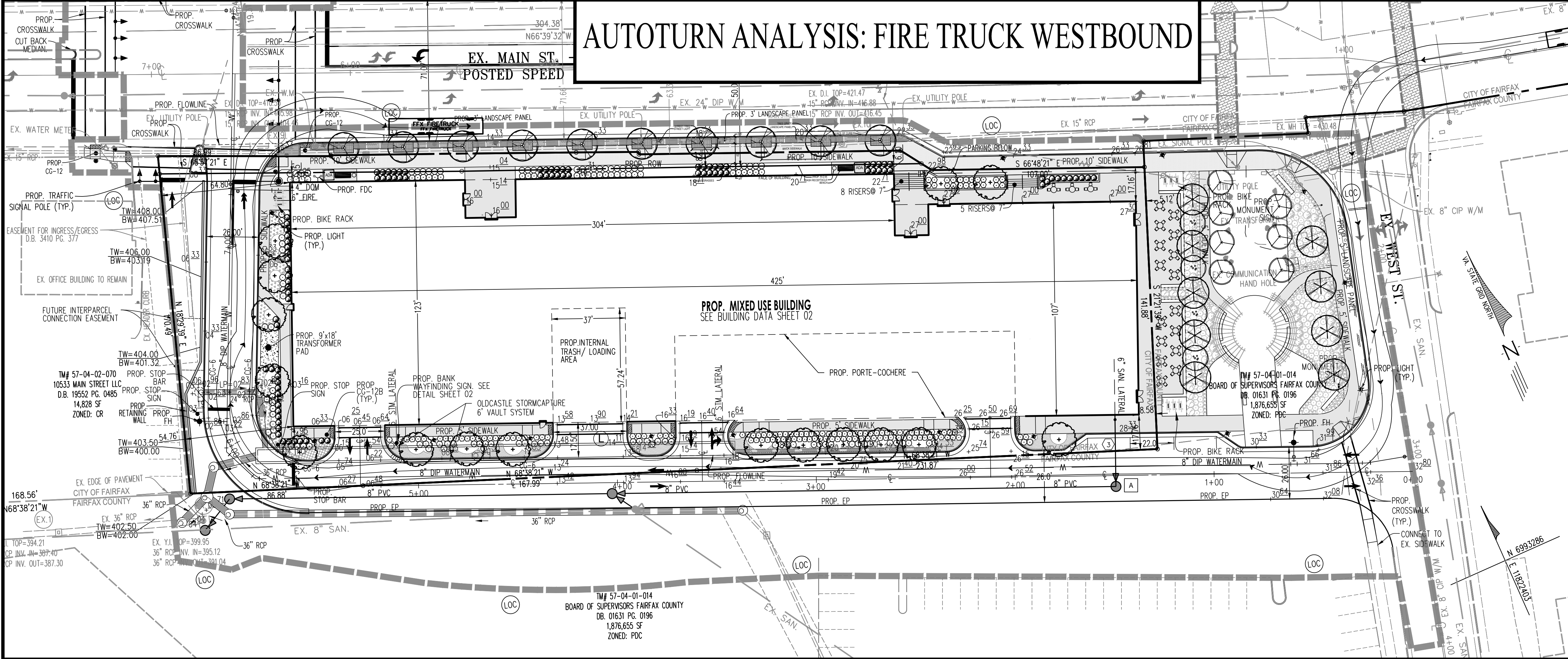


AUTOTURN ANALYSIS: FIRE TRUCK WESTBOUND

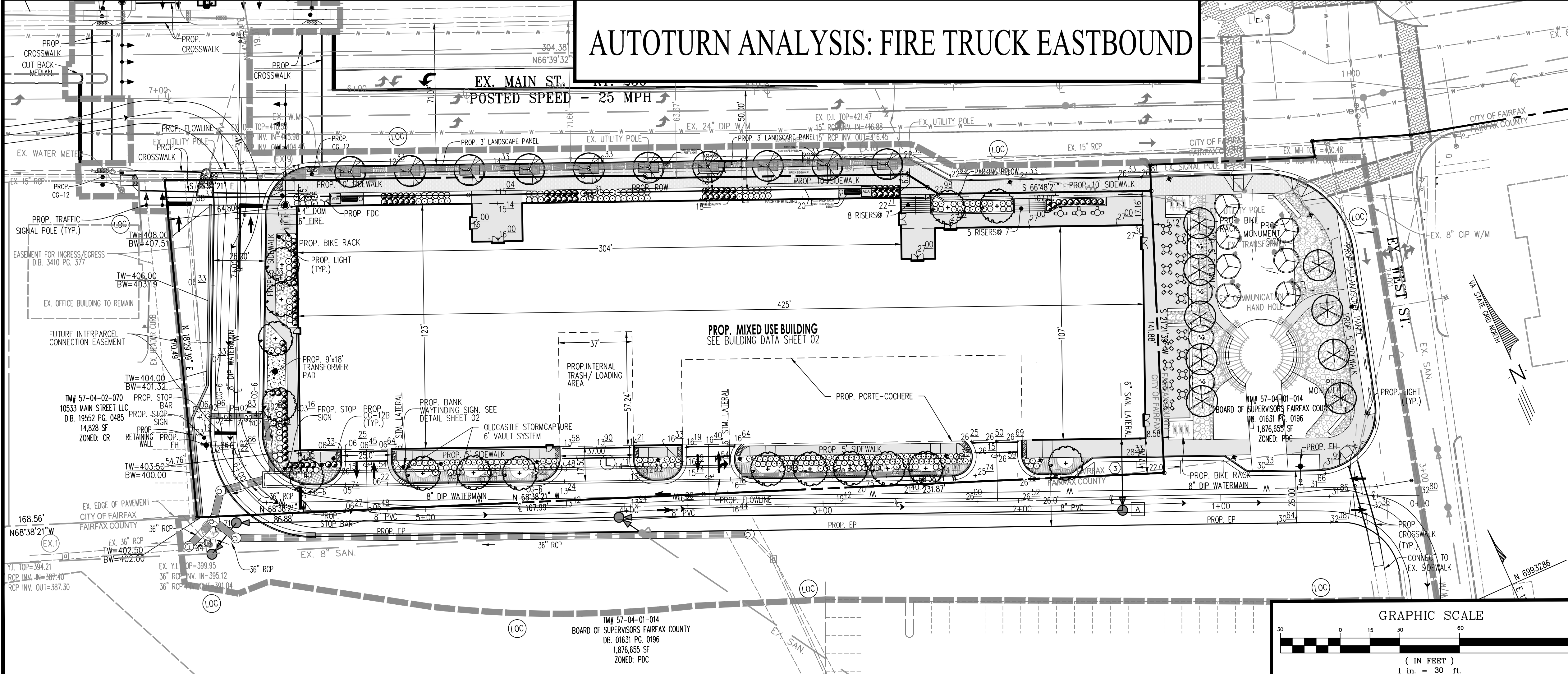


Ladder Truck FFX

Width	: 10.42
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 33.3

N.T.S.

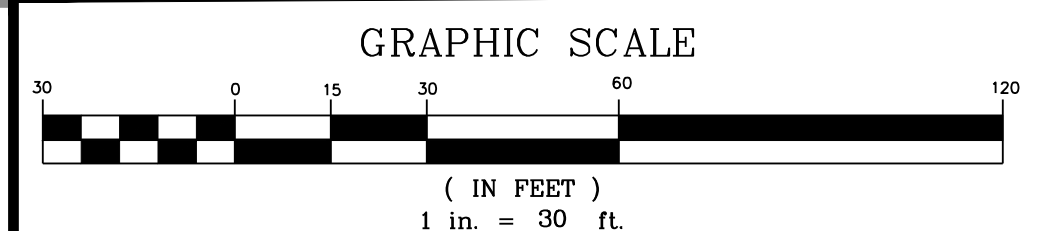
AUTOTURN ANALYSIS: FIRE TRUCK EASTBOUND



Ladder Truck FFX

Width	: 10.42
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 33.3

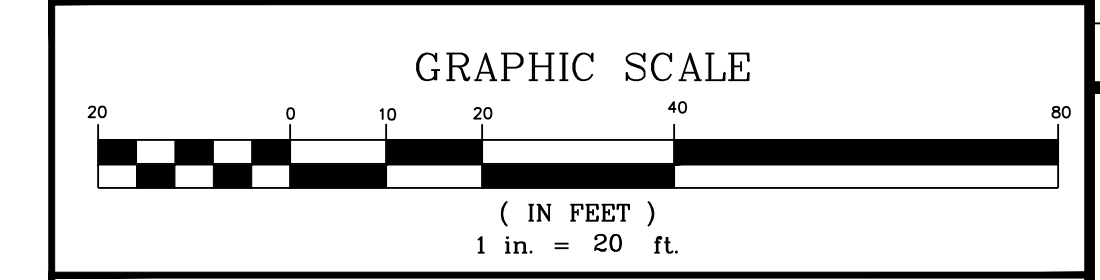
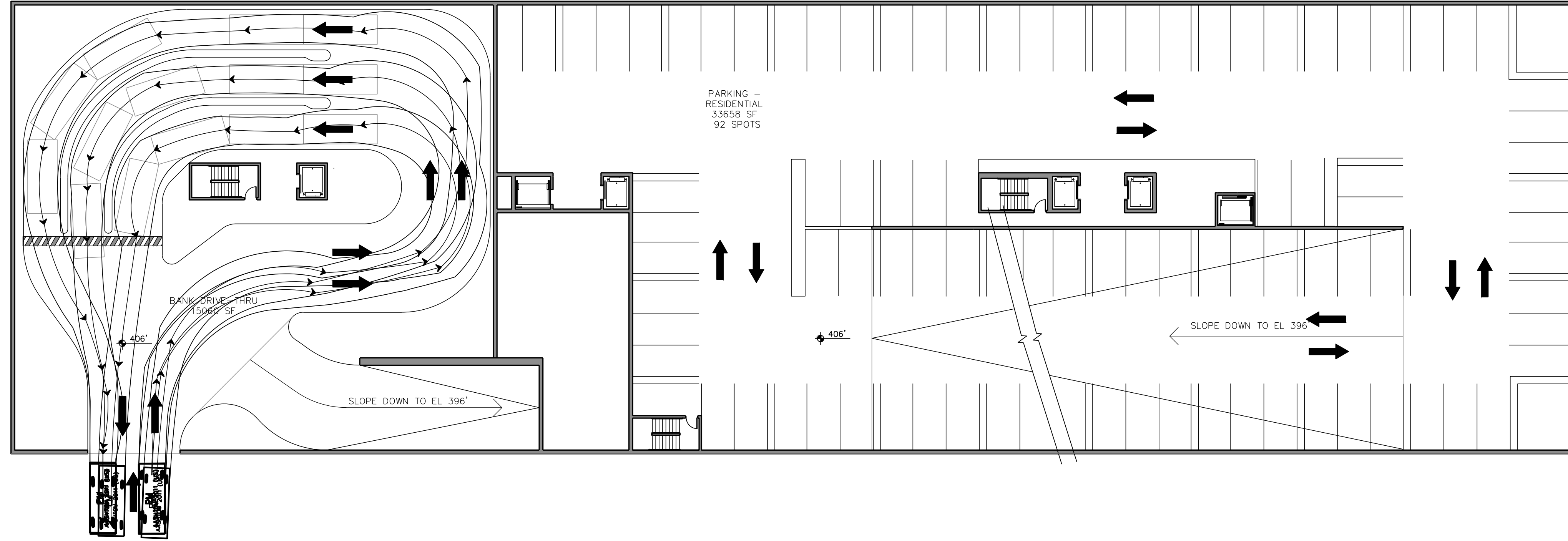
N.T.S.



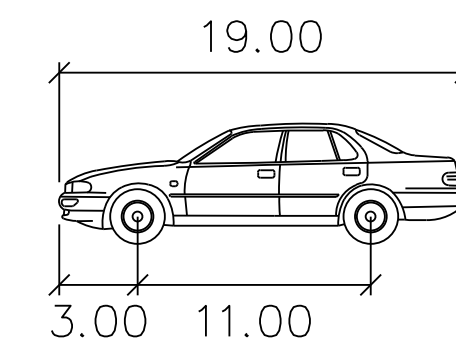
PLAN DATE	01-18-22 08-20-22 04-20-23	DESCRIPTION	
No.		DATE	
<p>Urban, Ltd. 4000 TECHNOLOGY CT. CHANTILLY, VA. 20151 TEL. 703.642.2306 FAX 703.378.1888 www.urban-lltd.com</p> <p>urban Planners-Engineers-Landscape Architects-Lead Servicos</p> <p>COMMONWEALTH OF VIRGINIA CLAYTON C. TOOK Lic. No. 036790 04/20/2023 PROFESSIONAL SEALING</p> <p>AUTOTURN ANALYSIS CITY CENTRE WEST GENERAL DEVELOPMENT PLAN SPECIAL USE PERMIT PLAN CITY OF FAIRFAX, VIRGINIA</p> <p>DATE: JAN., 2022 SCALE: 1"=30' C.I.=N/A</p> <p>SHEET 23 OF 50</p> <p>FILE No. RZ-13007</p>			

Urban, Ltd. - \\mars-101\DRIVE\JOBS\10523_Main Street\B-Engineering\Entitlement\CDP-FDP-SPEX\13007-33-AUTO_TURN.dwg [AUTOTURN] April 21, 2023 - 4:05pm a1om

AUTOTURN ANALYSIS: BANK



PLAN VIEW SCALE: 1"=20'



PM
 Width : 7.00 feet
 Track : 6.00
 Lock to Lock Time : 6.0
 Steering Angle : 31.6

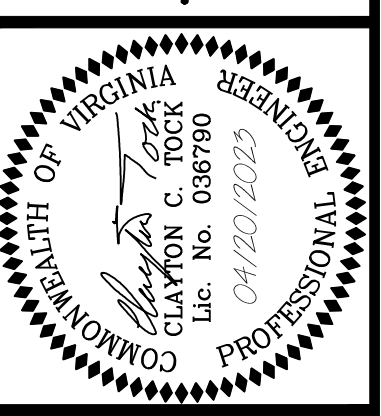
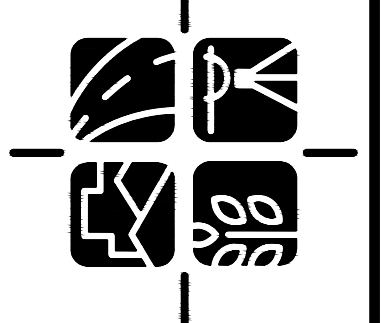
N.T.S.

No.	DATE	DESCRIPTION

PLAN DATE
01-18-22
08-30-22
04-20-23

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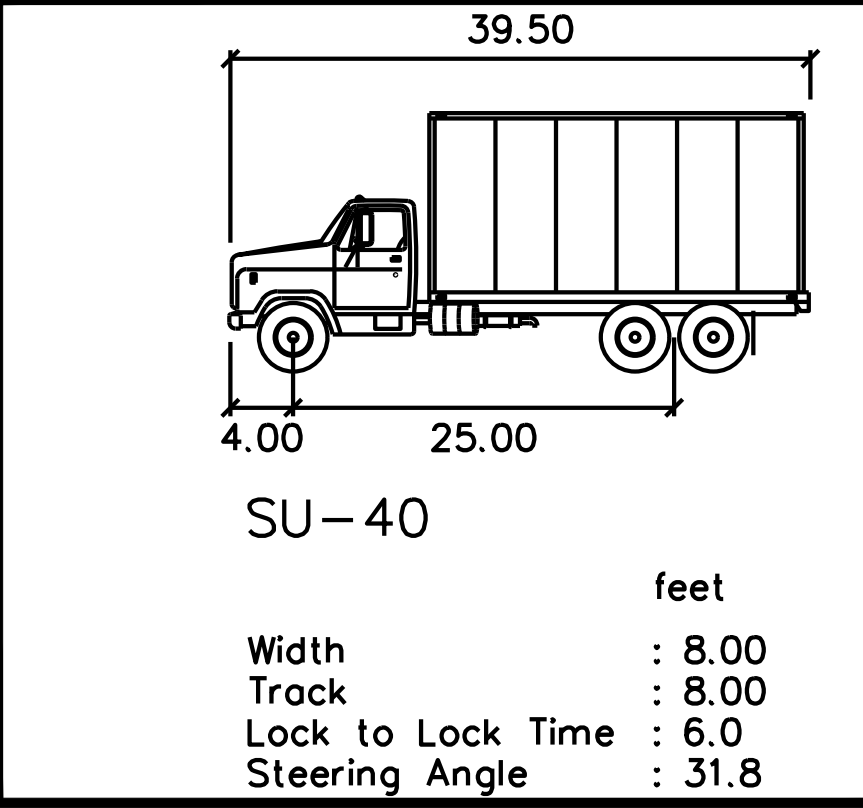
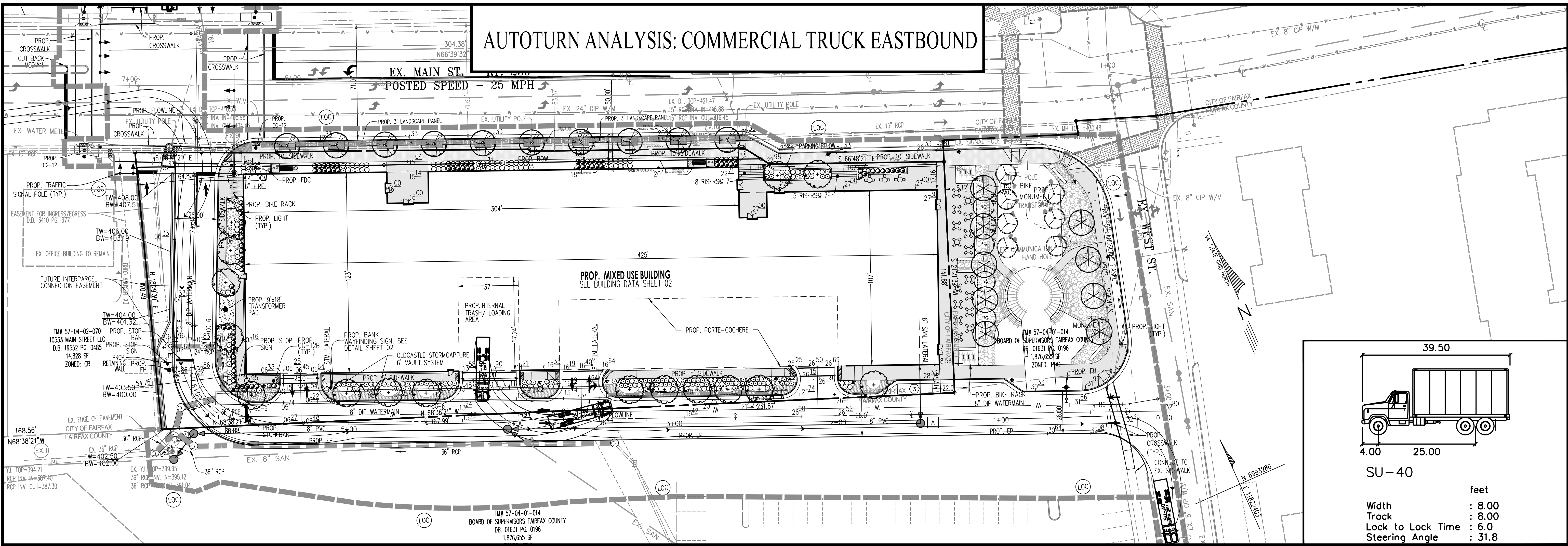
AUTOTURN ANALYSIS
 CITY CENTRE WEST
 GENERAL DEVELOPMENT PLAN
 SPECIAL USE PERMIT PLAT
 CITY OF FAIRFAX, VIRGINIA

SCALE: AS NOTED
 C.I. = N/A
 DATE: JAN., 2022

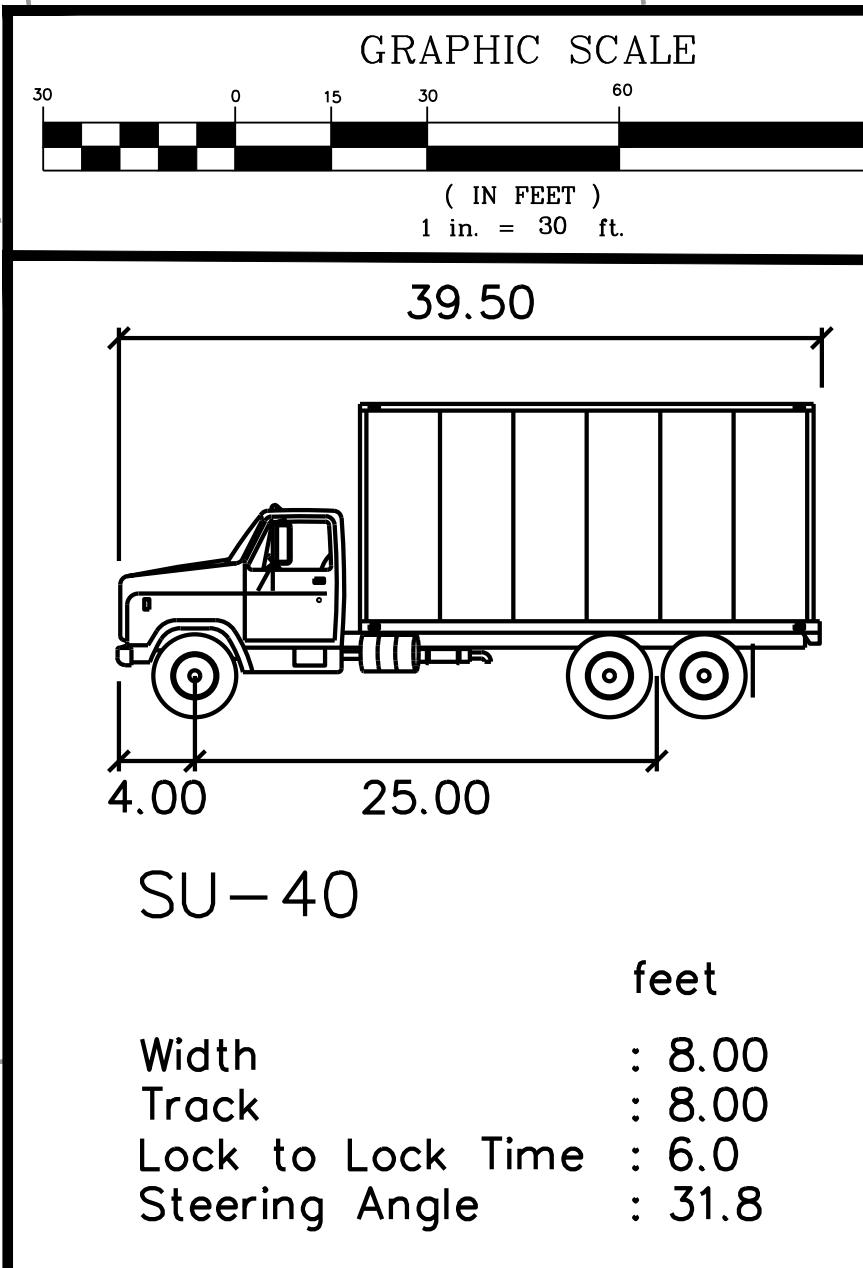
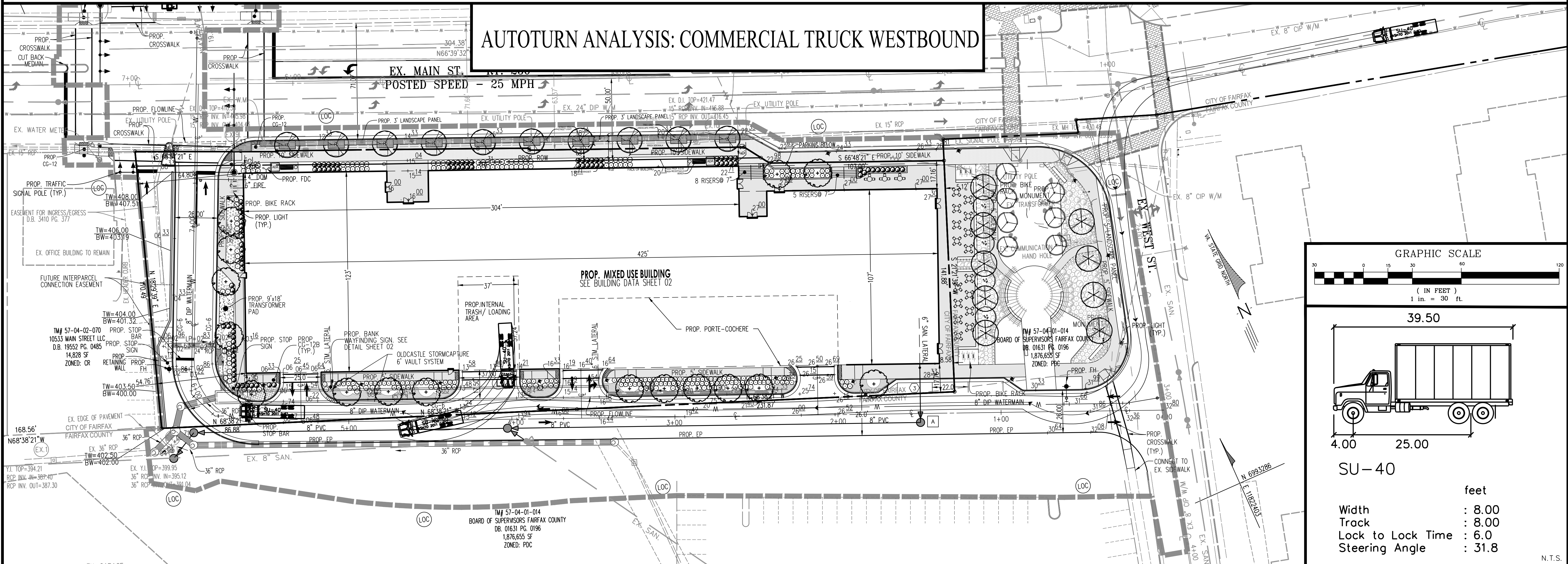
SHEET
 24
 OF
 50

FILE No.
 RZ-13007

AUTOTURN ANALYSIS: COMMERCIAL TRUCK EASTBOUND



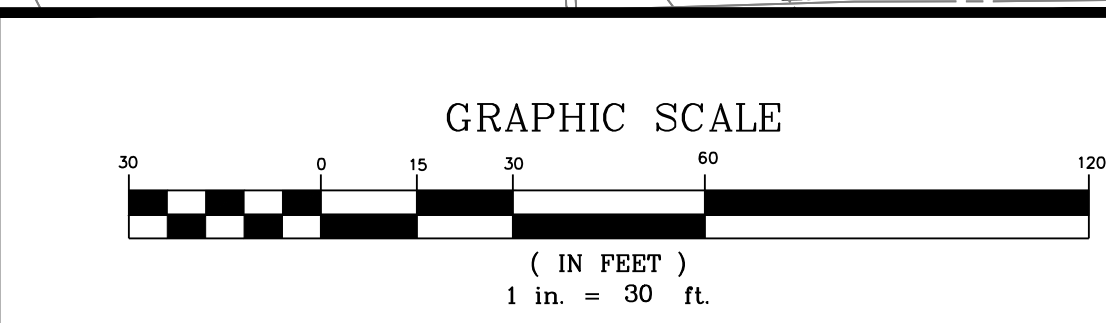
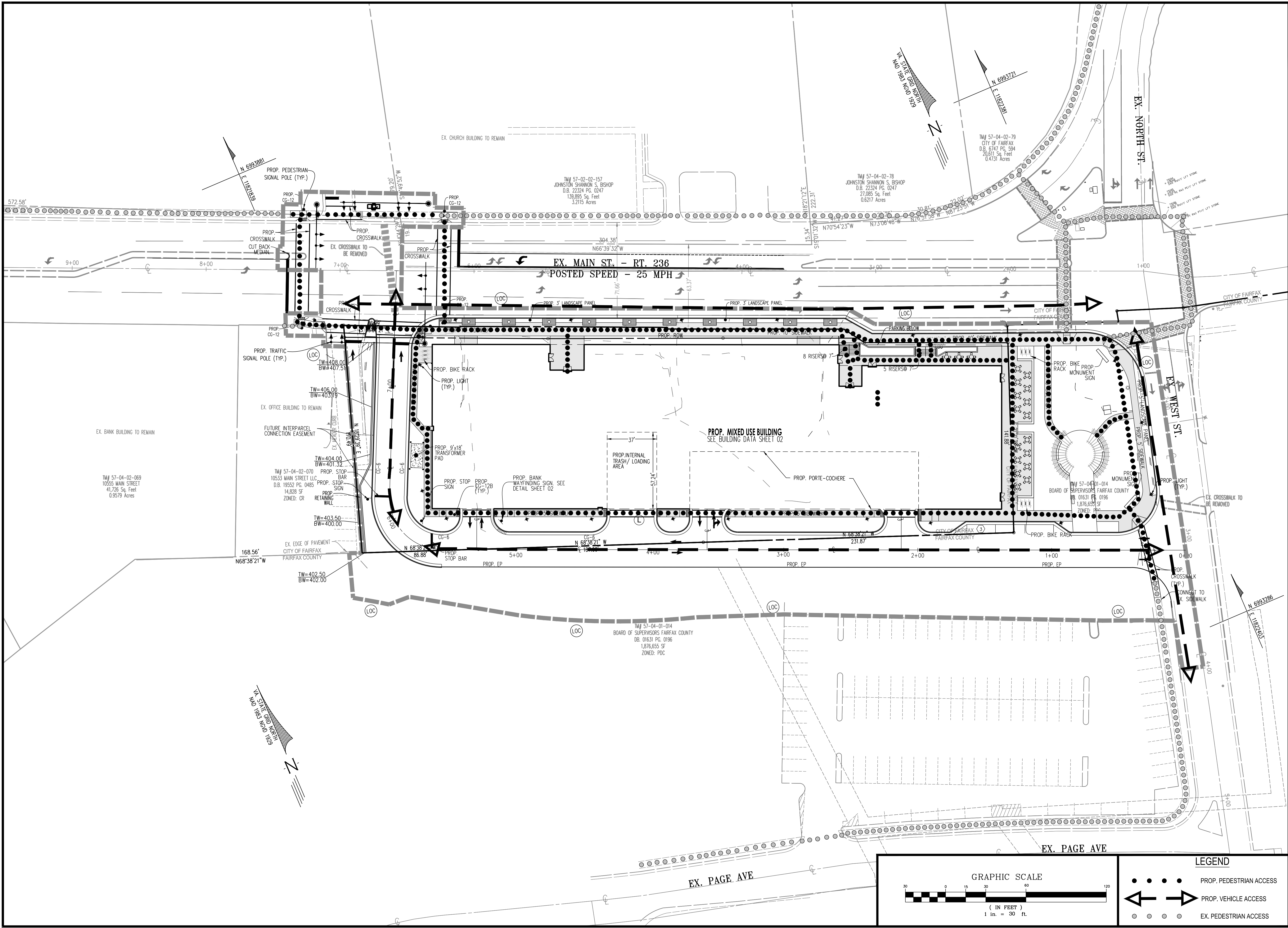
AUTOTURN ANALYSIS: COMMERCIAL TRUCK WESTBOUND



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NO.	DATE	DESCRIPTION					

Urban, Ltd. - \\vmars-101\y DRIVE\JOBS\10523 - Main Street\B-Engineering\Entitlement\CDP-FDP-SPEX\13007-33-AUTO TURN.dwg [AUTOTURN (3)] April 21, 2023 - 4:04pm alicm

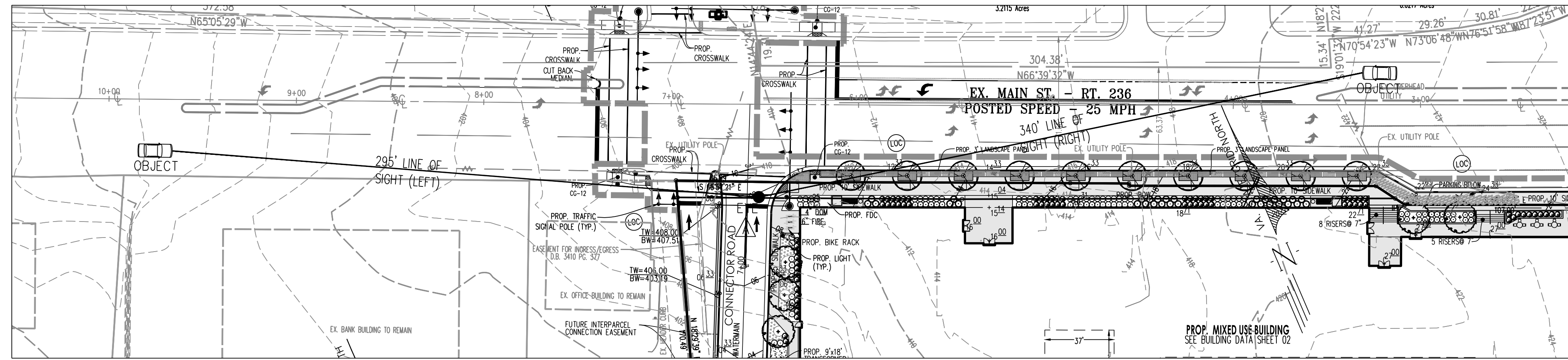
Urban, Ltd. - J:\JOBS\10523 Main Street\B-Engineering\Entitlement\CDP-FDP-SPEX\3007-33-PED CIRC.dwg [PED CIRC] April 20, 2023 - 1:10pm a10m



LEGEND

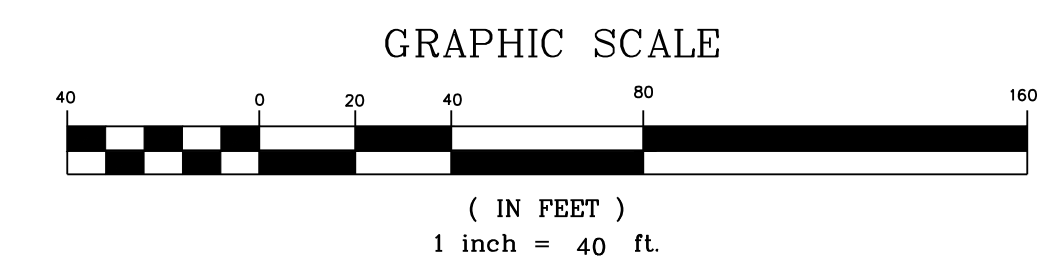
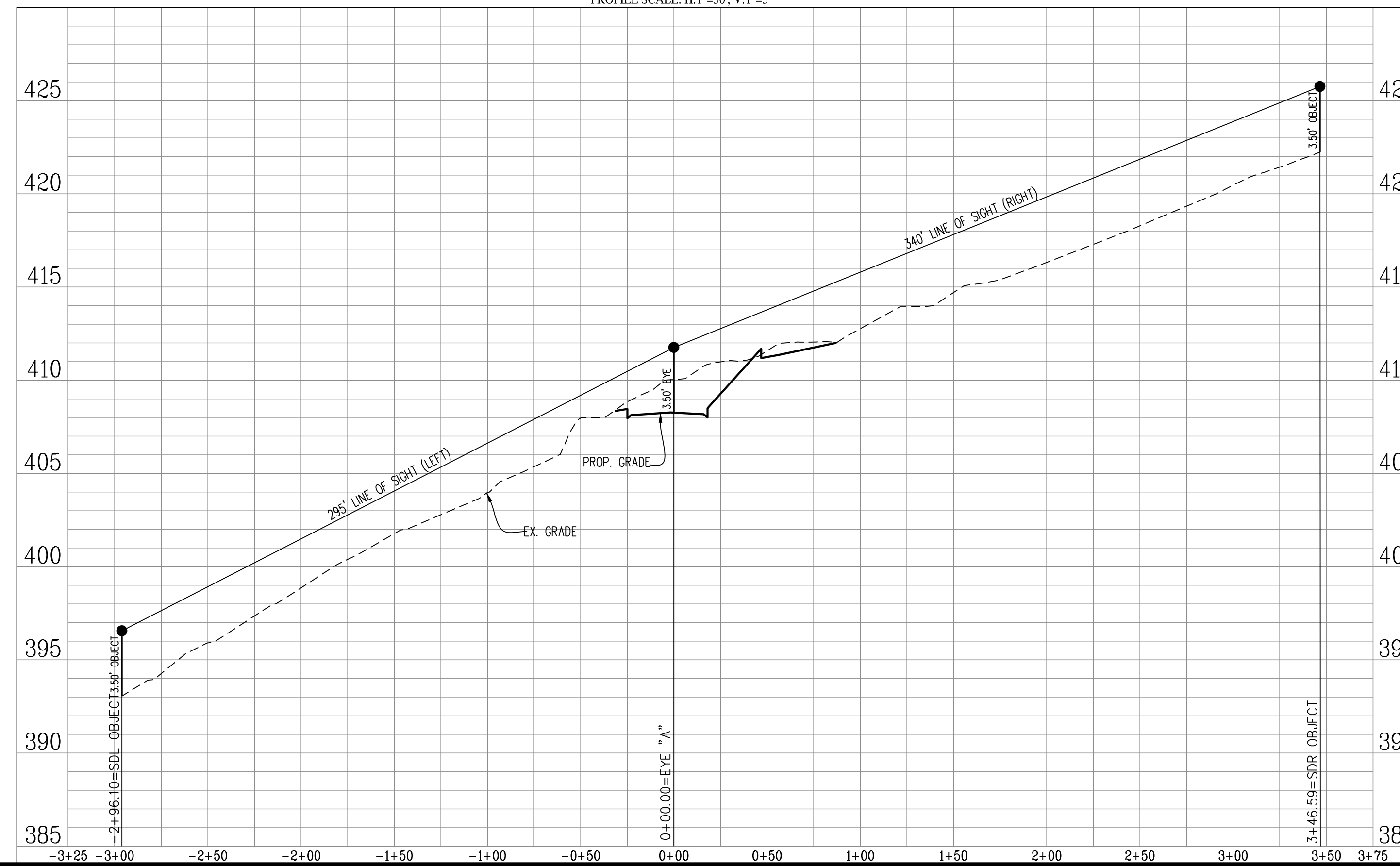
	PROP. PEDESTRIAN ACCESS
	PROP. VEHICLE ACCESS
	EX. PEDESTRIAN ACCESS

<p>PLAN DATE</p> <table border="0"> <tr> <td>01-18-22</td> <td>DESIGN</td> </tr> <tr> <td>08-30-22</td> <td>REVISION</td> </tr> <tr> <td>04-20-23</td> <td>REVISION</td> </tr> </table>	01-18-22	DESIGN	08-30-22	REVISION	04-20-23	REVISION	<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>No.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	No.	DATE	DESCRIPTION			
01-18-22	DESIGN												
08-30-22	REVISION												
04-20-23	REVISION												
No.	DATE	DESCRIPTION											
<p>Urban, Ltd. 4900 D TECHNOLOGY CT. CHANTILLY, VA 20151 TEL: 703.528.8800 FAX: 703.528.8888 www.urban-lltd.com</p>													
<p>COMMONWEALTH OF VIRGINIA CLAYTON C. LOCK Lic. No. 086790 01/20/2025 PROFESSIONAL ENGINEER</p>													
<p>SITE CIRCULATION</p> <p>CITY CENTRE WEST</p> <p>GENERAL DEVELOPMENT PLAN</p> <p>SPECIAL USE PERMIT PLAN</p> <p>CITY OF FAIRFAX, VIRGINIA</p>													
<p>SCALE: 1"=30'</p>	<p>DATE: JAN., 2022</p> <p>C.I.= N/A</p>												
<p>SHEET 26 OF 50</p> <p>FILE No. RZ-13007</p>													



SIGHT DISTANCE PROFILE
MAIN ENTRANCE ON MAIN ST.
EYE "A"

PLAN VIEW
SCALE: 1"=40'

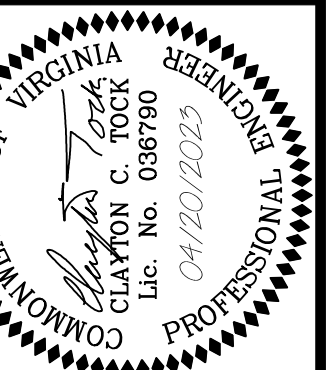
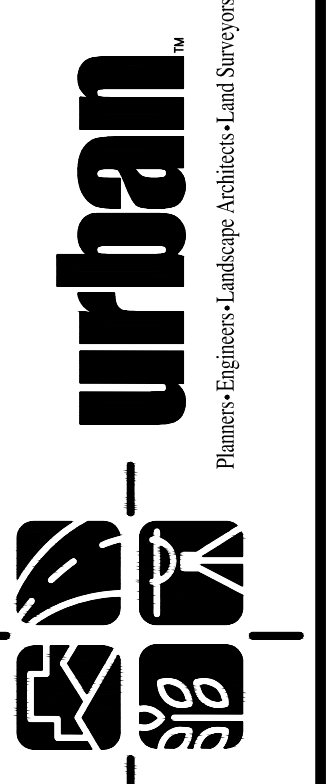


NOTE: TREES AND LANDSCAPING WITHIN THE SIGHT DISTANCE TRIANGLE WILL BE PRUNED AND LIMBED UP TO 6' TO MAINTAIN ADEQUATE SIGHT DISTANCE.

No.	DATE	DESCRIPTION

PLAN DATE
01-18-22
08-30-22
04-20-23

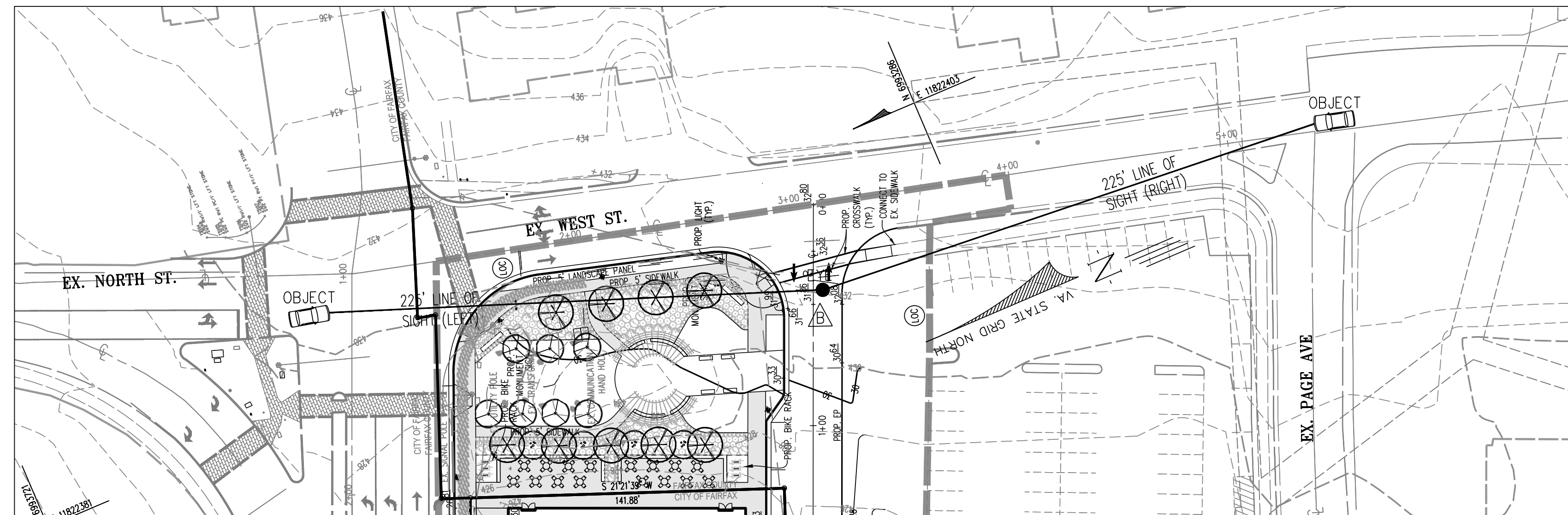
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SIGHT DISTANCE PROFILES
CITY CENTRE WEST
GENERAL DEVELOPMENT PLAN
SPECIAL USE PERMIT PLAT
CITY OF FAIRFAX, VIRGINIA
DATE: JAN., 2022
SCALE: AS NOTED
C.I. = 2'

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OF
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FILE No.
RZ-12907

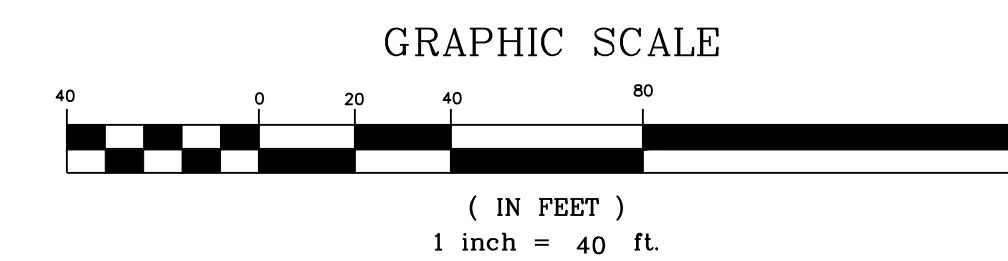
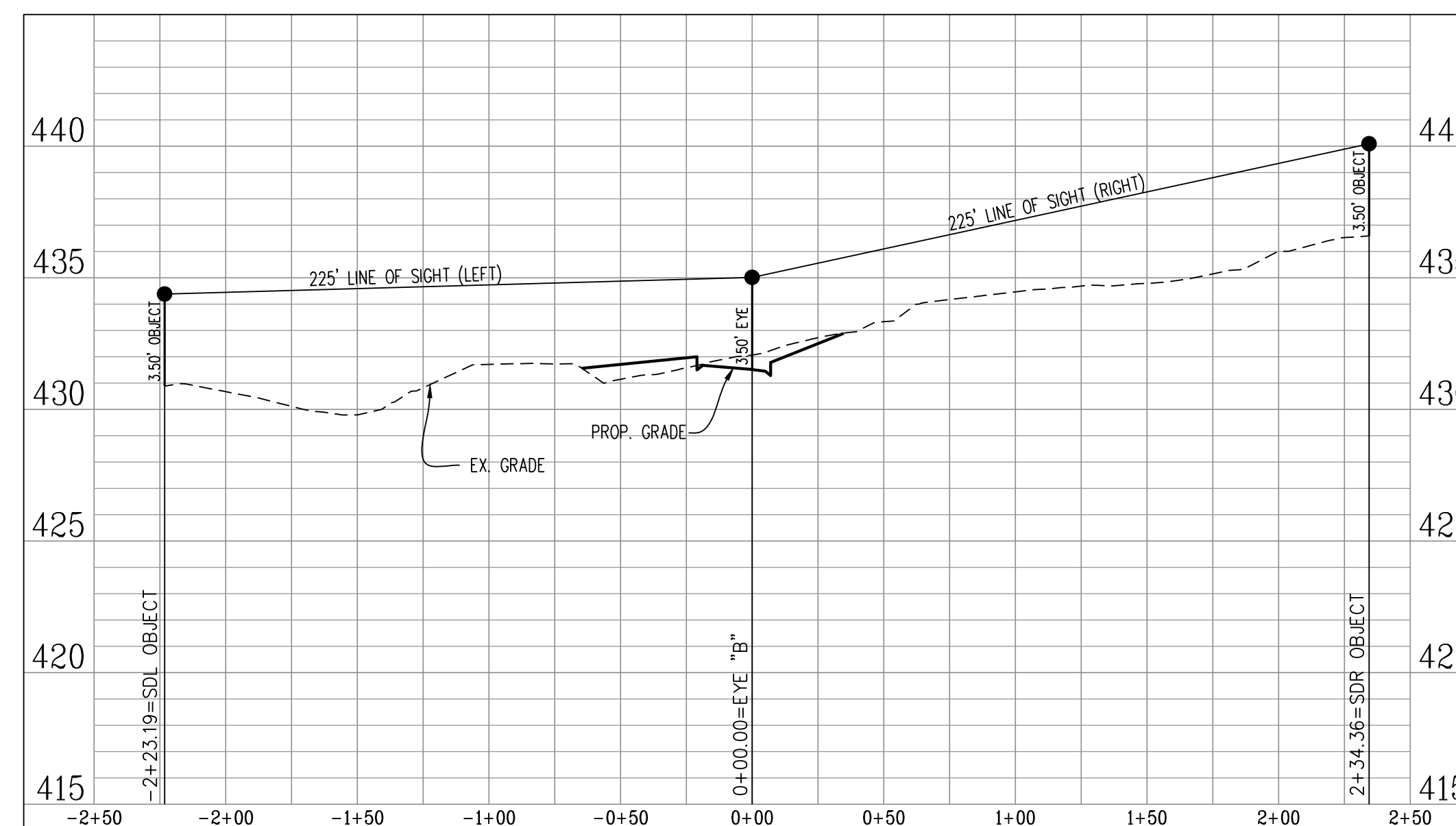
Urban, Ltd. - J:\085\10523 Main Street\B-Engineering\Entitlement\CDP-FDP-SPEX\3007-31-SIGHT D.dwg [SIGHTD (2)] April 20, 2023 - 1:11pm olim



SIGHT DISTANCE PROFILE
MAIN ENTRANCE ON WEST ST.

EYE "B"
POSTED SPEED = 10 MPH
PROFILE SCALE: H:1"=50'; V:1"=5'

PLAN VIEW
SCALE: 1"=40'

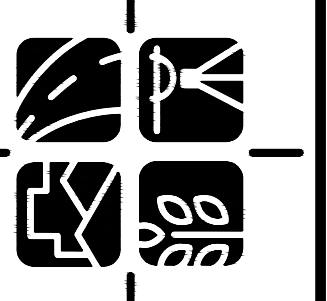


NOTE: TREES AND LANDSCAPING WITHIN THE SIGHT DISTANCE TRIANGLE WILL BE PRUNED AND LIMBED UP TO 6' TO MAINTAIN ADEQUATE SIGHT DISTANCE.

No.	DATE	DESCRIPTION	REVISIONS

PLAN DATE
01-18-22
08-30-22
04-20-23

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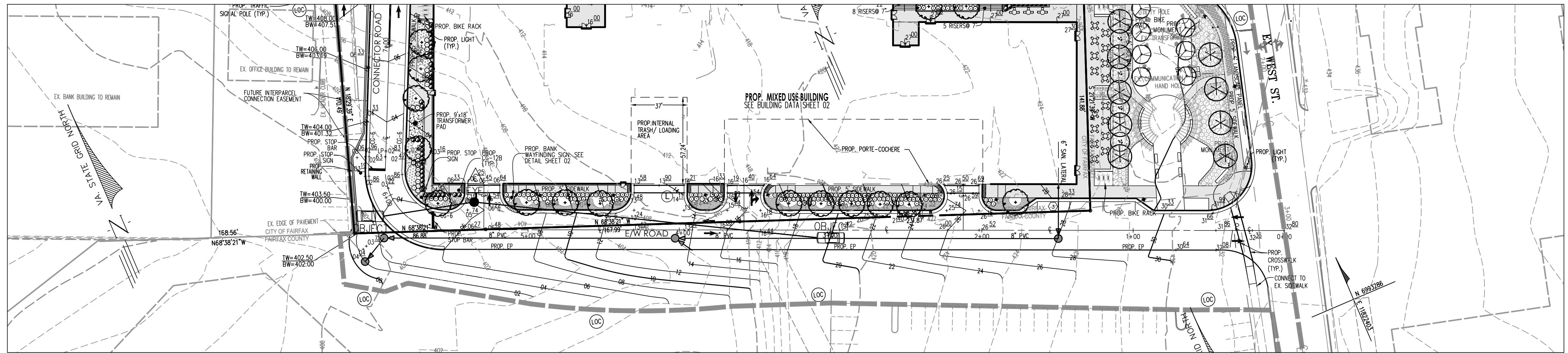


SIGHT DISTANCE PROFILES
CITY CENTRE WEST
GENERAL DEVELOPMENT PLAN
SPECIAL USE PERMIT PLAT
CITY OF FAIRFAX, VIRGINIA

DATE: JAN., 2022

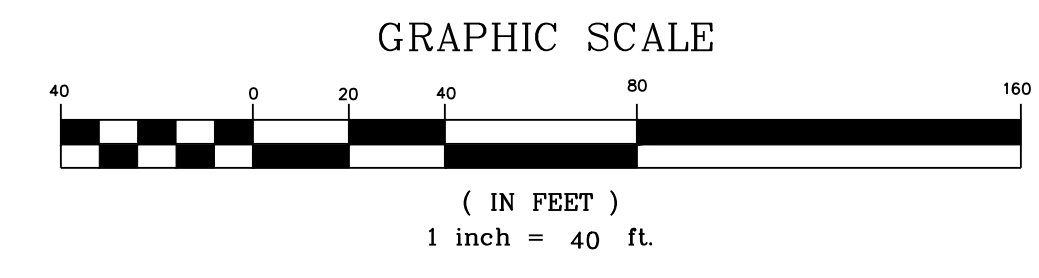
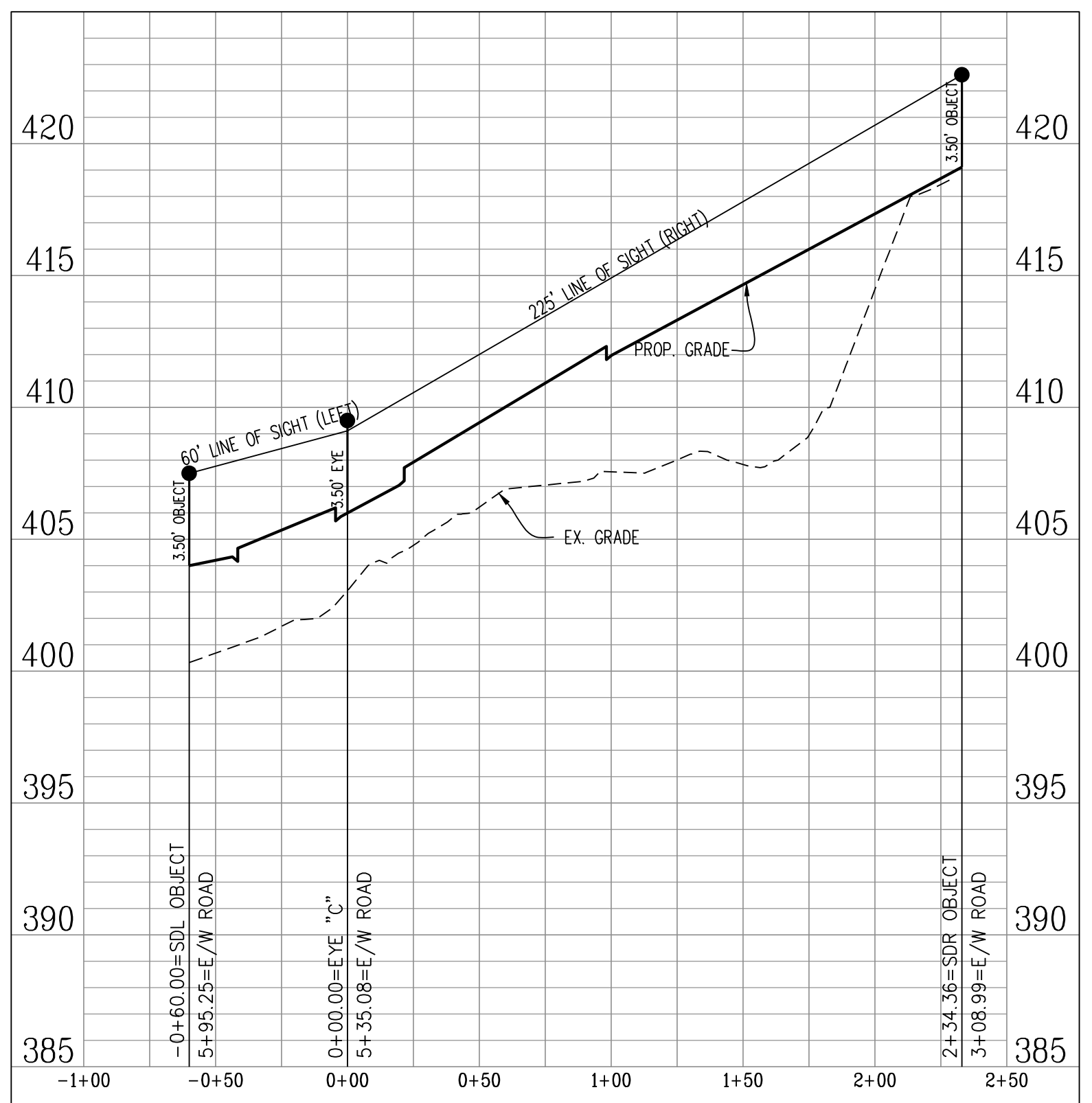
SCALE: AS NOTED
C.I. = 2'

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28
OF
50
FILE No.
RZ-12907



PLAN VIEW
SCALE: 1"=40'

SIGHT DISTANCE PROFILE
MAIN ENTRANCE ON WEST ST.
EYE "C"
POSTED SPEED = 10 MPH
PROFILE SCALE: H:1"=50'; V:1"=5'



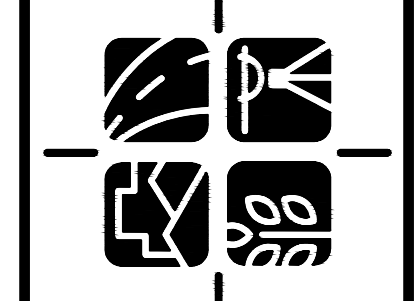
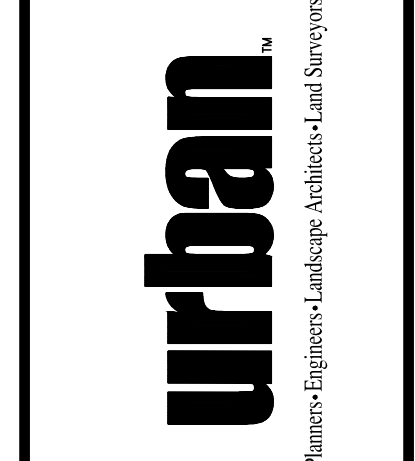
NOTE: TREES AND LANDSCAPING WITHIN THE SIGHT DISTANCE TRIANGLE WILL BE PRUNED AND LIMBED UP TO 6' TO MAINTAIN ADEQUATE SIGHT DISTANCE.

Urban, Ltd. - J:\085\10523 Main Street\B-Engineering\Entitlement\CDP-FDP-SPEX\3007-31-SIGHT D.dwg [SIGHTD (3)] April 20, 2023 - 1:11pm olim

No.	DATE	DESCRIPTION

PLAN DATE
01-18-22
08-30-22
04-20-23

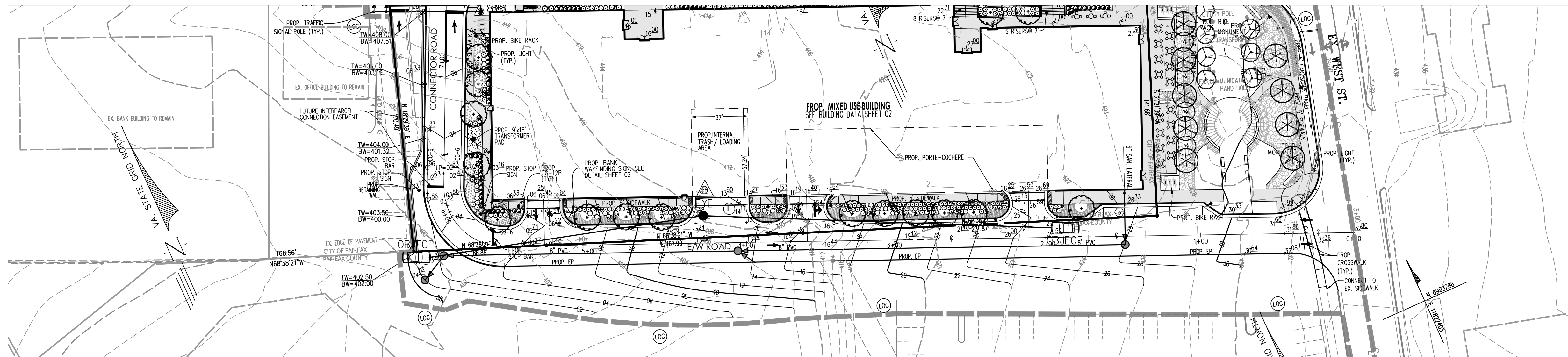
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SIGHT DISTANCE PROFILES
CITY CENTRE WEST
GENERAL DEVELOPMENT PLAN
SPECIAL USE PERMIT PLAT
CITY OF FAIRFAX, VIRGINIA

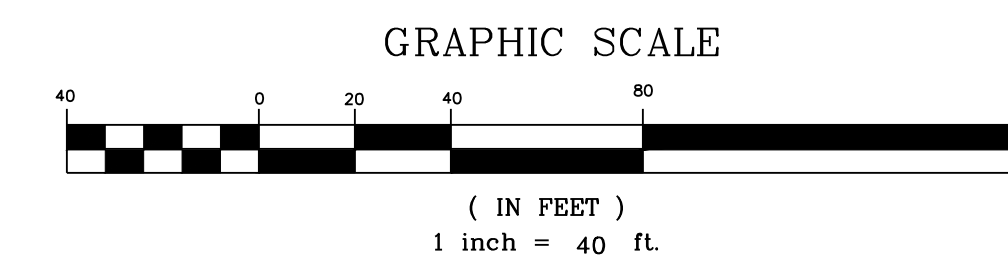
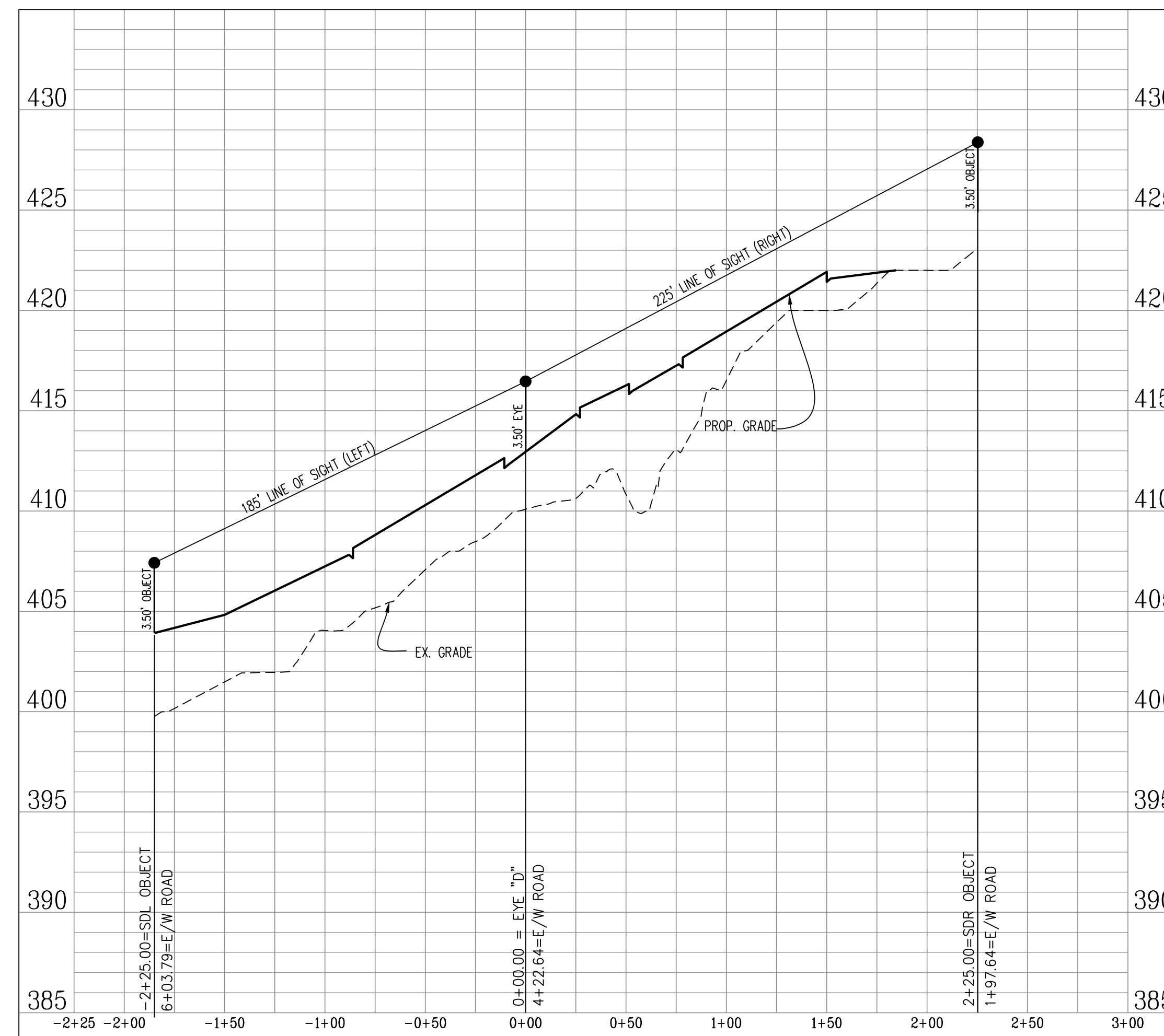
SCALE: AS NOTED
DATE: JAN., 2022
C.I. = 2'

SHEET 29 OF 50
FILE No. RZ-12907



SIGHT DISTANCE PROFILE
MAIN ENTRANCE ON WEST ST.
 EYE "D"
 POSTED SPEED = 10 MPH
 PROFILE SCALE: H:1"=50'; V:1"=5'

PLAN VIEW
 SCALE: 1"=40'



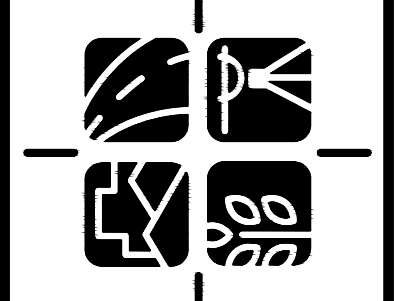
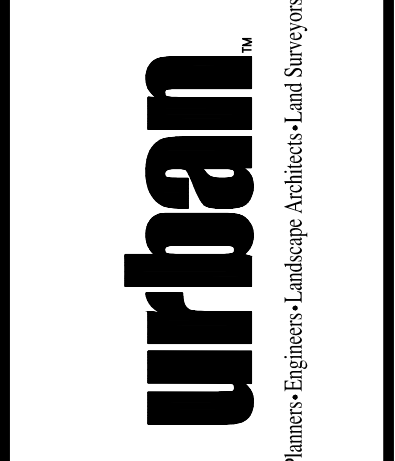
NOTE: TREES AND LANDSCAPING WITHIN THE SIGHT DISTANCE TRIANGLE WILL BE PRUNED AND LIMBED UP TO 6' TO MAINTAIN ADEQUATE SIGHT DISTANCE.

Urban, Ltd. - J:\085\10523 Main Street\B-Engineering\Entitlement\CDP-FDP-SPEX\3007-31-SIGHT D.dwg [SIGHT D (4)] April 20, 2023 - 1:11pm olim

No.	DATE	DESCRIPTION

PLAN DATE
01-18-22
08-30-22
04-20-23

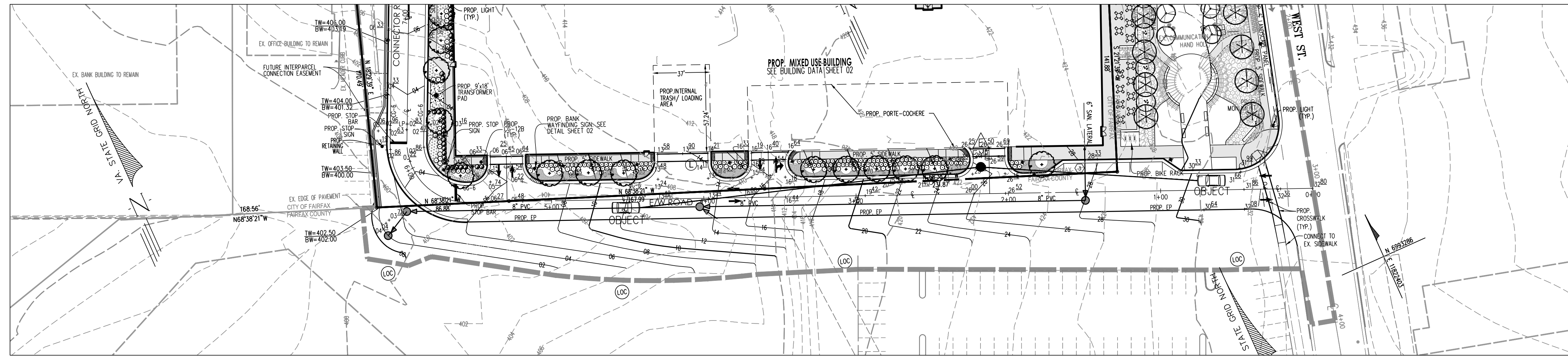
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SIGHT DISTANCE PROFILES
CITY CENTRE WEST
GENERAL DEVELOPMENT PLAN
 SPECIAL USE PERMIT PLAT
 CITY OF FAIRFAX, VIRGINIA

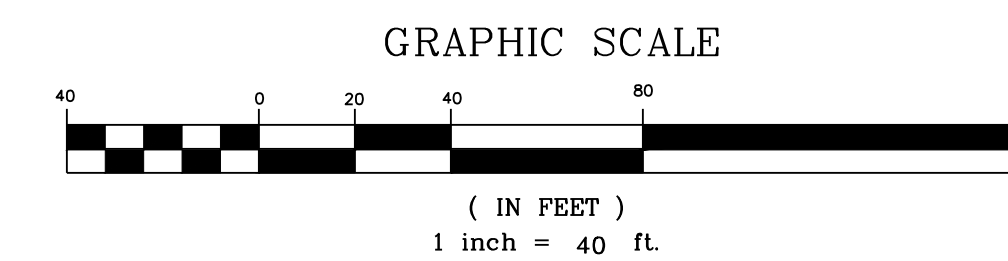
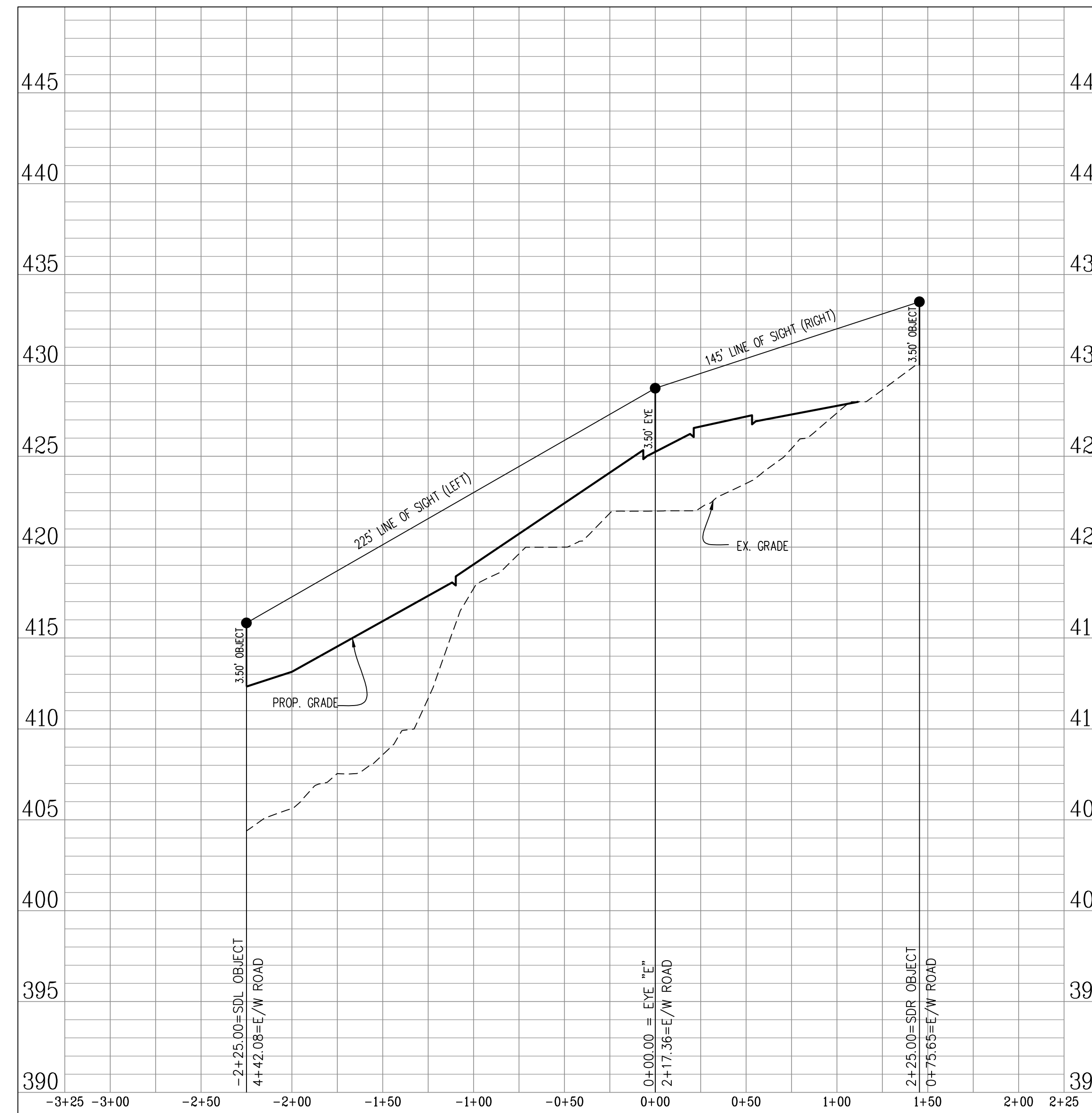
DATE: JAN., 2022
 SCALE: AS NOTED
 C.I. = 2'

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 FILE No.
 RZ-12907



SIGHT DISTANCE PROFILE
MAIN ENTRANCE ON WEST ST.
 EYE "E"
 POSTED SPEED = 10 MPH
 PROFILE SCALE: H:1"=50'; V:1"=5'

PLAN VIEW
 SCALE: 1"=40'



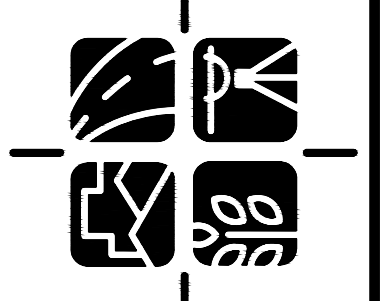
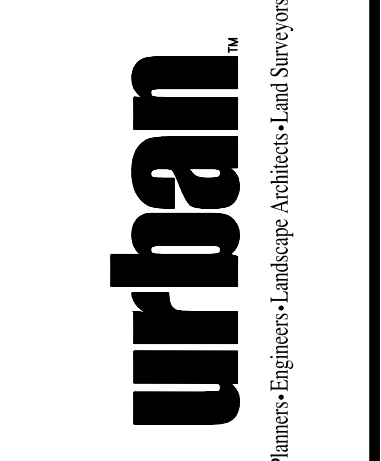
NOTE: TREES AND LANDSCAPING WITHIN THE SIGHT DISTANCE TRIANGLE WILL BE PRUNED AND LIMBED UP TO 6' TO MAINTAIN ADEQUATE SIGHT DISTANCE.

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No.	DATE	DESCRIPTION

PLAN DATE
01-18-22
08-30-22
04-20-23

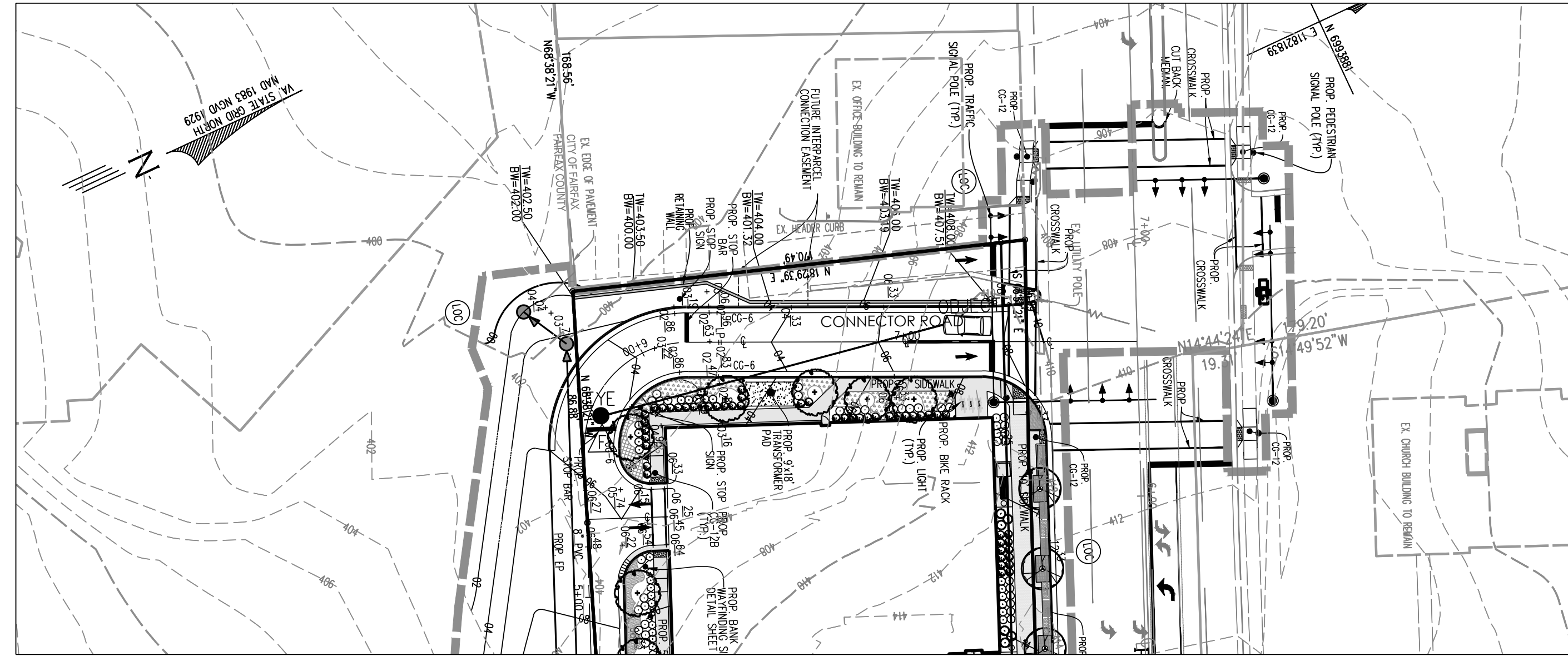
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SIGHT DISTANCE PROFILES
CITY CENTRE WEST
GENERAL DEVELOPMENT PLAN
 SPECIAL USE PERMIT PLAT
 CITY OF FAIRFAX, VIRGINIA

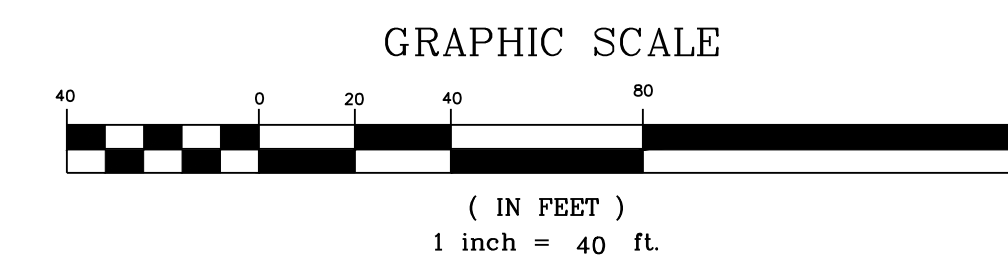
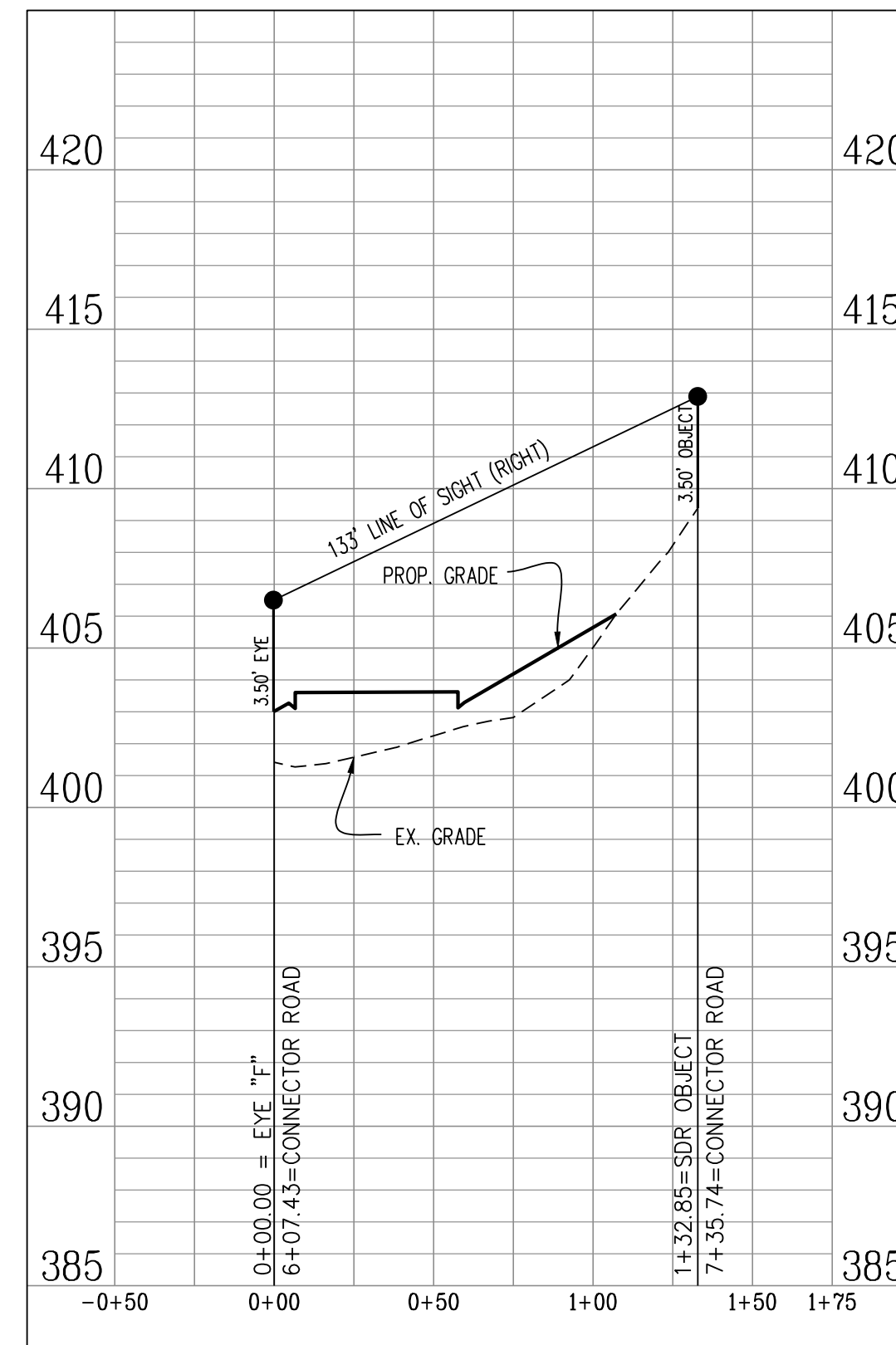
SCALE: AS NOTED
 DATE: JAN., 2022
 C.I. = 2'

SHEET
 31
 OF
 50
 FILE No.
 RZ-12907



SIGHT DISTANCE PROFILE
MAIN ENTRANCE ON WEST ST.
 EYE "F"
 POSTED SPEED = 10 MPH
 PROFILE SCALE: H:1"=50'; V:1"=5'

PLAN VIEW
 SCALE: 1"=40'



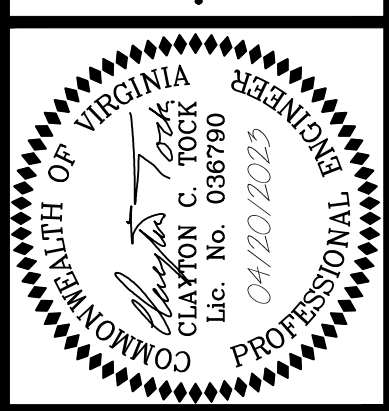
NOTE: TREES AND LANDSCAPING WITHIN THE SIGHT DISTANCE TRIANGLE WILL BE PRUNED AND LIMBED UP TO 6' TO MAINTAIN ADEQUATE SIGHT DISTANCE.

No.	DATE	DESCRIPTION	REVISIONS

PLAN DATE
01-18-22
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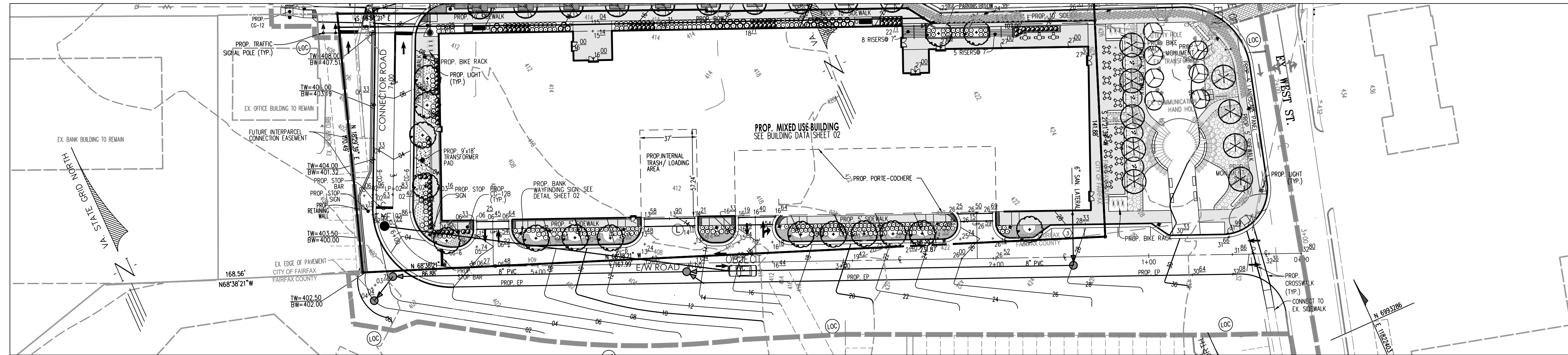


SIGHT DISTANCE PROFILES
CITY CENTRE WEST
GENERAL DEVELOPMENT PLAN
 SPECIAL USE PERMIT PLAT
 CITY OF FAIRFAX, VIRGINIA

DATE: JAN., 2022
 SCALE: AS NOTED
 C.I. = 2'

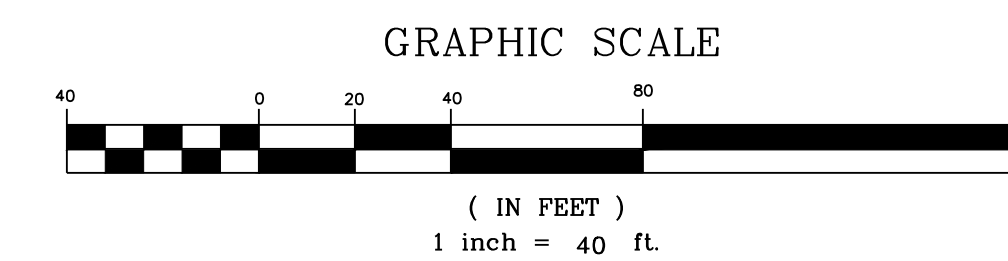
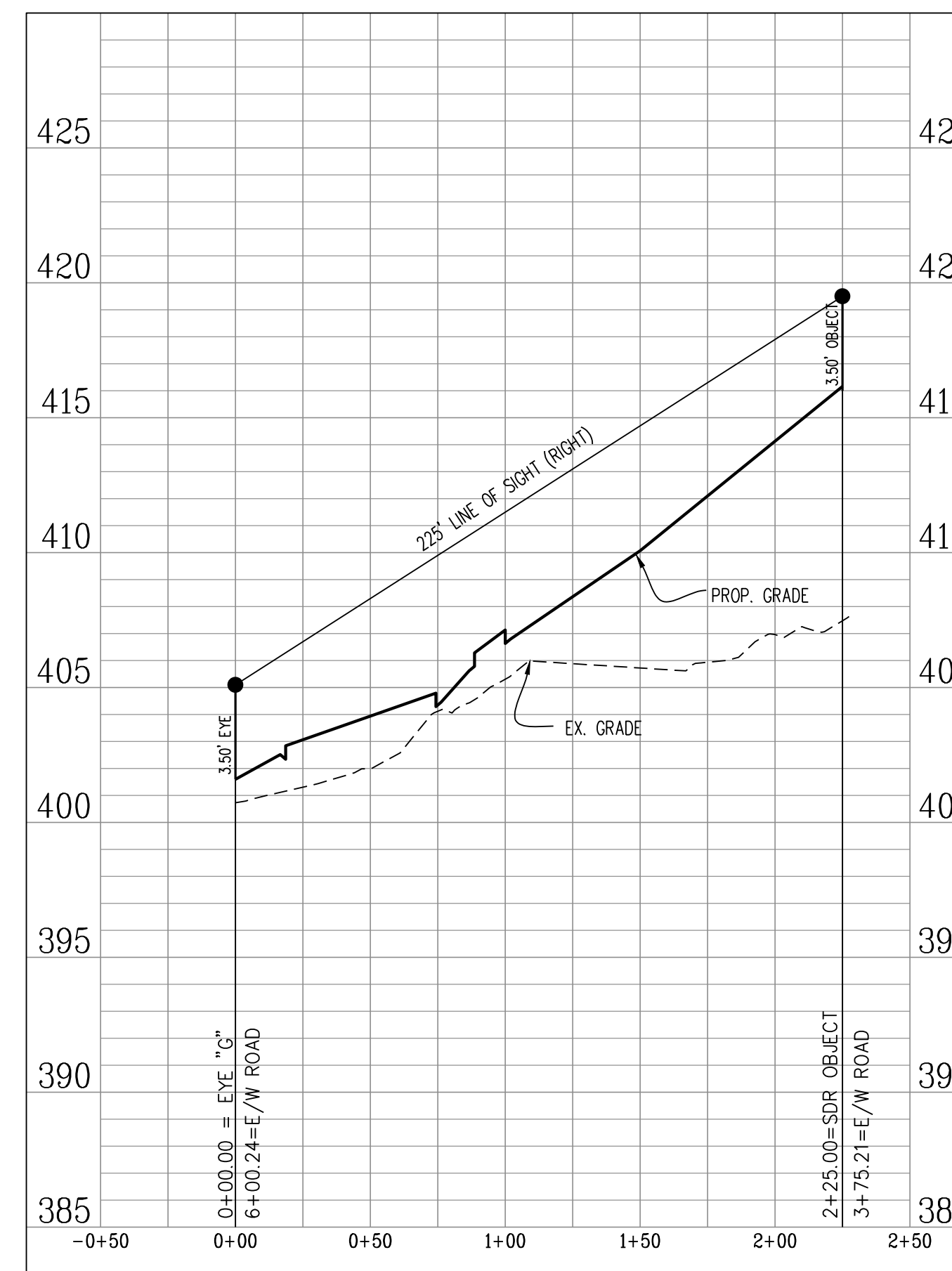
SHEET
 32
 OF
 50

FILE No.
 RZ-12907



SIGHT DISTANCE PROFILE
MAIN ENTRANCE ON WEST ST.
 EYE "G"
 POSTED SPEED = 10 MPH
 PROFILE SCALE: H:1"=50'; V:1"=5'

PLAN VIEW
 SCALE: 1"=40'



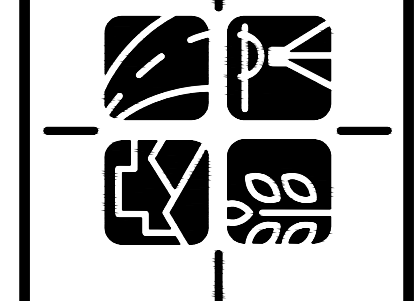
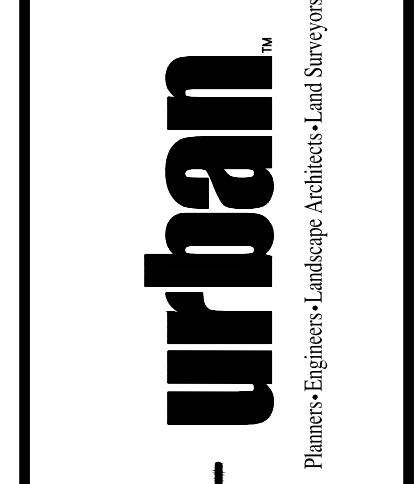
NOTE: TREES AND LANDSCAPING WITHIN THE SIGHT DISTANCE TRIANGLE WILL BE PRUNED AND LIMBED UP TO 6' TO MAINTAIN ADEQUATE SIGHT DISTANCE.

Urban, Ltd. - J:\JOBS\10523 Main Street\B-Engineering\Entitlement\CDP-FDP-SPEX\3007-31-SIGHT D.dwg [SIGHTD (7)] April 20, 2023 - 1:12pm aloom

No.	DATE	DESCRIPTION

PLAN DATE
01-18-22
08-30-22
04-20-23

Urban, Ltd.
 4900 D TECHNOLOGY CT.
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SIGHT DISTANCE PROFILES
CITY CENTRE WEST
GENERAL DEVELOPMENT PLAN
 SPECIAL USE PERMIT PLAT
 CITY OF FAIRFAX, VIRGINIA

SCALE: AS NOTED
 DATE: JAN., 2022

SHEET 33
 OF 50
 FILE No. RZ-12907

EXISTING VEGETATION SUMMARY

FORESTED AREAS - ONSITE

	Cover Type	Primary Species	Successional Stage	Condition	Acreage	Cover Type Description
A	Landscaped Tree Canopy	Red Maple (<i>Acer rubrum</i>), Japanese Maple (<i>Acer palmatum</i>), Callery Pear (<i>Pyrus calleryana</i>), Leyland Cypress (<i>Cupressus x leylandii</i>), and Colorado Blue Spruce (<i>Picea pungens</i>)	n.a.	fair-good	0.26 ac. or 11,424 sf	This cover type consists of a maintained landscape areas with overstory species ranging in size from 3" to 24" dbh and understory species ranging in size from 1" to 10" dbh. The groundcover within this cover type consists primarily of maintained deciduous and evergreen shrubs, annuals, and perennials that are maintained year-round.
B	Upland Hardwood Forest	Overstory: Black Locust (<i>Robinia pseudoacacia</i>), Red Oak (<i>Quercus rubra</i>), Tulip Poplar (<i>Liriodendron tulipifera</i>), White Oak (<i>Quercus alba</i>) Understory: Black Gum (<i>Nyssa sylvatica</i>), White Ash (<i>Fraxinus americana</i>)	sub-climax	fair	0.12 ac. or 5,196 sf	This cover type consists of a diverse upland hardwoods overstory species ranging in size from 5" to 30" dbh and understory species ranging in size from 2" to 12" dbh. The forest floor is primarily open with a scattering of invasive along the edges, Multiflora Rose (<i>Rosa multiflora</i>) and Wineberry (<i>Rubus phoenicolasius</i>).
C	Developed Land	n.a.	n.a.	n.a.	1.40 ac. or 60,916 sf	This cover type consists of surfaces such as buildings, parking lots and sidewalks as well as maintained turf without tree canopy.

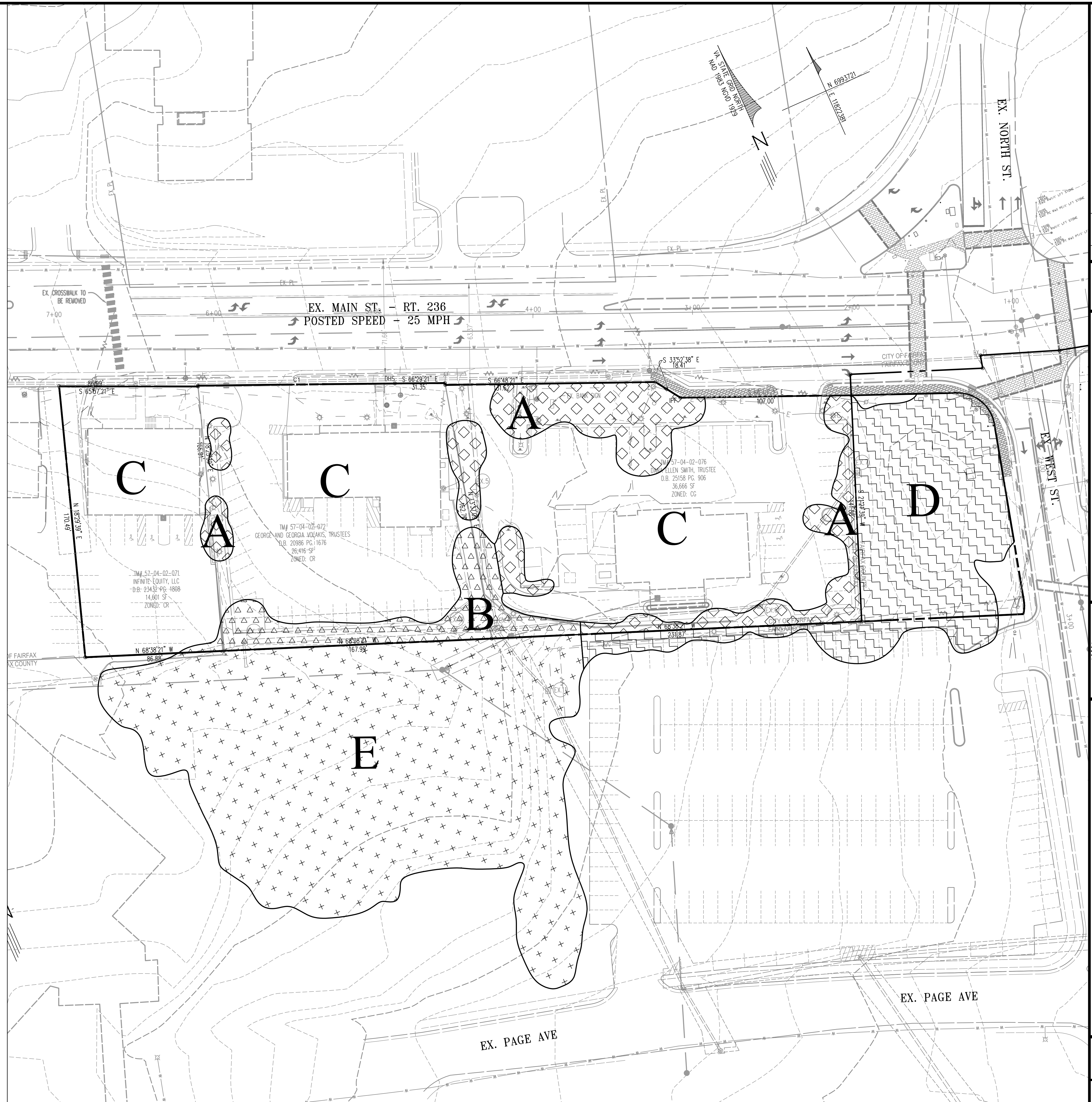
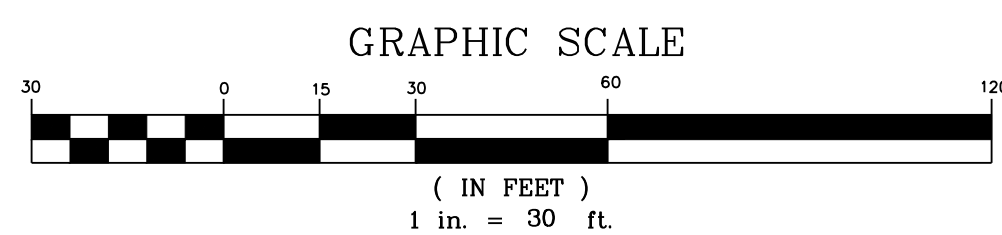
total site area (ac): 1.78 ac.
total site area (sf): 77,536 sf

FORESTED AREAS - OFFSITE AND WITHIN APPLICATION AREA

	Cover Type	Primary Species	Successional Stage	Condition	Acreage	Cover Type Description
D	Landscaped Tree Canopy - Offsite	Red Maple (<i>Acer rubrum</i>), Japanese Maple (<i>Acer palmatum</i>), Callery Pear (<i>Pyrus calleryana</i>), Leyland Cypress (<i>Cupressus x leylandii</i>), and Colorado Blue Spruce (<i>Picea pungens</i>)	n.a.	fair-good	0.36 ac. or 15,623 sf	This cover type consists of a maintained landscape areas with overstory species ranging in size from 3" to 24" dbh and understory species ranging in size from 1" to 10" dbh. The groundcover within this cover type consists primarily of maintained deciduous and evergreen shrubs, annuals, and perennials that are maintained year-round.
E	Upland Hardwood Forest	Overstory: Black Locust (<i>Robinia pseudoacacia</i>), Red Oak (<i>Quercus rubra</i>), Tulip Poplar (<i>Liriodendron tulipifera</i>), White Oak (<i>Quercus alba</i>) Understory: Black Gum (<i>Nyssa sylvatica</i>), White Ash (<i>Fraxinus americana</i>)	sub-climax	fair	0.95 ac. or 41,416 sf	This cover type consists of a diverse upland hardwoods overstory species ranging in size from 5" to 30" dbh and understory species ranging in size from 2" to 12" dbh. The forest floor is primarily open with a scattering of invasive along the edges, Multiflora Rose (<i>Rosa multiflora</i>) and Wineberry (<i>Rubus phoenicolasius</i>).

*DBH = Diameter at Breast Height (measured 4.5 feet above the ground)

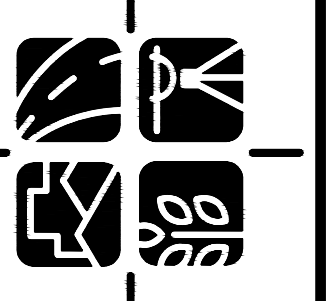
NOTE: Existing vegetation data provided through field study on February 14th, 2020 and verified December 8th, 2021 by Urban, Ltd.'s Project Arborist (John Lightle, ISA Lic. #MA-5174A).



No.	DATE	DESCRIPTION

PLAN DATE
01-18-22
08-30-22
04-20-23

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EXISTING VEGETATION MAP
CITY CENTRE WEST
GENERAL DEVELOPMENT PLAN
SPECIAL USE PERMIT PLAN
CITY OF FAIRFAX, VIRGINIA

DATE: JAN., 2022
SCALE: 1"=30'
C.I.=2'

SHEET 34 OF 50
FILE No. RZ-13007

Urban, Ltd. - J:\JOBS\10523 Main Street\B-Engineering\Entitlement\CDD-FDP-SPEX\13007-34-EVM.dwg [19 EXISTING VEGETATION MAP] April 20, 2023 - 1:13pm a10m