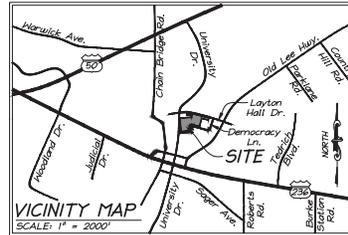


MASTER DEVELOPMENT PLAN DEMOCRACY LANE FAIRFAX CITY, VIRGINIA



TITLE OWNER OF TAX MAP # 57-2 ((20)) 6A
COURTHOUSE PLAZA ONE LLC
781 MONTROSE ROAD, SUITE 200
POTOMAC, MD 20854

APPLICANT / CONTRACT PURCHASER
CAPSTONE COLLEGIATE
COMMUNITIES
431 OFFICE PARK DRIVE, 2ND FLOOR
BIRMINGHAM, AL 35223

GENERAL NOTES:

1. THE SUBJECT PROPERTY SHOWN HEREIN IS RECORDED IN THE LAND RECORDS OF FAIRFAX CITY, VIRGINIA AS FOLLOWS:

PARCEL ID	OWNER	ADDRESS	ACREAGE	EXISTING ZONING
57.2.20.006.A	COURTHOUSE PLAZA ONE LLC	10366, 10398 DEMOCRACY LANE, FAIRFAX, VA 22030	6.15527	CR (COMMERCIAL - RETAIL)
2. THIS FDP SUBMISSION IS AN APPLICATION TO REZONE THE SUBJECT PROPERTY FROM (CR) COMMERCIAL-RETAIL TO (PD-R) PLANNED DEVELOPMENT RESIDENTIAL, AND OLD TOWN FAIRFAX TRANSITION OVERLAY DISTRICT EXTENSION (TOO) TO ALLOW THE DEVELOPMENT OF A PROPOSED MULTIFAMILY RESIDENTIAL COMMUNITY CONSISTING OF UP TO 275 UNITS.
3. THE BOUNDARY AND PHYSICAL IMPROVEMENTS SHOWN HEREIN ARE BASED UPON A FIELD SURVEY DONE BY THIS FIRM BETWEEN THE DATES OF JULY 18TH AND JULY 26TH, 2017 (ALTAVINSPS LAND TITLE SURVEY) AND NOVEMBER 7TH AND NOVEMBER 18TH, 2017 (TOPOGRAPHIC SURVEY). CONTOUR INTERVAL FOR TOPOGRAPHIC SURVEY IS 2 FEET.
4. THE FOLLOWING DATUMS WERE USED:
 - A. HORIZONTAL DATUM SHOWN HEREIN IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM (VCS) 1983 - NORTH AS ESTABLISHED FROM A GPS SURVEY.
 - B. THE VERTICAL DATUM SHOWN HEREIN IS REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29) AS ESTABLISHED FROM A CURRENT GPS SURVEY.
5. THE AREA SHOWN HEREIN IS LOCATED ON THE FLOOD INSURANCE RATE MAPS (FIRM), COMMUNITY PANEL NO. 5185460020, REVISED ON JUNE 2, 2006, BY GEOGRAPHICAL LOCATION ONLY. THE PROPERTY SHOWN HEREIN IS SHOWN IN FLOOD ZONE "X" (OTHER AREAS), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
6. A TITLE REPORT WAS FURNISHED AND HAS BEEN INCORPORATED AND SHOWN ON ALTAVINSPS LAND TITLE SURVEY DONE BY THIS FIRM AND ENTITLED "PARCEL 6-A COURTHOUSE PLAZA", DATED JULY 25, 2017.
7. THE SUBJECT PROPERTY IS CURRENTLY SERVED BY PUBLIC WATER AND PUBLIC SEWER PROVIDED BY FAIRFAX CITY.
8. 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.
9. A PHASE II ENVIRONMENTAL SITE ASSESSMENT REPORT WAS COMPLETED BY ESG MID-ATLANTIC, LLC ON SEPTEMBER 29, 2017. BASED ON THEIR ASSESSMENT, ONLY LOW CONCENTRATIONS OF PETROLEUM HYDROCARBONS WERE DETECTED, BUT IT IS CONSIDERED UNLIKELY THAT THE VIDEO WOULD REQUIRE ADDITIONAL ASSESSMENT OR REMEDIATION OF THE SITE.
10. THIS DEVELOPMENT PROPOSAL IS COMPATIBLE WITH THE EXISTING DEVELOPMENT IN THE VICINITY OF THIS SITE. NO ADVERSE EFFECTS TO NEIGHBORING PROPERTIES ARE ANTICIPATED WITH THIS PROJECT.
11. 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.
12. 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 REGULATIONS WHICH MAY BE ADOPTED BY FAIRFAX CITY SUBSEQUENT TO THE SUBMISSION OF THIS APPLICATION, PROVIDED THAT SUCH MODIFICATIONS ARE SUBSTANTIALLY CONSISTENT WITH THE APPROVED DEVELOPMENT PLAN.
13. THE PROPOSED BUILDING FOOTPRINTS AND SITE IMPROVEMENTS SHOWN HEREIN ARE PRELIMINARY. THE PROPOSED SQUARE FOOTAGE FOR THE PROPOSED BUILDINGS IS APPROXIMATE ONLY AND MAY BE SUBJECT TO REVISIONS AT THE TIME OF SITE PLAN, SUBJECT TO MARKET CONDITIONS, BUT SUBSTANTIALLY CONSISTENT WITH THE APPROVED DEVELOPMENT PLAN.
14. ALL EXISTING UTILITY EASEMENTS HAVING A WIDTH GREATER THAN 25 FEET ARE SHOWN ON THE EXISTING CONDITIONS PLAN.
15. SITE LIGHTING WITHIN THE PROJECT SITE AREA (I.E. ALONG SIDEWALKS AND PATHWAYS) WILL BE DETERMINED DURING FINAL SITE PLAN REVIEW AND SHALL BE IN GENERAL CONFORMANCE WITH SECTION 4.9 OF THE ZONING ORDINANCE AND SECTION 2.10 OF THE PUBLIC FACILITIES MANUAL.
16. ON-SITE STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES SHALL BE PROVIDED AS REQUIRED BY CITY REGULATIONS AT THE TIME OF FINAL SITE PLAN. DETENTION TO PROVIDE THE REQUIRED STORMWATER QUANTITY CONTROLS AND ON-SITE BEST MANAGEMENT PRACTICES (BMPs) TO MEET THE STORMWATER QUALITY REQUIREMENTS ARE SHOWN ON SHEET 4.
17. ALL SIGNAGE WILL BE IN CONFORMANCE WITH SECTION 3.7.3.F. AND 4.6 OF THE ZONING ORDINANCE.
18. A COMPREHENSIVE PLAN AMENDMENT WILL BE SUBMITTED WITH THIS APPLICATION.
19. MODIFICATIONS, WAIVERS, AND SPECIAL EXCEPTIONS FOR THIS MASTER DEVELOPMENT PLAN INCLUDE THE FOLLOWING:
 - A. MODIFICATION HAS BEEN REQUESTED OF SECTION 3.8.2.G. OF THE ZONING ORDINANCE FOR PROVIDING 20 PERCENT OPEN SPACE IN THE PD-R PLANNED DEVELOPMENT DISTRICT. SEE SHEET 7 FOR DETAILS.
 - B. MODIFICATION HAS BEEN REQUESTED OF SECTION 3.8.7.B.4. OF THE ZONING ORDINANCE FOR PROVIDING 60 PERCENT CONTIGUOUS OPEN SPACE. SEE SHEET 7 FOR DETAILS.
 - C. MODIFICATION HAS BEEN REQUESTED OF SECTION 4.5.6.A. OF THE ZONING ORDINANCE FOR PROVIDING 20 PERCENT TREE CANOPY IN THE PD-R PLANNED DEVELOPMENT DISTRICT. SEE SHEET 6 FOR DETAILS.
 - D. A MODIFICATION HAS BEEN REQUESTED OF SECTION 4.5.6.B. OF THE ZONING ORDINANCE FOR THE STREET TREE AND LANDSCAPE STRIP REQUIREMENTS. SEE SHEET 6 FOR DETAILS.
 - E. A SPECIAL EXCEPTION HAS BEEN REQUESTED OF SECTION 3.7.3.C.2. OF THE ZONING ORDINANCE TO EXCEED THE MAXIMUM BUILDING HEIGHT OF 48 FEET. SEE SHEET 4A FOR DETAILS.
 - F. A MODIFICATION FROM SECTION 4.5.1.D.1. OF THE ZONING ORDINANCE HAS BEEN REQUESTED FOR THE EXISTING SURFACE PARKING LOT AT THE SOUTHEASTERN CORNER OF THE PROPERTY. SEE SHEET 6 FOR DETAILS.

DATE	REVISION
2018-06-28	REVISED PER CITY COMMENTS
2018-10-23	REVISED PER CITY COMMENTS

PROJECT TEAM:

TITLE OWNER OF TAX MAP # 57-2 ((20)) 6A
COURTHOUSE PLAZA ONE LLC
781 MONTROSE ROAD, SUITE 200
POTOMAC, MD 20854

APPLICANT / CONTRACT PURCHASER
CAPSTONE COLLEGIATE COMMUNITIES
431 OFFICE PARK DRIVE, 2ND FLOOR
BIRMINGHAM, AL 35223

ATTORNEY
WALSH COLUCCI LUBELEY & WALSH, P.C.
2200 CLARENDON BOULEVARD, SUITE 1300
ARLINGTON, VA 22201

ARCHITECT
NILES BOLTON ASSOCIATES
3060 PEACHTREE ROAD NW, SUITE 600
ATLANTA, GA 30305

ENGINEER
christopher consultants
900 MAIN STREET, FOURTH FLOOR
FAIRFAX, VA 22031

TRANSPORTATION ENGINEER
WIELLS + ASSOCIATES
11220 ASSETT LOOP, SUITE 202
MANASSAS, VA 20109

ENVIRONMENTAL AND GEOTECH CONSULTANT
ECS MID-ATLANTIC, LLC
14026 THUNDERBOLT PLACE, SUITE 100
CHANTILLY, VA 20151

SHEET INDEX
1 - COVER SHEET
2 - EXISTING CONDITIONS PLAN
3 - TREE PRESERVATION PLAN
3A - TREE PRESERVATION NOTES & DETAILS
4 - MASTER DEVELOPMENT PLAN
4A - MASTER DEVELOPMENT PLAN NOTES
5 - PRELIMINARY GRADING PLAN
6 - CONCEPTUAL LANDSCAPE PLAN
7 - LOT COVERAGE & OPEN SPACE PLAN
8 - SANITARY SEWER ANALYSIS
9 - SIGHT DISTANCE
10 - TURNING MOVEMENTS
11 - FIRE SERVICE PLAN
12 - VERTICAL CROSS SECTIONS

DATE OF FIRST SUBMISSION: FEBRUARY 16, 2018
DATE OF SECOND SUBMISSION: JUNE 28, 2018
DATE OF THIRD SUBMISSION: OCTOBER 22, 2018

christopher consultants
 9800 main street (suite 400) • Fairfax, VA 22031
 phone 703.273.6920 • fax 703.273.6920



COVER SHEET

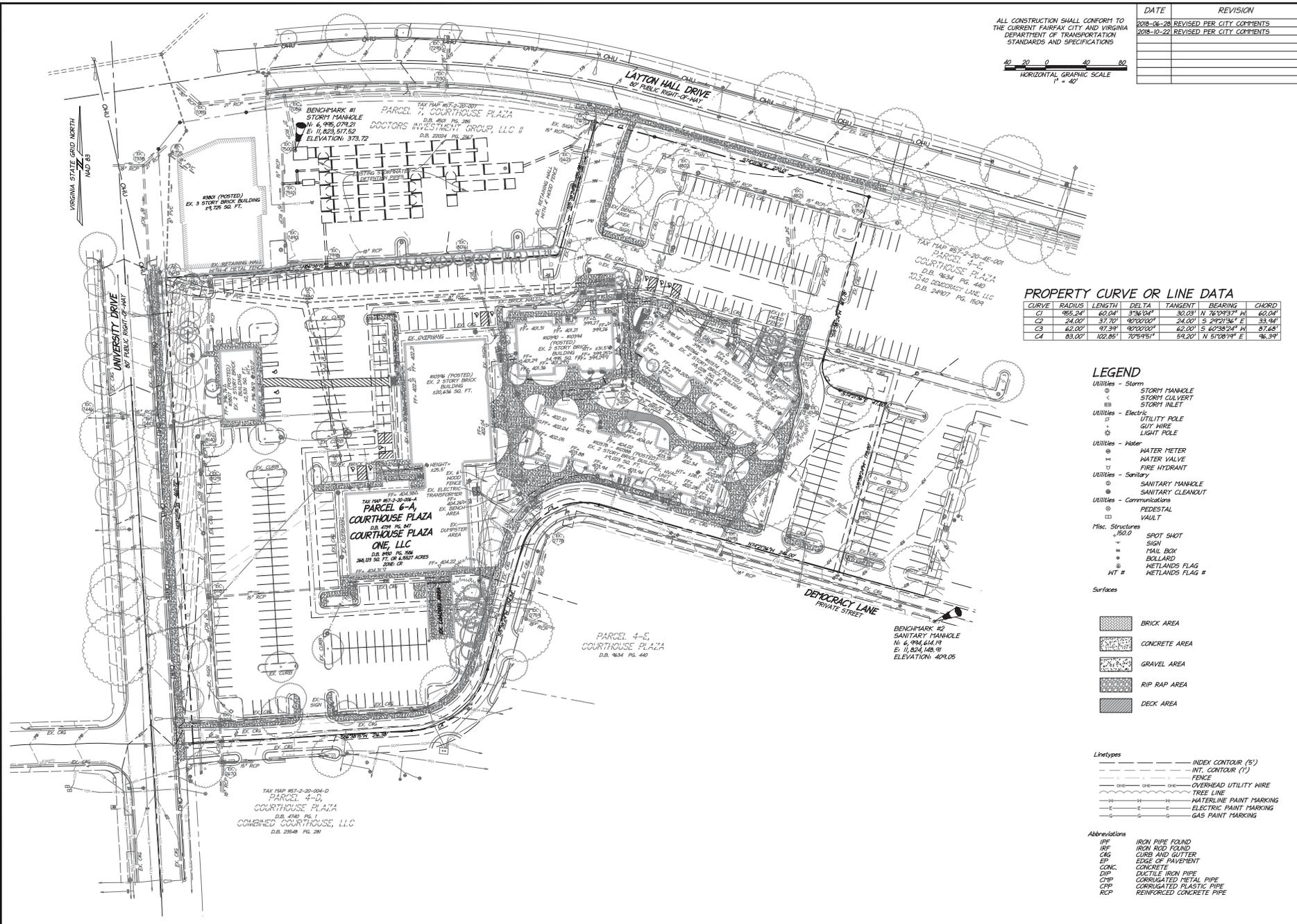
MASTER DEVELOPMENT PLAN
DEMOCRACY LANE
 FAIRFAX CITY, VIRGINIA

PROJECT NO: 17081.002.02
DRAWING NO: 182004

SCALE: N/A

DATE: 10/22/2018
DRAWN: LBD
CHECKED: EG

SHEET No. 1 of 12



ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT FAIRFAX CITY AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS

DATE	REVISION
2018-06-28	REVISED PER CITY COMMENTS
2018-10-22	REVISED PER CITY COMMENTS

40 20 0 40 80
HORIZONTAL GRAPHIC SCALE
1" = 40'

PROPERTY CURVE OR LINE DATA

CURVE	RADIUS	LENGTH	DELTA	TANGENT	BEARING	CHORD
C1	465.24'	60.04'	3°36'04"	30.03'	N 76°09'37" W	60.04'
C2	248.00'	37.70'	10°00'00"	24.00'	S 29°23'26" E	33.94'
C3	62.00'	97.39'	10°00'00"	62.00'	S 60°38'24" W	87.68'
C4	83.00'	102.85'	70°39'51"	59.20'	N 51°08'14" E	96.39'

LEGEND

- Utilities - Storm
 - STORM MANHOLE
 - ◡ STORM CULVERT
 - ◡ STORM INLET
- Utilities - Electric
 - UTILITY POLE
 - GUY WIRE
 - LIGHT POLE
- Utilities - Water
 - ⊕ WATER METER
 - ⊕ WATER VALVE
 - ⊕ FIRE HYDRANT
- Utilities - Sanitary
 - SANITARY MANHOLE
 - SANITARY CLEANOUT
- Utilities - Communications
 - FEDESTAL
 - VAULT
- Misc. Structures
 - SPOT SHOT
 - SIGN
 - PAUL BOX
 - BOLLARD
 - WETLANDS FLAG
 - WT # WETLANDS FLAG #

Surfaces

- BRICK AREA
- CONCRETE AREA
- GRAVEL AREA
- RIP RAP AREA
- DECK AREA

Linetypes

- INDEX CONTOUR (5')
- INT. CONTOUR (1')
- FENCE
- OVERHEAD UTILITY WIRE
- TREE LINE
- WATERLINE PAINT MARKING
- ELECTRIC PAINT MARKING
- GAS PAINT MARKING

Abbreviations

- IRF IRON PIPE FOUND
- IRF IRON ROD FOUND
- C&G CURB AND GUTTER
- EP EDGE OF PAVEMENT
- CONC. CONCRETE
- DIP DUCTILE IRON PIPE
- CMF CORRUGATED METAL PIPE
- CPP CORRUGATED PLASTIC PIPE
- RCP REINFORCED CONCRETE PIPE

christopher consultants
9900 main street (suite 400) • Fairfax, Va 22031
phone 703.273.6920 • fax 703.273.6920

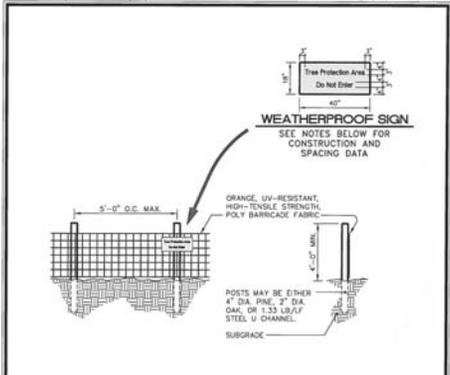
ELI GOLDMAN
Lic. No. 55566
10/22/2018
PROFESSIONAL ENGINEER

EXISTING CONDITIONS
PLAN

MASTER DEVELOPMENT PLAN
DEMOCRACY LANE
FAIRFAX CITY, VIRGINIA

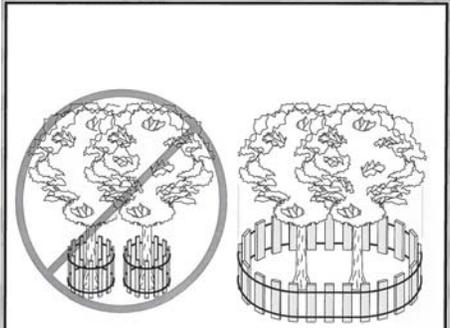
PROJECT NO: 17081.002.00
DRAWING NO: 180091
SCALE: 1"=40'
DATE: 10/22/2018
DRAWN: JS
CHECKED: EG
SHEET NO.

2 of 12



- NOTES:**
1. Install tree protection fence and signage prior to calling for the initial on site inspection by the city inspector.
 2. Warning signs to be made of durable, weatherproof material.
 3. Letters are to be 3" high minimum, clearly legible and spaced as detailed.
 4. Signs are to be placed no greater than 200' on center.
 5. Place a sign at each end of linear tree protection areas and 200' on center thereafter.
 6. For free protection areas less than 200' in perimeter, provide no less than one sign per protected area.
 7. Attach signs securely to fence posts and fabric.
 8. Maintain tree protection fence throughout duration of project.
 9. Additional signs may be required by City of Fairfax inspections based on actual field conditions.

City of Fairfax logo and contact information: Department of Public Works, 1081 Arroyo Street, Fairfax, VA 22030-3605. Phone: (703) 246-6700, Fax: (703) 246-3722, www.fairfax.gov. Scale: 1/2" = 1'-0".



- NOTES:**
1. In spite of precautions, some damage to trees may occur. In such cases repair any damage to crown, trunk or root system immediately.
 - A. Repair roots by cutting off the damaged areas and point them with tree paint. Spread peat moss or moist topsoil over exposed roots.
 - B. Repair damage to bark by firming around the damaged area as shown in detail 923.01. Taper the cut to provide drainage and paint with tree paint.
 - C. Cut off all damaged tree limbs above the true color of the trunk or main branch. Use three separate cuts as shown in detail 923.01 to avoid girdling bark from healthy areas of tree.

City of Fairfax logo and contact information: Department of Public Works, 1081 Arroyo Street, Fairfax, VA 22030-3605. Phone: (703) 246-6700, Fax: (703) 246-3722, www.fairfax.gov. Scale: 1/2" = 1'-0".

TREE PRESERVATION SCHEDULE

TREE #	BOTANICAL NAME	COMMON NAME	TRUNK DIAMETER (INCHES)	CROWN RADIUS (FEET)	LOCATION	CONDITION RATING	PROCEDURE
8421	ACER RUBRUM	RED MAPLE	18	18	OFFSITE	61	PRESERVE
8422	ACER RUBRUM	RED MAPLE	15	12	ONSITE	56	REMOVE
8423	PYRUS CALLERYANA	BRADFORD PEAR	10, 12, 10, 8, 5, 4	20	ONSITE	45	REMOVE
8424	PYRUS CALLERYANA	BRADFORD PEAR	10, 8, 6, 5	15	ONSITE	47	REMOVE
8425	QUERCUS RUBRA	NORTHERN RED OAK	15	15	ONSITE	53	REMOVE
8426	ACER RUBRUM	RED MAPLE	12	15	ONSITE	53	REMOVE
8427	PYRUS CALLERYANA	BRADFORD PEAR	15	12	ONSITE	46	REMOVE
8428	PYRUS CALLERYANA	BRADFORD PEAR	21	20	OFFSITE	33	PRESERVE
8429	QUERCUS RUBRA	NORTHERN RED OAK	24	25	ONSITE	69	REMOVE
8430	PINUS STROBUS	WHITE PINE	15	15	ONSITE	59	REMOVE
8431	PINUS STROBUS	WHITE PINE	10	8	ONSITE	30	REMOVE
8432	QUERCUS RUBRA	NORTHERN RED OAK	24	25	ONSITE	69	REMOVE
8433	PINUS STROBUS	WHITE PINE	12	12	ONSITE	50	REMOVE
8434	PINUS STROBUS	WHITE PINE	18	18	ONSITE	56	REMOVE
8435	PINUS STROBUS	WHITE PINE	15	12	ONSITE	25	REMOVE
8436	PINUS STROBUS	WHITE PINE	12	15	ONSITE	25	REMOVE
8437	PINUS STROBUS	WHITE PINE	21	18	ONSITE	59	REMOVE
8438	PINUS STROBUS	WHITE PINE	18	20	ONSITE	56	REMOVE
8439	PINUS STROBUS	WHITE PINE	10	8	ONSITE	56	REMOVE
8440	PINUS STROBUS	WHITE PINE	21	20	ONSITE	56	REMOVE
8441	PINUS STROBUS	WHITE PINE	21	20	ONSITE	56	REMOVE
8442	QUERCUS RUBRA	NORTHERN RED OAK	18	15	ONSITE	40	REMOVE
8443	CORNUS FLORIDA	DOGWOOD	8, 6, 4	12	ONSITE	53	REMOVE
8444	LILYUS AMERICANA	AMERICAN ELM	27	27	ONSITE	69	REMOVE
8445	JUNPERUS VIRGINIANA	EASTERN RED CEDAR	12	12	ONSITE	47	REMOVE
8446	CEDRUS ATLANTICA	ATLAS CEDAR	21	25	ONSITE	32	REMOVE
8447	QUERCUS RUBRA	NORTHERN RED OAK	24	25	ONSITE	70	REMOVE
8448	QUERCUS PALLISTRIS	PIN OAK	10	12	ONSITE	60	PRESERVE
8449	QUERCUS PALLISTRIS	PIN OAK	10	10	ONSITE	60	PRESERVE
8450	QUERCUS PALLISTRIS	PIN OAK	12	15	OFFSITE	51	PRESERVE
8451	QUERCUS PALLISTRIS	PIN OAK	15	15	OFFSITE	51	PRESERVE
8452	QUERCUS PALLISTRIS	PIN OAK	18	25	OFFSITE	63	PRESERVE
8453	QUERCUS PALLISTRIS	PIN OAK	27	30	OFFSITE	63	PRESERVE
8458	QUERCUS PALLISTRIS	PIN OAK	18	25	OFFSITE	65	PRESERVE
8459	QUERCUS RUBRA	NORTHERN RED OAK	21	20	ONSITE	69	PRESERVE
8460	CEDRUS ATLANTICA	ATLAS CEDAR	18	25	ONSITE	40	REMOVE
8461	QUERCUS PALLISTRIS	PIN OAK	24	26	ONSITE	70	REMOVE
8462	PINUS NIGRA	AUSTRIAN PINE	12, 8	12	ONSITE	51	REMOVE
8463	PINUS NIGRA	AUSTRIAN PINE	12	10	ONSITE	51	REMOVE
8464	PINUS NIGRA	AUSTRIAN PINE	10	8	ONSITE	51	REMOVE
8465	TAXUS BACCATA	ENGLISH YEW	5	6	ONSITE	51	REMOVE
8466	PINUS NIGRA	AUSTRIAN PINE	8, 6	12	ONSITE	51	REMOVE
8467	PINUS NIGRA	AUSTRIAN PINE	5	5	ONSITE	51	REMOVE
8468	PINUS NIGRA	AUSTRIAN PINE	8	10	ONSITE	51	REMOVE
8469	PINUS NIGRA	AUSTRIAN PINE	15	15	ONSITE	51	REMOVE
8471	QUERCUS RUBRA	NORTHERN RED OAK	27	35	ONSITE	59	REMOVE
8472	QUERCUS RUBRA	NORTHERN RED OAK	24	30	ONSITE	53	REMOVE
8473	QUERCUS RUBRA	NORTHERN RED OAK	30	30	OFFSITE	49	PRESERVE
8474	QUERCUS RUBRA	NORTHERN RED OAK	21	30	OFFSITE	51	PRESERVE
8475	QUERCUS RUBRA	NORTHERN RED OAK	24	30	OFFSITE	49	PRESERVE
8486	ACER RUBRUM	RED MAPLE	21	25	OFFSITE	48	PRESERVE
8487	ACER RUBRUM	RED MAPLE	8	10	OFFSITE	57	PRESERVE
8488	ACER RUBRUM	RED MAPLE	27	30	OFFSITE	49	PRESERVE
8493	ACER RUBRUM	RED MAPLE	15	12	ONSITE	40	REMOVE
8494	ACER SACCHARUM	SUGAR MAPLE	21	20	ONSITE	69	REMOVE
8495	QUERCUS RUBRA	NORTHERN RED OAK	39	40	ONSITE	65	REMOVE
8496	QUERCUS RUBRA	NORTHERN RED OAK	15, 12	30	ONSITE	40	REMOVE
8497	QUERCUS RUBRA	NORTHERN RED OAK	33	35	ONSITE	61	REMOVE
8498	PRUNUS SERRULATA KWANZAN	KWANZAN CHERRY	5	10	ONSITE	65	REMOVE
8499	THALIA OCCIDENTALIS	ARBORVITAE	12	6	ONSITE	56	REMOVE
8500	ACER SACCHARUM	SUGAR MAPLE	16	20	ONSITE	51	REMOVE
8501	CEDRUS ATLANTICA 'GLAUCO PENNULA'	ATLAS WEEPING CEDAR	8	8	ONSITE	53	REMOVE
8502	PRUNUS SERRULATA KWANZAN	KWANZAN CHERRY	24	20	ONSITE	51	REMOVE
8503	PRUNUS SERRULATA KWANZAN	KWANZAN CHERRY	12, 12, 10, 8	18	ONSITE	50	REMOVE
8504	TSUGA CANADENSIS	EASTERN HEMLOCK	15	15	ONSITE	69	REMOVE
8505	CORNUS FLORIDA	FLOWERING DOGWOOD	5, 4	12	ONSITE	49	REMOVE
8506	ALEX OPACA	AMERICAN HOLLY	6, 6, 4	12	ONSITE	43	REMOVE
8507	JUNPERUS VIRGINIANA	EASTERN RED CEDAR	8	6	ONSITE	47	REMOVE
8508	TSUGA CANADENSIS	EASTERN HEMLOCK	8	10	ONSITE	40	REMOVE
8509	TSUGA CANADENSIS	EASTERN HEMLOCK	8	8	ONSITE	43	REMOVE
8510	THALIA OCCIDENTALIS	ARBORVITAE	12	6	ONSITE	40	REMOVE
8511	THALIA OCCIDENTALIS	ARBORVITAE	6, 5, 3, 2	6	ONSITE	40	REMOVE
8512	QUERCUS RUBRA	NORTHERN RED OAK	24	25	ONSITE	59	REMOVE
8513	GLEDITSIA TRIACANTHOS	HONEY LOCUST	21	35	ONSITE	69	REMOVE

DATE	REVISION
2018-06-28	REVISED PER CITY COMMENTS
2018-10-22	REVISED PER CITY COMMENTS

christopher consultants
9800 main street (suite 400) • Fairfax, Va 22031
phone 703.273.6920 • fax 703.273.6920



MASTER DEVELOPMENT PLAN
DEMOCRACY LANE
FAIRFAX CITY, VIRGINIA

PROJECT NO: 17081.002.02
DRAWING NO: 182001
SCALE: N/A
DATE: 10/29/2018
DRAWN: LBD,WR
CHECKED: EG
SHEET NO.

DATE	REVISION
2018-06-28	REVISED PER CITY COMMENTS
2018-10-22	REVISED PER CITY COMMENTS

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT FAIRFAX CITY AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS



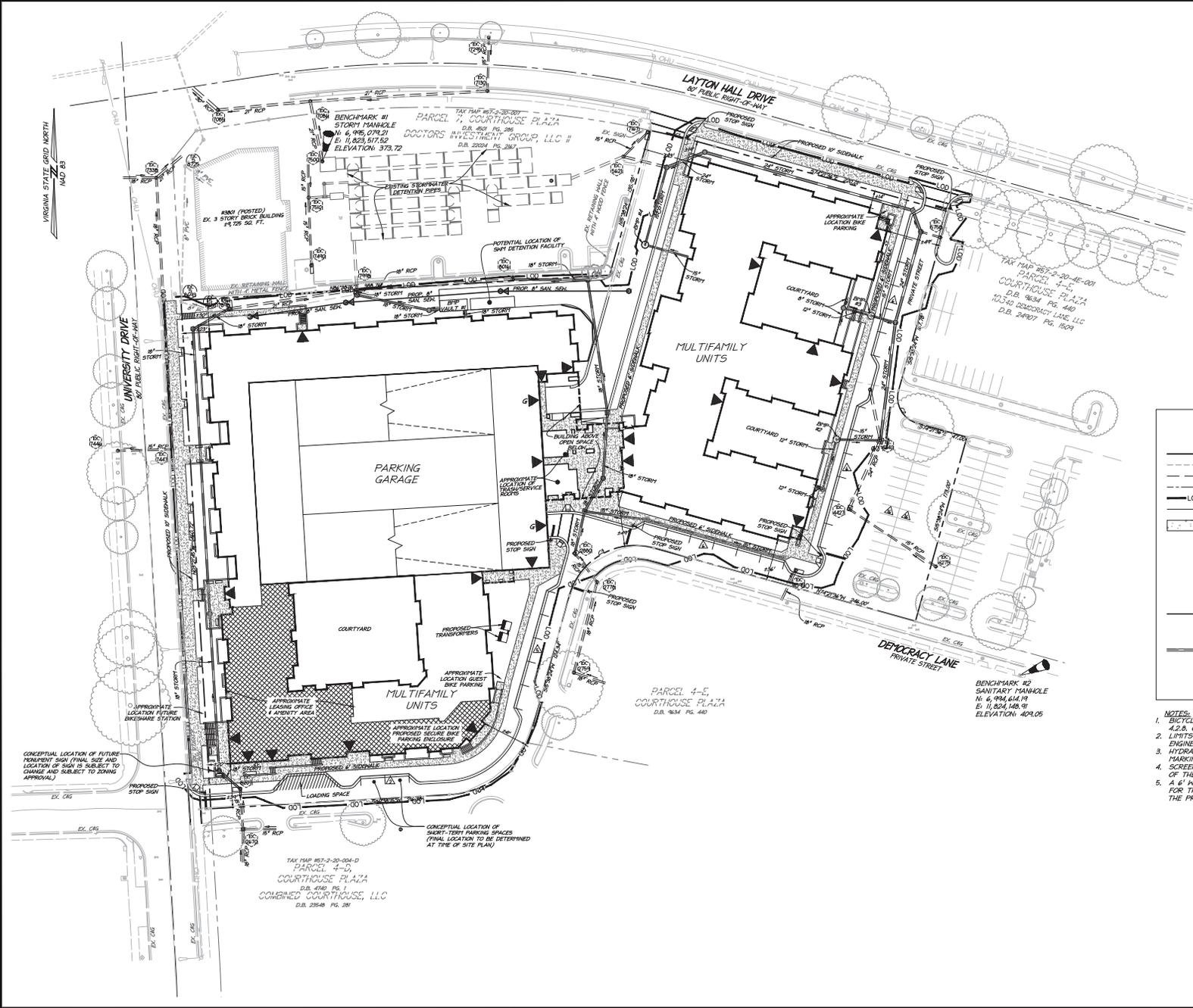
christopher consultants
 9900 main street (suite 400) • Fairfax, Va 22031
 phone 703.273.6920 • fax 703.273.6920

COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
 Lic. No. 55566
 10/22/2016
 PROFESSIONAL ENGINEER

MASTER DEVELOPMENT PLAN
 DEMOCRACY LANE

MASTER DEVELOPMENT PLAN
 DEMOCRACY LANE
 FAIRFAX CITY, VIRGINIA

PROJECT NO: 17081.002.02
DRAWING NO: 182004
SCALE: 1"=40'
DATE: 10/29/2018
DRAWN: JS, LBD
CHECKED: EG
SHEET NO.



LEGEND

- RIGHT OF WAY
- - - 25' EXISTING TWO FOOT CONTOUR
- - - 2'0" EXISTING TEN FOOT CONTOUR
- - - ROAD CENTERLINE
- LOD LIMITS OF CONSTRUCTION
- PROPOSED CURB
- PROPOSED CONCRETE SIDEWALK
- ▲ PROPOSED PARKING SPACE
- ▲ G PROPOSED GARAGE ENTRANCE
- ▲ APPROXIMATE BUILDING ENTRANCE (TO BE FINALIZED AT THE TIME OF SITE PLAN)
- PROPOSED SANITARY SEWER
- PROPOSED STORY MANHOLE
- PROPOSED CURB INLET
- PROPOSED STORY SEWER WITH FLOW ARROW

* THESE PRELIMINARY UTILITIES TO BE FINALIZED AT THE TIME OF SITE PLAN

- NOTES:**
1. BICYCLE PARKING TO BE IN CONFORMANCE WITH SECTION 4.2.B. OF THE ZONING ORDINANCE.
 2. LIMITS OF CLEARING AND GRADING ARE SUBJECT TO FINAL ENGINEERING.
 3. HYDRANT PLACEMENT, FDC PLACEMENT AND FIRE LANE MARKING ARE SUBJECT TO REVIEW AT SITE PLAN STAGE.
 4. SCREENING TO BE IN CONFORMANCE WITH SECTION 4.5.B.G. OF THE ZONING ORDINANCE.
 5. A 6' WIDE PUBLIC ACCESS EASEMENT WILL BE PROPOSED FOR THE PRIVATE SIDEWALKS ALONG DEMOCRACY LANE AND THE PRIVATE STREET AT TIME OF SITE PLAN.

CONCEPTUAL LOCATION OF FUTURE MONUMENT SIGN (FINAL SIZE AND LOCATION OF SIGN IS SUBJECT TO CHANGE AND SUBJECT TO ZONING APPROVAL)

CONCEPTUAL LOCATION OF SHORT-TERM PARKING SPACES (FINAL LOCATION TO BE DETERMINED AT TIME OF SITE PLAN)

TAX MAP 857-2-20-004-D
 PARCEL 4-D,
 COURTHOUSE PLAZA
 D.B. 450, PG. 1
 COMBINED COURTHOUSE, LLC
 D.B. 2548, PG. 281

PARCEL 4-E
 COURTHOUSE PLAZA
 D.B. 904, PG. 440

BENCHMARK #2
 SANITARY MANHOLE
 N: 6, 994, 614.14
 E: 11, 504, 486.91
 ELEVATION: 404.05

VIRGINIA STATE GRID NORTH
 MAD 83

UNIVERSITY DRIVE
 60' PUBLIC RIGHT-OF-WAY

LAYTON HALL DRIVE
 60' PUBLIC RIGHT-OF-WAY

DEMOCRACY LANE
 PRIVATE STREET

PARCEL 7
 COURTHOUSE PLAZA
 D.B. 800, PG. 286
 DOCTORS INVESTMENT GROUP, LLC #1
 N: 6, 996, 074.21
 E: 11, 023, 572.52
 ELEVATION: 373.72

TAX MAP 857-2-20-001
 PARCEL 4-E
 COURTHOUSE PLAZA
 D.B. 904, PG. 440
 10,340 DEMOCRACY LANE, LLC
 D.B. 2497, PG. 1609

REQUIREMENTS FOR OLD TOWN FAIRFAX TRANSITION OVERLAY DISTRICT (TOD)
AREAL NO MINIMUM AREA IS REQUIRED PER SECTION 3.7.3.C.1. OF THE ZONING ORDINANCE.
BUILDING HEIGHT: 48 FEET MAXIMUM
REQUIRED YARDS:
FRONT AND SIDE (STREET): 0 FEET FOR 50% OF LENGTH WITH 10 FEET MAXIMUM FOR THE REMAINDER, CONDITIONS APPLY.
BACK (INTERIOR): NONE
DECK: NONE
TRANSITIONAL YARD: NO TRANSITIONAL YARD IS REQUIRED PER SECTION 3.7.3.C.3. OF THE ZONING ORDINANCE.
LOT COVERAGE: 90% MAXIMUM
BUILDING COVERAGE: 80% MAXIMUM
BULK PLANE: NO REQUIREMENTS PER SECTION 3.7.3.C.6. OF THE ZONING ORDINANCE.
SIDEWALK: PROVIDE A 10 FOOT SIDEWALK ON SITE WHERE THERE IS NOT A 10 FOOT SIDEWALK ADJACENT TO A PROPOSED BUILDING SITE.
OFF-STREET PARKING: 50% REDUCTION FOR ALL USES, PROVIDED THAT EACH DWELLING UNIT SHALL HAVE NO LESS THAN 1.5 SPACES.

REQUIREMENTS FOR PLANNED DEVELOPMENT RESIDENTIAL DISTRICT (PD-R)
OPEN SPACE: 20% MINIMUM
SITE AREA: 2 ACRES
TREE CANOPY: 20% MINIMUM

PROPOSED TABULATIONS FOR DEVELOPMENT PROGRAM
 BASED ON SECTION 3.7.3.C.2. OF THE ZONING ORDINANCE, WHERE THE REQUIREMENT FOR EACH STANDARD IS LISTED ABOVE FOR BOTH THE PD-R AND THE TOD THEN THE REQUIREMENT FOR THE TOD WILL BE APPLICABLE. IF THE REQUIREMENT IS UNIQUE TO EITHER THE PD-R OR THE TOD THE RESPECTIVE REQUIREMENT WILL PREVAIL. THE APPLICABLE REQUIREMENT HAS BEEN LISTED BELOW FOR EACH ITEM.
SITE AREA
 REQUIRED: 2 ACRES (PD-R)
 PROVIDED: 16.15 AC (269,123 SF)
DENSITY
 PERMITTED: NO REQUIREMENT
 PROVIDED: UP TO 275 DWELLING UNITS, 44.7 DWELLING UNITS/ACRE
 12,400 SF OF NON-RESIDENTIAL FLOOR AREA, 0.08 FAR
 275 DWELLING UNITS IS THE MAXIMUM PROPOSED, SEE UNIT MIX CHART BELOW FOR PRELIMINARY SUMMARY OF UNIT TYPES

UNIT MIX

UNIT TYPE	# OF UNITS	UNIT %	# OF BEDROOMS
STUDIO	17	6.4%	17
1 BR/1 BA	18	6.7%	18
2 BR/2 BA	71	26.5%	142
3 BR/3 BA	24	9.0%	72
4 BR/4 BA	137	51.3%	548
TOTALS	267	100.0%	737

NOTES:
 * DOUBLE OCCUPANCY BEDROOMS MAY BE CONSIDERED FOR THE ONE-BEDROOM AND TWO-BEDROOM PROVIDED THAT THE TOTAL NUMBER OF RESIDENTS DOES NOT EXCEED 825.
 ** UNIT MIX ABOVE IS BASED ON 267 UNITS, HOWEVER, THE APPLICANT RESERVES THE RIGHT TO ADJUST THE UNIT MIX AND CONSTRUCT UP TO 275 UNITS PROVIDED THAT THE TOTAL NUMBER OF RESIDENTS DOES NOT EXCEED 825.

BUILDING HEIGHT
 PERMITTED: 48 FEET MAXIMUM (TOD)
 PROVIDED: SEE BUILDING HEIGHT DIAGRAM ON THIS SHEET (SEE SHEET 1 NOTE 1.A. FOR SPECIAL EXCEPTION REQUEST)
REQUIRED YARDS
 REQUIRED: 0-10 FEET (TOD)
 PROVIDED: SEE PLAN ON SHEET 4 FOR DISTANCES FROM BUILDING TO ROW
LOT COVERAGE
 PERMITTED: 90% MAXIMUM (TOD)
 PROVIDED: SEE SHEET 7 FOR CALCULATIONS
BUILDING COVERAGE
 PERMITTED: 80% MAXIMUM (TOD)
 PROVIDED: 153% (142,700 SF MULTIFAMILY BUILDING & PARKING GARAGE STRUCTURE)
SIDEWALK
 REQUIRED: 10' (TOD)
 PROVIDED: 10' ALONG UNIVERSITY DRIVE & LAYTON HALL DRIVE
 4' ALONG DEMOCRACY LANE & PRIVATE STREET
OPEN SPACE
 REQUIRED: 20% (PD-R)
 PROVIDED: SEE SHEET 7 FOR CALCULATIONS (SEE SHEET 1 NOTES 1.A. & 1.B. FOR MODIFICATION REQUESTS)
TREE CANOPY
 REQUIRED: 20% (PD-R)
 PROVIDED: SEE SHEET 4 FOR CALCULATIONS (SEE SHEET 1 NOTE 1.C. FOR MODIFICATION REQUEST)
OFF-STREET PARKING
 REQUIRED: SEE CHART BELOW (TOD)
 PROVIDED: SEE CHART BELOW

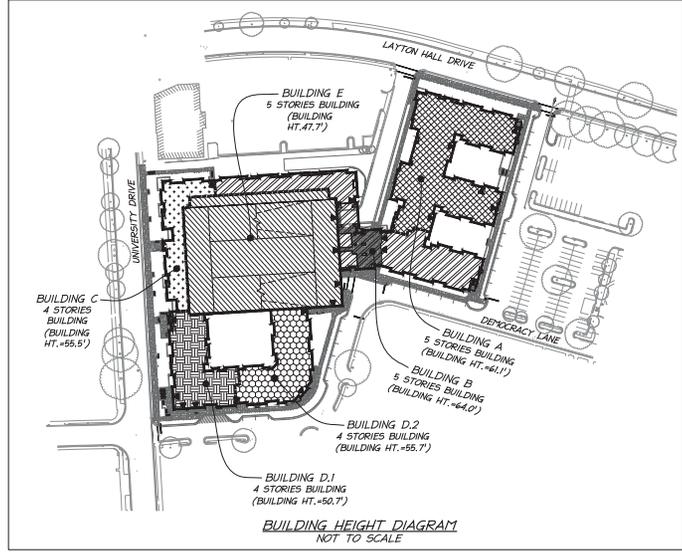
PROPOSED PARKING TABULATION

PROPOSED USE	REQUIRED PARKING SPACES	PARKING SPACES PROVIDED
MULTIFAMILY	275 UNITS 1.5 SPACES PER UNIT - 413 SPACES	680* GARAGE SPACES
LEASING OFFICE	2,400 SF - 1 SPACE PER 300 SF - 8 SPACES	25 SURFACE SPACES
EXISTING SURFACE SPACES FROM SHARED PARKING AGREEMENT		53 SURFACE SPACES
TOTAL PARKING		461 SPACES 737* SPACES

NOTES:
 * THE APPLICANT RESERVES THE RIGHT TO INCREASE THE NUMBER OF GARAGE SPACES PENDING FINAL DESIGN PROVIDED THAT THE GARAGE INCLUDES A MINIMUM OF 680 SPACES.
 1 LOADING SPACE PROVIDED TO MEET THE REQUIREMENTS PER SECTION 4.2.9.B. OF THE ZONING ORDINANCE.

DATE	REVISION
2018-06-28	REVISED PER CITY COMMENTS
2018-10-20	REVISED PER CITY COMMENTS

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT FAIRFAX CITY AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS



NOTES:
 1. THE MAXIMUM BUILDING HEIGHTS ARE CALCULATED FROM THE AVERAGE FINISHED GRADE TO THE AVERAGE ROOF ELEVATION FOR EACH BUILDING.
 2. SEE SHEET 1 NOTE 1.E. FOR SPECIAL EXCEPTION REQUEST.

STORMWATER MANAGEMENT & BEST MANAGEMENT PRACTICE (SWM/BMP) NARRATIVE

SWM
 WATER QUANTITY FOR THIS PROJECT WILL BE PROVIDED IN ACCORDANCE WITH STATE CODE 9VAC25-870-66-WATER QUANTITY AND THE CITY OF FAIRFAX STORMWATER ORDINANCE. SINCE THIS IS A REDEVELOPMENT OF A SITE THAT FLOWS TO AN EXISTING OFF-SITE REGIONAL STORMWATER DETENTION FACILITY, THE INCREASE IN THE POST-DEVELOPMENT RUNOFF ON THE SITE WILL BE MANAGED TO BE LESS THAN THE PRE-DEVELOPMENT CONDITION FOR BOTH THE 2-YEAR 24-HOUR AND THE 10-YEAR 24-HOUR STORMS.

TO MEET THESE WATER QUANTITY REQUIREMENTS, A SWM DETENTION FACILITY (VAULT OR ARCHED PIPES) WILL BE USED TO MANAGE THE INCREASE IN STORMWATER RUNOFF. A PRELIMINARY LOCATION IS SHOWN ON THE DEVELOPMENT PLAN.

ADEQUATE OUTFALL
 THE EXISTING SITE DISCHARGES CONCENTRATED RUNOFF TO ONE OUTFALL POINT.

THE EXISTING OUTFALL DRAINS INTO AN EXISTING REGIONAL DETENTION FACILITY (UNDERGROUND DETENTION PIPES) LOCATED NORTH OF THE SITE AND THEN OUTFALLS TO A STORM SEWER SYSTEM AND OUTFALLS TO THE NORTH TO ACOTCHKI CREEK AT THE 100 YEAR FLOODPLAIN.

SWM
 THIS PROJECT WILL USE THE VIRGINIA RUNOFF REDUCTION METHOD (VRRM) REDEVELOPMENT TO MEET THE STATE, PART IIB CRITERIA (9VAC25-870-65) AND CITY WATER QUALITY DESIGN CRITERIA. THE PROJECT SITE AREA FOR WATER QUALITY CALCULATION WILL INCLUDE ALL AREA WITHIN THE LIMITS OF CLEARING AND GRADING. TO MEET WATER QUALITY DESIGN CRITERIA AND PHOSPHORUS REMOVAL, A COMBINATION OF PROPRIETARY BMP FACILITIES. THESE FACILITIES MAY INCLUDE: HYDRODYNAMIC SEPARATORS AND STORMFILTERS. ADDITIONAL PROPRIETARY AND NON-PROPRIETARY BMP FACILITIES MAY BE USED AS THE DESIGN OF THE SITE DEVELOPS FURTHER. PRELIMINARY LOCATIONS ARE SHOWN ON THE DEVELOPMENT PLAN.

NOTE:
 LOCATIONS AND SIZING OF BMP/SWM FACILITIES SHOWN ARE BASED ON A PRELIMINARY STUDY TO ENSURE COMPLIANCE WITH STATE AND CITY REQUIREMENTS. THE LOCATION AND TYPE OF FACILITY IS SUBJECT TO CHANGE WITH FINAL DESIGN.

christopher consultants
 9800 main street (suite 400) • Fairfax, Va 22031
 phone 703.273.6920 • fax 703.273.6920



MASTER DEVELOPMENT PLAN
 DEMOCRACY LANE
 FAIRFAX CITY, VIRGINIA

PROJECT NO: 17081.022.02
 DRAWING NO: 102004
 SCALE: 1"=40'
 DATE: 10/29/2018
 DRAWN: JS, LBD
 CHECKED: EG
 SHEET NO.

4A of 12

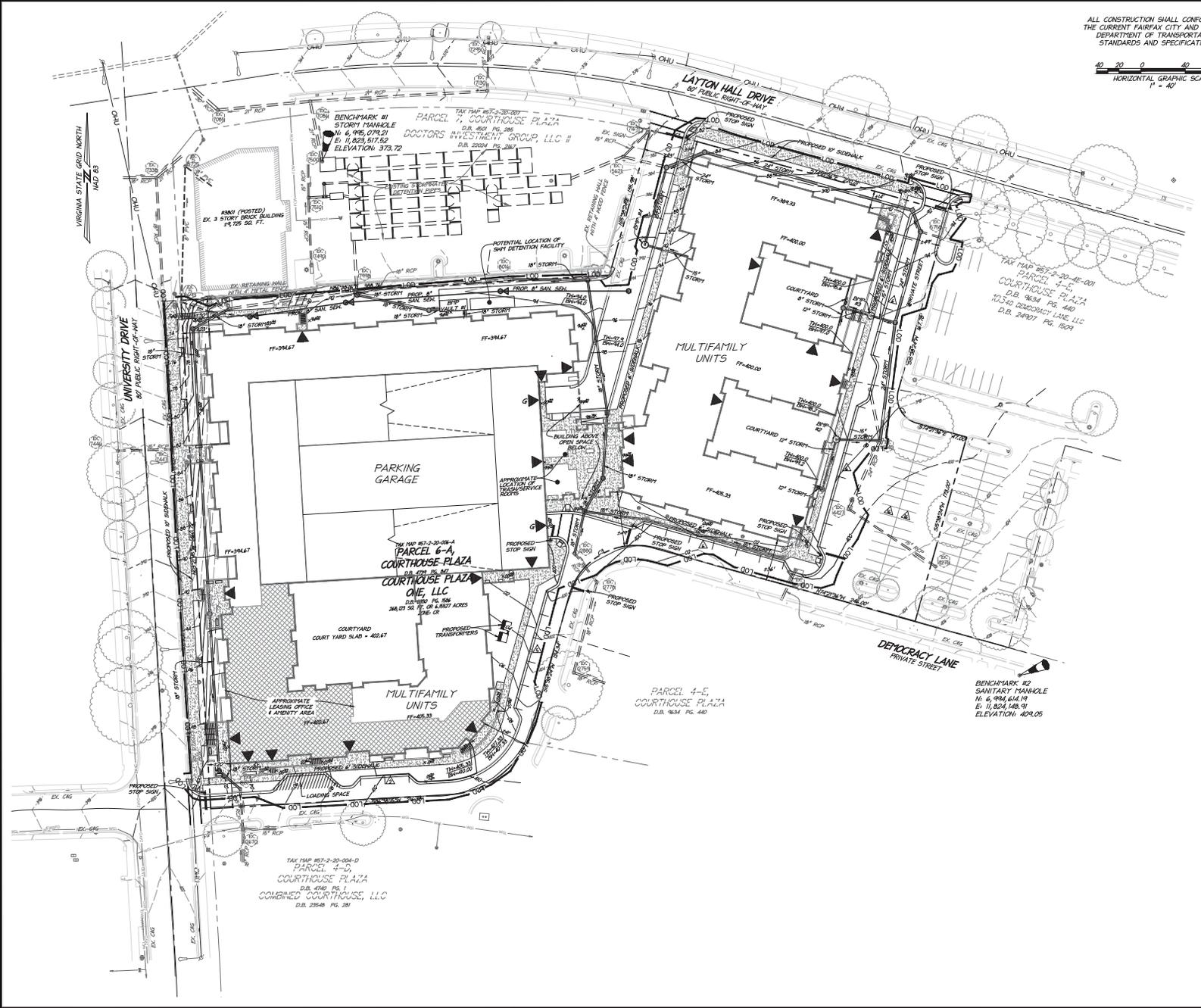
ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT FAIRFAX CITY AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS



DATE	REVISION
2018-06-28	REVISED PER CITY COMMENTS
2018-10-22	REVISED PER CITY COMMENTS

LEGEND

- LOD — LIMITS OF CONSTRUCTION
- - - PROPOSED CONTOUR
- - - PROPOSED SPOT ELEVATION
- - - ROAD CENTERLINE
- PROPOSED STORM MANHOLE
- PROPOSED CURB INLET
- PROPOSED STORM SEWER WITH FLOW ARROW



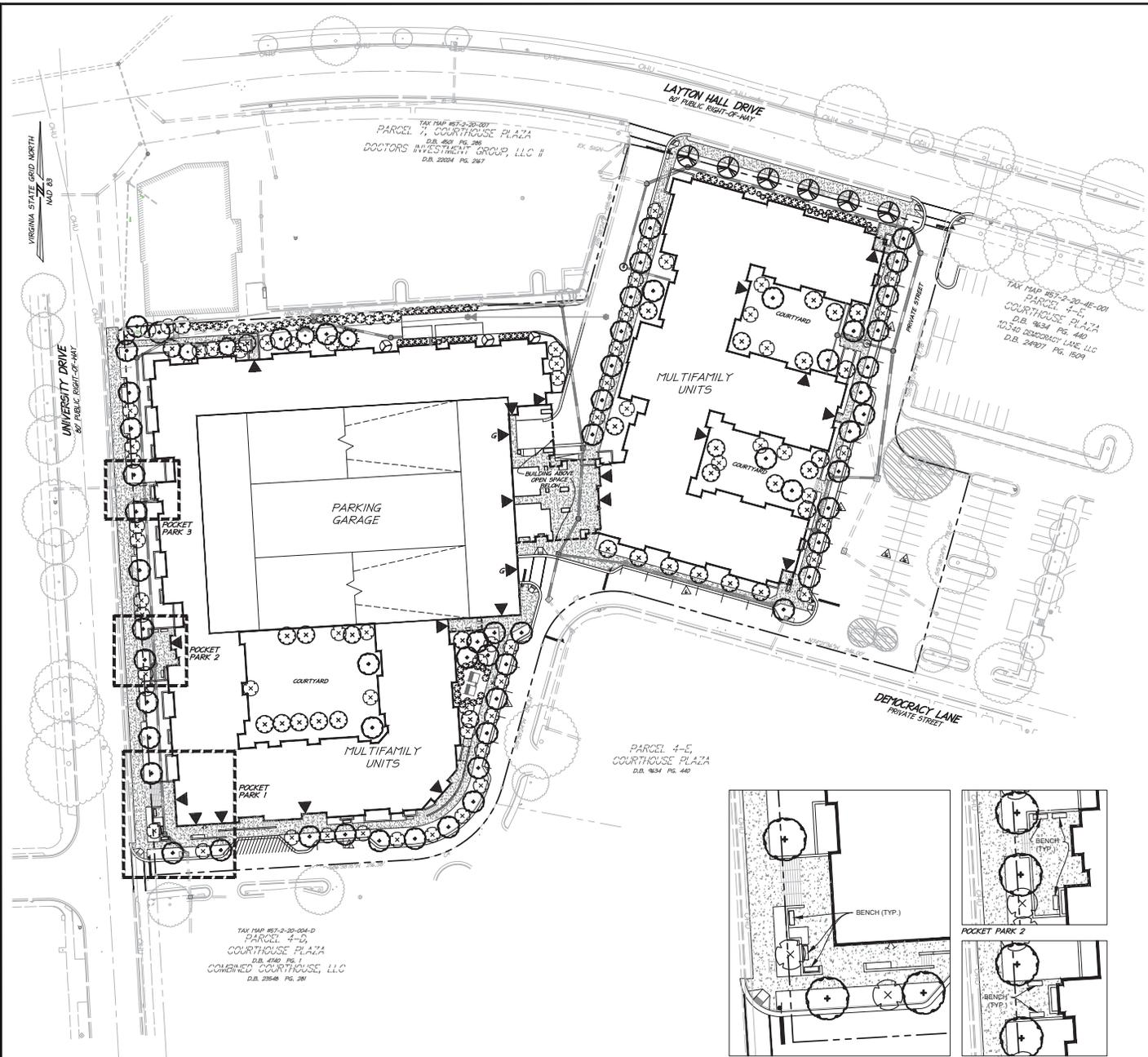
christopher consultants
9900 main street (suite 400) • Fairfax, Va 22031
phone 703.273.6920 • fax 703.273.6920



PRELIMINARY GRADING PLAN

MASTER DEVELOPMENT PLAN
DEMOCRACY LANE
FAIRFAX CITY, VIRGINIA

PROJECT NO: 17081.022.02
DRAWING NO: 182001
SCALE: 1"=40'
DATE: 10/29/2018
DRAWN: JS
CHECKED: EG
SHEET NO.



DATE	REVISION
2018-06-28	REVISED PER CITY COMMENTS
2018-10-22	REVISED PER CITY COMMENTS

LEGEND

- EXISTING TREES
- EXISTING TREES TO BE PRESERVED ONSITE
- PROPOSED PLANTINGS
 - 3.5" CALIPER DECIDUOUS TREE - CATEGORY IV
 - 3.5" CALIPER DECIDUOUS TREE - CATEGORY IV WITHIN ROW (TREE CANOPY NOT COUNTED) REQUIRES CITY OF FAIRFAX PERMISSION FOR OFFSITE PLANTING
 - 3.5" CALIPER DECIDUOUS TREE - CATEGORY III
 - 3.5" CALIPER DECIDUOUS TREE - CATEGORY II
 - 3.5" CALIPER DECIDUOUS TREE - CATEGORY I
 - 3.5" CALIPER EVERGREEN TREE - CATEGORY IV
 - SHRUB

NOTES:
 1. SCREENING TO BE IN ACCORDANCE WITH SECTION 4.5.6.C. OF THE ZONING ORDINANCE. SHRUBS HAVE BEEN ADDED AROUND PRELIMINARY TRANSFORMER LOCATION SHOWN ON THIS PLAN. FINAL DESIGN TO BE PROVIDED AT THE TIME OF SITE PLAN.
 2. DETAILED LANDSCAPE PLANTINGS, HARDSCAPE DESIGN, AND LIGHTING FOR THE PROPOSED OPEN SPACE AREAS SHOWN WILL BE PROVIDED AT THE TIME OF SITE PLAN.

10-YEAR TREE CANOPY CALCULATIONS

TREE CANOPY REQUIRED		SITE AREA		TOTAL CANOPY AREA REQUIRED	
		268,123 SF		20 %	
		53,625 SF			

TREE CANOPY PROVIDED		PLANT TYPE		STOCK SIZE		QUANTITY		CANOPY PER TYPE		CANOPY PER TYPE	
DECIDUOUS TREE	CATEGORY IV	3.5" CALIPER	80	275 SF	16,500 SF	DECIDUOUS TREE	CATEGORY III	3.5" CALIPER	24	188 SF	6,392 SF
DECIDUOUS TREE	CATEGORY II	3.5" CALIPER	63	138 SF	8,694 SF	DECIDUOUS TREE	CATEGORY I	3.5" CALIPER	3	88 SF	264 SF
DECIDUOUS TREE	CATEGORY I	3.5" CALIPER	3	88 SF	264 SF	EVERGREEN TREE	CATEGORY IV	3.5" CALIPER	4	275 SF	1,100 SF
SUBTOTAL CANOPY AREA PROVIDED THROUGH TREE PLANTING				32,950 SF		SUBTOTAL CANOPY AREA PROVIDED THROUGH TREE PRESERVATION				3,480 SF	
TOTAL CANOPY AREA PROVIDED				36,430 SF		TOTAL CANOPY COVERAGE PROVIDED				13.6 %	

NOTE: THE FOLLOWING TREES ARE PROPOSED WITHIN THE ROW AND THEREFORE NOT INCLUDED IN THE ABOVE TREE CANOPY CALCULATIONS
 DECIDUOUS TREE CATEGORY IV 3" CALIPER 6

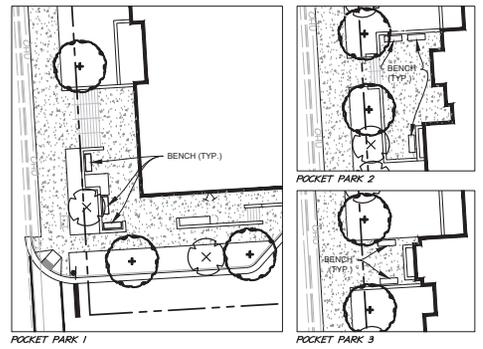
STREET TREES REQUIRED: PER SECTION 4.5.6.B. OF THE ZONING ORDINANCE, ALONG ALL STREETS, PROVIDE 1 CANOPY TREE FOR EVERY 40 FEET (50 FEET MAXIMUM SPACING) IN A 10' WIDE LANDSCAPE STRIP AND PLANTED BETWEEN 3'-6" FROM BACK OF THE CURB OR EDGE OF PAVEMENT.

STREET TREES PROVIDED: WHERE THERE ARE NO CONFLICTS WITH UTILITIES, 1 TREE PER 40 LF HAS BEEN PROVIDED ALONG ALL STREETS. A MODIFICATION REQUEST HAS BEEN SUBMITTED ON SHEET 1 NOTE 19.D, FOR THE FOLLOWING:
 * TO PERMIT THE PLANTING OF STREET TREES MORE THAN 6' FROM THE BACK OF CURB DUE TO CONFLICTS WITH OTHER APPLICABLE REQUIREMENTS ALONG DEMOCRACY LANE AND LAYTON HALL DRIVE.
 * TO PROVIDE A LANDSCAPE STRIP OF VARYING WIDTHS (0' - 14') ALONG DEMOCRACY LANE DUE TO SPACE CONSTRAINTS, VISIBILITY CONCERNS, AND PROPOSED STORMWATER INFRASTRUCTURE.
 * TO PROVIDE STREET TREES SPACED MORE THAN 50 FEET APART DUE TO SPACE CONSTRAINTS, VISIBILITY CONCERNS, AND PROPOSED STORMWATER INFRASTRUCTURE. THIS REQUEST IS ONLY FOR THE AREAS SURROUNDING THE LOADING SPACE AND PARKING GARAGE ENTRANCE ON DEMOCRACY LANE.
 * TO PROVIDE A REVISED LANDSCAPE STRIP ALONG THE PRIVATE STREET DUE TO SPACE CONSTRAINTS.

PARKING LOT LANDSCAPING
PERIMETER PARKING LOT LANDSCAPING REQUIRED: NO PERIMETER LANDSCAPING IS REQUIRED PER SECTION 4.5.7.C. OF THE ZONING ORDINANCE.

INTERIOR PARKING LOT LANDSCAPING REQUIRED: AN INTERIOR LANDSCAPED ISLAND IS REQUIRED AT THE SOUTHEASTERN CORNER OF THE SITE. DUE TO AN EXISTING SHARED PARKING AGREEMENT BETWEEN THIS PROPOSED PROJECT AND THE EXISTING USE ON THE ADJACENT PROPERTY TO THE EAST NO CHANGES ARE PROPOSED IN THIS AREA. ALL 30 PARKING SPACES WILL REMAIN AND THE EXISTING TREES IN THE TERMINAL ISLANDS WILL BE PRESERVED. IN LIEU OF PROVIDING THE INTERIOR LANDSCAPED ISLAND AN ADDITIONAL STREET TREE AND PLANTING AREA HAS BEEN PROVIDED ALONG THE PRIVATE STREET. A MODIFICATION REQUEST HAS BEEN SUBMITTED ON SHEET 1 NOTE 19.F.

PROPOSED VEGETATION: PROPOSED TREE SPECIES MAY INCLUDE BUT NOT BE LIMITED TO: RED MAPLE, LINDEN, HONEYLOCUST, AND EASTERN REDBUD. PROPOSED SHRUB SPECIES MAY INCLUDE BUT NOT BE LIMITED TO: REDOSIER DOGWOOD, WINTERBERRY HOLLY, VIRGINIA SHEETSPIRE, SWEET PEPPERBUSH, AND NORTHERN SPICEBUSH. PLANT SPECIES AND LOCATIONS ARE SUBJECT TO CHANGE AT THE TIME OF THE SITE PLAN PROCESS AND FINAL ENGINEERING.



THIS SHEET IS FOR LANDSCAPE PURPOSES ONLY!



CONCEPTUAL LANDSCAPE PLAN

MASTER DEVELOPMENT PLAN
 DEMOCRACY LANE
 FAIRFAX CITY, VIRGINIA

PROJECT NO.17081.002.00
DRAWING NO.182009
SCALE: 1"=40'
DATE: 10/29/2018
DRAWN: LBD
CHECKED: EG
SHEET NO.

VIRGINIA STATE GRID NORTH
1440 05

UNIVERSITY DRIVE
80' PUBLIC RIGHT-OF-WAY

LAYTON HALL DRIVE
80' PUBLIC RIGHT-OF-WAY

TAX MAP 157-2-20-007
PARCEL 7-1 COURTHOUSE PLAZA
D.B. 400 PG. 205
DOCTORS INVESTMENT GROUP, LLC #
D.B. 2004 PG. 267

TAX MAP 157-2-20-0E-001
PARCEL 4-E
COURTHOUSE PLAZA
D.B. 1634 PG. 440
10,340 DEMOCRACY LANE, LLC
D.B. 2407 PG. 1609

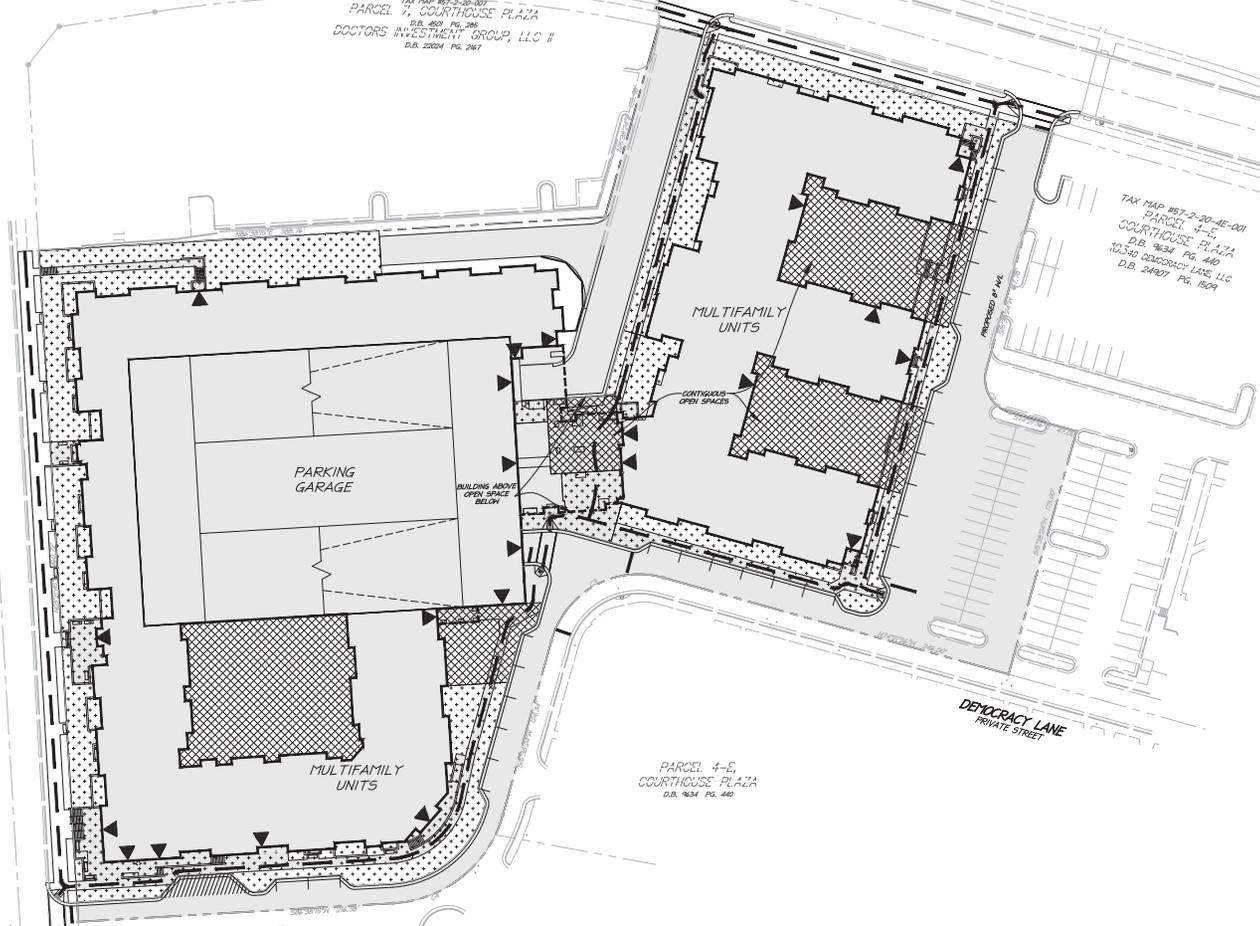
PARCEL 4-E
COURTHOUSE PLAZA
D.B. 1634 PG. 440

TAX MAP 157-2-20-004-D
PARCEL 4-D
COURTHOUSE PLAZA
D.B. 420 PG. 1
COMBINED COURTHOUSE, LLC
D.B. 2548 PG. 201

ALL CONSTRUCTION SHALL CONFORM TO
THE CURRENT FAIRFAX CITY AND VIRGINIA
DEPARTMENT OF TRANSPORTATION
STANDARDS AND SPECIFICATIONS



DATE	REVISION
2018-06-28	REVISED PER CITY COMMENTS
2018-10-22	REVISED PER CITY COMMENTS



LEGEND

— PEDESTRIAN CIRCULATION

■ LOT COVERAGE

MAXIMUM LOT COVERAGE ALLOWED: 90%
PER SECTION 3.7.3.C.4. OF THE ZONING ORDINANCE

LOT COVERAGE PROVIDED: 177%

▨ 50' WIDE OPEN SPACE AND GREATER

▤ 0'-49' WIDE OPEN SPACE

MINIMUM OPEN SPACE REQUIRED: 20%
PER SECTION 3.8.2.G. OF THE ZONING ORDINANCE

OPEN SPACE PROVIDED: 128.2% TOTAL
21.6% PER CODE DEFINITION
(SEE SHEET 1 NOTE 11.A. FOR MODIFICATION REQUEST)

MINIMUM AMOUNT OF CONTIGUOUS OPEN SPACE: 60%
PER SECTION 3.8.7.B.4. OF THE ZONING ORDINANCE

AMOUNT OF CONTIGUOUS OPEN SPACE PROVIDED: 55%
(SEE SHEET 1 NOTE 11.B. FOR MODIFICATION REQUEST)

christopher consultants
9800 main street (suite 400) • Fairfax, Va 22031
phone 703.273.6920 • fax 703.273.6920



LOT COVERAGE & OPEN SPACE PLAN

MASTER DEVELOPMENT PLAN
DEMOCRACY LANE
FAIRFAX CITY, VIRGINIA

PROJECT NO: 17081.002.00
DRAWING NO: 108004
SCALE: 1"=40'
DATE: 10/29/2018
DRAWN: LBD
CHECKED: EG
SHEET No.

DATE	REVISION
2018-06-28	REVISED PER CITY COMMENTS
2018-10-22	REVISED PER CITY COMMENTS



SANITARY SEWER ANALYSIS

THE PURPOSE OF THIS ANALYSIS IS TO DEMONSTRATE THE CAPACITY AND HYDRAULIC ADEQUACY OF THE DOWN STREAM SANITARY SEWER MAIN.

EXISTING CONDITIONS:
CURRENTLY, THE EXISTING SITE CONSISTS OF 4 SMALL OFFICE BUILDINGS THAT ALL SEWER TO ON-SITE LATERALS THAT TIE TO STRUCTURE 5-8693. THIS MANHOLE IS THE FURTHEST UPSTREAM FOR THIS SEWER-SHED AND NO OTHER BUILDINGS/DEVELOPMENTS TIE INTO THIS MANHOLE. FROM THIS MANHOLE, THE 8-INCH SEWER FLOWS TO THE NORTH TO A 30-INCH SEWER MAIN. THE ONLY OTHER CONTRIBUTING FLOWS ARE FROM THE 3801 UNIVERSITY DRIVE BUILDING.

PROPOSED CONDITIONS:
THE ON-SITE LATERALS WILL BE DEMOLISHED TO MAKE ROOM FOR THE NEW BUILDING. NEW LATERALS WILL BE CONSTRUCTED ALONG THE NORTH OF THE BUILDING FLOWING EAST TO WEST AND TIE TO THE EXISTING STRUCTURE 5-8693.

CAPACITY AND HYDRAULIC ANALYSIS:
THE SANITARY SEWER WAS ANALYZED FROM THE ON-SITE 8" SEWER TO EXISTING MANHOLE 5-8693 AND THEN TO THE NORTH ALONG UNIVERSITY DRIVE (8-INCH SEWER) TO MANHOLE 5-A-2, WHERE IT CONNECTS TO THE 30-INCH SEWER MAIN. CAPACITY WAS ANALYZED USING FLOWS BASED ON THE PROPOSED SITE CONDITION AND THE EXISTING USE/FLOW FROM THE ADJACENT BUILDING TO THE NORTH (3801 UNIVERSITY DRIVE). THE VOLUME OF FLOW USED IN THIS ANALYSIS HAS BEEN COMPUTED IN ACCORDANCE WITH STATE CODE 9VAC25-790-460 AND 9VAC25-790-310. SEE COMPUTATIONS ON THIS SHEET.

CONCLUSION:
IT IS OUR CONCLUSION THAT THE PROPOSED ON-SITE 8-INCH SEWER AND EXISTING DOWNSTREAM 8-INCH SEWER HAS CAPACITY AND HYDRAULIC ADEQUACY WITH THE ADDED REDEVELOPMENT FLOWS.

LEGEND

- PROPOSED SANITARY MANHOLE AND FLOW DIRECTION
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY STRUCTURE NUMBER
- EXISTING SANITARY MANHOLE AND FLOW DIRECTION
- EX. SANITARY SEWER
- EX. SANITARY STRUCTURE NUMBER

CONTRIBUTING SEWAGE FLOW ESTIMATE:

Discharge Facility	No. of People	Average Flow for Dwellings (1,000 gal/person/yr)	Floor Area (Acres)	Average Flow for General Commercial (2,000 gal/acre/yr)	Total Incremental Flow (gpd)	Total Cumulative Flow (gpd)
Prop. Apartment (East building)	387	39,700			39,700	39,700
Prop. Apartment (West building)	400	40,000			40,000	79,700
Prop. Amenities			0.23	460	460	80,160
Ex. 3 story Building (F3801) Floor Area=25,122 SF			0.58	1,160	1,160	81,320

SANITARY COMPUTATION:

FROM	TO	UPPER INV	LOWER INV	L (FT)	SLOPE (%)	DA (IN)	MATERIAL	N	CAPACITY (cfs)	CAPACITY (MGD)	DESIGN FLOW (cfs)	DESIGN FLOW (MGD)	V (ft/s)	Assumptions	Inc (MGD)	Peak Flow Factor	Design Inc (MGD)
S-1	S-2	380.24	377.02	116.13	2.00	8	PVC	0.013	1.73	1.12	0.25	0.159	3.3	Flow from apartment building East	0.040	4	0.159
S-2	S-3	377.82	375.01	140.44	2.00	8	PVC	0.013	1.73	1.12	0.25	0.159	3.3				
S-3	S-4	374.91	373.16	87.70	2.00	8	PVC	0.013	1.73	1.12	0.50	0.321	4.1	Flow from Apartment Building West and Amenities	0.040	4	0.162
S-4	Ex. 57895	373.06	371.34	35.25	4.88	8	PVC	0.013	2.70	1.75	0.50	0.321	5.5				
Ex. 57895	Ex. 58093	373.22	369.04	28.59	7.63	8	PVC	0.013	3.36	2.18	0.50	0.321	6.4				
Ex. 58093	Ex. 58725	368.74	359.40	122.86	7.53	8	PVC	0.013	3.36	2.17	0.50	0.321	6.4				
Ex. 58725	Ex. A-1	359.22	357.76	29.11	5.02	8	PVC	0.013	2.74	1.77	0.50	0.325	5.6	Flow from Existing Building (F3801)	0.001	4	0.005
Ex. A-1	Ex. A-2	348.79	347.59	79.48	1.51	8	PVC	0.013	1.50	0.97	0.50	0.325	3.7				

Notes:
 1. See contributing sewage flow estimate (this sheet) per 9VAC25-790-460 Standards.
 2. All velocities shown are calculated per a partial flow analysis.
 3. GSF of existing 3801 University Drive building is per approved plan called 'Courthouse Plaza - Parcel 7'.

christopher consultants
 9800 main street (suite 400) • Fairfax, Va 22031
 phone 703.273.6920 • fax 703.273.6920

ELI GOLDMAN
 Lic. No. 55586
 10/22/2018
 PROFESSIONAL ENGINEER

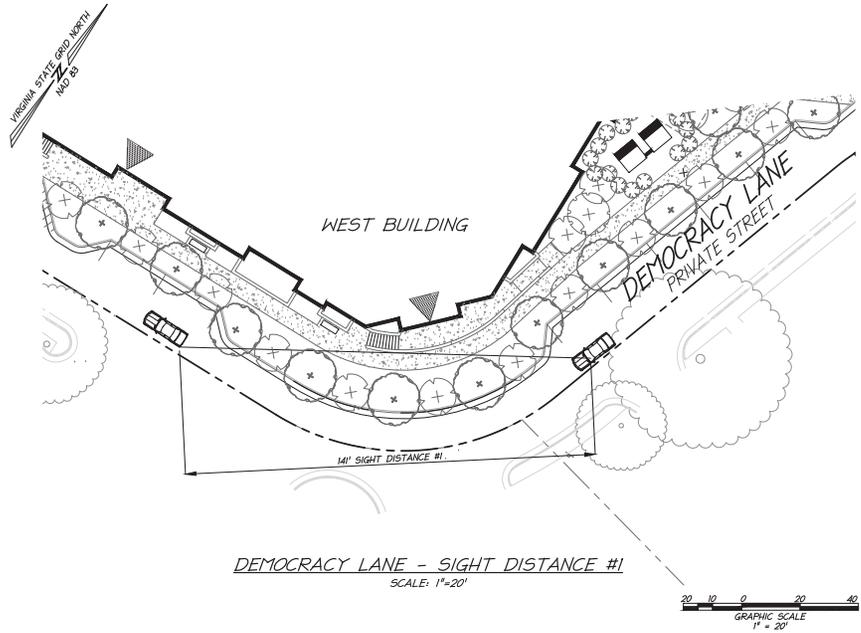
SANITARY SEWER ANALYSIS

MASTER DEVELOPMENT PLAN
 DEMOCRACY LANE
 FAIRFAX CITY, VIRGINIA

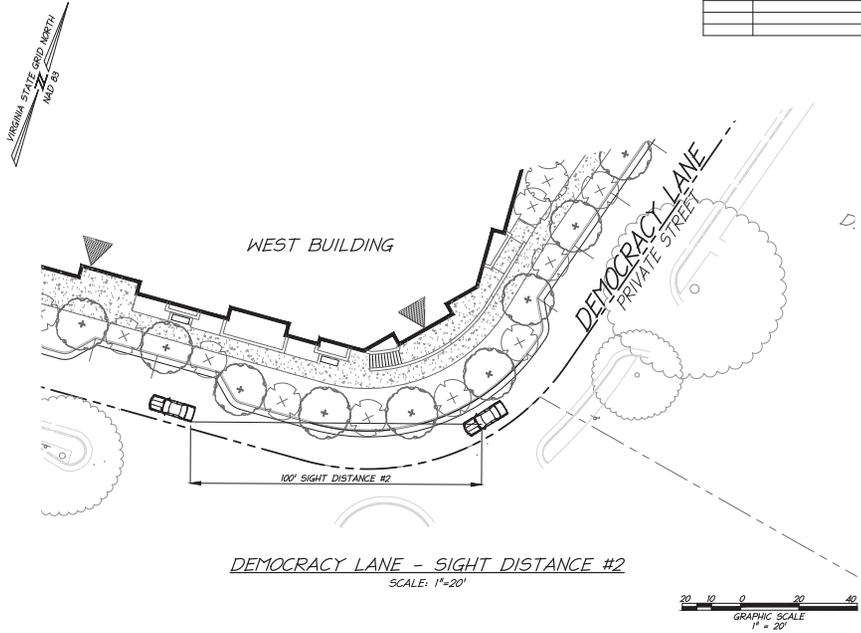
PROJECT NO: 17081.002.03
 DRAWING NO: 180209
 SCALE: 1"=40'
 DATE: 10/29/2018
 DRAWN: JS
 CHECKED: EG
 SHEET No. 8 of 12

DATE	REVISION
2018-06-28	REVISED PER CITY COMMENTS
2018-10-22	REVISED PER CITY COMMENTS

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT FAIRFAX CITY AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS

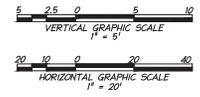
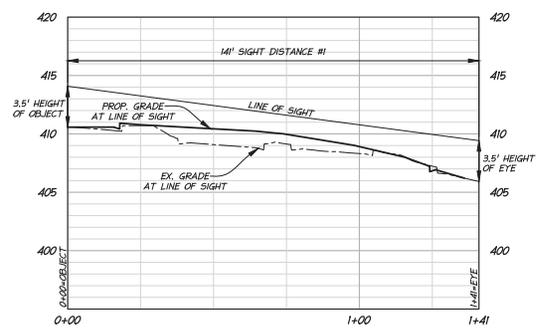


DEMOCRACY LANE - SIGHT DISTANCE #1
SCALE: 1"=20'

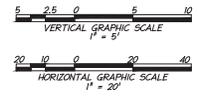
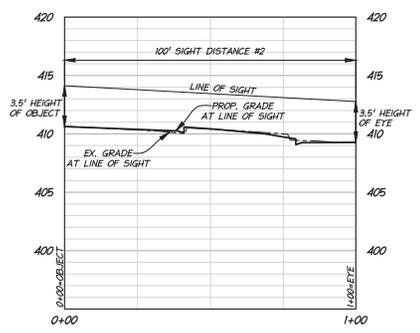


DEMOCRACY LANE - SIGHT DISTANCE #2
SCALE: 1"=20'

DEMOCRACY LANE - SIGHT DISTANCE #1
POSTED SPEED: 25 MPH



DEMOCRACY LANE - SIGHT DISTANCE #2
POSTED SPEED: 25 MPH



NOTE: TREES AND LANDSCAPING WITHIN THE SIGHT LINES SHOWN ON THIS SHEET WILL BE PRUNED AND MAINTAINED TO ENSURE SUFFICIENT SITE DISTANCE.

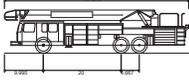
christopher consultants
9800 main street (suite 400) • Fairfax, Va 22031
phone 703.273.6820 • fax 703.273.6820

SIGHT DISTANCE

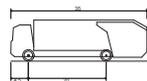
MASTER DEVELOPMENT PLAN
DEMOCRACY LANE
FAIRFAX CITY, VIRGINIA

PROJECT NO: 17081.002.02
DRAWING NO: 182004
SCALE: SEE DWGS.
DATE: 10/29/2018
DRAWN: JS
CHECKED: EG
SHEET NO.

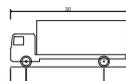
P:\Projects\17081\002\1809\MP\18_08_Sort_Distance.dwg, 10/29/2018 3:11:58 PM, AutoCAD/PDF General, Documented.dwg



Tower 203 Fire Truck
 Overall Length 47.37ft
 Overall Width 8.167ft
 Overall Body Height 11.082ft
 Min Body Ground Clearance 1.512ft
 Track Width 7.667ft
 Lock-to-lock time 4.00s
 Wall to Wall Turning Radius 54.980ft



Rear-Load Garbage Truck
 Overall Length 35.000ft
 Overall Width 8.375ft
 Overall Body Height 10.540ft
 Min Body Ground Clearance 1.300ft
 Track Width 8.375ft
 Lock-to-lock time 6.00s
 Curb to Curb Turning Radius 29.300ft



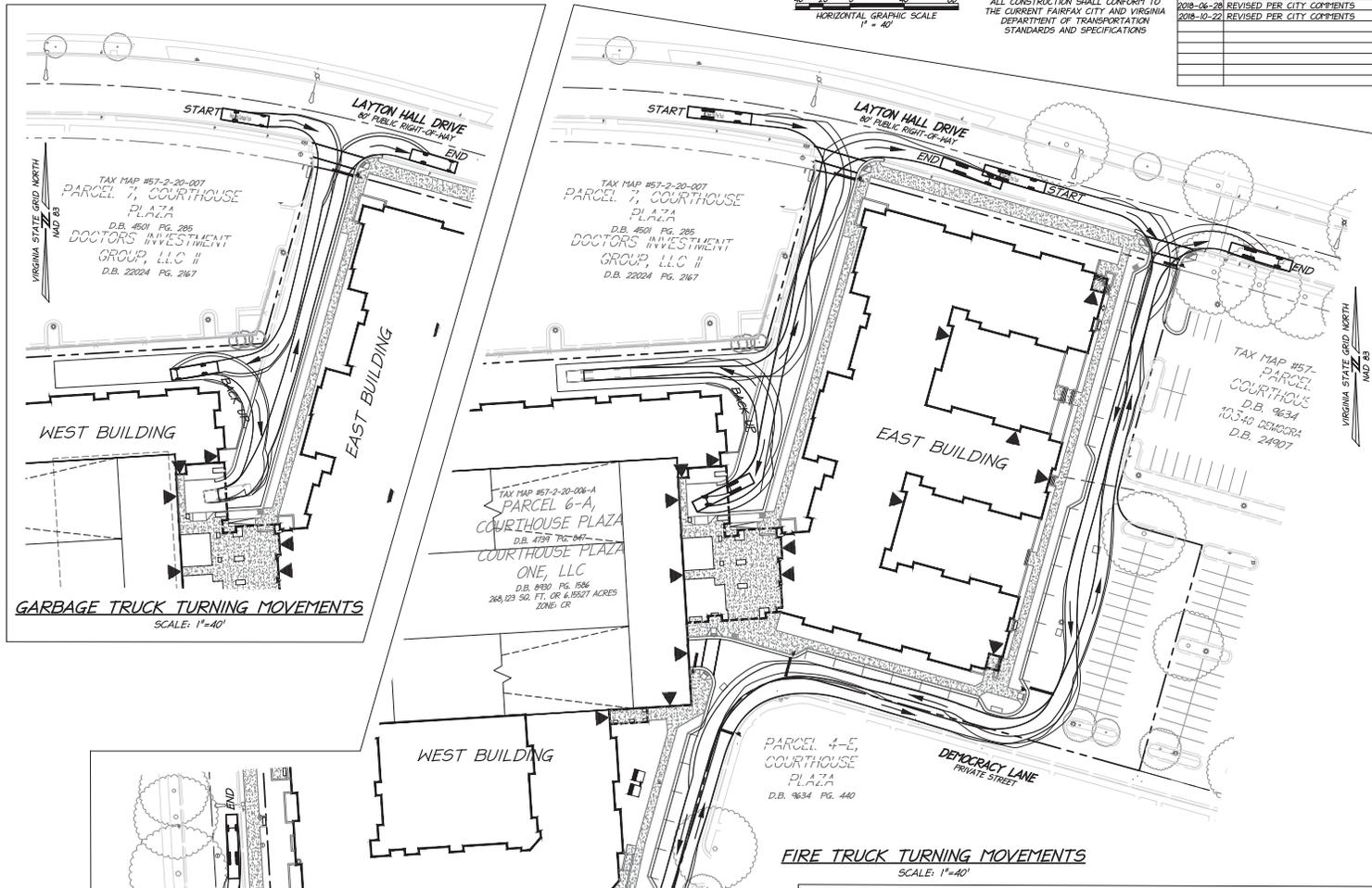
SU - Single Unit Truck
 Overall Length 30.000ft
 Overall Width 8.000ft
 Overall Body Height 11.861ft
 Min Body Ground Clearance 1.367ft
 Track Width 8.000ft
 Lock-to-lock time 5.00s
 Curb to Curb Turning Radius 42.000ft



HORIZONTAL GRAPHIC SCALE
 1" = 40'

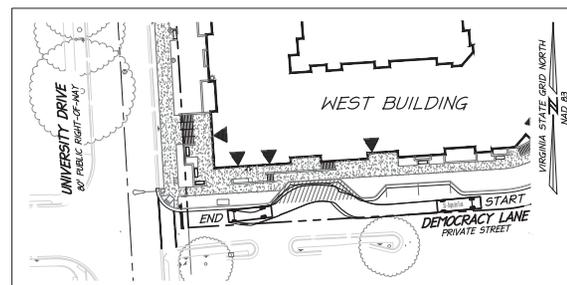
ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT FAIRFAX CITY AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS

DATE	REVISION
2018-06-28	REVISED PER CITY COMMENTS
2018-10-22	REVISED PER CITY COMMENTS



GARBAGE TRUCK TURNING MOVEMENTS
 SCALE: 1"=40'

FIRE TRUCK TURNING MOVEMENTS
 SCALE: 1"=40'



30' SINGLE UNIT TRUCK TURNING MOVEMENTS
 SCALE: 1"=40'

christopher consultants
 9900 main street (suite 400) • Fairfax, Va 22031
 phone 703.273.6920 • fax 703.273.6920

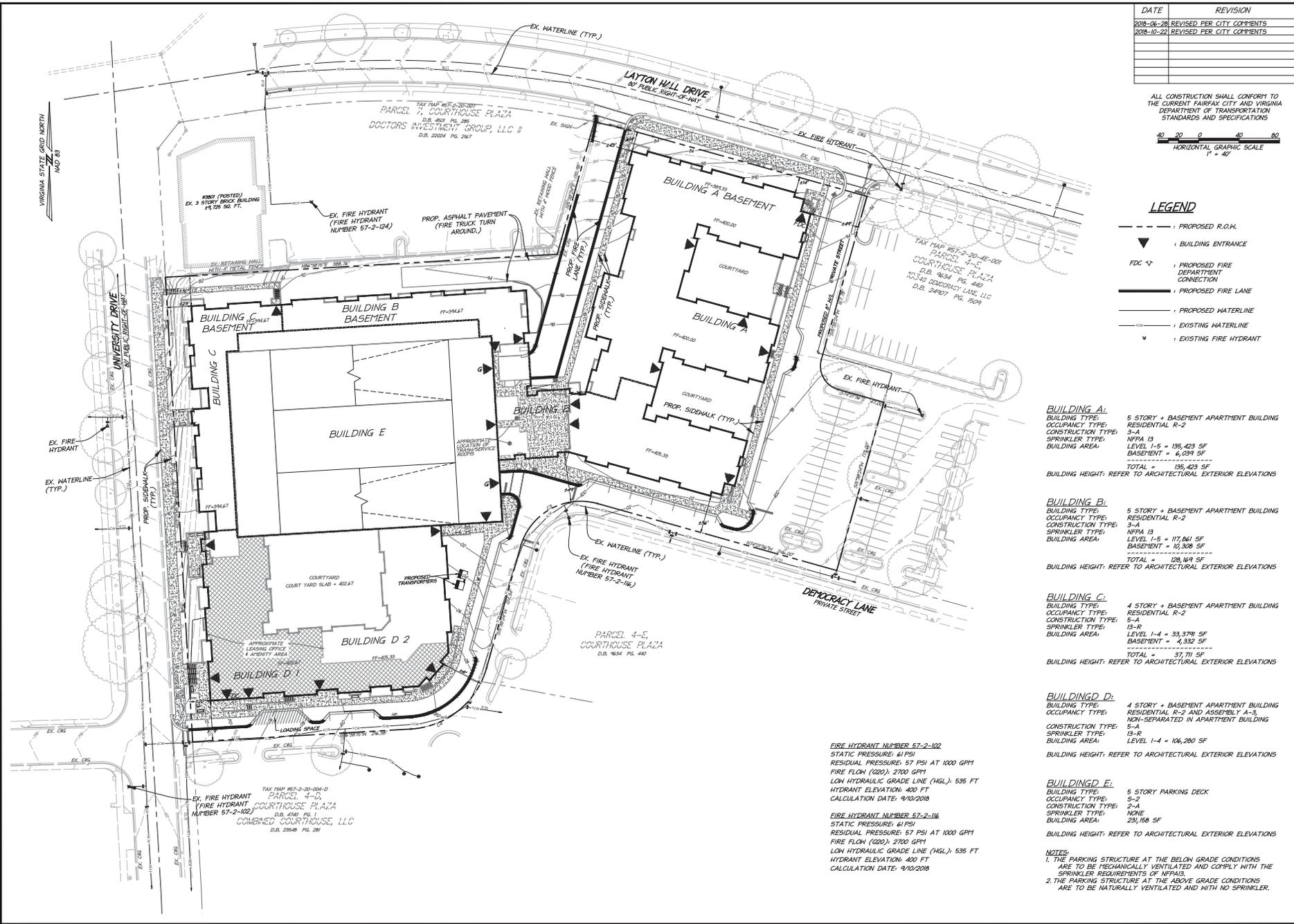


TURNING MOVEMENTS

MASTER DEVELOPMENT PLAN
 DEMOCRACY LANE
 FAIRFAX CITY, VIRGINIA

PROJECT NO: 17081.022.03
 DRAWING NO: 182004
 SCALE: 1"=40'
 DATE: 10/29/2018
 DRAWN: JS
 CHECKED: EG
 SHEET NO.

VIRGINIA STATE GRID NORTH
MAD 83



DATE	REVISION
2018-06-28	REVISED PER CITY COMMENTS
2018-10-23	REVISED PER CITY COMMENTS

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT FAIRFAX CITY AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS

40 0 40 80
HORIZONTAL GRAPHIC SCALE
1" = 40'

- LEGEND**
- - - - - : PROPOSED R.O.W.
 - ▼ : BUILDING ENTRANCE
 - FDG ◀ : PROPOSED FIRE DEPARTMENT CONNECTION
 - : PROPOSED FIRE LANE
 - : PROPOSED WATERLINE
 - : EXISTING WATERLINE
 - ◀ : EXISTING FIRE HYDRANT

BUILDING A:
 BUILDING TYPE: 5 STORY + BASEMENT APARTMENT BUILDING
 OCCUPANCY TYPE: RESIDENTIAL R-2
 CONSTRUCTION TYPE: 3-A
 SPRINKLER TYPE: NFPA 13
 LEVEL 1-5 = 135,423 SF
 BASEMENT = 6,039 SF
 TOTAL = 135,423 SF
 BUILDING HEIGHT: REFER TO ARCHITECTURAL EXTERIOR ELEVATIONS

BUILDING B:
 BUILDING TYPE: 5 STORY + BASEMENT APARTMENT BUILDING
 OCCUPANCY TYPE: RESIDENTIAL R-2
 CONSTRUCTION TYPE: 3-A
 SPRINKLER TYPE: NFPA 13
 LEVEL 1-5 = 117,861 SF
 BASEMENT = 10,308 SF
 TOTAL = 128,169 SF
 BUILDING HEIGHT: REFER TO ARCHITECTURAL EXTERIOR ELEVATIONS

BUILDING C:
 BUILDING TYPE: 4 STORY + BASEMENT APARTMENT BUILDING
 OCCUPANCY TYPE: RESIDENTIAL R-2
 CONSTRUCTION TYPE: 5-A
 SPRINKLER TYPE: 13-R
 LEVEL 1-4 = 33,379 SF
 BASEMENT = 4,332 SF
 TOTAL = 37,711 SF
 BUILDING HEIGHT: REFER TO ARCHITECTURAL EXTERIOR ELEVATIONS

BUILDING D:
 BUILDING TYPE: 4 STORY + BASEMENT APARTMENT BUILDING
 OCCUPANCY TYPE: RESIDENTIAL R-2 AND ASSEMBLY A-3, NON-SEPARATED IN APARTMENT BUILDING
 CONSTRUCTION TYPE: 5-A
 SPRINKLER TYPE: 13-R
 LEVEL 1-4 = 106,280 SF
 BUILDING HEIGHT: REFER TO ARCHITECTURAL EXTERIOR ELEVATIONS

BUILDING E:
 BUILDING TYPE: 5 STORY PARKING DECK
 OCCUPANCY TYPE: 5-2
 CONSTRUCTION TYPE: 2-A
 SPRINKLER TYPE: NONE
 BUILDING AREA: 231,168 SF
 BUILDING HEIGHT: REFER TO ARCHITECTURAL EXTERIOR ELEVATIONS

FIRE HYDRANT NUMBER 57-2-102
 STATIC PRESSURE: 61 PSI
 RESIDUAL PRESSURE: 57 PSI AT 1000 GPM
 FIRE FLOW (020): 2700 GPM
 LOW HYDRAULIC GRADE LINE (HGL): 535 FT
 HYDRANT ELEVATION: 420 FT
 CALCULATION DATE: 9/10/2018

FIRE HYDRANT NUMBER 57-2-116
 STATIC PRESSURE: 61 PSI
 RESIDUAL PRESSURE: 57 PSI AT 1000 GPM
 FIRE FLOW (020): 2700 GPM
 LOW HYDRAULIC GRADE LINE (HGL): 535 FT
 HYDRANT ELEVATION: 420 FT
 CALCULATION DATE: 9/10/2018

NOTES:
 1. THE PARKING STRUCTURE AT THE BELOW GRADE CONDITIONS ARE TO BE MECHANICALLY VENTILATED AND COMPLY WITH THE SPRINKLER REQUIREMENTS OF NFPA13.
 2. THE PARKING STRUCTURE AT THE ABOVE GRADE CONDITIONS ARE TO BE NATURALLY VENTILATED AND WITH NO SPRINKLER.

christopher consultants
 9800 main street (suite 400) • Fairfax, Va 22031
 phone 703.273.6920 • fax 703.273.6920

ELI GOLDMAN
 Lic. No. 55568
 10/22/2018
 PROFESSIONAL ENGINEER

FIRE SERVICE PLAN

MASTER DEVELOPMENT PLAN
 DEMOCRACY LANE
 FAIRFAX CITY, VIRGINIA

PROJECT NO: 17081.002.00
 DRAWING NO: 102004
 SCALE: 1"=40'
 DATE: 10/29/2018
 DRAWN: JS, LBD
 CHECKED: EG
 SHEET No.

