City of Fairfax

9640 FAIRFAX BOULEVARD

SPECIAL USE PERMIT / SPECIAL EXCEPTION PLAT

CITY OF FAIRFAX, VIRGINIA

NOTES

1. 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
2. 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.
3. THE APPLICANT PROPOSES TO DEVELOP THE PROPERTY WITH UPPER STORY RESIDENTIAL/MIXED USE BUILDING, WHICH REQUIRES THE BELOW SPECIAL EXCEPTIONS.
4. 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.
5. TOTAL AREA OF THE PROPERTY IS 17,839 SQUARE FEET OR 0.4095 ACRES.
6. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY BY THIS FIRM.
7. 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 TE 0.2% ANNUAL CHANCE FLOODPLAIN.
8. THIS PLAN IS BASED ON A CURRENT FIELD SURVEY PREPARED BY THIS FIRM.
9. THE PROPERTY IS SERVED BY PUBLIC SEWER AND WATER.
10. THE PROPOSED DEVELOPMENT WILL COMPLY WITH ADU REGULATIONS IN ZONING ORDINANCE SECTION 3.9.3.D. THE PROPOSED USE WILL NOT PARTICIPATE IN THE SECTION 4(C)(1)(2) OF THE ADMINISTRATIVE REGULATIONS CONCERNING THE SALE AND RENTAL OF AFFORDABLE DWELLING UNITS THAT CONTEMPLATE RENTAL OF THE UNITS BY THE CITY. 100% OF THE UNITS IN THIS PROJECT WILL BE RENTED TO PERSONS WITH INCOMES AT 50% OF AMI OR BELOW.
11. STATEMENT PURSUANT TO ZONING ORDINANCE SECTION 3.9.6(B): ALL 54 UNITS WILL BE PROVIDED AS AFFORDABLE DWELLING UNITS UNDER THE PROVISIONS OF THE CITY'S AFFORDABLE DWELLING UNIT PROGRAM EXCEPT THAT THE UNITS WILL NOT BE OFFERED FOR RENTAL BY THE CITY. THE UNITS WILL RANGE FROM 350-750 SF (MOST EITHER 350 SF OR 550 SF) WITH A SINGLE BEDROOM BUT WITH A FULL KITCHEN AND BATHROOM WITH A TOTAL OF APPROXIMATELY 22,000 SF OF ADU RENTAL UNITS. THE NUMBER OF ADU UNITS BY BEDROOM COUNT IS 54. THE NUMBER OF MARKET RATE UNITS IS 0.

STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES NARRATIVES

1. 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 ONSITE 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.
2. 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.
3. THIS STORMWATER MANAGEMENT ANALYSIS IS PRELIMINARY AND SUBJECT TO CHANGE WITH FINAL ENGINEERING AT TIME OF SITE PLAN.

OUTFALL ANALYSIS NARRATIVE

1. 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.
2. 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.
3. BASED ON A PRELIMINARY REVIEW OF THE OUTFALL PATH DESCRIBED ABOVE, IT IS THE EXPECTATION OF THE SUBMITTING ENGINEER THAT THE OUTFALL WILL DETERMINED TO BE ADEQUATE. FINAL DETERMINATION OF ADEQUACY AND FINAL STORMWATER MANAGEMENT DESIGN WILL BE PROVIDED AT TIME OF SITE PLAN.

UTILITY NARRATIVE

THE THREE PHASE OVERHEAD LINES ADJACENT TO FAIRFAX BOULEVARD ARE NOT IN CONFLICT WITH PROPOSED BUILDING OR STREETSCAPE IMPROVEMENTS AND THEREFORE SHALL REMAIN OVERHEAD. THE OVERHEAD LINES ON CAMPBELL STREET CONSIST OF DOMINION STREETLIGHT WIRES AND SHALL BE RELOCATED/REMOVED BY REFEEDING FROM THE NORTH VIA EXISTING OVERHEAD FACILITIES. A DOWN GUY WILL NEED TO BE INSTALLED AT THE POLE AT THE SE CORNER OF THE SITE HEADING NORTH FROM THAT POLE. ALL NEW SERVICES WILL BE FED UNDERGROUND VIA THE POLE LINE ALONG FAIRFAX BLVD.

VICINITY MAP

SPECIAL USE PERMIT REQUESTED

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

SPECIAL EXCEPTION REQUESTED

1. SPECIAL EXCEPTION FOR PARKING REDUCTION IS REQUESTED.
2. SPECIAL EXCEPTION FROM MEETING THE LANDSCAPE STRIP AND STREET TREE REQUIREMENT ALONG FAIRFAX BOULEVARD AND CAMPBELL DRIVE IS REQUESTED. [ZONING ORDINANCE SECTION 4.5.6.B.1]
3. SPECIAL EXCEPTION OF THE DENSITY LIMITATIONS IS REQUESTED. [ZONING ORDINANCE SECTION 3.6.2]
4. SPECIAL EXCEPTION FOR EXCEEDING THE MAXIMUM BUILDING COVERAGE AFTER RIGHT-OF-WAY DEDICATION. [ZONING ORDINANCE SECTION 3.6.2]
5. SPECIAL EXCEPTION OF THE FRONT YARD EXTENSION OF THE COURTYARD. [ZONING ORDINANCE SECTION 1.5.12.E]
6. SPECIAL EXCEPTION FOR THE TRANSFORMER LOCATED WITHIN THE FRONT YARD. [ZONING ORDINANCE SECTION 1.5.12.E]
7. SPECIAL EXCEPTION FOR TRASH RECEPTACLES LOCATED WITHIN THE FRONT YARD. [ZONING ORDINANCE SECTION 4.5.8.G.3]
8. SPECIAL EXCEPTION TO ALLOW INCREASED NONCONFORMITY OF MINIMUM LOT SIZE DUE TO RIGHT-OF-WAY DEDICATION [ZONING ORDINANCE SECTION 3.6.2]
9. SPECIAL EXCEPTION OF THE INTERPARCEL ACCESS REQUIREMENT.

IMPERVIOUS AREA CALCULATIONS

PRE DEVELOPMENT		POST DEVELOPMENT	
IMPERVIOUS AREA	±16,211 SF	IMPERVIOUS AREA	±14,367 SF
PERVIOUS AREA	±1,628 SF	PERVIOUS AREA	±3,472 SF
TOTAL SITE AREA	±17,839 SF	TOTAL SITE AREA	±17,839 SF

LOT COVERAGE CALCULATION

BUILDING AREA:	10,700 SF
DUMPSTER/DRIVE AISLES:	815 SF
PATIO/SIDEWALKS:	830 SF
TOTAL:	12,345 SF OR ±77%

LOADING REQUIREMENTS

USE: UPPER STORY RESIDENTIAL/MIXED USES
RATE: 1 SPACE FOR 50 OR MORE UNITS
REQUIRED: 1 SPACE
PROVIDED: 1 SPACE

BICYCLE PARKING REQUIREMENTS

RATE: 2 SPACES REQUIRED FOR 1-40 PARKING SPACES
REQUIRED: 2 SPACE
PROVIDED: 4 SPACES IN GARAGE, 20 WALL MOUNTED RACKS AND 2 SPACES NEAR BUS STOP = 26 SPACES

ZONING TABULATION

EXISTING ZONE: CR, COMMERCIAL RETAIL
SITE AREA PRE DEDICATION = ±17,839 SF OR ±0.41 AC
SITE AREA POST DEDICATION = ±16,119 SF OR ±0.37 AC *

	CR REQUIRED	PROVIDED
MAXIMUM DENSITY	24 DU/AC (ADU)	145.9 DU/AC *
MINIMUM LOT AREA	20,000 SF	16,119 SF *
MINIMUM LOT WIDTH	NONE	±98 FT *
MAXIMUM BUILDING HEIGHT	60 FT/5 STORIES	MAX 60 FT/5 STORIES
MAXIMUM BUILDING COVERAGE	60%	±67% *
MAXIMUM LOT COVERAGE	85%	±77% *
MINIMUM YARD REQUIREMENTS		
FRONT	20 FT	±20 FT *
SIDE (STREET)	20 FT	±22 FT *
SIDE	0 FT	±0 FT *
REAR	0 FT	±0 FT *

* POST ±1,720 SF OF 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 * (EXCLUDES 26 BIKE 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:

1. 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.
2. 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.
3. LOBBY AND SIMILAR AREAS ON THE FIRST FLOOR, WHICH SERVE UPPER STORY RESIDENTIAL USES, SHALL BE CONSIDERED RESIDENTIAL ACCESSORY USES.
4. UPPER STORY RESIDENTIAL/MIXED USE BUILDINGS SHALL ADHERE TO ALL DIMENSIONAL STANDARDS OF THE NONRESIDENTIAL USE SPECIFIED IN 3.6.2.
5. 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.
6. AT LEAST 80% OF EACH UPPER STORY SHALL HAVE AN INTERIOR CLEAR HEIGHT (FLOOR TO CEILING) OF AT LEAST 9 FEET.

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File No. FM-16 Tax Map No. 48-3 Job No. 17-126 Cadd Dwg. File: Q:\sdskproj\17126\dwg\Planning\SEP\17126P-0101.dwg

WALTER L. PHILLIPS INCORPORATED ESTABLISHED 1945
Engineers • Surveyors • Planners
Landscape Architects • Arborists
207 PARK AVENUE
FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301
www.WLPINC.com

SCALE: AS NOTED DATE: 5/6/22 REV. 7/26/22, 9/26/22 DRAWN: MH CHECKED: AV

COMMONWEALTH OF VIRGINIA — ANDON M. VINSON Lic. No. 041851 — 9/26/22 — PROFESSIONAL ENGINEER

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

REVISION APPROVED BY

COVER SHEET

SPECIAL USE PERMIT / SPECIAL EXCEPTION PLAT

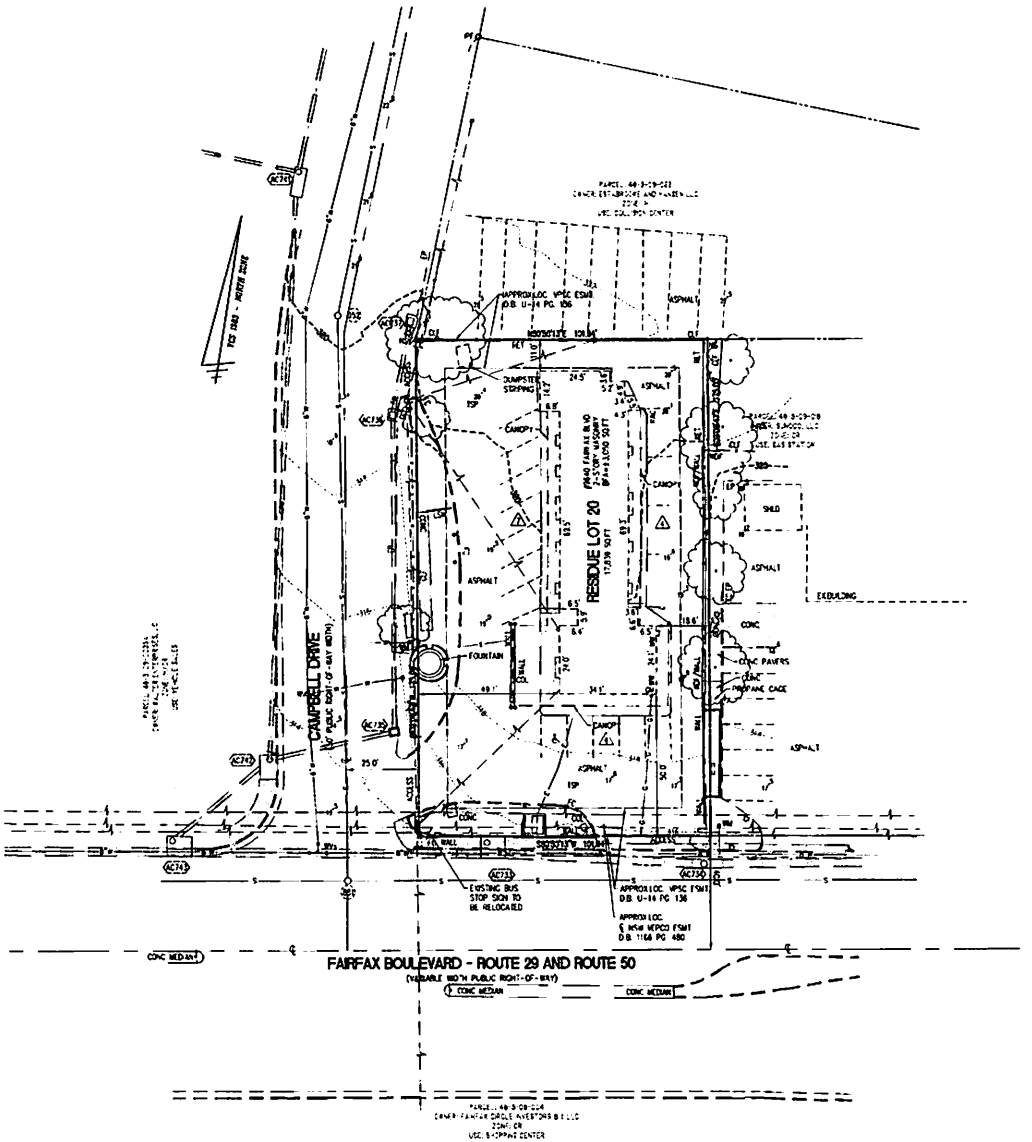
9640 FAIRFAX BOULEVARD

CITY OF FAIRFAX, VIRGINIA

SHEET: P-0101

LEGEND

APPROX LOC	APPROXIMATE LOCATION
BFA	BUILDING FOOTPRINT AREA
BH	BRICK BENCH
BRL	BUILDING RESTRICTION LINE
CH	CHIMNEY
CLF	CHAIN LINK 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
SQ 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
	FENCE
	OVERHEAD WIRES
	UNDERGROUND ELECTRIC LINE
	UNDERGROUND GAS LINE
	UNDERGROUND WATER LINE
	CURB AND GUTTER
	BOLLARD
	SIGN
	RESERVED FOR DISABLED



(IN FEET)
1 INCH = 20'

EXISTING CONDITIONS PLAN

SPECIAL USE PERMIT / SPECIAL EXCEPTION PLAT

9640 FAIRFAX BOULEVARD

CITY OF FAIRFAX, VIRGINIA

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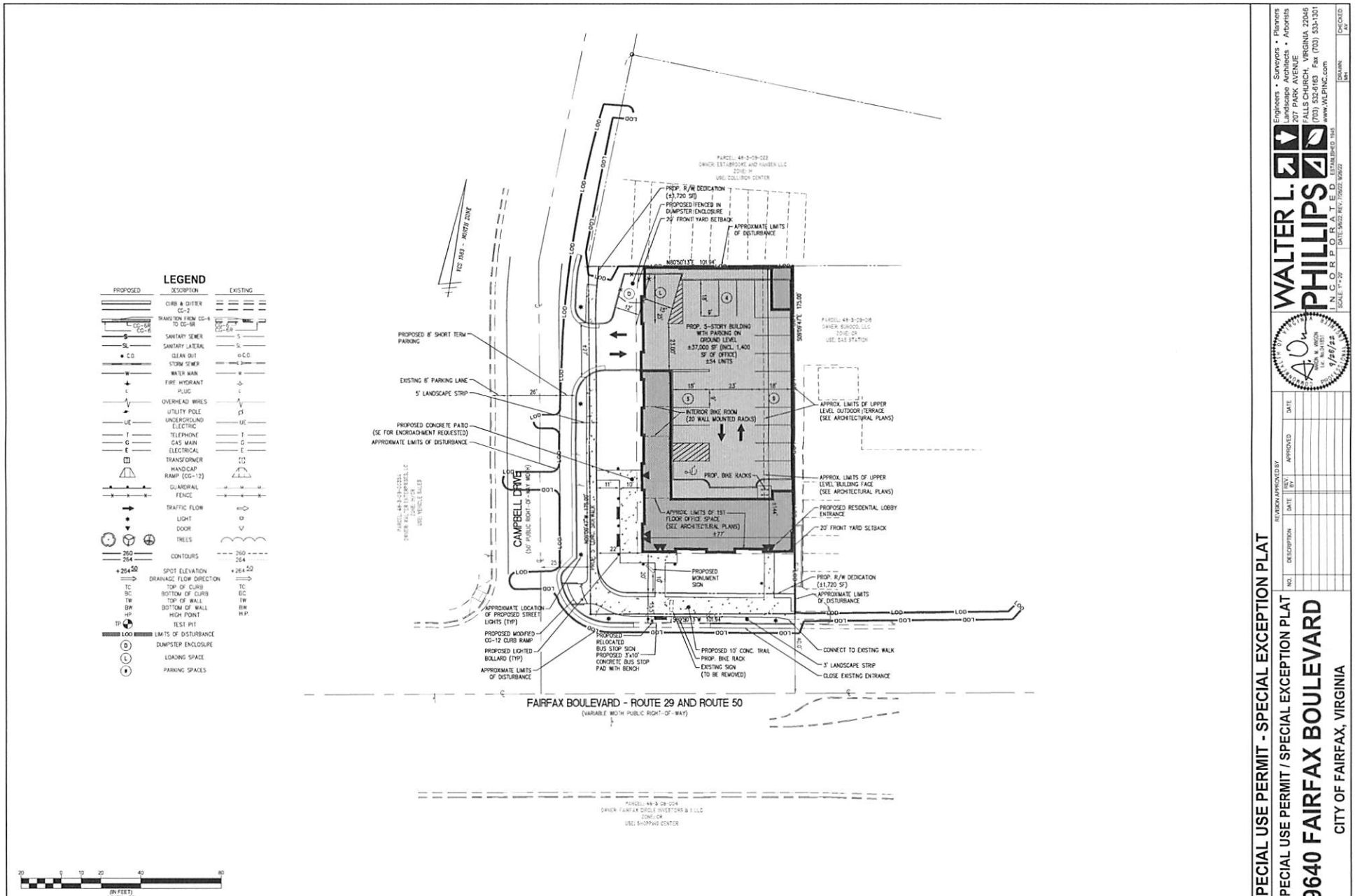

SPECIAL USE PERMIT - SPECIAL EXCEPTION PLAT

SPECIAL USE PERMIT / SPECIAL EXCEPTION PLAT

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File No. FM-16 Tax Map No. 48-3 Job No. 17-126 Cadd Dwg. File: G:\sdskproj\17126\dwg\Planning\SEP\17126P-0301.dwg

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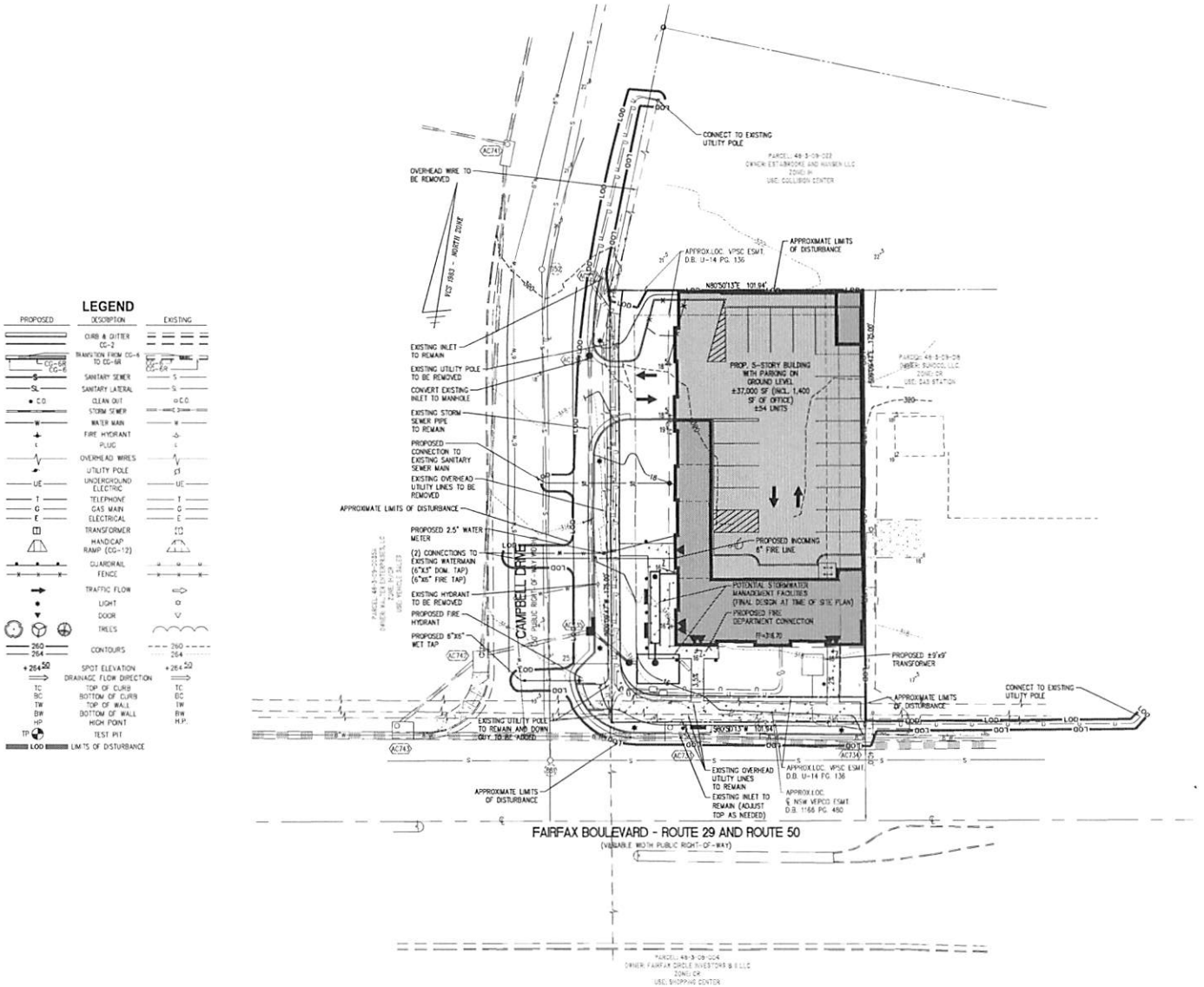

PRELIMINARY UTILITY AND GRADING PLAN

SPECIAL USE PERMIT / SPECIAL EXCEPTION PLAT

9640 FAIRFAX BOULEVARD

CITY OF FAIRFAX, VIRGINIA

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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.

TREES

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

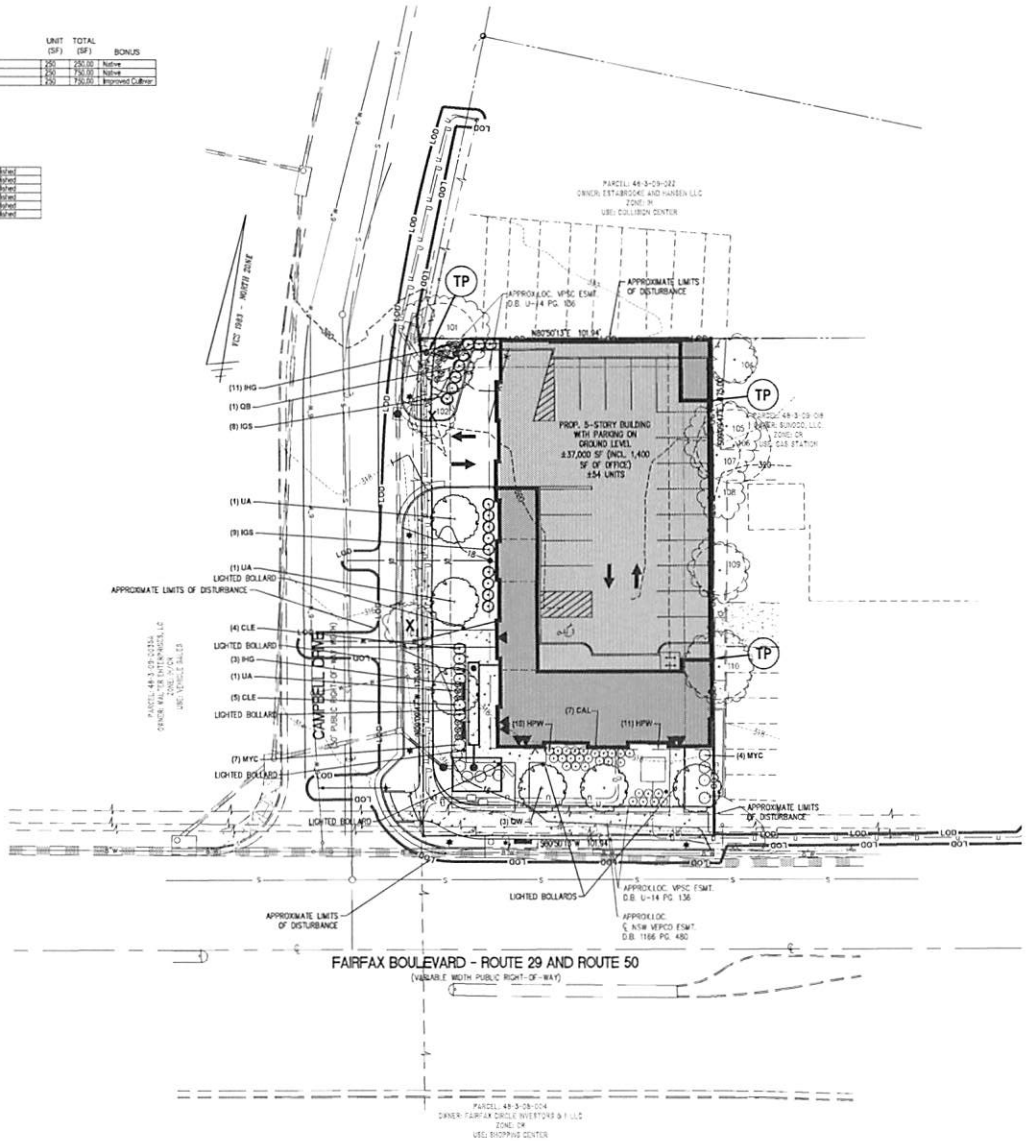
KEY	BOTANICAL NAME	COMMON NAME	QTY	HEIGHT	SPREAD	COMMENTS
CAL	Callicarpa americana	American Beautyberry	7	18"-24"	18"-24"	3 gal., full vigorous, well-rooted & established
CLE	Clethra alnifolia 'Hummingbird'	Hummingbird Summersweet Clethra	6	18"-24"	18"-24"	3 gal., full vigorous, well-rooted & established
HPW	Hydrangea quercifolia 'Pee Wee'	Pee Wee Oakleaf Hydrangea	21	18"-24"	18"-24"	3 gal., full vigorous, well-rooted & established
IGS	Ilex glabra 'Shamrock'	Shamrock Inkberry	17	18"-24"	18"-24"	3 gal., full vigorous, well-rooted & established
IHG	Ilex 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	11	36"	30"	3 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
•	LIGHTED BOLLARD



(IN FEET)
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WALTER L. PHILLIPS INCORPORATED ESTABLISHED 1945

SCALE 1"=20' DATE SHOWN REV. 7/26/22 8/26/22

DRAWN MH CHECKED WP

NO.	DESCRIPTION	DATE	REVISION APPROVED BY REV BY	APPROVED	DATE

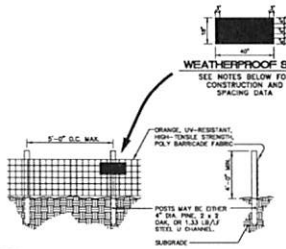
CONCEPTUAL LANDSCAPE PLAN AND TABULATIONS

SPECIAL USE PERMIT / SPECIAL EXCEPTION PLAT

9640 FAIRFAX BOULEVARD

CITY OF FAIRFAX, VIRGINIA

SHEET: P-0401



NOTES:

1. Install tree protection fence and signage prior to calling for the initial on site inspection by the City of Fairfax Inspector.
2. Warning signs shall be made of durable, weatherproof material.
3. Letters shall be 3" high minimum, clearly legible and spaced as detailed.
4. Signs shall be placed no greater than 75' on center or as approved.
5. For tree protection areas less than 200' in perimeter, provide no less than three signs per protected area.
6. Attach signs securely to fence posts and fabric.
7. Maintain tree protection fence throughout duration of project.
8. Additional signs may be required by City of Fairfax Inspections based on actual field conditions.
9. No activity shall occur within the protected area including material storage, stockpiling, parking or any activity that may compact the ground or damage the trees.
10. The City reserves the right to require a 4' to 6' height chain link fencing for identified trees, such as specimen or champion trees, to maximize the protection of the tree and its critical root zone.

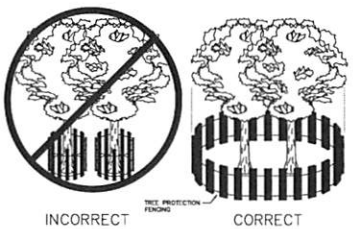
Department of Public Works
10455 Armstrong Street
Fairfax, VA 22030-3630

CITY of FAIRFAX

Voice (703) 385-7810
FAX (703) 591-0284
www.fairfaxva.gov

STANDARD TREE PROTECTION DETAIL

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



BARRIER INSTALLED AT THE DRIP LINE OF TREE BRANCHES

NOTES:

1. Precautions shall be taken to prevent and minimize damage to trees. In such cases repair any damage to crown, trunk or root system immediately.
   A. Repair roots by cleanly cutting off the damaged areas. Spread peat moss or moist topsoil over exposed roots.
   B. Repair damage to bark by trimming around the damaged area as shown in Detail 8.10. Taper the cut to provide drainage.
   C. Cut off damaged tree limbs above the tree collar at the trunk or main branch. Use three separate cuts as shown in Detail 8.10 to avoid peeling bark from healthy areas of tree.

Department of Public Works
10455 Armstrong Street
Fairfax, VA 22030-3630

CITY of FAIRFAX

USE WITH THE FAIRFAX STANDARD SPECIFICATIONS, SECTION 1

Voice (703) 385-7810
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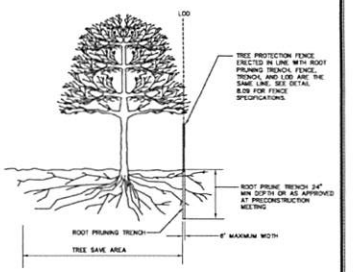
STANDARD TREE PROTECTION DETAIL

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



NOTES:

1. Retention areas will be set as part of the review process and preconstruction meeting and flagged prior to trenching.
2. Trench locations shall be determined in the field or as approved by the City of Fairfax.
3. Trench shall be backfilled immediately with excavated soil or other organic soil as specified per plan or by the Inspector.
4. Roots shall be cleanly cut using a vibratory knife or other approved equipment.
5. Pruning shall be executed with LOD shown on plans or as approved.

Department of Public Works
10455 Armstrong Street
Fairfax, VA 22030-3630

CITY of FAIRFAX

USE WITH THE FAIRFAX STANDARD SPECIFICATIONS, SECTION 1

Voice (703) 385-7810
FAX (703) 591-0284
www.fairfaxva.gov

ROOT PRUNING DETAIL

SCALE: Not To Scale	DETAIL #: 8.13
REVISION DATE: December 2016	SHEET #: 1 of 1

City of Fairfax — Tree Inventory

Tree #	Botanical Name	Common Name	Size DBH (in)	Critical Root Zone (CRZ) Radius (ft)	Species Rating (%)	Condition (%)	Condition	Offsite/Shared (O/S)	Activities: Removal	Hand Removal Stump Removal	Tree Protection Fence	Root Prune	Root Pruning
Tree Survey Information Completed by Walter Phillips, Inc - Arborist Ben Schitter- ISA # MA-5385A #(17-126) 06/25/2022													
NOTE: THIS SURVEY WAS PERFORMED IN THE WINTER. ID MAY BE SUBJECT TO VERIFICATION													
101	Morus alba	White mulberry	12"	12'	30%	50%	FAIR	O			X		
102	Malus spp.	Crabapple	6"	8'	63%	63%	GOOD		X				
103	Pyrus calleryana	Callery pear	8"	8'	20%	44%	FAIR	R	X				
104	Pyrus calleryana	Callery pear	6"	8'	20%	56%	FAIR	O			X		
105	Morus alba	White mulberry	6"	8'	30%	44%	FAIR	O			X		
106	Quercus virginiana	Live oak	13"	13'	75%	63%	GOOD	O			X		
107	Quercus palustris	Pin oak	7"	8'	70%	59%	FAIR	O			X		
108	Dead	Dead	13"	0'	0%	0%	DEAD	O			X		
109	Pyrus calleryana	Callery pear	9"	9'	20%	66%	GOOD	O			X		
110	Pyrus calleryana	Callery pear	12"	12'	20%	66%	GOOD	O			X		

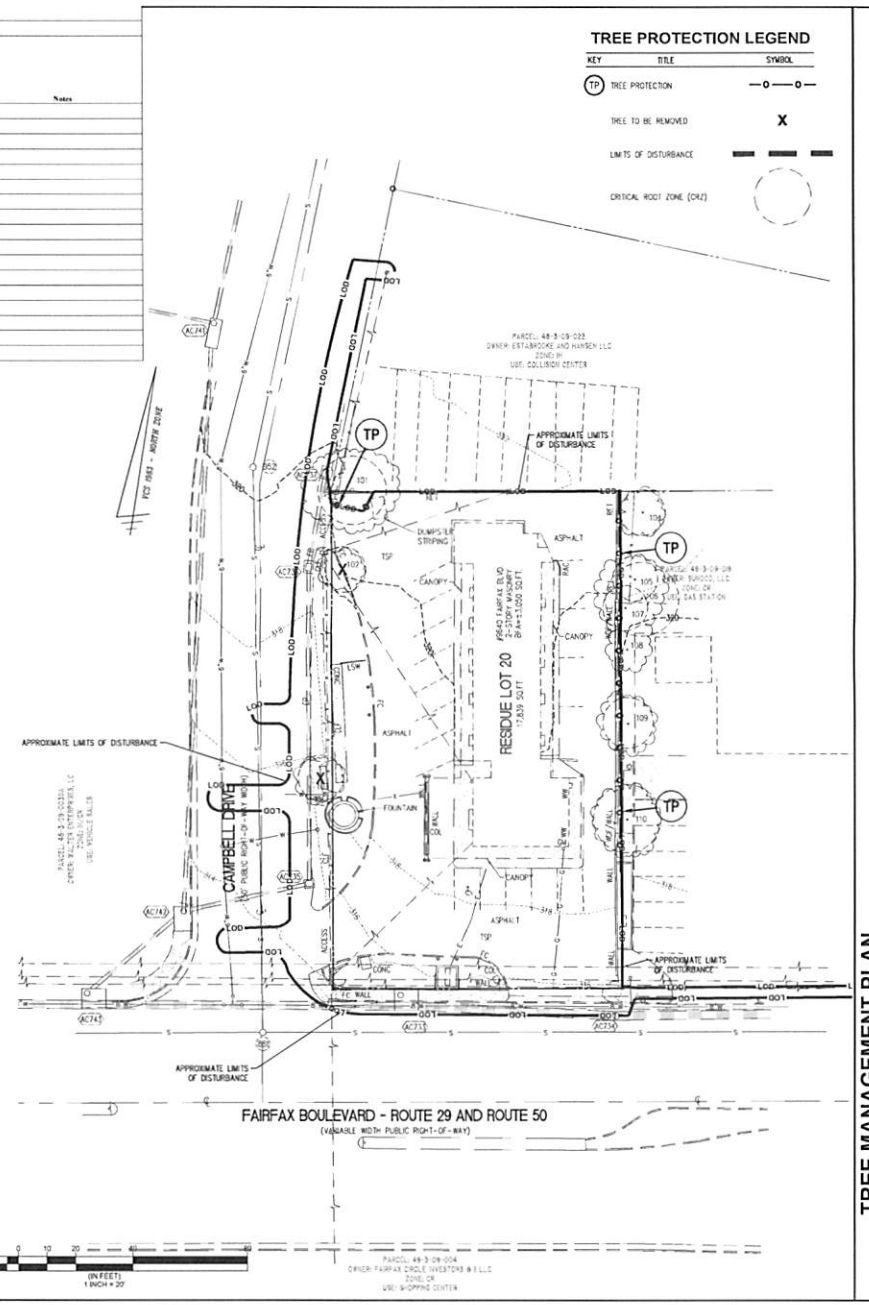
DBH = Diameter at Breast Height (measured 4.5 feet above ground)

CRZ = Critical Root Zone - As determined by the corresponding jurisdiction

CRZ values for trees with multiple stems were calculated based on methods outlined in the 9th edition of the Guide for Plant Appraisal, published by the I.S.A.

Shared trees shall not be removed without written permission from adjacent property owners.

Offsite trees were assessed without trespassing. Measurements are approximate.



TREE INVENTORY, TREE PRESERVATION AND LANDSCAPE PLAN PREPARED BY:

BENJAMIN J. SCHITTER, CERTIFIED ARBORIST ISA #MA-5385A 06/25/2022

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

WALTER L. PHILLIPS INCORPORATED ESTABLISHED 1945

SCALE: 1"=20' DATE: SAVE REV. 7/29/22 8/9/22 DRAWN: BH CHECKED: AF

NO.	DESCRIPTION	DATE	REVISION APPROVED BY: REV. BY	APPROVED	DATE

TREE MANAGEMENT PLAN

SPECIAL USE PERMIT / SPECIAL EXCEPTION PLAT

9640 FAIRFAX BOULEVARD

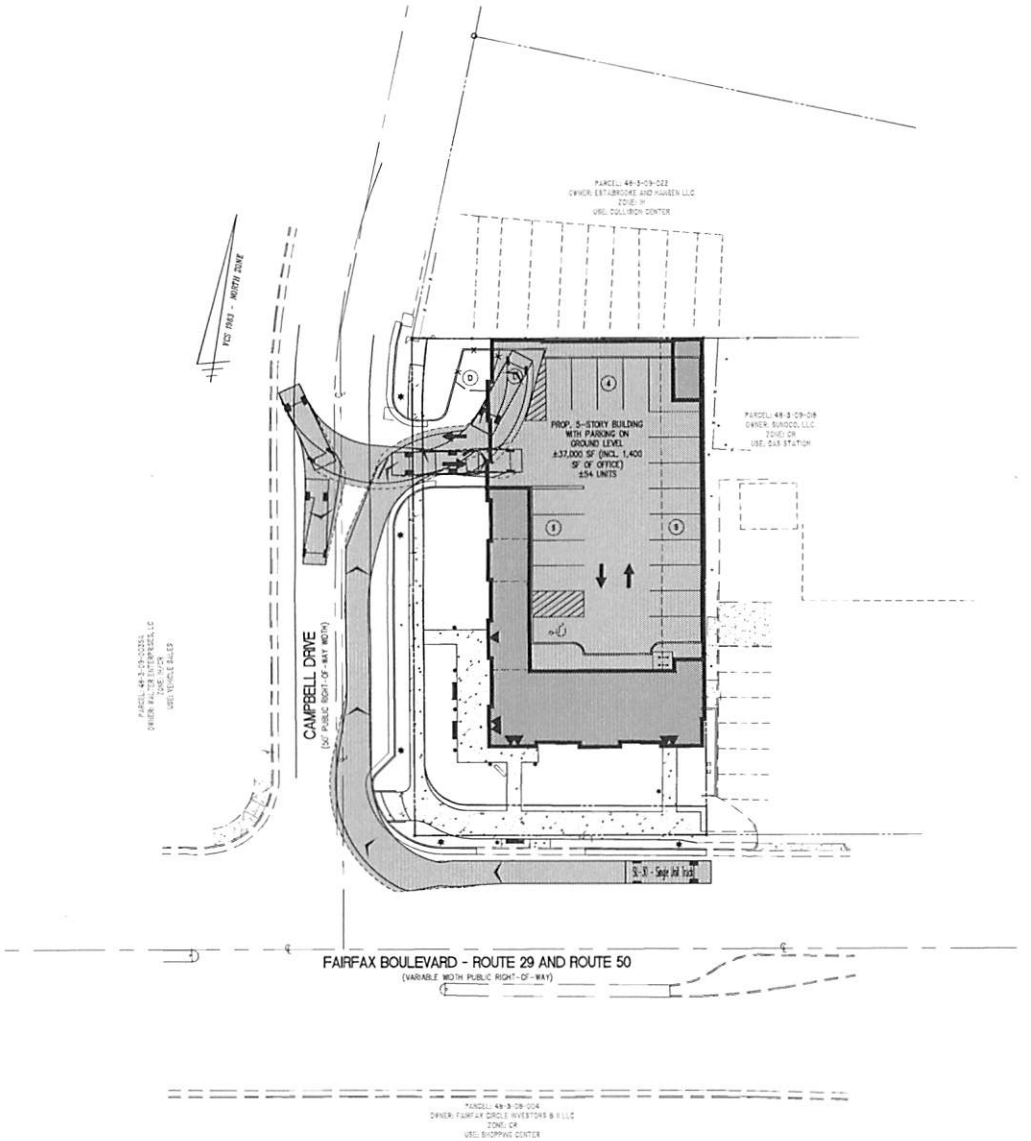
CITY OF FAIRFAX, VIRGINIA

File No. FM-16 Tax Map No. 48-3 Job No. 17-126 Cadd Dwg. File: G:\sdskproj\17126\dwg\Planning\SUP\17126P-0402.dwg

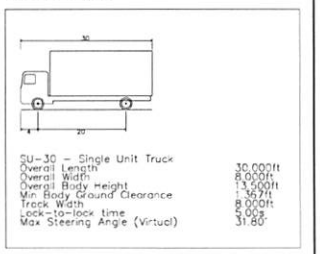
SHEET: P-0402

LEGEND

PROPOSED	DESCRIPTION	EXISTING
	CURB & GUTTER CG-2	
CG-6R CG-6	TRANSITION FROM CG-6 TO CG-6R	CG-6 CG-6R
S	SANITARY SEWER	S
SL	SANITARY LATERAL	SL
C.O.	CLEAN OUT	C.O.
	STORM SEWER	
W	WATER MAIN	W
	FIRE HYDRANT	
c	PLUG	c
	OVERHEAD WIRES	
	UTILITY POLE	
UE	UNDERGROUND ELECTRIC	UE
T	TELEPHONE	T
G	GAS MAIN	G
E	ELECTRICAL	E
	TRANSFORMER	
	HANDICAP RAMP (CG-12)	
	GUARDRAIL	
	FENCE	
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
	TREES	
260 264	CONTOURS	260 264
+264.50	SPOT ELEVATION	+264.50
	DRAINAGE FLOW DIRECTION	
TC	TOP OF CURB	TC
BC	BOTTOM OF CURB	BC
TW	TOP OF WALL	TW
BW	BOTTOM OF WALL	BW
HP	HIGH POINT	H.P.
TP	TEST PIT	
LOD	LIMITS OF DISTURBANCE	
D	DUMPSTER ENCLOSURE	
L	LOADING SPACE	
#	PARKING SPACES	



TRUCK DETAIL



20 0 10 20 40 80
(IN FEET)
1 INCH = 20'

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Landscape Architects • Arborists
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FALLS CHURCH, VIRGINIA 22046
(703) 532-6183 Fax (703) 533-1301
www.WLPINC.com

VIRGINIA
JASON M. ONZON
Lic. No.041851
9/26/22
PROFESSIONAL ENGINEER

SCALE: 1" = 20'
DATE: ORIG. REV. 7/26/22, 9/26/22
DRAWN: MH
CHECKED: AF

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

REVISION APPROVED BY

TRUCK MOVEMENT EXHIBIT

SPECIAL USE PERMIT / SPECIAL EXCEPTION PLAT

9640 FAIRFAX BOULEVARD

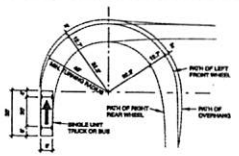
CITY OF FAIRFAX, VIRGINIA

File No. FM-16 Tax Map No. 48-3 Job No. 17-126 Cadd Dwg. File: G:\cdskproj\17126\dwg\Planning\SEP\17126P-0601.dwg

SHEET: P-0601

City of Fairfax
Department of Fire and Rescue Service
Office of Code Administration
10455 Armstrong Street
Fairfax VA, 22030

Bulletin



SECTION F-3.6 Fire Lanes and Emergency Access and Roadways and Special Provisions

F-3.6 Designation.
The fire official shall designate fire lanes on public streets and on private property where necessary to ensure that firefighting and rescue apparatus has the required access to fire department connections, buildings and structures. Fire lanes shall have a minimum width of eighteen (18) feet or wider. Fire lanes serving structures greater than 30 feet in height or schools shall have a minimum clear width of 22 feet. Approved road widths see table 3.5.2. "Dead end" fire lanes over 150 feet in length shall be provided with an approved turnaround. Approved turnarounds, see table 3.5.1. All curved sections of fire lanes shall have a minimum outside radius of 45 feet.

Fire lanes shall not exceed 10% slope in any direction. Pavement sections shall be designed to support vehicles weighing up to 75,000 pounds. Where gates are to be installed across a fire lane, the following conditions must be observed:

- The gates must be maintained in an operable condition or be fixed in the open position.
- A means of manually opening the gate in the event of power failure must be provided.
- A key operated switch to the satisfaction of the fire official must be provided.

Table 3.6.1 Approved turnaround

Length (feet)	Width (feet)	Turnarounds Required
0-150	20	None Required
150-500	20	120' hammerhead or 60' Y 96' diameter cul-de-sac
501-750	26	120' Hammerhead or 60' Y 96' diameter cul-de-sac
Over 750	Special approval required	

Table 3.6.2 Standard Fire and Emergency Access Roadway.

Standard Requirements for parking restrictions

Street Width Curb to Curb	One Way Traffic	Two Way Traffic
Less than 20'	No parallel parking on either side of the street	No parallel parking on either side of street
20' to 26'	Parallel parking on one side As decided by and approved by Fire Marshal	No Parallel parking on either side of street
26' to 32'	Parallel parking allowed both sides of street	Parallel parking on one side As approved and decided by Fire Marshal
32' or greater	Parallel parking allowed on both sides of street	Parallel parking allowed on both sides of street

F-3.6.3. Signs and markings.
The property owner or designee shall supply and install signs and other required markings to delineate fire lanes as directed by the fire official. The cost of which will be born by the property owner or designee.

F-3.6.4. Specifications
Fire lanes shall conform to the following specifications:
Metal construction, dimensions twelve (12) inches by eighteen (18) inches. Red letters on a reflective white background with three- eighth's -inch red trim strip around the entire outer edge of the sign. Signs shall be mounted with the top of the signs seven (7) feet above grade.

Lettering size to be as follows:
"NO PARKING" - 2 inches,
"OR" - 1 inch,
"STANDING" - 2 inches,
"FIRE LANE" - 2 ½ inches,
Arrow's 1 inch solid, Spacing between words to be uniform.

Type "A" arrow to the right

Type "B" arrow to the left

Type "C" arrows in both directions

Type "D" two signs back to back perpendicular to the street.
1. Other type signs or markings approved by the fire official.
2. Curbing shall be painted yellow within the limits of the fire lane.
3. Striping may be required to be marked as needed on the road surface.

Section F-3.6.5 Fire Lane restrictions

(1) It shall be unlawful for any person to park in the designated and marked area, except for school buses that are at the process of receiving or discharging students as long as the bus driver remains with the bus at all times. For the purposes of this subsection, the term "park" shall mean the standing of a vehicle, whether occupied or not, except while obeying traffic regulations, signs or signals or except while involuntarily stopping because of causes beyond the control of the operator of the vehicle.

(2) In any prosecution under this section, proof that the vehicle described in the complaint, summons or warrant was parked in violation of this code, together with proof that the defendant was at the time of such parking the registered owner of the vehicle, shall constitute a prima facie evidentiary presumption that such registered owner of the vehicle was the person who parked the vehicle at the place and at the time such violation occurred.

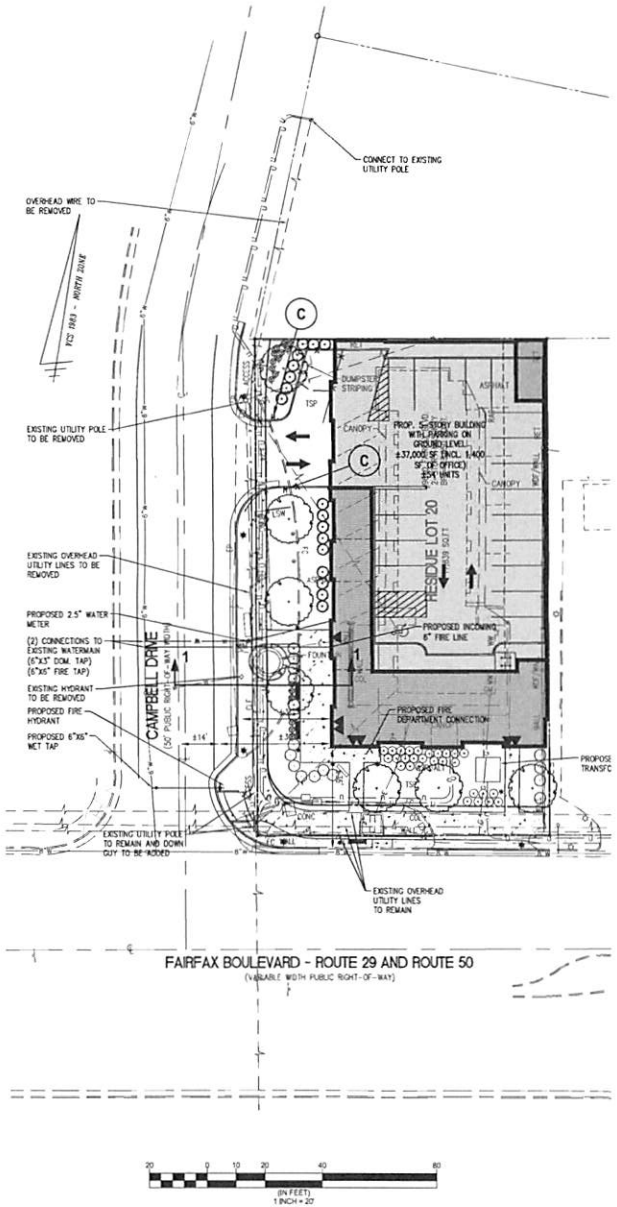
(3) In addition, the vehicle parked in violation of this section may be impounded by the City of Fairfax Fire Marshal's Office, Fairfax Police Department or the city fire marshal's office and held until the penalty provided and the towing and storage charges incurred are paid.

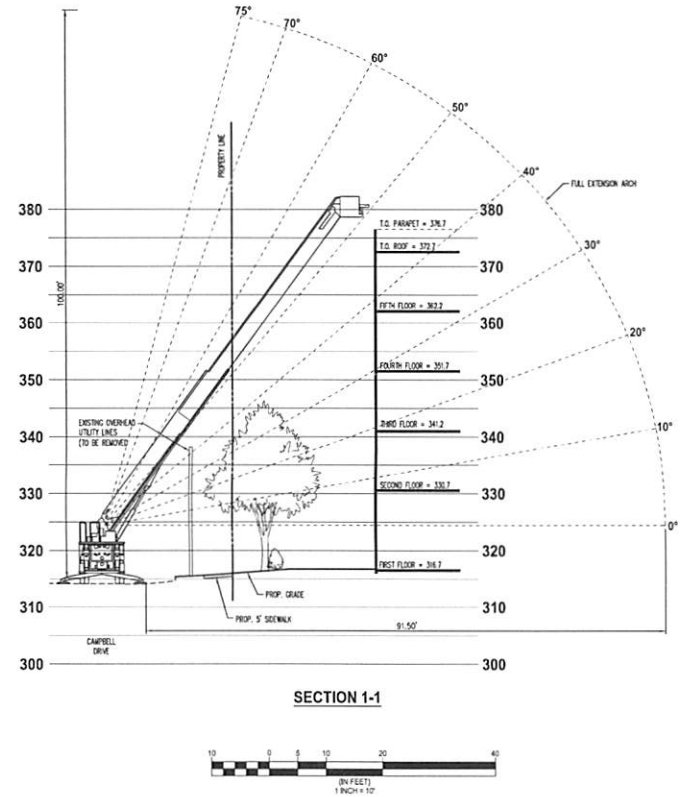
(4) This section shall be enforced by the city fire marshal or his staff and the city police department.

(5) Penalty for violation of this section shall be a fine of fifty dollars ($100.00) for each offense.

Section F-3.6.6 Existing signs.
It shall be unlawful for any person to deface, injure, tamper with, remove, destroy or impair the usefulness of any posted fire lane sign installed under the provisions of this code.

Department of Community Development and Planning
City of Fairfax, Virginia





SECTION 1-1

CURB DESIGNATION

ALL CURBS OR PAVED SPACES DESIGNATED AT FIRE LANES SHALL BE INDICATED BY YELLOW/RED PAINT AS APPROVED BY THE CITY OF FAIRFAX CODE ADMINISTRATION. IN AREAS WITHOUT CURBING, A 6" WIDE YELLOW STRIPE SHOULD BE APPLIED TO THE EDGE OF THE PAVEMENT. PAINT SHALL BE HIGHWAY TRAFFIC GRADE.

X X X X X CURB DESIGNATION

Engineers • Surveyors • Planners
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FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301
www.WLPINC.com
WALTER L. PHILLIPS INCORPORATED
ESTABLISHED 1945

DATE: 5/6/22 REV. 7/26/22, 9/26/22
SCALE: AS NOTED
DRAWN: MS
CHECKED: WLP

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

REVISION APPROVED BY

FIRE MARSHAL EXHIBIT

SPECIAL USE PERMIT / SPECIAL EXCEPTION PLAT

9640 FAIRFAX BOULEVARD

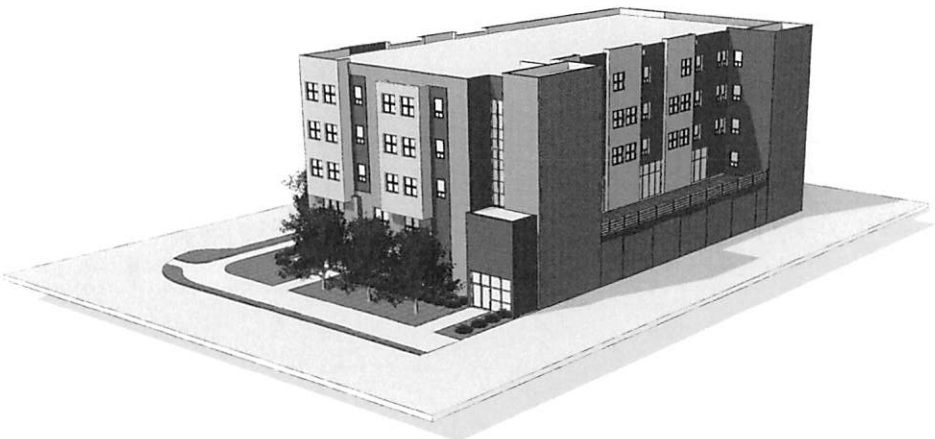
CITY OF FAIRFAX, VIRGINIA

SHEET: P-0602

File No. FM-16 Tax Map No. 48-3 Job No. 17-126 Cadd Dwg. File: Q:\sdskproj\17126\dwg\Planning\SEP\17126P-0602.dwg

SOUTHWEST VIEW

SOUTHEAST VIEW



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ARCHITECTURAL ELEVATIONS

SPECIAL USE PERMIT / SPECIAL EXCEPTION PLAT

9640 FAIRFAX BOULEVARD

CITY OF FAIRFAX, VIRGINIA

REVISION APPROVED BY					
NO.	DESCRIPTION	DATE	REV BY	APPROVED	DATE

WALTER L. PHILLIPS INCORPORATED ESTABLISHED 1945
Engineers • Surveyors • Planners
Landscape Architects • Arborists
207 PARK AVENUE
FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301
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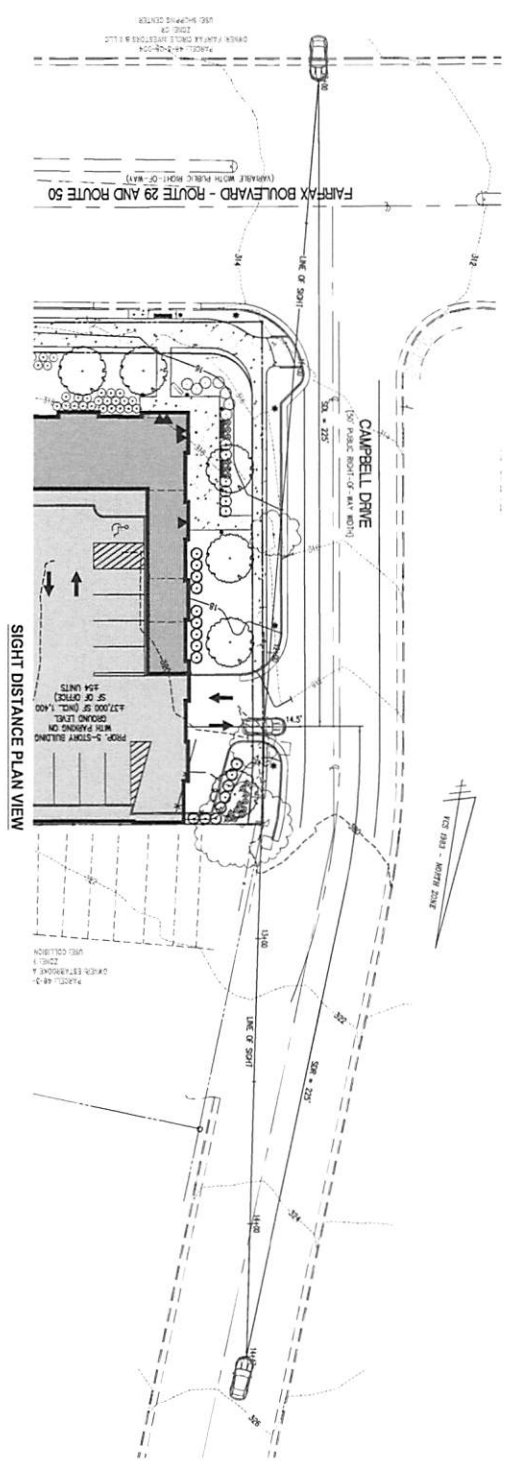
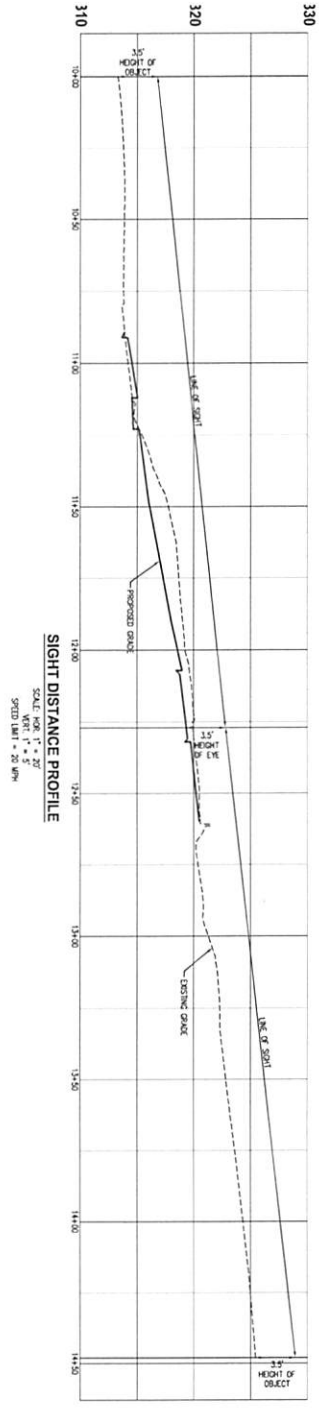
SCALE: N/A | DATE: 9/22, REV.: 1/23/23, 3/23/23 | DRAWN: MH | CHECKED: AJ

SHEET: P-0603





SIGHT DISTANCE PLAN AND PROFILE

SPECIAL USE PERMIT / SPECIAL EXCEPTION PLAT

9640 FAIRFAX BOULEVARD

CITY OF FAIRFAX, VIRGINIA

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

AARON M. VINSON Lic. No.041851 9/26/22

WALTER L. PHILLIPS INCORPORATED ESTABLISHED 1945

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FALLS CHURCH, VIRGINIA 22046
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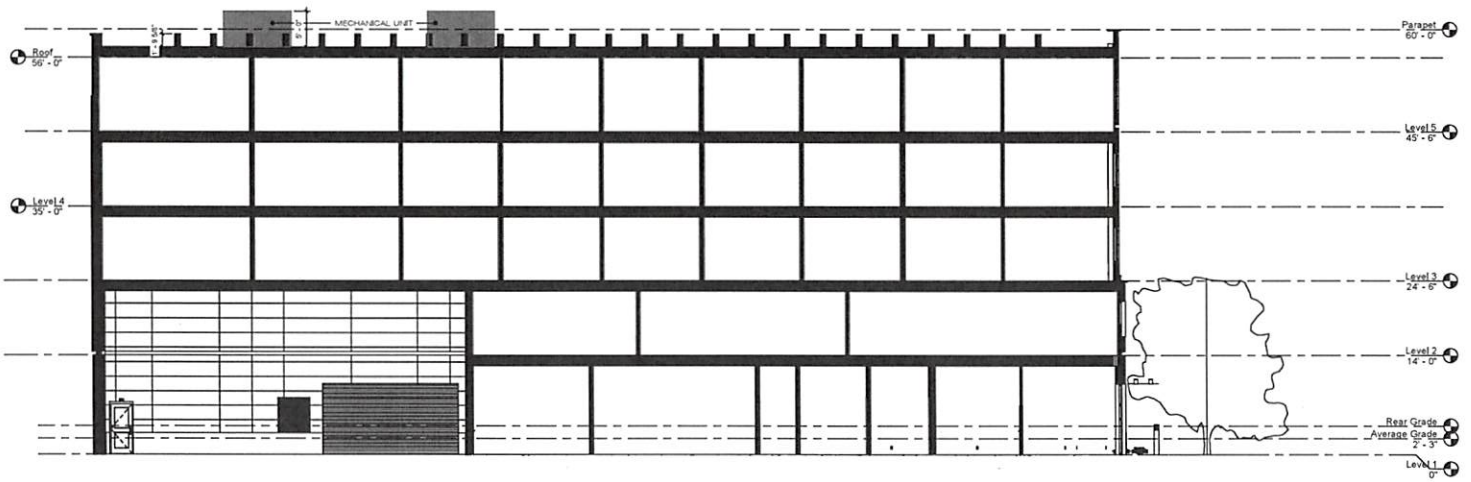
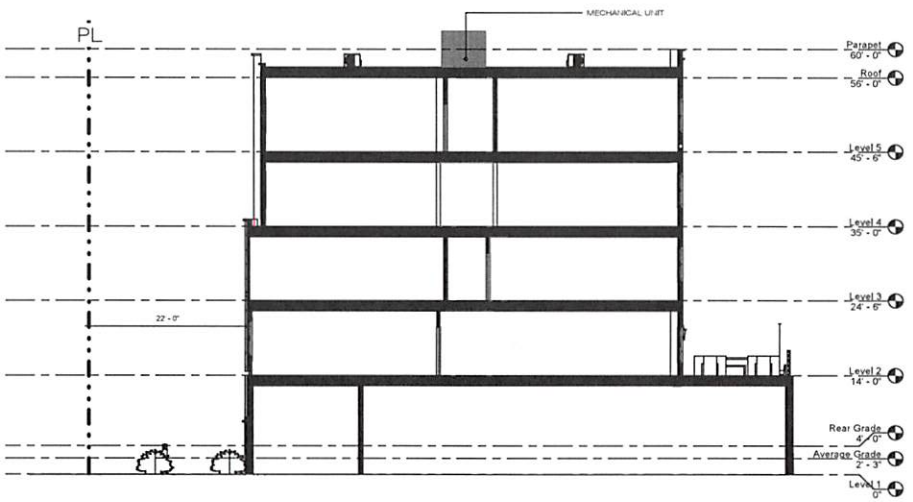
SCALE: HOR. 1" = 20' VERT. 1" = 5' | DATE: 5/6/22; REV. 7/26/22, 9/26/22 | DRAWN: MH | CHECKED: AV

SHEET: P-0604



1 DSP Section A
SK023 1/8" = 1'-0"



2 DSP Section B
SK023 1/8" = 1'-0"

ARCHITECT:
mark r. yoo architect pllc
205 s patrick street alexandria, va 22314
202.251.3235

CONSULTANT:
METROPOLITAN
SHAPIRO-O'BRIEN

CONSULTANT:
TATE, SHAHBAZ & ASSOCIATES

CONSULTANT:

CONSULTANT:

PROJECT

The Lamb Center
SRO
9640 Fairfax Blvd.
Fairfax, VA 22031

ISSUES / REVISIONS

No.	Date	Description

SEAL:

DRAWING SCALE 1/8" = 1'-0"

PROJECT NUMBER

TITLE
DSP - Grade Plan Sections

SHEET NUMBER P-0605

SEPTEMBER 23, 2022

9/23/2022 11:41:02 AM