GENERALIZED DEVELOPMENT PLAN

FAIRFAX CITY PLAZA

NOTES

1. THE PROPERTY DELINEATED ON THIS PLAT IS IDENTIFIED ON ASSESSMENT MAPS AS REFERENCE NO. 048 3 01 031, AND IS ZONED C-8, R-2, C-2 & I-2.
2. CURRENT OWNERS: (SEE THIS SHEET)
3. BOUNDARY AND TOPO INFORMATION SHOWN HEREON IS BASED ON AN ACTUAL FIELD RUN SURVEY BY THIS FIRM.
4. BEARINGS BASED ON VCS NAD 1927 NORTH.
5. THE ADDRESS OF THIS PROPERTY IS 9536 LEE HIGHWAY.
6. THE STREETS ADJACENT TO THIS SITE IS A PUBLIC RIGHT-OF-WAY.
7. NO TITLE REPORT FURNISHED.
8. CONTOUR INTERVAL : 2 FEET
9. THIS SITE TO BE SERVED BY PUBLIC WATER & SEWER.
10. PARKING LOT LIGHTS SHALL BE MAX. OF 12 FT HEIGHT DOWNWARD FOCUSING, NON-GLARE TYPE. ALL PARKING LIGHTS SHALL CONFORM TO PFM AND ZONING REQUIREMENTS.
11. AT THE TIME OF FINAL SITE PLAN APPROVAL, LAYOUT AND THE LOCATION OF LIMITS OF CLEARING AND GRADING MAY CHANGE SLIGHTLY DUE TO FINAL ENGINEERING.
12. THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE ADOPTED COMPREHENSIVE PLAN OF FAIRFAX COUNTY EXCEPT FOR MODIFICATION TO TRANSITIONAL SCREENING AND MINIMUM LOT SIZE REQUIREMENT AS REQUESTED WITH THIS APPLICATION.
13. THE PROPOSED DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS & ADOPTED STANDARDS EXCEPT FOR MODIFICATION TO TRANSITIONAL SCREENING AND MINIMUM LOT SIZE REQUIREMENT AS REQUESTED WITH THIS APPLICATION.
14. EROSION & SEDIMENT CONTROL WILL CONFORM TO ALL APPLICABLE LOCAL COUNTY & STATE STANDARDS.
15. TO THE BEST OF OUR KNOWLEDGE NO GRAVE SITE IS LOCATED ON THIS SITE.
16. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO TOXIC MATERIALS OR AUTOMOBILE FUEL FOUND OR PROPOSED TO BE STORED ON THIS SITE.
17. OVERLAY DISTRICT : HIGHWAY CORRIDOR
18. THERE IS NO FLOOD PLAIN, RPA & EQC LOCATED ON THIS SITE.
19. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITY EASEMENT OF 25 FT. OR MORE, AND ANY MAJOR UNDERGROUND UTILITY EASEMENT REGARDLESS OF WIDTH EXCEPT AS SHOWN ON THE PLAT.
20. THE PROPOSED LOCATION OF BMP, SWM AND THE RELATED DESIGN CALCULATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE AT THE TIME OF FINAL SITE PLAN.
21. MINOR ADJUSTMENT TO LOCATION , SIZE AND SHAPE OF THE PROPOSED IMPROVEMENTS MAY BE NECESSARY DUE TO FINAL ENGINEERING.
22. ALL EXISTING SIGNS AND ALL ADDITIONAL SIGNS SHALL CONFORM WITH THE ZONING ORDIANCE.
23. THERE ARE NO EXISTING STRUCTURES ON-SITE. A HOUSE WAS ONCE THERE BUT HAS SINCE BEEN REMOVED. SOME DRIVEWAY PAVEMENT FOR THE HOME IS STILL IN PLACE.

SITE TABULATIONS:

CITY OF FAIRFAX SITE AREA

SITE AREA:	0.59 AC. – 25,916 SF.
PROPOSED RETAIL G.F.A.:	5134 SF.(1 STORY)
EX. ZONE:	C-2/I-2
PROPOSED ZONE:	C-2

	REQUIRED	
FAR	=	0.50
MAX. BUILDING HEIGHT	=	60' (5 STORIES)
MIN. OPEN SPACE	=	25%
BULK REGULATIONS:		
FRONT YARD 30'ABP	=	25' MIN.
SIDE YARD	=	NONE
REAR YARD	=	NONE
	PROVIDED	
FAR PROVIDED	=	0.19
OPEN SPACE PROVIDED	=	41% (10,858 S.F.)
PROPOSED BUILDING HEIGHT	=	24'
FRONT YARD	=	LANDSCAPED STRIP: WIDTH VARIES FROM 12.76 FT TO 22.47 FT.
SIDE YARD	=	LANDSCAPED STRIP: 7 FT WIDTH

FAIRFAX COUNTY SITE AREA

SITE AREA:	0.48 AC. – 20,989 SF.
PROPOSED RETAIL G.F.A.:	3,530 SF.(1 STORY)
EX. ZONE:	C-8/R-2
PROP. ZONE:	C-8

	REQUIRED	
FAR	=	0.50
MAX. BUILDING HEIGHT	=	40'
MIN. OPEN SPACE	=	15%
BULK REGULATIONS:		
FRONT YARD 45'ABP	=	40' MIN.
SIDE YARD	=	NONE
REAR YARD	=	20'
	PROVIDED	
FAR PROVIDED	=	0.17
OPEN SPACE PROVIDED	=	35% (7,275 S.F.)
PROPOSED BUILDING HIEGHT	=	24'

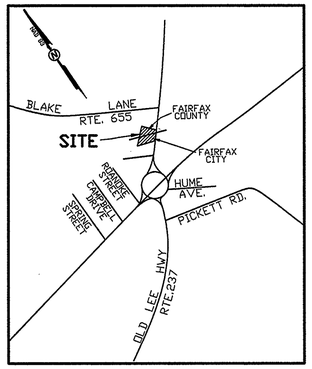
SITE TABULATIONS:

OVERALL

PROPOSED GFA = 8664 SF.
MAX. FAR ALLOWED : 0.50
FAR PROVIDED = 0.19
MINIMUM LOT AREA = 40,000 S.F. (C-8 ZONE) LOT AREA PROVIDED = 46,905 S.F.
MINIMUM LOT WIDTH = 200' (C-8 ZONE)
LOT WIDTH PROVIDED = 218' (MIDDLE SECTION)

OPEN SPACE TABULATION :

OPEN SPACE PROVIDED:
CITY SIDE: 10,858 S.F. (REQ'D: 25%, PROVIDED 41%)
COUNTY SIDE: 7,275 S.F. (REQ'D: 15%, PROVIDED 35%)
TOTAL SITE: 18,133 S.F. (38%)



VICINTY MAP
1"=1,000'

ZONING MODIFICATIONS, WAIVERS, LAND USE ACTIONS ETC HEREBY REQUESTED FROM CITY OF FAIRFAX:

1. ZONING MAP AMENDMENT (CITY CODE SECTION 110-5): FROM C-2 RETAIL COMMERCIAL AND I-2 INDUSTRIAL DISTRICTS TO C-2 RETAIL COMMERCIAL DISTRICT (WITH PROFFERS).
2. SPECIAL EXCEPTION (CITY CODE SECTION 110-263): TO MODIFY THE REQUIREMENTS OF PARKING AREA LANDSCAPING (110-259 (a)(1)a.).
3. SPECIAL EXCEPTION (CITY CODE SECTION 110-185): TO ALLOW INDIVIDUAL BUSINESSES LOCATED IN A SHOPPING CENTER TO BE INDENTIFIED ON A SHOPPING CENTER IDENTIFICATION GROUND-MOUNTED SIGN (110-180 (b)(2)a.1).

OWNERS INFORMATION :

FAIRFAX PLAZA, L. L. C.
901 WESTWOOD DRIVE, NE
VIENNA, VA. 22180
DB 21845 PG 0791
TM# 048-3-01-0031
ZONE: C-8, R-2, C-2 AND I-2
USE: VACANT LAND

TRIP GENERATION RATES:

TRIP GENERATION PER ITE 6TH EDITION (CHURCH)
AVERAGE WEEKDAY VEHICLE TRIP PER 1000 S.F. G.F.A.
SPECIALTY RETAIL CENTER
TOTAL GFA = 8,664 S.F.
(40.467 AVG TRIP RATE/1,000 S.F.)(8,664 S.F.) = 351 VPD

AREA TABULATION:

(SEE ATTACHED PLAT)

PARCEL A):	16,313 S.F.	OR 0.37 AC.
PARCEL B):	17,374 S.F.	OR 0.40 AC.
PARCEL C):	13,218 S.F.	OR 0.30 AC.
TOTAL:	46,905 S.F.	OR 1.08 AC.

FAIRFAX COUNTY SIDE:

AREA ZONED C-8:	13,636 S.F.	OR 0.31 AC. (PT. OF PARCEL A & B)
AREA ZONED R-2:	7,353 S.F.	OR 0.17 AC. (PT. OF PARCEL C)
TOTAL:	20,989 S.F.	OR 0.48 AC.

FAIRFAX CITY SIDE:

AREA ZONED C-2:	20,051 S.F.	OR 0.46 AC. (PT. OF PARCEL A & B)
AREA ZONED I-2 :	5,865 S.F.	OR 0.13 AC. (PT. OF PARCEL C)
TOTAL:	25,916 S.F.	OR 0.60 AC.

LANDSCAPE NOTES

AT TIME OF FINAL SITE PLAN, PLANT LOCATIONS MAY BE MODIFIED IF NECESSARY DUE TO CHANGES IN FINAL ENGINEERING OR LOCATION OF UTILITY EASEMENTS.

PLANT MATERIAL SHOWN ON THIS PLAN IS REPRESENTATIVE BUT NOT NECESSARILY LIMITED TO THE VARIETIES LISTED IN THE PLANT SCHEDULE.

LOCATION AND SPECIES OF THE PLANT MATERIAL SHOWN ARE SUBJECT TO CHANGES DUE FINAL ENGINEERING, BUT QUANTITIES WILL EQUAL TO THAT REPRESENTED ON THIS PLAN.

INTERIOR PARKING LOT REQUIREMENTS:

INTERIOR PARKING LOT LANDSCAPING REQUIRED :
5% OF TOTAL AREA OF PARKING LOT = 510 SF.(FAIRFAX COUNTY SIDE ONLY)
INTERIOR PARKING LOT LANDSCAPING TO BE PROVIDED : 510 S.F. MIN.

PARKING TABULATIONS :

CITY OF FAIRFAX
PARKING REQUIRED = ONE (1) SPACE PER 200 SF. OF GROSS FLOOR AREA

LOADING SPACE REQUIRED = ONE SPACE FOR THE FIRST 10,000 SQUARE FEET OF FLOOR AREA, PLUS ONE SPACE FOR EACH ADDITIONAL 15,000 SQUARE FEET OR MAJOR FRACTION THEREOF. (12'x25' MIN).

FAIRFAX COUNTY
PARKING REQUIRED = ONE (1) SPACE PER 200 SF. OF NET FLOOR AREA FOR THE FIRST 1000 SF., PLUS SIX (6) SPACES PER EACH ADDITIONAL 1000 SF.

LOADING SPACE REQUIRED = ONE (1) SPACE PER THE FIRST 5,000 SF. OF GROSS FLOOR AREA, PLUS ONE (1) SPACE PER EACH ADD'L 30,000 SF. OF GFA = 1 SPACE.

PARKING REQUIRED:
CITY OF FAIRFAX
5,134 SF./200 = 26 SPACES

FAIRFAX COUNTY
(3,530x0.80) = 2,824-1,000 = 1,824/1,000x6 = 10.9+5 = 16 SPACES

TOTAL PARKING SPACES REQUIRED	=	42 SPACES
TOTAL PARKING SPACES PROVIDED	=	42 SPACES
TOTAL HANDICAP SPACES REQUIRED	=	FOR 26-50 SPACES, 2 SPACES TOTAL
HANDICAP SPACES PROVIDED	=	2 HANDICAP SPACES (2 VAN ACCESSIBLE)
TOTAL LOADING SPACE REQUIRED	=	1 LOADING SPACE
TOTAL LOADING SPACE PROVIDED	=	1 LOADING SPACE

Application No: RZ 2013-PR-006 Staff: MAT

APPROVED DEVELOPMENT PLAN
(X)GDP) (_CDP) (_FDP) (_PRC) (_DP) (_CP) (_SE) (_CSP) (_SP) (_VC)
SEE PROFFERS DATED: Dec 11, 2013
SEE CONDITIONS DATED:
Date of Final Approval: Jan 14, 2014 (XBOS) (_PC) (_BZA)
Comments:
DEPARTMENT OF PLANNING & ZONING
Sheet 1 of 13

INDEX

1) COVER SHEET
2) EXISTING CONDITIONS PLAN
3) GENERALIZED DEVELOPMENT PLAN
4) LANDSCAPE PLAN & PLANT LISTS
5) LANDSCAPING NOTES & COMPUTATIONS
6) PRELIMINARY SWM AND BMP PLAN
7) EXISTING VEGETATION MAP
8) TREE PRESERVATION PLAN

NO.	DATE	DESCRIPTION	BY
1.	02/26/13	NOTES #12 & 13 & SITE TABS.	CAB
2.	05/02/13	SITE TAB. AND BUILDING LAYOUT	VO
3.	07/15/13	MISC. SITE IMPROVEMENTS	VO
4.	08/22/13	COUNTY & CITY COMMENTS	VO
5.	09/11/13	ANGLED PARKING FAIRFAX CO.	VO
6.	10/09/13	REV. PER CITY OF FAIRFAX	VO

REVISION BLOCK

COVER SHEET
9536 LEE HIGHWAY
FAIRFAX CITY PLAZA
PROVIDENCE DISTRICT
CITY OF FAIRFAX AND FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA PROFESSIONAL ENGINEER
10/10/13
DAVID MATTES
No. 021...

PROFESSIONAL DESIGN GROUP, INC.
ENGINEERS, SURVEYORS, CONSULTANT
14301-B SULLYFIELD CIRCLE, SUITE 203
CHANTILLY, VIRGINIA 20151
PHONE (703) 631-2344
FAX. (703) 378-2102

DESIGN BY:	CB
DRAWN BY:	CB
CHECKED BY:	HM
DATE:	JANUARY 2012
SCALE:	
JOB NO.:	00023
DRAWING NO.:	793
SHEET	1 OF 8

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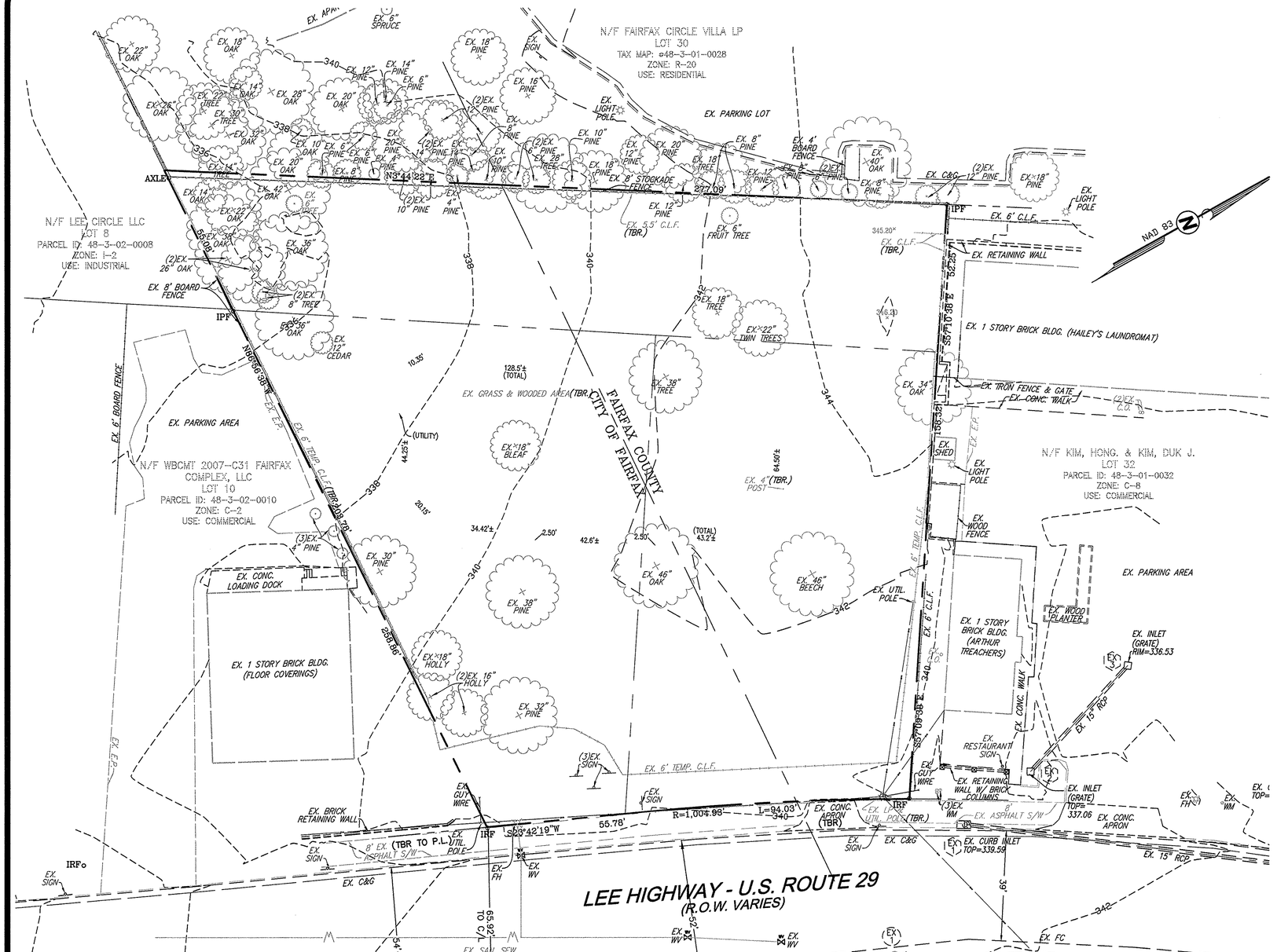

LEGEND

DENOTES TO BE REMOVED	(TBR)
EXISTING INTERMEDIATE CONTOUR	86
EXISTING CONTOUR INDEX	86
EXISTING EDGE OF PAVEMENT	EX. E.P.
EXISTING CURB	
EXISTING WATERLINE W/TEE	W
EXISTING TELEPHONE LINE	T
EXISTING SANITARY SEWER	
PROPERTY LINE	
EASEMENT LINE	
EXISTING TREE ON SITE	EX. 38" PINE

NO.	DATE	DESCRIPTION	BY
1.	02/26/13	NOTES #12 & 13 & SITE TABS.	CAB
2.	05/02/13	SITE TAB AND BUILDING LAYOUT	VO
3.	07/15/13	MISC. SITE IMPROVEMENTS	VO
4.	08/22/13	COUNTY & CITY COMMENTS	VO
5.	09/11/13	ANGLED PARKING FAIRFAX CO.	VO
6.	10/09/13	Rev. per City of Fairfax	VO

REVISION BLOCK

EXISTING CONDITIONS PLAN

9536 LEE HIGHWAY
FAIRFAX CITY PLAZA

PROVIDENCE DISTRICT

CITY OF FAIRFAX AND FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA — HAMID MAJIN — Lic. No. 037621 — PROFESSIONAL ENGINEER — 10/9/13

PROFESSIONAL DESIGN GROUP, INC.
ENGINEERS, SURVEYORS, CONSULTANT
14301-B SULLYFIELD CIRCLE, SUITE 203
CHANTILLY, VIRGINIA 20151
PHONE (703) 631-2344
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SHEET	2 OF 8

Application No: RZ 2013-PR-006 Staff: MAT

APPROVED DEVELOPMENT PLAN

(X)GDP) (_CDP) (_FDP) (_PRC) (_DP) (_CP) (_SE) (_CSP) (_SP) (_VC)

SEE PROFFERS DATED: Dec 11, 2013

SEE CONDITIONS DATED:

Date of Final Approval: Jan 14, 2014 (X)BOS) (_PC) (_BZA)

Comments:

DEPARTMENT OF PLANNING & ZONING

Sheet 2 of 13

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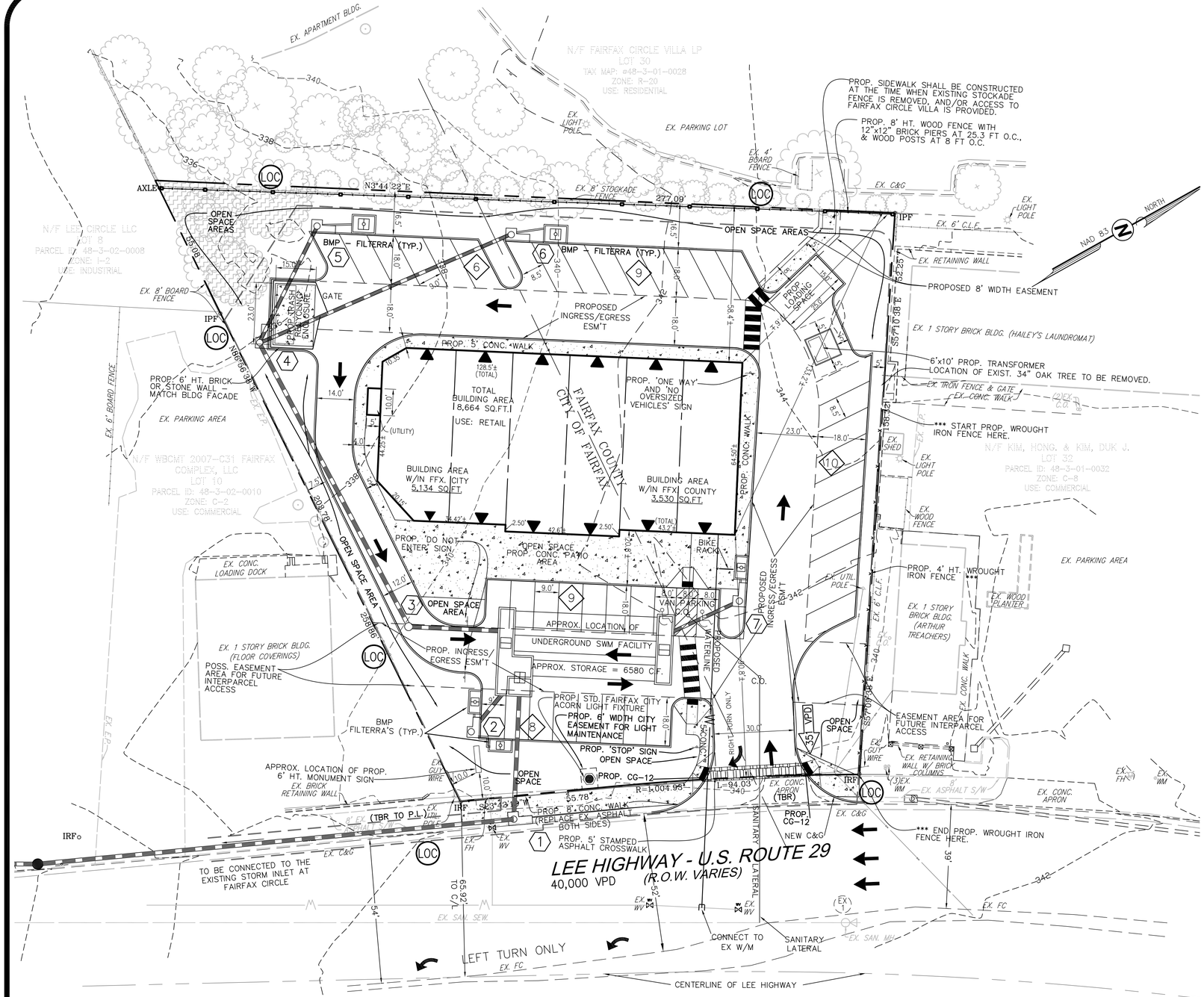


LEGEND

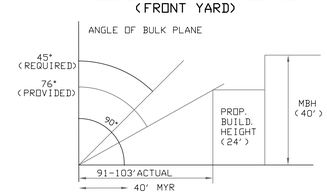
- DENOTES LIMITS OF CLEARING & GRADING (LOC)
- DENOTES TO BE REMOVED (TBR)
- EXISTING INTERMEDIATE CONTOUR 86
- EXISTING CONTOUR INDEX 86
- PROPOSED CONTOUR 86
- EXISTING EDGE OF PAVEMENT EX. E. P.
- PROPOSED EDGE OF PAVEMENT PROP. E. P.
- PROPOSED HEADER CURB
- EXISTING CURB
- PROPOSED CURB
- EXISTING WATERLINE W/TEE W W
- PROPOSED WATERLINE W/TEE W
- EXISTING TELEPHONE LINE T T
- PROPOSED STORM SEWER 15" RCP
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- PROPERTY LINE
- EASEMENT LINE
- ENTRANCE DOOR PROP.
- HANDICAP RAMP VDOT CG-12
- TEST PIT REQ.
- EXISTING TREE CANOPY TO BE SAVED AND CREDITED TOWARD TREE COVER.

NOTES

1. PUBLIC IMPROVEMENTS: THE EXISTING ENTRANCE IS GOING TO BE REMOVED AND REPLACED WITH A LARGER ONE. A NEW STORM BOX IS BEING ADDED JUST 70' SOUTH OF IT TO PICK UP ANY ON-SITE WATER SHEET FLOWING FROM THE ENTRANCE OR THE EASTERN SIDE OF THE PROPERTY.
2. DEVELOPMENT SCHEDULE: IMMEDIATELY UPON ALL PLAN AND PERMIT APPROVALS, CONSTRUCTION ON THIS SITE SHALL BEGIN. BECAUSE WE ARE STILL AT THE DEVELOPMENT STAGE AND ARE NO WHERE NEAR FINAL SUBMISSION, IT COULD BE AT LEAST 1 TO 2 YEARS FROM NOW.

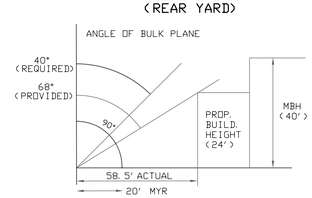
LEGEND

ANGLE OF BULK PLANE DETAIL (FRONT YARD)



LEGEND

ANGLE OF BULK PLANE DETAIL (REAR YARD)



Application No: RZ 2013-PR-006 Staff: MAT

APPROVED DEVELOPMENT PLAN

(X GDP) (_CDP) (_FDP) (_PRC) (_DP) (_CP) (_SE) (_CSP) (_SP) (_VC)

SEE PROFFERS DATED: Dec 11, 2013

SEE CONDITIONS DATED:

Date of Final Approval: Jan 14, 2014 (X BOS) (_PC) (_BZA)

Comments:

WASHINGTON PLANNING & ZONING

Sheet 3 of 13

NO.	DATE	DESCRIPTION	BY
1.	02/26/13	NOTES #12 & 13 & SITE TABS.	CAB
2.	05/02/13	SITE TAB AND BUILDING LAYOUT	VO
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6.	10/09/13	REV. PER CITY OF FAIRFAX	VO

REVISION BLOCK

GENERALIZED DEVELOPMENT PLAN

9536 LEE HIGHWAY
FAIRFAX CITY PLAZA

PROVIDENCE DISTRICT

CITY OF FAIRFAX AND FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA HAMID MATIN Lic. No. 017821 PROFESSIONAL ENGINEER

PROFESSIONAL DESIGN GROUP, INC.
14301-B SULLYFIELD CIRCLE, SUITE 203
CHANTILLY, VIRGINIA 20151
PHONE (703) 631-2344
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DESIGN BY:	CB
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CHECKED BY:	HM
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SCALE:	1" = 20'
JOB NO.:	00023
DRAWING NO.:	793

SHEET 3 OF 8

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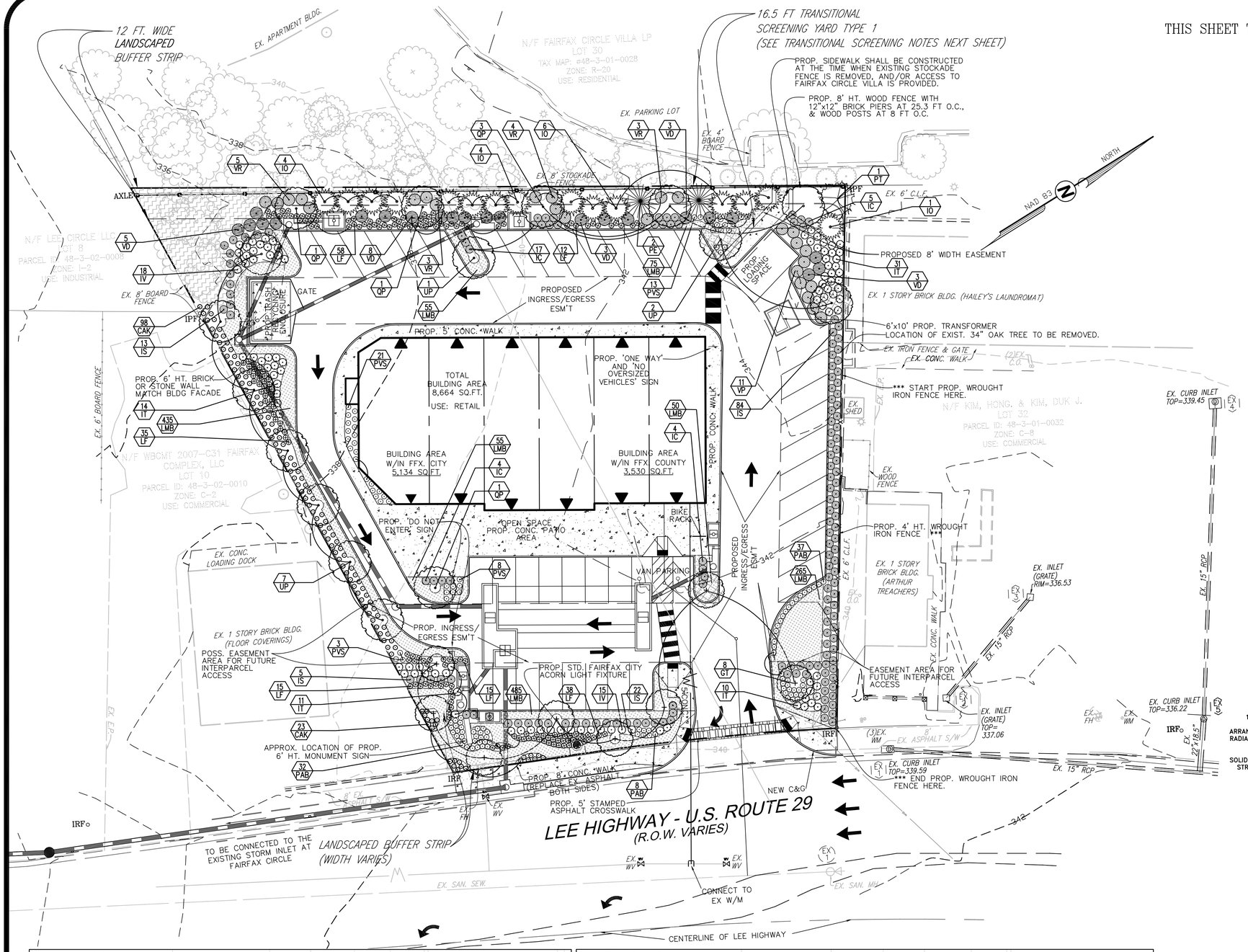


L E G E N D

PROPOSED PLANTING

- EXISTING TREE TO BE SAVED AND CREDITED TOWARD TREE COVER.
- PROPOSED TREE TO BE COUNTED FOR INTERIOR PARKING LOT LANDSCAPING
- CANOPY TREE – Category III
- CANOPY TREE – Category IV
- EVERGREEN TREE – Category I
- EVERGREEN TREE – Category II
- EVERGREEN TREE – Category III
- EVERGREEN TREE – Category IV
- EVERGREEN SHRUBS
- DECIDUOUS SHRUBS
- PERENNIALS & GRASSES
- GROUNDCOVERS
- PLANT CALLOUT

Application No: RZ 2013-PR-006 Staff: MAT

APPROVED DEVELOPMENT PLAN

(X)GDP) (_)CDP) (_)FDP) (_)PRC) (_)PD) (_)CP) (_)SE) (_)CSP) (_)SP) (_)VC)

SEE PROFFERS DATED: Dec 11, 2013

SEE CONDITIONS DATED:

Date of Final Approval: Jan 14, 2014 (X)BOS) (_)PC) (_)BZA)

Comments:

DEPARTMENT OF PLANNING & ZONING

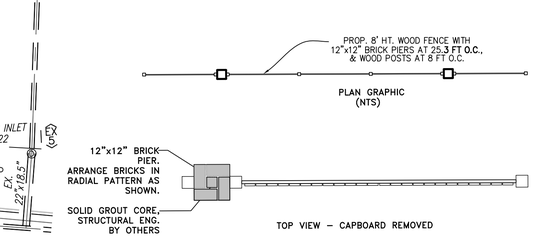
Sheet 4 of 13

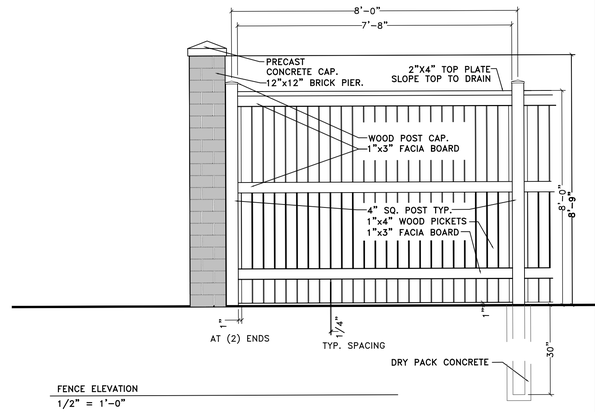
PLANT MATERIAL - City of Fairfax

Qty.	Key	Botanical Name	Common Name	Size	Height	Area - Coverage per Plant (SF)	Total Coverage (SF)	Spec & Comments
		CANOPY/ LARGE DECIDUOUS TREES						
6	GT	Gleditsia triacanthos var. inermis 'Shademaster'	Shademaster Thornless Honeylocust	3 1/2" cal., B&B	6' above ground	250	1500	single leader, heavy, matched, symmetrical, full crown
3	QP	Quercus phellos	Willow Oak	3 1/2" cal., B&B	6' above ground	250	750	single leader, heavy, matched, symmetrical, full crown
8	UP	Ulmus parvifolia 'Athena'	Athena Chinese Elm	3 1/2" cal., B&B	6' above ground	250	2000	single leader, heavy, matched, symmetrical, full crown
17		SUBTOTAL						
		SMALL EVERGREEN TREES						
4	IO	Ilex opaca	American Holly		6-8' ht., nat.	75	300	symmetrical, branched to ground
4		SUBTOTAL						
						Total	**4,550.00**	
		SHRUBS						
7	IC	Ilex crenata 'Compacta'	Compact Japanese Holly		30" ht.			heavy, matched, symmetrical, full branching
40	IS	Ilex glabra 'Shamrock'	Shamrock Inkberry		30" ht.			heavy, matched, symmetrical, full branching
33	IV	Ilex verticillata 'Red Sprite' & 'Jim Dandy'	Winterberry (female and male)		18 - 24" ht.			full branching, plant 1 male per 4 females
25	IT	Itea virginica	Virginia Sweetspire		30" ht.			heavy, full branching
159	LF	Leucothoe fontanesiana "Girard's Rainbow"	Rainbow Leucothoe		18 - 24" ht.			heavy, matched
10	VD	Viburnum davidii	David Viburnum		30" ht.			heavy, matched, symmetrical, full branching
8	VR	Viburnum rhytidophyllum	Leatherleaf Viburnum		30" ht.			heavy, matched, symmetrical, full branching
282		SUBTOTAL						
		PERENNIALS, GRASSES & GROUNDCOVER						
121	CAK	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	1 gal.				heavy, 24" o.c.
1030	LMB	Liriope muscari 'Big Blue'	Big Blue Lilyturf	1 qt				heavy, 18" o.c.
32	PVS	Panicum virgatum 'Shenandoah'	Switchgrass	1 gal.				heavy, 36" o.c.
40	PAB	Pennisetum alopecuroides 'Little Bunny'	Little Bunny Fountain Grass	2 gal.				heavy, 24" o.c.

PLANT MATERIAL - Fairfax County

Qty.	Key	Botanical Name	Common Name	Size	Height	Area - Coverage per Plant (SF)	Total Cover. (SF)	Spec & Comments
		CANOPY/ LARGE DECIDUOUS TREES						
2	GT	Gleditsia triacanthos var. inermis 'Shademaster'	Shademaster Thornless Honeylocust	2" cal., B&B, cultivar	6' above ground	150	300	single leader, heavy, matched, symmetrical, full crown
3	QP	Quercus phellos	Willow Oak	2" cal., B&B, nat.	6' above ground	200	600	single leader, heavy, matched, symmetrical, full crown
2	UP	Ulmus parvifolia 'Athena'	Athena Chinese Elm	2" cal., B&B, air qual	6' above ground	200	400	single leader, heavy, matched, symmetrical, full crown
7		SUBTOTAL						
		SMALL EVERGREEN TREES						
11	IO	Ilex opaca	American Holly	6' ht., nat.		75	825	symmetrical, branched to ground
2	PE	Pinus echinata	Shortleaf Pine	6' ht., nat.		125	250	
1	PT	Pinus taeda	Loblolly Pine	6' ht., nat.		150	150	
14		SUBTOTAL						
					Total		2525	
		SHRUBS						
23	IC	Ilex crenata 'Compacta'	Compact Japanese Holly		30" ht.			heavy, matched, symmetrical, full branching
84	IS	Ilex glabra 'Shamrock'	Shamrock Inkberry		30" ht.			heavy, matched, symmetrical, full branching
41	IT	Itea virginica	Virginia Sweetspire		30" ht.			heavy, full branching
14	LF	Leucothoe fontanesiana "Girard's Rainbow"	Rainbow Leucothoe		18 - 24" ht.			heavy, matched
12	VD	Viburnum davidii	David Viburnum		30" ht.			heavy, matched, symmetrical, full branching
11	VP	Viburnum pragense	Prague Viburnum		30" ht.			heavy, matched, symmetrical, full branching
7	VR	Viburnum rhytidophyllum	Leatherleaf Viburnum		30" ht.			heavy, matched, symmetrical, full branching
192		SUBTOTAL						
		PERENNIALS, GRASSES & GROUNDCOVER						
390	LMB	Liriope muscari 'Big Blue'	Big Blue Lilyturf	1 qt				heavy, 18" o.c.
13	PVS	Panicum virgatum 'Shenandoah'	Switchgrass	1 gal.				heavy, 36" o.c.
37	PAB	Pennisetum alopecuroides 'Little Bunny'	Little Bunny Fountain Grass	2 gal.				heavy, 24" o.c.





FENCE ELEVATION

1/2" = 1'-0"

NO.	DATE	DESCRIPTION	BY
1.	02/26/13	NOTES #12 & 13 & SITE TABS.	CAB
2.	05/02/13	SITE TAB AND BUILDING LAYOUT	VO
3.	07/15/13	MISC. SITE IMPROVEMENTS	VO
4.	08/22/13	COUNTY & CITY COMMENTS	VO
5.	09/11/13	ANGLED PARKING FAIRFAX CO.	VO
6.	10/09/13	REV. PER CITY OF FAIRFAX	VO

REVISION BLOCK

LANDSCAPE PLAN AND PLANT LISTS

9536 LEE HIGHWAY

FAIRFAX CITY PLAZA

PROVIDENCE DISTRICT

CITY OF FAIRFAX AND FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA HAMID MATIN Lic. No. 017821 PROFESSIONAL ENGINEER

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ENGINEERS, SURVEYORS, CONSULTANT

DESIGN BY: CB

DRAWN BY: CB

CHECKED BY: HM

DATE: JANUARY 2012

SCALE: 1" = 20'

JOB NO.: 00023

DRAWING NO.: 793

SHEET 4 OF 8

Y:\FAIRFAX PLAZA-00023\dwg\FFX Plaza-3 – Landscape Plan.dwg, 0H-LANDSC, 10/16/2013 5:46:27 PM, Adobe PDF

Table 12.12 10-year Tree Canopy Calculation Worksheet

Step		Totals	Reference
A. Tree Preservation Target and Statement			
A 1	Place the Tree Preservation Target calculations and statement here preceding the 10-year tree canopy calculations		see § 12-0507.2 for list of required elements and worksheet
B. Tree Canopy Requirement			
B1	Identify gross site area =	20,989.00	12-0510.1A
B2	Subtract area dedicated to parks, road frontage, and	0	12-0510.IB
B3	Subtract area of exemptions =	0	§ 12-0510.1C(1) through 12-0510.1C(6)
B4	Adjusted gross site area (B1— B2)=	20,989.00	
B5	Identify site's zoning and/or use	C-8	
B6	Percentage of 10-year tree canopy required =	10%	§ 12-509.1 and Table 12.4
B7	Area of 10-year tree canopy required B4 x *B5)* =	2,098.90	
B8	Modification of 10-year Tree Canopy Requirements requested?	NO	Yes or No
B9	If **B8** is yes, then list plan sheet where modification request is located	N/A	Sheet number
C. Tree Preservation			
C1	Tree Preservation Target Area =	1,563.20	sq ft
C2	Total canopy area meeting standards of 12-0200 =	0.00	sq ft
C3	C2 x 1.25 =	0.00	12-0509.3B
C4	Total canopy area provided by unique or valuable forest or woodland communities =	0	
C5	C4 x :1.5 =	0	12-0509.3B(1)
C6	Total of canopy area provided by "Heritage," "Memorial," "Specimen " or "Street" trees =	0	
C7	C6 x 1.5 to 3.0 =	0	12-0509.3B(2)
C8	Canopy area of trees within Resource Protection Areas and 100-year flood lain =	0	
C9	C8 x 1.0 =	0	§ 12-0509.3C(1)
C 10	Total of C3, C5, C7 and C9 =	0.00	If area of C 10 is less than B7 remainder of requirement must be met through tree planting -gotoD
D. Tree Planting			
D1	Area of canopy to be met through tree planting (B7-C10) =	2,098.90	
D2	Area of canopy Planted for air qualitybenefits =		
D3	x 1.5 =	N/A	12-0509.4B(1)
D4	Area of canopy planted for energy conservation =		
D5	x 1.5 =	N/A	12-0509.4B(2)
D6	Area of canopy planted for water qualitybenefits =		
D7	x 1.25 =	N/A	12-0509.4B(3
D8	Area of canopy planted for wildlife benefits =		
D9	x 1.5 =	N/A	12-0509.4B(4)
D 10	Area of canopy provide by native trees =		
D 11	x 1.5 =	N/A	12-0509.4B(5)
D 12	Area of canopy provided by improved cultivars and varieties =		
D13	X1.25	N/A	12-0509.4B(6)
D14	Area of canopy provided through tree seedlings =		12-0509.4D 1)
	x1.0	N/A	
D15	Area of canopy provided through native shrubs or woody seed mix =		§ 12-0509.4D(1)(a)
	x1.0	N/A	12-0509.4D(IXa)
D16	Percentage of D14 represented by D15=	N/A	Must not exceed 33% of D14
D17	Total of canopy area provided through tree planting=	2,525.00	
D18	Is an offsite plantingrelief requested?	NO	Yes or No
D19	Tree Bank or Tree Fund?	N/A	§ 12-0511
D20	Canopy area requested to be provided through offsite banking or tree fund	N/A	
D21	Amount to be deposited into the Tree Preservation and Planting Fund	N/A	
E. Total of 10-year Tree Canopy Provided			
E1	Total of canopy area provided through tree preservation (C10)=	0.00	
E2	Total of canopy area provided through tree planting (D17)=	2,525.00	
E3	Total of canopy area provided through offsite mechanism D19 =	N/A	
E4	Total of 10-year Tree Canopy Provided =	2,525.00	Total of E1 through E3. Area should meet or exceed area in B6

Table 12.3 Tree Preservation Target Calculations and Statement

A	Pre-development area of existing tree canopy (from Existing Vegetation Map) =	15,632.00
B	Percentage of gross site area covered by existing tree canopy =	74.5%
C	Percentage of 10-year tree canopy required for site (see Table 12.4) =	10.00%
D	Percentage of the 10-year tree canopy requirement that should be met through tree preservation =	74.5%
E	Proposed percentage of canopy requirement that will be met through tree preservation	0.0%
F	F Has the Tree Preservation Target minimum been met?	No
G	If No for line F, then a request to deviate from the Tree Preservation Target shall be provided on the plan that states one or more of the justifications listed in § 12-0507.3 along with a narrative that provides a site-specific explanation of why the Tree Preservation Target cannot be met. Provide sheet number where deviation request is located.	
H	If step G requires a narrative, it shall be prepared in accordance with § 12-0507.4	
I	Place this information prior to the 10-year Tree Canopy Calculations as per instructions in Table 12.12.	

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703.378.2101
Fax 703.378.2102

August 22nd, 2013

Mr. Michael P. Knapp, Director
Office of Development Services
Department of Public Works and Environmental Services
12055 Governmental Center Pkwy, 5th Floor
Fairfax, Virginia 22035-5503

Re: Deviations to Tree Preservation Target.
Project Name: Fairfax City Plaza (9536 Lee Highway).
Tax Map No. #048-3- 01-031; RZ 2013-PR-006

Dear Mr. Knapp:

In response to the Memo from UFMD dated Aug. 5th, 2013 (item #2), we respectfully request a deviation from the Tree Preservation Target for the above-mentioned project, in accordance with PFM 12-0508.3A and Chapter 122-2-3(b), of the County Code.

Our justifications for this request are as follows:

1. The main basis for this deviation is found in Chapter 122-2-3(b): 2, where meeting this target would require the preservation of a tree (the existing 34" Oak, referred to on our plans revised on 15th Jul. 2013) which has been determined by UFMD to not meet the pre-development tree condition standards of the County for tree health and structural condition. The above Memo from UFMD describes this tree to have over 50% of its root system as having been impacted and compromised by construction activities associated with the existing concrete retaining wall currently at the base of this tree.

2. Another basis for this deviation is found in Chapter 122-2-3(b): 1, as there are five other trees which are to be removed for site construction work, and due to the shape of the property and the fact that a larger portion of this property lies within the City of Fairfax, we find that tree preservation attempts here within Fairfax County would prevent the development of uses which are otherwise allowed by the Zoning Ordinance.

The 10-year tree canopy coverage requirement here cannot be met by the preservation of existing trees, but it is being met through the new planting of trees on site, as outlined in Table 12.12- Ten Year Tree Canopy Calculation Worksheet, shown on Landscape Plan.

Please note that we are saving trees on the City of Fairfax portion of the site, which amounts to 1,566 sq ft of existing tree cover designated to remain.

We would appreciate your prompt attention on this matter. Please call me if you have any questions or concerns at 703-631-2344.

Sincerely,

Hamid Matin, P.E.

Application No: RZ 2013-PR-006 Staff: MAT

APPROVED DEVELOPMENT PLAN
(XGDP) (_CDP) (_FDP) (_PRC) (_PP) (_CP) (_SE) (_CSP) (_SP) (_VC)
SEE PROFFERS DATED: Dec 11, 2013
SEE CONDITIONS DATED:
Date of Final Approval: Jan 14, 2014 (XBOS) (_PC) (_BZA)
Comments:
DEPARTMENT OF PLANNING & ZONING
Sheet 5 of 13

Buffer Areas and Landscaping Requirements

	Required	Provided
Buffer Yards and Transitional Screening:		
Buffer Area -West (Fairfax County)	Transitional Screening #1 - 25' width	16.5' width Buffer Yard
Buffer Area -West (City of Fairfax)	Screening Type A - 12' width + 8' Screen Fence	12' Buffer Yard + 8' Screen Fence
Buffer Area -South (City of Fairfax)	Landscaped Strip- 7' Width	Landscaped Strip, fully planted- Width Varies
Buffer Area -North (Fairfax County)	Not Required	Landscaped Strip, fully planted- 5' Typ. Width
Buffer Area -East (Fairfax County)	Not Required	Landscaped Buffer Yard, fully planted- Width Varies
Buffer Area -East (City of Fairfax)	Not Required	Landscaped Buffer Yard, fully planted- Width Varies
Perimeter Parking Lot Landscaping:		
Front Parking Lot- East (Fairfax County)	Landscaped Strip- 10' Width	Landscaped Strip- Width Varies (min. width 13.1')
Front Parking Lot- East (City of Fairfax)	Landscaped Strip- 25' Width (bldg restriction area)	Landscaped Strip- Width Varies (min. width 12.71'); Special Exception requested
Side Parking Lot- North (Fairfax County)	Landscaped Strip- 4' Width	Landscaped Strip, planted w/ evergreen hedge- 5' Typ. Width
Rear Parking Lot- West (Fairfax County)	Landscaped Strip- 4' Width	Landscaped Strip- 16.5' Buffer Yard (as above)
Rear Parking Lot- West (City of Fairfax)	Landscaped Strip- 12' Width + 8' Screen Fence	12' Buffer Yard (as above) + 8' Screen Fence

TRANSITIONAL SCREENING NOTES:

PROPERTY LINE/ BOUNDARY	Required Transitional Screening Yard											
	Length (Linear Ft.)	Des-cription of Adjacent Use	Req'd Width (ft)	Trans. Screen Area (Sq Ft)	Tree Multiplier	75% 10-Yr Tree Canopy Req'd (Sq Ft)	Ex. Tree Canopy to Remain (Sq Ft)	Adjusted 75% 10-Yr Tree Canopy Required	Tree Canopy (Sq Ft) Provided	Shrub Multiplier	Tabulation: Shrub Quantity (3 per 10 lin ft.) Required	Evg. Shrubs Provided
West	158	(Res- 20)	25	3,950	0.8	2,962.5	0.0	2,962.5	1,510.0	0.3	47	51
Tree Planting Required:		8- large deciduous										
		1- small deciduous										
		9- small evergreen										
Tree Planting Provided:		3 large deciduous										
		14 small, medium and large evergreen										

NOTES:

1. ALL LANDSCAPE PLANT MATERIALS SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD OF NURSERY STOCK (ANSI Z60.1). PLANT MATERIAL SHALL BE OF STANDARD QUALITY OR BETTER, TRUE TO NAME AND TYPE OF THEIR SPECIES OR VARIETY.
2. LANDSCAPE PLANT MATERIALS SHALL BE PLANTED IN ACCORDANCE WITH EITHER THE STANDARDIZED LANDSCAPE SPECIFICATIONS ADOPTED BY THE VIRGINIA NURSERYMEN'S ASSOCIATION, THE VIRGINIA SOCIETY OF LANDSCAPE ENGINEERS, OR THE VIRGINIA CHAPTER OF THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS.
3. NO LANDSCAPING MATERIAL MAY BE PLANTED WITHIN 4 FEET OF ANY FIRE HYDRANT OR SIAMESE CONNECTION.
4. NO TREES MAY BE PLANTED WITHIN ANY EASEMENT.
5. SHRUBS WHICH ARE UPRIGHT IN NATURE SHALL BE A MINIMUM OF TWENTY FOUR (24") INCHES IN HEIGHT AT THE TIME OF PLANTING, AND SHRUBS WHICH ARE SPREADING IN NATURE SHALL BE A MINIMUM OF EIGHTEEN (18") INCHES IN DIAMETER AT THE TIME OF PLANTING.
6. CONTRACTOR TO COORDINATE WITH URBAN FORESTRY BRANCH OF FAIRFAX COUNTY BEFORE PLANTING ANY TREES.
7. TREE PLANTING FOR FILTERRA STRUCTURES TO BE PROVIDED BY MANUFACTURER.

TREE COVER CALCULATIONS: (CITY OF FAIRFAX)

SITE AREA (WITHIN CITY OF FAIRFAX) = 25,916.12 S.F.
TREE COVER REQUIRED : 10% (25,916) = 2,592 SF

EXISTING TREE COVER TO REMAIN : = 1,566 SF
MINIMUM TREE PLANTING REQUIRED : = 1,026 SF

PROPOSED LANDSCAPING PROVIDED :
(17 DEC. TREES @ 250 SF) = 4,250 SF
(4 EVG. TREES @ 75 SF) = 300 SF

TOTAL TREE PLANTING PROVIDED : = 4,550 SF (17.5%)

INTERIOR PARKING LOT LANDSCAPING CALCULATIONS: (FAIRFAX COUNTY)

AREA TO BE COUNTED =(PARKING LOT AREA WITHIN FAIRFAX CO.) = 10,184.00 S.F.
INTERIOR PARKING LOT LANDSCAPING REQUIRED:
5% (10,184) = 510 SF

PROPOSED INTERIOR PARKING LOT LANDSCAPING PROVIDED:
(3 DEC. TREES:
2 @ 200 SF
1 @ 150 SF) = 550 SF (5%)

THIS SHEET TO BE USED FOR LANDSCAPING PLAN PURPOSES ONLY

NO.	DATE	DESCRIPTION	BY
1.	02/26/13	NOTES #12 & 13 & SITE TABS.	CAB
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REVISION BLOCK

LANDSCAPING NOTES AND COMPUTATIONS
9536 LEE HIGHWAY
FAIRFAX CITY PLAZA
PROVIDENCE DISTRICT
CITY OF FAIRFAX AND FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA — HAMID MATIN — No. 019823 — PROFESSIONAL ENGINEER — 10/04/13

PROFESSIONAL DESIGN GROUP, INC.
14301-B SULLYFIELD CIRCLE, SUITE 203
CHANTILLY, VIRGINIA 20151
PHONE (703) 631-2344
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ENGINEERS, SURVEYORS, CONSULTANT

DESIGN BY:	CB
DRAWN BY:	CB
CHECKED BY:	HM
DATE:	JANUARY 2012
SCALE:	N/A
JOB NO.:	00023
DRAWING NO.:	793

SHEET 5 OF 8

Y:\FAIRFAX PLAZA-00023\dwg\FPX Plaza 3 - Landscape Plan.dwg, 05-LDSC NOTES COMPS, 10/4/2013 6:03:53 PM, Oce CS2206 Rollup3

Application No: RZ 2013-PR-006 Staff: MAT

APPROVED DEVELOPMENT PLAN

(X GDP) (_CDP) (_FDP) (_PRC) (_DP) (_CP) (_SE) (_CSP) (_SP) (_VC)

SEE PROFFERS DATED: Dec 11, 2013

SEE CONDITIONS DATED:

Date of Final Approval: Jan 14, 2014 (X BOS) (_PC) (_BZA)

Comments:

FAIRFAX COUNTY DEPARTMENT OF PLANNING & ZONING

Sheet 6 of 13

BMP NARRATIVE:

BMP'S FOR THIS SITE ARE TO BE HANDLED BY FIVE DIFFERENT FILTERRAS. THESE WILL BE PLACED DIRECTLY UPHILL FROM VARIOUS STORM INLETS. APPROXIMATELY 0.82 ACRES OF ON AND OFF-SITE AREAS WILL DRAIN TO THEM. THERE WILL BE NO NEED FOR ANY OTHER FORM OF PHOSPHOROUS REMOVAL.

DETENTION NARRATIVE:

DETENTION FOR THIS SITE IS TO BE HANDLED BY AN UNDERGROUND SERIES OF 6' DIAMETER CMP PIPES AND CORRESPONDING CONCRETE STORAGE CHAMBERS FOR ACCESS. THIS WILL BE DONE THROUGH THE USE OF THREE BILCO DOORS. APPROXIMATELY 0.94 ACRES OF LAND WILL BE DIRECTED TO THIS SYSTEM BY UNDERGROUND STORM SWER SYSTEM. WE CURRENTLY HAVE A STORAGE AMOUNT OF APPROXIMATELY 6,580 C.F. WHICH SHOULD BE ADEQUATE FOR THIS SITE TO BRING THE DISCHARGE OUT OF THE SYSTEM TO PREDEVELOPMENT LEVELS. THIS AMOUNT MAY CHANGE WHEN FINAL DESIGN IS PERFORMED.

OUTFALL NARRATIVE:

APPROXIMATELY 0.84% OF THIS SITE'S AREA IS DRAINING INTO THE SWM FACILITY. THE REST (0.17 AC.) IS SHEET FLOWING EITHER SOUTH OR EAST. 0.06 AC. OF SHEET FLOW GOES DIRECTLY INTO THE EXISTING CURB AND GUTTER ON LEE HIGHWAY BEFORE DISCHARGING INTO THE NEWLY CREATED STORM STRUCTURE #1 THAT LIES ALONG EXISTING LEE HIGHWAY. IT IS THIS SAME STRUCTURE THAT THE DETENTION FACILITY IS DRAINIING INTO AS WELL. THE REST OF THE UNDETAINED DRAINS SOUTH AS BEFORE BUT AT A MUCH LESSER AMOUNT AFTER DEVELOPMENT. ALMOST AN 80% DECLINE IN SHEET FLOW.

FROM STRUCTURE #1, THE WATER IS GOING TO BE PIPED SOUTH ALONG LEE HIGHWAY UNTIL REACHING THE FIRST EXISTING STORM STRUCURE AT FAIRFAX CIRCLE. THE AVERAGE SLOPE ALONG THIS ROAD IS CLOSE TO 4.00%. THIS WOULD REQUIRE THE PIPE SLOPE TO BE AT THAT GRADE. IN OUR PRELIMINARY ESTIMATION, NO MORE THAN A 18–24" PIPE WOULD BE REQUIRED ALONG LEE HIGHWAY.

OUR DOWNSTREAM ANALYSIS IS BASED UPON PFM SECTION 6–0203.2A OF THE PUBLIC FACILITIES MANUAL FOR AN EXTENT OF REVIEW TO BE AT A POINT THAT IS AT LEAST 150' DOWNSTREAM OF A POINT WHERE THE RECEIVING PIPE IS JOINED BY ANOTHER THAT HAS A DRAINAGE AREA THAT IS AT LEAST 90% OF THE SIZE OF THE FIRST DRAINAGE AREA OF THE DEVELOPMENT SITE. THE EXISTING STRUCTURE THAT WE TIE INTO COLLECTS MORE THAN THAT.

FROM THIS EXISTING STRUCTURE, THE WATER FLOWS THROUGH AN EXISTING 24" PIPE FOR A DISTANCE OF 194' TOWARDS THE DUNKIN DONUTS SITE AT THE INTERSECTION OF ROUTE 50 AND LEE HIGHWAY.

LEGEND

AREA TO SWM FACILITY = 0.91 AC.

ON–SITE AREA UNDETAINED = 0.17 AC.

OFF–SITE AREA TO SWM FACILITY = 0.03 AC.

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4.	08/22/13	COUNTY & CITY COMMENTS	VO
5.	09/11/13	ANGLED PARKING FAIRFAX CO.	VO
6.	10/09/13	REV. PER CITY OF FAIRFAX	VO

REVISION BLOCK

PRELIMINARY SWM AND BMP PLAN

9536 LEE HIGHWAY

FAIRFAX CITY PLAZA

PROVIDENCE DISTRICT

CITY OF FAIRFAX AND FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
HAMID MATIN
Lic. No. 047821
10/01/13
PROFESSIONAL ENGINEER

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DESIGN BY: CB

DRAWN BY: CB

CHECKED BY: HM

DATE: JANUARY 2012

SCALE: 1" = 30'

JOB NO.: 00023

DRAWING NO.: 793

SHEET 6 OF 8

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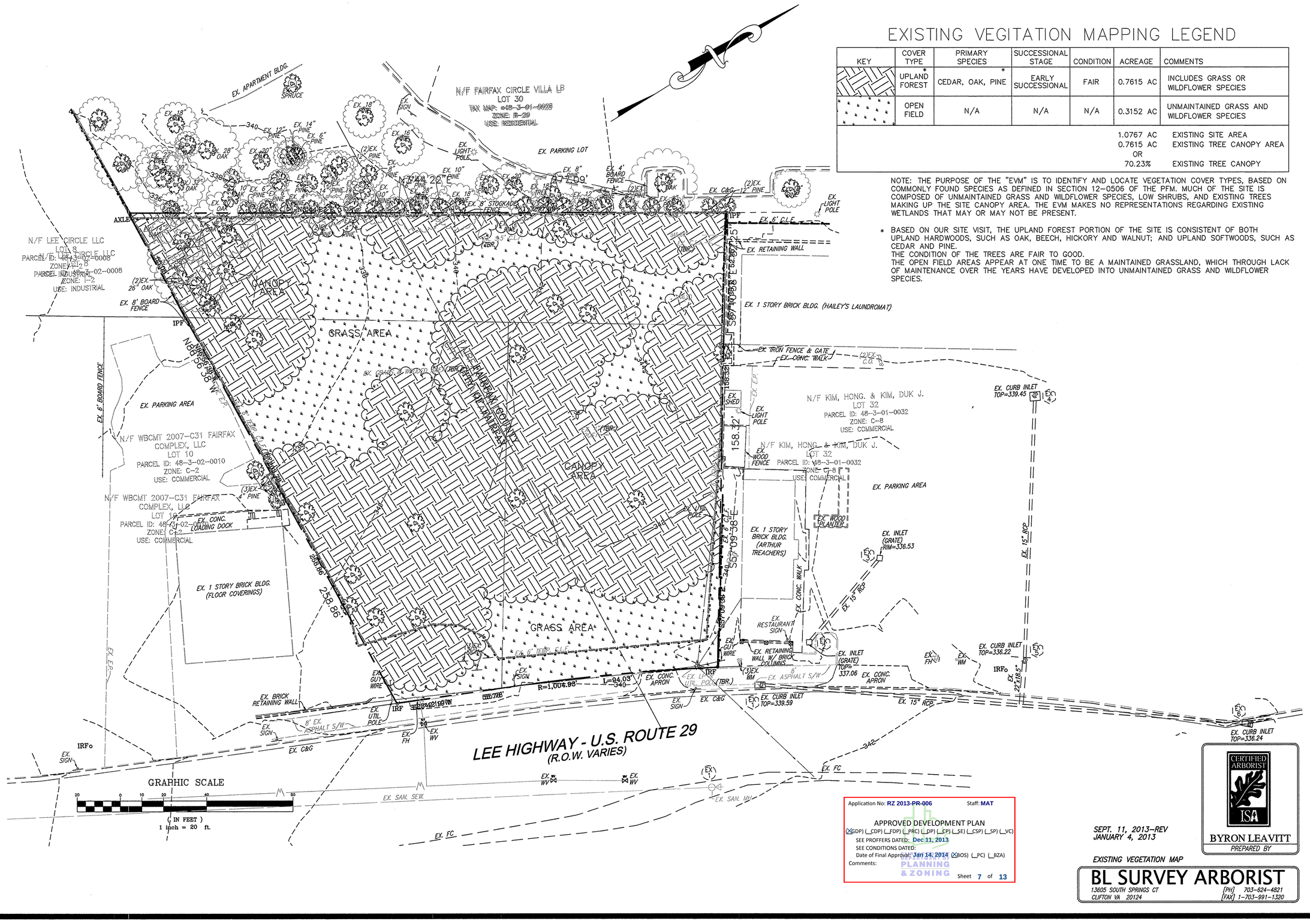

EXISTING VEGITATION MAPPING LEGEND

KEY	COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	CONDITION	ACREAGE	COMMENTS
	UPLAND FOREST *	CEDAR, OAK, PINE *	EARLY SUCCESSIONAL	FAIR	0.7615 AC	INCLUDES GRASS OR WILDFLOWER SPECIES
	OPEN FIELD	N/A	N/A	N/A	0.3152 AC	UNMAINTAINED GRASS AND WILDFLOWER SPECIES
					1.0767 AC	EXISTING SITE AREA
					0.7615 AC	EXISTING TREE CANOPY AREA
					OR	
					70.23%	EXISTING TREE CANOPY

NOTE: THE PURPOSE OF THE "EVM" IS TO IDENTIFY AND LOCATE VEGETATION COVER TYPES, BASED ON COMMONLY FOUND SPECIES AS DEFINED IN SECTION 12-0506 OF THE PFM. MUCH OF THE SITE IS COMPOSED OF UNMAINTAINED GRASS AND WILDFLOWER SPECIES, LOW SHRUBS, AND EXISTING TREES MAKING UP THE SITE CANOPY AREA. THE EVM MAKES NO REPRESENTATIONS REGARDING EXISTING WETLANDS THAT MAY OR MAY NOT BE PRESENT.

* BASED ON OUR SITE VISIT, THE UPLAND FOREST PORTION OF THE SITE IS CONSISTENT OF BOTH UPLAND HARDWOODS, SUCH AS OAK, BEECH, HICKORY AND WALNUT; AND UPLAND SOFTWOODS, SUCH AS CEDAR AND PINE.
THE CONDITION OF THE TREES ARE FAIR TO GOOD.
THE OPEN FIELD AREAS APPEAR AT ONE TIME TO BE A MAINTAINED GRASSLAND, WHICH THROUGH LACK OF MAINTENANCE OVER THE YEARS HAVE DEVELOPED INTO UNMAINTAINED GRASS AND WILDFLOWER SPECIES.

Application No: RZ 2013-PR-006 Staff: MAT

APPROVED DEVELOPMENT PLAN
(X)GDP) (_CDP) (_FDP) (_PRC) (_DP) (_CP) (_SE) (_CSP) (_SP) (_VC)
SEE PROFFERS DATED: Dec 11, 2013
SEE CONDITIONS DATED:
Date of Final Approval: Jan 14, 2014 (X)BOS) (_PC) (_BZA)
Comments:
DEPARTMENT OF PLANNING & ZONING
Sheet 7 of 13

SEPT. 11, 2013-REV
JANUARY 4, 2013

EXISTING VEGETATION MAP

NO.	DATE	DESCRIPTION	BY
1.	02/26/13	NOTES #12 & 13 & SITE TABS.	CAB
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REVISION BLOCK

EXISTING VEGETATION MAP
9536 LEE HIGHWAY
FAIRFAX CITY PLAZA
PROVIDENCE DISTRICT
CITY OF FAIRFAX AND FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
HAMID MAATN
No. 017821
PROFESSIONAL ENGINEER
10/9/13

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ENGINEERS, SURVEYORS, CONSULTANT

CERTIFIED ARBORIST ISA
BYRON LEAVITT
PREPARED BY

BL SURVEY ARBORIST
13605 SOUTH SPRINGS CT
CLIFTON VA 20124
[PH] 703-624-4821
[FAX] 1-703-991-1320

DESIGN BY:	BL CB
DRAWN BY:	DRB CB
CHECKED BY:	BL HM
DATE:	JANUARY 2012
SCALE:	1" = 20'
JOB NO.:	00023
DRAWING NO.:	793
SHEET	7 OF 8

Y:\FAIRFAX PLAZA-00023\dwg\FFX Plaza - 5 - EVM.dwg, LEGAL HLS, 10/9/2013 12:44:13 PM, Oce CS2256 Rail.pc3

TREE ID	COMMON NAME	DBH	CONDITION RATING	CRITICAL ROOT ZONE (SQ. FT.)	CRITICAL ROOT ZONE AFFECTED (SQ. FT.)	COMMENT
1000	BEECH	42	24	5539	5539	TBR
1001	OAK	48	24	7235	7235	TBR
1002	PINE	42	16	5539	5539	TBR
1003	PINE	42	16	5539	5539	TBR
1004	HOLLY	16	24	804	804	TBR
1005	HOLLY	16	24	804	804	TBR
1006	HOLLY	16	24	804	804	TBR
1007	PINE	24	24	1809	1809	TBR
1008	HICKORY	18	16	1017	1017	TBR
1009	OAK	36	24	4069	4069	TBR
1010	OAK	36	24	4069	4069	TBR
1011	CEDAR	12	24	452	452	TBR
1012	CEDAR	12	24	452	452	TBR
1013	OAK	30	24	2826	2826	TBR--- BY HAND
1014	OAK	24	24	1809	1809	TBR--- BY HAND
1015	HICKORY	6	24	113	113	TBR--- BY HAND
1016	HICKORY	6	24	113	113	TBR--- BY HAND
1017	OAK	24	24	1809	401	ROOT PRUNE, MULCH
1018	OAK	36	24	4069	337	ROOT PRUNE, MULCH
1019	OAK	12	24	452	0	MULCH (N.I.) **
1020	BEECH	15	24	707	0	MULCH (N.I.) **
1021	OAK	45	24	6359	1435	ROOT PRUNE, MULCH
1022	OAK	24	24	1809	1809	TBR--- BY HAND
1023	WALNUT	40	24	5024	5024	TBR
1024	OAK	18	24	1017	1017	TBR
1025	TWIN OAK	20	24	1256	1256	TBR
1026	OAK	36	24	4069	4069	TBR
1027	DEAD OAK	24	24	1809	1809	TBR
**(N.I.)	DENOTES NOT IMPACTED					

TREE PRESERVATION NARRATIVE:

TREES AS REFERRED TO IN THIS DOCUMENT ARE CONSIDERED THOSE TREES THAT ARE PROTECTED BY LIMITS OF CLEARING AND GRADING AND SHOWN FOR PRESERVATION ON APPROVED PLANS.

PRE-CONSTRUCTION:

1. PRIOR TO REQUESTING A PRE-CONSTRUCTION MEETING, THE CONTRACTOR IS RESPONSIBLE FOR FLAGGING THE LIMITS OF CLEARING AND GRADING. THESE LIMITS SHALL NOT EXCEED THAT SHOWN ON THE APPROVED PLANS.

2. AFTER CLEARING LIMITS HAVE BEEN STAKED A MEETING SHALL BE REQUESTED BY THE CONTRACTOR TO WALK WITH OWNER OR OWNERS DESIGNATED REPRESENTATIVE, ARBORIST/FORESTER HIRED BY OWNER, SUPERINTENDENT, CLEARING CONTRACTOR, AND URBAN FORESTRY REPRESENTATIVE TO MAKE MINOR ADJUSTMENTS AS NECESSARY TO PRESERVE TREES LISTED IN TREE PRESERVATION ACTIVITY SCHEDULE. ADDITIONAL TREE PRESERVATION ACTIVITIES WILL BE COORDINATED WITH THE URBAN FORESTRY DIVISION AT THIS TIME.

3. TREE REMOVALS, ROOT PRUNING, AND TREE PROTECTION FENCE INSTALLATION SHOULD BE COMPLETE PRIOR TO ANY LAND CLEARING OPERATIONS.

4. TREES DESIGNATED FOR REMOVAL SHALL BE REMOVED IN A MANNER AS TO PRESERVE THE TREES TO REMAIN. TREES DESIGNATED "REMOVE BY HAND" ON THE TREE INVENTORY SHALL BE REMOVED WITH A CHAINSAW AND THE STUMPS SHALL BE CUT FLUSH. DEBRIS SHALL BE DEPOSITED INSIDE THE LIMITS OF CLEARING FOR REMOVAL BY THE LAND CLEARING CONTRACTOR. PRUNING AND REMOVAL OPERATIONS SHOULD BE COMPLETED PRIOR TO FENCE INSTALLATION.

5. TREE PRESERVATION AREAS SHALL HAVE BE ROOT PRUNED ALONG THE LIMITS OF CLEARING ADJACENT TO SIGNIFICANT TREES 20" DBH AND GREATER AS NOTED BY PROJECT ARBORIST IN THE TREE INVENTORY AND ACTIVITY SCHEDULE. ROOT PRUNING SHALL BE A MINIMUM OF 16" DEEP AND SHALL BE ACCOMPLISHED USING SMALL WALK BEHIND TRENCHER OR AIR SPADE. ROOT PRUNING TRENCH SHALL BE BACKFILLED IMMEDIATELY. SILT FENCE/SUPER SILT FENCE INSTALLATION UTILIZING WALK BEHIND TRENCHER CAN BE SUBSTITUTED FOR ROOT PRUNING.

6. TREE PRESERVATION AREAS SHALL BE PROTECTED BY FENCING A MINIMUM OF FOUR FEET IN HEIGHT INSTALLED AT THE LIMITS OF CLEARING INSIDE THE ROOT PRUNING TRENCH OR DIRECTLY ADJACENT TO THE TRENCH ON THE TREE PRESERVATION AREA SIDE. TREE PROTECTION FENCING SHALL CONSIST OF 44 GAUGE WELDED WIRE ATTACHED TO SIX FOOT STEEL T-BAR POSTS DRIVEN TWO FEET INTO GROUN AT A MAXIMUM TEN FOOT SPACING OR EQUIVALENT APPROVED BY FAIRFAX COUNTY URBAN FORESTRY BRANCH. SUPER SILT FENCE MAY BE USED AS A SUBSTITUTE FOR TREE PRESERVATION FENCING IF APPROVED BY A FAIRFAX COUNTY URBAN FORESTRY BRANCH.

7. FENCING SHALL BE MAINTAINED IN AN UPRIGHT POSITION FOR THE DURATION OF THE PROJECT. SUPER SILT FENCE MAY BE USED AS A SUBSTITUTE FOR TREE PRESERVATION FENCING IF APPROVED BY FAIRFAX COUNTY URBAN FORESTRY BRANCH.

8. TREE PROTECTION FENCING THAT IS DAMAGED AS A RESULT OF LAND CLEARING OPERATIONS SHALL BE REPAIRED PRIOR TO THE END OF THE WORKDAY THAT THE DAMAGE OCCURRED.

9. TREE PROTECTION FENCING SHALL BE MADE CLEARLY VISIBLE TO ALL CONSTRUCTION PERSONNEL. SIGNS STATING "TREE PRESERVATION AREA - KEEP OUT" SHALL BE AFFIXED TO THE TREE PRESERVATION FENCE AT LEAST EVERY 30 FEET.

10. ALL PRUNING SHALL CONFIRM TO ANSI A300-2001 PRUNING STANDARD. TREES DESIGNATED FOR PRUNING SHALL BE CROWN CLEANED OF DEADWOOD 2" AND GREATER UNLESS OTHERWISE SPECIFIED BY THE PROJECT ARBORIST. THE INTERIOR OF TREES SHALL NOT BE STRIPPED OF LIVE TISSUE, SUCKERS, OR EPICORMIC BRANCHES. DAMAGED, CROSSING, AND RUBBING BRANCHES MAY BE REMOVED AT THE ARBORIST'S DISCRETION. DEBRIS FROM PRUNING BRANCHES MAY BE REMOVED AT THE ARBORIST'S DISCRETION. DEBRIS FROM PRUNING OPERATIONS MAY BE CHIPPED AND DEPOSITED INTO TREE PRESERVATION AREAS AND SPREAD BY HAND TO A UNIFORM DEPTH OR BE REMOVED FROM SITE.

11. TREES INDICATED WILL BE MULCHED WITH WOOD CHIPS GENERATED FROM ON SITE CLEARING OR TREE REMOVAL AND PRUNING OPERATIONS WHEN POSSIBLE. MULCH SHALL BE SPREAD TO A UNIFORM DEPTH OF TWO TO FOUR INCHES BY HAND. MULCH SHALL BE PLACED IN AN AREA AROUND THE TREE EQUAL TO ONE FOOT OF DIAMETER FOR EVERY INCH OF TREE DIAMETER AS INDICATED OR EXTENDING IN A SWATH FIFTEEN FEET WIDE ALONG THE LIMIT OF DISTURBANCE ADJACENT TO INDICATED TREES AT A MINIMUM.

11a. ROOT PRUNING WILL BE REQUIRED ALONG THE PROPOSED LOC ADJACENT TO NORTH-WEST PROPERTY LINE (NEXT TO EXISTING RESIDENTIAL USE) AND EXISTING TREES BEING SAVED.

TREATMENT OF PRESERVATION AREAS DURING CONSTRUCTION:

12. NO ACTIVITY SHALL BE PERMITTED IN THE TREE PRESERVATION AREA WITHOUT THE APPROVAL OF THE OWNER, PROJECT ARBORIST, AND THE FAIRFAX COUNTY URBAN FORESTER. THIS INCLUDE THE OPERATION OF EQUIPMENT, PLACEMENT OF FILL OR CONSTRUCTION MATERIALS, STORING OF VEHICLES OR EQUIPMENT, DUMPING OF ANY MATERIALS, EXCAVATION, OR INSTALLATION OF LANDSCAPING, IRRIGATION, TURF, DRAINAGE SYSTEMS, ETC.

13. NO TOXIC MATERIALS, INCLUDING PETROLEUM PRODUCTS, SHALL BE STORED WITHIN 100 FEET OF ANY TREE PRESERVATION AREAS.

14. ALL ARBORICULTURE ACTIVITIES SHALL BE PERFORMED UNDER THE SUPERVISION OF A CERTIFIED ARBORIST AND SHALL CONFORM TO INDUSTRY STANDARDS.

15. ALL TREES INSIDE THE LOD ARE TO BE REMOVED DUE TO THE IMPACT OF CONSTRUCTION ON THEIR HEALTH AND SURVIVABILITY. THE 10 YEAR TREE CANOPY COVERAGE REQUIREMENT WILL BE MET BY PRESERVATION AND PLANTING OF TREES, PLEASE REFER TO THE LANDSCAPING PLAN SHEET.

FAIRFAX COUNTY PUBLIC FACILITIES MANUAL

FAIRFAX COUNTY PUBLIC FACILITIES MANUAL

FAIRFAX COUNTY PUBLIC FACILITIES MANUAL

Application No: RZ 2013-PR-006 Staff: MAT

APPROVED DEVELOPMENT PLAN

(X GDP) (_CDP) (_FDP) (_PRC) (_DP) (_CP) (_SE) (_CSP) (_SP) (_VC)

SEE PROFFERS DATED: Dec 11, 2013

SEE CONDITIONS DATED:

Date of Final Approval: Jan 14, 2014 (X BOS) (_PC) (_BZA)

Comments:

DEPARTMENT OF PLANNING & ZONING

Sheet 8 of 13

NO.	DATE	DESCRIPTION	BY
1.	02/26/13	NOTES #12 & 13 & SITE TABS.	CAB
2.	05/02/13	SITE TAB AND BUILDING LAYOUT	VO
3.	07/15/13	MISC. SITE IMPROVEMENTS	VO
4.	08/22/13	COUNTY & CITY COMMENTS	VO
5.	09/11/13	ANGLED PARKING FAIRFAX CO.	VO
6.	10/09/13	REV. PER CITY OF FAIRFAX	VO

REVISION BLOCK

TREE PRESERVATION PLAN
9536 LEE HIGHWAY
FAIRFAX CITY PLAZA

PROVIDENCE DISTRICT

CITY OF FAIRFAX AND FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
HAMID MATIN
Lic. No. 017821
10/09/13
PROFESSIONAL ENGINEER

PROFESSIONAL DESIGN GROUP, INC.
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PHONE (703) 631-2344
FAX. (703) 378-2102
ENGINEERS, SURVEYORS, CONSULTANT

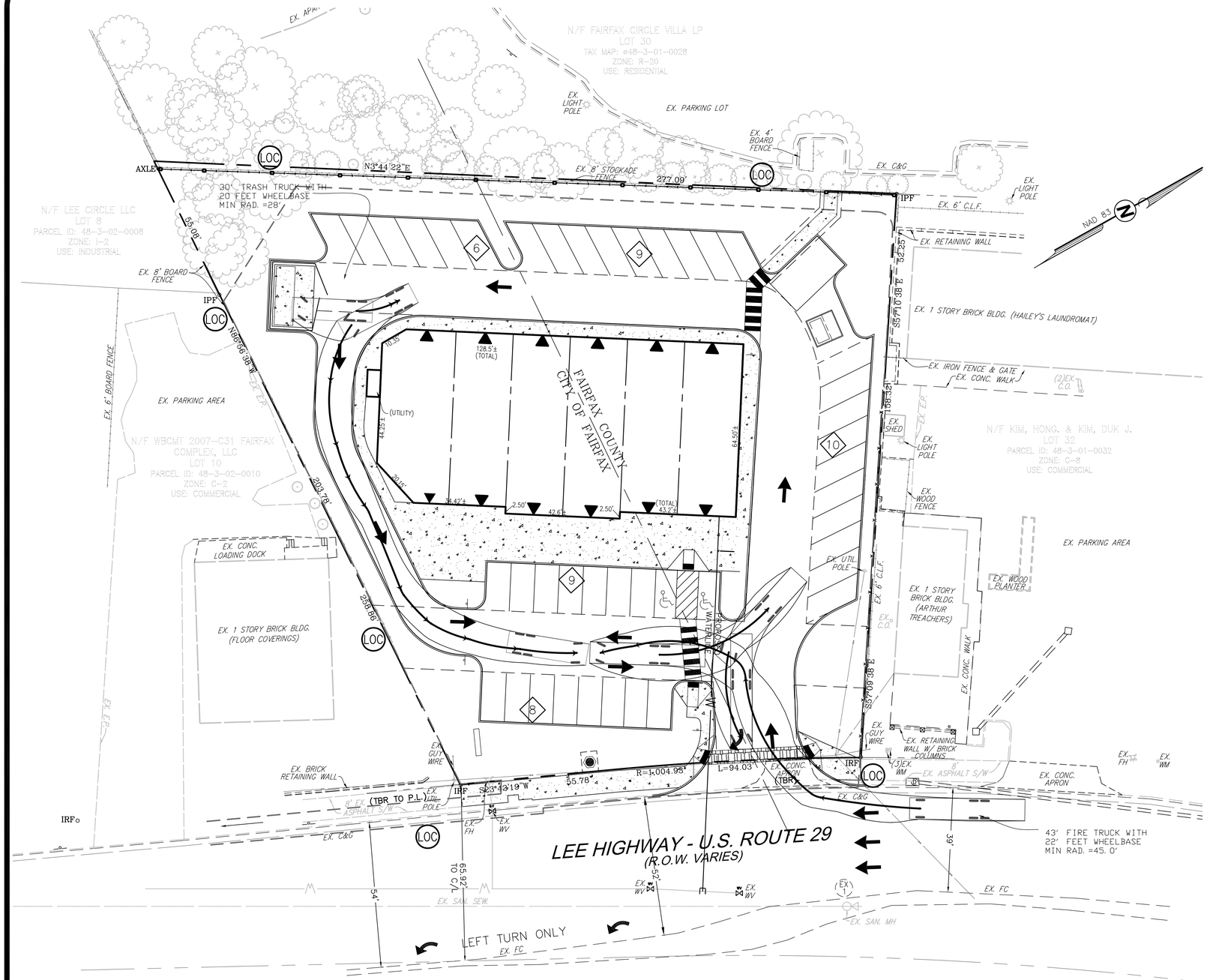
CERTIFIED ARBORIST
ISA
ISA #4555
BYRON LEAVITT
PREPARED BY

SEPT 11, 2013- REV
AUGUST 22, 2013

BL SURVEY ARBORIST
13605 SOUTH SPRINGS CT
CLIFTON VA 20124
[PH] 703-624-4821
[FAX] 1-703-991-1320

DESIGN BY:	CB
DRAWN BY:	CB
CHECKED BY:	HM
DATE:	JANUARY 2012
SCALE:	
JOB NO.:	00023
DRAWING NO.:	793
SHEET	8 OF 8

Y:\FAIRFAX PLAZA-00023\dwg\TREE PRESERVATION PLAN [FAIRFAX CITY PLAZA]\TREE PLAN [FAIRFAX CITY PLAZA].dwg, 24X36, 10/8/2013 3:59:05 PM, Oce CS2236 Roll.pc3



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REVISION BLOCK

TURNING RADIUS EXHIBIT

9536 LEE HIGHWAY
FAIRFAX CITY PLAZA

PROVIDENCE DISTRICT

CITY OF FAIRFAX AND FAIRFAX COUNTY, VIRGINIA

Application No: RZ 2013-PR-006 Staff: MAT

APPROVED DEVELOPMENT PLAN

(X)GDP) (_CDP) (_FDP) (_PRC) (_DP) (_CP) (_SE) (_CSP) (_SP) (_VC)

SEE PROFFERS DATED: Dec 11, 2013

SEE CONDITIONS DATED:

Date of Final Approval: Jan 14, 2014 (XBOS) (_PC) (_BZA)

Comments:

PLANNING & ZONING

Sheet 9 of 13

COMMONWEALTH OF VIRGINIA HAMID MATIN Lic. No. 017821 PROFESSIONAL ENGINEER

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DESIGN BY:	CB
DRAWN BY:	CB
CHECKED BY:	HM
DATE:	JANUARY 2012
SCALE:	1" = 20'
JOB NO.:	00023
DRAWING NO.:	793

SHEET EXB1 OF 8

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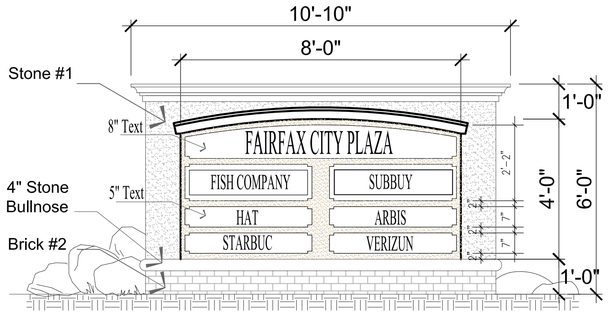

TOTAL SIGN AREA= 32 sq. ft.

SCALE 1/2"=1'-0"

Application No: **RZ 2013-PR-006** Staff: **MAT**

APPROVED DEVELOPMENT PLAN

(X GDP) (_ CDP) (_ FDP) (_ PRC) (_ DP) (_ CP) (_ SE) (_ CSP) (_ SP) (_ VC)

SEE PROFFERS DATED: **Dec 11, 2013**

SEE CONDITIONS DATED:

Date of Final Approval: **Jan 14, 2014** (X BOS) (_ PC) (_ BZA)

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Department of Planning & Zoning

Sheet **10** of **13**

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5.	09/11/13	ANGLED PARKING FAIRFAX CO.	VO
6.	10/09/13	REV. PER CITY OF FAIRFAX	VO

REVISION BLOCK

BUILDING ELEVATION EXHIBIT

9536 LEE HIGHWAY

FAIRFAX CITY PLAZA

PROVIDENCE DISTRICT

CITY OF FAIRFAX AND FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
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DRAWN BY:	CB
CHECKED BY:	HM
DATE:	JANUARY 2012
SCALE:	
JOB NO.:	00023
DRAWING NO.:	793

SHEET **EXB2** OF **8**

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Application No: RZ 2013-PR-006 Staff: MAT

APPROVED DEVELOPMENT PLAN

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Comments:

DEPARTMENT OF PLANNING & ZONING

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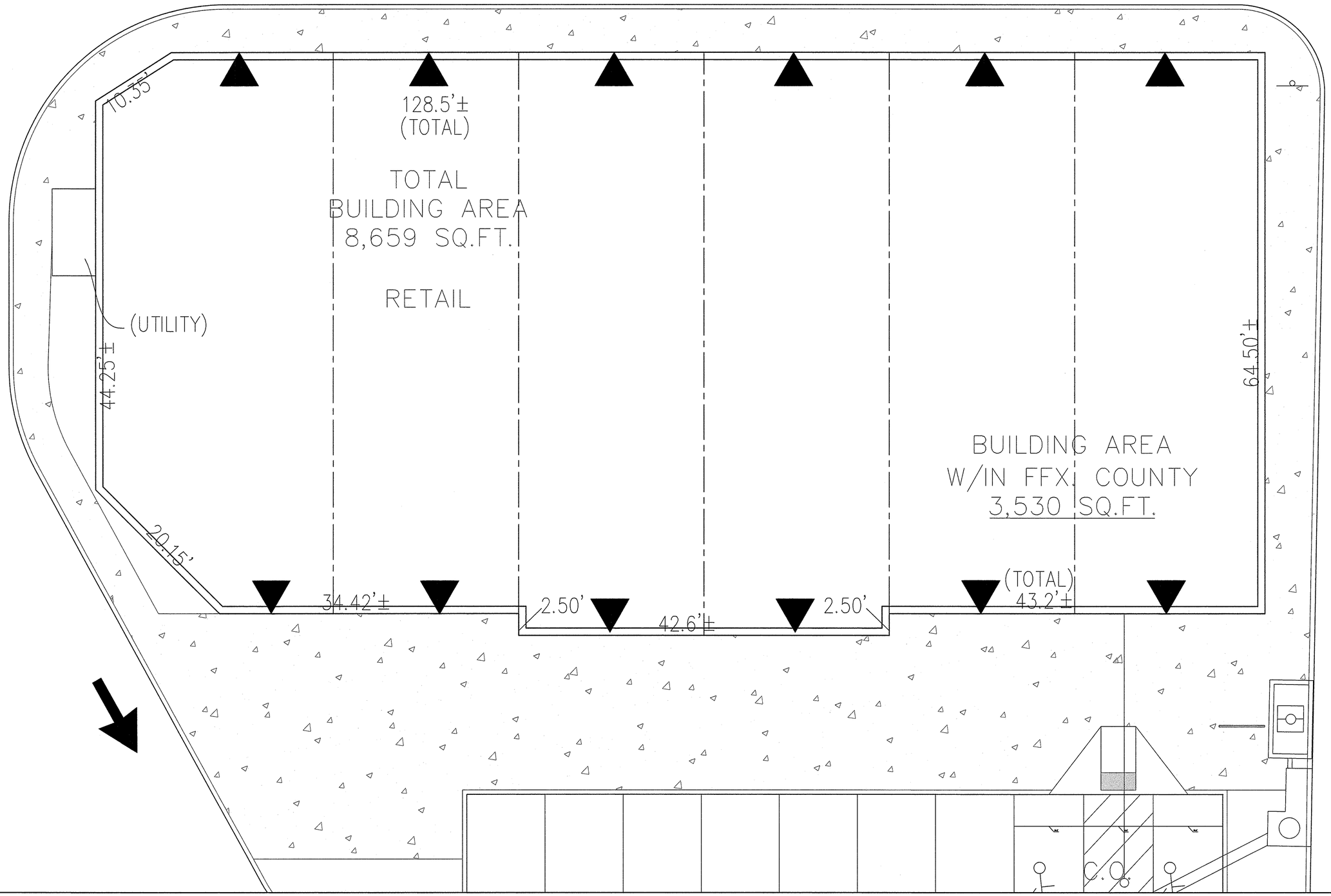

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SEAL

CONSULTANT:

FAIRFAX CITY PLAZA

9536 LEE HIGHWAY, FAIRFAX, VA 22031

REV	DATE	DESCRIPTION
1	10.09.2013	PERMIT SET

PROJECT NUMBER: AA12-025

DRAWN BY: TEAM

CHECKED BY: AA

SHEET TITLE:

SHEET TITLE:

FIRST FLOOR PLAN

SHEET NUMBER:

A01

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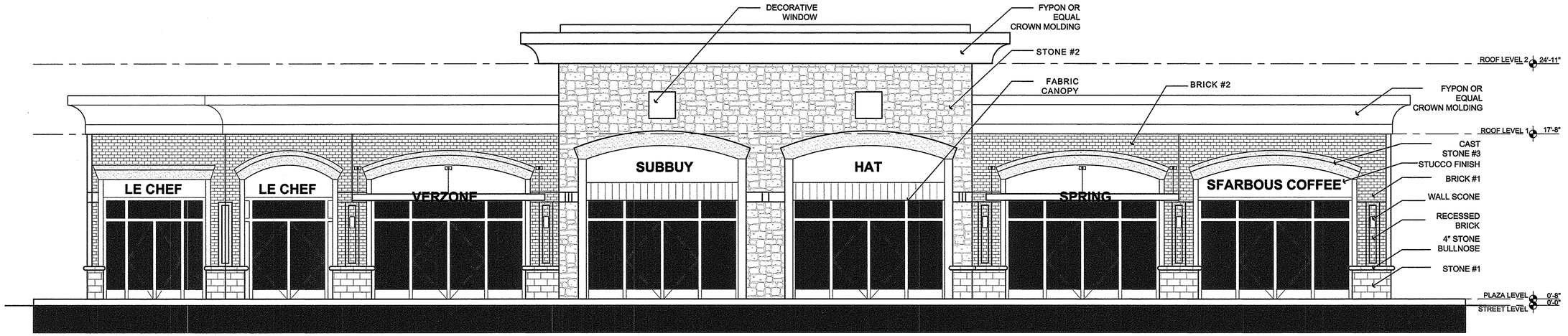

1 FRONT ELEVATION

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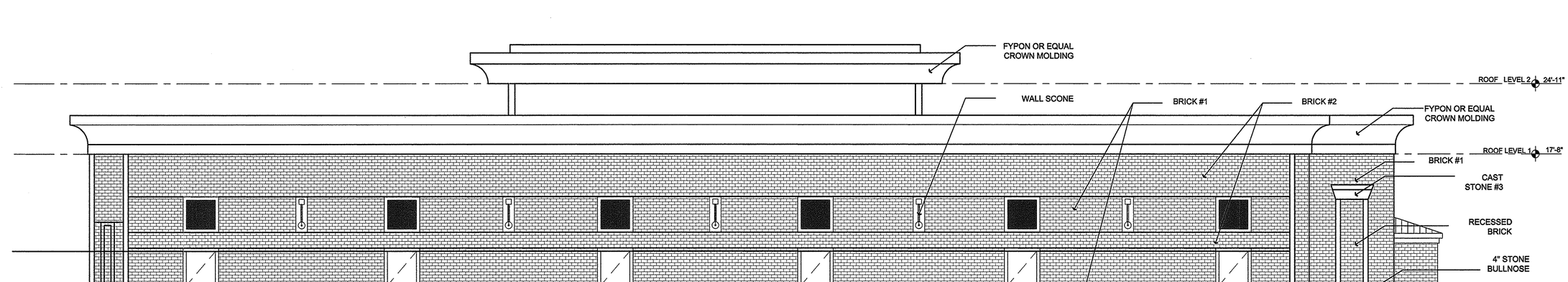

2 REAR ELEVATION

SCALE: 1/8"=1'-0"

Application No: RZ 2013-PR-006 Staff: MAT

APPROVED DEVELOPMENT PLAN

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Sheet 12 of 13

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REV	DATE	DESCRIPTION
1	10.09.2013	PERMIT SET

PROJECT NUMBER: AA12-025

DRAWN BY: TEAM

CHECKED BY: AA

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FRONT AND REAR ELEVATION

SHEET NUMBER:

A02

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4 RIGHT ELEVATION
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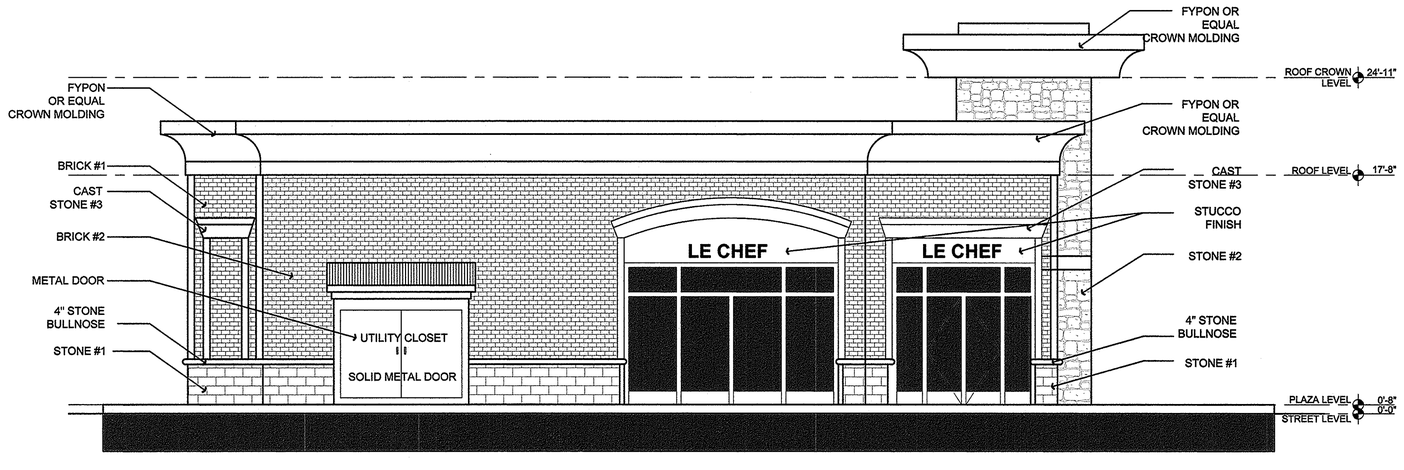

3 LEFT ELEVATION
SCALE: 1/8"=1'-0"

Application No: RZ 2013-PR-006 Staff: MAT

APPROVED DEVELOPMENT PLAN
(X GDP) (_CDP) (_FDP) (_PRC) (_DP) (_CP) (_SE) (_CSP) (_SP) (_VC)
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DEPARTMENT OF PLANNING & ZONING
Sheet 13 of 13

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SEAL

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REV	DATE	DESCRIPTION
1	10.09.2013	PERMIT SET

PROJECT NUMBER: AA12-025

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CHECKED BY: AA

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SHEET TITLE:
RIGHT AND LEFT ELEVATION

SHEET NUMBER:
A03

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