HUNTINGTON AVENUE PROPERTIES

MOUNT VERNON DISTRICT FAIRFAX, VIRGINIA

CONCEPTUAL / FINAL DEVELOPMENT PLAN

RZ/FDP 2013-MV-001

Application No: RZ/FDP 2013-MV-001 Staff: M.Duca

APPROVED DEVELOPMENT PLAN
(_GDP) (XDP) (XFDP) (_PRC) (_DP) (_CP) (_SE) (_CSP) (_SP) (_VC)
SEE PROFFERS DATED: Jan 27, 2014
SEE CONDITIONS DATED:
Date of Final Approval: Jan 28, 2014 (XBOS) (_PC) (_BZA)
Comments: FDP Conds Dated 1/9/2014 FDP Approval 1/23/2014
& ZONING
Sheet 1 of 29

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COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
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DECEMBER 9, 2013
OCTOBER 2, 2013
AUGUST 9, 2013
JUNE 26, 2013
MARCH 22, 2013
JANUARY 11, 2013
DECEMBER 6, 2012
NOVEMBER 16, 2012

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NOTES:

1. THE SUBJECT PROPERTY OF THIS APPLICATION IS DESCRIBED AS FOLLOWS:

TAX MAP #	OWNER	DEED BOOK / PAGE
0831 08 0092A	A & R HUNTINGTON METRO, LLC	20158/1372
0831 08 0092B	A & R HUNTINGTON METRO, LLC	19854/1017
0831 08 0093A	A & R HUNTINGTON METRO, LLC	19872/1839
0831 08 0093B	A & R HUNTINGTON METRO, LLC	19819/2100
0831 08 0094A	2317 HUNTINGTON, LLC	16738/1056

AMONG THE LAND RECORDS OF FAIRFAX COUNTY. A STATEMENT THAT CONFIRMS THE OWNERSHIP OF THIS SUBJECT PROPERTY AND THE NATURE OF THE DEVELOPER'S INTEREST IN SAME IS PROVIDED IN AN AFFIDAVIT SUBMITTED SEPARATELY.

2. THE TOTAL SITE AREA IS 45,431 SF OR 1.04294 ACRES.
3. THE SUBJECT PROPERTY LIES WITHIN LAND UNIT T OF THE MV1-HUNTINGTON COMMUNITY PLANNING SECTOR IN THE MOUNT VERNON PLANNING DISTRICT WITHIN THE AREA IV OF THE FAIRFAX COUNTY COMPREHENSIVE PLAN. THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AS EXPLAINED IN THE APPLICATION NARRATIVE.
4. THE SUBJECT PROPERTY IS CURRENTLY ZONED C-5 AND IS LOCATED IN THE MOUNT VERNON PLANNING DISTRICT.
5. THE TOPOGRAPHY SHOWN ON THE CDP/FDP IS AT A CONTOUR INTERVAL OF TWO (2) FEET FROM A FIELD RUN SURVEY COMPLETED BY BOWMAN CONSULTING GROUP IN MARCH 2011.
6. THE BOUNDARY INFORMATION SHOWN ON THE CDP/FDP IS FROM A FIELD RUN SURVEY BY BOWMAN CONSULTING GROUP COMPLETED IN FEBRUARY 2011.
7. THERE IS AN EXISTING APARTMENT BUILDING OF APPROXIMATELY 7,300 S.F. GROSS FLOOR AREA AND ASSOCIATED SURFACE PARKING LOT AND RESIDENTIAL DUPLEX UNITS ON SITE.
8. THE COUNTY WIDE TRAILS PLAN IDENTIFIES A MINOR PAVED TRAIL (4' TO 7'-11" WIDE) TO BE PROVIDED ALONG HUNTINGTON AVENUE, HOWEVER THE SPECIFIC 'SIDE' OF HUNTINGTON AVENUE THAT THE TRAIL IS TO BE LOCATED IS NOT SPECIFIED. THE TRAIL PLAN ALSO IDENTIFIES AN ON-ROAD BIKE LANE WITHIN HUNTINGTON AVENUE. THE CDP/FDP PROVIDES A SIDEWALK ALONG HUNTINGTON AVENUE INTENDED TO SATISFY THIS REQUIREMENT AS DEMONSTRATED HEREON. THE CDP/FDP, AS DESIGNED, ACCOMMODATES THE FUTURE INSTALLATION OF THE ON ROAD BIKE LANE ALONG HUNTINGTON AVE, WITH THE REQUEST TO WAIVE THE REQUIREMENT FOR INSTALLATION OF THE BIKE LANE IN LIEU OF FUTURE CONTRIBUTIONS TO THE FUNDING OF THE BIKE LANE INSTALLATION BY OTHERS.
9. THE PROPERTY IS LOCATED IN THE ASA: I-1 SANITARY SEWER DISTRICT WATERSHED.
10. THE PROPERTY IS LOCATED IN THE CAMERON RUN STORM DRAIN WATERSHED.
11. THERE ARE NO KNOWN FLOODPLAINS, RESOURCE PROTECTION AREAS (RPAs) OR ENVIRONMENTAL QUALITY CORRIDORS (EQCs) LOCATED ON THE PROPERTY AS DESIGNATED BY THE FEDERAL INSURANCE ADMINISTRATION, UNITED STATES GEOLOGICAL SURVEY OR FAIRFAX COUNTY MAPPING.
12. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO KNOWN UTILITY EASEMENTS OF 25 FEET OR GREATER IN WIDTH ON THE SITE.
13. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO AREAS CONTAINING SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION OR PRESERVATION.
14. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO KNOWN GRAVES OR BURIAL SITES ON THE SUBJECT PROPERTY.
15. TO THE BEST OF OUR KNOWLEDGE THERE WILL BE NO ADVERSE IMPACTS ON ADJACENT AND NEIGHBORING PROPERTIES.
16. ALL NECESSARY PUBLIC UTILITIES ARE READILY ACCESSIBLE TO THE SITE OR WILL BE EXTENDED OR IMPROVED BY THE APPLICANT OR UTILITY COMPANY AS MAY BE APPROPRIATE.
17. TO THE BEST OF OUR KNOWLEDGE THE PROPOSED DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS, WITH THE EXCEPTIONS LISTED HEREIN.
18. STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) REQUIREMENTS FOR THIS SITE ARE PROPOSED THROUGH THE USE OF AN ON-SITE UNDERGROUND FACILITY AND ABOVE GRADE CISTERNS AND SUPPLEMENTED WITH VARIOUS URBAN BIO-RETENTION FACILITIES AS DESCRIBED WITHIN THE CDP/FDP.
19. ADDITIONAL SITE AMENITIES SUCH AS PLANTERS, ENTRANCE SIGNS, GAZEBOS, LIGHTING, TRELLIS, FENCES AND/OR WALLS NOT REPRESENTED ON THE PLAN MAY BE PROVIDED AT THE TIME OF FINAL ENGINEERING DESIGN.
20. THE DEVELOPMENT SCHEDULE FOR THIS PROJECT IS DEPENDENT ON THE SECURING OF ALL REQUIRED APPROVALS AND PERMITS, AND MARKET CONDITIONS.
21. TO THE BEST OF OUR KNOWLEDGE THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE DEVELOPMENT CRITERIA OF THE COMPREHENSIVE PLAN, PARTICULARLY THROUGH APPROPRIATE SITE DESIGN, SIGNIFICANT LANDSCAPING, PROVISION OF SITE AMENITIES AND THE DESIGN OF AN APPROPRIATE STREETSCAPE THAT COMPLIMENTS THE EXISTING COMMUNITY.
22. TO THE BEST OF OUR KNOWLEDGE NONE OF THE USES REPRESENTED ON THIS PLAN WILL GENERATE, UTILIZE, STORE, TREAT AND/OR DISPOSE OF ANY HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 116.4, 302.4, AND 355; ANY HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT VR 672-10-1 - VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS; AND/OR ANY PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280.
23. PARKING WILL BE PROVIDED IN GENERAL ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE AND AS AMENDED WITH THE PROPOSED PARKING REDUCTION AND WAIVERS/MODIFICATIONS REQUESTED HEREIN ASSOCIATED WITH THIS APPLICATION. THE DEVELOPER RESERVES THE RIGHT TO PROVIDE MORE OR LESS THAN THE NUMBER OF PARKING SPACES PRESENTED HEREON PROVIDED THAT THE AMOUNT OF PARKING SPACES WILL BE SUFFICIENT TO COMPLY WITH ARTICLE 11, PART 1 (OFF-STREET PARKING) OF THE ZONING ORDINANCE, AND AS AMENDED WITH THE PARKING REDUCTION PLAN.
24. ARCHITECTURAL BUILDING AND LANDSCAPE ARCHITECTURAL ILLUSTRATIONS PROVIDED HEREIN ARE FOR INFORMATION ONLY AND SUBJECT TO CHANGE WITH FINAL DESIGN.
25. BIKE PARKING FOR RESIDENTIAL USES WILL BE PROVIDED WITHIN THE PROPOSED BUILDING.

NOTES CONTINUED:

26. APPLICANT RESERVES THE RIGHT TO UTILIZE AREAS OF POTENTIAL DEDICATION IN THE CALCULATION OF PROPOSED F.A.R. PER ARTICLE 2-308-4 OF THE ZONING ORDINANCE.
27. PROPOSED ROADWAY IMPROVEMENTS (ENTRANCES, CURBING, MEDIAN ETC) MAY REQUIRE EXCEPTION FROM VDOT ACCESS MANAGEMENT DESIGN STANDARDS, AS FILED UNDER SEPARATE COVER AND, AS MAY BE DETERMINED DURING SITE PLAN PROCESS.
28. LANE USE, PAVEMENT MARKINGS, SIDEWALK DESIGN ARE SUBJECT TO VDOT REVIEW AND APPROVAL AT TIME OF SITE PLAN APPLICATION.
29. ACCESSORY USES AS IDENTIFIED WITHIN ARTICLE 2 OF THE ZONING ORDINANCE MAY BE PROVIDED WITHOUT MODIFICATION OF THE CDP/FDP.

REQUESTED WAIVERS/MODIFICATIONS:

ZONING ORDINANCE ARTICLE 6 - PLANNED DEVELOPMENT DISTRICTS
SECTION 6-407. WAIVER OF THE MINIMUM DISTRICT SIZE TO THAT PROVIDED HEREON.

ZONING ORDINANCE ARTICLE 11 - PARKING AND LOADING
SECTION 11-103 AND SECTION 11-104. MODIFICATION OF THE MINIMUM REQUIRED NUMBER OF PARKING SPACES FOR MULTI-FAMILY RESIDENTIAL AND COMMERCIAL/RETAIL USES, TO THAT INDICATED ON THE CDP/FDP, AND AS APPROVED BY THE B.O.S..

SECTION 11-201 AND SECTION 11-203. MODIFICATION OF THE MINIMUM REQUIRED LOADING SPACES FOR RESIDENTIAL, RETAIL AND OTHER USES FROM TWO SPACES TO ONE SPACE AS DEPICTED ON THE CDP/FDP.

ZONING ORDINANCE ARTICLE 13 - LANDSCAPING
PARAGRAPH 3 OF SECTION 13-302. MODIFICATION OF THE TRANSITIONAL SCREENING YARD AND WAIVER OF THE BARRIER REQUIREMENTS BETWEEN THE PROPOSED MULTI-FAMILY/MIXED-USE DEVELOPMENT AND THE SURROUNDING PROPERTIES TO THAT SHOWN ON THE CDP/FDP.

ZONING ORDINANCE ARTICLE 17 SITE PLANS
PARAGRAPH 2 OF SECTION 17-201. WAIVER OF REQUIREMENT TO CONSTRUCT ON ROAD BIKE LANES, AND IN LIEU OF CONSTRUCTION, APPLICANT WILL PROVIDE PROFFER OF A FUTURE FUNDING CONTRIBUTION TO THE ROAD IMPROVEMENTS FOR FUTURE CONSTRUCTION BY VDOT.

PARAGRAPH 3 OF SECTION 17-201. WAIVER OF REQUIREMENT TO PROVIDE INTER-PARCEL CONNECTIONS TO ADJOINING PARCELS.

PARAGRAPH 4 AND 10 OF SECTION 17-201. WAIVER OF FURTHER CONSTRUCTION AND/OR WIDENING OF EXISTING ROADS SURROUNDING THE APPLICATION PROPERTY, AND WAIVER OF REQUIREMENT FOR UNDER-GROUNDING OF EXISTING UTILITIES.

PUBLIC FACILITIES MANUAL
PARAGRAPH 8 OF SECTION 6-0303. WAIVER TO ALLOW UNDERGROUND STORM WATER MANAGEMENT AND BMP FACILITIES TO BE PROVIDED WITHIN THE DEVELOPMENT, AS DEMONSTRATED IN WAIVER #25678-WPFM-001-1.

SECTION 6-1307.2E. WAIVER OF THE MINIMUM SETBACKS OF BIO-RETENTION FILTERS/BASINS FROM BUILDING FOUNDATIONS AND PROPERTY LINES TO THAT SHOWN ON THE CDP/FDP.

PARAGRAPH 2 OF SECTION 7-0802. MODIFICATION OF PARKING GEOMETRIC STANDARDS TO ALLOW PROJECTION OF STRUCTURAL COLUMNS WITHIN PARKING STRUCTURES INTO THE REQUIRED PARKING STALL AREA. THE PARKING STALLS AFFECTED BY SUCH STRUCTURAL COLUMNS SHALL COUNT TOWARD THE NUMBER OF REQUIRED PARKING SPACES.

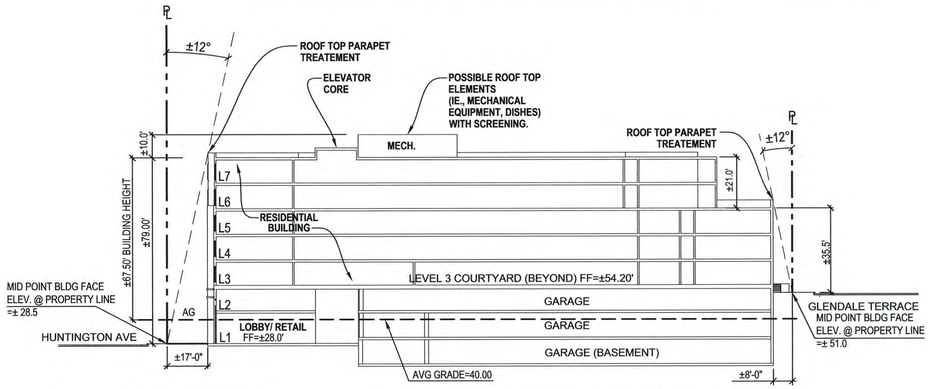
PARAGRAPH 3 OF SECTION 8-0201. WAIVER OF REQUIREMENT TO CONSTRUCT ON ROAD BIKE LANES, AND IN LIEU OF CONSTRUCTION, APPLICANT WILL PROVIDE PROFFER OF A FUTURE FUNDING CONTRIBUTION TO THE ROAD IMPROVEMENT FOR FUTURE CONSTRUCTION BY VDOT, OR OTHERS.

SECTION 12-0508. MODIFICATION OF THE TREE PRESERVATION TARGET AS PERMITTED BY DEVIATIONS PERMITTED IN SECTION 12-0508.3A (1) AND (3). REFER TO LANDSCAPE PLAN FOR ADDITIONAL DESCRIPTION.

PARAGRAPH 4E (5) OF SECTION 12-0510. MODIFICATION OF SECTION 12-0510-4E-(5) TO PERMIT REDUCTION OF THE MINIMUM FOUR (4) FOOT PLANTING DISTANCE FROM A RESTRICTIVE BARRIER FEET, TO A MINIMUM OF TWO (2) FEET IN ORDER FOR TREES TO SATISFY THE TREE COVER REQUIREMENT.

BUILDING HEIGHT TABULATIONS

		HUNTINGTON AVE	GLENDALE TER
AVERAGE GRADE ELEVATION AROUND BUILDING:	=	40.00	
TOP OF BUILDING ELEVATION (NOT INCLUDING MECHANICAL):	=	±107.50	= ± 86.20'
APPROX. GROUND ELEVATION AT MID POINT OF BUILDING FACE:	=	± 28.50	= ± 51.00



ANGLE BULK PLANE @ HUNTINGTON AVENUE

ANGLE BULK PLANE @ GLENDALE TERRACE

A CROSS SECTION 'A'-'A'

NO SCALE

NOTE:
1. THERE IS NO ANGLE OF BULK PLAN REQUIREMENT SPECIFIED FOR THE PRM DISTRICT, THIS GRAPHIC DEPICTION IS FOR INFORMATION ONLY IN CONSIDERATION OF THE DESIGN STANDARD SET FORTH IN PAR. 1 OF SECTION 16-102 OF THE ZONING ORDINANCE FOR THE PERIPHERY OF THE DISTRICT.
2. PROPOSED GRADES MAY CHANGE WITH FINAL ENGINEERING.

SITE TABULATIONS:

CURRENT ZONING:	C-5
PROPOSED ZONING:	PRM
PROPOSED USE:	RESIDENTIAL/RETAIL
GROSS SITE AREA: (AREA FOR DENSITY CALCULATIONS)	1.0429 AC (45,431 SF)
ALLOWABLE F.A.R.:	
BASE FLOOR AREA ALLOWABLE (45,431 SF x 3.0):	136,293 GSF
PROPOSED RESIDENTIAL FLOOR AREA(INCLUDES LOBBY, LEASING & AMENITY SPACE):	132,266 GSF
PROPOSED RETAIL FLOOR AREA: (1)	3,534 GSF
TOTAL FLOOR AREA PROPOSED: (2)	135,800 GSF
PROPOSED RESIDENTIAL F.A.R.:	2.91
PROPOSED RETAIL F.A.R.:	0.08
PROPOSED OVERALL F.A.R.:	2.99
PROPOSED DWELLING UNITS:(3)	139 (INCLD UP TO 15% W.D.U.)
MAX BUILDING HEIGHT ALLOWED(PER COMPREHENSIVE PLAN):	120 FT HUNTINGTON AVE 40 FT GLENDALE TER
PROPOSED BUILDING HEIGHT (EFFECTIVE GROUND HEIGHT):	+/-79.5 FT HUNTINGTON AVE +/-35.5 FT GLENDALE TER
OVERALL PROPOSED BUILDING HEIGHT (BASED ON AVERAGE GRADE):	+/-68.0 FT HUNTINGTON AVE
OPEN SPACE REQUIRED:	20%
OPEN SPACE PROVIDED (INCLUDES BUILDING COURTYARD):	REFER TO LANDSCAPE PLAN

(1) ACCESSORY SERVICE USE AS ALLOWED PER PAR. 2 OF SECT.10-202 OF THE Z.O. RETAIL AND/OR SERVICE USE MAY INCLUDE A VARIETY OF COMMERCIAL TYPE USES INCLUDING BUT NOT LIMITED TO EATING ESTABLISHMENTS AND FAST FOOD RESTAURANTS.

(2) DOES NOT INCLUDE STRUCTURED PARKING

(3) THE REQUIRED NUMBER OF WORK FORCE DWELLING UNITS WILL BE DETERMINED AT SITE PLAN BASED ON THE TOTAL NUMBER OF DWELLING UNITS.

PARKING TABULATIONS:

PARKING REQUIRED RESIDENTIAL:	
MUTLI-FAMILY (139 D.U. x 1.6 SPACES PER UNIT)	223 SPACES
PARKING REQUIRED RETAIL:	
RETAIL ACCESSORY SERVICE USES (4.3 SP/1000 GSF): (4)	16 SPACES
TOTAL PARKING REQUIRED:	239 SPACES
PARKING PROVIDED ON-SITE: (GARAGE STRUCTURE)(5)	
RESIDENTIAL USE (1.3 SPACES/UNIT)	181 SPACES
RETAIL USE	10 SPACES
TOTAL PARKING PROVIDED:	191 SPACES
REQUIRED LOADING SPACE (SHARED USES)	2 SPACE
PROPOSED LOADING SPACE	1 SPACE

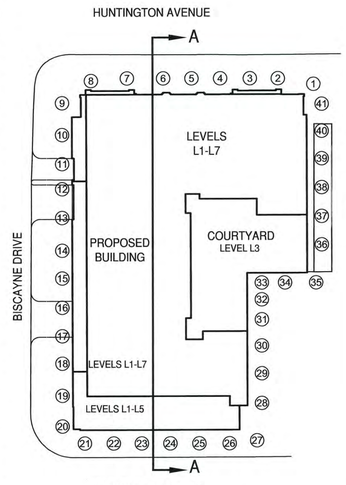
(4) USES SHOWN HEREIN WITH REGARD TO PARKING PROVISIONS ARE ESTIMATES AND SUBJECT TO CHANGE WITH FINAL ENGINEERING AND FINAL TENANT ASSIGNMENT.

(5) PARKING PROVIDED IS BASED ON ALLOWABLE REDUCTION AS STATED IN SECTION 6-406.9 OF THE ZONING ORDINANCE FOR SITE PROXIMITY TO MASS TRANSIT STATION, AND AS OUTLINED IN THE COMPREHENSIVE PLAN - POLICY PLAN - APPENDIX 11-ITEM 8, AND AS ZONING ORDINANCE ARTICLE 11 HAS GENERAL APPLICATION PER SECTION 11-101.1. - AND PER PARKING REDUCTION REQUEST ASSOCIATED WITH THIS APPLICATION.

PARKING REQUIRED AND PROVIDED IS ESTABLISHED BASED ON FDP DOCUMENTS. FOR REPORTING PURPOSES HEREIN, RESIDENTIAL PARKING IS BASED ON APPROXIMATE UNIT TYPE MIX OF 23% STUDIO 59% ONE BRD AND 18% TWO BRD (SUBJECT TO CHANGE WITH SITE PLAN). NUMBER OF REQUIRED PARKING SPACES MAY BE CHANGED BASED ON THE FINAL DWELLING UNIT COUNT, FINAL BEDROOM MIX, FINAL SPECIFIC BUILDING USES, AND FINAL GFA, WHICH IS TO BE DETERMINED AT THE TIME OF FINAL SITE PLAN. THE APPLICANT RESERVES THE RIGHT TO PROVIDE MORE OR LESS PARKING AT THE TIME OF FINAL SITE PLAN PROVIDED THAT THE PROVIDED PARKING WILL BE SUFFICENT TO SATISFY ARTICLE 11 OF THE ZONING ORDINANCE AND/OR AS AMENDED WITH THE PARKING REDUCTION PLAN.

AVERAGE GRADE TABULATIONS

NUMBER	GRADE ELEVATION +
1	30.70
2	30.00
3	29.50
4	29.30
5	28.50
6	28.20
7	27.60
8	28.00
9	31.50
10	32.00
11	34.50
12	35.00
13	35.00
14	43.20
15	43.20
16	42.20
17	42.20
18	46.50
19	49.00
20	51.00
21	51.00
22	51.20
23	51.20
24	50.58
25	50.58
26	49.95
27	49.61
28	49.07
29	48.14
30	46.11
31	44.26
32	42.72
33	42.05
34	40.11
35	39.20
36	37.19
37	36.00
38	35.50
39	35.00
40	35.00
41	33.10
AVERAGE=	40.00



AVERAGE GRADE SPOT LOCATION (2)
N.T.S.

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COMMONWEALTH OF VIRGINIA
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12/9/13
LANDSCAPE ARCHITECT

NOTES AND TABULATIONS

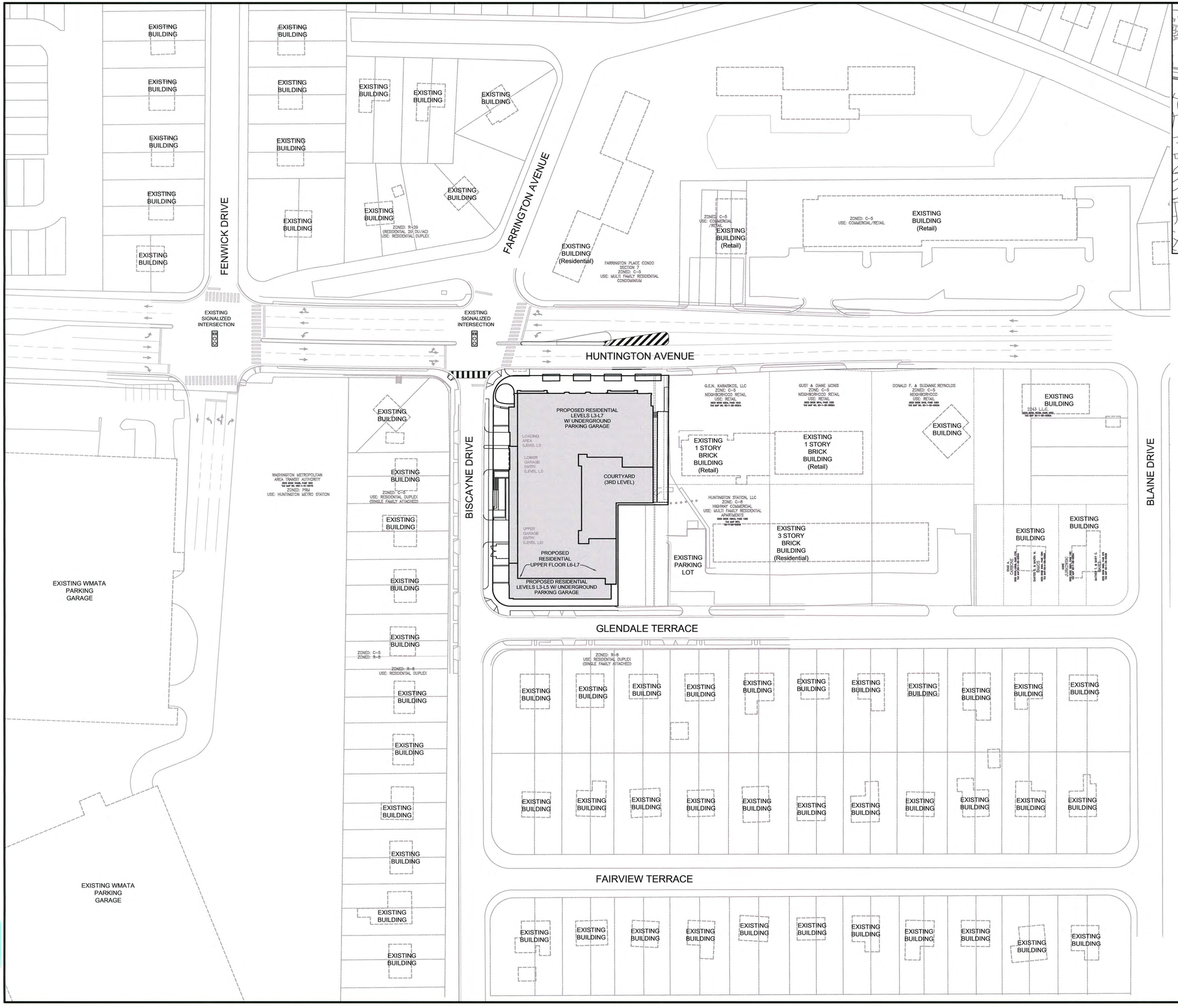
HUNTINGTON AVENUE PROPERTIES

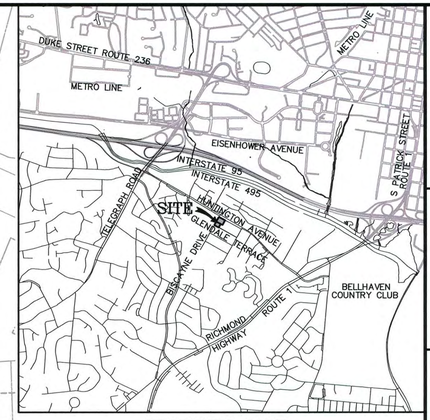
MOUNT VERNON DISTRICT FAIRFAX, VIRGINIA

County# RZ/FDP 2013-MV-001

PLAN STATUS	
11/16/12	SUBMISSION
12/6/12	SUBMISSION
1/11/13	SUBMISSION
3/22/13	SUBMISSION
6/26/13	SUBMISSION
8/9/13	SUBMISSION
10/2/13	SUBMISSION
12/9/13	SUBMISSION

DATE	DESCRIPTION
SCALE	H:
DATE :	November 16, 2012
SHEET	2





VICINITY MAP
SCALE: 1"=2,000'

VA STATE PLANE NORTH ZONE NAD 83

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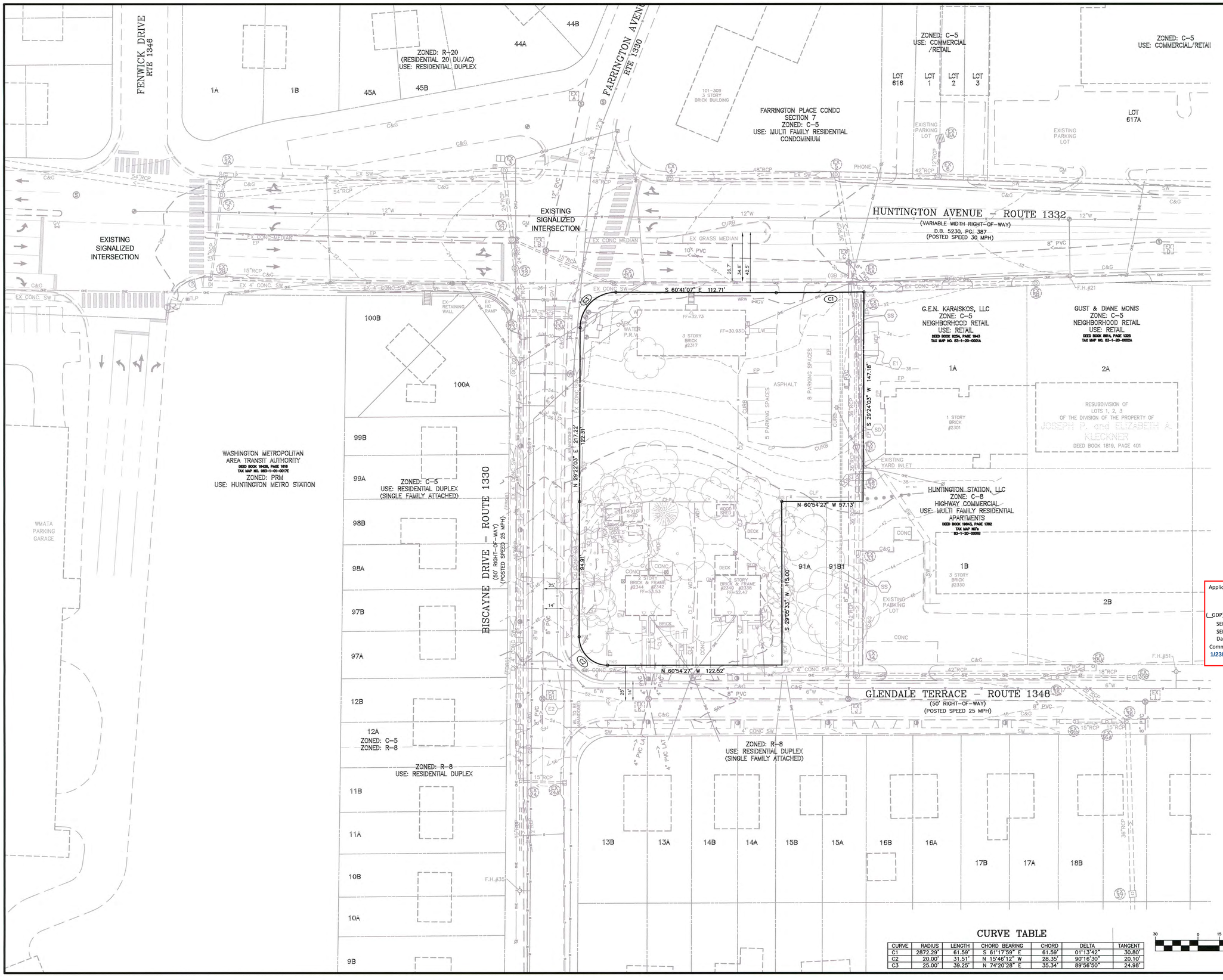
CONTEXT PLAN
HUNTINGTON AVENUE PROPERTIES
FAIRFAX, VIRGINIA
MOUNT VERNON DISTRICT

County# RZ/FDP 2013-MV-001	
PLAN STATUS	
11/16/12	SUBMISSION
12/6/12	SUBMISSION
1/11/13	SUBMISSION
3/22/13	SUBMISSION
6/26/13	SUBMISSION
8/9/13	SUBMISSION
DATE	DESCRIPTION
SCALE	H: 1"=50'
DATE :	November 16, 2012
SHEET	3



LEGEND (EXISTING)

X	FENCE
OU	OVERHEAD UTILITY
UGT	UNDERGROUND TELEPHONE
UGE	UNDERGROUND ELECTRIC
G	UNDERGROUND GAS
W	EXISTING WATER MAIN
OHE	OVERHEAD LINES
8" PVC	EXISTING SANITARY SEWER
15"RCP	EXISTING STORM SEWER
	ELEC. METER
	SIGN
	UTILITY VAULT
	GROUND LIGHT
	POWER POLE
	LIGHT POLE
	GUY WIRE
	GAS VALVE
	GAS METER
	SEPTIC
	SANITARY MH
	YARD INLET–GRATE
	STORM MH
	WATER VALVE
	WATER METER
	HYDRANT
EX.	EXISTING
	TRAFFIC LIGHT
	TELEPHONE PEDISTAL
	AIR CONDITIONER
GEN	GENERATOR
	TREE/TREE LINE
EX SD	EXISTING STORM DRAIN STRUCTURE
SD	EXISTING STORM DRAIN EASEMENT
EX SS	EXISTING SANITARY SEWER STRUCTURE
SS	EXISTING SANITARY SEWER EASEMENT
W	EXISTING WATER EASEMENT
PW	EXISTING PARTY WALL RIGHTS

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	2872.29'	61.59'	S 61°17'59" E	61.59'	01°13'42"	30.80'
C2	20.00'	31.51'	N 15°46'12" W	28.35'	90°16'30"	20.10'
C3	25.00'	39.25'	N 74°20'28" E	35.34'	89°56'50"	24.98'

Application No: RZ/FDP 2013-MV-001 Staff: M.Duca

APPROVED DEVELOPMENT PLAN
(_GDP) (XCDP) (XFDP) (_PRC) (_DP) (_CP) (_SE) (_CSP) (_SP) (_VC)
SEE PROFFERS DATED: Jan 27, 2014
SEE CONDITIONS DATED:
Date of Final Approval: Jan 28, 2014 (XBOS) (_PC) (_BZA)
Comments: FDP Conds Dated 1/9/2014 FDP Approval 1/23/2014
& ZONING
Sheet 4 of 29

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MATTHEW J. TAUSCHER
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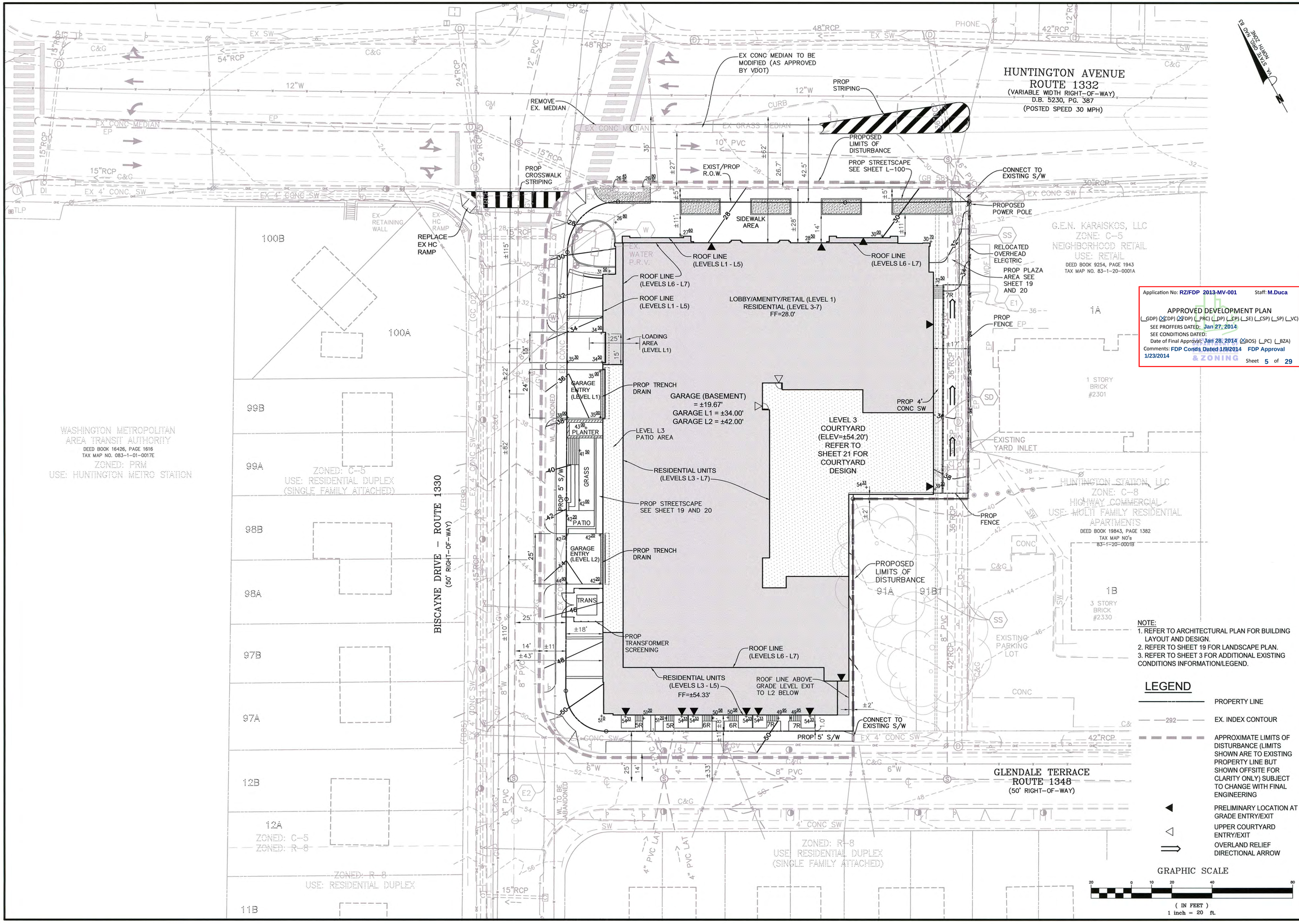
8/9/13
LANDSCAPE ARCHITECT

EXISTING CONDITIONS PLAN

HUNTINGTON AVENUE PROPERTIES

MOUNT VERNON DISTRICT FAIRFAX, VIRGINIA

County# RZ/FDP 2013-MV-001	
PLAN STATUS	
11/16/12	SUBMISSION
12/6/12	SUBMISSION
1/11/13	SUBMISSION
3/22/13	SUBMISSION
6/26/13	SUBMISSION
8/9/13	SUBMISSION
DATE	DESCRIPTION
SCALE	H: 1"=30'
DATE :	November 16, 2012
SHEET	4



Application No: RZ/FDP 2013-MV-001 Staff: M.Duca

APPROVED DEVELOPMENT PLAN

(_GDP) (X DP) (X FDP) (_PRC) (_DP) (_CP) (_SE) (_CSP) (_SP) (_VC)

SEE PROFFERS DATED: Jan 27, 2014

SEE CONDITIONS DATED:

Date of Final Approval: Jan 28, 2014 (X BOS) (_PC) (_BZA)

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Sheet 5 of 29

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DEVELOPMENT PLAN

HUNTINGTON AVENUE PROPERTIES

MOUNT VERNON DISTRICT FAIRFAX, VIRGINIA

County# RZ/FDP 2013-MV-001

PLAN STATUS	
11/16/12	SUBMISSION
12/6/12	SUBMISSION
1/11/13	SUBMISSION
3/22/13	SUBMISSION
6/26/13	SUBMISSION
8/9/13	SUBMISSION
10/2/13	SUBMISSION
12/9/13	SUBMISSION
DATE	DESCRIPTION

SCALE H: 1"=20'

DATE : November 16, 2012

SHEET 5

Application No: RZ/FDP 2013-MV-001 Staff: M.Duca

APPROVED DEVELOPMENT PLAN

(_GDP) (XCDP) (XFDP) (_PRC) (_DP) (_CP) (_SE) (_CSP) (_SP) (_VC)

SEE PROFFERS DATED: Jan 27, 2014

SEE CONDITIONS DATED:

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Sheet 6 of 29

Huntington Avenue

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MATTHEW J. TAUSCHER
Lic. No. 000832
8/9/13
LANDSCAPE ARCHITECT

HUNTINGTON AVENUE PERSPECTIVE

HUNTINGTON AVENUE PROPERTIES

MOUNT VERNON DISTRICT FAIRFAX, VIRGINIA

County# RZ/FDP 2013-MV-001	
PLAN STATUS	
11/16/12	SUBMISSION
12/6/12	SUBMISSION
1/11/13	SUBMISSION
3/22/13	SUBMISSION
6/26/13	SUBMISSION
8/9/13	SUBMISSION
DATE	DESCRIPTION
SCALE	H: N.T.S.
DATE :	November 16, 2012
SHEET	6

Application No: RZ/FDP 2013-MV-001 Staff: M.Duca

APPROVED DEVELOPMENT PLAN
(_GDP) (XCDP) (XFDP) (_PRC) (_DP) (_CP) (_SE) (_CSP) (_SP) (_VC)
SEE PROFFERS DATED: Jan 27, 2014
SEE CONDITIONS DATED:
Date of Final Approval: Jan 28, 2014 (XBOS) (_PC) (_BZA)
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DEPARTMENT OF PLANNING & ZONING
Sheet 7 of 29

Biscayne Drive

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3/9/13
2/5/13
LANDSCAPE ARCHITECT

BISCAYNE DRIVE PERSPECTIVE

HUNTINGTON AVENUE PROPERTIES

MOUNT VERNON DISTRICT FAIRFAX, VIRGINIA

County# RZ/FDP 2013-MV-001	
PLAN STATUS	
11/16/12	SUBMISSION
12/6/12	SUBMISSION
1/11/13	SUBMISSION
3/22/13	SUBMISSION
6/26/13	SUBMISSION
8/9/13	SUBMISSION
DATE	DESCRIPTION

SCALE H: N.T.S.
DATE : November 16, 2012
SHEET 7

Application No: RZ/FDP 2013-MV-001 Staff: M.Duca

APPROVED DEVELOPMENT PLAN

(_GDP) (XCDP) (XFDP) (_PRC) (_DP) (_CP) (_SE) (_CSP) (_SP) (_VC)

SEE PROFFERS DATED: Jan 27, 2014

SEE CONDITIONS DATED:

Date of Final Approval: Jan 28, 2014 (XBOS) (_PC) (_BZA)

Comments: FDP Conds Dated 1/9/2014 FDP Approval 1/23/2014

& ZONING

Sheet 8 of 29

Glendale Terrace

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GLENDALE TERRACE PERSPECTIVE

HUNTINGTON AVENUE PROPERTIES

MOUNT VERNON DISTRICT FAIRFAX, VIRGINIA

County# RZ/FDP 2013-MV-001	
PLAN STATUS	
11/16/12	SUBMISSION
12/6/12	SUBMISSION
1/11/13	SUBMISSION
3/22/13	SUBMISSION
6/26/13	SUBMISSION
8/9/13	SUBMISSION
DATE	DESCRIPTION
SCALE	H: N.T.S.
DATE :	November 16, 2012
SHEET	8

Glendale Terrace Elevation

Biscayne Drive Elevation

NOTE:
BUILDING MATERIALS ARE SUBJECT TO CHANGE WITH FINAL DESIGN PROVIDED THAT THE GENERAL QUALITY AND CHARACTERISTICS ARE MAINTAINED

Application No: RZ/FDP 2013-MV-001 Staff: M.Duca

APPROVED DEVELOPMENT PLAN
(_GDP) (X CDP) (X FDP) (_PRC) (_DP) (_CP) (_SE) (_CSP) (_SP) (_VC)
SEE PROFFERS DATED: Jan 27, 2014
SEE CONDITIONS DATED:
Date of Final Approval: Jan 28, 2014 (X BOS) (_PC) (_BZA)
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DPZ & ZONING
Sheet 9 of 29

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LANDSCAPE ARCHITECT
8/9/13

Glendale & Biscayne Elevations

HUNTINGTON AVENUE PROPERTIES

FAIRFAX, VIRGINIA

MOUNT VERNON DISTRICT

County# RZ/FDP 2013-MV-001

DATE	PLAN STATUS
11/16/12	SUBMISSION
12/6/12	SUBMISSION
1/11/13	SUBMISSION
3/22/13	SUBMISSION
6/26/13	SUBMISSION
8/9/13	SUBMISSION
DATE	DESCRIPTION

SCALE H:

DATE : November 16, 2012

SHEET 9

Huntington Avenue Elevation

East Elevation

NOTE:
BUILDING MATERIALS ARE SUBJECT TO CHANGE WITH FINAL DESIGN PROVIDED THAT THE GENERAL QUALITY AND CHARACTERISTICS ARE MAINTAINED

Application No: **RZ/FDP 2013-MV-001** Staff: **M.Duca**

APPROVED DEVELOPMENT PLAN
(_GDP) (XCDP) (XFDP) (_PRC) (_DP) (_EP) (_SE) (_CSP) (_SP) (_VC)
SEE PROFFERS DATED: **Jan 27, 2014**
SEE CONDITIONS DATED:
Date of Final Approval: **Jan 28, 2014** (XBOS) (_PC) (_BZA)
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DEPARTMENT OF PLANNING & ZONING

Sheet **10** of **29**

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Huntington & East Elevations

HUNTINGTON AVENUE PROPERTIES

FAIRFAX, VIRGINIA
MOUNT VERNON DISTRICT

County# RZ/FDP 2013-MV-001

PLAN STATUS	
11/16/12	SUBMISSION
12/6/12	SUBMISSION
1/11/13	SUBMISSION
3/22/13	SUBMISSION
6/26/13	SUBMISSION
8/9/13	SUBMISSION
DATE	DESCRIPTION

SCALE: Ht.

DATE: November 16, 2012

SHEET 10

Application No: RZ/FDP 2013-MV-001 Staff: M.Duca

APPROVED DEVELOPMENT PLAN
(_GDP) (X DP) (X FDP) (_PRC) (_PP) (_CP) (_SE) (_CSP) (_SP) (_VC)
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SEE CONDITIONS DATED:
Date of Final Approval: Jan 28, 2014 (X BOS) (_PC) (_BZA)
Comments: FDP Conds Dated 1/9/2014 FDP Approval 1/23/2014
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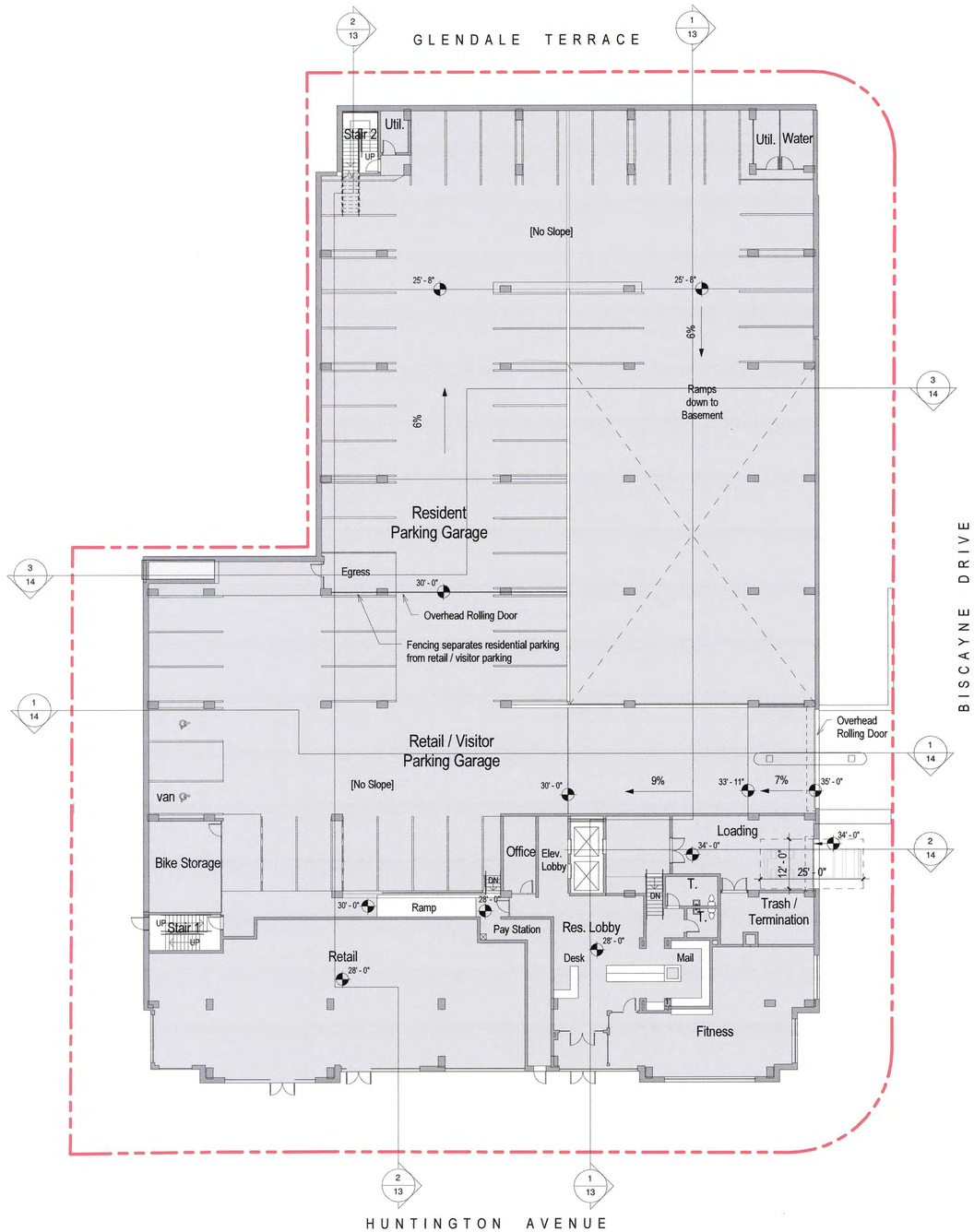
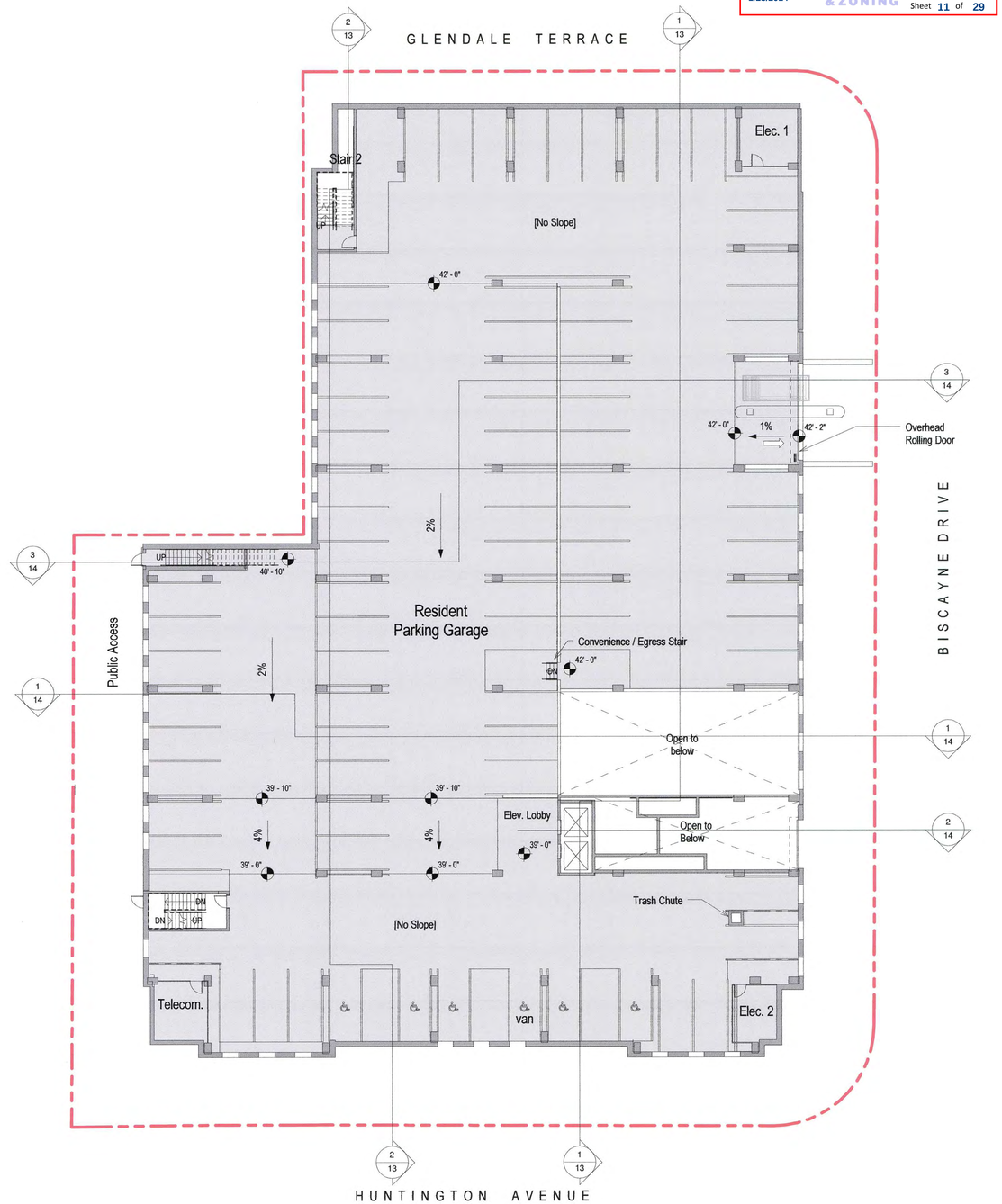
Sheet 11 of 29



Level 1 Floor Plan

1/16" = 1'-0"



Level 2 Floor Plan

1/16" = 1'-0"

NOTE:
FLOOR / GARAGE PLAN LAYOUT SHOWN HEREON ARE PRELIMINARY AND SUBJECT TO REVISION WITH FINAL ARCHITECTURAL AND ENGINEERING DESIGN.

12/9/2013
10:25:41 AM

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HUNTINGTON AVENUE PROPERTIES

Levels 1 & 2

MOUNT VERNON DISTRICT FAIRFAX, VIRGINIA

County#	RZ/FDP 2013-MV-001
PLAN STATUS	
11/16/12	SUBMISSION
12/6/12	SUBMISSION
1/11/13	SUBMISSION
3/22/13	SUBMISSION
6/26/13	SUBMISSION
8/9/13	SUBMISSION
12/9/13	SUBMISSION
DATE	DESCRIPTION

SCALE: H:
DATE: November 16, 2012
SHEET 11

Application No: RZ/FDP 2013-MV-001 Staff: M.Duca

APPROVED DEVELOPMENT PLAN
(_GDP) (X CDP) (X FDP) (_PRC) (_DP) (_CP) (_SE) (_CSP) (_SP) (_VC)
SEE PROFFERS DATED: Jan 27, 2014
SEE CONDITIONS DATED:
Date of Final Approval: Jan 28, 2014 (X BOS) (_PC) (_BZA)
Comments: FDP Conds Dated 1/9/2014 FDP Approval 1/23/2014
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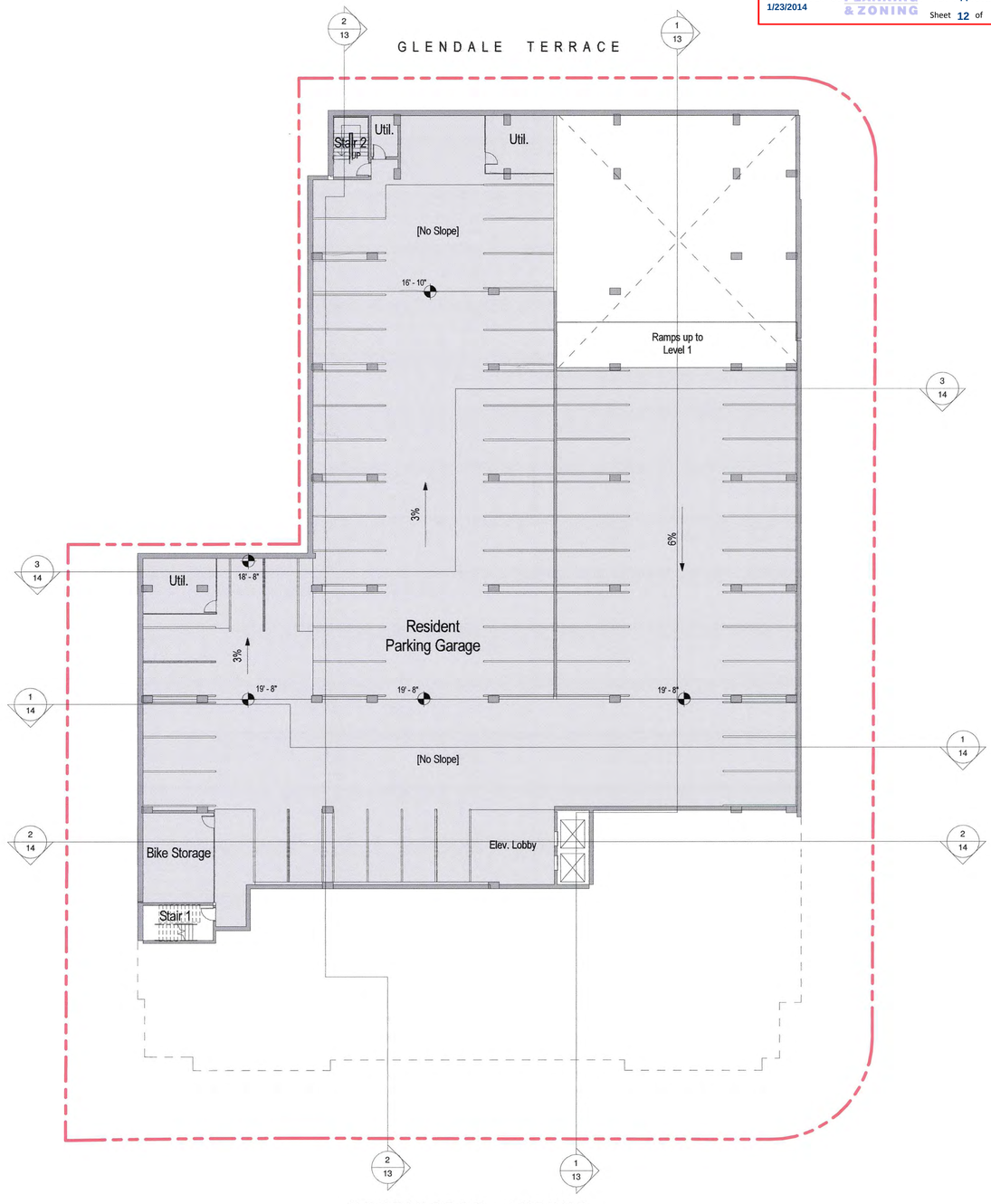
Sheet 12 of 29



Basement Floor Plan

1/16" = 1'-0"

NOTE:
FLOOR / GARAGE PLAN LAYOUT SHOWN HEREON ARE PRELIMINARY AND SUBJECT TO REVISION WITH FINAL ARCHITECTURAL AND ENGINEERING DESIGN.

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HUNTINGTON AVENUE PROPERTIES

FAIRFAX, VIRGINIA

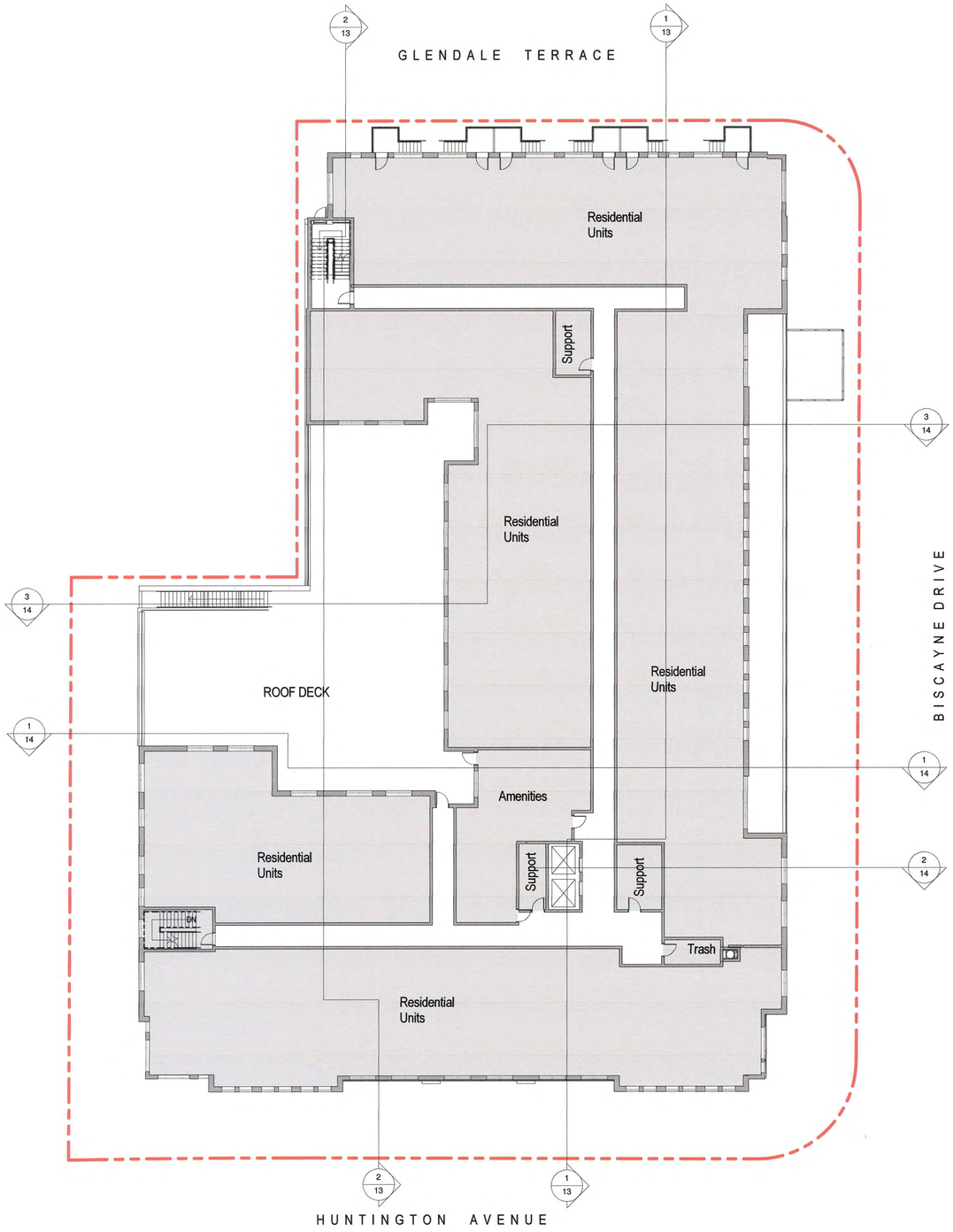
MOUNT VERNON DISTRICT

Basement Level

County# RZ/FDP 2013-MV-001	
PLAN STATUS	
11/16/12	SUBMISSION
12/6/12	SUBMISSION
1/11/13	SUBMISSION
3/22/13	SUBMISSION
6/26/13	SUBMISSION
8/9/13	SUBMISSION
12/9/13	SUBMISSION
DATE	DESCRIPTION

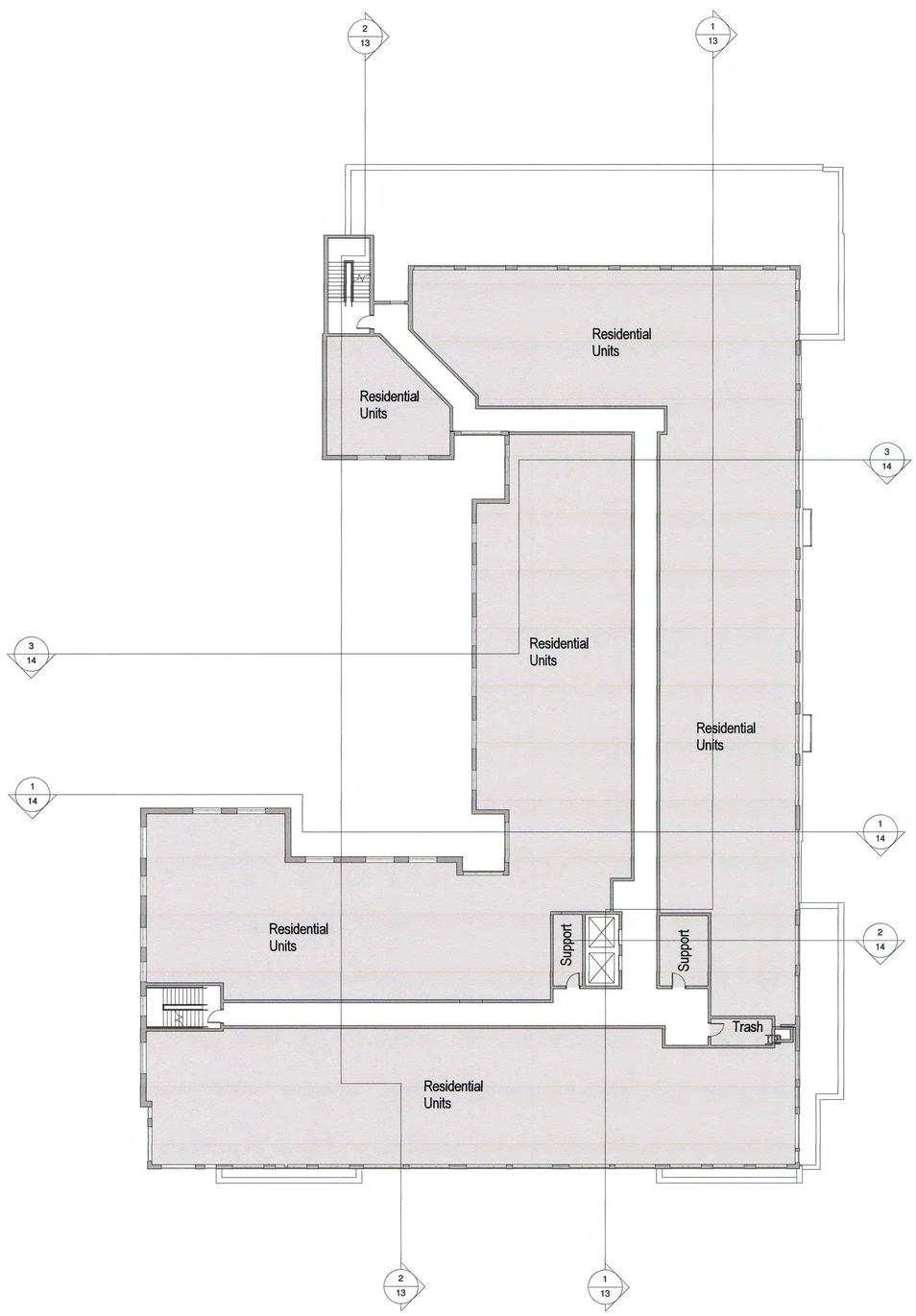
SCALE H:
DATE : November 16, 2012
SHEET 11a

12/9/2013
10:25:42 AM



Level 3, 4 and 5 Floor Plan

1/16" = 1'-0"



Level 6 and 7 Floor Plan

1/16" = 1'-0"

Application No: RZ/FDP 2013-MV-001 Staff: M.Duca

APPROVED DEVELOPMENT PLAN

(_GDP) (XCDP) (XFDP) (_PRC) (_PP) (_CP) (_SE) (_CSP) (_SP) (_VC)

SEE PROFFERS DATED: Jan 27, 2014

SEE CONDITIONS DATED:

Date of Final Approval: Jan 28, 2014 (XBOS) (_PC) (_BZA)

Comments: FDP Conds Dated 1/9/2014 FDP Approval 1/23/2014

DEPARTMENT OF PLANNING & ZONING

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10/1/2013
11:25:11 AM

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Levels 3 through 7

HUNTINGTON AVENUE PROPERTIES

FAIRFAX, VIRGINIA

MOUNT VERNON DISTRICT

County# RZ/FDP 2013-MV-001

PLAN STATUS	
11/16/12	SUBMISSION
12/6/12	SUBMISSION
1/11/13	SUBMISSION
3/22/13	SUBMISSION
6/26/13	SUBMISSION
8/9/13	SUBMISSION
10/2/13	SUBMISSION
DATE	DESCRIPTION

SCALE H:

DATE : November 16, 2012

SHEET 12

Application No: RZ/FDP 2013-MV-001 Staff: M.Duca

APPROVED DEVELOPMENT PLAN
(_GDP) (X CDP) (X FDP) (_PRC) (_DP) (_CP) (_SE) (_CSP) (_SP) (_VC)
SEE PROFFERS DATED: Jan 27, 2014
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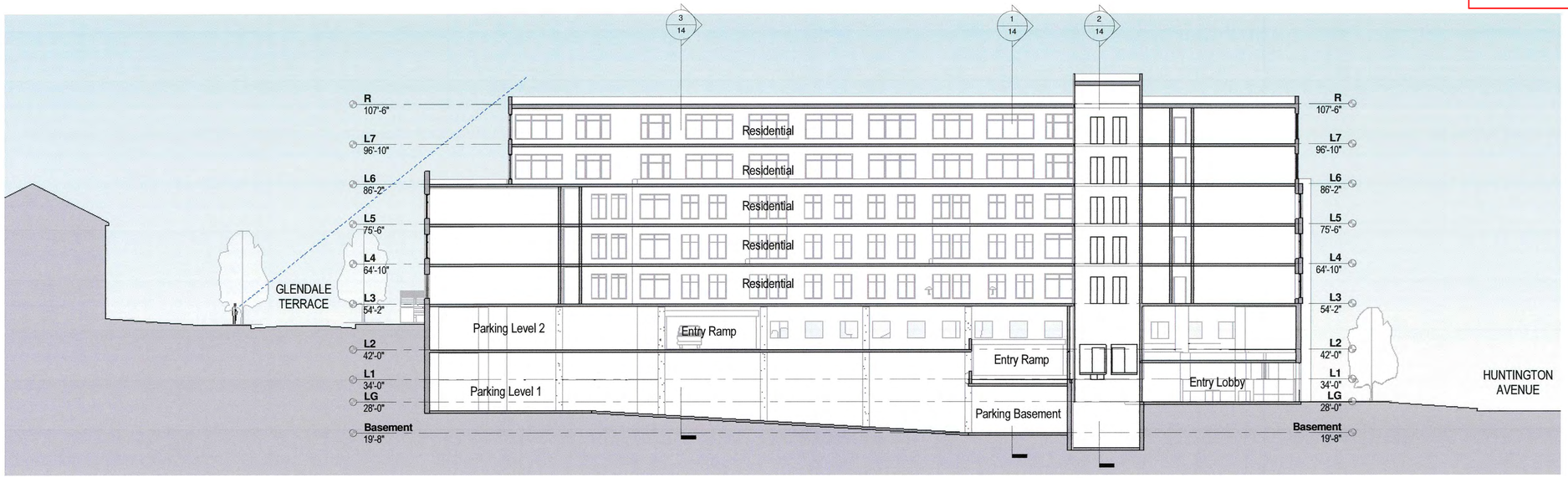
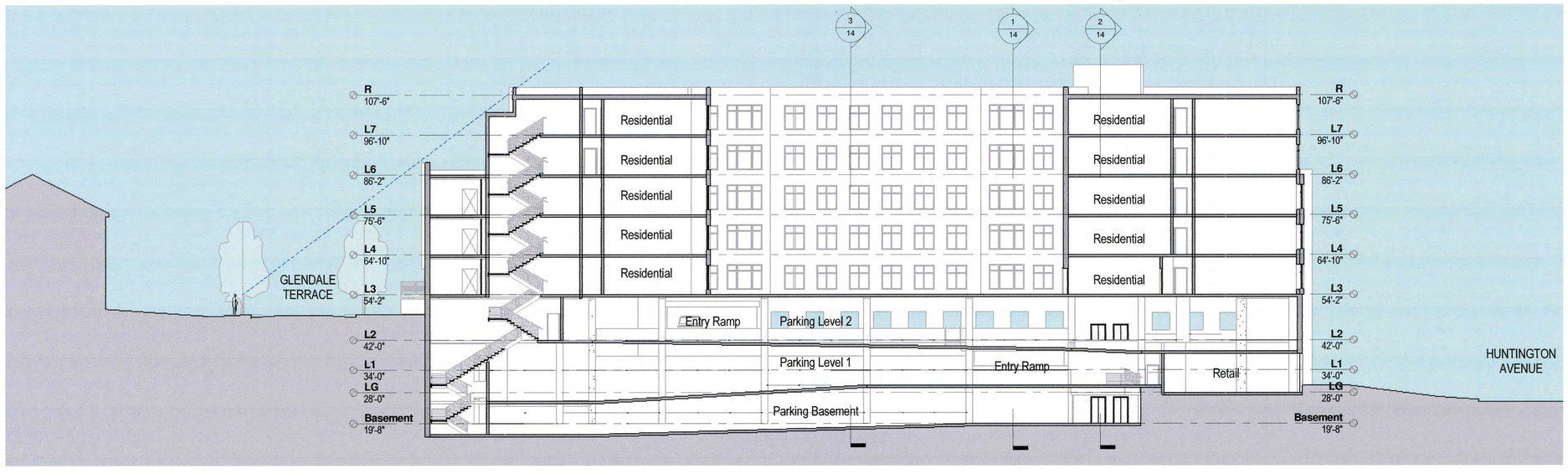
Comments: FDP Conds Dated 1/9/2014 FDP Approval 1/23/2014

PLANNING & ZONING
Sheet 14 of 29



North South Section 1

1/16" = 1'-0"



North South Section 2

1/16" = 1'-0"

NOTE:
SITE SECTIONS PRESENTED ARE PROVIDED TO AID IN THE UNDERSTANDING OF GRADE CHANGE ACROSS THE SUBJECT PROPERTY AND THE RELATIONSHIP OF PROPOSED BUILDINGS AND OTHER USES. BUILDING DESIGN AND THE FINAL GRADING ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.

12/6/2013
5:40:52 PM

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MATTHEW J. TAUSCHER
Lic. No. 000632
12/9/13
LANDSCAPE ARCHITECT

Building Sections

HUNTINGTON AVENUE PROPERTIES
FAIRFAX, VIRGINIA
MOUNT VERNON DISTRICT

County# RZ/FDP 2013-MV-001

PLAN STATUS	
11/16/12	SUBMISSION
12/6/12	SUBMISSION
1/11/13	SUBMISSION
3/22/13	SUBMISSION
6/26/13	SUBMISSION
8/9/13	SUBMISSION
12/9/13	SUBMISSION
DATE	DESCRIPTION

SCALE H:
DATE : November 16, 2012
SHEET 13

Application No: RZ/FDP 2013-MV-001 Staff: M.Duca

APPROVED DEVELOPMENT PLAN

(_GDP) (X CDP) (X FDP) (_PRC) (_DP) (_CP) (_SE) (_CSP) (_SP) (_VC)

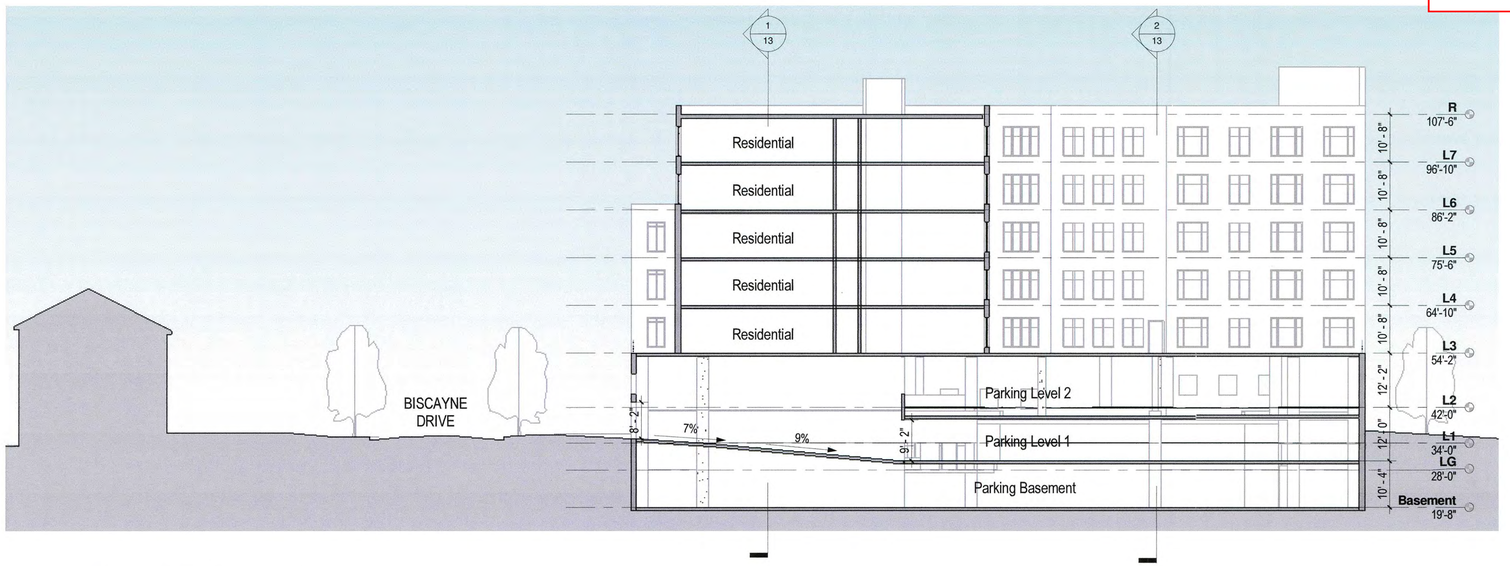
SEE PROFFERS DATED: Jan 27, 2014

SEE CONDITIONS DATED:

Date of Final Approval: Jan 28, 2014 (X BOS) (_PC) (_BZA)

Comments: FDP Conds Dated 1/9/2014 FDP Approval 1/23/2014

Sheet 15 of 29



East West Section 1

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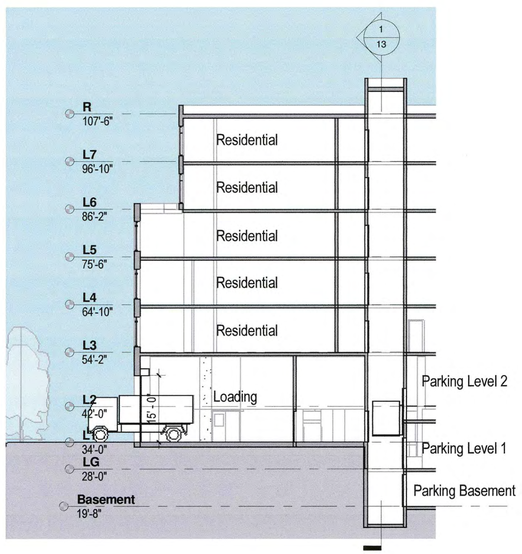

East West Section 2

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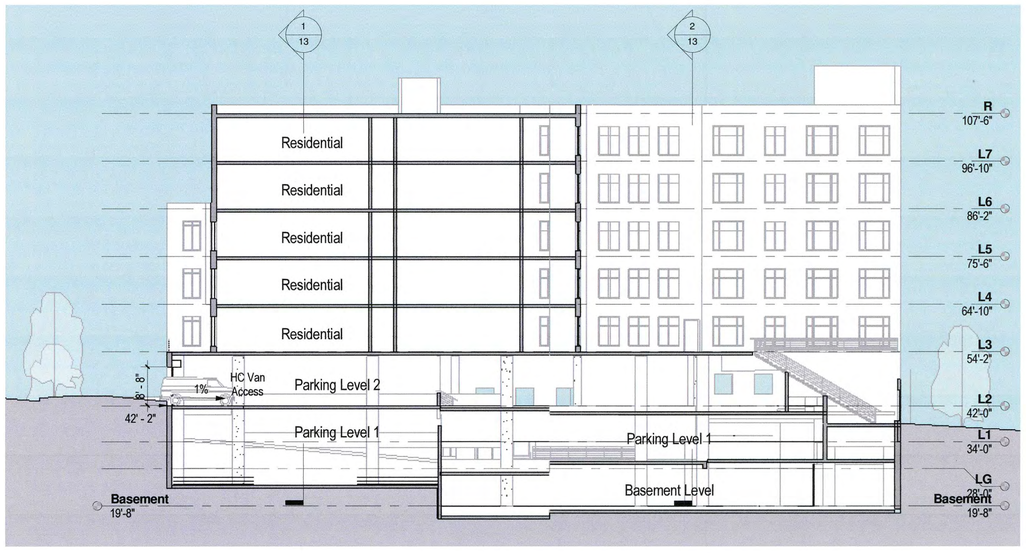

East West Section 3

1/16" = 1'-0"

NOTE:
SITE SECTIONS PRESENTED ARE PROVIDED TO AID IN THE UNDERSTANDING OF GRADE CHANGE ACROSS THE SUBJECT PROPERTY AND THE RELATIONSHIP OF PROPOSED BUILDINGS AND OTHER USES. BUILDING DESIGN AND THE FINAL GRADING ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.

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Building Sections

HUNTINGTON AVENUE PROPERTIES

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SCALE H:

DATE : November 16, 2012

SHEET 14

12/6/2013
5:40:58 PM

Application No: RZ/FDP 2013-MV-001 Staff: M.Duca

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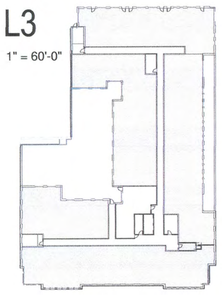
DEPARTMENT OF PLANNING & ZONING
Sheet 16 of 29

L3
1" = 60'-0"



L4
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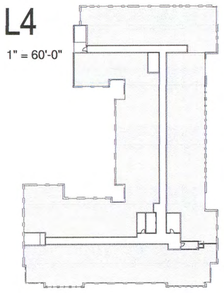

L5
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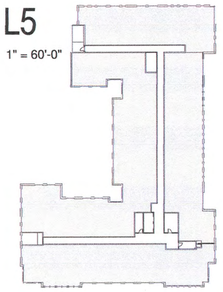

L6
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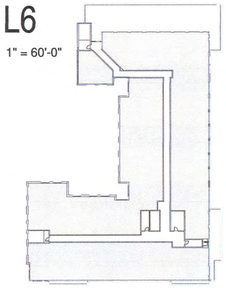

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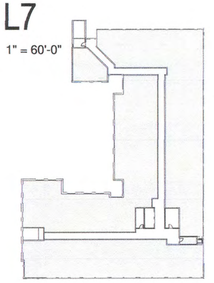

L3
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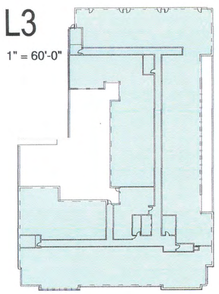
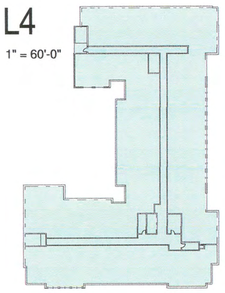


L4
1" = 60'-0"



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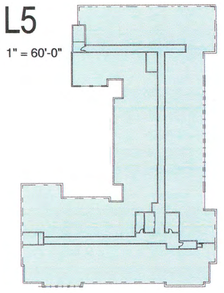

L6
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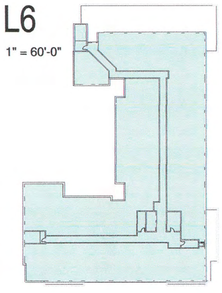
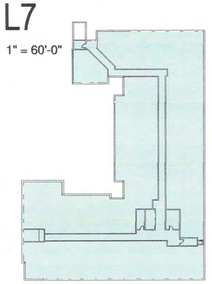


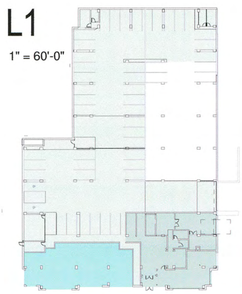
L7
1" = 60'-0"



Parking Residential Retail

Basement
1" = 60'-0"

L1
1" = 60'-0"



L2
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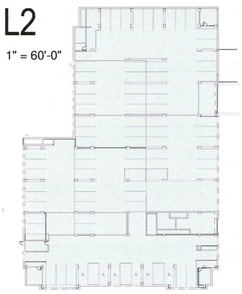

Residential NSF

Level	Area
L3	21,401
L4	22,607
L5	22,468
L6	19,145
L7	19,372
Grand total	104,994

Building GSF

Parking	
Basement	23,537
L1	20,086
L2	33,565
	77,188
Residential	
L1	4,378
L3	27,107
L4	27,107
L5	27,103
L6	23,372
L7	23,199
	132,266
Retail	
L1	3,534
	3,534
Grand total	212,988

NOTE:
FLOOR / GARAGE PLAN LAYOUT SHOWN HEREON ARE PRELIMINARY AND SUBJECT TO REVISION WITH FINAL ARCHITECTURAL AND ENGINEERING DESIGN.

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Project Information
HUNTINGTON AVENUE PROPERTIES
MOUNT VERNON DISTRICT FAIRFAX, VIRGINIA

County#	RZ/FDP 2013-MV-001
	PLAN STATUS
11/16/12	SUBMISSION
12/6/12	SUBMISSION
1/11/13	SUBMISSION
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6/26/13	SUBMISSION
8/9/13	SUBMISSION
12/9/13	SUBMISSION
DATE	DESCRIPTION
SCALE	Hh
DATE	November 16, 2012
SHEET	15

12/9/2013
10:25:50 AM

Application No: RZ/FDP 2013-MV-001 Staff: M.Duca

APPROVED DEVELOPMENT PLAN
(_GDP) (XCDP) (XFDP) (_PRC) (_DP) (_CP) (_SE) (_CSP) (_SP) (_VC)
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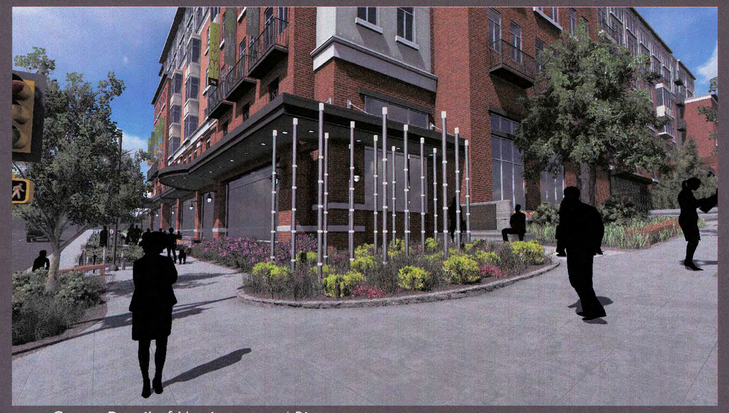
DEPARTMENT OF PLANNING & ZONING

Sheet 17 of 29



Corner Detail of Huntington and Biscayne

Civic Plaza

Bird's Eye View of Huntington and Biscayne

Sidwalk along Huntington

Transition Plaza

BUILDING MATERIALS ARE SUBJECT TO CHANGE WITH FINAL DESIGN PROVIDED THAT THE GENERAL QUALITY AND CHARACTERISTICS ARE MAINTAINED

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Lic. No. 000832
8/9/13
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PUBLIC SPACE DETAILS ALONG HUNTINGTON AVENUE

HUNTINGTON AVENUE PROPERTIES

MOUNT VERNON DISTRICT FAIRFAX, VIRGINIA

County# RZ/FDP 2013-MV-001	
PLAN STATUS	
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SCALE	H: N.T.S.
DATE :	November 16, 2012
SHEET	16

Application No: RZ/FDP 2013-MV-001 Staff: M.Duca
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& ZONING
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Public Plaza on Biscayne Drive

Aerial of Public Plaza

Public Plaza towards Glendale

Public Plaza towards Huntington

Neighborhood Plaza | Biscayne and Glendale

BUILDING MATERIALS ARE SUBJECT TO CHANGE WITH FINAL DESIGN PROVIDED THAT THE GENERAL QUALITY AND CHARACTERISTICS ARE MAINTAINED

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8/9/13
LANDSCAPE ARCHITECT

PUBLIC SPACE DETAILS ALONG BISCAYNE DRIVE
HUNTINGTON AVENUE PROPERTIES
MOUNT VERNON DISTRICT FAIRFAX, VIRGINIA

County# RZ/FDP 2013-MV-001	
PLAN STATUS	
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SITE FEATURES

Community Connectivity
- The building is within walking distance to multiple transportation options, including bus and the Huntington Metro Station.
- The building is within walking distance of neighborhood services and amenities such as a neighborhood park, community center, restaurants, and service oriented retail.

Bioretention Basins (Approximately 10% of Site Area)
- Utilization of basins to slow and treat on-site stormwater runoff. Stormwater is directed to the basin and then percolates through the system where it is treated by a number of physical, chemical and biological processes. The slowed, cleaned water is allowed to infiltrate native soils or directed to nearby stormwater drains. Specially selected vegetation will serve as both a form of stormwater treatment and an attractive landscape feature.

Mechanical Water Quality Control (75% of Site Area)
- Water filtering cartridges within an underground vault system will capture and filter harmful phosphorus contaminant from the building and site runoff. Cleaned water is then directed to a storage chamber where it is released into nearby stormwater drains at a rate that is less than the existing stormwater runoff condition.

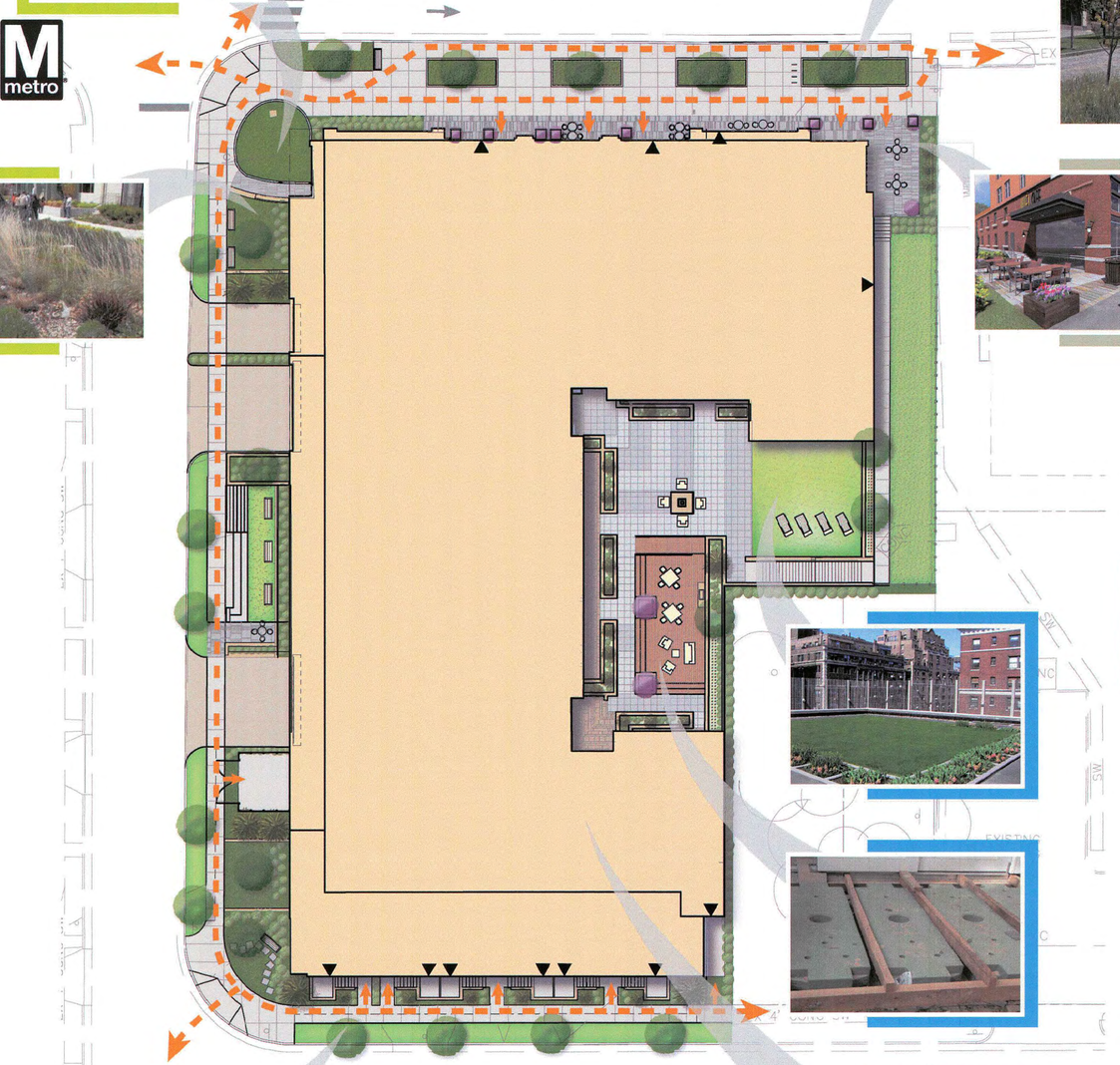
High-recycled Content And Regionally Sourced Materials
- Materials and finishes with a high percentage of recycled content will be used where possible.
- Regionally-sourced materials and finishes will be used where possible in order to reduce the amount of long distance overland delivery.

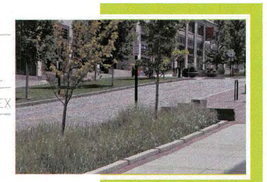
Water Efficient Landscaping
- Landscaping will use climate-tolerant plants that do not require a permanent irrigation system and will survive on rainfall after initial establishment.
- Minimize the amount of site area covered with turf by using native grasses and mulch, thereby lessening the amount of irrigation required to sustain the turf.

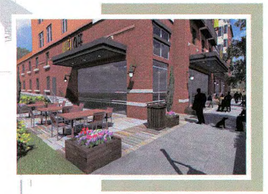
Plaza Open Space
- Urban Plaza provides relief from urban density as well as an opportunity for vegetation in an urban context.

Permeable Pavement (Approximately 600 S.F.)
- Surface runoff will be reduced through the use of pervious paving materials, allowing water runoff to re-enter the subsoil.
- Surface runoff will be filtered through the soil below the permeable pavement reducing the pollutants.

Alternative Transportation
- Indoor bike storage makes bicycle travel convenient and appealing to surrounding areas and adjacent metro station.
- Preferred parking provided for low-emitting and fuel-efficient vehicles in the mixed-use building







BUILDING FEATURES

Covered Parking
- Onsite Parking is under cover, dramatically reducing the heat island effect and reducing the amount of impervious land coverage.
- Light pollution is reduced by minimizing the need for brightly-lit surface parking.

Cistern Water Storage (Approximately 350 gal. of storage)
- A portion of the rainwater to fall on the building roof will be captured, stored in cisterns and used to irrigate the turf area and plantings in the courtyard.
- Turf areas with natural soil layers will serve as rain water filters and absorption in order to reduce stormwater runoff.

Storage And Collection Of Recyclables
- The building will contain dedicated, easily-accessible areas for storage and collection of recycled materials, to reduce the amount of waste contributing to local landfills.

No Smoking Buildings
- The building will be designated non-smoking.

Water Use Reduction
- Demand for potable water will be reduced through the use of low-flow plumbing fixtures and water closets.

Energy Conservation
- Energy demand will be reduced through a variety of means, including high-efficiency HVAC equipment, high-efficiency lighting, and enhanced insulation.

Non-ozone Depleting Refrigerants
- Non-ozone depleting refrigerants will be used in all building HVAC systems.
- Fire suppression systems will utilize non-ozone depleting fire retardants.

Low-emitting Materials And Finishes
- Low-VOC paints, coatings, sealants, and adhesives will be used wherever possible.

Scale: 1" = 20' - 0"

10' 0' 10' 20' 40'

N

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SUSTAINABLE CONSIDERATIONS EXHIBIT

HUNTINGTON AVENUE PROPERTIES

FAIRFAX, VIRGINIA

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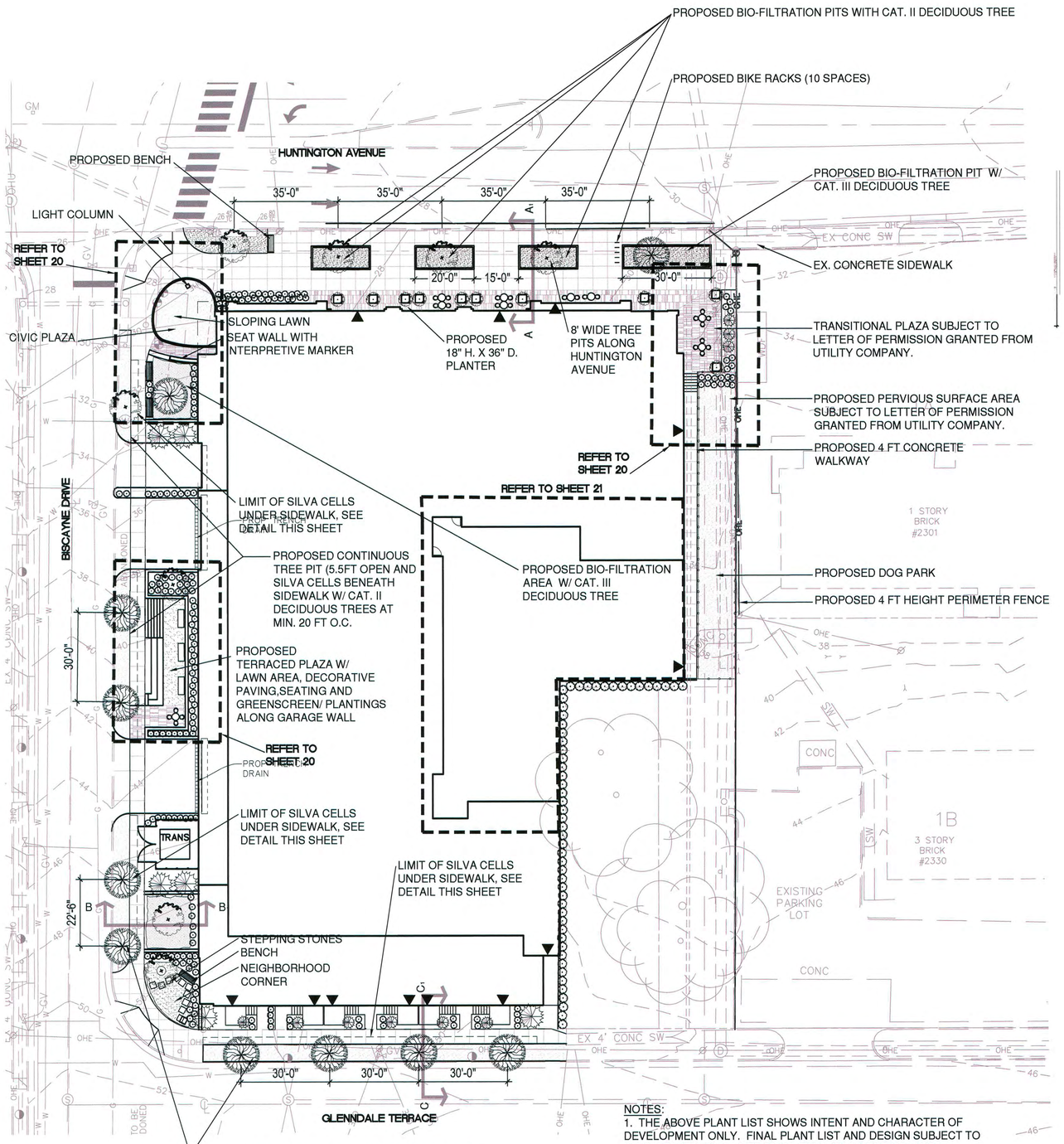


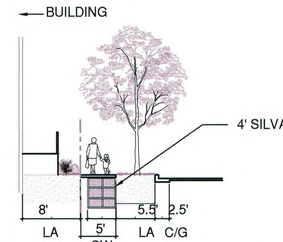
GRAPHIC SCALE

20 0 10 20 40 80

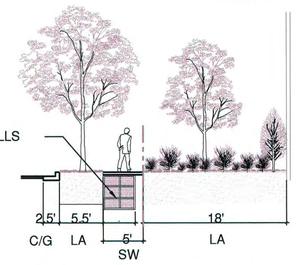
(IN FEET)
1 inch = 20 ft.

NOTES:
1. THE ABOVE PLANT LIST SHOWS INTENT AND CHARACTER OF DEVELOPMENT ONLY. FINAL PLANT LIST AND DESIGN SUBJECT TO CHANGE WITH FINAL SITE PLAN, FINAL ENGINEERING, AND COORDINATION WITH UFMD AND LOCAL UTILITY PROVIDERS.
2. REFER TO SHEET 25 FOR TREE CANOPY CALCULATIONS.
3. TREE SYMBOLS IN PLAN ARE SHOWN TO SCALE REPRESENTING SIZE AT 10 YEAR GROWTH AS PER COUNTY PUBLIC FACILITIES MANUAL CHAPTER 12
4. APPLICANT REQUEST MODIFICATION OF MINIMUM SETBACK OF 4FT FROM TREE TRUNK TO BARRIER SHOWN ON THIS SHEET.
5. FINAL LOCATIONS OF STREET FURNITURE MAY CHANGE BASED ON FINAL ENGINEERING AND WILL BE DETERMINED AT TIME OF SITE PLAN.

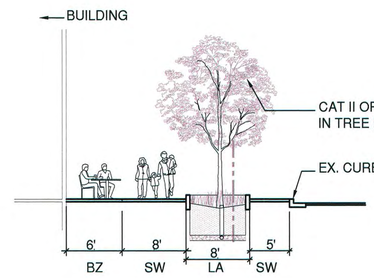
LEGEND
LA LANDSCAPE PLANTING
C/G CURB AND GUTTER
SW PUBLIC SIDEWALK



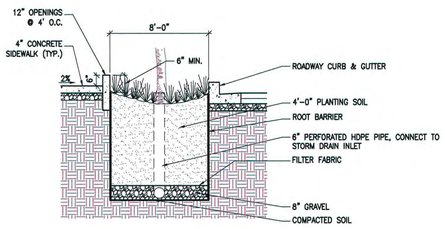
TYP. SECTION C-C1: GLENDALE TERRACE
SCALE : 1/4" = 1'-0"



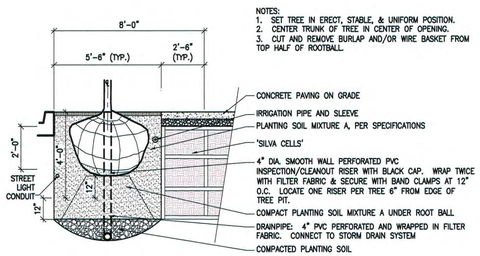
TYP. SECTION B-B1: BISCAYNE STREET
SCALE : 1/4" = 1'-0"



TYP. SECTION A-A1: HUNTINGTON AVENUE
SCALE : 1/4" = 1'-0"



BIO-FILTRATION PIT
SCALE : N.T.S.



NOTES:
1. SET TREE IN ERECT, STABLE, & UNIFORM POSITION.
2. CENTER TRUNK OF TREE IN CENTER OF OPENING.
3. CUT AND REMOVE BURLAP AND/OR WIRE BASKET FROM TOP HALF OF ROOTBALL.

STREET TREE PLANTING WITH SILVA CELLS
SCALE : N.T.S.

LEGEND

MEDIUM CANOPY TREES (CATEGORY III, 3" CAL.)
BLACK GUM, *NYSSA SALVATICA*
YELLOWOOD, *CLADRASTIS KENTUCKEA*

DECIDUOUS TREES (CATEGORY II, 3" CAL.)
DOWNEY SERVICEBERRY, *AMELANCHIER ARBOREA*
FASTIGIATE EUROPEAN HORNBEAM, *CARPINUS BETULUS 'FASTIGIATA'*
OKAME CHERRY, *PRUNUS X INCAM 'OKAME'*

DECIDUOUS TREES (CATEGORY I, 3" CAL.)
SENTRY GINGKO TREE *'GINKGO BILOBA 'SENTRY'*

SMALL EVERGREEN TREES (CATEGORY I)
FOSTER HOLLY, *ILEX X ATTENUATA 'FOSTER'S #2'*
AMERICAN ARBORVITAE, *THUJA OCCIDENTALIS 'NIGRA'*
NELLIE STEVENS HOLLY, *ILEX X NELLIE STEVENS*

SHRUBS/ HERBACEOUS
DWARF SUMMERSWEET, *CLETHRA ALNIFOLIA 'HUMMINGBIRD'*
DWARF WINTERBERRY *HOLLY, ILEX VERTICALLA 'RED SPRITE'*
DWARF INKBERRY, *ILEX GLABRA 'SHAMROCK'*
ARROWOOD VIBURNUM, *VIBURNUM DENTATUM*
VIRGINIA SWEETSPIRE, *ITEA VIRGINICA 'HENERY'S GARNET'*
CHERRY LAUREL, *PRUNUS LAUROCERASUS 'OTTO LUYKEN'*
LITTLE BLUESTEM GRASS, *SCHIZACHYRIUM SCOPARIUM*
SWITCH GRASS, *PANICUM VIRGATUM 'SHENANDOA'*

ADDITIONAL ORNAMENTAL TREES (NOT COUNTING TOWARDS TREE CANOPY REQUIREMENT) - REFER TO SHEET 25
CRAPE MYRTLE *'MUSKOGEE'; LAGERSTROEMIA INDICA 'MUSKOGEE'*
RIVER BIRCH, *BETULA NIGRA*

Application No: RZ/FDP 2013-MV-001 Staff: M.Duca

APPROVED DEVELOPMENT PLAN
(_GDP) (XCDP) (XFDP) (_PRC) (_DP) (_CP) (_SE) (_CSP) (_SP) (_VC)
SEE PROFFERS DATED: Jan 27, 2014
SEE CONDITIONS DATED:
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Sheet 20 of 29

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MATTHEW J. TAUSCHER
Lic. No. 000832
8/9/13
LANDSCAPE ARCHITECT

CONCEPTUAL LANDSCAPE PLAN

HUNTINGTON AVENUE PROPERTIES

FAIRFAX, VIRGINIA
MOUNT VERNON DISTRICT

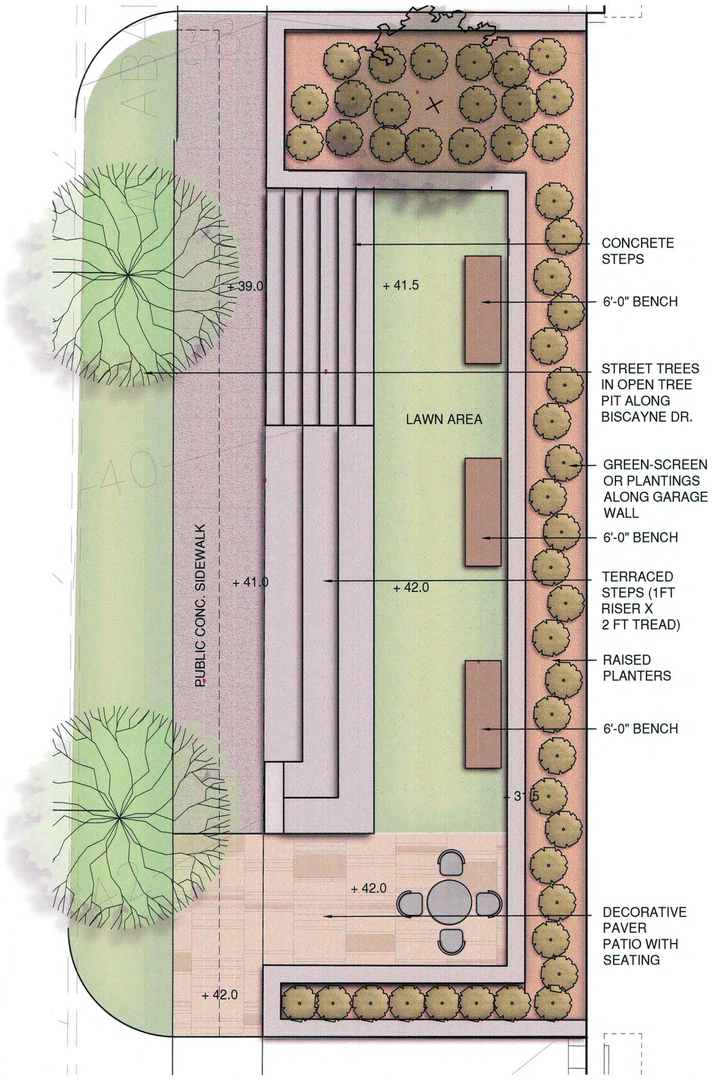
County# RZ/FDP 2013-MV-001

PLAN STATUS	
11/16/12	SUBMISSION
12/6/12	SUBMISSION
1/11/13	SUBMISSION
3/22/13	SUBMISSION
6/26/13	SUBMISSION
8/9/13	SUBMISSION
DATE	DESCRIPTION

SCALE H:

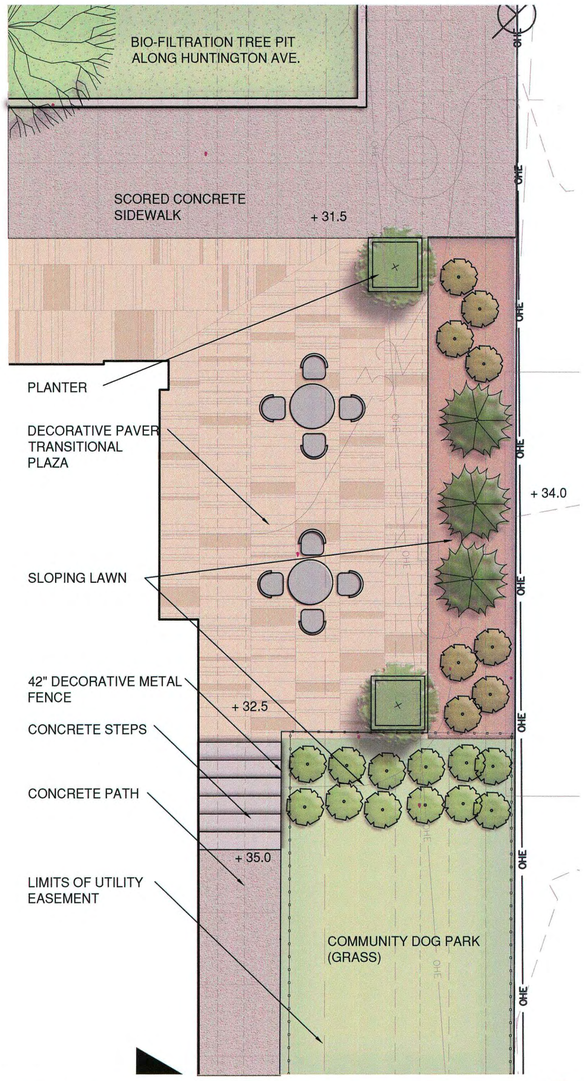
DATE : November 16, 2012

SHEET 19



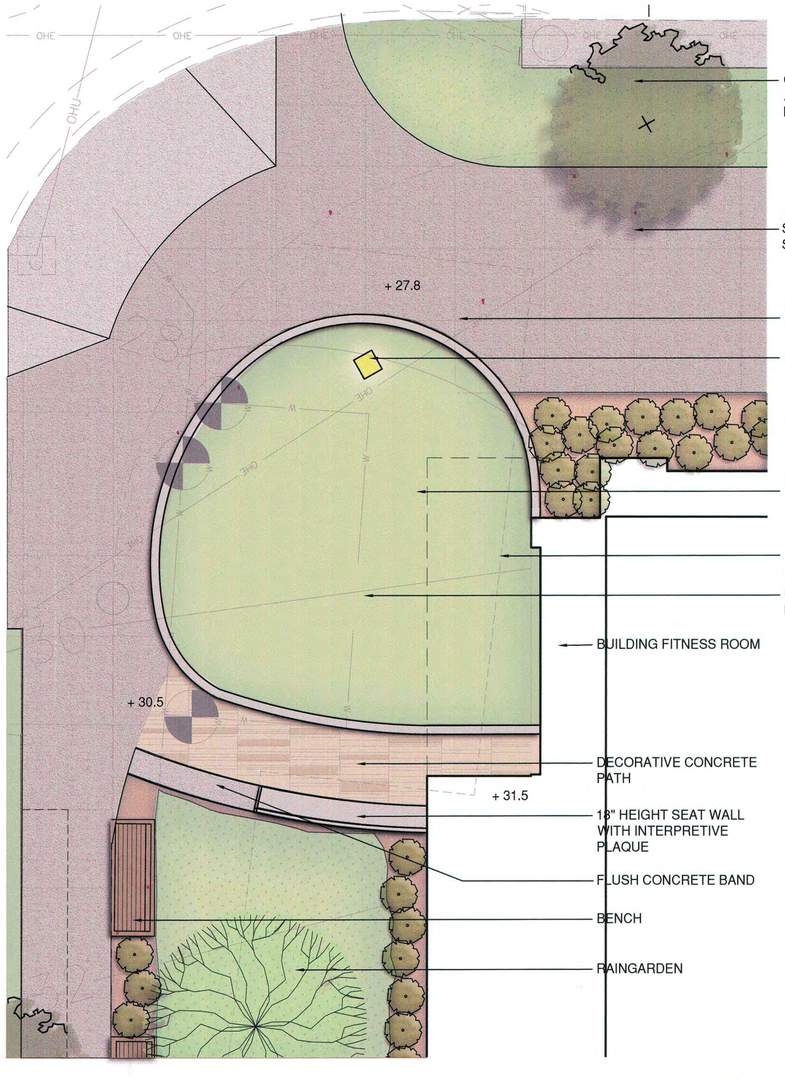
3 TERRACE ALONG BISCAYNE - ENLARGEMENT

SCALE = $\frac{1}{4}$" = 1'-0"



2 TRANSITIONAL PLAZA - ENLARGEMENT

SCALE = $\frac{1}{4}$" = 1'-0"



1 CIVIC CORNER PLAZA - ENLARGEMENT

SCALE = $\frac{1}{4}$" = 1'-0"

Application No: RZ/FDP 2013-MV-001 Staff: M.Duca

APPROVED DEVELOPMENT PLAN

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COMMONWEALTH OF VIRGINIA
BRUNO P. CARVALHO
Cert. No. 001374
01.11.13
LANDSCAPE ARCHITECT

LANDSCAPE PLAN ENLARGEMENTS

HUNTINGTON AVENUE PROPERTIES

MOUNT VERNON DISTRICT FAIRFAX, VIRGINIA

County# RZ/FDP 2013-MV-001	
PLAN STATUS	
11/16/12	SUBMISSION
12/6/12	SUBMISSION
1/11/13	SUBMISSION
3/22/13	SUBMISSION
6/26/13	SUBMISSION
8/9/13	SUBMISSION
DATE	DESCRIPTION
SCALE H:	
DATE : November 16, 2012	
SHEET 20	

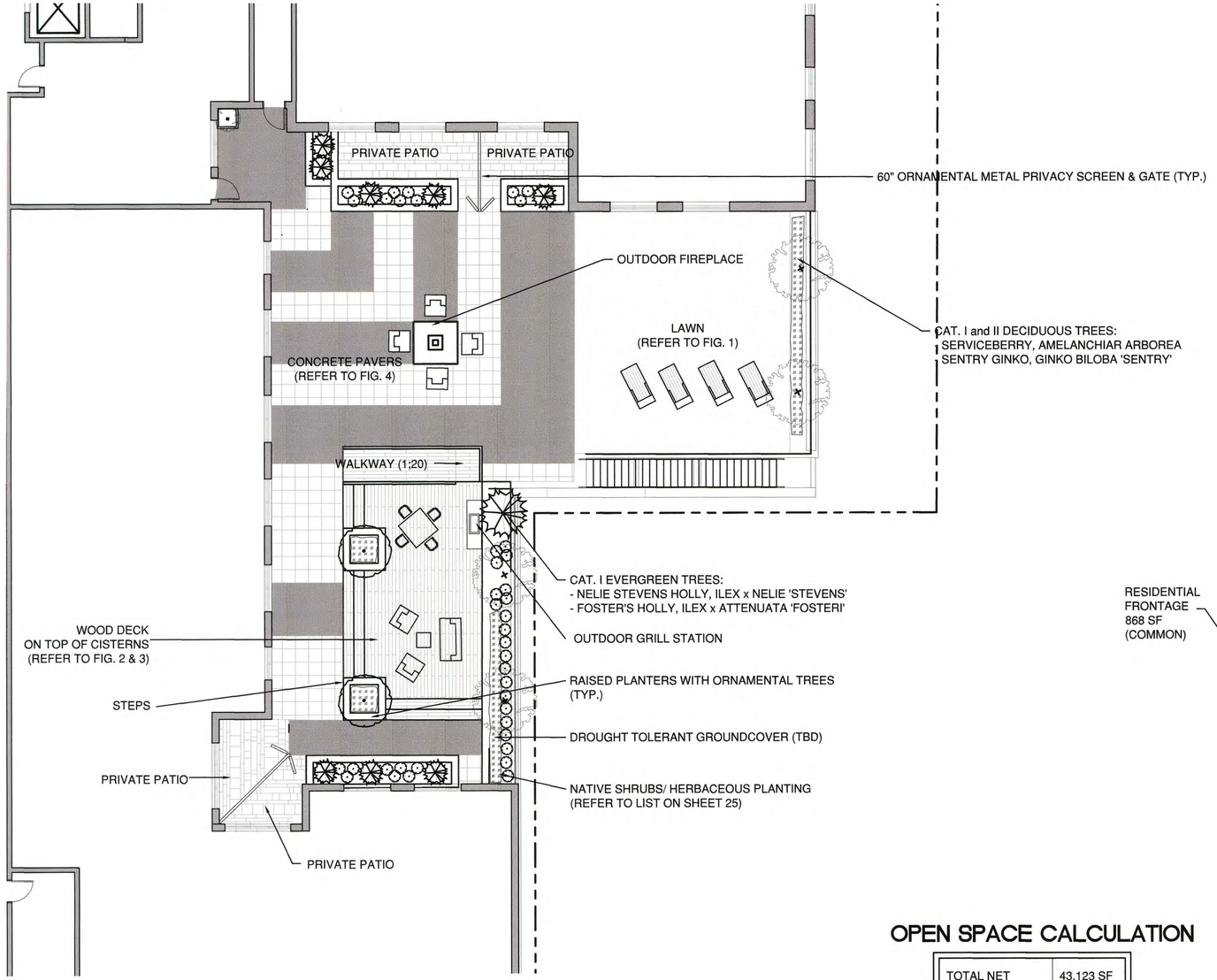


FIG. 1: COMMON GREEN AREA ON STRUCTURE

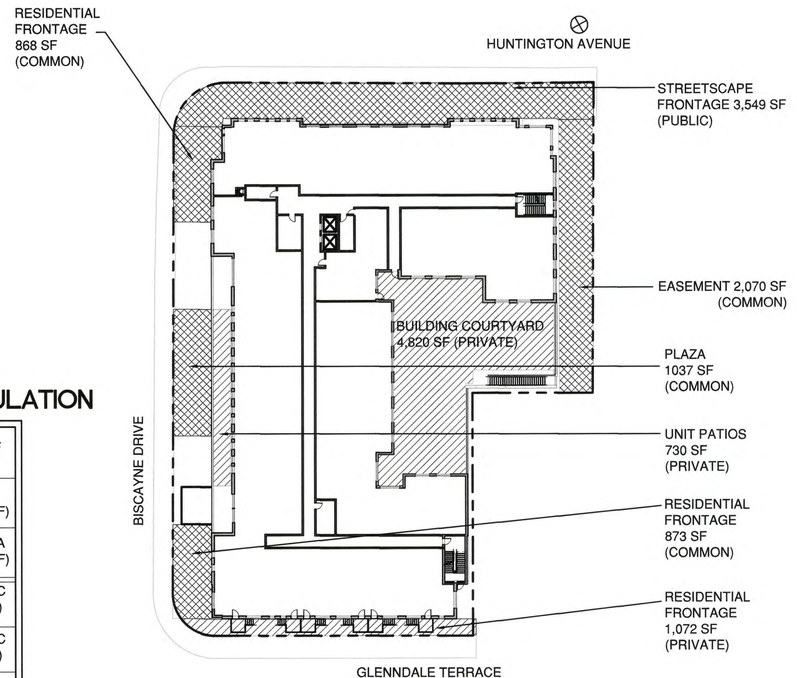
FIG. 2: HIDDEN CISTERNS (50 GAL. CAPACITY EACH)
INSTALLED WITHIN FRAME OF WOOD DECK

FIG. 3: WOOD DECK ON STRUCTURE

FIG. 4: CONCRETE PAVER DECK ON STRUCTURE

OPEN SPACE CALCULATION

A.	TOTAL NET SITE AREA	43,123 SF
B.	% OPEN SPACE REQUIRED	30% of A (12,936 SF)
C.	% OPEN SPACE PROVIDED	35.0% of A (15,019 SF)
D.	% PRIVATE OPEN SPACE	44.1% of C (6,622 SF)
E.	% PUBLIC OPEN SPACE	23.6% of C (3,549 SF)
F.	% COMMON OPEN SPACE	32.3% of C (4,848 SF)



SITE OPEN SPACE ALLOCATION MAP

GRAPHIC SCALE
8 0 4 8 16 32
(IN FEET)
1 inch = 8 ft.

NOTES:
1. REFER TO SHEET 25 FOR TREE CANOPY CALCULATIONS.
2. TREE SYMBOLS IN PLAN ARE SHOWN TO SCALE REPRESENTING SIZE AT 10 YEAR GROWTH AS PER COUNTY PUBLIC FACILITIES MANUAL CHAPTER 12

Application No: RZ/FDP 2013-MV-001 Staff: M.Duca

APPROVED DEVELOPMENT PLAN
(_GDP) (X CDP) (X FDP) (_PRC) (_DP) (_CP) (_SE) (_CSP) (_SP) (_VC)
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10/2/13
12/3/13

CONCEPTUAL COURTYARD LEVEL
LANDSCAPE PLAN

HUNTINGTON AVENUE PROPERTIES

MOUNT VERNON DISTRICT FAIRFAX, VIRGINIA

County#	
PLAN STATUS	
11/16/12	SUBMISSION
12/06/12	SUBMISSION
01/11/13	SUBMISSION
03/22/13	SUBMISSION
06/26/13	SUBMISSION
08/09/13	SUBMISSION
10/02/13	SUBMISSION
DATE	DESCRIPTION
SCALE	H:
	V:
DATE :	OCTOBER 4, 2013
SHEET	21

Application No: RZ/FDP 2013-MV-001 Staff: M.Duca

APPROVED DEVELOPMENT PLAN

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VA. STATE GRID, NAD 83 NORTH ZONE

N

1/4 MILE RADIUS

1/4 MILE

1/8 MILE RADIUS

1/8 MILE

FENWICK DRIVE

LIBERTY DRIVE

ARLINGTON TERR

FARRINGTON AVENUE

HUNTINGTON AVENUE

SITE

WMATA PARKING GARAGE

PLATFORM/ STATION

HUNTINGTON METRO STATION

WMATA PARKING GARAGE

WMATA PARKING GARAGE

BISCAYNE DRIVE

GLENDALE TERR

FAIRVIEW TERR

RIVERVIEW TERR

BLAINE DRIVE

FIFER DRIVE

VERNON DRIVE

LEGEND

- 8' PROPOSED PEDESTRIAN SIDEWALK
- 5' PROPOSED PEDESTRIAN SIDEWALK
- 4' EXISTING PEDESTRIAN SIDEWALK
- 4' EXISTING PEDESTRIAN TRAIL

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

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MATTHEW J. TAUSCHER
Lic. No. 000832
LANDSCAPE ARCHITECT
8/9/13

PEDESTRIAN CIRCULATION PLAN

HUNTINGTON AVENUE PROPERTIES

MOUNT VERNON DISTRICT FAIRFAX, VIRGINIA

County# RZ/FDP 2013-MV-001	
PLAN STATUS	
11/16/12	SUBMISSION
12/6/12	SUBMISSION
1/11/13	SUBMISSION
3/22/13	SUBMISSION
6/26/13	SUBMISSION
8/9/13	SUBMISSION
DATE	DESCRIPTION
SCALE	H: 1"=100'
DATE :	November 16, 2012
SHEET	22

P:\4457 - Huntington Ave Property\4457-01-005 (PLN)\Planning\Rezoning\4457-D-ZP-C1X.dwg

Application No: RZ/FDP 2013-MV-001 Staff: M.Duca

APPROVED DEVELOPMENT PLAN
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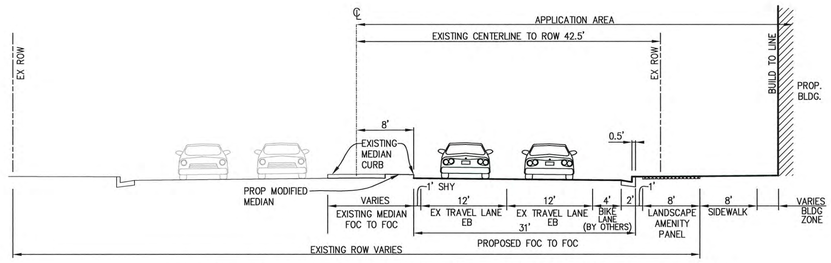
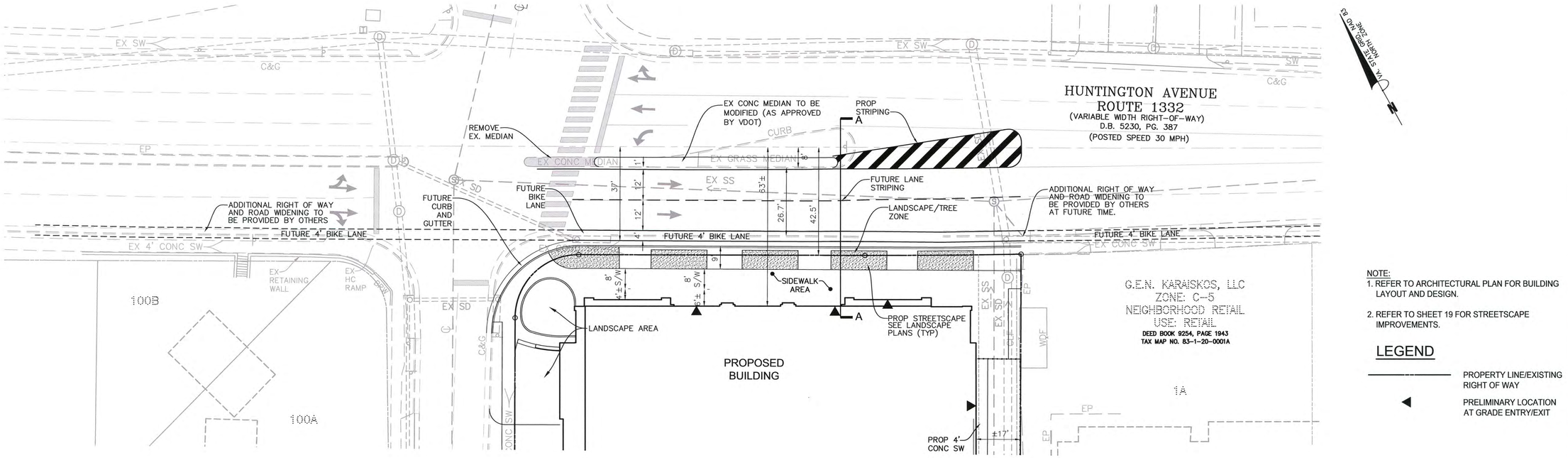
DEPARTMENT OF PLANNING & ZONING
Sheet 24 of 29



FUTURE HUNTINGTON AVENUE ON-STREET BIKE LANE CROSS SECTION A-A
(EXISTING POSTED 30 MPH)
SCALE: 1"=10'
(BIKE LANE , ROAD AND UTILITY IMPROVEMENTS ALONG APPLICATION ROAD FRONTAGE TO BE PROVIDED BY OTHERS AT FUTURE TIME)



FUTURE ON-STREET BIKE LANE
(BIKE LANE , ROAD AND UTILITY IMPROVEMENTS ALONG APPLICATION ROAD FRONTAGE TO BE PROVIDED BY OTHERS AT FUTURE TIME)

NOTE:
1. REFER TO ARCHITECTURAL PLAN FOR BUILDING LAYOUT AND DESIGN.
2. REFER TO SHEET 19 FOR STREETSCAPE IMPROVEMENTS.

LEGEND
PROPERTY LINE/EXISTING RIGHT OF WAY
PRELIMINARY LOCATION AT GRADE ENTRY/EXIT

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

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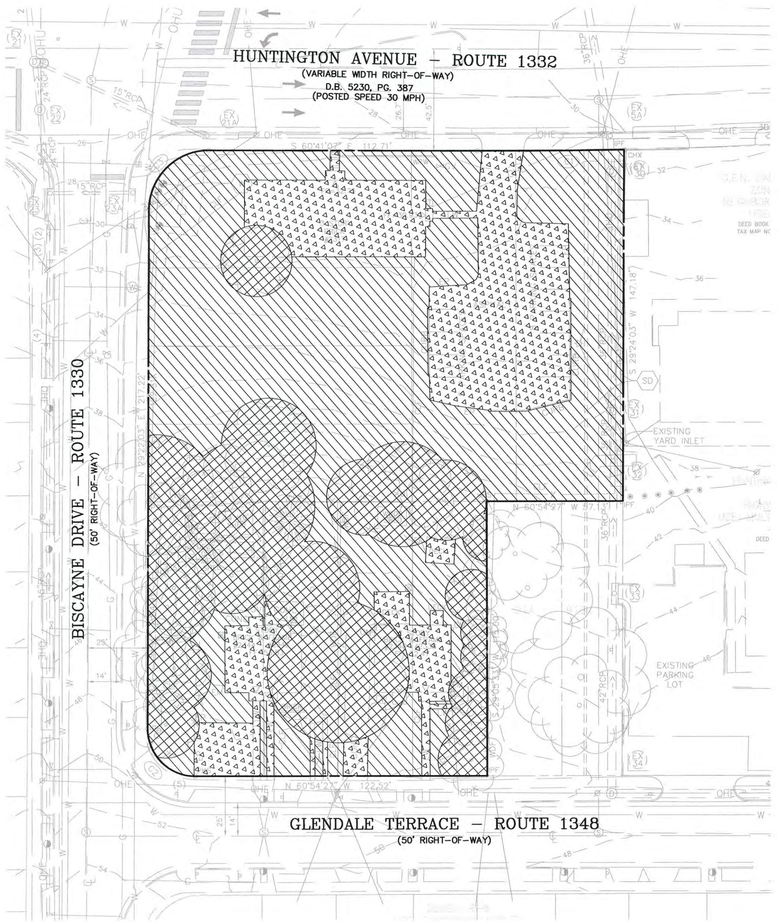
8/9/13
LANDSCAPE ARCHITECT

FUTURE ON-STREET BIKE LANE EXHIBIT

HUNTINGTON AVENUE PROPERTIES

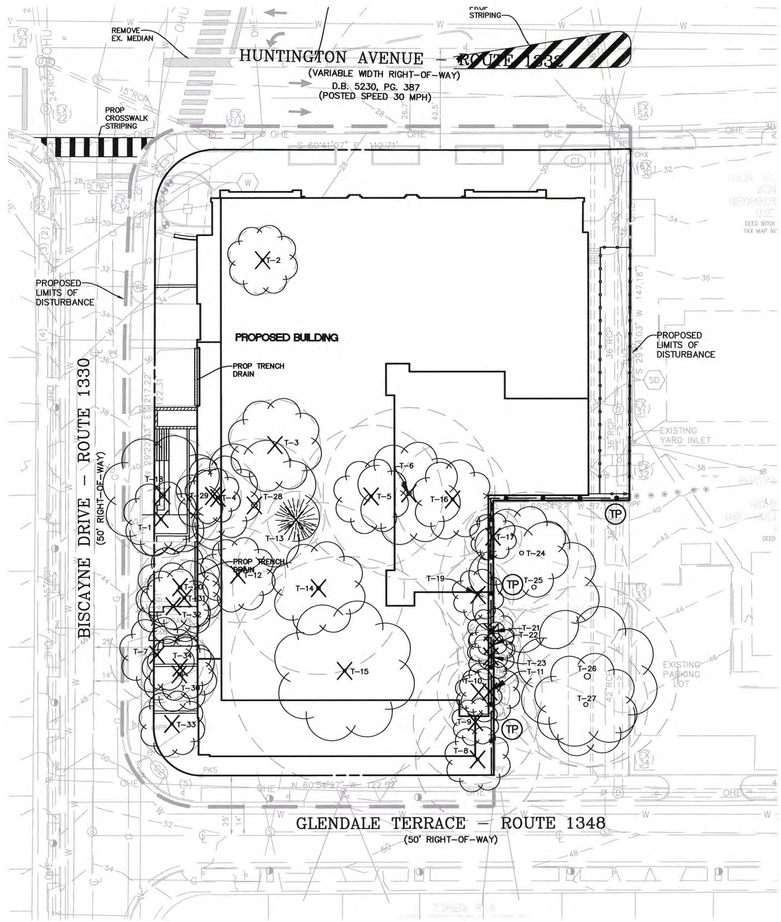
MOUNT VERNON DISTRICT FAIRFAX, VIRGINIA

County# RZ/FDP 2013-MV-001	
PLAN STATUS	
11/16/12	SUBMISSION
12/6/12	SUBMISSION
1/11/13	SUBMISSION
3/22/13	SUBMISSION
6/26/13	SUBMISSION
8/9/13	SUBMISSION
DATE	DESCRIPTION
SCALE	H: 1"=20'
DATE :	November 16, 2012
SHEET	23



EXISTING VEGETATION MAP

SCALE: 1"=30'



TREE CONSERVATION PLAN

SCALE: 1"=30'

COVER TYPE

KEY	COVER TYPE	SPECIES TYPE	SUCCESSIONAL STAGE	CONDITION	TOTAL AREA
	EARLY SUCCESSION FOREST	MAPLE, ASH, MULBERRY, AILANTHUS, HOLLY, CEDAR	EARLY TO MID	FAIR	.33 AC.
	DEVELOPED LAND	N/A	N/A	N/A	.22 AC.
	MAINTAINED GRASSLANDS	N/A	N/A	FAIR TO GOOD	.49 AC.

TOTAL SITE AREA = 1.04 ACRES (45,436 S.F.)
EXISTING TREE CANOPY = 14,378 S.F, .33 AC. OR 32%

LEGEND:

- T31 — EXISTING TREE TO BE PRESERVED
- T31 — EXISTING DECIDUOUS TREE TO BE REMOVED
- EXISTING TREE CRITICAL ROOT ZONE
- PROPOSED LIMITS OF DISTURBANCE (SUBJECT TO CHANGE WITH FINAL SITE PLAN)
- PROPOSED TREE PROTECTION FENCE

Application No: RZ/FDP 2013-MV-001 Staff: M.Duca

APPROVED DEVELOPMENT PLAN

(_GDP) (XCDP) (XFDP) (_PRC) (_DP) (_EP) (_SE) (_CSP) (_SP) (_VC)

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DEPARTMENT OF PLANNING & ZONING

EXISTING TREE INVENTORY

HUNTINGTON AVENUE - FAIRFAX, VIRGINIA

Date of site visit: May 16, 2011

Certified Arborist: Gregg D. Eberly MA-4616A

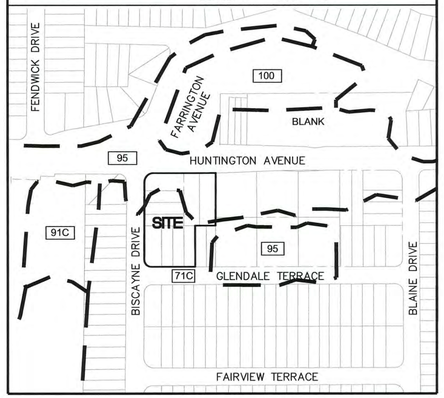
Tree #	Botanic Name	Common Name	Caliper (DBH)	Condition Rating	Species Rating	Preserve/ Remove
1	Acer saccharum	Silver Maple	13	0.72	0.4	Remove
2	Fraxinus pennsylvanica	Green Ash	14	0.8	0.6	Remove
3	Acer saccharum	Silver Maple	19 (Twn)	0.76	0.4	Remove
*4	Ailanthus altissima	Tree of Heaven	18 (Twn)	0.6	0.3	Remove
5	Morus alba	White Mulberry	30 (Mult)	0.4	0.4	Remove
6	Acer saccharum	Silver Maple	36	0.72	0.4	Remove
7	Acer saccharum	Silver Maple	20 (Twn)	0.72	0.4	Remove
8	Ilex cornuta 'Burfordii'	Burford Holly	26 (Twn)	0.72	0.7	Remove
9	Ilex cornuta 'Burfordii'	Burford Holly	26 (Mult)	0.6	0.7	Remove
10	Juniperus virginiana	Eastern Redcedar	13	0.56	0.7	Remove
11	Juniperus virginiana	Eastern Redcedar	22	0.48	0.7	Remove
12	Acer saccharum	Silver Maple	20	0.76	0.4	Remove
13	Picea abies	Norway Spruce	12	0.64	0.7	Remove
14	Magnolia grandiflora	Southern Magnolia	36 (Mult)	0.56	0.7	Remove
15	Fraxinus pennsylvanica	Green Ash	48 (Mult)	0.72	0.6	Remove
16	Prunus serotina	Black Cherry	24 (Twn)	0.6	0.5	Remove
**17	Juniperus virginiana	Eastern Redcedar	12	0.6	0.7	Remove
*18	Acer saccharum	Silver Maple	26 (Twn)	0.72	0.4	Remove
19	Acer saccharum	Sugar Maple	15 (Twn)	0.6	0.7	Remove
*20	Acer saccharum	Silver Maple	18 (Twn)	0.72	0.4	Remove
21	Juniperus virginiana	Eastern Redcedar	12	0.48	0.7	Remove
22	Juniperus virginiana	Eastern Redcedar	12	DEAD	0.7	Remove
23	Juniperus virginiana	Eastern Redcedar	14	0.6	0.7	Remove
**24	Fraxinus pennsylvanica	Green Ash	24	0.4	0.6	Preserve
**25	Fraxinus pennsylvanica	Green Ash	40 (Twn)	0.4	0.6	Preserve
**26	Platanus occidentalis	Sycamore	38	0.76	0.6	Preserve
**27	Platanus occidentalis	Sycamore	26	0.76	0.6	Preserve
*28	Fraxinus pennsylvanica	Green Ash	28 (Twn)	0.72	0.6	Remove
*29	Liquidambar styraciflua	Sweet Gum	12	0.64	0.6	Remove
*30	Acer saccharum	Silver Maple	16 (Mult)	0.72	0.4	Remove
*31	Acer saccharum	Silver Maple	16 (Twn)	0.72	0.4	Remove
*32	Acer saccharum	Silver Maple	15 (Mult)	0.64	0.4	Remove
*33	Acer saccharum	Silver Maple	14 (Mult)	0.68	0.4	Remove
*34	Acer saccharum	Silver Maple	14 (Mult)	0.72	0.4	Remove

Notes:

1. All plans requiring the submission of a Tree Preservation Plan shall be required to show the accurate trunk location and common name of all trees with trunks **12 inches or greater** in diameter located within 25 feet of the proposed limits of clearing within the undisturbed area and within 10 feet of the limits of clearing in the disturbed area.
2. Condition and Species Rating based on formula provided by the Guide for Plant Appraisal published by the ISA.
3. Neither the Project Arborist nor Bowman Consulting condone the implementing of any suggested tree removal or preservation techniques without the agreement/notification of the adjacent property owner.
4. * Tree location has been estimated as observed in the field
5. ** Offsite tree

SOILS MAP

SCALE: 1" = 200' – 0"



SOILS LEGEND

SOIL ID NUMBERS	SOIL SERIES NAME	FOUNDATION SUPPORT	SOIL DRAINAGE	EROSION POTENTIAL	PROBLEM CLASS
71C	KINGSTOWNE SASSAFRAS–MARUMSCO COMPLEX	POOR u,p,c,b	POOR p,c,s	HIGH	IVA
95	URBAN LAND	NA	NA	NA	IVB

b – LOW BEARING VALUES FOR FOUNDATION SUPPORT.
c – CLAYS WITH MODERATE TO HIGH SHRINK–SWELL POTENTIAL OFTEN HAVING SLOW TO VERY SLOW PERMEABILITY RATES.
p – PERCHED GROUNDWATER ABOVE RESTRICTIVE SOIL OR ROCK LAYERS.
s – SLOW PERMEABILITY RATES.
u – POTENTIALLY UNSTABLE SLOPES FROM MASSIVE SLOPE FAILURE OR SLOPE CREEP.

NOTE:
SOILS INFORMATION OBTAINED FROM FAIRFAX COUNTY SOILS RATING MAP 2011.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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LANDSCAPE ARCHITECT

EXISTING VEGETATION MAP & TREE CONSERVATION PLAN

HUNTINGTON AVENUE PROPERTIES

MOUNT VERNON DISTRICT FAIRFAX, VIRGINIA

County# RZ/FDP 2013-MV-001	
PLAN STATUS	
11/16/12	SUBMISSION
12/6/12	SUBMISSION
1/11/13	SUBMISSION
3/22/13	SUBMISSION
6/26/13	SUBMISSION
8/9/13	SUBMISSION
DATE	DESCRIPTION
SCALE	H: AS SHOWN
DATE :	November 16, 2012
SHEET	24

Tree Preservation Target Deviation Narrative

This project consists of the consolidation, demolition and redevelopment of Fairfax County tax assessment map numbers 83-1-((8))-92A,92B,93A,93B,94A into a multi-family residential development. The proposed development is propsed via the rezoning process and applicable zoning standards and requirements set forth in the Fairfax County Zoning Ordinance.

According to the Existing Vegetation Map, prepared by Bowman Consulting Group, the property (1.04 acres) is currently covered by approximately 0.33 acres or 32% tree/shrub cover. The subdivision plan proposes to clear 1.04 acres for proposed grading and construction improvements, leaving zero acres of tree/shrub save remaining onsite.

Per the PFM 10-year tree canopy requirements, 10% (.10 acres) tree cover is required for the site. This can be satisfied by tree preservation, tree planting or a combination of both. Based on the Existing Vegetation Map, 32% of the undeveloped site had tree cover. According to these numbers, the site has a tree preservation target of 0.03 acres (0.10 acres x 32%). Since zero acres of tree preservation credit will be taken for tree save areas to remain, a tree preservation target deviation is requested.

A partial deviation from the site's Tree Preservation Target is requested under the following conditions:

(1) Section 12-0508.3A(1): Meeting the Tree Preservation Target would preclude the development of uses or densities otherwise allowed by the Zoning Ordinance.

The current site is comprised of several low density suburban scale properties with substandard vegetative growth. Much of the existing vegetation is evasive and/or in poor quality. The proposed project introduces a more urban development to the site which will occupy the majority of the existing site area. As a result, saving any of the existing vegetation on the site would add a considerable adverse impact to the potential lot yield and would result in unnecessary or unreasonable hardship to the developer.

(2) Section 12-0508.3A(2): Meeting the Tree Preservation Target would require the preservation of trees that do not meet standards for health and condition and other vegetation and risk management requirements of 12-0400 et seq.

Per field observation, the majority of the existing trees and shrubs proposed to be removed are in poor condition, displaying unsuitable health and/or structural conditions that may be hazardous to either life or property, including unhealthy crowns, exaggerated leans, broken/dead scaffold branches, girdling, etc. Per Section 12-0403.3-.4, trees that do not meet pre-development standards for structural integrity and health shall not be afforded tree canopy cover credits and shall be subject to removal.

(3) Section 12-0508.3A(3): Construction activities could be reasonably expected to impact existing trees or forested areas used to meet the Tree Preservation Target to the extent these would not likely survive in a healthy and structurally sound manner for a minimum of 10-years in accordance with the post-development standards for trees and forested areas provided in 12-0403 and 12-404.

Proposed grading and construction improvements (building, roads, structures, utilities, stormwater facilities, etc.) will significantly impact existing trees and shrubs specified to be removed. Proposed construction will cause direct physical damage to root systems and above ground portions of trees that could result in or predispose trees to structural failure and health problems. Per Section 12-0403.5B, trees determined to be dead, declining, hazardous or a maintenance issue due to impacts from construction or environmental changes resulting from construction shall be subject to removal.

Table 12.10 : 10-year Tree Canopy Calculation Worksheet

Step		Totals	Reference
A. Tree Preservation Target and Statement			
A	Pre-development area of existing tree canopy (from Existing Vegetation Map) =		14,378 S.F.
B	Percentage of gross site area covered by existing tree canopy =		32%
C	Percentage of 10-year canopy required for site (see Table 12.4) =		10% (PRM)
D	Percentage of the 10-year tree canopy requirement that should be met throught tree preservation =		3.20%
E	Proposed percentage of canopy requirement that will be met through tree preservation =		0%
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.		SEE ATTACHED
H	If step G requires a narrative, it shall be prepared in accordance with 12-0508.4		SEE ATTACHED
I	Place this information prior to the 10-year Tree Canopy Calculations as per instructions in Table 12.10		NOTED
B. Tree Canopy Requirement			
B1	Identify gross site area =	45,431 S.F.	§ 12-0511.1A
B2	Subtract area dedicated to parks, road frontage, and	308 S.F.	§ 12-0511.1B
B3	Subtract area of exemptions =	0 S.F.	§ 12-0511.1C(1) through § 12-0511.1C(6)
B4	Adjusted gross site area (B1 – B2) =	45,123 S.F.	
B5	Identify site's zoning and/or use	(PRM)	PLANNED RESIDENTIAL MIXED USE
B6	Percentage of 10-year tree canopy required =	10%	§ 12-510.1 and Table 12.4
B7	Area of 10-year tree canopy required (B4 x B6) =	4,513 S.F.	
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 =	1,445 S.F.	
C2	Total canopy area meeting standards of § 12-0400 =	0 S.F.	
C3	C2 x 1.25 =	0 S.F.	§ 12-0510.3B
C4	Total canopy area provided by unique or valuable forest or woodland communities =	0 S.F.	
C5	C4 x 1.5 =	0 S.F.	§ 12-0510.3B(1)
C6	Total of canopy area provided by "Heritage," "Memorial," "Specimen," or "Street" trees =	0 S.F.	
C7	C6 x 1.5 to 3.0 =	0 S.F.	§ 12-0510.3B(2)
C8	Canopy area of trees within Resource Protection Areas and 100-year floodplains =	0 S.F.	
C9	C8 x 1.0 =	0 S.F.	§ 12-0510.3C(1)
C10	Total of C3, C5, C7 and C9 = if area of C10 is less	0 S.F.	If area of C10 is less than B7 then remainder of requirement must be met through tree planting - go to D
D. Tree Planting			
D1	Area of canopy to be met through tree planting (B7-C10) =	3,975 S.F.	
D2	Area of canopy planted for air quality benefits =	0 S.F.	
D3	x 1.5 =	0 S.F.	§ 12-0510.4B(1)
D4	Area of canopy planted for energy conservation =	0 S.F.	
D5	x 1.5 =	0 S.F.	§ 12-0510.4B(2)
D6	Area of canopy planted for water quality benefits =	0 S.F.	
D7	D7 x 1.25 =	0 S.F.	§ 12-0510.4B(3)
D8	Area of canopy planted for wildlife benefits =	0 S.F.	
D9	D9 x 1.5 =	0 S.F.	§ 12-0510.4B(4)
D10	Area of canopy provide by native trees =	3,975 S.F.	
D11	D10 x 1.5 =	4,571 S.F.	§ 12-0510.4B(5)
D12	Area of canopy provided by improved cultivars and varieties =	0 S.F.	
D13	D13 X 1.25 =	0 S.F.	§ 12-0510.4B(6)
D14	Area of canopy provided through tree seedlings =	0 S.F.	
	x1.0 =	0 S.F.	§ 12-0510.4D(1)
D15	Area of canopy provided through native shrubs or woody seed mix =	0 S.F.	
	x1.0 =	0 S.F.	§ 12-0510.4D(1)
D16	Percentage of D14 represented by D15 =	0%	Must not exceed 33% of D14
D17	Total of canopy area provided through tree planting =	4,571 S.F.	
D18	Is an offsite planting relief requested?	NO	Yes or No
D19	D19 Tree Bank or Tree Fund?	NO	§ 12-0512
D20	Canopy area requested to be provided through offsite banking or tree fund	0 S.F.	
D21	Amount to be deposited into the Tree Preservation and Planting Fund	$	
E. Total of 10-year Tree Canopy Provided			
E1	Total of canopy area provided through tree preservation (C10) =	0 S.F.	
E2	Total of canopy area provided through tree planting (D17) =	4,571 S.F.	
E3	Total of canopy area provided through offsite mechanism (D19) =	0 S.F.	
E4	Total of 10-year Tree Canopy Provided = Total of E1 through E3.	4,571 S.F.	Total of E1 through E3. Area should meet or exceed area in B6

NOTES:
1. REFER TO TABLE 12.10 ON THIS SHEET FOR TREE CANOPY CALCULATIONS PURSUANT TO FAIRFAX COUNTY PUBLIC FACILITIES MANUAL, CHAPTER 12.

2. APPLICANT REQUESTS MODIFICATION OF MINIMUM SET-BACK OF 4 FT. FROM THE TRUNK TO BARRIER AS SHOWN ON SHEET 19. REFER TO APPLICANT REQUESTED WAIVER AND MODIFICATION REQUEST.

FIG. 1: IN-STREET BIO-FILTRATION AREAS

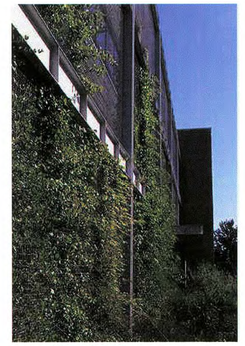

FIG. 2: GREENSCREEN WALL AT TERRACED PLAZA ALONG BISCAYNE DRIVE

Application No: RZ/FDP 2013-MV-001 Staff: M.Duca

APPROVED DEVELOPMENT PLAN
(_GDP) (XCDP) (XFDP) (_PRC) (_DP) (_CP) (_SE) (_CSP) (_SP) (_VC)
SEE PROFFERS DATED: Jan 27, 2014
SEE CONDITIONS DATED:
Date of Final Approval: Jan 28, 2014 (XBOS) (_PC) (_BZA)
Comments: FDP Conds Dated 1/9/2014 FDP Approval 1/23/2014

DEPARTMENT OF PLANNING & ZONING

Sheet 26 of 29

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TREE CANOPY CALCULATIONS

HUNTINGTON AVENUE PROPERTIES

FAIRFAX, VIRGINIA

MOUNT VERNON DISTRICT

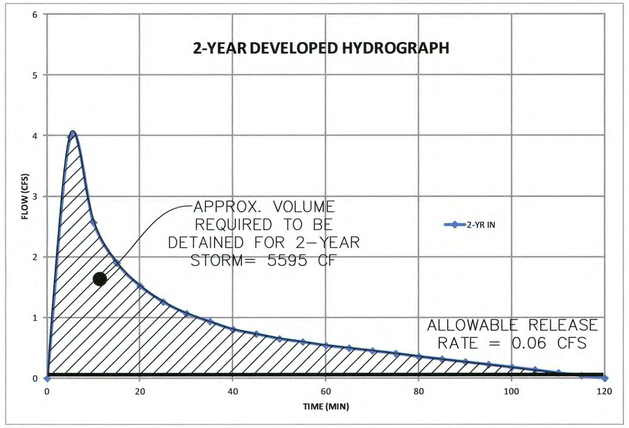
County# RZ/FDP 2013-MV-001

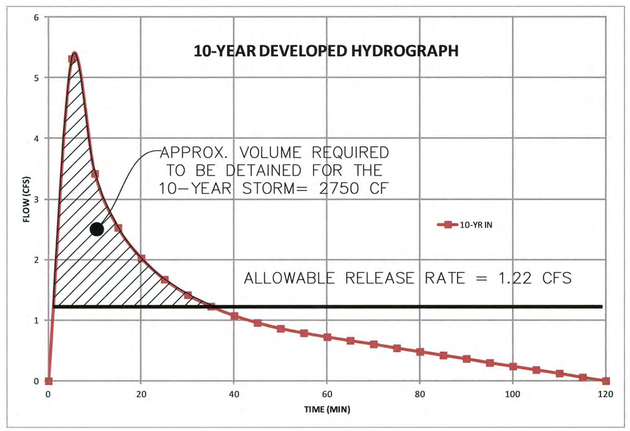
PLAN STATUS	
11/16/12	SUBMISSION
12/6/12	SUBMISSION
1/11/13	SUBMISSION
3/22/13	SUBMISSION
6/26/13	SUBMISSION
8/9/13	SUBMISSION
DATE	DESCRIPTION

SCALE H:

DATE : November 16, 2012

SHEET 25





CONTECH CONSTRUCTION PRODUCTS INC.

StormFilter Sizing - Fairfax County Virginia

Project Name: Huntington Ave
Date: 5/26/2011

SITE CHARACTERISTIC INPUT (XX - Inputs; XX - Outputs)

Runoff Depth, R (inches)	1.00	
Total Area, A- (acres) , **A**	0.86	Simple Method TSS Load Reduction
Percent Impervious Cover, I (%)	89%	
Volumetric Runoff Coefficient, Rv	0.85	
Impervious Area, A (acres)	0.77	
Average Annual Rainfall, (inches)	42	
Average Annual Runoff (inches), **R**	32.17	

ANNUAL POLLUTANT LOAD CALCULATIONS (TSS)

Pollutant Concentration, (mg/L) , **C**	60	
Pretreatment Efficiency	0%	
Total efficiency required, (%)	50%	
Required Filter Efficiency	50%	
Annual Mass Load, (lbs)	375	L = 0.226 * R* C * A
Cartridge Details, (Height / Specific Flow Rate)	27	1gpm/sq-ft
Allowable Load per Cartridge, (lbs)	54.0	

Volume Based SYSTEM DESIGN (Please see attached data for more information regarding this specific)

Number of 27" Cartridges Required*	14	* Assumes Factor of Safety = 2.0
Vault Size	Cast-in-Place	
Water Quality Volume based on total area (impervious) (cf)	2,779	

The Volume StormFilter is designed to act as "capture and treat" system. This system will treat the entire Water Quality Volume (WQv), which is stored upstream of the filter in a pipe detention system. The system is sized according to the annual mass load method as described in the CONTECH Stormwater Solutions Inc. design manual. Essentially, this method models the total mass load of TSS, in pounds, generated from the site on an annualized basis, using the information above. The number of cartridges required to meet this mass load requirement is then calculated, as a function of the total mass than can be removed per cartridge prior to required filter changeout.

Flow Based SYSTEM DESIGN (Please see attached data for more information regarding this specific)

Water Quality Flowrate for Acreage - Based on 0.7cfs per acre	0.60	
Cartridge Details, (Height / Specific Flow Rate)	27	2gpm/sq-ft
Cartridge Treatment Flowrate Cartridge	22.50	
Number of " Cartridges Required*	13	
Vault Size	Cast-in-Place	

www.contechstormwater.com

CONTECH CDS StormFilter Vortechs CONSPAN

Allowable Outflow Computations

Project Name: Huntington Avenue
Design Date: 5/26/2011
Design Engineer: Rob Devenney

Step 1 - Pre-Developed Flows - Prairie/Forested Conditions

Site Area (Ac): 1.04
Tc (Min): 5.00
2-Yr C-Factor: 0.15
10-Yr C-Factor: 0.30
2-Yr Intensity (in/hr): 5.45
10-Yr Intensity (in/hr): 7.27

	Qx =	C	x	Ix	x	A		
Q2 =	0.15	x	5.45	x	1.04	=	***0.85***	**CFS**
Q10 =	0.30	x	7.27	x	1.04	=	***2.27***	**CFS**

Step 2 - Post-Developed Inflows to SWM

Area Detained (Ac): 0.87
Tc (Min): 5.00
C-Factor: 0.81
2-Yr Intensity (in/hr): 5.45
10-Yr Intensity (in/hr): 7.27

	Qx =	C	x	Ix	x	A		
Q2 =	0.81	x	5.45	x	0.87	=	***3.84***	**CFS**
Q10 =	0.81	x	7.27	x	0.87	=	***5.13***	**CFS**

Step 3 - Post-Developed On-site Undetained Flows

Area Undetained (Ac): 0.20
Tc (Min): 5.00
C-Factor: 0.73
2-Yr Intensity (in/hr): 5.45
10-Yr Intensity (in/hr): 7.27

	Qx =	C	x	Ix	x	A		
Q2 =	0.73	x	5.45	x	0.20	=	***0.79***	**CFS**
Q10 =	0.73	x	7.27	x	0.20	=	***1.06***	**CFS**

Step 4 - Off-Site Flows to SWM

Area Detained (Ac): N/A - See Flow Rate Determined Elsewhere Below
Tc (Min): N/A - See Flow Rate Determined Elsewhere Below
C-Factor: N/A - See Flow Rate Determined Elsewhere Below
2-Yr Intensity (in/hr): N/A - See Flow Rate Determined Elsewhere Below
10-Yr Intensity (in/hr): N/A - See Flow Rate Determined Elsewhere Below

	Qx =	C	x	Ix	x	A		
Q2 =	N/A	x	N/A	x	N/A	=	***0.00***	**CFS**
Q10 =	N/A	x	N/A	x	N/A	=	***0.00***	**CFS**

Step 5 - Allowable Release Rates

Qx allow =	Qx pre	+	Qx off-site	-	Qx uncont		
Q2 allow =	0.85	+	0.00	-	0.79	=	***0.06*** **CFS**
Q10 allow =	2.27	+	0.00	-	1.06	=	***1.22*** **CFS**

BMP NARRATIVE

BEST MANAGEMENT PRACTICES (WATER QUALITY) ARE NOT CURRENTLY PROVIDED ON THE SUBJECT SITE. PER PFM REQUIREMENT 6-0401.2A, THE SUBJECT APPLICATION MUST ACHIEVE A 40% BMP PHOSPHORUS REMOVAL EFFICIENCY. THE BMP COMPUTATIONS ON THIS SHEET DEMONSTRATE THAT A 40% PHOSPHOROUS REMOVAL EFFICIENCY IS ACHIEVABLE FOR THE SITE. THE MAJORITY OF THE PHOSPHORUS REMOVAL WILL BE ACHIEVED BY USE OF A MECHANICAL FILTER (STORMFILTER OR APPROVED EQUAL) WHICH WILL BE LOCATED OUTSIDE THE BUILDING ALONG THE HUNTINGTON AVE FRONTAGE. ADDITIONAL PHOSPHORUS REMOVAL WILL BE ACHIEVED BY UTILIZATION OF BIORETENTION TREE FILTERS LOCATED ALONG HUNTINGTON AVENUE AND BISCAYNE DRIVE. A MAP SHOWING WHICH AREAS OF THE SITE WILL BE TREATED BY THE AFOREMENTIONED METHODOLOGY HAS BEEN PROVIDED ON THIS SHEET. STORMFILTER SIZING CALCULATIONS HAVE BEEN PROVIDED ON THIS SHEET FOR REFERENCE. SEE LANDSCAPE PLAN SHEETS FOR DETAILS FOR THE BIORETENTION TREE FILTERS. THE STORMFILTER WILL BE PRIVATELY OWNED AND MAINTAINED. THE BIORETENTION TREE FILTERS MAY BE LOCATED WITHIN THE VDOT ROW AND WILL BE PUBLICLY OWNED; HOWEVER THE APPLICANT WILL MAKE AN ATTEMPT TO ENTER INTO A MAINTENANCE AGREEMENT WITH VDOT AND THE COUNTY TO PRIVATELY MAINTAIN THE TREE PITS. IN THE EVENT AN AGREEMENT CANNOT BE REACHED, AND VDOT DOES NOT ALLOW THE BIORETENTION FILTERS BE LOCATED WITHIN THE ROW, THE SITE WILL PROVIDE THE ENTIRE MINIMUM 40% REMOVAL EFFICIENCY IN THE STORMFILTER.

STORMWATER MANAGEMENT NARRATIVE

STORMWATER MANAGEMENT PRACTICES ARE NOT CURRENTLY PROVIDED FOR ON THE SUBJECT SITE. STORMWATER MANAGEMENT (DETENTION) IS REQUIRED AND SHALL BE PROVIDED FOR THE PROPOSED CONDITIONS OF THE SUBJECT SITE. STORMWATER DETENTION REQUIREMENTS WILL BE SATISFIED FOR THIS PROJECT VIA AN UNDERGROUND DETENTION VAULT LOCATED OUTSIDE THE BUILDING ALONG THE HUNTINGTON AVE FRONTAGE, WHICH WILL DETAIN THE 2- AND 10-YEAR STORM PEAK FLOW RATES SUCH THAT THE PEAK FLOW RATES THAT LEAVE THE SITE IN THE DEVELOPED CONDITION WILL BE LESS THAN OR EQUAL TO THE PEAK FLOW RATES ASSOCIATED WITH EXISTING PRAIRIE/GOOD FORESTED CONDITIONS. THE 2-YEAR AND 10-YEAR ALLOWABLE RELEASE RATES ARE 0.06 CFS AND 1.22 CFS, RESPECTIVELY. SEE ALLOWABLE RELEASE RATE COMPUTATIONS ON THIS SHEET. STORMWATER RUNOFF FROM WITHIN THE BUILDING FOOTPRINT WILL BE COLLECTED VIA ROOF DRAINS AND COURTYARD AREA DRAINS AND WILL BE ROUTED TO THE SWM VAULT. DUE TO THE RELATIONSHIP OF THE VAULT ELEVATION, TO THAT OF THE EXISTING CLOSED CONDUIT SYSTEM WHERE STORMWATER WILL OUTFALL, A PUMP MAY BE NEEDED. STORMWATER WILL THEN OUTFALL FROM THE VAULT INTO THE EXISTING STORM SEWER SYSTEM. THE VAULT HAS BEEN PRELIMINARILY SIZED TO STORE 6,000 CUBIC FEET. BASED ON THE DEVELOPED CONDITIONS INFLOW HYDROGRAPHS TO THE VAULT, AND THE ALLOWABLE RELEASE RATES, THE STORAGE VOLUME WAS APPROXIMATED BY CALCULATING THE AREA THAT IS UNDER THE INFLOW HYDROGRAPH AND ABOVE THE ALLOWABLE RELEASE RATE LINE. ADDITIONAL VOLUME WAS ADDED FOR CONSERVATIVE MEASURES AND TO ACCOUNT FOR ROOM NEEDED FOR MAINTENANCE, POSSIBLE RISER STRUCTURES, PUMPS, ETC. SEE SWM VAULT LAYOUT ON SHEET 27. BECAUSE THE MAXIMUM PROPOSED RELEASE RATES WILL BE LESS THAN THE ALLOWABLE RELEASE RATES FOR BOTH THE 2- AND 10-YEAR STORMS, THE SWM DETENTION REQUIREMENTS WILL BE MET. THE APPLICANT IS ALSO PROPOSING THE USE OF LINEAR CISTERN UNITS TO BE LOCATED WITHIN THE UPPER BUILDING LEVEL COURTYARD AREA, BENEATH A PROPOSED DECK. AN ADDITIONAL APPROXIMATE 365 CF OF SWM STORAGE WILL BE PROVIDED IN 50-GALLON CISTERNS. THIS WATER WILL BE USED FOR REUSE AS IRRIGATION WATER FOR THE LANDSCAPED AREAS. SEE LANDSCAPE SHEETS FOR DETAILS.

BMP FACILITY DESIGN CALCULATIONS

Plan Name: HUNTINGTON AVE Date: 5/26/2011

Plan Number: _____ Engineer: RSD

I. WATER QUALITY NARRATIVE

See this Sheet

II. WATERSHED INFORMATION

Part 1: List all of the Subareas and "C" factors used in the BMP Computations

Subarea Designation (1)	"C" (2)	Acres (3)
(1) Onsite - Treated to Storm Filter	0.85	0.79
(2) Onsite - Untreated	0.63	0.16
(3) Onsite - Treated by Bioretention	0.90	0.12
	Total	1.07

III a. PHOSPHORUS REMOVAL - "OCCOQUAN METHOD"

Part 2: Compute the Weighted Average "C" Factor for the Site

(A) Area of the Site (a) 1.07 acres

Subarea Designation (1)	"C" (2)		Acres (3)		Product (4)
(1) Onsite - Treated to Storm Filter	0.85	x	0.79	=	0.67
(2) Onsite - Untreated	0.63	x	0.16	=	0.10
(3) Onsite - Treated by Bioretention	0.90	x	0.12	=	0.11

(b) Total 0.88

(C) Weighted average "C" factor (b)/(a) = (C) 0.82

Part 3: Compute the Total Phosphorus Removal for the Site

Subarea Designation (1)	Removal Efficiency (%) (3)		Area Ratio (4)		"C" Ratio (5)		Product (6)
(1) Onsite - Treated to Storm Filter	50	x	0.74	x	1.03	=	38.14
(2) Onsite - Untreated	0	x	0.15	x	0.77	=	0.00
(3) Offsite - Treated by Bioretention	50	x	0.11	x	1.09	=	6.13

(a) Total = 44.3

Part 4: Determine Compliance with Phosphorus Removal Requirement

(A) Select Requirement (a) 40

Water Supply Overlay District (Occoquan Watershed) = 50% (Fairfax County and Prince William County)

Chesapeake Bay Preservation Area (New Development) = 40% (Fairfax County) 50% (Prince William County)

Chesapeake Bay Preservation Area (Redevelopment) [1 - 0.9 x ("I" pre/"I" post)] x 100 = _____ %

(B) If Line 3(a) > Line 4(a), the Phosphorus removal requirement is satisfied.

Line 3(a) 44.3 >= 40

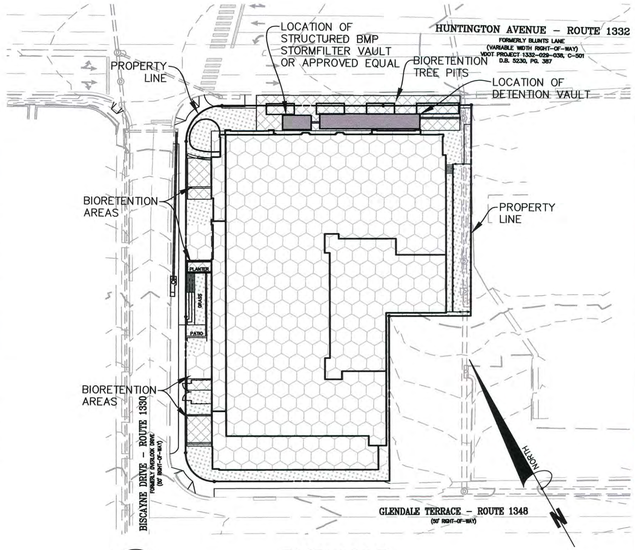
PHOSPHORUS REMOVAL REQUIREMENT IS SATISFIED

NOTE

STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) ANALYSIS, NARRATIVES, AND PROPOSED DESIGN AND/OR FACILITIES PRESENTED HEREIN ARE PRELIMINARY BASED ON PROPOSED CDP APPLICATION AND ARE SUBJECT TO REVISION WITH FINAL SITE PLAN APPLICATIONS.

COMPREHENSIVE PLAN COMPLIANCE NARRATIVE

IN RESPONSE TO THE COMPREHENSIVE PLAN'S GOAL OF PROVIDING CREATIVE AND INNOVATIVE BMP/STORMWATER MANAGEMENT AND LOW IMPACT DEVELOPMENT (LID) TECHNIQUES FOR THE SITE, THE APPLICANT HAS ELECTED TO PROVIDE MULTIPLE FACILITIES WITHIN AND AROUND THE SITE TO SATISFY THIS REQUIREMENT. STARTING ON THE UPPER COURTYARD LEVEL OF THE SITE, THE APPLICANT IS PROPOSING A LIVING LAWN GREEN SPACE WHICH ENCOMPASSES NEARLY ONE THIRD OF THE COURTYARD SPACE; ALTHOUGH THIS PARTICULAR ELEMENT DOES NOT QUALIFY AS A VEGETATIVE ROOF WHICH WOULD EARN PHOSPHOROUS REMOVAL CREDIT (AS DEFINED IN THE PFM), THE SOIL LAYER OF THE LAWN, ALONG WITH THE PROPOSED LANDSCAPE PLANTERS, WILL ALLOW FOR ADDITIONAL RAINWATER STORAGE (BEYOND THOSE CONTROLS ACCOMPLISHED WITH THE CONVENTIONAL STORAGE MEASURES) AND POTENTIAL RE-USE ON SITE. ADDITIONALLY, BENEATH THE WOODEN PORTION OF THE DECK, THE APPLICANT IS PROPOSING THE USE OF WATER STORAGE CISTERNS WHICH WILL QUALIFY FOR RAINWATER HARVESTING CREDITS. AT THE STREET LEVEL, ALONG THE BISCAYNE DRIVE FRONTAGE PERIMETER OF THE BUILDING, AS WELL AS ALONG THE HUNTINGTON AVENUE STREETSCAPE, THE APPLICANT IS ALSO PROPOSING BIORETENTION AND URBAN-BIORETENTION FACILITIES WITHIN ON-SITE PLANTING AREAS AND A SERIES OF LINEAR TREE PITS ALONG THE R.O.W.. THE ABOVE MENTIONED TECHNIQUES ARE ABOVE AND BEYOND THOSE BASIC PRACTICES MANDATED BY THE PFM AND HELP TO STRENGTHEN THE PRACTICE OF STORMWATER RUNOFF REDUCTION AS OUTLINED IN THE COMPREHENSIVE PLAN. ALL OF THE ABOVE LISTED PRACTICES ARE CURRENTLY ACCEPTED AS NON-PROPRIETARY BMP'S IN THE VA DEQ BMP CLEARINGHOUSE. THE APPLICANT ACKNOWLEDGES THAT THE COMMONWEALTH OF VIRGINIA DCR BMP CLEARINGHOUSE IS RELATIVELY NEW, AND CURRENTLY NO PROPRIETARY BMP'S HAVE BEEN ACCEPTED BY THE CLEARINGHOUSE; AS SUCH THE APPLICANT RESERVES THE RIGHT TO IMPLEMENT ALTERNATIVE BMP PRACTICES WHICH MAY BE ACCEPTABLE PER THE BMP CLEARINGHOUSE, AT THE TIME OF FINAL SITE PLAN.



1/26 BMP MAP
1"=50'

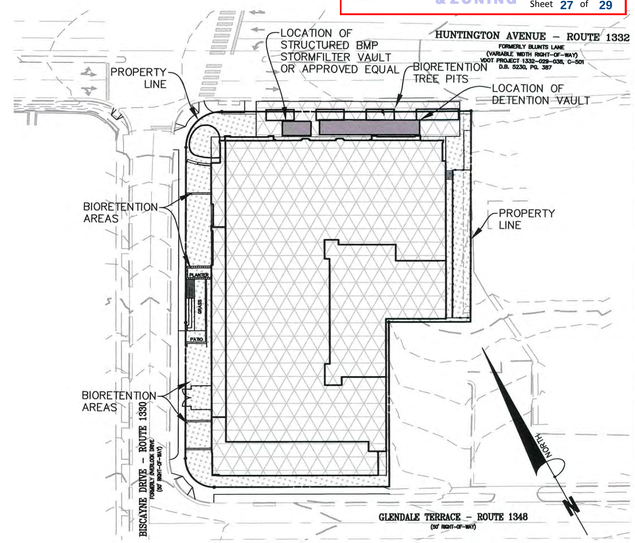
TREATED TO STORM FILTER = AREA = 0.79 ACRES C-FACTOR = 0.85

UNTREATED = AREA = 0.16 ACRES C-FACTOR = 0.63

ONSITE AREA TO BIORETENTION FILTERS = AREA = 0.12 ACRES C-FACTOR = 0.90

Application No: RZ/FDP 2013-MV-001 Staff: M.Duca

APPROVED DEVELOPMENT PLAN
(_GDP) (X CDP) (X FDP) (_PRC) (_DP) (_CP) (_SE) (_CSP) (_SP) (_VC)
SEE PROFFERS DATED: Jan 27, 2014
SEE CONDITIONS DATED:
Date of Final Approval: Jan 28, 2014 (XBOS) (_PC) (_BZA)
Comments: FDP Conds Dated 1/9/2014 FDP Approval 1/23/2014
& ZONING Sheet 27 of 29



2/26 SWM MAP
1"=50'

DETAINED IN VAULT = AREA = 0.87 ACRE C-FACTOR = 0.85

UNDETAINED = AREA = 0.20 ACRES C-FACTOR = 0.63

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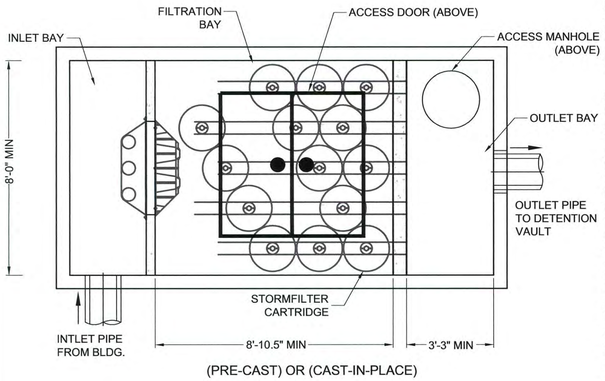
COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000832
8/9/13
9/9/13
LANDSCAPE ARCHITECT

STORMWATER MANAGEMENT (1 OF 2)
HUNTINGTON AVENUE PROPERTIES
MOUNT VERNON DISTRICT FAIRFAX, VIRGINIA

County# RZ/FDP 2013-MV-001

PLAN STATUS	
11/16/12	SUBMISSION
12/6/12	SUBMISSION
1/11/13	SUBMISSION
3/22/13	SUBMISSION
6/26/13	SUBMISSION
8/9/13	SUBMISSION
DATE	DESCRIPTION

SCALE H: AS SHOWN
DATE : November 16, 2012
SHEET 26



(PRE-CAST) OR (CAST-IN-PLACE)

SCHEMATIC BMP VAULT STORMFILTER DETAIL–PLAN VIEW

1/27

(TO BE PRIVATELY OWNED AND MAINTAINED)

NOT TO SCALE

OUTFALL NARRATIVE

DESCRIPTION

THE SUBJECT SITE IS LOCATED IN THE MOUNT VERNON DISTRICT, NEAR THE HUNTINGTON METRO STATION, AND SOUTH OF CAPITAL BELTWAY I–495. THE PROPERTY IS IDENTIFIED ON THE FAIRFAX COUNTY TAX ASSESSMENT MAPS AS 83–1–((8))–094A, 093A, 093B, 092A, AND 092B. THE SUBJECT PROPERTY IS BORDERED BY HUNTINGTON AVENUE TO THE NORTH, BISCAYNE DRIVE TO THE WEST, GLENDALE TERRACE TO THE SOUTH, AND EXISTING RETAIL BUILDINGS TO THE EAST (ZONED C–5). VEHICULAR ACCESS TO THE SITE IS PROVIDED VIA AN EXISTING ENTRANCE OFF OF HUNTINGTON AVENUE, AND THREE DRIVEWAYS OFF OF GLENDALE TERRACE. THE PRESENT DEVELOPMENT ON THE SITE CONSISTS OF TWO EXISTING DUPLEX HOUSES, A SMALL SURFACE PARKING LOT, AND AN EXISTING THREE (3) STORY APARTMENT COMPLEX BUILDING.

PER THE "MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS" CHECKLIST, THE SITE'S STORM OUTFALL MUST BE DESCRIBED DOWNSTREAM TO A POINT WHICH HAS A DRAINAGE AREA OF AT LEAST ONE SQUARE MILE (640 ACRES). STORMWATER LEAVES THE SUBJECT SITE VIA SHEET FLOW TO THE NORTH AS WELL AS THROUGH A CLOSED CONDUIT SYSTEM THAT RUNS ALONG THE SITE'S EASTERN PROPERTY LINE IN A NORTHERLY DIRECTION. STORMWATER WILL ENTER AN EXISTING 36" RCP PIPE AND FLOW NORTH FOR APPROXIMATELY 90 FEET WHERE THE SYSTEM CONNECTS WITH AN EXISTING NORTHWESTERLY FLOWING 48" RCP PIPE SYSTEM UNDER HUNTINGTON AVENUE. STORMWATER CONTINUES IN THIS 48" RCP PIPE SYSTEM FOR APPROXIMATELY 235 FEET UNTIL IT ENTERS A 54" RCP PIPE AND CONTINUES IN A NORTHWESTERLY DIRECTION FOR APPROXIMATELY 390 FEET. THE SYSTEM THEN CONNECTS WITH AN EXISTING 43" X 68" ELLIPTICAL PIPE. STORMWATER CONTINUES APPROXIMATELY 245 FEET IN A NORTHWESTERLY DIRECTION IN THE 43" X 68" ELLIPTICAL PIPE UNDER HUNTINGTON AVENUE, UNTIL IT TURNS IN A NORTHEASTERLY DIRECTION AND RUNS FOR APPROXIMATELY 500 FEET WHERE IT THEN DAYLIGHTS INTO AN UNNAMED TRIBUTARY OF CAMERON RUN. NOTE: THE EQUIVALENT ROUND PIPE DIAMETER FOR A 43" X 68" ELLIPTICAL PIPE IS 54". FROM THIS POINT, CAMERON RUN GENERALLY FLOWS SOUTHEAST, PARALLEL TO THE CAPITAL BELTWAY I–495 AND IS A NATURAL CHANNEL, WITH VEGETATED CHANNEL BANKS. AS SHOWN ON THE OUTFALL MAPS ON THIS SHEET, CAMERON RUN CONTINUES SOUTHEAST TO POINT 'X', THEN FINALLY INTO THE POTOMAC RIVER. AS SHOWN ON THE OUTFALL MAP, THE DRAINAGE AREA AT POINT 'X' IS 26,452 ACRES (> 640 ACRES). THEREFORE, THE ABOVE OUTFALL DESCRIPTION SATISFIES THE REQUIREMENTS OF THE SWM CHECKLIST. SEE OUTFALL MAP ON THIS SHEET FOR LOCATIONS OF EXISTING CLOSED CONDUIT SYSTEM, AS WELL AS OVERALL DRAINAGE MAP.

PFM REQUIREMENTS

THE ADEQUATE OUTFALL REQUIREMENTS OF THE PFM SHALL BE FORMALLY ADDRESSED AT THE TIME OF FINAL ENGINEERING. FOR THIS PROJECT, THE DOWNSTREAM EXTENT OF ANALYSIS SHALL BE DETERMINED BY PFM SECTION 6–0203.2A WHICH DEFINES THE EXTENT TO BE TO A POINT THAT IS AT LEAST 150 FEET DOWNSTREAM OF A POINT WHERE THE RECEIVING PIPE OR CHANNEL IS JOINED BY ANOTHER THAT HAS A DRAINAGE AREA THAT IS AT LEAST 90% OF THE SIZE OF THE FIRST DRAINAGE AREA AT THE POINT OF CONFLUENCE. STORM SEWER COMPUTATIONS SHALL BE PROVIDED FOR THE EXISTING CLOSED CONDUIT SYSTEM FROM THE SUBJECT SITE TO 150 FEET DOWNSTREAM OF THE POINT OF CONFLUENCE. PER PFM SECTIONS 6–0203.3B(3) AND (4), PIPES, STORM SEWER SYSTEMS, AND CULVERTS SHALL BE ANALYZED BY THE USE OF A 10–YEAR FREQUENCY STORM TO VERIFY THAT STORMWATER WILL BE CONTAINED WITHIN THE PIPE, SYSTEM, OR CULVERT.

SUMMARY

IT IS THE OPINION OF BOWMAN CONSULTING GROUP THAT AFTER ANALYZING THE DOWNSTREAM STORM SYSTEM, THIS PROJECT WILL HAVE NO ADVERSE EFFECT NOR CAUSE FLOODING OF ANY DOWNSTREAM PROPERTY OR STRUCTURE. ADDITIONALLY, AT THE TIME OF FINAL ENGINEERING SITE PLAN, IT SHALL BE DEMONSTRATED THAT THE OUTFALL IS ADEQUATE PER THE REQUIREMENTS AND CRITERIA SET FORTH IN THE PFM.

Application No: RZ/FDP 2013-MV-001 Staff: M.Duca

APPROVED DEVELOPMENT PLAN

(_GDP) (XCDP) (XFDP) (_PRC) (_DP) (_CP) (_SE) (_CSP) (_SP) (_VC)

SEE PROFFERS DATED: Jan 27, 2014

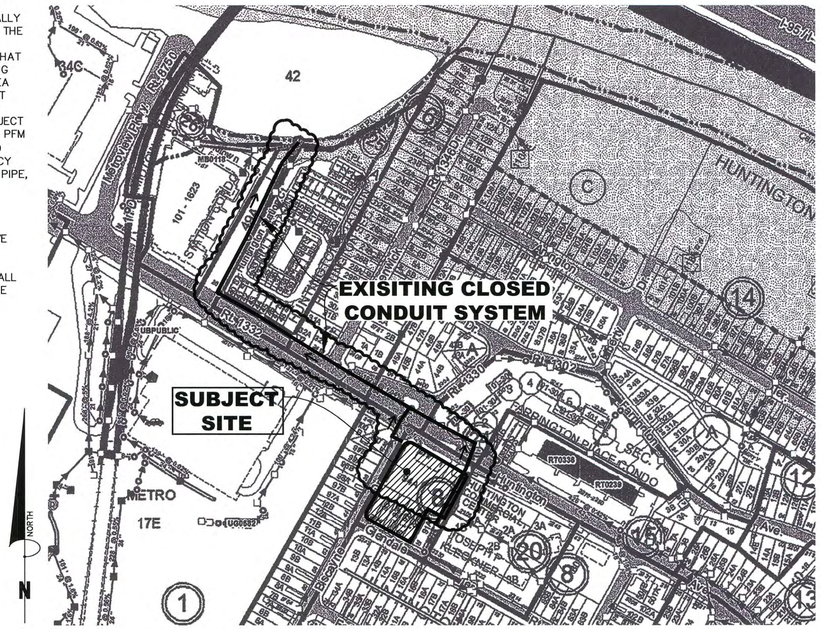
SEE CONDITIONS DATED:

Date of Final Approval: Jan 28, 2014 (XBOS) (_PC) (_BZA)

Comments: FDP Conds Dated 1/9/2014 FDP Approval 1/23/2014

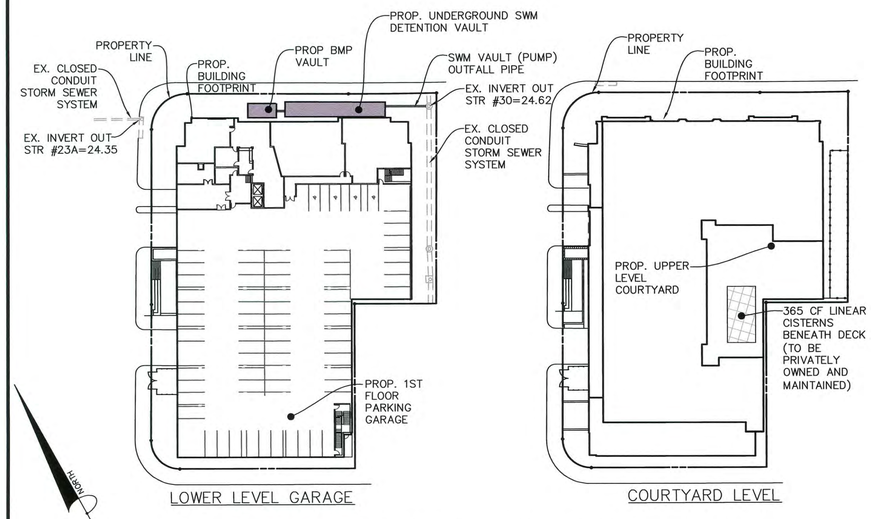
DEPARTMENT OF PLANNING & ZONING

Sheet 28 of 29



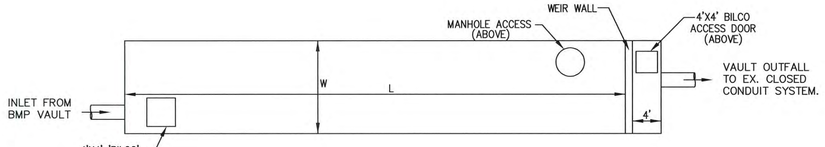
5/27 STORM SEWER MAP

1"=200'



2/27 CONCEPTUAL SWM PLAN

1"=50'



3/27 SCHEMATIC SWM DETENTION VAULT PLAN VIEW

(TO BE PRIVATELY OWNED AND MAINTAINED)

NOT TO SCALE

	LENGTH 'L'	WIDTH 'W'	DEPTH 'D'
DETENTION VAULT	70'	13'	7'

MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS

The following information is required to be shown or provided in all zoning applications, or a waiver request of the submission requirement with justification shall be attached. Note: Waivers will be acted upon separately. Failure to adequately address the required submission information may result in a delay in processing this application.

This information is required under the following Zoning Ordinance paragraphs:

Special Permits (8-011 2J & 2L)	Special Exceptions (9-011 2J & 2L)
Cluster Subdivision (9-615 1G & 1N)	Commercial Revitalization Districts (9-622 2A (12) & (14))
Development Plans PRC District (16-302 3 & 4L)	PRC Plan (16-303 1E & 1O)
FDP P Districts (except PRC) (16-502 1F & 1Q)	Amendments (18-202 10F & 10I)

☑ 1. Plat is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100').

☑ 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, accesss roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet THIS SHEET.

☑ 3. Provide:

Facility Name/ Type & No. (e.g. wet pond, dry pond, underground vault, etc.)	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage Volume (cf)	If pond, dam height (ft)
UNDERGROUND VAULT	0.87	0	0.87	1,080	6,480	N/A
DECK CISTERNS	0.02	0	0.02	545	365	N/A
BIORETENTION	0.11	0	0.11	1,582	1,890	N/A
Totals						

☑ 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet THIS SHEET
Pond inlet and oulet pipe systems are shown on Sheet THIS SHEET

☑ 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet THIS SHEET
Type of maintenance access road surface noted on the plat is CONCRETE (asphalt, geoblock, gravel, etc.).

☒ 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet N/A

☑ 7. A 'stormwater management narrative' which contains a description of how detention and best management practices requirements will be met is provided on Sheet 26.

☑ 8. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet THIS SHEET.

☑ 9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet THIS SHEET.

☑ 10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets 2/3.

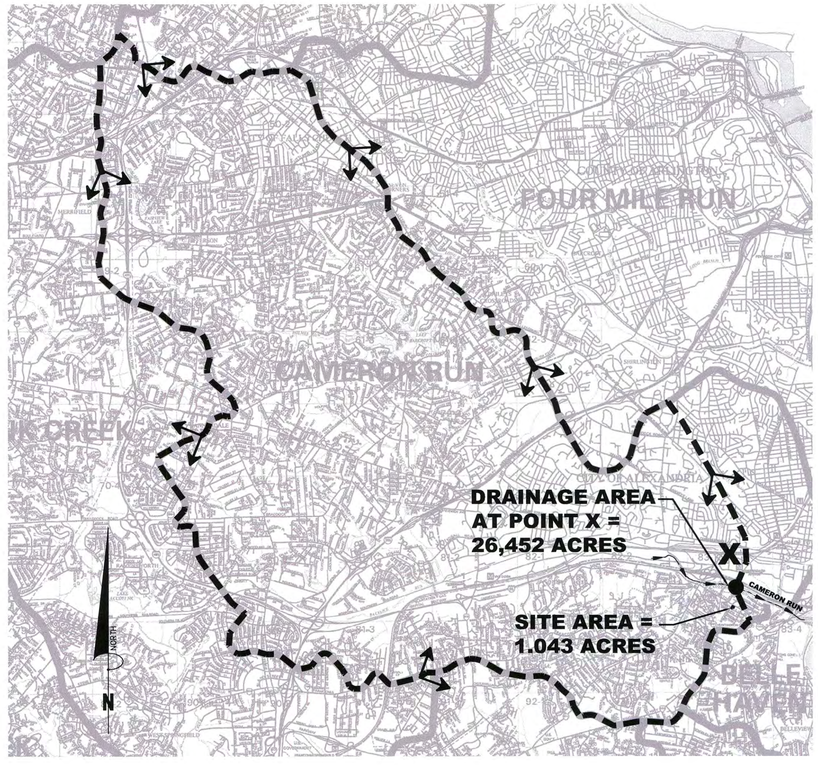
☑ 11. A submission waiver is requested for UNDERGOUND SWM IN RESIDENTIAL PROJECT.

☒ 12. Stormwater management is not required because N/A.

4/27 STORMWATER CHECKLIST

NOTE

STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) ANALYSIS, NARRATIVES, AND PROPOSED DESIGN AND/OR FACILITIES PRESENTED HEREIN ARE PRELIMINARY BASED ON PROPOSED REZONING APPLICATION AND ARE SUBJECT TO REVISION WITH FINAL SITE PLAN APPLICATIONS.



6/27 OUTFALL MAP

SCALE: 1"=5,000'

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COMMONWEALTH OF VIRGINIA
MATTHEW J. TAUSCHER
Lic. No. 000332
8/9/13
LANDSCAPE ARCHITECT

STORMWATER MANAGEMENT (2 OF 2)

HUNTINGTON AVENUE PROPERTIES

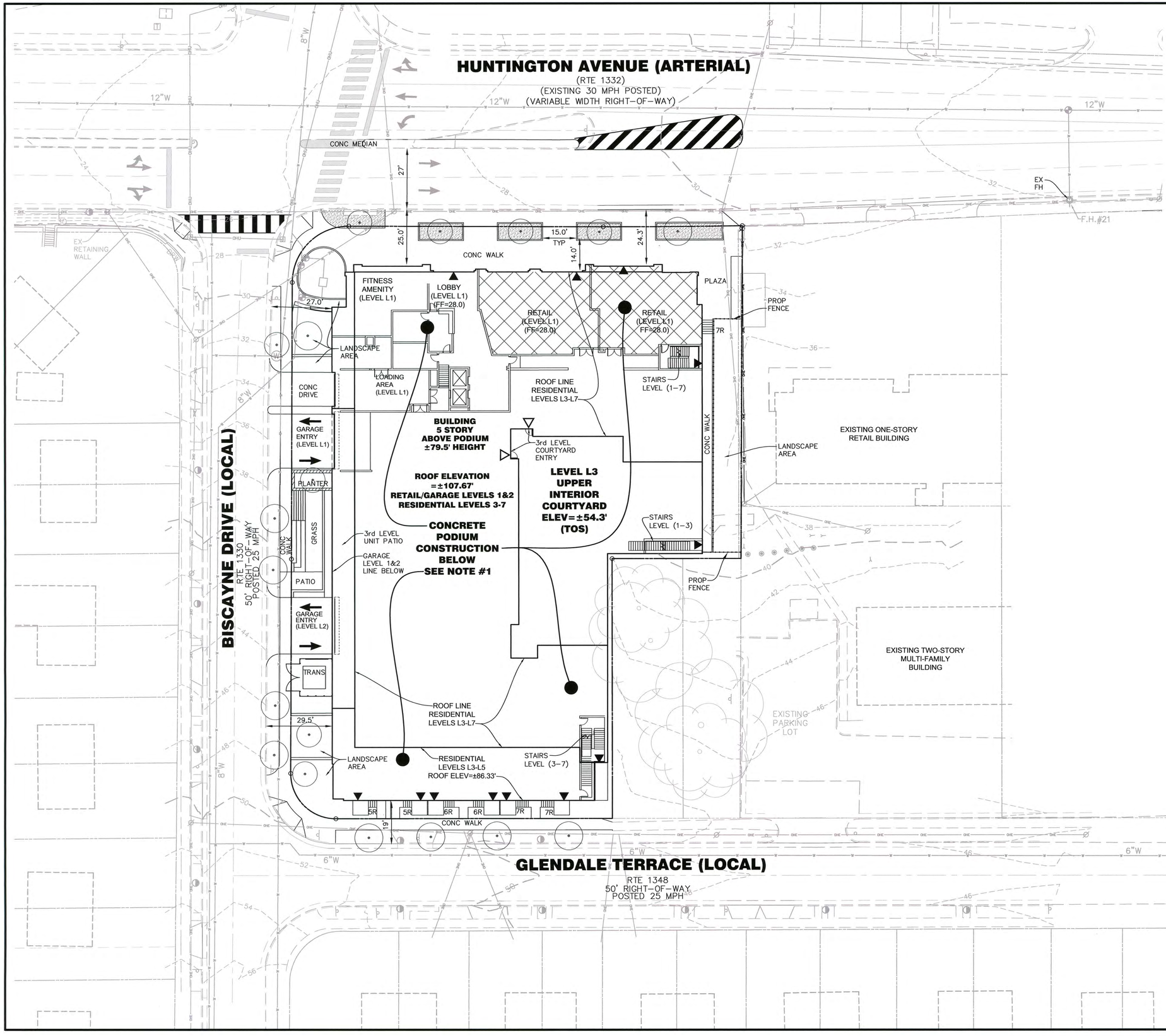
MOUNT VERNON DISTRICT FAIRFAX, VIRGINIA

County# RZ/FDP 2013-MV-001	
PLAN STATUS	
11/16/12	SUBMISSION
12/6/12	SUBMISSION
1/11/13	SUBMISSION
3/22/13	SUBMISSION
6/26/13	SUBMISSION
8/9/13	SUBMISSION
DATE	DESCRIPTION

SCALE H: AS SHOWN

DATE : November 16, 2012

SHEET 27



LEGEND:

PEDESTRIAN ACCESS

- PROPOSED EXTERIOR BUILDING ENTRY
- PROPOSED INTERIOR COURTYARD BUILDING ENTRY
- PROPOSED TREE
- PROPOSED SPOT ELEVATION
- EXISTING CONTOURS
- EXISTING OVERHEAD ELECTRIC
- EXISTING OVERHEAD UTILITY
- EXISTING WATERLINE
- PROPOSED GROUND FLOOR RETAIL (1 STORY PODIUM)
- PROPOSED ELEVATOR CORE
- PROPOSED STAIRWELL

NOTES:

1. **BUILDING – CONCRETE PODIUM**
   CONSTRUCTION TYPE: 3B

   USE GROUPS: A-3 (AMENITIES/FITNESS AS ACCESSORY USE)
   B (LEASING)
   R-2 (APARTMENTS)
   S-2 (PARKING)
   M (RETAIL)

NOTES:

1. CONFIGURATION OF EXTERIOR ACCESS POINTS AND INTERIOR SPACES AS SHOWN ARE CONCEPTUAL AND SUBJECT TO FINAL ARCHITECTURAL AND ENGINEERING DESIGN, INCLUDING NUMBER, SIZE AND LOCATION OF STAIRS, ELEVATORS AND BUILDING ENTRANCES.
2. THIS SHEET IS FOR INFORMATION ONLY. SUBSEQUENT ADJUSTMENTS TO PLAN BASED ON FIRE MARSHAL REVIEW OF SITE PLAN WILL NOT REQUIRE SUBMISSION OR APPROVAL OF FDPA, CDPA, PCA ETC..
3. PROPOSED FIRE HYDRANT LOCATION TO BE PROVIDED WITH FINAL SITE PLAN AT LOCATION AS REQUIRED BY P.F.M..

Application No: RZ/FDP 2013-MV-001 Staff: M.Duca

APPROVED DEVELOPMENT PLAN
(_GDP) (X CDP) (X FDP) (_PRC) (_DP) (_CP) (_SE) (_CSP) (_SP) (_VC)
SEE PROFFERS DATED: Jan 27, 2014
SEE CONDITIONS DATED:
Date of Final Approval: Jan 28, 2014 (X BOS) (_PC) (_BZA)
Comments: FDP Conds Dated 1/9/2014 FDP Approval 1/23/2014
& ZONING
Sheet 29 of 29

FOR INFORMATION ONLY

GRAPHIC SCALE

20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

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12/9/13
LANDSCAPE ARCHITECT

FIRE ACCESS EXHIBIT

HUNTINGTON AVENUE PROPERTIES

MOUNT VERNON DISTRICT FAIRFAX, VIRGINIA

County# RZ/FDP 2013-MV-001	
PLAN STATUS	
6/26/13	SUBMISSION
8/9/13	SUBMISSION
12/9/13	SUBMISSION
DATE	DESCRIPTION
SCALE	H: 1"=20'
DATE :	November 16, 2012
SHEET	28