

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

APPLICANT  
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4031 UNIVERSITY DRIVE  
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FAIRFAX, VA 22030  
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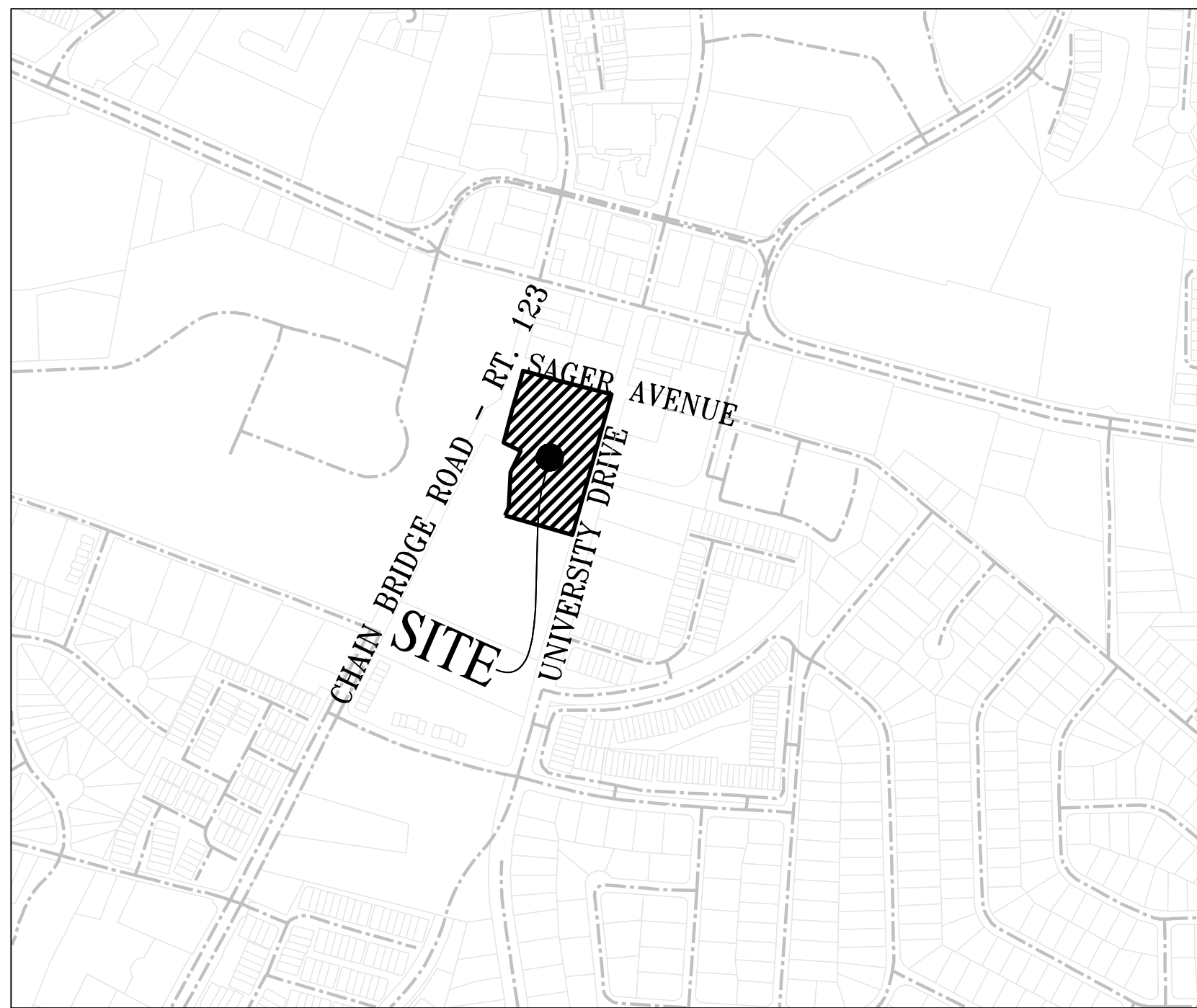
CIVIL ENGINEER  
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TRAFFIC ENGINEER  
GOROVE-SLADE ASSOCIATES INC  
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CONTACT: MARIA LASHINGER  
MARIA.LASHINGER@GOROVESLADE.COM



ILLUSTRATIVE RENDERING



VICINITY MAP  
SCALE: 1" = 500'

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NOTE: TOTAL 38 SHEETS

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PLAN DATE  
06-16-23  
11-16-23  
01-05-24  
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COVER SHEET  
THE OX FAIRFAX - BLOCK A  
GENERAL DEVELOPMENT PLAN  
SPECIAL USE PERMIT PLAT  
CITY OF FAIRFAX, VIRGINIA

DATE: JAN., 2024  
SCALE: AS NOTED  
C.I.= NA

SHEET  
01  
OF  
38

FILE No.  
RZ-13135

REVISIONS  
No. DATE DESCRIPTION



1. THE PROPERTY DELINEATED HEREON IS LOCATED IN THE CITY OF FAIRFAX TAX MAP #57-4-02-044, #57-4-02-045, #57-4-02-046.
2. THE PROPERTY IS CURRENTLY ZONED CR (COMMERCIAL RETAIL). IT IS ALSO SUBJECT TO THE OLD TOWN FAIRFAX HISTORIC OVERLAY DISTRICT.
3. THIS APPLICATION PROPOSES A REZONING OF THE PROPERTY TO THE COMMERCIAL URBAN DISTRICT.
4. BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY URBAN, LTD, DATED DECEMBER 2022.
5. THE SITE IS PRESENTLY SERVED BY CITY OF FAIRFAX PUBLIC WATER AND SEWER.
6. THE PROPOSED IMPROVEMENTS RESULT IN AN INCREASED OF IMPERVIOUS AREA IN THE SUBJECT PROPERTY.
7. 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.
8. INDIVIDUAL UTILITY PLANS AND PROFILES WILL BE SUBMITTED WITH THE FINAL SITE PLAN.
9. 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 LAWS.
10. THERE ARE NO KNOWN BURIAL SITES OR ARCHEOLOGICAL FEATURES ON THIS SITE.
11. THERE IS NO CITY, COUNTY, OR FEMA FLOODPLAIN ON THE PROPERTY.
12. DIMENSIONS AND SIZES AS SCALED ARE APPROXIMATE AND MAY VARY DEPENDING ON THE FINAL UTILITY AND ARCHITECTURAL/ENGINEERING DESIGN. THE FINAL DESIGN SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THE GDP/SUP PLAT.
13. THE PROPOSED BUILDING FOOTPRINT 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 DETERMINED BY THE ZONING ADMINISTRATOR AND/ OR THE DIRECTOR OF COMMUNITY DEVELOPMENT AND PLANNING.
14. THE CITY STANDARD STREET LIGHTS ARE SUBJECT TO APPROVAL BY THE DEPARTMENT OF PUBLIC WORKS.
15. 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.
16. PLANS WILL COMPLY WITH ADA/PROWAG REQUIREMENTS.

| REQUIREMENT        | WAIVER/MODIFICATION                                                                                                        |
|--------------------|----------------------------------------------------------------------------------------------------------------------------|
| SPECIAL EXCEPTION  | SE OF ZONING ORDINANCE SECTION 3.7.3.C.2 TO ALLOW INCREASE IN 36' MAX. BLDG HEIGHT IN HO DISTRICT                          |
| SPECIAL EXCEPTION  | SE OF ZONING ORDINANCE SECTION 4.3.3 TO ALLOW A WAIVER OF THE REQUIREMENT TO PROVIDE VEHICULAR ACCESS TO ADJACENT PARCELS. |
| SPECIAL EXCEPTION  | SE OF ZONING ORDINANCE SECTION 4.2.3 TO ALLOW FOR MODIFICATION FOR A REDUCTION OF PARKING REQUIREMENTS                     |
| SPECIAL USE PERMIT | SUP OF ZONING ORDINANCE SECTION 3.3.1 TO ALLOW AN AUDITORIUM/ARENA IN CU DISTRICT                                          |
| SPECIAL EXCEPTION  | SE OF ZONING ORDINANCE SECTION 4.5.5. TO MODIFY REQUIREMENT FOR TRANSITIONAL YARD FOR BUFFER A-C                           |
| SPECIAL EXCEPTION  | SE OF ZONING ORDINANCE SECTION 4.5.7.C & D TO MODIFY REQUIREMENT FOR PARKING LOT LANDSCAPING                               |

|                               |                                                                                                               |
|-------------------------------|---------------------------------------------------------------------------------------------------------------|
| <b><u>SITE AREA DATA:</u></b> |                                                                                                               |
| TM: 57-4-02-044:              | 3.191 AC OR 139,016 SF                                                                                        |
| TM: 57-4-02-045:              | 0.123 AC OR 5,361 SF                                                                                          |
| TM: 57-4-02-046:              | 0.275 AC OR 11,999 SF                                                                                         |
| GROSS SITE AREA:              | 3.589 AC OR 156,376 SF                                                                                        |
| ROW DEDICATION:               | 0.486 AC OR 21,189 SF                                                                                         |
| NET SITE AREA:                | 3.103 AC OR 135,187 SF                                                                                        |
| <b><u>ZONING:</u></b>         |                                                                                                               |
| EXISTING:                     | COMMERCIAL RETAIL (CR)<br>HISTORIC OVERLAY DISTRICT                                                           |
| PROPOSED:                     | COMMERCIAL URBAN (CU) DISTRICT<br>HISTORIC OVERLAY (HO) DISTRICT                                              |
| <b><u>USE:</u></b>            |                                                                                                               |
| EXISTING:                     | OFFICE<br>COMMERCIAL                                                                                          |
| PROPOSED:                     | ART GALLERY<br>BLACK BOX THEATER<br>CONCERT HALL<br>CONFERENCE CENTER<br>HOTEL<br>OFFICE<br>RETAIL/RESTAURANT |

|                                      | REQUIRED                      |                               | PROVIDED                   |
|--------------------------------------|-------------------------------|-------------------------------|----------------------------|
|                                      | COMMERCIAL URBAN (SEC. 3.6.2) | HISTORIC OVERLAY (SEC. 3.7.2) |                            |
| MIN. LOT AREA (SF)                   | 30,000                        | NONE                          | 156,376 SF                 |
| BUILDING HEIGHT, MAX. (STORIES/FEET) | 5 STORIES/60 FT               | 3 STORIES/36 FT               | 97 FT                      |
| BUILD-TO LINE, (PERCENT)             | 50                            | 50                            |                            |
| **REQUIRED YARDS (FT.)               |                               |                               |                            |
| FRONT AND SIDE (STREET)              | N/A                           | 10' MAX                       | 10' MAX                    |
| SIDE (INTERIOR)                      | N/A                           | N/A                           | ±11                        |
| REAR                                 | N/A                           | N/A                           | ±8                         |
| LOT COVERAGE, MAX. (%)               | 100                           | 100                           | 93%                        |
| BUILDING COVERAGE, MAX. (%)          | 80                            | 90                            | 48%                        |
| OPEN SPACE                           | N/A                           | N/A                           | 0.64 AC (28,000 SF) OR 18% |

\*\*PROPERTY IS NOT ADJACENT TO A RESIDENTIAL DISTRICT OUTSIDE THE HISTORIC OVERLAY DISTRICT BOUNDARIES

| USE               |              | GROSS SQUARE FOOTAGE (GSF) | KEYS/SEAT COUNT                                         |
|-------------------|--------------|----------------------------|---------------------------------------------------------|
| ART GALLERY       | UP TO        | 8,399                      |                                                         |
| BLACK BOX THEATER | UP TO        | 5,203                      | Seating Capacity:<br>Seated = 117                       |
| CONCERT HALL      | UP TO        | 104,970                    | Seating Capacity:<br>Standing = 4,127<br>Seated = 2,796 |
| CONFERENCE CENTER | UP TO        | 26,127                     | -                                                       |
| HOTEL             | UP TO        | 132,216                    | 169                                                     |
| OFFICE            | UP TO        | 6,049                      | -                                                       |
| RETAIL/RESTAURANT | UP TO        | 27,824                     | -                                                       |
| <b>TOTAL</b>      | <b>UP TO</b> | <b>310,788</b>             |                                                         |

| USE                                   | PARKING RATE       | REQUIRED | CU DISTRICT 10% PARKING REDUCTION FOR ALL USES | HO DISTRICT 50% PARKING REDUCTION FOR ALL USES | REQUIRED AFTER REDUCTIONS |
|---------------------------------------|--------------------|----------|------------------------------------------------|------------------------------------------------|---------------------------|
| ART GALLERY                           | 1 SPACE/400 SF     | 21       | 18                                             | 9                                              | 9                         |
| BLACK BOX THEATER                     | 1 SPACE/4 SEATS    | 29       | 26                                             | 13                                             | 13                        |
| CONCERT HALL                          | 1 SPACE/4 SEATS    | 699      | 629                                            | 315                                            | 315                       |
| CONFERENCE CENTER                     | 1 SPACE/200 SF     | 131      | 117                                            | 59                                             | 59                        |
| HOTEL                                 | 1 SPACE/GUEST ROOM | 169      | 152                                            | 76                                             | 76                        |
| OFFICE                                | 1 SPACE/300 SF     | 20       | 18                                             | 9                                              | 9                         |
| RESTAURANT/RETAIL                     | 1 SPACE/200 SF     | 139      | 125                                            | 63                                             | 63                        |
| TOTAL PARKING SPACES REQUIRED         |                    |          |                                                |                                                | 544                       |
| TOTAL LOADING SPACES REQUIRED         |                    |          |                                                |                                                | 2                         |
| TOTAL BICYCLE PARKING SPACES REQUIRED |                    |          |                                                |                                                | 20                        |

|                      |                                        |            |
|----------------------|----------------------------------------|------------|
| PROVIDED             |                                        |            |
|                      | UNDERGROUND GARAGE                     | 428        |
|                      | SURFACE - NEW                          | 6          |
|                      | SURFACE - EXISTING                     | 91         |
|                      | <b>TOTAL PARKING PROVIDED</b>          | <b>525</b> |
|                      |                                        |            |
|                      | <b>LOADING SPACES PROVIDED</b>         | <b>4</b>   |
|                      |                                        |            |
|                      | <b>BICYCLE PARKING SPACES PROVIDED</b> | <b>20</b>  |
|                      |                                        |            |
| EXISTING (TO REMAIN) |                                        |            |
|                      | <b>TOTAL PARKING PROVIDED</b>          | <b>93</b>  |
|                      |                                        |            |
|                      | <b>BICYCLE PARKING SPACES PROVIDED</b> | <b>20</b>  |

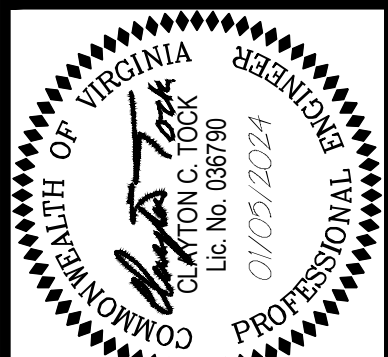
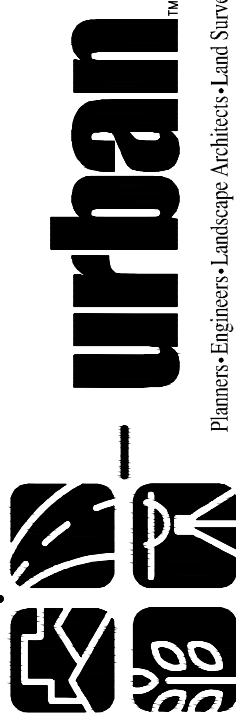
SCALE: 1" = 500

| SOIL ID<br>NUMBERS | SOIL SERIES<br>NAME                        | FOUNDATION<br>SUPPORT | SOIL<br>DRAINAGE | EROSION<br>POTENTIAL | HYDROLOGIC<br>SOIL GROUP |
|--------------------|--------------------------------------------|-----------------------|------------------|----------------------|--------------------------|
| 107                | WHEATON-MEADOWVIEW COMPLEX<br>2-7 % SLOPES | FAIR                  | MARGINAL         | MEDIUM               | D                        |
| 105                | WHEATON GLENELG COMPLEX<br>7-15 % SLOPES   | GOOD                  | GOOD             | HIGH                 | D                        |
| 105                | WHEATON GLENELG COMPLEX<br>2-7 % SLOPES    | GOOD                  | GOOD             | HIGH                 | D                        |
| 102                | WHEATON LOAM                               | GOOD                  | FAIR             | HIGH                 | D                        |
| 101                | URBAN LAND-WHEATON COMPLEX                 | GOOD                  | FAIR             | HIGH                 | D                        |
| 95                 | URBAN LAND                                 | N/A                   | N/A              | N/A                  | NA                       |
| 29                 | CODORUS SILT LOAM                          | POOR                  | POOR             | LOW                  | C                        |

|  |                                                                           |
|--|---------------------------------------------------------------------------|
|  | 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<br>(BASED ON 6TH ED. OF ITE TRIP GENERATION BOOK) |
|  | EXISTING ELECTRIC LINE                                                    |
|  | EXISTING TELEPHONE LINE                                                   |
|  | PROP. FENCE                                                               |
|  | PROP. WALL HEIGHT                                                         |

| PLAN DATE |           |      |             |  |  |
|-----------|-----------|------|-------------|--|--|
| 06-16-23  |           |      |             |  |  |
| 11-16-23  |           |      |             |  |  |
| 01-03-24  |           |      |             |  |  |
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|           | No.       | DATE | DESCRIPTION |  |  |
|           | REVISIONS |      |             |  |  |

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## GENERAL NOTES AND DETAILS

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

DATE: JAN., 2024

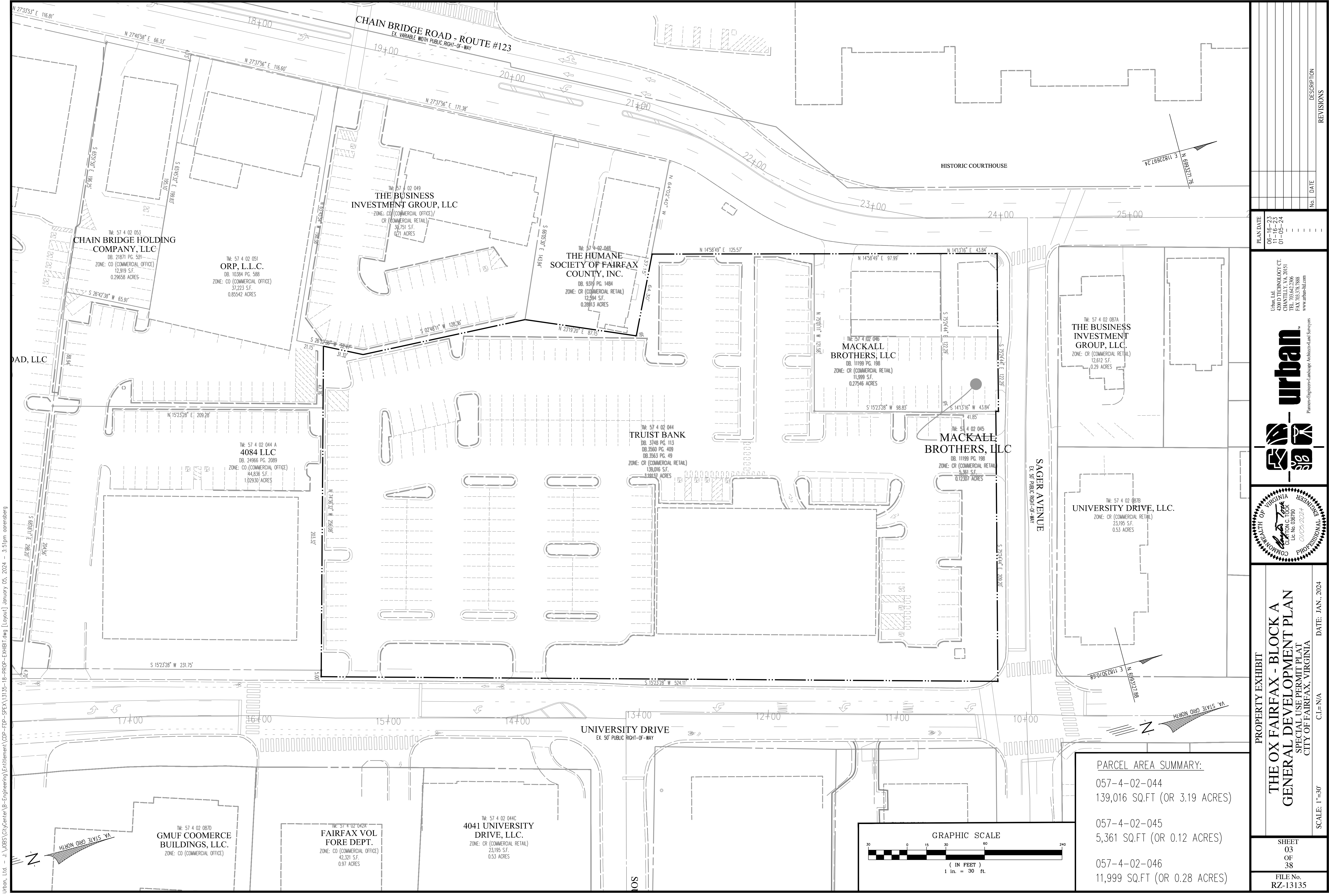
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SCALE: AS NOTED

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OF  
38

FILE No.  
RZ-13135













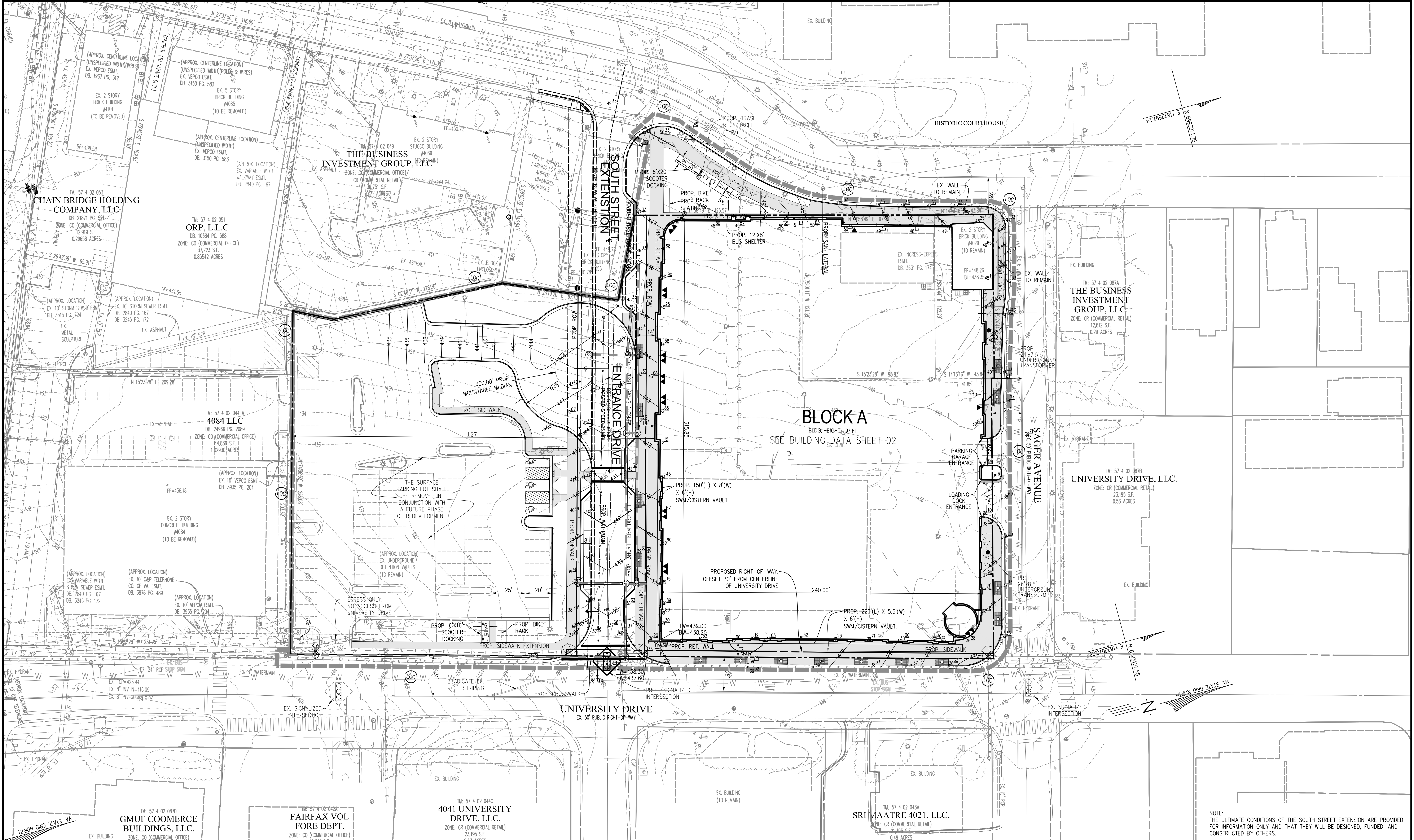






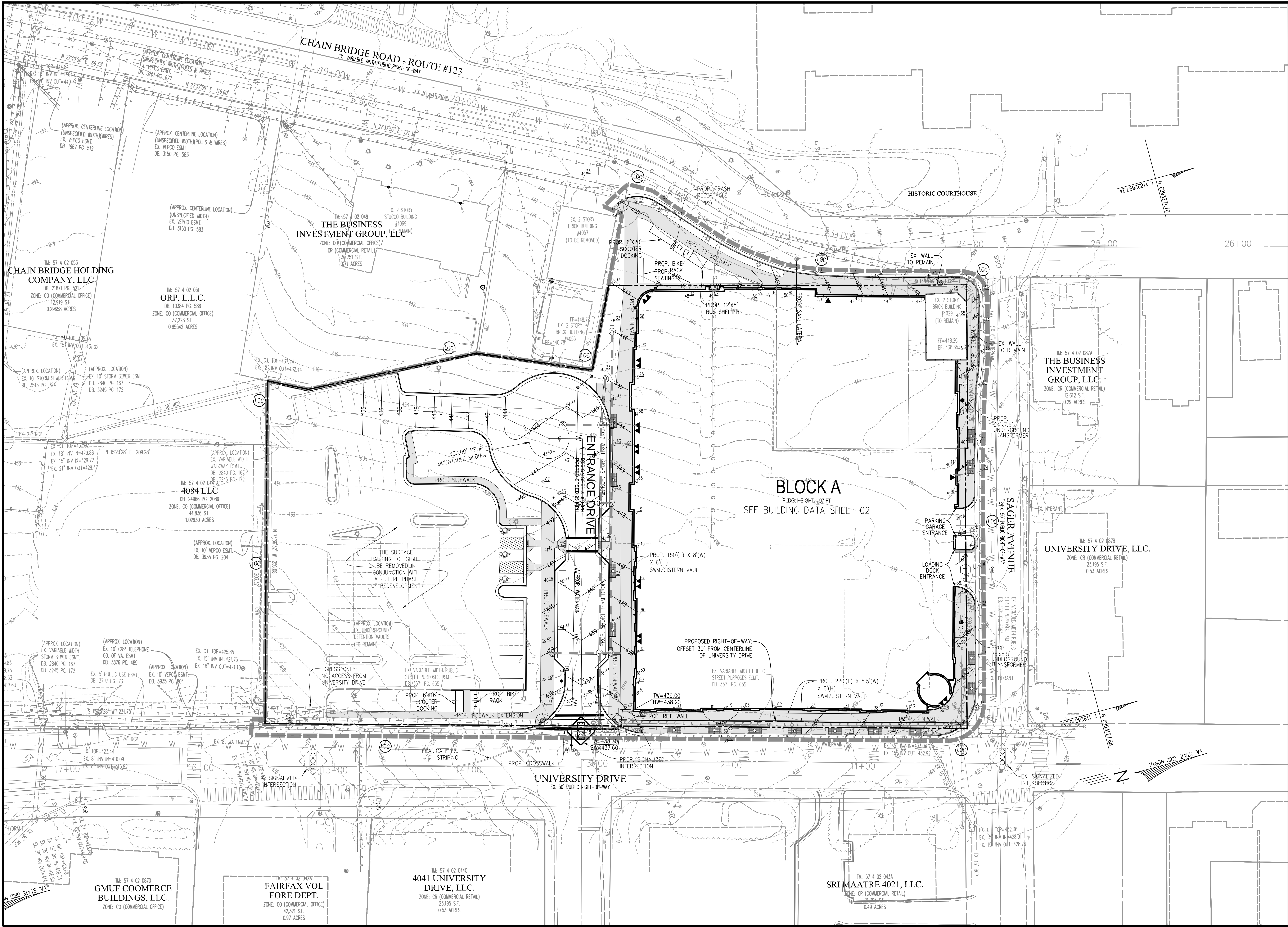








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| PLAN DATE |             | REVISIONS |             |
|-----------|-------------|-----------|-------------|
| DATE      | DESCRIPTION | DATE      | DESCRIPTION |
| 06-16-23  |             |           |             |
| 11-16-23  |             |           |             |
| 01-05-24  |             |           |             |

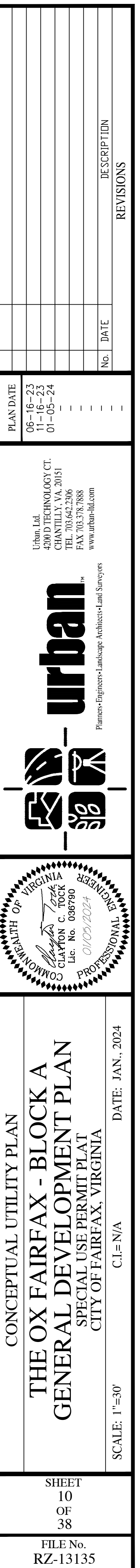
| THE OX FAIRFAX - BLOCK A<br>GENERAL DEVELOPMENT PLAN<br>SPECIAL USE PERMIT PLAT<br>CITY OF FAIRFAX, VIRGINIA |  |
|--------------------------------------------------------------------------------------------------------------|--|
| DATE: JAN., 2024                                                                                             |  |
| SCALE: 1"=30'                                                                                                |  |

| SHEET                |    |
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| 09                   | OF |
| 38                   |    |
| FILE No.<br>RZ-13135 |    |

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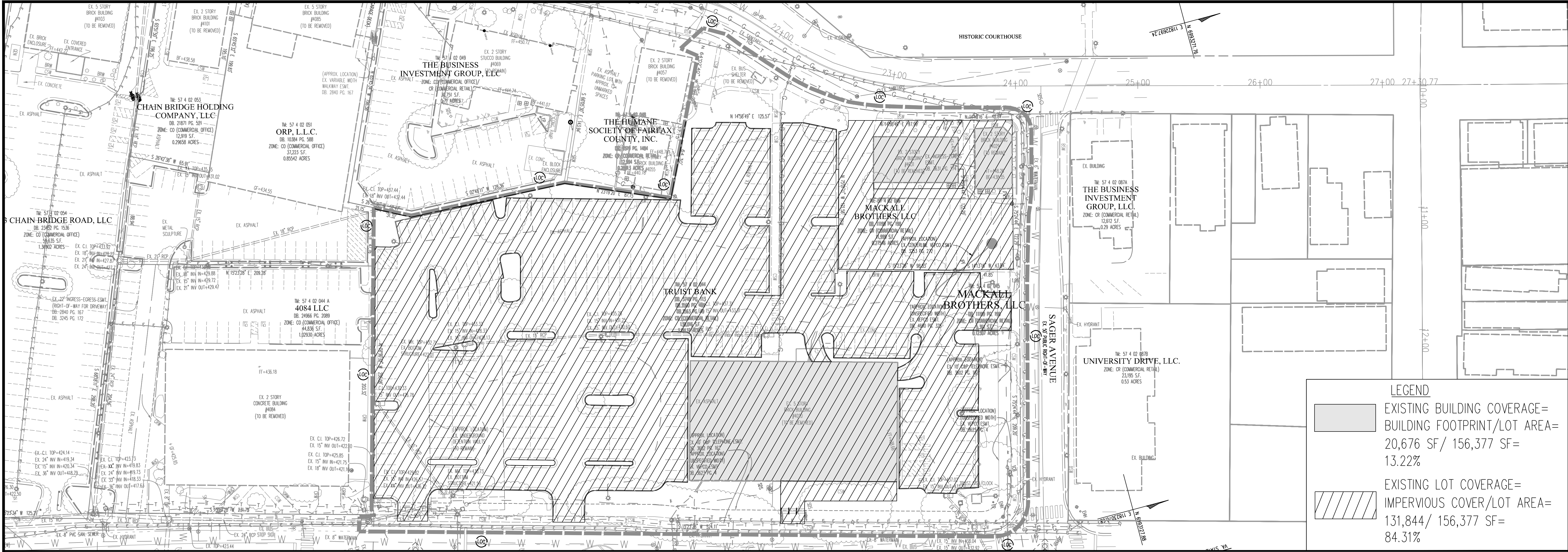












**LEGEND**

EXISTING BUILDING COVERAGE=  
BUILDING FOOTPRINT/LOT AREA=  
20,676 SF/ 156,377 SF=  
13.22%

EXISTING LOT COVERAGE=  
IMPERVIOUS COVER/LOT AREA=  
131,844/ 156,377 SF=  
84.31%



**LEGEND**

PROPOSED BUILDING COVERAGE=  
BUILDING FOOTPRINT/LOT AREA=  
75,731 SF/ 156,377 SF=  
48.43%

PROPOSED LOT COVERAGE=  
IMPERVIOUS COVER/LOT AREA=  
142,814/ 156,377 SF=  
91.33%

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| PLAN DATE |      | REVISIONS |             |
|-----------|------|-----------|-------------|
| No.       | DATE | No.       | DESCRIPTION |
| 06-16-23  |      |           |             |
| 11-16-23  |      |           |             |
| 01-16-24  |      |           |             |

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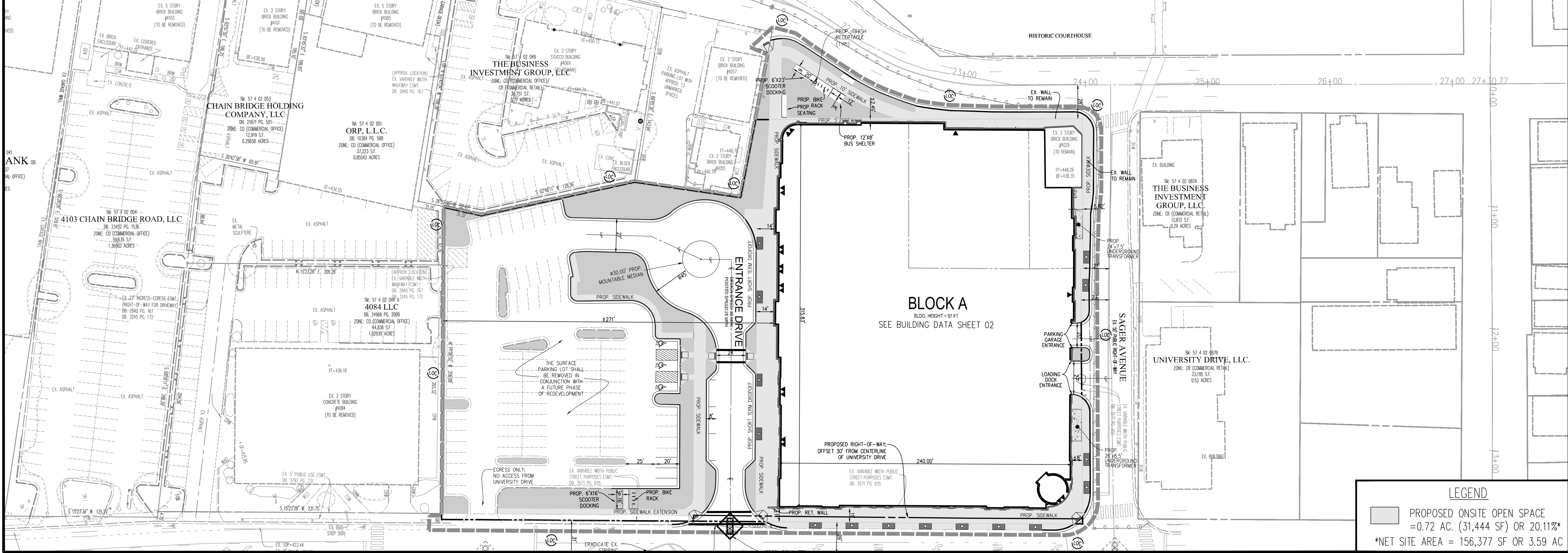
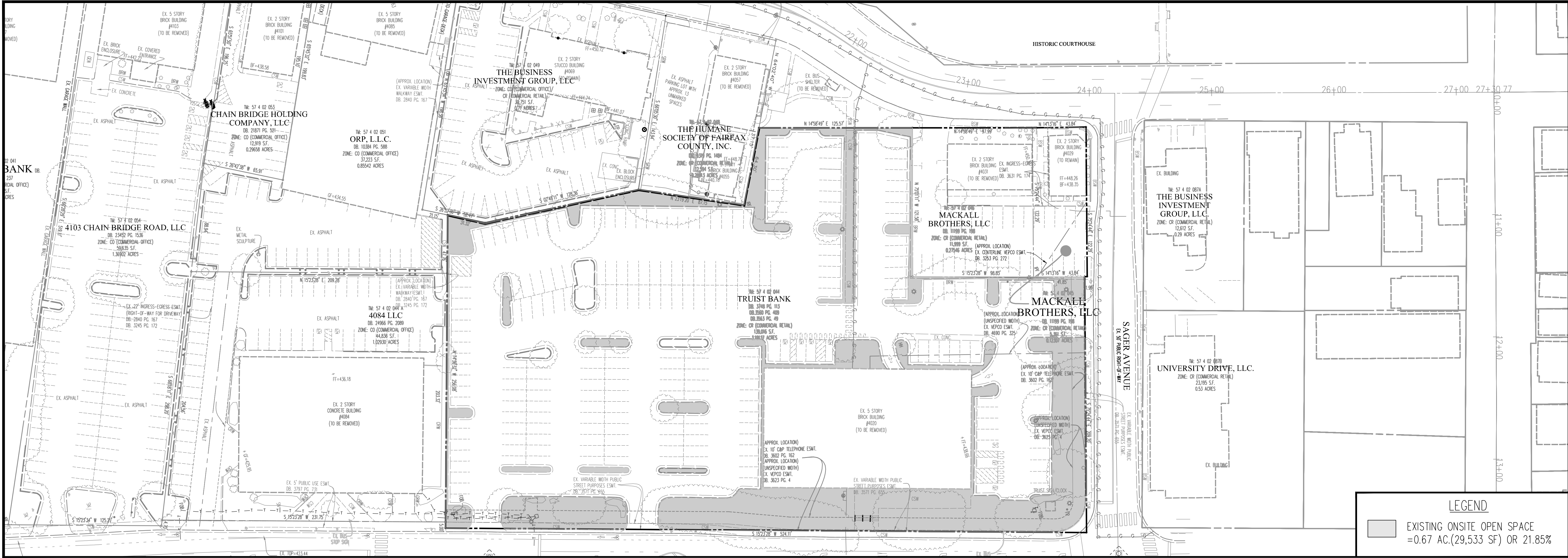
COMMONWEALTH OF VIRGINIA  
Professional Engineer  
Clayton C. Cook  
Lic. No. 036790  
01/01/2024  
PROFESSIONAL

**BUILDING AND LOT COVERAGE EXHIBIT**  
**THE OX FAIRFAX - BLOCK A**  
**GENERAL DEVELOPMENT PLAN**  
SPECIAL USE PERMIT PLAT  
CITY OF FAIRFAX, VIRGINIA

DATE: JAN., 2024  
SCALE: 1"=40'  
SHEET  
12  
OF  
38  
FILE No.  
RZ-13135



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| PLAN DATE |      | REVISIONS |             |
|-----------|------|-----------|-------------|
| No.       | DATE | No.       | DESCRIPTION |
| 05-16-23  |      |           |             |
| 11-16-23  |      |           |             |
| 01-05-24  |      |           |             |

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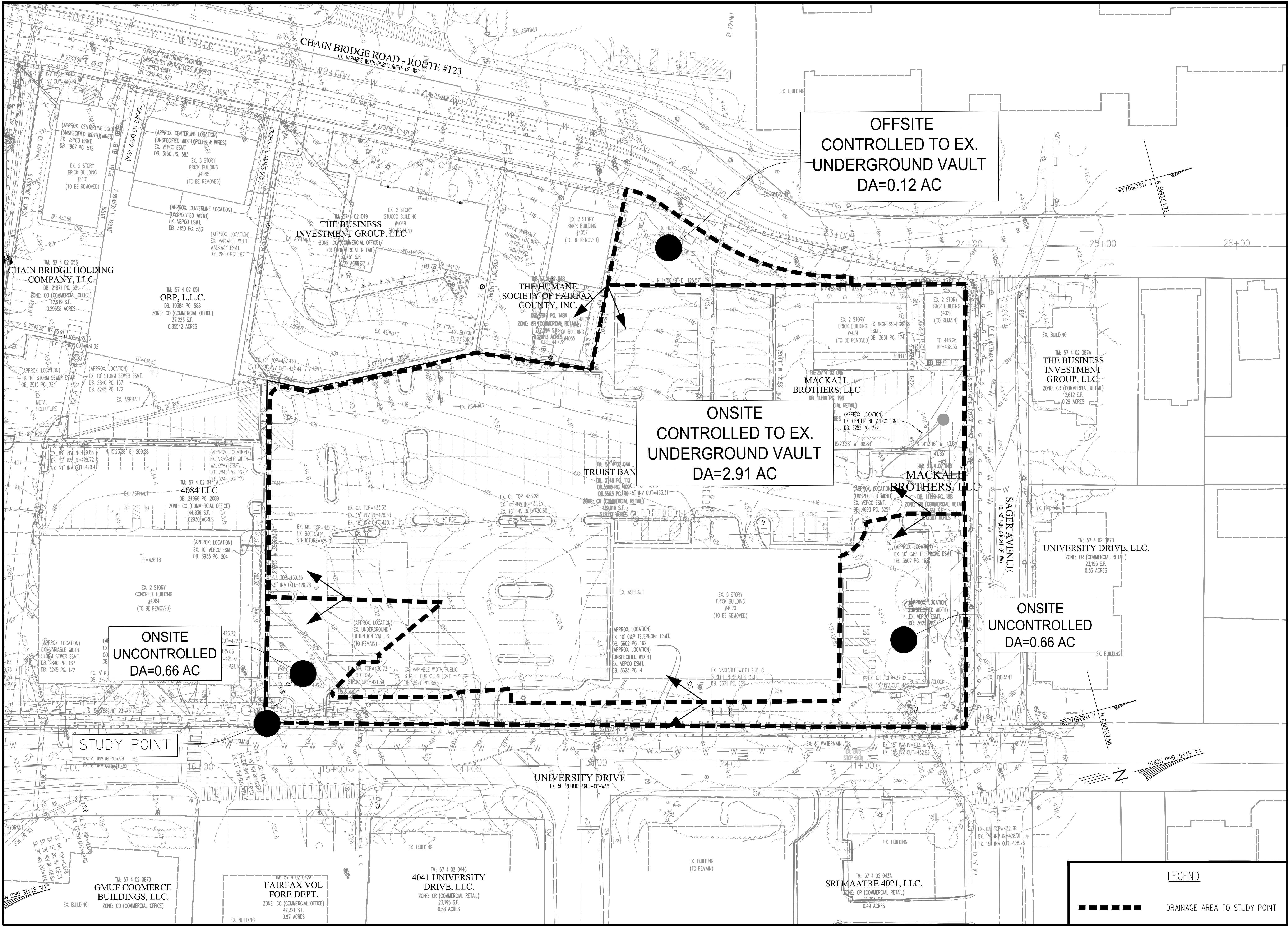
**THE OX FAIRFAX - BLOCK A  
GENERAL DEVELOPMENT PLAN  
SPECIAL USE PERMIT PLAT**  
CITY OF FAIRFAX, VIRGINIA

DATE: JAN., 2024  
SCALE: 1"=30'  
C.I.=NA

| SHEET    | FILE No. |
|----------|----------|
| 13 OF 38 | RZ-13135 |



Urban, Ltd. - J:\0085\CityCenter\B-Engineering\Entitlement\CDP-SPEX\13135-08-SWM-PRE.dwg [SWM-PRE] January 05, 2024 - 3:56pm arensberg



| PLAN DATE |             | REVISIONS |      |
|-----------|-------------|-----------|------|
| DATE      | DESCRIPTION | NO.       | DATE |
| 08-16-23  |             |           |      |
| 11-16-23  |             |           |      |
| 01-05-24  |             |           |      |

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Professional Engineer  
01/01/2024

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

SCALE: 1"=40'

SHEET  
14  
OF  
38

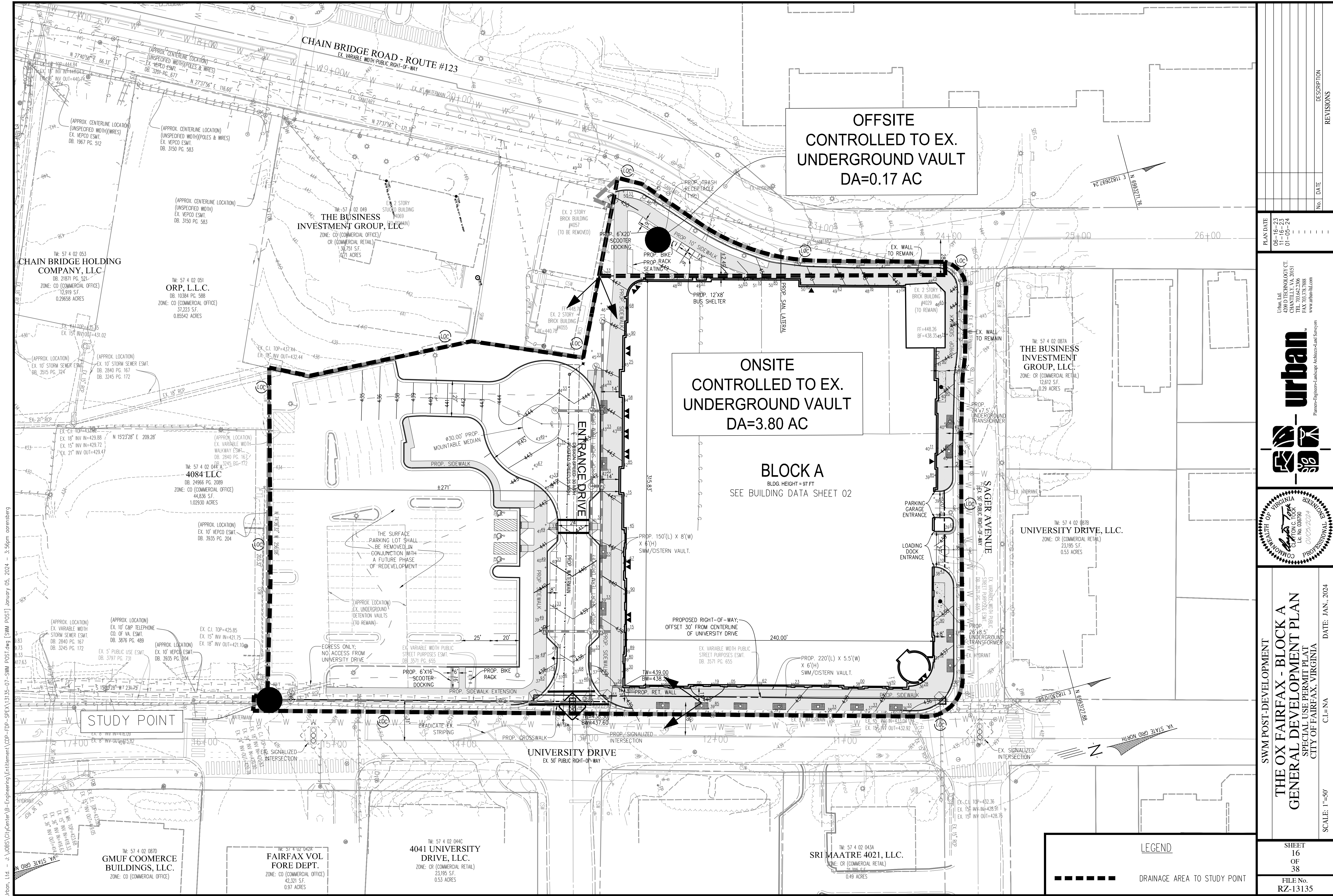
FILE No.  
RZ-13135

DATE: JAN., 2024  
C.I.=NA









OFFSITE  
CONTROLLED TO EX.  
UNDERGROUND VAULT  
DA=0.17 AC

ONSITE  
CONTROLLED TO EX.  
UNDERGROUND VAULT  
DA=3.80 AC

BLOCK A  
BLDG. HEIGHT = 97 FT  
SEE BUILDING DATA SHEET 02

STUDY POINT

LEGEND  
■■■■■■■■ DRAINAGE AREA TO STUDY POINT

| PLAN DATE |      | REVISIONS |             |
|-----------|------|-----------|-------------|
| No.       | DATE | No.       | DESCRIPTION |
| 06-16-23  |      |           |             |
| 11-16-23  |      |           |             |
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CLAYTON C. TOOK  
Lic. No. 006790  
01/01/2024

Professional Engineer  
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01/01/2024

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

DATE: JAN., 2024  
SCALE: 1"=50'

SHEET  
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OF  
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FILE No.  
RZ-13135



SWM NARRATIVE

THIS APPLICATION PROPOSES TO REZONE THE EXISTING COMMERCIAL RETAIL (CR) PARCEL TO A COMMERCIAL URBAN (CU) DISTRICT TO ALLOW FOR MIXED USE DEVELOPMENT. THE EXISTING HISTORIC OVERLAY DISTRICT WILL REMAIN AS AN ADDITIONAL ZONING DISTRICT. THE EXISTING SITE CURRENTLY COMPRISES OF APPROXIMATELY 3.27 ACRES OF IMPERVIOUS AREA WHICH CONSISTS OF OFFICE, COMMERCIAL, PARKING LOT AND ROADWAYS. THE RESULT OF THE IMPROVEMENTS SHALL PROVIDE AN INCREASE IN IMPERVIOUS AREA OF APPROXIMATELY 0.38 ACRES TOTALING 3.65 ACRES OF IMPERVIOUS POST DEVELOPMENT.

THE EXISTING SITE CONTAINS URBAN LAND WITHOUT A SOIL TYPE CLASSIFICATION. THE EXISTING SOILS HAVE BEEN REPRESENTED AND GRAPHICALLY DEPICTED ON SHEET 02. THE PRE-DEVELOPMENT CONDITIONS OF THE SITE CONSISTS OF AN OFFICE BUILDING, COMMERCIAL BUILDINGS, ROADWAYS AND PARKING LOT, A COMBINATION OF WOODS/GRASS, AND AN EXISTING UNDERGROUND DETENTION VAULT. THE ENTIRETY OF THE SITE PRIMARILY DRAINS THROUGH A CLOSED CONDUIT SYSTEM AND OUTFALLS INTO DANIELS RUN SOUTHEST OF THE SITE.

THE SITE SHALL BE SERVED BY THREE DETENTION FACILITIES IN THE FORM OF UNDERGROUND VAULT SYSTEMS (ONE EXISTING AND TWO PROPOSED). THE FACILITIES SHALL PROVIDE DETENTION FOR THE ENTIRETY OF THE SITE WHILE MAINTAINING PEAK FLOWS, NOT TO EXCEED PRE-DEVELOPMENT CONDITIONS, FOR THE 1, 2, AND 10 YEAR STORM EVENTS. IN ADDITION THE 1-YEAR DESIGN PEAK FLOW SHALL NOT EXCEED THE ALLOWABLE RATE GIVEN BY THE 1-YEAR ENERGY BALANCE EQUATION TO FURTHER REDUCE THE IMPACT OF INCREASED IMPERVIOUSNESS AND RUNOFF VOLUMES. SEE THIS SHEET FOR COMPUTATIONS. THIS SHALL MAINTAIN COMPLIANCE WITH STORMWATER MANAGEMENT REGULATIONS PER VA CODE SECTION 124-4-4.3.C.

REGARDLESS, CRITICAL VELOCITIES SHALL NOT BE CAUSED TO DOWNSTREAM CHANNELS AND THE POST DEVELOPMENT 10-YEAR 24 HOUR STORM EVENT IS FULLY CONVEYED WITHIN THE CHANNELS. 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. AS SUCH, THE APPLICANT RESERVES THE RIGHT TO CHANGE AND/OR MODIFY THE PROPOSED WATER QUANTITY DEVICES AT THE TIME OF FINAL SITE PLAN TO MEET WATER QUANTITY REQUIREMENTS.

SIGNATURE: Clayton C. Toock DATE: 11-16-23  
CLAYTON TOCK, P.E.  
PRINCIPAL

CURVE NUMBERS

ONSITE CONTROLLED TO EX. UNDERGROUND VAULT

| Area (ac) | CN | Description                     |
|-----------|----|---------------------------------|
| 3.333     | 98 | Paved parking, HSG D            |
| 0.317     | 84 | 50-75% Grass cover, Fair, HSG D |
| 3.65      | 97 | Weighted Average                |
| 0.317     |    | 8.69% Pervious Area             |
| 3.333     |    | 91.31% Impervious Area          |

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

OFFSITE CONTROLLED TO EX. UNDERGROUND VAULT

| Area (ac) | CN | Description                     |
|-----------|----|---------------------------------|
| 0.329     | 98 | Paved parking, HSG D            |
| 0.054     | 84 | 50-75% Grass cover, Fair, HSG D |
| 0.383     | 96 | Weighted Average                |
| 0.054     |    | 14.10% Pervious Area            |
| 0.329     |    | 85.90% Impervious Area          |

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

PRECIPITATION DATA FOR 24-HOUR STORM  
(BASED ON NOAA ATLAS 14 POINT  
PRECIPITATION FREQUENCY ESTIMATES)

|         |             |
|---------|-------------|
| 1-YEAR  | 2.60 INCHES |
| 2-YEAR  | 3.14 INCHES |
| 10-YEAR | 4.82 INCHES |

POST-DEVELOPMENT PEAK FLOW SUMMARIES TO STUDY POINT

1-YEAR FLOW SUMMARY

Inflow Area = 173,195 sf, 90.67%Impervious Inflow Depth =2.23" for 1-Year event  
Inflow = 10.58 cfs @ 12.11 hrs, Volume= 32,368 cf  
Primary = 10.58 cfs @ 12.11 hrs, Volume= 32,368 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 = 173,195 sf, 90.67%Impervious Inflow Depth =2.78" for 2-Year event  
Inflow = 12.94 cfs @ 12.11 hrs, Volume= 40,078 cf  
Primary = 12.94 cfs @ 12.11 hrs, Volume= 40,078 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

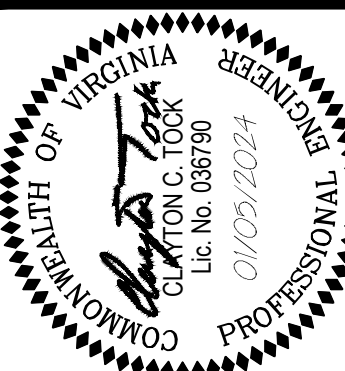
Inflow Area = 173,195 sf, 90.67%Impervious Inflow Depth =4.45" for 10-Year event  
Inflow = 20.20 cfs @ 12.11 hrs, Volume= 64,180 cf  
Primary = 20.20 cfs @ 12.11 hrs, Volume= 64,180 cf , Atten= 0% , Lag= 0.0 min

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

PLAN DATE  
06-16-23  
11-16-23  
01-05-24  
- - - - -

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SWM POST-DEVELOPMENT COMPUTATIONS

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

SCALE: H:1"=50'; V:1"=5'  
C.I.= NA  
DATE: JAN., 2024

SHEET  
17  
OF  
38

FILE No.  
RZ-13135

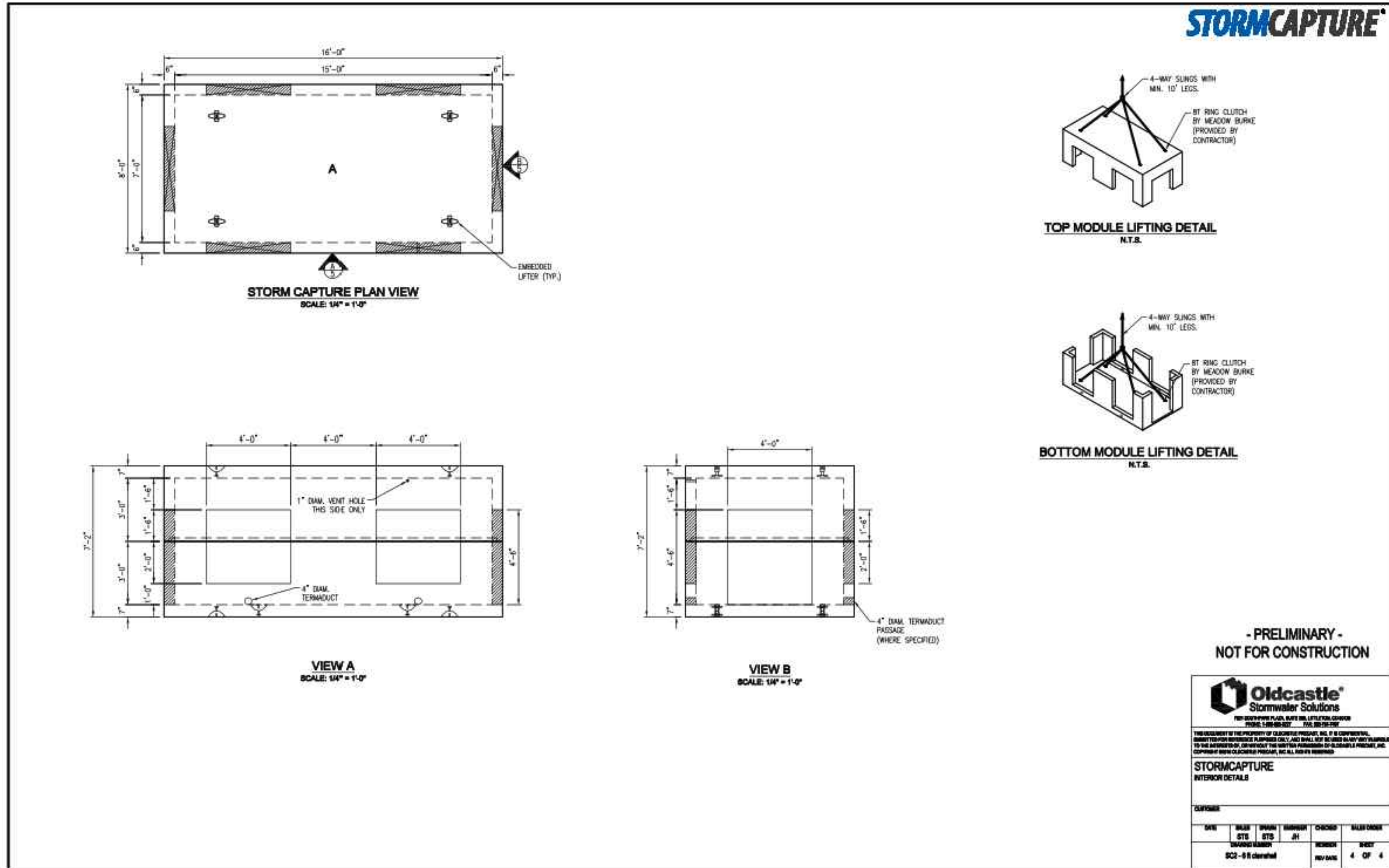
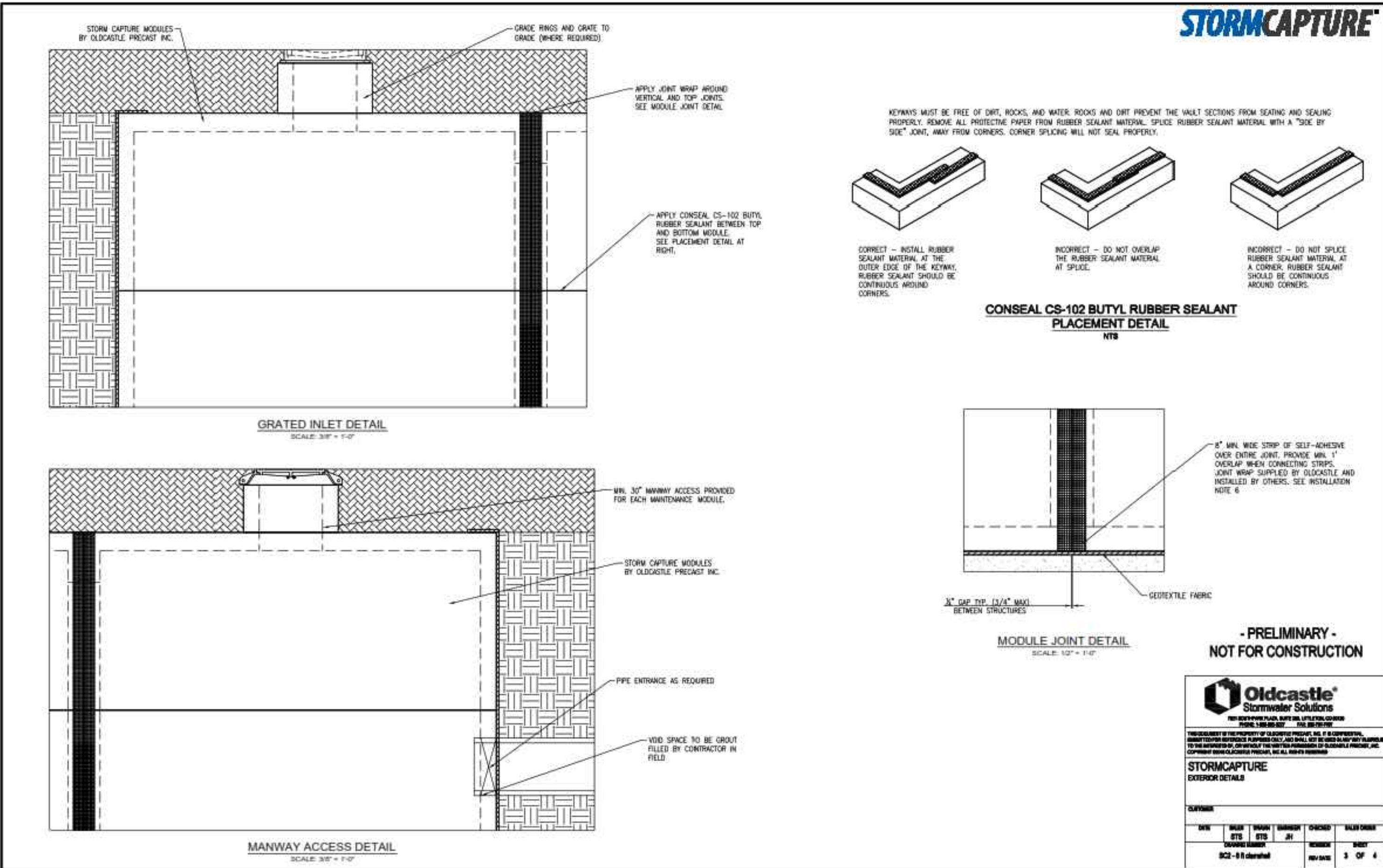
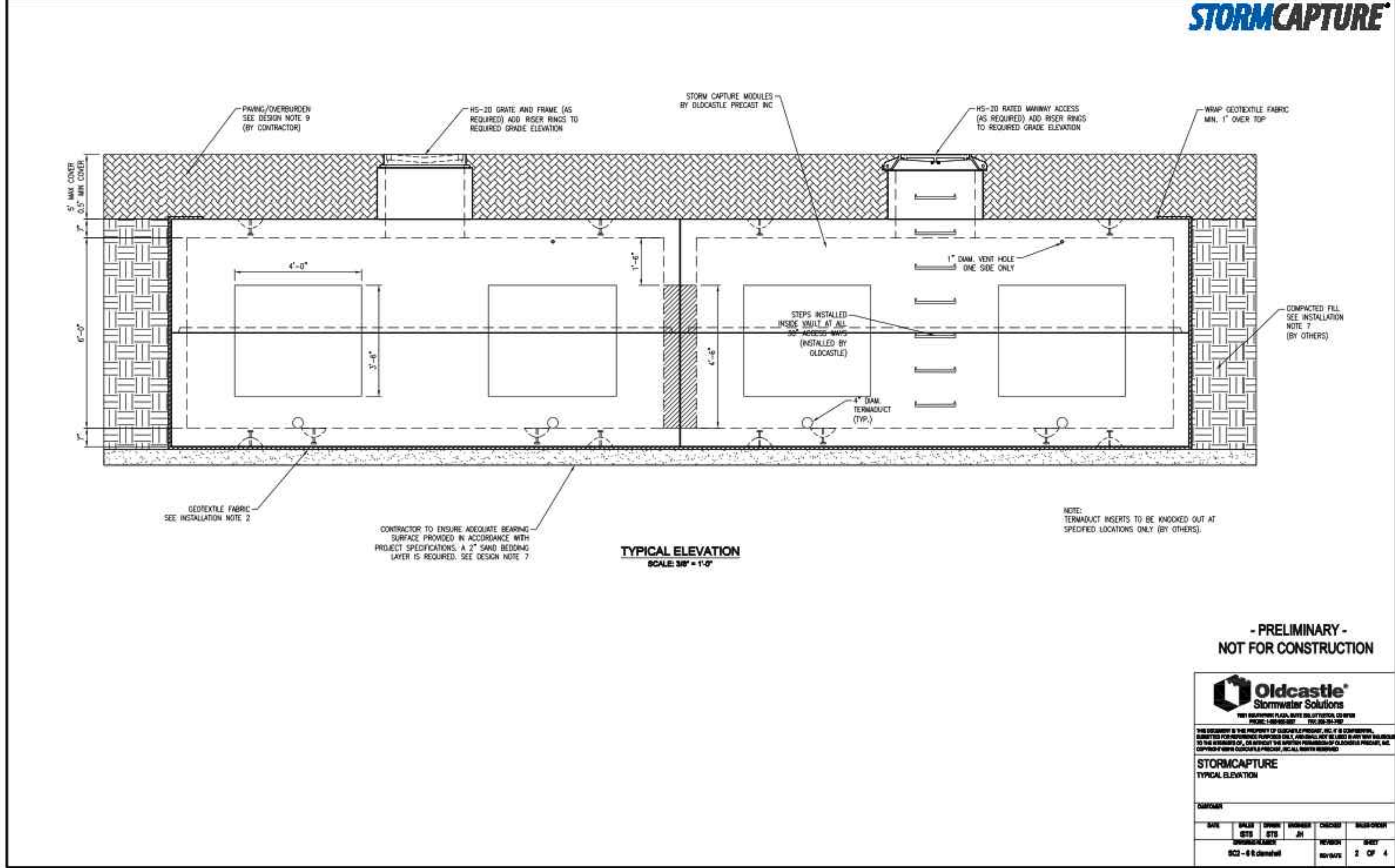
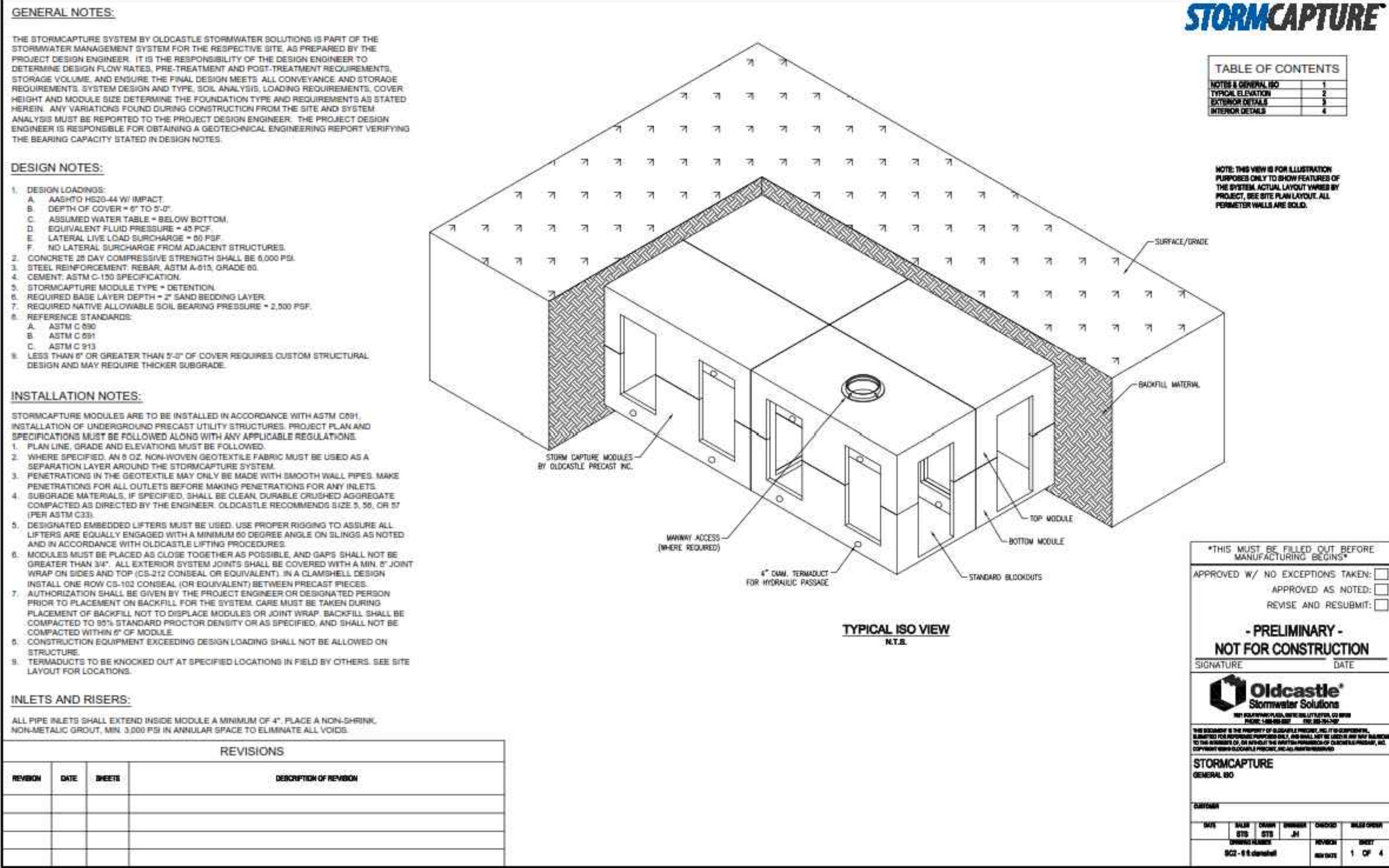
REVISIONS

DESCRIPTION

DATE

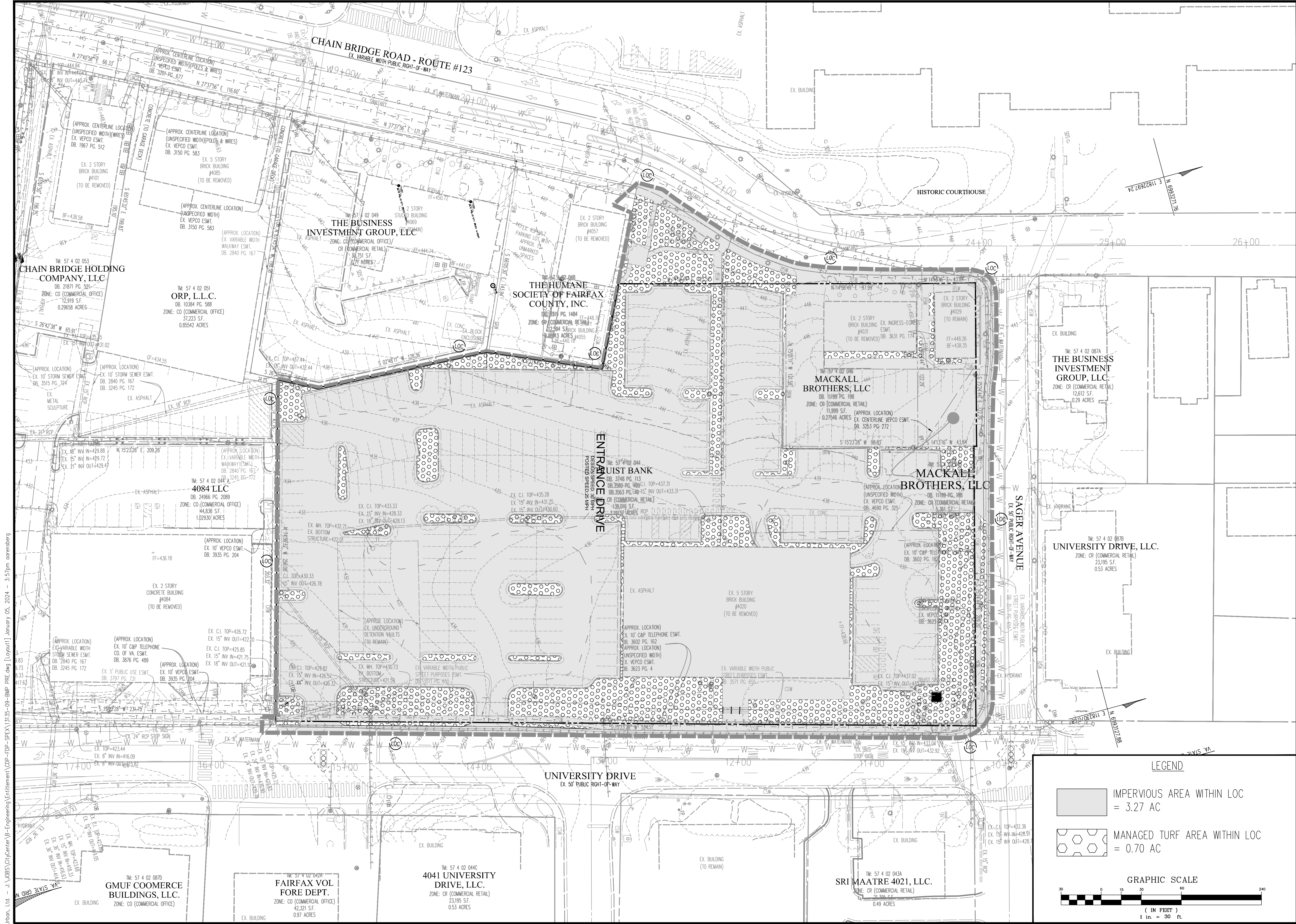
No.







Urban, Ltd. - J:\0055 (CityCenter)B-Engineering\Entitlement\CDP-SPEX\13135-09-BMP\_PRE.dwg [Layout] January 05, 2024 - 3:57pm aorensberg



**LEGEND**

IMPERVIOUS AREA WITHIN LOC  
= 3.27 AC

MANAGED TURF AREA WITHIN LOC  
= 0.70 AC

**GRAPHIC SCALE**

30 0 15 30 60 90 120 150 180 210 240

( IN FEET )  
1 in. = 30 ft.

| PLAN DATE |          | No. | DATE | DESCRIPTION | REVISIONS |
|-----------|----------|-----|------|-------------|-----------|
| 06-16-23  | 11-16-23 |     |      |             |           |
| 01-05-24  |          |     |      |             |           |

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Lic. No. 086790  
01/09/2024

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

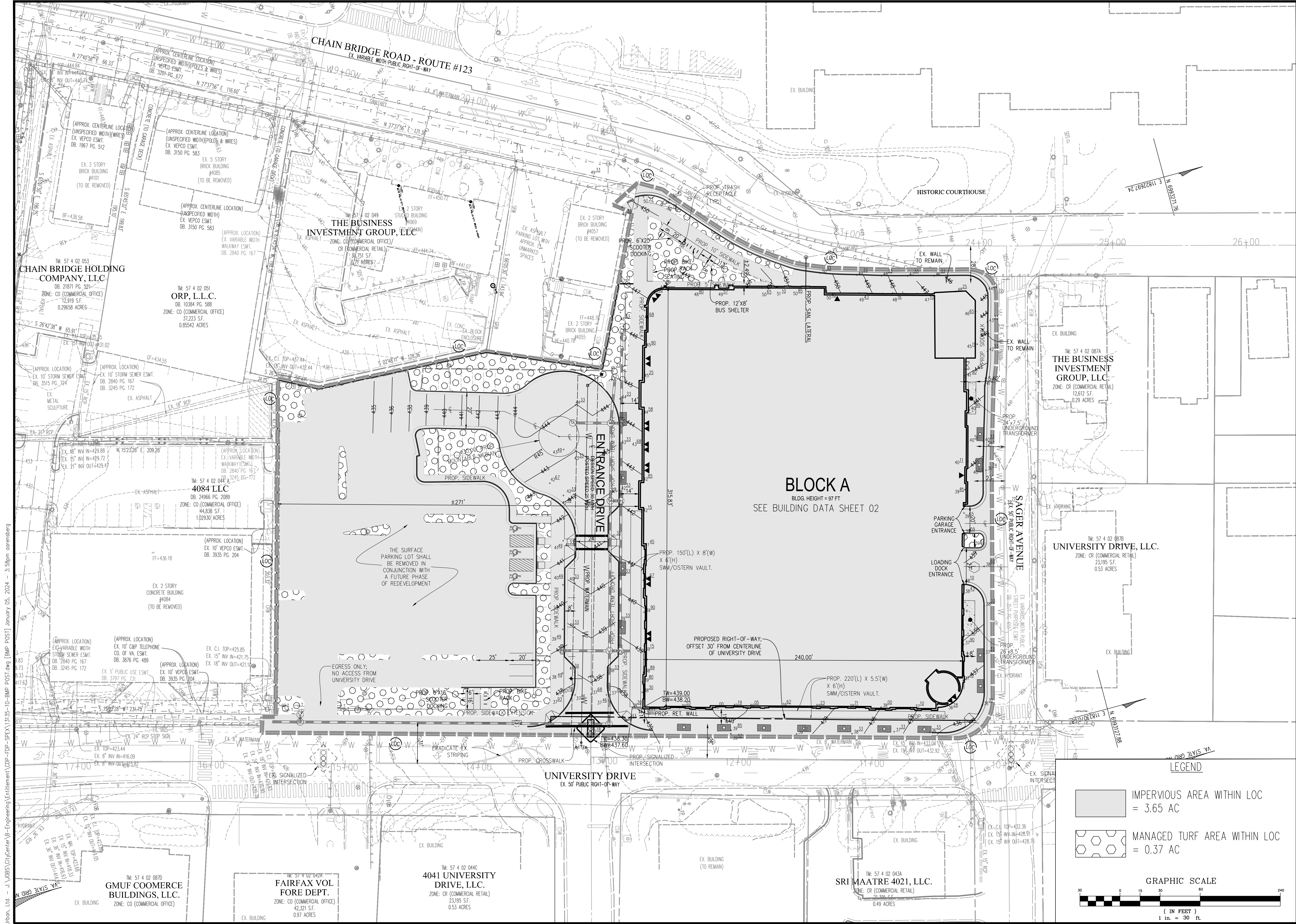
DATE: JAN., 2024  
SCALE: 1"=30'

SHEET  
19  
OF  
38

FILE No.  
RZ-13135



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| PLAN DATE |             | REVISIONS |             |
|-----------|-------------|-----------|-------------|
| DATE      | DESCRIPTION | DATE      | DESCRIPTION |
| 08-16-23  |             |           |             |
| 11-16-23  |             |           |             |
| 01-05-24  |             |           |             |

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01/05/2024  
L.E. No. 086790

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

DATE: JAN., 2024

SCALE: 1"=30'

SHEET  
20  
OF  
38

FILE No.  
RZ-13135



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Project Name:

The Ox Fairfax Block A

Date:

1/5/2024

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) →

3.65

Maximum reduction required:

20%

The site's net increase in impervious cover (acres) is:

0.33

Post-Development TP Load Reduction for Site (lb/yr):

2.06

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    | 0.00    | 0.00   |
| Managed Turf (acres) -- disturbed, graded for yards or other turf to be | 0.00    | 0.00    | 0.00    | 0.70    | 0.70   |
| Impervious Cover (acres)                                                | 0.00    | 0.00    | 0.00    | 3.32    | 3.32   |
|                                                                         |         |         |         |         | 4.02   |

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    | 0.37    | 0.37   |
| Impervious Cover (acres)                                                            | 0.00    | 0.00    | 0.00    | 3.65    | 3.65   |
| Area Check                                                                          | OK.     | OK.     | OK.     | OK.     | 4.02   |

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 <sup>1</sup> |
| Forest/Open Space Cover (acres) | 0.00   | 0.00                  |
| Weighted Rv(forest)             | 0.00   | 0.00                  |
| % Forest                        | 0%     | 0%                    |
| Managed Turf Cover (acres)      | 0.70   | 0.37                  |
| Weighted Rv(turf)               | 0.25   | 0.25                  |
| % Managed Turf                  | 17%    | 10%                   |
| Impervious Cover (acres)        | 3.32   | 3.32                  |
| Rv(impervious)                  | 0.95   | 0.95                  |
| % Impervious                    | 83%    | 90%                   |
| Total Site Area (acres)         | 4.02   | 3.69                  |
| Site Rv                         | 0.83   | 0.88                  |

Treatment Volume and Nutrient Load

| Pre-ReDevelopment Treatment Volume (acre-ft)                                                                                               | 0.2774 | 0.2705 |
|--------------------------------------------------------------------------------------------------------------------------------------------|--------|--------|
| Pre-ReDevelopment Treatment Volume (cubic feet)                                                                                            | 12,084 | 11,785 |
| Pre-ReDevelopment TP Load (lb/yr)                                                                                                          | 7.59   | 7.40   |
| Pre-ReDevelopment TP Load per acre (lb/acre/yr)                                                                                            | 1.89   | 2.01   |
| Baseline TP Load (lb/yr)<br>(0.41 lbs/acre/yr applied to pre-redevelopment area excluding pervious land proposed for new impervious cover) |        | 1.51   |

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)      | 0.37 |  |
| Weighted Rv (turf)              | 0.25 |  |
| % Managed Turf                  | 9%   |  |
| Impervious Cover (acres)        | 3.65 |  |
| Rv(impervious)                  | 0.95 |  |
| % Impervious                    | 91%  |  |
| Final Site Area (acres)         | 4.02 |  |
| Final Post Dev Site Rv          | 0.89 |  |

Treatment Volume and Nutrient Load

| Final Post-Development Treatment Volume (acre-ft)          | 0.2967 |  |
|------------------------------------------------------------|--------|--|
| Final Post-Development Treatment Volume (cubic feet)       | 12,923 |  |
| Final Post-Development TP Load (lb/yr)                     | 8.12   |  |
| Final Post-Development TP Load per acre (lb/acre/yr)       | 2.02   |  |
| Max. Reduction Required (Below Pre-ReDevelopment Load)     | 20%    |  |
| TP Load Reduction Required for Redeveloped Area (lb/yr)    | 1.48   |  |
| TP Load Reduction Required for New Impervious Area (lb/yr) | 0.58   |  |

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) | 2.06 |
|------------------------------------|------|
|------------------------------------|------|

Nitrogen Loads (Informational Purposes Only)

|                                   |       |                                                                              |       |
|-----------------------------------|-------|------------------------------------------------------------------------------|-------|
| Pre-ReDevelopment TN Load (lb/yr) | 54.32 | Final Post-Development TN Load (Post-ReDevelopment & New Impervious) (lb/yr) | 58.08 |
|-----------------------------------|-------|------------------------------------------------------------------------------|-------|

Drainage Area A

CLEAR BMP AREAS

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    | 0.37    | 0.37   | 0.25          |
| Impervious Cover (acres)  | 0.00    | 0.00    | 0.00    | 3.65    | 3.65   | 0.95          |
| Total                     |         |         |         |         | 4.02   |               |

Total Phosphorus Available for Removal in D.A. A (lb/yr)

8.12

Post Development Treatment Volume in D.A. A (ft<sup>3</sup>)

12,923

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 <sup>3</sup> ) | Runoff Reduction (ft <sup>3</sup> ) | Remaining Runoff Volume (ft <sup>3</sup> ) | Total BMP Treatment Volume (ft <sup>3</sup> ) | 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 |
|--------------------------------------------------|-----------------------------|----------------------------------|--------------------------------------|--------------------------------------------------|-------------------------------------|--------------------------------------------|-----------------------------------------------|-----------------------------------|----------------------------------------------|--------------------------------------------|-------------------------------------|--------------------------------|------------------------------------|
| 14. Manufactured Treatment Devices (no RR)       |                             |                                  |                                      |                                                  |                                     |                                            |                                               |                                   |                                              |                                            |                                     |                                |                                    |
| 14.a. Manufactured Treatment Device-Hydrodynamic | 0                           | 0.37                             | 3.65                                 | 0                                                | 0                                   | 12,923                                     | 12,923                                        | 50                                | 0.00                                         | 8.11                                       | 4.06                                | 4.06                           |                                    |
| 14.b. Manufactured Treatment Device-Filtering    | 0                           |                                  |                                      | 0                                                | 0                                   | 0                                          | 0                                             | 20                                | 0.00                                         | 0.00                                       | 0.00                                | 0.00                           |                                    |
| 14.c. Manufactured Treatment Device-Generic      | 0                           |                                  |                                      | 0                                                | 0                                   | 0                                          | 0                                             | 20                                | 0.00                                         | 0.00                                       | 0.00                                | 0.00                           |                                    |

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)          | 3.65   | 0.00   | 0.00   | 0.00   | 0.00   | OK.        |
| IMPERVIOUS COVER TREATED (ac)  | 3.65   | 0.00   | 0.00   | 0.00   | 0.00   | OK.        |
| MANAGED TURF AREA (ac)         | 0.37   | 0.00   | 0.00   | 0.00   | 0.00   | OK.        |
| MANAGED TURF AREA TREATED (ac) | 0.37   | 0.00   | 0.00   | 0.00   | 0.00   | OK.        |
| AREA CHECK                     | OK.    | OK.    | OK.    | OK.    | OK.    |            |

Site Treatment Volume (ft<sup>3</sup>)

12,923

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 <sup>3</sup> ) | 0      | 0      | 0      | 0      | 0      | 0     |
| TP LOAD AVAILABLE FOR REMOVAL (lb/yr)               | 8.12   | 0.00   | 0.00   | 0.00   | 0.00   | 8.12  |
| TP LOAD REDUCTION ACHIEVED (lb/yr)                  | 4.06   | 0.00   | 0.00   | 0.00   | 0.00   | 4.06  |
| TP LOAD REMAINING (lb/yr)                           | 4.06   | 0.00   | 0.00   | 0.00   | 0.00   | 4.06  |
| NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)            | 0.00   | 0.00   | 0.00   | 0.00   | 0.00   | 0.00  |

Total Phosphorus

|                                        |      |
|----------------------------------------|------|
| FINAL POST-DEVELOPMENT TP LOAD (lb/yr) | 8.12 |
| TP LOAD REDUCTION REQUIRED (lb/yr)     | 2.06 |
| TP LOAD REDUCTION ACHIEVED (lb/yr)     | 4.06 |
| TP LOAD REMAINING (lb/yr):             | 4.06 |

REMAINING TP LOAD REDUCTION REQUIRED (lb/yr): 0.00 \*\*

\*\* TARGET TP REDUCTION EXCEEDED BY 1.99 LB/YEAR \*\*

Total Nitrogen (For Information Purposes)

|                                                  |       |
|--------------------------------------------------|-------|
| POST-DEVELOPMENT LOAD (lb/yr)                    | 58.08 |
| NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)         | 0.00  |
| REMAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr) | 58.08 |

PLAN DATE  
06-16-23  
11-16-23  
01-05-24

REVISIONS

No. DATE

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CLAYTON C. TOOK  
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01/05/2024  
PROFESSIONAL ENGINEER

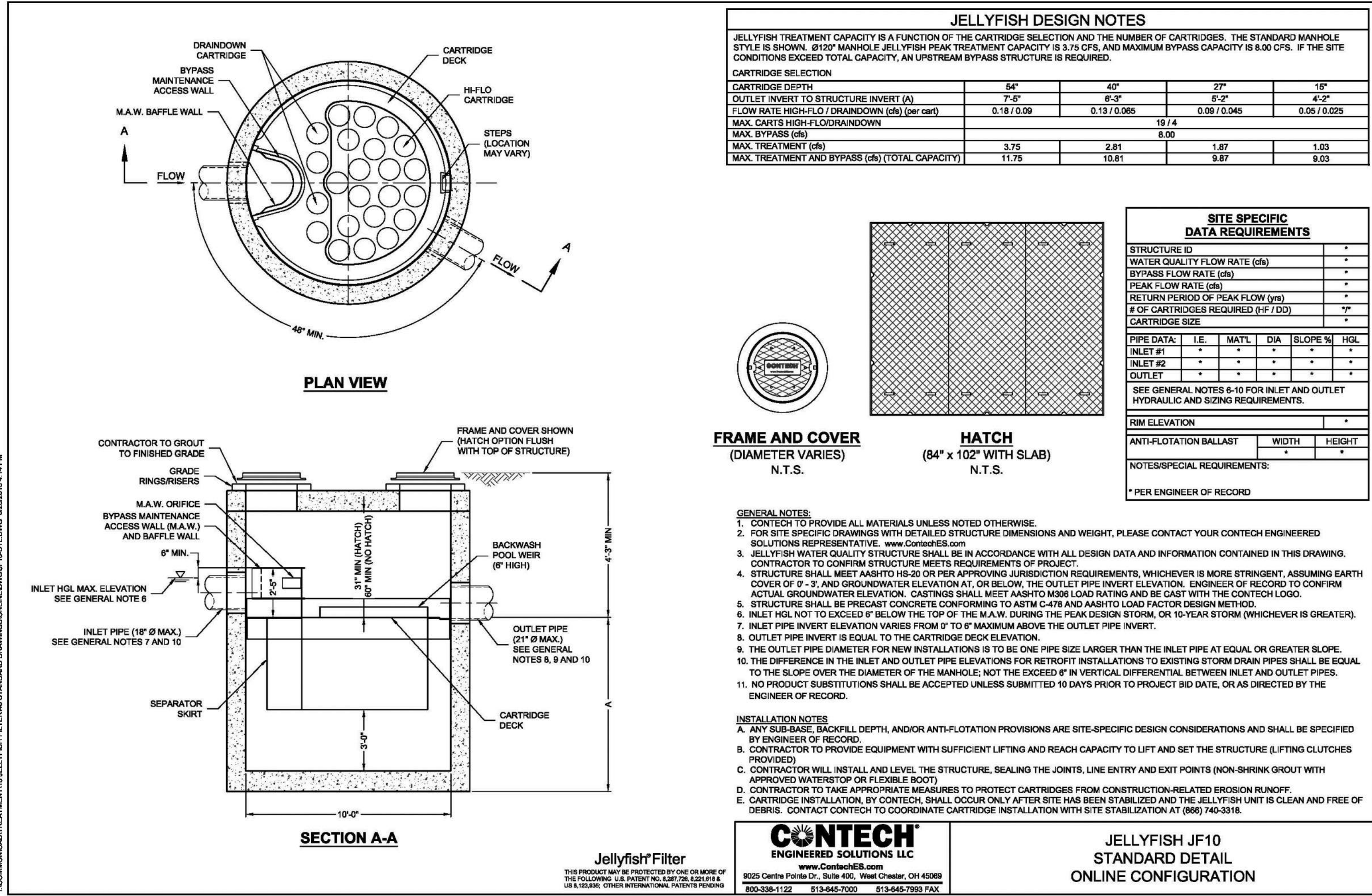
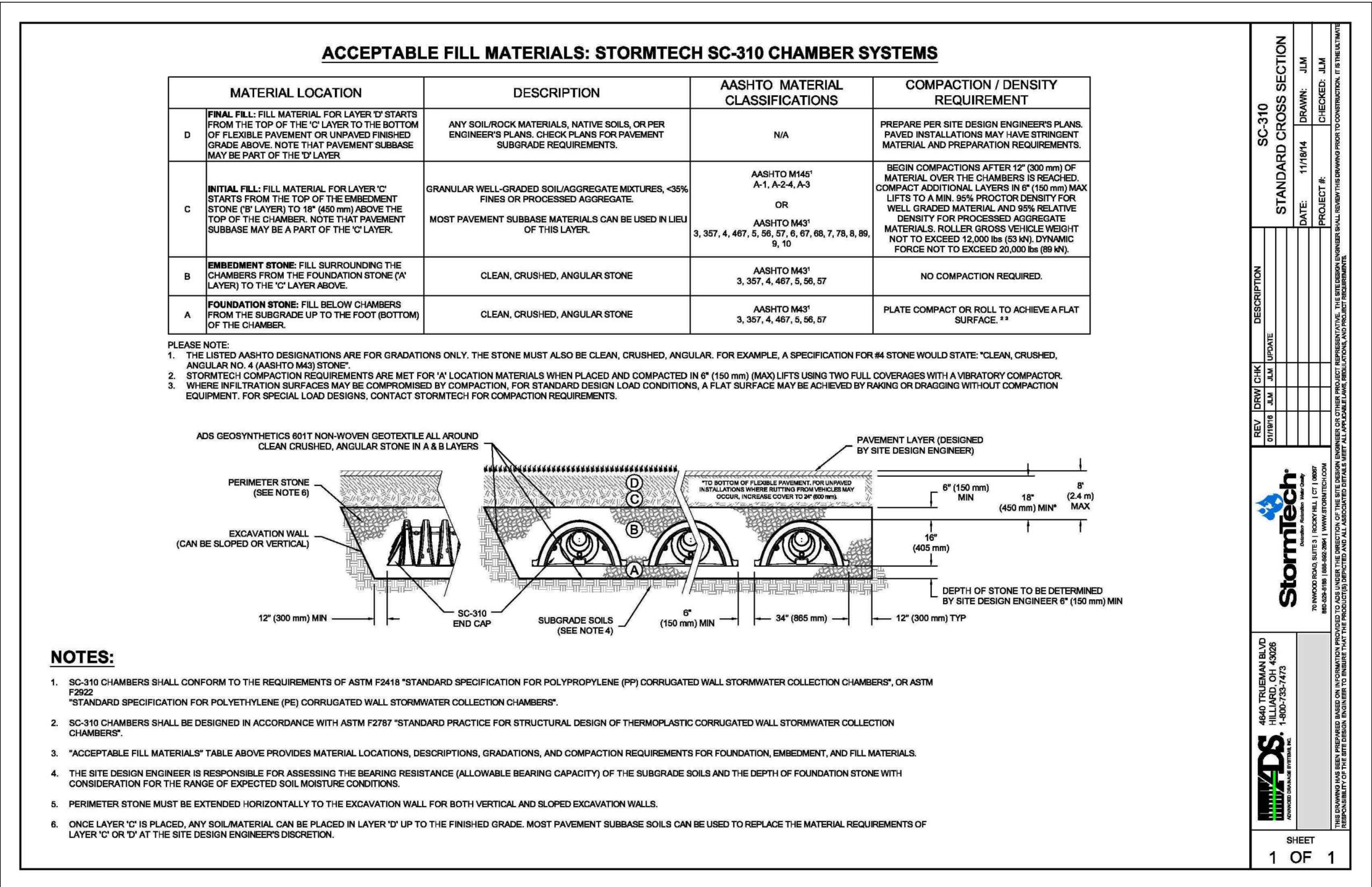
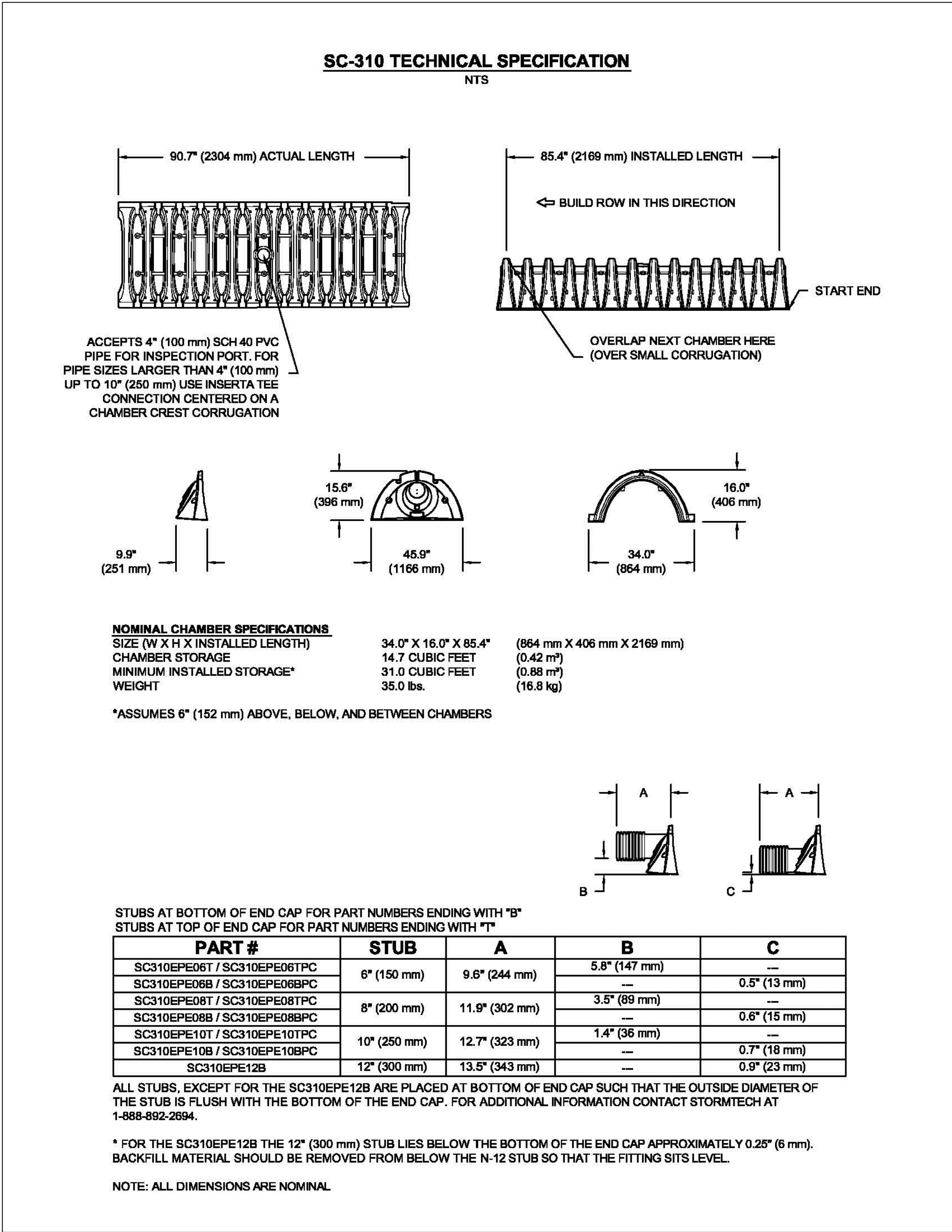
BMP POST-DEVELOPMENT COMPS  
THE OX FAIRFAX - BLOCK A  
GENERAL DEVELOPMENT PLAN  
SPECIAL USE PERMIT PLAT  
CITY OF FAIRFAX, VIRGINIA

DATE: JAN., 2024  
SCALE: 1"=30'

SHEET  
21  
OF  
38

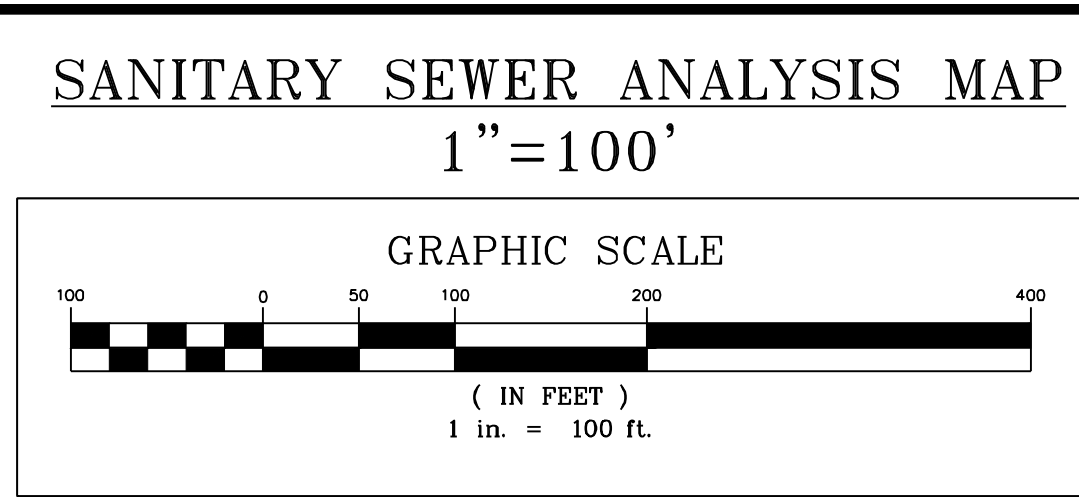
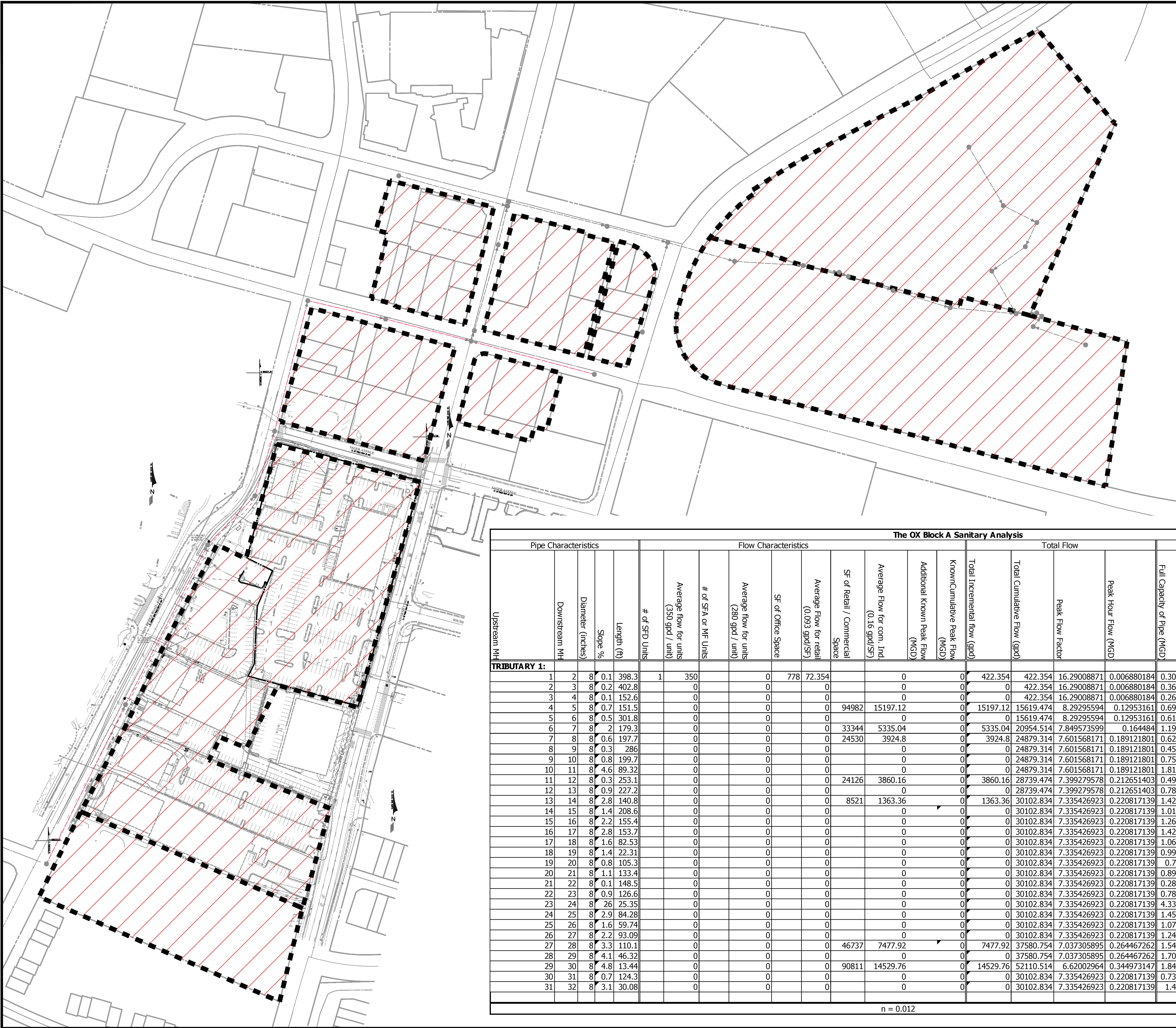
FILE No.  
RZ-13135







J:\JOBS\CityCenter\B-Engineering\Entitlement\CDP-FDP-SPEX\13135-100-Sanitary Capacity Study.dwg [COMPREHENSIVE - COMPS] January 05, 2024 - 3:58pm jarensberg



| The OX Block A Sanitary Analysis |               |                   |         |                      |                |                                         |                      |                                         |                    |                                        |                                 |                                          |                                  |                                  |                              |                             |                      |                      |                             |             |       |                        |             |                         |
|----------------------------------|---------------|-------------------|---------|----------------------|----------------|-----------------------------------------|----------------------|-----------------------------------------|--------------------|----------------------------------------|---------------------------------|------------------------------------------|----------------------------------|----------------------------------|------------------------------|-----------------------------|----------------------|----------------------|-----------------------------|-------------|-------|------------------------|-------------|-------------------------|
| Pipe Characteristics             |               |                   |         | Flow Characteristics |                |                                         |                      |                                         |                    |                                        |                                 |                                          | Total Flow                       |                                  |                              |                             | Capacity Information |                      |                             |             | NOTES |                        |             |                         |
| Upstream MH                      | Downstream MH | Diameter (Inches) | Slope % | Length (ft)          | # of SFD Units | Average flow for units (350 gpd / unit) | # of SFA or MF Units | Average flow for units (280 gpd / unit) | SF of Office Space | Average flow for retail (0.093 gpd/SF) | SF of Retail / Commercial Space | Average Flow for com. Ind. (0.16 gpd/SF) | Additional Known Peak Flow (MGD) | Known/Cumulative Peak Flow (MGD) | Total Incremental flow (gpd) | Total Cumulative Flow (gpd) | Peak Flow Factor     | Peak Hour Flow (MGD) | Full Capacity of Pipe (MGD) | % full      |       | Velocity in pipe (fps) | velocity OK |                         |
|                                  |               |                   |         |                      |                |                                         |                      |                                         |                    |                                        |                                 |                                          |                                  |                                  |                              |                             |                      |                      |                             |             |       |                        |             |                         |
| TRIBUTARY 1:                     |               |                   |         | 1                    | 350            |                                         |                      | 0                                       | 778                | 72.354                                 |                                 |                                          | 0                                |                                  | 0                            | 422.354                     | 422.354              | 16.29008871          | 0.006880184                 | 0.305707182 | 2%    | 0.56                   | no          | The OX Block A Analysis |
|                                  | 2             | 3                 | 8       | 0.2                  | 402.8          |                                         | 0                    |                                         | 0                  |                                        |                                 |                                          | 0                                |                                  | 0                            | 0                           | 422.354              | 16.29008871          | 0.006880184                 | 0.362625637 | 2%    | 0.63                   | no          |                         |
|                                  | 3             | 4                 | 8       | 0.1                  | 152.6          |                                         | 0                    |                                         | 0                  |                                        |                                 |                                          | 0                                |                                  | 0                            | 0                           | 422.354              | 16.29008871          | 0.006880184                 | 0.265288275 | 3%    | 0.50                   | no          |                         |
|                                  | 4             | 5                 | 8       | 0.7                  | 151.5          |                                         | 0                    |                                         | 0                  |                                        | 94982                           | 15197.12                                 |                                  |                                  | 0                            | 15197.12                    | 15619.474            | 8.29295594           | 0.12953161                  | 0.690768945 | 19%   | 2.35                   | yes         |                         |
|                                  | 5             | 6                 | 8       | 0.5                  | 301.8          |                                         | 0                    |                                         | 0                  |                                        |                                 |                                          |                                  |                                  | 0                            | 0                           | 15619.474            | 8.29295594           | 0.12953161                  | 0.617939685 | 21%   | 2.17                   | yes         |                         |
|                                  | 6             | 7                 | 8       | 2                    | 179.3          |                                         | 0                    |                                         | 0                  |                                        |                                 | 33344                                    | 5335.04                          |                                  | 0                            | 5335.04                     | 20954.514            | 7.849573599          | 0.164484                    | 1.197253683 | 14%   | 3.73                   | yes         |                         |
|                                  | 7             | 8                 | 8       | 0.6                  | 197.7          |                                         | 0                    |                                         | 0                  |                                        |                                 | 24530                                    | 3924.8                           |                                  | 0                            | 3924.8                      | 24879.314            | 7.601568171          | 0.189121801                 | 0.628238648 | 30%   | 2.44                   | yes         |                         |
|                                  | 8             | 9                 | 8       | 0.3                  | 286            |                                         | 0                    |                                         | 0                  |                                        |                                 |                                          | 0                                |                                  | 0                            | 0                           | 24879.314            | 7.601568171          | 0.189121801                 | 0.455797118 | 41%   | 1.93                   | no          |                         |
|                                  | 9             | 10                | 8       | 0.8                  | 199.7          |                                         | 0                    |                                         | 0                  |                                        |                                 |                                          | 0                                |                                  | 0                            | 0                           | 24879.314            | 7.601568171          | 0.189121801                 | 0.750215761 | 25%   | 2.78                   | yes         |                         |
|                                  | 10            | 11                | 8       | 4.6                  | 89.32          |                                         | 0                    |                                         | 0                  |                                        |                                 |                                          | 0                                |                                  | 0                            | 0                           | 24879.314            | 7.601568171          | 0.189121801                 | 1.817050584 | 10%   | 5.22                   | yes         |                         |
|                                  | 11            | 12                | 8       | 0.3                  | 253.1          |                                         | 0                    |                                         | 0                  |                                        | 24126                           | 3860.16                                  |                                  |                                  | 0                            | 3860.16                     | 28739.474            | 7.399279578          | 0.212651403                 | 0.490332272 | 43%   | 2.10                   | no          |                         |
|                                  | 12            | 13                | 8       | 0.9                  | 227.2          |                                         | 0                    |                                         | 0                  |                                        |                                 |                                          | 0                                |                                  | 0                            | 0                           | 28739.474            | 7.399279578          | 0.212651403                 | 0.787775739 | 27%   | 2.97                   | yes         |                         |
|                                  | 13            | 14                | 8       | 2.8                  | 140.8          |                                         | 0                    |                                         | 0                  |                                        |                                 | 8521                                     | 1363.36                          |                                  | 0                            | 1363.36                     | 30102.834            | 7.335426923          | 0.220817139                 | 1.422386277 | 16%   | 4.59                   | yes         |                         |
|                                  | 14            | 15                | 8       | 1.4                  | 208.6          |                                         | 0                    |                                         | 0                  |                                        |                                 |                                          | 0                                |                                  | 0                            | 0                           | 30102.834            | 7.335426923          | 0.220817139                 | 1.014530283 | 22%   | 0.00                   | no          |                         |
|                                  | 15            | 16                | 8       | 2.2                  | 155.4          |                                         | 0                    |                                         | 0                  |                                        |                                 |                                          | 0                                |                                  | 0                            | 0                           | 30102.834            | 7.335426923          | 0.220817139                 | 1.267844526 | 17%   | 0.00                   | no          |                         |
|                                  | 16            | 17                | 8       | 2.8                  | 153.7          |                                         | 0                    |                                         | 0                  |                                        |                                 |                                          | 0                                |                                  | 0                            | 0                           | 30102.834            | 7.335426923          | 0.220817139                 | 1.420268427 | 16%   | 0.00                   | no          |                         |
|                                  | 17            | 18                | 8       | 1.6                  | 82.53          |                                         | 0                    |                                         | 0                  |                                        |                                 |                                          | 0                                |                                  | 0                            | 0                           | 30102.834            | 7.335426923          | 0.220817139                 | 1.069975442 | 21%   | 0.00                   | no          |                         |
|                                  | 18            | 19                | 8       | 1.4                  | 22.31          |                                         | 0                    |                                         | 0                  |                                        |                                 |                                          | 0                                |                                  | 0                            | 0                           | 30102.834            | 7.335426923          | 0.220817139                 | 0.997295429 | 22%   | 0.00                   | no          |                         |
|                                  | 19            | 20                | 8       | 0.8                  | 105.3          |                                         | 0                    |                                         | 0                  |                                        |                                 |                                          | 0                                |                                  | 0                            | 0                           | 30102.834            | 7.335426923          | 0.220817139                 | 0.76459221  | 29%   | 0.00                   | no          |                         |
|                                  | 20            | 21                | 8       | 1.1                  | 133.4          |                                         | 0                    |                                         | 0                  |                                        |                                 |                                          | 0                                |                                  | 0                            | 0                           | 30102.834            | 7.335426923          | 0.220817139                 | 0.891206341 | 25%   | 0.00                   | no          |                         |
|                                  | 21            | 22                | 8       | 0.1                  | 148.5          |                                         | 0                    |                                         | 0                  |                                        |                                 |                                          | 0                                |                                  | 0                            | 0                           | 30102.834            | 7.335426923          | 0.220817139                 | 0.286265245 | 77%   | 0.00                   | no          |                         |
|                                  | 22            | 23                | 8       | 0.9                  | 126.6          |                                         | 0                    |                                         | 0                  |                                        |                                 |                                          | 0                                |                                  | 0                            | 0                           | 30102.834            | 7.335426923          | 0.220817139                 | 0.788721572 | 28%   | 0.00                   | no          |                         |
|                                  | 23            | 24                | 8       | 26                   | 25.35          |                                         | 0                    |                                         | 0                  |                                        |                                 |                                          | 0                                |                                  | 0                            | 0                           | 30102.834            | 7.335426923          | 0.220817139                 | 4.339769886 | 5%    | 0.00                   | no          |                         |
|                                  | 24            | 25                | 8       | 2.9                  | 84.28          |                                         | 0                    |                                         | 0                  |                                        |                                 |                                          | 0                                |                                  | 0                            | 0                           | 30102.834            | 7.335426923          | 0.220817139                 | 1.451297154 | 15%   | 0.00                   | no          |                         |
|                                  | 25            | 26                | 8       | 1.6                  | 59.74          |                                         | 0                    |                                         | 0                  |                                        |                                 |                                          | 0                                |                                  | 0                            | 0                           | 30102.834            | 7.335426923          | 0.220817139                 | 1.078067676 | 20%   | 0.00                   | no          |                         |
|                                  | 26            | 27                | 8       | 2.2                  | 93.09          |                                         | 0                    |                                         | 0                  |                                        |                                 |                                          | 0                                |                                  | 0                            | 0                           | 30102.834            | 7.335426923          | 0.220817139                 | 1.246283761 | 18%   | 0.00                   | no          |                         |
|                                  | 27            | 28                | 8       | 3.3                  | 110.1          |                                         | 0                    |                                         | 0                  |                                        | 46737                           | 7477.92                                  |                                  |                                  | 0                            | 7477.92                     | 37580.754            | 7.037305895          | 0.264467262                 | 1.542621477 | 17%   | 0.00                   | no          |                         |
|                                  | 28            | 29                | 8       | 4.1                  | 46.32          |                                         | 0                    |                                         | 0                  |                                        |                                 |                                          | 0                                |                                  | 0                            | 0                           | 37580.754            | 7.037305895          | 0.264467262                 | 1.708989496 | 15%   | 0.00                   | no          |                         |
|                                  | 29            | 30                | 8       | 4.8                  | 13.44          |                                         | 0                    |                                         | 0                  |                                        | 90811                           | 14529.76                                 |                                  |                                  | 0                            | 14529.76                    | 52110.514            | 6.62002964           | 0.344973147                 | 1.846218589 | 19%   | 0.00                   | no          |                         |
|                                  | 30            | 31                | 8       | 0.7                  | 124.3          |                                         | 0                    |                                         | 0                  |                                        |                                 |                                          | 0                                |                                  | 0                            | 0                           | 30102.834            | 7.335426923          | 0.220817139                 | 0.731840007 | 30%   | 0.00                   | no          |                         |
|                                  | 31            | 32                | 8       | 3.1                  | 30.08          |                                         | 0                    |                                         | 0                  |                                        |                                 |                                          | 0                                |                                  | 0                            | 0                           | 30102.834            | 7.335426923          | 0.220817139                 | 1.48763136  | 15%   | 0.00                   | no          |                         |
| n = 0.012                        |               |                   |         |                      |                |                                         |                      |                                         |                    |                                        |                                 |                                          |                                  |                                  |                              |                             |                      |                      |                             |             |       |                        |             |                         |

n = 0.012

PLAN DATE  
05-16-23  
11-05-24  
01-05-24

REVISIONS  
No. DATE DESCRIPTION

Urban, Ltd.  
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SANITARY SEWER STUDY

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

DATE: JAN., 2024

SCALE: 1"=100'

C.I.= N/A

SHEET  
22  
OF  
35

FILE No.  
RZ-13135