

GENERAL DEVELOPMENT PLAN/ SPECIAL USE PERMIT PLAT FOR CITY CENTRE WEST CITY OF FAIRFAX, VIRGINIA

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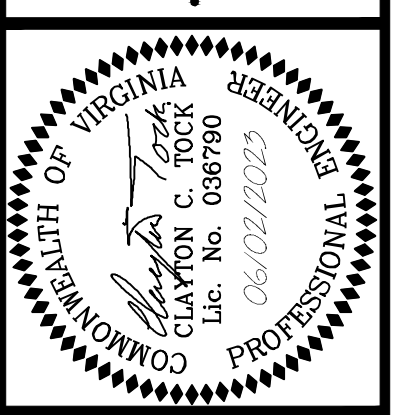
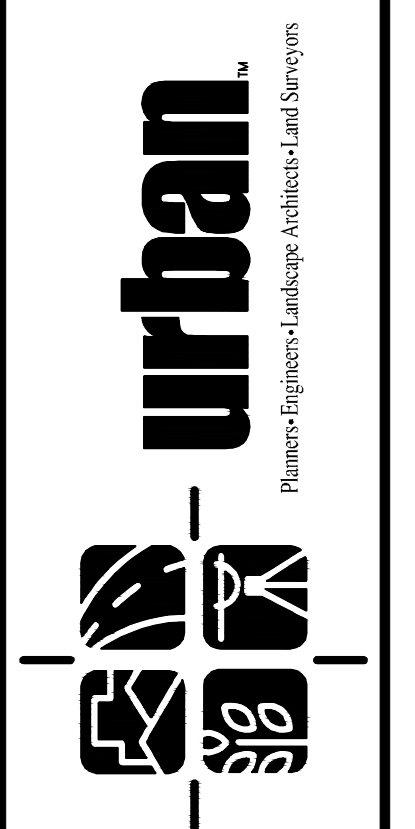
Jun 05 2023

Community Dev & Planning

No.	DATE	DESCRIPTION	REVISIONS

PLAN DATE
01-18-22
04-20-22
06-02-23

Urban, Ltd.
4200 D TECHNOLOGY CT.
CHANTILLY, VA 20151
TEL: 703.642.2306
FAX: 703.642.2308
www.urban-ltd.com



COVER SHEET
CITY CENTRE WEST
GENERAL DEVELOPMENT PLAN
SPECIAL USE PERMIT PLAT
CITY OF FAIRFAX, VIRGINIA

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

SHEET
01
OF
51
FILE No.
RZ-13007

APPLICANT
OX HILL REALTY
10523 MAIN STREET
SUITE 200
FAIRFAX, VA 22030
(703)946-5590
CONTACT: CHRISTOPHER SMITH
CSMITH@OXHILLCO.COM

ATTORNEY
WALSH, COLUCCI, LUBELEY & WALSH PC
2200 CLARENDON BLVD.
SUITE 1800
ARLINGTON, VA 22201
(703) 528-4700
CONTACT: ROBERT BRANT
RBRANT@THELANDLAWYERS.COM

ARCHITECT
DCS DESIGN
8614 WESTWOOD CENTER DR
SUITE 800
TYSONS, VA 22182
(703) 556-9275
CONTACT: THOMAS DINNEY
TDINNEY@DCSDESIGN.COM

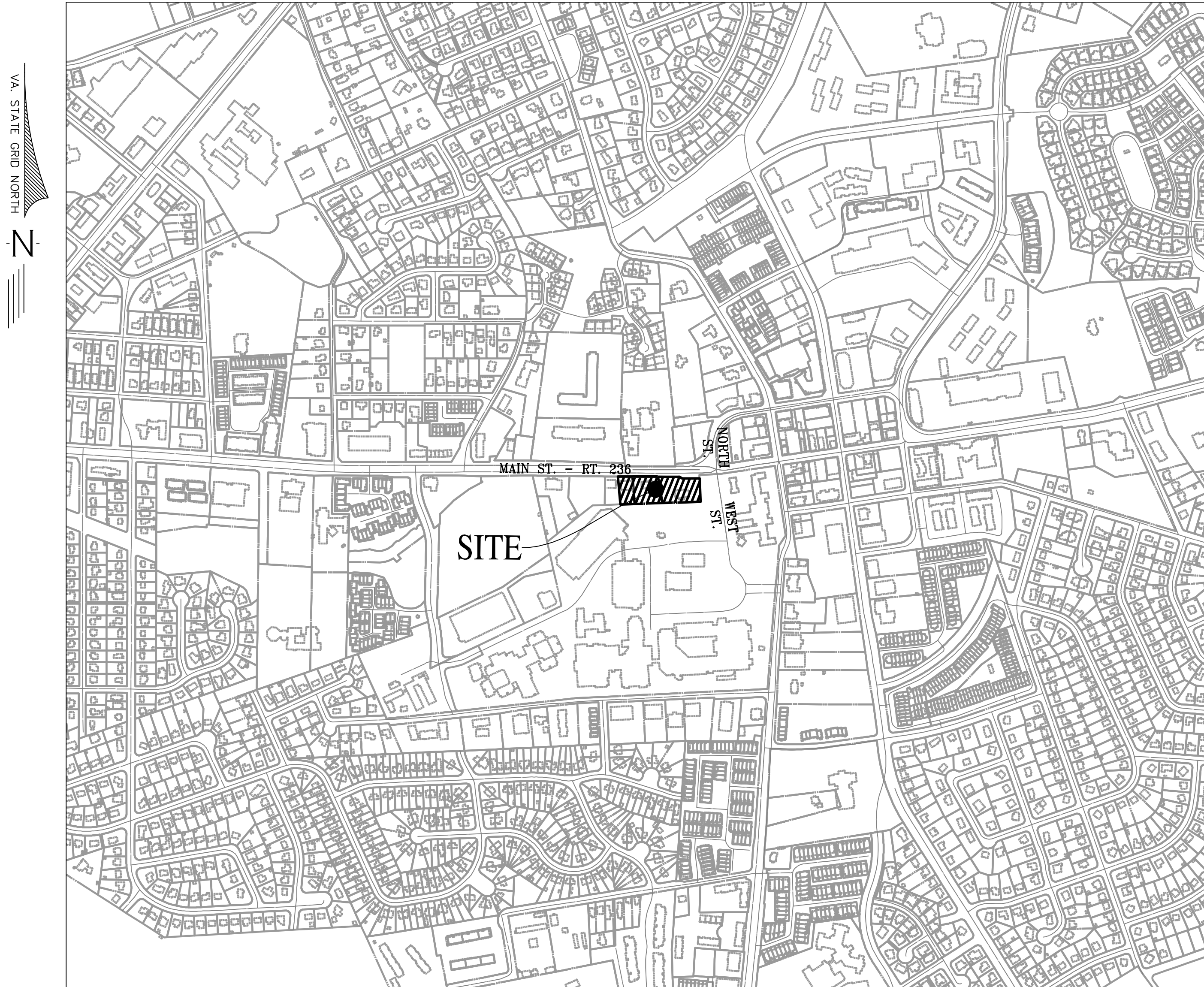
DESIGNER
THOMAS JUUL-HANSEN, LLC
137 GRAND STREET
7TH FLOOR
NEW YORK, NY 10013
(212) 929-7109
CONTACT: THOMAS JUUL HANSEN
THOMAS@THOMASJUULHANSEN.COM

CIVIL ENGINEER
URBAN, LTD.
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(703) 642-2306
CONTACT: CLAYTON TOCK, P.E.
CTOCK@URBAN-LTD.COM

LANDSCAPE ARCHITECT
URBAN, LTD.
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(703) 642-2306
CONTACT: JOHN LIGHTLE
JLIGHTLE@URBAN-LTD.COM

TRAFFIC ENGINEER
GOROVE-SLADE ASSOCIATES INC
3914 CENTREVILLE RD.
SUITE 300
CHANTILLY, VA 20151
(703) 787-9915
CONTACT: MARIA LASHINGER
MARIA.LASHINGER@GOROVESLADE.COM

VICINITY MAP
SCALE: 1" = 500'



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51	GENERAL SITE DETAILS

NOTE: TOTAL 51 SHEETS

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GENERAL NOTES

1. THE PROPERTY DELINEATED HEREON IS LOCATED IN THE CITY OF FAIRFAX TAX MAP #57-04-02-071, #57-04-02-072, #57-04-02076
2. THE PROPERTY IS CURRENTLY ZONED CR (COMMERCIAL RETAIL) & CG (COMMERCIAL GENERAL). IT IS ALSO SUBJECT TO THE TRANSITION OVERLAY DISTRICT REGULATION.
3. THIS APPLICATION PROPOSES A REZONING OF THE PROPERTY TO THE COMMERCIAL URBAN DISTRICT.
4. PORTION OF IMPROVEMENTS ON THIS APPLICATION ARE ON PROPERTY OWNED BY FAIRFAX COUNTY (TAX MAP#57-04-01-014). ALL OFFSITE IMPROVEMENTS ARE SUBJECT TO ISSUANCE OF ALL NECESSARY APPROVALS, PERMISSIONS, EASEMENTS, AND AGREEMENTS BY FAIRFAX COUNTY.
5. BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY URBAN, LTD.
6. THE SITE IS PRESENTLY SERVED BY CITY OF FAIRFAX PUBLIC WATER AND SEWER.
7. THE PROPOSED IMPROVEMENTS RESULT IN AN INCREASED OF IMPERVIOUS AREA IN THE SUBJECT PROPERTY.
8. UNDERGROUND PRIVATE UTILITY LOCATIONS ARE APPROXIMATE AND THOSE SHOWN HAVE NOT BEEN SURVEYED. EASEMENTS CONTAINED WITHIN OWNERS TITLE REPORT HAVE BEEN PLOTTED ON THE SURVEY BASE.
9. PROFILES FOR ALL UTILITIES WILL BE SUBMITTED WITH THE FINAL SITE PLAN.
10. THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON THIS SITE. IF ANY SUBSTANCES ARE FOUND, THE METHODS FOR DISPOSAL SHALL ADHERE TO CITY, COUNTY, STATE, AND FEDERAL LAW.
11. THERE ARE NO KNOWN BURIAL SITES OR ARCHEOLOGICAL FEATURES ON THIS SITE.
12. EXISTING OFF-SITE STRUCTURES TO REMAIN ARE SHOWN SHADED ON THE REZONING & GENERAL DEVELOPMENT PLAN.
13. THERE IS NO CITY, COUNTY, OR FEMA FLOODPLAIN ON THE PROPERTY.
14. DIMENSIONS AND SIZES AS SCALED ARE APPROXIMATE AND MAY VARY DEPENDING ON THE FINAL USE AND ARCHITECTURAL/ENGINEERING DESIGN. THE FINAL DESIGN SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THE GENERAL DEVELOPMENT PLAN.
15. THE PROPOSED BUILDING FOOTPRINTS SHOWN ON THIS GDP/SUP PLAT ARE PRELIMINARY IN NATURE AND SUBJECT TO CHANGE BASED ON FINAL ENGINEERING AT THE TIME OF SITE PLAN PROVIDED THAT SUCH MODIFICATIONS ARE SUBSTANTIALLY CONSISTENT WITH THE APPROVED GDP/SUP PLAT.
16. THE CITY STANDARD STREET LIGHTS ARE SUBJECT TO APPROVAL BY THE DEPARTMENT OF PUBLIC WORKS.
17. SITE LIGHTING IS TO BE DETERMINED AT THE TIME OF SITE PLAN AND WILL BE IN CONFORMANCE WITH SECTION 4.8 OF THE ZONING ORDINANCE AND THE PUBLIC FACILITIES MANUAL.

REQUESTED SPECIAL USE PERMITS, SPECIAL EXCEPTIONS, WAIVERS AND MODIFICATIONS

REQUIREMENT	WAIVER/MODIFICATION
SPECIAL EXCEPTION	SE OF ZONING ORDINANCE SECTION 3.7.3.C.2 TO ALLOW INCREASE IN 48' MAX. BLDG HEIGHT IN TO DISTRICT
SPECIAL EXCEPTION	SE OF ZONING ORDINANCE SECTION 4.3.3 TO ALLOW A WAIVER OF THE REQUIREMENT TO PROVIDE VEHICULAR ACCESS TO TAX MAP 57-04-02-070
SPECIAL EXCEPTION	SE OF ZONING ORDINANCE SECTION 3.7.3.C.3 TO ALLOW A MODIFICATION FOR REQUIRED YARDS IN THE TO DISTRICT
SPECIAL EXCEPTION	SE OF ZONING ORDINANCE SECTION 3.6.2 TO ALLOW A MODIFICATION OF THE MAXIMUM PERMITTED DENSITY
SPECIAL EXCEPTION	SE OF ZONING ORDINANCE SECTION 4.4.4.A.1 TO MODIFY REQUIREMENT FOR SIDEWALKS ON BOTH SIDES OF A STREET
SPECIAL USE PERMIT	SUP OF ZONING ORDINANCE SECTION 3.3.1.B TO ALLOW A DRIVE-THROUGH FINANCIAL INSTITUTION

POSSIBLE GREEN ROOF AMENITIES

GREEN ROOF AMENITY AREAS DELINEATED ON LEVELS 3 AND 7 MAY INCLUDE PLANTERS WITH VARIOUS SOIL DEPTHS TO SUPPORT AN INTENSIVE VEGETATIVE AREA TYPE. ADDITIONALLY, THE LEVEL 7 ROOFTOP (ELEVATION 512'1") MAY CONTAIN EXTENSIVE VEGETATED AREAS WITH SHALLOW SOIL SYSTEMS (i.e. SEDUM TRAYS).

ALL VEGETATED AREAS ON ANY LEVEL MAY BE USED TO TREAT STORMWATER, BUT SHALL NOT BE A REQUIRED COMPONENT OF THE STORMWATER MANAGEMENT SYSTEM AT TIME OF FINAL ENGINEERING.

THE GREEN ROOF AMENITY AREAS SHALL BE GENERALLY PROVIDED AS SHOW HEREON, BUT LOCATIONS AND MINOR ADJUSTMENTS TO SIZES MAY BE REVISED AT TIME OF FINAL ENGINEERING.

PFM WAIVERS

PFM SECTION	REQUIREMENT	WAIVER REQUEST
2.6.1	C&G ON BOTH SIDE OF STREET	EP PROVIDED ON SOUTH SIDE OF E/W ROAD
5.2.6.A.4	12" SEPARATION OF UTILITIES	REQUEST A MINIMUM 6" BE PERMITTED FOR SEPARATION WITH UTILITY PIERS
2.7.3	DISTANCE BETWEEN DRIVEWAYS	REDUCE THE REQUIRED DISTANCE OF 50' BETWEEN DRIVEWAYS

ZONING STANDARDS

SITE DATA

ZONING:	EXISTING..... CR & CG, TO DISTRICT	PROPOSED..... COMMERCIAL URBAN (CU), TO DISTRICT
USE:	EXISTING..... OFFICE RETAIL, RESTAURANT	PROPOSED..... UPPER STORY RESIDENTIAL/ MIXED USE, RETAIL, RESTAURANT, OFFICE GENERAL, OFFICE MEDICAL
SITE AREA:	77,683 SF (1.78 ACRES)	
ROW DEDICATION:	2,998 SF (0.068 ACRES)	
TOTAL SITE AREA:	74,685 SF (1.71 ACRES)	

SEC. 3.6.2 AND 3.7.3: BULK AND LOT AREA REQUIREMENTS PER CG AND TO DISTRICT REGULATIONS

	REQUIRED		PROVIDED
	COMMERCIAL URBAN (SEC. 3.6.2)	TRANSITION OVERLAY (SEC. 3.7.3)	
MIN. LOT AREA (SF)	30,000	NONE	77,683
**REQUIRED YARDS (FT.)			
FRONT AND SIDE (STREET)	N/A	10' MAX	±17
SIDE (INTERIOR)	N/A	N/A	±5
REAR	N/A	N/A	±17
BUILD-TO LINE, (PERCENT)	50	50	
LOT WIDTH (FT.)	N/A	N/A	491
HEIGHT, MAX. (STORIES/FEET)	5 STORIES/60	48 FT*	8 STORIES/94'
BUILDING COVERAGE, MAX. (%)	80	80	66
LOT COVERAGE, MAX. (%)	100	90	90
DENSITY, MAX.	24 UNITS/ACRE	N/A	46.1 UNITS/ACRE*

*SEE THIS SHEET FOR ZONING MODIFICATION REQUESTS
**PROPERTY IS NOT ADJACENT TO A RESIDENTIAL DISTRICT OUTSIDE THE TRANSITION OVERLAY DISTRICT BOUNDARIES

DEVELOPMENT PROGRAM

PROPOSED BUILDING DATA	
MULTIFAMILY RESIDENTIAL:	165,436 GSF
BANK:	18,199 GSF
GENERAL OFFICE:	10,079 GSF
RETAIL/RESTAURANT:	7,731 GSF
MEDICAL OFFICE:	8,584 GSF

UNIT COUNT: UP TO 79 UNITS

SEC. 4.2.3E: OFF-STREET PARKING AND LOADING (ENTIRE SITE)

OFF-STREET PARKING AND LOADING REQUIREMENTS PER CITY OF FAIRFAX ZONING ORDINANCE (SEC. 4.2.3E)				
PARKING	USE	RATE	REQUIRED	TO DISTRICT 50% PARKING REDUCTION FOR ALL USES
RETAIL/RESTAURANT	1 SPACE/200 SF	50	25	25
	GENERAL OFFICE (BANK)	2 SPACE/300 SF	119	60
	MEDICAL OFFICE	1 SPACE/200 SF	90	45
	UPPER STORY RESIDENTIAL/MIXED USE	1.5 SPACES/UNIT	119	-
			TOTAL PARKING REQUIRED	249
LOADING				
UPPER STORY RESIDENTIAL/MIXED USE (4+ STORIES)	50+ UNITS	1	1	
			TOTAL LOADING SPACES REQUIRED	1

SEC. 4.2.8B: BICYCLE PARKING

REQUIRED VEHICULAR PARKING	249 SPACES
REQUIRED BICYCLE PARKING:	
FIRST 100 VEHICULAR SPACES	6 BICYCLE SPACES
1 SPACE/20 VEHICULAR SPACES OVER INITIAL 100	8 BICYCLE SPACES
TOTAL REQUIRED	14 BICYCLE SPACES
PROVIDED BICYCLE PARKING	14 BICYCLE SPACES

Note: 12 spaces provided on site outside of building and 2 spaces provided in garage and/or within porte cochere.

LEGAL DESCRIPTION



Overall Description of The Properties Of Infinite Equity, LLC
Deed Book 23432 at Page 1808
George and Georgia Volakis, Trustees
Deed Book 20986 at Page 1676
And
Dana Ellen Smith, Trustee
Deed Book 25158 at Page 906
City of Fairfax, Virginia

Beginning at an iron pipe set on the southernmost corner of the land of 10533 Main Street LLC, as recorded in Deed Book 19552 at Page 485 among the land records of Fairfax County, Virginia; Said point also being in the line of the land of Fairfax County Board of Supervisors, as recorded in Deed Book 1631 at Page 196 among the land records of Fairfax County, Virginia; Thence departing the land of said Fairfax County Board of Supervisors and running with the land of said 10533 Main Street LLC;

North 18°29'39" East a distance of 170.49 feet to a drill hole set in the southerly right-of-way line of Main Street, Virginia State Route 236, a variable width right-of-way; Thence departing the land of said 10533 Main Street LLC and running with the southerly right-of-way line of said Main Street;

South 65°57'21" East a distance of 86.99 feet to an iron pipe set;

North 18°25'39" East a distance of 0.49 feet to a drill hole set;

123.36 feet along the arc of a curve to the right having a radius of 22875.00 feet and subtended by a chord bearing South 66°38'37" East a distance of 123.36 feet to a drill hole set;

South 66°29'21" East a distance of 31.35 feet to a drill hole set;

South 13°3'799" West a distance of 1.22 feet to an iron pipe set;

South 66°48'21" East a distance of 131.62 feet to an iron pipe set;

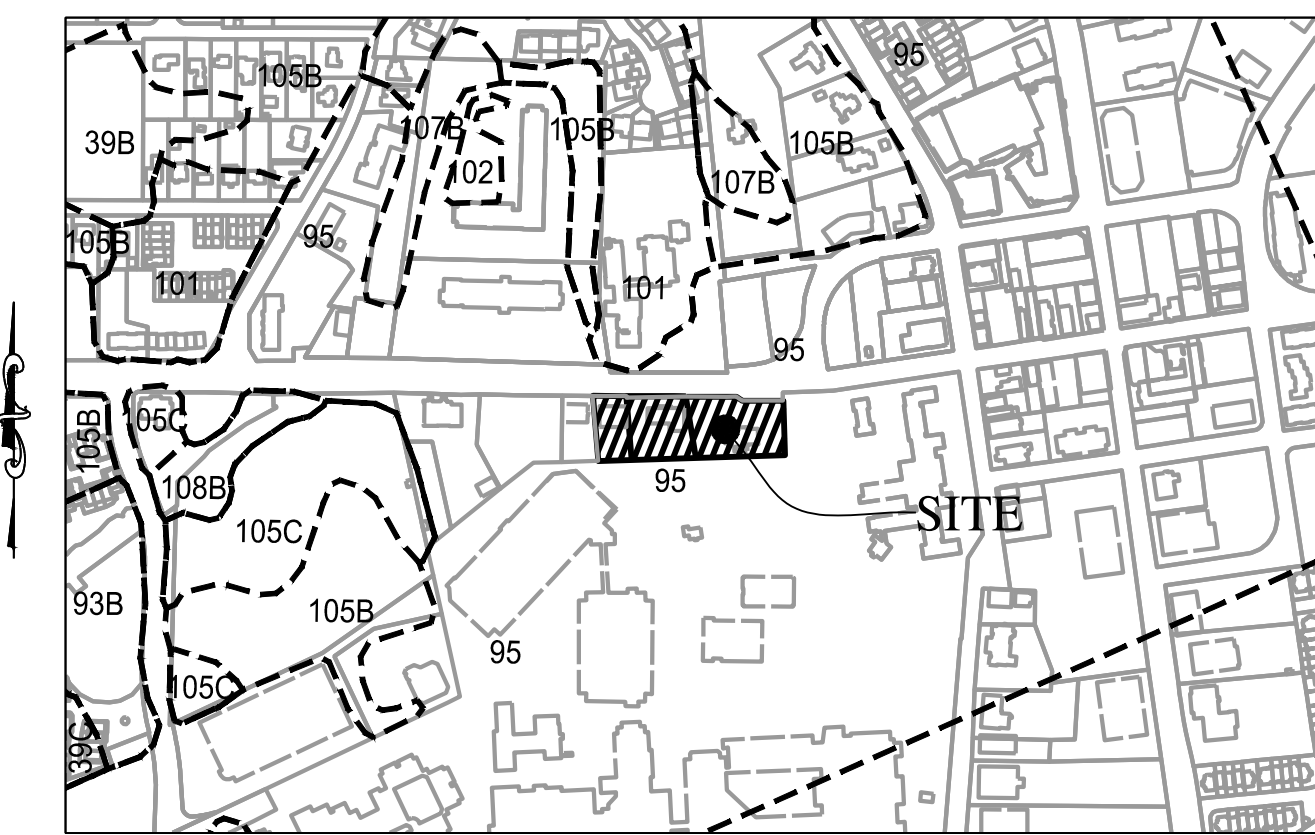
South 33°52'38" East a distance of 18.41 feet to an iron pipe found;

South 66°48'21" East a distance of 107.00 feet to an iron pipe found on a line of the land of the aforementioned Fairfax County Board of Supervisors; Thence departing the

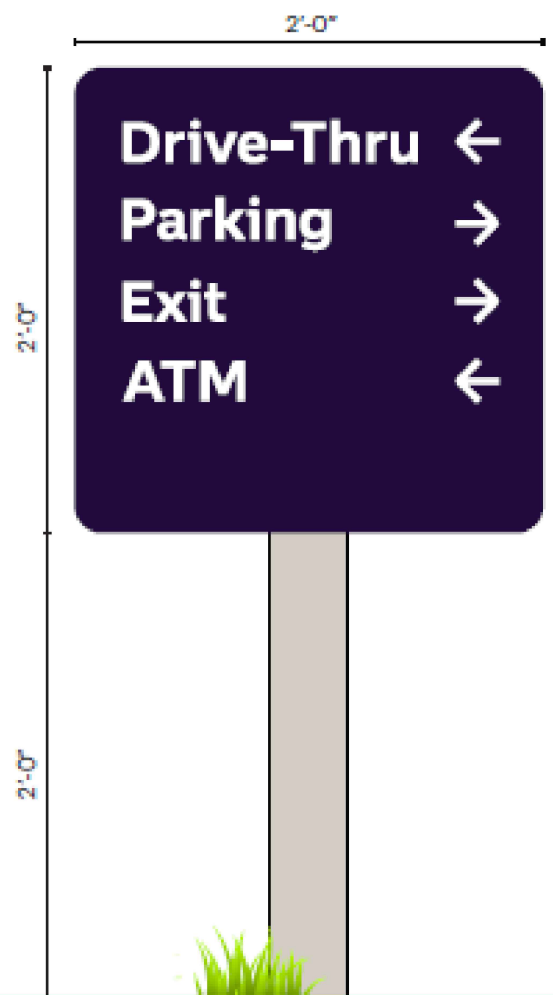


southerly right-of-way line of said Main Street and running with the land of said Fairfax County Board of Supervisors;
South 21°21'39" West a distance of 141.88 feet to an iron pipe found;
North 68°38'21" West a distance of 486.74 feet to the point of beginning and containing an area of 77,683 square feet or 1.7833 acres, more or less.

SOILS MAP



SOIL ID NUMBERS	SOIL SERIES NAME	FOUNDATION SUPPORT	SOIL DRAINAGE	EROSION POTENTIAL	HYDROLOGIC SOIL GROUP
105B	WHEATON GLENELG COMPLEX 2-7 % SLOPES	GOOD	GOOD	HIGH	D
105C	WHEATON GLENELG COMPLEX 7-15 % SLOPES	GOOD	GOOD	HIGH	D
101	URBAN LAND - GLENELD COMPLEX 2-7%	GOOD	FAIR	HIGH	D
95	URBAN LAND	N/A	N/A	N/A	NA
108B	WHEATON-SUMERDUCK COMPLEX	MARGINAL-W,B	POOR-W,S	MEDIUM	D
39B	GLENELG SILT LOAM	GOOD	GOOD	HIGH	B
107B	WHEATON-MEADOWVILLE COMPLEX 2-7%	GOOD	GOOD	MEDIUM	A
102	WHEATON LOAM 2-25%	GOOD	GOOD	HIGH	C

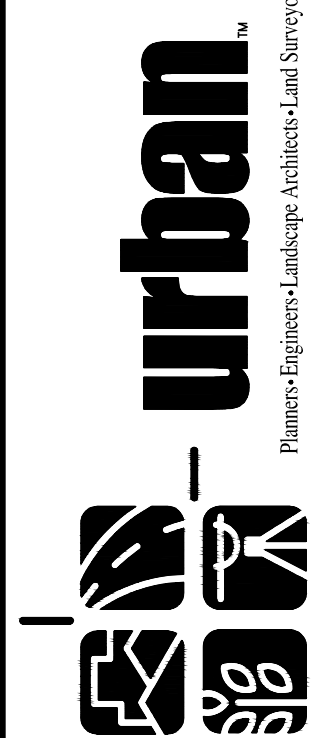


BANK WAYFINDING SIGN

LEGEND:

- EXISTING STORM DRAIN STRUCTURE
- PROPOSED STORM DRAIN STRUCTURE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING TREE LINE
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE PIPES
- PROPOSED PROPERTY LINE PIPES
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- EXISTING TRAFFIC POLE
- EXISTING SPOT ELEVATION
- PROP. SPOT ELEVATION
- EXISTING FENCE
- EXISTING LIGHTING
- PROPOSED LIGHTING
- EXISTING TREE
- PROPOSED TREE
- PROJECTED TRAFFIC COUNT (BASED ON 6TH ED. OF ITE TRIP GENERATION BOOK)
- EXISTING OVERHEAD WIRE
- PROP. FENCE

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GENERAL NOTES & DETAILS
CITY CENTRE WEST
GENERAL DEVELOPMENT PLAN
SPECIAL USE PERMIT PLAT
CITY OF FAIRFAX, VIRGINIA

PLAN DATE	DESCRIPTION	REVISIONS
01-18-22		
04-20-22		
06-02-23		

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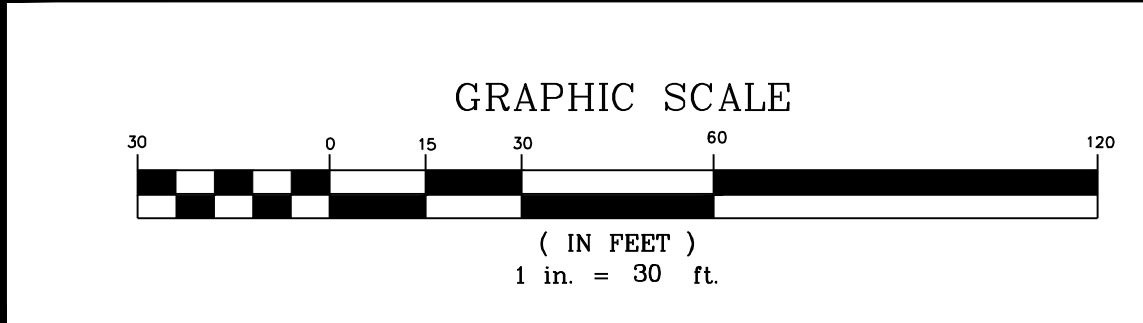
APPLICATION AREA WITHIN CITY OF FAIRFAX

EX. PL TO BE CONSOLIDATED

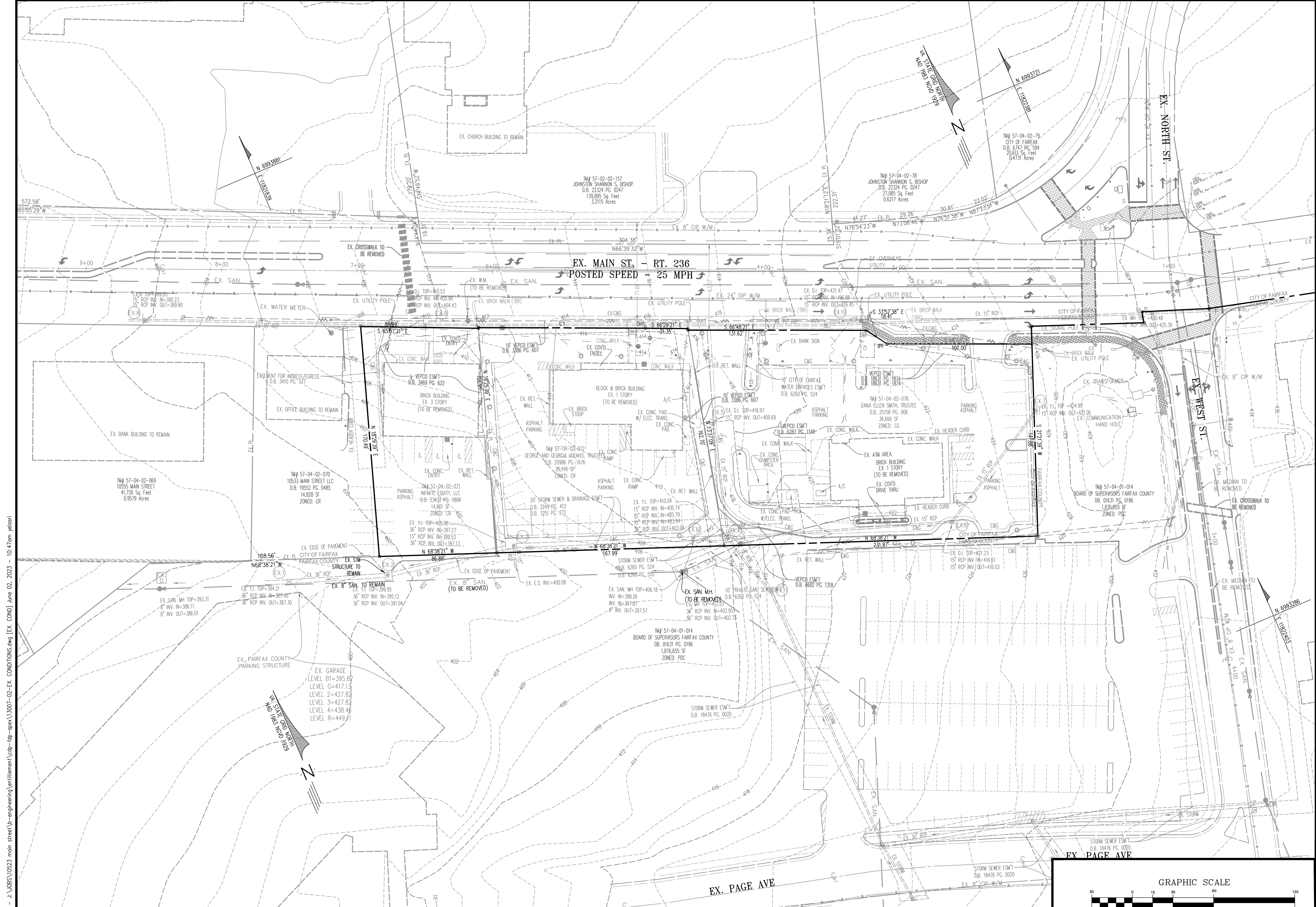
LEGEND:
 LIMITS OF CONSOLIDATED LOT

PARCEL AREA SUMMARY:

- 057-4-02-071 (CITY OF FAIRFAX)
14,601 SQ.FT 0.34 ACRES)
- 057-4-02-072 (CITY OF FAIRFAX)
26,416 SQ.FT (OR 0.60 ACRES)
- 057-4-02-072 (CITY OF FAIRFAX)
36,666 SQ.FT (OR 0.84 ACRES)



<p>Urban, Ltd. 4000 TECHNOLOGY CT. CHANTILLY, VA 20151 FAX 703.378.7888 www.urban-llc.com</p>	
<p>urban Planners-Engineers-Landscape Architects-Land Surveyors</p>	
<p>PROFESSIONAL ENGINEER COMMONWEALTH OF VIRGINIA CLAYTON C. TOOK Lic. No. 058790 06/02/2023</p>	
<p>PROPERTY EXHIBIT CITY CENTRE WEST GENERAL DEVELOPMENT PLAN SPECIAL USE PERMIT PLAT CITY OF FAIRFAX, VIRGINIA</p>	
<p>PLAN DATE 01-18-22 08-30-22 04-20-23 06-06-23</p>	<p>REVISIONS No. DATE DESCRIPTION</p>
<p>DATE: JAN., 2022</p>	<p>SCALE: 1"=30'</p>
<p>SHEET 03 OF 51</p>	<p>FILE No. RZ-13007</p>

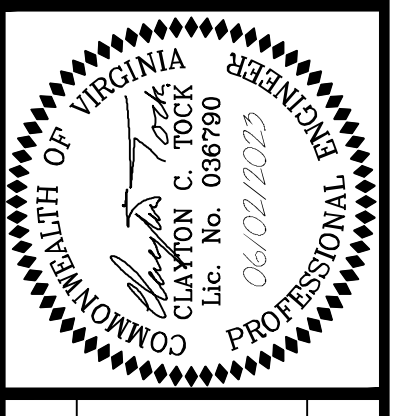
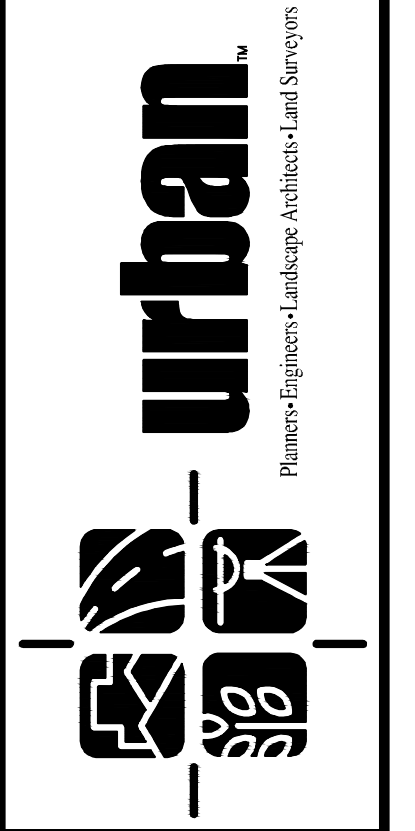


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PLN DATE	NO.	DATE	DESCRIPTION
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04-20-23	02		
06-02-23	03		

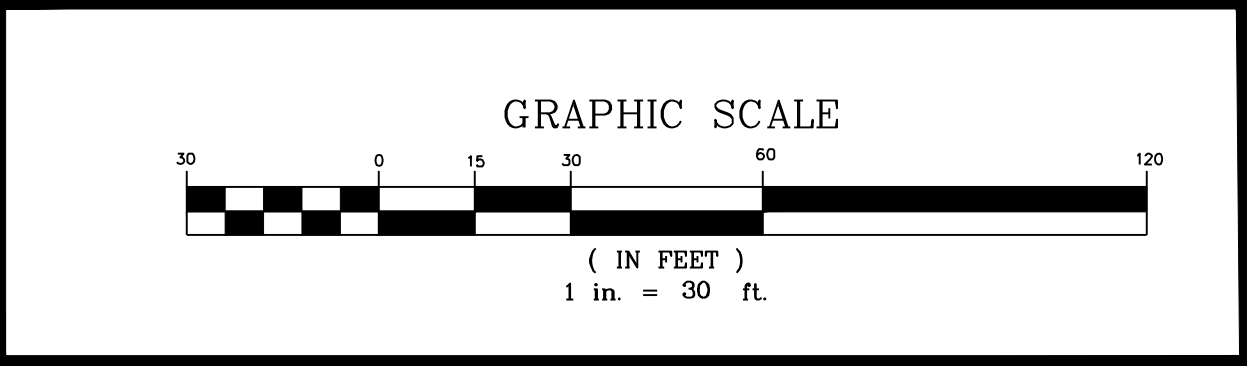
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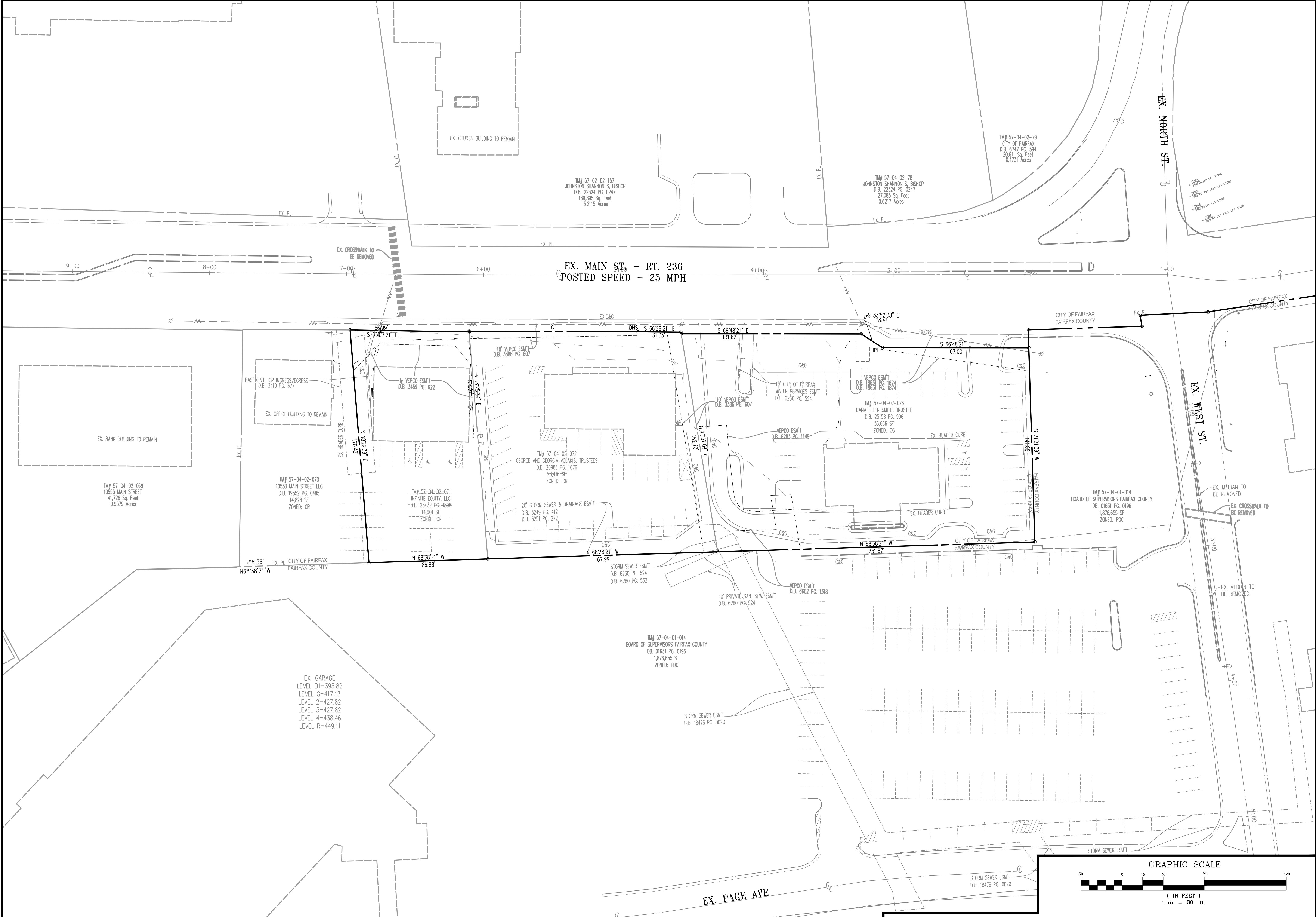
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CITY OF FAIRFAX, VIRGINIA

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C.I.=2'



SHEET	04
OF	51
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Planners-Engineers-Landscape Architects-Land Services

COMMONWEALTH OF VIRGINIA
CLAYTON C. TOOK
Lic. No. 098790
06/02/2023
PROFESSIONAL ENGINEER

EXISTING CONDITIONS
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GENERAL DEVELOPMENT PLAN
SPECIAL USE PERMIT PLAT
CITY OF FAIRFAX, VIRGINIA

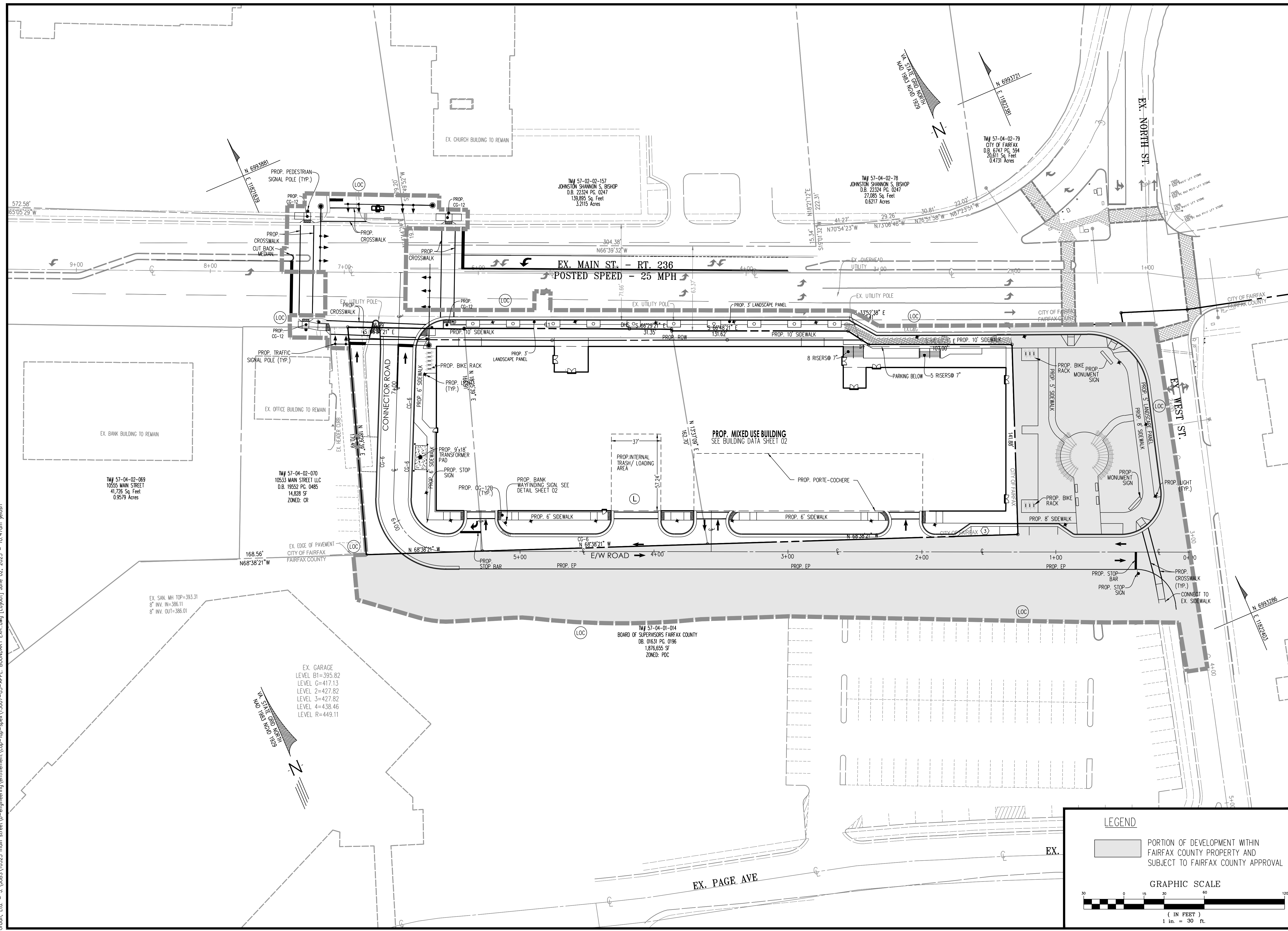
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OF
51

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FOR INFORMATIONAL PURPOSES ONLY!

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LEGEND

PORTION OF DEVELOPMENT WITHIN FAIRFAX COUNTY PROPERTY AND SUBJECT TO FAIRFAX COUNTY APPROVAL

GRAPHIC SCALE

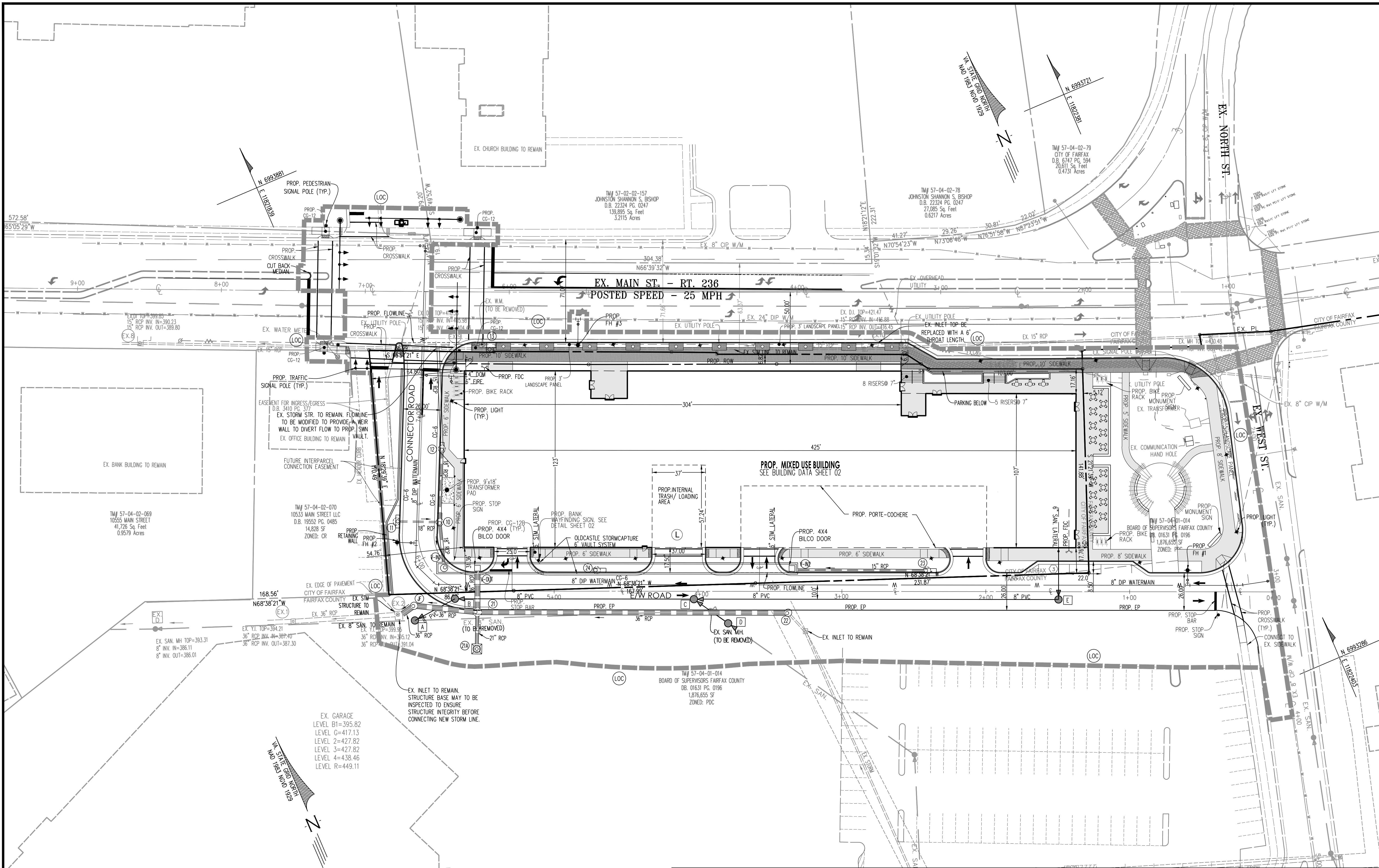
(IN FEET)

1 in. = 30 ft.

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<p>APPLICATION BOUNDARY EXHIBIT</p> <p>CITY CENTRE WEST</p> <p>GENERAL DEVELOPMENT PLAN</p> <p>SPECIAL USE PERMIT PLAT</p> <p>CITY OF FAIRFAX, VIRGINIA</p>	
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<p>SHEET 06 OF 51</p> <p>FILE No. RZ-13007</p>	

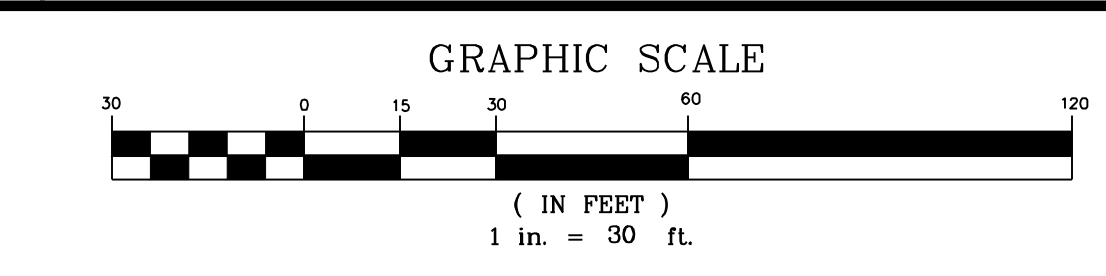


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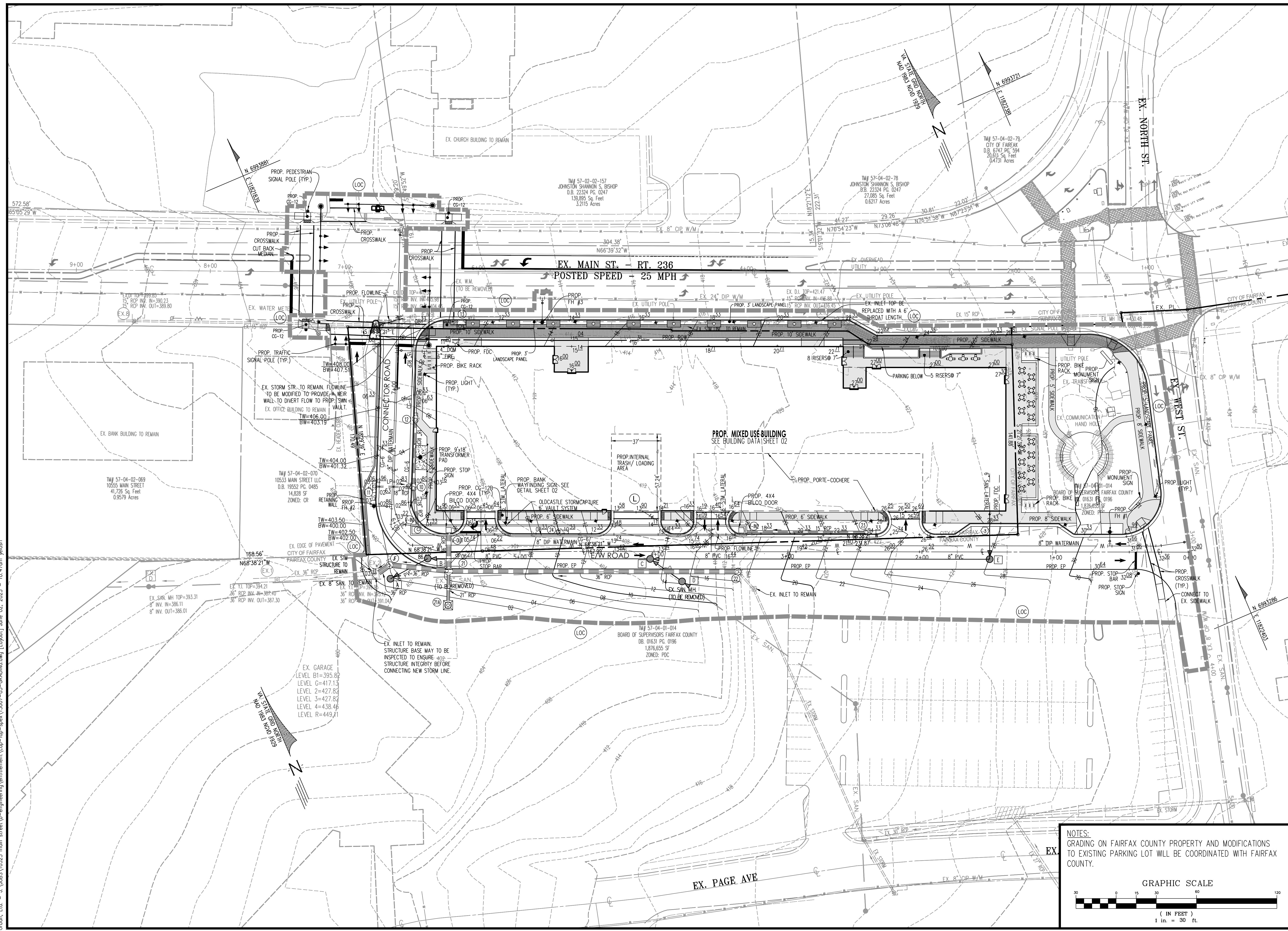
NOTES:

1. ALL OFF-SITE IMPROVEMENTS SHOWN ON THE ADJACENT PROPERTY OWNED BY THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY AND IDENTIFIED AS FAIRFAX COUNTY TAX MAP REFERENCE 57-4-01-014 ARE PRELIMINARY IN NATURE AND SUBJECT TO THE APPROVAL OF FAIRFAX COUNTY AND RECEIPT OF ALL NECESSARY PERMISSIONS EASEMENTS AND AGREEMENTS WITH FAIRFAX COUNTY.
2. THE PROPOSED DESIGN OF THE POCKET PARK IS PRELIMINARY AND CONCEPTUAL IN NATURE AND IS INTENDED TO ILLUSTRATE THE GENERAL CHARACTER OF THE PARK AND ASSOCIATED IMPROVEMENTS. FINAL DESIGN OF THE PARK WILL COORDINATED WITH FAIRFAX COUNTY AND IS SUBJECT TO THE APPROVAL OF THE REQUIRED ZONING INTERPRETATION.
3. BICYCLE PARKING WILL BE PROVIDED ON-SITE IN ACCORDANCE WITH SECTION 4.2.8 OF THE ZONING ORDINANCE.
4. LIMITS OF CLEARING AND GRADING ARE PRELIMINARY IN NATURE AND SUBJECT TO CHANGE BASED ON FINAL ENGINEERING.
5. PUBLIC ACCESS EASEMENTS WILL BE PROVIDED OVER ALL SIDEWALKS AND ROADS OR PORTIONS THEREOF THAT ARE NOT LOCATED WITHIN THE RIGHT OF WAY AT THE TIME OF SITE PLAN.
6. FINAL LOCATION OF FUTURE VEHICULAR AND/OR PEDESTRIAN CONNECTION TO THE JUDICIAL COMPLEX TO BE DETERMINED AND CONSTRUCTED BY OTHERS.

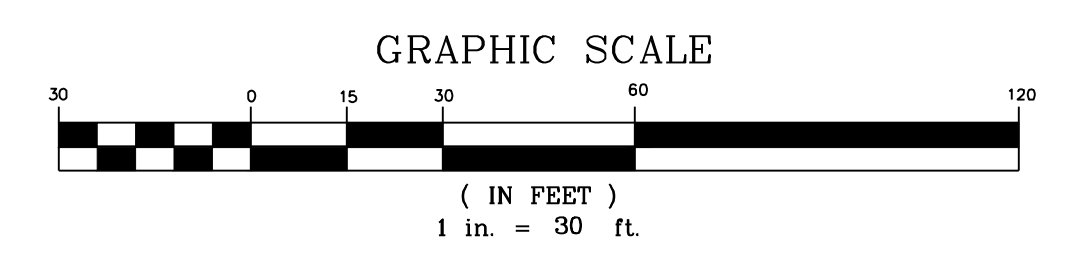


<p>Urban, Ltd. 4000 TECHNOLOGY CT CHANTILLY, VA 20151 FAX 703.378.7888 www.urban-llc.com</p>	
<p>PLAN DATE 01-18-22 08-30-22 04-20-23 06-06-23</p>	<p>REVISIONS No. DATE DESCRIPTION</p>
<p>Urban, Ltd. Planners-Engineers-Landscape Architects-Land Surveyors</p>	
<p>urban</p>	
<p>MEMBER OF THE VIRGINIA SOCIETY OF PROFESSIONAL ENGINEERS CLAYTON C. TOOK Lic. No. 058790 06/02/2023 PROFESSIONAL ENGINEER</p>	
<p>GENERAL DEVELOPMENT PLAN - SUP PLAT CITY CENTRE WEST GENERAL DEVELOPMENT PLAN SPECIAL USE PERMIT PLAT CITY OF FAIRFAX, VIRGINIA</p>	
<p>DATE: JAN., 2022</p>	<p>SCALE: 1"=30'</p>
<p>SHEET 07 OF 51</p>	<p>FILE No. RZ-13007</p>

Urban, Ltd. - J:\085\0523 main street\engineering\entitlement\cdp\ldr-spex\3007-03-CRADING.dwg [Layout] June 02, 2023 - 10:47am yelosari

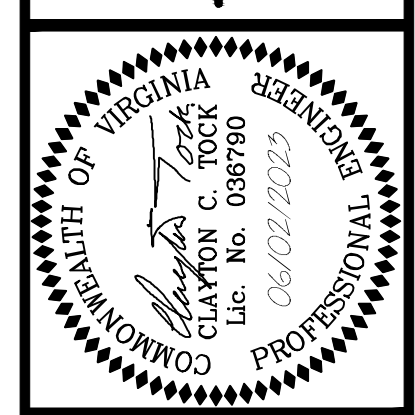
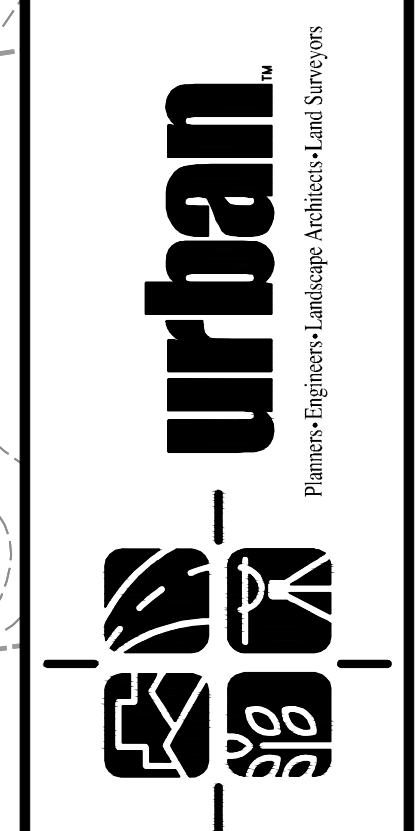


NOTES:
GRADING ON FAIRFAX COUNTY PROPERTY AND MODIFICATIONS TO EXISTING PARKING LOT WILL BE COORDINATED WITH FAIRFAX COUNTY.



PLAN DATE	DESCRIPTION
01-18-22	
08-30-22	
04-20-23	
06-06-23	

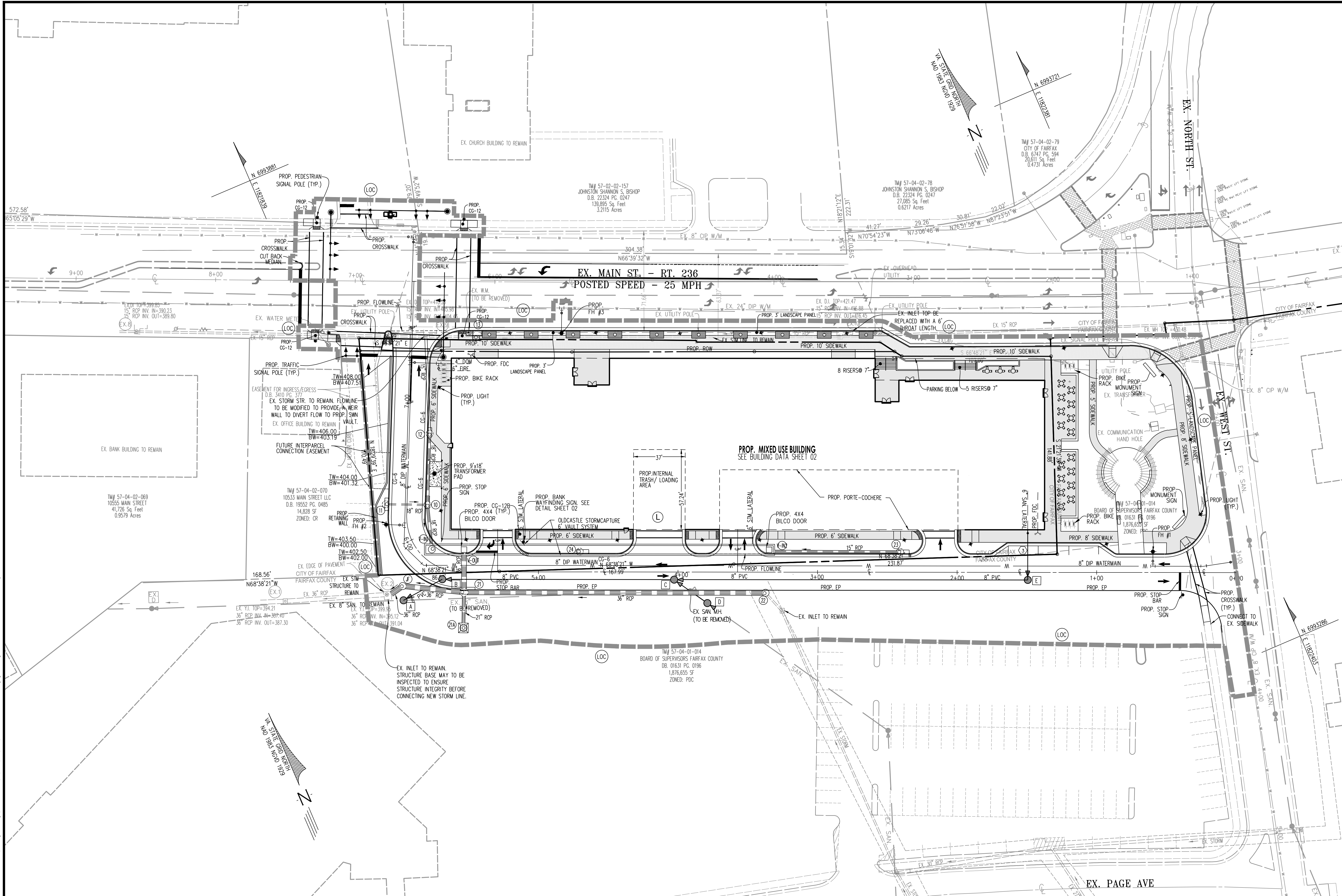
Urban, Ltd.
4300 TECHNOLOGY CT.
CHANTILLY, VA 20151
www.urban-llc.com



GRADING PLAN
CITY CENTRE WEST
GENERAL DEVELOPMENT PLAN
SPECIAL USE PERMIT PLAN
CITY OF FAIRFAX, VIRGINIA

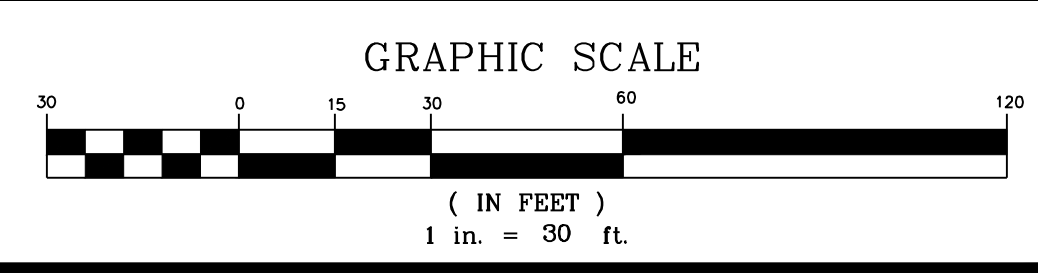
DATE: JAN., 2022
SCALE: 1"=30'
SHEET 08 OF 51
FILE No. RZ-13007

Urban, Ltd. - J:\085\10523 main street\engineering\entitlement\cdp-dp-spx\13007-08-UTILITY.dwg [UTILITY] June 02, 2023 - 10:48am yelazsi



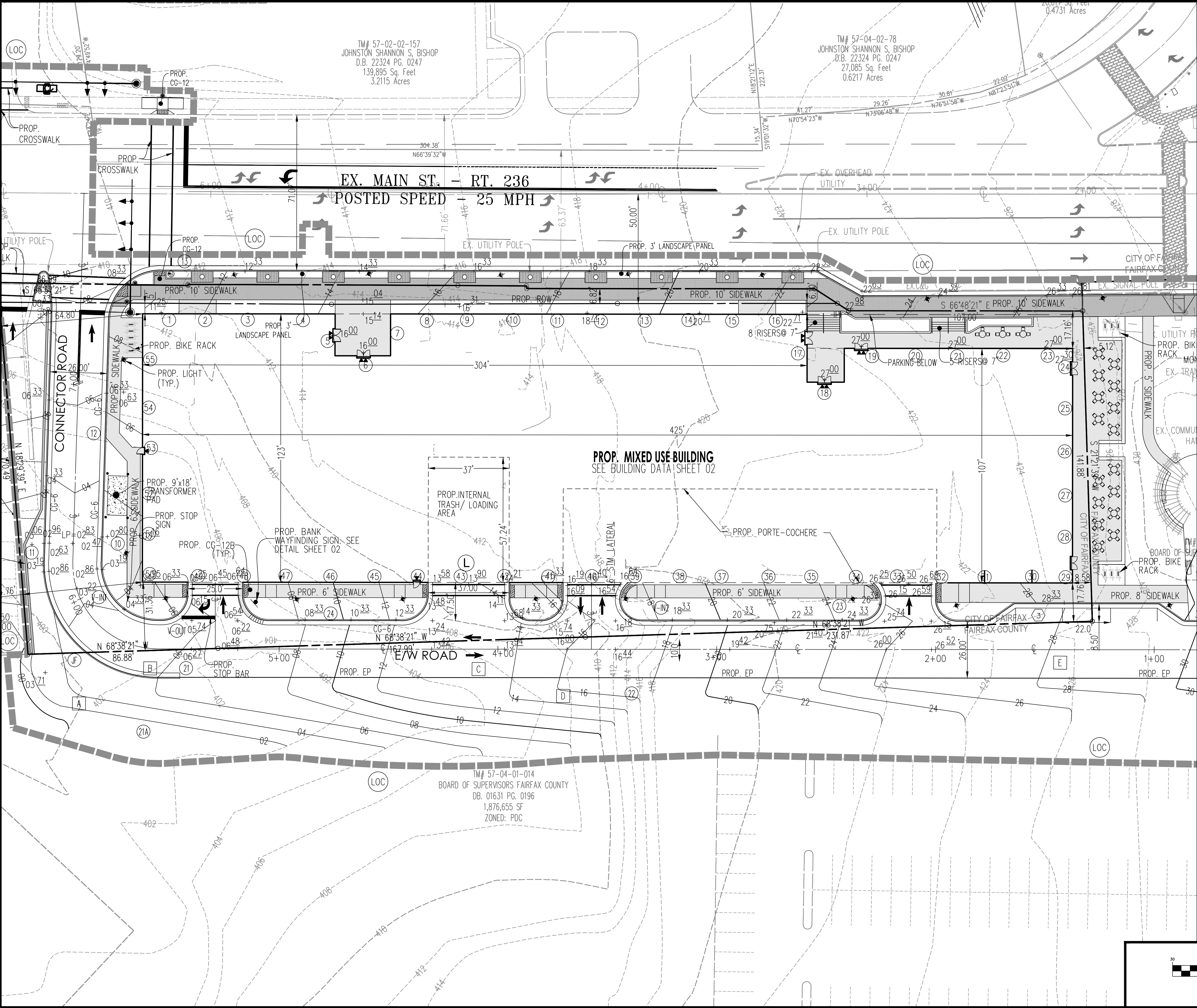
NOTE:

- OVERHEAD UTILITIES ALONG MAIN ST. TO BE RELOCATED UNDERGROUND AND IN COORDINATION WITH FAIRFAX COUNTY STAFF.



CONCEPTUAL UTILITY PLAN	
CITY CENTRE WEST	
GENERAL DEVELOPMENT PLAN	
SPECIAL USE PERMIT PLAT	
CITY OF FAIRFAX, VIRGINIA	
DATE: JAN., 2022	SCALE: 1"=30'
SHEET 09 OF 51	
FILE No. RZ-13007	
 Urban, Ltd. 4000 TECHNOLOGY CT. CHANTILLY, VA. 20151 TEL: 703.642.2306 FAX: 703.642.2308 WWW.URBAN-LTD.COM	
PLANNING DATE	DESCRIPTION
03-18-22	
08-30-22	
04-20-23	
06-02-23	
No.	DATE

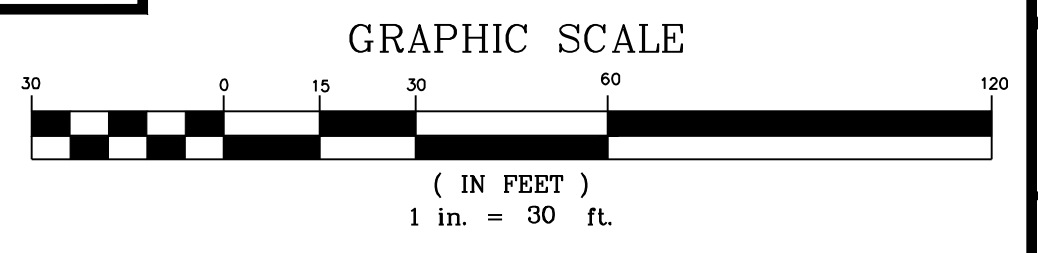
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AVERAGE GRADE CALCULATION

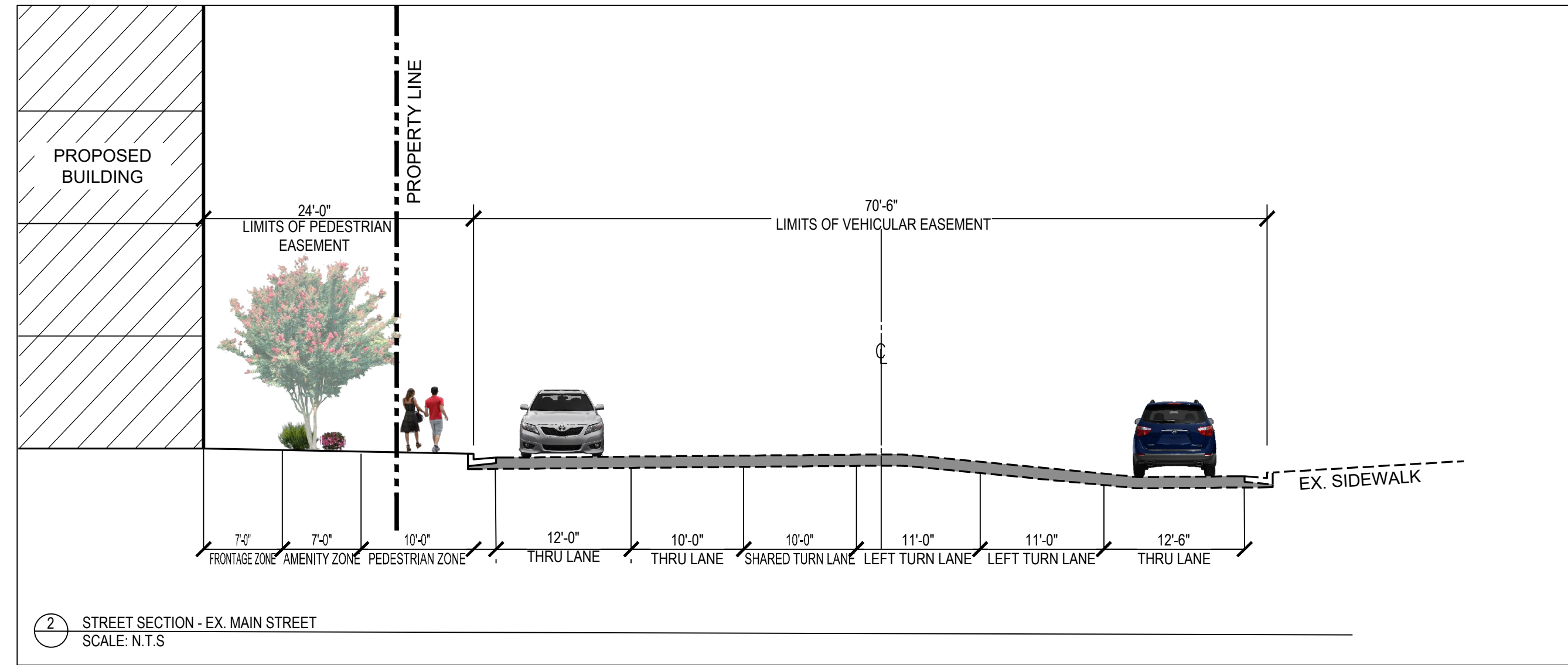
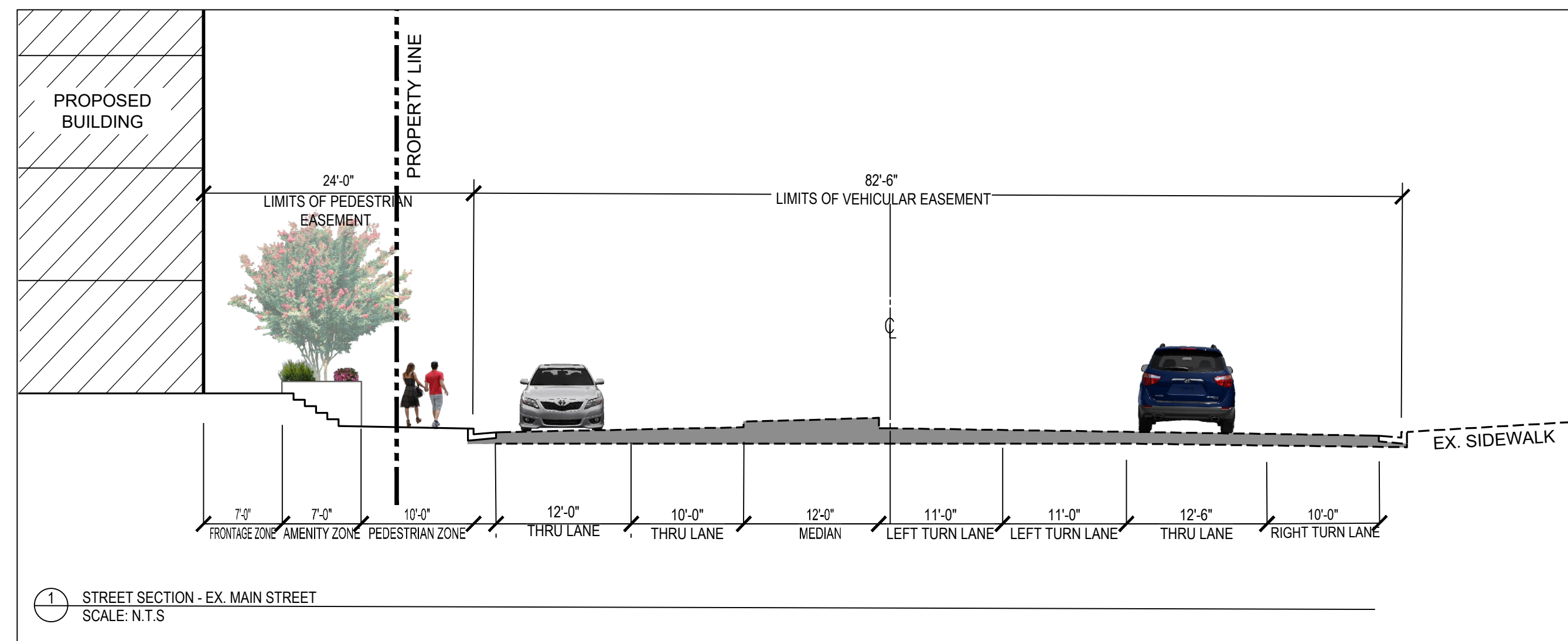
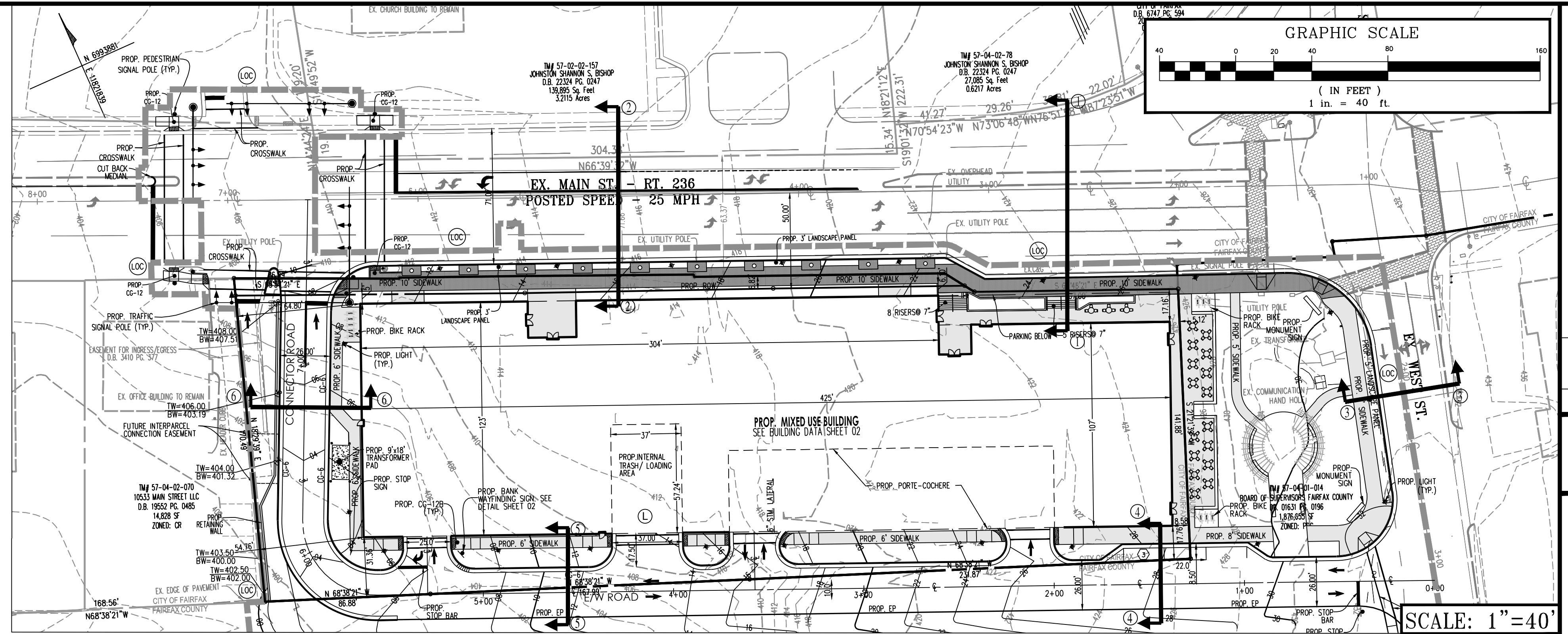
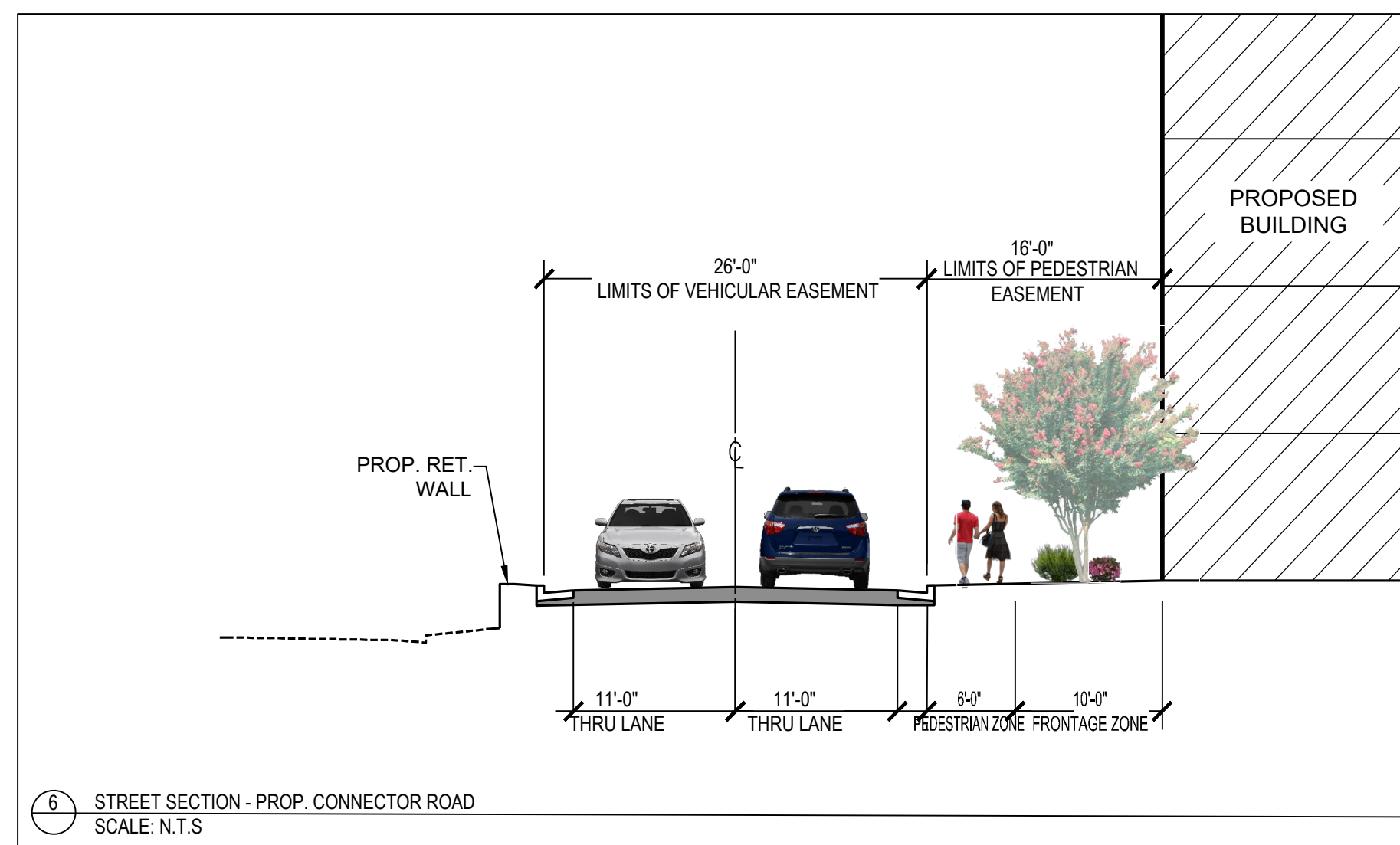
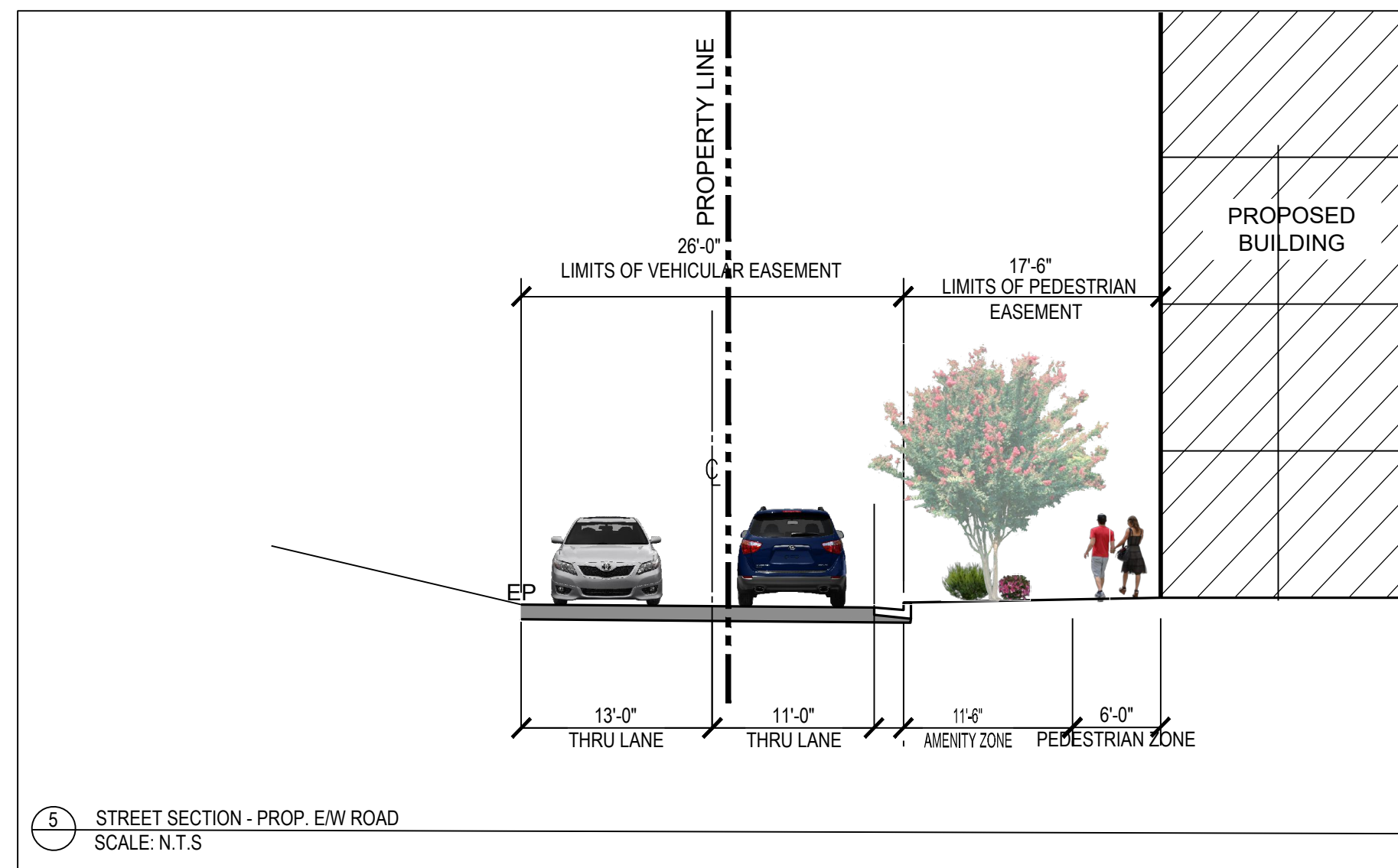
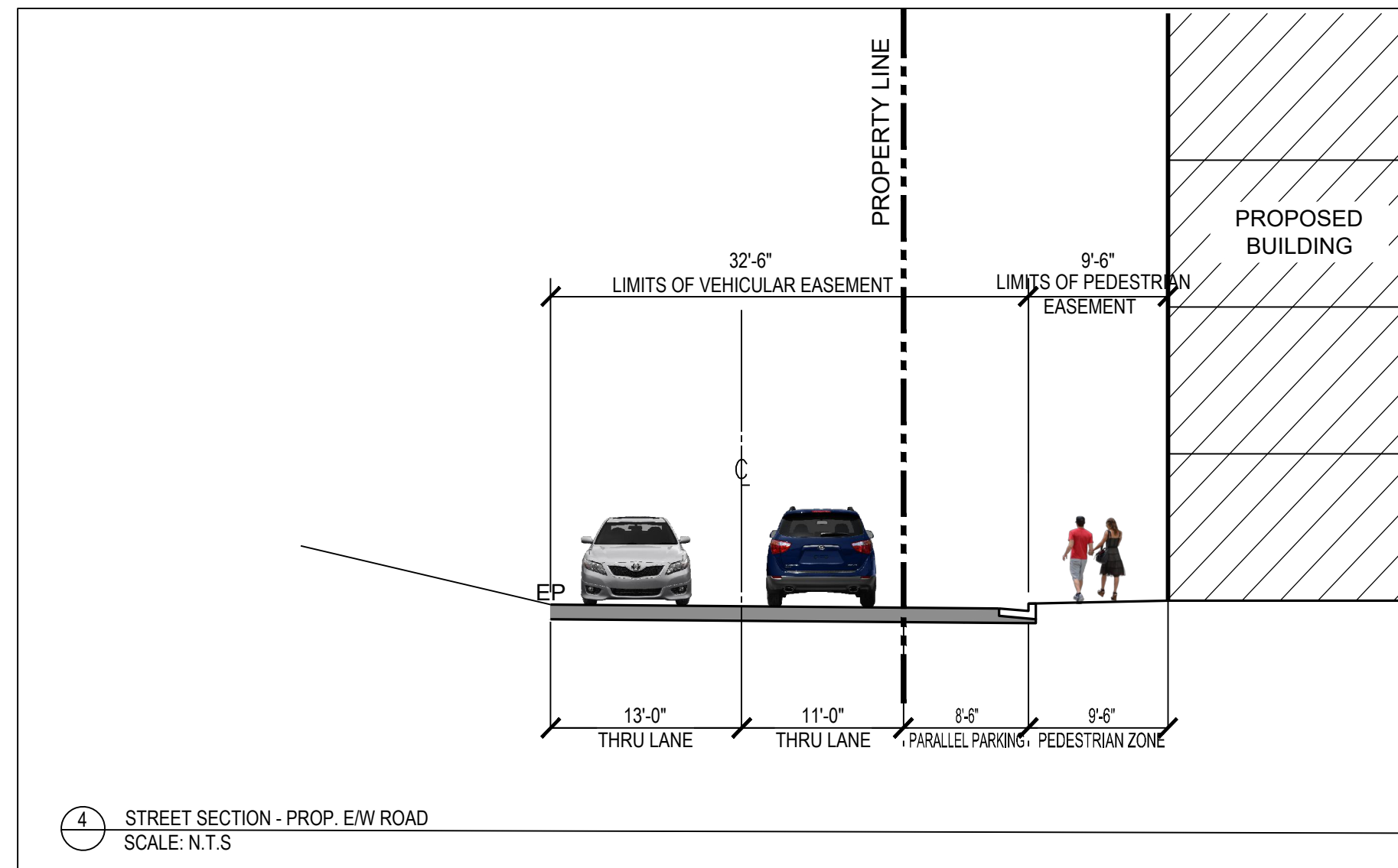
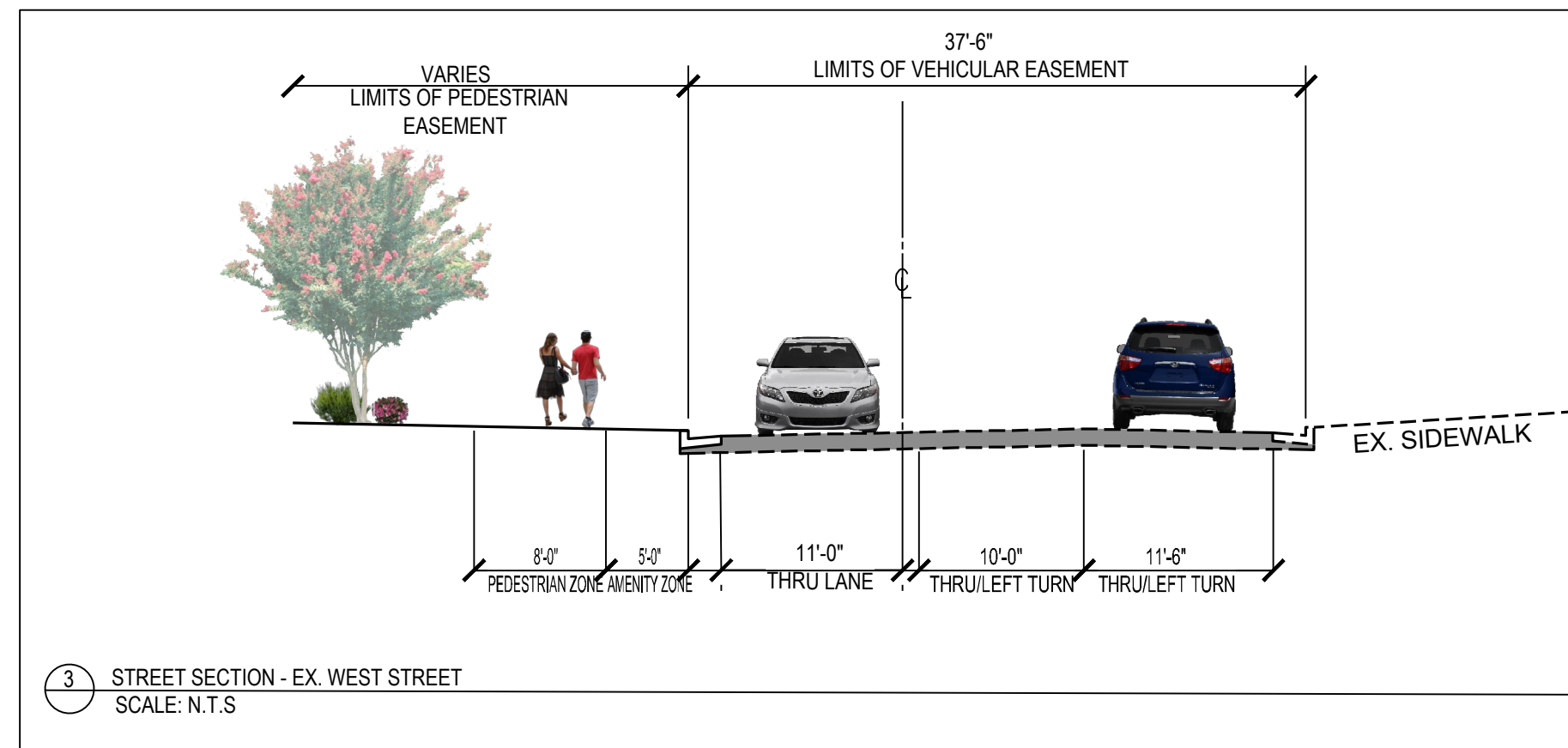
SPOT #	City Center West	
	Existing ELEVATION (ft)	Proposed ELEVATION (ft)
1	412.00	411.09
2	412.00	412.00
3	412.27	412.78
4	412.82	413.74
5	414.00	416.00
6	414.00	416.00
7	414.00	416.00
8	414.00	416.13
9	414.00	416.76
10	414.00	417.49
11	417.46	418.19
12	419.12	418.96
13	420.00	419.75
14	420.78	420.54
15	421.50	421.34
16	422.00	422.18
17	422.00	425.39
18	422.00	427.00
19	422.46	427.00
20	423.12	427.00
21	423.76	427.00
22	424.49	427.00
23	425.20	427.00
24	425.35	427.38
25	425.20	427.55
26	425.06	427.71
27	424.95	427.89
28	424.82	428.07
29	424.64	428.23
30	423.63	428.06
31	422.11	427.29
32	422.00	426.43
33	422.00	425.56
34	422.00	424.73
35	422.00	423.70
36	422.00	422.17
37	420.95	420.58
38	420.00	419.20
39	418.70	417.86
40	418.00	417.08
41	411.90	416.31
42	411.34	415.00
43	410.78	413.65
44	410.22	412.79
45	409.43	411.83
46	408.48	409.87
47	407.23	407.93
48	406.00	406.79
49	404.11	406.25
50	402.00	405.19
51	402.69	403.16
52	403.31	404.56
53	404.00	405.68
54	406.90	406.66
55	409.99	407.82
AVERAGE	416.52	418.35

NOTE: AVERAGE GRADE TAKEN EVERY 20 FEET AROUND THE BUILDING STARTING AT POINT ①.



<p>PLAN DATE 01-18-23 08-30-23 04-20-23 04-02-23 06-06-23</p>	<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>No.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	No.	DATE	DESCRIPTION			
No.	DATE	DESCRIPTION					
<p>Urban, Ltd. 4200 TECHNOLOGY CT. CHANTILLY, VA 20151 TEL: 703.528.8800 FAX: 703.528.8888 www.urban-lltd.com</p>							
<p>AVERAGE GRADE EXHIBIT</p> <p>CITY CENTRE WEST</p> <p>GENERAL DEVELOPMENT PLAN</p> <p>SPECIAL USE PERMIT PLAT</p> <p>CITY OF FAIRFAX, VIRGINIA</p>							
<p>SCALE: 1"=20'</p>	<p>DATE: JAN., 2022</p>						
<p>SHEET 10 OF 51</p> <p>FILE No. RZ-13007</p>							

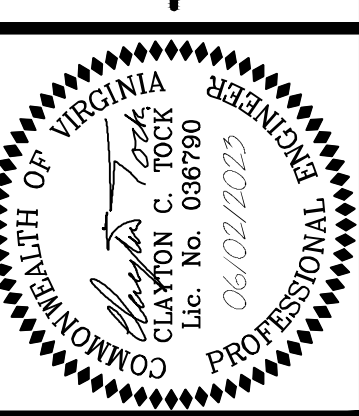
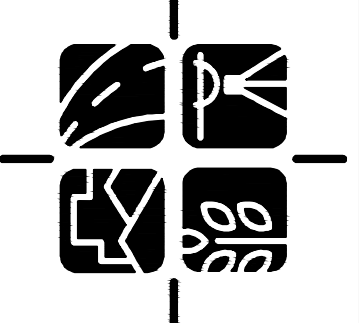
Urban, Ltd. - J:\085\10523 main street\p-engineering\mittien\cap-fdr-spec\13007-11-ROAD TYPICAL SECTIONS.dwg [TYPICAL SECTIONS] June 02, 2023 - 10:48am yaseri



No.	DATE	DESCRIPTION

PLAN DATE
01-18-22
04-20-23
06-02-23

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4000 TECHNOLOGY CT.
CHANTILLY, VA. 20151
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FAX 703.678.1888
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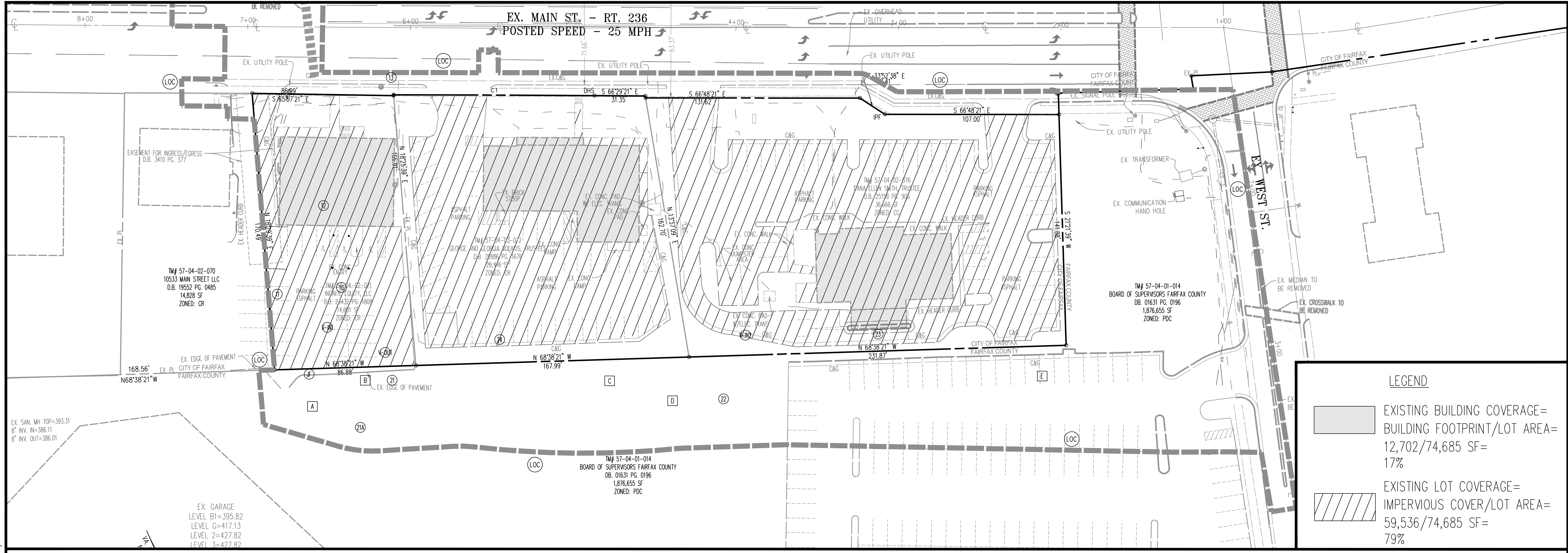


ROAD TYPICAL SECTIONS
CITY CENTRE WEST
GENERAL DEVELOPMENT PLAN
SPECIAL USE PERMIT PLAT
CITY OF FAIRFAX, VIRGINIA

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

SHEET
11
OF
51

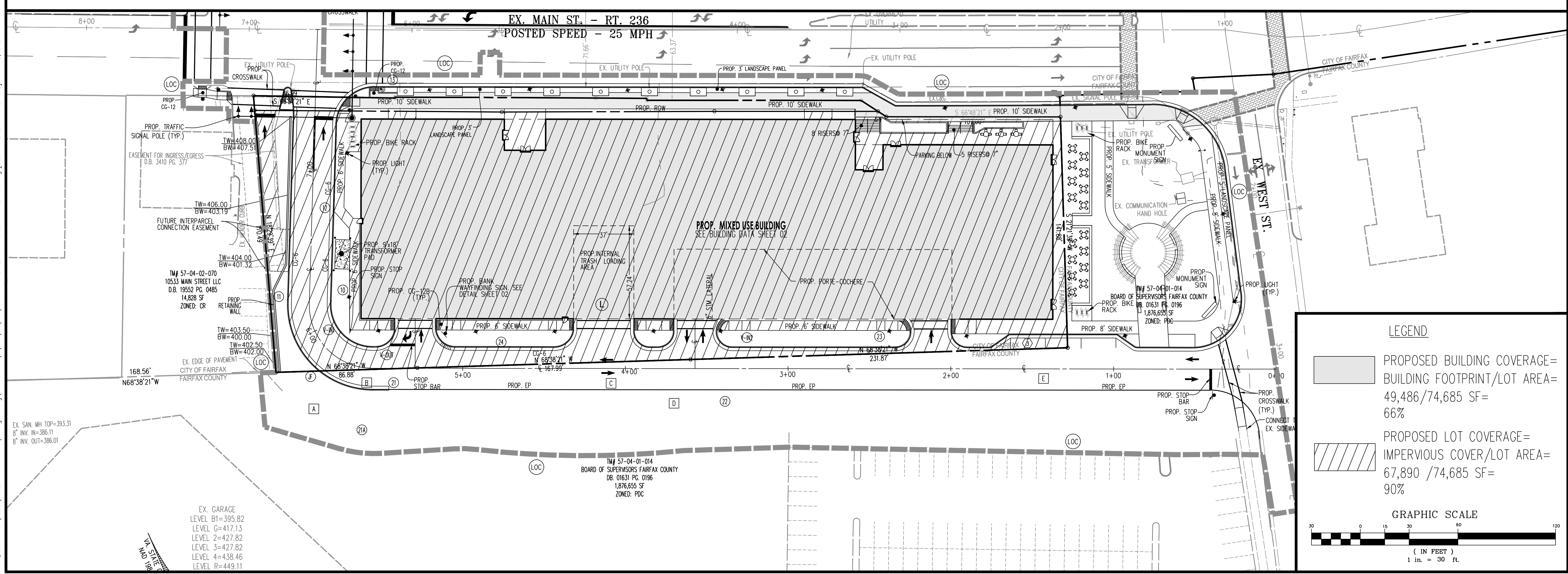
FILE No.
RZ-13007



LEGEND

EXISTING BUILDING COVERAGE =
BUILDING FOOTPRINT/LOT AREA =
12,702/74,685 SF =
17%

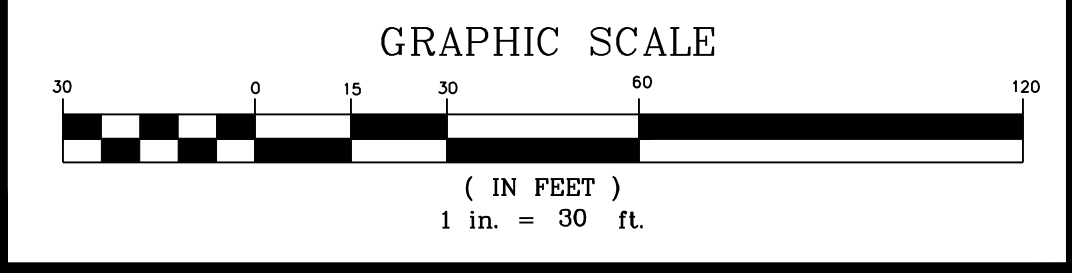
EXISTING LOT COVERAGE =
IMPERVIOUS COVER/LOT AREA =
59,536/74,685 SF =
79%



LEGEND

PROPOSED BUILDING COVERAGE =
BUILDING FOOTPRINT/LOT AREA =
49,486/74,685 SF =
66%

PROPOSED LOT COVERAGE =
IMPERVIOUS COVER/LOT AREA =
67,890 /74,685 SF =
90%



PLN DATE	NO.	DATE	DESCRIPTION
01-18-22			
04-20-23			
06-02-23			

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FAX: 703.678.1888
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urban
Planners/Engineers/Landscape Architects/Land Services

COMMONWEALTH OF VIRGINIA
CLAYTON C. TOOK
Lic. No. 036790
06/02/2023
PROFESSIONAL ENGINEER

BUILDING AND LOT COVERAGE EXHIBIT

**CITY CENTRE WEST
GENERAL DEVELOPMENT PLAN**
SPECIAL USE PERMIT PLAN
CITY OF FAIRFAX, VIRGINIA

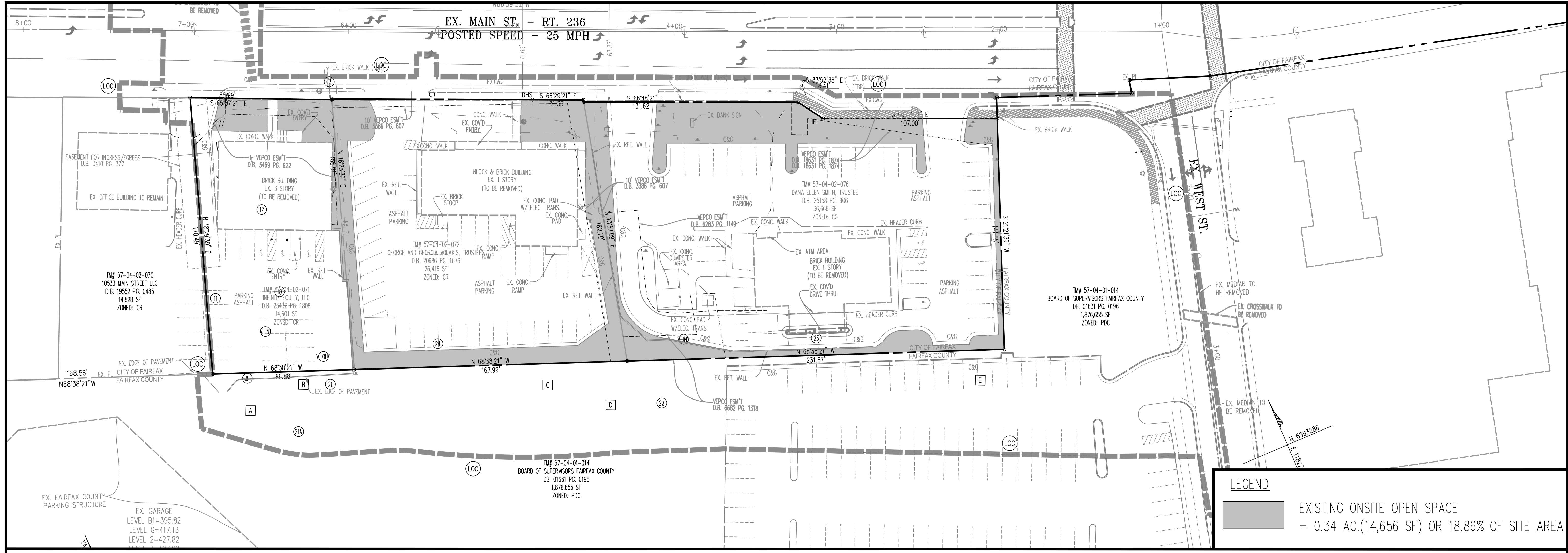
SCALE: 1"=30'

DATE: JAN., 2022

SHEET
12
OF
51

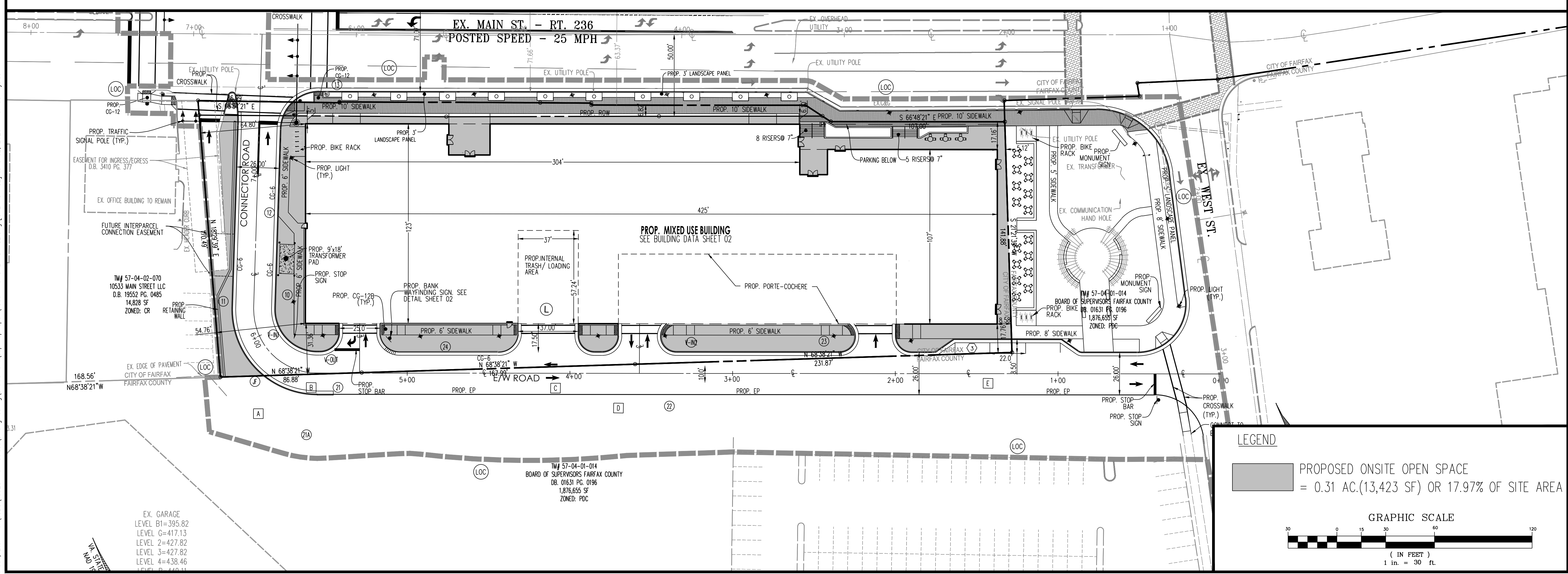
FILE No.
RZ-13007

Urban, Ltd. - J:\085\10523 main street\engineering\mittlen\cap-dpr-spec\13007-09-BUILDING AND LOT COVERAGE.dwg [BLDC AND LOT COVERAGE] June 02, 2023 - 10:49am yelbari



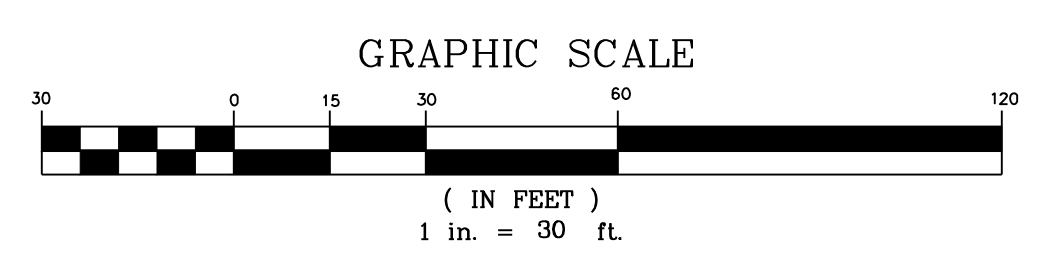
LEGEND

EXISTING ONSITE OPEN SPACE
= 0.34 AC.(14,656 SF) OR 18.86% OF SITE AREA



LEGEND

PROPOSED ONSITE OPEN SPACE
= 0.31 AC.(13,423 SF) OR 17.97% OF SITE AREA



REVISIONS	
No.	DATE

PLANDATE
01-18-22
04-20-23
06-02-23

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COMMONWEALTH OF VIRGINIA
CLAYTON C. TOOK
Lic. No. 098790
06/02/2023
PROFESSIONAL ENGINEER

OPEN SPACE PLAN
CITY CENTRE WEST
GENERAL DEVELOPMENT PLAN
SPECIAL USE PERMIT PLAT
CITY OF FAIRFAX, VIRGINIA

DATE: JAN., 2022
SCALE: 1"=30'
C.I.=N/A

SHEET
13
OF
51

FILE No.
RZ-13007

Urban, Ltd. - J:\085\0523 main street\engineering\mittlen\cap-dpr-spec\13007-10-OPEN SPACE.dwg [OPEN SPACE] June 02, 2023 - 10:49am yellow