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

APPLICANT
OX HILL REALTY LLC
4031 UNIVERSITY DRIVE
SUITE 400
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

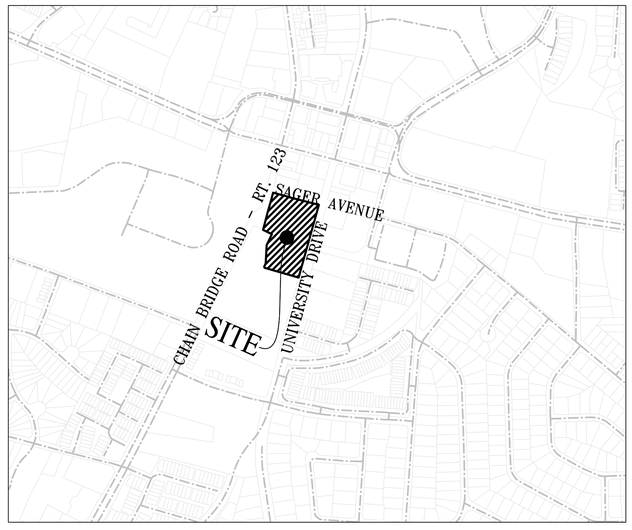
ARCHITECT
DAVID M. SCHWARZ ARCHITECTS
1707 L STREET NW
SUITE 400
WASHINGTON, DC, VA 20036
(202) 862-0777
CONTACT: STEVE KNIGHT
STEVE.KNIGHT@DMSAS.COM

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
4114 LEGATO ROAD, SUITE 650
FAIRFAX, VA 22033
(703) 787-9595
CONTACT: MARIA LASHINGER
MARIA.LASHINGER@GOROVESLADE.COM

ILLUSTRATIVE RENDERING



VICINITY MAP
SCALE: 1" = 500'

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03	PROPERTY EXHIBIT
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09	GRADING PLAN
10	CONCEPTUAL UTILITY PLAN
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A1.02	LEVEL 2-4 FLOOR PLAN
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NOTE: TOTAL 38 SHEETS

No.	DATE	DESCRIPTION
		REVISIONS

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

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COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 036790
PROFESSIONAL ENGINEER
01/05/2024

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

Urban, Ltd. - J:\JOBS\CityCenter\B-Engineering\Entitlement\CDP-FDP-SPEX\13135-01-COVER.dwg [Layout1] January 05, 2024 - 4:29pm aarensberg

GENERAL NOTES

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 LAW.
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 USE AND ARCHITECTURAL/ENGINEERING DESIGN. THE FINAL DESIGN SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THE GPD/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 AS 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.

REQUESTED WAIVERS/MODIFICATIONS

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

ZONING TABULATIONS

SITE AREA DATA:

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

ZONING:

EXISTING:	COMMERCIAL RETAIL (CR) HISTORIC OVERLAY DISTRICT
PROPOSED:	COMMERCIAL URBAN (CU) DISTRICT HISTORIC OVERLAY (HO) DISTRICT

USE:

EXISTING:	OFFICE COMMERCIAL
PROPOSED:	ART GALLERY BLACK BOX THEATER CONCERT HALL CONFERENCE CENTER HOTEL OFFICE 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

BUILDING PROGRAM

USE	GROSS SQUARE FOOTAGE (GSF)		KEYS/SEAT COUNT
ART GALLERY	UP TO	8,399	-
BLACK BOX THEATER	UP TO	5,203	Seating Capacity: Seated = 117
CONCERT HALL	UP TO	104,970	Seating Capacity: Standing = 4,127 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	-
TOTAL	**UP TO**	**310,788**	

PARKING TABULATIONS

REQUIRED:

OFF-STREET PARKING AND LOADING REQUIREMENTS PER CITY OF FAIRFAX ZONING ORDINANCE (SEC. 4.2.3E)

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	1,032	928	464	464
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	**693**
				TOTAL LOADING SPACES REQUIRED	**2**
				TOTAL BICYCLE PARKING SPACES REQUIRED	**20**

PROVIDED:

PROVIDED

UNDERGROUND GARAGE	428
SURFACE - NEW	6
SURFACE - EXISTING	91
TOTAL PARKING PROVIDED	**525**
LOADING SPACES PROVIDED	**4**
BICYCLE PARKING SPACES PROVIDED	**20**

EXISTING (TO REMAIN)

TOTAL PARKING PROVIDED	**93**
BICYCLE PARKING SPACES PROVIDED	**20**

SOILS MAP

SCALE: 1" = 500'

SOIL ID NUMBERS	SOIL SERIES NAME	FOUNDATION SUPPORT	SOIL DRAINAGE	EROSION POTENTIAL	HYDROLOGIC SOIL GROUP
107	WHEATON-MEADOWVILLE COMPLEX 2-7 % SLOPES	FAIR	MARGINAL	MEDIUM	D
105	WHEATON GLENELG COMPLEX 7-15 % SLOPES	GOOD	GOOD	HIGH	D
105	WHEATON GLENELG COMPLEX 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

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 ELECTRIC LINE
- EXISTING TELEPHONE LINE
- PROP. FENCE
- PROP. WALL HEIGHT

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

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COMMONWEALTH OF VIRGINIA
CLINTON C. COOK
LIC. No. 036790
01/19/2024
PROFESSIONAL ENGINEER

GENERAL NOTES AND DETAILS

THE OX FAIRFAX - BLOCK A
GENERAL DEVELOPMENT PLAN

SPECIAL USE PERMIT PLAT
CITY OF FAIRFAX, VIRGINIA

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

SHEET 02 OF 38

FILE No. RZ-13135

Urban, Ltd. - J:\JOBS\CityCenter\B-Engineering\Entitlement\CDP-FDP-SPEX\13135-02-GNOTES.dwg [Layout1] January 19, 2024 - 1:15pm aarensberg

CHAIN BRIDGE ROAD - ROUTE #123
EX. VARIABLE WIDTH PUBLIC RIGHT-OF-WAY

UNIVERSITY DRIVE
EX. 50' PUBLIC RIGHT-OF-WAY

SAGER AVENUE
EX. 50' PUBLIC RIGHT-OF-WAY

HISTORIC COURTHOUSE

TM: 57 4 02 053
CHAIN BRIDGE HOLDING COMPANY, LLC
DB. 21871 PG. 521
ZONE: CO (COMMERCIAL OFFICE)
12,919 S.F.
0.29658 ACRES

TM: 57 4 02 051
ORP, L.L.C.
DB. 10384 PG. 588
ZONE: CO (COMMERCIAL OFFICE)
37,223 S.F.
0.85542 ACRES

TM: 57 4 02 049
THE BUSINESS INVESTMENT GROUP, LLC
ZONE: CO (COMMERCIAL OFFICE)/ CR (COMMERCIAL RETAIL)
39,751 S.F.
0.91 ACRES

TM: 57 4 02 048
THE HUMANE SOCIETY OF FAIRFAX COUNTY, INC.
DB. 9319 PG. 1484
ZONE: CR (COMMERCIAL RETAIL)
12,594 S.F.
0.28913 ACRES

TM: 57 4 02 046
MACKALL BROTHERS, LLC
DB. 11199 PG. 198
ZONE: CR (COMMERCIAL RETAIL)
11,999 S.F.
0.27546 ACRES

TM: 57 4 02 045
MACKALL BROTHERS, LLC
DB. 11199 PG. 198
ZONE: CR (COMMERCIAL RETAIL)
5,361 S.F.
0.12307 ACRES

TM: 57 4 02 044
TRUIST BANK
DB. 3748 PG. 113
DB.3560 PG. 409
DB.3563 PG. 49
ZONE: CR (COMMERCIAL RETAIL)
139,016 S.F.
3.19137 ACRES

TM: 57 4 02 044 A
4084 LLC
DB. 24966 PG. 2089
ZONE: CO (COMMERCIAL OFFICE)
44,836 S.F.
1.02930 ACRES

TM: 57 4 02 087A
THE BUSINESS INVESTMENT GROUP, LLC.
ZONE: CR (COMMERCIAL RETAIL)
12,612 S.F.
0.29 ACRES

TM: 57 4 02 087B
UNIVERSITY DRIVE, LLC.
ZONE: CR (COMMERCIAL RETAIL)
23,195 S.F.
0.53 ACRES

TM: 57 4 02 087D
GMUF COOMERCE BUILDINGS, LLC.
ZONE: CO (COMMERCIAL OFFICE)

TM: 57 4 02 042A
FAIRFAX VOL FORE DEPT.
ZONE: CO (COMMERCIAL OFFICE)
42,321 S.F.
0.97 ACRES

TM: 57 4 02 044C
4041 UNIVERSITY DRIVE, LLC.
ZONE: CR (COMMERCIAL RETAIL)
23,195 S.F.
0.53 ACRES

PARCEL AREA SUMMARY:

057-4-02-044
139,016 SQ.FT (OR 3.19 ACRES)

057-4-02-045
5,361 SQ.FT (OR 0.12 ACRES)

057-4-02-046
11,999 SQ.FT (OR 0.28 ACRES)

GRAPHIC SCALE
30 0 15 30 60 240
(IN FEET)
1 in. = 30 ft.

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06-16-23
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COMMONWEALTH OF VIRGINIA
CLINTON C. TOOK
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PROFESSIONAL ENGINEER
01/05/2024

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

SCALE: 1"=50' | C.I.=N/A | DATE: JAN., 2024

SHEET 03 OF 38

FILE No. RZ-13135

Urban, Ltd. - J:\JOBS\CityCenter\B-Engineering\Entitlement\CDP-FDP-SPEX\13135-18-PROP-EXHIBIT.dwg [Layout] January 05, 2024 - 3:51pm aarensberg

CHAIN BRIDGE ROAD - ROUTE #123
EX. VARIABLE WIDTH PUBLIC RIGHT-OF-WAY

HISTORIC COURTHOUSE

THE BUSINESS INVESTMENT GROUP, LLC
TM: 57 4 02 049
DB. 10384 PG. 588
ZONE: CR (COMMERCIAL RETAIL)
CO (COMMERCIAL OFFICE)
36,751 S.F.
0.84367 ACRES

CHAIN BRIDGE HOLDING COMPANY, LLC
TM: 57 4 02 053
DB. 21871 PG. 521
ZONE: CO (COMMERCIAL OFFICE)
12,919 S.F.
0.29656 ACRES

ORP, L.L.C.
TM: 57 4 02 051
DB. 10384 PG. 588
ZONE: CO (COMMERCIAL OFFICE)
37,223 S.F.
0.85542 ACRES

A DAVIES FAMILY, LLC
TM: 57 4 02 040
ZONE: RM (RESIDENTIAL MEDIUM)
2.67 ACRES

TRUIST BANK DB.
TM: 57 4 02 047
9896 PG. 237
ZONE: CO (COMMERCIAL OFFICE)
58,700 S.F.
1.34758 ACRES

4103 CHAIN BRIDGE ROAD, LLC
TM: 57 4 02 054
DB. 23452 PG. 1536
ZONE: CO (COMMERCIAL OFFICE)
58,635 S.F.
1.36902 ACRES

4084 LLC
TM: 57 4 02 044 A
DB. 24966 PG. 2089
ZONE: CO (COMMERCIAL OFFICE)
44,838 S.F.
1.02930 ACRES

A DAVIES FAMILY, LLC
TM: 57 4 02 040
ZONE: RM (RESIDENTIAL MEDIUM)
2.67 ACRES

EX. 4 STORY BRICK BUILDING #4117 (TO BE REMOVED)
EX. 5 STORY BRICK BUILDING #4103 (TO BE REMOVED)
EX. 2 STORY BRICK BUILDING #4101 (TO BE REMOVED)
EX. 5 STORY BRICK BUILDING #4035 (TO BE REMOVED)
EX. 2 STORY STUCCO BUILDING #4051 (TO REMAIN)
EX. 2 STORY BRICK BUILDING #4057 (TO BE REMOVED)
EX. 2 STORY BRICK BUILDING #4029 (TO REMAIN)
EX. 2 STORY BRICK BUILDING #4037 (TO REMAIN)
EX. 2 STORY CONCRETE BUILDING #4084 (TO BE REMOVED)
EX. PARKING GARAGE
EX. METAL SCULPTURE

EX. ASPHALT PARKING LOT WITH APPROX. 13 UNMARKED SPACES

PROP. TRASH RECEPTACLE (TYP.)
PROP. 6'X20' SCOOTER DOCKING
PROP. BIKE RACK
PROP. SEATING
PROP. 10' SIDEWALK
PROP. 12'X8' BUS SHELTER
EX. WALL TO REMAIN
PROP. 6'X16' SCOOTER DOCKING
PROP. BIKE RACK
PROP. SIDEWALK EXTENSION
THE SURFACE PARKING LOT SHALL BE REMOVED IN CONJUNCTION WITH A FUTURE PHASE OF REDEVELOPMENT
EGRESS ONLY; NO ACCESS FROM UNIVERSITY DRIVE

ENTRANCE DRIVE
PROP. SHORT TERM DROPOFF
PROP. SIDEWALK
Ø30.00' PROP. MOUNTABLE MEDIAN
PROP. RET. WALL
PROPOSED RIGHT-OF-WAY; OFFSET 30' FROM CENTERLINE OF UNIVERSITY DRIVE
240.00'

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

PARKING GARAGE ENTRANCE
LOADING DOCK ENTRANCE
PROP. 24'X7.5' UNDERGROUND TRANSFORMER
PROP. 26'X8.5' UNDERGROUND TRANSFORMER

SAGER AVENUE
EX. 50' PUBLIC RIGHT-OF-WAY

UNIVERSITY DRIVE, LLC.
TM: 57 4 02 087A
ZONE: CR (COMMERCIAL RETAIL)
12,602 S.F.
0.29 ACRES

UNIVERSITY DRIVE, LLC.
TM: 57 4 02 087B
ZONE: CR (COMMERCIAL RETAIL)
23,195 S.F.
0.53 ACRES

UNIVERSITY DRIVE, LLC.
TM: 57 4 02 087B
ZONE: CR (COMMERCIAL RETAIL)
23,195 S.F.
0.53 ACRES

UNIVERSITY DRIVE
EX. 50' PUBLIC RIGHT-OF-WAY

EX. SIGNALIZED INTERSECTION
PROP. CROSSWALK
ERADICATE EX. STRIPING
PROP. SIGNALIZED INTERSECTION

GMUF COOMERCE BUILDINGS, LLC.
TM: 57 4 02 087D
ZONE: CO (COMMERCIAL OFFICE)

FAIRFAX VOL FORE DEPT.
TM: 57 4 02 042F
ZONE: CO (COMMERCIAL OFFICE)
42,201 S.F.
0.97 ACRES

4041 UNIVERSITY DRIVE, LLC.
TM: 57 4 02 044C
ZONE: CR (COMMERCIAL RETAIL)
23,195 S.F.
0.53 ACRES

SRI MAATRE 4021, LLC.
TM: 57 4 02 043A
ZONE: CR (COMMERCIAL RETAIL)
0.49 ACRES

SOUTH STREET

VA STATE GRID NORTH

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
06-16-23
11-16-23
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COMMONWEALTH OF VIRGINIA
CHRISTOPHER CLAYTON LASSITER
LIC. NO. 036700
ENGINEER
PROFESSIONAL
01/05/2024

OVERVIEW

THE OX FAIRFAX - BLOCK A
GENERAL DEVELOPMENT PLAN

SPECIAL USE PERMIT PLAT
CITY OF FAIRFAX, VIRGINIA

SCALE: 1"=40'
DATE: JAN., 2024
CI.= N/A

SHEET
04
OF
38

FILE No.
RZ-13135

Urban, Ltd. – J:\JOBS\CityCenter\B-Engineering\Entitlement\CDP-FDP-SPEX\13135-03-OVERVIEW.dwg [OVERVIEW] January 05, 2024 – 3:52pm parensberg

CHAIN BRIDGE ROAD - ROUTE #123
EX. VARIABLE WIDTH PUBLIC RIGHT-OF-WAY

TM: 57 4 02 053
CHAIN BRIDGE HOLDING COMPANY, LLC
DB. 21871 PG. 521
ZONE: CO (COMMERCIAL OFFICE)
12,919 S.F.
0.29658 ACRES

TM: 57 4 02 051
ORP, L.L.C.
DB. 10384 PG. 588
ZONE: CO (COMMERCIAL OFFICE)
37,223 S.F.
0.85542 ACRES

TM: 57 4 02 049
THE BUSINESS INVESTMENT GROUP, LLC
ZONE: CO (COMMERCIAL OFFICE)/ CR (COMMERCIAL RETAIL)
50,751 S.F.
1.17 ACRES

TM: 57 4 02 048
THE HUMANE SOCIETY OF FAIRFAX COUNTY, INC.
DB. 3919 PG. 1484
ZONE: CR (COMMERCIAL RETAIL)
172,594 S.F.
3.96161 ACRES

TM: 57 4 02 046
MACKALL BROTHERS, LLC
DB. 11199 PG. 198
ZONE: CR (COMMERCIAL RETAIL)
11,999 S.F.
0.27546 ACRES

TM: 57 4 02 087A
THE BUSINESS INVESTMENT GROUP, LLC.
ZONE: CR (COMMERCIAL RETAIL)
12,612 S.F.
0.29 ACRES

TM: 57 4 02 044
4084 LLC
DB. 24966 PG. 2089
ZONE: CO (COMMERCIAL OFFICE)
44,836 S.F.
1.02930 ACRES

TM: 57 4 02 044A
TRUIST BANK
DB. 3748 PG. 113
DB. 3560 PG. 499
DB. 3563 PG. 149
ZONE: CR (COMMERCIAL RETAIL)
139,096 S.F.
3.19367 ACRES

TM: 57 4 02 045
MACKALL BROTHERS, LLC
DB. 11199 PG. 198
ZONE: CR (COMMERCIAL RETAIL)
5,361 S.F.
0.12307 ACRES

TM: 57 4 02 087B
UNIVERSITY DRIVE, LLC.
ZONE: CR (COMMERCIAL RETAIL)
23,195 S.F.
0.53 ACRES

TM: 57 4 02 087D
GMUF COOMERCE BUILDINGS, LLC.
ZONE: CO (COMMERCIAL OFFICE)

TM: 57 4 02 042A
FAIRFAX VOL FORE DEPT.
ZONE: CO (COMMERCIAL OFFICE)
42,321 S.F.
0.97 ACRES

TM: 57 4 02 044C
4041 UNIVERSITY DRIVE, LLC.
ZONE: CR (COMMERCIAL RETAIL)
23,195 S.F.
0.53 ACRES

TM: 57 4 02 043A
SRI MAATRE 4021, LLC.
ZONE: CR (COMMERCIAL RETAIL)
21,795 S.F.
0.49 ACRES

UNIVERSITY DRIVE
EX. 50' PUBLIC RIGHT-OF-WAY

SAGER AVENUE
EX. 50' PUBLIC RIGHT-OF-WAY

HISTORIC COURTHOUSE

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

No.	DATE	DESCRIPTION
		REVISIONS

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

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COMMONWEALTH OF VIRGINIA
CLINTON C. TOZER
Lic. No. 036790
01/05/2024
PROFESSIONAL ENGINEER

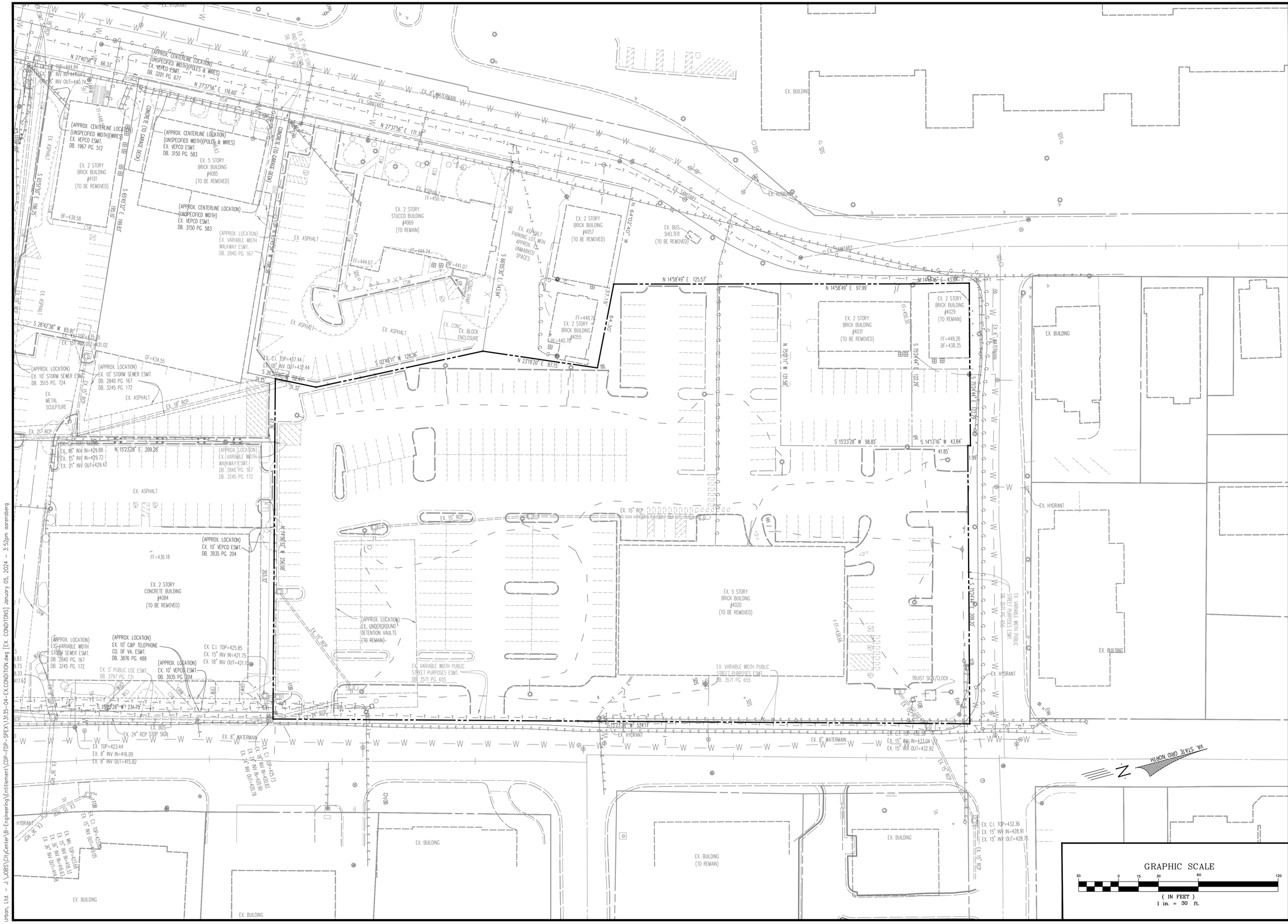
EXISTING CONDITIONS
THE OX FAIRFAX - BLOCK A GENERAL DEVELOPMENT PLAN
SPECIAL USE PERMIT PLAT
CITY OF FAIRFAX, VIRGINIA

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

SHEET 05 OF 38

FILE No. RZ-13135

Urban, Ltd. - J:\OBS\CityCenter\B-Engineering\Entitlement\CDP-FDP-SPEX\13135-04-EX.CONDITION.dwg [Layout] January 05, 2024 - 3:52pm aarensberg



No.	DATE	DESCRIPTION
		REVISIONS

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

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COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 036790
PROFESSIONAL ENGINEER
01/05/2024

EXISTING CONDITIONS

THE OX FAIRFAX - BLOCK A
GENERAL DEVELOPMENT PLAN

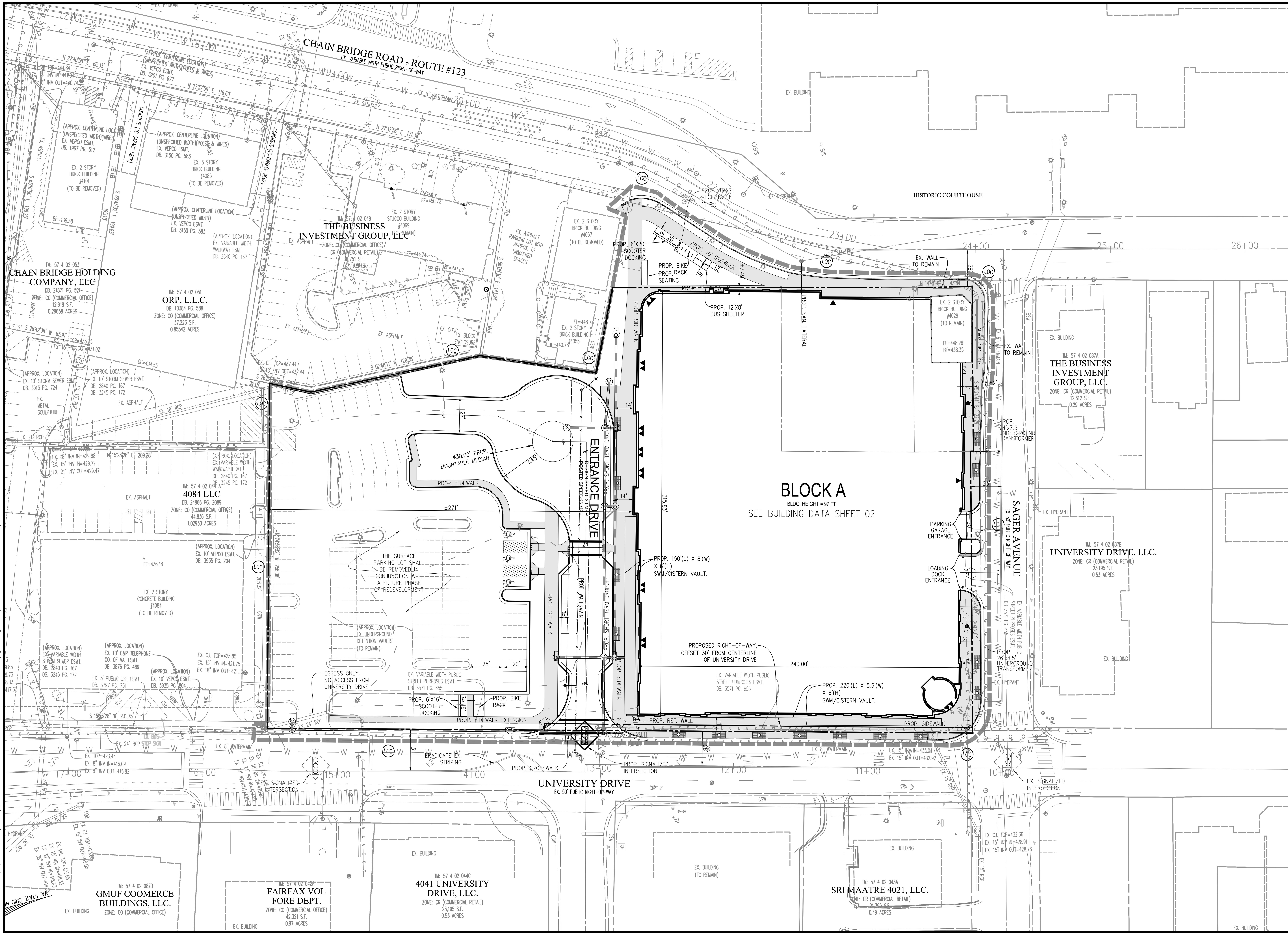
SPECIAL USE PERMIT PLAT
CITY OF FAIRFAX, VIRGINIA

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

SHEET
06
OF
38

FILE No.
RZ-13135

Urban, Ltd. – J:\JOBS\CityCenter\B-Engineering\Entitlement\CDP-FDP-SPEX\13135-04-EX.CONDITION.dwg [EX. CONDITONS] January 05, 2024 – 3:52pm aarensberg



Urban, Ltd. - J:\JOBS\CityCenter\B-Engineering\Entitlement\CDP-FDP-SPEX\13135-17-CONCEPT PLAN.dwg [LAYOUT] January 05, 2024 - 3:53pm aarensberg

No.	DATE	DESCRIPTION
		REVISIONS

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

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CLAYTON C. TOCK
Lic. No. 036790
01/05/2024
PROFESSIONAL ENGINEER

GDP PLAN AND SUP PLAT

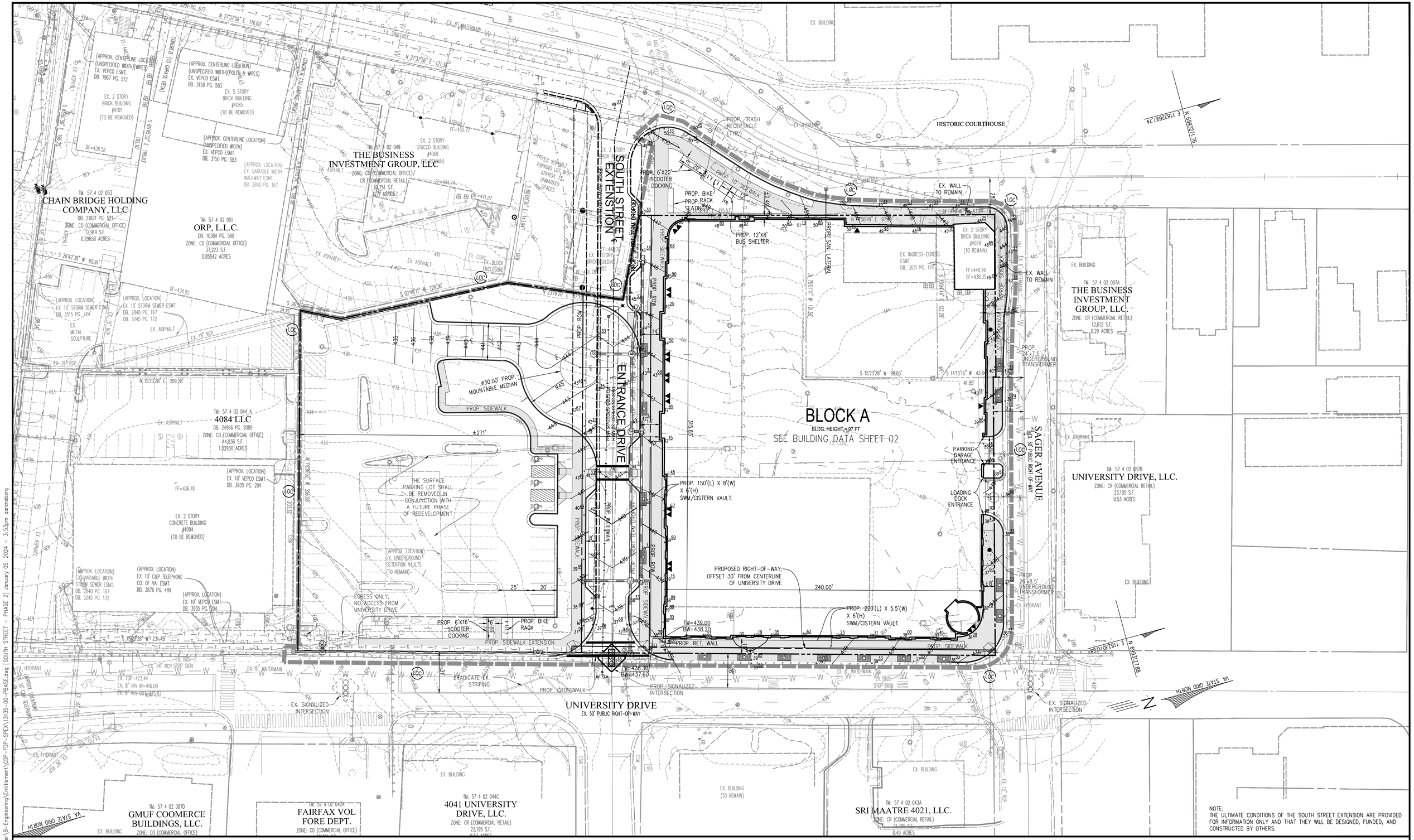
THE OX FAIRFAX - BLOCK A GENERAL DEVELOPMENT PLAN

SPECIAL USE PERMIT PLAT
CITY OF FAIRFAX, VIRGINIA

SCALE: 1"=30'   C.I.= N/A   DATE: JAN., 2024

SHEET 07 OF 38

FILE No. RZ-13135



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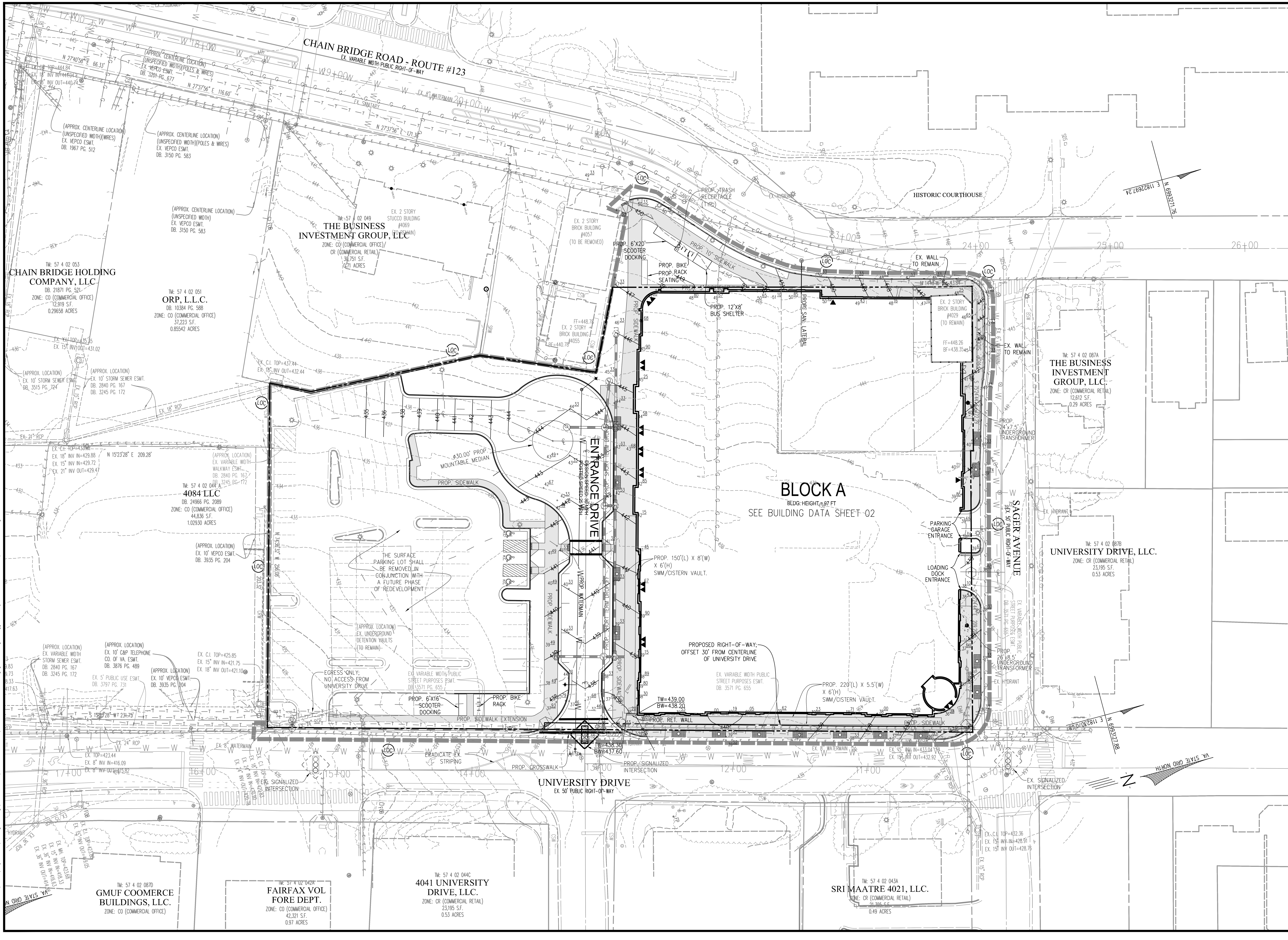
SOUTH STREET - PHASE II

CITY CENTER

CITY OF FAIRFAX, VIRGINIA

SCALE: 1"=30'
JANUARY, 2024

Urban, Ltd. – J:\JOBS\CityCenter\B-Engineering\Entitlement\CDP-FDP-SPEX\13135-00-PBASE.dwg [SOUTH STREET - PHASE 2] January 05, 2024 - 3:53pm aprensberg



No.	DATE	DESCRIPTION
		REVISIONS

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

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CLAYTON C. TOCK
Lic. No. 036790
01/05/2024
PROFESSIONAL ENGINEER

GRADING PLAN

THE OX FAIRFAX - BLOCK A GENERAL DEVELOPMENT PLAN

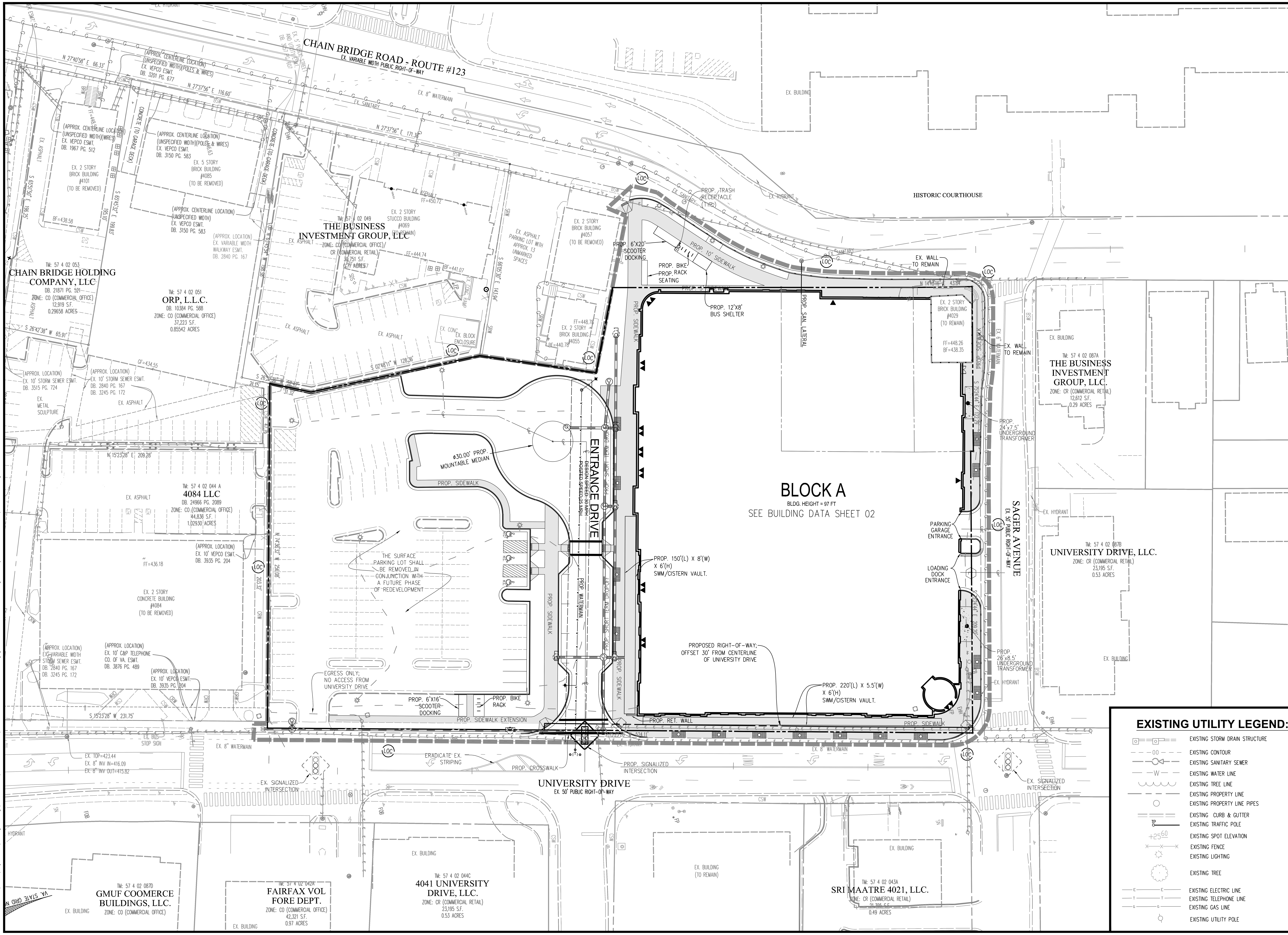
SPECIAL USE PERMIT PLAT
CITY OF FAIRFAX, VIRGINIA

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

SHEET 09 OF 38

FILE No. RZ-13135

Urban, Ltd. - J:\JOBS\CityCenter\B-Engineering\Entitlement\CDP-FDP-SPEX\13135-06-GRADING.dwg [block a grading] January 05, 2024 - 3:54pm aarensberg



EXISTING UTILITY LEGEND:

- EXISTING STORM DRAIN STRUCTURE
- EXISTING CONTOUR
- EXISTING SANITARY SEWER
- EXISTING WATER LINE
- EXISTING TREE LINE
- EXISTING PROPERTY LINE
- EXISTING PROPERTY LINE PIPES
- EXISTING CURB & GUTTER
- EXISTING TRAFFIC POLE
- EXISTING SPOT ELEVATION
- EXISTING FENCE
- EXISTING LIGHTING
- EXISTING TREE
- EXISTING ELECTRIC LINE
- EXISTING TELEPHONE LINE
- EXISTING GAS LINE
- EXISTING UTILITY POLE

No.	DATE	DESCRIPTION
		REVISIONS

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

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CLAYTON C. TOCK
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01/05/2024
PROFESSIONAL ENGINEER

CONCEPTUAL UTILITY PLAN

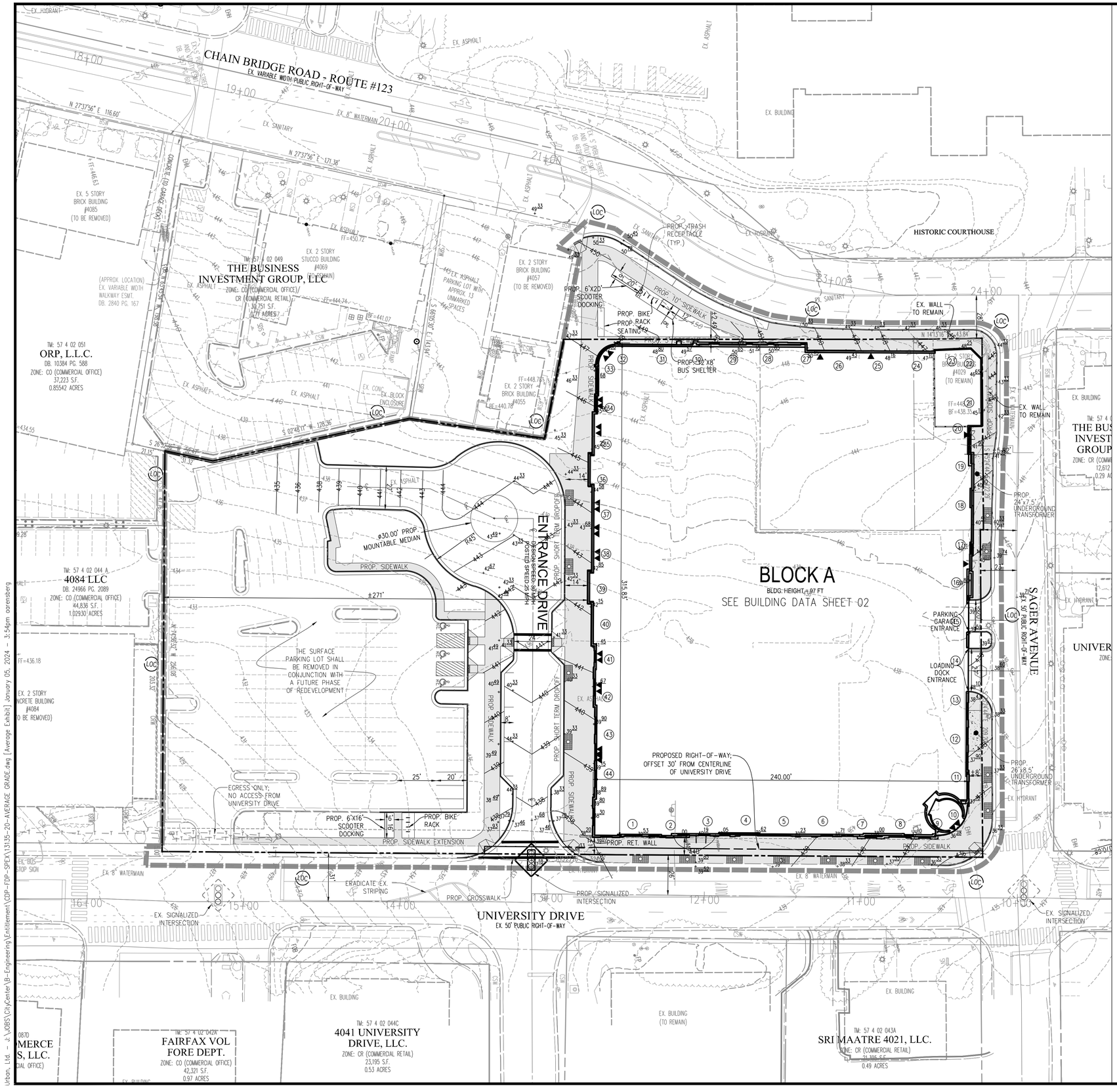
THE OX FAIRFAX - BLOCK A GENERAL DEVELOPMENT PLAN

SPECIAL USE PERMIT PLAT
CITY OF FAIRFAX, VIRGINIA

SCALE: 1"=30'   C.I.= N/A   DATE: JAN., 2024

FILE No.
RZ-13135

Urban, Ltd. - J:\JOBS\CityCenter\B-Engineering\Entitlement\CDP-FDP-SPEX\13135-17-CONCEPT PLAN.dwg [CONCEPTUAL UTILITY PLAN] January 05, 2024 - 3:54pm aarensberg



Average Grade City Centre		
Spot #	Existing	Proposed
1	439.00	439.50
2	438.93	439.95
3	438.73	440.00
4	438.53	439.70
5	438.33	439.33
6	438.12	438.89
7	437.85	438.17
8	437.49	437.34
9	437.14	437.1
10	437.07	437.58
11	437.74	438.20
12	438.43	438.08
13	439.07	438.38
14	439.38	438.74
15	439.69	439.50
16	440.00	439.85
17	441.00	440.20
18	441.50	440.74
19	442.15	441.34
20	443.27	443.48
21	444.1	445.47
22	445.37	447.23
23	446.94	448.02
24	447.98	448.39
25	448.68	449.62
26	449.00	450.47
27	449.00	450.33
28	449.00	450.95
29	448.72	450.83
30	448.00	449.74
31	447.84	448.80
32	447.28	448.07
33	445.94	446.74
34	444.24	445.99
35	442.64	445.34
36	441.14	444.68
37	439.51	443.98
38	438.01	443.21
39	438.13	442.53
40	438.25	441.87
41	438.37	441.26
42	438.5	440.51
43	438.64	439.88
44	438.77	439.55
AVERAGE	441.76	442.94

No.	DATE	DESCRIPTION
		REVISIONS

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

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COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 0387900
01/05/2024
PROFESSIONAL ENGINEER

AVERAGE GRADE

THE OX FAIRFAX - BLOCK A GENERAL DEVELOPMENT PLAN

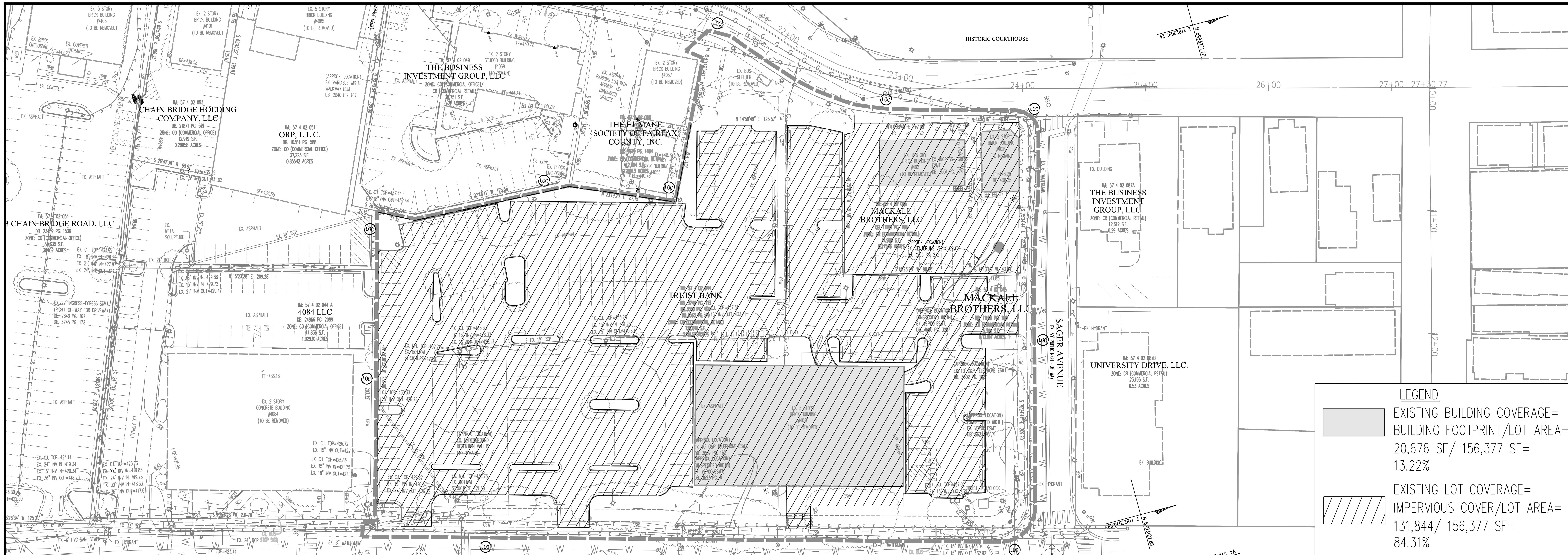
SPECIAL USE PERMIT PLAT
CITY OF FAIRFAX, VIRGINIA

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

SHEET 11 OF 38

FILE No. RZ-13135

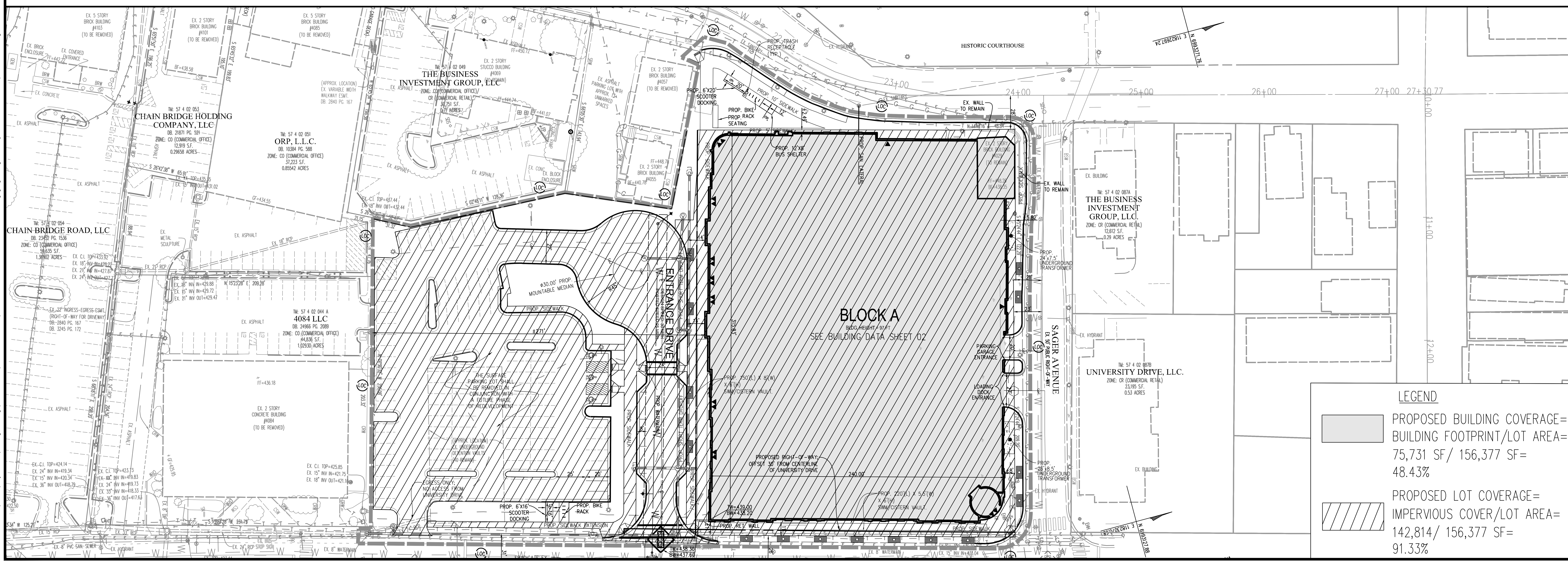
Urban, Ltd. – J:\JOBS\CityCenter\B-Engineering\Entitlement\CDP-FDP-SPEX\13135-20-AVERAGE GRADE.dwg [Average Exhibit] January 05, 2024 – 3:54pm aarensberg



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%

No.	DATE	DESCRIPTION
		REVISIONS

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

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PROFESSIONAL ENGINEER

BUILDING AND LOT COVERAGE EXHIBIT

THE OX FAIRFAX - BLOCK A GENERAL DEVELOPMENT PLAN

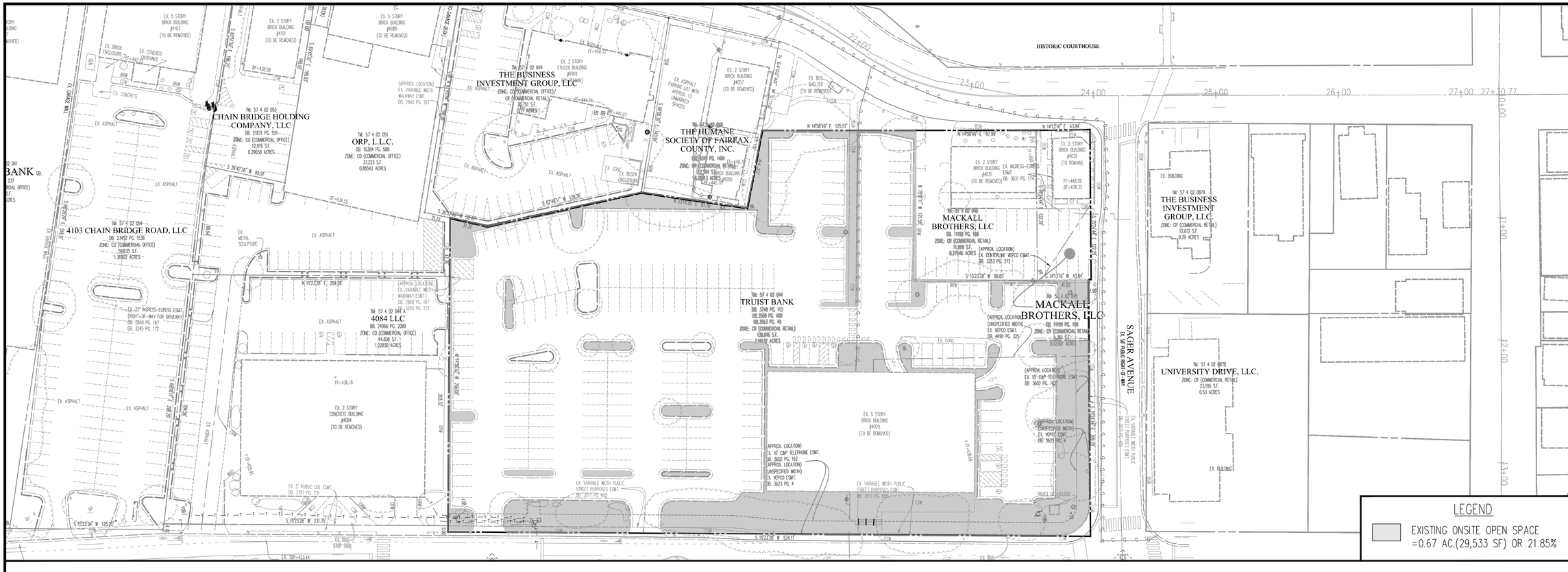
SPECIAL USE PERMIT PLAT
CITY OF FAIRFAX, VIRGINIA

SCALE: 1"=40' C.I.= NA DATE: JAN., 2024

SHEET 12 OF 38

FILE No. RZ-13135

Urban, Ltd. - J:\JOBS\CityCenter\B-Engineering\Entitlement\CDP-FDP-SPEX\13135-11-BUILDING COVER EXHIBIT.dwg [blg cov.] January 05, 2024 - 3:55pm aarensberg



No.	DATE	DESCRIPTION
		REVISIONS

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

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COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 036790
01/05/2024
PROFESSIONAL ENGINEER

OPEN SPACE

THE OX FAIRFAX - BLOCK A
GENERAL DEVELOPMENT PLAN

SPECIAL USE PERMIT PLAT
CITY OF FAIRFAX, VIRGINIA

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

SHEET 13 OF 38

FILE No. RZ-13135

J:\JOBS\CityCenter\B-Engineering\Entitlement\CDP-FDP-SPEX\13135-15-OPEN SPACE.dwg [prop. open] January 05, 2024 - 4:37pm aarensberg
Urban, Ltd.

CHAIN BRIDGE ROAD - ROUTE #123
EX. VARIABLE WIDTH PUBLIC RIGHT-OF-WAY

OFFSITE
CONTROLLED TO EX.
UNDERGROUND VAULT
DA=0.12 AC

ONSITE
CONTROLLED TO EX.
UNDERGROUND VAULT
DA=2.91 AC

ONSITE
UNCONTROLLED
DA=0.66 AC

ONSITE
UNCONTROLLED
DA=0.66 AC

STUDY POINT

THE BUSINESS INVESTMENT GROUP, LLC
ZONE: CO (COMMERCIAL OFFICE)/ CR (COMMERCIAL RETAIL)
50,751 S.F.
1.17 ACRES

THE HUMANE SOCIETY OF FAIRFAX COUNTY, INC.
DB. 3315 PG. 1484
ZONE: CR (COMMERCIAL RETAIL)
72,594 S.F.
1.666 ACRES

CHAIN BRIDGE HOLDING COMPANY, LLC
DB. 21871 PG. 521
ZONE: CO (COMMERCIAL OFFICE)
12,919 S.F.
0.29658 ACRES

ORP, L.L.C.
DB. 10384 PG. 588
ZONE: CO (COMMERCIAL OFFICE)
37,223 S.F.
0.85542 ACRES

4084 LLC
DB. 24966 PG. 2089
ZONE: CO (COMMERCIAL OFFICE)
44,836 S.F.
1.02930 ACRES

MACKALL BROTHERS, LLC
DB. 11199 PG. 198
ZONE: CR (COMMERCIAL RETAIL)
139,016 S.F.
3.19152 ACRES

MACKALL BROTHERS, LLC
DB. 11199 PG. 198
ZONE: CR (COMMERCIAL RETAIL)
7,207 S.F.
0.16 ACRES

THE BUSINESS INVESTMENT GROUP, LLC.
ZONE: CR (COMMERCIAL RETAIL)
12,612 S.F.
0.29 ACRES

UNIVERSITY DRIVE, LLC.
ZONE: CR (COMMERCIAL RETAIL)
23,195 S.F.
0.53 ACRES

TRUIST BAN
DB. 3748 PG. 113
DB. 3560 PG. 409
DB. 3563 PG. 749
ZONE: CR (COMMERCIAL RETAIL)

4041 UNIVERSITY DRIVE, LLC.
ZONE: CR (COMMERCIAL RETAIL)
23,195 S.F.
0.53 ACRES

SRI MAATRE 4021, LLC.
ZONE: CR (COMMERCIAL RETAIL)
0.49 ACRES

FAIRFAX VOL FORE DEPT.
ZONE: CO (COMMERCIAL OFFICE)
42,321 S.F.
0.97 ACRES

GMUF COOMERCE BUILDINGS, LLC.
ZONE: CO (COMMERCIAL OFFICE)

UNIVERSITY DRIVE
EX. 50' PUBLIC RIGHT-OF-WAY

SAGER AVENUE
EX. 50' PUBLIC RIGHT-OF-WAY

LEGEND

DRAINAGE AREA TO STUDY POINT

No.	DATE	DESCRIPTION
		REVISIONS

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

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CLINTON C. TOCK
Lic. No. 036790
PROFESSIONAL ENGINEER
01/05/2024

SWM PRE-DEVELOPMENT

THE OX FAIRFAX - BLOCK A
GENERAL DEVELOPMENT PLAN

SPECIAL USE PERMIT PLAT
CITY OF FAIRFAX, VIRGINIA

SCALE: 1"=40' | C.I.=NA | DATE: JAN., 2024

SHEET 14 OF 38

FILE No. RZ-13135

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

CURVE NUMBERS

ONSITE CONTROLLED TO EX. UNDERGROUND VAULT

Area (ac)	CN	Description
2.920	98	Paved parking, HSG D
0.270	84	50-75% Grass cover, Fair, HSG D
3.190	97	Weighted Average
0.270		8.46% Pervious Area
2.920		91.54% 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
0.043	98	Paved parking, HSG D
0.077	84	50-75% Grass cover, Fair, HSG D
0.120	89	Weighted Average
0.077		64.17% Pervious Area
0.043		35.83% Impervious Area

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

ONSITE UNCONTROLLED

Area (ac)	CN	Description
0.370	98	Paved parking, HSG D
0.290	84	50-75% Grass cover, Fair, HSG D
0.660	92	Weighted Average
0.290		43.94% Pervious Area
0.370		56.06% 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

PRE DEVELOPMENT PEAK FLOW SUMMARIES TO STUDY POINT

1-YEAR FLOW SUMMARY

Inflow Area = 172,933 sf, 83.95% Impervious, Inflow Depth = 2.15" for 1-Year event
Inflow = 10.25 cfs @ 12.11 hrs, Volume= 31,009 cf
Primary = 10.25 cfs @ 12.11 hrs, Volume= 31,009 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 = 172,900 sf, 83.95% Impervious, Inflow Depth = 2.68" for 2-Year event
Inflow = 12.61 cfs @ 12.11 hrs, Volume= 38,626 cf
Primary = 12.61 cfs @ 12.11 hrs, Volume= 38,626 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 = 172,933 sf, 83.95% Impervious, Inflow Depth = 4.34" for 10-Year event
Inflow = 19.90 cfs @ 12.11 hrs, Volume= 62,537 cf
Primary = 19.90 cfs @ 12.11 hrs, Volume= 62,537 cf, Atten= 0%, Lag= 0.0 min

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

No.	DATE	DESCRIPTION
		REVISIONS

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

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CLAYTON C. TOOK
Lic. No. 036790
01/05/2024
PROFESSIONAL ENGINEER

SWM PRE-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
15
OF
38

FILE No.
RZ-13135

Urban, Ltd. - J:\JOBS\CityCenter\3-Engineering\Entitlement\CDP-FDP-SPEX\13135-08-SWM PRE.dwg [COMPS PRE] January 05, 2024 - 3:56pm aarensberg

CHAIN BRIDGE ROAD - ROUTE #123
EX. VARIABLE WIDTH PUBLIC RIGHT-OF-WAY

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

ENTRANCE DRIVE
POSTED SPEED 25 MPH

UNIVERSITY DRIVE
EX. 50' PUBLIC RIGHT-OF-WAY

SAGER AVENUE
EX. 50' PUBLIC RIGHT-OF-WAY

STUDY POINT

PROPOSED RIGHT-OF-WAY; OFFSET 30' FROM CENTERLINE OF UNIVERSITY DRIVE

240.00'

THE SURFACE PARKING LOT SHALL BE REMOVED IN CONJUNCTION WITH A FUTURE PHASE OF REDEVELOPMENT

EGRESS ONLY; NO ACCESS FROM UNIVERSITY DRIVE

TM: 57 4 02 049
THE BUSINESS INVESTMENT GROUP, LLC
ZONE: CO (COMMERCIAL OFFICE)/ CR (COMMERCIAL RETAIL)
50,751 S.F.
0.71 ACRES

TM: 57 4 02 053
CHAIN BRIDGE HOLDING COMPANY, LLC
DB. 21871 PG. 521
ZONE: CO (COMMERCIAL OFFICE)
12,919 S.F.
0.29658 ACRES

TM: 57 4 02 051
ORP, L.L.C.
DB. 10384 PG. 588
ZONE: CO (COMMERCIAL OFFICE)
37,223 S.F.
0.85542 ACRES

TM: 57 4 02 044 A
4084 LLC
DB. 24966 PG. 2089
ZONE: CO (COMMERCIAL OFFICE)
44,836 S.F.
1.02930 ACRES

TM: 57 4 02 087A
THE BUSINESS INVESTMENT GROUP, LLC.
ZONE: CR (COMMERCIAL RETAIL)
12,612 S.F.
0.29 ACRES

TM: 57 4 02 087B
UNIVERSITY DRIVE, LLC.
ZONE: CR (COMMERCIAL RETAIL)
23,195 S.F.
0.53 ACRES

TM: 57 4 02 087D
GMUF COOMERCE BUILDINGS, LLC.
ZONE: CO (COMMERCIAL OFFICE)

TM: 57 4 02 042R
FAIRFAX VOL FORE DEPT.
ZONE: CO (COMMERCIAL OFFICE)
42,321 S.F.
0.97 ACRES

TM: 57 4 02 044C
4041 UNIVERSITY DRIVE, LLC.
ZONE: CR (COMMERCIAL RETAIL)
23,195 S.F.
0.53 ACRES

TM: 57 4 02 043A
SRI MAATRE 4021, LLC.
ZONE: CR (COMMERCIAL RETAIL)
0.49 ACRES

PROP. 6'X20' SCOOTER DOCKING
PROP. BIKE RACK
PROP. SEATING
PROP. TRASH RECEPTACLE (TYP.)
PROP. 10' SIDEWALK
PROP. 12'X8' BUS SHELTER
PROP. SAN. LATERAL
PROP. SIDEWALK
PROP. WATERMAIN
PROP. STORM DRAIN
PROP. 150'(L) X 8'(W) X 6'(H) SWM/CISTERN VAULT.
PROP. 220'(L) X 5.5'(W) X 6'(H) SWM/CISTERN VAULT.
PROP. 24'x7.5' UNDERGROUND TRANSFORMER
PROP. 26'x8.5' UNDERGROUND TRANSFORMER
PROP. RET. WALL
PROP. SIDEWALK EXTENSION
PROP. CROSSWALK
PROP. SIGNALIZED INTERSECTION
ERADICATE EX. STRIPING
PROP. 6'X16' SCOOTER DOCKING
PROP. BIKE RACK
Ø30.00' PROP. MOUNTABLE MEDIAN
PROP. SIDEWALK
PARKING GARAGE ENTRANCE
LOADING DOCK ENTRANCE
EX. WALL TO REMAIN
EX. HYDRANT
EX. SIGNALIZED INTERSECTION
THE SURFACE PARKING LOT SHALL BE REMOVED IN CONJUNCTION WITH A FUTURE PHASE OF REDEVELOPMENT
(APPROX. CENTERLINE LOCATION) (UNSPECIFIED WIDTH)(WIRES) EX. VEPCO ESMT. DB. 1967 PG. 512
(APPROX. CENTERLINE LOCATION) (UNSPECIFIED WIDTH)(POLES & WIRES) EX. VEPCO ESMT. DB. 3201 PG. 677
(APPROX. CENTERLINE LOCATION) (UNSPECIFIED WIDTH)(POLES & WIRES) EX. VEPCO ESMT. DB. 3150 PG. 583
(APPROX. CENTERLINE LOCATION) (UNSPECIFIED WIDTH) EX. VEPCO ESMT. DB. 3150 PG. 583
(APPROX. LOCATION) EX. 10' STORM SEWER ESMT. DB. 3515 PG. 724
(APPROX. LOCATION) EX. 10' STORM SEWER ESMT. DB. 2840 PG. 167 DB. 3245 PG. 172
(APPROX. LOCATION) EX. VARIABLE WIDTH WALKWAY ESMT. DB. 2840 PG. 167 DB. 3245 PG. 172
(APPROX. LOCATION) EX. 10' VEPCO ESMT. DB. 3935 PG. 204
(APPROX. LOCATION) EX. UNDERGROUND DETENTION VAULTS (TO REMAIN)
(APPROX. LOCATION) EX. VARIABLE WIDTH STORM SEWER ESMT. DB. 2840 PG. 167 DB. 3245 PG. 172
(APPROX. LOCATION) EX. 10' CAP TELEPHONE CO. OF VA. ESMT. DB. 3876 PG. 489
(APPROX. LOCATION) EX. 10' VEPCO ESMT. DB. 3935 PG. 204
EX. 5' PUBLIC USE ESMT. DB. 3797 PG. 731
EX. VARIABLE WIDTH PUBLIC STREET PURPOSES ESMT. DB. 3571 PG. 655
EX. 2 STORY BRICK BUILDING #4057 (TO BE REMOVED)
EX. 2 STORY STUCCO BUILDING #4069 (TO REMAIN)
EX. 2 STORY BRICK BUILDING #4055
EX. 2 STORY BRICK BUILDING #4029 (TO REMAIN)
EX. 18" RCP
EX. 21" RCP
EX. 8" WATERMAIN
EX. 6" WATERMAIN
EX. 12" WATERMAIN
EX. 20" WATERMAIN
EX. 8" SANITARY
EX. 10" SANITARY
EX. 12" SANITARY
EX. 15" SANITARY
EX. 18" SANITARY
EX. 21" SANITARY
EX. HYDRANT
EX. C.I. TOP=444.84 EX. 18" INV IN=440.74 EX. 18" INV OUT=440.74
EX. C.I. TOP=435.35 EX. 15" INV OUT=431.02
EX. C.I. TOP=437.44 EX. 18" INV OUT=432.44
EX. C.I. TOP=425.85 EX. 15" INV IN=421.75 EX. 18" INV OUT=421.10
EX. C.I. TOP=433.68 EX. 18" INV IN=429.88 EX. 15" INV IN=429.72 EX. 21" INV OUT=429.47
EX. C.I. TOP=432.36 EX. 15" INV IN=428.91 EX. 15" INV OUT=428.76
EX. C.I. TOP=433.04 EX. 15" INV IN=432.92 EX. 15" INV OUT=432.92
EX. 6" INV IN=416.09 EX. 8" INV OUT=415.82
EX. 8" INV IN=418.33 EX. 15" INV OUT=414.05
EX. 36" INV IN=416.61 EX. 36" INV OUT=414.61
EX. 8" INV IN=423.68 EX. 15" INV OUT=419.05
N 27°40'58" E 66.33'
N 27°37'56" E 116.60'
N 27°37'56" E 171.38'
N 15°23'28" E 209.28'
S 15°23'28" W 239.75'
N 69937176.76 E 1182697.24
N 69937278.88 E 1182670.98
±271'
315.83'
20.32'
25'
20'
6'
14'
TW=439.00 BW=438.30
TW=438.30 BW=437.60
TM: 57 4 02 044 A
TM: 57 4 02 049
TM: 57 4 02 053
TM: 57 4 02 051
TM: 57 4 02 087A
TM: 57 4 02 087B
TM: 57 4 02 087D
TM: 57 4 02 042R
TM: 57 4 02 044C
TM: 57 4 02 043A
VA STATE GMU NORTH

LEGEND
DRAINAGE AREA TO STUDY POINT

No.	DATE	DESCRIPTION
		REVISIONS

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

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Planners • Engineers • Landscape Architects • Land Surveyors

COMMONWEALTH OF VIRGINIA
CLINTON C. TOCK
Lic. No. 039790
PROFESSIONAL ENGINEER
01/05/2024

SWM POST-DEVELOPMENT

THE OX FAIRFAX - BLOCK A
GENERAL DEVELOPMENT PLAN

SPECIAL USE PERMIT PLAT
CITY OF FAIRFAX, VIRGINIA

SCALE: 1"=50' | C.I.=NA | DATE: JAN. 2024

SHEET 16 OF 38

FILE No. RZ-13135

Urban, Ltd. - J:\OBS\CityCenter\(3-Engineering)\Entitlement\CDP-FDP-SPEX\13135-07-SWM POST.dwg [SWM POST] January 05, 2024 - 3:56pm aarensberg

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 Tock 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

REVISIONS

No.	DATE	DESCRIPTION

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

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COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 036790
01/05/2024
PROFESSIONAL ENGINEER

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

Urban, Ltd. - J:\JOBS\CityCenter\B-Engineering\Entitlement\CDP-FDP-SPEX\13135-07-SWM POST.dwg [COMPS] January 05, 2024 - 3:57pm aarensberg

GENERAL NOTES:

THE STORMCAPTURE SYSTEM BY OLDCASTLE STORMWATER SOLUTIONS IS PART OF THE STORMWATER MANAGEMENT SYSTEM FOR THE RESPECTIVE SITE, AS PREPARED BY THE PROJECT DESIGN ENGINEER. IT IS THE RESPONSIBILITY OF THE DESIGN ENGINEER TO DETERMINE DESIGN FLOW RATES, PRE-TREATMENT AND POST-TREATMENT REQUIREMENTS, STORAGE VOLUME, AND ENSURE THE FINAL DESIGN MEETS ALL CONVEYANCE AND STORAGE REQUIREMENTS. SYSTEM DESIGN AND TYPE, SOIL ANALYSIS, LOADING REQUIREMENTS, COVER HEIGHT AND MODULE SIZE DETERMINE THE FOUNDATION TYPE AND REQUIREMENTS AS STATED HEREIN. ANY VARIATIONS FOUND DURING CONSTRUCTION FROM THE SITE AND SYSTEM ANALYSIS MUST BE REPORTED TO THE PROJECT DESIGN ENGINEER. THE PROJECT DESIGN ENGINEER IS RESPONSIBLE FOR OBTAINING A GEOTECHNICAL ENGINEERING REPORT VERIFYING THE BEARING CAPACITY STATED IN DESIGN NOTES.

DESIGN NOTES:

1. DESIGN LOADINGS:
   - A. AASHTO HS20-44 W/ IMPACT.
   - B. DEPTH OF COVER = 0" TO 5'-0"
   - C. ASSUMED WATER TABLE = BELOW BOTTOM.
   - D. EQUIVALENT FLUID PRESSURE = 45 PCF.
   - E. LATERAL LIVE LOAD SURCHARGE = 80 PSF.
   - F. NO LATERAL SURCHARGE FROM ADJACENT STRUCTURES.
2. CONCRETE 28 DAY COMPRESSIVE STRENGTH SHALL BE 6,000 PSI.
3. STEEL REINFORCEMENT: REBAR, ASTM A-615, GRADE 60.
4. CEMENT: ASTM C-150 SPECIFICATION.
5. STORMCAPTURE MODULE TYPE = DETENTION.
6. REQUIRED BASE LAYER DEPTH = 2" SAND BEDDING LAYER.
7. REQUIRED NATIVE ALLOWABLE SOIL BEARING PRESSURE = 2,500 PSF.
8. REFERENCE STANDARDS:
   - A. ASTM C 890
   - B. ASTM C 891
   - C. ASTM C 913
9. LESS THAN 6" OR GREATER THAN 5'-0" OF COVER REQUIRES CUSTOM STRUCTURAL DESIGN AND MAY REQUIRE THICKER SUBGRADE.

INSTALLATION NOTES:

STORMCAPTURE MODULES ARE TO BE INSTALLED IN ACCORDANCE WITH ASTM C891, INSTALLATION OF UNDERGROUND PRECAST UTILITY STRUCTURES. PROJECT PLAN AND SPECIFICATIONS MUST BE FOLLOWED ALONG WITH ANY APPLICABLE REGULATIONS.

1. PLAN LINE, GRADE AND ELEVATIONS MUST BE FOLLOWED.
2. WHERE SPECIFIED, AN 8 OZ. NON-WOVEN GEOTEXTILE FABRIC MUST BE USED AS A SEPARATION LAYER AROUND THE STORMCAPTURE SYSTEM.
3. PENETRATIONS IN THE GEOTEXTILE MAY ONLY BE MADE WITH SMOOTH WALL PIPES. MAKE PENETRATIONS FOR ALL OUTLETS BEFORE MAKING PENETRATIONS FOR ANY INLETS.
4. SUBGRADE MATERIALS, IF SPECIFIED, SHALL BE CLEAN, DURABLE CRUSHED AGGREGATE COMPACTED AS DIRECTED BY THE ENGINEER. OLDCASTLE RECOMMENDS SIZE 5, 56, OR 57 (PER ASTM C33).
5. DESIGNATED EMBEDDED LIFTERS MUST BE USED. USE PROPER RIGGING TO ASSURE ALL LIFTERS ARE EQUALLY ENGAGED WITH A MINIMUM 60 DEGREE ANGLE ON SLINGS AS NOTED AND IN ACCORDANCE WITH OLDCASTLE LIFTING PROCEDURES.
6. MODULES MUST BE PLACED AS CLOSE TOGETHER AS POSSIBLE, AND GAPS SHALL NOT BE GREATER THAN 3/4". ALL EXTERIOR SYSTEM JOINTS SHALL BE COVERED WITH A MIN. 8" JOINT WRAP ON SIDES AND TOP (CS-212 CONSEAL OR EQUIVALENT). IN A CLAMSHELL DESIGN INSTALL ONE ROW CS-102 CONSEAL (OR EQUIVALENT) BETWEEN PRECAST PIECES.
7. AUTHORIZATION SHALL BE GIVEN BY THE PROJECT ENGINEER OR DESIGNATED PERSON PRIOR TO PLACEMENT ON BACKFILL FOR THE SYSTEM. CARE MUST BE TAKEN DURING PLACEMENT OF BACKFILL, NOT TO DISPLACE MODULES OR JOINT WRAP. BACKFILL SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY OR AS SPECIFIED, AND SHALL NOT BE COMPACTED WITHIN 6" OF MODULE.
8. CONSTRUCTION EQUIPMENT EXCEEDING DESIGN LOADING SHALL NOT BE ALLOWED ON STRUCTURE.
9. TERMADUCTS TO BE KNOCKED OUT AT SPECIFIED LOCATIONS IN FIELD BY OTHERS. SEE SITE LAYOUT FOR LOCATIONS.

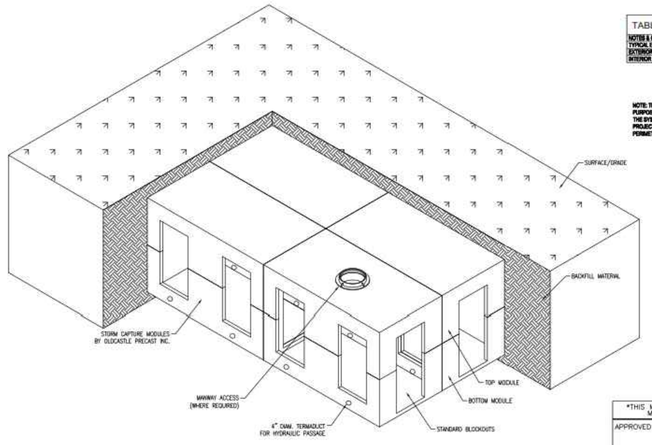
INLETS AND RISERS:

ALL PIPE INLETS SHALL EXTEND INSIDE MODULE A MINIMUM OF 4". PLACE A NON-SHRINK, NON-METALIC GROUT, MIN. 3,000 PSI IN ANNULAR SPACE TO ELIMINATE ALL VOIDS.

REVISIONS

REVISION	DATE	SHEETS	DESCRIPTION OF REVISION

STORMCAPTURE



TYPICAL ISO VIEW
N.T.S.

TABLE OF CONTENTS

NOTES & GENERAL INFO	1
TYPICAL ELEVATION	2
EXTERIOR DETAILS	3
INTERIOR DETAILS	4

NOTE: THIS VIEW IS FOR ILLUSTRATION PURPOSES ONLY TO SHOW FEATURES OF THE SYSTEM. ACTUAL LAYOUT VARIES BY PROJECT, SEE SITE PLAN LAYOUT. ALL PERIMETER WALLS ARE SOLID.

THIS MUST BE FILLED OUT BEFORE MANUFACTURING BEGINS

APPROVED W/ NO EXCEPTIONS TAKEN: ☐
APPROVED AS NOTED: ☐
REVISE AND RESUBMIT: ☐

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SIGNATURE _____ DATE _____

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STORMCAPTURE
GENERAL ISO

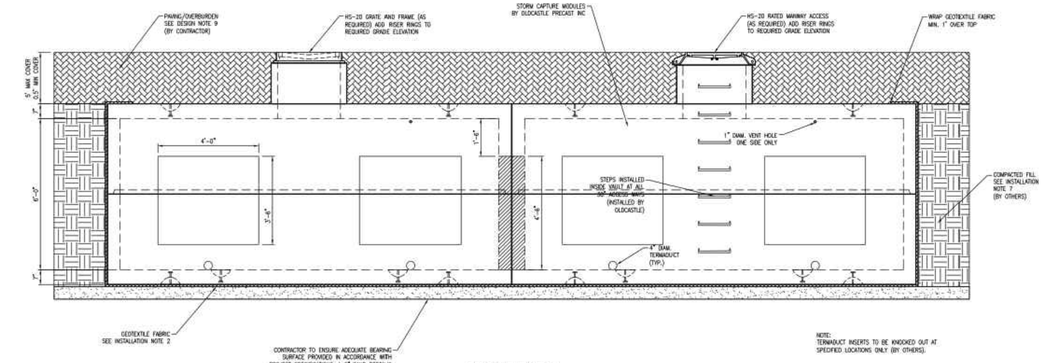
CUSTOMER: _____

DATE	SALES	DRAWN	ENGINEER	CHECKED	SALES ORDER
	STS	STS	JH		

DRAWING NUMBER: SC2 - 0 6 standard

REVISION: _____ REV DATE: _____ SHEET: 1 OF 4

STORMCAPTURE



TYPICAL ELEVATION
SCALE: 3/8" = 1'-0"

NOTE:
TERMADUCT INSERTS TO BE KNOCKED OUT AT SPECIFIED LOCATIONS ONLY (BY OTHERS).

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STORMCAPTURE
TYPICAL ELEVATION

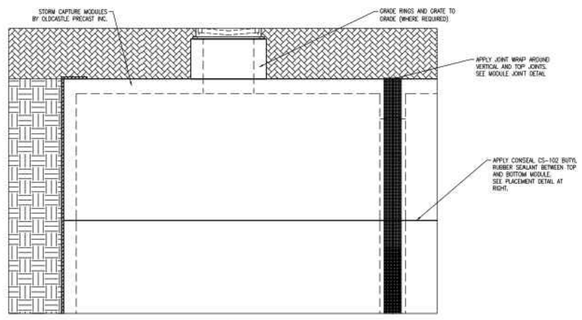
CUSTOMER: _____

DATE	SALES	DRAWN	ENGINEER	CHECKED	SALES ORDER
	STS	STS	JH		

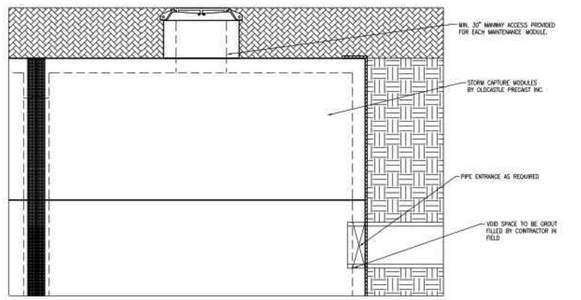
DRAWING NUMBER: SC2 - 0 6 standard

REVISION: _____ REV DATE: _____ SHEET: 2 OF 4

STORMCAPTURE

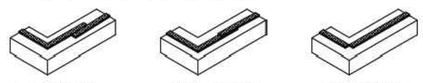


GRATED INLET DETAIL
SCALE: 3/8" = 1'-0"



MANWAY ACCESS DETAIL
SCALE: 3/8" = 1'-0"

KEYWAYS MUST BE FREE OF DIRT, ROCKS, AND WATER. ROCKS AND DIRT PREVENT THE VAULT SECTIONS FROM SEATING AND SEALING PROPERLY. REMOVE ALL PROTECTIVE PAPER FROM RUBBER SEALANT MATERIAL. SPLICE RUBBER SEALANT MATERIAL WITH A "SIDE BY SIDE" JOINT, AWAY FROM CORNERS. CORNER SPLICING WILL NOT SEAL PROPERLY.

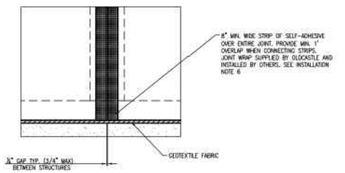


CORRECT – INSTALL RUBBER SEALANT MATERIAL AT THE OUTER EDGE OF THE KEYWAY. RUBBER SEALANT SHOULD BE CONTINUOUS AROUND CORNERS.

INCORRECT – DO NOT OVERLAP THE RUBBER SEALANT MATERIAL AT SPLICE.

INCORRECT – DO NOT SPLICE RUBBER SEALANT MATERIAL AT A CORNER. RUBBER SEALANT SHOULD BE CONTINUOUS AROUND CORNERS.

CONSEAL CS-102 BUTYL RUBBER SEALANT PLACEMENT DETAIL
NTS



MODULE JOINT DETAIL
SCALE: 1/2" = 1'-0"

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STORMCAPTURE
EXTERIOR DETAILS

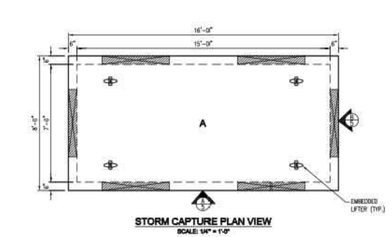
CUSTOMER: _____

DATE	SALES	DRAWN	ENGINEER	CHECKED	SALES ORDER
	STS	STS	JH		

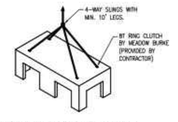
DRAWING NUMBER: SC2 - 0 6 standard

REVISION: _____ REV DATE: _____ SHEET: 3 OF 4

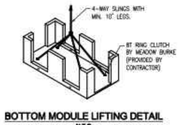
STORMCAPTURE



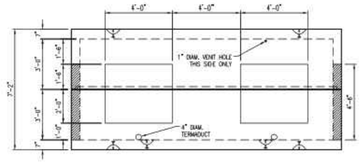
STORM CAPTURE PLAN VIEW
SCALE: 1/4" = 1'-0"



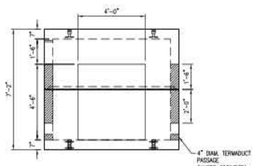
TOP MODULE LIFTING DETAIL
N.T.S.



BOTTOM MODULE LIFTING DETAIL
N.T.S.



VIEW A
SCALE: 1/4" = 1'-0"



VIEW B
SCALE: 1/4" = 1'-0"

- PRELIMINARY -
NOT FOR CONSTRUCTION

Oldcastle Stormwater Solutions

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STORMCAPTURE
INTERIOR DETAILS

CUSTOMER: _____

DATE	SALES	DRAWN	ENGINEER	CHECKED	SALES ORDER
	STS	STS	JH		

DRAWING NUMBER: SC2 - 0 6 standard

REVISION: _____ REV DATE: _____ SHEET: 4 OF 4

No.	DATE	DESCRIPTION
		REVISIONS

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

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COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 036790
01/05/2024
PROFESSIONAL ENGINEER

SWM POST-DEVELOPMENT DETAILS

THE OX FAIRFAX - BLOCK A
GENERAL DEVELOPMENT PLAN

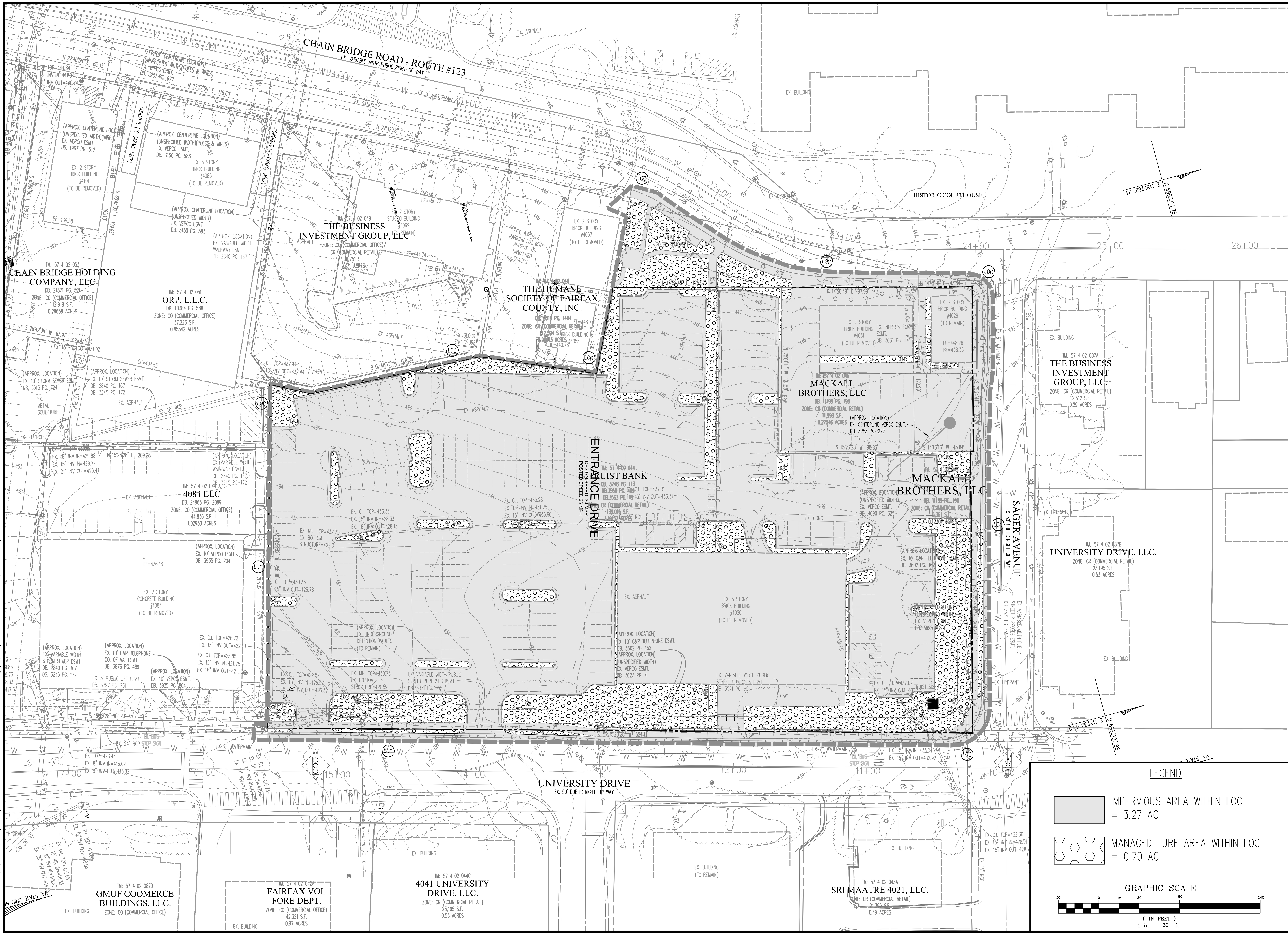
SPECIAL USE PERMIT PLAT
CITY OF FAIRFAX, VIRGINIA

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

SHEET 18 OF 38

FILE No. RZ-13135

Urban, Ltd. – J:\JOBS\CityCenter\B-Engineering\Entitlement\CDP-FDP-SPEX\13135-07-SWM POST.dwg [DETAILS] January 05, 2024 – 3:57pm aarensberg



REVISIONS

No.	DATE	DESCRIPTION

PLAN DATE
06-16-23
11-16-23
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COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
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01/05/2024
PROFESSIONAL ENGINEER

BMP PRE-DEVELOPMENT

THE OX FAIRFAX - BLOCK A GENERAL DEVELOPMENT PLAN

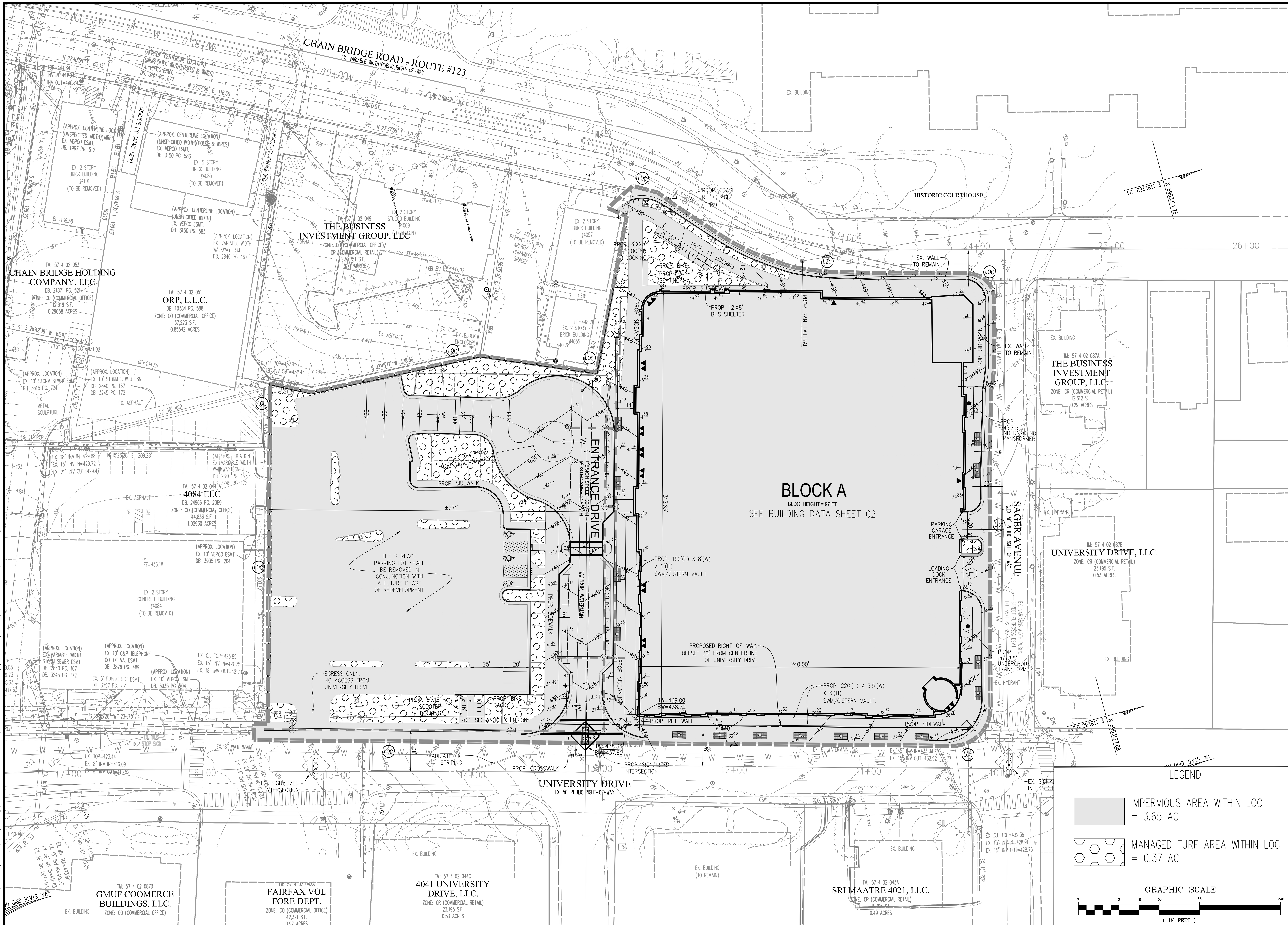
SPECIAL USE PERMIT PLAT
CITY OF FAIRFAX, VIRGINIA

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

SHEET 19 OF 38

FILE No. RZ-13135

Urban, Ltd. - J:\JOBS\CityCenter\B-Engineering\Entitlement\CDP-FDP-SPEX\13135-09-BMP PRE.dwg [Layout1] January 05, 2024 - 3:57pm aarensberg



LEGEND

IMPERVIOUS AREA WITHIN LOC = 3.65 AC

MANAGED TURF AREA WITHIN LOC = 0.37 AC

GRAPHIC SCALE

(IN FEET)
1 in. = 30 ft.

No.	DATE	DESCRIPTION
		REVISIONS

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

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BMP POST-DEVELOPMENT

THE OX FAIRFAX - BLOCK A GENERAL DEVELOPMENT PLAN

SPECIAL USE PERMIT PLAT
CITY OF FAIRFAX, VIRGINIA

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

SHEET 20 OF 38

FILE No. RZ-13135

Urban, Ltd. - J:\JOBS\CityCenter\B-Engineering\Entitlement\CDP-FDP-SPEX\13135-10-BMP POST.dwg [BMP POST] January 05, 2024 - 3:58pm aarensberg

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[1]
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**

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**

Land Cover Summary-Post

Post-ReDevelopment	
Forest/Open Space Cover (acres)	0.00
Weighted Rv(forest)	0.00
% Forest	0%
Managed Turf Cover (acres)	0.37
Weighted Rv (turf)	0.25
% Managed Turf	10%
ReDev. Impervious Cover (acres)	3.32
Rv(impervious)	0.95
% Impervious	90%
Total ReDev. Site Area (acres)	**3.69**
ReDev Site Rv	**0.88**

Land Cover Summary-Post

Post-Development New Impervious	
New Impervious Cover (acres)	0.33
Rv(impervious)	0.95

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) (**0.41 lbs/acre/yr** applied to pre-redevelopment area excluding pervious land proposed for new impervious cover)		*1.51*		
Final Post-Development Treatment Volume (acre-ft)	0.2967		**Post-ReDevelopment Treatment Volume (acre-ft)**	0.2705
Final Post-Development Treatment Volume (cubic feet)	12,923		**Post-ReDevelopment Treatment Volume (cubic feet)**	11,785
Final Post-Development TP Load (lb/yr)	**8.12**		**Post-ReDevelopment Load (TP) (lb/yr)***	**7.40**
Final Post-Development TP Load per acre (lb/acre/yr)	2.02		Post-ReDevelopment TP Load per acre (lb/acre/yr)	2.01
			Max. Reduction Required (Below Pre-ReDevelopment Load)	**20%**
			TP Load Reduction Required for Redeveloped Area (lb/yr)	**1.48**

Post-Development Treatment Volume (acre-ft) 0.0261
Post-Development Treatment Volume (cubic feet) 1,138
Post-Development TP Load (lb/yr) **0.72**
TP Load Reduction Required for New Impervious Area (lb/yr) **0.58**

[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 requriement 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

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	

CLEAR BMP AREAS

Total Phosphorus Available for Removal in D.A. A (lb/yr) 8.12
Post Development Treatment Volume in D.A. A (ft³) 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 (ft³)	Runoff Reduction (ft³)	Remaining Runoff Volume (ft³)	Total BMP Treatment Volume (ft³)	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 (ft³) 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 (ft³)	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

REVISIONS

No.	DATE	DESCRIPTION

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

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Lic. No. 036790
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

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

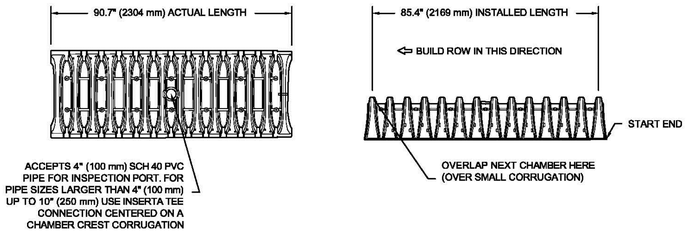
SHEET 21 OF 38

FILE No. RZ-13135

Urban, Ltd. -- J:\JOBS\CityCenter\B-Engineering\Entitlement\CDP-FDP-SPEX\13135-10-BMP POST.dwg [BMP COMP] January 05, 2024 -- 3:58pm aarensberg

SC-310 TECHNICAL SPECIFICATION

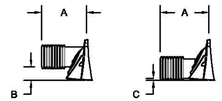
NTS



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	34.0" X 16.0" X 85.4"	(864 mm X 406 mm X 2169 mm)
CHAMBER STORAGE	14.7 CUBIC FEET	(0.42 m³)
MINIMUM INSTALLED STORAGE*	31.0 CUBIC FEET	(0.88 m³)
WEIGHT	35.0 lbs.	(16.8 kg)

*ASSUMES 6" (152 mm) ABOVE, BELOW, AND BETWEEN CHAMBERS



STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"

PART #	STUB	A	B	C
SC310EPE06T / SC310EPE06TPC	6" (150 mm)	9.6" (244 mm)	5.8" (147 mm)	—
SC310EPE06B / SC310EPE06BPC			—	0.5" (13 mm)
SC310EPE08T / SC310EPE08TPC	8" (200 mm)	11.9" (302 mm)	3.5" (89 mm)	—
SC310EPE08B / SC310EPE08BPC			—	0.6" (15 mm)
SC310EPE10T / SC310EPE10TPC	10" (250 mm)	12.7" (323 mm)	1.4" (36 mm)	—
SC310EPE10B / SC310EPE10BPC			—	0.7" (18 mm)
SC310EPE12B	12" (300 mm)	13.5" (343 mm)	—	0.9" (23 mm)

ALL STUBS, EXCEPT FOR THE SC310EPE12B ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2694.

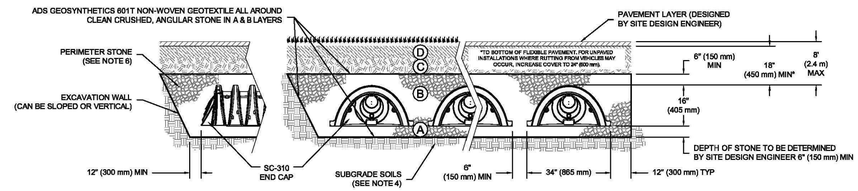
* FOR THE SC310EPE12B THE 12" (300 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 0.25" (6 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.

NOTE: ALL DIMENSIONS ARE NOMINAL

ACCEPTABLE FILL MATERIALS: STORMTECH SC-310 CHAMBER SYSTEMS

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ("B" LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ("A" LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. [2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.



NOTES:

1. SC-310 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS", OR ASTM F2922 "STANDARD SPECIFICATION FOR POLYETHYLENE (PE) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-310 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
4. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
5. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
6. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

SC-310
STANDARD CROSS SECTION

DRAWN: JLM
DATE: 11/18/14
CHECKED: JLM
PROJECT #:

REV	DRW	CHK	DESCRIPTION
07/19/18	AM	JLM	UPDATE

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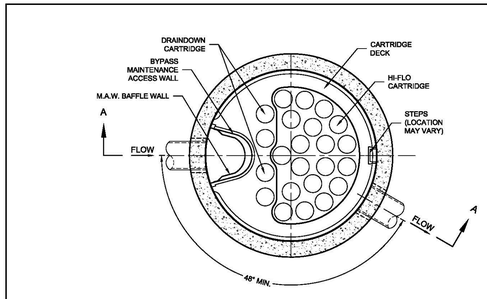
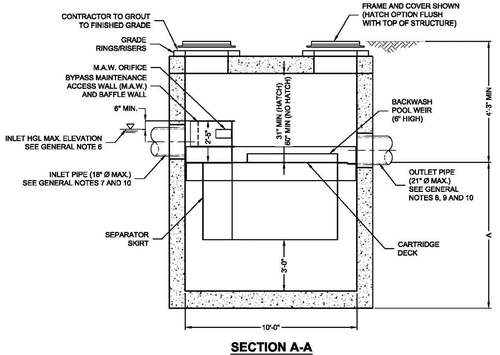
SHEET
1 OF 1

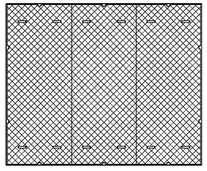


PLAN VIEW



SECTION A-A

FRAME AND COVER
(DIAMETER VARIES)
N.T.S.



HATCH
(84" x 102" WITH SLAB)
N.T.S.

JELLYFISH DESIGN NOTES

JELLYFISH TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE SELECTION AND THE NUMBER OF CARTRIDGES. THE STANDARD MANHOLE STYLE IS SHOWN. Ø120" MANHOLE JELLYFISH PEAK TREATMENT CAPACITY IS 3.75 CFS, AND MAXIMUM BYPASS CAPACITY IS 8.00 CFS. IF THE SITE CONDITIONS EXCEED TOTAL CAPACITY, AN UPSTREAM BYPASS STRUCTURE IS REQUIRED.

CARTRIDGE SELECTION				
CARTRIDGE DEPTH	54"	40"	27"	15"
OUTLET INVERT TO STRUCTURE INVERT (A)	7'-5"	6'-3"	5'-2"	4'-2"
FLOW RATE HIGH-FLO / DRAINDOWN (cfs) (per cart)	0.18 / 0.09	0.13 / 0.065	0.09 / 0.045	0.05 / 0.025
MAX. CARTS HIGH-FLO/DRAINDOWN	19 / 4			
MAX. BYPASS (cfs)	8.00			
MAX. TREATMENT (cfs)	3.75	2.81	1.87	1.03
MAX. TREATMENT AND BYPASS (cfs) (TOTAL CAPACITY)	11.75	10.81	9.87	9.03

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID	*
WATER QUALITY FLOW RATE (cfs)	*
BYPASS FLOW RATE (cfs)	*
PEAK FLOW RATE (cfs)	*
RETURN PERIOD OF PEAK FLOW (yrs)	*
# OF CARTRIDGES REQUIRED (H= / DD)	*/*
CARTRIDGE SIZE	*

PIPE DATA:	I.E.	MAT'L	DIA	SLOPE %	HGL
INLET #1	*	*	*	*	*
INLET #2	*	*	*	*	*
OUTLET	*	*	*	*	*

SEE GENERAL NOTES 6-10 FOR INLET AND OUTLET HYDRAULIC AND SIZING REQUIREMENTS.

RIM ELEVATION	*

ANTI-FLOTATION BALLAST	WIDTH	HEIGHT
	*	*

NOTES/SPECIAL REQUIREMENTS:

* PER ENGINEER OF RECORD

GENERAL NOTES:
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS REPRESENTATIVE. www.ContechES.com
3. JELLYFISH WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. STRUCTURE SHALL MEET AASHTO HS-20 OR PER APPROVING JURISDICTION REQUIREMENTS, WHICHEVER IS MORE STRINGENT, ASSUMING EARTH COVER OF 0' - 3', AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 LOAD RATING AND BE CAST WITH THE CONTECH LOGO.
5. STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-478 AND AASHTO LOAD FACTOR DESIGN METHOD.
6. INLET HGL NOT TO EXCEED 6" BELOW THE TOP OF THE M.A.W. DURING THE PEAK DESIGN STORM, OR 10-YEAR STORM (WHICHEVER IS GREATER).
7. INLET PIPE INVERT ELEVATION VARIES FROM 0" TO 6" MAXIMUM ABOVE THE OUTLET PIPE INVERT.
8. OUTLET PIPE INVERT IS EQUAL TO THE CARTRIDGE DECK ELEVATION.
9. THE OUTLET PIPE DIAMETER FOR NEW INSTALLATIONS IS TO BE ONE PIPE SIZE LARGER THAN THE INLET PIPE AT EQUAL OR GREATER SLOPE.
10. THE DIFFERENCE IN THE INLET AND OUTLET PIPE ELEVATIONS FOR RETROFIT INSTALLATIONS TO EXISTING STORM DRAIN PIPES SHALL BE EQUAL TO THE SLOPE OVER THE DIAMETER OF THE MANHOLE; NOT THE EXCEED 6" IN VERTICAL DIFFERENTIAL BETWEEN INLET AND OUTLET PIPES.
11. NO PRODUCT SUBSTITUTIONS SHALL BE ACCEPTED UNLESS SUBMITTED 10 DAYS PRIOR TO PROJECT BID DATE, OR AS DIRECTED BY THE ENGINEER OF RECORD.

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STRUCTURE (LIFTING CLUTCHES PROVIDED)
C. CONTRACTOR WILL INSTALL AND LEVEL THE STRUCTURE, SEALING THE JOINTS, LINE ENTRY AND EXIT POINTS (NON-SHRINK GROUT WITH APPROVED WATERSTOP OR FLEXIBLE BOOT)
D. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED EROSION RUNOFF.
E. CARTRIDGE INSTALLATION, BY CONTECH, SHALL OCCUR ONLY AFTER SITE HAS BEEN STABILIZED AND THE JELLYFISH UNIT IS CLEAN AND FREE OF DEBRIS. CONTACT CONTECH TO COORDINATE CARTRIDGE INSTALLATION WITH SITE STABILIZATION AT (866) 740-3318.

Jellyfish® Filter
THIS PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING: U.S. PATENT NO. 8,387,726, 8,231,012 & US & 12/12,030, OTHER INTERNATIONAL PATENTS PENDING

CONTECH® ENGINEERED SOLUTIONS LLC
www.ContechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

JELLYFISH JF10
STANDARD DETAIL
ONLINE CONFIGURATION

I:\COMMON\QA\STREATMENT\13.JELLYFISH FILTER\#2 STANDARD DRAWINGS\ONLINE\DWG\JF10-OTL.DWG 6/26/2015 4:14 PM

No.	DATE	DESCRIPTION
		REVISIONS

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

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CLINTON C. TOCK
Lic. No. 036790
01/05/2024
PROFESSIONAL ENGINEER

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

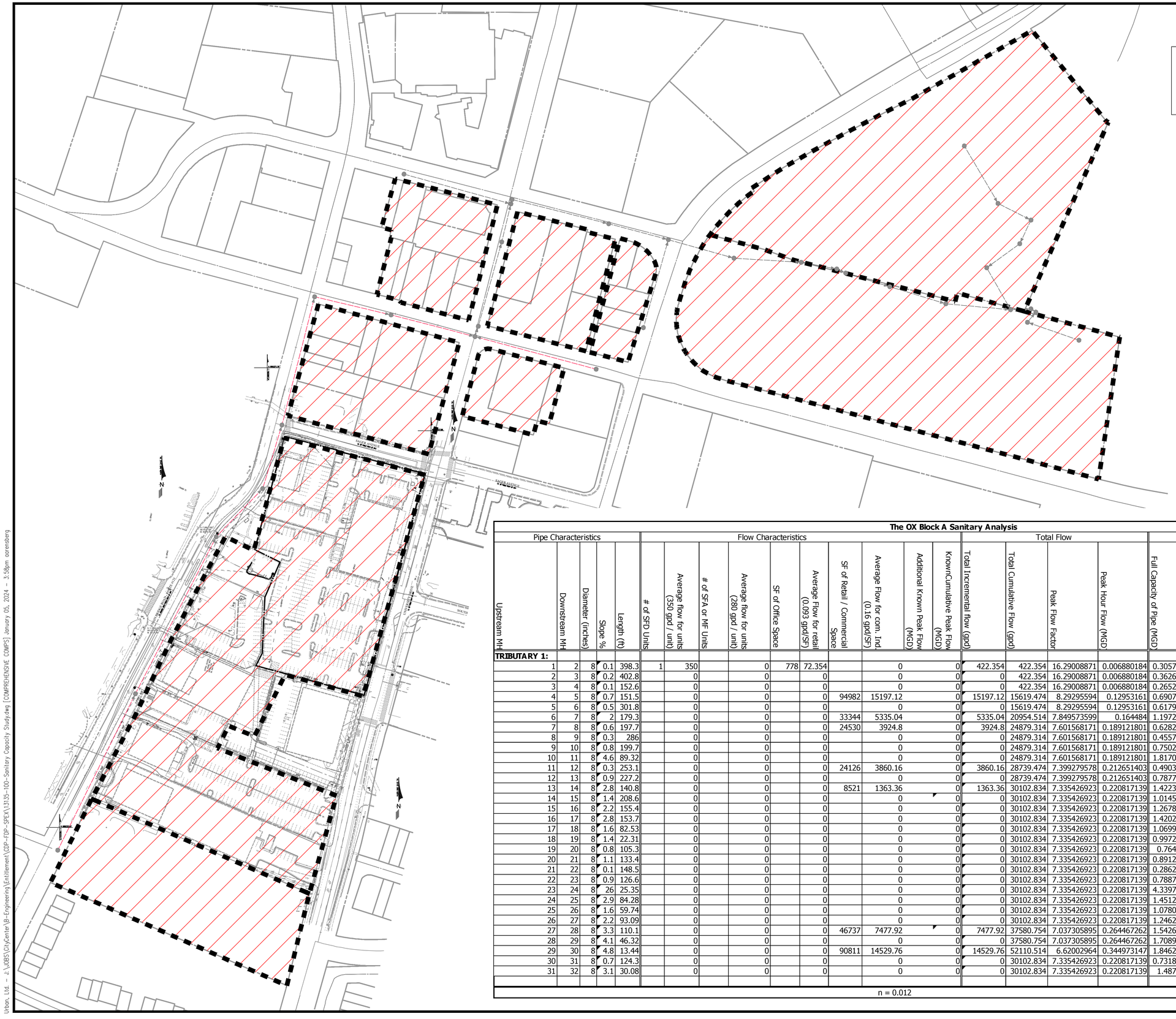
SCALE: 1"=30' C.I.= 1'
DATE: JAN., 2024

SHEET
22
OF
38

FILE No.
RZ-13135

Urban, Ltd. – J:\JOBS\CityCenter\B-Engineering\Entitlement\CDP-FDP-SPEX\13135-10-BMP POST.dwg [BMP DETAILS] January 05, 2024 - 3:58pm aarensberg

SANITARY SEWER ANALYSIS MAP
1"=100'



The OX Block A Sanitary Analysis

Pipe Characteristics					Flow Characteristics										Total Flow				Capacity Information				
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)	KnownCumulative 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?	NOTES
TRIBUTARY 1:																							The OX Block A Analysis
1	2	8	0.1	398.3	1	350		0	778	72.354		0	0	0	422.354	422.354	16.29008871	0.006880184	0.305707182	2%	0.56	no	
2	3	8	0.2	402.8		0		0		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	0	0	422.354	16.29008871	0.006880184	0.265288275	3%	0.50	no	
4	5	8	0.7	151.5		0		0		0	94982	15197.12	0	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	0	0	0	15619.474	8.29295594	0.12953161	0.617939685	21%	2.17	yes	
6	7	8	2	179.3		0		0		0	33344	5335.04	0	0	5335.04	20954.514	7.849573599	0.164484	1.197253683	14%	3.73	yes	
7	8	8	0.6	197.7		0		0		0	24530	3924.8	0	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	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	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	0	0	24879.314	7.601568171	0.189121801	1.817050584	10%	5.22	yes	
11	12	8	0.3	253.1		0		0		0	24126	3860.16	0	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	0	0	28739.474	7.399279578	0.212651403	0.787775739	27%	2.97	yes	
13	14	8	2.8	140.8		0		0		0	8521	1363.36	0	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	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	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	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	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	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	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	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	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	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	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	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	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	0	0	30102.834	7.335426923	0.220817139	1.246283761	18%	0.00	no	
27	28	8	3.3	110.1		0		0		0	46737	7477.92	0	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	0	0	37580.754	7.037305895	0.264467262	1.708989496	15%	0.00	no	
29	30	8	4.8	13.44		0		0		0	90811	14529.76	0	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	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	0	0	30102.834	7.335426923	0.220817139	1.48763136	15%	0.00	no	

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No.	DATE	REVISIONS
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PLAN DATE
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01/05/2024

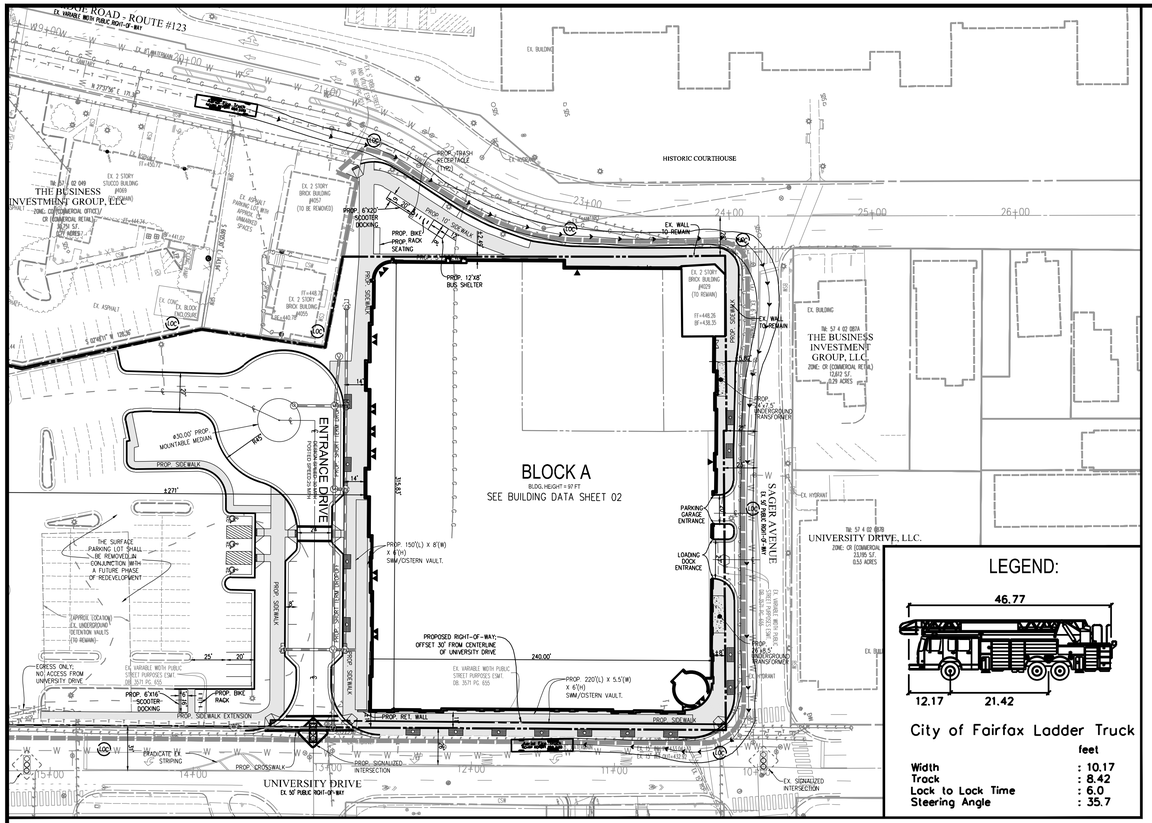
SANITARY SEWER STUDY
THE OX FAIRFAX - BLOCK A GENERAL DEVELOPMENT PLAN
SPECIAL USE PERMIT PLAT
CITY OF FAIRFAX, VIRGINIA

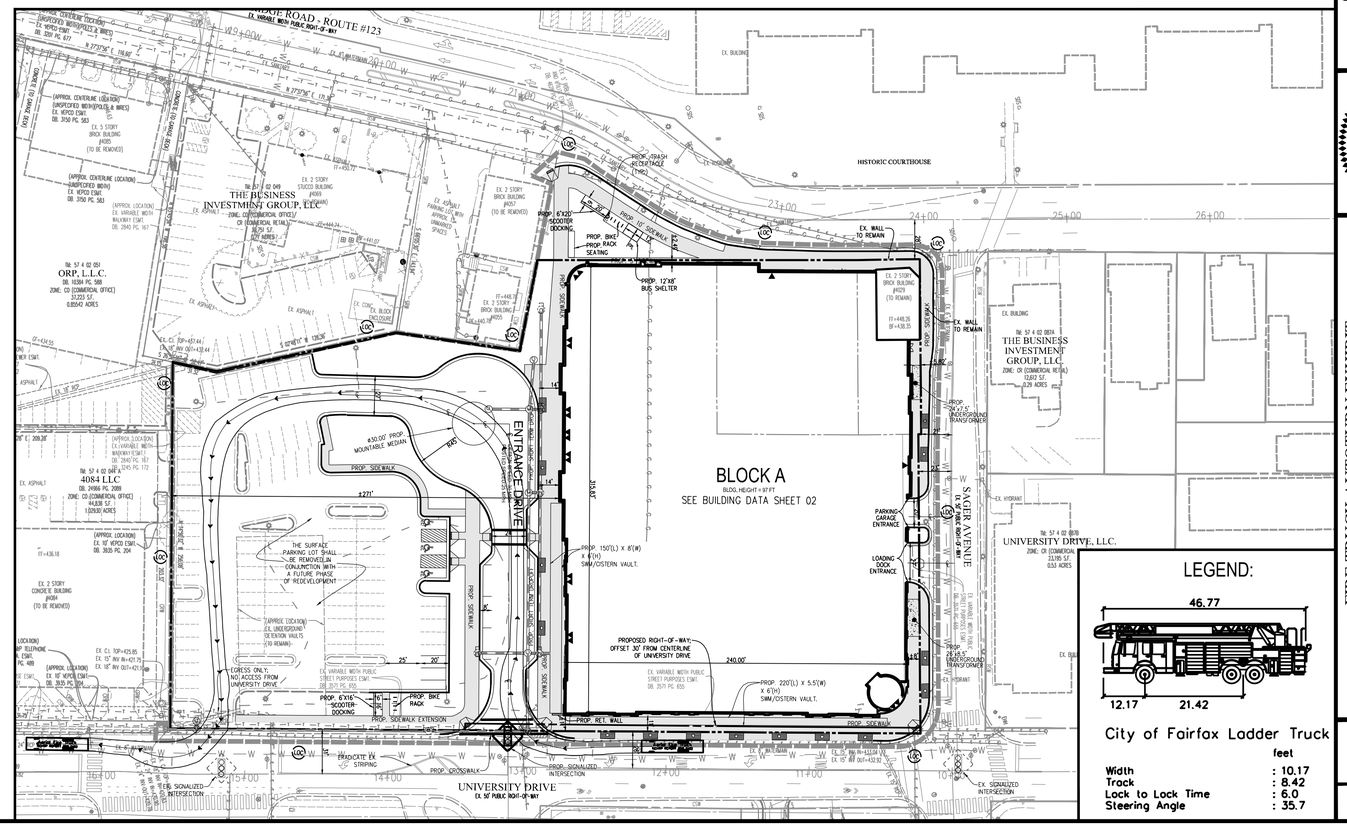
SCALE: 1"=100' C.I.= N/A DATE: JAN., 2024

SHEET
22
OF
35

FILE No.
RZ-13135

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





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FIRE TRUCK AUTOTURN EXHIBIT

THE OX FAIRFAX - BLOCK A GENERAL DEVELOPMENT PLAN

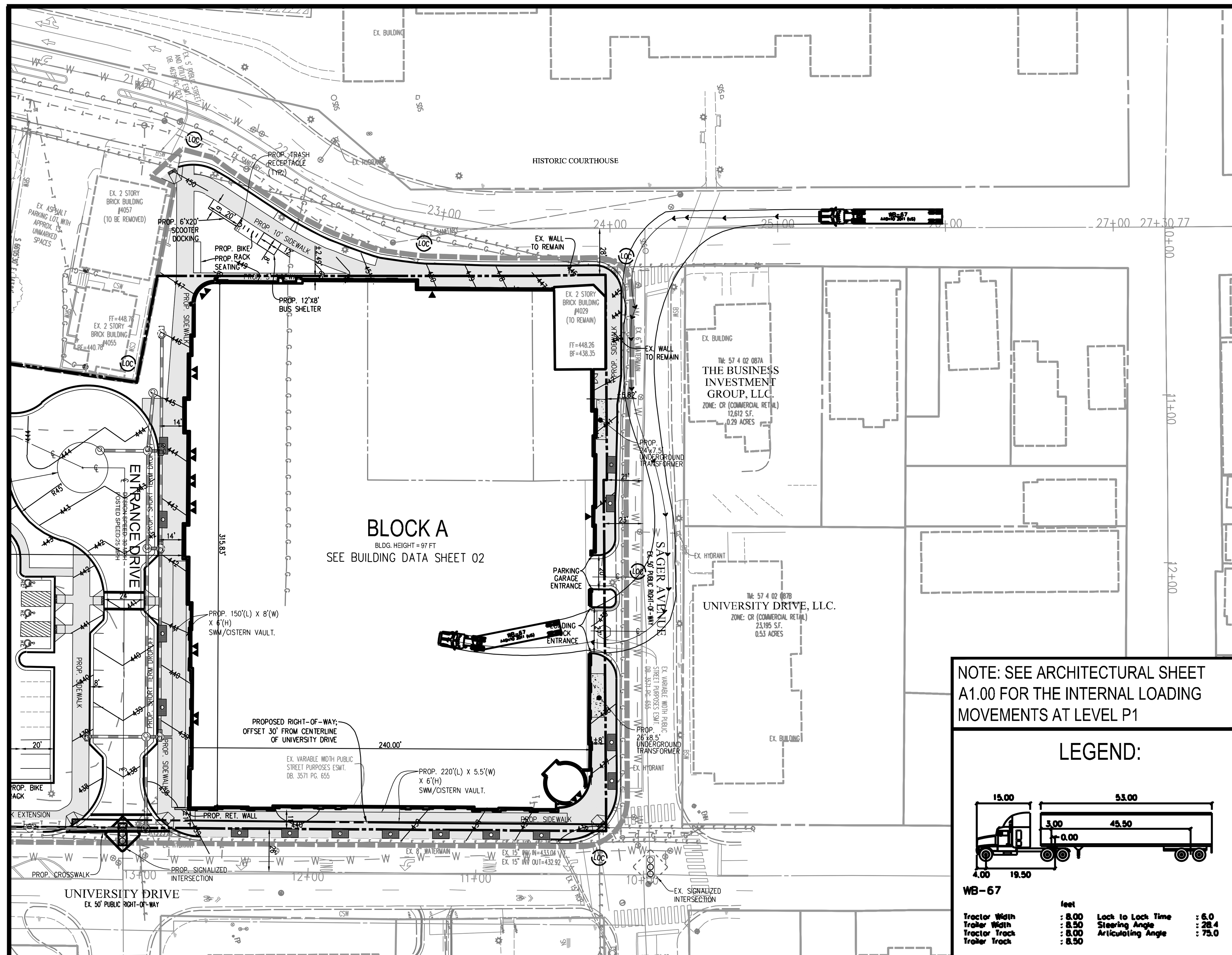
SPECIAL USE PERMIT PLAT
CITY OF FAIRFAX, VIRGINIA

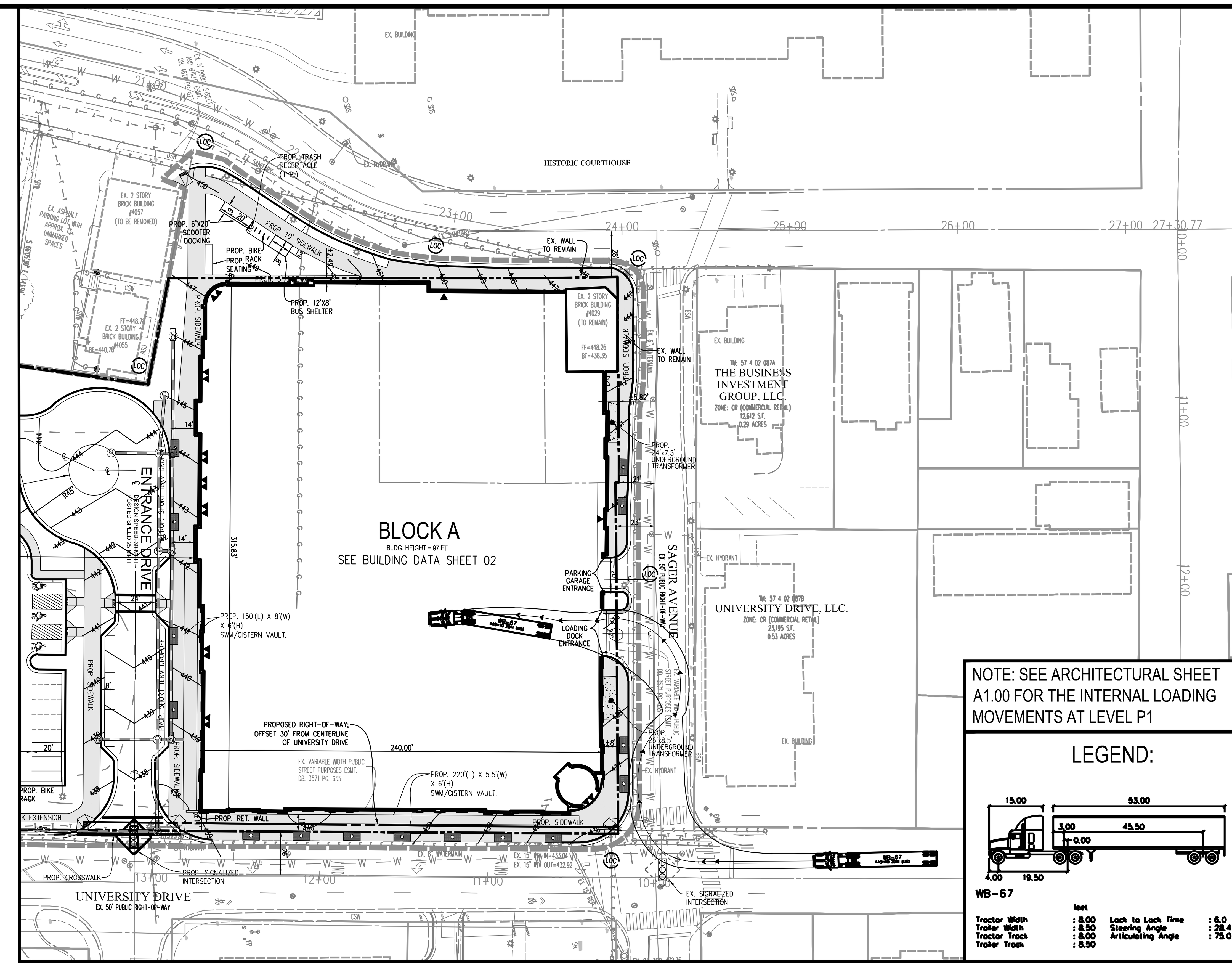
SCALE: 1"=50' | C.I.= NA | DATE: JAN., 2024

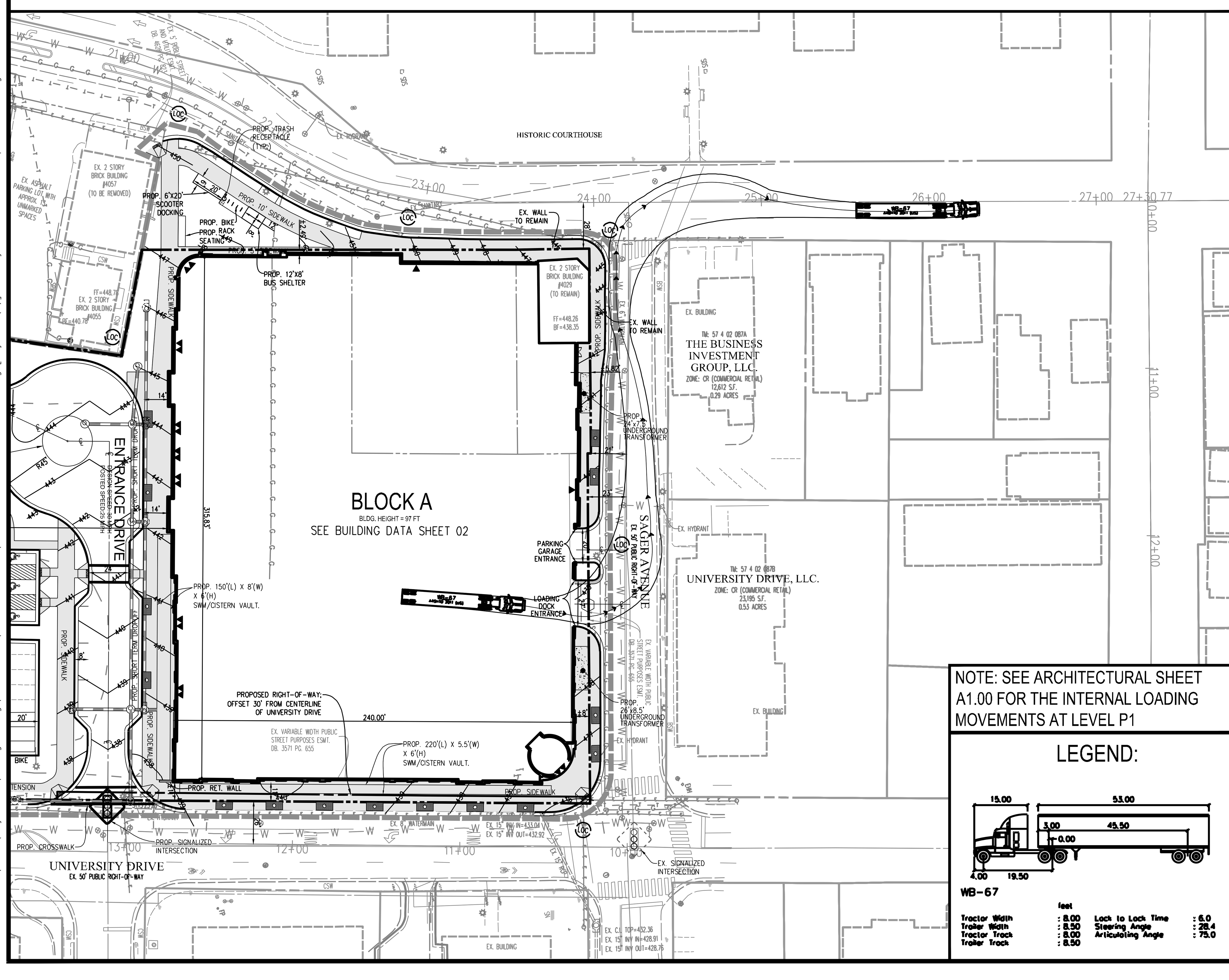
SHEET 24 OF 38

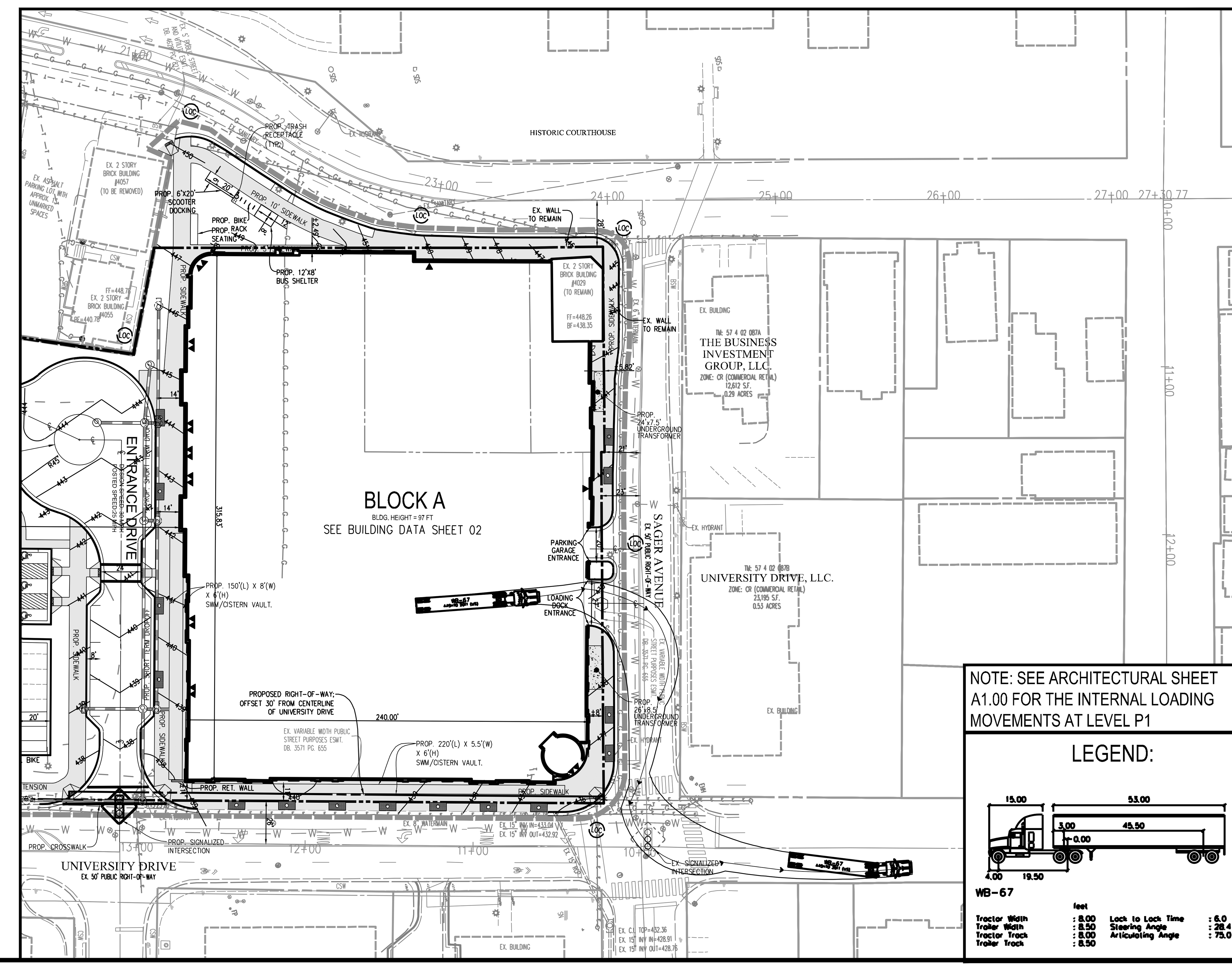
FILE No. RZ-13135

Urban, Ltd. – J:\JOBS\CityCenter\B-Engineering\Entitlement\CDP-FDP-SPEX\13135-16-AUTOTURN EXHIBIT.dwg [Layout1] January 05, 2024 – 3:59pm aarensberg









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06-16-23
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SEMI-TRUCK AUTOTURN EXHIBIT
THE OX FAIRFAX - BLOCK A GENERAL DEVELOPMENT PLAN
SPECIAL USE PERMIT PLAT
CITY OF FAIRFAX, VIRGINIA

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

SHEET 25 OF 38

FILE No. RZ-13135

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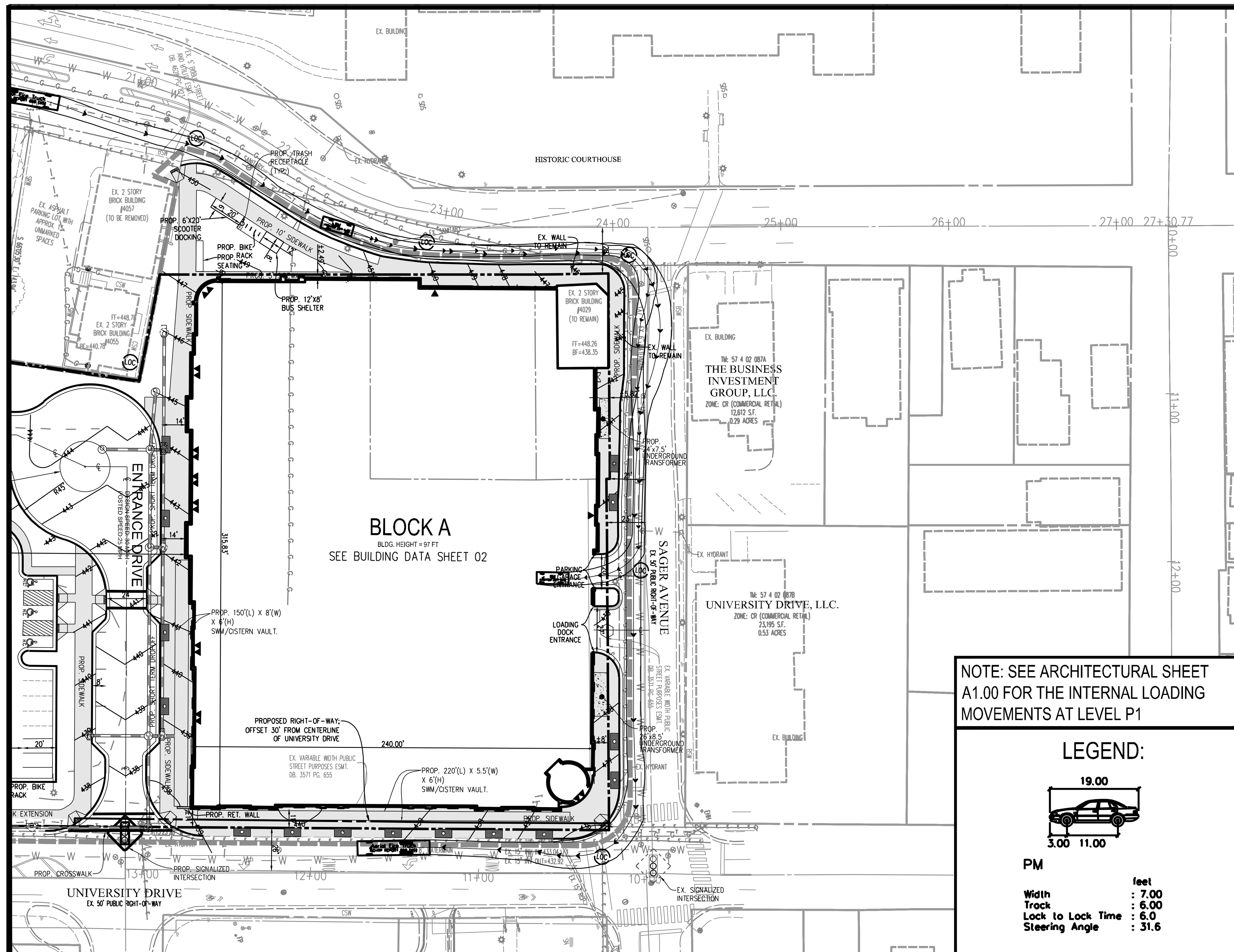


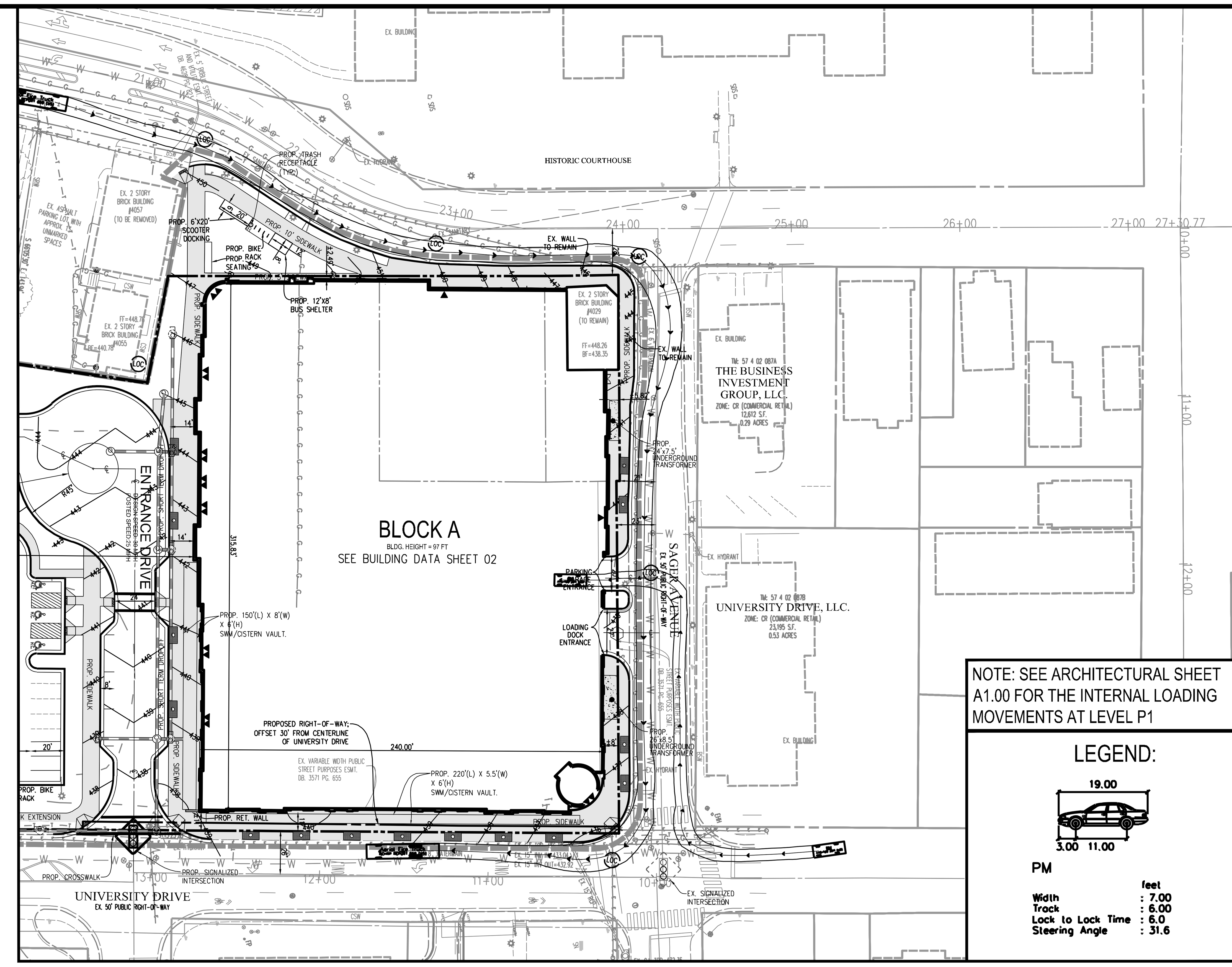
NOTE: SEE ARCHITECTURAL SHEET A1.00 FOR THE INTERNAL LOADING MOVEMENTS AT LEVEL P1

LEGEND:

19.00
3.00 11.00

PM

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



NOTE: SEE ARCHITECTURAL SHEET A1.00 FOR THE INTERNAL LOADING MOVEMENTS AT LEVEL P1

LEGEND:

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PM

	feet
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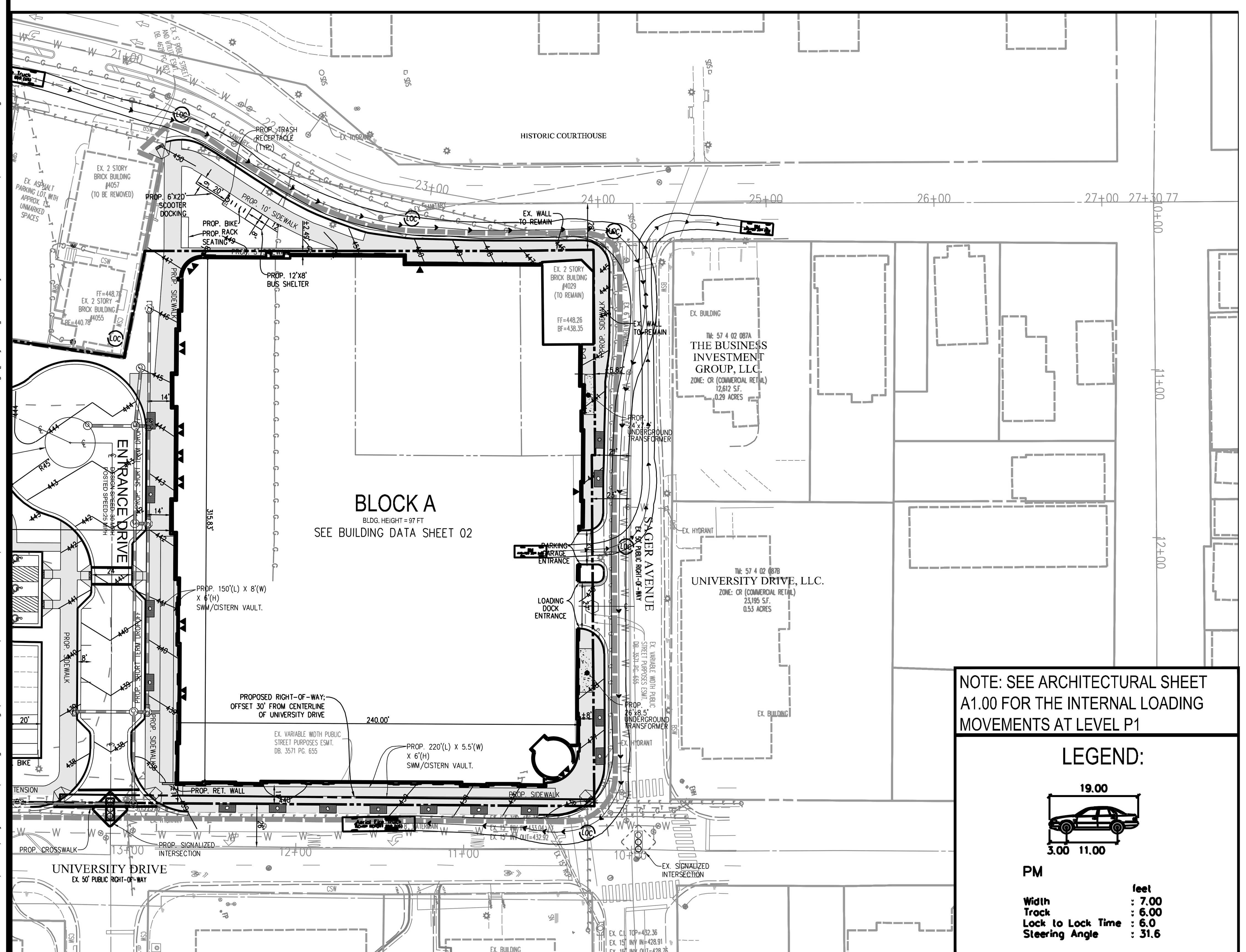

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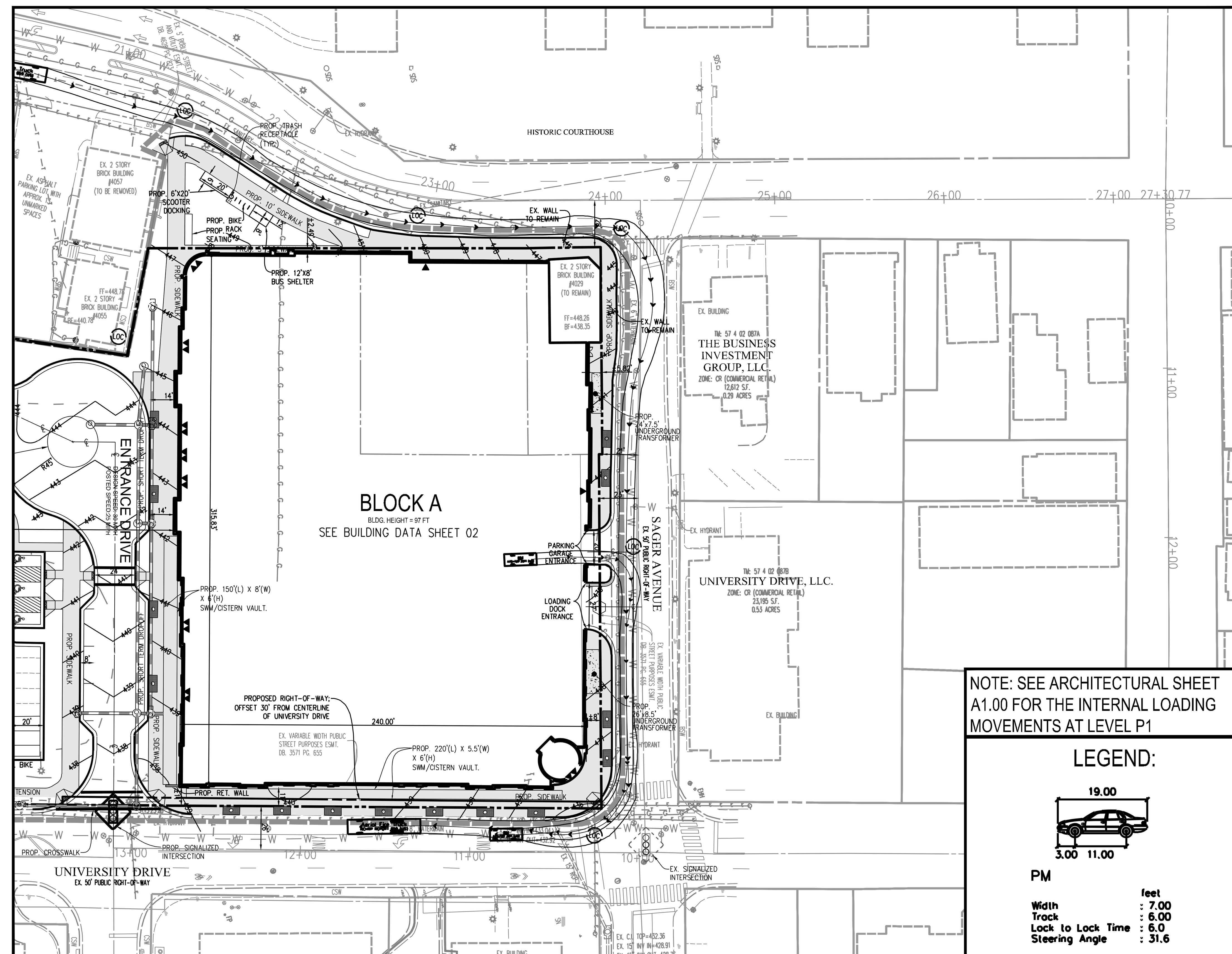
LEGEND:

19.00
3.00 11.00

PM

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



NOTE: SEE ARCHITECTURAL SHEET A1.00 FOR THE INTERNAL LOADING MOVEMENTS AT LEVEL P1

LEGEND:

19.00
3.00 11.00

PM

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

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PASSENGER VEHICLE AUTOTURN EXHIBIT

THE OX FAIRFAX - BLOCK A GENERAL DEVELOPMENT PLAN

SPECIAL USE PERMIT PLAT
CITY OF FAIRFAX, VIRGINIA

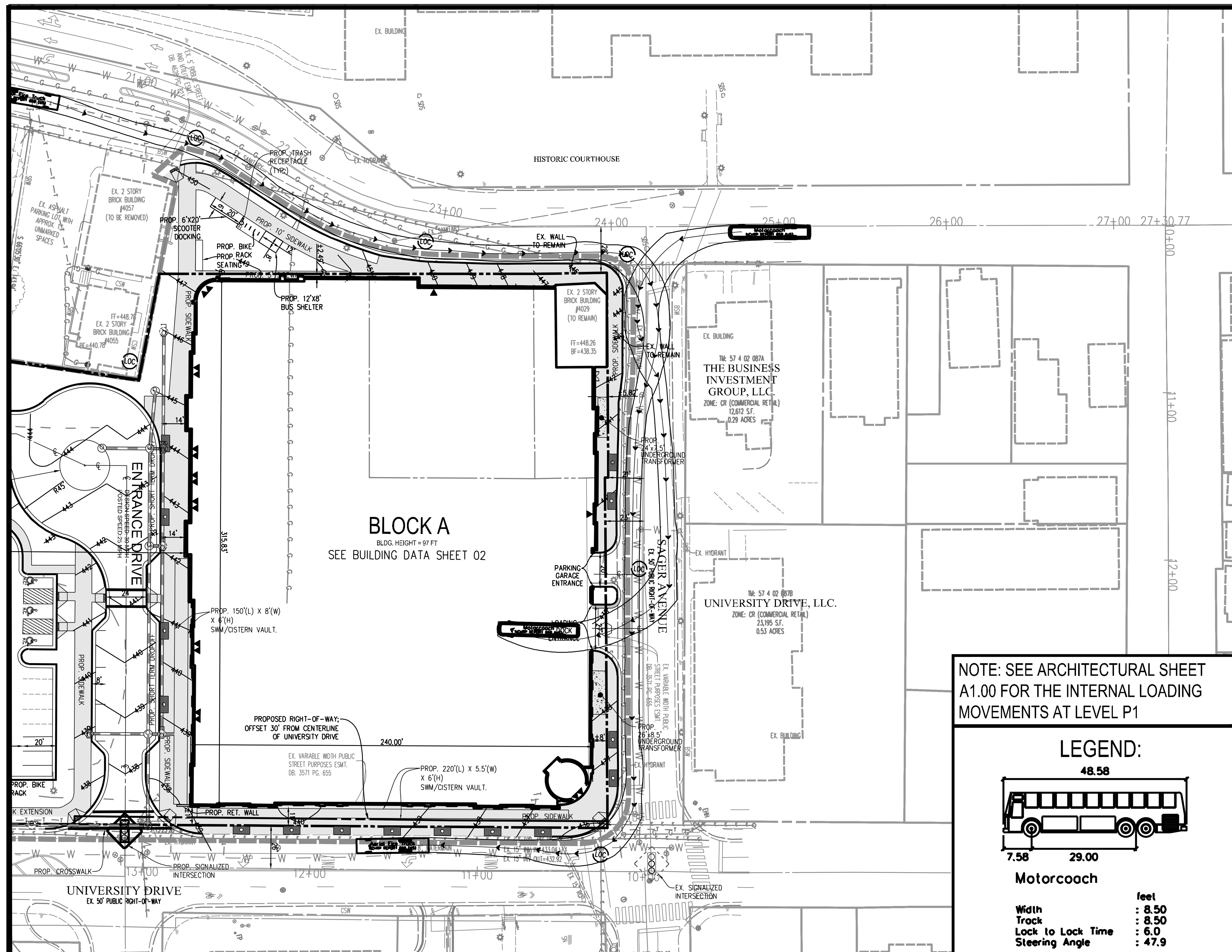
SCALE: 1"=50' C.I.= NA DATE: JAN., 2024

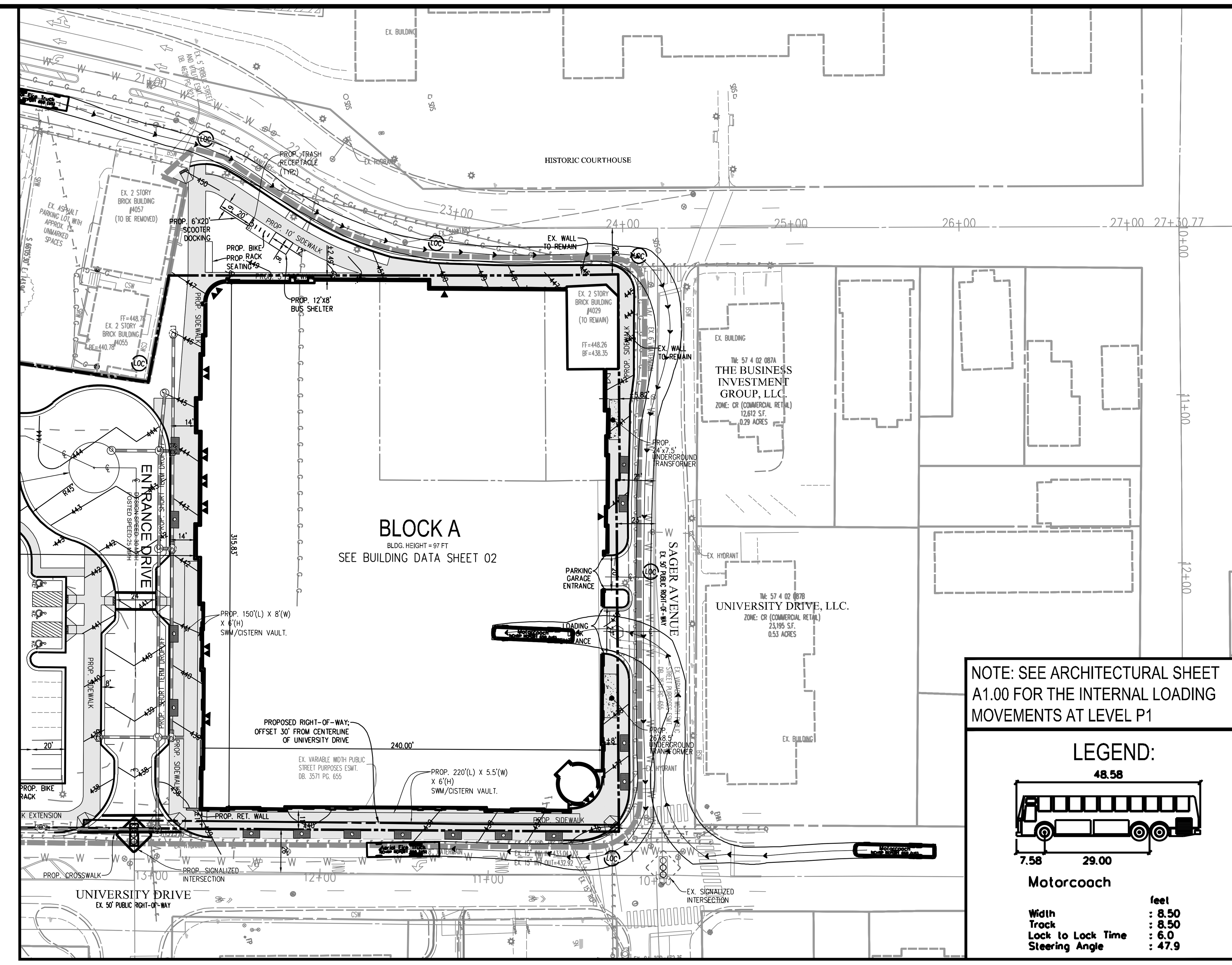
SHEET 26 OF 38

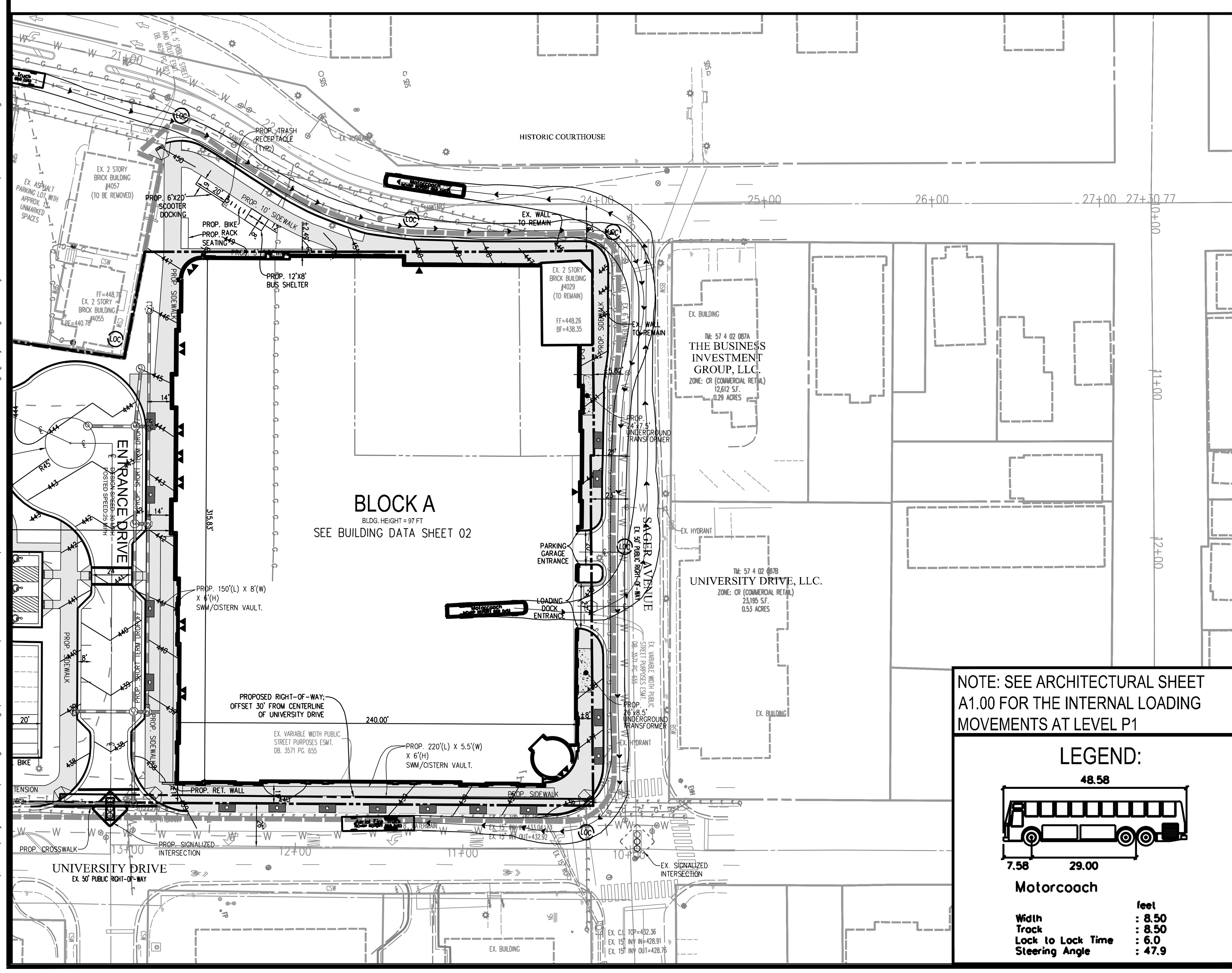
FILE No. RZ-13135

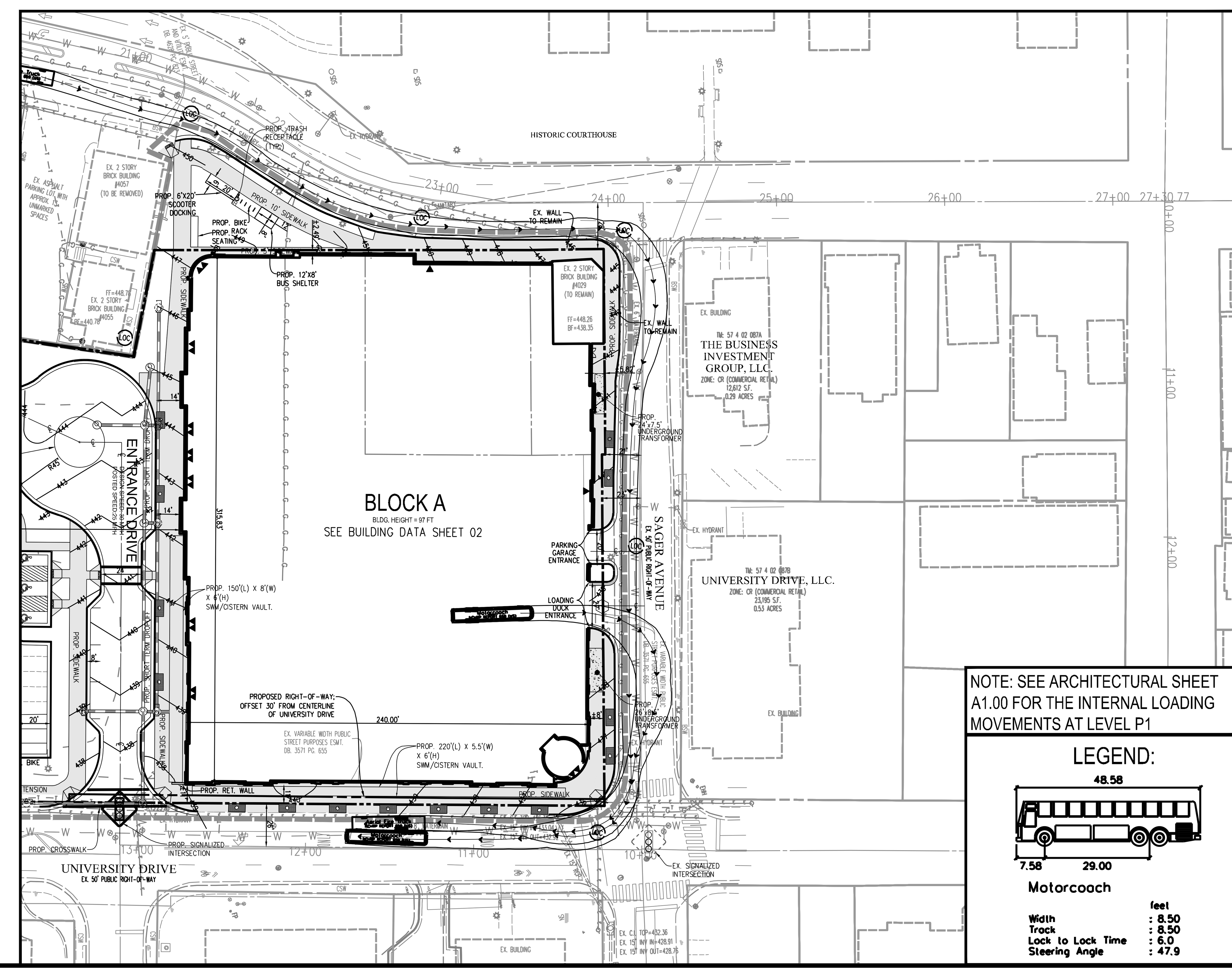
Urban, Ltd. - J:\JOBS\CityCenter\B-Engineering\Entitlement\CDP-FDP-SPEX\13135-16-AUTOTURN EXHIBIT.dwg [Layout3] January 05, 2024 - 4:00pm aarensberg

Urban, Ltd. – J:\JOBS\CityCenter\B-Engineering\Entitlement\CDP-FDP-SPEX\13135-16-AUTOTURN EXHIBIT.dwg [Layout4] January 05, 2024 – 4:00pm aarensberg









REVISIONS

No.	DATE	DESCRIPTION

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

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TOUR BUS AUTOTURN EXHIBIT

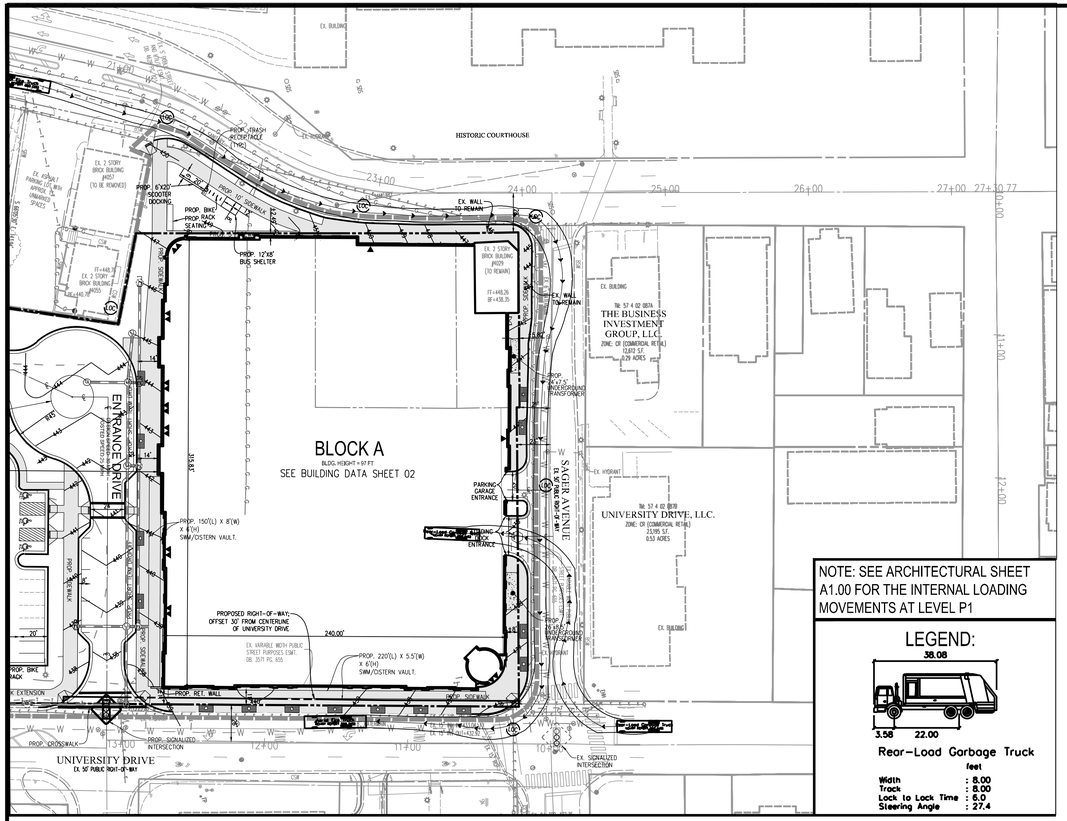
THE OX FAIRFAX - BLOCK A GENERAL DEVELOPMENT PLAN

SPECIAL USE PERMIT PLAT
CITY OF FAIRFAX, VIRGINIA

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

SHEET 27 OF 38

FILE No. RZ-13135

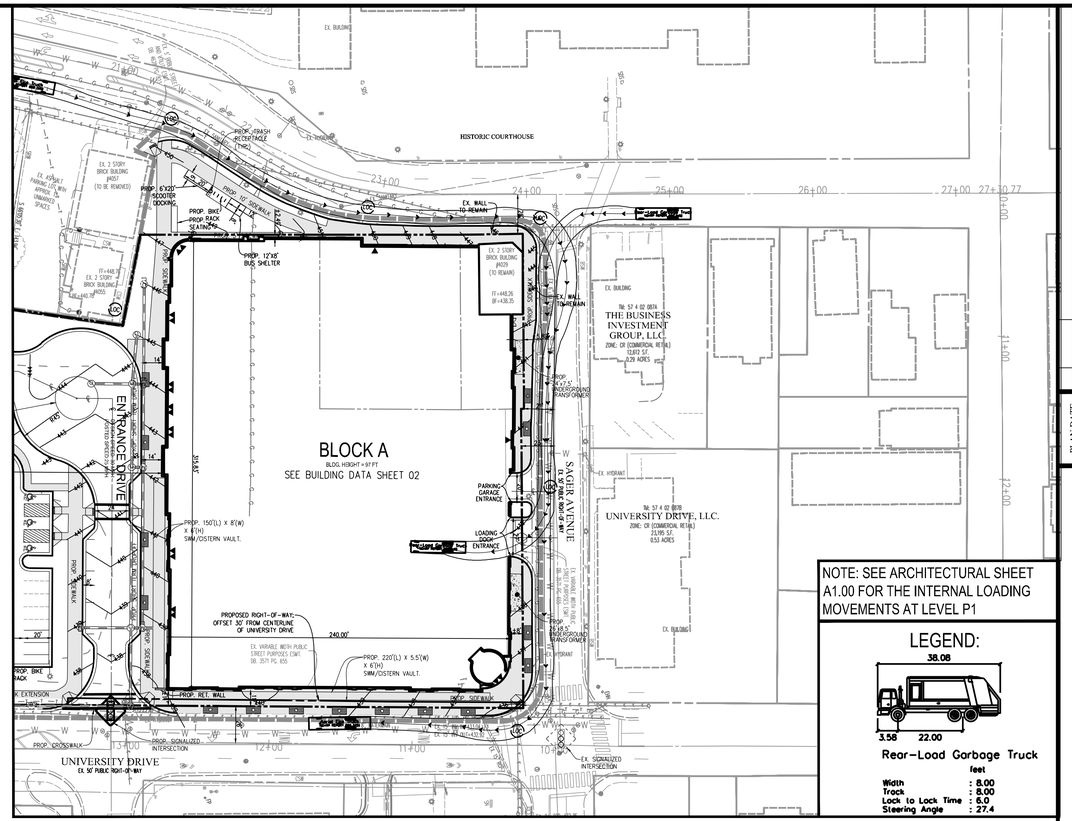


NOTE: SEE ARCHITECTURAL SHEET A1.00 FOR THE INTERNAL LOADING MOVEMENTS AT LEVEL P1

LEGEND:

Rear-Load Garbage Truck

feet	
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 27.4

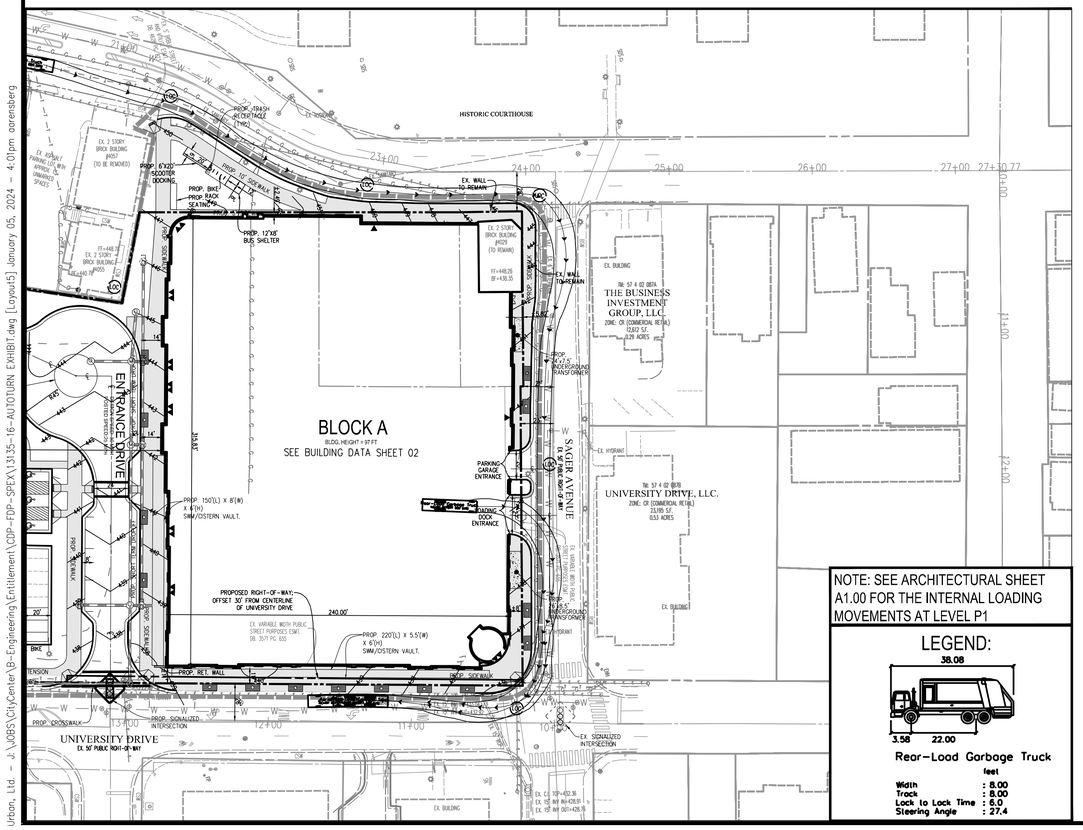


NOTE: SEE ARCHITECTURAL SHEET A1.00 FOR THE INTERNAL LOADING MOVEMENTS AT LEVEL P1

LEGEND:

Rear-Load Garbage Truck

feet	
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 27.4

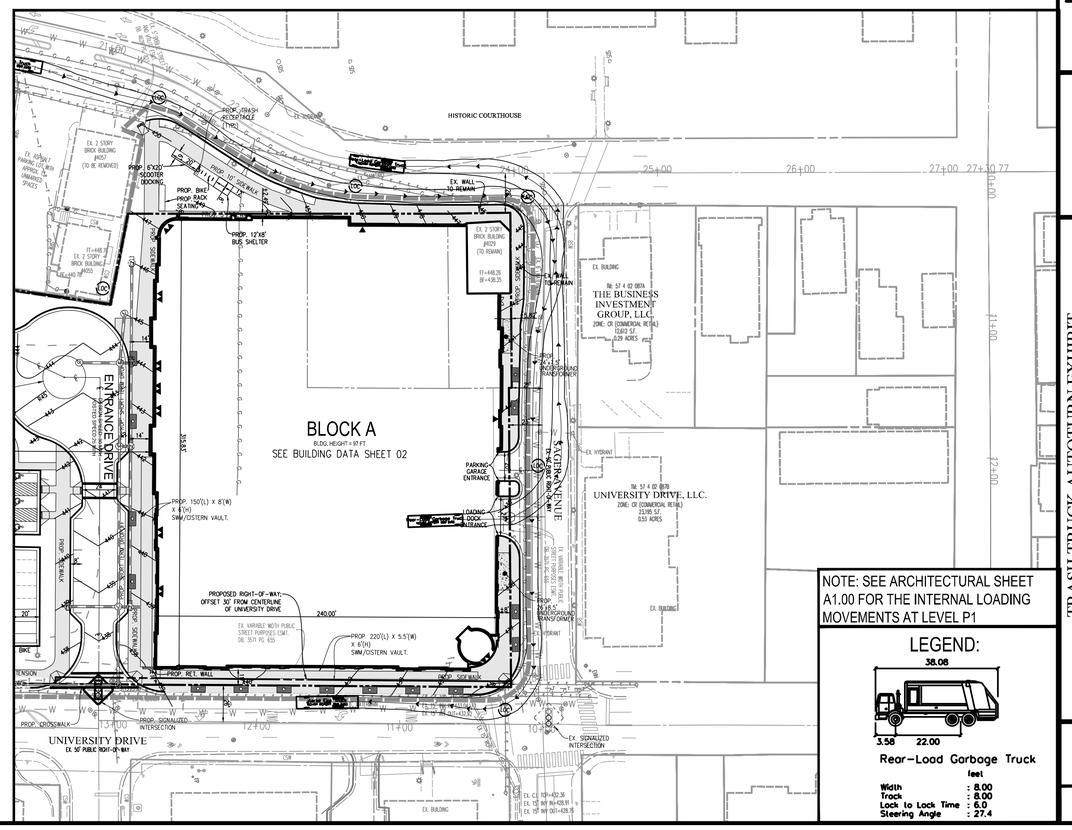


NOTE: SEE ARCHITECTURAL SHEET A1.00 FOR THE INTERNAL LOADING MOVEMENTS AT LEVEL P1

LEGEND:

Rear-Load Garbage Truck

feet	
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 27.4



NOTE: SEE ARCHITECTURAL SHEET A1.00 FOR THE INTERNAL LOADING MOVEMENTS AT LEVEL P1

LEGEND:

Rear-Load Garbage Truck

feet	
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 27.4

No.	DATE	DESCRIPTION
		REVISIONS

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

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TRASH TRUCK AUTOTURN EXHIBIT

THE OX FAIRFAX - BLOCK A
GENERAL DEVELOPMENT PLAN

SPECIAL USE PERMIT PLAT
CITY OF FAIRFAX, VIRGINIA

SCALE: 1"=50' | C.I.= NA | DATE: JAN., 2024

SHEET 28 OF 38

FILE No. RZ-13135

Urban, Ltd. – J:\JOBS\CityCenter\B-Engineering\Entitlement\CDP-FDP-SPEX\13135-16-AUTOTURN EXHIBIT.dwg [Layout5] January 05, 2024 – 4:01pm aarensberg

CHAIN BRIDGE ROAD - ROUTE #123
EX. VARIABLE WIDTH PUBLIC RIGHT-OF-WAY

N 27°40'58" E 66.33'
N 27°37'56" E 116.60'
N 27°37'56" E 171.38'

(APPROX. CENTERLINE LOCATION) (UNSPECIFIED WIDTH)(POLES & WIRES) EX. VEPCO ESMT. DB. 3201 PG. 677

(APPROX. CENTERLINE LOCATION) (UNSPECIFIED WIDTH)(WIRES) EX. VEPCO ESMT. DB. 1967 PG. 512

(APPROX. CENTERLINE LOCATION) (UNSPECIFIED WIDTH)(POLES & WIRES) EX. VEPCO ESMT. DB. 3150 PG. 583

(APPROX. CENTERLINE LOCATION) (UNSPECIFIED WIDTH) EX. VEPCO ESMT. DB. 3150 PG. 583

(APPROX. LOCATION) EX. VARIABLE WIDTH WALKWAY ESMT. DB. 2840 PG. 167

EX. 2 STORY BRICK BUILDING #4101 (TO BE REMOVED)

EX. 5 STORY BRICK BUILDING #4085 (TO BE REMOVED)

EX. 2 STORY STUCCO BUILDING #4069 (TO REMAIN)

EX. 2 STORY BRICK BUILDING #4057 (TO BE REMOVED)

EX. 2 STORY BRICK BUILDING #4055

EX. 2 STORY BRICK BUILDING #4029 (TO REMAIN)

EX. 2 STORY CONCRETE BUILDING #4084 (TO BE REMOVED)

EX. ASPHALT PARKING LOT WITH APPROX. 13 UNMARKED SPACES

EX. CONC. BLOCK ENCLOSURE

EX. METAL SCULPTURE

EX. BUILDING

EX. BUILDING (TO REMAIN)

HISTORIC COURTHOUSE

TM: 57 4 02 053
CHAIN BRIDGE HOLDING COMPANY, LLC
DB. 21871 PG. 521
ZONE: CO (COMMERCIAL OFFICE)
12,919 S.F.
0.29658 ACRES

TM: 57 4 02 051
ORP, L.L.C.
DB. 10384 PG. 588
ZONE: CO (COMMERCIAL OFFICE)
37,223 S.F.
0.85542 ACRES

TM: 57 4 02 049
THE BUSINESS INVESTMENT GROUP, LLC
ZONE: CO (COMMERCIAL OFFICE)/ CR (COMMERCIAL RETAIL)
54,751 S.F.
1.77 ACRES

TM: 57 4 02 044 A
4084 LLC
DB. 24966 PG. 2089
ZONE: CO (COMMERCIAL OFFICE)
44,836 S.F.
1.02930 ACRES

TM: 57 4 02 087A
THE BUSINESS INVESTMENT GROUP, LLC.
ZONE: CR (COMMERCIAL RETAIL)
12,612 S.F.
0.29 ACRES

TM: 57 4 02 087B
UNIVERSITY DRIVE, LLC.
ZONE: CR (COMMERCIAL RETAIL)
23,195 S.F.
0.53 ACRES

TM: 57 4 02 087D
GMUF COOMERCE BUILDINGS, LLC.
ZONE: CO (COMMERCIAL OFFICE)

TM: 57 4 02 042A
FAIRFAX VOL FORE DEPT.
ZONE: CO (COMMERCIAL OFFICE)
42,321 S.F.
0.97 ACRES

TM: 57 4 02 044C
4041 UNIVERSITY DRIVE, LLC.
ZONE: CR (COMMERCIAL RETAIL)
23,195 S.F.
0.53 ACRES

TM: 57 4 02 043A
SRI MAATRE 4021, LL
ZONE: CR (COMMERCIAL RETAIL)
21,705 S.F.
0.49 ACRES

ENTRANCE DRIVE
2 LANES @ 10' EACH
POSTED SPEED 25 MPH

UNIVERSITY DRIVE
EX. 50' PUBLIC RIGHT-OF-WAY

SAGER AVENUE
EX. 50' PUBLIC RIGHT-OF-WAY

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

PROP. TRASH RECEPTACLE (TYP.)
PROP. 6'X20' SCOOTER DOCKING
PROP. BIKE RACK
PROP. SEATING
PROP. 12'X8' BUS SHELTER
PROP. SHORT TERM DROP-OFF
EX. WALL TO REMAIN
PROP. 24'x7.5' UNDERGROUND TRANSFORMER
PARKING GARAGE ENTRANCE
LOADING DOCK ENTRANCE
PROP. 26'x8.5' UNDERGROUND TRANSFORMER
PROP. 150'(L) X 8'(W) X 6'(H) SWM/CISTERN VAULT.
PROP. 220'(L) X 5.5'(W) X 6'(H) SWM/CISTERN VAULT.
PROPOSED RIGHT-OF-WAY; OFFSET 30' FROM CENTERLINE OF UNIVERSITY DRIVE
240.00'
PROP. RET. WALL
PROP. SIDEWALK
PROP. SIDEWALK EXTENSION
PROP. BIKE RACK
PROP. 6'X16' SCOOTER DOCKING
PROP. CROSSWALK
PROP. SIGNALIZED INTERSECTION
ERADICATE EX. STRIPING
EX. SIGNALIZED INTERSECTION
EX. BUS STOP SIGN
EX. TOP=423.44
EX. 8" INV IN=416.09
EX. 8" INV OUT=415.82
EGRESS ONLY; NO ACCESS FROM UNIVERSITY DRIVE
THE SURFACE PARKING LOT SHALL BE REMOVED IN CONJUNCTION WITH A FUTURE PHASE OF REDEVELOPMENT
ø30.00' PROP. MOUNTABLE MEDIAN
±271'
315.63'
645'
S 26°42'38" W 65.91'
S 26°42'38" W 198.40'
S 26°42'38" W 198.50'
S 26°42'38" W 231.75'
S 02°48'11" W 128.36'
N 15°23'28" E 209.28'
N 74°36'22" W 250.06'
S 63°57'32" E 143.94'
S 26°23'28" W 31.32'
21.15'
GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 in. = 30 ft.
LEGEND
PROP. PEDESTRIAN ACCESS
EX. PEDESTRIAN ACCESS
N 699327.76 E 1182697.24
N 699127.88 E 1182970.68
VA STATE GRID NORTH

No.	DATE	DESCRIPTION
		REVISIONS

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

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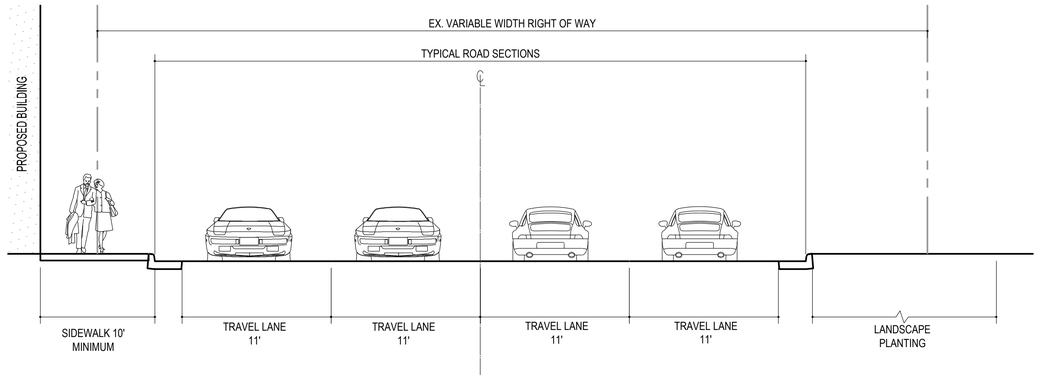
COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 036790
01/05/2024
PROFESSIONAL ENGINEER

PEDESTRIAN CIRCULATION
THE OX FAIRFAX - BLOCK A
GENERAL DEVELOPMENT PLAN
SPECIAL USE PERMIT PLAT
CITY OF FAIRFAX, VIRGINIA
DATE: JAN., 2024
SCALE: 1"=30'
C.I.= N/A

SHEET 29 OF 38

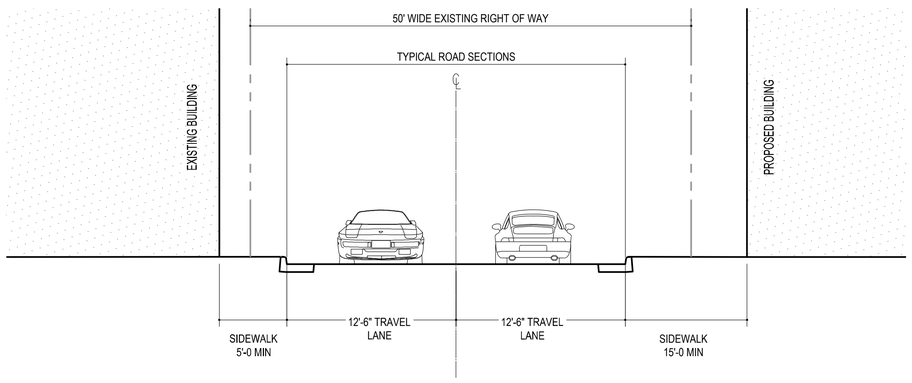
FILE No. RZ-13135

Urban, Ltd. – J:\JOBS\CityCenter\B-Engineering\Entitlement\CDP-FDP-SPEX\13135-14-SITE CIRCULATION.dwg [LAYOUT] January 05, 2024 – 4:01pm aarensberg



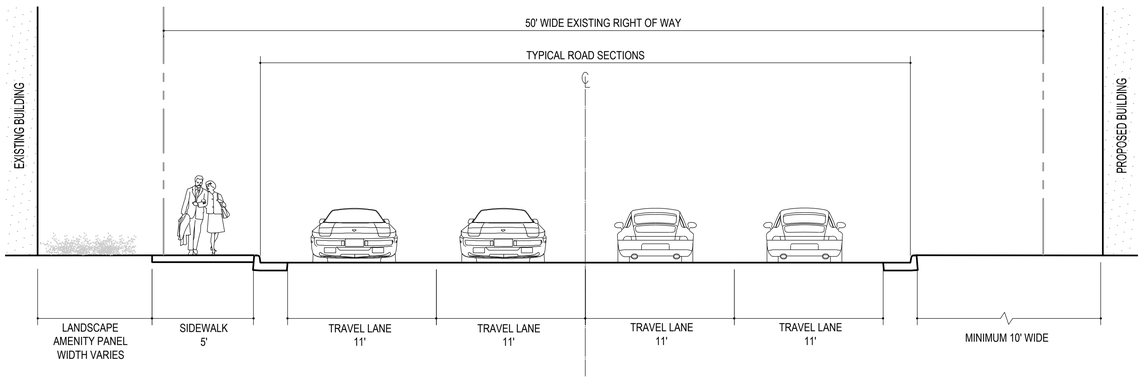
A-A CHAIN BRIDGE ROAD SECTION

NOT TO SCALE



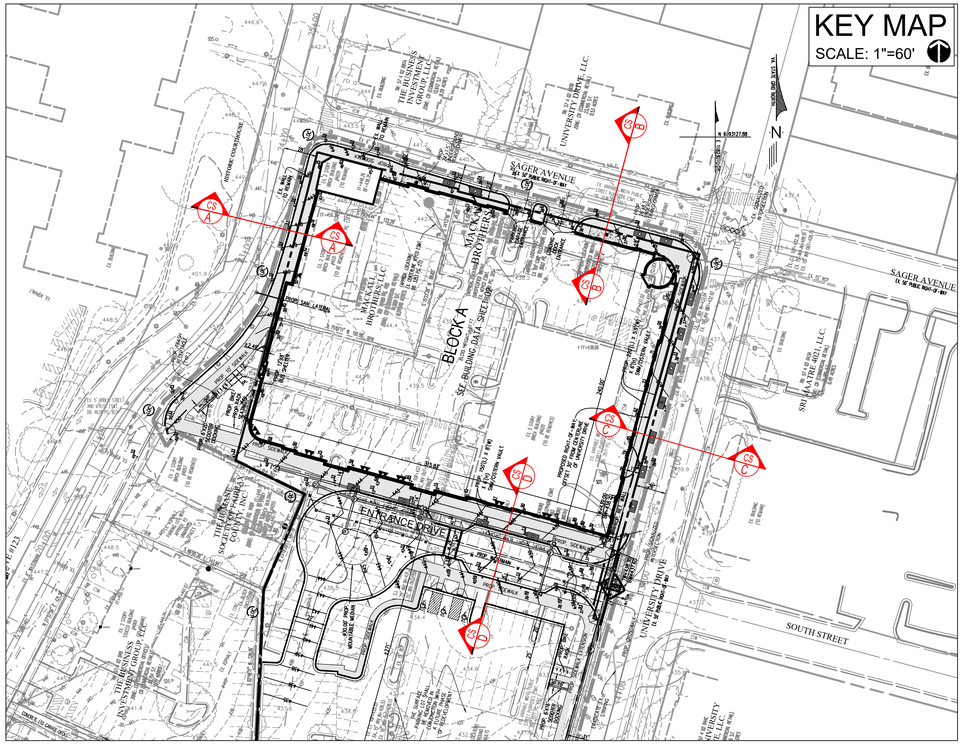
B-B SAGER AVENUE ROAD SECTION

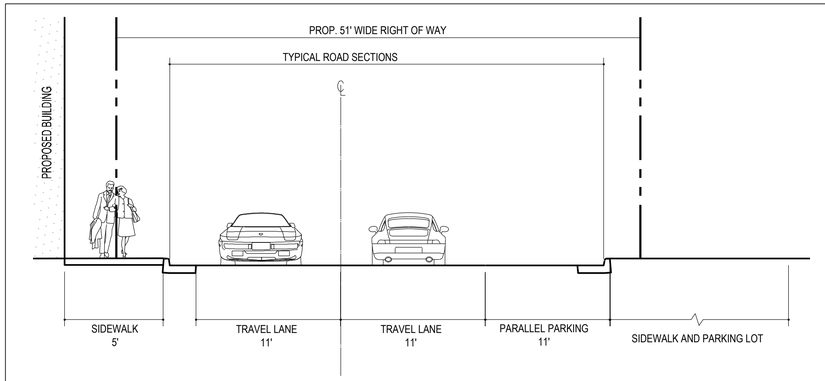
NOT TO SCALE



C-C UNIVERSITY DRIVE ROAD SECTION

NOT TO SCALE





D-D ENTRANCE DRIVE ROAD SECTION

NOT TO SCALE

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
06-16-23
11-16-23
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01/05/2024

ROAD SECTIONS

THE OX FAIRFAX - BLOCK A GENERAL DEVELOPMENT PLAN

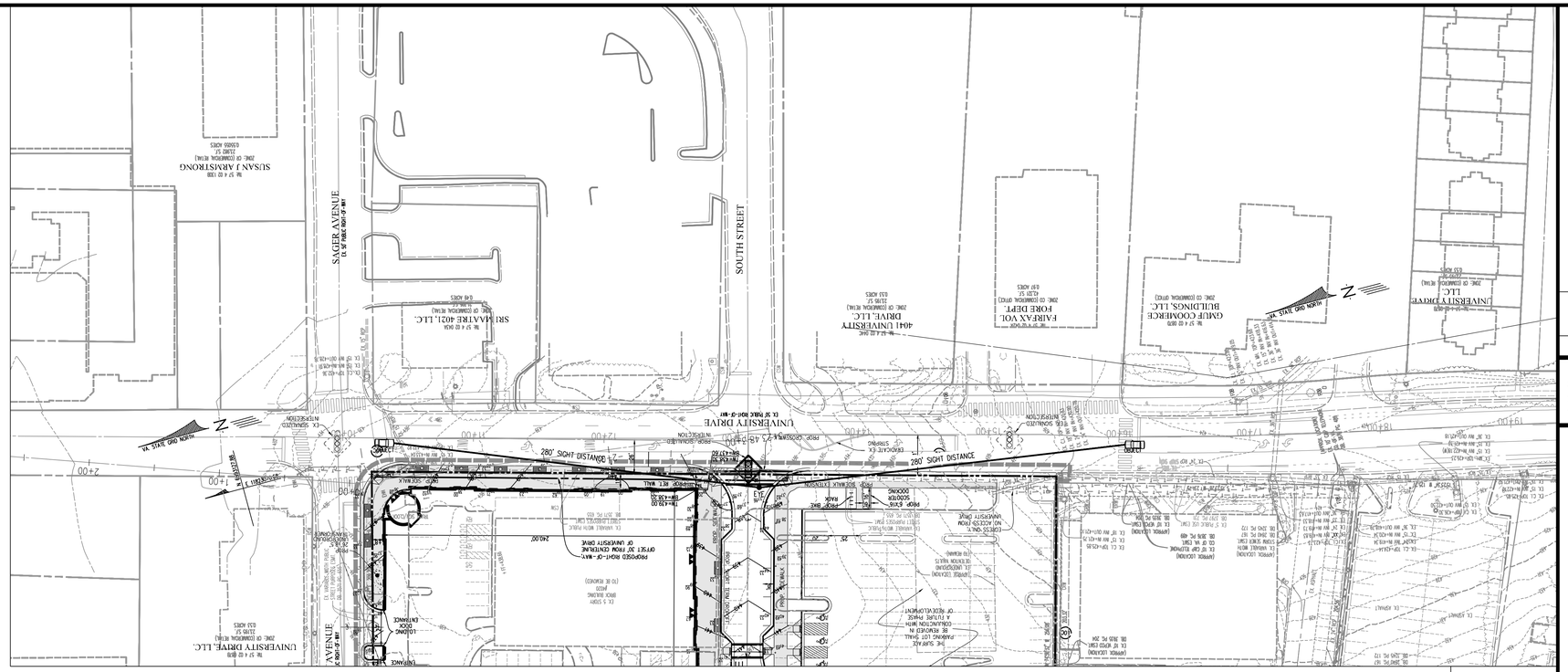
SPECIAL USE PERMIT PLAT
CITY OF FAIRFAX, VIRGINIA

SCALE: 1"=50' | C.I.= NA | DATE: JAN., 2024

SHEET 30 OF 38

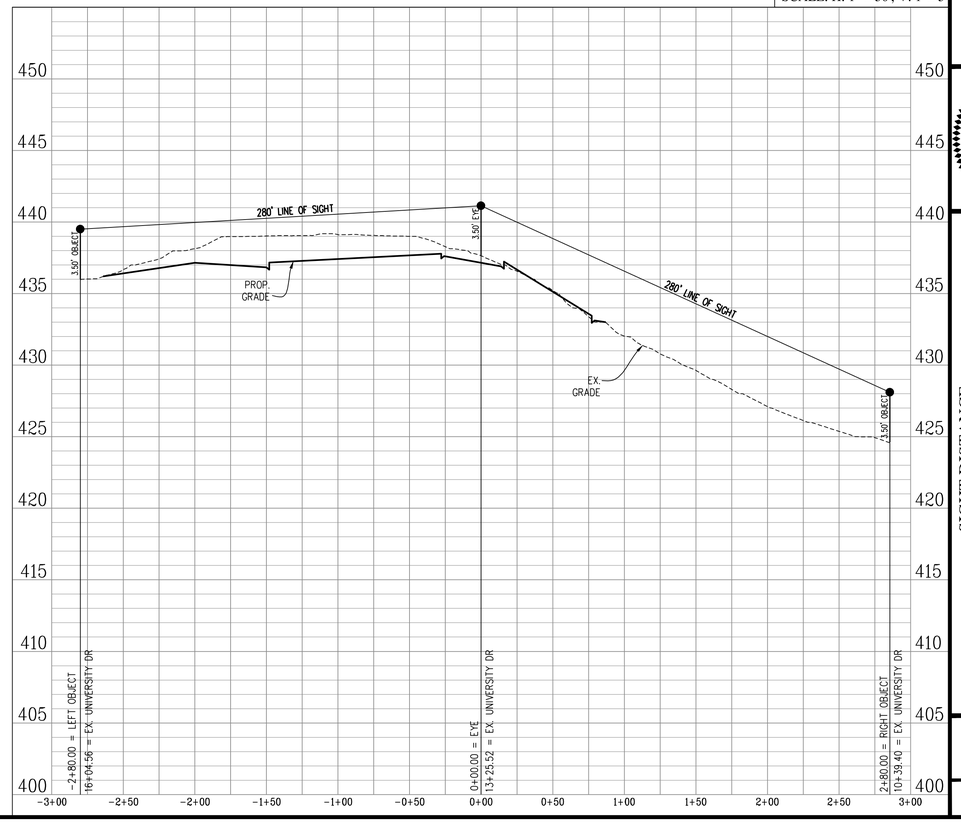
FILE No. RZ-13135

Urban, Ltd. - J:\JOBS\CityCenter\B-Engineering\Entitlement\CDP-FDP-SPEX\13135-22-SECTIONS.dwg [ROAD SECTIONS] January 05, 2024 - 4:23pm corrensberg



UNIVERSITY DRIVE
POSTED SPEED = 25 MPH
DESIGN SPEED = 30 MPH

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



No.	DATE	DESCRIPTION
		REVISIONS

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

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Lic. No. 036790
PROFESSIONAL ENGINEER
01/05/2024

SIGHT DISTANCE

THE OX FAIRFAX - BLOCK A
GENERAL DEVELOPMENT PLAN

SPECIAL USE PERMIT PLAT
CITY OF FAIRFAX, VIRGINIA

SCALE: AS NOTED
C.I.= 1'
DATE: JAN., 2024

SHEET
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OF
38

FILE No.
RZ-13135

Urban, Ltd. - J:\JOBS\CityCenter\B-Engineering\Entitlement\CDP-FDP-SPEX\13135-12-SIGHT DISTANCE.dwg [SD4] January 05, 2024 - 4:23pm aarensberg

SAGER AVENUE
POSTED SPEED = 25 MPH
DESIGN SPEED = 30 MPH

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

No.	DATE	DESCRIPTION
		REVISIONS

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

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SIGHT DISTANCE

THE OX FAIRFAX - BLOCK A
GENERAL DEVELOPMENT PLAN

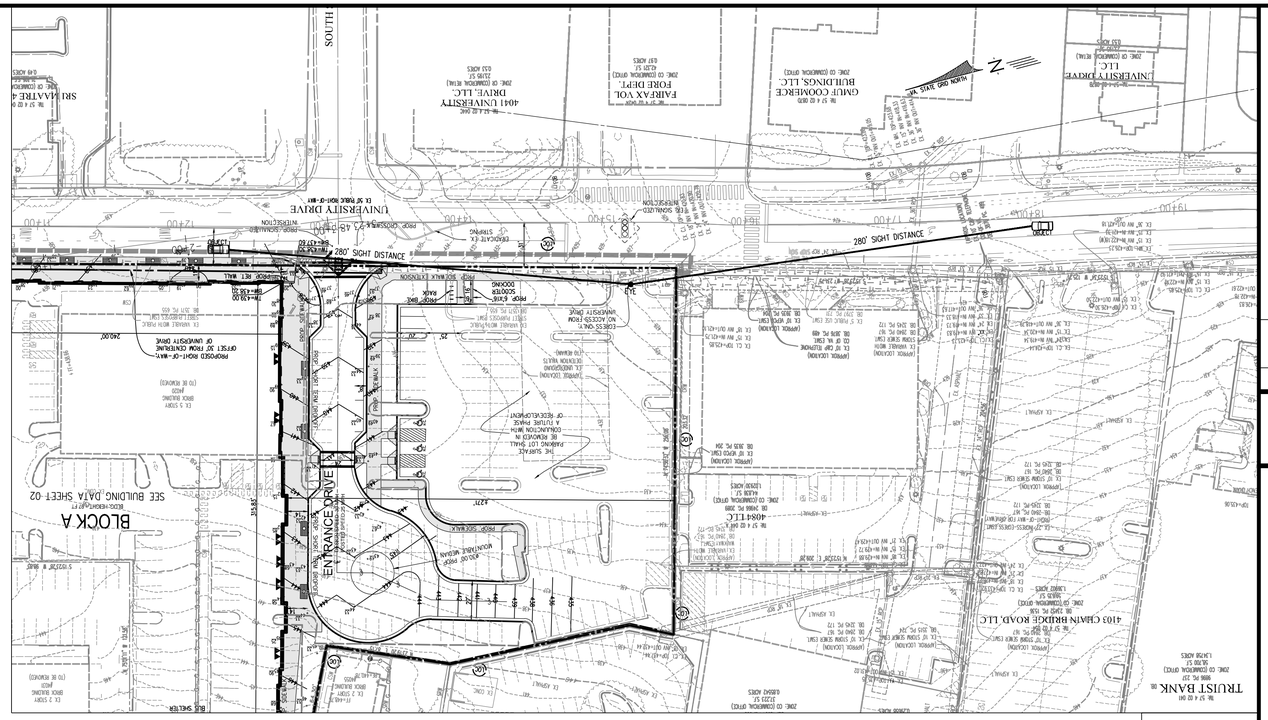
SPECIAL USE PERMIT PLAT
CITY OF FAIRFAX, VIRGINIA

SCALE: AS NOTED
C.I.= 1'
DATE: JAN., 2024

SHEET
32
OF
38

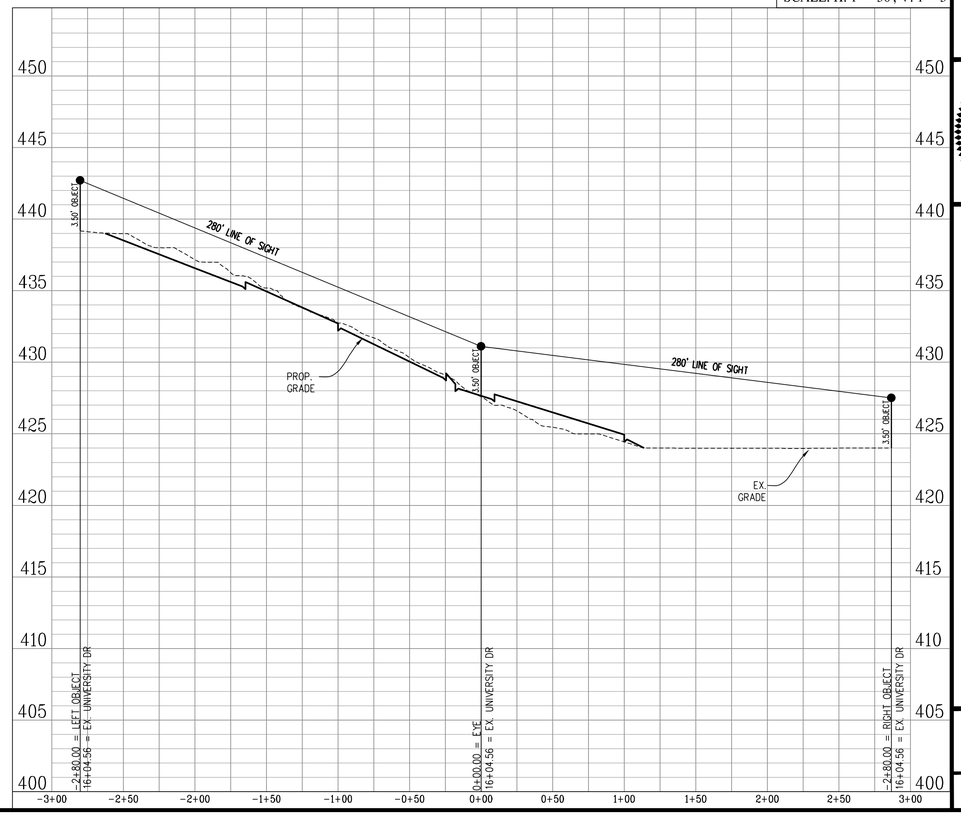
FILE No.
RZ-13135

Urban, Ltd - J:\JOBS\CityCenter\B-Engineering\Entitlement\CDP-FDP-SPEX\13135-12-SIGHT DISTANCE.dwg [SD5] January 05, 2024 - 4:24pm aarensberg



UNIVERSITY DRIVE
POSTED SPEED = 25 MPH
DESIGN SPEED = 30 MPH

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



No.	DATE	DESCRIPTION
		REVISIONS

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

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PROFESSIONAL ENGINEER

SIGHT DISTANCE

THE OX FAIRFAX - BLOCK A
GENERAL DEVELOPMENT PLAN

SPECIAL USE PERMIT PLAT
CITY OF FAIRFAX, VIRGINIA

SCALE: AS NOTED
C.I.= 1'
DATE: JAN., 2024

SHEET
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OF
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FILE No.
RZ-13135

Urban, Ltd. – J:\JOBS\CityCenter\B-Engineering\Entitlement\CDP-FDP-SPEX\13135-12-SIGHT DISTANCE.dwg [SD7] January 05, 2024 – 4:24pm aarensberg

EXISTING VEGETATION SUMMARY

FORESTED AREAS - ONSITE

	Cover Type	Primary Species	Successional Stage	Condition	Acreage	Cover Type Description
A	Landscaped Tree Canopy	X	n.a.	fair-good	0.637 ac. or 27,760 sf	This cover type consists of a maintained landscape areas with overstory species ranging in size from 3" to 24" dbh and understory species ranging in size from 1" to 10" dbh. The groundcover within this cover type consists primarily of maintained deciduous and evergreen shrubs, annuals, and perennials that are maintained year-round.
B	Developed Land	n.a.	n.a.	n.a.	3.241 ac. or 141,209 sf	This cover type consists of surfaces such as buildings, parking lots and sidewalks as well as maintained turf without tree canopy.

total site area (ac):	3.878 ac.	
total site area (sf) :	168,970 sf	

*DBH = Diameter at Breast Height (measured 4.5 feet above the ground)

NOTE: Existing vegetation data provided through field study on August 28, 2023 and verified DATE, 2023 by Urban, Ltd.'s Project Arborist (NAME, ISA Lic. #).

No.	DATE	REVISIONS DESCRIPTION

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

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COMMONWEALTH OF VIRGINIA
John Ighile
Lic. No. 19571
01/05/2024
LANDSCAPE ARCHITECT

EXISTING VEGETATION MAP

THE OX FAIRFAX - BLOCK A GENERAL DEVELOPMENT PLAN

SPECIAL USE PERMIT PLAT
CITY OF FAIRFAX, VIRGINIA

SCALE: 1" = 30' C.I.= N/A DATE: JAN., 2024

SHEET 34 OF 38

FILE No. RZ-13135

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

Urban, Ltd. – J:\JOBS\CityCenter\B-Engineering\Entitlement\CDP-FDP-SPEX\13135-13-EEW.dwg [PLAN] January 05, 2024 – 4:30pm aarensberg

TREE INVENTORY & CONDITION ANALYSIS

TREE NO.	SPECIES	SIZE	CANOPY SPREAD	CONDITION RATING	COMMENTS
		DBH (in)	R (ft.)	%	
1237	*Pinus strobus*	19"	19'	71.88	Next to parking lot
1238	*Pinus strobus*	10"	10'	62.50	Next to parking lot, Crooked trunk
1239	*Pinus strobus*	8"	8'	56.25	Next to parking lot, Leaning
1240	*Robinia pseudoacacia*	22"	22'	59.38	Next to parking lot, Covered in vines
1241	*Pyrus calleryana*	23"	23'	65.63	In island, picnic table, some limbs already split
1242	*Robinia pseudoacacia*	6"	6'	50.00	Strip between parking, joint, one leader removed
1243	*Unknown spp.*	8"	8'	40.63	Nearly dead
1243A	*Unknown spp.*	7"	7'	0.00	Dead
1243B	*Acer rubrum*	13"	13'	59.38	Next to entrance, pruned for overhead wires
1243C	*Acer rubrum*	18"	18'	59.38	Base and trunk covered in ivy, pruned for overhead wires
1244	*Acer rubrum*	25"	25'	56.25	Covered with vines, sidewalk, exposed roots
O-1	*Morus alba*	22"	22'	56.25	Leaning over parking, offsite
1245	*Acer rubrum*	16"	16'	68.75	Parking, exposed roots
1246	*Acer rubrum*	10"	10'	62.50	Dieback, parking

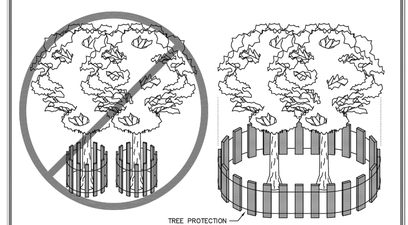
LEGEND

- EXISTING TREE CRITICAL ROOT ZONE (000)
- EXISTING TREE TO BE REMOVED (000)
- 25' OFFSET FROM L.O.D
- L.O.D
- 10' OFFSET FROM L.O.D
- ROOT PRUNING
- TREE PROTECTION FENCE (TP)
- SUPER SILT FENCE (xx xx)
- SILT FENCE (x x x)

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

SITE DATA COLLECTED BY URBAN, LTD. ON 09/21/2023.

This Plan Prepared or Approved by:
John Lightle, ISA Certified Arborist
MA-5174A



BARRIER INSTALLED AT THE DRIP LINE OF TREE BRANCHES

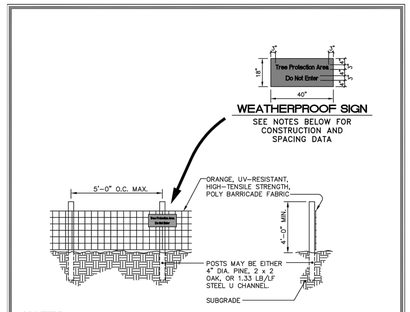
NOTES:

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

Department of Public Works, 10455 Armstrong Street, Fairfax, VA 22030-3630 — CITY of FAIRFAX — USE WITH THE FAIRFAX STANDARD SPECIFICATIONS ONLY — Voice (703) 385-7810, FAX (703) 591-5727, www.fairfaxva.gov

STANDARD TREE PROTECTION DETAIL

SCALE: Not To Scale | DETAIL #: 8.09
REVISION DATE: December 2016 | SHEET #: 1 of 2



NOTES:

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

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STANDARD TREE PROTECTION DETAIL

SCALE: Not To Scale | DETAIL #: 8.09
REVISION DATE: December 2016 | SHEET #: 2 of 2

No.	DATE	DESCRIPTION
		REVISIONS

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

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4200 D TECHNOLOGY CT.
CHANTILLY, VA. 20151
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COMMONWEALTH OF VIRGINIA
John Lightle
Lic. No. 1957
01/05/2024
CERTIFIED ARBORIST

TREE MANAGEMENT PLAN

THE OX FAIRFAX - BLOCK A
GENERAL DEVELOPMENT PLAN

SPECIAL USE PERMIT PLAT
CITY OF FAIRFAX, VIRGINIA

SCALE: 1" = 30' | C.I.= N/A | DATE: JAN., 2024

SHEET 35 OF 38

FILE No. RZ-13135

Urban, Ltd. - J:\JOBS\City\Center\3-Engineering\Entitlement\CDP-FDP-SPEX\13135-13-TREE MANAGEMENT.dwg [PLAN] January 05, 2024 - 4:30pm aarensberg

LEGEND

- PROPOSED CANOPY TREES ONSITE
- PROPOSED STREET TREES OFFSITE (WITHIN RIGHT-OF-WAY)
- PROPOSED SMALL DECIDUOUS TREES ONSITE
- PROPOSED EVERGREEN TREES ONSITE
- PROPOSED SHRUBS ONSITE
- EXISTING TREES TO BE PRESERVED

CHAIN BRIDGE ROAD - ROUTE #123
EX. VARIABLE WIDTH PUBLIC RIGHT-OF-WAY

TM: 57 4 02 053
CHAIN BRIDGE HOLDING COMPANY, LLC
DB. 21871 PG. 521
ZONE: CO (COMMERCIAL OFFICE)
12,919 S.F.
0.29658 ACRES

TM: 57 4 02 051
ORP, L.L.C.
DB. 10384 PG. 588
ZONE: CO (COMMERCIAL OFFICE)
37,223 S.F.
0.85542 ACRES

TM: 57 4 02 049
THE BUSINESS INVESTMENT GROUP, LLC
ZONE: CO (COMMERCIAL OFFICE)/ CR (COMMERCIAL RETAIL)
54,751 S.F.
1.171 ACRES

TM: 57 4 02 044 A
4084 LLC
DB. 24966 PG. 2089
ZONE: CO (COMMERCIAL OFFICE)
44,836 S.F.
1.02930 ACRES

TM: 57 4 02 087A
THE BUSINESS INVESTMENT GROUP, LLC.
ZONE: CR (COMMERCIAL RETAIL)
12,612 S.F.
0.29 ACRES

TM: 57 4 02 087B
UNIVERSITY DRIVE, LLC.
ZONE: CR (COMMERCIAL RETAIL)
23,195 S.F.
0.53 ACRES

TM: 57 4 02 044C
4041 UNIVERSITY DRIVE, LLC.
ZONE: CR (COMMERCIAL RETAIL)
23,195 S.F.
0.53 ACRES

TM: 57 4 02 043A
SRI MAATRE 4021, LLC.
ZONE: CR (COMMERCIAL RETAIL)
21,396 S.F.
0.49 ACRES

TM: 57 4 02 087D
GMUF COOMERCE BUILDINGS, LLC.
ZONE: CO (COMMERCIAL OFFICE)

TM: 57 4 02 042A
FAIRFAX VOL FORE DEPT.
ZONE: CO (COMMERCIAL OFFICE)
42,321 S.F.
0.97 ACRES

HISTORIC COURTHOUSE

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

ENTRANCE DRIVE
POSTED SPEED=25 MPH

SAGER AVENUE
EX. 50' PUBLIC RIGHT-OF-WAY
POSTED SPEED=25 MPH

UNIVERSITY DRIVE
EX. 50' PUBLIC RIGHT-OF-WAY

PROP. 6'X20' SCOOTER DOCKING
PROP. BIKE RACK
PROP. SEATING
PROP. 10' SIDEWALK
PROP. 5' SIDEWALK
PROP. 12'X8' BUS SHELTER
PROP. TRASH RECEPTACLE (TYP.)
EX. WALL TO REMAIN
PROP. 24'X7.5' UNDERGROUND TRANSFORMER
PARKING GARAGE ENTRANCE
LOADING DOCK ENTRANCE
PROP. 150'(L) X 8'(W) X 6'(H) SWM/CISTERN VAULT.
PROP. 220'(L) X 5.5'(W) X 6'(H) SWM/CISTERN VAULT.
PROPOSED RIGHT-OF-WAY; OFFSET 30' FROM CENTERLINE OF UNIVERSITY DRIVE
PROP. 26'X8.5' UNDERGROUND TRANSFORMER
THE SURFACE PARKING LOT SHALL BE REMOVED IN CONJUNCTION WITH A FUTURE PHASE OF REDEVELOPMENT
EGRESS ONLY; NO ACCESS FROM UNIVERSITY DRIVE
PROP. 6'X16' SCOOTER DOCKING
PROP. BIKE RACK
PROP. SIDEWALK EXTENSION
PROP. RET. WALL
PROP. CROSSWALK
ERADICATE EX. STRIPING
PROP. SIGNALIZED INTERSECTION
EX. SIGNALIZED INTERSECTION
PROP. ROW
PROP. SIDEWALK
PROP. WATERMAIN
EX. ASPHALT PARKING LOT WITH APPROX. UNMARKED SPACES
EX. 2 STORY BRICK BUILDING #4057 (TO BE REMOVED)
EX. 2 STORY STUCCO BUILDING #4069 (TO REMAIN)
EX. 2 STORY BRICK BUILDING #4055
EX. 2 STORY BRICK BUILDING #4029 (TO REMAIN)
EX. 5 STORY BRICK BUILDING #4085 (TO BE REMOVED)
EX. 2 STORY BRICK BUILDING #4101 (TO BE REMOVED)
EX. 2 STORY CONCRETE BUILDING #4084 (TO BE REMOVED)
EX. BUILDING (TO REMAIN)
EX. BLOCK ENCLOSURE
EX. METAL SCULPTURE
EX. CONC. CURB & GUTTER (TYP.)
EX. 24" RCP
EX. 18" RCP
EX. 21" RCP
EX. 8" WATERMAIN
EX. 6" WATERMAIN
EX. HYDRANT
EX. 8" INV IN=416.09
EX. 8" INV OUT=415.82
EX. TOP=423.44
FF=436.18
BF=438.58
BF=441.07
FF=444.74
FF=448.78
BF=440.78
FF=448.26
BF=438.35
GF=434.55
S 26°42'38" W 65.91'
S 02°48'11" W 128.36'
S 26°42'38" E 21.75'
S 26°42'38" E 198.87'
S 26°42'38" E 21.75'
S 26°42'38" E 198.87'
S 26°42'38" E 65.91'
(APPROX. CENTERLINE LOCATION) (UNSPECIFIED WIDTH)(WIRES) EX. VEPCO ESMT. DB. 1967 PG. 512
(APPROX. CENTERLINE LOCATION) (UNSPECIFIED WIDTH)(POLES & WIRES) EX. VEPCO ESMT. DB. 3201 PG. 677
(APPROX. CENTERLINE LOCATION) (UNSPECIFIED WIDTH)(POLES & WIRES) EX. VEPCO ESMT. DB. 3150 PG. 583
(APPROX. CENTERLINE LOCATION) (UNSPECIFIED WIDTH) EX. VEPCO ESMT. DB. 3150 PG. 583
(APPROX. LOCATION) EX. VARIABLE WIDTH WALKWAY ESMT. DB. 2840 PG. 167
(APPROX. LOCATION) EX. 10' STORM SEWER ESMT. DB. 2840 PG. 167 DB. 3245 PG. 172
(APPROX. LOCATION) EX. 10' SEWER ESMT. DB. 3515 PG. 724
(APPROX. LOCATION) EX. VARIABLE WIDTH WALKWAY ESMT. DB. 2840 PG. 167 DB. 3245 PG. 172
(APPROX. LOCATION) EX. 10' VEPCO ESMT. DB. 3935 PG. 204
(APPROX. LOCATION) EX. 10' C&P TELEPHONE CO. OF VA. ESMT. DB. 3876 PG. 489
(APPROX. LOCATION) EX. 5' PUBLIC USE ESMT. DB. 3797 PG. 731
(APPROX. LOCATION) EX. UNDERGROUND DETENTION VAULTS (TO REMAIN)
EX. VARIABLE WIDTH PUBLIC STREET PURPOSES ESMT. DB. 3571 PG. 655
EX. 50' PUBLIC RIGHT-OF-WAY POSTED SPEED=25 MPH DB. 3571 PG. 655
VA STATE GRID N

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
06-16-23
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COMMONWEALTH OF VIRGINIA
John Lightle
Lic. No. 1957
PROFESSIONAL ENGINEER

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

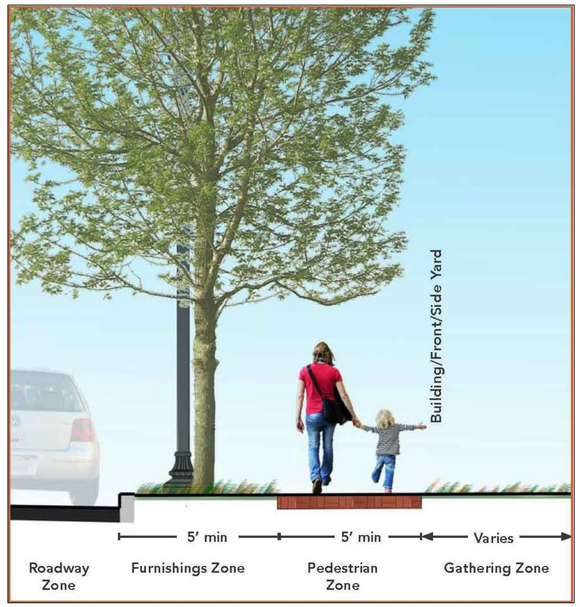
SCALE: 1" = 30'
C.I.= N/A
DATE: JAN., 2024

SHEET 36 OF 38

FILE No. RZ-13135

Urban, Ltd. - J:\JOBS\CityCenter\B-Engineering\Entitlement\CDP-FDP-SPEX\13135-13-LANDSCAPE.dwg [PLAN] January 05, 2024 - 4:31pm aarensberg

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



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

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

TRANSITIONAL YARD CALCULATIONS

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

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

STREET TREE CALCULATIONS

Steet Name	Old Town Historic Overlay Street Type	Requirements	Linear Feet Along Street	Street Trees Required	Street Trees Provided
Sager Avenue	Active Street Type 1	**No Street Trees Required**	266	0	4
University Drive	Active Street Type 2	**No Street Trees Required**	407	0	7
Chain Bridge Road	Active Street Type 3	**No Street Trees Required**	291	0	3
Proposed Road: South Street Extension (On-Site)	Active Street Type 2	**No Street Trees Required**	256	0	4
				Total Trees Provided	14

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

SAMPLE PLANT SCHEDULE

QTY	Symbol	Botanical Name	Common Name	Size	Type	Remarks	Total Canopy Coverage (SF)
		Canopy Trees					
16	+	Carpinus caroliniana 'J.N. Upright'	Firespire American Hornbeam	3.5" Cal.	B & B	Uniform branching pattern	4,000
		Platanus x acerifolia	London Planetree	3.5" Cal.	B & B	Uniform branching pattern	
		Ulmus americana 'Valley Forge'	Valley Forge Elm	3.5" Cal.	B & B	Uniform branching pattern	
		Quercus phellos	Willow Oak	3.5" Cal.	B & B	Uniform branching pattern	
		Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	3.5" Cal.	B & B	Uniform branching pattern	
14		Carpinus caroliniana 'J.N. Upright'	Firespire American Hornbeam	2" Cal.	B & B	Uniform branching pattern	0
		Platanus x acerifolia	London Planetree	2" Cal.	B & B	Uniform branching pattern	
		Ulmus americana 'Valley Forge'	Valley Forge Elm	2" Cal.	B & B	Uniform branching pattern	
		Quercus phellos	Willow Oak	2" Cal.	B & B	Uniform branching pattern	
		Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	2" Cal.	B & B	Uniform branching pattern	
		Small Deciduous Trees					
13		Cercis canadensis	Eastern Redbud	2" Cal.	B & B	Uniform branching pattern	1,300
		Cornus florida	Flowering Dogwood	2" Cal.	B & B	Uniform branching pattern	
		Magnolia virginiana	Sweetbay Magnolia	2" Cal.	B & B	Uniform branching pattern	
		Evergreen Trees					
13		Ilex x attenuata 'Fosteri'	Foster's Holly	10' Ht.	B & B	Uniform branching pattern	975
		Ilex opaca	American Holly	6' Ht.	B & B	Uniform branching pattern	
		Juniperus virginiana	Eastern Red Cedar	6' Ht.	B & B	Uniform branching pattern	
		Shrubs					
157		Clethra alnifolia	Summersweet	24" Ht.	As Shown	Cont.	0
		Ilex verticillata	Winterberry	24" Ht.	As Shown	Cont.	
		Itea virginica	Virginia Sweetspire	24" Ht.	As Shown	Cont.	
		Fothergilla gardenii	Dwarf Fothergilla	24" Ht.	As Shown	Cont.	
						TOTAL:	6,275

LANDSCAPE NOTES:

1. NO OVERALL CANOPY STANDARDS ARE REQUIRED WITHIN THE CU ZONE.
2. THIS PLAN IS SCHEMATIC AND REFLECTS THE GENERAL CHARACTER AND INTENT OF THE PROPOSED DEVELOPMENT BASED ON PRELIMINARY ENGINEERING, ARCHITECTURE, AND LANDSCAPE ARCHITECTURE DESIGN. MODIFICATIONS AND VARIATIONS MAY OCCUR WITH FINAL BUILDING DESIGN AND SITE PLAN.
3. TREE LOCATION, TREE QUANTITY, AND TREE SPECIES ARE SUBJECT TO CHANGE BASED ON CHANGES THAT MAY OCCUR WITH FINAL BUILDING DESIGN AND SITE PLAN. MODIFICATIONS TO THE LANDSCAPE PLAN ARE SUBJECT TO APPROVAL OF THE CITY'S URBAN FORESTER.
4. CHANGES TO THE PLANTING SCHEDULE ARE SUBJECT TO APPROVAL BY THE CITY'S URBAN FORESTER AT SITE PLAN SUMBISSION.

MODIFICATIONS/WAIVERS REQUESTED

- A MODIFICATION TO TRANSITIONAL YARD REQUIRED (Z.O. SECTION 4.5.5) FOR BUFFER A-C IS HEREBY REQUESTED.
- A MODIFICATION TO PERIMETER PARKING LOT LANDSCAPING (Z.O. SECTION 4.5.7.C) IS HEREBY REQUESTED.
- A MODIFICATION TO INTERIOR PARKING LOT LANDSCAPING (Z.O. SECTION 4.5.7.D) IS HEREBY REQUESTED.

REVISIONS

No.	DATE	DESCRIPTION

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

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COMMONWEALTH OF VIRGINIA
John Lightle
Lic. No. 1957
01/05/2024
LANDSCAPE ARCHITECT

LANDSCAPE COMPUTATIONS

THE OX FAIRFAX - BLOCK A GENERAL DEVELOPMENT PLAN

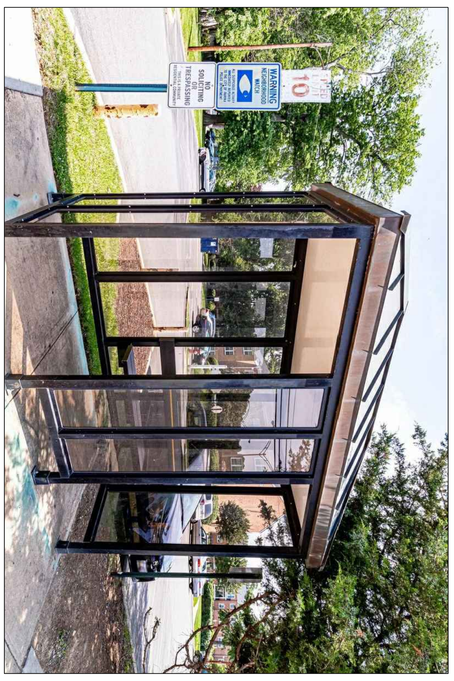
SPECIAL USE PERMIT PLAT
CITY OF FAIRFAX, VIRGINIA

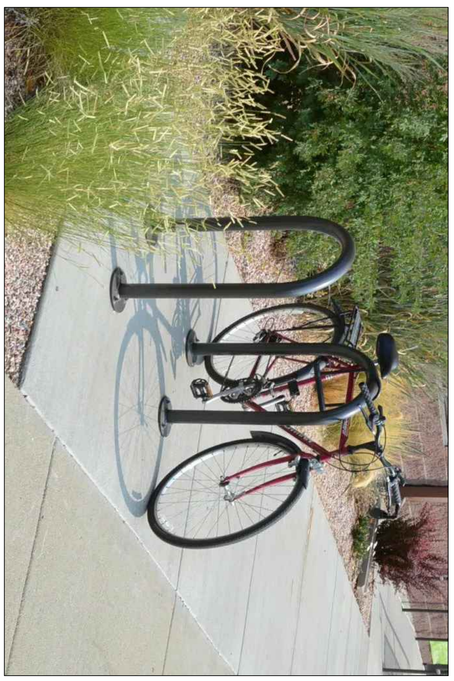
SCALE: H:1"=50'; V:1"=5' C.I.= NA DATE: JAN., 2024

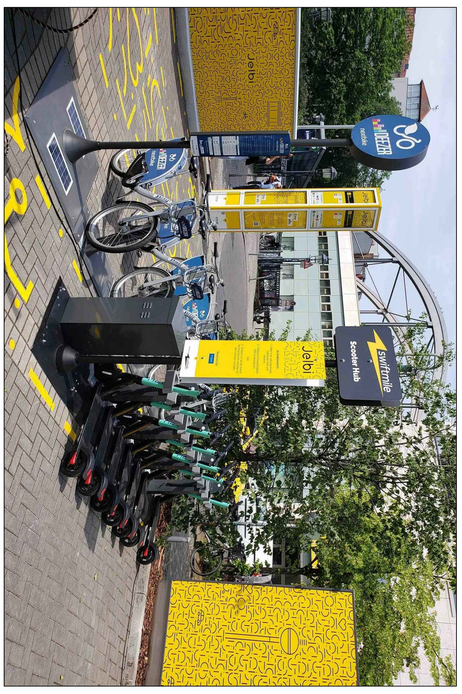
SHEET 37 OF 38

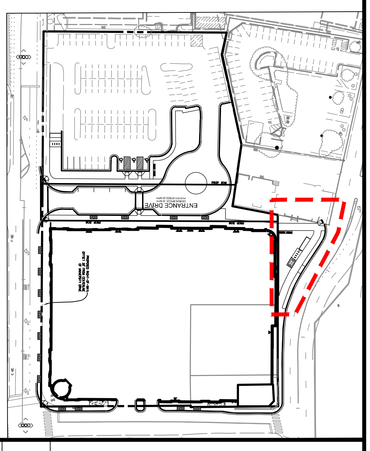
FILE No. RZ-13135

Urban, Ltd. - J:\JOBS\CityCenter\B-Engineering\Entitlement\CDP-FDP-SPEX\13135-13-LANDSCAPE.dwg [comps] January 05, 2024 - 4:31pm oorensberg









CONCEPTUAL ILLUSTRATIVE RENDERING

THE OX FAIRFAX - BLOCK A
GENERAL DEVELOPMENT PLAN

SPECIAL USE PERMIT PLAT
CITY OF FAIRFAX, VIRGINIA

SCALE: 1" = 10' C.I.= N/A DATE: JAN., 2024

COMMONWEALTH OF VIRGINIA
John Lightle
Lic. No. 1957
01/05/2024
LANDSCAPE ARCHITECT

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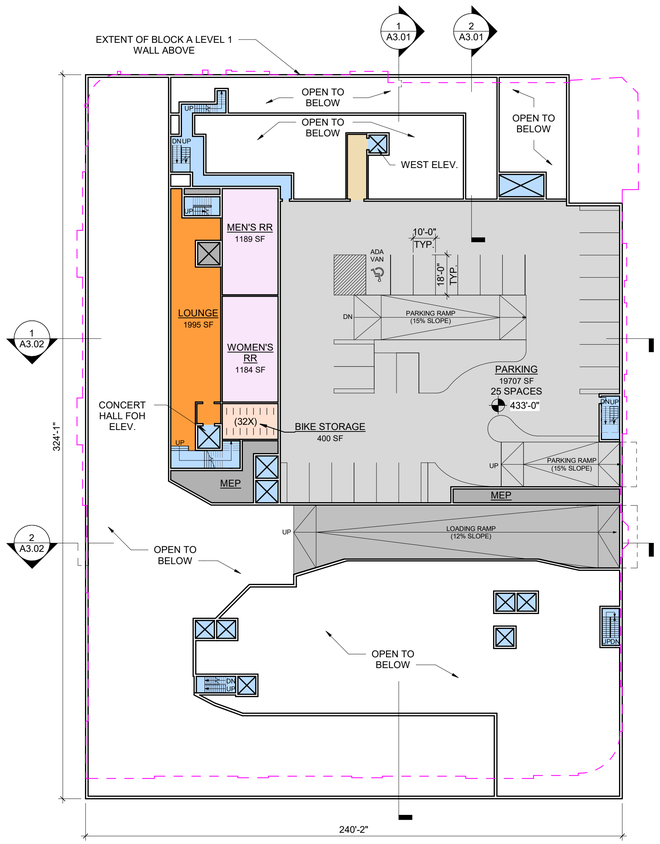
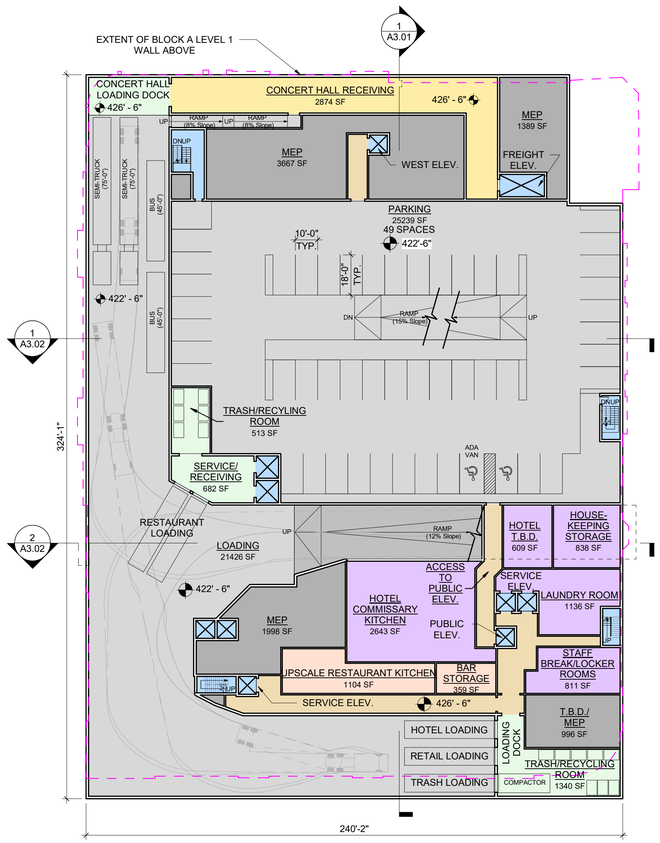
FILE No. RZ-13135

SHEET 38 OF 38



3 A1.00 LEVEL P0 - FLOOR PLAN
SCALE: 1/32" = 1'-0"



2 A1.00 LEVEL P1 - FLOOR PLAN
SCALE: 1/32" = 1'-0"

1 A1.00 LEVEL P2/P3 - FLOOR PLAN
SCALE: 1/32" = 1'-0"

GENERAL NOTES:
1) FLOOR PLANS ARE PROVIDED FOR INFORMATION ONLY. ALSO, THEY ARE PRELIMINARY AND ARE SUBJECT TO CHANGE BASED ON LEASING AND ARCHITECTURAL DEVELOPMENT.

2) TURNING MOVEMENTS SHOWN FOR LARGEST VEHICLE TYPE @ P1 FLOOR PLAN.

3) PROVIDED PARKING SPACE SIZE INCLUDES ADDED DIMENSION FOR FUTURE INCORPORATION + COORDINATION OF COLUMN GRID AND ADA VAN PARKING SPACES.

OX HILL COMPANIES
DAVID M. SCHWARZ ARCHITECTS

THE OX FAIRFAX
BLOCK A

DMSAS PROJECT #: P2102

OWNER
OX HILL COMPANIES
10523,MAIN ST. SUITE 200
FAIRFAX ,VA 22030

DESIGN ARCHITECT
DAVID M. SCHWARZ ARCHITECTS,INC
1707 L ST. NW, SUITE 400
WASHINGTON, D.C. 20036

ARCHITECT OF RECORD
PAGE SOUTHERLAND PAGE, INC.
1615 M ST. NW, SUITE 700
WASHINGTON DC 20036

CIVIL ENGINEER:
URBAN-LTD
4200 D, TECHNOLOGY COURT
CHANTILLY,VA 20151

TRAFFIC ENGINEER:
GOROVE-SLADE ASSOCIATES INC.
3914 CENTERVILLE RD. SUITE 300
CHANTILLY, VA 20151

LANDSCAPE ARCHITECT:
URBAN-LTD
4200 D, TECHNOLOGY COURT
CHANTILLY,VA 20151

STRUCTURAL ENGINEER:

MEP ENGINEER:

Design Documents have been prepared solely for the limited purpose of establishing the Project's aesthetic architectural design intent. The Design Documents shall not be used for construction, permitting, or any other use inconsistent with the limited purpose of establishing aesthetic architectural design intent. Any dimensional or technical information contained in the Design Documents is provided solely for illustrative purposes and shall not be relied upon. Any use of the Design Documents for purposes other than establishing the Project's aesthetic architectural design intent shall be at user's sole risk and without liability to the Design Architect. Further, to the extent permitted by law, any use of these Design Documents constitutes an agreement by the user to indemnify and hold harmless the Design Architect and its officers, directors, employees and consultants from all damages, liability, costs and expenses, including the cost of defense, related to claims and causes of action asserted by any third person or entity to the extent such damages, liability, costs and expenses arise from use of the Design Documents for purposes other than establishing the Project's aesthetic architectural design intent. Any use of these Design Documents for any purpose constitutes acceptance of the above terms and conditions by the user.

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REVISIONS

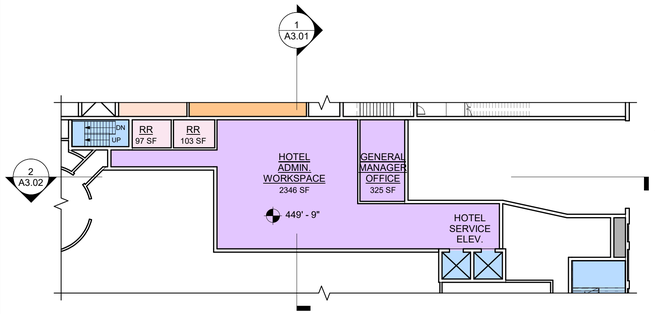
#	DATE	DESCRIPTION

PRINTED: 1/5/2024 11:16:42 AM

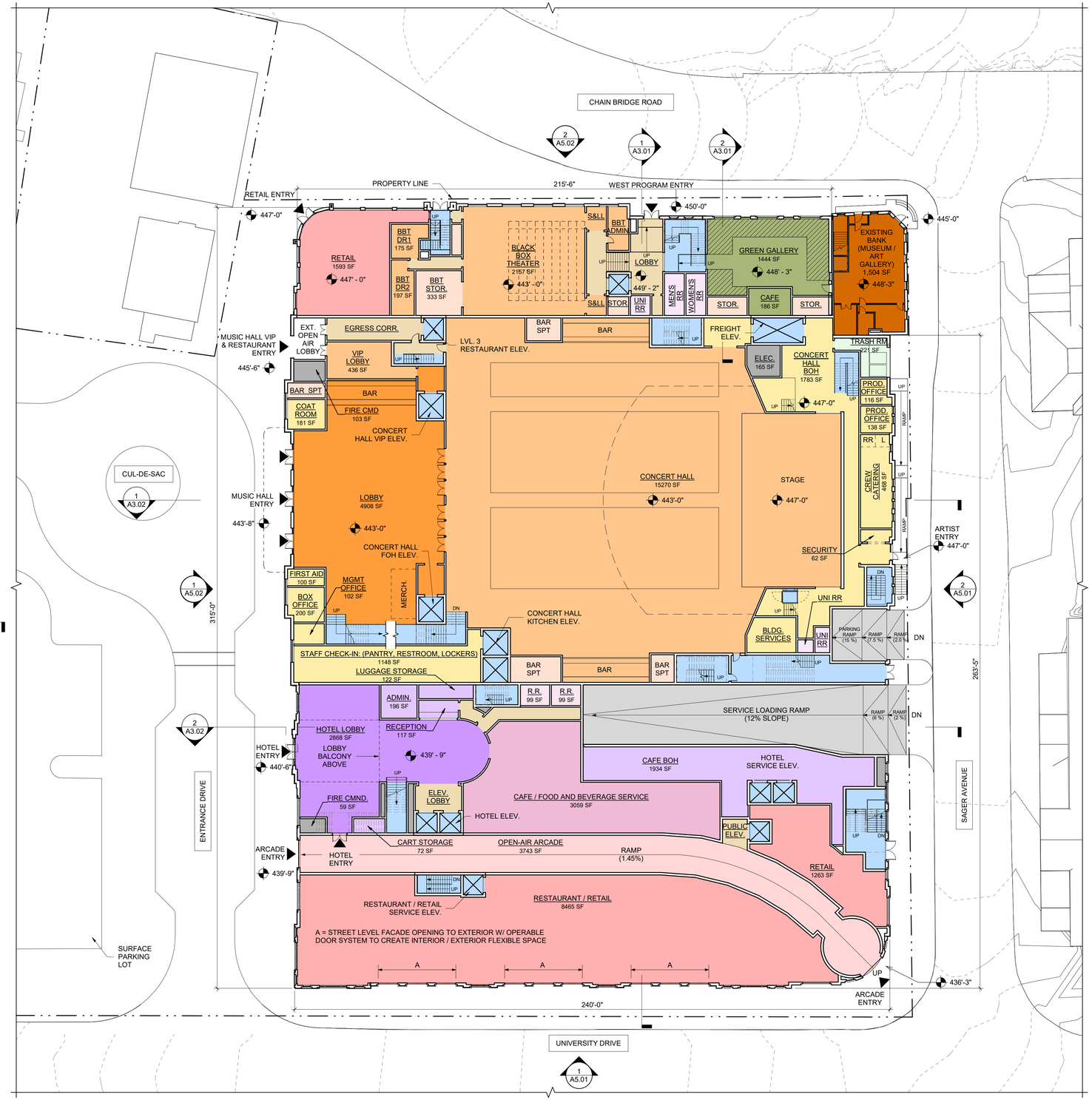
ISSUED: 1/5/2024

SHEET TITLE:
LEVEL P2/3, P1, P0 - FLOOR PLANS

SHEET NO.:
A1.00



2 LEVEL 1 - MEZZANINE OFFICES FLOOR PLAN
A1.01 SCALE: 3/64" = 1'-0"



1 LEVEL 1 - FLOOR PLAN
A1.01 SCALE: 3/64" = 1'-0"

GENERAL NOTE:
1) FLOOR PLANS ARE PROVIDED FOR INFORMATION ONLY. ALSO, THEY ARE PRELIMINARY AND ARE SUBJECT TO CHANGE BASED ON LEASING AND ARCHITECTURAL DEVELOPMENT.

OX HILL COMPANIES

DAVID M. SCHWARZ ARCHITECTS

THE OX FAIRFAX
BLOCK A

DMSAS PROJECT #: P2102

OWNER
OX HILL COMPANIES
10523,MAIN ST. SUITE 200
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ARCHITECT OF RECORD
PAGE SOUTHERLAND PAGE, INC.
1615 M ST. NW, SUITE 700
WASHINGTON DC 20036

CIVIL ENGINEER:
URBAN-LTD
4200 D, TECHNOLOGY COURT
CHANTILLY,VA 20151

TRAFFIC ENGINEER:
GOROVE-SLADE ASSOCIATES INC.
3914 CENTERVILLE RD. SUITE 300
CHANTILLY, VA 20151

LANDSCAPE ARCHITECT:
URBAN-LTD
4200 D, TECHNOLOGY COURT
CHANTILLY,VA 20151

STRUCTURAL ENGINEER:

MEP ENGINEER:

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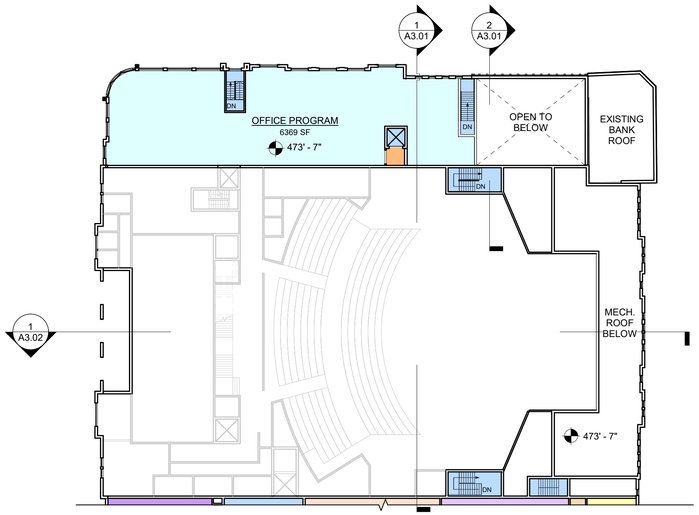
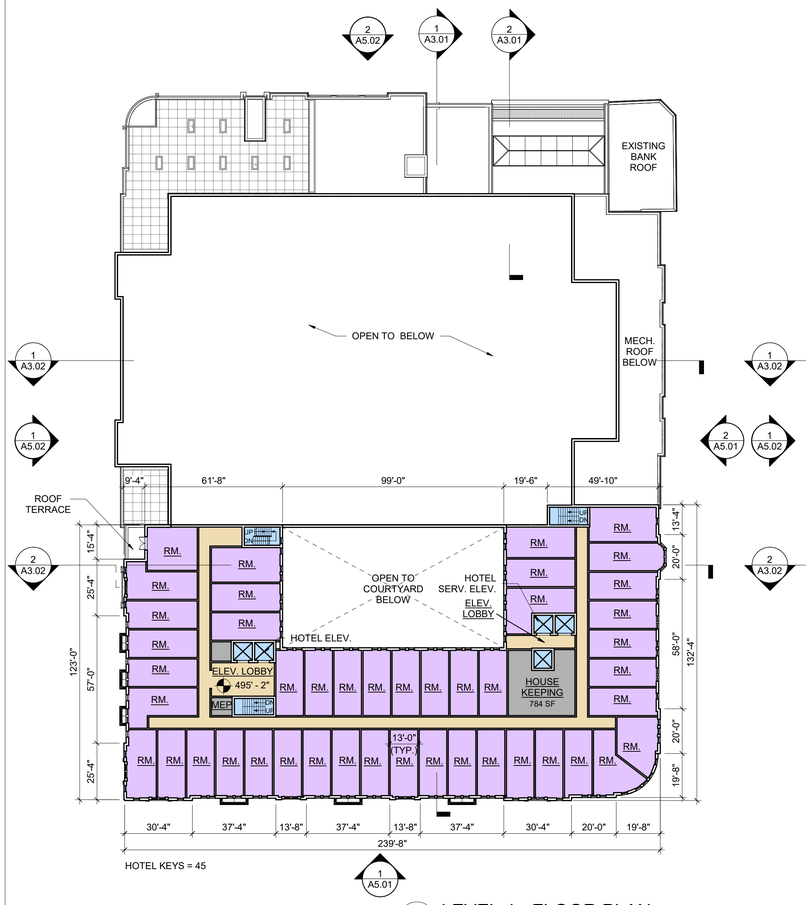
LEVEL 1 - FLOOR PLAN

SHEET NO.:

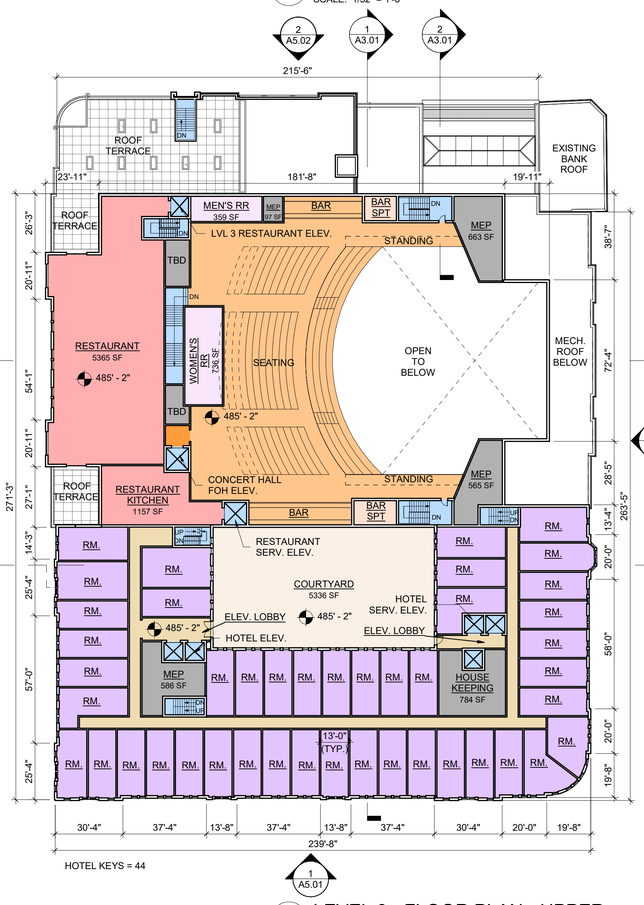
A1.01



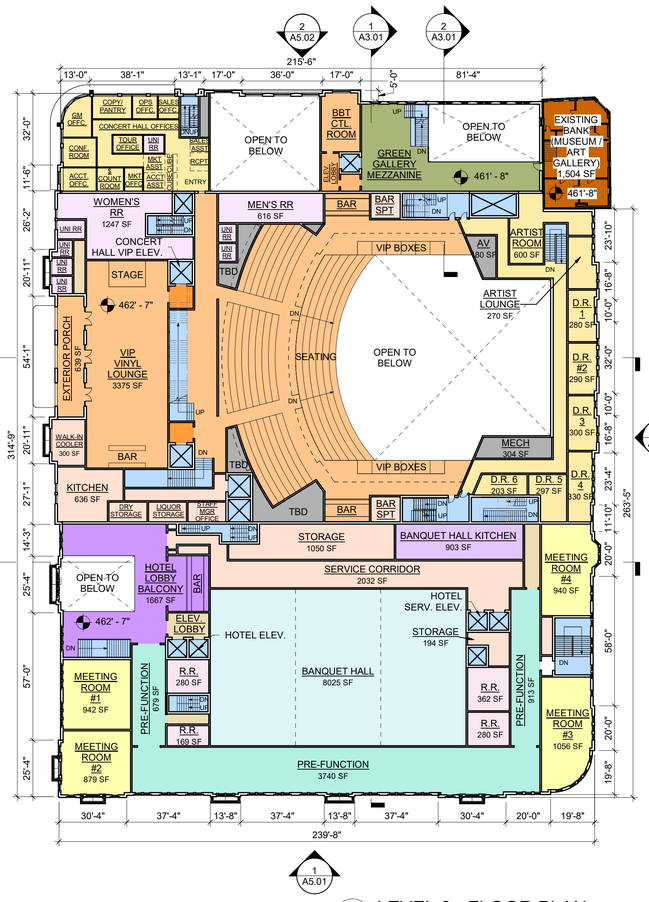
3 A1.02 LEVEL 3 - FLOOR PLAN - LOWER
SCALE: 1/32" = 1'-0"



4 A1.02 LEVEL 4 - FLOOR PLAN
SCALE: 1/32" = 1'-0"



2 A1.02 LEVEL 3 - FLOOR PLAN - UPPER
SCALE: 1/32" = 1'-0"



1 A1.02 LEVEL 2 - FLOOR PLAN
SCALE: 1/32" = 1'-0"

GENERAL NOTE:
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OX HILL COMPANIES
DAVID M. SCHWARZ ARCHITECTS

THE OX FAIRFAX
BLOCK A

DMSAS PROJECT #: P2102

OWNER
OX HILL COMPANIES
10523,MAIN ST. SUITE 200
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DESIGN ARCHITECT
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ARCHITECT OF RECORD
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CIVIL ENGINEER:
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CHANTILLY,VA 20151

TRAFFIC ENGINEER:
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3914 CENTERVILLE RD. SUITE 300
CHANTILLY, VA 20151

LANDSCAPE ARCHITECT:
URBAN-LTD
4200 D, TECHNOLOGY COURT
CHANTILLY,VA 20151

STRUCTURAL ENGINEER:

MEP ENGINEER:

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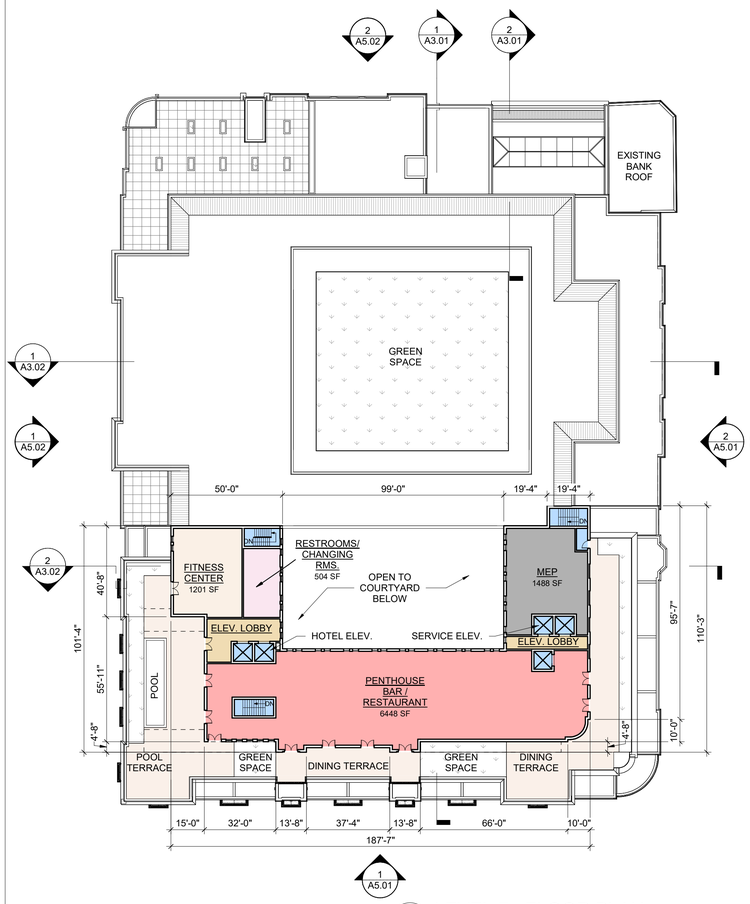
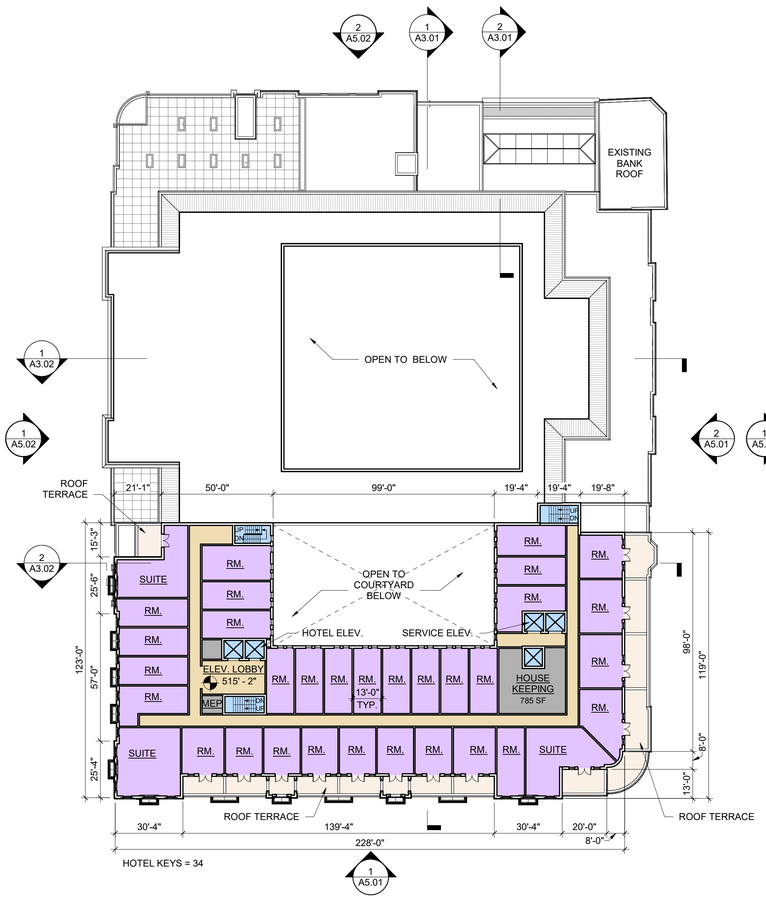
LEVEL 2, 3, 4 - FLOOR PLANS

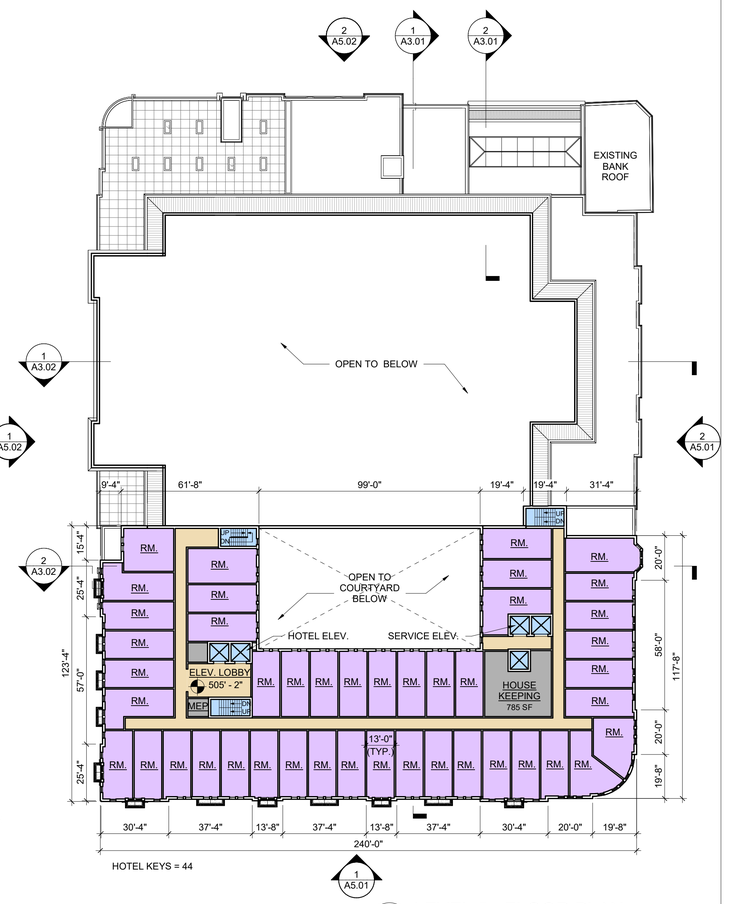
SHEET NO.:
A1.02



3 A1.03 LEVEL 7 - FLOOR PLAN
SCALE: 1/32" = 1'-0"



2 A1.03 LEVEL 6 - FLOOR PLAN
SCALE: 1/32" = 1'-0"



1 A1.03 LEVEL 5 - FLOOR PLAN
SCALE: 1/32" = 1'-0"

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OX HILL COMPANIES

DAVID M. SCHWARZ ARCHITECTS

THE OX FAIRFAX
BLOCK A

DMSAS PROJECT #: P2102

OWNER
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ARCHITECT OF RECORD
PAGE SOUTHERLAND PAGE, INC.
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CIVIL ENGINEER:
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TRAFFIC ENGINEER:
GOROVE-SLADE ASSOCIATES INC.
3914 CENTERVILLE RD. SUITE 300
CHANTILLY, VA 20151

LANDSCAPE ARCHITECT:
URBAN-LTD
4200 D, TECHNOLOGY COURT
CHANTILLY,VA 20151

STRUCTURAL ENGINEER:

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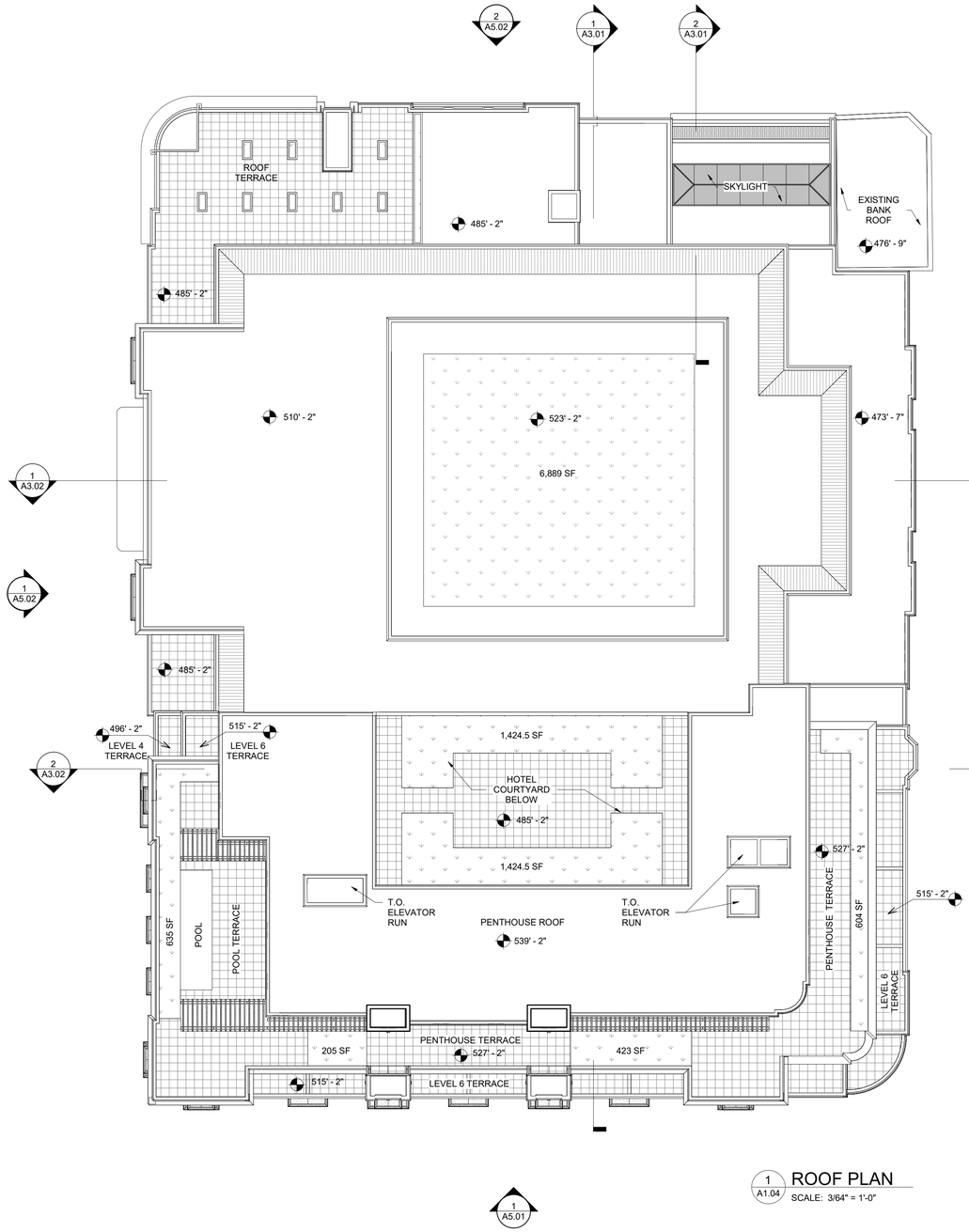
LEVEL 5, 6, 7 - FLOOR PLANS

SHEET NO.:

A1.03



1 A1.04 ROOF PLAN

SCALE: 3/64" = 1'-0"

ROOF TOP GREEN ROOF TOTAL : 11,605 SF

ROOF MATERIAL KEY

- FLAT ROOF ASSEMBLY
- GREEN ROOF
- TERRACE
- MTL MANSARD ROOF
- CLAY ROOF TILE

GENERAL NOTE: GREEN ROOF LOCATIONS SHOWN ARE ILLUSTRATIVE

GENERAL NOTE:
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OX HILL COMPANIES

DAVID M. SCHWARZ ARCHITECTS

THE OX FAIRFAX
BLOCK A

DMSAS PROJECT #: P2102

OWNER
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LANDSCAPE ARCHITECT:
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4200 D, TECHNOLOGY COURT
CHANTILLY,VA 20151

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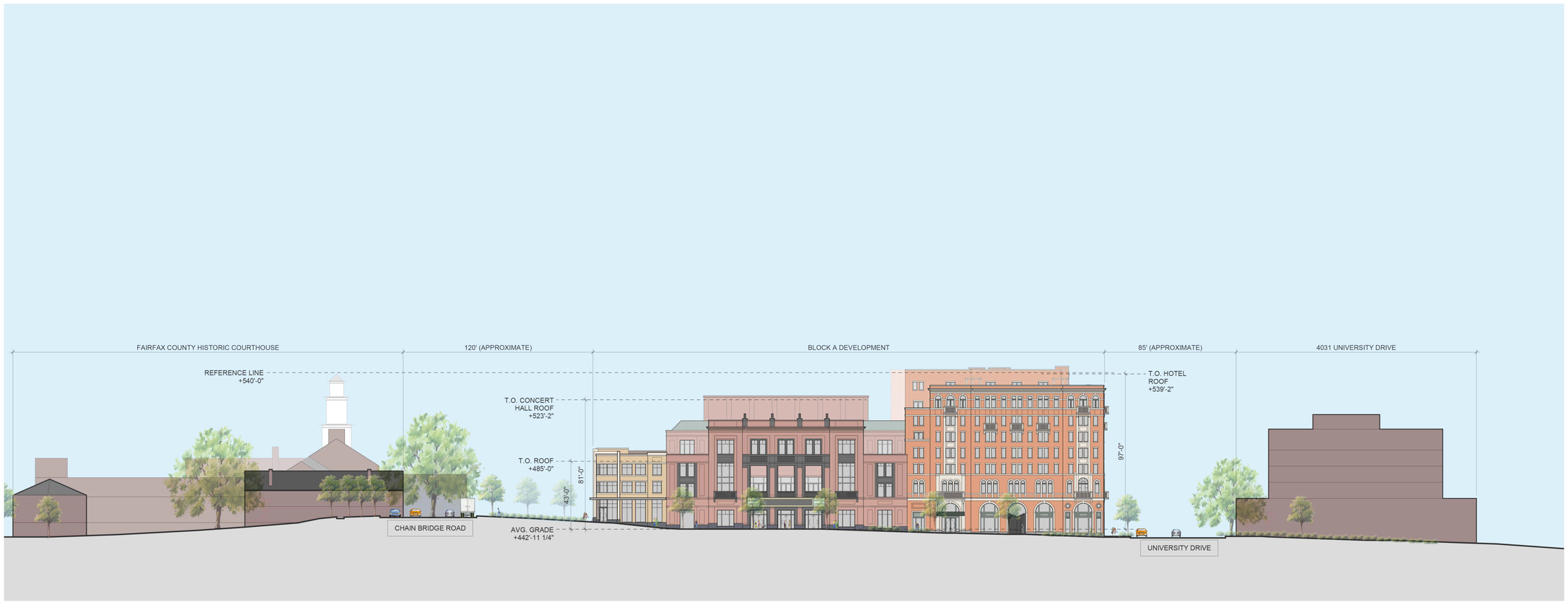
ROOF PLAN

SHEET NO.:

A1.04



1 A3.00 W-E SITE SECTION

SCALE: 1/32" = 1'-0"

KEY PLAN

OX HILL COMPANIES

DAVID M. SCHWARZ ARCHITECTS

THE OX FAIRFAX
BLOCK A

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LANDSCAPE ARCHITECT:
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4200 D, TECHNOLOGY COURT
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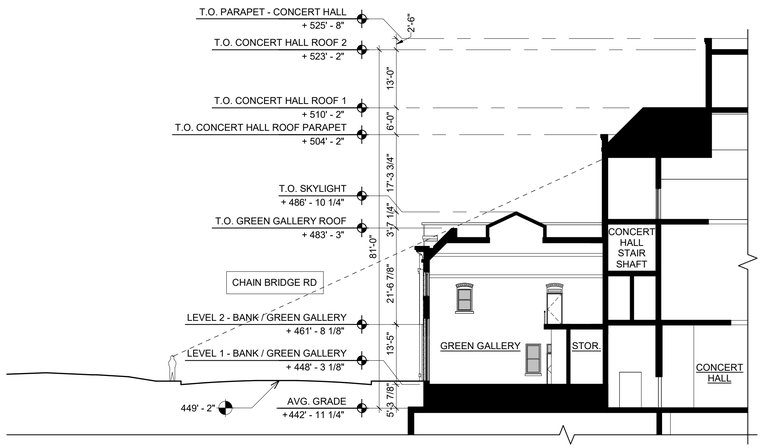
SITE SECTION

SHEET NO.:

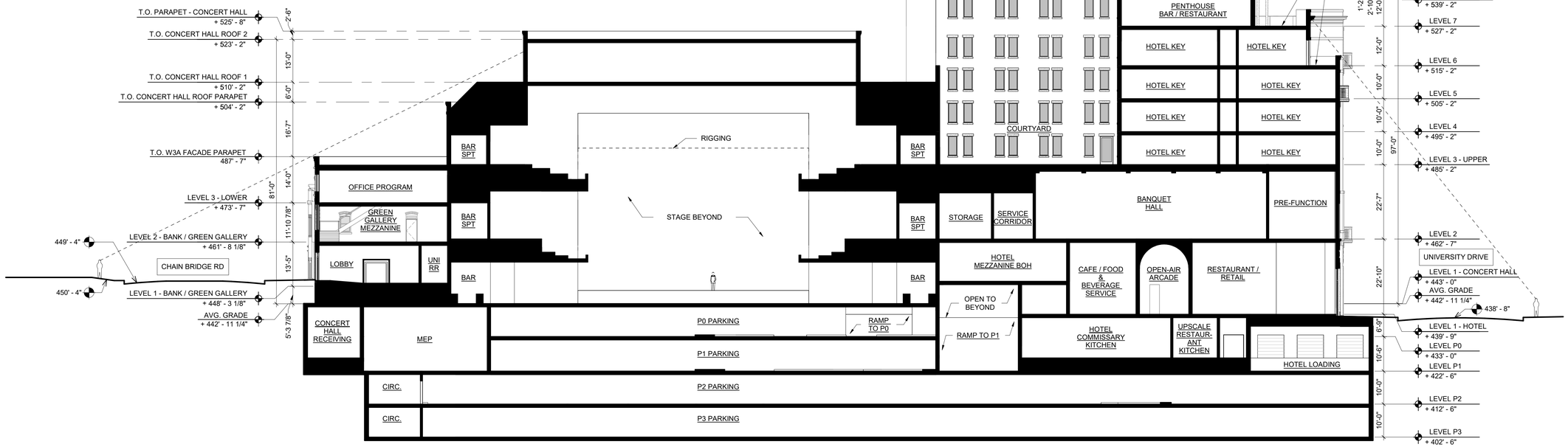
A3.00



2 A3.01 LONGITUDINAL SECTION AT GREEN GALLERY

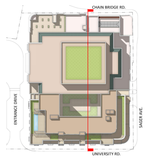
SCALE: 1/16" = 1'-0"

KEY PLAN



1 A3.01 LONGITUDINAL SECTION

SCALE: 1/16" = 1'-0"



KEY PLAN

OX HILL COMPANIES

DAVID M. SCHWARZ ARCHITECTS

THE OX FAIRFAX
BLOCK A

DMSAS PROJECT #: P2102

OWNER
OX HILL COMPANIES
10523,MAIN ST. SUITE 200
FAIRFAX ,VA 22030

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SHEET TITLE:
LONGITUDINAL SECTION

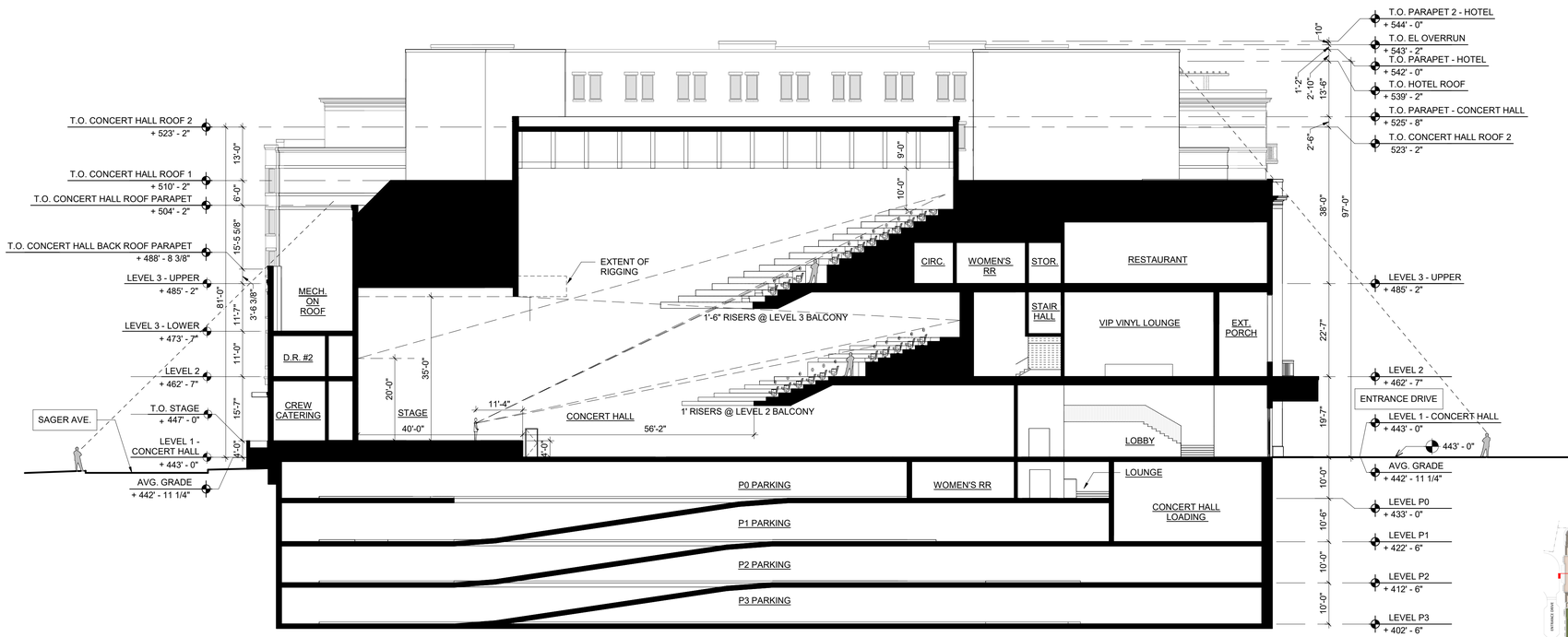
SHEET NO.:

A3.01

2 A3.02 TRANSVERSE SECTION B

SCALE: 1/16" = 1'-0"

KEY PLAN



1 A3.02 TRANVERSE SECTION A

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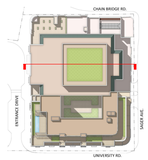

KEY PLAN

OX HILL COMPANIES

DAVID M. SCHWARZ ARCHITECTS

THE OX FAIRFAX

BLOCK A

DMSAS PROJECT #: P2102

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STRUCTURAL ENGINEER:

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#	DATE	DESCRIPTION

PRINTED: 1/5/2024 11:17:11 AM

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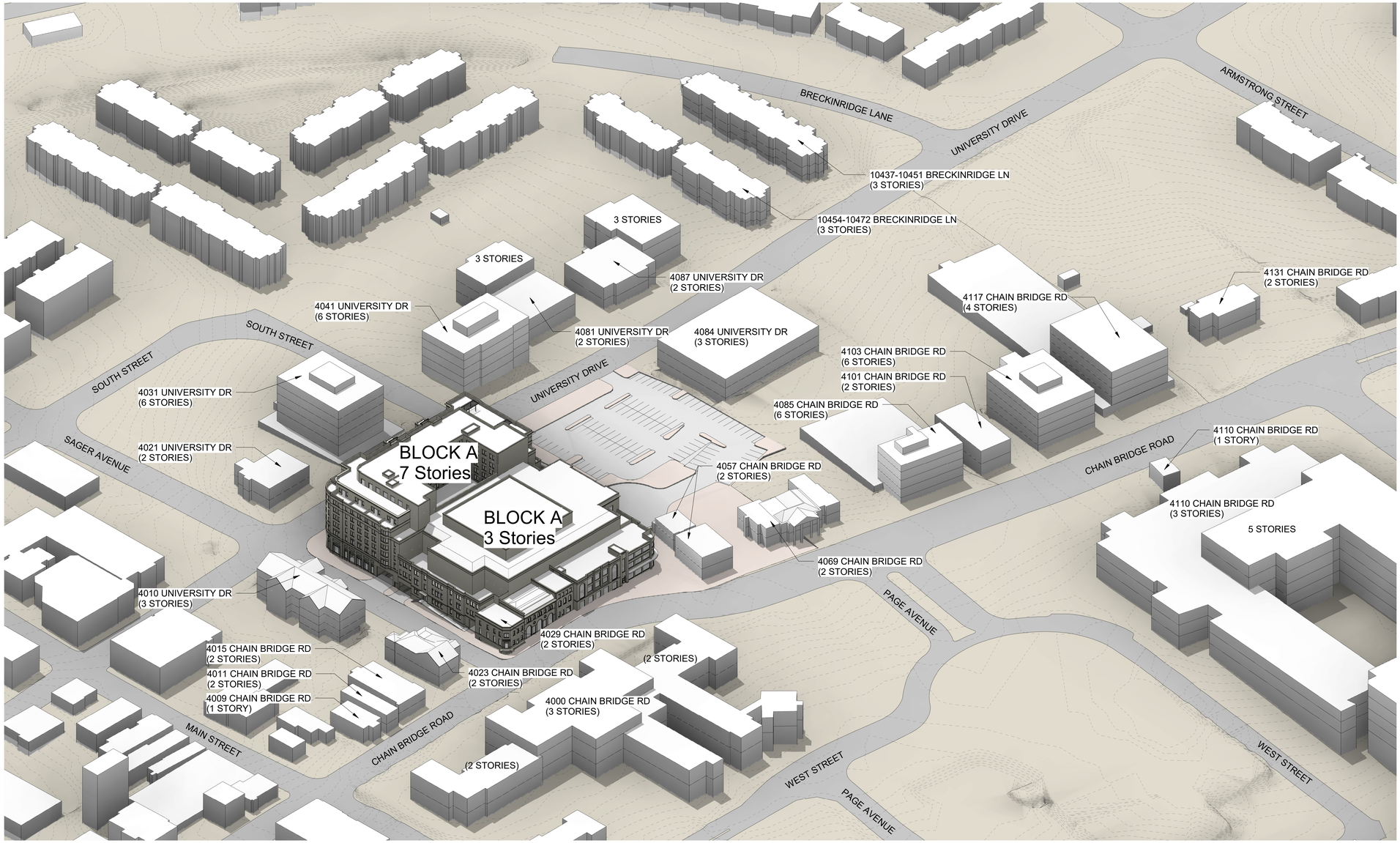
SHEET TITLE:
TRANSVERSE SECTIONS

SHEET NO.:

A3.02



1 A5.00 Existing and Surrounding Structures Building Heights - NW Axonometric View

SCALE:

OX HILL COMPANIES

DAVID M. SCHWARZ ARCHITECTS

THE OX FAIRFAX

BLOCK A

DMSAS PROJECT #: P2102

OWNER
OX HILL COMPANIES
10523,MAIN ST. SUITE 200
FAIRFAX ,VA 22030

DESIGN ARCHITECT
DAVID M. SCHWARZ ARCHITECTS,INC
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WASHINGTON, D.C. 20036

ARCHITECT OF RECORD
PAGE SOUTHERLAND PAGE, INC.
1615 M ST. NW, SUITE 700
WASHINGTON DC 20036

CIVIL ENGINEER:
URBAN-LTD
4200 D, TECHNOLOGY COURT
CHANTILLY,VA 20151

TRAFFIC ENGINEER:
GOROVE-SLADE ASSOCIATES INC.
3914 CENTERVILLE RD. SUITE 300
CHANTILLY, VA 20151

LANDSCAPE ARCHITECT:
URBAN-LTD
4200 D, TECHNOLOGY COURT
CHANTILLY,VA 20151

STRUCTURAL ENGINEER:

MEP ENGINEER:

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REVISIONS

#	DATE	DESCRIPTION

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ISSUED: 1/5/2024

SHEET TITLE:
Existing and Surrounding Structures Building Heights – NW Axonometric View

SHEET NO.:

A5.00

1 A5.01 EXTERIOR EAST ELEVATION

SCALE: 1/16" = 1'-0"

2 A5.01 EXTERIOR NORTH ELEVATION

SCALE: 1/16" = 1'-0"

MATERIAL KEY LEGEND

BR1	Brick - Type 1
BR2	Brick - Type 2
BR3	Brick - Type 3
BR4	Brick - Type 4
BR5	Brick - Type 5
BR6	Brick - Type 6
CS1	Cast Stone - Type 1*
CS2	Cast Stone - Type 2*
CS3	Cast Stone - Type 3*
DR1	Overhead Coiling Mtl. Door Type 1
DR2	Overhead Coiling Mtl. Door Type 2
DR3	Decorative Metal Gate
GL1	Glazing
GL2	Metal and Glass Skylight
MCP1	Metal Canopy - Type 1
MCP2	Metal Canopy - Type 2
MCP3	Metal Canopy - Type 3
MCP4	Metal Canopy - Type 4
MT1	Decorative Metal - Type 1
MT2	Decorative Metal - Type 2
MT3	Decorative Metal - Type 3
MT4	Decorative Metal - Type 4
MT5	Decorative Metal - Railing
RF1	Metal Roof - Standing Seam
RF2	Roof - Clay Tile
SC1	Stucco
ST1	Granite Base - Type 1
ST2	Granite Base - Type 2
ST3	Granite Base - Type 3
ST4	Granite Base - Type 4
ST5	Granite Base - Type 5
WN1A	Window - Type 1A
WN1B	Window - Type 1B
WN2	Window - Type 2
WN3	Window - Type 3
WN4	Window - Type 4
WN5	Window - Type 5

*Cast Stone or GFRC T.B.D.

OX HILL COMPANIES

DAVID M. SCHWARZ ARCHITECTS

THE OX FAIRFAX

BLOCK A

DMSAS PROJECT #: P2102

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ARCHITECT OF RECORD
PAGE SOUTHERLAND PAGE, INC.
1615 M ST. NW, SUITE 700
WASHINGTON DC 20036

CIVIL ENGINEER:
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TRAFFIC ENGINEER:
GOROVE-SLADE ASSOCIATES INC.
3914 CENTERVILLE RD. SUITE 300
CHANTILLY, VA 20151

LANDSCAPE ARCHITECT:
URBAN-LTD
4200 D, TECHNOLOGY COURT
CHANTILLY,VA 20151

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REVISIONS

#	DATE	DESCRIPTION

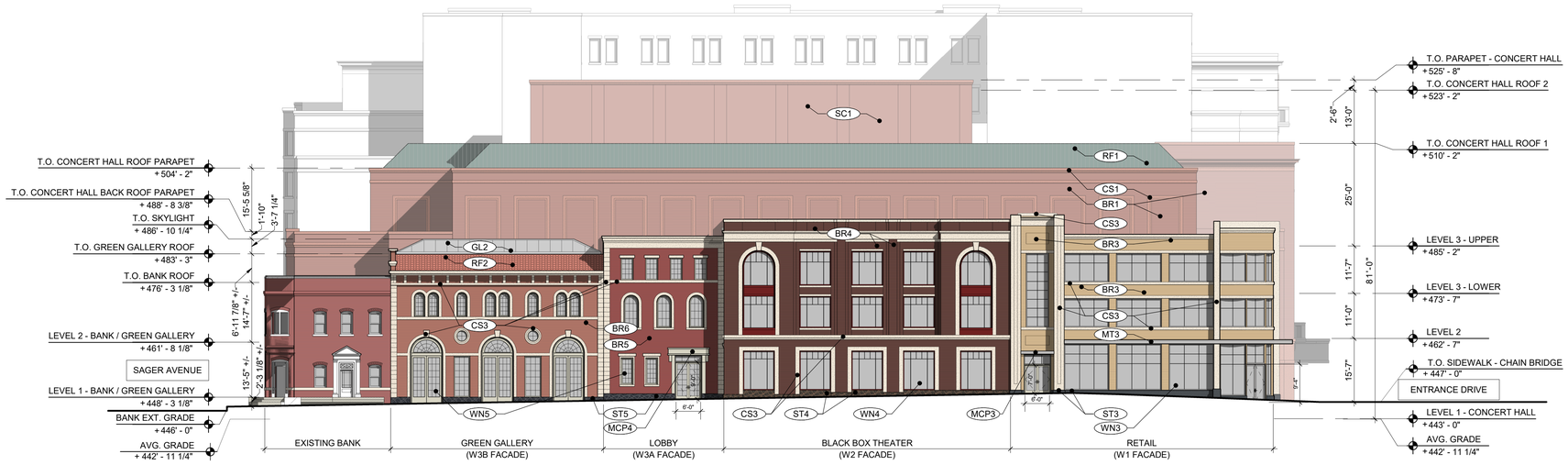
PRINTED: 1/5/2024 11:50:39 AM

ISSUED: 1/5/2024

SHEET TITLE:
EXTERIOR NORTH & EAST ELEVATIONS - COLOR

SHEET NO.:

A5.01



2 A5.02 EXTERIOR WEST ELEVATION

SCALE: 1/16" = 1'-0"

1 A5.02 EXTERIOR SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

MATERIAL KEY LEGEND

BR1	Brick - Type 1
BR2	Brick - Type 2
BR3	Brick - Type 3
BR4	Brick - Type 4
BR5	Brick - Type 5
BR6	Brick - Type 6
CS1	Cast Stone - Type 1*
CS2	Cast Stone - Type 2*
CS3	Cast Stone - Type 3*
DR1	Overhead Coiling Mtl. Door Type 1
DR2	Overhead Coiling Mtl. Door Type 2
DR3	Decorative Metal Gate
GL1	Glazing
GL2	Metal and Glass Skylight
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MT1	Decorative Metal - Type 1
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MT3	Decorative Metal - Type 3
MT4	Decorative Metal - Type 4
MT5	Decorative Metal - Railing
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ST4	Granite Base - Type 4
ST5	Granite Base - Type 5
WN1A	Window - Type 1A
WN1B	Window - Type 1B
WN2	Window - Type 2
WN3	Window - Type 3
WN4	Window - Type 4
WN5	Window - Type 5

*Cast Stone or GFRC T.B.D.

OX HILL COMPANIES

DAVID M. SCHWARZ ARCHITECTS

THE OX FAIRFAX

BLOCK A

DMSAS PROJECT #: P2102

OWNER
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10523,MAIN ST. SUITE 200
FAIRFAX ,VA 22030

DESIGN ARCHITECT
DAVID M. SCHWARZ ARCHITECTS,INC
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ARCHITECT OF RECORD
PAGE SOUTHERLAND PAGE, INC.
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WASHINGTON DC 20036

CIVIL ENGINEER:
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4200 D, TECHNOLOGY COURT
CHANTILLY,VA 20151

TRAFFIC ENGINEER:
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3914 CENTERVILLE RD. SUITE 300
CHANTILLY, VA 20151

LANDSCAPE ARCHITECT:
URBAN-LTD
4200 D, TECHNOLOGY COURT
CHANTILLY,VA 20151

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REVISIONS

#	DATE	DESCRIPTION

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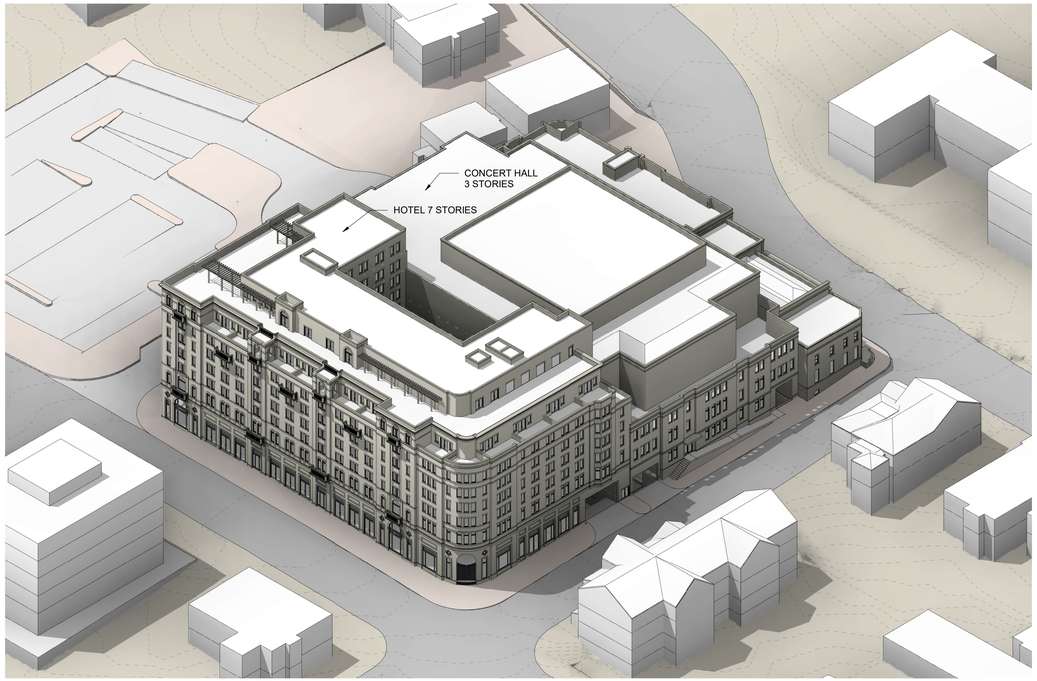
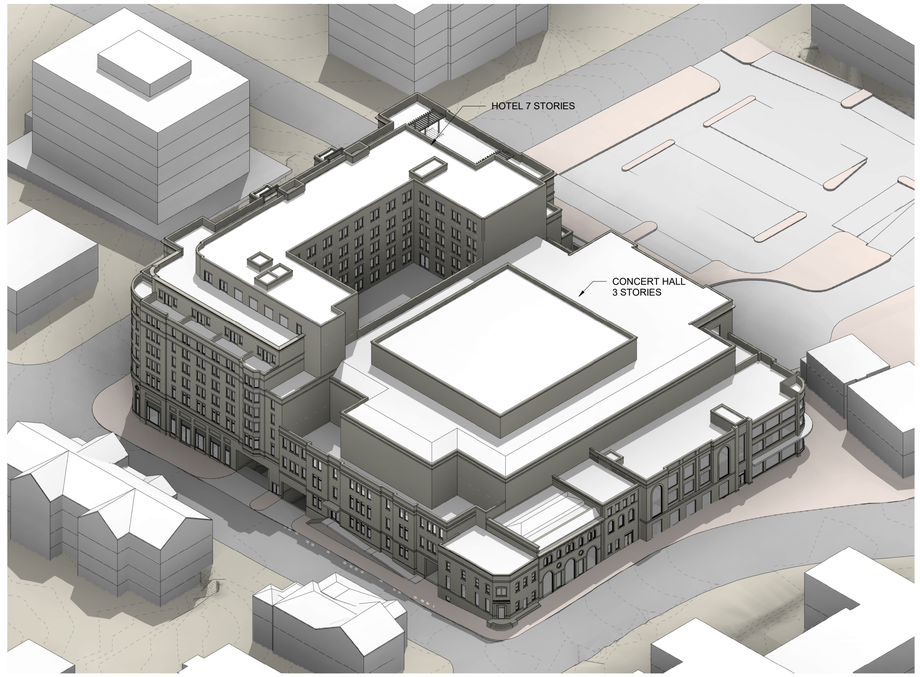
SHEET TITLE:
EXTERIOR SOUTH & WEST ELEVATIONS - COLOR

SHEET NO.:

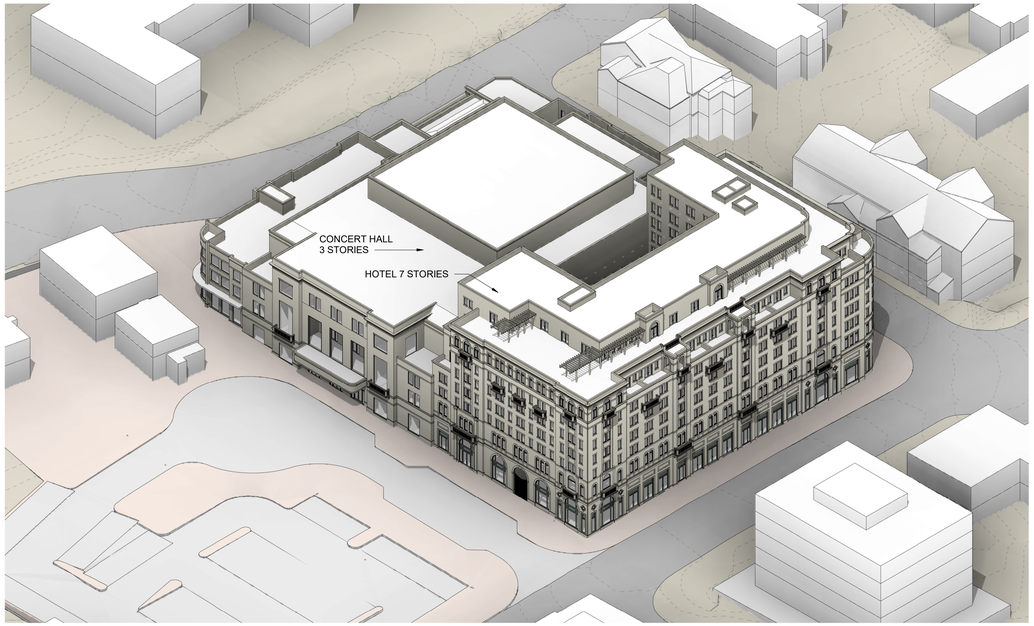
A5.02



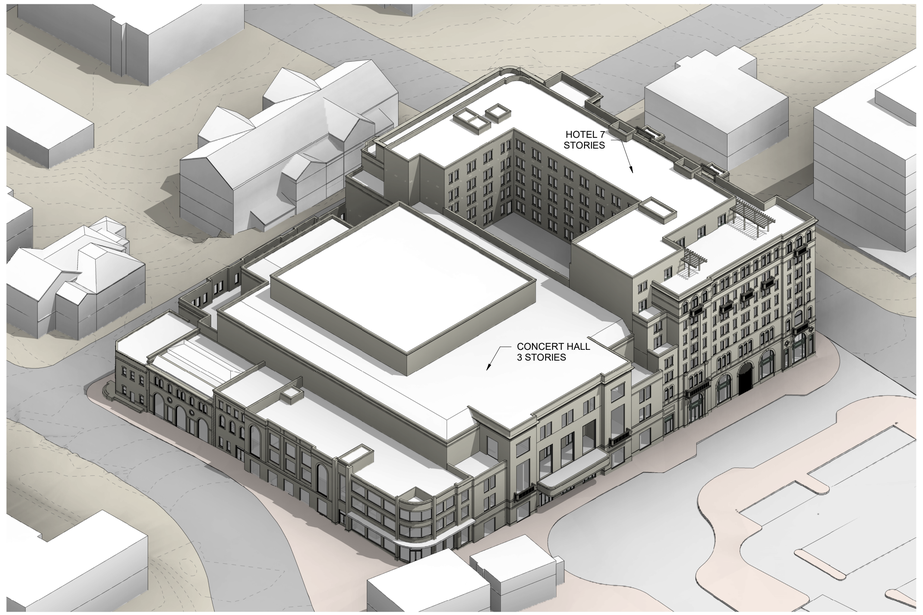
4 A10.01 3D VIEW FROM NE
SCALE:



2 A10.01 3D VIEW FROM NW
SCALE:



3 A10.01 3D VIEW FROM SE
SCALE:



1 A10.01 3D VIEW FROM SW
SCALE:

OX HILL COMPANIES

DAVID M. SCHWARZ ARCHITECTS

THE OX FAIRFAX
BLOCK A

DMSAS PROJECT #: P2102

OWNER
OX HILL COMPANIES
10523,MAIN ST. SUITE 200
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DESIGN ARCHITECT
DAVID M. SCHWARZ ARCHITECTS,INC
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ARCHITECT OF RECORD
PAGE SOUTHERLAND PAGE, INC.
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CIVIL ENGINEER:
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4200 D, TECHNOLOGY COURT
CHANTILLY,VA 20151

TRAFFIC ENGINEER:
GOROVE-SLADE ASSOCIATES INC.
3914 CENTERVILLE RD. SUITE 300
CHANTILLY, VA 20151

LANDSCAPE ARCHITECT:
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SHEET TITLE:
AXON VIEWS

SHEET NO.:

A10.01