DATE	REVISION
2018-06-28	REVISED PER CITY COMMENTS
2018-10-29	REVISED PER CITY COMMENTS
2018-11-20	REVISED PER CITY COMMENTS

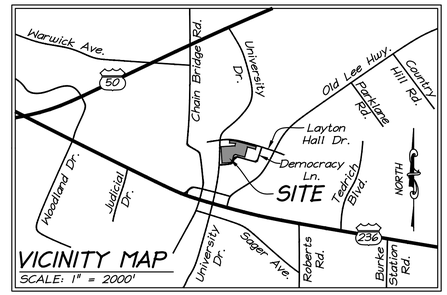
MASTER DEVELOPMENT PLAN
DEMOCRACY LANE
FAIRFAX CITY, VIRGINIA

GENERAL NOTES:

1. THE SUBJECT PROPERTY SHOWN HEREON 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 C/O WILLCO	10366,10398 DEMOCRACY LANE, FAIRFAX, VA 22030	6.15527	CR (COMMERCIAL -RETAIL)

2. THIS MDP 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 (TOD) TO ALLOW THE DEVELOPMENT OF A PROPOSED MULTIFAMILY RESIDENTIAL COMMUNITY CONSISTING OF UP TO 275 UNITS.
3. THE BOUNDARY AND PHYSICAL IMPROVEMENTS SHOWN HEREON ARE BASED UPON A FIELD SURVEY DONE BY THIS FIRM BETWEEN THE DATES OF JULY 18TH AND JULY 25TH, 2017 (ALTA/NSPS LAND TITLE SURVEY) AND NOVEMBER 7TH AND NOVEMBER 13TH, 2017 (TOPOGRAPHIC SURVEY). CONTOUR INTERVAL FOR TOPOGRAPHIC SURVEY IS 2 FEET.
4. THE FOLLOWING DATUM WERE USED:
   A. HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM (VCS) 1983 - NORTH AS ESTABLISHED FROM A GPS SURVEY.
   B. THE VERTICAL DATUM SHOWN HEREON IS REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29) AS ESTABLISHED FROM A CURRENT GPS SURVEY.
5. THE AREA SHOWN HEREON IS LOCATED ON THE FLOOD INSURANCE RATE MAPS (FIRM), COMMUNITY PANEL NO. 5155240002D, REVISED ON JUNE 2, 2006. BY GRAPHICAL DEPICTION ONLY, THE PROPERTY SHOWN HEREON 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 ALTA/NSPS 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 ESC 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 VDEQ 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 4.8 OF THE ZONING ORDINANCE AND SECTION 2.10 OF THE PUBLIC FACILITIES MANUAL.
16. ONSITE 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 ONSITE 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 4.5.7.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.
   G. SUPPORT FOR A WAIVER HAS BEEN REQUESTED OF SECTION 8.11 OF THE FAIRFAX PUBLIC FACILITIES MANUAL (PFM) TO ALLOW STREET TREES TO BE CLOSER THAN 30' TO UTILITY POLE.



VICINITY MAP
SCALE: 1" = 2000'

TITLE OWNER OF TAX MAP # 57-2 ((20)) 6A
COURTHOUSE PLAZA ONE LLC
7811 MONTROSE ROAD, SUITE 200
POTOMAC, MD 20854

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

PROJECT TEAM:

TITLE OWNER OF TAX MAP # 57-2 ((20)) 6A
COURTHOUSE PLAZA ONE LLC
7811 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
9900 MAIN STREET, FOURTH FLOOR
FAIRFAX, VA 22031

TRANSPORTATION ENGINEER
WELLS + 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

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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
6A - 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

THIS MASTER DEVELOPMENT PLAN ALSO INCORPORATES, BY THIS REFERENCE, THE ELEVATIONS AND HEIGHT SPECIAL EXCEPTION EXHIBIT (DATED OCTOBER 10, 2018) AND THE CERTIFICATE OF APPROPRIATENESS (DATED OCTOBER 31, 2018).

DATE OF FIRST SUBMISSION: FEBRUARY 16, 2018
DATE OF SECOND SUBMISSION: JUNE 28, 2018
DATE OF THIRD SUBMISSION: OCTOBER 29, 2018
DATE OF FOURTH SUBMISSION: NOVEMBER 20, 2018

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COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
11/20/2018
PROFESSIONAL ENGINEER

COVER SHEET

MASTER DEVELOPMENT PLAN
DEMOCRACY LANE
FAIRFAX CITY, VIRGINIA

PROJECT NO: 17081.002.00
DRAWING NO: 108009
SCALE: N/A
DATE: 11/20/2018
DRAWN: LBD
CHECKED: EG
SHEET No.
1 OF 12

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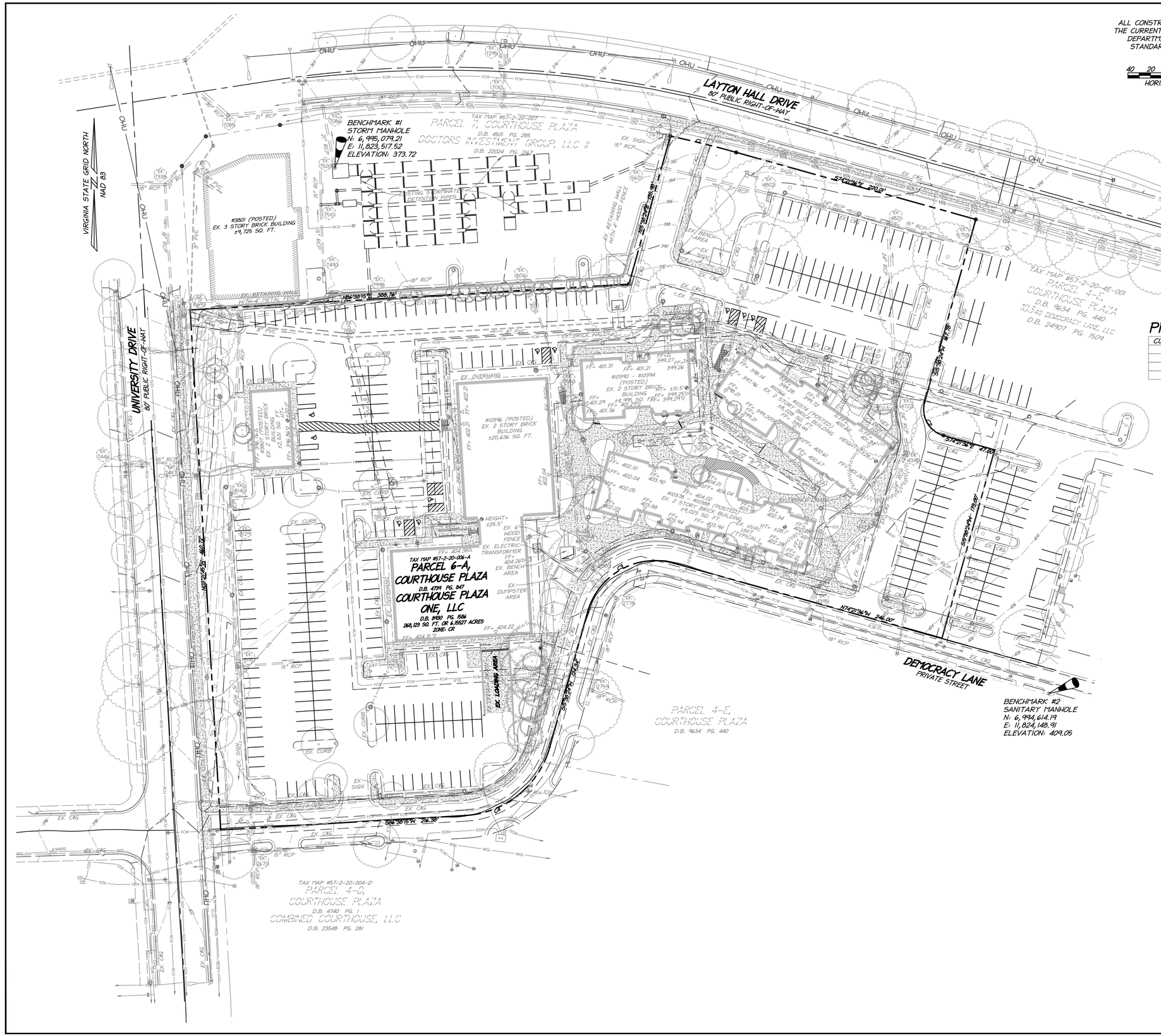
ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT FAIRFAX CITY AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS

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

DATE	REVISION
2018-06-28	REVISED PER CITY COMMENTS
2018-10-29	REVISED PER CITY COMMENTS
2018-11-20	REVISED PER CITY COMMENTS



PROPERTY CURVE OR LINE DATA

CURVE	RADIUS	LENGTH	DELTA	TANGENT	BEARING	CHORD
C1	955.24'	60.04'	3°36'04"	30.03'	N 76°04'37" W	60.04'
C2	24.00'	37.70'	90°00'00"	24.00'	S 24°21'36" E	33.94'
C3	62.00'	97.39'	90°00'00"	62.00'	S 60°38'24" W	87.68'
C4	83.00'	102.85'	70°59'51"	59.20'	N 51°08'19" 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
- PEDESTAL
- VAULT

Misc. Structures
- 150.0 SPOT SHOT
- SIGN
- MAIL 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

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

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COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
11/20/2018
PROFESSIONAL ENGINEER

EXISTING CONDITIONS PLAN

MASTER DEVELOPMENT PLAN
DEMOCRACY LANE
FAIRFAX CITY, VIRGINIA

PROJECT NO: 17081.002.00
DRAWING NO: 108009
SCALE: 1"=40'
DATE: 11/20/2018
DRAWN: JS
CHECKED: EG
SHEET No.
2 OF 12

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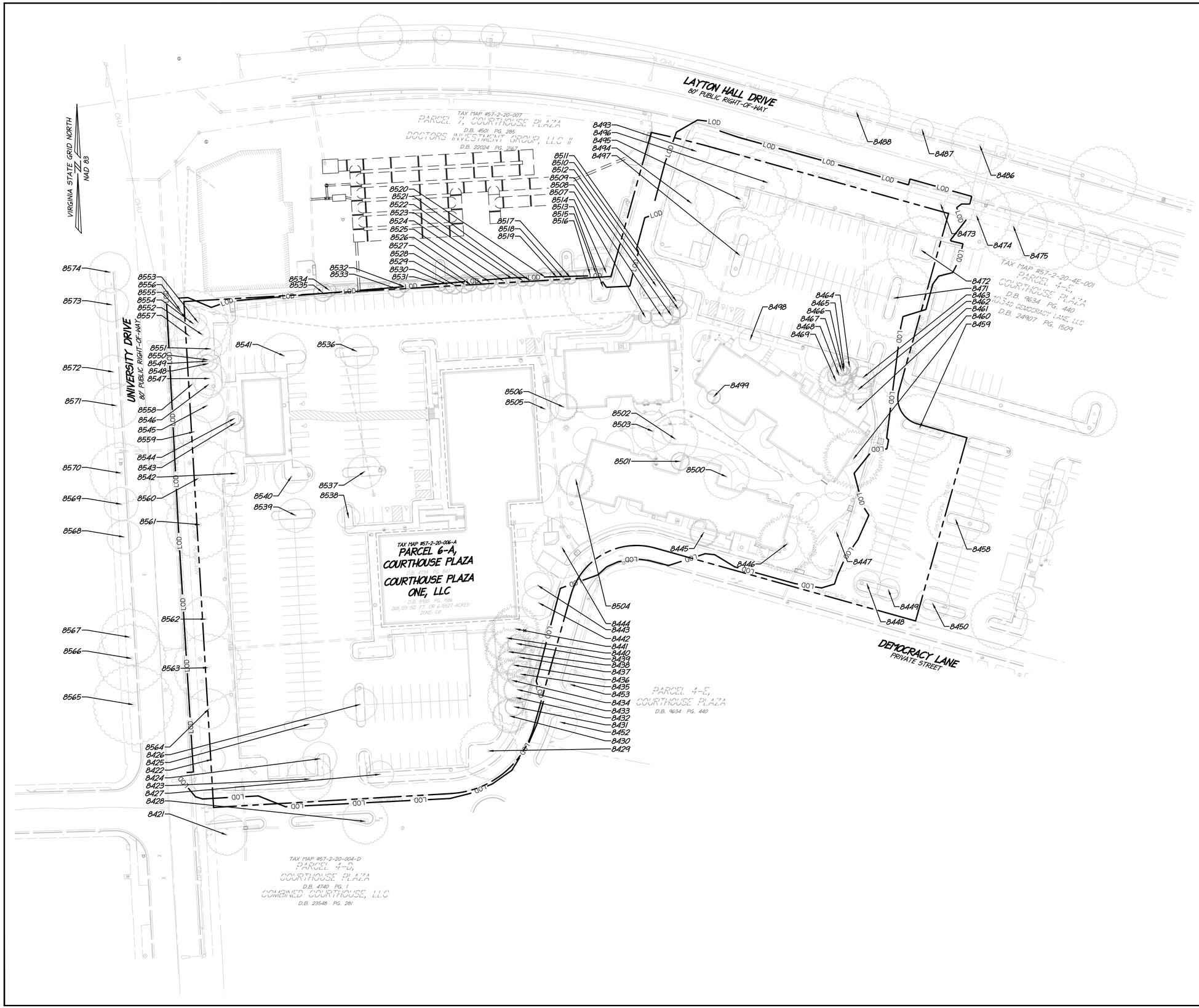

DATE	REVISION
2018-06-28	REVISED PER CITY COMMENTS
2018-10-29	REVISED PER CITY COMMENTS
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ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT FAIRFAX CITY AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS

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

LEGEND

EX. DECIDUOUS TREE

EX. EVERGREEN TREE

LOD — LIMITS OF CONSTRUCTION

NOTE:
1. ALL TREES TO BE PRESERVED WILL BE PROTECTED DURING CONSTRUCTION PER SECTION 4.5.9.D.2. OF THE ZONING ORDINANCE. SEE DETAIL 922.01 ON THIS SHEET.
2. ALL TREES TO BE REMOVED WILL BE REMOVED PER SECTION 4.5.9.D.3. OF THE ZONING ORDINANCE.

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COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
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11/20/2018
PROFESSIONAL ENGINEER

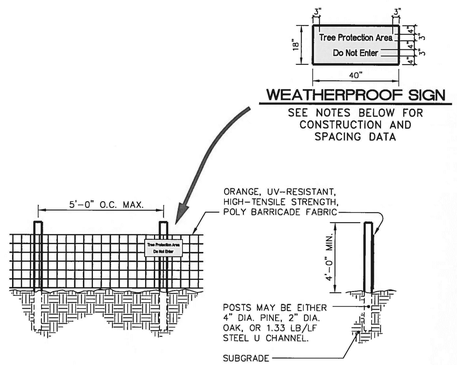
TREE PRESERVATION PLAN

MASTER DEVELOPMENT PLAN
DEMOCRACY LANE
FAIRFAX CITY, VIRGINIA

PROJECT NO: 17081.002.00
DRAWING NO: 108009
SCALE: 1"=40'
DATE: 11/20/2018
DRAWN: LBD, WR
CHECKED: EG
SHEET No.
3 OF 12

P:\Projects\17081\00200\108009 MDP\03 TREE PRESERVATION PLAN.dwg, 11/20/2018 3:46:55 PM, AutoCAD PDF (General Documentation).pc3

Details Provided by APPIAN Consulting Engineers 10/17/2005 – 10:33:30 AM

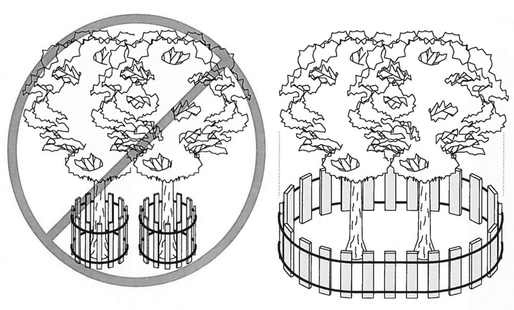


NOTES:

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 tree 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.

Department of Public Works 10455 Armstrong Street Fairfax, VA 22030-3630	CITY of FAIRFAX USE WITH THE FAIRFAX STANDARD SPECIFICATIONS ONLY	Voice (703) 246-6330 FAX (703) 591-5727 www.fairfaxva.gov	
STANDARD TREE PROTECTION DETAIL	SCALE: Not To Scale	DETAIL # 922.01	
	REVISION DATE: July, 2005	SHEET # 2 of 2	

Details Provided by APPIAN Consulting Engineers 10/17/2005 – 10:33:48 AM



BARRIER SHOULD BE INSTALLED AT THE DRIP LINE OF TREE BRANCHES

NOTES:

1. In spite of precautions, some damage to trees may occur. In such cases repair any damage to crown, truck or root system immediately.
   A. Repair roots by cutting off the damaged areas and paint them with tree paint. Spread peat moss or moist topsoil over exposed roots.
   B. Repair damage to bark by trimming 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 tree collar at the trunk or main branch. Use three separate cuts as shown in detail 923.01 to avoid peeling bark from healthy areas of tree.

Department of Public Works 10455 Armstrong Street Fairfax, VA 22030-3630	CITY of FAIRFAX USE WITH THE FAIRFAX STANDARD SPECIFICATIONS ONLY	Voice (703) 246-6330 FAX (703) 591-5727 www.fairfaxva.gov	
STANDARD TREE PROTECTION DETAIL	SCALE: Not To Scale	DETAIL # 922.01	
	REVISION DATE: July, 2005	SHEET # 1 of 2	

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	12, 12, 10, 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	59	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	56	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	ULMUS AMERICANA	AMERICAN ELM	30	27	ONSITE	69	REMOVE
8445	JUNIPERUS 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	35	ONSITE	70	REMOVE
8448	QUERCUS PALUSTRIS	PIN OAK	10	12	ONSITE	60	PRESERVE
8449	QUERCUS PALUSTRIS	PIN OAK	10	10	ONSITE	60	PRESERVE
8450	QUERCUS PALUSTRIS	PIN OAK	12	15	OFFSITE	51	PRESERVE
8452	QUERCUS PALUSTRIS	PIN OAK	18	15	OFFSITE	51	PRESERVE
8453	QUERCUS PALUSTRIS	PIN OAK	27	30	OFFSITE	53	PRESERVE
8458	QUERCUS PALUSTRIS	PIN OAK	18	25	OFFSITE	65	PRESERVE
8459	QUERCUS RUBRA	NORTHERN RED OAK	21	30	ONSITE	69	PRESERVE
8460	CEDRUS ATLANTICA	ATLAS CEDAR	18	25	ONSITE	40	REMOVE
8461	QUERCUS PALUSTRIS	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	46	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	1,5 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	THUJA OCCIDENTALIS	ARBORVITAE	12	6	ONSITE	56	REMOVE
8500	ACER SACCHARUM	SUGAR MAPLE	18	20	ONSITE	51	REMOVE
8501	CEDRUS ATLANTICA 'GLAUCA PENDULA'	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	ILEX OPACA	AMERICAN HOLLY	6, 6, 4	12	ONSITE	63	REMOVE
8507	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	8	6	ONSITE	47	REMOVE
8508	TSUGA CANADENSIS	EASTERN HEMLOCK	6	10	ONSITE	40	REMOVE
8509	TSUGA CANADENSIS	EASTERN HEMLOCK	8	8	ONSITE	43	REMOVE
8510	THUJA OCCIDENTALIS	ARBORVITAE	8	8	ONSITE	40	REMOVE
8511	THUJA OCCIDENTALIS	ARBORVITAE	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
8514	X CUPRESSOCYPARIS LEYLANDII	LEYLAND CYPRESS	6	6	OFFSITE	63	PRESERVE
8515	X CUPRESSOCYPARIS LEYLANDII	LEYLAND CYPRESS	5	6	OFFSITE	63	PRESERVE
8516	X CUPRESSOCYPARIS LEYLANDII	LEYLAND CYPRESS	5	6	OFFSITE	63	PRESERVE
8517	X CUPRESSOCYPARIS LEYLANDII	LEYLAND CYPRESS	6	6	OFFSITE	63	REMOVE
8518	X CUPRESSOCYPARIS LEYLANDII	LEYLAND CYPRESS	6	6	OFFSITE	63	REMOVE
8519	X CUPRESSOCYPARIS LEYLANDII	LEYLAND CYPRESS	6	6	OFFSITE	63	REMOVE
8520	X CUPRESSOCYPARIS LEYLANDII	LEYLAND CYPRESS	8, 6	8	OFFSITE	63	REMOVE
8521	X CUPRESSOCYPARIS LEYLANDII	LEYLAND CYPRESS	5	5	OFFSITE	63	REMOVE
8522	X CUPRESSOCYPARIS LEYLANDII	LEYLAND CYPRESS	6	5	OFFSITE	63	REMOVE
8523	X CUPRESSOCYPARIS LEYLANDII	LEYLAND CYPRESS	6	6	OFFSITE	63	REMOVE
8524	X CUPRESSOCYPARIS LEYLANDII	LEYLAND CYPRESS	6	6	OFFSITE	63	REMOVE
8525	X CUPRESSOCYPARIS LEYLANDII	LEYLAND CYPRESS	6	6	OFFSITE	63	REMOVE
8526	X CUPRESSOCYPARIS LEYLANDII	LEYLAND CYPRESS	5	6	OFFSITE	63	REMOVE
8527	X CUPRESSOCYPARIS LEYLANDII	LEYLAND CYPRESS	8	6	OFFSITE	63	REMOVE
8528	X CUPRESSOCYPARIS LEYLANDII	LEYLAND CYPRESS	8	8	OFFSITE	63	REMOVE
8529	X CUPRESSOCYPARIS LEYLANDII	LEYLAND CYPRESS	10	8	OFFSITE	63	REMOVE
8530	X CUPRESSOCYPARIS LEYLANDII	LEYLAND CYPRESS	8	8	OFFSITE	63	REMOVE
8531	X CUPRESSOCYPARIS LEYLANDII	LEYLAND CYPRESS	5	6	OFFSITE	63	REMOVE
8532	X CUPRESSOCYPARIS LEYLANDII	LEYLAND CYPRESS	5	5	OFFSITE	63	REMOVE
8533	X CUPRESSOCYPARIS LEYLANDII	LEYLAND CYPRESS	6	8	OFFSITE	63	REMOVE
8534	X CUPRESSOCYPARIS LEYLANDII	LEYLAND CYPRESS	8	6	OFFSITE	63	REMOVE
8535	X CUPRESSOCYPARIS LEYLANDII	LEYLAND CYPRESS	6	8	OFFSITE	63	REMOVE
8536	QUERCUS RUBRA	NORTHERN RED OAK	12	15	ONSITE	32	REMOVE
8537	QUERCUS RUBRA	NORTHERN RED OAK	15	15	ONSITE	49	REMOVE
8538	CRAETAGUS SP.	HAWTHORN	5, 4, 3, 2	10	ONSITE	63	REMOVE
8539	QUERCUS RUBRA	NORTHERN RED OAK	15	15	ONSITE	35	REMOVE
8540	QUERCUS RUBRA	NORTHERN RED OAK	15	15	ONSITE	49	REMOVE
8541	QUERCUS RUBRA	NORTHERN RED OAK	15	20	ONSITE	63	REMOVE
8542	QUERCUS RUBRA	NORTHERN RED OAK	12	15	ONSITE	59	REMOVE
8543	ILEX OPACA	AMERICAN HOLLY	8, 4, 3	8	ONSITE	50	REMOVE
8544	ILEX OPACA	AMERICAN HOLLY	6 4	6	ONSITE	43	REMOVE
8545	GLEDITSIA TRIACANTHOS	HONEY LOCUST	12	15	ONSITE	53	REMOVE
8546	GLEDITSIA TRIACANTHOS	HONEY LOCUST	8 3	12	ONSITE	53	REMOVE
8547	GLEDITSIA TRIACANTHOS	HONEY LOCUST	12	15	ONSITE	53	REMOVE
8548	GLEDITSIA TRIACANTHOS	HONEY LOCUST	6 4	8	ONSITE	53	REMOVE
8549	GLEDITSIA TRIACANTHOS	HONEY LOCUST	5	6	ONSITE	53	REMOVE
8550	GLEDITSIA TRIACANTHOS	HONEY LOCUST	6 3	10	ONSITE	53	REMOVE
8551	GLEDITSIA TRIACANTHOS	HONEY LOCUST	5	10	ONSITE	53	REMOVE
8552	MORUS RUBRA	MULBERRY	10	25	ONSITE	0	REMOVE
8553	LAGERSTROEMIA INDICA	CREPE MYRTLE	8	8	ONSITE	60	REMOVE
8554	GLEDITSIA TRIACANTHOS	HONEY LOCUST	27	30	ONSITE	55	REMOVE
8555	GLEDITSIA TRIACANTHOS	HONEY LOCUST	15	20	ONSITE	36	REMOVE
8556	GLEDITSIA TRIACANTHOS	HONEY LOCUST	6	8	OFFSITE	51	REMOVE
8557	ACER RUBRUM	RED MAPLE	18	18	ONSITE	50	REMOVE
8558	ACER RUBRUM	RED MAPLE	18	20	ONSITE	56	REMOVE
8559	ACER RUBRUM	RED MAPLE	15	15	ONSITE	59	REMOVE
8560	ACER RUBRUM	RED MAPLE	21	35	ONSITE	59	REMOVE
8561	ACER RUBRUM	RED MAPLE	21	30	ONSITE	45	REMOVE
8562	ACER RUBRUM	RED MAPLE	15	20	ONSITE	56	REMOVE
8563	ACER RUBRUM	RED MAPLE	24	30	ONSITE	49	REMOVE
8564	ACER RUBRUM	RED MAPLE	18	18	ONSITE	50	REMOVE
8565	ACER RUBRUM	RED MAPLE	27	35	OFFSITE	59	PRESERVE
8566	PLATANUS OCCIDENTALIS	SYCAMORE	18	30	OFFSITE	60	PRESERVE
8567	ACER RUBRUM	RED MAPLE	21	25	OFFSITE	56	PRESERVE
8568	ACER SACCHARUM	SUGAR MAPLE	12	15	OFFSITE	45	PRESERVE
8569	ACER RUBRUM	RED MAPLE	12	15	OFFSITE	59	PRESERVE
8570	ACER SACCHARUM	SUGAR MAPLE	18	27	OFFSITE	53	PRESERVE
8571	ACER SACCHARUM	SUGAR MAPLE	18	20	OFFSITE	45	PRESERVE
8572	ACER RUBRUM	RED MAPLE	12	15	OFFSITE	59	PRESERVE
8573	ACER RUBRUM	RED MAPLE	12	15	OFFSITE	59	PRESERVE
8574	ACER SACCHARUM	SUGAR MAPLE	18	18	ONSITE	51	PRESERVE

DATE	REVISION
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2018-11-20	REVISED PER CITY COMMENTS

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COMMONWEALTH OF VIRGINIA
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11/20/2018
PROFESSIONAL ENGINEER

TREE PRESERVATION NOTES & DETAILS

MASTER DEVELOPMENT PLAN
DEMOCRACY LANE
FAIRFAX CITY, VIRGINIA

PROJECT NO: 17081.002.00
DRAWING NO: 108009
SCALE: N/A
DATE: 11/20/2018
DRAWN: LBD, WR
CHECKED: EG
SHEET No.
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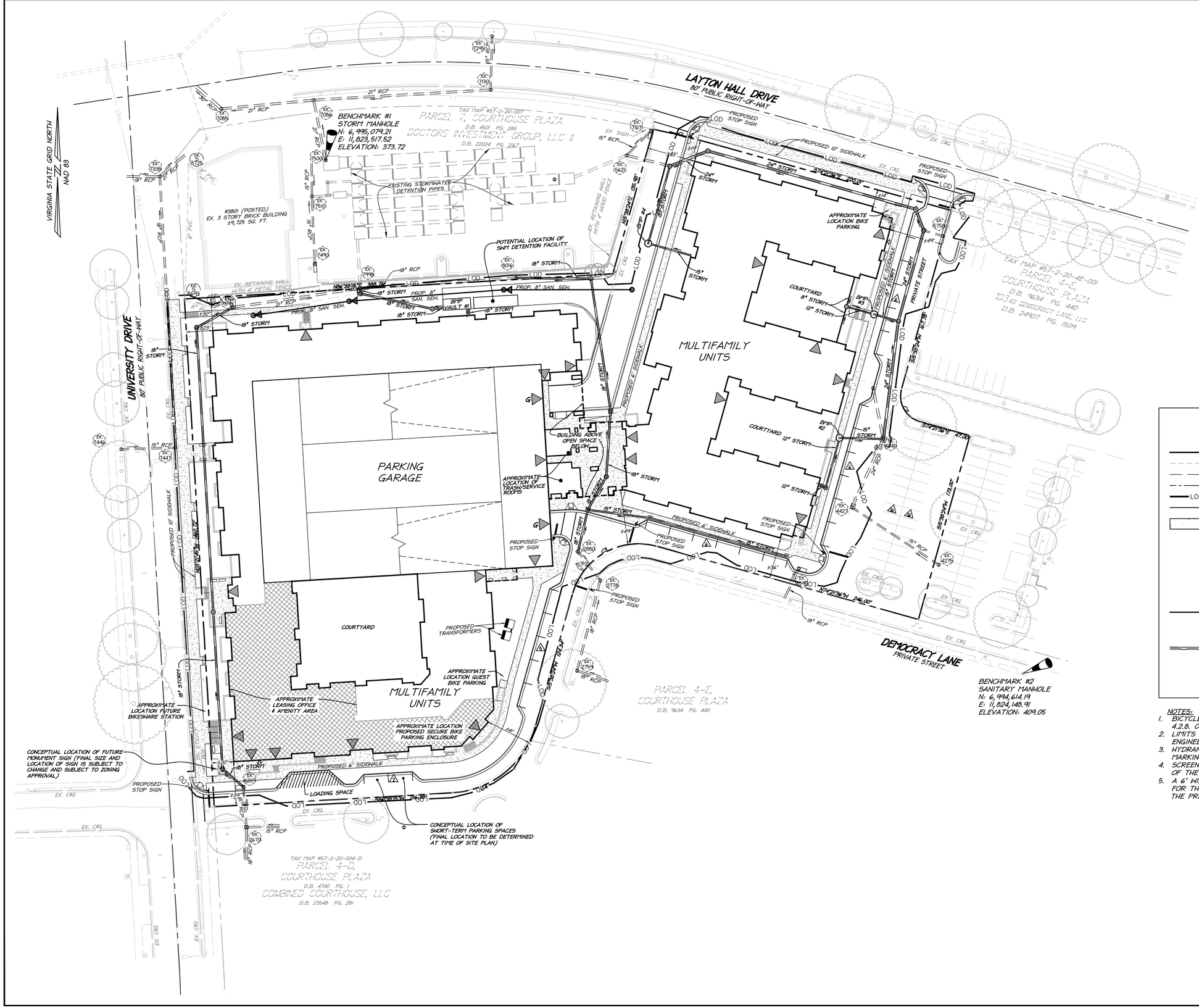

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ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT FAIRFAX CITY AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS

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

LEGEND

- RIGHT OF WAY
- 258 EXISTING TWO FOOT CONTOUR
- 260 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 STORM MANHOLE
- PROPOSED CURB INLET
- PROPOSED STORM 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 4.2.8. 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 4.5.8.C. 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.

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PROFESSIONAL ENGINEER

MASTER DEVELOPMENT PLAN

MASTER DEVELOPMENT PLAN
DEMOCRACY LANE
FAIRFAX CITY, VIRGINIA

PROJECT NO: 17081.002.00
DRAWING NO: 108009
SCALE: 1"=40'
DATE: 11/20/2018
DRAWN: JS, LBD
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REQUIREMENTS FOR OLD TOWN FAIRFAX TRANSITION OVERLAY DISTRICT (TOD)

AREA: 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
SIDE (INTERIOR): NONE
REAR: 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 3.7.1. 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: ±6.15 AC (268,123 SF)

DENSITY
PERMITTED: NO REQUIREMENT
PROVIDED: UP TO 275 DWELLING UNITS, 44.7 DWELLING UNITS/ACRE
±2,400 SF OF NON-RESIDENTIAL FLOOR AREA, 0.03 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	22	8.0%	22
1 BR / 1 BA	24	8.7%	24
2 BR / 2 BA	71	25.8%	142
3 BR / 3 BA	23	8.4%	69
4 BR / 4 BA	135	49.1%	540
TOTALS	275**	100.0%	797*

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 275 UNITS. THE APPLICANT RESERVES THE RIGHT TO ADJUST THE UNIT MIX AND/OR CONSTRUCT FEWER THAN 275 UNITS, PROVIDED THAT THE MAXIMUM NUMBER OF UNITS DOES NOT EXCEED 275 AND 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 19.E. 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: ±53% (±142,700 SF MULTIFAMILY BUILDING & PARKING GARAGE STRUCTURE)

SIDEWALK
REQUIRED: 10' (TOD)
PROVIDED: 10' ALONG UNIVERSITY DRIVE & LAYTON HALL DRIVE
6' ALONG DEMOCRACY LANE & PRIVATE STREET

OPEN SPACE
REQUIRED: 20% (PD-R)
PROVIDED: SEE SHEET 7 FOR CALCULATIONS
(SEE SHEET 1 NOTES 19.A. & 19.B. FOR MODIFICATION REQUESTS)

TREE CANOPY
REQUIRED: 20% (PD-R)
PROVIDED: SEE SHEET 6 FOR CALCULATIONS
(SEE SHEET 1 NOTE 19.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
MULTI-FAMILY	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			32 SURFACE SPACES
TOTAL PARKING		**421 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.

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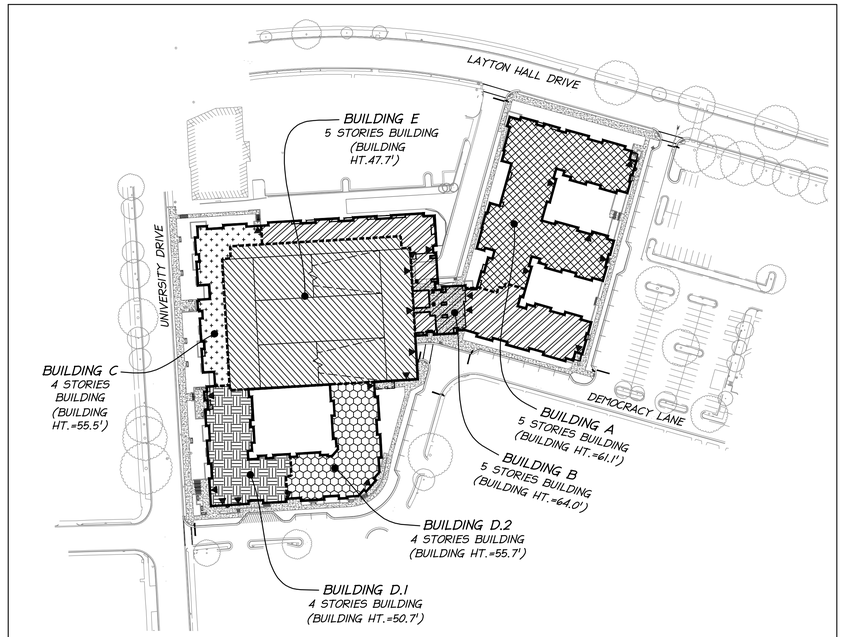

BUILDING HEIGHT DIAGRAM
NOT TO SCALE

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 19.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 ACCOTINK CREEK AT THE 100 YEAR FLOODPLAIN.

BMP
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.

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COMMONWEALTH OF VIRGINIA
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MASTER DEVELOPMENT PLAN

MASTER DEVELOPMENT PLAN
DEMOCRACY LANE
FAIRFAX CITY, VIRGINIA

PROJECT NO: 17081.002.00
DRAWING NO: 108009
SCALE: 1"=40'
DATE: 11/20/2018
DRAWN: JS, LBD
CHECKED: EG
SHEET No.
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ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT FAIRFAX CITY AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS

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

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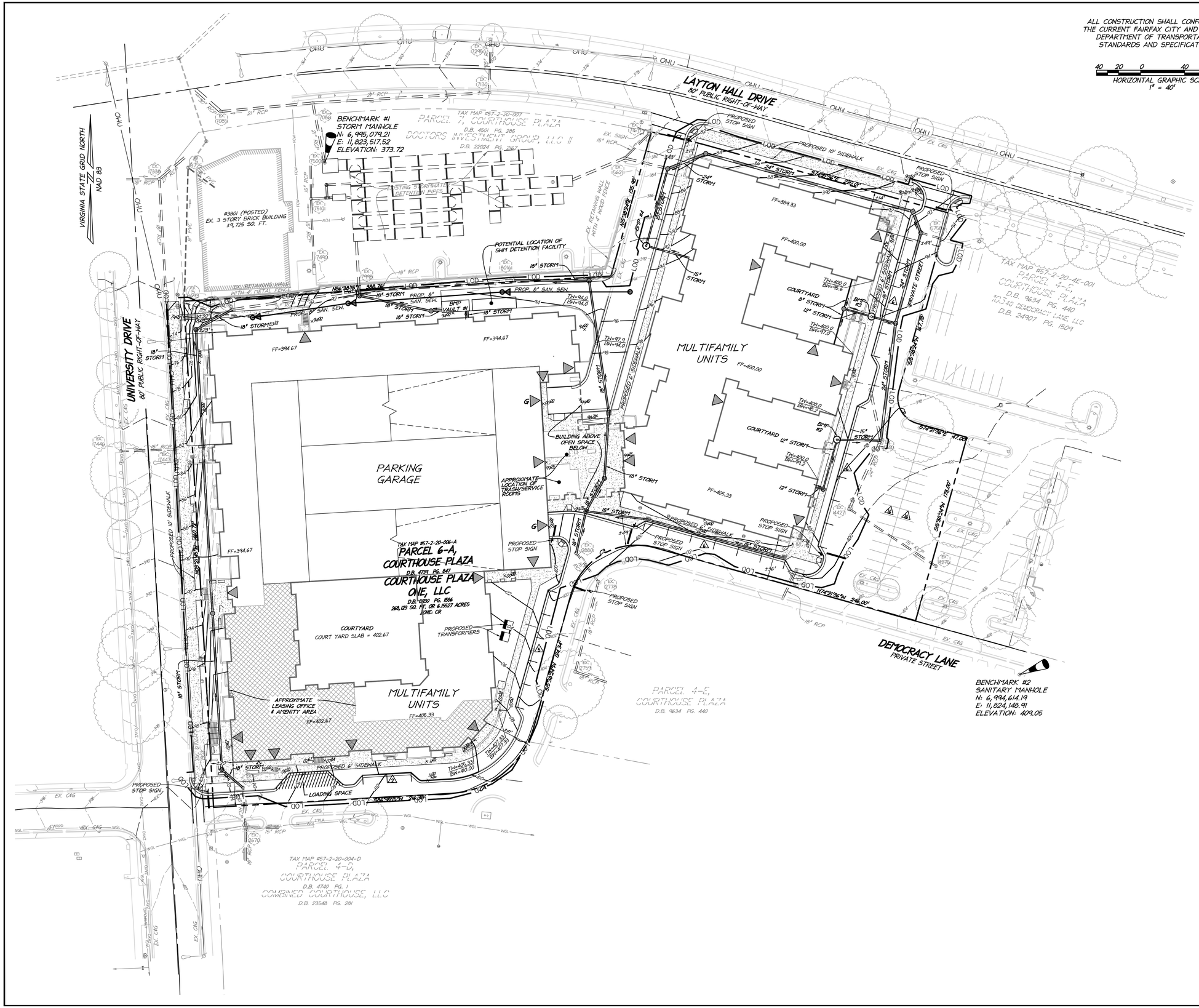

LEGEND

- LOD : LIMITS OF CONSTRUCTION
- 46 : PROPOSED CONTOUR
- x 46.3 : PROPOSED SPOT ELEVATION
- : ROAD CENTERLINE
- : PROPOSED STORM MANHOLE
- : PROPOSED CURB INLET
- : PROPOSED STORM SEWER WITH FLOW ARROW

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COMMONWEALTH OF VIRGINIA
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11/20/2018
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PRELIMINARY GRADING PLAN

MASTER DEVELOPMENT PLAN
DEMOCRACY LANE
FAIRFAX CITY, VIRGINIA

PROJECT NO: 17081.002.00
DRAWING NO: 108009
SCALE: 1"=40'
DATE: 11/20/2018
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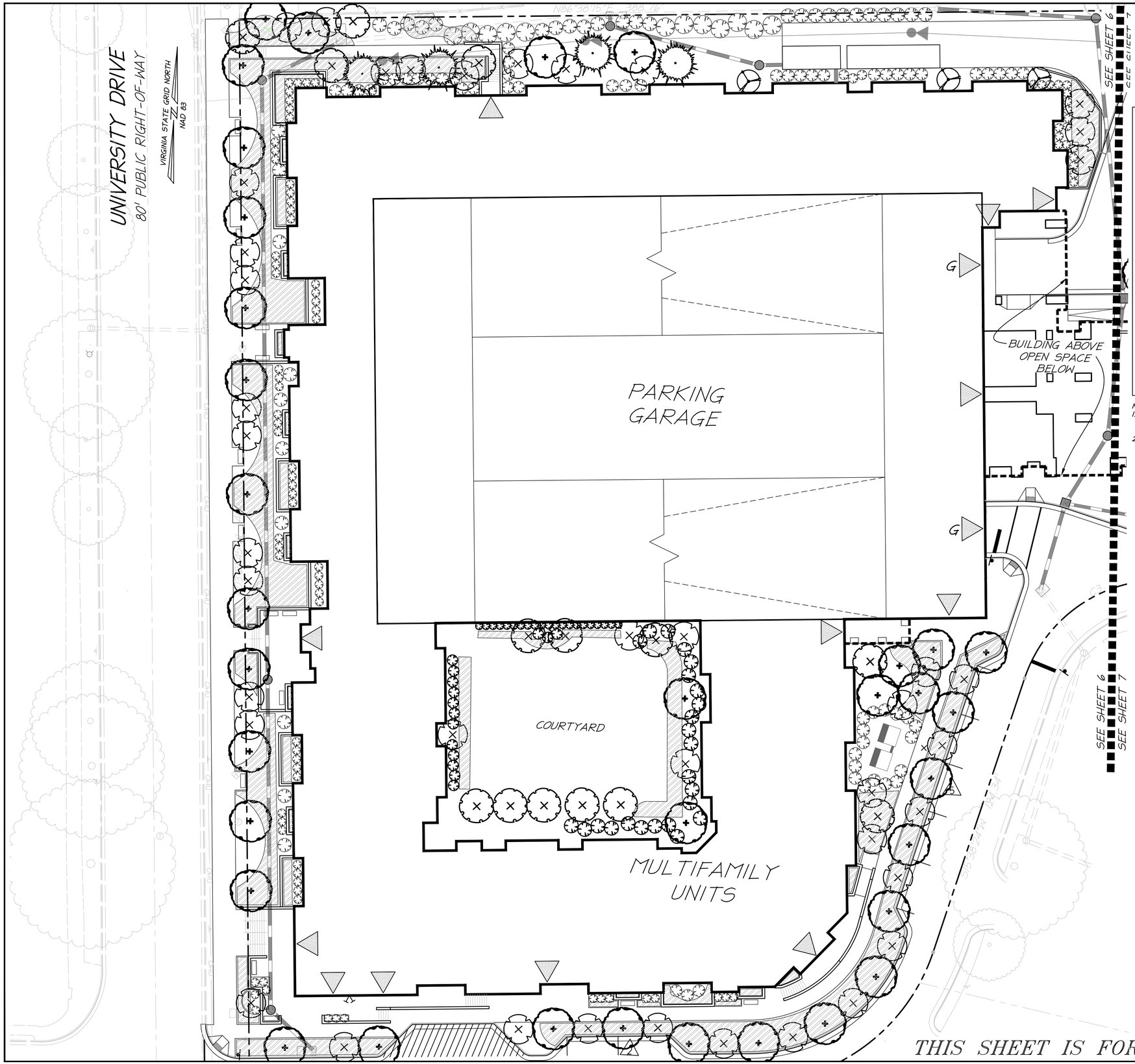

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT FAIRFAX CITY AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS

20 10 0 20 40

HORIZONTAL GRAPHIC SCALE
1" = 20'

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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 - VARIOUS SIZES

HERBACEOUS PLANTINGS - 24" HT. OR BELOW

NOTES:
1. SCREENING TO BE IN ACCORDANCE WITH SECTION 4.5.B.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.

THIS SHEET IS FOR LANDSCAPE PURPOSES ONLY!

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CONCEPTUAL LANDSCAPE PLAN

MASTER DEVELOPMENT PLAN
DEMOCRACY LANE
FAIRFAX CITY, VIRGINIA

PROJECT NO: 17081.002.00
DRAWING NO: 108009
SCALE: AS NOTED
DATE: 11/20/2018
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SHEET No.
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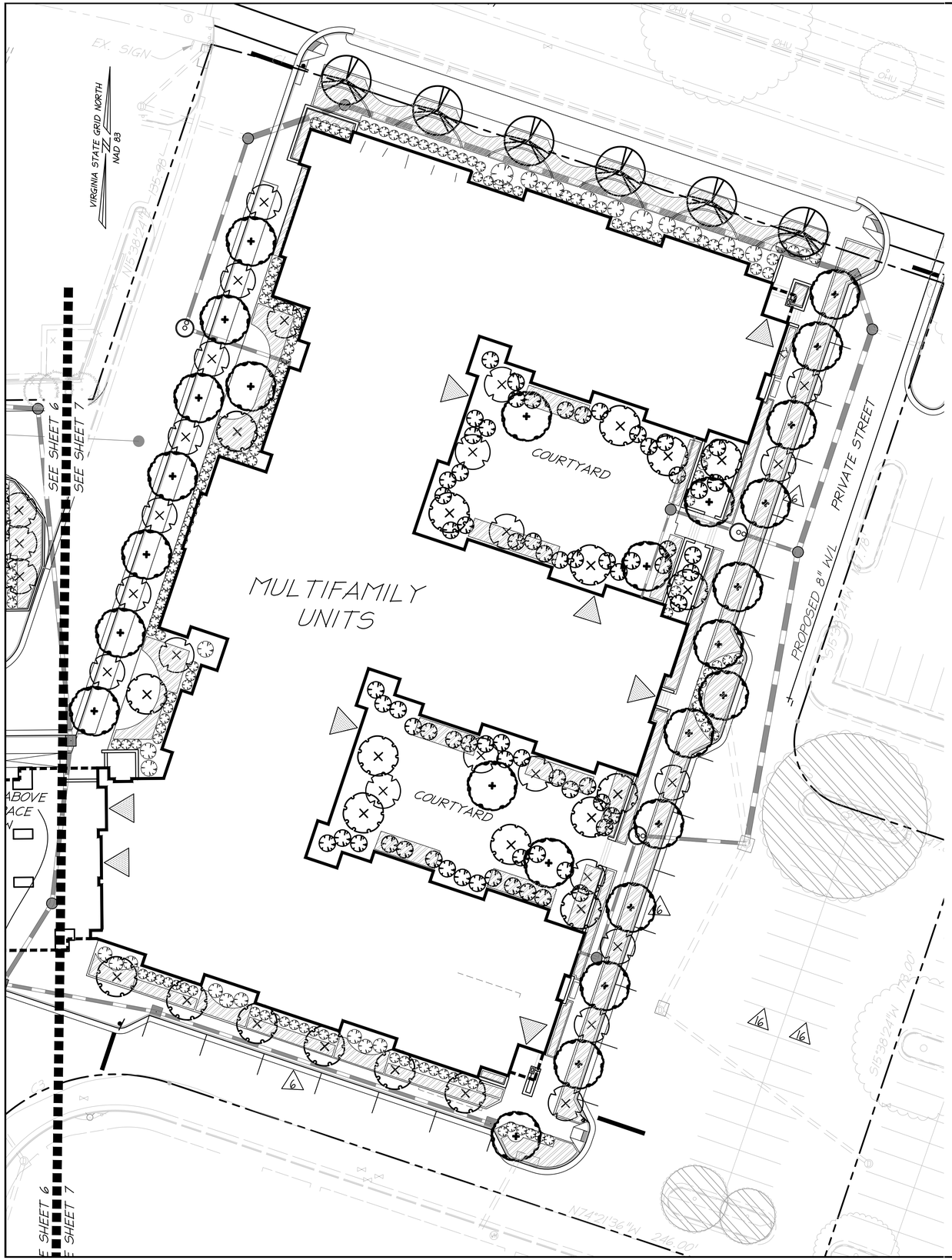

PROPOSED VEGETATION

PLANT SPECIES AND LOCATIONS ARE SUBJECT TO CHANGE AT TIME OF SITE PLAN AND FINAL ENGINEERING.

TREES

DECIDUOUS TREE SPECIES MAY INCLUDE BUT NOT BE LIMITED TO:

ACER GRISEUM	PAPERBARK MAPLE
*ACER RUBRUM **	RED MAPLE
*CARPINUS CAROLINIANA**	AMERICAN HORNBEAM
*CERCIS CANADENSIS**	EASTERN REDBUD
*CORNUS FLORIDA**	FLOWERING DOGWOOD
*BETULA NIGRA**	RIVER BIRCH
GINKGO BILOBA	GINKGO
*GLEDITSIA TRIACANTHOS INERMIS**	THORNLESS HONEYLOCUST
*MAGNOLIA VIRGINIANA**	SWEETBAY MAGNOLIA
MALUS SPP.	FLOWERING CRABAPPLE
*NYSSA SYLVATICA**	BLACK GUM
*OSTRYA VIRGINIANA**	EASTERN HOPHORNBEAM
PRUNUS x INCAM 'OKAME'	FLOWERING CHERRY
*QUERCUS BICOLOR**	SWAMP WHITE OAK
*QUERCUS PHELLOS**	WILLOW OAK
*TILIA AMERICANA**	AMERICAN LINDEN
*ULMUS AMERICANA**	AMERICAN ELM

EVERGREEN TREE SPECIES MAY INCLUDE BUT NOT BE LIMITED TO:

*MAGNOLIA GRANDIFLORA**	*SOUTHERN MAGNOLIA*

SHRUBS

A VARIETY OF DECIDUOUS AND EVERGREEN SHRUBS WILL BE PLANTED THROUGHOUT THE SITE TO PROVIDE YEAR ROUND INTEREST WHILE MAINTAINING VIEWS INTO THE SITE AND FROM WITHIN THE BUILDING INTERIOR.

ALONG UNIVERSITY DRIVE, SHRUBS WILL BE PROVIDED AROUND THE THREE POCKET PARKS TO DEFINE THE SPACES AND PROVIDE SOME PRIVACY FOR ADJACENT RESIDENTIAL UNITS. NO SHRUBS WILL BE PLANTED IN BETWEEN THE SIDEWALK AND PARALLEL PARKING SPACES FOR THE CURVING PORTION OF DEMOCRACY LANE TO PRESERVE SITE DISTANCE IN THIS AREA. ALONG LAYTON HALL DRIVE SHRUBS WILL BE SELECTED TO FURTHER DEFINE THE ARCHITECTURAL DETAILS AND CREATE A FINISHED LOOK WHERE THE BUILDING MEETS THE GROUND PLANE. ANY PLANTINGS SELECTED FOR THE PLANTERS ALONG THE BUILDING FACADE WILL BE LOW GROWING TO PRESERVE WINDOW ACCESS.

DECIDUOUS SHRUB SPECIES MAY INCLUDE BUT NOT BE LIMITED TO:

*CLETHRA ALNIFOLIA **	SWEET PEPPERBUSH
CORNUS SERICEA 'KELSEYI'*	DWARF RED OSIER DOGWOOD
*HAMAMELIS VIRGINIANA **	WITCH-HAZEL
*ILEX VERTICILLATA **	WINTERBERRY HOLLY
*ITEA VIRGINICA **	VIRGINIA SWEETSPIRE
*LINDERA BENZOIN**	NORTHERN SPICEBUSH
*RHODODENDRON 'ROBLEZ' PPAF**	AUTUMN FIRE ENCORE AZELEA
*RHUS AROMATICA 'GRO-LOW'**	FRAGRANT SUMAC

EVERGREEN SHRUB SPECIES MAY INCLUDE BUT NOT BE LIMITED TO:

JUNIPERUS VIRGINIANA 'GREY OWL'*	GREY OWL JUNIPER
KALMIA LATIFOLIA 'MINUET'*	DWARF MOUNTAIN LAUREL
PICEA ABIES 'NIDIFORMIS'	BIRD'S NEST SPRUCE
*RHODODENDRON MAXIMUM**	ROSEBAY RHODODENDRON

SCREENING SHRUBS WILL BE PROVIDED TO BLOCK VIEWS OF THE TRANSFORMERS (LOCATED NEAR DEMOCRACY LANE) FROM DEMOCRACY LANE AND FROM WITHIN THE BUILDING INTERIOR. EVERGREEN SPECIES WILL BE SELECTED TO PROVIDE MATURE HEIGHTS BETWEEN 5' AND 8'. SCREENING SHRUBS WILL ALSO BE PROVIDED ALONG THE NORTHERN PROPERTY BOUNDARY (BOUNDARY WITH EXISTING OFFICE BUILDING AND FACING LAYTON HALL DRIVE). EVERGREEN SHRUBS WILL SCREEN VIEWS FROM LAYTON HALL DRIVE FOR A PORTION OF THE BUILDING NOT SCREENED BY TREES DUE TO UTILITY AND FIRE ACCESS CONFLICTS. SCREENING SHRUB SPECIES IN THIS AREA WILL BE SELECTED TO MAXIMIZE THE AMOUNT OF THE BUILDING THAT IS SCREENED WITH A MINIMUM MATURE HEIGHT OF 10'. SCREENING SHRUB SPECIES MAY INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:

*ILEX VOMITORIA**	YAUPON HOLLY
*MYRICA CERIFERA**	WAX MYRTLE
*PRUNUS CAROLINIANA**	CAROLINA CHERRY LAUREL
PRUNUS LAUROCERASUS 'SCHIPKAENISIS'	CHERRY LAUREL
*RHODODENDRON CATAWBIENSE**	CATAWBA RHODODENDRON
*RHODODENDRON MAXIMUM**	ROSEBAY RHODODENDRON
*THUJA OCCIDENTALIS**	EASTERN ARBORVITAE

HERBACEOUS

A VARIETY OF HERBACEOUS PLANTINGS WILL BE USED IN AREAS DENOTED WITH A HATCH, AS INDICATED ON THE LEGEND. MAIN AREAS OF USE:

- -AT FRONTS OF PLANTING BEDS TO PROVIDE A 'LAYERED' EFFECT
- -IN AREAS WHERE LOW PLANTING IS NECESSARY TO MAINTAIN VEHICULAR OR PEDESTRIAN VISIBILITY
- -UNDER TREES AS AN ALTERNATIVE TO GRASS OR MULCH

DECIDUOUS HERBACEOUS SPECIES MAY INCLUDE BUT NOT BE LIMITED TO:

*AMSONIA TABERNAEMONTANA**	BLUE STAR
*ANDROGPOGON GERADII**	BIG BLUESTEM
*ASCLEPIAS TUBEROSA**	BUTTERFLY WEED
*CAREX PENSYLVANICA**	PENNSYLVANIA SEDGE
*CHRYSOGONUM VIRGINIANUM**	GREEN AND GOLD
*EURYBIA DIVARICATA**	WHITE WOOD ASTER
*HEUCHERA SPP.**	CORAL BELLS
HOSTA SPP.	HOSTA
*IRIS VERSACOLOR **	BLUE FLAG IRIS
*PANICUM VIRGATUM**	SWITCHGRASS
*WISTERIA FRUTESCENS**	AMERICAN WISTERIA

EVERGREEN HERBACEOUS SPECIES MAY INCLUDE BUT NOT BE LIMITED TO:

*ASARUM CANADENSE**	WILD GINGER
*GAULTHERIA PROCUMBENS**	TEABERRRY
HYPERICUM CALYCINUM	ST JOHN'S WORT
*JUNIPERUS HORIZONTALIS**	CREEPING JUNIPER
LOROPETALUM CHINENSE	CHINESE FRINGE FLOWER
*POLYSTICHUM ACROSTICHOIDES**	CHRISTMAS FERN

*DENOTES NATIVE SPECIES

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

20 10 0 20 40

HORIZONTAL GRAPHIC SCALE
1" = 20'

DATE	REVISION
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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 - VARIOUS SIZES

HERBACEOUS PLANTINGS - 24" HT. OR BELOW

NOTES:
1. SCREENING TO BE IN ACCORDANCE WITH SECTION 4.5.8.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	268,123 SF
TREE CANOPY COVERAGE REQUIRED PER ZO 4.5.6.A.	**20 %**
TOTAL CANOPY AREA REQUIRED	53,625 SF

TREE CANOPY PROVIDED

PLANT TYPE		STOCK SIZE	QUANTITY	CANOPY PER TREE	CANOPY PER TYPE
DECIDUOUS TREE	CATEGORY IV	3.5" CALIPER	60	275 SF	16,500 SF
DECIDUOUS TREE	CATEGORY III	3.5" CALIPER	34	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
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 3-15' 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 15' 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 REDUCED 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 32 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.

THIS SHEET IS FOR LANDSCAPE PURPOSES ONLY!

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CONCEPTUAL LANDSCAPE PLAN

MASTER DEVELOPMENT PLAN
DEMOCRACY LANE
FAIRFAX CITY, VIRGINIA

PROJECT NO: 17081.002.00
DRAWING NO: 108009
SCALE: AS NOTED
DATE: 11/20/2018
DRAWN: LBD
CHECKED: EG
SHEET No.
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ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT FAIRFAX CITY AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS

40 20 0 40 80
HORIZONTAL GRAPHIC SCALE
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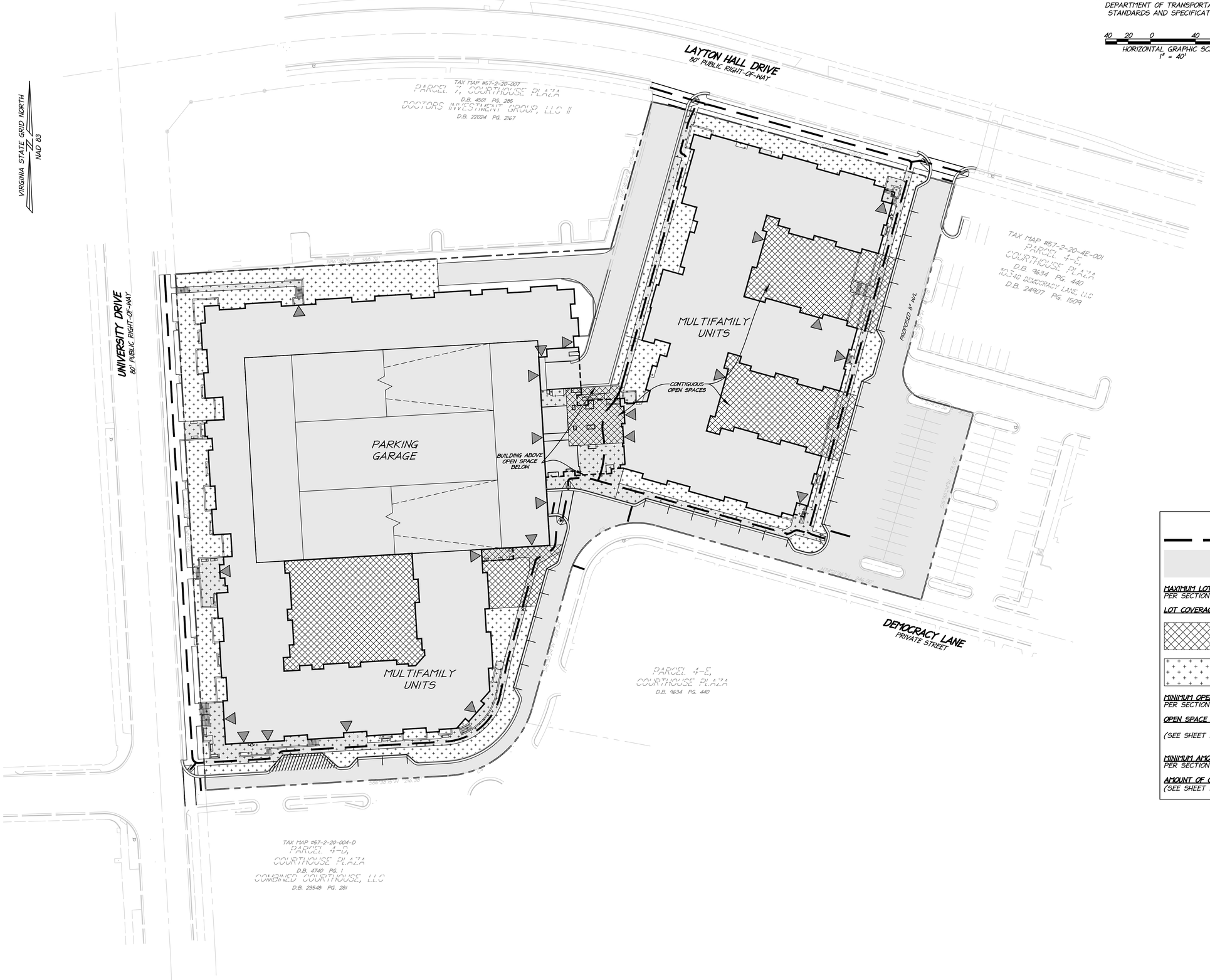

LEGEND

PEDESTRIAN CIRCULATION

LOT COVERAGE

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

LOT COVERAGE PROVIDED: ±77%

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: ±28.2% TOTAL
±11.6% PER CODE DEFINITION
(SEE SHEET 1 NOTE 19.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 19.B. FOR MODIFICATION REQUEST)

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COMMONWEALTH OF VIRGINIA
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LOT COVERAGE & OPEN SPACE PLAN

MASTER DEVELOPMENT PLAN
DEMOCRACY LANE
FAIRFAX CITY, VIRGINIA

PROJECT NO: 17081.002.00
DRAWING NO: 108009
SCALE: 1"=40'
DATE: 11/20/2018
DRAWN: LBD
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SHEET No.
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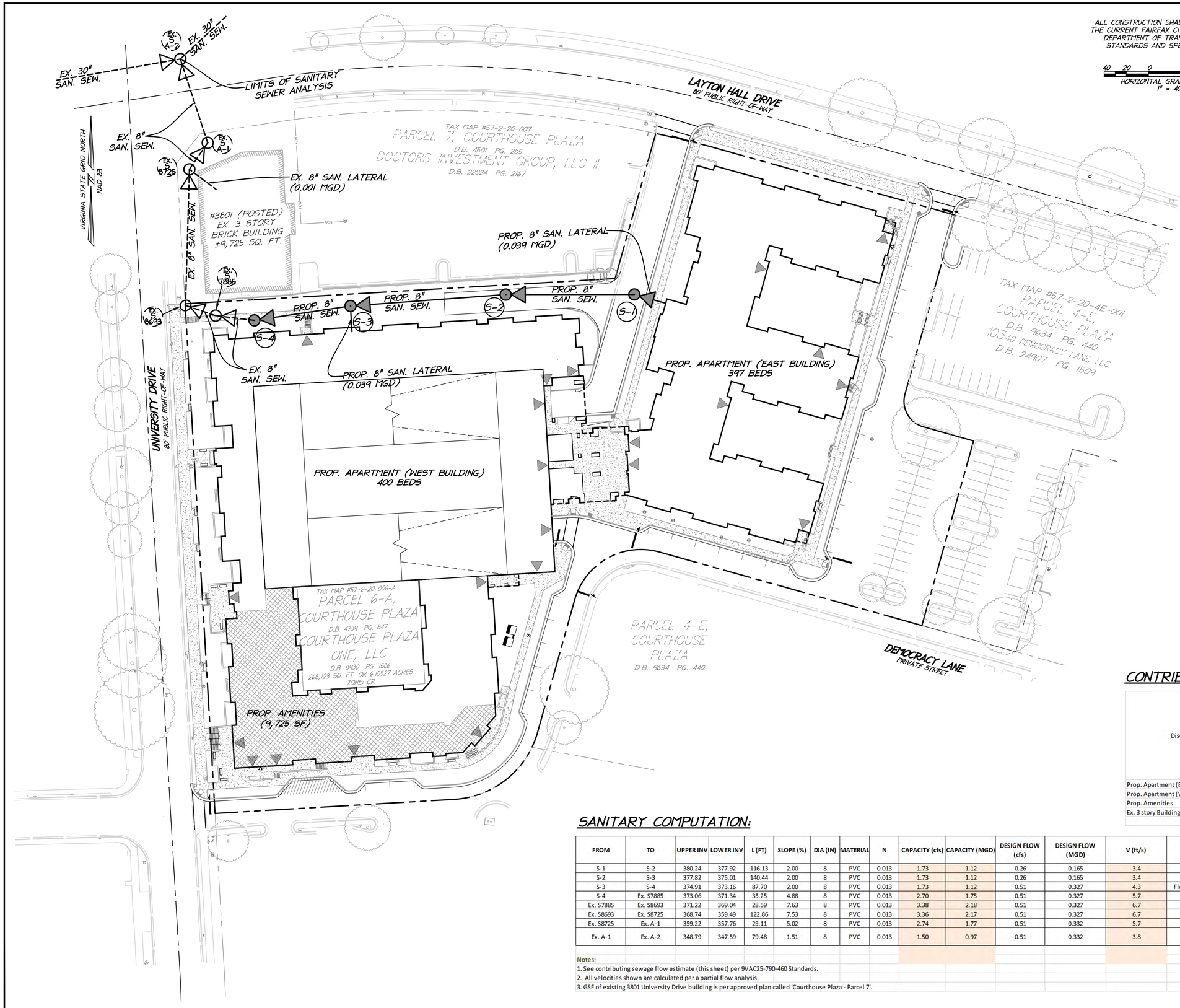

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40 20 0 40 80
HORIZONTAL GRAPHIC SCALE
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SANITARY SEWER ANALYSIS

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 6 SMALL OFFICE BUILDINGS THAT ALL SEWER TO ON-SITE LATERALS THAT TIE TO STRUCTURE S-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 S-8693.

CAPACITY AND HYDRAULIC ANALYSIS:
THE SANITARY SEWER WAS ANALYZED FROM THE ON-SITE 8" SEWER TO EXISTING MANHOLE S-8693 AND THEN TO THE NORTH ALONG UNIVERSITY DRIVE (8-INCH SEWER) TO MANHOLE S-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
- S-1 : PROPOSED SANITARY STRUCTURE NUMBER
- : EXISTING SANITARY MANHOLE AND FLOW DIRECTION
- : EX. SANITARY SEWER
- EX. S 7885 : EX. SANITARY STRUCTURE NUMBER

CONTRIBUTING SEWAGE FLOW ESTIMATE:

Discharge Facility	No. of People	Average Flow for Dwellings (100 gpd/person)	Floor Area (Acre)	Average Flow for General Commercial (2,000 gpd/acre)	Total Incremental Flow (gpd)	Total Cummulative Flow (gpd)
Prop. Apartment (East building)	413	41300			41,300	41,300
Prop. Apartment (West building)	412	40000			40,000	81,300
Prop. Amenities			0.23	460	460	81,760
Ex. 3 story Building (#3801) Floor Area=25,122 SF			0.58	1160	1,160	82,920

SANITARY COMPUTATION:

FROM	TO	UPPER INV	LOWER INV	L (FT)	SLOPE (%)	DIA (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	377.92	116.13	2.00	8	PVC	0.013	1.73	1.12	0.26	0.165	3.4	Flow from apartment Building East	0.041	4	0.165
S-2	S-3	377.82	375.01	140.44	2.00	8	PVC	0.013	1.73	1.12	0.26	0.165	3.4				
S-3	S-4	374.91	373.16	87.70	2.00	8	PVC	0.013	1.73	1.12	0.51	0.327	4.3	Flow from Apartment Building West and Amenities	0.040	4	0.162
S-4	Ex. S7885	373.06	371.34	35.25	4.88	8	PVC	0.013	2.70	1.75	0.51	0.327	5.7				
Ex. S7885	Ex. S8693	371.22	369.04	28.59	7.63	8	PVC	0.013	3.38	2.18	0.51	0.327	6.7				
Ex. S8693	Ex. S8725	368.74	359.49	122.86	7.53	8	PVC	0.013	3.36	2.17	0.51	0.327	6.7				
Ex. S8725	Ex. A-1	359.22	357.76	29.11	5.02	8	PVC	0.013	2.74	1.77	0.51	0.332	5.7	Flow from Existing Building (#3801)	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	0.51	0.332	3.8				

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'.

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COMMONWEALTH OF VIRGINIA
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11/20/2018
PROFESSIONAL ENGINEER

SANITARY SEWER ANALYSIS

MASTER DEVELOPMENT PLAN
DEMOCRACY LANE
FAIRFAX CITY, VIRGINIA

PROJECT NO: 17081.002.00
DRAWING NO: 108009
SCALE: 1"=40'
DATE: 11/20/2018
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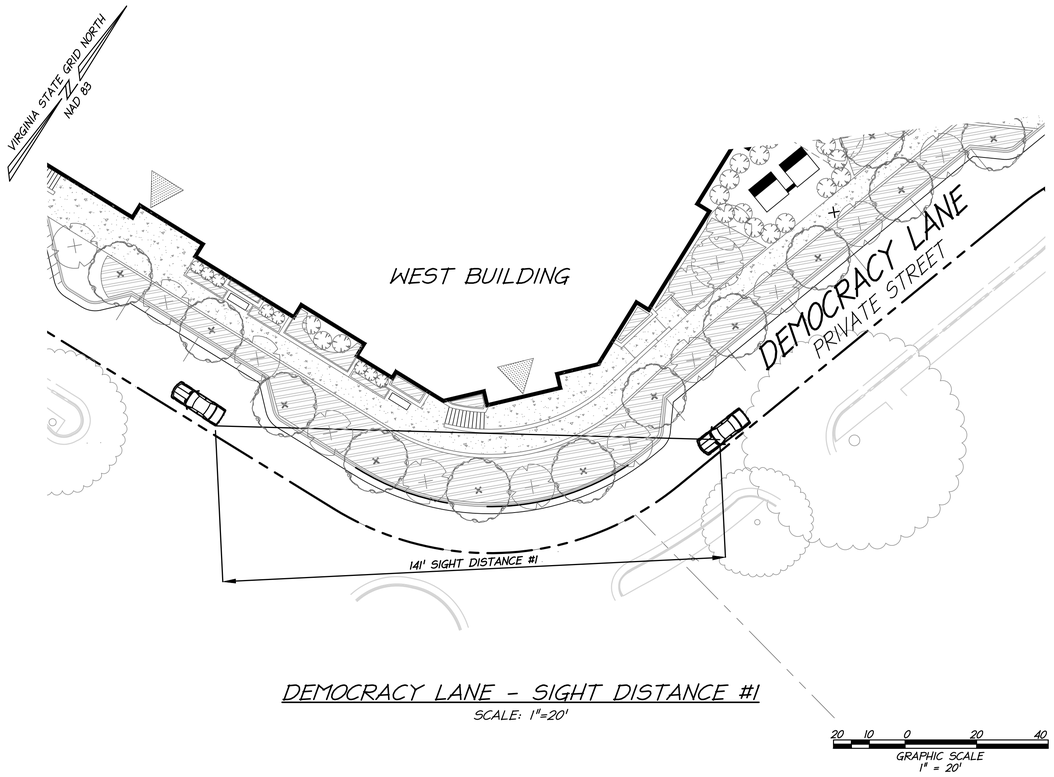
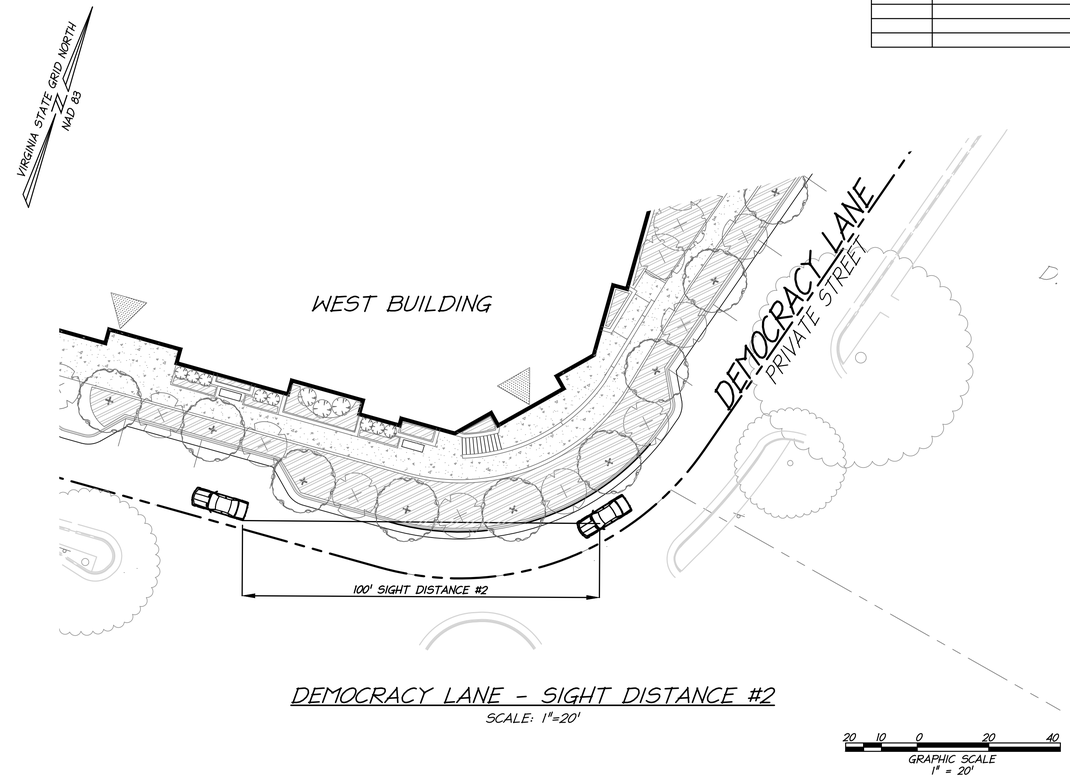


DEMOCRACY LANE - SIGHT DISTANCE #1

SCALE: 1"=20'

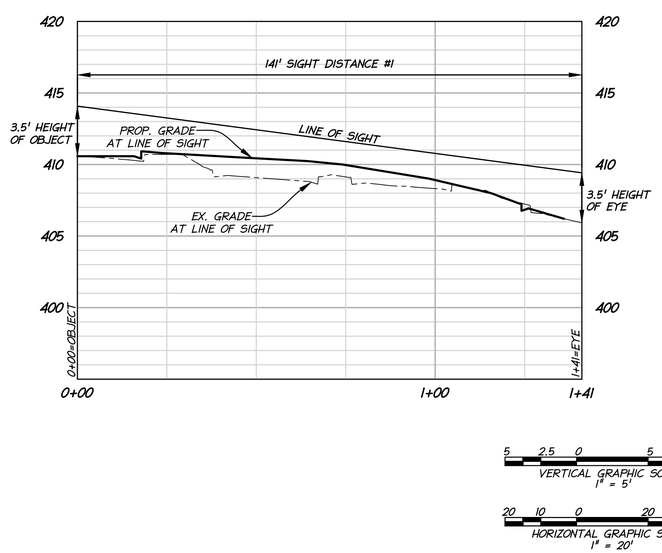


DEMOCRACY LANE - SIGHT DISTANCE #2

SCALE: 1"=20'

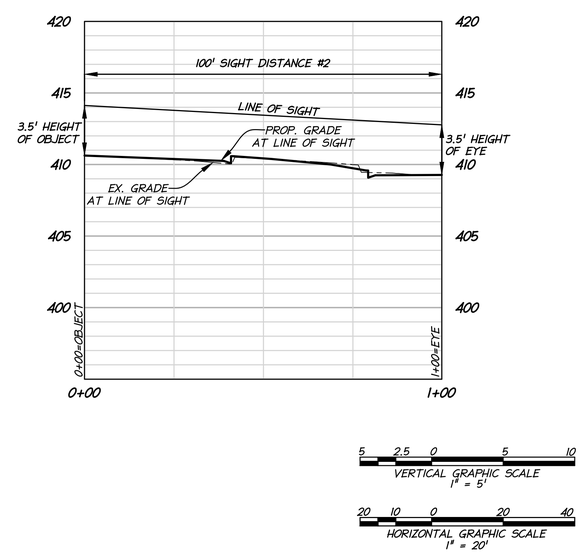
DEMOCRACY LANE - SIGHT DISTANCE #1

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.

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COMMONWEALTH OF VIRGINIA
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SIGHT DISTANCE

MASTER DEVELOPMENT PLAN
DEMOCRACY LANE
FAIRFAX CITY, VIRGINIA

PROJECT NO: 17081.002.00
DRAWING NO: 108009
SCALE: SEE DWGS.
DATE: 11/20/2018
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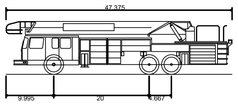
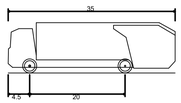


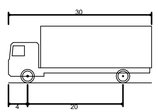
Tower 203 Fire Truck

Overall Length	47.375ft
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



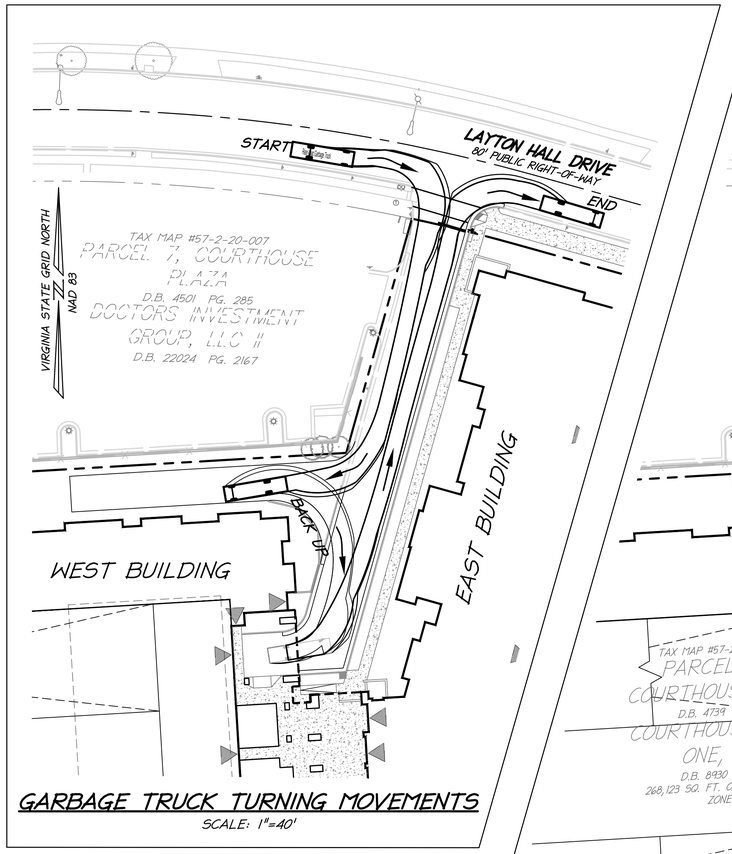
Rear-Load Garbage Truck

Overall Length	35.000ft
Overall Width	8.375ft
Overall Body Height	10.546ft
Min Body Ground Clearance	1.000ft
Track Width	8.375ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	29.300ft



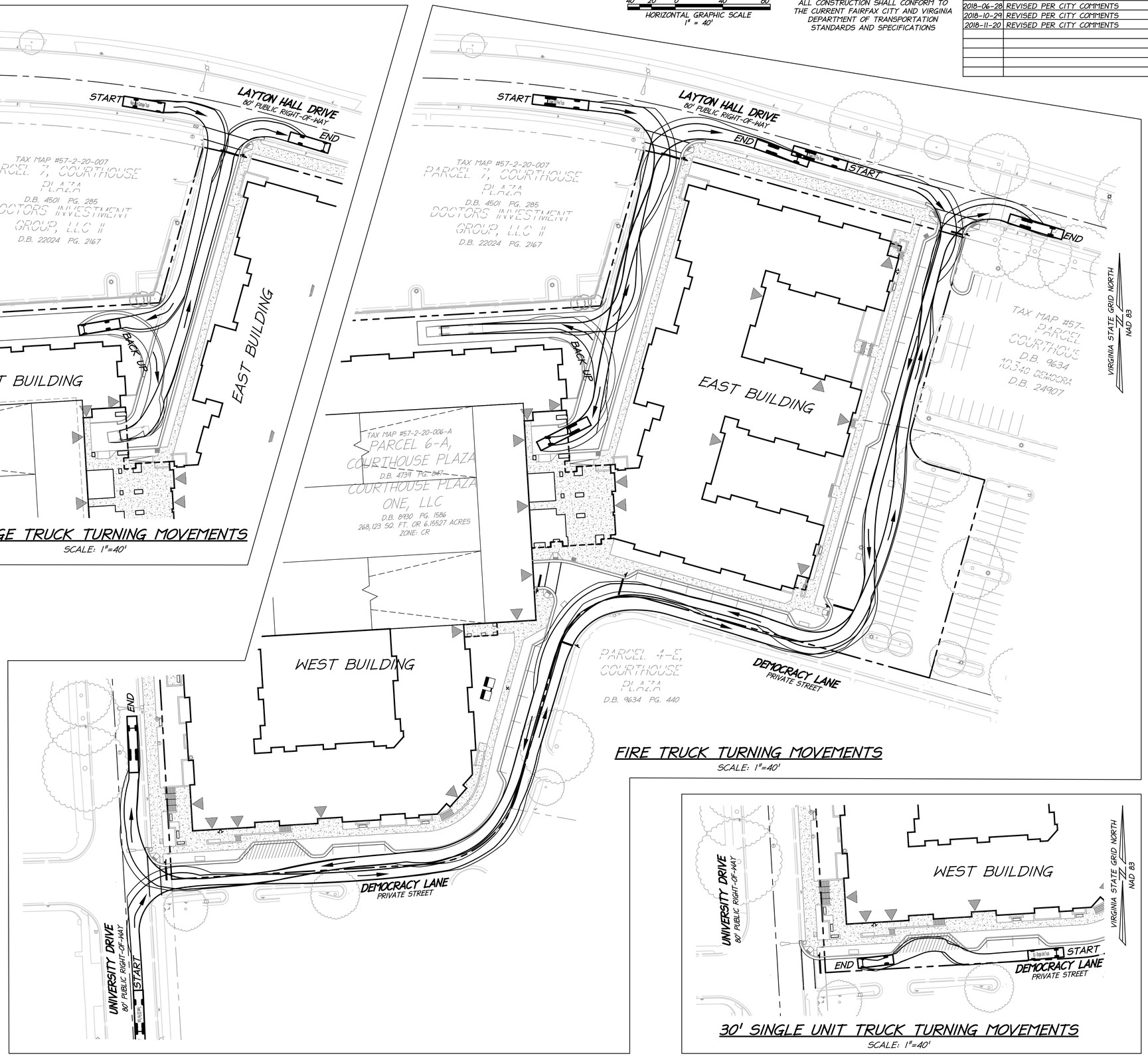
SU - Single Unit Truck

Overall Length	30.000ft
Overall Width	8.000ft
Overall Body Height	11.881ft
Min Body Ground Clearance	1.367ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Curb to Curb Turning Radius	42.000ft



GARBAGE TRUCK TURNING MOVEMENTS

SCALE: 1"=40'



FIRE TRUCK TURNING MOVEMENTS

SCALE: 1"=40'

30' SINGLE UNIT TRUCK TURNING MOVEMENTS

SCALE: 1"=40'

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2018-11-20	REVISED PER CITY COMMENTS

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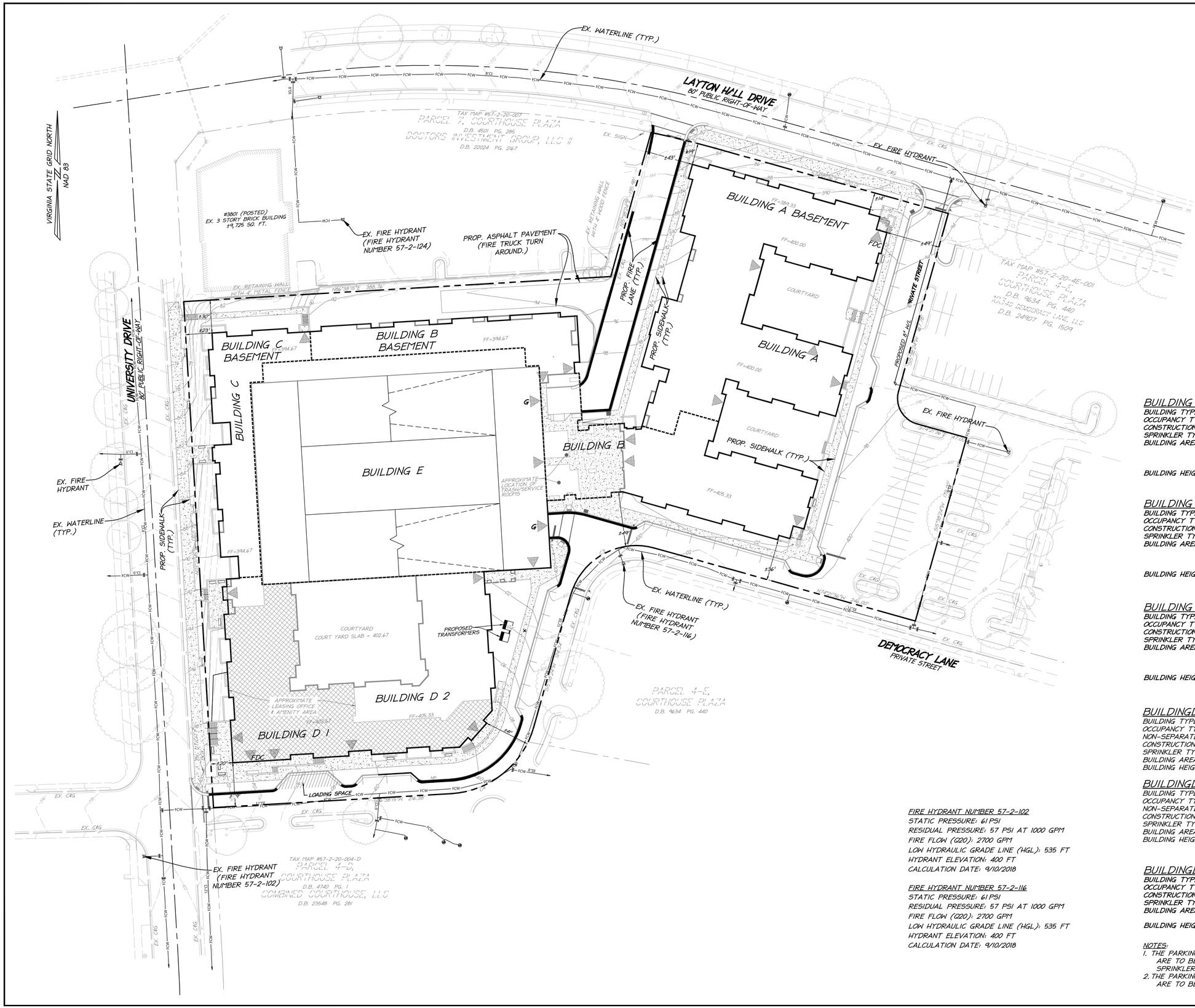
COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
11/20/2018
PROFESSIONAL ENGINEER

TURNING MOVEMENTS

MASTER DEVELOPMENT PLAN
DEMOCRACY LANE
FAIRFAX CITY, VIRGINIA

PROJECT NO: 17081.002.00
DRAWING NO: 108009
SCALE: 1"=40'
DATE: 11/20/2018
DRAWN: JS
CHECKED: EG
SHEET No.
10 OF 12

P:\Projects\17081\002\00\108009 MDP\10 TURNING MOVEMENTS.dwg, 11/20/2018 3:51:08 PM, AutoCAD PDF (General Documentation).pc3



DATE	REVISION
2018-06-28	REVISED PER CITY COMMENTS
2018-10-29	REVISED PER CITY COMMENTS
2018-11-20	REVISED PER CITY COMMENTS

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

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

LEGEND

- : PROPOSED R.O.W.
- : BUILDING ENTRANCE
- FDC : PROPOSED FIRE DEPARTMENT CONNECTION
- : PROPOSED FIRE LANE
- : PROPOSED WATERLINE
- FCW : 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
BUILDING AREA: LEVEL 1-5 = 135,423 SF
BASEMENT = 6,039 SF
TOTAL = 141,462 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
BUILDING AREA: LEVEL 1-5 = 110,400 SF
BASEMENT = 10,308 SF
TOTAL = 120,708 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
BUILDING AREA: LEVEL 1-4 = 33,379 SF
BASEMENT = 4,332 SF
TOTAL = 37,711 SF
BUILDING HEIGHT: REFER TO ARCHITECTURAL EXTERIOR ELEVATIONS

BUILDINGD D.1:

BUILDING TYPE: 4 STORY ON GRADE
OCCUPANCY TYPE: RESIDENTIAL R-2 AND ASSEMBLY A-3, NON-SEPARATED IN APARTMENT BUILDING
CONSTRUCTION TYPE: 5-A
SPRINKLER TYPE: 13-R
BUILDING AREA: LEVELS 1-4 = 51,500 SF
BUILDING HEIGHT: REFER TO ARCHITECTURAL EXTERIOR ELEVATIONS

BUILDINGD D.2:

BUILDING TYPE: 5 STORY
OCCUPANCY TYPE: RESIDENTIAL R-2 AND ASSEMBLY A-3, NON-SEPARATED IN APARTMENT BUILDING
CONSTRUCTION TYPE: 3-A
SPRINKLER TYPE: NFPA 13
BUILDING AREA: LEVELS 1-5 = 68,500 SF
BUILDING HEIGHT: REFER TO ARCHITECTURAL EXTERIOR ELEVATIONS

BUILDINGD E:

BUILDING TYPE: 5 STORY PARKING DECK
OCCUPANCY TYPE: S-2
CONSTRUCTION TYPE: 2-A
SPRINKLER TYPE: NONE
BUILDING AREA: 231,158 SF

BUILDING HEIGHT: REFER TO ARCHITECTURAL EXTERIOR ELEVATIONS

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.

FIRE HYDRANT NUMBER 57-2-102
STATIC PRESSURE: 61 PSI
RESIDUAL PRESSURE: 57 PSI AT 1000 GPM
FIRE FLOW (Q20): 2700 GPM
LOW HYDRAULIC GRADE LINE (HGL): 535 FT
HYDRANT ELEVATION: 400 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 (Q20): 2700 GPM
LOW HYDRAULIC GRADE LINE (HGL): 535 FT
HYDRANT ELEVATION: 400 FT
CALCULATION DATE: 9/10/2018

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COMMONWEALTH OF VIRGINIA
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11/20/2018
PROFESSIONAL ENGINEER

FIRE SERVICE PLAN

MASTER DEVELOPMENT PLAN
DEMOCRACY LANE
FAIRFAX CITY, VIRGINIA

PROJECT NO: 17081.002.00
DRAWING NO: 108009
SCALE: 1"=40'
DATE: 11/20/2018
DRAWN: JS, LBD
CHECKED: EG
SHEET No.
11 OF 12

DATE	REVISION
2018-06-28	REVISED PER CITY COMMENTS
2018-10-29	REVISED PER CITY COMMENTS
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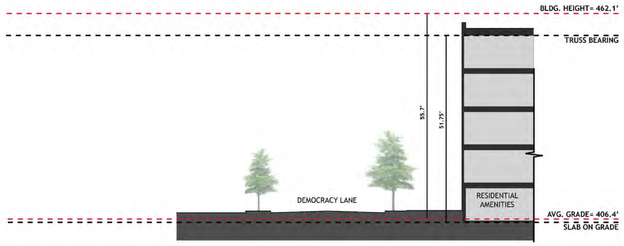
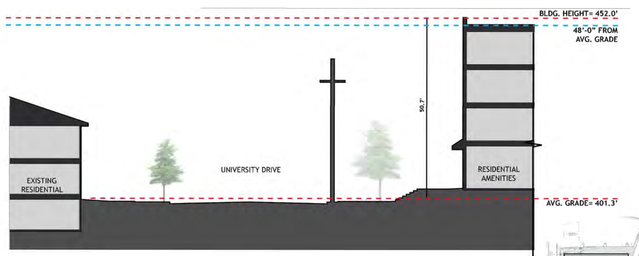
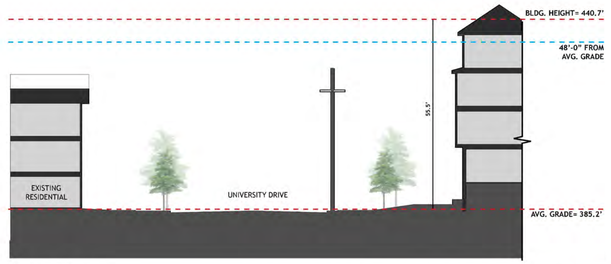


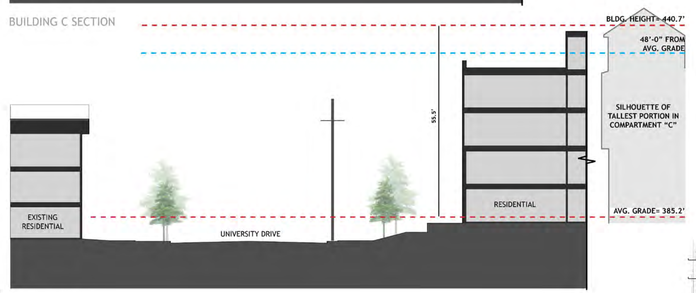
BUILDING D.2 SECTION



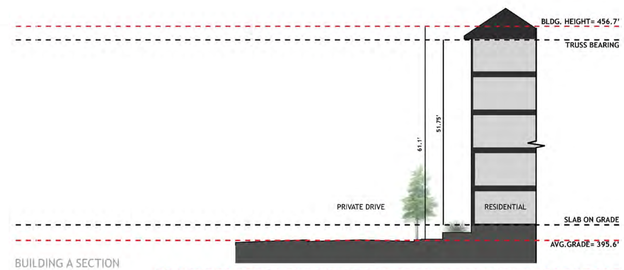
BUILDING D.1 SECTION



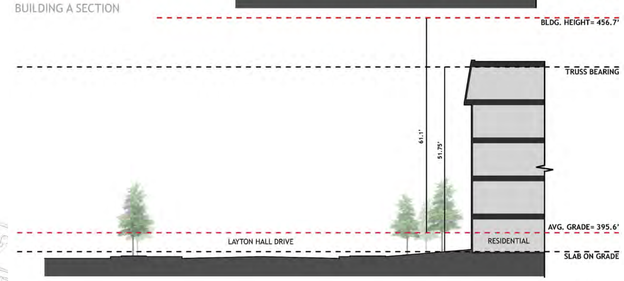
BUILDING C SECTION



BUILDING C SECTION



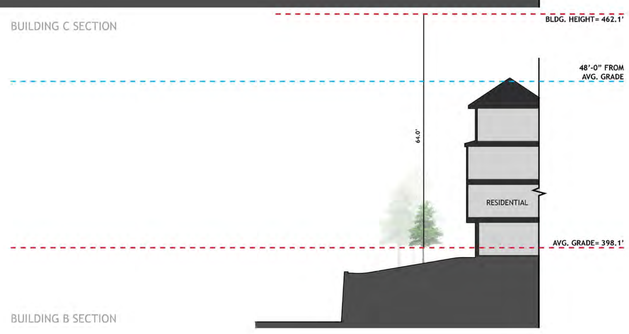
BUILDING A SECTION



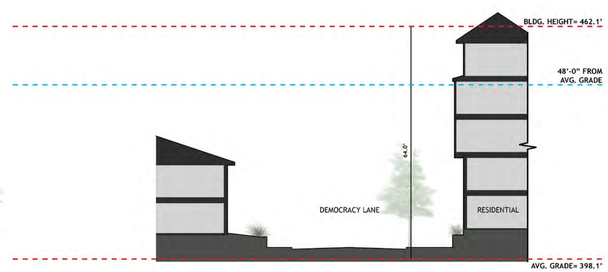
BUILDING A SECTION

BUILDING C SECTION

BUILDING A SECTION



BUILDING B SECTION



JILDING B SECTION

NOTE: THESE CROSS SECTIONS ARE CONCEPTUAL IN NATURE AND ILLUSTRATE THE GENERAL CHARACTER OF THE BUILDINGS AND PROJECT SITE. THESE DRAWINGS ARE NOT INTENDED TO REPRESENT FINAL BUILDING DESIGN OR TO BE INTERPRETED AS A COMMITMENT TO FINAL DESIGN OF THE PROJECT. FINAL DESIGN WILL BE DETERMINED AT THE TIME OF FINAL SITE PLAN SUBMISSION.

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COMMONWEALTH OF VIRGINIA
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11/20/2018
PROFESSIONAL ENGINEER

VERTICAL CROSS SECTIONS

MASTER DEVELOPMENT PLAN
DEMOCRACY LANE
FAIRFAX CITY, VIRGINIA

PROJECT NO: 17081.002.00
DRAWING NO: 108009
SCALE: 1" = 20'
DATE: 11/20/2018
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SHEET No. 12 OF 12

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