GENERAL DEVELOPMENT PLAN/
SPECIAL USE PERMIT PLAT
FOR
CITY CENTRE WEST
CITY OF FAIRFAX, VIRGINIA

RECEIVED
July 3, 2023
Community Dev & Planning

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

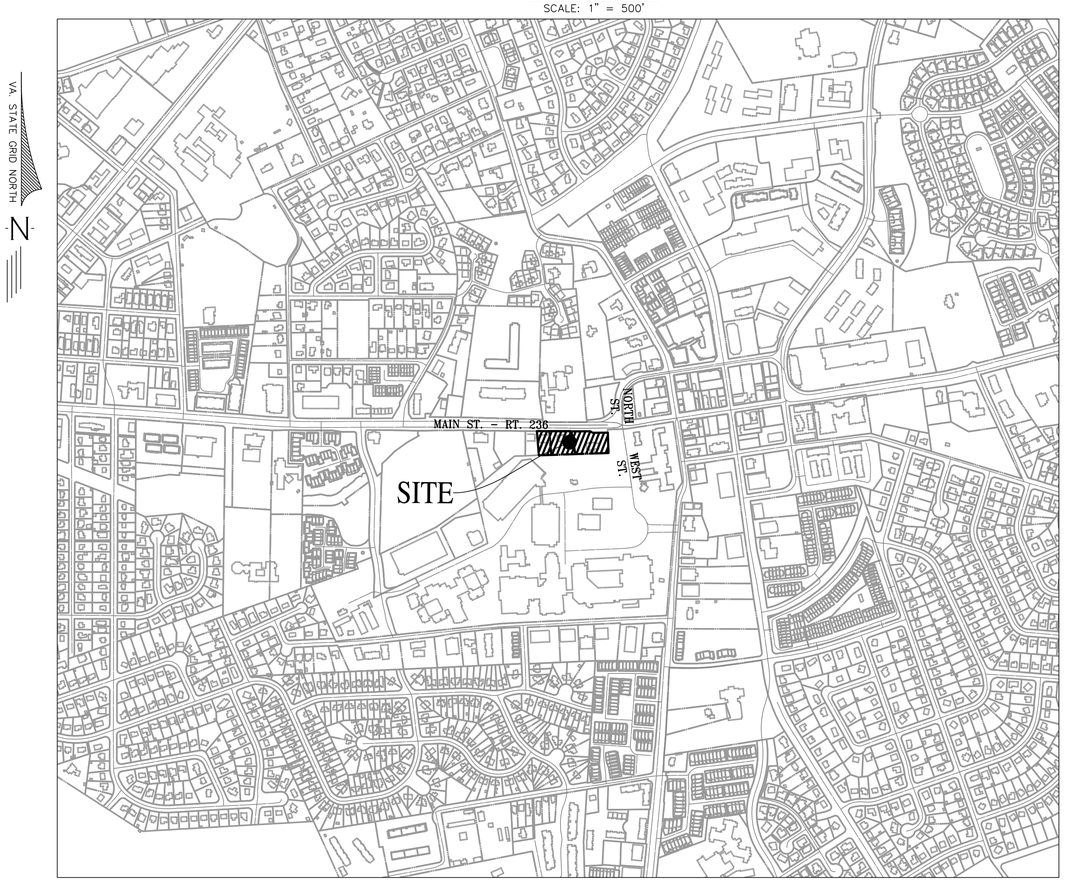
DESIGNER
THOMAS JUUL-HANSEN, LLC
137 GRAND STREET
7TH FLOOR
NEW YORK, NY 10013
(212) 929-7109
CONTACT: THOMAS JUUL HANSEN
THOMAS@THOMASJUULHANSEN.COM

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.
4200 D TECHNOLOGY CT.
CHANTILLY, VA 20151
(703) 642-2306
CONTACT: JOHN LIGHTLE
JLIGHTLE@URBAN-LTD.COM

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	
SHEET #	SHEET TITLE
01	COVER SHEET
02	GENERAL NOTES & DETAILS
03	PROPERTY EXHIBIT
04-05	EXISTING CONDITIONS
06	APPLICATION BOUNDARY EXHIBIT
07	GENERAL DEVELOPMENT PLAN- SUP PLAT
08	GRADING PLAN
09	CONCEPTUAL UTILITY PLAN
10	AVERAGE GRADE EXHIBIT
11	ROAD TYPICAL SECTIONS
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35	TREE MITIGATION PLAN
36	CONCEPTUAL LANDSCAPE PLAN
37	CONCEPTUAL LANDSCAPE PLAN DETAILS
38	CONCEPTUAL POCKET PARK PLAN
39-50B	ARCHITECTURAL SHEETS
51	GENERAL SITE DETAILS
52	SANITARY SEWER CAPACITY ANALYSIS

NOTE: TOTAL 52 SHEETS

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
01-18-22
08-30-22
04-20-23
06-02-23
07-03-23
- - - - -

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Planners • Engineers • Landscape Architects • Land Surveyors

COMMONWEALTH OF VIRGINIA
CLAYTON TOCK
LIC. No. 038790
PROFESSIONAL ENGINEER
01/05/2023

COVER SHEET
CITY CENTRE WEST
GENERAL DEVELOPMENT PLAN
SPECIAL USE PERMIT PLAT
CITY OF FAIRFAX, VIRGINIA
SCALE: AS NOTED
C.I.= N/A
DATE: JAN., 2022

SHEET
01
OF
52

FILE No.
RZ-13007

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 URBAN 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. PROFILES FOR ALL UTILITIES 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 & GENERAL 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 GENERAL DEVELOPMENT PLAN.
15. THE PROPOSED BUILDING FOOTPRINTS SHOWN ON THIS GDP/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 GDP/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 OF ZONING ORDINANCE SECTION 3.7.3.C.2 TO ALLOW INCREASE IN 48' MAX. BLDG HEIGHT IN TO DISTRICT
SPECIAL EXCEPTION	SE OF ZONING ORDINANCE SECTION 4.3.3 TO ALLOW A WAIVER OF THE REQUIREMENT TO PROVIDE VEHICULAR ACCESS TO TAX MAP 57-04-02-070
SPECIAL EXCEPTION	SE OF ZONING ORDINANCE SECTION 3.7.3.C.3 TO ALLOW A MODIFICATION FOR REQUIRED YARDS IN THE TO DISTRICT
SPECIAL EXCEPTION	SE OF ZONING ORDINANCE SECTION 3.6.2 TO ALLOW A MODIFICATION OF THE MAXIMUM PERMITTED DENSITY
SPECIAL EXCEPTION	SE OF ZONING ORDINANCE SECTION 4.4.4.A.1 TO MODIFY REQUIREMENT FOR SIDEWALKS ON BOTH SIDES OF A STREET
SPECIAL USE PERMIT	SUP OF ZONING ORDINANCE SECTION 3.3.1.B TO ALLOW A DRIVE-THROUGH FINANCIAL INSTITUTION

POSSIBLE GREEN ROOF AMENITIES

GREEN ROOF AMENITY AREAS DELINEATED ON LEVELS 3 AND 7 MAY INCLUDE PLANTERS WITH VARIOUS SOIL DEPTHS TO SUPPORT AN INTENSIVE VEGETATIVE AREA TYPE. ADDITIONALLY, THE LEVEL 7 ROOFTOP (ELEVATION 512'1") MAY CONTAIN EXTENSIVE VEGETATED AREAS WITH SHALLOW SOIL SYSTEMS (i.e. SEDUM TRAYS).

ALL VEGETATED AREAS ON ANY LEVEL MAY BE USED TO TREAT STORMWATER, BUT SHALL NOT BE A REQUIRED COMPONENT OF THE STORMWATER MANAGEMENT SYSTEM AT TIME OF FINAL ENGINEERING.

THE GREEN ROOF AMENITY AREAS SHALL BE GENERALLY PROVIDED AS SHOW HEREON, BUT LOCATIONS AND MINOR ADJUSTMENTS TO SIZES MAY BE REVISED AT TIME OF FINAL ENGINEERING.

PFM WAIVERS

PFM SECTION	REQUIREMENT	WAIVER REQUEST
2.6.1	C&G ON BOTH SIDE OF STREET	EP PROVIDED ON SOUTH SIDE OF E/W ROAD
5.2.6.A.4	12" SEPARATION OF UTILITIES	REQUEST A MINIMUM 6" BE PERMITTED FOR SEPARATION WITH UTILITY PIERS
2.7.3	DISTANCE BETWEEN DRIVEWAYS	REDUCE THE REQUIRED DISTANCE OF 50' BETWEEN DRIVEWAYS

ZONING STANDARDS

SITE DATA

ZONING:	EXISTING.....	CR & CG, TO DISTRICT
	PROPOSED.....	COMMERCIAL URBAN (CU), TO DISTRICT
USE:	EXISTING.....	OFFICE RETAIL, RESTAURANT
	PROPOSED.....	UPPER STORY RESIDENTIAL/ MIXED USE, RETAIL, RESTAURANT, OFFICE GENERAL, OFFICE MEDICAL
SITE AREA:	77,683 SF (1.78 ACRES)	
ROW DEDICATION:	2,998 SF (0.068 ACRES)	
TOTAL SITE AREA:	74,685 SF (1.71 ACRES)	

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

	REQUIRED		PROVIDED
	COMMERCIAL URBAN (SEC. 3.6.2)	TRANSITION OVERLAY (SEC. 3.7.3)	
MIN. LOT AREA (SF)	30,000	NONE	77,683
**REQUIRED YARDS (FT.)			
FRONT AND SIDE (STREET)	N/A	10' MAX	±17
SIDE (INTERIOR)	N/A	N/A	±5
REAR	N/A	N/A	±17
BUILD-TO LINE, (PERCENT)	50	50	
LOT WIDTH (FT.)	N/A	N/A	491
HEIGHT, MAX. (STORIES/FEET)	5 STORIES/60	48 FT*	8 STORIES/94'
BUILDING COVERAGE, MAX. (%)	80	80	66
LOT COVERAGE, MAX. (%)	100	90	90
DENSITY, MAX	24 UNITS/ACRE	N/A	46.1 UNITS/ACRE*

*SEE THIS SHEET FOR ZONING MODIFICATION REQUESTS
**PROPERTY IS NOT ADJACENT TO A RESIDENTIAL DISTRICT OUTSIDE THE TRANSITION OVERLAY DISTRICT BOUNDARIES

DEVELOPMENT PROGRAM

PROPOSED BUILDING DATA

MULTIFAMILY RESIDENTIAL:	165,436 GSF
BANK:	18,199 GSF
GENERAL OFFICE:	10,079 GSF
RETAIL/RESTAURANT:	7,731 GSF
MEDICAL OFFICE:	8,584 GSF

UNIT COUNT: UP TO 79 UNITS

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	50	25	25
GENERAL OFFICE (BANK)	2 SPACE/300 SF	119	60	60
MEDICAL OFFICE	1 SPACE/200 SF	90	45	45
UPPER STORY RESIDENTIAL/MIXED USE	1.5 SPACES/UNIT	119	-	119
			TOTAL PARKING REQUIRED	**249**

LOADING

USE	RATE	REQUIRED	
UPPER STORY RESIDENTIAL/MIXED USE (4+ STORIES)	50+ UNITS	1	
			TOTAL LOADING SPACES REQUIRED **1**

SEC. 4.2.8B: BICYCLE PARKING

REQUIRED VEHICULAR PARKING	249 SPACES
REQUIRED BICYCLE PARKING:	
FIRST 100 VEHICULAR SPACES	6 BICYCLE SPACES
1 SPACE/20 VEHICULAR SPACES OVER INITIAL 100	8 BICYCLE SPACES
TOTAL REQUIRED	14 BICYCLE SPACES
PROVIDED BICYCLE PARKING	14 BICYCLE SPACES

Note: 12 spaces provided on site outside of building and 2 spaces provided in garage and/or within porte cochere.

OFF-STREET PARKING AND LOADING PROVIDED

PARKING		
GARAGE PARKING		
	TOTAL GARAGE PARKING	309
SURFACE PARKING		1 (CITY OF FAIRFAX PROPERTY)
	TOTAL PARKING PROVIDED	**310**
	SURFACE SPACES ON FAIRFAX COUNTY PROPERTY	**2**
	LOADING SPACES PROVIDED	**2**

LEGAL DESCRIPTION

urban

PLANNERS
ENGINEERS
LANDSCAPE ARCHITECTS
LAND SURVEYORS

Overall Description of
The Properties Of
Infinite Equity, LLC
Deed Book 23432 at Page 1808
George and Georgia Volakis, Trustees
Deed Book 20986 at Page 1676
And
Dana Ellen Smith, Trustee
Deed Book 25158 at Page 906
City of Fairfax, Virginia

Beginning at an iron pipe set on the southernmost corner of the land of 10533 Main Street LLC, as recorded in Deed Book 19552 at Page 485 among the land records of Fairfax County, Virginia; Said point also being in the line of the land of Fairfax County Board of Supervisors, as recorded in Deed Book 1631 at Page 196 among the land records of Fairfax County, Virginia; Thence departing the land of said Fairfax County Board of Supervisors and running with the land of said 10533 Main Street LLC;

North 18°29'39" East a distance of 170.49 feet to a drill hole set in the southerly right-of-way line of Main Street, Virginia State Route 236, a variable width right-of-way; Thence departing the land of said 10533 Main Street LLC and running with the southerly right-of-way line of said Main Street;

South 65°57'21" East a distance of 86.99 feet to an iron pipe set;

North 18°25'39" East a distance of 0.49 feet to a drill hole set;

123.36 feet along the arc of a curve to the right having a radius of 22875.00 feet and subtended by a chord bearing South 66°38'37" East a distance of 123.36 feet to a drill hole set;

South 66°29'21" East a distance of 31.35 feet to a drill hole set;

South 13°37'09" West a distance of 1.22 feet to an iron pipe set;

South 66°48'21" East a distance of 131.62 feet to an iron pipe set;

South 33°52'38" East a distance of 18.41 feet to an iron pipe found;

South 66°48'21" East a distance of 107.00 feet to an iron pipe found on a line of the land of the aforementioned Fairfax County Board of Supervisors; Thence departing the

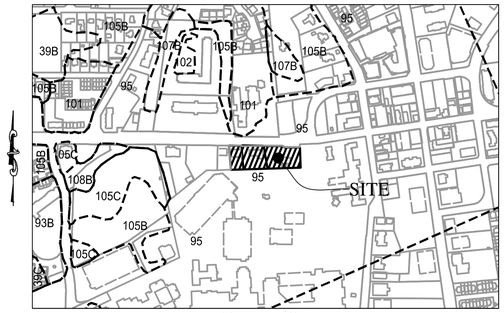
urban

southerly right-of-way line of said Main Street and running with the land of said Fairfax County Board of Supervisors;

South 21°21'39" West a distance of 141.88 feet to an iron pipe found;

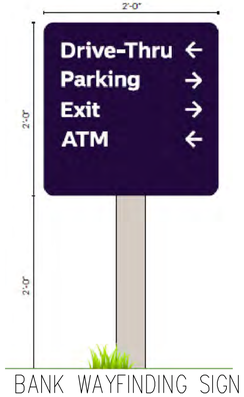
North 68°38'21" West a distance of 486.74 feet to the point of beginning and containing an area of 77,683 square feet or 1.7833 acres, more or less.

SOILS MAP



SCALE: 1" = 500'

SOIL ID NUMBERS	SOIL SERIES NAME	FOUNDATION SUPPORT	SOIL DRAINAGE	EROSION POTENTIAL	HYDROLOGIC SOIL GROUP
105B	WHEATON GLENELG COMPLEX 2-7 % SLOPES	GOOD	GOOD	HIGH	D
105C	WHEATON GLENELG COMPLEX 7-15 % SLOPES	GOOD	GOOD	HIGH	D
101	URBAN LAND - GLENELD COMPLEX 2-7%	GOOD	FAIR	HIGH	D
95	URBAN LAND	N/A	N/A	N/A	NA
108B	WHEATON-SUMERDUCK COMPLEX	MARGINAL-W,B	POOR-W,S	MEDIUM	D
39B	GLENELG SILT LOAM	GOOD	GOOD	HIGH	B
107B	WHEATON-MEADOWVILLE COMPLEX2-7%	GOOD	GOOD	MEDIUM	A
102	WHEATON LOAM 2-25%	GOOD	GOOD	HIGH	C



BANK WAYFINDING SIGN

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
- PROPOSED CURB & GUTTER
- EXISTING 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 ITE TRIP GENERATION BOOK)
- EXISTING OVERHEAD WIRE
- PROP. FENCE
- PROP. DUCTBANK

REVISIONS

No.	DATE	DESCRIPTION

PLAN DATE
01-18-22
08-30-22
04-20-23
05-22-23
07-03-23

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07/03/2023

GENERAL NOTES & DETAILS

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

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

SHEET 02 OF 52

FILE No. RZ-13007

EX. CHURCH BUILDING TO REMAIN

TM# 57-02-02-157
JOHNSTON SHANNON S. BISHOP
D.B. 22324 PG. 0247
139,895 Sq. Feet
3.2115 Acres

TM# 57-04-02-78
JOHNSTON SHANNON S. BISHOP
D.B. 22324 PG. 0247
27,085 Sq. Feet
0.6217 Acres

TM# 57-04-02-79
CITY OF FAIRFAX
D.B. 6747 PG. 594
20,611 Sq. Feet
0.4731 Acres

VA STATE GRID NORTH
NAD 1983 NGVD 1929

N 6993681
E 1182839

N 6993721
E 1182538

572.58'
S65°05'29"W

EX. PL

179.00'
S14°49'52"W

N14°42'26"
19.31'

EX. CROSSWALK TO BE REMOVED

304.38'
N66°39'32"W

N18°21'12"E
222.31'

15.34'
S19°01'32"W

41.27'
N70°54'23"W

29.26'
N73°06'46"W

30.81'
N76°51'58"W

22.02'
N87°23'31"W

EX. MAIN ST. - RT. 236
POSTED SPEED - 25 MPH

APPLICATION AREA WITHIN CITY OF FAIRFAX

9+00 8+00 7+00 6+00 4+00 3+00 2+00 1+00

71.66'

63.37'

86.99'
S 65°57'21" E

C1

DHS S 66°29'21" E
31.35'

S 66°48'21" E
131.62'

S 33°52'38" E
16.41'

EX.CAG

IPF

S 66°48'21" E
107.00'

CITY OF FAIRFAX
FAIRFAX COUNTY

EX. PL

EX. WEST ST.
24' WIDE

CITY OF FAIRFAX
FAIRFAX COUNTY

EASEMENT FOR INGRESS/EGRESS
D.B. 3410 PG. 377

EX. OFFICE BUILDING TO REMAIN

EX. BANK BUILDING TO REMAIN

EX. PL

EX. HEADER CURB

N 18°29'39" E
166.91'

EX. PL TO BE CONSOLIDATED

N 13°37'09" E
164.70'

TM# 57-04-02-076
DANA ELLEN SMITH, TRUSTEE
D.B. 25158 PG. 968
36,666 SF
ZONED: CG

S 22°21'39" W
144.88'

TM# 57-04-02-069
10555 MAIN STREET
41,726 Sq. Feet
0.9579 Acres

TM# 57-04-02-070
10533 MAIN STREET LLC
D.B. 19552 PG. 0485
14,828 SF
ZONED: CR

TM# 57-04-02-071
INFINITE EQUITY, LLC
D.B. 23432 PG. 1808
14,601 SF
ZONED: CR

TM# 57-04-02-072
GEORGE AND GEORGIA WOLMAN, TRUSTEES
D.B. 20986 PG.1670
26,416 SF
ZONED: CR

TM# 57-04-01-014
BOARD OF SUPERVISORS FAIRFAX COUNTY
DB. 01631 PG. 0196
1,876,655 SF
ZONED: PDC

EX. CROSSWALK TO BE REMOVED

3+00

N 68°38'21" W
86.88'

N 68°38'21" W
167.99'

N 68°38'21" W
231.67'

CITY OF FAIRFAX
FAIRFAX COUNTY

168.56'
N68°38'21"W

EX. EDGE OF PAVEMENT
CITY OF FAIRFAX
FAIRFAX COUNTY

EX. PL

EX. SAN. MH TOP=393.31
8" INV. IN=386.11
8" INV. OUT=386.01

TM# 57-04-01-014
BOARD OF SUPERVISORS FAIRFAX COUNTY
DB. 01631 PG. 0196
1,876,655 SF
ZONED: PDC

N 6991286
E 1182403

4+00

EX. GARAGE
LEVEL B1=395.82
LEVEL G=417.13
LEVEL 2=427.82
LEVEL 3=427.82
LEVEL 4=438.46
LEVEL R=449.11

VA STATE GRID NORTH
NAD 1983 NGVD 1929

EX. PAGE AVE

EX. PAC

LEGEND:

LIMITS OF CONSOLIDATED LOT

PARCEL AREA SUMMARY:

057-4-02-071 (CITY OF FAIRFAX)
14,601 SQ.FT 0.34 ACRES)

057-4-02-072 (CITY OF FAIRFAX)
26,416 SQ.FT (OR 0.60 ACRES)

057-4-02-072 (CITY OF FAIRFAX)
36,666 SQ.FT (OR 0.84 ACRES)

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 in. = 30 ft.

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
01-18-22
08-30-22
04-20-23
06-14-23
07-03-23

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COMMONWEALTH OF VIRGINIA
CLAYTON T. TYLER
LICENSED
No. 038798
07/03/2023
PROFESSIONAL ENGINEER

PROPERTY EXHIBIT
CITY CENTRE WEST
GENERAL DEVELOPMENT PLAN
SPECIAL USE PERMIT PLAT
CITY OF FAIRFAX, VIRGINIA

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

SHEET
03
OF
52

FILE No.
RZ-13007

EX. MAIN ST. – RT. 236
POSTED SPEED = 25 MPH

EX. NORTH ST.

EX. WEST ST.

EX. PAGE AVE

TM# 57-02-02-157
JOHNSTON SHANNON S, BISHOP
D.B. 22324 PG. 0247
139,895 Sq. Feet
3.2115 Acres

TM# 57-04-02-78
JOHNSTON SHANNON S. BISHOP
D.B. 22324 PG. 0247
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0.6217 Acres

TM# 57-04-02-79
CITY OF FAIRFAX
D.B. 6747 PG. 594
20,610 Sq. Feet
0.4731 Acres

TM# 57-04-02-069
10555 MAIN STREET
41,726 Sq. Feet
0.9579 Acres

TM# 57-04-02-070
10533 MAIN STREET LLC
D.B. 19552 PG. 0485
14,828 SF
ZONED: CR

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TM# 57-04-01-014
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DB. 01631 PG. 0196
1,876,655 SF
ZONED: PDC

EX. GARAGE
LEVEL B1=395.82
LEVEL G=417.13
LEVEL 2=427.82
LEVEL 3=427.82
LEVEL 4=438.46
LEVEL R=449.11

EX. FAIRFAX COUNTY PARKING STRUCTURE

VA. STATE GRID NORTH
NAD 1983 NGVD 1929

N 6993721
E 1852398

N 6993288
E 1852403

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 in. = 30 ft.

No.	DATE	DESCRIPTION
REVISIONS		

PLAN DATE
01-18-22
08-30-22
04-20-23
06-02-23
07-03-23
- - - -

Urban, Ltd.
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Planners • Engineers • Landscape Architects • Land Surveyors

COMMONWEALTH OF VIRGINIA
Christopher Tacik
Lic. No. 036790
PROFESSIONAL ENGINEER
07/03/2023

EXISTING CONDITIONS
CITY CENTRE WEST
GENERAL DEVELOPMENT PLAN
SPECIAL USE PERMIT PLAT
CITY OF FAIRFAX, VIRGINIA

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

SHEET 04 OF 52

FILE No. RZ-13007

EX. MAIN ST. – RT. 236
POSTED SPEED – 25 MPH

EX. NORTH ST.

EX. WEST ST.

EX. CHURCH BUILDING TO REMAIN

EX. BANK BUILDING TO REMAIN

EX. OFFICE BUILDING TO REMAIN

EX. GARAGE
LEVEL B1=395.82
LEVEL G=417.13
LEVEL 2=427.82
LEVEL 3=427.82
LEVEL 4=438.46
LEVEL R=449.11

EX. PAGE AVE

EX. CROSSWALK TO BE REMOVED

EX. MEDIAN TO BE REMOVED

EX. CROSSWALK TO BE REMOVED

EX. UTILITY POLE (TO BE REMOVED)

EX. UTILITY POLE TO REMAIN

EX. OVERHEAD UTILITY TO REMAIN

EX. OVERHEAD UTILITY (TO BE REMOVED)

EX. UTILITY POLE (TO BE REMOVED)

EX. OVERHEAD UTILITY (TO BE REMOVED)

EX. SIGNAL POST

EX. TRANSFORMER

EX. COMMUNICATION HAND HOLE

EX. HEADER CURB

EX. C&G

EX. PL

TM# 57-02-02-157
JOHNSTON SHANNON S, BISHOP
D.B. 22324 PG. 0247
139,895 Sq. Feet
3.2115 Acres

TM# 57-04-02-78
JOHNSTON SHANNON S. BISHOP
D.B. 22324 PG. 0247
27,085 Sq. Feet
0.6217 Acres

TM# 57-04-02-79
CITY OF FAIRFAX
D.B. 6747 PG. 594
20,611 Sq. Feet
0.4731 Acres

TM# 57-04-02-069
10555 MAIN STREET
41,726 Sq. Feet
0.9579 Acres

TM# 57-04-02-070
10533 MAIN STREET LLC
D.B. 19552 PG. 0485
14,828 SF
ZONED: CR

TM# 57-04-02-071
INFINITE EQUITY, LLC
D.B. 23432 PG. 1808
14,601 SF
ZONED: CR

TM# 57-04-02-072
GEORGE AND GEORGIA VOLAKIS, TRUSTEES
D.B. 20986 PG. 1676
26,416 SF
ZONED: CR

TM# 57-04-02-076
DANA ELLEN SMITH, TRUSTEE
D.B. 25158 PG. 906
36,666 SF
ZONED: CG

TM# 57-04-01-014
BOARD OF SUPERVISORS FAIRFAX COUNTY
DB. 01631 PG. 0196
1,876,655 SF
ZONED: PDC

CITY OF FAIRFAX
FAIRFAX COUNTY

10' VEPCO ESM'T
D.B. 3386 PG. 607

VEPCO ESM'T
D.B. 3469 PG. 622

EASEMENT FOR INGRESS/EGRESS
D.B. 3410 PG. 377

10' CITY OF FAIRFAX WATER SERVICES ESM'T
D.B. 6280 PG. 524

VEPCO ESM'T
D.B. 18631 PG. 1874
D.B. 18631 PG. 1874

VEPCO ESM'T
D.B. 6283 PG. 1149

20' STORM SEWER & DRAINAGE ESM'T
D.B. 3249 PG. 412
D.B. 3251 PG. 272

STORM SEWER ESM'T
D.B. 6260 PG. 524
D.B. 6260 PG. 532

VEPCO ESM'T
D.B. 6682 PG. 1318

10' PRIVATE SAN. SEW. ESM'T
D.B. 6260 PG. 524

STORM SEWER ESM'T
D.B. 18476 PG. 0020

STORM SEWER ESM'T

STORM SEWER ESM'T
D.B. 18476 PG. 0020

S 33°52'38" E
18.41'

S 66°48'21" E
131.62'

S 66°48'21" E
107.00'

DHS S 66°29'21" E
31.35'

S 65°07'21" E
86.99'

N 23°29'39" E
101.49'

N 23°29'39" E
167.70'

S 27°12'39" W
144.38'

N 68°38'21" W
231.87'

N 68°38'21" W
167.99'

N 68°38'21" W
86.88'

168.56'
N68°38'21"W

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 in. = 30 ft.

FOR INFORMATIONAL PURPOSES ONLY!

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
01-18-22
08-30-22
04-20-23
06-16-23
07-03-23

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COMMONWEALTH OF VIRGINIA
CLAYTON C. TECK
Lic. No. 036790
PROFESSIONAL ENGINEER
07/03/2023

EXISTING CONDITIONS
CITY CENTRE WEST
GENERAL DEVELOPMENT PLAN
SPECIAL USE PERMIT PLAT
CITY OF FAIRFAX, VIRGINIA

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

SHEET
05
OF
52

FILE No.
RZ-13007

EX. MAIN ST. - RT. 236
POSTED SPEED - 25 MPH

EX. NORTH ST.

EX. WEST ST.

CONNECTOR ROAD

E/W ROAD

EX. PAGE AVE

EX. CHURCH BUILDING TO REMAIN

EX. OFFICE BUILDING TO REMAIN

EX. BANK BUILDING TO REMAIN

EX. GARAGE
LEVEL B1=395.82
LEVEL G=417.13
LEVEL 2=427.82
LEVEL 3=427.82
LEVEL 4=438.46
LEVEL R=449.11

TM# 57-02-02-157
JOHNSTON SHANNON S. BISHOP
D.B. 22324 PG. 0247
139,895 Sq. Feet
3.2115 Acres

TM# 57-04-02-78
JOHNSTON SHANNON S. BISHOP
D.B. 22324 PG. 0247
27,085 Sq. Feet
0.6217 Acres

TM# 57-04-02-79
CITY OF FAIRFAX
D.B. 6747 PG. 594
20,611 Sq. Feet
0.4731 Acres

TM# 57-04-02-069
10555 MAIN STREET
41,726 Sq. Feet
0.9579 Acres

TM# 57-04-02-070
10533 MAIN STREET LLC
D.B. 19552 PG. 0485
14,828 SF
ZONED: CR

TM# 57-04-01-014
BOARD OF SUPERVISORS FAIRFAX COUNTY
DB. 01631 PG. 0196
1,876,655 SF
ZONED: PDC

PROP. MIXED USE BUILDING
SEE BUILDING DATA SHEET 02

PROP. INTERNAL TRASH/ LOADING AREA

PROP. PORTE-COCHERE

PROP. 10' SIDEWALK

PROP. 6' SIDEWALK

PROP. 8' SIDEWALK

PROP. 5' SIDEWALK

PROP. 3' LANDSCAPE PANEL

PROP. BIKE RACK

PROP. MONUMENT SIGN

PROP. LIGHT (TYP.)

PROP. 9'x18' TRANSFORMER PAD

PROP. STOP SIGN

PROP. CG-12 (TYP.)

PROP. BANK WAYFINDING SIGN. SEE DETAIL SHEET 02

PROP. STOP BAR

PROP. CROSSWALK (TYP.)

CONNECT TO EX. SIDEWALK

PROP. CROSSWALK

PROP. RAMP

PROP. ROW

PROP. EP

EX. UTILITY POLE (TO BE REMOVED)

EX. UTILITY POLE TO REMAIN

EX. OVERHEAD UTILITY (TO BE REMOVED)

EX. OVERHEAD UTILITY TO REMAIN

EX. SIGNAL POLE

EX. EDGE OF PAVEMENT

CITY OF FAIRFAX
FAIRFAX COUNTY

POTENTIAL ON-STREET LOADING/ SHORT TERM DROP OFF AREA. SUBJECT TO FAIRFAX COUNTRY APPROVAL. (SEE PROFFERS).

PARKING BELOW

8 RISERS@ 7"

5 RISERS@ 7"

EX. SAN. MH TOP=393.31
8" INV. IN=386.11
8" INV. OUT=386.01

VA. STATE GRID NORTH
NAD 1983, NGVD 1929

N 6993881
E 1187839

N 6993721
E 1187259

N 6991286
E 1187403

572.58'
S65°05'29"W

179.00'
S14°49'52"W

304.38'
N66°39'32"W

222.31'
N18°21'12"E

15.34'
S19°01'32"W

41.27'
N70°54'23"W

29.26'
N73°06'46"W

30.81'
N76°51'58"W

22.02'
N87°23'51"W

168.56'
N68°38'21"W

N 68°38'21" W

CG-6

CC-6

S 66°48'21" E
131.62'

S 68°29'21" E
31.35'

S 37°52'38" E
41.41'

S 68°29'21" E
107.00'

N 15°37'09" E
162.70'

S 15°37'09" W
162.70'

S 21°30'39" E
69.49'

N 21°30'39" W
69.04'

141.88'

57.24'

37'

168.56'

179.00'

71.66'

63.37'

0+00 1+00 2+00 3+00 4+00 5+00 6+00 7+00 8+00 9+00

LEGEND

PORTION OF DEVELOPMENT WITHIN FAIRFAX COUNTY PROPERTY AND SUBJECT TO FAIRFAX COUNTY APPROVAL

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 in. = 30 ft.

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
01-18-22
08-30-22
04-20-23
07-03-23

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COMMONWEALTH OF VIRGINIA
CLAYTON E. TAYLOR
036790
07/03/2023
PROFESSIONAL ENGINEER

APPLICATION BOUNDARY EXHIBIT

CITY CENTRE WEST
GENERAL DEVELOPMENT PLAN

SPECIAL USE PERMIT PLAT
CITY OF FAIRFAX, VIRGINIA

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

SHEET 06 OF 52

FILE No. RZ-13007

EX. MAIN ST. - RT. 236
POSTED SPEED - 25 MPH

EX. NORTH ST.

EX. WEST ST.

CONNECTOR ROAD

E/W ROAD

PROP. MIXED USE BUILDING
SEE BUILDING DATA SHEET 02

TM# 57-02-02-157
JOHNSTON SHANNON S, BISHOP
D.B. 22324 PG. 0247
139,895 Sq. Feet
3.2115 Acres

TM# 57-04-02-78
JOHNSTON SHANNON S, BISHOP
D.B. 22324 PG. 0247
27,085 Sq. Feet
0.6217 Acres

TM# 57-04-02-79
CITY OF FAIRFAX
D.B. 6747 PG. 594
20,611 Sq. Feet
0.4731 Acres

TM# 57-04-02-069
10555 MAIN STREET LLC
D.B. 19552 PG. 0485
14,828 SF
0.9579 Acres
ZONED: OR

TM# 57-04-02-070
10533 MAIN STREET LLC
D.B. 19552 PG. 0485
14,828 SF
ZONED: OR

TM# 57-04-01-014
BOARD OF SUPERVISORS FAIRFAX COUNTY
DB. 01631 PG. 0196
1,876,655 SF
ZONED: PDC

EX. CHURCH BUILDING TO REMAIN

EX. BANK BUILDING TO REMAIN

EX. OFFICE BUILDING TO REMAIN

EX. GARAGE
LEVEL B1=395.82
LEVEL C=417.13
LEVEL 2=427.82
LEVEL 3=427.82
LEVEL 4=438.46
LEVEL R=449.11

PROP. FH #1
PROP. FH #2
PROP. FH #3
PROP. RETAINING WALL
PROP. 9'x18' TRANSFORMER PAD
PROP. BIKE RACK
PROP. LIGHT (TYP.)
PROP. STOP SIGN
PROP. CG-12B
PROP. 4'X4' (TYP.) BILCO DOOR
PROP. BANK WAYFINDING SIGN. SEE DETAIL SHEET 02
PROP. OLDCASTLE STORMCAPTURE 6' VAULT SYSTEM
PROP. PORTE-COCHERE
PROP. INTERNAL TRASH/ LOADING AREA
PROP. 6' SIDEWALK
PROP. 8' SIDEWALK
PROP. 5' SIDEWALK
PROP. 10' SIDEWALK
PROP. CROSSWALK
PROP. STOP BAR
PROP. FLOWLINE
PROP. EP
PROP. ROW
PROP. 3' LANDSCAPE PANEL
PROP. FDC
PROP. 4" DOM
PROP. 6" FIRE.
PROP. MONUMENT SIGN
PROP. CROSSWALK (TYP.)
CONNECT TO EX. SIDEWALK
PARKING BELOW
8 RISERS@ 7"
5 RISERS@ 7"
POTENTIAL ON-STREET LOADING/ SHORT TERM DROP OFF AREA. SUBJECT TO FAIRFAX COUNTRY APPROVAL. (SEE PROFFERS).

EX. WATER METER
EX. UTILITY POLE TO REMAIN
EX. OVERHEAD UTILITY TO REMAIN
EX. UTILITY POLE (TO BE REMOVED)
EX. W.M. (TO BE REMOVED)
EX. OVERHEAD UTILITY (TO BE REMOVED)
EX. 24" DIP W/M
EX. 8" CIP W/M
EX. 15" RCP
EX. SIGNAL POLE
EX. COMMUNICATION HAND HOLE
EX. TRANSFORMER
EX. INLET TO REMAIN
EX. INLET TO REMAIN. STRUCTURE BASE MAY NEED TO BE INSPECTED TO ENSURE STRUCTURE INTEGRITY BEFORE CONNECTING NEW STORM LINE.
EX. SAN. MH (TO BE REMOVED)
EX. 8" SAN. TO REMAIN
EX. SAN. MH TOP=393.31
8" INV. IN=386.11
8" INV. OUT=386.01
EX. STORM STR. TO REMAIN. FLOWLINE TO BE MODIFIED TO PROVIDE A WEIR WALL TO DIVERT FLOW TO PROP. SWM VAULT.
EASEMENT FOR INGRESS/EGRESS D.B. 3410 PG. 377
FUTURE INTERPARCEL CONNECTION EASEMENT
EX. EDGE OF PAVEMENT CITY OF FAIRFAX FAIRFAX COUNTY
EX. STM STRUCTURE TO REMAIN

VA STATE GRID NORTH
NAD 1983 NGVD 1929

N 6993881
E 1187839

N 6993721
E 1187358

N 6991286
E 1187403

S14°49'32"W 179.00'
S15°10'52"W 222.31'
N18°21'12"E
N70°54'23"W 41.27'
N73°06'46"W 29.26'
N76°51'58"W 30.81'
N68°23'31"W 22.02'
N66°39'32"W 304.38'
S65°05'29"W 572.58'
S68°38'21"E 64.80'
N 68°38'21" W 86.00'
N 68°38'21" W 167.99'
N 68°38'21" W 231.87'
168.56' N68°38'21"W

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 in. = 30 ft.

NOTES:
1. ALL OFF-SITE IMPROVEMENTS SHOWN ON THE ADJACENT PROPERTY OWNED BY THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY AND IDENTIFIED AS FAIRFAX COUNTY TAX MAP REFERENCE 57-4-01-014 ARE PRELIMINARY IN NATURE AND SUBJECT TO THE APPROVAL OF FAIRFAX COUNTY AND RECEIPT OF ALL NECESSARY PERMISSIONS EASEMENTS AND AGREEMENTS WITH FAIRFAX COUNTY.
2. THE PROPOSED DESIGN OF THE POCKET PARK IS PRELIMINARY AND CONCEPTUAL IN NATURE AND IS INTENDED TO ILLUSTRATE THE GENERAL CHARACTER OF THE PARK AND ASSOCIATED IMPROVEMENTS. FINAL DESIGN OF THE PARK WILL COORDINATED WITH FAIRFAX COUNTY AND IS SUBJECT TO THE APPROVAL OF THE REQUIRED ZONING INTERPRETATION.
3. BICYCLE PARKING WILL BE PROVIDED ON-SITE IN ACCORDANCE WITH SECTION 4.2.8 OF THE ZONING ORDINANCE.
4. LIMITS OF CLEARING AND GRADING ARE PRELIMINARY IN NATURE AND SUBJECT TO CHANGE BASED ON FINAL ENGINEERING.
5. PUBLIC ACCESS EASEMENTS WILL BE PROVIDED OVER ALL SIDEWALKS AND ROADS OR PORTIONS THEREOF THAT ARE NOT LOCATED WITHIN THE RIGHT OF WAY AT THE TIME OF SITE PLAN.
6. FINAL LOCATION OF FUTURE VEHICULAR AND/OR PEDESTRIAN CONNECTION TO THE JUDICIAL COMPLEX TO BE DETERMINED AND CONSTRUCTED BY OTHERS.

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
01-18-22
08-30-22
04-20-23
06-12-23
07-03-23

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COMMONWEALTH OF VIRGINIA
CLAYTON T. GARK
LICENSE NO. 038790
ENGINEER
PROFESSIONAL
07/03/2023

GENERAL DEVELOPMENT PLAN- SUP PLAT

CITY CENTRE WEST
GENERAL DEVELOPMENT PLAN

SPECIAL USE PERMIT PLAT
CITY OF FAIRFAX, VIRGINIA

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

SHEET 07 OF 52

FILE No. RZ-13007

EX. MAIN ST. – RT. 236
POSTED SPEED – 25 MPH

EX. NORTH ST.

EX. WEST ST.

CONNECTOR ROAD

E/W ROAD

EX. PAGE AVE

PROP. MIXED USE BUILDING
SEE BUILDING DATA | SHEET 02

EX. CHURCH BUILDING TO REMAIN

EX. BANK BUILDING TO REMAIN

EX. OFFICE BUILDING TO REMAIN

TM# 57-02-02-157
JOHNSTON SHANNON S, BISHOP
D.B. 22324 PG. 0247
139,895 Sq. Feet
3.2115 Acres

TM# 57-04-02-78
JOHNSTON SHANNON S, BISHOP
D.B. 22324 PG. 0247
27,085 Sq. Feet
0.6217 Acres

TM# 57-04-02-79
CITY OF FAIRFAX
D.B. 6747 PG. 594
20,610 Sq. Feet
0.4731 Acres

TM# 57-04-02-069
10555 MAIN STREET
41,726 Sq. Feet
0.9579 Acres

TM# 57-04-02-070
10533 MAIN STREET LLC
D.B. 19552 PG. 0485
14,828 SF
ZONED: CR

TM# 57-04-01-014
BOARD OF SUPERVISORS FAIRFAX COUNTY
DB. 01631 PG. 0196
1,876,655 SF
ZONED: PDC

PROP. INTERNAL TRASH/ LOADING AREA

PROP. PORTE-COCHERE

PROP. 4'X4' BILCO DOOR

PROP. 6' SIDEWALK

PROP. 8' SIDEWALK

PROP. 5' SIDEWALK

PROP. 9'x18' TRANSFORMER PAD

PROP. BIKE RACK

PROP. LIGHT (TYP.)

PROP. FDC

PROP. 3' LANDSCAPE PANEL

PROP. BANK WAYFINDING SIGN. SEE DETAIL SHEET 02

PROP. MONUMENT SIGN

PROP. CROSSWALK (TYP.)

CONNECT TO EX. SIDEWALK

PROP. STOP SIGN

PROP. STOP BAR

PROP. FLOWLINE

PROP. CROSSWALK

PROP. RETAINING WALL

PROP. FH #1

PROP. FH #2

PROP. CG-12

PROP. CC-12B

PROP. CG-6

PROP. CG-7

PROP. 8" DIP WATERMAIN

PROP. 8" PVC

PROP. EP

PROP. ROW

PROP. STORM LATERAL

PROP. SAN. LATERAL

OLDCASTLE STORMCAPTURE 6' VAULT SYSTEM

EX. 8" DIP W/M

EX. 24" DIP W/M

EX. 15" RCP

EX. 36" RCP

EX. 21" RCP

EX. 8" SAN. TO REMAIN

EX. 8" SAN. (TO BE REMOVED)

EX. SAN. MH (TO BE REMOVED)

EX. SAN. MH TOP=393.31
8" INV. IN=386.11
8" INV. OUT=386.01

EX. STORM STR. TO REMAIN. FLOWLINE TO BE MODIFIED TO PROVIDE A WEIR WALL TO DIVERT FLOW TO PROP. SWM VAULT.
TW=406.00
BW=403.19

TW=408.00
BW=407.51

TW=404.00
BW=401.32

TW=403.50
BW=400.00

TW=402.50
BW=402.00

EX. INLET TO REMAIN.
STRUCTURE BASE MAY NEED TO BE INSPECTED TO ENSURE STRUCTURE INTEGRITY BEFORE CONNECTING NEW STORM LINE.

EX. INLET TO REMAIN

EX. INLET TOP BE REPLACED WITH A 6' THROAT LENGTH.

EX. UTILITY POLE (TO BE REMOVED)

EX. OVERHEAD UTILITY (TO BE REMOVED)

EX. OVERHEAD UTILITY TO REMAIN

EX. UTILITY POLE TO REMAIN

EX. WATER METER

EX. W.M. (TO BE REMOVED)

EX. SIGNAL POLE

EX. TRANSFORMER

EX. COMMUNICATION HAND HOLE

EX. EDGE OF PAVEMENT CITY OF FAIRFAX FAIRFAX COUNTY

EX. STM. STRUCTURE TO REMAIN

EX. GARAGE
LEVEL B1=395.82
LEVEL G=417.13
LEVEL 2=427.82
LEVEL 3=427.82
LEVEL 4=438.46
LEVEL R=449.11

POTENTIAL ON-STREET LOADING / SHORT TERM DROP OFF AREA SUBJECT TO FAIRFAX COUNTRY APPROVAL. (SEE PROFFERS).

PARKING BELOW

8 RISERS@ 7"

5 RISERS@ 7"

VA STATE GRID NORTH
NAD 1983 NGVD 1929

N 6993681
E 1187839

N 6993721
E 1187539

N 6991286
E 1187403

572.58'
S65°05'29"W

168.56'
N68°38'21"W

304.38'
N66°39'32"W

41.27'
N70°54'23"W

29.26'
N73°06'46"W

30.81'
N76°51'58"W

22.02'
N87°23'21"W

S19°11'12"E 222.31'

N18°21'12"E 179.20'

N 68°38'21" W 167.99'

N 68°38'21" W 234.87'

107.00'

1+00 2+00 3+00 4+00 5+00 6+00 7+00 8+00 9+00

NOTES:
GRADING ON FAIRFAX COUNTY PROPERTY AND MODIFICATIONS TO EXISTING PARKING LOT WILL BE COORDINATED WITH FAIRFAX COUNTY.

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 in. = 30 ft.

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
01-18-22
08-30-22
04-20-23
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COMMONWEALTH OF VIRGINIA
CLAYTON E. TAYLOR
036790
PROFESSIONAL ENGINEER
07/03/2023

GRADING PLAN

CITY CENTRE WEST
GENERAL DEVELOPMENT PLAN

SPECIAL USE PERMIT PLAT
CITY OF FAIRFAX, VIRGINIA

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

SHEET 08 OF 52

FILE No. RZ-13007

EX. MAIN ST. - RT. 236
POSTED SPEED - 25 MPH

EX. NORTH ST.

EX. WEST ST.

PROP. MIXED USE BUILDING
SEE BUILDING DATA SHEET 02

TM# 57-02-02-157
JOHNSTON SHANNON S, BISHOP
D.B. 22324 PG. 0247
139,895 Sq. Feet
3.2115 Acres

TM# 57-04-02-78
JOHNSTON SHANNON S, BISHOP
D.B. 22324 PG. 0247
27,085 Sq. Feet
0.6217 Acres

TM# 57-04-02-79
CITY OF FAIRFAX
D.B. 6747 PG. 594
20,611 Sq. Feet
0.4731 Acres

TM# 57-02-02-069
10555 MAIN STREET
41,726 Sq. Feet
0.9579 Acres

TM# 57-04-02-070
10533 MAIN STREET LLC
D.B. 19552 PG. 0485
14,828 SF
ZONED: CR

TM# 57-04-01-014
BOARD OF SUPERVISORS FAIRFAX COUNTY
DB. 01631 PG. 0196
1,876,655 SF
ZONED: PDC

EX. BANK BUILDING TO REMAIN

EX. CHURCH BUILDING TO REMAIN

EX. OFFICE BUILDING TO REMAIN

(4) 6" CONDUITS MV
(2) 4" STREET LIGHTS
(16) 4" CONDUITS COMMS

(2) 6" CONDUITS MV
(2) 4" STREET LIGHTS
(16) 4" CONDUITS COMMS

EX. UTILITY POLE TO REMAIN

EX. OVERHEAD UTILITY TO REMAIN

PROP. MV RISER POLE

PROP. COMM RISER POLE

EX. WATER METER

PROP. CROSSWALK

PROP. FLOWLINE

EX. W.M. (TO BE REMOVED)

EX. UTILITY POLE (TO BE REMOVED)

EX. OVERHEAD UTILITY (TO BE REMOVED)

PROP. FH #3

PROP. 3' LANDSCAPE PANEL

PROP. 6' SIDEWALK

PROP. BIKE RACK

PROP. LIGHT (TYP.)

SINGLE PHASE TRANSFORMER FOR STREET LIGHTS

(2) 4" CONDUITS, SINGLE PHASE PRIMARY

3 PHASE PADMOUNT FOR BLDG LOOP FEED

PROP. 9'x18' TRANSFORMER PAD

PROP. STOP SIGN

PROP. BANK WAYFINDING SIGN. SEE DETAIL SHEET 02

OLDCASTLE STORMCAPTURE 6' VAULT SYSTEM

PROP. 4'X4' BILCO DOOR

PROP. INTERNAL TRASH/ LOADING AREA

PROP. PORTE-COCHERE

PROP. RETAINING WALL

PROP. FH #2

PROP. FH #1

EX. EDGE OF PAVEMENT CITY OF FAIRFAX FAIRFAX COUNTY

EX. STM STRUCTURE TO REMAIN

EX. 8" SAN. TO REMAIN

EX. SAN. (TO BE REMOVED)

EX. SAN MH (TO BE REMOVED)

EX. INLET TO REMAIN

EX. INLET TO REMAIN. STRUCTURE BASE MAY NEED TO BE INSPECTED TO ENSURE STRUCTURE INTEGRITY BEFORE CONNECTING NEW STORM LINE.

EX. 8" CIP W/M

EX. 8" DIP W/M

EX. 24" DIP W/M

8" DIP WATERMAIN

8" PVC

36" RCP

15" RCP

21" RCP

18" RCP

EX. UTILITY POLE TO BE REMOVED

EX. OVERHEAD UTILITY TO BE REMOVED

EX. INLET TOP TO BE REPLACED WITH A 6' THROAT LENGTH.

PROP. 3' LANDSCAPE PANEL

PROP. 8' SIDEWALK

PROP. BIKE RACK

EX. TRANSFORMER

PROP. MONUMENT SIGN

EX. COMMUNICATION HAND HOLE

PROP. 8'X16' MANHOLE

PARKING BELOW

5 RISERS@ 7"

8 RISERS@ 7"

POTENTIAL ON-STREET LOADING/ SHORT TERM DROP OFF AREA, SUBJECT TO FAIRFAX COUNTRY APPROVAL. (SEE PROFFERS).

PROP. CROSSWALK (TYP.)

CONNECT TO EX. SIDEWALK

EX. SIGNAL POLE

EX. MH TOP=430.48

CITY OF FAIRFAX
FAIRFAX COUNTY

VA. STATE GRID NORTH
NAD 1983 HARN 2010 1929

N 6993888
E 1597839

N 6993721
E 1597298

N 6993786
E 1597403

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 in. = 30 ft.

NOTES:
1. DRY UTILITY RELOCATION HAS NOT BEEN REVIEWED WITH PROVIDERS.
2. DRY UTILITY ROUTE IS PRELIMINARY. THE ALIGNMENT, EXTENT OF THE DUCT BANK AND EXTENT OF RELOCATION/UNDERGROUNDING IS SUBJECT TO CHANGE BASED ON UTILITY PROVIDERS FINAL DESIGN.
3. ADDITIONAL TERMINAL POLES MAY BE NEEDED BASED ON FINAL DESIGN.
4. UTILITIES DUCT BANK, TERMINAL POLES, MANHOLE, AND HANDHOLES SHALL BE LOCATED WITHIN THE EXISTING RIGHT OF WAY.
5. AREAS DISTURBED DURING CONSTRUCTION WILL BE RESTORED TO MATCH THE EXISTING CONDITIONS.
6. OVERHEAD UTILITIES ALONG MAIN ST TO BE RELOCATED UNDERGROUND AND IN COORDINATION WITH THE CITY OF FAIRFAX STAFF.

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
01-18-22
08-30-22
04-04-23
06-02-23
07-03-23

Urban, Ltd.
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ENGINEER'S CERTIFICATION
COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
LICENSE NO. 036790
Lic. No. 036790
07/01/2023
PROFESSIONAL ENGINEER

CONCEPTUAL UTILITY PLAN
CITY CENTRE WEST
GENERAL DEVELOPMENT PLAN
SPECIAL USE PERMIT PLAT
CITY OF FAIRFAX, VIRGINIA

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

SHEET 09 OF 52

FILE No. RZ-13007

TM# 57-02-02-157
JOHNSTON SHANNON S, BISHOP
D.B. 22324 PG. 0247
139,895 Sq. Feet
3.2115 Acres

TM# 57-04-02-78
JOHNSTON SHANNON S, BISHOP
D.B. 22324 PG. 0247
27,085 Sq. Feet
0.6217 Acres

20,601 Sq. Feet
0.4731 Acres

EX. MAIN ST. - RT. 236
POSTED SPEED - 25 MPH

EX. OVERHEAD UTILITY (TO BE REMOVED)

EX. UTILITY POLE (TO BE REMOVED)

PROP. 3' LANDSCAPE PANEL

PROP. 10' SIDEWALK

PROP. ROW

PROP. BIKE RACK

PROP. LIGHT (TYP.)

CONNECTOR ROAD

PROP. 5' SIDEWALK

PROP. 9'x18' TRANSFORMER PAD

PROP. STOP SIGN

PROP. CG-12B (TYP.)

PROP. BANK WAYFINDING SIGN. SEE DETAIL SHEET 02

PROP. 6' SIDEWALK

PROP. STOP BAR

PROP. EP

PROP. MIXED USE BUILDING
SEE BUILDING DATA SHEET 02

PROP. INTERNAL TRASH/ LOADING AREA

PROP. PORTE-COCHERE

PROP. TM LATERAL

E/W ROAD

PARKING BELOW

PROP. 8' SIDEWALK

CITY OF FAIRFAX
FAIRFAX COUNTY

POTENTIAL ON-STREET LOADIN
SHORT TERM DROP OFF AREA
SUBJECT TO FAIRFAX COUNTR
APPROVAL. (SEE PROFFERS).

TM# 57-04-01-014
BOARD OF SUPERVISORS FAIRFAX COUNTY
DB. 01631 PG. 0196
1,876,655 SF
ZONED: PDC

AVERAGE GRADE CALCULATION

	City Center West	
	Existing	Proposed
SPOT #	ELEVATION (ft)	ELEVATION (ft)
1	412.00	411.09
2	412.00	412.00
3	412.27	412.78
4	412.82	413.74
5	414.00	416.00
6	414.00	416.00
7	414.00	416.00
8	414.00	416.13
9	414.00	416.76
10	414.00	417.49
11	417.46	418.19
12	419.12	418.96
13	420.00	419.75
14	420.78	420.54
15	421.50	421.34
16	422.00	422.18
17	422.00	425.39
18	422.00	427.00
19	422.46	427.00
20	423.12	427.00
21	423.76	427.00
22	424.49	427.00
23	425.20	427.00
24	425.35	427.38
25	425.20	427.55
26	425.06	427.71
27	424.95	427.89
28	424.82	428.07
29	424.64	428.23
30	423.63	428.06
31	422.11	427.29
32	422.00	426.43
33	422.00	425.56
34	422.00	424.73
35	422.00	423.70
36	422.00	422.17
37	420.95	420.58
38	420.00	419.20
39	418.70	417.86
40	418.00	417.08
41	411.90	416.31
42	411.34	415.00
43	410.78	413.65
44	410.22	412.79
45	409.43	411.83
46	408.48	409.87
47	407.23	407.93
48	406.00	406.79
49	404.11	406.25
50	402.00	405.19
51	402.69	403.16
52	403.31	404.56
53	404.00	405.68
54	406.90	406.66
55	409.99	407.82
AVERAGE	416.52	418.35

NOTE: AVERAGE GRADE TAKEN EVERY 20 FEET AROUND THE BUILDING STARTING AT POINT①.

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 in. = 30 ft.

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
01-18-22
08-30-22
04-20-23
07-03-23
05-03-23
-
-

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COMMONWEALTH OF VIRGINIA
CLAYTON C. STOCK
Lic. No. 010-02-0
07-03-2023
PROFESSIONAL ENGINEER

AVERAGE GRADE EXHIBIT
CITY CENTRE WEST
GENERAL DEVELOPMENT PLAN
SPECIAL USE PERMIT PLAT
CITY OF FAIRFAX, VIRGINIA

DATE: JAN., 2022
SCALE: 1"=20' C.I.= 2'

SHEET 10 OF 52

FILE No. RZ-13007

3 STREET SECTION - EX. WEST STREET
SCALE: N.T.S

4 STREET SECTION - PROP. E/W ROAD
SCALE: N.T.S

5 STREET SECTION - PROP. E/W ROAD
SCALE: N.T.S

6 STREET SECTION - PROP. CONNECTOR ROAD
SCALE: N.T.S

1 STREET SECTION - EX. MAIN STREET
SCALE: N.T.S

2 STREET SECTION - EX. MAIN STREET
SCALE: N.T.S

No.	DESCRIPTION	PLAN DATE
1	REVISIONS	01-18-22
2		08-30-22
3		04-20-23
4		06-07-23
5		07-03-23
-		- - - -

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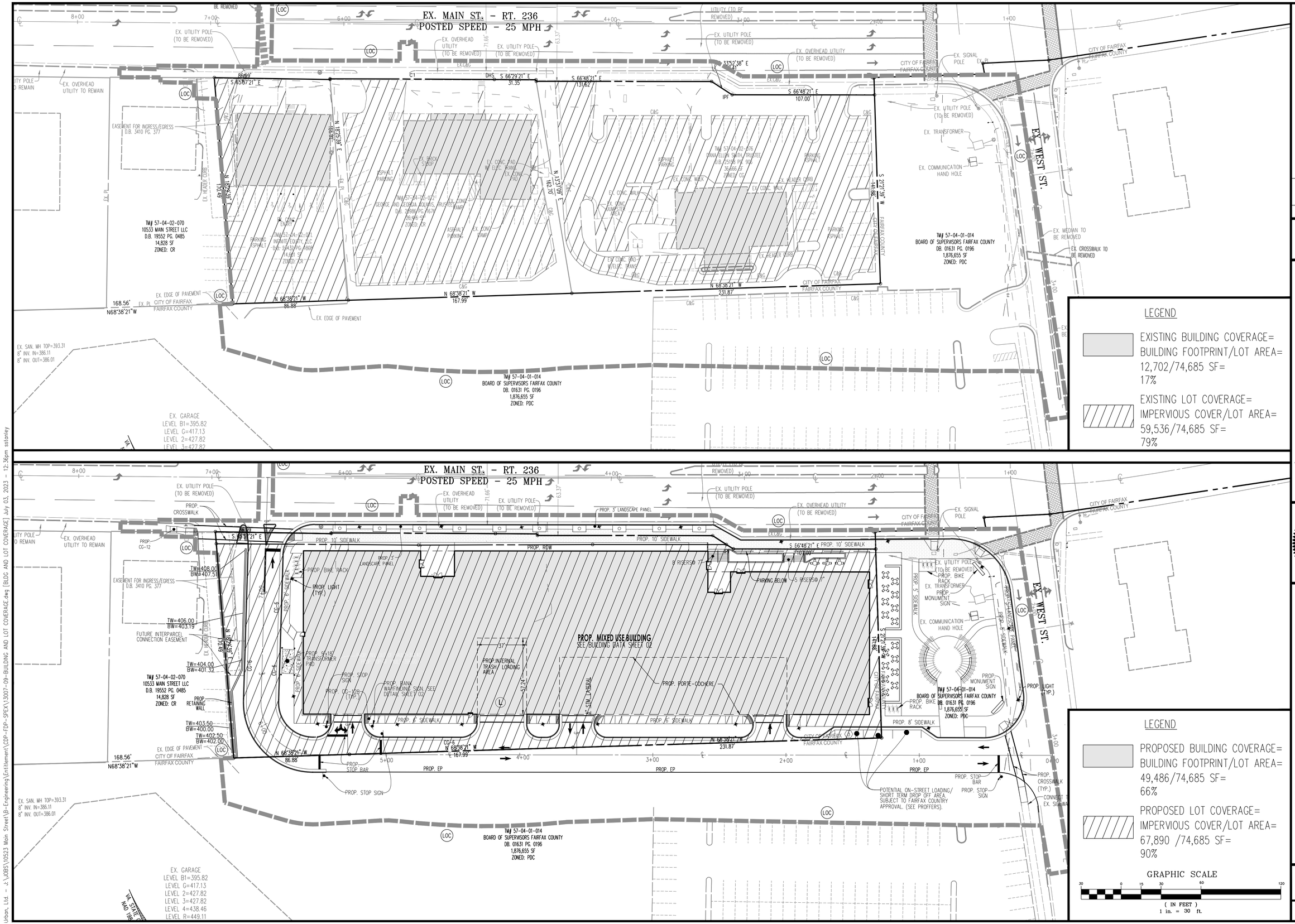
COMMONWEALTH OF VIRGINIA
PROFESSIONAL ENGINEER
CLAY No. 039700
07/03/2023

ROAD TYPICAL SECTIONS
CITY CENTRE WEST
GENERAL DEVELOPMENT PLAN
SPECIAL USE PERMIT PLAT
CITY OF FAIRFAX, VIRGINIA

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

SHEET 11 OF 52

FILE No. RZ-13007



LEGEND

EXISTING BUILDING COVERAGE=
BUILDING FOOTPRINT/LOT AREA=
12,702/74,685 SF=
17%

EXISTING LOT COVERAGE=
IMPERVIOUS COVER/LOT AREA=
59,536/74,685 SF=
79%

LEGEND

PROPOSED BUILDING COVERAGE=
BUILDING FOOTPRINT/LOT AREA=
49,486/74,685 SF=
66%

PROPOSED LOT COVERAGE=
IMPERVIOUS COVER/LOT AREA=
67,890 /74,685 SF=
90%

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 in. = 30 ft.

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
01-18-22
08-30-22
04-20-23
06-02-23
07-03-23

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COMMONWEALTH OF VIRGINIA
CLAYTON C. KEARNS
LIC. NO. 036790
PROFESSIONAL ENGINEER
07/03/2023

BUILDING AND LOT COVERAGE EXHIBIT

CITY CENTRE WEST
GENERAL DEVELOPMENT PLAN

SPECIAL USE PERMIT PLAT
CITY OF FAIRFAX, VIRGINIA

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

SHEET
12
OF
52

FILE No.
RZ-13007

EX. MAIN ST. - RT. 236
POSTED SPEED - 25 MPH

LEGEND

EXISTING ONSITE OPEN SPACE
= 0.34 AC.(14,656 SF) OR 18.86% OF SITE AREA

EX. MAIN ST. - RT. 236
POSTED SPEED - 25 MPH

PROP. MIXED USE BUILDING
SEE BUILDING DATA SHEET 02

CONNECTOR ROAD

E/W ROAD

LEGEND

PROPOSED ONSITE OPEN SPACE
= 0.31 AC.(13,423 SF) OR 17.97% OF SITE AREA

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 in. = 30 ft.

No.	DESCRIPTION / REVISIONS	PLAN DATE
		01-18-22
		08-30-22
		04-20-23
		06-02-23
		07-03-23

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COMMONWEALTH OF VIRGINIA
CLAYTON T. GARK
LIC. NO. 036790
PROFESSIONAL ENGINEER
07/03/2023

OPEN SPACE PLAN

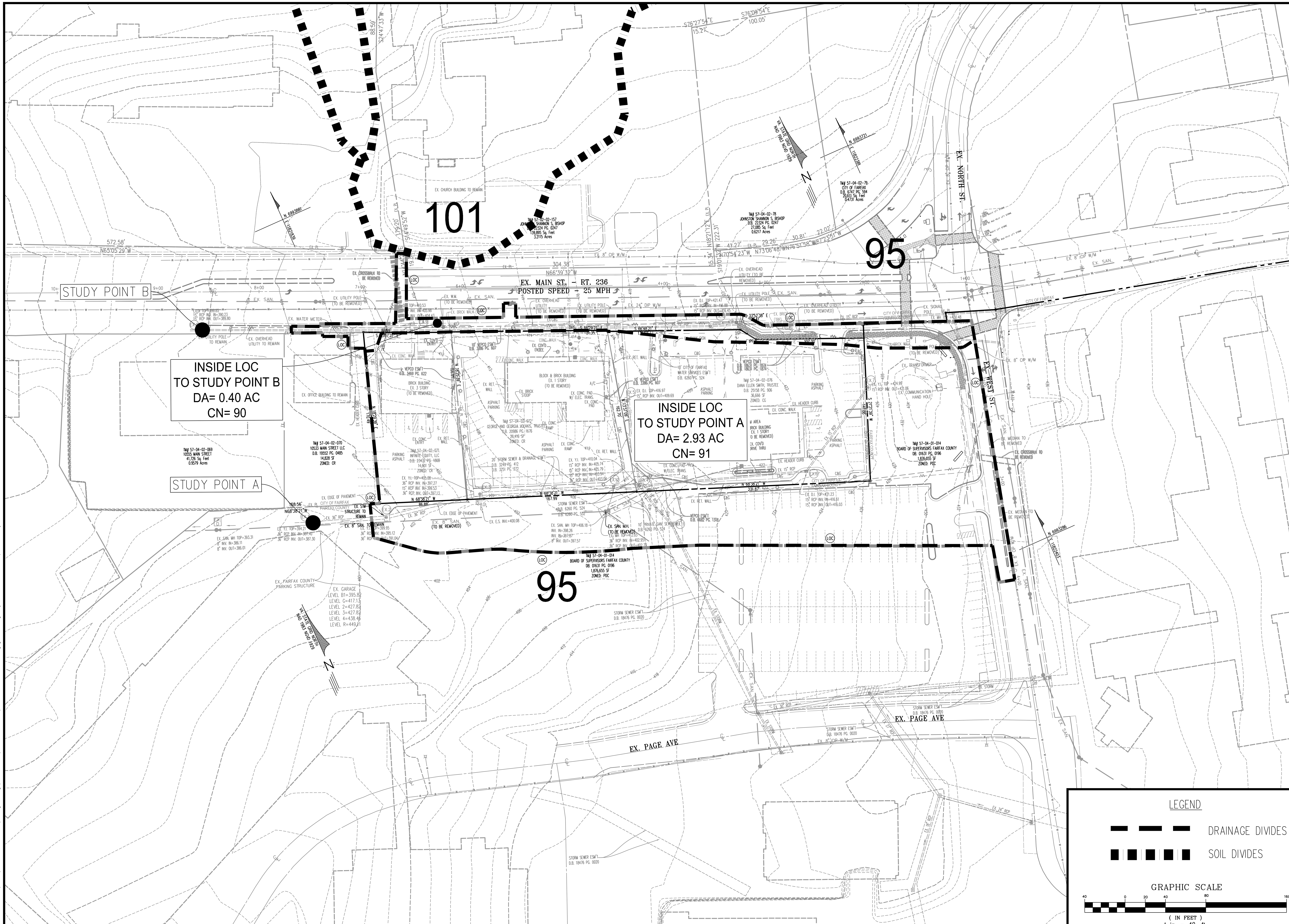
CITY CENTRE WEST
GENERAL DEVELOPMENT PLAN

SPECIAL USE PERMIT PLAT
CITY OF FAIRFAX, VIRGINIA

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

SHEET
13
OF
52

FILE No.
RZ-13007



REVISIONS

No.	DATE	DESCRIPTION

PLAN DATE
01-18-22
08-30-22
04-20-23
06-02-23
07-03-23
-
-
-

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COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 036790
07/03/2023
PROFESSIONAL ENGINEER

SWM PRE-DEVELOPMENT

CITY CENTRE WEST GENERAL DEVELOPMENT PLAN

SPECIAL USE PERMIT PLAT
CITY OF FAIRFAX, VIRGINIA

SCALE: 1"=40'   C.I.= 2'   DATE: JAN., 2022

SHEET 14 OF 52

FILE No. RZ-13007

Urban, Ltd. - J:\JOBS\10523 Main Street\B-Engineering\Entitlement\CDP-FDP-SPEX\13007-04-SWM-PRE.dwg [SWM PRE] July 03, 2023 - 12:37pm sstanley

STUDY POINT A

STUDY POINT A PRE DEVELOPMENT (LOC ONLY)

Curve Number Calculations

Area (ac)	CN	Description
1.850	98	Paved parking, HSG D
0.740	80	>75% Grass cover, Good, HSG D
0.340	77	Woods, Good, HSG D
2.930	91	Weighted Average
1.080		36.86% Pervious Area
1.850		63.14% Impervious Area

Time of Concentration Calculations

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

PRE DEVELOPMENT PEAK FLOW SUMMARIES TO STUDY POINT A LOC ONLY

1-YEAR FLOW SUMMARY

Inflow Area = 127,631 sf 63.14% Impervious, Inflow Depth = 1.69" for 1-Year event
Inflow = 6.21 cfs @ 12.13 hrs, Volume= 18,001 cf
Primary = 6.21 cfs @ 12.13 hrs, Volume= 18,001 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 = 127,631 sf 63.14% Impervious, Inflow Depth = 2.19" for 2-Year event
Inflow = 7.94 cfs @ 12.13 hrs, Volume= 23,321 cf
Primary = 7.94 cfs @ 12.13 hrs, Volume= 23,321 cf, Atten= 0%, Lag= 0.0 min

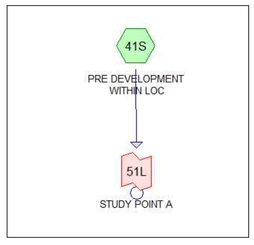
Primary outflow = Inflow, Time Span= 0.00-50.00 hrs, dt= 0.05 hrs

10-YEAR FLOW SUMMARY

Inflow Area = 127,631 sf 63.14% Impervious, Inflow Depth = 3.80" for 10-Year event
Inflow = 13.32 cfs @ 12.13 hrs, Volume= 40,393 cf
Primary = 13.32 cfs @ 12.13 hrs, Volume= 40,393 cf, Atten= 0%, Lag= 0.0 min

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

PRE DEVELOPMENT HYDROCAD NODES



STUDY POINT B

STUDY POINT B PRE DEVELOPMENT (LOC ONLY)

Curve Number Calculations

Area (ac)	CN	Description
0.220	98	Paved parking, HSG D
0.180	80	>75% Grass cover, Good, HSG D
0.400	90	Weighted Average
0.180		45.00% Pervious Area
0.220		55.00% Impervious Area

Time of Concentration Calculations

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

PRE DEVELOPMENT PEAK FLOW SUMMARIES TO STUDY POINT B LOC ONLY

1-YEAR FLOW SUMMARY

Inflow Area = 17,424 sf 55.00% Impervious, Inflow Depth = 1.61" for 1-Year event
Inflow = 0.81 cfs @ 12.13 hrs, Volume= 2,340 cf
Primary = 0.81 cfs @ 12.13 hrs, Volume= 2,340 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 = 17,424 sf 55.00% Impervious, Inflow Depth = 2.10" for 2-Year event
Inflow = 1.05 cfs @ 12.13 hrs, Volume= 3,055 cf
Primary = 1.05 cfs @ 12.13 hrs, Volume= 3,055 cf, Atten= 0%, Lag= 0.0 min

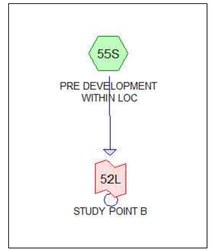
Primary outflow = Inflow, Time Span= 0.00-50.00 hrs, dt= 0.05 hrs

10-YEAR FLOW SUMMARY

Inflow Area = 17,424 sf 55.00% Impervious, Inflow Depth = 3.69" for 10-Year event
Inflow = 1.78 cfs @ 12.13 hrs, Volume= 5,363 cf
Primary = 1.78 cfs @ 12.13 hrs, Volume= 5,363 cf, Atten= 0%, Lag= 0.0 min

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

PRE DEVELOPMENT HYDROCAD NODES



REVISIONS

No.	DATE	DESCRIPTION

PLAN DATE
01-18-22
08-30-22
04-20-23
06-02-23
07-03-23

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COMMONWEALTH OF VIRGINIA
CRAIG T. FOX
LIC. NO. 036709
PROFESSIONAL ENGINEER
07/03/2023

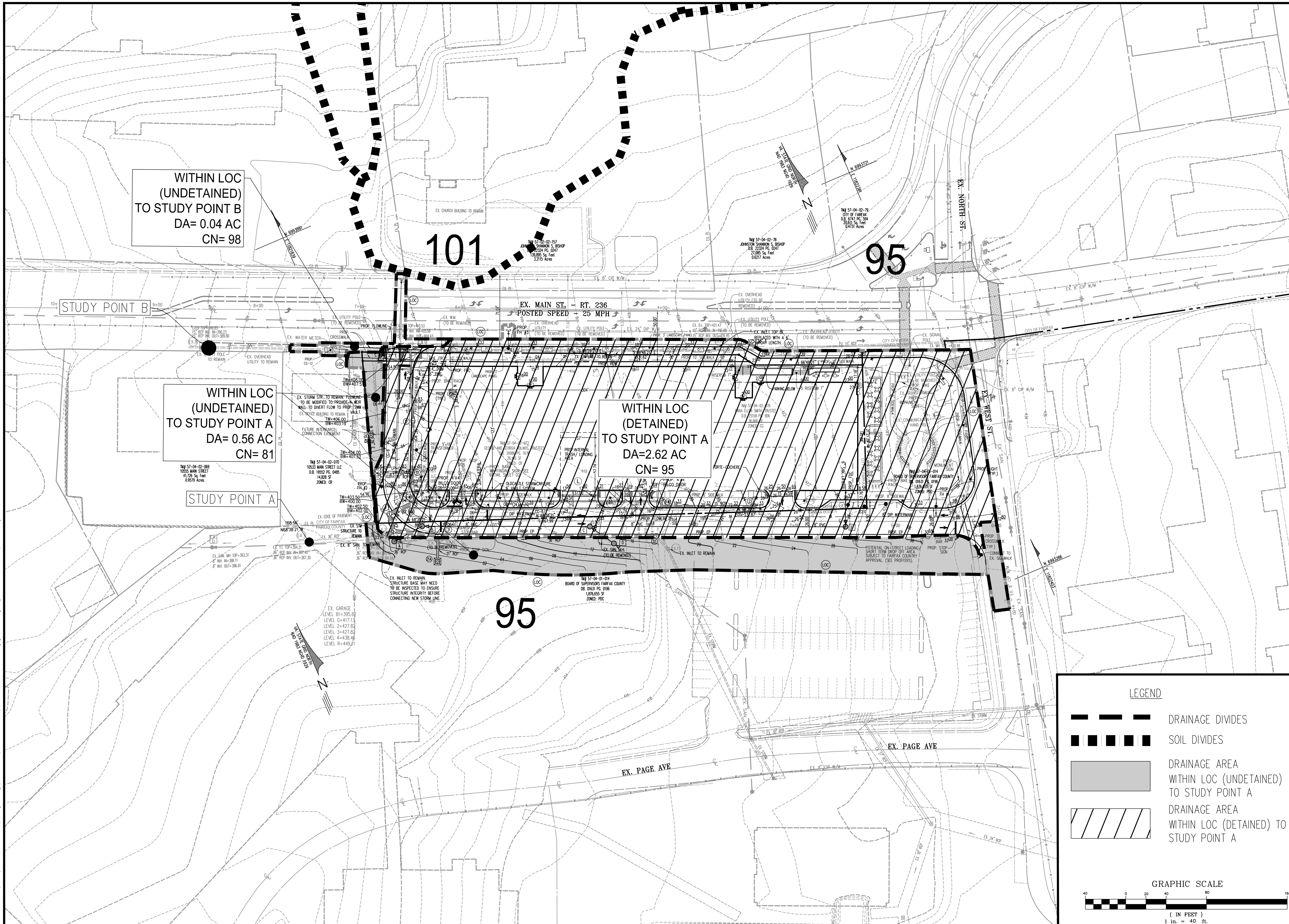
SWM PRE-DEVELOPMENT COMPUTATIONS

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

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

SHEET
15
OF
52

FILE No.
RZ-13007



LEGEND

DRAINAGE DIVIDES

SOIL DIVIDES

DRAINAGE AREA WITHIN LOC (UNDETAINED) TO STUDY POINT A

DRAINAGE AREA WITHIN LOC (DETAINED) TO STUDY POINT A

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 in. = 40 ft.

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
01-18-22
08-30-22
04-20-23
06-02-23
07-03-23

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COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 036790
07/03/2023
PROFESSIONAL ENGINEER

SWM POST-DEVELOPMENT

CITY CENTRE WEST GENERAL DEVELOPMENT PLAN

SPECIAL USE PERMIT PLAT
CITY OF FAIRFAX, VIRGINIA

SCALE: 1"=40' C.I.=2' DATE: JAN., 2022

SHEET 16 OF 52

FILE No. RZ-13007

Urban, Ltd. - J:\JOBS\10523 Main Street\B-Engineering\Entitlement\CDP-FDP-SPEX\13007-04-SWM-POST.dwg [SWM POST] July 03, 2023 - 12:40pm sstanley

STUDY POINT A POST DEVELOPMENT (LOC ONLY) DETAINED

Curve Number Calculations

	Area (ac)	CN	Description
*	2.230	98	Paved parking, HSG D
	0.390	80	>75% Grass cover, Good, HSG D
	2.620	95	Weighted Average
	0.390		14.89% Pervious Area
	2.230		85.11% Impervious Area

Time of Concentration Calculations

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

1 Year Flow Calculations

Runoff = 6.42 cfs@ 12.13 hrs, Volume= 19,501 cf, Depth=2.05"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.05 hrs
NOAA 24-hr C 1-Year Rainfall=2.59"

2 Year Flow Calculations

Runoff = 7.95 cfs@ 12.13 hrs, Volume= 24,503 cf, Depth=2.58"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.05 hrs
NOAA 24-hr C 2-Year Rainfall=3.13"

10 Year Flow Calculations

Runoff = 12.66 cfs@ 12.13 hrs, Volume= 40,243 cf, Depth=4.23"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.05 hrs
NOAA 24-hr C 10-Year Rainfall=4.81"

STUDY POINT A POST DEVELOPMENT (LOC ONLY) UNDETAINED

Curve Number Calculations

Area (ac)	CN	Description
0.530	80	>75% Grass cover, Good, HSG D
0.030	98	Paved parking, HSG D
0.560	81	Weighted Average
0.530		94.64% Pervious Area
0.030		5.36% Impervious Area

Time of Concentration Calculations

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

1 Year Flow Calculations

Runoff = 0.72 cfs@ 12.14 hrs, Volume= 2,047 cf, Depth=1.01"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.05 hrs
NOAA 24-hr C 1-Year Rainfall=2.59"

2 Year Flow Calculations

Runoff = 1.01 cfs@ 12.13 hrs, Volume= 2,875 cf, Depth=1.41"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.05 hrs
NOAA 24-hr C 2-Year Rainfall=3.13"

10 Year Flow Calculations

Runoff = 2.00 cfs@ 12.13 hrs, Volume= 5,729 cf, Depth=2.82"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.05 hrs
NOAA 24-hr C 10-Year Rainfall=4.81"

STUDY POINT A

VAULT COMPUTATIONS

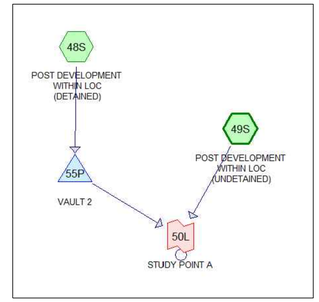
Volume	Invert	Avail.Storage	Storage Description
#1A	393.00'	0 cf	**8.00'W x 240.00'L x 8.17'H Field A** 15,680 cf Overall - 15,680 cf Embedded = 0 cf x 40.0% Voids
#2A	393.00'	11,333 cf	**Oldcastle StormCapture SC2 x 715** Inside #1 Inside= 84.0"W x 84.0"H => 49.56 sf x 16.00'L = 793.0 cf Outside= 96.0"W x 98.0"H => 65.33 sf x 16.00'L = 1,045.3 cf 1 Rows adjusted for 562.5 cf perimeter wall
		11,333 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	393.00'	**36.0" Round Culvert** L= 20.0' Ke= 0.700 Inlet / Outlet Invert= 393.00' / 392.00' S= 0.0500 '/' Cc= 0.900 n= 0.013 Concrete pipe, straight & clean, Flow Area= 7.07 sf
#2	Device 1	393.50'	**8.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 1	397.00'	**12.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=2.43 cfs @ 12.27 hrs HW=395.92' (Free Discharge)
└ **1=Culvert** (Passes 2.43 cfs of 36.05 cfs potential flow)
  └ **2=Orifice/Grate** (Orifice Controls 2.43 cfs @ 6.96 fps)
  └ **3=Orifice/Grate** (Controls 0.00 cfs)

POST DEVELOPMENT HYDROCAD NODES



FLOW SUMMARY AND ENERGY BALANCE

FLOW SUMMARY	1 YR	2 YR	10 YR
Pre Development Flows at Study Point 'A' (cfs)	6.21	7.94	13.32
Allowable Flow At Study Point 'A' (cfs)	4.15*	7.94	13.32
Post-Development Flows at Study Point 'A' (cfs)	3.05	3.68	8.84

*** Per the Energy Balance Equation**

ENERGY BALANCE METHOD TO STUDY POINT A

$Q_{(Developed)}$=	3.05	cfs
$Q_{(Pre-Developed)}$=	6.21	cfs
$RV_{(Pre-Developed)}$=	18001.00	cf
$RV_{(Developed)}$=	21549.00	cf
I.F. =	0.8	(0.8 for sites greater than one acre) (0.9 for sites less than or equal to one acre)

Q Developed		I.F x ($Q_{Pre-Developed}$ x RV $_{Pre-Developed}$)/RV $_{Developed}$
3.05	≤	4.15

STORM SEWER DESIGN COMPUTATIONS

☐ Lag time

Project: 10523 MAIN STREET

From Point	To Point	Drainage Area	C Factor	C x A Increment	C x A Cumm.	Inlet Time Min.	Rain Fall In/Hr	Runoff Q C.F.S.	Invert Elevation Upper End	Invert Elevation Lower End	Length FT.	Slope %	Dia. IN.	Capacity Q C.F.S.	VEL. F.P.S.	Flow Time MIN.	Remarks
EX. 11	EX. 10	0.48	0.75	0.36	0.36	5.00	6.77	2.44	425.39	416.88	240.85	3.53%	15	12.18	7.74	0.52	
EX. 10	EX. 9	0.45	0.82	0.37	0.73	5.00	6.77	4.94	416.45	405.98	296.04	3.54%	15	12.18	9.40	0.53	
EX. 9	EX. 8	0.42	0.79	0.33	1.06	5.00	6.77	7.18	404.43	390.23	207.34	6.85%	15	16.95	13.24	0.26	
*																	
PROP. MH	EX. 1	5.18	0.82	4.25	4.25	5.00	6.77	28.76	390.50	387.40	62.26	4.98%	36	149.24	16.31	0.06	
*																	

PEAK FLOW SUMMARY

1-YEAR STORM EVENT

Inflow Area = 138,521 sf 71.07% Impervious, Inflow Depth = 1.87" for 1-Year event
Inflow = 3.05 cfs@ 12.17 hrs, Volume= 21,549 cf
Primary = 3.05 cfs@ 12.17 hrs, Volume= 21,549 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 = 138,521 sf 71.07% Impervious, Inflow Depth = 2.37" for 2-Year event
Inflow = 3.68 cfs@ 12.17 hrs, Volume= 27,380 cf
Primary = 3.68 cfs@ 12.17 hrs, Volume= 27,380 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 = 138,521 sf 71.07% Impervious, Inflow Depth = 3.98" for 10-Year event
Inflow = 8.84 cfs@ 12.19 hrs, Volume= 45,973 cf
Primary = 8.84 cfs@ 12.19 hrs, Volume= 45,973 cf, Atten= 0%, Lag= 0.0 min

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

REVISIONS

No.	DATE	DESCRIPTION

PLAN DATE
01-18-22
08-30-22
04-20-23
05-22-23
07-03-23

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COMMONWEALTH OF VIRGINIA
CHRISTOPHER T. GOBER
LIC. NO. 034070
07/03/2023
PROFESSIONAL ENGINEER

SWM POST-DEVELOPMENT COMPUTATIONS

CITY CENTRE WEST
GENERAL DEVELOPMENT PLAN

SPECIAL USE PERMIT PLAT
CITY OF FAIRFAX, VIRGINIA

DATE: JAN., 2022
SCALE: 1"=40'
C.I.= N/A

SHEET 17 OF 52

FILE No. RZ-13007

STUDY POINT B

STUDY POINT B POST DEVELOPMENT (LOC ONLY) UNDETAINED

Curve Number Calculations

	Area (ac)	CN	Description
*	0.040	98	Paved parking, HSG D
	0.040		100.00% Impervious Area

Time of Concentration Calculations

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

1 Year Flow Calculations

Runoff = 0.11 cfs@ 12.13 hrs Volume= 343 cf Depth=2.36"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.05 hrs
NOAA 24-hr C 1-Year Rainfall=2.59"

2 Year Flow Calculations

Runoff = 0.13 cfs@ 12.13 hrs Volume= 421 cf Depth=2.90"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.05 hrs
NOAA 24-hr C 2-Year Rainfall=3.13"

10 Year Flow Calculations

Runoff = 0.20 cfs@ 12.13 hrs Volume= 664 cf Depth=4.57"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-50.00 hrs, dt= 0.05 hrs
NOAA 24-hr C 10-Year Rainfall=4.81"

FLOW SUMMARY AND ENERGY BALANCE

FLOW SUMMARY			
	1 YR	2 YR	10 YR
Pre Development Flows at Study Point 'B' (cfs)	0.81	1.05	1.78
Allowable Flow At Study Point 'B' (cfs)	4.42*	1.05	1.78
Post-Development Flows at Study Point 'B' (cfs)	0.11	0.13	0.20

*** Per the Energy Balance Equation**

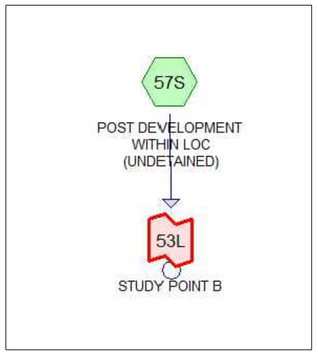
ENERGY BALANCE METHOD TO STUDY POINT B

$Q_{(Developed)}$=	0.11	cfs
$Q_{(Pre\text{-}Developed)}$=	0.81	cfs
$RV_{(Pre\text{-}Developed)}$=	2340.00	cf
$RV_{(Developed)}$=	343.00	cf
I.F. =	0.8	(0.8 for sites greater than one acre) (0.9 for sites less than or equal to one

Q Developed		I.F x ($Q_{Pre\text{-}Developed}$ x $RV_{Pre\text{-}Developed}$)/$RV_{Developed}$
0.11	≤	4.42

STUDY POINT B

POST DEVELOPMENT HYDROCAD NODES



STORM SEWER DESIGN COMPUTATIONS

Lag time

Project: 10523 MAIN STREET

From Point	To Point	Drainage Area	C Factor	C x A Increment	C x A Cumm.	Inlet Time Min.	Rain Fall In/Hr	Runoff Q C.F.S.	Invert Elevation Upper End	Invert Elevation Lower End	Length FT.	Slope %	Dia. IN.	Capacity Q C.F.S.	VEL. F.P.S.	Flow Time MIN.	Remarks
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PROP. MH	EX. 1	5.18	0.82	4.25	4.25	5.00	6.77	28.76	390.50	387.40	62.26	4.98%	36	149.24	16.31	0.06	
*																	

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 IN TWO DIRECTIONS. MAJORITY OF EXISTING SITE DRAINS SOUTHWEST THROUGH AN EXISTING STORM SYSTEM WHICH LEAVES THE SITE AT EXISTING STR. 1 AND CONTINUES DOWNSTREAM THROUGH A CLOSED CONDUIT SYSTEM. REST OF THE SITE DRAINS NORTH THROUGH AN EXISTING STORM SYSTEM WHICH LEAVES THE SITE AT EXISTING STR. 8. EXISTING STRUCTURES 1 AND 8 ARE ESTABLISHED AS STUDY POINT "A" AND "B", RESPECTIVELY FOR THE SWM ANALYSIS.

STUDY POINT A:
MAJORITY OF THE SITE WILL BE SERVED BY ONE DETENTION FACILITY IN THE FORM OF AN UNDERGROUND STORMCAPTURE SC2 VAULT SYSTEM BY OLDCASTLE. THE FACILITY WILL PROVIDE DETENTION FOR MAJORITY 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 15, 17, AND 18. 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 SHEET 17 FOR STUDY POINT "A". THE FACILITY WILL OUTFALL INTO THE PROPOSED ONSITE STORM SYSTEM AND CONTINUE DOWNSTREAM WHERE THE RUNOFF LEAVES THE SITE AT EXISTING STRUCTURE 1. THE EXISTING STORM SYSTEM CAPACITY WAS VERIFIED FOR THE PROPOSED IMPROVEMENTS DRAINING TO STUDY POINT "A" AT EXISTING STRUCTURE 1. THE EXISTING SYSTEM REMAINS ADEQUATE AS SHOWN ON STORM COMPUTATIONS ON THIS SHEET.

STUDY POINT B:
FOR STUDY POINT B, EXISTING STORM SYSTEM CAPACITY WAS VERIFIED FOR THE PROPOSED IMPROVEMENTS. THE PROPOSED DRAINAGE AREA TO STUDY POINT B IS BEING REDUCED AND DIVERTED TO STUDY POINT A THROUGH A WEIR SYSTEM. THE WEIR SYSTEM WILL MAINTAINING PEAK FLOWS, NOT TO EXCEED PRE-DEVELOPMENT CONDITIONS FOR THE 1, 2, AND 10 YEAR STORM EVENTS AS COMPUTED ON SHEET 15 AND 18. 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 SHEET 18 FOR STUDY POINT B".

ALL BMP/SWM COMPUTATIONS SHOWN ON THIS APPLICATION ARE PRELIMINARY AND ARE SUBJECT TO CHANGE UPON RETRIEVAL OF NEW INFORMATION AND/OR IDENTIFICATION OF ADDITIONAL SITE CONSTRAINTS. THEREFORE, THE APPLICANT RESERVES THE RIGHT TO CHANGE AND/OR MODIFY THE PROPOSED BMP/SWM DEVICES AT THE TIME OF FINAL SITE PLAN TO MEET REQUIREMENTS.

PEAK FLOW SUMMARY

1-YEAR STORM EVENT

Inflow Area = 1,742 sf,100.00% Impervious, Inflow Depth = 2.36" for 1-Year event
Inflow = 0.11 cfs @ 12.13 hrs, Volume= 343 cf
Primary = 0.11 cfs @ 12.13 hrs, Volume= 343 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 = 1,742 sf,100.00% Impervious, Inflow Depth = 2.90" for 2-Year event
Inflow = 0.13 cfs @ 12.13 hrs, Volume= 421 cf
Primary = 0.13 cfs @ 12.13 hrs, Volume= 421 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 = 1,742 sf,100.00% Impervious, Inflow Depth = 4.57" for 10-Year event
Inflow = 0.20 cfs @ 12.13 hrs, Volume= 664 cf
Primary = 0.20 cfs @ 12.13 hrs, Volume= 664 cf, Atten= 0% Lag= 0.0 min

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

REVISIONS

No.	DATE	DESCRIPTION

PLAN DATE
01-18-22
08-30-22
04-20-23
06-02-23
07-03-23

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LICENSED PROFESSIONAL ENGINEER
No. 036700
07/03/2023

SWM POST DEVELOPMENT COMPUTATIONS

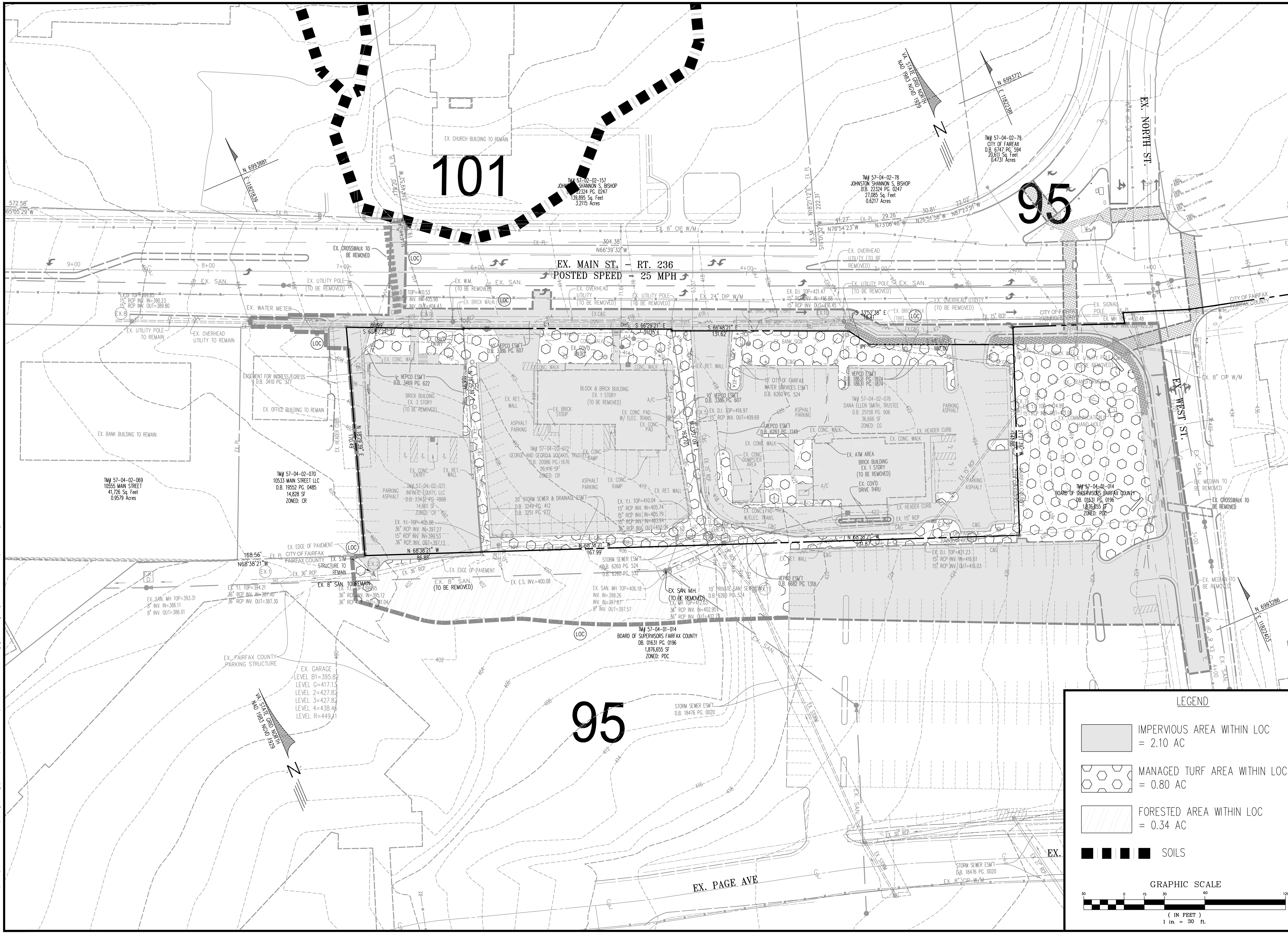
CITY CENTRE WEST
GENERAL DEVELOPMENT PLAN

SPECIAL USE PERMIT PLAT
CITY OF FAIRFAX, VIRGINIA

DATE: JAN., 2022
SCALE: 1"=40'
C.I.= N/A

SHEET
18
OF
52

FILE No.
RZ-13007



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CLAYTON C. TOCK
Lic. No. 036790
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PROFESSIONAL ENGINEER

BMP PRE-DEVELOPMENT
CITY CENTRE WEST
GENERAL DEVELOPMENT PLAN
SPECIAL USE PERMIT PLAT
CITY OF FAIRFAX, VIRGINIA

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

SHEET 19 OF 52

FILE No. RZ-13007

EX. MAIN ST. – RT. 236
POSTED SPEED = 25 MPH

EX. NORTH ST.

EX. WEST ST.

PROP. MIXED USE BUILDING
SEE BUILDING DATA | SHEET 02

101

95

95

EX. PAGE AVE

TM# 57-02-02-157
JOHNSTON SHANNON S, BISHOP
D.B. 22324 PG. 0247
139,895 Sq. Feet
3.2115 Acres

TM# 57-04-02-78
JOHNSTON SHANNON S. BISHOP
D.B. 22324 PG. 0247
27,085 Sq. Feet
0.6217 Acres

TM# 57-04-02-79
CITY OF FAIRFAX
D.B. 6747 PG. 594
20,611 Sq. Feet
0.4731 Acres

TM# 57-04-02-069
10555 MAIN STREET
41,726 Sq. Feet
0.9579 Acres

TM# 57-04-02-070
10533 MAIN STREET LLC
D.B. 19552 PG. 0485
14,828 SF
ZONED: CR

TM# 57-04-01-014
BOARD OF SUPERVISORS FAIRFAX COUNTY
DB. 01631 PG. 0196
1,876,655 SF
ZONED: PDC

EX. CHURCH BUILDING TO REMAIN

EX. BANK BUILDING TO REMAIN

EX. OFFICE BUILDING TO REMAIN
TW=406.00
BW=403.19

FUTURE INTERPARCEL CONNECTION EASEMENT

EASEMENT FOR INGRESS/EGRESS
D.B. 3410 PG. 327

EX. STORM STR. TO REMAIN. FLOWLINE TO BE MODIFIED TO PROVIDE A WEIR WALL TO DIVERT FLOW TO PROP. SWM VAULT.

PROP. 9'x18' TRANSFORMER PAD

PROP. 3' LANDSCAPE PANEL

PROP. 10' SIDEWALK

PROP. BIKE RACK

PROP. LIGHT (TYP.)

PROP. FDC

PROP. STOP SIGN

PROP. BANK WAYFINDING SIGN. SEE DETAIL SHEET 02

PROP. 4'x4' BILCO DOOR

OLDCASTLE STORMCAPTURE 6' VAULT SYSTEM

PROP. 6' SIDEWALK

PROP. 8' SIDEWALK

PROP. PORTE-COCHERE

PROP. INTERNAL TRASH / LOADING AREA

PROP. RETAINING WALL

PROP. FH #1

PROP. FH #2

PROP. FH #3

PROP. CROSSWALK

PROP. CC-12

PROP. FLOWLINE

PROP. EP

PROP. STOP BAR

PROP. 3' LANDSCAPE PANEL

EX. UTILITY POLE (TO BE REMOVED)

EX. UTILITY POLE TO REMAIN

EX. OVERHEAD UTILITY (TO BE REMOVED)

EX. OVERHEAD UTILITY TO REMAIN

EX. OVERHEAD UTILITY (TO BE REMOVED)

EX. OVERHEAD UTILITY TO BE REMOVED)

EX. INLET TOP TO BE REPLACED WITH A 6' THROAT LENGTH.

EX. SIGNAL POLE

EX. STRUCTURE TO REMAIN

EX. INLET TO REMAIN. STRUCTURE BASE MAY NEED TO BE INSPECTED TO ENSURE STRUCTURE INTEGRITY BEFORE CONNECTING NEW STORM LINE.

EX. SAN. MH (TO BE REMOVED)

EX. SAN. MH TOP=393.31
8" INV. IN=386.11
8" INV. OUT=386.01

EX. 8" SAN. TO REMAIN

EX. 36" RCP

EX. 15" RCP

EX. 21" RCP

EX. 27" RCP

EX. STORM

EX. SAN

EX. 8" DIP WATERMAIN

PROP. 8" DIP WATERMAIN

8" PVC

CC-6

CC-7

PARKING BELOW

5 RISERS @ 7"

8 RISERS @ 7"

CONTINUATION OF STREET LOADING SHORT TERM DROP OFF AREA OF SIDE OF CITY PROPERTY APPROVAL TO BE PROVIDED

CITY OF FAIRFAX
FAIRFAX COUNTY

VA. STATE GRID NORTH
NAD 1983 NGVD 1929

N 6993721
E 1852391

N 6993288
E 1852839

N 6997286
E 1852403

LEGEND

IMPERVIOUS AREA WITHIN LOC
= 2.42 AC

MANAGED TURF AREA WITHIN LOC
= 0.82 AC

SOILS

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 in. = 30 ft.

No.	DATE	DESCRIPTION
REVISIONS		

PLAN DATE
01-18-22
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- - -
- - -

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07/03/2023

BMP POST-DEVELOPMENT
CITY CENTRE WEST
GENERAL DEVELOPMENT PLAN
SPECIAL USE PERMIT PLAT
CITY OF FAIRFAX, VIRGINIA

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

SHEET
20
OF
52

FILE No.
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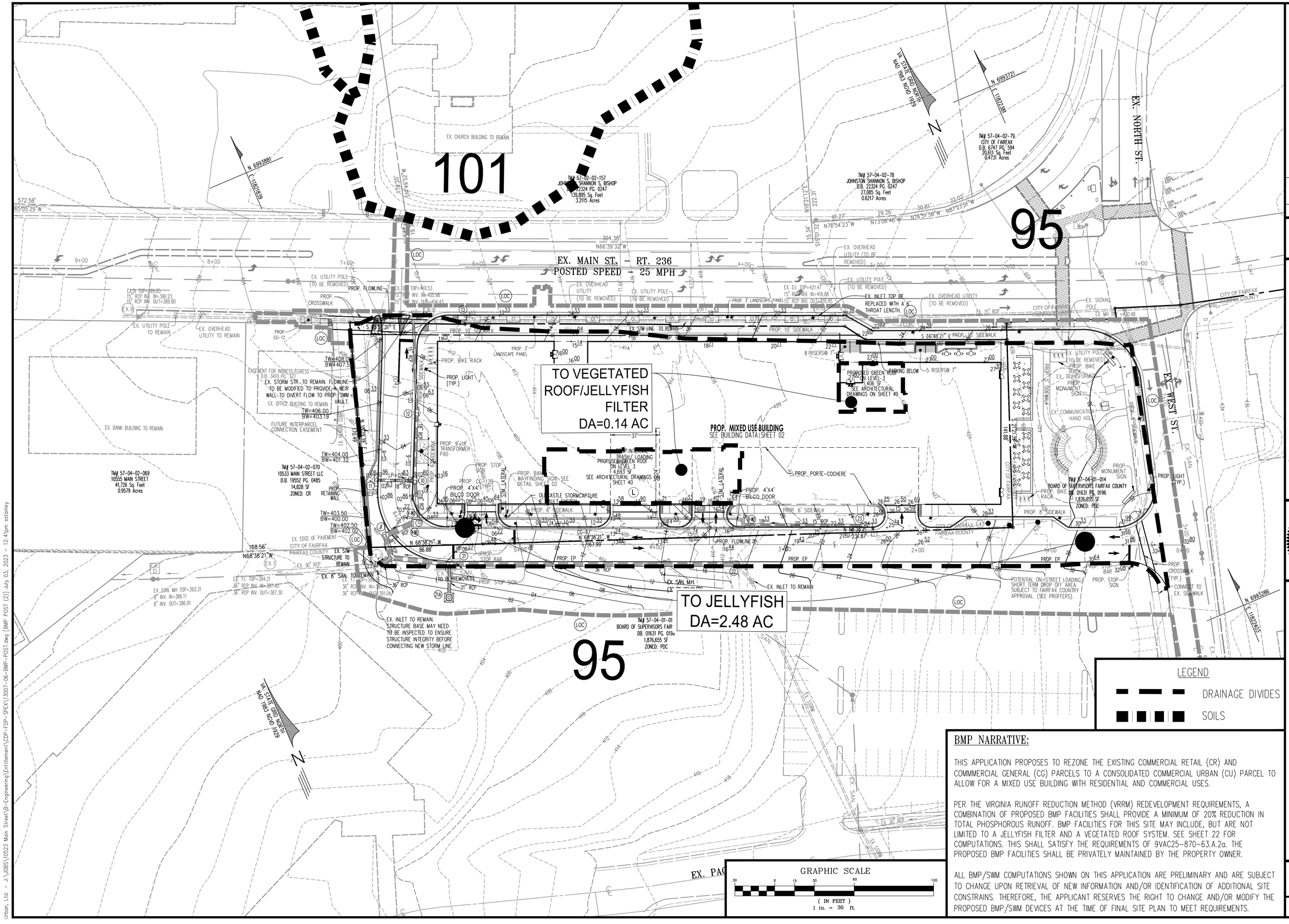

LEGEND

DRAINAGE DIVIDES

SOILS

BMP NARRATIVE:

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

PER THE VIRGINIA RUNOFF REDUCTION METHOD (VRRM) REDEVELOPMENT REQUIREMENTS, A COMBINATION OF PROPOSED BMP FACILITIES SHALL PROVIDE A MINIMUM OF 20% REDUCTION IN TOTAL PHOSPHOROUS RUNOFF. BMP FACILITIES FOR THIS SITE MAY INCLUDE, BUT ARE NOT LIMITED TO A JELLYFISH FILTER AND A VEGETATED ROOF SYSTEM. SEE SHEET 22 FOR COMPUTATIONS. THIS SHALL SATISFY THE REQUIREMENTS OF 9VAC25-870-63.A.2a. THE PROPOSED BMP FACILITIES SHALL BE PRIVATELY MAINTAINED BY THE PROPERTY OWNER.

ALL BMP/SWM COMPUTATIONS SHOWN ON THIS APPLICATION ARE PRELIMINARY AND ARE SUBJECT TO CHANGE UPON RETRIEVAL OF NEW INFORMATION AND/OR IDENTIFICATION OF ADDITIONAL SITE CONSTRAINS. THEREFORE, THE APPLICANT RESERVES THE RIGHT TO CHANGE AND/OR MODIFY THE PROPOSED BMP/SWM DEVICES AT THE TIME OF FINAL SITE PLAN TO MEET REQUIREMENTS.

No.	DATE	DESCRIPTION
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- - -
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BMP POST-DEVELOPMENT

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

SHEET 21 OF 52

FILE No. RZ-13007

DEQ Virginia Runoff Reduction Method Re-Development Compliance Spreadsheet - Version 3.0

○ 2011 BMP Standards and Specifications ⊙ 2013 Draft BMP Standards and Specifications

Project Name: FAIRFAX CITY CENTER WEST
Date: 6/30/2023
Linear Development Project? No

CLEAR ALL (Ctrl+Shift+R)

data input cells | constant values | calculation cells | final results

Site Information

Post-Development Project (Treatment Volume and Loads)

Enter Total Disturbed Area *(acres)* → 3.24

Maximum reduction required:	*20%*
The site's net increase in impervious cover (acres) is:	*0.32*
Post-Development TP Load Reduction for Site (lb/yr):	*1.57*

Check:
BMP Design Specifications List: 2013 Draft Stds & Specs
Linear project? No
Land cover areas entered correctly? ✓
Total disturbed area entered? ✓

Pre-ReDevelopment Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed forest/open space	0.00	0.00	0.00	0.34	0.34
Managed Turf (acres) -- disturbed, graded for yards or other turf to be	0.00	0.00	0.00	0.80	0.80
Impervious Cover (acres)	0.00	0.00	0.00	2.10	2.10
					3.24

Post-Development Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be	0.00	0.00	0.00	0.82	0.82
Impervious Cover (acres)	0.00	0.00	0.00	2.42	2.42
Area Check	**OK.**	**OK.**	**OK.**	**OK.**	3.24

Constants

Annual Rainfall (inches)	43
Target Rainfall Event (inches)	1.00
Total Phosphorus (TP) EMC (mg/L)	0.26
Total Nitrogen (TN) EMC (mg/L)	1.86
Target TP Load (lb/acre/yr)	0.41
Pj (unitless correction factor)	0.90

Runoff Coefficients (Rv)

	A Soils	B Soils	C Soils	D Soils
Forest/Open Space	0.02	0.03	0.04	0.05
Managed Turf	0.15	0.20	0.22	0.25
Impervious Cover	0.95	0.95	0.95	0.95

LAND COVER SUMMARY -- PRE-REDEVELOPMENT

Land Cover Summary-Pre Pre-ReDevelopment	Listed	Adjusted[1]
Forest/Open Space Cover (acres)	0.34	0.02
Weighted Rv(forest)	0.05	0.05
% Forest	10%	1%
Managed Turf Cover (acres)	0.80	0.80
Weighted Rv(turf)	0.25	0.25
% Managed Turf	25%	27%
Impervious Cover (acres)	2.10	2.10
Rv(impervious)	0.95	0.95
% Impervious	65%	72%
Total Site Area (acres)	**3.24**	**2.92**
Site Rv	**0.68**	**0.75**

LAND COVER SUMMARY -- POST DEVELOPMENT

Land Cover Summary-Post (Final) Post ReDev. & New Impervious	
Forest/Open Space Cover (acres)	0.00
Weighted Rv(forest)	0.00
% Forest	0%
Managed Turf Cover (acres)	0.82
Weighted Rv (turf)	0.25
% Managed Turf	25%
Impervious Cover (acres)	2.42
Rv(impervious)	0.95
% Impervious	75%
Final Site Area (acres)	**3.24**
Final Post Dev Site Rv	**0.77**

Land Cover Summary-Post Post-ReDevelopment	
Forest/Open Space Cover (acres)	0.00
Weighted Rv(forest)	0.00
% Forest	0%
Managed Turf Cover (acres)	0.82
Weighted Rv (turf)	0.25
% Managed Turf	28%
ReDev. Impervious Cover (acres)	2.10
Rv(impervious)	0.95
% Impervious	72%
Total ReDev. Site Area (acres)	**2.92**
ReDev Site Rv	**0.75**

Land Cover Summary-Post Post-Development New Impervious	
New Impervious Cover (acres)	0.32
Rv(impervious)	0.95

Treatment Volume and Nutrient Load

Pre-ReDevelopment Treatment Volume (acre-ft)	0.1843	0.1830
Pre-ReDevelopment Treatment Volume (cubic feet)	8,030	7,971
Pre-ReDevelopment TP Load (lb/yr)	**5.04**	**5.01**
Pre-ReDevelopment TP Load per acre (lb/acre/yr)	1.56	1.72
Baseline TP Load (lb/yr) (**0.41 lbs/acre/yr** applied to pre-redevelopment area excluding pervious land proposed for new impervious cover)		*1.20*

Treatment Volume and Nutrient Load

Final Post-Development Treatment Volume (acre-ft)	0.2087	
Final Post-Development Treatment Volume (cubic feet)	9,090	
Final Post-Development TP Load (lb/yr)	**5.71**	
Final Post-Development TP Load per acre (lb/acre/yr)	1.76	

Treatment Volume and Nutrient Load

Post-ReDevelopment Treatment Volume (acre-ft)	0.1833	
Post-ReDevelopment Treatment Volume (cubic feet)	7,986	
Post-ReDevelopment Load (TP) (lb/yr)*	**5.02**	
Post-ReDevelopment TP load per acre (lb/acre/yr)	1.72	
Max. Reduction Required (Below Pre-ReDevelopment Load)	**20%**	
TP Load Reduction Required for Redeveloped Area (lb/yr)	**1.01**	

Treatment Volume and Nutrient Load

Post-Development Treatment Volume (acre-ft)	0.0253
Post-Development Treatment Volume (cubic feet)	1,104
Post-Development TP Load (lb/yr)	**0.69**
TP Load Reduction Required for New Impervious Area (lb/yr)	**0.56**

[1] *Adjusted Land Cover Summary:*
Pre ReDevelopment land cover minus pervious land cover (forest/open space or managed turf) acreage proposed for new impervious cover.

Adjusted total acreage is consistent with Post-ReDevelopment acreage (minus acreage of new impervious cover).

Column I shows load reduction requirement for new impervious cover (based on new development load limit, 0.41 lbs/acre/year).

Post-Development Requirement for Site Area

TP Load Reduction Required (lb/yr)	**1.57**

Nitrogen Loads (Informational Purposes Only)

Pre-ReDevelopment TN Load (lb/yr)	36.09	Final Post-Development TN Load (Post-ReDevelopment & New Impervious) (lb/yr)	40.86

Drainage Area A

Drainage Area A Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres)	0.00	0.00	0.00	0.39	0.39	0.25
Impervious Cover (acres)	0.00	0.00	0.00	2.23	2.23	0.95
				Total	2.62	

Stormwater Best Management Practices (RR = Runoff Reduction) --Select from dropdown lists-

Practice	Runoff Reduction Credit (%)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft^3)	Runoff Reduction (ft^3)	Remaining Runoff Volume (ft^3)	Total BMP Treatment Volume (ft^3)	Phosphorus Removal Efficiency (%)	Phosphorus Load from Upstream Practices (lb)	Untreated Phosphorus Load to Practice (lb)	Phosphorus Removed By Practice (lb)	Remaining Phosphorus Load (lb)	Downstream Practice to be Employed
1. Vegetated Roof (RR)													
1.a. Vegetated Roof #1 (Spec #5)	45		0.14		217	266	483	0		0.30	0.14	0.17	14.b. MTD - Filtering
14. Manufactured Treatment Devices (no RR)													
14.a. Manufactured Treatment Device-Hydrodynamic	0			0	0	0	0	0	0.00	0.00	0.00	0.00	
14.b. Manufactured Treatment Device-Filtering	0	0.39	2.09	266	0	7,827	7,827	65	0.17	4.75	3.19	1.72	
14.c. Manufactured Treatment Device-Generic	0			0	0	0	0	0	0.00	0.00	0.00	0.00	

TOTAL IMPERVIOUS COVER TREATED (ac)	2.23 AREA CHECK: OK.
TOTAL MANAGED TURF AREA TREATED (ac)	0.39 AREA CHECK: OK.
TOTAL PHOSPHORUS REMOVAL REQUIRED ON SITE (lb/yr)	1.57
TOTAL PHOSPHORUS AVAILABLE FOR REMOVAL IN D.A. A (lb/yr)	5.05
TOTAL PHOSPHORUS REMOVED WITHOUT RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr)	3.19
TOTAL PHOSPHORUS REMOVED WITH RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr)	0.14
TOTAL PHOSPHORUS LOAD REDUCTION ACHIEVED IN D.A. A (lb/yr)	3.33
TOTAL PHOSPHORUS REMAINING AFTER APPLYING BMP LOAD REDUCTIONS IN D.A. A (lb/yr)	1.72

SEE WATER QUALITY COMPLIANCE TAB FOR SITE COMPLIANCE CALCULATIONS

NITROGEN REMOVED WITH RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr)	0.98
NITROGEN REMOVED WITHOUT RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr)	0.00
TOTAL NITROGEN REMOVED IN D.A. A (lb/yr)	0.98

Site Results (Water Quality Compliance)

Area Checks

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
FOREST/OPEN SPACE (ac)	0.00	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER (ac)	2.23	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER TREATED (ac)	2.23	0.00	0.00	0.00	0.00	OK.
MANAGED TURF AREA (ac)	0.39	0.00	0.00	0.00	0.00	OK.
MANAGED TURF AREA TREATED (ac)	0.39	0.00	0.00	0.00	0.00	OK.
AREA CHECK	OK.	OK.	OK.	OK.	OK.	

Site Treatment Volume (ft^3) 9,090

Runoff Reduction Volume and TP By Drainage Area

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	TOTAL
RUNOFF REDUCTION VOLUME ACHIEVED (ft^3)	217	0	0	0	0	217
TP LOAD AVAILABLE FOR REMOVAL (lb/yr)	5.05	0.00	0.00	0.00	0.00	5.05
TP LOAD REDUCTION ACHIEVED (lb/yr)	3.33	0.00	0.00	0.00	0.00	3.33
TP LOAD REMAINING (lb/yr)	1.72	0.00	0.00	0.00	0.00	1.72
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	0.98	0.00	0.00	0.00	0.00	0.98

Total Phosphorus

FINAL POST-DEVELOPMENT TP LOAD (lb/yr)	5.71
TP LOAD REDUCTION REQUIRED (lb/yr)	1.57
TP LOAD REDUCTION ACHIEVED (lb/yr)	3.33
TP LOAD REMAINING (lb/yr):	2.38
REMAINING TP LOAD REDUCTION REQUIRED (lb/yr):	0.00 **

** TARGET TP REDUCTION EXCEEDED BY 1.76 LB/YEAR **

Total Nitrogen (For Information Purposes)

POST-DEVELOPMENT LOAD (lb/yr)	40.86
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	0.98
REMAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr)	39.88

REVISIONS

No.	DATE	DESCRIPTION

PLAN DATE
01-18-22
08-30-22
04-20-23
06-02-23
07-05-23

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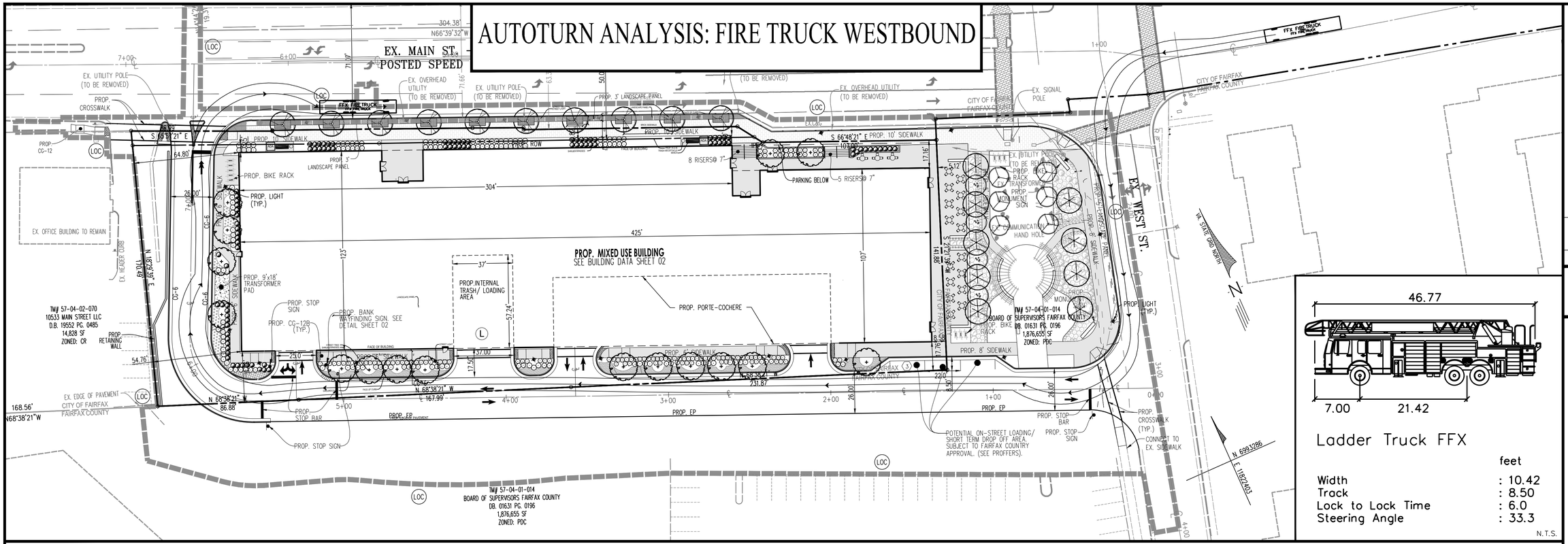
COMMONWEALTH OF VIRGINIA — CHRISTOPHER M. TACK — LICENSE NO. 019078 — PROFESSIONAL ENGINEER — 07/05/2023

BMP POST-DEVELOPMENT COMPUTATIONS
CITY CENTRE WEST
GENERAL DEVELOPMENT PLAN
SPECIAL USE PERMIT PLAT
CITY OF FAIRFAX, VIRGINIA
DATE: JAN., 2022
SCALE: N/A C.I.= N/A

SHEET 22 OF 52

FILE No. RZ-13007

AUTOTURN ANALYSIS: FIRE TRUCK WESTBOUND

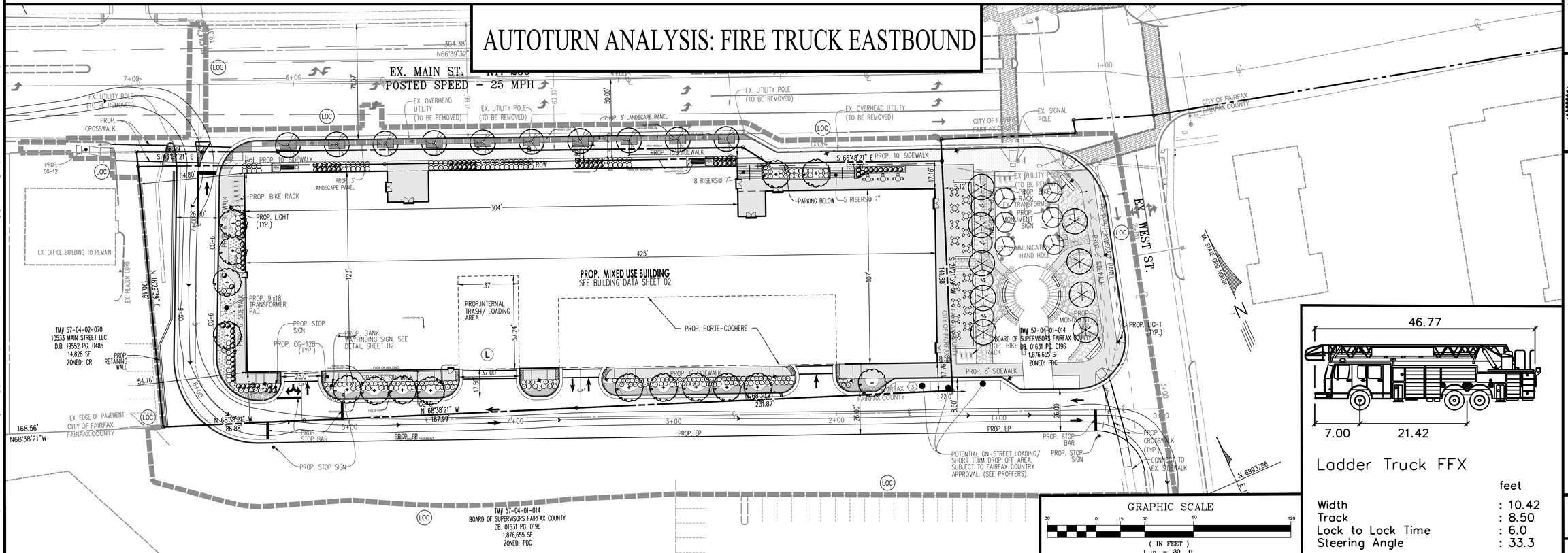


Ladder Truck FFX

	feet
Width	: 10.42
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 33.3

N.T.S.

AUTOTURN ANALYSIS: FIRE TRUCK EASTBOUND



Ladder Truck FFX

	feet
Width	: 10.42
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 33.3

N.T.S.

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 in. = 30 ft.

No.	DATE	REVISIONS	PLAN DATE
		DESCRIPTION	01-18-22
			08-30-22
			04-20-23
			06-02-23
			07-03-23

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COMMONWEALTH OF VIRGINIA
CLAYTON T. PACK
Lic. No. 036790
PROFESSIONAL ENGINEER
07/03/2023

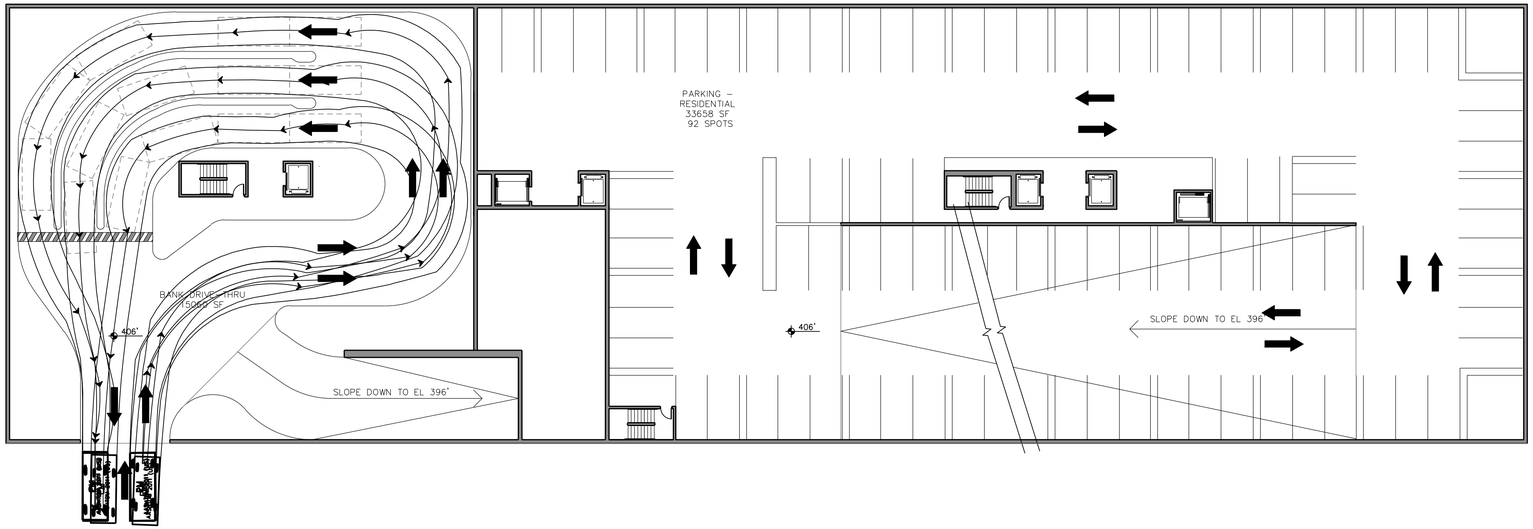
AUTOTURN ANALYSIS
CITY CENTRE WEST
GENERAL DEVELOPMENT PLAN
SPECIAL USE PERMIT PLAT
CITY OF FAIRFAX, VIRGINIA

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

SHEET 23 OF 52

FILE No. RZ-13007

AUTOTURN ANALYSIS: BANK

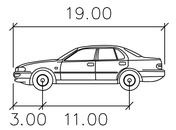


GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 in. = 20 ft.

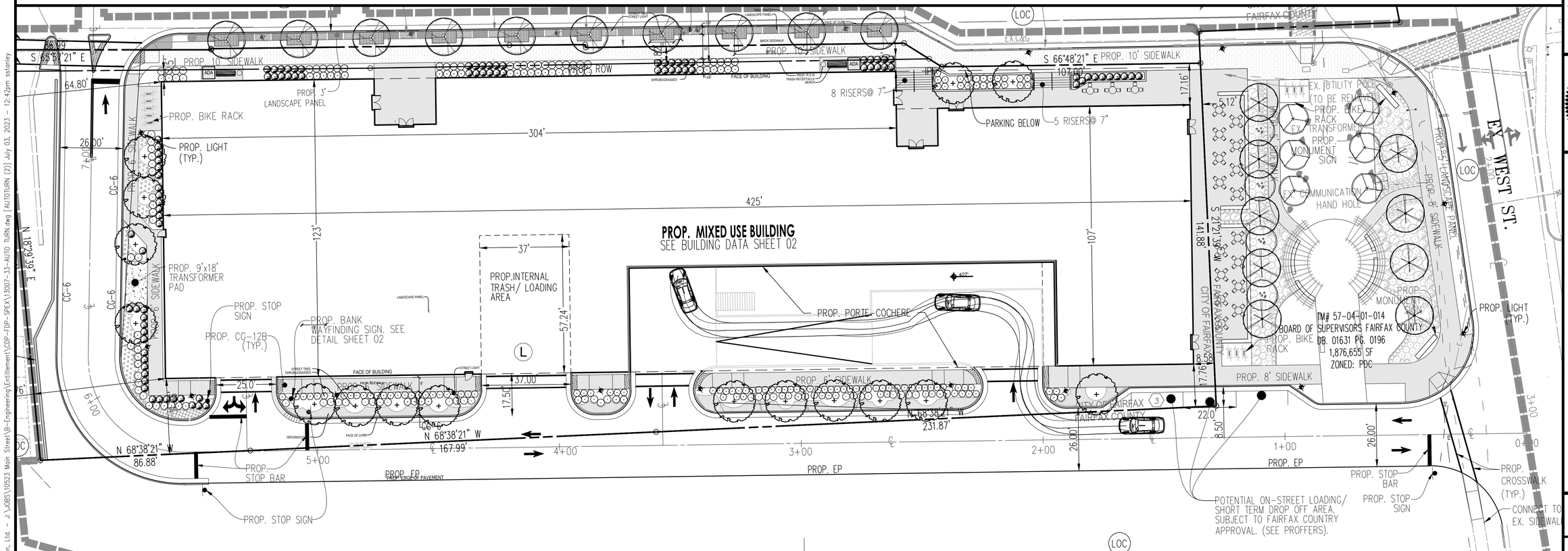
PLAN VIEW SCALE: 1"=20'



PM

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

N.T.S.



No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
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04-20-23
06-02-23
07-03-23
- - - - -

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07/03/2023

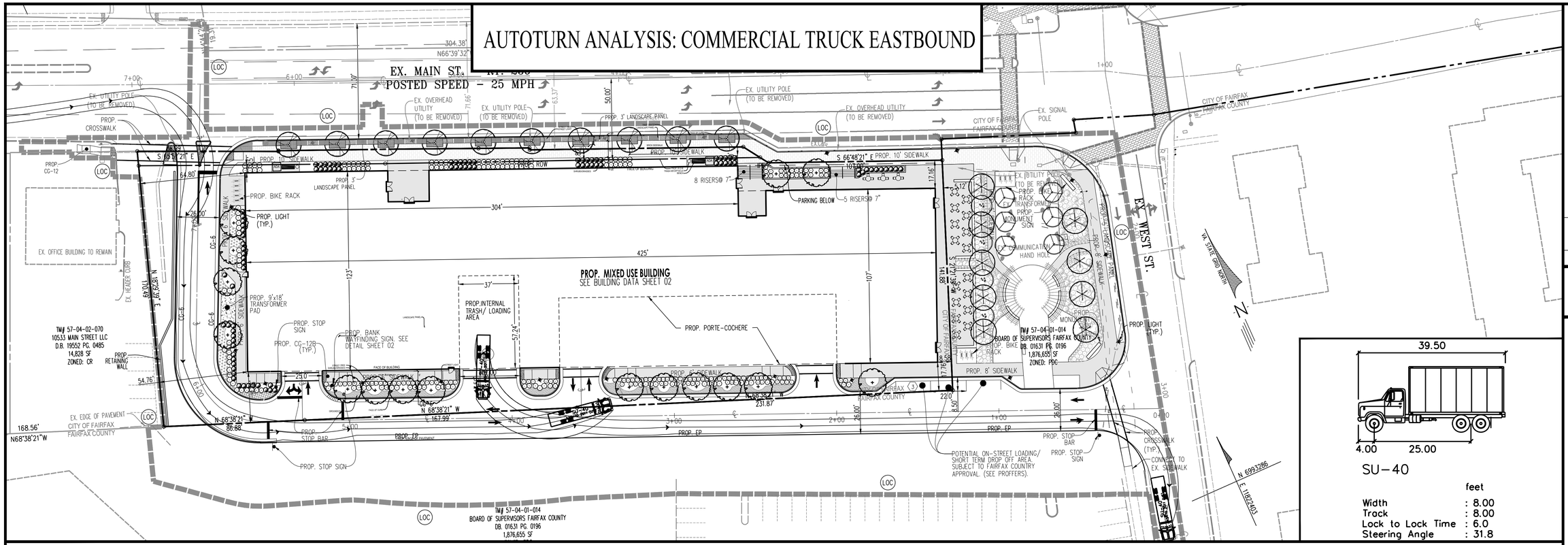
AUTOTURN ANALYSIS
CITY CENTRE WEST
GENERAL DEVELOPMENT PLAN
SPECIAL USE PERMIT PLAT
CITY OF FAIRFAX, VIRGINIA

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

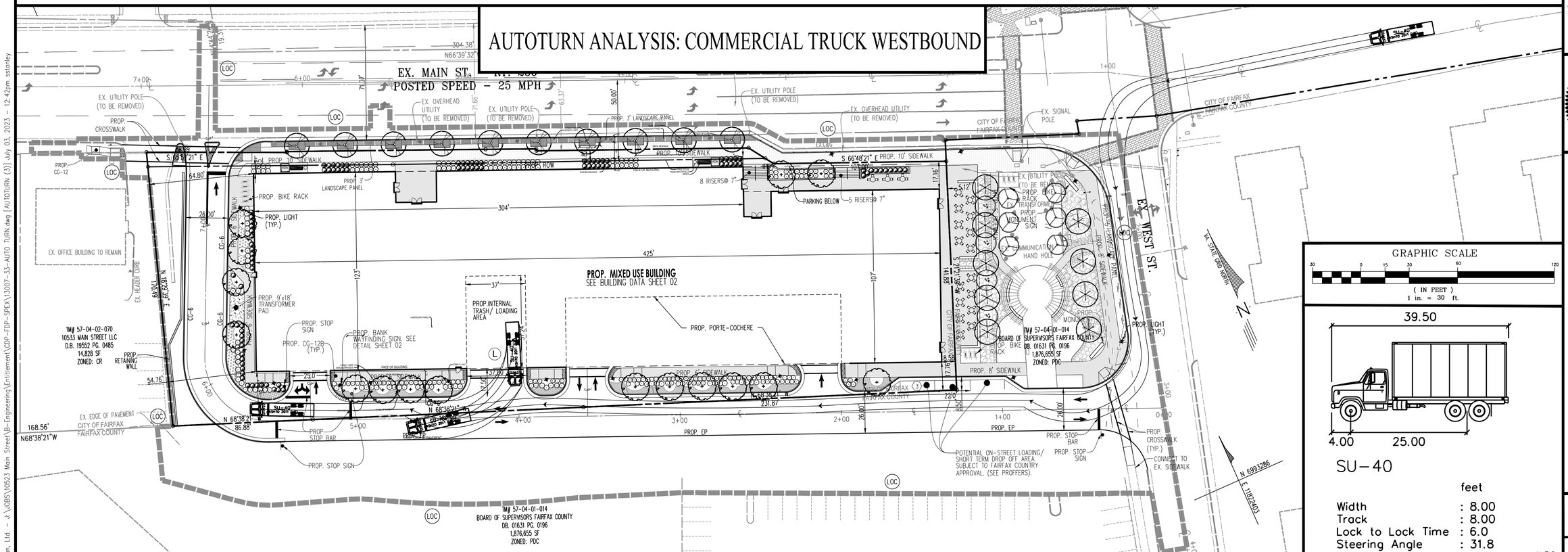
SHEET 24 OF 52

FILE No. RZ-13007

AUTOTURN ANALYSIS: COMMERCIAL TRUCK EASTBOUND



AUTOTURN ANALYSIS: COMMERCIAL TRUCK WESTBOUND



No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
01-18-22
08-30-22
04-20-23
06-02-23
07-03-23
- - - -
- - - -

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COMMONWEALTH OF VIRGINIA
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PROFESSIONAL ENGINEER
07/03/2023

AUTOTURN ANALYSIS
CITY CENTRE WEST
GENERAL DEVELOPMENT PLAN
SPECIAL USE PERMIT PLAT
CITY OF FAIRFAX, VIRGINIA

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

SHEET
25
OF
52

FILE No.
RZ-13007

EX. CHURCH BUILDING TO REMAIN

TM# 57-02-02-157
JOHNSTON SHANNON S, BISHOP
D.B. 22324 PG. 0247
139,895 Sq. Feet
3.2115 Acres

TM# 57-04-02-78
JOHNSTON SHANNON S, BISHOP
D.B. 22324 PG. 0247
27,085 Sq. Feet
0.6217 Acres

TM# 57-04-02-79
CITY OF FAIRFAX
D.B. 6747 PG. 594
20,611 Sq. Feet
0.4731 Acres

VA. STATE GRID NORTH
NAD 1983 NGVD 1929

N 6993721
E 1852381

N 6993881
E 1852839

EX. NORTH ST.

572.58'

S14°49'25"W 175.30'

EX. CROSSWALK TO BE REMOVED

EX. MAIN ST. - RT. 236
POSTED SPEED - 25 MPH

304.38'
N66°39'32"W

71.66'

63.37'

S18°21'12"E 222.31'

S18°01'32"E 15.34'

N70°54'23"W 412.72'

N73°06'48"W 30.81'

N70°57'58"W 22.01'

N67°23'51"W 20.25'

9+00 8+00 7+00 6+00 4+00 3+00 2+00 1+00

PROP. CROSSWALK

PROP. CG-12

PROP. 10' SIDEWALK

PROP. 3' LANDSCAPE PANEL

PROP. ROW

PROP. BIKE RACK

PROP. LIGHT (TYP.)

PROP. 3' LANDSCAPE PANEL

CITY OF FAIRFAX
FAIRFAX COUNTY

EX. CURB

PROP. 10' SIDEWALK

8 RISERS@ 7"

PARKING BELOW

5 RISERS@ 7"

PROP. BIKE RACK

PROP MONUMENT SIGN

EX. WEST ST.

TW=408.00
BW=407.50

EX. OFFICE BUILDING TO REMAIN
TW=406.00
BW=403.19

FUTURE INTERPARCEL CONNECTION EASEMENT

EX. BANK BUILDING TO REMAIN

EX. HIGH CURB

N 68°38'21" W 168.56'

TW=404.00
BW=401.32

TM# 57-04-02-069
10555 MAIN STREET
41,726 Sq. Feet
0.9579 Acres

TM# 57-04-02-070
10533 MAIN STREET LLC
D.B. 19552 PG. 0485
14,828 SF
ZONED: CR

PROP. RETAINING WALL

TW=403.50
BW=400.00

TW=402.50
BW=402.00

EX. EDGE OF PAVEMENT
CITY OF FAIRFAX
FAIRFAX COUNTY

CC-6

6+00

PROP. 9'x18' TRANSFORMER PAD

PROP. STOP SIGN

PROP. CG-12B (TYP.)

PROP. BANK WAYFINDING SIGN. SEE DETAIL SHEET 02

PROP. MIXED USE BUILDING
SEE BUILDING DATA SHEET 02

37'

PROP INTERNAL TRASH/ LOADING AREA

57.24'

PROP. PORTE-COCHERE

PROP. 10' SIDEWALK

CG-6
N 68°38'21" W
166.00'

N 68°38'21" W 86.88'

N 68°38'21" W 231.87'

5+00 4+00 3+00 2+00 1+00 0+00

PROP. EP

PROP. STOP BAR

PROP. STOP SIGN

CITY OF FAIRFAX
FAIRFAX COUNTY

PROP. 5' SIDEWALK

PROP. STOP BAR

PROP. STOP SIGN

POTENTIAL ON-STREET LOADING/ SHORT TERM DROP OFF AREA. SUBJECT TO FAIRFAX COUNTRY APPROVAL. (SEE PROFFERS).

TM# 57-04-01-014
BOARD OF SUPERVISORS FAIRFAX COUNTY
DB. 01631 PG. 0196
1,876,655 SF
ZONED: PDC

PROP MONUMENT SIGN

PROP. LIGHT (TYP.)

EX. CROSSWALK TO BE REMOVED

PROP. CROSSWALK (TYP.)

CONNECT TO EX. SIDEWALK

N 6993286
E 1852403

VA. STATE GRID NORTH
NAD 1983 NGVD 1929

EX. PAGE AVE

EX. PAGE AVE

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 in. = 30 ft.

LEGEND
PROP. PEDESTRIAN ACCESS
PROP. VEHICLE ACCESS
EX. PEDESTRIAN ACCESS

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
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COMMONWEALTH OF VIRGINIA
CLAYTON T. GARK
LICENSE No. 036790
07/05/2023
REGISTERED PROFESSIONAL ENGINEER

SITE CIRCULATION

CITY CENTRE WEST
GENERAL DEVELOPMENT PLAN

SPECIAL USE PERMIT PLAT
CITY OF FAIRFAX, VIRGINIA

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

SHEET 26 OF 52

FILE No. RZ-13007