SPECIAL EXCEPTION PLAN
COURTHOUSE PLAZA
CITY OF FAIRFAX, VIRGINIA

DATE	REVISION
11/09/23	SPECIAL EXCEPTION PLAN SUBMISSION #1
05/17/24	SPECIAL EXCEPTION PLAN SUBMISSION #2
12/20/24	SPECIAL EXCEPTION PLAN SUBMISSION #3
05/15/25	SPECIAL EXCEPTION PLAN SUBMISSION #4

GENERAL NOTES:

1. THE SUBJECT PROPERTY SHOWN HEREON IS RECORDED IN THE LAND RECORDS OF FAIRFAX CITY, VIRGINIA AS FOLLOWS:

PARCEL ID	*OWNER*	*ADDRESS*	*EXISTING ZONING*
57-2-20-004-D	COMBINED COURTHOUSE, LLC.	10300 WILLARD WAY	CR (COMMERCIAL RETAIL)

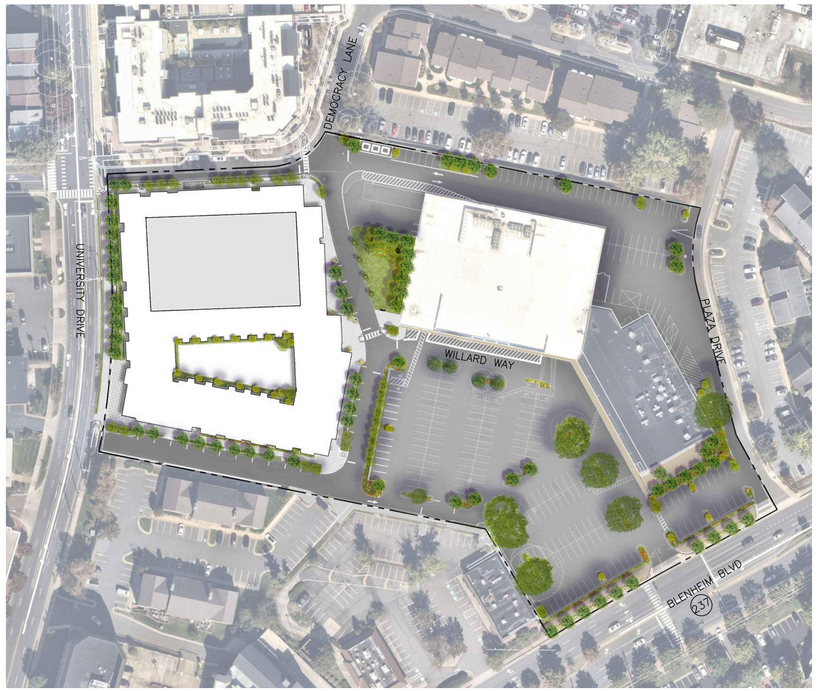
NOTE: SEE CERTIFIED PLAT FOR MORE INFORMATION. TOTAL AREA (ACRES): 8.73

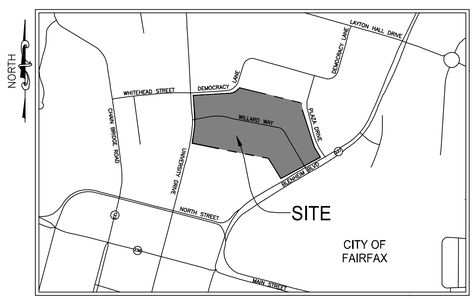
2. THE PROPERTY SHOWN HEREON IS IDENTIFIED ON THE CITY OF FAIRFAX, VIRGINIA GEOGRAPHIC INFORMATION SYSTEM AS TAX MAP #57-2-20-004D AND IS CURRENTLY ZONED CR - COMMERCIAL RETAIL.
3. THE PROPERTY SHOWN HEREON IS NOW IN THE NAME OF COMBINED COURTHOUSE, LLC. AT DEED BOOK 23548, PAGE 286, AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
4. THE PHYSICAL IMPROVEMENTS AND TOPOGRAPHY SHOWN HEREON ARE BASED UPON AN AERIAL TOPOGRAPHIC SURVEY PERFORMED BY MCKENZIE SNYDER, INC, FLOWN DECEMBER 16TH, 2016 AND COMPILED JANUARY 2ND, 2018, THIS DATA HAS BEEN SUPPLEMENTED BY CONVENTIONAL METHODS BY THIS FIRM BETWEEN THE DATES OF DECEMBER 18TH, 2017 AND JANUARY 9TH, 2018 AND FURTHER UPDATED BETWEEN THE DATES OF JANUARY 25TH AND JANUARY 29TH, 2018.
5. THE FOLLOWING DATUM WERE USED:
   - A. HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM (VCS) 1983-NORTH AS ESTABLISHED FROM A GPS SURVEY.
   - B. THE VERTICAL DATUM SHOWN HEREON IS REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29) AS ESTABLISHED FROM A CURRENT GPS SURVEY.
5. THE PROPERTY SHOWN HEREON IS LOCATED ON THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 5155240002D, REVISED ON JUNE 2ND, 2006.

   BY GRAPHICALLY DEPICTION ONLY, THE PROPERTY SHOWN HEREON IS SHOWN IN:

   - FLOOD ZONE "X" (OTHER AREAS), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

   A FIELD SURVEY WAS NOT PERFORMED TO DETERMINE THE FLOOD ZONES LISTED HEREON. AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
6. NO TITLE REPORT FURNISHED. ALL UNDERLYING TITLE LINES, EASEMENTS, SERVITUDES AND OTHER MATTERS OF TITLE MAY NOT BE SHOWN HEREON.
7. THE SUBJECT PROPERTY IS CURRENTLY SERVED BY PUBLIC WATER AND PUBLIC SEWER PROVIDED BY CITY OF FAIRFAX AND FAIRFAX WATER.
8. DURING THE PROCESS OF THE PHYSICAL SURVEY NO INDICATIONS OF A CEMETERY WERE FOUND. NO FURTHER INSPECTION OF THESE PROPERTIES HAVE BEEN MADE FOR POSSIBLE CEMETARIES.
9. NO GEOTECHNICAL FIELD REVIEWS, RESEARCH, GOVERNMENTAL RECORD REVIEWS, OR OTHER INVESTIGATIONS HAVE BEEN MADE FOR THE PURPOSE OF LOCATING, OR DETERMINING THE EXISTENCE OF HAZARDOUS MATERIALS, OR OTHER ENVIRONMENTAL CONCERNS ON THIS SITE. A PRELIMINARY JURISDICTIONAL DETERMINATION HAS BEEN APPROVED BY THE ARMY CORPS OF ENGINEERS TO DELINEATE THE RPA.
10. THIS DEVELOPMENT PROPOSAL IS COMPATIBLE WITH THE EXISTING DEVELOPMENT IN THE VICINITY OF THIS SITE. NO ADVERSE EFFECTS TO NEIGHBORING PROPERTIES ARE ANTICIPATED WITH THIS PROJECT.
11. NOTWITHSTANDING THE IMPROVEMENTS AND TABULATIONS SHOWN ON THIS PLAN, THE APPLICANT RESERVES THE RIGHT TO MAKE MINOR MODIFICATIONS TO THE FINAL DESIGN, TO COMPLY WITH FINAL ENGINEERING AND NEW CRITERIA AND REGULATIONS WHICH MAY BE ADOPTED BY THE CITY OF FAIRFAX SUBSEQUENT TO THE SUBMISSION OF THIS APPLICATION, PROVIDED THAT SUCH MODIFICATIONS ARE SUBSTANTIALLY CONSISTENT WITH THE APPROVED DEVELOPMENT PLAN AND COMMITMENTS AND SUBJECT TO THE DETERMINATIONS OF THE DIRECTOR OF DEVELOPMENT AND PLANNING.
12. THE PROPOSED BUILDING FOOTPRINT SHOWN HEREIN IS PRELIMINARY. THE PROPOSED SQUARE FOOTAGE FOR THE PROPOSED BUILDING IS APPROXIMATE ONLY AND MAY BE SUBJECT TO MINOR REVISIONS AT THE TIME OF SITE PLAN, SUBJECT TO MARKET CONDITIONS, BUT SUBSTANTIALLY CONSISTENT WITH THE APPROVED SPECIAL EXCEPTION PLAN.
13. ALL EXISTING UTILITY EASEMENTS ARE SHOWN ON THE EXISTING CONDITIONS PLAN.
14. SITE LIGHTING WITHIN THE PROJECT SITE AREA (I.E. ALONG SIDEWALKS AND PATHWAYS) WILL BE DETERMINED DURING FINAL SITE PLAN REVIEW AND SHALL BE IN GENERAL CONFORMANCE WITH SECTION 4.8 OF THE ZONING ORDINANCE AND SECTION 2.10 OF THE PUBLIC FACILITIES MANUAL.
15. ONSITE STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES SHALL BE PROVIDED AS REQUIRED BY CITY REGULATIONS AT THE TIME OF FINAL SITE PLAN. DETENTION TO PROVIDE THE REQUIRED STORMWATER QUANTITY CONTROLS AND ONSITE BEST MANAGEMENT PRACTICES (BMPs) TO MEET THE STORMWATER QUALITY REQUIREMENTS ARE SHOWN ON SHEET 6 - SITE PLAN.
16. ALL SIGNAGE WILL BE IN CONFORMANCE WITH SECTION 4.6 OF THE ZONING ORDINANCE UNLESS MODIFIED WITH A COMPREHENSIVE SIGN PLAN.
17. TO THE BEST KNOWLEDGE OF THE ENGINEER AND APPLICANT, THIS DEVELOPMENT PLAN CONFORMS TO ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS, WITH THE FOLLOWING MODIFICATIONS, WAIVERS, AND SPECIAL USE PERMIT:
    - 17.1. SPECIAL EXCEPTION FOR SECTION 3.5.1.D.1(B) TO ALLOW MORE THAN 25% OF THE GROUND FLOOR TO BE RESIDENTIAL USES AND/OR RESIDENTIAL ACCESSORY USES.
    - 17.2. SPECIAL EXCEPTION FOR SECTION 3.6.2 TO ALLOW FOR GREATER THAN 24 DWELLING UNITS PER ACRE.
    - 17.3. SPECIAL EXCEPTION FOR SECTION 3,7,3,C,2. TO EXCEED MAXIMUM HEIGHT OF 48' IN TOD.
    - 17.4. SPECIAL EXCEPTION FOR SECTION 3.7.3.D. 10' SIDEWALK IN TOD TO ALLOW SIDEWALKS IN TOD LESS THAN 10'.
    - 17.5. A SPECIAL EXCEPTION FOR SECTION 4.4.4.A TO ALLOW SIDEWALKS ON ONLY ONE SIDE OF A STREET AT THESE LOCATIONS:
        - 17.5.1. ALLOWING SIDEWALK ON ONE SIDE OF STREET 1 (NORTH SIDE); THE FUTURE DEVELOPMENT TO THE SOUTH WOULD BE RESPONSIBLE FOR INSTALLING THE REMAINING PORTION OF THE SOUTHERN HALF OF THE STREETSCAPE.
        - 17.5.2. ALLOWING SIDEWALK ON ONE SIDE OF STREET 2 (WEST SIDE); THE PRIORITY OF THE EAST SIDE OF THE STREET IS TO MAXIMIZE OPEN SPACE WITH LANDSCAPED AREA.
    - 17.6. SPECIAL EXCEPTION FOR SECTION 4.5.6.B. STREET TREES TO ALLOW STREET TREES TO BE LOCATED MORE THAN 15 FEET FROM THE BACK OF CURB.
    - 17.7. SPECIAL EXCEPTION FOR SECTION 3.7.3.C.4. TO ALLOW LOT COVERAGE (MAXIMUM) TO EXCEED 90 PERCENT.
    - 17.8. SPECIAL EXCEPTION FOR SECTION 3.5.1.D.3(A)(1) TO ALLOW UPPER LEVEL INTERIOR HEIGHTS LESS THAN THE REQUIRED 12 FEET.
    - 17.9. SPECIAL EXCEPTION FOR SECTION 4.3.3B TO NOT REQUIRE AN OFFSITE VEHICULAR CONNECTION TO PARCEL 57-2-22-CG00.
    - 17.10. PFM WAIVER FOR STREET DETAIL 401-01 FOR ALLOWING FOR A ROW LESS THAN 100' (WHICH IS 50' FROM STREET CENTERLINE) ALONG BLENHEIM BOULEVARD (MINOR ARTERIAL STREET CLASSIFICATION). A PUBLIC ACCESS EASEMENT WILL BE PROVIDED FOR THE PORTION OF STREET AND SIDEWALK THAT IS ON PRIVATE PROPERTY FOR THAT FRONTAGE.
    - 17.11. PFM WAIVER FOR STREET DETAIL 401-01 FOR ALLOWING LOCAL RESIDENTIAL STREETS TO BE LESS THAN 36' WIDE.
    - 17.12. PFM WAIVER FOR COMMERCIAL DRIVEWAY ENTRANCE DETAIL 404-06 TO ALLOW STREET 1 ENTRANCE TO BE LESS THAN 12' FROM PROPERTY LINE.





VICINITY MAP
SCALE: 1" = 500'

CIVIL SHEET INDEX

Sheet Number	Sheet Title
1	COVER SHEET
2	OVERALL EXISTING CONDITIONS PLAN
3	EXISTING CONDITIONS PLAN
4	EXISTING CONDITIONS PLAN
5	OVERALL SITE PLAN
6	SITE PLAN
6A	SITE PLAN
7	GRADING PLAN
7A	GRADING PLAN
8	AVERAGE FINISHED GRADE EXHIBIT
9	BMP NARRATIVE & PRE DEVELOPMENT BMP MAP
10	BMP NARRATIVE & POST DEVELOPMENT BMP MAP
11	ON-SITE VRRM COMPUTATION
12	ON-SITE VRRM COMPUTATION
13	BMP NOTES & DETAILS
14	SWM OUTFALL MAP
15	PRE AND POST HYDROGRAPHS
16	SANITARY SEWER ANALYSIS
16A	SANITARY SEWER ANALYSIS
17	SANITARY SEWER OFF-SITE MAP
18	SIGHT DISTANCE
19	SIGHT DISTANCE
20	SIGHT DISTANCE
21	SIGHT DISTANCE
22	SIGHT DISTANCE
23	SIGHT DISTANCE
24	TURNING MOVEMENTS
25	TURNING MOVEMENTS
26	FIRE SERVICE PLAN
27	PEDESTRIAN CONNECTIVITY EXHIBIT
28	VEHICULAR CONNECTIVITY EXHIBIT

LANDSCAPE SHEET INDEX

Sheet Number	Sheet Title
L1	CONCEPTUAL LANDSCAPE PLAN
L3	TREE PRESERVATION PLAN
L4	STREET SECTIONS
L601	DETAILS - PLANTING

ARCHITECTURE SHEET INDEX

Sheet Number	Sheet Title
A1	LEVEL 01
A2	LEVEL 02
A3	LEVEL PH/ROOF
A4	CROSS SECTIONS
A5	BUILDING SECTIONS
A6	BUILDING SECTIONS
A7	CONSTRUCTION TYPE DIAGRAM
A8	ELEVATIONS
A9	ELEVATIONS

PROJECT TEAM:

OWNER / APPLICANT
COMBINED COURTHOUSE, LLC
C/O COMBINED PROPERTIES, INC.
7315 WISCONSIN AVENUE
SUITE 1000W
BETHESDA, MD 20814

ATTORNEY
CURATA PARTNERS PLLC
4140 PLEASANT VALLEY ROAD
SUITE 101
CHANTILLY, VA 20151

ARCHITECT
HICKOK COLE
301 N STREET NE
SUITE 300
WASHINGTON, DC 20002

CIVIL ENGINEER
christopher consultants now IMEG
4035 RIDGE TOP ROAD
SUITE 601
FAIRFAX, VA 22031

TRANSPORTATION ENGINEER
GOROVE SLADE ASSOCIATES INC.
4114 LEGATO ROAD
SUITE 650
FAIRFAX, VA 22033

LANDSCAPE ARCHITECT
LANDDESIGN, INC.
200 SOUTH PEYTON STREET
ALEXANDRIA, VA 22314

christopher consultants now IMEG
4035 Ridge Top Rd, Suite 601
Fairfax, VA 22030 P 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
05/15/2025
PROFESSIONAL ENGINEER

MARK	DATE	DESCRIPTION

PROJECT No.: 16148.001.00
DRAWING No.: 109632
DATE: 03/21/2023
SCALE: SEE SHEET
DESIGN: EG
DRAWN: NL
CHECKED: EG

SHEET TITLE:

COVER SHEET

SHEET No.
1

P:\FX\Projects\16148\00100\112599 Courthouse Plaza MDP\1 COVER SHEET.dwg, 5/15/2025 3:41:24 PM, Nigel F. Lacquement, 1:2.8655, christopher consultants, ltd

DATE	REVISION
11/09/23	SPECIAL EXCEPTION PLAN SUBMISSION #1
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VIRGINIA STATE GRID NORTH
NAD 83

TAX MAP #57-2-20-004-D
PARCEL 4-D,
COURTHOUSE PLAZA
D.B. 4740 PG. 1
COMBINED COURTHOUSE, LLC
D.B. 23549 PG. 281
380,358 SQ. FT. OR 8.7318 ACRES
ZONED: CR

TAX MAP #57-2-20-003-A
PARCEL 3-A,
COURTHOUSE PLAZA
D.B. 4501 PG. 285
COMBINED COURTHOUSE, LLC
D.B. 23548 PG. 286
70,036 SQ. FT. OR 1.6078 ACRES
ZONED: CR & CG

LIMITS OF APPLICATION

DEMOCRACY LANE
PRIVATE STREET

UNIVERSITY DRIVE
PUBLIC ROAD (VARIABLE WIDTH)

PLAZA DRIVE
PRIVATE STREET

BLENHEIM BLVD - ROUTE 237
VARIABLE WIDTH PUBLIC RIGHT OF WAY

EX. 40' ACCESS EASEMENT DB. 4501 PG. 285

EX. 10' CITY OF FAIRFAX WATER EASEMENT DB. 4740 PG. 0001

EX. 10' CITY OF FAIRFAX WATER EASEMENT DB. 4501 PG. 285

APPROXIMATE LOCATION EX. C&P EASEMENT DB. 4897 ACCESS PG. 290

EX. SIGNBOARD

APPROX. LOCATION EX. VEPCO EASEMENT DB. 4926 PG. 97

EX. 40' ACCESS EASEMENT DB. 4740 PG. 0001

EX. 10' SANITARY SEWER EASEMENT DB. 4149 PG. 741

EX. 10' CITY OF FAIRFAX WATER EASEMENT DB. 4149 PG. 741

EX. 40' ACCESS EASEMENT DB. 4740 PG. 0001

EX. STORMWATER DETENTION WATERSHED LINE DB. 4740 PG. 0001

EX. 10' CITY OF FAIRFAX WATER EASEMENT DB. 4891 PG. 540

EX. 10' SANITARY SEWER EASEMENT DB. 4891 PG. 540

APPROX. LOCATION EX. 10' GAS EASEMENT DB. 7099 PG. 543

EX. DECELERATION-ACCELERATION LANE EASEMENT DB. 4149 PG. 739

EX. ADDITIONAL DECELERATION-ACCELERATION LANE EASEMENT DB. 4441 PG. 640

EX. STORM DRAIN EASEMENT DB. 19446 PG. 1678

BENCHMARK #1
STORM MANHOLE
N: 9,993,891.11
E: 11,822,705.69
ELEVATION: 419.58

BENCHMARK #2
SANITARY MANHOLE
N: 9,994,395.67
E: 11,824,178.31
ELEVATION: 413.42

EX. STORMWATER DETENTION WATERSHED LINE DB. 4740 PG. 0001

EX. STORM DRAIN EASEMENT DB. 19446 PG. 1678

EX. STORM BRICK BUILDING

EX. STORM BRICK BUILDING

EX. TRASH ENCLOSURE

EX. CONC. PAD

EX. TRANSFORMER

EX. EMBANKMENT & VEGETATION

EX. CONC. STEPS

EX. A/C

EX. WOOD FENCE

EX. RETAINING WALL

EX. PARKING STORE (TYP.)

EX. CONC. RETAINING WALL

EX. BRICK RETAINING WALL

EX. CONC. SIDEWALK

EX. CURB

EX. RAMP

EX. C&G

EX. CMP

EX. STORM MANHOLE

EX. STORM INLET

EX. SANITARY MANHOLE

EX. WATER VALVE

EX. FIRE HYDRANT

EX. WATER METER

EX. GAS VALVE

EX. GAS METER

EX. GAS LINE

EX. UTILITY POLE

EX. LIGHT POLE

EX. TRAFFIC SIGNAL

EX. OVERHEAD WIRES

EX. UNDERGROUND ELECTRIC

EX. UNDERGROUND TELEPHONE

EX. UNDERGROUND GAS

EX. UNDERGROUND WATER

EX. UNDERGROUND STORM

EX. UNDERGROUND SANITARY

EX. UNDERGROUND COMMUNICATIONS

EX. UNDERGROUND FIBER OPTIC

EX. UNDERGROUND CABLE TV

EX. UNDERGROUND ELECTRIC

EX. UNDERGROUND TELEPHONE

EX. UNDERGROUND GAS

EX. UNDERGROUND WATER

EX. UNDERGROUND STORM

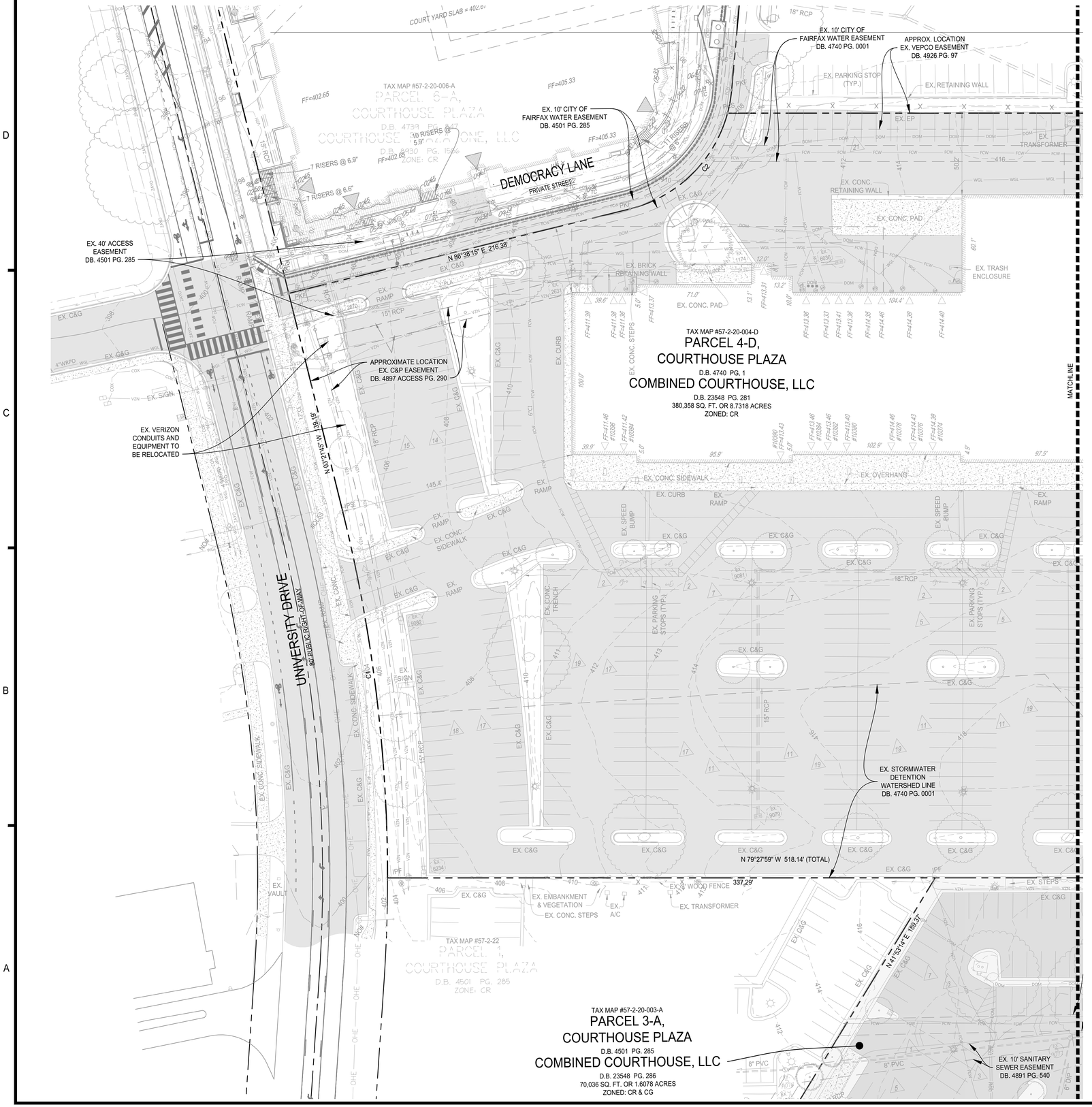
EX. UNDERGROUND SANITARY

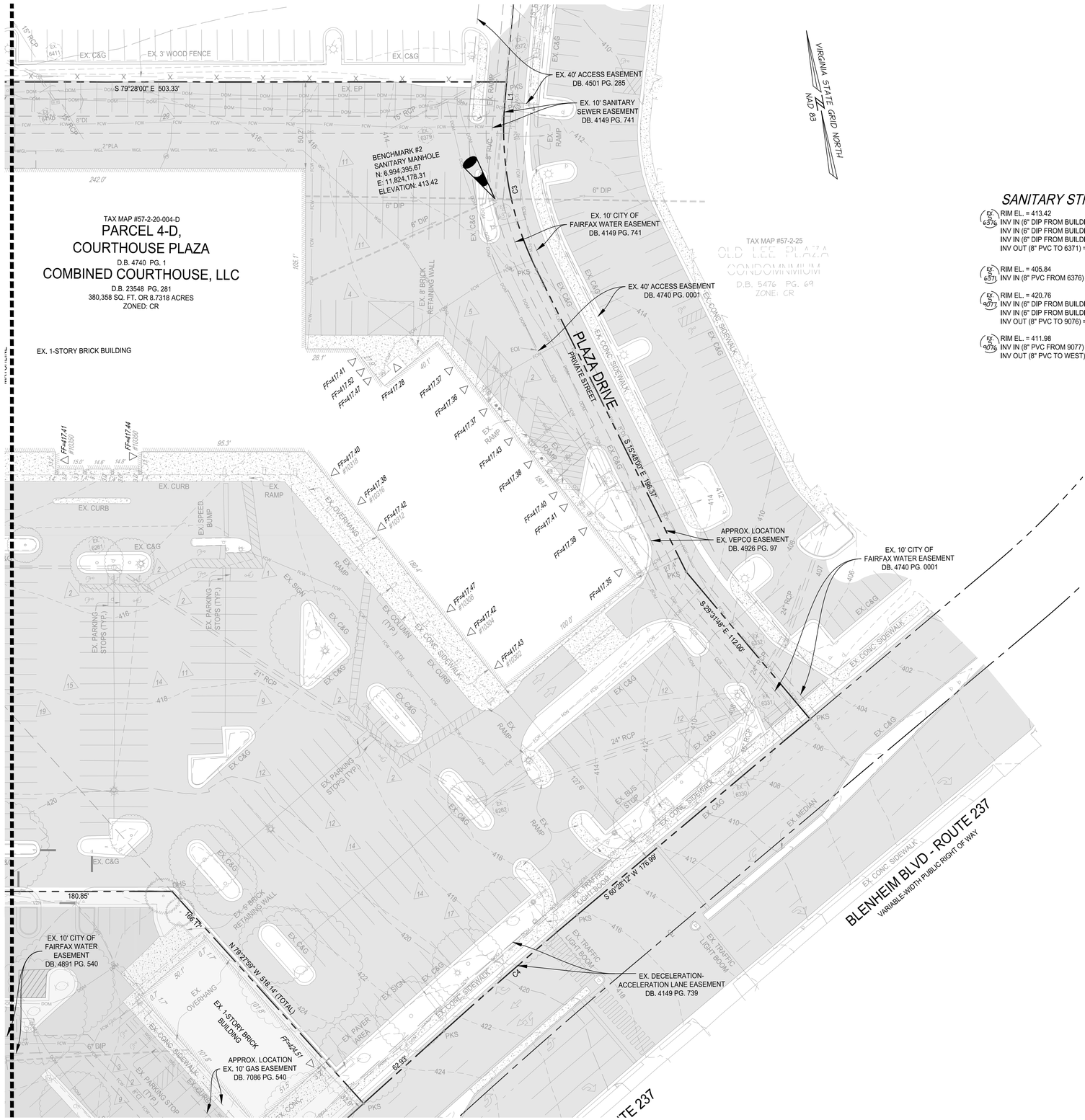
EX. UNDERGROUND COMMUNICATIONS

EX. UNDERGROUND FIBER OPTIC

EX. UNDERGROUND CABLE TV

EX. OVERHEAD WIRES


DEMOCRACY LANE
PRIVATE STREET
N 86°38'15" E 216.38'
UNIVERSITY DRIVE
80' PUBLIC RIGHT-OF-WAY
N 02°21'45" W 139.19'
N 79°27'59" W 518.14' (TOTAL)
337.29'
N 41°53'17" E 169.37'
EX. 10' CITY OF FAIRFAX WATER EASEMENT DB. 4740 PG. 0001
APPROX. LOCATION EX. VEPCO EASEMENT DB. 4926 PG. 97
EX. 10' CITY OF FAIRFAX WATER EASEMENT DB. 4501 PG. 285
EX. 40' ACCESS EASEMENT DB. 4501 PG. 285
APPROXIMATE LOCATION EX. C&P EASEMENT DB. 4897 ACCESS PG. 290
EX. VERIZON CONDUITS AND EQUIPMENT TO BE RELOCATED
EX. STORMWATER DETENTION WATERSHED LINE DB. 4740 PG. 0001
EX. 10' SANITARY SEWER EASEMENT DB. 4891 PG. 540
TAX MAP #57-2-20-004-D
PARCEL 4-D,
COURTHOUSE PLAZA
D.B. 4740 PG. 1
COMBINED COURTHOUSE, LLC
D.B. 23548 PG. 281
380,358 SQ. FT. OR 8.7318 ACRES
ZONED: CR
TAX MAP #57-2-20-003-A
PARCEL 3-A,
COURTHOUSE PLAZA
D.B. 4501 PG. 285
COMBINED COURTHOUSE, LLC
D.B. 23548 PG. 286
70,036 SQ. FT. OR 1.6078 ACRES
ZONED: CR & CG
TAX MAP #57-2-20-006-A
PARCEL 6-A
COURTHOUSE PLAZA
D.B. 4739 PG. 47
COURTHOUSE PLAZA ONE, LLC
D.B. 4930 PG. 1856
ZONE: CR
TAX MAP #57-2-22
PARCEL 1,
COURTHOUSE PLAZA
D.B. 4501 PG. 285
ZONE: CR
EX. CONC. PAD
EX. BRICK RETAINING WALL
EX. CONC. RETAINING WALL
EX. TRASH ENCLOSURE
EX. TRANSFORMER
EX. CONC. STEPS
EX. CONC. SIDEWALK
EX. OVERHANG
EX. CURB
EX. RAMP
EX. SPEED BUMP
EX. PARKING STOPS (TYP.)
EX. CONC. TRENCH
EX. EMBANKMENT & VEGETATION
EX. WOOD FENCE
EX. VAULT
EX. SIGN
EX. PARKING STOP (TYP.)
EX. RETAINING WALL
EX. EP
EX. C&G
EX. CURB
EX. STEPS
EX. A/C
EX. VAULT
EX. 6036
EX. 9081
EX. 9082
EX. 9079
EX. 6234
EX. 9083
EX. 9084
EX. 9085
EX. 9086
EX. 9087
EX. 9088
EX. 9089
EX. 9090
EX. 9091
EX. 9092
EX. 9093
EX. 9094
EX. 9095
EX. 9096
EX. 9097
EX. 9098
EX. 9099
EX. 9100
EX. 9101
EX. 9102
EX.


TAX MAP #57-2-20-004-D
PARCEL 4-D,
COURTHOUSE PLAZA
D.B. 4740 PG. 1
COMBINED COURTHOUSE, LLC
D.B. 23548 PG. 281
380,358 SQ. FT. OR 8.7318 ACRES
ZONED: CR
EX. 1-STORY BRICK BUILDING
TAX MAP #57-2-25
OLD LEE PLAZA
CONDOMINIUM
D.B. 5476 PG. 69
ZONE: CR
VIRGINIA STATE GRID NORTH
NAD 83
PLAZA DRIVE
PRIVATE STREET
BLENHEIM BLVD - ROUTE 237
VARIABLE-WIDTH PUBLIC RIGHT OF WAY
EX. 40' ACCESS EASEMENT
DB. 4501 PG. 285
EX. 10' SANITARY
SEWER EASEMENT
DB. 4149 PG. 741
EX. 10' CITY OF
FAIRFAX WATER EASEMENT
DB. 4149 PG. 741
EX. 40' ACCESS EASEMENT
DB. 4740 PG. 0001
APPROX. LOCATION
EX. VEPCO EASEMENT
DB. 4926 PG. 97
EX. 10' CITY OF
FAIRFAX WATER EASEMENT
DB. 4740 PG. 0001
EX. 10' CITY OF
FAIRFAX WATER
EASEMENT
DB. 4891 PG. 540
APPROX. LOCATION
EX. 10' GAS EASEMENT
DB. 7086 PG. 540
EX. DECELERATION-
ACCELERATION LANE EASEMENT
DB. 4149 PG. 739
BENCHMARK #2
SANITARY MANHOLE
N: 6,994,395.67
E: 11,824,178.31
ELEVATION: 413.42
S 79°28'00" E 503.33'
S 79°28'00" E 503.33'
S 59°31'48" E 172.00'
S 60°26'12" W 176.99'
N 79°27'59" W 516.14' (TOTAL)
242.0'
105.1'
28.1'
85.3'
180.85'
166.77'
62.35'
EX. 15" RCP
EX. 3' WOOD FENCE
EX. C&G
EX. EP
EX. RAMP
EX. 8" DI
EX. 8" PVC
EX. 6" DIP
EX. 24" RCP
EX. 21" RCP
EX. 8' BRICK RETAINING WALL
EX. CONC. SIDEWALK
EX. CURB
EX. SPEED BUMP
EX. PARKING STOPS (TYP.)
EX. SIGN
EX. OVERHANG
EX. COLUMN (TYP.)
EX. PAVER AREA
EX. TRAFFIC LIGHT BOOM
EX. BUS STOP
EX. MEDIAN
EX. DHS
EX. 1-STORY BRICK BUILDING
EX. 6" DIP
EX. 8" CONC.
EX. PARKING STOP (TYP.)
EX. CONC. SIDEWALK
EX. CURB
EX. EXPANSION JOINT
EX. CONC. SIDEWALK
EX. CONC. SIDEWALK
EX. CONC. SIDEWALK

DATE	REVISION
11/09/23	SPECIAL EXCEPTION PLAN SUBMISSION #1
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christopher consultants now IMEG
4035 Ridge Top Rd, Suite 601
Fairfax, VA 22030 P 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
05/15/2025
PROFESSIONAL ENGINEER

COURTHOUSE PLAZA
SPECIAL EXCEPTION PLAN
CITY OF FAIRFAX, VIRGINIA

MARK	DATE	DESCRIPTION

PROJECT No.: 16148.001.00
DRAWING No.: 109632
DATE: 03/21/2023
SCALE: 1"=50'
DESIGN: EG
DRAWN: JS
CHECKED: EG

SHEET TITLE:

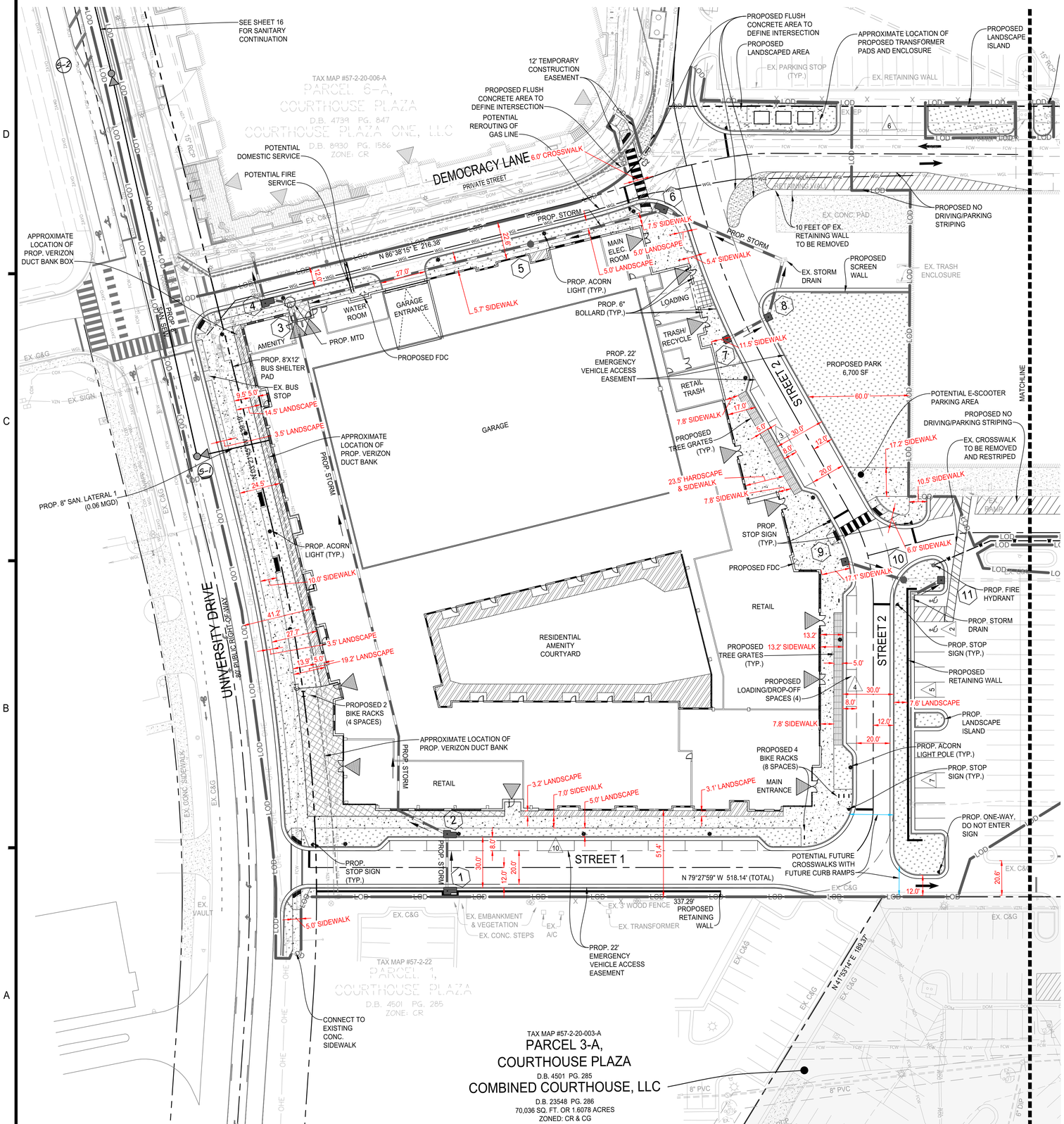
OVERALL SITE PLAN

SHEET No.
5

50 25 0 50 100
HORIZONTAL GRAPHIC SCALE
1" = 50'

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY OF FAIRFAX STANDARDS AND SPECIFICATIONS

P:\FX\Projects\16148\00100\112599 Courthouse Plaza MDP\5 OVERALL MASTER DEVELOPMENT PLAN.dwg, 5/15/2025 3:23:17 PM, Niquir F. Jacquement, 1:2.8055, christopher consultants, ltd



ZONING ORDINANCE REQUIREMENTS FOR COMMERCIAL RETAIL (CR)

DENSITY: 24 UNITS/ACRE

LOT AREA: 20,000 SF MINIMUM

REQUIRED YARDS:
FRONT, MAXIMUM: 93'
FRONT, MINIMUM: 20'

BUILDING HEIGHT: 5 STORIES / 60' MAXIMUM

BUILDING COVERAGE: 60% MAXIMUM

LOT COVERAGE: 85% MAXIMUM

TREE CANOPY: 10% MINIMUM

VIRGINIA STATE GRID NORTH
NAD 83

DATE	REVISION
11/09/23	SPECIAL EXCEPTION PLAN SUBMISSION #1
05/17/24	SPECIAL EXCEPTION PLAN SUBMISSION #2
12/20/24	SPECIAL EXCEPTION PLAN SUBMISSION #3
05/15/25	SPECIAL EXCEPTION PLAN SUBMISSION #4

ZONING ORDINANCE REQUIREMENTS FOR OLD TOWN FAIRFAX TRANSITION OVERLAY DISTRICT (TOD)

AREA: NO MINIMUM AREA IS REQUIRED PER SECTION 3.7.3.C.1. OF THE ZONING ORDINANCE.

BUILDING HEIGHT: 48 FEET MAXIMUM

REQUIRED YARDS:
FRONT AND SIDE (STREET): 0 FEET FOR 50% OF LENGTH WITH 10 FEET MAXIMUM FOR THE REMAINDER.
SIDE (INTERIOR): NONE
REAR: NONE

TRANSITIONAL YARD: NO TRANSITIONAL YARD IS REQUIRED PER SECTION 3.7.3.C.3. OF THE ZONING ORDINANCE.

LOT COVERAGE: 90% MAXIMUM

BUILDING COVERAGE: 80% MAXIMUM

BULK PLANE: NO REQUIREMENTS PER SECTION 3.7.3.C.6. OF THE ZONING ORDINANCE.

SIDEWALK: PROVIDE A 10 FOOT SIDEWALK ON SITE WHERE THERE IS NOT A 10 FOOT SIDEWALK ADJACENT TO A PROPOSED BUILDING SITE.

OFF-STREET PARKING: 50% REDUCTION FOR ALL USES, PROVIDED THAT EACH DWELLING UNIT SHALL HAVE NO LESS THAN 1.5 SPACES.

NOTE: REQUIREMENTS FOR THE TOD TAKE PRECEDENT OVER THE REQUIREMENTS OF THE CR ZONE. SEE SHEET 1 FOR SPECIAL EXCEPTIONS OF CERTAIN TOD STANDARDS.

PROPOSED TABULATIONS FOR DEVELOPMENT PROGRAM

BASED ON SECTION 3.7.1. OF THE ZONING ORDINANCE, WHERE THE REQUIREMENT FOR EACH STANDARD IS LISTED ABOVE FOR BOTH THE CR AND THE TOD THEN THE REQUIREMENT FOR THE TOD WILL BE APPLICABLE. IF THE REQUIREMENT IS UNIQUE TO EITHER THE CR OR THE TOD THE RESPECTIVE REQUIREMENT WILL PREVAIL. THE APPLICABLE REQUIREMENT HAS BEEN LISTED BELOW FOR EACH ITEM.

SITE AREA
REQUIRED: 20,000 SF (CR)
PROVIDED: 8.73 AC (380,279 SF)

EX. IMPERVIOUS: 348,845 SF
EX. PERVIOUS: 31,434 SF

PROP. IMPERVIOUS: 344,235 SF
PROP. PERVIOUS: 36,044 SF

DENSITY
PERMITTED: 24 UNITS/ACRE
PROVIDED: UP TO 315 UNITS, 36.1 DWELLING UNITS/ACRE (SEE SHEET 1 NOTE 17.2. FOR SPECIAL EXCEPTION REQUEST)
12,000 SF OF RETAIL FLOOR AREA

(NOTE: APPROXIMATELY 75% OF THE GROUND FLOOR WILL BE FOR NON-RESIDENTIAL USE. SEE SHEET 1 NOTE 17.1. FOR SPECIAL EXCEPTION REQUEST)

315 DWELLING UNITS IS THE MAXIMUM PROPOSED, SEE UNIT MIX CHART BELOW FOR PRELIMINARY SUMMARY OF UNIT TYPES

POTENTIAL UNIT MIX CHART

UNIT TYPE	# OF UNITS	UNIT %
STUDIO	48	15
1 BR	160	51
1 BR DEN	27	9
2 BR	72	23
3 BR	8	2
TOTALS	315	100

NOTE: NO LESS THAN 6% OF UNITS WILL BE DESIGNATED AS AFFORDABLE DWELLING UNITS (ADU). THE DESIGNATED ADUs WILL BE PROVIDED IN COMPLIANCE WITH THE COMPARABILITY, SIMILARITY, INTERSPERSING AND ALL OTHER PROVISIONS OF SECTION 3.9 OF THE ZONING ORDINANCE.

BUILDING HEIGHT
PERMITTED: 48' MAXIMUM (TOD)
PROVIDED: BUILDING A = 71'
BUILDING B = 68'
(SEE SHEET 1 NOTE 17.3. FOR SPECIAL EXCEPTION REQUEST)

NOTE: PROPOSED GROSS FLOOR AREA IS 333,000 SF

REQUIRED YARDS
REQUIRED: 0-10 FEET (TOD)
PROVIDED: 10.5' (UNIVERSITY DRIVE) (COMPLIANCE PER SECTION 3.7.3.C.3.b.2. OF THE ZONING ORDINANCE)
127.6' (BLENHEIM BOULEVARD)

LOT COVERAGE
PERMITTED: 90% OF SITE AREA MAXIMUM (TOD)

EXISTING: 91.7% OR 348,845 SF
PROPOSED: 90.5% OR 344,235 SF

BUILDING COVERAGE
PERMITTED: 80% OF SITE AREA MAXIMUM (TOD)
EXISTING: 22.5% OR 85,342 SF
PROPOSED: 39.8% OR 151,144 SF

NOTE: EXISTING BUILDING AREA TO BE DEMOLISHED IS 25,153 SF

SIDEWALK
REQUIRED: 10' (TOD)
PROVIDED: 10' MINIMUM ALONG UNIVERSITY DRIVE
5.0' MINIMUM ON PROPERTY
10' ALONG BLENHEIM BOULEVARD

TREE CANOPY
REQUIRED: 10% OF SITE AREA OR 38,028 SF (CR)
EXISTING: 9.0% OR 33,999 SF
PROPOSED: 10.0% OR 38,120 SF

PARKING
REQUIRED:

RESIDENTIAL
1.5 SPACES PER UNIT = 315 UNITS X (1.5 SPACES / UNIT) = 473 SPACES (INCLUDING 9 ADA SPACES; 2 SPACES ARE REQUIRED TO BE VAN ACCESSIBLE)

RETAIL (EXISTING TO REMAIN + PROPOSED)
1 PER 200 SF X 50% REDUCTION = [(1 SPACE / 200 SF) X 58,000 SF] + [(1 SPACE / 200 SF) X 12,000 SF] = 350 SPACES
= 350 SPACES X 50% REDUCTION = 175 SPACES
(INCLUDING 6 ADA SPACES; 1 IS REQUIRED TO BE VAN ACCESSIBLE)
(NOTE: 50% REDUCTION PER THE TOD)

TOTAL REQUIRED SPACES = 648 SPACES

PROVIDED:
RESIDENTIAL
TOTAL SPACES: 447 SPACES
GARAGE PARKING: 430 SPACES (INCLUDING 9 ACCESSIBLE SPACES, 2 VAN ACCESSIBLE, AND 10 EV)

RETAIL (EXISTING TO REMAIN + PROPOSED)
261 SPACES (INCLUDING 13 ACCESSIBLE SPACES)
STREET PARKING: 17 SPACES

TOTAL PROVIDED = 708 SPACES

BICYCLE PARKING
REQUIRED: 20 SPACES (MULTI-FAMILY)
16 SPACES (EXISTING RETAIL TO REMAIN)
2 SPACES (PROPOSED RETAIL)
PROVIDED: 20 SPACES (IN GARAGE FOR MULTI-FAMILY)
22 SPACES (OUTSIDE FOR RETAIL)

PEDESTRIAN CIRCULATION - LOADING AREA NARRATIVE

THE SIDEWALK IS CONTINUOUS ALONG DEMOCRACY LANE AROUND THE CORNER SOUTH ALONG THE WEST SIDE OF STREET 2. THE PORTION OF SIDEWALK NEAR THE RESIDENT LOADING WILL HAVE A DIFFERENT SCORING PATTERN TO ALERT PEDESTRIANS OF A NEW ENVIRONMENT. BOLLARDS HAVE ALSO BEEN PLACED NEAR THE LOADING ENTRANCE. THE INTENT OF THIS DESIGN IS FOR THE MAIN ELEMENT TO BE THE SIDEWALK ALLOWING PEDESTRIAN ACCESS THROUGHOUT THE SITE. THE LOADING VEHICLES WILL CROSS PEDESTRIAN TRAFFIC. THE SIDEWALK ACROSS THE LOADING ENTRANCE WILL SLOPE TOWARDS THE GUTTER PAN AND MATCH GRADE. THIS WILL ALLOW VEHICLES TO CROSS THE SIDEWALK WITHOUT THE NEED OF A CURB CUT AND INTERRUPTING STORMWATER RUNOFF.

NOTE: ALL CURB TO BE CG-6 UNLESS OTHERWISE SPECIFIED.

HORIZONTAL GRAPHIC SCALE
30 15 0 30 60
1" = 30'

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY OF FAIRFAX STANDARDS AND SPECIFICATIONS

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COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
05/15/2025
PROFESSIONAL ENGINEER

COURTHOUSE PLAZA
SPECIAL EXCEPTION PLAN
CITY OF FAIRFAX, VIRGINIA

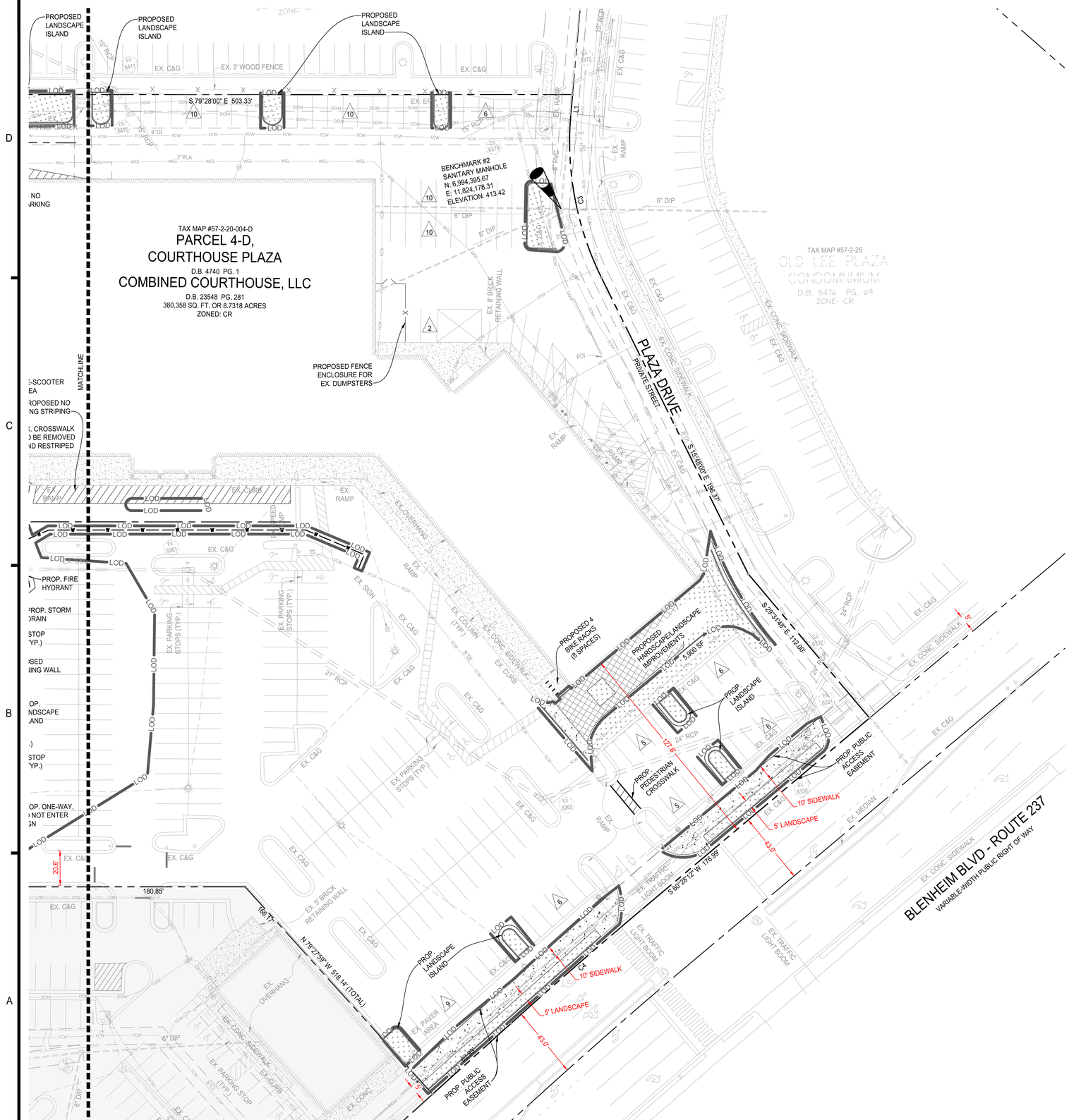
MARK	DATE	DESCRIPTION

PROJECT No.: 16148.001.00
DRAWING No.: 109632
DATE: 03/21/2023
SCALE: 1"=30'
DESIGN: EG
DRAWN: NL
CHECKED: EG

SHEET TITLE:

SITE PLAN

SHEET No.
6



VIRGINIA STATE GRID NORTH
NAD 83

DATE	REVISION
11/09/23	SPECIAL EXCEPTION PLAN SUBMISSION #1
05/17/24	SPECIAL EXCEPTION PLAN SUBMISSION #2
12/20/24	SPECIAL EXCEPTION PLAN SUBMISSION #3
05/15/25	SPECIAL EXCEPTION PLAN SUBMISSION #4

LEGEND

- LIMITS OF DISTURBANCE
- PROPOSED CURB & GUTTER
- PROPOSED SIDEWALK
- PROPOSED BUILDING
- PROPOSED SANITARY SEWER
- PROPOSED WATERLINE
- PROPOSED STORM
- PROPOSED SIDEWALK
- PROPOSED SIDEWALK (LOADING DOCK AREA)
- PROPOSED DETECTABLE WARNING SURFACE
- PROPOSED LANDSCAPE
- PROPOSED HARDSCAPE
- PROPOSED STRIPING
- PROPOSED LIGHT
- PROPOSED SIGN
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE DEPARTMENT CONNECTION
- PROPOSED BUILDING ENTRANCE
- PROPOSED PARKING COUNT
- PROPOSED ACCESSIBLE PARKING SPACE

HORIZONTAL GRAPHIC SCALE
1" = 30'

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY OF FAIRFAX STANDARDS AND SPECIFICATIONS

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COURTHOUSE PLAZA
SPECIAL EXCEPTION PLAN
CITY OF FAIRFAX, VIRGINIA

MARK	DATE	DESCRIPTION

PROJECT No.: 16148.001.00
DRAWING No.: 109632
DATE: 03/21/2023
SCALE: 1"=30'
DESIGN: EG
DRAWN: NL
CHECKED: EG

SHEET TITLE:

SITE PLAN

SHEET No.

6A

P:\FX\Projects\16148\00100\112599 Courthouse Plaza MDP\6 SITE PLAN.dwg, 5/15/2025 3:24:07 PM, Nicol F. Lacquement, 17.8055, christopher consultants, ltd

DATE	REVISION
11/09/23	SPECIAL EXCEPTION PLAN SUBMISSION #1
05/17/24	SPECIAL EXCEPTION PLAN SUBMISSION #2
12/20/24	SPECIAL EXCEPTION PLAN SUBMISSION #3
05/15/25	SPECIAL EXCEPTION PLAN SUBMISSION #4

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COURTHOUSE PLAZA
SPECIAL EXCEPTION PLAN
CITY OF FAIRFAX, VIRGINIA

DEMOCRACY LANE
PRIVATE STREET

UNIVERSITY DRIVE
80' PUBLIC R/W (RIGHT OF WAY)

TAX MAP #57-2-20-006-A
PARCEL 6-A,
COURTHOUSE PLAZA
D.B. 4739 PG. 847
COURTHOUSE PLAZA ONE, LLC
D.B. 4930 PG. 1586
ZONE: CR

TAX MAP #57-2-20-004-D
PARCEL 4-D,
COURTHOUSE PLAZA
D.B. 4740 PG. 1
COMBINED COURTHOUSE, LLC
D.B. 23548 PG. 281
380,358 SQ. FT. OR 8.7318 ACRES
ZONED: CR

TAX MAP #57-2-20-003-A
PARCEL 3-A,
COURTHOUSE PLAZA
D.B. 4501 PG. 285
COMBINED COURTHOUSE, LLC
D.B. 23548 PG. 286
70,036 SQ. FT. OR 1.6078 ACRES
ZONED: CR & CG

TAX MAP #57-2-22
PARCEL 1,
COURTHOUSE PLAZA
D.B. 4501 PG. 285
ZONE: CR

VIRGINIA STATE GRID NORTH
NAD 83

MATCHLINE

LEGEND

LOD	LIMITS OF CONSTRUCTION
412	PROPOSED CONTOUR
09 70	PROPOSED SPOT ELEVATION
	ROAD CENTERLINE
MA	MATCH EXISTING
TC	TOP OF CURB

30 15 0 30 60
HORIZONTAL GRAPHIC SCALE
1" = 30'

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY OF FAIRFAX STANDARDS AND SPECIFICATIONS

MARK	DATE	DESCRIPTION

PROJECT No.: 16148.001.00
DRAWING No.: 109632
DATE: 03/21/2023
SCALE: 1"=30'
DESIGN: EG
DRAWN: JS
CHECKED: EG

SHEET TITLE:

GRADING PLAN

SHEET No.
7

P:\FX\Projects\16148\00100\112599 Courthouse Plaza MDP\7 GRADING PLAN.dwg, 5/15/2025 3:24:52 PM, Nicu F. Lacpuenmi, 1:2.8055, christopher consultants, ltd

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DATE	REVISION
11/09/23	SPECIAL EXCEPTION PLAN SUBMISSION #1
05/17/24	SPECIAL EXCEPTION PLAN SUBMISSION #2
12/20/24	SPECIAL EXCEPTION PLAN SUBMISSION #3
05/15/25	SPECIAL EXCEPTION PLAN SUBMISSION #4

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COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
05/15/2025
PROFESSIONAL ENGINEER

TAX MAP #57-2-20-004-D
PARCEL 4-D,
COURTHOUSE PLAZA
D.B. 4740 PG. 1
COMBINED COURTHOUSE, LLC
D.B. 23548 PG. 281
380,358 SQ. FT. OR 8.7318 ACRES
ZONED: CR

TAX MAP #57-2-25
OLD LEE PLAZA
CONDOMINIUM
D.B. 5476 PG. 69
ZONE: CR

EX. 1-STORY BRICK BUILDING

MATCHLINE

PLAZA DRIVE
PRIVATE STREET

BLENHEIM BLVD - ROUTE 237
VARIABLE-WIDTH PUBLIC RIGHT OF WAY

ROUTE 237
VARIABLE-WIDTH PUBLIC RIGHT OF WAY

BENCHMARK #2
SANITARY MANHOLE
N: 6,994,395.67
E: 11,824,178.31
ELEVATION: 413.42

VIRGINIA STATE GRID NORTH
NAD 83

S 79°28'00" E 503.33'

S 15°48'00" E 106.32'

S 29°31'48" E 112.00'

S 60°28'12" W 176.99'

N 79°27'59" W 518.14' (TOTAL)

N 41°53'14" E 189.37'

W 518.14' (TOTAL)

180.85'

106.7'

242.0'

105.1'

97.5'

85.3'

28.1'

180.1'

101.8'

90.1'

PROPOSED SCREEN WALL

EX. TRASH ENCLOSURE

EX. CONC. PAD

EX. PARKING STOP (TYP.)

EX. RETAINING WALL

EX. 3' WOOD FENCE

EX. 6' BRICK RETAINING WALL

EX. CONC. SIDEWALK

EX. CURB

EX. C&G

EX. RAMP

EX. OVERHANG

EX. PAVER AREA

EX. TRAFFIC LIGHT BOOM

EX. MEDIAN

EX. SIGN

EX. PARKING STOPS (TYP.)

EX. COLUMN (TYP.)

EX. DEPRESSED RAMP

PROP. STORM

PROPOSED RETAINING WALL

RETAIL
FF=412.50

FF=412.50

FF=415.00
MAIN ENTRANCE

FF=412.50

TW=415.00
BW=415.00

TW=417.00
BW=414.00

TW=419.00
BW=416.00

TW=418.80
BW=418.60

FF=417.41
FF=417.52
FF=417.47
FF=417.28
FF=417.37
FF=417.36
FF=417.37
FF=417.43
FF=417.38
FF=417.40
FF=417.41
FF=417.38
FF=417.35
FF=417.40
FF=417.39
FF=417.42
FF=417.47
FF=417.42
FF=417.43
FF=424.51

LEGEND

LOD	LIMITS OF CONSTRUCTION
412	PROPOSED CONTOUR
09 70	PROPOSED SPOT ELEVATION
	ROAD CENTERLINE
MA	MATCH EXISTING
TC	TOP OF CURB

30 15 0 30 60
HORIZONTAL GRAPHIC SCALE
1" = 30'

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY OF FAIRFAX STANDARDS AND SPECIFICATIONS

COURTHOUSE PLAZA
SPECIAL EXCEPTION PLAN
CITY OF FAIRFAX, VIRGINIA

MARK	DATE	DESCRIPTION

PROJECT No.: 16148.001.00
DRAWING No.: 109632
DATE: 03/21/2023
SCALE: 1"=30'
DESIGN: EG
DRAWN: JS
CHECKED: EG

SHEET TITLE:

GRADING PLAN

SHEET No.
7A

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DATE	REVISION
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05/17/24	SPECIAL EXCEPTION PLAN SUBMISSION #2
12/20/24	SPECIAL EXCEPTION PLAN SUBMISSION #3
05/15/25	SPECIAL EXCEPTION PLAN SUBMISSION #4

TAX MAP #57-2-20-004-D
PARCEL 4-D,
COURTHOUSE PLAZA
D.B. 4740 PG. 1
COMBINED COURTHOUSE, LLC
D.B. 23548 PG. 281
380,358 SQ. FT. OR 8.7318 ACRES
ZONED: CR

TAX MAP #57-2-20-003-A
PARCEL 3-A,
COURTHOUSE PLAZA
D.B. 4501 PG. 285
COMBINED COURTHOUSE, LLC
D.B. 23548 PG. 286
70,036 SQ. FT. OR 1.6078 ACRES
ZONED: CR & CG

TAX MAP #57-2-20-006-A
PARCEL 6-A,
COURTHOUSE PLAZA
D.B. 4739 PG. 847
COURTHOUSE PLAZA ONE, LLC
D.B. 8930 PG. 1586
ZONE: CR

TAX MAP #57-2-22
PARCEL 1,
COURTHOUSE PLAZA
D.B. 4501 PG. 285
ZONE: CR

DEMOCRACY LANE
PRIVATE STREET

UNIVERSITY DRIVE
80' PUBLIC RIGHT-OF-WAY

VIRGINIA STATE GRID NORTH
NAD 83

*BUILDING A - starts at pt. "A" and goes clockwise
*BUILDING B - starts at PT. "B" and goes clockwise

BUILDING A	
AFG POINT	ELEVATION
1	410.97
2	410.77
3	410.57
4	410.60
5	410.60
6	411.85
7	412.10
8	412.00
9	412.00
10	412.00
11	412.50
12	412.50
13	412.50
14	412.50
15	412.50
16	412.50
17	412.50
18	412.50
19	412.50
20	412.50
21	412.50
22	414.00
23	414.50
24	415.00
25	415.00
26	414.40
27	413.62
28	412.72
AFG	**412.5**

BUILDING B	
AFG POINT	ELEVATION
1	411.90
2	410.95
3	410.00
4	409.05
5	408.01
6	407.15
7	406.20
8	405.24
9	404.29
10	403.34
11	403.00
12	403.00
13	403.08
14	403.16
15	403.26
16	403.36
17	403.46
18	403.40
19	403.36
20	403.26
21	403.16
22	403.06
23	402.96
24	402.86
25	402.80
26	402.70
27	402.62
28	403.74
29	404.50
30	406.08
31	407.43
32	408.00
33	409.57
34	410.24
35	410.62
AFG	**405.4**

30 15 0 30 60
HORIZONTAL GRAPHIC SCALE
1" = 30'

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY OF FAIRFAX STANDARDS AND SPECIFICATIONS

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05/15/2025
PROFESSIONAL ENGINEER

COURTHOUSE PLAZA
SPECIAL EXCEPTION PLAN
CITY OF FAIRFAX, VIRGINIA

MARK	DATE	DESCRIPTION

PROJECT No.: 16148.001.00
DRAWING No.: 109632
DATE: 03/21/2023
SCALE: 1"=30'
DESIGN: EG
DRAWN: JS
CHECKED: EG

SHEET TITLE:

AVERAGE FINISHED GRADE EXHIBIT

SHEET No.
8

P:\FX\Projects\16148\00100\112599 Courthouse Plaza MDP\8 AVERAGE FINISHED GRADE EXHIBIT.dwg, 5/15/2025 3:25:47 PM, Nigel F. Lacquement, 12.8055, christopher consultants, ltd

TOTAL DISTURBED AREA = 4.82 AC
UTILITY WORK = 0.16 AC
REMAINING DISTURBED AREA = 4.66 AC

VIRGINIA STATE GRID NORTH
NAD 83

DATE	REVISION
11/09/23	SPECIAL EXCEPTION PLAN SUBMISSION #1
05/17/24	SPECIAL EXCEPTION PLAN SUBMISSION #2
12/20/24	SPECIAL EXCEPTION PLAN SUBMISSION #3
05/15/25	SPECIAL EXCEPTION PLAN SUBMISSION #4

40 20 0 40 80
HORIZONTAL GRAPHIC SCALE
1" = 40'

TO: EX. 2670
A = 0.48 AC.
(IMP=0.38,
MT=0.10)

TO: EX. 1174
A = 0.10 AC.
(IMP=0.10,
MT=0.00)

TO: ROOF DRAINS
A = 0.58 AC.
(IMP=0.58,
MT=0.00)

TO: EX. 2759
A = 0.34 AC.
(IMP=0.31,
MT=0.03)

TO: EX. 6036
A = 0.03 AC.
(IMP=0.03,
MT=0.00)

TO: OFF-SITE
A = 0.12 AC.
(IMP=0.08,
MT=0.04)

TO: OFF-SITE
A = 0.15 AC.
(IMP=0.11,
MT=0.04)

TO: OFF-SITE
A = 0.10 AC.
(IMP=0.04,
MT=0.06)

TO: OFF-SITE
A = 0.13 AC.
(IMP=0.10,
MT=0.03)

TO: EX. 9082
A = 0.70 AC.
(IMP=0.62,
MT=0.08)

TO: EX. 6234
A = 0.47 AC.
(IMP=0.43,
MT=0.04)

TO: EX. 9081
A = 0.60 AC.
(IMP=0.57,
MT=0.03)

TO: EX. 9079
A = 0.30 AC.
(IMP=0.29,
MT=0.01)

TO: EX. 6261
A = 0.19 AC.
(IMP=0.19,
MT=0.00)

PRE-DEVELOPED

LEGEND

IMPERVIOUS = 4.27 AC

MANAGED TURF = 0.55 AC

NOTES
1. SEE SHEET 10 FOR THE POST-DEVELOPMENT BMP MAP
2. SEE SHEETS 11-12 FOR THE VRM SPREADSHEET

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COURTHOUSE PLAZA
SPECIAL EXCEPTION PLAN

CITY OF FAIRFAX, VIRGINIA

MARK	DATE	DESCRIPTION

PROJECT No.: 16148.001.00
DRAWING No.: 109632
DATE: 03/21/2023
SCALE: 1"=40'
DESIGN: EG
DRAWN: JS
CHECKED: EG

SHEET TITLE:

BMP NARRATIVE & PRE DEVELOPMENT BMP MAP

SHEET No.
9

P:\FX\Projects\16148\00100\112599 Courthouse Plaza MDP\9 PRE & POST DEVELOPMENT BMP MAP & SWM NARRATIVE.dwg, 5/15/2025 3:26:43 PM, Nigel F. Lacquement, 12.8055, christopher consultants, ltd

TO: PROP. 4
A = 0.33 AC.
(IMP=0.30,
MT=0.03)

TO: PROP. AD1
A = 0.11 AC.
(IMP=0.02,
MT=0.09)

BMP - FILTERING DEVICE
TO: PROP. AD2
A = 0.11 AC.
(IMP=0.01,
MT=0.10)

BMP - FILTERING DEVICE
TO: EX. 6036
A = 0.17 AC.
(IMP=0.16,
MT=0.01)

TO: OFF-SITE
A = 0.06 AC.
(IMP=0.01,
MT=0.05)

BMP - FILTERING DEVICE
TO: ROOF DRAINS
A = 1.69 AC.
(IMP=1.69,
MT=0.00)

TO: OFF-SITE
A = 0.12 AC.
(IMP=0.09,
MT=0.03)

TO: OFF-SITE
A = 0.13 AC.
(IMP=0.11,
MT=0.02)

TO: OFF-SITE
A = 0.15 AC.
(IMP=0.11,
MT=0.04)

TO: ROOF DRAINS
A = 0.47 AC.
(IMP=0.47,
MT=0.00)

BMP - FILTERING DEVICE
TO: PROP. 2
A = 0.22 AC.
(IMP=0.17,
MT=0.05)

BMP - FILTERING DEVICE
TO: PROP. 1
A = 0.12 AC.
(IMP=0.10,
MT=0.02)

TO: PROP. 7
A = 0.14 AC.
(IMP=0.13,
MT=0.01)

TO: PROP. 8
A = 0.28 AC.
(IMP=0.20,
MT=0.08)

TO: EX. 6261
A = 0.19 AC.
(IMP=0.19,
MT=0.00)

POST-DEVELOPED

TOTAL DISTURBED AREA = 4.82 AC
UTILITY WORK = 0.16 AC
REMAINING DISTURBED AREA = 4.66 AC

VIRGINIA STATE GRID NORTH
NAD 83

HORIZONTAL GRAPHIC SCALE
1" = 40'

BEST MANAGEMENT PRACTICE (BMP) NARRATIVE

THIS PROJECT USES THE VIRGINIA RUNOFF REDUCTION METHOD (VRRM) REDEVELOPMENT SPREADSHEET TO MEET THE STATE, PART IIB CRITERIA (9VAC25-870-65) AND CITY WATER QUALITY DESIGN CRITERIA. THE PROJECT SITE AREA FOR WATER QUALITY CALCULATION WILL INCLUDE ALL AREA WITHIN THE LIMITS OF CLEARING AND GRADING. ALL AREAS OUTSIDE OF THE LIMITS OF DISTURBANCE WILL BE CONSIDERED OFF-SITE AREAS AND WILL NOT BE INCLUDED IN THE VRRM CALCULATION BUT WILL BE INCLUDED IN THE SIZING OF THE BMP. TO MEET WATER QUALITY DESIGN CRITERIA AND PHOSPHOROUS REMOVAL, PROPRIETARY BMP FACILITY (JELLYFISH FILTER) AS IDENTIFIED ON THE VIRGINIA STORMWATER BMP CLEARINGHOUSE WEBSITE WILL BE USED. LOCATIONS AND SIZING OF BMP/SWM FACILITIES SHOWN ARE BASED ON A PRELIMINARY STUDY TO ENSURE COMPLIANCE WITH STATE AND CITY REQUIREMENTS. THE LOCATION AND TYPE OF FACILITY IS SUBJECT TO CHANGE WITH FINAL DESIGN.

LEGEND

IMPERVIOUS = 4.20 AC

MANAGED TURF = 0.62 AC

DRAINAGE AREA TO JELLYFISH

NOTES
1. SEE SHEET 9 FOR THE PRE-DEVELOPMENT BMP MAP
2. SEE SHEETS 11-12 FOR THE VRM SPREADSHEET

DATE	REVISION
11/09/23	SPECIAL EXCEPTION PLAN SUBMISSION #1
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05/15/25	SPECIAL EXCEPTION PLAN SUBMISSION #4

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COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
05/15/2025
PROFESSIONAL ENGINEER

COURTHOUSE PLAZA
SPECIAL EXCEPTION PLAN

CITY OF FAIRFAX, VIRGINIA

MARK	DATE	DESCRIPTION

PROJECT No.: 16148.001.00
DRAWING No.: 109632
DATE: 03/21/2023
SCALE: 1"=40'
DESIGN: EG
DRAWN: NL
CHECKED: EG

SHEET TITLE:
BMP NARRATIVE & POST DEVELOPMENT BMP MAP

SHEET No.
10

P:\FX\Projects\16148\00100\112599 Courthouse Plaza MDP\9 PRE & POST DEVELOPMENT BMP MAP & SWM NARRATIVE.dwg, 5/15/2025 3:26:50 PM, Nilpat F. Lacquement, 1:2.8055, christopher consultants, ltd

DEQ Virginia Runoff Reduction Method Re-Development Compliance Spreadsheet - **Version 4.1**

CLEAR ALL *(Ctrl+Shift+R)*

data input cells
constant values
calculation cells
final results

Project Name: Courthouse Plaza
Date: 12/20/2023
Linear Development Project? No

Site Information

Post-Development Project (Treatment Volume and Loads)

Enter Total Disturbed Area *(acres)* → 4.82

Maximum reduction required: 20%
The site's net increase in impervious cover (acres) is: 0
Post-Development TP Load Reduction for Site (lb/yr): 0.83

Check:
BMP Design Specifications List: 2024 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 (acres) -- undisturbed, protected forest or reforested land					0.00
Mixed Open (acres) -- undisturbed/infrequently maintained grass or shrub land					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed				0.55	0.55
Impervious Cover (acres)				4.27	4.27
					4.82

Post-Development Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest or reforested land					0.00
Mixed Open (acres) -- undisturbed/infrequently maintained grass or shrub land					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed				0.57	0.57
Impervious Cover (acres)				4.25	4.25
Area Check	OK.	OK.	OK.	OK.	4.82

Post-Development Requirement for Site Area

TP Load Reduction Required (lb/yr)	**0.83**

Nitrogen Loads (Informational Purposes Only)

Pre-ReDevelopment TN Load (lb/yr)	57.62
Final Post-Development TN Load	57.55

LAND COVER SUMMARY -- PRE-REDEVELOPMENT

Land Cover Summary-Pre		
Pre-ReDevelopment	**Listed**	**Adjusted[1]**
Forest Cover (acres)	0.00	0.00
Weighted Rv(forest)	0.00	0.00
Weighted Loading Rate(forest)	0.00	0.00
% Forest	0%	0%
Mixed Open Cover (acres)	0.00	0.00
Weighted Rv(mixed)	0.00	0.00
Weighted Loading Rate(mixed)	0.00	0.00
% Mixed Open	0%	0%
Managed Turf Cover (acres)	0.55	0.55
Weighted Rv(turf)	0.25	0.25
Weighted Loading Rate(turf)	0.85	0.85
% Managed Turf	11%	11%
Impervious Cover (acres)	4.27	4.27
Rv(impervious)	0.95	0.95
Weighted Loading Rate(impervious)	0.86	0.86
% Impervious	89%	89%
Total Site Area (acres)	**4.82**	**4.82**
Site Rv	**0.87**	**0.87**

Treatment Volume and Nutrient Load

Pre-ReDevelopment Treatment Volume (acre-ft)	0.3495	0.3495
Pre-ReDevelopment Treatment Volume (cubic feet)	15,224	15,224
Pre-ReDevelopment TP Load (lb/yr)	**4.13**	**4.13**
Pre-ReDevelopment TP Load per acre (lb/acre/yr)	0.86	0.86
Baseline TP Load (lb/yr) (0.26 lbs/acre/yr applied to pre-redevelopment area excluding pervious land proposed for new impervious cover)		*1.25*

[1] *Adjusted Land Cover Summary:*
Pre ReDevelopment land cover minus pervious land cover (forest, mixed open 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, 0.26 lbs/acre/year).

LAND COVER SUMMARY -- POST DEVELOPMENT

Land Cover Summary-Post (Final)	
Post ReDev. & New Impervious	
Forest Cover (acres)	0.00
Weighted Rv(forest)	0.00
Wgt. Ld. Rate(forest)	0.00
% Forest	0%
Mixed Open Cover (acres)	0.00
Weighted Rv(mixed)	0.00
Wgt. Ld. Rate(mixed)	0.00
% Mixed Open	0%
Managed Turf Cover (acres)	0.57
Weighted Rv (turf)	0.25
Wgt. Ld. Rate(turf)	0.85
% Managed Turf	12%
Impervious Cover (acres)	4.25
Rv(impervious)	0.95
Wgt. Ld. Rate(imperv.)	0.86
% Impervious	88%
Final Site Area (acres)	**4.82**
Final Post Dev Site Rv	**0.87**

Land Cover Summary-Post	
Post-ReDevelopment	
Forest Cover (acres)	0.00
Weighted Rv(forest)	0.00
Wgt. Ld. Rate(forest)	0.00
% Forest	0%
Mixed Open Cover (acres)	0.00
Weighted Rv(mixed)	0.00
Wgt. Ld. Rate(mixed)	0.00
% Mixed Open	0%
Managed Turf Cover (acres)	0.57
Weighted Rv (turf)	0.25
Wgt. Ld. Rate(turf)	0.85
% Managed Turf	12%
ReDev. Impervious Cover (acres)	4.25
Rv(impervious)	0.95
Wgt. Ld. Rate(imperv.)	0.86
% Impervious	88%
Total ReDev. Site Area (acres)	**4.82**
ReDev Site Rv	**0.87**

Land Cover Summary-Post	
Post-Development New Impervious	
New Impervious Cover (acres)	0.00
Rv(impervious)	--

Treatment Volume and Nutrient Load

Final Post-Development Treatment Volume (acre-ft)	0.3483	**Post-ReDevelopment Treatment Volume (acre-ft)**	0.3483	**Post-Development Treatment Volume (acre-ft)**	--
Final Post-Development Treatment Volume (cubic feet)	15,173	**Post-ReDevelopment Treatment Volume (cubic feet)**	15,173	**Post-Development Treatment Volume (cubic feet)**	--
Final Post-Development TP Load (lb/yr)	**4.13**	**Post-ReDevelopment Load (TP) (lb/yr)***	**4.13**	**Post-Development TP Load (lb/yr)**	--
Final Post-Development TP Load per acre (lb/acre/yr)	0.86	**Post-ReDevelopment TP Load per acre (lb/acre/yr)**	0.86		
		Max. Reduction Required (Below Pre-ReDevelopment Load)	**20%**		
		TP Load Reduction Required for Redeveloped Area (lb/yr)	**0.83**	**TP Load Reduction Required for New Impervious Area (lb/yr)**	**0**

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05/15/25	SPECIAL EXCEPTION PLAN SUBMISSION #4

Site Results (Water Quality Compliance) VRRM 4.1, 2024

Area Checks	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
FOREST (ac)	0.00	0.00	0.00	0.00	0.00	OK.
MIXED OPEN (ac)	0.00	0.00	0.00	0.00	0.00	OK.
MIXED OPEN AREA TREATED(ac)	0.00	0.00	0.00	0.00	0.00	OK.
MANAGED TURF AREA (ac)	0.53	0.00	0.00	0.00	0.00	OK.
MANAGED TURF AREA TREATED (ac)	0.18	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER (ac)	2.77	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER TREATED (ac)	2.13	0.00	0.00	0.00	0.00	OK.
AREA CHECK	OK.	OK.	OK.	OK.	OK.	

Site Treatment Volume (ft^3) 15,173

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)	2.83	0.00	0.00	0.00	0.00	2.83
TP LOAD REDUCTION ACHIEVED (lb/yr)	1.29	0.00	0.00	0.00	0.00	1.29
TP LOAD REMAINING (lb/yr)	1.54	0.00	0.00	0.00	0.00	1.54
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)	4.13
TP LOAD REDUCTION REQUIRED (lb/yr)	0.83
TP LOAD REDUCTION ACHIEVED (lb/yr)	1.29
TP LOAD REMAINING (lb/yr):	2.84
REMAINING TP LOAD REDUCTION REQUIRED (lb/yr):	0.00 **

** TARGET TP REDUCTION EXCEEDED BY 0.46 LB/YEAR **

Total Nitrogen (For Information Purposes)

POST-DEVELOPMENT LOAD (lb/yr)	57.55
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	0.00
REMAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr)	57.55

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COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
05/15/2025
PROFESSIONAL ENGINEER

COURTHOUSE PLAZA
SPECIAL EXCEPTION PLAN
CITY OF FAIRFAX, VIRGINIA

MARK | DATE | DESCRIPTION

PROJECT No.: 16148.001.00
DRAWING No.: 109632
DATE: 03/21/2023
SCALE: N/A
DESIGN: EG
DRAWN: JS
CHECKED: EG

SHEET TITLE:

ON-SITE VRRM COMPUTATION

SHEET No.
11

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Drainage Area A

VRRM 4.1, 2024

Drainage Area A Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv	Composite Loading P
Forest (acres)					0.00	0.00	0.00
Mixed Open (acres)					0.00	0.00	0.00
Managed Turf (acres)				0.53	0.53	0.25	0.85
Impervious Cover (acres)				2.77	2.77	0.95	0.86
				Total	3.30		

CLEAR BMP AREAS

Total Phosphorus Available for Removal in D.A. A (lb/yr)	2.83
Post Development Treatment Volume in D.A. A (ft^3)	10,033

Stormwater Best Management Practices (RR = Runoff Reduction)

--Select from dropdown lists--

Practice	Runoff Reduction Credit (%)	Mixed Open Credit Area (acres)	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
16. Manufactured Treatment Devices (no RR)														
16.b. Manufactured Treatment Device-Filtering	0		0.18	2.13	0	0	7,509	7,509	65	0.00	1.98	1.29	0.69	

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SPECIAL EXCEPTION PLAN

CITY OF FAIRFAX, VIRGINIA

MARK	DATE	DESCRIPTION

PROJECT No.: 16148.001.00
DRAWING No.: 109632
DATE: 03/21/2023
SCALE: N/A
DESIGN: EG
DRAWN: JS
CHECKED: EG

SHEET TITLE:

ON-SITE VRRM COMPUTATION

SHEET No.

12

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BMP MAINTENANCE AGREEMENT NOTE:
THE BMP FACILITY IS TO BE PRIVATELY MAINTAINED. THE APPLICANT SHALL EXECUTE A MAINTENANCE SERVICE CONTRACT WITH A PRIVATE CONTRACTOR FOR A MINIMUM OF THREE YEARS. A COPY OF THE CONTRACT SHALL BE PLACED IN THE BMP OPERATION AND MAINTENANCE MANUAL. PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, A COPY OF THE CONTRACT SHALL BE SUBMITTED TO THE COUNTY. THE APPLICANT SHALL PREPARE AN OWNER'S OPERATION AND MAINTENANCE MANUAL FOR ALL THE BEST MANAGEMENT PRACTICES (BMPS) USED ON SITE. THE MANUAL SHALL INCLUDED AT MINIMUM: AN EXPLANATION OF THE FUNCTIONS AND OPERATIONS OF THE BMP(S); DRAWINGS AND DIAGRAMS OF THE BMP(S) AND ANY SUPPORTING UTILITIES; CATALOG CUTS ON MAINTENANCE REQUIREMENTS; MANUFACTURER CONTACT NAMES AND PHONE NUMBERS; A COPY OF THE EXECUTED MAINTENANCE SERVICE CONTRACT; AND A COPY OF THE MAINTENANCE AGREEMENT WITH THE CITY. PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, A COPY OF THE OPERATION AND MAINTENANCE MANUAL SHALL BE SUBMITTED TO THE CITY ON A DIGITAL MEDIA.

DESIGN PROFESSIONAL INSPECTION NOTE:
THE STORMWATER BEST MANAGEMENT PRACTICES (BMPS) REQUIRED FOR THIS PROJECT SHALL BE CONSTRUCTED AND INSTALLED UNDER THE DIRECT SUPERVISION OF THE DESIGN PROFESSIONAL OR HIS DESIGNATED REPRESENTATIVE. PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, THE DESIGN PROFESSIONAL SHALL SUBMIT A WRITTEN CERTIFICATION TO THE DIRECTOR OF T&ES THAT THE BMPS ARE:
A. CONSTRUCTED AND INSTALLED AS DESIGNED AND IN ACCORDANCE WITH THE APPROVED FINAL SITE PLAN.
B. CLEAN AND FREE OF DEBRIS, SOIL, AND LITTER BY EITHER HAVING BEEN INSTALLED OR BROUGHT INTO SERVICE AFTER SITE WAS STABILIZED.
C. ALL REPORTING OF SPECIFICATIONS, MATERIAL TESTING, CONSTRUCTION AND INSTALLATION SHALL BE SENT TO THE URBAN FOREST MANAGEMENT DIVISION FOR REVIEW FOR COMPLIANCE WITH PROFFER 00 (ZO-00-000.00)

PROPRIETARY PRODUCT NOTES:
THE CONTRACTOR SHALL CONTACT THE MANUFACTURER AND OBTAIN THE MOST CURRENT SPECIFICATIONS AND INSTALLATION GUIDELINES PRIOR TO INITIATING WORK AND REVIEW CONFORMANCE WITH PLAN SPECIFICATIONS AND GUIDELINES. ANY DISCREPANCIES OR CHANGES SHALL BE BROUGHT TO THE ATTENTION OF ENGINEER OR OWNER FOR NEEDED ACTION. THE CONTRACTOR SHOULD HAVE THE SUPPLIER OVERSEE AND INSPECT THE INSTALLATION OF THE SYSTEM.

IMEG CERTIFIES THAT THIS SHEET SPECIFIES A PRODUCT PRODUCED AND DESIGNED BY OTHERS. THIS PLAN HAS BEEN DESIGNED TO INCORPORATE THE PRODUCT INTO THE SITE DESIGN IN A MANNER CONSISTENT WITH THE INTENDED USE OF THE PRODUCT. SEE PLANS, PROFILES, AND SCHEMATIC DETAILS INCLUDED WITH THIS PLAN FOR SITE SPECIFIC INFORMATION APPLICABLE TO ITS USE ON THIS SITE. THE PRODUCT MANUFACTURER IS RESPONSIBLE FOR PROVIDING CURRENT SPECIFICATIONS FOR THE INSTALLATION AND USE OF THE PRODUCT.

DATE	REVISION
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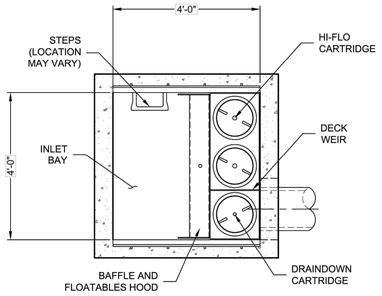
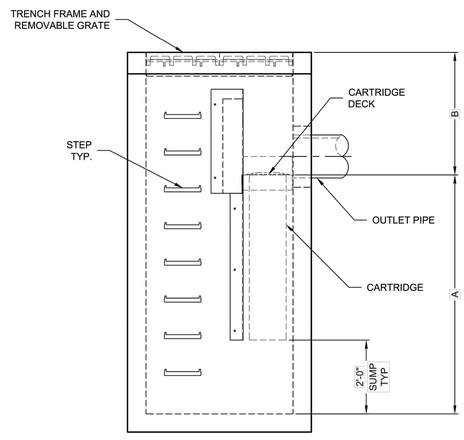
12/20/24	SPECIAL EXCEPTION PLAN SUBMISSION #3
05/15/25	SPECIAL EXCEPTION PLAN SUBMISSION #4



PLAN VIEW
(TOP SLAB NOT SHOWN FOR CLARITY)



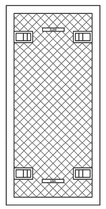
ELEVATION VIEW

JELLYFISH DESIGN NOTES

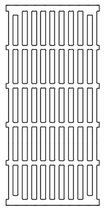
JELLYFISH TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE LENGTH AND THE NUMBER OF CARTRIDGES. THE STANDARD SURFACE INLET STYLE WITH TRENCH GRATE AND COVER IS SHOWN. ALTERNATE CURB INLET OR PIPE INLET OPTIONS ARE AVAILABLE. PEAK CONVEYANCE CAPACITY TO BE DETERMINED BY ENGINEER OF RECORD.

CARTRIDGE SELECTION

CARTRIDGE LENGTH	54"	40"	27"	15"
OUTLET INVERT TO STRUCTURE INVERT (A)	6'-6"	5'-4"	4'-3"	3'-3"
FLOW RATE HIGH-FLO / DRAINDOWN (CFS) (PER CART)	0.178 / 0.089	0.133 / 0.067	0.089 / 0.045	0.049 / 0.025
MAX. TREATMENT (CFS)	0.45	0.33	0.22	0.12
OUTLET INVERT TO RIM (MIN) (B)	3'-4"	3'-4"	3'-4"	3'-4"



24" TRENCH COVER
N.T.S.



24" TRENCH GRATE
N.T.S.

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID	*
WATER QUALITY FLOW RATE (cfs)	*
PEAK FLOW RATE (cfs)	*
RETURN PERIOD OF PEAK FLOW (yrs)	*
# OF CARTRIDGES REQUIRED (HF / DD)	*
CARTRIDGE LENGTH	*

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

SEE GENERAL NOTES 6-7 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', 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-857, ASTM C-918, AND AASHTO LOAD FACTOR DESIGN METHOD.
6. OUTLET PIPE INVERT IS EQUAL TO THE CARTRIDGE DECK ELEVATION.
7. THE OUTLET PIPE DIAMETER FOR NEW INSTALLATIONS IS RECOMMENDED TO BE ONE PIPE SIZE LARGER THAN THE INLET PIPE (WHERE APPLICABLE) AT EQUAL OR GREATER SLOPE.
8. 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.
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. 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.

Jellyfish® Filter
THIS PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING: U.S. PATENT NO. 8,287,726; 8,221,618; US 8,123,935; OTHER INTERNATIONAL PATENTS PENDING

CONTECH® ENGINEERED SOLUTIONS LLC
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800-338-1122 513-645-7000 513-645-7993 FAX

JELLYFISH JFSI0404
STANDARD DETAIL
SURFACE INLET CONFIGURATION

I:\STORMWATER\COMMOPS\13 JELLYFISH FILTER\40 STANDARD DRAWINGS\JFSI\DWG\JFSI0404-DTL.DWG 3/15/2018 3:21 PM

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COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
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05/15/2025
PROFESSIONAL ENGINEER

COURTHOUSE PLAZA
SPECIAL EXCEPTION PLAN

CITY OF FAIRFAX, VIRGINIA

MARK	DATE	DESCRIPTION

PROJECT No.: 16148.001.00
DRAWING No.: 109632
DATE: 03/21/2023
SCALE: 1"=50'
DESIGN: EG
DRAWN: JS
CHECKED: EG

SHEET TITLE:
BMP NOTES & DETAILS

SHEET No.
13

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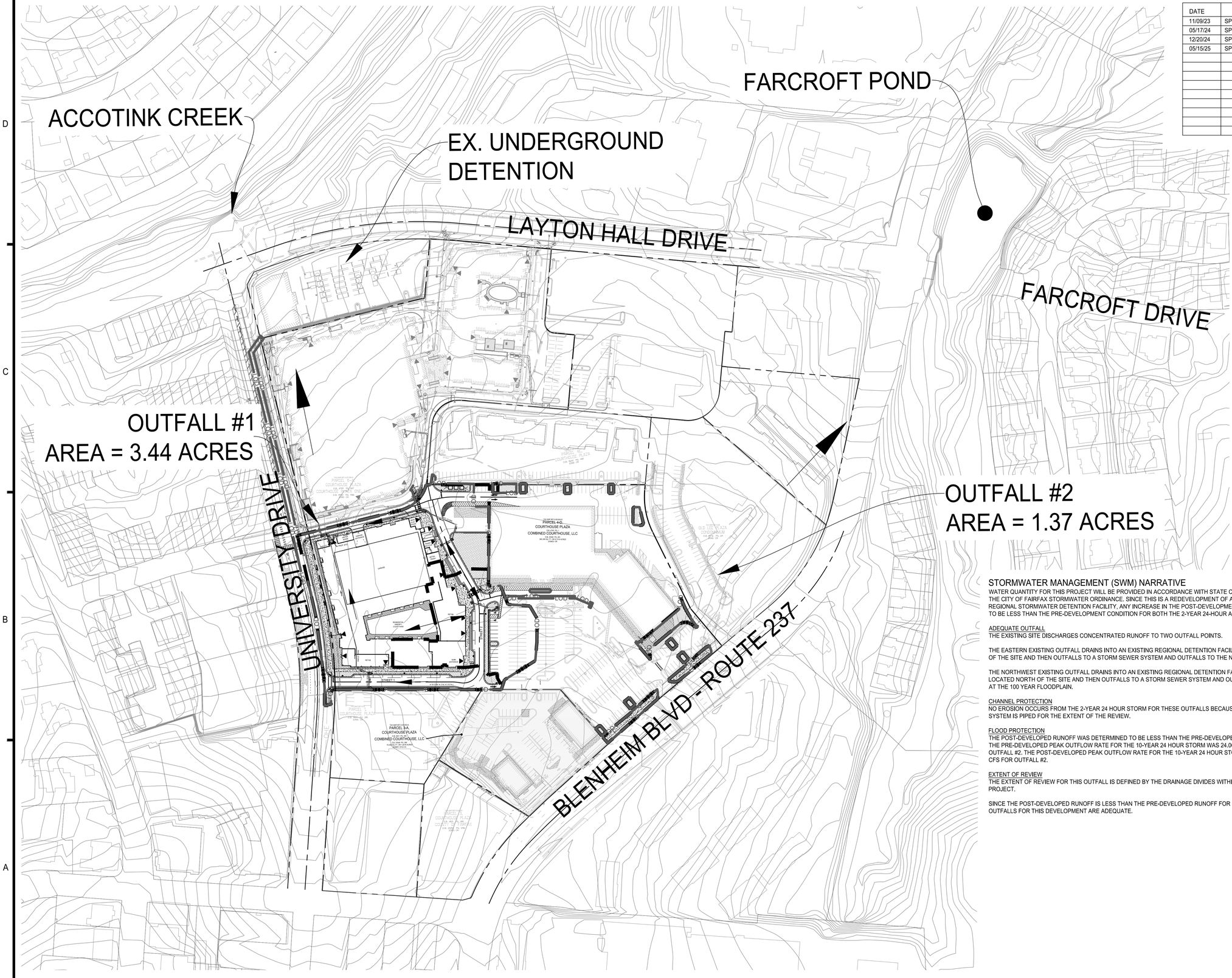

DATE	REVISION
11/09/23	SPECIAL EXCEPTION PLAN SUBMISSION #1
05/17/24	SPECIAL EXCEPTION PLAN SUBMISSION #2
12/20/24	SPECIAL EXCEPTION PLAN SUBMISSION #3
05/15/25	SPECIAL EXCEPTION PLAN SUBMISSION #4

STORMWATER MANAGEMENT (SWM) NARRATIVE

WATER QUANTITY FOR THIS PROJECT WILL BE PROVIDED IN ACCORDANCE WITH STATE CODE 9VAC25-870-66-WATER QUANTITY AND THE CITY OF FAIRFAX STORMWATER ORDINANCE. SINCE THIS IS A REDEVELOPMENT OF A SITE THAT FLOWS TO AN EXISTING OFF-SITE REGIONAL STORMWATER DETENTION FACILITY, ANY INCREASE IN THE POST-DEVELOPMENT RUNOFF ON THE SITE WILL BE MANAGED TO BE LESS THAN THE PRE-DEVELOPMENT CONDITION FOR BOTH THE 2-YEAR 24-HOUR AND THE 10-YEAR 24-HOUR STORMS.

ADEQUATE OUTFALL
THE EXISTING SITE DISCHARGES CONCENTRATED RUNOFF TO TWO OUTFALL POINTS.

THE EASTERN EXISTING OUTFALL DRAINS INTO AN EXISTING REGIONAL DETENTION FACILITY (FARCROFT POND) LOCATED NORTHEAST OF THE SITE AND THEN OUTFALLS TO A STORM SEWER SYSTEM AND OUTFALLS TO THE NORTH TO ACCOTINK CREEK.

THE NORTHWEST EXISTING OUTFALL DRAINS INTO AN EXISTING REGIONAL DETENTION FACILITY (UNDERGROUND DETENTION PIPES) LOCATED NORTH OF THE SITE AND THEN OUTFALLS TO A STORM SEWER SYSTEM AND OUTFALLS TO THE NORTH TO ACCOTINK CREEK AT THE 100 YEAR FLOODPLAIN.

CHANNEL PROTECTION
NO EROSION OCCURS FROM THE 2-YEAR 24 HOUR STORM FOR THESE OUTFALLS BECAUSE THE ENTIRE DOWNSTREAM STORMWATER SYSTEM IS PIPED FOR THE EXTENT OF THE REVIEW.

FLOOD PROTECTION
THE POST-DEVELOPED RUNOFF WAS DETERMINED TO BE LESS THAN THE PRE-DEVELOPED RUNOFF FOR THE 10-YEAR 24 HOUR STORM. THE PRE-DEVELOPED PEAK OUTFLOW RATE FOR THE 10-YEAR 24 HOUR STORM WAS 24.06 CFS FOR OUTFALL #1 AND 9.55 CFS FOR OUTFALL #2. THE POST-DEVELOPED PEAK OUTFLOW RATE FOR THE 10-YEAR 24 HOUR STORM WAS 23.99 CFS FOR OUTFALL #1 AND 9.55 CFS FOR OUTFALL #2.

EXTENT OF REVIEW
THE EXTENT OF REVIEW FOR THIS OUTFALL IS DEFINED BY THE DRAINAGE DIVIDES WITHIN THE LIMITS OF DISTURBANCE FOR THIS PROJECT.

SINCE THE POST-DEVELOPED RUNOFF IS LESS THAN THE PRE-DEVELOPED RUNOFF FOR BOTH OUTFALLS, IT IS OUR OPINION THAT THE OUTFALLS FOR THIS DEVELOPMENT ARE ADEQUATE.

100 50 0 100 200
HORIZONTAL GRAPHIC SCALE
1" = 100'

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY OF FAIRFAX STANDARDS AND SPECIFICATIONS

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CHECKED: EG

SHEET TITLE:

SWM OUTFALL MAP

SHEET No.
14

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OUTFALL #1

OUTFALL #1 PRE-DEVELOPMENT

Hyd. No. 1

Pre-Outfall 1

Hydrograph type	= SCS Runoff	Peak discharge	= 12.01 cfs
Storm frequency	= 1 yrs	Time to peak	= 11.93 hrs
Time interval	= 2 min	Hyd. volume	= 26,502 cuft
Drainage area	= 3.450 ac	Curve number	= 96*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 2.70 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(3.040 x 98) + (0.410 x 80)] / 3.450

Hyd. No. 1

Pre-Outfall 1

Hydrograph type	= SCS Runoff	Peak discharge	= 14.44 cfs
Storm frequency	= 2 yrs	Time to peak	= 11.93 hrs
Time interval	= 2 min	Hyd. volume	= 32,277 cuft
Drainage area	= 3.450 ac	Curve number	= 96*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 3.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(3.040 x 98) + (0.410 x 80)] / 3.450

Hyd. No. 1

Pre-Outfall 1

Hydrograph type	= SCS Runoff	Peak discharge	= 24.06 cfs
Storm frequency	= 10 yrs	Time to peak	= 11.93 hrs
Time interval	= 2 min	Hyd. volume	= 55,550 cuft
Drainage area	= 3.450 ac	Curve number	= 96*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 5.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(3.040 x 98) + (0.410 x 80)] / 3.450

OUTFALL #1 POST-DEVELOPMENT

Hyd. No. 3

Post-Outfall 1

Hydrograph type	= SCS Runoff	Peak discharge	= 11.97 cfs
Storm frequency	= 1 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 26,425 cuft
Drainage area	= 3.440 ac	Curve number	= 96*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 2.70 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(3.040 x 98) + (0.400 x 80)] / 3.440

Hyd. No. 3

Post-Outfall 1

Hydrograph type	= SCS Runoff	Peak discharge	= 14.40 cfs
Storm frequency	= 2 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 32,183 cuft
Drainage area	= 3.440 ac	Curve number	= 96*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 3.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(3.040 x 98) + (0.400 x 80)] / 3.440

Hyd. No. 3

Post-Outfall 1

Hydrograph type	= SCS Runoff	Peak discharge	= 23.99 cfs
Storm frequency	= 10 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 55,389 cuft
Drainage area	= 3.440 ac	Curve number	= 96*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 5.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(3.040 x 98) + (0.400 x 80)] / 3.440

OUTFALL #2

OUTFALL #2 PRE-DEVLOPMENT

Hyd. No. 2

Pre-Outfall 2

Hydrograph type	= SCS Runoff	Peak discharge	= 4.768 cfs
Storm frequency	= 1 yrs	Time to peak	= 11.93 hrs
Time interval	= 2 min	Hyd. volume	= 10,524 cuft
Drainage area	= 1.370 ac	Curve number	= 96*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 2.70 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(1.220 x 98) + (0.140 x 80)] / 1.370

Hyd. No. 2

Pre-Outfall 2

Hydrograph type	= SCS Runoff	Peak discharge	= 5.733 cfs
Storm frequency	= 2 yrs	Time to peak	= 11.93 hrs
Time interval	= 2 min	Hyd. volume	= 12,817 cuft
Drainage area	= 1.370 ac	Curve number	= 96*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 3.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(1.220 x 98) + (0.140 x 80)] / 1.370

Hyd. No. 2

Pre-Outfall 2

Hydrograph type	= SCS Runoff	Peak discharge	= 9.553 cfs
Storm frequency	= 10 yrs	Time to peak	= 11.93 hrs
Time interval	= 2 min	Hyd. volume	= 22,059 cuft
Drainage area	= 1.370 ac	Curve number	= 96*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 5.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(1.220 x 98) + (0.140 x 80)] / 1.370

OUTFALL #2 POST-DEVELOPMENT

Hyd. No. 4

Post-Outfall 2

Hydrograph type	= SCS Runoff	Peak discharge	= 4.768 cfs
Storm frequency	= 1 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 10,524 cuft
Drainage area	= 1.370 ac	Curve number	= 96*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 2.70 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(1.200 x 98) + (0.170 x 80)] / 1.370

Hyd. No. 4

Post-Outfall 2

Hydrograph type	= SCS Runoff	Peak discharge	= 5.733 cfs
Storm frequency	= 2 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 12,817 cuft
Drainage area	= 1.370 ac	Curve number	= 96*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 3.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(1.200 x 98) + (0.170 x 80)] / 1.370

Hyd. No. 4

Post-Outfall 2

Hydrograph type	= SCS Runoff	Peak discharge	= 9.553 cfs
Storm frequency	= 10 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 22,059 cuft
Drainage area	= 1.370 ac	Curve number	= 96*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 5.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(1.200 x 98) + (0.170 x 80)] / 1.370

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JOHN L. HELMS
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PROFESSIONAL ENGINEER

COURTHOUSE PLAZA
SPECIAL EXCEPTION PLAN

CITY OF FAIRFAX, VIRGINIA

MARK | DATE | DESCRIPTION

PROJECT No.: 16148.001.00
DRAWING No.: 109632
DATE: 03/21/2023
SCALE: 1"=50'
DESIGN: EG
DRAWN: NL
CHECKED: EG

SHEET TITLE:

PRE AND POST HYDROGRAPHS

SHEET No.
15

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SANITARY SEWER ANALYSIS

THE PURPOSE OF THIS ANALYSIS IS TO DEMONSTRATE THE CAPACITY AND HYDRAULIC ADEQUACY OF THE DOWN STREAM SANITARY SEWER MAIN.

EXISTING CONDITIONS:
CURRENTLY, THE EXISTING SITE CONSISTS OF A STRIP MALL THAT HAS ALL SEWER TO ON-SITE LATERALS TIE TO STRUCTURE S-6376. THIS MANHOLE ALSO RECEIVES FLOW FROM A LATERAL THAT CONNECTS TO AN OFF-SITE OFFICE BUILDING. THE FURTHEST UPSTREAM MANHOLE FOR THIS SEWER-SHED IS S-6371. THIS MANHOLE RECEIVES FLOW FROM THE OFFICE BUILDINGS TO THE NORTH OF THIS SITE.

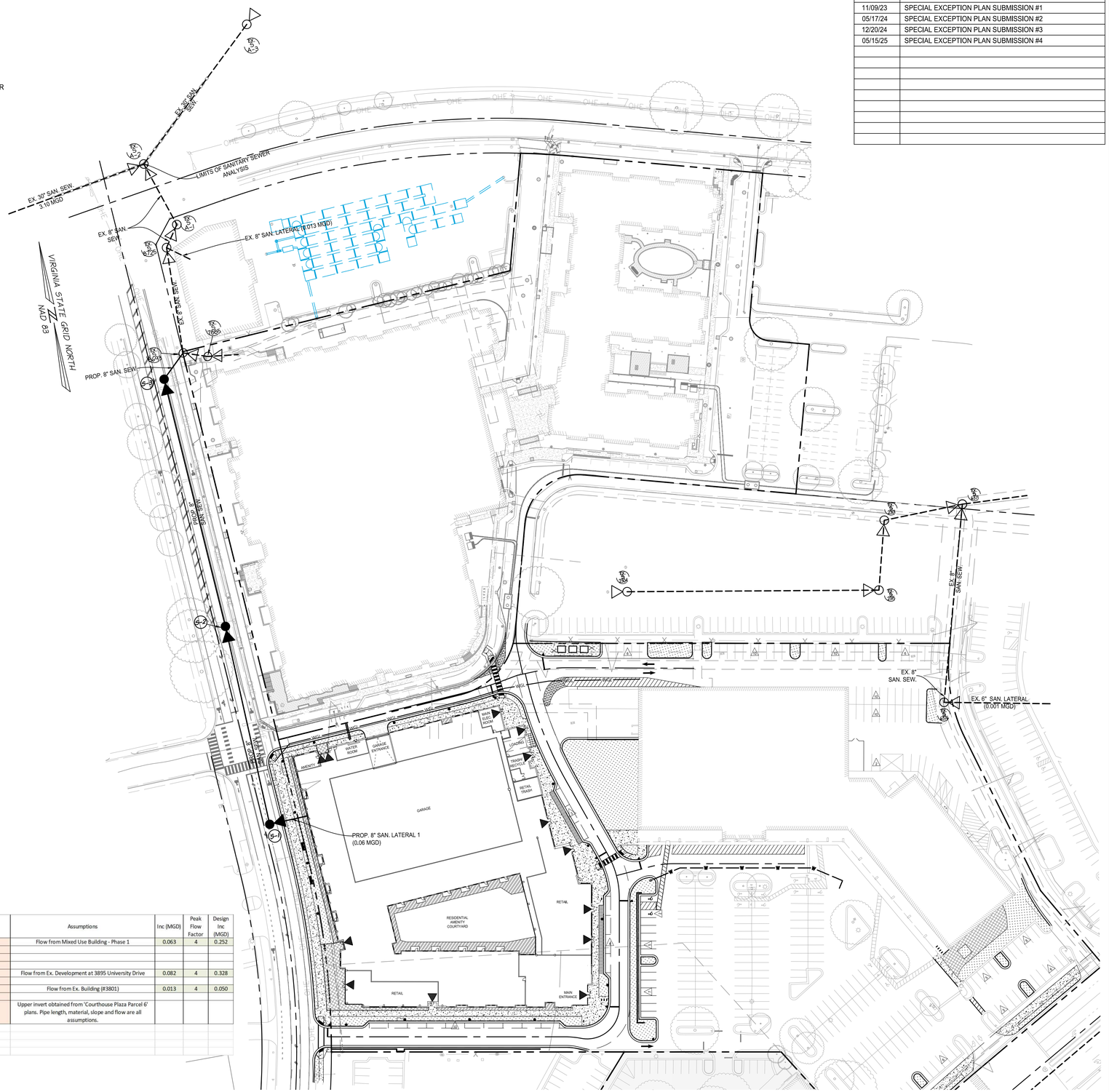
PROPOSED CONDITIONS:
THE ON-SITE LATERALS WILL BE DEMOLISHED AS THEY CANNOT BE USED TO SERVICE THE NEW DEVELOPMENT TO THE WEST. A NEW LATERAL WILL BE CONSTRUCTED FROM THE WEST SIDE OF THE PROPOSED BUILDING. IT WILL FLOW NORTH ALONG UNIVERSITY DRIVE AND TIE INTO EXISTING MANHOLE S-8693.

CAPACITY AND HYDRAULIC ANALYSIS:
THE SANITARY SEWER WAS ANALYZED FROM THE PROPOSED ON-SITE 8" SEWER LATERAL TO PROPOSED MANHOLE S-3 WHERE IT TIES INTO THE EXISTING MANHOLE S-8693. IT FLOWS THROUGH MANHOLE S-A-2 WHERE IT CONNECTS TO THE 30" SANITARY SEWER MAIN. CAPACITY WAS ANALYZED USING FLOWS BASED ON THE PROPOSED SITE CONDITION AND THE EXISTING USE/FLOW FROM THE ADJACENT DEVELOPMENT TO THE NORTH (3895 UNIVERSITY DRIVE). THE VOLUME OF FLOW USED IN THIS ANALYSIS HAS BEEN COMPUTED IN ACCORDANCE WITH STATE CODE 9VAC25-790-460 AND 9VAC25-790-310. SEE COMPUTATIONS ON THIS SHEET.

CONCLUSION:
IT IS OUR CONCLUSION THAT THE PROPOSED ON-SITE 8-INCH SEWER AND EXISTING DOWNSTREAM 8-INCH SEWER HAS CAPACITY AND HYDRAULIC ADEQUACY WITH THE ADDED REDEVELOPMENT FLOWS.

LEGEND

- PROPOSED SANITARY MANHOLE AND FLOW DIRECTION
- PROPOSED SANITARY SEWER
- S-1 : PROPOSED SANITARY STRUCTURE NUMBER
- EXISTING SANITARY MANHOLE AND FLOW DIRECTION
- EXISTING SANITARY SEWER
- EX. 6376 : EXISTING SANITARY STRUCTURE NUMBER



MANHOLE SCHEDULE:

STRUCTURE	TOP	INV. IN	INV. OUT	X	Y
S-1	401.8	390.74	390.54	11823388.65	6994399.50
S-2	395.0	384.06	383.96	11823380.19	6994632.94
S-3	378.9	370.92	370.72	11823362.91	6994926.22

PIPE SCHEDULE:

FROM	TO	LENGTH (FT)	MATERIAL
S-1	S-2	233.77	PVC
S-2	S-3	293.61	PVC
S-3	Ex. S8693	37.41	PVC

LATERAL SCHEDULE:

LATERAL	MAIN	INVERT @ BUILDING	INVERT IN @ MAIN	LENGTH (FT)	SLOPE	INVERT OUT @ MAIN	DROP HEIGHT (FT)	DROP PIPE MATERIAL
1	S-1	390.96	390.74	43.91	0.50%	390.54	0.20	PVC

CONTRIBUTING SEWAGE FLOW ESTIMATE:

Discharge Facility	No. of Units	No. of People	No. of Dwellings	Average Flow for Dwellings (100 gpd/person)	Floor Area (Acre)	Average Flow for General Commercial (2,000 gpd/acre)	Total Incremetal Flow (gpd)	Total Cummulative Flow (gpd)
Prop. Multi-Family Building (West building)	315	600	600	60000	1.53099	3062	63,062	63,062
Ex. Development (3895 University Drive)							82,000	145,062
Ex. 3-story Building (3801 University Drive) Floor Area = 25,122 SF					0.58		12,561	157,623
Total								365,747

SANITARY COMPUTATIONS:

FROM	TO	UPPER INV	LOWER INV	L (FT)	SLOPE (%)	DIA (IN)	MATERIAL	N	CAPACITY (cfs)	CAPACITY (MGD)	DESIGN FLOW (cfs)	DESIGN FLOW (MGD)	V (ft/s)	Assumptions	Inc (MGD)	Peak Flow Factor	Design Inc (MGD)
PHASE 1 BLDG	S-1	390.96	390.74	43.91	0.50	8	PVC	0.013	0.85	0.55	0.39	0.252	2.8	Flow from Mixed Use Building - Phase 1	0.063	4	0.252
S-1	S-2	390.54	384.06	233.77	2.77	8	PVC	0.013	1.95	1.26	0.39	0.252	6.5				
S-2	S-3	384.06	373.00	293.61	3.77	8	PVC	0.013	2.40	1.55	0.39	0.252	7.6				
S-3	Ex. S8693	373.00	369.14	37.41	10.32	8	PVC	0.013	3.85	2.49	0.39	0.252	12.6				
Ex. S7885	Ex. S8693	371.22	369.04	28.59	7.63	8	PVC	0.013	3.31	2.14	0.90	0.580	10.9	Flow from Ex. Development at 3895 University Drive	0.082	4	0.328
Ex. S8693	Ex. S8725	368.74	359.49	122.86	7.53	8	PVC	0.013	3.28	2.12	0.39	0.252	10.8				
Ex. S8725	Ex. SA-1	359.22	357.76	29.11	5.02	8	PVC	0.013	2.68	1.73	0.47	0.302	8.8	Flow from Ex. Building (#3801)	0.013	4	0.050
Ex. SA-1	Ex. SA-2	348.79	347.59	79.48	1.51	8	PVC	0.013	1.50	0.97	0.47	0.302	4.8				
Ex. SA-2	Ex. SA-3	340.78	339.78	200.00	0.50	8	RCP	0.015	0.81	0.52	0.47	0.302	2.4	Upper invert obtained from 'Courthouse Plaza Parcel 6' plans. Pipe length, material, slope and flow are all assumptions.			

Notes:
1. See contributing sewage flow estimate (this sheet) per 9VAC25-790-460 Standards.
2. All velocities shown are calculated per a partial flow analysis.

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COURTHOUSE PLAZA
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DRAWN: NL
CHECKED: EG

SHEET TITLE:

SANITARY SEWER ANALYSIS

SHEET No.
16

60 30 0 60 120
HORIZONTAL GRAPHIC SCALE
1" = 60'

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY OF FAIRFAX STANDARDS AND SPECIFICATIONS

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THIS SHEET IS FOR INFORMATIONAL PURPOSES ONLY!

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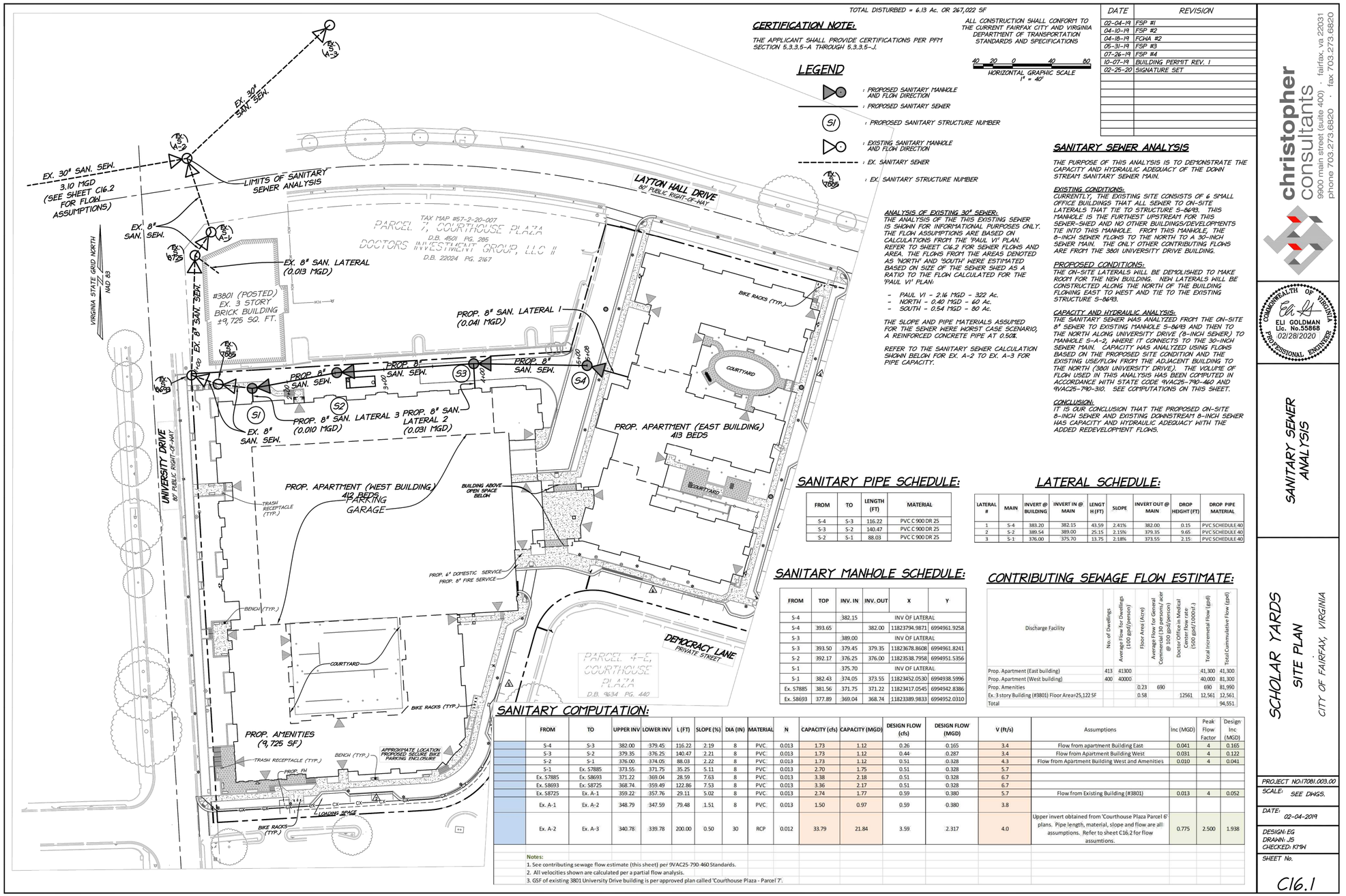
05/15/25	SPECIAL EXCEPTION PLAN SUBMISSION #4



TOTAL DISTURBED = 6.13 Ac. OR 267,022 SF

CERTIFICATION NOTE:

THE APPLICANT SHALL PROVIDE CERTIFICATIONS PER PFM SECTION 5.3.3.5-A THROUGH 5.3.3.5-J.

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT FAIRFAX CITY AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS

40 20 0 40 80
HORIZONTAL GRAPHIC SCALE
1" = 40'

LEGEND

- : PROPOSED SANITARY MANHOLE AND FLOW DIRECTION
- : PROPOSED SANITARY SEWER
- S1 : PROPOSED SANITARY STRUCTURE NUMBER
- : EXISTING SANITARY MANHOLE AND FLOW DIRECTION
- : EX. SANITARY SEWER
- EX. S7885 : EX. SANITARY STRUCTURE NUMBER

DATE	REVISION
02-04-19	FSP #1
04-10-19	FSP #2
04-18-19	FCHA #2
05-31-19	FSP #3
07-26-19	FSP #4
10-07-19	BUILDING PERMIT REV. 1
02-25-20	SIGNATURE SET

SANITARY SEWER ANALYSIS

THE PURPOSE OF THIS ANALYSIS IS TO DEMONSTRATE THE CAPACITY AND HYDRAULIC ADEQUACY OF THE DOWN STREAM SANITARY SEWER MAIN.

EXISTING CONDITIONS:
CURRENTLY, THE EXISTING SITE CONSISTS OF 6 SMALL OFFICE BUILDINGS THAT ALL SEWER TO ON-SITE LATERALS THAT TIE TO STRUCTURE S-8693. THIS MANHOLE IS THE FURTHEST UPSTREAM FOR THIS SEWER-SHED AND NO OTHER BUILDINGS/DEVELOPMENTS TIE INTO THIS MANHOLE. FROM THIS MANHOLE, THE 8-INCH SEWER FLOWS TO THE NORTH TO A 30-INCH SEWER MAIN. THE ONLY OTHER CONTRIBUTING FLOWS ARE FROM THE 3801 UNIVERSITY DRIVE BUILDING.

PROPOSED CONDITIONS:
THE ON-SITE LATERALS WILL BE DEMOLISHED TO MAKE ROOM FOR THE NEW BUILDING. NEW LATERALS WILL BE CONSTRUCTED ALONG THE NORTH OF THE BUILDING FLOWING EAST TO WEST AND TIE TO THE EXISTING STRUCTURE S-8693.

CAPACITY AND HYDRAULIC ANALYSIS:
THE SANITARY SEWER WAS ANALYZED FROM THE ON-SITE 8" SEWER TO EXISTING MANHOLE S-8693 AND THEN TO THE NORTH ALONG UNIVERSITY DRIVE (8-INCH SEWER) TO MANHOLE S-A-2, WHERE IT CONNECTS TO THE 30-INCH SEWER MAIN. CAPACITY WAS ANALYZED USING FLOWS BASED ON THE PROPOSED SITE CONDITION AND THE EXISTING USE/FLOW FROM THE ADJACENT BUILDING TO THE NORTH (3801 UNIVERSITY DRIVE). THE VOLUME OF FLOW USED IN THIS ANALYSIS HAS BEEN COMPUTED IN ACCORDANCE WITH STATE CODE 9VAC25-790-460 AND 9VAC25-790-310. SEE COMPUTATIONS ON THIS SHEET.

CONCLUSION:
IT IS OUR CONCLUSION THAT THE PROPOSED ON-SITE 8-INCH SEWER AND EXISTING DOWNSTREAM 8-INCH SEWER HAS CAPACITY AND HYDRAULIC ADEQUACY WITH THE ADDED REDEVELOPMENT FLOWS.

ANALYSIS OF EXISTING 30" SEWER:
THE ANALYSIS OF THE THIS EXISTING SEWER IS SHOWN FOR INFORMATIONAL PURPOSES ONLY. THE FLOW ASSUMPTIONS ARE BASED ON CALCULATIONS FROM THE 'PAUL VI' PLAN. REFER TO SHEET C16.2 FOR SEWER FLOWS AND AREA. THE FLOWS FROM THE AREAS DENOTED AS 'NORTH' AND 'SOUTH' WERE ESTIMATED BASED ON SIZE OF THE SEWER SHED AS A RATIO TO THE FLOW CALCULATED FOR THE 'PAUL VI' PLAN:

- PAUL VI - 2.16 MGD - 322 Ac.
- NORTH - 0.40 MGD - 60 Ac.
- SOUTH - 0.54 MGD - 80 Ac.

THE SLOPE AND PIPE MATERIALS ASSUMED FOR THE SEWER WERE WORST CASE SCENARIO, A REINFORCED CONCRETE PIPE AT 0.50%.

REFER TO THE SANITARY SEWER CALCULATION SHOWN BELOW FOR EX. A-2 TO EX. A-3 FOR PIPE CAPACITY.

SANITARY PIPE SCHEDULE:

FROM	TO	LENGTH (FT)	MATERIAL
S-4	S-3	116.22	PVC C 900 DR 25
S-3	S-2	140.47	PVC C 900 DR 25
S-2	S-1	88.03	PVC C 900 DR 25

LATERAL SCHEDULE:

LATERAL #	MAIN	INVERT @ BUILDING	INVERT IN @ MAIN	LENGTH (FT)	SLOPE	INVERT OUT @ MAIN	DROP HEIGHT (FT)	DROP PIPE MATERIAL
1	S-4	383.20	382.15	43.59	2.41%	382.00	0.15	PVC SCHEDULE 40
2	S-2	389.54	389.00	25.15	2.15%	379.35	9.65	PVC SCHEDULE 40
3	S-1	376.00	375.70	13.75	2.18%	373.55	2.15	PVC SCHEDULE 40

SANITARY MANHOLE SCHEDULE:

FROM	TOP	INV. IN	INV. OUT	X	Y
S-4		382.15		INV OF LATERAL	
S-4	393.65		382.00	11823794.9871	6994961.9258
S-3		389.00		INV OF LATERAL	
S-3	393.50	379.45	379.35	11823678.8608	6994961.8241
S-2	392.17	376.25	376.00	11823538.7958	6994951.5356
S-1		375.70		INV OF LATERAL	
S-1	382.43	374.05	373.55	11823452.0530	6994938.5996
Ex. S7885	381.56	371.75	371.22	11823417.0545	6994942.8386
Ex. S8693	377.89	369.04	368.74	11823389.9833	6994952.0310

CONTRIBUTING SEWAGE FLOW ESTIMATE:

Discharge Facility	No. of Dwellings	Average Flow for Dwellings (100 gpd/person)	Floor Area (Acre)	Average Flow for General Commercial (30 persons/ acer @ 100 gpd/person)	Domestic Average Flow Central Business rate (500 gpd/1,000s.f.)	Total Incremental Flow (gpd)	Total Cummulative Flow (gpd)
Prop. Apartment (East building)	413	41300				41,300	41,300
Prop. Apartment (West building)	400	40000				40,000	81,300
Prop. Amenities			0.23	690		690	81,990
Ex. 3 story Building (#3801) Floor Area=25,122 SF			0.58		12561	12,561	12,561
Total							94,551

SANITARY COMPUTATION:

	FROM	TO	UPPER INV	LOWER INV	L (FT)	SLOPE (%)	DIA (IN)	MATERIAL	N	CAPACITY (cfs)	CAPACITY (MGD)	DESIGN FLOW (cfs)	DESIGN FLOW (MGD)	V (ft/s)	Assumptions	Inc (MGD)	Peak Flow Factor	Design Inc (MGD)
	S-4	S-3	382.00	379.45	116.22	2.19	8	PVC	0.013	1.73	1.12	0.26	0.165	3.4	Flow from apartment Building East	0.041	4	0.165
	S-3	S-2	379.35	376.25	140.47	2.21	8	PVC	0.013	1.73	1.12	0.44	0.287	3.4	Flow from Apartment Building West	0.031	4	0.122
	S-2	S-1	376.00	374.05	88.03	2.22	8	PVC	0.013	1.73	1.12	0.51	0.328	4.3	Flow from Apartment Building West and Amenities	0.010	4	0.041
	S-1	Ex. S7885	373.55	371.75	35.25	5.11	8	PVC	0.013	2.70	1.75	0.51	0.328	5.7				
	Ex. S7885	Ex. S8693	371.22	369.04	28.59	7.63	8	PVC	0.013	3.38	2.18	0.51	0.328	6.7				
	Ex. S8693	Ex. S8725	368.74	359.49	122.86	7.53	8	PVC	0.013	3.36	2.17	0.51	0.328	6.7				
	Ex. S8725	Ex. A-1	359.22	357.76	29.11	5.02	8	PVC	0.013	2.74	1.77	0.59	0.380	5.7	Flow from Existing Building (#3801)	0.013	4	0.052
	Ex. A-1	Ex. A-2	348.79	347.59	79.48	1.51	8	PVC	0.013	1.50	0.97	0.59	0.380	3.8				
	Ex. A-2	Ex. A-3	340.78	339.78	200.00	0.50	30	RCP	0.012	33.79	21.84	3.59	2.317	4.0	Upper invert obtained from 'Courthouse Plaza Parcel 6' plans. Pipe length, material, slope and flow are all assumptions. Refer to sheet C16.2 for flow assumtions.	0.775	2.500	1.938

Notes:
1. See contributing sewage flow estimate (this sheet) per 9VAC25-790-460 Standards.
2. All velocities shown are calculated per a partial flow analysis.
3. GSF of existing 3801 University Drive building is per approved plan called 'Courthouse Plaza - Parcel 7'.

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COURTHOUSE PLAZA
SPECIAL EXCEPTION PLAN

CITY OF FAIRFAX, VIRGINIA

SANITARY SEWER ANALYSIS

SCHOLAR YARDS
SITE PLAN
CITY OF FAIRFAX, VIRGINIA

MARK	DATE	DESCRIPTION

PROJECT No.: 16148.001.00
DRAWING No.: 109632
DATE: 03/21/2023
SCALE: 1"=60'
DESIGN: EG
DRAWN: JS
CHECKED: EG

PROJECT NO:17081.003.00
SCALE: SEE DWGS.
DATE: 02-04-2019
DESIGN: EG
DRAWN: JS
CHECKED: KMW
SHEET No. C16.1

SHEET TITLE: SANITARY SEWER ANALYSIS

SHEET No. 16A

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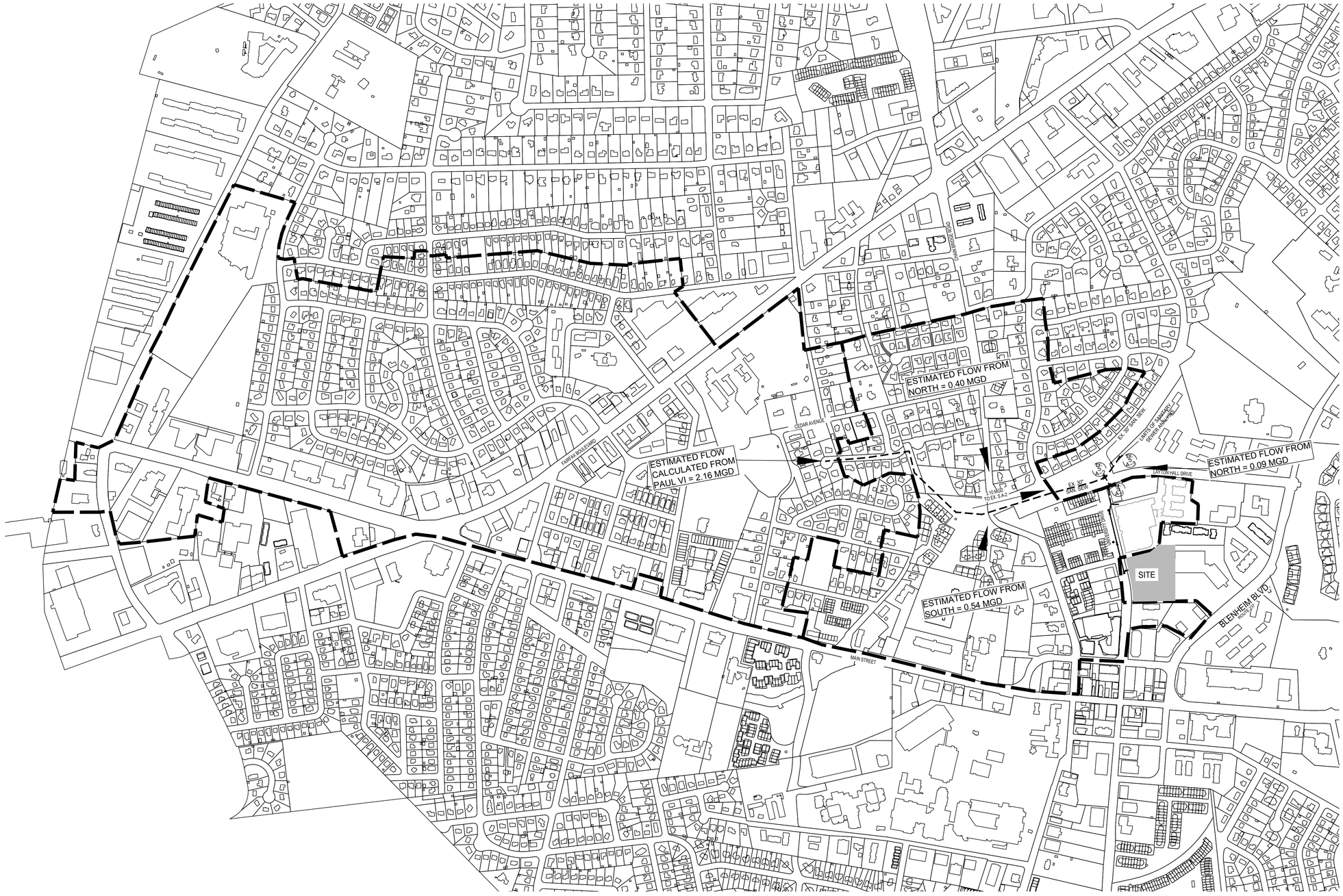
DATE	REVISION
11/09/23	SPECIAL EXCEPTION PLAN SUBMISSION #1
05/17/24	SPECIAL EXCEPTION PLAN SUBMISSION #2
12/20/24	SPECIAL EXCEPTION PLAN SUBMISSION #3
05/15/25	SPECIAL EXCEPTION PLAN SUBMISSION #4


ESTIMATED FLOW FROM
NORTH = 0.40 MGD
ESTIMATED FLOW
CALCULATED FROM
PAUL VI = 2.16 MGD
ESTIMATED FLOW FROM
NORTH = 0.09 MGD
ESTIMATED FLOW FROM
SOUTH = 0.54 MGD
SITE
CEDAR AVENUE
FAIRFAX BOULEVARD
LAYTONHALL DRIVE
BLENHEIM BLVD.
MAIN STREET
EX. 30" SAN. SEW.
EX. 36" SAN. SEW.
EX. 42" SAN. SEW.
EX. 48" SAN. SEW.
EX. 54" SAN. SEW.
EX. 60" SAN. SEW.
TO EX. SAN. SEWER MANHOLE
TO EX. SAN. SEWER MANHOLE
TO EX. SAN. SEWER MANHOLE

DATE	REVISION
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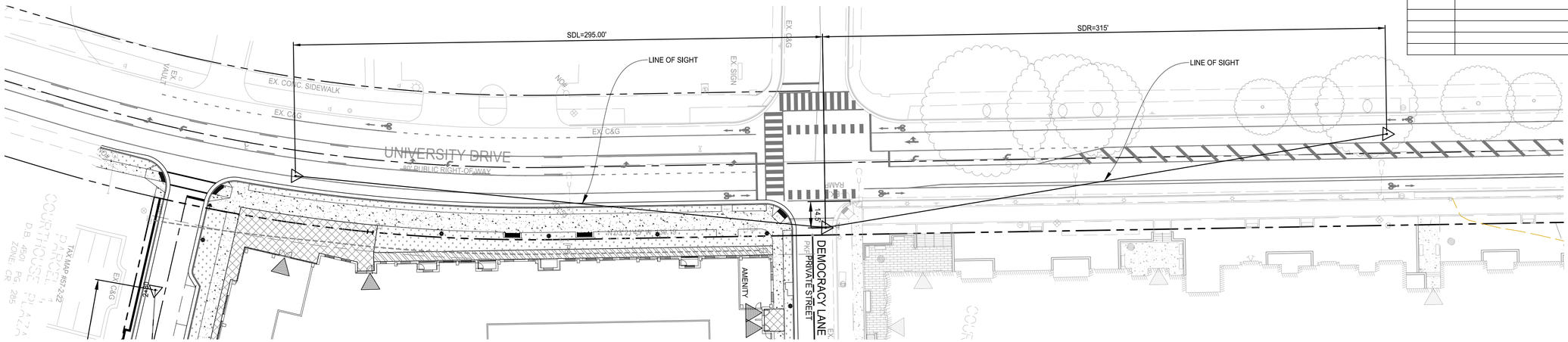
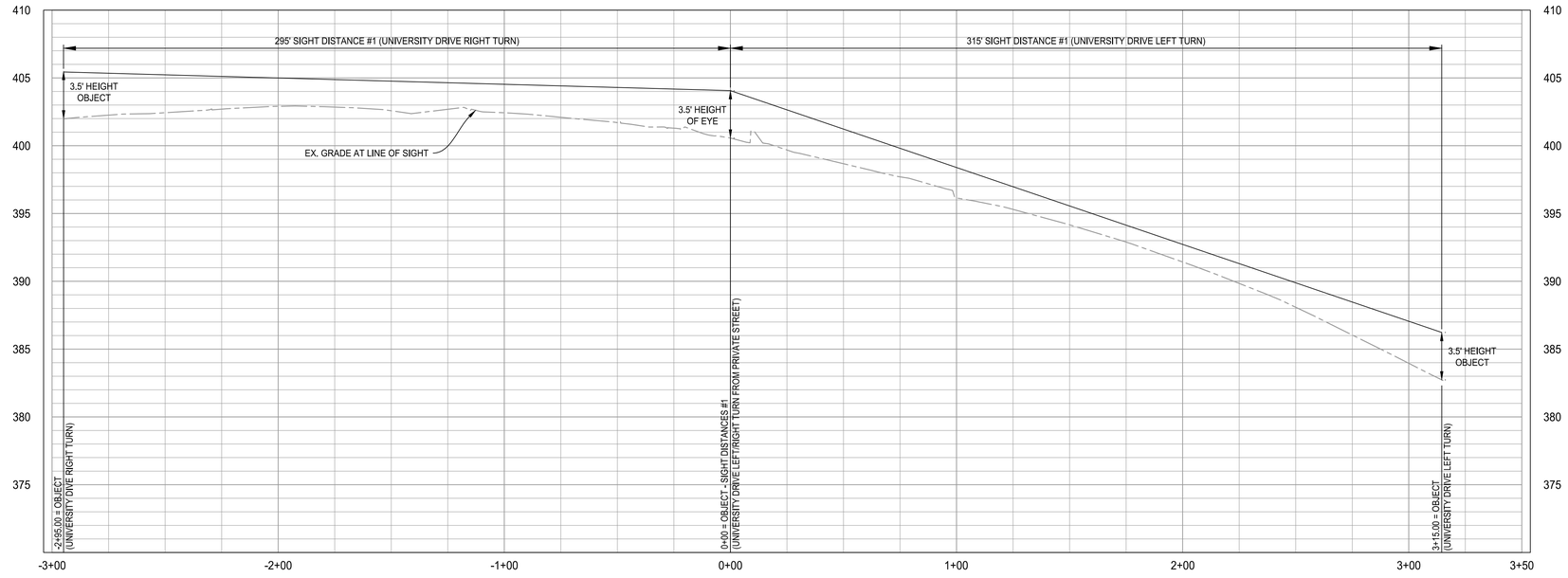
12/20/24	SPECIAL EXCEPTION PLAN SUBMISSION #3
05/15/25	SPECIAL EXCEPTION PLAN SUBMISSION #4



SIGHT DISTANCE #1 PLAN

POSTED SPEED: 25 MPH

DESIGNED SPEED: 30 MPH



SIGHT DISTANCE #1 PROFILE

HORIZONTAL SCALE: 1" = 30'

VERTICAL SCALE: 1" = 5'

5 2.5 0 5 10
VERTICAL GRAPHIC SCALE
1" = 5'

30 15 0 30 60
HORIZONTAL GRAPHIC SCALE
1" = 30'

NOTE: SIGHT DISTANCES SHOWN HERE ARE BASED ON EXISTING CONDITIONS.

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT FAIRFAX CITY AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS

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COURTHOUSE PLAZA
SPECIAL EXCEPTION PLAN
CITY OF FAIRFAX, VIRGINIA

MARK	DATE	DESCRIPTION

PROJECT No.: 16148.001.00
DRAWING No.: 109632
DATE: 03/21/2023
SCALE: SEE SHEET
DESIGN: EG
DRAWN: JS
CHECKED: EG

SHEET TITLE:

SIGHT DISTANCE

SHEET No.

18

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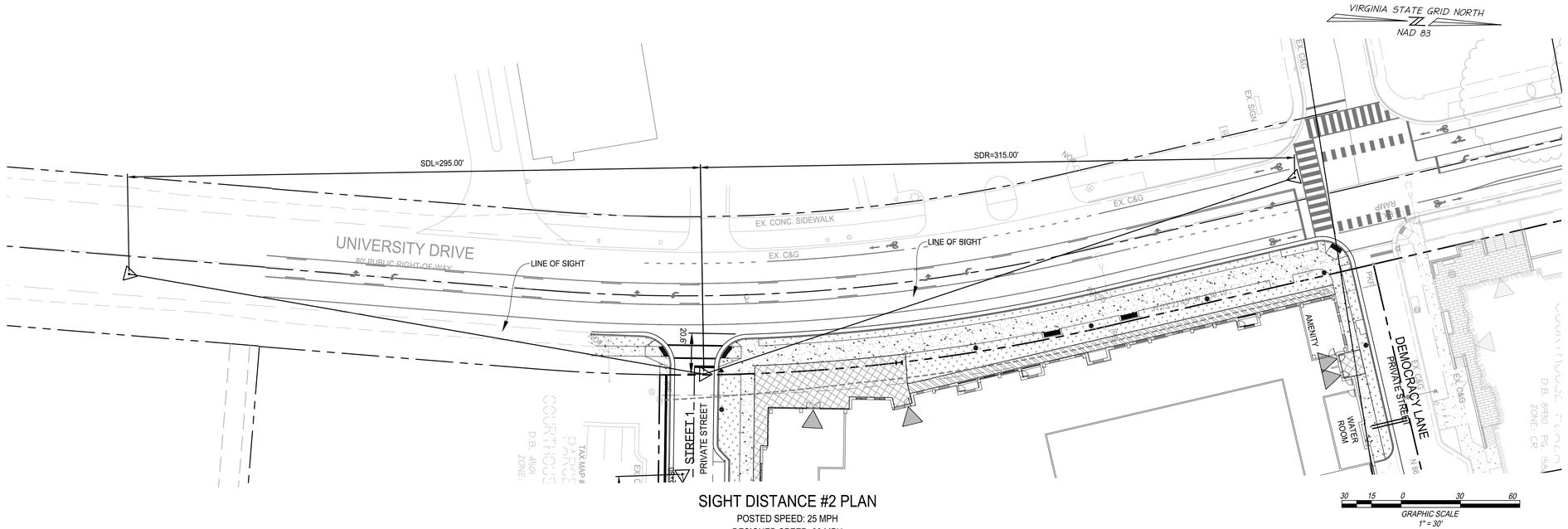
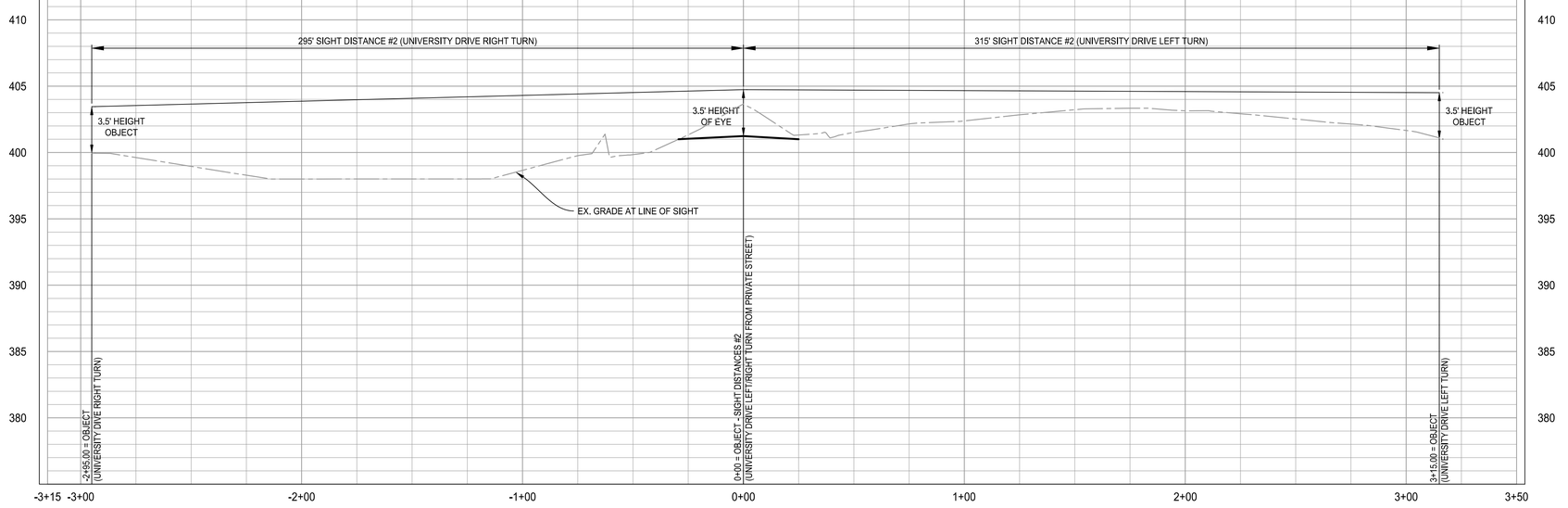


SIGHT DISTANCE #2 PLAN

POSTED SPEED: 25 MPH
DESIGNED SPEED: 30 MPH



SIGHT DISTANCE #2 PROFILE

HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 5'

5 2.5 0 5 10
VERTICAL GRAPHIC SCALE
1" = 5'

30 15 0 30 60
HORIZONTAL GRAPHIC SCALE
1" = 30'

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT FAIRFAX CITY AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS

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CITY OF FAIRFAX, VIRGINIA

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DRAWING No.: 109632
DATE: 03/21/2023
SCALE: SEE SHEET
DESIGN: EG
DRAWN: JS
CHECKED: EG

SHEET TITLE:

SIGHT DISTANCE

SHEET No.
19

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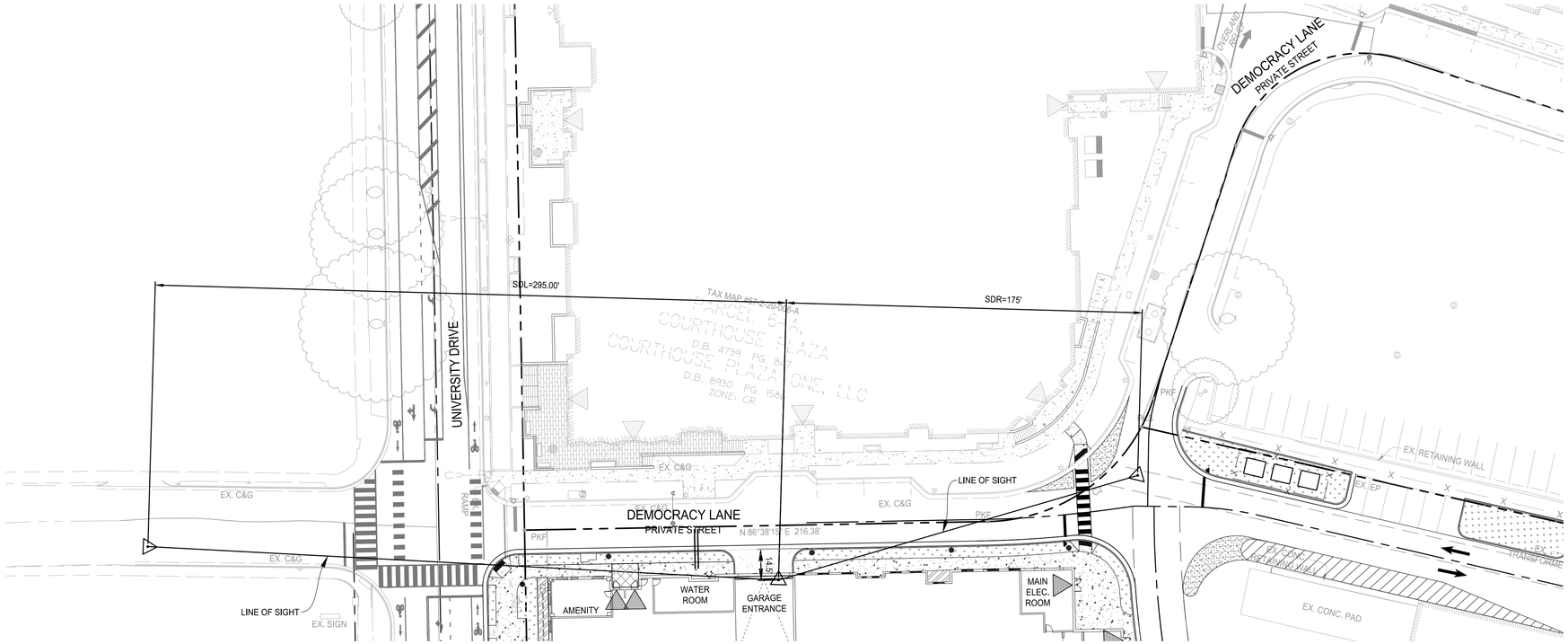
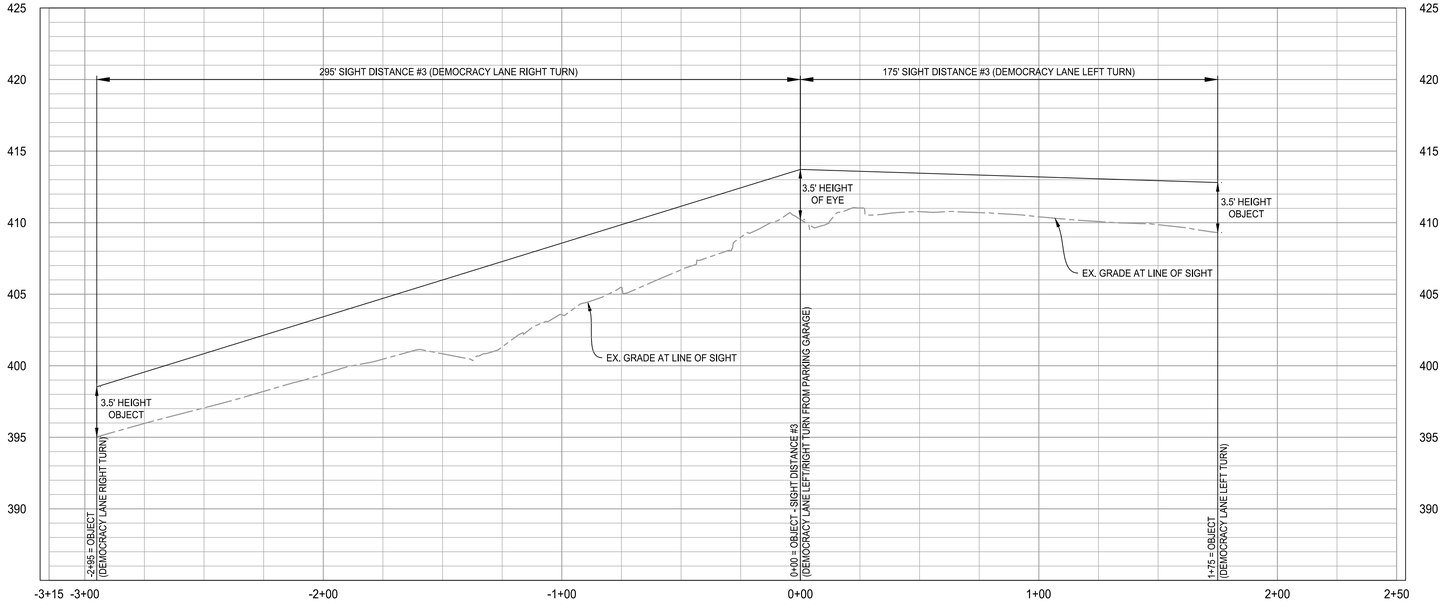


SIGHT DISTANCE #3 PLAN

POSTED SPEED: 25 MPH
DESIGNED SPEED: 30 MPH



SIGHT DISTANCE #3 PROFILE

HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 5'

NOTE: SIGHT DISTANCES SHOWN HERE ARE BASED ON EXISTING CONDITIONS.

5 2.5 0 5 10
VERTICAL GRAPHIC SCALE
1" = 5'

30 15 0 30 60
HORIZONTAL GRAPHIC SCALE
1" = 30'

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT FAIRFAX CITY AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS

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12/20/24	SPECIAL EXCEPTION PLAN SUBMISSION #3
05/15/25	SPECIAL EXCEPTION PLAN SUBMISSION #4

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DRAWN: JS
CHECKED: EG

SHEET TITLE:

SIGHT DISTANCE

SHEET No.
20

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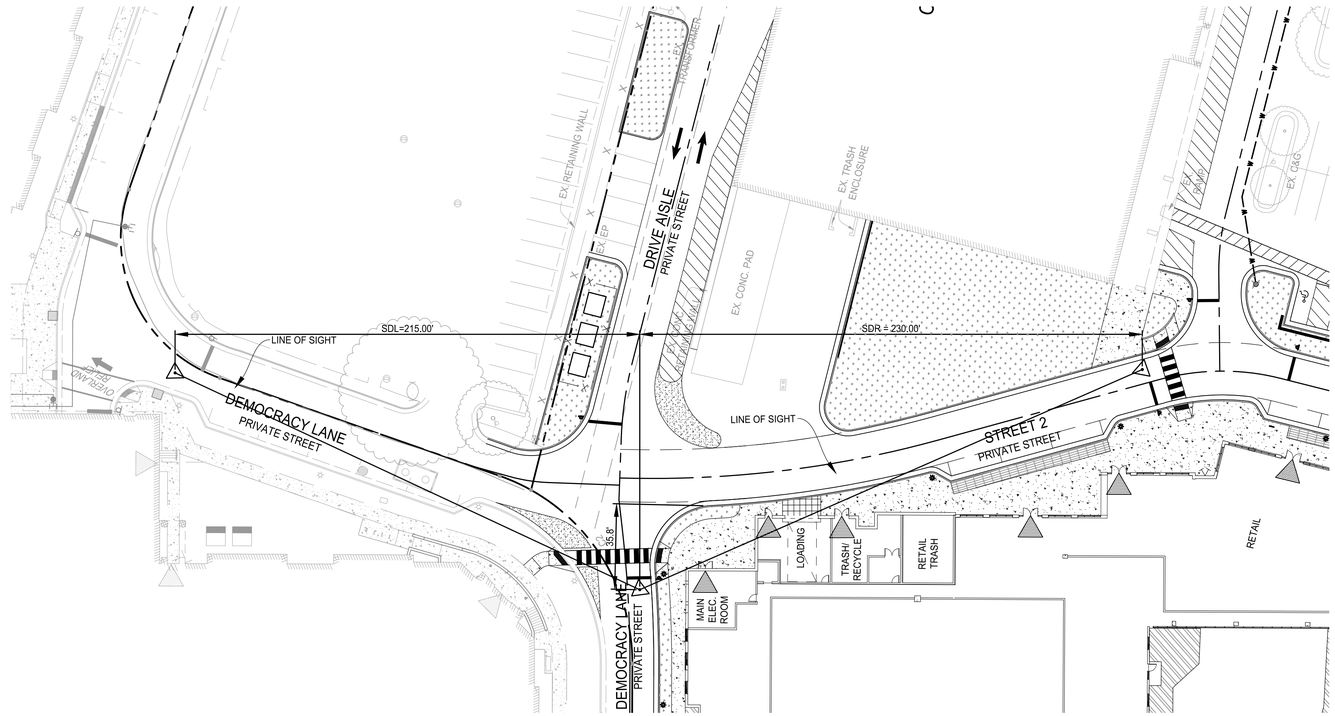
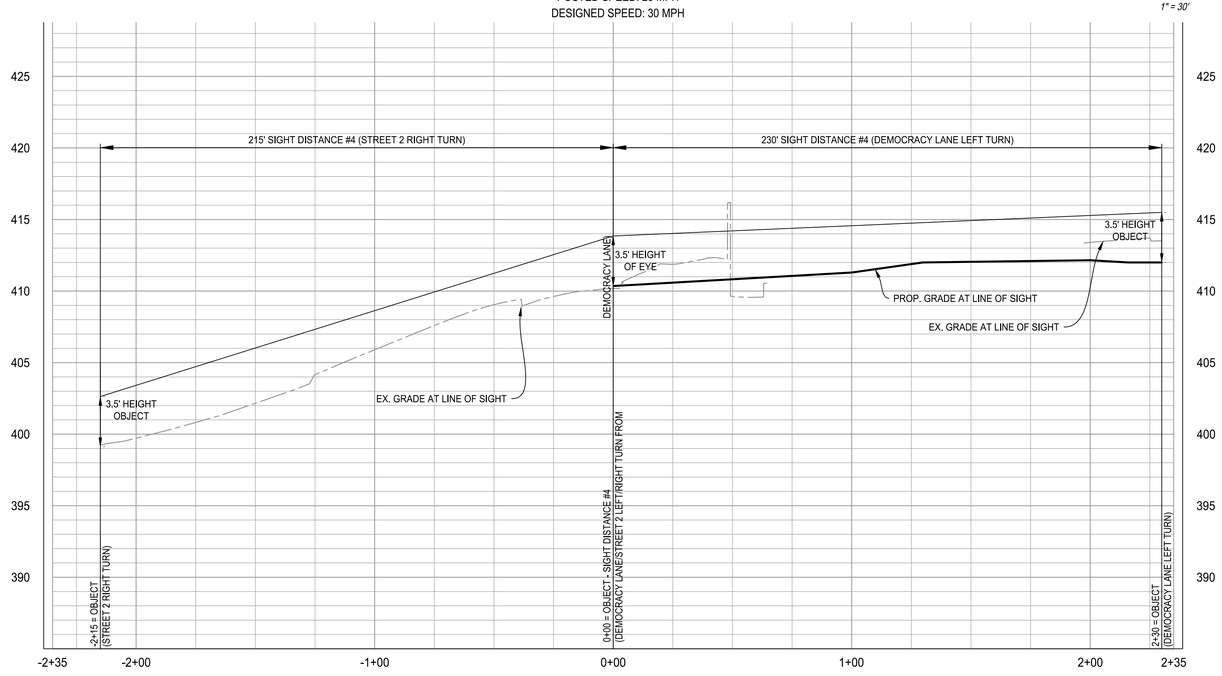


SIGHT DISTANCE #4 PLAN

POSTED SPEED: 25 MPH
DESIGNED SPEED: 30 MPH



SIGHT DISTANCE #4 PROFILE

HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 5'

NOTE: SIGHT DISTANCES SHOWN HERE ARE BASED ON EXISTING CONDITIONS.

5 2.5 0 5 10
VERTICAL GRAPHIC SCALE
1" = 5'

30 15 0 30 60
HORIZONTAL GRAPHIC SCALE
1" = 30'

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT FAIRFAX CITY AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS

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12/20/24	SPECIAL EXCEPTION PLAN SUBMISSION #3
05/15/25	SPECIAL EXCEPTION PLAN SUBMISSION #4

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PROJECT No.: 16148.001.00
DRAWING No.: 109632
DATE: 03/21/2023
SCALE: SEE SHEET
DESIGN: EG
DRAWN: JS
CHECKED: EG

SHEET TITLE:

SIGHT DISTANCE

SHEET No.
21

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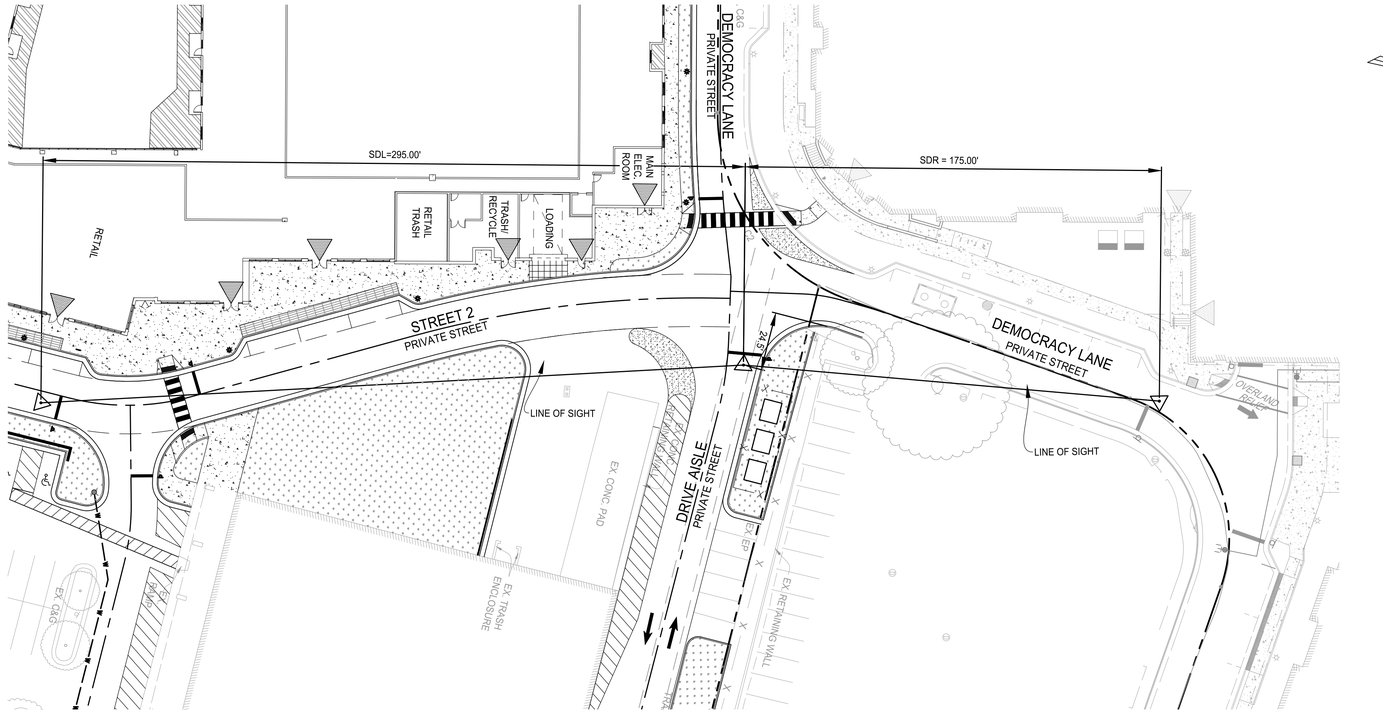
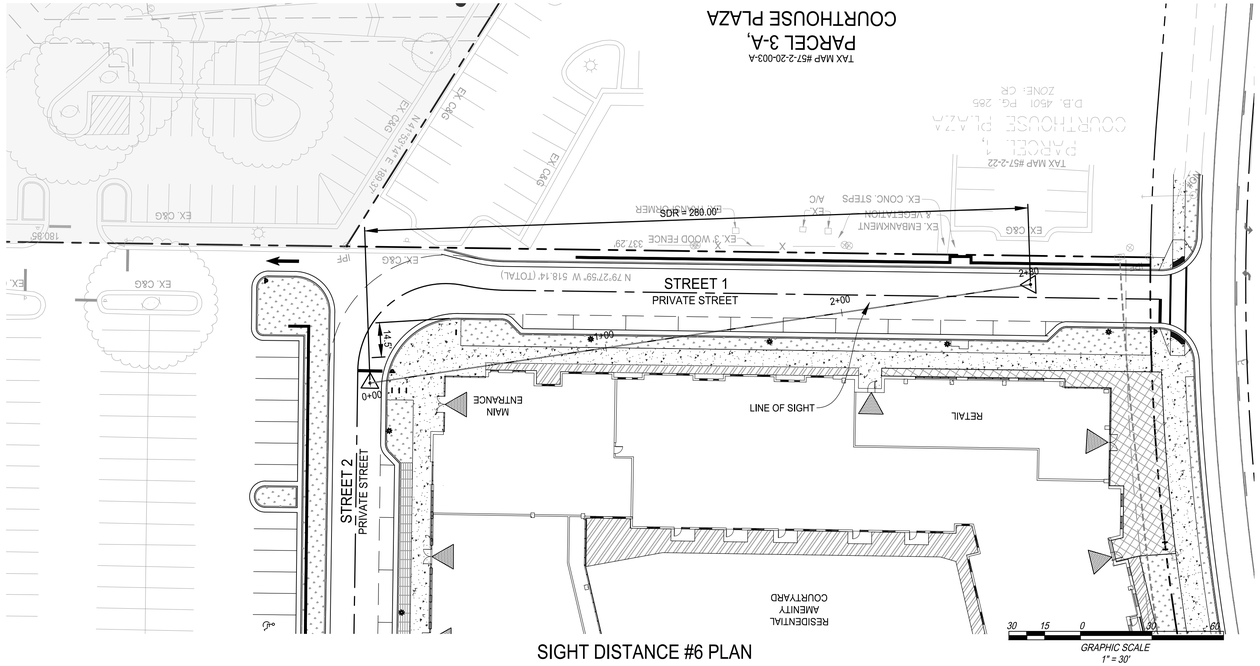
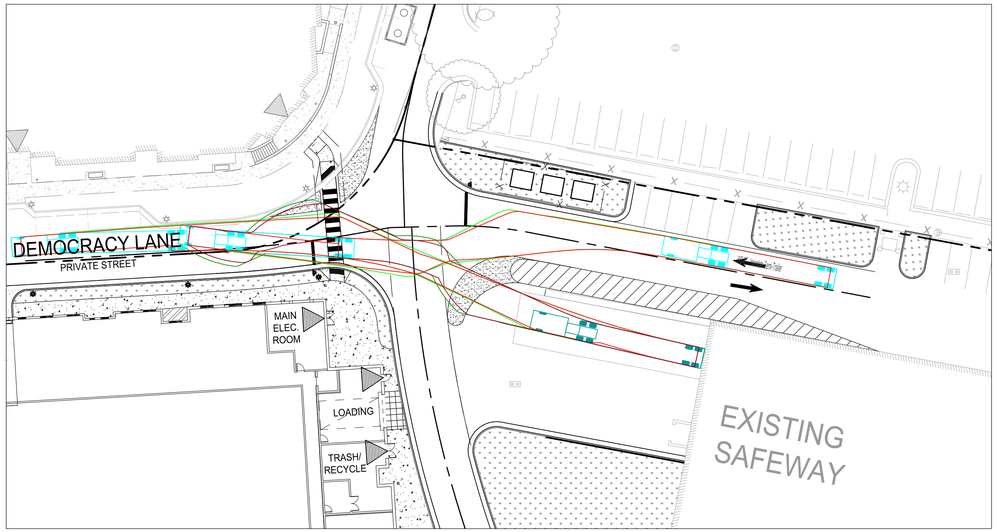
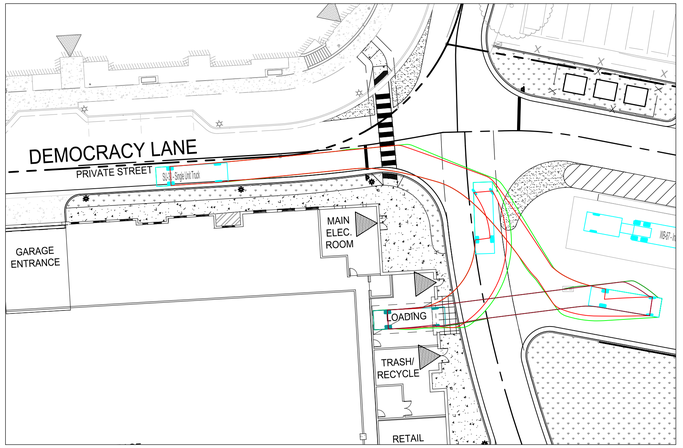

DEMOCRACY LANE
PRIVATE STREET
SDL=295.00'
SDR = 175.00'
MAIN ELEC. ROOM
RETAIL TRASH
TRASH/ RECYCLE
LOADING
RETAIL
STREET 2
PRIVATE STREET
DEMOCRACY LANE
PRIVATE STREET
LINE OF SIGHT
EX. CONC. PAD
DRIVE AISLE
PRIVATE STREET
EX. TRASH ENCLOSURE
EX. RETAINING WALL
OVERLAND RELIEF
LINE OF SIGHT
EX. CMU WALL
EX. CMU WALL
EX. CMU WALL

DATE	REVISION
11/09/23	SPECIAL EXCEPTION PLAN SUBMISSION #1
05/17/24	SPECIAL EXCEPTION PLAN SUBMISSION #2
12/20/24	SPECIAL EXCEPTION PLAN SUBMISSION #3
05/15/25	SPECIAL EXCEPTION PLAN SUBMISSION #4


COURTHOUSE PLAZA
PARCEL 3-A,
TAX MAP #57-2-20-003-A
VIRGINIA STATE GRID NORTH
NAD 83
STREET 1
PRIVATE STREET
STREET 2
PRIVATE STREET
MAIN ENTRANCE
LINE OF SIGHT
RETAIL
RESIDENTIAL AMENITY COURTYARD
SDR = 280.00'
EX. CONC. STEPS
EX. EMBANKMENT & VEGETATION
EX. 3' WOOD FENCE
EX. CRG
EX. CMU
EX. CRG
EX. CRG
EX. CRG

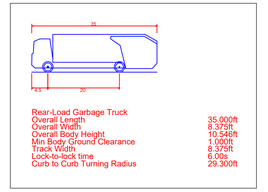


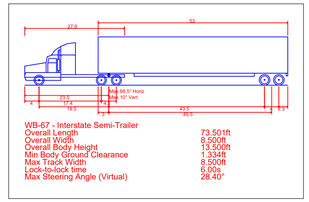
67' SINGLE UNIT TRUCK TURNING MOVEMENTS SAFEWAY LOADING DOCK
SCALE: 1" = 30'

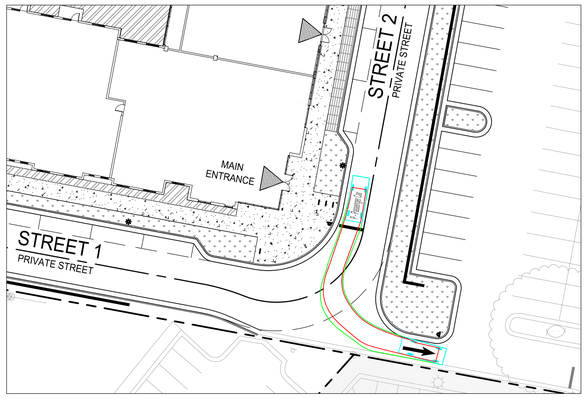


30' SINGLE UNIT TRUCK TURNING MOVEMENTS ENTERING BUILDING LOADING DOCK FROM DEMOCRACY LANE
SCALE: 1" = 30'

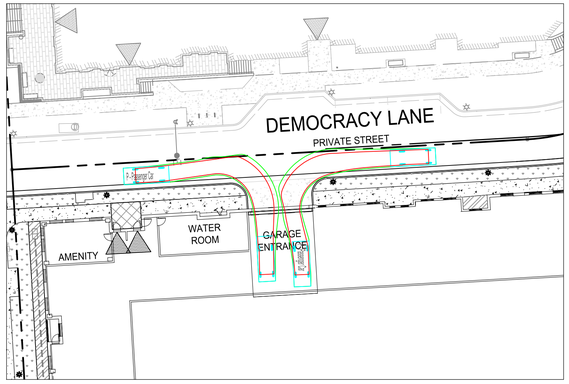
DATE	REVISION
11/09/23	SPECIAL EXCEPTION PLAN SUBMISSION #1
05/17/24	SPECIAL EXCEPTION PLAN SUBMISSION #2
12/20/24	SPECIAL EXCEPTION PLAN SUBMISSION #3
05/15/25	SPECIAL EXCEPTION PLAN SUBMISSION #4



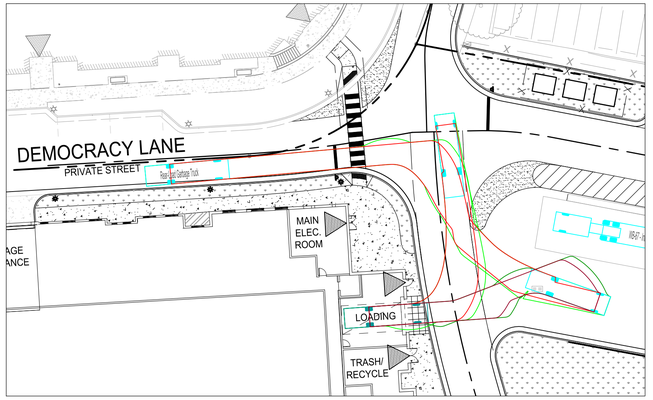




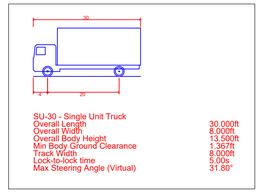
STREET 1/STREET 2 INTERSECTION TURNING MOVEMENT
SCALE: 1" = 30'

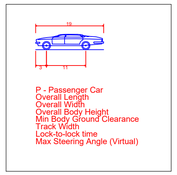


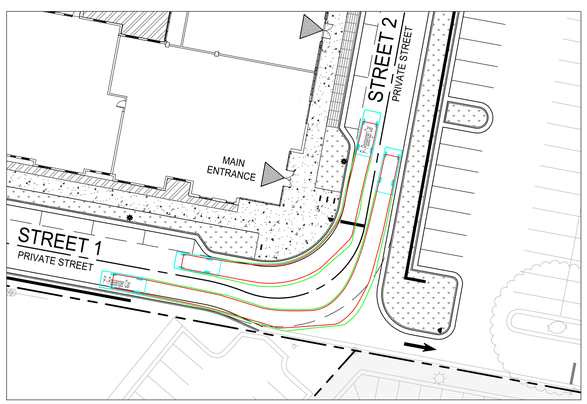
GARAGE ENTERING/EXITING TURNING MOVEMENTS
SCALE: 1" = 30'



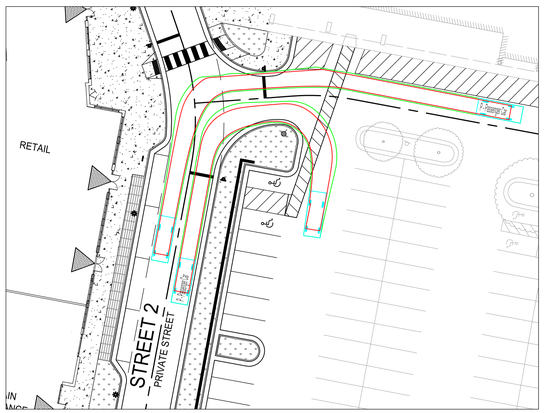
REAR LOAD GARBAGE TRUCK TURNING MOVEMENTS
SCALE: 1" = 30'







STREET 1/STREET 2 INTERSECTION TURNING MOVEMENT
SCALE: 1" = 30'



CONNECTION TO SAFEWAY PARKING LOT TURNING MOVEMENT
SCALE: 1" = 30'

30 15 0 30 60
HORIZONTAL GRAPHIC SCALE
1" = 30'

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT FAIRFAX CITY AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS

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Fairfax, VA 22030 P 703.273.6820
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COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
05/15/2025
PROFESSIONAL ENGINEER

COURTHOUSE PLAZA
SPECIAL EXCEPTION PLAN

CITY OF FAIRFAX, VIRGINIA

MARK	DATE	DESCRIPTION

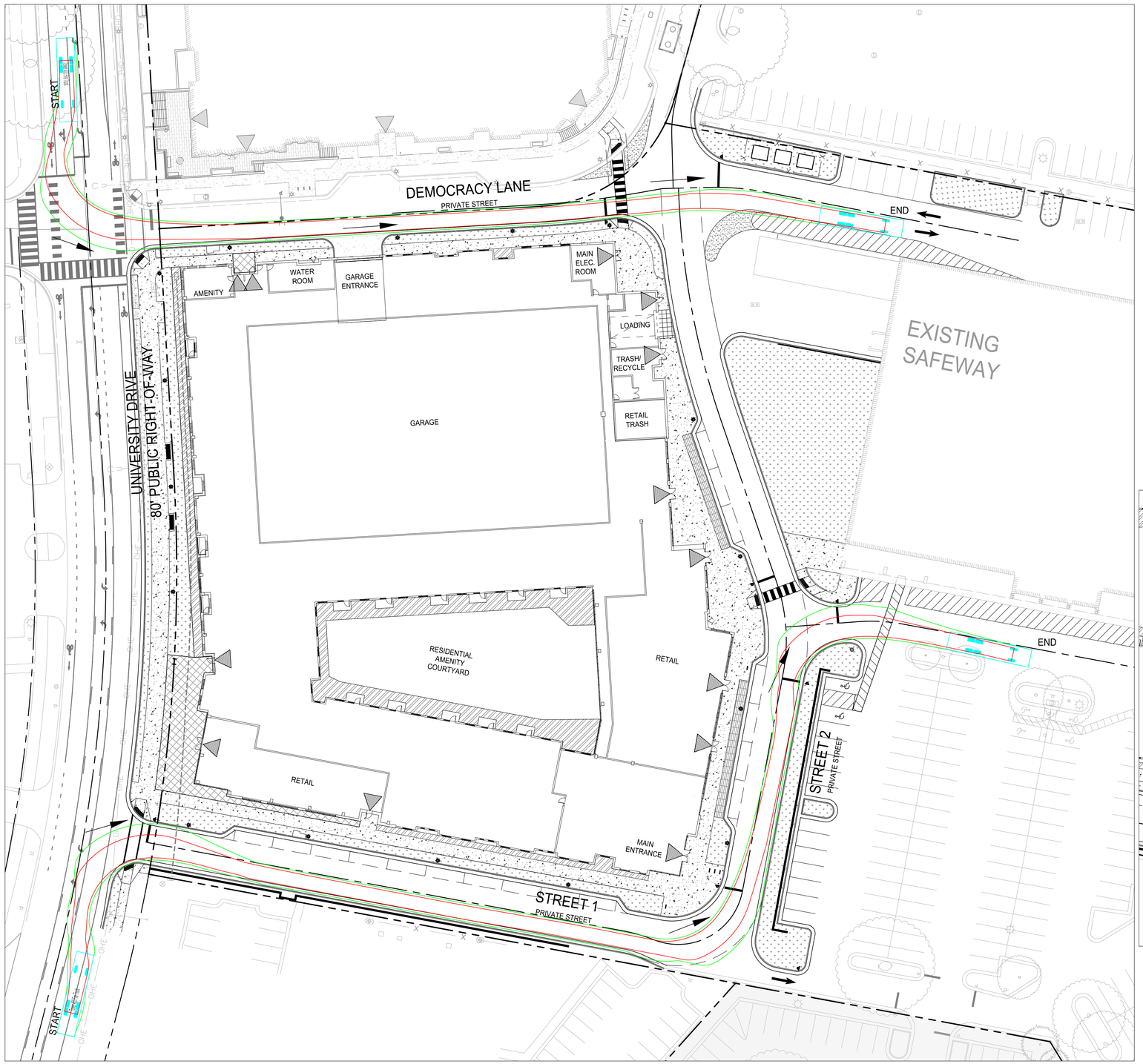
PROJECT No.: 16148.001.00
DRAWING No.: 109632
DATE: 03/21/2023
SCALE: SEE SHEET
DESIGN: EG
DRAWN: NL
CHECKED: EG

SHEET TITLE:

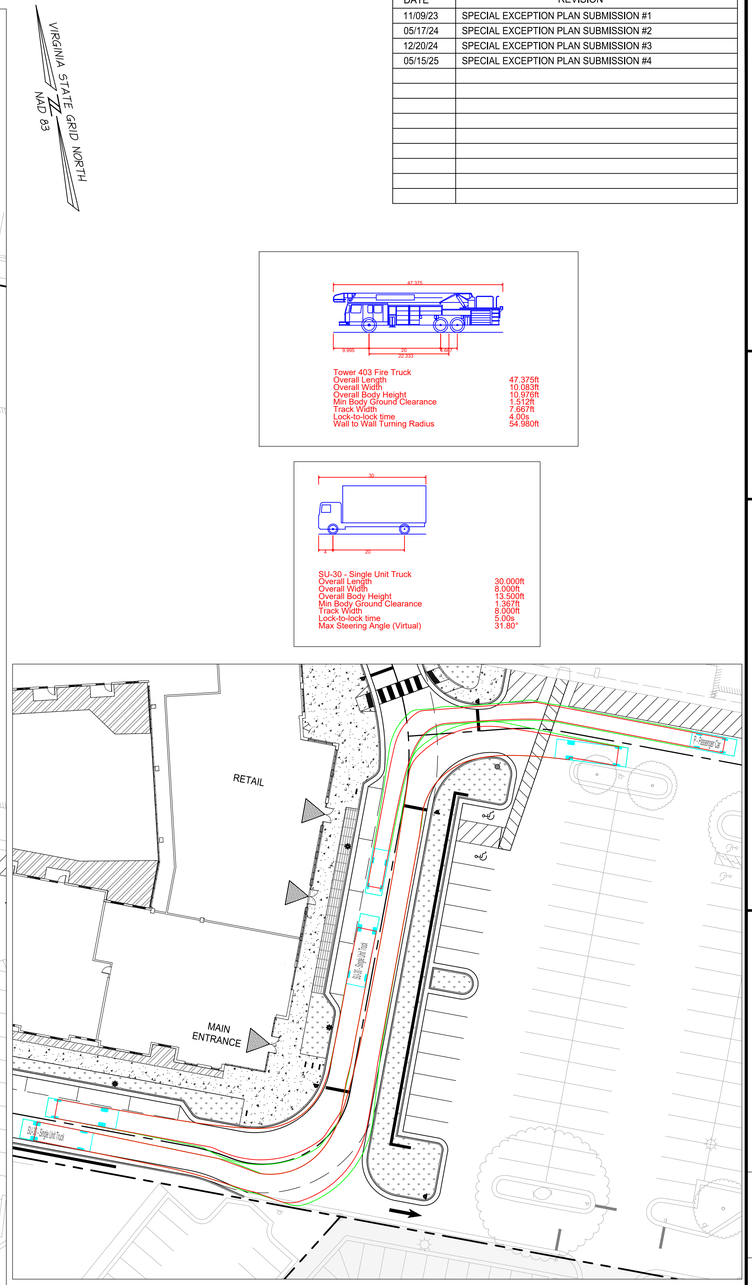
TURNING MOVEMENTS

SHEET No.
24

P:\FX\Projects\16148\00100\112599 Courthouse Plaza MDP\24 TURNING MOVEMENTS.dwg, 5/15/2025 3:31:31 PM, Nigel F. Lacquement, 1:2.8055, christopher consultants, ltd



FIRE TRUCK TURNING MOVEMENTS
SCALE: 1" = 30'



STREET 2 TRUCK TURNING MOVEMENTS
SCALE: 1" = 30'

VIRGINIA STATE GRID NORTH
NAD 83

DATE	REVISION
11/09/23	SPECIAL EXCEPTION PLAN SUBMISSION #1
05/17/24	SPECIAL EXCEPTION PLAN SUBMISSION #2
12/20/24	SPECIAL EXCEPTION PLAN SUBMISSION #3
05/15/25	SPECIAL EXCEPTION PLAN SUBMISSION #4

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JOHN L. HELMS
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05/15/2025
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COURTHOUSE PLAZA
SPECIAL EXCEPTION PLAN
CITY OF FAIRFAX, VIRGINIA

MARK	DATE	DESCRIPTION

PROJECT No.: 16148.001.00
DRAWING No.: 109632
DATE: 03/21/2023
SCALE: SEE SHEET
DESIGN: EG
DRAWN: NL
CHECKED: EG

SHEET TITLE:

TURNING MOVEMENTS

SHEET No.
25

30 15 0 30 60
HORIZONTAL GRAPHIC SCALE
1" = 30'

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT FAIRFAX CITY AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS

P:\FX\Projects\16148\00100\112599 Courthouse Plaza MDP\24 TURNING MOVEMENTS.dwg, 5/15/2025 3:31:43 PM, Nigel F. Lacquement, 1:2.8055, christopher consultants, ltd

DATE	REVISION
11/09/23	SPECIAL EXCEPTION PLAN SUBMISSION #1
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12/20/24	SPECIAL EXCEPTION PLAN SUBMISSION #3
05/15/25	SPECIAL EXCEPTION PLAN SUBMISSION #4

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COURTHOUSE PLAZA
SPECIAL EXCEPTION PLAN
CITY OF FAIRFAX, VIRGINIA

MARK	DATE	DESCRIPTION

PROJECT No.: 16148.001.00
DRAWING No.: 109632
DATE: 03/21/2023
SCALE: 1"=30'
DESIGN: EG
DRAWN: NL
CHECKED: EG

SHEET TITLE:

FIRE SERVICE PLAN

SHEET No.
26

TAX MAP #57-2-20-004-D
PARCEL 4-D,
COURTHOUSE PLAZA
D.B. 4740 PG. 1
COMBINED COURTHOUSE, LLC
D.B. 23548 PG. 281
380,358 SQ. FT. OR 8.7318 ACRES
ZONED: CR

TAX MAP #57-2-20-006-A
PARCEL 6-A,
COURTHOUSE PLAZA
D.B. 4739 PG. 1
COURTHOUSE PLAZA ONE, LLC
D.B. 8930 PG. 1856
ZONE: CR

TAX MAP #57-2-22
PARCEL 1,
COURTHOUSE PLAZA
D.B. 4501 PG. 285
ZONE: CR

TAX MAP #57-2-39
PARCEL 1E,
COURTHOUSE PLAZA
D.B. 4734 PG. 440
ZONE: CR

DEMOCRACY LANE
PRIVATE STREET

STREET 1

STREET 2

UNIVERSITY DRIVE

VIRGINIA STATE GRID NORTH
NAD 83

FIRE HYDRANT NUMBER 57-2-102
STATIC PRESSURE: 61 PSI
RESIDUAL PRESSURE: 57 PSI AT 1000 GPM
FIRE FLOW (Q20): 2700 GPM
LOW HYDRAULIC GRADE LINE (HGL): 535 FT
HYDRANT ELEVATION: 400 FT
CALCULATION DATE: 9/10/2018

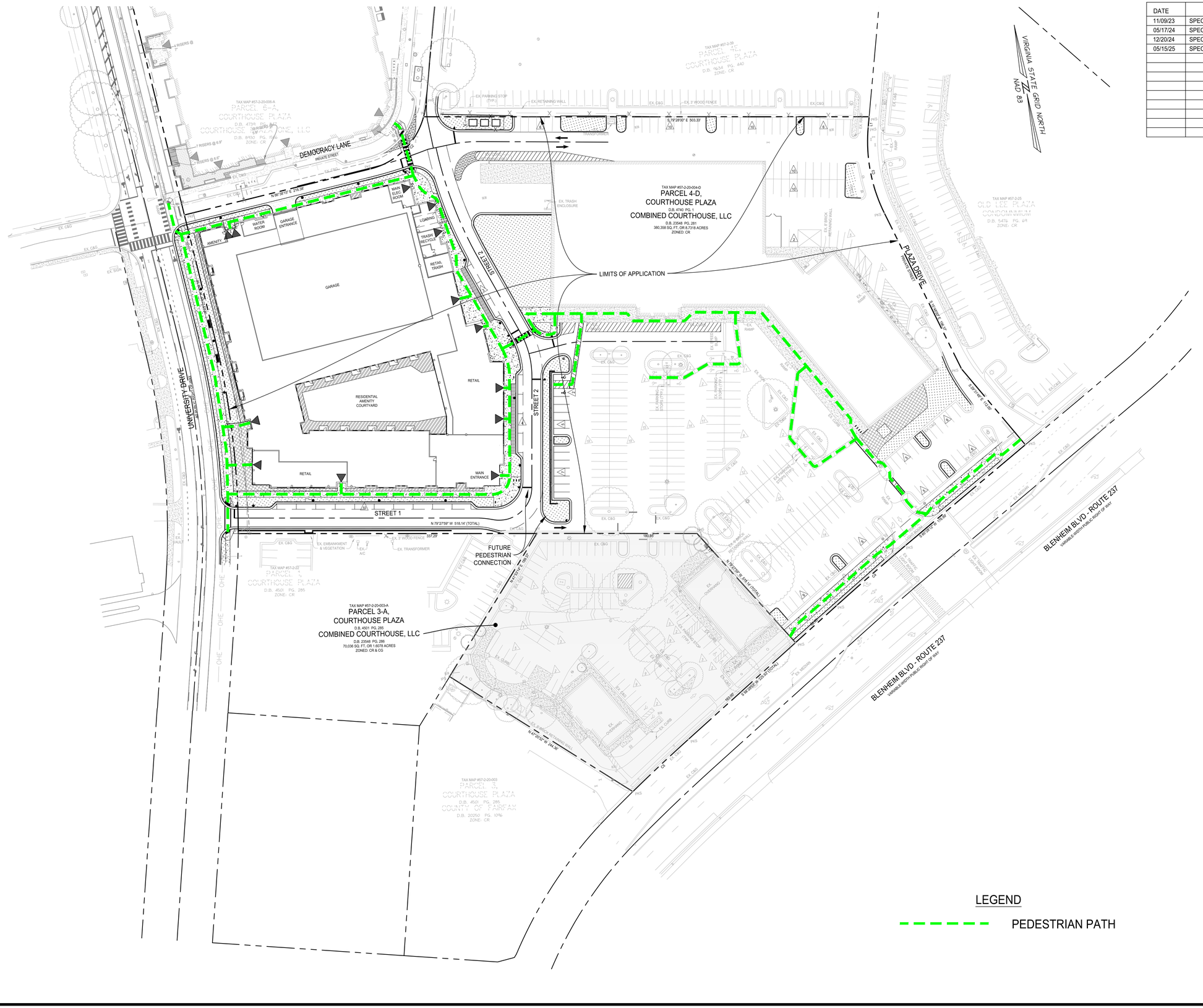
BUILDING:
BUILDING TYPE: 6 STORY APARTMENT BUILDING
OCCUPANCY TYPE: R-2, A-3, B, M, AND S-2
CONSTRUCTION TYPE: IA (LEVELS 1-2), IIIA (LEVELS 3-PH)
SPRINKLER TYPE: AUTOMATIC, WET
BUILDING AREA: LEVEL 1-PH = 333,000 SF
BUILDING A HEIGHT = 71', BUILDING B HEIGHT = 68'

HORIZONTAL GRAPHIC SCALE
1" = 30'
30 15 0 30 60

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY OF FAIRFAX STANDARDS AND SPECIFICATIONS

P:\FX\Projects\16148\00100\112599 Courthouse Plaza MDP\26 FIRE SERVICE PLAN.dwg, 5/15/2025 3:32:15 PM, Nigar F. Lacquement, 1:2.8055, christopher consultants, ltd

DATE	REVISION
11/09/23	SPECIAL EXCEPTION PLAN SUBMISSION #1
05/17/24	SPECIAL EXCEPTION PLAN SUBMISSION #2
12/20/24	SPECIAL EXCEPTION PLAN SUBMISSION #3
05/15/25	SPECIAL EXCEPTION PLAN SUBMISSION #4


DEMOCRACY LANE
PRIVATE STREET
UNIVERSITY DRIVE
VARIABLE WIDTH PUBLIC RIGHT OF WAY
STREET 1
STREET 2
PLAZA DRIVE
PRIVATE STREET
BLENHEIM BLVD - ROUTE 237
VARIABLE WIDTH PUBLIC RIGHT OF WAY
LIMITS OF APPLICATION
FUTURE PEDESTRIAN CONNECTION
TAX MAP #57-2-20-004-D
PARCEL 4-D,
COURTHOUSE PLAZA
D.B. 4740 PG. 1
COMBINED COURTHOUSE, LLC
D.B. 23548 PG. 281
380,358 SQ. FT., OR 8.7318 ACRES
ZONED: CR
TAX MAP #57-2-20-003-A
PARCEL 3-A,
COURTHOUSE PLAZA
D.B. 4501 PG. 285
COMBINED COURTHOUSE, LLC
D.B. 23548 PG. 286
70,036 SQ. FT., OR 1.6078 ACRES
ZONED: CR & CG
TAX MAP #57-2-20-006-A
PARCEL 6-A,
COURTHOUSE PLAZA
D.B. 4739 PG. 1
COURTHOUSE PLAZA CONDOMINIUM, LLC
D.B. 9150 PG. 1
ZONE: CR
TAX MAP #57-2-22
PARCEL 1,
COURTHOUSE PLAZA
D.B. 4501 PG. 285
ZONE: CR
TAX MAP #57-2-20-003
PARCEL 3,
COURTHOUSE PLAZA
D.B. 4501 PG. 285
COUNTY OF FAIRFAX
D.B. 20250 PG. 1076
ZONE: CR
TAX MAP #57-3-39
PARCEL 1C,
COURTHOUSE PLAZA
D.B. 16034 PG. 440
ZONE: CR
TAX MAP #57-2-25
OLD LEE PLAZA CONDOMINIUM
D.B. 5476 PG. 69
ZONE: CR
VIRGINIA STATE GRID NORTH
NAD 83
RESIDENTIAL AMENITY COURTYARD
GARAGE
RETAIL
AMENITY
WATER ROOM
GARAGE ENTRANCE
LOADING
TRASH RECYCLE
RETAIL TRASH
MAIN ELEC. ROOM
MAIN ENTRANCE
EX. C&G
EX. 3' WOOD FENCE
EX. RETAINING WALL
EX. TRANSFORMER
EX. EMBANKMENT & VEGETATION
EX. TRASH ENCLOSURE
EX. BRICK RETAINING WALL
EX. PARKING STRIPING (TYP.)
EX. CURB
EX. OVERHANG
EX. MEDIAN
EX. RAMP
EX. SIDEWALK
EX. STORM SEWER
EX. WATER
EX. GAS
EX. OHE
EX. SIGN
EX. VAULT
EX. AC
EX. LIGHT POLE
EX. PARKING STRIPING (TYP.)
EX. PARKING STORE (TYP.)
EX. PARKING STRIPING (TYP.)
EX. PARKING STRIPING (TYP.)
EX. PARKING STRIPING

DATE	REVISION
11/09/23	SPECIAL EXCEPTION PLAN SUBMISSION #1
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COURTHOUSE PLAZA
SPECIAL EXCEPTION PLAN
CITY OF FAIRFAX, VIRGINIA

MARK	DATE	DESCRIPTION

PROJECT No.: 16148.001.00
DRAWING No.: 109632
DATE: 03/21/2023
SCALE: SEE SHEET
DESIGN: EG
DRAWN: NL
CHECKED: EG

SHEET TITLE:

VEHICULAR CONNECTIVITY EXHIBIT

SHEET No.
28

LEGEND

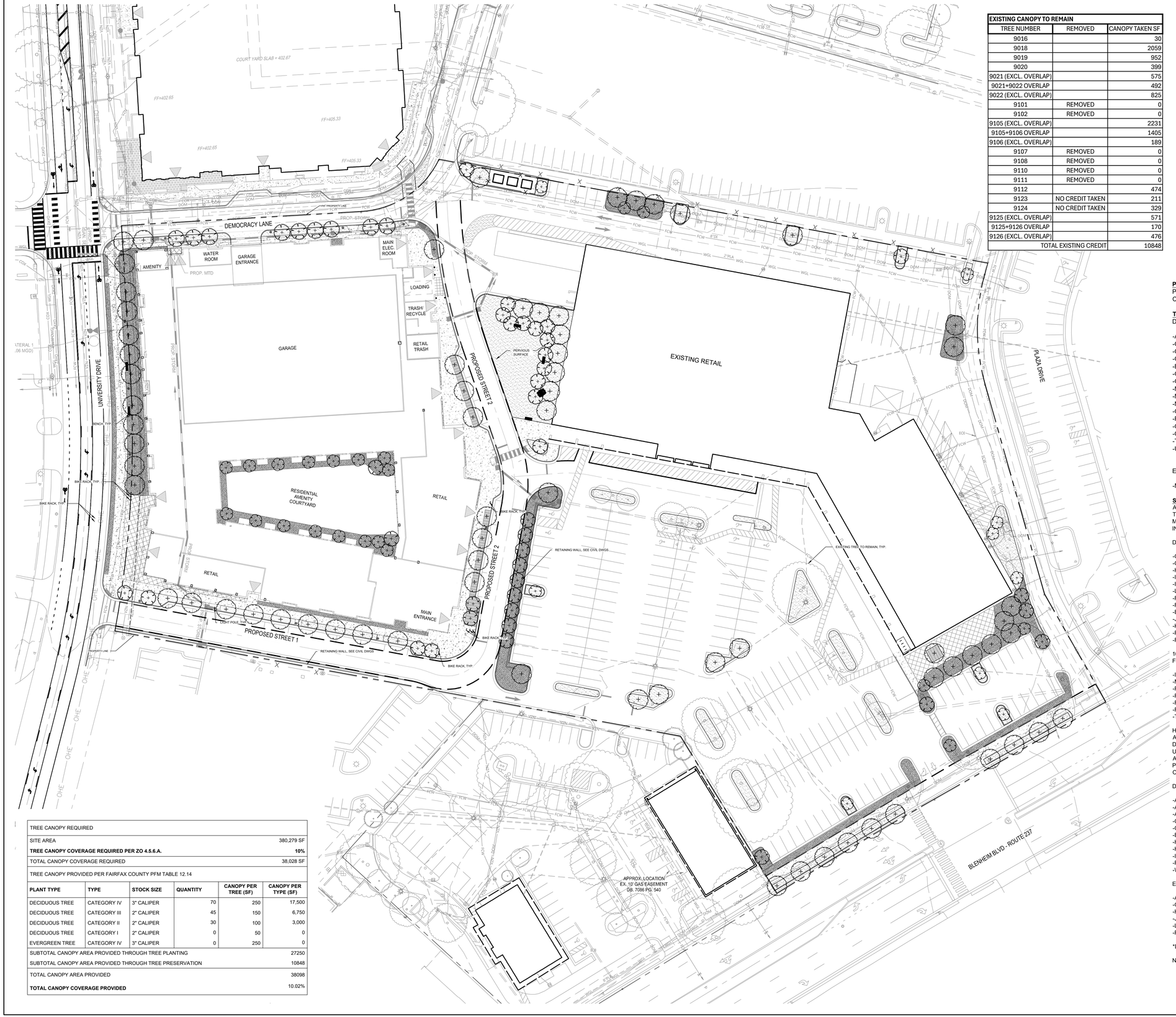
PRIMARY VEHICULAR PATH

SECONDARY VEHICULAR PATH

50 25 0 50 100
HORIZONTAL GRAPHIC SCALE
1" = 50'

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY OF FAIRFAX STANDARDS AND SPECIFICATIONS

P:\FX\Projects\16148\00100\112599 Courthouse Plaza MDP\28 VEHICULAR CONNECTIVITY EXHIBIT.dwg, 5/15/2025 3:33:18 PM, Nitzo F. Lacquement, 1:2.8055, christopher consultants, ltd



EXISTING CANOPY TO REMAIN		
TREE NUMBER	REMOVED	CANOPY TAKEN SF
9016		30
9018		2059
9019		952
9020		399
9021 (EXCL. OVERLAP)		575
9021+9022 OVERLAP		492
9022 (EXCL. OVERLAP)		825
9101	REMOVED	0
9102	REMOVED	0
9105 (EXCL. OVERLAP)		2231
9105+9106 OVERLAP		1405
9106 (EXCL. OVERLAP)		189
9107	REMOVED	0
9108	REMOVED	0
9110	REMOVED	0
9111	REMOVED	0
9112		474
9123	NO CREDIT TAKEN	211
9124	NO CREDIT TAKEN	329
9125 (EXCL. OVERLAP)		571
9125+9126 OVERLAP		170
9126 (EXCL. OVERLAP)		476
TOTAL EXISTING CREDIT		10848

CONCEPT PLANT SCHEDULE FULL SITE

DECIDUOUS TREE- CATEGORY IV 3" CALIPER	70
DECIDIOUS TREE- CATEGORY III 3" CALIPER	45
DECIDUOUS TREE- CATEGORY II 2" CALIPER	30
SHRUB AREAS 24" HT. OR BELOW	17,469 SF
LAWN	17,911 SF
ENHANCED HARDSCAPE	
TREE GRATE EXPANDABLE	

TREE CANOPY REQUIRED					
SITE AREA					380,279 SF
TREE CANOPY COVERAGE REQUIRED PER ZO 4.5.6.A.					**10%**
TOTAL CANOPY COVERAGE REQUIRED					38,028 SF
TREE CANOPY PROVIDED PER FAIRFAX COUNTY PFM TABLE 12.14					
PLANT TYPE	**TYPE**	**STOCK SIZE**	**QUANTITY**	**CANOPY PER TREE (SF)**	**CANOPY PER TYPE (SF)**
DECIDUOUS TREE	CATEGORY IV	3" CALIPER	70	250	17,500
DECIDUOUS TREE	CATEGORY III	2" CALIPER	45	150	6,750
DECIDUOUS TREE	CATEGORY II	2" CALIPER	30	100	3,000
DECIDUOUS TREE	CATEGORY I	2" CALIPER	0	50	0
EVERGREEN TREE	CATEGORY IV	3" CALIPER	0	250	0
SUBTOTAL CANOPY AREA PROVIDED THROUGH TREE PLANTING					27250
SUBTOTAL CANOPY AREA PROVIDED THROUGH TREE PRESERVATION					10848
TOTAL CANOPY AREA PROVIDED					38098
TOTAL CANOPY COVERAGE PROVIDED					10.02%

PROPOSED VEGETATION
PROPOSED VEGETATION SUBJECT TO CHANGE WITH APPROVAL BY CITY OF FAIRFAX URBAN FORESTER.

TREES
DECIDUOUS TREE SPECIES MAY INCLUDE BUT NOT BE LIMITED TO:

-ACER RUBRUM * RED MAPLE
-CARPINUS CAROLINIANA* AMERICAN HORNBEAM
-CERCIS CANADENSIS* EASTERN REDBUD
-CORNUS FLORIDA * FLOWERING DOGWOOD
-BETULA NIGRA* RIVER BIRCH
-GINKGO BILOBA GINKGO
-GLEDITSIA TRIACANTHOS INERMIS* THORNLESS HONEYLOCUST
-MAGNOLIA VIRGINIANA * SWEETBAY MAGNOLIA
-MALUS SPP. FLOWERING CRABAPPLE
-NYSSA SYLVATICA * BLACK GUM
-OSTRYA VIRGINIANA * EASTERN HOPHORNBEAM
-PRUNUS x INCAM 'OKAME' FLOWERING CHERRY
-QUERCUS BICOLOR* SWAMP WHITE OAK
-QUERCUS PHELLOS* WILLOW OAK
-TILIA AMERICANA* AMERICAN LINDEN
-ULMUS AMERICANA* AMERICAN ELM

EVERGREEN TREE SPECIES MAY INCLUDE BUT NOT BE LIMITED TO:

-MAGNOLIA GRANDIFLORA TMGH* ALTA SOUTHERN MAGNOLIA

SHRUBS
A VARIETY OF DECIDUOUS AND EVERGREEN SHRUBS WILL BE PLANTED THROUGHOUT THE SITE TO PROVIDE YEAR ROUND INTEREST WHILE MAINTAINING VIEWS INTO THE SITE AND FROM WITHIN THE BUILDING INTERIOR.

DECIDUOUS SHRUB SPECIES MAY INCLUDE BUT NOT BE LIMITED TO:

-CLETHRA ALNIFOLIA* SWEET PEPPERBUSH
-CORNUS SERVICEA 'KELSEYI'* DWARF RED OSIER DOGWOOD
-HAMAMELIS VIRGINIANA* WITCH-HAZEL
-ILEX VERTICILLATA* WINTERBERRY HOLLY
-ITEA VIRGINICA* VIRGINIA SWEETSPIRE
-LINDERA BENZOIN* NORTHERN SPICEBUSH
-RHODODENDRON 'ROBLEZ' PPA F* AUTUMN FIRE ENCORE AZELEA
-RHUS AROMATICA 'GRO-LOW'* FRAGRANT SUMAC
-EVERGREEN SHRUB SPECIES MAY INCLUDE BUT NOT BE LIMITED TO:
-JUNIPERUS VIRGINIAN 'GREY OWL'* GREY OWL JUNIPER
-KALMIA LATIFOLIA 'MINUET'* DWARF MOUNTAIN LAUREL
-PICEA ABIES 'NIDIFORMIS' BIRD'S NEST SPRUCE
-RHODODENDRON MAXIMUM* ROSEBAY RHODODENDRON

10'. SCREENING SHRUB SPECIES MAY INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:

-ILEX VOMITORIA* YAUPON HOLLY
-MYRICA CERIFERA* WAX MYRTLE
-PRUNUS CAROLINIANA* CAROLINA CHERRY LAUREL
-PRUNUS LAUROCERASUS 'SCHIPKAEN ISISC' HERRY LAUREL
-RHODODENDRON CATAWBIENSE* CATAWBA RHODODENDRON
-RHODODENDRON MAXIMUM* ROSEBAY RHODODENDRON
-THUJA OCCIDENTALIS* EASTERN ARBORVITAE

HERBACEOUS
A VARIETY OF HERBACEOUS PLANTINGS WILL BE USED IN AREAS DENOTED WITH A HATCH, AS INDICATED ON THE LEGEND. MAIN AREAS OF USE: AT FRONTS OF PLANTING BEDS TO PROVIDE A 'LAYERED' EFFECT IN AREAS WHERE LOW PLANTING IS NECESSARY TO MAINTAIN VEHICULAR OR PEDESTRIAN VISIBILITY UNDER TREES AS AN ALTERNATIVE TO GRASS OR MULCH

DECIDUOUS HERBACEOUS SPECIES MAY INCLUDE BUT NOT BE LIMITED TO:

-AMSONIA TABERNAEMONTANA*BLUE STAR
-ANDROGPOGON GERADII* BIG BLUESTEM
-ASCLEPIAS TUBEROSA* BUTTERFLY WEED
-CAREX PENSYLVANICA* PENNSYLVANIA SEDGE
-CHRYSOGONUM VIRGINIANUM* GREEN AND GOLD
-EURYBIA DIVARICATA* WHITE WOOD ASTER
-HEUCHERA SPP.* CORAL BELLS
-HOSTA SPP. HOSTA
-IRIS VERSACOLOR* BLUE FLAG IRIS
-PANICUM VIRGATUM* SWITCHGRAS
-WISTERIA FRUTESCENS* AMERICAN WISTERIA

EVERGREEN HERBACEOUS SPECIES MAY INCLUDE BUT NOT BE LIMITED TO:

-ASARUM CANADENSE* WILD GINGER
-GAULTHERIA PROCUMBENS* TEABERRRY
-HYPERICUM CALYCINUM ST JOHN'S WORT
-JUNIPERUS HORIZONTALIS* CREEPING JUNIPER
-LOROPETALUM CHINENSE CHINESE FRINGE FLOWER
-POLYSTICHUM ACROSTICHOIDECSH* RISTMAS FERN

*DENOTES NATIVE SPECIES

NOTE: TREES WITHIN SIGHT LINE TO BE LIMBED UP.

LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM

KEY MAP

SEAL

COMMONWEALTH OF VIRGINIA
GABRIELA CANAMAR CLARK
Lic. No. 958
05/14/2025
LANDSCAPE ARCHITECT

PROJECT

COURTHOUSE PLAZA

COMBINED COURTHOUSE LLC

3922 BLENHEIM BOULEVARD

FAIRFAX, VA

LANDDESIGN PROJ.#
2023062

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	SE 1ST SUBMISSION	2023-11-09
2	SE RESUBMISSION	2024-05-17
3	SE RESUBMISSION	2024-12-20
4	SE RESUBMISSION	2025-05-13

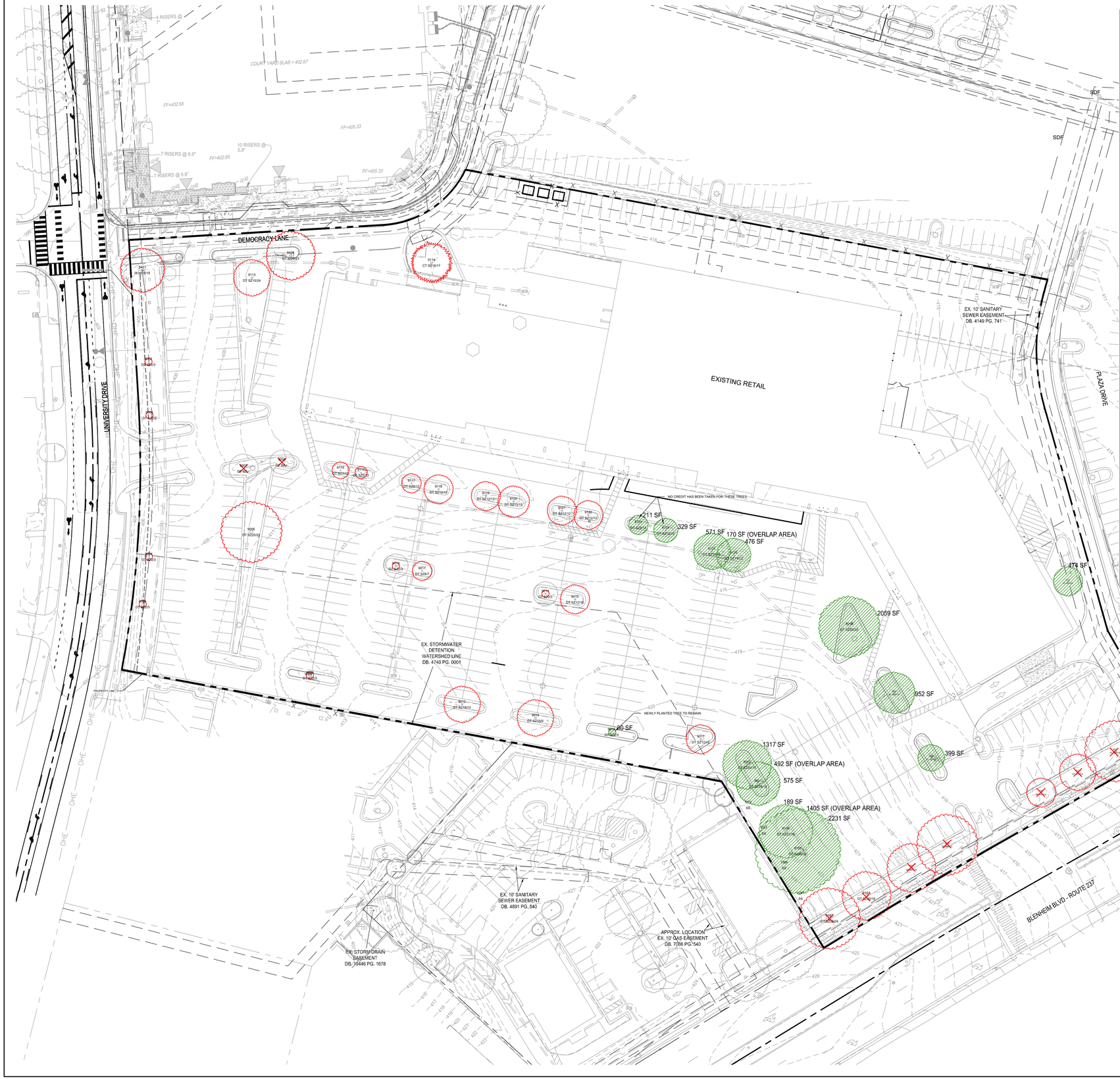
DESIGNED BY: GC
DRAWN BY: JVW/DC
CHECKED BY: GC/JVW

SCALE
VERT: N/A
HORZ: 1"=40'
0 20' 40' 80'

NORTH

SHEET TITLE
CONCEPTUAL LANDSCAPE PLAN

SHEET NUMBER
L1



TREE INVENTORY - Courthouse Plaza

Tree #	Species	Size	CRZ	SRZ	Condition	Status	*Hand Removal	Notes
		dbh	Critical Root Zone (radius ft)	Structural Rooting Zone (radius ft)				
8421	ACER RUBRUM / RED MAPLE	18"	18	5.94	55%	REMOVE	X	Heavy pruning, poor structure, dieback
8428	PYRUS CALLERYANA / BRADFORD PEAR	21"	20	6.6	75%	REMOVE	X	
9002	ACER RUBRUM / RED MAPLE	2"	3	0.99	85%	REMOVE	X	Newly planted tree, may be transplanted
9003	ACER RUBRUM / RED MAPLE	2"	3	0.99	85%	REMOVE	X	Newly planted tree, may be transplanted
9004	ACER RUBRUM / RED MAPLE	2"	3	0.99	85%	REMOVE	X	Newly planted tree, may be transplanted
9005	ACER RUBRUM / RED MAPLE	2"	3	0.99	85%	REMOVE	X	Newly planted tree, may be transplanted
9006	PYRUS CALLERYANA / BRADFORD PEAR	22"	25	8.25	75%	REMOVE	X	
9007	UNDEFINED	0	0	0	-	REMOVED	X	Surveyed deciduous tree has been removed
9008	UNDEFINED	0	0	0	-	REMOVED	X	Surveyed deciduous tree has been removed
9009	ZELKOVA SERRATA / ZELKOVA	2"	3	0.99	85%	REMOVE	X	Newly planted tree, may be transplanted
9010	ZELKOVA SERRATA / ZELKOVA	2"	3	0.99	85%	REMOVE	X	Newly planted tree, may be transplanted
9011	ACER RUBRUM / RED MAPLE	7"	8	2.64	65%	REMOVE	X	
9012	LIQUIDAMBAR STYRACIFLUA / SWEET GUM	12"	15	4.95	60%	REMOVE	X	Heavy pruning
9013	QUERCUS PHELLOS / WILLOW OAK	9"	15	4.95	75%	REMOVE	X	
9014	ZELKOVA SERRATA / ZELKOVA	2"	3	0.99	85%	REMOVE	X	Newly planted tree, may be transplanted
9015	ACER RUBRUM / RED MAPLE	10"	12	3.96	65%	REMOVE	X	
9016	ZELKOVA SERRATA / ZELKOVA	2"	3	0.99	85%	PRESERVE		Newly planted tree
9017	ACER RUBRUM / RED MAPLE	12"	12	3.96	40%	REMOVE	X	Poor structure and canopy, significant dieback, should be
9018	QUERCUS PHELLOS / WILLOW OAK	22"	25	8.25	75%	PRESERVE		
9019	LIQUIDAMBAR STYRACIFLUA / SWEET GUM	15"	17	5.61	85%	PRESERVE		
9020	ACER RUBRUM / RED MAPLE	9"	11	3.63	75%	PRESERVE		
9021	LIQUIDAMBAR STYRACIFLUA / SWEET GUM	15"	18	5.94	65%	PRESERVE		Poor pruning
9022	QUERCUS PHELLOS / WILLOW OAK	17"	20	6.6	70%	PRESERVE		
9101	TILIA CORDATA / LITTLE LEAF LINDEN	16"	20	6.6	70%	PRESERVE		Poor pruning, some dieback
9102	TILIA CORDATA / LITTLE LEAF LINDEN	24"	25	8.25	60%	PRESERVE		Poor pruning, some dieback
9105	QUERCUS PHELLOS / WILLOW OAK	30"	35	11.55	75%	PRESERVE		
9106	LIQUIDAMBAR STYRACIFLUA / SWEET GUM	18"	22	7.26	75%	PRESERVE		
9107	TILIA CORDATA / LITTLE LEAF LINDEN	15"	20	6.6	70%	PRESERVE		Poor pruning, some dieback
9108	TILIA CORDATA / LITTLE LEAF LINDEN	17"	25	8.25	75%	PRESERVE		Poor pruning, some dieback
9109	TILIA CORDATA / LITTLE LEAF LINDEN	14"	12	3.96	40%	REMOVE		Poor structure and canopy, significant dieback, should be
9110	TILIA CORDATA / LITTLE LEAF LINDEN	14"	15	4.95	60%	PRESERVE		Poor pruning, some dieback
9111	TILIA CORDATA / LITTLE LEAF LINDEN	15"	25	8.25	70%	PRESERVE		Poor pruning, some dieback
9112	CORNUS FLORIDA / FLOWERING DOGWOOD	8"	12	3.96	80%	PRESERVE		
9113	LIQUIDAMBAR STYRACIFLUA / SWEET GUM	24"	15	4.95	65%	REMOVE	X	Poor structure, dieback
9114	PINUS TAEDA / LOBLOLLY PINE	17"	16	5.28	70%	REMOVE	X	Good structure, some dieback
9115	LAGERSTROEMIA INDICA / CRAPE MYRTLE	15"	7	2.31	70%	REMOVE	X	
9116	LAGERSTROEMIA INDICA / CRAPE MYRTLE	12"	5	1.65	65%	REMOVE	X	
9117	LAGERSTROEMIA INDICA / CRAPE MYRTLE	12"	8	2.64	75%	REMOVE	X	
9118	LAGERSTROEMIA INDICA / CRAPE MYRTLE	12"	12	3.96	85%	REMOVE	X	
9119	LAGERSTROEMIA INDICA / CRAPE MYRTLE	12"	12	3.96	85%	REMOVE	X	
9120	LAGERSTROEMIA INDICA / CRAPE MYRTLE	15"	13	4.29	90%	REMOVE	X	
9121	LAGERSTROEMIA INDICA / CRAPE MYRTLE	12"	12	3.96	90%	REMOVE	X	
9122	LAGERSTROEMIA INDICA / CRAPE MYRTLE	12"	12	3.96	90%	REMOVE	X	
9123	LAGERSTROEMIA INDICA / CRAPE MYRTLE	12"	8	2.64	85%	PRESERVE		
9124	LAGERSTROEMIA INDICA / CRAPE MYRTLE	12"	10	3.3	85%	PRESERVE		
9125	LAGERSTROEMIA INDICA / CRAPE MYRTLE	15"	15	4.95	90%	PRESERVE		
9126	LAGERSTROEMIA INDICA / CRAPE MYRTLE	12"	14	4.62	90%	PRESERVE		

dbh = Diameter at Breast Height (measured 4.5 feet above ground).
CRZ = Critical Root Zone = 1.0 foot radius per inch of tree diameter. Estimated radius of area containing majority of tree roots. TRZ values for trees
SRZ (Structural Rooting Zone). Calculation - dbh x 0.33 = radius feet. Estimated radius of area containing tree roots that must be protected to
* CONDITION RATING - provided as percentages based on methods outlined in the 10th edition of the Guide for Plant Appraisal, published by the
* HAND REMOVAL - Trees to be removed within tree save areas or directly adjacent to but within the limits of clearing and grading shall be felled by

*NOTE: TREES MARKED IN RED HAVE BEEN REMOVED AND BEING PROPOSED TO BE REPLACED, CREDIT FOR THOSE NEW TREES IS TAKEN IN THE PROPOSED AS THEY HAVE NOT YET BEEN PLANTED AT TIME OF SUBMISSION.

TOTAL EXISTING CANOPY COVERAGE: 26,897SF

TREE LEGEND

XX SF - CANOPY SQUARE FOOTAGE FOR CREDIT TAKEN

PRESERVE

AREA OF EXISTING TREE CANOPY TO BE PRESERVED: 11,070 SF / .25 AC

REMOVE

REMOVED POST SURVEY, PRIOR TO ARBORIST ASSESSMENT

EXISTING CANOPY TO REMAIN		
TREE NUMBER	REMOVED	CANOPY TAKEN SF
9016		30
9018		2059
9019		952
9020		399
9021 (EXCL. OVERLAP)		575
9021+9022 OVERLAP		492
9022 (EXCL. OVERLAP)		825
9101	REMOVED	0
9102	REMOVED	0
9105 (EXCL. OVERLAP)		2231
9105+9106 OVERLAP		1405
9106 (EXCL. OVERLAP)		189
9107	REMOVED	0
9108	REMOVED	0
9110	REMOVED	0
9111	REMOVED	0
9112		474
9123	NO CREDIT TAKEN	211
9124	NO CREDIT TAKEN	329
9125 (EXCL. OVERLAP)		571
9125+9126 OVERLAP		170
9126 (EXCL. OVERLAP)		476
TOTAL EXISTING CREDIT		10848

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KEY MAP

SEAL

COMMONWEALTH OF VIRGINIA
GABRIELA CANAMAR CLARK
Lic. No. 958
05/14/2025
LANDSCAPE ARCHITECT

PROJECT

COURTHOUSE PLAZA

COMBINED COURTHOUSE LLC

3922 BLENHEIM BOULEVARD

FAIRFAX, VA

LANDDESIGN PROJ.#
2023062

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	SE 1ST SUBMISSION	2023-11-09
2	SE RESUBMISSION	2024-05-17
3	SE RESUBMISSION	2024-12-20
4	SE RESUBMISSION	2025-05-13

DESIGNED BY: GC
DRAWN BY: JVW/DC
CHECKED BY: GC/JVW

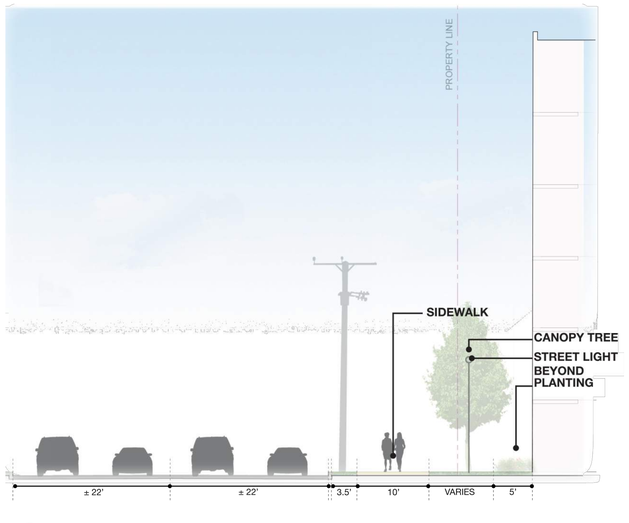
SCALE
NORTH
VERT: N/A
HORZ: 1"=40'
0 20' 40' 80'

SHEET TITLE

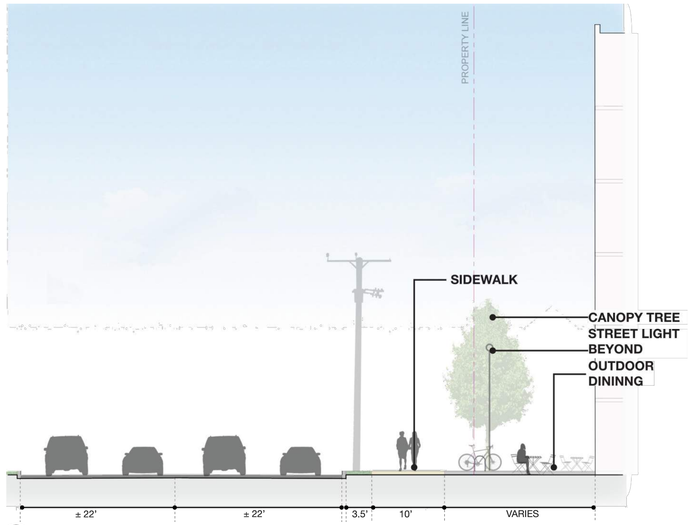
TREE PRESERVATION PLAN

SHEET NUMBER

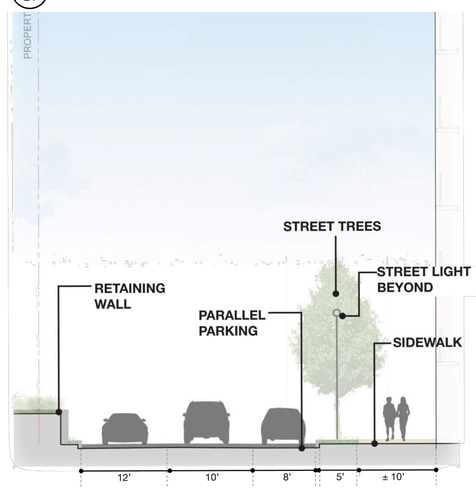
L3



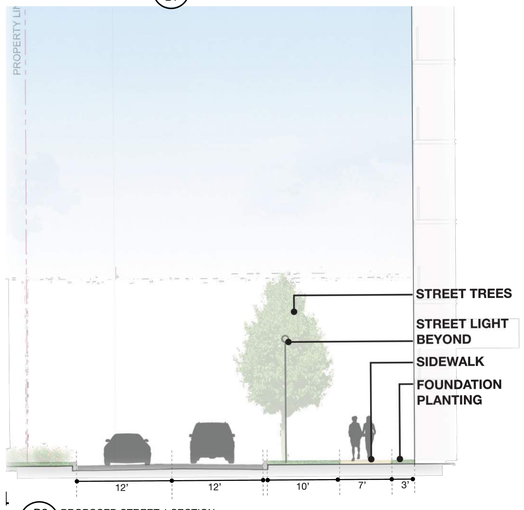
A1 L4 UNIVERSITY DRIVE SECTION



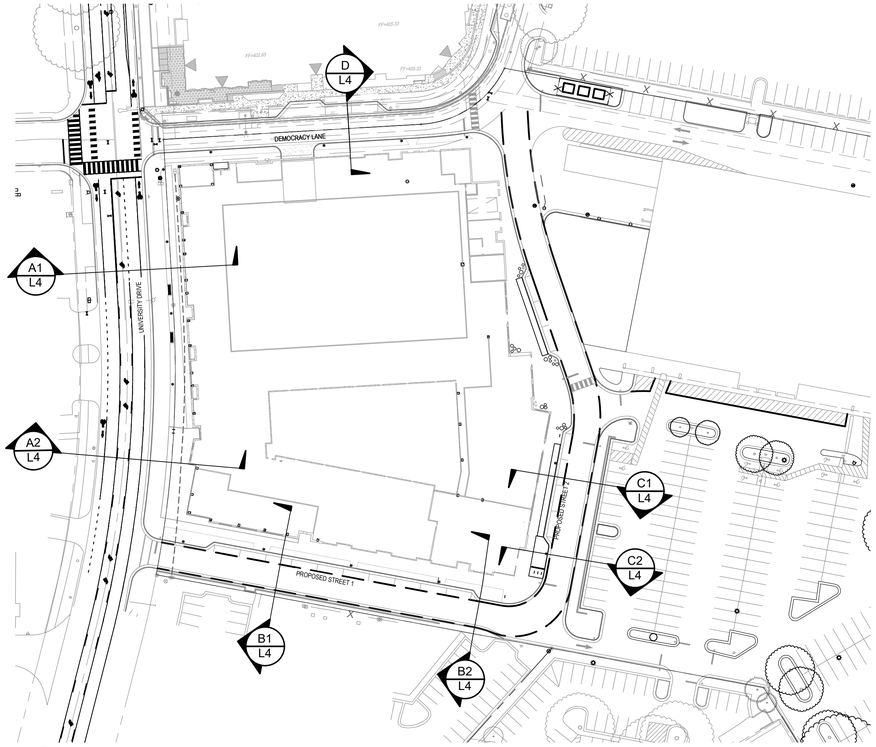
A2 L4 UNIVERSITY DRIVE SECTION



B1 L4 PROPOSED STREET 1 SECTION

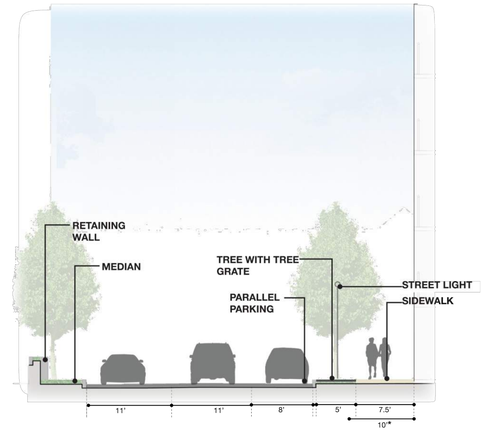


B2 L4 PROPOSED STREET 1 SECTION

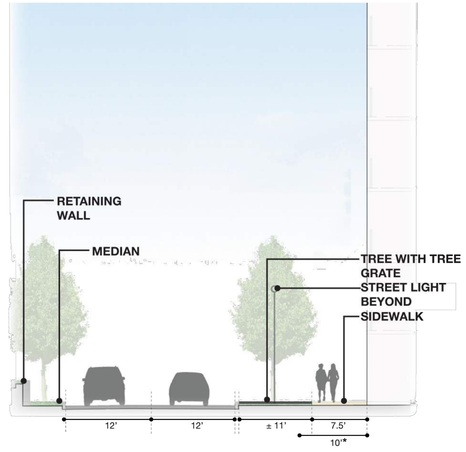


E L4 PLAN REFERENCE

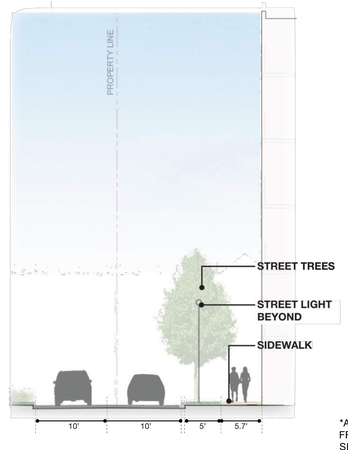
SCALE: 1" = 60'



C1 L4 PROPOSED STREET 2 SECTION



C2 L4 PROPOSED STREET 2 SECTION



D L4 DEMOCRACY LANE STREET SECTION

*A MINIMUM 10' WALK SURFACE WILL BE PROVIDED FROM FACE OF BUILDING TO TREE BY UTILIZING THE SIDEWALK AND TREE GRATES OVER THE SOIL PANEL.

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KEY MAP

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GABRIELA CANAMAR CLARK
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PROJECT

COURTHOUSE PLAZA

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3	SE RESUBMISSION	2024-12-20
4	SE RESUBMISSION	2025-05-13

DESIGNED BY: GC
DRAWN BY: JVW/DC
CHECKED BY: GC/JVW

SCALE NORTH

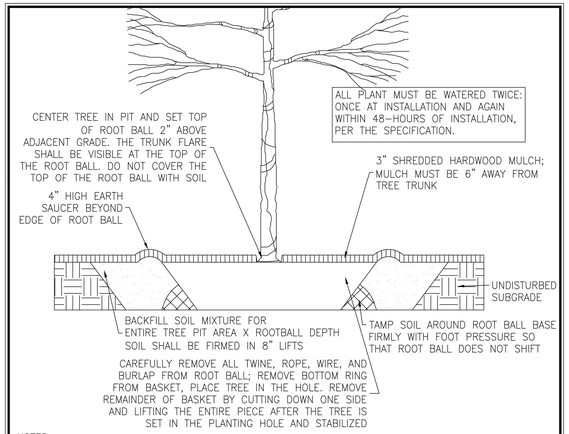
VERT: N/A
HORZ: 1"=10'
0 5' 10' 20'

SHEET TITLE

STREET SECTIONS

SHEET NUMBER

L4



NOTES:
1. AT PLANTING PRUNE ONLY CROSSING LIMBS, BROKEN OR DEAD BRANCHES, AND, ANY BRANCHES THAT POSE A HAZARD TO PEDESTRIANS PER ANSI STANDARD A300. DO NOT PRUNE INTO OLD WOOD ON EVERGREENS.
2. CONTRACTOR SHALL MAXIMIZE EXCAVATED AREA FOR TREE PIT WITHOUT ADVERSELY IMPACTING ADJACENT SITE FEATURES.
3. UNLESS OTHERWISE DIRECTED BY THE CITY OF FAIRFAX, BACKFILL SOIL MIXTURE WILL BE 3/4 EXISTING SOIL CLEANED OF DEBRIS (GRAVEL, ROCKS, STICKS, TRASH, ETC.) AND MIXED WITH 1/4 ORGANIC MATERIAL (COMPOSTED BARK, LEAF MOLD, OR OTHER PLANT DEBRIS PROCESSED TO A POINT OF DECAY AND APPROVED BY THE URBAN FORESTER; PEAT MOSS SHALL NOT BE USED).
4. CONTRACTOR SHALL LEGALLY REMOVE EXCESS SOIL & DEBRIS FROM THE SITE.
5. TREES PLANTED WITHOUT THE TRUNK FLARE VISIBLE WILL BE REJECTED.
6. TREES MAY ONLY BE STAKED IF REQUIRED BY THE CITY OF FAIRFAX. REFER TO STAKING DETAILS (L-04 AND L-05).
7. ROUGHEN/LOOSEN SIDES OF THE PLANTING HOLE.
8. MINIMUM WIDTH OF THE TREE PIT IS THE TWICE THE ROOTBALL DIAMETER OR 5'-0", WHICHEVER IS GREATER.

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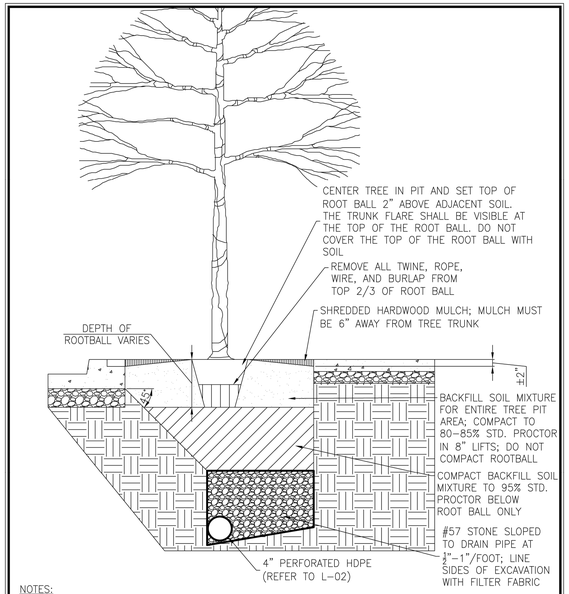
STANDARD TREE PLANTING DETAIL

SCALE: NOT TO SCALE | L-01
REVISION DATE: JULY 2024 | SHEET #: 1 of 1



NOTES:
1. REFER TO STREET TREE PIT DETAIL (L-02) FOR PIT CONSTRUCTION AND INFORMATION ON ADJACENT PAVEMENTS, CURBS, AND DRAINAGE.
2. MOUND SOIL ABOVE SIDEWALK GRADE TO ALLOW FOR SOIL TO SETTLE OVER TIME.
3. REFER TO STANDARD TREE PLANTING (L-01) FOR GENERAL PLANTING NOTES.

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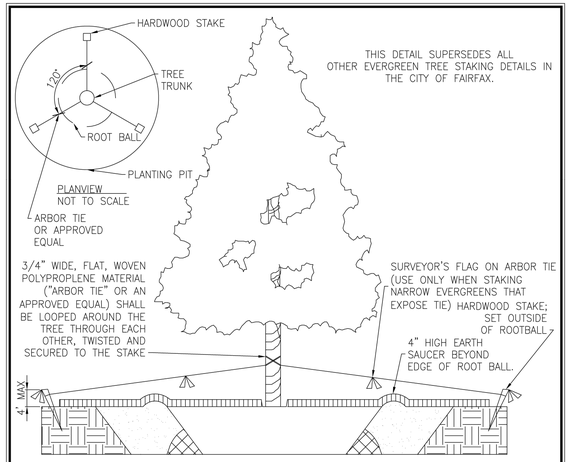
STANDARD STREET TREE PLANTING DETAIL

SCALE: NOT TO SCALE | L-03
REVISION DATE: JULY 2024 | SHEET #: 1 of 1



NOTES:
1. STAKING AND GUYING MAY ONLY BE IMPLEMENTED WHERE SITE CONDITIONS WARRANT. PLANTED TREES WILL BE ASSESSED INDIVIDUALLY BY THE CITY OF FAIRFAX. STAKING AND GUYING WILL BE INSTALLED ONLY IF REQUIRED BY THE CITY OF FAIRFAX. CONDITIONS WHERE STAKING AND GUYING MAY BE NECESSARY TO ENSURE STABILITY INCLUDE: WINDY LOCATIONS, STEEP SLOPES, OR WHERE VANDALISM MAY BE A CONCERN.
2. STAKES OR GUYS WILL BE INSTALLED USING ACCEPTED ARBORICULTURE PRACTICES. TREES SHALL STAND PLUMB AFTER STAKING.
3. INSTALLATION WILL INCLUDE THE REMOVAL OF ALL STAKING AND GUYING MATERIAL ONE YEAR AFTER INSTALLATION. ANY HOLES LEFT BY REMOVING STAKING SHALL BE FILLED WITH APPROVED TOPSOIL/BACKFILL MIXTURE.
4. REFER TO DETAILS FOR TREE PLANTING INFORMATION.
5. CONTRACTOR SHALL USE GALVANIZED EYESCREW & TURNBUCKLE INSTEAD OF ARBOR TIE ONLY FOR TREES OF SIGNIFICANT SIZE AS DIRECTED BY THE CITY OF FAIRFAX.

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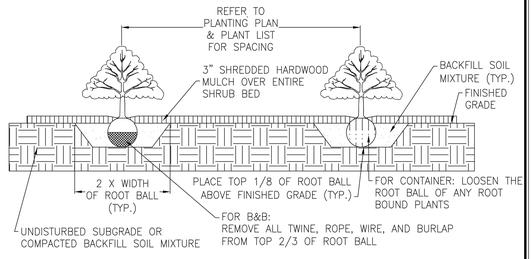
EVERGREEN TREE STAKING DETAIL

SCALE: NOT TO SCALE | L-05
REVISION DATE: JULY 2024 | SHEET #: 1 of 1

THIS DETAIL SUPERSEDES ALL OTHER SHRUB PLANTING DETAILS IN THE CITY OF FAIRFAX.

ALL PLANTS MUST BE WATERED TWICE: ONCE AT INSTALLATION AND AGAIN WITHIN 48-HOURS OF INSTALLATION, PER THE SPECIFICATIONS.

TYPICAL SHRUB PLACEMENT NEAR PARKING LOTS
NOT TO SCALE



NOTES:
1. AT PLANTING PRUNE ONLY BROKEN OR DEAD BRANCHES PER ANSI A300 STANDARD.
2. PLANTING PIT/TRENCH SHALL BE DUG DEEP ENOUGH TO ALLOW AT LEAST 1/8TH OF ROOT BALL TO BE SET ABOVE EXISTING GRADE.
3. SET PLANT IN ERECT, STABLE, AND UNIFORM POSITIONS IN THE CENTER OF THE PLANTING PIT. ORIENT BEST FACE OF PLANT TO BE THE MOST VISIBLE.
4. UNLESS OTHERWISE DIRECTED BY THE CITY OF FAIRFAX, BACKFILL SOIL MIXTURE WILL BE 3/4 EXISTING SOIL CLEANED OF DEBRIS (GRAVEL, ROCKS, STICKS, TRASH, ETC.) AND MIXED WITH 1/4 ORGANIC MATERIAL (COMPOSTED BARK, LEAF MOLD, OR OTHER PLANT DEBRIS PROCESSED TO A POINT DECAY AND APPROVED BY THE CITY OF FAIRFAX. PEAT MOSS MAY NOT BE USED).
5. CONTRACTOR SHALL REMOVE EXCESS SOIL & DEBRIS FROM SITE.
6. DO NOT PLACE MULCH IN CONTACT WITH STEM OF SHRUBS.

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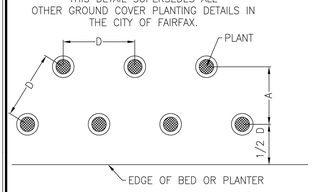
SHRUB PLANTING DETAIL

SCALE: NOT TO SCALE | L-06
REVISION DATE: JULY 2024 | SHEET #: 1 of 1

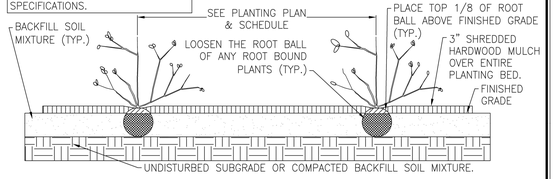
THIS DETAIL SUPERSEDES ALL OTHER GROUND COVER PLANTING DETAILS IN THE CITY OF FAIRFAX.



PLANT SPACING "D" O.C.	ROW "A" O.C.	PLANTS PER S.F.
6"	5"	4.00
8"	7"	2.25
9"	8"	1.77
12"	10"	1.00
15"	13"	0.77
18"	16"	0.44

TRIANGLE SPACING PLAN & CHART
NOT TO SCALE

ALL PLANTS MUST BE WATERED TWICE: ONCE AT INSTALLATION AND AGAIN WITHIN 48-HOURS OF INSTALLATION, PER THE SPECIFICATIONS.



NOTES:
1. GROUND COVERS AND PERENNIALS SHALL BE INSTALLED WITH TRIANGULAR SPACING. REFER TO CHART.
2. UNLESS OTHERWISE DIRECTED BY THE CITY OF FAIRFAX, BACKFILL SOIL MIXTURE WILL BE 3/4 EXISTING SOIL CLEANED OF DEBRIS (GRAVEL, ROCKS, STICKS, TRASH, ETC.) AND MIXED WITH 1/4 ORGANIC MATERIAL (COMPOSTED BARK, LEAF MOLD, OR OTHER PLANT DEBRIS PROCESSED TO A POINT DECAY AND APPROVED BY THE CITY OF FAIRFAX. PEAT MOSS MAY NOT BE USED).
3. CONTRACTOR SHALL REMOVE EXCESS SOIL & DEBRIS FROM SITE.
4. DO NOT PLACE MULCH IN CONTACT WITH STEM OF PLANTS.

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GROUND COVERS & PERENNIAL PLANTING

SCALE: NOT TO SCALE | L-07
REVISION DATE: JULY 2024 | SHEET #: 1 of 1

1. *The requirements of the City of Fairfax Zoning Ordinance and Public Facilities Manual shall be followed.*
2. *No changes shall be made to tree conservation unless directed or approved by Fairfax City Urban Forester.*
3. *All tree conservation activities shall be performed under the direct supervision of an ISA Certified Arborist and follow most recent ANSI standards for tree care.*
4. *Prior to the pre-construction meeting, the contractor shall have the limits of clearing and grading clearly marked in the field with flagging. These limits shall not exceed those shown on the approved plans.*
5. *Prior to installation of erosion and sediment controls, grading, demolition, or other disturbance, including tree removal, a pre-construction meeting shall be held with Fairfax City Urban Forester. Changes to the plan, based on field conditions, may be requested by the Urban Forester at the time of the pre-construction meeting.*
6. *Removal of trees, noted for removal on the plan, inside a tree preservation area shall be performed, by hand, without ground disturbance, or disturbance to nearby preserved trees. Trees in these areas shall be cut flush to the ground, without stump grinding. If stump grinding is necessary then approval by Fairfax City Urban Forester may be requested.*
7. *All pruning shall be in accordance to most recent ANSI standards for tree care. Any tree maintenance not in accordance with these standards may be a violation of the zoning ordinance. If additional pruning is needed to meet clearance standards for rights of way approval by Fairfax City Urban Forester may be requested.*
8. *No person shall remove or destroy any tree which is five (5) inches or greater at standard height (4.5 feet from base of ground), on any residential zone lot greater than one-half acre and in all other zoned districts without first obtaining a tree removal permit from the zoning administrator. Any tree removed, damaged or destroyed will be replaced at the discretion of the zoning administrator. The contractor shall not disturb and shall protect all trees and shrubs outside of construction limits, including trees on other properties, or rights-of-way.*
9. *Tree protection areas shall have all non-native invasive vines removed at the end of the project. An invasive management plan shall be provided when deemed necessary by Fairfax City Urban Forester or per the approved plan to ensure tree survival. Tree protection area shall be covered with shredded hardwood mulch, or other organic mulch as approved by Fairfax City Urban Forester.*
10. *Any substitutions or changes to the approved landscape plan shall be requested and approved by Fairfax City Urban Forester prior to installation.*
11. *All planting materials and work shall comply with recommendations and requirements of most recent ANSI standards for nursery stock and per the approved plan. Any material below this standard will not be accepted and will require replacement.*
12. *Installation of plants shall be within Fairfax City's approved planting seasons approximately March-May or September-December during unfrozen soil conditions. Planting outside these seasons require approval by Fairfax City Urban Forester prior to installation. All material shall be installed within 72 hours from delivery to the project site. An inspection of materials by Fairfax City Urban Forester may be requested with minimum five (5) days notice prior to installation.*
13. *At the end of the project, conserved and planted trees must be inspected and approved by Fairfax City Urban Forester. Changes to the plan, based on field conditions, may be requested by the Urban Forester at the time of inspection.*

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TREE CONSERVATION AND LANDSCAPING NOTES

SCALE: NOT TO SCALE
REVISION DATE: JULY 2024 | SHEET #: 1 of 1

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4	SE RESUBMISSION	2025-05-13

DESIGNED BY: GC
DRAWN BY: JVW/DC
CHECKED BY: GC/JVW

SCALE NORTH

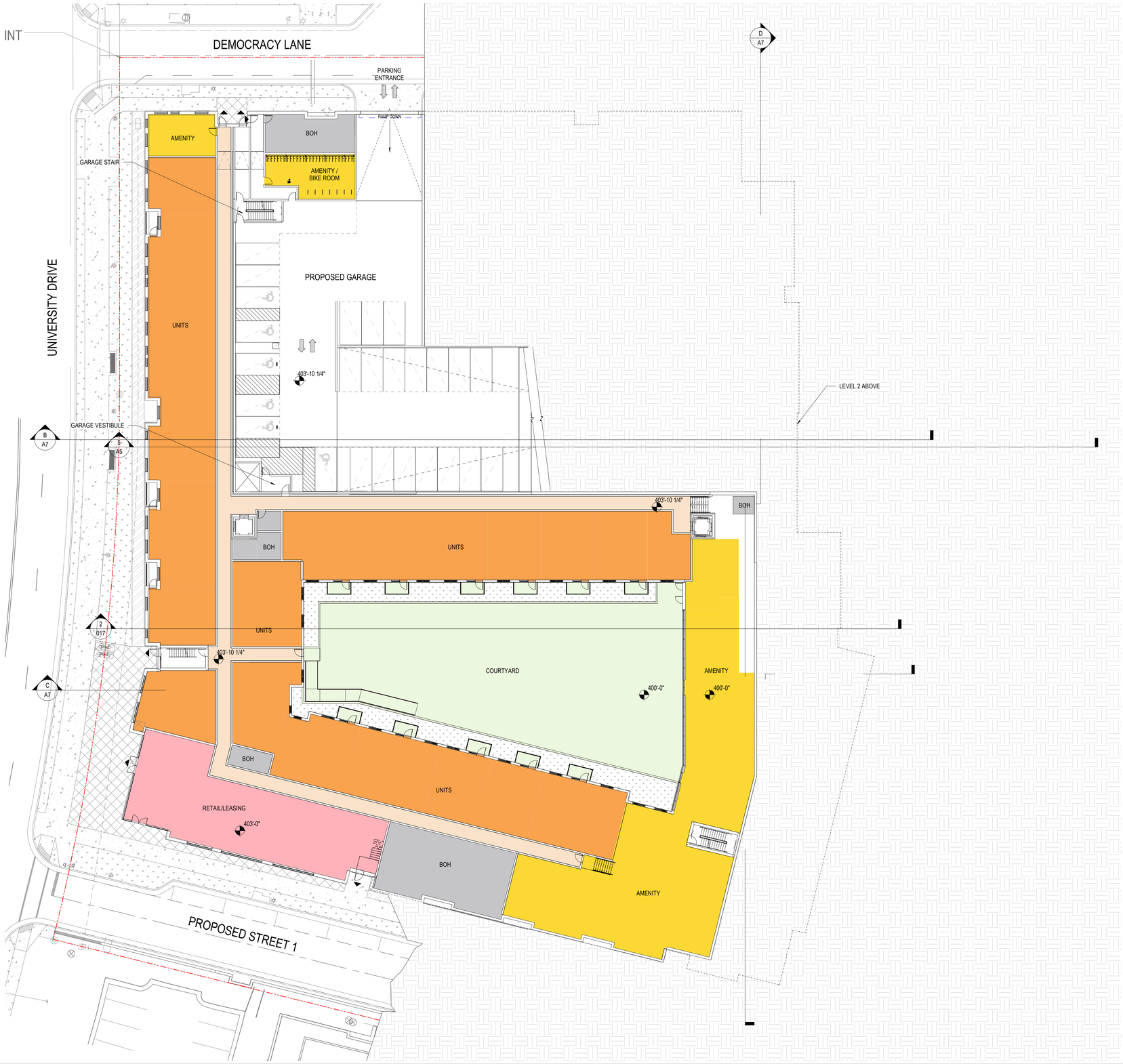
VERT: N/A
HORZ: AS SHOWN

SHEET TITLE

DETAILS - PLANTING

SHEET NUMBER

L601

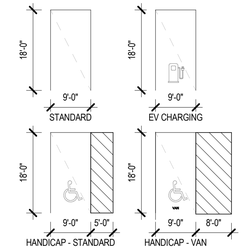


1 FLOOR PLAN - LEVEL 01
1" = 20'-0"

HOUSING ROOM KEY

- AMENITY
- BOH
- HORIZONTAL CIRCULATION
- RESIDENTIAL UNITS
- RETAIL
- RETAIL/LEASING

PARKING GARAGE LEGEND



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CONSULTANTS

PROJECT NAME
COURTHOUSE PLAZA RESIDENTIAL

CLIENT NAME
Combined Properties, Inc.
c/o Combined Courthouse LLC

ADDRESS
3922 OLD LEE HIGHWAY, FAIRFAX, VA 22030

REVISIONS / NOTES

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	2024-05-17	SPECIAL EXCEPTION PLAN SUBMISSION #2
	2024-12-20	SPECIAL EXCEPTION PLAN SUBMISSION #3
	2025-05-15	SPECIAL EXCEPTION PLAN SUBMISSION #4

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19046

SCALE
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LEVEL 01

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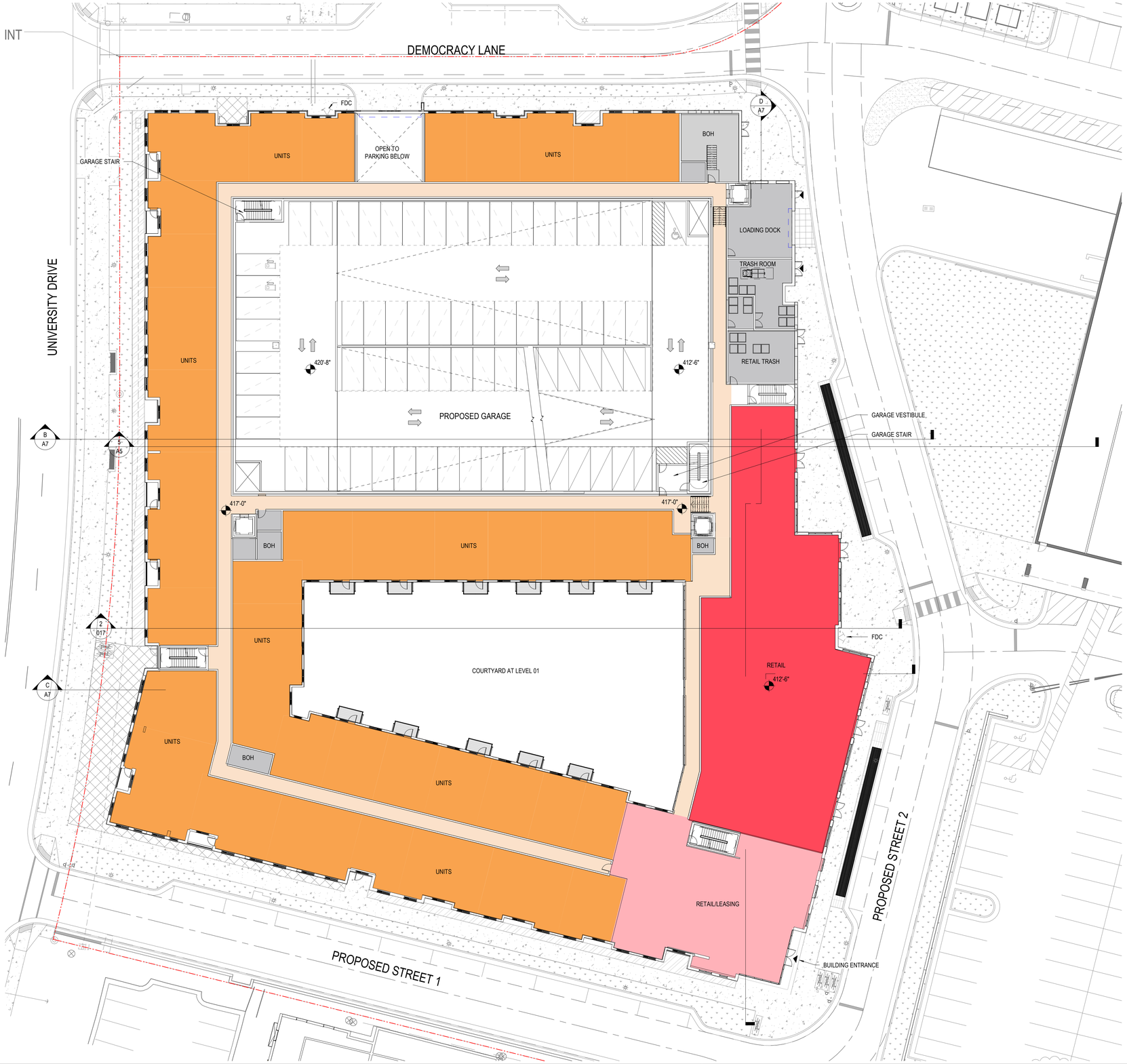
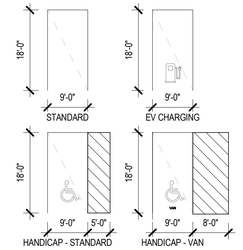


HOUSING ROOM KEY

- AMENITY
- BOH
- HORIZONTAL CIRCULATION
- RESIDENTIAL UNITS
- RETAIL
- RETAIL/LEASING

PARKING GARAGE LEGEND



1 FLOOR PLAN - LEVEL 02
1" = 20'-0"

NOTE: THE PARK IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY, DESIGN TO BE COORDINATED WITH FINAL LANDSCAPE PLANS.

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	2025-05-15	SPECIAL EXCEPTION PLAN SUBMISSION #4

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LEVEL 02

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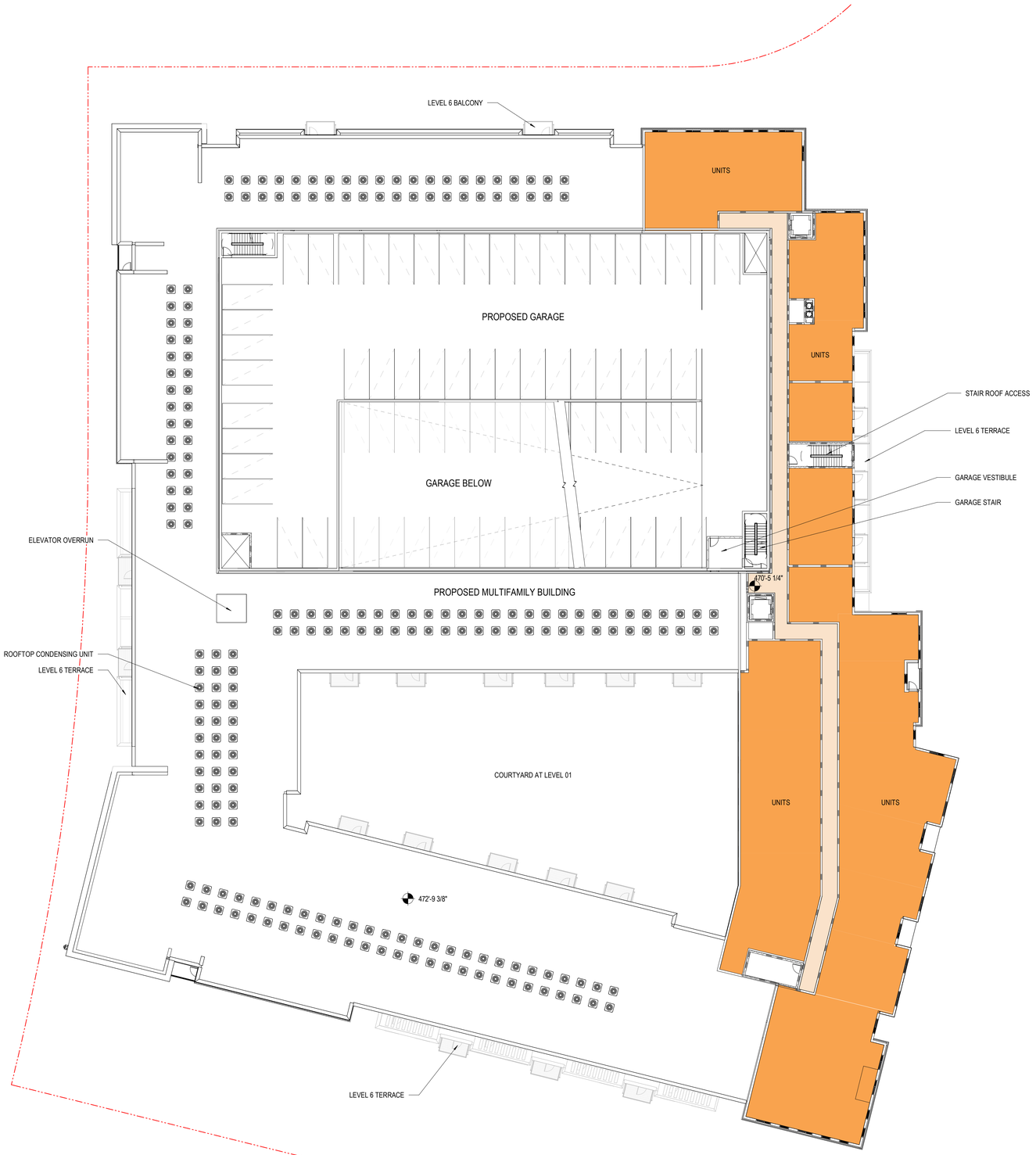

HOUSING ROOM KEY

- AMENITY
- BOH
- HORIZONTAL CIRCULATION
- RESIDENTIAL UNITS
- RETAIL
- RETAIL/LEASING

1 FLOOR PLAN - ROOF LEVEL
1" = 20'-0"

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SCALE
1" = 20'-0"

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LEVEL PH/ ROOF

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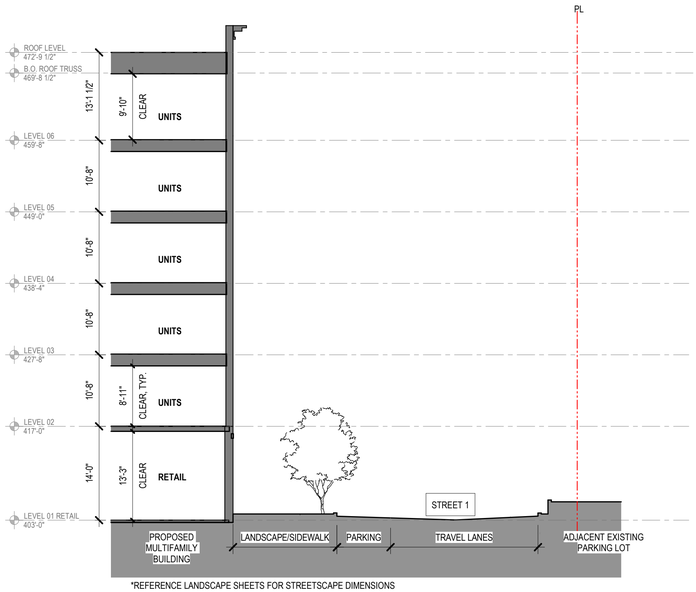
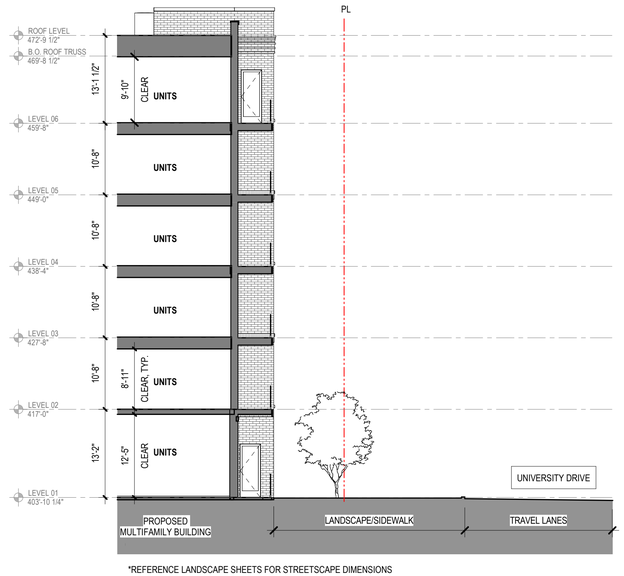


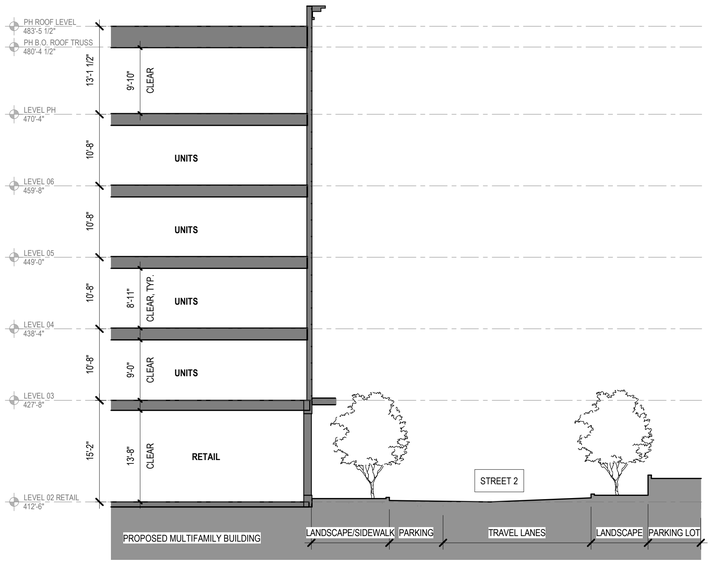
*REFERENCE LANDSCAPE SHEETS FOR STREETSCAPE DIMENSIONS

2 | ROAD CROSS SECTION - STREET 1



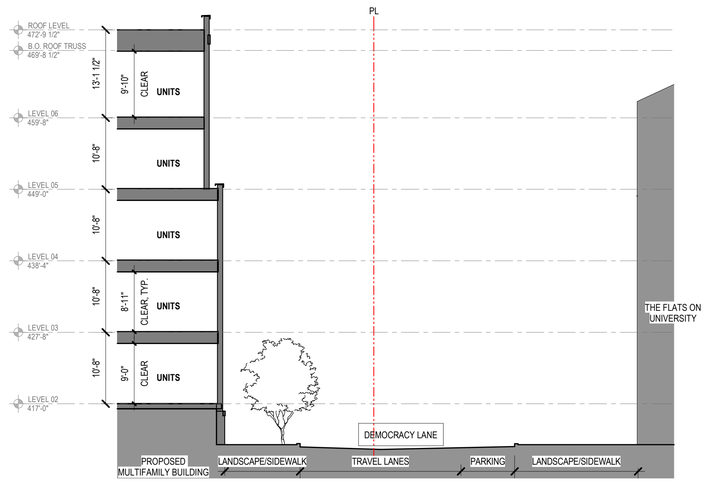
*REFERENCE LANDSCAPE SHEETS FOR STREETSCAPE DIMENSIONS

4 | ROAD CROSS SECTION - UNIVERSITY DRIVE



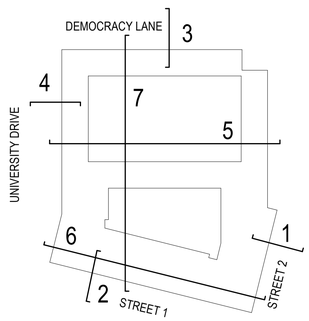
*REFERENCE LANDSCAPE SHEETS FOR STREETSCAPE DIMENSIONS

1 | ROAD CROSS SECTION - STREET 2



*REFERENCE LANDSCAPE SHEETS FOR STREETSCAPE DIMENSIONS

3 | ROAD CROSS SECTION - DEMOCRACY LANE



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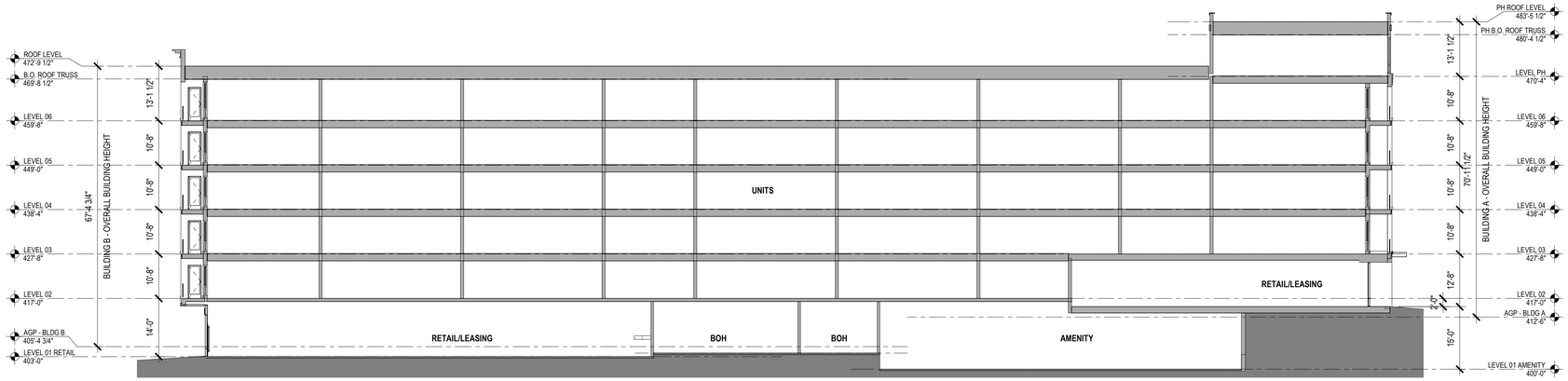
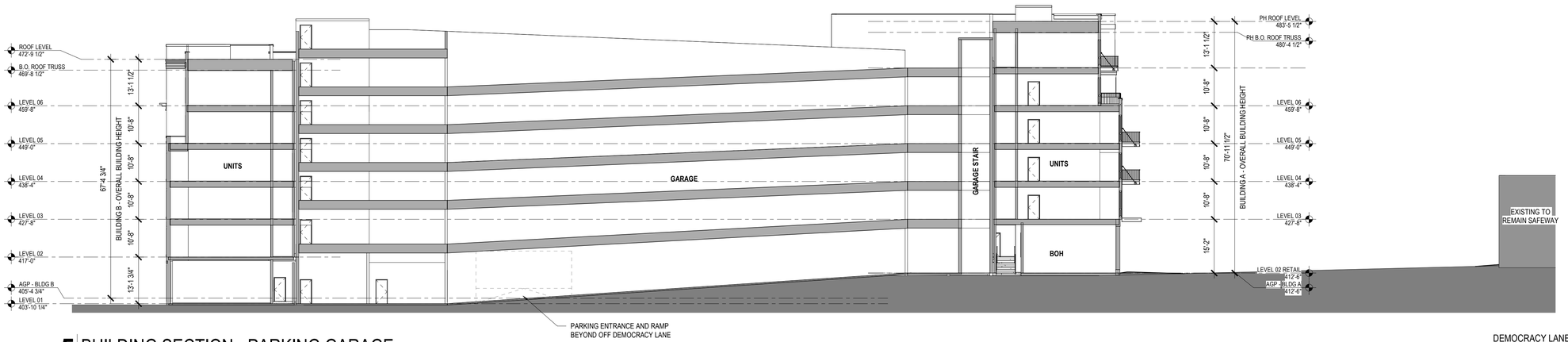
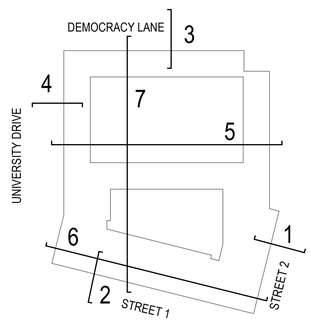


6 BUILDING SECTION - EAST-WEST



5 BUILDING SECTION - PARKING GARAGE



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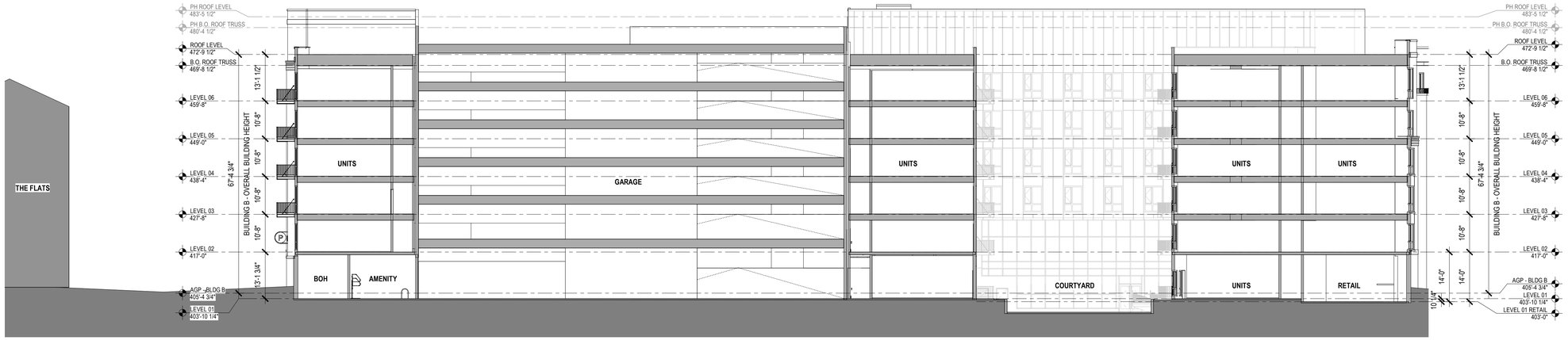
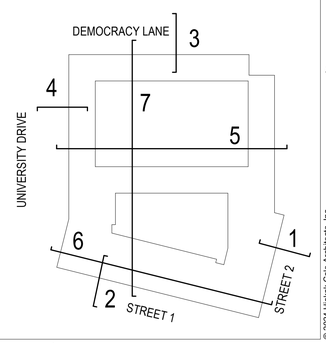


7 BUILDING SECTION - NORTH-SOUTH



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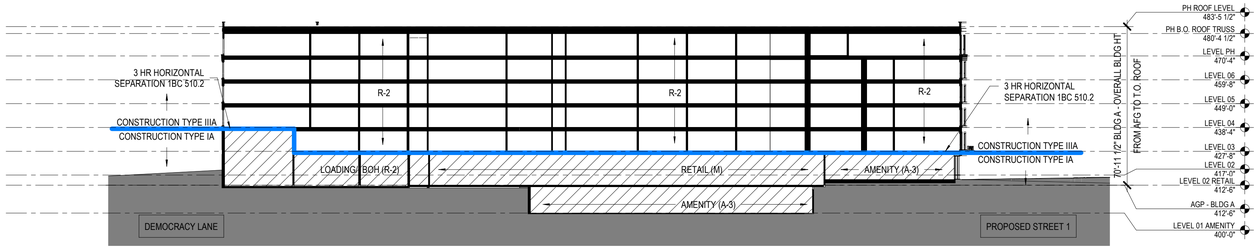

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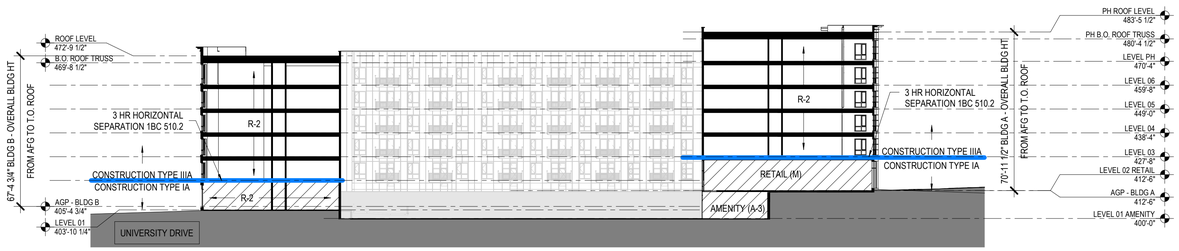
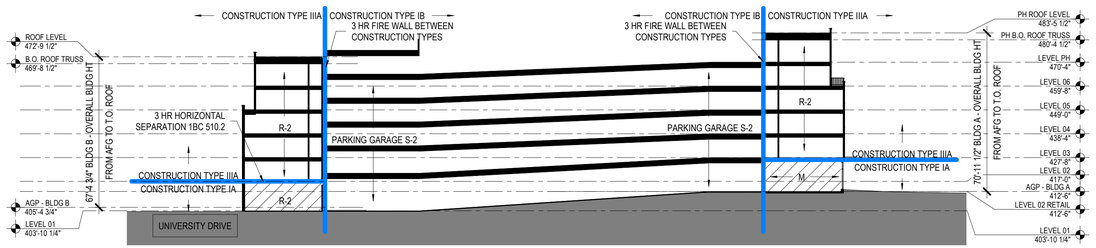


C CONSTRUCTION TYPE - DIAGRAM E/W THROUGH COURTYARD



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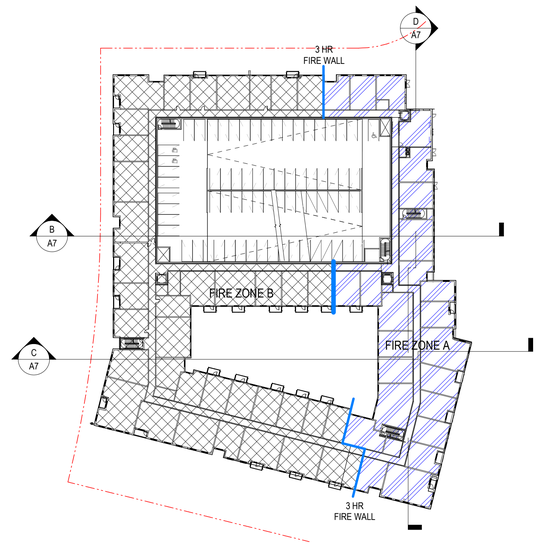

1 FIRE ZONE CALCULATIONS - TYP. LEVEL

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	SPECIAL EXCEPTION PLAN SUBMISSION #4	2025-05-15

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CONSTRUCTION TYPE DIAGRAM

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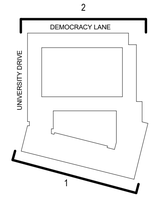

2 ELEVATION - NORTH

1/16" = 1'-0"

1 ELEVATION - SOUTH

1/16" = 1'-0"

NOTE: THESE ELEVATIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LAYOUT AND SIGNAGE WILL BE DETERMINED BY FINAL ARCHITECTURE AND ENGINEERING AT THE TIME OF SITE PLAN.

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SCALE
1/16" = 1'-0"

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DRAWING TITLE
ELEVATIONS

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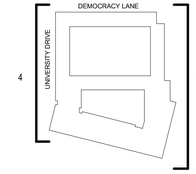
4 ELEVATION - WEST
1/16" = 1'-0"

3 ELEVATION - EAST
1/16" = 1'-0"

NOTE: THESE ELEVATIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY, FINAL LAYOUT AND SIGNAGE WILL BE DETERMINED BY FINAL ARCHITECTURE AND ENGINEERING AT THE TIME OF SITE PLAN.



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SCALE
1/16" = 1'-0"

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DRAWING TITLE
ELEVATIONS

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