

GENERAL NOTES

1.

THE SUBJECT PROPERTY SHOWN HEREON IS COMPRISED OF 6 PARCELS OF APPROXIMATELY ±4.633 ACRES AND RECORDED IN THE LAND RECORDS OF FAIRFAX CITY VIRGINIA AS FOLLOWS (SITE ACREAGE IS PROVIDED AS PER THE ZONING PLAT):
2.

PARCEL ID	OWNER	DESCRIPTION	ADDRESS	ACREAGE	EXISTING ZONING
57-1-14-055A	ROBERT PIERCE	FAIRFAX GARDENS APTS	10807-10818 CEDAR AVE	2.082 AC	RMF MULTIFAMILY
57-1-14-043	ROBERT PIERCE	BREEZEWAY MOTEL	10829 FAIRFAX BLVD	1.148 AC	CR COMMERCIAL RETAIL
57-1-14-083	ROBERT PIERCE	SINGLE FAMILY	3937 WALNUT STREET	0.557 AC	RH RESIDENTIAL HIGH
57-1-14-77A	ROBERT PIERCE	SINGLE FAMILY	3930 OAK STREET	0.251 AC	RH RESIDENTIAL HIGH
57-1-14-76A	ROBERT PIERCE	SINGLE FAMILY	3932 OAK STREET	0.253 AC	RH RESIDENTIAL HIGH
57-1-14-075A	ROBERT PIERCE	SINGLE FAMILY	3934 OAK STREET	0.342 AC	RH RESIDENTIAL HIGH
				TOTAL =	4.633 AC
3.

THIS MASTER DEVELOPMENT PLAN ACCOMPANIES AN APPLICATION TO REZONE THE SUBJECT PROPERTY FROM RMF, CR AND RH TO PD-M (PLANNED DEVELOPMENT MIXED USE) TO ALLOW THE DEVELOPMENT OF A MIXED USE COMMUNITY CONSISTING OF 42 TOWNHOME DWELLING UNITS & 20 MULTI-FAMILY DWELLING UNITS, INCLUDING APPROXIMATELY 10,010 SQUARE FEET OF COMMERCIAL ALONG FAIRFAX BOULEVARD. REFER TO THE SUBMITTED STATEMENT OF JUSTIFICATION FOR A NARRATIVE DESCRIPTION OF THE PROPOSAL.
4.

THE BOUNDARY AND PHYSICAL IMPROVEMENTS HEREON ARE BASED UPON A FIELD SURVEY DONE BY THIS FIRM (ATCS, PLC.) BETWEEN THE DATES OF JANUARY 25TH AND FEBRUARY 2ND, 2018.
5.

COORDINATE SYSTEM INFORMATION:

A) HORIZONTAL DATUM SHOWN HERON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM (NAD) 1983 - NORTH AS ESTABLISHED FROM A CURRENT CORS GPS SURVEY.

B) THE VERTICAL DATUM SHOWN HEREON IS REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM (NAVD 88) AS IS ESTABLISHED FROM A CURRENT GPS SURVEY.
6.

THE AREA SHOWN HEREON IS LOCATED ON THE FLOOD INSURANCE RATE MAPS (FIRM), COMMUNITY PANEL NO. 5155240001 D WITH AN EFFECTIVE DATE OF JUNE 2ND, 2006. BY GRAPHICAL DEPICTION ONLY, THE PROPERTY HEREON IS SHOWN IN:

FLOOD ZONE "X"(OTHER AREAS), AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN.
7.

A TITLE REPORT HAS FURNISHED AND HAS BEEN INCORPORATED AND SHOWN ON A BOUNDARY SURVEY DONE BY THIS FIRM AND ENTITLED "ALTA/NSPS LAND TITLE SURVEY OF FAIRFAX HEIGHTS SECTION 2 LOTS 43-47, 55-A, 56-A, 57-A, 58-A, 75-A, 76-A, 77-A, 78-A, 79-A, 80-A, 81-A, 83 & 84", DATED SEPTEMBER 6TH, 2017.
8.

THE SUBJECT PROPERTY IS CURRENTLY SERVED BY PUBLIC WATER AND PUBLIC SEWER PROVIDED BY FAIRFAX CITY.
9.

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.
10.

TO THE BEST KNOWLEDGE OF THE ENGINEER AND APPLICANT, NO HAZARDOUS OR TOXIC SUBSTANCES ARE KNOWN TO BE PRESENT ONSITE.
11.

THIS DEVELOPMENT PROPOSAL IS COMPATIBLE WITH THE EXISTING DEVELOPMENT IN THE VICINITY OF THIS SITE IN TERMS OF USE, TYPE AND INTENSITY. NO ADVERSE EFFECTS TO NEIGHBORING PROPERTIES ARE ANTICIPATED WITH THIS PROJECT.
12.

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.
13.

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 REGULATION 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.
14.

THE PROPOSED LAYOUT INCLUDING BUILDING FOOTPRINTS AND SITE IMPROVEMENTS SHOWN HEREIN ARE PRELIMINARY. THE PROPOSED LAYOUT MAY BE SUBJECT TO REVISIONS AT THE TIME OF SITE PLAN PREPARATION, SUBJECT TO MARKET CONDITIONS, BUT SUBSTANTIALLY CONSISTENT WITH THE APPROVED DEVELOPMENT PLAN.
15.

ALL EXISTING UTILITY EASEMENTS HAVING A WIDTH GREATER THAN 25 FEET ARE SHOWN ON THE EXISTING CONDITIONS PLAN.
16.

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.
17.

ONSITE STORM WATER MANAGEMENT AND BEST MANAGEMENT PRACTICES (BMPS) SHALL BE PROVIDED AS REQUIRED BY CITY ENGINEER AT THE TIME OF FINAL SITE PLAN.

DETENTION TO PROVIDE THE REQUIRED STORM WATER QUANTITY CONTROLS AND ONSITE BMPS TO MEET THE STORM WATER QUALITY REQUIREMENTS ARE SHOWN ON SHEET 4.
18.

ALL SIGNAGE WILL BE IN CONFORMANCE WITH SECTION 4.6 OF THE ZONING ORDINANCE.
19.

MODIFICATIONS AND WAIVERS FOR THIS WATER DEVELOPMENT PLAN INCLUDE THE FOLLOWING:

1. A MODIFICATION OF SECTION 4.5.6.B OF THE ZONING ORDINANCE FOR 10FT LANDSCAPE STRIP AND STREET TREES ALONG ALL PRIVATE ALLEYSWAYS.

2. WAIVER OF SECTION 2.1 OF THE FAIRFAX PFM FOR FRONTAGE/UTILITY IMPROVEMENTS ALONG FAIRFAX BLVD, OAK STREET, WALNUT STREET AND CEDAR AVENUE.

3. WAIVER OF SECTION 401-01 OF THE FAIRFAX PFM FOR TYPICAL CURB AND GUTTER STREET ON PRIVATE ACCESSWAYS THAT ARE LESS THAN 30 FEET FROM FACE OF CURB TO FACE OF CURB OR EDGE OF PAVEMENT.

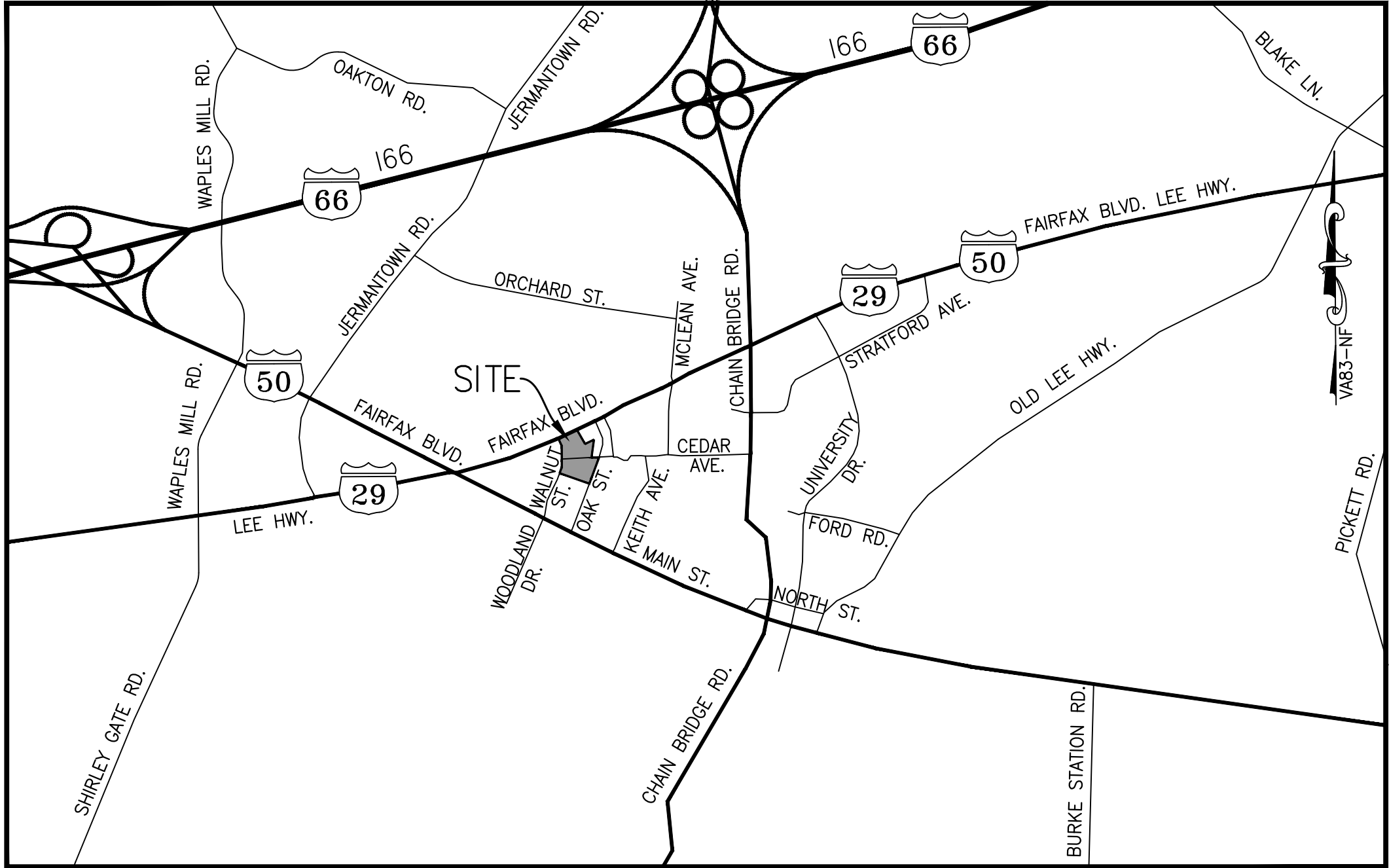
4. A MODIFICATION OF SECTION 4.4.4.A) OF THE ZONING ORDINANCE FOR SIDEWALKS REQUIRED ON BOTH SIDES ALONG ALL STREETS AND PRIVATE ALLEYSWAYS. THE APPLICANT PROPOSES SIDEWALKS AS SHOWN.

5. A MODIFICATION OF SECTION 3.5.1.C.2 OF THE ZONING ORDINANCE THAT REQUIRES THAT NO MORE THAN ONE OF ANY THREE TO FIVE, ABUTTING DWELLING UNITS HAVE THE SAME FRONT YARD SETBACK.

6. WAIVER OF SECTION 2.4.1 OF THE FAIRFAX PFM TO ALLOW FOR PRIVATE ACCESS WAYS TO HAVE A HORIZONTAL RADII OF LESS THAN 175 FEET AND TO ALLOW FOR ENTRANCES ONTO ALL PRIVATE STREETS WITH A TANGENT OF LESS THAN 100 FEET BETWEEN REVERSE CURVES.

7. A MODIFICATION OF THE 15' TRANSITIONAL YARD BUFFER ON NORTH EAST SIDE ABUTTING PARCEL ID: 57114048-57114051.

8. A WAVIER HAS BEEN REQUESTED OF SECTION 401-01 OF THE FAIRFAX CITY PFM FOR PRIVATE ACCESSWAYS THAT ARE LESS THAN 30 FEET WIDE FROM FACE OF CURB TO FACE OF CURB OR EDGE OF PAVEMENT.



VICINITY MAP
SCALE: 1"=2,000'

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TREE PRESERVATION PLAN
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EXTERIOR ELEVATIONS
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EXTERIOR ELEVATIONS
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BUILDING SECTIONS

PROPERTY OWNER

ROBERT PIERCE
3613 PROSPERITY AVE
FAIRFAX, VA 22031

APPLICANT

PULTE HOME COMPANY LLC
9302 LEE HIGHWAY, SUITE 1000
FAIRFAX, VIRGINIA 22031
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CIVIL ENIGNEER

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CONTACT: SCOTT FLEMING

TRAFFIC ENGINEER

WELLS + ASSOCIATES
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PHONE: 703-917-6620
CONTACT: JOHN ANDRUS

ATTORNEY

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ARLINGTON, VIRGINIA 22201-3359
PONE: 703-528-4700
CONTACT: ROBERT D. BRANT



SUBMISSION		REVISION	
NO.	DATE	NO.	DATE
1	8/6/2018	1	8/5/2019
2	4/1/2019	2	9/18/2019
3	6/7/2019	3	-/-/-
4	9/20/2019	4	-/-/-
-	-/-/-	-	-/-/-
-	-/-/-	-	-/-/-

COMMONWEALTH OF VIRGINIA

9-20-19

9-20-19

CREATED BY: G.A.B.

DATE: 9/20/2019

PROJECT: RT. 50 BREEZEWAY

LOCATION: FAIRFAX CITY, VA 22031

CLIENT
PULTE HOME COMPANY LLC
9302 LEE HIGHWAY, SUITE 1000
FAIRFAX, VA 22031



STORM SEWER ASBUILTS		SANITARY SEWER ASBUILTS	
1	TOP=390.31 FULL OF DEBRIS 15" RCP OUT APPROX - 388.3	1	TOP=388.51 4"DIP IN(2)=381.79 8"DIP IN(2)=380.71 8"DIP OUT=380.66
2	TOP=388.55 18" RCP OUT 385.20	2	TOP=391.02 4"DIP IN(NORTH)=387.01 4"DIP OUT=387.01
3	TOP=388.01 15" RCP OUT=384.89	3	TOP=381.98 8"DIP IN(1)=376.78 8"DIP IN(4)=376.96 8"DIP OUT=376.68
4	TOP=388.23 18" RCP IN(2)=384.24 15" RCP IN(3)=384.42 21" RCP OUT=384.12	4	TOP=382.09 8"DIP IN(10)=378.12 8"DIP OUT=377.09 (MAY BE BELLY IN PIPE LEADING TO 3)
5	TOP=388.52 33" RCP IN(3)=380.17 33" RCP OUT=378.89	5	TOP=381.54 8"DIP IN=374.85 8"DIP OUT=374.59
6	TOP=389.92 18" CMP IN(SW)=386.38 18" CMP OUT=386.30	6	TOP=378.88 8"DIP IN(5)=372.63 8"DIP IN(7)=374.85 8"DIP OUT=374.59
7	TOP=390.58 18" RCP IN(9)=386.26 18" RCP OUT=386.43	7	TOP=379.45 8"DIP IN(3)=374.85 8"DIP IN(8)=374.85 8"DIP OUT=374.59
8	TOP=396.26 15" RCP IN(SE)=392.04 15" RCP IN(SW)=392.04 18" RCP OUT=392.02	8	TOP=380.64 8"DIP IN(9)=373.69 8"DIP OUT=373.67
9	TOP=389.42 18" RCP IN(7)=384.48 15" RCP IN(10)=384.56 18" RCP OUT=384.45	9	TOP=388.64 8"DIP IN(SOUTH)=382.21 8"DIP IN(WEST)=382.14 8"DIP OUT=381.99
10	TOP=389.32 15" RCP OUT=384.55	10	TOP=384.38 8"DIP IN(SW)=380.05 8"DIP IN(NE)=380.08 8"DIP OUT=379.94
11	TOP=388.29 18" RCP IN(9)=383.79 18" RCP OUT=382.95	11	TOP=390.75 6"DIP IN(NW)=380.05 8"DIP IN(NE)=380.08 8"DIP OUT=379.94
12	TOP=389.05 18" CMP IN(6)=384.83 18" CMP OUT=383.73		
13	TOP=385.42 15" RCP OUT=379.94		
14	TOP=384.39 15" RCP IN(13)=379.71 15" RCP OUT=378.62		
15	TOP=384.06 15" RCP IN(14)=379.59 18" RCP IN(9)=379.39 18" RCP OUT=376.52		
16	TOP=381.29 21" RCP IN=378.20 21" FIBERGLASS OUT=377.71		
17	TOP=378.39 24" RCP IN(30)=374.49 24" RCP OUT=374.44		
18	TOP=378.36 15" RCP OUT=376.14		
19	TOP=378.27 24" RCP IN(17)=374.34 24" RCP IN(25)=374.32 15" RCP IN(20)=374.25 48" RCP OUT=368.18		
20	TOP=378.50 15" RCP OUT=374.50		
21	TOP=378.47 42" RCP IN(28)=368.51 42" RCP OUT(29)=368.45		
22	TOP=378.12 17"x25" CMP IN(18)=374.32 24" RCP OUT=372.83		
23	TOP=377.84 24" RCP IN(22)=372.84 15" RCP IN(24)=373.75 24" RCP OUT=372.88		
24	TOP=378.06 15" RCP OUT=373.78		
25	TOP=379.24 21" FIBERGLASS IN(16)=375.43 15" RCP IN=375.95 24" RCP OUT=375.30		
26	TOP=385.74 17"x24" CMP IN(12)=382.42 33" RCP IN=376.40 36" RCP OUT=376.12		
27	TOP=385.33 21" RCP IN=380.22 21" RCP OUT=380.25		
28	TOP=384.09 36" RCP IN=375.58 18" RCP IN=375.64 42" RCP OUT=373.08		
29	TOP=378.26 48" RCP IN(19)=377.90 48" RCP OUT=367.75		
30	TOP=378.67 24" RCP OUT=374.91		

LEGEND	
	ELECTRIC GUY POLE
	WATER METER
	OVERHANG
	CHIMNEY
	WOOD FENCE
	CHAIN LINK FENCE
	RETAINING WALL
	EDGE OF PAVEMENT
	LIGHT POLE
	HVAC UNIT
	TELEPHONE PEDESTAL
	SATELLITE DISH
	SANITARY MANHOLE
	DRAINAGE MANHOLE
	SIGN
	FIRE HYDRANT
	TRAFFIC SIGNAL POLE
	TRAFFIC CONTROL HANDHOLE
	IRON PIPE FOUND
	IRON PIPE SET
	POWER POLE
	PARKING BLOCK
	GAS VALVE
	CLEAN OUT
	WATER METER
	HANDICAPPED RAMP
	GUY WIRE
	UNDERS GAS
	CABLE TELEVISION
	OVERHEAD ELEC.
	FENCE
	SIDEWALK
	BUILDING LINE DB E-12 PG 398
	ROAD CENTERLINE
	ADJACENT PROPERTY LINE
	EX. OVERHEAD ELECTRIC
	EX. CURB
	EX. EDGE OF PAVEMENT
	EX. MINOR CONTOUR
	EX. MAJOR CONTOUR
	PROPERTY BOUNDARY
	EX. SANITARY SEWER LINE
	EX. STORM SEWER LINE
	EX. WATER LINE
	TO BE DEMOLISHED

REVISION

NO.	DATE	DESCRIPTION
1	8/6/2018	ADDRESS CITY COMMENTS
2	4/1/2019	ADDRESS CITY COMMENTS
3	6/7/2019	ADDRESS CITY COMMENTS
4	9/20/2019	ADDRESS CITY COMMENTS

SUBMISSION

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CLIENT

PULTE HOME COMPANY LLC
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BLACKSBURG - LARGO - BALTIMORE
NEWPORT NEWS
WWW.ATCSPLC.COM

EXISTING CONDITIONS PLAN

RT. 50 BREEZEWAY

MASTER DEVELOPMENT PLAN

LOCATION
FAIRFAX CITY, VIRGINIA

AUTHOR:

A.A.H.

CHECK:

G.A.B.

PROJ.#:

001271

DATE:

7/19/2018

SCALE:

1"=30'

SHEET:

2 OF 24



NOTES

1. SEE SHEET 4 FOR TREE INVENTORY/PRESERVATION SCHEDULE.

LEGEND

EXISTING DECIDUOUS TREE

EXISTING CONIFEROUS TREE

REVISION

NO.	DATE	DESCRIPTION
1	8/6/2018	ADDRESS CITY COMMENTS
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4	9/20/2019	ADDRESS CITY COMMENTS

COMMONWEALTH OF VIRGINIA

STATE OF VIRGINIA

9-20-19

PROFESSIONAL ENGINEER

CLIENT

PULTE HOME COMPANY LLC

9302 LEE HIGHWAY, SUITE 1000

FAIRFAX, VA 22031

13861 SUNRISE VALLEY DRIVE, SUITE 200

HERNDON, VIRGINIA 20171

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HERNDON - LARGO - BALTIMORE

BLACKSBURG - NEWPORT NEWS

WWW.ATCSPLC.COM

ATCS

TREE PRESERVATION PLAN

RT. 50 BREEZEWAY

MASTER DEVELOPMENT PLAN

LOCATION

FAIRFAX CITY, VIRGINIA

AUTHOR: A.A.H.

CHECK: G.A.B.

PROJ.#: 001271

DATE: 7/19/2018

SCALE: 1"=30'

SHEET: 3

OF 24

TREE INVENTORY/PRESERVATION SCHEDULE

TAG #	SPECIES	SIZE	**TRZ	***CONDITION	REMOVE -OR- REMAIN	COMMENTS
		*DBH (IN.)	D (FT.)	%		
1	JAPANESE MAPLE	14	28	40	REMOVE	
2	KOREAN DOGWOOD	2	4	70	REMOVE	
3	RED MAPLE	14	28	75	REMOVE	
4	RED MAPLE	14	28	75	REMOVE	
5	RED MAPLE	14	28	75	REMOVE	
6	JAPANESE MAPLE	6	12	35	REMOVE	
7	JAPANESE MAPLE	6	12	35	REMOVE	
8	KOREAN DOGWOOD	4	8	55	REMOVE	
9	LEYLAND CYPRESS	6	12	60	REMOVE	
10	LEYLAND CYPRESS	6	12	60	REMOVE	
11	LEYLAND CYPRESS	6	12	60	REMOVE	
12	LEYLAND CYPRESS	6	12	60	REMOVE	
13	LEYLAND CYPRESS	6	12	60	REMOVE	
14	LEYLAND CYPRESS	6	12	60	REMOVE	
15	LEYLAND CYPRESS	6	12	60	REMOVE	
16	LEYLAND CYPRESS	6	12	60	REMOVE	
17	LEYLAND CYPRESS	6	12	60	REMOVE	
18	LEYLAND CYPRESS	6	12	60	REMOVE	
19	LEYLAND CYPRESS	6	12	60	REMOVE	
20	LEYLAND CYPRESS	6	12	60	REMOVE	
21	LEYLAND CYPRESS	6	12	60	REMOVE	
22	LEYLAND CYPRESS	6	12	60	REMOVE	
23	LEYLAND CYPRESS	6	12	60	REMOVE	
24	LEYLAND CYPRESS	6	12	60	REMOVE	
25	LEYLAND CYPRESS	6	12	60	REMOVE	
26	EASTERN RED CEDAR	8,6	16	60	REMOVE	
27	EASTERN RED CEDAR	8	16	60	REMOVE	
28	EASTERN RED CEDAR	8	16	60	REMOVE	
29	EASTERN RED CEDAR	6,4	12	60	REMOVE	
30	EASTERN RED CEDAR	6	12	60	REMOVE	
31	BLACK LOCUST	8	16	60	REMOVE	
32	EASTERN RED CEDAR	6,4	12	45	REMOVE	
33	EASTERN RED CEDAR	14	28	65	REMOVE	
34	EASTERN RED CEDAR	4	8	65	REMOVE	
35	EASTERN RED CEDAR	14	28	65	REMOVE	
36	EASTERN RED CEDAR	8,6	16	65	REMOVE	
37	WHITE MULBERRY	12	24	65	REMOVE	
38	LEYLAND CYPRESS	8	16	45	REMOVE	
39	LEYLAND CYPRESS	8	16	45	REMOVE	
40	LEYLAND CYPRESS	8	16	45	REMOVE	
41	LEYLAND CYPRESS	8	16	45	REMOVE	
42	RED MAPLE	4,4	8	65	REMOVE	
43	LEYLAND CYPRESS	12	24	45	REMOVE	
44	LEYLAND CYPRESS	12	24	45	REMOVE	
45	LEYLAND CYPRESS	12	24	45	REMOVE	
46	LEYLAND CYPRESS	12	24	45	REMOVE	
47	LEYLAND CYPRESS	12	24	45	REMOVE	
48	LEYLAND CYPRESS	12	24	45	REMOVE	
49	LEYLAND CYPRESS	12	24	45	REMOVE	
50	LEYLAND CYPRESS	12	24	45	REMOVE	
51	LEYLAND CYPRESS	12	24	45	REMOVE	
52	LEYLAND CYPRESS	12	24	45	REMOVE	
53	LEYLAND CYPRESS	12	24	45	REMOVE	
54	WHITE ASH	38	76	25	REMAIN	OFF SITE
55	SASSAFRAS	5,5	10	25	REMAIN	OFF SITE
56	WHITE MULBERRY	8	16	75	REMOVE	
57	WHITE MULBERRY	5,4,5	10	75	REMAIN	OFF SITE
58	WHITE MULBERRY	5,4,5	10	75	REMAIN	OFF SITE
59	RED MAPLE	32	64	65	REMOVE	
60	SILVER MAPLE	23	46	25	REMAIN	

TAG #	SPECIES	SIZE	**TRZ	***CONDITION	REMOVE -OR- REMAIN	COMMENTS
		*DBH (IN.)	D (FT.)	%		
61	EASTERN RED CEDAR	15	30	40	REMOVE	
62	CHERRY SPECIES	10	20	75	REMAIN	OFF SITE
63	PIN OAK	32	64	75	REMAIN	OFF SITE
64	CHERRY SPECIES	10	20	75	REMAIN	OFF SITE
65	LEYLAND CYPRESS	16	32	75	REMAIN	
66	SILVER MAPLE	42	84	75	REMOVE	
67	NORWAY SPRUCE	20	40	70	REMOVE	
68	WHITE ASH	20	40	25	REMAIN	OFF SITE
69	RED MAPLE	12	24	65	REMAIN	OFF SITE
70	TULIP TREE	38	76	65	REMAIN	OFF SITE
71	BLACK CHERRY	18	36	65	REMAIN	OFF SITE
72	RED MAPLE	24	48	65	REMAIN	OFF SITE
73	TULIP TREE	26	52	65	REMAIN	OFF SITE
74	RED MAPLE	40	80	65	REMAIN	
75	WHITE MULBERRY	24	48	65	REMOVE	
76	AMERICAN HOLLY	14	28	65	REMOVE	
77	AMERICAN HOLLY	16	32	65	REMOVE	
78	TULIP TREE	16	32	65	REMAIN	OFF SITE
79	TULIP TREE	14	28	65	REMOVE	
80	WHITE MULBERRY	8	16	65	REMOVE	
81	RED MAPLE	24	48	65	REMOVE	
82	EASTERN COTTONWOOD	26	52	65	REMOVE	
83	WHITE MULBERRY	8	16	40	REMOVE	
84	RED MAPLE	24	48	80	REMOVE	
85	NORWAY SPRUCE	22	44	65	REMOVE	
86	RED MAPLE	22	44	80	REMAIN	
87	HOLLY SPECIES	8,6	16	80	REMOVE	
88	HOLLY SPECIES	8,6	16	80	REMOVE	
89	RED MAPLE	26	52	80	REMAIN	
90	BLACK WALNUT	6,6	12	60	REMOVE	
91	RED MAPLE	26	52	60	REMAIN	
92	RED MAPLE	26	52	40	REMAIN	
93	WHITE MULBERRY	8,6,4	16	40	REMOVE	
94	WHITE ASH	5	10	40	REMOVE	
95	EASTERN WHITE PINE	15	30	50	REMOVE	
96	EASTERN WHITE PINE	10	20	50	REMOVE	
97	EASTERN WHITE PINE	14	28	50	REMOVE	
98	EASTERN WHITE PINE	8	16	25	REMOVE	
99	EASTERN RED CEDAR	4	8	25	REMOVE	
100	RED MAPLE	46	92	75	REMOVE	
601	RED MAPLE	5	10	55	REMOVE	
602	CALLERY PEAR	16	32	30	REMOVE	
603	RED MAPLE	8	16	75	REMOVE	
604	CHERRY SPECIES	5	10	40	REMOVE	
605	AMERICAN HOLLY	5	10	40	REMOVE	
606	BOXELDER	5	10	40	REMOVE	
607	BOXELDER	5	10	40	REMOVE	
608	SILVER MAPLE	48	96	40	REMOVE	
609	SILVER MAPLE	5	10	25	REMOVE	
610	RED MAPLE	30	60	40	REMOVE	
611	FLOWERING DOGWOOD	6	12	50	REMOVE	
612	SILVER MAPLE	44	88	40	REMOVE	
613	SILVER MAPLE	54	108	40	REMAIN	
614	SILVER MAPLE	36	72	40	REMAIN	OFF SITE
615	SILVER MAPLE	36	72	40	REMAIN	OFF SITE
616	SILVER MAPLE	42	84	40	REMAIN	
617	SILVER MAPLE	34	68	40	REMAIN	OFF SITE
618	RED MAPLE	26,20	52	60	REMAIN	OFF SITE
619	RIVER BIRCH	5,4	10	60	REMAIN	OFF SITE
620	BOXELDER	6	12	60	REMAIN	OFF SITE
621	BOXELDER	6	12	60	REMAIN	OFF SITE
622	BOXELDER	6	12	60	REMAIN	OFF SITE

TAG #	SPECIES	SIZE	**TRZ	***CONDITION	REMOVE -OR- REMAIN	COMMENTS
		*DBH (IN.)	D (FT.)	%		
623	BLACK CHERRY	8	16	60	REMAIN	OFF SITE
624	RED MAPLE	23	46	80	REMAIN	OFF SITE
625	COMMON PEAR	8	16	30	REMOVE	
626	NORWAY MAPLE	5	10	30	REMOVE	OFF SITE
627	NORWAY MAPLE	5	10	30	REMOVE	
628	RED MAPLE	38	76	40	REMOVE	
629	WHITE MULBERRY	14	28	40	REMAIN	OFF SITE
630	PITCH PINE	24	48	55	REMAIN	
631	PIN OAK	30	60	25	REMOVE	
632	EASTERN RED CEDAR	14	28	70	REMAIN	OFF SITE
633	EASTERN RED CEDAR	14	28	70	REMAIN	OFF SITE
634	BOXELDER	8	16	70	REMAIN	OFF SITE
635	RED MAPLE	8	16	70	REMAIN	OFF SITE
636	RED MAPLE	18,18	36	70	REMAIN	OFF SITE
637	RED MAPLE	8	16	70	REMAIN	OFF SITE
638	RED MAPLE	10,4,4	20	70	REMAIN	OFF SITE
639	SILVER MAPLE	16,16,16,10,12	32	50	REMAIN	OFF SITE
640	BOXELDER	14	28	30	REMOVE	
641	BOXELDER	8	16	30	REMOVE	
642	BLACK WALNUT	18	36	75	REMOVE	
643	RED MAPLE	22,8	44	75	REMOVE	
644	WHITE MULBERRY	6,6	12	50	REMOVE	
645	RED MAPLE	18	36	70	REMOVE	
646	WHITE MULBERRY	10,10	20	70	REMOVE	
647	WHITE MULBERRY	10,10	20	70	REMOVE	
648	EASTERN WHITE PINE	20	40	25	REMOVE	
649	EASTERN WHITE PINE	20	40	25	REMOVE	
650	EASTERN WHITE PINE	22	44	60	REMOVE	
651	EASTERN WHITE PINE	22	44	60	REMAIN	
652	EASTERN WHITE PINE	22	44	60	REMOVE	
653	WHITE MULBERRY	6	12	60	REMOVE	
654	RED MAPLE	30	60	60	REMOVE	
655	RED MAPLE	38	76	60	REMOVE	
656	RED MAPLE	22	44	60	REMOVE	
657	BLACK CHERRY	6	12	40	REMOVE	
658	BOXELDER	6	12	40	REMOVE	
659	COMMON PERSIMMON	12	24	40	REMOVE	
660	COMMON PERSIMMON	5	10	70	REMOVE	

INVENTORY DATA COLLECTED BY DONALD E. ZIMAR, CERTIFIED ARBORIST MA-0039, R.C.A #446
**DBH = DIAMETER AT BREAST HEIGHT (MEASURED 4.5 FEET ABOVE GROUND)
**TRZ = TYPICAL ROOT ZONE (1 FOOT OF RADIUS PER INCH OF TREE DIAMETER)
***CONDITION RATINGS PROVIDED AS PERCENTAGES BASED ON METHODS OUTLINED IN THE LATEST EDITION OF THE GUIDE FOR PLANT APPRAISAL, PUBLISHED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
TRZ FOR TREES WITH MULTIPLE STEMS WERE CALCULATED BASED ON THE DIAMETER OF A TREE WITH THE BASAL AREA EQUIVALENT TO SUM OF THE BASAL AREAS FOR ALL STEMS MEASURED.
CABLE - # IS NUMBER OF RECOMMENDED CABLES. FINAL DETERMINATION TO ARBORIST DOING WORK.
H= HAND REMOVAL
C = CROWN CLEANING BY PRUNING DEAD, DISEASED, DETACHED, AND BROKEN BRANCHES 2 INCHES IN DIAMETER AND LARGER AS CLOSE TO THE POINT OF ORIGIN POSSIBLE WITHOUT CUTTING INTO BRANCH COLLAR TISSUE.

REVISION

NO.	DATE	DESCRIPTION
1	8/6/2018	ADDRESS CITY COMMENTS
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3	6/7/2019	ADDRESS CITY COMMENTS
4	9/20/2019	ADDRESS CITY COMMENTS

SUBMISSION

NO.	DATE	DESCRIPTION
1	8/6/2018	ADDRESS CITY COMMENTS
2	4/7/2019	ADDRESS CITY COMMENTS
3	6/7/2019	ADDRESS CITY COMMENTS
4	9/20/2019	ADDRESS CITY COMMENTS

COMMONWEALTH OF VIRGINIA

CELESTINE A. BRUSH
LIC. #0002034
9-20-19
PROFESSIONAL ENGINEER

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FARMER - NEWPORT NEWS
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TREE PRESERVATION PLAN

RT. 50 BREEZEWAY
MASTER DEVELOPMENT PLAN

LOCATION
FAIRFAX CITY, VIRGINIA

AUTHOR: A.A.H.

CHECK: G.A.B.

PROJ.#: 001271

DATE: 7/19/2018

SCALE: NOT TO SCALE

SHEET: 4 OF 24



SITE ZONING REQUIREMENTS & TABULATIONS

AREA: 2 ACRES MINIMUM
RECREATION & OPEN SPACE: 20% REQUIRED
PERIMETER BUFFER: 15' WIDE TRANSITIONAL YARD (TY3)
STREET TREES: MINIMUM 10' WIDE LANDSCAPE STRIP ALONG ALL STREETS
TREE CANOPY: 10% MINIMUM
BUILDING HEIGHT: NONE

PROPOSED TABULATIONS FOR DEVELOPMENT PLAN

SITE AREA:

- COMMERCIAL AREA W/OUT R.O.W. VACATION: 1.148 AC
- RESIDENTIAL AREA W/OUT R.O.W. VACATION: 3.485 AC
 - NORTH OF CEDAR: 1.154 AC
 - SOUTH OF CEDAR: 2.331 AC
- TOTAL AREA W/OUT R.O.W. VACATION: 4.633 AC
- TOTAL AREA W/ R.O.W. VACATION: 4.739 AC
- COMMERCIAL FAR: 0.20 = 10,010 SF/(1.148 X 43,560)
- RESIDENTIAL DENSITY: 17.8 DU/AC = 62 DU/3.485 AC
- TOTAL OPEN SPACE PROVIDED: 21.4%
- 0.326 AC + 0.081 AC + 0.243 AC + 0.296 AC + 0.045 = 0.991 AC (0.991 AC/ 4.633AC) X 100 = 21.4%
- TREE CANOPY: 18.6% - APPROX. 38,495 SQ. FT. (SEE SHEET 7 FOR CANOPY TABULATIONS)
- PERIMETER BUFFER: 15' WIDE TRANSITIONAL YARD (TY3) PROVIDED ALONG BOUNDARIES OF ALL RESIDENTIALLY ZONED PROPERTY
- STREET TREES: 10' WIDE LANDSCAPE STRIP PROVIDED WITH 1 CANOPY TREE PER 40 LINEAR FEET ALONG ALL STREET FRONTAGES.
- BUILDING HEIGHTS: (SEE SHEETS 16-24 FOR ARCHITECTURAL BUILDING ELEVATION VIEWS)
 - TOWNHOMES: FF ELEV. TO ROOF MIDPOINT= ~34' & FF ELEV. TO ROOF PEAK= ~38'
 - MULTI-FAMILY: FF ELEV. TO ROOF MIDPOINT= ~52' & FF ELEV. TO ROOF PEAK= ~57'

PARKING TABULATIONS:

PARKING TABULATIONS (PER FAIRFAX CITY ZONING ORDINANCE)				
PARKING TYPE	QUANTITY	REQUIREMENT	REQUIRED	PROVIDED
RESIDENTIAL	62 UNITS (20 MULTI-FAMILY) (42 SINGLE ATTACHED)	2 SPACES/UNIT	124	TOTAL 143 19 SURFACE 104 GARAGE 20 TANDEM
COMMERCIAL	10,010 S.F.	1 SPACE/200 S.F. 1 SPACE/300 S.F.	44 VARIES BY USE	TOTAL 44 44 SURFACE SPACES MAXIMUM
TOTAL			168	187

14 ADDITIONAL PARALLEL PARKING SPACES ALONG CEDAR AVENUE

PRODUCT TYPES:

RESIDENTIAL PRODUCT TYPES	QUANTITY
TOWN HOME - REAR LOAD 20' WIDE	14
TOWN HOME - REAR LOAD 22' WIDE	15
TOWN HOME - FRONT LOAD 22' WIDE	13
STACKED CONDO - REAR LOAD 24' WIDE (2 DU / BLDG. x 10 BLDG.)	20
TOTAL	62

NOTES

- BICYCLE PARKING TO BE IN CONFORMANCE WITH SECTION 4.2.8 OF THE ZONING ORDINANCE. (SEE SHEET 10 FOR DETAIL)
- HANDICAP PARKING TO BE IN CONFORMANCE WITH ADA REGULATIONS AND WILL BE FINALIZED AT THE TIME OF SITE PLAN.
- SEE KID PLAY AREA DETAIL ON SHEET 10 FOR INFORMATION OF PROPOSED FEATURES.
- PROPOSED UTILITIES SHOWN ARE PRELIMINARY AND ARE SUBJECT TO REVISIONS DURING THE TIME OF FINAL SITE PLAN.
- SEE BUILDING SECTION EXHIBIT ON SHEET 24 FOR TRANSITION IN BUILDING HEIGHTS FROM PROPOSED TOWNHOMES (UNITS 40-52) TO THE EXISTING SINGLE-FAMILY HOMES ALONG 2ND STREET.

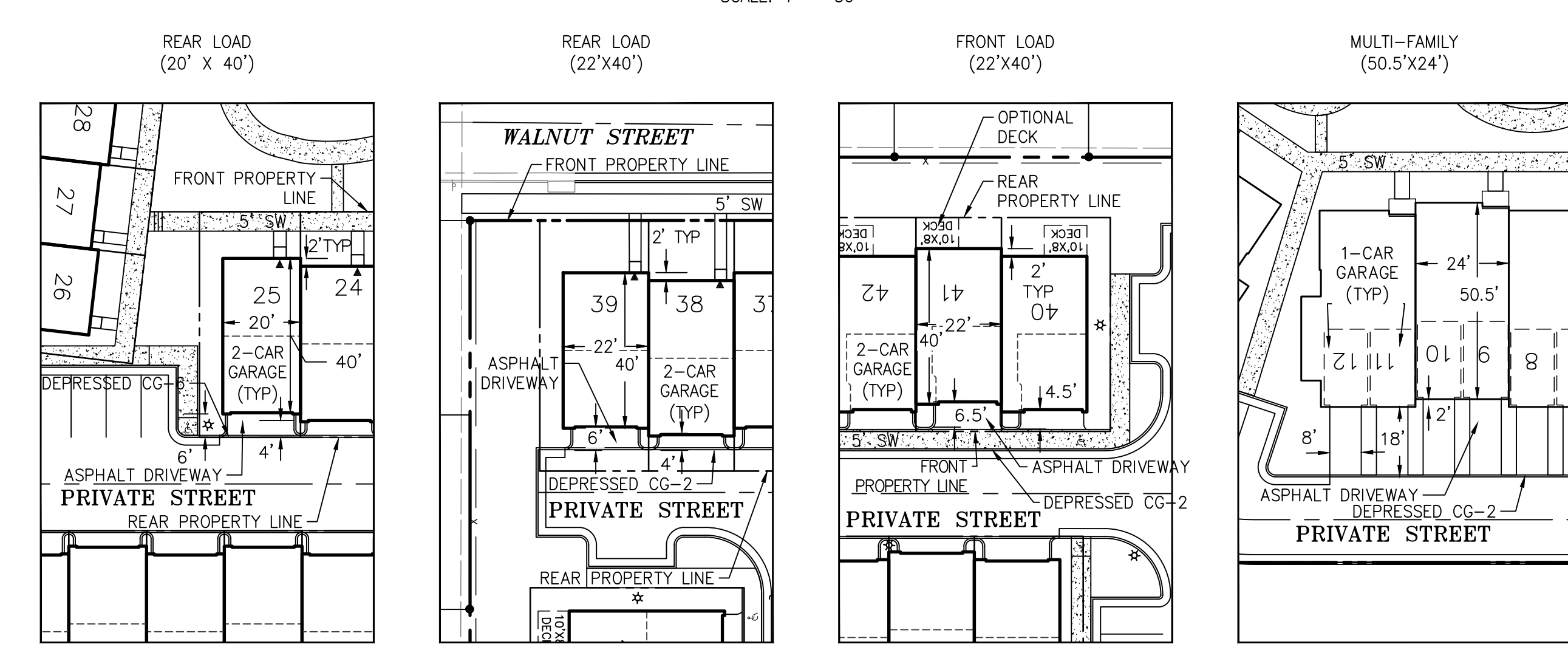
LEGEND

EX. SIDEWALK
PR. SIDEWALK
ROAD CENTERLINE
ADJACENT PROPERTY LINE
EX. OVERHEAD ELECTRIC
EX. CURB
EX. EDGE OF PAVEMENT
EX. MINOR CONTOUR
EX. MAJOR CONTOUR
PROPERTY BOUNDARY
EX. SANITARY SEWER LINE
EX. STORM SEWER LINE
EX. WATER LINE
PR. SANITARY SEWER LINE
PR. STORM SEWER LINE

PR. PLAZA
PR. TRASH RECEPTACLE
PR. PEDESTRIAN LIGHT
PR. STREET LIGHT
PR. METAL BENCH
PR. BIKE RACK
UGD. SWM
PR. UNDERGROUND SWM FACILITY WITH ISOLATOR ROW

TYPICAL DWELLING UNIT CONFIGURATIONS

SCALE: 1" = 30'



REVISION
NO. DATE DESCRIPTION
1 8/5/2019 ADDRESS CITY COMMENTS
2 4/1/2019 ADDRESS CITY COMMENTS
3 6/7/2019 ADDRESS CITY COMMENTS
4 9/20/2019 ADDRESS CITY COMMENTS

COMMONWEALTH OF VIRGINIA
STATE OF VIRGINIA
9-20-19
PROFESSIONAL ENGINEER

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MASTER DEVELOPMENT PLAN
RT. 50 BREEZEWAY
MASTER DEVELOPMENT PLAN
LOCATION
FAIRFAX CITY, VIRGINIA

AUTHOR: A.A.H.
CHECK: G.A.B.
PROJ.#: 001271
DATE: 7/19/2018
SCALE: 1"=30'

SHEET: 5 OF 24



- NOTES**
- THIS IS A PRELIMINARY GRADING & LIMITS OF CLEARING SHOWN ON THIS PLAN IS SUBJECT TO CHANGE AT THE TIME OF FINAL SITE PLAN.
 - LOCATIONS AND SIZING OF SWM/BMP FACILITIES SHOWN ARE BASED ON A PRELIMINARY STUDY TO ENSURE COMPLIANCE WITH STATE AND CITY REQUIREMENTS. THE TYPE AND LOCATIONS OF FACILITIES SHOWN IS SUBJECT TO CHANGE WITH FINAL DESIGN.

LEGEND

[Symbol]	EX. SIDEWALK	[Symbol]	PR. UNDERGROUND SWM FACILITY WITH ISOLATOR ROW
[Symbol]	PR. SIDEWALK	[Symbol]	UGD. SWM
[Symbol]	ROAD CENTERLINE		
[Symbol]	ADJACENT PROPERTY LINE		
[Symbol]	EX. OVERHEAD ELECTRIC		
[Symbol]	EX. CURB		
[Symbol]	EX. EDGE OF PAVEMENT		
[Symbol]	EX. MINOR CONTOUR		
[Symbol]	EX. MAJOR CONTOUR		
[Symbol]	PR. MINOR CONTOUR		
[Symbol]	PR. MAJOR CONTOUR		
[Symbol]	PROPERTY BOUNDARY		
[Symbol]	EX. SANITARY SEWER LINE		
[Symbol]	EX. STORM SEWER LINE		
[Symbol]	EX. WATER LINE		
[Symbol]	PR. SANITARY SEWER LINE		
[Symbol]	PR. STORM SEWER LINE		
[Symbol]	PR. STORM SEWER LINE		
[Symbol]	LIMITS OF CLEARING		

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

SWM

WATER QUANTITY FOR THIS PROJECT WILL BE PROVIDED IN ACCORDANCE WITH STATE CODE 9VAC25-870-66-66 QUANTITY AND THE CITY OF FAIRFAX STORMWATER ORDINANCE. THIS BEING A REDEVELOPMENT, THE IMPROVEMENT FACTOR WILL BE UTILIZED TO MEET CHANNEL PROTECTIONS FOR THE 1-YEAR 24 HOUR STORM AND THE POST DEVELOPMENT 10-YEAR 24-HOUR STORM EVENT WILL BE CONFINED TO RELEASE AT A RATE LESS THAN PRE-DEVELOPED CONDITIONS TO MEET FLOOD PROTECTION.

TO MEET THESE WATER QUANTITY REQUIREMENTS, 3 UNDERGROUND DETENTION FACILITIES WILL BE UTILIZED. PRELIMINARY LOCATIONS ARE SHOWN ON THE DEVELOPMENT PLAN.

ADEQUATE OUTFALL

THE EXISTING SITE DISCHARGES CONCENTRATED RUNOFF TO 2 OUTFALL LOCATION:

A. EXISTING OUTFALL A INCLUDES MOSTLY ON-SITE SHEET FLOW FROM PROPERTIES NORTH OF CEDAR AVENUE THAT DRAINS SOUTH WEST FROM FAIRFAX BLV/WALNUT WHERE IT LEAVES THE SITE AND DRAINS SOUTH INTO THE CEDAR DRIVE STORM PIPE DRAINAGE SYSTEM THAT CONVEYS DRAINAGE WEST ALONG PANTHER PLACE THAT ULTIMATELY DISCHARGES IN A 100-YEAR FLOODPLAIN SOUTHWEST OF THE PROJECT SITE.

B. EXISTING OUTFALL B INCLUDES MOSTLY ON-SITE SHEET FLOW FROM THE SUBJECT PROPERTIES SOUTH OF CEDAR AVENUE THAT DRAINS NORTH EAST FROM WALNUT WHERE IT DRAINS INTO THE CEDAR DRIVE STORM PIPE DRAINAGE SYSTEM @ OAK STREET THAT CONVEYS DRAINAGE WEST ALONG PANTHER PLACE THAT ULTIMATELY DISCHARGES IN A 100-YEAR FLOODPLAIN SOUTHWEST OF THE PROJECT SITE.

BMP

THIS PROJECT WILL USE THE VIRGINIA RUNOFF REDUCTION METHOD (VRRM) REDEVELOPMENT TO MEET STATE, PART 118 CRITERIA (9VAC25-870-65) AND CITY WATER QUALITY DESIGN CRITERIA. THE PROJECT SITE AREA INCLUDES ALL AREA WITHIN THE PROPOSED LIMITS OF CLEARING AND GRADING, TO MEET WATER QUALITY DESIGN CRITERIA AND PHOSPHORUS REMOVAL REQUIREMENTS, A COMBINATION OF BOTH PROPRIETARY AND NON-PROPRIETARY BMP FACILITIES MAY BE USED. THESE FACILITIES MAY INCLUDE: ISOLATOR ROWS, HYDRODYNAMIC SEPARATORS, FILTERRAS, PERMEABLE PAVEMENT, & BIOTENTIONS. PRELIMINARY LOCATIONS ARE SHOWN ON THE DEVELOPMENT PLAN.

REVISION	NO.	DATE	DESCRIPTION
	1	8/6/2019	ADDRESS CITY COMMENTS
	2	4/7/2019	ADDRESS CITY COMMENTS
	3	6/7/2019	ADDRESS CITY COMMENTS
	4	9/20/2019	ADDRESS CITY COMMENTS

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HERNDON - LARGO - BALTIMORE
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**PRELIMINARY GRADING PLAN
RT. 50 BREEZEWAY
MASTER DEVELOPMENT PLAN**
LOCATION
FAIRFAX CITY, VIRGINIA

AUTHOR: A.A.H.
CHECK: G.A.B.
PROJ.#: 001271
DATE: 7/19/2018
SCALE: 1"=30'

SHEET: 6 OF 24



LANDSCAPE LEGEND

- PROPOSED DECIDUOUS TREE CATEGORY IV (250 SF) - TRANSITIONAL YARD
- PROPOSED DECIDUOUS TREE CATEGORY III (150 SF) - TRANSITIONAL YARD
- PROPOSED DECIDUOUS TREE CATEGORY IV (250 SF) - STREET TREES
- PROPOSED DECIDUOUS TREE CATEGORY II (100 SF) - INTERIOR PARKING
- PROPOSED DECIDUOUS TREE CATEGORY II (100 SF) - TRANSITIONAL YARD
- PROPOSED SHRUB - TRANSITIONAL YARD
- PROPOSED UNDERSTORY TREE - ALONG FAIRFAX BOULEVARD
- PROPOSED DECIDUOUS TREE CATEGORY III (150 SF) - OPEN SPACE PARK
- PROPOSED SHRUB - OPEN SPACE PARK
- EXISTING TREE TO BE PRESERVED

LANDSCAPE TABULATIONS

STREET TREES
REQUIRED: MINIMUM 10 FOOT WIDE LANDSCAPE STRIP ALONG ALL STREETS WITH 1 CANOPY TREE PER 40 LINEAR FEET.
PROPOSED 10 FOOT WIDE LANDSCAPE STRIP AND 1 CANOPY TREE PER 40 LINEAR FEET (LF) ALONG ALL STREETS (FAIRFAX BOULEVARD, WALNUT STREET, CEDAR AVENUE AND OAK STREET), 1,750 LF/40 LF = 44 CANOPY TREES
PROVIDED: 44 TOTAL = 39 PROPOSED CANOPY TREES & 5* EXISTING CANOPY TREES
* 5 OF THE 11 EXISTING TREES TO BE PRESERVED TO BE COUNTED TOWARDS STREET TREE REQUIREMENTS.

PARKING LOT LANDSCAPING - PERIMETER
REQUIRED: PARKING LOTS WITH FRONTAGE ON PUBLIC RIGHT-OF-WAY SHALL BE SCREENED BY A LANDSCAPED HEDGE, A WALL OR FENCE. PARKING LOTS ADJACENT TO RESIDENTIALLY ZONED PROPERTY SHALL PROVIDE A TRANSITIONAL YARD TY3.
PROPOSED PARKING LOTS DO NOT HAVE FRONTAGE ON PUBLIC RIGHT-OF-WAY. A PROJECT BOUNDARY TRANSITIONAL YARD TY3 IS PROVIDED ADJACENT TO ALL RESIDENTIAL ZONED PROPERTIES PER Z.O. SECT. 4.5.5.C.2(b)(2).
PROVIDED: NO LANDSCAPING SHALL BE REQUIRED PER Z.O. SECT. 4.5.7.C.

PARKING LOT LANDSCAPING - INTERIOR
REQUIRED: ON-SITE SURFACE PARKING LOTS WITH MORE THAN 10 SPACES REQUIRES A LANDSCAPED ISLAND WITH 1 CANOPY TREE PER EVERY 10 SPACES.
PROPOSED 63 SURFACE PARKING LOT SPACES = 63/10 = 6 CANOPY TREES
PROVIDED: 10 CANOPY TREES

TRANSITIONAL YARD
REQUIRED: PROJECT BOUNDARY TRANSITIONAL YARD TY3.
WIDTH = 15 FEET
FENCE (LOCATED ON LOT LINE) = 6 FOOT HEIGHT
PLANTINGS (PER 100 LINEAR FEET) = 4 CANOPY TREES/4 UNDERSTORY TREES/4 SHRUBS
LINEAR FEET (LF) ALONG THE EAST AND SOUTH PROPERTY BOUNDARIES ADJACENT TO RESIDENTIALLY ZONED PARCELS = 1,033 LF/100 LF = 10.33 X 4 = 42 CANOPY TREES/ 43 UNDERSTORY TREES/ 42 SHRUBS TOTAL
PROVIDED: PROJECT BOUNDARY TRANSITIONAL YARD TY3.
WIDTH = 15 FEET
FENCE (LOCATED ON LOT LINE) = 6 FOOT HEIGHT
PLANTINGS (TOTAL) = 42 CANOPY TREES/ 43 UNDERSTORY TREES/ 42 SHRUBS

10-YEAR TREE COVER CALCULATIONS		
TREE COVER REQUIRED		
SITE AREA:	206,475 SF (4.74 AC)	
PERCENT OF TREE COVER REQUIRED:	10%	
TOTAL AREA OF TREE COVER REQUIRED:	20,648 SF	
TREE COVER PROVIDED		
TRANSITIONAL YARD:		
42 - 3.5" CALIPER DECIDUOUS CATEGORY IV (250 SF - CANOPY)	10,500 SF	
20 - 3.5" CALIPER DECIDUOUS CATEGORY III (150 SF - UNDERSTORY)	3,000 SF	
23 - 3.5" CALIPER DECIDUOUS CATEGORY II (100 SF - UNDERSTORY)	2,300 SF	
STREET TREES:		
39 - 3.5" CALIPER DECIDUOUS CATEGORY IV (250 SF - CANOPY)	11,000 SF	
INTERIOR PARKING:		
10 - 3.5" CALIPER DECIDUOUS CATEGORY II (100 SF - CANOPY)	1,000 SF	
EXISTING TREES:		
11 - DECIDUOUS (645 SF - CANOPY)	7,095 SF	
OPEN SPACE PARK:		
24 - 3.5" CALIPER DECIDUOUS CATEGORY III (150 SF - UNDERSTORY)	3,600 SF	
TOTAL PROPOSED TREE CANOPY:	38,495 SF (18.6%)	

- NOTES**
- DETAILED LANDSCAPE PLANTINGS, HARDSCAPE DESIGN, & LIGHTING FOR THE PROPOSED OPEN SPACE AREAS SHOW WILL BE PROVIDED AT THE TIME OF THE FINAL SITE PLAN.
 - IN THE EVENT THE EXISTING TREES DO NOT MEET THE CITY TREE COVER REQUIREMENTS ADDITIONAL TREE PLANTINGS WILL BE PROVIDED TO MEET 10-YEAR TREE COVER REQUIREMENTS.
 - PRELIMINARY UTILITIES SHOWN ARE SUBJECT TO CHANGE AT THE TIME OF FINAL SITE PLAN.

LEGEND

- ROAD CENTERLINE
- ADJACENT PROPERTY LINE
- EX. OVERHEAD ELECTRIC
- EX. CURB
- EX. EDGE OF PAVEMENT
- EX. MINOR CONTOUR
- EX. MAJOR CONTOUR
- PROPERTY BOUNDARY
- EX. SANITARY SEWER LINE
- EX. STORM SEWER LINE
- EX. WATER LINE
- PR. SANITARY SEWER LINE
- PR. STORM SEWER LINE

REVISION

NO.	DATE	DESCRIPTION
1	8/6/2018	1
2	4/1/2019	2
3	6/7/2019	3
4	9/20/2019	4

CLIENT

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FAIRFAX, VA 22031

PROFESSIONAL ENGINEER

ATCS
9-20-19

LANDSCAPE PLAN

RT. 50 BREZEWAY
MASTER DEVELOPMENT PLAN

AUTHOR:

A.A.H.

CHECK:

G.A.B.

DATE:

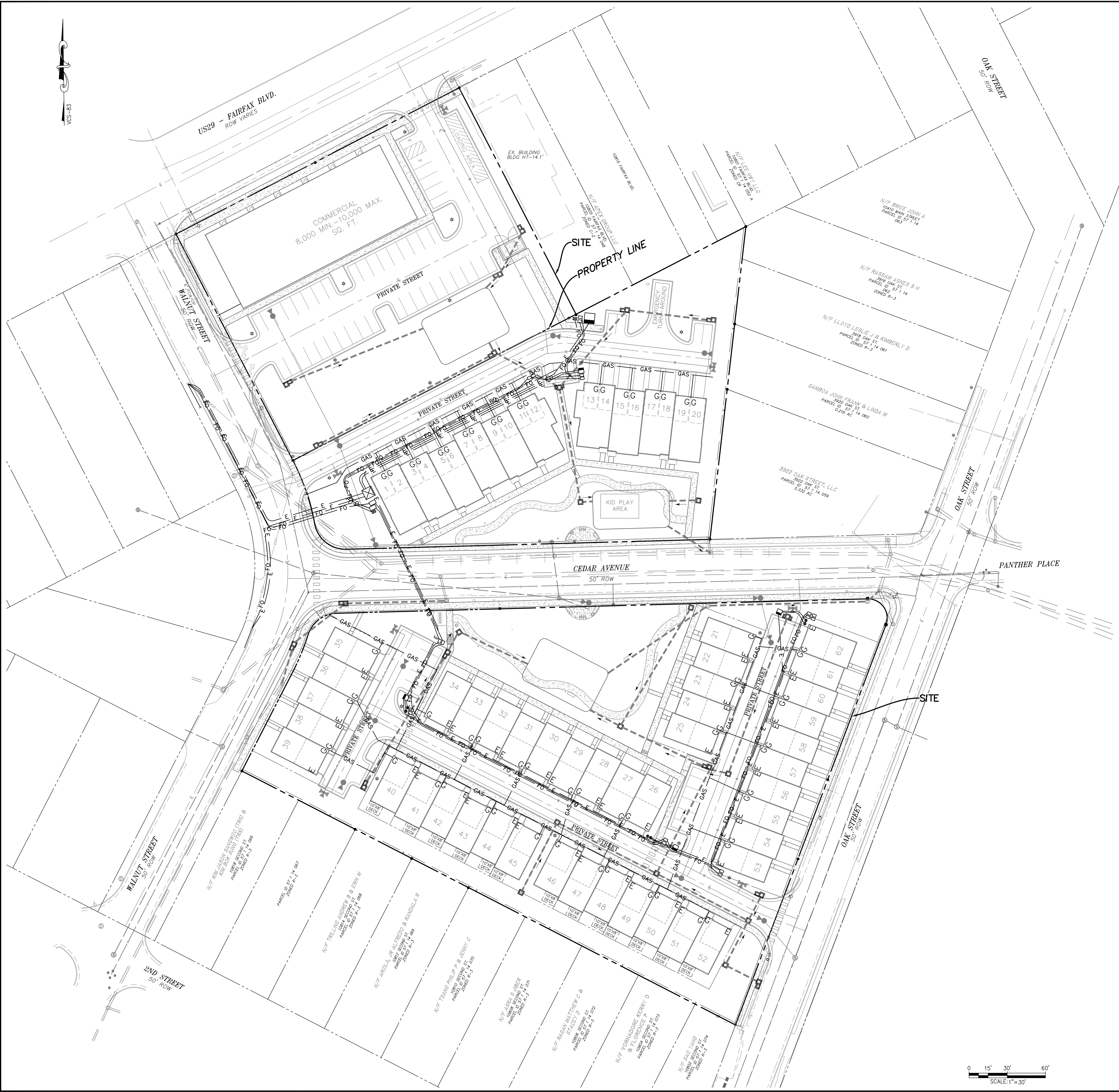
7/19/2018

SCALE:

1"=30'

SHEET:

7 of 24



NOTES

1. PRELIMINARY DRY UTILITIES SHOWN ARE SUBJECT TO CHANGE AT THE TIME OF FINAL SITE PLAN.

LEGEND

- | | | | |
|-----|------------------------|-----|--------------------------|
| --- | ROAD CENTERLINE | ☒ | PR. PEDESTAL |
| --- | ADJACENT PROPERTY LINE | ☒ | PR. SWITCH |
| --- | EX. OVERHEAD ELECTRIC | ☒ | PR. ELECTRIC TRANSFORMER |
| --- | EX. CURB | ☐ | PR. UTILITY HAND HOLE |
| --- | EX. EDGE OF PAVEMENT | ● | PR. ELECTRIC HAND HOLE |
| --- | EX. MINOR CONTOUR | ○ | PR. FIBER OPTIC |
| --- | EX. MAJOR CONTOUR | ○ | PR. GAS LINE |
| --- | PROPERTY BOUNDARY | --- | PR. ELECTRICAL LINE |
| --- | EX. STORM SEWER LINE | --- | PR. SANITARY SEWER LINE |
| --- | EX. WATER LINE | --- | PR. STORM SEWER LINE |

REVISION		SUBMISSION		
NO.	DATE	NO.	DATE	
1	8/6/2018	1	8/6/2018	
2	4/1/2019	2	4/1/2019	
3	6/7/2019	3	6/7/2019	
DESCRIPTION		ADDRESS CITY COMMENTS		
1		6/6/2019		
2		9/19/2019		
3		1/1/2020		
4		9/20/2019		
5		1/1/2020		
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7		1/1/2020		
8		1/1/2020		
9		1/1/2020		
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73		1/1/2020		
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96		1/1/2020		
97		1/1/2020		
98		1/1/2020		
99		1/1/2020		
100		1/1/2020		

CLIENT: PULTE HOME COMPANY LLC, 9302 LEE HIGHWAY, SUITE 1000, FAIRFAX, VA 22031

13861 SUNRISE VALLEY DRIVE, SUITE 200, HERNDON, VIRGINIA 20171, (703) 430-7500, FAX (703) 430-0889, HERNDON - LARGO - BALTIMORE - RALEIGH - RICHMOND, WWW.ATCSPLC.COM

ATCS

DRY UTILITY PLAN

RT. 50 BREZEWAY MASTER DEVELOPMENT PLAN

LOCATION: FAIRFAX CITY, VIRGINIA

AUTHOR: A.A.H., CHECK: G.A.B., PROJ.#: 0001271, DATE: 7/19/2018, SCALE: 1"=30'

SHEET: 8 OF 24



LEGEND

OPEN SPACE GREATER THAN OR EQUAL TO 50 FEET WIDE

OPEN SPACE REQUIREMENT & TABULATIONS

TOTAL RESIDENTIAL SITE AREA: 3.485 ACRES (W/OUT R.O.W. DEDICATION)	REQUIRED	PROVIDED
OPEN SPACE >= 50 FEET WIDE	20%	21.4%

NOTES

- OPEN SPACE IS REQUIRED PER 3.8.2.G. AS 20 PERCENT OF THE PLANNED DEVELOPMENT. THE QUALIFIED OPEN SPACE SHALL CONFORM TO THE REQUIREMENTS OF 3.8.7.
- SEE SHEET 15 FOR ILLUSTRATIVE POCKET PARK OPEN SPACE EXHIBIT.

REVISION
NO. DATE DESCRIPTION
1 8/6/2018 ADDRESS CITY COMMENTS
2 4/7/2019 ADDRESS CITY COMMENTS
3 6/7/2019 ADDRESS CITY COMMENTS
4 9/20/2019 ADDRESS CITY COMMENTS

CLIENT
PULTE HOME COMPANY LLC
9302 LEE HIGHWAY, SUITE 1000
FAIRFAX, VA 22031

13861 SUNRISE VALLEY DRIVE, SUITE 200
HERNDON, VIRGINIA 20171
(703) 430-7500 FAX (703) 430-0889
HERNDON - LARGO - BALTIMORE
BLACKSBURG - NEWPORT NEWS
WWW.ATCSPLC.COM

ATCS

OPEN SPACE PLAN
**RT. 50 BREEZEWAY
MASTER DEVELOPMENT PLAN**
LOCATION
FAIRFAX CITY, VIRGINIA

AUTHOR: A.A.H.
CHECK: G.A.B.
PROJ.#: 001271
DATE: 7/19/2018
SCALE: 1"=30'

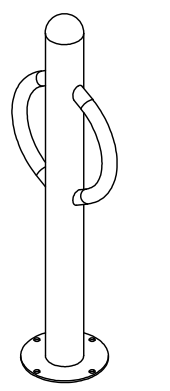
SHEET: 9 OF 24

Patterson-Williams

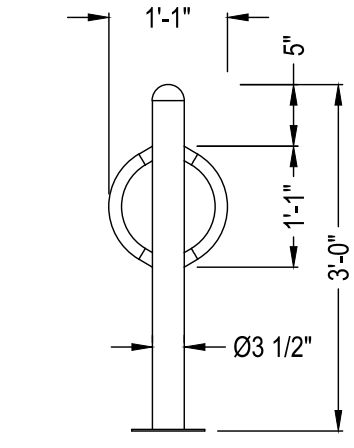
PATTERSON - WILLIAMS
PO BOX 1290
SALEM, IL 62881
TOLL FREE: 1-888-442-2925
PHONE: (618) 548-2890
www.pattersonwilliams.com

SELECT DESIRED MODEL:

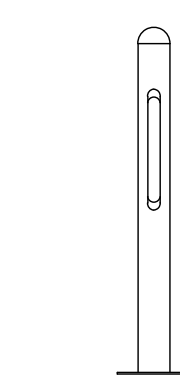
- ☐ MODEL 1605-32
☐ MODEL 1605-42
☐ MODEL 1605-52



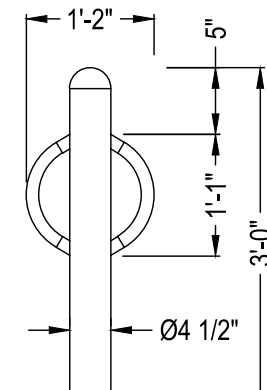
PERSPECTIVE VIEW



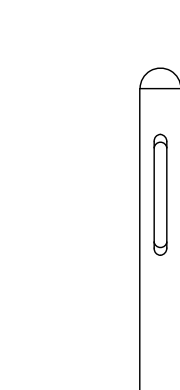
FRONT VIEW MODEL 1605-32



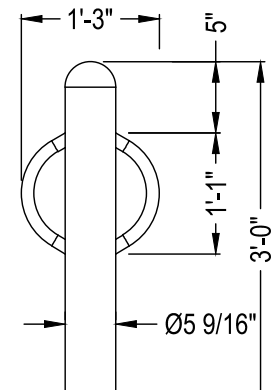
SIDE VIEW MODEL 1605-32



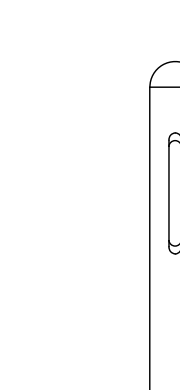
FRONT VIEW MODEL 1605-42



SIDE VIEW MODEL 1605-42



FRONT VIEW MODEL 1605-52



SIDE VIEW MODEL 1605-52

SPECIFICATIONS:

STEEL:

- A. STEEL PLATE SHALL CONFORM TO THE REQUIREMENTS OF ASTM A36.
B. STEEL TUBING SHALL CONFORM TO THE REQUIREMENTS OF ASTM A500.
C. STEEL PIPE SHALL CONFORM TO THE REQUIREMENTS OF ASTM A53.
D. WELDING SHALL CONFORM TO THE REQUIREMENTS OF THE AMERICAN WELDING SOCIETY'S SPECIFICATIONS FOR THE MATERIALS BEING WELDED.
E. WELDING ELECTRODES SHALL BE E70XX.
FINISH: COMPONENTS SHALL BE COATED WITH POLYESTER TGIC POWDER COAT FINISH MEETING AAMA 2604-02 SPECIFICATION.

NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 1-11 - 1271-REZONING_MASTER_PLAN

BIKE RACKS

BIKE RACKS: MODEL 1605



AURORALIGHT INC.
2742 LOKER AVE. WEST
CARLSBAD, CA 92010
TOLL FREE: 1-877-942-1179
PHONE: (760) 931-2910
FAX: (760) 931-2816
www.auroralight.com

SELECT DESIRED VOLTAGE:

- ☐ [12] 12V
☐ [120] 120V

SELECT DESIRED WATTAGE:

- ☐ [12] 12W
☐ [15] 15W

SELECT DESIRED LED:

- ☐ [270] 2700K
☐ [300] 3000K
☐ [450] 4500K
☐ [D] DIMMABLE

SELECT DESIRED HEIGHT:

- ☐ [28] 28"
☐ [32] 32"
☐ [XX] SPECIFY (MIN.: 12" MAX.: 48")

SELECT DESIRED AMS MOUNT:

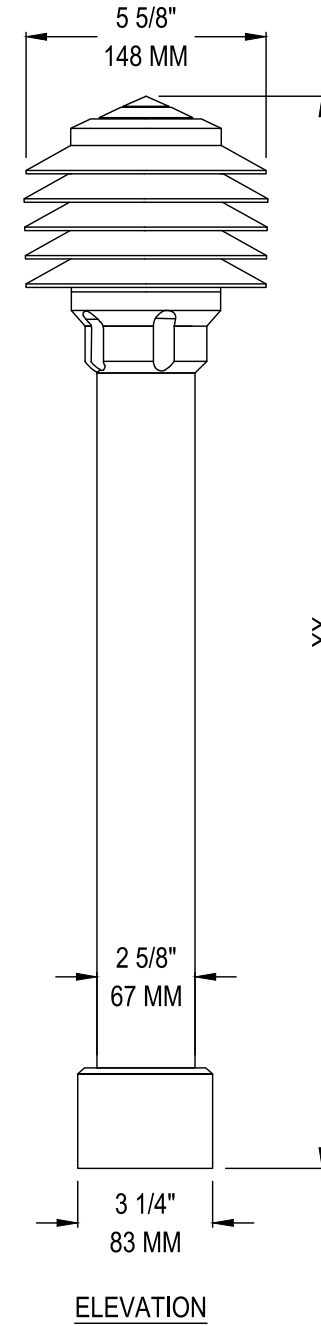
- ☐ [1/2] 1/2" MALE THREAD
☐ [G/S] GROUND STAKE
☐ [T/R] 12" TRIDENT SPIKE
☐ [S/M] SURFACE MOUNT
☐ [L/P] LEVELING PEDESTAL
☐ [P/M] PEDESTAL MOUNT

NOTES:

1. SEE MANUFACTURER'S DETAILS FOR MOUNTING OPTIONS.
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. DO NOT SCALE DRAWING.
4. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
5. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
6. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 4159-055.

PEDESTRIAN LIGHT/BOLLARD

LBD350-C6 BOLLARD



ELEVATION

Ref. Sec. 10-0306.6

Rev. 4-08, 2011 Reprint

TYPICAL TRASH AND RECYCLING PAD

PLATE NO.

33-10

STD. NO.

DPW-15

Ordering Guide:
[365] LUMINAIRE
[P365] POLE

Luminaire Detail
Scale 1/16

Color:
(specify)

Luminaire Matrix

Color: (specify)
X BLACK
- WHITE
- YVIRE
- BRONZE
- GREEN

OPTICS:
- TYPE II CUTOFF
- TYPE V CUTOFF

PHOTO CONTROL:
X BUTTON-ON
- TWIST-LOCK RECEPT.
- NONE

SOCKET:
X MEDIUM
- MEDIUM

WATTAGE:
200W MH
- 100W MH
X 60W MH
100W MH
200W MH
250W MH
300W MH
350W MH
400W MH
450W MH
500W MH
550W MH
600W MH
650W MH
700W MH
750W MH
800W MH
850W MH
900W MH
950W MH
1000W MH

VOLTAGE: (specify)
- 120V
- 208V
- 240V
- 277V
- 347V

POLE: 4" STRAIGHT
PLATED W/ 3" TENSION
0.125" WALL THICKNESS
6063-T6 ALUMINUM ALLOY

BASE:
CAST ALUMINUM
#350-M ALLOY
W/ ACCESS COVER

BASE DETAIL:
REFERENCE TEMPLATE
#TC000626

Full Specification
(Complete Assembly)
Drawing

HADCO
a Genlyte company
50 Years of Excellence
100 Craftway P.O. Box 128
Litherton, Pennsylvania 17345-0128
Phone: 717-359-7131
Fax: 717-359-9215
www.hadco.com

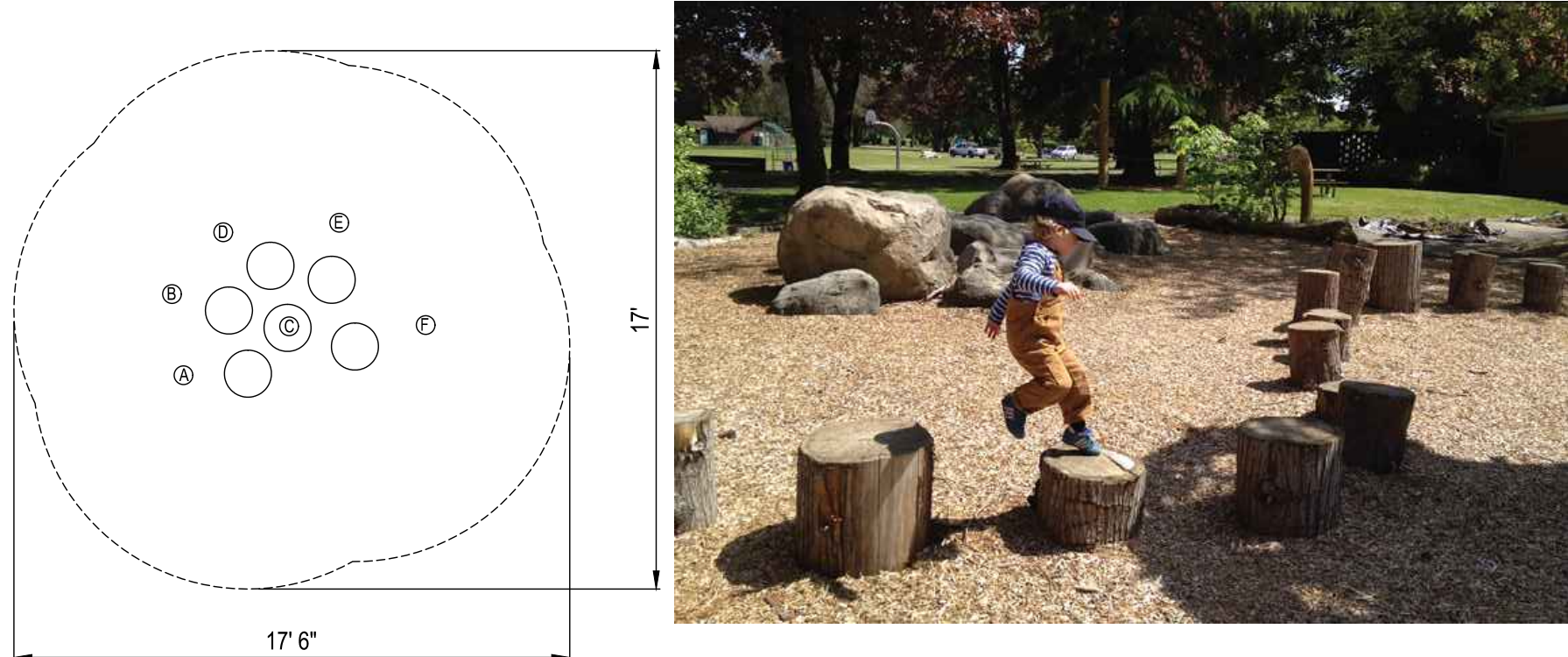
128 NAME:

REP. TERRITORY: U14
SCALE: DATE: 1-25

DRAWING NUMBER: C3681-DWG01

REP: Streetscapes

REV: 0
BY: GSK
DATE: POB 07-070



LEGEND

- A - TIMBER STEPPER 8"
B - TIMBER STEPPER 10"
C - TIMBER STEPPER 16"
D - TIMBER STEPPER 20"
E - TIMBER STEPPER 24"
F - TIMBER STEPPER 30"

NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.
3. THIS PLAY AREA & EQUIPMENT IS DESIGNED FOR AGES 5 TO 12 YEARS.
4. IT IS THE MANUFACTURER'S OPINION THAT THIS PLAY AREA DOES CONFORM TO THE A.D.A. ACCESSIBILITY GUIDELINES.
5. THIS CONCEPTUAL PLAN WAS BASED ON INFORMATION AVAILABLE TO US PRIOR TO CONSTRUCTION. DETAILED SITE INFORMATION, INCLUDING SITE DIMENSIONS, TOPOGRAPHY, EXISTING UTILITIES, SOIL CONDITIONS, AND DRAINAGE SOLUTIONS SHOULD BE OBTAINED, EVALUATED & UTILIZED IN THE FINAL DESIGN.
6. CHOOSE A PROTECTIVE SURFACING MATERIAL THAT HAS A CRITICAL HEIGHT VALUE OF AT LEAST THE HEIGHT OF THE HIGHEST ACCESSIBLE PART/FALL HEIGHT OF THE ADJACENT EQUIPMENT (REFER TO LOCAL SAFETY CODES).

KID PLAY AREA

TIMBER STEPPERS

(28) SCROLLED VERTICAL STEEL SLATS ARE FORMED FROM SECTIONS OF 1/4" x 1-1/2" SOLID STEEL BARS

CLEARANCE FOR 3/8" ANCHOR BOLTS

INTEGRAL WELDED CROSS-MEMBERS OF 7/8" TUBULAR STEEL

1-5/16" TUBULAR STEEL RUNG USED FOR ADDITIONAL SUPPORT

6"x6" PRECAST CONCRETE SKID

SUPPLIER:
VICTORY STANLEY INC.
P.O. BOX DRAWER 330
DUNKIRK, MARYLAND 20754
PH: (301) 855-8300
PH: (800) 368-2573

STYLE
MODEL: CR-96; CLASSIC SERIES C SERIES
LENGTH: 6'
FRAME: STEEL
FRAME COLOR: V.S. BLACK

NOTES:
1. BENCH TO BE SURFACE MOUNTED TO CONCRETE SKID PER MANUFACTURER'S INSTRUCTIONS. BURY SKID
2. OR APPROVED EQUAL TO THE SATISFACTION OF THE DEPARTMENT OF PLANNING AND ZONING AND/OR DEPARTMENT OF RECREATION, PARKS, AND CULTURAL ACTIVITIES.
3. SEE PLAN FOR QUANTITY.

6' PARK BENCH
PICTORIAL

SUPPLIER:
VICTORY STANLEY INC.
P.O. BOX DRAWER 330
DUNKIRK, MARYLAND 20754
PH: (301) 855-8300
PH: (800) 368-2573

MODEL:
IRONISTES MODEL NUMBER SD-42 (36 GAL.)
LID: STANDARD TAPERED FORMED LID
FRAME COLOR: BLACK

NOTES:
1. OR APPROVED EQUAL TO THE SATISFACTION OF THE DEPARTMENT OF PLANNING AND ZONING AND/OR DEPARTMENT OF RECREATION, PARKS, AND CULTURAL ACTIVITIES.
2. RECEPTACLE TO BE MOUNTED IN GROUND PER MANUFACTURER'S INSTRUCTIONS.
3. SEE PLAN FOR QUANTITY AND LOCATIONS.
4. CUT PAVERS TO FIT AROUND MOUNTING LEG WHEN APPLICABLE.
5. USE TAMPER RESISTANT HARDWARE.
6. RECEPTACLE SHALL INCLUDE DOME LID.

WASTE RECEPTACLE
PICTORIAL

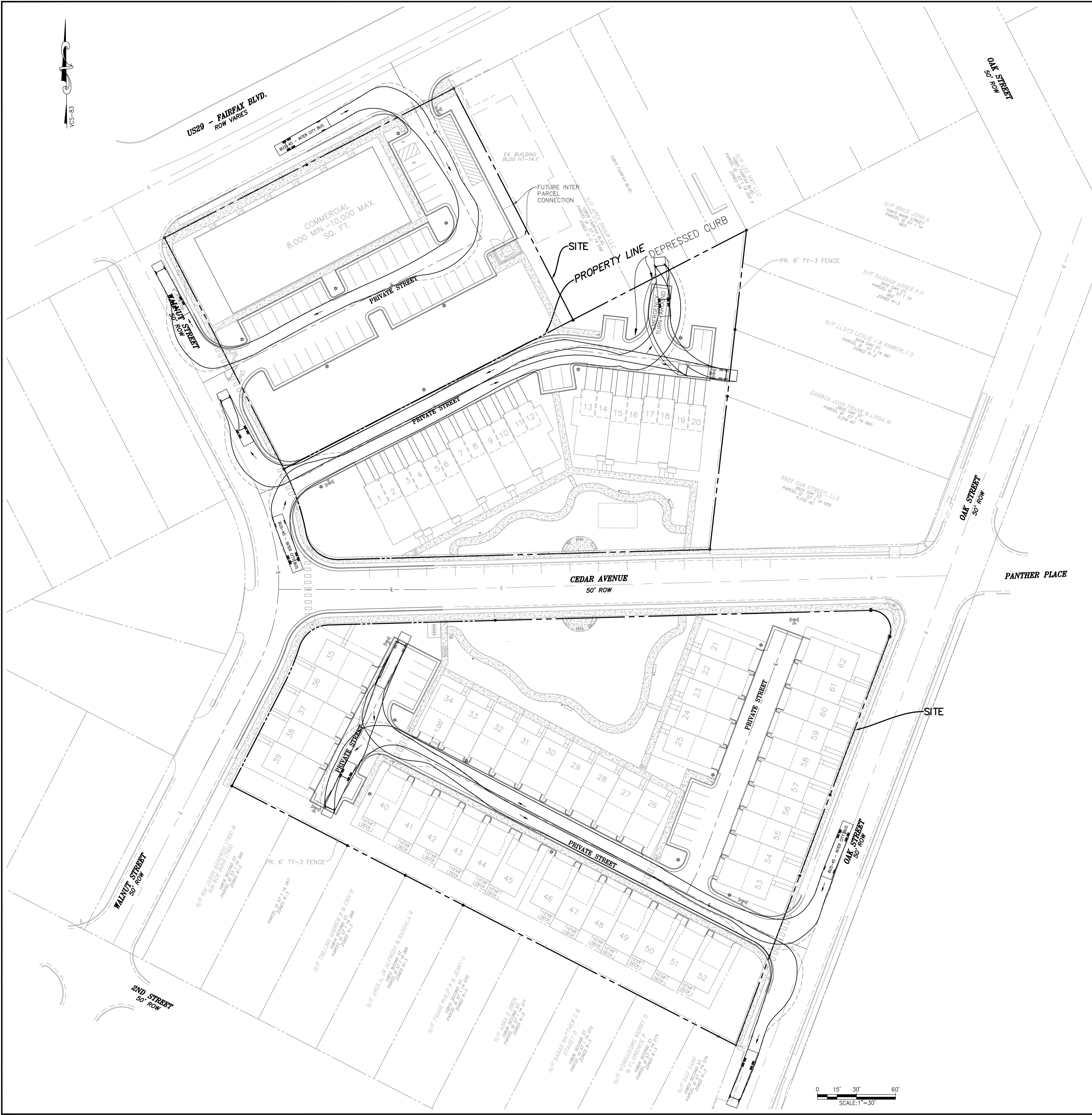
13861 SUNRISE VALLEY DRIVE, SUITE 200
HERNDON, VIRGINIA 20171
(703) 430-7500 FAX (703) 430-0889
HERNDON - LARGO - BALTIMORE
BLACKSBURG - NEWPORT NEWS
WWW.ATCSPLC.COM

ATCS®

GENERAL DETAILS
RT. 50 BREEZEWAY
MASTER DEVELOPMENT PLAN
LOCATION
FAIRFAX CITY, VIRGINIA

AUTHOR: A.A.H.
CHECK: G.A.B.
PROJ.#: 001271
DATE: 7/19/2018
SCALE: AS SHOWN

SHEET: 10 OF 24

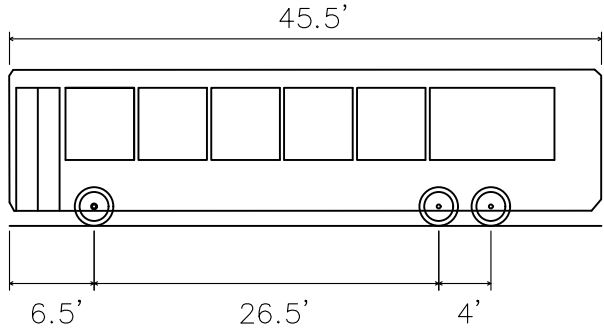


NOTES

1. THE VEHICLE USED TO PRODUCE THE TURNING MOVEMENTS SHOWN ON THIS SHEET IS THE AASHTO EQUIVALENT DESIGN VEHICLE "INTERCITY BUS (BUS-45)" FOR THE TYPICAL FAIRFAX CITY AERIAL PLATFORM FIRE APPARATUS.

TURNING ANALYSIS - INTER CITY BUS (BUS-45)

INTER CITY BUS (BUS-45)
NOT TO SCALE



BUS-45 - INTER CITY BUS
OVERALL LENGTH 45.500ft
OVERALL WIDTH 8.500ft
OVERALL BODY HEIGHT 12.08ft
MIN BODY GROUND CLEARANCE 1.158ft
TRACK WIDTH 8.500ft
LOCK-TO-LOCK TIME 5.00s
MAX STEERING ANGLE (VIRTUAL) 45.20'

LEGEND

- EX. SIDEWALK
- PR. SIDEWALK
- ROAD CENTERLINE
- ADJACENT PROPERTY LINE
- EX. OVERHEAD ELECTRIC
- EX. CURB
- EX. EDGE OF PAVEMENT
- EX. MINOR CONTOUR
- EX. MAJOR CONTOUR
- PROPERTY BOUNDARY
- EX. SANITARY SEWER LINE
- EX. STORM SEWER LINE
- EX. WATER LINE

SUBMISSION		REVISION	
NO.	DATE	NO.	DESCRIPTION
1	8/6/2018	1	6/5/2019 ADDRESS CITY COMMENTS
2	4/1/2019	2	9/18/2019 ADDRESS CITY COMMENTS
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100	9/20/2019	100	9/20/2019 ADDRESS CITY COMMENTS

EMERGENCY ACCESS TURNING MOVEMENTS		13861 SUNRISE VALLEY DRIVE, SUITE 200 HERNDON, VIRGINIA 20171	
RT. 50 BREEZEWAY		ATCS®	
MASTER DEVELOPMENT PLAN		HERNDON, VIRGINIA 20171	
LOCATION		HERNDON - LARGO - BALTIMORE	
FAIRFAX CITY, VIRGINIA		BLACKSBURG - NEWPORT NEWS	
		WWW.ATCSPLC.COM	
AUTHOR: A.A.H.		13861 SUNRISE VALLEY DRIVE, SUITE 200	
CHECK: G.A.B.		HERNDON, VIRGINIA 20171	
PROJ.#: 001271		HERNDON - LARGO - BALTIMORE	
DATE: 7/19/2018		BLACKSBURG - NEWPORT NEWS	
SCALE: 1"=30'		WWW.ATCSPLC.COM	
SHEET: 11 OF 24			



AUTHOR:	A.A.H.
CHECK:	G.A.B.
PROJ. #:	001271
DATE:	7/19/2018
SCALE:	1"=30'
SHEET: 12 OF 24	

FILE PATH: K:\DOCUMENT\1271 - Breezeway Motel\Civil\Design\Sheets\1271-REZONING MASTER DEVELOPMENT PLAN\2-24 - 1271-REZONING MASTER DEVELOPMENT PLAN.dwg PLOT DATE: 9/20/2019 10:41:46 AM BY: AMIR HABIBI



LANDSCAPE LEGEND

- PROPOSED DECIDUOUS TREE CATEGORY IV (250 SF) - TRANSITIONAL YARD
- PROPOSED DECIDUOUS TREE CATEGORY III (150 SF) - TRANSITIONAL YARD
- PROPOSED DECIDUOUS TREE CATEGORY IV (250 SF) - STREET TREES
- PROPOSED DECIDUOUS TREE CATEGORY II (100 SF) - INTERIOR PARKING
- PROPOSED DECIDUOUS TREE CATEGORY II (100 SF) - TRANSITIONAL YARD
- PROPOSED SHRUB - TRANSITIONAL YARD
- PROPOSED UNDERSTORY TREE - ALONG FAIRFAX BOULEVARD
- PROPOSED DECIDUOUS TREE CATEGORY III (150 SF) - OPEN SPACE PARK
- PROPOSED SHRUB - OPEN SPACE PARK
- EXISTING TREE TO BE PRESERVED

LEGEND

- ROAD CENTERLINE
- ADJACENT PROPERTY LINE
- EX. OVERHEAD ELECTRIC
- EX. CURB
- EX. EDGE OF PAVEMENT
- PROPERTY BOUNDARY
- EX. SANITARY SEWER LINE
- EX. STORM SEWER LINE
- EX. WATER LINE

REVISION

NO.	DATE	DESCRIPTION
1	8/6/2018	ADDRESS CITY COMMENTS
2	9/18/2019	ADDRESS CITY COMMENTS
3	6/7/2019	ADDRESS CITY COMMENTS
4	9/20/2019	ADDRESS CITY COMMENTS

SUBMISSION

NO.	DATE	DESCRIPTION
1	8/6/2018	ADDRESS CITY COMMENTS
2	9/18/2019	ADDRESS CITY COMMENTS
3	6/7/2019	ADDRESS CITY COMMENTS
4	9/20/2019	ADDRESS CITY COMMENTS

COMMONWEALTH OF VIRGINIA

CREATED BY: AMIR HABIBI

DATE: 9-20-19

PROFESSIONAL ENGINEER

CLIENT

PULTE HOME COMPANY LLC

9302 LEE HIGHWAY, SUITE 1000

FAIRFAX, VA 22031

ATCS

13861 SUNRISE VALLEY DRIVE, SUITE 200

HERNDON, VIRGINIA 20171

HERNDON (703) 430-7500 FAX (703) 430-0889

HERNDON - LARGO - BALTIMORE

BLACKSBURG - NEWPORT NEWS

FAIRFAX - FALLS CHURCH

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SIGHT DISTANCE PLAN

RT. 50 BREEZEWAY

MASTER DEVELOPMENT PLAN

LOCATION

FAIRFAX CITY, VIRGINIA

AUTHOR: A.A.H.

CHECK: G.A.B.

PROJ.#: 001271

DATE: 7/19/2018

SCALE: 1" = 40'

SHEET: 13 OF 24



- NOTES
1. LIGHTING LOCATIONS SHOWN ARE SUBJECT TO CHANGE AT TIME OF FINAL SITE PLAN.
 2. PHOTOMETRIC PLAN PREPARED BY HADCO LIGHTING.
 3. SEE STREET LIGHT DETAIL ON SHEET 2 FOR MORE INFORMATION.

LEGEND

☆ PR. LIGHT POST

SUBMISSION		REVISION	
NO.	DATE	NO.	DESCRIPTION
1	8/6/2018	1	6/5/2019 ADDRESS CITY COMMENTS
2	4/7/2019	2	9/18/2019 ADDRESS CITY COMMENTS
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9	9/20/2019	9	9/20/2019 ADDRESS CITY COMMENTS
10	9/20/2019	10	9/20/2019 ADDRESS CITY COMMENTS

COMMONWEALTH OF VIRGINIA

CREATED BY: AMIR HABIBI

9-20-19

PROFESSIONAL ENGINEER

CLIENT

PULTE HOME COMPANY LLC

9302 LEE HIGHWAY, SUITE 1000

FAIRFAX, VA 22031

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PHOTOMETRIC PLAN

RT. 50 BREEZEWAY

MASTER DEVELOPMENT PLAN

LOCATION

FAIRFAX CITY, VIRGINIA

AUTHOR: A.A.H.

CHECK: G.A.B.

PROJ.#: 001271

DATE: 7/19/2018

SCALE: 1"=30'

SHEET: 14 OF 24

FILE PATH: K:\DOCUMENT\1271 - Breezeway Master Development Plan\12-24 - 1271-REZONING MASTER DEVELOPMENT PLAN.dwg PLOT DATE: 9/20/2019 1:00:55 PM BY: AMR HABIBI



Pulte
HOMES
BREEZEWAY
CITY OF FAIRFAX, VIRGINIA

POCKET PARK OPEN SPACE CONCEPT
SEPTEMBER 2019
ATCS

SUBMISSION		REVISION	
NO.	DATE	NO.	DESCRIPTION
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98	9/20/2019	98	ADDRESS CITY COMMENTS
99	9/20/2019	99	ADDRESS CITY COMMENTS
100	9/20/2019	100	ADDRESS CITY COMMENTS

CLIENT

PULTE HOME COMPANY LLC
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ILLUSTRATIVE CONCEPT FOR POCKET PARK OPEN SPACE AREA

RT. 50 BREEZEWAY
MASTER DEVELOPMENT PLAN

LOCATION
FAIRFAX CITY, VIRGINIA

AUTHOR: A.A.H.
CHECK: G.A.B.
PROJ.#: 001271
DATE: 7/19/2018
SCALE: AS SHOWN

SHEET: 15 OF 24

FILE PATH: K:\DOCUMENT\1271 - Breezeway Motel\Civil\Design\Sheets\1271-REZONING MASTER DEVELOPMENT PLAN\2-24 - 1271-REZONING MASTER PLAN.dwg PLOT DATE: 9/20/2019 10:42:05 AM BY: AMIR HABIBI



BREEZEWAY 2o2 STREETSCAPE
SIDE ELEVATIONS

NAS FLORIDA TEXAS S-EAST N-EAST WEST MIDWEST

AUTHOR:	A.A.H.
CHECK:	G.A.B.
PROJ.#:	001271
DATE:	7/19/2018
SCALE:	AS SHOWN

SHEET: 17 OF 24

EXTERIOR ELEVATIONS
RT. 50 BREEZEWAY
MASTER DEVELOPMENT PLAN
LOCATION
FAIRFAX CITY, VIRGINIA

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SUBMISSION		REVISION	
NO.	DATE	NO.	DESCRIPTION
1	8/6/2018	1	6/5/2019 ADDRESS CITY COMMENTS
2	4/1/2019	2	9/18/2019 ADDRESS CITY COMMENTS
3	6/7/2019	3	ADDRESS CITY COMMENTS
4	9/20/2019	4	ADDRESS CITY COMMENTS
5	11/1/2019	5	ADDRESS CITY COMMENTS
6	11/1/2019	6	ADDRESS CITY COMMENTS

DATE: 9/6/2019



PROPOSED (END CONDITION) STREETSCAPE

PLATE - NORTHEAST (BREEZEWAY)

SHEET: 19 OF 24

EXTERIOR ELEVATIONS

RT. 50 BREEZEWAY

MASTER DEVELOPMENT PLAN

LOCATION

FAIRFAX CITY, VIRGINIA

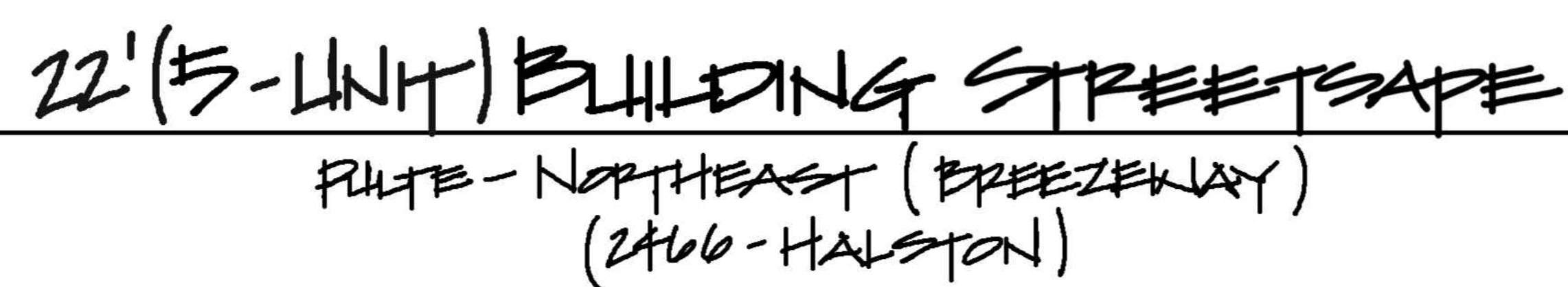
3861 SUNRISE VALLEY DRIVE, SUITE 200
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SUBMISSION			REVISION	
NO.	DATE	NO.	DATE	DESCRIPTION
1	8/6/2018	1	6/5/2019	ADDRESS CITY COMMENTS
2	4/1/2019	2	9/18/2019	ADDRESS CITY COMMENTS
3	6/1/2019	---	---	---
4	9/20/2019	---	---	---
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DATE: 9/3/2019

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FILE PATH: K:\DOCUMENT\1271 - Breezeway Motel\Civil\Design\Sheets\1271-REZONING MASTER DEVELOPMENT PLAN\2-24 - 1271-REZONING MASTER PLAN.dwg PLOT DATE: 9/20/2019 1:47:35 PM BY: AMR HABIBI



22' (6-UNIT) BUILDING STREETScape
PULTE - NORTHEAST (BREEZEWAY)
(2405 - GRANTON)



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DATE: 9/3/2019

SUBMISSION		REVISION	
NO.	DATE	NO.	DESCRIPTION
1	8/6/2018	1	8/5/2019 ADDRESS CITY COMMENTS
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10	9/20/2019	10	9/1/2019 ADDRESS CITY COMMENTS

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EXTERIOR ELEVATIONS
RT. 50 BREEZEWAY
MASTER DEVELOPMENT PLAN
LOCATION
FAIRFAX CITY, VIRGINIA

AUTHOR: A.A.H.
CHECK: G.A.B.
PROJ.#: 001271
DATE: 7/19/2018
SCALE: AS SHOWN

SHEET: 21 OF 24

FILE PATH: K:\DOCUMENT\1271 - Breezeway Master Development Plan\1271 - REZONING MASTER DEVELOPMENT PLAN\2-24 - 1271-REZONING MASTER_PLAN.dwg PLOT DATE: 9/20/2019 1:48:09 PM BY: AMR HABEI



22' (1-UNIT) BUILDING STREETSCAPE
PULTE - NORTHEAST (BREEZEWAY)
(2405 - GRANTON)



Lot 52 (Entrance)



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DATE: 9/6/2019

SUBMISSION		REVISION	
NO.	DATE	NO.	DESCRIPTION
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EXTERIOR ELEVATIONS		RT. 50 BREEZEWAY	
MASTER DEVELOPMENT PLAN		LOCATION	
FAIRFAX CITY, VIRGINIA		CLIENT	
PULTE HOME COMPANY LLC		PULTE HOME COMPANY LLC	
9302 LEE HIGHWAY, SUITE 1000		9302 LEE HIGHWAY, SUITE 1000	
FAIRFAX, VA 22031		FAIRFAX, VA 22031	
WWW.ATCSPLC.COM		WWW.ATCSPLC.COM	
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13861 SUNRISE VALLEY DRIVE, SUITE 200		13861 SUNRISE VALLEY DRIVE, SUITE 200	
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(703) 430-7500 FAX (703) 430-0889		(703) 430-7500 FAX (703) 430-0889	
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BLACKSBURG - NEWPORT NEWS		BLACKSBURG - NEWPORT NEWS	
FARMERSBURG - NEWPORT NEWS		FARMERSBURG - NEWPORT NEWS	
WWW.ATCSPLC.COM		WWW.ATCSPLC.COM	
AUTHOR: A.A.H.		AUTHOR: A.A.H.	
CHECK: G.A.B.		CHECK: G.A.B.	
PROJ.#: 001271		PROJ.#: 001271	
DATE: 7/19/2018		DATE: 7/19/2018	
SCALE: AS SHOWN		SCALE: AS SHOWN	
SHEET: 22 OF 24		SHEET: 22 OF 24	

FILE PATH: K:\DOCUMENT\1271 - Breezeway Motel\Civil\Design\Sheets\1271-REZONING MASTER DEVELOPMENT PLAN\2-24 - 1271-REZONING MASTER DEVELOPMENT PLAN.dwg PLOT DATE: 9/20/2019 1:48:54 PM BY: AMR HABEI



20' (10-UNIT) BUILDING STREETSCAPE
PULTE - NORTHEAST (BREEZEWAY)
(2463 - FRANKTON)



Lot 62 (ENTRANCE ELEVATION)



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DATE: 9/6/2019

SUBMISSION		REVISION	
NO.	DATE	NO.	DESCRIPTION
1	8/6/2018	1	8/5/2019 ADDRESS CITY COMMENTS
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10	9/20/2019	10	9/20/2019 ADDRESS CITY COMMENTS

CLIENT

PULTE HOME COMPANY LLC
9302 LEE HIGHWAY, SUITE 1000
FAIRFAX, VA 22031

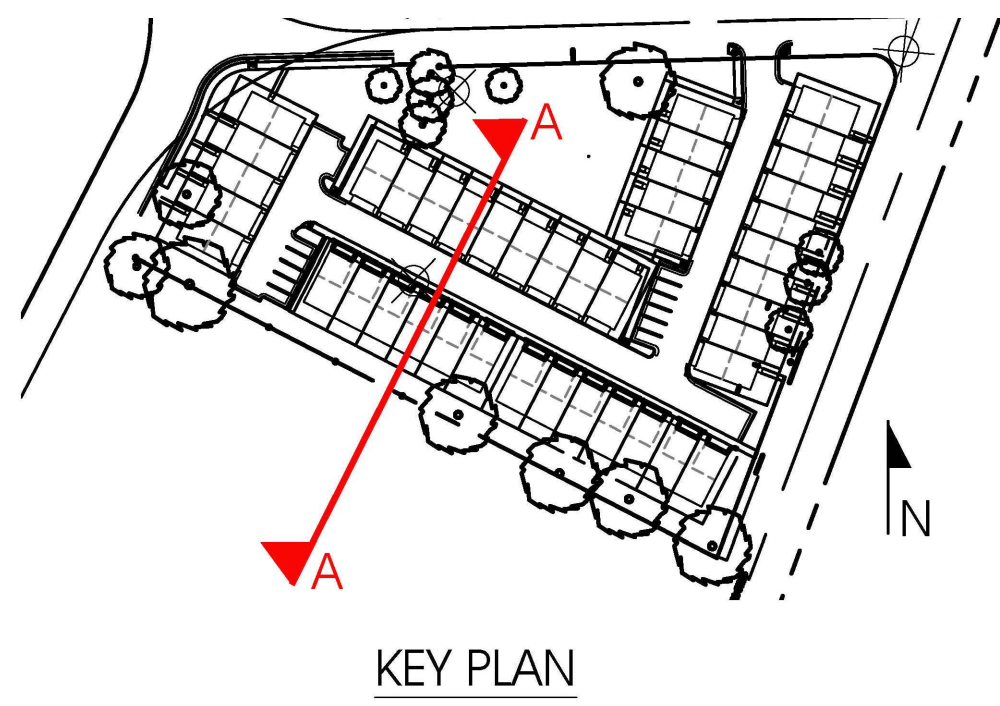
13861 SUNRISE VALLEY DRIVE, SUITE 200
HERNDON, VIRGINIA 20171
HERNDON (703) 430-7500 FAX (703) 430-0889
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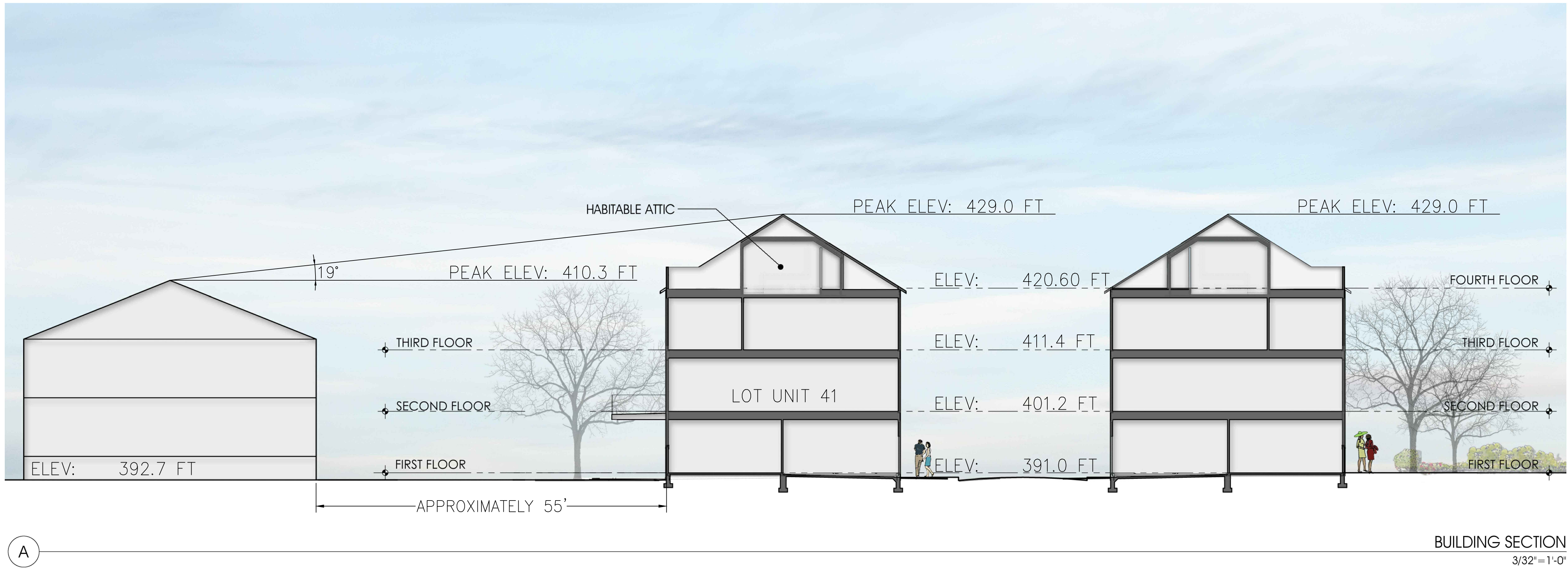
EXTERIOR ELEVATIONS
RT. 50 BREEZEWAY
MASTER DEVELOPMENT PLAN
LOCATION
FAIRFAX CITY, VIRGINIA

AUTHOR: A.A.H.
CHECK: G.A.B.
PROJ.#: 001271
DATE: 7/19/2018
SCALE: AS SHOWN

SHEET: 23 OF 24



KEY PLAN



AUTHOR: A.A.H.
CHECK: G.A.B.
PROJ.#: 001271
DATE: 7/19/2018
SCALE: AS SHOWN

BUILDING SECTION
RT. 50 BREEZEWAY
MASTER DEVELOPMENT PLAN
LOCATION
FAIRFAX CITY, VIRGINIA

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CLIENT
PULTE HOME COMPANY LLC
9302 LEE HIGHWAY, SUITE 1000
FAIRFAX, VA 22031

SUBMISSION		REVISION	
NO.	DATE	NO.	DESCRIPTION
1	8/6/2018	1	8/5/2019 ADDRESS CITY COMMENTS
2	4/1/2019	2	9/18/2019 ADDRESS CITY COMMENTS
3	6/7/2019	3	6/7/2019 ADDRESS CITY COMMENTS
4	9/20/2019	4	9/20/2019 ADDRESS CITY COMMENTS
5	7/1/2020	5	7/1/2020 ADDRESS CITY COMMENTS
6	7/1/2020	6	7/1/2020 ADDRESS CITY COMMENTS