR-LOAD REFUSE TRUCK



LEGEND

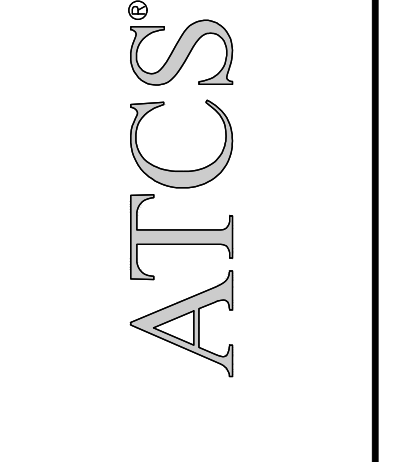
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- PR. SIDEWALK
- ROAD CENTERLINE
- ADJACENT PROPERTY LINE
- EX. OVERHEAD ELECTRIC
- EX. CURB
- EX. EDGE OF PAVEMENT
- EX. MINOR CONTOUR
- EX. MAJOR CONTOUR
- PROPERTY BOUNDARY
- EX. SANITARY SEWER LINE
- EX. STORM SEWER LINE
- EX. WATER LINE

REVISION	NO.	DATE	DESCRIPTION
	1	6/6/2019	ADDRESS CITY COMMENTS
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	3	6/7/2019	ADDRESS CITY COMMENTS
	4	9/14/2020	
	5	10/30/2020	
	6	7/14/2021	



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CITY WORK TRUCK ACCESS TURNING MOVEMENTS
RT. 50 BREEZEWAY
MASTER DEVELOPMENT PLAN
 LOCATION: FAIRFAX CITY, VIRGINIA

AUTHOR: ZME
 CHECK: JTK
 PROJ.#: 001271
 DATE: 10/30/2020
 SCALE: 1"=30'

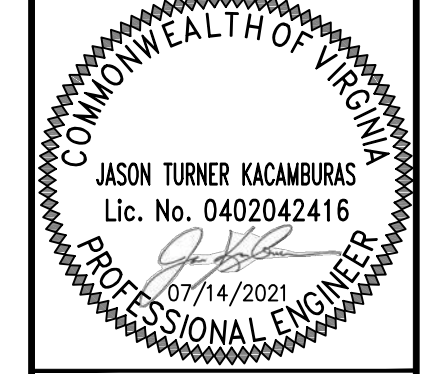
SHEET: 14 of 30

FILE PATH: S:\Projects\001271_Breezeway_Motion\Design\Civil\Design\1271-REZONING MASTER DEVELOPMENT PLAN\01271 - Breezeway - 15 - Pedestrian Movement.dwg PLOT DATE: 7/22/2021 3:36:26 PM BY: CHRIS NEIFERT



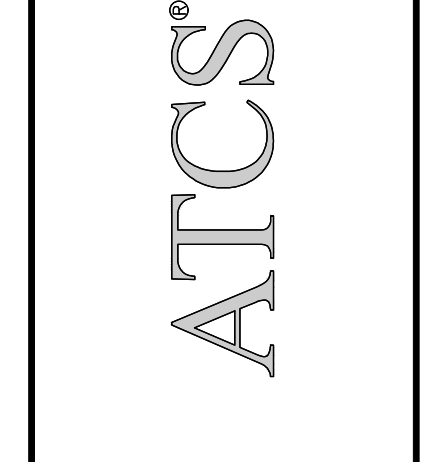
LEGEND
 - - - - - PATH OF PEDESTRIAN MOVEMENTS

SUBMISSION		REVISION	
NO.	DATE	NO.	DESCRIPTION
1	6/6/2019	1	ADDRESS CITY COMMENTS
2	4/7/2019	2	ADDRESS CITY COMMENTS
3	6/7/2019	3	ADDRESS CITY COMMENTS
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5	10/29/2020	5	ADDRESS CITY COMMENTS
6	7/14/2021	6	ADDRESS CITY COMMENTS



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PEDESTRIAN MOVEMENT PLAN
RT. 50 BREEZEWAY
MASTER DEVELOPMENT PLAN

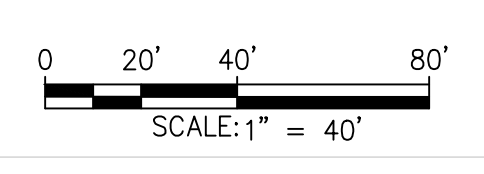
LOCATION
 FAIRFAX CITY, VIRGINIA

AUTHOR: ZME
 CHECK: JTK
 PROJ.#: 001271
 DATE: 10/30/2020
 SCALE: 1"=30'
 SHEET: 15 of 30



LEGEND

- ROAD CENTERLINE
- - - ADJACENT PROPERTY LINE
- - - EX. OVERHEAD ELECTRIC
- - - EX. CURB
- - - EX. EDGE OF PAVEMENT
- - - PROPERTY BOUNDARY
- - - EX. SANITARY SEWER LINE
- - - EX. STORM SEWER LINE
- - - EX. WATER LINE



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1	6/6/2018	1	6/6/2019 ADDRESS CITY COMMENTS
2	4/7/2019	2	9/18/2019 ADDRESS CITY COMMENTS
3	6/7/2019	3	7/4/2021 ADDRESS CITY COMMENTS
4	9/4/2020	4	-/-/-/-
5	10/31/2020	5	-/-/-/-
6	7/14/2021	6	-/-/-/-

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SIGHT DISTANCE PLAN
RT. 50 BREEZEWAY
MASTER DEVELOPMENT PLAN
LOCATION
FAIRFAX CITY, VIRGINIA

AUTHOR:	ZME
CHECK:	JTK
PROJ.#:	001271
DATE:	10/30/2020
SCALE:	1" = 40'

SHEET: 16 of 30

FILE PATH: S:\Projects\001271_Breezeway_Motel\Civil\Design\Sheets\1271-REZONING MASTER DEVELOPMENT PLAN\01271 - Breezeway - 17 - Photometric.dwg PLOT DATE: 7/22/2021 3:15:22 PM BY: CHRIS NEIFERT



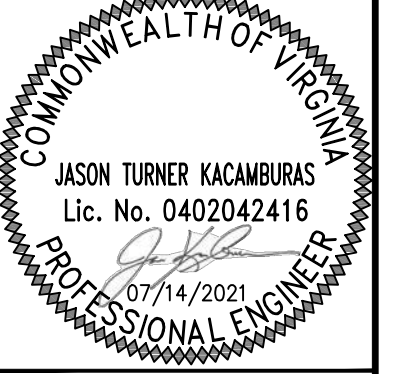
NOTES

1. LIGHTING LOCATIONS SHOWN ARE SUBJECT TO CHANGE AT TIME OF FINAL SITE PLAN.
2. PHOTOMETRIC PLAN PREPARED BY HADCO LIGHTING.
3. SEE STREET LIGHT DETAIL ON SHEET 10 FOR MORE INFORMATION.
4. BUILDING MOUNTED LIGHT FIXTURES ARE NOT SHOWN BUT WILL BE PROPOSED AT FINAL SITE PLAN TO SUPPLEMENT ILLUMINATION OF SIDEWALK AND PARKING AREAS IN FRONT OF COMMERCIAL BUILDING. PROVIDED LIGHTING WILL BE IN ACCORDANCE WITH ZO SECT. 4.B.

LEGEND

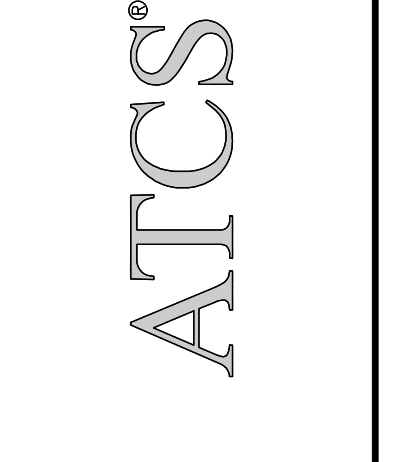
- * PR. PEDESTRIAN LIGHT
- ☆ PR. STREET LIGHT

SUBMISSION		REVISION	
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5	10/30/2020	5	11/11/2021
6	7/14/2021	6	7/14/2021



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PHOTOMETRIC PLAN
RT. 50 BREEZEWAY
 MASTER DEVELOPMENT PLAN
 LOCATION
 FAIRFAX CITY, VIRGINIA

AUTHOR: ZME
 CHECK: JTK
 PROJ.#: 001271
 DATE: 10/30/2020
 SCALE: 1"=30'
 SHEET: 17 of 30