

The map shows a residential area with several streets. The primary streets are Fairfax Blvd, Blenheim Blvd, and Old Rockett Rd. A black dot indicates the 'SITE' location, which is situated on Blenheim Blvd, just north of its intersection with Old Rockett Rd. The map also shows other streets like N 1183203.01, N 1183203.2, N 1183203.71, N 1183209.69, and N 1183209.75. The word 'SITE' is written in large, bold, black letters, with a line pointing to the black dot. The word 'FAIRFAX BLVD' is written along the top street, 'BLENHEIM BLVD' along the middle street, and 'OLD ROCKETT RD' along the bottom street. The map includes bearings and distances for various road segments, such as N 1183203.01, N 1183203.2, N 1183203.71, N 1183209.69, and N 1183209.75. The map also shows a large black dot at the intersection of Blenheim Blvd and Old Rockett Rd, and a smaller black dot at the intersection of Fairfax Blvd and Blenheim Blvd. The map is oriented with North at the top, as indicated by the north arrow in the top right corner.

VICINITY MAP
SCALE: 1" = 200'

ARCHITECT
DCS DESIGN
8614 WESTWOOD CENTER DR
SUITE 800
TYSONS, VA 22182
(703) 556-9275
CONTACT: THOMAS DINNEY
TDINNEY@DCSDSIGN.COM

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

Sheet Number	Sheet Title
001	COVER SHEET
002	GENERAL NOTES AND DETAILS
003	OVERVIEW
004	EXISTING CONDITIONS
005	EXISTING EASEMENTS EXHIBIT
006	GENERAL DEVELOPMENT PLAN
007	GRADING PLAN
008	AVERAGE GRADE EXHIBIT
009	BUILDING AND LOT COVERAGE EXHIBIT
010	OPEN SPACE PLAN
011	PEDESTRIAN CIRCULATION PLAN
012	SWM PRE-DEVELOPMENT PLAN
013	SWM PRE-DEVELOPMENT COMPUTATIONS
014	SWM POST DEVELOPMENT PLAN
015	SWM POST-DEVELOPMENT COMPUTATIONS
016	BMP PRE-DEVELOPMENT PLAN
017	BMP POST-DEVELOPMENT PLAN
018	BMP PLAN AND NARRATIVE
019	BMP COMPUTATIONS
020	OUTFALL ANALYSIS
021	OUTFALL ANALYSIS
022	AUTOTURN ANALYSIS
023	AUTOTURN ANALYSIS
024	AUTOTURN ANALYSIS
025	AUTOTURN ANALYSIS
026	SIGHT DISTANCE PROFILES
027	ROAD SECTIONS
028	EXISTING VEGETATION MAP
029	LANDSCAPE PLAN
030	MULTIMODAL TRANSPORTATION ILLUSTRATIVE
A1	CONCEPTUAL FLOOR PLANS
A2	CONCEPTUAL FLOOR PLANS
A3	CONCEPTUAL ELEVATIONS
A4	CONCEPTUAL SECTIONS AND VIEWS

NOTE: TOTAL 029 SHEETS

J:\085\ortena\air\aircircle\p-engineering\entitlement\cdd-fdr-gpx\13123-02-CNOTES.dwg [CNOTES.dwg] April 09, 2024 -- 1:26pm corenshberg

GENERAL NOTES

1. THE PROPERTY DELINEATED HEREON IS LOCATED IN THE CITY OF FAIRFAX TAX MAP #48-3-08-002-A and #48-3-08-002-B
2. THE PROPERTY IS CURRENTLY ZONED CR (COMMERCIAL RETAIL).
3. THIS APPLICATION PROPOSES A REZONING OF THE PROPERTY TO THE COMMERCIAL URBAN DISTRICT.
4. BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY URBAN, LTD DATED SEPTEMBER, 2022.
5. THE SITE IS PRESENTLY SERVED BY CITY OF FAIRFAX WATER.
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.
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 GENERAL DEVELOPMENT PLAN.
13. THE PROPOSED BUILDING FOOTPRINTS SHOWN ON THIS GDP 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 MDP/SUP PLAT.
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.

SITE DATA

ZONING:

EXISTING
PROPOSED

COMMERCIAL RETAIL (CR)
COMMERCIAL URBAN (CU)

USE:

EXISTING
PROPOSED

RETAIL
UPPER STORY RESIDENTIAL, RETAIL

SITE AREA:

71,438 SF (1.64 ACRES)

SEC. 3.6.2 : BULK AND LOT AREA REQUIREMENTS
PER CU REGULATIONS

BULK AND LOT AREA REQUIREMENTS PER COMMERCIAL URBAN (CU) OF CITY OF FAIRFAX ZONING ORDINANCE		
	REQUIRED	PROVIDED
	COMMERCIAL URBAN (SEC. 3.6.2)	
MIN. LOT AREA (SF)	30,000	71,438
REQUIRED YARDS (FT.)		
FRONT AND SIDE (STREET)	15' MAX	±21'
SIDE (INTERIOR; RES. ADJ.)	25' MIN	N/A
SIDE (INTERIOR; NON-RES. ADJ.)	0' MIN	±5'
REAR (RESIDENTIAL ADJ.)	25' MIN	N/A
REAR (NON-RESIDENTIAL ADJ.)	0' MIN	±5'
BUILD-TO LINE, (PERCENT)	50%	50%
LOT WIDTH (FT.)	N/A	344 FEET
HEIGHT, MAX. (STORIES/FEET)	5 STORIES/60 FEET	10 STORIES/119 FEET
BUILDING COVERAGE, MAX. (%)	80%	80%
LOT COVERAGE, MAX. (%)	100%	87%
DENSITY, MAX	24 UNITS/ACRE	159 UNIT/ACRE

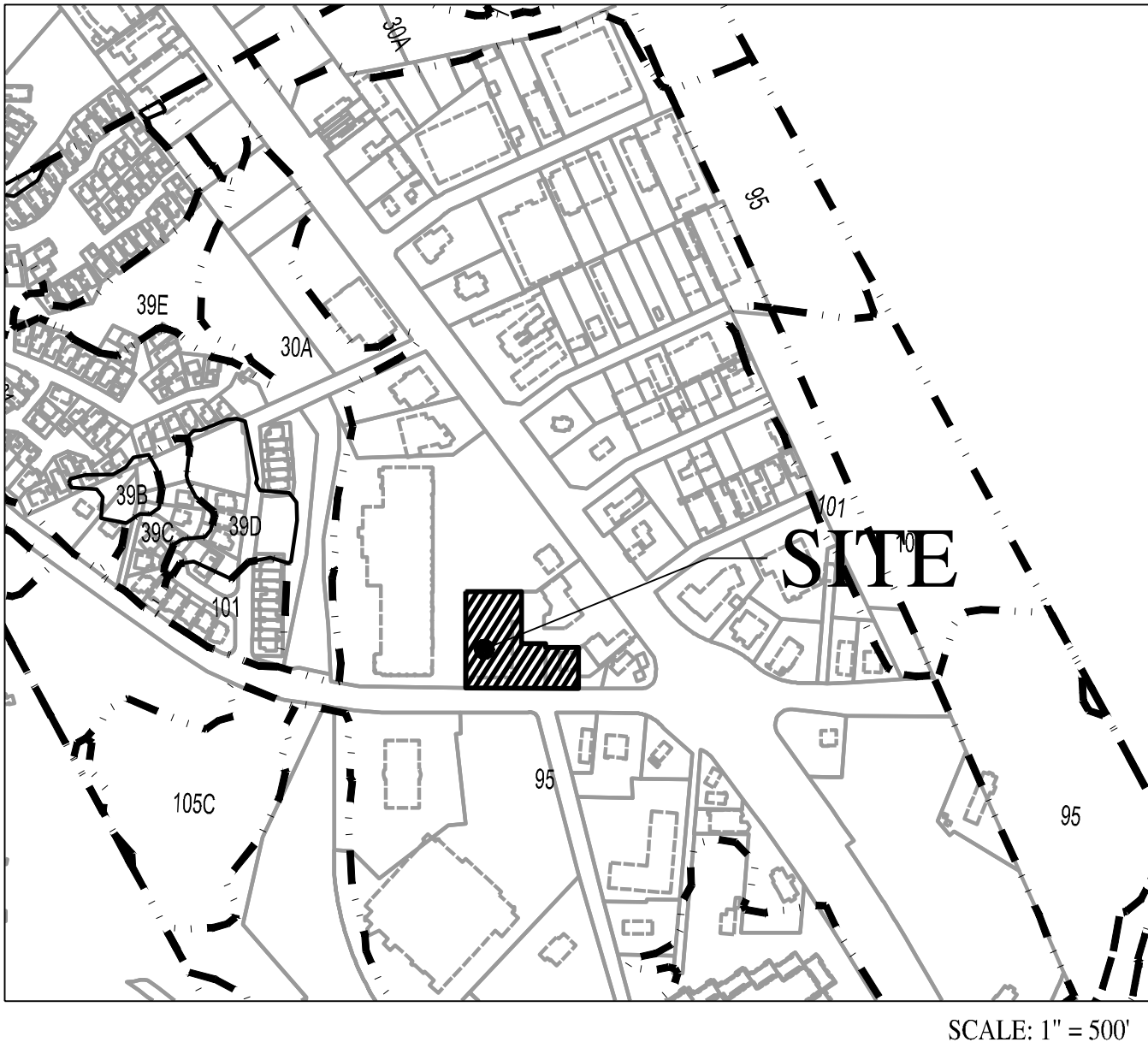
DEVELOPMENT PROGRAM

				MIXED USE BUILDING AREAS (GSF)						
LEVELS	TOTAL BUILDING AREA + GARAGE	PARKING GARAGE (***)	EXTERIOR BUILDING COVERED AREA (**)	BUILDING AREA (*)	RETAIL	SHARE AREAS	RESIDENTIAL ACCESSORY USE	MULTIFAMILY	MULTIFAMILY UNITS	% OF RESIDENTIAL USE OF GROUND LEVEL
P2 - 287'	43,847	43,847								
P1 - 297'	43,847	43,847								
L1 - 307'	57,233	26,073	7,266	23,894	16,600	2,825	4,469			19%
L2 - 317.66'	23,834	23,834								
L3 - 328.33'	55,852	55,852								
L4 - 339'	40,806			40,806			4,280	36,526	33	
L5 - 349.66'	40,806			40,806				40,806	38	
L6 - 359.45'	40,806			40,806				40,806	38	
L7 - 369.24'	40,806			40,806				40,806	38	
L8 - 379.03'	40,806			40,806				40,806	38	
L9 - 388.82'	40,806			40,806				40,806	38	
L10 - 398.61'	40,806			40,806				40,806	38	
ROOFTOP - 409.68'							6,975			
TOTAL	510,255	193,453	7,266	309,536	16,600	2,825	15,724	281,362	261	

SEC. 4.2.3E: OFF-STREET PARKING AND LOADING (ENTIRE SITE)

OFF-STREET PARKING AND LOADING REQUIREMENTS PER CITY OF FAIRFAX ZONING ORDINANCE (SEC. 4.2.3E)				
PARKING				
USE	RATE	REQUIRED		
RETAIL	1 SPACE/200 SF	83		
UPPER STORY RESIDENTIAL/MIXED USE				
1 BEDROOM	1.5 SPACES/UNIT	237		
2 BEDROOM	2 SPACES/ UNIT	206		
	TOTAL PARKING REQUIRED	526		
BICYCLE PARKING	6 PLUS 1 FOR EVERY 20 SPACES OVER 100 (40 MAX)	40		
LOADING				
	USE	RATE	REQUIRED	
	UPPER STORY RESIDENTIAL/MIXED USE (4+ STORIES)	50+ UNITS	1	
	COMMERCIAL USE	10,000-49,999 SF	1	
			TOTAL LOADING SPACES REQUIRED	1
OFF-STREET PARKING AND LOADING PROVIDED				
PARKING				
GARAGE PARKING				
			LEVEL P2	116
			LEVEL P1	112
			LEVEL L1	52
			LEVEL L2	58
			LEVEL L3	125
			TOTAL GARAGE PARKING	463
			TOTAL PARKING PROVIDED	463
			TOTAL BICYCLE PARKING PROVIDED	43
			LOADING SPACES PROVIDED	2

SOILS MAP



SCALE: 1" = 500'

SOIL ID NUMBERS	SOIL SERIES NAME	FOUNDATION SUPPORT	SOIL DRAINAGE	EROSION POTENTIAL	HYDROLOGIC SOIL GROUP
30	CONDORUS & HATBORO SOILS 0-2% SLOPES	POOR-F,W,B	POOR-W,F	LOW	D
39	GLENELG SILT LOAM 2-7 % SLOPES	GOOD	GOOD	HIGH	B
39	GLENELG SILT LOAM 7-15 % SLOPES	GOOD	GOOD	HIGH	B
39	GLENELG SILT LOAM 15-25 % SLOPES	GOOD	GOOD	HIGH	B
39	GLENELG SILT LOAM 25-45 % SLOPES	GOOD	GOOD	HIGH	B
95	URBAN LAND	N/A	N/A	N/A	N/A
101	URBAN LAND - WHEATON COMPLEX	N/A	N/A	N/A	N/A
105	WHEATON LOAM 2-25% SLOPES	GOOD	GOOD	HIGH	D

LEGEND:

- EXISTING STORM DRAIN STRUCTURE
- PROPOSED STORM DRAIN STRUCTURE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING TREE LINE
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE PIPES
- PROPOSED PROPERTY LINE PIPES
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- EXISTING TRAFFIC POLE
- EXISTING SPOT ELEVATION
- PROP. SPOT ELEVATION
- EXISTING FENCE
- EXISTING LIGHTING
- PROPOSED LIGHTING
- EXISTING TREE
- PROPOSED TREE
- PROJECTED TRAFFIC COUNT
(BASED ON 6TH ED. OF ITE TRIP GENERATION BOOK)
- EXISTING OVERHEAD WIRE
- PROP. FENCE

GENERAL NOTES AND DETAILS

CIRCLE GATEWAY

GENERAL DEVELOPMENT PLAN

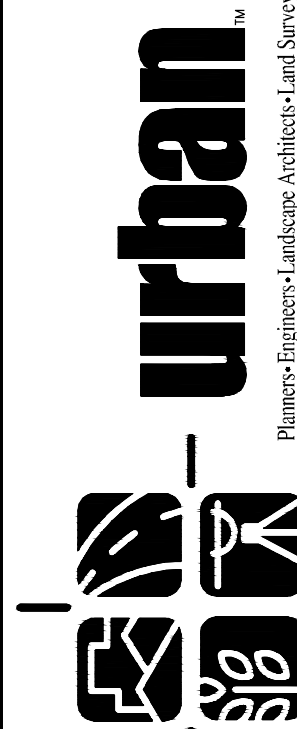
CITY OF FAIRFAX

VIRGINIA

SHEET
002
OF
029

FILE No.
RZ-13123

Urban, Ltd.
4300 D TECHNOLOGY CT.
CHANTILLY, VA 20151
TEL: 703.642.2306
FAX: 703.378.7888
www.urban-llc.com



SCALE: AS NOTED

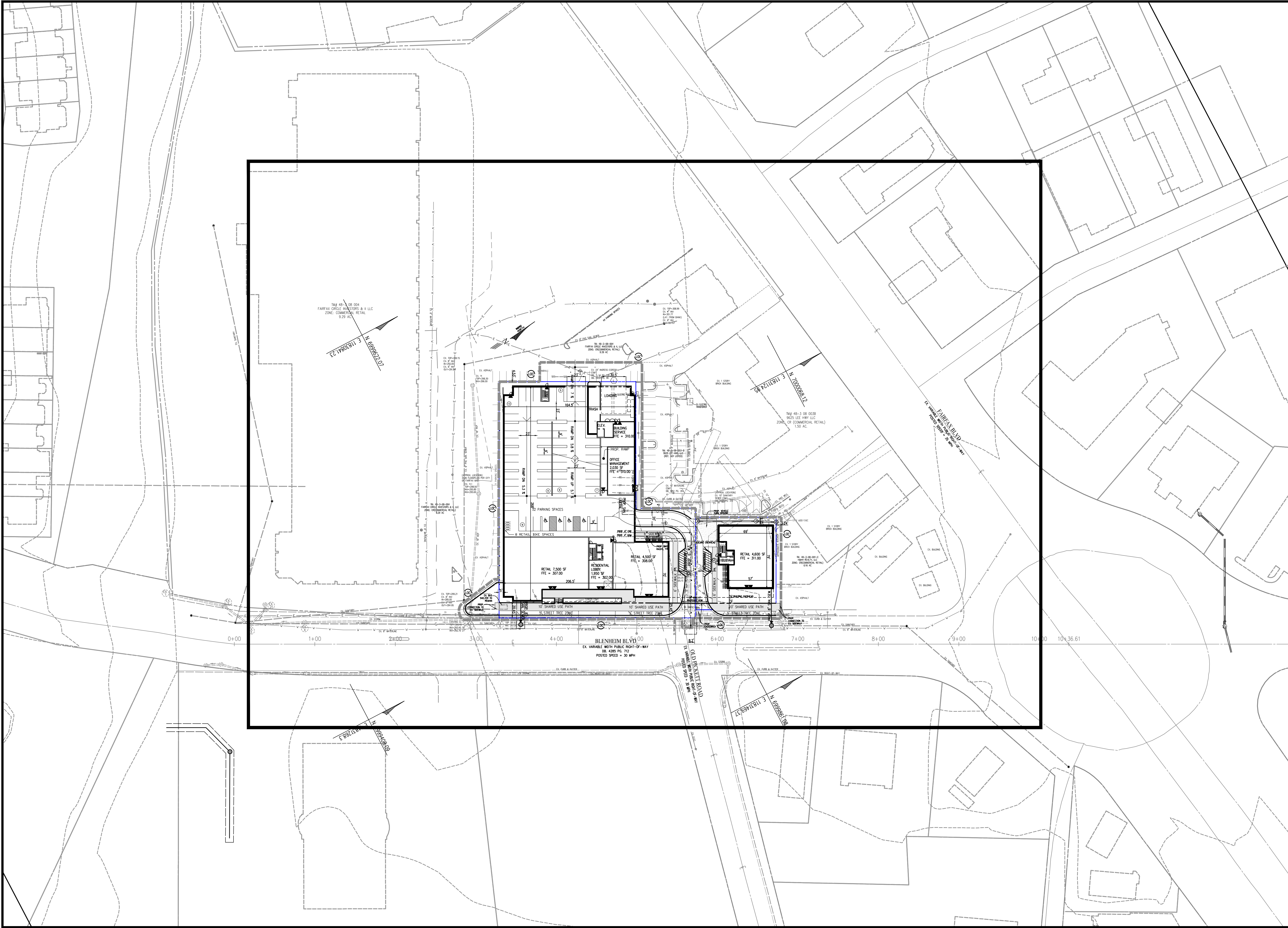
DATE: DEC. 2022

CI.I= N/A

REVISIONS		DESCRIPTION
No.	DATE	

PLAN DATE	02-14-23
	03-28-23
	03-28-23
	04-09-24

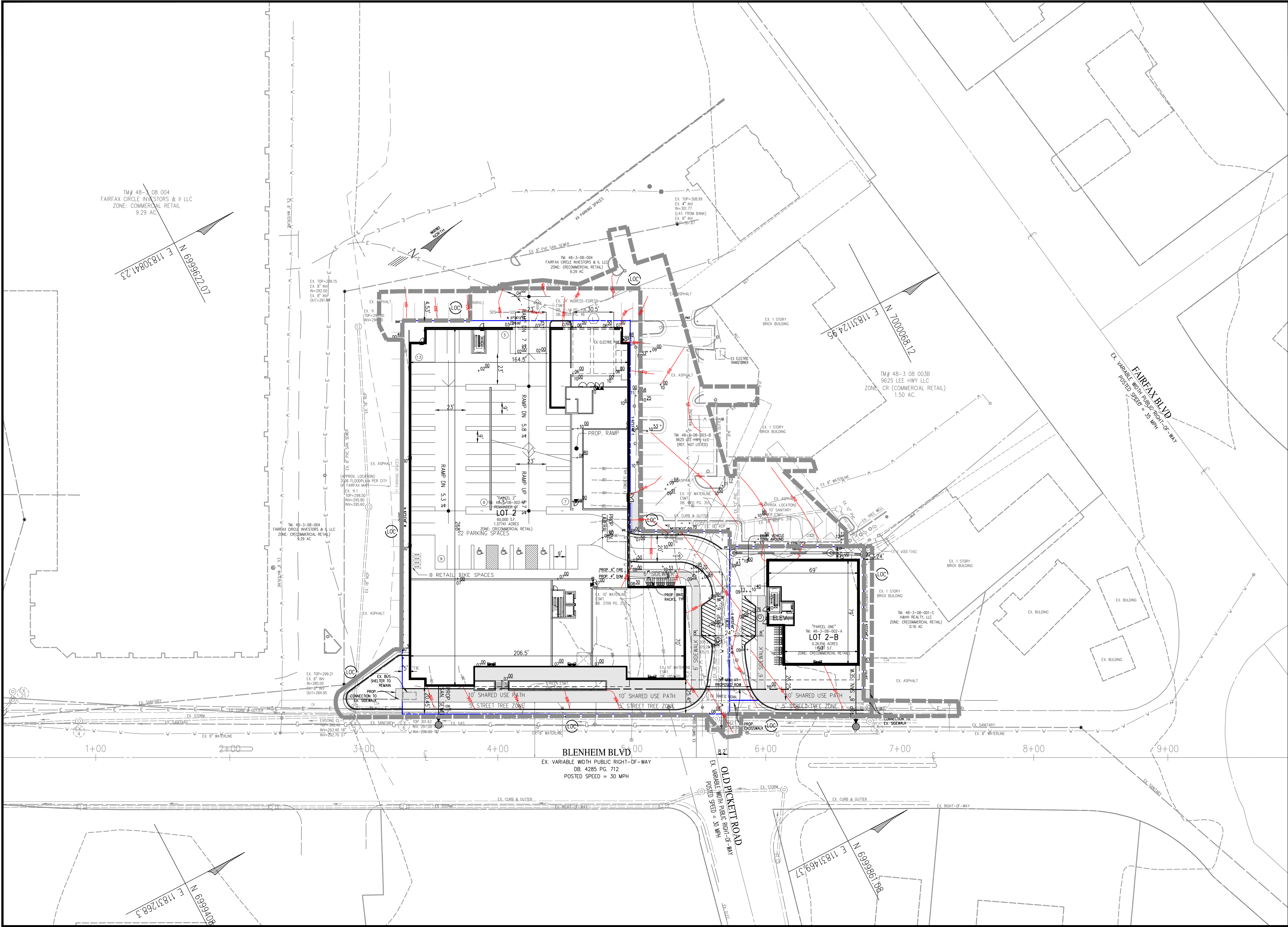
J:\085\ortofair\circle\p-engineering\entitlement\cdd-fdp-spx\13123-03-OVERVIEW.dwg [OVERVIEW] April 09, 2024 - 1:27pm arensberg



OVERVIEW		DATE: DEC. 2022	
CIRCLE GATEWAY		CL.I= 1'	
GENERAL DEVELOPMENT PLAN			
CITY OF FAIRFAX			
VIRGINIA			
SHEET 003 OF 029		SCALE: 1"=50'	
FILE No. RZ-13123			
Urban, Ltd. 4300 D TECHNOLOGY CT. CHANTILLY, VA 20151 TEL 703.642.2306 FAX 703.378.7888 www.urban-llc.com		Planner+Engineers+Landscape Architects+Land Surveyors	
PLAN DATE 02-14-23 03-26-23 04-09-24		REVISIONS	
No.		DATE	
		DESCRIPTION	

	FILE No. RZ-13123	SHEET 005 OF 029	EXISTING EASEMENT'S EXHIBIT	CIRCLE GATEWAY GENERAL DEVELOPMENT PLAN CITY OF FAIRFAX VIRGINIA	SCALE: 1"=20' DATE: DEC. 2022 C.I.= 1'	  urbanTM Planners • Engineers • Landscapes Architects • Land Surveyors www.urban-nl.com Urban, Ltd. 4200 D TECHNOLOGY CT, CHANTILLY VA, 20151 TEL: 703.642.2306 FAX: 703.781.7888 www.urban-nl.com	PLAN DATE: 02 - 14 - 23 09 - 12 - 23 04 - 09 - 24 — — — —	No.	DATE	DESCRIPTION	REVISIONS
--	----------------------	---------------------------	-----------------------------	---	--	---	--	-----	------	-------------	-----------

Urban, Ltd. - J:\0853\external\circle\to-engineering\entitlement\cddr-spx\13123-08-CRADING.dwg [CRADING] April 09, 2024 - 1:27pm corensberg



GRADING PLAN
CIRCLE GATEWAY
GENERAL DEVELOPMENT PLAN
CITY OF FAIRFAX
VIRGINIA

DATE: DEC. 2022
SCALE: 1"=30'

SHEET
007
OF
029
FILE No.
RZ-13123

PLAN DATE
02-14-23
03-28-23
04-09-24

DATE
02-14-23
03-28-23
04-09-24

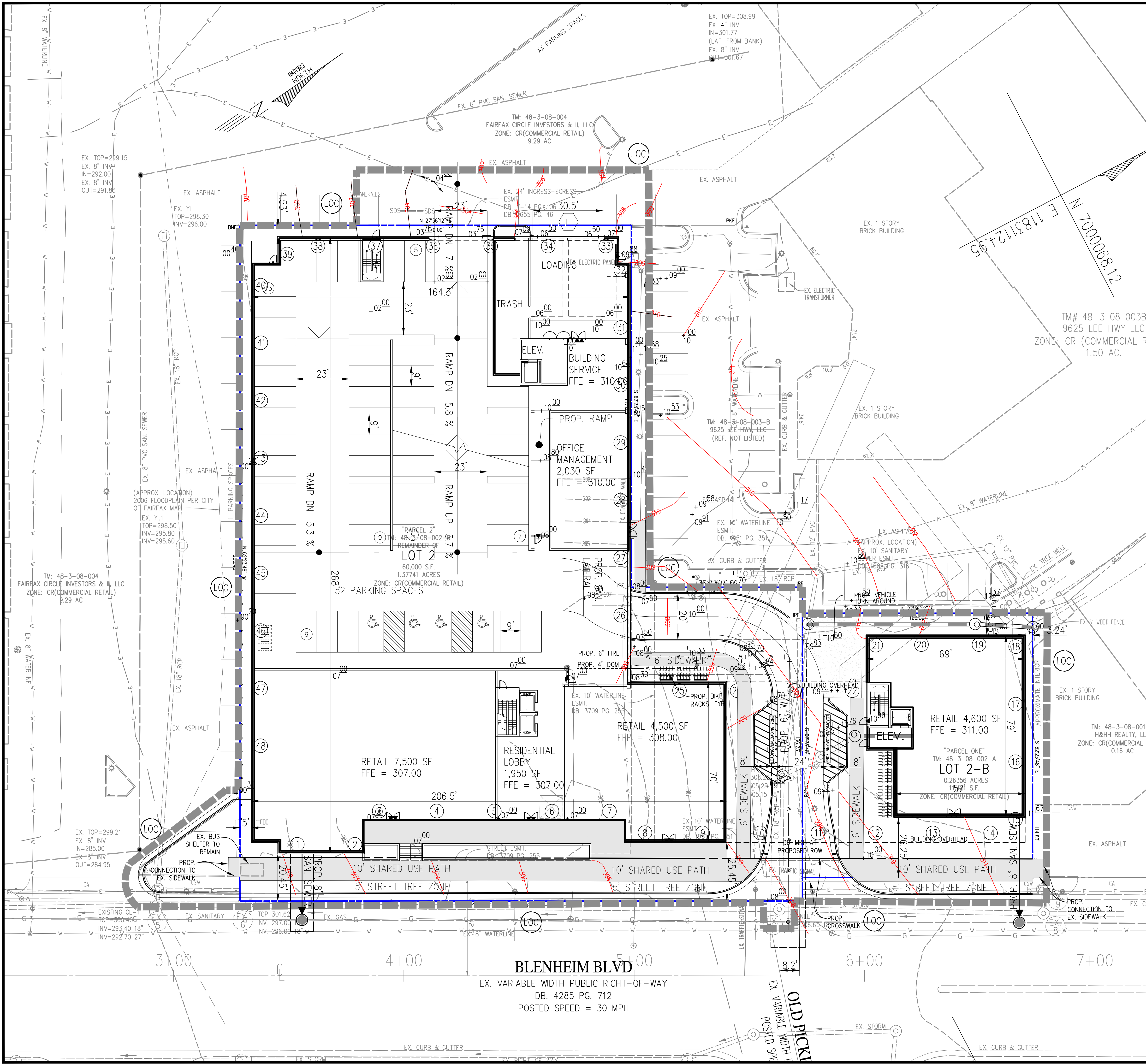
DESCRIPTION
REVISIONS

Urban, Ltd.
4300 D TECHNOLOGY CT.
CHANTILLY, VA 20151
TEL 703.642.2306
FAX 703.378.7888
www.urban-llc.com

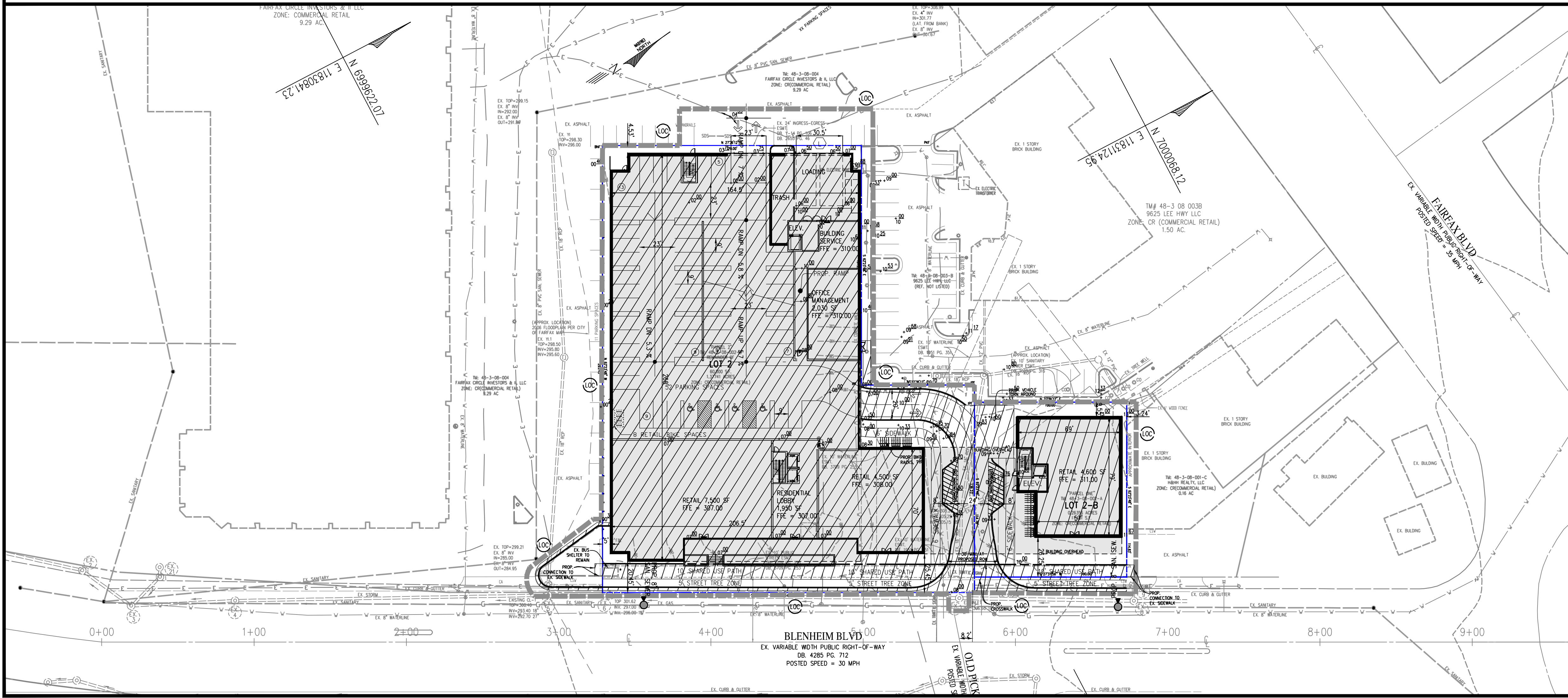
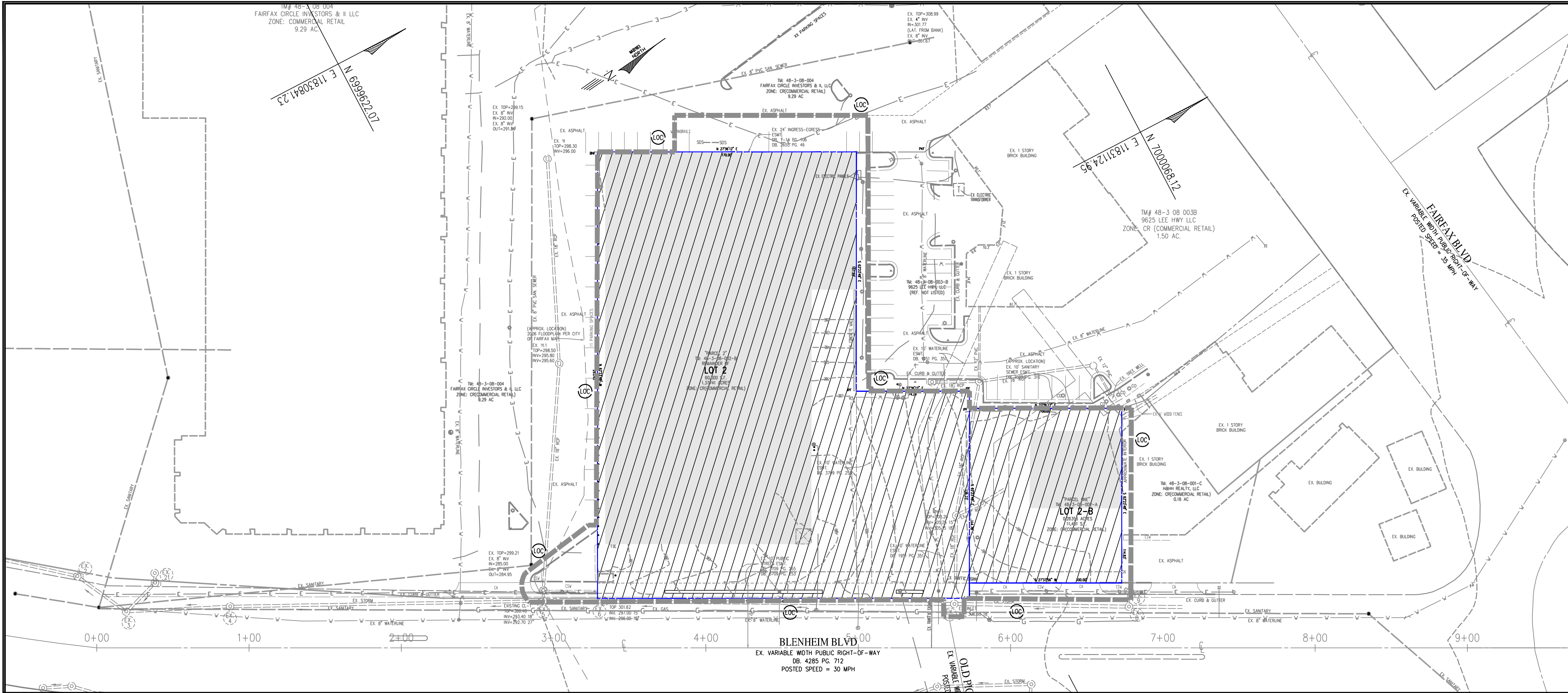
urban
Planners • Engineers • Landscape Architects • Land Surveyors

COMMONWEALTH OF VIRGINIA
CITY OF FAIRFAX
Lc. No. 036790
04/09/2024
ENGINEER
PROFESSIONAL

Urban, Ltd. - J:\005\AvenueFairfax\circle-b-engineering\entitlement\cap-dp-gp-ex\Exhibit\13122-00-AVERAGE GRADING.dwg [LAYOUT] April 09, 2024 - 1:28pm aorensberg



Urban, Ltd. - J:\DBS\arlenforfaircircle-b-engineering\entitlement\cdp-fdp-gpa\13123-09-BUILDING AND LOT COVERAGE EXHIBITION.dwg [BUILDING AND LOT] April 09, 2024 - 1:28pm arensberg

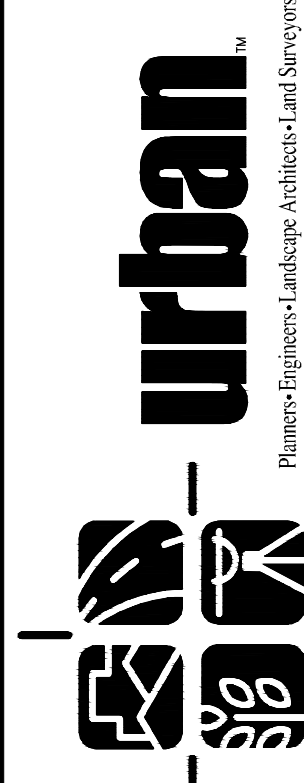
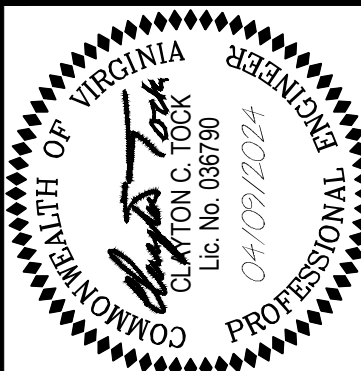


BUILDING AND LOT COVERAGE EXHIBIT

CIRCLE GATEWAY
GENERAL DEVELOPMENT PLAN
CITY OF FAIRFAX
VIRGINIA

SCALE: 1"=40' DATE: DEC. 2022

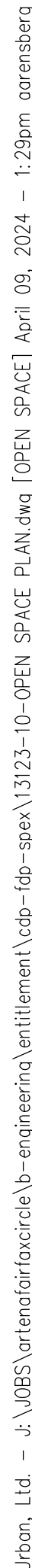
SHEET
009
OF
029
FILE No.
RZ-13123



Urban, Ltd.
4200 D TECHNOLOGY CT
CHANTILLY, VA 20151
TEL 703.642.2306
FAX 703.278.7888
www.urban-va.com

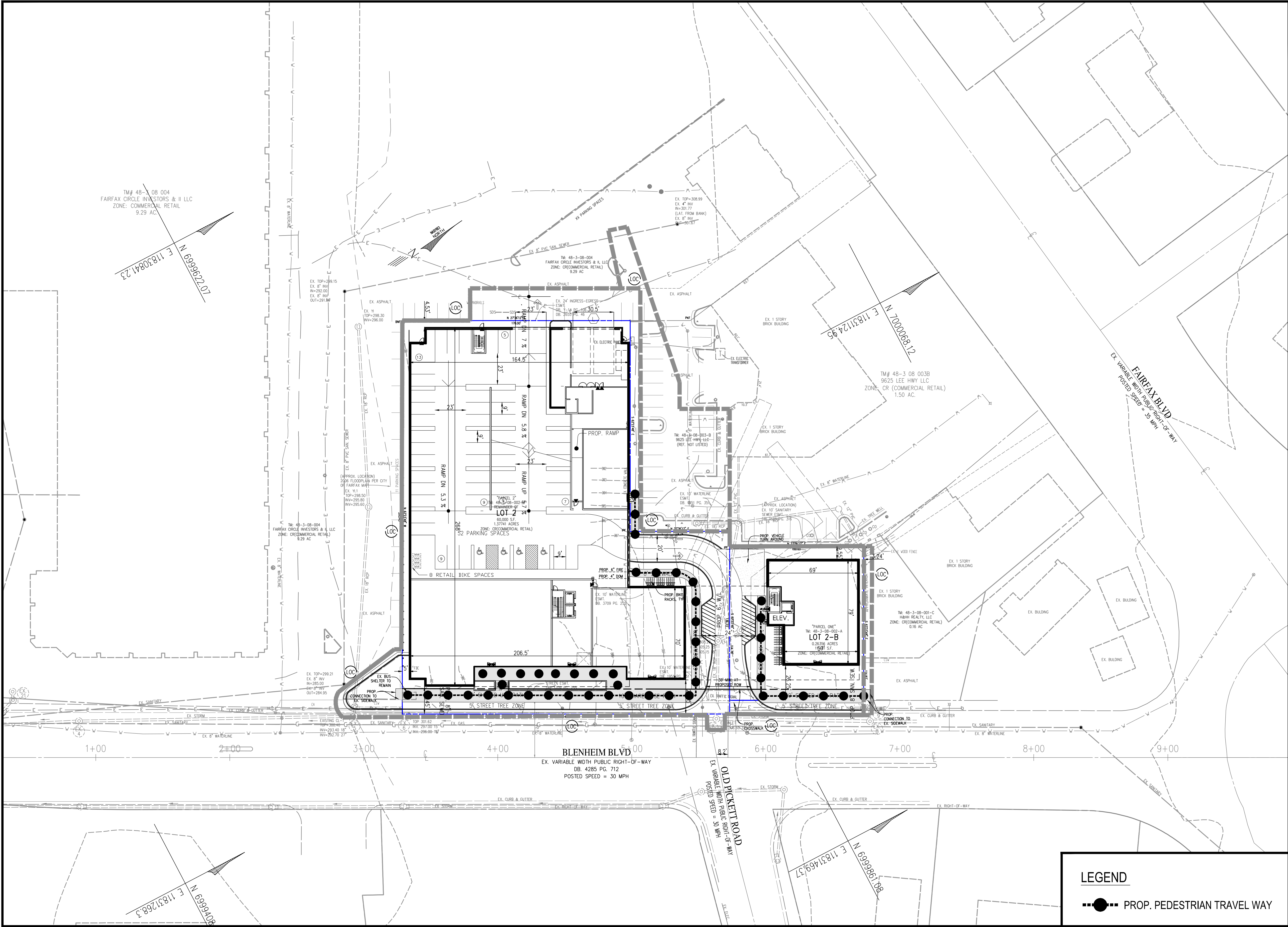
PLAN DATE	DESCRIPTION
02-14-23	
03-14-24	
03-26-24	
04-09-24	

No.	DATE	REVISIONS



	SHEET 010 OF 029	FILE NO. RZ-13123	OPEN SPACE PLAN	CIRCLE GATEWAY GENERAL DEVELOPMENT PLAN CITY OF FAIRFAX VIRGINIA	SCALE: 1"=30' DATE: DEC. 2022	CL= 1'	  urbanTM Planners • Engineers • Landscape Architects • Land Surveyors Urban, Ltd. 4200D TECHNOLOGY CT. CHANTILLY, VA 20151 TEL: 703.642.2306 FAX: 703.378.7888 www.urban-firm.com	PLANNING DATE 02 - 14 - 23 09 - 12 - 23 01 - 04 - 24 04 - 09 - 24 - - - -	No.	DATE	DESCRIPTION	REVISIONS
--	---------------------------	----------------------	-----------------	---	--------------------------------------	--------	--	---	-----	------	-------------	-----------

J:\085\external\circle-gateway\engineering\entire\cdp-fp-gpx\13123-16-PED CIRCULATION.dwg [PED CIRCULATION] April 09, 2024 - 1:29pm carnsberg



LEGEND

PROP. PEDESTRIAN TRAVEL WAY

PEDESTRIAN CIRCULATION PLAN

CIRCLE GATEWAY

GENERAL DEVELOPMENT PLAN

CITY OF FAIRFAX

VA

Urban, Ltd.

4300 D TECHNOLOGY CT.

CHANTILLY, VA 20151

TEL 703.642.2306

FAX 703.378.7888

www.urban-llc.com

PLANNERS

ENGINEERS

PROFESSIONAL

DATE: DEC. 2022

CI: N/A

SCALE: 1"=30'

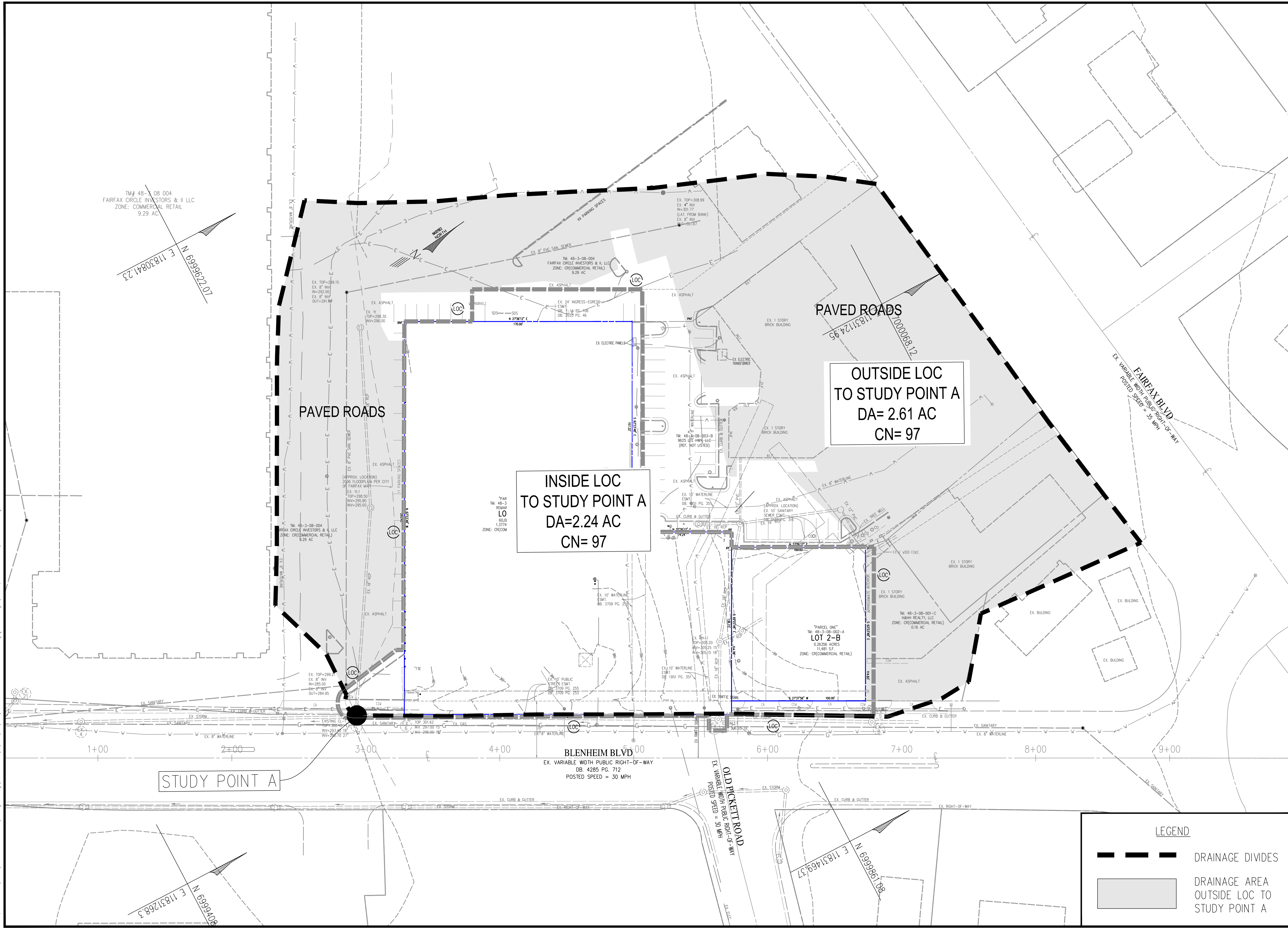
SHEET 011 OF 029

FILE No. RZ-13123

REVISIONS

No.	DATE	DESCRIPTION
02-14-23		
03-14-23		
03-26-23		
04-09-24		

Urban, Ltd. - J:\005\arterial\fauxcircle-b-engineering\entitlement\cdp-fdp-spec\13123-12-SWM PRE COMP.dwg [SWM PRE] April 09, 2024 - 1:29pm arensberg



PLAN DATE		REVISIONS	
No.	DATE	No.	DESCRIPTION
02-14-23			
03-26-24			
04-09-24			

Urban, Ltd.
4200 D TECHNOLOGY CT.
CHANTILLY, VA 20151
TEL: 703.642.2306
FAX: 703.578.7888
www.urban-llc.com

urban
Planners • Engineers • Landscape Architects • Land Surveyors

COMMONWEALTH OF VIRGINIA
CLAYTON C. TOOK
Lic. No. 038790
04/09/2024
PROFESSIONAL ENGINEER

SWM PRE-DEVELOPMENT PLAN
CIRCLE GATEWAY
GENERAL DEVELOPMENT PLAN
CITY OF FAIRFAX
VIRGINIA

DATE: DEC. 2022

SCALE: 1"=30'

SHEET
012
OF
029

FILE No.
RZ-13123

Urban, Ltd. - J:\DBS\arteria\faircircle.b-engineering\entitlement\cdp-fdp-apea\13123-12-SWM PRE COMP.dwg [SWM COMPUTATION] April 09, 2024 - 1:29pm argensberg

STUDY POINT 1

PEAK FLOW SUMMARY FOR 1-YEAR STORM EVENT

Inflow Area =	211,266 sf , 95.26% Impervious ,	Inflow Depth = 2.25"	for 1-Year event
Inflow =	13.24 cfs @ 12.10 hrs ,	Volume= 39,658 cf	
Primary =	13.24 cfs @ 12.10 hrs ,	Volume= 39,658 cf ,	Atten= 0%, Lag= 0.0 min

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

PEAK FLOW SUMMARY FOR 2-YEAR STORM EVENT

Inflow Area =	211,266 sf , 95.26% Impervious ,	Inflow Depth = 2.79"	for 2-Year event
Inflow =	16.17 cfs @ 12.10 hrs ,	Volume= 49,070 cf	
Primary =	16.17 cfs @ 12.10 hrs ,	Volume= 49,070 cf ,	Atten= 0%, Lag= 0.0 min

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

PEAK FLOW SUMMARY FOR 10-YEAR STORM EVENT

Inflow Area =	211,266 sf , 95.26% Impervious ,	Inflow Depth = 4.46"	for 10-Year event
Inflow =	25.22 cfs @ 12.10 hrs ,	Volume= 78,481 cf	
Primary =	25.22 cfs @ 12.10 hrs ,	Volume= 78,481 cf ,	Atten= 0%, Lag= 0.0 min

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

STUDY POINT 1: INSIDE LOC CURVE NUMBER/
TIME OF CONCENTRATION

Area (ac)	CN	Description
2.130	98	Paved parking, HSG D
0.110	80	>75% Grass cover, Good, HSG D
2.240	97	Weighted Average
0.110		4.91% Pervious Area
2.130		95.09% Impervious Area

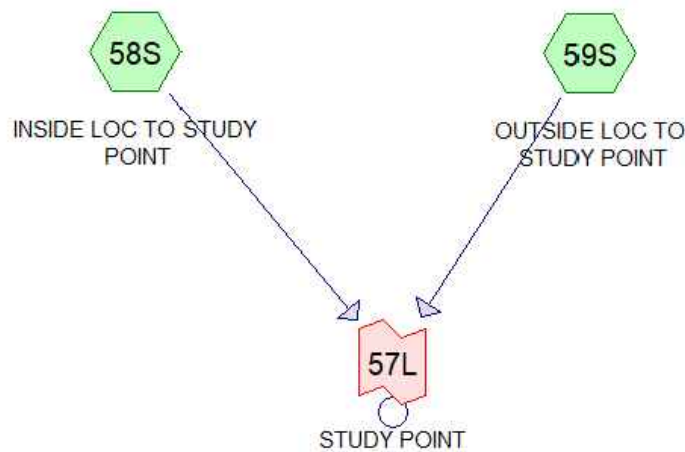
Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.1	579	0.0200	8.41	14.86	Pipe Channel, Pipe Channel 18.0" Round Area= 1.8 sf Perim= 4.7' r= 0.38' n= 0.013 Concrete pipe, straight & clean
2.5	300	0.0300	2.00		Sheet Flow, Sheet Flow Smooth surfaces n= 0.011 P2= 3.15"
3.6	879	Total			

STUDY POINT 1: OUTSIDE LOC CURVE NUMBER/
TIME OF CONCENTRATION

Area (ac)	CN	Description
2.490	98	Paved parking, HSG D
0.120	80	>75% Grass cover, Good, HSG D
2.610	97	Weighted Average
0.120		4.60% Pervious Area
2.490		95.40% Impervious Area

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

PRE-DEVELOPMENT HYDROCAD NODES



PLAN DATE
02-14-23
03-12-23
03-26-24
04-09-24
- - - - -

Urban, Ltd.
4200 D TECHNOLOGY CT.
CHANTILLY, VA. 20151
TEL. 703.642.2306
FAX 703.278.7888
www.urban-llc.com

Planners • Engineers • Landscape Architects • Land Surveyors

SWM PRE-DEVELOPMENT COMPUTATIONS

CIRCLE GATEWAY
GENERAL DEVELOPMENT PLAN

CITY OF FAIRFAX
VIRGINIA

SCALE: N/A

SHEET
013
OF
029

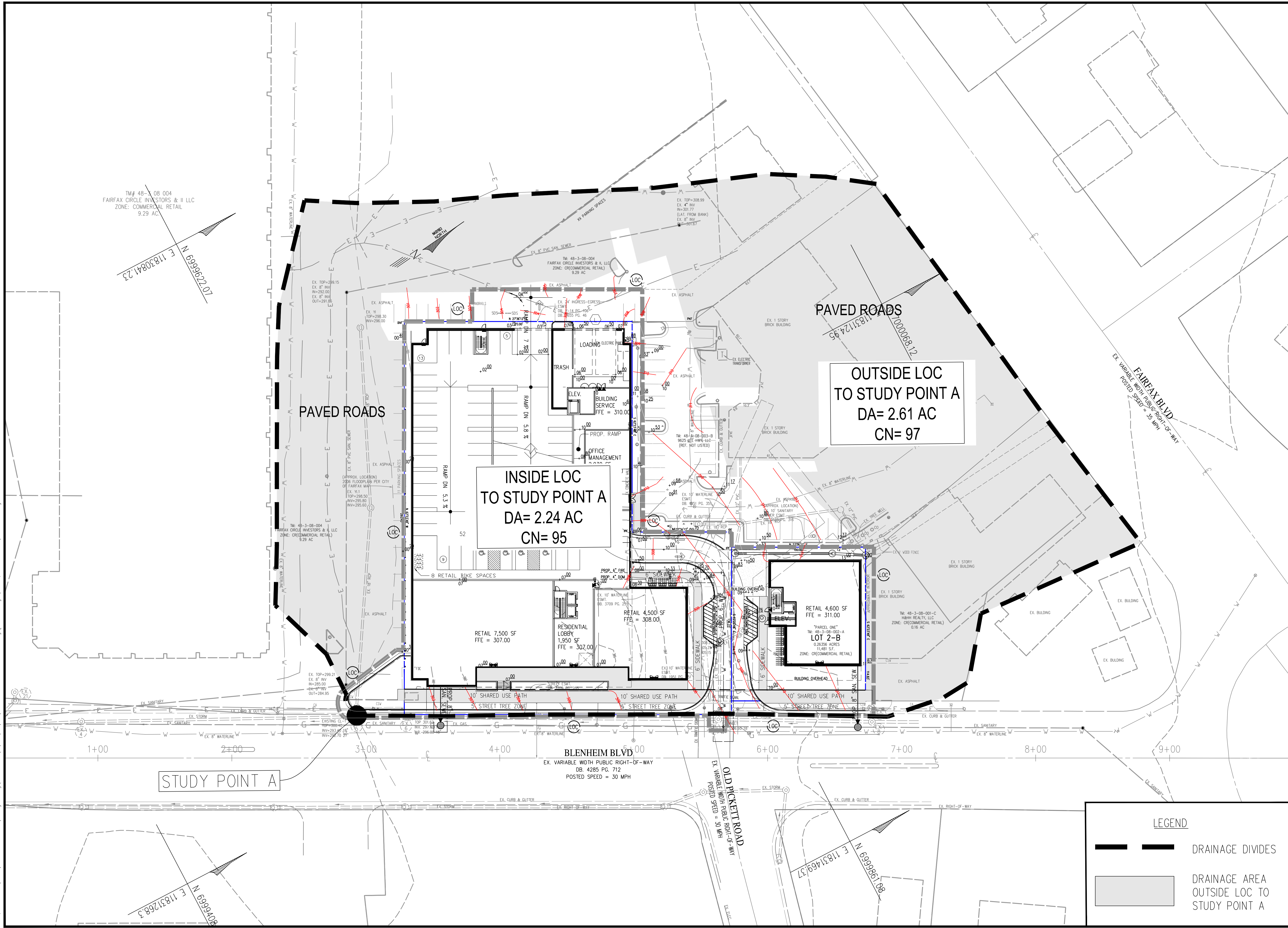
FILE No.
RZ-13123

No. | DATE

DESCRIPTION

REVISIONS

Urban, Ltd. - J:\DBS\arteriofairfaxcircle-b-engineering\entitlement\cdp-fdp-spec\3123-04-SWM-POST-COMP.dwg [SWM-POST] April 09, 2024 - 1:30pm. arensberg



PLAN DATE		REVISIONS	
No.	DATE	No.	DESCRIPTION
02-14-23			
03-26-24			
04-09-24			

Urban, Ltd.
4200 D TECHNOLOGY CT.
CHANTILLY, VA 20151
TEL: 703.642.2306
FAX: 703.578.7888
www.urban-llc.com

urban
Planners • Engineers • Landscape Architects • Land Surveyors

COMMONWEALTH OF VIRGINIA
CLAYTON C. TOOKER
Lic. No. 038790
04/09/2024
PROFESSIONAL ENGINEER

SWM POST DEVELOPMENT PLAN
CIRCLE GATEWAY
GENERAL DEVELOPMENT PLAN
CITY OF FAIRFAX
VIRGINIA

DATE: DEC. 2022
SCALE: 1"=30'

SHEET
014
OF
029
FILE No.
RZ-13123

J:\JDBS\artena\artencircle\engineering\ventilation\cdp-fdp-gpx\13123-04-SWM-POST-COMP.dwg [POST COMP] April 09, 2024 -- 1:30pm aorensberg

POST-DEVELOPMENT PEAK FLOW SUMMARY

STUDY POINT 1

PEAK FLOW SUMMARY FOR 1-YEAR STORM EVENT

Inflow Area = 211,266 sf , 90.52% Impervious , Inflow Depth = 2.16" for 1-Year event
Inflow = 10.77 cfs @ 12.13 hrs , Volume= 38,014 cf
Primary = 10.77 cfs @ 12.13 hrs , Volume= 38,014 cf , Atten= 0%, Lag= 0.0 min

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

PEAK FLOW SUMMARY FOR 2-YEAR STORM EVENT

Inflow Area = 211,266 sf , 90.52% Impervious , Inflow Depth = 2.69" for 2-Year event
Inflow = 13.24 cfs @ 12.13 hrs , Volume= 47,356 cf
Primary = 13.24 cfs @ 12.13 hrs , Volume= 47,356 cf , Atten= 0%, Lag= 0.0 min

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

PEAK FLOW SUMMARY FOR 10-YEAR STORM EVENT

Inflow Area = 211,266 sf , 90.52% Impervious , Inflow Depth = 4.35" for 10-Year event
Inflow = 20.85 cfs @ 12.13 hrs , Volume= 76,641 cf
Primary = 20.85 cfs @ 12.13 hrs , Volume= 76,641 cf , Atten= 0%, Lag= 0.0 min

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

FLOW SUMMARY			
	1 YR	2 YR	10 YR
Pre Development Flows at Study Point 'A' (cfs)	13.24	16.17	25.22
Allowable Flow At Study Point 'A' (cfs)	11.05*	16.17	25.22
Post-Development Flows at Study Point 'A' (cfs)	10.77	13.24	20.85

* Per the Energy Balance Equation

ENERGY BALANCE METHOD TO STUDY POINT A

Q(Developed)=	10.77 cfs
Q(Pre-Developed)=	13.24 cfs
RV(Pre-Developed)=	39658.00 cf
RV(Developed)=	38014.00 cf
I.F. =	(0.8 for sites greater than one acre) (0.9 for sites less than or equal to one

Q Developed	I.F x (QPre-Developed x RV Pre-Developed)/RV Developed
10.77	11.05

*Under no condition must :

$Q_{(Developed)} > Q_{(Pre-Developed)}$

$Q_{Developed} \text{ must be required to less than } (Q_{Forest} * RV_{Forest}) / RV_{Developed}$

SWM NARRATIVE

THIS APPLICATION PROPOSES TO REZONE THE EXISTING CR (COMMERCIAL RETAIL) PARCELS TO COMMERCIAL URBAN DISTRICT TO ALLOW FOR A MIXED-USE BUILDING WITH RESIDENTIAL AND COMMERCIAL USES.

THE EXISTING SITE CURRENTLY DRAINS SOUTHEAST THROUGH AN EXISTING STORM SYSTEM WHICH LEAVES THE SITE AT EXISTING STORM STRUCTURE 5 ON BLENHEIM BOULEVARD AND CONTINUES DOWNSTREAM THROUGH A CLOSED CONDUIT SYSTEM. THE AFOREMENTIONED EXISTING STORM STRUCTURE IS ESTABLISHED AS "STUDY POINT" FOR THE SWM ANALYSIS. THE EXISTING SITE CURRENTLY COMPRISES OF APPROXIMATELY 2.13 ACRES OF IMPERVIOUS AREA WHICH CONSISTS OF EXISTING BUILDINGS AND SURFACE PARKING. THE RESULT OF THE IMPROVEMENTS PROVIDES A DECREASE IN IMPERVIOUS AREA OF 0.23 ACRES, WITH THE IMPERVIOUS AREA REDUCING TO 1.90 ACRES.

THE EXISTING SITE CONTAINS D TYPE SOIL. AS A RESULT OF THE PROPOSED DEVELOPMENT, THE SITE'S RUNOFF WILL BE CONVEYED THROUGH PROPOSED STORM CLOSED CONDUIT SYSTEM CONNECTING TO THE EXISTING STORM SYSTEM. THE STORMWATER FROM THE DEVELOPMENT IS DISCHARGED TO A MANMADE STORMWATER CONVEYANCE SYSTEM. PER SECTION 9VAC25-870-66.B.1.A, POST DEVELOPMENT PEAK FLOW RATE FROM THE TWO-YEAR 24-HOUR STORM EVENT WAS CHECKED AND CONFIRMED THAT IT CAN CONVEY THE FLOW AND THE CAPACITY OF THE EXISTING STORM SYSTEM WAS VERIFIED TO BE ADEQUATE FOR THE PROPOSED IMPROVEMENTS. IN ADDITION PER SECTION 9VAC25-870-66.B.1.B, THE 1-YEAR DESIGN PEAK FLOW SHALL NOT EXCEED THE ALLOWABLE RATE GIVEN BY THE 1-YEAR ENERGY BALANCE EQUATION. PLEASE SEE COMPUTATIONS ON THIS SHEET, SHEET 013 AND 015. NO DETENTION WAS INCORPORATED BECAUSE THE 9VAC25-870-66 CRITERIA WAS MET.

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

Clayton C. Tock

URBAN LTD.
CLAYTON C. TOCK, P.E., PRINCIPAL

04/09/2024
DATE

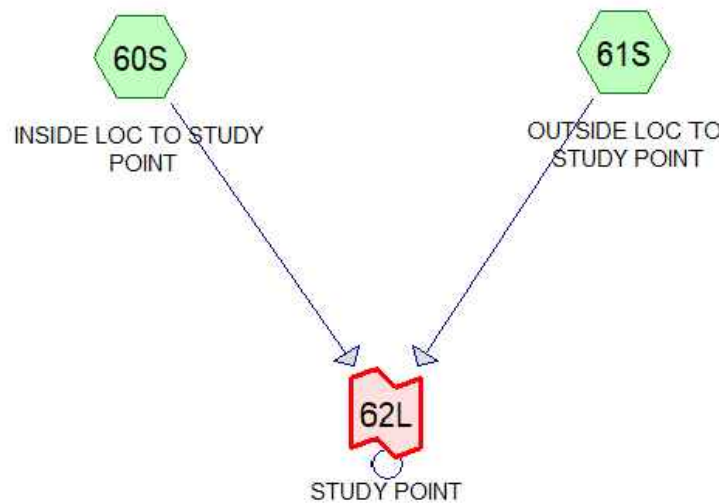
STUDY POINT 1: INSIDE LOC CURVE NUMBER/
TIME OF CONCENTRATION

Area (ac)	CN	Description			
1.900	98	Paved parking, HSG D			
0.340	80	>75% Grass cover, Good, HSG D			
2.240	95	Weighted Average			
0.340		15.18% Pervious Area			
1.900		84.82% Impervious Area			
Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.9	100	0.0200	0.17		Sheet Flow, Sheet Flow Grass: Short n= 0.150 P2= 3.15"
0.6	290	0.0200	7.44	9.14	Pipe Channel, Pipe Channel 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31" n= 0.013 Concrete pipe, straight & clean
1.2	200	0.0200	2.87		Shallow Concentrated Flow, Shallow Concentrated Flow Paved Kv= 20.3 fps
11.7	590	Total			

STUDY POINT 1: OUTSIDE LOC CURVE NUMBER/
TIME OF CONCENTRATION

Area (ac)	CN	Description			
2.490	98	Paved parking, HSG D			
0.120	80	>75% Grass cover, Good, HSG D			
2.610	97	Weighted Average			
0.120		4.60% Pervious Area			
2.490		95.40% Impervious Area			
Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct Entry

POST-DEVELOPMENT HYDROCAD NODES



STORM SEWER DESIGN COMPUTATIONS																	☐ Lag time
Project: ARTENA FAIRFAX CIRCLE																	
From Point	To Point	Drainage Area	C Factor	C x A		Inlet Time Min.	Rain Fall In/Hr	Runoff Q C.F.S.	Invert Elevation		Length FT.	Slope %	Dia. IN.	Capacity Q C.F.S.	VEL. F.P.S.	Flow Time MIN.	Remarks
				Increment	Cumm.				Upper End	Lower End							
9	8	0.29	0.84	0.24	0.24	5.00	0.57	0.14	307.43	307.37	10.49	0.50%	18	7.45	1.66	0.11	
8	7	0.00	0.00	0.00	0.24	5.00	0.57	0.14	307.27	306.70	114.72	0.50%	18	7.45	1.66	1.16	
7	6	1.59	0.84	1.34	1.58	5.00	0.57	0.89	306.60	297.00	229.61	4.18%	18	21.54	6.03	0.63	
6	5	0.00	0.00	0.00	1.58	5.00	0.57	0.89	296.00	295.00	40.32	2.48%	18	16.59	5.02	0.13	
5	4	0.93	0.80	0.74	4.60	5.00	0.57	13.24	294.90	292.70	205.67	0.50%	27	21.96	5.78	0.59	
4	3	0.00	0.00	0.00	4.60	5.00	0.57	2.61	292.60	292.26	68.33	0.50%	27	21.96	3.71	0.31	
3	2	0.00	0.00	0.00	5.87	5.00	0.57	3.32	292.16	291.96	39.60	0.50%	27	21.96	3.99	0.17	
2	1	0.00	0.00	0.00	5.87	5.00	0.57	3.32	291.86	290.00	68.82	2.72%	27	51.22	7.26	0.16	
*																	
30	29	0.96	0.80	0.77	0.77	5.00	0.57	0.43	296.00	295.80	134.73	0.15%	18	4.06	1.62	1.48	
29	28	0.84	0.86	0.72	1.49	5.00	0.57	0.84	295.60	295.40	149.51	0.13%	18	3.85	1.76	1.42	
28	5	0.93	0.85	0.79	2.28	5.00	0.57	1.29	295.40	295.00	6.96	5.75%	18	25.25	7.49	0.02	
*																	
21	3	1.46	0.87	1.27	1.27	5.00	0.57	0.72	295.38	295.25	26.85	0.50%	27	21.96	2.54	0.18	
*																	

PLAN DATE: 02-14-23
03-11-23
03-26-24
04-09-24

Urban, Ltd.
4200 D TECHNOLOGY CT.
CHANTILLY, VA 20151
TEL: 703.642.2306
FAX: 703.578.7888
www.urban-lltd.com

urban
PLANNING • ENGINEERING • LANDSCAPE ARCHITECTURE • LAND SURVEYING

COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 038790
04/09/2024
PROFESSIONAL ENGINEER

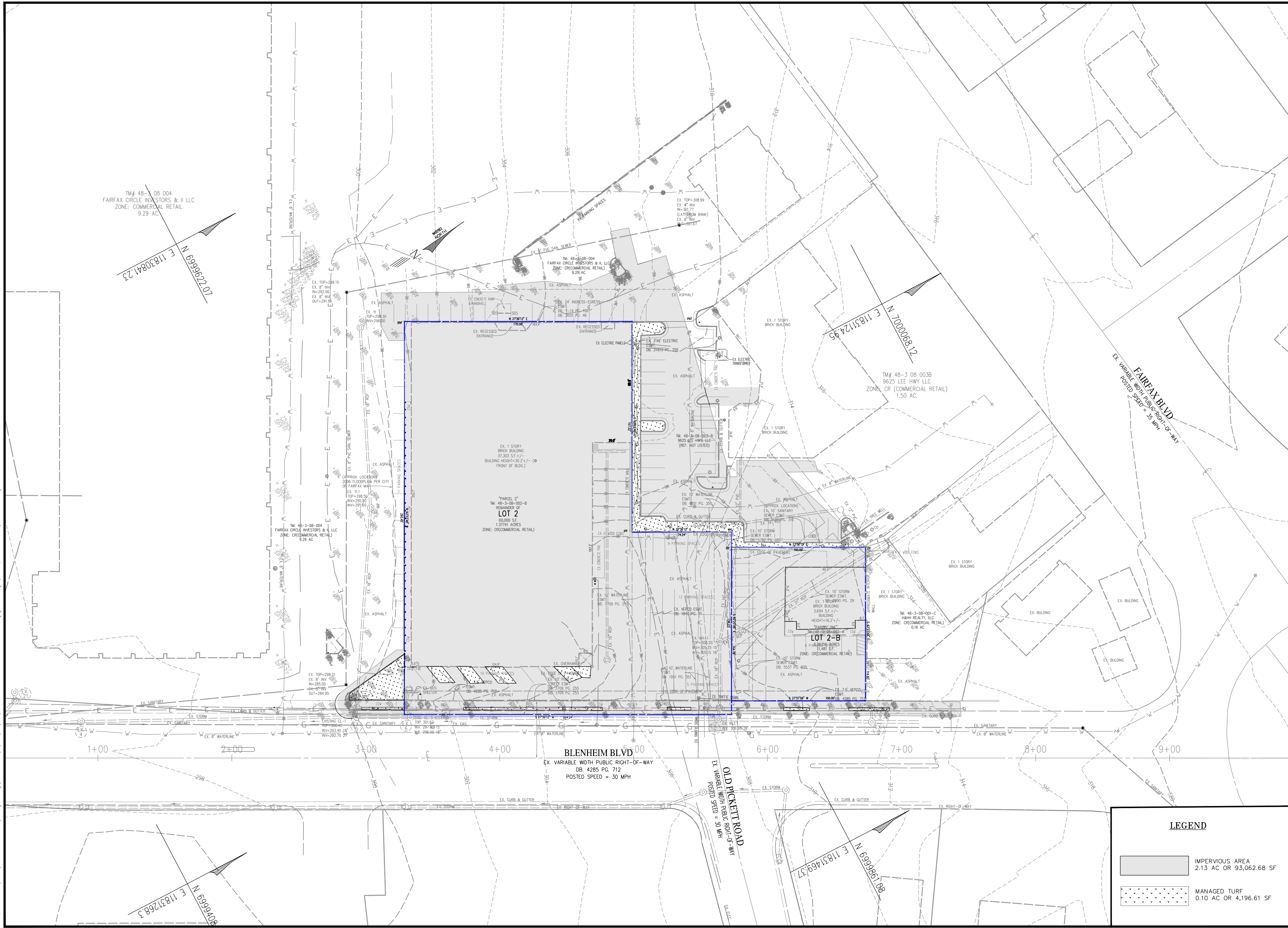
SWM POST-DEVELOPMENT COMPUTATIONS
CIRCLE GATEWAY
GENERAL DEVELOPMENT PLAN
CITY OF FAIRFAX
VIRGINIA

DATE: DEC. 2022
SCALE: N/A
CI= N/A

SHEET 015 OF 029
FILE No. RZ-13123

REVISIONS
No. DATE DESCRIPTION

Urban, Ltd. - J:\JOBS\arteria\faixcircle-b-engineering\entitlement\cdp-fdp-spec\13123-06-BMP-PRE-DEVELOPMENT.dwg [BMP PRE] April 09, 2024 - 1:30pm carensberg



PLAN DATE
02-14-23
03-26-24
04-09-24

REVISIONS
No. DATE DESCRIPTION

Urban, Ltd.
4200 D TECHNOLOGY CT.
CHANTILLY, VA 20151
TEL 703.642.2306
FAX 703.578.7888
www.urban-llc.com

Planners • Engineers • Landscape Architects • Land Surveyors

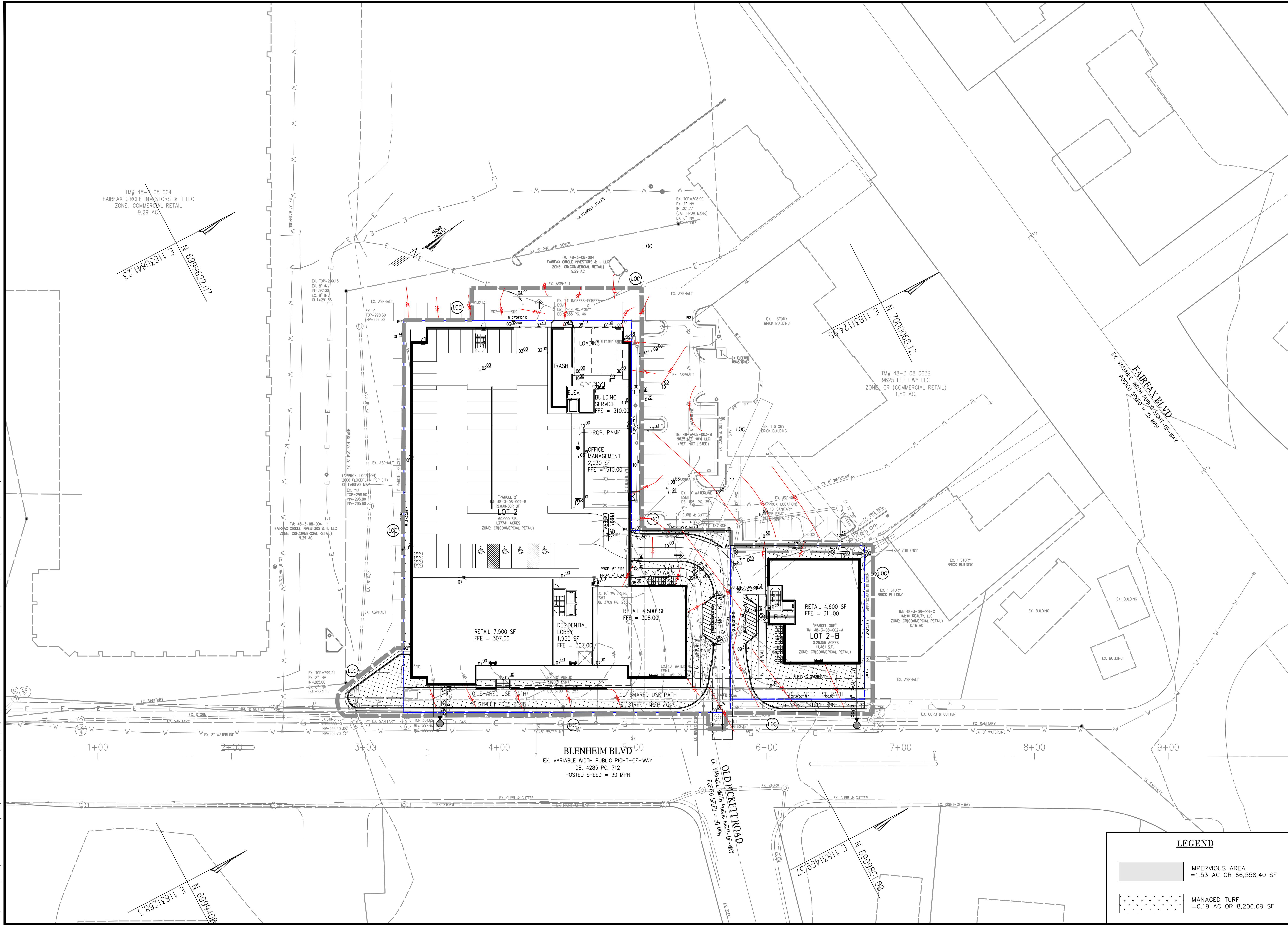
BMP PRE-DEVELOPMENT PLAN
CIRCLE GATEWAY
GENERAL DEVELOPMENT PLAN
CITY OF FAIRFAX
VIRGINIA

DATE: DEC. 2022
SCALE: 1"=30'

SHEET
016
OF
029

FILE No.
RZ-13123

Urban, Ltd. - J:\005\arteriofairfaxcircle-bmp-post-development.dwg [BMP POST] April 09, 2024 - 1:30pm sorenberg



PLAN DATE

02-14-23
03-26-24
04-09-24

REVISIONS

Urban, Ltd.
4200 D TECHNOLOGY CT.
CHANTILLY, VA 20151
TEL 703.642.2306
FAX 703.678.7888
www.urban-llc.com

urban

Planners • Engineers • Landscape Architects • Land Surveyors

COMMONWEALTH OF VIRGINIA
CLAYTON C. TOOK
Lic. No. 038790
04/09/2024
PROFESSIONAL ENGINEER

BMP POST-DEVELOPMENT PLAN
CIRCLE GATEWAY
GENERAL DEVELOPMENT PLAN
CITY OF FAIRFAX
VIRGINIA

DATE: DEC. 2022

SCALE: 1"=30'

SHEET
017
OF
029

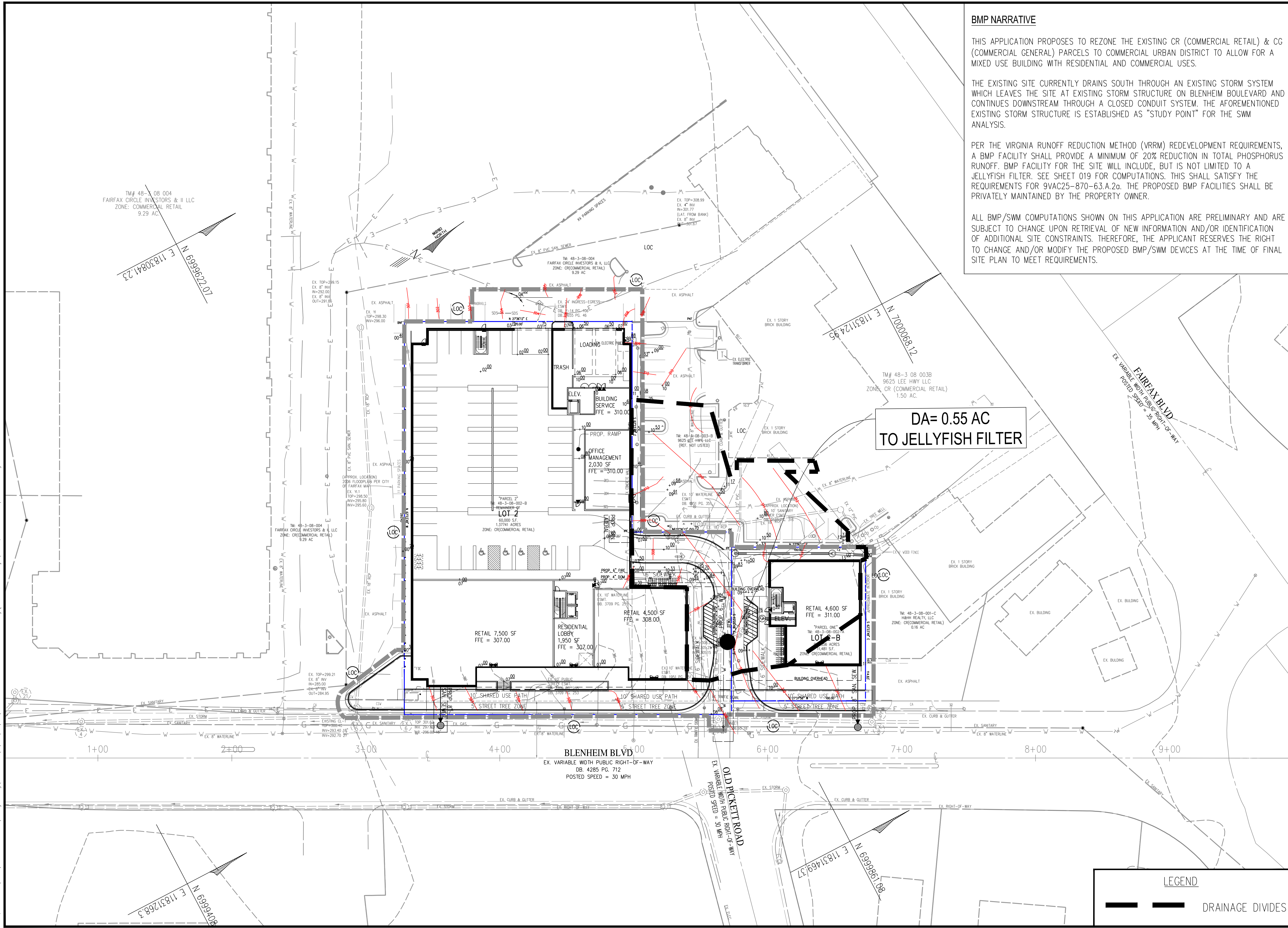
FILE No.
RZ-13123

LEGEND

IMPERVIOUS AREA
=1.53 AC OR 66,558.40 SF

MANAGED TURF
=0.19 AC OR 8,206.09 SF

Urban, Ltd. - J:\DBS\arteriofairfaxcircle-bmp-post-development.dwg [BMP POST COMP] April 09, 2024 - 1:30pm arensberg



BMP NARRATIVE

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

THE EXISTING SITE CURRENTLY DRAINS SOUTH THROUGH AN EXISTING STORM SYSTEM WHICH LEAVES THE SITE AT EXISTING STORM STRUCTURE ON BLENHEIM BOULEVARD AND CONTINUES DOWNSTREAM THROUGH A CLOSED CONDUIT SYSTEM. THE AFOREMENTIONED EXISTING STORM STRUCTURE IS ESTABLISHED AS "STUDY POINT" FOR THE SWM ANALYSIS.

PER THE VIRGINIA RUNOFF REDUCTION METHOD (VRRM) REDEVELOPMENT REQUIREMENTS, A BMP FACILITY SHALL PROVIDE A MINIMUM OF 20% REDUCTION IN TOTAL PHOSPHORUS RUNOFF. BMP FACILITY FOR THE SITE WILL INCLUDE, BUT IS NOT LIMITED TO A JELLYFISH FILTER. SEE SHEET 019 FOR COMPUTATIONS. THIS SHALL SATISFY THE REQUIREMENTS FOR 9VAC25-870-63.A.2g. THE PROPOSED BMP FACILITIES SHALL BE PRIVATELY MAINTAINED BY THE PROPERTY OWNER.

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

LEGEND

— DRAINAGE DIVIDES

BMP PLAN AND NARRATIVE		CITY OF FAIRFAX VIRGINIA		DATE: DEC. 2022	
CIRCLE GATEWAY GENERAL DEVELOPMENT PLAN		CITY OF FAIRFAX VIRGINIA		SCALE: 1"=30'	
SHEET 018 OF 029		FILE No. RZ-13123		No. DATE	
Urban, Ltd. 4200 D TECHNOLOGY CT. CHANTILLY, VA 20151 TEL: 703.642.2306 FAX: 703.642.2306 www.urban-llc.com		Planners+Engineers+Landscapes Architects+Land Surveyors		REVISIONS	

J:\JOBS\artena\artena\circle\13123-18-BMP-POST-DEVELOPMENT.dwg [BMP-POST-DEVELOPMENT.dwg] April 09, 2024 -- 1:30pm arensberg

Project Name:

Artena Fairfax Circle

Date:

12/12/2022

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) →

2.23

Maximum reduction required:

20%

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

0

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

0.57

Check:
BMP Design Specifications List: 2013 Draft Stds & Specs

Linear project?

No

Land cover areas entered correctly?

✓

Total disturbed area entered?

✓

Pre-ReDevelopment Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed forest/open space					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be				0.10	0.10
Impervious Cover (acres)				2.13	2.13
					2.23

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
Managed Turf (acres) -- disturbed, graded for yards or other turf to be				0.33	0.33
Impervious Cover (acres)				1.90	1.90
Area Check	OK.	OK.	OK.	OK.	2.23

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)	0.10	0.10
Weighted Rv(turf)	0.25	0.25
% Managed Turf	4%	4%
Impervious Cover (acres)	2.13	2.13
Rv(impervious)	0.95	0.95
% Impervious	96%	96%
Total Site Area (acres)	2.23	2.23
Site Rv	0.92	0.92

Treatment Volume and Nutrient Load

Pre-ReDevelopment Treatment Volume (acre-ft)	0.1707	0.1707
Pre-ReDevelopment Treatment Volume (cubic feet)	7,436	7,436
Pre-ReDevelopment TP Load (lb/yr)	4.67	4.67
Pre-ReDevelopment TP Load per acre (lb/acre/yr)	2.10	2.10
Baseline TP Load (lb/yr) (0.41 lbs/acre/yr applied to pre-redevelopment area excluding pervious land proposed for new impervious cover)		0.91

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)	0.33	
Weighted Rv (turf)	0.25	
% Managed Turf	15%	
Impervious Cover (acres)	1.90	
Rv(impervious)	0.95	
% Impervious	85%	
Final Site Area (acres)	2.23	
Final Post Dev Site Rv	0.85	

Treatment Volume and Nutrient Load

Final Post-Development Treatment Volume (acre-ft)	0.1573	Post-ReDevelopment Treatment Volume (acre-ft)	0.1573	Post-Development Treatment Volume (acre-ft)	--
Final Post-Development Treatment Volume (cubic feet)	6,852	Post-ReDevelopment Treatment Volume (cubic feet)	6,852	Post-Development Treatment Volume (cubic feet)	--
Final Post-Development TP Load (lb/yr)	4.30	Post-ReDevelopment Load (TP) (lb/yr)*	4.30	Post-Development TP Load (lb/yr)	--
Final Post-Development TP Load per acre (lb/acre/yr)	1.93	Post-ReDevelopment TP Load per acre (lb/acre/yr)	1.93		
		Max. Reduction Required (Below Pre-ReDevelopment Load)	20%		
		TP Load Reduction Required for Redeveloped Area (lb/yr)	0.57	TP Load Reduction Required for New Impervious Area (lb/yr)	0

Adjusted Land Cover Summary:

Pre-ReDevelopment land cover minus pervious land cover (forest/open space or managed turf) acreage proposed for new impervious cover.

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

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

Post-Development Requirement for Site Area

TP Load Reduction Required (lb/yr)

0.57

Nitrogen Loads (Informational Purposes Only)

Pre-ReDevelopment TN Load (lb/yr)	33.42	Final Post-Development TN Load (Post-ReDevelopment & New Impervious) (lb/yr)	30.80
-----------------------------------	-------	--	-------

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
Managed Turf (acres)				0.10	0.10	0.25
Impervious Cover (acres)				0.45	0.45	0.95
Total					0.55	

CLEAR BMP AREAS

Total Phosphorus Available for Removal in D.A. A (lb/yr)	1.03
Post Development Treatment Volume in D.A. A (ft ³)	1,643

Stormwater Best Management Practices (RR = Runoff Reduction)

--Select from dropdown lists--

Practice	Runoff Reduction Credit (%)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft ³)	Runoff Reduction (ft ³)	Remaining Runoff Volume (ft ³)	Total BMP Treatment Volume (ft ³)	Phosphorus Removal Efficiency (%)	Phosphorus Load from Upstream Practices (lb)	Untreated Phosphorus Load to Practice (lb)	Phosphorus Removed By Practice (lb)	Remaining Phosphorus Load (lb)	Downstream Practice to be Employed
14. Manufactured Treatment Devices (no RR)													
14.a. Manufactured Treatment Device- Hydrodynamic	0			0	0	0	0	20	0.00	0.00	0.00	0.00	
14.b. Manufactured Treatment Device-Filtering	0	0.10	0.45	0	0	1,643	1,643	65	0.00	1.03	0.67	0.36	
14.c. Manufactured Treatment Device-Generic	0			0	0	0	0	20	0.00	0.00	0.00	0.00	

TOTAL IMPERVIOUS COVER TREATED (ac)

0.45

 AREA CHECK: OK.
TOTAL MANAGED TURF AREA TREATED (ac)

0.10

 AREA CHECK: OK.

TOTAL PHOSPHORUS REMOVAL REQUIRED ON SITE (lb/yr)

0.57

TOTAL PHOSPHORUS AVAILABLE FOR REMOVAL IN D.A. A (lb/yr)

1.03

TOTAL PHOSPHORUS REMOVED WITHOUT RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr)

0.67

TOTAL PHOSPHORUS REMOVED WITH RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr)

0.00

TOTAL PHOSPHORUS LOAD REDUCTION ACHIEVED IN D.A. A (lb/yr)

0.67

TOTAL PHOSPHORUS REMAINING AFTER APPLYING BMP LOAD REDUCTIONS IN D.A. A (lb/yr)

0.36

SEE WATER QUALITY COMPLIANCE TAB FOR SITE COMPLIANCE CALCULATIONS

NITROGEN REMOVED WITH RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr)

0.00

NITROGEN REMOVED WITHOUT RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr)

0.00

TOTAL NITROGEN REMOVED IN D.A. A (lb/yr)

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)	0.45	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER TREATED (ac)	0.45	0.00	0.00	0.00	0.00	OK.
MANAGED TURF AREA (ac)	0.10	0.00	0.00	0.00	0.00	OK.
MANAGED TURF AREA TREATED (ac)	0.10	0.00	0.00	0.00	0.00	OK.
AREA CHECK	OK.	OK.	OK.	OK.	OK.	

Site Treatment Volume (ft³)

6,852

Runoff Reduction Volume and TP By Drainage Area

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	TOTAL
RUNOFF REDUCTION VOLUME ACHIEVED (ft ³)	0	0	0	0	0	0
TP LOAD AVAILABLE FOR REMOVAL (lb/yr)	1.03	0.00	0.00	0.00	0.00	1.03
TP LOAD REDUCTION ACHIEVED (lb/yr)	0.67	0.00	0.00	0.00	0.00	0.67
TP LOAD REMAINING (lb/yr)	0.36	0.00	0.00	0.00	0.00	0.36

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)

4.30

TP LOAD REDUCTION REQUIRED (lb/yr)

0.57

TP LOAD REDUCTION ACHIEVED (lb/yr)

0.67

TP LOAD REMAINING (lb/yr):

3.63

REMAINING TP LOAD REDUCTION REQUIRED (lb/yr):

0.00

 **
** TARGET TP REDUCTION EXCEEDED BY 0.1 LB/YEAR **

Total Nitrogen (For Information Purposes)
POST-DEVELOPMENT LOAD (lb/yr)

30.80

NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)

0.00

REMAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr)

30.80

PLAN DATE:

02-14-23

03-26-24

04-09-24

Urban, Ltd.
4200 D TECHNOLOGY CT.
CHANTILLY, VA. 20151
TEL. 703.642.2306
FAX 703.278.7888
www.urban-llc.com

urban

Planners+Engineers+Landscape Architects+Land Surveyors

COMMONWEALTH OF VIRGINIA
CLAYTON C. TOOK
Lic. No. 038790
04/09/2024
PROFESSIONAL ENGINEER

BMP PLAN AND NARRATIVE

CIRCLE GATEWAY
GENERAL DEVELOPMENT PLAN

CITY OF FAIRFAX
VIRGINIA

DATE: DEC. 2022

SCALE: N/A

C.I.= N/A

SHEET
019
OF
029

FILE No.
RZ-13123

REVISIONS

DESCRIPTION

DATE

No.

OUTFALL DRAINAGE MAP
SCALE: 1"=250'

20.47 AC
RECREATIONAL
LOTS AREA
(GRASS)

102.46
RESIDENTIAL
LOTS AREA
38% IMP)

SITE'S POINT OF
CONFLUENCE

81.57 AC
COMMERCIAL
LOTS AREA
85% IMP)

SITE AREA
DA=1.64 AC

STUDY
POINT

POINT OF
ANALYSIS

DOWNSTEAM
POINT OF
ANALYSIS
TOTAL DA=2.99
AC

VA. STATE GRID NORTH

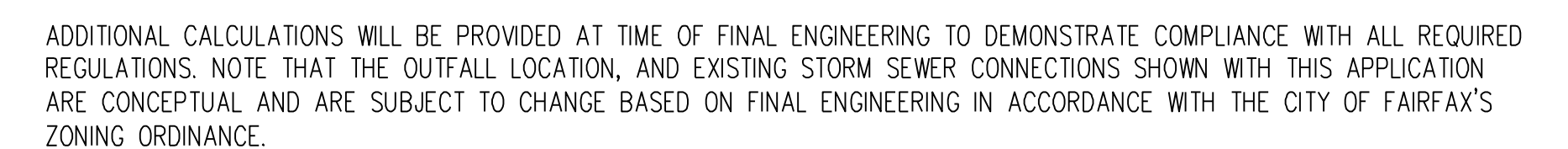
Ranger Road

Kingswood Drive

Nonquit Drive

Blake Lane Loop

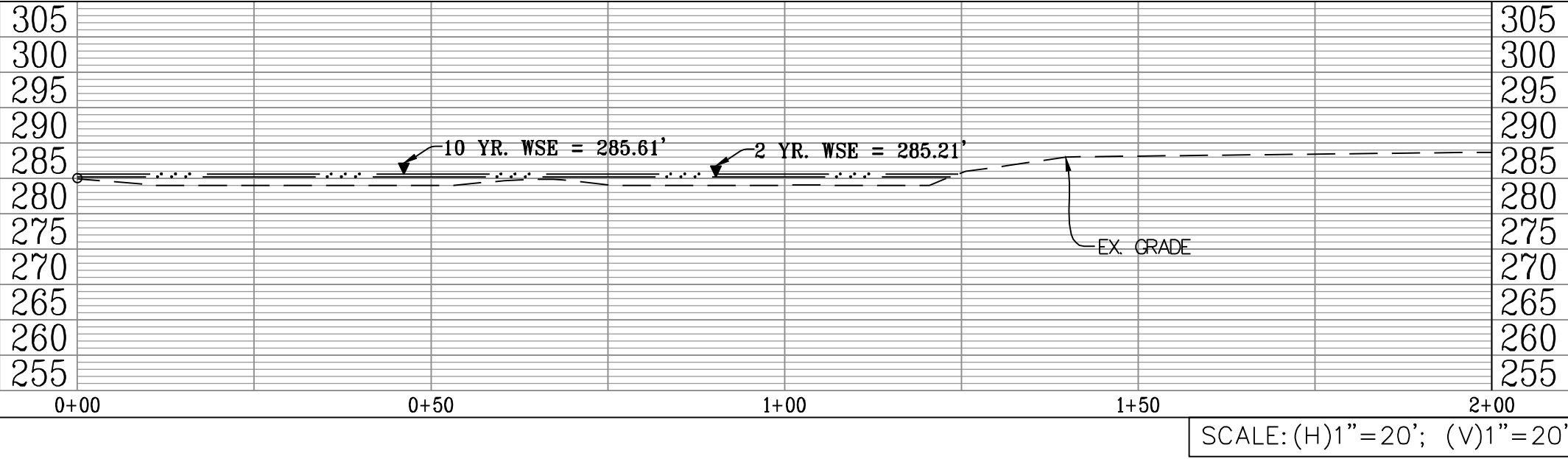
Mission Square



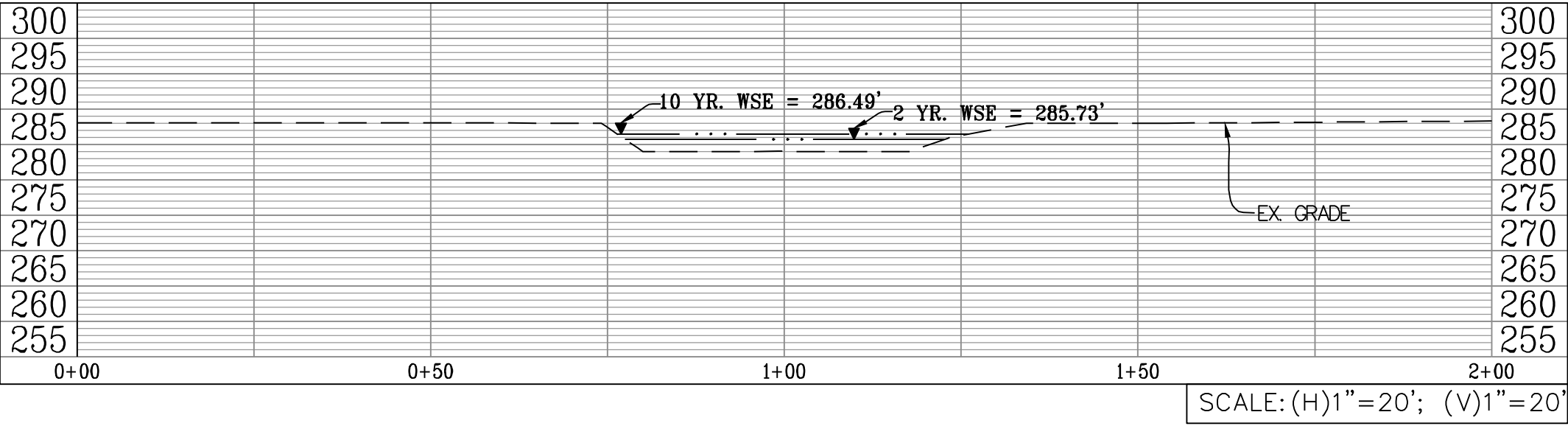
FILE No.
RZ-13123

Urban, Ltd. - J:\DBS\arterial\circle b-engineering\entitlement\cdp-fdp-sgea\13123-23-OUTFALL.dwg [OUTFALL ANALYSIS] April 09, 2024 - 1:32pm arensberg

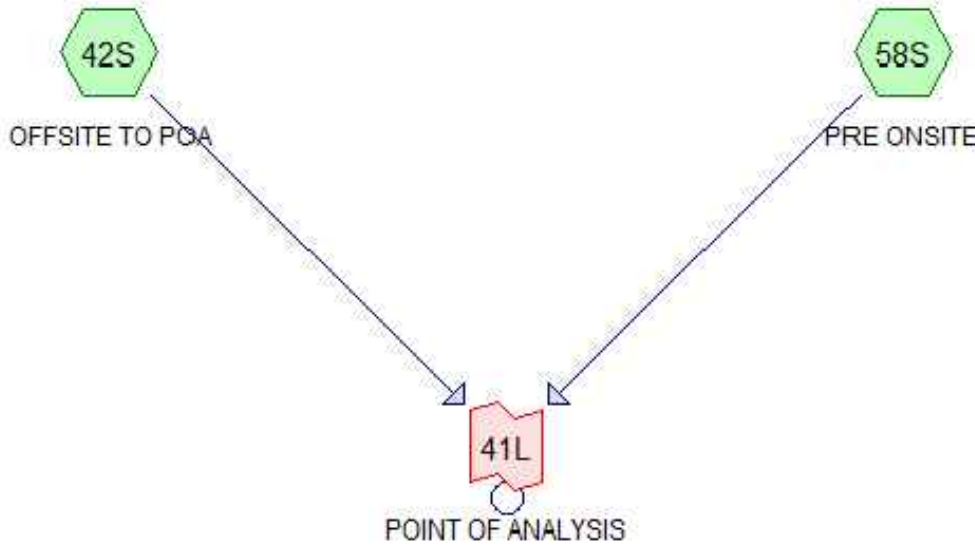
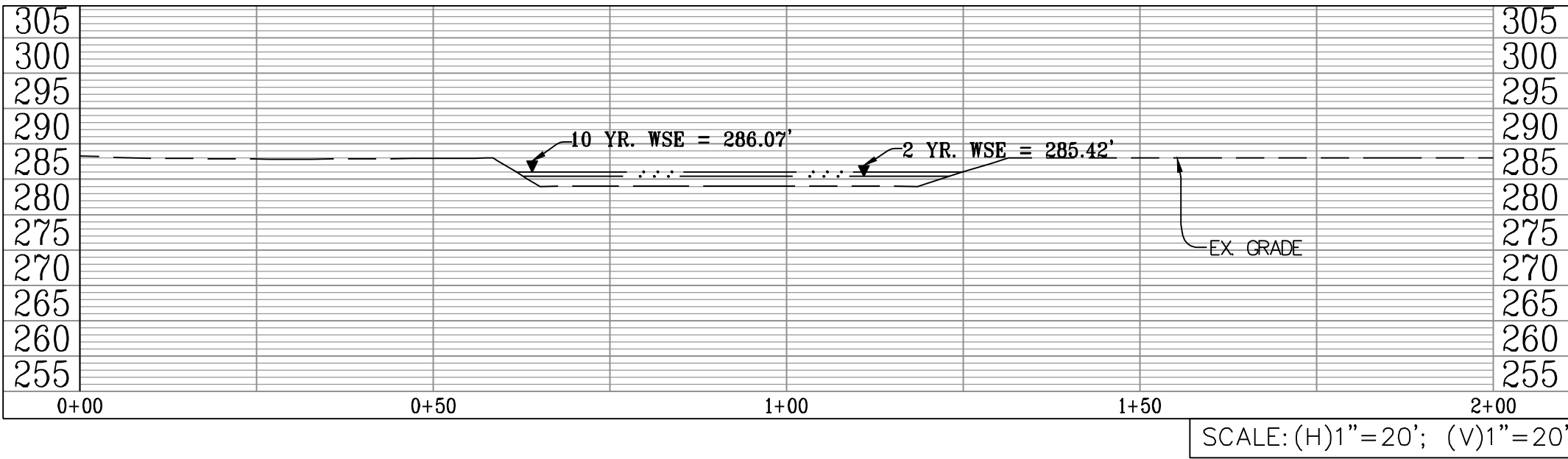
PROFILE CROSS-SECTION A-A



PROFILE CROSS-SECTION B-B



PROFILE CROSS-SECTION C-C



POST DEVELOPMENT CONDITIONS:

CROSS SECTION A-A (SEE SHEET 020 FOR CHANNEL SECTION LOCATION)

DA = 207.49 AC.
Q2 = 285.95 CFS
Q10 = 499.37 CFS
CHANNEL SLOPE= 0.003
n = 0.030 STREAM CHANNEL

TIME OF CONCENTRATION: OFFSITE DRAINAGE AREA

Area (ac)	CN	Description
94.210	87	1/4 acre lots, 38% imp, HSG D
20.470	80	>75% Grass cover, Good, HSG D
79.930	95	Urban commercial, 85% imp, HSG D
2.990	80	>75% Grass cover, Good, HSG D
8.250	75	1/4 acre lots, 38% imp, HSG B
205.850	89	Weighted Average
98.975		48.08% Pervious Area
106.875		51.92% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
24.2	300	0.0200	0.21		Sheet Flow, Sheet Flow Grass: Short n= 0.150 P2= 3.05"
5.8	1,000	0.0200	2.87		Shallow Concentrated Flow, Shallow Concentrated Flow Paved Kv= 20.3 fps
19.1	2,780	0.0050	2.43	9.72	Channel Flow, Channel Flow Area= 4.0 sf Perim= 6.0' r= 0.67' n= 0.033 Stream, clean & straight
49.1	4,080	Total			

POST DEVELOPMENT CONDITIONS:

CROSS SECTION B-B (SEE SHEET 020 FOR CHANNEL SECTION LOCATION)

DA = 207.49 AC.
Q2 = 285.95 CFS
Q10 = 499.37 CFS
CHANNEL SLOPE= 0.003
n = 0.030 STREAM CHANNEL

TIME OF CONCENTRATION: PRE-DEVELOPMENT ONSITE AREA

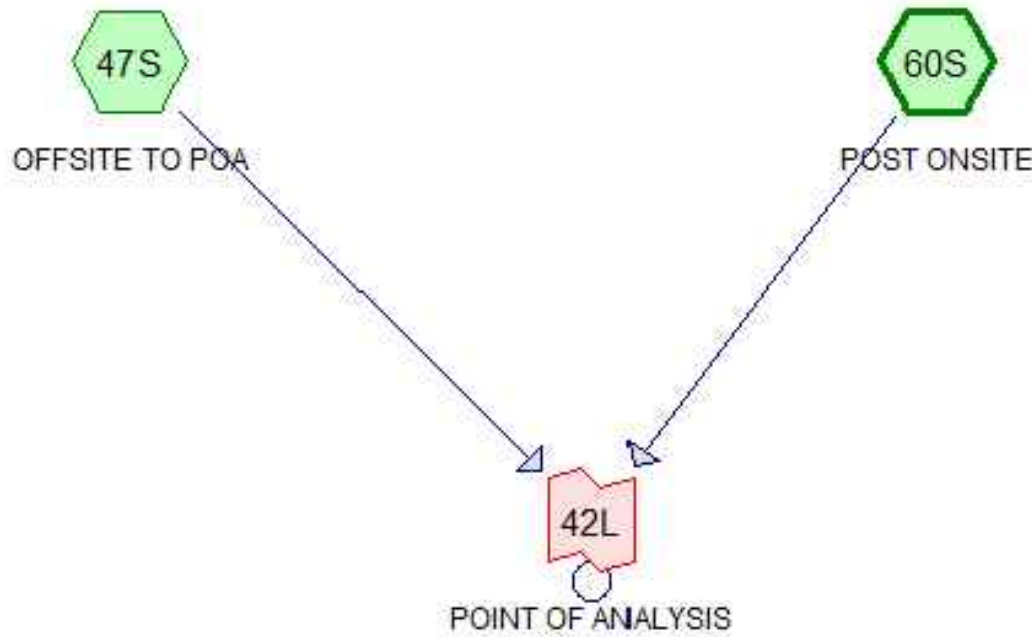
Area (ac)	CN	Description
1.530	98	Paved parking, HSG D
0.110	80	>75% Grass cover, Good, HSG D
1.640	97	Weighted Average
0.110		6.71% Pervious Area
1.530		93.29% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.1	579	0.0200	8.41	14.86	Pipe Channel, Pipe Channel 18.0" Round Area= 1.8 sf Perim= 4.7' r= 0.38' n= 0.013 Concrete pipe, straight & clean
2.5	300	0.0300	1.97		Sheet Flow, Sheet Flow Smooth surfaces n= 0.011 P2= 3.05"
3.6	879	Total			

TIME OF CONCENTRATION: POST-DEVELOPMENT ONSITE AREA

Area (ac)	CN	Description
1.300	98	Paved parking, HSG D
0.340	80	>75% Grass cover, Good, HSG D
1.640	94	Weighted Average
0.340		20.73% Pervious Area
1.300		79.27% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0	100	0.0200	0.17		Sheet Flow, Sheet Flow Grass: Short n= 0.150 P2= 3.05"
0.6	290	0.0200	7.44	9.14	Pipe Channel, Pipe Channel 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.013 Concrete pipe, straight & clean
1.2	200	0.0200	2.87		Shallow Concentrated Flow, Shallow Concentrated Flow Paved Kv= 20.3 fps
11.8	590	Total			



PLAN DATE: 02-14-23
02-14-23
03-26-24
04-09-24

Urban, Ltd.
4200 D TECHNOLOGY CT.
CHANTILLY, VA 20151
TEL 703.642.2306
FAX 703.678.7888
www.urban-llc.com

Planners • Engineers • Landscape Architects • Land Surveyors

OUTFALL ANALYSIS - 2
CIRCLE GATEWAY
GENERAL DEVELOPMENT PLAN
CITY OF FAIRFAX
VIRGINIA

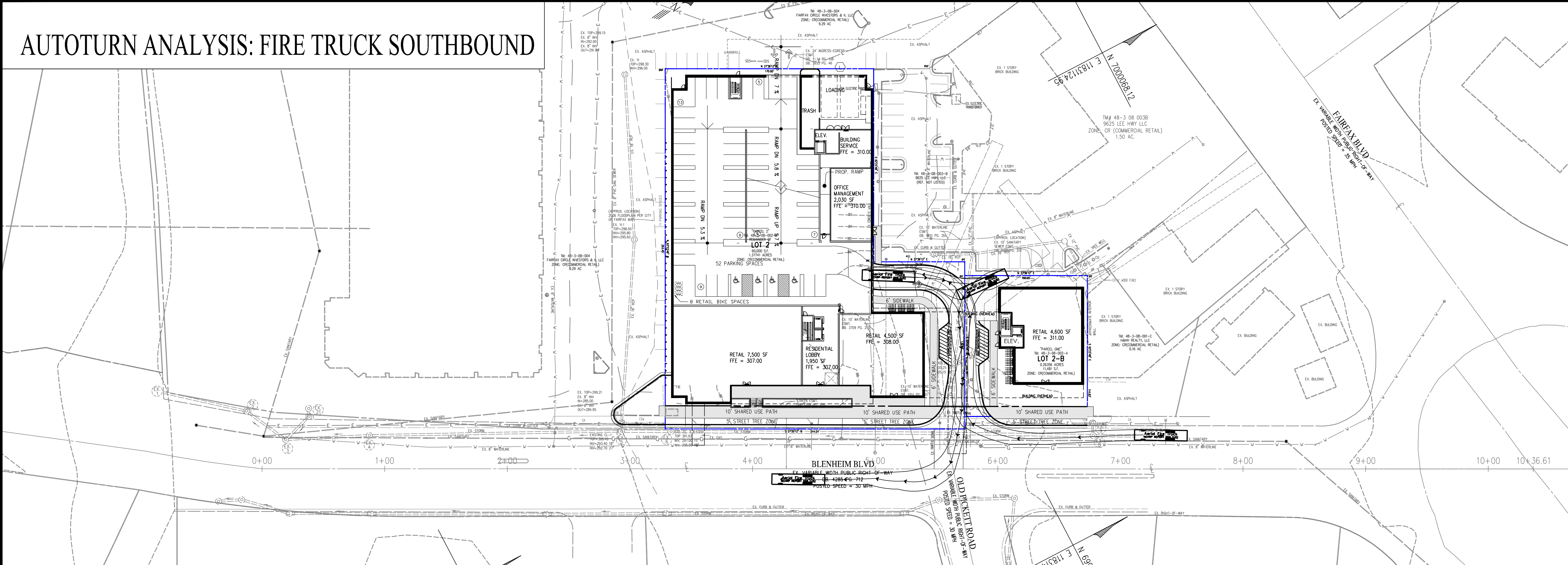
SCALE: AS NOTED
DATE: DEC. 2022
C.I.= N/A

SHEET 021 OF 029
FILE No. RZ-13123

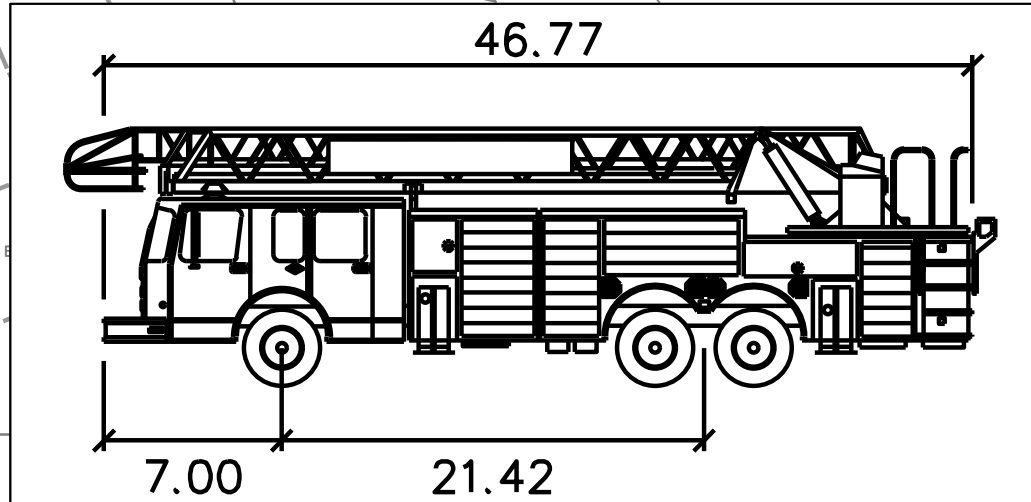
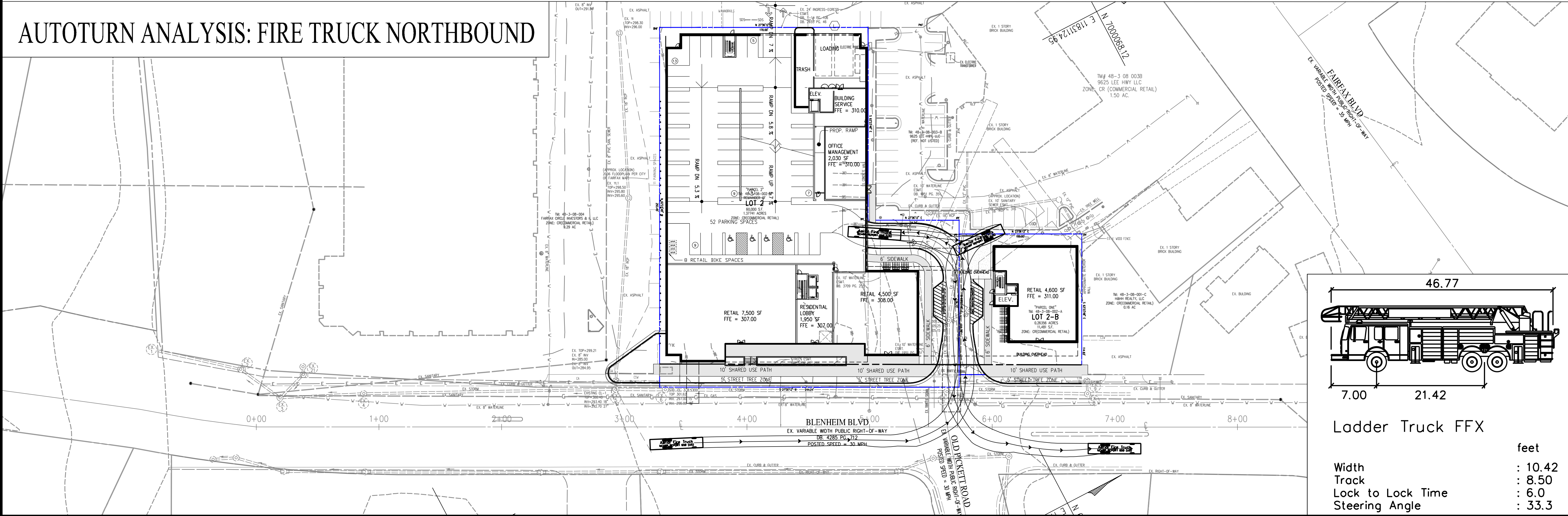
REVISIONS
No. DATE DESCRIPTION

J:\085\external\circle-gateway\engineering\vertical\plan\cdd-fdr-spx\13123-99-AUTOTURN EXHIBIT.dwg [AUTOTURN] April 09, 2024 - 1:32pm corenberg

AUTOTURN ANALYSIS: FIRE TRUCK SOUTHBOUND



AUTOTURN ANALYSIS: FIRE TRUCK NORTHBOUND



Ladder Truck FFX

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

PLAN DATE

02-14-23
03-26-23
04-09-24

Urban Ltd.

4300 D TECHNOLOGY CT.
CHANTILLY, VA 20151
TEL 703.642.2306
FAX 703.378.7888
www.urban-llc.com

Planners • Engineers • Landscape Architects • Land Surveyors

urban

LLC

REVISIONS

DESCRIPTION

DATE

No.

COMMONWEALTH OF VIRGINIA

PROFESSIONAL ENGINEER

CONTRACT NO. 036790

DATE 04/09/2024

LI. No. 036790

AUTOTURN ANALYSIS - 1

CIRCLE GATEWAY

GENERAL DEVELOPMENT PLAN

CITY OF FAIRFAX

VIRGINIA

DATE: DEC. 2022

CL: 1"

SCALE: 1"=40'

SHEET

022

OF

029

FILE No.

RZ-13123

[illegible][illegible][illegible]

AUTOTURN ANALYSIS: PASSENGER (SOUTHBOUND OUT)

19.00
3.00 11.00

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

PLAN DATE
02-14-23
09-12-23
03-26-24
04-09-24
-
-
-
-
-
-

urbanTM
Planners • Engineers • Landscape Architects • Land Surveyors



SCALE:

SHEET
023
OF
029

FILE No.
RZ-13123

[illegible]

AUTOTURN ANALYSIS: DELIVERY TRUCK OUT

LOT 2-B

RETAIL 4,600 SF
FFE = 311.00

TN# 48-3-08-002-A
0.26356 ACRES
11,481 S.F.
ZONE: CR(COMMERCIAL RETAIL)

LOT 2

RETAIL 7,500 SF
FFE = 307.00

RESIDENTIAL LOBBY 1,950 SF
FFE = 302.00

OFFICE MANAGEMENT 2,030 SF
FFE = 310.00

PROP. RAMP

RAMP DN 5.3 %

RAMP UP 5.8 %

52 PARKING SPACES

8 RETAIL BIKE SPACES

BLENHEIM BLVD

EX. VARIABLE WIDTH PUBLIC RIGHT-OF-WAY
DB. 4285 PG. 712
POSTED SPEED = 30 MPH

OLD PICKETT RD

EX. VARIABLE WIDTH PUBLIC RIGHT-OF-WAY
POSTED SPEED = 30

LSU

feet

Width : 8.53
Track : 8.53
Lock to Lock Time : 6.0
Steering Angle : 40.3

[illegible]

AUTOTURN ANALYSIS: COMMERCIAL TRUCK OUT

The site plan illustrates the truck out route from a building complex. The route starts at a loading dock, passes through a trash area, and then follows a path through various ramps and parking areas. Key features include:

- Building Complex:** Includes a Building Service (FFE = 310.00), Office Management (2,030 SF, FFE = 310.00), and a Prop. Ramp.
- Parking Areas:** Various parking spaces are shown, including a large lot with a ramp and a smaller lot with a ramp.
- Truck Out Route:** The route is marked with arrows and includes a truck icon at the end. The route starts at a loading dock, passes through a trash area, and then follows a path through various ramps and parking areas.
- Dimensions:** The truck is shown with a width of 8.00 feet and a length of 39.50 feet. The truck out dimensions are 25.00 feet for the track and 31.8 feet for the steering angle.

Truck Dimensions:

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

Truck Out Dimensions:

- Width: 25.00
- Track: 39.50
- Lock to Lock Time: 6.0
- Steering Angle: 31.8

SHEET 024 OF 029	AUTOTURN ANALYSIS - 3	CIRCLE GATEWAY GENERAL DEVELOPMENT PLAN CITY OF FAIRFAX VIRGINIA	SCALE: 1"=40'	DATE: DEC. 2022
FILE No. RZ-13123				



Matthew C. Ricks
License No. 0367890
State of Virginia
Expires 04/09/2024

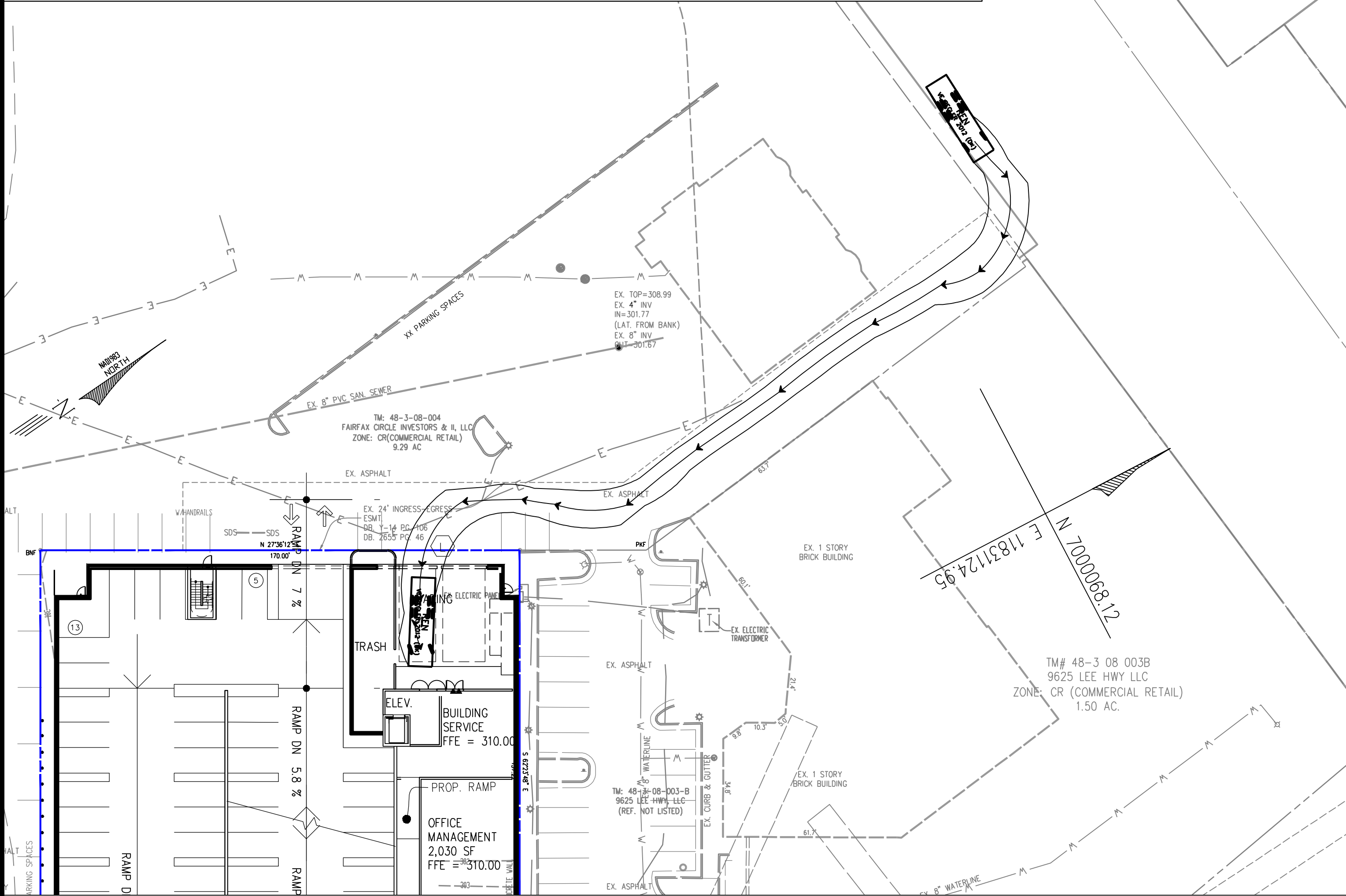


urbanTM
Planners • Engineers • Landscape Architects • Land Surveyors

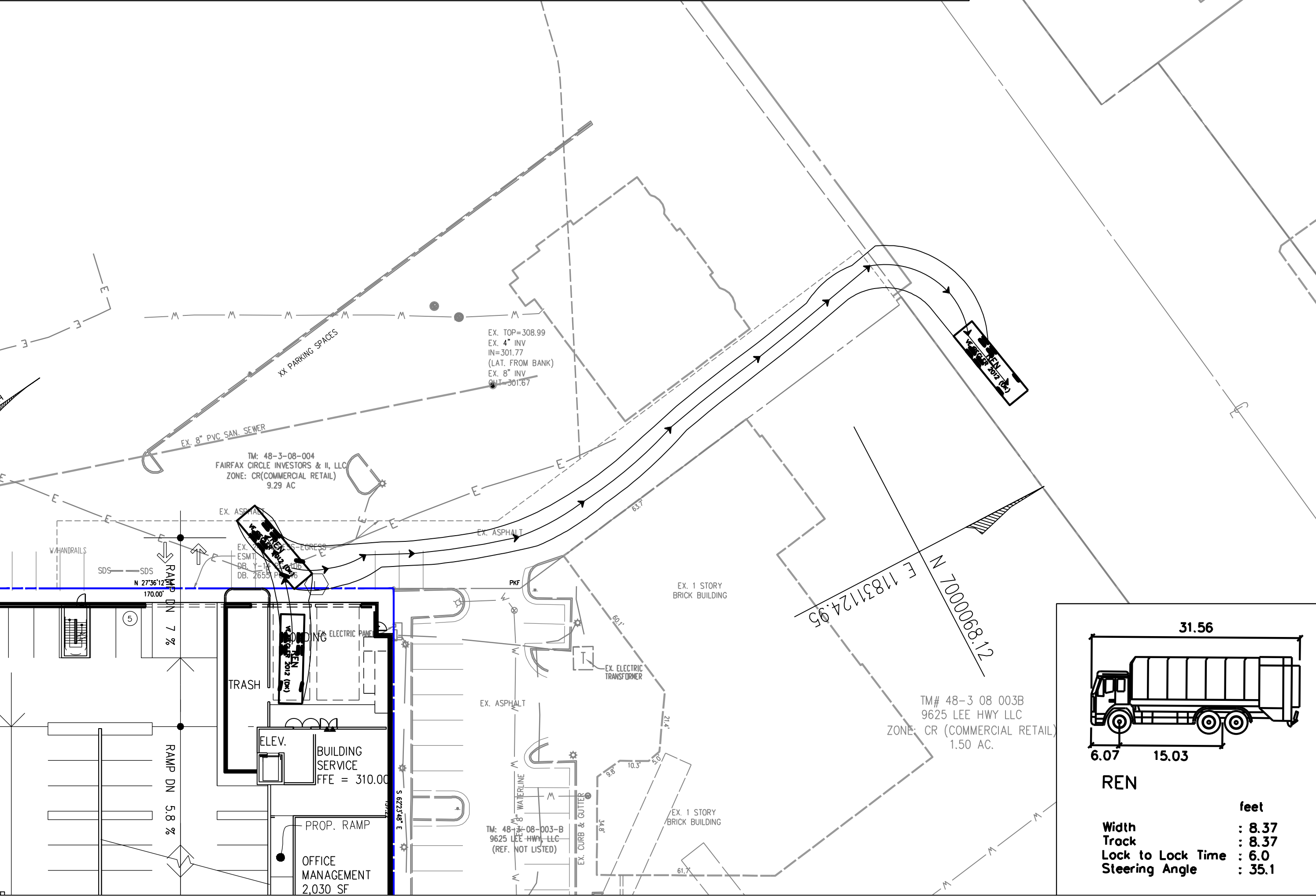
Urban, Ltd.
4200 D TECHNOLOGY CT.
CHANTILLY, VA, 20151
TEL. 703.642.2306
FAX 703.578.7888
www.urban-usa.com

PLAN DATE	No.	DATE	DESCRIPTION	REVISIONS
02-14-23				
09-12-23				
03-13-24				
04-09-24				
-				
-				
-				
-				

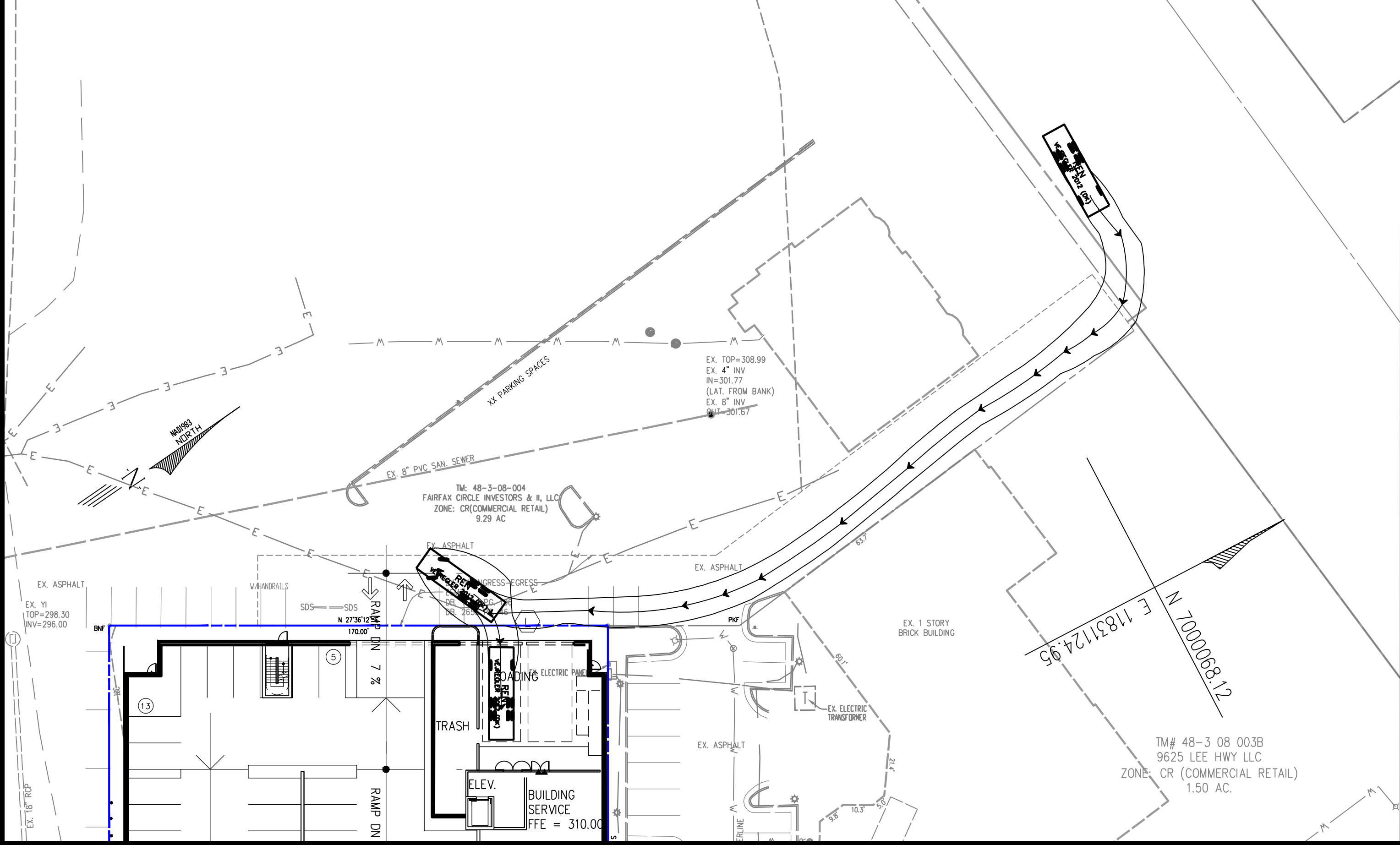
AUTOTURN ANALYSIS: FRONT LOAD TRASH TRUCK IN



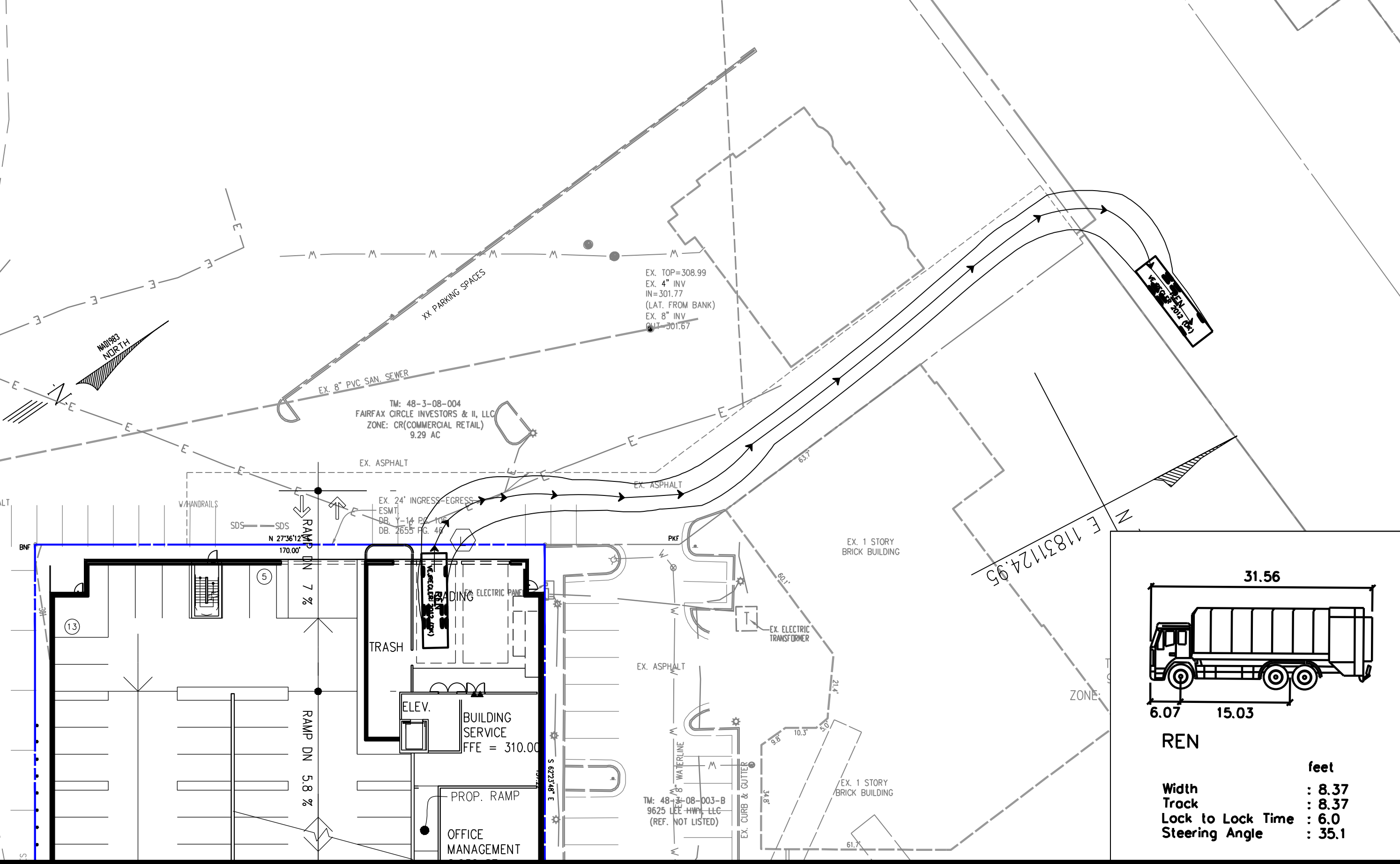
AUTOTURN ANALYSIS: FRONT LOAD TRASH TRUCK IN



AUTOTURN ANALYSIS: REAR LOAD TRASH TRUCK IN



AUTOTURN ANALYSIS: REAR LOAD TRASH TRUCK IN



Urban, Ltd. - J:\085\external\circle-gateway\engineering\autoturn\autoturn-exhibit.dwg [AUTOTURN] (A) April 09, 2024 - 1:34pm aorenberg

PLAN DATE

02-14-23
03-28-23
04-09-24

DESCRIPTION

REVISIONS

Urban Ltd.
4300 D TECHNOLOGY CT.
CHANTILLY, VA 20151
TEL: 703.642.2306
FAX: 703.378.7888
www.urban-llc.com

urban

Planners • Engineers • Landscape Architects • Land Surveyors

COMMONWEALTH OF VIRGINIA
CIVIL ENGINEER
L.C. No. 036790
04/09/2024
PROFESSIONAL SEAL

AUTOTURN ANALYSIS - 4
CIRCLE GATEWAY
GENERAL DEVELOPMENT PLAN
CITY OF FAIRFAX
VIRGINIA

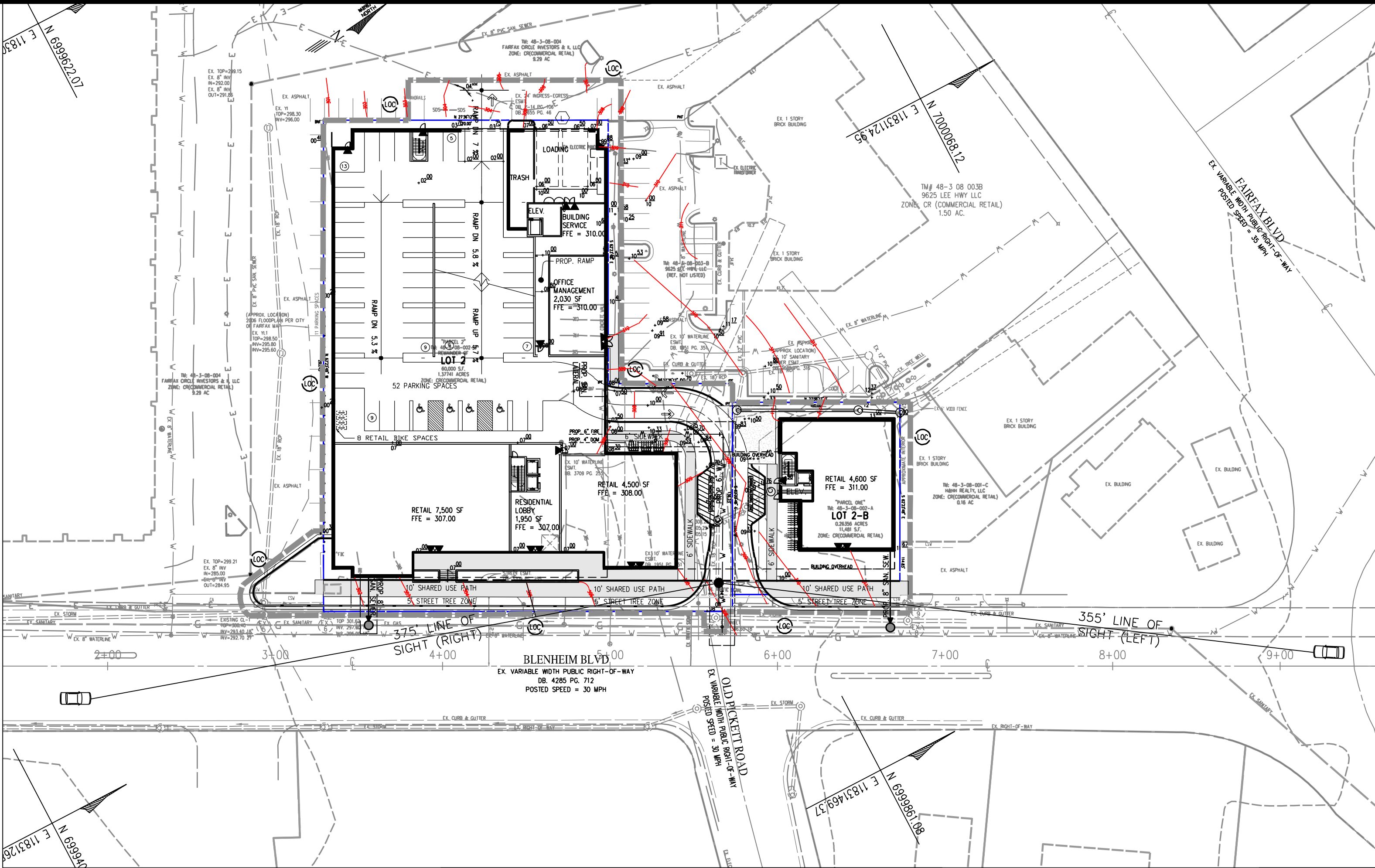
DATE: DEC. 2022

SCALE: 1"=40'

SHEET
025
OF
029

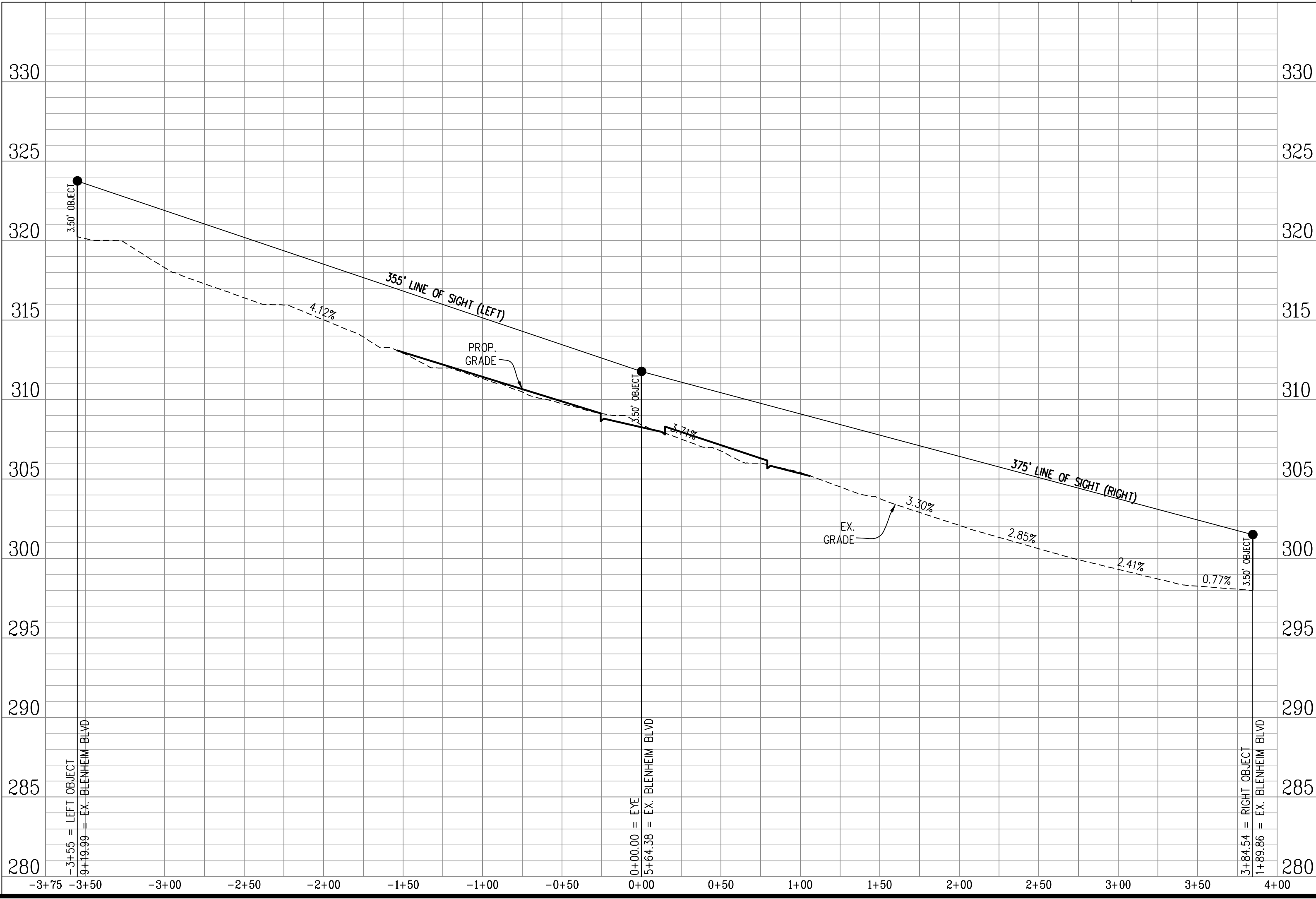
FILE No.
RZ-13123

Urban, Ltd. - J:\DBS\arterioforcircle.b-engineering\entitlement\cdp-fdp-gpx\13123-13-SIGHT DISTANCE.dwg [SIGHT DISTANCE] April 09, 2024 - 1:35pm aaronsterg



MAIN ENTRANCE ON BLENHEIM BOULEVARD
POSTED/DESIGN SPEED = 30 MPH

SCALE: 1"=50'



PLAN DATE		REVISIONS	
No.	DATE	No.	DESCRIPTION
02-14-23			
03-26-24			
04-09-24			

Urban, Ltd.
4200 D TECHNOLOGY CT.
CHANTILLY, VA 20151
TEL 703.642.2306
FAX 703.278.7888
www.urban-llc.com

Planners • Engineers • Landscape Architects • Land Surveyors

COMMONWEALTH OF VIRGINIA
CLAYTON C. TOOK
Lic. No. 038790
04/09/2024
PROFESSIONAL ENGINEER

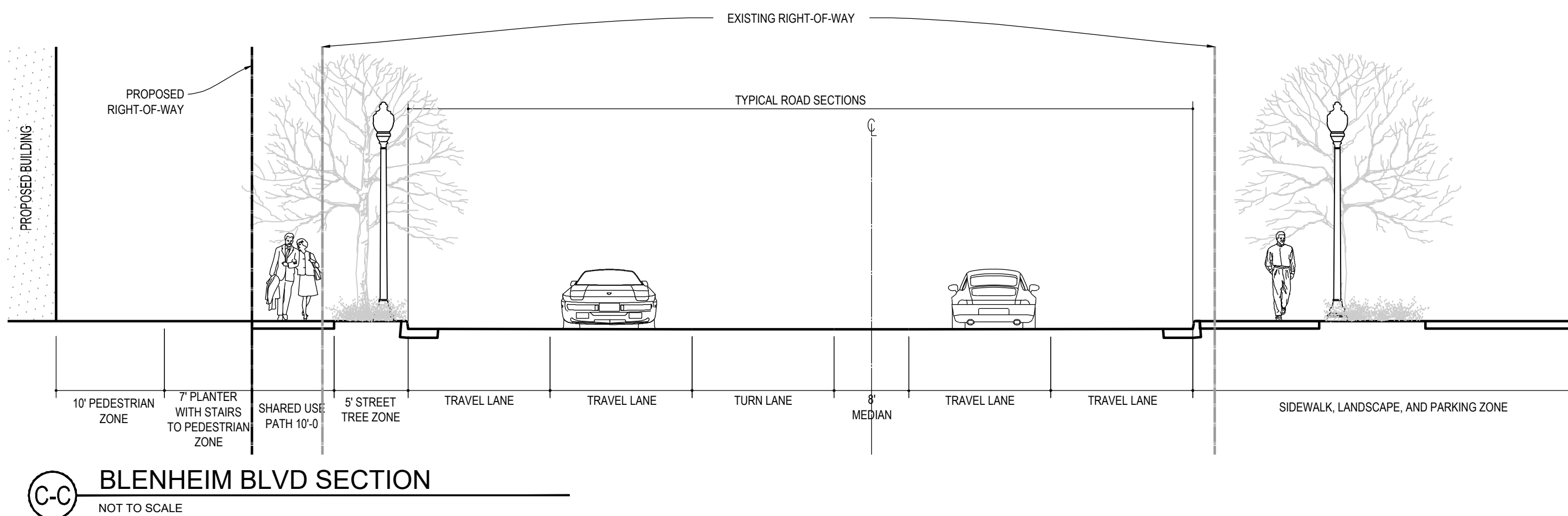
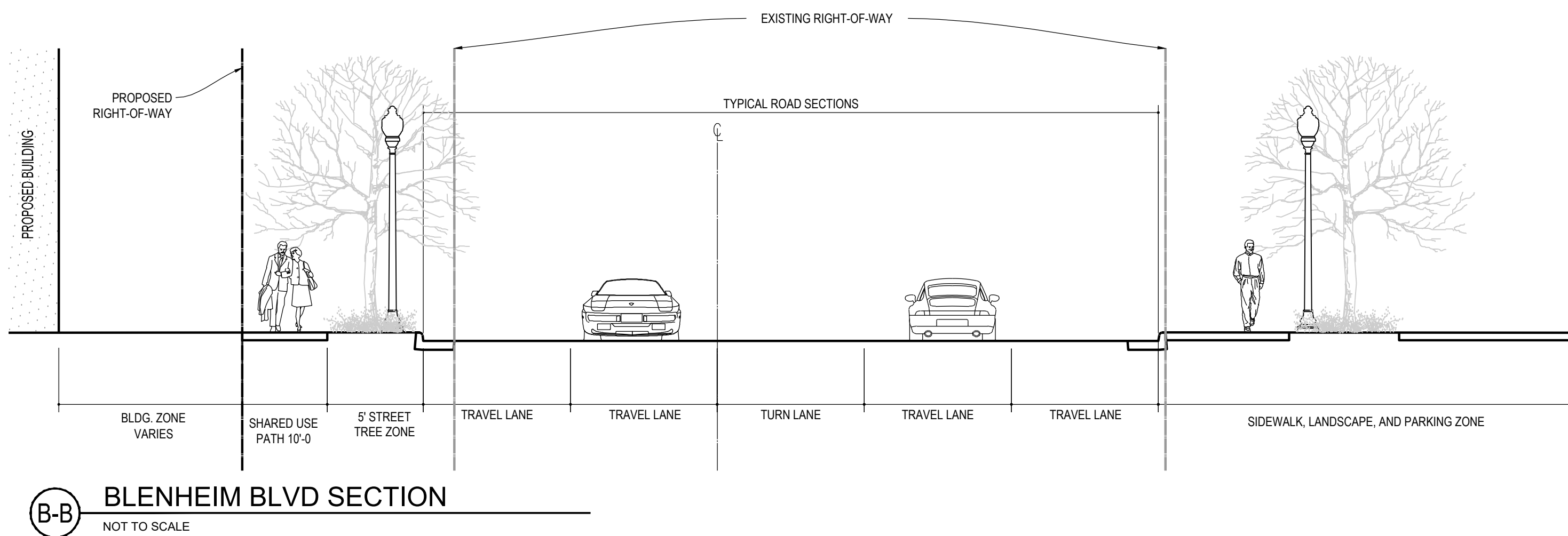
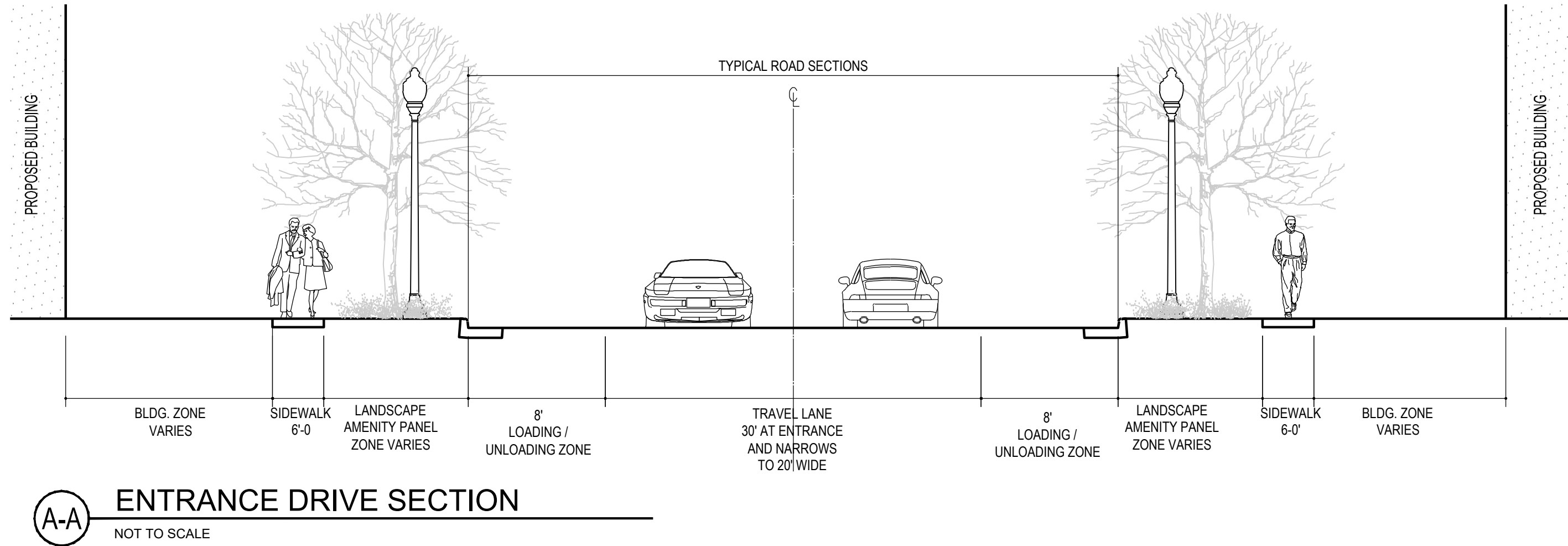
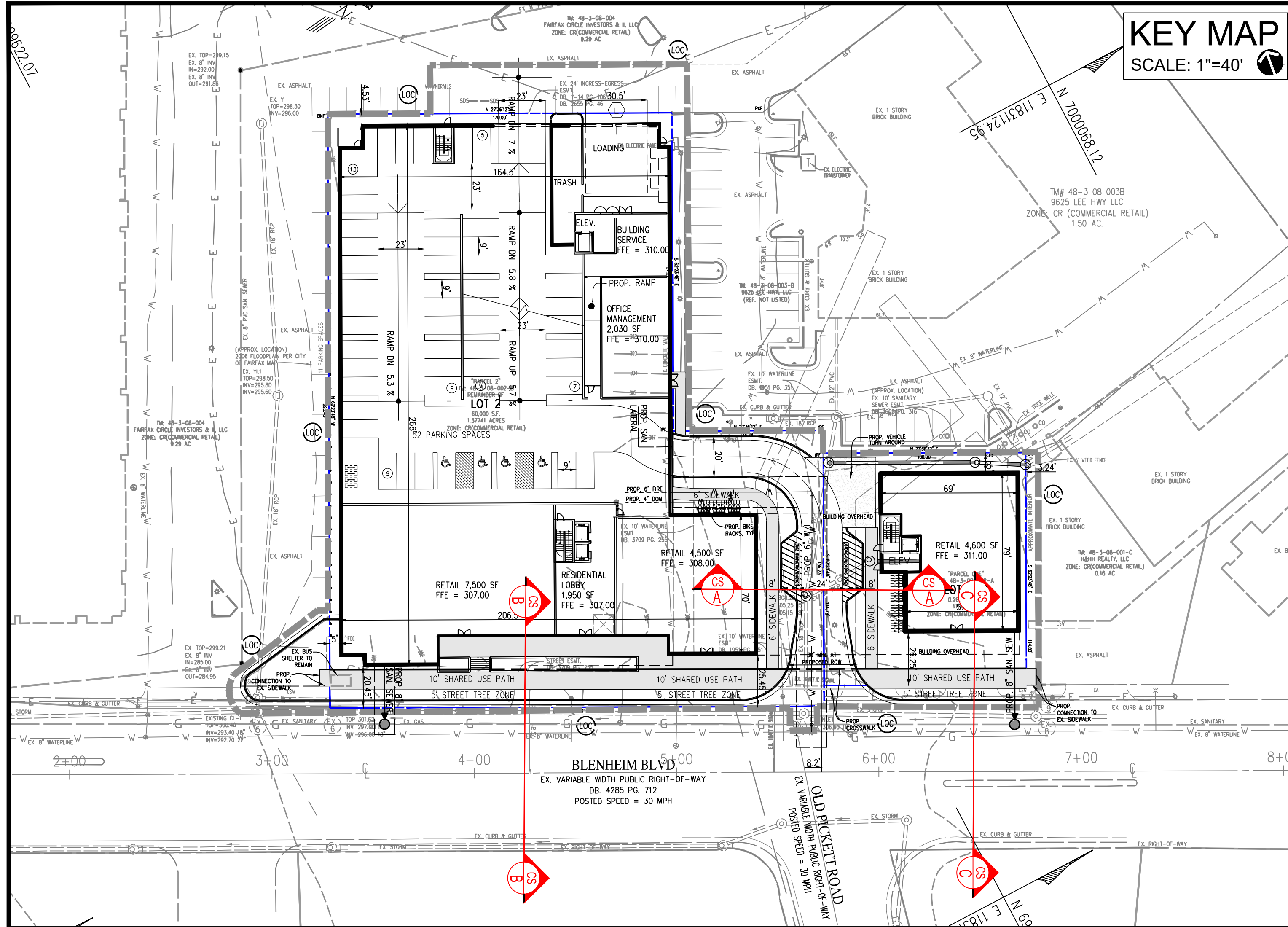
SIGHT DISTANCE PROFILES
CIRCLE GATEWAY
GENERAL DEVELOPMENT PLAN
CITY OF FAIRFAX
VIRGINIA

DATE: DEC. 2022
SCALE: AS NOTED
C1: 1"

SHEET
026
OF
029

FILE No.
RZ-13123

Urban, Ltd. - J:\005\artefact\circle\circle-b-engineering\entitlement\cdp-fdp-spx\13123-27-ROAD SECTIONS.dwg [ROAD SECTIONS] April 09, 2024 - 1:36pm aarensherg



ROAD SECTIONS		CIRCLE GATEWAY GENERAL DEVELOPMENT PLAN CITY OF FAIRFAX VIRGINIA		DATE: DEC. 2022	
SCALE: 1"=		C.I.= 2'			
SHEET 027 OF 029		FILE No. RZ-13123			
		Urban, Ltd. 4300 D TECHNOLOGY CT. CHANTILLY, VA 20151 TEL: 703.538.8888 FAX 703.538.7888 www.urban-ltd.com		PLAN DATE 02-14-23 09-12-23 03-26-24 04-09-24	
					
		Partners-Engineers+Landscapes Architects+Land Surveyors			
		urban			
		04/09/2024			
				REVISIONS	
				No.	DATE

J:\085\external\for\circle\urban-engineering\entirement\cdd-fdr-gpx\13123-2b-fdw- & CONSERVATION.dwg [CONSERVATION] April 09, 2024 - 1:39pm arensberg



EXISTING VEGETATION SUMMARY						
	Cover Type	Primary Species	Successional Stage	Condition	Acreage	Cover Type Description
A	Landscaped Tree Canopy	Callery Pear (<i>Pyrus calleryana</i>), Leyland Cypress (<i>Cupressus x leylandii</i>), Crape Myrtle (<i>Lagerstroemia indica</i>), Purpleleaf Plum (<i>Prunus cerasifera</i>), and Arborvitae (<i>Thuja occidentalis</i>)	n.a.	poor-fair	0.04 ac. or 1,538 sf	This cover type consists of a maintained landscape areas with overstory species ranging in size from 0" to 00" dbh and understory species ranging in size from 1" to 00" dbh. The groundcover within this cover type consists primarily of maintained deciduous and evergreen shrubs.
B	Developed Land	n.a.	n.a.	n.a.	1.60 ac. or 69,943 sf	This cover type consists of buildings, asphalt parking lots, and concrete sidewalks.
total site area (ac):					1.64 ac.	
total site area (sf) :					71,481 sf	

*DBH = Diameter at Breast Height (measured 4.5 feet above the ground)
NOTE: Existing vegetation data provided through field study on February 17th, 2023 by Urban, Ltd.'s Project Arborist (John Lightle, ISA Lic. #MA-5174A).

EXISTING VEGETATION MAP
CIRCLE GATEWAY
GENERAL DEVELOPMENT PLAN
CITY OF FAIRFAX
VIRGINIA

DATE: DEC. 2022
SCALE: 1"=20'

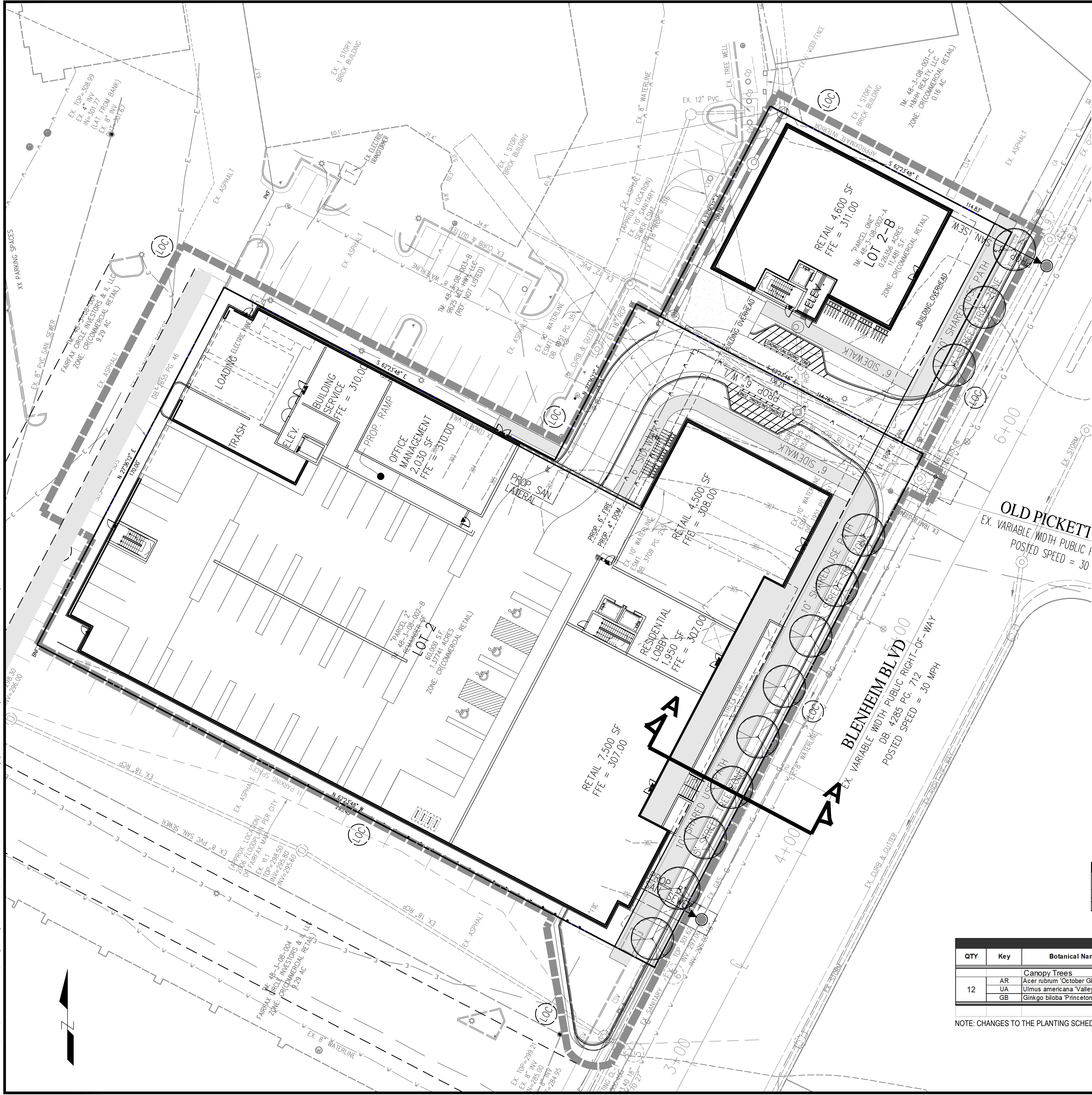
SHEET
028
OF
029
FILE No.
RZ-13123

Urban, Ltd.
4300 D TECHNOLOGY CT.
CHANTILLY, VA 20151
TEL 703.642.2306
FAX 703.378.7888
www.urban-llc.com

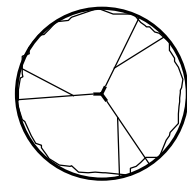
Planners • Engineers • Landscape Architects • Land Surveyors

REVISIONS
No. DATE DESCRIPTION

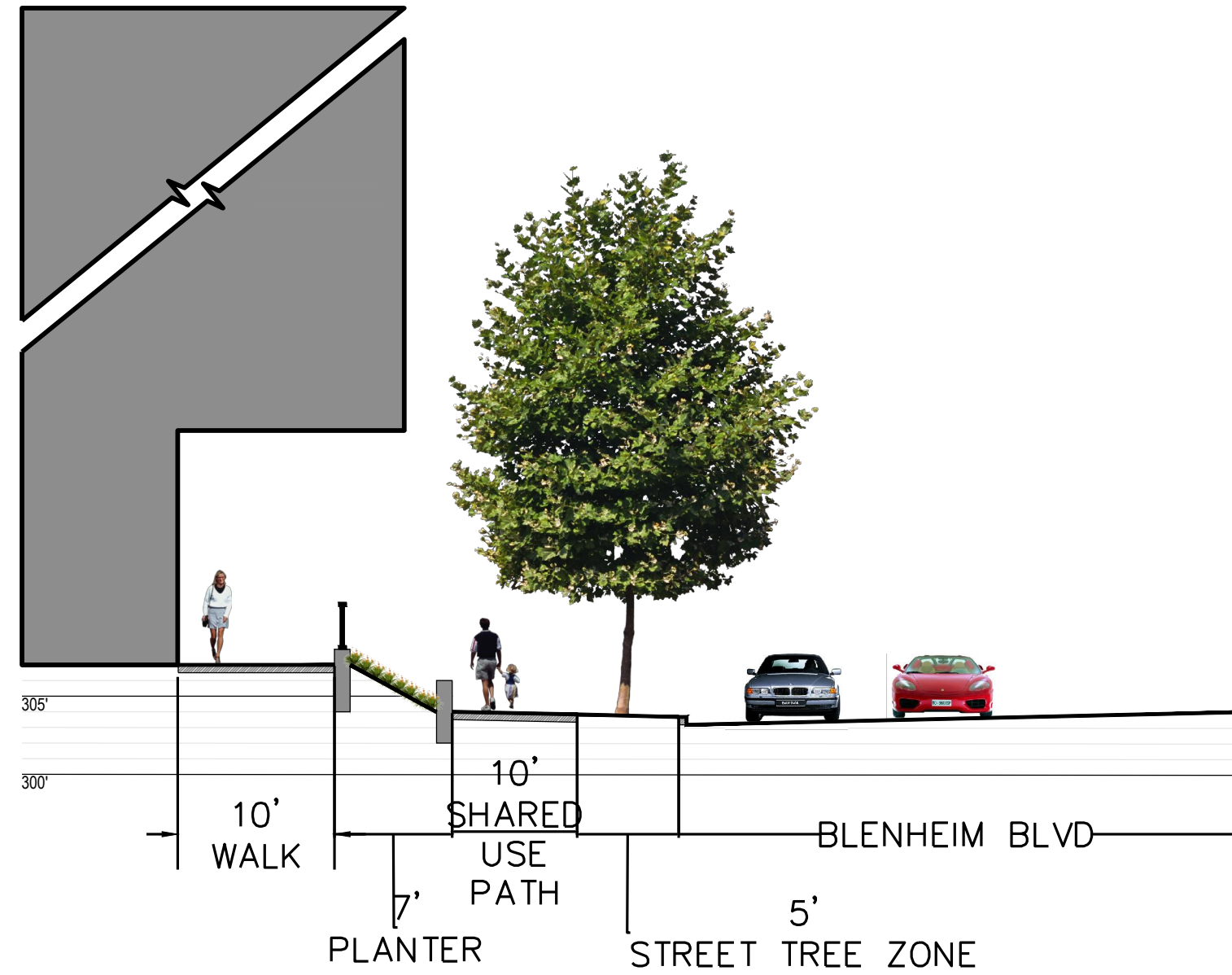
J:\0853\external\for\circle\landscape\plan\ldp-gpx\13123-26-landscape_plan.aprx [LANDSCAPE PLAN] April 09, 2024 - 1:39pm corenberg



LEGEND



LARGE CANOPY TREES
WITHIN RIGHT-OF-WAY
(NO CANOPY CREDIT TAKEN)



A TYPICAL STREETSCAPE SECTION
SCALE: 1"=10'

10-YEAR TREE CANOPY REQUIREMENT CALCULATIONS			
Gross Site Area (s.f.)			71,481
Existing Zone: [CR]	Use: [Commercial Retail]		
Proposed Zone: [CU]	Use: [Mixed Use]		
Tree Canopy Required (s.f.)	10%		7,148
10-YEAR TREE CANOPY PROVIDED			
Total Existing Canopy Area Provided Through Tree Preservation (s.f.)			0
Total Proposed Canopy Area (s.f.)			0
Total Tree Canopy Provided (s.f.) **			0

**Note: See Special Exception Modification Request on Sheet _.

STREET TREE CALCULATIONS				
Street Name	Requirements	Linear Feet Along Street	Street Trees Required	Street Trees Provided
Blenheim Boulevard	Street Tree Required (1 Tree per 40 l.f.)	344	9	9
Total Street Trees Provided (s.f.)				9

PLANT SCHEDULE							
QTY	Key	Botanical Name	Common Name	Size	Type	Remarks	10 YR CANOPY COVERAGE
12	Canopy Trees						
	AR	Acer rubrum 'October Glory'	October Glory Red Maple	3.5" Cal	B & B	Uniform branching pattern	0 Square Feet (OFFSITE)
	UA	Ulmus americana 'Valley Forge'	Valley Forge Elm	3.5" Cal	B & B	Uniform branching pattern	
	GB	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	3.5" Cal	B & B	Uniform branching pattern	
TOTAL:							0

NOTE: CHANGES TO THE PLANTING SCHEDULE IS SUBJECT TO APPROVAL BY THE CITY'S URBAN FORESTER

LANDSCAPE PLAN
CIRCLE GATEWAY
GENERAL DEVELOPMENT PLAN
CITY OF FAIRFAX
VIRGINIA

Urban, Ltd.
4300 D TECHNOLOGY CT.
CHANTILLY, VA 20151
TEL: 703.642.2306
FAX: 703.378.7888
www.urban-llc.com

Planner: Engineers & Landscape Architects & Surveyors

urban
urban

COMMONWEALTH OF VIRGINIA
John Lightle
Lic. No. 14957
EXPIRES 12/31/2024

LANDSCAPE PLAN
CIRCLE GATEWAY
GENERAL DEVELOPMENT PLAN
CITY OF FAIRFAX
VIRGINIA

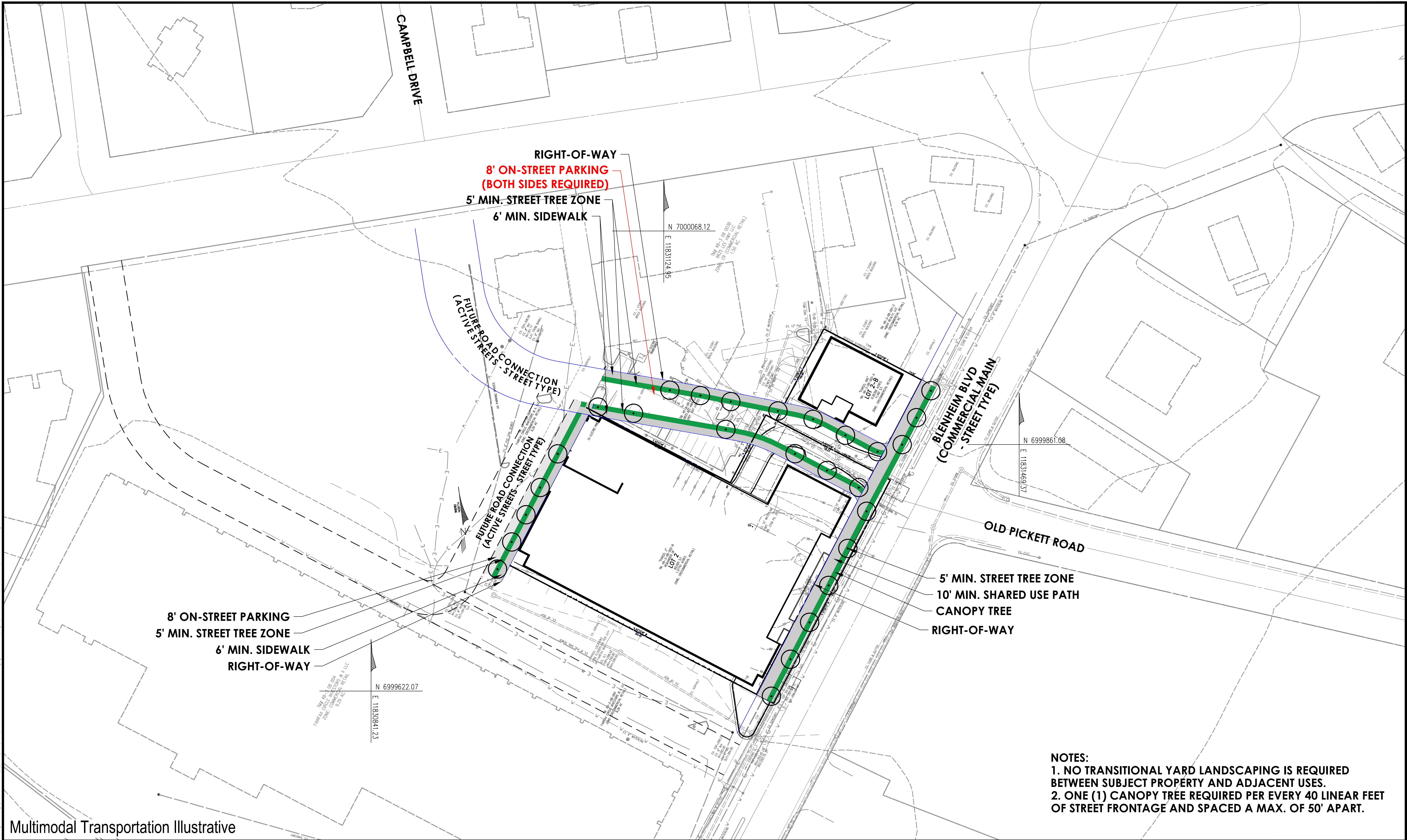
DATE: DEC. 2022
C.I.= N/A

SCALE: 1"= 20'

SHEET
029
OF
029
FILE No.
RZ-13123

REVISIONS
No. DATE DESCRIPTION

Urban, Ltd. - J:\005\arctan\arctan\circle b-engineering\entitlement\cdp-fdp-sprex\13123-26-LANDSCAPE.dwg [Streetscape] April 09, 2024 - 1:40pm arensberg

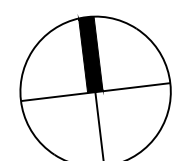
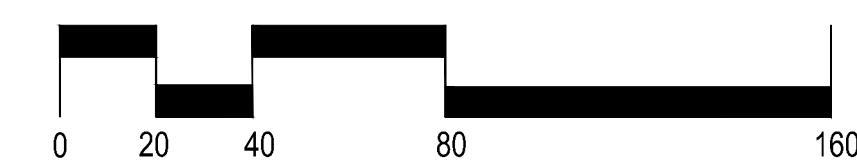


Multimodal Transportation Illustrative



Circle Gateway

City of Fairfax, Virginia

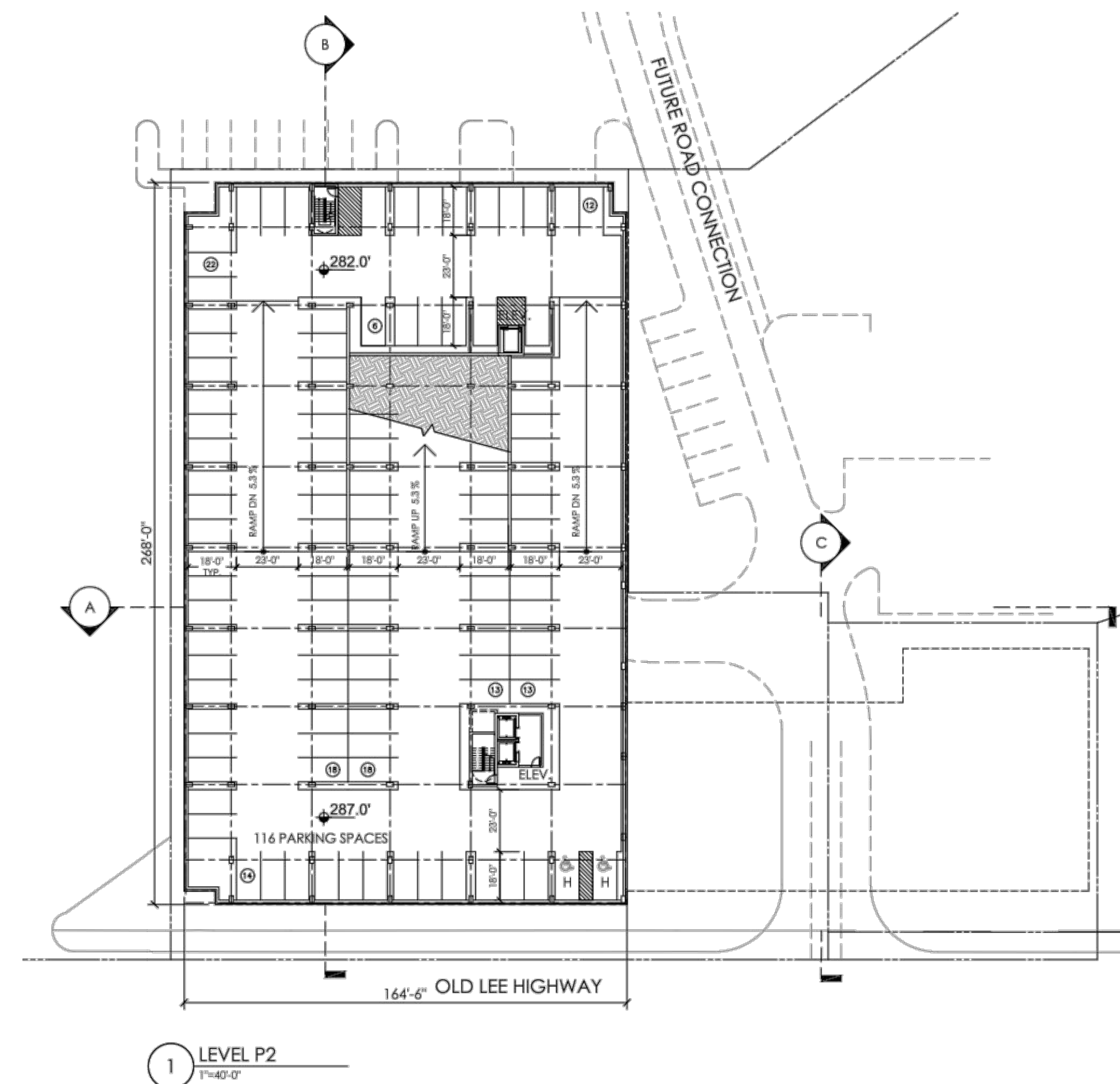
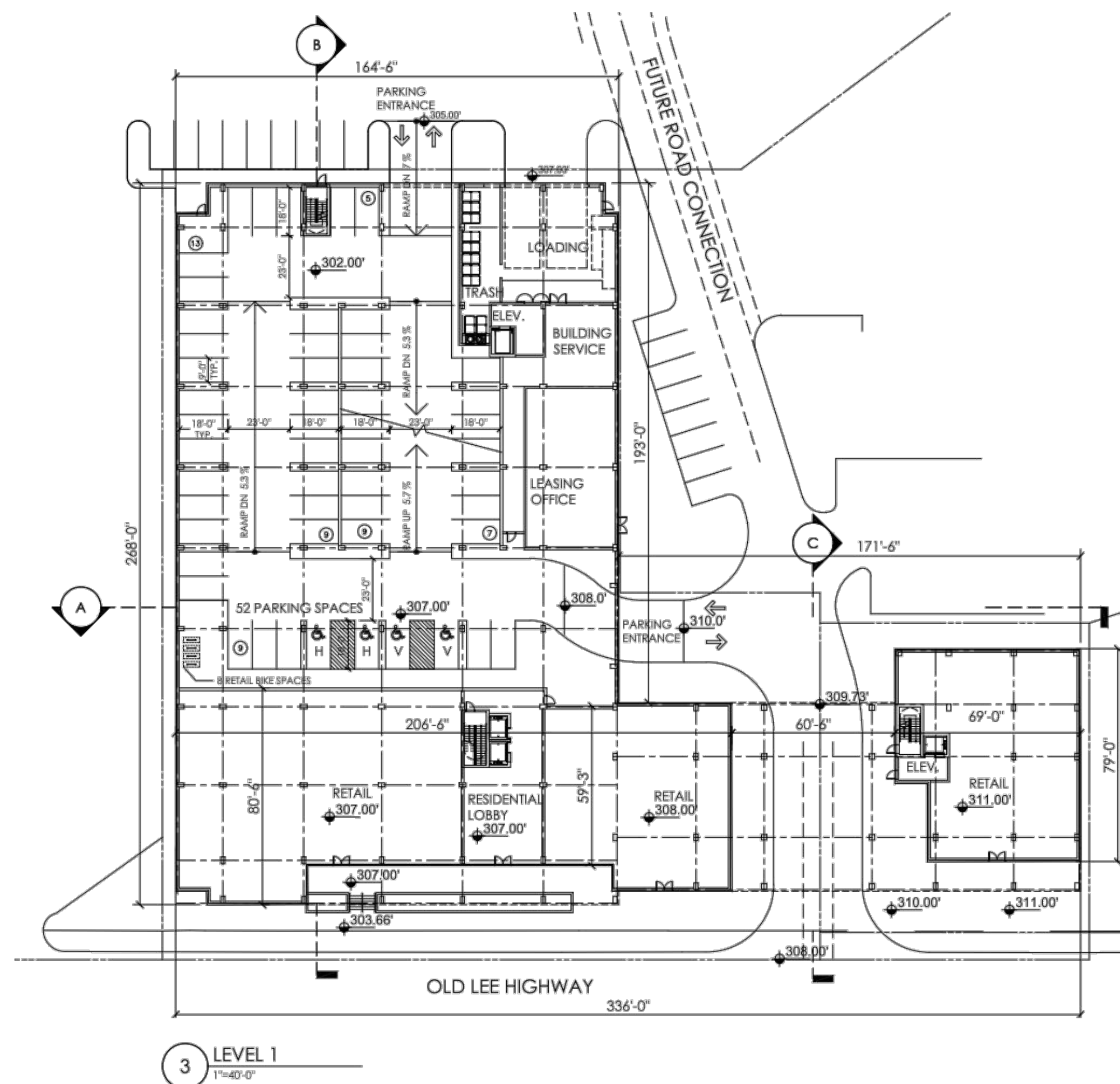
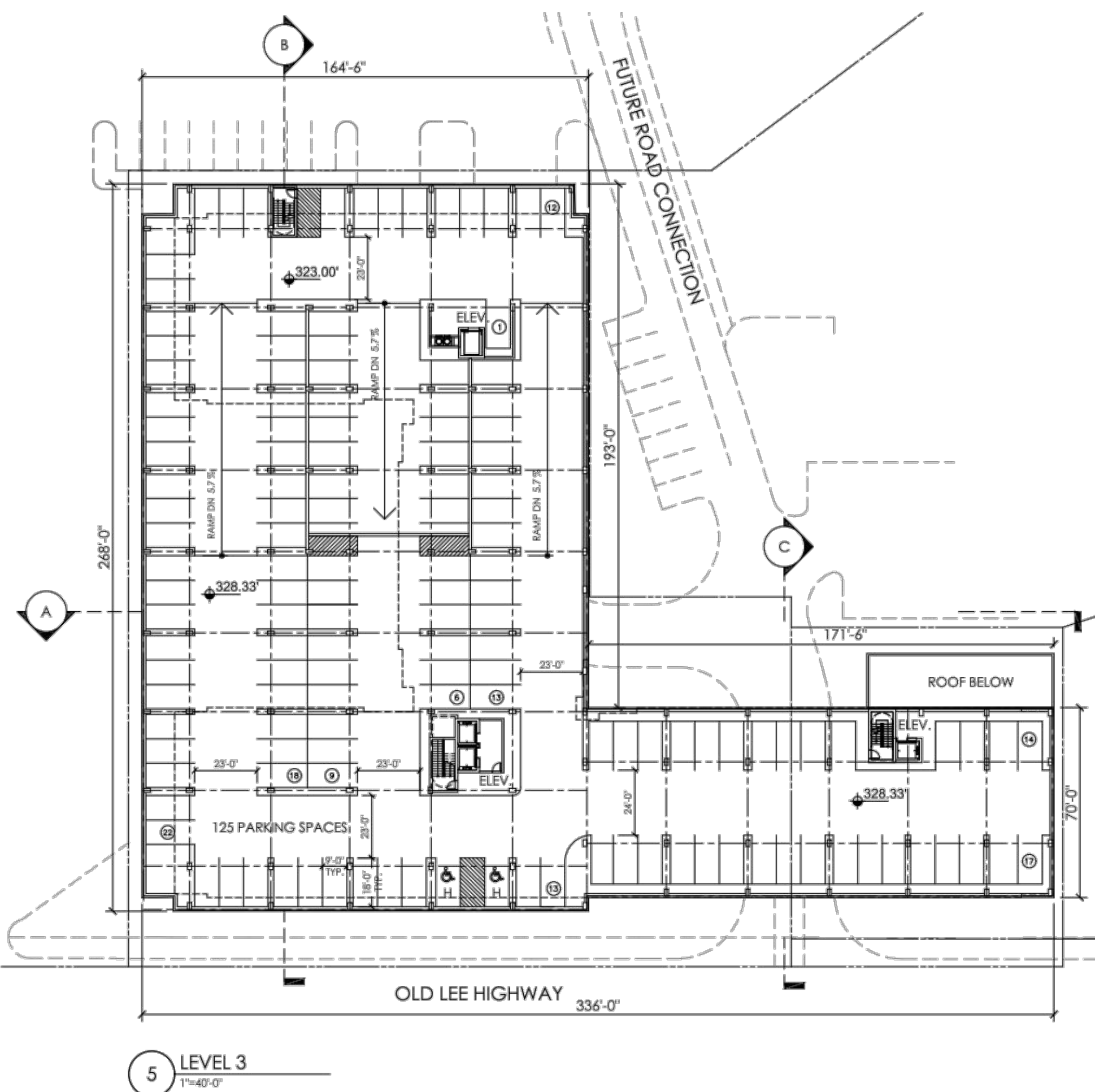
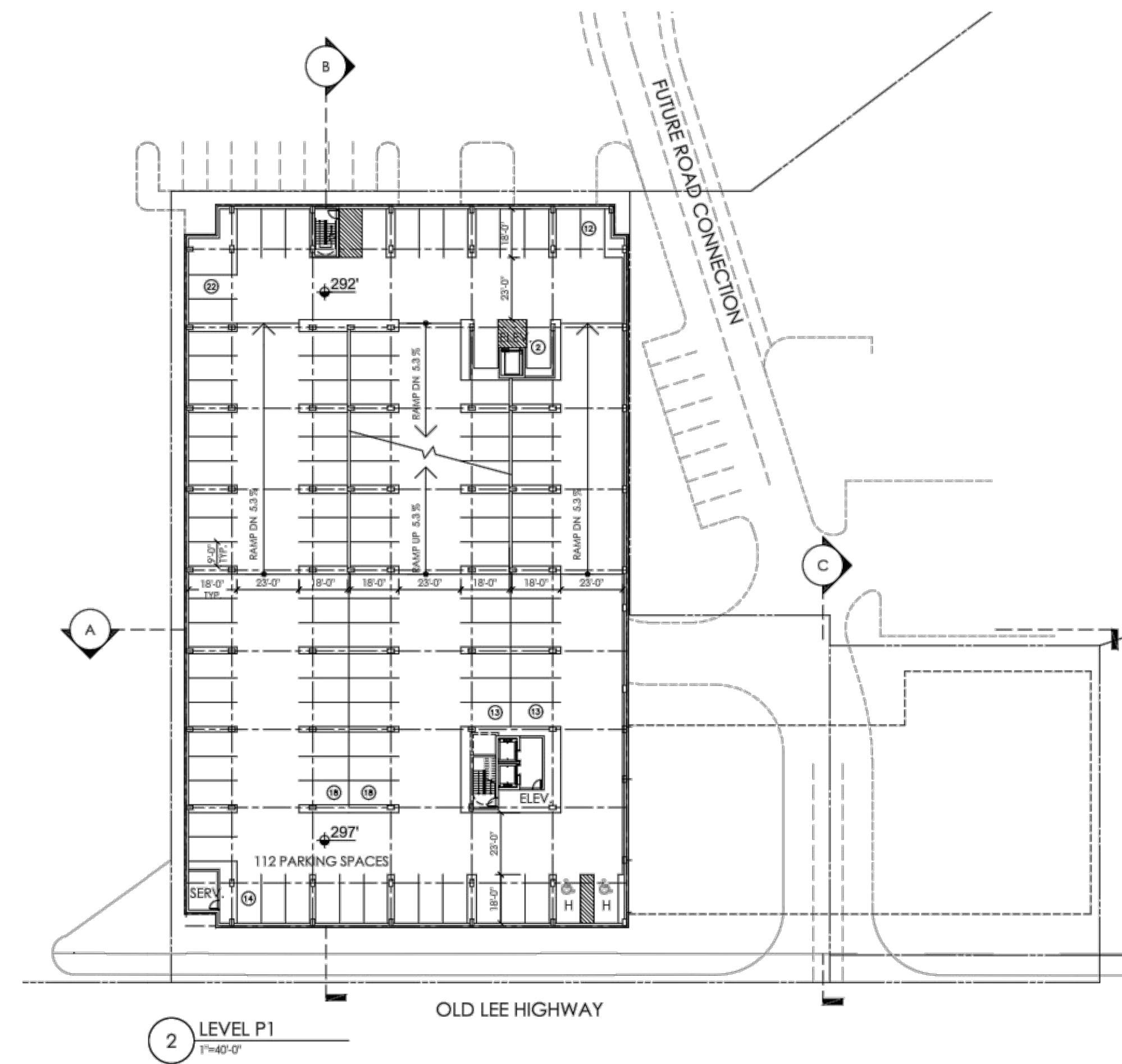
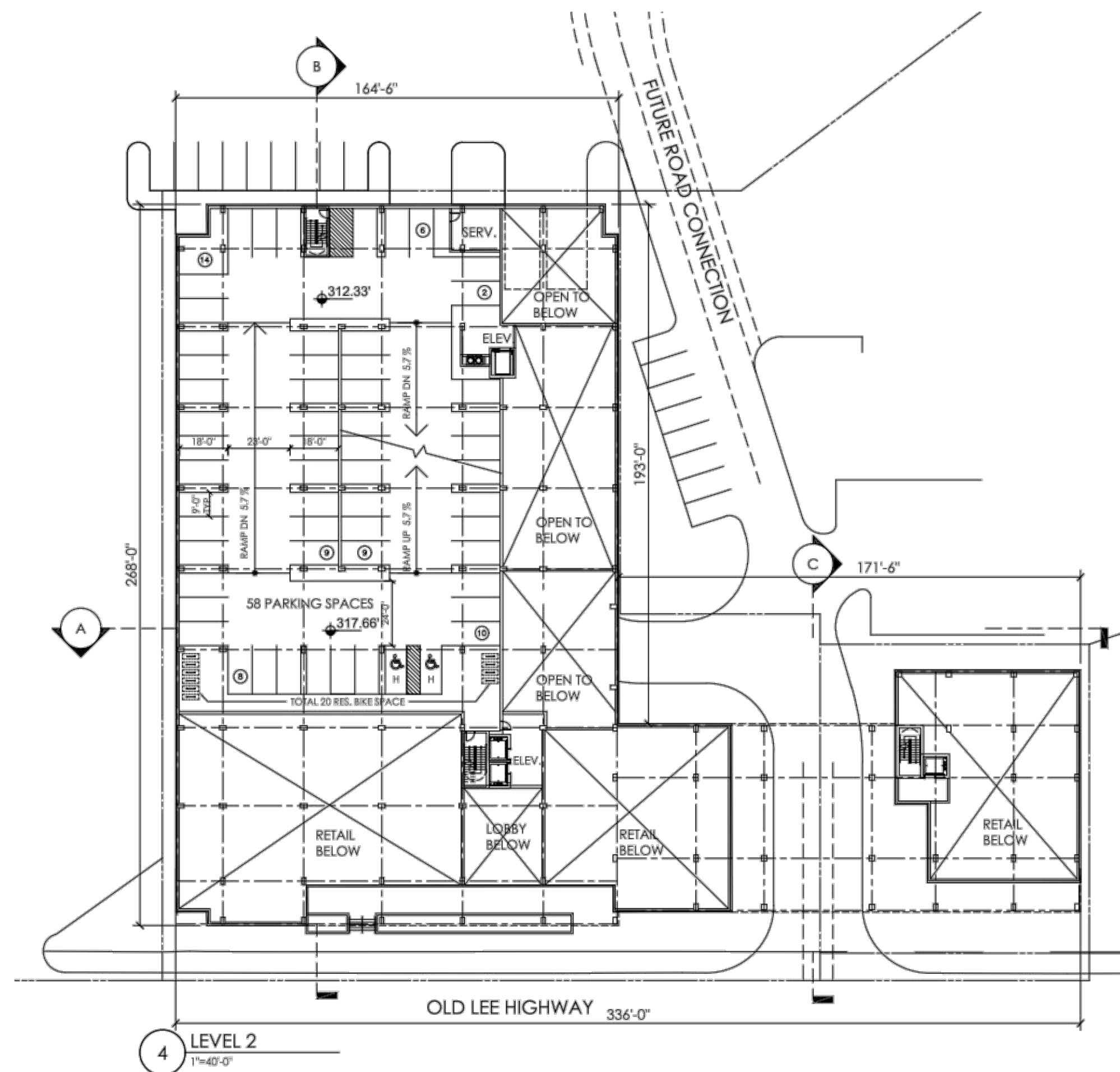


Scale: 1" = 40'
April 9, 2024

J:\005\arlenafairfaxcircle\engineering\entitlement\cdp-fdp-gpx\13123-14-ARCHITECTURAL ELEVATIONS.dwg [ELEVATIONS] April 09, 2024 - 1:40pm arensberg

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

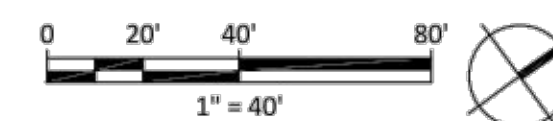
PARKING PROVIDED				
LEVELS	SPACES	ACCESSIBLE PARKING SPACES (INCLUDED IN THE PARKING PROVIDED)		
		HC	VAN	TOTAL HC
P2 - 287'	116	2		2
P1 - 297'	112	2		2
L1 - 307'	52	2	2	4
L2 - 317.66'	58	2		2
L3 - 328.33'	125	2		2
TOTAL	463	10	2	12



Circle Gateway, City of Fairfax, VA

CONCEPTUAL FLOOR PLANS

A1



1/12/23

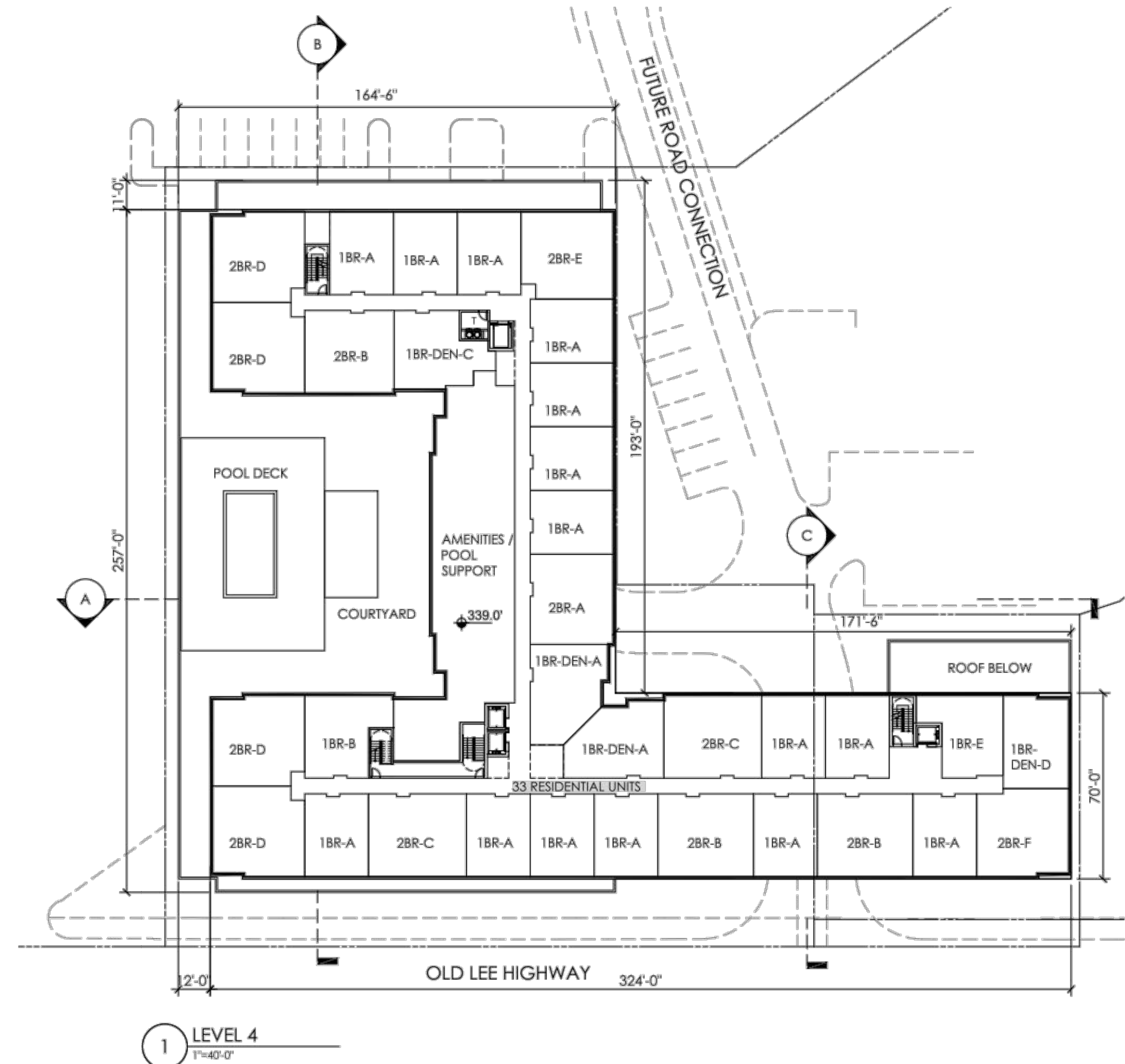
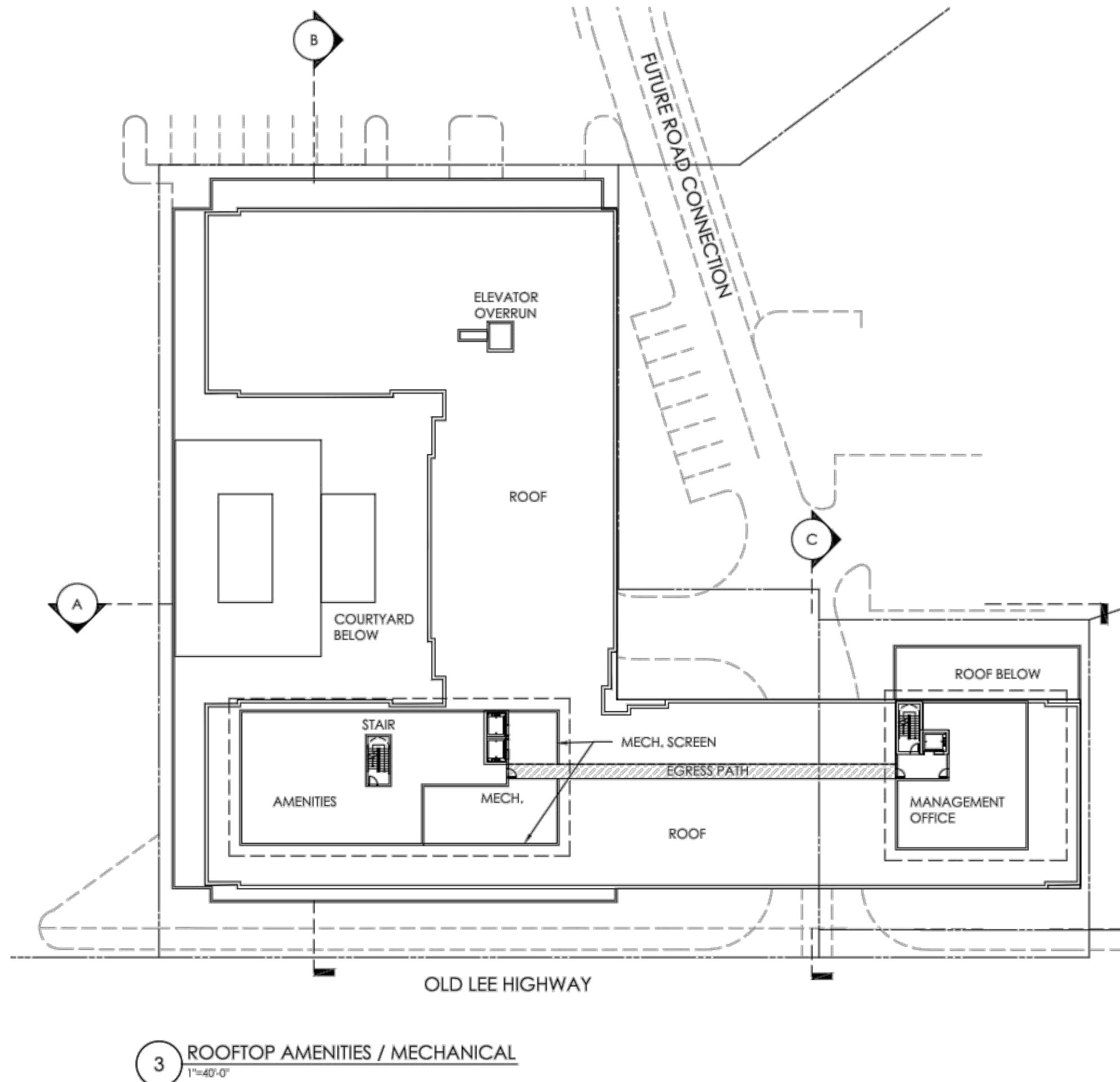
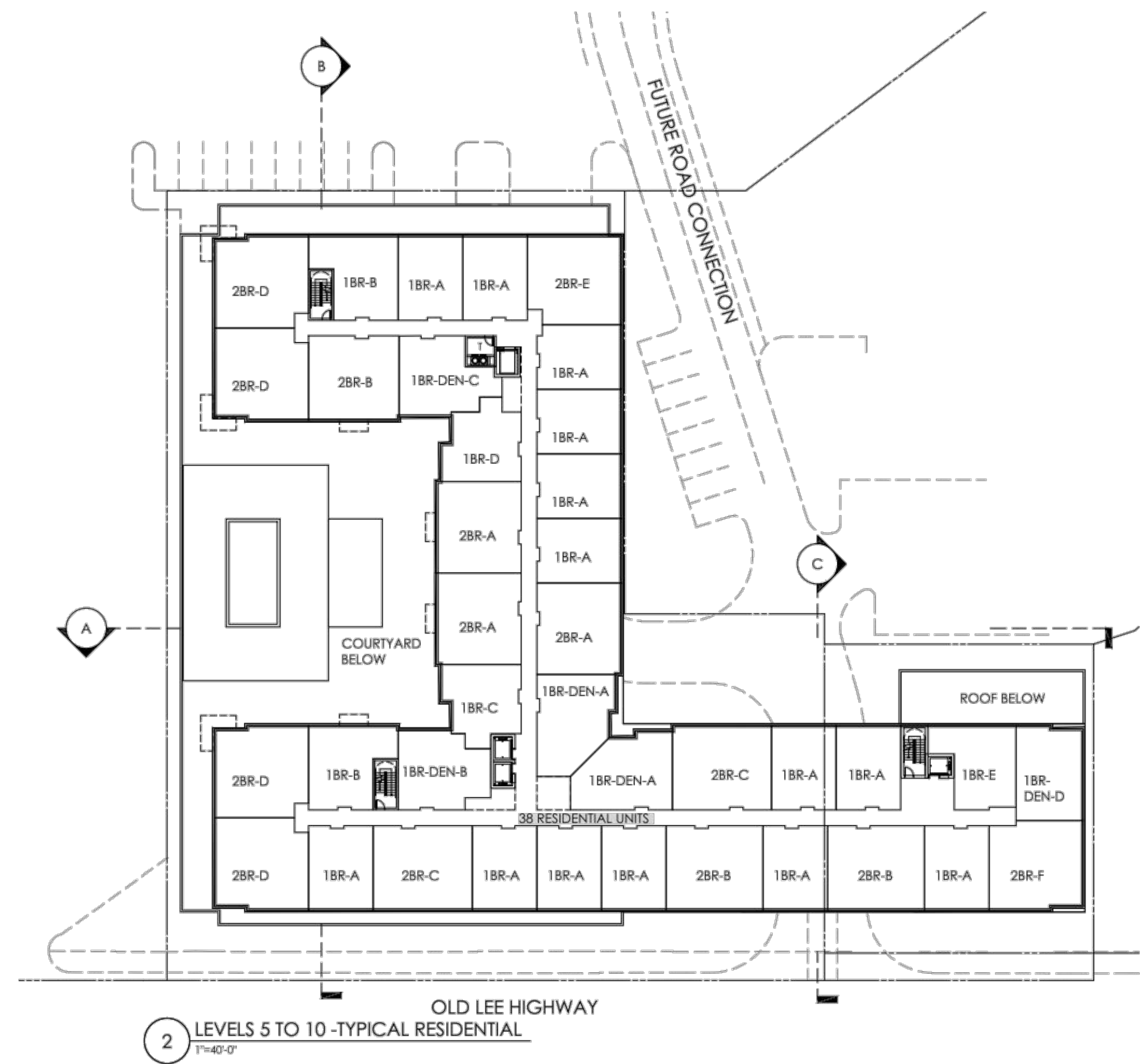
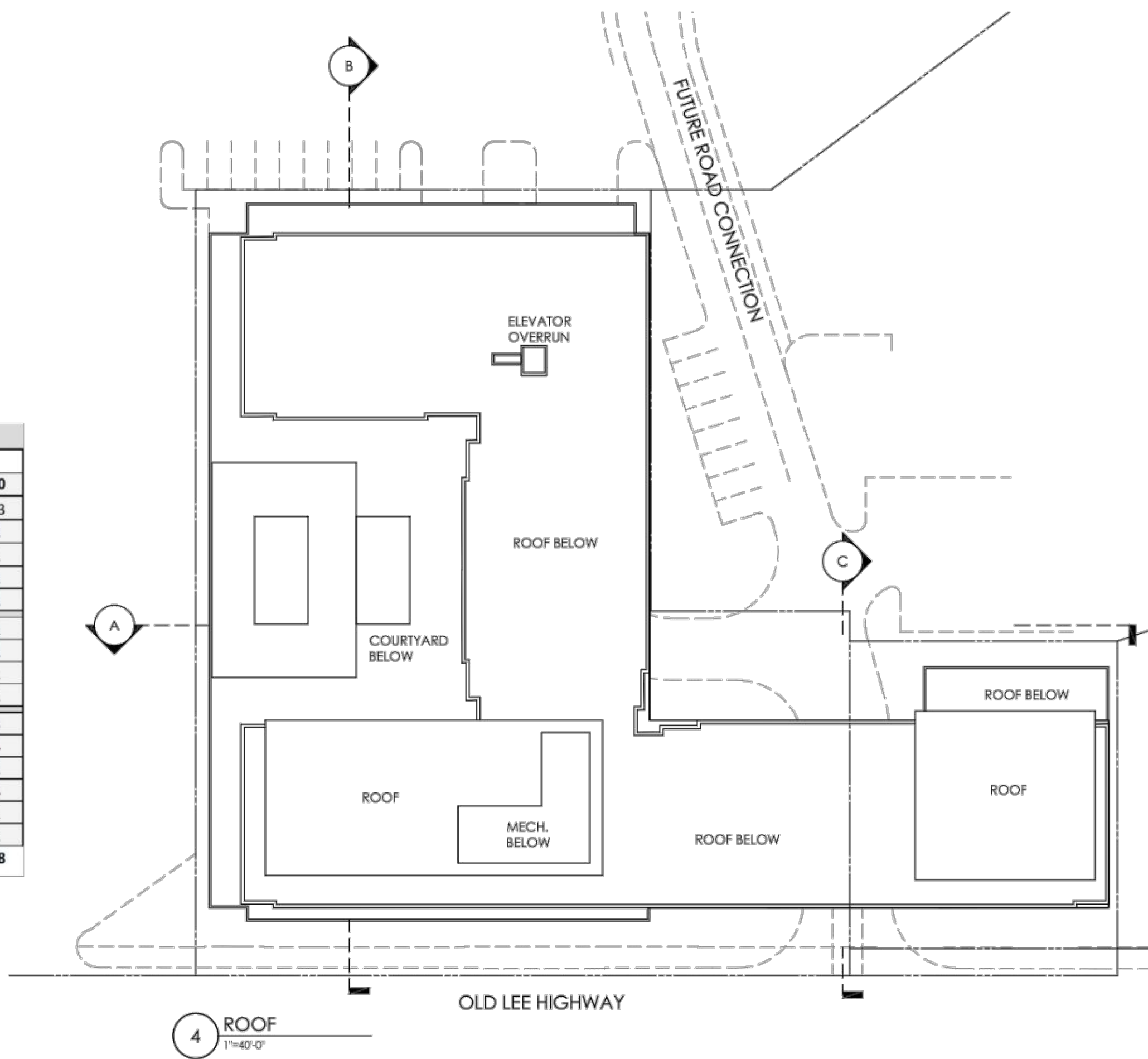
THIS DOCUMENT IS THE PROPERTY OF DAVIS, CARTER, SCOTT & ASSOCIATES, INC. IT IS TO BE USED FOR THE SPECIFIC PROJECT IDENTIFIED OR REFERRED TO HEREIN OR EXTENSIONS TO THIS PROJECT, IN WHOLE OR PART. DAVIS, CARTER, SCOTT & ASSOCIATES, INC. ALL RIGHTS RESERVED. THE DRAWINGS PRESENTED ARE ILLUSTRATIVE OF CHARACTER AND DESIGN INTENT ONLY, AND ARE SUBJECT TO CHANGE BASED UPON FINAL DESIGN CONSIDERATIONS (I.E. APPLICABLE CODES, STRUCTURAL, AND MEP DESIGN REQUIREMENTS, UNIT PLAN/FLOOR PLAN CHANGES, ETC.).

PLAN DATE		02-14-23	
		09-12-23	
		03-26-24	
		04-09-24	
Urban Ltd.		4200 D TECHNOLOGY CT.	
CHANTILLY, VA 20151		FAX 703.538.7888	
www.urban-ltd.com		www.urban-ltd.com	
urban		Partners: Engineers + Landscape Architects + Land Surveyors	
COMMONWEALTH OF VIRGINIA		CLAYTON C. TOOKER	
Lic. No. 036790		04/09/2024	
PROFESSIONAL ENGINEER			
CONCEPTUAL FLOOR PLANS		DATE: DEC, 2022	
CIRCLE GATEWAY		SCALE: AS SHOWN	
GENERAL DEVELOPMENT PLAN		C.I. = N/A	
CITY OF FAIRFAX			
VIRGINIA			
SHEET		A1	
OF		029	
FILE No.		RZ-13123	

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

UNITS SUMMARY		
UNIT TYPE	# of Units	%
1BED	124	47.51%
1BED - DEN	34	13.03%
2BED	103	39.46%
	261	100.00%

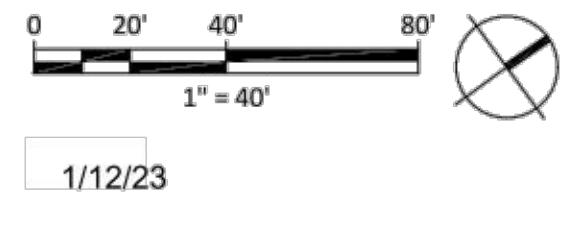
UNIT MATRIX		UNIT DESIGN		LEVELS													
Unit Name / Type	Total Units	Percent	P1	P2	L1	L2	L3	L4	L5	L6	L7	L8	L9	L10			
1BR-A	93	35.63%	0	0	0	0	0	15	13	13	13	13	13	13			
1BR-B	13	4.98%	0	0	0	0	0	1	2	2	2	2	2	2			
1BR-C	6	2.30%	0	0	0	0	0	0	1	1	1	1	1	1			
1BR-D	6	2.30%	0	0	0	0	0	0	1	1	1	1	1	1			
1BR-E	6	2.30%	0	0	0	0	0	1	1	1	1	1	1	1			
1BR-DEN-A	14	5.36%	0	0	0	0	0	2	2	2	2	2	2	2			
1BR-DEN-B	6	2.30%	0	0	0	0	0	0	1	1	1	1	1	1			
1BR-DEN-C	7	2.68%	0	0	0	0	0	1	1	1	1	1	1	1			
1BR-DEN-D	7	2.68%	0	0	0	0	0	1	1	1	1	1	1	1			
2BR-A	19	7.28%	0	0	0	0	0	1	3	3	3	3	3	3			
2BR-B	28	10.73%	0	0	0	0	0	4	4	4	4	4	4	4			
2BR-C	14	5.36%	0	0	0	0	0	2	2	2	2	2	2	2			
2BR-D	28	10.73%	0	0	0	0	0	4	4	4	4	4	4	4			
2BR-E	7	2.68%	0	0	0	0	0	1	1	1	1	1	1	1			
2BR-F	7	2.68%	0	0	0	0	0	1	1	1	1	1	1	1			
TOTAL	261	100.00%	100.00%	0	0	0	0	0	34	38	38	38	38	38			



Circle Gateway, City of Fairfax, VA

CONCEPTUAL FLOOR PLANS

A2



THIS DOCUMENT IS THE PROPERTY OF DAVIS, CARTER, SCOTT. IT IS TO BE USED FOR THE SPECIFIC PROJECT IDENTIFIED OR REFERRED TO HEREIN OR EXTENSIONS TO THIS PROJECT, IN WHOLE OR PART. DAVIS, CARTER, SCOTT. ALL RIGHTS RESERVED. THE DRAWINGS PRESENTED ARE ILLUSTRATIVE OF CHARACTER AND DESIGN INTENT ONLY, AND ARE SUBJECT TO CHANGE BASED UPON FINAL DESIGN CONSIDERATIONS (E.G. APPLICABLE CODES, STRUCTURAL, AND MEP DESIGN REQUIREMENTS, UNIT PLAN/FLOOR PLAN CHANGES, ETC.).

PLAN DATE
02-14-23
09-12-23
03-26-24
04-09-24

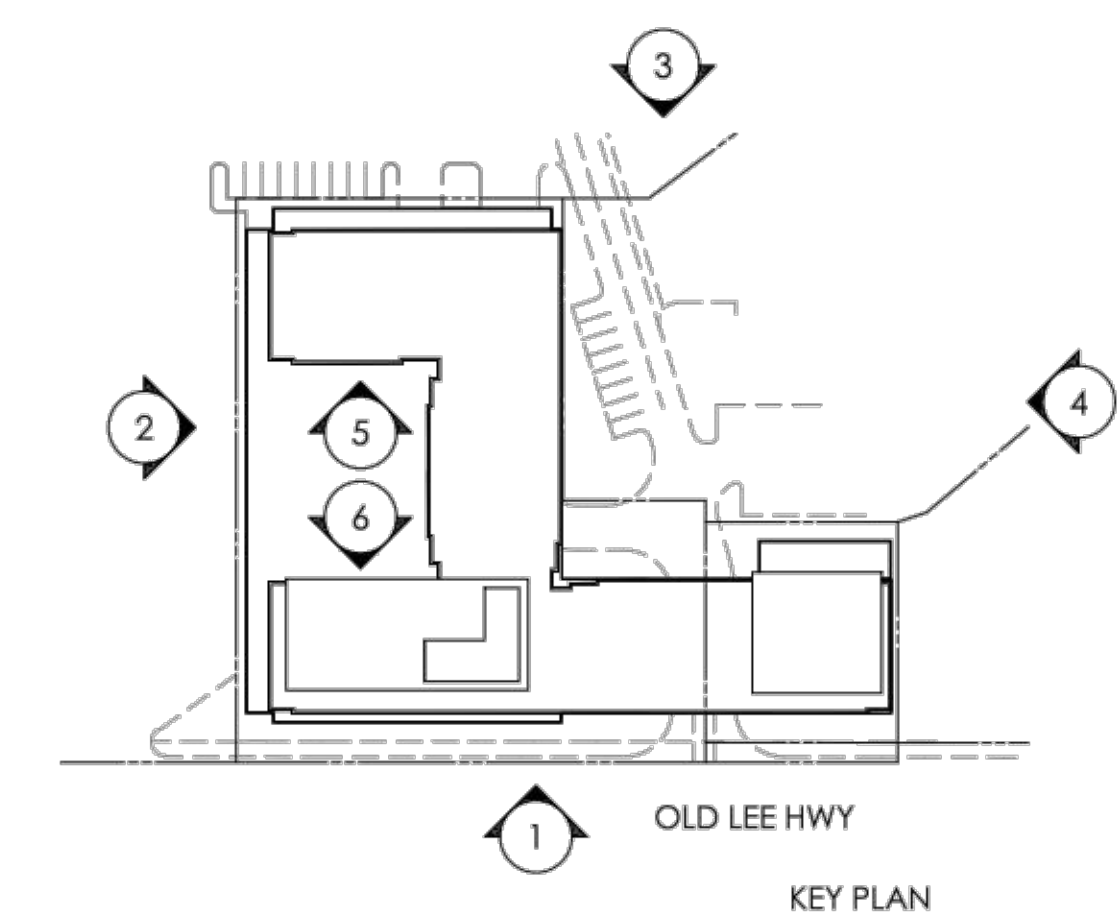
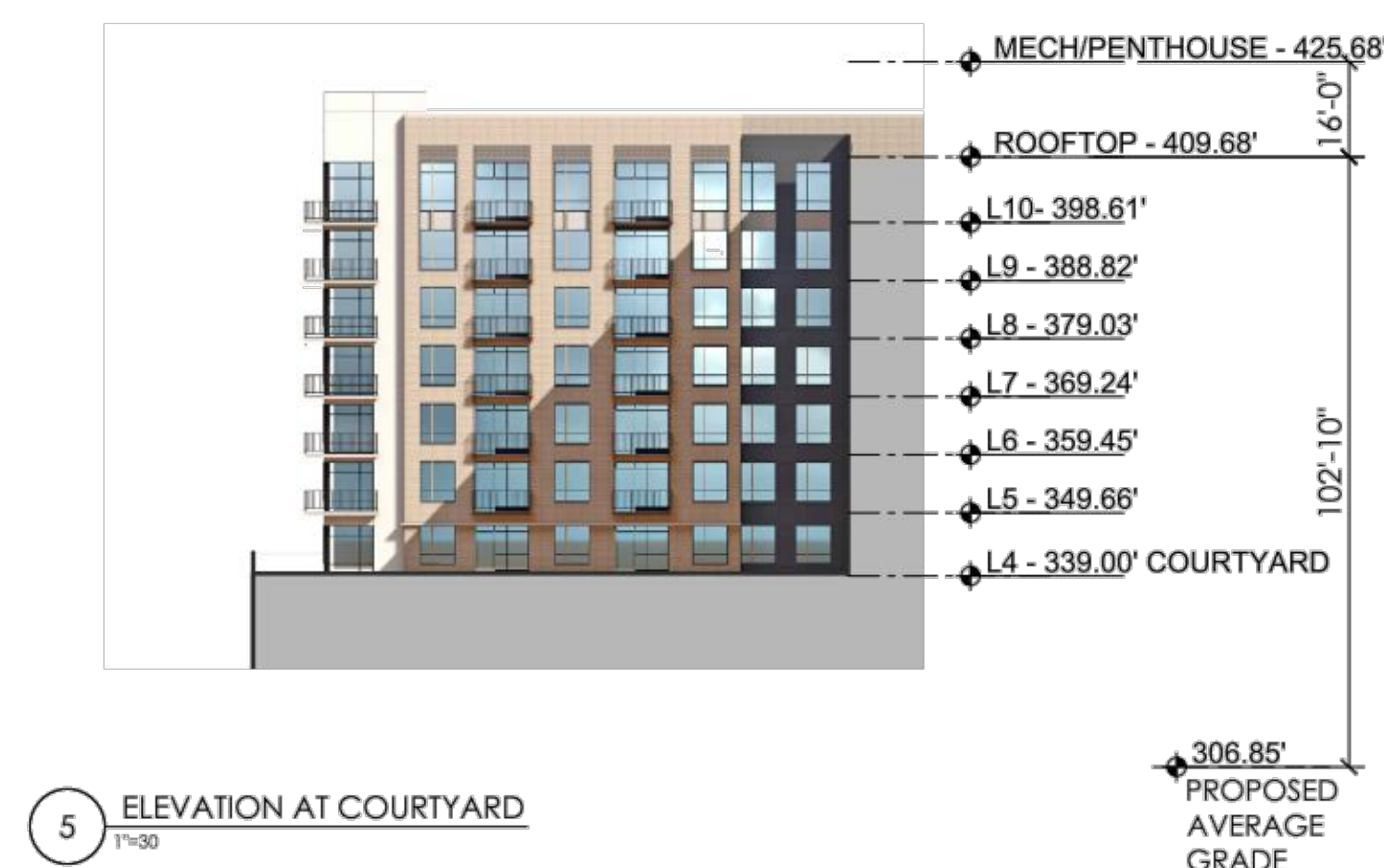
Urban Ltd.
4200 D TECHNOLOGY CT.
CHANTILLY, VA 20151
TEL: 703.538.8888
FAX: 703.538.8880
www.urban-ltd.com

Planners • Engineers • Landscape Architects • Land Surveyors

CONCEPTUAL FLOOR PLANS
CIRCLE GATEWAY
GENERAL DEVELOPMENT PLAN
CITY OF FAIRFAX
VIRGINIA

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

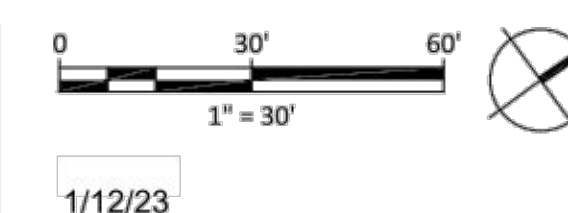
SHEET
A2
OF
029
FILE No.
RZ-13123



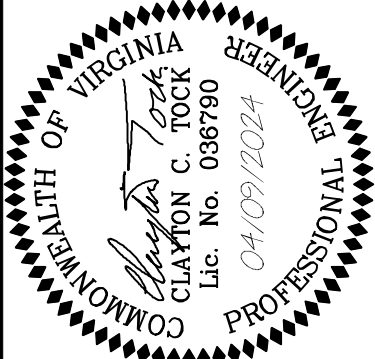
NOTE: ELEVATIONS ON THIS SHEET ARE ILLUSTRATIVE IN NATURE AND ARE INTENDED TO DEMONSTRATE THE HEIGHT AND GENERAL ARCHITECTURAL CHARACTER OF THE PROPOSED BUILDING. FINAL ARCHITECTURAL DETAILS AND LANDSCAPING ARE SUBJECT TO CONFORMANCE WITH THE CERTIFICATE OF APPROPRIATENESS TO BE SUBMITTED UNDER SEPARATE COVER.

Circle Gateway, City of Fairfax, VA

CONCEPTUAL ELEVATIONS A3

[illegible]

Urban, Ltd.
4200 D TECHNOLOGY CT.
CHANTILLY, VA. 20151
TEL. 703.642.2306
FAX 703.378.7888
www.urban-ltd.com



CONCEPTUAL ELEVATIONS

CIRCLE GATEWAY

GENERAL DEVELOPMENT PLAN

CITY OF FAIRFAX

VIROGINIA

SHEET
A3
OF
029

FILE No.
RZ-13123



1 VIEW FROM NORTH - EAST
NTS



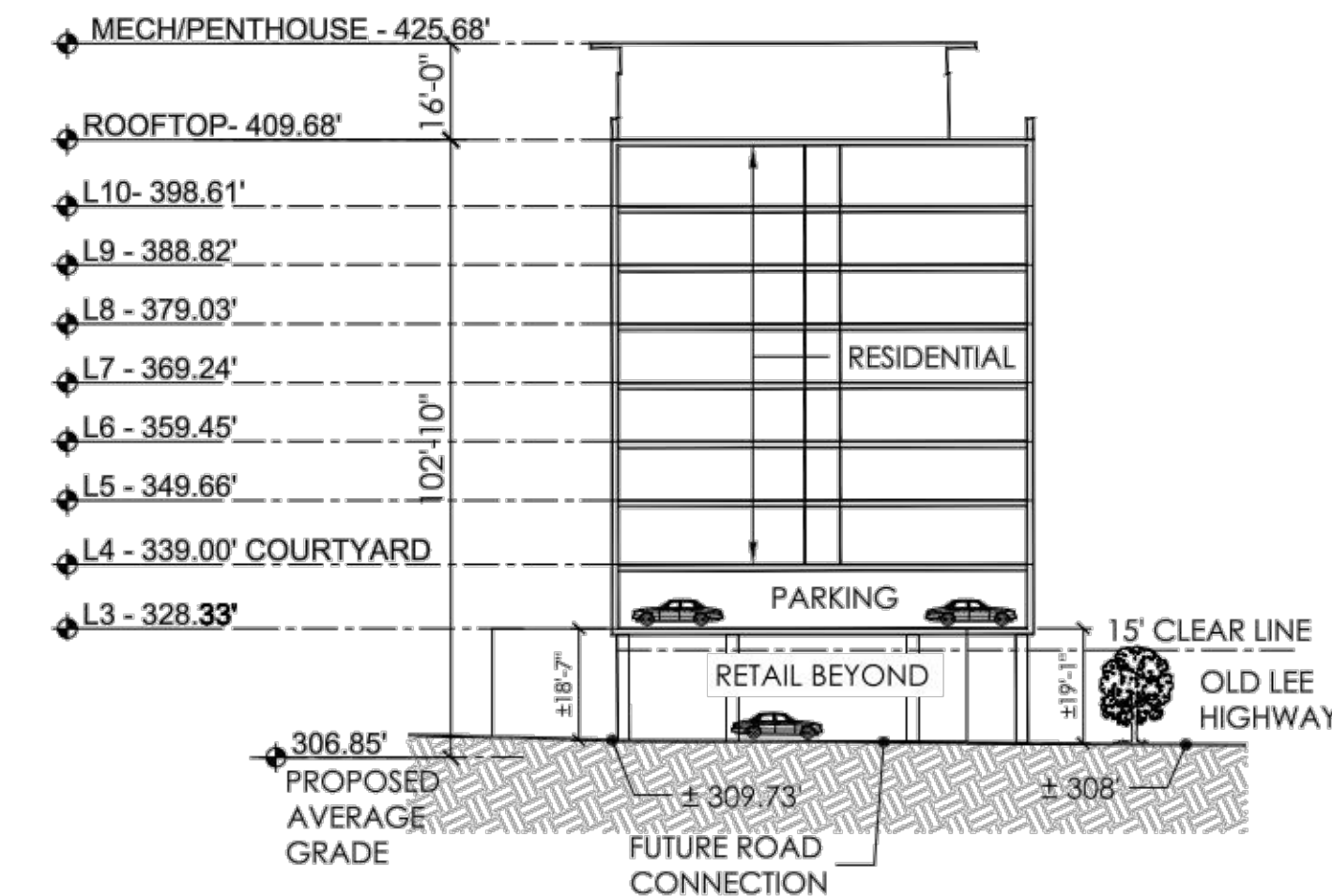
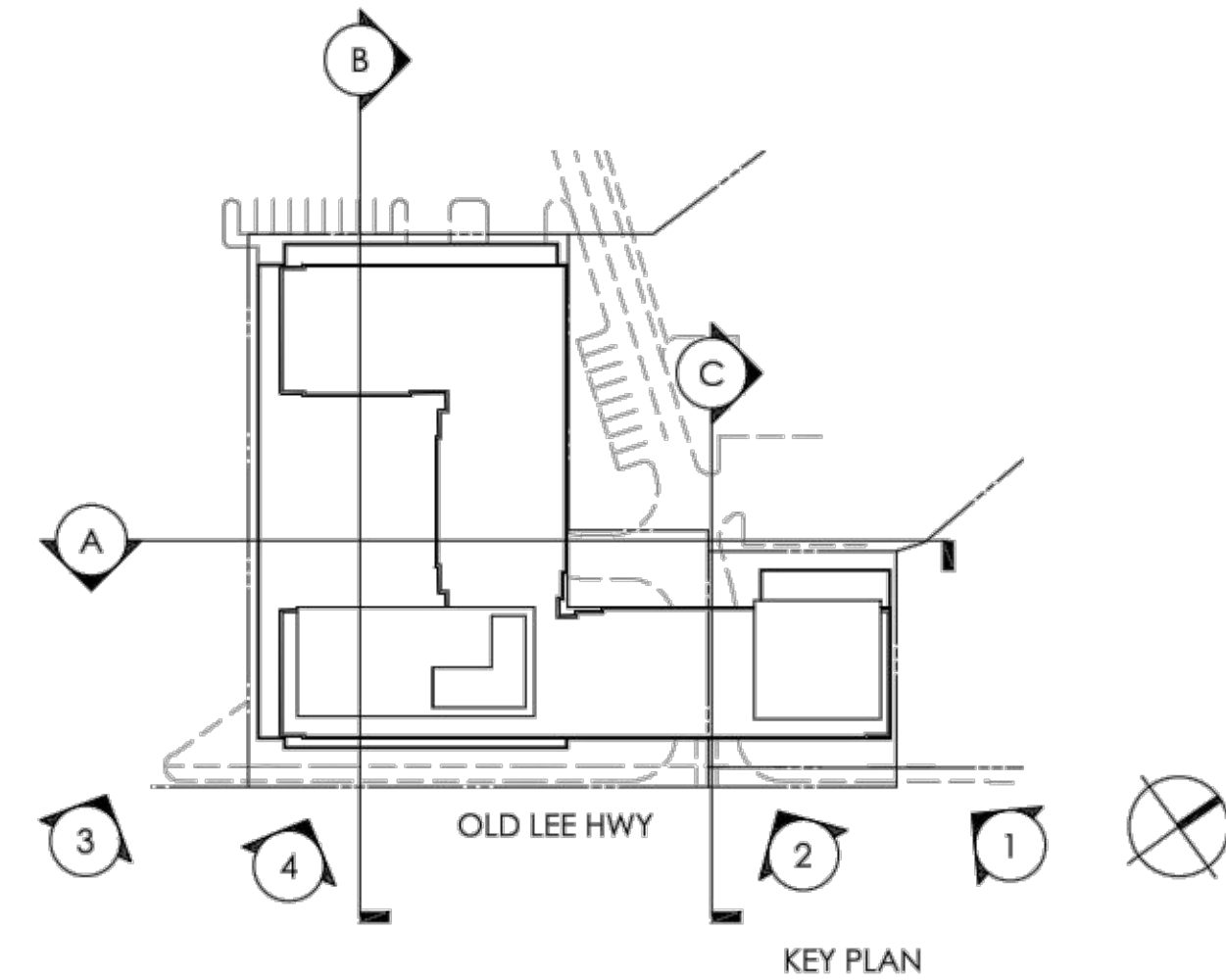
2 VIEW FROM EAST
NTS



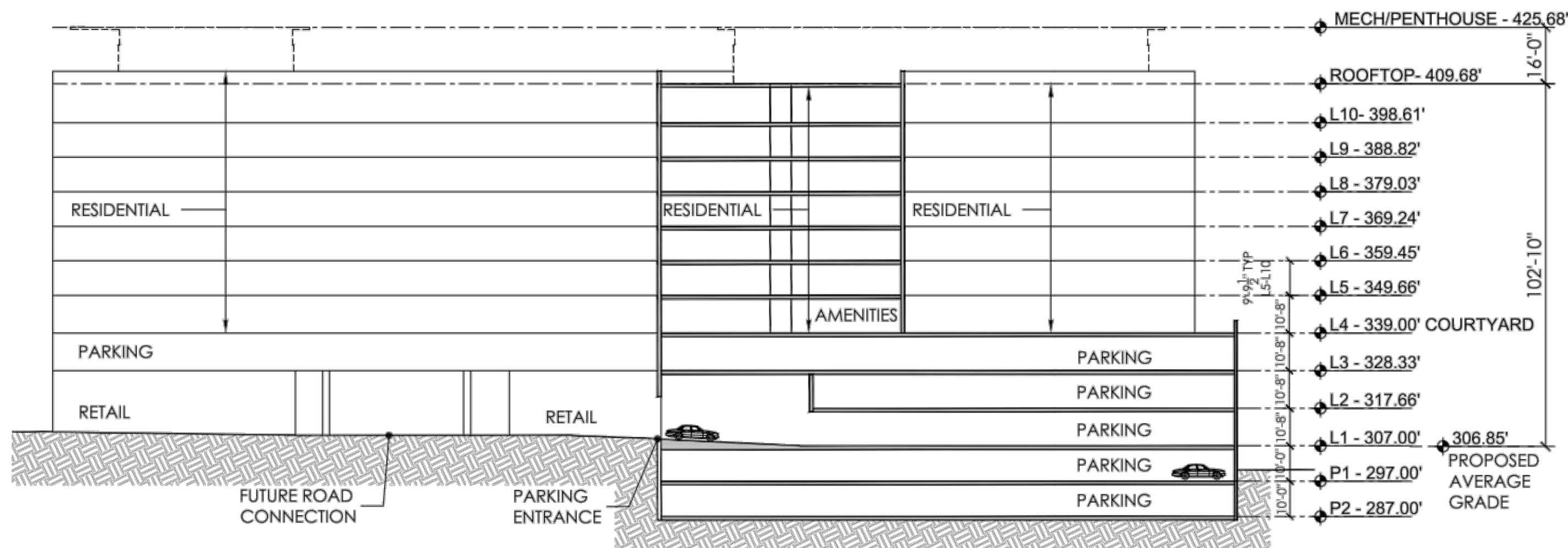
3 VIEW FROM SOUTH - EAST
NTS



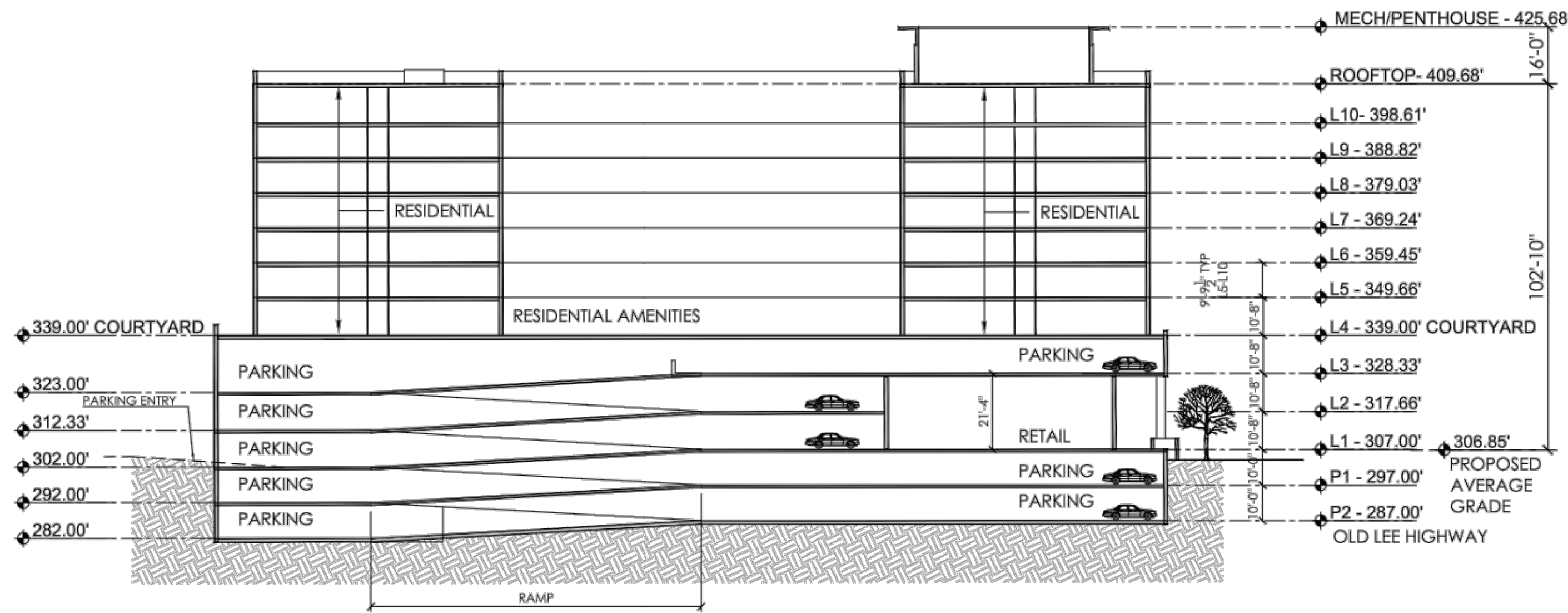
4 VIEW FROM EAST
NTS



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



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

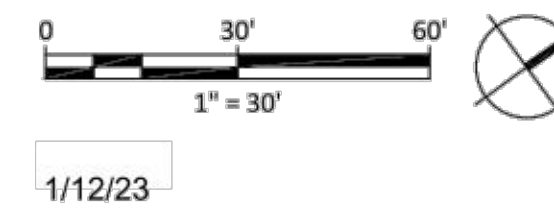


B BUILDING SECTION B
1"=30'-0"

NOTE: ELEVATIONS ON THIS SHEET ARE ILLUSTRATIVE IN NATURE AND ARE INTENDED TO DEMONSTRATE THE HEIGHT AND GENERAL ARCHITECTURAL CHARACTER OF THE PROPOSED BUILDING. FINAL ARCHITECTURAL DETAILS AND LANDSCAPING ARE SUBJECT TO CONFORMANCE WITH THE CERTIFICATE OF APPROPRIATENESS TO BE SUBMITTED UNDER SEPARATE COVER.

Circle Gateway, City of Fairfax, VA

CONCEPTUAL SECTIONS AND VIEWS A4



1/12/23

THIS DOCUMENT IS THE PROPERTY OF DAVIS, CARTER, SCOTT & ASSOCIATES, INC. IT IS TO BE USED FOR THE SPECIFIC PROJECT IDENTIFIED OR REFERRED TO HEREIN OR EXTENSIONS TO THIS PROJECT, IN WHOLE OR PART. DAVIS, CARTER, SCOTT & ASSOCIATES, INC. ALL RIGHTS RESERVED. THE DRAWINGS PRESENTED ARE ILLUSTRATIVE OF CHARACTER AND DESIGN INTENT ONLY, AND ARE SUBJECT TO CHANGE BASED UPON FINAL DESIGN CONSIDERATIONS (E.G. APPLICABLE CODES, STRUCTURAL, AND MEP DESIGN REQUIREMENTS, UNIT PLAN/FLOOR PLAN CHANGES, ETC.).

REVISIONS	
No.	DATE
01	02-14-23
02	03-12-23
03	03-26-24
04	04-09-24

PLAN DATE: 02-14-23
03-12-23
03-26-24
04-09-24

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

urban
Planners • Engineers • Landscape Architects • Land Surveyors

COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 036790
04/09/2024
PROFESSIONAL SEAL

CONCEPTUAL SECTIONS AND VIEWS
**CIRCLE GATEWAY
GENERAL DEVELOPMENT PLAN**
CITY OF FAIRFAX
VIRGINIA

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

SHEET
A4
OF
029
FILE No.
RZ-13123