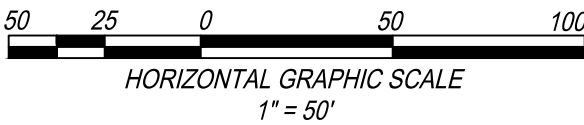




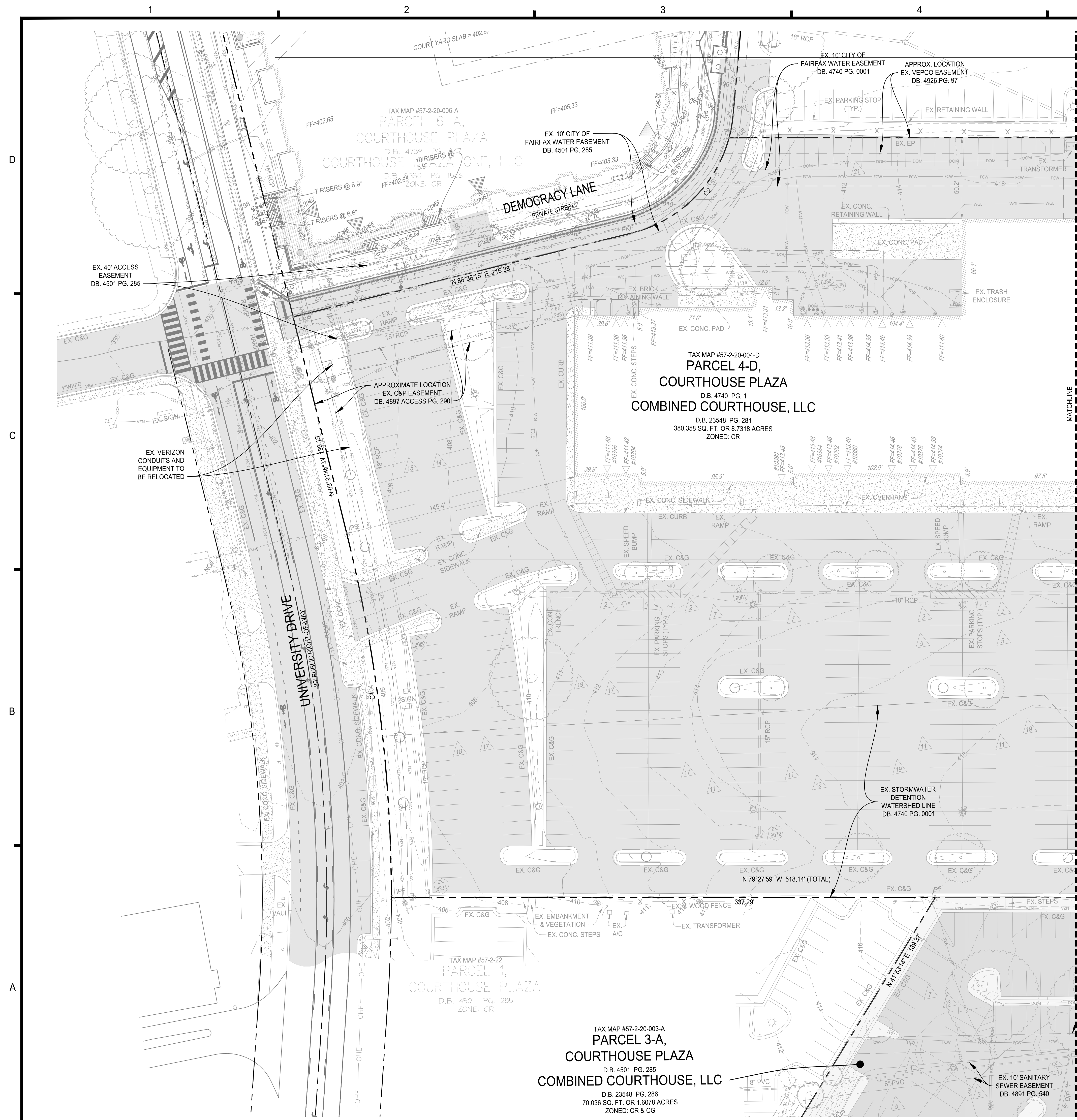
LINE	BEARING	DISTANCE
L1	S 15°38'24" W	11.58'


NOTE:
SEE SHEET 4 FOR LEGEND



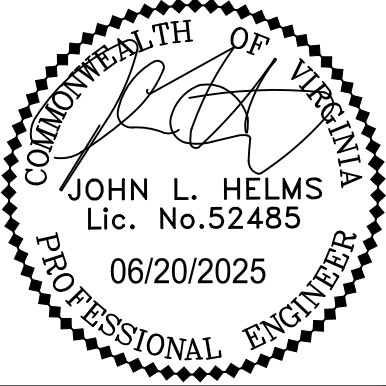
ALL CONSTRUCTION SHALL CONFORM TO
THE CURRENT CITY OF FAIRFAX
STANDARDS AND SPECIFICATIONS

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COURTHOUSE PLAZA
SPECIAL EXCEPTION PLAN

CITY OF FAIRFAX, VIRGINIA

[illegible]

PROJECT No.: 16148.001.00
DRAWING No.: 109632
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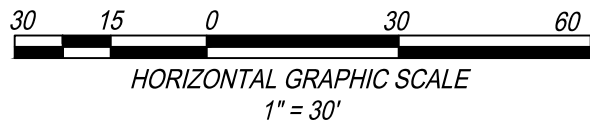
EXISTING
CONDITIONS PLAN

SHEET No.

3

NOTES

1. SEE SHEET 4 FOR LEGEND.
2. SEE SHEET 4 FOR AS-BUILT INFORMATION.
3. THIS PLAN CONSIDERS FUTURE ROAD MARKINGS ALONG UNIVERSITY DRIVE AS EXISTING CONDITIONS AND ARE SHOWN PER 60% SUBMISSION OF PLAN UPC #121556 DATED NOVEMBER 26, 2024.



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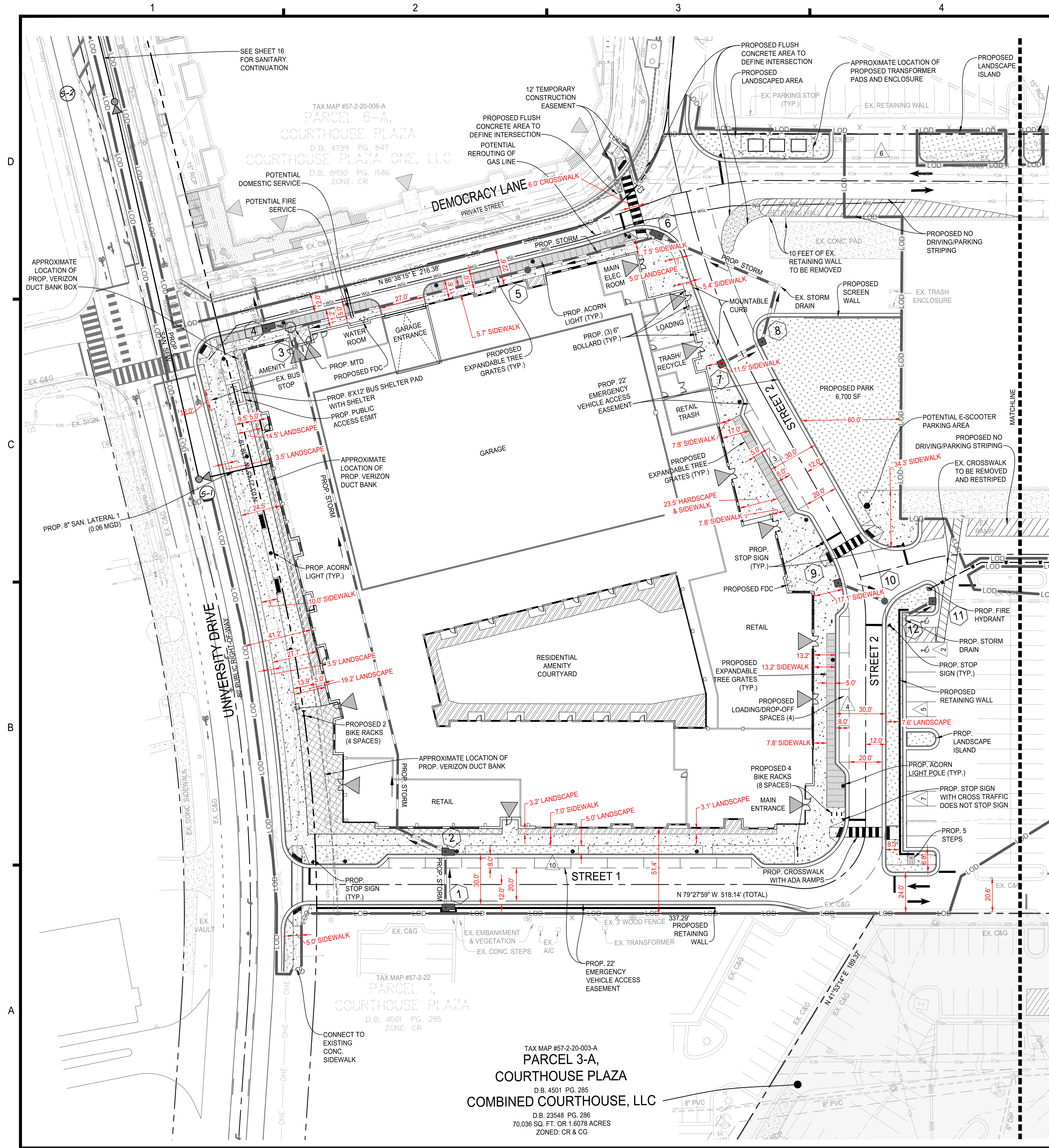


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DESIGN: EG
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EXISTING CONDITIONS PLAN

SHEET No. 4

P:\FX\Projects\16148\00100\112599 Courthouse Plaza MDP\6 SITE PLAN.dwg, 6/20/2025 8:32:00 PM, Nigel F. Lacquement, 1.2.8025, christopher consultants, Ltd



ZONING ORDINANCE REQUIREMENTS FOR COMMERCIAL RETAIL (CR)
DENSITY: 24 UNITS/ACRE
LOT AREA: 20,000 SF MINIMUM
REQUIRED YARDS:
FRONT, MAXIMUM: 33'
FRONT, MINIMUM: 20'
BUILDING HEIGHT: 5 STORIES / 60' MAXIMUM
BUILDING COVERAGE: 60% MAXIMUM
LOT COVERAGE: 85% MAXIMUM
TREE CANOPY: 10% MINIMUM

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 PRECEDENCE 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: 345,440 SF
PROP. PERVIOUS: 34,839 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: 90.8% OR 345,440 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 33,989 SF
PROPOSED: 10.0% OR 38,098 SF

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

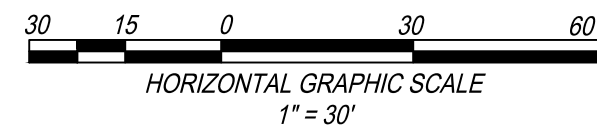
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11/09/23	SPECIAL EXCEPTION PLAN SUBMISSION #1
05/17/24	SPECIAL EXCEPTION PLAN SUBMISSION #2
12/20/24	SPECIAL EXCEPTION PLAN SUBMISSION #3
05/15/25	SPECIAL EXCEPTION PLAN SUBMISSION #4
06/11/25	SPECIAL EXCEPTION PLAN SUBMISSION #4.1
06/20/25	SPECIAL EXCEPTION PLAN SUBMISSION #5

VIRGINIA STATE GRID NORTH
NAD 83

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)
263 SPACES (INCLUDING 13 ACCESSIBLE SPACES)
STREET PARKING: 17 SPACES
TOTAL PROVIDED = 710 SPACES
BICYCLE PARKING
REQUIRED:
20 SPACES (MULTI-FAMILY)
16 SPACES (EXISTING RETAIL TO REMAIN)
2 SPACES (PROPOSED RETAIL)
20 SPACES (IN GARAGE FOR MULTI-FAMILY)
22 SPACES (OUTSIDE FOR RETAIL)
PROVIDED:

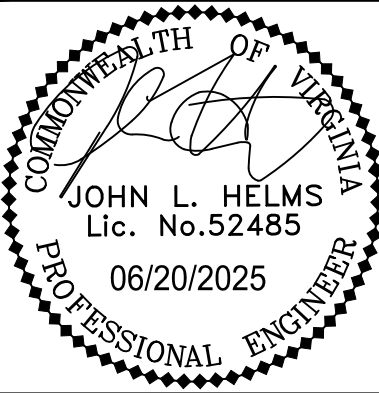
PEDESTRIAN CIRCULATION - LOADING AREA NARRATIVE

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.



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

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COURTHOUSE PLAZA SPECIAL EXCEPTION PLAN

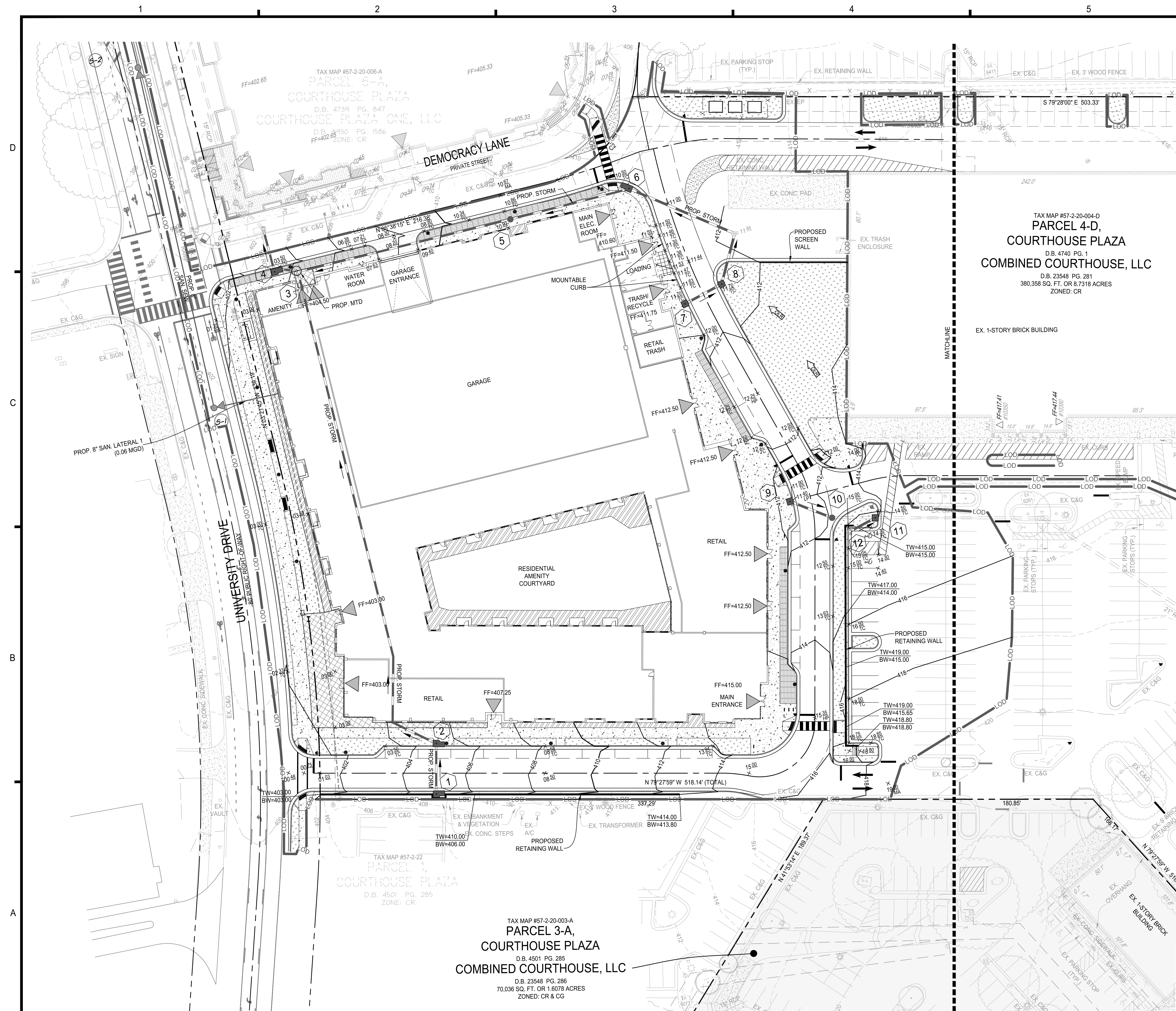
CITY OF FAIRFAX, VIRGINIA

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

SITE PLAN

SHEET No.

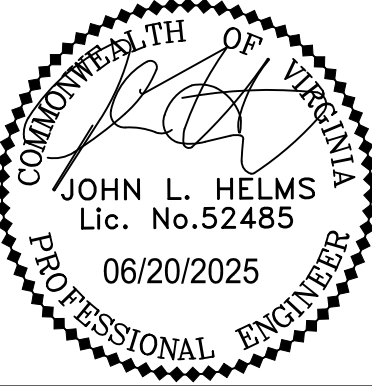
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CITY OF FAIRFAX, VIRGINIA

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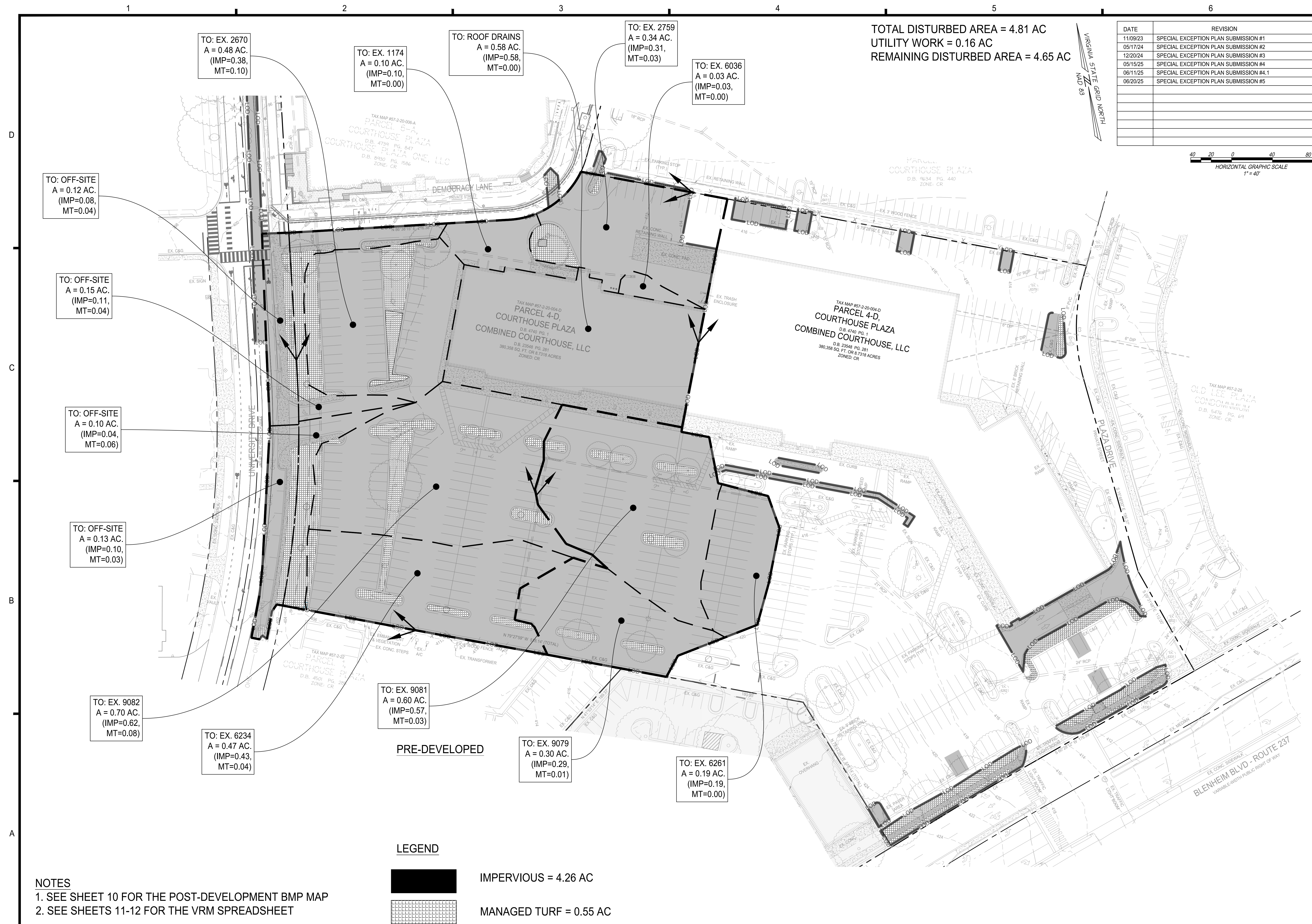
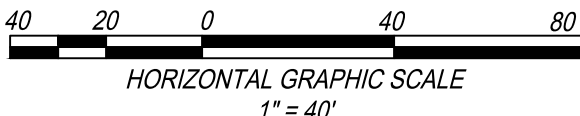
GRADING PLAN

SHEET No.

7

HORIZONTAL GRAPHIC SCALE
1" = 30'

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THE CURRENT CITY OF FAIRFAX
STANDARDS AND SPECIFICATIONS

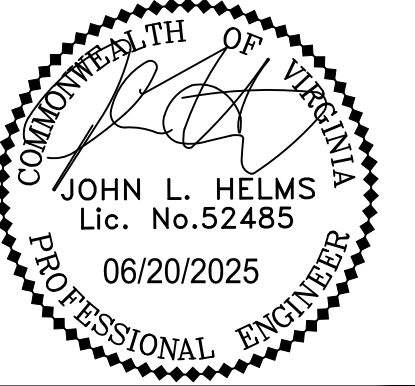
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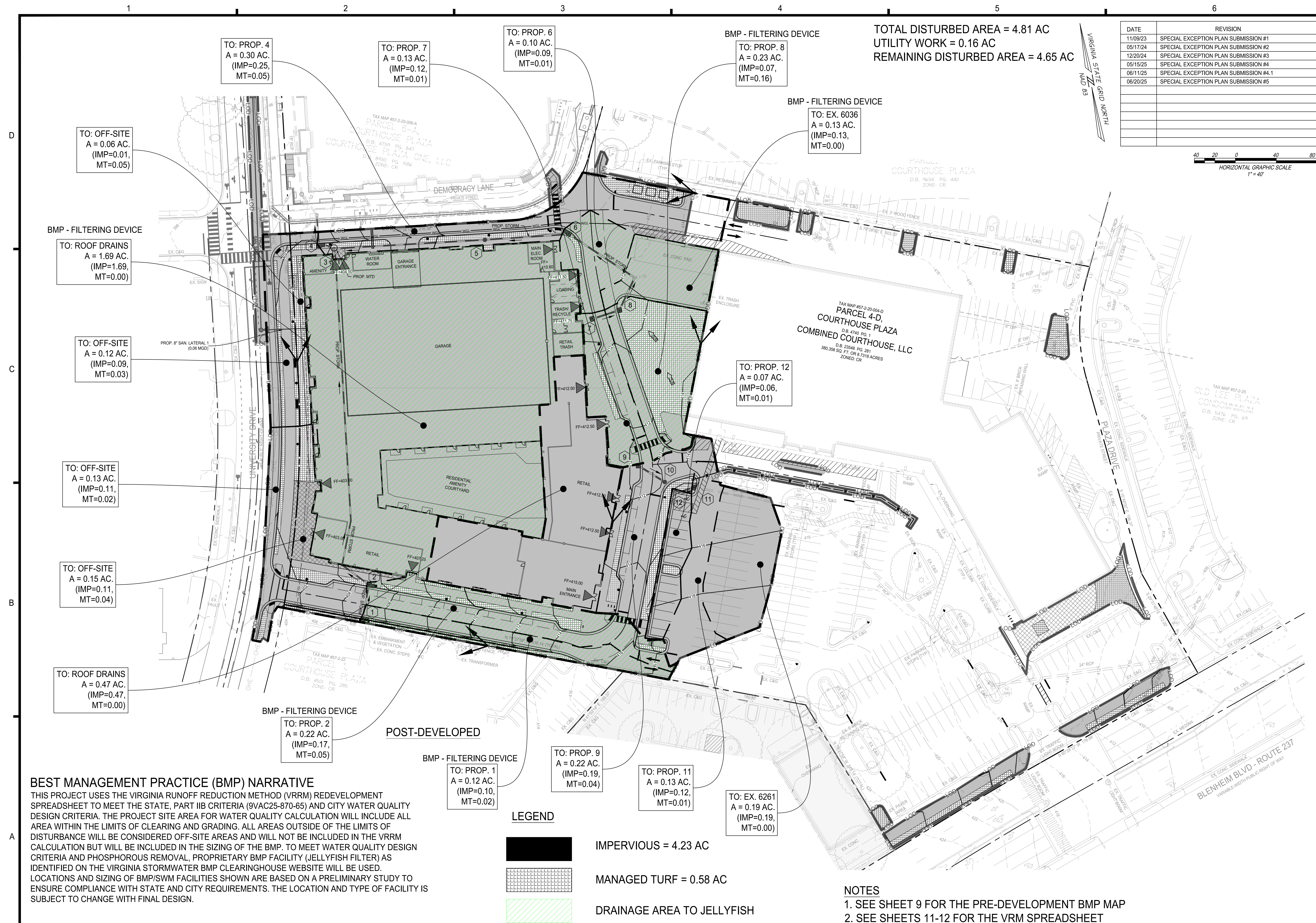
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DRAWING No.: 109632
DATE: 03/21/2023
SCALE: 1"=40'
DESIGN: EG
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CHECKED: EG

SHEET TITLE:

BMP NARRATIVE &
PRE DEVELOPMENT
BMP MAP

SHEET No.

9

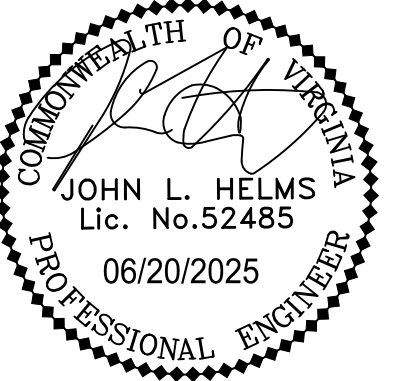
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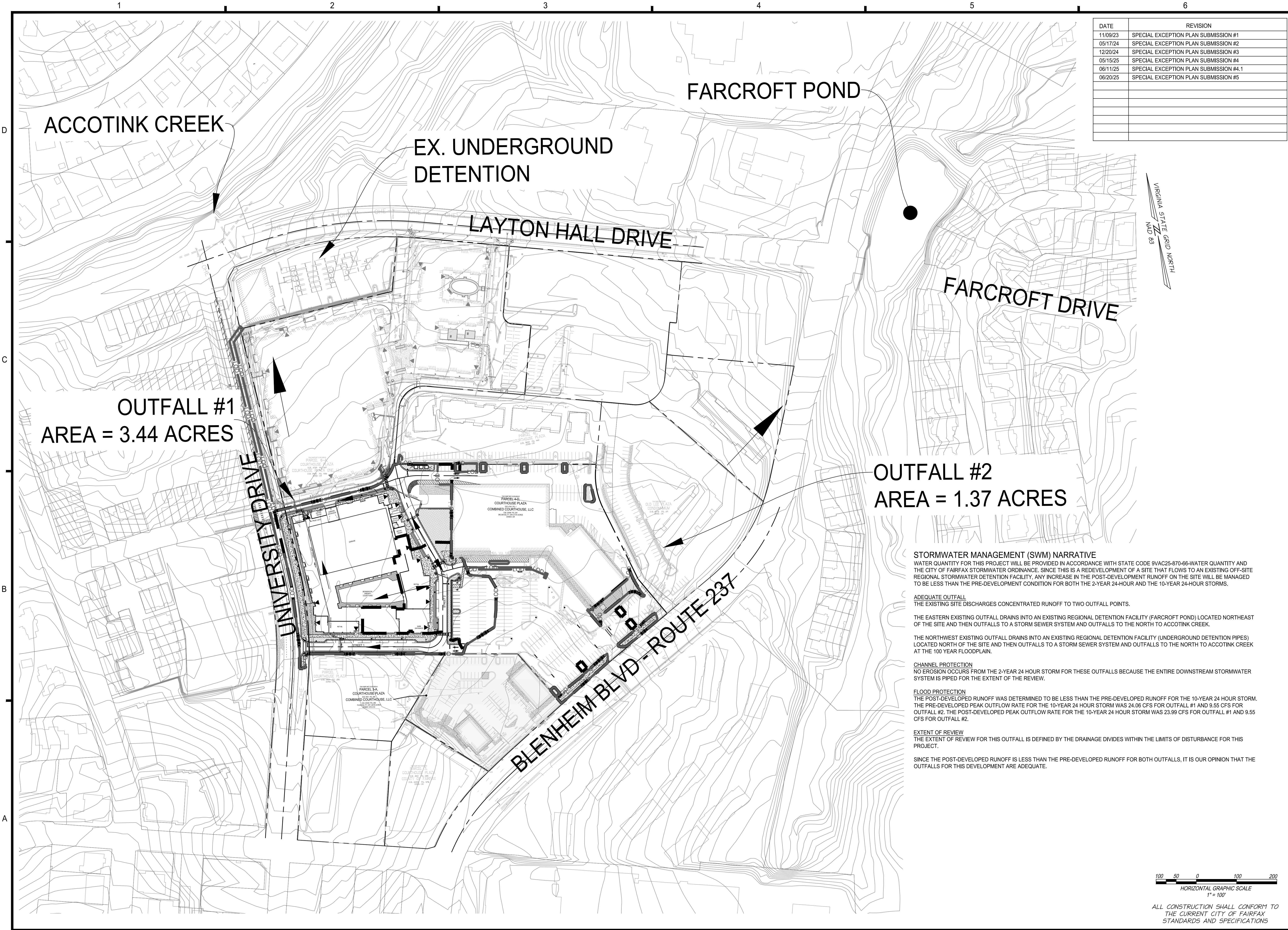
CITY OF FAIRFAX, VIRGINIA

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BMP NARRATIVE &
POST
DEVELOPMENT BMP
MAP

SHEET No. 10



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
06/11/25	SPECIAL EXCEPTION PLAN SUBMISSION #4.1
06/20/25	SPECIAL EXCEPTION PLAN SUBMISSION #5

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CONFIDENTIAL
JOHN L. HELMS
Lic. No. 52485
06/20/2025
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
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SHEET TITLE:

SWM OUTFALL MAP

SHEET No.

14

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.

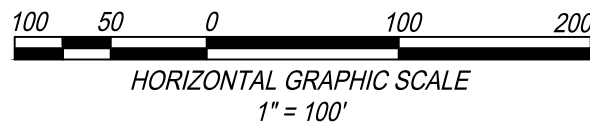
THE NORTHWEST EXISTING OUTFALL DRAINS INTO AN EXISTING REGIONAL DETENTION FACILITY (UNDERGROUND DETENTION PIPES) LOCATED NORTH OF THE SITE AND THEN OUTFALLS TO A STORM SEWER SYSTEM AND OUTFALLS TO THE NORTH TO ACCOTINK CREEK AT THE 100 YEAR FLOODPLAIN.

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.



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

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 9VA25-790-460 AND 9VA25-790-310. 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.

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.

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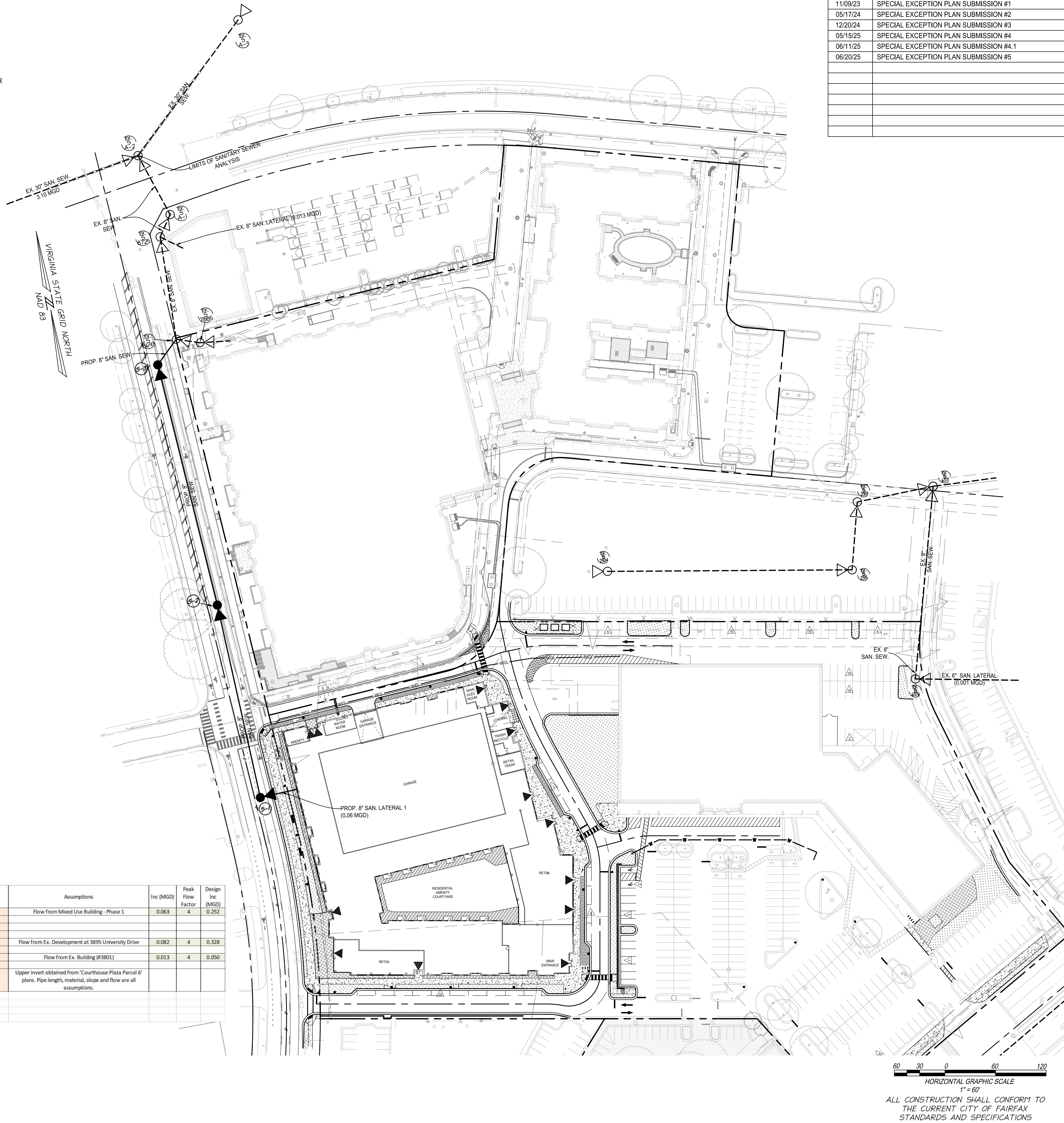
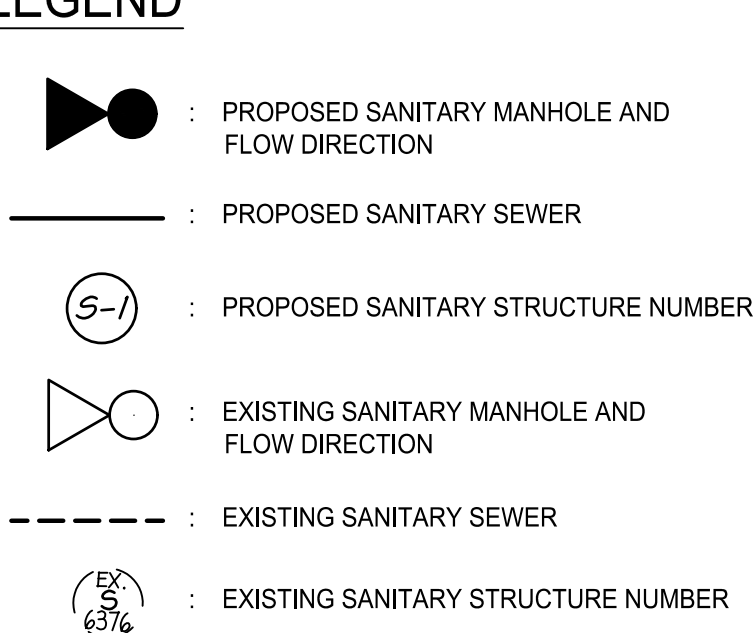
SANITARY COMPUTATIONS:

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	233.67	3.77	8	PVC	0.013	3.40	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	125.86	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:

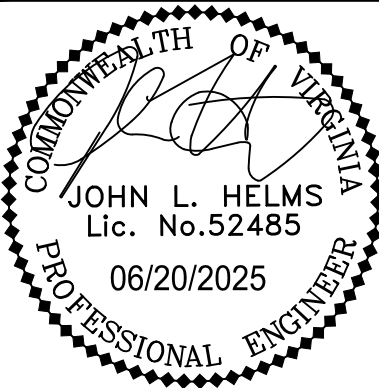
1. See contributing sewage flow estimate (this sheet) per 9VAC25-790-460 Standards
2. All velocities shown are calculated per a partial flow analysis.

LEGEND

[illegible]

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COURTHOUSE PLAZA SPECIAL EXCEPTION PLAN

CITY OF FAIRFAX, VIRGINIA

[illegible]

PROJECT No.: 16148.001.00
DRAWING No.: 109632
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SCALE: 1"=60'
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SHEET TITLE

SANITARY SEWER ANALYSIS

SHEET No.

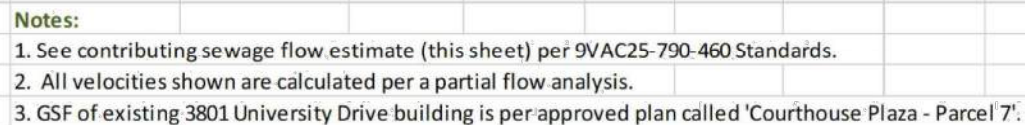
16

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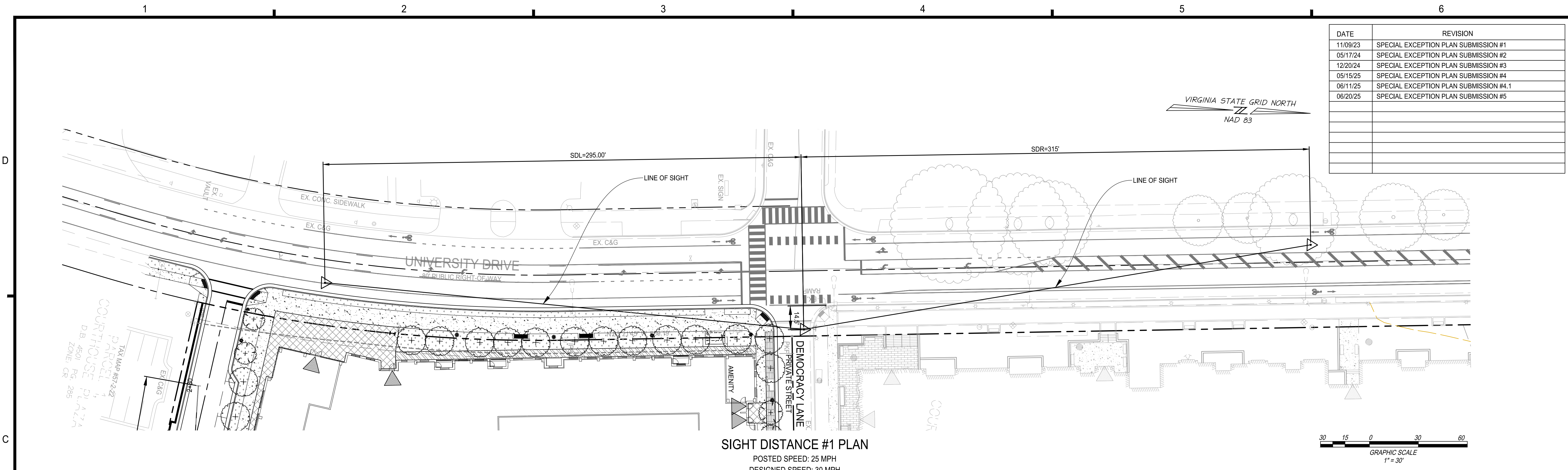


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DRAWING No.: 109632
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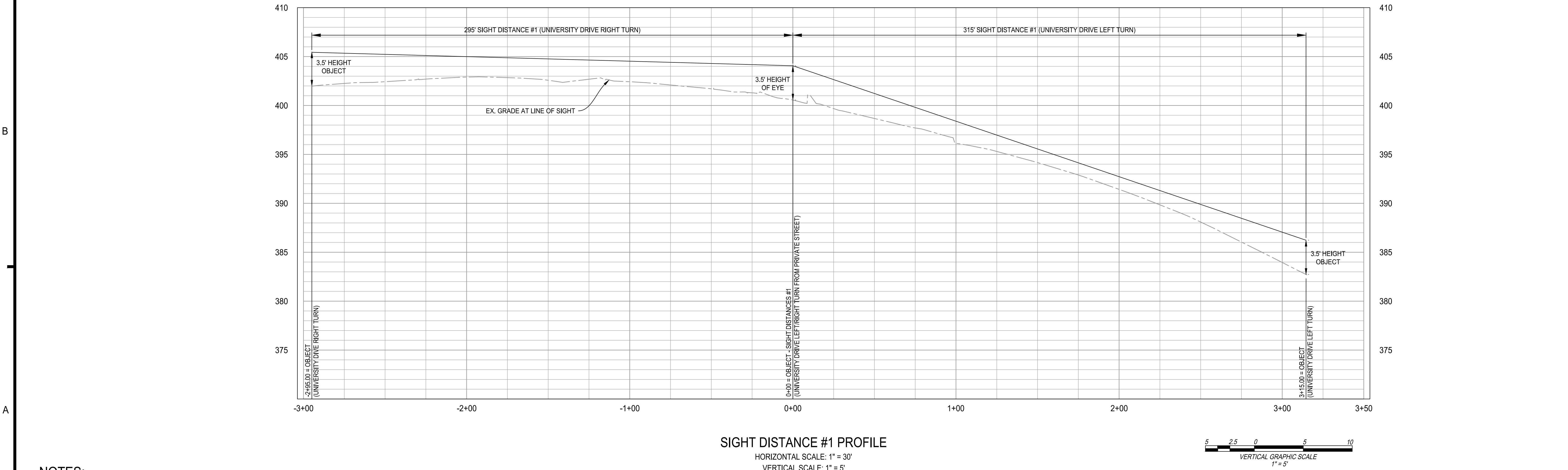
16A




p:\FX\Projects\16148\00100\112599 Courthouse Plaza MDP\16 SANITARY SEWER ANALYSIS.dwg, 6/20/2025 8:37:41 PM, Niqui 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
06/11/25	SPECIAL EXCEPTION PLAN SUBMISSION #4.1
06/20/25	SPECIAL EXCEPTION PLAN SUBMISSION #5

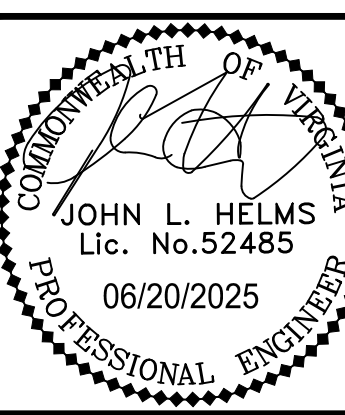


- NOTES:
- SIGHT DISTANCES SHOWN HERE ARE BASED ON EXISTING CONDITIONS.
 - LOWER LIMBS OF TREES WITHIN SIGHT LINES ARE TO BE PRUNED IN ORDER TO MAINTAIN SAFE SIGHTLINES.



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JOHN L. HELMS
Lic. No. 52485
06/20/2025
PROFESSIONAL ENGINEER

COURTHOUSE PLAZA
SPECIAL EXCEPTION PLAN

CITY OF FAIRFAX, VIRGINIA

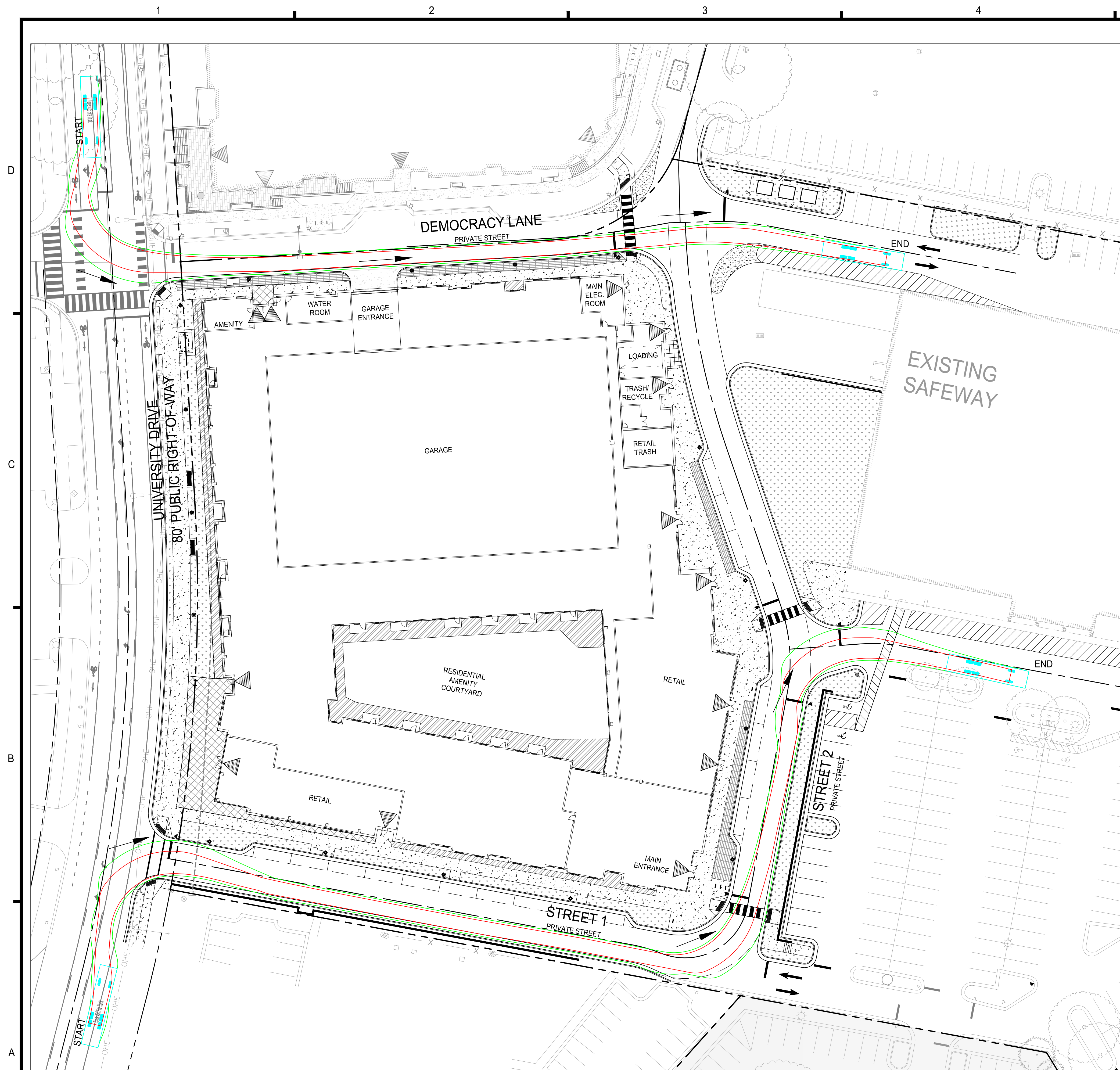
MARK	DATE	DESCRIPTION

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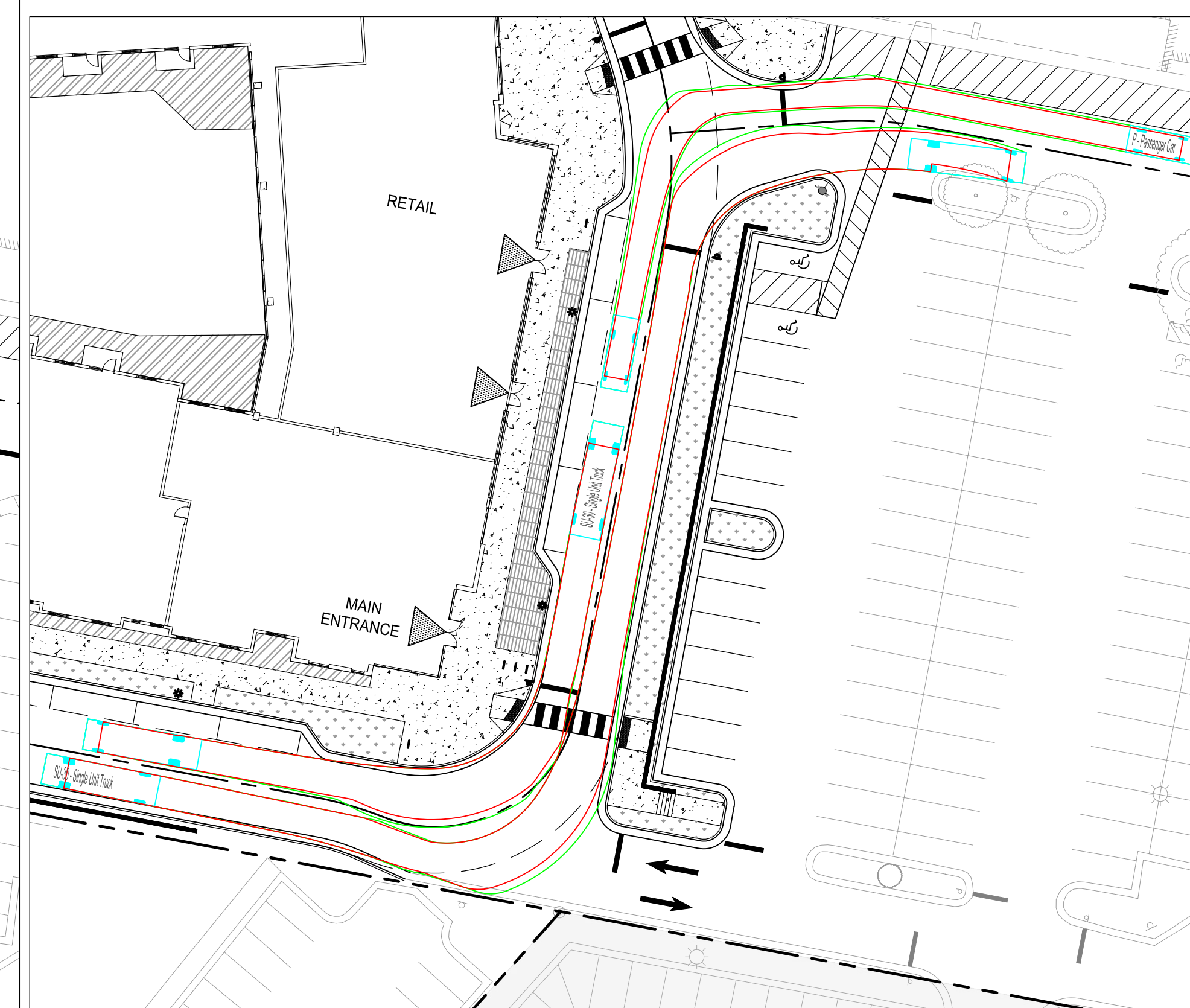
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SIGHT DISTANCE

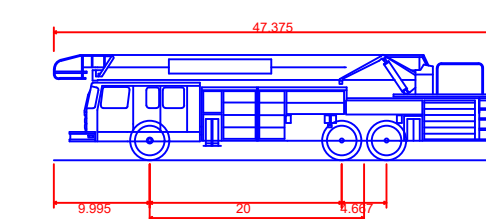
ALL CONSTRUCTION SHALL CONFORM TO
THE CURRENT FAIRFAX CITY AND VIRGINIA
DEPARTMENT OF TRANSPORTATION
STANDARDS AND SPECIFICATIONS



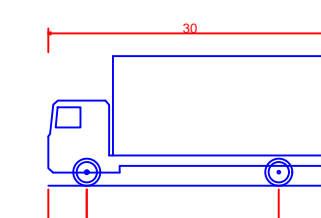
FIRE TRUCK TURNING MOVEMENTS
SCALE: 1" = 30'



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

[illegible]

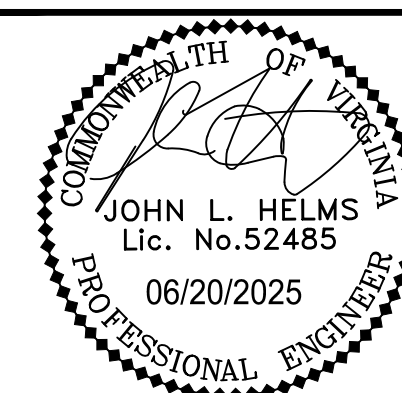
Tower 403 Fire Truck	
Overall Length	47.375ft
Overall Width	10.083ft
Overall Body Height	10.976ft
Min Body Ground Clearance	1.512ft
Track Width	7.667ft
Lock-to-lock time	4.00s
Wall to Wall Turning Radius	54.980ft



SU-30 - Single Unit Truck	
Overall Length	30.000ft
Overall Width	8.000ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.367ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Max Steering Angle (Virtual)	31.80°



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COURTHOUSE PLAZA
SPECIAL EXCEPTION PLAN

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[illegible]

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.

27

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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06/11/25	SPECIAL EXCEPTION PLAN SUBMISSION #4.1
06/20/25	SPECIAL EXCEPTION PLAN SUBMISSION #5


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SPECIAL EXCEPTION PLAN

CITY OF FAIRFAX, VIRGINIA

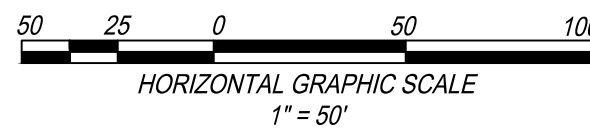
MARK	DATE	DESCRIPTION

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DATE: 03/21/2023
SCALE: SEE SHEET
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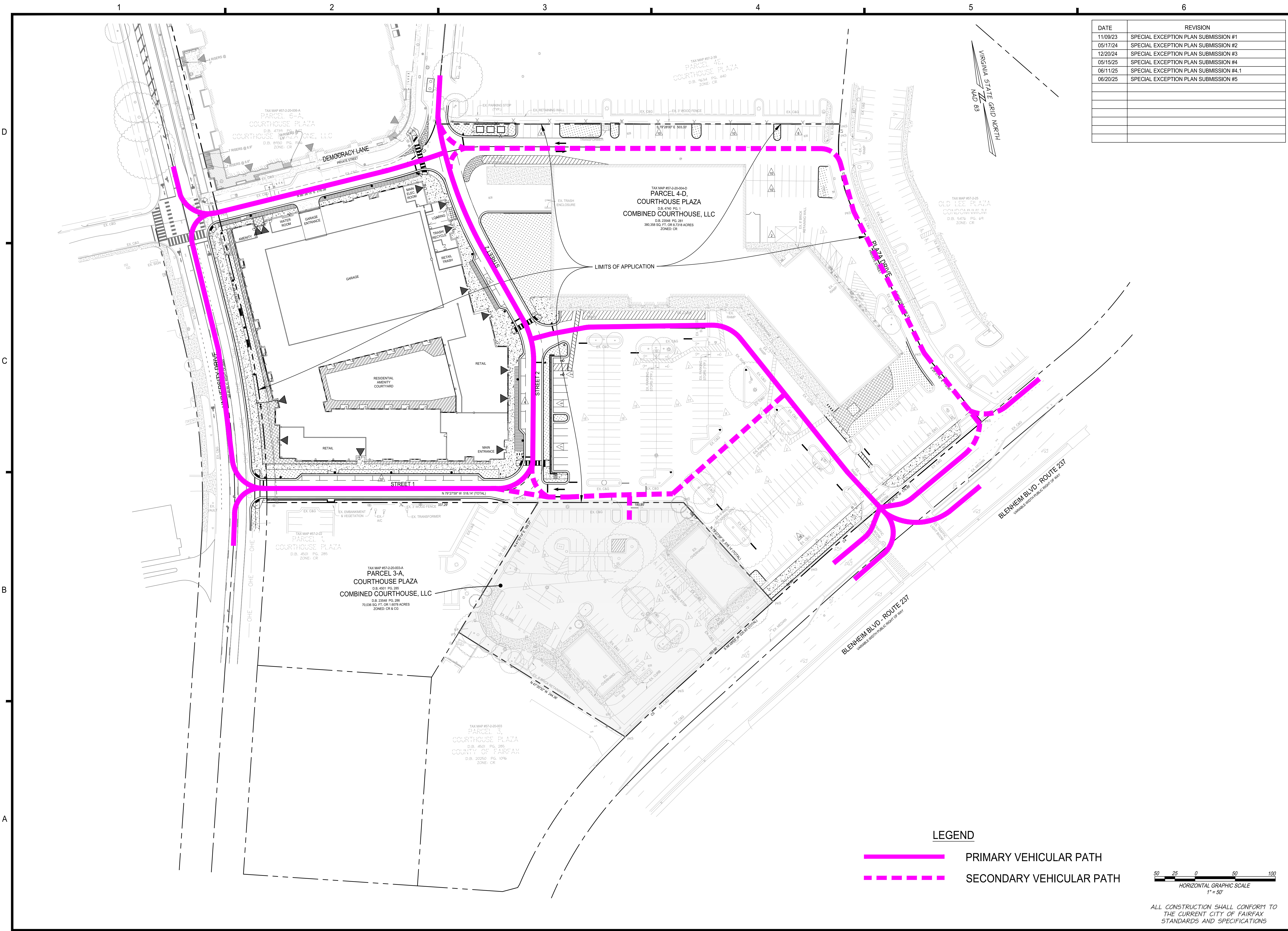
PEDESTRIAN
CONNECTIVITY
EXHIBIT

LEGEND
- - - - - ON-SITE PEDESTRIAN PATH



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

P:\FX\Projects\16148\00100\112599 Courthouse Plaza MDP\27 PEDESTRIAN CONNECTIVITY EXHIBIT.dwg, 6/20/2025 8:46:29 PM, _AutoCAD PDF (General Documentation).pc3



DATE	REVISION
11/09/23	SPECIAL EXCEPTION PLAN SUBMISSION #1
05/17/24	SPECIAL EXCEPTION PLAN SUBMISSION #2
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SPECIAL EXCEPTION PLAN

CITY OF FAIRFAX, VIRGINIA

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PROJECT No.: 16148.001.00
DRAWING No.: 109632
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SCALE: SEE SHEET
DESIGN: EG
DRAWN: NL
CHECKED: EG

SHEET TITLE:

VEHICULAR
CONNECTIVITY
EXHIBIT

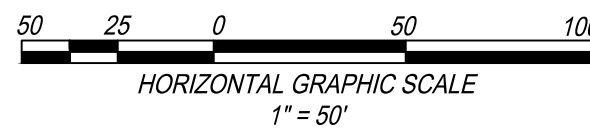
LEGEND

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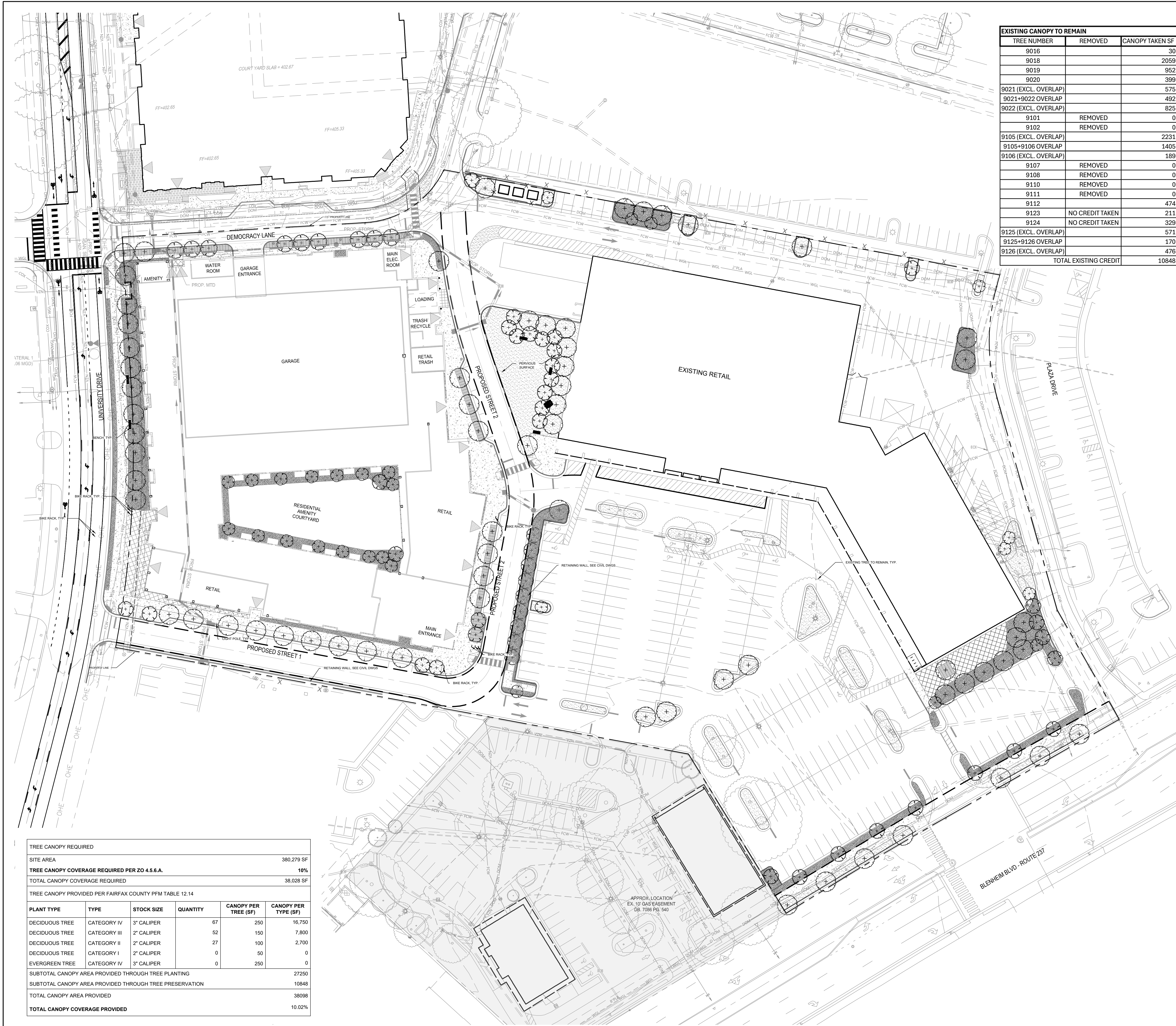
 PRIMARY VEHICULAR PATH

- - - - -

 SECONDARY VEHICULAR PATH



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



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 2" CALIPER	67
DECIDUOUS TREE- CATEGORY III 2" CALIPER	52
DECIDUOUS TREE- CATEGORY II 2" CALIPER	27
SHRUB AREAS 20' HT. OR BELOW	16,090 SF
LAWN	17,814 SF

ENHANCED HARDSCAPE
MATERIAL: CONCRETE
COLOR AND FINISH TBD
DIMENSIONS MAY VARY PER LOCATION



TREE GRATE
EXPANDABLE

PROPOSED VEGETATION

PROPOSED VEGETATION SUBJECT TO CHANGE WITH APPROVAL BY CITY OF FAIRFAX URBAN FORESTER.
LOWER LIMBS OF TREES WITHIN SIGHT LINES TO BE PRUNED IN ORDER TO MAINTAIN SAFE SIGHT LINES. FINAL LOCATIONS OF TREES WILL BE DETERMINED AT TIME OF SITE PLAN IN COORDINATION WITH THE CITY'S URBAN FORESTER TO ADDRESS ANY SIGHT DISTANCE CONCERNS.

TREES

DECIDUOUS TREE SPECIES MAY INCLUDE BUT NOT BE LIMITED TO:

-ACER RUBRUM* RED MAPLE
-CARPINUS CAROLINIANA* AMERICAN HORNBREAM
-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* WILL OW 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 'KESEYI' 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 ISIS' CHERRY 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 PLANTINGS ARE 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
-ANDROPOGON GERARDI* BIG BLUESTEM
-ASCLEPIAS TUBEROSA* BUTTERFLY WEED
-CAREX PENNSYLVANICA* 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* SWITCHGRASS
-WISTERIA FRUTESCENS* AMERICAN WISTERIA

EVERGREEN HERBACEOUS SPECIES MAY INCLUDE BUT NOT BE LIMITED TO:

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

*DENOTES NATIVE SPECIES

NOTE: TREES WITHIN SIGHT LINE TO BE LIMBED UP.

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	67	250	16,750
DECIDUOUS TREE	CATEGORY III	2" CALIPER	52	150	7,800
DECIDUOUS TREE	CATEGORY II	2" CALIPER	27	100	2,700
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					27,250
SUBTOTAL CANOPY AREA PROVIDED THROUGH TREE PRESERVATION					10,848
TOTAL CANOPY AREA PROVIDED					38,098
TOTAL CANOPY COVERAGE PROVIDED					10.02%

KEY MAP

SEAL



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
4.1	SE RESUBMISSION	2025-06-11
5	SE RESUBMISSION	2025-06-20

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

SCALE

VERT: N/A
HORZ: 1"=40'

SHEET TITLE

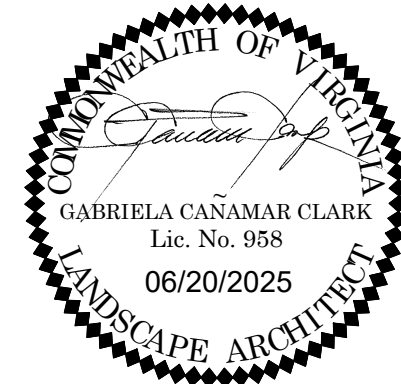
CONCEPTUAL LANDSCAPE
PLAN

SHEET NUMBER

L1

KEY MAP

SEAL



PROJECT

COURTHOUSE
PLAZA

COMBINED COURTHOUSE LLC
3922 BLENHEIM BOULEVARD
FAIRFAX, VA

LANDDESIGN PROJ.# 2023062

REVISION / ISSUANCE

TREE INVENTORY - Courthouse Plaza									
Tree #	Species	Size	CRZ	SRZ	GHD-F	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 removed
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	X	Poor structure and canopy, significant dieback, should be removed
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	LAGEROSTROEMIA INDICA / CRAPE MYRTLE	15"	7	2.31	70%		REMOVE	X	
9116	LAGEROSTROEMIA INDICA / CRAPE MYRTLE	12"	5	1.65	65%		REMOVE	X	
9117	LAGEROSTROEMIA INDICA / CRAPE MYRTLE	12"	8	2.64	75%		REMOVE	X	
9118	LAGEROSTROEMIA INDICA / CRAPE MYRTLE	12"	12	3.96	85%		REMOVE	X	
9119	LAGEROSTROEMIA INDICA / CRAPE MYRTLE	12"	12	3.96	85%		REMOVE	X	
9120	LAGEROSTROEMIA INDICA / CRAPE MYRTLE	15"	13	4.29	90%		REMOVE	X	
9121	LAGEROSTROEMIA INDICA / CRAPE MYRTLE	12"	12	3.96	90%		REMOVE	X	
9122	LAGEROSTROEMIA INDICA / CRAPE MYRTLE	12"	12	3.96	90%		REMOVE	X	
9123	LAGEROSTROEMIA INDICA / CRAPE MYRTLE	12"	8	2.64	85%		PRESERVE		
9124	LAGEROSTROEMIA INDICA / CRAPE MYRTLE	12"	10	3.3	85%		PRESERVE		
9125	LAGEROSTROEMIA INDICA / CRAPE MYRTLE	15"	15	4.95	90%		PRESERVE		
9126	LAGEROSTROEMIA INDICA / CRAPE MYRTLE	12"	14	4.62	90%		PRESERVE		

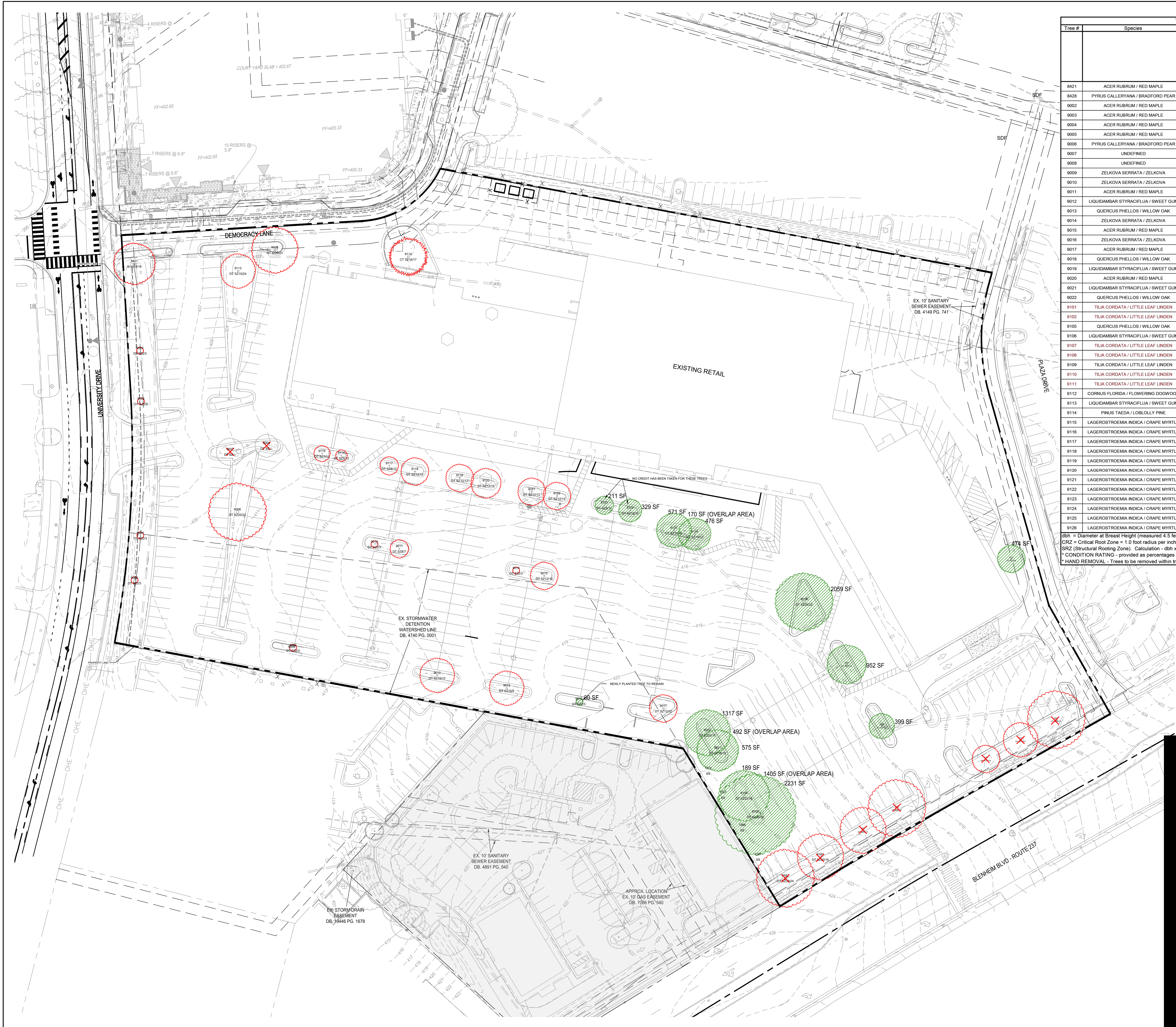
dbh = Diameter at Breast Height (measured 4.5 feet above ground).
CRZ = Critical Root Zone = 1.0 foot radius per inch of tree diameter. Estimated radius of area containing majority of tree roots. TRZ values for trees
SRZ (Structural Rooting Zone). Calculation - dbh x 0.33 = radius feet. Estimated radius 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: 26,897 SF

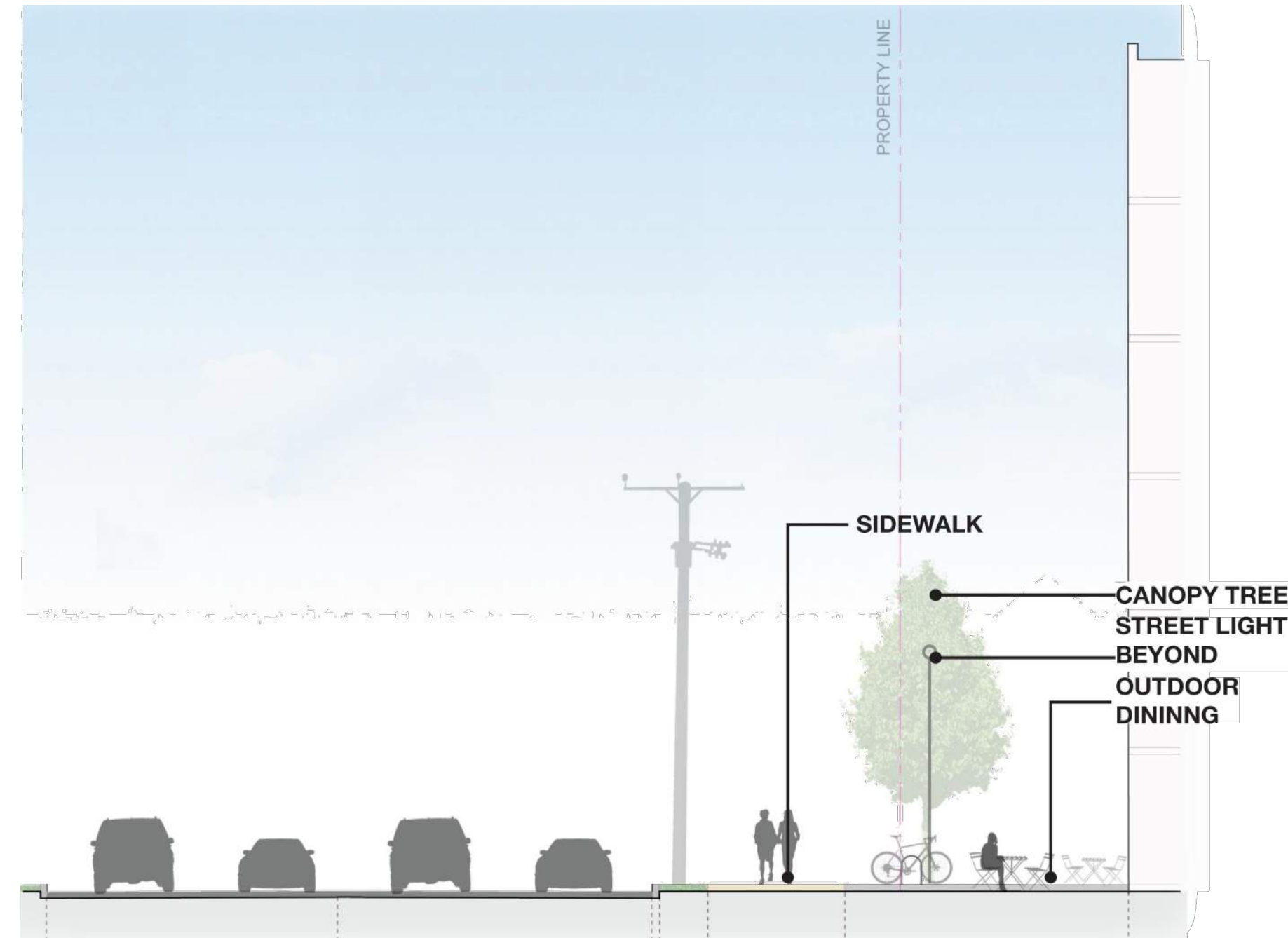
TREE LEGEND

- XX SF - CANOPY SQUARE FOOTAGE FOR CREDIT TAKEN
- PRESERVE
- AREA OF EXISTING TREE CANOPY TO BE PRESERVED: 10,848 SF / 0.25 AC
- REMOVE

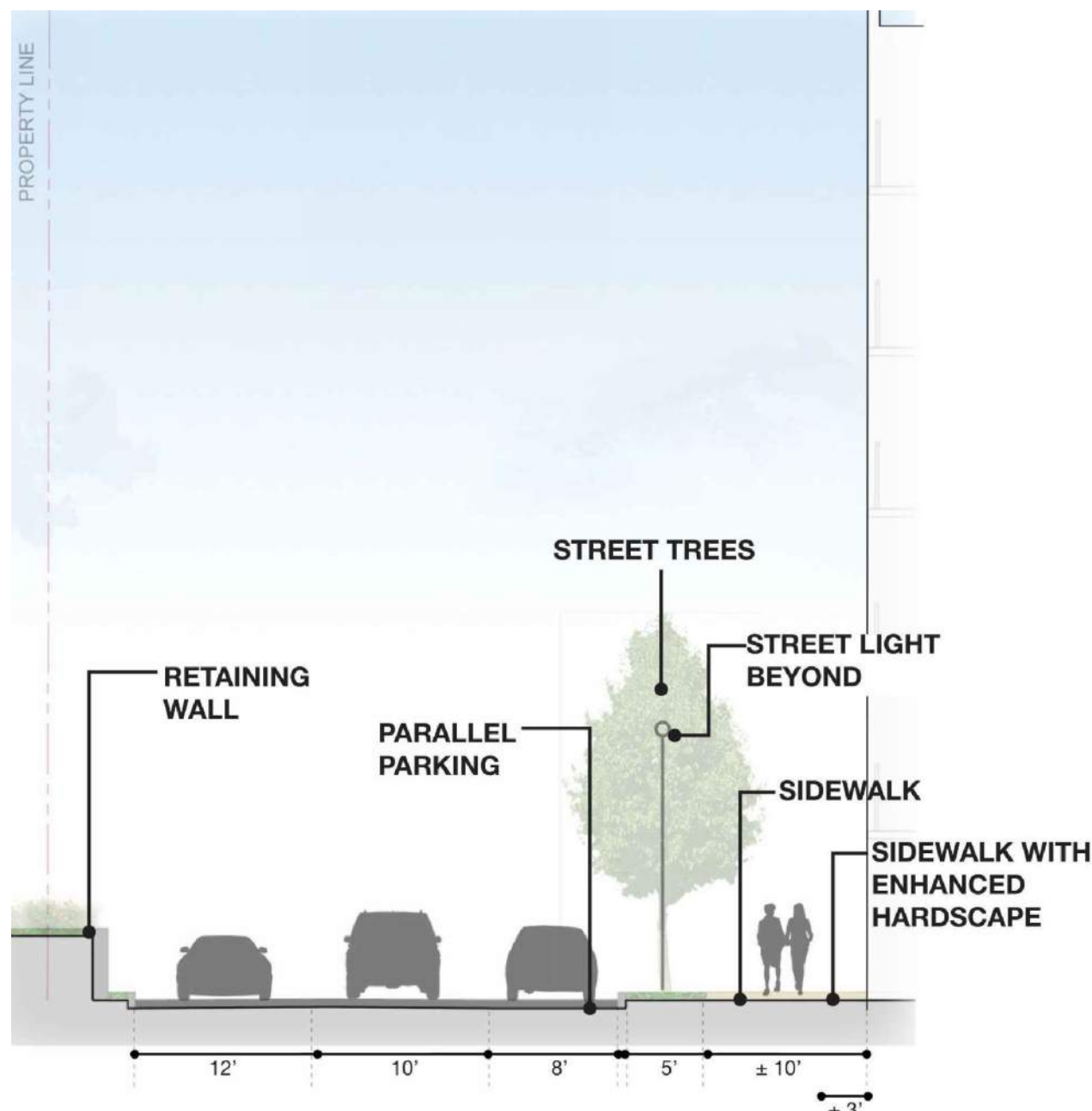




A1
L4
UNIVERSITY DRIVE SECTION



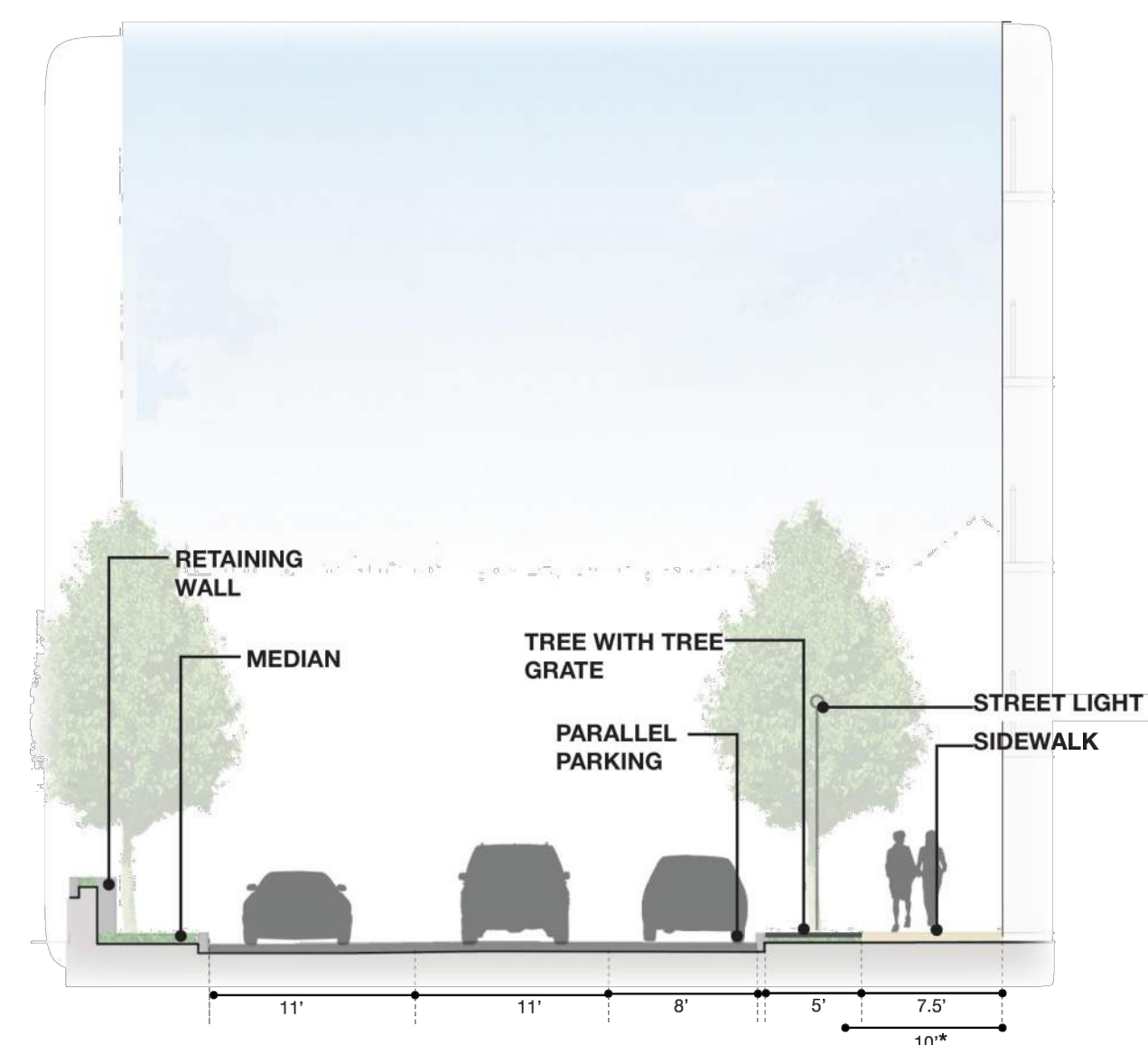
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L4
UNIVERSITY DRIVE SECTION



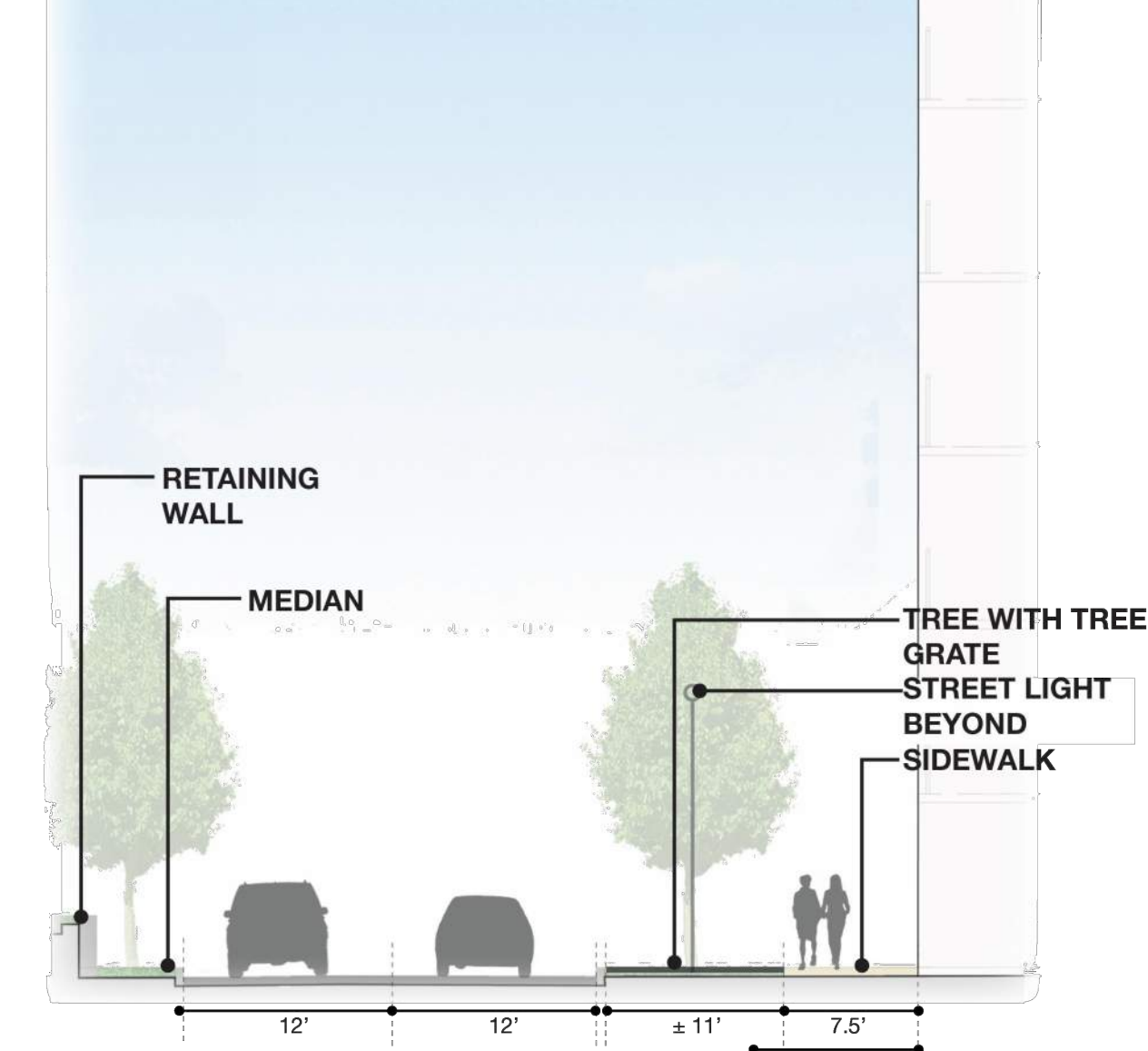
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L4
PROPOSED STREET 1 SECTION



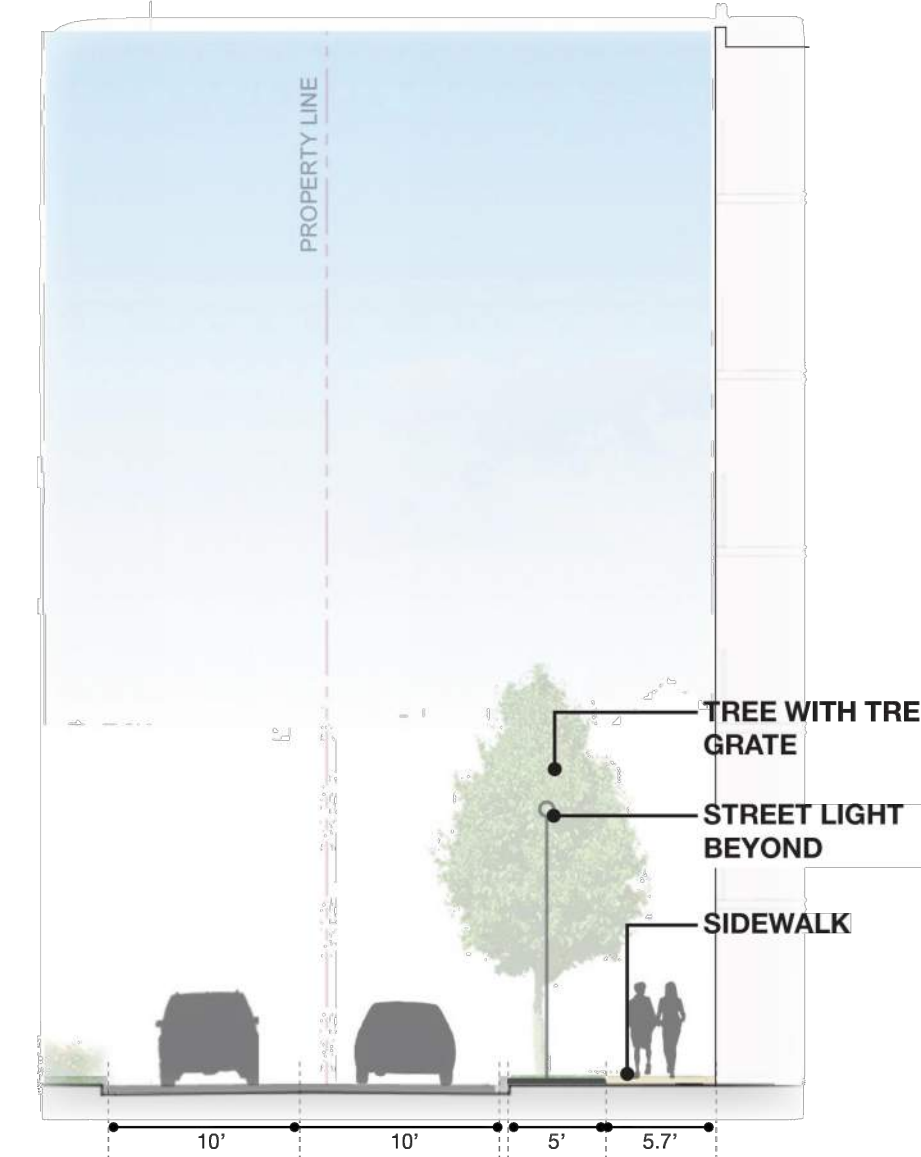
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L4
PROPOSED STREET 1 SECTION



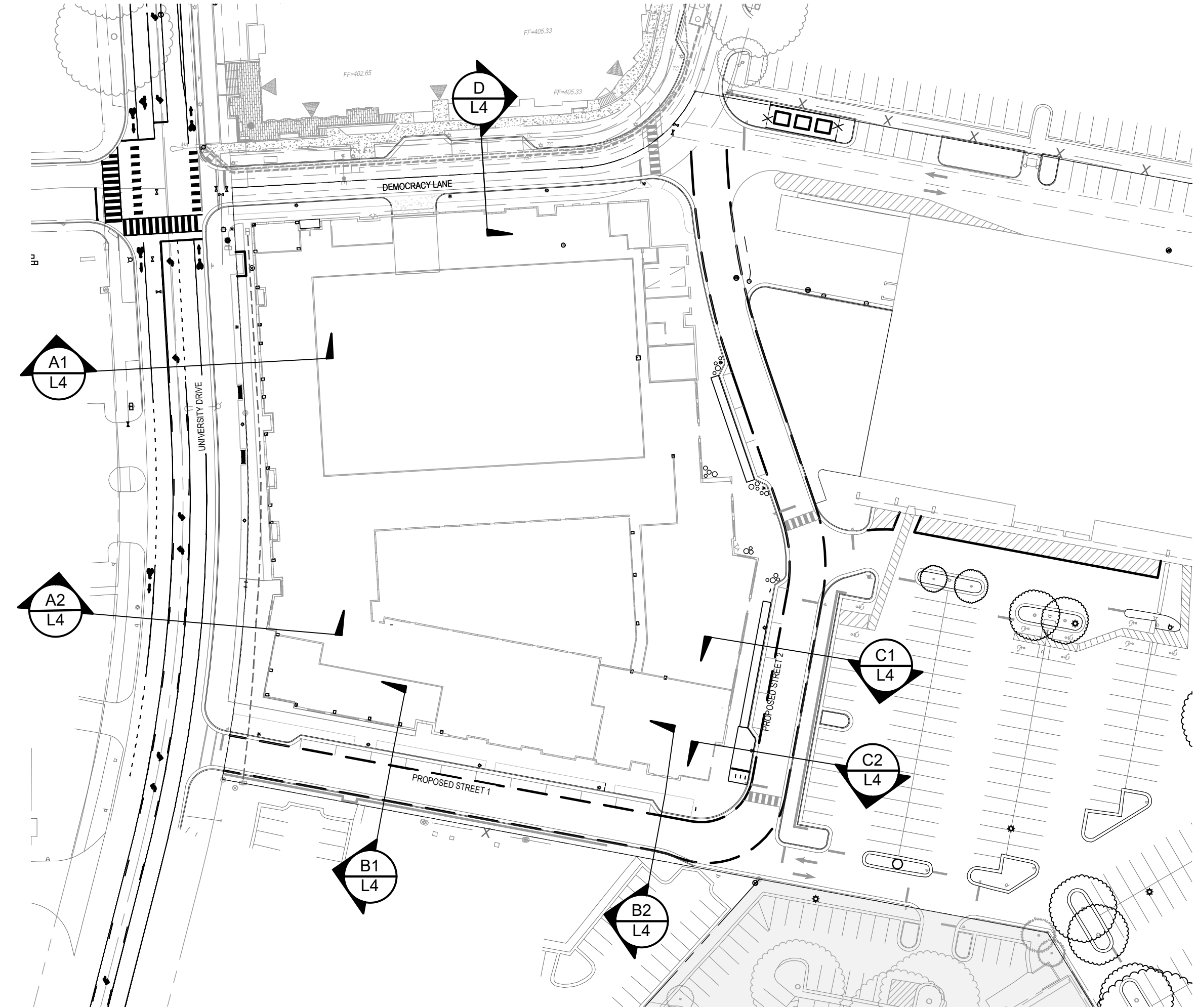
C1
L4
PROPOSED STREET 2 SECTION



C2
L4
PROPOSED STREET 2 SECTION



D
L4
DEMOCRACY LANE STREET SECTION



E
L4
PLAN REFERENCE

SCALE: 1" = 60'

KEY MAP

SEAL



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
4.1	SE RESUBMISSION	2025-06-11
5	SE RESUBMISSION	2025-06-20

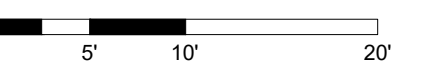
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DRAWN BY: JVV/DC
CHECKED BY: GC/JVV

SCALE

NORTH

VERT: N/A

HORZ: 1"=10'

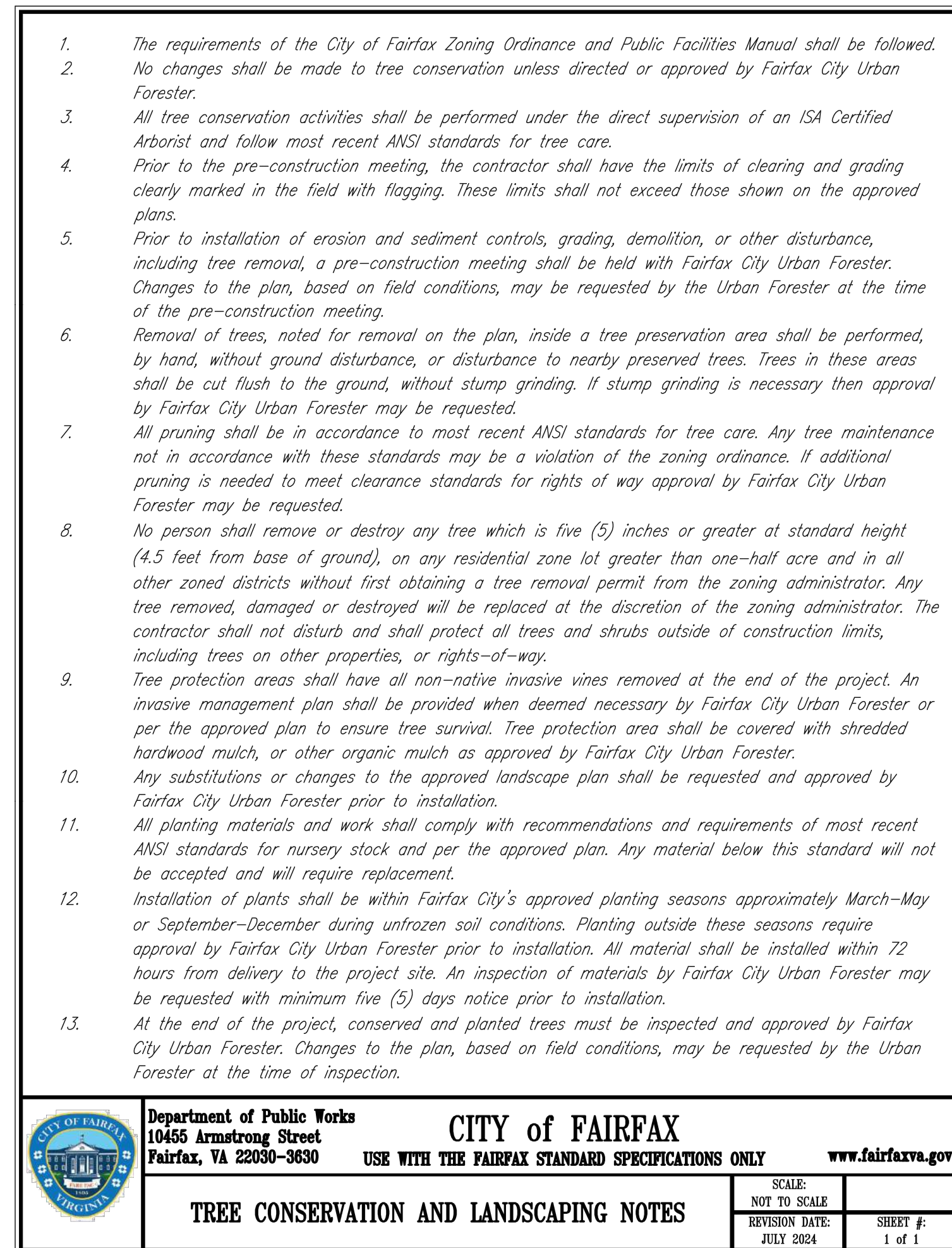
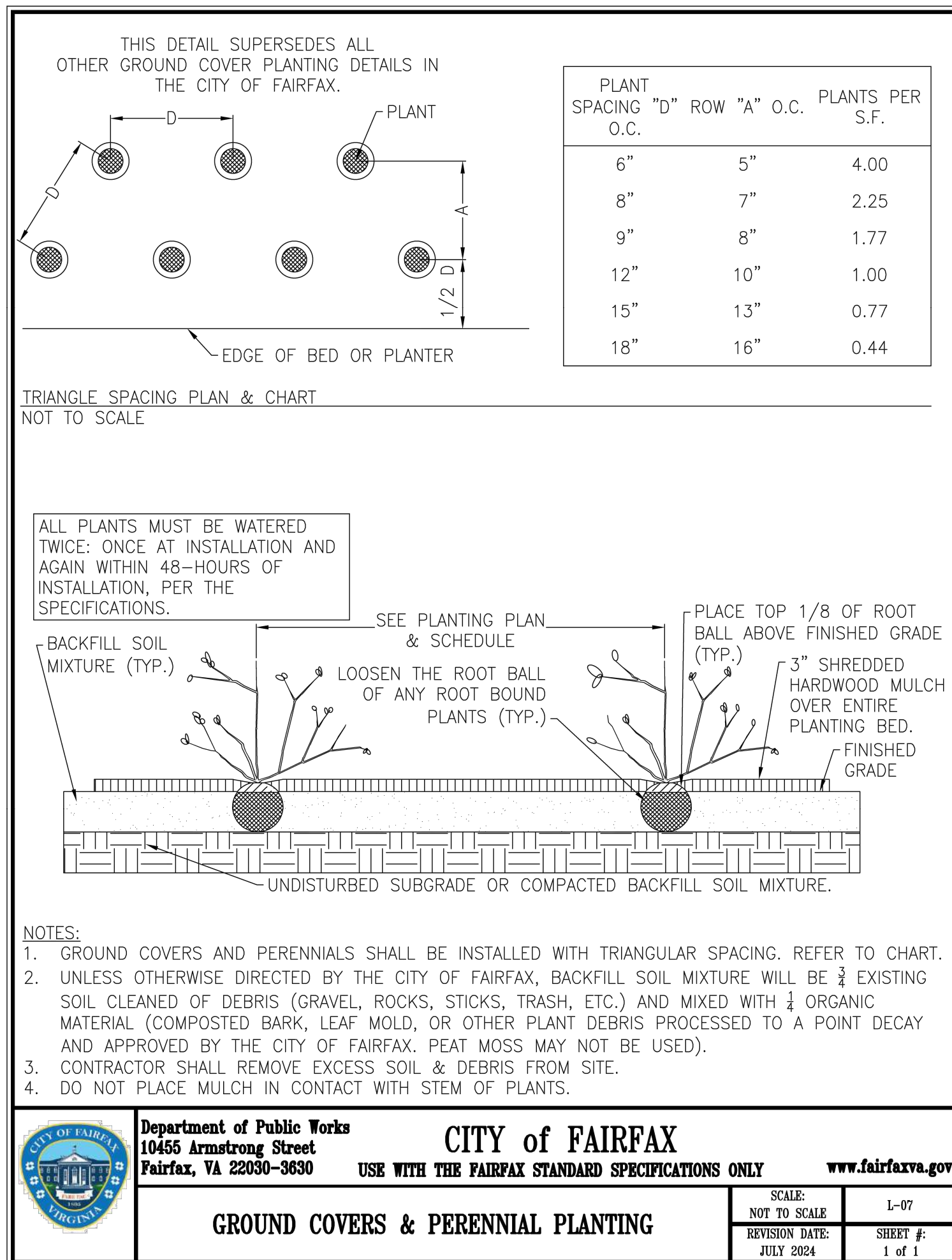
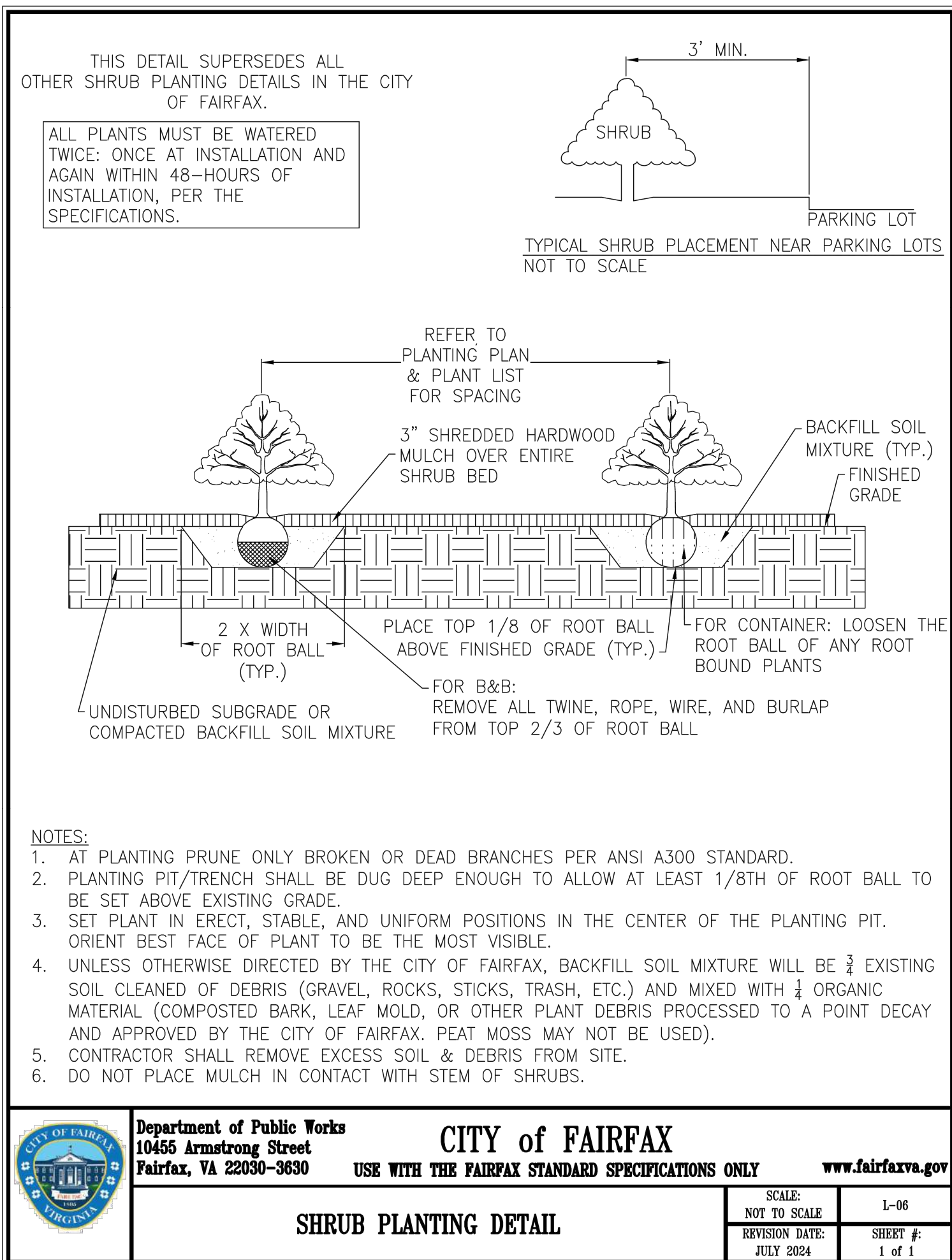
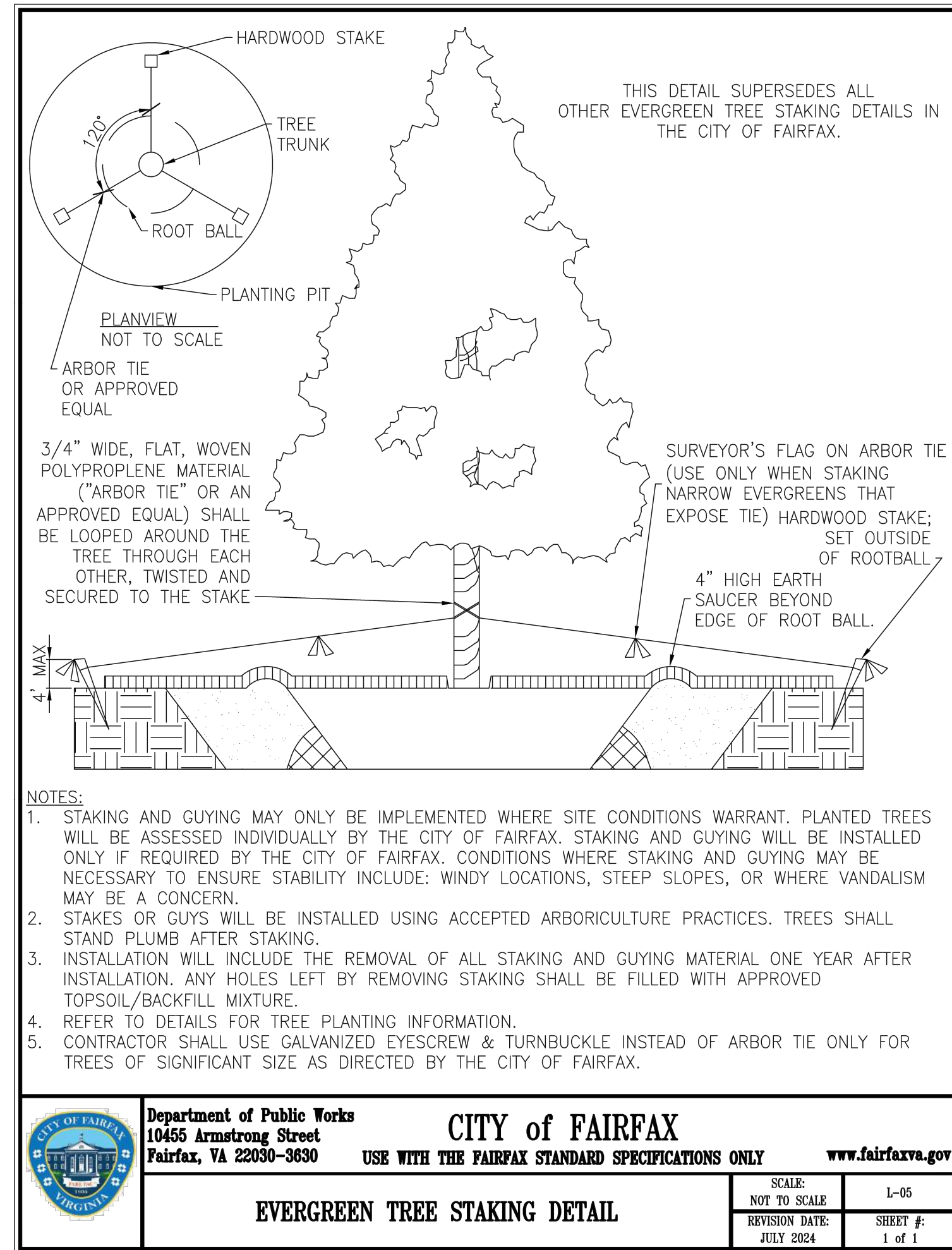
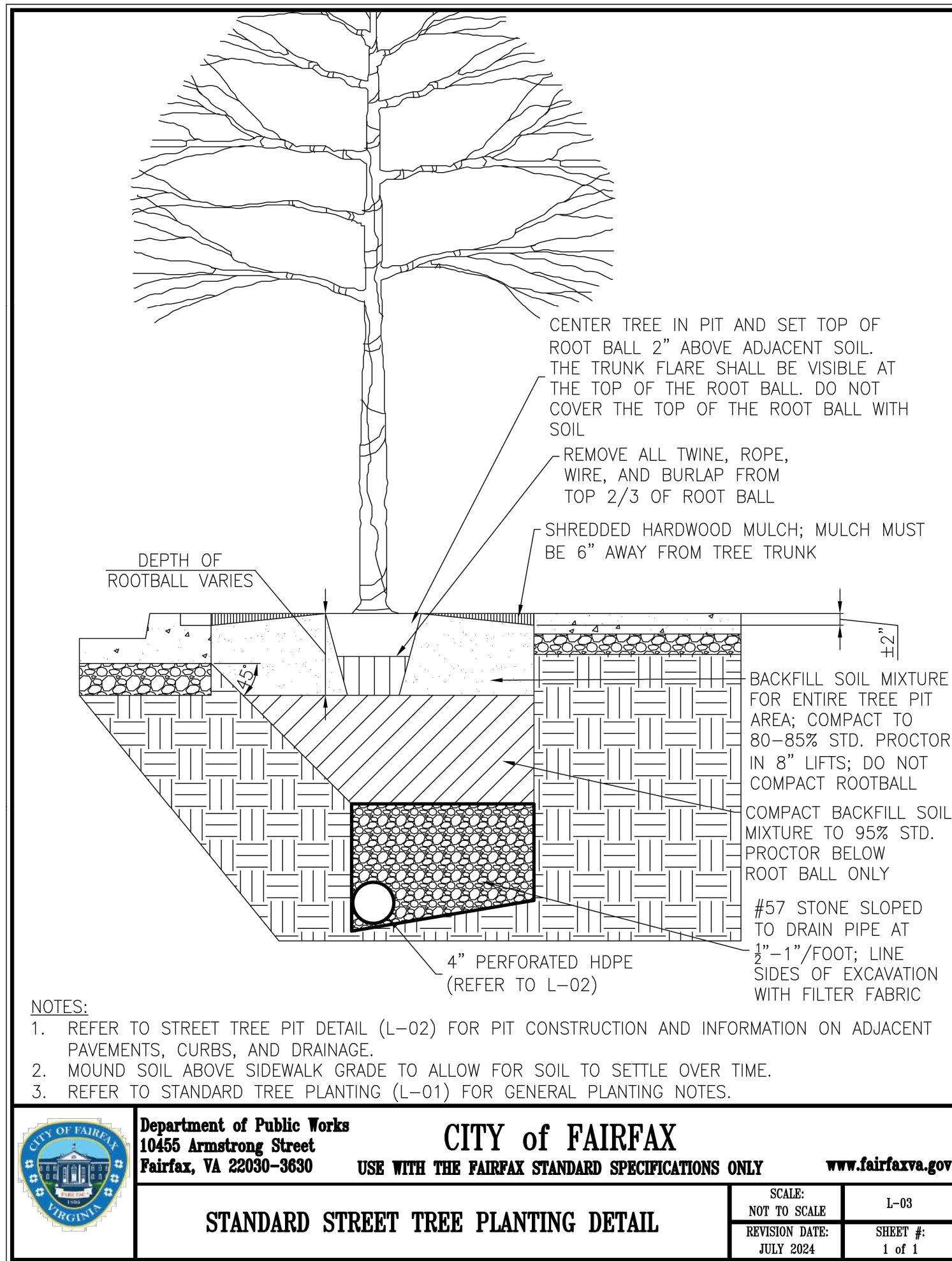
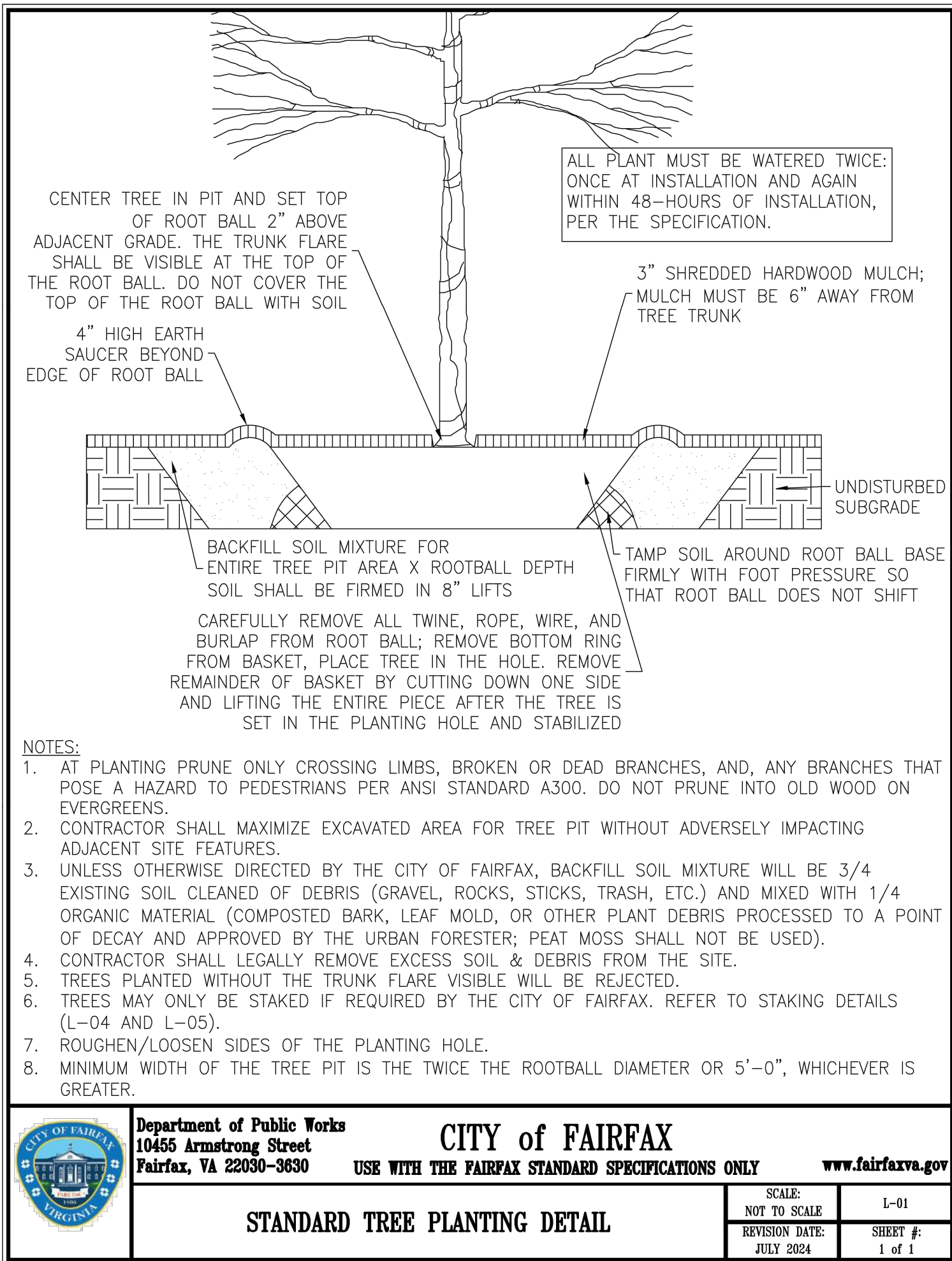


SHEET TITLE

STREET SECTIONS

SHEET NUMBER

L4



KEY MAP

SEAL



PROJECT

COURTHOUSE PLAZA

COMBINED COURTHOUSE LLC

3922 BLENHEIM BOULEVARD

FAIRFAX, VA

LANDDESIGN PROJ.#

2023062

REVISION / ISSUANCE

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4	SE RESUBMISSION	2025-05-13
4.1	SE RESUBMISSION	2025-06-11
5	SE RESUBMISSION	2025-06-20

DESIGNED BY: GC
DRAWN BY: JVV/DC
CHECKED BY: GCU/JVV

SCALE: NORTH

VERT: N/A
HORZ: AS SHOWN

SHEET TITLE

DETAILS - PLANTING

SHEET NUMBER

L601

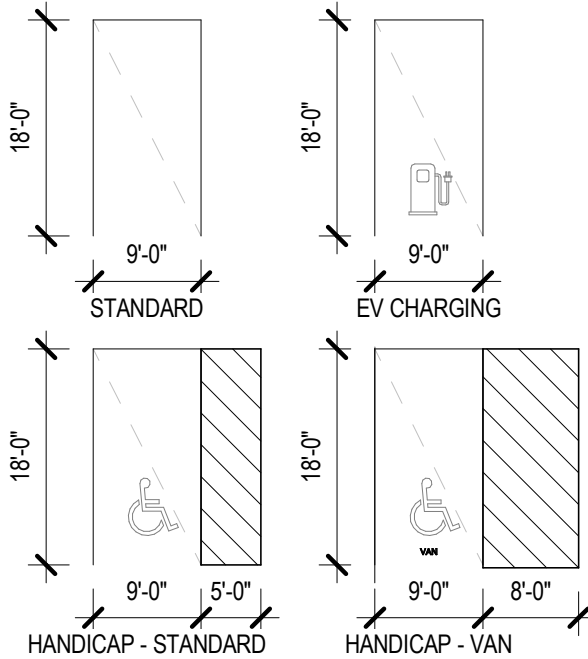
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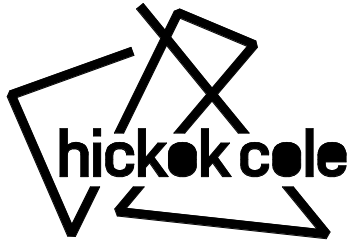
HOUSING ROOM KEY

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

PARKING GARAGE LEGEND



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



Hickok Cole Architects, Inc.
301 N Street, NE, Suite 300
Washington, DC 20002
202.667.9776
hickokcole.com

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

#	DATE	DESCRIPTION
1	2023-11-09	SPECIAL EXCEPTION PLAN SUBMISSION #1
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3	2024-12-20	SPECIAL EXCEPTION PLAN SUBMISSION #3
4	2025-05-13	SPECIAL EXCEPTION PLAN SUBMISSION #4
5	2025-06-11	SPECIAL EXCEPTION PLAN SUBMISSION #4.1
6	2025-06-20	SPECIAL EXCEPTION PLAN SUBMISSION #5

STAMP



PROJECT NO.
19046

SCALE
As indicated

DRAWN BY
Author

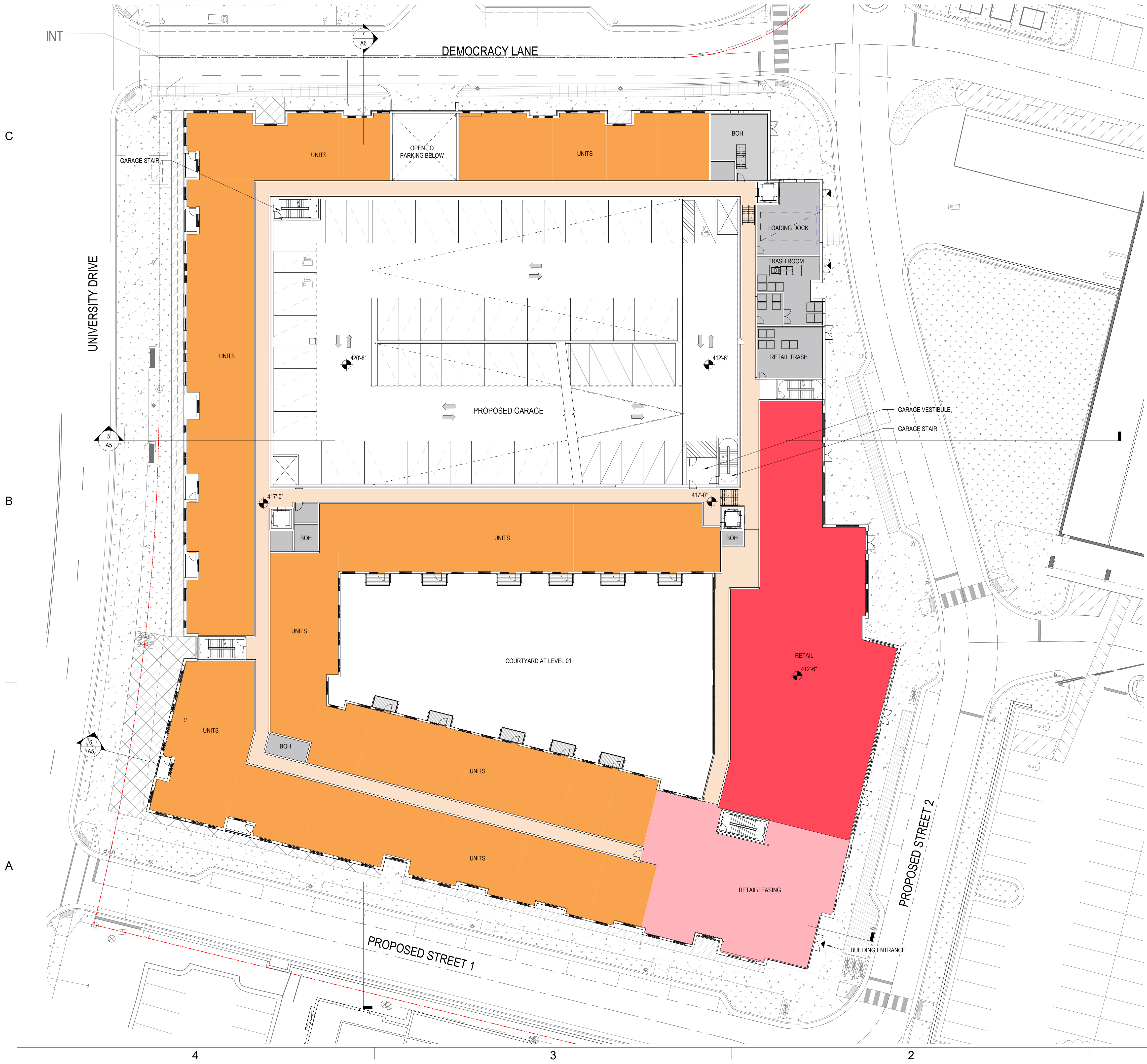
DRAWING TITLE
LEVEL 01

DRAWING NO.

A1

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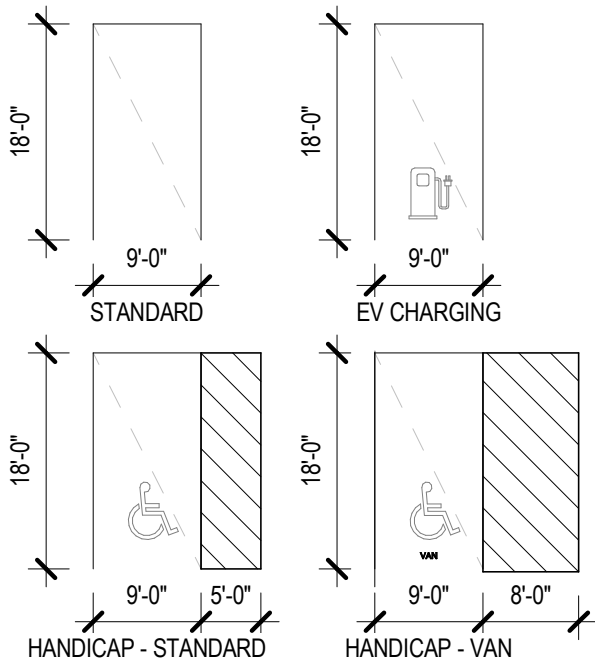
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HOUSING ROOM KEY

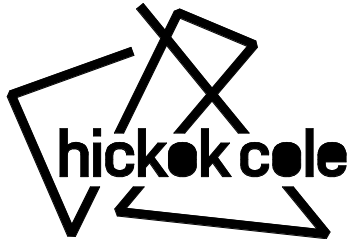
- AMENITY
- BOH
- COURTYARD
- HORIZONTAL CIRCULATION
- RESIDENTIAL UNITS
- RETAIL
- RETAIL/LEASING

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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RESIDENTIAL

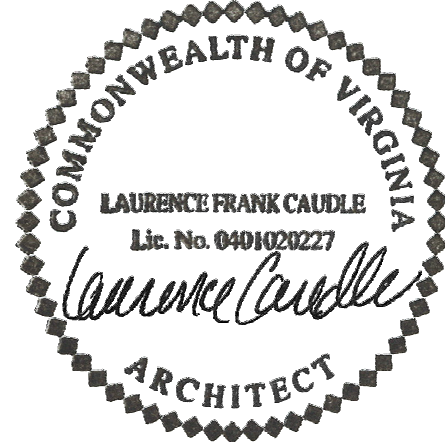
CLIENT NAME
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c/o Combined
Courthouse LLC

ADDRESS
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22030

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4	2025-05-13	SPECIAL EXCEPTION PLAN SUBMISSION #4
5	2025-06-11	SPECIAL EXCEPTION PLAN SUBMISSION #4.1
6	2025-06-20	SPECIAL EXCEPTION PLAN SUBMISSION #5

STAMP



PROJECT NO.
19046

SCALE
As indicated

DRAWN BY
Author

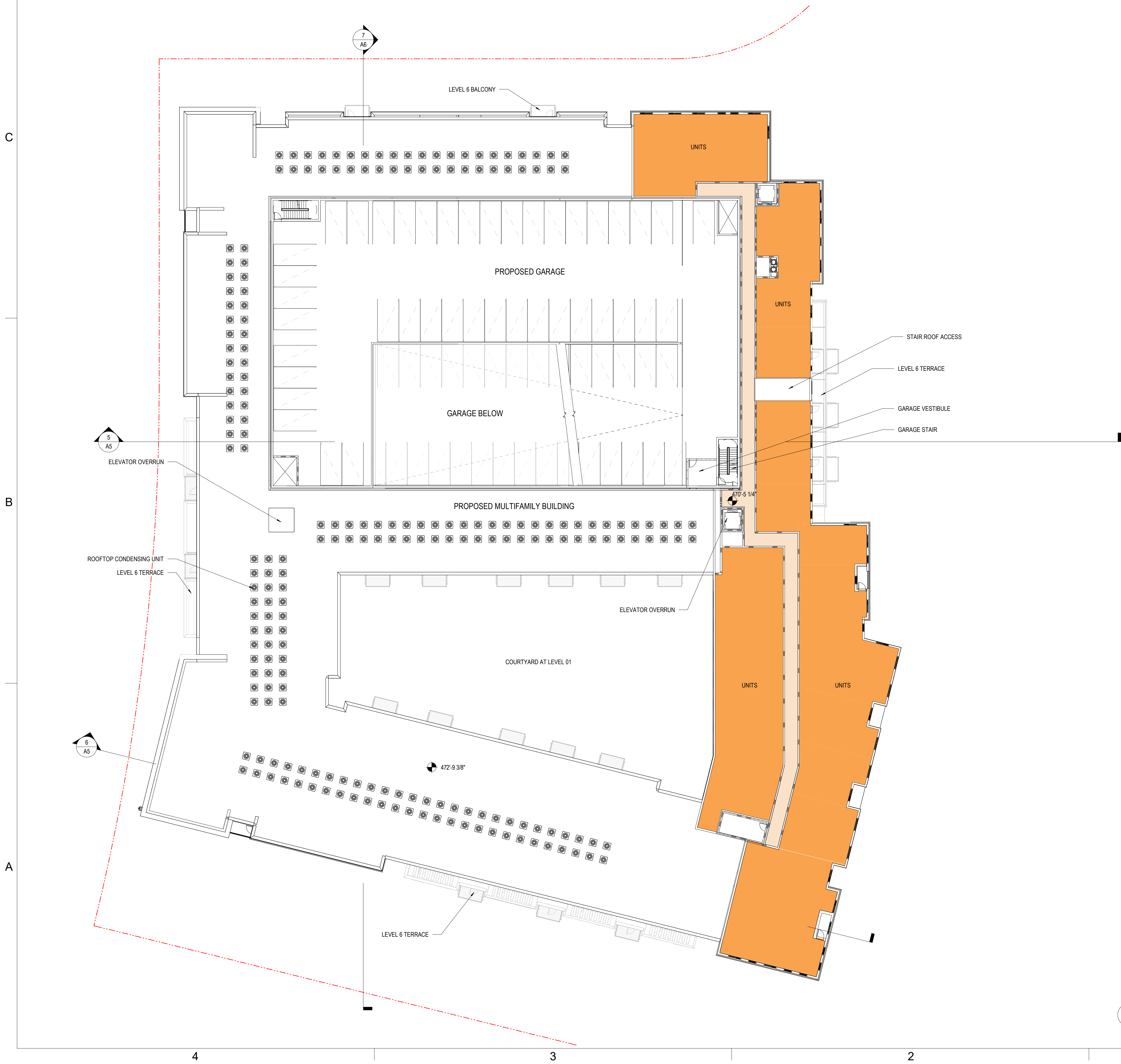
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LEVEL 02

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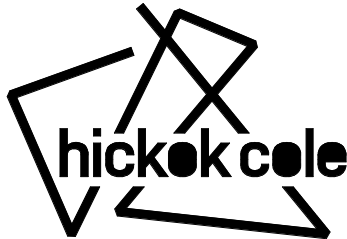
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HOUSING ROOM KEY

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



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PROJECT NAME
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RESIDENTIAL**

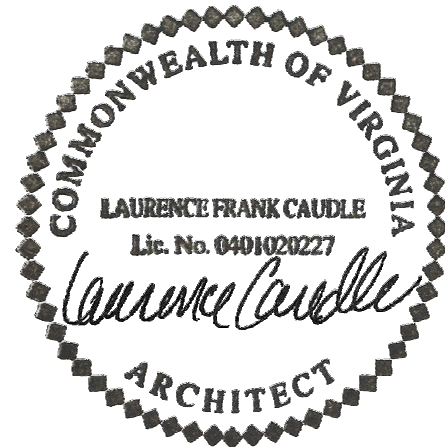
CLIENT NAME
Combined Properties, Inc.
c/o Combined
Courthouse LLC

ADDRESS
**3922 OLD LEE
HIGHWAY, FAIRFAX, VA
22030**

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	2024-12-20	SPECIAL EXCEPTION PLAN SUBMISSION #3
	2025-05-13	SPECIAL EXCEPTION PLAN SUBMISSION #4
	2025-06-11	SPECIAL EXCEPTION PLAN SUBMISSION #4.1
	2025-06-20	SPECIAL EXCEPTION PLAN SUBMISSION #5

STAMP



PROJECT NO.
19046

SCALE
1" = 20'-0"

DRAWN BY
Author

DRAWING TITLE
LEVEL PH/ ROOF

DRAWING NO.

A3

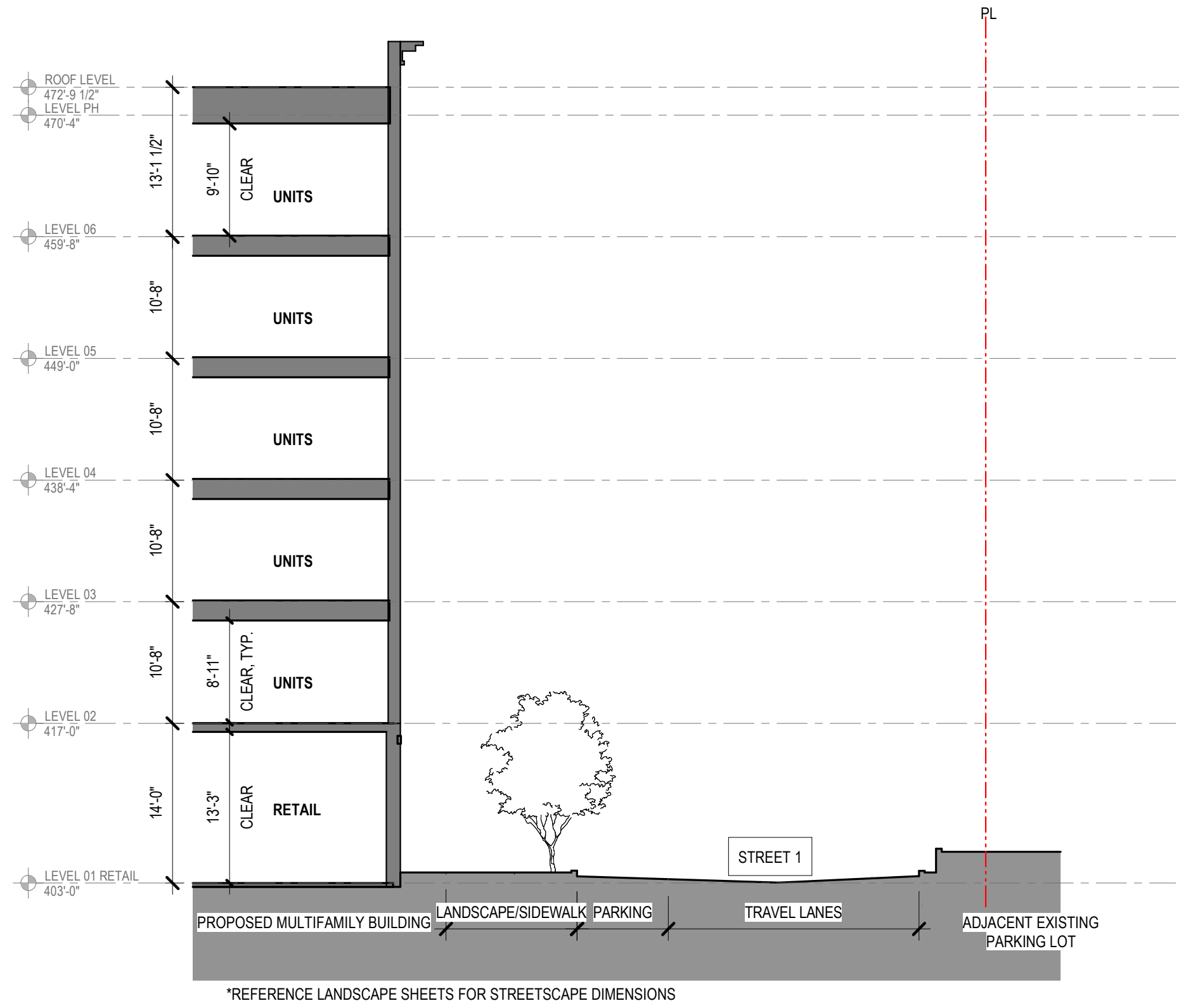
1 FLOOR PLAN - ROOF LEVEL
1" = 20'-0"

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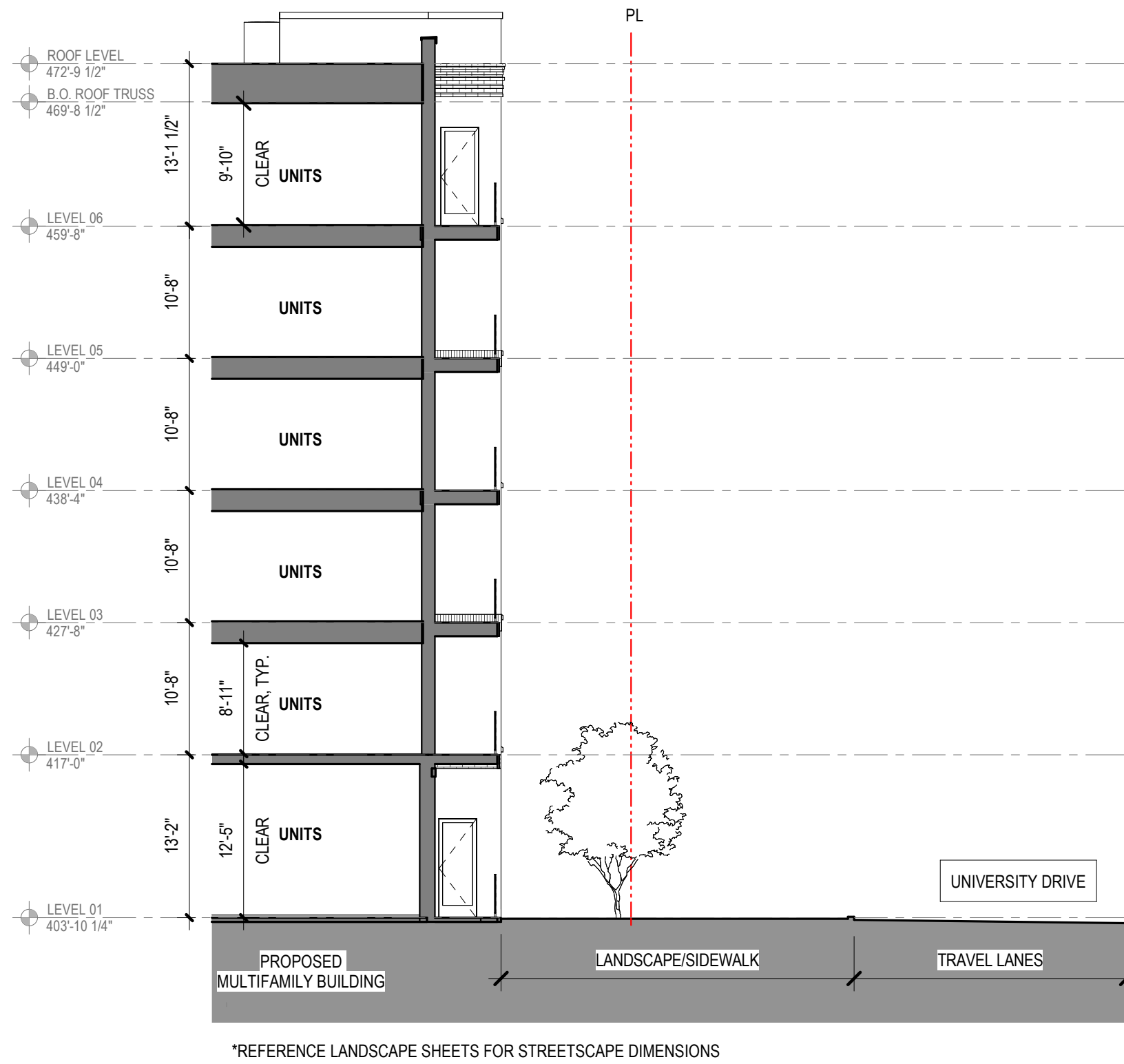
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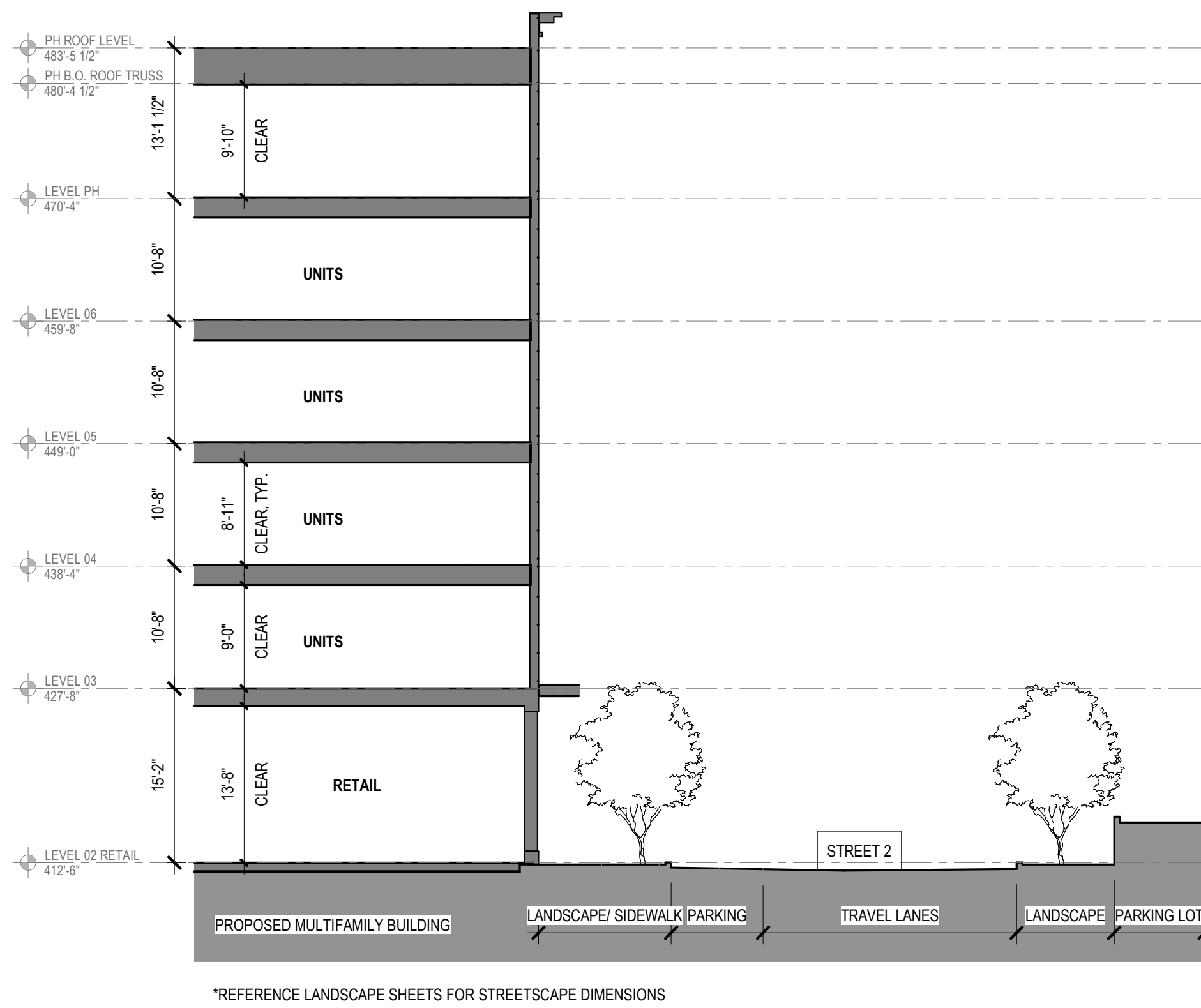
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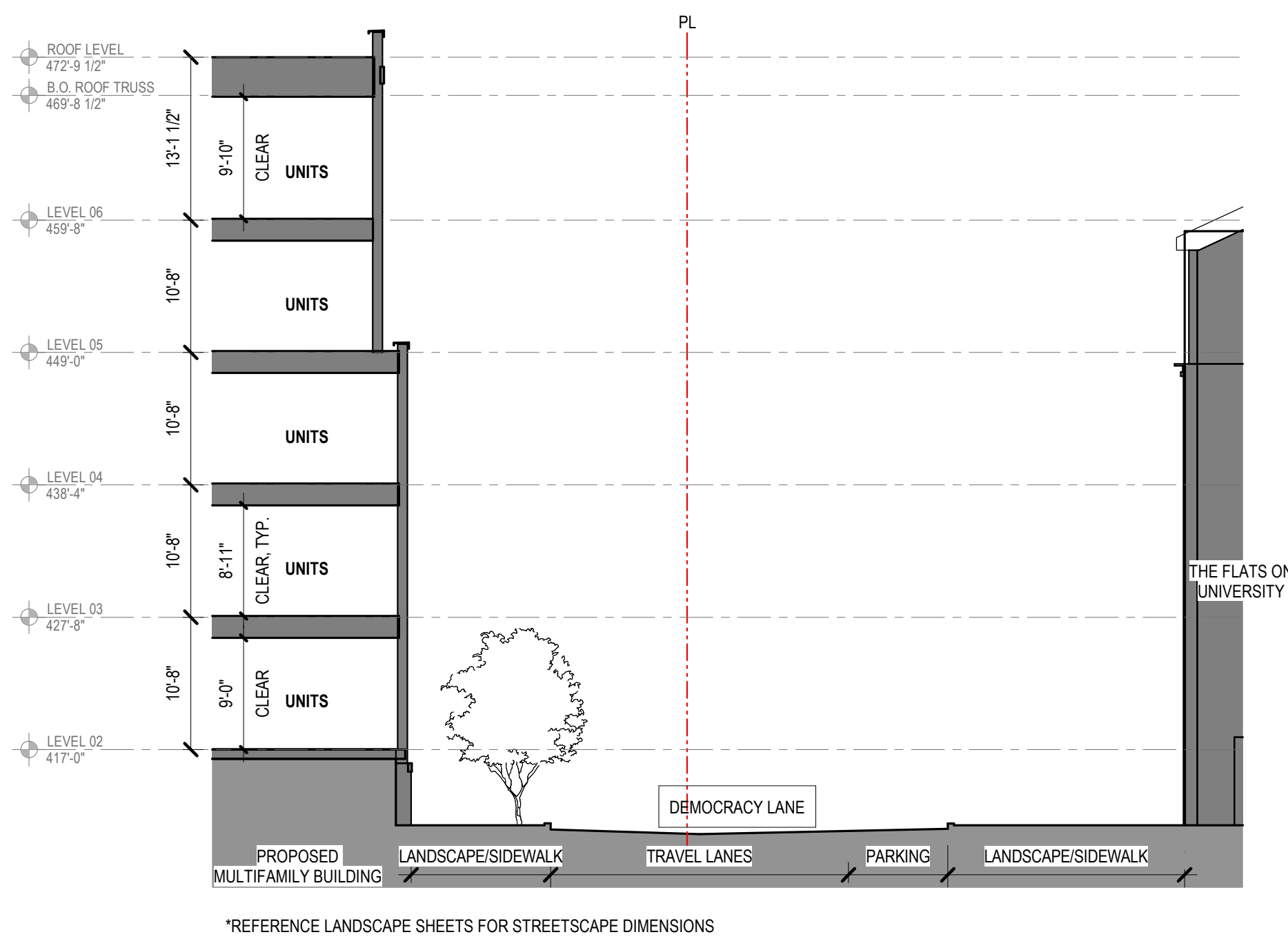
2 ROAD CROSS SECTION - STREET 1



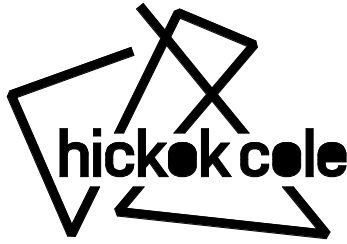
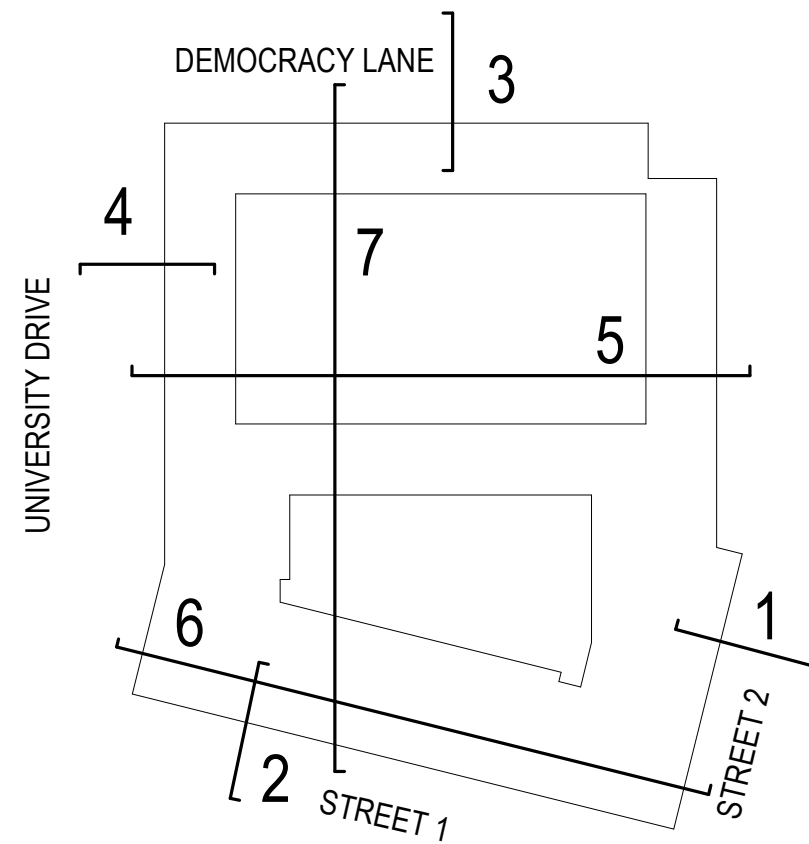
4 ROAD CROSS SECTION - UNIVERSITY DRIVE



1 ROAD CROSS SECTION - STREET 2



3 ROAD CROSS SECTION - DEMOCRACY LANE



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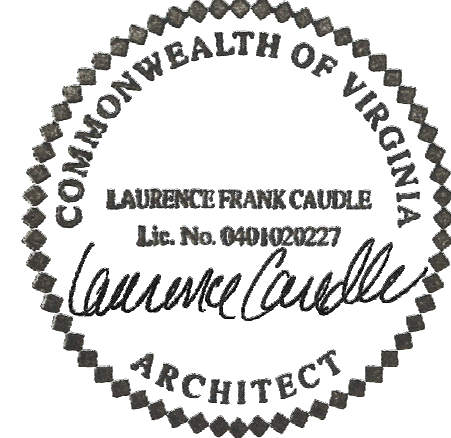
CLIENT NAME
Combined Properties, Inc.
c/o Combined
Courthouse LLC

ADDRESS
**3922 OLD LEE
HIGHWAY, FAIRFAX, VA
22030**

REVISIONS / NOTES

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5	2025-06-11	SPECIAL EXCEPTION PLAN SUBMISSION #4.1
6	2025-06-20	SPECIAL EXCEPTION PLAN SUBMISSION #5
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STAMP



PROJECT NO.
19046

SCALE
As indicated

DRAWN BY
Author

DRAWING TITLE
CROSS SECTIONS

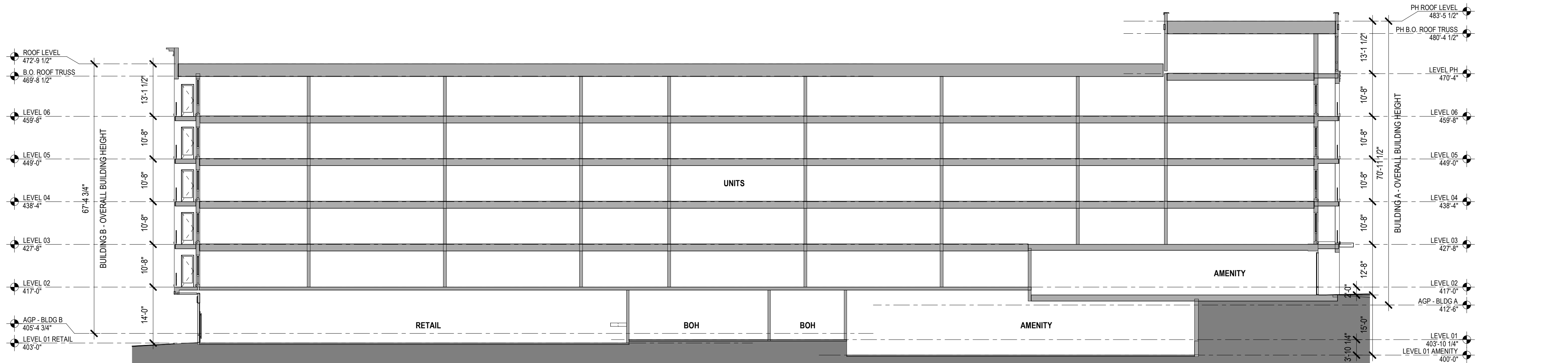
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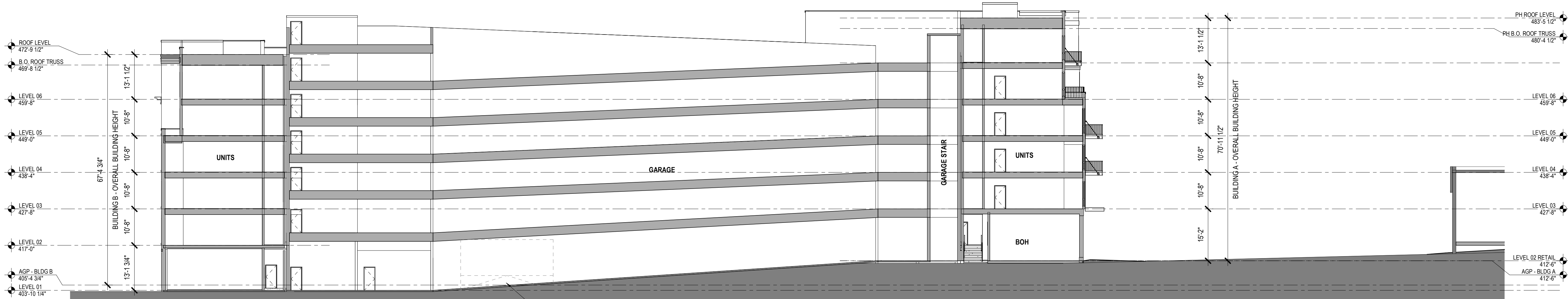
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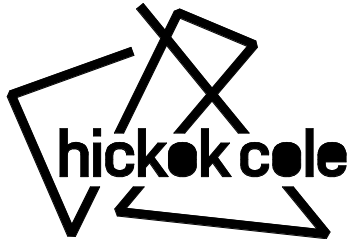
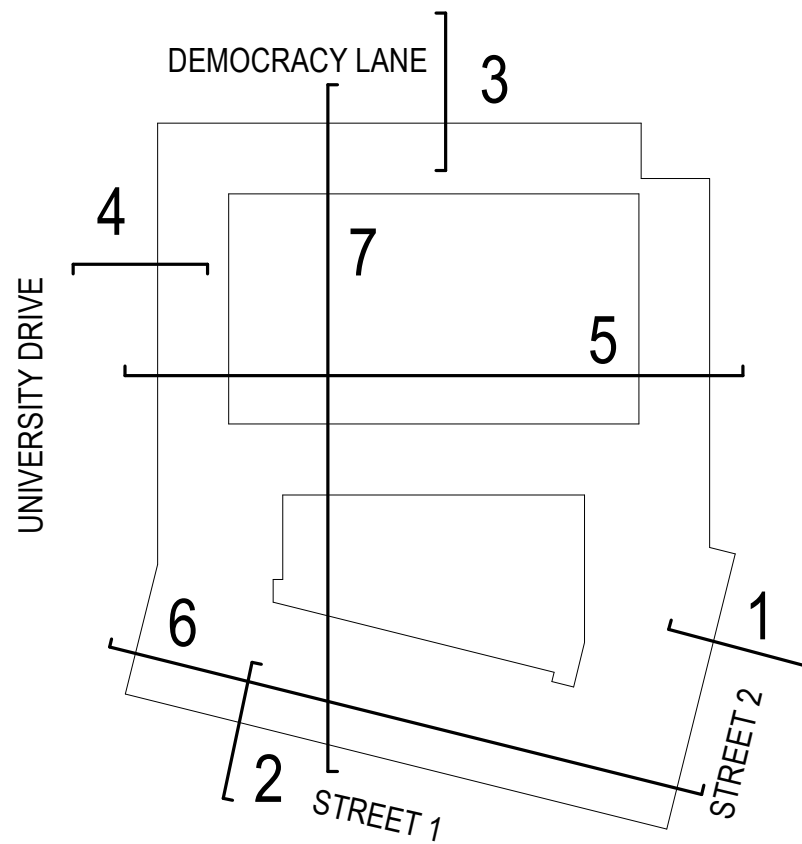
6 BUILDING SECTION - EAST-WEST

B



5 BUILDING SECTION - PARKING GARAGE

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CONSULTANTS

PROJECT NAME

**COURTHOUSE PLAZA
RESIDENTIAL**

CLIENT NAME

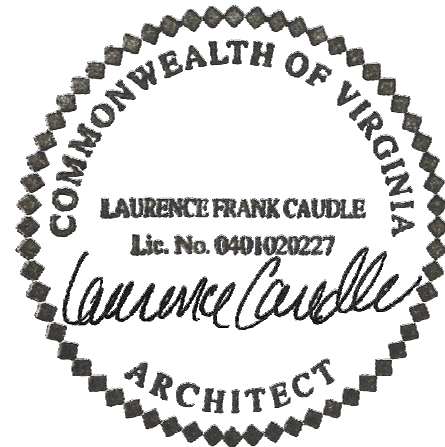
Combined Properties, Inc.
c/o Combined
Courthouse LLC

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6	2025-06-20	SPECIAL EXCEPTION PLAN SUBMISSION #5
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STAMP



PROJECT NO.

19046

SCALE

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Author

DRAWING TITLE

BUILDING SECTIONS

DRAWING NO.

A5

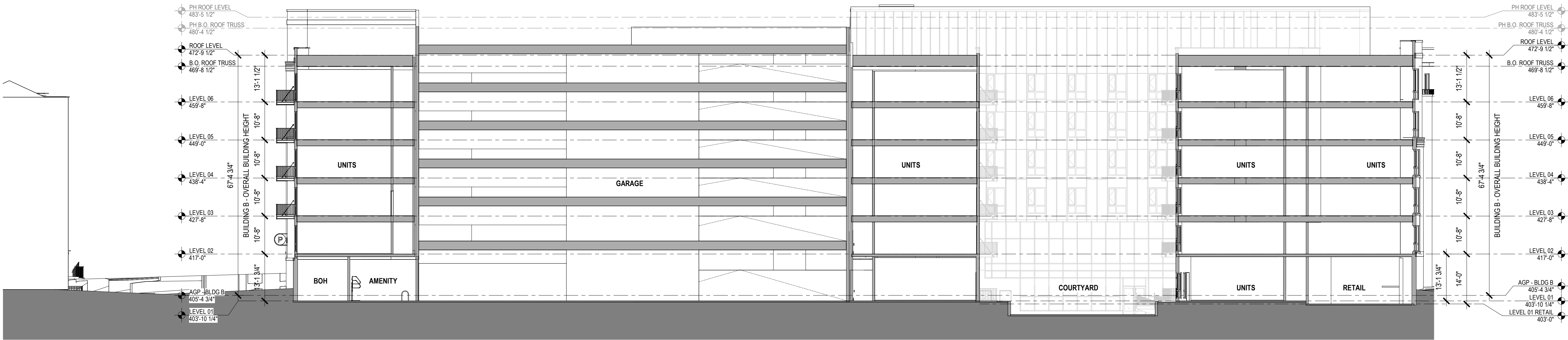
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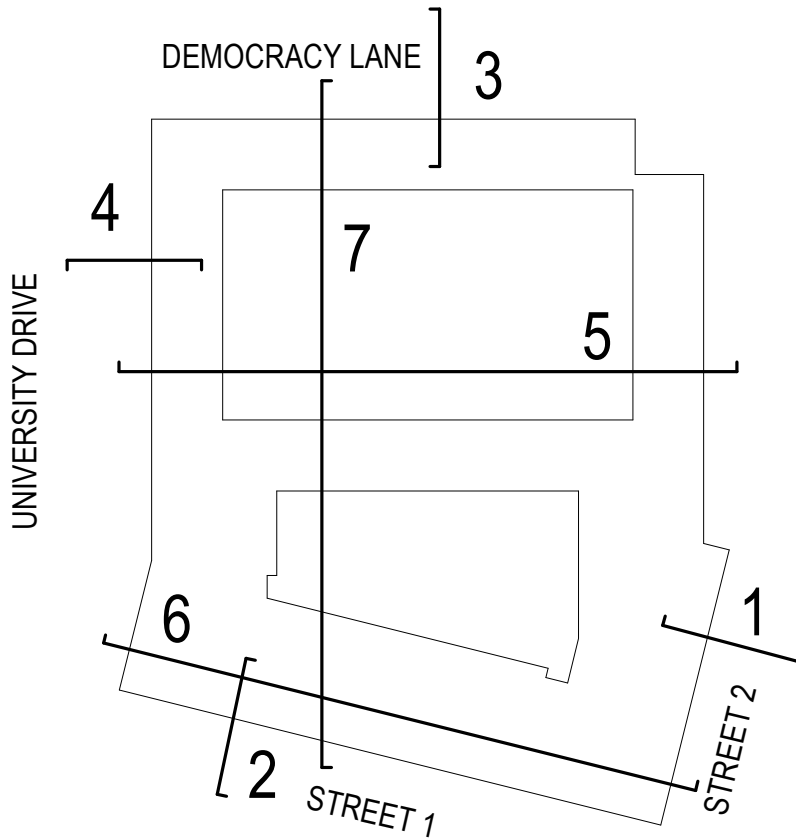
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7 BUILDING SECTION - NORTH-SOUTH



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hickokcole.com

CONSULTANTS

PROJECT NAME
**COURTHOUSE PLAZA
RESIDENTIAL**

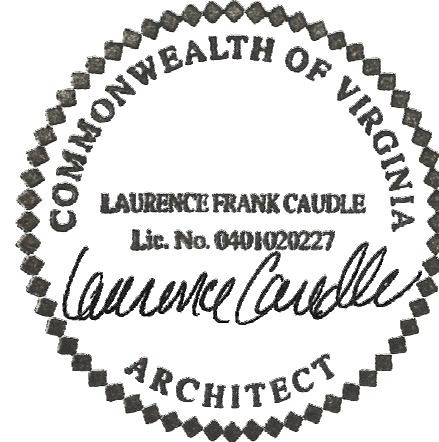
CLIENT NAME
Combined Properties, Inc.
c/o Combined
Courthouse LLC

ADDRESS
**3922 OLD LEE
HIGHWAY, FAIRFAX, VA
22030**

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4	2025-05-13	SPECIAL EXCEPTION PLAN SUBMISSION #4
5	2025-06-11	SPECIAL EXCEPTION PLAN SUBMISSION #4.1
6	2025-06-20	SPECIAL EXCEPTION PLAN SUBMISSION #5
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STAMP



PROJECT NO.
19046

SCALE
As indicated

DRAWN BY
Author

DRAWING TITLE
BUILDING SECTIONS

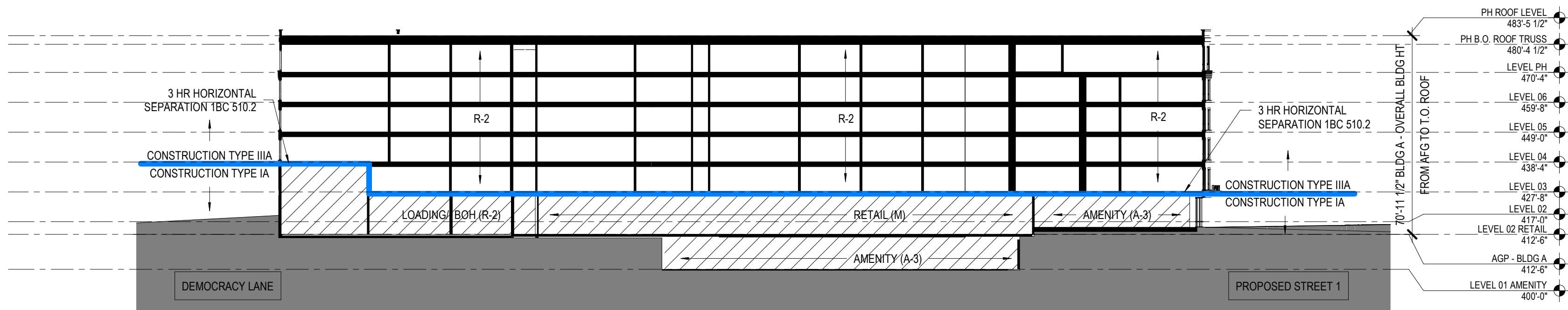
DRAWING NO.

A6

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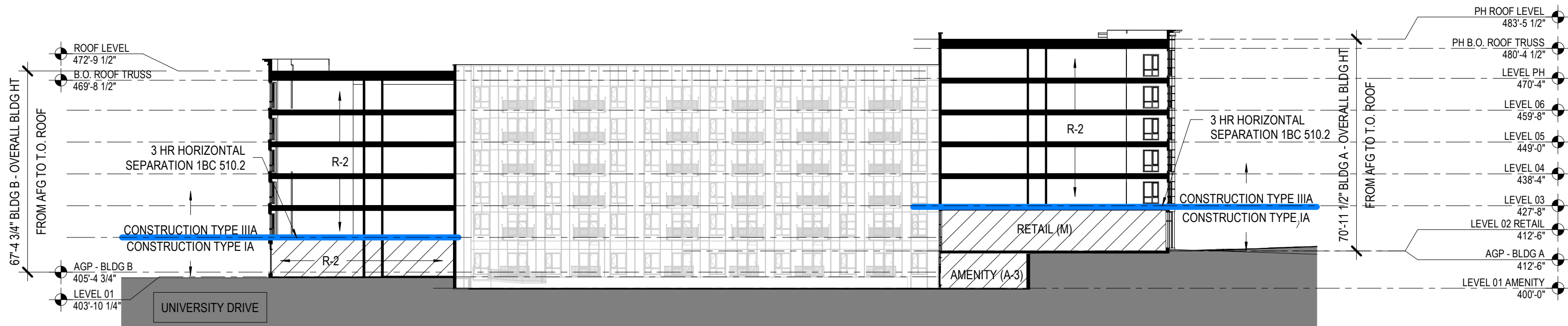
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C



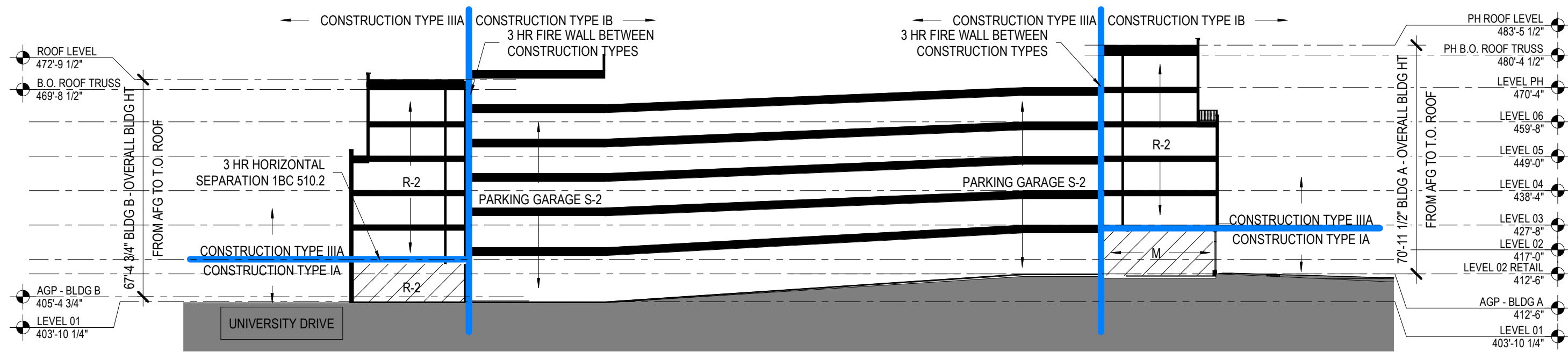
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B

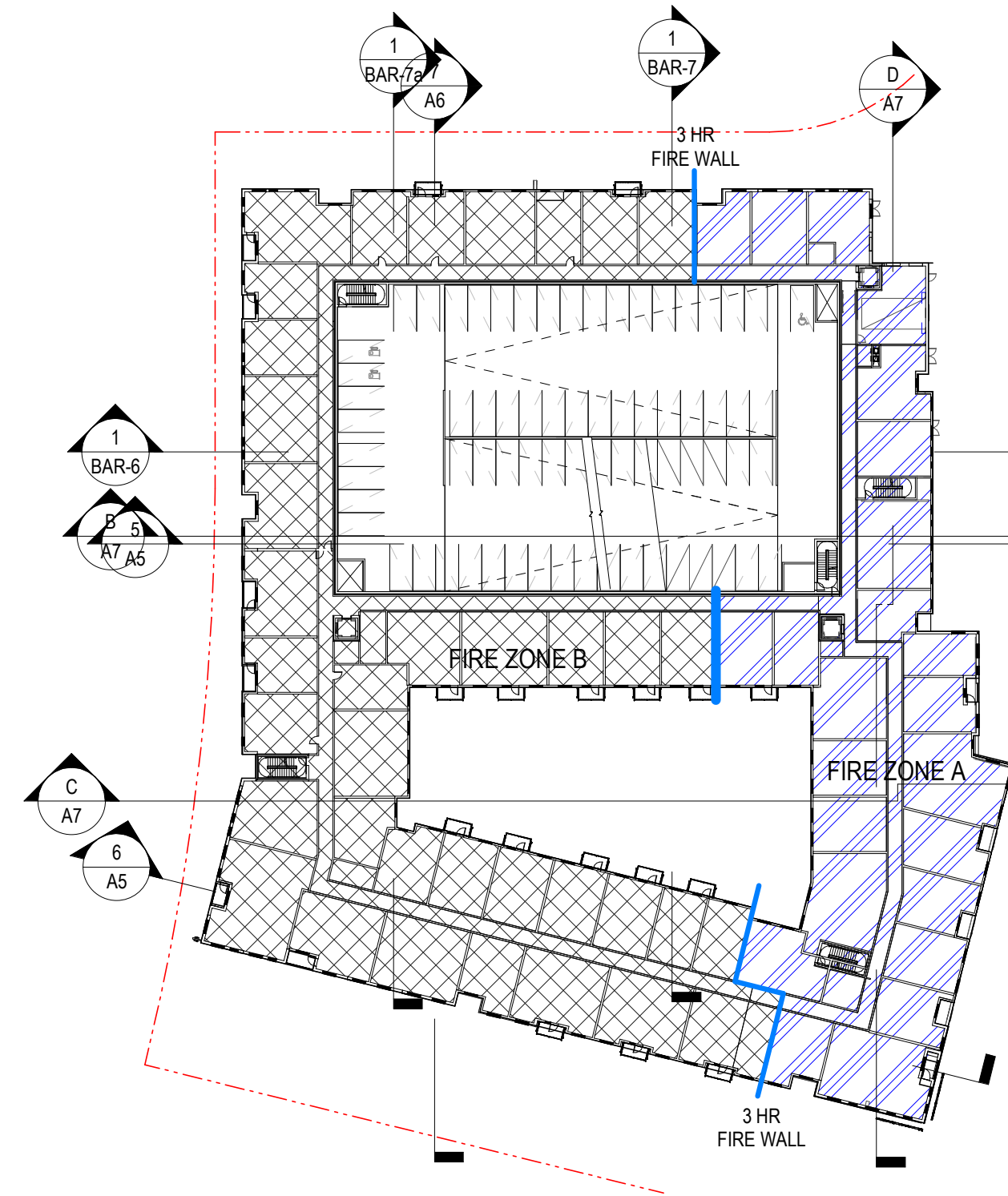


C CONSTRUCTION TYPE - DIAGRAM E/W THROUGH COURTYARD

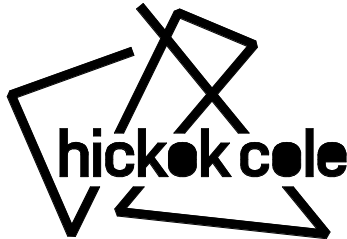
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B CONSTRUCTION TYPE - DIAGRAM E/W THROUGH GARAGE



1 FIRE ZONE CALCULATIONS - TYP. LEVEL



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Washington, DC 20002
202.667.9776
hickokcole.com

CONSULTANTS

PROJECT NAME
**COURTHOUSE PLAZA
RESIDENTIAL**

CLIENT NAME
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c/o Combined
Courthouse LLC

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6	2025-06-20	SPECIAL EXCEPTION PLAN SUBMISSION #5

STAMP



PROJECT NO.
19046

SCALE
As indicated

DRAWN BY
Author

DRAWING TITLE
**CONSTRUCTION TYPE
DIAGRAM**

DRAWING NO.

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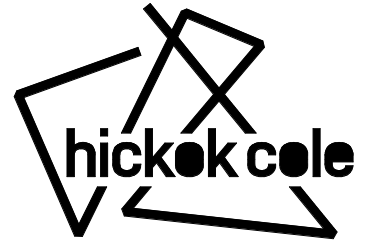


2 ELEVATION - NORTH
1/16" = 1'-0"



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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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

#	DATE	DESCRIPTION
1	2023-11-09	SPECIAL EXCEPTION PLAN SUBMISSION #1
2	2024-05-17	SPECIAL EXCEPTION PLAN SUBMISSION #2
3	2024-12-20	SPECIAL EXCEPTION PLAN SUBMISSION #3
4	2025-05-13	SPECIAL EXCEPTION PLAN SUBMISSION #4
5	2025-06-11	SPECIAL EXCEPTION PLAN SUBMISSION #4.1
6	2025-06-20	SPECIAL EXCEPTION PLAN SUBMISSION #5

STAMP



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PROJECT NO.
19046

SCALE
1/16" = 1'-0"

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Author

DRAWING TITLE
ELEVATIONS

DRAWING NO.

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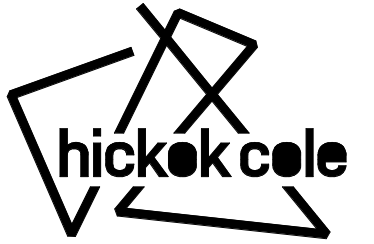


2 ELEVATION - WEST
1/16" = 1'-0"



1 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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STAMP



PROJECT NO.
19046

SCALE
1/16" = 1'-0"

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DRAWING TITLE
ELEVATIONS

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