

GENERAL DEVELOPMENT PLAN/SPECIAL USE PERMIT PLAT FOR THE OX FAIRFAX - BLOCK A CITY OF FAIRFAX, VIRGINIA

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VICINITY MAP
 SCALE: 1" = 500'



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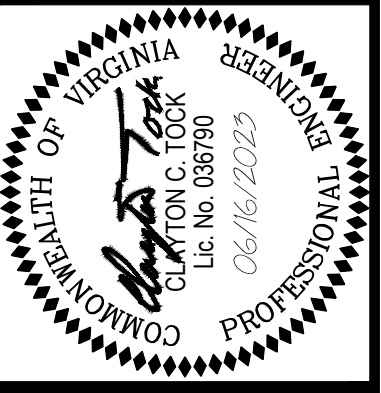
NOTE: TOTAL 28 SHEETS

No.	DATE	DESCRIPTION

PLAN DATE
 06-16-23

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COVER SHEET
THE OX FAIRFAX - BLOCK A
GENERAL DEVELOPMENT PLAN
SPECIAL USE PERMIT PLAT
CITY OF FAIRFAX, VIRGINIA

SCALE: AS NOTED
 DATE: FEB., 2023
 C.I.= NA

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FILE No.
 RZ-13135

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GENERAL NOTES

1. THE PROPERTY DELINEATED HEREON IS LOCATED IN THE CITY OF FAIRFAX TAX MAP #57-4-02-044, #57-4-02-045, #57-4-02-046, #57-4-02-048.
2. THE PROPERTY IS CURRENTLY ZONED CR (COMMERCIAL RETAIL). IT IS ALSO SUBJECT TO THE OLD TOWN FAIRFAX HISTORIC OVERLAY DISTRICT.
3. THIS APPLICATION PROPOSES A REZONING OF THE PROPERTY TO THE COMMERCIAL URBAN DISTRICT.
4. BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY URBAN, LTD, DATED DECEMBER 2022.
5. THE SITE IS PRESENTLY SERVED BY CITY OF FAIRFAX PUBLIC WATER AND SEWER.
6. THE PROPOSED IMPROVEMENTS RESULT IN AN INCREASED OF IMPERVIOUS AREA IN THE SUBJECT PROPERTY.
7. 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.
8. INDIVIDUAL UTILITY PLANS AND PROFILES WILL BE SUBMITTED WITH THE FINAL SITE PLAN.
9. 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.
10. THERE ARE NO KNOWN BURIAL SITES OR ARCHEOLOGICAL FEATURES ON THIS SITE.
11. THERE IS NO CITY, COUNTY, OR FEMA FLOODPLAIN ON THE PROPERTY.
12. 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 GPD/SUP PLAT.
13. THE PROPOSED BUILDING FOOTPRINT SHOWN ON THIS GPD/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 GPD/SUP PLAT AS DETERMINED BY THE ZONING ADMINISTRATOR AND/ OR THE DIRECTOR OF COMMUNITY DEVELOPMENT AND PLANNING.
14. THE CITY STANDARD STREET LIGHTS ARE SUBJECT TO APPROVAL BY THE DEPARTMENT OF PUBLIC WORKS.
15. 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 WAIVERS/MODIFICATIONS

REQUIREMENT	WAIVER/MODIFICATION
SPECIAL EXCEPTION	SE OF ZONING ORDINANCE SECTION 3.7.3.C.2 TO ALLOW INCREASE IN 36' MAX. BLDG HEIGHT IN HO DISTRICT
SPECIAL EXCEPTION	SE OF ZONING ORDINANCE SECTION 4.3.3 TO ALLOW A WAIVER OF THE REQUIREMENT TO PROVIDE VEHICULAR ACCESS TO ADJACENT PARCELS.
SPECIAL EXCEPTION	SE OF ZONING ORDINANCE SECTION 4.2.3 TO ALLOW FOR MODIFICATION FOR A REDUCTION OF PARKING REQUIREMENTS
SPECIAL USE PERMIT	SUP OF ZONING ORDINANCE SECTION 3.3.1 TO ALLOW AN AUDITORIUM/ARENA IN CU DISTRICT
SPECIAL EXCEPTION	SE OF ZONING ORDINANCE SECTION 4.5.5. TO MODIFY REQUIREMENT FOR TRANSITIONAL YARD FOR BUFFER A-C
SPECIAL EXCEPTION	SE OF ZONING ORDINANCE SECTION 4.5.7.C & D TO MODIFY REQUIREMENT FOR PARKING LOT LANDSCAPING

ZONING TABULATIONS

SITE AREA DATA:

TM: 57-4-02-044:	3.191 AC OR 139,016 SF
TM: 57-4-02-045:	0.123 AC OR 5,361 SF
TM: 57-4-02-046:	0.275 AC OR 11,999 SF
TM: 57-4-02-048:	0.289 AC OR 12,594 SF
GROSS SITE AREA:	3.878 AC OR 168,970 SF
ROW DEDICATION:	0.486 AC OR 21,188 SF
NET SITE AREA:	3.393 AC OR 147,781 SF

ZONING:

EXISTING:	COMMERCIAL RETAIL (CR) HISTORIC OVERLAY DISTRICT
PROPOSED:	COMMERCIAL URBAN (CU)

USE:

EXISTING:	OFFICE
PROPOSED:	ART GALLERY CONCERT HALL CONFERENCE CENTER HOTEL OFFICE RETAIL/RESTAURANT

	REQUIRED		PROVIDED
	COMMERCIAL URBAN (SEC. 3.6.2)	HISTORIC OVERLAY (SEC. 3.7.2)	
MIN. LOT AREA (SF)	30,000	NONE	147,781 SF
BUILDING HEIGHT, MAX. (STORIES/FEET)	5 STORIES/60	36 FT	95 FT
BUILD-TO LINE, (PERCENT)	50	50	
**REQUIRED YARDS (FT.)			
FRONT AND SIDE (STREET)	N/A	10' MAX	10' MAX
SIDE (INTERIOR)	N/A	N/A	±11
REAR	N/A	N/A	±8
LOT COVERAGE, MAX. (%)	100	100	93%
BUILDING COVERAGE, MAX. (%)	80	90	51%
OPEN SPACE	N/A	N/A	0.59 AC (26,000 SF) OR 17%

****PROPERTY IS NOT ADJACENT TO A RESIDENTIAL DISTRICT OUTSIDE THE HISTORIC OVERLAY DISTRICT BOUNDARIES**

BUILDING PROGRAM

USE	GROSS SQUARE FOOTAGE (GSF)	KEYS/SEAT COUNT
ART GALLERY	UP TO 8,200	-
CONCERT HALL	UP TO 86,800	Seating Capacity: Standing = 4,127 Seated = 2,796
CONFERENCE CENTER	UP TO 28,200	-
HOTEL	UP TO 105,200	170
OFFICE	UP TO 12,000	-
RETAIL/RESTAURANT	UP TO 28,600	-
TOTAL	UP TO 269,000	

PARKING TABULATIONS

REQUIRED:

USE	PARKING RATE	REQUIRED	HO DISTRICT 50% PARKING REDUCTION FOR ALL USES	REQUIRED AFTER REDUCTIONS
ART GALLERY	1 SPACE/400 SF	21	11	11
CONCERT HALL	1 SPACE/4 SEATS	1,032	516	516
CONFERENCE CENTER	1 SPACE/200 SF	141	71	71
HOTEL	1 SPACE/GUEST ROOM	170	85	85
OFFICE	1 SPACE/300 SF	40	20	20
RESTAURANT/RETAIL	1 SPACE/200 SF	143	72	72
TOTAL PARKING SPACES REQUIRED			775	
TOTAL LOADING SPACES REQUIRED			2	
TOTAL BICYCLE PARKING SPACES REQUIRED			20	

PROVIDED:

UNDERGROUND GARAGE	436
SURFACE	140
TOTAL PARKING PROVIDED	576
LOADING SPACES PROVIDED	4
BICYCLE PARKING SPACES PROVIDED	20

SOILS MAP



SCALE: 1" = 500'

SOIL ID NUMBERS	SOIL SERIES NAME	FOUNDATION SUPPORT	SOIL DRAINAGE	EROSION POTENTIAL	HYDROLOGIC SOIL GROUP
107	WHEATON-MEADOWVILLE COMPLEX 2-7 % SLOPES	FAIR	MARGINAL	MEDIUM	D
105	WHEATON GLENELG COMPLEX 7-15 % SLOPES	GOOD	GOOD	HIGH	D
105	WHEATON GLENELG COMPLEX 2-7 % SLOPES	GOOD	GOOD	HIGH	D
102	WHEATON LOAM	GOOD	FAIR	HIGH	D
101	URBAN LAND-WHEATON COMPLEX	GOOD	FAIR	HIGH	D
95	URBAN LAND	N/A	N/A	N/A	NA
29	CODORUS SILT LOAM	POOR	POOR	LOW	C

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
- EXISTING CURB & GUTTER
- PROPOSED 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 THE TRIP GENERATION BOOK)
- EXISTING ELECTRIC LINE
- PROP. FENCE

GENERAL NOTES AND DETAILS

**THE OX FAIRFAX - BLOCK A
GENERAL DEVELOPMENT PLAN
SPECIAL USE PERMIT PLAT
CITY OF FAIRFAX, VIRGINIA**

DATE: FEB., 2023

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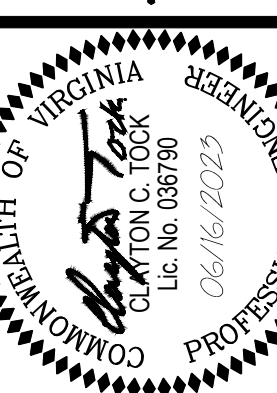
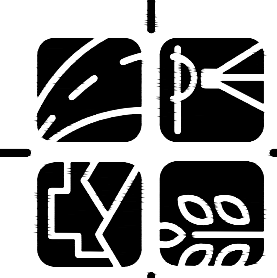
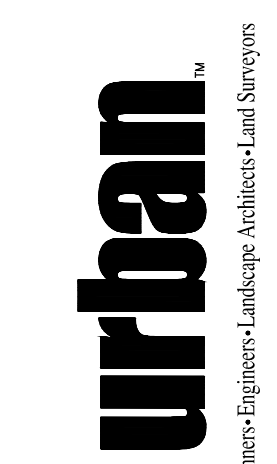
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FILE No.
RZ-13135

PLAN DATE
06-16-23

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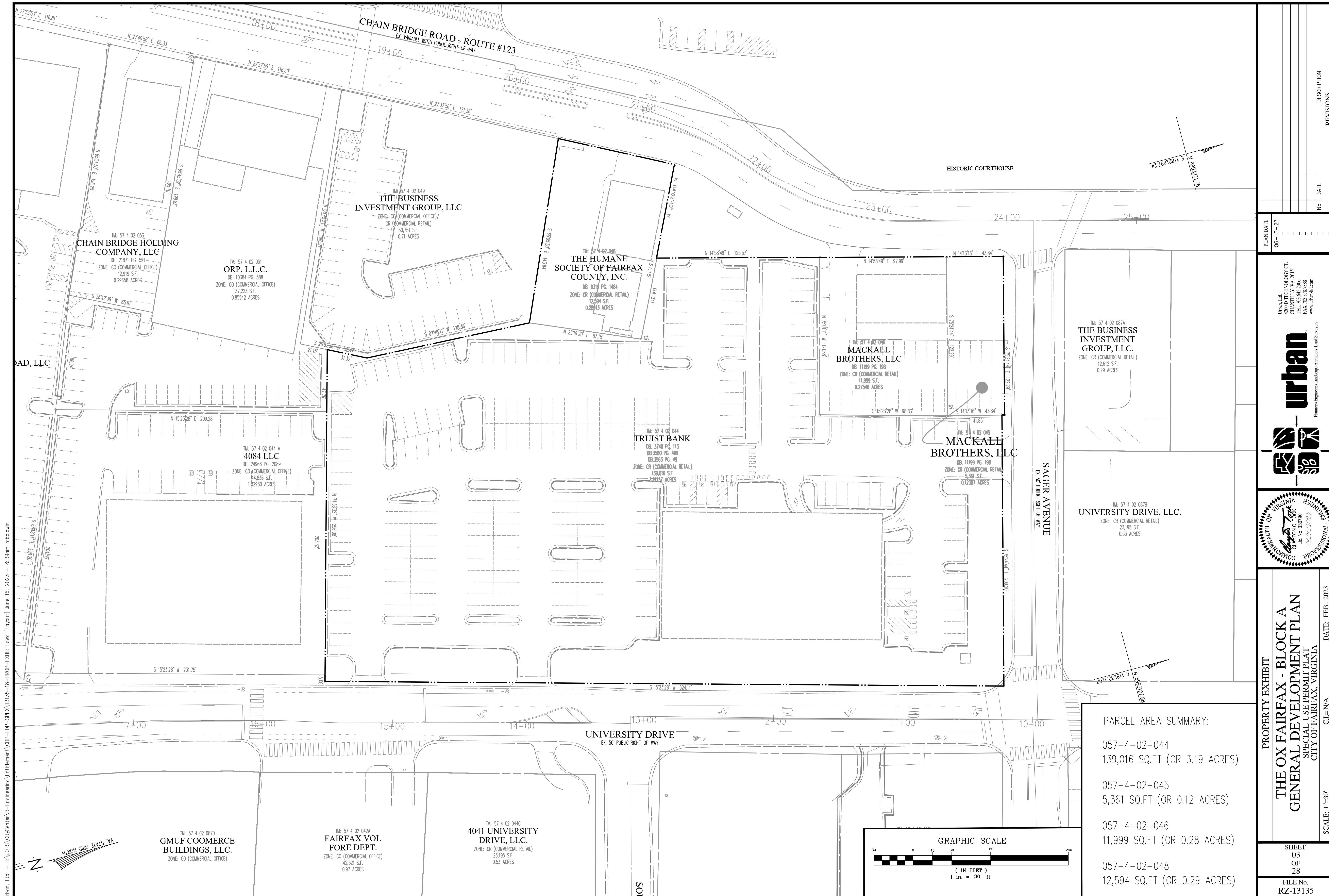


REVISIONS

No. DATE

DESCRIPTION

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PROPERTY EXHIBIT
THE OX FAIRFAX - BLOCK A
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SPECIAL USE PERMIT PLAT
CITY OF FAIRFAX, VIRGINIA

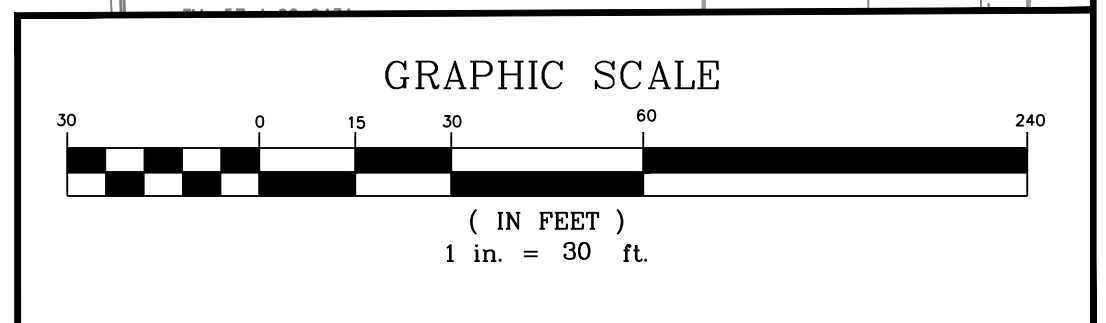
DATE: FEB., 2023

SCALE: 1"=30'
C.I.=N/A

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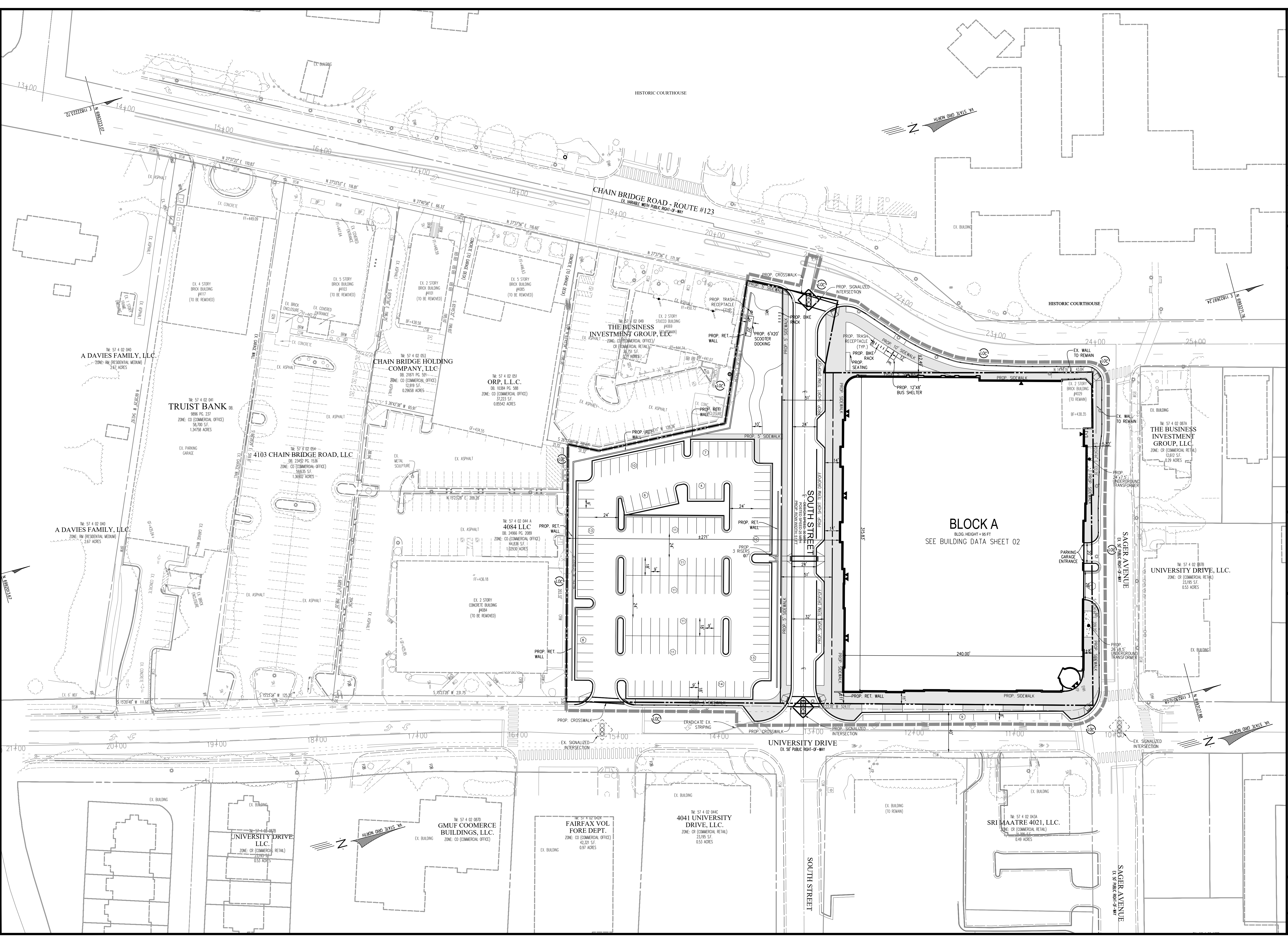
PARCEL AREA SUMMARY:

057-4-02-044	139,016 SQ.FT (OR 3.19 ACRES)
057-4-02-045	5,361 SQ.FT (OR 0.12 ACRES)
057-4-02-046	11,999 SQ.FT (OR 0.28 ACRES)
057-4-02-048	12,594 SQ.FT (OR 0.29 ACRES)



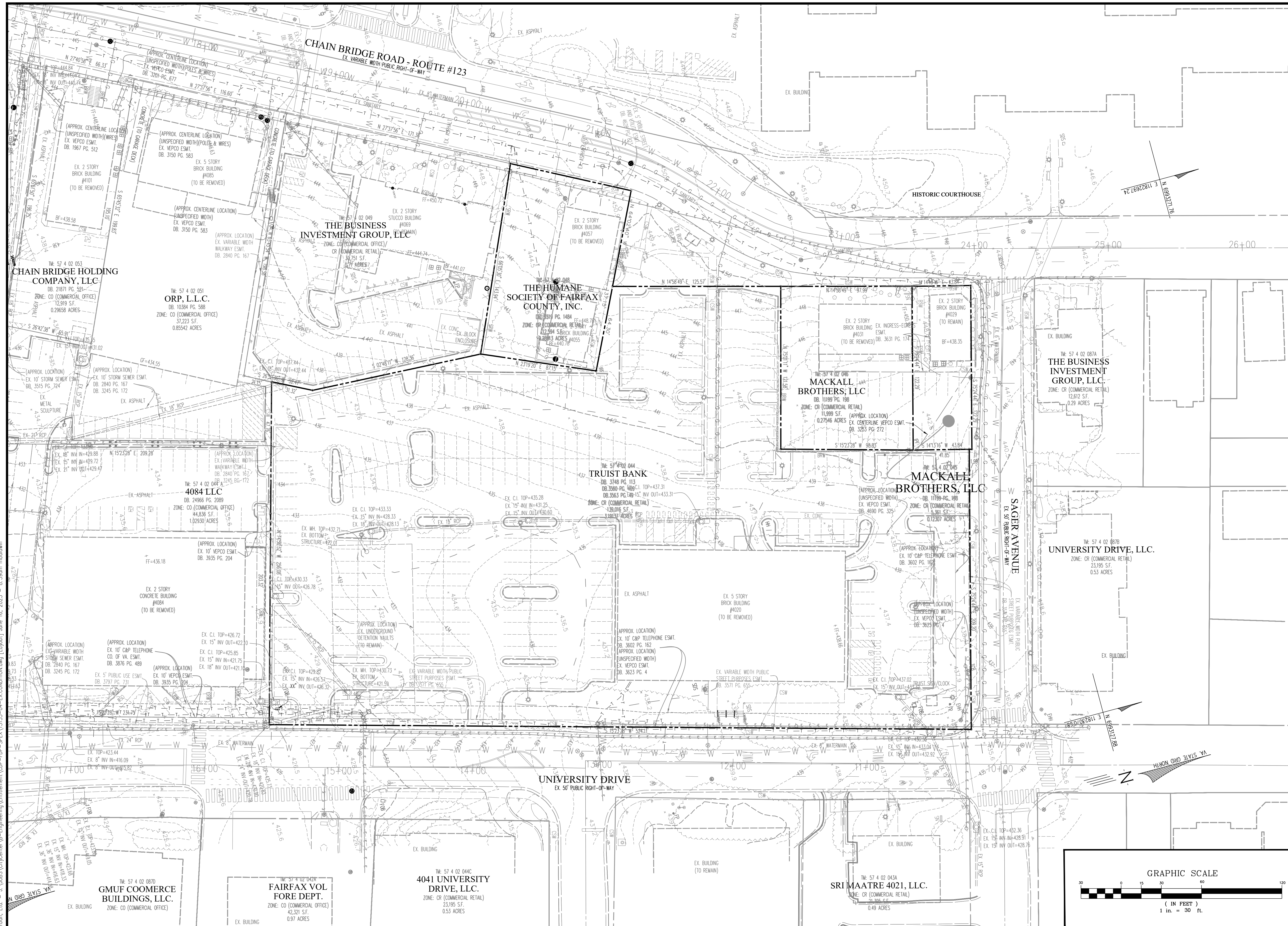
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 Planners - Engineers - Landscape Architects - Land Surveyors	
 COMMONWEALTH OF VIRGINIA J. MOBS CLAYTON C. TOOK Lic. No. 036790 06/16/2023 PROFESSIONAL	
OVERVIEW THE OX FAIRFAX - BLOCK A GENERAL DEVELOPMENT PLAN SPECIAL USE PERMIT PLAN CITY OF FAIRFAX, VIRGINIA	
SCALE: 1"=40'	DATE: FEB, 2023
SHEET 04 OF 28 FILE No. RZ-13135	
No.	DATE
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EXISTING CONDITIONS

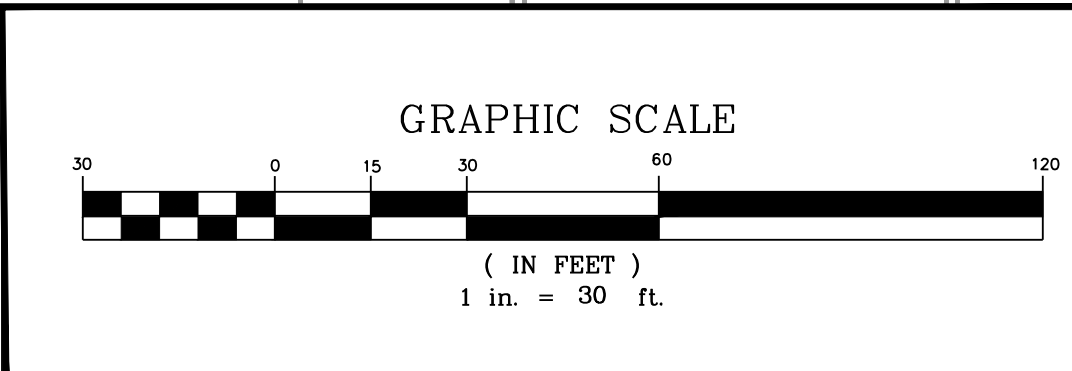
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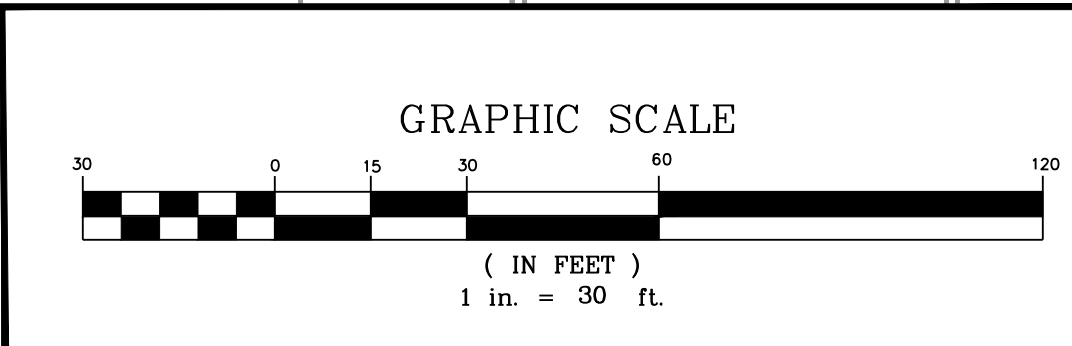
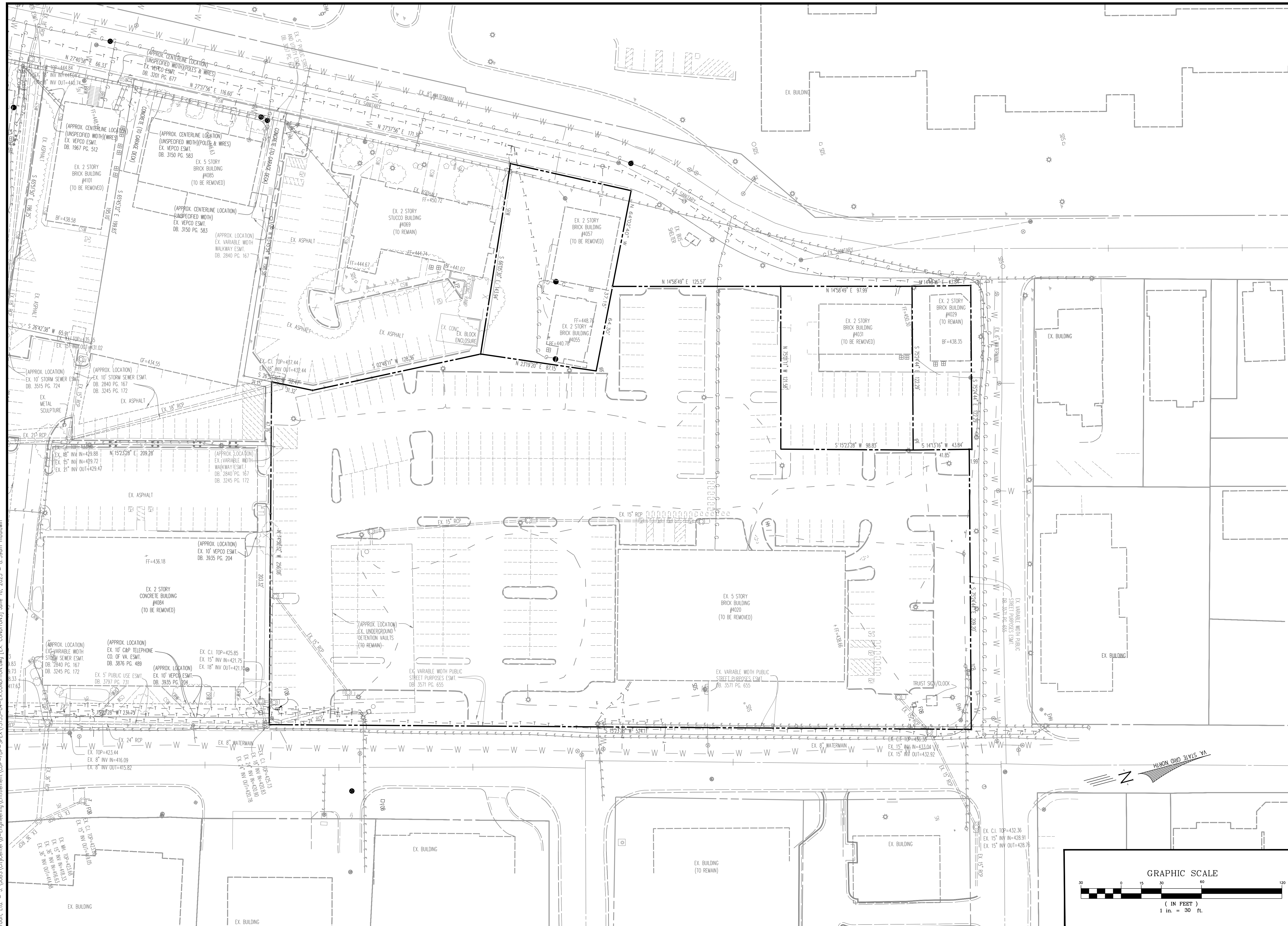
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EXISTING CONDITIONS

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