

MASTER DEVELOPMENT PLAN RT. 50 BREEZEWAY FAIRFAX CITY, VIRGINIA

GENERAL NOTES

1. THE SUBJECT PROPERTY SHOWN HEREON IS COMPRISED OF 6 PARCELS OF APPROXIMATELY ±4.633 ACRES AND RECORDED IN THE LAND RECORDS OF FAIRFAX CITY VIRGINIA AS FOLLOWS (SITE ACREAGE IS PROVIDED AS PER THE ZONING PLAT) AND RIGHT-OF-WAY DEDICATION:

PARCEL ID	OWNER	DESCRIPTION	ADDRESS	ACREAGE	EXISTING ZONING
57-1-14-055A	ROBERT PIERCE	FAIRFAX GARDENS APTS	10807-10818 CEDAR AVE	2.082 AC	RMF MULTIFAMILY
57-1-14-043	ROBERT PIERCE	BREEZEWAY MOTEL	10829 FAIRFAX BLVD	1.148 AC	CR COMMERCIAL RETAIL
57-1-14-083	ROBERT PIERCE	SINGLE FAMILY	3937 WALNUT STREET	0.557 AC	RH RESIDENTIAL HIGH
57-1-14-77A	ROBERT PIERCE	SINGLE FAMILY	3930 OAK STREET	0.251 AC	RH RESIDENTIAL HIGH
57-1-14-76A	ROBERT PIERCE	SINGLE FAMILY	3932 OAK STREET	0.253 AC	RH RESIDENTIAL HIGH
57-1-14-075A	ROBERT PIERCE	SINGLE FAMILY	3934 OAK STREET	0.342 AC	RH RESIDENTIAL HIGH
				TOTAL = 4.633 AC	
				AREA OF FAIRFAX BOULEVARD RIGHT-OF-WAY TO BE DEDICATED = 0.057 AC	
				TOTAL AREA = 4.576 AC	

2. THE MASTER DEVELOPMENT PLAN ACCOMPANIES AN APPLICATION TO REZONE THE SUBJECT PROPERTY FROM THE RMF, CR AND RH DISTRICTS TO THE PD-M (PLANNED DEVELOPMENT MIXED USE) DISTRICT TO ALLOW A MIXED-USE DEVELOPMENT CONSISTING OF 40 TOWNHOUSES, 20 MULTIFAMILY STACKED CONDOMINIUM DWELLINGS, AND A COMMERCIAL BUILDING CONSISTING OF A MINIMUM OF 8,000 SQUARE FEET AND A MAXIMUM OF 10,010 SQUARE FEET TO BE CONSTRUCTED BY OTHERS. REFER TO THE SUBMITTED NARRATIVE FOR A DETAILED DESCRIPTION OF THE PROPOSAL.

3. THE BOUNDARY AND PHYSICAL IMPROVEMENTS HEREON ARE BASED UPON A FIELD SURVEY DONE BY THIS FIRM (ATCS, PLLC.) BETWEEN THE DATES OF JANUARY 25TH AND FEBRUARY 2ND, 2018.

4. COORDINATE SYSTEM INFORMATION:

- A.) HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM (NAD) 1983 - NORTH AS ESTABLISHED FROM A CURRENT CORS GPS SURVEY.
- B.) THE VERTICAL DATUM SHOWN HEREON IS REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM (NGVD29) AS IS ESTABLISHED FROM A CURRENT GPS SURVEY.

5. THE AREA SHOWN HEREON IS LOCATED ON THE FLOOD INSURANCE RATE MAPS (FIRM), COMMUNITY PANEL NO. 5155240001 D WITH AN EFFECTIVE DATE OF JUNE 2ND, 2006. BY GRAPHICAL DEPICTION ONLY, THE PROPERTY HEREON IS SHOWN IN:

- FLOOD ZONE "X" (OTHER AREAS), AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN.

6. A TITLE REPORT HAS FURNISHED AND HAS BEEN INCORPORATED AND SHOWN ON A BOUNDARY SURVEY DONE BY THIS FIRM AND ENTITLED "ALTA/NSPS LAND TITLE SURVEY OF FAIRFAX HEIGHTS SECTION 2 LOTS 43-47, 55-A, 56-A, 57-A, 58-A, 75-A, 76-A, 77-A, 78-A, 79-A, 80-A, 81-A, 83 & 84", DATED SEPTEMBER 6TH, 2017.

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

8. TO THE BEST KNOWLEDGE OF THE ENGINEER AND APPLICANT, THERE ARE NO EXISTING GRAVES OR BURIAL SITES LOCATED ON THE PROPERTY THE SUBJECT PROPERTY IS NOT LISTED UNDER THE NATIONAL REGISTER OF HISTORIC PLACES.

9. TO THE BEST KNOWLEDGE OF THE ENGINEER AND APPLICANT, NO HAZARDOUS OR TOXIC SUBSTANCES ARE KNOWN TO BE PRESENT ONSITE.

10. THIS DEVELOPMENT PROPOSAL IS COMPATIBLE WITH THE EXISTING DEVELOPMENT IN THE VICINITY OF THIS SITE IN TERMS OF USE, TYPE AND INTENSITY. NO ADVERSE EFFECTS TO NEIGHBORING PROPERTIES ARE ANTICIPATED WITH THIS PROJECT.

11. TO THE BEST KNOWLEDGE OF THE ENGINEER AND APPLICANT, THIS DEVELOPMENT PLAN CONFORMS TO ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS, UNLESS OTHERWISE SPECIFICALLY NOTED.

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

13. THE PROPOSED LAYOUT INCLUDING BUILDING FOOTPRINTS AND SITE IMPROVEMENTS SHOWN HEREIN ARE PRELIMINARY. THE PROPOSED LAYOUT MAY BE SUBJECT TO REVISIONS AT THE TIME OF SITE PLAN PREPARATION, MINOR REVISIONS THAT ARE CONSISTENT WITH APPROVED MASTER DEVELOPMENT PLAN AND COMMITMENTS SUBJECT TO THE DETERMINATION OF THE DIRECTOR OF COMMUNITY DEVELOPMENT AND PLANNING.

14. THE EXISTING AND PROPOSED EASEMENTS ARE SHOWN ON THE PLANS.

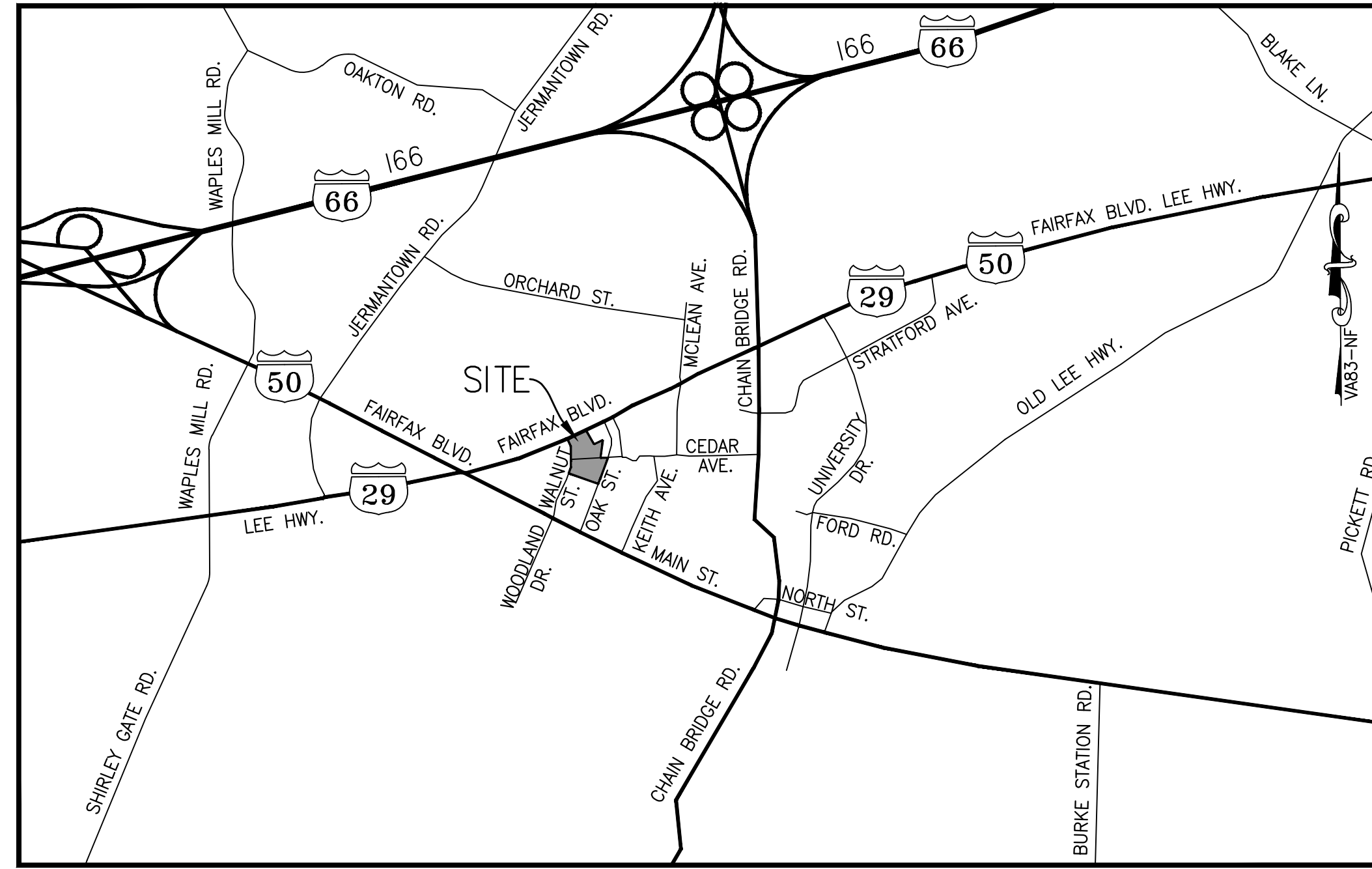
15. SITE LIGHTING AND STREET LIGHTING WITHIN THE PROJECT SITE AREA WILL BE DETERMINED AT THE TIME OF SITE PLAN AND SHALL BE IN CONFORMANCE WITH SECTION 4.8 OF THE ZONING ORDINANCE AND THE PUBLIC FACILITIES MANUAL AS APPLICABLE.

16. ONSITE STORM WATER MANAGEMENT AND BEST MANAGEMENT PRACTICES (BMPs) SHALL BE PROVIDED AS REQUIRED BY CITY ENGINEER AT THE TIME OF FINAL SITE PLAN. DETENTION TO PROVIDE THE REQUIRED STORM WATER QUANTITY CONTROLS AND ONSITE BMPs TO MEET THE STORM WATER QUALITY REQUIREMENTS ARE SHOWN ON SHEET 7.

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

18. MODIFICATIONS AND WAIVERS FOR THIS MASTER DEVELOPMENT PLAN INCLUDE THE FOLLOWING:

1. A MODIFICATION OF SECTION 4.5.6.B OF THE ZONING ORDINANCE FOR 10FT LANDSCAPE STRIP AND STREET TREES ALONG ALL PRIVATE ALLEYS.
2. WAIVER OF SECTION 4.01-01 OF THE FAIRFAX PFM FOR TYPICAL CURB AND GUTTER STREET ON PRIVATE ACCESSWAYS THAT ARE LESS THAN 30 FEET FROM FACE OF CURB TO FACE OF CURB OR EDGE OF PAVEMENT.
3. A MODIFICATION OF SECTION 4.4.4.A.I OF THE ZONING ORDINANCE FOR SIDEWALKS REQUIRED ON BOTH SIDES ALONG ALL STREETS AND PRIVATE ALLEYS. THE APPLICANT PROPOSES SIDEWALKS AS SHOWN.
4. A MODIFICATION 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.
5. WAIVER OF SECTION 2.4.1 OF THE FAIRFAX PFM TO ALLOW FOR PRIVATE ACCESS WAYS TO HAVE A HORIZONTAL RADIUS OF LESS THAN 175 FEET.
6. A MODIFICATION OF THE TY3 15' TRANSITIONAL YARD BUFFER REQUIREMENTS TO REDUCE THE DIMENSIONS OF THE REQUIRED AREAS AS SHOWN ON THE LANDSCAPE PLAN ON THE NORTHEAST SIDE OF THE PROPERTY ABUTTING PARCEL ID 57-1-14-048 & -051 AND ON THE SOUTHEAST SIDE OF THE PROPERTY ABUTTING PARCEL IDS 57-1-14-066 & -067, AND TO ALLOW THE USE OF EVERGREEN TREES OR SIMILAR PLANTINGS IN TRANSITIONAL YARDS ADJACENT TO ABUTTING RESIDENTIAL USES.
7. A MODIFICATION OF SECTION 4.2.4.B.1 OF THE ZONING ORDINANCE TO ALLOW TANDEM PARKING FOR THE TWO-OVER-TWO STACKED CONDOMINIUM MULTIFAMILY UNITS.
8. A WAIVER OF THE DEVELOPMENT SCHEDULE REQUIREMENT OF SECTION 3.8.2.J OF THE ZONING ORDINANCE TO ALLOW OCCUPANCY OF THE ENTIRE RESIDENTIAL COMPONENT OF THE DEVELOPMENT PRIOR TO OCCUPANCY OF THE NONRESIDENTIAL COMPONENT.
9. A MODIFICATION OF THE OPEN SPACE REQUIREMENTS IN SECTION 3.8.2.G TO ALLOW A REDUCTION IN THE AMOUNT OPEN SPACE THAT MEETS THE DIMENSIONAL REQUIREMENTS IN SEC. 3.8.7.B.2.
20. ARCHITECTURAL DETAILS AND LANDSCAPING ARE SUBJECT TO CONFORMANCE WITH THE CERTIFICATE OF APPROPRIATENESS APPLICATION MATERIALS, INCLUDING BUT NOT LIMITED TO THE ADDITIONAL PLANTINGS SHOWN ON THE TYPICAL LOT LANDSCAPE PLAN, SUBMITTED UNDER SEPARATE COVER AND INCORPORATED BY REFERENCE HEREIN.



VICINITY MAP
SCALE: 1"=2,000'

LEGAL DESCRIPTION
NORTH PARCEL
BEING ALL OF
LOTS 43-47, 55-A, 56-A, 57-A, 58-A, SECTION 2, FAIRFAX HEIGHTS

Beginning at an Iron Pipe Set, on the northerly right of way line of Cedar Avenue, having a right of way width of 50 Feet, said point also lying on the southwesterly most corner of Tax Map Parcel 057-1((14))-0059 (3922 Oak Street). Thence, departing the line of Tax Map Parcel 057-1((14))-0059 (3922 Oak Street) and running with the said right of way line of Cedar Avenue,

1. SOUTH 88° 26' 45" WEST, 212.69 Feet to a Point of Curvature; thence continuing with the said right of way of Cedar Avenue and the easterly right of way line of Walnut Street, (also having a 50 foot right of way width),
2. 140.37 Feet along the arc of a curve, deflecting to the right, having a Radius 125.20 Feet, and a Chord Bearing and Distance of NORTH 59° 26' 09" WEST, 133.13 Feet to an Iron Pipe Set at a Point of Tangency; thence continuing with the said easterly right of way line of Walnut Street,
3. NORTH 27° 18' 45" WEST, 200.00 Feet to a Drill Hole Set, said point lying at the northeastern corner of said Walnut Street and also lying on the southerly right of way line of Fairfax Boulevard, U.S. Route 29, having a variable right of way width; thence with said southerly right of way line of Fairfax Boulevard,
4. NORTH 62° 41' 15" EAST, 250.00 Feet to an Iron Pipe Found; said point also lying on the northwesterly most corner of Tax Map Parcel 057-1((14))-0048 (10805 Fairfax Blvd.), thence departing the southerly right of way line of Fairfax Boulevard and running with the southwesterly line of Tax Map Parcel 057-1((14))-0048
5. SOUTH 27° 18' 45" EAST, 200.00 Feet to an Iron Pipe Found, said pipe lying on the southeasterly corner of Tax Map Parcel 057-1((14))-0048, thence continuing with the southeasterly line of parcel 48, and continuing with Tax Map Parcels 057-1((14))-0049 & 50,
6. NORTH 62° 41' 15" EAST, 150.00 Feet to an Iron Pipe Set, said pipe lying on the southeast corner of Parcel 50 and also on an angle point at the rear of Tax Map Parcels 057-1((14))-0062, thence departing the line of Parcel 50 and running with the line of Parcel 62 and continuing with Tax Map Parcels 057-1((14))-0061, 0060, and 0059,
7. SOUTH 06° 32' 45" WEST, 247.08 Feet to the point of beginning.

Containing an area of 100, 291 square feet or 2.3024 acres of land, more or less.

LEGAL DESCRIPTION
SOUTHERN PARCEL
BEING ALL OF
LOTS 75-A, 76-A, 77-A, 78-A, 79-A, 80-A, 81-A, 83, 84,
SECTION 2, FAIRFAX HEIGHTS

Beginning at an Iron Pipe Set on the southeasterly right of way line of Walnut Street, having a right of way width of 50 feet; said point also lying on the northwesterly most corner of Tax Map Parcel 057-1((14))-0066 (10818 Second Street) thence departing parcel 66 and running with the said southeasterly right of way line of Walnut Street and continuing to the southerly right of way line of Cedar Avenue, having a right of way width of 50 feet;

1. 250.76 Feet along the arc of a curve, deflecting to the right, having a Radius of 234.69 Feet and a Chord Bearing and Distance of NORTH 57° 50' 19" EAST, 239.00 Feet to an Iron Pipe Found at a Point of Tangency, thence continuing with the southerly right of way of Cedar Avenue,
2. NORTH 88° 26' 45" EAST, 288.74 Feet to an Iron Pipe Found at a Point of Curvature; thence with said southerly right of way line of Cedar Avenue to the westerly line of Oak Street, having a right of way width of 50 feet,
3. 29.36 Feet along the arc of a curve, deflecting to the right and a Radius of 15.00 Feet, having a Chord Bearing and Distance of S35° 28' 45" EAST, 24.89 Feet to an Iron Pipe Found at a Point of Tangency; thence with said westerly right of way line
4. SOUTH 20° 35' 45" WEST, 335.56 Feet to an Iron Pipe Found, said point also lying on the northeasterly most corner of Tax Map Parcel 057-1((14))-0074 10802 Second Street; thence departing the line of Oak Street and running with the rear line of Parcel 74 and continuing with Tax Map Parcel 057-1((14))-0071, 72, 71, 70, 69, 68, 67 and 66,
5. NORTH 62° 46' 15" WEST, 435.64 Feet to the point of beginning.

Containing an area of 101,526 square feet or 2.3307 acres of land, more or less.

SHEET INDEX

- 1 COVER SHEET
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- 4 TREE PRESERVATION PLAN
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- 20 BUILDING SECTION

PROPERTY OWNER

ROBERT PIERCE
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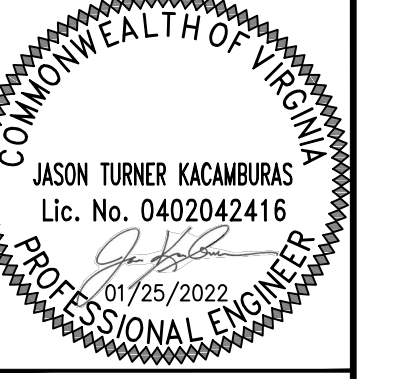
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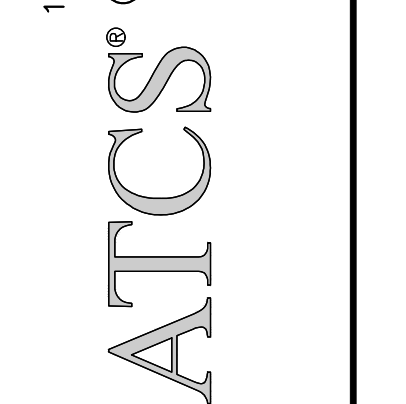
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SUBMISSION		REVISION	
NO.	DATE	NO.	DESCRIPTION
1	6/6/2019	1	ADDRESS CITY COMMENTS
2	6/7/2019	2	ADDRESS CITY COMMENTS
3	9/30/2019	3	ADDRESS CITY COMMENTS
4	11/2/2020	4	ADDRESS CITY COMMENTS
5	7/23/2021	5	ADDRESS CITY COMMENTS
6	10/7/2021	6	ADDRESS CITY COMMENTS
7	10/29/2021	7	ADDRESS CITY COMMENTS
8	11/17/2021	7	ADDRESS CITY COMMENTS



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

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

FILE PATH: S:\Projects\001271_Breezeway\Design\Civil\Design\1271-REZONING MASTER DEVELOPMENT PLAN\01271 - Breezeway - 2 - Existing Conditions.dwg PLOT DATE: 1/25/2022 5:21:13 PM BY: CHRIS NEIFERT



STORM SEWER ASBUILTS		SANITARY SEWER ASBUILTS	
EX1	TOP=390.31 FULL OF DEBRIS 15" RCP OUT APPROX - 388.3	EX S1	TOP=388.51 4"DIP IN(2)=381.79 8"DIP IN(1)=380.71 8"DIP OUT(3)=380.66
EX2	TOP=388.55 8" RCP OUT(3)=385.20	EX S2	TOP=391.02 4"DIP IN(NORTH)=387.01 4"DIP OUT(1)=387.01
EX3	TOP=388.01 15" RCP OUT=384.89	EX S3	TOP=381.98 8"DIP IN(1)=376.78 8"DIP IN(4)=376.96 8"DIP OUT(7)=376.68
EX4	TOP=389.23 18" RCP IN(2)=384.24 15" RCP IN(3)=384.42 21" RCP OUT=384.12	EX S4	TOP=382.09 8"DIP IN(10)=378.12 8"DIP OUT(3)=377.09 (MAY BE BELLY IN PIPE LEADING TO S)
EX5	TOP=388.52 33" RCP IN(3)=380.17 33" RCP OUT=378.89	EX S5	TOP=381.54 8"DIP IN(NORTH)=374.85 8"DIP OUT(6)=374.59
EX6	TOP=389.92 18" CMP IN(SW)=386.38 18" CMP OUT=386.30	EX S6	TOP=378.88 8"DIP IN(5)=372.63 8"DIP IN(7)=374.85 8"DIP OUT(EAST)=372.48
EX7	TOP=390.58 18" RCP IN(8)=386.26 18" RCP OUT=386.43	EX S7	TOP=379.45 8"DIP IN(3)=372.85 8"DIP IN(8)=372.90 8"DIP OUT(6)=372.65
EX8	TOP=396.26 15" RCP IN(SE)=392.04 15" RCP IN(W)=392.04 18" RCP OUT=392.02	EX S8	TOP=380.64 8"DIP IN(9)=373.69 8"DIP OUT(7)=373.67
EX9	TOP=389.42 18" RCP IN(7)=384.48 15" RCP IN(10)=384.56 18" RCP OUT=384.45	EX S9	TOP=388.64 8"DIP IN(SOUTH)=382.21 8"DIP IN(WEST)=382.14 8"DIP OUT(8)=381.99
EX10	TOP=389.32 15" RCP OUT=384.55	EX S10	TOP=384.38 8"DIP IN(SW)=380.05 8"DIP IN(NE)=380.08 8"DIP OUT(4)=379.94
EX11	TOP=388.29 18" RCP IN(9)=383.79 18" RCP OUT=382.95	EX S11	TOP=390.75 8"DIP OUT(1)=385.18
EX12	TOP=389.05 18" CMP IN(6)=384.83 18" CMP OUT=383.73		
EX13	TOP=385.42 15" RCP OUT=379.94		
EX14	TOP=384.39 15" RCP IN(13)=379.71 15" RCP OUT=379.62		
EX15	TOP=384.06 15" RCP IN(14)=379.59 18" RCP IN(9)=379.39 18" RCP OUT=376.52		
EX16	TOP=381.29 21" RCP IN=378.20 21" FIBERGLASS OUT=377.71		
EX17	TOP=378.39 24" RCP IN(30)=374.49 24" RCP OUT=374.44		
EX18	TOP=378.36 15" RCP OUT=376.14		
EX19	TOP=378.27 24" RCP IN(17)=374.34 24" RCP IN(25)=374.32 15" RCP IN(20)=374.25 48" RCP OUT=368.18		
EX20	TOP=378.50 15" RCP OUT=374.50		
EX21	TOP=378.47 42" RCP IN(28)=368.51 42" RCP OUT(29)=368.45		
EX22	TOP=378.12 17" X25" CMP IN(18)=374.32 24" RCP OUT=372.83		
EX23	TOP=377.84 24" RCP IN(22)=372.84 15" RCP IN(24)=373.75 24" RCP OUT=372.88		
EX24	TOP=378.06 15" RCP OUT=373.78		
EX25	TOP=379.24 21" FIBERGLASS IN(16)=375.43 15" RCP IN=375.95 24" RCP OUT=375.30		
EX26	TOP=385.74 17" X24" CMP IN(12)=382.42 33" RCP IN=376.40 36" RCP OUT=376.12		
EX27	TOP=385.33 21" RCP IN=380.22 21" RCP OUT=380.25		
EX28	TOP=384.09 36" RCP IN=375.58 18" RCP IN=375.64 42" RCP OUT=373.08		
EX29	TOP=378.26 48" RCP IN(9)=377.90 48" RCP OUT=367.75		
EX30	TOP=378.67 24" RCP OUT=374.91		

LEGEND			
○	ELECTRIC GUY POLE	□	POWER POLE
⊗	WATER METER	□	PARKING BLOCK
OH	OVERHANG	□	GAS VALVE
CH	CHIMNEY	□	CLEAN OUT
WDF	WOOD FENCE	□	WATER METER
CLF	CHAIN LINK FENCE	□	HANDICAPPED RAMP
RW	RETAINING WALL	□	GUY WIRE
EP	EDGE OF PAVEMENT	□	UNDC. GAS
☆	LIGHT POLE	□	CABLE TELEVISION
⊗	HVAC UNIT	□	OVERHEAD ELEC.
□	TELEPHONE PEDESTAL	□	FENCE
⊗	SATELLITE DISH	□	SIDEWALK
⊗	SANITARY MANHOLE	□	BUILDING LINE DB E-12 PG 398
⊗	DRAINAGE MANHOLE	□	ROAD CENTERLINE
⊗	SIGN	□	ADJACENT PROPERTY LINE
⊗	FIRE HYDRANT	□	EX. OVERHEAD ELECTRIC
⊗	TRAFFIC SIGNAL POLE	□	EX. CURB
⊗	TRAFFIC CONTROL HANDHOLE	□	EX. EDGE OF PAVEMENT
●	IRON PIPE FOUND	□	EX. MINOR CONTOUR
●	IRON PIPE SET	□	EX. MAJOR CONTOUR
		□	PROPERTY BOUNDARY
		□	EX. SANITARY SEWER LINE
		□	EX. STORM SEWER LINE
		□	EX. WATER LINE
		□	TO BE DEMOLISHED

REVISION

NO.	DATE	DESCRIPTION
1	6/6/2019	ADDRESS CITY COMMENTS
2	6/7/2019	ADDRESS CITY COMMENTS
3	9/16/2020	ADDRESS CITY COMMENTS
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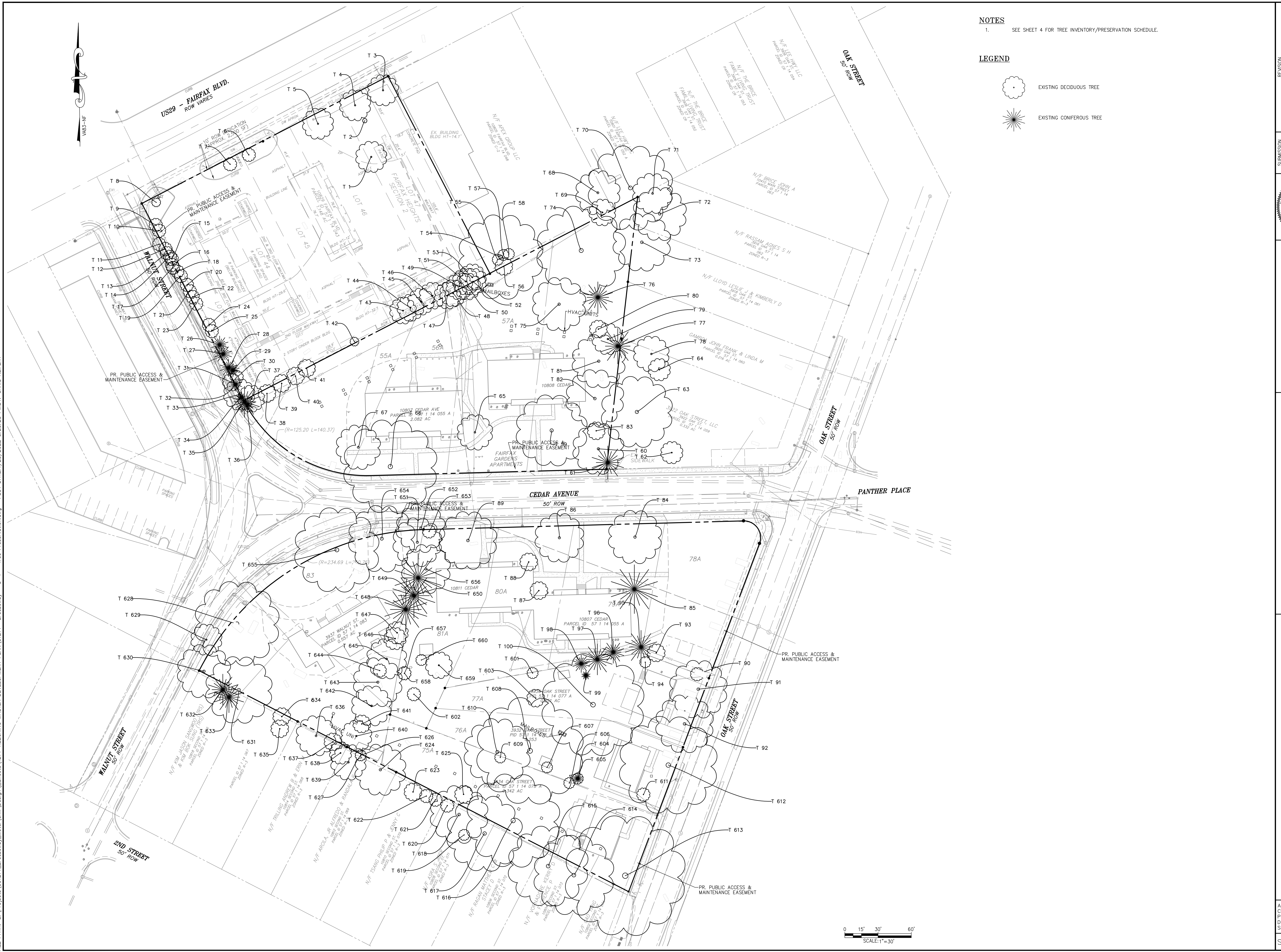
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EXISTING CONDITIONS PLAN
RT. 50 BREEZEWAY
MASTER DEVELOPMENT PLAN
LOCATION
FAIRFAX CITY, VIRGINIA

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

SHEET: 2 of 21


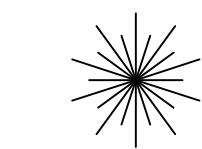
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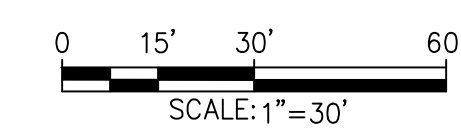


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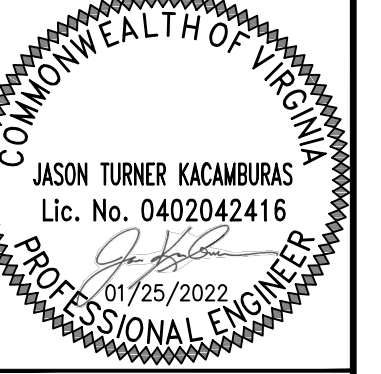
1. SEE SHEET 4 FOR TREE INVENTORY/PRESERVATION SCHEDULE.

LEGEND

-  EXISTING DECIDUOUS TREE
-  EXISTING CONIFEROUS TREE

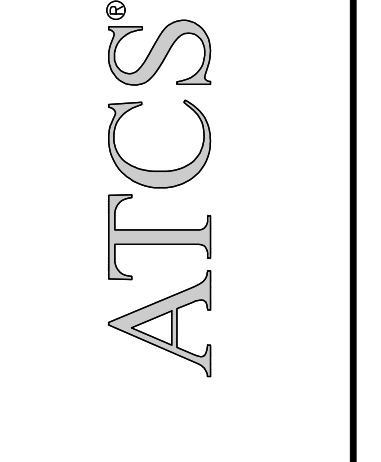


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NO.	DATE	NO.	DESCRIPTION
1	6/6/2019	1	ADDRESS CITY COMMENTS
2	6/7/2019	2	ADDRESS CITY COMMENTS
3	9/16/2020	3	ADDRESS CITY COMMENTS
4	11/2/2020	4	ADDRESS CITY COMMENTS
5	7/13/2021	5	ADDRESS CITY COMMENTS
6	10/7/2021	6	ADDRESS CITY COMMENTS
7	10/19/2021	7	ADDRESS CITY COMMENTS
8	11/17/2021	8	ADDRESS CITY COMMENTS



CLIENT
 PULTE HOME COMPANY LLC
 9302 LEE HIGHWAY, SUITE 1000
 FAIRFAX, VA 22031

13861 SUNRISE VALLEY DRIVE, SUITE 200
 HERNDON, VIRGINIA 20171
 (703) 430-7500 FAX (703) 430-0889
 HERNDON - LARGO BALTIMORE
 BLACKSBURG - RALEIGH - RICHMOND
 WWW.ATCSPLC.COM



TREE PRESERVATION 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: 3 of 21

TREE INVENTORY/PRESERVATION SCHEDULE

TAG #	SPECIES	SIZE	**TRZ	***CONDITION	REMOVE -OR- REMAIN	COMMENTS
		*DBH (IN.)	D (FT.)	%		
1	JAPANESE MAPLE	14	28	40 (POOR)	REMOVE	
2	KOREAN DOGWOOD	2	4	70 (GOOD)	REMOVE	
3	RED MAPLE	14	28	75 (GOOD/VERY GOOD)	REMOVE	
4	RED MAPLE	14	28	75 (GOOD/VERY GOOD)	REMOVE	
5	RED MAPLE	14	28	75 (GOOD/VERY GOOD)	REMOVE	
6	JAPANESE MAPLE	6	12	35 (POOR)	REMOVE	
7	JAPANESE MAPLE	6	12	35 (POOR)	REMOVE	
8	KOREAN DOGWOOD	4	8	55 (FAIR)	REMOVE	
9	LEYLAND CYPRESS	6	12	60 (FAIR/GOOD)	REMOVE	
10	LEYLAND CYPRESS	6	12	60 (FAIR/GOOD)	REMOVE	
11	LEYLAND CYPRESS	6	12	60 (FAIR/GOOD)	REMOVE	
12	LEYLAND CYPRESS	6	12	60 (FAIR/GOOD)	REMOVE	
13	LEYLAND CYPRESS	6	12	60 (FAIR/GOOD)	REMOVE	
14	LEYLAND CYPRESS	6	12	60 (FAIR/GOOD)	REMOVE	
15	LEYLAND CYPRESS	6	12	60 (FAIR/GOOD)	REMOVE	
16	LEYLAND CYPRESS	6	12	60 (FAIR/GOOD)	REMOVE	
17	LEYLAND CYPRESS	6	12	60 (FAIR/GOOD)	REMOVE	
18	LEYLAND CYPRESS	6	12	60 (FAIR/GOOD)	REMOVE	
19	LEYLAND CYPRESS	6	12	60 (FAIR/GOOD)	REMOVE	
20	LEYLAND CYPRESS	6	12	60 (FAIR/GOOD)	REMOVE	
21	LEYLAND CYPRESS	6	12	60 (FAIR/GOOD)	REMOVE	
22	LEYLAND CYPRESS	6	12	60 (FAIR/GOOD)	REMOVE	
23	LEYLAND CYPRESS	6	12	60 (FAIR/GOOD)	REMOVE	
24	LEYLAND CYPRESS	6	12	60 (FAIR/GOOD)	REMOVE	
25	LEYLAND CYPRESS	6	12	60 (FAIR/GOOD)	REMOVE	
26	EASTERN RED CEDAR	8.6	16	60 (FAIR/GOOD)	REMOVE	
27	EASTERN RED CEDAR	8	16	60 (FAIR/GOOD)	REMOVE	
28	EASTERN RED CEDAR	8	16	60 (FAIR/GOOD)	REMOVE	
29	EASTERN RED CEDAR	6.4	12	60 (FAIR/GOOD)	REMOVE	
30	EASTERN RED CEDAR	6	12	60 (FAIR/GOOD)	REMOVE	
31	BLACK LOCUST	8	16	60 (FAIR/GOOD)	REMOVE	
32	EASTERN RED CEDAR	6.4	12	45 (POOR/FAIR)	REMOVE	
33	EASTERN RED CEDAR	14	28	65 (GOOD)	REMOVE	
34	EASTERN RED CEDAR	4	8	65 (GOOD)	REMOVE	
35	EASTERN RED CEDAR	14	28	65 (GOOD)	REMOVE	
36	EASTERN RED CEDAR	8.6	16	65 (GOOD)	REMOVE	
37	WHITE MULBERRY	12	24	65 (GOOD)	REMOVE	
38	LEYLAND CYPRESS	8	16	45 (POOR/FAIR)	REMOVE	
39	LEYLAND CYPRESS	8	16	45 (POOR/FAIR)	REMOVE	
40	LEYLAND CYPRESS	8	16	45 (POOR/FAIR)	REMOVE	
41	LEYLAND CYPRESS	8	16	45 (POOR/FAIR)	REMOVE	
42	RED MAPLE	4.4	8	65 (GOOD)	REMOVE	
43	LEYLAND CYPRESS	12	24	45 (POOR/FAIR)	REMOVE	
44	LEYLAND CYPRESS	12	24	45 (POOR/FAIR)	REMOVE	
45	LEYLAND CYPRESS	12	24	45 (POOR/FAIR)	REMOVE	
46	LEYLAND CYPRESS	12	24	45 (POOR/FAIR)	REMOVE	
47	LEYLAND CYPRESS	12	24	45 (POOR/FAIR)	REMOVE	
48	LEYLAND CYPRESS	12	24	45 (POOR/FAIR)	REMOVE	
49	LEYLAND CYPRESS	12	24	45 (POOR/FAIR)	REMOVE	
50	LEYLAND CYPRESS	12	24	45 (POOR/FAIR)	REMOVE	
51	LEYLAND CYPRESS	12	24	45 (POOR/FAIR)	REMOVE	
52	LEYLAND CYPRESS	12	24	45 (POOR/FAIR)	REMOVE	
53	LEYLAND CYPRESS	12	24	45 (POOR/FAIR)	REMOVE	
54	WHITE ASH	38	76	25 (VERY POOR)	REMAIN	OFF SITE
55	SASSAFRAS	5.5	10	25 (VERY POOR)	REMAIN	OFF SITE
56	WHITE MULBERRY	8	16	75 (GOOD/VERY GOOD)	REMOVE	
57	WHITE MULBERRY	5.4,5	10	75 (GOOD/VERY GOOD)	REMAIN	OFF SITE
58	WHITE MULBERRY	5.4,5	10	75 (GOOD/VERY GOOD)	REMAIN	OFF SITE
59	RED MAPLE	32	64	65 (GOOD)	REMOVE	
60	SILVER MAPLE	23	46	25 (VERY POOR)	REMOVE	

TAG #	SPECIES	SIZE	**TRZ	***CONDITION	REMOVE -OR- REMAIN	COMMENTS
		*DBH (IN.)	D (FT.)	%		
61	EASTERN RED CEDAR	15	30	40 (POOR)	REMOVE	
62	CHERRY SPECIES	10	20	75 (GOOD/VERY GOOD)	REMAIN	OFF SITE
63	PIN OAK	32	64	75 (GOOD/VERY GOOD)	REMAIN	OFF SITE
64	CHERRY SPECIES	10	20	75 (GOOD/VERY GOOD)	REMAIN	OFF SITE
65	LEYLAND CYPRESS	16	32	75 (GOOD/VERY GOOD)	REMAIN	
66	SILVER MAPLE	42	84	75 (GOOD/VERY GOOD)	REMOVE	
67	NORWAY SPRUCE	20	40	70 (GOOD)	REMOVE	
68	WHITE ASH	20	40	25 (VERY POOR)	REMAIN	OFF SITE
69	RED MAPLE	12	24	65 (GOOD)	REMAIN	OFF SITE
70	TULIP TREE	38	76	65 (GOOD)	REMAIN	OFF SITE
71	BLACK CHERRY	18	36	65 (GOOD)	REMAIN	OFF SITE
72	RED MAPLE	24	48	65 (GOOD)	REMAIN	OFF SITE
73	TULIP TREE	26	52	65 (GOOD)	REMAIN	OFF SITE
74	RED MAPLE	40	80	65 (GOOD)	REMAIN	
75	WHITE MULBERRY	24	48	65 (GOOD)	REMOVE	
76	AMERICAN HOLLY	14	28	65 (GOOD)	REMOVE	
77	AMERICAN HOLLY	16	32	65 (GOOD)	REMOVE	
78	TULIP TREE	16	32	65 (GOOD)	REMAIN	OFF SITE
79	TULIP TREE	14	28	65 (GOOD)	REMOVE	
80	WHITE MULBERRY	8	16	65 (GOOD)	REMOVE	
81	RED MAPLE	24	48	65 (GOOD)	REMOVE	
82	EASTERN COTTONWOOD	26	52	65 (GOOD)	REMOVE	
83	WHITE MULBERRY	8	16	40 (POOR)	REMOVE	
84	RED MAPLE	24	48	80 (VERY GOOD)	REMOVE	
85	NORWAY SPRUCE	22	44	65 (GOOD)	REMOVE	
86	RED MAPLE	22	44	80 (VERY GOOD)	REMAIN	
87	HOLLY SPECIES	8.6	16	80 (VERY GOOD)	REMOVE	
88	HOLLY SPECIES	8.6	16	80 (VERY GOOD)	REMOVE	
89	RED MAPLE	26	52	80 (VERY GOOD)	REMAIN	
90	BLACK WALNUT	6.6	12	60 (FAIR/GOOD)	REMOVE	
91	RED MAPLE	26	52	60 (FAIR/GOOD)	REMOVE	
92	RED MAPLE	26	52	40 (POOR)	REMOVE	
93	WHITE MULBERRY	8.6,4	16	40 (POOR)	REMOVE	
94	WHITE ASH	5	10	40 (POOR)	REMOVE	
95	EASTERN WHITE PINE	15	30	50 (FAIR)	REMOVE	
96	EASTERN WHITE PINE	10	20	50 (FAIR)	REMOVE	
97	EASTERN WHITE PINE	14	28	50 (FAIR)	REMOVE	
98	EASTERN WHITE PINE	8	16	25 (VERY POOR)	REMOVE	
99	EASTERN RED CEDAR	4	8	25 (VERY POOR)	REMOVE	
100	RED MAPLE	46	92	75 (GOOD/VERY GOOD)	REMOVE	
601	RED MAPLE	5	10	55 (FAIR)	REMOVE	
602	CALLERY PEAR	16	32	30 (VERY POOR/POOR)	REMOVE	
603	RED MAPLE	8	16	75 (GOOD/VERY GOOD)	REMOVE	
604	CHERRY SPECIES	5	10	40 (POOR)	REMOVE	
605	AMERICAN HOLLY	5	10	40 (POOR)	REMOVE	
606	BOXELDER	5	10	40 (POOR)	REMOVE	
607	BOXELDER	5	10	40 (POOR)	REMOVE	
608	SILVER MAPLE	48	96	40 (POOR)	REMOVE	
609	SILVER MAPLE	5	10	25 (VERY POOR)	REMOVE	
610	RED MAPLE	30	60	40 (POOR)	REMOVE	
611	FLOWERING DOGWOOD	6	12	50 (FAIR)	REMOVE	
612	SILVER MAPLE	44	88	40 (POOR)	REMOVE	
613	SILVER MAPLE	54	108	40 (POOR)	REMOVE	
614	SILVER MAPLE	36	72	40 (POOR)	REMAIN	OFF SITE
615	SILVER MAPLE	36	72	40 (POOR)	REMAIN	OFF SITE
616	SILVER MAPLE	42	84	40 (POOR)	REMOVE	
617	SILVER MAPLE	34	68	40 (POOR)	REMAIN	OFF SITE
618	RED MAPLE	26,20	52	60 (FAIR/GOOD)	REMAIN	OFF SITE
619	RIVER BIRCH	5,4	10	60 (FAIR/GOOD)	REMAIN	OFF SITE
620	BOXELDER	6	12	60 (FAIR/GOOD)	REMAIN	OFF SITE
621	BOXELDER	6	12	60 (FAIR/GOOD)	REMAIN	OFF SITE
622	BOXELDER	6	12	60 (FAIR/GOOD)	REMAIN	OFF SITE

TAG #	SPECIES	SIZE	**TRZ	***CONDITION	REMOVE -OR- REMAIN	COMMENTS
		*DBH (IN.)	D (FT.)	%		
623	BLACK CHERRY	8	16	60 (FAIR/GOOD)	REMAIN	OFF SITE
624	RED MAPLE	23	46	80 (VERY GOOD)	REMAIN	OFF SITE
625	COMMON PEAR	8	16	30 (VERY POOR/POOR)	REMOVE	
626	NORWAY MAPLE	5	10	30 (VERY POOR/POOR)	REMOVE	OFF SITE
627	NORWAY MAPLE	5	10	30 (VERY POOR/POOR)	REMOVE	
628	RED MAPLE	38	76	40 (POOR)	REMOVE	
629	WHITE MULBERRY	14	28	40 (POOR)	REMAIN	OFF SITE
630	PITCH PINE	24	48	55 (FAIR)	REMAIN	
631	PIN OAK	30	60	25 (VERY POOR)	REMOVE	
632	EASTERN RED CEDAR	14	28	70 (GOOD)	REMAIN	OFF SITE
633	EASTERN RED CEDAR	14	28	70 (GOOD)	REMAIN	OFF SITE
634	BOXELDER	8	16	70 (GOOD)	REMAIN	OFF SITE
635	RED MAPLE	8	16	70 (GOOD)	REMAIN	OFF SITE
636	RED MAPLE	18,18	36	70 (GOOD)	REMAIN	OFF SITE
637	RED MAPLE	8	16	70 (GOOD)	REMAIN	OFF SITE
638	RED MAPLE	10,4,4	20	70 (GOOD)	REMAIN	OFF SITE
639	SILVER MAPLE	16,16,16,10,12	32	50 (FAIR)	REMAIN	OFF SITE
640	BOXELDER	14	28	30 (VERY POOR/POOR)	REMOVE	
641	BOXELDER	8	16	30 (VERY POOR/POOR)	REMOVE	
642	BLACK WALNUT	18	36	75 (GOOD/VERY GOOD)	REMOVE	
643	RED MAPLE	22,8	44	75 (GOOD/VERY GOOD)	REMOVE	
644	WHITE MULBERRY	6.6	12	50 (FAIR)	REMOVE	
645	RED MAPLE	18	36	70 (GOOD)	REMOVE	
646	WHITE MULBERRY	10,10	20	70 (GOOD)	REMOVE	
647	WHITE MULBERRY	10,10	20	70 (GOOD)	REMOVE	
648	EASTERN WHITE PINE	20	40	25 (VERY POOR)	REMOVE	
649	EASTERN WHITE PINE	20	40	25 (VERY POOR)	REMOVE	
650	EASTERN WHITE PINE	22	44	60 (FAIR/GOOD)	REMOVE	
651	EASTERN WHITE PINE	22	44	60 (FAIR/GOOD)	REMAIN	
652	EASTERN WHITE PINE	22	44	60 (FAIR/GOOD)	REMOVE	
653	WHITE MULBERRY	6	12	60 (FAIR/GOOD)	REMOVE	
654	RED MAPLE	30	60	60 (FAIR/GOOD)	REMOVE	
655	RED MAPLE	38	76	60 (FAIR/GOOD)	REMOVE	
656	RED MAPLE	22	44	60 (FAIR/GOOD)	REMOVE	
657	BLACK CHERRY	6	12	40 (POOR)	REMOVE	
658	BOXELDER	6	12	40 (POOR)	REMOVE	
659	COMMON PERSIMMON	12	24	40 (POOR)	REMOVE	
660	COMMON PERSIMMON	5	10	70 (GOOD)	REMOVE	

INVENTORY DATA COLLECTED BY DONALD E. ZIMAR, CERTIFIED ARBORIST MA-0039, RCA #446
 **DBH - DIAMETER AT BREAST HEIGHT (MEASURED 4.5 FEET ABOVE GROUND)
 **TRZ - TYPICAL ROOT ZONE (1 FOOT OF RADII PER INCH OF TREE DIAMETER)
 ***CONDITION RATINGS PROVIDED AS PERCENT AGES BASED ON METHODS OUTLINED IN THE LATEST EDITION OF THE GUIDE FOR PLANT APPRAISAL, PUBLISHED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE
 TREES FOR TREES WITH MULTIPLE STEMS WERE CALCULATED BASED ON THE DIAMETER OF A TREE WITH THE BASAL AREA EQUIVALENT TO SUM OF THE BASAL AREAS FOR ALL STEMS MEASURED
 CABLE - # IS NUMBER OF RECOMMENDED CABLES. FINAL DETERMINATION TO ARBORIST DOING WORK
 H- HAND REMOVAL
 C - CROWN CLEANING BY PRUNING DEAD, DISEASED, DETACHED, AND BROKEN BRANCHES 2 INCHES IN DIAMETER AND LARGER AS CLOSE TO THE POINT OF ORIGIN POSSIBLE WITHOUT CUTTING INTO BRANCH COLLAR TISSUE

SUBMISSION		REVISION	
NO.	DATE	NO.	DATE
1	6/6/2018	1	6/6/2018
2	6/7/2018	2	9/18/2018
3	9/20/2018	3	9/16/2020
4	11/2/2020	4	7/14/2021
5	7/23/2021	5	9/22/2021
6	10/7/2021	6	10/15/2021
7	10/19/2021	7	11/15/2021
8		8	

CLIENT:
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ATCS

TREE PRESERVATION PLAN
RT. 50 BREEZEWAY
 MASTER DEVELOPMENT PLAN

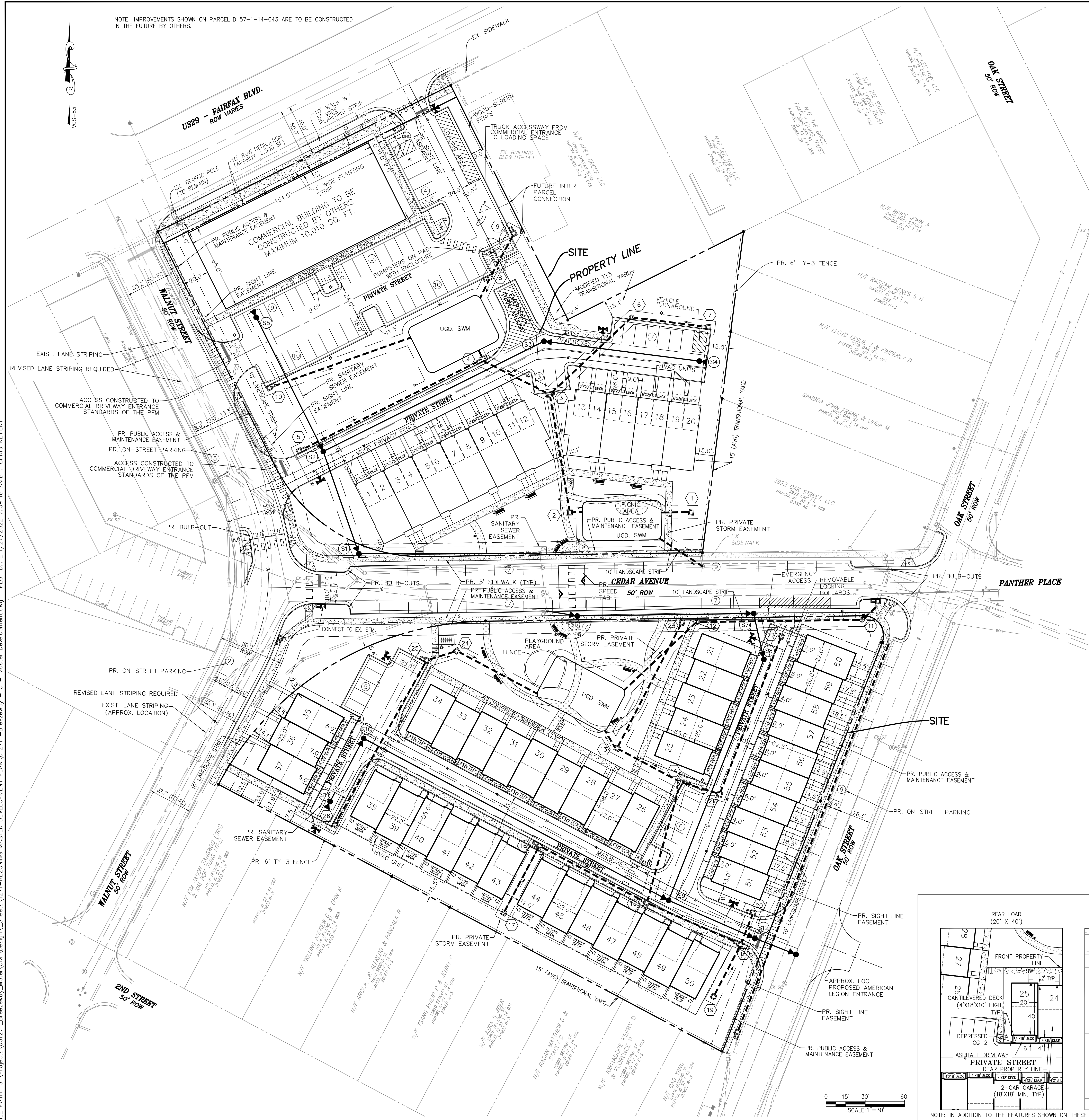
LOCATION:
 FAIRFAX CITY, VIRGINIA

AUTHOR: ZME
 CHECK: JTK
 PROJ.#: 001271
 DATE: 10/30/2020
 SCALE: NOT TO SCALE

SHEET: 4 of 21

FILE PATH: S:\Projects\001271_Breezezy, Master Development Plan\01271 - Rezoning Master Development Plan\01271 - Breezezy - 5 - Master Development Plan.dwg PLOT DATE: 1/27/2022 7:59:18 AM BY: CHRIS NEIFERT

NOTE: IMPROVEMENTS SHOWN ON PARCEL ID 57-1-14-043 ARE TO BE CONSTRUCTED IN THE FUTURE BY OTHERS.



SITE ZONING REQUIREMENTS & TABULATIONS

REQUIREMENTS OF PD-M DISTRICT
 AREA: 2 ACRES MINIMUM
 RECREATION & OPEN SPACE: 20% REQUIRED
 PERIMETER BUFFER: 15' WIDE TRANSITIONAL YARD (TY3)
 STREET TREES: MINIMUM 10' WIDE LANDSCAPE STRIP ALONG ALL STREETS
 TREE CANOPY: 10% MINIMUM
 BUILDING HEIGHT: NONE

PROPOSED TABULATIONS FOR DEVELOPMENT PLAN

SITE AREA:
 • COMMERCIAL AREA W/R.O.W. DEDICATION (0.057 AC): 1.091 AC (1.148 AC - 0.057 AC)
 • RESIDENTIAL AREA: 3.485 AC
 - NORTH OF CEDAR: 1.154 AC
 - SOUTH OF CEDAR: 2.331 AC

TOTAL AREA W/R.O.W. DEDICATION: 4.576 AC
COMMERCIAL FAR: 0.21 = 10,010 SF / (1.091 X 43,560)
RESIDENTIAL DENSITY: 13.11 DU/AC = 60 DU / 4,576 AC
TOTAL OPEN SPACE PROVIDED: 19.2% (SEE SHEET 10 FOR OPEN SPACE PLAN)
 0.266 AC + 0.243 AC + 0.314 AC + 0.057 AC = 0.880 AC
 (0.880 AC / 4.576 AC) X 100 = 19.2%

TREE CANOPY: 18.0% - APPROX. 36,795 SQ. FT. (SEE SHEET 8 FOR CANOPY TABULATIONS)
PERIMETER BUFFER: 15' WIDE TRANSITIONAL YARD (TY3) PROVIDED ALONG BOUNDARIES WITH RESIDENTIALLY ZONED PROPERTIES, AND MODIFIED TRANSITIONAL YARD (TY 3) PROVIDED ALONG BOUNDARIES WITH COMMERCIALLY ZONED PROPERTIES.
STREET TREES: 10' WIDE LANDSCAPE STRIP PROVIDED WITH 1 CANOPY TREE PER 40 LINEAR FEET ALONG ALL STREET FRONTAGES.
BUILDING HEIGHTS: (SEE SHEET 21 FOR ILLUSTRATIVE BUILDING HEIGHT ELEVATION)
 TOWNHOMES: ~40'
 MULTI-FAMILY: ~51'
 COMMERCIAL: 2 STORIES/35 FEET MAXIMUM

PARKING TABULATIONS:

PARKING TABULATIONS (PER FAIRFAX CITY ZONING ORDINANCE)				
PARKING TYPE	QUANTITY	REQUIREMENT	REQUIRED	PROVIDED
RESIDENTIAL	60 UNITS (20 MULTI-FAMILY, 40 SINGLE ATTACHED)	2 SPACES/UNIT	120	TOTAL 141 21 SURFACE 100 GARAGE 20 TANDEM
COMMERCIAL	10,010 S.F.	VARIES BY USE+	VARIES BY USE+	TOTAL 44 44 SURFACE SPACES MAXIMUM
TOTAL			120+	185

ADDITIONAL PROVIDED PARKING: 30 PARALLEL PARKING SPACES ALONG CEDAR AVENUE
 9 PARALLEL PARKING SPACES ALONG OAK STREET
 7 PARALLEL PARKING SPACES ALONG WALNUT STREET

+ THE PARKING REQUIREMENTS FOR THE COMMERCIAL BUILDING WILL BE DETERMINED BY THE FUTURE SIZE AND USE(S) IN THE BUILDING, WHICH IS TO BE DETERMINED. THE 44 PARKING SPACES FOR THE COMMERCIAL COMPONENT SHOWN ON THE MDP SHALL BE CONSIDERED A MAXIMUM. THE SIZE AND USE(S) IN THE COMMERCIAL BUILDING MAY VARY PROVIDED THAT THE PARKING REQUIREMENT DOES NOT EXCEED 44 SPACES BASED ON APPLICABLE ZONING ORDINANCE REQUIREMENTS.

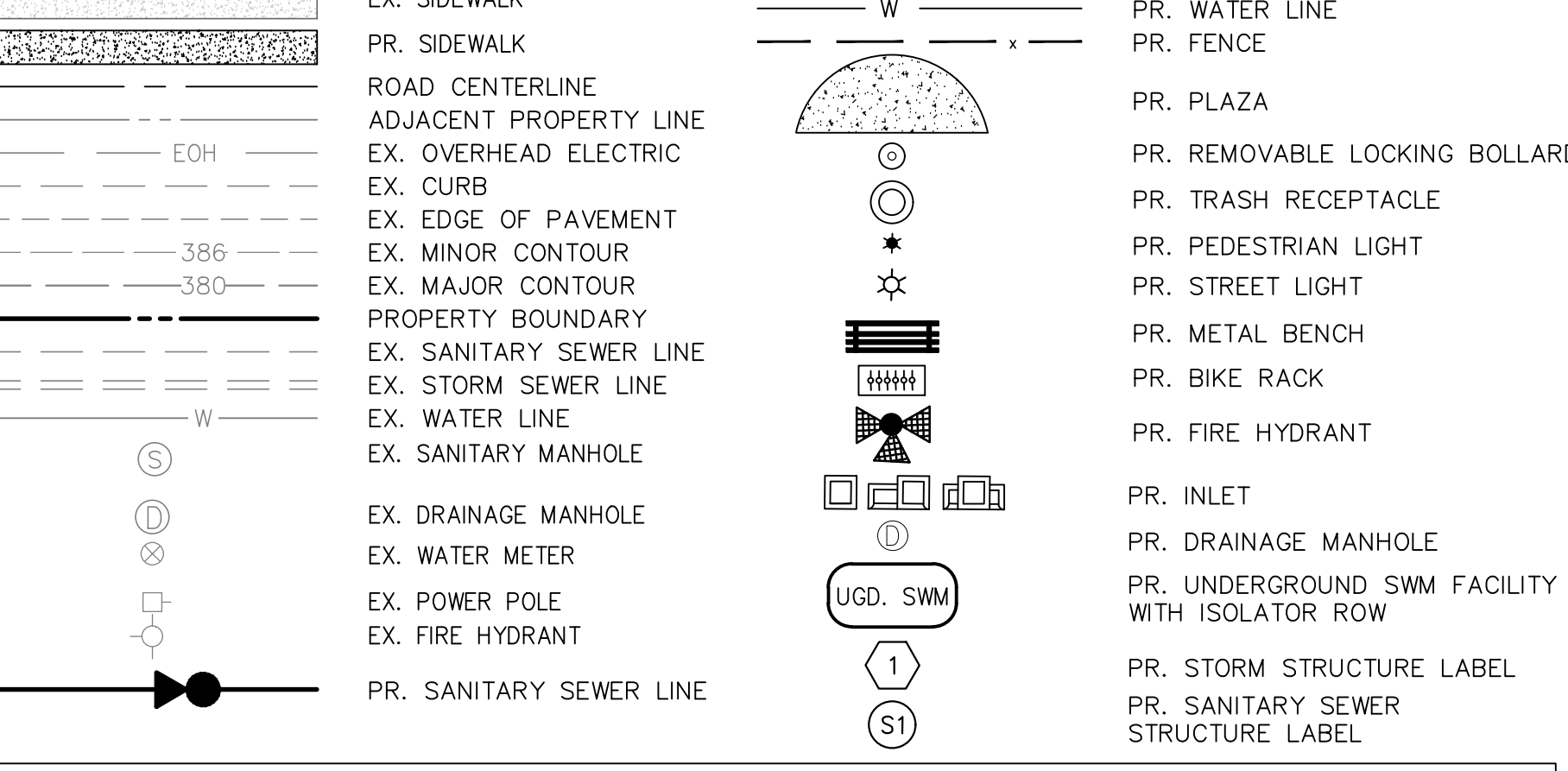
PRODUCT TYPES:

RESIDENTIAL PRODUCT TYPES	QUANTITY
TOWN HOME - REAR LOAD 20' WIDE	14
TOWN HOME - REAR LOAD 22' WIDE	13
TOWN HOME - FRONT LOAD 22' WIDE	13
STACKED CONDO - REAR LOAD 24' WIDE (2 DU / BLDG. x 10 BLDG.)	20
TOTAL	60

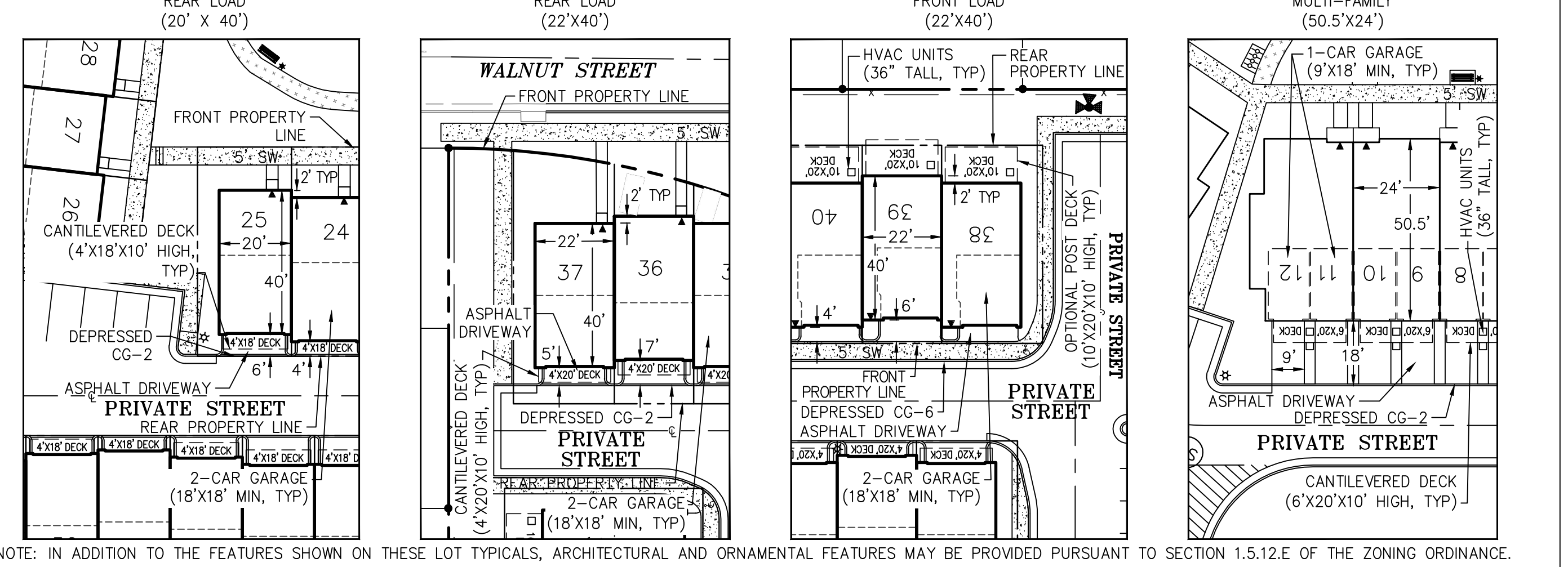
NOTES

- BICYCLE PARKING TO BE IN CONFORMANCE WITH SECTION 4.2.8 OF THE ZONING ORDINANCE, SEE CERTIFICATE OF APPROPRIATENESS PACKAGE (COA) FOR DETAILS.
- HANDICAP PARKING TO BE IN CONFORMANCE WITH ADA REGULATIONS AND WILL BE FINISHED AT THE TIME OF SITE PLAN.
- SEE PLAYGROUND AREA DETAIL ON SHEET 19 AND COA FOR INFORMATION ON PROPOSED FEATURES.
- PROPOSED UTILITIES SHOWN ARE PRELIMINARY AND ARE SUBJECT TO REVISIONS DURING THE TIME OF FINAL SITE PLAN.
- SEE BUILDING SECTION EXHIBIT ON SHEET 21 FOR TRANSITION IN BUILDING HEIGHTS FROM PROPOSED TOWNHOMES (UNITS 38-50) TO THE EXISTING SINGLE-FAMILY HOMES ALONG 2ND STREET.
- ALL PRIVATE STREETS AND ADJACENT SIDEWALKS SHOWN ON THIS SHEET SHALL BE SUBJECT TO A PUBLIC ACCESS EASEMENT.
- ALL PRIVATE STREETS, ACCESSWAYS, TRAILS AND SIDEWALKS SHOWN ON THIS SHEET SHALL BE SUBJECT TO AN EMERGENCY VEHICLE ACCESS EASEMENT.
- THE HVAC UNITS FOR TOWNHOME UNITS 21-37 AND 51-60 WILL BE LOCATED ON THE ROOF TERRACES, SEE COA FOR ADDITIONAL INFORMATION.

LEGEND

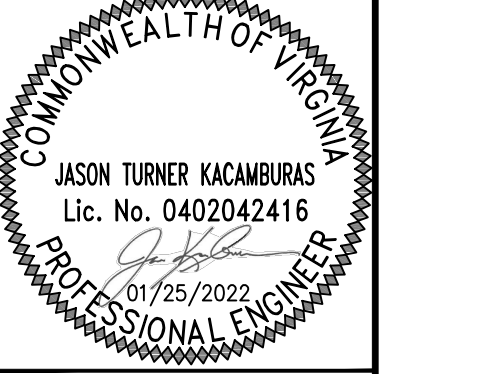


TYPICAL DWELLING UNIT CONFIGURATIONS



NOTE: IN ADDITION TO THE FEATURES SHOWN ON THESE LOT TYPICALS, ARCHITECTURAL AND ORNAMENTAL FEATURES MAY BE PROVIDED PURSUANT TO SECTION 1.5.12.E OF THE ZONING ORDINANCE.

REVISION	
NO.	DESCRIPTION
1	6/5/2019 ADDRESS CITY COMMENTS
2	9/18/2019 ADDRESS CITY COMMENTS
3	9/16/2020 ADDRESS CITY COMMENTS
4	7/14/2021 ADDRESS CITY COMMENTS
5	9/22/2021 ADDRESS CITY COMMENTS
6	10/15/2021 ADDRESS CITY COMMENTS
7	11/17/2021 ADDRESS CITY COMMENTS



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MASTER DEVELOPMENT PLAN
RT. 50 BREEZEZY
 MASTER DEVELOPMENT PLAN
 LOCATION: FAIRFAX CITY, VIRGINIA

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

SHEET: 5 of 21

FILE PATH: S:\Projects\001271_Breezeway_Motel\Civil\Design\1271-REZONING MASTER DEVELOPMENT PLAN\01271 - Breezeway - 6 - Phasing.dwg PLOT DATE: 1/26/2022 4:31:06 PM BY: CHRIS NEIFERT

NOTE: IMPROVEMENTS SHOWN ON PARCEL ID 57-1-14-043 ARE TO BE CONSTRUCTED IN THE FUTURE BY OTHERS.

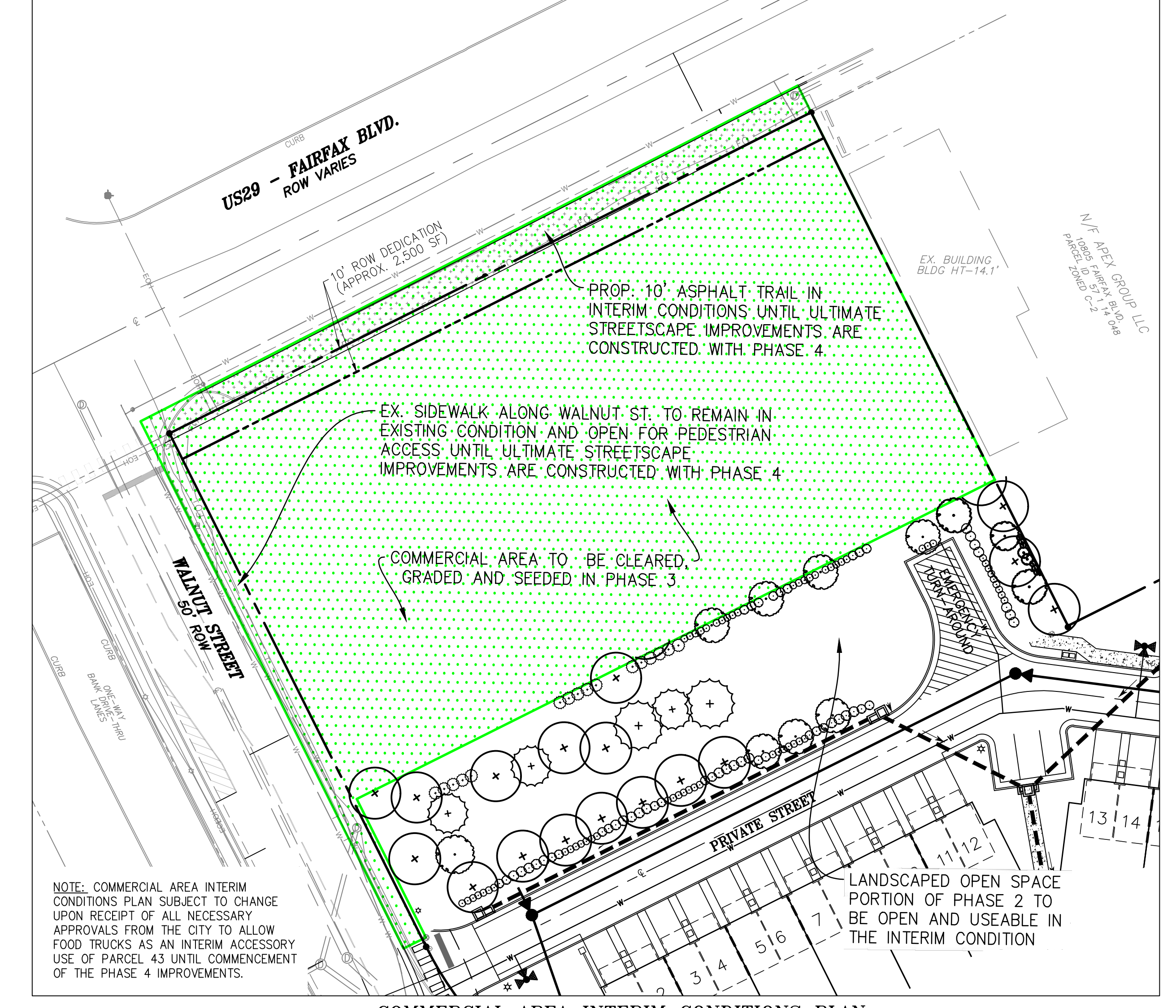


DEVELOPMENT PHASING NOTES (REFER TO SUMMARY OF COMMITMENTS FOR ADDITIONAL PHASING DETAILS)

- PHASE 1**
 1. DEMOLITION OF ALL EXISTING STRUCTURES AND IMPROVEMENTS INCLUDING THE BREEZEWAY MOTEL, FAIRFAX GARDENS APARTMENTS, AND SINGLE FAMILY HOMES.
- PHASE 2**
 1. CONSTRUCTION OF 40 TOWNHOUSES AND 20 STACKED CONDOMINIUM MULTIFAMILY UNITS INCLUDING ALL ASSOCIATED INFRASTRUCTURE, UTILITIES, STORMWATER MANAGEMENT FACILITIES, REQUIRED OPEN SPACE, AND RECREATIONAL AMENITIES. THE TOWNHOUSES AND STACKED CONDOMINIUM MULTIFAMILY UNITS MAY BE CONSTRUCTED IN TWO SEPARATE SUB-PHASES AT THE APPLICANT'S DISCRETION.
 2. REMOVAL OF EXISTING OVERHEAD UTILITIES AS IDENTIFIED ON SHEET 9.
 3. CONSTRUCTION OF STREETScape AND TRAFFIC CALMING IMPROVEMENTS.
 4. UPON COMPLETION OF ALL RESIDENTIAL UNITS IN PHASE 2, A MINIMUM OF 20% OF THE SUBJECT PROPERTY SHALL BE PROVIDED AS OPEN SPACE THAT MEETS THE REQUIREMENTS OF 20 SECTION 3.8.7. SEE SHEET 10 FOR OPEN SPACE CALCULATIONS.
- PHASE 3**
 COMPLETION OF INTERIM IMPROVEMENTS ON THE BREEZEWAY PARCEL (PARCEL 43). INTERIM CONDITIONS WILL INCLUDE THE CLEARING AND GRADING OF PARCEL 43, THE SEEDING OF ALL OPEN SPACE AREAS OF THE FUTURE COMMERCIAL PAD SITE, THE INSTALLATION OF A TEMPORARY 10' ASPHALT TRAIL ALONG FAIRFAX BOULEVARD AND WALNUT STREET IDENTIFIED ON SHEET 9, AS DESCRIBED IN THIS SUMMARY. THE APPLICANT WILL COORDINATE WITH THE CITY TO OBTAIN THE NECESSARY APPROVALS TO ALLOW FOOD TRUCKS AS AN INTERIM ACCESSORY USE ON PARCEL 43 UNTIL SUCH TIME AS THE CONSTRUCTION IN PHASE 4 COMMENCES.
- PHASE 4**
 1. CONSTRUCTION OF THE COMMERCIAL BUILDING ON PARCEL 43 AND ALL ASSOCIATED INFRASTRUCTURE, UTILITIES, STORMWATER MANAGEMENT FACILITIES, AND THE ULTIMATE STREETScape CONDITIONS ALONG FAIRFAX BOULEVARD AND WALNUT STREET IDENTIFIED ON SHEET 9.
 2. TO THE EXTENT THE LANDSCAPED OPEN SPACE AREA INSTALLED IN PHASE TWO IS IMPACTED BY CONSTRUCTION ACTIVITIES IN PHASE FOUR, SAID AREA SHALL BE RE-PLANTED AND RESTORED TO ITS PRE-EXISTING CONDITION WITH THE PHASE FOUR IMPROVEMENTS.

LEGEND

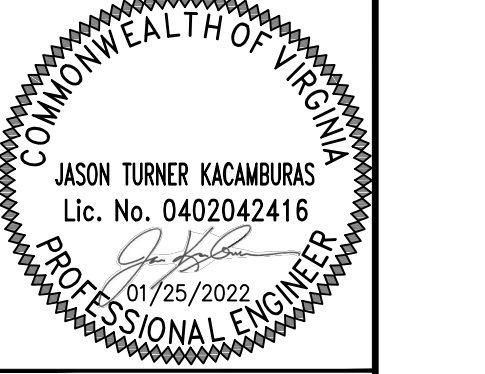
- EX. SIDEWALK
 - PR. SIDEWALK
 - ROAD CENTERLINE
 - ADJACENT PROPERTY LINE
 - EX. OVERHEAD ELECTRIC
 - EX. CURB
 - EX. EDGE OF PAVEMENT
 - EX. MINOR CONTOUR
 - EX. MAJOR CONTOUR
 - PROPERTY BOUNDARY
 - EX. SANITARY SEWER LINE
 - EX. STORM SEWER LINE
 - EX. WATER LINE
 - EX. SANITARY MANHOLE
 - EX. DRAINAGE MANHOLE
 - EX. WATER METER
 - EX. POWER POLE
 - EX. FIRE HYDRANT
 - PR. SANITARY SEWER LINE
 - PR. STORM SEWER LINE
 - PR. WATER LINE
 - PR. FENCE
 - PR. PLAZA
 - PR. REMOVABLE LOCKING BOLLARD
 - PR. TRASH RECEPTACLE
 - PR. PEDESTRIAN LIGHT
 - PR. STREET LIGHT
 - PR. METAL BENCH
 - PR. BIKE RACK
 - PR. FIRE HYDRANT
 - PR. INLET
 - PR. DRAINAGE MANHOLE
 - PR. UNDERGROUND SWM FACILITY WITH ISOLATOR ROW
- PHASE 1** DEMOLITION OF EXISTING IMPROVEMENTS (NOT SHOWN)
- PHASE 2** - RESIDENTIAL DEVELOPMENT
- PHASE 3** - INTERIM CONDITIONS
- PHASE 4** - COMMERCIAL DEVELOPMENT



NOTE: COMMERCIAL AREA INTERIM CONDITIONS PLAN SUBJECT TO CHANGE UPON RECEIPT OF ALL NECESSARY APPROVALS FROM THE CITY TO ALLOW FOOD TRUCKS AS AN INTERIM ACCESSORY USE OF PARCEL 43 UNTIL COMMENCEMENT OF THE PHASE 4 IMPROVEMENTS.

COMMERCIAL AREA INTERIM CONDITIONS PLAN

SUBMISSION		REVISION	
NO.	DATE	NO.	DESCRIPTION
1	6/6/2019	1	6/6/2019 ADDRESS CITY COMMENTS
2	6/7/2019	2	6/7/2019 ADDRESS CITY COMMENTS
3	9/20/2019	3	9/16/2020 ADDRESS CITY COMMENTS
4	11/2/2020	4	7/14/2021 ADDRESS CITY COMMENTS
5	7/23/2021	5	9/22/2021 ADDRESS CITY COMMENTS
6	10/7/2021	6	10/15/2021 ADDRESS CITY COMMENTS
7	10/19/2021	7	11/17/2021 ADDRESS CITY COMMENTS
8		8	



CLIENT
 PULTE HOME COMPANY LLC
 9302 LEE HIGHWAY, SUITE 1000
 FAIRFAX, VA 22031

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 HERNDON - LARGO - BALTIMORE
 BLACKSTONE - RALEIGH - RICHMOND
 WWW.ATCSPLC.COM

ATCS
 DEVELOPMENT PHASING PLAN
RT. 50 BREEZEWAY
 MASTER DEVELOPMENT PLAN
 LOCATION: FAIRFAX CITY, VIRGINIA

AUTHOR: ZME
 CHECK: JTK
 PROJ.#: 001271
 DATE: 10/30/2020
 SCALE: 1"=50'

SHEET: 6 of 21

FILE PATH: S:\Projects\001271_BreezeWay_Motel\Civil\Design\1271-REZONING MASTER DEVELOPMENT PLAN\01271 - BreezeWay - 7 - Preliminary Grading.dwg PLOT DATE: 1/25/2022 6:30:36 PM BY: CHRIS NEIFERT



NOTES

- THIS IS A PRELIMINARY GRADING & LIMITS OF CLEARING SHOWN ON THIS PLAN IS SUBJECT TO CHANGE AT THE TIME OF FINAL SITE PLAN.
- LOCATIONS AND SIZING OF SWM/BMP FACILITIES SHOWN ARE BASED ON A PRELIMINARY STUDY TO ENSURE COMPLIANCE WITH STATE AND CITY REQUIREMENTS. THE TYPE AND LOCATIONS OF FACILITIES SHOWN IS SUBJECT TO CHANGE WITH FINAL DESIGN.

LEGEND

[Symbol]	EX. SIDEWALK	[Symbol]	PR. UNDERGROUND SWM FACILITY WITH ISOLATOR ROW
[Symbol]	PR. SIDEWALK	[Symbol]	EXISTING PRESERVED TREE
[Symbol]	ROAD CENTERLINE	[Symbol]	
[Symbol]	ADJACENT PROPERTY LINE	[Symbol]	
[Symbol]	EX. OVERHEAD ELECTRIC	[Symbol]	
[Symbol]	EX. CURB	[Symbol]	
[Symbol]	EX. EDGE OF PAVEMENT	[Symbol]	
[Symbol]	EX. MINOR CONTOUR	[Symbol]	
[Symbol]	EX. MAJOR CONTOUR	[Symbol]	
[Symbol]	PR. MINOR CONTOUR	[Symbol]	
[Symbol]	PR. MAJOR CONTOUR	[Symbol]	
[Symbol]	PROPERTY BOUNDARY	[Symbol]	
[Symbol]	EX. SANITARY SEWER LINE	[Symbol]	
[Symbol]	EX. STORM SEWER LINE	[Symbol]	
[Symbol]	EX. WATER LINE	[Symbol]	
[Symbol]	PR. SANITARY SEWER LINE	[Symbol]	
[Symbol]	PR. STORM SEWER LINE	[Symbol]	
[Symbol]	PR. STORM SEWER LINE	[Symbol]	
[Symbol]	LIMITS OF CLEARING	[Symbol]	

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

SWM
WATER QUANTITY FOR THIS PROJECT WILL BE PROVIDED IN ACCORDANCE WITH STATE CODE 9VAC25-870-66 QUANTITY AND THE CITY OF FAIRFAX STORMWATER ORDINANCE. THIS BEING A REDEVELOPMENT, THE IMPROVEMENT FACTOR WILL BE UTILIZED TO MEET CHANNEL PROTECTIONS FOR THE 1-YEAR 24 HOUR STORM AND THE POST DEVELOPMENT 10-YEAR 24-HOUR STORM EVENT WILL BE CONFINED TO RELEASE AT A RATE LESS THAN PRE-DEVELOPED CONDITIONS TO MEET FLOOD PROTECTION.
TO MEET THESE WATER QUANTITY REQUIREMENTS, 3 UNDERGROUND DETENTION FACILITIES WILL BE UTILIZED. PRELIMINARY LOCATIONS ARE SHOWN ON THE DEVELOPMENT PLAN.

ADEQUATE OUTFALL
THE EXISTING SITE DISCHARGES CONCENTRATED RUNOFF TO 2 OUTFALL LOCATIONS:
A. EXISTING OUTFALL A INCLUDES MOSTLY ON-SITE SHEET FLOW FROM PROPERTIES NORTH OF CEDAR AVENUE THAT DRAINS SOUTH WEST FROM FAIRFAX BOULEVARD/WALNUT STREET WHERE IT LEAVES THE SITE AND DRAINS SOUTH INTO THE CEDAR AVENUE STORM PIPE DRAINAGE SYSTEM THAT CONVEYS DRAINAGE EAST ALONG PANTHER PLACE THAT ULTIMATELY DISCHARGES IN A 100-YEAR FLOODPLAIN SOUTHWEST OF THE PROJECT SITE.
B. EXISTING OUTFALL B INCLUDES MOSTLY ON-SITE SHEET FLOW FROM THE SUBJECT PROPERTIES SOUTH OF CEDAR AVENUE THAT DRAINS NORTH EAST FROM WALNUT STREET WHERE IT DRAINS INTO THE CEDAR AVENUE STORM PIPE DRAINAGE SYSTEM AT OAK STREET THAT CONVEYS DRAINAGE EAST ALONG PANTHER PLACE THAT ULTIMATELY DISCHARGES IN A 100-YEAR FLOODPLAIN SOUTHWEST OF THE PROJECT SITE.

BMP
THIS PROJECT WILL USE THE VIRGINIA RUNOFF REDUCTION METHOD (VRRM) REDEVELOPMENT TO MEET STATE, PART 11B CRITERIA (9VAC25-870-65) AND CITY WATER QUALITY DESIGN CRITERIA. THE PROJECT SITE AREA INCLUDES ALL AREA WITHIN THE PROPOSED LIMITS OF CLEARING AND GRADING, TO MEET WATER QUALITY DESIGN CRITERIA AND PHOSPHORUS REMOVAL REQUIREMENTS. A COMBINATION OF BOTH PROPRIETARY AND NON-PROPRIETARY BMP FACILITIES MAY BE USED. THESE FACILITIES MAY INCLUDE: ISOLATOR ROWS, HYDRODYNAMIC SEPARATORS, FILTERRAS, PERMEABLE PAVEMENT, & BIOTENTIONS. PRELIMINARY LOCATIONS ARE SHOWN ON THE DEVELOPMENT PLAN.

ONSITE SEWER DEMAND ANALYSIS

NORTH OF CEDAR AVENUE
THE SEWER OUTFALL FOR THIS PORTION OF SITE IS THE EXISTING SEWER THAT CROSSES CEDAR AVE. AT MID-BLOCK. THIS SEWER HAS BEEN IDENTIFIED AS HAVING A "BELLY" CONDITION PER CITY OF FAIRFAX. THE EXISTING PIPE IS FULL AT THE LOWEST POINT OF THE BELLY, AND CONTINUES TO ADEQUATELY FUNCTION IN THE CURRENT CONDITION. THE PROPOSED SEWER DEMAND HAS BEEN ANALYZED AND COMPARED TO CURRENT CONDITIONS. THERE IS AN INCREASE WITH THE PROPOSED CONDITIONS AND A FULL HYDRAULIC ANALYSIS SHALL BE PERFORMED AT SITE DEVELOPMENT STAGE TO DETERMINE IF PIPE SHOULD BE REPLACED. THE SEWER FLOW FROM NORTH OF CEDAR AVE. CONTINUES THROUGH THE PROJECT SITE SOUTH OF CEDAR AVE.
EXISTING CONDITIONS:
BREEZEWAY MOTEL & FAIRFAX GARDEN APARTMENTS (10807 & 10808 CEDAR AVE.) = 12,300 GPD
PROPOSED CONDITIONS:
STACKED CONDO BUILDINGS (10) & COMMERCIAL BUILDING (10,010 SF) = 15,003 GPD (ESTIMATED)

SOUTH OF CEDAR AVENUE
THE ULTIMATE SEWER OUTFALL FOR THE TOTAL SITE AREA (NORTH & SOUTH OF CEDAR AVE.) IS THE EXISTING SEWER SYSTEM AT OAK ST. THIS SYSTEM IS THE SAME RECEIVING SYSTEM FOR THE CURRENT CONDITIONS. THE SEWER FLOWS FOR THE SITE AREA SOUTH OF CEDAR AVE. ARE INDICATED BELOW.
EXISTING CONDITIONS:
FAIRFAX GARDEN APARTMENTS (10811 & 10809 CEDAR AVE.) & FOUR (4) SINGLE FAMILY DWELLINGS = 8,400 GPD
PROPOSED CONDITIONS:
TOWN HOMES (40) = 24,000 GPD (ESTIMATED)

EXISTING PROJECT TOTAL (NORTH AND SOUTH OF CEDAR AVE.) = 20,700 GPD
PROPOSED PROJECT TOTAL (NORTH AND SOUTH OF CEDAR AVE.) = 39,003 GPD (18,303 GPD ESTIMATED INCREASE)

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6	10/7/2021	6	ADDRESS CITY COMMENTS
7	10/15/2021	7	ADDRESS CITY COMMENTS
8	11/17/2021	8	ADDRESS CITY COMMENTS

JASON TURNER KACAMBURIS
Lic. No. 0402042416
PROFESSIONAL ENGINEER

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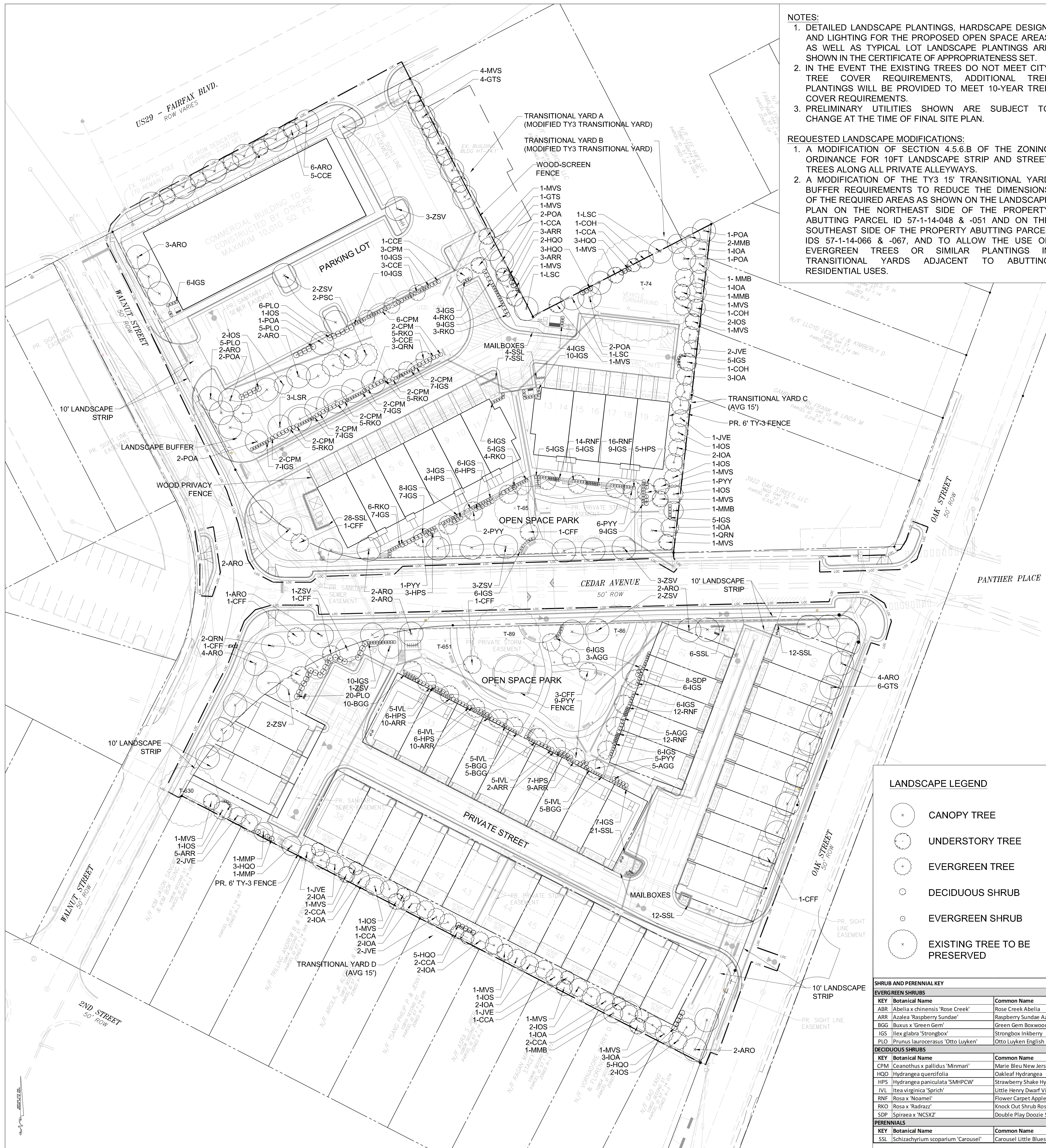
ATCS

**PRELIMINARY GRADING PLAN AND STORMWATER MANAGEMENT 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: 7 of 21



NOTES:

1. DETAILED LANDSCAPE PLANTINGS, HARDSCAPE DESIGN, AND LIGHTING FOR THE PROPOSED OPEN SPACE AREAS AS WELL AS TYPICAL LOT LANDSCAPE PLANTINGS ARE SHOWN IN THE CERTIFICATE OF APPROPRIATENESS SET.
2. IN THE EVENT THE EXISTING TREES DO NOT MEET CITY TREE COVER REQUIREMENTS, ADDITIONAL TREE PLANTINGS WILL BE PROVIDED TO MEET 10-YEAR TREE COVER REQUIREMENTS.
3. PRELIMINARY UTILITIES SHOWN ARE SUBJECT TO CHANGE AT THE TIME OF FINAL SITE PLAN.

REQUESTED LANDSCAPE MODIFICATIONS:

1. A MODIFICATION OF SECTION 4.5.6.B OF THE ZONING ORDINANCE FOR 10FT LANDSCAPE STRIP AND STREET TREES ALONG ALL PRIVATE ALLEYSWAYS.
2. A MODIFICATION OF THE TY3 15' TRANSITIONAL YARD BUFFER REQUIREMENTS TO REDUCE THE DIMENSIONS OF THE REQUIRED AREAS AS SHOWN ON THE LANDSCAPE PLAN ON THE NORTHEAST SIDE OF THE PROPERTY ABUTTING PARCEL ID 57-1-14-048 & -051 AND ON THE SOUTHEAST SIDE OF THE PROPERTY ABUTTING PARCEL IDS 57-1-14-066 & -067, AND TO ALLOW THE USE OF EVERGREEN TREES OR SIMILAR PLANTINGS IN TRANSITIONAL YARDS ADJACENT TO ABUTTING RESIDENTIAL USES.

BREEZEWAY

CODE PLANTING TABLE *PROJECT BOUNDARY TRANSITIONAL YARDS TO BE TY3 FOR PD-M, CITY OF FAIRFAX ZONING ORDINANCE, Sect. 4.5.5.D

TRANSITIONAL YARD A - East to Commercial Building, Adjacent to Commercially Zoned Parcels along Fairfax Blvd (200 L.F.)

CODE	CODE APPLICATION	REQUIRED	PROVIDED	NOTES
15' Width, Fence (Located on Property Line) = 6' height				
Plantings: 4 canopy trees per 100 L.F.	200/100x4-8	Canopy	8	8
4 understory trees per 100 L.F.	200/100x4-8	Understory	8	8
4 shrubs per 100 L.F.	200/100x4-8	Shrubs	8	8
Total			24	24

TRANSITIONAL YARD B - South of Commercially Zoned Parcels along Fairfax Blvd (150 L.F.)

CODE	CODE APPLICATION	REQUIRED	PROVIDED	NOTES
15' Width, Fence (Located on Property Line) = 6' height				
Plantings: 4 canopy trees per 100 L.F.	150/100x4-6	Canopy	6	9
4 understory trees per 100 L.F.	150/100x4-6	Understory	6	3
4 shrubs per 100 L.F.	150/100x4-6	Shrubs	6	6
Total			18	18

TRANSITIONAL YARD C - East to Proposed Multifamily Stacked Condo Dwellings (247.1 L.F.)

CODE	CODE APPLICATION	REQUIRED	PROVIDED	NOTES
15' Width, Fence (Located on Property Line) = 6' height				
Plantings: 4 canopy trees per 100 L.F.	247.1/100x4-9.88	Canopy	10	5
4 understory trees per 100 L.F.	247.1/100x4-9.88	Understory	10	5
4 shrubs per 100 L.F.	247.1/100x4-9.88	Shrubs	10	10
Total			30	36

TRANSITIONAL YARD D - Along Southern Property Boundary (435.64 L.F.)

CODE	CODE APPLICATION	REQUIRED	PROVIDED	NOTES
15' Width, Fence (Located on Property Line) = 6' height				
Plantings: 4 canopy trees per 100 L.F.	435.64/100x4-17.42	Canopy	18	3
4 understory trees per 100 L.F.	435.64/100x4-17.42	Understory	18	14
4 shrubs per 100 L.F.	435.64/100x4-17.42	Shrubs	18	18
Total			54	62

STREET TREES *CITY OF FAIRFAX ZONING ORDINANCE, Sect. 4.5.6.B

STREET	TOTAL L.F.	CODE	CODE APPLICATION	REQUIRED	PROVIDED	NOTES
FAIRFAX BLVD (206.3 L.F.)	206.3	1	1 Canopy Tree per 40 L.F. Min. 10' Wide Landscape Stripe	5 trees	5 trees	Additional plantings provided at Fairfax Blvd
WALNUT STREET (370.7 L.F.)	370.7	1	1 Canopy Tree per 40 L.F. Min. 10' Wide Landscape Stripe	10 trees	10 trees	
CEDAR AVENUE (795.0 L.F.)	795.0	1	1 Canopy Tree per 40 L.F. Min. 10' Wide Landscape Stripe	20 trees	20 trees	17 proposed trees + 3 existing trees
OAK STREET (355.6 L.F.)	355.6	1	1 Canopy Tree per 40 L.F. Min. 10' Wide Landscape Stripe	9 trees	10 trees	
STREET TREE TOTAL				45	51	48 proposed trees + 3 existing trees

PARKING LOT LANDSCAPING *CITY OF FAIRFAX ZONING ORDINANCE, Sect. 4.5.7.C and Sect. 4.5.7.D

PERIMETER REQUIREMENT	CODE	CODE APPLICATION	REQUIRED	PROVIDED	NOTES
Fringe on Public Right-Of-Way shall be screened		No Public Frontage	0	0	No landscaping shall be required per Zoning Ordinance Sect. 4.5.7.C
TY3 Transitional Yard at All Perimeter Adjacent to Residentially Zoned Property		Already Provided	0	0	See Transitional Yard A for planting details

INTERIOR REQUIREMENT CITY OF FAIRFAX ZONING ORDINANCE, Sect. 4.5.7.D

TOTAL PARKING SPACES: 44	CODE	CODE APPLICATION	REQUIRED	PROVIDED	NOTES
New On-site surface parking lot with more than 10 spaces to provide 1 Parking Island and 1 Canopy Tree per 10 spaces		44/10=4.4	5 trees	5 trees	Only the proposed commercial lot has a parking lot with more than 10 parking spaces

ADDITIONAL PLANTING TABLE

OPEN SPACE PARK PLANTING	REQUIRED	PROVIDED	NOTES
Canopy	-	8	
Understory	-	34	
Shrubs	-	305	
Total		347	

LANDSCAPE BUFFER BETWEEN MULTI-FAMILY STACKED CONDO DWELLING AND PROPOSED COMMERCIAL BUILDING

REQUIRED	PROVIDED	NOTES
Canopy	13	Additional plantings provided to create dense screening from parking lot to multi-family dwelling
Understory	7	
Shrubs	128	
Evergreen	5	
Total	153	

TRANSFORMERS AND EQUIPMENT BOX SCREENING

REQUIRED	PROVIDED	NOTES
Shrubs	56	
Perennials	90	
Total	146	

10 YEAR TREE COVER CALCULATIONS *CITY OF FAIRFAX ZONING ORDINANCE, Sect. 4.5.6

SITE AREA	CODE	CODE APPLICATION	REQUIRED	PROVIDED	NOTES
4.576 acres	10% Min. Tree Canopy Required For PD-M	199,330.56x10%	19,930	36,795	Provided 18.0% Canopy Coverage

TRANSITIONAL YARDS

QUANTITY	KEY	BOTANICAL NAME	COMMON NAME	CATEGORY	SIZE	10 YEAR CANOPY	TOTAL 10 YEAR S.F.	NOTES
3	COH	Celtis occidentalis	Hackberry	III	3.5' Cal.	175	525	
3	LSC	Liquidambar styraciflua 'Cherokee'	'Cherokee' Sweetgum	IV	3.5' Cal.	125	375	
8	MMB	Magnolia macrophylla	Bigleaf Magnolia	III	3.5' Cal.	175	1400	
5	GTS	Gleditsia triacanthos f. inermis 'Skycole'	Skyline Honey Locust	III	3.5' Cal.	175	875	
6	POA	Platanus occidentalis	American sycamore	IV	3.5' Cal.	250	1500	

UNDERSTORY TREES (MINOR DECIDUOUS SHADE TREES)

QUANTITY	KEY	BOTANICAL NAME	COMMON NAME	CATEGORY	SIZE	10 YEAR CANOPY	TOTAL 10 YEAR S.F.	NOTES
10	CCA	Carpinus caroliniana	American Hornbeam	I	3.5' Cal.	75	750	
20	MVS	Magnolia virginiana	Sweet Bay Magnolia	II	10' Ht.	125	2500	

EVERGREEN TREES

QUANTITY	KEY	BOTANICAL NAME	COMMON NAME	CATEGORY	SIZE	10 YEAR CANOPY	TOTAL 10 YEAR S.F.	NOTES
22	IOA	Ilex opaca	American Holly	II	8.0' Ht.	125	2750	
12	IOS	Ilex opaca 'Satyr Hill'	Satyr Hill American Holly	II	8.0' Ht.	125	1500	
9	IVE	Juniperus virginiana	Eastern Red Cedar	II	8.0' Ht.	125	1125	

STREET TREE (EXCLUDES FAIRFAX BLVD)

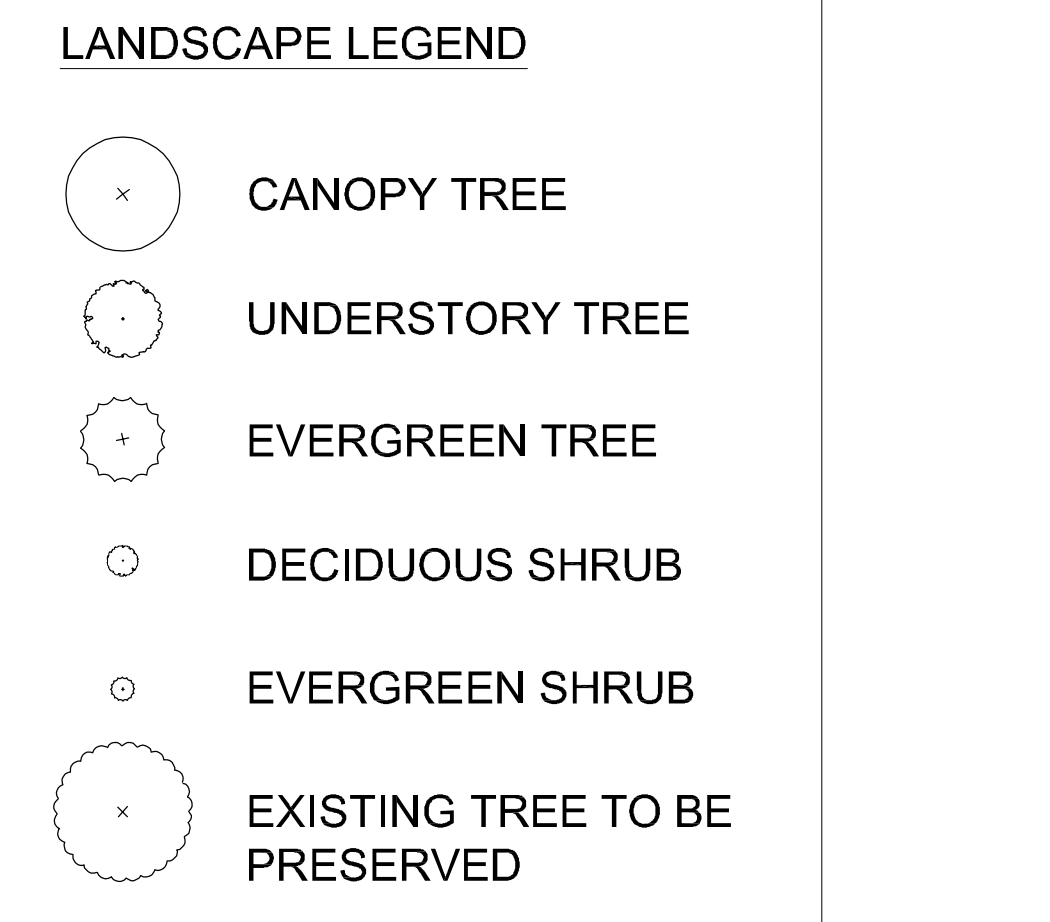
QUANTITY	KEY	BOTANICAL NAME	COMMON NAME	CATEGORY	SIZE	10 YEAR CANOPY	TOTAL 10 YEAR S.F.	NOTES
17	ARO	Acer rubrum 'PNI 0268'	October Glory Red Maple	IV	3.5' Cal.	250	4250	
6	GTS	Gleditsia triacanthos f. inermis 'Skycole'	Skyline Honey Locust	III	3.5' Cal.	175	1050	
8	ZSV	Zelkova serrata 'Village Green'	Village Green Japanese zelkova	IV	3.5' Cal.	250	2000	

PARKING LOT

QUANTITY	KEY	BOTANICAL NAME	COMMON NAME	CATEGORY	SIZE	10 YEAR CANOPY	TOTAL 10 YEAR S.F.	NOTES
5	ZSV	Zelkova serrata 'Village Green'	Village Green Japanese zelkova	IV	3.5' Cal.	250	1250	

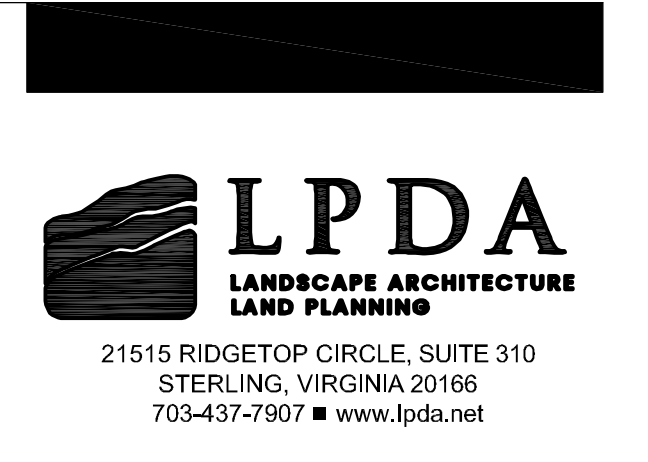
OPEN SPACE PARK PLANTING

QUANTITY	KEY	BOTANICAL NAME	COMMON NAME	CATEGORY	SIZE	10 YEAR CANOPY	TOTAL 10 YEAR S.F.	NOTES
1	ARO	Acer rubrum 'PNI 0268'	October Glory Red Maple	IV	3.5' Cal.	250	250	
2	QRN	Quercus rubra	Northern Red Oak	IV	3.5' Cal.	250	500	
5	ZSV	Zelkova serrata 'Village Green'	Village Green Japanese zelkova	IV	3.5' Cal.	250	750	



SHRUB AND PERENNIAL KEY

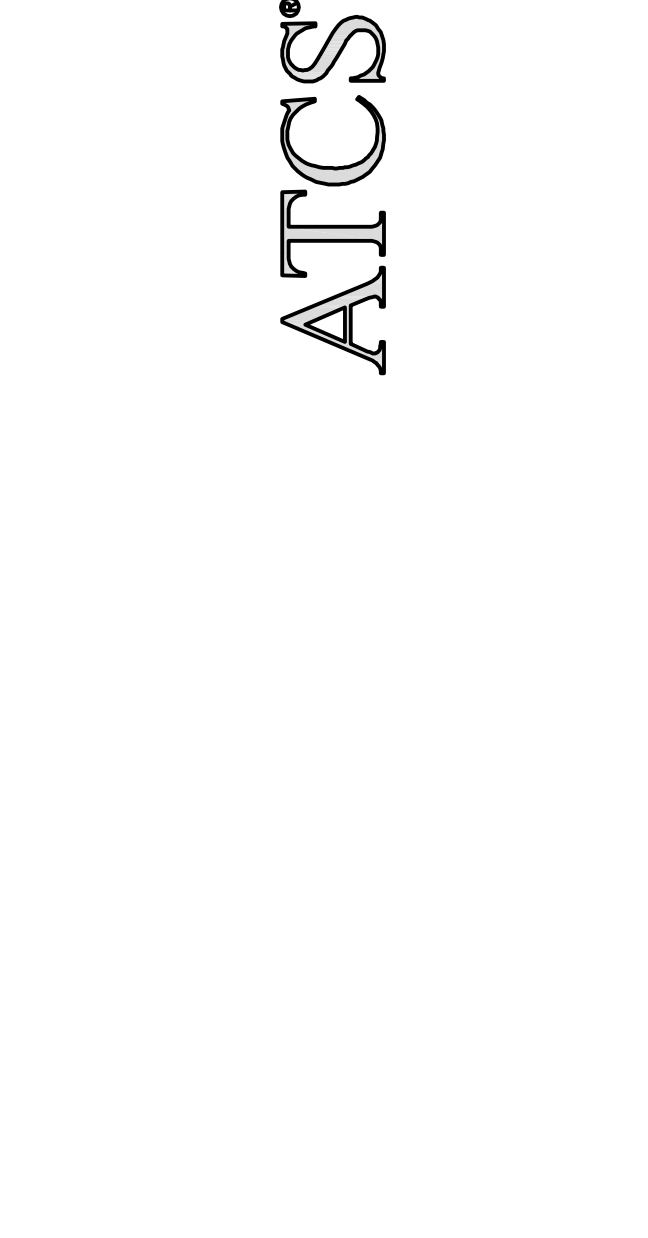
KEY	Botanical Name	Common Name
ABR	Abelia x chinensis 'Rose Creek'	Rose Creek Abelia
ARR	Azalea 'Raspberry Sundae'	Raspberry Sundae Azalea
BGG	Buxus x 'Green Gem'	Green Gem Boxwood
IGS	Ilex glabra 'Strongbox'	Strongbox Inhberry
PIO	Prunus laurocerasus 'Otto Luyken'	Otto Luyken English Laurel



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703-437-7907 • www.lpda.net

in association with:

13861 SUNRISE VALLEY DRIVE, SUITE 200
FARMINGTON, MICHIGAN 48334-1700-0889
ATCS (703) 773-7500 FAX (703) 773-0889
FRENCH CREEK LANE, SUITE 100
BLACKSBURG - NEWPORT NEWS
RALEIGH - RICHMOND
WWW.ATCSFL.COM



Project Owner

PULTE

Project Title

RT.50 BREEZEWAY MASTER DEVELOPMENT PLAN



No. _____ Revision _____ Date _____

1. _____

2. _____

3. _____

Drawn by: QC Checked by: ABC
Scale: 1" = 30'-0" Date: 01-26-2022
Issued for _____

Drawing Title

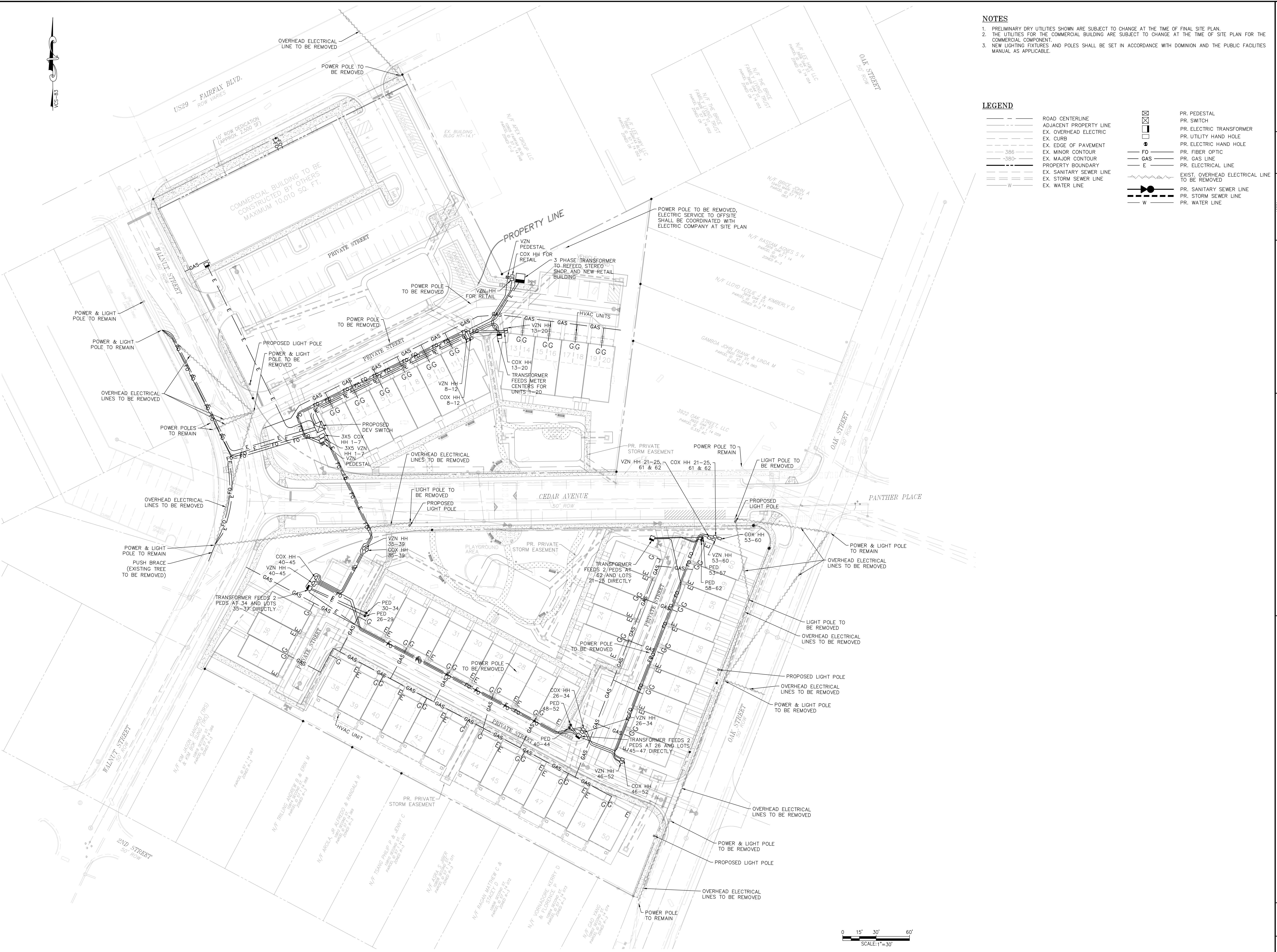
LANDSCAPE PLAN

Project Number

8 21

LPDA Project Number 39-000

FILE PATH: S:\Projects\001271_Breezezy\001271 - Rezoning Master Development Plan\01271 - Breezezy - 9 - Dry Utility.dwg PLOT DATE: 1/25/2022 6:38:27 PM BY: CHRIS NEIFERT



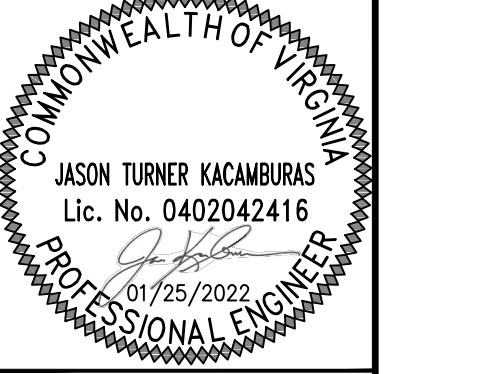
NOTES

1. PRELIMINARY DRY UTILITIES SHOWN ARE SUBJECT TO CHANGE AT THE TIME OF FINAL SITE PLAN.
2. THE UTILITIES FOR THE COMMERCIAL BUILDING ARE SUBJECT TO CHANGE AT THE TIME OF SITE PLAN FOR THE COMMERCIAL COMPONENT.
3. NEW LIGHTING FIXTURES AND POLES SHALL BE SET IN ACCORDANCE WITH DOMINION AND THE PUBLIC FACILITIES MANUAL AS APPLICABLE.

LEGEND

—	ROAD CENTERLINE	☒	PR. PEDESTAL
- - -	ADJACENT PROPERTY LINE	☐	PR. SWITCH
—	EX. OVERHEAD ELECTRIC	☐	PR. ELECTRIC TRANSFORMER
—	EX. CURB	☐	PR. UTILITY HAND HOLE
—	EX. EDGE OF PAVEMENT	○	PR. ELECTRIC HAND HOLE
—	EX. MINOR CONTOUR	—	PR. FIBER OPTIC
—	EX. MAJOR CONTOUR	—	PR. GAS LINE
—	PROPERTY BOUNDARY	—	PR. ELECTRICAL LINE
—	EX. SANITARY SEWER LINE	—	EXIST. OVERHEAD ELECTRICAL LINE TO BE REMOVED
—	EX. STORM SEWER LINE	—	PR. SANITARY SEWER LINE
—	EX. WATER LINE	—	PR. STORM SEWER LINE
—		—	PR. WATER LINE

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6	10/7/2021	6	ADDRESS CITY COMMENTS
7	10/19/2021	7	ADDRESS CITY COMMENTS
8	11/17/2021	8	ADDRESS CITY COMMENTS



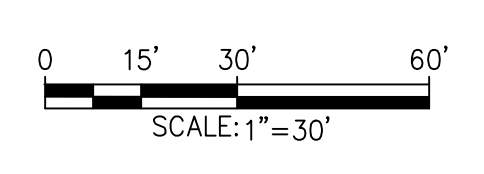
CLIENT
 PULTE HOME COMPANY LLC
 9302 LEE HIGHWAY, SUITE 1000
 FAIRFAX, VA 22031

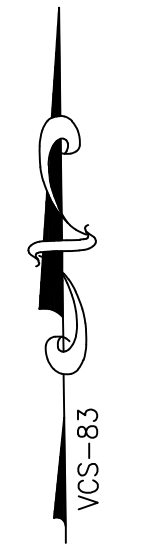
ATCS
 13861 SUNRISE VALLEY DRIVE, SUITE 200
 HERNDON, VIRGINIA 20171
 (703) 430-7500 FAX (703) 430-0889
 HERNDON - LARGO - BALTIMORE
 BLACKSBURG - RALEIGH - RICHMOND
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DRY UTILITY PLAN
RT. 50 BREEZEZY
MASTER DEVELOPMENT PLAN
 LOCATION: FAIRFAX CITY, VIRGINIA

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

SHEET: 9 of 21





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

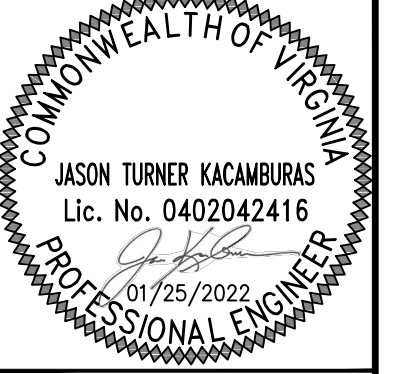
OPEN SPACE TABULATIONS

	REQUIRED	PROVIDED
TOTAL SITE AREA (W/ R.O.W. DEDICATION & VACATION)	-	4.576 AC OR 199,317 SF
RECREATION OPEN SPACE (>= 50 FEET WIDE)	-	0.880 AC OR 38,333 SF
GENERAL OPEN SPACE (< 50 FEET WIDE)	20%	19.2%
GENERAL OPEN SPACE (< 50 FEET WIDE)	-	1.308 AC OR 56,961 SF
GENERAL OPEN SPACE (< 50 FEET WIDE)	-	28.6%
TOTAL EFFECTIVE OPEN SPACE (ON SITE)	-	2.188 AC OR 95,294 SF
TOTAL EFFECTIVE OPEN SPACE (ON SITE)	-	47.8%
NEW OFF-SITE GENERAL OPEN SPACE (< 50 FEET WIDE)	-	0.1048 AC OR 4,566 SF

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 19 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.
5. A MODIFICATION IS BEING REQUESTED OF THE OPEN SPACE REQUIREMENTS IN SECTION 3.8.2.G TO ALLOW A REDUCTION IN THE AMOUNT OPEN SPACE THAT MEETS THE DIMENSIONAL REQUIREMENTS IN SEC. 3.8.7.B.2.

SUBMISSION		REVISION	
NO.	DATE	NO.	DESCRIPTION
1	6/6/2018	1	ADDRESS CITY COMMENTS
2	6/7/2019	2	ADDRESS CITY COMMENTS
3	9/20/2019	3	ADDRESS CITY COMMENTS
4	11/2/2020	4	ADDRESS CITY COMMENTS
5	7/31/2021	5	ADDRESS CITY COMMENTS
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7	10/19/2021	7	ADDRESS CITY COMMENTS
8	11/17/2021	8	ADDRESS CITY COMMENTS

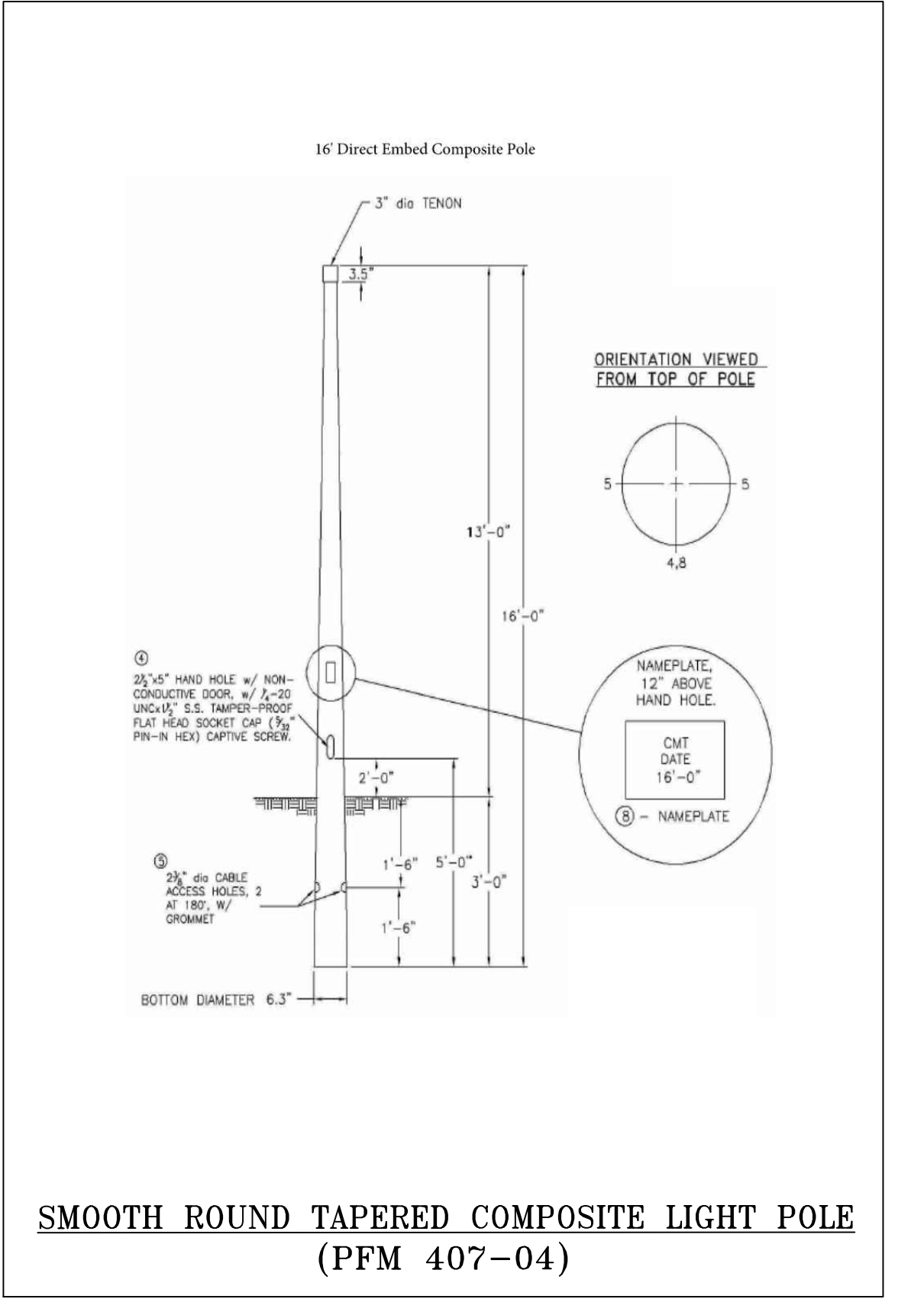
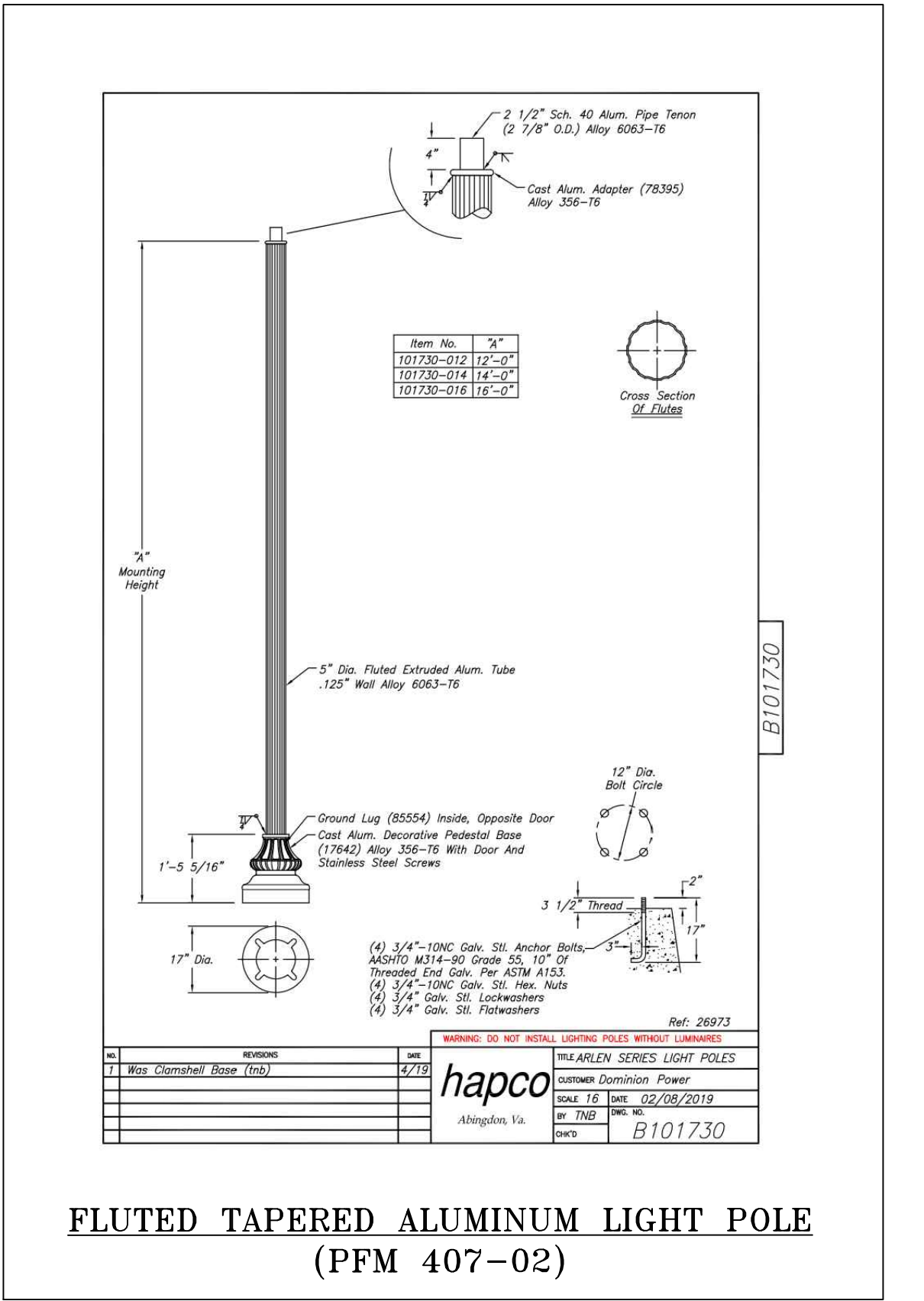
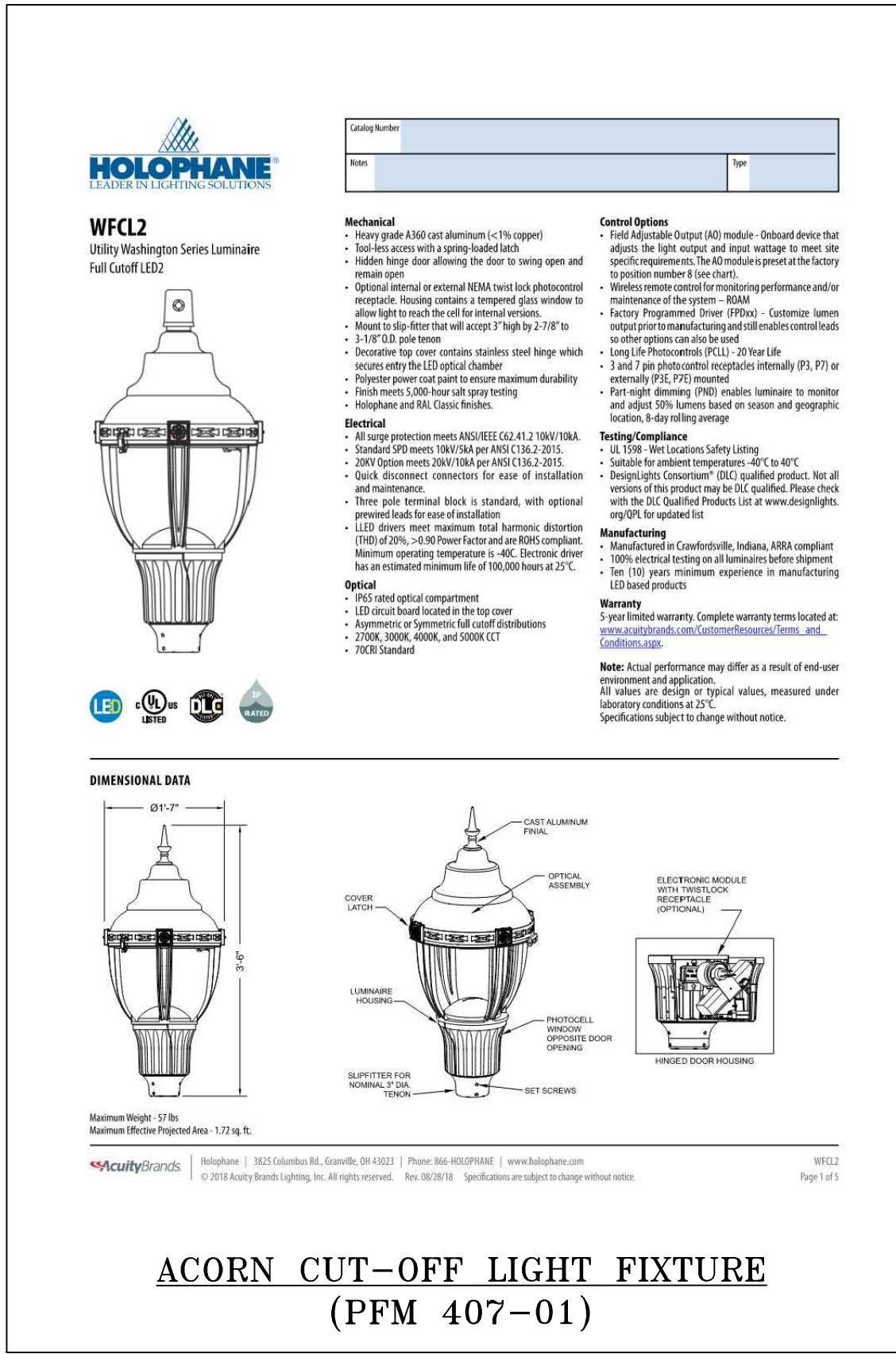
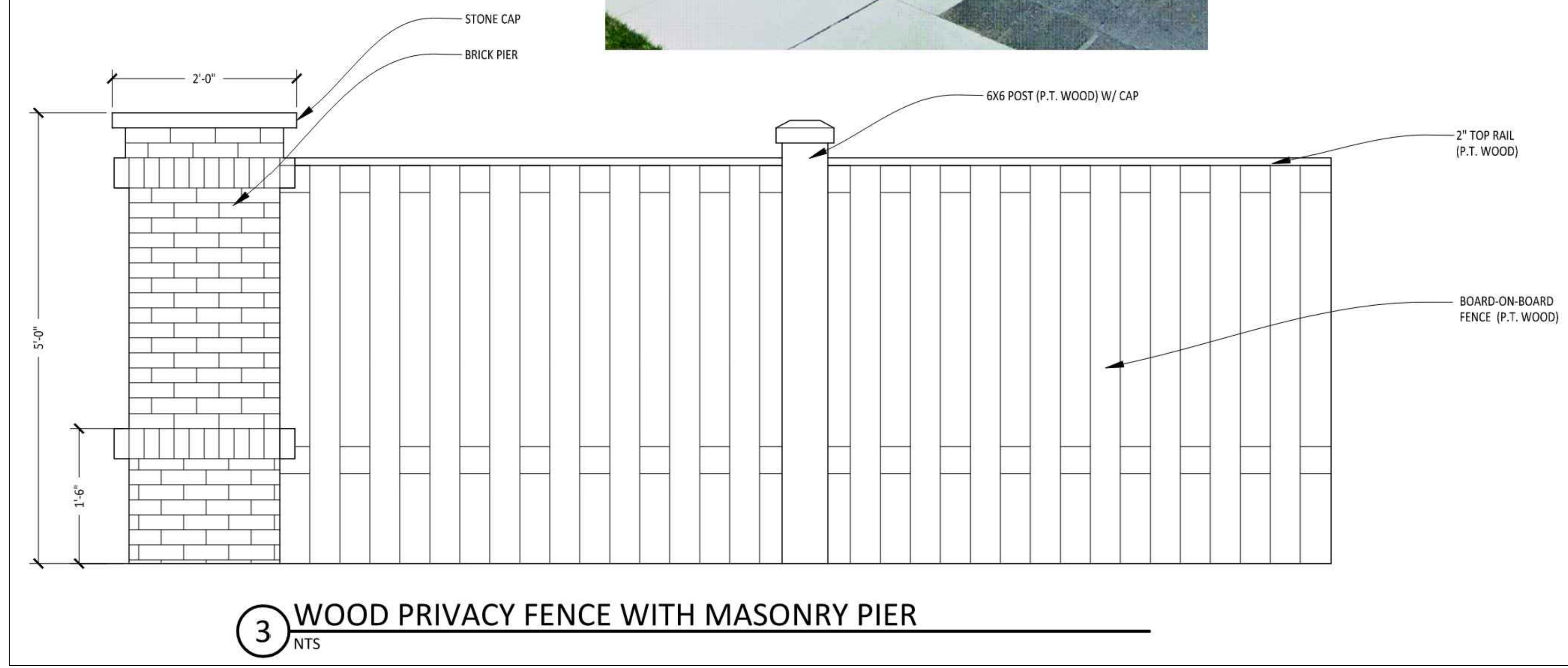
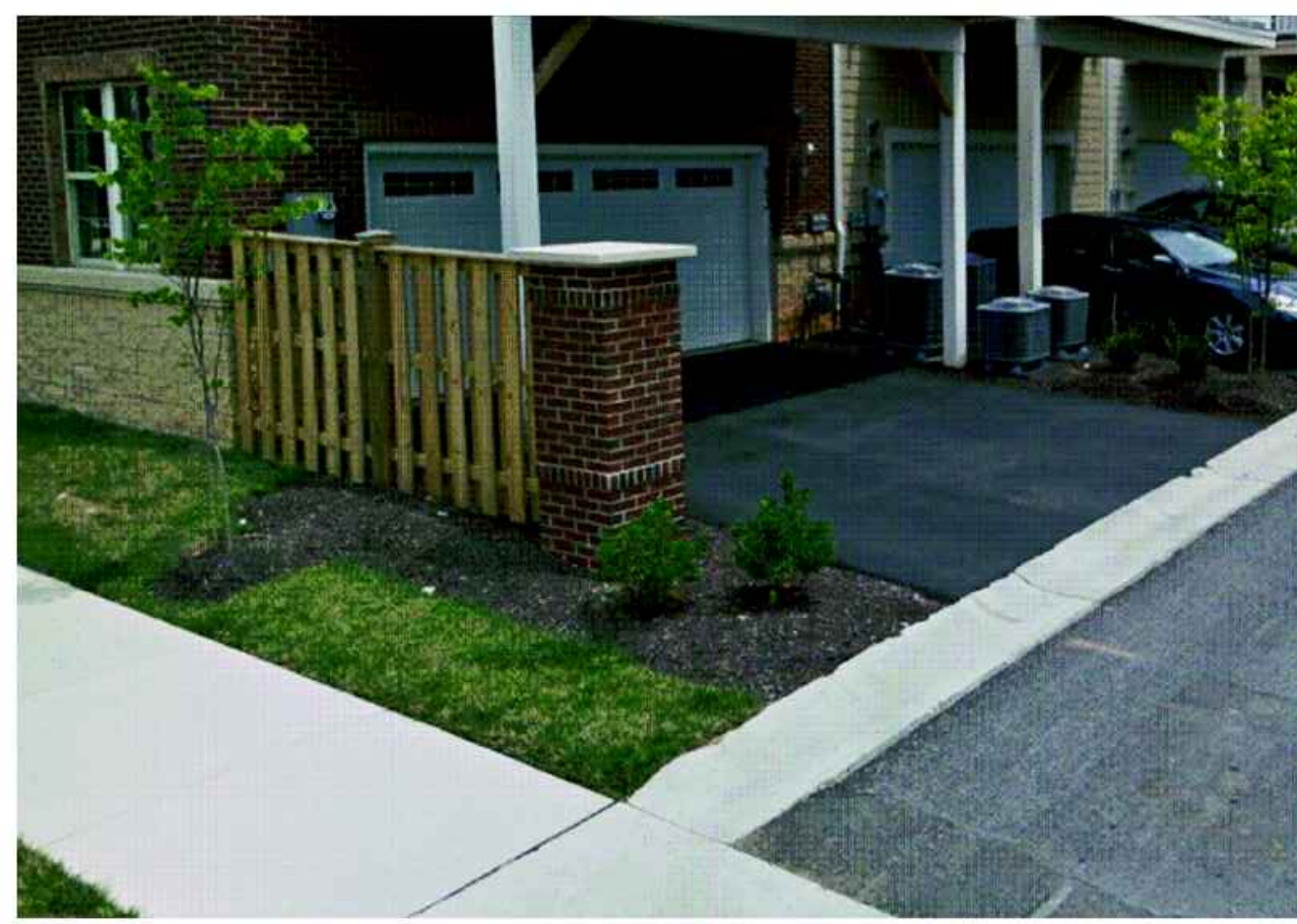
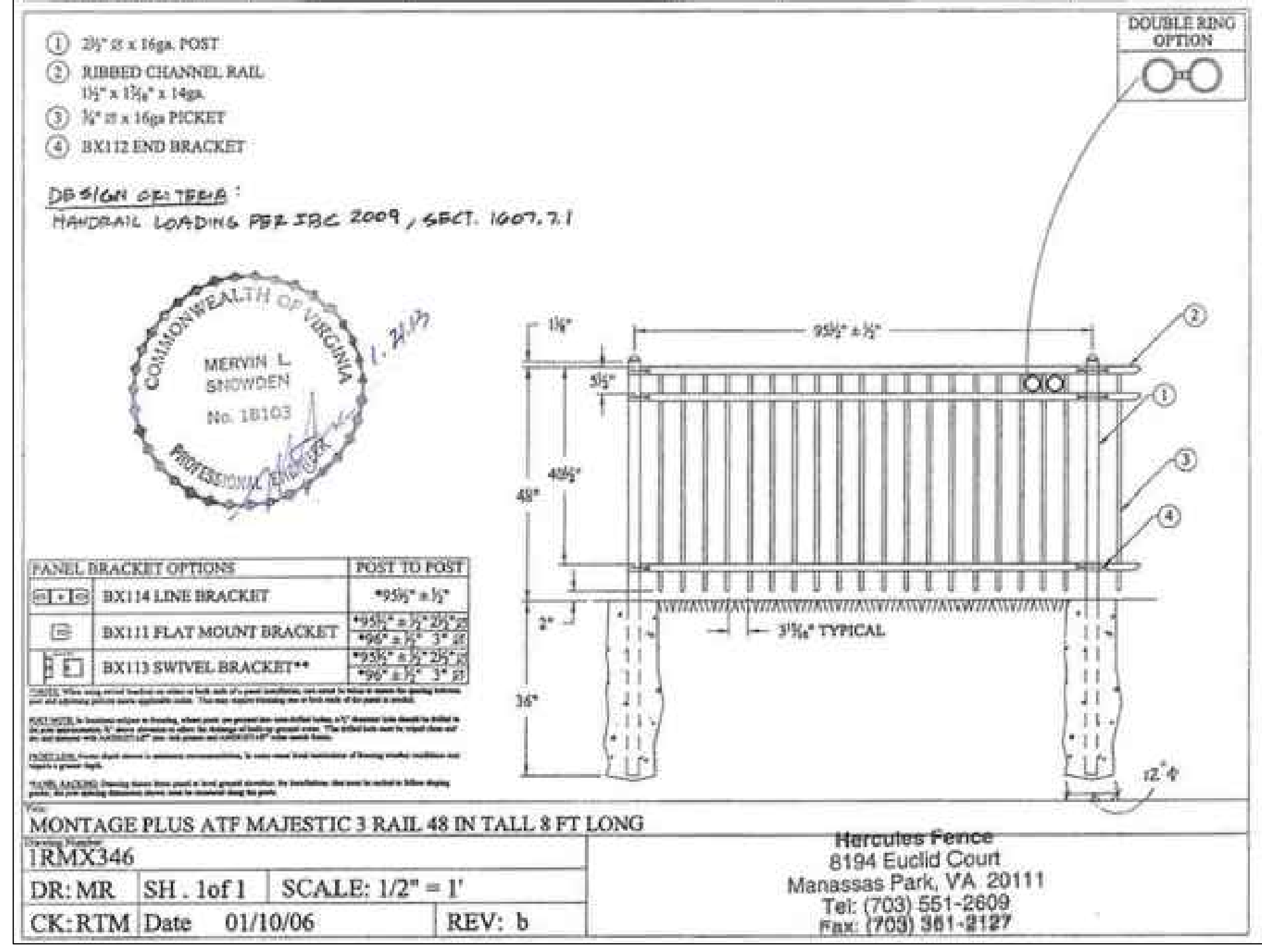
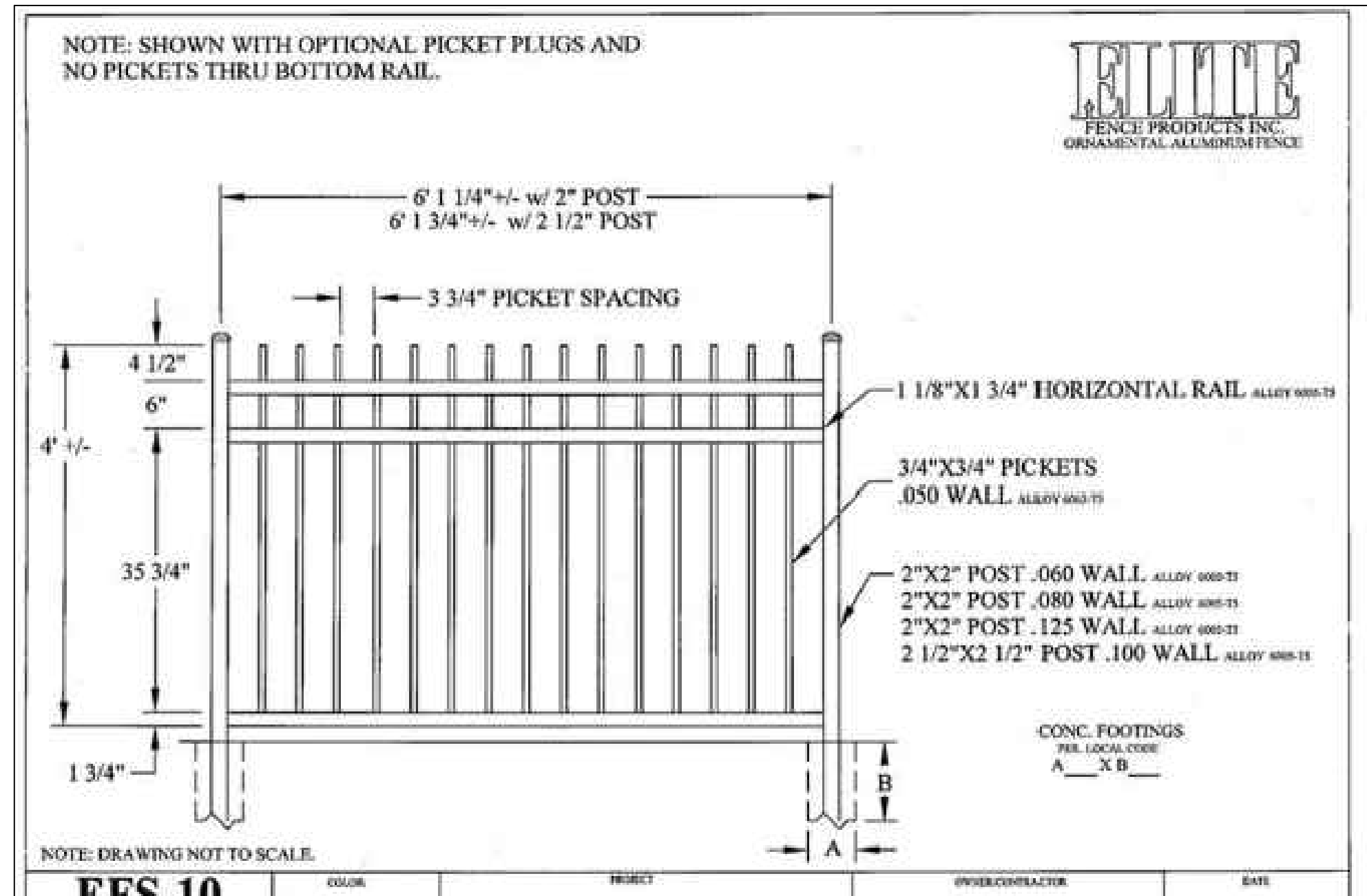


CLIENT
 PULTE HOME COMPANY LLC
 9302 LEE HIGHWAY, SUITE 1000
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ATCS
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OPEN SPACE PLAN
RT. 50 BREEZEWAY
MASTER DEVELOPMENT PLAN
 LOCATION
 FAIRFAX CITY, VIRGINIA

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



FILE PATH: S:\Projects\001271_BreezeWay_Male\Civil\Design_Sheets\1271-REZONING MASTER DEVELOPMENT PLAN\01271 - BreezeWay - 11-12 - General Details.dwg PLOT DATE: 1/25/2022 8:03:01 PM BY: CHRIS NEIFERT

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3	9/16/2020	3	9/16/2020
4	7/14/2020	4	7/14/2020
5	9/22/2021	5	9/22/2021
6	10/12/2021	6	10/12/2021
7	11/17/2021	7	11/17/2021
8		8	

COMMONWEALTH OF VIRGINIA
JASON TURNER KACAMURAS
Lic. No. 0402042416
Professional Engineer

CLIENT: PULTE HOME COMPANY LLC
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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: 11 of 21

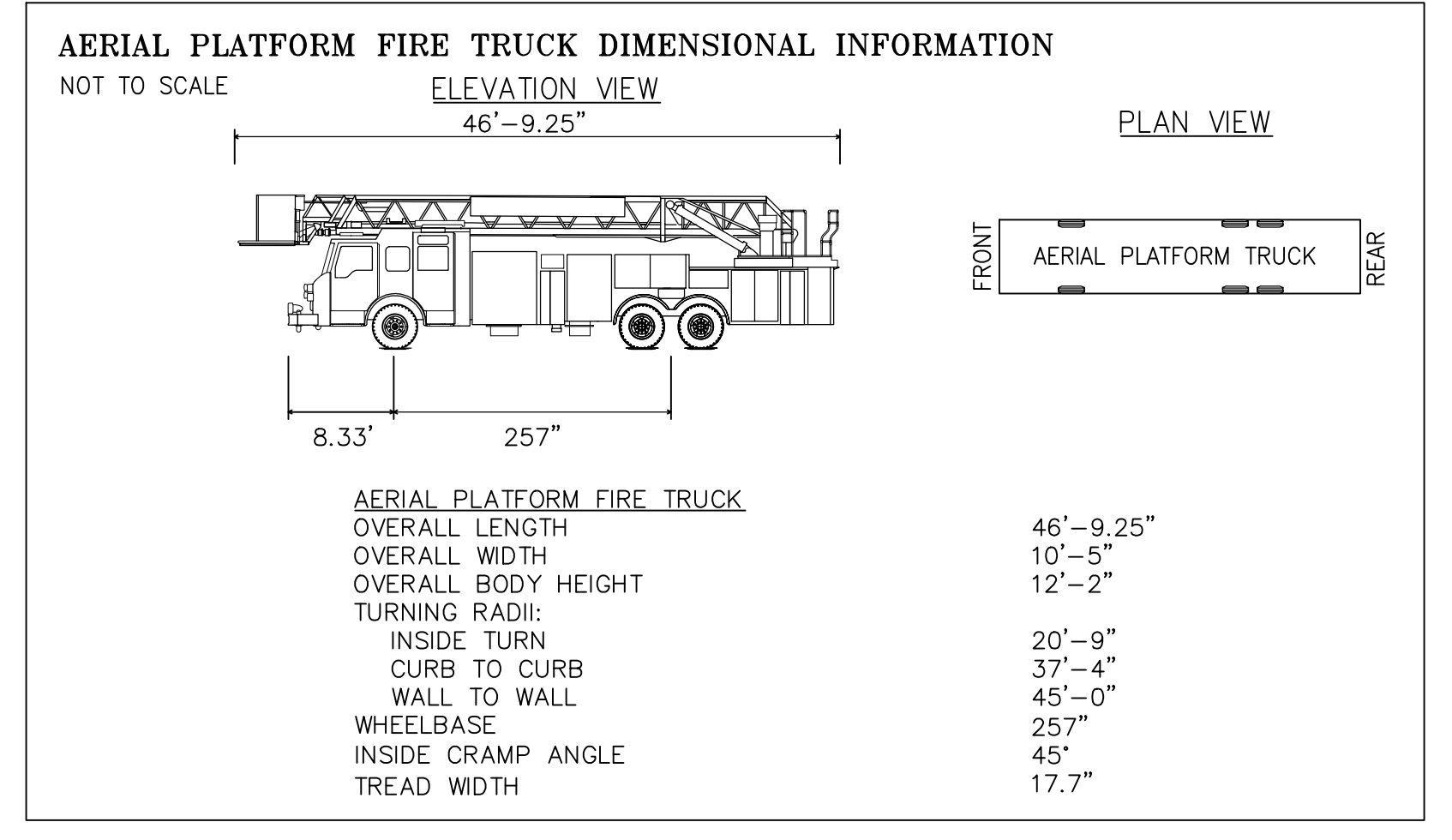
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NOTES

1. THE VEHICLE USED TO PRODUCE THE TURNING MOVEMENTS SHOWN ON THIS SHEET IS THE CITY OF FAIRFAX FIRE TRUCK APPARATUS: PIERCE VELOCITY CHASSIS - TOWER LADDER 403 (100' AERIAL PLATFORM), TRUCK DIMENSIONS PROVIDED BY THE CITY FIRE DEPARTMENT.

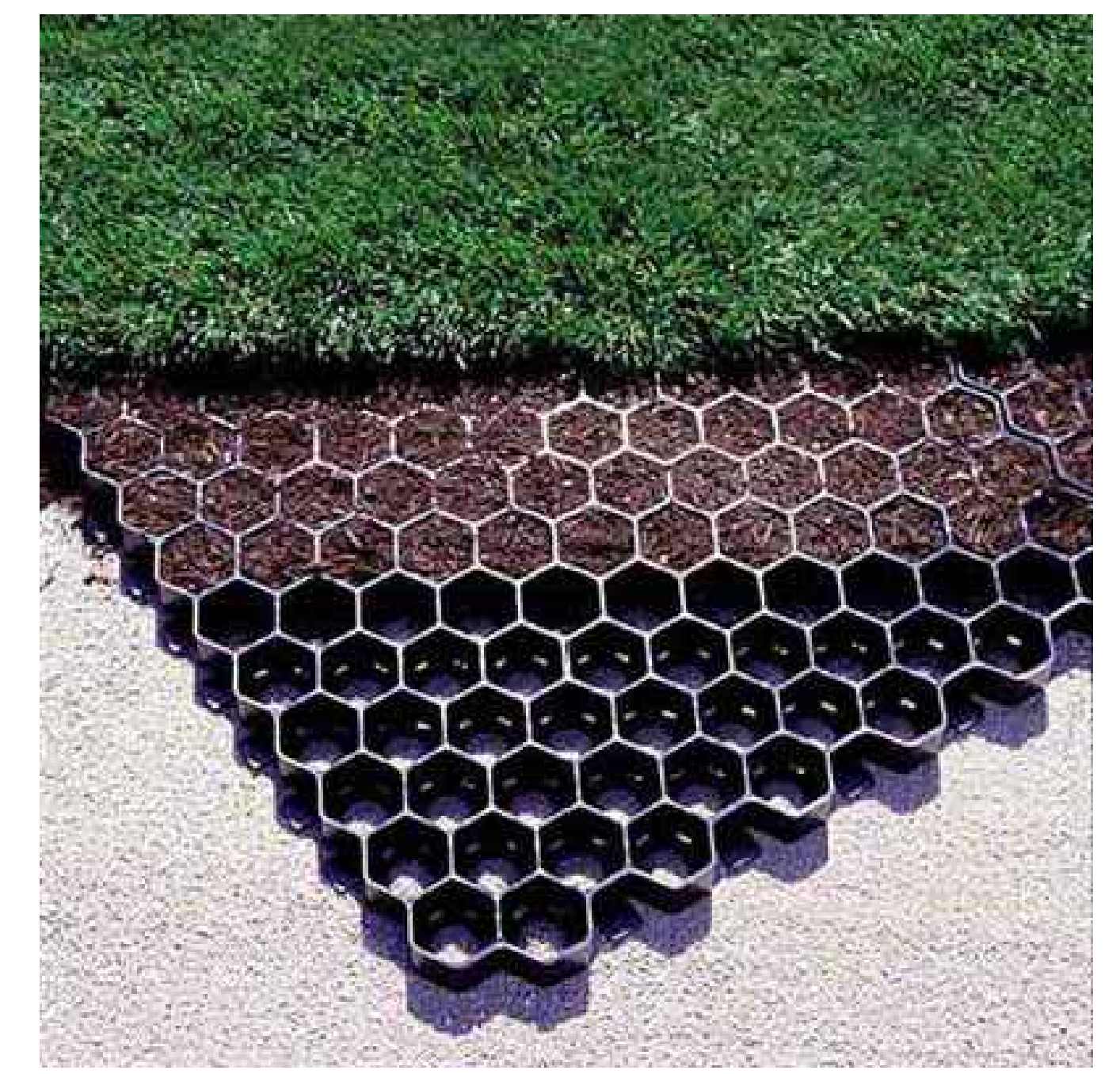
TURNING ANALYSIS - AERIAL PLATFORM FIRE TRUCK



LEGEND

- EX. SIDEWALK
- 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

TURF PAVER SAMPLE IMAGE:



SUBMISSION		REVISION	
NO.	DATE	NO.	DESCRIPTION
1	6/6/2019	1	ADDRESS CITY COMMENTS
2	6/7/2019	2	ADDRESS CITY COMMENTS
3	9/30/2019	3	ADDRESS CITY COMMENTS
4	11/2/2020	4	ADDRESS CITY COMMENTS
5	7/23/2021	5	ADDRESS CITY COMMENTS
6	10/7/2021	6	ADDRESS CITY COMMENTS
7	10/19/2021	7	ADDRESS CITY COMMENTS
8	11/17/2021	8	ADDRESS CITY COMMENTS

CLIENT
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 FAIRFAX, VA 22031

13861 SUNRISE VALLEY DRIVE, SUITE 200
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 HERNDON - LARGO BALTIMORE
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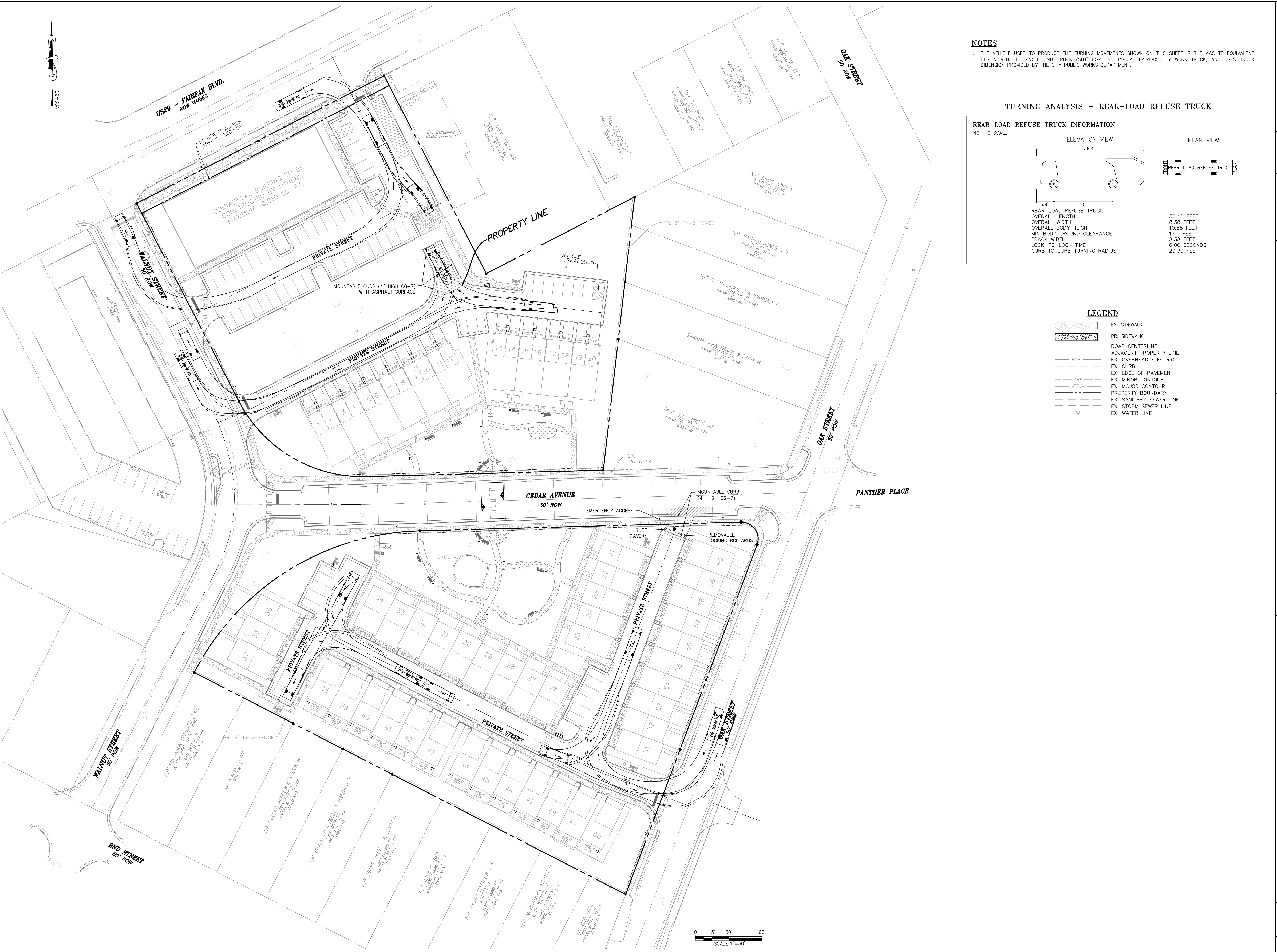
EMERGENCY VEHICLE ACCESS TURNING MOVEMENTS
RT. 50 BREEZEWAY
MASTER DEVELOPMENT PLAN

LOCATION
 FAIRFAX CITY, VIRGINIA

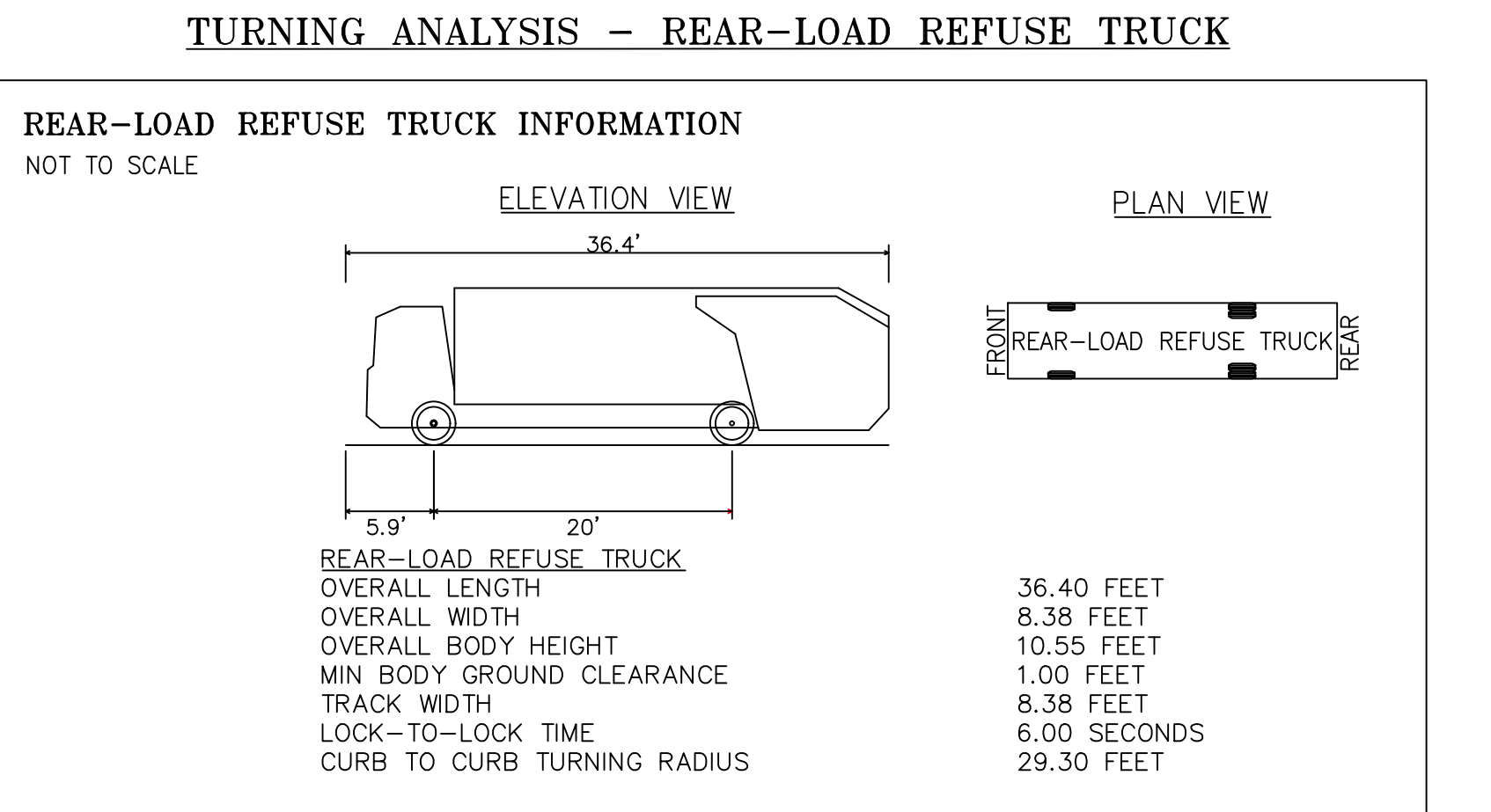
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CHECK:	JTK
PROJ.#:	001271
DATE:	10/30/2020
SCALE:	1" = 30'

SHEET: 13 of 21

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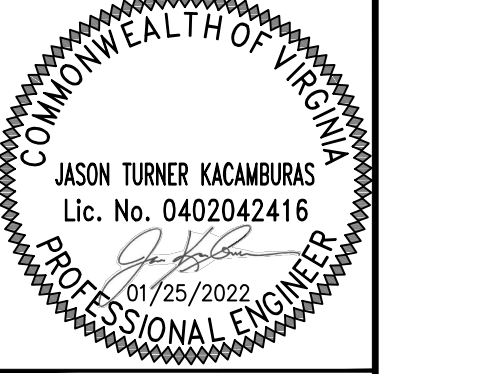


NOTES
 1. THE VEHICLE USED TO PRODUCE THE TURNING MOVEMENTS SHOWN ON THIS SHEET IS THE AASHTO EQUIVALENT DESIGN VEHICLE "SINGLE UNIT TRUCK (SU)" FOR THE TYPICAL FAIRFAX CITY WORK TRUCK, AND USES TRUCK DIMENSION PROVIDED BY THE CITY PUBLIC WORKS DEPARTMENT.



- LEGEND**
- EX. SIDEWALK
 - 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
	2	9/18/2019	ADDRESS CITY COMMENTS
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	4	7/14/2021	ADDRESS CITY COMMENTS
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	6	10/7/2021	ADDRESS CITY COMMENTS
	7	10/15/2021	ADDRESS CITY COMMENTS
	8	11/17/2021	ADDRESS CITY COMMENTS



CLIENT
 PULTE HOME COMPANY LLC
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 FAIRFAX, VA 22031

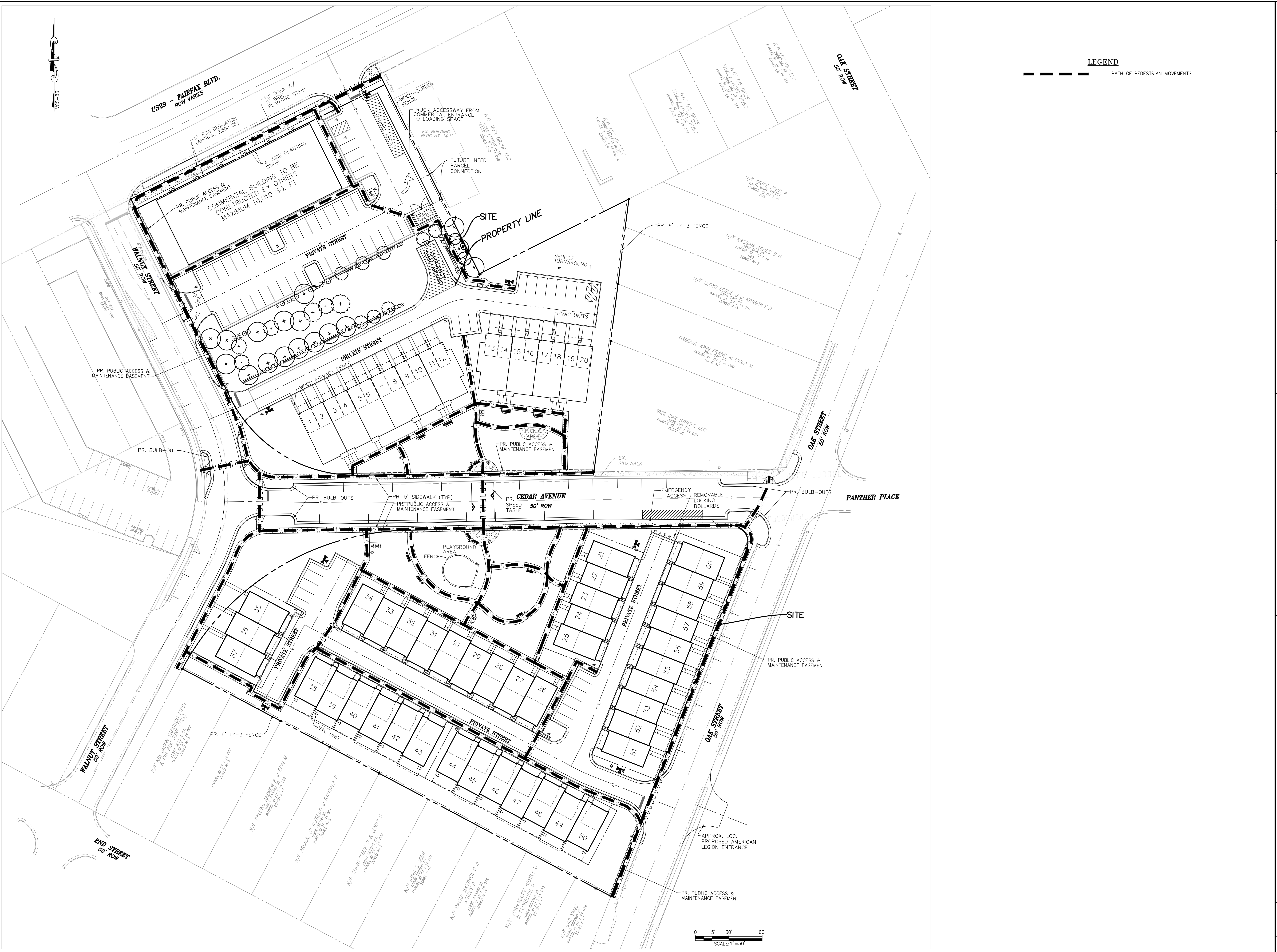
ATCS
 13861 SUNRISE VALLEY DRIVE, SUITE 200
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CITY WORK TRUCK ACCESS TURNING MOVEMENTS
RT. 50 BREEZEWAY
MASTER DEVELOPMENT PLAN
 LOCATION: FAIRFAX CITY, VIRGINIA

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

SHEET: 14 of 21

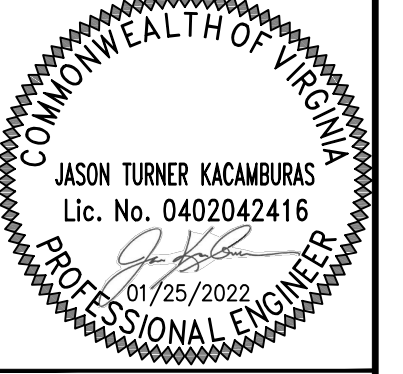
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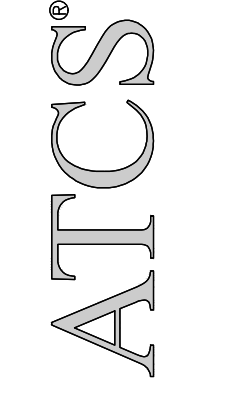
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SUBMISSION		REVISION	
NO.	DATE	NO.	DESCRIPTION
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2	6/7/2019	2	9/18/2019 ADDRESS CITY COMMENTS
3	9/20/2019	3	9/16/2020 ADDRESS CITY COMMENTS
4	11/2/2020	4	7/14/2021 ADDRESS CITY COMMENTS
5	7/23/2021	5	9/22/2021 ADDRESS CITY COMMENTS
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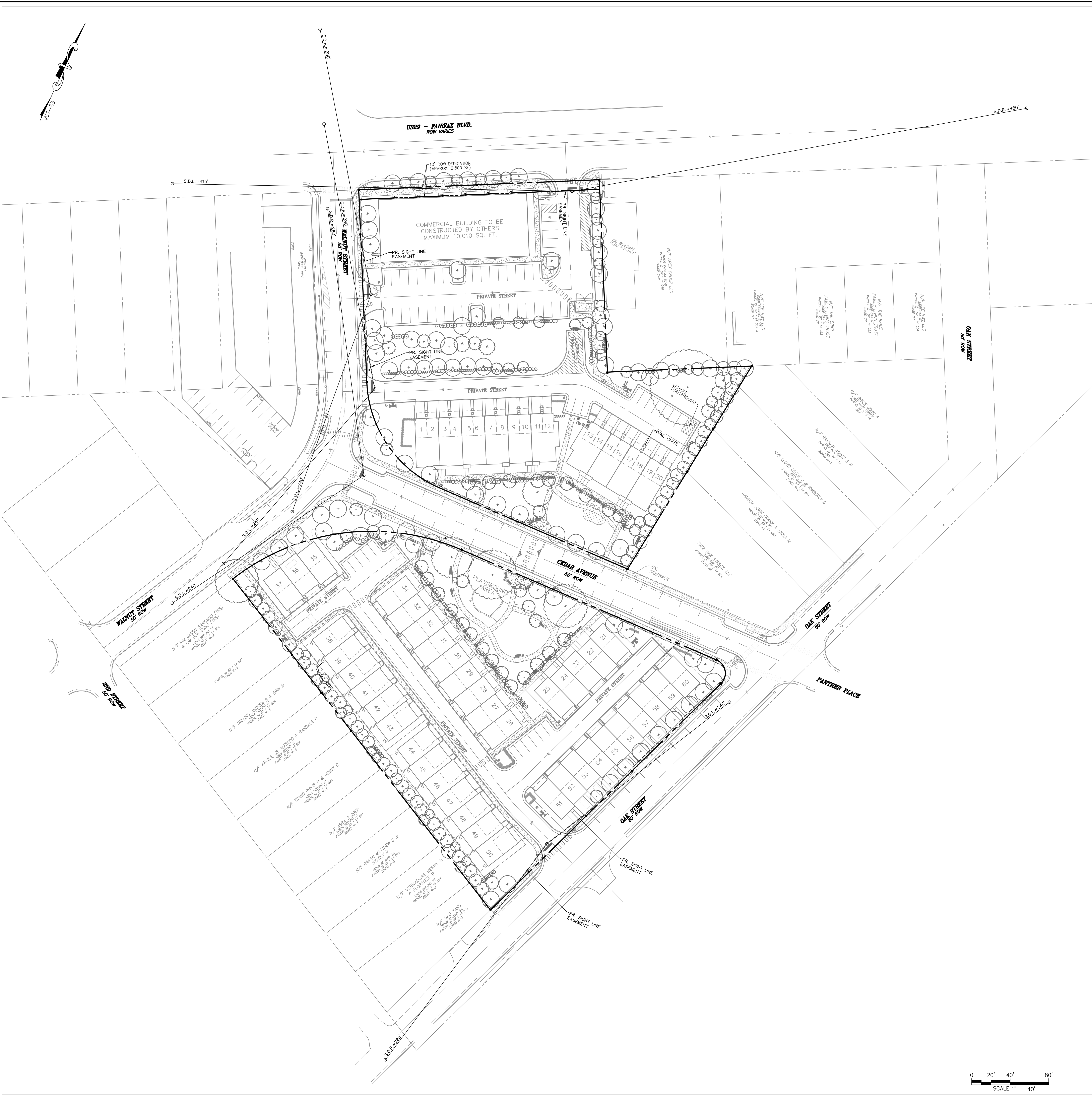
CLIENT
 PULTE HOME COMPANY LLC
 9302 LEE HIGHWAY, SUITE 1000
 FAIRFAX, VA 22031

13861 SUNRISE VALLEY DRIVE, SUITE 200
 HERNDON, VIRGINIA 20171
 (703) 430-7500 FAX (703) 430-0869
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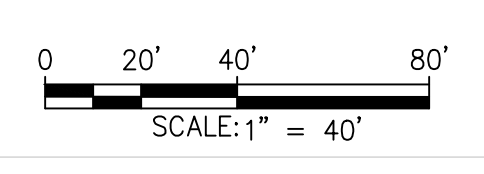
PEDESTRIAN MOVEMENT PLAN
RT. 50 BREEZEWAY
MASTER DEVELOPMENT PLAN
 LOCATION
 FAIRFAX CITY, VIRGINIA

AUTHOR: ZME
 CHECK: JTK
 PROJ.#: 001271
 DATE: 10/30/2020
 SCALE: 1"=30'
 SHEET: 15 of 21



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



SUBMISSION		REVISION	
NO.	DATE	NO.	DESCRIPTION
1	6/6/2018	1	6/6/2018 ADDRESS CITY COMMENTS
2	6/7/2018	2	9/18/2018 ADDRESS CITY COMMENTS
3	9/20/2018	3	9/16/2020 ADDRESS CITY COMMENTS
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7	10/19/2021	7	10/19/2021 ADDRESS CITY COMMENTS
8		8	11/17/2021 ADDRESS CITY COMMENTS

CLIENT
 PULTE HOME COMPANY LLC
 9302 LEE HIGHWAY, SUITE 1000
 FAIRFAX, VA 22031

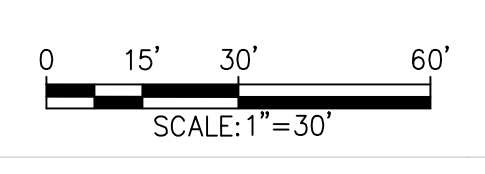
13861 SUNRISE VALLEY DRIVE, SUITE 200
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 (703) 430-7500 FAX (703) 430-0889
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SIGHT DISTANCE PLAN
RT. 50 BREEZEWAY
 MASTER DEVELOPMENT PLAN
 LOCATION
 FAIRFAX CITY, VIRGINIA

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

SHEET: 16 of 21

FILE PATH: S:\Projects\001271_Breezeway_Mole\Civil\Design\1271-REZONING MASTER DEVELOPMENT PLAN\01271 - Breezeway - 17 - Photometric.dwg PLOT DATE: 1/27/2022 9:17:06 AM 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 11 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	
NO.	DATE	NO.	DESCRIPTION
1	6/6/2018	1	6/6/2019 ADDRESS CITY COMMENTS
2	6/7/2019	2	9/18/2019 ADDRESS CITY COMMENTS
3	9/20/2019	3	9/16/2020 ADDRESS CITY COMMENTS
4	11/2/2020	4	7/14/2021 ADDRESS CITY COMMENTS
5	7/23/2021	5	9/22/2021 ADDRESS CITY COMMENTS
6	10/7/2021	6	10/15/2021 ADDRESS CITY COMMENTS
7	10/19/2021	7	11/17/2021 ADDRESS CITY COMMENTS
8		8	

JASON TURNER KACAMURAS
Lic. No. 0402042416
PROFESSIONAL ENGINEER

CLIENT
PULTE HOME COMPANY LLC
9302 LEE HIGHWAY, SUITE 1000
FAIRFAX, VA 22031

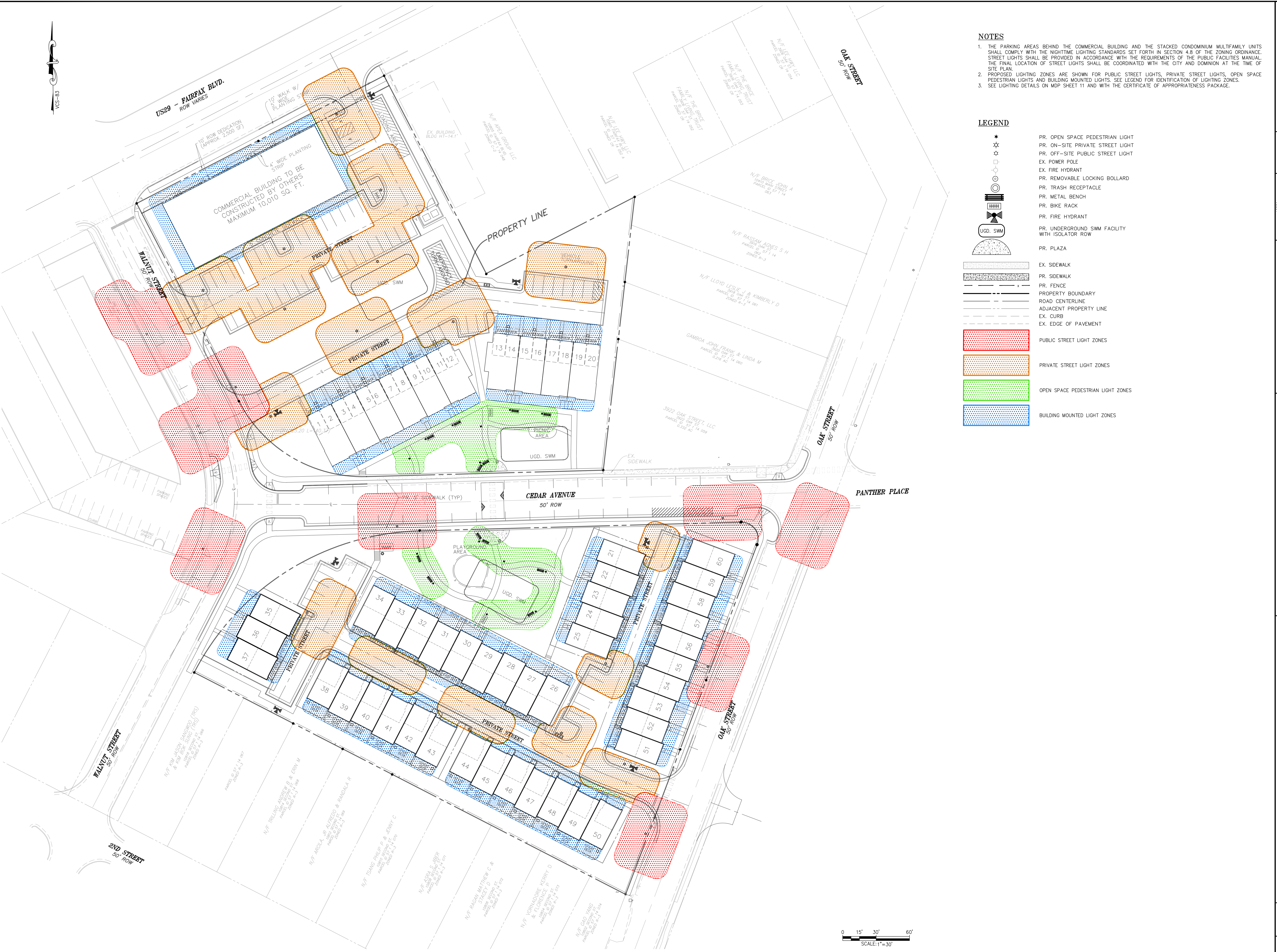
13861 SUNRISE VALLEY DRIVE, SUITE 200
HERNDON, VIRGINIA 20171
(703) 430-7500 FAX (703) 430-0889
HERNDON - LARGO BALTIMORE
BLAUGHER - RALEIGH - RICHMOND
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ATCS

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 21

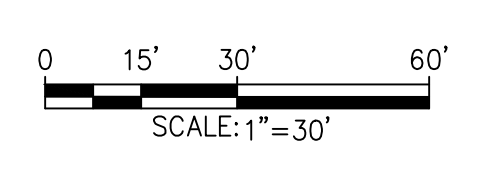


NOTES

1. THE PARKING AREAS BEHIND THE COMMERCIAL BUILDING AND THE STACKED CONDOMINIUM MULTIFAMILY UNITS SHALL COMPLY WITH THE NIGHTTIME LIGHTING STANDARDS SET FORTH IN SECTION 4.9 OF THE ZONING ORDINANCE. STREET LIGHTS SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE PUBLIC FACILITIES MANUAL. THE FINAL LOCATION OF STREET LIGHTS SHALL BE COORDINATED WITH THE CITY AND DOMINION AT THE TIME OF SITE PLAN.
2. PROPOSED LIGHTING ZONES ARE SHOWN FOR PUBLIC STREET LIGHTS, PRIVATE STREET LIGHTS, OPEN SPACE PEDESTRIAN LIGHTS AND BUILDING MOUNTED LIGHTS. SEE LEGEND FOR IDENTIFICATION OF LIGHTING ZONES.
3. SEE LIGHTING DETAILS ON MDP SHEET 11 AND WITH THE CERTIFICATE OF APPROPRIATENESS PACKAGE.

LEGEND

	PR. OPEN SPACE PEDESTRIAN LIGHT
	PR. ON-SITE PRIVATE STREET LIGHT
	PR. OFF-SITE PUBLIC STREET LIGHT
	EX. POWER POLE
	EX. FIRE HYDRANT
	PR. REMOVABLE LOCKING BOLLARD
	PR. TRASH RECEPTACLE
	PR. METAL BENCH
	PR. BIKE RACK
	PR. FIRE HYDRANT
	PR. UNDERGROUND SWM FACILITY WITH ISOLATOR ROW
	PR. PLAZA
	EX. SIDEWALK
	PR. SIDEWALK
	PR. FENCE
	PROPERTY BOUNDARY
	ROAD CENTERLINE
	ADJACENT PROPERTY LINE
	EX. CURB
	EX. EDGE OF PAVEMENT
	PUBLIC STREET LIGHT ZONES
	PRIVATE STREET LIGHT ZONES
	OPEN SPACE PEDESTRIAN LIGHT ZONES
	BUILDING MOUNTED LIGHT ZONES



SUBMISSION		REVISION	
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1	6/6/2019	1	ADDRESS CITY COMMENTS
2	6/7/2019	2	ADDRESS CITY COMMENTS
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6	10/7/2021	6	ADDRESS CITY COMMENTS
7	10/19/2021	7	ADDRESS CITY COMMENTS
8	11/17/2021	8	ADDRESS CITY COMMENTS

CLIENT
 PULTE HOME COMPANY LLC
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MASTER LIGHTING CONCEPT PLAN
RT. 50 BREEZEWAY
 MASTER DEVELOPMENT PLAN
 LOCATION: FAIRFAX CITY, VIRGINIA

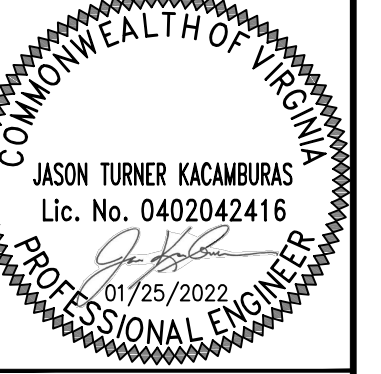
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SHEET: 18 of 21

FILE PATH: S:\Projects\001271_Breezeway_Malek\Civil\Design\Sheets\1271-REZONING MASTER DEVELOPMENT PLAN\01271 - Breezeway - 19 - Illustrative Open Space Area.dwg PLOT DATE: 1/27/2022 7:46:11 AM BY: CHRIS NEFFERT

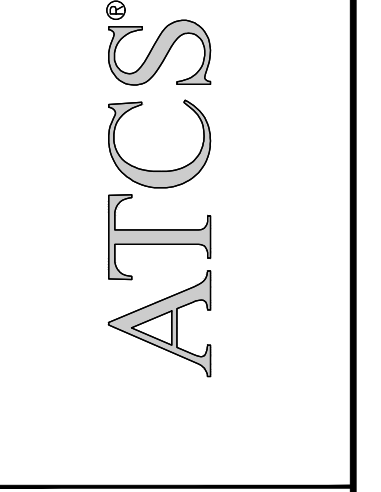


SUBMISSION		REVISION	
NO.	DATE	NO.	DESCRIPTION
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2	6/7/2019	2	ADDRESS CITY COMMENTS
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5	7/31/2021	5	ADDRESS CITY COMMENTS
6	10/7/2021	6	ADDRESS CITY COMMENTS
7	10/19/2021	7	ADDRESS CITY COMMENTS
8	11/17/2021	8	ADDRESS CITY COMMENTS



CLIENT
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ILLUSTRATIVE CONCEPT FOR POCKET PARK OPEN SPACE AREA
RT. 50 BREEZEWAY
MASTER DEVELOPMENT PLAN
LOCATION
FAIRFAX CITY, VIRGINIA

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

FILE PATH: S:\Projects\001271_Breezeway_Motel\Civil\Design\Sheets\1271-REZONING MASTER DEVELOPMENT PLAN\01271 - Breezeway - 20 - Exterior Elevations.dwg PLOT DATE: 1/25/2022 9:15:43 PM BY: CHRIS NEIFERT



6-UNIT (202) BUILDING STREETSCAPE
PULTE-NORTHEAST (BREEZEWAY)



20' (5-UNIT) BUILDING STREETSCAPE
PULTE-NORTHEAST (BREEZEWAY)
(2403-FRANKTON)



SCALE 1/16" = 1'-0"

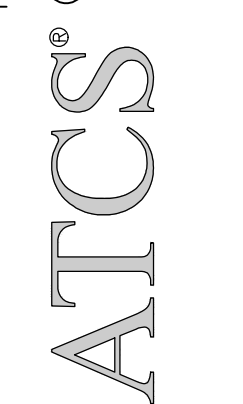
DATE: 07/12/2020

SUBMISSION		REVISION	
NO.	DATE	NO.	DESCRIPTION
1	8/6/2018	1	6/6/2019 ADDRESS CITY COMMENTS
2	6/7/2019	2	9/18/2019 ADDRESS CITY COMMENTS
3	9/20/2019	3	9/16/2020 ADDRESS CITY COMMENTS
4	11/2/2020	4	7/14/2021 ADDRESS CITY COMMENTS
5	7/13/2021	5	9/22/2021 ADDRESS CITY COMMENTS
6	10/7/2021	6	10/15/2021 ADDRESS CITY COMMENTS
7	10/19/2021	7	11/15/2021 ADDRESS CITY COMMENTS
8		8	



CLIENT
PULTE HOME COMPANY LLC
9302 LEE HIGHWAY, SUITE 1000
FAIRFAX, VA 22031

13861 SUNRISE VALLEY DRIVE, SUITE 200
HERNDON, VIRGINIA 20171
(703) 430-7500 FAX (703) 430-0889
HERNDON - LARGO BALTIMORE
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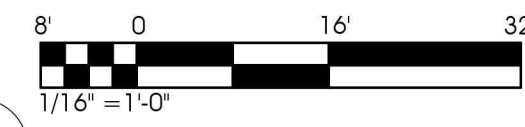
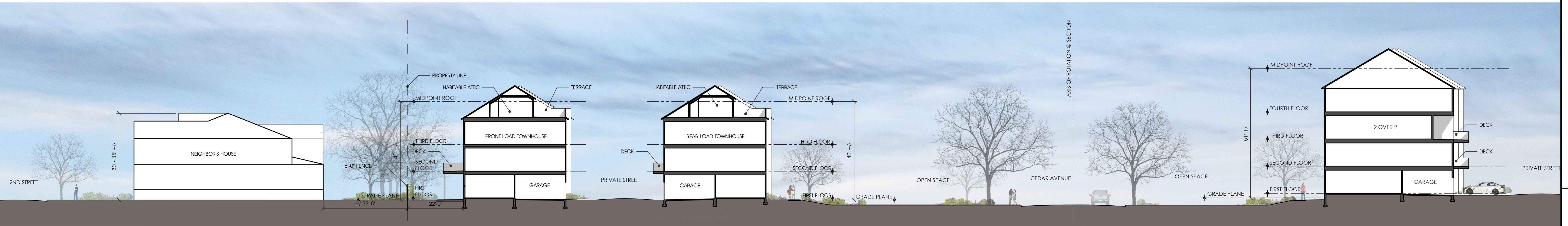
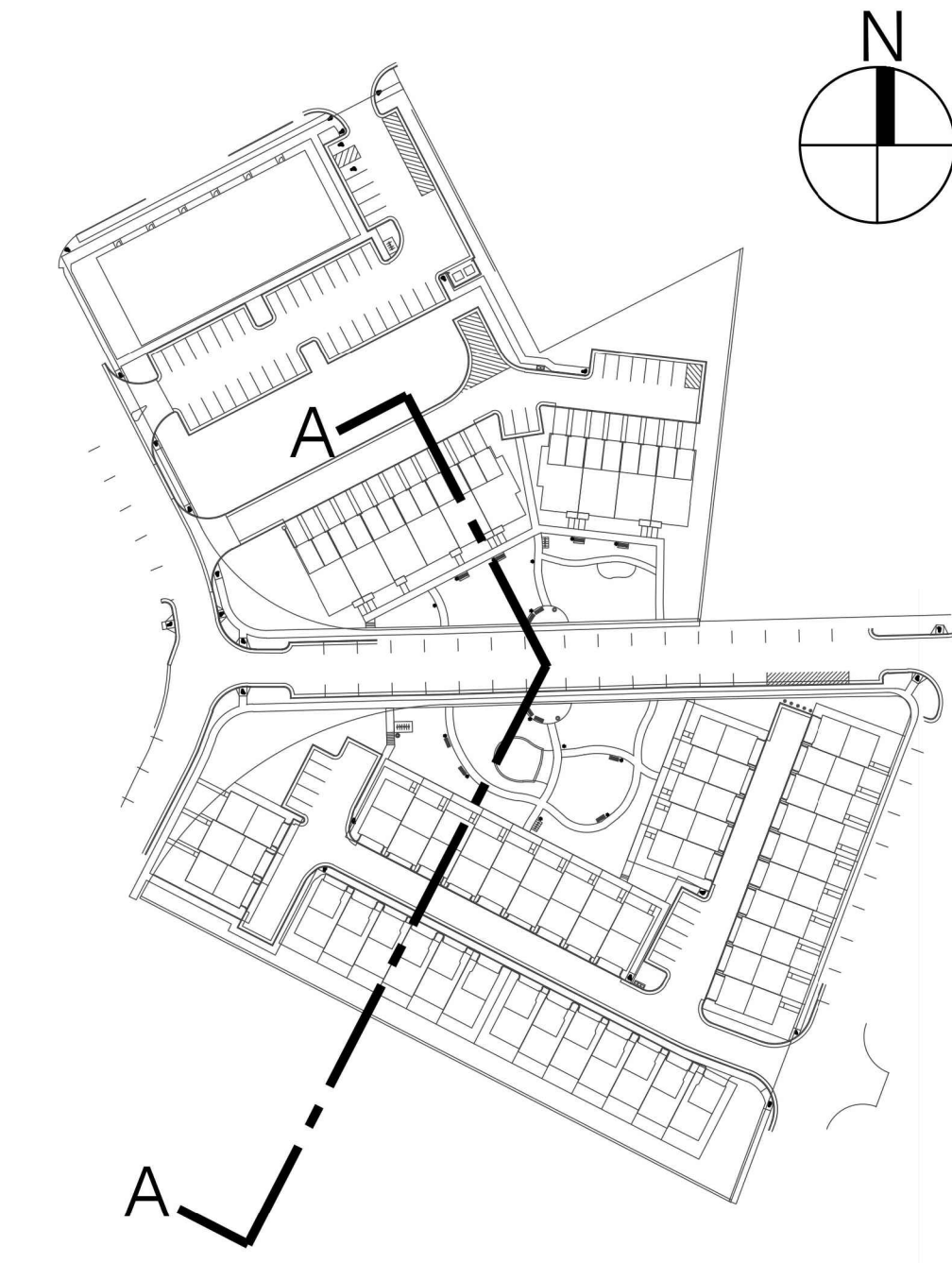


ILLUSTRATIVE BUILDING HEIGHT ELEVATION EXHIBIT
RT. 50 BREEZEWAY
MASTER DEVELOPMENT PLAN
LOCATION
FAIRFAX CITY, VIRGINIA

AUTHOR: ZME
CHECK: JTK
PROJ.#: 001271
DATE: 10/30/2020
SCALE:
SHEET: 20 of 21

FILE PATH: S:\Projects\001271_Breezeaway_Male\Civil\Design\1271-REZONING MASTER DEVELOPMENT PLAN\01271 - Breezeaway - 21 - Building Section.dwg PLOT DATE: 1/26/2022 1:10:56 PM BY: CHRIS NEIFERT

KEY PLAN



SECTION A-A
1/16"=1'-0"

SUBMISSION		REVISION	
NO.	DATE	NO.	DESCRIPTION
1	6/6/2018	1	6/6/2019 ADDRESS CITY COMMENTS
2	6/7/2019	2	9/18/2019 ADDRESS CITY COMMENTS
3	9/20/2019	3	9/16/2020 ADDRESS CITY COMMENTS
4	11/2/2020	4	7/14/2021 ADDRESS CITY COMMENTS
5	7/23/2021	5	9/22/2021 ADDRESS CITY COMMENTS
6	10/7/2021	6	10/15/2021 ADDRESS CITY COMMENTS
7	10/19/2021	7	11/15/2021 ADDRESS CITY COMMENTS
8		8	



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

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

SHEET: 21 of 21