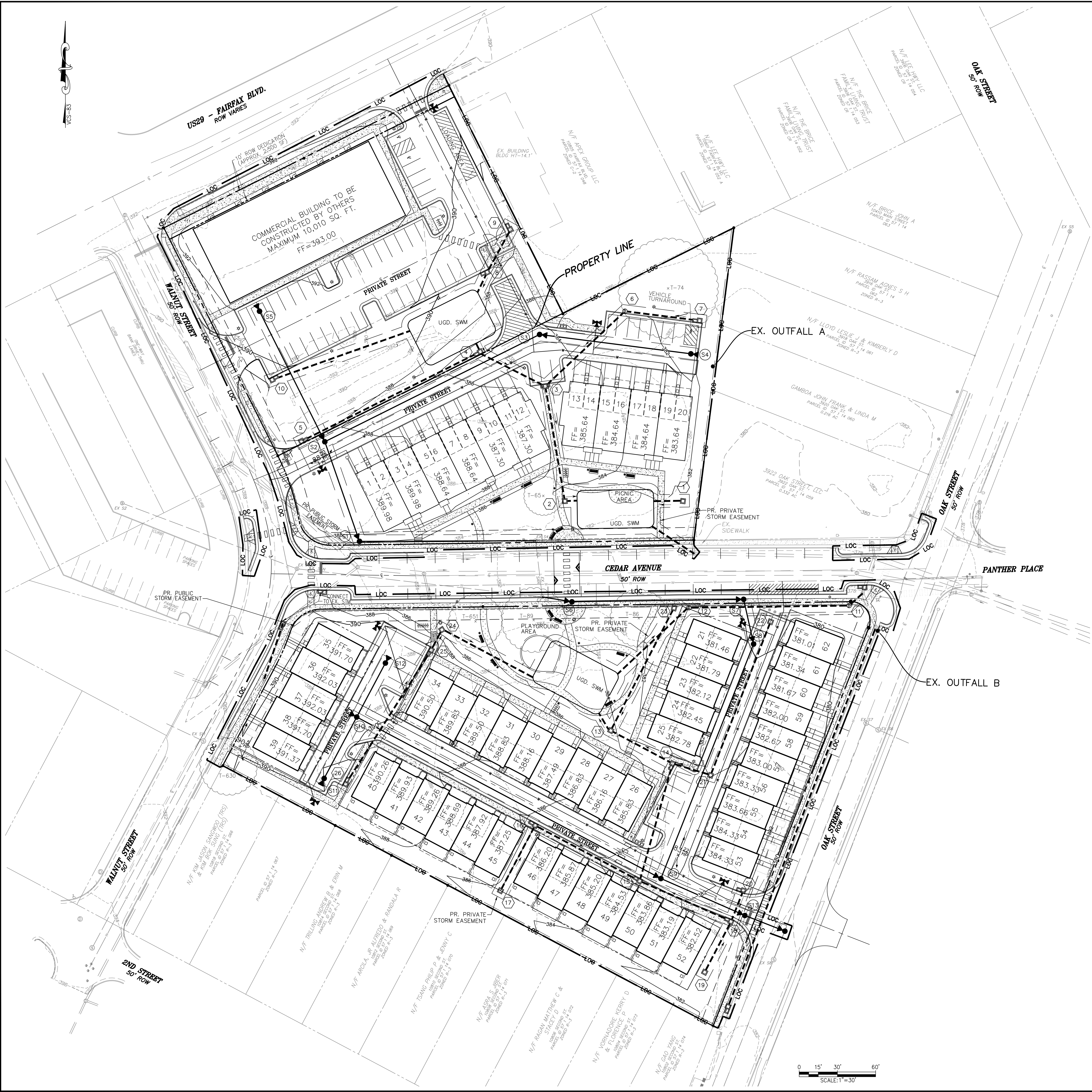


Breezeway Certificate of Appropriateness Application Architectural Elevations and Color/Material Packages





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

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

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 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 LOCATIONS:
A. EXISTING OUTFALL A INCLUDES MOSTLY ON-SITE SHEET FLOW FROM PROPERTIES NORTH OF CEDAR AVENUE THAT DRAINS SOUTH WEST FROM FAIRFAX BOULEVARD/WALNUT STREET WHERE IT LEAVES THE SITE AND DRAINS SOUTH INTO THE CEDAR AVENUE STORM PIPE DRAINAGE SYSTEM THAT CONVEYS DRAINAGE EAST 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 STREET WHERE IT DRAINS INTO THE CEDAR AVENUE STORM PIPE DRAINAGE SYSTEM AT OAK STREET THAT CONVEYS DRAINAGE EAST 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 11B 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, FILTERTERRAS, PERMEABLE PAVEMENT, & BIORETENTIONS. PRELIMINARY LOCATIONS ARE SHOWN ON THE DEVELOPMENT PLAN.

ONSITE SEWER DEMAND ANALYSIS

NORTH OF CEDAR AVENUE

THE SEWER OUTFALL FOR THIS PORTION OF SITE IS THE EXISTING SEWER THAT CROSSES CEDAR AVE. AT MID-BLOCK. THIS SEWER HAS BEEN IDENTIFIED AS HAVING A "BELLY" CONDITION PER CITY OF FAIRFAX. THE EXISTING PIPE IS FULL AT THE LOWEST POINT OF THE BELLY, AND CONTINUES TO ADEQUATELY FUNCTION IN THE CURRENT CONDITION. THE PROPOSED SEWER DEMAND HAS BEEN ANALYZED AND COMPARED TO CURRENT CONDITIONS. THERE IS AN INCREASE WITH THE PROPOSED CONDITIONS AND A FULL HYDRAULIC ANALYSIS SHALL BE PERFORMED AT SITE DEVELOPMENT STAGE TO DETERMINE IF PIPE SHOULD BE REPLACED. THE SEWER FLOW FROM NORTH OF CEDAR AVE. CONTINUES THROUGH THE PROJECT SITE SOUTH OF CEDAR AVE.

EXISTING CONDITIONS:
BREEZEWAY MOTEL & FAIRFAX GARDEN APARTMENTS (10807 & 10808 CEDAR AVE.) = 12,300 GPD

PROPOSED CONDITIONS:
STACKED CONDO BUILDINGS (10) & COMMERCIAL BUILDING (10,010 SF) = 15,003 GPD (ESTIMATED)

SOUTH OF CEDAR AVENUE

THE ULTIMATE SEWER OUTFALL FOR THE TOTAL SITE AREA (NORTH & SOUTH OF CEDAR AVE.) IS THE EXISTING SEWER SYSTEM AT OAK ST. THIS SYSTEM IS THE SAME RECEIVING SYSTEM FOR THE CURRENT CONDITIONS. THE SEWER FLOWS FOR THE SITE AREA SOUTH OF CEDAR AVE. ARE INDICATED BELOW.

EXISTING CONDITIONS:
FAIRFAX GARDEN APARTMENTS (10811 & 10809 CEDAR AVE.) & FOUR (4) SINGLE FAMILY DWELLINGS = 8,400 GPD

PROPOSED CONDITIONS:
TOWN HOMES (42) = 25,200 GPD (ESTIMATED)

EXISTING PROJECT TOTAL (NORTH AND SOUTH OF CEDAR AVE.) = 20,700 GPD
PROPOSED PROJECT TOTAL (NORTH AND SOUTH OF CEDAR AVE.) = 40,203 GPD (19,503 GPD ESTIMATED INCREASE)

SUBMISSION		REVISION	
NO.	DATE	NO.	DESCRIPTION
1	8/6/2018	1	6/6/2019 ADDRESS CITY COMMENTS
2	6/7/2019	2	9/18/2019 ADDRESS CITY COMMENTS
3	9/20/2019	3	9/16/2020 ADDRESS CITY COMMENTS
4	7/14/2021	4	ADDRESS CITY COMMENTS
5	7/23/2021	5	9/22/2021 ADDRESS CITY COMMENTS
6	10/7/2021	6	10/15/2021 ADDRESS CITY COMMENTS
7	10/29/2021	7	11/17/2021 ADDRESS CITY COMMENTS
8		8	

COMMONWEALTH OF VIRGINIA
JASON TURNER KACAMBARAS
Lic. No. 0402042416
PROFESSIONAL ENGINEER

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

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

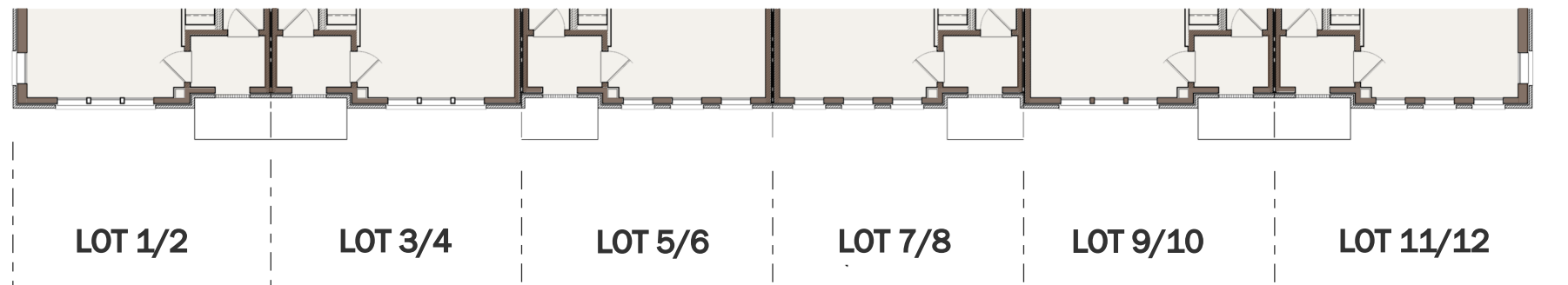
PRELIMINARY GRADING PLAN AND STORMWATER MANAGEMENT PLAN
RT. 50 BREEZEWAY
MASTER DEVELOPMENT PLAN
LOCATION
FAIRFAX CITY, VIRGINIA

AUTHOR: ZME
CHECK: JTK
PROJ.#: 001271
DATE: 10/30/2020
SCALE: 1"=50'

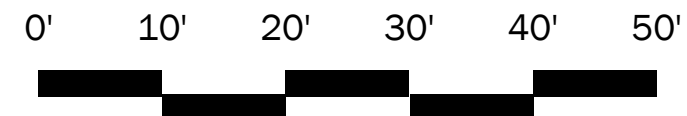
SHEET: 7 of 21

Stacked Condo Units





6-UNIT (202) BUILDING STREETSCAPE
PULTE-NORTHEAST (BREEZEWAY)





LOT 11/12

LOT 9/10

LOT 7/8

LOT 5/6

LOT 3/4

LOT 1/2

CONDENSER

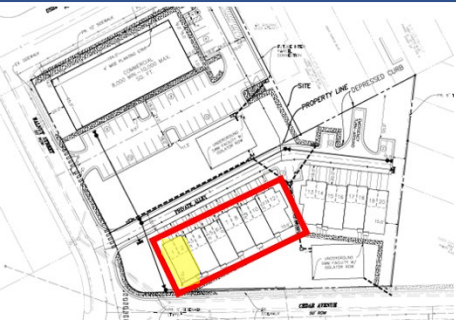
REAR ELEVATION

6-UNIT (202) BUILDING STREETSCAPE
PULTE-NORTHEAST (BREEZEWAY)

0' 10' 20' 30' 40' 50'

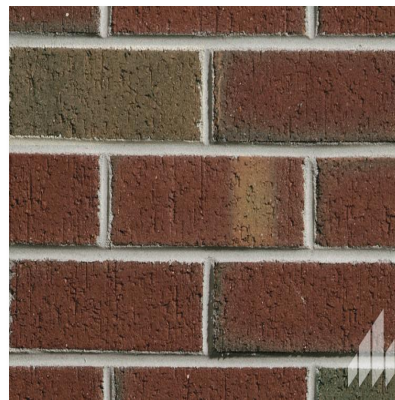


Lot 1/2



LOT 1/2

BRICK VENEER
RALEIGH COURT



HARDIE SIDING
SAIL CLOTH



FRONT DOOR
SW6158 SAWDUST



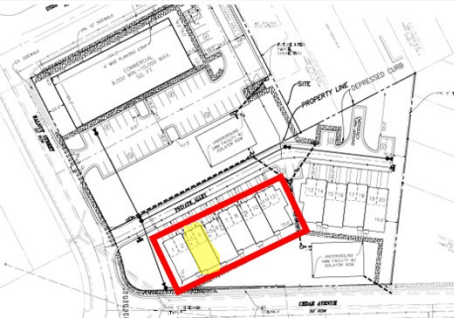
BRICK MORTAR
ROANOKE STRAW



VINYL WINDOWS
WHITE

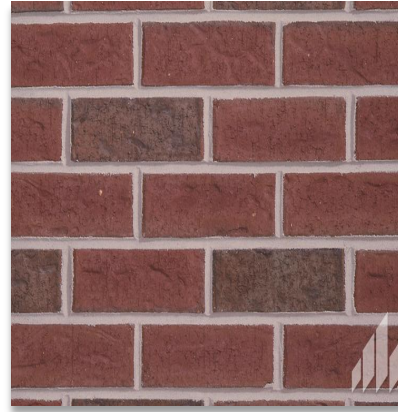
SYNTHETIC PANEL & TRIM
WHITE

Lot 3/4



LOT 3/4

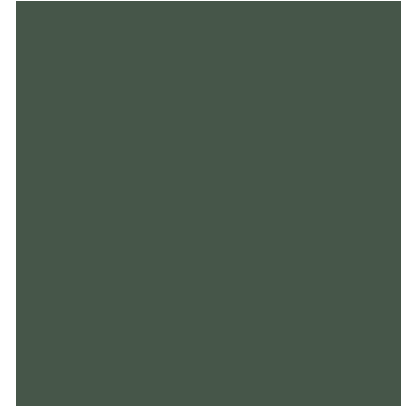
BRICK VENEER
VIRGINIA HIGHLANDS



HARDIE SIDING
NAVAJO BEIGE



FRONT DOOR
SW6195 ROCK GARDEN



PRE-CAST
RAWHIDE REGENCY

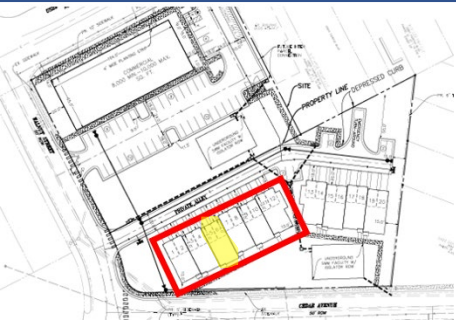


TUMBLED AT STONE
SMOOTH FACE AT BRICK

VINYL WINDOWS
WHITE

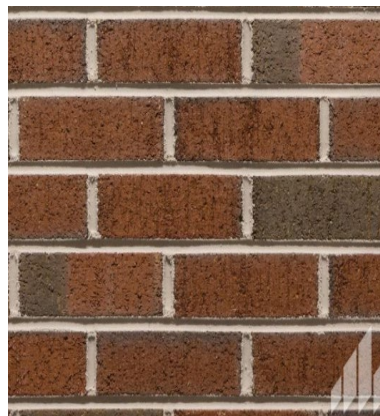
SYNTHETIC PANEL & TRIM
WHITE

Lot 5/6



LOT 5/6

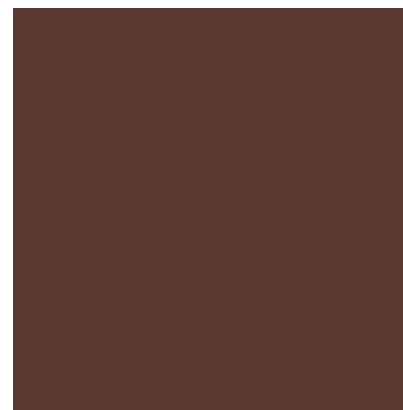
BRICK VENEER
FULL RANGE WIRECUT



HARDIE SIDING
LIGHT MIST



FRONT DOOR
SW6034 ARRESTING AUBURN



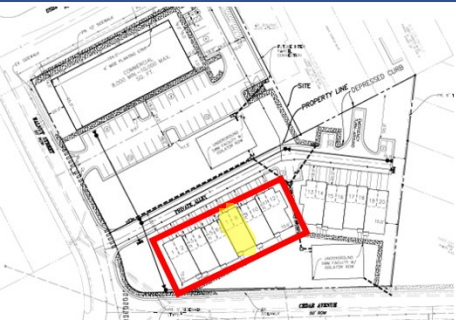
BRICK MORTAR
ROANOKE STRAW



VINYL WINDOWS
WHITE

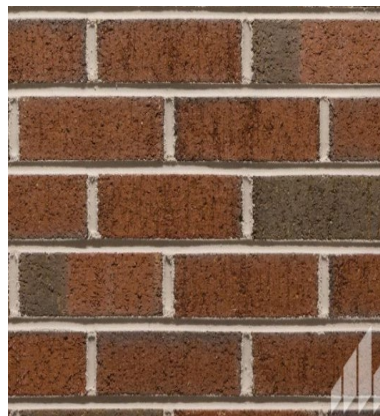
SYNTHETIC PANEL & TRIM
WHITE

Lot 7/8



LOT 7/8

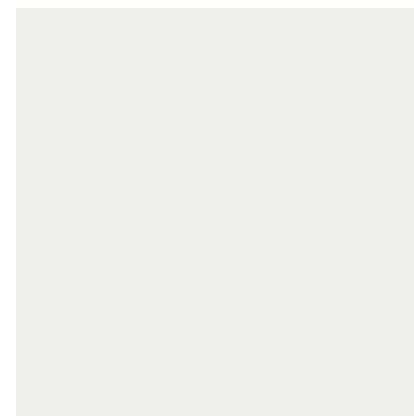
BRICK VENEER
FULL RANGE WIRECUT



HARDIE SIDING
TIMBERBARK



FRONT DOOR
SW7076 EXTRA WHITE



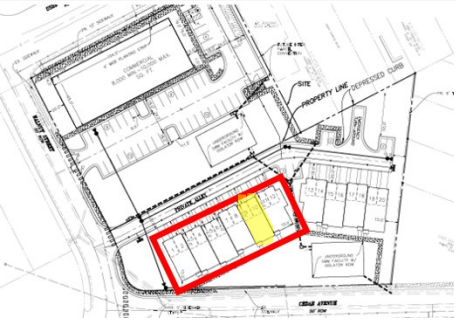
BRICK MORTAR
ROANOKE STRAW



VINYL WINDOWS
WHITE

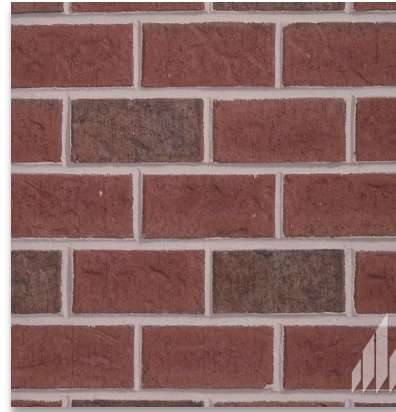
SYNTHETIC PANEL & TRIM
WHITE

Lot 9/10



LOT 9/10

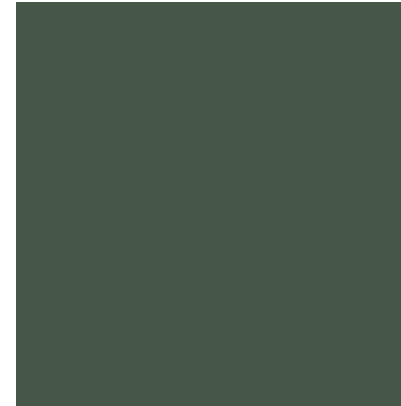
BRICK VENEER
VIRGINIA HIGHLANDS



HARDIE SIDING
NAVAJO BEIGE



FRONT DOOR
SW6195 ROCK GARDEN



PRE-CAST
RAWHIDE REGENCY

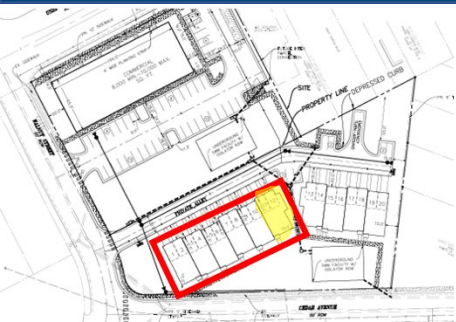


TUMBLED AT STONE
SMOOTH FACE AT BRICK

VINYL WINDOWS
WHITE

SYNTHETIC PANEL & TRIM
WHITE

Lot 11/12



LOT 11/12

BRICK VENEER
VIRGINIA HIGHLANDS



HARDIE SIDING
MONTEREY TAUPE



FRONT DOOR
SW6258 TRICON BLACK



BRICK MORTAR
ROANOKE STRAW



VINYL WINDOWS
WHITE

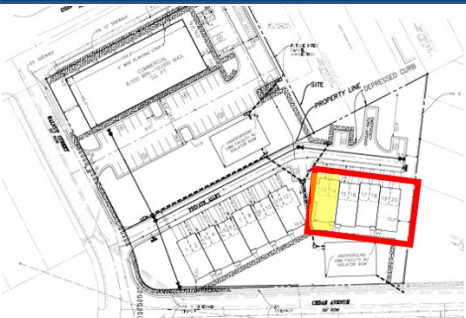
SYNTHETIC PANEL & TRIM
WHITE



4-UNIT (2o2) BUILDING STREETSCAPE
 PULTE-NORTHEAST (BREEZEWAY)

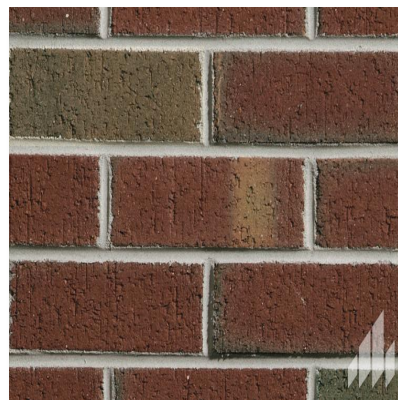


Lot 13/14



LOT 13/14

BRICK VENEER
RALEIGH COURT



HARDIE SIDING
SAIL CLOTH



FRONT DOOR
SW6158 SAWDUST



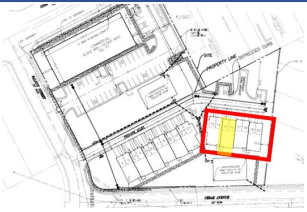
BRICK MORTAR
ROANOKE STRAW



VINYL WINDOWS
WHITE

SYNTHETIC PANEL & TRIM
WHITE

Lot 15/16



LOT 15/16

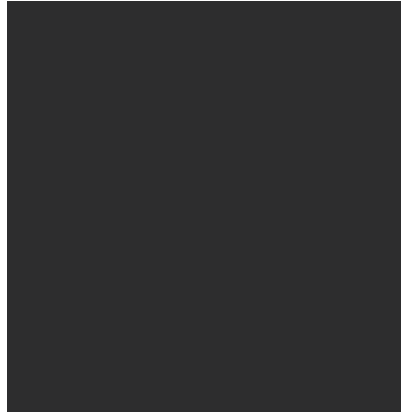
STONE VENEER
SANTA MARIA CYPRESS RIDGE



HARDIE SIDING
MONTEREY TAUPE



FRONT DOOR
SW6258 TRICON BLACK



PRE-CAST
RAWHIDE REGENCY

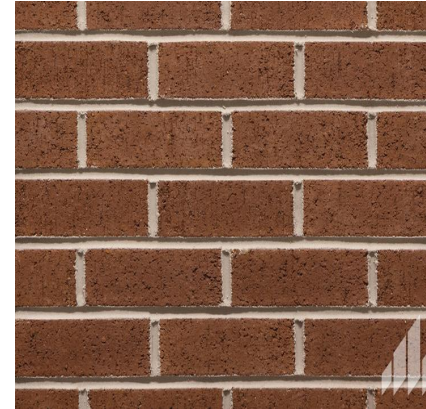


TUMBLER AT STONE
SMOOTH FACE AT BRICK

VINYL WINDOWS
WHITE

SYNTHETIC PANEL & TRIM
WHITE

REAR BRICK ACCENT
RED CENTENNIAL

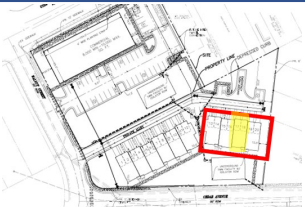


BRICK MORTAR
ROANOKE STRAW



STONE MORTAR
TO MATCH STONE

Lot 17/18



LOT 17/18

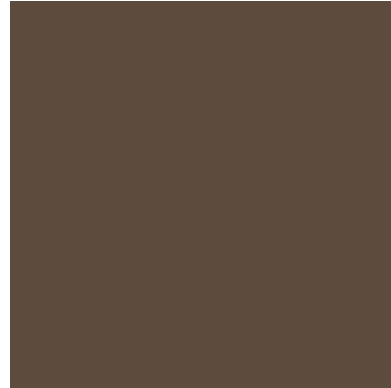
STONE VENEER
SANTA MARIA CYPRESS RIDGE



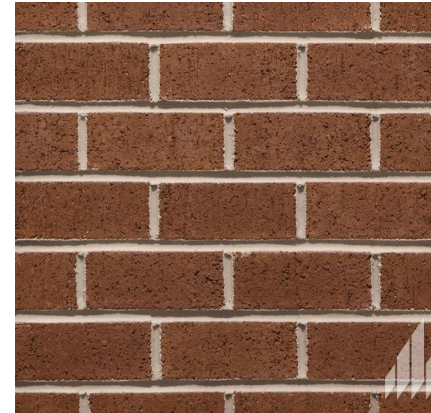
HARDIE SIDING
BOOTHBAY BLUE



FRONT DOOR
SW6083 SABLE



REAR BRICK ACCENT
RED CENTENNIAL



BRICK MORTAR
ROANOKE STRAW



PRE-CAST
RAWHIDE REGENCY



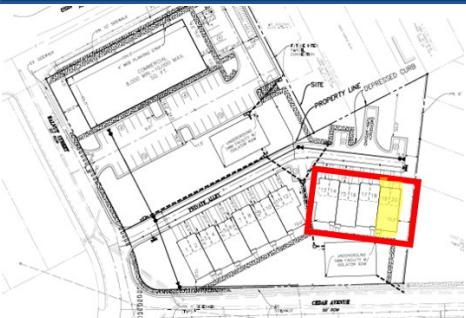
TUMBLER AT STONE
SMOOTH FACE AT BRICK

VINYL WINDOWS
WHITE

SYNTHETIC PANEL & TRIM
WHITE

STONE MORTAR
TO MATCH STONE

Lot 19/20



LOT 19/20

BRICK VENEER
VIRGINIA HIGHLANDS



HARDIE SIDING
NAVAJO BEIGE



FRONT DOOR
SW6195 ROCK GARDEN



BRICK MORTAR
ROANOKE STRAW



VINYL WINDOWS
WHITE

SYNTHETIC PANEL & TRIM
WHITE