GENERAL DEVELOPMENT PLAN

FOR

FAIRFAX SHOPPING CENTER

GENERAL NOTES

1. THIS SITE CONSISTS SOLELY OF THE FOLLOWING PARCEL:

TAX MAP#	AREA (SF/AC)	DB	PG	ADDRESS
057-2(02) 028	11,039 SF/0.2534 AC.	19329	1545	10406-10412 Fairfax Blvd.
057-2(02) 029	248,819 SF/5.7121 AC.	19329	1549	10342-10392 Fairfax Blvd.
057-2(02) 030	5,661 SF/0.1299 AC.	19329	1549	
057-2(02) 031	4,752 SF/0.1091 AC.	19329	1549	

2. AN ALTA/ACSM LAND TITLE SURVEY WAS PREFORMED BY JOHNSON BERNAT ASSOCIATES, INC. DATED JANUARY 11, 2017.
3. FIELD RUN TOPOGRAPHIC SURVEY WAS PERFORMED BY JOHNSON BERNAT ASSOCIATES, INC. DATED NOVEMBER 2006 AND SEPTEMBER 2016.
4. EXISTING USE: RETAIL/COMMERCIAL
5. PROPOSED USE: RETAIL/COMMERCIAL
6. THE SITE IS SERVED BY PUBLIC WATER AND SANITARY SEWER.
7. THERE ARE NO KNOWN WELLS ON THIS SITE
8. UPON SITE INSPECTION, THERE ARE NO APPARENT BURIAL STRUCTURES OR GRAVE SITES ON THIS SITE.
9. THIS PROPERTY IS IMPACTED BY A FEMA 100-YEAR FLOODPLAIN. THE SITE IS LOCATED WITHIN ZONES 'AE' (SPECIAL FLOOD HAZARD AREA WITH FLOOD ELEVATIONS DETERMINED.), ZONE 'X' (IN OTHER FLOOD AREASS), AND ZONE X AS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP (FIRM) NUMBER 515524 0002 D WITH AN EFFECTIVE DATE OF JUNE 2, 2006.
10. THE DEVELOPMENT SHALL CONFORM TO THE PROVISIONS OF APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS EXCEPT AS NOTED HEREIN.
11. SIGNS SHALL COMPLY WITH THE PROVISIONS OF ARTICLE 4 OF THE ZONING ORDINANCE UNLESS WAIVED OR MODIFIED BY THE CITY COUNCIL.
12. THERE IS A RESOURCE PROTECTION AREA ON THE PROPERTY.
13. THE APPLICANT RESERVES THE RIGHT TO MAKE MINOR MODIFICATIONS TO THE BUILDING FOOTPRINT SIZE, SHAPE, HEIGHT, PARKING LOT LAYOUT AND FLOOR AREA SHOWN ON THIS GDP BASED ON FINAL ENGINEERING AND ARCHITECTURAL DESIGN PROVIDED THAT THE OVERALL APPROVED FLOOR AREA RATIO IS NOT EXCEEDED, OPEN SPACE IS NOT REDUCED, AND THE MINIMUM BUILDING SETBACKS TO PERIPHERAL LOT LINES ARE NOT REDUCED. THE DIMENSIONS FOR BUILDING SETBACKS ARE MEASURED TO THE OUTER VERTICAL FACADES AND DO NOT INCLUDE ANY ARCHITECTURAL ELEMENTS SUCH AS BALCONIES AND EAVES.
14. THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES ON THIS SITE WORTHY OF PRESERVATION.
15. UTILITIES SHOWN HEREON ARE CONCEPTUAL. SIZE, LOCATION AND MATERIAL ARE SUBJECT TO REVISION WITH FINAL ENGINEERING.
16. STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES SHALL BE PROVIDED AS SHOWN ON THE SWM CONCEPT. EXACT SIZES, TYPES AND LOCATIONS OF FACILITIES ARE TO BE DETERMINED WITH FINAL ENGINEERING.
17. THE LIMITS OF CLEARING AND GRADING REPRESENTED HEREON ARE PRELIMINARY AND APPROXIMATE. THEY MAY CHANGE WITH FINAL ENGINEERING AND DESIGN.
18. THE ENTRANCE DESIGN AND WIDTH BASED ON THE DESIGN OF THE UNIVERSITY DRIVE EXTENSION WILL BE FURTHER EVALUATED IN CONSULTATION WITH CITY STAFF DURING THE SITE PLAN REVIEW PHASE.
19. THE APPLICANT WILL COORDINATE DESIGN WITH STAFF DURING THE SITE PLAN REVIEW PERIOD IF THE UNIVERSITY DRIVE PROJECT IS APPROVED BY THAT TIME.

VICINITY MAP
NO SCALE

OWNER/APPLICANT

FAIRFAX REGENCY, LLC
1919 GALLOWS ROAD
SUITE 1000
VIENNA, VA 22182

OWNER'S SIGNATURE — DATE 6/27/17

LAND USE ATTORNEY

ARCHITECT

BIGNELL WATKINS HASSER ARCHITECTS
ONE PARK PLACE, S. 250
ANNAPOLIS, MD 2141
443-951-4047

LANDSCAPE ARCHITECT

TWS DESIGN, INC.
1835 CLOVERMEADOW DRIVE
VIENNA, VA 22182
703-938-0308

CIVIL ENGINEER

JOHNSON BERNAT ASSOCIATES
205 N. FREDERICK AVE. S. 100
GAITHERSBURG, MD 20877
301-963-1133

EXISTING CENTER

SITE DATA

TOTAL LOT AREA	270,271 SF (6.2046 A.C.)	
DEDICATION	6,298 SF (0.1446 A.C.)	
NET LOT AREA	263,973 SF (6.0600 A.C.)	
ZONE	C-2 RETAIL COMMERCIAL	
BUILDINGS		
RETAIL	48,200 SF	
SETBACKS		REQUEST
	20' (LEE HIGHWAY)	15'
	0' (SIDE & REAR)	
	6' (SIDE PARKING)	
	PROPOSED	
BUILDING COVERAGE (60% MAX)	48,200 SF (18%)	
LOT COVERAGE (85% MAX)	222,850 SF (82%)	
TREE CANOPY (10% MIN.)	8.6%	

PARKING

	REQUIRED	PROPOSED
RETAIL (1 SPA./200 SF)	244 SPA.	254 SPA.
PERVIOUS PARKING SPACES		61 SPA.
TOTAL		325 SPA.

SHEET INDEX

1. COVER SHEET
2. PLAT SHOWING ALTA
3. EXISTING CONDITIONS PLAN
4. SITE LAYOUT PLAN
5. GRADING & UTILITY PLAN
6. FLOODPLAIN/SWM CONCEPT PLAN
7. LANDSCAPE PLAN
8. WB67 TRUCK TURNING EXHIBIT

REQUESTED SPECIAL EXCEPTIONS AND SPECIAL USES

1. A SPECIAL EXCEPTION TO MODIFY THE 10 FOOT LANDSCAPED STRIP AND STREET TREE REQUIREMENTS SPECIFIED IN §4.5.6.B FOR FAIRFAX BOULEVARD AND EATON PLACE.
2. A SPECIAL EXCEPTION TO REDUCE THE REQUIREMENT OF §4.4.4.B.1 TO PROVIDE A FIVE FOOT SIDEWALK ALONG EATON PLACE TO FOUR FEET.
3. A SPECIAL EXCEPTION TO MODIFY THE INTERIOR LANDSCAPED ISLANDS AS SPECIFIED IN §4.5.7.D.1. TO REDUCE THE MINIMUM WIDTH OF THE ISLANDS TO SIX FEET AND INCREASE THE NUMBER OF PARKING SPACES BETWEEN INTERIOR ISLANDS TO 11 OR 12.
4. A SPECIAL EXCEPTION IS REQUIRED TO REDUCE THE WIDTH OF THE MEDIAN ISLAND REQUIRED BY §4.5.7.D.3 TO SIX FEET.
5. A SPECIAL EXCEPTION TO MODIFY THE PARKING LOT PERIMETER LANDSCAPING REQUIRED BY §4.5.7.C.1 ALONG EATON PLACE.
6. A SPECIAL EXCEPTION TO ALLOW PARKING WITHIN THE MINIMUM FRONT YARD SETBACK OF 20 FEET AS REQUIRED BY §4.2.4.

J·B·A
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205 N. Frederick Avenue, Suite 100
Gaithersburg, Maryland 20877
Tel. (301) 963-1133
Fax: (301) 963-6306
www.jba-inc.com
Engineering · Surveying · Planning

COVER SHEET
TRACTS I, II, III, & IV
FAIRFAX BOULEVARD - ROUTE 50
CITY OF FAIRFAX
VIRGINIA

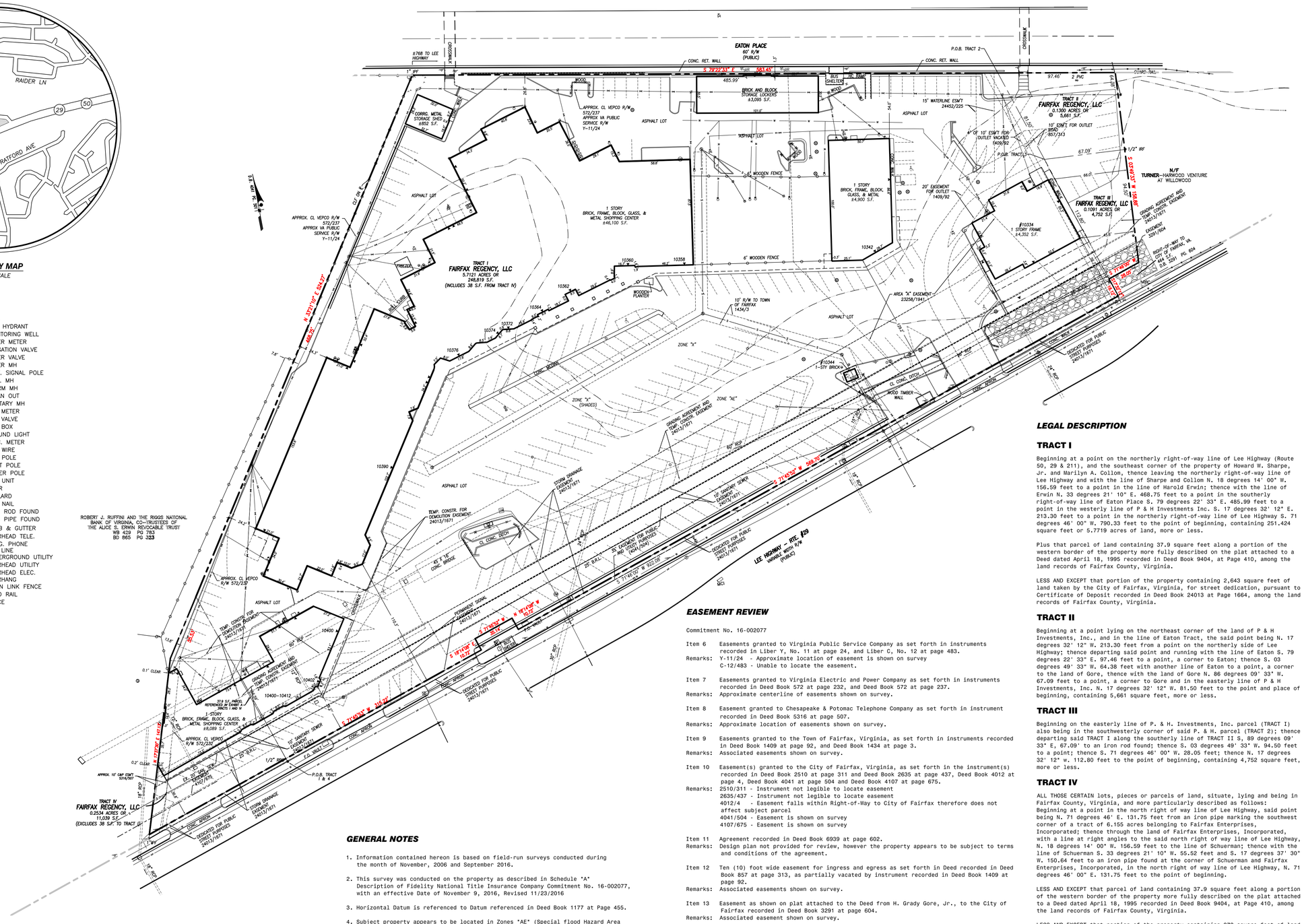
COMMONWEALTH OF VIRGINIA
KEVIN J. JOHNSON
Lic. No. 032718
6/27/17
PROFESSIONAL ENGINEER

REV. NO.	DATE	REVISIONS PRIOR TO APPROVAL

PLAN NO.:
SCALE:
DATE: 6/27/17
SHEET 1 OF 8
FILE NO: 07-022

I:\Proj\07-022 - Fairfax SC\07-022A Fairfax S C - Regency\Plot\Title Sheet.dwg

VICINITY MAP
NO SCALE



LEGEND

- SIGN
- FIRE HYDRANT
- MONITORING WELL
- WATER METER
- IRRIGATION VALVE
- WATER VALVE
- WATER MH
- TRAF. SIGNAL POLE
- TELE. MH
- STORM MH
- CLEAN OUT
- SANITARY MH
- GAS METER
- GAS VALVE
- GAS BOX
- GROUND LIGHT
- ELEC. METER
- GUY WIRE
- GUY POLE
- LIGHT POLE
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- IRON PIPE FOUND
- CURB & GUTTER
- OVERHEAD TELE.
- UNDG. PHONE
- GAS LINE
- UNDERGROUND UTILITY
- OVERHEAD UTILITY
- OVERHEAD ELEC.
- OVERHANG
- CHAIN LINK FENCE
- HAND RAIL
- FENCE

SURVEYOR'S CERTIFICATE

To Regency Centers, L.P., its successors and assigns, Whole Foods, Donegan Company, its successors and assigns, and Fidelity National Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1-4, 6(a), 7(a), 7(b), 8, 9, 11, 13, and 16 of Table A thereof. The field work was completed on November, 2006 and September, 2016.

Adam S. Bernat

4/21/2017
Date:

GENERAL NOTES

1. Information contained hereon is based on field-run surveys conducted during the month of November, 2006 and September 2016.
2. This survey was conducted on the property as described in Schedule "A" Description of Fidelity National Title Insurance Company Commitment No. 16-002077, with an effective Date of November 9, 2016, Revised 11/23/2016
3. Horizontal Datum is referenced to Datum referenced in Deed Book 1177 at Page 455.
4. Subject property appears to be located in Zones "AE" (Special flood Hazard Area with base flood elevations determined.), Zone "X" in Other Flood Areas), and Zone X as determined to be outside the 0.2% annual chance floodplain as shown on FEMA flood insurance rate map (FIRM) number 515524 0002 D with an effective date of June 2, 2006.
5. There are 284 regular parking spaces and 4 handicapped.
6. Underground utilities are referenced from plat entitled " NORTHFAX GATEWAY ROUTE 25/50 & 123" sheets 5 and 6, prepared by Patton Harris Rust & Associates. (not dated)
7. Zoning restrictions (per city of Fairfax zoing code).
   Minimum Front Setback: 25 feet
   Max Height: 5 stories or 60 feet
   Maximum F.A.R.: 0.5
   Minimum Open Space: 30%

EASEMENT REVIEW

Commitment No. 16-002077

Item 6 Easements granted to Virginia Public Service Company as set forth in instruments recorded in Liber Y, No. 11 at page 24, and Liber C, No. 12 at page 483.
Remarks: Y-11/24 - Approximate location of easement is shown on survey
C-12/483 - Unable to locate the easement.

Item 7 Easements granted to Virginia Electric and Power Company as set forth in instruments recorded in Deed Book 572 at page 232, and Deed Book 572 at page 237.
Remarks: Approximate centerline of easements shown on survey.

Item 8 Easement granted to Chesapeake & Potomac Telephone Company as set forth in instrument recorded in Deed Book 5316 at page 507.
Remarks: Approximate location of easements shown on survey.

Item 9 Easements granted to the Town of Fairfax, Virginia, as set forth in instruments recorded in Deed Book 1409 at page 92, and Deed Book 1434 at page 3.
Remarks: Associated easements shown on survey.

Item 10 Easement(s) granted to the City of Fairfax, Virginia, as set forth in the instrument(s) recorded in Deed Book 2510 at page 311 and Deed Book 2635 at page 437, Deed Book 4012 at page 4, Deed Book 4041 at page 504 and Deed Book 4107 at page 675.
Remarks: 2510/311 - Instrument not legible to locate easement
2635/437 - Instrument not legible to locate easement
4012/4 - Easement falls within Right-of-Way to City of Fairfax therefore does not affect subject parcel
4041/504 - Easement is shown on survey
4107/675 - Easement is shown on survey

Item 11 Agreement recorded in Deed Book 6939 at page 602.
Remarks: Design plan not provided for review, however the property appears to be subject to terms and conditions of the agreement.

Item 12 Ten (10) foot wide easement for ingress and egress as set forth in Deed recorded in Deed Book 857 at page 313, as partially vacated by instrument recorded in Deed Book 1409 at page 92.
Remarks: Associated easements shown on survey.

Item 13 Easement as shown on plat attached to the Deed from H. Grady Gore, Jr., to the City of Fairfax recorded in Deed Book 3291 at page 604.
Remarks: Associated easement shown on survey.

Item 14 Party Wall as shown on plat attached to Deed recorded in Deed Book 9404 at page 709
Remarks: 37.9 s.f. parcel shown on survey.

Item 15 Commonwealth of Virginia Voluntary Remediation Program Certification of Satisfactory Completion of Remediation recorded in Deed Book 23258 at page 1941.
Remarks: Area "A" Easement is shown on survey.

Item 16 Declaration of Restrictive Covenants recorded on August 14, 2013 under Book 23336, Page 1963.
Remarks: Area "A" Easement is shown on survey.

Item 17 Certificate of Deposit recorded on March 13, 2016 under Book 24013, Page 1664.
Remarks: Associated easements and Public street dedication are shown on survey.

Item 18 Certificate of Deposit recorded on February 11, 2016 under Book 24452, Page 225.
Remarks: Waterline easement is shown on survey.

LEGAL DESCRIPTION

TRACT I

Beginning at a point on the northerly right-of-way line of Lee Highway (Route 50, 29 & 211), and the southeast corner of the property of Howard W. Sharpe, Jr. and Marilyn A. Collom, thence leaving the northerly right-of-way line of Lee Highway and with the line of Sharpe and Collom N. 18 degrees 14' 00" W. 156.59 feet to a point in the line of Harold Erwin; thence with the line of Erwin N. 33 degrees 21' 10" E. 468.75 feet to a point in the southerly right-of-way line of Eaton Place S. 79 degrees 22' 33" E. 485.99 feet to a point in the westerly line of P & H Investments Inc. S. 17 degrees 32' 12" E. 213.30 feet to a point in the northerly right-of-way line of Lee Highway S. 71 degrees 46' 00" W. 790.33 feet to the point of beginning, containing 251.424 square feet or 5.7719 acres of land, more or less.

Plus that parcel of land containing 37.9 square feet along a portion of the western border of the property more fully described on the plat attached to a Deed dated April 18, 1995 recorded in Deed Book 9404, at Page 410, among the land records of Fairfax County, Virginia.

LESS AND EXCEPT that portion of the property containing 2,643 square feet of land taken by the City of Fairfax, Virginia, for street dedication, pursuant to Certificate of Deposit recorded in Deed Book 24013 at Page 1664, among the land records of Fairfax County, Virginia.

TRACT II

Beginning at a point lying on the northeast corner of the land of P & H Investments, Inc., and in the line of Eaton Tract, the said point being N. 17 degrees 32' 12" W. 213.30 feet from a point on the northerly side of Lee Highway; thence departing said point and running with the line of Eaton S. 79 degrees 22' 33" E. 97.46 feet to a point, a corner to Eaton; thence S. 03 degrees 49' 33" W. 64.38 feet with another line of Eaton to a point, a corner to the land of Gore, thence with the land of Gore N. 86 degrees 09' 33" W. 67.09 feet to a point, a corner to Gore and in the easterly line of P & H Investments, Inc. N. 17 degrees 32' 12" W. 81.50 feet to the point and place of beginning, containing 5,661 square feet, more or less.

TRACT III

Beginning on the easterly line of P. & H. Investments, Inc. parcel (TRACT I) also being in the southwesterly corner of said P. & H. parcel (TRACT 2); thence departing said TRACT I along the southerly line of TRACT II S, 89 degrees 09' 33" E, 67.09' to an iron rod found; thence S. 03 degrees 49' 33" W. 94.50 feet to a point; thence S. 71 degrees 46' 00" W. 28.05 feet; thence N. 17 degrees 32' 12" w. 112.80 feet to the point of beginning, containing 4,752 square feet, more or less.

TRACT IV

ALL THOSE CERTAIN lots, pieces or parcels of land, situate, lying and being in Fairfax County, Virginia, and more particularly described as follows:
Beginning at a point in the north right of way line of Lee Highway, said point being N. 71 degrees 46' E. 131.75 feet from an iron pipe marking the southwest corner of a tract of 6.155 acres belonging to Fairfax Enterprises, Incorporated; thence through the land of Fairfax Enterprises, Incorporated, with a line at right angles to the said north right of way line of Lee Highway, N. 18 degrees 14' 00" W. 156.59 feet to the line of Schuerman; thence with the line of Schuerman S. 33 degrees 21' 10" W. 55.52 feet and S. 17 degrees 37' 30" W. 150.64 feet to an iron pipe found at the corner of Schuerman and Fairfax Enterprises, Incorporated, in the north right of way line of Lee Highway, N. 71 degrees 46' 00" E. 131.75 feet to the point of beginning.

LESS AND EXCEPT that parcel of land containing 37.9 square feet along a portion of the western border of the property more fully described on the plat attached to a Deed dated April 18, 1995 recorded in Deed Book 9404, at Page 410, among the land records of Fairfax County, Virginia.

LESS AND EXCEPT that portion of the property containing 373 square feet of land taken by the City of Fairfax, Virginia, for street dedication, pursuant to Certificate of Deposit recorded in Deed Book 24013 at Page 1664, among the land records of Fairfax County, Virginia.

0 40 80 120

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PLAT SHOWING
ALTA/NSPS LAND TITLE SURVEY
TRACTS I, II, III, & IV
LEE HIGHWAY – ROUTE 29

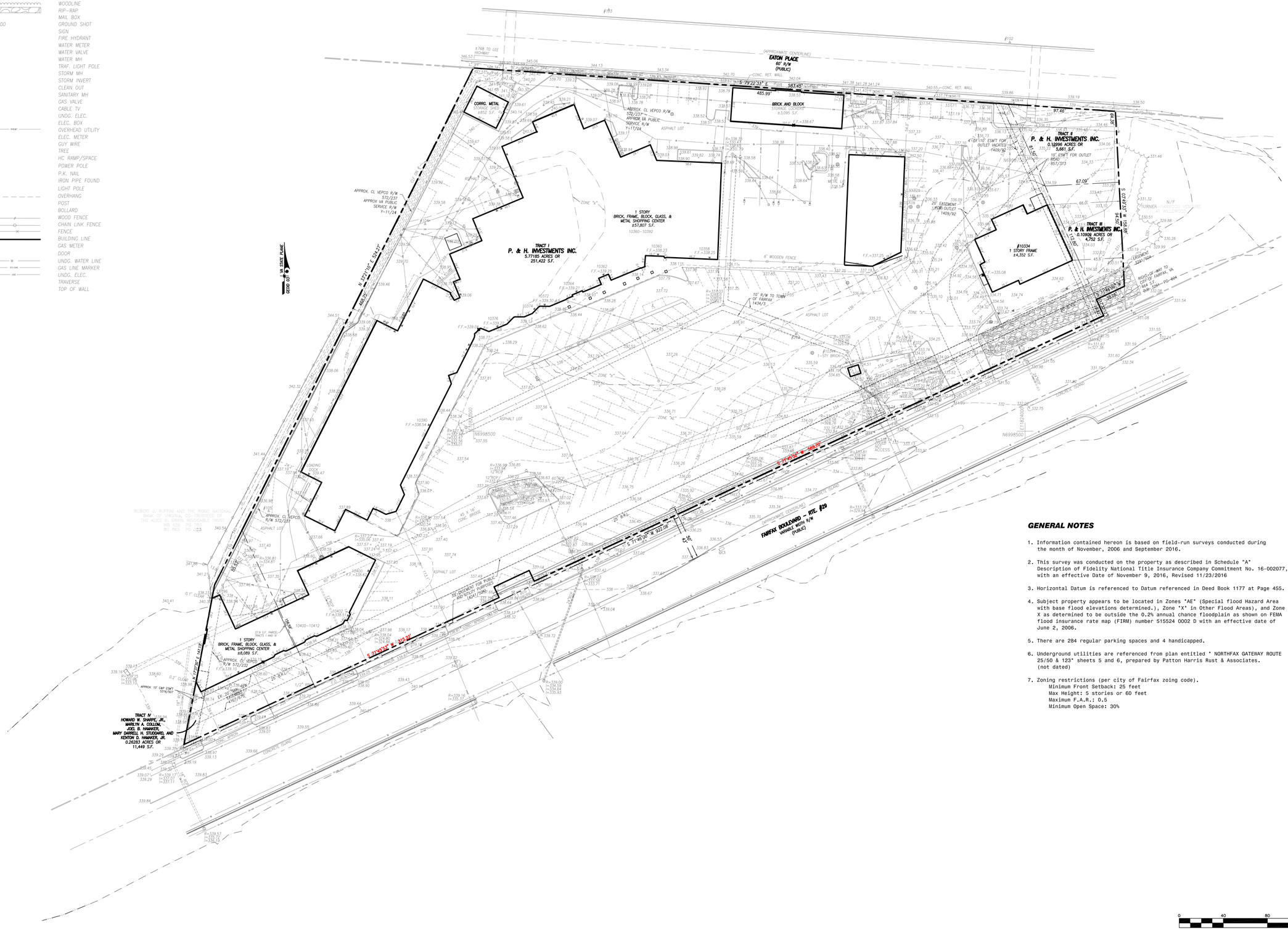
CITY OF FAIRFAX
VIRGINIA

COMMONWEALTH OF VIRGINIA
1/11/2017
ADAM S. BERNAT
Lic. No. 2628
LAND SURVEYOR

PLAN NO.:	
SCALE:	1"=30'
DATE:	4/21/2017
SHEET	2 OF 8
FILE NO:	06-102

LEGEND

CURB
CURB & GUTTER
WOODLINE
RIP-RAP
MAIL BOX
100.00 GROUND SHOT
SIGN
FIRE HYDRANT
WATER METER
WATER VALVE
WATER MH
TRAF. LIGHT POLE
STORM MH
STORM INVERT
CLEAN OUT
SANITARY MH
GAS VALVE
CABLE TV
UNDG. ELEC.
ELEC. BOX
OVERHEAD UTILITY
ELEC. METER
GUY WIRE
TREE
HC RAMP/SPACE
POWER POLE
P.K. NAIL
IRON PIPE FOUND
LIGHT POLE
OVERHANG
POST
BOLLARD
WOOD FENCE
CHAIN LINK FENCE
FENCE
BUILDING LINE
GAS METER
DOOR
UNDG. WATER LINE
GAS LINE MARKER
UNDG. ELEC.
TRAVERSE
TOP OF WALL



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5. There are 284 regular parking spaces and 4 handicapped.

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   Max Height: 5 stories or 60 feet
   Maximum F.A.R.: 0.5
   Minimum Open Space: 30%

0 40 80 120

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EXISTING CONDITIONS PLAN
TRACTS I, II, III, & IV
FAIRFAX BOULEVARD – ROUTE 50

CITY OF FAIRFAX
VIRGINIA

COMMONWEALTH OF VIRGINIA
KEVIN J. JOHNSON
Lic. No. 032718
6/27/17
PROFESSIONAL ENGINEER

REV. NO.	DATE	REVISIONS PRIOR TO APPROVAL

PLAN NO.:
SCALE: 1"=40'
DATE: 6/27/17
SHEET 3 OF 8
FILE NO: 07-022A

I:\Proj\07-022 - Fairfax SC\07-022A Fairfax S C - Regency\Plot\Existing Conditions Plan.dwg

LEGEND

- SIGN
- FIRE HYDRANT
- MONITORING WELL
- WATER METER
- IRRIGATION VALVE
- WATER VALVE
- WATER MH
- TRAF. SIGNAL POLE
- TELE. MH
- STORM MH
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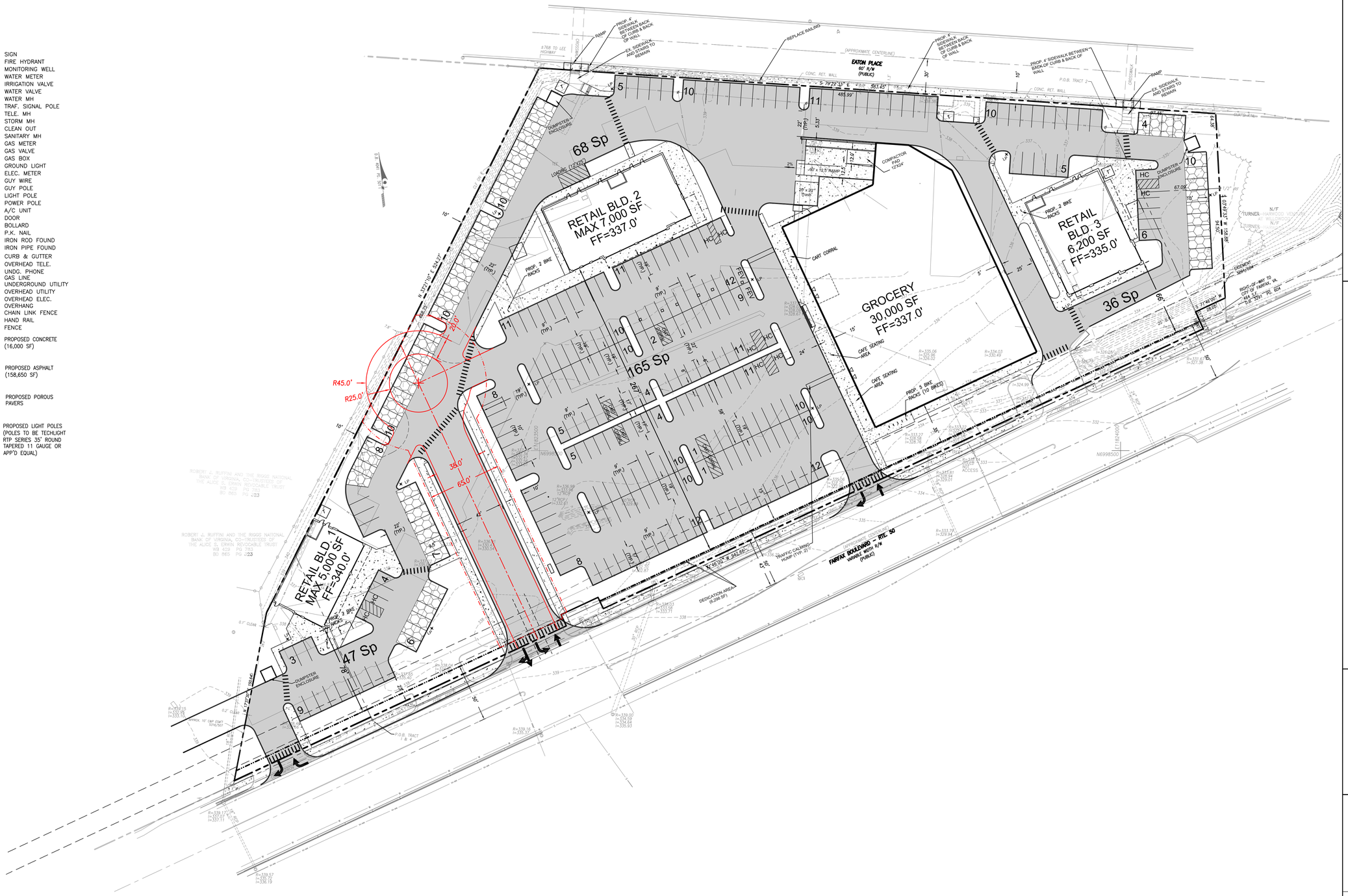
- IRON ROD FOUND
- IRON PIPE FOUND
- CURB & GUTTER
- OVERHEAD TELE.
- UNDG. PHONE
- GAS LINE
- UNDERGROUND UTILITY
- OVERHEAD UTILITY
- OVERHEAD ELEC.
- OVERHANG
- CHAIN LINK FENCE
- HAND RAIL
- FENCE
- PROPOSED CONCRETE (16,000 SF)
- PROPOSED ASPHALT (158,650 SF)
- PROPOSED POROUS PAVERS
- PROPOSED LIGHT POLES (POLES TO BE TECHLIGHT RTP SERIES 35' ROUND TAPERED 11 GAUGE OR APP'D EQUAL)



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Engineering · Surveying · Planning

SITE LAYOUT PLAN
TRACTS I, II, III, & IV
FAIRFAX BOULEVARD – ROUTE 50

CITY OF FAIRFAX
VIRGINIA

COMMONWEALTH OF VIRGINIA
KEVIN G. JOHNSON
Lic. No. 032718
6/27/17
PROFESSIONAL ENGINEER

REV. NO.	DATE	REVISIONS PRIOR TO APPROVAL

PLAN NO.:
SCALE: 1"=40'
DATE: 6/27/17
SHEET 4 OF 8
FILE NO: 07-022A

0 40 80 120

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LEGEND

SIGN
FIRE HYDRANT
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WATER METER
IRRIGATION VALVE
WATER VALVE
WATER MH
TRAF. SIGNAL POLE
TELE. MH
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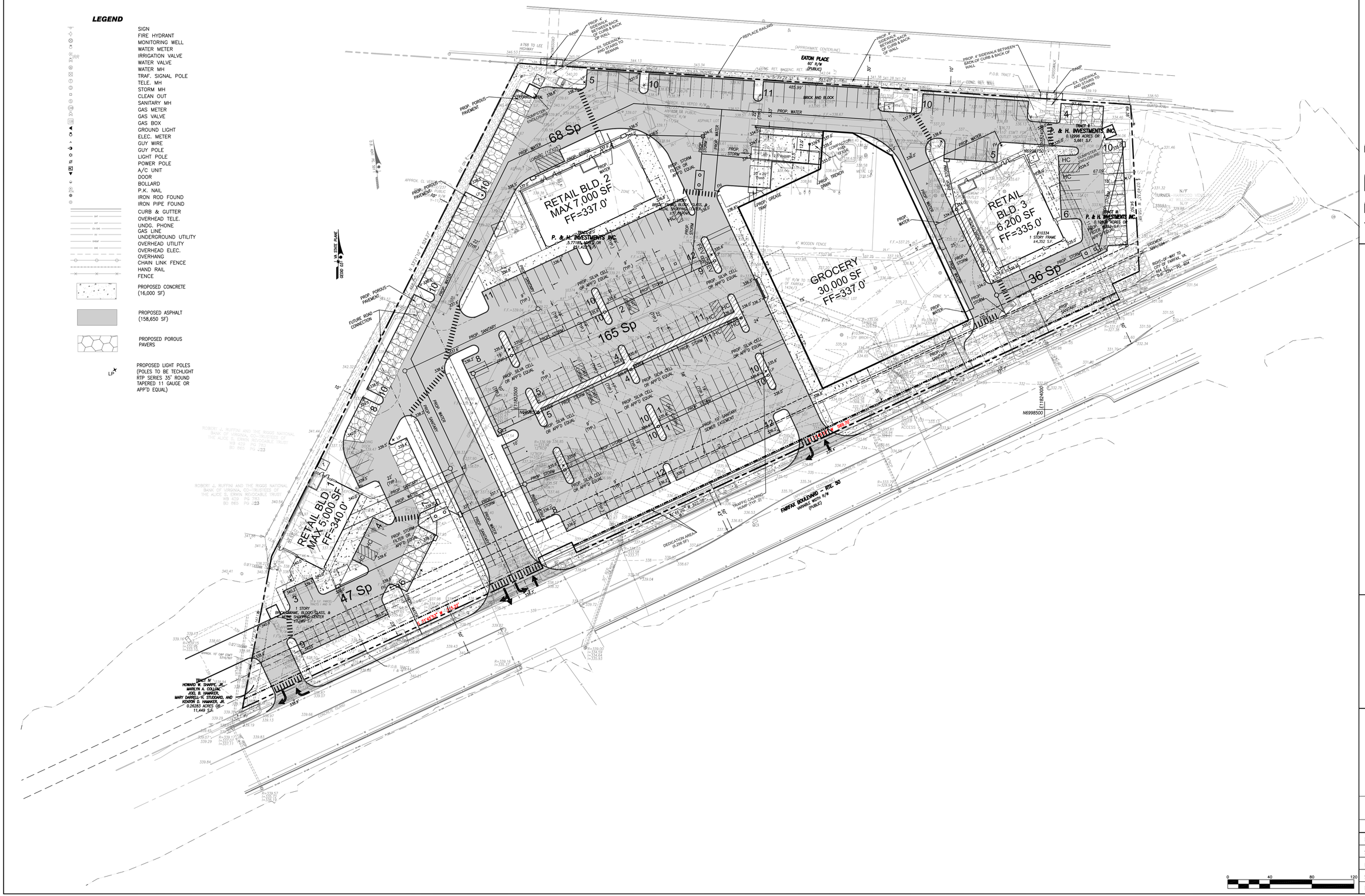
IRON PIPE FOUND
CURB & GUTTER
OVERHEAD TELE.
UNDG. PHONE
GAS LINE
UNDERGROUND UTILITY
OVERHEAD UTILITY
OVERHEAD ELEC.
OVERHANG
CHAIN LINK FENCE
HAND RAIL
FENCE

PROPOSED CONCRETE (16,000 SF)

PROPOSED ASPHALT (158,650 SF)

PROPOSED POROUS PAVERS

PROPOSED LIGHT POLES (POLES TO BE TECHLIGHT RTP SERIES 35' ROUND TAPERED 11 GAUGE OR APP'D EQUAL)



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GRADING & UTILITY PLAN
TRACTS I, II, III, & IV
FAIRFAX BOULEVARD – ROUTE 50

CITY OF FAIRFAX
VIRGINIA

COMMONWEALTH OF VIRGINIA
KEVIN J. JOHNSON
Lic. No. 032718
6/27/17
PROFESSIONAL ENGINEER

REV. NO.	DATE	REVISIONS PRIOR TO APPROVAL

PLAN NO.:
SCALE: 1"=40'
DATE: 6/27/17
SHEET 5 OF 8
FILE NO: 07-022A

0 40 80 120

I:\Proj\07-022 - Fairfax SC\07-022A Fairfax S C - Regency\Work\exhibits\10-24-16 - WF exhibit\Northfax Plots\Grading & Utility Plan.dwg

LEGEND

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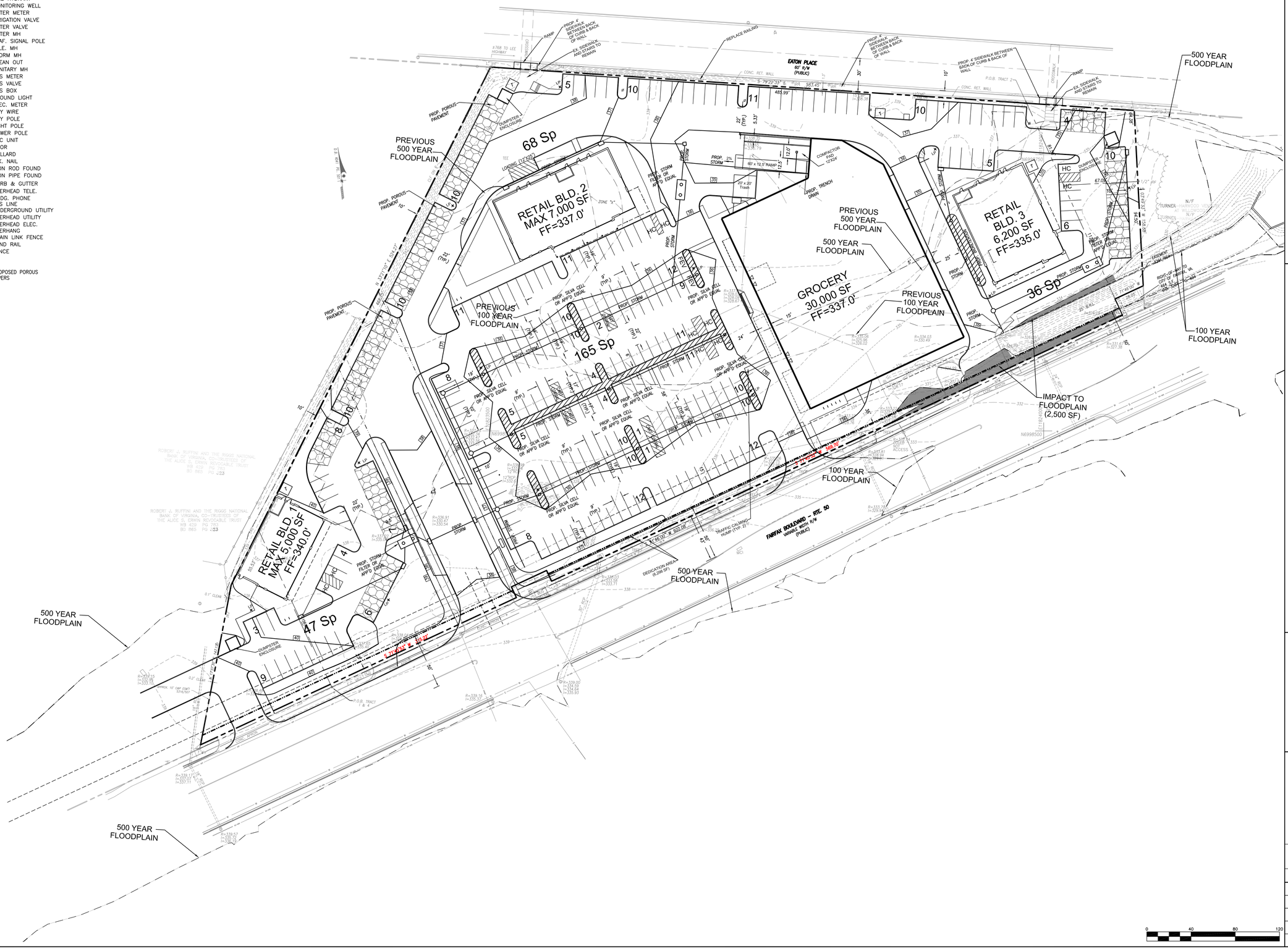
- ELEC. METER
- GUY WIRE
- GUY POLE
- LIGHT POLE
- POWER POLE
- A/C UNIT
- DOOR
- BOLLARD
- P.K. NAIL
- IRON ROD FOUND
- IRON PIPE FOUND
- CURB & GUTTER
- OVERHEAD TELE.
- UNDG. PHONE
- GAS LINE
- UNDERGROUND UTILITY
- OVERHEAD UTILITY
- OVERHEAD ELEC.
- OVERHANG
- CHAIN LINK FENCE
- HAND RAIL
- FENCE
- PROPOSED POROUS PAVERS



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FLOODPLAIN/SWM CONCEPT
TRACTS I, II, III, & IV
FAIRFAX BOULEVARD – ROUTE 50

CITY OF FAIRFAX
VIRGINIA

COMMONWEALTH OF VIRGINIA
KEVIN J. JOHNSON
Lic. No. 032718
6/27/17
PROFESSIONAL ENGINEER

REV. NO.	DATE	REVISIONS PRIOR TO APPROVAL

PLAN NO.:
SCALE: 1"=40'
DATE: 6/27/17
SHEET 6 OF 8
FILE NO: 07-022A

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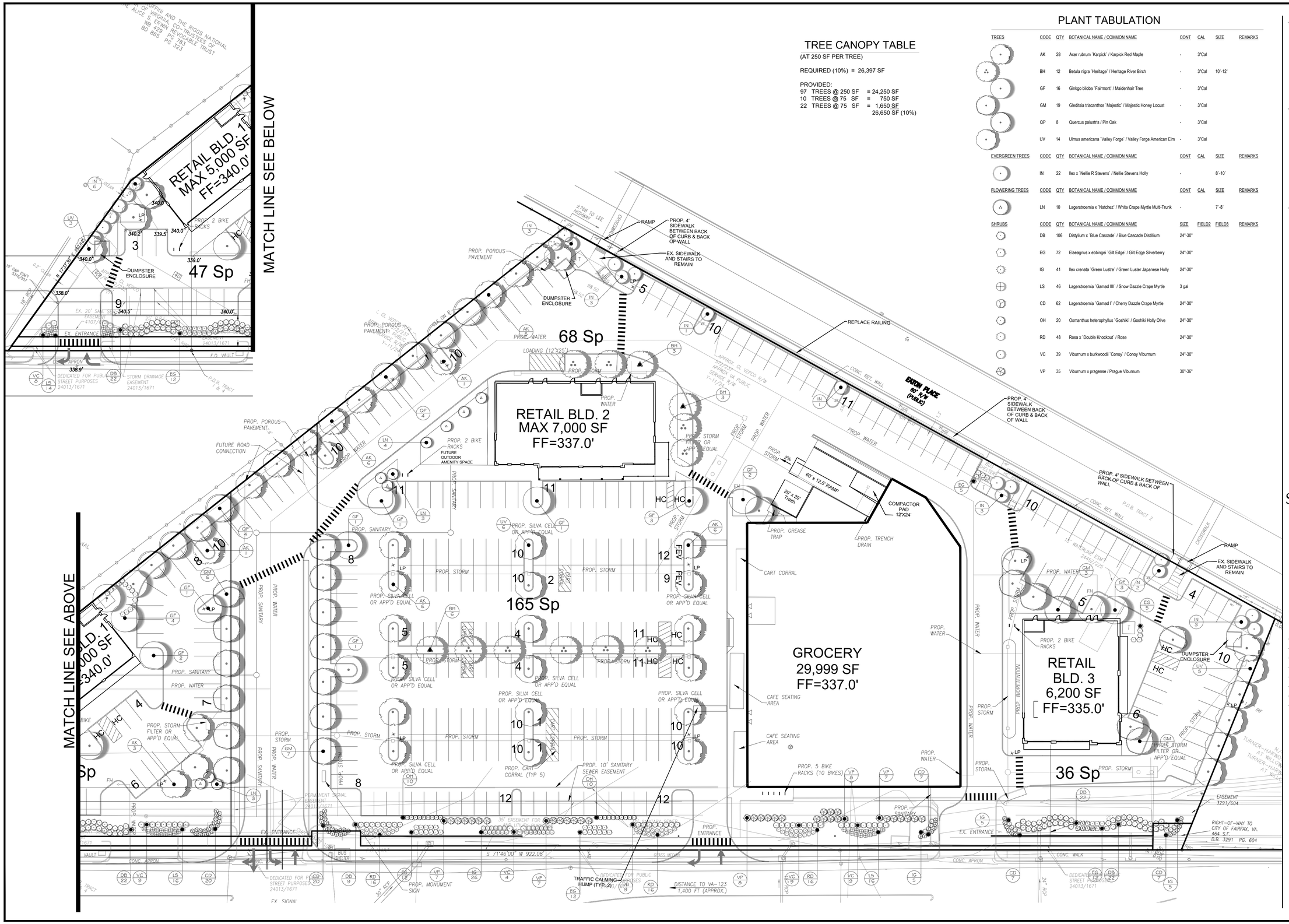


TREE CANOPY TABLE

(AT 250 SF PER TREE)

REQUIRED (10%) = 26,397 SF

PROVIDED:

97	TREES @ 250 SF	=	24,250 SF
10	TREES @ 75 SF	=	750 SF
22	TREES @ 75 SF	=	1,650 SF
			26,650 SF (10%)

PLANT TABULATION

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	REMARKS
	AK	28	Acer rubrum `Karpick' / Karpick Red Maple	-	3"Cal		
	BH	12	Betula nigra `Heritage' / Heritage River Birch	-	3"Cal	10'-12'	
	GF	16	Ginkgo biloba `Fairmont' / Maidenhair Tree	-	3"Cal		
	GM	19	Gleditsia triacanthos `Majestic' / Majestic Honey Locust	-	3"Cal		
	QP	8	Quercus palustris / Pin Oak	-	3"Cal		
	UV	14	Ulmus americana `Valley Forge' / Valley Forge American Elm	-	3"Cal		

EVERGREEN TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	REMARKS
	IN	22	Ilex x `Nellie R Stevens' / Nellie Stevens Holly	-		8'-10'	

FLOWERING TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	REMARKS
	LN	10	Lagerstroemia x `Natchez' / White Crape Myrtle Multi-Trunk	-		7'-8'	

SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	FIELD2	FIELD3	REMARKS
	DB	106	Distylium x `Blue Cascade' / Blue Cascade Distillium	24"-30"			
	EG	72	Elaeagnus x ebbingei `Gilt Edge' / Gilt Edge Silverberry	24"-30"			
	IG	41	Ilex crenata `Green Lustre' / Green Luster Japanese Holly	24"-30"			
	LS	46	Lagerstroemia `Gamad IIII' / Snow Dazzle Crape Myrtle	3 gal			
	CD	62	Lagerstroemia `Gamad I' / Cherry Dazzle Crape Myrtle	24"-30"			
	OH	20	Osmanthus heterophyllus `Goshiki' / Goshiki Holly Olive	24"-30"			
	RD	48	Rosa x `Double Knockout' / Rose	24"-30"			
	VC	39	Viburnum x burkwoodii `Conoy' / Conoy Viburnum	24"-30"			
	VP	35	Viburnum x pragense / Prague Viburnum	30"-36"			

TWSDesign Inc.
Landscape Architecture

1835 Clovermeadow Drive
Vienna, Virginia 22182
703.938.0308 Fax.800.350.9226

COMMONWEALTH OF VIRGINIA
Tina Woods-Smith
TINA WOODS-SMITH
Lic. No. 000451
6.27.2017
LANDSCAPE ARCHITECT

Regency Centers.

REGENCY CENTERS

1919 GALLOWS ROAD
SUITE 1000
VIENNA, VA 22182

Contact: NATHAN BATH

Owner

0 15' 30' 60'

FAIRFAX SHOPPING CENTER

Submission Set

City of Fairfax, Virginia

Job Name

REVISIONS

No.	Description	Date
4	PARKING LOT CHANGES	6/26/17
3	SIDEWALK MOD	3/28/17
2	ADD PLANTS	3/24/17
1	PLAN UPDATE	12/22/16

LANDSCAPE PLAN

Drawing Title

Project Number: FSC_01
Scale: 1"=30'
Date: December 22, 2016

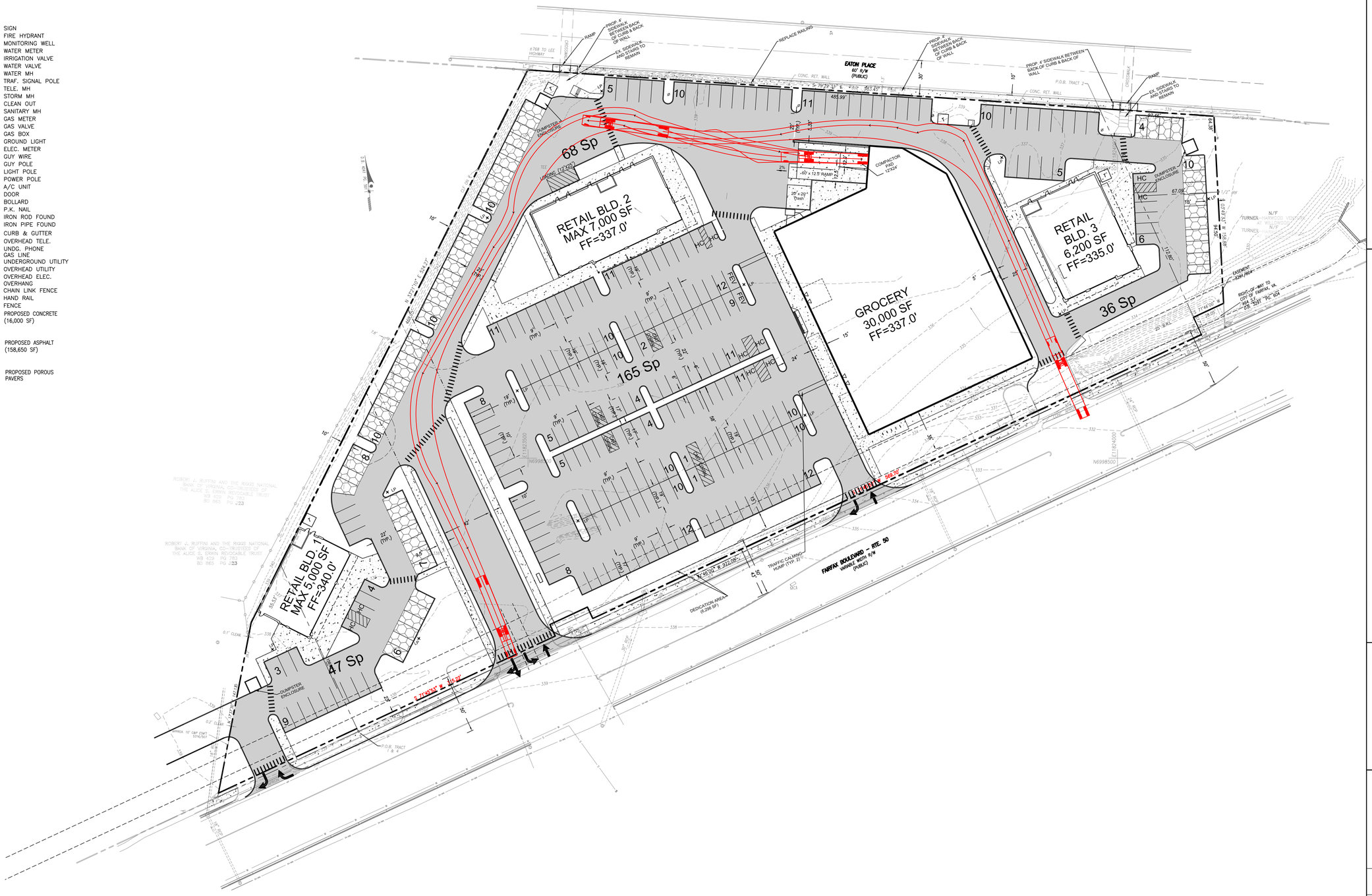
Sheet No. 1 of 1

LEGEND

SIGN
FIRE HYDRANT
MONITORING WELL
WATER METER
IRRIGATION VALVE
WATER VALVE
WATER MH
TRAF. SIGNAL POLE
TELE. MH
STORM MH
CLEAN OUT
SANITARY MH
GAS METER
GAS VALVE
GAS BOX
GROUND LIGHT
ELEC. METER
GUY WIRE
GUY POLE
LIGHT POLE
POWER POLE
A/C UNIT
DOOR
BOLLARD
P.K. NAIL
IRON ROD FOUND
IRON PIPE FOUND
CURB & GUTTER
OVERHEAD TELE.
UNDG. PHONE
GAS LINE
UNDERGROUND UTILITY
OVERHEAD UTILITY
OVERHEAD ELEC.
OVERHANG
CHAIN LINK FENCE
HAND RAIL
FENCE
PROPOSED CONCRETE (16,000 SF)

PROPOSED ASPHALT (158,650 SF)

PROPOSED POROUS PAVERS



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WB67 TRUCK TURNING EXHIBIT
TRACTS I, II, III, & IV
FAIRFAX BOULEVARD – ROUTE 50

CITY OF FAIRFAX
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