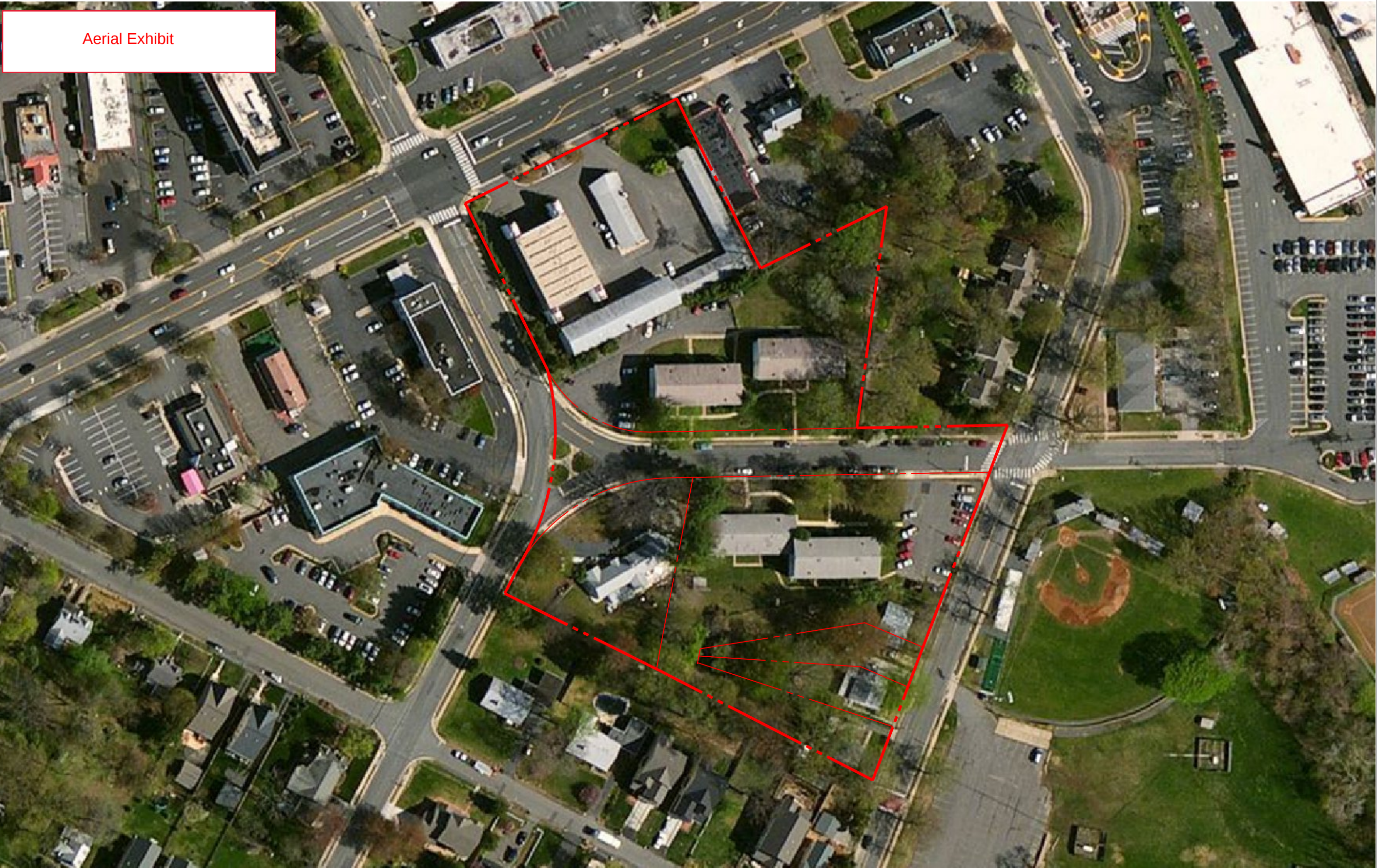


Proposed Redevelopment of Breezeway Motel

City of Fairfax, VA Route 50





Aerial Exhibit

DEVELOPMENT MAP

RT. 50 FAIRFAX CITY

LOCATED IN
FAIRFAX CITY, VIRGINIA

ATCS, P.L.C.

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2553 DULLES VIEW DR. Suite 300
HERNDON, VA 20171

(703) 430-7500 • Fax (703) 430-0889

Culpeper, Va. • Waldorf, Md. • Annapolis, Md.

CLIENT

L.D. CARUTHERS

GAB

GAB

N/A

N/A

10/30/13

1"=100'

0 50 100 200 300

NO.

DATE

REVISION

SHEET NO. 1 OF 1

DATE



View from Oak Street towards Panther Place



View from Walnut Street to Fairfax Boulevard



View turning onto Walnut Street



Breezeway Motel



View along Cedar Avenue



View turning onto Walnut Street



View from Panther Place of Cedar Avenue



View along Cedar Avenue

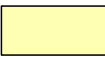


VEGETATION LEGEND:

 APPROXIMATE LOCATION OF EXISTING TREE

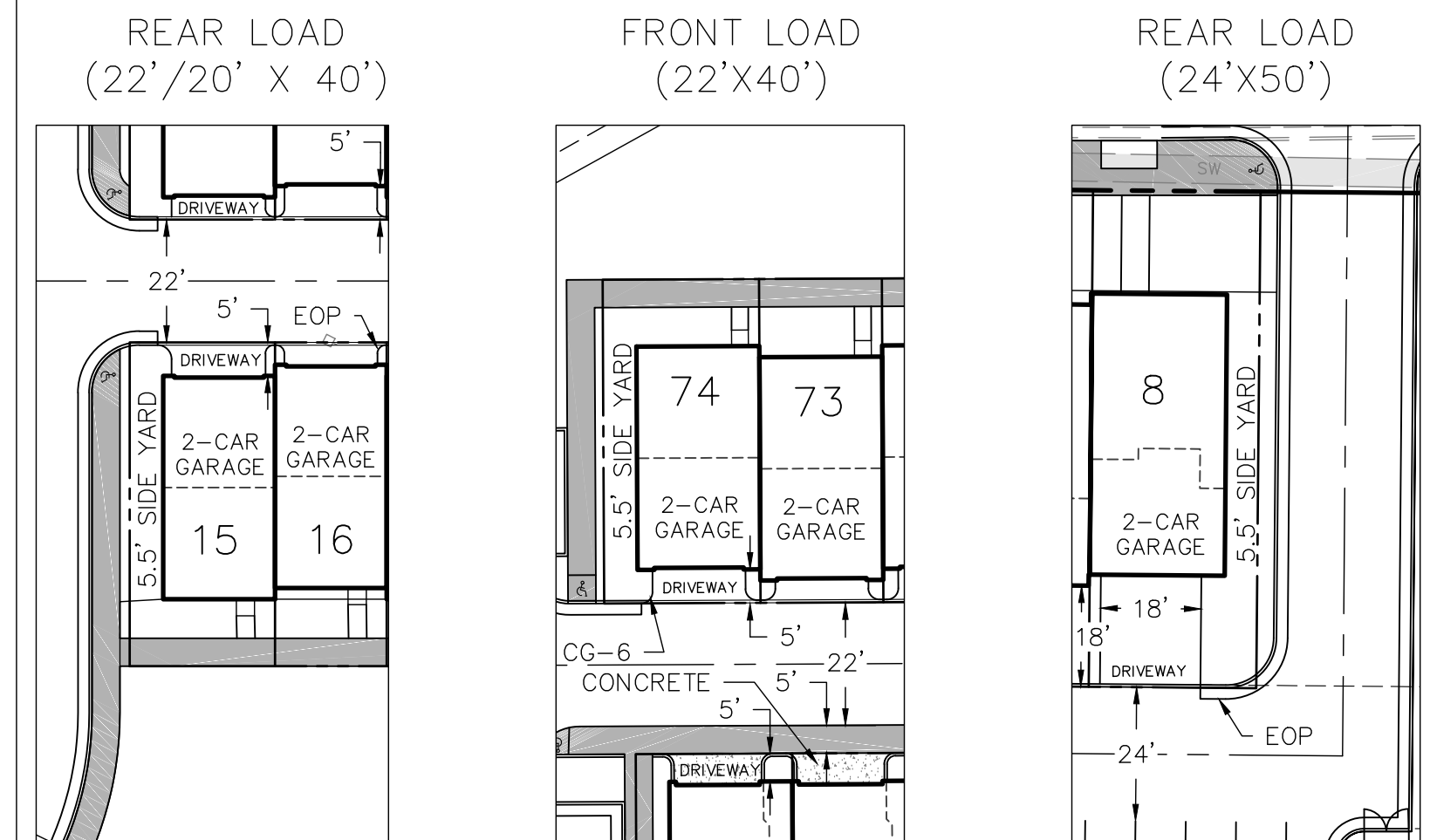
 APPROXIMATE LOCATION OF PROPOSED TREE

SITE TABULATION:

	22 X 40 FT FRONT LOAD TOWNHOME - 20 UNITS
	22 X 40 FT REAR LOAD TOWNHOME - 21 UNITS
	20 X 40 FT REAR LOAD TOWNHOME - 25 UNITS
	24 X 50 FT REAR LOAD TOWNHOME - 8 UNITS (GROUND FLOOR COMMERCIAL)



TYPICAL TOWN HOME LAYOUTS



ZONING TABULATIONS					
(PER FAIRFAX CITY ZONING ORDINANCE 7/12/16)					
SITE AREA:		4.73 ACRES			
ZONE:		PD-M			
PARKING:	PARKING TYPE	UNIT/SF	REQUIREMENT	REQUIRED	PROVIDED
	RESIDENTIAL	74 UNITS	2 SPACE/UNIT	148	TOTAL 177 31 SURFACE, 14 CEDAR, 132 GARAGE
	COMMERCIAL	5,712 SF (8 UNITS x 714 SF)	1 SPACE/300 SF	20	TOTAL 32 16 GARAGE 16 DRIVEWAY
	TOTAL			168	209
OPEN SPACE:	TOTAL OPEN SPACE			REQUIRED	PROVIDED
	OPEN SPACE >50 FEET			-	38%
				20%	15%
	CONTIGUOUS OPEN SPACE			50%	85% (OF THE 15%)

LOT TABULATION	
LOT TYPE	QUANTITY
TOWN HOME - GROUND FLR. COMMERCIAL (24')	8
TOWN HOME - REAR LOAD (20')	25
TOWN HOME - REAR LOAD (22')	21
TOWN HOME - FRONT LOAD (22')	20
TOTAL	74

SITE LAYOUT

RT. 50 BREEZEWAY PROPERTY

LOCATION:
FAIRFAX CITY, VIRGINIA

AUTHOR:	A.A.H
CHECK:	G.A.B.
PROJ#:	001271
DATE:	02/27/2018
SCALE:	1" = 40'

SHEET

CS-101

NO.	DATE	NO.	DATE	DESCRIPTION
1	10/1/1999	1	10/1/1999	1
2	10/2/1999	2	10/2/1999	2
3	10/3/1999	3	10/3/1999	3
4	10/4/1999	4	10/4/1999	4
5	10/5/1999	5	10/5/1999	5
6	10/6/1999	6	10/6/1999	6
7	10/7/1999	7	10/7/1999	7
8	10/8/1999	8	10/8/1999	8
9	10/9/1999	9	10/9/1999	9
10	10/10/1999	10	10/10/1999	10
11	10/11/1999	11	10/11/1999	11
12	10/12/1999	12	10/12/1999	12
13	10/13/1999	13	10/13/1999	13
14	10/14/1999	14	10/14/1999	14
15	10/15/1999	15	10/15/1999	15
16	10/16/1999	16	10/16/1999	16
17	10/17/1999	17	10/17/1999	17
18	10/18/1999	18	10/18/1999	18
19	10/19/1999	19	10/19/1999	19
20	10/20/1999	20	10/20/1999	20
21	10/21/1999	21	10/21/1999	21
22	10/22/1999	22	10/22/1999	22
23	10/23/1999	23	10/23/1999	23
24	10/24/1999	24	10/24/1999	24
25	10/25/1999	25	10/25/1999	25
26	10/26/1999	26	10/26/1999	26
27	10/27/1999	27	10/27/1999	27
28	10/28/1999	28	10/28/1999	28
29	10/29/1999	29	10/29/1999	29
30	10/30/1999	30	10/30/1999	30
31	10/31/1999	31	10/31/1999	31

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FRONT ELEVATIONS