

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 VACATION:

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 CEDAR AVENUE AND WALNUT STREET RIGHT-OF-WAY TO BE VACATED = 0.105 AC	
				TOTAL AREA = 4.738 AC	

3. 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 42 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.

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

5. COORDINATE SYSTEM INFORMATION:
A.) HORIZONTAL DATUM SHOWN HERON 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.

6. 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.

7. 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.

8. THE SUBJECT PROPERTY IS CURRENTLY SERVED BY PUBLIC WATER AND PUBLIC SEWER PROVIDED BY FAIRFAX CITY.
9. 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.

10. TO THE BEST KNOWLEDGE OF THE ENGINEER AND APPLICANT, NO HAZARDOUS OR TOXIC SUBSTANCES ARE KNOWN TO BE PRESENT ONSITE.
11. 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.

12. 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.

13. 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.
14. 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.

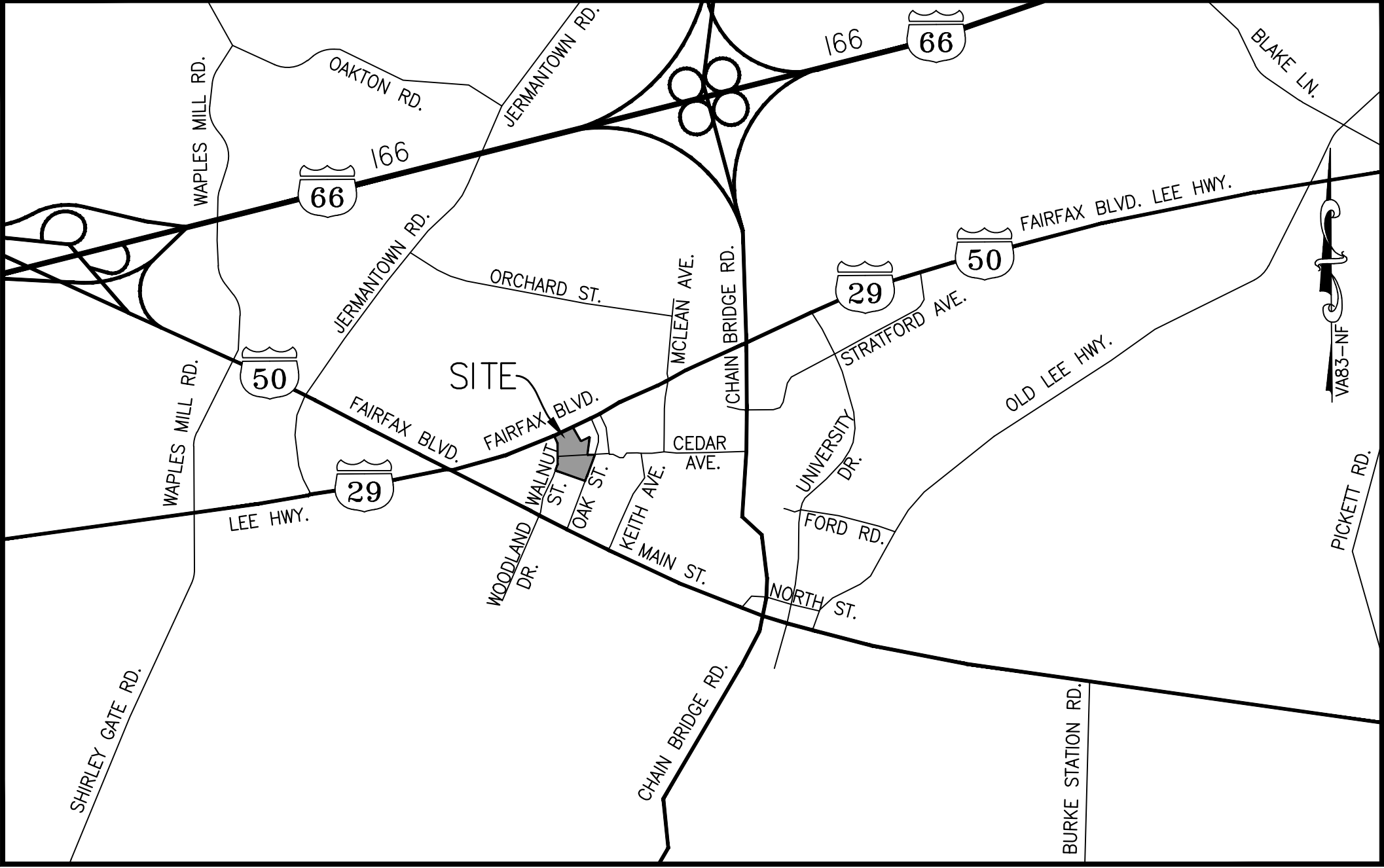
15. THE EXISTING AND PROPOSED EASEMENTS ARE SHOWN ON THE PLANS.
16. SITE LIGHTING AND STREET LIGHTING WITHIN THE PROJECT SITE AREA WILL BE DETERMINED AT THE TIME OF SITE PLAN AND SHALL BE IN CONFORMANCE WITH SECTION 4.8 OF THE ZONING ORDINANCE AND THE PUBLIC FACILITIES MANUAL AS APPLICABLE.

17. 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 6.

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

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

- A MODIFICATION OF SECTION 4.5.6.B OF THE ZONING ORDINANCE FOR 10FT LANDSCAPE STRIP AND STREET TREES ALONG ALL PRIVATE ALLEYS.
 - WAIVER OF SECTION 401-01 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.
 - 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.
 - 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.
 - WAIVER OF SECTION 2.4.1 OF THE FAIRFAX PFM TO ALLOW FOR PRIVATE ACCESS WAYS TO HAVE A HORIZONTAL RADII OF LESS THAN 175 FEET.
 - A MODIFICATION OF THE TY3 15' TRANSITIONAL YARD BUFFER REQUIREMENTS TO REDUCE THE DIMENSIONS OF THE REQUIRED AREA AS SHOWN ON THE LANDSCAPE PLAN ON THE NORTH EAST SIDE OF THE PROPERTY ABUTTING PARCEL ID: 57114048-57114051, AND TO ALLOW THE USE OF EVERGREEN TREES OR SIMILAR PLANTINGS IN TRANSITIONAL YARDS ADJACENT TO ABUTTING RESIDENTIAL USES.
 - 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.
 - A WAIVER OF THE DEVELOPMENT SCHEDULE REQUIREMENT OF SECTION 3.8.2.I OF THE ZONING ORDINANCE TO ALLOW OCCUPANCY OF THE ENTIRE RESIDENTIAL COMPONENT OF THE DEVELOPMENT PRIOR TO OCCUPANCY OF THE NONRESIDENTIAL COMPONENT.
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-ASECTION 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,

- 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),
 - 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,
 - 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,
 - 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
 - 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,
 - 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,
 - 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;

- 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,
 - 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,
 - 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
 - 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,
 - 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.

LEGAL DESCRIPTION RIGHT OF WAY VACATION (NORTHEASTERN) PORTION OF THE INTERSECTION OF CEDAR AVENUE AND WALNUT STREET SECTION 2, FAIRFAX HEIGHTS FAIRFAX CITY, FAIRFAX COUNTY, VIRGINIA

Beginning at a point of curvature on the easterly right of way of Walnut Street, having a 50 foot right of way width, as shown on a plat of subdivision recorded among the Land Records of Fairfax County, Virginia at Deed Book E-12, Page 396, said point being a common corner to Lots 43 & 55A, Section 2, Fairfax Heights as shown on a plat of subdivision recorded among said land records at Deed Book Q-13, Page 180,

Thence with the easterly right of way line, said line also being the northerly line of Cedar Avenue, having a 50 foot right of way width, as shown on said plat of subdivision recorded among said land records at Deed Book E-12 Page 396:

- 140.37 feet along the Arc of a Curve, deflecting to the left, having a radius of 125.20 feet, and having a Chord Bearing and Distance of South 59°26'09" East, 133.13 feet to a point of non-tangency on said northerly right of way line; thence departing the existing right of way line and running through the dedicated right of way the following three (3) courses:
- South 88°26'45" West, 72.44 feet to a point of curvature, thence
- 35.28 feet along the Arc of a Curve, deflecting to the right, having a radius of 25.00 feet, and a Chord Bearing and Distance of North 51°07'15 West, 32.43 feet to a point of reverse curvature; thence
- 52.33 feet along the Arc of a Curve, deflecting to the left, having a radius of 180.35 feet, and a Chord Bearing and Distance of North 19°00'00" West, 52.15 feet to the point of beginning.

Containing an area of 1,351 square feet or 0.0310 acres of land, more or less.

LEGAL DESCRIPTION RIGHT OF WAY VACATION (SOUTHEASTERN) PORTION OF THE INTERSECTION OF CEDAR AVENUE AND WALNUT STREET SECTION 2, FAIRFAX HEIGHTS FAIRFAX CITY, FAIRFAX COUNTY, VIRGINIA

Beginning at a point of curvature on the southerly right of way line of Cedar Avenue, having a 50 foot right of way width, as shown on a plat of subdivision recorded among the Land Records of Fairfax County, Virginia at Deed Book E-12, Page 396, said point also being the common corner of Lots 81A & 83, Section 2, Fairfax Heights as shown on a plat of subdivision recorded among the land records of Fairfax County at Deed Book Q-13, Page 180 and Deed Book E-12, Page 396;

thence with said southerly right of way line, said line also being the easterly right of way line of Walnut Street, having a 50' right of way width, as shown on said plat of subdivision recorded among the land records at Deed Book E-12, Page 396,

- 250.74 feet along the Arc of a Curve, deflecting to the left, having a radius of 234.69 feet, and a Chord Bearing and Distance of South 57°50'11" West, 238.96 feet to a point of non-tangency on said easterly right of way line; thence departing the right of way line and running through the existing right of way the following four (4) courses:
- North 27°13'45" East, 88.00 feet to a point of curvature; thence
- 30.40 feet along the Arc of a Curve, deflecting to the left, having a radius of 180.35 feet, and a Chord Bearing and Distance of North 22°24'01" East, 30.36 feet to a point of reverse curvature; thence
- 30.92 feet along the Arc of a Curve, deflecting to the right, having a radius of 25.00 feet, and a Chord Bearing and Distance of North 53°00'31" East, 28.99 feet to a point tangency, thence
- North 88°26'45" East, 127.38 feet to the point of beginning.

Containing an area of 3,207 square feet or 0.0736 acres of land, more or less.

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- PRELIMINARY GRADING AND STORMWATER MANAGEMENT PLAN
- LANDSCAPE PLAN
- DRY UTILITY PLAN
- OPEN SPACE PLAN
- GENERAL DETAILS
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- CITY WORK TRUCK ACCESS TURNING MOVEMENTS
- PEDESTRIAN MOVEMENT PLAN
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- PHOTOMETRIC PLAN
- MASTER LIGHTING CONCEPT PLAN
- ILLUSTRATIVE CONCEPT FOR POCKET PARK OPEN SPACE AREA
- ILLUSTRATIVE BUILDING HEIGHT ELEVATION EXHIBIT
- BUILDING SECTION



PROPERTY OWNER

ROBERT PIERCE
3613 PROSPERITY AVE
FAIRFAX, VA 22031

APPLICANT

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TRAFFIC ENGINEER

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CHRIS TURNBULL



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ARLINGTON, VIRGINIA 22201-3359
PHONE: 703-528-4700
CONTACT: ROBERT D. BRANT

SUBMISSION	NO.	DATE	REVISION	
			NO.	DESCRIPTION
	1	8/6/2018	1	ADDRESS CITY COMMENTS
	2	6/7/2019	2	ADDRESS CITY COMMENTS
	3	9/20/2019	3	ADDRESS CITY COMMENTS
	4	1/12/2020	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	8	ADDRESS CITY COMMENTS
CLIENT PULTE HOME COMPANY LLC 9302 LEE HIGHWAY, SUITE 1000 FAIRFAX, VA 22031				
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				
SHEET: 1 of 21				



EXISTING UTILITY AS-BUILT INFORMATION	
STORM SEWER ASBUILTS	
EX1 TOP=390.31 FULL OF DEBRIS 15" RCP OUT APPROX - 388.3	EX2 TOP=388.55 8" DIP OUT(3)=385.20 18" RCP OUT=385.20
EX3 TOP=388.01 15" RCP OUT=384.89	EX4 TOP=389.23 18" RCP IN(2)=384.24 15" RCP IN(3)=384.42 21" RCP OUT=384.12
EX5 TOP=388.52 33" RCP IN(3)=380.17 33" RCP OUT=378.89	EX6 TOP=389.92 18" CMP IN(SW)=386.38 18" CMP OUT=386.30
EX7 TOP=390.58 18" RCP IN(8)=386.26 18" RCP OUT=386.43	EX8 TOP=396.26 15" RCP IN(SE)=392.04 15" RCP IN(SW)=392.04 18" RCP OUT=392.02
EX9 TOP=389.42 18" RCP IN(7)=384.48 15" RCP IN(10)=384.56 18" RCP OUT=384.45	EX10 TOP=389.32 15" RCP OUT=384.55
EX11 TOP=388.29 18" RCP IN(9)=383.79 18" RCP OUT=382.95	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(4)=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
SANITARY SEWER ASBUILTS	
EX S1 TOP=388.51 4" DIP IN(2)=381.79 8" DIP IN(1)=380.71 8" DIP OUT(3)=380.66	EX S2 TOP=391.02 4" DIP IN(NORTH)=387.01 4" DIP OUT(1)=387.01
EX S3 TOP=381.98 8" DIP IN(1)=376.78 8" DIP IN(4)=376.96 8" DIP OUT(7)=376.68	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)
EX S5 TOP=381.54 8" DIP IN(NORTH)=374.85 8" DIP OUT(6)=374.59	EX S6 TOP=378.88 8" DIP IN(5)=372.63 8" DIP IN(7)=374.85 8" DIP OUT(EAST)=372.48
EX S7 TOP=379.45 8" DIP IN(3)=372.85 8" DIP IN(8)=372.90 8" DIP OUT(7)=373.67	EX S8 TOP=380.64 8" DIP IN(9)=373.69 8" DIP OUT(7)=373.67
EX S9 TOP=388.64 8" DIP IN(SOUTH)=382.21 8" DIP IN(WEST)=382.14 8" DIP OUT(6)=381.59	EX S10 TOP=384.38 8" DIP IN(SW)=380.05 8" DIP IN(NE)=380.08 8" DIP OUT(4)=379.94
EX S11 TOP=390.75 8" DIP OUT(1)=385.18	

LEGEND	
	ELECTRIC GUY POLE
	WATER METER
	OVERHANG
	CHIMNEY
	WOOD FENCE
	CHAIN LINK FENCE
	RETAINING WALL
	EDGE OF PAVEMENT
	LIGHT POLE
	HVAC UNIT
	TELEPHONE PEDESTAL
	SATELLITE DISH
	SANITARY MANHOLE
	DRAINAGE MANHOLE
	SIGN
	FIRE HYDRANT
	TRAFFIC SIGNAL POLE
	TRAFFIC CONTROL HANDHOLE
	IRON PIPE FOUND
	IRON PIPE SET
	POWER POLE
	PARKING BLOCK
	GAS VALVE
	CLEAN OUT
	WATER METER
	HANDICAPPED RAMP
	GUY WIRE
	CABLE TELEVISION
	OVERHEAD ELEC.
	FENCE
	SIDEWALK
	BUILDING LINE DB E-12 PG 398
	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
	TO BE DEMOLISHED

REVISION

NO.	DATE	DESCRIPTION
1	8/6/2018	ADDRESS CITY COMMENTS
2	6/7/2019	ADDRESS CITY COMMENTS
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4	11/2/2020	ADDRESS CITY COMMENTS
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8	11/17/2021	ADDRESS CITY COMMENTS

COMMONWEALTH OF VIRGINIA

JASON TURNER KACAMBARAS

Lic. No. 0402042416

1/20/2021

PROFESSIONAL ENGINEER

CLIENT

PULTE HOME COMPANY LLC

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HERNDON - LARGO BALTIMORE

BLACK HILLS NEWS

RALEIGH - RICHMOND

WWW.ATCSPLC.COM

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"=50'

SHEET: 2 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. ZMAR, 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 PERCENTAGES BASED ON METHODS OUTLINED IN THE LATEST EDITION OF THE GUIDE FOR PLANT APPRAISAL, PUBLISHED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE
TRZ 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

REVISION

NO.	DATE	DESCRIPTION
1	6/6/2019	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	10/19/2021	ADDRESS CITY COMMENTS
8	11/17/2021	ADDRESS CITY COMMENTS

SUBMISSION

NO.	DATE	DESCRIPTION
1	8/6/2018	ADDRESS CITY COMMENTS
2	6/7/2019	ADDRESS CITY COMMENTS
3	9/20/2019	ADDRESS CITY COMMENTS
4	11/2/2020	ADDRESS CITY COMMENTS
5	7/13/2021	ADDRESS CITY COMMENTS
6	10/1/2021	ADDRESS CITY COMMENTS
7	10/19/2021	ADDRESS CITY COMMENTS
8	11/17/2021	ADDRESS CITY COMMENTS

COMMONWEALTH OF VIRGINIA

JASON TURNER KACAMBARAS

Lic. No. 0402042416

PROFESSIONAL ENGINEER

CLIENT

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HERNDON - LARGO BALTIMORE

BLACK LIPS NEWS

RALEIGH - RICHMOND

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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

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



0 15' 30' 60'
SCALE: 1"=30'

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 W/ R.O.W. VACATION (0.105 AC): 3.590 AC
 - NORTH OF CEDAR: 1.185 AC
 - SOUTH OF CEDAR: 2.405 AC

- TOTAL AREA W/ R.O.W. DEDICATION & VACATION: 4.681 AC

- COMMERCIAL FAR: 0.21 = 10,010 SF / (1.091 X 43,560)

- RESIDENTIAL DENSITY: 13.24 DU/AC = 62 DU/4.681 AC

- TOTAL OPEN SPACE PROVIDED: 20.2% (SEE SHEET 10 FOR OPEN SPACE PLAN)

$$0.266 \text{ AC} + 0.064 \text{ AC} + 0.243 \text{ AC} + 0.314 \text{ AC} + 0.057 \text{ AC} = 0.944 \text{ AC}$$
$$(0.944 \text{ AC} / 4.681 \text{ AC}) \times 100 = 20.2\%$$

- TREE CANOPY: 19.1% - APPROX. 38,920 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	62 UNITS (20 MULTI-FAMILY) (42 SINGLE ATTACHED)	2 SPACES/UNIT	124	TOTAL 146 22 SURFACE 104 GARAGE 20 TANDEM
COMMERCIAL	10,010 S.F.	VARIES BY USE+	VARIES BY USE+	TOTAL 44 44 SURFACE SPACES MAXIMUM
TOTAL			124+	190
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	15
TOWN HOME - FRONT LOAD 22' WIDE	13
STACKED CONDO - REAR LOAD 24' WIDE (2 DU / BLDG. x 10 BLDG.)	20
TOTAL	62

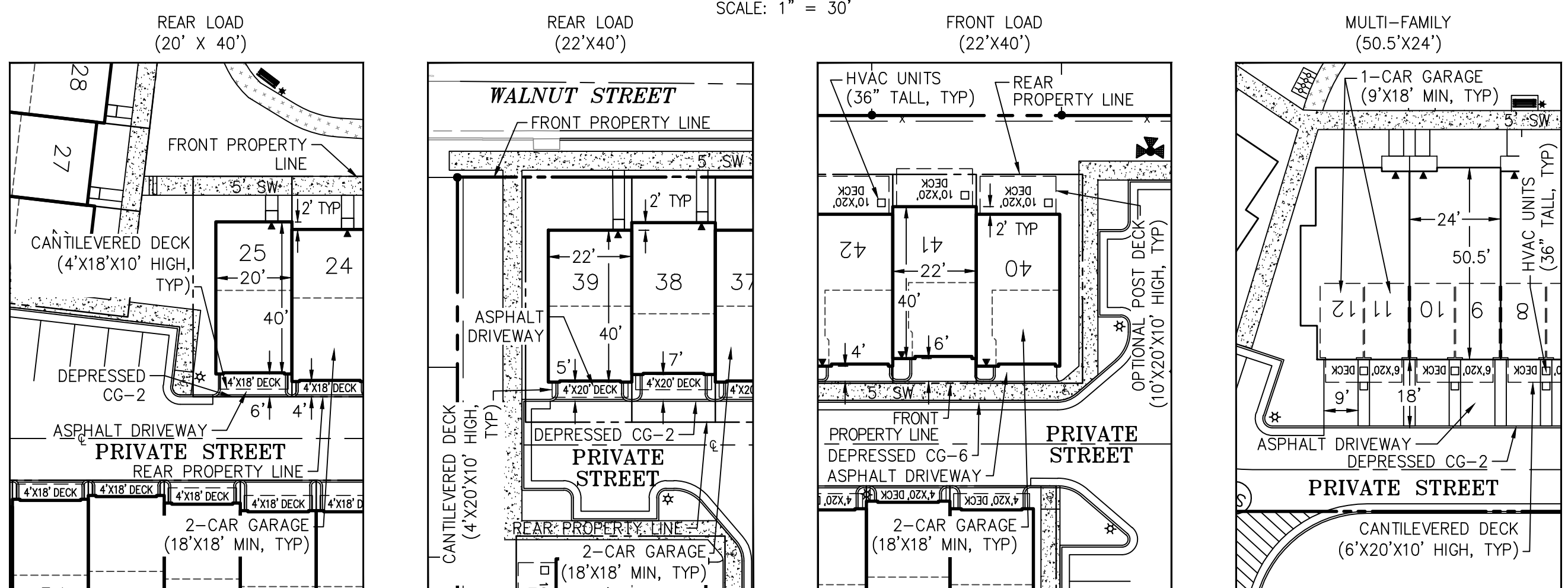
NOTES

- 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 FINALIZED AT THE TIME OF SITE PLAN.
- SEE PLAYGROUND AREA DETAIL ON SHEET 18 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 40-52) 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 21-39 AND 53-62 WILL BE LOCATED ON THE ROOF TERRACES, SEE COA FOR ADDITIONAL INFORMATION.

LEGEND

EX. SIDEWALK	PR. STORM SEWER LINE
PR. SIDEWALK	PR. WATER LINE
ROAD CENTERLINE	PR. FENCE
ADJACENT PROPERTY LINE	PR. PLAZA
EX. OVERHEAD ELECTRIC	PR. REMOVABLE LOCKING BOLLARD
EX. CURB	PR. TRASH RECEPTACLE
EX. EDGE OF PAVEMENT	PR. PEDESTRIAN LIGHT
EX. MINOR CONTOUR	PR. STREET LIGHT
EX. MAJOR CONTOUR	PR. METAL BENCH
PROPERTY BOUNDARY	PR. BIKE RACK
EX. SANITARY SEWER LINE	PR. FIRE HYDRANT
EX. STORM SEWER LINE	PR. INLET
EX. WATER LINE	PR. DRAINAGE MANHOLE
EX. SANITARY MANHOLE	PR. UNDERGROUND SWM FACILITY WITH ISOLATOR ROW
EX. DRAINAGE MANHOLE	PR. STORM STRUCTURE LABEL
EX. WATER METER	PR. SANITARY SEWER STRUCTURE LABEL
EX. POWER POLE	
EX. FIRE HYDRANT	
PR. SANITARY SEWER LINE	

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.	DATE	DESCRIPTION
1	8/6/2018	ADDRESS CITY COMMENTS
2	6/7/2019	ADDRESS CITY COMMENTS
3	9/26/2019	ADDRESS CITY COMMENTS
4	7/14/2020	ADDRESS CITY COMMENTS
5	7/23/2021	ADDRESS CITY COMMENTS
6	10/7/2021	ADDRESS CITY COMMENTS
7	11/7/2021	ADDRESS CITY COMMENTS

SUBMISSION

NO.	DATE	DESCRIPTION
1	8/6/2018	ADDRESS CITY COMMENTS
2	6/7/2019	ADDRESS CITY COMMENTS
3	9/26/2019	ADDRESS CITY COMMENTS
4	7/14/2020	ADDRESS CITY COMMENTS
5	7/23/2021	ADDRESS CITY COMMENTS
6	10/7/2021	ADDRESS CITY COMMENTS
7	11/7/2021	ADDRESS CITY COMMENTS

COMMONWEALTH OF VIRGINIA

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HERNDON - LARGO BALTIMORE

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MASTER DEVELOPMENT 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: 5 of 21

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

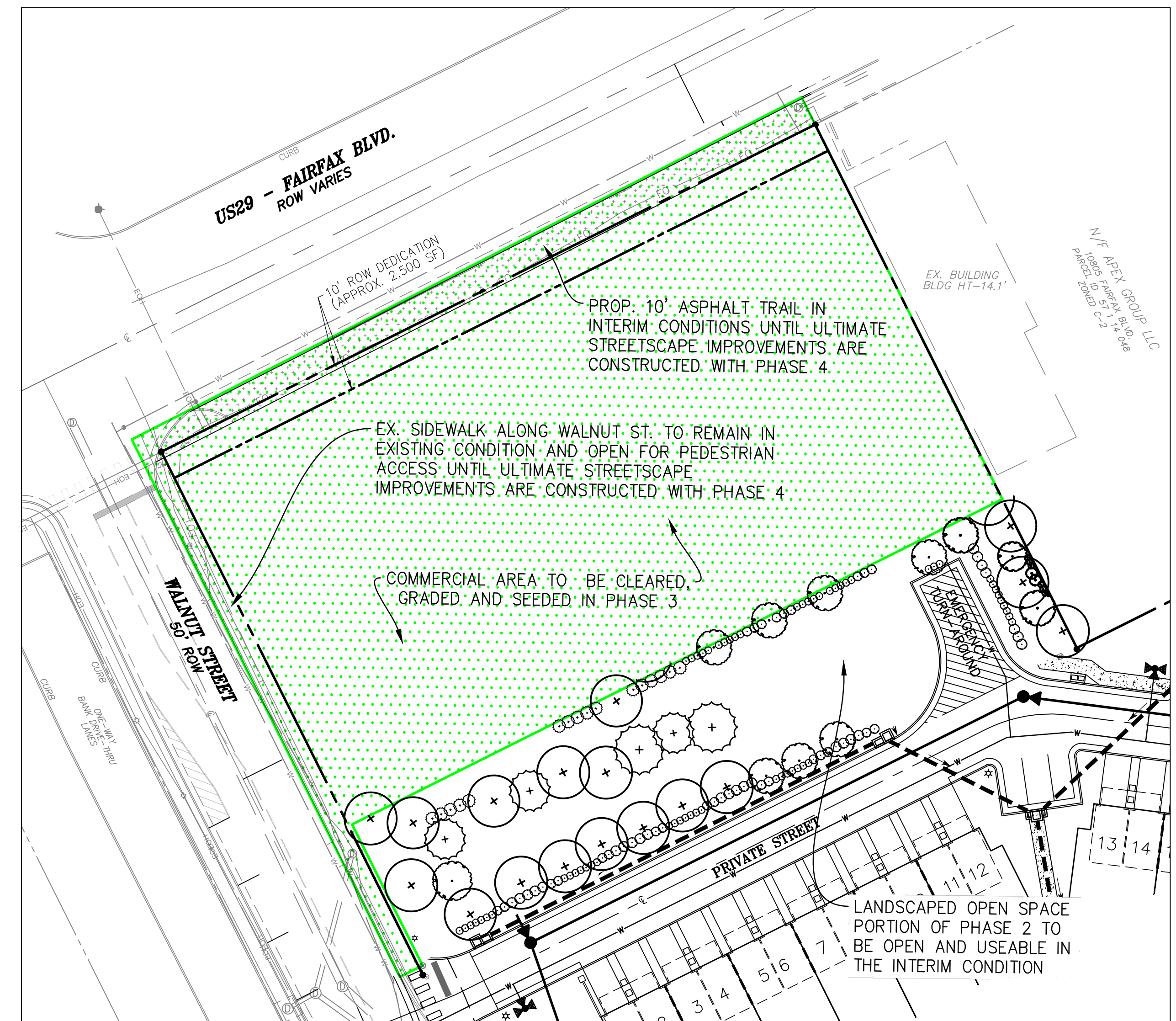


DEVELOPMENT PHASING NOTES (REFER TO SUMMARY OF COMMITMENTS FOR ADDITIONAL PHASING DETAILS)

- 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 42 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 LINES 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 THE RETENTION OF THE EXISTING INTERIM SIDEWALK ALONG WALNUT STREET.
- 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 5.
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 |
| | UGD. SWM |
| | PHASE 1
DEMOLITION OF EXISTING IMPROVEMENTS (NOT SHOWN) |
| | PHASE 2 - RESIDENTIAL DEVELOPMENT |
| | PHASE 3 - INTERIM CONDITIONS |
| | PHASE 4 - COMMERCIAL DEVELOPMENT |



COMMERCIAL AREA INTERIM CONDITIONS PLAN

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	1/12/2020	4	7/14/2020 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	10/29/2021	7	11/15/2021 ADDRESS CITY COMMENTS
8		8	11/17/2021 ADDRESS CITY COMMENTS

COMMONWEALTH OF VIRGINIA

JASON TURNER KACAMBARIS
Lic. No. 0402042416
PROFESSIONAL ENGINEER

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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



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

	EX. SIDEWALK		UGD, SWM		PR. UNDERGROUND SWM FACILITY WITH ISOLATOR ROW
	PR. SIDEWALK		T-XX		
	ROAD CENTERLINE				
	ADJACENT PROPERTY LINE				
	EX. OVERHEAD ELECTRIC				
	EX. CURB				
	EX. EDGE OF PAVEMENT				
	EX. MINOR CONTOUR				
	EX. MAJOR CONTOUR				
	PR. MINOR CONTOUR				
	PR. MAJOR CONTOUR				
	PROPERTY BOUNDARY				
	EX. SANITARY SEWER LINE				
	EX. STORM SEWER LINE				
	EX. WATER LINE				
	PR. SANITARY SEWER LINE				
	PR. STORM SEWER LINE				
	LIMITS OF CLEARING				

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, & BIORETENTIONS. 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 (42) = 25,200_GPD (ESTIMATED)

EXISTING PROJECT TOTAL (NORTH AND SOUTH OF CEDAR AVE.) = 20,700_GPD
PROPOSED PROJECT TOTAL (NORTH AND SOUTH OF CEDAR AVE.) = 40,203_GPD (19,503 GPD ESTIMATED INCREASE)

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8		8	

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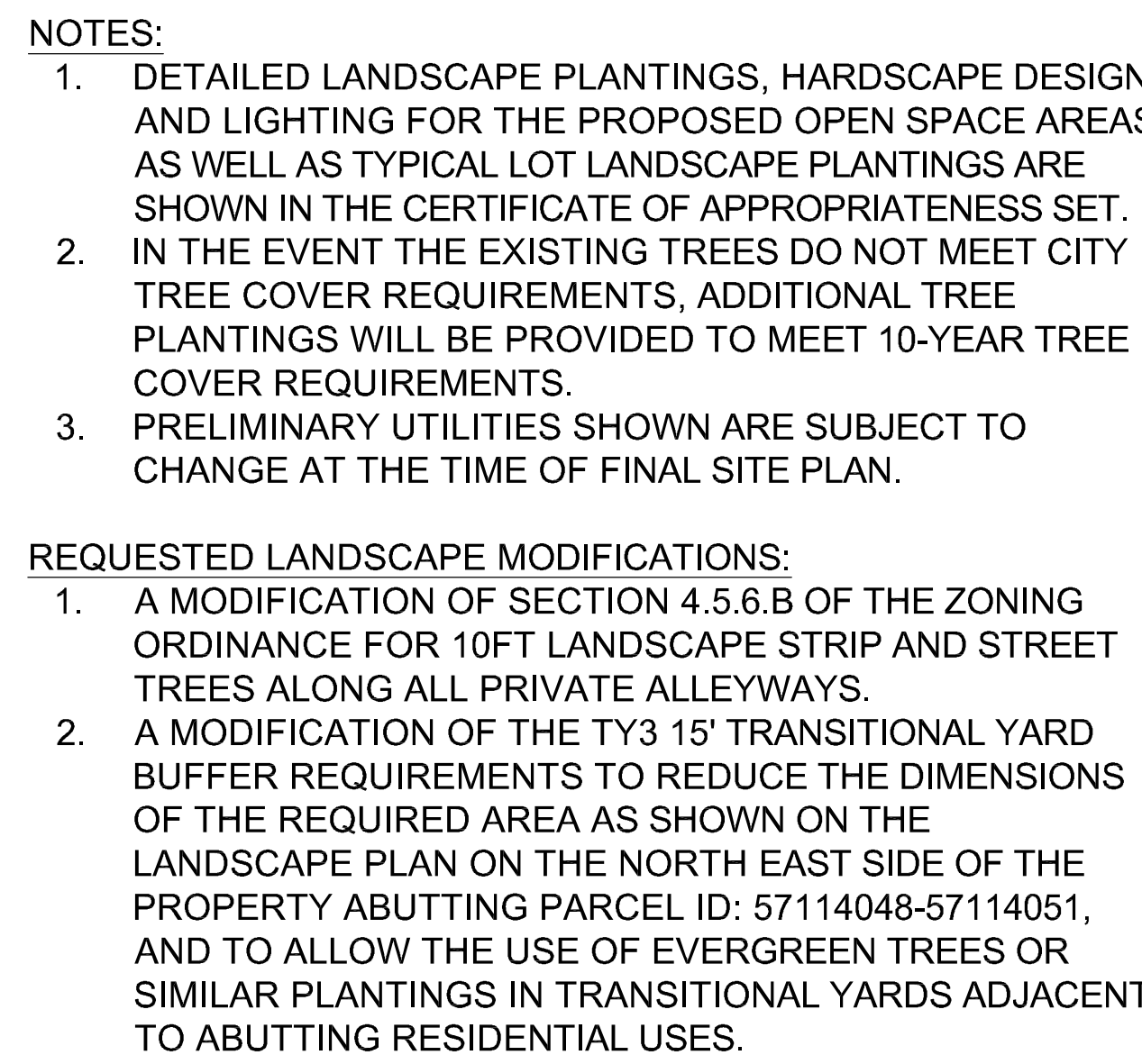
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PRELIMINARY GRADING PLAN AND STORMWATER MANAGEMENT PLAN
RT. 50 BREEZEWAY
MASTER DEVELOPMENT PLAN
LOCATION
FAIRFAX CITY, VIRGINIA

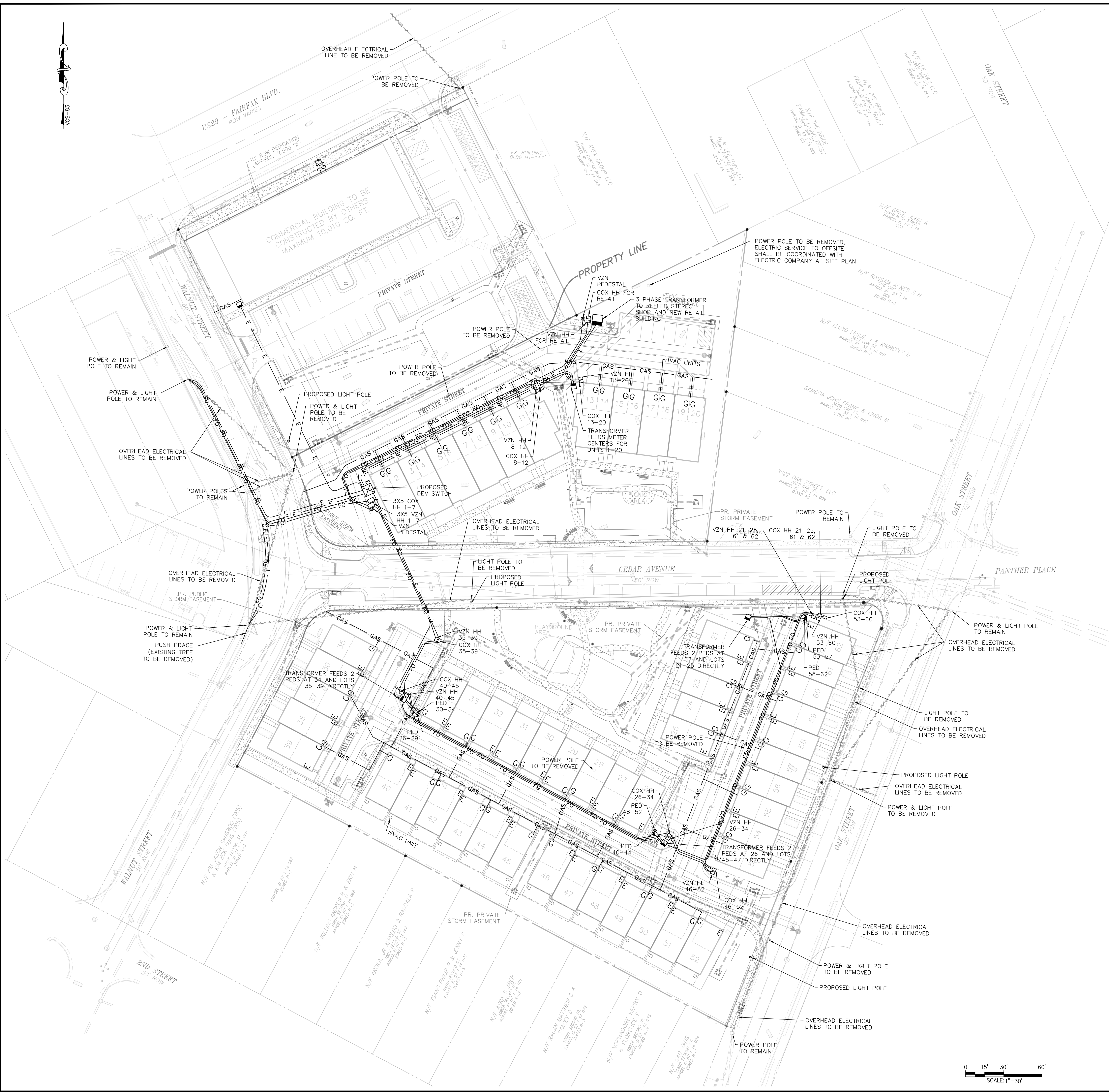
AUTHOR: ZME
CHECK: JTK
PROJ.#: 001271
DATE: 10/30/2020
SCALE: 1"=30'

SHEET: 7 of 21



YEARLY TREE COVER CALCULATIONS			*CITY OF FAIRFAX ZONING ORDINANCE, Sect. 4.5.6				
TREE CANOPY							
SITE AREA	CODE	CODE APPLICATION	REQUIRED	PROVIDED	NOTES	NOTES	
4.6806 acres (203,887.61)	10% Min. Tree Canopy Required For PD- N		203,887x10%=20,388.7	20,389	38,920	Provided 19.1% Canopy Coverage	
TRANSITIONAL TREES							
QUANTITY	KEY	BOTANICAL NAME	COMMON NAME	CATEGORY	SIZE	10 YEAR CANOPY	TOTAL 10 YEAR S.F.
CANOPY TREES (MAJOR DECIDUOUS SHADE TREES)							
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
3	POA	Platanus occidentalis	American sycamore	IV	3.5' Cal.	250	1500
UNDERSTORY TREES (MINOR DECIDUOUS SHADE TREES)							
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							
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	JVE	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.
CANOPY TREES (MAJOR DECIDUOUS SHADE TREES)							
27	ARO	Acer rubrum 'PNI 0268'	October Glory Red Maple	IV	3.5' Cal.	250	6750
6	GTS	Gleditsia triacanthos f. inermis 'Skycole'	Skyline Honey Locust	III	3.5' Cal.	175	1050
25	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.
CANOPY TREES (MAJOR DECIDUOUS SHADE TREES)							
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.
CANOPY TREES (MAJOR DECIDUOUS SHADE TREES)							
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
UNDERSTORY TREES (MINOR DECIDUOUS SHADE TREES)							
24	PVY	Prunus x yedoensis	Yoshino Cherry	III	3.5' Cal.	175	4200
13	CCF	Cornus florida	Flowering Dogwood	II	10' Ht.	125	1625
LANDSCAPE BUFFER BETWEEN MULTI-FAMILY STACKED CONDO DWELING AND PROPOSED COMMERCIAL BUILDING							
QUANTITY	KEY	BOTANICAL NAME	COMMON NAME	CATEGORY	SIZE	10 YEAR CANOPY	TOTAL 10 YEAR S.F.
CANOPY TREES (MAJOR DECIDUOUS SHADE TREES)							
2	ARO	Acer rubrum 'PNI 0268'	October Glory Red Maple	IV	3.5' Cal.	250	500
3	LSC	Liquidambar styraciflua 'Cherokee'	Cherokee Sweetgum	IV	3.5' Cal.	125	375
4	POA	Platanus occidentalis	American sycamore	IV	3.5' Cal.	250	1000
3	QRN	Quercus rubra	Northern Red Oak	IV	3.5' Cal.	250	750
UNDERSTORY TREES (MINOR DECIDUOUS SHADE TREES)							
7	CCC	Cercis canadensis	Eastern Redbud	II	10' Ht.	125	875
EVERGREEN TREES							
3	IOS	Ilex opaca 'Satyr Hill'	Satyr Hill American Holly	II	8.0' Ht.	125	375
2	PSC	Pinus strobus 'Fastigiata'	Columnar Eastern White Pine	IV	8.0' Ht.	125	250
EXISTING TREES							
QUANTITY	KEY	BOTANICAL NAME	COMMON NAME	CATEGORY	SIZE	10 YEAR CANOPY	TOTAL 10 YEAR S.F.
6	-	-	-	-	-	645	3870
						TOTAL PROPOSED TREE CANOPY	38,920 (19.1%)

SHRUB AND PERENNIAL KEY		
EVERGREEN SHRUBS		
KEY	Botanical Name	Common Name
ABR	<i>Abelia x chinensis</i> 'Rose Creek'	Rose Creek Abelia
ARR	<i>Azalea</i> 'Raspberry Sundae'	Raspberry Sundae Azalea
BGG	<i>Buxus</i> x 'Green Gem'	Green Gem Boxwood
IGS	<i>Ilex glabra</i> 'Strongbox'	Strongbox inkberry
PL0	<i>Prunus laurocerasus</i> 'Otto Lykken'	Otto Lykken English laurel
DECIDUOUS SHRUBS		
KEY	Botanical Name	Common Name
CPM	<i>Ceanothus x pallidus</i> 'Mimari'	Marie Bleu New Jersey Tea
HQO	<i>Hydrangea</i> quercifolia	Oakleaf Hydrangea
HPL	<i>Hydrangea paniculata</i> 'SMHPCW'	Strawberry Spice Hydrangea
IVS	<i>Itea virginica</i> 'Sprich'	Little Henry Dwarf Virginia Sweetspire
RNO	<i>Rosa</i> x 'Noame!'	Flower Carpet Applespoom Rose
RKF	<i>Rosa</i> x 'Radrazz'	Knock Out Shrub Rose
SDP	<i>Spiraea</i> x 'NCSX2'	Double Play Doozie Spirea
PERENNIALS		
KEY	Botanical Name	Common Name
SSL	<i>Schizandrium scoparium</i> 'Carrousel'	Carousel Little Bluestem



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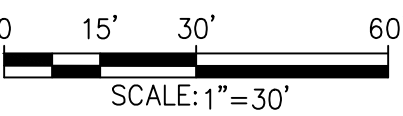
RT. 50 BREEZEZY
MASTER DEVELOPMENT PLAN
LOCATION
FAIRFAX CITY, VIRGINIA

AUTHOR: ZME
CHECK: JTK
PROJ.#: 001271
DATE: 10/30/2020
SHEET: 9 of 21

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

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9302 LEE HIGHWAY, SUITE 1000
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COMMONWEALTH OF VIRGINIA
JASON TURNER KACAMBARAS
Lic. No. 0402042416
Professional Engineer



LEGEND

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

OPEN SPACE TABULATIONS

	REQUIRED	PROVIDED
TOTAL SITE AREA (W/ R.O.W. DEDICATION & VACATION)	-	4.681 AC OR 203,887 SF
RECREATION OPEN SPACE (>= 50 FEET WIDE)	-	0.944 AC OR 41,120 SF
	20%	20.2%
GENERAL OPEN SPACE (< 50 FEET WIDE)	-	1.086 AC OR 47,325 SF
	-	23.2%
TOTAL EFFECTIVE OPEN SPACE	-	2.030 AC OR 88,445 SF
	-	43.4%

NOTES

- 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.
- SEE SHEET 19 FOR ILLUSTRATIVE POCKET PARK OPEN SPACE EXHIBIT.
- 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.
- * DENOTES OPEN SPACE AREAS THAT WILL BE SUBJECT TO PUBLIC ACCESS EASEMENTS

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

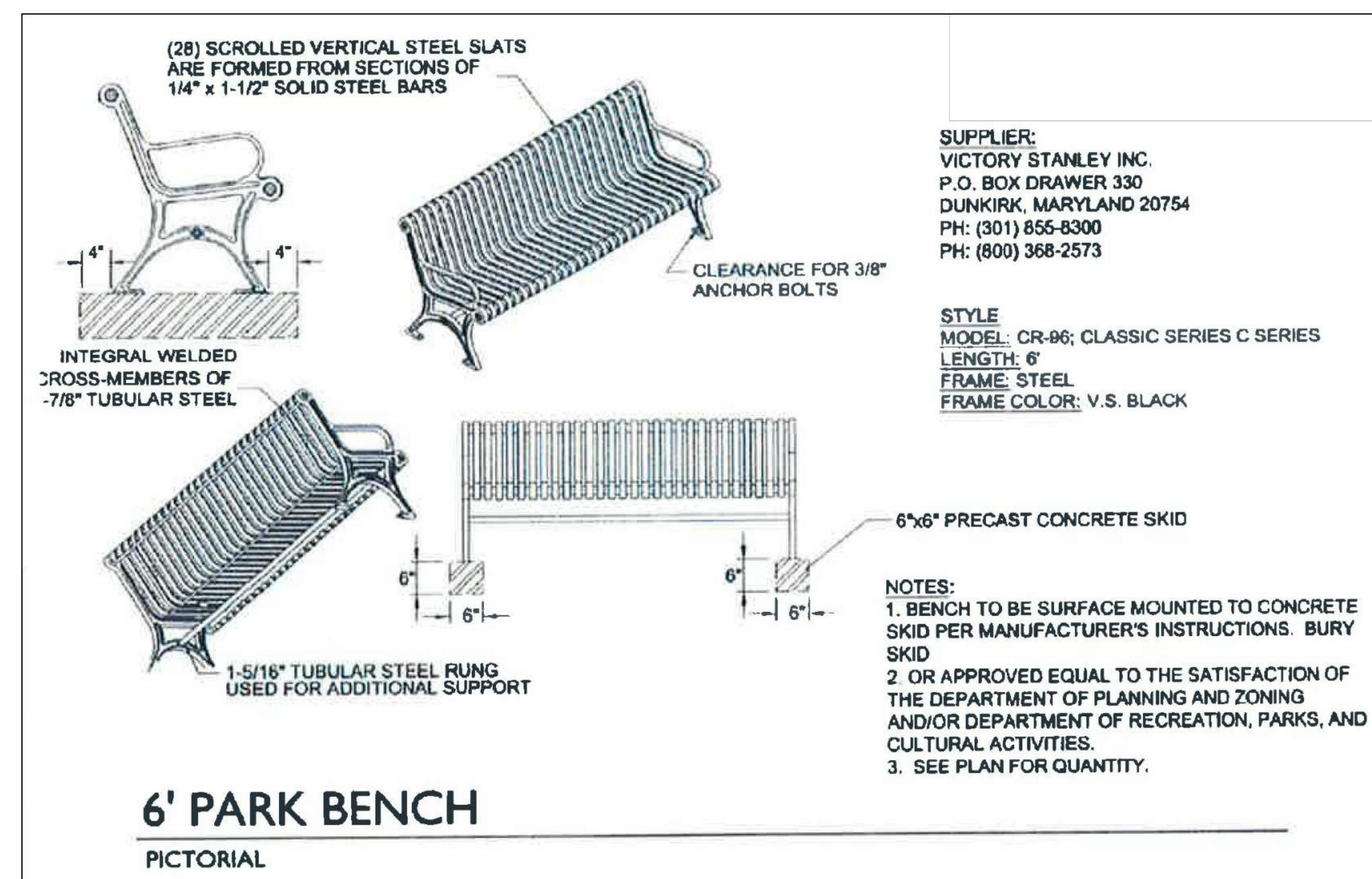
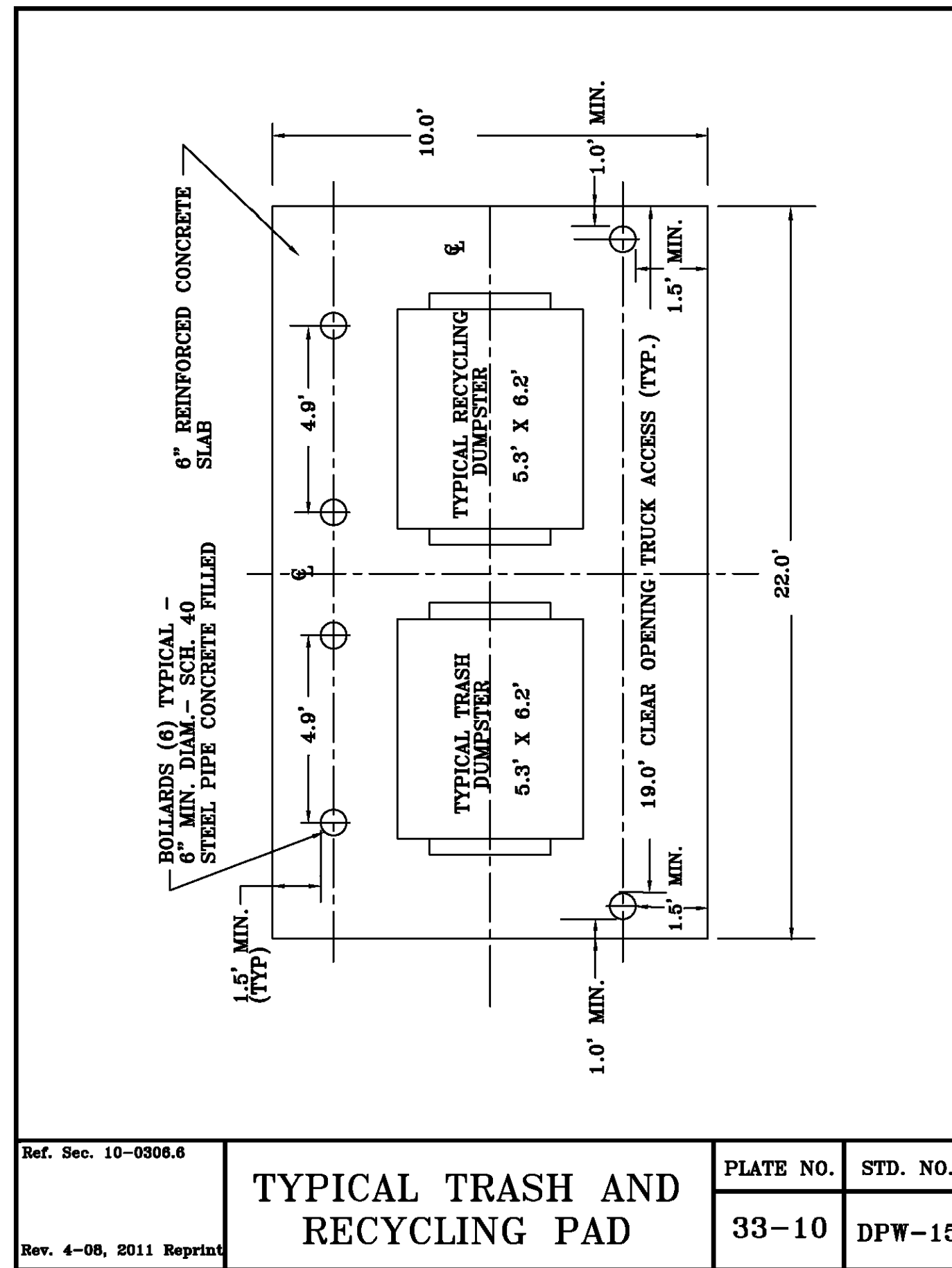
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SHEET: 10 of 21

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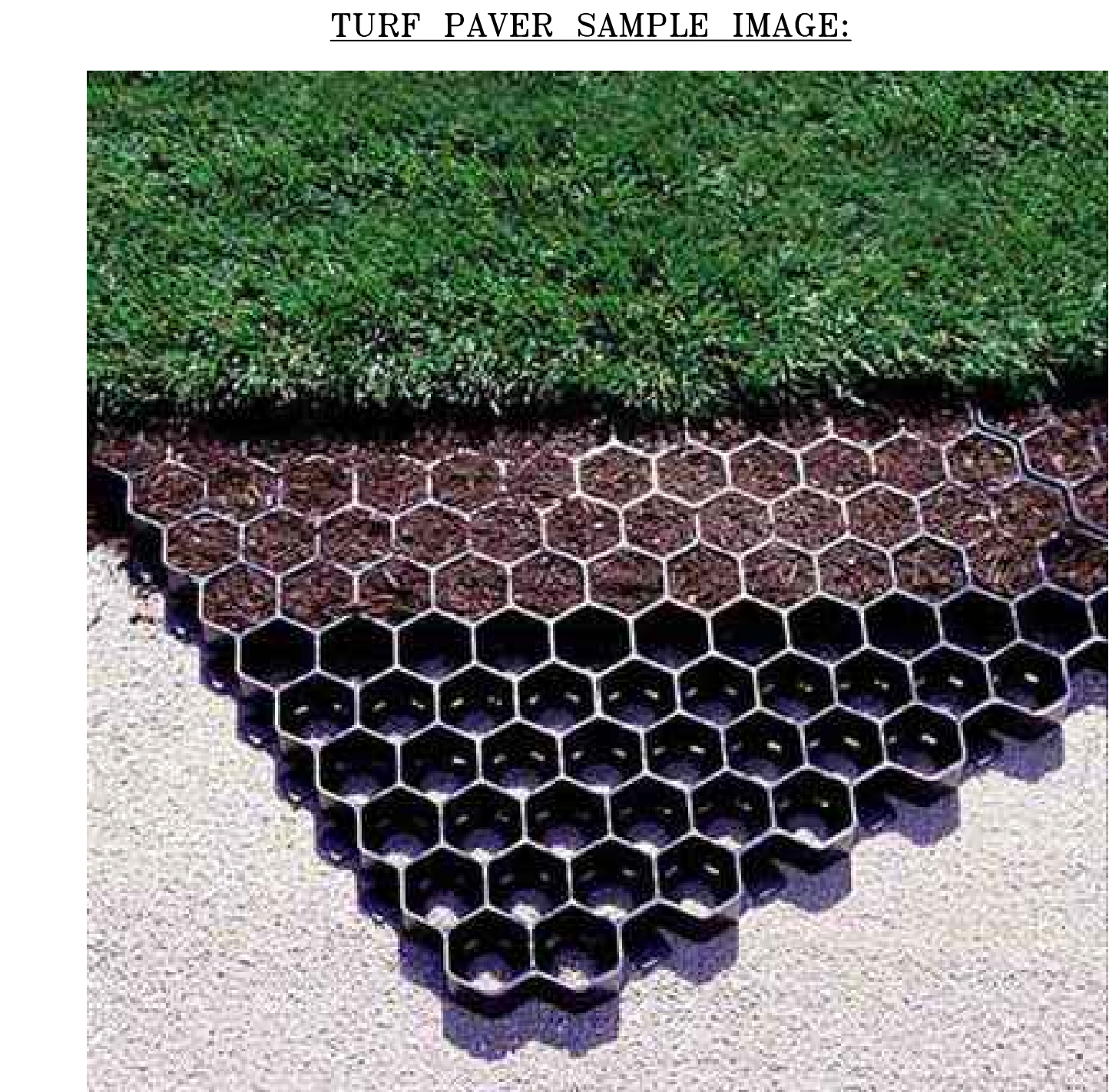
PROFESSIONAL ENGINEER
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Lic. No. 0402042416
12/20/2021

SUBMISSION	NO.	DATE	DESCRIPTION	REVISION
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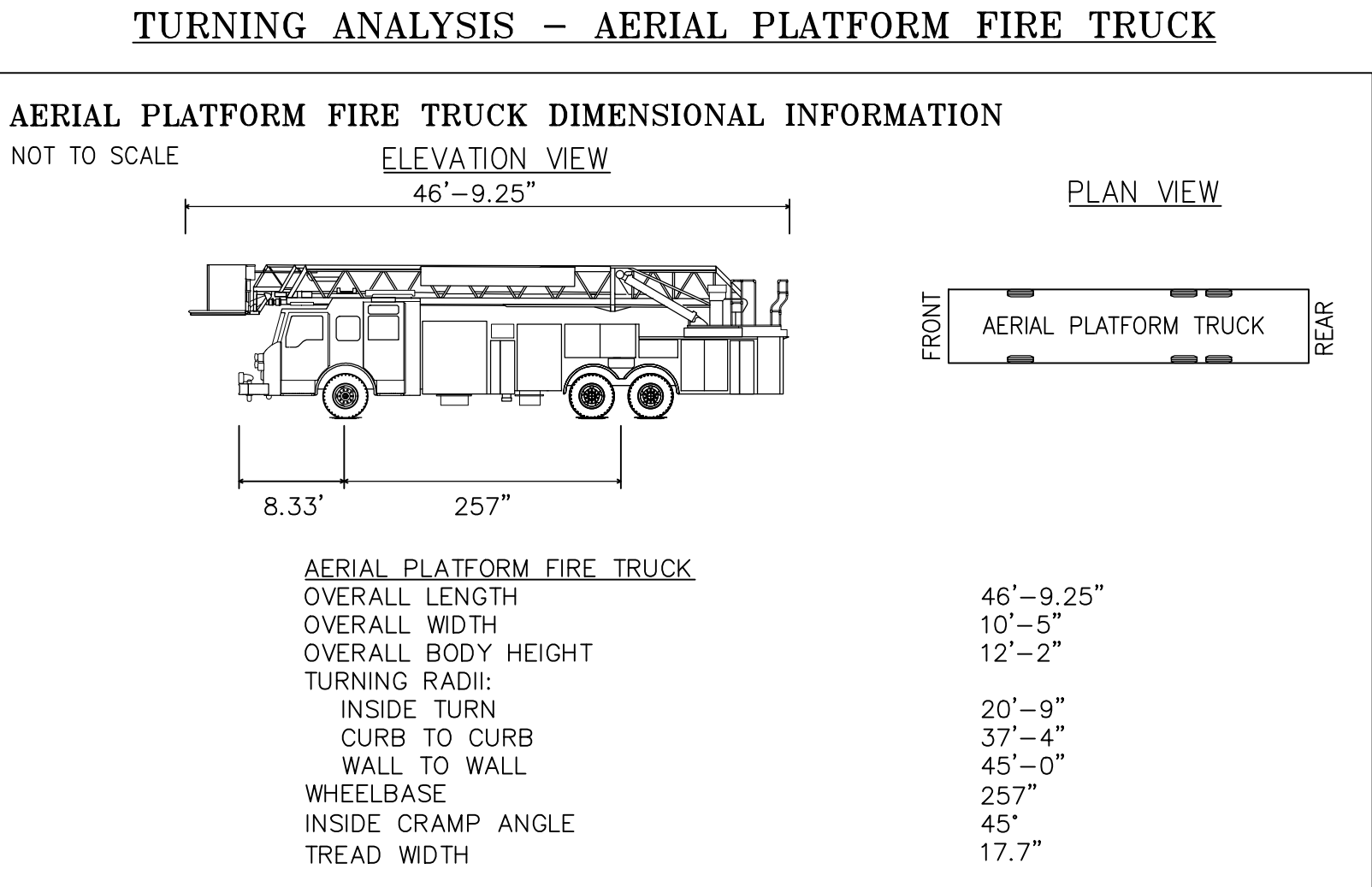


AUTHOR: _____ ZME CHECK: _____ JK PROJ. #: _____ 001271 DATE: _____ 10/30/2020 SCALE: _____ AS SHOWN		GENERAL DETAILS RT. 50 BREZEWAY MASTER DEVELOPMENT PLAN LOCATION FARFAX CITY, VIRGINIA		13861 SUNRISE VALLEY DRIVE, SUITE 200 HERNDON, VIRGINIA 20171 (703) 430-7500 FAX (703) 430-0889 HERNDON - LARGO - BALTIMORE BLACKSBURG - NEWPORT NEWS FARMINGTON AND WWW.ATCSPLC.COM				SUBMISSION		REVISION		
								NO.	DATE	NO.	DATE	DESCRIPTION
								1	8/6/2018	1	6/2/2019	ADDRESS CITY COMMENTS
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								4	11/2/2020	4	7/14/2021	ADDRESS CITY COMMENTS
								5	7/25/2021	5	9/25/2021	ADDRESS CITY COMMENTS
								6	10/1/2021	6	10/5/2021	ADDRESS CITY COMMENTS
								7	11/8/2021	7	11/17/2021	ADDRESS CITY COMMENTS

SHEET: 12	OF 21
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TURF PAVER SAMPLE IMAGE:



- 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

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.

EMERGENCY VEHICLE ACCESS TURNING MOVEMENTS

RT. 50 BREEZEWAY
MASTER DEVELOPMENT PLAN

LOCATION
FAIRFAX CITY, VIRGINIA

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

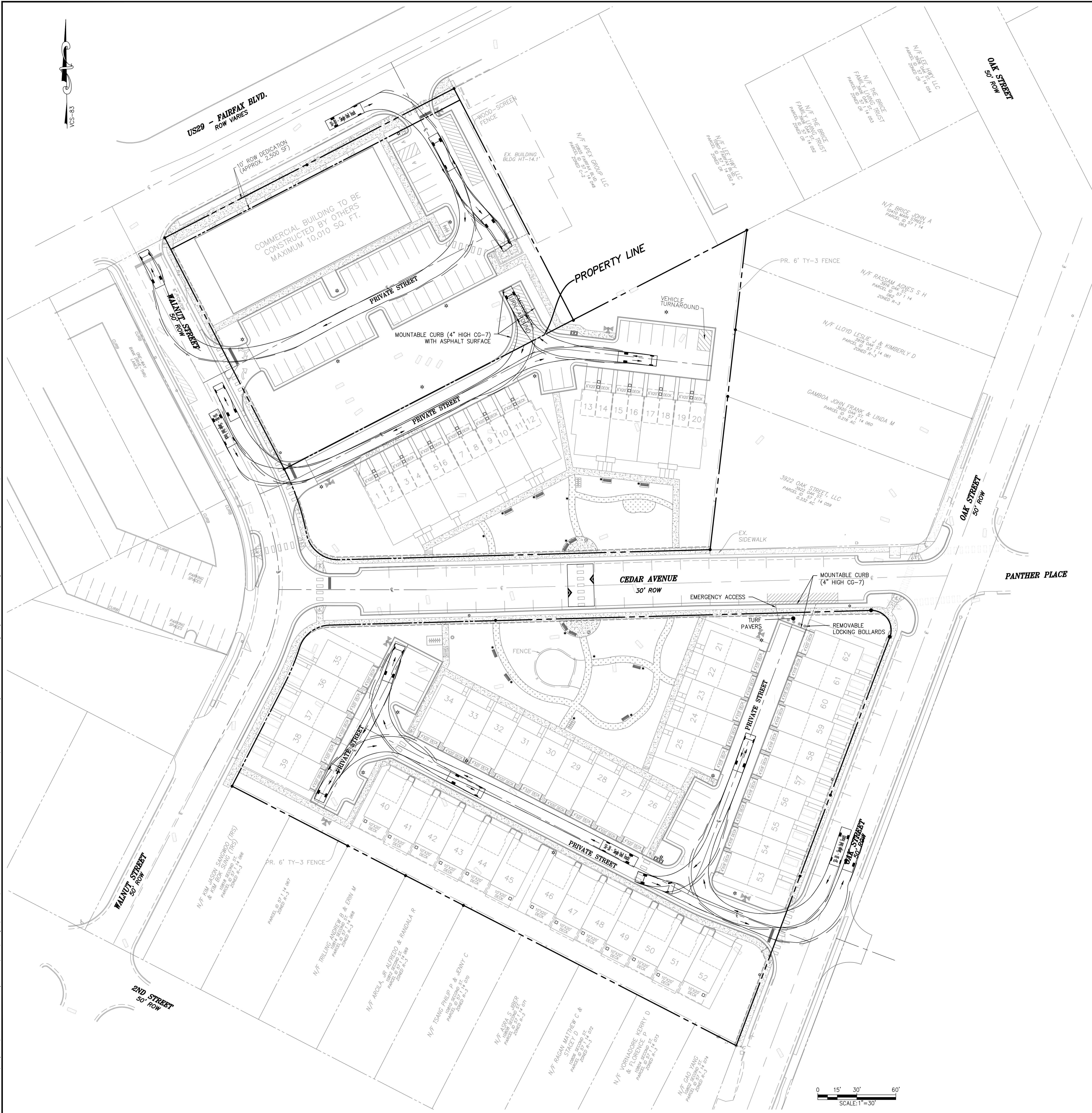
SHEET: 13 of 21

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

COMMONWEALTH OF VIRGINIA
JASON TURNER KACAMBARIS
Lic. No. 0402042416
12/20/2021
PROFESSIONAL ENGINEER

SUBMISSION	NO.	DATE	REVISION	DESCRIPTION
1	8/6/2018	1	DATE	DESCRIPTION
2	6/6/2019	2	ADDRESS CITY COMMENTS	ADDRESS CITY COMMENTS
3	9/16/2019	3	ADDRESS CITY COMMENTS	ADDRESS CITY COMMENTS
4	11/2/2020	4	ADDRESS CITY COMMENTS	ADDRESS CITY COMMENTS
5	7/31/2021	5	ADDRESS CITY COMMENTS	ADDRESS CITY COMMENTS
6	10/7/2021	6	ADDRESS CITY COMMENTS	ADDRESS CITY COMMENTS
7	10/29/2021	7	ADDRESS CITY COMMENTS	ADDRESS CITY COMMENTS
8	11/17/2021	8	ADDRESS CITY COMMENTS	ADDRESS CITY COMMENTS

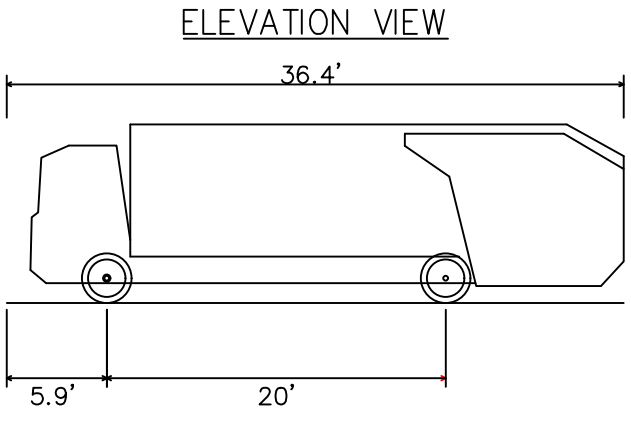


NOTES

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

TURNING ANALYSIS - REAR-LOAD REFUSE TRUCK

REAR-LOAD REFUSE TRUCK INFORMATION
NOT TO SCALE



REAR-LOAD REFUSE TRUCK	
OVERALL LENGTH	36.40 FEET
OVERALL WIDTH	8.36 FEET
OVERALL BODY HEIGHT	10.55 FEET
MIN BODY GROUND CLEARANCE	1.00 FEET
TRACK WIDTH	8.36 FEET
LOCK-TO-LOCK TIME	6.00 SECONDS
CURB TO CURB TURNING RADIUS	29.30 FEET

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

CITY WORK TRUCK ACCESS TURNING MOVEMENTS

RT. 50 BREEZEWAY
MASTER DEVELOPMENT PLAN

LOCATION
FAIRFAX CITY, VIRGINIA

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FAIRFAX, VA 22031

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

SHEET: 14 of 21

SUBMISSION		REVISION	
NO.	DATE	NO.	DESCRIPTION
1	8/6/2018	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
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6	10/7/2021	6	ADDRESS CITY COMMENTS
7	10/29/2021	7	ADDRESS CITY COMMENTS
8	11/17/2021	8	ADDRESS CITY COMMENTS

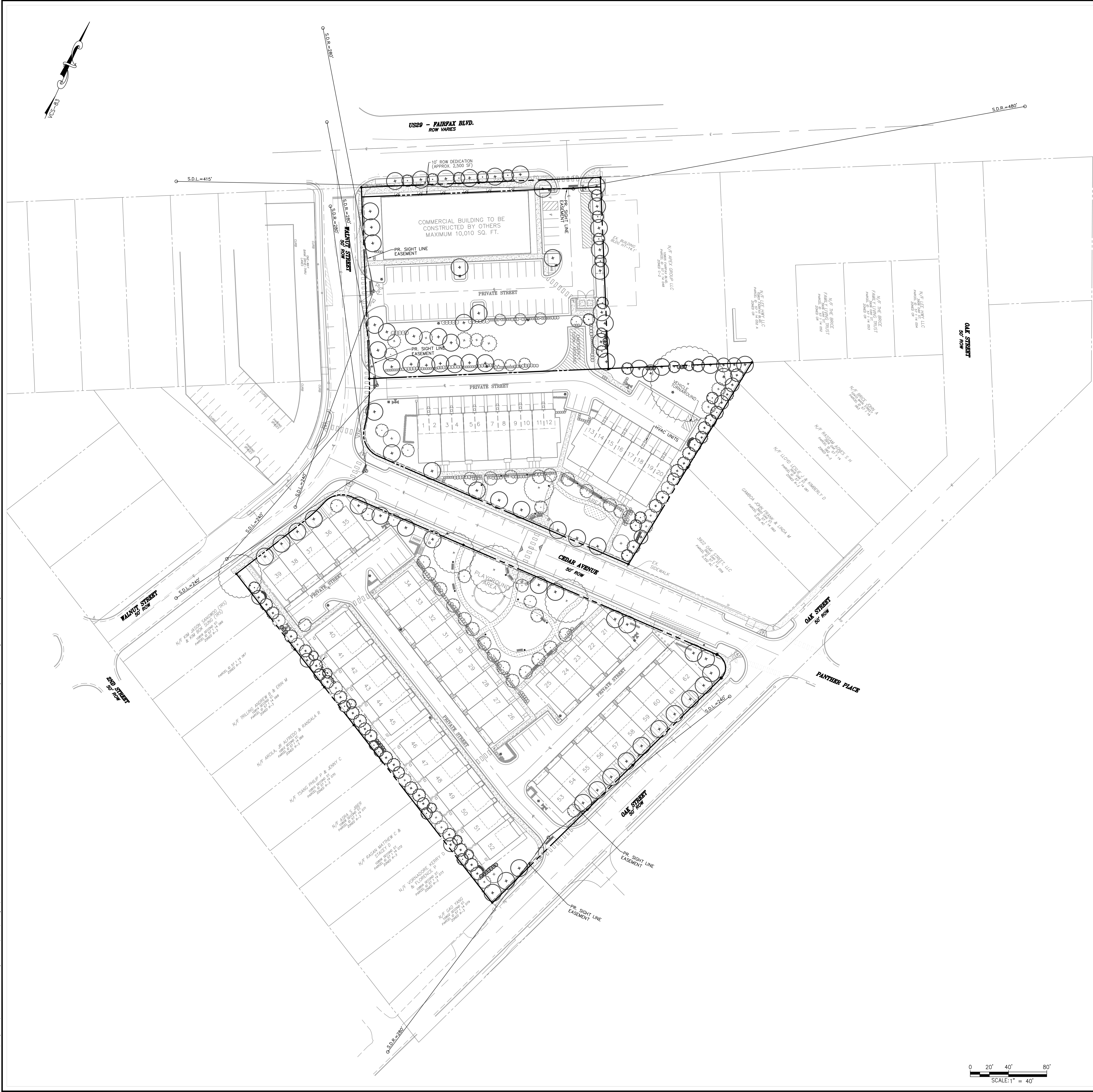
COMMONWEALTH OF VIRGINIA

JASON TURNER KACAMBARAS
Lic. No. 0402042416
Professional Engineer
12/29/2021



LEGEND
PATH OF PEDESTRIAN MOVEMENTS

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		ATCS		13861 SUNRISE VALLEY DRIVE, SUITE 200 HERNDON, VIRGINIA 20171 (703) 430-7500 FAX (703) 430-0889 HERNDON - LARGO BALTIMORE BLACKSTONE - RICHMOND RALEIGH - RICHMOND WWW.ATCSPLC.COM	
CLIENT PULTE HOME COMPANY LLC 9302 LEE HIGHWAY, SUITE 1000 FAIRFAX, VA 22031		SUBMISSION		REVISION		COMMONWEALTH OF VIRGINIA JASON TURNER KACAMBARAS Lic. No. 0402042416 PROFESSIONAL ENGINEER	
		NO.	DATE	NO.	DATE	DESCRIPTION	
		1	8/6/2018	1	6/5/2019	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			



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

SIGHT DISTANCE PLAN

RT. 50 BREEZEWAY
MASTER DEVELOPMENT PLAN

LOCATION
FAIRFAX CITY, VIRGINIA

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9302 LEE HIGHWAY, SUITE 1000
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REVISION

NO.	DATE	DESCRIPTION
1	6/6/2019	ADDRESS CITY COMMENTS
2	9/18/2019	ADDRESS CITY COMMENTS
3	9/20/2019	ADDRESS CITY COMMENTS
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SUBMISSION

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8	11/17/2021	ADDRESS CITY COMMENTS

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

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

SHEET: 16 of 21



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

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

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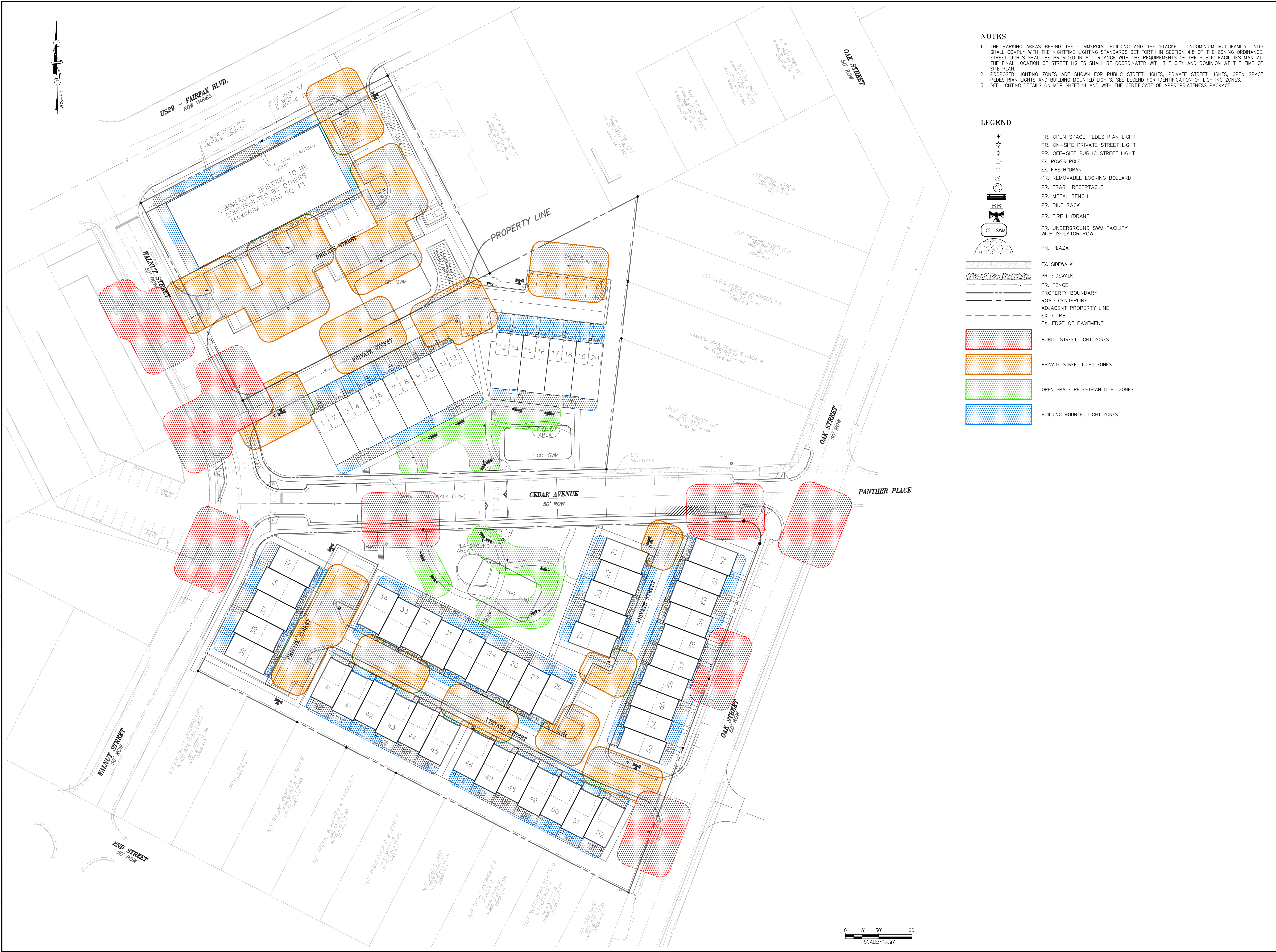
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COMMONWEALTH OF VIRGINIA
JASON TURNER KACAMBARAS
Lic. No. 04020242416
Professional Engineer
12/20/2021

REVISION
NO. DATE DESCRIPTION
1 8/6/2018 ADDRESS CITY COMMENTS
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3 9/20/2019 ADDRESS CITY COMMENTS
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6 10/7/2021 ADDRESS CITY COMMENTS
7 10/29/2021 ADDRESS CITY COMMENTS
8 11/17/2021 ADDRESS CITY COMMENTS

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 4.8 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

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7	10/29/2021	7	ADDRESS CITY COMMENTS
8	11/17/2021	8	ADDRESS CITY COMMENTS

COMMONWEALTH OF VIRGINIA

JASON TURNER KACAMBARAS

Lic. No. 0402042416

PROFESSIONAL ENGINEER

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MASTER LIGHTING CONCEPT 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: 18 of 21

FILE PATH: S:\Projects\001271_Breezeway_Mat\Design\Sheets\1271-REZONING MASTER DEVELOPMENT PLAN\01271 - Breezeway - 19 - Illustrative Open Space Area.dwg PLOT DATE: 12/20/2021 4:32:14 PM BY: CHRIS NEIFERT



SUBMISSION		REVISION	
NO.	DATE	NO.	DESCRIPTION
1	8/6/2018	1	6/5/2019 ADDRESS CITY COMMENTS
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4	11/2/2020	4	7/14/2021 ADDRESS CITY COMMENTS
5	7/13/2021	5	9/22/2021 ADDRESS CITY COMMENTS
6	10/1/2021	6	10/15/2021 ADDRESS CITY COMMENTS
7	10/19/2021	7	11/17/2021 ADDRESS CITY COMMENTS
8		8	

JASON TURNER KACAMBURAS
Lic. No. 0402042416
1/15/2021
PROFESSIONAL ENGINEER

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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

SHEET: 19 of 21

FILE PATH: S:\Projects\001271_BreezeWay_Motel\Civil\Design\1271-REZONING MASTER DEVELOPMENT PLAN\01271 -BreezeWay - 20 - Exterior Elevations.dwg PLOT DATE: 12/20/2021 4:50:19 PM BY: CHRIS NEFFERT



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



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



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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
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8			

COMMONWEALTH OF VIRGINIA
JASON TURNER KACAMBARAS
Lic. No. 0402042416
12/20/2021
PROFESSIONAL ENGINEER

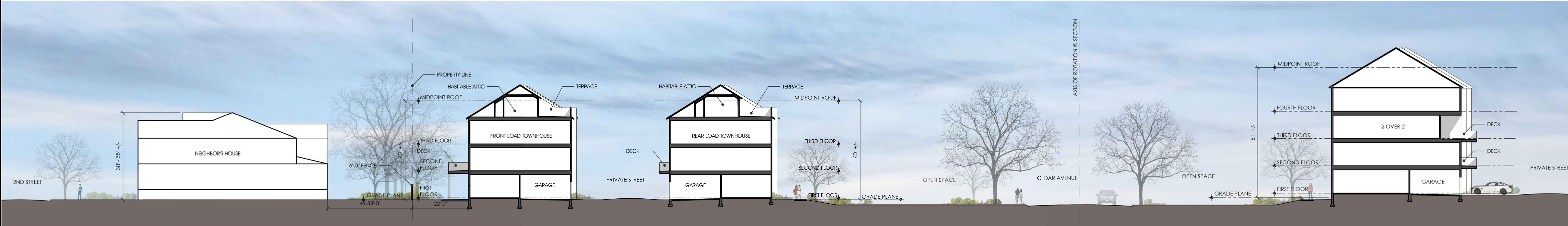
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ILLUSTRATIVE BUILDING HEIGHT ELEVATION EXHIBIT
RT. 50 BREEZEWAY
MASTER DEVELOPMENT PLAN
LOCATION
FAIRFAX CITY, VIRGINIA

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

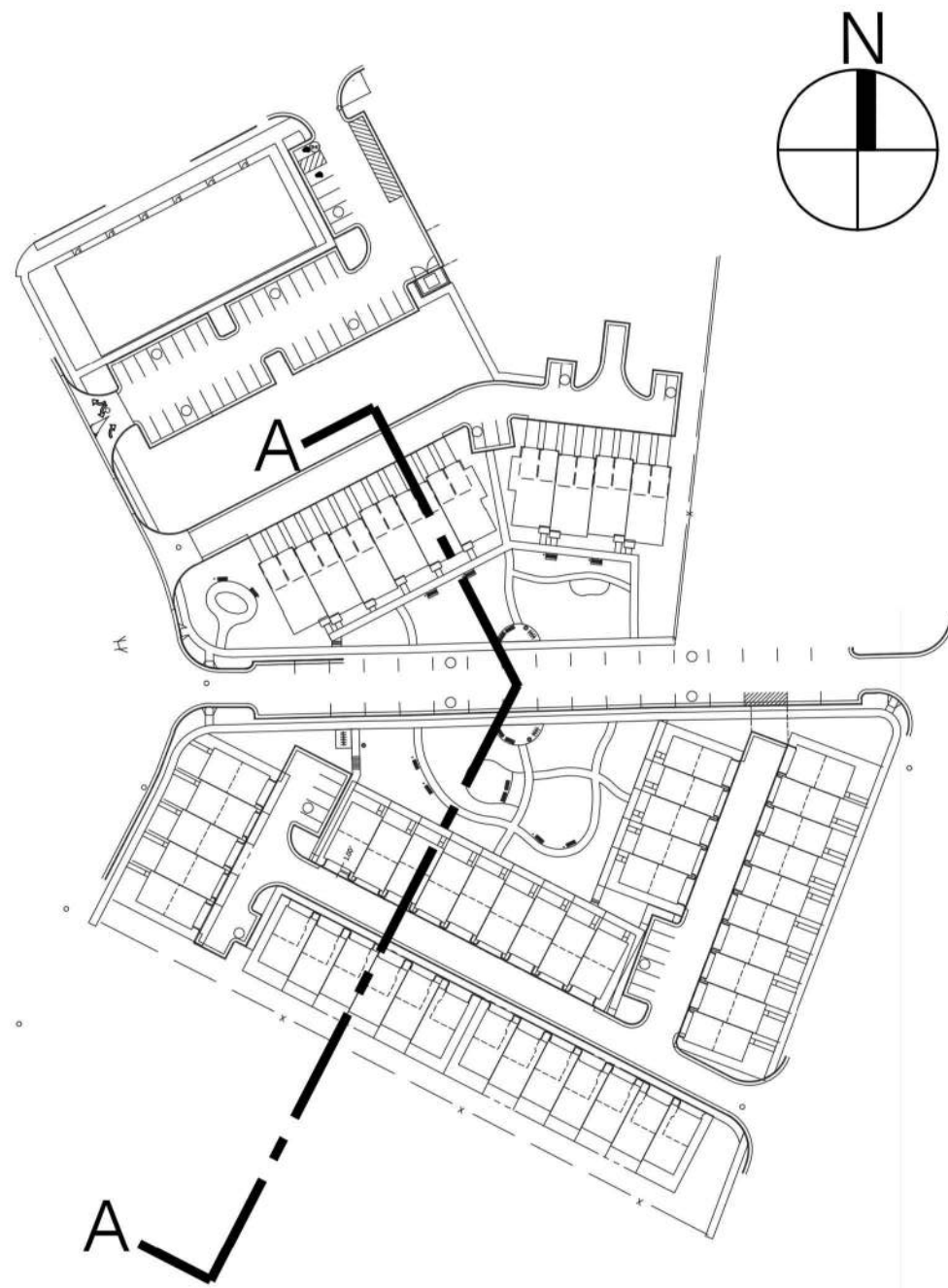
SHEET: 20 of 21



A

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

KEY PLAN



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

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

ATCS
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HERNDON, VIRGINIA 20171
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FAIRFAX, VA 22031



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7	10/19/2021	7	11/15/2021 ADDRESS CITY COMMENTS
8	11/17/2021	8	