MASTER DEVELOPMENT PLAN
10642 WEST DRIVE

NOTES

1. THE PROPERTY DELINEATED ON THIS PLAN IS LOCATED ON THE CITY OF FAIRFAX MAPPING APP AND IS IDENTIFIED AS PIN 57 3 06 000 A, AND IS CURRENTLY ZONED RH.
2. THE PROPERTY SHOWN HEREON IS CURRENTLY IN THE NAME OF B C & J DEVELOPMENT, LLC BY DEED RECORDED IN DEED BOOK 24986 PAGE 0108 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
3. THE PROPERTY LINES SHOWN HEREON ARE BASED ON INFORMATION OF RECORD AND A FIELD RUN BOUNDARY SURVEY BY LAND DESIGN CONSULTANTS, INC. ON APRIL 25, 2017.
4. TITLE REPORT FURNISHED BY SUMMIT TITLE GROUP, INC., FILE NUMBER 170375, DATED MARCH 6, 2017.
5. THE PROPERTY SHOWN HEREON LIES WITHIN ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS DELINEATED ON FLOOD INSURANCE RATE MAP NO. 5155240004D PANEL 4 OF 6, WITH AN EFFECTIVE DATE OF JUNE 2, 2006.
6. THERE ARE NO RESOURCE PROTECTION AREAS OR FLOODPLAINS ON THIS SITE AS SHOWN ON THE CITY OF FAIRFAX STREAMS, RESOURCE PROTECTION AREAS, AND FLOODPLAINS MAP.
7. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES LOCATED ON THE SUBJECT PROPERTY.
8. THE TOPOGRAPHIC SURVEY ON THE PROPERTY KNOWN AS PARCEL "A", SECTION TWO, ARDMORE, WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF KEVIN D. VAUGHN (LAND DESIGN CONSULTANTS, INC.) FROM AN ACTUAL GROUND SURVEY MADE UNDER HIS SUPERVISION; THE ORIGINAL DATA WAS OBTAINED ON APRIL 25, 2017. THE VERTICAL DATUM IS REFERENCED TO NGVD 29. THE CONTOUR INTERVAL IS TWO (2) FEET.
9. UNLESS OTHERWISE NOTED ON THE SURVEY, LOCATIONS AND CONNECTIONS OF STORM AND/OR SANITARY SEWER FACILITIES SHOWN HEREON ARE BASED ON OBSERVED FIELD EVIDENCE. AS-BUILT INFORMATION OF ACCESSIBLE STRUCTURES HAVE BEEN PROVIDED, IF OBTAINABLE.
10. RESTRICTIONS RECORDED WITH DEED OF DEDICATION OF SECTION TWO, ARDMORE, RECORDED IN DEED BOOK 1305 PAGE 132 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA, DO NOT APPLY TO PARCEL "A".
11. TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED USE WILL NOT GENERATE, UTILIZE, STORE, TREAT, AND/OR DISPOSE OF ANY HAZARDOUS OR TOXIC SUBSTANCE AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PARTS 116.4, 302.4 AND 355. ANY HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT VR 672-10-1, VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS, AND/OR ANY PETROLEUM PRODUCTS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280 THAT MAY BE UTILIZED, STORED, AND/OR DISPOSED OF IN CONJUNCTION WITH THE USES WILL BE IN ACCORDANCE WITH SAID REGULATIONS.
12. THE PROPOSED DEVELOPMENT IS IN CONFORMANCE WITH THE CITY OF FAIRFAX COMPREHENSIVE PLAN.
13. THE ARCHITECTURAL PLANS, RENDERINGS, AND ELEVATIONS ARE ILLUSTRATED TO SHOW INTENT, CHARACTER AND QUALITY. THE PROPOSED FEATURES AND/OR BUILDING FOOTPRINTS MAY BE ADJUSTED OR MODIFIED SUBSEQUENT TO MASTER DEVELOPMENT PLAN APPROVAL AS A RESULT OF FINAL ARCHITECTURAL AND ENGINEERING DESIGN.
14. PUBLIC WATER SERVICE TO THE PROPOSED DEVELOPMENT WILL BE PROVIDED BY EXTENSION FROM THE EXISTING PUBLIC WATER MAIN (FAIRFAX WATER) IN WEST DRIVE. DETAILED WATER SERVICE DESIGN SHALL BE COMPLETED DURING SITE PLAN ENGINEERING.
15. PUBLIC SANITARY SEWER SERVICE TO THE PROPOSED DEVELOPMENT WILL BE PROVIDED BY EXTENSION FROM THE EXISTING PUBLIC SEWER MAIN IN WEST DRIVE. DETAILED SEWER SERVICE DESIGN SHALL BE COMPLETED DURING SITE PLAN ENGINEERING.
16. TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED DEVELOPMENT WILL BE IN CONFORMANCE WITH THE APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS OF CITY OF FAIRFAX AND THE COMMONWEALTH OF VIRGINIA, EXCEPT AS QUALIFIED BELOW:
17. FIRE HYDRANT FLOW TEST RESULTS PROVIDED BY FAIRFAX WATER (DATED 05/04/2018).

SPECIAL EXCEPTIONS REQUESTED

IN ACCORDANCE WITH THE CITY OF FAIRFAX ZONING ORDINANCE AND PUBLIC FACILITIES MANUAL, THE APPLICANT HEREBY RESPECTFULLY REQUESTS THE FOLLOWING SPECIAL EXCEPTIONS:

1. A SPECIAL EXCEPTION IS REQUESTED FOR THE MINIMUM FRONT YARD REQUIREMENT IN SECTION 3.6.1 OF THE CITY OF FAIRFAX ZONING ORDINANCE FOR LOTS 3-6. THE PRIVATE ONE-WAY ACCESS DRIVE IN FRONT OF THESE LOTS IS PROPOSED AS PERMEABLE PAVEMENT. FOR EASE OF MAINTENANCE, THIS PRIVATE DRIVE IS TO BE OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION (HOA). THEREFORE, THE INTENT OF THE FRONT YARD SETBACK IS MET AND EXCEEDED FOR LOTS 3-6 BY THE SEPARATION FROM THE NEAREST PUBLIC STREET RIGHT OF WAY (WEST DRIVE), AND SAID UNITS ARE FURTHER SCREENED BY THE PROPOSED UNITS ON LOTS 1 AND 2.

2. A SPECIAL EXCEPTION IS REQUESTED FOR THE MINIMUM REAR YARD REQUIREMENT IN SECTION 3.6.1 OF THE CITY OF FAIRFAX ZONING ORDINANCE FOR ALL LOTS ON THE SITE. FOR LOTS 1 & 2, A POCKET PARK IS PROPOSED BEHIND THE DUPLEX, WHICH PROVIDES THE INTENDED "SETBACK" - THIS PARK AREA IS A FOCAL POINT OF THIS NEIGHBORHOOD, AND IS TO BE OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION (HOA). THEREFORE, THE REAR YARD SETBACK IS REDUCED TO EXCLUDE THE PRIVATE POCKET PARK.
FOR LOTS 3-6, THE REAR YARD IS REDUCED TO PROVIDE SUSTAINABLE SWM/BMP MEASURES THAT PROVIDE WATER QUALITY AND QUANTITY TREATMENTS, SUCH AS AN ATTRACTIVE SWALE AND RAIN GARDEN.

3. A SPECIAL EXCEPTION IS REQUESTED FOR THE MINIMUM SIDE (STREET) YARD REQUIREMENT IN SECTION 3.6.1 OF THE CITY OF FAIRFAX ZONING ORDINANCE FOR LOTS 1 & 2. THE ADJACENT SIDE STREET IS A PRIVATE ONE-WAY ACCESS DRIVE. THE TRAFFIC IMPACT STUDY DETERMINED THAT THE TRAFFIC VOLUME ON THE PRIVATE DRIVE IS NEGLIGIBLE. THIS STREET WILL ONLY BE USED BY THE FOUR SINGLE FAMILY HOMES AND THE TWO DUPLEX UNITS PROPOSED WITH THIS DEVELOPMENT.

4. A SPECIAL EXCEPTION IS REQUESTED FOR THE LANDSCAPE STRIP REQUIREMENT IN SECTION 4.5.6.B OF THE CITY OF FAIRFAX ZONING ORDINANCE. THE PROPOSED STREET IS A PRIVATE DRIVE THAT PROVIDES ACCESS TO THE SIX LOTS IN THIS DEVELOPMENT ONLY AND DOES NOT SERVE THE PUBLIC. A POCKET PARK IS PROPOSED IN A CENTRALIZED LOCATION TO CREATE AN URBAN COMMUNITY NEIGHBORHOOD. THE SIZE OF THE SITE DOES NOT ALLOW FOR A 10 FT. LANDSCAPING STRIP ALONG THE PRIVATE DRIVE. AN ADEQUATE 10 FT. WIDE LANDSCAPE STRIP IS PROPOSED ALONG WEST DRIVE.

5. A SPECIAL EXCEPTION IS REQUESTED FOR THE BUILDING HEIGHT REQUIREMENT IN SECTION 3.6.1 OF THE CITY OF FAIRFAX ZONING ORDINANCE. THE PROPOSED EFFECTIVE BUILDING HEIGHT IS 40.5 FT. WHICH IS ONLY 5.5 FT. GREATER THAN THE REQUIREMENT.

WAIVERS REQUESTED

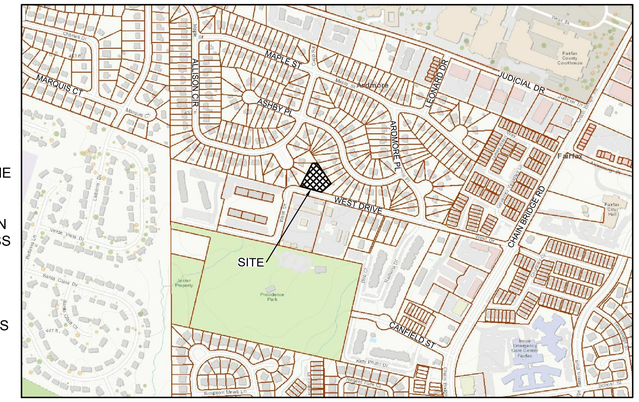
IN ACCORDANCE WITH THE CITY OF FAIRFAX ZONING ORDINANCE AND PUBLIC FACILITIES MANUAL, THE APPLICANT HEREBY RESPECTFULLY REQUESTS THE FOLLOWING WAIVERS:

1. A WAIVER IS REQUESTED FOR SIDEWALK ALONG BOTH SIDES OF THE STREET IN SECTION 2.7.1 OF THE CITY OF FAIRFAX PUBLIC FACILITIES MANUAL. THE PROPOSED DRIVEWAY IS A ONE-WAY NEIGHBORHOOD, EXTRA-WIDE (16' VERSUS A STANDARD 9' OR 10' LANE) PRIVATE DRIVE. THE PRIVATE DRIVE IS INTERNAL TO THE SITE AND WILL ONLY BE ACCESSED BY THE RESIDENTS AND GUESTS OF THE 6 DWELLING UNITS. THE DRIVE WILL BE OWNED AND MAINTAINED BY A HOMEOWNER'S TYPE ASSOCIATION (HOA) AND WILL NOT BE DEDICATED FOR PUBLIC PURPOSES. THE PROPOSED PAVERS WILL ENHANCE THE APPEAL OF THE NEIGHBORHOOD AND BE INVITING AS A PEDESTRIAN PATHWAY. THE 16 FT. PRIVATE DRIVE WILL INCORPORATE A 4 FT. SECTION WITH DIFFERENT COLORED PAVERS TO CREATE AN IMAGINARY BOUNDARY FOR PEDESTRIAN ACCESS. AN AUTOTURN MOVEMENT WAS RUN TO DEMONSTRATE THAT A STANDARD VEHICLE CAN LOOP THE SITE OUTSIDE OF THE DESIGNATED WALKWAY AREA. THE FULL DRIVEWAY WIDTH WILL ONLY NEED TO BE USED ON PARTICULAR OCCASIONS SUCH AS FOR FIRE, TRASH, OR AMBULANCE ACCESS.

INTERPRETATIONS REQUESTED

IN ACCORDANCE WITH THE CITY OF FAIRFAX SUBDIVISION ORDINANCE THE APPLICANT HEREBY RESPECTFULLY REQUESTS THE FOLLOWING INTERPRETATION (FORMAL LETTER OF INTERPRETATION SUBMITTED UNDER SEPARATE COVER):

1. A REQUEST FOR INTERPRETATION OF THE CITY OF FAIRFAX SUBDIVISION ORDINANCE SECTION 2.4.1 HAS BEEN SUBMITTED UNDER SEPARATE COVER. THIS SECTION OF THE SUBDIVISION ORDINANCE REQUIRES THAT EVERY LOT SHALL FRONT ON A PUBLIC STREET, OR ON A PRIVATE STREET IN A PLANNED DEVELOPMENT. THE APPLICANT REQUESTS AN INTERPRETATION THAT THE REZONING ACTION SERVES AS A MECHANISM TO ACHIEVE "PLANNED DEVELOPMENT", AND THAT THE LANGUAGE OF THE SUBDIVISION ORDINANCE DOES NOT LIMIT THE USE OF PRIVATE STREETS IN THE CITY OF FAIRFAX FORMAL ZONING DISTRICT DEFINED AS "PLANNED DEVELOPMENT" (PD).



VICINITY MAP

1" = 500'

TABULATIONS

SITE AREA = ± 24,337 SF OR ± 0.55 ACRES
MINIMUM SITE AREA REQUIRED = 0.40 ACRES

EXISTING ZONING = RH
PROPOSED ZONING = RT

PROPOSED USE = DUPLEX (2) AND SINGLE FAMILY DETACHED (4)

MAX. BUILDING HEIGHT REQUIRED = 3 STORIES / 35 FEET
MAX. BUILDING HEIGHT PROVIDED = 3 STORIES / 40.5 FEET

MIN. YARDS REQUIRED
FRONT: 10' (LOTS 1-6)
SIDE (INTERIOR): 0' (LOTS 3-6)
SIDE (STREET): 20' (LOTS 1 & 2)
REAR: 20' (LOTS 1-6)
MIN.YARDS PROVIDED
FRONT: 10' (LOTS 1 & 2); 2' (LOTS 3-6) (SEE SE #1 THIS SHEET)
SIDE (INTERIOR): 0' (LOTS 3-6)
SIDE (STREET): 5' (LOTS 1 & 2) (SEE SE #3 THIS SHEET)
REAR: 1' (LOTS 1 & 2); 2.5' (LOTS 3-6) (SEE SE #2 THIS SHEET)

MIN. LOT WIDTH REQUIRED = 18'
MIN. LOT WIDTH PROVIDED = 18'

MIN. LOT SIZE REQUIRED = 1,500 SF
MIN. LOT SIZE PROVIDED = 2,000 SF

MAX. BUILDING COVERAGE PERMITTED = 60%
MAX. BUILDING COVERAGE PROVIDED = 60%

MAX. LOT COVERAGE PERMITTED = 80%
MAX. LOT COVERAGE PROVIDED = 80%

PARKING REQUIRED = 2 SPACES/UNIT = 12 SPACES
PARKING PROVIDED = 12 SPACES (GARAGE SPACES)

DENSITY PERMITTED = 12 UNITS/ACRE
DENSITY PROPOSED = 12 UNITS/ACRE

SHEET INDEX

1. COVER SHEET
2. EXISTING CONDITIONS
3. TREE MANAGEMENT PLAN
4. TREE MANAGEMENT NARRATIVES
5. SITE LAYOUT
6. DIMENSION PLAN
7. CONCEPTUAL GRADING PLAN
8. LANDSCAPE PLAN
9. CONCEPTUAL SWM & BMP PLAN
10. TURNING MOVEMENT PLAN
11. FIRE ACCESS EXHIBIT
12. STREETSCAPE ELEVATION
13. TOWNHOUSE ELEVATIONS & FLOOR PLANS
14. SINGLE FAMILY ELEVATIONS & FLOOR PLANS

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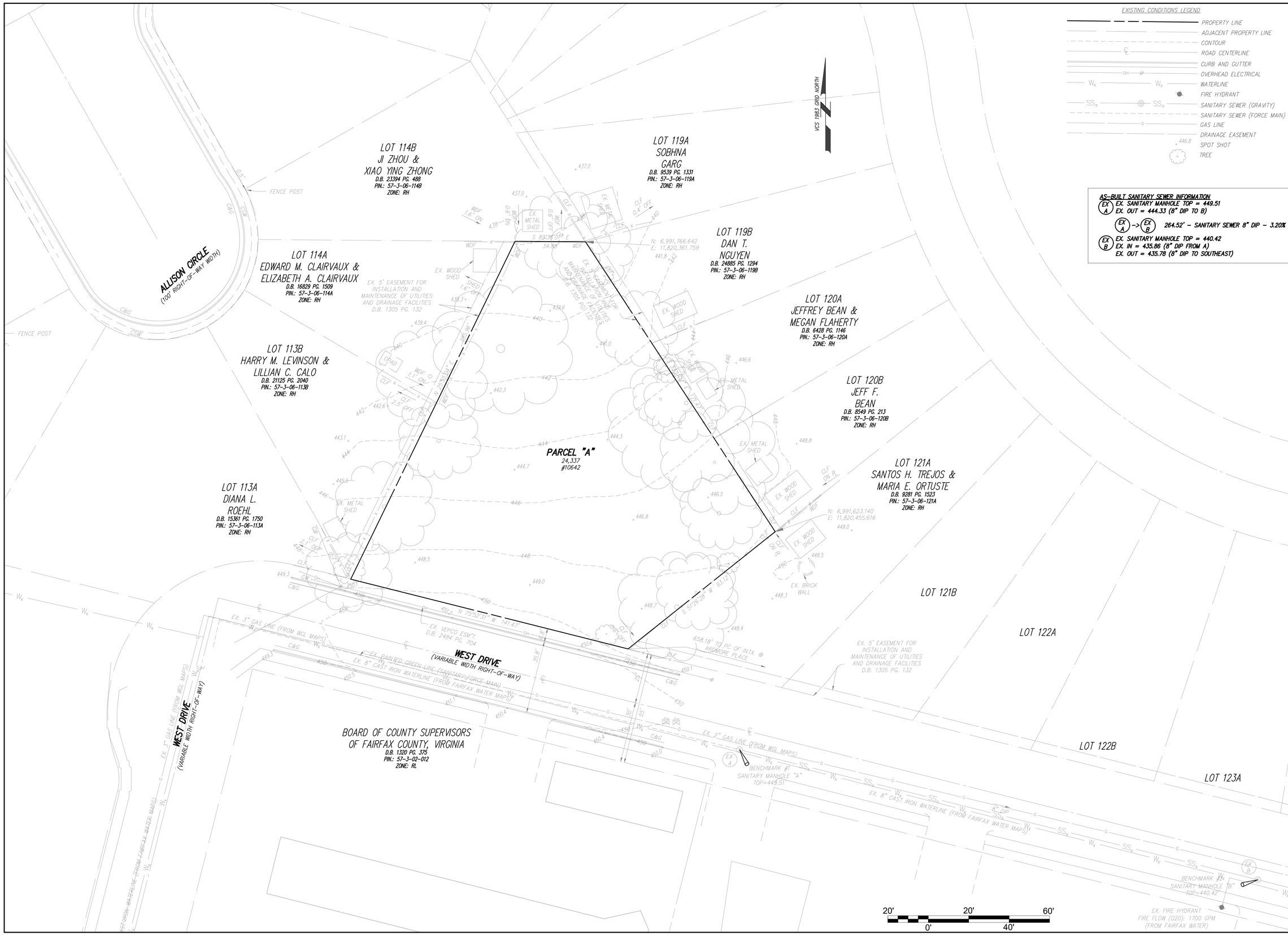
COMMONWEALTH OF VIRGINIA
CHRISTIAN P. THOMPSON
Lic. No. 045023
08/03/2018
PROFESSIONAL ENGINEER

Date:
Revision:

COVER SHEET
10642 WEST DRIVE
CITY OF FAIRFAX, VIRGINIA

Date: AUGUST 2018
Scale: N/A
Check: CH Drawn: IAI/SNH
Project No.: 2026271804
Cad File: C-COVER.DWG
Sheet No. 1 of 14



EXISTING CONDITIONS LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CONTOUR
- ROAD CENTERLINE
- CURB AND GUTTER
- OVERHEAD ELECTRICAL
- WATERLINE
- FIRE HYDRANT
- SANITARY SEWER (GRAVITY)
- SANITARY SEWER (FORCE MAIN)
- GAS LINE
- DRAINAGE EASEMENT
- SPOT SHOT
- TREE

AS-BUILT SANITARY SEWER INFORMATION

EX A — EX. SANITARY MANHOLE TOP = 449.51
EX. OUT = 444.33 (8" DIP TO B)

EX A -> EX B — 264.52' – SANITARY SEWER 8" DIP – 3.20%

EX B — EX. SANITARY MANHOLE TOP = 440.42
EX. IN = 435.86 (8" DIP FROM A)
EX. OUT = 435.78 (8" DIP TO SOUTHEAST)

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COMMONWEALTH OF VIRGINIA
CHRISTIAN P. HAMPSON
Lic. No. 045623
08/03/2018
NOT FOR CONSTRUCTION UNTIL PROCESS ENGINEER

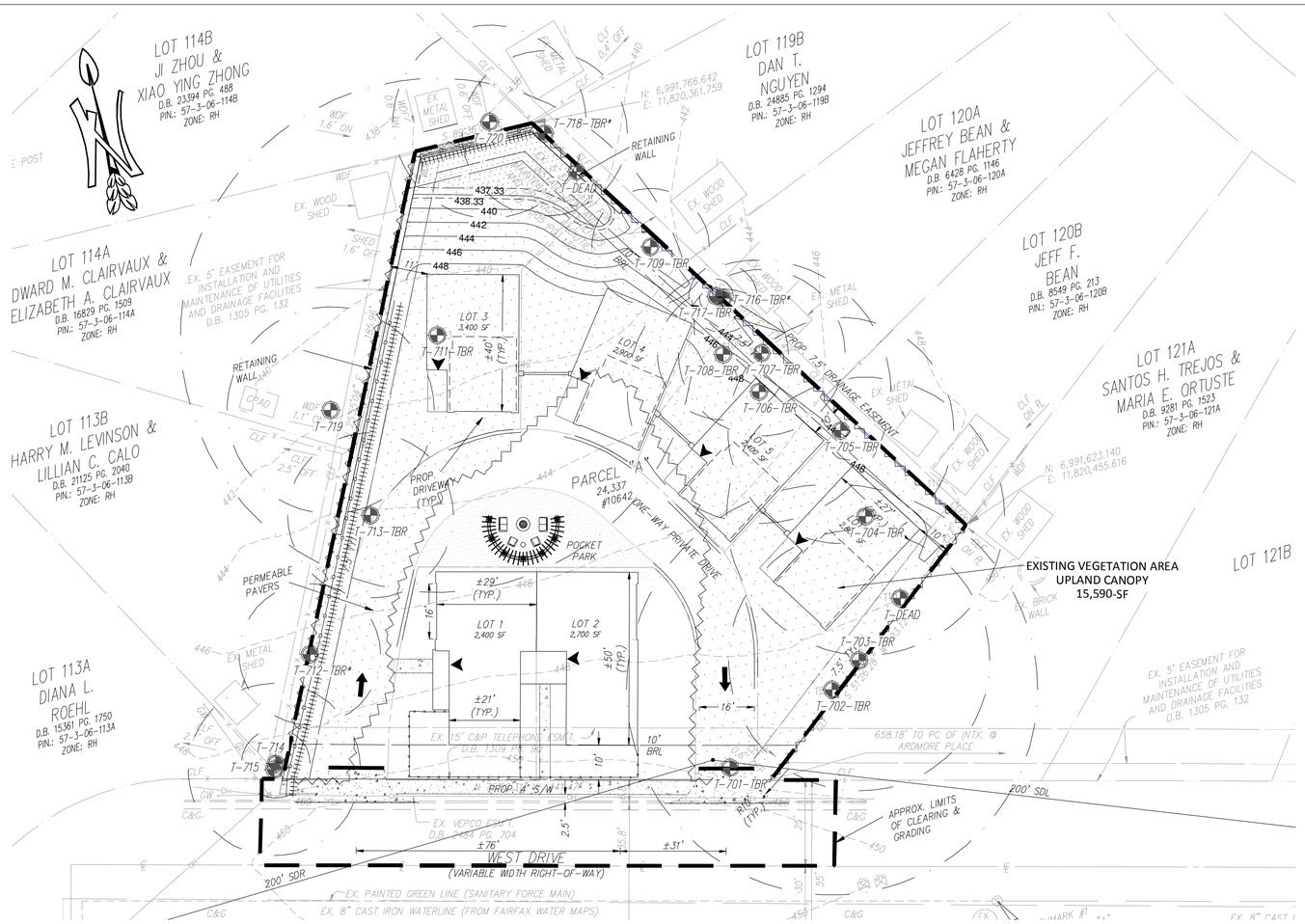
Date:	
Revision:	

EXISTING CONDITIONS

10642 WEST DRIVE

CITY OF FAIRFAX, VIRGINIA

Date: AUGUST 2018	
Scale: 1" = 20'	
Check: CH	Drawn: IAI/SNH
Project No.: 2026271804	
Cad File: C-EX.DWG	
Sheet No. 2 of 14	



LEGEND

- TREELINE
- EXISTING UPLAND CANOPY (15,590-SF)
- CRITICAL ROOT ZONE (CRZ)
- TREE LOCATION (T-37)
- TREE PROTECTION FENCING
- ROOT PRUNING

SCALE (IN FEET)
10 20
20 0

Tree Number	Common Name	Scientific Name	Size (inches DBH)	Critical Root Zone (feet)	Condition	Remove?	Notes
701	Dogwood	*Cornus florida*	5.4	5.4	Good	x	
702	Silver Maple	*Acer saccharinum*	59.6	59.6	Fair	x	English Ivy and several dead limbs, quadruple trunk
703	White Mulberry	*Morus alba*	37.9	37.9	Poor	x	Mostly dead, triple trunk
704	Silver Maple	*Acer saccharinum*	40.3	40.3	Fair	x	English Ivy present and leaning, some dead limbs present
705	Black Walnut	*Juglans nigra*	32.8	32.8	Fair	x	English Ivy present and leaning, some dead limbs present
706	Black Walnut	*Juglans nigra*	38.2	38.2	Fair	x	English Ivy present and some dead limbs
707	Black Walnut	*Juglans nigra*	24.2	24.2	Fair	x	Some dead limbs
708	White Mulberry	*Morus alba*	19.0	19.0	Fair	x	Some deadwood near the base
709	White Mulberry	*Morus alba*	17.0	17.0	Poor	x	Leaning, some dead limbs and English Ivy
711	Tulip Poplar	*Liriodendron tulipifera*	74.5	74.5	Fair	x	Some vines/English Ivy, slight lean and several dead limbs
712	Eastern Hemlock	*Tsuga canadensis*	20.5	20.5	Fair	x*	Vines/English Ivy in the canopy, some dead limbs
713	Black Cherry	*Prunus serotina*	24.0	24.0	Poor	x	English Ivy and vines, mostly dead
714	White Mulberry	*Morus alba*	10.0	10.0	Poor		Offsite
715	White Mulberry	*Morus alba*	25.0	25.0	Poor		Offsite, Multi-trunk, deadwood, covered in vines
716	Silver Maple	*Acer saccharinum*	10.0	10.0	Fair	x*	Shared, vines and dead limbs and water sprouts
717	Boxelder	*Acer negundo*	5.0	5.0	Fair	x*	Shared, vines and dead limbs
718	Boxelder	*Acer negundo*	24.0	24.0	Fair	x*	Offsite
719	Tulip Poplar	*Liriodendron tulipifera*	30.0	30.0	Good/Fair		Offsite, some English Ivy on the trunk
720	White Mulberry	*Morus alba*	28.0	28.0	Poor		Offsite, double trunk, topped

NOTES:
*1. SHARED TREES SHALL NOT BE REMOVED WITHOUT WRITTEN PERMISSION FROM AFFECTED ADJACENT PROPERTY OWNERS.
2. TREES NOTED FOR REMOVAL WITHIN THE SAVE AREAS SHALL BE DONE SO BY HAND WITHOUT THE USE OF HEAVY MACHINERY.
3. OFFSITE TREES WERE ASSESSED FROM THE SUBJECT PROPERTY SO NOT TO TRESPASS ONTO ADJACENT PROPERTY. DBH MEASUREMENTS ARE APPROXIMATE.
4. TREES LOCATED WITHIN OR ON THE LIMITS OF DISTURBANCE, OR RATED AS BEING "POOR" IN CONDITION, ARE RECOMMENDED FOR REMOVAL BY TNT ARBORISTS DUE TO THE LIKELIHOOD OF TREE FAILURE. HOWEVER, AT THE DISCRETION OF THE APPLICANT, SOME OF THESE MAY BE PRESERVED DURING CONSTRUCTION WITH THE APPROVAL OF THE CITY.

CANOPY COVER REQUIREMENTS:

THE PROPOSED ZONING ON THE PROPERTY IS RT AND PER THE CITY CODE, MUST MAINTAIN A 15% 10-YEAR CANOPY COVER POST-CONSTRUCTION. THE PROJECT WILL MEET CANOPY COVERAGE REQUIREMENTS THROUGH PROPOSED PLANTINGS

INVASIVE SPECIES CONTROL NARRATIVE:

1. ANY APPLICATION OF ENVIRONMENTALLY SENSITIVE APPROVED HERBICIDES SHALL BE APPLIED BY A VIRGINIA CERTIFIED APPLICATOR OR REGISTERED TECHNICIAN.

2. ENGLISH IVY: REMOVE FROM TREES BY CUTTING ALL VINES AT GROUND LEVEL. VINES SHOULD BE CUT AGAIN SEVERAL FEET UP THE TRUNK. PEAL THE CUT SECTION OF IVY OFF BUT CARE SHOULD BE TAKEN NOT TO STRIP THE BARK OFF THE TREE. PULL GROUND IVY BACK A FEW FEET FROM THE BASE OF THE TREE TO SLOW REGROWTH UP THE TREE TRUNK. REMOVE GROUND IVY BY HAND PULLING, CUTTING AND MULCHING OVER TOP, AND/OR APPLYING A SYSTEMIC HERBICIDE LIKE TRICLOPYR TO LEAVES OR FRESHLY CUT LARGE STEMS. RETREATMENT MAY BE NECESSARY FOR COMPLETE ERADICATION. THE ENGLISH IVY REMNANTS SHALL BE BAGGED AND REMOVED FROM THE PROJECT SITE.

3. JAPANESE HONEYSUCKLE: SHALL BE REMOVED BY HAND TO MINIMIZE SITE DISTURBANCE. IN THE GROWING SEASON, AN APPLICATION OF AN ENVIRONMENTALLY SENSITIVE APPROVED HERBICIDE MAY BE APPLIED BY A VIRGINIA CERTIFIED APPLICATOR. TO REDUCE DAMAGE TO NON-TARGET PLANTS, HERBICIDES SUCH AS GLYPHOSATE AND TRICLOPYR MAY BE APPLIED TO FOLIAGE BY A CERTIFIED APPLICATOR IN AUTUMN, SINCE JAPANESE HONEYSUCKLE CONTINUES TO PHOTOSYNTHESIZE AFTER MANY OTHER SPECIES LOSE THEIR LEAVES.

4. WHITE MULBERRY: CONTROL AND MANAGEMENT SHOULD BE ATTEMPTED DURING FLOWERING, BEFORE SEED PRODUCTION. CUTTING THE TREE TO THE GROUND LEVEL IS THE FIRST MEASURE OF CONTROL AND WILL REQUIRE REPEATED CUTTING OF RESPROUTS OR SUPPLEMENTAL APLICATION OF HERBICIDE AS RESPROUT OCCURS. GIRDLING CAN BE EFFECTIVE ON LARGE TREES AND SHOULD BE CONDUCTED BY CUTTING THROUGH THE BARK OF THE TREE, AROUND THE ENTIRE TRUNK OF THE TREE, AT LEAST 6 INCHES ABOVE THE SURFACE. SUBSEQUENT RESPROUTING SHOULD BE TREATED WITH AN HERBICIDE. HAND PULLING CAN BE EFFECTIVE WITH YOUNG SEEDLINGS BUT CARE SHOULD BE GIVEN TO REMOVE THE ENTIRE ROOT SINCE BROKEN FRAGMENTS MAY RESPROUT.

5. INVASIVE SPECIES CONTROL SHALL BE CONDUCTED UNTIL THE PLANTS NOTED ABOVE ARE NO LONGER IN ABUNDANCE OR UNTIL BOND RELEASE, WHICHEVER IS LATER.

CERTIFIED ARBORIST ISA
Avinash M. Sareen
Certified Arborist
Certification # MA-4727A

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10642 WEST DRIVE
FAIRFAX, VIRGINIA
CITY OF FAIRFAX

TREE MANAGEMENT PLAN

REVISIONS

DATE	COMMENTS
8-10-17	REV PER LAYOUT (LAD)
3-7-18	REV PER LAYOUT (LAD)

SHEET 3 OF 14
SCALE: 1" - 20'
PROJECT DATE: 5/2/14
DRAFT: LAD
CHECK: AMS
FILE NUMBER: 081

TREE CONDITION ANALYSIS

TNT ENVIRONMENTAL, INC. (TNT) CONDUCTED A SITE RECONNAISSANCE TO EVALUATE THE WOODED HABITAT ON THE PROJECT SITE IN MAY 2014 AND AUGUST 2017. THE UNDEVELOPED PORTIONS OF THE SITE ARE COMPRISED PRIMARILY OF UPLAND HARDWOODS (I.E. TULIP POPLAR, MAPLES). THE SPECIES OF TREES ASSESSED NEAR THE LIMITS OF CLEARING ARE LISTED IN THE TREE TABLE ON THE TREE MANAGEMENT PLAN.

BASED ON OUR SITE RECONNAISSANCE, INVASIVE AND/OR NOXIOUS SPECIES (I.E.: ENGLISH IVY, WHITE MULBERRY AND JAPANESE HONEYSUCKLE) ARE PRESENT IN PORTIONS OF THE PROJECT SITE. INVASIVE SPECIES LOCATED WITHIN THE AREAS TO BE PRESERVED SHOULD BE REMOVED BY HAND WHEREVER PRACTICABLE TO MINIMIZE SITE DISTURBANCE. THE TREES ONSITE ARE GENERALLY IN FAIR CONDITION, EXCEPT WHERE OTHERWISE NOTED ON THE EVM (I.E.: POOR OR DEAD).

IN ACCORDANCE WITH CITY CODE, TREES DESIGNATED FOR PRESERVATION SHALL BE PROTECTED DURING CONSTRUCTION. DURING DEVELOPMENT OR RAZING ACTIVITY, THE BUILDER SHALL INSTALL EFFECTIVE DRIPLINE PROTECTION AROUND ALL TREE PRESERVATION AREAS, AND SHALL FURTHER INSTALL TREE WELLS, RETAINING WALLS OR OTHER STRUCTURES NECESSARY TO PROTECT INDIVIDUAL TREES DESIGNATED FOR PRESERVATION. SUCH PROTECTIVE MEASURES SHALL BE SPECIFIED ON THE TREE M ANAGEMENT PLAN AND SHALL BE DESIGNED AND INSTALLED IN A MANNER CONSISTENT WITH GOOD HORTICULTURAL PRACTICES AND SUBJECT TO THE APPROVAL OF THE SITE PLAN APPROVING AGENT.

TREE PRESERVATION CONSTRUCTION ACTIVITIES

DEAD OR POTENTIALLY HAZARDOUS TREES SHALL BE REMOVED UPON THEIR DISCOVERY IF THEY ARE LOCATED WITHIN THE PROJECT SITE. DEAD OR POTENTIALLY HAZARDOUS TREES WILL BE REMOVED BY HAND (I.E.: CHAINSAW) WHEREVER PRACTICAL AND WILL BE CONDUCTED IN A MANNER THAT INCURS THE LEAST AMOUNT OF DAMAGE TO SURROUNDING TREES AND VEGETATION PROPOSED FOR PRESERVATION. FELLED TREES SHALL BE LEFT IN PLACE AND BRUSH SHOULD BE REMOVED BY HAND. NO HEAVY EQUIPMENT SHALL BE USED WITHIN TREE PRESERVATION AREAS.

BASED ON THE CURRENT CONDITION OF THE EXISTING WOODED AREAS, NO ADVERSE HUMAN HEALTH RISKS ARE ANTICIPATED PROVIDED THAT TREES WHICH POSE A HAZARD TO HUMAN HEALTH AND SAFETY ARE PROPERLY REMOVED FROM AREAS WHERE THEY COULD POSE SUCH A RISK.

INVASIVE AND/OR NOXIOUS SPECIES (I.E.: ENGLISH IVY AND JAPANESE HONEYSUCKLE) ARE PRESENT IN PORTIONS OF THE SITE. INVASIVE SPECIES LOCATED WITHIN THE AREAS TO BE PRESERVED SHOULD BE REMOVED BY HAND WHEREVER PRACTICABLE TO MINIMIZE SITE DISTURBANCE. SEE THE PREVIOUS SHEET FOR SPECIES-SPECIFIC CONTROL MEASURES.

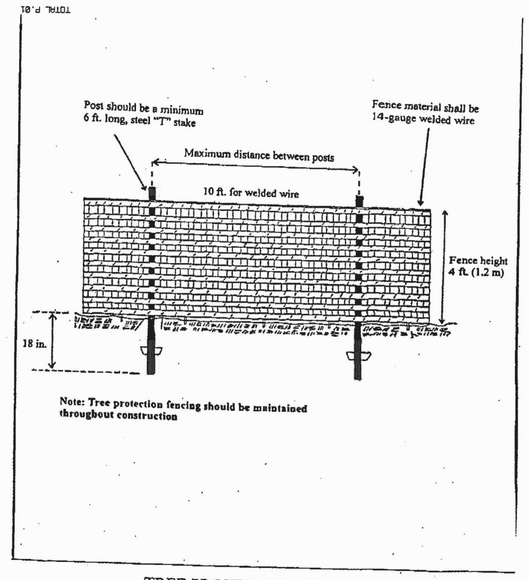
NON-IMPACTED SPECIMEN TREES LOCATED ON AND OFF-SITE SHALL BE PROTECTED THROUGHOUT ALL PHASES OF CONSTRUCTION BY UTILIZING TREE PROTECTION FENCING.

PRIOR TO LAND DISTURBING ACTIVITIES, ROOT PRUNING WITH A VIBRATORY PLOW, TRENCHER OR OTHER DEVICE APPROVED BY THE DIRECTOR SHALL BE CONDUCTED ALONG THE LIMITS OF CLEARING ADJACENT TO TREE PRESERVATION AREAS. ROOT PRUNING SHALL BE CONDUCTED ALONG THE PROPOSED LIMITS OF CLEARING AND GRADING ADJACENT TO THE WOODED HABITAT TO BE PRESERVED AND ALONG PROPERTY BOUNDARIES WHERE THE CRZ OF OFF-SITE TREES WILL BE IMPACTED. LOCATIONS OF ROOT PRUNING AND TREE PROTECTION FENCING ARE SHOWN ON THE TREE PRESERVATION & PROTECTION PLAN.

TREE PROTECTION FENCING AND SIGNAGE SHALL BE PLACED SUBSEQUENT TO THE STAKING OF THE LIMITS OF CLEARING IN THE FIELD PRIOR TO CONSTRUCTION IN ACCORDANCE WITH CURRENT FAIRFAX CITY CODE. 14-GAUGE WELDED WIRE FENCE SHALL BE USED AS DEVICES TO PROTECT TREES AND FORESTED AREAS. THE PROTECTIVE DEVICE SHALL BE PLACED WITHIN THE DISTURBED AREA AT THE LIMITS OF CLEARING AND ERECTED AT A MINIMUM HEIGHT OF 4 FEET, EXCEPT FOR SUPER SILT FENCE WHERE HEIGHT MAY BE 3.5 FEET. THE FENCING MATERIAL SHALL BE MOUNTED ON 6-FOOT TALL STEEL POSES DRIVEN 1.5 FEET INTO THE GROUND AND PLACED A MAXIMUM OF 10 FEET APART.

NO WORK SHALL OCCUR WITHIN THE AREAS TO BE PROTECTED. ONSITE TREES WITHIN THE LIMITS OF CLEARING AND GRADING WILL BE REMOVED. NO TREES OUTSIDE THIS AREA SHALL BE REMOVED UNLESS INDICATED ON THE PLAN. TREES IN PRESERVATION AREAS INDICATED ON THE PLAN TO BE REMOVED SHALL BE REMOVED BY HAND. DEAD OR HAZARDOUS TREES WITHIN THIS AREA MAY BE LIMBED OR TOPPED, RATHER THAN REMOVING THE ENTIRE TREE AND LEFT AS SNAGS.

THERE ARE NO KNOWN PROFFER CONDITIONS WHICH WOULD REQUIRE A TREE INVENTORY, TREE CONDITION, TREE VALUATION OR TREE BONDING INFORMATION.



TREE PROTECTION FENCE
INSTALLATION DETAIL

TREE PROTECTION ZONE
KEEP OUT
OFF LIMITS TO CONSTRUCTION EQUIPMENT, MATERIALS, AND WORKERS

(COMPANY NAMES AND CONTACT NUMBERS)

PENALTY FOR VIOLATIONS STRICTLY ENFORCED

SPECIFICATIONS

- MINIMUM DIMENSION: 11 X 8 INCHES (W X H)
- BACKGROUND COLOR: RED OR YELLOW
- MINIMUM LETTER SIZE: LARGE = 0.48 INCHES
  SMALL = 0.26 INCHES
- SIGNS MADE OF WEATHERPROOF MATERIAL

TREE PRESERVATION SIGN DETAIL

TREE PRESERVATION SIGN NOTE:

WEATHERPROOF TREE PRESERVATION AREA SIGNS SHALL BE POSTED ON TREE PROTECTION FENCING. THE PERMITTEE SHALL POST AND MAINTAIN BILINGUAL SIGNS AT THE LIMITS OF CLEARING AT A MINIMUM OF 50 FOOT INTERVALS. SIGNS SHALL BE POSTED IN ENGLISH AND SPANISH.

CERTIFIED ARBORIST ISA
Avinash M. Sareen
Certified Arborist
Certification # MA-4727A

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13996 Parkeast Circle, Suite 101
Chantilly, VA 20151
PH: 703-466-5123 WWW.TNTENVIRONMENTALINC.COM

10642 WEST DRIVE
FAIRFAX, VIRGINIA
CITY OF FAIRFAX

TREE MANAGEMENT NARRATIVES

REVISIONS

DATE	COMMENTS
8-10-17	REV PER LAYOUT (LAD)

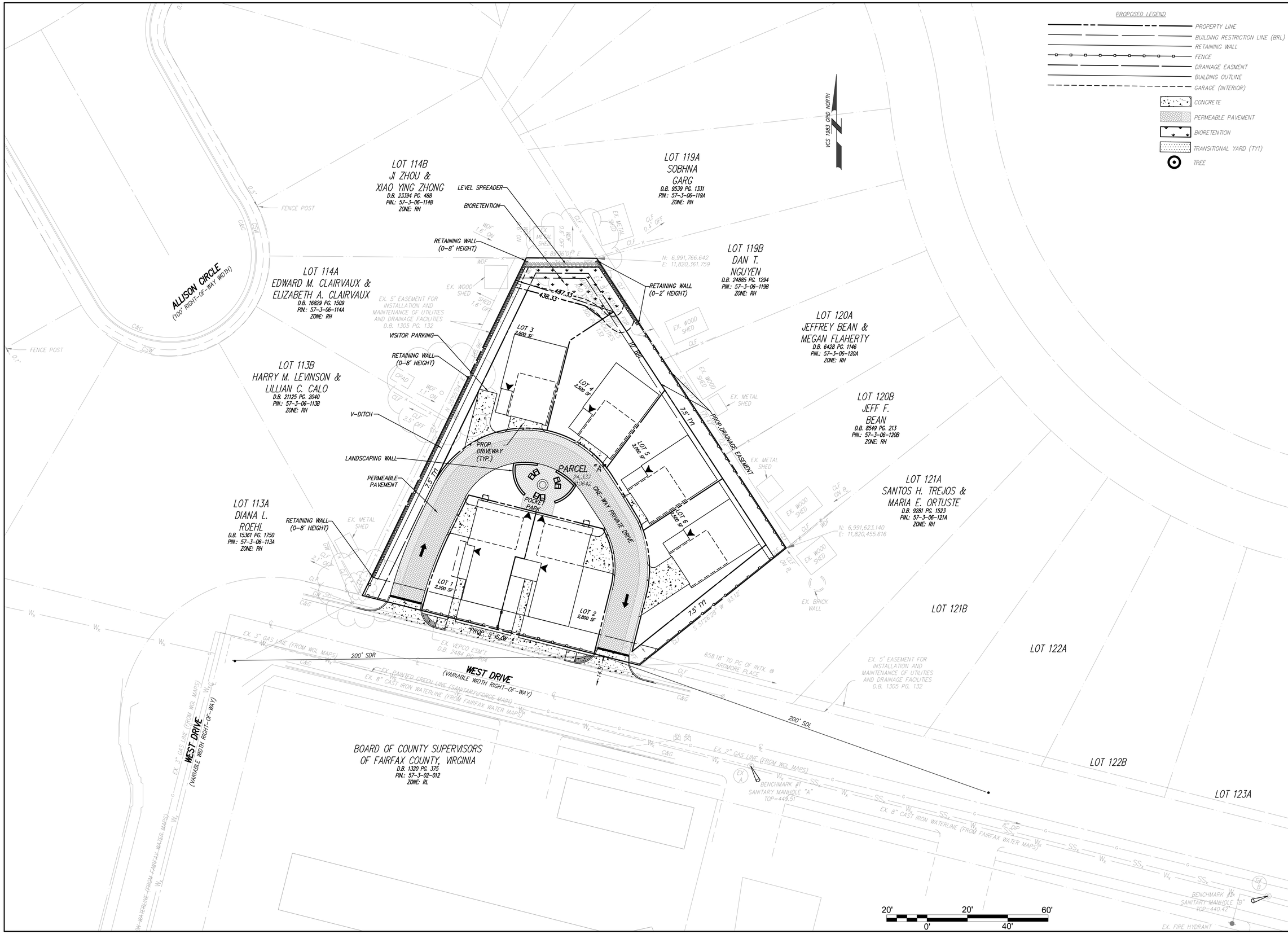
SHEET 4 OF 14

SCALE: NTS

PROJECT DATE: 5/2/14

DRAFT: LAD | CHECK: AMS

FILE NUMBER: 081



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COMMONWEALTH OF VIRGINIA
CHRISTIAN P. HAMPSON
Lic. No. 045023
08/03/2018
PROFESSIONAL ENGINEER

Date:

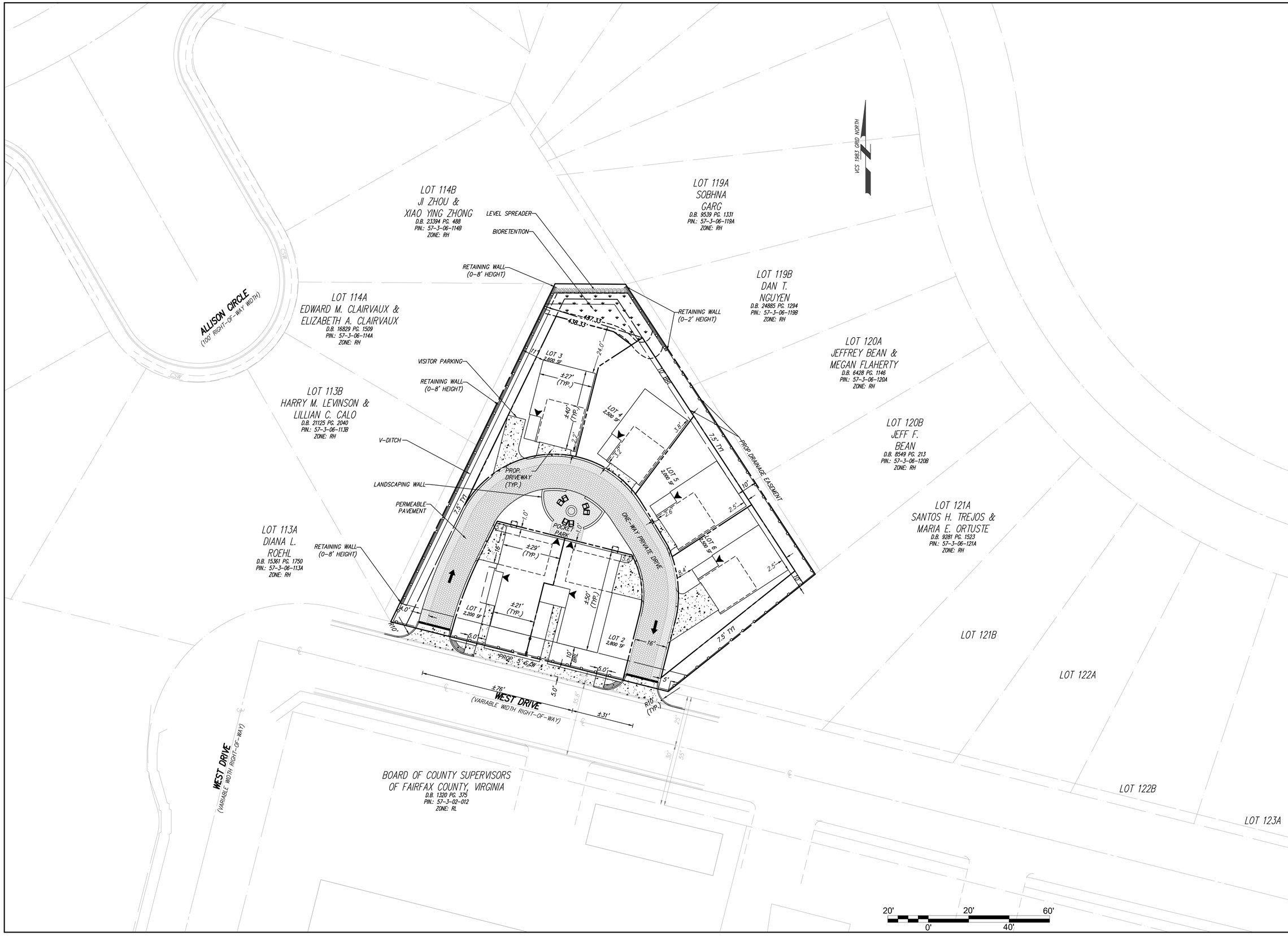
Revision:

SITE LAYOUT

10642 WEST DRIVE

CITY OF FAIRFAX, VIRGINIA

Date: AUGUST 2018	
Scale: 1" = 20'	
Check: CH	Drawn: IAI/SNH
Project No.: 2026271804	
Cad File: C-LAYOUT.DWG	
Sheet No. 5 of 14	



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COMMONWEALTH OF VIRGINIA
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PROFESSIONAL ENGINEER

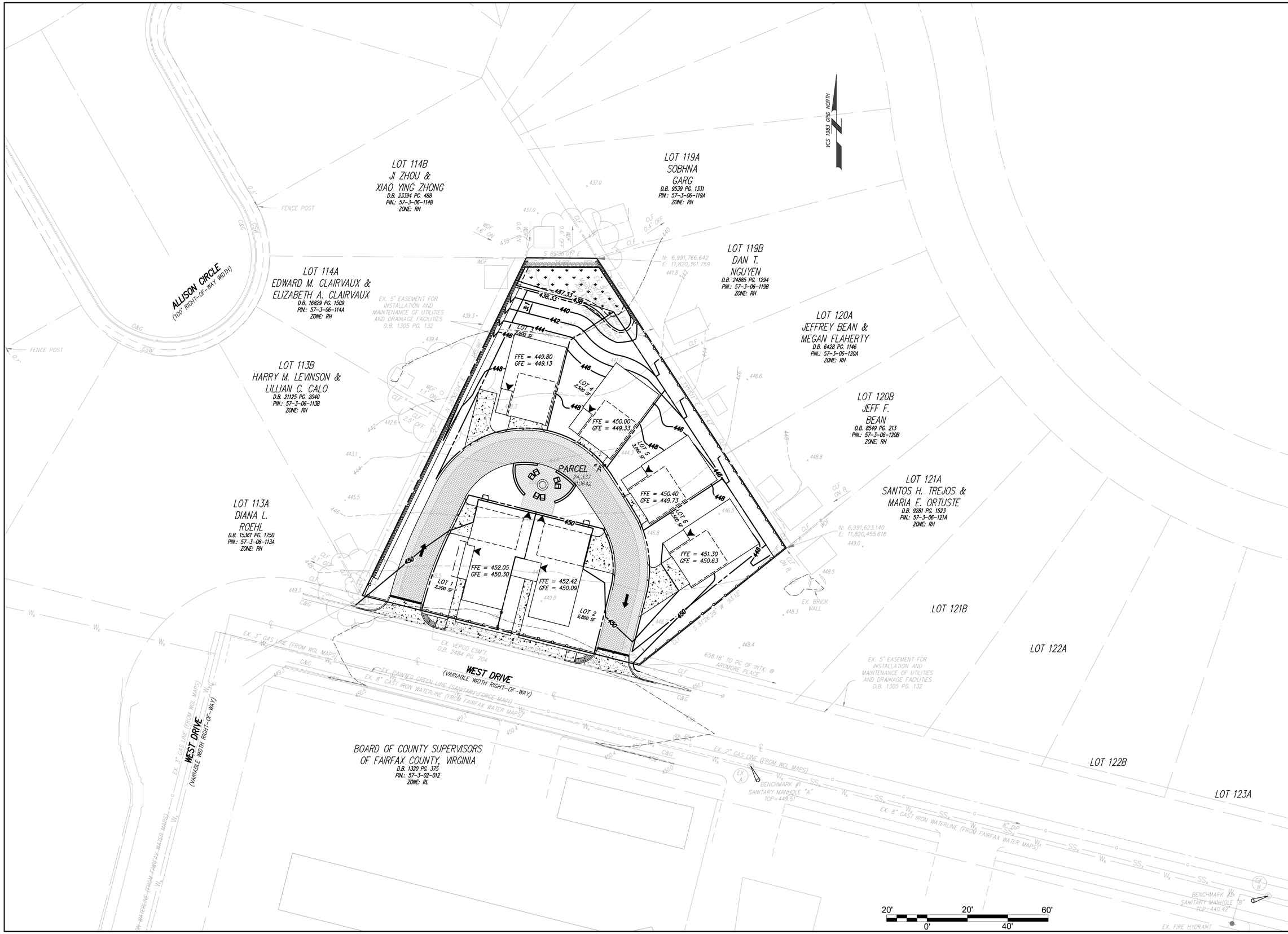
Revision:
Date:

DIMENSION PLAN

10642 WEST DRIVE

CITY OF FAIRFAX, VIRGINIA

Date:	AUGUST 2018
Scale:	1" = 20'
Check: CH	Drawn: IAI/SNH
Project No.: 2026271804	
Cad File: C-DIMENSION.DWG	
Sheet No.	6 of 14



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PROFESSIONAL ENGINEER

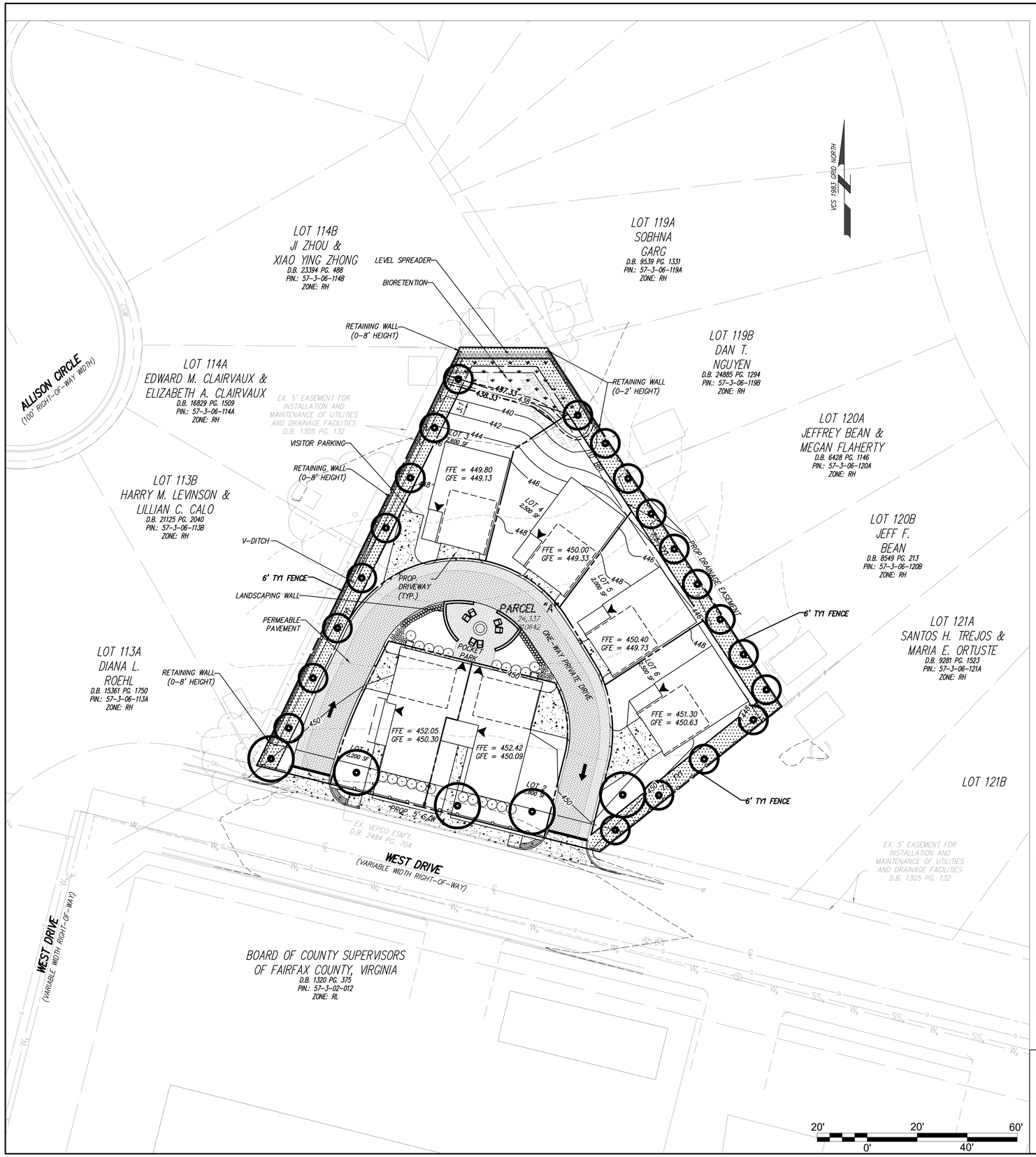
Revision:	Date:

CONCEPTUAL GRADING PLAN

10642 WEST DRIVE

CITY OF FAIRFAX, VIRGINIA

Date: AUGUST 2018	
Scale: 1" = 20'	
Check: CH	Drawn: IAI/SNH
Project No.: 2026271804	
Cad File: C-GRADING.DWG	
Sheet No. 7 of 14	



10- YEAR TREE CANOPY REQUIREMENT:

ZONING:	RT
GROSS SITE AREA:	24,337 SF (0.55 AC)
TREE CANOPY REQUIREMENT:	15% * 24,337 = 3,651 SF
EXISTING TREES TO BE PRESERVED:	0 SF
TREE PLANTING CANOPY COVER PROVIDED:	3,875 SF

STREET TREES:

LANDSCAPED STRIP REQUIRED WIDTH:	10 FT.
REQUIRED RATE:	1 CANOPY / 40 LF (MAX. 50 FT APART)
STREET TREES REQUIRED:	141 LF / 40 = 3.5 TREES
STREET TREES PROVIDED:	4 CANOPY TREES

TRANSITIONAL YARD					
LOCATION	LENGTH	TYPE	TREES REQUIRED	TREES PROVIDED	BARRIER PROVIDED
WESTERN	186 LF	TY1	8 UNDERSTORY	8 UNDERSTORY	6 FT. FENCE
NORTHERN/ NORTHEASTERN	207 LF	TY1	9 UNDERSTORY	9 UNDERSTORY	6 FT. FENCE
SOUTHEASTERN	93 LF	TY1	4 UNDERSTORY	4 UNDERSTORY	6 FT. FENCE
UNDERSTORY TREES TO BE EASTERN REDBUD, KOUSA DOGWOOD, STAR MAGNOLIA, OR APPROVED EQUAL AT TIME OF SITE PLAN.				21 UNDERSTORY	

NOTE: FINAL LANDSCAPING SELECTION TO BE DETERMINED AT TIME OF SITE PLAN.

TYPICAL TRANSITIONAL YARD TY1

NOTE: FINAL FENCE SELECTION TO BE DETERMINED AT TIME OF SITE PLAN.

TRANSITIONAL YARD TY1 FENCE REPRESENTATION

PLANT SUMMARY				
PLANT TYPE	SIZE	QUANTITY	10 YEAR CANOPY	TOTAL
CANOPY TREE (WILLOW OAK, OR APPROVED EQUAL)	3.5" CAL.	5	250 SF	1,250 SF
UNDERSTORY TREE (EASTERN REDBUD, KOUSA DOGWOOD, STAR MAGNOLIA, OR APPROVED EQUAL)	3.5" CAL.	21	125 SF	2,625 SF
FOUNDATION PLANTING (INKBERRY HOLLY, ROYAL FERN, OR APPROVED EQUAL))	3 GAL.	28	N/A	N/A
GROUNDCOVER (SHORE JUNIPER, RED HEUCHERA, OR APPROVED EQUAL)	1 GAL.	95	N/A	N/A
NOTE: FINAL PLANT SELECTION AND LOCATION TO BE DETERMINED AT TIME OF SITE PLAN.				3,875 SF

LEGEND

FOUNDATION PLANTINGS
GROUND COVER
UNDERSTORY TREE
CANOPY TREE
PERMEABLE PAVEMENT
BIORETENTION
TY1

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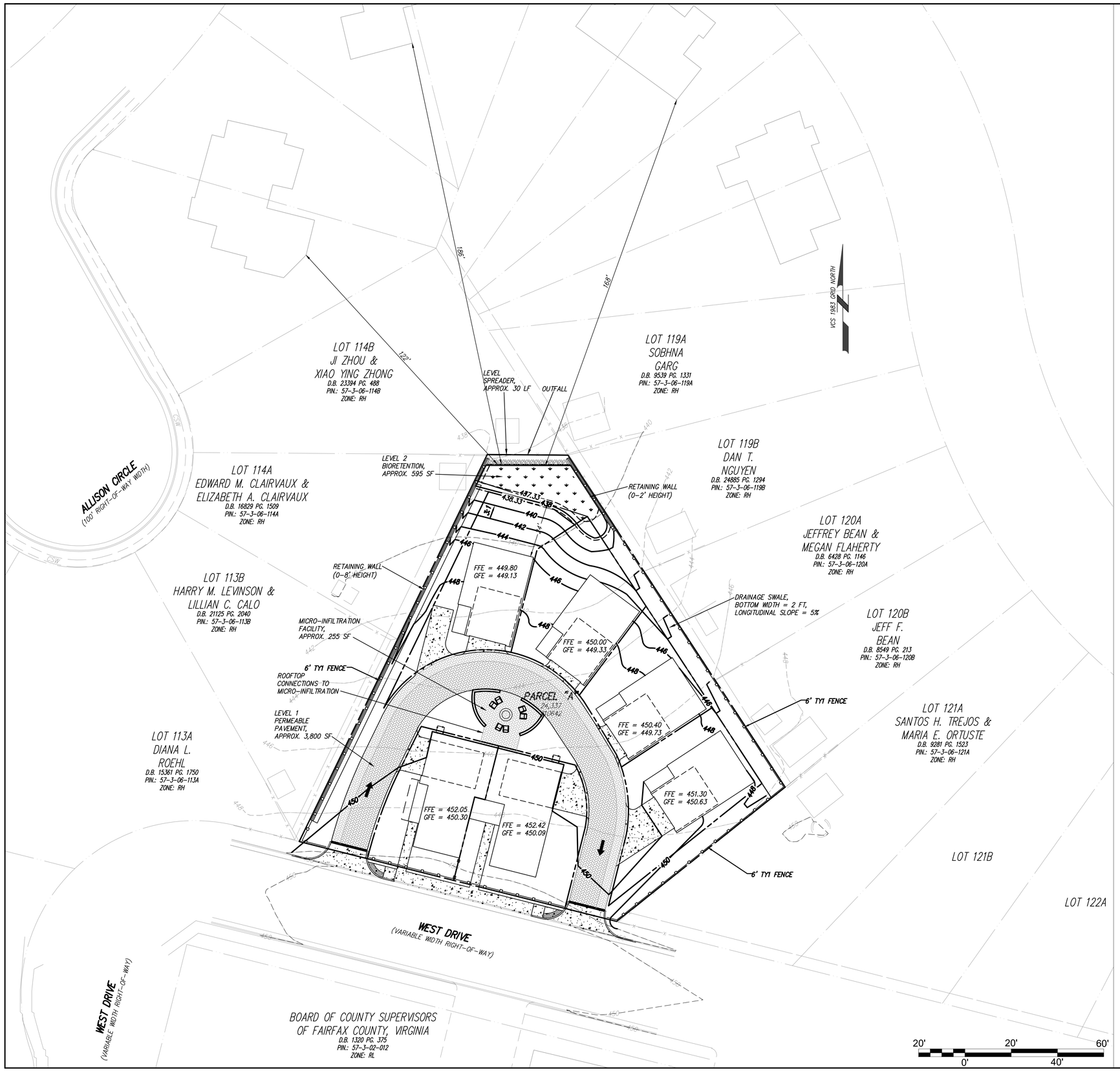
COMMONWEALTH OF VIRGINIA
CHRISTIAN P. HAMPSON
Lic. No. 045023
08/03/2018
PROFESSIONAL ENGINEER

Date:
Revision:

LANDSCAPE PLAN

10642 WEST DRIVE
CITY OF FAIRFAX, VIRGINIA

Date:	AUGUST 2018
Scale:	1" = 20'
Check: CH	Drawn: IAI/SNH
Project No.: 2026271804	
Cad File: C-LANDSCAPE.DWG	
Sheet No.	8 of 14



STORMWATER MANAGEMENT NARRATIVE

THE STORMWATER MANAGEMENT (SWM) STRATEGY FOR THE PROPOSED WEST DRIVE RESIDENTIAL SITE HAS BEEN DEVELOPED TO PROVIDE COMPLIANCE WITH THE WATER QUANTITY AND QUALITY REGULATIONS SET FORTH IN THE VIRGINIA STORMWATER MANAGEMENT PROGRAM (VSMP) REGULATIONS PART IIB TECHNICAL CRITERIA.

THE SITE IS BROKEN INTO ONE PRIMARY EXISTING DRAINAGE AREA AND AN ASSOCIATED OUTFALL. IN THE PROPOSED CONDITION, THE SITE IS FURTHER SUB-DIVIDED INTO FOUR DRAINAGE AREAS. SITE HYDROLOGY FOR PRE-DEVELOPMENT AND POST-DEVELOPMENT SCENARIOS HAVE BEEN EVALUATED USING NATURAL RESOURCES CONSERVATION (NRCS) METHODOLOGY AND NOAA ATLAS 14 PRECIPITATION DATA .

THE ONSITE STORMWATER CAPTURE STRATEGY CONTAINS THE FOLLOWING COMPONENTS:

a. ONE (1) BIORETENTION CELL (LEVEL 2)

b. ONE (1) MICRO-INFILTRATION PRACTICE

c. PERMEABLE PAVEMENT (LEVEL 1) ALONG THE PRIVATE RESIDENTIAL ACCESS DRIVE

PERMEABLE PAVEMENT (LEVEL 1) WILL LINE THE ACCESS ROUTE THROUGH THE RESIDENTIAL LOTS, NOT ENCOMPASSING THE DRIVEWAYS ASSOCIATED WITH EACH LOT DUE TO MAINTENANCE CONCERNS. THE UNDERDRAIN OF THE PERMEABLE PAVEMENT (LEVEL1) WILL CONNECT TO A DROP INLET AND OUTFLOW WILL BE CONVEYED THROUGH A STORM PIPE TO AN OUTFALL IN A CONVEYANCE SWALE THAT TERMINATES AT THE BIORETENTION FACILITY.

THE COMMUNAL PATIO AREA LOCATED AT THE CENTER OF THE SITE WILL HAVE AN UNDERLYING MICRO-INFILTRATION PRACTICE. THE TWO RESIDENTIAL UNITS AT THE FRONT OF THE PROPERTY WILL HAVE ROOFTOP DRAINAGE TIE INTO THE MICRO-INFILTRATION FACILITY. THE MICRO-INFILTRATION PRACTICE'S OUTFALL WILL TIE INTO THE UNDERDRAIN OF THE PERMEABLE PAVEMENT (LEVEL 1) FACILITY.

THE PROPOSED BIORETENTION (LEVEL 2) CELL WILL BE LOCATED AT THE BACK OF THE SITE, AND ALL UPSTREAM PROPOSED PRACTICES WILL ULTIMATELY OUTFALL INTO THIS CELL. THE FACILITY'S OUTFALL WILL CONSIST OF A LEVEL SPREADER AND A GRAVEL DIAPHRAGM THAT WILL ENABLE SHEET FLOW LEAVING THE FACILITY. THE FACILITY WILL BE BOUNDED BY RETAINING WALLS (DESIGNED BY OTHERS) ON BOTH SIDES OF THE PRACTICE TO PREVENT BACKWATER DISCHARGE ONTO ADJACENT PROPERTIES.

PER CORRESPONDENCE WITH GEOTECHNICAL ENGINEER, TERRA ENGINEERING, PRELIMINARY SOILS INVESTIGATIONS CONDUCTED IN JULY 2017 INDICATE AVERAGE INFILTRATION RATES BETWEEN 3 AND 5 INCHES PER HOUR. FURTHER ON-SITE REVIEW WILL BE CONDUCTED BY TERRA ENGINEERING DURING FINAL SITE DESIGN TO CONFIRM DESIGN AND FIELD-MEASURED INFILTRATION.

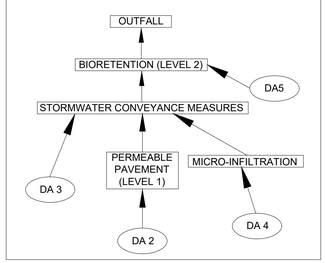
HYDROLOGY NARRATIVE

THE PROPOSED WEST DRIVE RESIDENTIAL DEVELOPMENT SITE IS BROKEN INTO ONE PRIMARY EXISTING DRAINAGE AREA AND AN ASSOCIATED OUTFALL AT THE NORTHERN PROPERTY LINE. IN THE PROPOSED CONDITION, THE SITE IS FURTHER SUB-DIVIDED INTO FIVE DRAINAGE AREAS. SITE HYDROLOGY FOR PRE-DEVELOPMENT AND POST-DEVELOPMENT SCENARIOS WILL BE EVALUATED USING NATURAL RESOURCES CONSERVATION SERVICE (NRCS) METHODOLOGY AND NOAA ATLAS 14 PRECIPITATION DATA, TAKING INTO ACCOUNT THE EXISTING PRE-DEVELOPED LAND CONDITION. NRCS DATA FOR THE PRE AND POST CONDITIONS FOR THE 1-, 2-, 5-, 10-, 25- AND 100-YEAR RECURRENCE INTERVAL EVENTS WILL BE MODELED USING THE 24-HOUR PRECIPITATION DEPTH WITH THE NOAA TYPE C DISTRIBUTION IN PONDPACK V8i.

SOIL SUMMARY

MAP UNIT SYMBOL	MAP UNIT NAME	SLOPES	DRAINAGE CLASS	HYDROLOGIC SOIL GROUP
105B	WHEATON - GLENELG COMPLEX	2-7%	WELL DRAINED	C

OUTFALL TREATMENT TRAIN DIAGRAM



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COMMONWEALTH OF VIRGINIA
CHRISTIAN P. HARPSTER
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08/03/2018
NOT FOR CONSTRUCTION UNTIL PROCESS ENGINEER

Revision:	Date:

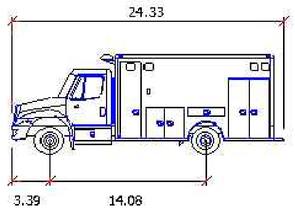
CONCEPTUAL SWM & BMP PLAN

10642 WEST DRIVE

CITY OF FAIRFAX, VIRGINIA

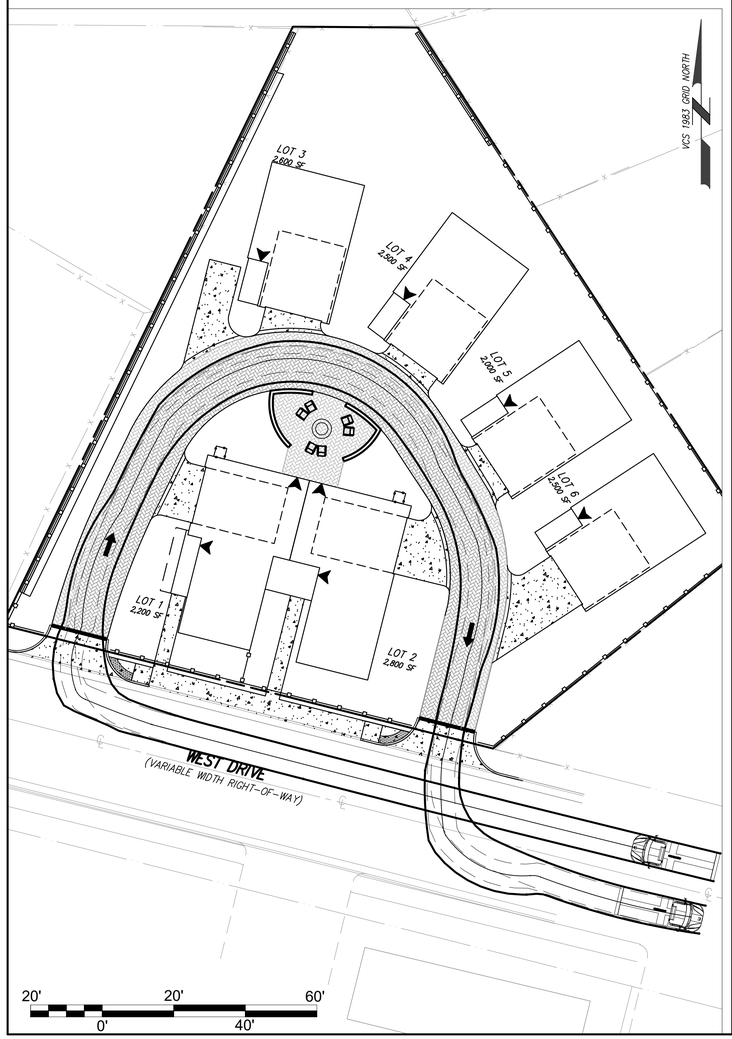
Date: AUGUST 2018	
Scale: 1" = 20'	
Check: CH	Drawn: IAI/SNH
Project No.: 2026271804	
Cad File: C-SWM.DWG	
Sheet No. 9 of 14	

EMERGENCY AMBULANCE VEHICLE DETAIL

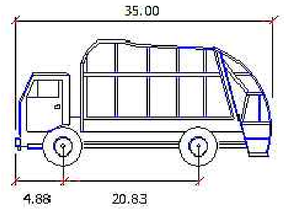


CLASS:	EMERGENCY - AMBULANCE
REGION:	NORTH AMERICA
TRACTOR:	PIN AHEAD
WIDTH:	8.00 FEET
TRACK:	7.73 FEET (FRONT AXLE)
TRACK:	7.79 FEET (REAR AXLE)
STEERING:	FRONT ONLY
LOCK TO LOCK TIME:	6.0 SECONDS
STEERING LOCK ANGLE:	46.4 DEGREES

LEGEND
VEHICLE BODY:
FRONT AND REAR TIRES:

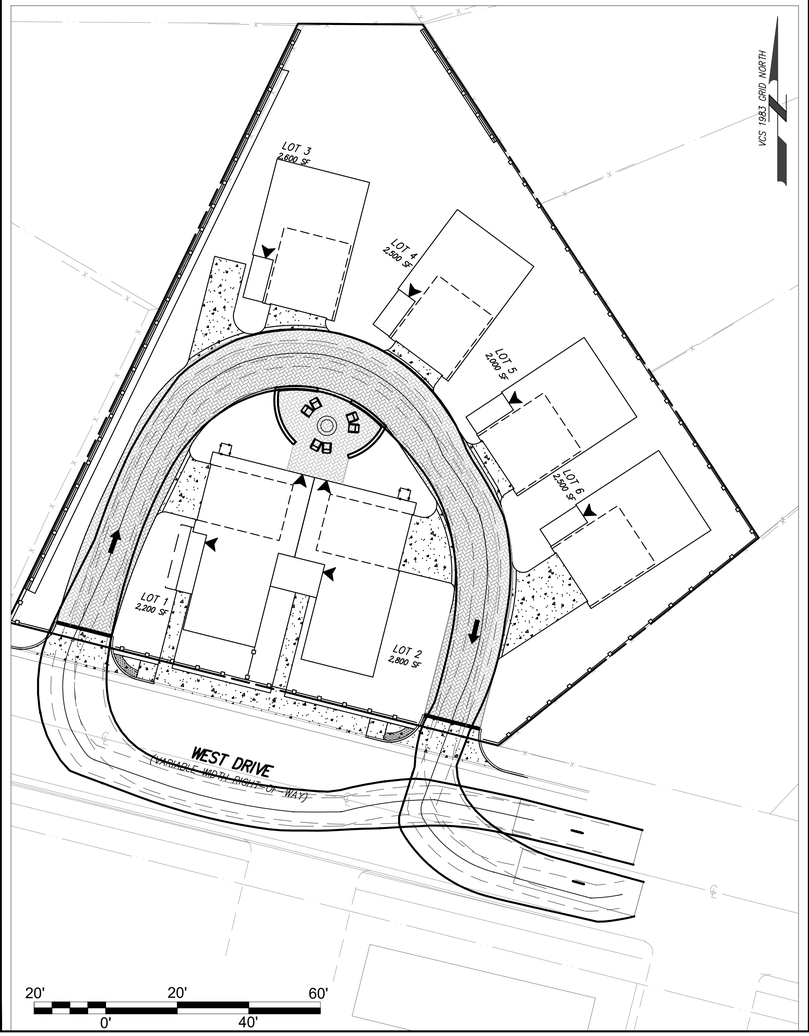


TRASH TRUCK VEHICLE DETAIL

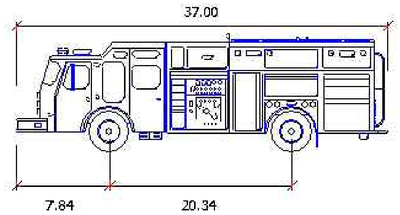


CLASS:	REFUSE COLLECTION
REGION:	NORTH AMERICA
TRACTOR:	PIN AHEAD
WIDTH:	10.00 FEET
TRACK:	7.95 FEET (FRONT AXLE)
TRACK:	7.95 FEET (REAR AXLE)
STEERING:	FRONT ONLY
LOCK TO LOCK TIME:	6.0 SECONDS
STEERING LOCK ANGLE:	40.0 DEGREES

LEGEND
VEHICLE BODY:
FRONT AND REAR TIRES:

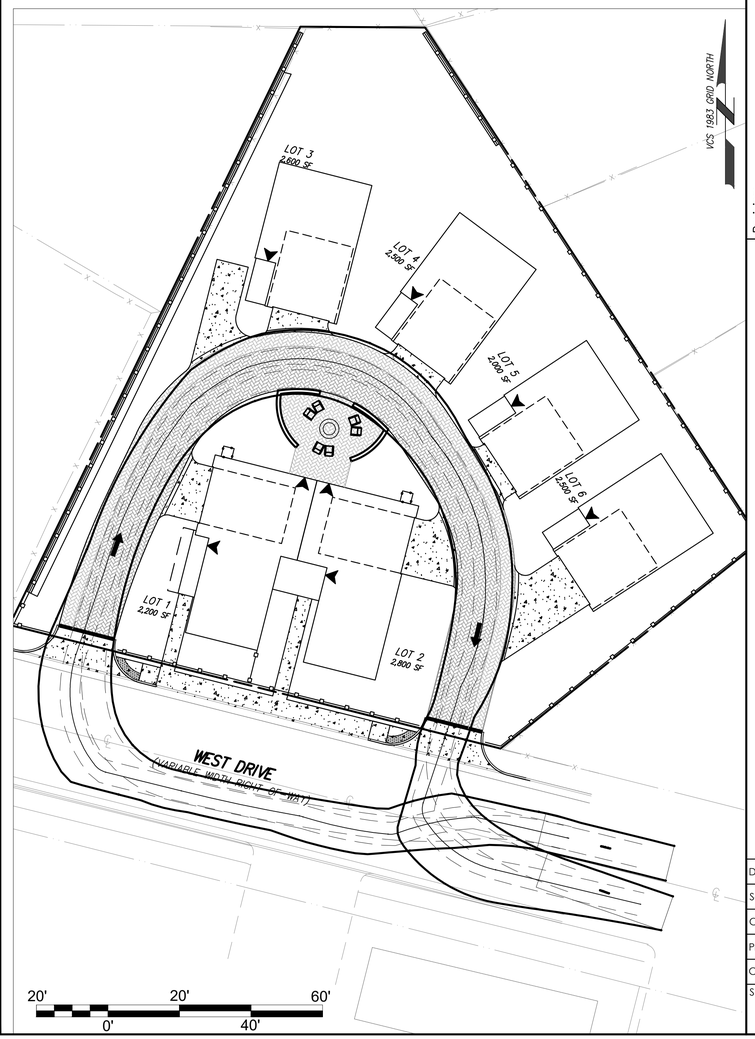


FIRE TRUCK VEHICLE DETAIL



CLASS:	EMERGENCY - FIRE - PUMP
REGION:	NORTH AMERICA
TRACTOR:	PIN AHEAD
WIDTH:	10.00 FEET
TRACK:	6.56 FEET (FRONT AXLE)
TRACK:	6.56 FEET (REAR AXLE)
STEERING:	FRONT ONLY
LOCK TO LOCK TIME:	6.0 SECONDS
STEERING LOCK ANGLE:	40.0 DEGREES

LEGEND
VEHICLE BODY:
FRONT AND REAR TIRES:



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COMMONWEALTH OF VIRGINIA
CHRISTIAN P. HAMPSON
Lic. No. 045023
08/03/2018
PROFESSIONAL ENGINEER

Revision:	Date:

TURNING MOVEMENT PLAN

10642 WEST DRIVE

CITY OF FAIRFAX, VIRGINIA

Date: AUGUST 2018	
Scale: 1" = 20'	
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Project No.: 2026271804	
Cad File: C-TURN.DWG	
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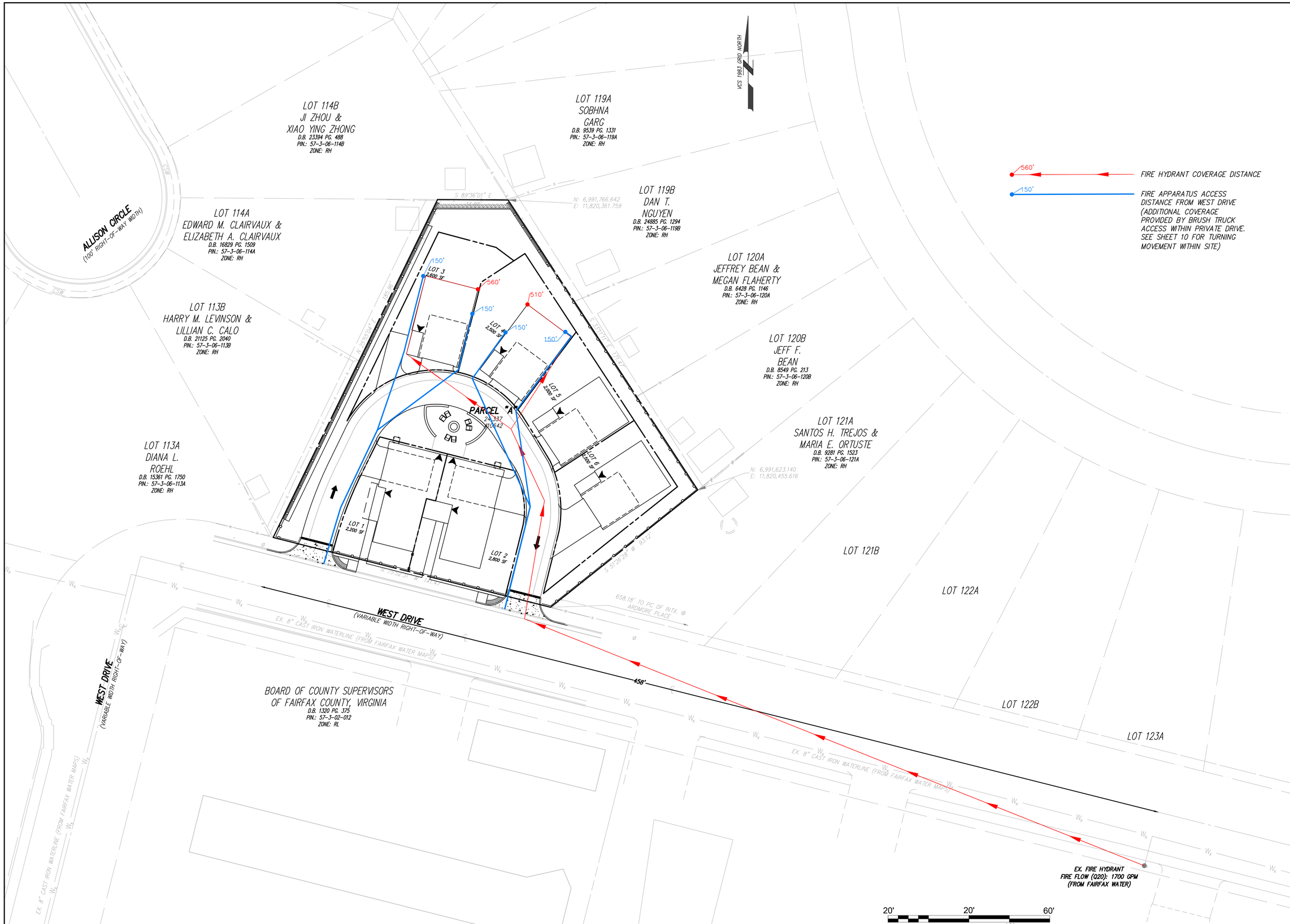

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COMMONWEALTH OF VIRGINIA
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Date:

Revision:

FIRE ACCESS EXHIBIT

10642 WEST DRIVE

CITY OF FAIRFAX, VIRGINIA

Date: AUGUST 2018	
Scale: 1" = 20'	
Check: CH	Drawn: IAI/SNH
Project No.: 2026271804	
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Sheet No. 11 of 14	

WEST DRIVE - STREETSCAPE

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WEST DRIVE
FAIRFAX, va

FOR INFORMATION ONLY

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COMMONWEALTH OF VIRGINIA
PROFESSIONAL ENGINEER
CHRISTIAN P. HAMPSON
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08/03/2018

Revision:	Date:

STREETSCAPE ELEVATION

10642 WEST DRIVE
CITY OF FAIRFAX, VIRGINIA

Date: AUGUST 2018	
Scale: N/A	
Check: CH	Drawn: IAI/SNH
Project No.: 2026271804	
Cad File: C-ARCH.DWG	
Sheet No. 12 of 14	

KEY

WINDOW / DOOR SIZING

2856 = 2'-8" WIDE x 5'-6" TALL OPENING SIZE
SEE ELEVATIONS FOR HEAD HEIGHT, HANDING AND GRILL PATTERN

ELEVATION / SECTION BUBBLE

1 — DRAWING #
300 — PAGE #

ROOM NAMES

ROOM TITLE
LIVING ROOM
10' CLG — CEILING HEIGHT
WOOD — FLOOR FINISH

DRAWING TITLE

1 TITLE
SCALE
DRAWING NUMBER

ELEVATION MARKERS

16" DROP — DROP IN ELEVATION

0'-0" ASML
FINISH FLOOR ELEVATION

REVISION NOTES

REVISION CLOUD
ELEVATION MARK

C3 STUDIO

WEST DRIVE TOWNHOUSE

FAIRFAX, VA

DRAWING INDEX

000 TITLE SHEET / DRAWING INDEX / KEY
100 FOUNDATION PLAN / ROOF PLAN
200 BASEMENT PLAN
201 FIRST FLOOR PLAN
202 SECOND FLOOR PLAN
203 THIRD FLOOR PLAN
300 ELEVATIONS
301 ELEVATIONS
330 WALL SECTIONS & DETAILS
E201 ELECTRICAL PLANS

SQUARE FOOTAGE

FIRST FLOOR:	XXX sq. ft.
SECOND FLOOR:	XXX sq. ft.
THIRD FLOOR:	XXX sq. ft.
TOTAL HEATED:	8,XXX sq. ft.
FIRST FLOOR SIDE PORCH:	73 sq. ft.
SECOND FLOOR SIDE PORCH:	70 sq. ft.
OPT. THIRD FLOOR SIDE PORCH:	70 sq. ft.
GARAGE:	430 sq. ft.
TOTAL CUMULATIVE:	2,877 sq. ft.

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C3

WEST DRIVE TOWNHOUSE
FAIRFAX, VA

REVISIONS
Review Set
JAN. 29, 2018

DATE JAN. 29, 2018
PROJECT 00000
DRAWN AMR BEB
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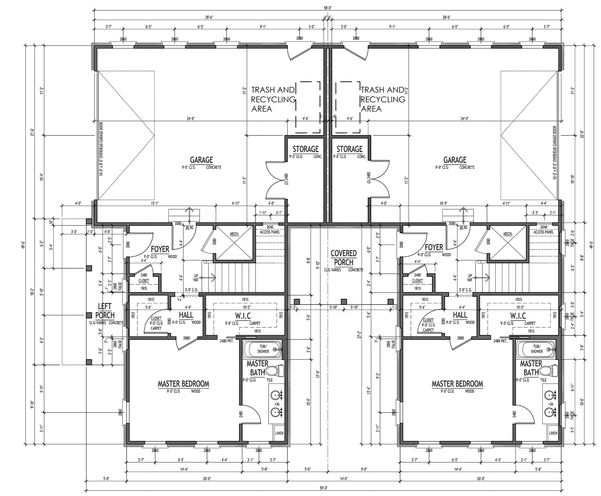

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JAN. 29, 2018
DATE JAN. 29, 2018
PROJECT 00000
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201

2 LEFT ELEVATION
1/4"=1'-0"

GENERAL MATERIAL SELECTION:
- LAP SIDING
- ASPHALT SHINGLES
- RED CEDAR WORKING SHUTTERS
- BRICK FOUNDATIONAL BAND
- CAPPED POLYMER DECKING

LOT 1 EFFECTIVE BUILDING HEIGHT = ±38.5'
LOT 2 EFFECTIVE BUILDING HEIGHT = ±38.5'

LOT 1 AVG GRADE = 450.30
LOT 2 AVG GRADE = 450.09

1 FRONT ELEVATION
1/4"=1'-0"

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2 RIGHT ELEVATION
1/4"=1'-0"

1 REAR ELEVATION
1/4"=1'-0"

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COMMONWEALTH OF VIRGINIA
CHRISTIAN P. HUMPSON
Lic. No. 045023
08/03/2018
PROFESSIONAL ENGINEER

FOR INFORMATION ONLY

Date:
Revision:

TOWNHOUSE ELEVATIONS & FLOOR PLANS

10642 WEST DRIVE

CITY OF FAIRFAX, VIRGINIA

Date:	AUGUST 2018
Scale:	N/A
Check: CH	Drawn: IAI/SNH
Project No.:	2026271804
Cad File:	C-ARCH.DWG
Sheet No.	13 of 14

KEY

WINDOW / DOOR SIZING

2856 = 2'-8" WIDE x 5'-6" TALL OPENING SIZE
SEE ELEVATIONS FOR HEAD HEIGHT, HANDING AND GRILL PATTERN

ELEVATION / SECTION BUBBLE

1 — DRAWING #
300 — PAGE #

ROOM NAMES

ROOM TITLE
LIVING ROOM
10' CLG — CEILING HEIGHT
WOOD — FLOOR FINISH

DRAWING TITLE

1 TITLE — SCALE
DRAWING NUMBER

ELEVATION MARKERS

16" DROP — DROP IN ELEVATION

0'-0" ASML — FINISH FLOOR ELEVATION

REVISION NOTES

REVISION CLOUD
ELEVATION MARK

C3 STUDIO

WEST DRIVE SINGLE FAMILY

FAIRFAX, VA

DRAWING INDEX

000 TITLE SHEET / DRAWING INDEX / KEY
100 FOUNDATION PLAN / ROOF PLAN
200 BASEMENT PLAN
201 FIRST FLOOR PLAN
202 SECOND FLOOR PLAN
203 THIRD FLOOR PLAN
300 ELEVATIONS
301 ELEVATIONS
330 WALL SECTIONS & DETAILS
E201 ELECTRICAL PLANS

SQUARE FOOTAGE

FIRST FLOOR:	518 sq. ft.
SECOND FLOOR:	852 sq. ft.
THIRD FLOOR:	864 sq. ft.
TOTAL HEATED:	2,234 sq. ft.
FIRST FLOOR SIDE PORCH:	73 sq. ft.
SECOND FLOOR SIDE PORCH:	70 sq. ft.
OPT. THIRD FLOOR SIDE PORCH:	70 sq. ft.
GARAGE:	430 sq. ft.
TOTAL CUMULATIVE:	2,877 sq. ft.

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WEST DRIVE SINGLE FAMILY
FAIRFAX, VA

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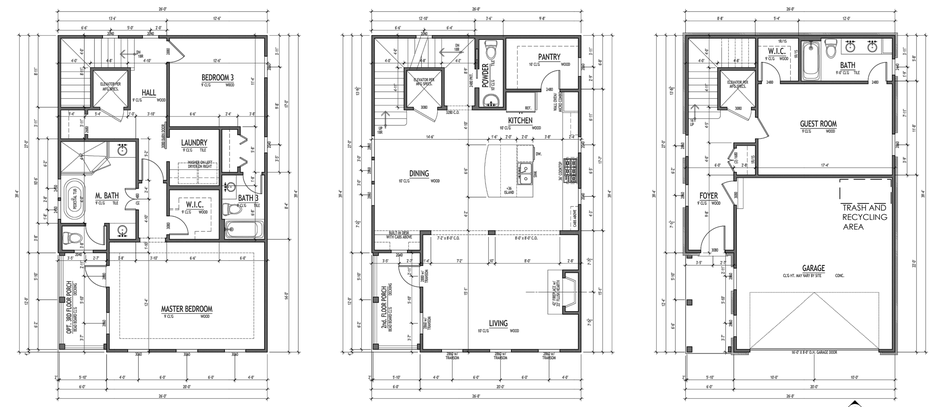

THIRD FLOOR PLAN
1/4" = 1'-0"

NOTES:
1. CONTRACTOR SHALL VERIFY WITH SELECTED WINDOW MANUFACTURER DIMENSION WINDOWS MEET LOCAL EGRESS AND CODES REQUIREMENTS.
1. WINDOW MANUFACTURER SHALL VERIFY ALL WINDOW LOCATIONS.
1. WINDOW UNITS SHALL MEET ENERGY STAR REQUIREMENTS FOR ALL WINDOWS.
1. ALL WINDOW UNITS SHALL MEET WIND AND DEBRIS REQUIREMENTS AS SPECIFIED BY LOCAL OR NATIONAL REQUIREMENTS.

SECOND FLOOR PLAN
1/4" = 1'-0"

NOTES:
1. CONTRACTOR SHALL VERIFY WITH SELECTED WINDOW MANUFACTURER DIMENSION WINDOWS MEET LOCAL EGRESS AND CODES REQUIREMENTS.
1. WINDOW MANUFACTURER SHALL VERIFY ALL WINDOW LOCATIONS.
1. WINDOW UNITS SHALL MEET ENERGY STAR REQUIREMENTS FOR ALL WINDOWS.
1. ALL WINDOW UNITS SHALL MEET WIND AND DEBRIS REQUIREMENTS AS SPECIFIED BY LOCAL OR NATIONAL REQUIREMENTS.

FIRST FLOOR PLAN
1/4" = 1'-0"

NOTES:
1. CONTRACTOR SHALL VERIFY WITH SELECTED WINDOW MANUFACTURER DIMENSION WINDOWS MEET LOCAL EGRESS AND CODES REQUIREMENTS.
1. WINDOW MANUFACTURER SHALL VERIFY ALL WINDOW LOCATIONS.
1. WINDOW UNITS SHALL MEET ENERGY STAR REQUIREMENTS FOR ALL WINDOWS.
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GENERAL MATERIAL SELECTION:
- LAP SIDING
- ASPHALT SHINGLES
- RED CEDAR WORKING SHUTTERS
- BRICK FOUNDATIONAL BAND
- CAPPED POLYMER DECKING

2 LEFT ELEVATION
1/4" = 1'-0"

1 FRONT ELEVATION
1/4" = 1'-0"

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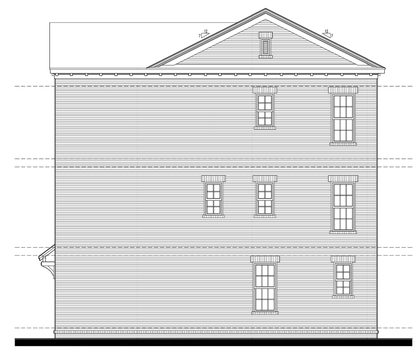
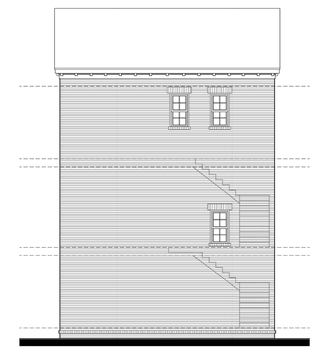


4 RIGHT ELEVATION
1/4" = 1'-0"



3 REAR ELEVATION
1/4" = 1'-0"

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CHRISTIAN P. THOMPSON
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PROFESSIONAL ENGINEER

FOR INFORMATION ONLY

Revision: Date:

SINGLE FAMILY ELEVATIONS & FLOOR PLANS

10642 WEST DRIVE

CITY OF FAIRFAX, VIRGINIA

Date:	AUGUST 2018
Scale:	N/A
Check: CH	Drawn: IAI/SNH
Project No.:	2026271804
Cad File:	C-ARCH.DWG
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