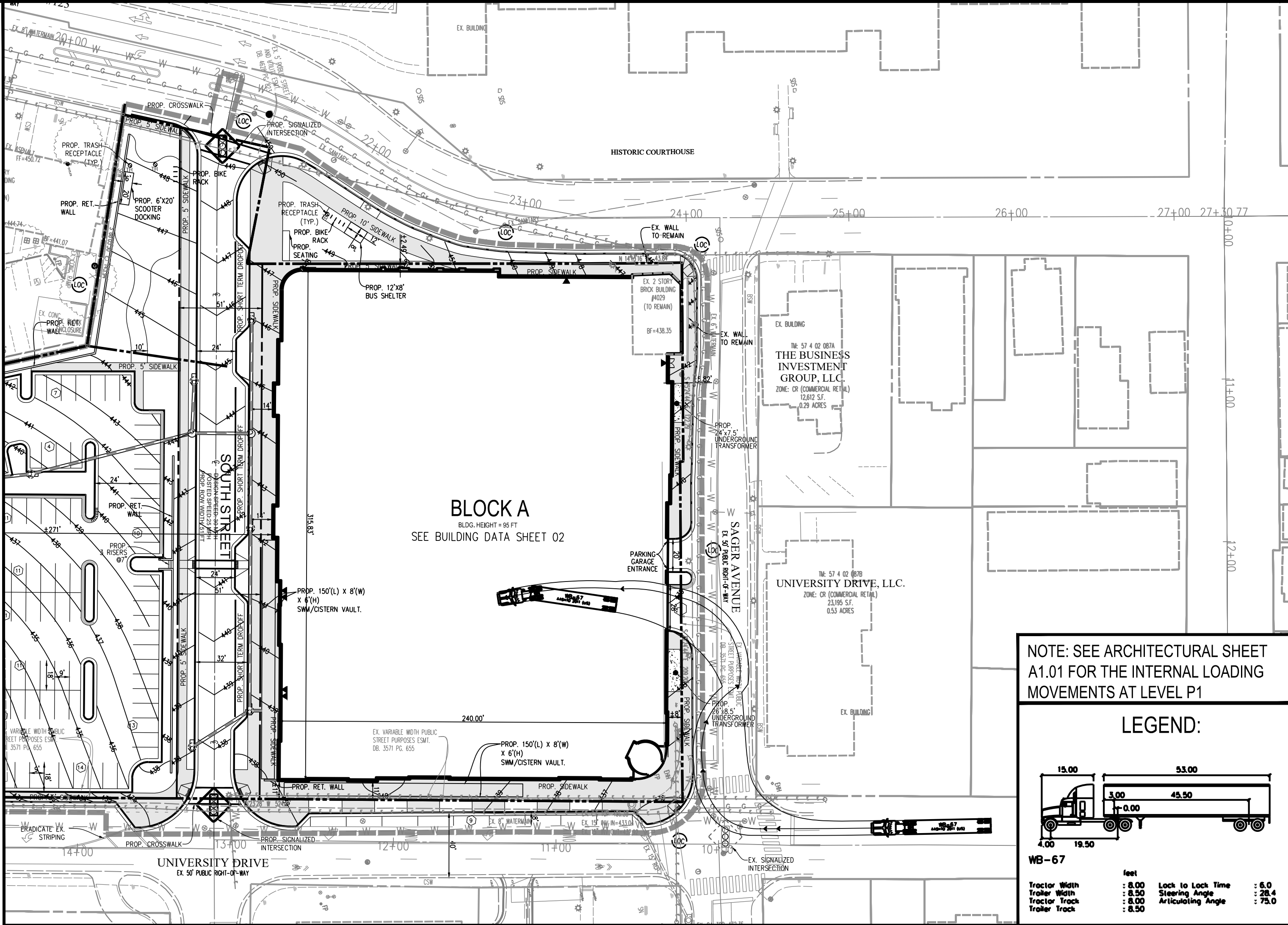
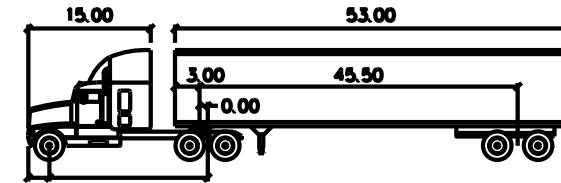




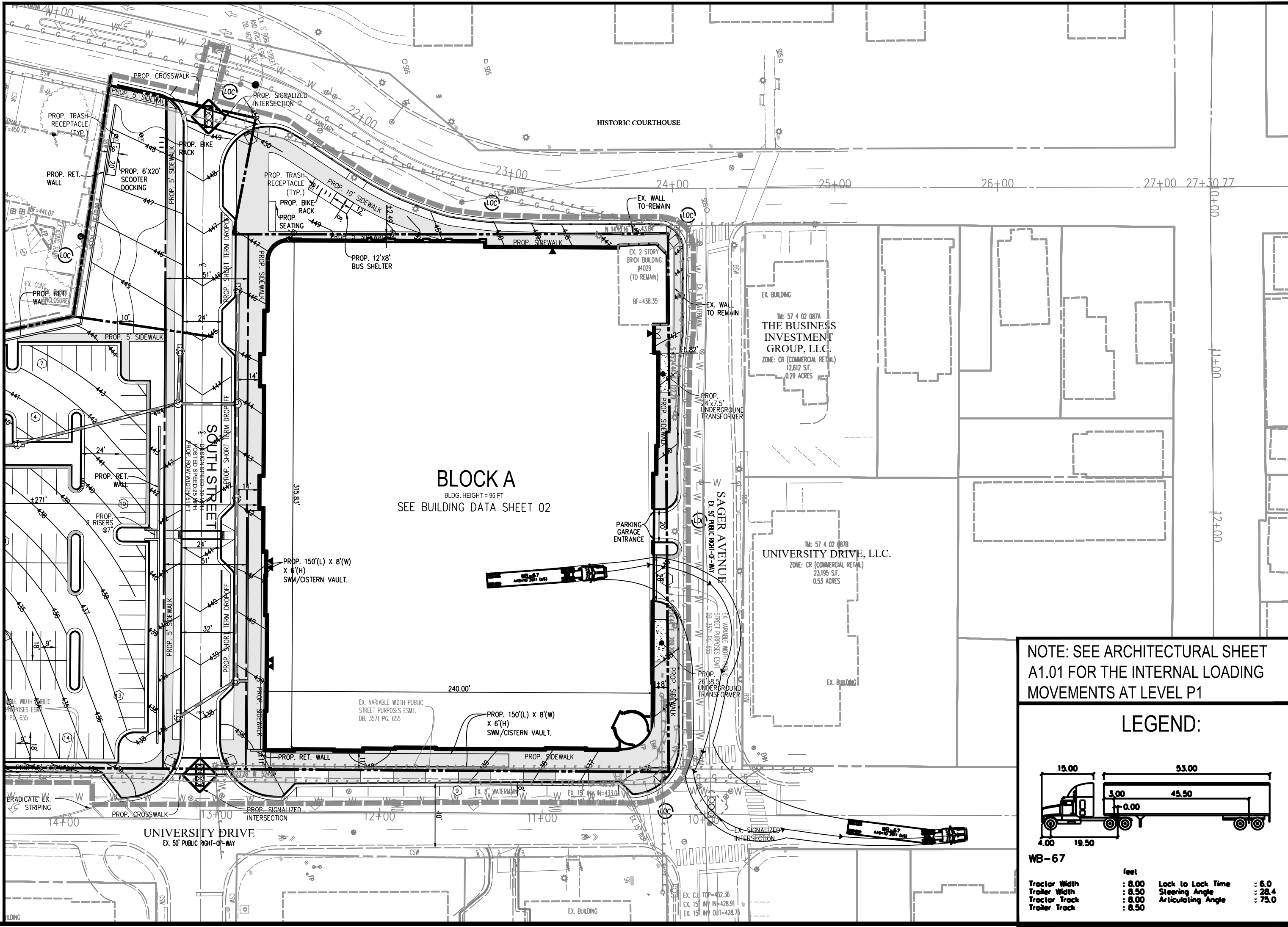
NOTE: SEE ARCHITECTURAL SHEET
A1.01 FOR THE INTERNAL LOADING
MOVEMENTS AT LEVEL P1

LEGEND:



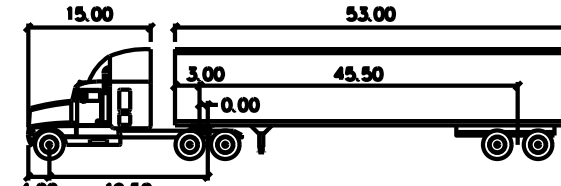
WB-67

Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Tractor Width	: 8.50	Steering Angle	: 28.4
Tractor Track	: 8.00	Articulating Angle	: 73.0
Tractor Track	: 8.50		



NOTE: SEE ARCHITECTURAL SHEET
A1.01 FOR THE INTERNAL LOADING
MOVEMENTS AT LEVEL P1

LEGEND:



WB-67

Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Tractor Width	: 8.50	Steering Angle	: 28.4
Tractor Track	: 8.00	Articulating Angle	: 73.0
Tractor Track	: 8.50		

PLAN DATE
06-16-23

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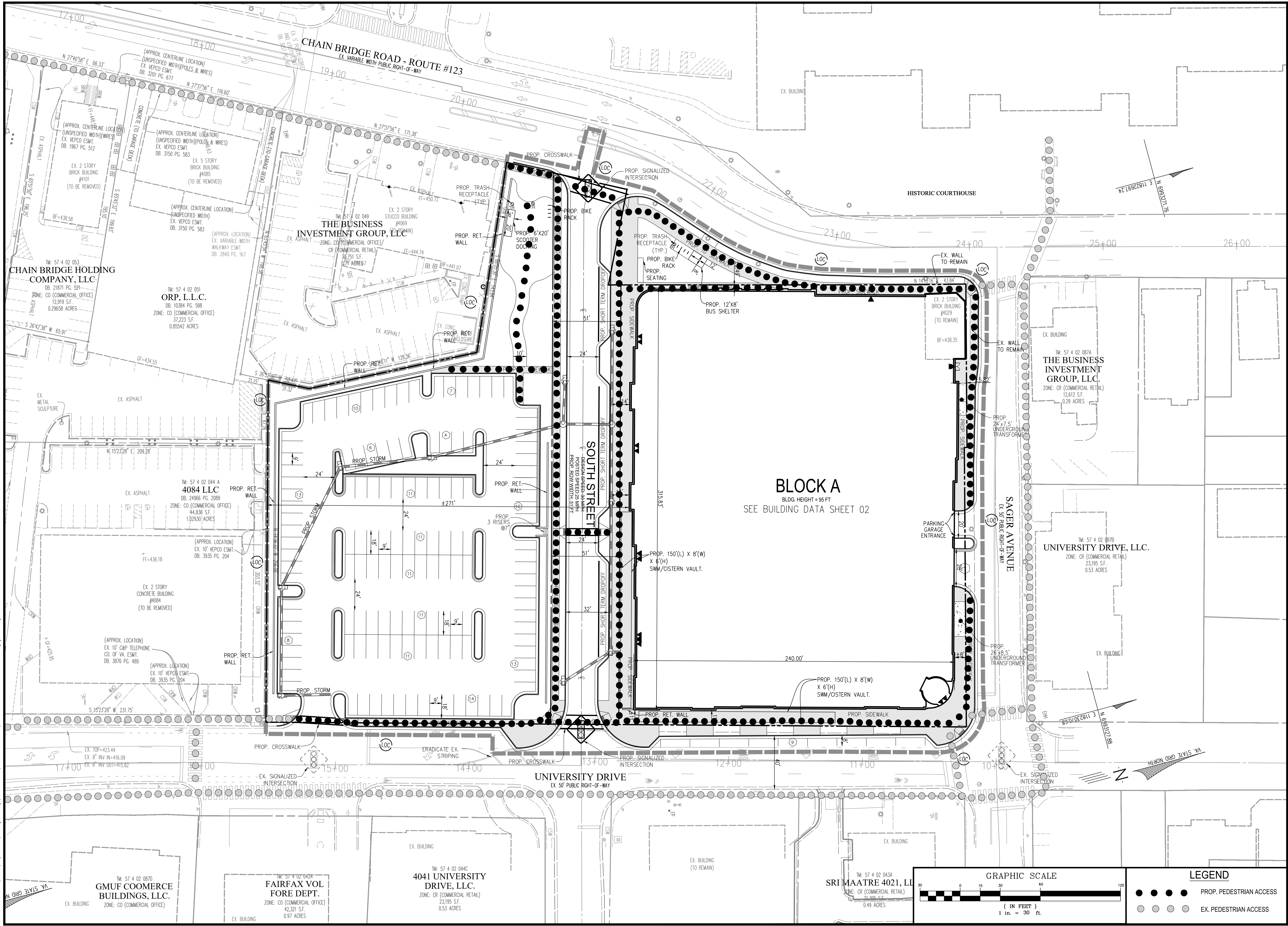
THE OX FAIRFAX - BLOCK A
GENERAL DEVELOPMENT PLAN
SPECIAL USE PERMIT PLAT
CITY OF FAIRFAX, VIRGINIA

DATE: FEB., 2023
CL= NA
SCALE: 1"=50'

SHEET
20
OF
28
FILE No.
RZ-13135

REVISIONS
No. DATE DESCRIPTION

Urban, Ltd. - J:\JOBS\CityCenter-B-Engineering\Entitlement\CDP-FDP-SPEX\13135-14-SITE CIRCULATION.dwg [LAYOUT] June 16, 2023 - 8:43am mboldwin



REVISIONS	
No.	DATE

PLAN DATE	06-16-23

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CONVENTION OF VIRGINIA
Professional Engineer
Lic. No. 008990
06/16/2023

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

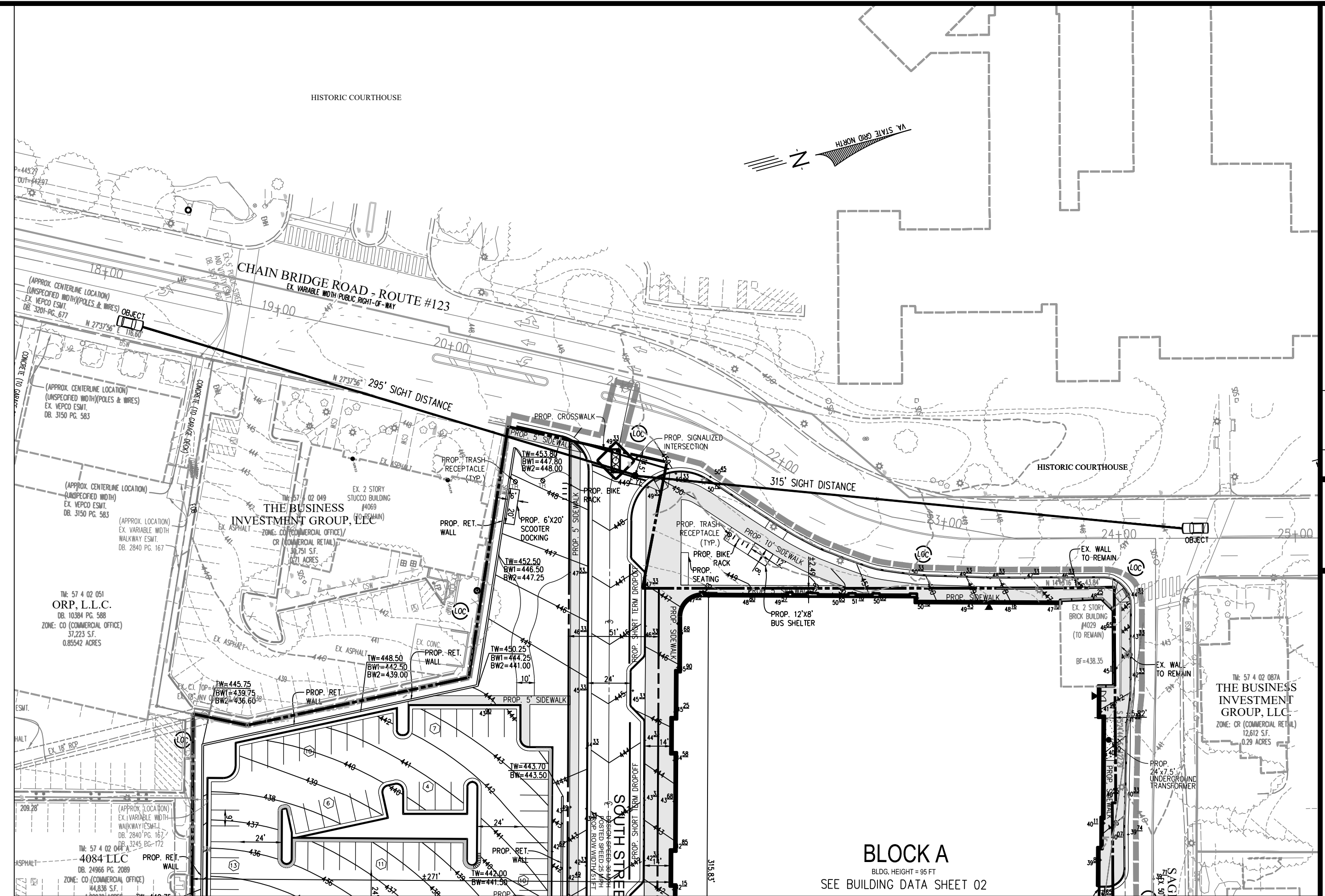
PEDESTRIAN CIRCULATION

DATE: FEB., 2023

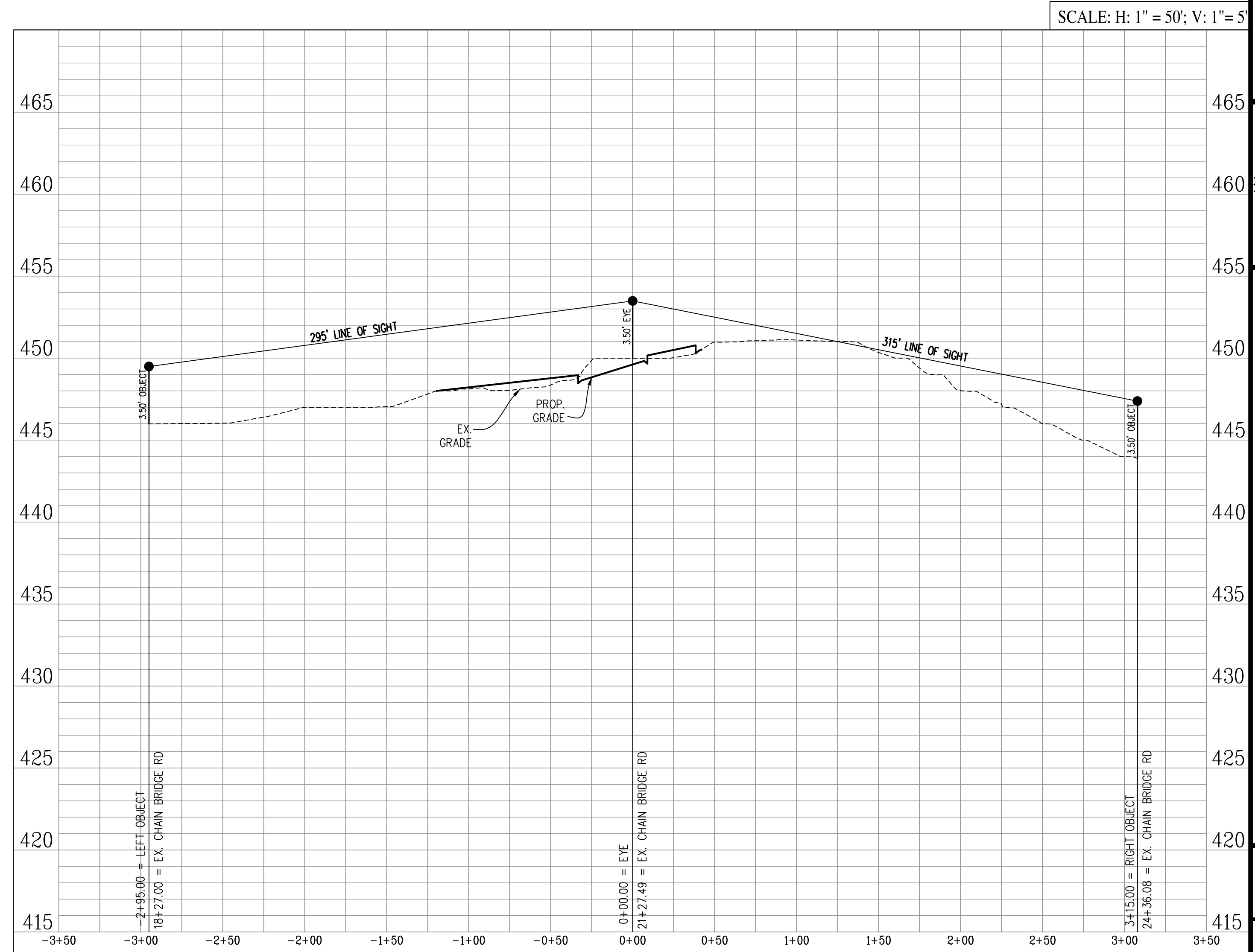
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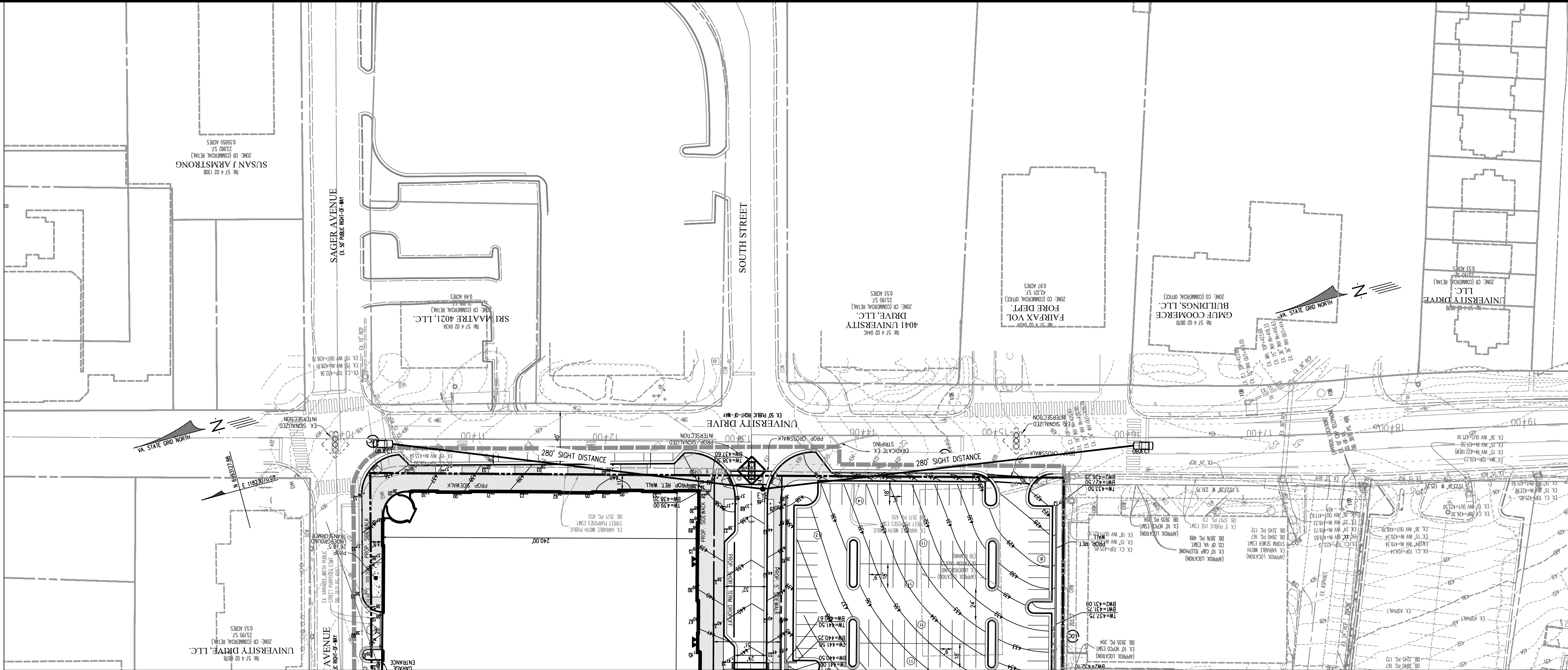
SCALE: 1"=30'

SHEET	21 OF 28
FILE No.	RZ-13135



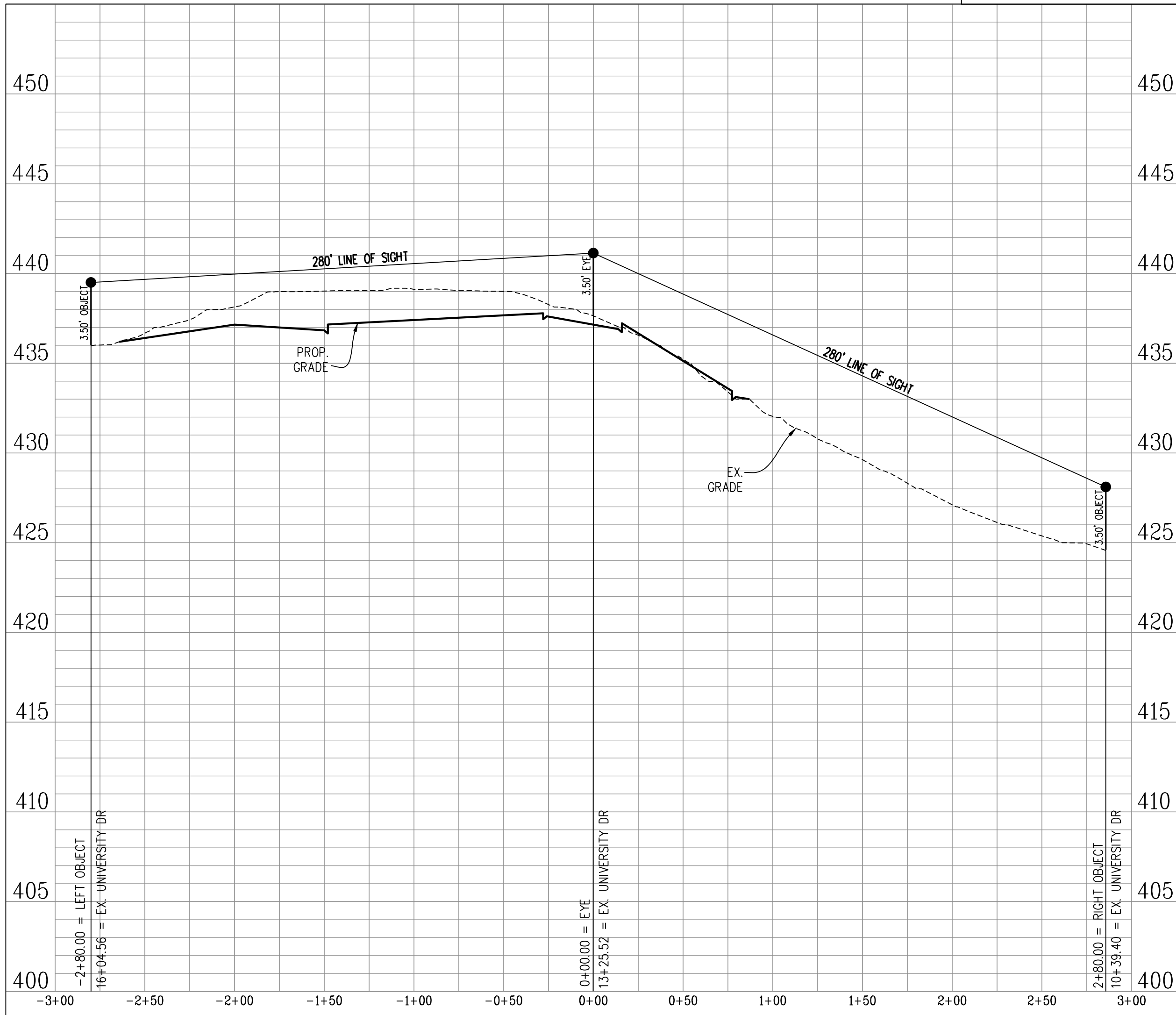
CHAIN BRIDGE RD - ROUTE # 123
POSTED/ DESIGN SPEED = 25 MPH

[illegible]



UNIVERSITY DRIVE
POSTED/ DESIGN SPEED = 25 MPH

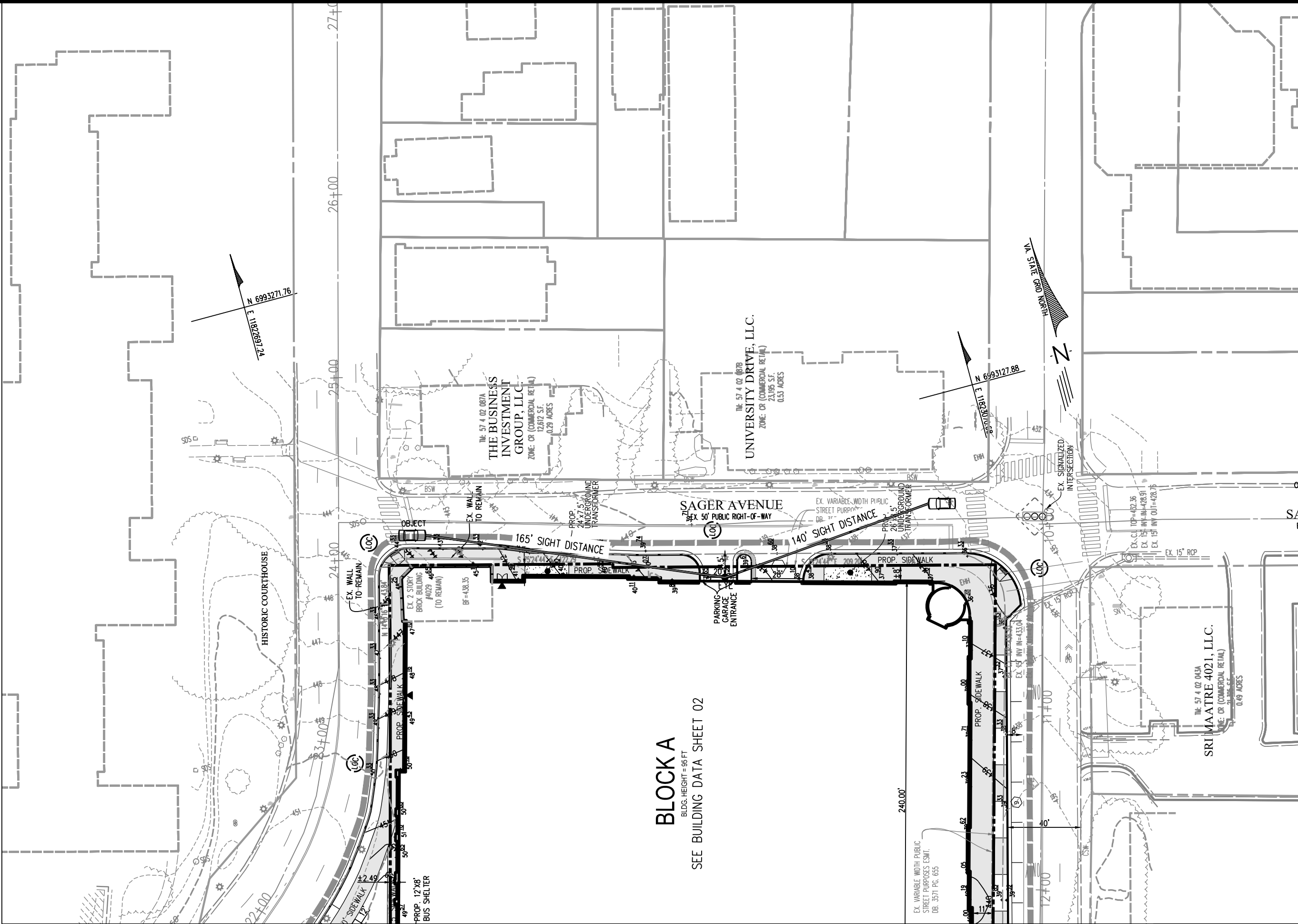
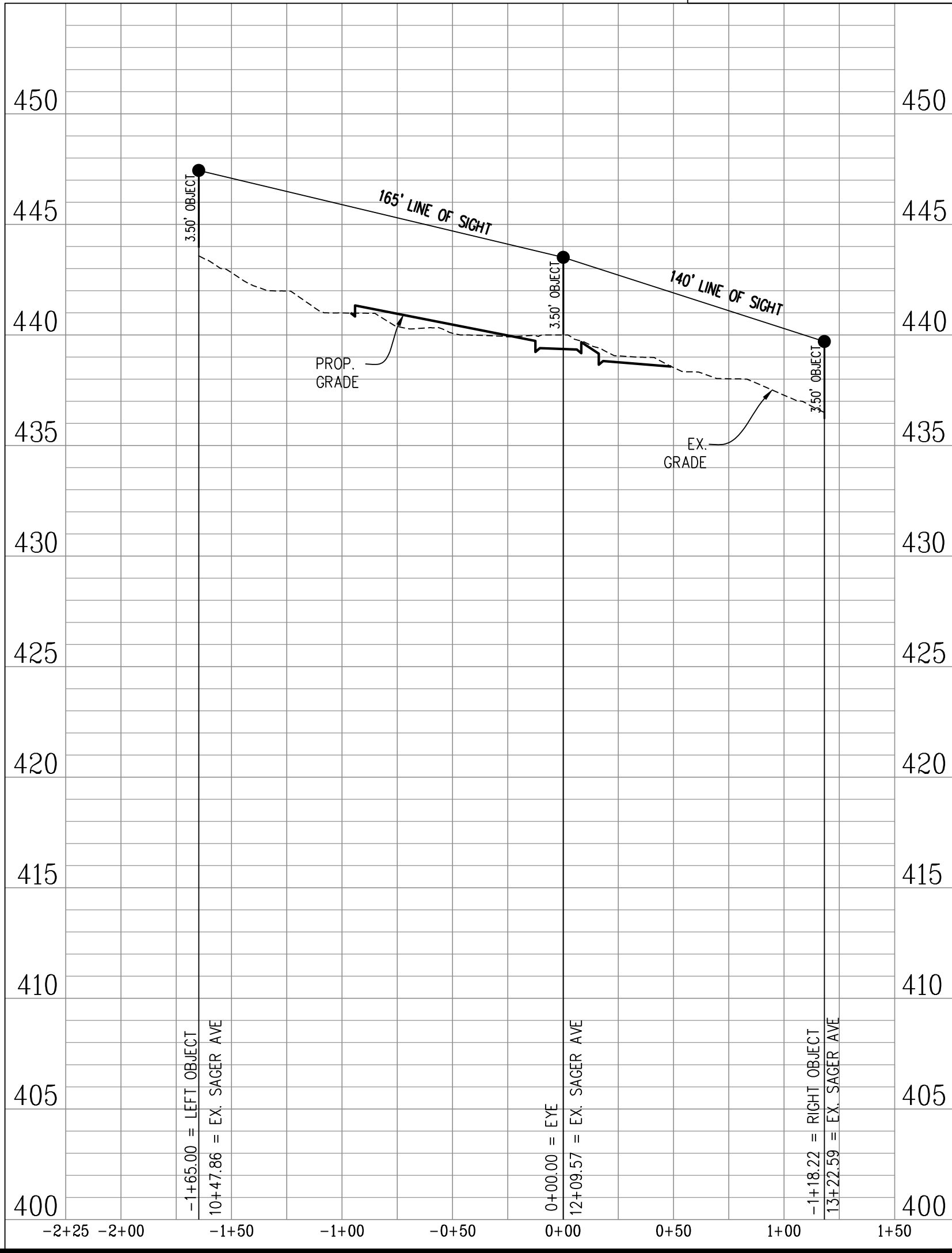
SCALE: 1"= 50'



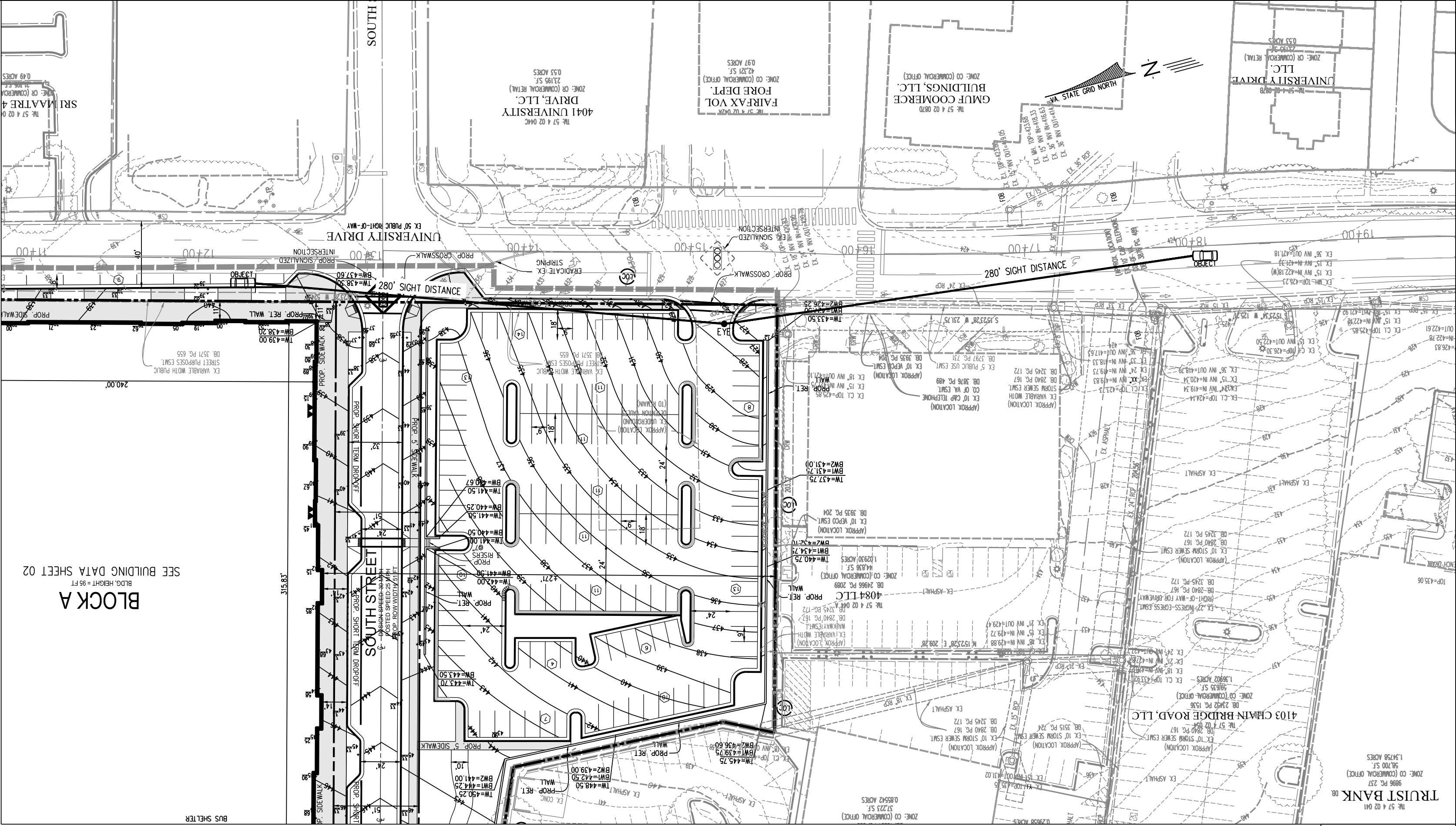
SCALE: H: 1" = 50'; V: 1" = 5'

PLAN DATE 06-16-23		REVISIONS	
No.	DATE	DESCRIPTION	
Urban, Ltd. 4200 D TECHNOLOGY CT. CHANTILLY, VA 20151 TEL: 703.578.8800 FAX: 703.578.8888 www.urban-ltd.com			
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SHEET 23 OF 28		DATE: FEB., 2023	
FILE No. RZ-13135		SCALE: AS NOTED	
THE OX FAIRFAX - BLOCK A GENERAL DEVELOPMENT PLAN SPECIAL USE PERMIT PLAT CITY OF FAIRFAX, VIRGINIA			

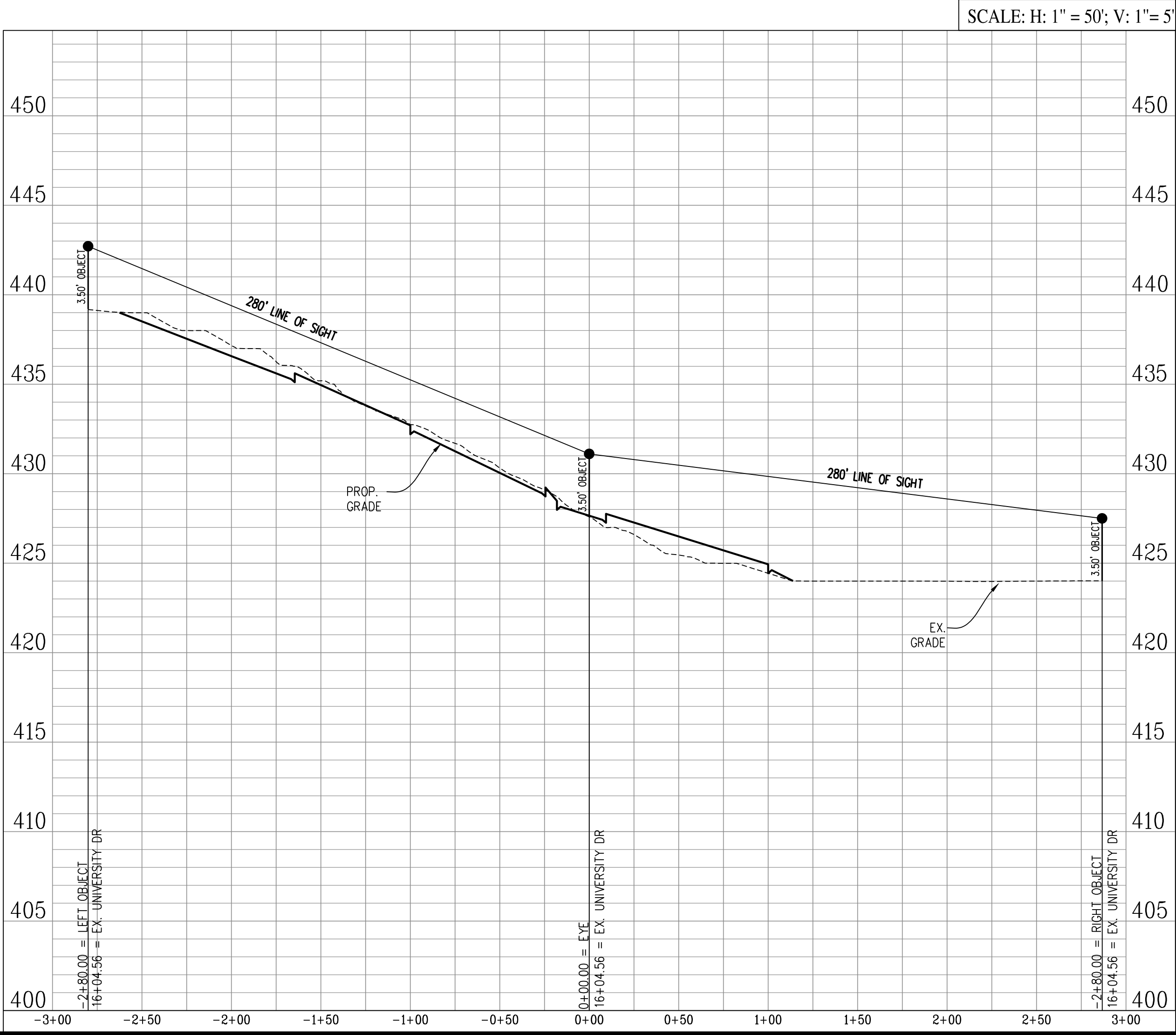
SAGER AVENUE
POSTED/ DESIGN SPEED = 25 MPH



SHEET 24 OF 28	
FILE No. RZ-13135	
THE OX FAIRFAX - BLOCK A GENERAL DEVELOPMENT PLAN SPECIAL USE PERMIT PLAT CITY OF FAIRFAX, VIRGINIA	
SCALE: AS NOTED	DATE: FEB., 2023
COMMONWEALTH OF VIRGINIA CLAYTON C. TUCK Lic. No. 008790 06/16/2023 PROFESSIONAL ENGINEER	
 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	
PLAN DATE 06-16-23	REVISIONS
No.	DATE
DESCRIPTION	



UNIVERSITY DRIVE
POSTED/ DESIGN SPEED = 25 MPH



PLAN DATE 06-16-23		REVISIONS	
No.		DATE	
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COMM. STATE OF VIRGINIA CLAYTON C. TOSK Lic. No. 008790 06/16/2023 PROFESSIONAL ENGINEER		SIGHT DISTANCE THE OX FAIRFAX - BLOCK A GENERAL DEVELOPMENT PLAN SPECIAL USE PERMIT PLAT CITY OF FAIRFAX, VIRGINIA DATE: FEB., 2023 SCALE: AS NOTED C.I. = 1'	
SHEET 25 OF 28		FILE No. RZ-13135	

[illegible]

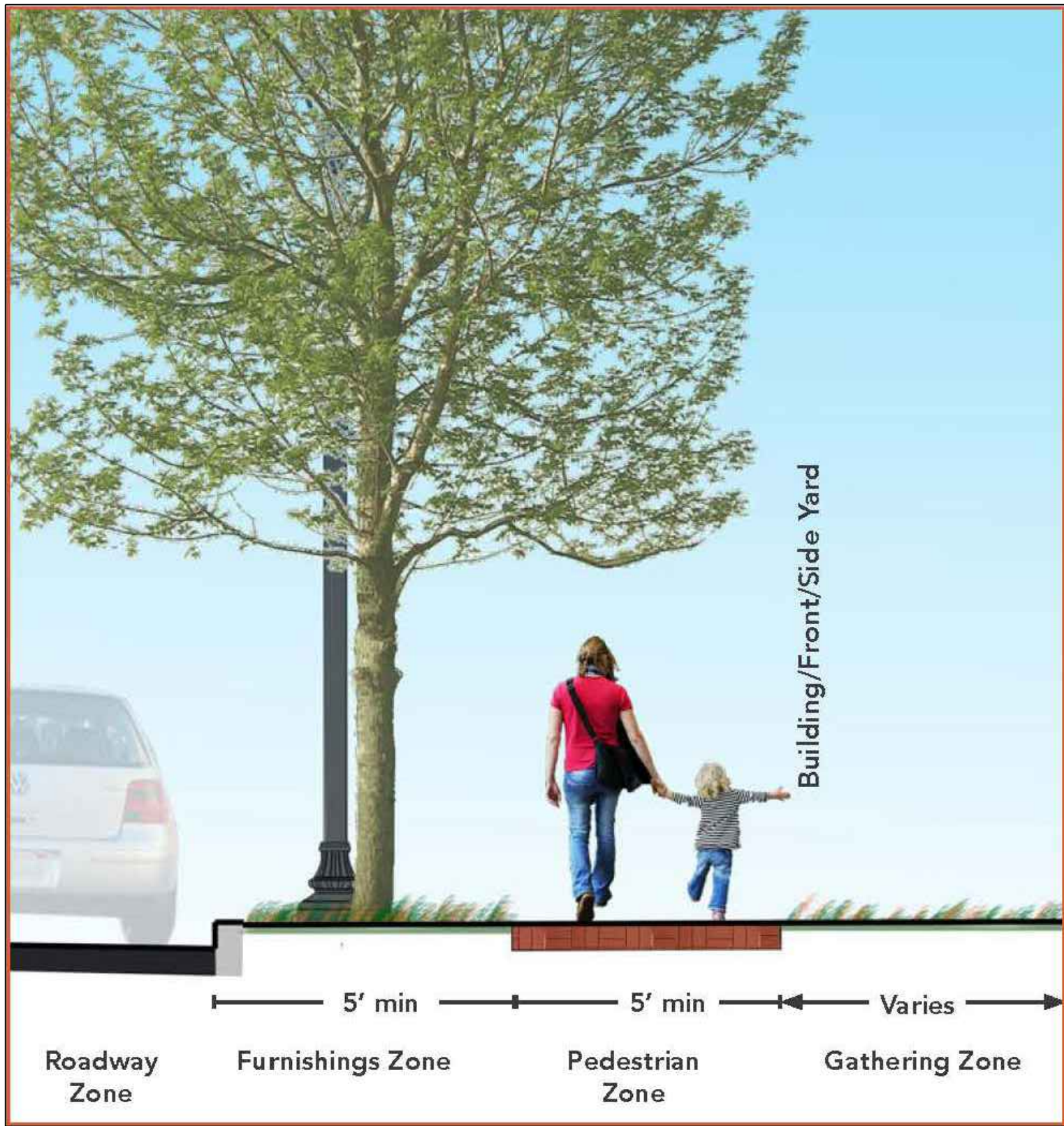
J:\JOBS\CityCenter\B-Engineering\Entitlement\CDP-FDP-SPEC\13135-13-LANDSCAPE.dwg [comps] June 16, 2023 - 8:44am mboldwin



ACTIVE STREET TYPE 1 APPLICABLE FOR SAGER AVENUE FRONTAGE ONLY
(IMAGE FROM HISTORIC OVERLAY DISTRICT STREETScape STANDARDS)



ACTIVE STREET TYPE 2 APPLICABLE FOR UNIVERSITY DRIVE AND SOUTH STREET FRONTAGE ONLY
(IMAGE FROM HISTORIC OVERLAY DISTRICT STREETScape STANDARDS)



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

TRANSITIONAL YARD CALCULATIONS													
Onsite Zoning District: CU (Mixed Use)	REQUIRED						PROVIDED						
	Adjacent Zoning District	Transitional Yard	Width (l.f.)	Length (l.f.)	CANOPY	UNDERSTORY	SHRUBS	Minimum Fence or Wall	Width (l.f.)	TREES		Shrubs	Notes
		Minimum Fence or Wall								QTY	TYPE		
Buffer A-B: FAIRFAX COUNTY	None							N/A					
Buffer B-C: CR - COMMERCIAL OFFICE	None							N/A					
Buffer A-C: CO - INSTITUTIONAL/COMMERCIAL OFFICE	TY1	7.5	548	0	22	0	None	7.5	0	Cat II Deciduous	0		
	6' Fence or Wall												

Notes:
1. ALL CALCULATIONS ARE BASED ON THE CITY OF FAIRFAX ZONING ORDINANCE CHAPTER 110. 4. THAT WAS ADOPTED ON 07/12 /2016 AND SECTION 12-000 OF THE 2001 FAIRFAX COUNTY PFM.

STREET TREE CALCULATIONS						
Street Name	Old Town Historic Overlay Street Type	Requirements	Linear Feet Along Street	Street Trees Required	Street Trees Provided	
Sager Avenue	Active Street Type 1	No Street Trees Required	268	0	0	
University Drive	Active Street Type 2	No Street Trees Required	407	0	5	
Chain Bridge Road	Active Street Type 3	No Street Trees Required	291	0	7	
Proposed Road: South Street Extension (On-Site)	Active Street Type 2	No Street Trees Required	340	0	10	
Total Trees Provided				22		

PER Z.O. 3.7.2.B.7, NO STREET TREES ARE REQUIRED IN THE OLD TOWN FAIRFAX HISTORIC OVERLAY DISTRICT.

SAMPLE PLANT SCHEDULE							
QTY	Symbol	Botanical Name	Common Name	Size	Type	Remarks	Total Canopy Coverage (SF)
		Canopy Trees					
19		Acer rubrum 'October Glory'	October Glory Red Maple	3.5" Cal.	B & B	Uniform branching pattern	5,700
		Platanus x 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	
11		Acer rubrum 'October Glory'	October Glory Red Maple	2" Cal.	B & B	Uniform branching pattern	0
		Platanus x 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	
62		Shrubs					0
		Clethra alnifolia	Summersweet	24" Ht.	As Shown	Cont.	
		Ilex verticillata	Winterberry	24" Ht.	As Shown	Cont.	
		Itea virginica	Virginia Sweetspire	24" Ht.	As Shown	Cont.	
		Fothergilla gardenii	Dwarf Fothergilla	24" Ht.	As Shown	Cont.	
						TOTAL:	5,700

LANDSCAPE NOTES:

- NO OVERALL CANOPY STANDARDS ARE REQUIRED WITHIN THE CU ZONE.
- 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.

PLAN DATE
06-16-23

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LANDSCAPE COMPUTATIONS
THE OX FAIRFAX - BLOCK A
GENERAL DEVELOPMENT PLAN
SPECIAL USE PERMIT PLAT
CITY OF FAIRFAX, VIRGINIA
DATE: FEB., 2023
SCALE: H:1"=50'; V:1"=5'
C.I.= NA

SHEET
27
OF
28
FILE No.
RZ-13135

REVISIONS
No. DATE DESCRIPTION