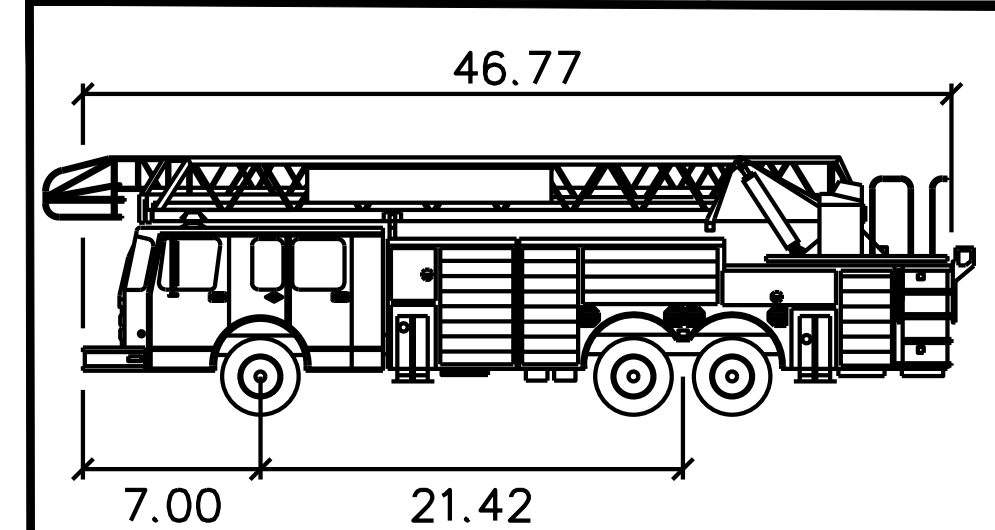
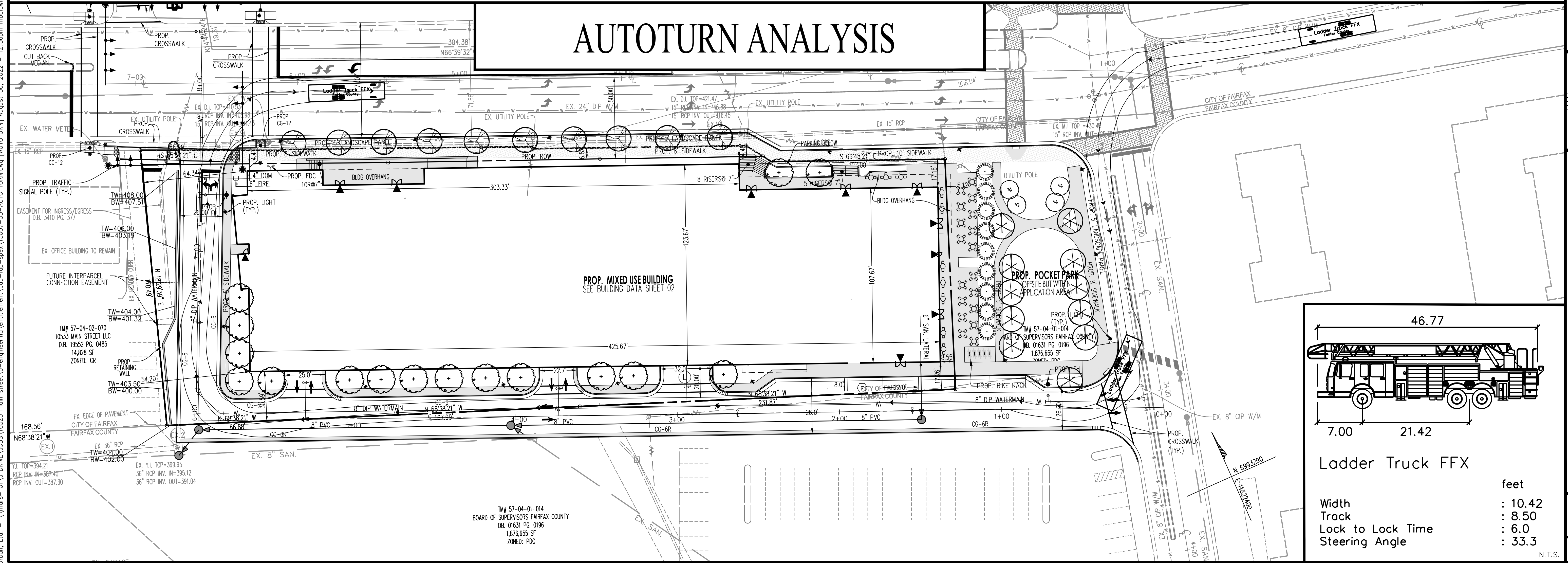


AUTOTURN ANALYSIS



Ladder Truck FFX

feet

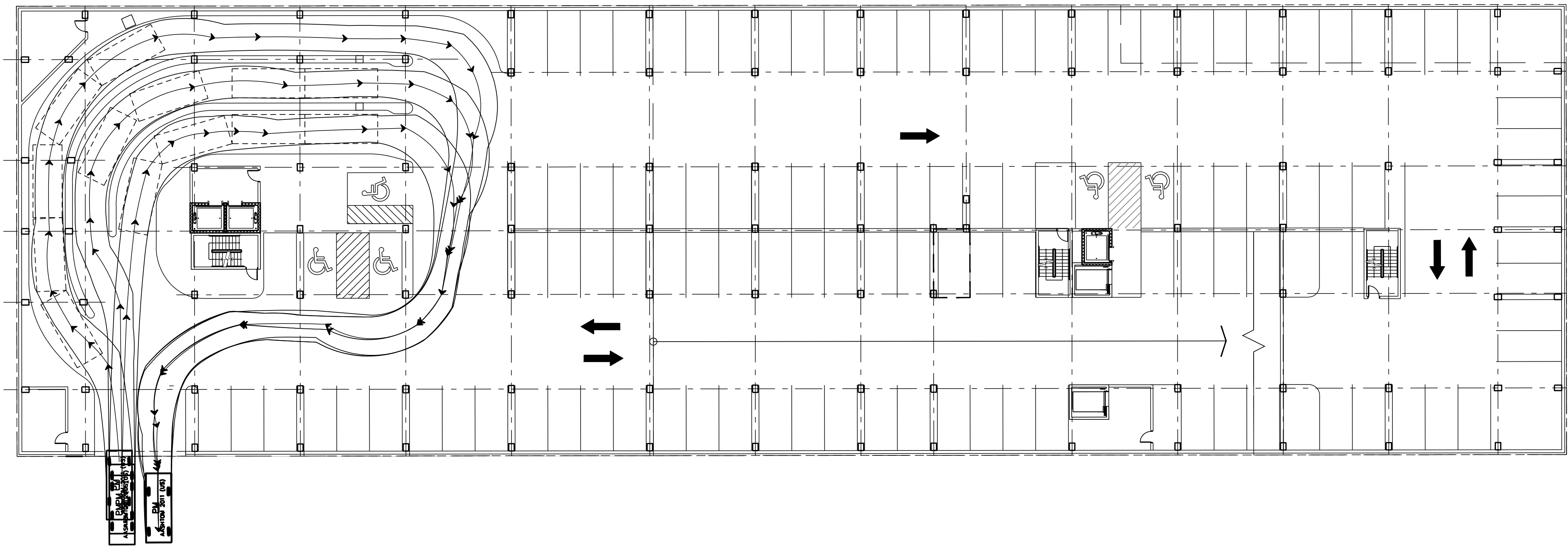
- : 10.42
- : 8.50
- : 6.0
- : 33.3

N.T.S.

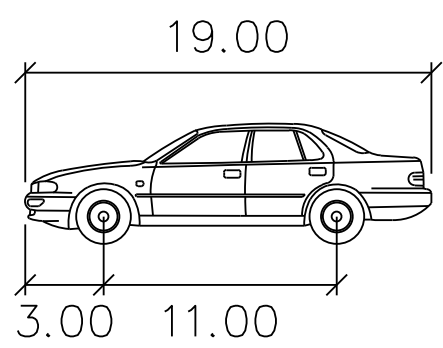
SHEET
17
OF
26

FILE No.
RZ-13007

AUTOTURN ANALYSIS: BANK



PLAN VIEW SCALE: 1"=20'

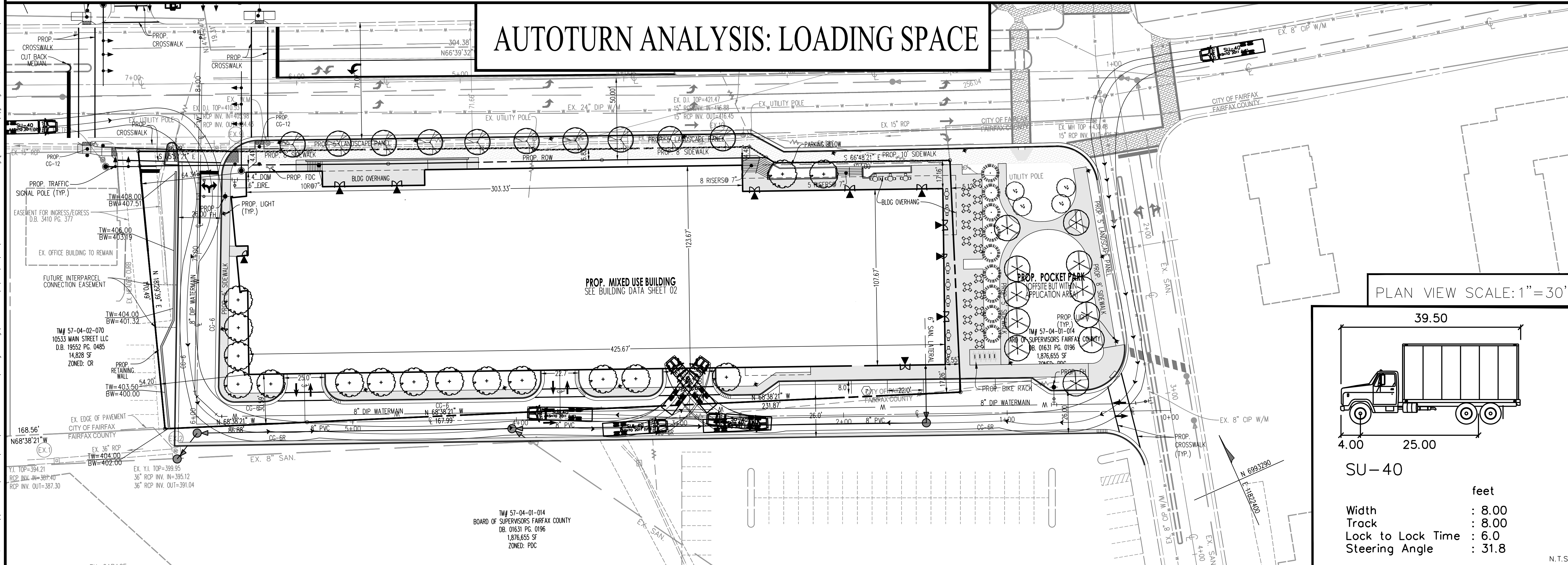


PM

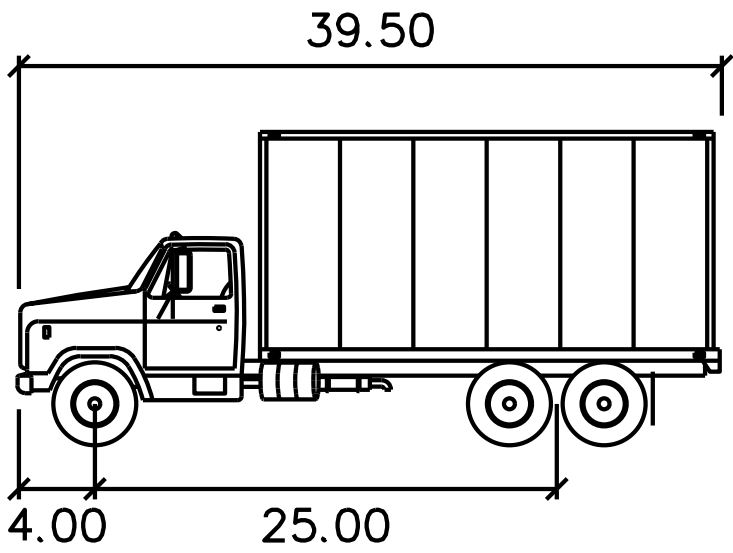
Width : 7.00 feet
Track : 6.00 feet
Lock to Lock Time : 6.0
Steering Angle : 31.6

N.T.S.

AUTOTURN ANALYSIS: LOADING SPACE



PLAN VIEW SCALE: 1"=30'



SU-40

Width : 8.00 feet
Track : 8.00 feet
Lock to Lock Time : 6.0
Steering Angle : 31.8

N.T.S.

PLAN DATE
01-18-22
08-30-22

Urban Ltd.
4200 D TECHNOLOGY CT.
CHANTILLY, VA 20151
TEL: 703.578.7880
FAX: 703.578.7888
www.urban-llc.com

DESIGNER
CLAYTON C. TUCKER
Lic. No. 036790
08/20/2022
PROFESSIONAL ENGINEER

DATE: JAN., 2022
CITY OF FAIRFAX, VIRGINIA
CL= N/A

FILE No.
RZ-13007

REVISIONS
No. DATE DESCRIPTION

PLAN VIEW SCALE: 1"=20'

PLAN VIEW SCALE: 1"=30'

PM

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

N.T.S.

AUTOTURN ANALYSIS

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

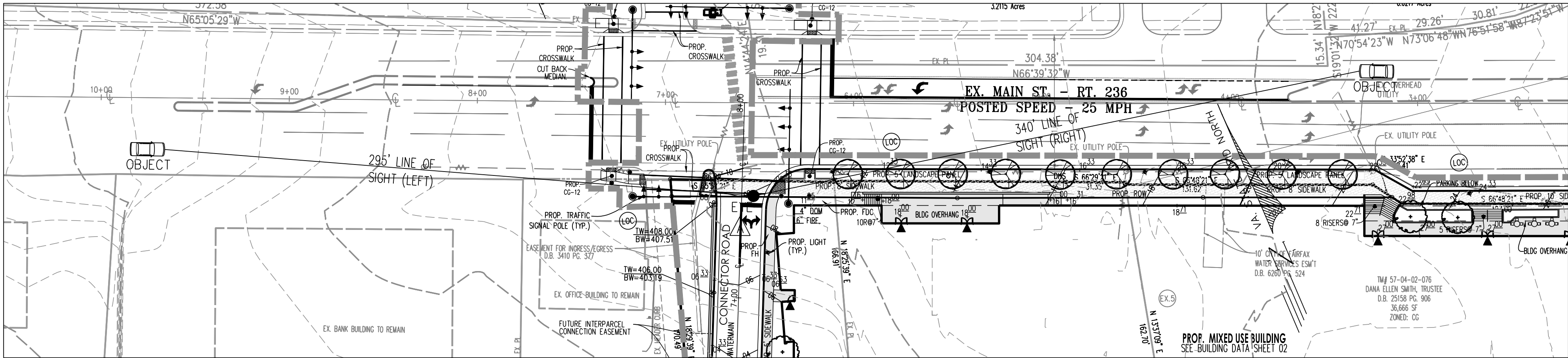
DATE: JAN., 2022
CITY OF FAIRFAX, VIRGINIA
CL= N/A

FILE No.
RZ-13007

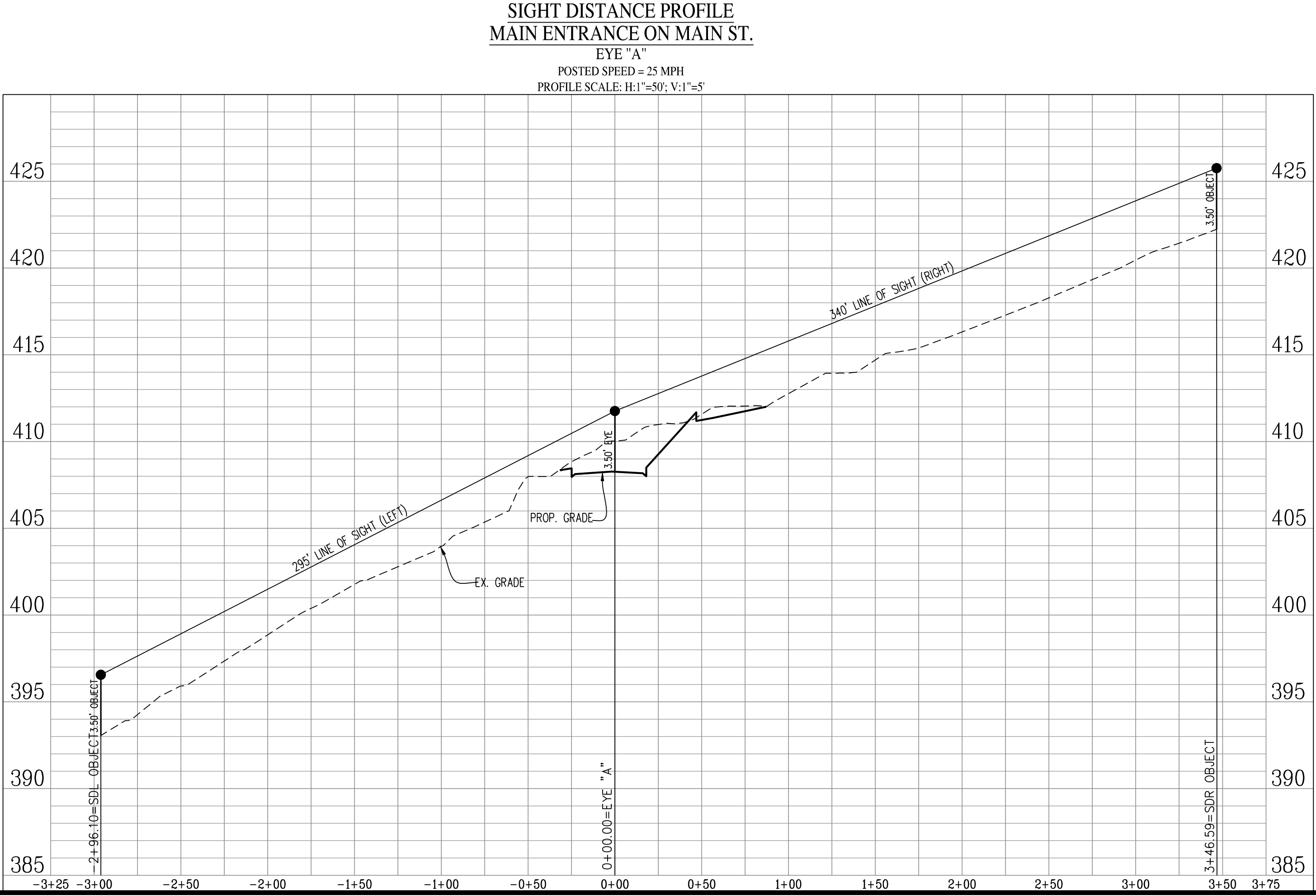
REVISIONS
No. DATE DESCRIPTION

[illegible]

Urban, Ltd. - \\mors-101\Drive\JOBS\10523 main street\p-engineering\entitlement\cdp-fdp-spex\13007-31-SIGHT D.dwg [SIGHTD] August 30, 2022 - 12:59pm mbaldwin



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.

PLAN DATE 01-18-22 08-30-22		No.		DATE	DESCRIPTION
Urban, Ltd. 4200 D TECHNOLOGY CT. CHANTILLY, VA 20151 TEL: 703.578.7880 FAX: 703.578.7886 www.urban-ltd.com		urban™		Planners • Engineers • Landscape Architects • Land Surveyors	
COMMONWEALTH OF VIRGINIA CLAYTON C. TOOK Lic. No. 036790 08/20/2022 PROFESSIONAL ENGINEER		SIGHT DISTANCE PROFILES CITY CENTRE WEST MASTER DEVELOPMENT PLAN SPECIAL USE PERMIT PLAT CITY OF FAIRFAX, VIRGINIA		DATE: JAN., 2022 SCALE: AS NOTED C.I.= 2'	
SHEET 19 OF 26		FILE No. RZ-12907			

Urban, Ltd. - \\mors-101\drive\00523 main street\p-engineering\entitlement\cdp-fdp-spx\13007-34-EVM.dwg [19 EXISTING VEGETATION MAP] August 30, 2022 - 1:0pm mbaldwin

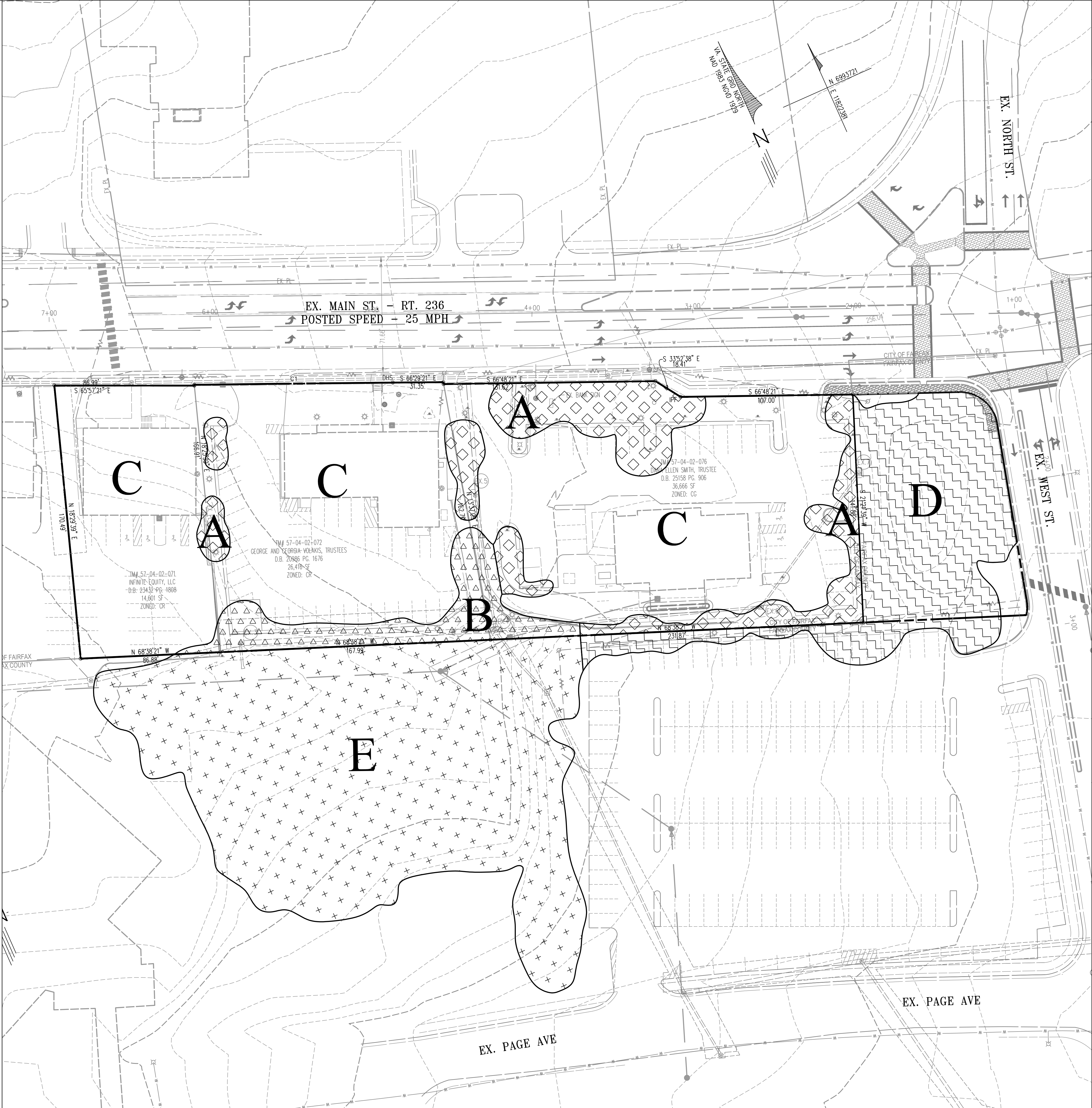
EXISTING VEGETATION SUMMARY

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.
		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.
		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 Lightie, ISA Lic. #MA-5174A).



PLAN DATE
01-18-22
08-30-22

Urban, Ltd.
4200 D TECHNOLOGY CT.
CHANTILLY, VA 20151
TEL: 703.578.8800
FAX: 703.578.8888
www.urban-ltd.com

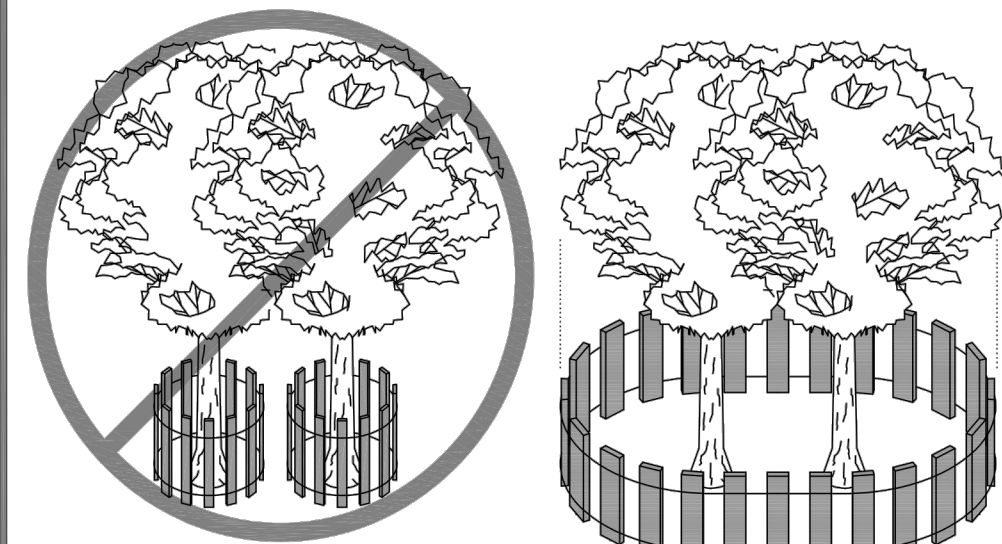
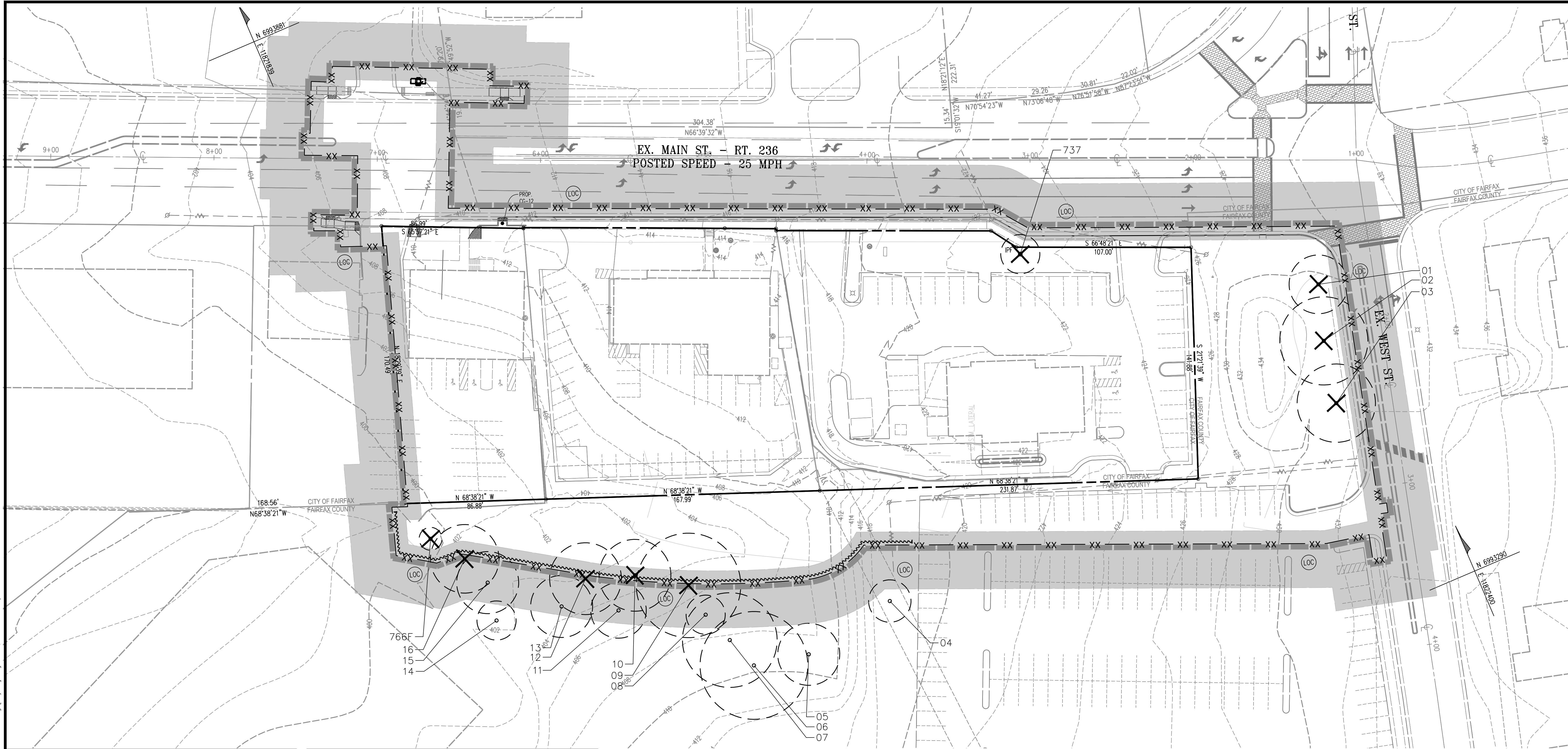
Planners • Engineers • Landscape Architects • Land Surveyors

EXISTING VEGETATION MAP
CITY CENTRE WEST
MASTER DEVELOPMENT PLAN
SPECIAL USE PERMIT PLAT
CITY OF FAIRFAX, VIRGINIA
DATE: JAN., 2022
CL: 2'

SHEET
21
OF
26
FILE No.
RZ-13007

REVISIONS
No. DATE DESCRIPTION

Urban, Ltd. - \\mors-101\DRIVE\00523 main street\p-engineering\entitlement\cop-fdp-spx\13007-34-TREE MITIGATION.dwg [Layout] August 30, 2022 - 1:02pm mboldwin



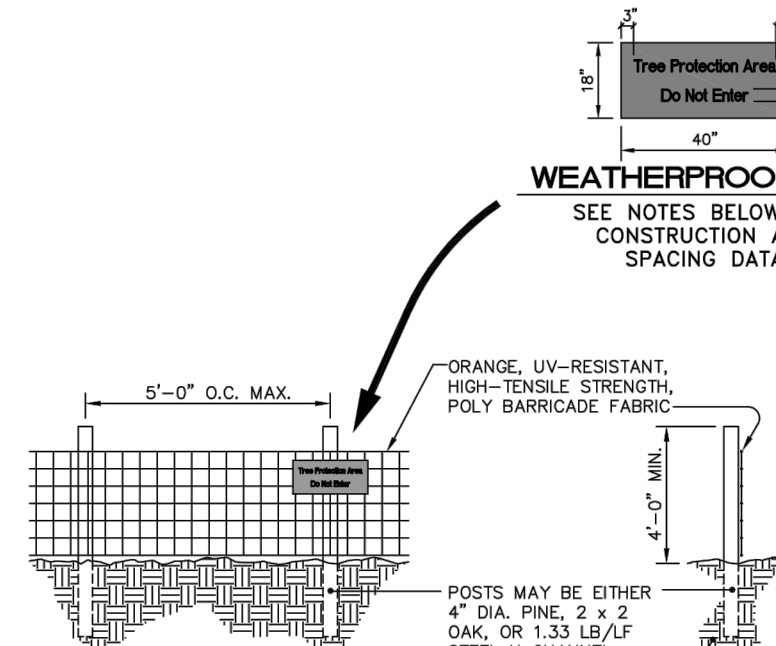
INCORRECT CORRECT
BARRIER INSTALLED AT THE DRIP LINE OF TREE BRANCHES

NOTES:

1. Precautions shall be taken to prevent and minimize damage to trees. In such cases repair any damage to crown, trunk or root system immediately.
2. Repair roots by cleanly cutting off the damaged areas. Spread peat moss or moist topsoil over exposed roots.
3. Repair damage to bark by trimming around the damaged area as shown in Detail 8.10. Taper the cut to provide drainage.
4. Cut off damaged tree limbs above the free collar at the trunk or main branch. Use three separate cuts as shown in Detail 8.10 to avoid posing bark from healthy areas of tree.



Department of Public Works
10455 Ardenway Street
Fairfax, VA 22030-3600
CITY OF FAIRFAX
USE WITH THE FAIRFAX STANDARD SPECIFICATIONS ONLY
Voice (703) 340-3810
Fax (703) 340-3720
www.fairfaxva.gov
STANDARD TREE PROTECTION DETAIL
SCALE: Not To Scale
REVISION DATE: December 2016
SHEET # 1 of 2



NOTES:

1. Install tree protection fence and signage prior to calling for the initial on site inspection by the City of Fairfax Inspector.
2. Warning signs shall be made of durable, weatherproof material.
3. Letters shall be 3" high minimum, clearly legible and spaced as detailed.
4. Signs shall be placed no greater than 75' on center or as approved.
5. For tree protection areas less than 200' in perimeter, provide no less than three signs per protected area.
6. Attach signs securely to fence posts and fabric.
7. Maintain tree protection fence throughout duration of project.
8. Additional signs may be required by City of Fairfax Inspections based on actual field conditions.
9. No activity shall occur within the protected area including material storage, stockpiling, parking or any activity that may compact the ground or damage the trees.
10. The City reserves the right to require a 4' to 6' height chain link fencing for identified trees, such as specimen or champion trees, to maximize the protection of the tree and its critical root zone.

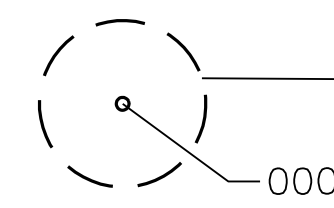


Department of Public Works
10455 Ardenway Street
Fairfax, VA 22030-3600
CITY OF FAIRFAX
USE WITH THE FAIRFAX STANDARD SPECIFICATIONS ONLY
Voice (703) 340-3810
Fax (703) 340-3720
www.fairfaxva.gov
STANDARD TREE PROTECTION DETAIL
SCALE: Not To Scale
REVISION DATE: December 2016
SHEET # 2 of 2

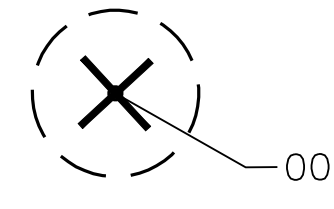
TREE INVENTORY & CONDITION ANALYSIS

TREE NO.	SPECIES	SIZE	CRITICAL ROOT ZONE	CONDITION RATING	REMOVE	COMMENTS
		DBH (in)	CRZ (ft.)	%		
1	<i>Pyrus calleryana</i>	18"	18'	58.00	X	
2	<i>Pyrus calleryana</i>	27"	27'	71.00	X	
3	<i>Pyrus calleryana</i>	24"	24'	62.00	X	
4	<i>Ulmus americana</i>	13"	13'	51.00		Heavy Ivy
5	<i>Acer saccharinum</i>	19"	19'	41.00		Leaning
6	<i>Acer rubrum</i>	33"	33'	59.00		Multi-stem, Ivy
7	<i>Liriodendron tulipifera</i>	29"	29'	42.00		Ivy
8	<i>Acer rubrum</i>	12"	12'	0.00	X	Heavy Ivy
9	<i>Acer saccharinum</i>	32"	32'	0.00	X	Dead, Large Cavity
10	<i>Liriodendron tulipifera</i>	22"	22'	54.00	X	Crooked Trunk
11	<i>Liriodendron tulipifera</i>	17"	17'	49.00		
12	<i>Liriodendron tulipifera</i>	22"	22'	52.00	X	Reduced Canopy, Ivy
13	<i>Liriodendron tulipifera</i>	19"	19'	55.00		Reduced Canopy, Ivy
14	<i>Acer saccharinum</i>	12"	12'	57.00		
15	<i>Pyrus calleryana</i>	19"	19'	67.00		
16	<i>Pyrus calleryana</i>	21"	21'	72.00	X	
737	<i>Acer rubrum</i>	14"	14'	72.00	X	
766 F	<i>Picea rubens</i>	5"	5'	80.00	X	Ivy

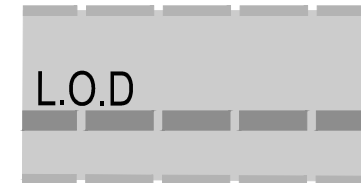
LEGEND



EXISTING TREE CRITICAL ROOT ZONE



EXISTING TREE TO BE REMOVED

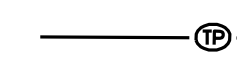


← 25' OFFSET FROM L.O.D.

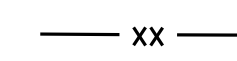


← 10' OFFSET FROM L.O.D.

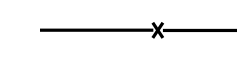
ROOT PRUNING



TREE PROTECTION FENCE



SUPER SILT FENCE



SILT FENCE

PLAN DATE
01-18-22
08-30-22

Urban, Ltd.
4200 D TECHNOLOGY CT.
CHANTILLY, VA 20151
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FAX: 703.578.8888
www.urban-lltd.com

Planners • Engineers • Landscape Architects • Land Surveyors

COMMONWEALTH OF VIRGINIA
CLAYTON C. TUCKER
Lic. No. 036790
08/20/2022
PROFESSIONAL ENGINEER

TREE MANAGEMENT PLAN
CITY CENTRE WEST
MASTER DEVELOPMENT PLAN
SPECIAL USE PERMIT PLAT
CITY OF FAIRFAX, VIRGINIA

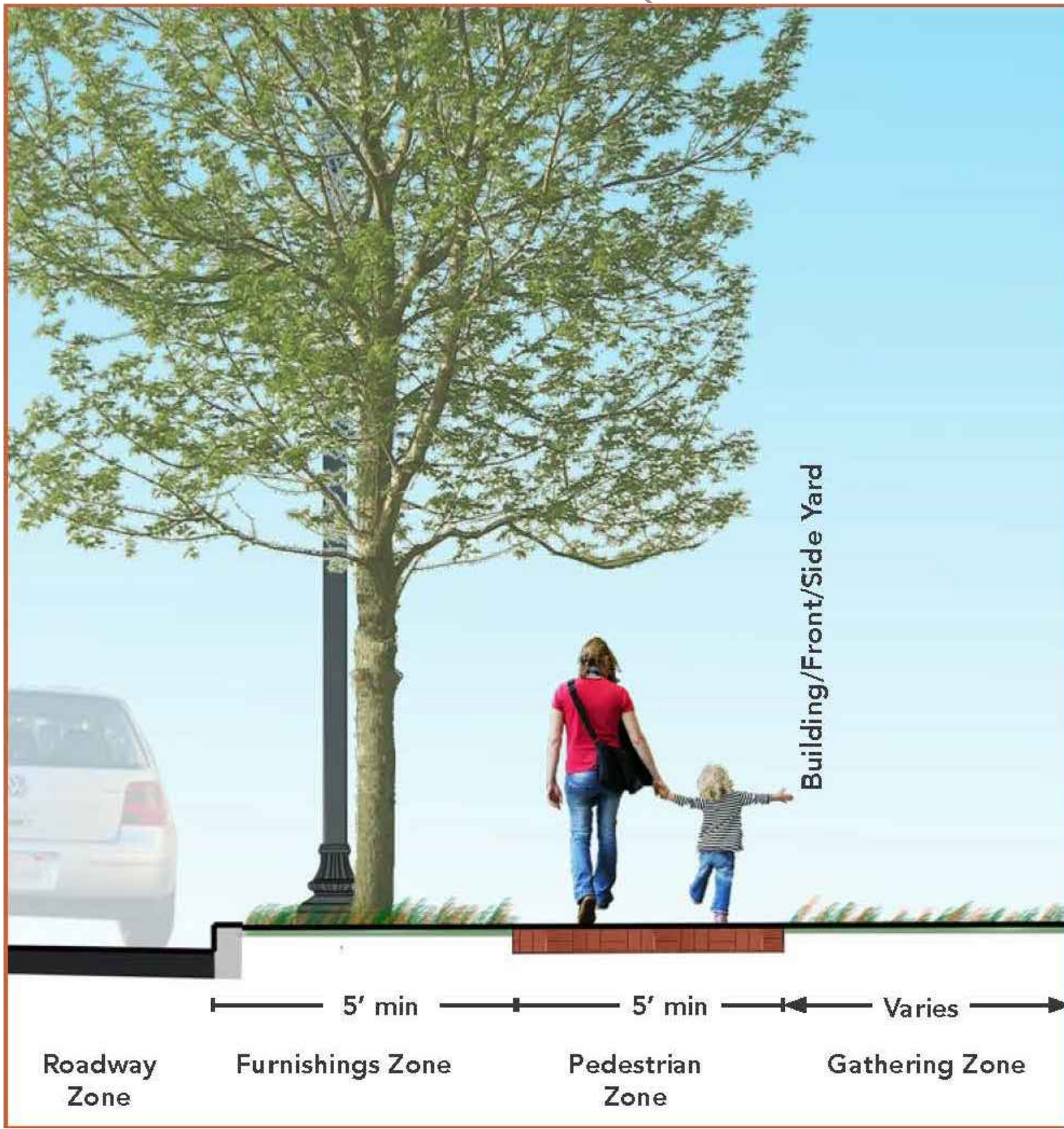
DATE: JAN., 2022
C.I. = 2'

SCALE: 1"=30'

SHEET
21A
OF
26
FILE No.
RZ-13007

REVISIONS
No. DATE DESCRIPTION

Urban, Ltd. - \\mors-101\DRIVE\0053\0523 main street\p-engineering\entitlement\cdp-fdp-spx\13007-34-landscape.dwg [20 CONCEPTUAL LANDSCAPE PLAN] August 30, 2022 - 1:02pm mbdowin



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						
16	250 Square Feet		Acer rubrum 'October Glory'	October Glory Red Maple	3.5" Cal.	B & B	Uniform branching pattern	4,000	
			Carpinus caroliniana	American Hornbeam	3.5" Cal.	B & B	Uniform branching pattern		
			Nyssa sylvatica	Black Gum	3.5" Cal.	B & B	Uniform branching pattern		
			Ostrya virginiana	Eastern Hophornbeam	3.5" Cal.	B & B	Uniform branching pattern		
			Oxydendrum arboretum	Sourwood	3.5" Cal.	B & B	Uniform branching pattern		
			Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	3.5" Cal.	B & B	Uniform branching pattern		
			Ulmus americana 'Valley Forge'	Valley Forge Elm	3.5" Cal.	B & B	Uniform branching pattern		
21	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 'Princeton Sentry'	Princeton Sentry Ginkgo	2" Cal.	B & B	Uniform branching pattern		
			Understory Trees						
			4	0 Square Feet (OFFSITE)		Amelanchier arborea	Downy Serviceberry		2" Cal.
Chionanthus virginicus	Fringe Tree	2" Cal.				B & B	Uniform branching pattern		
Prunus x incan 'Okame'	Okame Cherry	2" Cal.				B & B	Uniform branching pattern		
			Evergreen Trees						
9	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:								4,000	

- 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 ADJUTING 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.

PROPOSED STREETLIGHTS ALONG MAIN STREET SHALL ADHERE TO THE HISTORIC OVERLAY DISTRICT STREETScape GUIDELINE STANDARDS AND THE PFM. ALL PROPOSED STREETLIGHT LOCATIONS MAY BE ADJUSTED AT TIME OF FINAL ENGINEERING.

S.E. MODIFICATION REQUESTED FOR TREE CANOPY REQUIREMENT, SEE THIS SHEET & SHEET 2.

PROP. MIXED USE BUILDING
SEE BUILDING DATA SHEET 02

S.E. MODIFICATION REQUESTED FOR REQUIRED MAXIMUM TREE SPACING, SEE THIS SHEET & SHEET 2.

- LEGEND
- PROPOSED STREET TREES ONSITE
 - PROPOSED STREET TREES OFFSITE (WITHIN RIGHT-OF-WAY)
 - PROPOSED TREES WITHIN OFFSITE POCKET PARK (WITHIN FAIRFAX COUNTY AND 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.)	460	12	12
Proposed Connector Road	Street Tree Required (1 Tree per 40 l.f.)	140	4	4
Proposed E/W Road	Street Tree Required (1 Tree per 40 l.f.)	370	10	10
Total Street Trees Provided (s.f.)				26

10-YEAR TREE CANOPY REQUIREMENT CALCULATIONS	
Gross Site Area (s.f.)	77,683
Zone: [CG]	Use: [Mixed Use]
Tree Canopy Required (s.f.)	10% 7,768
10-YEAR TREE CANOPY PROVIDED	
Total Existing Canopy Area Provided Through Tree Preservation (s.f.)	0
Total Proposed Canopy Area (s.f.)	4,000
Total Tree Canopy Provided (s.f.) **	4,000

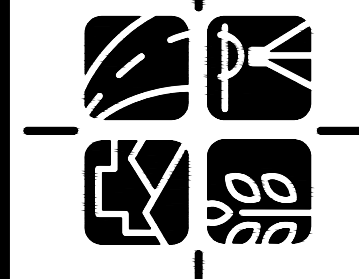
**Note: See Special Exception Modification Request Below.

- SPECIAL EXCEPTION MODIFICATION REQUESTS
- A MODIFICATION FROM THE REQUIRED MAXIMUM TREE SPACING (Z.O. SECTION 4.5.6.B) TO BE CHANGED FROM 50 FT. TO 140 FT., IS HEREBY REQUESTED.
 - A MODIFICATION TO ALLOW THE TREE CANOPY REQUIREMENT (Z.O. SECTION 4.5.6) TO BE CHANGED FROM 7,768 S.F. TO 4,000 S.F., IS HEREBY REQUESTED.

CONCEPTUAL LANDSCAPE PLAN
CITY CENTRE WEST
MASTER DEVELOPMENT PLAN
SPECIAL USE PERMIT PLAN
CITY OF FAIRFAX, VIRGINIA

SHEET
22
OF
26
FILE No.
RZ-13007

DATE: JAN., 2022
C.I. = 2'



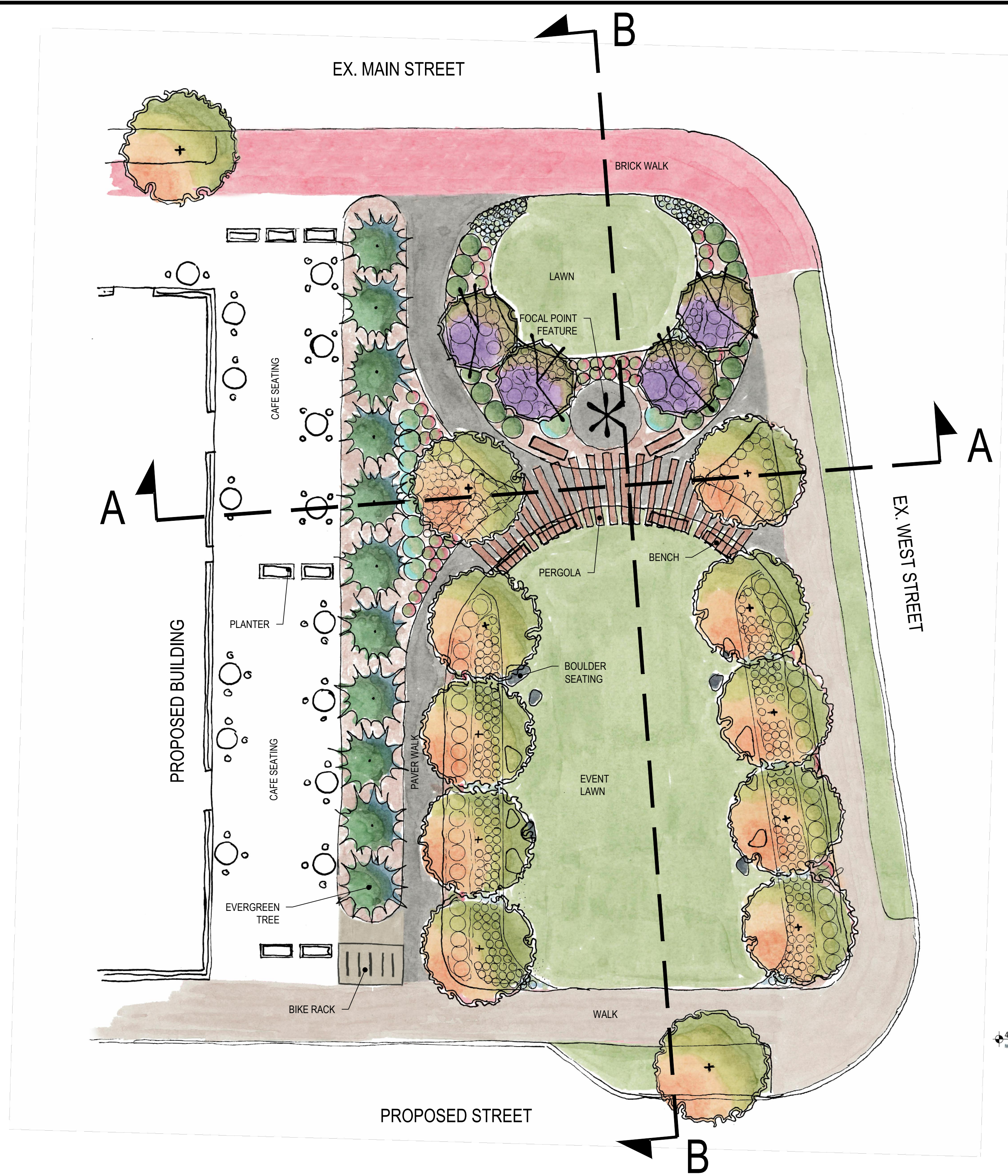
Urban Ltd.
4200 D TECHNOLOGY CT.
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PLAN DATE
01-18-22
08-30-22

No.	DATE	DESCRIPTION	REVISIONS

Urban, Ltd. - \\mors-101\drive\00523 main street\p-engineering\entitlement\cdp-fdp-spex\13007-34-landscape.dwg [21 CONCEPTUAL POCKET PARK PLAN] August 30, 2022 - 1:03pm mbaldwin



HARDSCAPE MATERIALS PALETTE
FURNITURE FAMILY CONCEPT



DECORATIVE PAVER



STRING LIGHTS (UNDER PERGOLA)



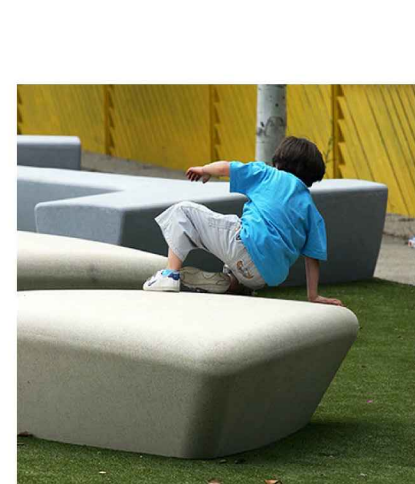
PERGOLA



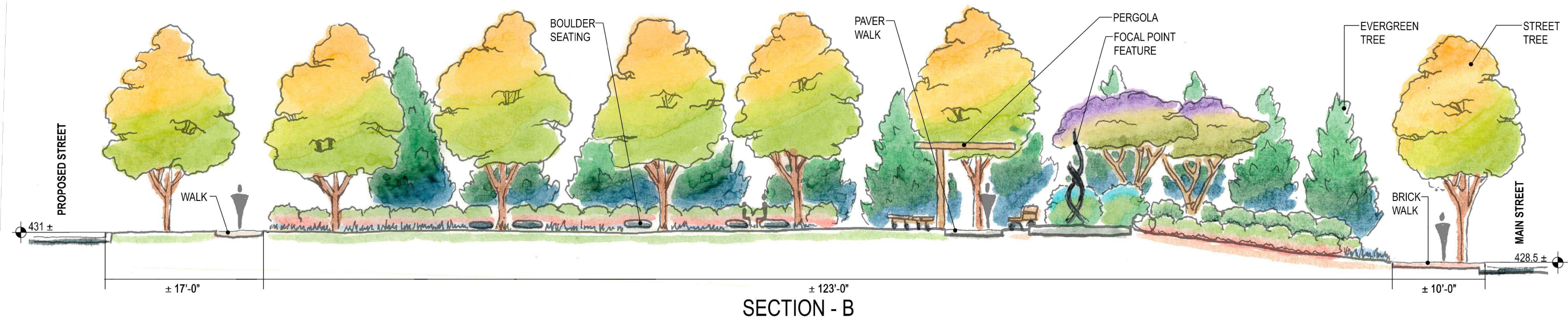
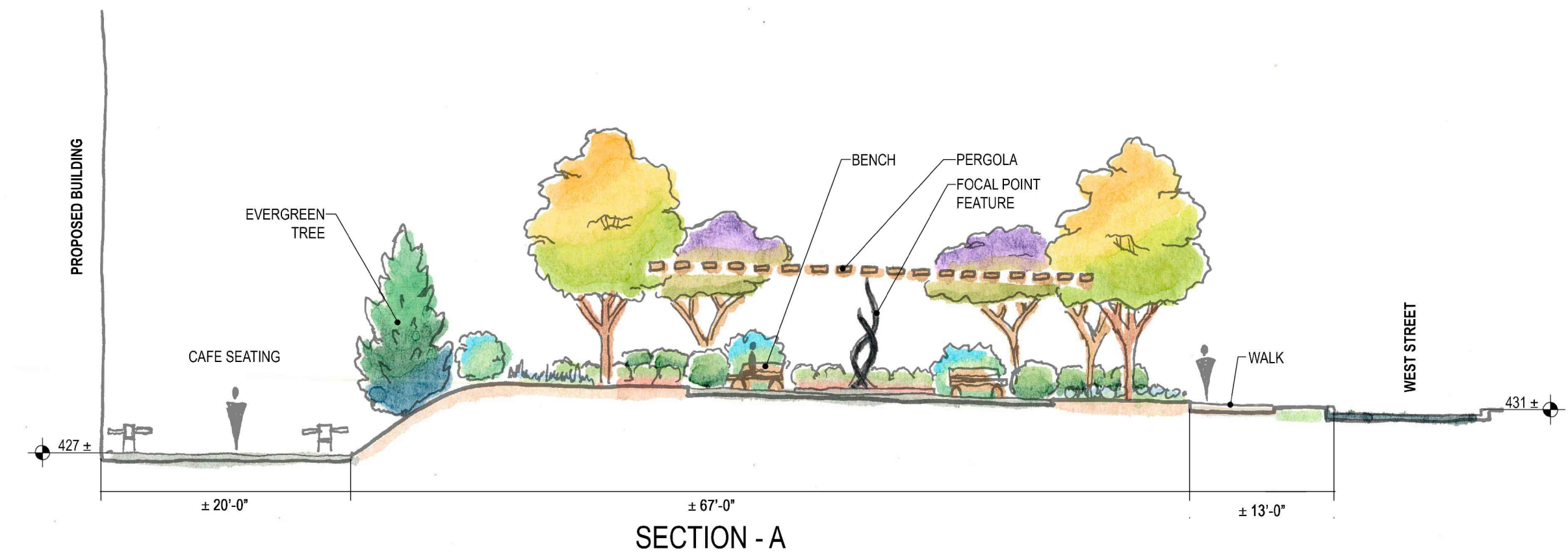
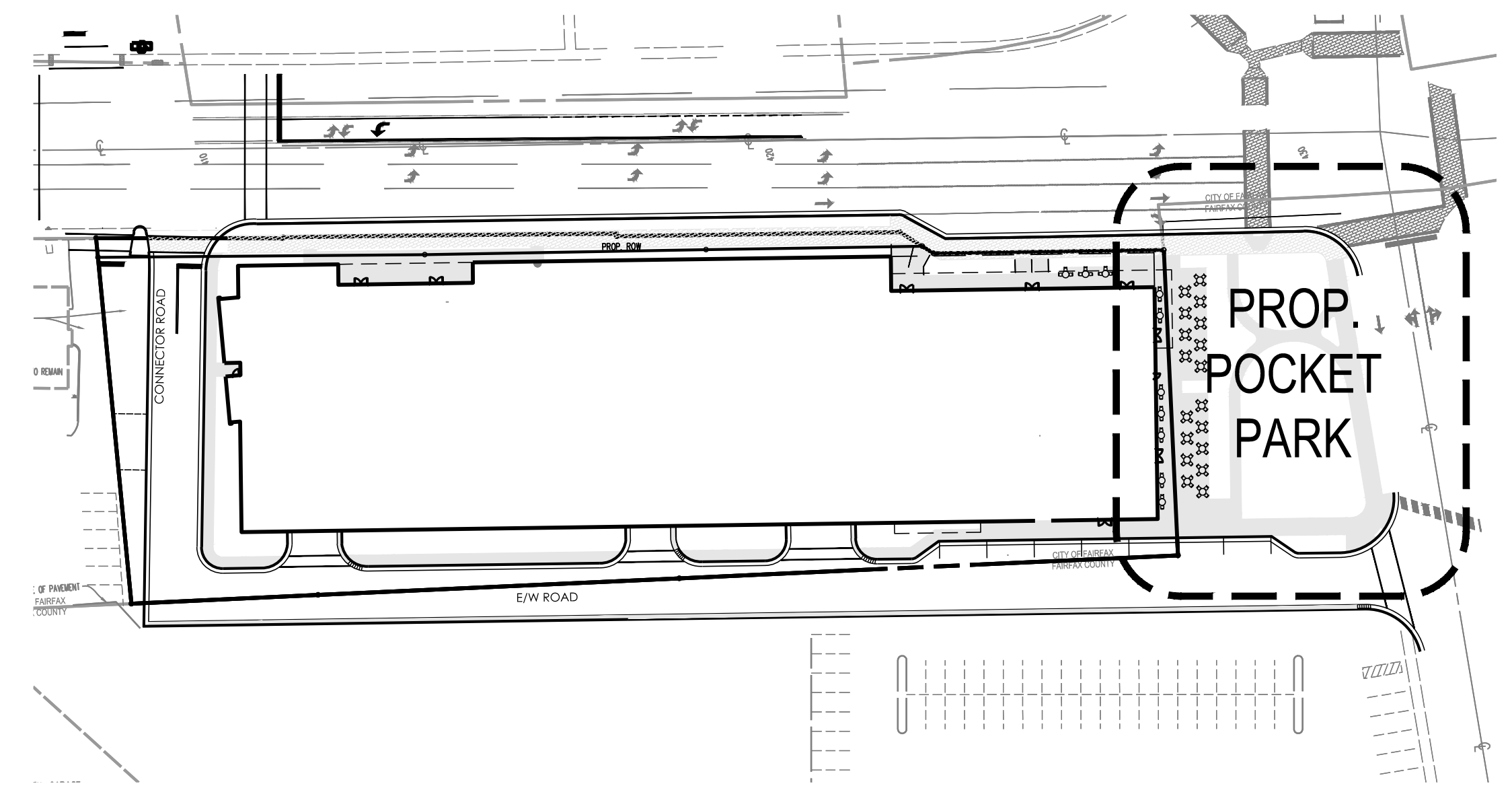
FOCAL POINT FEATURE
(PUBLIC ART OR SIMILAR AMENITY)



BOULDER SEATING



EVENT LAWN



FOR ILLUSTRATIVE PURPOSES ONLY

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

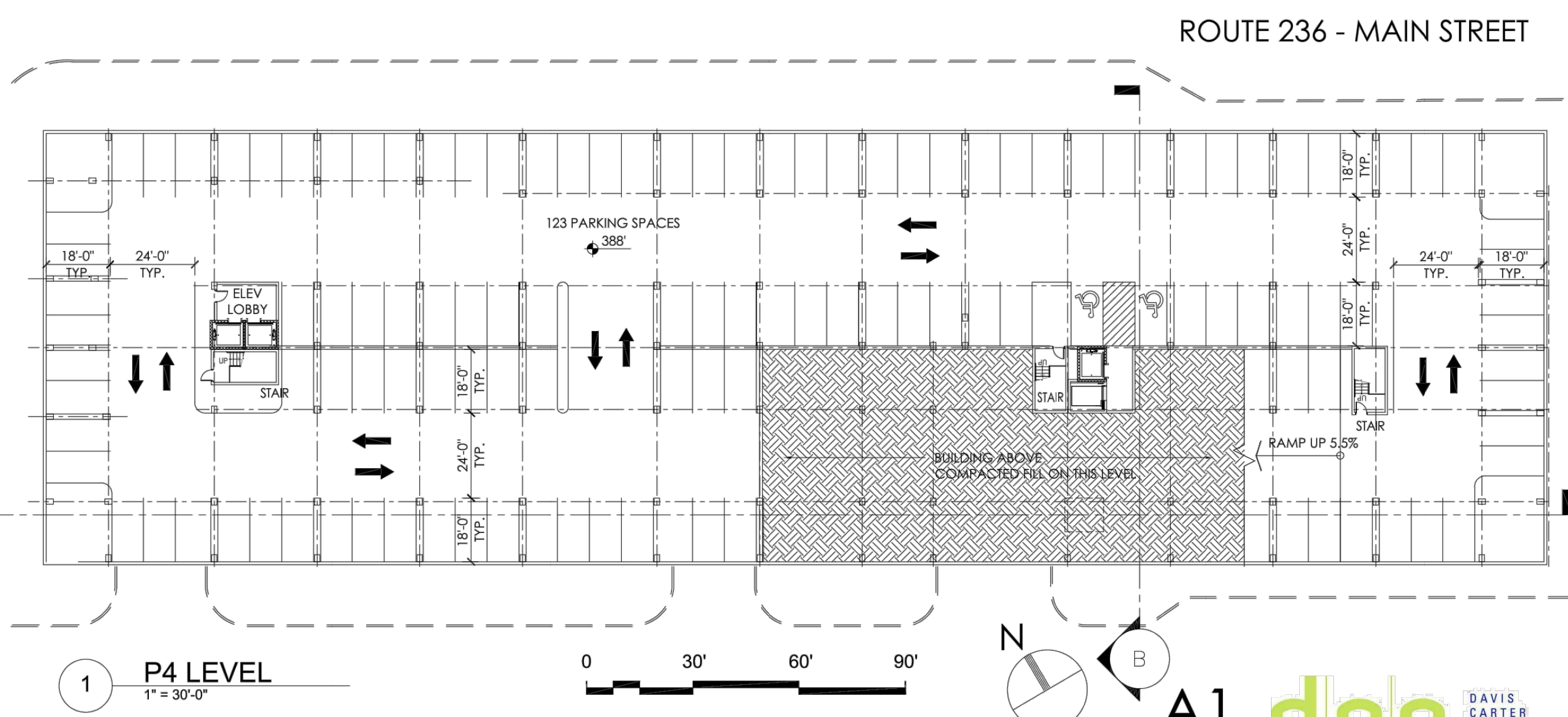
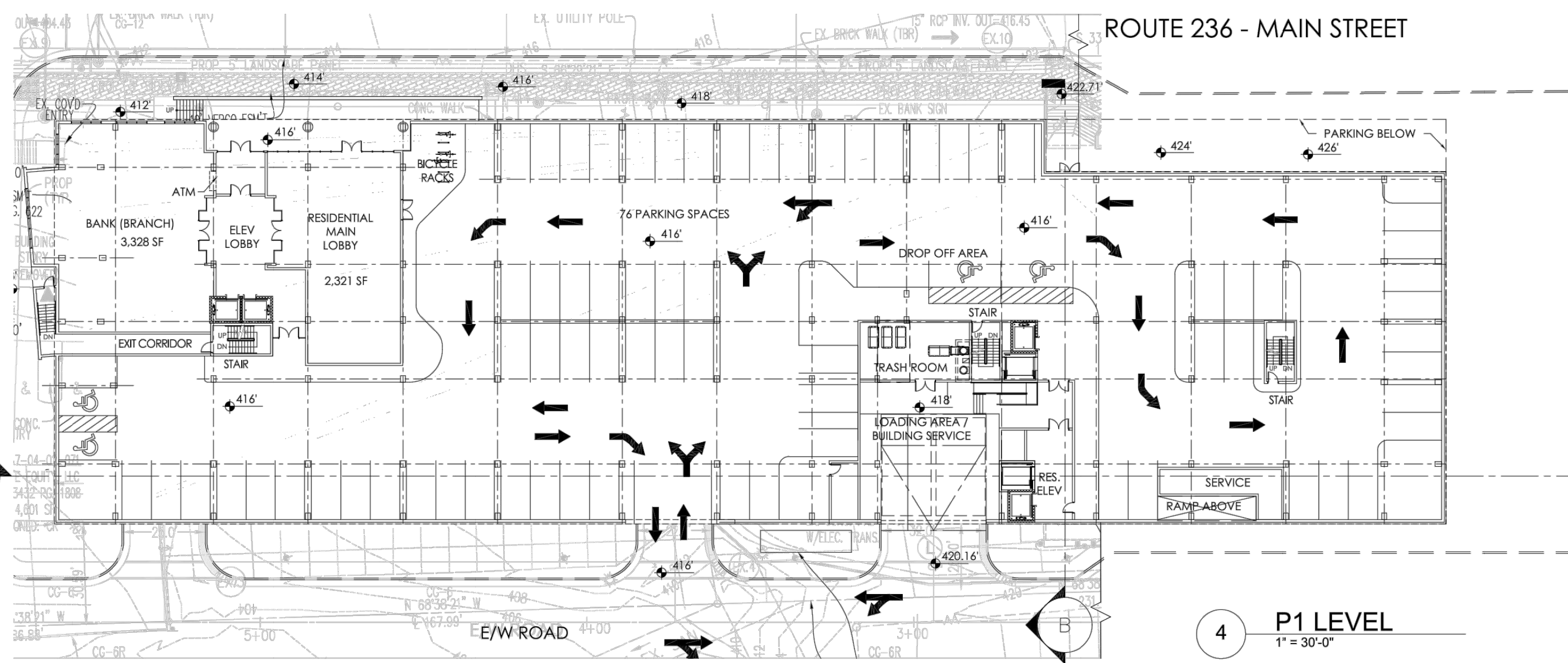
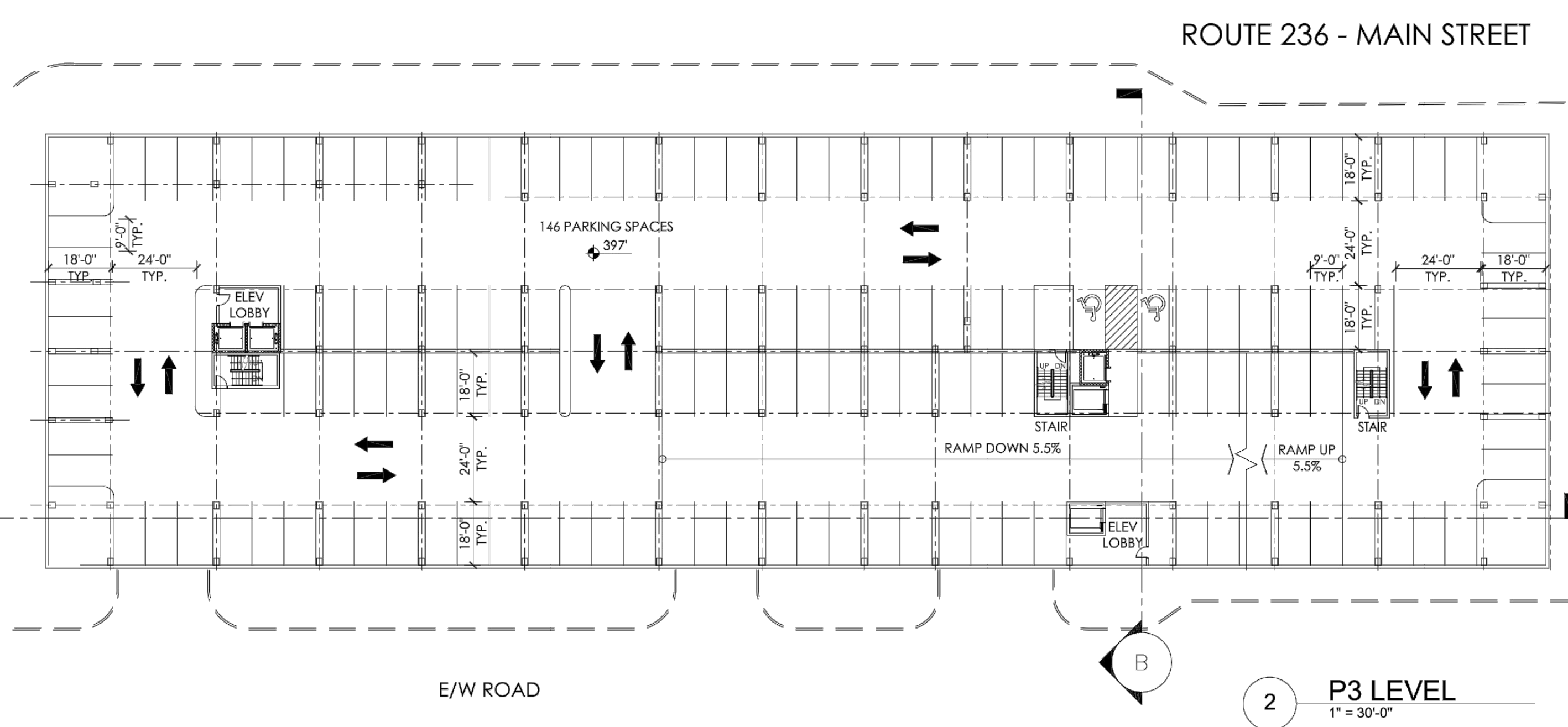
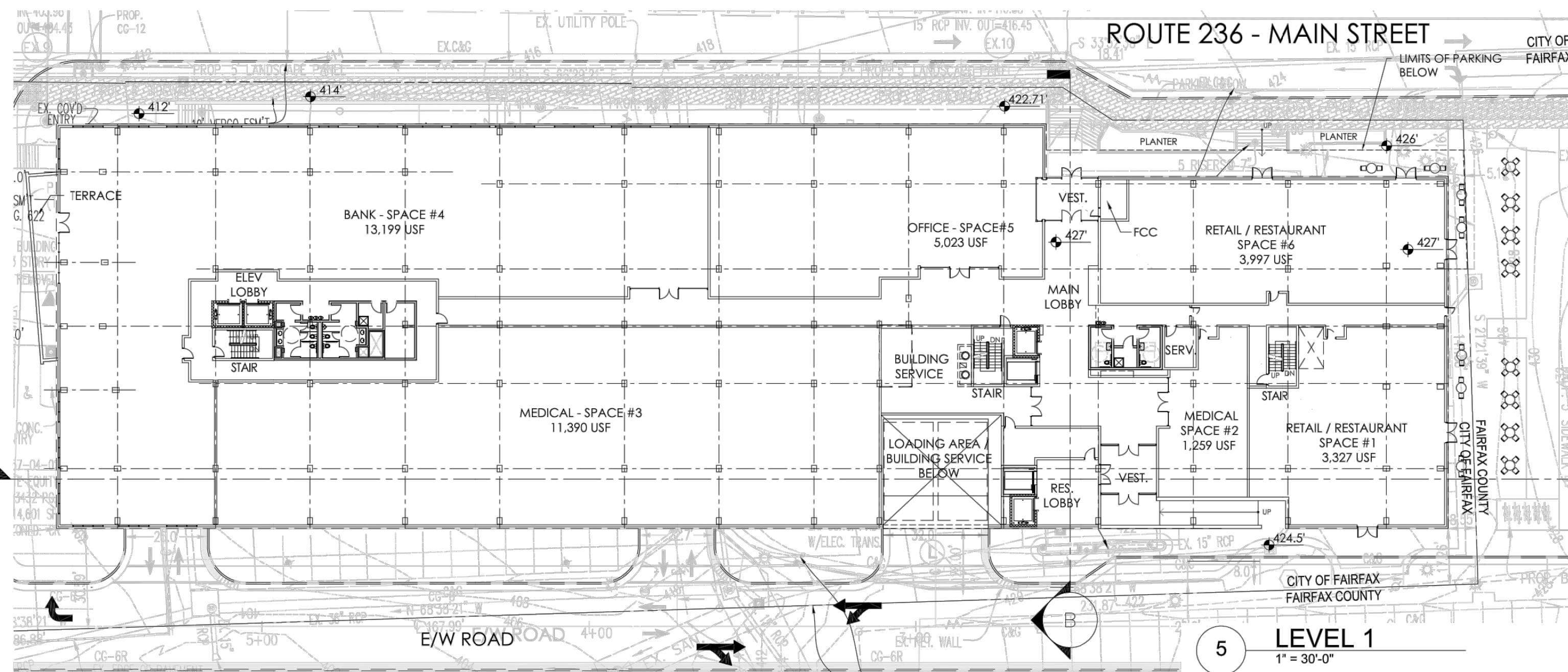
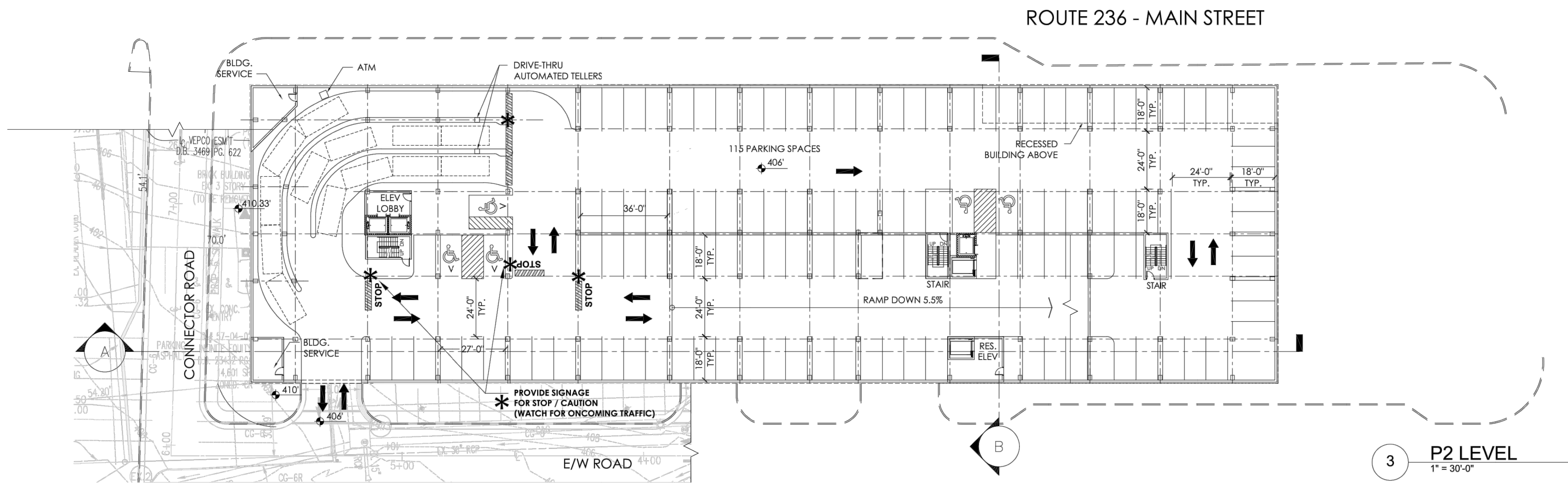
REVISIONS		No.	DATE	DESCRIPTION
PLAN DATE		01-18-22	08-30-22	
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CHANTILLY, VA 20151				
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urban				
CONVENTION OF VIRGINIA				
CLAYTON C. ROCK				
Lic. No. 036790				
08/20/2022				
PROFESSIONAL SEAL				
CONCEPTUAL POCKET PARK PLAN				
CITY CENTRE WEST				
MASTER DEVELOPMENT PLAN				
SPECIAL USE PERMIT PLAN				
CITY OF FAIRFAX, VIRGINIA				
DATE: JAN., 2022				
SCALE: 1"=30'				
SHEET		23		
OF		26		
FILE No.		RZ-13007		

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GARAGE - 4 LEVELS			
LEVEL	PARKING AREAS	PARKING PROVIDED	HC (Included in Parking Provided)
P4 - 390	43,147	123	Total HC
P3 - 399	52,641	146	HC
P2 - 408	51,016	115	HC
P1 - 418	38,998	76	HC
Surface Parking		7	

185,802	467	13	10	3
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- NOTES:
- 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.
 - INTERIOR LAYOUTS AND EXTERIOR FEATURES PRESENTED ON THIS SHEET ARE CONCEPTUAL AND SUBJECT TO REVISION AS LEASING AND UNIT MIX CONFIGURATIONS ARE FURTHER DEVELOPED.



CITY CENTRE WEST

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CONCEPTUAL FLOOR AND GARAGE PLANS

CITY OF FAIRFAX, VIRGINIA

AUGUST 26, 2022

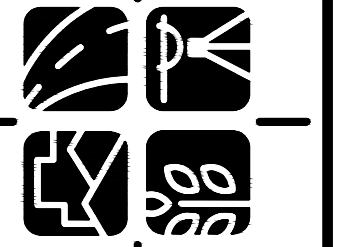
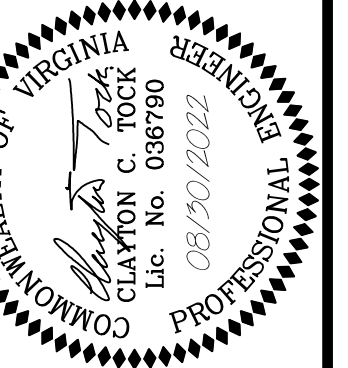
ARCHITECTURAL ELEVATIONS

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

SCALE: AS NOTED

DATE: JAN., 2022

CL: N/A



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PLAN DATE	DESCRIPTION
01-18-22	
08-30-22	

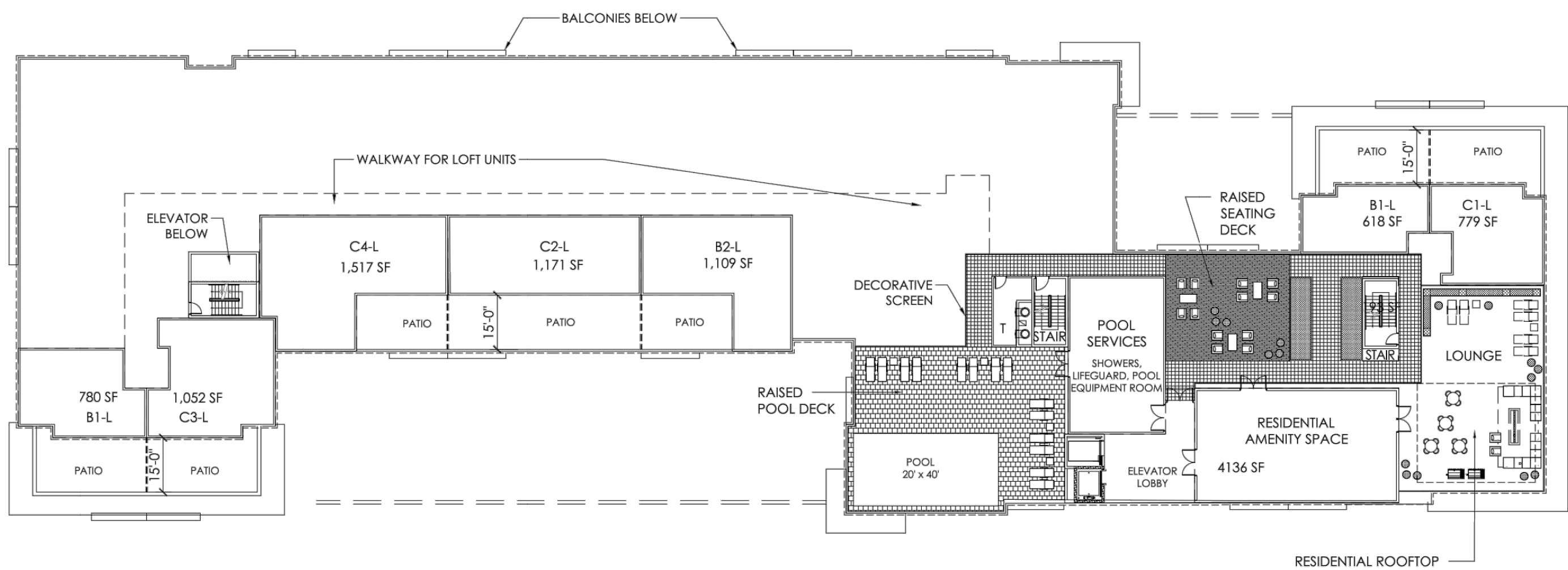
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UNIT MATRIX SUMMARY						
Unit Name	Total Units	Percent	Level 3	Level 4	Level 5	Level 6
1 Bed A1	4	4.76%	1	1	1	1
2 Bed B1 Corner	6	7.14%	2	2	2	0
2 Bed B1-Loft	2	2.38%	0	0	0	2
2 Bed B2 In Line	15	17.86%	4	4	4	3
2 Bed B2-Loft	1	1.19%	0	0	0	1
2 Bed B2.1 In Line	8	9.52%	2	2	2	2
2 Bed B2.2 In Line	4	4.76%	1	1	1	1
2 Bed B3 Corner	4	4.76%	1	1	1	1
2 Bed + Den BD2	3	3.57%	1	1	1	0
2 Bed + Den BD3	4	4.76%	1	1	1	1
2 Bed + Den BD4	4	4.76%	1	1	1	1
2 Bed + Den BD5	4	4.76%	1	1	1	1
3 Bed C1 Corner	7	8.33%	2	2	2	1
3 Bed C1-Loft	1	1.19%	0	0	0	1
3 Bed C2 In Line	7	8.33%	2	2	2	1
3 Bed C2-Loft	1	1.19%	0	0	0	1
3 Bed C3 Corner	3	3.57%	1	1	1	0
3 Bed C3-Loft	1	1.19%	0	0	0	1
3 Bed C4-Loft	1	1.19%	0	0	0	1
3 Bed C5 In Line	4	4.76%	1	1	1	1
Average GSF Unit	84	100.00%	21	21	21	21

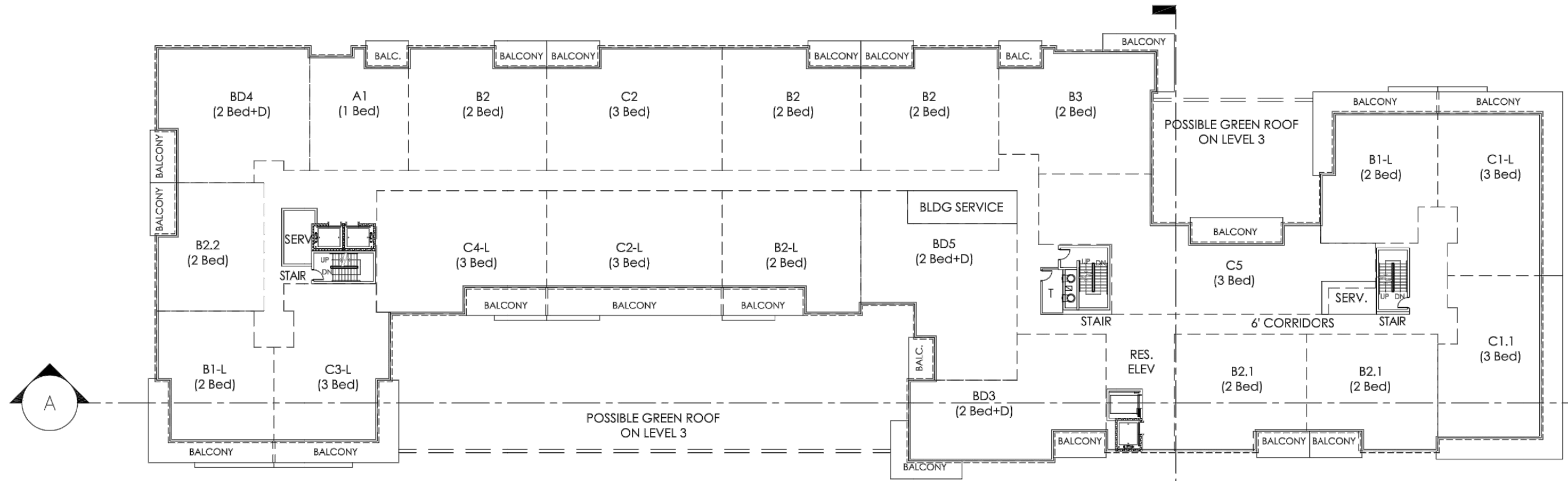
* ADU UNITS (SEE PLANS FOR LOCATION)

NOTE:

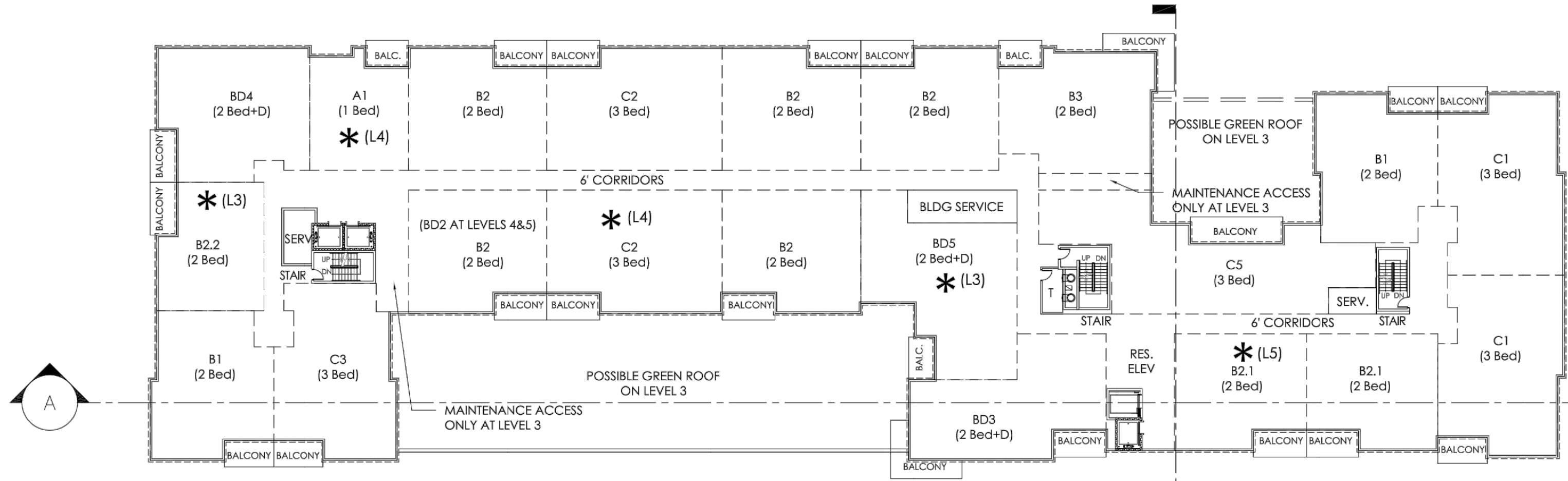
- INTERIOR LAYOUTS AND EXTERIOR FEATURES PRESENTED ON THIS SHEET ARE CONCEPTUAL AND SUBJECT TO REVISION AS LEASING AND UNIT MIX CONFIGURATIONS ARE FURTHER DEVELOPED.



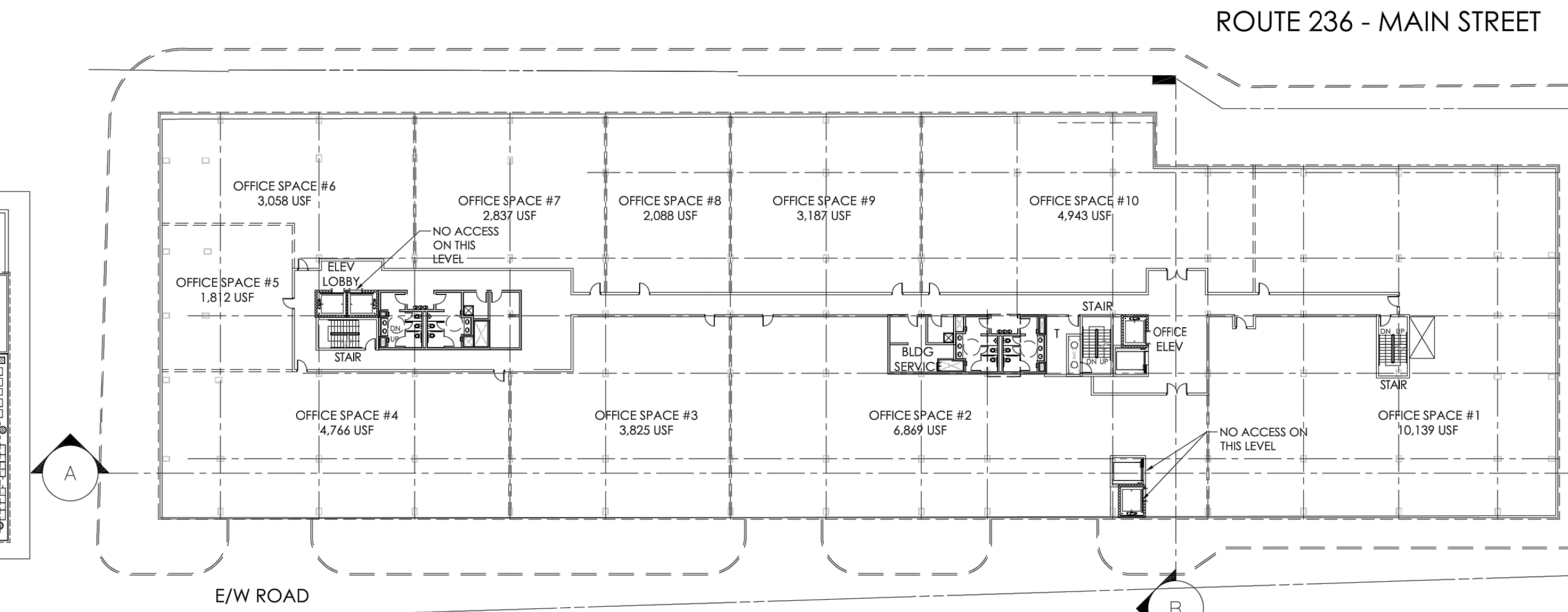
4 LEVEL 7 - RESIDENTIAL AND ROOFTOP AMENITIES
1" = 30'-0"



3 LEVEL 6 - RESIDENTIAL
1" = 30'-0"



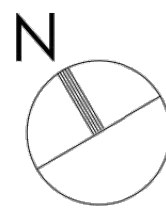
2 LEVELS 3 TO 5 - TYPICAL RESIDENTIAL
1" = 30'-0"



1 LEVEL 2 - OFFICE
1" = 30'-0"

0 30' 60' 90'

SCALE: 1" = 30'-0"



A2 dcs DESIGN
DAVIS CARTER SCOTT

CITY CENTRE WEST

CONCEPTUAL FLOOR PLANS & UNIT MATRIX

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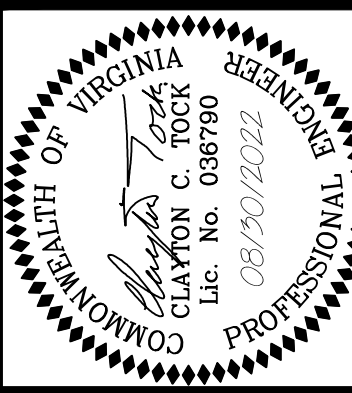
CITY OF FAIRFAX, VIRGINIA

AUGUST 26, 2022

ARCHITECTURAL ELEVATIONS

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

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



PLAN DATE
01-18-22
08-30-22

REVISIONS		DESCRIPTION
No.	DATE	

SHEET
25
OF
26
FILE No.
RZ-13007

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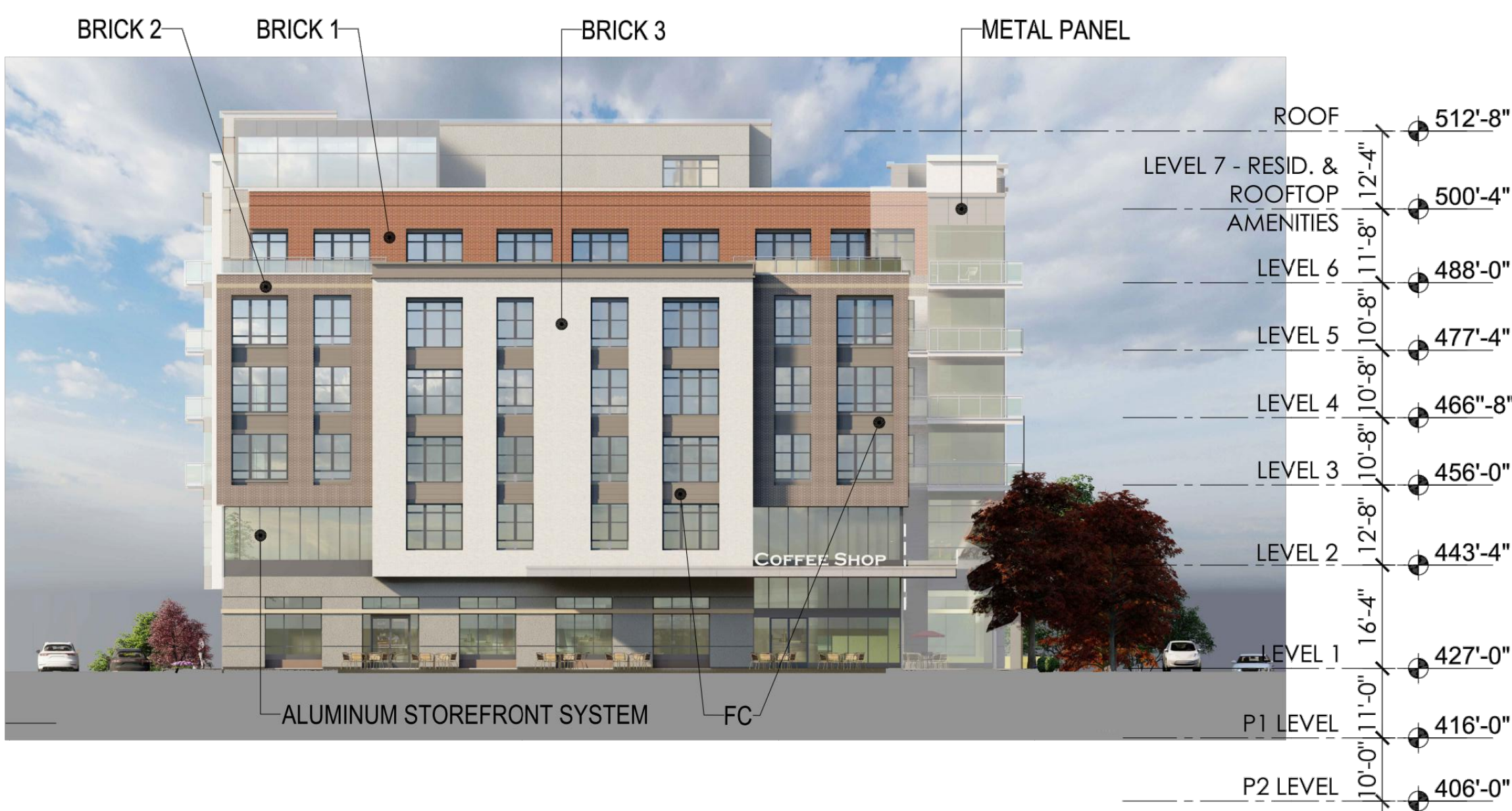


4 NORTH ELEVATION (MAIN STREET)
1" = 20'-0"

ROOF	512'-8"
LEVEL 7 - RESID. & ROOFTOP AMENITIES	500'-4"
LEVEL 6	488'-0"
LEVEL 5	477'-4"
LEVEL 4	466'-8"
LEVEL 3	456'-0"
LEVEL 2	443'-4"
LEVEL 1	427'-0"
P1 LEVEL	416'-0"
P2 LEVEL	406'-0"

93'-8"

418.32' PROPOSED AVERAGE GRADE



2 EAST ELEVATION (PARK)
1" = 20'-0"



3 WEST ELEVATION
1" = 20'-0"

ROOF	512'-8"
LEVEL 7 - RESID. & ROOFTOP AMENITIES	500'-4"
LEVEL 6	488'-0"
LEVEL 5	477'-4"
LEVEL 4	466'-8"
LEVEL 3	456'-0"
LEVEL 2	443'-4"
LEVEL 1	427'-0"
P1 LEVEL	416'-0"
P2 LEVEL	406'-0"

93'-8"

418.32' PROPOSED AVERAGE GRADE



1 SOUTH ELEVATION
1" = 20'-0"

ROOF	512'-8"
LEVEL 7 - RESID. & ROOFTOP AMENITIES	500'-4"
LEVEL 6	488'-0"
LEVEL 5	477'-4"
LEVEL 4	466'-8"
LEVEL 3	456'-0"
LEVEL 2	443'-4"
LEVEL 1	427'-0"
P1 LEVEL	416'-0"
P2 LEVEL	406'-0"

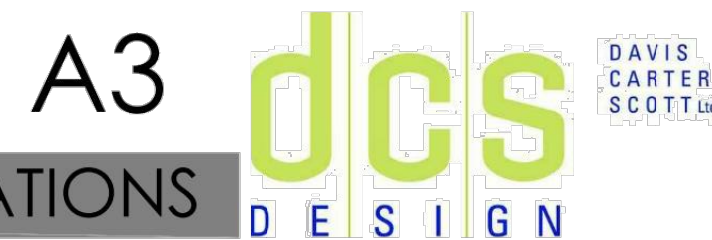
93'-8"

418.32' PROPOSED AVERAGE GRADE

NOTE: 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.

CITY CENTRE WEST

CONCEPTUAL BUILDING ELEVATIONS



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AUGUST 26, 2022

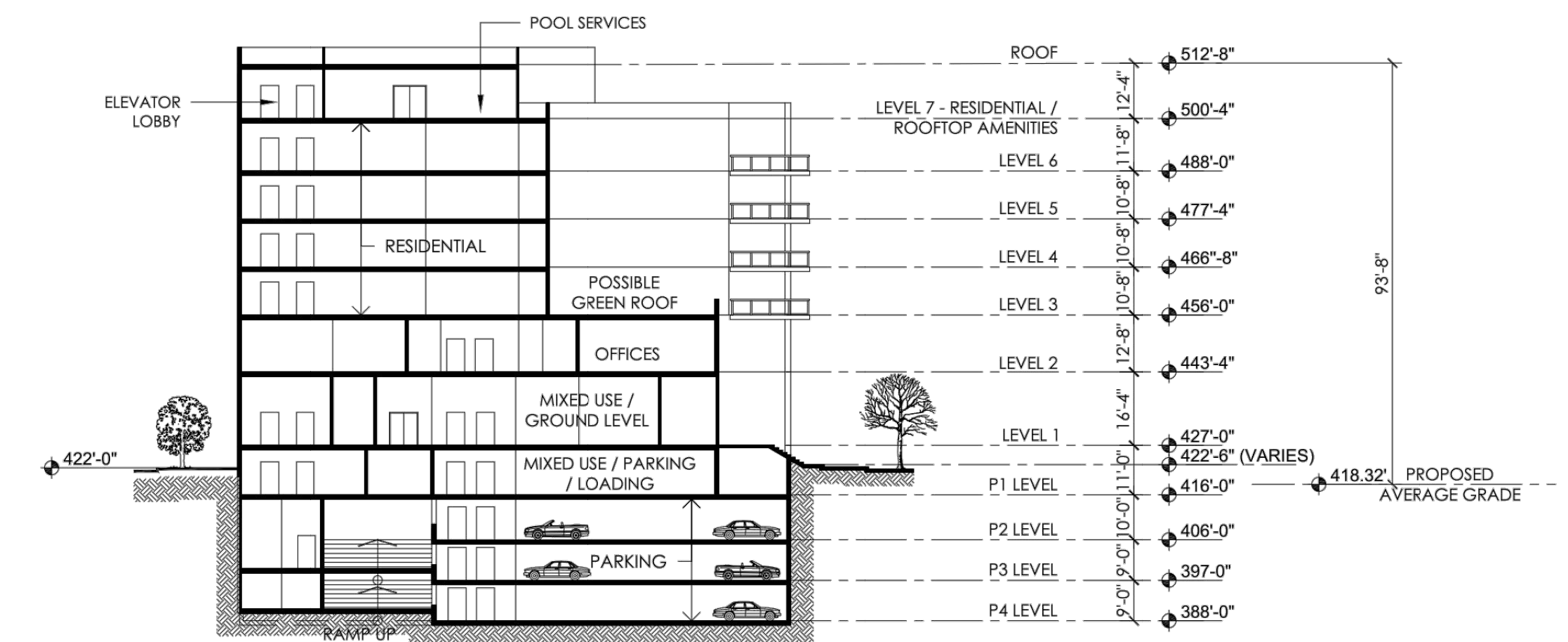
PLAN DATE 01-18-22 08-30-22		DESCRIPTION REVISIONS	
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CITY CENTRE WEST MASTER DEVELOPMENT PLAN SPECIAL USE PERMIT PLAN CITY OF FAIRFAX, VIRGINIA		DATE: JAN., 2022	
SCALE: AS NOTED		C.I. = N/A	
SHEET 26 OF 26		FILE No. RZ-13007	



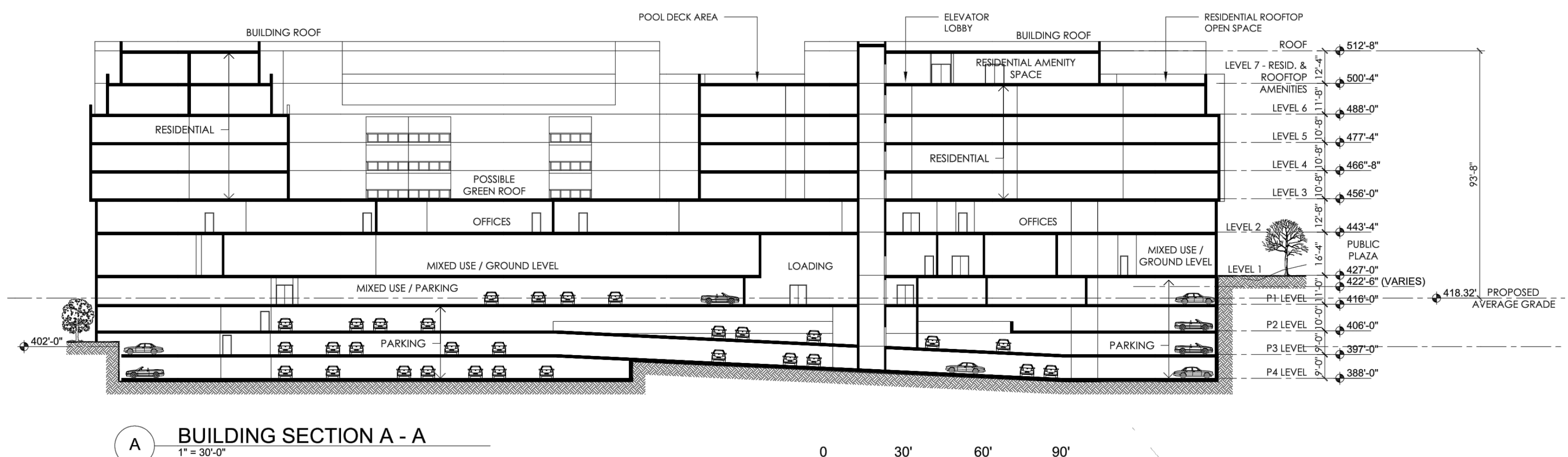
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B BUILDING SECTION B - B
1" = 30'-0"



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

A4



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CARTER
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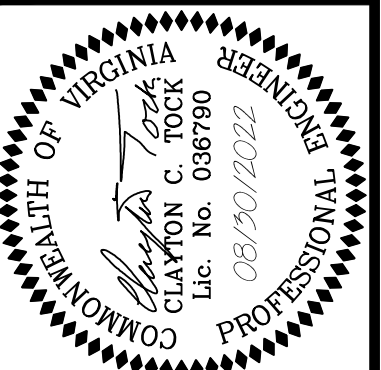
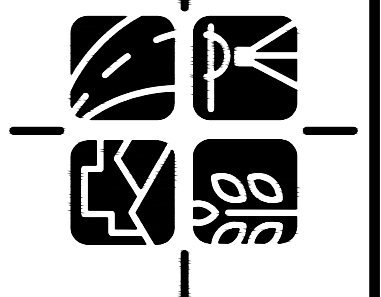
CITY OF FAIRFAX, VIRGINIA

AUGUST 26, 2022

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ARCHITECTURAL ELEVATIONS	CITY CENTRE WEST	DATE: JAN., 2022
MASTER DEVELOPMENT PLAN	SPECIAL USE PERMIT PLAT	
	CITY OF FAIRFAX, VIRGINIA	
AS NOTED	C.I. = N/A	

DATE: JAN., 2022

 $\text{c.i.} = N/A$

1

SCALE: AS NOTED

SHEET
26A
OF
26

FILE No.
RZ-13007



1 VIEW A - FROM INTERSECTION OF MAIN STREET AND OAK STREET
NTS



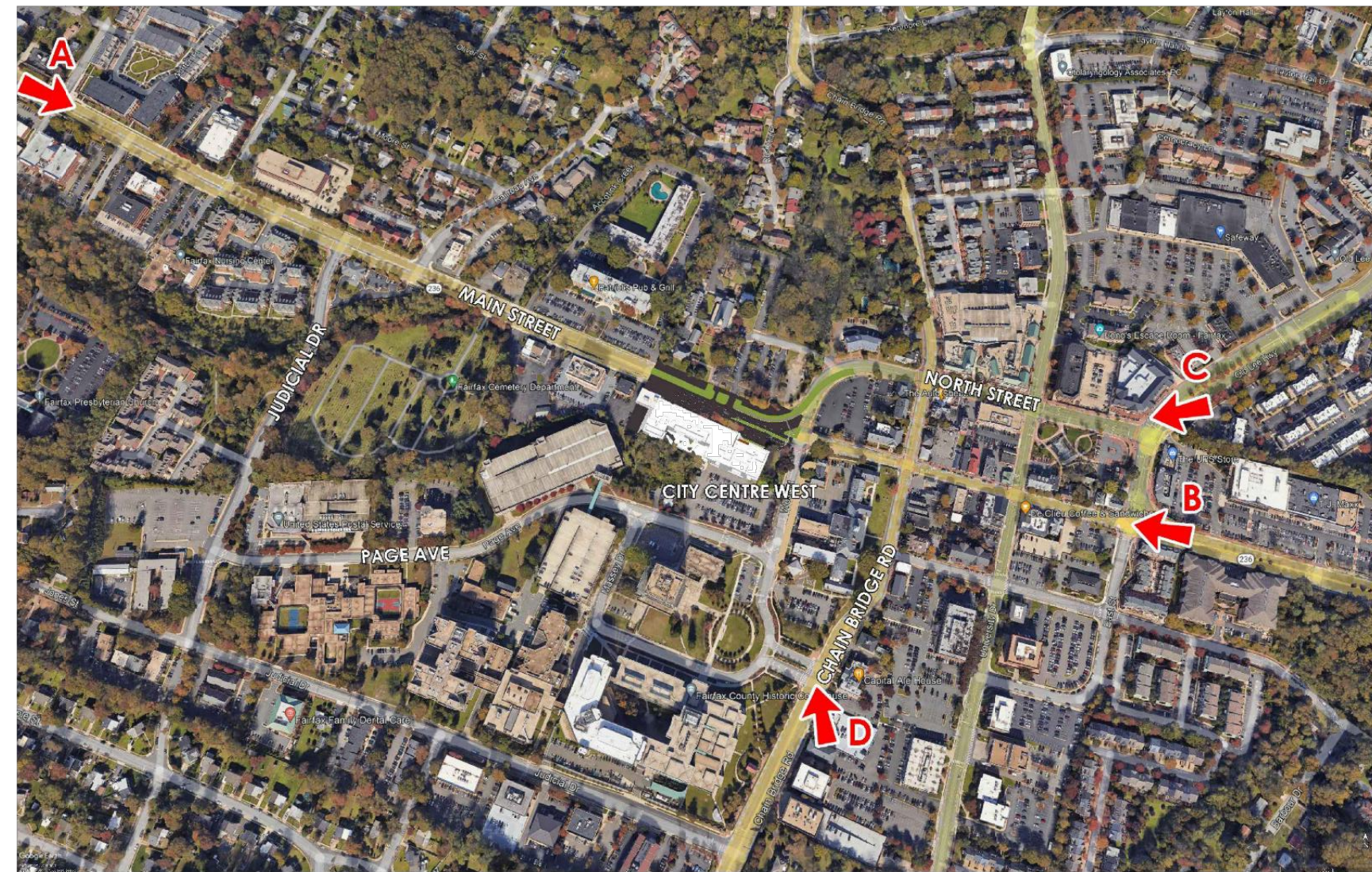
2 VIEW B - VIEW FROM INTERSECTION OF MAIN STREET AND EAST STREET
NTS



3 VIEW C - FROM INTERSECTION OF NORTH STREET AND OLD LEE HIGHWAY
NTS



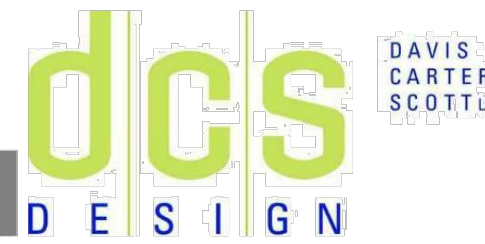
4 VIEW D - FROM CHAIN BRIDGE ROAD AT THE ENTRANCE TO FAIRFAX COUNTY COURTHOUSE
NTS



KEY PLAN
NTS



A6



CONCEPTUAL STREET VIEWS

CITY OF FAIRFAX, VIRGINIA

AUGUST 26, 2022

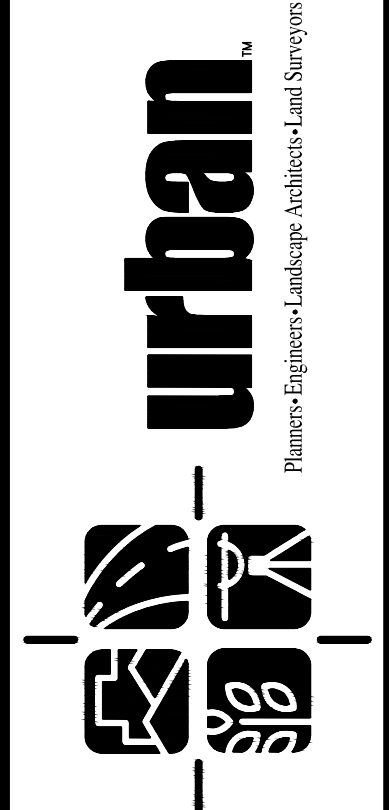
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PLAN DATE	DESCRIPTION	REVISIONS
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ARCHITECTURAL ELEVATIONS	DATE: JAN., 2022
CITY CENTRE WEST MASTER DEVELOPMENT PLAN SPECIAL USE PERMIT PLAT CITY OF FAIRFAX, VIRGINIA	SCALE: AS NOTED

SHEET 26C OF 26
FILE No. RZ-13007

