



City of Fairfax

9640 FAIRFAX BOULEVARD

SPECIAL USE PERMIT / SPECIAL EXCEPTION PLAT

CITY OF FAIRFAX, VIRGINIA

RECEIVED

05/06/2022

Community Dev & Planning

NOTES

- OWNER:
JAYKIRTI INC.
9640 FAIRFAX BOULEVARD
FAIRFAX, VA 22031

APPLICANT:
THE LAMB CENTER
3160 CAMPBELL DRIVE
FAIRFAX, VA 22031

WESLEY HOUSING
5515 CHEROKEE AVENUE
SUITE 200
ALEXANDRIA, VA 22312
- THE PROPERTY SHOWN HEREON IS DESIGNATED BY THE CITY OF FAIRFAX, VIRGINIA, AS PARCEL IDENTIFICATION NUMBER 48-3-09-020 AND IS ZONED CR, COMMERCIAL RETAIL.
- THE APPLICANT PROPOSES TO DEVELOP THE PROPERTY WITH UPPER STORY RESIDENTIAL/MIXED USE BUILDING, WHICH REQUIRES THE BELOW SPECIAL EXCEPTIONS.
- THIS PLAT AND THE SURVEY UPON WHICH IT IS BASED SHOWS ONLY THOSE IMPROVEMENTS THAT ARE OBSERVABLE AND CAN BE LOCATED USING NORMAL SURVEY METHODS. OBSERVED EVIDENCE OF UTILITIES HAS BEEN SHOWN PURSUANT TO SECTION 5 PARAGRAPH E (iv) OF THE ALTA/NSPS MINIMUM STANDARD DETAIL REQUIREMENTS. THERE ARE NO GUARANTEES, EITHER EXPRESS OR IMPLIED, THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED, OR THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE UNDERGROUND UTILITIES HAVE NOT BEEN PHYSICALLY LOCATED.
- TOTAL AREA OF THE PROPERTY IS 17,839 SQUARE FEET OR 0.4095 ACRES.
- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY BY THIS FIRM.
- THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR THE CITY OF FAIRFAX, VIRGINIA, MAP NUMBER 5155240003D, EFFECTIVE DATE JUNE 2, 2006, DESIGNATES THE PROPERTY AS BEING IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- THIS PLAN IS BASED ON A CURRENT FIELD SURVEY PREPARED BY THIS FIRM.
- THE PROPERTY IS SERVED BY PUBLIC SEWER AND WATER.
- THE PROPOSED DEVELOPMENT WILL COMPLY WITH ADU REGULATIONS IN ZONING ORDINANCE SECTION 3.9.3.C.

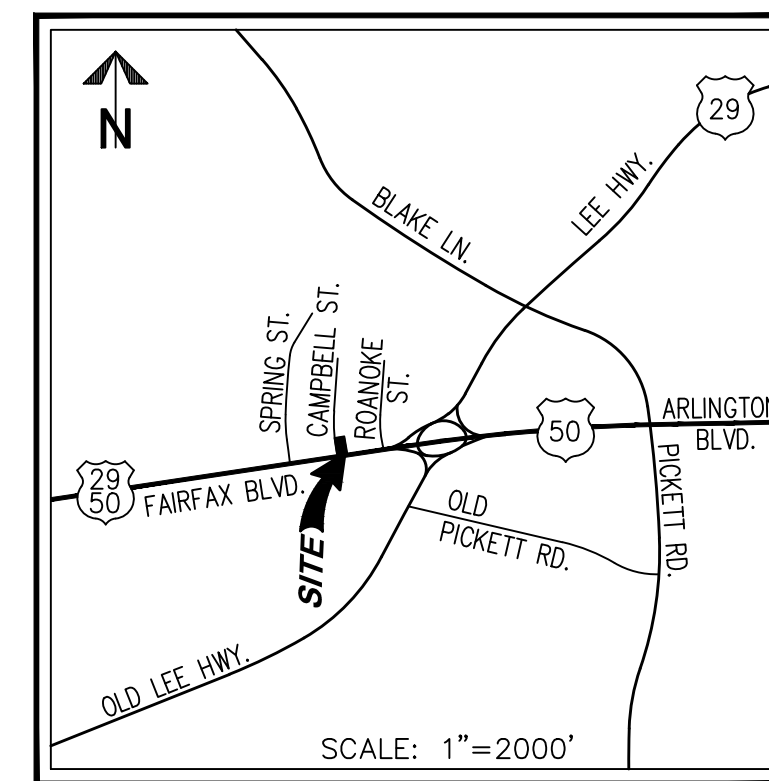
SPECIAL USE PERMIT REQUESTED

- SPECIAL USE PERMIT IS REQUESTED FOR UPPER STORY RESIDENTIAL/MIXED USE.

SPECIAL EXCEPTION REQUESTED

- SPECIAL EXCEPTION FOR PARKING REDUCTION IS REQUESTED.
- SPECIAL EXCEPTION FROM MEETING THE LANDSCAPE STRIP AND STREET TREE REQUIREMENT ALONG FAIRFAX BOULEVARD IS REQUESTED. [ZONING ORDINANCE SECTION 4.5.6.B.1]

VICINITY MAP



ZONING TABULATION

	CR REQUIRED	PROVIDED
EXISTING ZONE: CR, COMMERCIAL RETAIL		
SITE AREA: ±17,839 SF OR ±0.410 AC		
MINIMUM LOT AREA	20,000 SF	17,839 SF *
MINIMUM LOT WIDTH	NONE	±93 FT
MAXIMUM BUILDING HEIGHT	60 FT/5 STORIES	MAX 60 FT/5 STORIES
MAXIMUM BUILDING COVERAGE	60%	±60%
MAXIMUM LOT COVERAGE	85%	±71%
MINIMUM YARD REQUIREMENTS		
FRONT	20 FT	±20 FT
SIDE	0 FT	±0 FT
REAR	0 FT	±0 FT

* SITE AREA IS PRIOR TO RIGHT-OF-WAY DEDICATION

PARKING REQUIREMENTS

USE: UPPER STORY RESIDENTIAL/MIXED USES
 RATE: 1.25 SP/EFFICIENCY UNIT
 (41 UNITS X 1.25 = 51.25)
 RATE: 1.5 SP/1 BEDROOM UNIT
 (10 UNITS X 1.5 = 15)
 RATE: 2.0 SP/2 BEDROOM UNIT
 (3 UNITS X 2.0 = 6)
 REQUIRES: 72.25 PARKING SPACES
 USE: OFFICE
 RATE: 1 SP/300 SF OF GFA
 (±1,400 / 300 = 4.67)
 REQUIRES: 4.67 PARKING SPACES
 TOTAL PARKING REQUIRED = 77 SPACES
 PROVIDED: 18 PARKING SPACES *
 * A PARKING REDUCTION IS REQUESTED WITH THIS APPLICATION

NOTE: THE FOLLOWING STANDARDS ARE REQUIRED FOR UPPER STORY RESIDENTIAL/MIXED USES PER ZONING ORDINANCE 3.5.1.D:

- UPPER STORY RESIDENTIAL UNITS ARE ALLOWED ABOVE THE GROUND FLOOR OF AN UPPER STORY RESIDENTIAL/MIXED USE BUILDING AS SET FORTH IN PRINCIPAL USE TABLE.
- AT LEAST 75% OF THE GROUND FLOOR (FLOOR AREA) OF UPPER STORY RESIDENTIAL/MIXED USE BUILDING SHALL BE USED SOLELY FOR NONRESIDENTIAL USES. THE REMAINING 25% OF THE FIRST FLOOR MAY BE USED FOR RESIDENTIAL USES AND/OR RESIDENTIAL ACCESSORY USES, SUCH AS ENTRY LOBBIES AND AMENITIES.
- LOBBY AND SIMILAR AREAS ON THE FIRST FLOOR, WHICH SERVE UPPER STORY RESIDENTIAL USES, SHALL BE CONSIDERED RESIDENTIAL ACCESSORY USES.
- UPPER STORY RESIDENTIAL/MIXED USE BUILDINGS SHALL ADHERE TO ALL DIMENSIONAL STANDARDS OF THE NONRESIDENTIAL USE SPECIFIED IN 3.6.2.
- THE GROUND FLOOR SHALL HAVE AT LEAST 12 FEET OF CLEAR INTERIOR HEIGHT (FLOOR TO CEILING) CONTIGUOUS TO THE REQUIRED BUILDING LINE FRONTAGE, IF ANY, FOR A MINIMUM DEPTH OF AT LEAST 25 FEET.
- AT LEAST 80% OF EACH UPPER STORY SHALL HAVE AN INTERIOR CLEAR HEIGHT (FLOOR TO CEILING) OF AT LEAST 9 FEET.

LOT COVERAGE CALCULATION

BUILDING AREA:	10,700 SF
PARKING/DRIVE AISLES:	800 SF
SIDEWALKS:	1,160 SF
TOTAL:	12,660 SF OR 71%

SHEET INDEX

- P-0101 COVER SHEET
- P-0201 EXISTING CONDITIONS PLAN
- P-0301 SPECIAL USE PERMIT - SPECIAL EXCEPTION PLAT
- P-0302 PRELIMINARY UTILITY AND GRADING PLAN
- P-0401 CONCEPTUAL LANDSCAPE PLAN AND TABULATIONS
- P-0402 TREE MANAGEMENT PLAN
- P-0601 TRUCK MOVEMENT EXHIBIT
- P-0602 FIRE MARSHAL EXHIBIT
- P-0603 ARCHITECTURAL ELEVATIONS

STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES NARRATIVES

- THE EXISTING SITE PREVIOUSLY SERVED AS A MOTEL. THE EXISTING SITE HAS NO STORMWATER MANAGEMENT OR WATER QUALITY FACILITIES. THE PROPOSED REDEVELOPMENT PROJECT WILL REMOVE ALL EXISTING ON-SITE IMPROVEMENTS AND CONSTRUCT A MULTIFAMILY BUILDING WITH GROUND LEVEL PARKING WITHIN THE STRUCTURE AS WELL AS GROUND FLOOR COMMERCIAL SPACE ALONG FAIRFAX BOULEVARD. THIS WILL RESULT IN LITTLE CHANGE IN OVERALL IMPERVIOUS AREA. THE STORMWATER MANAGEMENT NECESSARY TO PREVENT AN INCREASE IN PEAK RUNOFF RATES FOR THE 2 AND 10-YEAR STORMS WILL BE ACCOMPLISHED WITH UNDERGROUND DETENTION FACILITIES TO BE LOCATED IN FRONT OF THE BUILDING NEAR THE CORNER OF CAMPBELL DRIVE AND FAIRFAX BOULEVARD. FINAL DESIGN TO BE DETERMINED AT TIME OF SITE PLAN.
- BMP WILL BE PROVIDED IN ACCORDANCE WITH THE VIRGINIA RUNOFF REDUCTION METHOD THROUGH THE USE OF UNDERGROUND STRUCTURAL BMP FACILITIES TO BE DESIGNED AT TIME OF SITE PLAN.
- THIS STORMWATER MANAGEMENT ANALYSIS IS PRELIMINARY AND SUBJECT TO CHANGE WITH FINAL ENGINEERING AT TIME OF SITE PLAN.

OUTFALL ANALYSIS NARRATIVE

- THE EXISTING SITE DRAINS TO EXISTING INLETS IN CAMPBELL DRIVE. THE RECEIVING STORM SEWER SYSTEM FLOWS WEST IN FAIRFAX BOULEVARD TO SPRING STREET. THE SYSTEM THEN FLOWS SOUTH BEFORE ULTIMATELY DISCHARGING INTO ACCOTINK CREEK.
- AFTER THE PROPOSED REDEVELOPMENT SITE RUNOFF WILL CONTINUE TO DRAIN IN THE SAME DIRECTION. RUNOFF WILL CONTINUE TO BE DISCHARGED INTO THE SAME INLETS AND STORM SEWER SYSTEM. RUNOFF FROM THE PROPOSED BUILDING ROOF AS WELL AS SOME OF THE SITE SURFACE AREA WILL BE DIRECTED TO PROPOSED STORMWATER MANAGEMENT FACILITIES IN FRONT OF THE BUILDING NEAR THE CORNER OF CAMPBELL DRIVE AND FAIRFAX BOULEVARD. STORMWATER RELEASED FROM THIS DETENTION FACILITY WILL BE PIPED TO AN EXISTING STORM SEWER THAT CONVEYS RUNOFF TO THE EXISTING STORM SEWER SYSTEM DESCRIBED ABOVE. THIS SYSTEM WILL REDUCE SITE PEAK RUNOFF RATES FOR THE 2 AND 10-YEAR STORMS TO BELOW PRE-DEVELOPMENT LEVELS AND WILL OTHERWISE BE DESIGNED TO COMPLY WITH APPLICABLE PROVISIONS OF THE CITY'S STORMWATER MANAGEMENT ORDINANCE.
- BASED ON A PRELIMINARY REVIEW OF THE OUTFALL PATH DESCRIBED ABOVE, IT IS THE EXPECTATION OF THE SUBMITTING ENGINEER THAT THE OUTFALL WILL BE DETERMINED TO BE ADEQUATE. FINAL DETERMINATION OF ADEQUACY AND FINAL STORMWATER MANAGEMENT DESIGN WILL BE PROVIDED AT TIME OF SITE PLAN.

Engineers • Surveyors • Planners
 Landscape Architects • Arborists
 207 PARK AVENUE
 FALLS CHURCH, VIRGINIA 22046
 (703) 532-6163 Fax (703) 533-1301
 www.WLPINC.com

WALTER L. PHILLIPS
 I.N.C.O.R.P.O.R.A.T.E.D.
 ESTABLISHED 1945

DATE: 5/6/22
 SCALE: NONE

CHECKED: AV
 DRAWN: MH

NO.	DESCRIPTION	DATE	REV. BY	APPROVED BY	DATE

COVER SHEET

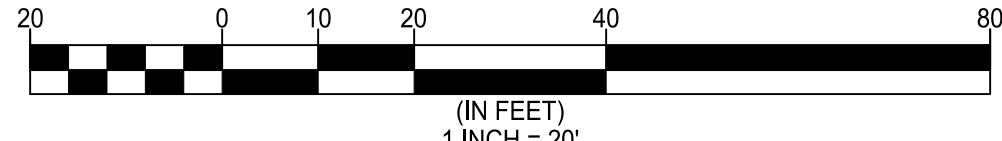
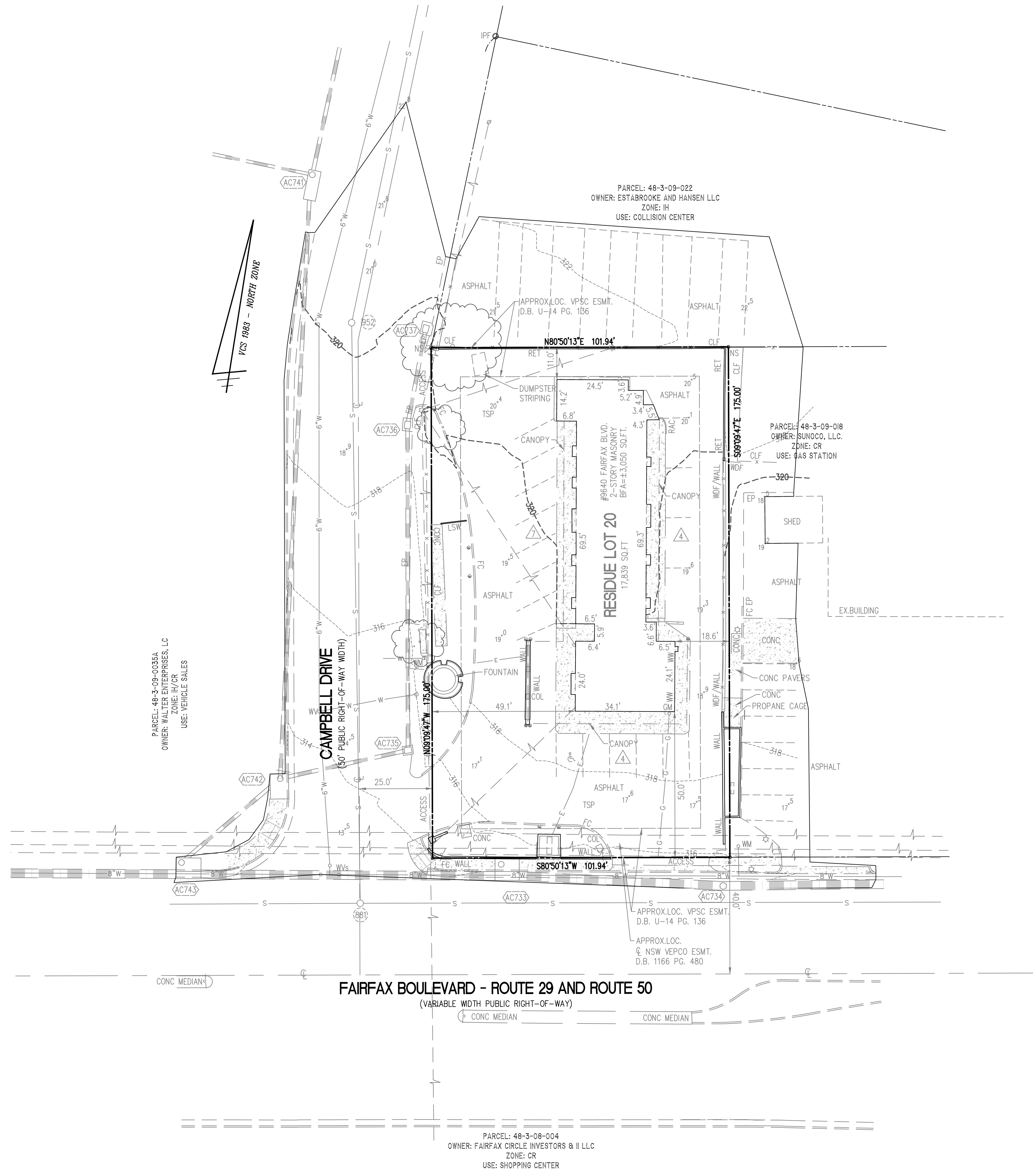
SPECIAL USE PERMIT / SPECIAL EXCEPTION PLAT

9640 FAIRFAX BOULEVARD

CITY OF FAIRFAX, VIRGINIA

LEGEND

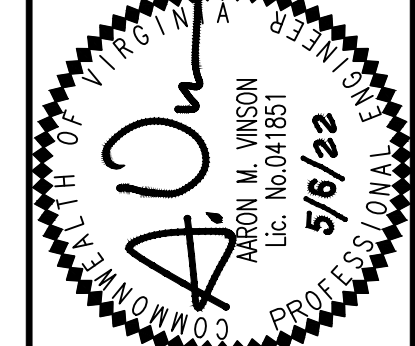
- APPROX. LOC. APPROXIMATE LOCATION
- BFA BUILDING FOOTPRINT AREA
- BN BRICK BENCH
- BRL BUILDING RESTRICTION LINE
- CH CHIMNEY
- CLF CHAINLINK FENCE
- COL COLUMN
- CONC CONCRETE
- CSW CONCRETE SIDEWALK
- DB DEED BOOK
- EM ELECTRIC METER
- EP EDGE OF PAVEMENT
- ESMT EASEMENT
- FC HEADER CURB
- GM GAS METER
- IPF IRON PIN FOUND (PROPERTY CORNER)
- N/F NOW OR FORMERLY
- NS NAIL SET (PROPERTY CORNER)
- NSW NON SPECIFIC WIDTH
- P PLANTER
- PG PAGE
- RAC ROLLED ASPHALT CURB
- SD STORM SEWER STRUCTURE
- SMH SANITARY SEWER STRUCTURE
- SN SIGN
- SO.FT. SQUARE FEET
- TSP TEST PIT
- WDF WOODEN FENCE
- WM WATER METER
- WV WATER VALVE
- WW WINDOW WELL
- FIRE HYDRANT
- △ DOORWAY/ENTRANCE
- UTILITY POLE
- ☆ LIGHT POLE
- X— FENCE
- E— OVERHEAD WIRES
- E— UNDERGROUND ELECTRIC LINE
- G— UNDERGROUND GAS LINE
- W— UNDERGROUND WATER LINE
- C— CURB AND GUTTER
- BOLLARD
- SIGN
- RESERVED FOR DISABLED



EXISTING CONDITIONS PLAN

SPECIAL USE PERMIT / SPECIAL EXCEPTION PLAT
9640 FAIRFAX BOULEVARD
 CITY OF FAIRFAX, VIRGINIA

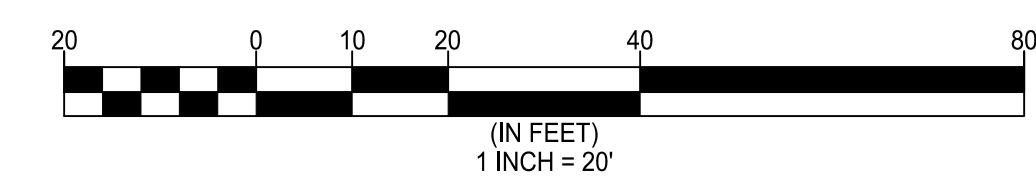
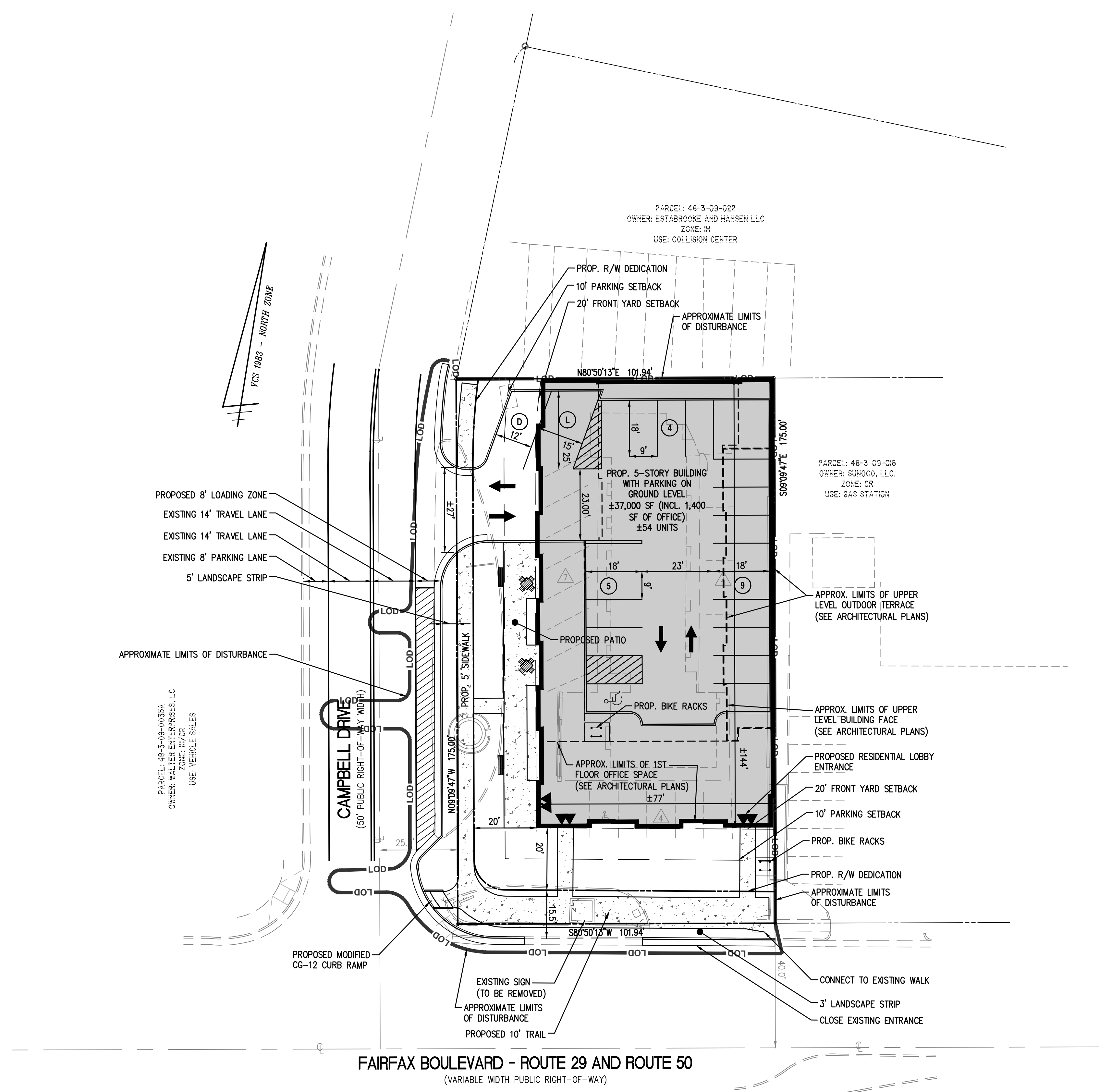
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		REV.	BY		



WALTER L. PHILLIPS
 ENGINEERS • SURVEYORS • PLANNERS
 LANDSCAPE ARCHITECTS • ARBORISTS
 207 PARK AVENUE
 FALLS CHURCH, VIRGINIA 22046
 (703) 532-6163 Fax (703) 533-1301
 www.WLPINC.com

DRAWN: IMH
 CHECKED: AV

PROPOSED	DESCRIPTION	EXISTING
	CURB & GUTTER CG-2	
	TRANSITION FROM CG-6 TO CG-6R	
	SANITARY SEWER	
	SANITARY LATERAL	
	CLEAN OUT	
	STORM SEWER	
	WATER MAIN	
	FIRE HYDRANT PLUG	
	OVERHEAD WIRES	
	UTILITY POLE	
	UNDERGROUND ELECTRIC	
	TELEPHONE GAS MAIN ELECTRICAL	
	TRANSFORMER	
	HANDICAP RAMP (CG-12)	
	GUARDRAIL FENCE	
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
	TREES	
	CONTOURS	
	SPOT ELEVATION	
	DRAINAGE FLOW DIRECTION	
	TOP OF CURB	
	BOTTOM OF CURB	
	TOP OF WALL	
	BOTTOM OF WALL	
	HIGH POINT	
	TEST PIT	
	LIMITS OF DISTURBANCE	
	DUMPSTER ENCLOSURE	
	LOADING SPACE	
	PARKING SPACES	



SPECIAL USE PERMIT - SPECIAL EXCEPTION PLAT

SPECIAL USE PERMIT / SPECIAL EXCEPTION PLAT

9640 FAIRFAX BOULEVARD

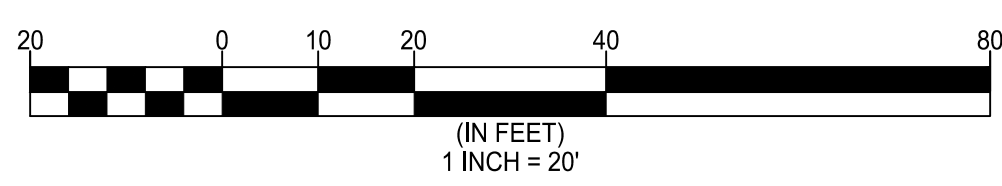
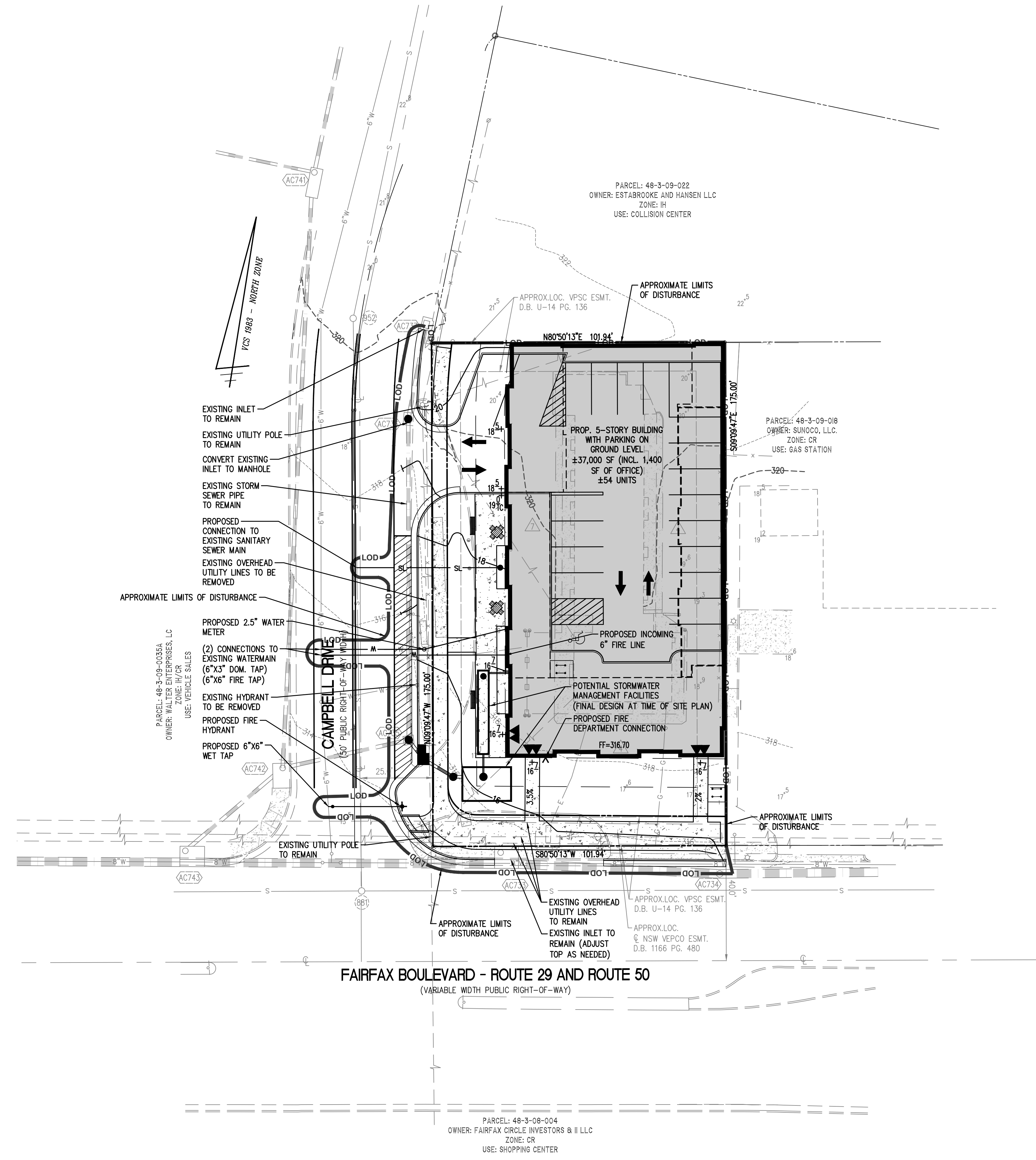
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ESTABLISHED 1945
 INCORPORATED
 DATE: 5/6/22
 SCALE: 1" = 20'

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	TRANSFORMER	
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	GUARDRAIL FENCE	
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	TREES	
	CONTOURS	
	SPOT ELEVATION	
	DRAINAGE FLOW DIRECTION	
	TOP OF CURB	
	BOTTOM OF CURB	
	TOP OF WALL	
	BOTTOM OF WALL	
	HIGH POINT	
	TEST PIT	
	LIMITS OF DISTURBANCE	



PRELIMINARY UTILITY AND GRADING PLAN
SPECIAL USE PERMIT / SPECIAL EXCEPTION PLAT
9640 FAIRFAX BOULEVARD
CITY OF FAIRFAX, VIRGINIA

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 DRAWN: MH
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FILE NO. FM-16 TAX MAP NO. 48-3 JOB NO. 17-126 CADD DWG. FILE: Q:\skskpro\17126\dwg\Planning\SEP\17126P-0302.dwg

SHEET: P-0302

PRELIMINARY PLANT SCHEDULE

NOTE: THE PLANT SPECIES ARE PRELIMINARY RECOMMENDATIONS ONLY. SELECTIONS ARE SUBJECT TO CHANGE AT THE TIME OF SITE PLAN. PROPOSED LANDSCAPING WILL INCLUDE NATIVE SPECIES CONSISTENT WITH THE CITY OF FAIRFAX'S GUIDELINES FOR LANDSCAPING.

KEY	BOTANICAL NAME	COMMON NAME	QTY	CAL.	HT.	COMMENTS	UNIT (SF)	TOTAL (SF)	BONUS
QB	Quercus bicolor	Swamp White Oak	1	3.5"	12'-14"	B&B, full specimen	250	250.00	Native
QW	Quercus phellos	Willow Oak	3	3.5"	12'-14"	B&B, full specimen	250	750.00	Native
UA	Ulmus americana 'Valley Forge'	Valley Forge American Elm	3	3.5"	12'-14"	B&B, full specimen	250	750.00	Improved Cultivar

SHRUBS

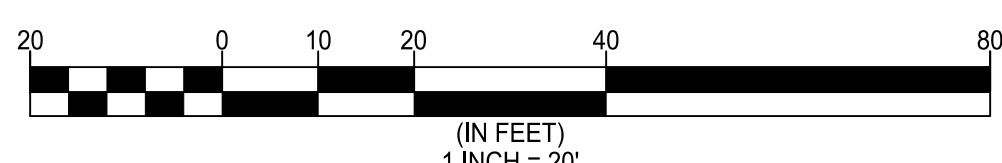
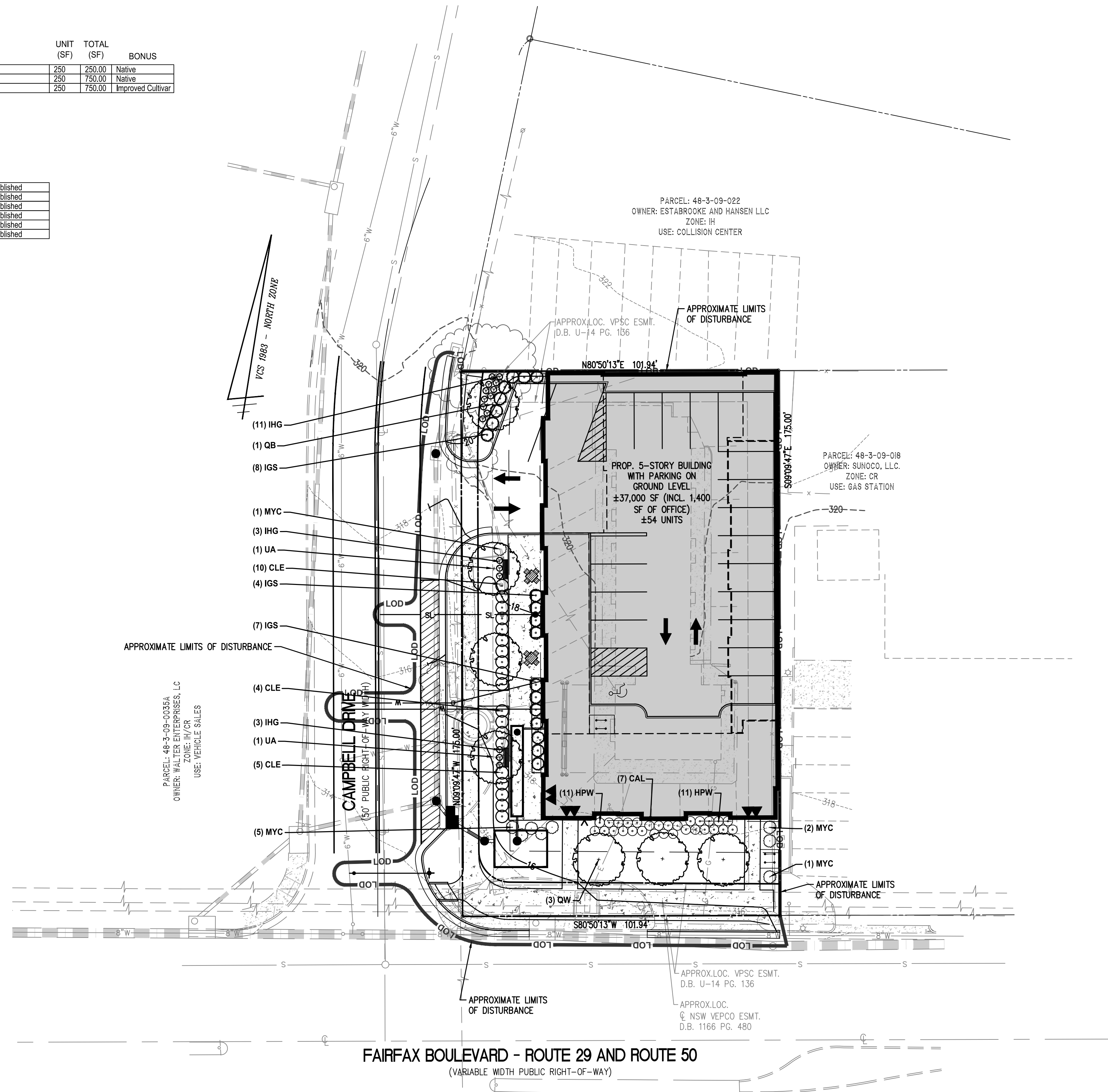
KEY	BOTANICAL NAME	COMMON NAME	QTY	HEIGHT	SPREAD	COMMENTS
CAL	Callicarpa americana	American Beautyberry	7	18'-24"	18'-24"	3 gal., full vigorous, well-rooted & established
CLE	Clethra alnifolia 'Hummingbird'	Hummingbird Summersweet Clethra	19	18'-24"	18'-24"	3 gal., full vigorous, well-rooted & established
HPW	Hydrangea quercifolia 'Pee Wee'	Pee Wee Oakleaf Hydrangea	22	18'-24"	18'-24"	3 gal., full vigorous, well-rooted & established
IGS	Ilex glabra 'Shamrock'	Shamrock Inkberry	19	18'-24"	18'-24"	3 gal., full vigorous, well-rooted & established
IHC	Itea virginica 'Henry's Garnet'	Henry's Garnet Sweetspire	17	24'-30"	24'-30"	3 gal., full vigorous, well-rooted & established
MYC	Myrica cerifera	Southern Bayberry	9	36"	30"	7 gal., full vigorous, well-rooted & established

TREE COVER CALCULATIONS

SITE AREA	±17,839 SF
- R.O.W. ACQUISITION DEDUCTIONS	±1,986 SF
TOTAL REMAINING SITE AREA	±15,853 SF
X % REQUIRED (ZONING - CR)	10%
= TREE COVER TO BE PROVIDED	(10%) 1,585 SF
TREE COVER TO BE PROVIDED BY PRESERVING TREES	0 SF
TREE COVER NEEDED TO BE PROVIDED BY PLANTING TREES	1,585 SF
ACTUAL TREE COVER PROVIDED BY PLANTING	1,750 SF
TOTAL TREE COVER PROVIDED	1,750 SF

LANDSCAPE LEGEND

	PROPOSED DECIDUOUS TREES
	PROPOSED SHRUBS
	PROPOSED BENCH
	PROPOSED TABLE & CHAIRS
	PROPOSED BIKE RACK



CONCEPTUAL LANDSCAPE PLAN AND TABULATIONS

SPECIAL USE PERMIT / SPECIAL EXCEPTION PLAT

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CITY OF FAIRFAX, VIRGINIA

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INDEPENDENT PROFESSIONAL ENGINEER

COMMONWEALTH OF VIRGINIA

ARON M. WINSON
Lic. No. 041851

5/16/22

DATE: 5/16/22

SCALE: 1" = 20'

DATE: 5/16/22

CHECKED: AV

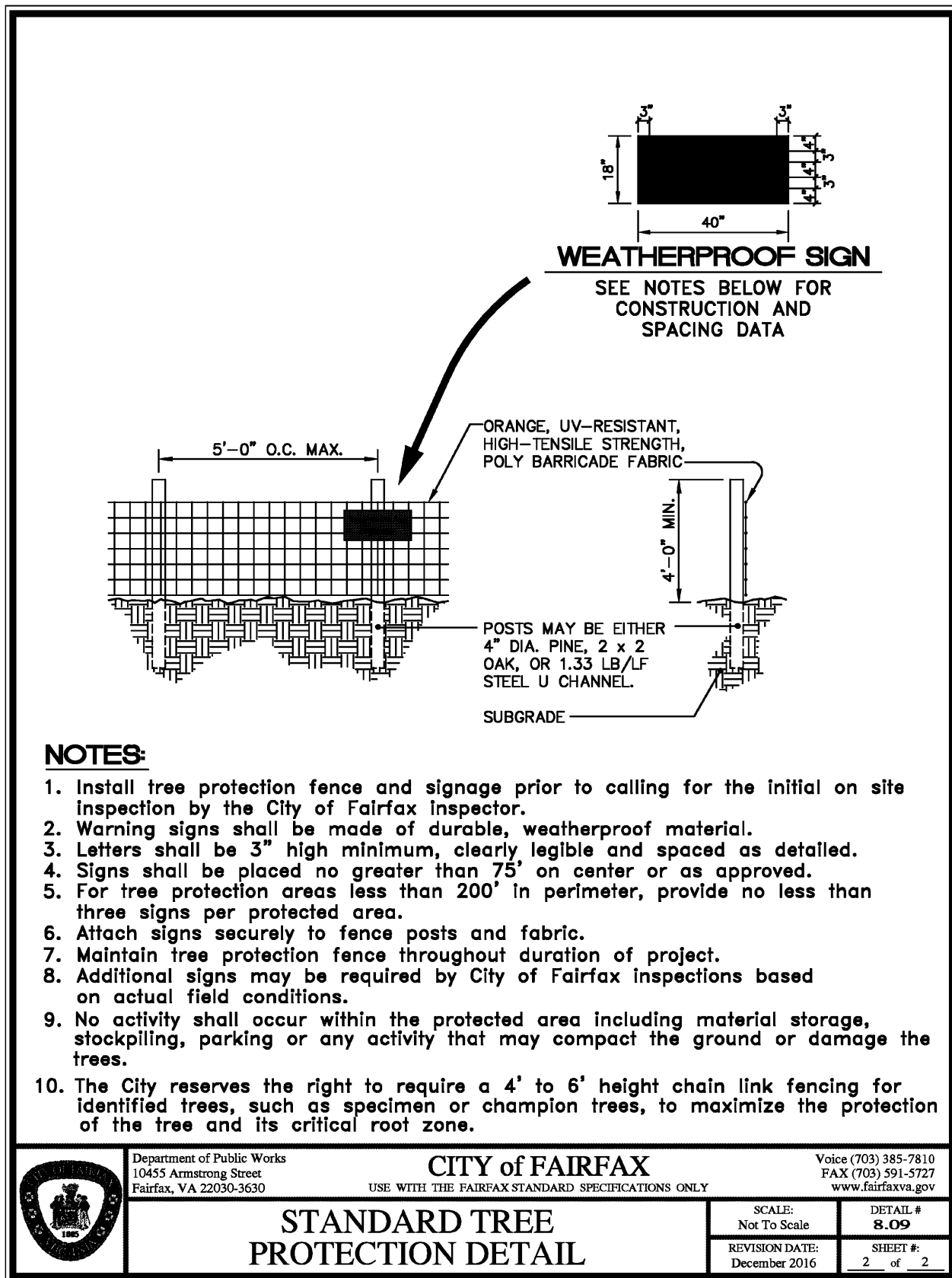
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REVISION APPROVED BY

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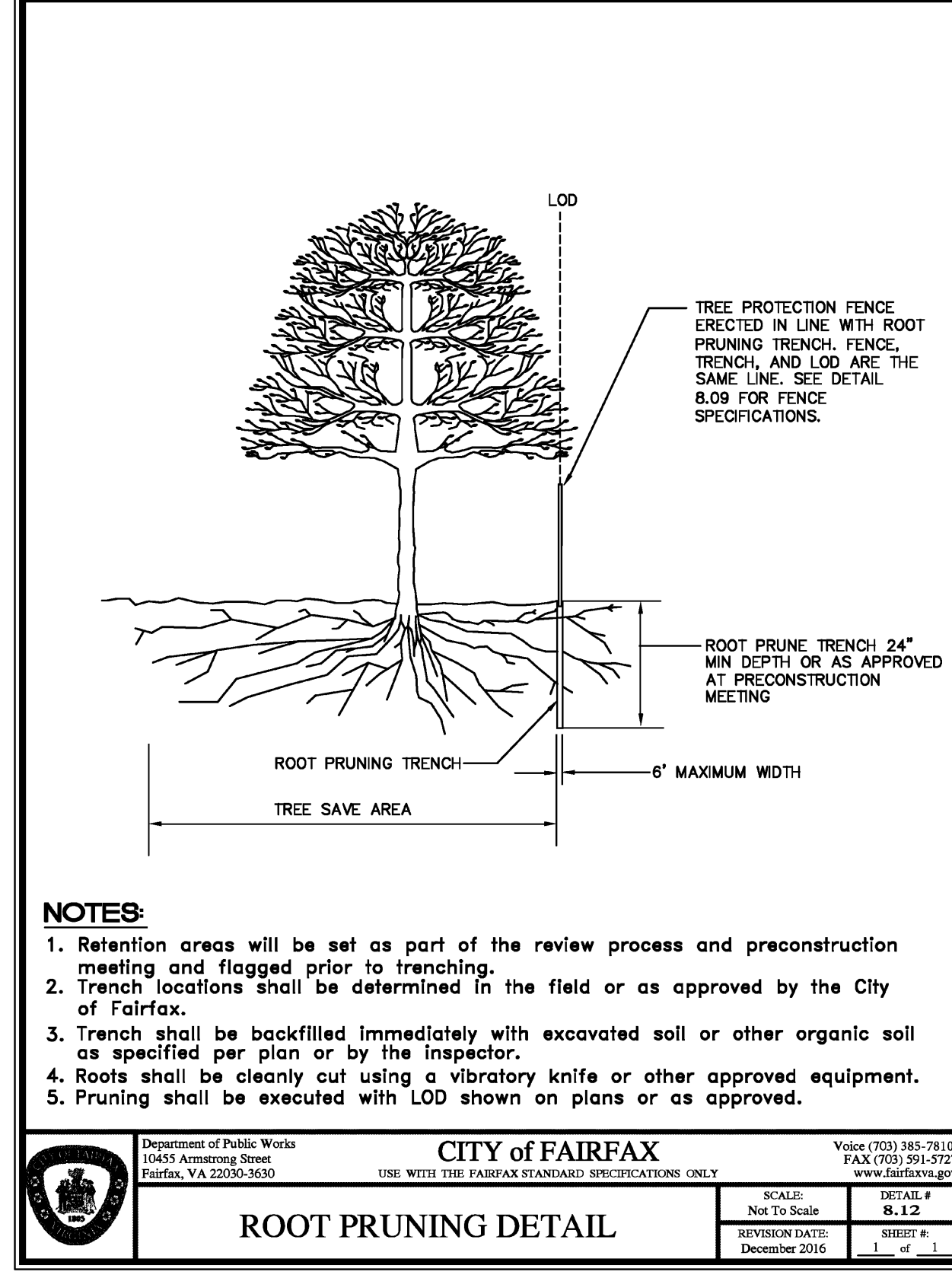
SHEET: P-0401



CITY OF FAIRFAX
 Department of Public Works
 10455 Armstrong Street
 Fairfax, VA 22030-3030
 Voice (703) 385-7810
 FAX (703) 591-5727
 www.fairfaxva.gov

STANDARD TREE PROTECTION DETAIL

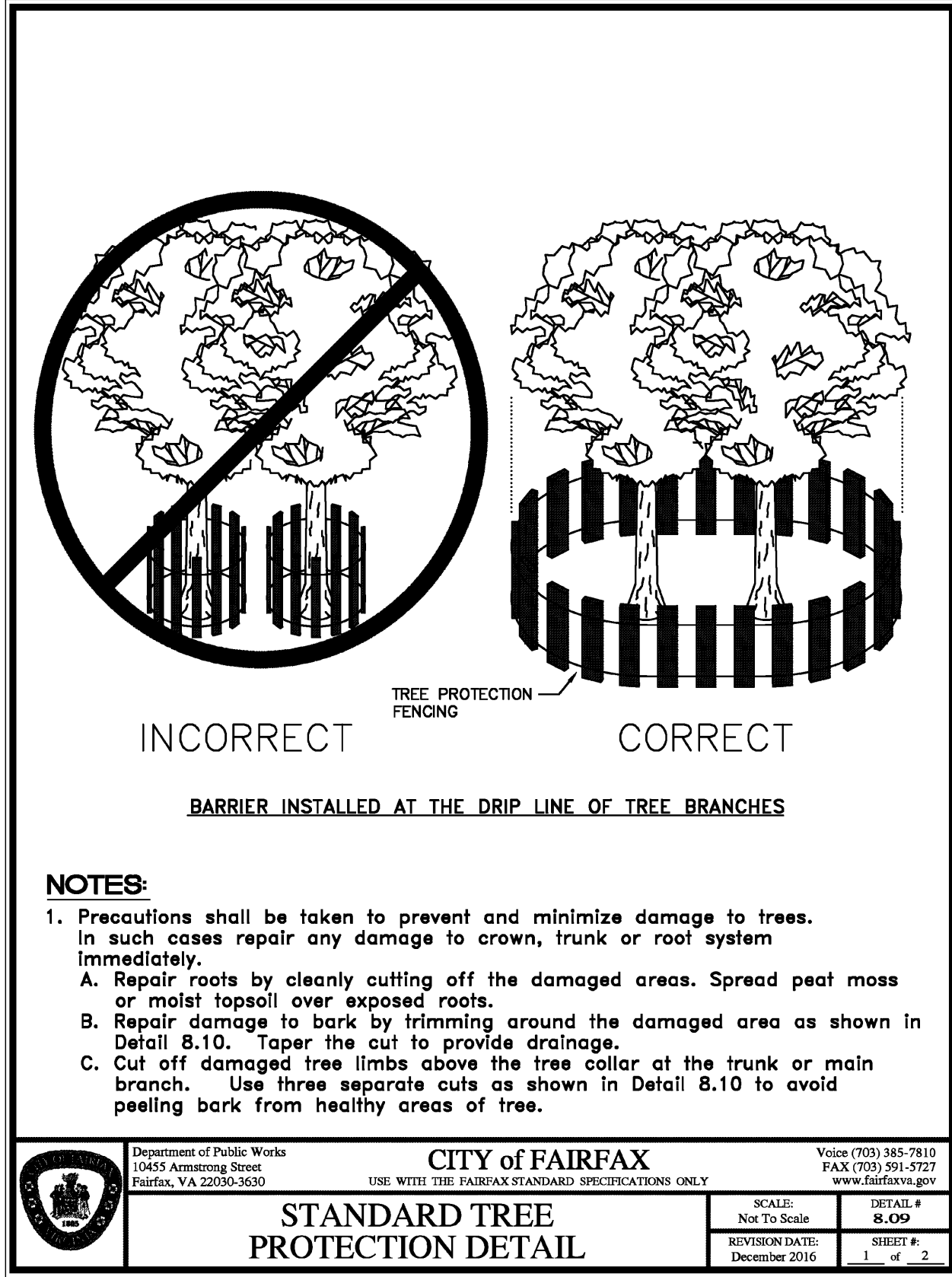
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 DETAIL # 8.09
 REVISION DATE: December 2016
 SHEET # 2 of 2



CITY OF FAIRFAX
 Department of Public Works
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 Fairfax, VA 22030-3030
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ROOT PRUNING DETAIL

SCALE: Not To Scale
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 SHEET # 1 of 1

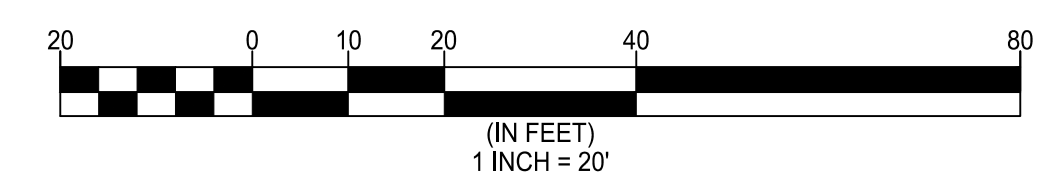
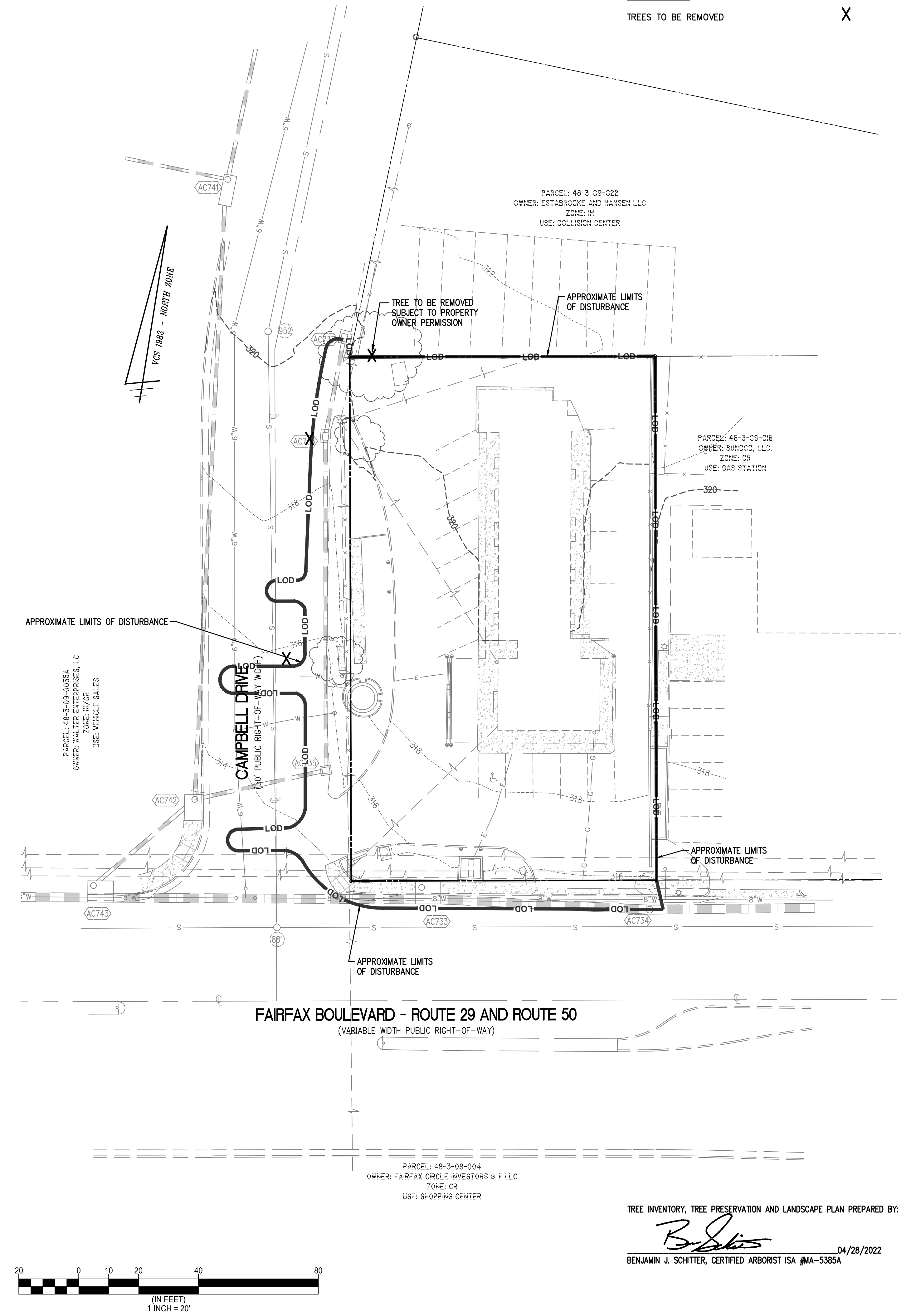


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STANDARD TREE PROTECTION DETAIL

SCALE: Not To Scale
 DETAIL # 8.09
 REVISION DATE: December 2016
 SHEET # 1 of 2

LEGEND
 TREES TO BE REMOVED X



TREE INVENTORY, TREE PRESERVATION AND LANDSCAPE PLAN PREPARED BY:
B. Schitter
 BENJAMIN J. SCHITTER, CERTIFIED ARBORIST ISA #IA-5385A 04/28/2022

TREE MANAGEMENT PLAN
SPECIAL USE PERMIT / SPECIAL EXCEPTION PLAT
9640 FAIRFAX BOULEVARD
CITY OF FAIRFAX, VIRGINIA

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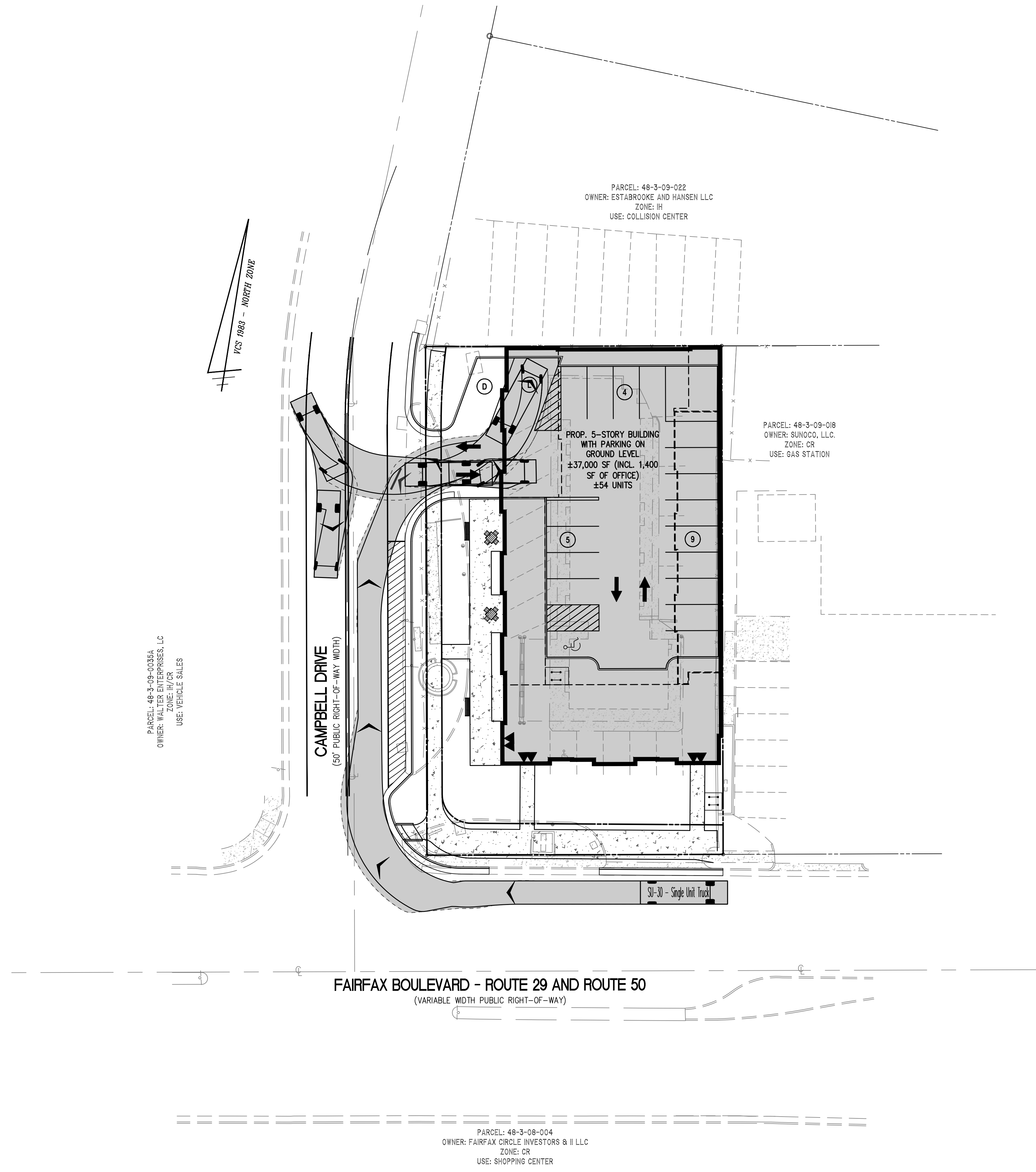
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PROFESSIONAL SEAL
 COMMONWEALTH OF VIRGINIA
 WALTER L. PHILLIPS
 ARBORIST
 Lic. No. 041851
 5/18/22

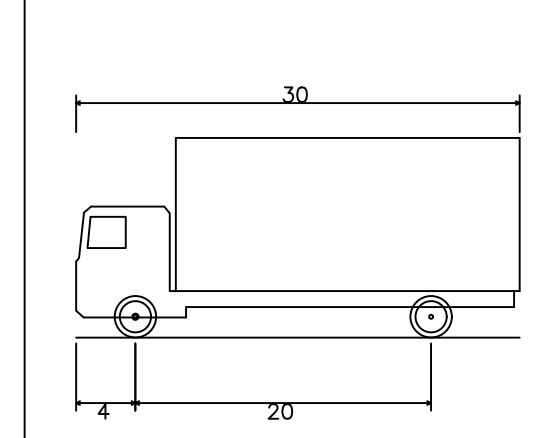
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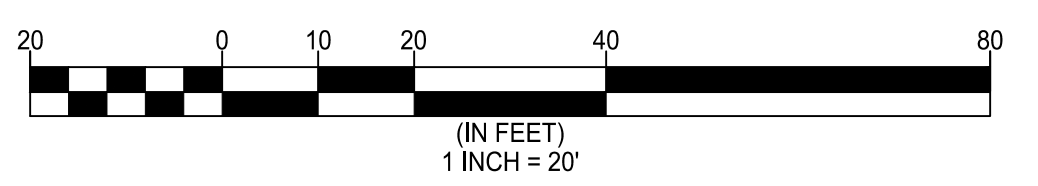
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	SANITARY LATERAL	
	CLEAN OUT	
	STORM SEWER	
	WATER MAIN	
	FIRE HYDRANT	
	PLUG	
	OVERHEAD WIRES	
	UTILITY POLE	
	UNDERGROUND ELECTRIC	
	TELEPHONE	
	GAS MAIN	
	ELECTRICAL	
	TRANSFORMER	
	HANDICAP RAMP (CG-12)	
	GUARDRAIL	
	FENCE	
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
	TREES	
	CONTOURS	
	SPOT ELEVATION	
	DRAINAGE FLOW DIRECTION	
	TOP OF CURB	
	BOTTOM OF CURB	
	TOP OF WALL	
	BOTTOM OF WALL	
	HIGH POINT	
	TEST PIT	
	LIMITS OF DISTURBANCE	
	DUMPSTER ENCLOSURE	
	LOADING SPACE	
	PARKING SPACES	



TRUCK DETAIL



SU-30 - Single Unit Truck	30.000ft
Overall Length	30.000ft
Overall Width	4.000ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.367ft
Track Width	60.000ft
Lock-to-lock time	10.00s
Max Steering Angle (Virtual)	31.80°



TRUCK MOVEMENT EXHIBIT

SPECIAL USE PERMIT / SPECIAL EXCEPTION PLAT

9640 FAIRFAX BOULEVARD

CITY OF FAIRFAX, VIRGINIA

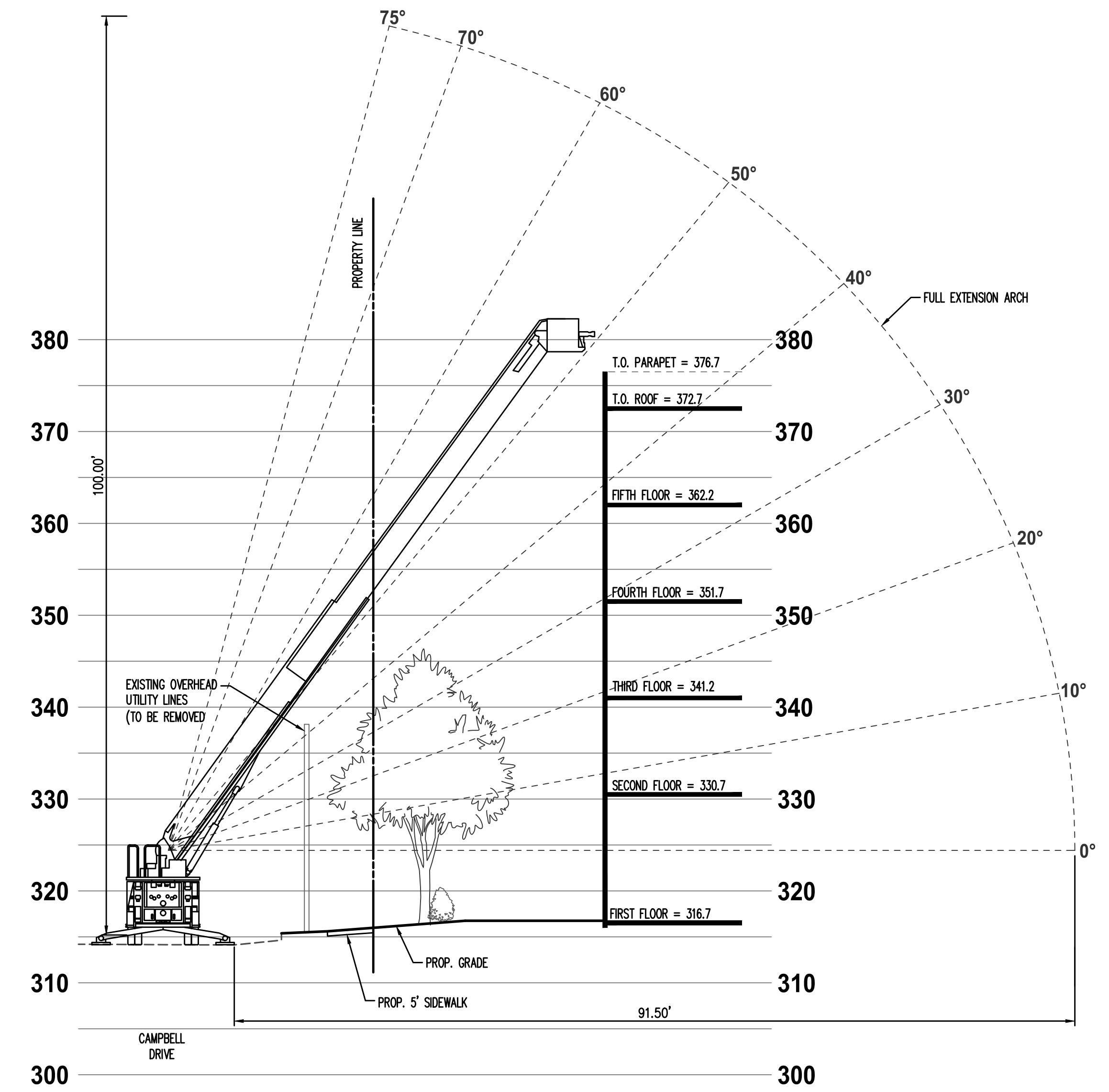
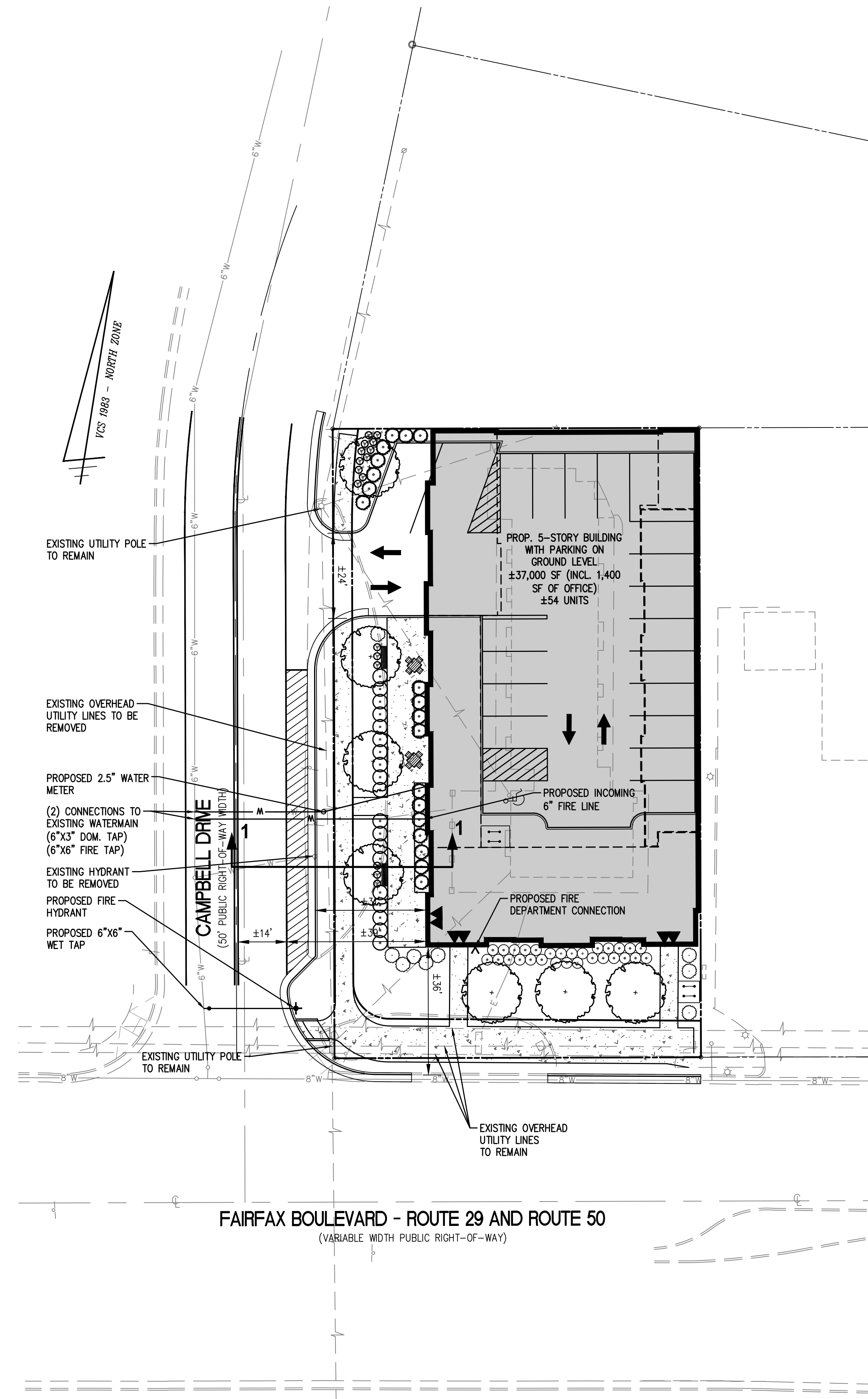
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INCORPORATED
ESTABLISHED 1945
DATE: 5/16/22
SCALE: 1" = 20'

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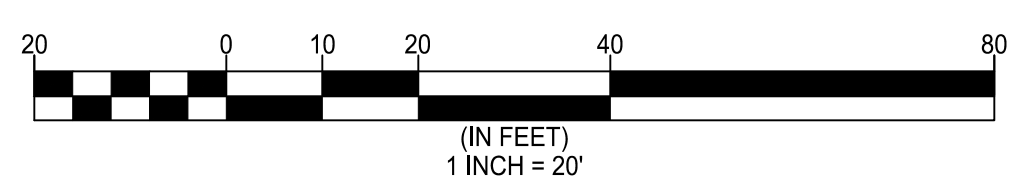
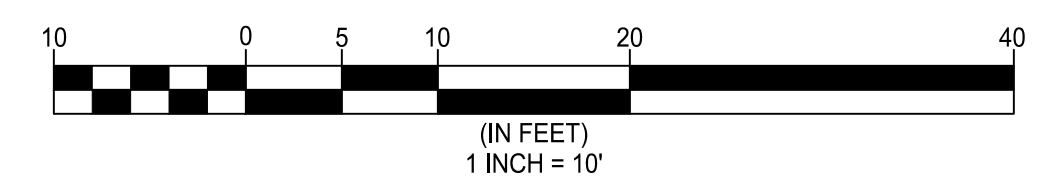
NO.	DESCRIPTION	DATE	REV. BY	APPROVED

LEGEND

PROPOSED	DESCRIPTION	EXISTING
EP	EDGE OF PAVEMENT	EP
MH	MANHOLE	MH
WV	WATER VALVE	WV
WM	WATER METER	WM
GM	GAS METER	GM
TCB	TRAFFIC CONTROL BOX	TCB
LP	LIGHT POLE	LP
LP/S	LIGHT POLE WITH SIGNALS	LP/S
	CURB & GUTTER CG-2	
	TRANSITION FROM CG-6 TO CG-6R	
	SANITARY SEWER	
	SANITARY LATERAL	
	CLEAN OUT	
	STORM SEWER	
	WATER MAIN	
	FIRE HYDRANT PLUG	
	OVERHEAD WIRES	
	UTILITY POLE	
	UNDERGROUND ELECTRIC	
	TELEPHONE	
	GAS MAIN	
	ELECTRICAL	
	TRANSFORMER	
	HANDICAP RAMP (CG-12)	
	GUARDRAIL FENCE	
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
	TREES	
	LIMITS OF CLEARING AND GRADING	
	TEST PIT	



SECTION 1-1



FIRE MARSHAL EXHIBIT

SPECIAL USE PERMIT / SPECIAL EXCEPTION PLAT

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NO.	DESCRIPTION	DATE	APPROVED BY	REVISION

REVISION APPROVED BY

DATE REV. BY APPROVED

DATE REV. BY APPROVED

DATE REV. BY APPROVED

DATE REV. BY APPROVED

DATE REV. BY APPROVED

DRAWN: IMH CHECKED: AV

SOUTHWEST VIEW



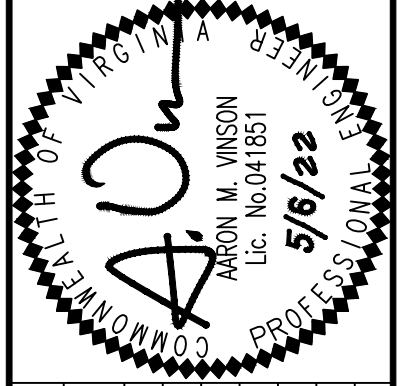
SOUTHEAST VIEW



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