

Urban, Ltd. - J:\085\10523 main street\p-engineering\entirement\cdp-dp-spec\13007-01-COVER.dwg [COVER] January 25, 2022 - 9:16am mbdalwin

MASTER DEVELOPMENT PLAN/ SPECIAL USE PERMIT PLAT FOR CITY CENTER WEST CITY OF FAIRFAX, VIRGINIA

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

CIVIL ENGINEER URBAN, LTD.

4200 D TECHNOLOGY CT.
CHANTILLY, VA 20151
(703) 642-2306

CONTACT: CLAYTON TOCK, P.E.
CTOCK@URBAN-LTD.COM

LANDSCAPE ARCHITECT URBAN, LTD.

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CONTACT: JOHN LIGHTLE
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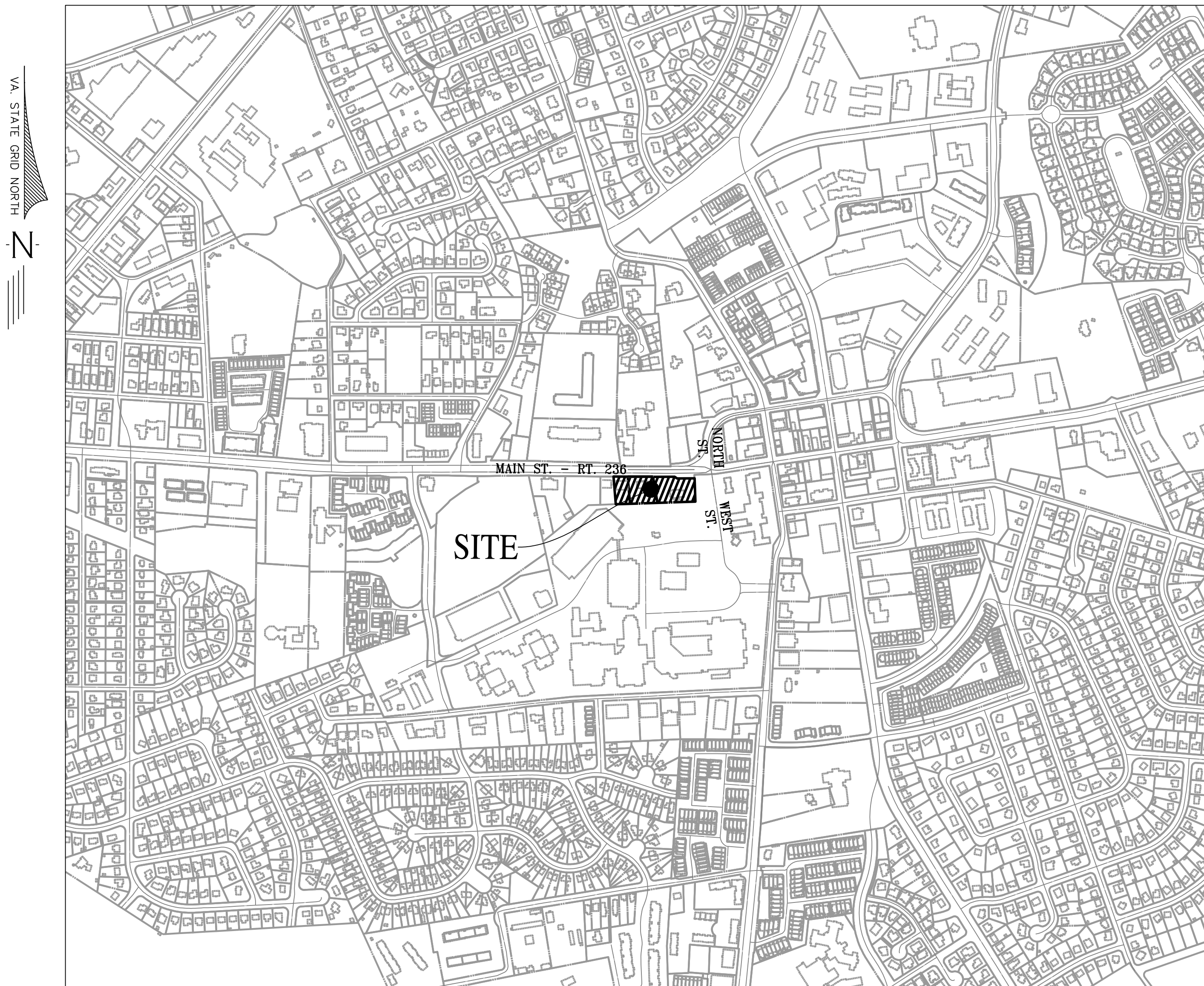
TRAFFIC ENGINEER GOROVE-SLADE ASSOCIATES INC

3914 CENTREVILLE RD.
SUITE 300
CHANTILLY, VA 20151
(703) 787-9915

CONTACT: MARIA LASHINGER
MARIA.LASHINGER@GOROVESLADE.COM

VICINITY MAP

SCALE: 1" = 500'



SHEET INDEX

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NOTE: TOTAL 26 SHEETS

COVER SHEET

CITY CENTER WEST
MASTER DEVELOPMENT PLAN
SPECIAL USE PERMIT PLAT
CITY OF FAIRFAX, VIRGINIA

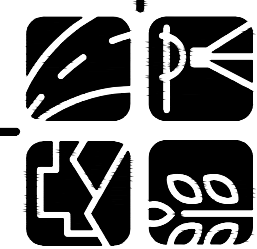
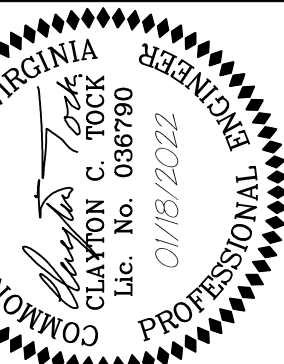
SCALE: AS NOTED

DATE: JAN., 2022

C.I.= N/A

SHEET
01
OF
26

FILE No.
RZ-13007



urban
Planners-Engineers-Landscape Architects-Land Surveyors

Urban, Ltd.
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FAX 703.378.7888
www.urban-ltd.com

PLAN DATE

01-18-22

REVISIONS

No. DATE

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 GENERAL 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. INDIVIDUAL UTILITY PLANS AND PROFILES 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 & MASTER 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 MASTER DEVELOPMENT PLAN.
15. THE PROPOSED BUILDING FOOTPRINTS SHOWN ON THIS MDP/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 MDP/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 TO ALLOW INCREASE IN 48' MAX. BLDG HEIGHT IN TO DISTRICT
SPECIAL EXCEPTION	SE TO ALLOW INCREASE IN 90% MAX PERMITTED LOT COVERAGE IN TO DISTRICT
SPECIAL EXCEPTION	SE TO ALLOW A WAIVER OF THE REQUIREMENT TO PROVIDE VEHICULAR ACCESS TO TAX MAP 57-04-02-070
SPECIAL EXCEPTION	SE TO ALLOW A MODIFICATION OF THE ADU REQUIREMENTS
SPECIAL EXCEPTION	SE TO ALLOW A MODIFICATION FOR REQUIRED YARDS IN THE TO DISTRICT
SPECIAL EXCEPTION	SE TO ALLOW A MODIFICATION OF THE REQUIRED LOADING SPACES IN THE CG DISTRICT
SPECIAL EXCEPTION	SE TO ALLOW A MODIFICATION TO THE STREET TREE SPACING REQUIREMENTS OF SECTION 4.5.6.B
SPECIAL USE PERMIT	SUP TO ALLOW A DRIVE-THROUGH FINANCIAL INSTITUTION

ZONING STANDARDS

SITE DATA

ZONING:	EXISTING..... CR & CG, TO DISTRICT PROPOSED..... COMMERCIAL GENERAL (CG), TO DISTRICT
USE:	EXISTING..... OFFICE RETAIL, RESTAURANT PROPOSED..... UPPER STORY RESIDENTIAL / MIXED USE, RETAIL, RESTAURANT, OFFICE GENERAL, OFFICE MEDICAL
LOT AREA (SQUARE-FEET):	77,683 (1.78 ACRES)

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

	REQUIRED		PROVIDED
	COMMERCIAL GENERAL (SEC. 3.6.2)	TRANSITION OVERLAY (SEC. 3.7.3)	
MIN. LOT AREA (SF)	22,000	NONE	77,683
**REQUIRED YARDS (FT.)			
FRONT AND SIDE (STREET)	20' MIN	10' MAX	±17
SIDE (INTERIOR)	25' MIN	N/A	±5
REAR	25' MIN	N/A	±17
BUILD-TO LINE, (PERCENT)	N/A	50	
LOT WIDTH (FT.)	150	N/A	491
**BULK PLANE (DEGREES)			
FRONT	N/A	N/A	±7
SIDE	N/A	N/A	±3
REAR	N/A	N/A	±11
HEIGHT, MAX. (STORIES/FEET)	5 STORIES/60	48 FT*	6 STORIES/92.83*
BUILDING COVERAGE, MAX. (%)	N/A	80	63
LOT COVERAGE, MAX. (%)	90	90	94*

*SEE THIS SHEET FOR ZONING MODIFICATION REQUESTS TO BE APPROVED BY CITY COUNCIL AND/OR PLANNING COMMISSION

DEVELOPMENT PROGRAM

MIXED USE BUILDING AREAS (SF)											
LEVELS	BUILDING + GARAGE	BUILDING AREAS/LEVEL	RETAIL/ RESTAURANT	BANK	OFFICE GENERAL	OFFICE MEDICAL	SHARED AREAS	MULTIFAMILY	MULTIFAMILY UNITS	MULTIFAMILY USES	% OF RESIDENTIAL USE OF GROUND LEVELS
P4 - 390	40,077	0									
P3 - 389	49,570	0									
P2 - 408	49,570	2,858		250			2,608				
P1 - 418	48,999	11,105		2,946			5,833			2,326	4.75%
L1 - 427	48,302	48,302	7,324	12,722	5,023	12,094	10,180			959	1.99%
L2 - 443	49,570	49,570			49,570						
L3 - 456	39,743	39,743						39,743	22		
L4 - 466-8	39,743	39,743						39,743	22		
L5 - 477-4	39,743	39,743						39,743	22		
L6 - 488	38,393	38,393						38,393	22		
ROOFTOP - 500-4	11,214	11,214						7,027	Lofts	4,187	
SUBTOTALS	454,924	280,671	7,324	15,918	54,593	12,094	18,621	164,649	88	7,472	
TOTALS			7,324	15,918	54,593	12,094		190,742	88		

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		REQUIRED AFTER REDUCTIONS
RETAIL/RESTAURANT	1 SPACE/200 SF	37		19	19
FINANCIAL SERVICE	1 SPACE/300 SF	54		27	27
OFFICE GENERAL	2 SPACE/300 SF	182		91	91
OFFICE MEDICAL	1 SPACE/200 SF	61		31	31
UPPER STORY RESIDENTIAL/MIXED USE					
	1 BEDROOM 1.5 SPACES/UNIT	12		-	12
	2 BEDROOM 1.5 SPACES/ UNIT	90		-	90
	3 BEDROOM 1.5 SPACES/ UNIT	30		-	30
TOTAL PARKING REQUIRED					300
LOADING					
USE	RATE	REQUIRED			
COMMERCIAL USES	50,000+ SF	2			
UPPER STORY RESIDENTIAL/MIX USED (4+ STORIES)	50+ UNITS	1			
TOTAL LOADING SPACES REQUIRED					3
OFF-STREET PARKING AND LOADING PROVIDED					
PARKING					
GARAGE PARKING					
	LEVEL P4				120
	LEVEL P3				142
	LEVEL P2				117
	LEVEL P1				72
	TOTAL GARAGE PARKING				451
SURFACE PARKING					
					22
TOTAL PARKING PROVIDED					473
LOADING SPACES PROVIDED					2

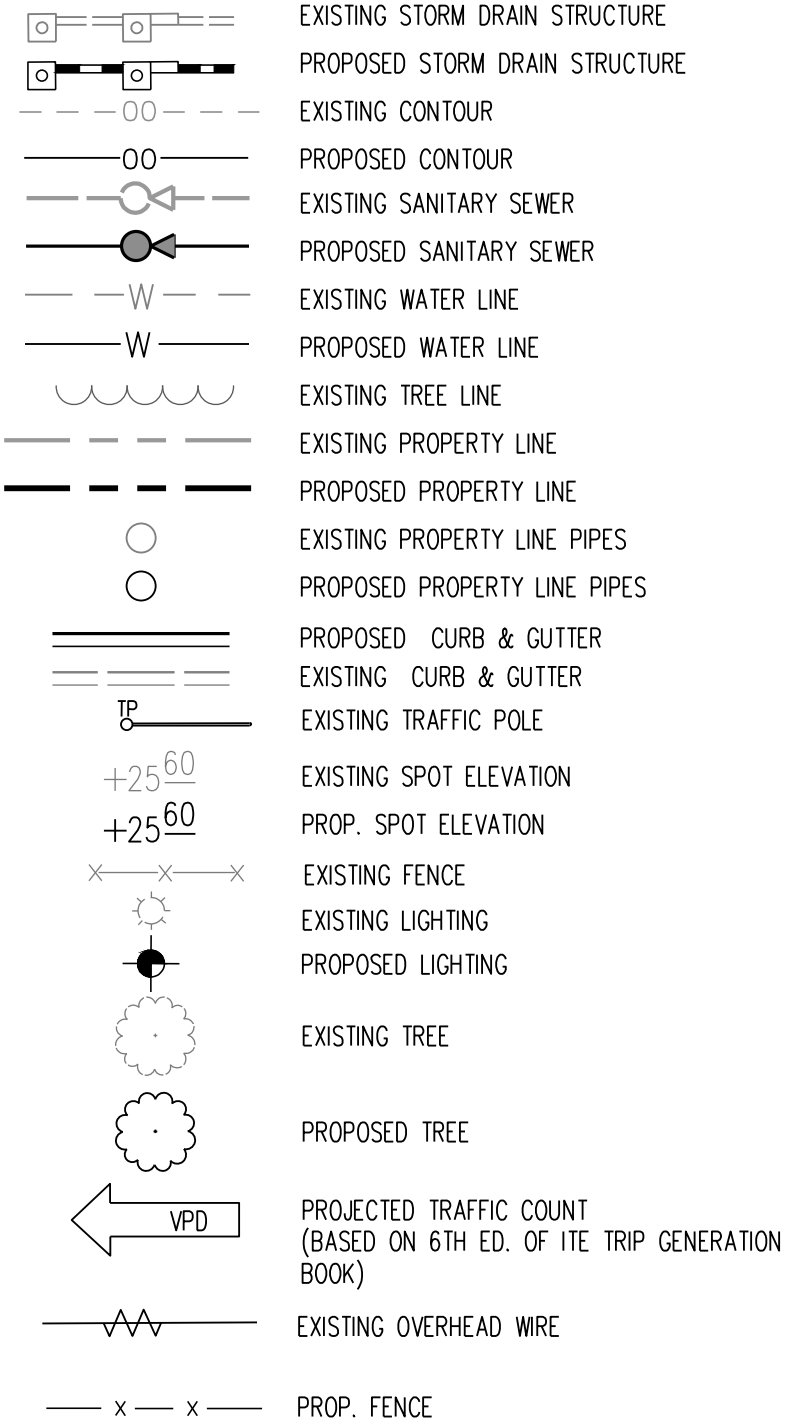
SOILS MAP



SCALE: 1" = 500'

SOIL ID NUMBERS	SOIL SERIES NAME	FOUNDATION SUPPORT	SOIL DRAINAGE	EROSION POTENTIAL
105B	WHEATON GLENELG COMPLEX 2-7 % SLOPES	GOOD	GOOD	HIGH
105C	WHEATON GLENELG COMPLEX 7-15 % SLOPES	GOOD	GOOD	HIGH
101	URBAN LAND - GLENELD COMPLEX 2-7%	GOOD	FAIR	HIGH
95	URBAN LAND	N/A	N/A	N/A

LEGEND:



GENERAL NOTES & DETAILS

CITY CENTER WEST MASTER DEVELOPMENT PLAN

**SPECIAL USE PERMIT PLAT
CITY OF FAIRFAX, VIRGINIA**

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

SHEET
02
OF
26

FILE No.
RZ-13007

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GENERAL NOTES & DETAILS

CITY CENTER WEST

MASTER DEVELOPMENT PLAN

SPECIAL USE PERMIT PLAT

CITY OF FAIRFAX, VIRGINIA

SCALE: AS SHOWN

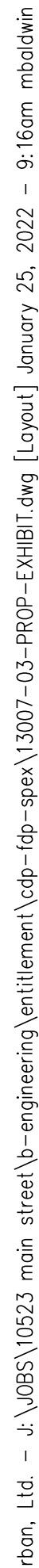
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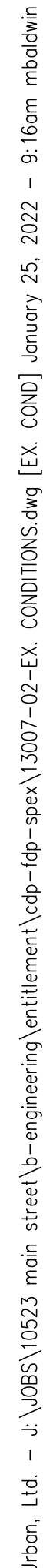
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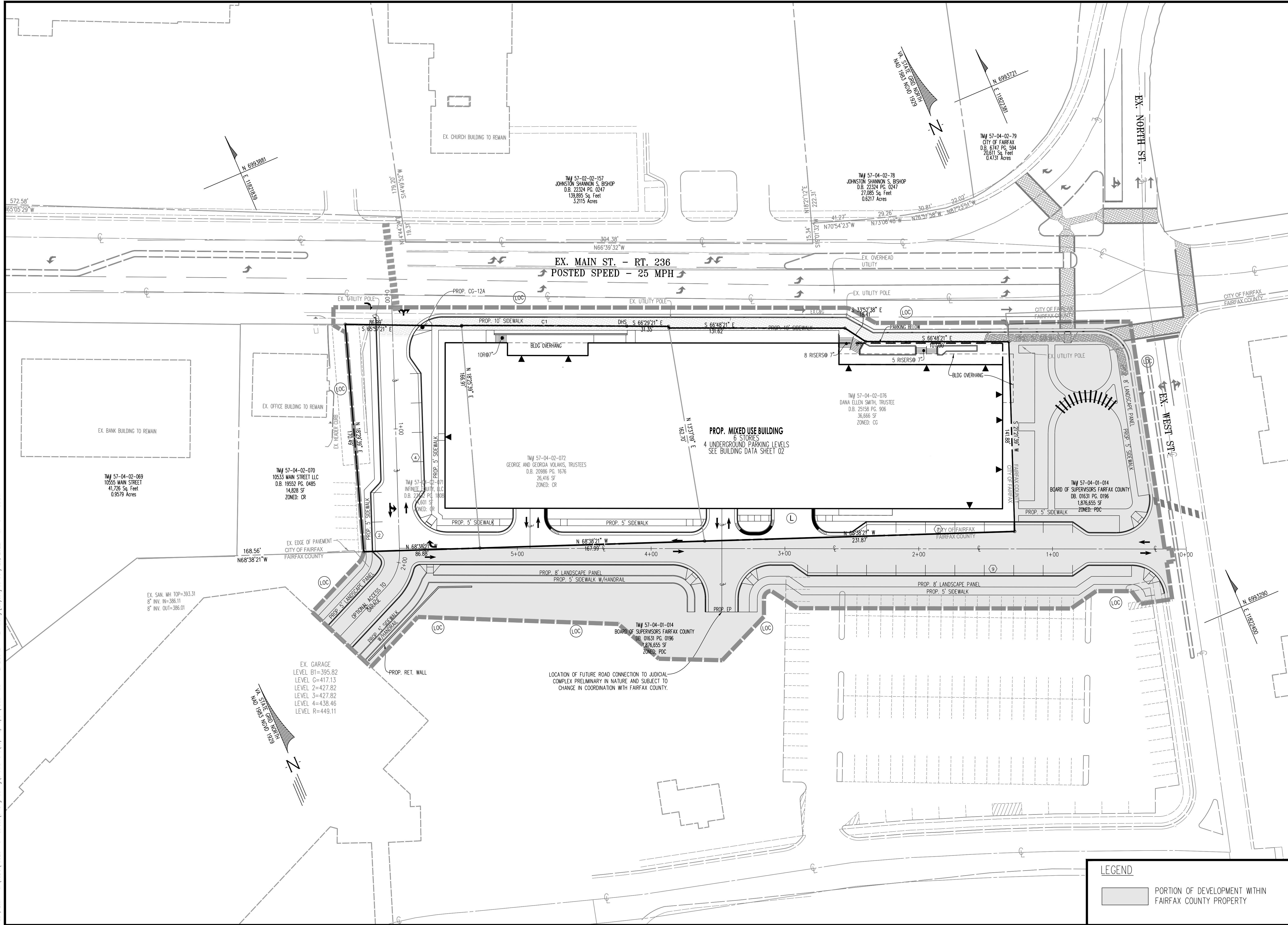


SHEET 03 OF 26	FILE No. RZ-13007	SCALE: 1"=30'	DATE: JAN., 2022	C.U. = N/A	PROPERTY EXHIBIT CITY CENTER WEST MASTER DEVELOPMENT PLAN SPECIAL USE PERMIT PLAT CITY OF FAIRFAX, VIRGINIA			Urban, Ltd. 4200 TECHNOLOGY CT. FAIRFAX, VA, 20151 TEL 703.622.2366 FAX 703.378.7888 www.urban-llid.com	PLANT DATE	01-18-22	PLANT DATE	01-18-22
									No.	DATE	DESCRIPTION	REVISIONS



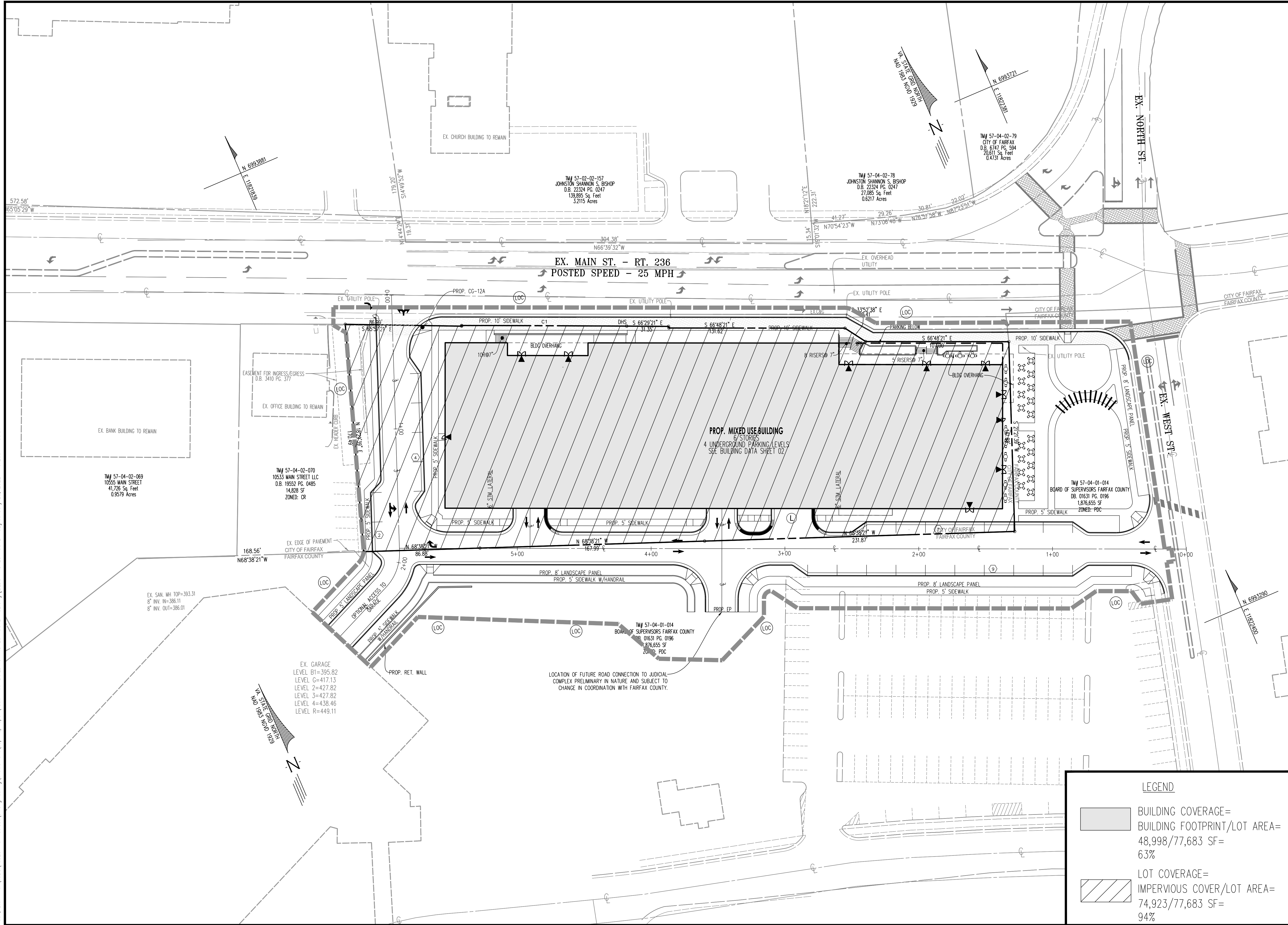
SHEET 04 OF 26	FILE No. RZ-13007	EXISTING CONDITIONS	CITY CENTER WEST MASTER DEVELOPMENT PLAN SPECIAL USE PERMIT PLAT CITY OF FAIRFAX, VIRGINIA	SCALE: 1"=30'	C.I.= 2"	DATE: JAN., 2022
			urbansm Planner • Engineer • Landscape Architect • Land Surveyors			
Urban, Ltd. 4000 TECHNOLOGY CT. CHANTILLY, VA. 20151 TEL. 703.642.2306 FAX 703.738.7888 www.urban-llc.com			PLAN DATE: 01-18-22			
			No. DATE DESCRIPTION REVISIONS			

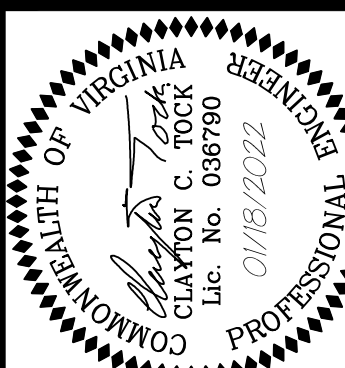
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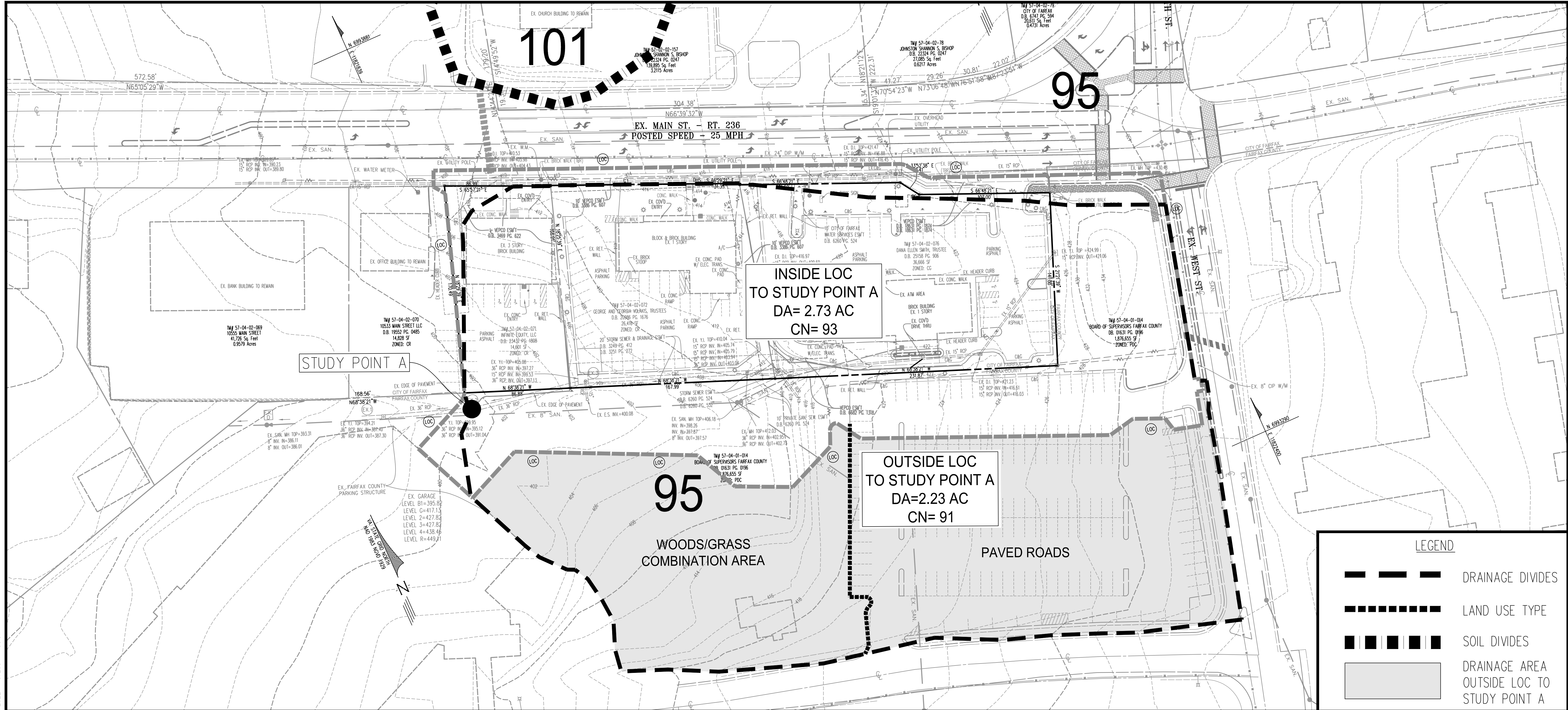


APPLICATION BOUNDARY EXHIBIT		DATE: JAN., 2022	
CITY CENTER WEST		CL= N/A	
MASTER DEVELOPMENT PLAN		SCALE: 1"=30'	
SPECIAL USE PERMIT PLAT		CITY OF FAIRFAX, VIRGINIA	
CITY OF FAIRFAX, VIRGINIA		CITY OF FAIRFAX, VIRGINIA	
SHEET 05 OF 26		FILE No. RZ-13007	
Urban, Ltd. 4200 D TECHNOLOGY CT. CHANTILLY, VA. 20151 TEL. 703.642.2366 FAX 703.378.7888 www.urban-llc.com		PLAN DATE 01-18-22	
Planners+Engineers+Landscape Architects+Land Surveyors		DESCRIPTION REVISIONS	
No.		DATE	

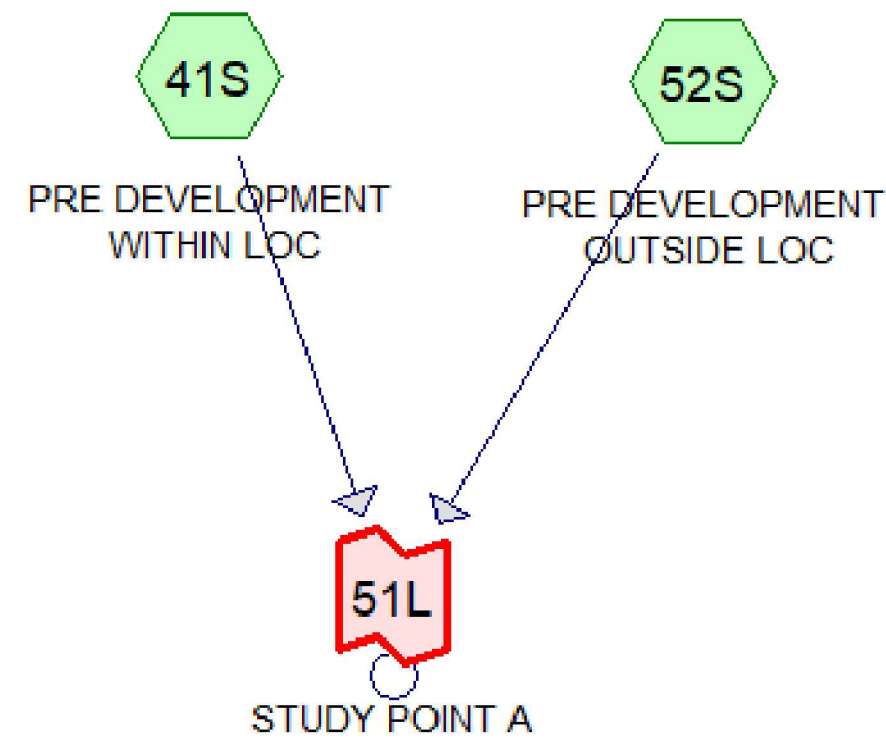
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BUILDING AND LOT COVERAGE EXHIBIT	
CITY CENTER WEST	
MASTER DEVELOPMENT PLAN	
SPECIAL USE PERMIT PLAT	
CITY OF FAIRFAX, VIRGINIA	
Urban, Ltd. 4200 D TECHNOLOGY CT. CHANTILLY, VA. 20151 TEL. 703.642.2366 FAX 703.378.7888 www.urban-llc.com	PLAN DATE 01-18-22
 Planners-Engineers-Landscape Architects-Land Surveyors	DESCRIPTION REVISIONS
	DATE: JAN., 2022
SCALE: 1"=30'	C.I.= N/A
SHEET 09 OF 26	FILE No. RZ-13007



PRE DEVELOPMENT HYDROCAD NODES



PRE DEVELOPMENT WITHIN LOC CURVE NUMBERS

Area (ac)	CN	Description
1.720	98	Paved parking, HSG D
1.010	84	50-75% Grass cover, Fair, HSG D
2.730	93	Weighted Average
1.010		37.00% Pervious Area
1.720		63.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.2	522	0.2700	49.03	346.58	Pipe Channel, PIPE FLOW
					36.0" Round Area= 7.1 sf Perim= 9.4' r= 0.75'
					n= 0.013 Concrete pipe, bends & connections

PRE DEVELOPMENT OUTSIDE LOC CURVE NUMBERS

Area (ac)	CN	Description
1.200	98	Paved parking, HSG D
1.040	82	Woods/grass comb., Fair, HSG D
2.240	91	Weighted Average
1.040		46.43% Pervious Area
1.200		53.57% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

PRE DEVELOPMENT PEAK FLOW SUMMARIES TO STUDY POINT A

1-YEAR FLOW SUMMARY

Inflow Area = 216,493 sf 58.75% Impervious Inflow Depth = 1.79" for 1-Year event
Inflow = 10.79 cfs@ 12.06 hrs Volume= 32,236 cf
Primary = 10.79 cfs@ 12.06 hrs Volume= 32,236 cf Atten= 0% Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-50.00 hrs, dt= 0.05 hrs

2-YEAR FLOW SUMMARY

Inflow Area = 216,493 sf 58.75% Impervious Inflow Depth = 2.29" for 2-Year event
Inflow = 13.67 cfs@ 12.06 hrs Volume= 41,400 cf
Primary = 13.67 cfs@ 12.06 hrs Volume= 41,400 cf Atten= 0% Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-50.00 hrs, dt= 0.05 hrs

10-YEAR FLOW SUMMARY

Inflow Area = 216,493 sf 58.75% Impervious Inflow Depth = 3.92" for 10-Year event
Inflow = 22.59 cfs@ 12.06 hrs Volume= 70,634 cf
Primary = 22.59 cfs@ 12.06 hrs Volume= 70,634 cf Atten= 0% Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-50.00 hrs, dt= 0.05 hrs

PLAN DATE
01-18-22

DESCRIPTION
REVISIONS

No. DATE

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SWM PRE-DEVELOPMENT
CITY CENTER WEST
MASTER DEVELOPMENT PLAN
SPECIAL USE PERMIT PLAT
CITY OF FAIRFAX, VIRGINIA

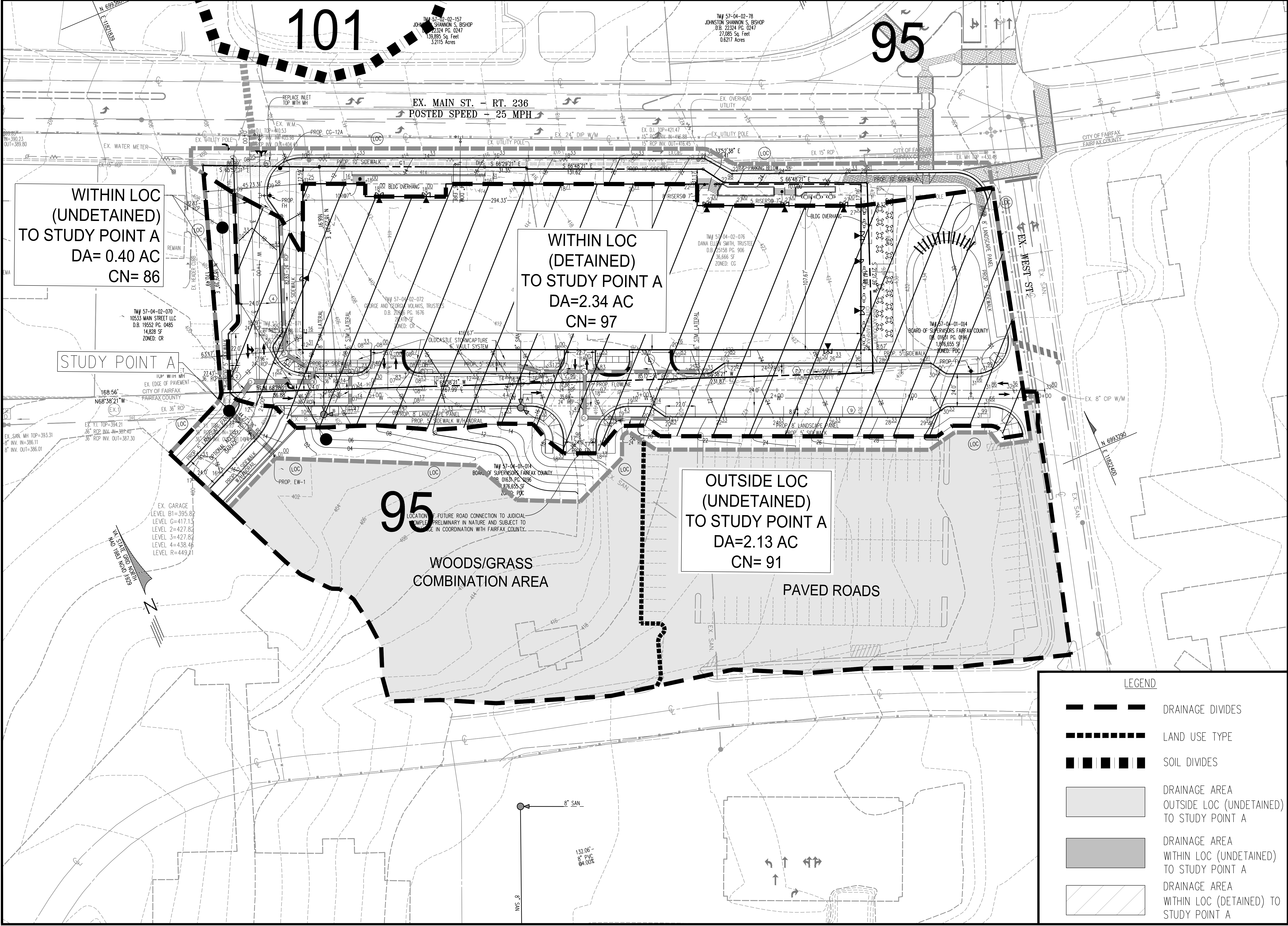
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SCALE: 1"=40'

SHEET
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FILE No.
RZ-13007

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LEGEND

- DRAINAGE DIVIDES
- LAND USE TYPE
- SOIL DIVIDES
- DRAINAGE AREA OUTSIDE LOC (UNDETAINED) TO STUDY POINT A
- DRAINAGE AREA WITHIN LOC (UNDETAINED) TO STUDY POINT A
- DRAINAGE AREA WITHIN LOC (DETAINED) TO STUDY POINT A

PLAN DATE
01-18-22

DRAINAGE DIVIDES
07/19/2022

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COMMONWEALTH OF VIRGINIA
City of Fairfax
Lic. No. 0367990
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SWM POST-DEVELOPMENT
CITY CENTER WEST
MASTER DEVELOPMENT PLAN
SPECIAL USE PERMIT PLAT
CITY OF FAIRFAX, VIRGINIA

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

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OF
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FILE No.
RZ-13007

POST DEVELOPMENT WITHIN LOC DETAINED CURVE NUMBERS

Area (ac)	CN	Description			
1.990	98	Paved parking, HSG D			
0.350	84	50-75% Grass cover, Fair, HSG D			
2.340	96	Weighted Average			
0.350		14.96% Pervious Area			
1.990		85.04% Impervious Area			
Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

POST DEVELOPMENT WITHIN LOC UNDETAINED CURVE NUMBERS

Area (ac)	CN	Description			
0.070	98	Paved parking, HSG D			
0.330	84	50-75% Grass cover, Fair, HSG D			
0.400	86	Weighted Average			
0.330		82.50% Pervious Area			
0.070		17.50% Impervious Area			
Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

POST DEVELOPMENT WITHIN LOC UNDETAINED CURVE NUMBERS

Area (ac)	CN	Description			
1.170	98	Paved parking, HSG D OUTSIDE LOC			
0.960	82	Woods/grass comb., Fair, HSG D OUTSIDE LOC			
2.130	91	Weighted Average			
0.960		45.07% Pervious Area			
1.170		54.93% Impervious Area			
Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

VAULT COMPUTATIONS

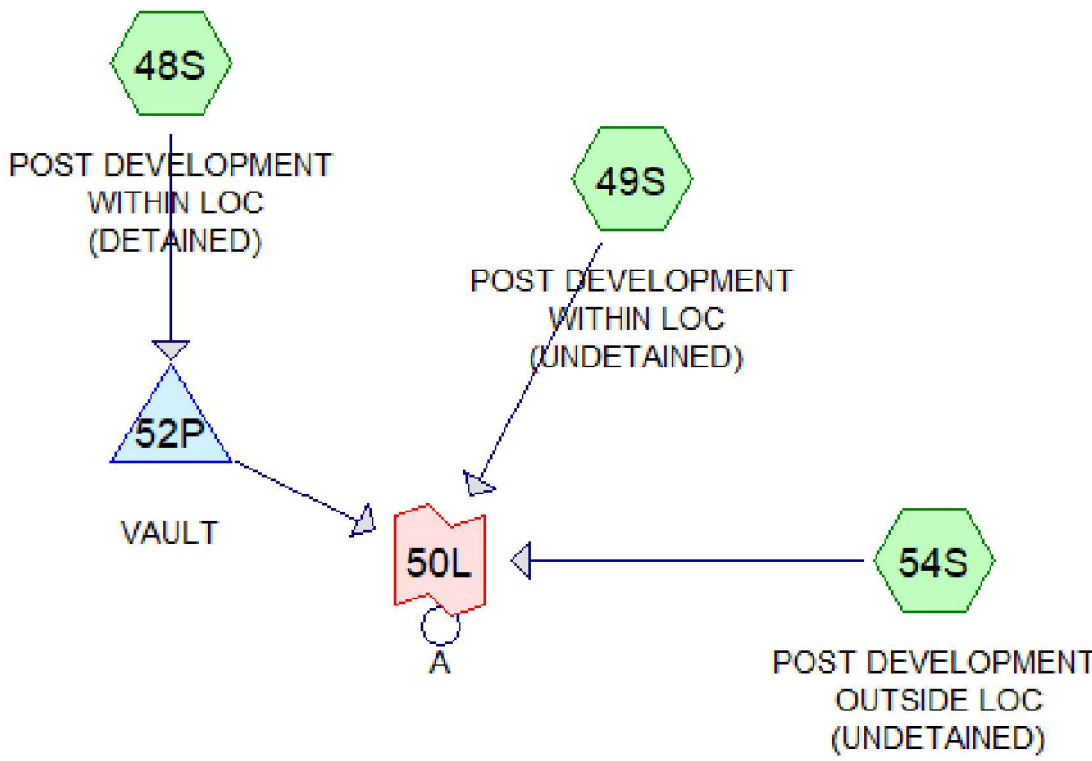
Volume	Invert	Avail.Storage	Storage Description
#1A	390.00'	512 cf	8.00'W x 160.00'L x 7.58'H Field A 9,707 cf Overall 8,427 cf Embedded 1,280 cfx 40.0% Voids
#2A	391.00'	6,426 cf	Oldcastle StormCapture SC1 6x 10 Inside #1 Inside= 84.0"W x 72.0"H => 42.00 sf x 16.00'L = 672.0 cf Outside= 96.0"W x 79.0"H => 52.67 sf x 16.00'L = 842.7 cf 1 Rows adjusted for 294.0 cf perimeter wall
			6,938 cf Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	390.00'	36.0" Round CulvertL= 20.0' Ke= 0.700 Inlet/OutletInvert=390.00'/389.00' S=0.0500'/ Cc=0.900 n=0.013, FlowArea=7.07sf
#2	Device 1	390.00'	8.0" Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#3	Device 1	393.00'	16.0" Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#4	Device 1	395.00'	14.0" Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=9.79 cfs @ 12.16 hrs HW=394.56' (Free Discharge)
1=Culvert (Passes 9.79 cfs of 52.50 cfs potential flow)
2=Orifice/Grate (Orifice Controls 3.45 cfs @ 9.89 fps)
3=Orifice/Grate (Orifice Controls 6.34 cfs @ 4.54 fps)
4=Orifice/Grate (Controls 0.00 cfs)

POST DEVELOPMENT HYDROCAD NODES



SWM NARRATIVE

THIS APPLICATION PROPOSES TO REZONE THE EXISTING COMMERCIAL RETAIL (CR) AND COMMERCIAL GENERAL (CG) PARCELS TO CONSOLIDATED COMMERCIAL URBAN (CU) PARCEL TO ALLOW FOR A MIXED USE BUILDING WITH RESIDENTIAL AND COMMERCIAL USES.

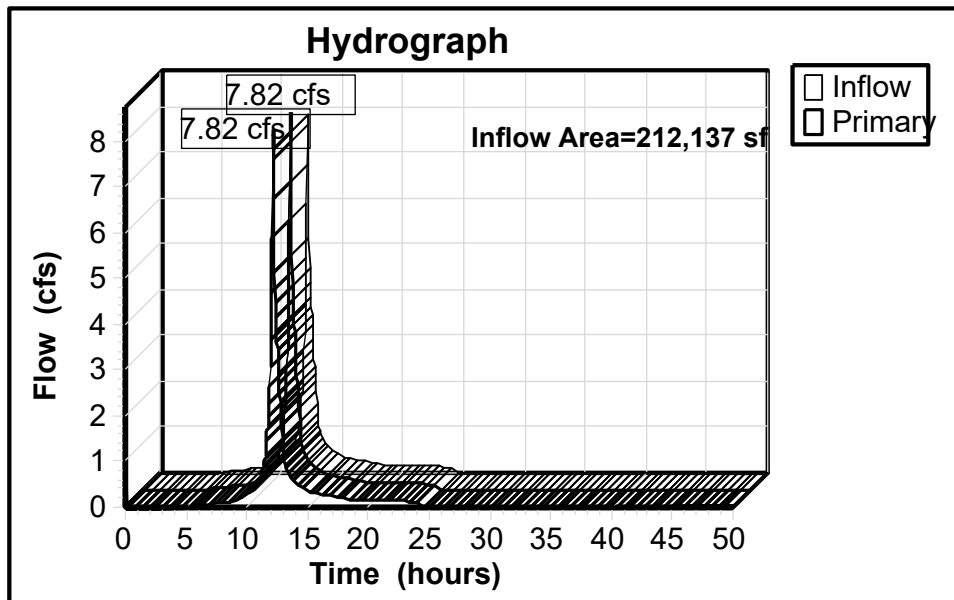
THE EXISTING SITE CURRENTLY DRAINS SOUTH WEST THROUGH AN EXISTING STORM SYSTEM AND LEAVES THE THE SITE AT STRUCTURE EX. 2 WHICH CONTINUES DOWNSTREAM THROUGH A CLOSED CONDUIT SYSTEM.

THIS SITE WILL BE SERVED BY ONE ONE DETENTION FACILITY IN THE FORM OF AN UNDERGROUND STORMCAPTURE VAULT SYSTEM BY OLDCASTLE. THE FACILITY WILL PROVIDE DETENTION FOR THE ENTIRETY OF THE SITE WHILE MAINTAINING PEAK FLOWS, NOT TO EXCEED PRE-DEVELOPMENT CONDITIONS FOR THE 1, 2, AND 10 YEAR STORM EVENTS AS COMPUTED ON SHEET 10. IN ADDITION, THE 1-YEAR DESIGN PEAK FLOW WILL NOT EXCEED THE ALLOWABLE RATE COMPUTED BY THE 1-YEAR ENERGY BALANCE EQUATION AS COMPUTED ON THIS SHEET. THE FACILITY WILL OUTFALL INTO THE PROPOSED ONSITE STORM SYSTEM AND CONTINUE DOWNSTREAM WHERE THE RUNOFF LEAVES THE SITE AT STRUCTURE EX. 2.

PEAK FLOW SUMMARY

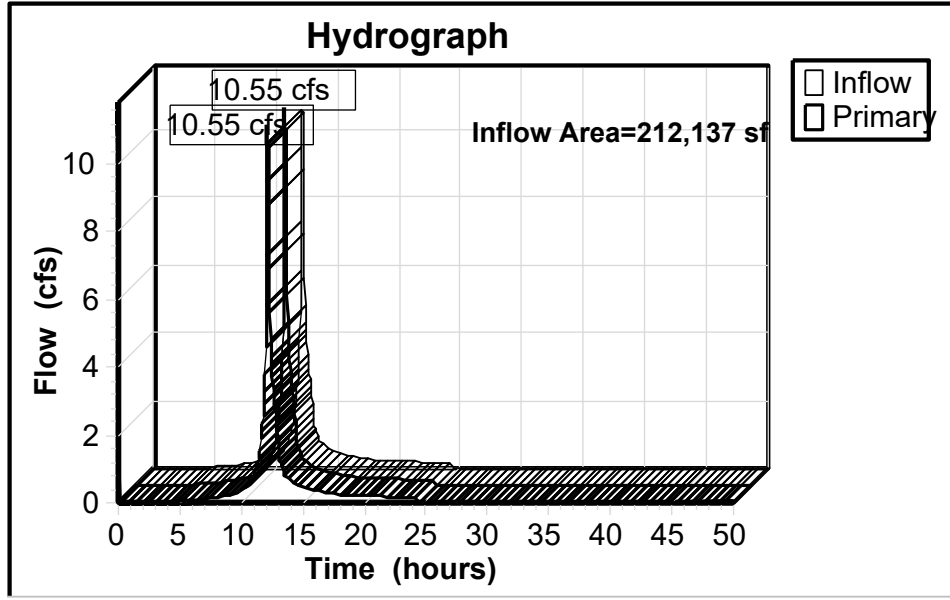
1-YEAR STORM EVENT

Inflow Area = 212,137 sf 66.32%Impervious Inflow Depth =1.88" for 1-Year event
Inflow = 7.82 cfs@ 12.12 hrs, Volume= 33,256 cf
Primary = 7.82 cfs@ 12.12 hrs, Volume= 33,256 cf, Atten= 0%, Lag= 0.0 min
Primary outflow = Inflow, Time Span= 0.00-50.00 hrs, dt= 0.05 hrs



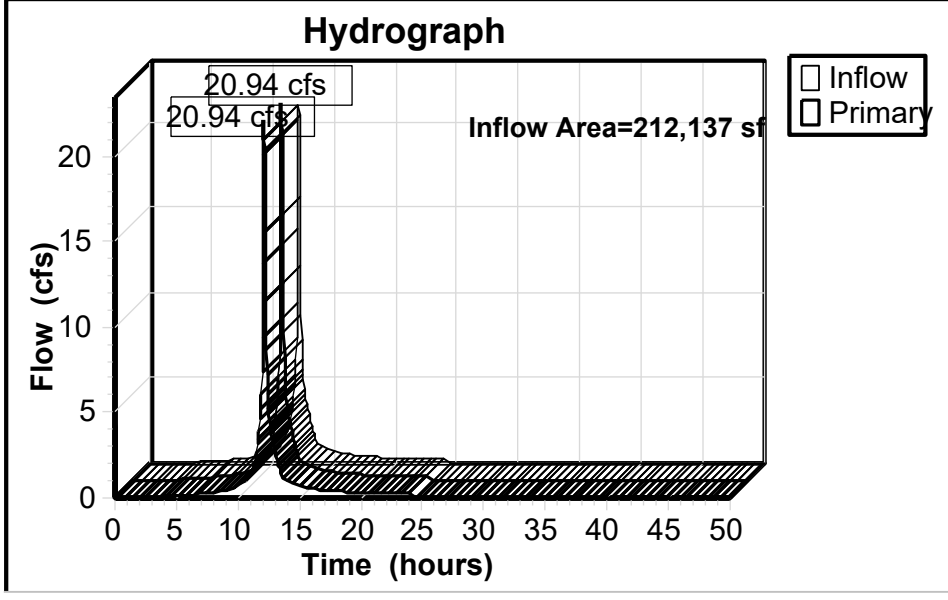
2-YEAR STORM EVENT

Inflow Area = 212,137 sf 66.32%Impervious Inflow Depth =2.39" for 2-Year event
Inflow = 10.55 cfs@ 12.14 hrs, Volume= 42,295 cf
Primary = 10.55 cfs@ 12.14 hrs, Volume= 42,295 cf, Atten= 0%, Lag= 0.0 min
Primary outflow = Inflow, Time Span= 0.00-50.00 hrs, dt= 0.05 hrs



10-YEAR STORM EVENT

Inflow Area = 212,137 sf 66.32%Impervious Inflow Depth =4.02" for 10-Year event
Inflow = 20.94 cfs@ 12.13 hrs, Volume= 71,038 cf
Primary = 20.94 cfs@ 12.13 hrs, Volume= 71,038 cf, Atten= 0%, Lag= 0.0 min
Primary outflow = Inflow, Time Span= 0.00-50.00 hrs, dt= 0.05 hrs



PLAN DATE
01-18-22

Urban, Ltd.
4200 D TECHNOLOGY CT.
CHANTILLY, VA, 20151
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SWM POST-DEVELOPMENT COMPUTATIONS

CITY CENTER WEST
MASTER DEVELOPMENT PLAN
SPECIAL USE PERMIT PLAT
CITY OF FAIRFAX, VIRGINIA

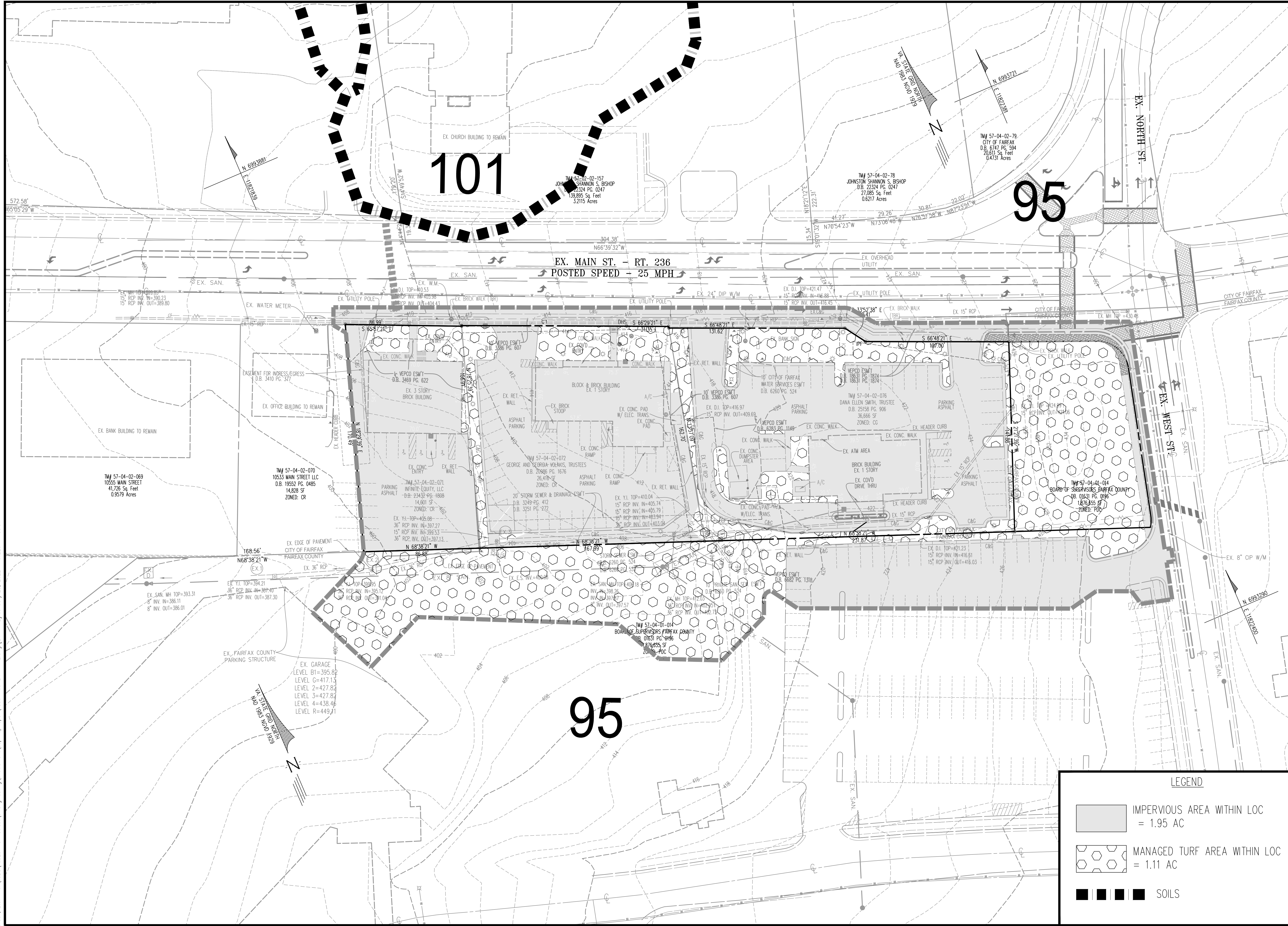
DATE: JAN., 2022
SCALE: 1"=40'

SHEET
12
OF
26

FILE No.
RZ-13007

DESCRIPTION
REVISIONS
No. DATE

Urban, Ltd. - J:\085\10523 main street\engineering\entire\cadd\p-dp-sep\13007-05-BMP-PRE.dwg [BMP-PRE] January 25, 2022 - 9:22am mbdawin



LEGEND

IMPERVIOUS AREA WITHIN LOC
= 1.95 AC

MANAGED TURF AREA WITHIN LOC
= 1.11 AC

SOILS

PLAN DATE		DESCRIPTION	
NO.	DATE	NO.	REVISIONS
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COMMONWEALTH OF VIRGINIA
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01/18/2022
PROFESSIONAL SEAL

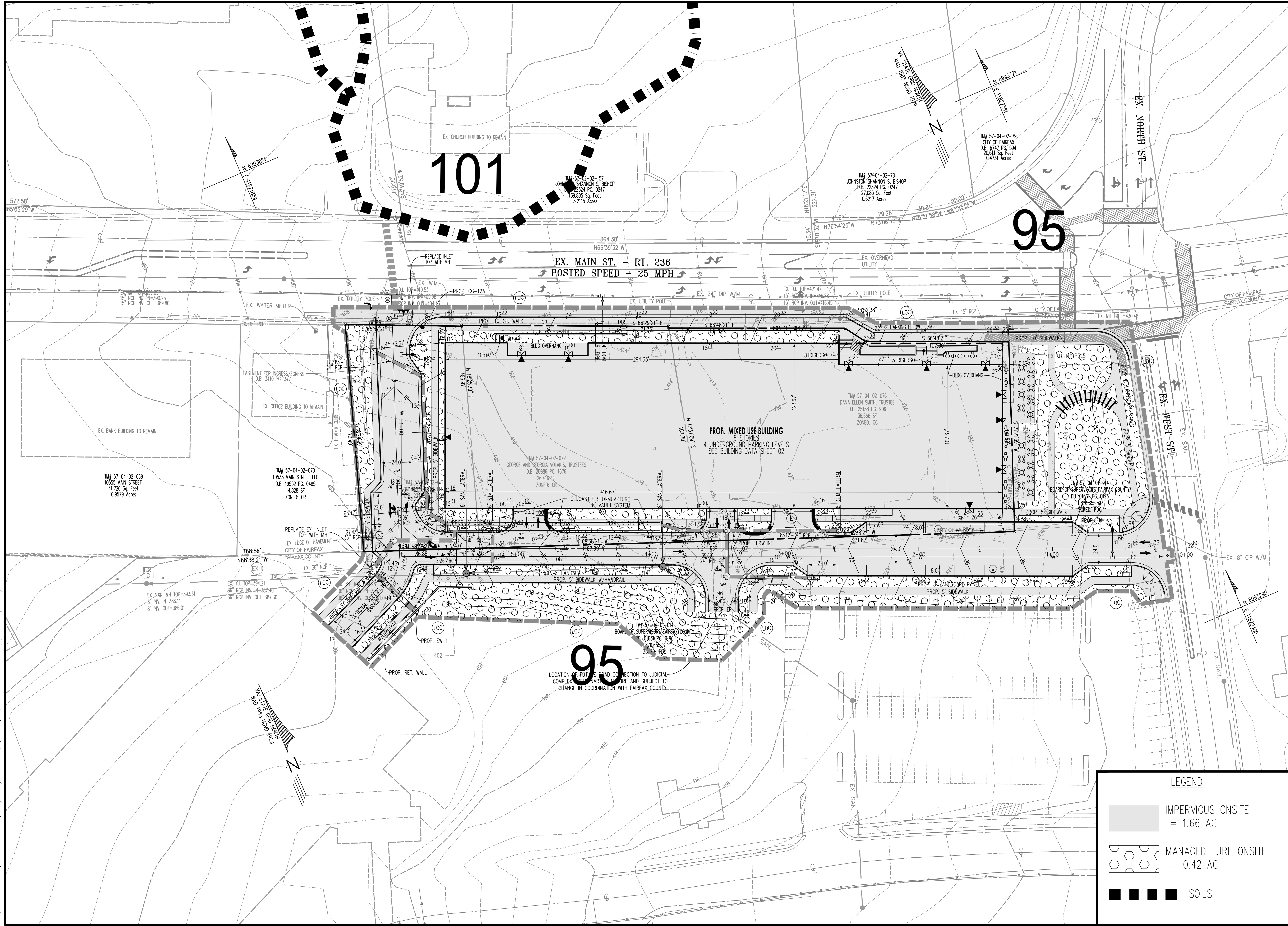
**BMP PRE-DEVELOPMENT
CITY CENTER WEST
MASTER DEVELOPMENT PLAN
SPECIAL USE PERMIT PLAT
CITY OF FAIRFAX, VIRGINIA**

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

SHEET
13
OF
26

FILE NO.
RZ-13007

Urban, Ltd. - J:\085\10523 main street\engineering\entirement\cdp-dp-sep\13007-06-BMP-POST.dwg [BMP POST] January 25, 2022 - 9:23am mtdelwin



PLAN DATE		REVISIONS	
No.	DATE	No.	DATE
01	18-22		

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COMMONWEALTH OF VIRGINIA
CITY OF FAIRFAX
Lic. No. 0367990
01/16/2022
PROFESSIONAL SEAL

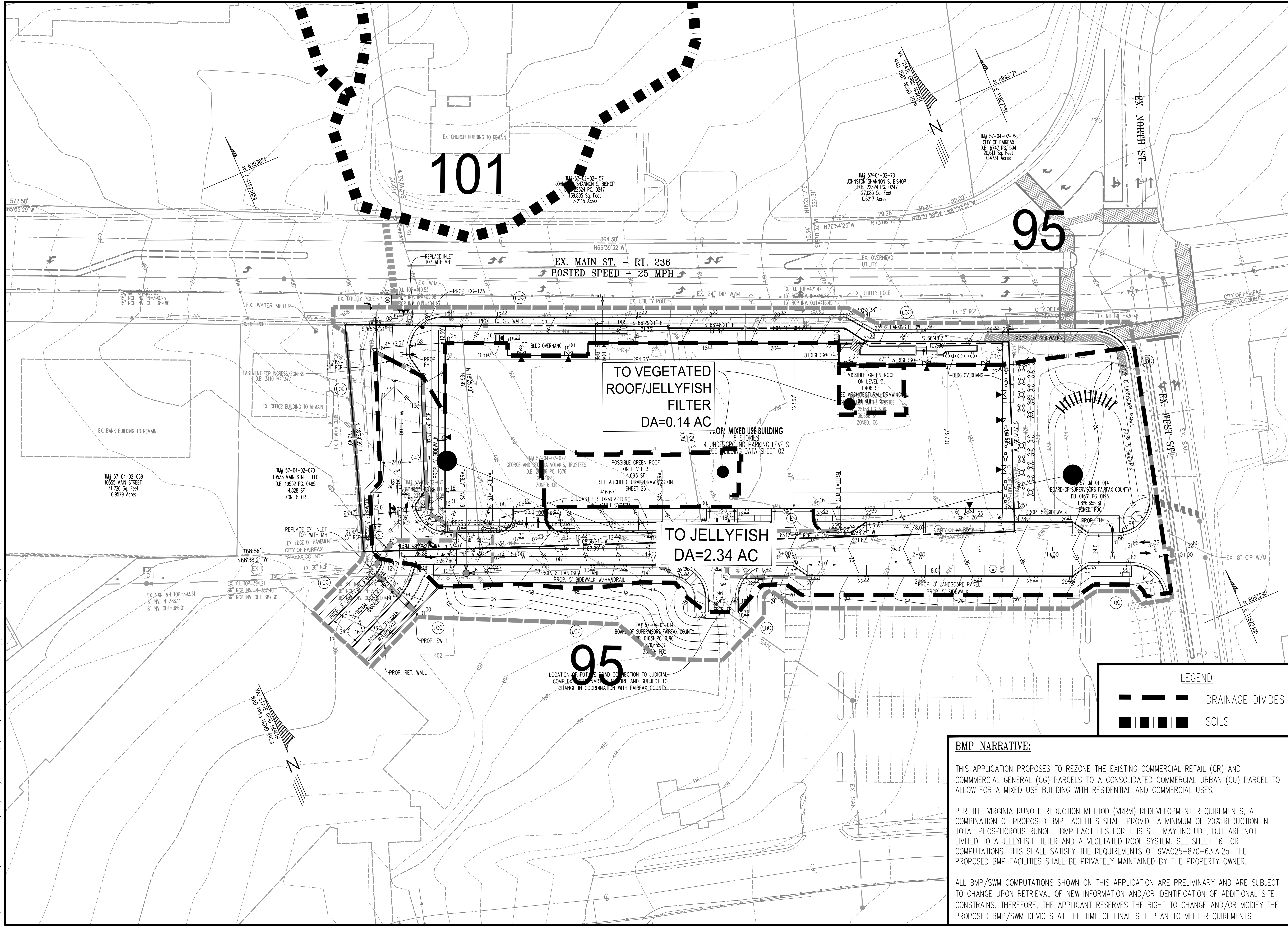
BMP POST-DEVELOPMENT
CITY CENTER WEST
MASTER DEVELOPMENT PLAN
SPECIAL USE PERMIT PLAT
CITY OF FAIRFAX, VIRGINIA

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

SHEET
14
OF
26

FILE No.
RZ-13007

Urban, Ltd. - J:\085\10523 main street\engineering\entire\cadd\dwg\13007-06-BMP-POST.dwg [BMP-POST] (2) January 25, 2022 - 9:23am mboldwin



PLAN DATE		DESCRIPTION	
No.	DATE	No.	REVISIONS
01	18-22		

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OFFICE OF THE CLERK OF THE SUPREME COURT
CLERK OF THE SUPREME COURT
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BMP POST-DEVELOPMENT
CITY CENTER WEST
MASTER DEVELOPMENT PLAN
SPECIAL USE PERMIT PLAT
CITY OF FAIRFAX, VIRGINIA

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

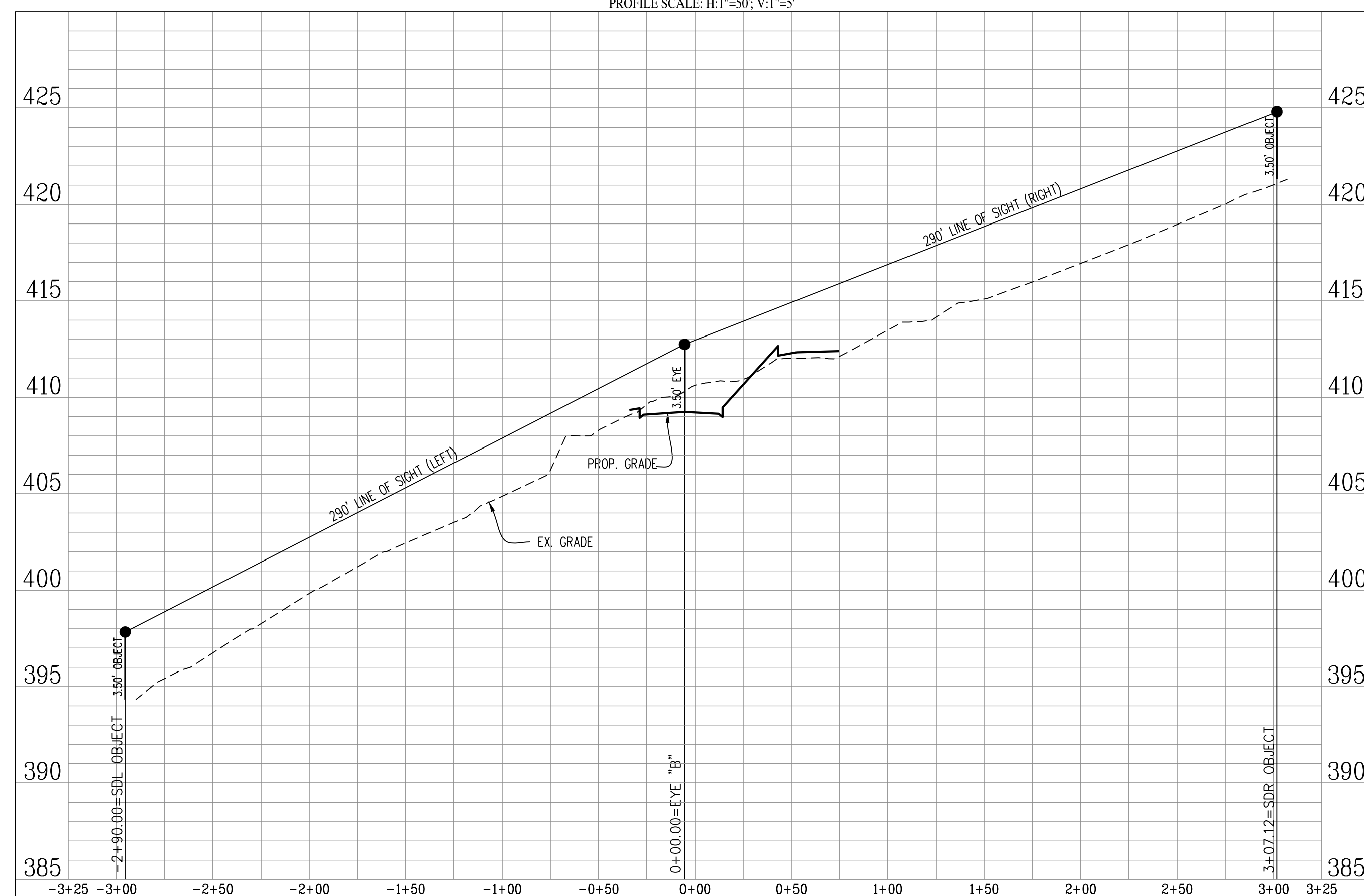
SHEET
15
OF
26
FILE No.
RZ-13007

[illegible][illegible]

	feet	
Width	: 8.00	
Track	: 8.00	
Lock to Lock Time	: 6.0	
Steering Angle	: 28.6	N.T.S.

[illegible]

SIGHT DISTANCE PROFILE
MAIN ENTRANCE ON MAIN ST.
EYE "A": TURNING RIGHT
POSTED SPEED = 25 MPH
PROFILE SCALE: H:1"=50'; V:1"=5'



COMMONWEALTH OF VIRGINIA
Clayton Toock
 CLAYTON C. TOOCK
 Lic. No. 036790
 01/18/2022
 PROFESSIONAL ENGINEER

SIGHT DISTANCE PROFILES

CITY CENTER WEST

MASTER DEVELOPMENT PLAN

SPECIAL USE PERMIT PLAT

CITY OF FAIRFAX, VIRGINIA

SCALE: AS NOTED

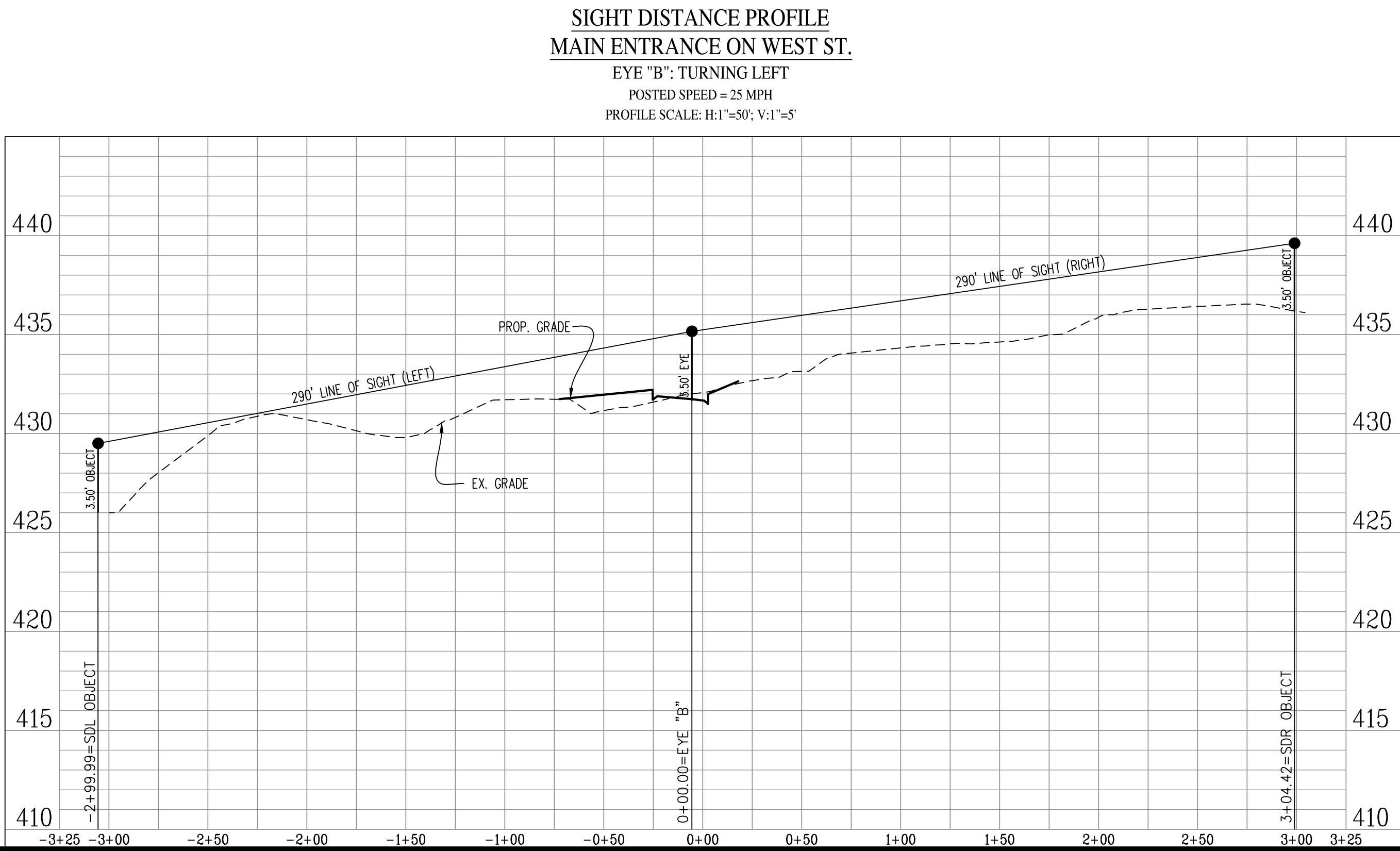
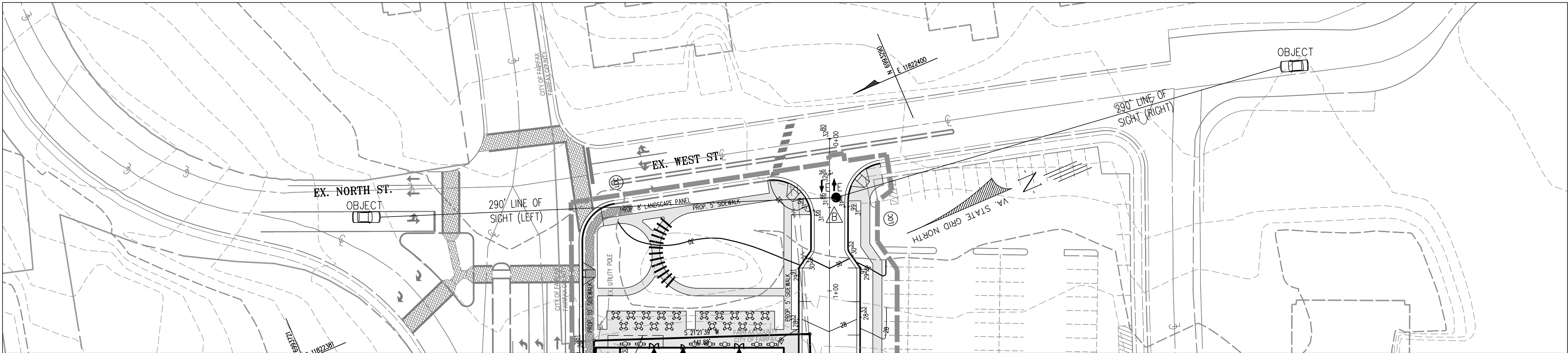
C.I.= 2'

DATE: JAN., 2022

SHEET 19 OF 26
FILE No. RZ-12907

[illegible][illegible]

Urban, Ltd. - J:\085\10523 main street\p-engineering\entitlement\cdp-dpr-spec\13007-31-SIGHT D.dwg [SIGHT.D] January 25, 2022 - 9:28am mboldwin



SHEET 20 OF 26		FILE No. RZ-12907	
SIGHT DISTANCE PROFILES CITY CENTER WEST MASTER DEVELOPMENT PLAN SPECIAL USE PERMIT PLAT CITY OF FAIRFAX, VIRGINIA		DATE: JAN., 2022 SCALE: AS NOTED C.I.= 2'	
Urban, Ltd. 4200 D TECHNOLOGY CT. CHANTILLY, VA, 20151 TEL: 703.642.2306 FAX: 703.378.7888 www.urban-llc.com		Planners+Engineers+Landscape Architects+Land Surveyors	
urban		urban	
COMMONWEALTH OF VIRGINIA CLAYTON C. TOOK Lic. No. 038790 01/18/2022 PROFESSIONAL ENGINEER		No. DATE DESCRIPTION REVISIONS	

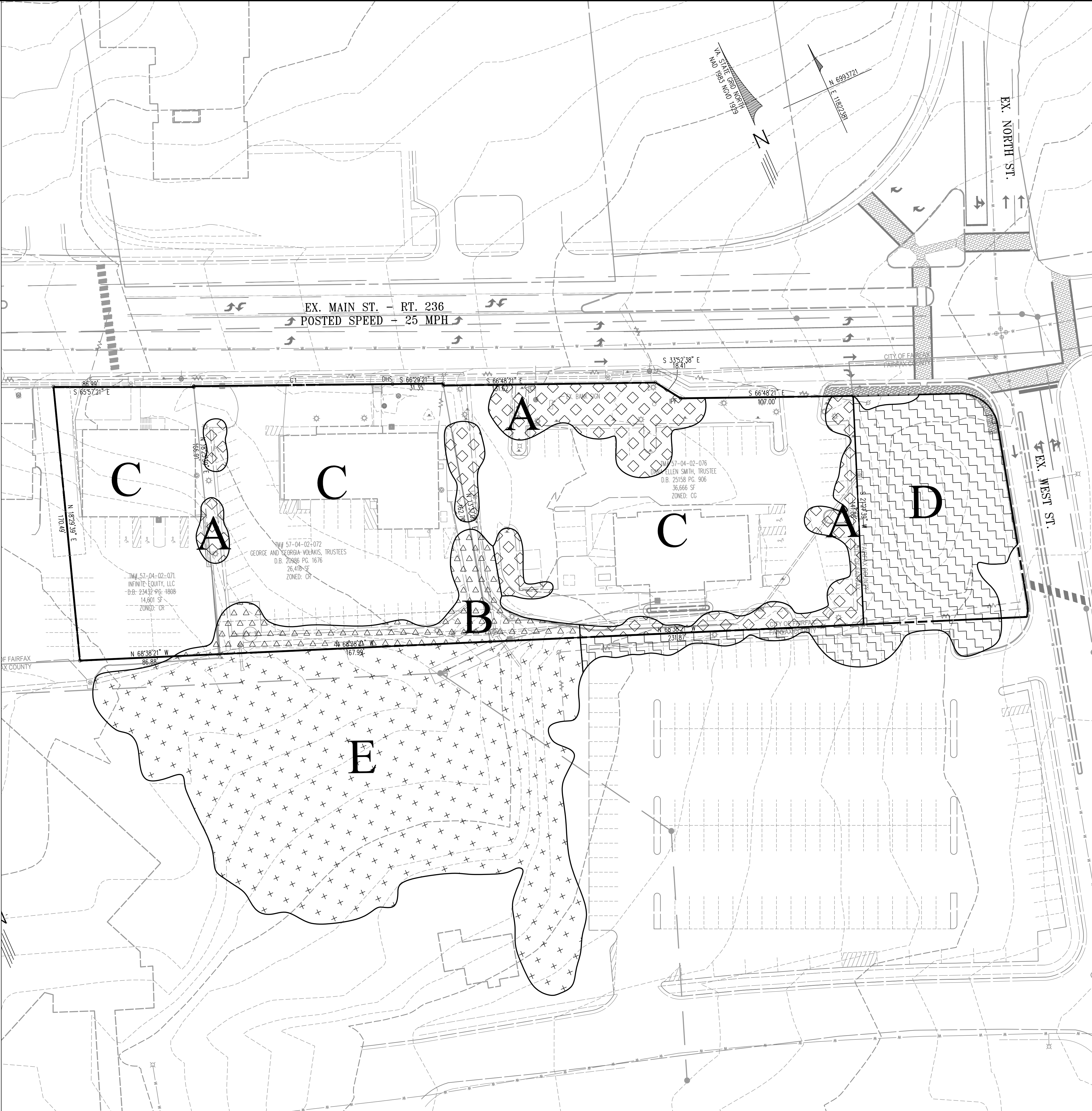
Urban, Ltd. - J:\085\10523 main street\p-engineering\entirement\cdp-dp-spec\13007-34-EVM.dwg [19 EXISTING VEGETATION MAP] January 25, 2022 - 9:29am mboldwin

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 psuedoacacia</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 psuedoacacia</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).



PLAN DATE
01-18-22

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EXISTING VEGETATION MAP
CITY CENTER WEST
MASTER DEVELOPMENT PLAN
SPECIAL USE PERMIT PLAT
CITY OF FAIRFAX, VIRGINIA

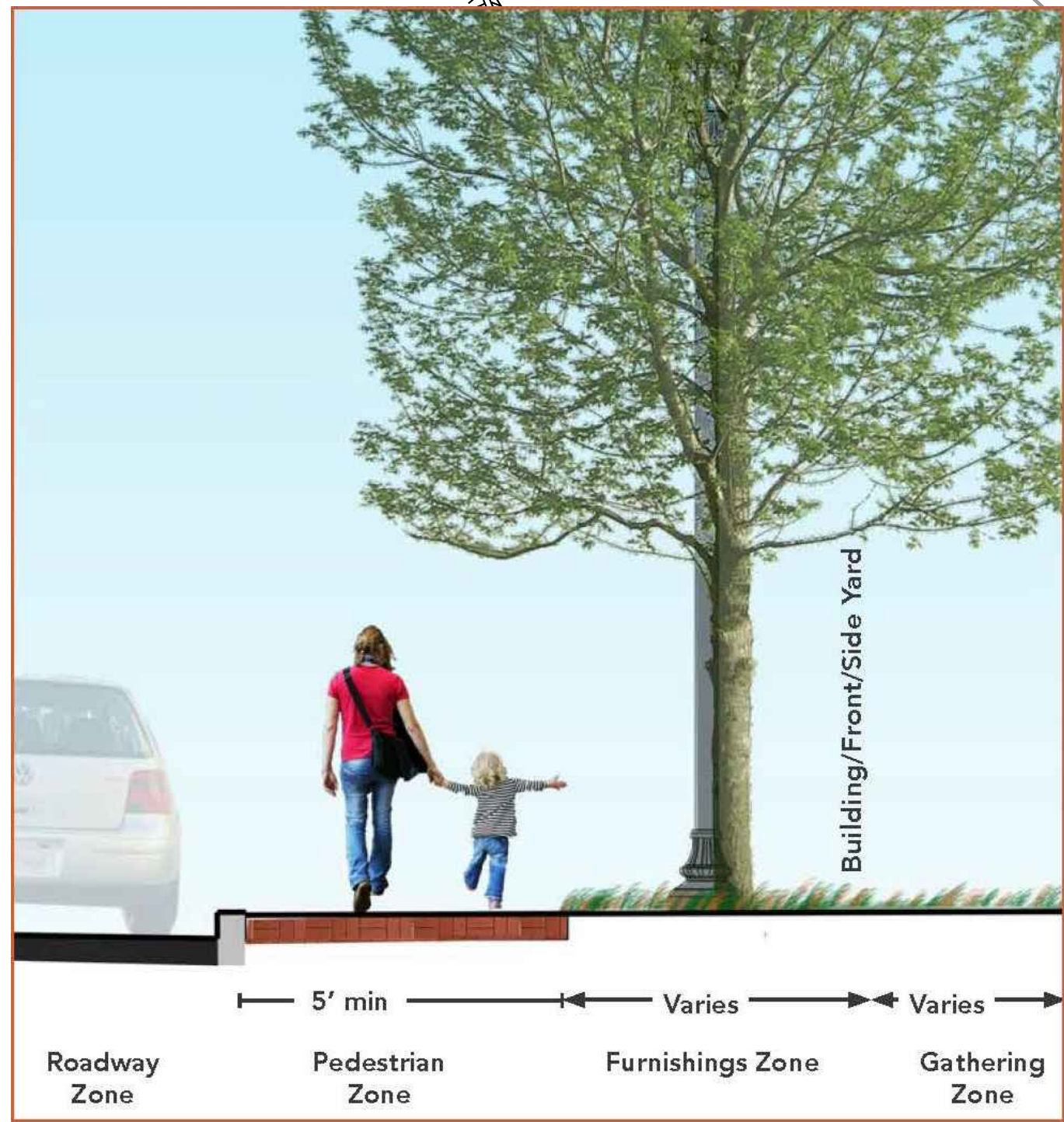
DATE: JAN., 2022
SCALE: 1"=30'

SHEET
21
OF
26

FILE No.
RZ-13007

REVISIONS
No. DATE DESCRIPTION

Urban, Ltd. - J:\085\10523 main street\p-engineering\entire\l\cdp-dp-spec\13007-34-LANDSCAPE.dwg [20 CONCEPTUAL LANDSCAPE PLAN] January 25, 2022 - 9:29am mbdm



ACTIVE STREET TYPE 3 APPLICABLE FOR MAIN STREET FRONTAGE ONLY
(IMAGE FROM HISTORIC OVERLAY DISTRICT STREETScape STANDARDS)

PLANT SCHEDULE								
QTY	10 YR CANOPY COVERAGE	Symbol	Botanical Name	Common Name	Size	Type	Remarks	Total Canopy Coverage (SF)
Canopy Trees								
29	300 Square Feet		Acer rubrum 'October Glory'	October Glory Red Maple	3.5" Cal.	B & B	Uniform branching pattern	8,700
			Platanus acerifolia	London Planetree	3.5" Cal.	B & B	Uniform branching pattern	
			Ulmus americana 'Valley Forge'	Valley Forge Elm	3.5" Cal.	B & B	Uniform branching pattern	
			Quercus phellos	Willow Oak	3.5" Cal.	B & B	Uniform branching pattern	
			Ginkgo biloba (Male)	Ginkgo	3.5" Cal.	B & B	Uniform branching pattern	
28	0 Square Feet (OFFSITE)		Acer rubrum 'October Glory'	October Glory Red Maple	2" Cal.	B & B	Uniform branching pattern	0
			Platanus acerifolia	London Planetree	2" Cal.	B & B	Uniform branching pattern	
			Ulmus americana 'Valley Forge'	Valley Forge Elm	2" Cal.	B & B	Uniform branching pattern	
			Quercus phellos	Willow Oak	2" Cal.	B & B	Uniform branching pattern	
			Ginkgo biloba (Male)	Ginkgo	2" Cal.	B & B	Uniform branching pattern	
Understory Trees								
4	0 Square Feet (OFFSITE)		Amelanchier arborea	Downy Serviceberry	2" Cal.	B & B	Uniform branching pattern	0
			Chionanthus virginicus	Fringe Tree	2" Cal.	B & B	Uniform branching pattern	
			Prunus x incam 'Okame'	Okame Cherry	2" Cal.	B & B	Uniform branching pattern	
Evergreen Trees								
10	0 Square Feet (OFFSITE)		Thuja x 'Green Giant'	Green Giant Arborvitae	8" Ht.	B & B	Uniform branching pattern	0
			Cryptomeria japonica	Japanese Cryptomeria	8" Ht.	B & B	Uniform branching pattern	
			Ilex x Nellie Stevens	Nellie Stevens Holly	8" Ht.	B & B	Uniform branching pattern	
TOTAL:							8,700	

LANDSCAPE NOTES:

- TRANSITIONAL YARD REQUIREMENT: PER Z.O. CH. 110 ARTICLE 4.5.5.C.1 TABLE, NO TRANSITIONAL YARDS ARE REQUIRED ADJACENT TO THE ABUTTING PROPERTIES.
- THIS PLAN IS SCHEMATIC AND REFLECTS THE GENERAL CHARACTER AND INTENT OF THE PROPOSED DEVELOPMENT BASED ON PRELIMINARY ENGINEERING, ARCHITECTURE, AND LANDSCAPE ARCHITECTURE DESIGN. MODIFICATIONS AND VARIATIONS MAY OCCUR WITH FINAL BUILDING DESIGN AND SITE PLAN.
- TREE LOCATION, TREE QUANTITY, AND TREE SPECIES ARE SUBJECT TO CHANGE BASED ON CHANGES THAT MAY OCCUR WITH FINAL BUILDING DESIGN AND SITE PLAN.

LEGEND

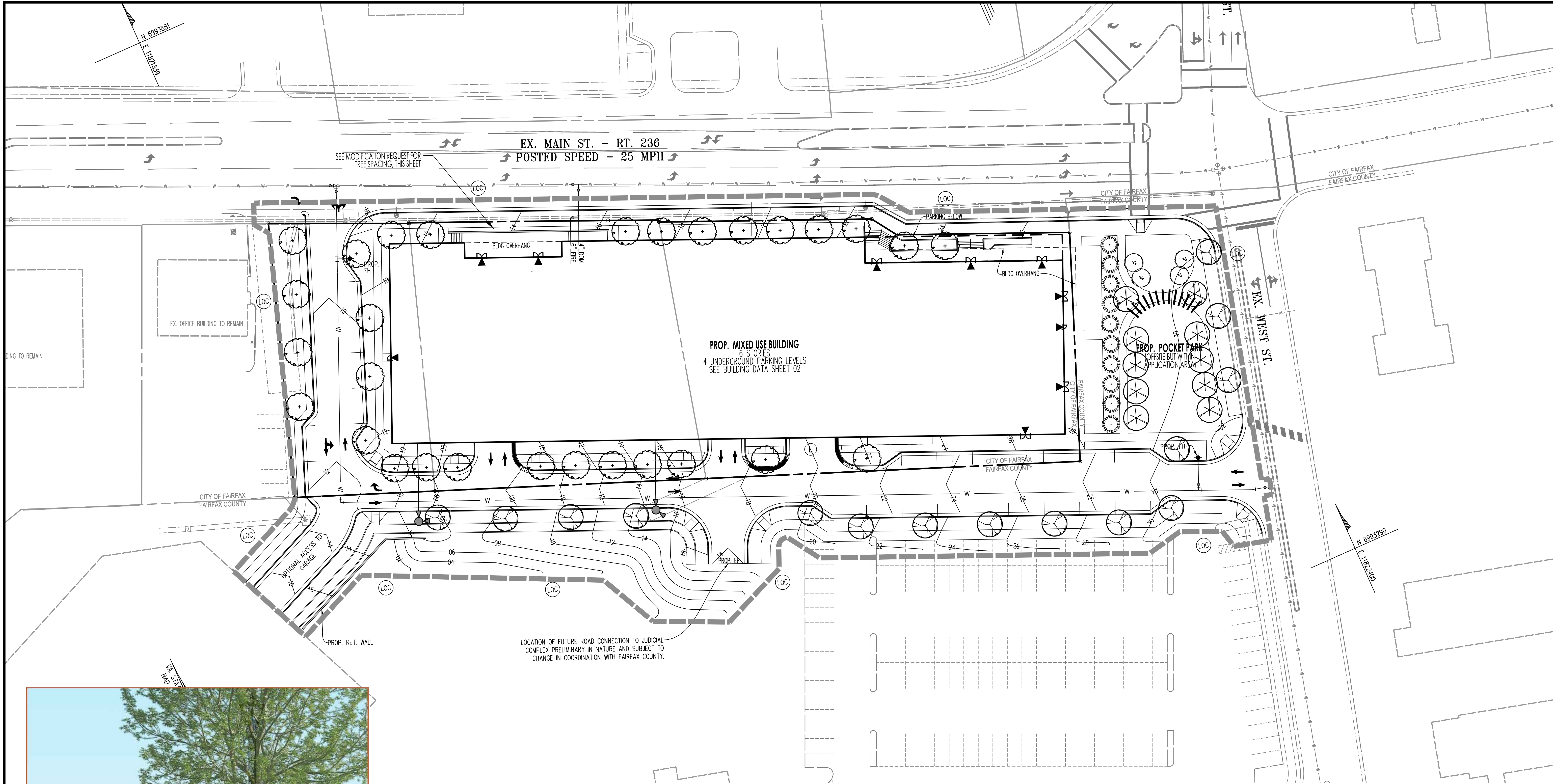
- PROPOSED STREET TREES WITHIN CITY OF FAIRFAX LIMITS & ONSITE
- PROPOSED STREET TREES WITHIN FAIRFAX COUNTY LIMITS (SUBJECT TO CHANGE FOLLOWING COUNTY REVIEW)
- PROPOSED TREES WITHIN OFFSITE POCKET PARK (SUBJECT TO CHANGE FOLLOWING COUNTY REVIEW)

STREET TREE CALCULATIONS				
Street Name	Requirements	Linear Feet Along Street	Street Trees Required	Street Trees Provided
Main St.	Street Tree Required (1 Tree per 40 l.f.)	440	11	11
Proposed Road (On-Site)	Street Tree Required (1 Tree per 40 l.f.)	310	8	8
Proposed Road (Along City/County boundary)	Street Tree Required (1 Tree per 40 l.f.)	371	10	10
Total Tree Preservation Provided (s.f.)			29	

10-YEAR TREE CANOPY REQUIREMENT CALCULATIONS	
Gross Site Area (s.f.)	77,683
Zone: [CG]	Use: [Mixed Use]
Tree Canopy Required (s.f.)	10%
10-YEAR TREE CANOPY PROVIDED	
Total Canopy Area Provided Through Tree Preservation (s.f.)	0
Total Proposed Canopy Area Provided (s.f.)	8,700
Total Tree Canopy Provided (s.f.)	8,700

MODIFICATION REQUEST

A DEVIATION FROM THE REQUIRED MAXIMUM TREE SPACING IS HEREBY REQUESTED TO BE INCREASED FROM 50 FT. TO 140 FT.



CONCEPTUAL LANDSCAPE PLAN

CITY CENTER WEST

MASTER DEVELOPMENT PLAN

SPECIAL USE PERMIT PLAN

CITY OF FAIRFAX, VIRGINIA

Urban, Ltd.

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COMMONWEALTH OF VIRGINIA

CLAYTON C. ROCK

Lic. No. 038790

01/18/2022

ENGINEER

PROFESSIONAL

PLAN DATE

01-18-22

REVISIONS

DESCRIPTION

No.

DATE

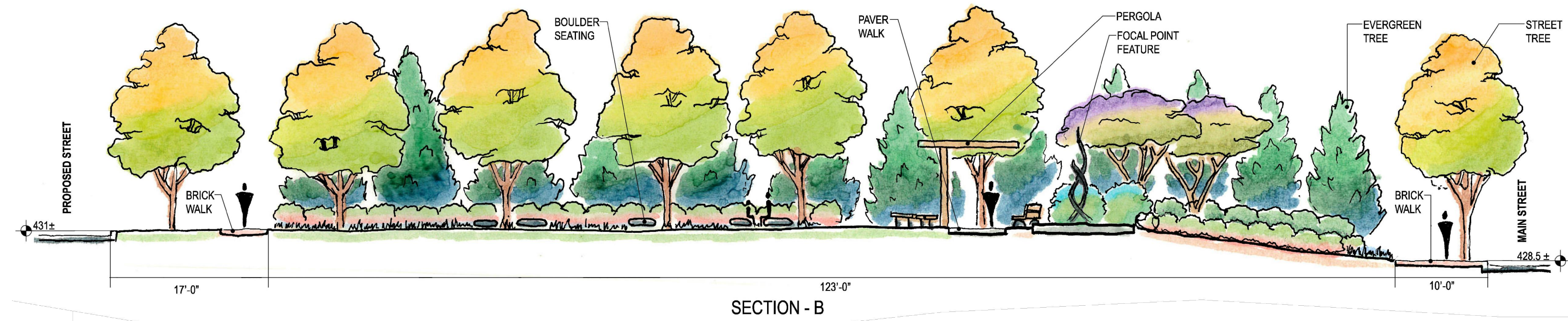
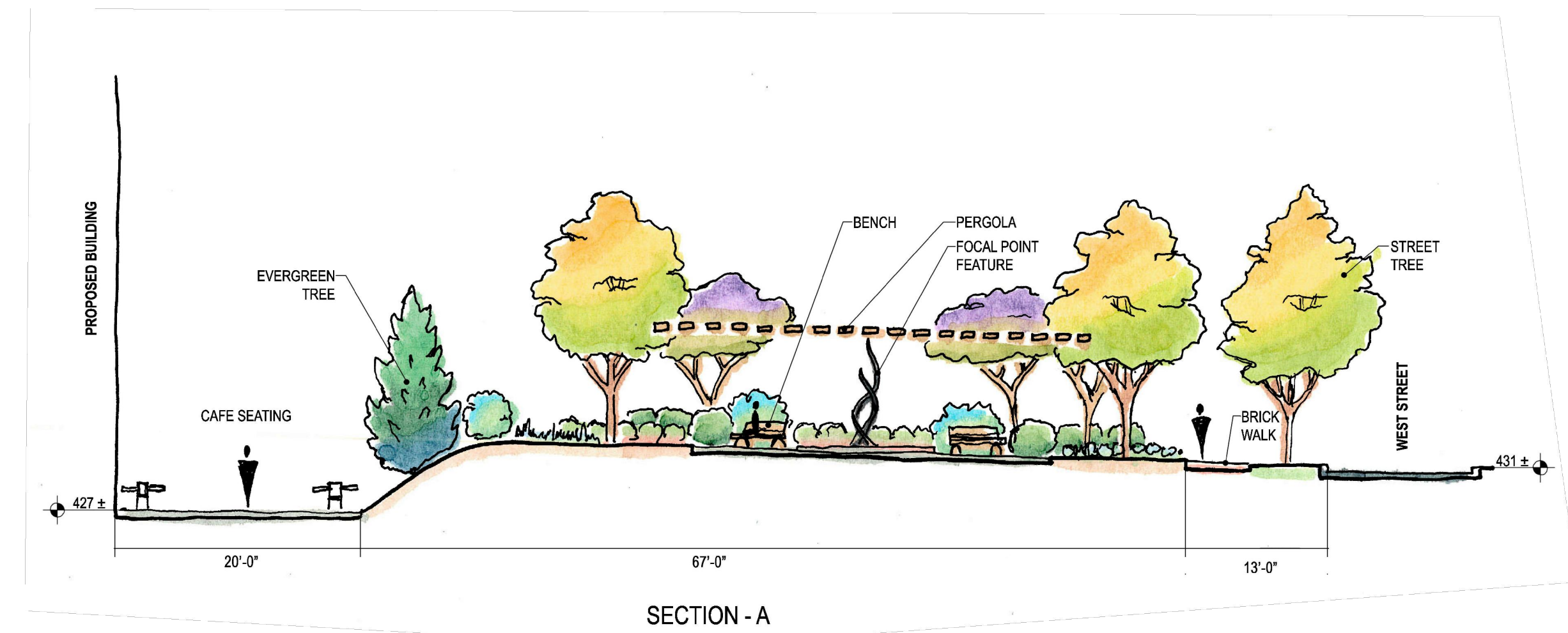
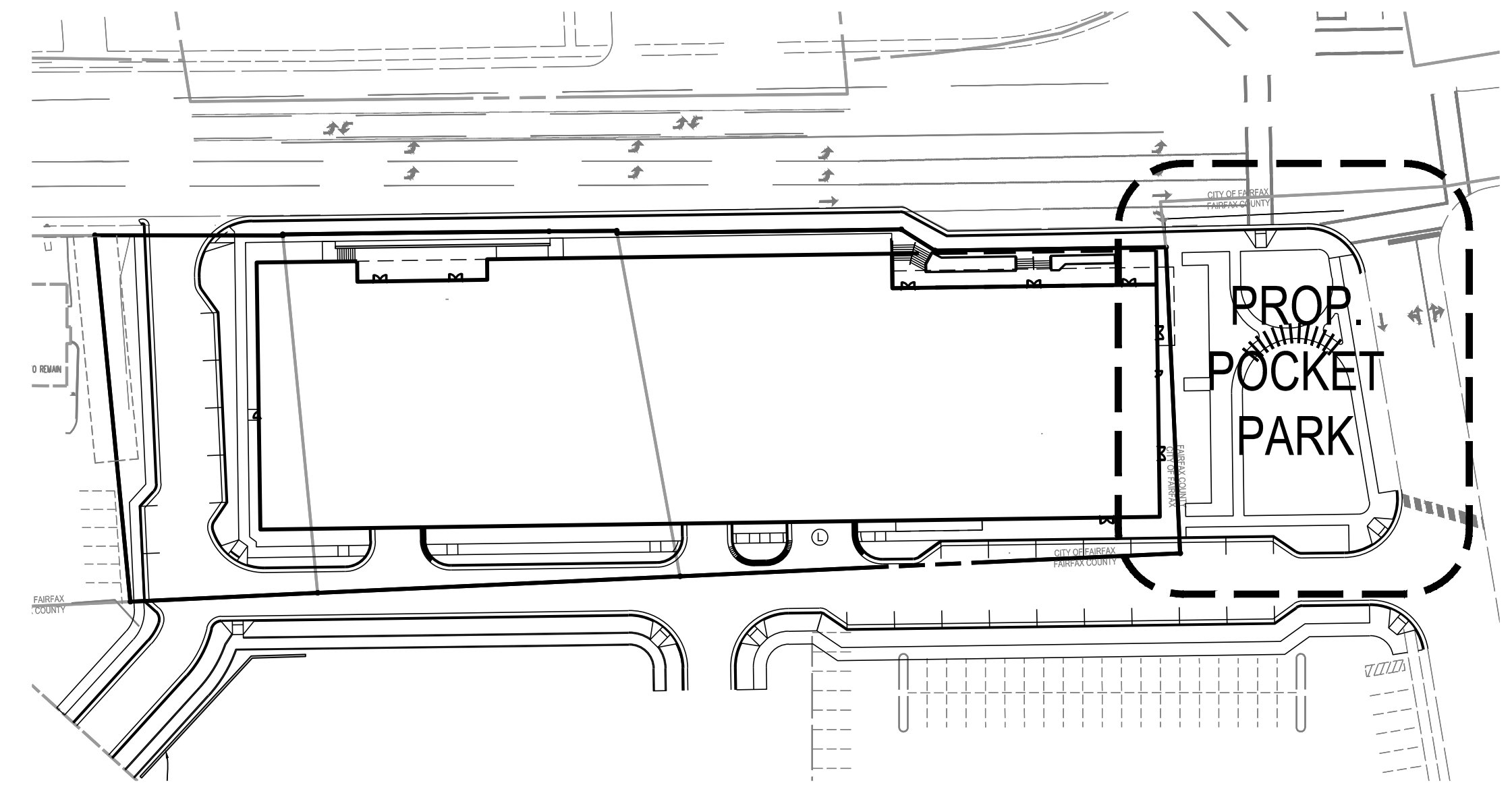
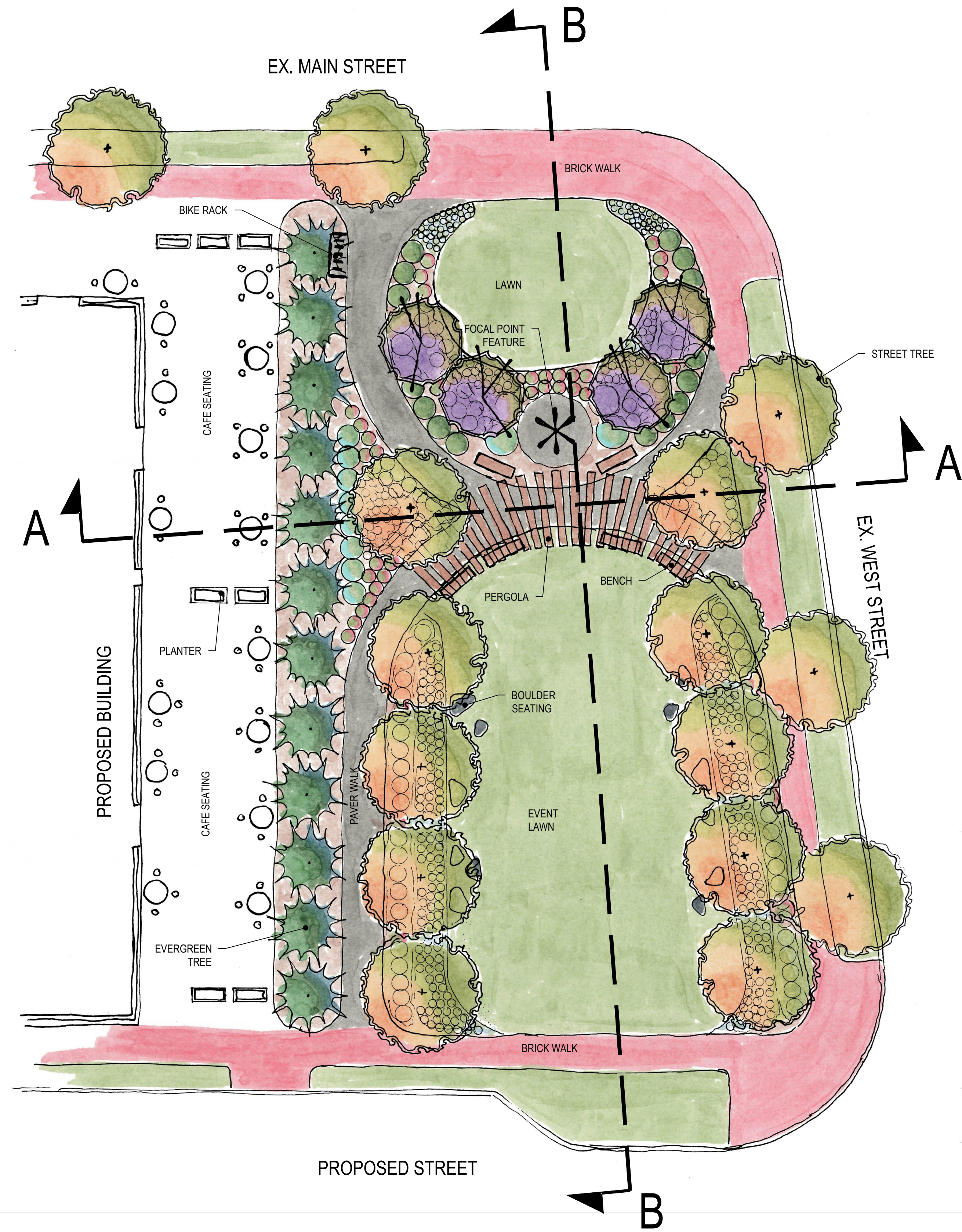
DATE: JAN., 2022

SCALE: 1"=30'

SHEET 22 OF 26

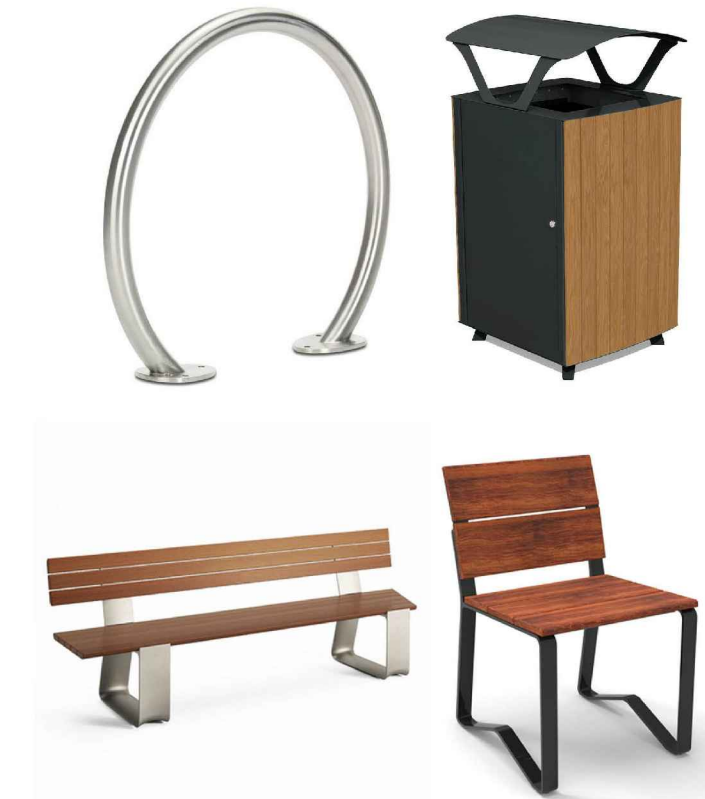
FILE No. RZ-13007

Urban, Ltd. - J:\085\10523 main street\p-engineering\entirement\cdp-dp-spec\13007-34-LANDSCAPE.dwg [2] CONCEPTUAL POCKET PARK PLAN January 25, 2022 - 9:30am mbdolwin



HARDSCAPE MATERIALS PALETTE

FURNITURE FAMILY CONCEPT



DECORATIVE PAVER



STRING LIGHTS (UNDER PERGOLA)



PERGOLA



FOCAL POINT FEATURE
(PUBLIC ART OR SIMILAR AMENITY)



BOULDER SEATING



EVENT LAWN

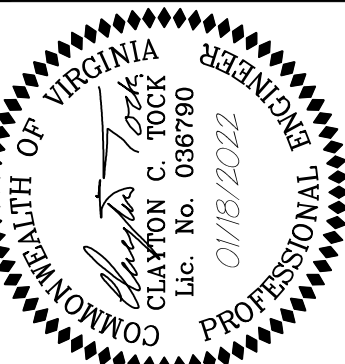
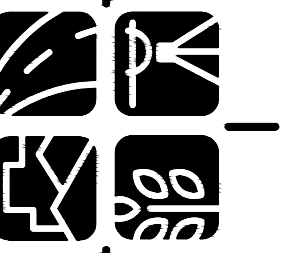


FOR ILLUSTRATIVE PURPOSES ONLY

CONCEPTUAL POCKET PARK PLAN SHOWN FOR REFERENCE ONLY. SUBJECT TO
CHANGE BASED ON FAIRFAX COUNTY REVIEW.

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CONCEPTUAL POCKET PARK PLAN

CITY CENTER WEST
MASTER DEVELOPMENT PLAN
SPECIAL USE PERMIT PLAN
CITY OF FAIRFAX, VIRGINIA

DATE: JAN., 2022

C.I.= 2'

SCALE: 1"=30'

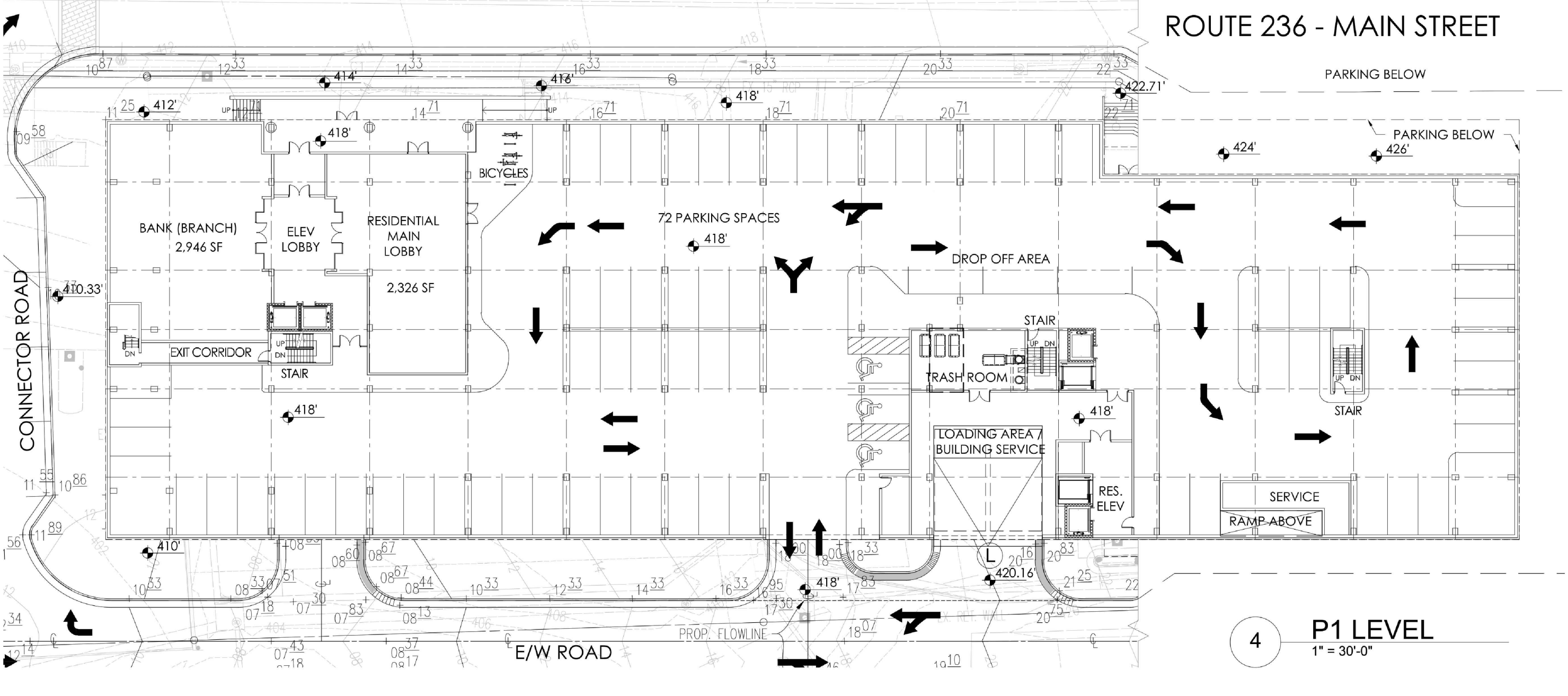
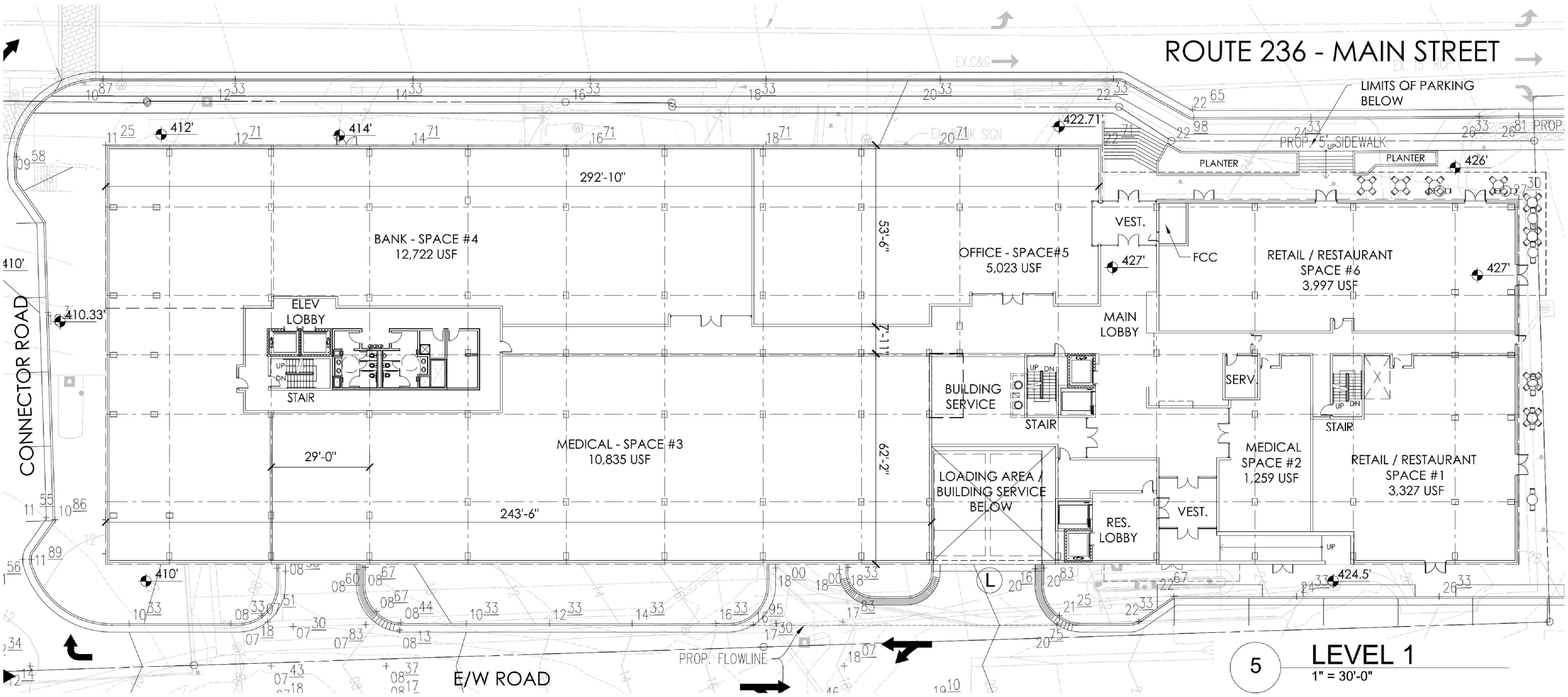
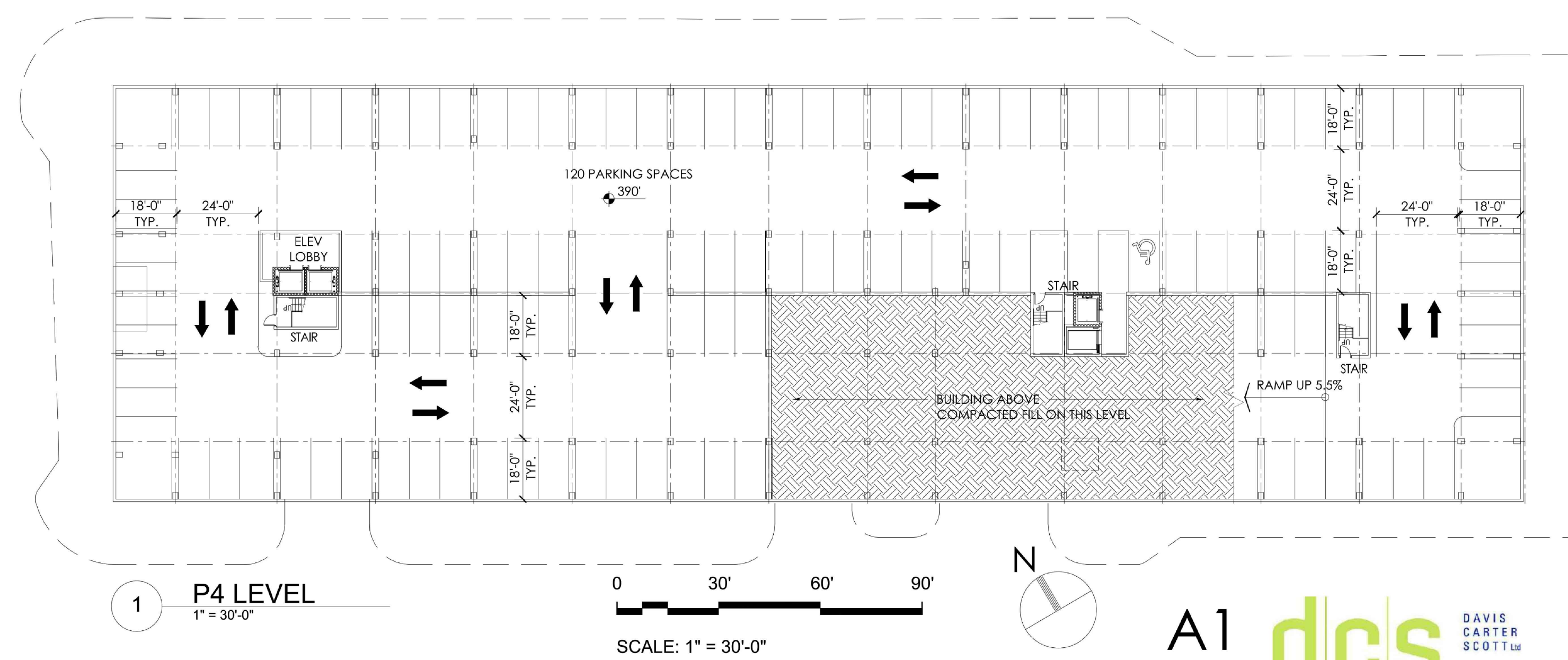
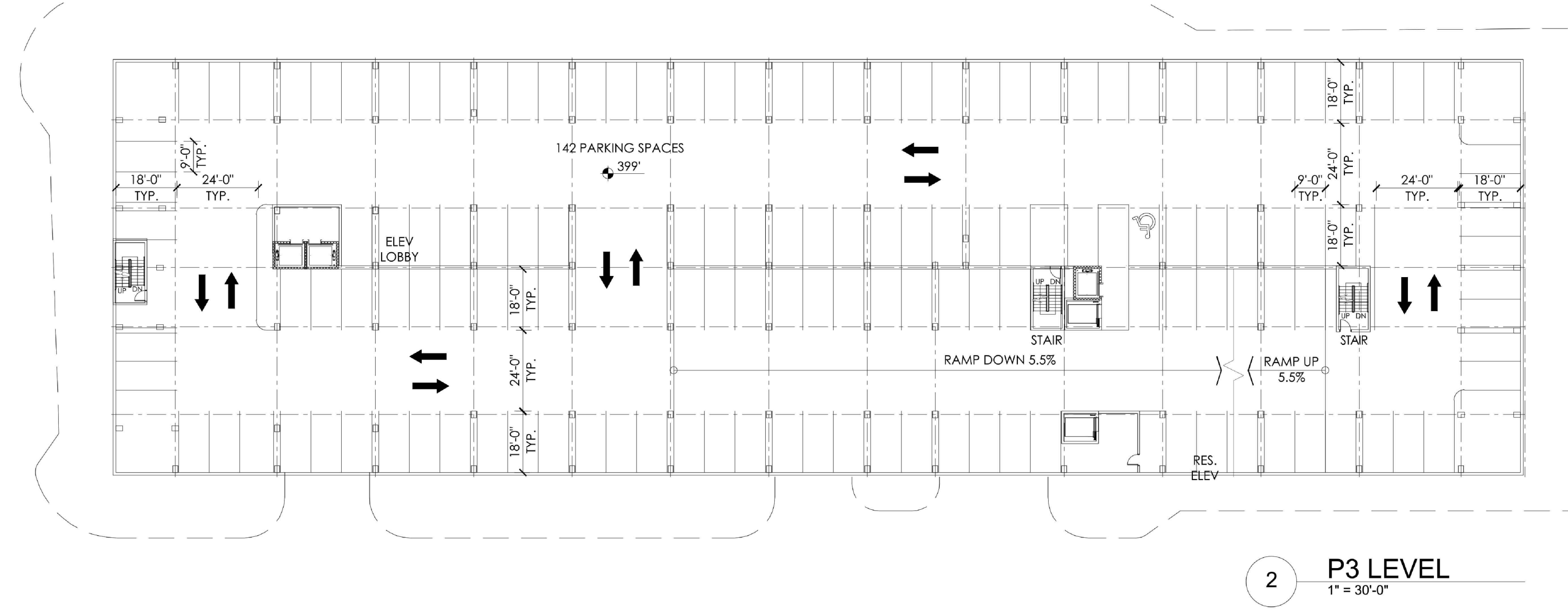
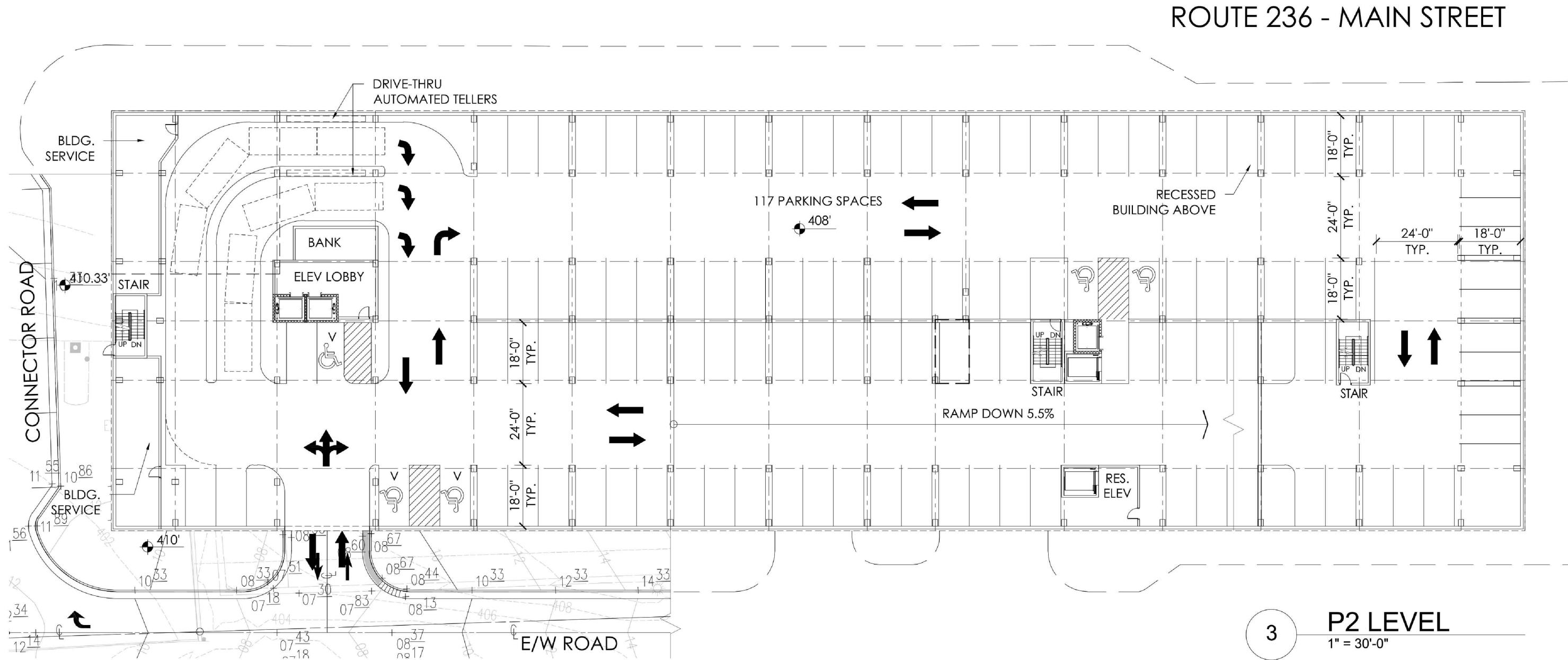
SHEET
23
OF
26

FILE No.
RZ-13007

Urban, Ltd. - J:\085\10523 main street\p-engineering\entiremen\cdp-dp-spex\13007-35-Architectural Elevations.dwg [Layout] January 25, 2022 - 9:30am mtdadwin

GARAGE - CURRENT - 4 LEVELS			
LEVEL	PARKING AREAS	PARKING PROVIDED	HC (Included in Parking Provided)
P4 - 390	40,077	120	Total HC
P3 - 399	49,570	142	HC
P2 - 408	46,962	117	VAN
P1 - 418	37,894	72	
Surface Parking		14	
	174,503	465	10 7 3

NOTE:
THE APPLICANT RESERVES THE RIGHT TO MODIFY THE NUMBER OF GARAGE SPACES PENDING FINAL DESIGN PROVIDED THAT THE NUMBER OF SPACES PROVIDED IS CONSISTENT WITH ZONING ORDINANCE REQUIREMENTS.



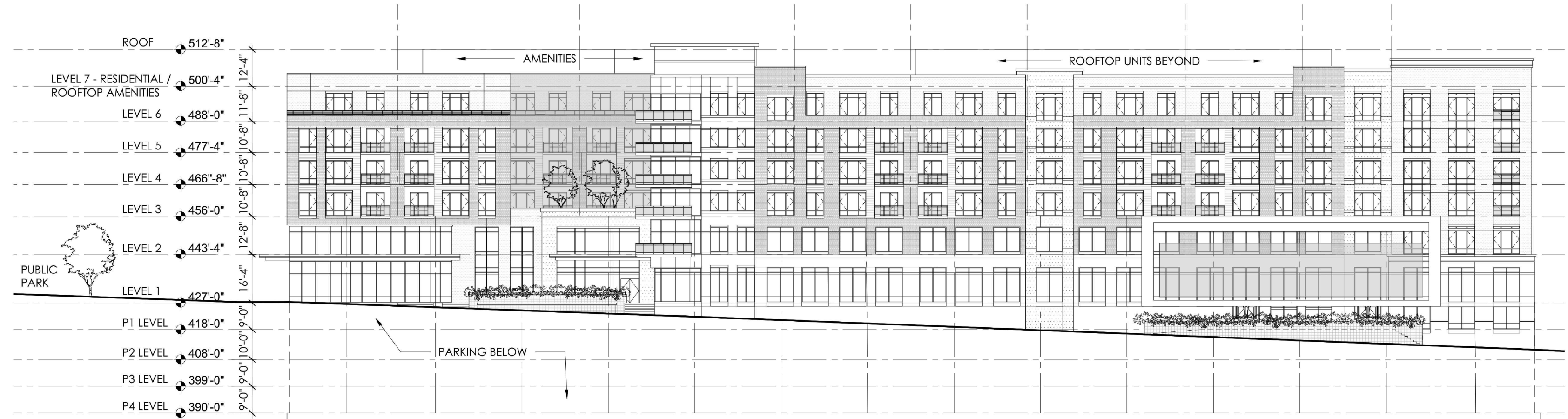
PLAN DATE	01-18-22	DESCRIPTION	REVISIONS
Urban, Ltd.	4200 D TECHNOLOGY CT.	CHANTILLY, VA. 20151	
TEL. 703.642.2306			
FAX 703.378.7888			
www.urban-llc.com			
Planner+Engineer+Landscape Architects+Land Surveyors			
urban			
COMMONWEALTH OF VIRGINIA			
CLAYTON C. TOOK			
Lic. No. 038790			
01/18/2022			
PROFESSIONAL ENGINEER			
ARCHITECTURAL ELEVATIONS			
CITY CENTER WEST			
MASTER DEVELOPMENT PLAN			
SPECIAL USE PERMIT PLAN			
CITY OF FAIRFAX, VIRGINIA			
SCALE: AS NOTED			
DATE: JAN., 2022			
C.I.= N/A			
SHEET			
24			
OF			
26			
FILE No.			
RZ-13007			



7 PERSPECTIVE
NTS

NOTE:

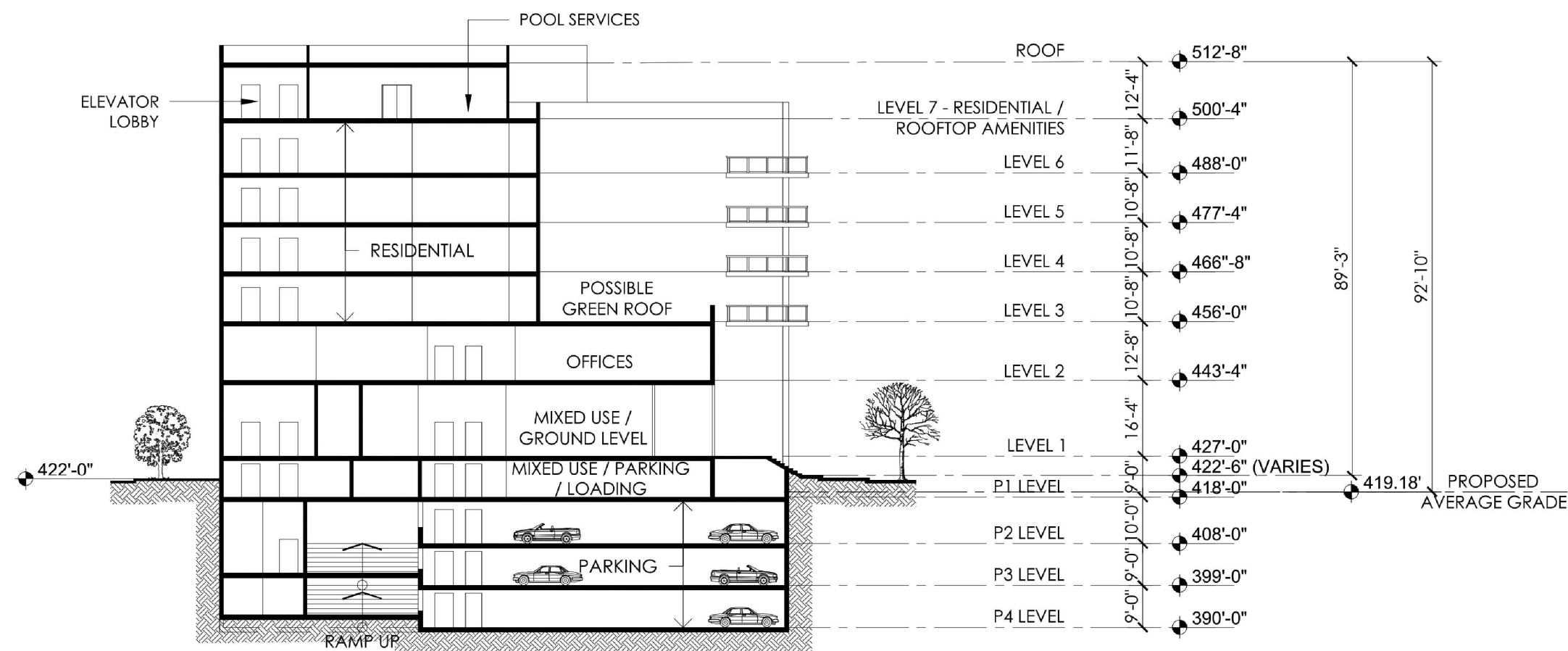
THE RENDERINGS AND ELEVATIONS ON THIS SHEET ARE ILLUSTRATIVE IN NATURE AND ARE INTENDED TO DEMONSTRATE THE HEIGHT AND GENERAL ARCHITECTURAL CHARACTER OF THE PROPOSED BUILDING. FINAL ARCHITECTURAL DETAILS AND LANDSCAPING ARE SUBJECT TO CONFORMANCE WITH THE CERTIFICATE OF APPROPRIATENESS TO BE SUBMITTED UNDER SEPARATE COVER.



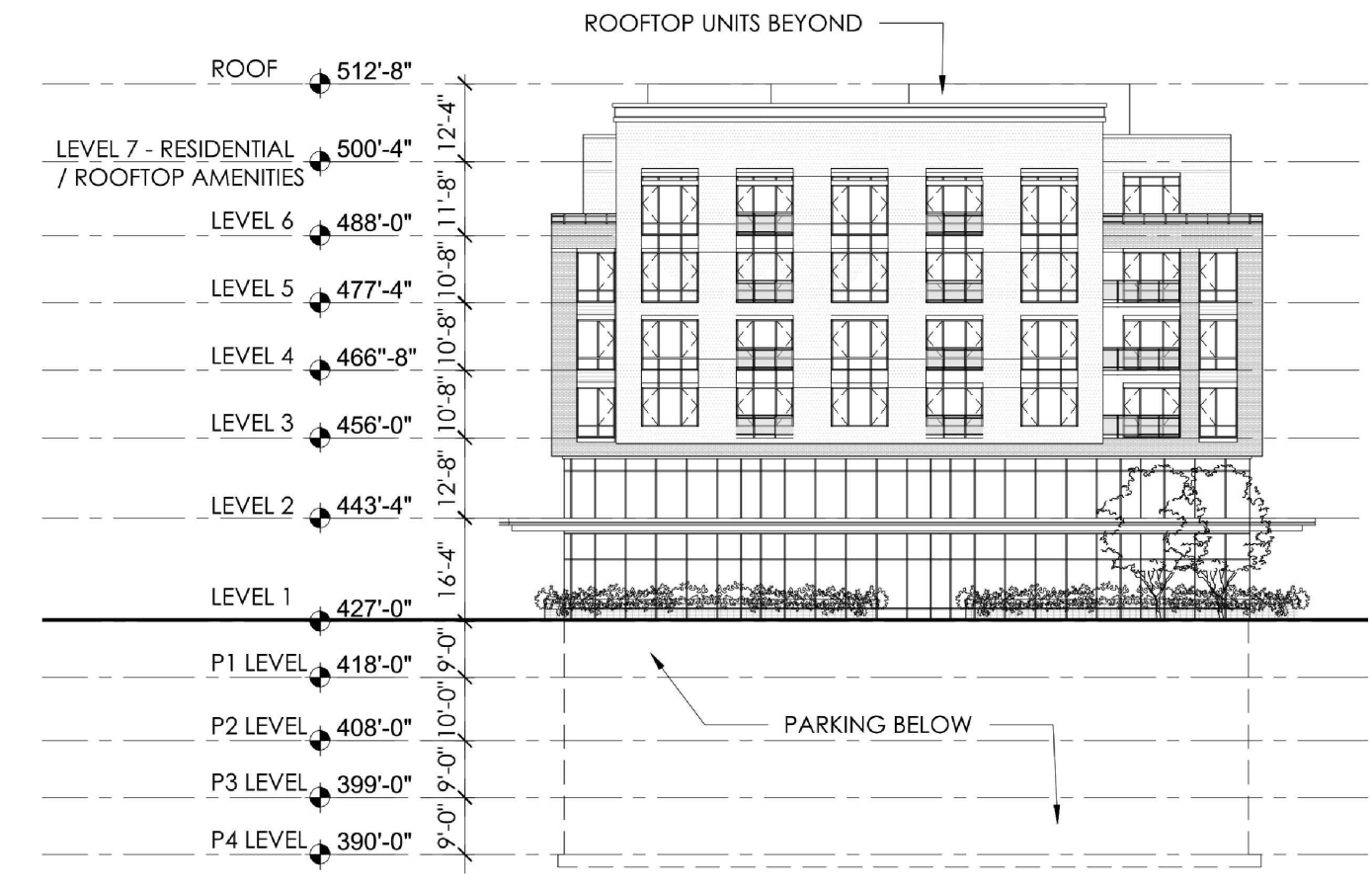
4 NORTH ELEVATION (MAIN STREET)
1" = 30'-0"



6 PERSPECTIVE
NTS



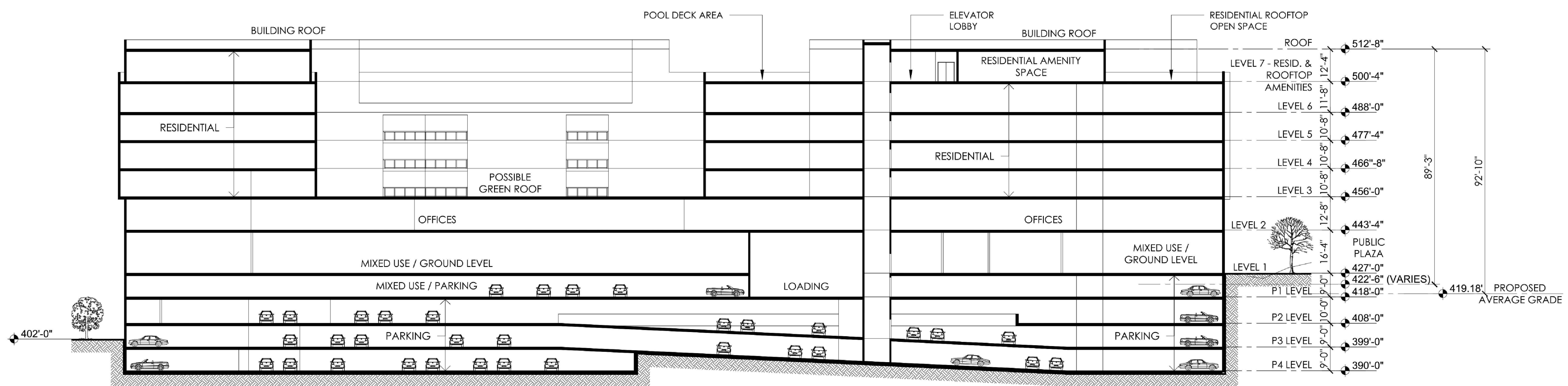
2 BUILDING SECTION B - B
1" = 30'-0"



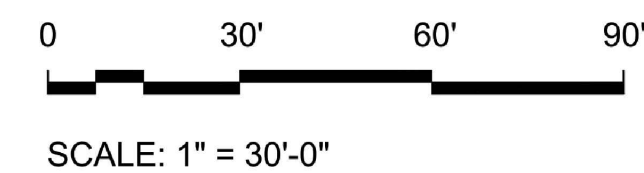
3 EAST ELEVATION (PARK)
1" = 30'-0"



5 PERSPECTIVE
NTS



1 BUILDING SECTION A - A
1" = 30'-0"



A3 dcs DAVIS CARTER SCOTT DESIGN

CITY CENTER WEST

ELEVATIONS & VIEWS

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CITY OF FAIRFAX, VIRGINIA

JANUARY 11, 2022

PLAN DATE 01-18-22		DESCRIPTION REVISIONS	
Urban, Ltd. 4200 D TECHNOLOGY CT. CHANTILLY, VA. 20151 TEL. 703.642.2366 FAX 703.378.3888 www.urban-llc.com		No. DATE	
ARCHITECTURAL ELEVATIONS CITY CENTER WEST MASTER DEVELOPMENT PLAN SPECIAL USE PERMIT PLAT CITY OF FAIRFAX, VIRGINIA		DATE: JAN., 2022 SCALE: AS NOTED C.I. = N/A	
SHEET 26 OF 26		FILE No. RZ-13007	