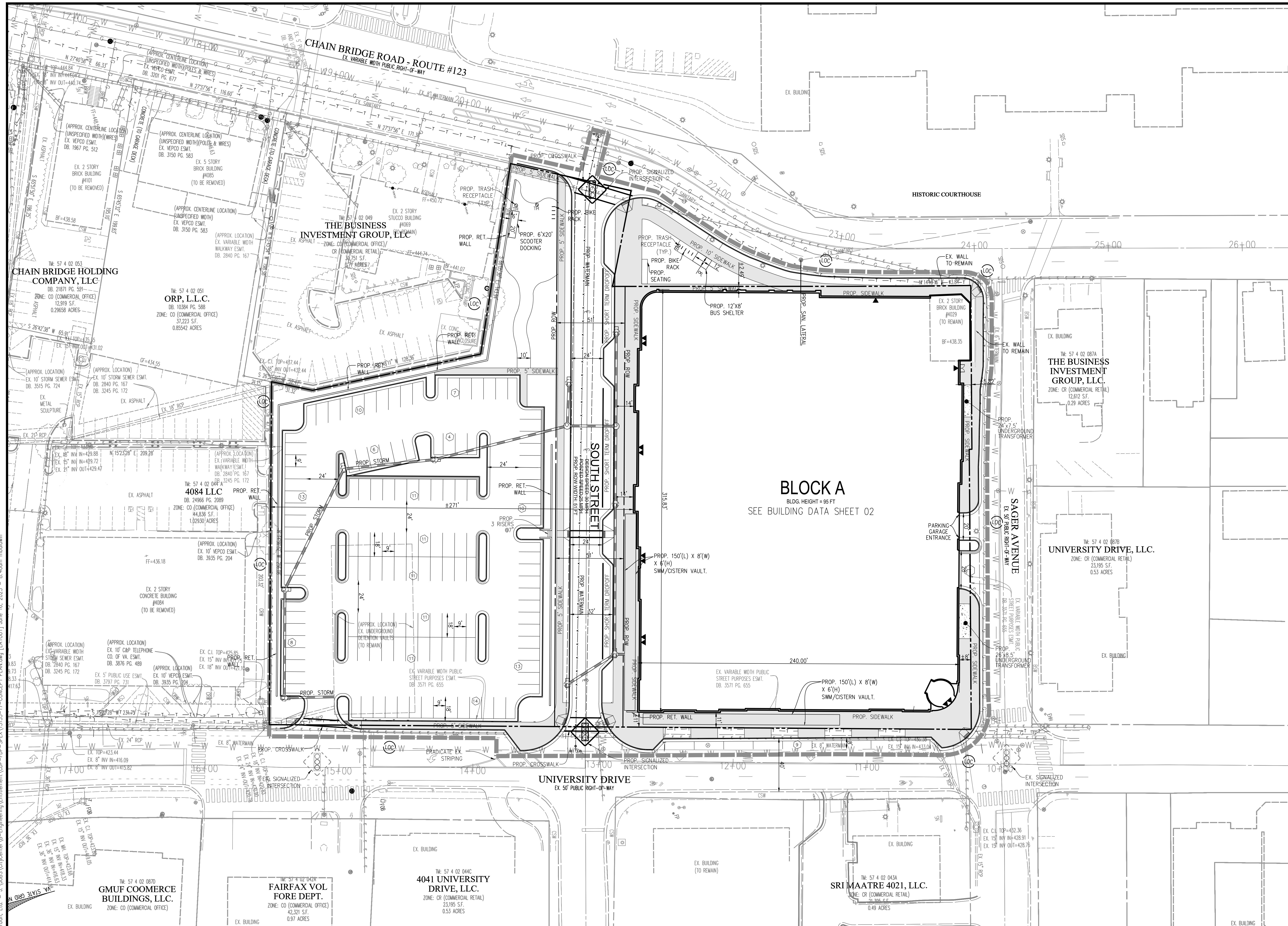


Urban, Ltd. - J:\JOBS\CITYCENTER\B-Engineering\Entitlement\CDP-FDP-SPEC\13135-17-CONCEPT PLAN.dwg [LAYOUT] June 16, 2023 - 8:40am mbbdwin



No.	DATE	DESCRIPTION

PLAN DATE  
06-16-23

Urban, Ltd.  
4900 D TECHNOLOGY CT.  
CHANTILLY, VA 20151  
703.528.8800  
FAX 703.528.8888  
www.urban-llc.com

**urban.**  
Planners-Engineers-Landscape Architects-Land Surveyors

CONCEPT PLAN  
THE OX FAIRFAX - BLOCK A  
GENERAL DEVELOPMENT PLAN  
SPECIAL USE PERMIT PLAN  
CITY OF FAIRFAX, VIRGINIA  
C.I. = N/A

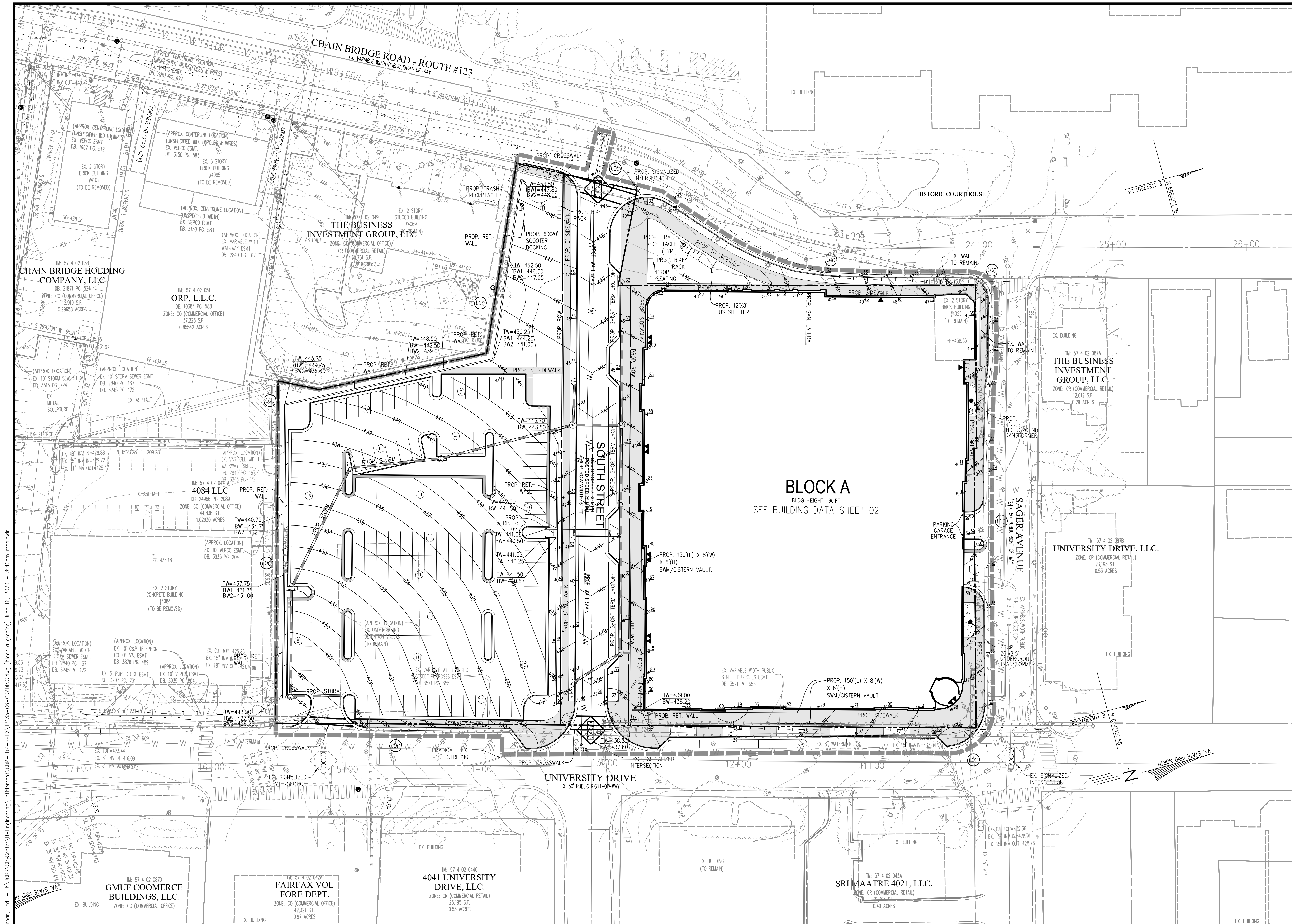
DATE: FEB., 2023

SCALE: 1"=30'

SHEET  
07  
OF  
28

FILE No.  
RZ-13135

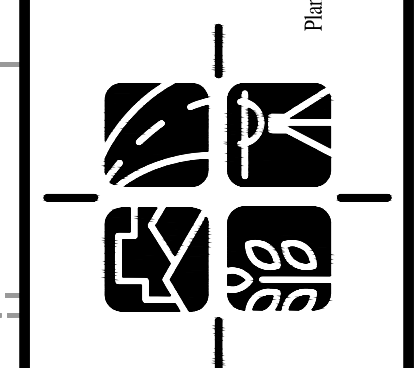
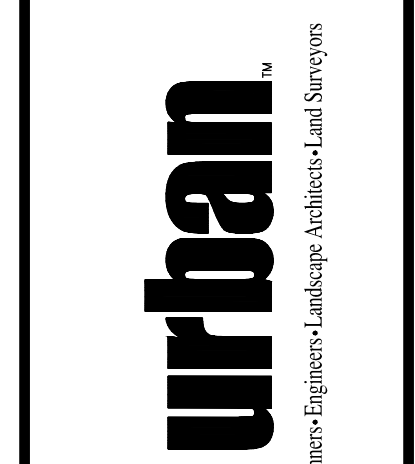




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THE OX FAIRFAX - BLOCK A  
GENERAL DEVELOPMENT PLAN  
SPECIAL USE PERMIT PLAN  
CITY OF FAIRFAX, VIRGINIA

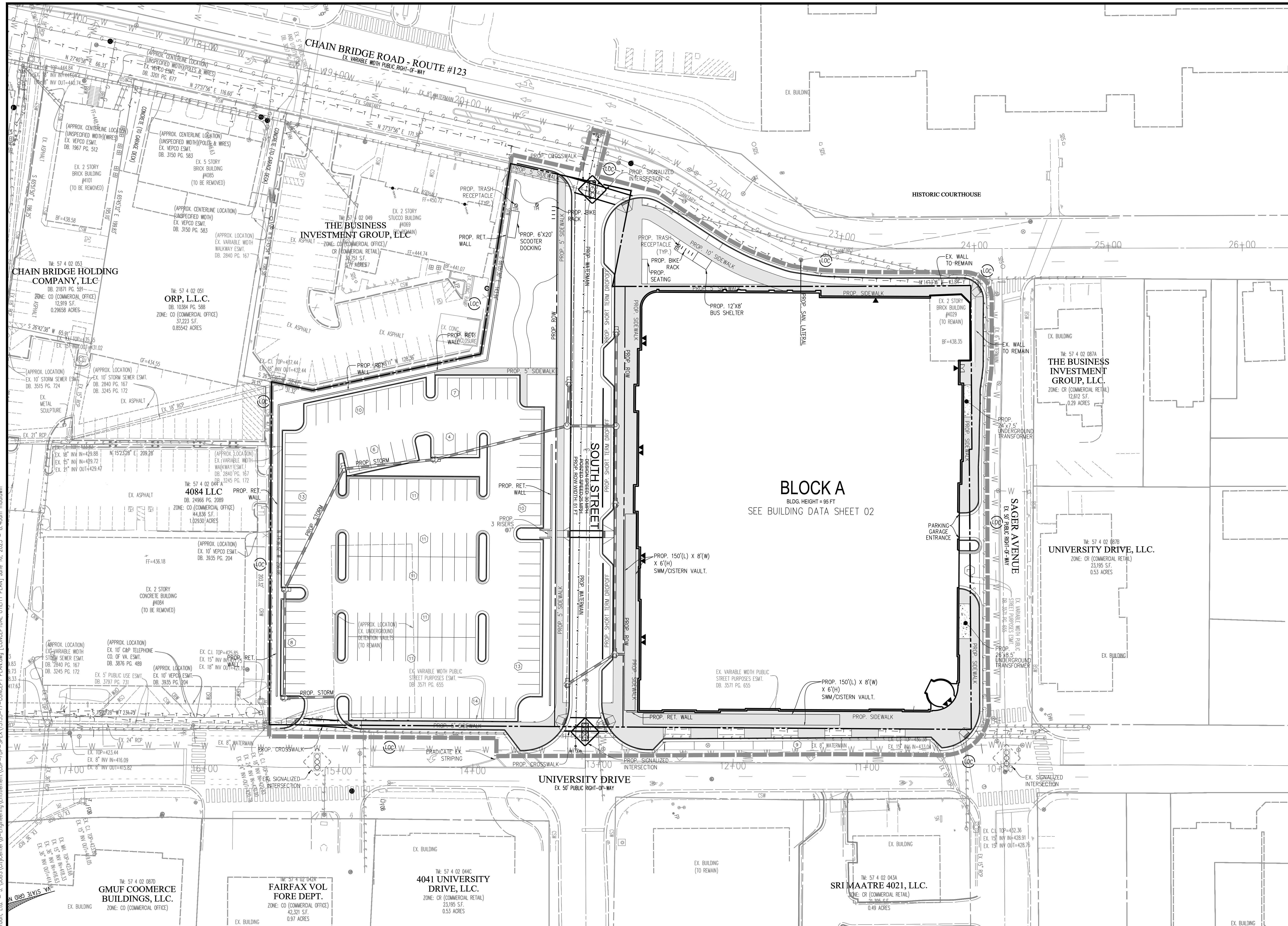
DATE: FEB., 2023

SCALE: 1"=30'

SHEET  
08  
OF  
28  
FILE No.  
RZ-13135



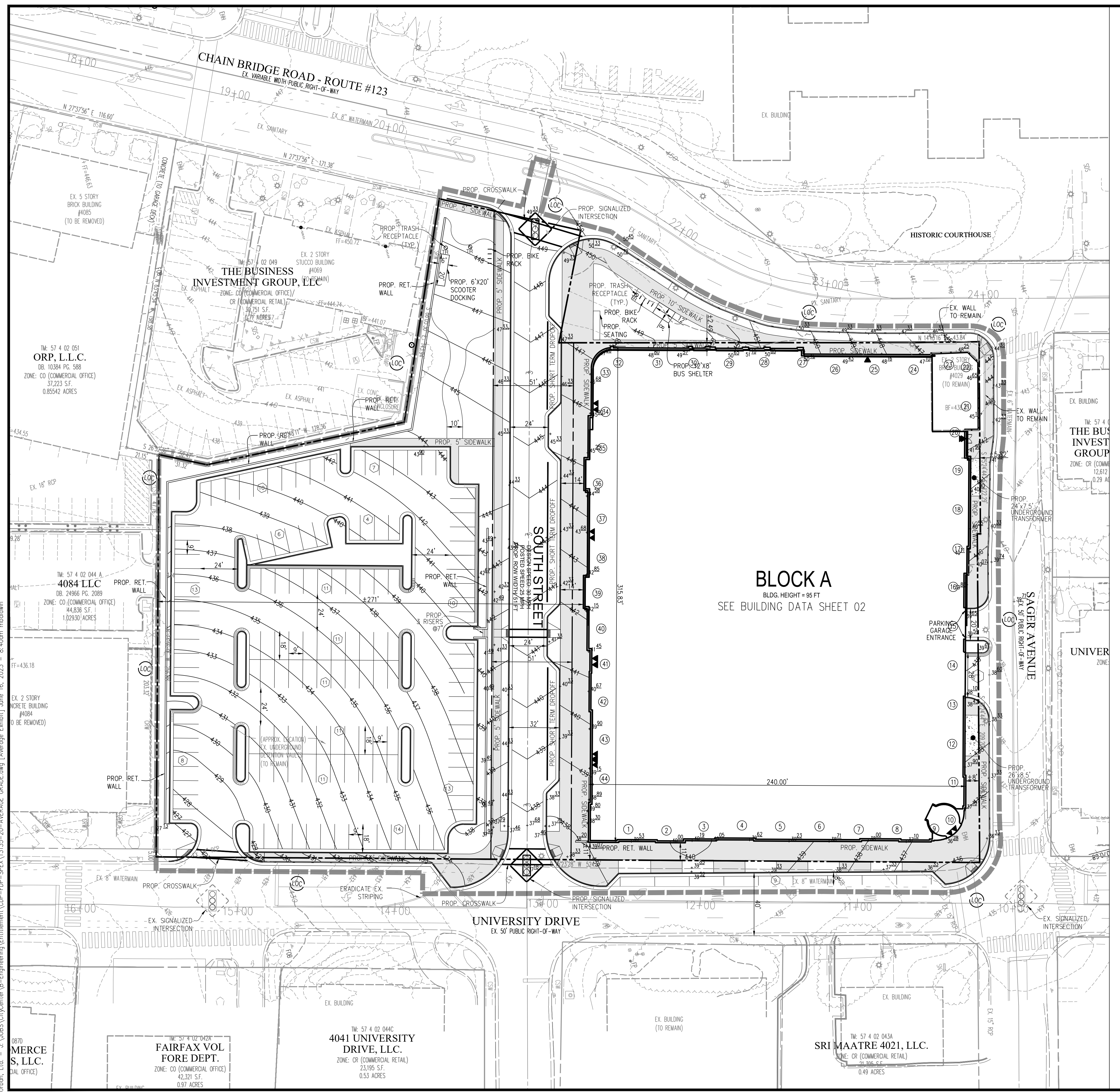
Urban, Ltd. - J:\JOBS\CITYCENTER\B-Engineering\Entitlement\CDP-FDP-SPEC\13135-17-CONCEPT PLAN.dwg [CONCEPTUAL UTILITY PLAN] June 16, 2023 - 8:40am mbaldwin



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<p>CONCEPTUAL UTILITY PLAN <b>THE OX FAIRFAX - BLOCK A</b> GENERAL DEVELOPMENT PLAN SPECIAL USE PERMIT PLAN CITY OF FAIRFAX, VIRGINIA</p>	<p>DATE: FEB., 2023 SCALE: 1"=30' C.I.=N/A</p>						
<p>SHEET 09 OF 28</p> <p>FILE No. RZ-13135</p>	<p>PLAN DATE 06-16-23</p> <table border="1"> <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			
No.	DATE	DESCRIPTION					



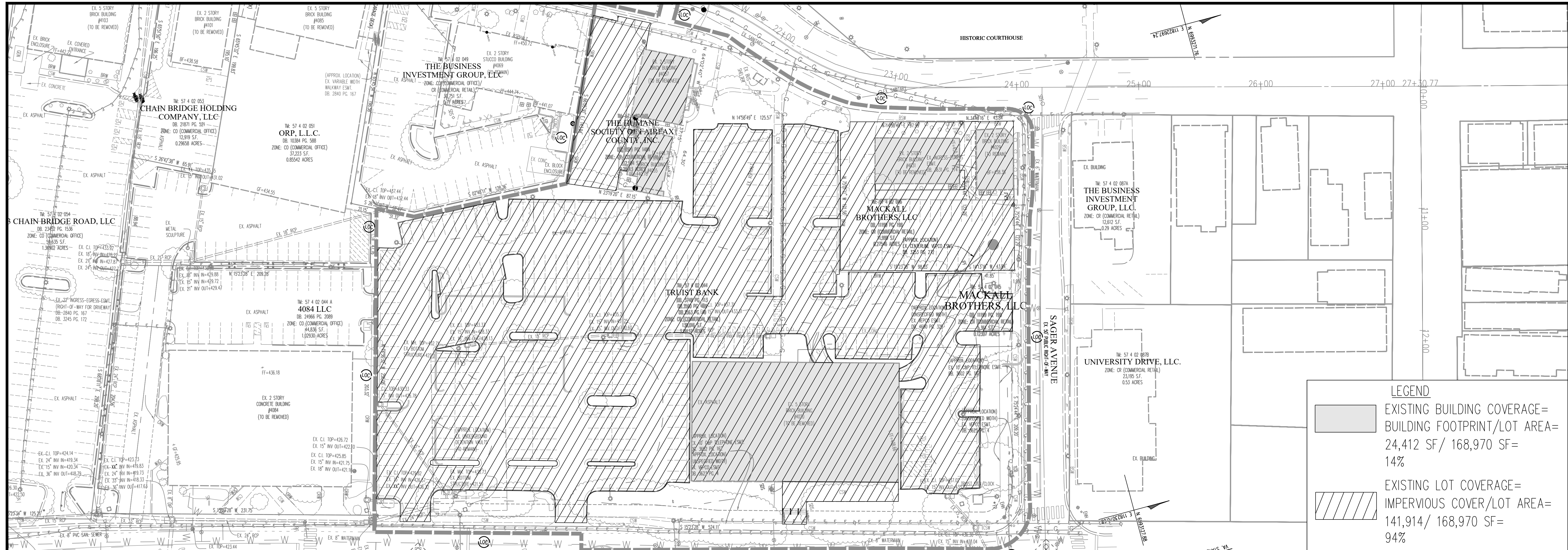
Urban, Ltd. - J:\JOBS\CivilCenter\B-Engineering\Entitlement\CDD-FDP-SPEX\13135-20-AVERAGE GRADE.dwg [Average Exhibit] June 16, 2023 - 8:40am mblolwin



Average Grade City Centre		
Spot #	Existing	Proposed
1	439.00	439.50
2	438.93	439.95
3	438.73	440.00
4	438.53	439.70
5	438.33	439.33
6	438.12	438.89
7	437.85	438.17
8	437.49	437.34
9	437.14	437.1
10	437.07	437.58
11	437.74	438.20
12	438.43	438.08
13	439.07	438.38
14	439.38	438.74
15	439.69	439.50
16	440.00	439.85
17	441.00	440.20
18	441.50	440.74
19	442.15	441.34
20	443.27	443.48
21	444.1	445.47
22	445.37	447.23
23	446.94	448.02
24	447.98	448.39
25	448.68	449.62
26	449.00	450.47
27	449.00	450.33
28	449.00	450.95
29	448.72	450.83
30	448.00	449.74
31	447.84	448.80
32	447.28	448.07
33	445.94	446.74
34	444.24	445.99
35	442.64	445.34
36	441.14	444.68
37	439.51	443.98
38	438.01	443.21
39	438.13	442.53
40	438.25	441.87
41	438.37	441.26
42	438.5	440.51
43	438.64	439.88
44	438.77	439.55
<b>AVERAGE</b>	<b>441.76</b>	<b>442.94</b>

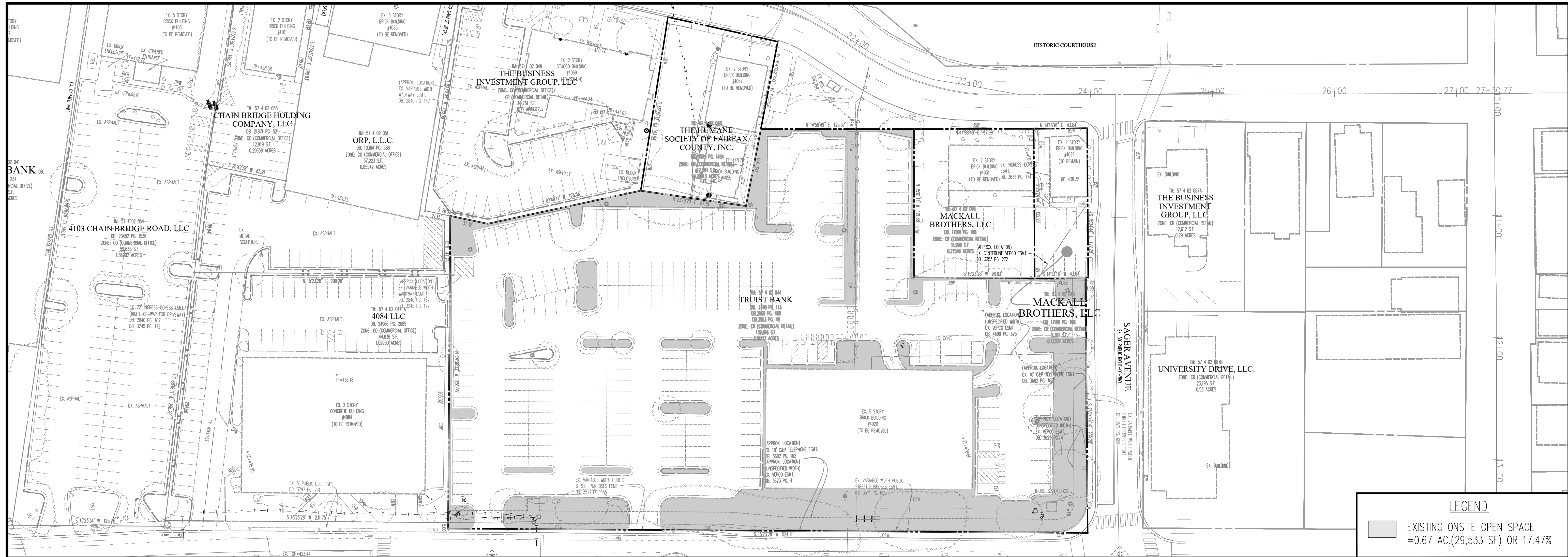
PLAN DATE 06-16-23		DESCRIPTION		REVISIONS			
Urban, Ltd. 4000 TECHNOLOGY CT. CHANTILLY, VA 20151 TEL: 703.787.8888 FAX: 703.787.8888 www.urban-llc.com		<b>urban</b> Planners-Engineers-Landscape Architects-Lead Surveyors					
<b>AVERAGE GRADE</b>				<b>THE OX FAIRFAX - BLOCK A</b>			
<b>GENERAL DEVELOPMENT PLAN</b>				DATE: FEB., 2023			
<b>SPECIAL USE PERMIT PLAN</b>				SCALE: 1"=30'			
<b>CITY OF FAIRFAX, VIRGINIA</b>				C.I.= 1'			
SHEET 10 OF 28		FILE No. RZ-13135					





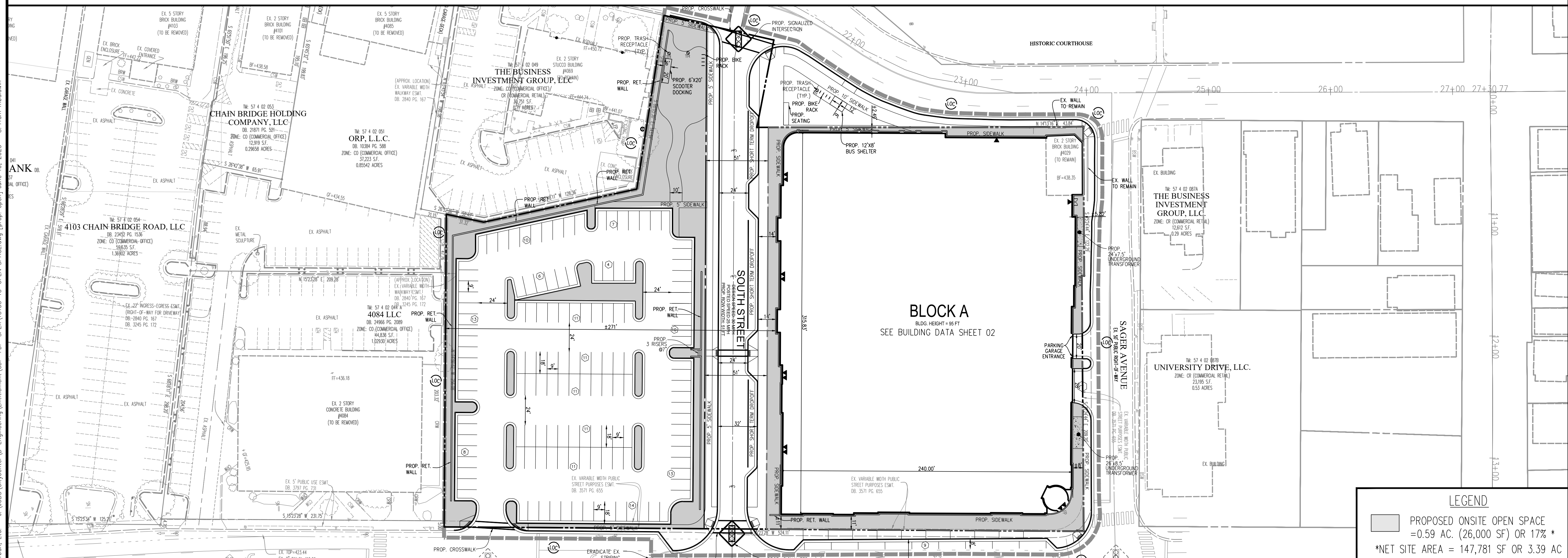
Urban, Ltd. 4900 D TECHNOLOGY CT. CHANTILLY, VA, 20151 TEL: 703.528.8800 FAX: 703.528.8888 www.urban-lltd.com	
Planning-Engineers-Landscape-Architects-Land-Surveyors	
<b>BUILDING AND LOT COVERAGE EXHIBIT</b> <b>THE OX FAIRFAX - BLOCK A</b> <b>GENERAL DEVELOPMENT PLAN</b> SPECIAL USE PERMIT PLAN CITY OF FAIRFAX, VIRGINIA	
PLAN DATE 06-16-23	DESCRIPTION REVISIONS
SHEET 11 OF 28	DATE: FEB., 2023 C.I. = NA
FILE No. RZ-13135	SCALE: 1"=40'





**LEGEND**

EXISTING ONSITE OPEN SPACE  
= 0.67 AC.(29,533 SF) OR 17.47%



**LEGEND**

PROPOSED ONSITE OPEN SPACE  
= 0.59 AC. (26,000 SF) OR 17% \*  
\*NET SITE AREA = 147,781 SF OR 3.39 AC

Urban, Ltd. - J:\MOBS\CityCenter\B-Engineering\Entitlement\CDP-FDP-SPEX\13135-15-OPEN SPACE.dwg [prop. open] June 16, 2023 - 8:41am mbaiddwin

<p>Urban, Ltd. 4900 D TECHNOLOGY CT. CHANTILLY, VA 20151 TEL: 703.528.8800 FAX: 703.528.8888 www.urban-llc.com</p>	
<p>PLAN DATE 06-16-23</p>	<p>DESCRIPTION REVISIONS</p>
<p>THE OX FAIRFAX - BLOCK A GENERAL DEVELOPMENT PLAN SPECIAL USE PERMIT PLAN CITY OF FAIRFAX, VIRGINIA</p>	
<p>DATE: FEB., 2023</p>	<p>DATE: FEB., 2023</p>
<p>SCALE: 1"=30'</p>	<p>C.I.=NA</p>
<p>SHEET 12 OF 28</p>	<p>FILE No. RZ-13135</p>