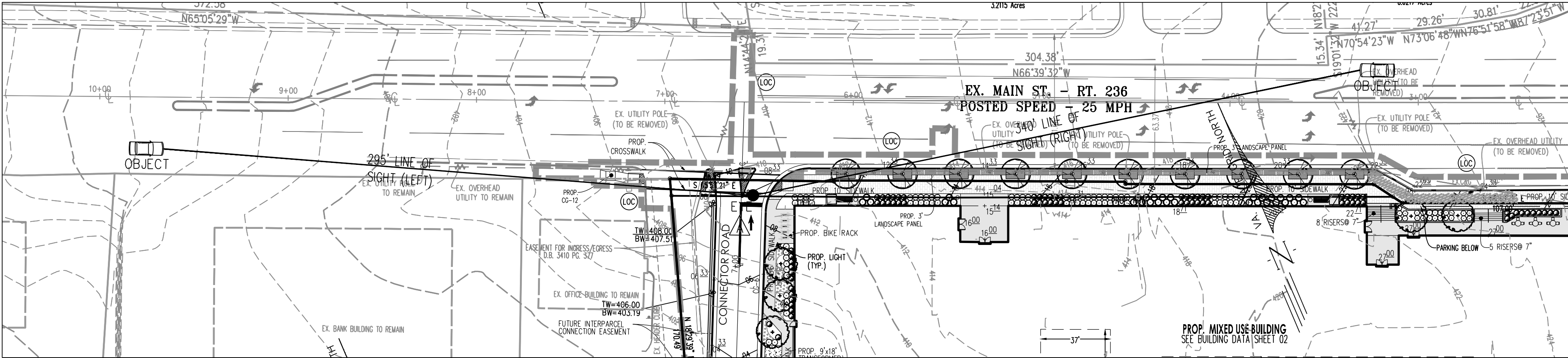
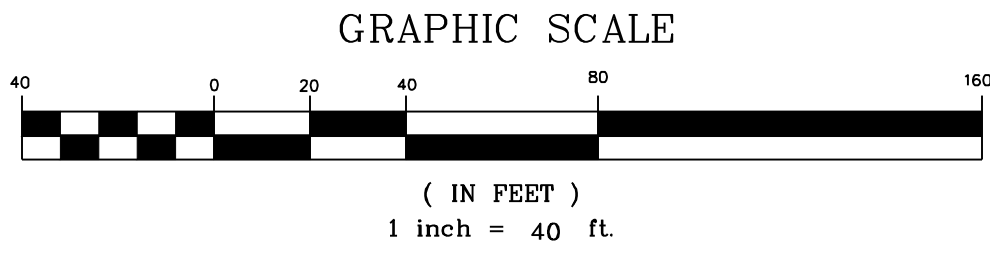
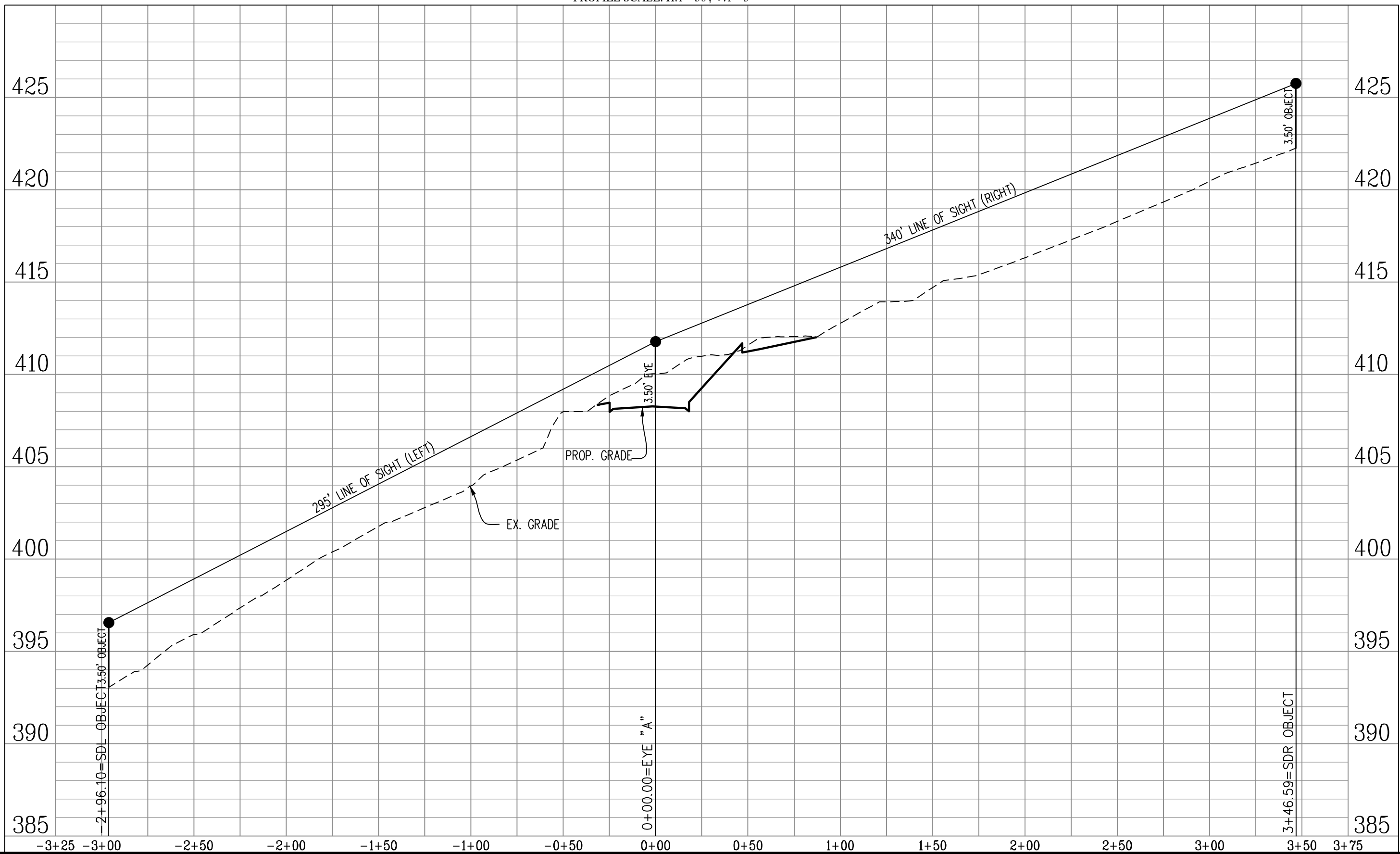




SIGHT DISTANCE PROFILE
CONNECTOR ROAD TO MAIN ST.

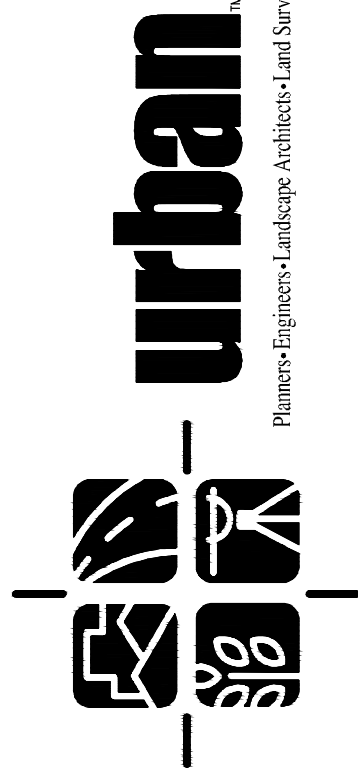
EYE "A"
POSTED SPEED = 25 MPH
PROFILE SCALE: H:1"=50'; V:1"=5'



NOTE: TREES AND LANDSCAPING WITHIN THE SIGHT DISTANCE TRIANGLE WILL BE PRUNED AND LIMBED UP TO 6' TO MAINTAIN ADEQUATE SIGHT DISTANCE.

Urban, Ltd. - J:\085\10523 Main Street\B-Engineering\Entitlement\CDP-FDP-SPEX\13007-31-SIGHT D.dwg [SIGHTD] July 03, 2023 - 12:43pm sstoley

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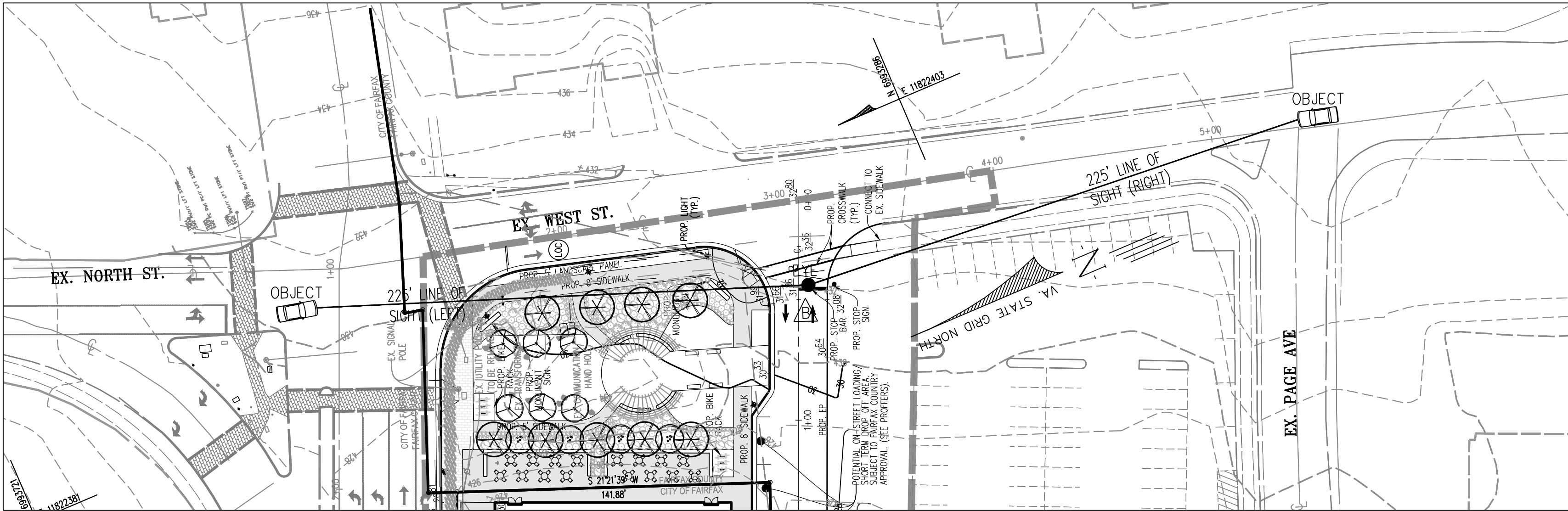
SIGHT DISTANCE PROFILES
CITY CENTRE WEST
GENERAL DEVELOPMENT PLAN
SPECIAL USE PERMIT PLAT
CITY OF FAIRFAX, VIRGINIA

SHEET
27
OF
52
FILE No.
RZ-12907

SCALE: AS NOTED
DATE: JAN., 2022
C.I.= 2'

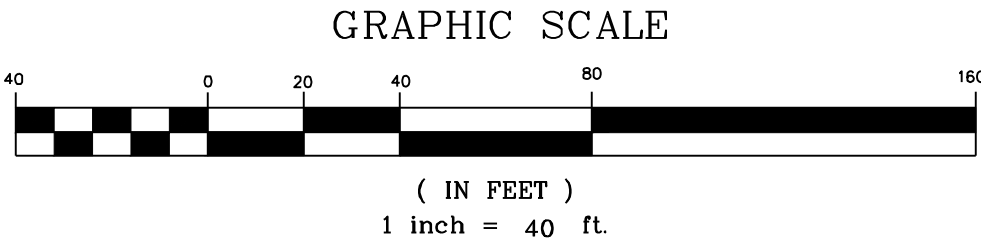
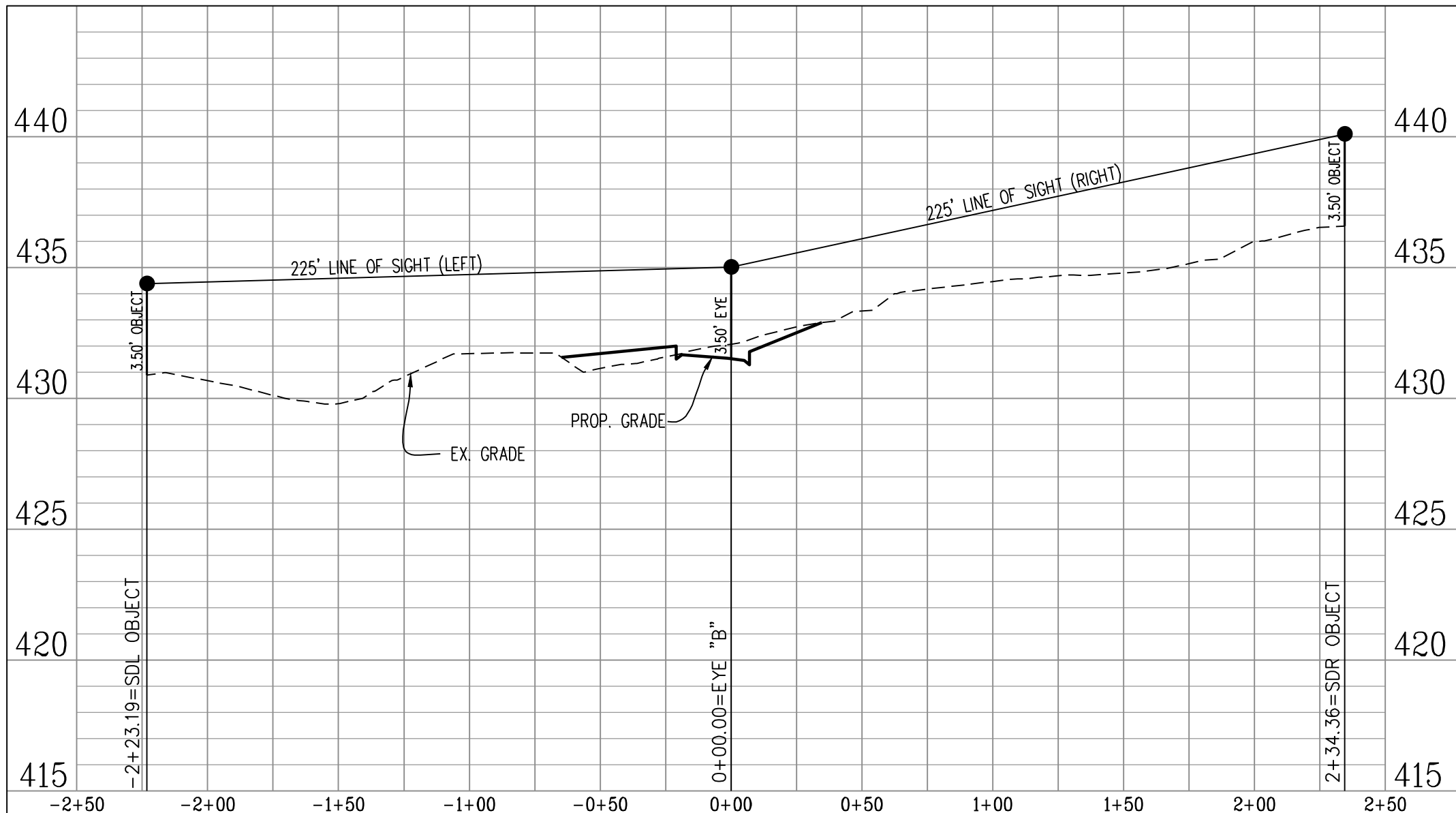
PLAN DATE	No.	DATE	DESCRIPTION	REVISIONS
01-18-22				
02-02-22				
04-20-22				
06-02-23				
07-03-23				

J:\Users\j0523\OneDrive\Engineering\Entitlement\CDP-FDP-SPEX\13007-31-SIGHT D.dwg [SIGHT (2)] July 03, 2023 -- 12:43pm estonley



SIGHT DISTANCE PROFILE
E/W ROAD TO WEST ST.

PLAN VIEW
SCALE: 1"=40'



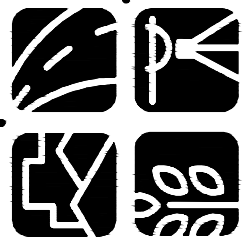
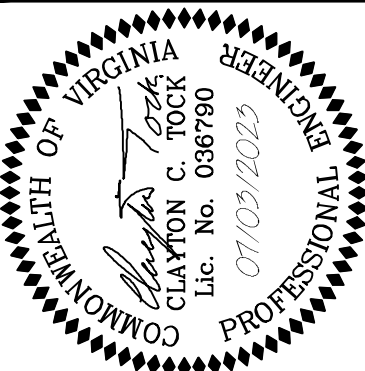
NOTE: TREES AND LANDSCAPING WITHIN THE SIGHT
DISTANCE TRIANGLE WILL BE PRUNED AND LIMBED UP
TO 6' TO MAINTAIN ADEQUATE SIGHT DISTANCE.

SIGHT DISTANCE PROFILES
CITY CENTRE WEST
GENERAL DEVELOPMENT PLAN
SPECIAL USE PERMIT PLAT
CITY OF FAIRFAX, VIRGINIA

SCALE: AS NOTED C.I.= 2' DATE: JAN., 2022

SHEET
28
OF
52

FILE No.
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PLAN DATE

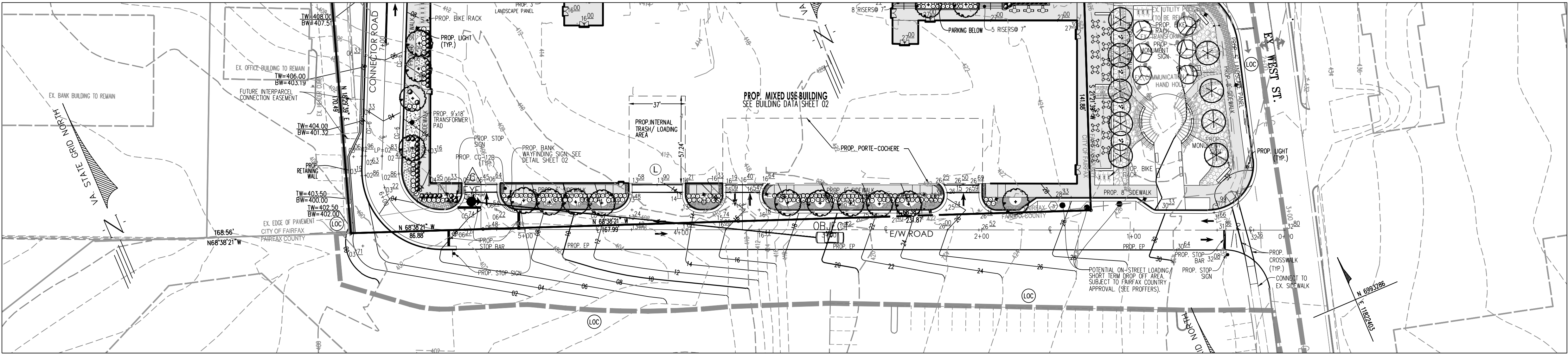
01-18-22
04-20-22
06-02-23
07-03-23

REVISIONS

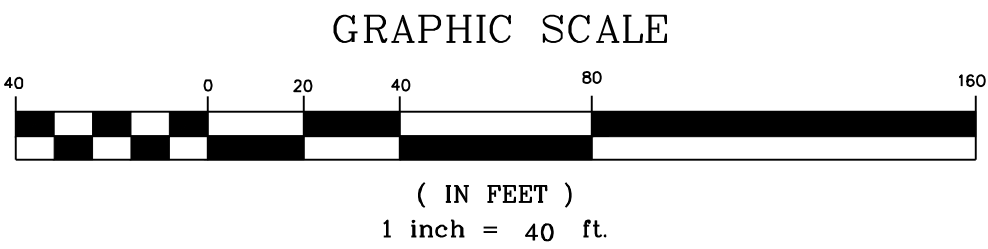
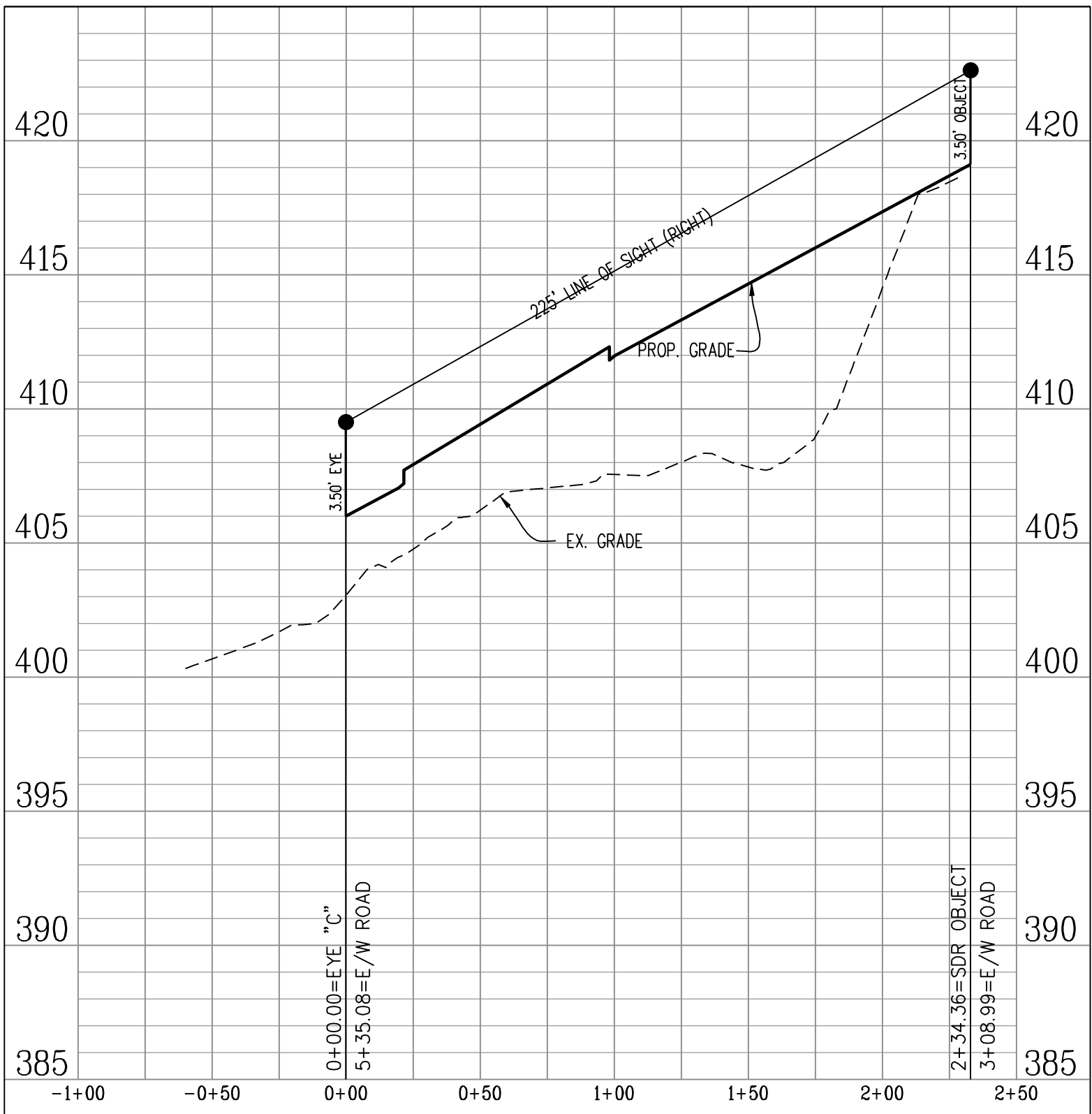
No. DATE

DESCRIPTION

J:\085\10523 Main Street\B-Engineering\Entitlement\CDP-FDP-SPEX\13007-31-SIGHT D.dwg [SIGHTD (3)] July 03, 2023 - 12:44pm estonley



SIGHT DISTANCE PROFILE
GARAGE ENTRANCE/EXIT TO E/W ROAD
EYE "C"
RIGHT TURN ONLY
POSTED SPEED = 10 MPH
PROFILE SCALE: H:1"=50'; V:1"=5'



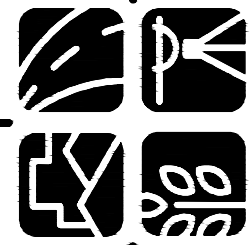
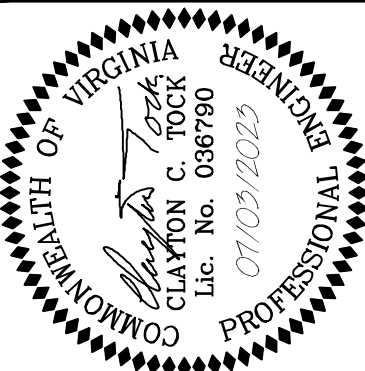
NOTE: TREES AND LANDSCAPING WITHIN THE SIGHT DISTANCE TRIANGLE WILL BE PRUNED AND LIMBED UP TO 6' TO MAINTAIN ADEQUATE SIGHT DISTANCE.

SIGHT DISTANCE PROFILES
CITY CENTRE WEST
GENERAL DEVELOPMENT PLAN
SPECIAL USE PERMIT PLAT
CITY OF FAIRFAX, VIRGINIA

SCALE: AS NOTED C.I.= 2' DATE: JAN., 2022

SHEET
29
OF
52

FILE No.
RZ-12907



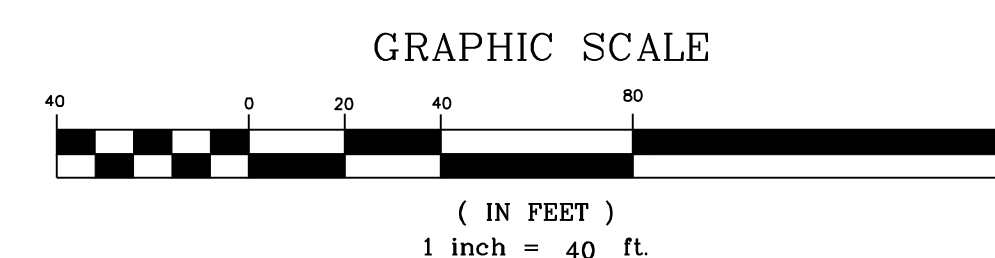
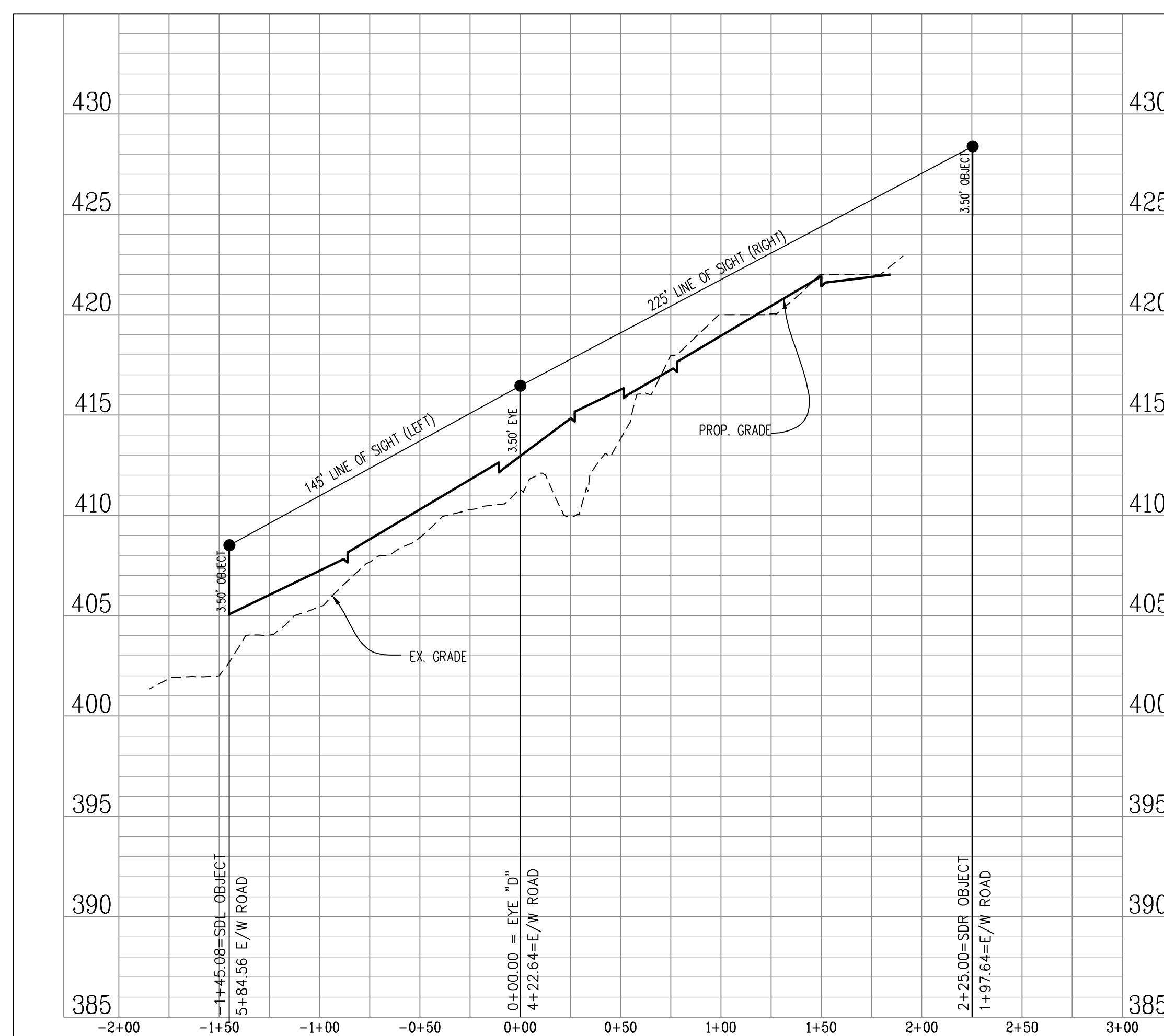
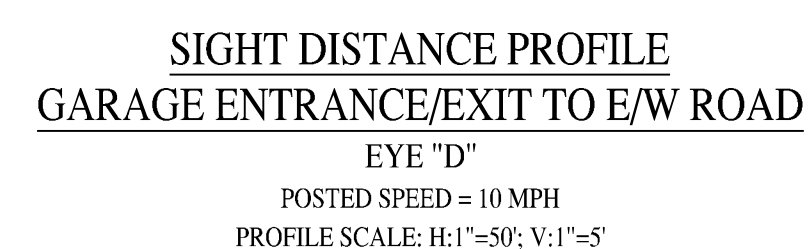
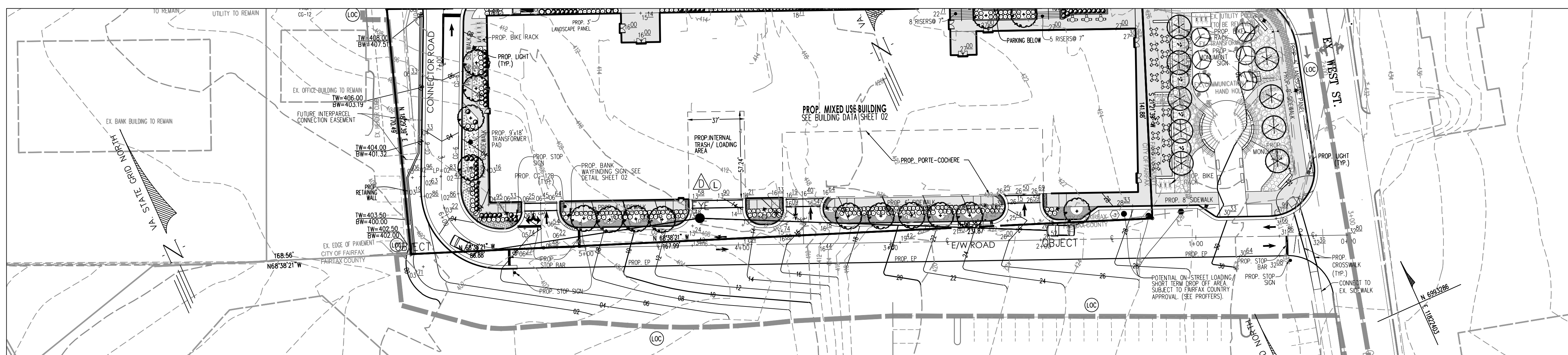
urban

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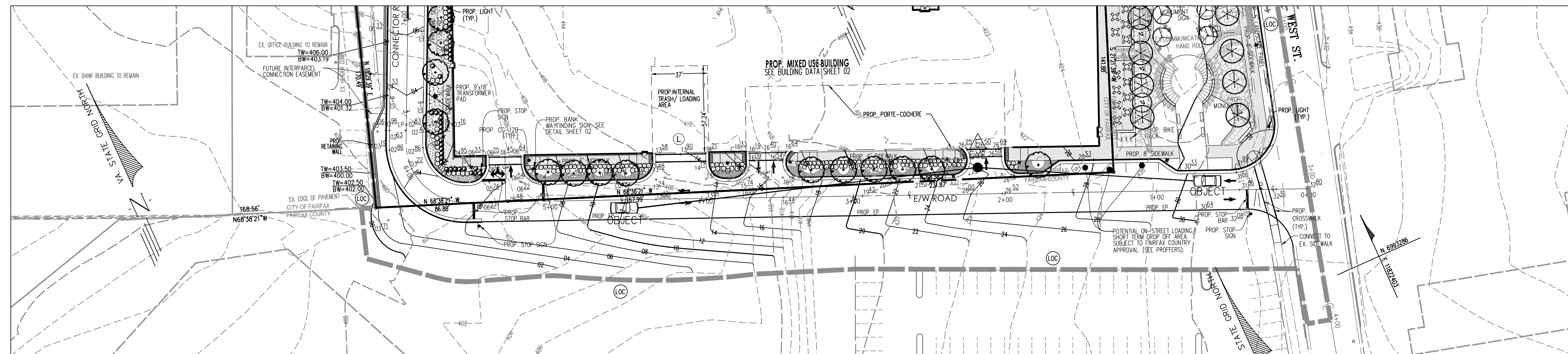
PLAN DATE	No.	DATE	DESCRIPTION
01-18-22			
04-20-22			
06-02-23			
07-03-23			

REVISIONS

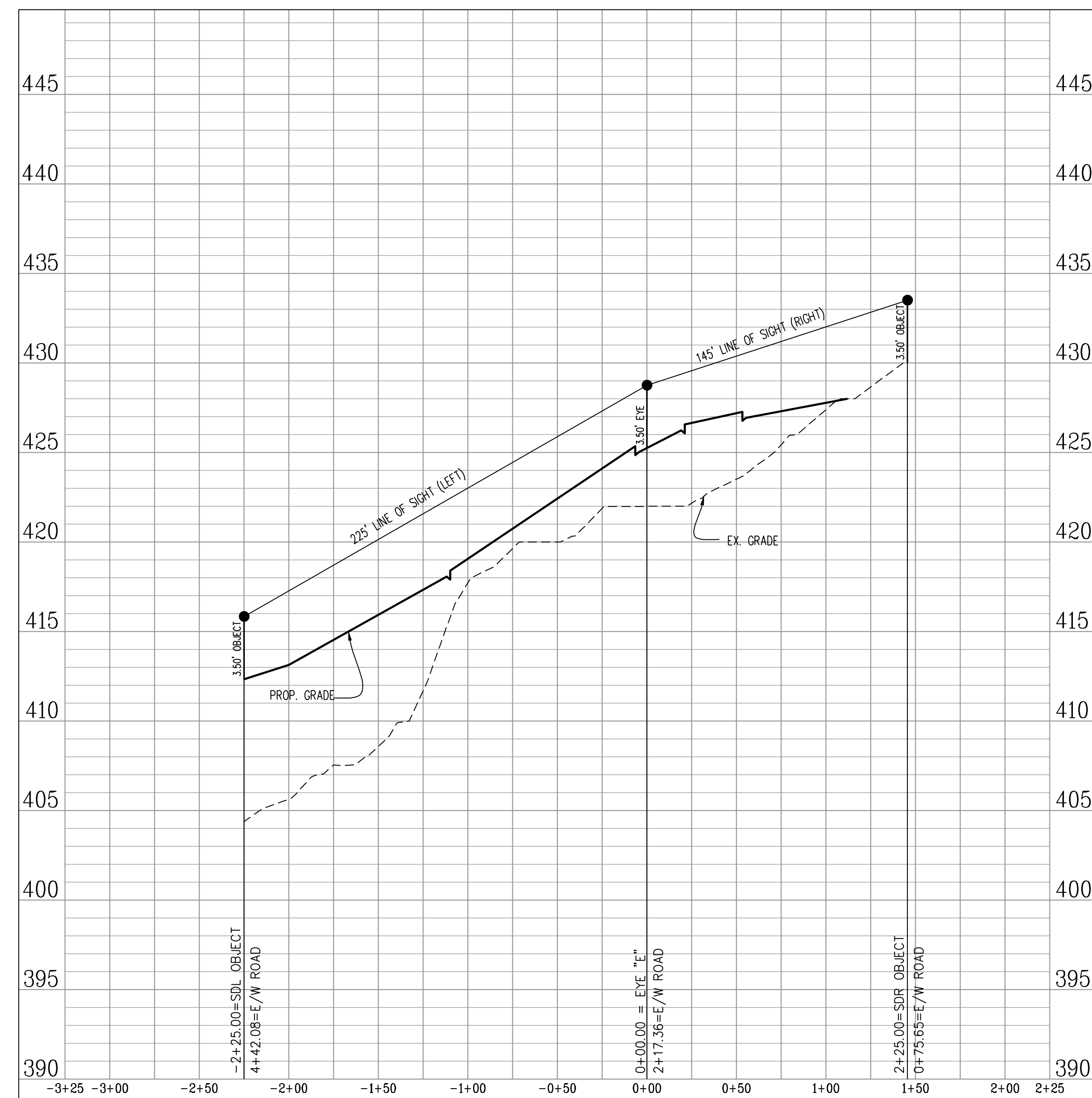


NOTE: TREES AND LANDSCAPING WITHIN THE SIGHT
DISTANCE TRIANGLE WILL BE PRUNED AND LIMBED UP
TO 6' TO MAINTAIN ADEQUATE SIGHT DISTANCE.

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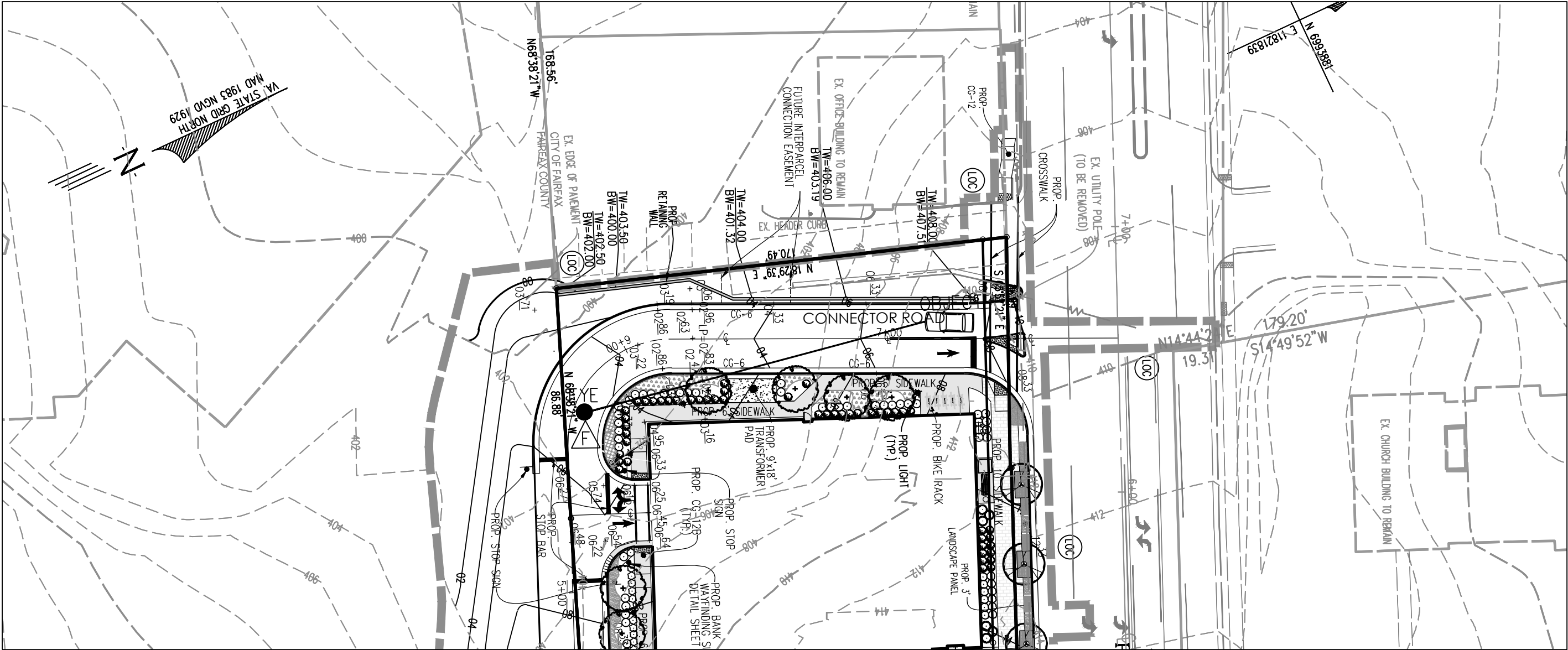
SIGHT DISTANCE PROFILE
GARAGE ENTRANCE/EXIT TO E/W ROAD
EYE "E"
POSTED SPEED = 10 MPH
PROFILE SCALE: H:1"=50'; V:1"=5'



NOTE: TREES AND LANDSCAPING WITHIN THE SIGHT
DISTANCE TRIANGLE WILL BE PRUNED AND LIMBED UP
TO 6' TO MAINTAIN ADEQUATE SIGHT DISTANCE.

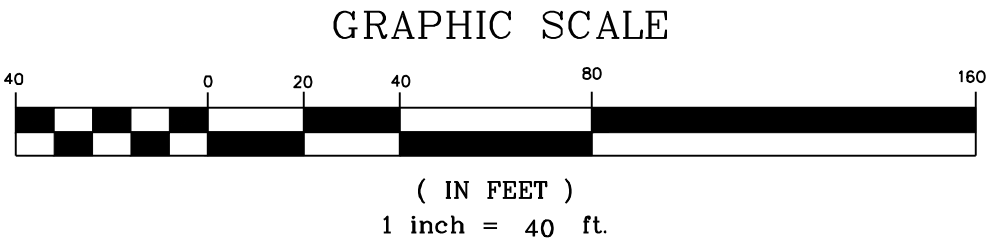
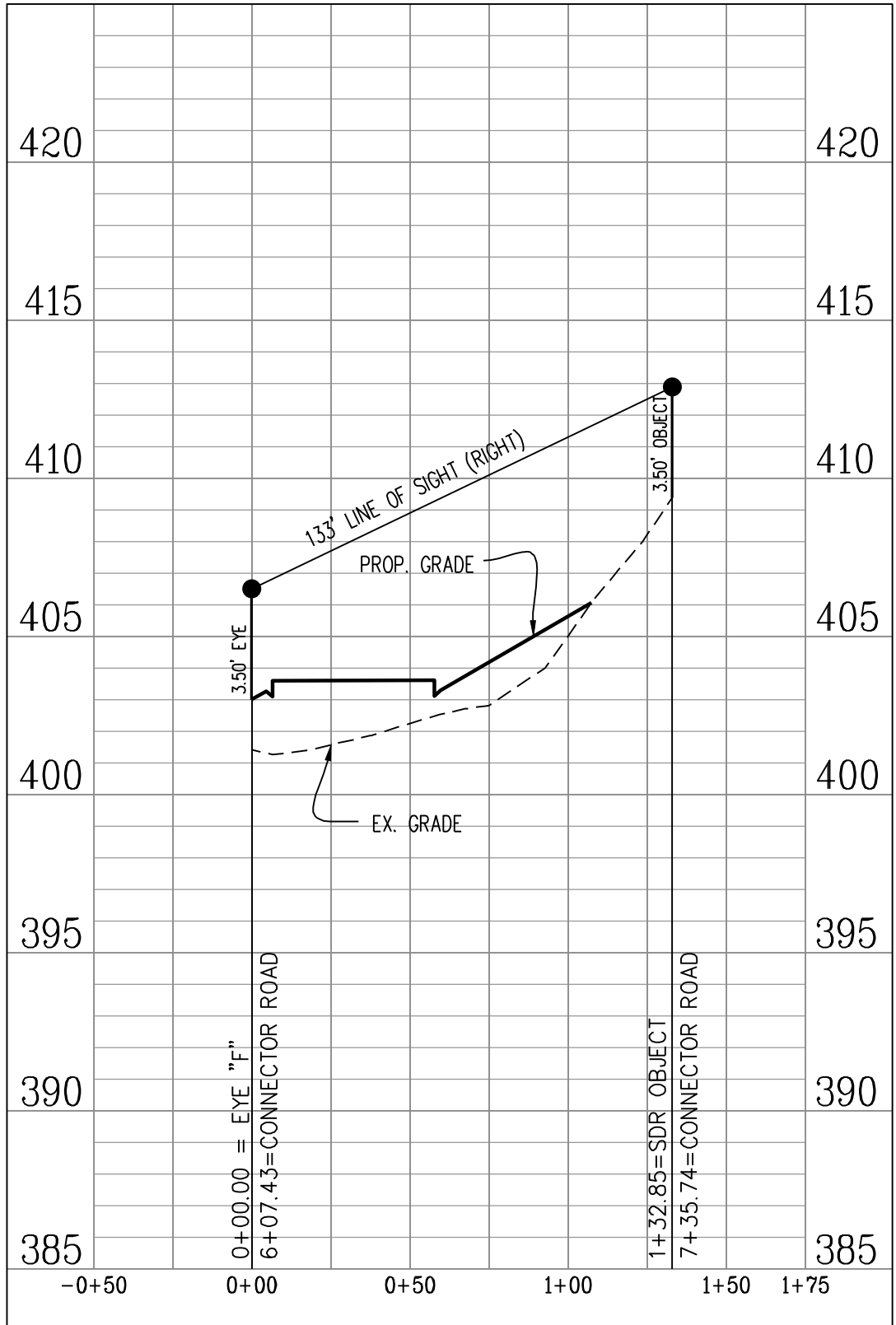
SIGHT DISTANCE PROFILES CITY CENTRE WEST GENERAL DEVELOPMENT PLAN SPECIAL USE PERMIT PLAT CITY OF FAIRFAX, VIRGINIA	DATE: JAN., 2022 SCALE: AS NOTED C.I. = 2'
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Urban, Ltd. - J:\085\10523 Main Street\B-Engineering\Entitlement\CDP-FDP-SPEX\13007-31-SIGHT D.dwg [SIGHTD (6)] July 03, 2023 - 12:48pm estonley



SIGHT DISTANCE PROFILE
E/W ROAD TO CONNECTOR ROAD
EYE "F"
POSTED SPEED = 10 MPH
PROFILE SCALE: H:1"=50'; V:1"=5'

PLAN VIEW
SCALE: 1"=40'



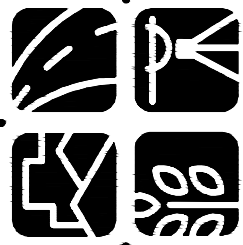
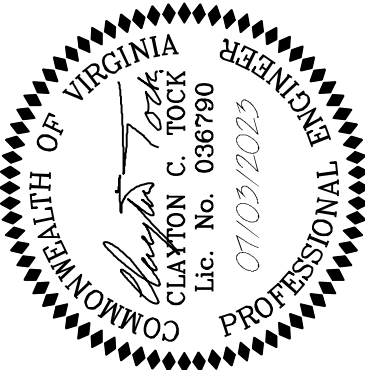
NOTE: TREES AND LANDSCAPING WITHIN THE SIGHT DISTANCE TRIANGLE WILL BE PRUNED AND LIMBED UP TO 6' TO MAINTAIN ADEQUATE SIGHT DISTANCE.

SIGHT DISTANCE PROFILES
CITY CENTRE WEST
GENERAL DEVELOPMENT PLAN
SPECIAL USE PERMIT PLAT
CITY OF FAIRFAX, VIRGINIA

SCALE: AS NOTED C.I.= 2' DATE: JAN., 2022

SHEET
32
OF
52

FILE No.
RZ-12907



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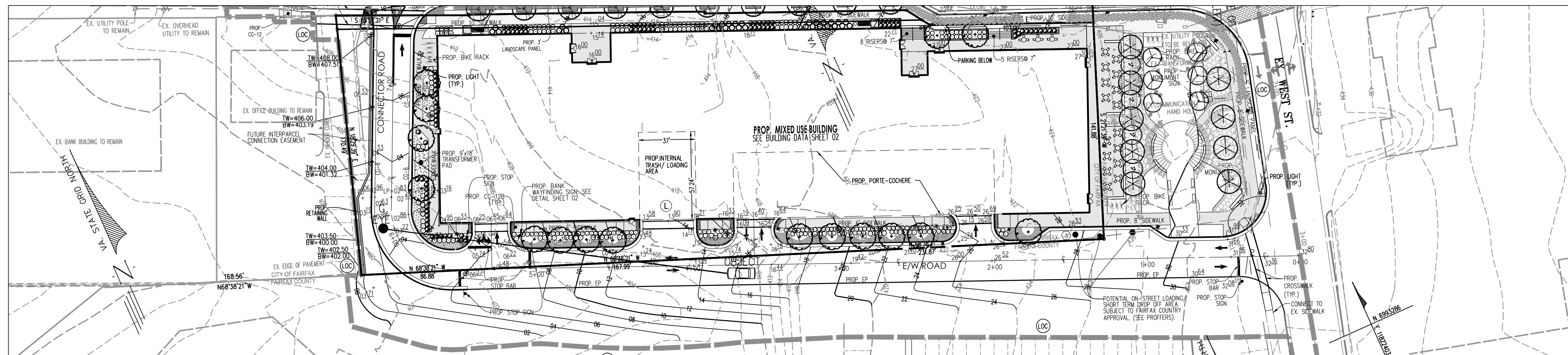
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PLAN DATE

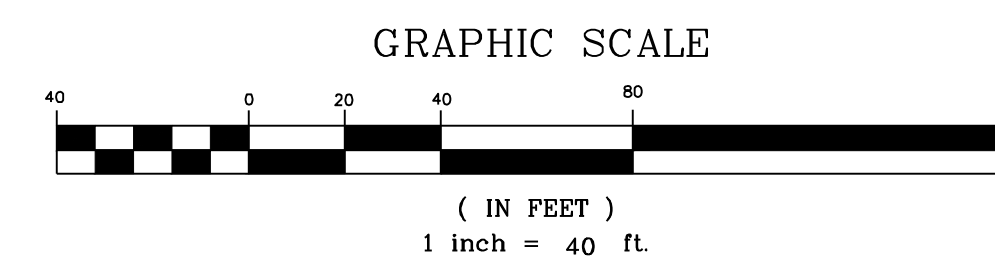
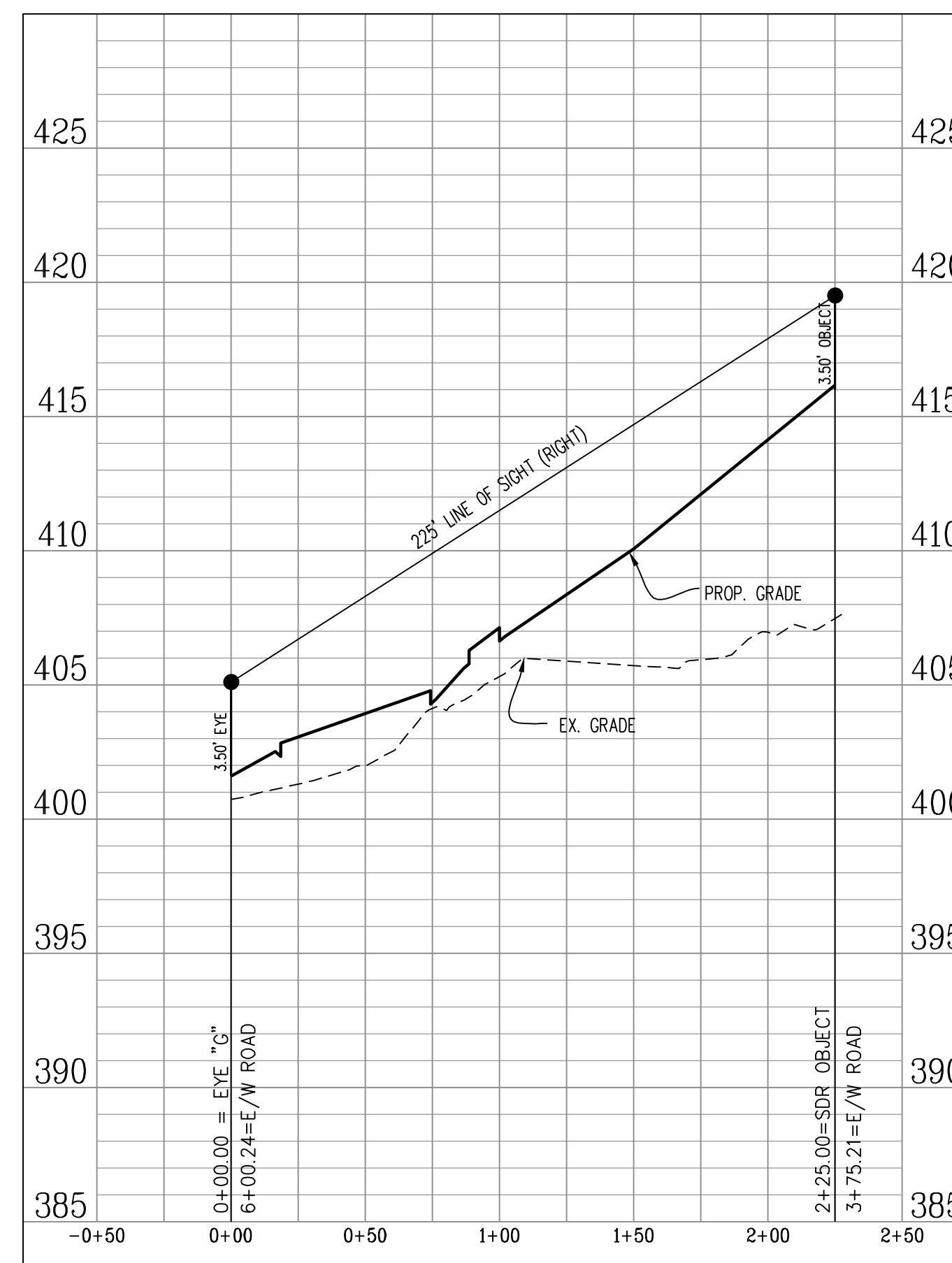
01-18-22
04-20-22
06-02-23
07-03-23

No. DATE DESCRIPTION

REVISIONS



SIGHT DISTANCE PROFILE
E/ W ROAD TO CONNECTOR ROAD
EYE "G"
POSTED SPEED = 10 MPH
PROFILE SCALE: H:1"=50'; V:1"=5'



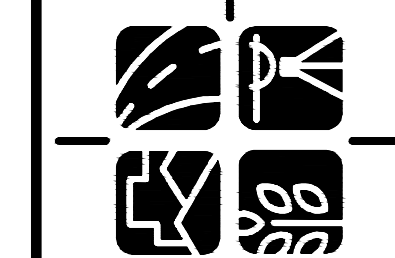
NOTE: TREES AND LANDSCAPING WITHIN THE SIGHT
DISTANCE TRIANGLE WILL BE PRUNED AND LIMBED UP
TO 6' TO MAINTAIN ADEQUATE SIGHT DISTANCE.

[illegible]

PLAN DATE
01-18-22
08-30-22
04-20-23
06-02-23
07-03-23
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-
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SIGHT DISTANCE PROFILES

CITY CENTRE WEST

GENERAL DEVELOPMENT PLAN

SPECIAL USE PERMIT PLAT

CITY OF FAIRFAX, VIRGINIA

SCALE: AS NOTED

C.I.= 2"

DATE: JAN., 2022

SCALE: AS NOTED

DATE: JAN., 2022

C.I.=2'

Urban, Ltd. - L:\OBS\10523 Main Street\B-Engineering\Entitlement\CDP-FDP-SPEX\19007-34-EVM.dwg [19 EXISTING VEGETATION MAP] July 03, 2023 - 12:48pm stonley

EXISTING VEGETATION SUMMARY

FORESTED AREAS - ONSITE

	Cover Type	Primary Species	Successional Stage	Condition	Acreage	Cover Type Description
A	Landscaped Tree Canopy	Red Maple (<i>Acer rubrum</i>), Japanese Maple (<i>Acer palmatum</i>), Callery Pear (<i>Pyrus calleryana</i>), Leyland Cypress (<i>Cupressus x leylandii</i>), and Colorado Blue Spruce (<i>Picea pungens</i>)	n.a.	fair-good	0.26 ac. or 11,424 sf	This cover type consists of a maintained landscape areas with overstory species ranging in size from 3" to 24" dbh and understory species ranging in size from 1" to 10" dbh. The groundcover within this cover type consists primarily of maintained deciduous and evergreen shrubs, annuals, and perennials that are maintained year-round.
B	Upland Hardwood Forest	Overstory: Black Locust (<i>Robinia pseudoacacia</i>), Red Oak (<i>Quercus rubra</i>), Tulip Poplar (<i>Liriodendron tulipifera</i>), White Oak (<i>Quercus alba</i>) Understory: Black Gum (<i>Nyssa sylvatica</i>), White Ash (<i>Fraxinus americana</i>)	sub-climax	fair	0.12 ac. or 5,196 sf	This cover type consists of a diverse upland hardwoods overstory species ranging in size from 5" to 30" dbh and understory species ranging in size from 2" to 12" dbh. The forest floor is primarily open with a scattering of invasive along the edges, Multiflora Rose (<i>Rosa multiflora</i>) and Wineberry (<i>Rubus phoenicolasius</i>).
C	Developed Land	n.a.	n.a.	n.a.	1.40 ac. or 60,916 sf	This cover type consists of surfaces such as buildings, parking lots and sidewalks as well as maintained turf without tree canopy.

total site area (ac):

total site area (sf):

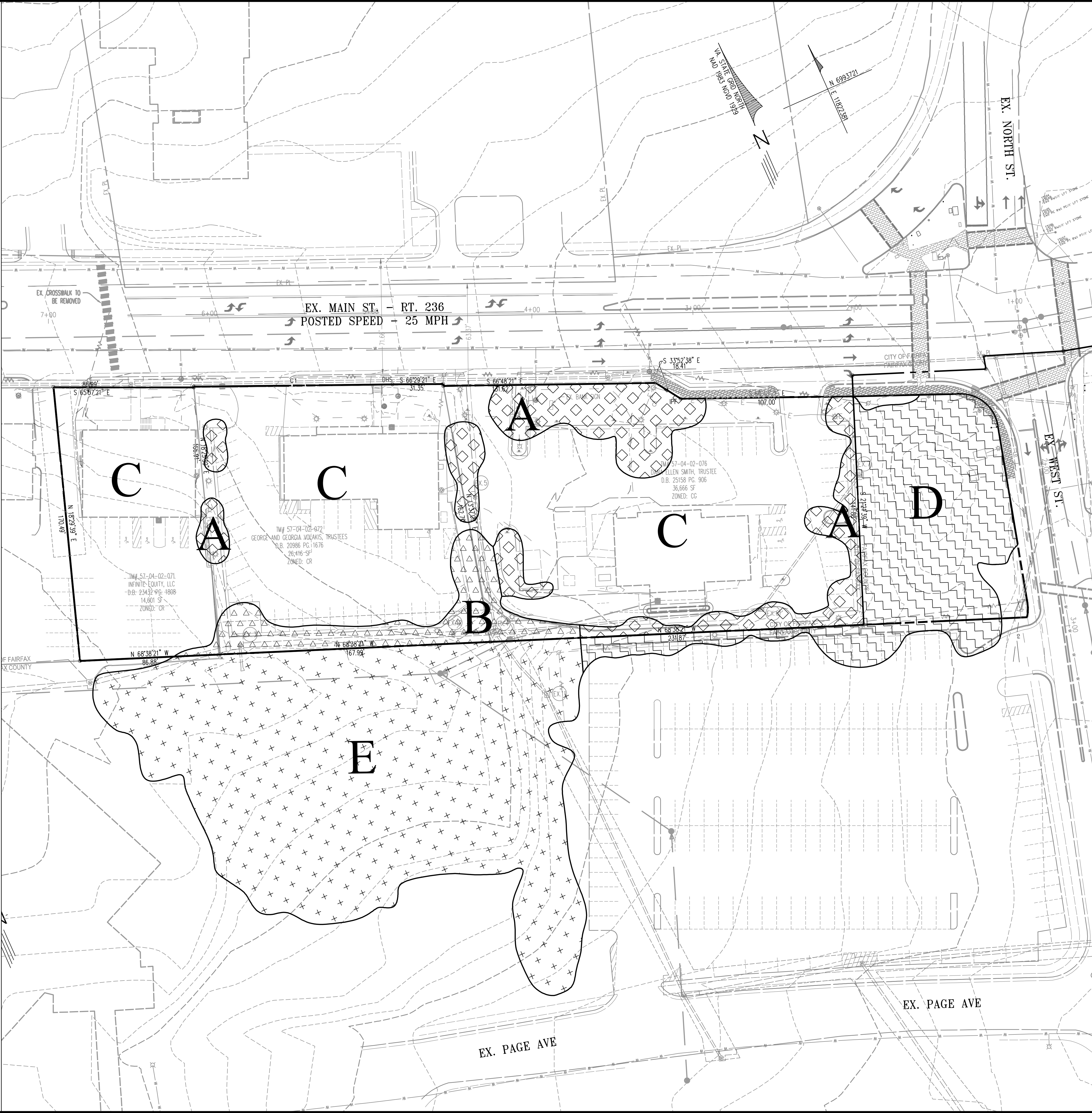
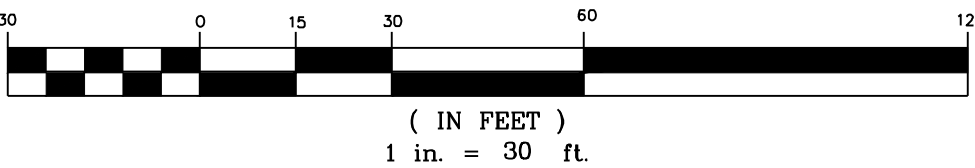
FORESTED AREAS - OFFSITE

	Cover Type	Primary Species	Successional Stage	Condition	Acreage	Cover Type Description
D	Landscaped Tree Canopy - Offsite	Red Maple (<i>Acer rubrum</i>), Japanese Maple (<i>Acer palmatum</i>), Callery Pear (<i>Pyrus calleryana</i>), Leyland Cypress (<i>Cupressus x leylandii</i>), and Colorado Blue Spruce (<i>Picea pungens</i>)	n.a.	fair-good	0.36 ac. or 15,623 sf	This cover type consists of a maintained landscape areas with overstory species ranging in size from 3" to 24" dbh and understory species ranging in size from 1" to 10" dbh. The groundcover within this cover type consists primarily of maintained deciduous and evergreen shrubs, annuals, and perennials that are maintained year-round.
E	Upland Hardwood Forest	Overstory: Black Locust (<i>Robinia pseudoacacia</i>), Red Oak (<i>Quercus rubra</i>), Tulip Poplar (<i>Liriodendron tulipifera</i>), White Oak (<i>Quercus alba</i>) Understory: Black Gum (<i>Nyssa sylvatica</i>), White Ash (<i>Fraxinus americana</i>)	sub-climax	fair	0.95 ac. or 41,416 sf	This cover type consists of a diverse upland hardwoods overstory species ranging in size from 5" to 30" dbh and understory species ranging in size from 2" to 12" dbh. The forest floor is primarily open with a scattering of invasive along the edges, Multiflora Rose (<i>Rosa multiflora</i>) and Wineberry (<i>Rubus phoenicolasius</i>).

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

NOTE: Existing vegetation data provided through field study on February 14th, 2020 and verified December 8th, 2021 by Urban, Ltd.'s Project Arborist (John Lightle, ISA Lic. #MA-5174A).

GRAPHIC SCALE



PLAN DATE
01-18-22
06-30-22
06-02-23
07-03-23

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EXISTING VEGETATION MAP
CITY CENTRE WEST
GENERAL DEVELOPMENT PLAN
SPECIAL USE PERMIT PLAT
CITY OF FAIRFAX, VIRGINIA

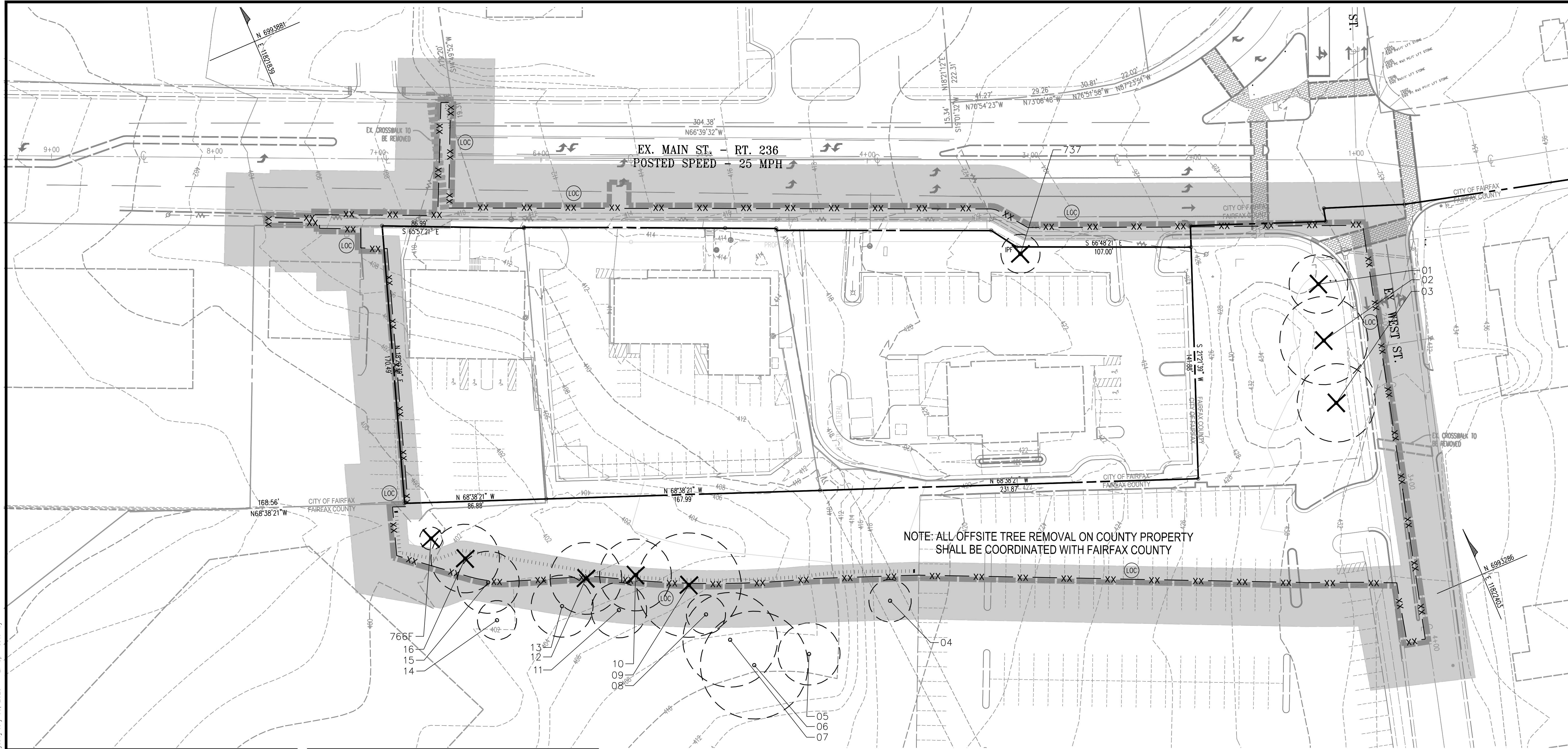
DATE: JAN., 2022
CL: 2
SCALE: 1"=30'

SHEET
34
OF
52

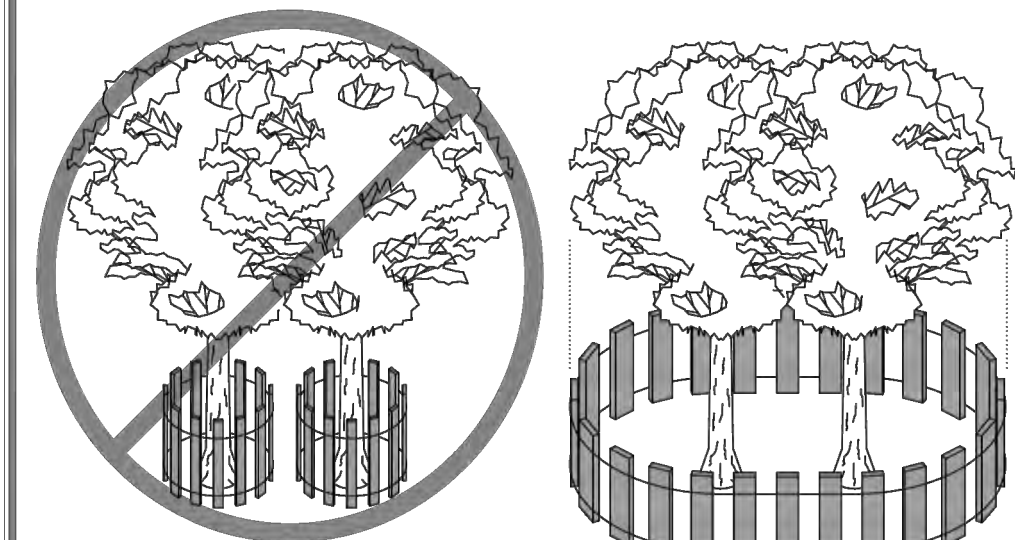
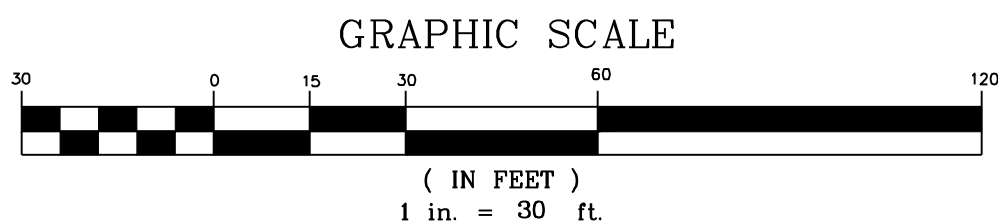
FILE No.
RZ-13007

REVISIONS
No. DATE DESCRIPTION

Urban, Ltd. - E:\JOBS\10523 Main Street\B-Engineering\Entirement\CDP-FDP-SPEX\13007-34-TREE MITIGATION.dwg [Layout] July 03, 2023 - 12:48pm estonley



NOTE: ALL OFFSITE TREE REMOVAL ON COUNTY PROPERTY SHALL BE COORDINATED WITH FAIRFAX COUNTY



INCORRECT CORRECT
BARRIER INSTALLED AT THE DRIP LINE OF TREE BRANCHES

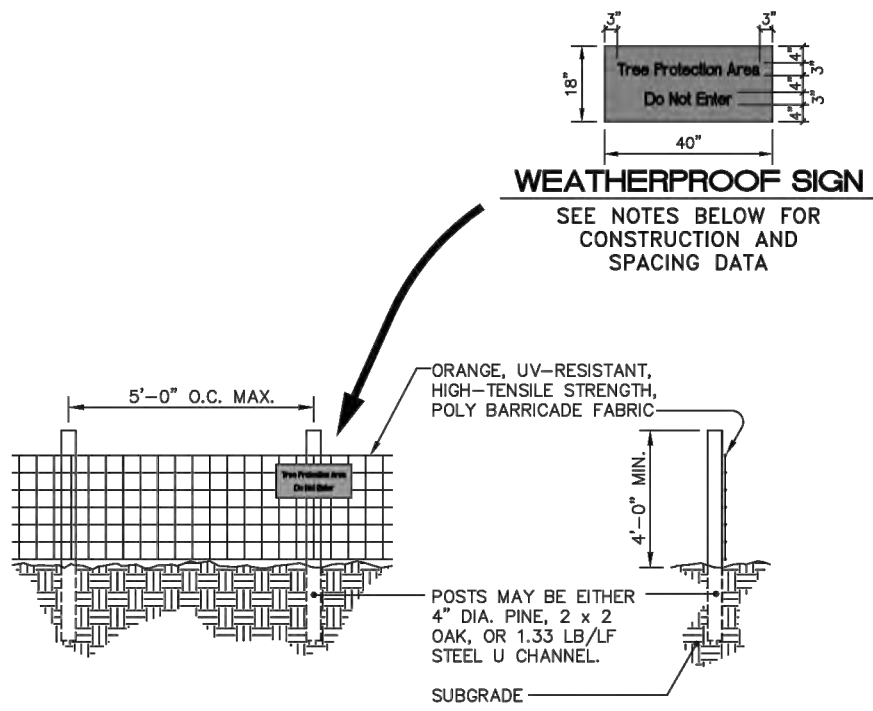
NOTES:

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



CITY OF FAIRFAX
Department of Public Works
10455 Arundel Street
Fairfax, VA 22030-3620

Scale: Not To Scale
Revision: 1 of 2
Date: December 2016



NOTES:

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



CITY OF FAIRFAX
Department of Public Works
10455 Arundel Street
Fairfax, VA 22030-3620

Scale: Not To Scale
Revision: 1 of 2
Date: December 2016

TREE INVENTORY & CONDITION ANALYSIS						
TREE NO.	SPECIES	SIZE	CRITICAL ROOT ZONE		CONDITION RATING	REMOVE
			DBH (in)	CRZ (ft.)		
1	<i>Pyrus calleryana</i>	18"	18'	58.00	X	
2	<i>Pyrus calleryana</i>	27"	27'	71.00	X	
3	<i>Pyrus calleryana</i>	24"	24'	62.00	X	
4	<i>Ulmus americana</i>	13"	13'	51.00		Heavy Ivy
5	<i>Acer saccharinum</i>	19"	19'	41.00		Leaning
6	<i>Acer rubrum</i>	33"	33'	59.00		Multi-stem, Ivy
7	<i>Liriodendron tulipifera</i>	29"	29'	42.00		Ivy
8	<i>Acer rubrum</i>	12"	12'	42.00		Heavy Ivy
9	<i>Acer saccharinum</i>	32"	32'	54.00	X	Dead, Large Cavity
10	<i>Liriodendron tulipifera</i>	22"	22'	49.00	X	Crooked Trunk
11	<i>Liriodendron tulipifera</i>	17"	17'	49.00		
12	<i>Liriodendron tulipifera</i>	22"	22'	52.00	X	Reduced Canopy, Ivy
13	<i>Liriodendron tulipifera</i>	19"	19'	55.00		Reduced Canopy, Ivy
14	<i>Acer saccharinum</i>	12"	12'	57.00		
15	<i>Pyrus calleryana</i>	19"	19'	67.00		
16	<i>Pyrus calleryana</i>	21"	21'	72.00	X	
737	<i>Acer rubrum</i>	14"	14'	72.00	X	
766 F	<i>Picea rubens</i>	5"	5'	80.00	X	Ivy

LEGEND

- EXISTING TREE CRITICAL ROOT ZONE
- ROOT PRUNING
- TREE PROTECTION FENCE
- SUPER SILT FENCE
- SILT FENCE
- EXISTING TREE TO BE REMOVED
- 25' OFFSET FROM L.O.D
- 10' OFFSET FROM L.O.D

PLAN DATE
01-18-22
06-30-22
06-02-23
07-03-23

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TREE MANAGEMENT PLAN
CITY CENTRE WEST
GENERAL DEVELOPMENT PLAN
SPECIAL USE PERMIT PLAT
CITY OF FAIRFAX, VIRGINIA

DATE: JAN., 2022
CL-2

FILE No.
RZ-13007

REVISIONS
No. DATE DESCRIPTION

J:\005\10523 Main Street\0-Engineering\Entitlement\CDP-FDP-PEXA\1007-34-LANDSCAPE.dwg [22 OVERALL LANDSCAPE PLAN] July 03, 2023 - 12:49pm stonley

NOTE:
1. ADDITIONAL BIKE RACKS SHALL BE PROVIDED INTERNAL TO PARKING GARAGE.

- LEGEND
- PROPOSED STREET TREES ONSITE
 - PROPOSED STREET TREES OFFSITE (WITHIN RIGHT-OF-WAY)
 - PROPOSED TREES WITHIN OFFSITE POCKET PARK (WITHIN FAIRFAX COUNTY AND SUBJECT TO CHANGE FOLLOWING COUNTY REVIEW)
 - PROPOSED EVERGREEN TREES ONSITE
 - PROPOSED SHRUBS ONSITE
 - PROPOSED GROUNDCOVERS, PERENNIALS, AND GRASSES

PROPOSED STREETLIGHTS ALONG MAIN STREET SHALL ADHERE TO THE HISTORIC OVERLAY DISTRICT STREETScape GUIDELINE STANDARDS AND THE PFM. ALL PROPOSED STREETLIGHT LOCATIONS MAY BE ADJUSTED AT TIME OF FINAL ENGINEERING.

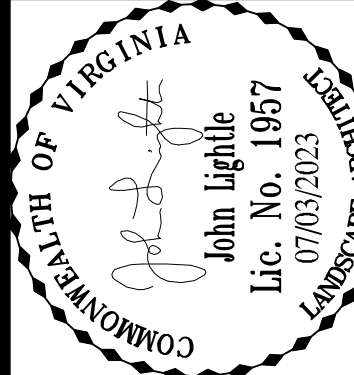
EX. MAIN ST. - RT. 236
POSTED SPEED - 25 MPH

SEE DETAIL 1 ON SHEET 37 FOR TYPICAL STREETScape ON MAIN ST.

CONCEPTUAL LANDSCAPE PLAN
CITY CENTRE WEST
GENERAL DEVELOPMENT PLAN
SPECIAL USE PERMIT PLAT
CITY OF FAIRFAX, VIRGINIA

SCALE: 1" = 20' CL1=2 DATE: JAN. 2022

SHEET
36
OF
52
FILE No.
RZ-13007



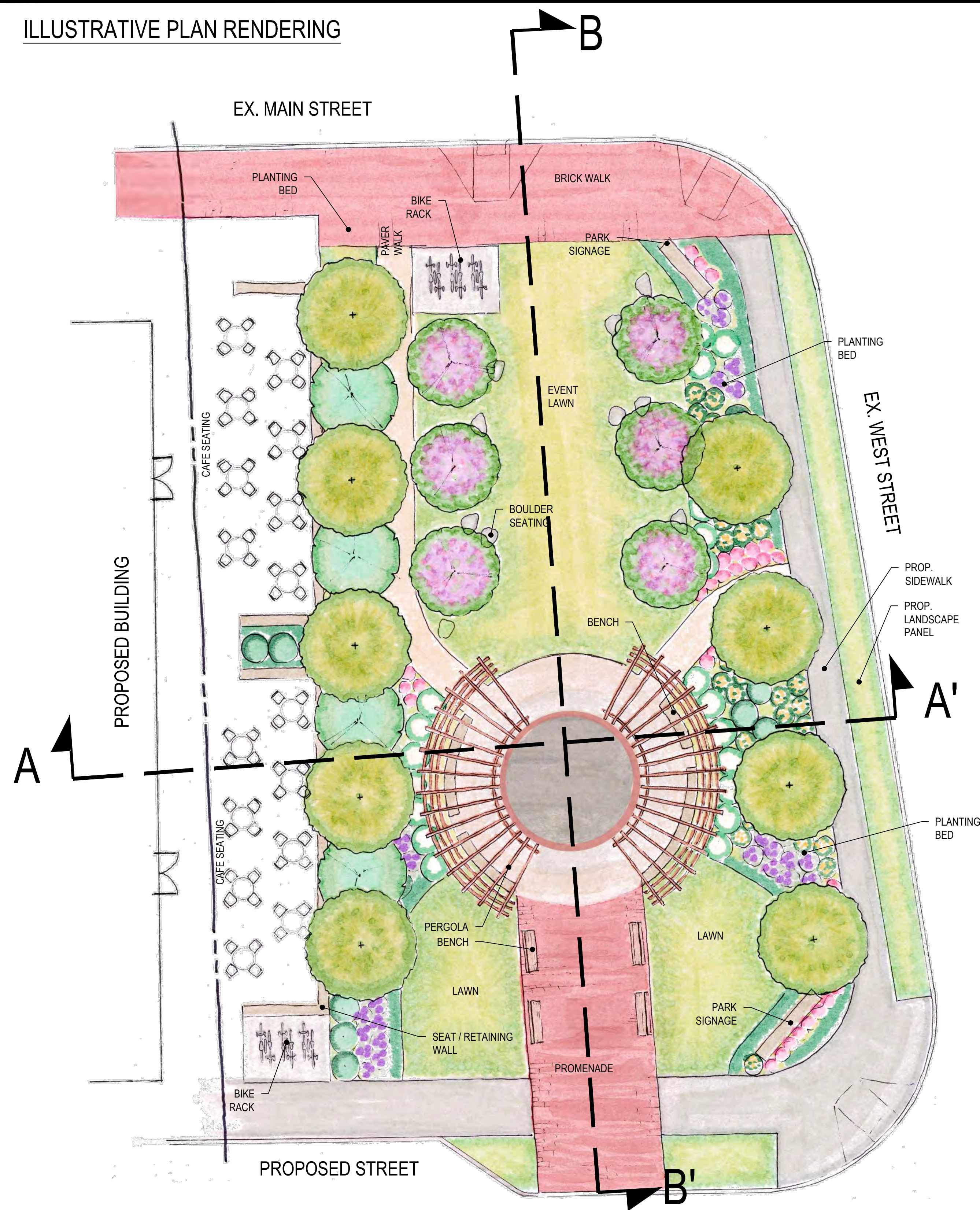
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CHANTILLY, VA 20151
TEL 703.642.2306
FAX 703.378.7888
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PLAN DATE:
01-18-22
08-30-22
06-02-23
07-03-23

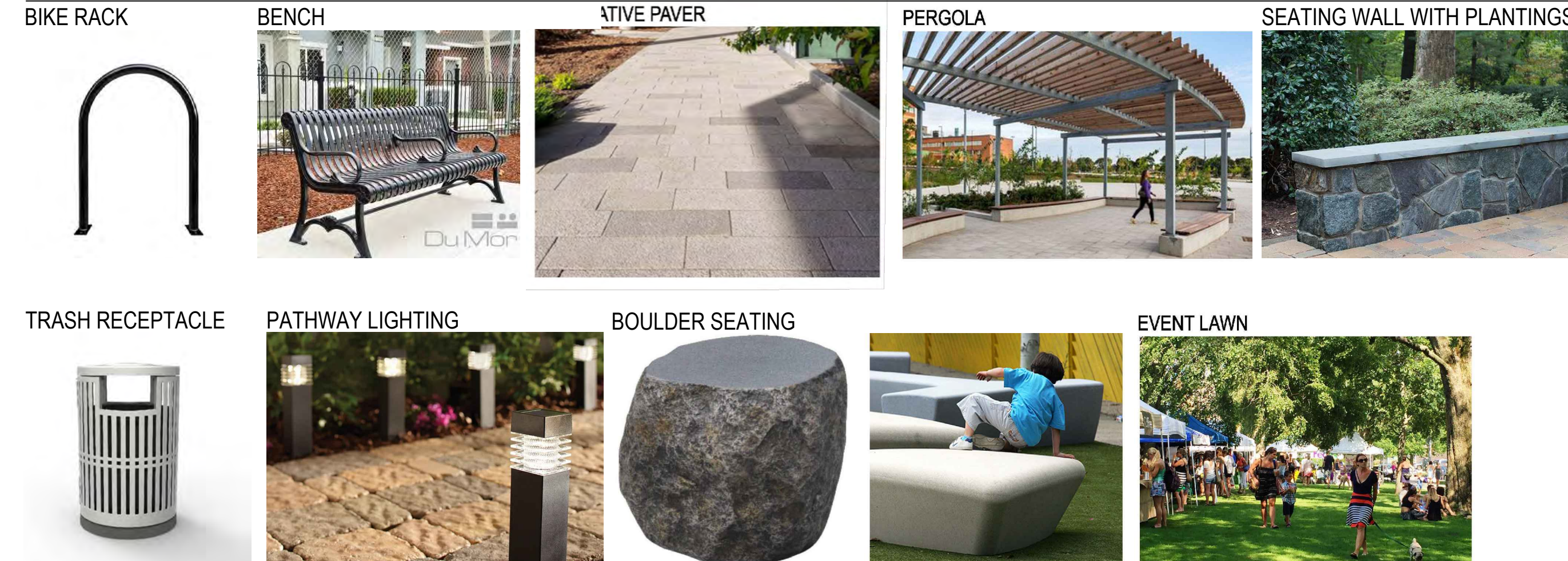
REVISIONS		DESCRIPTION
No.	DATE	

Urban, Ltd. - J:\085\15523 Main Street\Urban\Engineering\Entitlement\CDP-FDP-PEXA\13007-34-LANDSCAPE.dwg [23 CONCEPTUAL POCKET PARK PLAN] July 03, 2023 - 12:50pm estelney

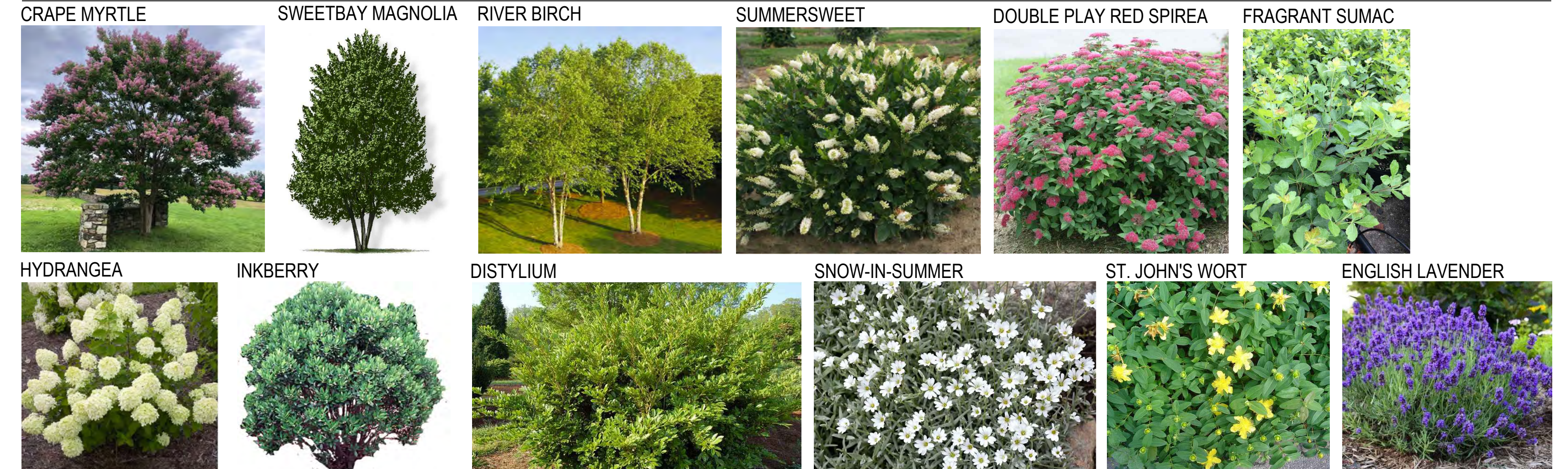
ILLUSTRATIVE PLAN RENDERING



HARDSCAPE MATERIALS PALETTE

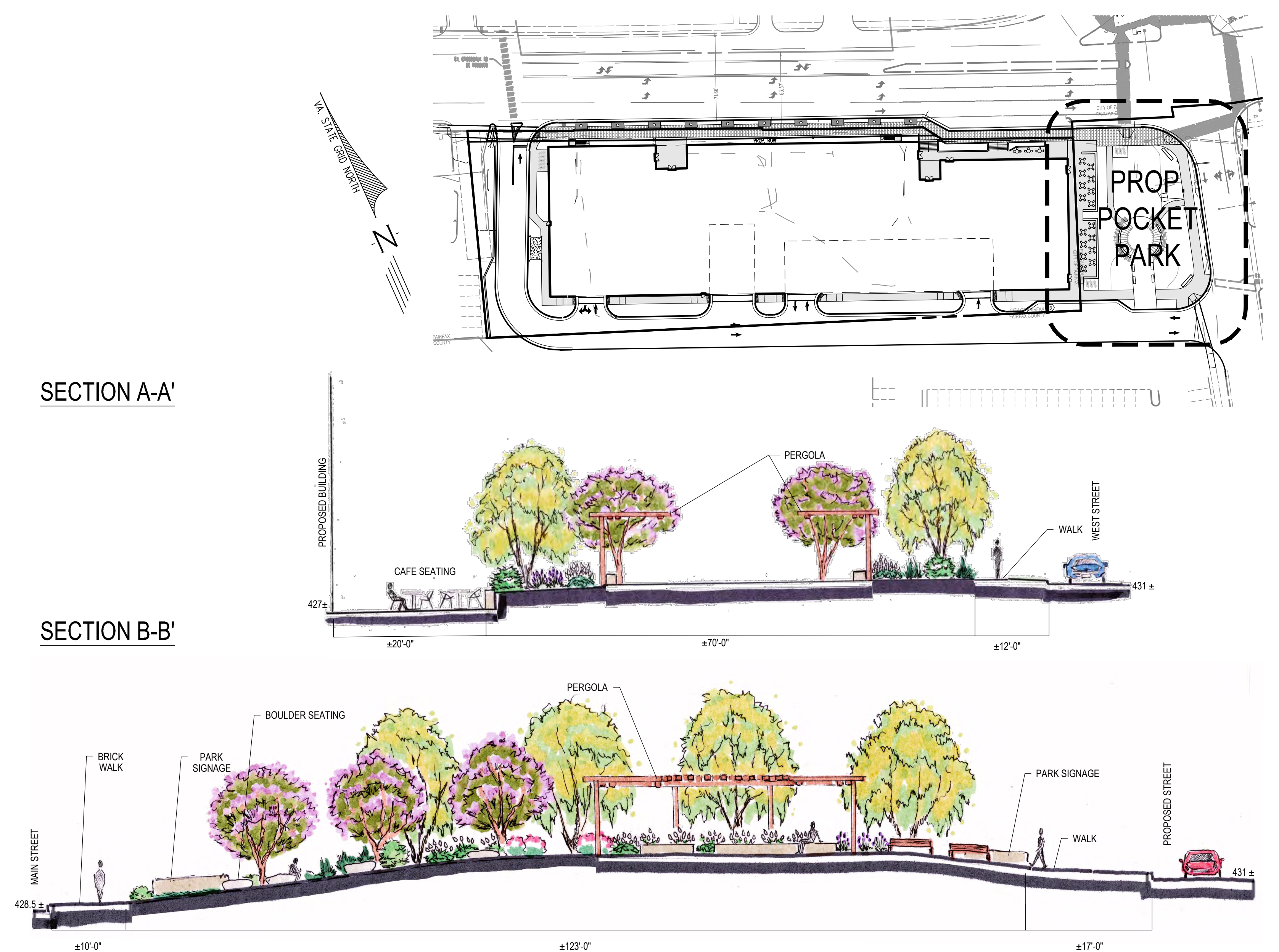


PLANTING PALETTE



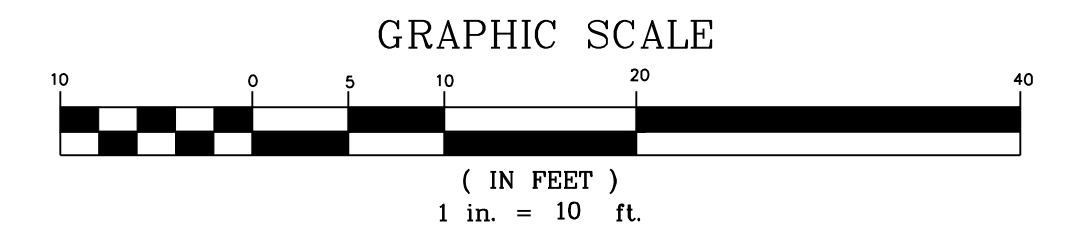
SECTION A-A'

SECTION B-B'



FOR ILLUSTRATIVE PURPOSES ONLY

CONCEPTUAL POCKET PARK PLAN SHOWN FOR REFERENCE ONLY. SUBJECT TO CHANGE BASED ON FAIRFAX COUNTY REVIEW AND APPROVAL.



PLAN DATE		DESCRIPTION	
No.	DATE	No.	REVISIONS
01-18-22			
02-20-22			
03-20-22			
06-02-23			
07-03-23			

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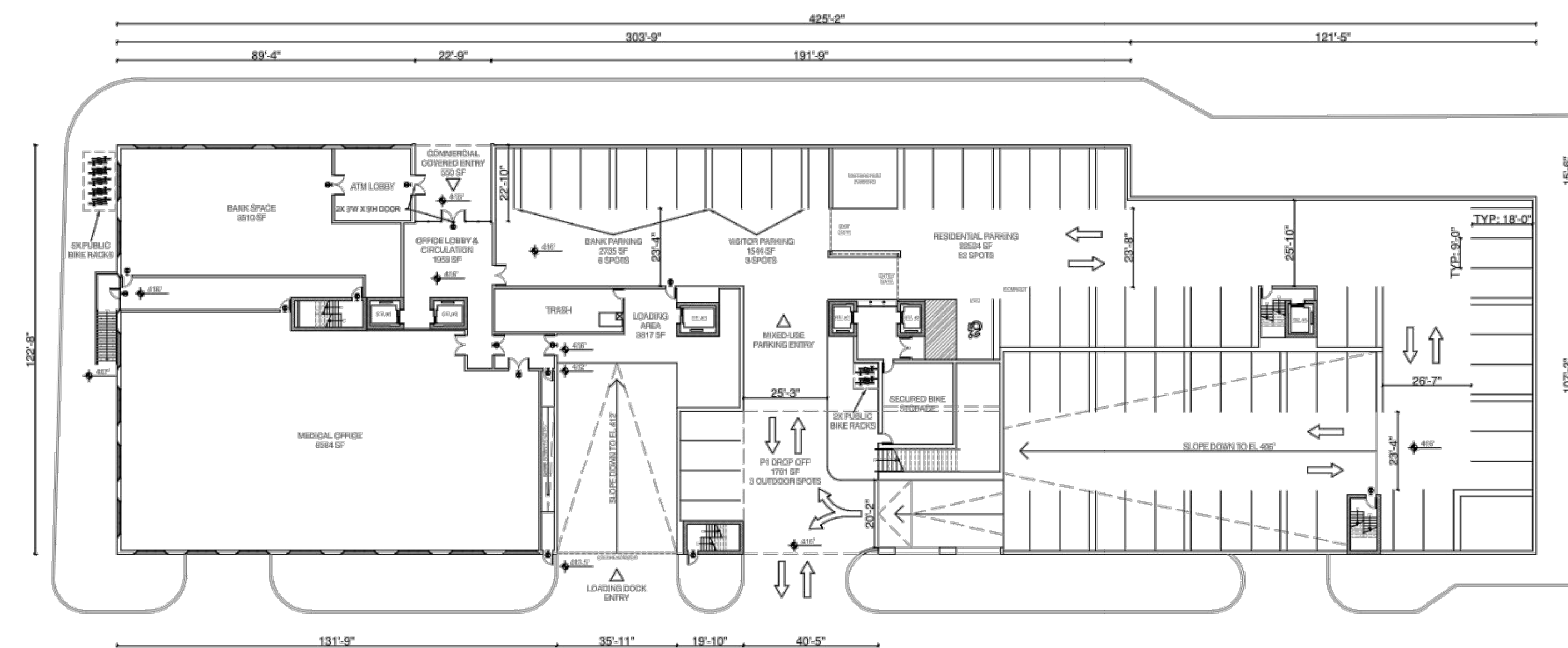
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COMMONWEALTH OF VIRGINIA
John Lightle
Lic. No. 1957
07/03/2023
LANDSCAPE ARCHITECT

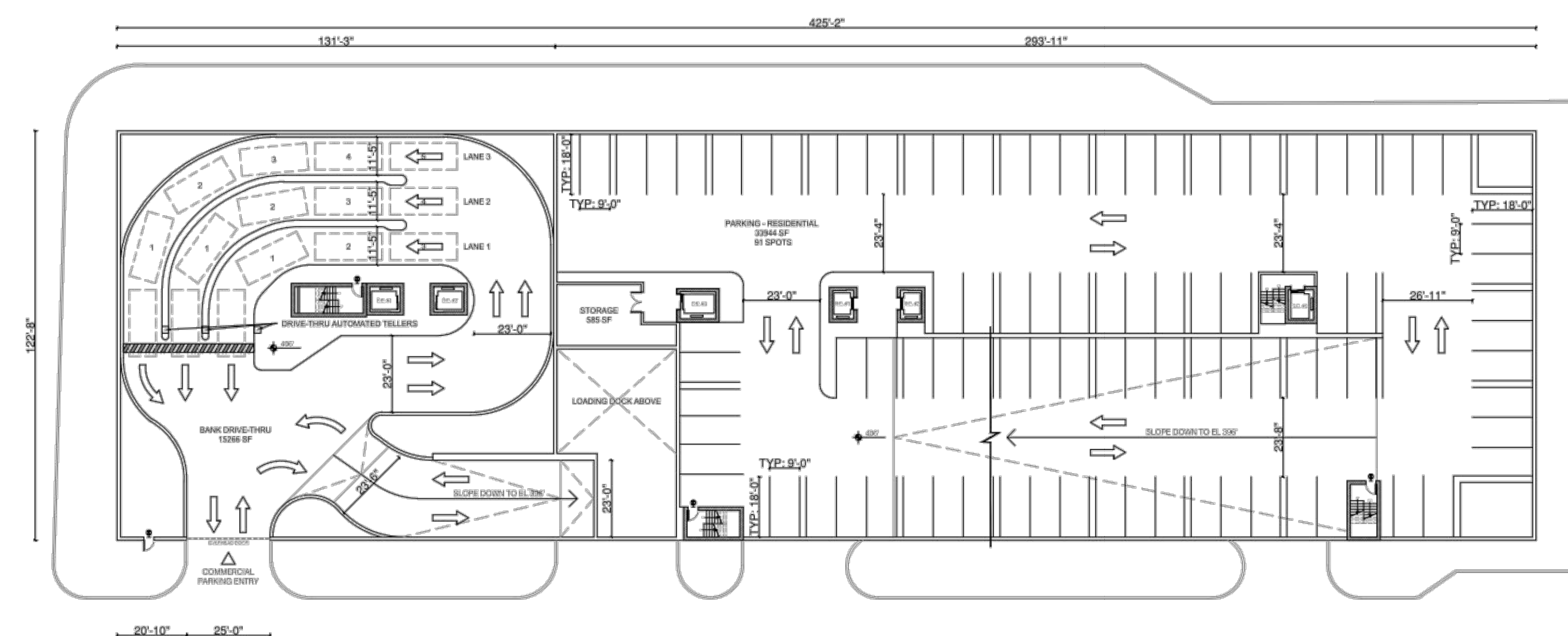
CONCEPTUAL POCKET PARK PLAN
CITY CENTRE WEST
GENERAL DEVELOPMENT PLAN
SPECIAL USE PERMIT PLAT
CITY OF FAIRFAX, VIRGINIA

SCALE: AS NOTED
DATE: JAN., 2022
C.I.-2

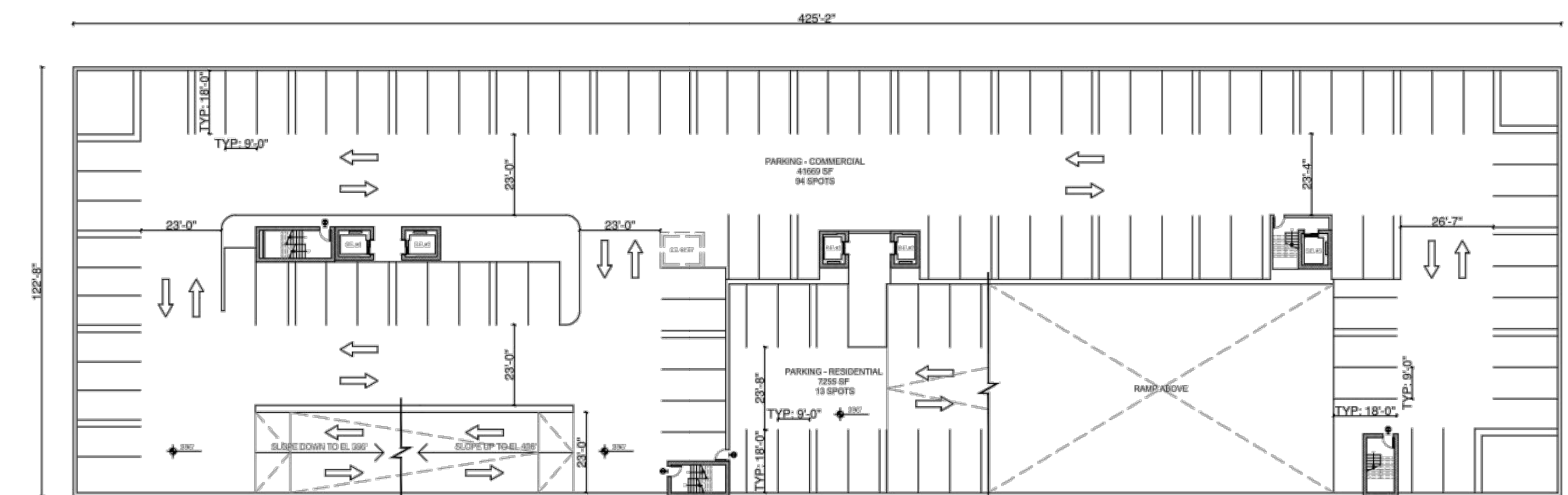
SHEET
38
OF
52
FILE No.
RZ-13007



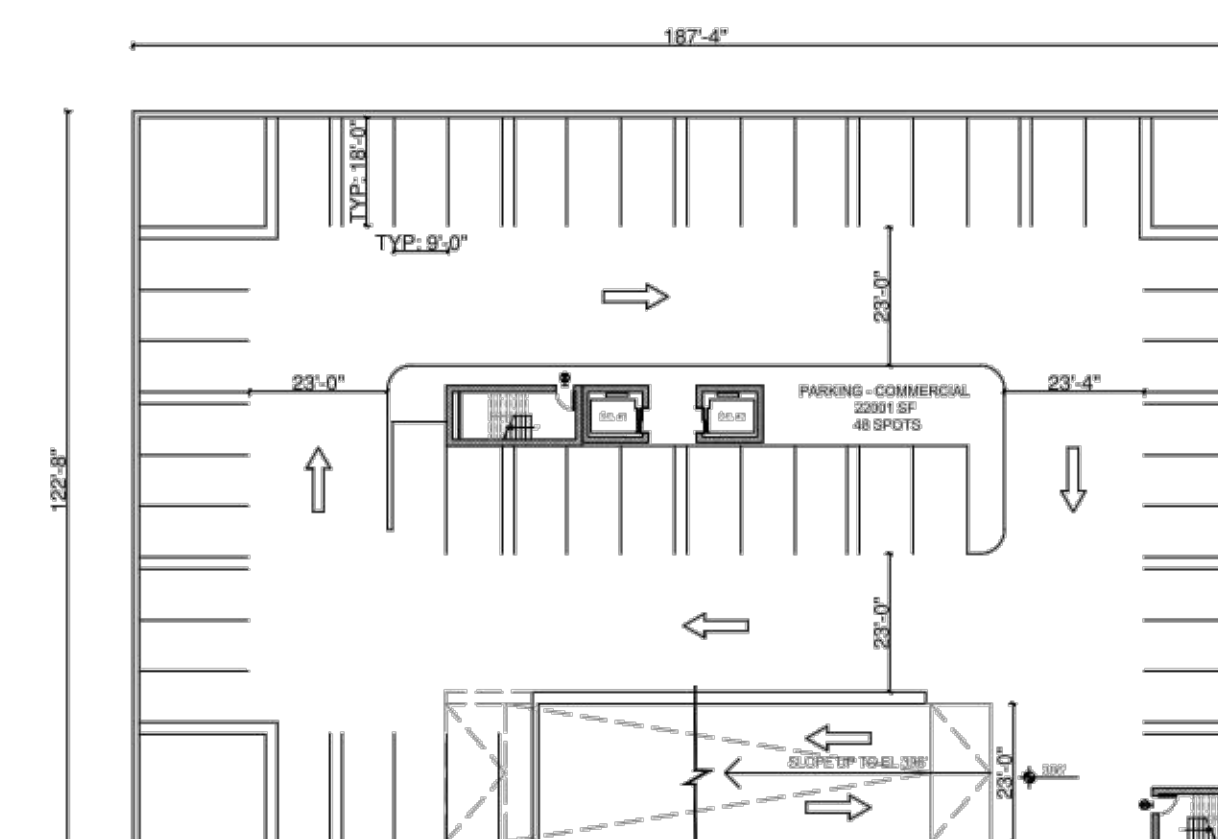
4 P1 PARKING PLAN
SCALE: 1/32" = 1'-0"



3 P2 PARKING PLAN
SCALE: 1/32" = 1'-0"



2 P3 PARKING PLAN
SCALE: 1/32" = 1'-0"



1 P4 PARKING PLAN
SCALE: 1/32" = 1'-0"

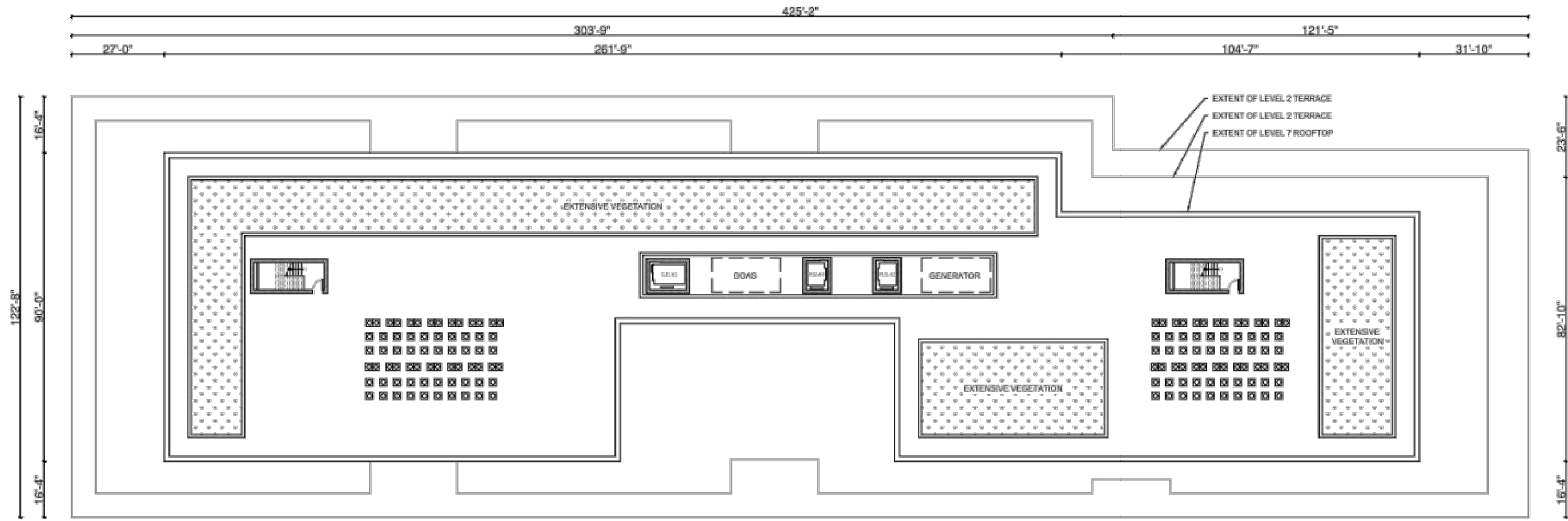
TYPE/LEVEL	PARKING COUNT
COMMERCIAL	
P1 (BANK ONLY)	6
P3	94
P4	47
	TOTAL: 147
RESIDENTIAL	
P3	13
P2	91
P1	52
P1 (DROP-OFF)	3
	TOTAL: 159
VISITOR	
P1	3
	TOTAL: 3
OVERALL	309



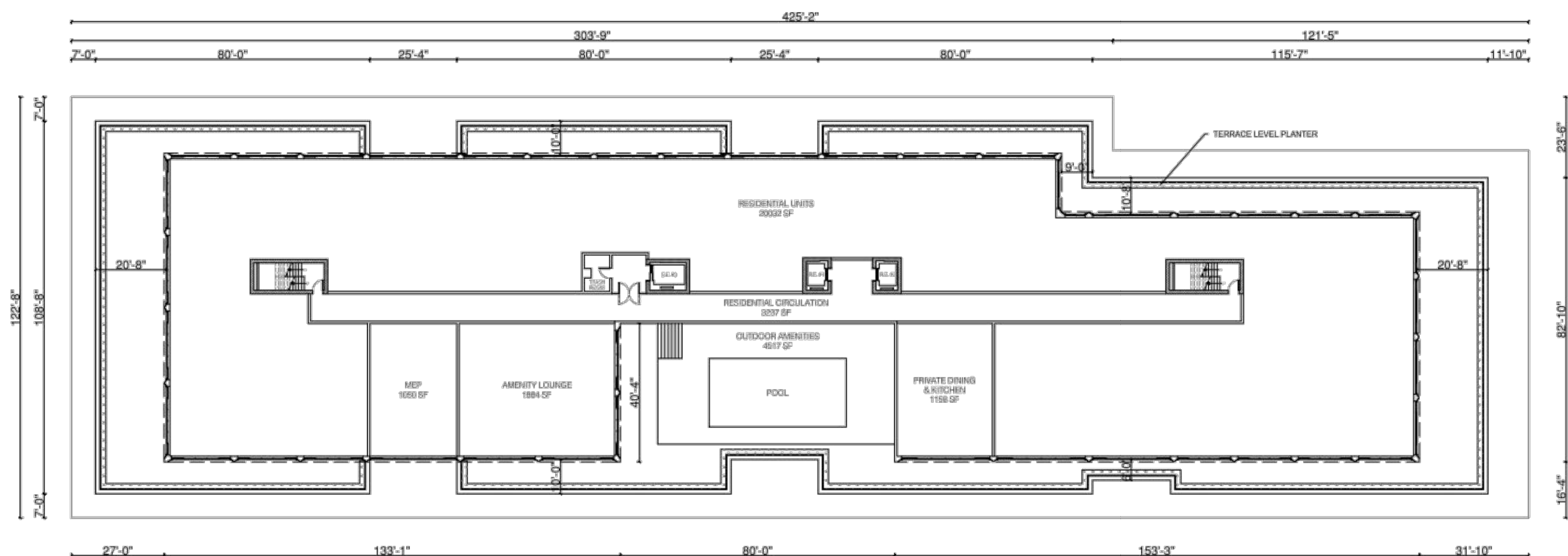
INTERIOR LAYOUTS ARE
CONCEPTUAL IN NATURE AND
SUBJECT TO REVISION AT THE
TIME OF FINAL DESIGN

THE COUNTS IN THIS TABLE
ONLY REFLECT PARKING
SPOTS WITHIN THE FOOTPRINT
OF THE BUILDING

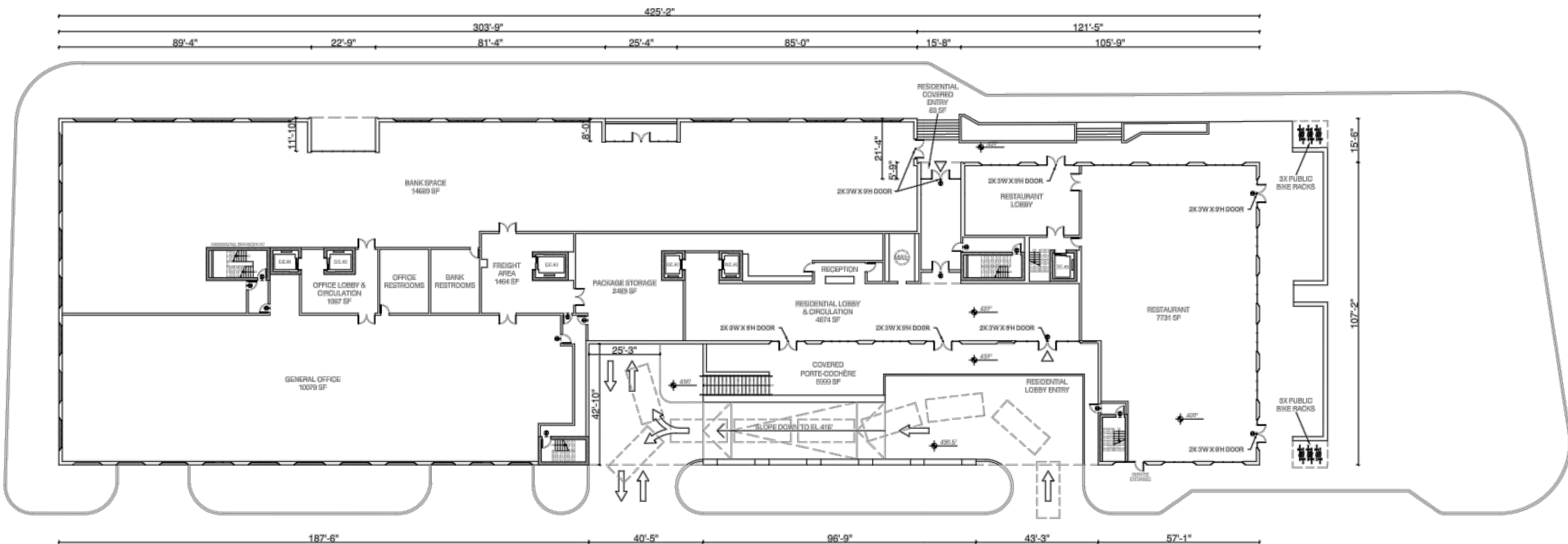
Urban, Ltd. - L:\005\10523 Main Street\B-Engineering\Entitlement\CDP-SPEX\19007-35-Architectural Elevations.dwg [Layout (2)] July 03, 2023 - 12:50pm stanley



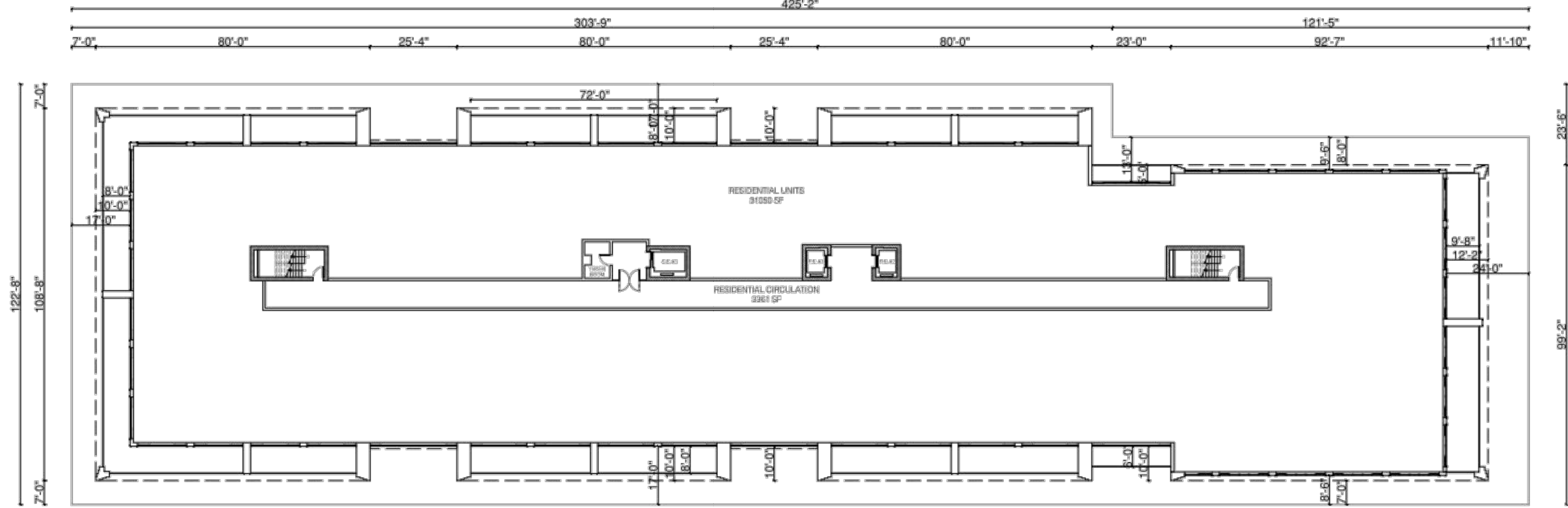
5 ROOF PLAN
SCALE: 1/32" = 1'-0"



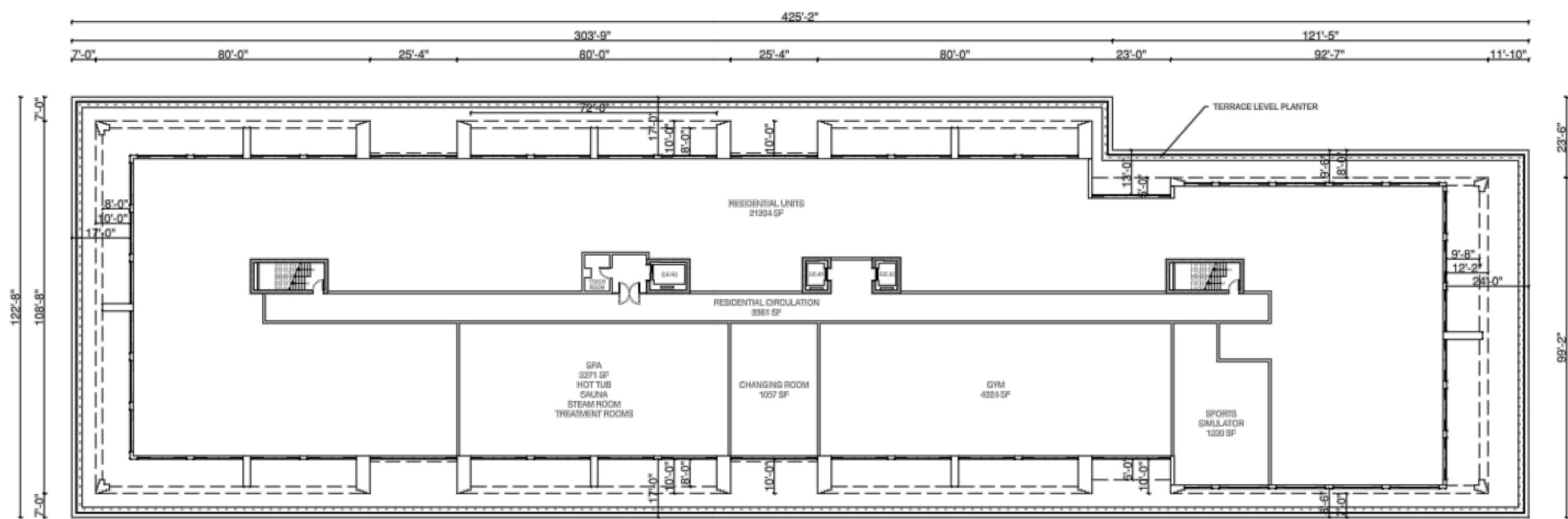
4 LEVEL 7 RESIDENTIAL UNITS & AMENITIES PLAN
SCALE: 1/32" = 1'-0"



1 LEVEL 1 BANK, OFFICE, RESIDENTIAL/COMMERCIAL LOBBY & RESTUARANT PLAN
SCALE: 1/32" = 1'-0"



3 LEVEL 3-6 RESIDENTIAL UNITS PLAN
SCALE: 1/32" = 1'-0"



2 LEVEL 2 RESIDENTIAL UNITS & AMENITIES PLAN
SCALE: 1/32" = 1'-0"



L2: 11 RESIDENTIAL UNITS
RANGING IN SIZE FROM 1
BEDROOM + DEN TO 3
BEDROOM UNITS, WITH 1 ADU
UNIT, COMPLIANT WITH ALL
ZONING ORDINANCE
REQUIREMENTS FOR
AFFORDABLE DWELLING UNITS

L3-6: 15 RESIDENTIAL UNITS
PER FLOOR RANGING IN SIZE
FROM 1 BEDROOM + DEN TO 3
BEDROOM UNITS, WITH 1 ADU
UNIT PER FLOOR, COMPLIANT
WITH ALL ZONING ORDINANCE
REQUIREMENTS FOR
AFFORDABLE DWELLING UNITS

L7: 8 RESIDENTIAL UNITS
RANGING IN SIZE FROM 2
BEDROOM TO 3 BEDROOM
UNITS

INTERIOR LAYOUTS ARE
CONCEPTUAL IN NATURE AND
SUBJECT TO REVISION AT THE
TIME OF FINAL DESIGN

PLAN DATE	NO.	DATE	DESCRIPTION
01-18-22			
06-09-22			
06-02-23			
07-03-23			

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ARCHITECTURAL SHEETS
CITY CENTRE WEST
GENERAL DEVELOPMENT PLAN
SPECIAL USE PERMIT PLAT
CITY OF FAIRFAX, VIRGINIA

DATE: JAN., 2022

CL: N/A

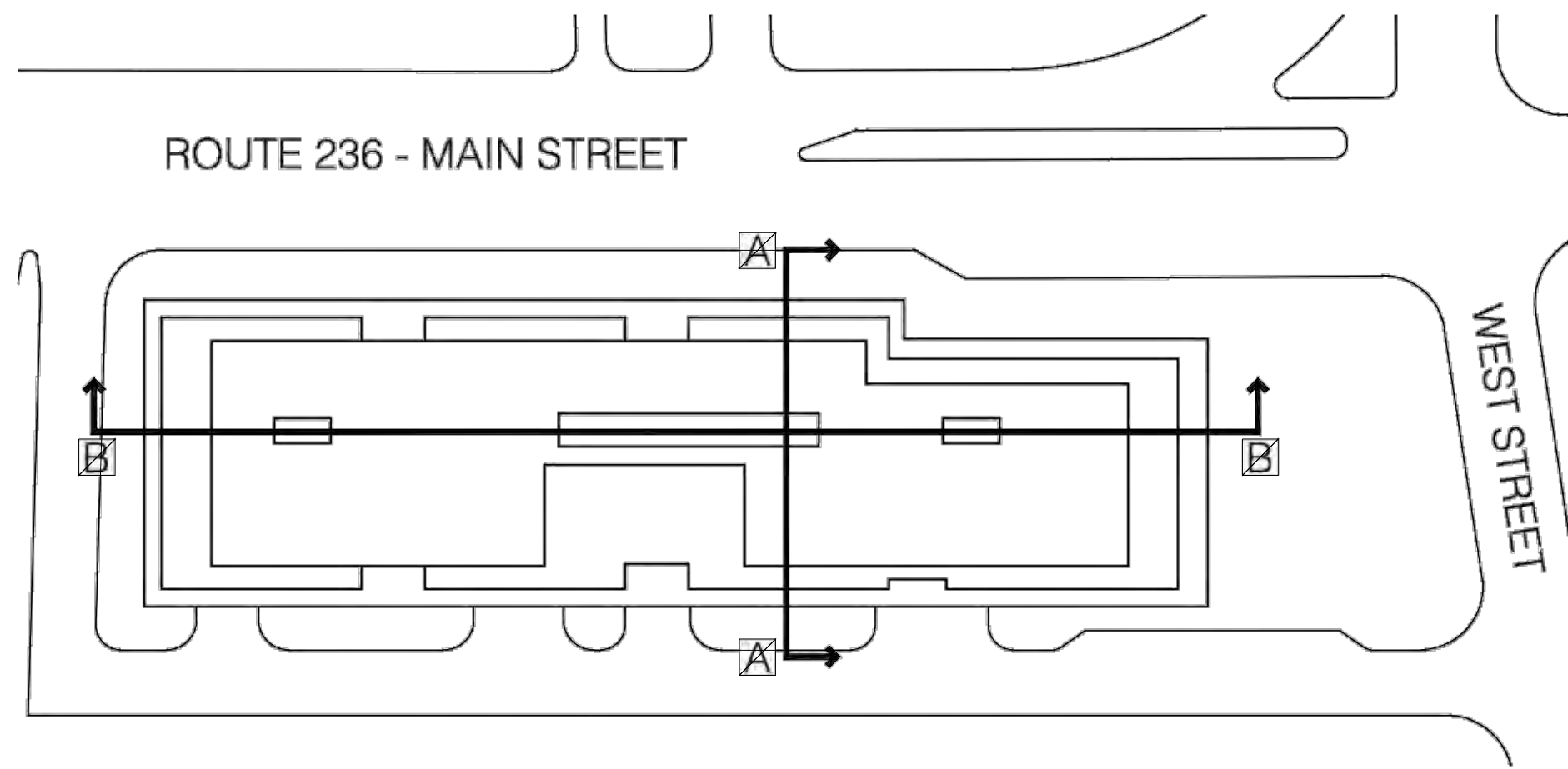
SCALE: AS NOTED

SHEET
40
OF
52

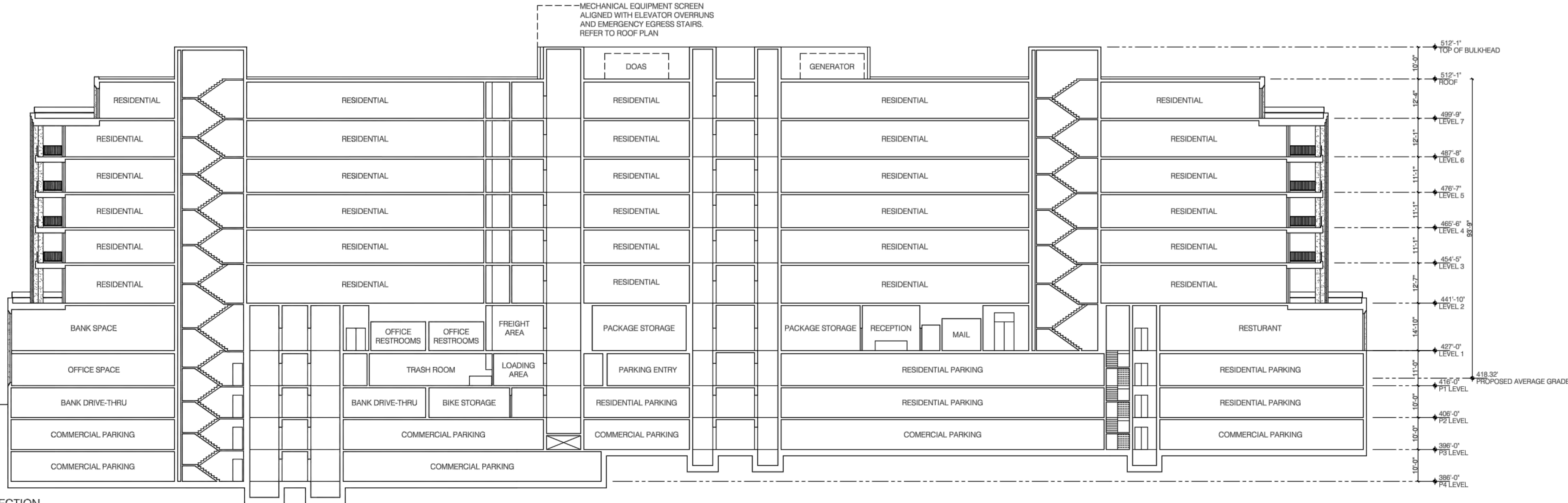
FILE No.
RZ-13007

Urban, Ltd. - L:\OBS\10523 Main Street\B-Engineering\Entirement\CDP-FDP-SPEX\13007-35-Architectural Elevations.dwg [Layout (3)] July 03, 2023 - 12:50pm stanley

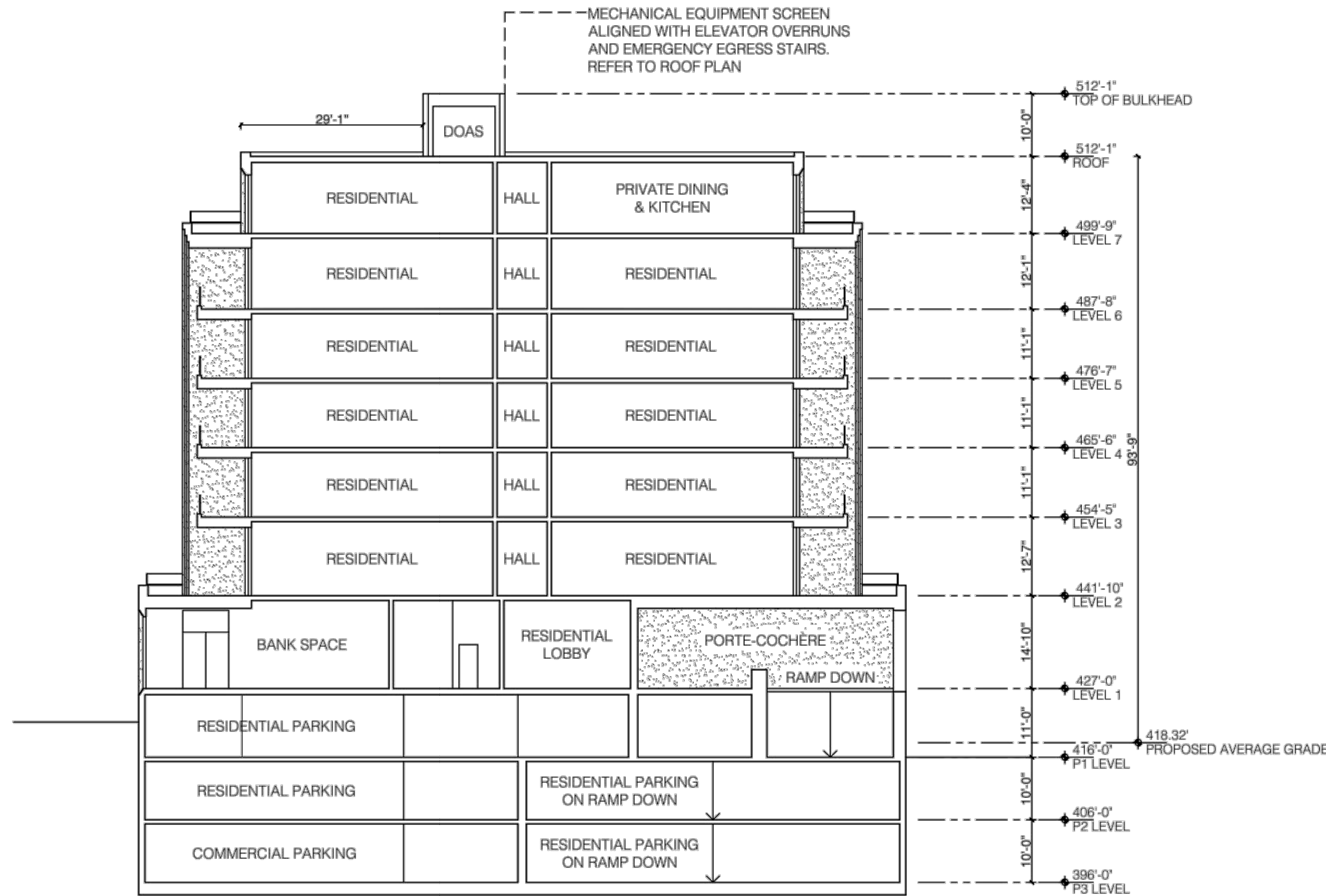
2 B-B SECTION
SCALE: 1/16" = 1'-0"



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

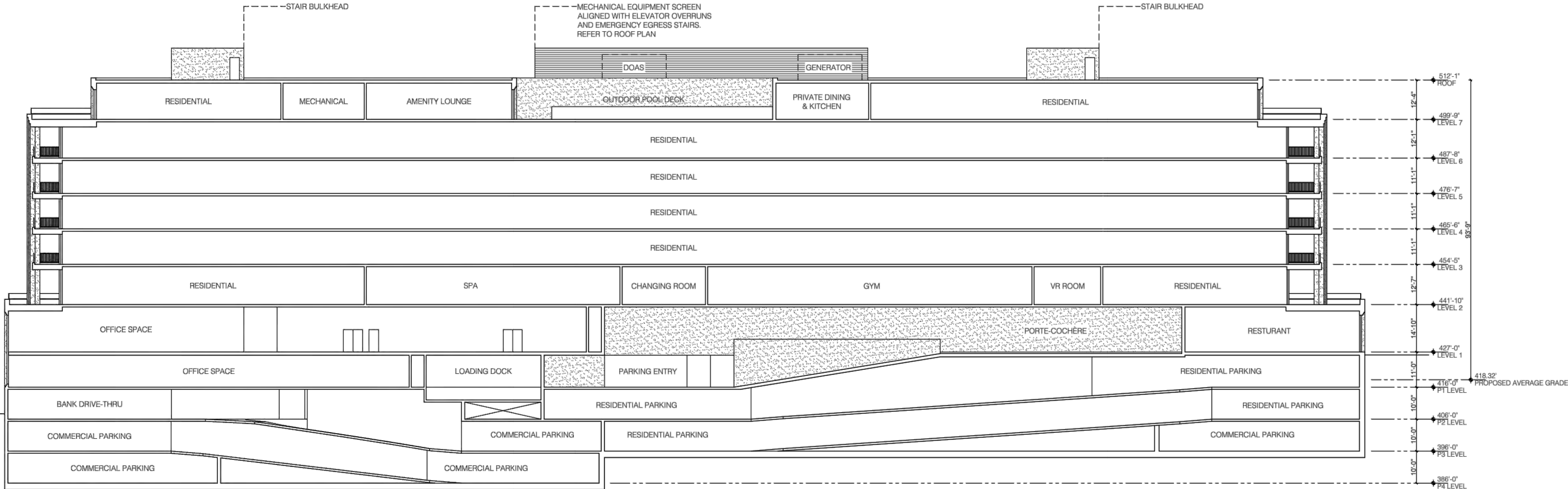


1 A-A SECTION
SCALE: 1/16" = 1'-0"

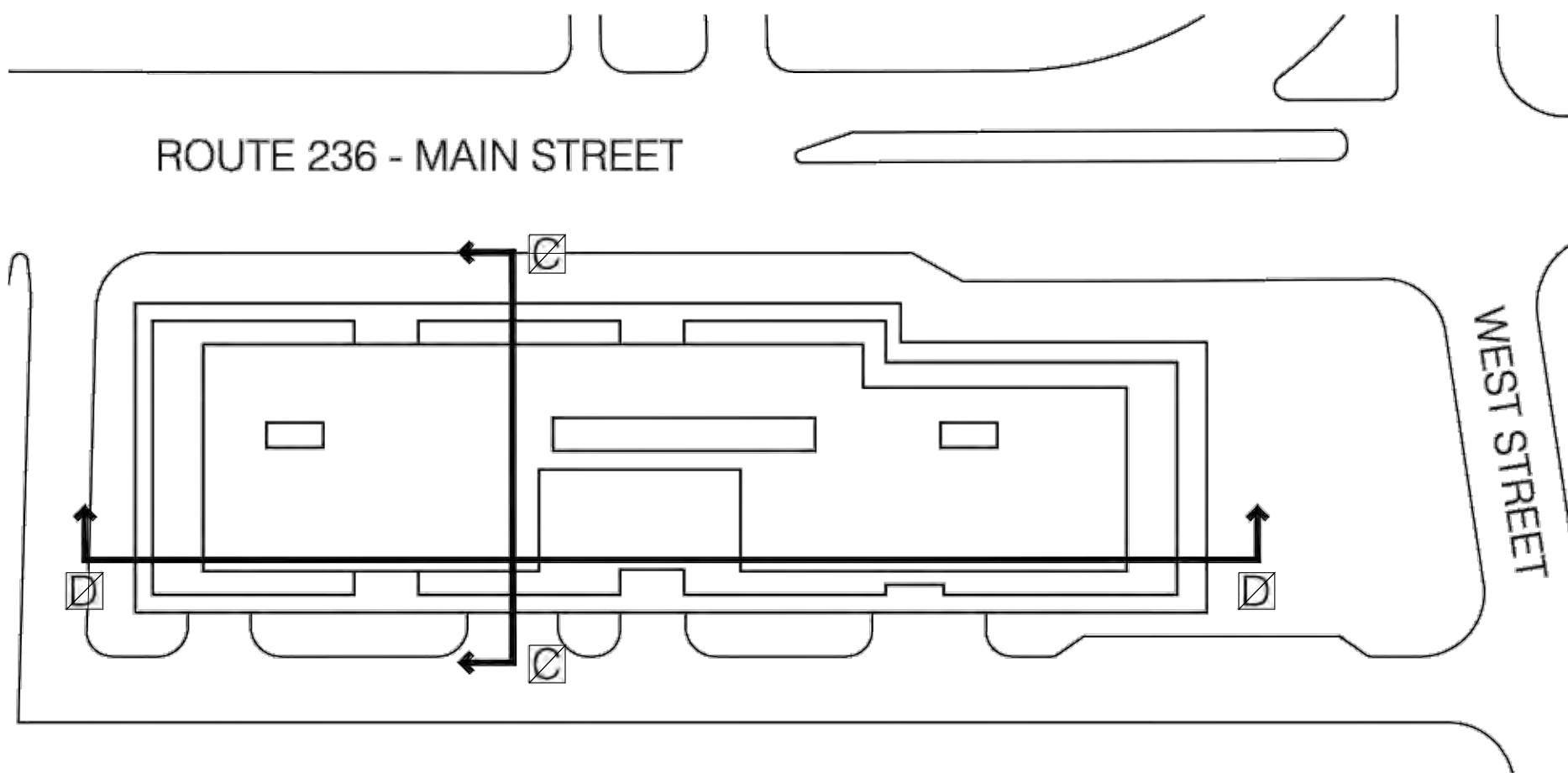


ARCHITECTURAL SHEETS		DATE: JAN., 2022
CITY CENTRE WEST		CL: N/A
GENERAL DEVELOPMENT PLAN		SCALE: AS NOTED
SPECIAL USE PERMIT PLAN		
CITY OF FAIRFAX, VIRGINIA		
SHEET 41 OF 52		
FILE No. RZ-13007		
PLAN DATE: 01-18-22, 06-30-22, 06-02-23, 07-03-23		REVISIONS
Urban, Ltd. 4300 D TECHNOLOGY CT. CHANTILLY, VA 20151 TEL: 703.642.2368 FAX: 703.642.2388 www.urban-ld.com		DESCRIPTION
CLAYTON C. TOCK Lic. No. 036790 07/03/2023 PROFESSIONAL ENGINEER		No. DATE

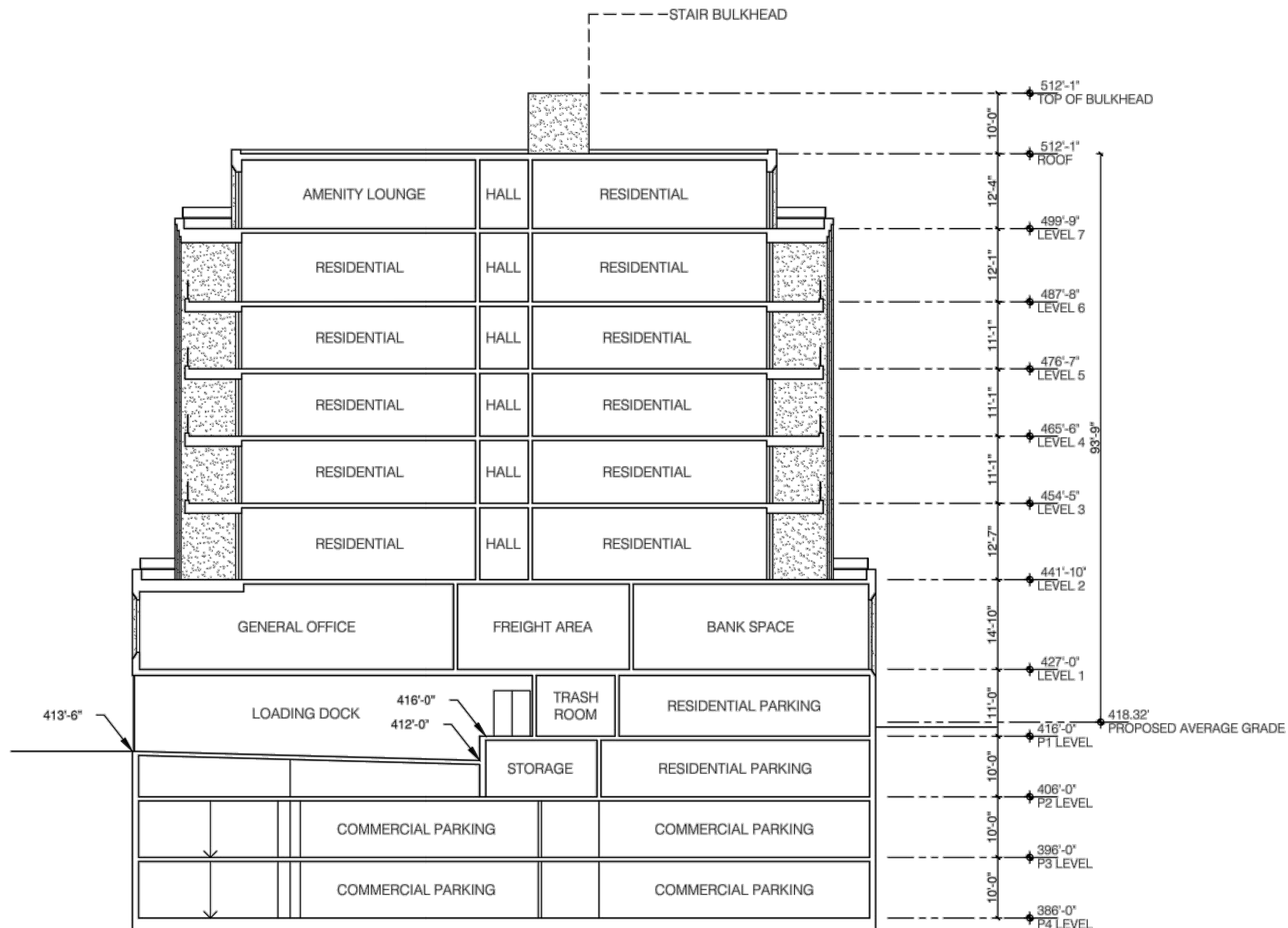
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2 C-C SECTION
SCALE: 1/16" = 1'-0"



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



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

PLAN DATE		DESCRIPTION	
01-18-22			
08-30-22			
06-02-23			
07-03-23			

No.	DATE	REVISIONS

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ARCHITECTURAL SHEETS
CITY CENTRE WEST
GENERAL DEVELOPMENT PLAN
SPECIAL USE PERMIT PLAT
CITY OF FAIRFAX, VIRGINIA

DATE: JAN., 2022
CL: N/A
SCALE: AS NOTED

SHEET
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OF
52

FILE No.
RZ-13007

Architectural section drawing of a multi-story building. The drawing shows a cross-section of the building with various levels and spaces. On the left, a connector road is shown with a person walking and a tree. The building has a central core with stairs. The levels are labeled as follows from top to bottom:

- RESIDENTIAL
- RESIDENTIAL
- RESIDENTIAL
- RESIDENTIAL
- RESIDENTIAL
- RESIDENTIAL
- BANK SPACE
- MEDICAL OFFICE
- BANK DRIVE-THRU
- COMMERCIAL PARKING
- COMMERCIAL PARKING

On the right side, the levels are labeled with heights and specific areas:

- 512'-1" TOP OF BULKHEAD
- 512'-1" ROOF
- 499'-9" LEVEL 7
- 487'-8" LEVEL 6
- 476'-7" LEVEL 5
- 465'-6" LEVEL 4
- 454'-5" LEVEL 3
- 441'-10" LEVEL 2
- 427'-0" LEVEL 1
- 416'-0" PT LEVEL
- 406'-0" P2 LEVEL
- 396'-0" P3 LEVEL
- 386'-0" P4 LEVEL

Specific areas on the right side include:

- OFFICE RESTROOMS
- OFFICE RESTROOMS
- FREIGHT AREA
- TRASH ROOM
- LOADING AREA
- BANK DRIVE-THRU
- BIKE STORAGE
- COMMERCIAL PARKING
- COMMERCIAL PARKING
- COMMERCIAL PARKING

A note at the top right indicates: MECHANICAL EQUIPMENT SCREEN ALIGNED WITH ELEVATOR OVERRUNS AND EMERGENCY EGRESS STAIRS. REFER TO ROOF PLAN.

20' 40' 80'

29'-1"

DOAS

MECHANICAL EQUIPMENT SCREEN
ALIGNED WITH ELEVATOR OVERRUNS
AND EMERGENCY EGRESS STAIRS.
REFER TO ROOF PLAN

512'-1"
TOP OF BULKHEAD

512'-1"
ROOF

12'-4"

499'-9"
LEVEL 7

12'-1"

487'-8"
LEVEL 6

11'-1"

478'-7"
LEVEL 5

11'-1"

465'-6"
LEVEL 4

11'-1"

454'-5"
LEVEL 3

12'-7"

441'-10"
LEVEL 2

14'-10"

427'-0"
LEVEL 1

11'-0"

416'-0"
PT LEVEL

10'-0"

406'-0"
P2 LEVEL

10'-0"

396'-0"
P3 LEVEL

MAIN STREET

RESIDENTIAL

HALL

PRIVATE DINING
& KITCHEN

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

BANK SPACE

RESIDENTIAL LOBBY

PORTE-COCHERE

RAMP DOWN

RESIDENTIAL PARKING

RESIDENTIAL PARKING

COMMERCIAL PARKING

RESIDENTIAL PARKING
ON RAMP DOWN

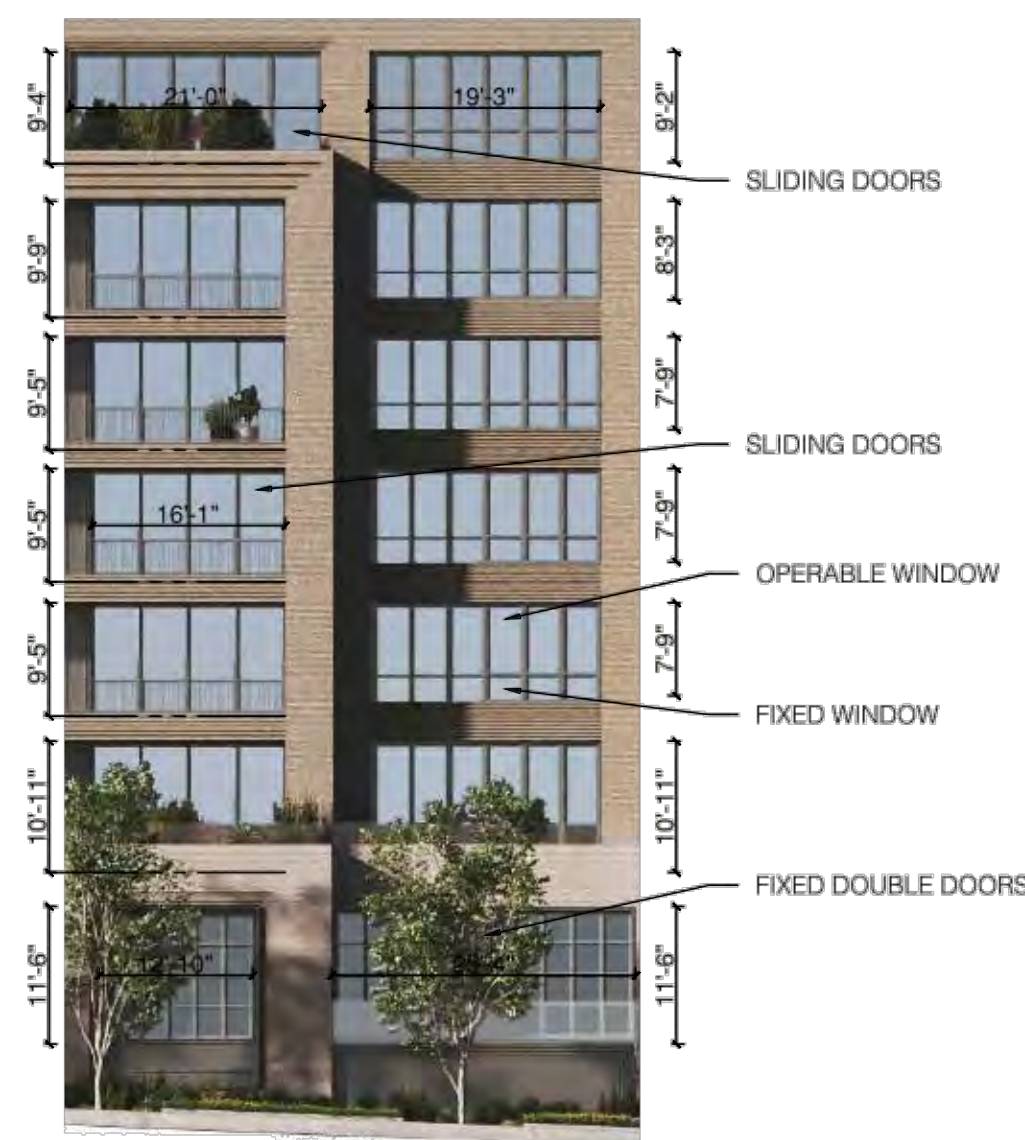
RESIDENTIAL PARKING
ON RAMP DOWN

SHEET 43 OF 52
FILE No. RZ-13007

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



3 TYPICAL WINDOW ELEVATION
SCALE: 1/16" = 1'-0"

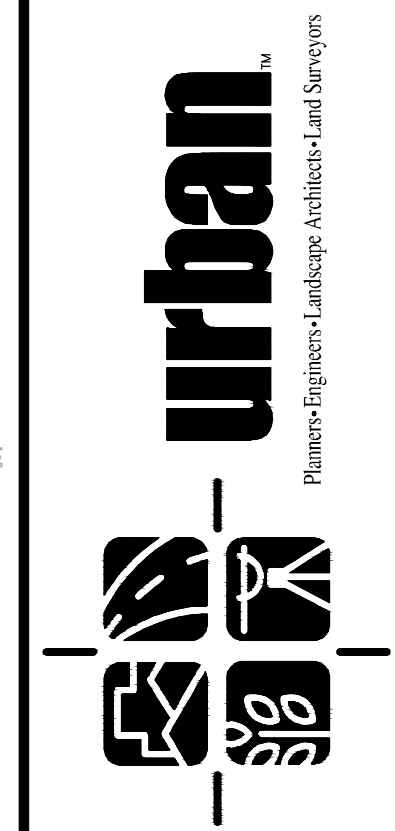


1 EAST ELEVATION
SCALE: 1/16" = 1'-0"

PLAN DATE	NO.	DATE	DESCRIPTION
01-18-22			
06-30-22			
06-02-23			
07-03-23			

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ARCHITECTURAL SHEETS
CITY CENTRE WEST
GENERAL DEVELOPMENT PLAN
SPECIAL USE PERMIT PLAT
CITY OF FAIRFAX, VIRGINIA

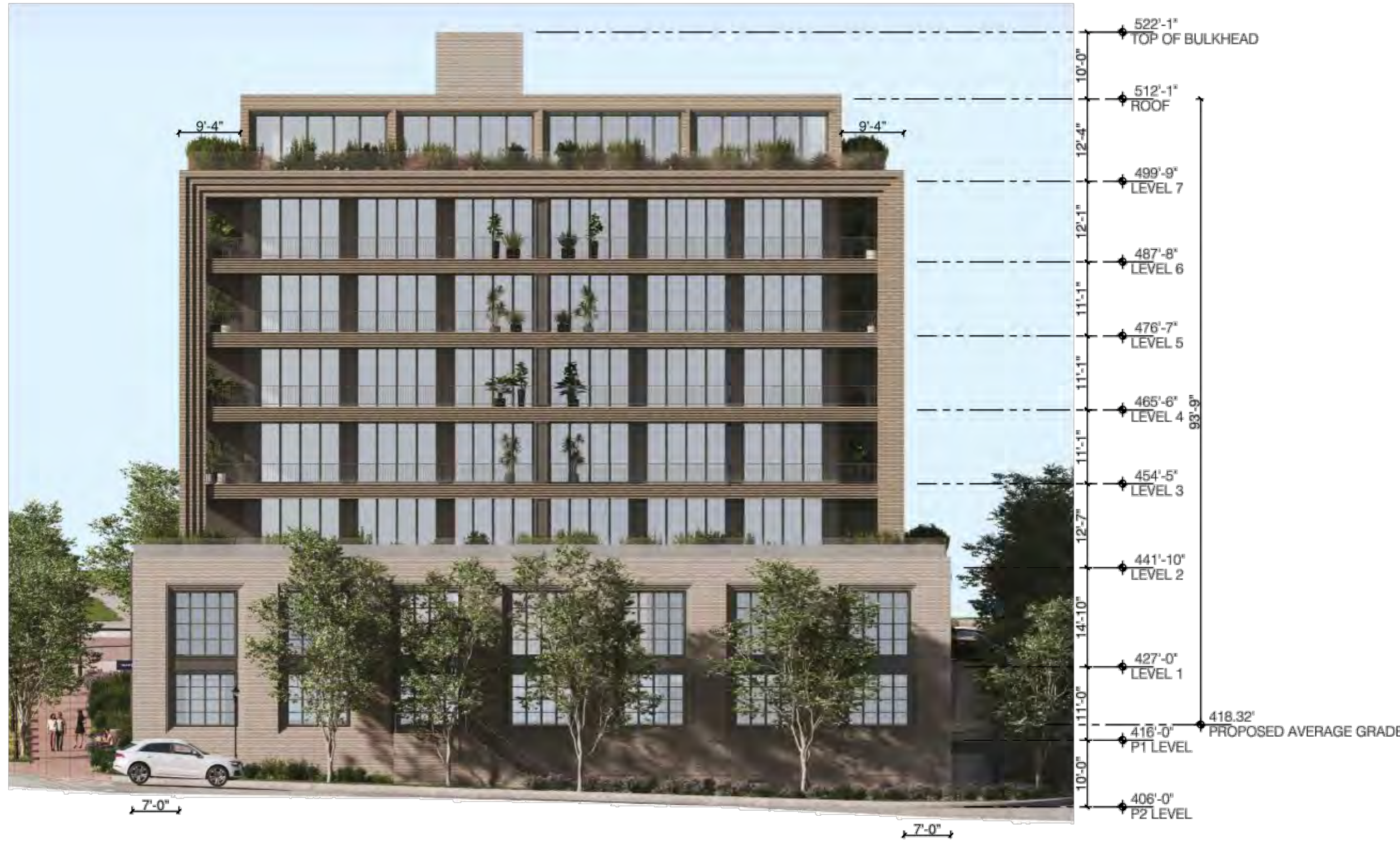
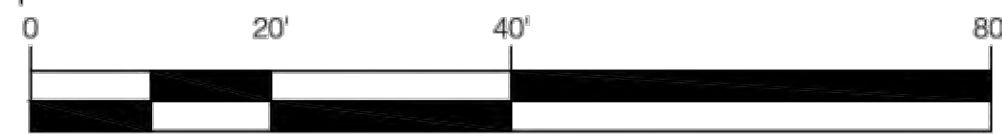
DATE: JAN., 2022
CL: N/A
SCALE: AS NOTED

SHEET
44
OF
52
FILE No.
RZ-13007

Urban, Ltd. - L:\JOBS\10523 Main Street\B-Engineering\Entitlement\CDP-FDP-SPEX\13007-35-Architectural Elevations.dwg [Layout (7)] July 03, 2023 - 12:50pm stanley



2 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



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

ARCHITECTURAL SHEETS		CITY CENTRE WEST		GENERAL DEVELOPMENT PLAN		SPECIAL USE PERMIT PLAT		CITY OF FAIRFAX, VIRGINIA		SCALE: AS NOTED		CL: N/A		DATE: JAN., 2022	
SHEET 45 OF 52										FILE No. RZ-13007					
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PLAN DATE 01-18-22 06-30-22 06-02-23 07-03-23										No. DATE DESCRIPTION REVISIONS					



FILE No. RZ-13007	SHEET 46 OF 52	ARCHITECTURAL SHEETS CITY CENTRE WEST GENERAL DEVELOPMENT PLAN SPECIAL USE PERMIT PLAT CITY OF FAIRFAX, VIRGINIA	SCALE: AS NOTED CL= N/A DATE: JAN., 2022
			
URBAN, Ltd. 4200 D TECHNOLOGY CT. CHANTILLY, VA, 20151 TEL. 703.642.2306 FAX 703.378.7888 www.urban-llc.com		PLAN DATE 01-18-22 03-30-22 05-02-23 06-02-23 07-03-23 — — — — — No. DATE DESCRIPTION REVISIONS	

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ARCHITECTURAL SHEETS

CITY CENTRE WEST
GENERAL DEVELOPMENT PLAN
SPECIAL USE PERMIT PLAT
CITY OF FAIRFAX, VIRGINIA

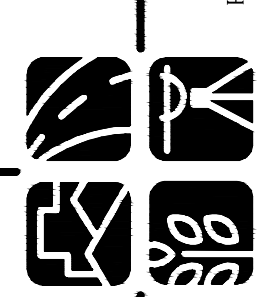
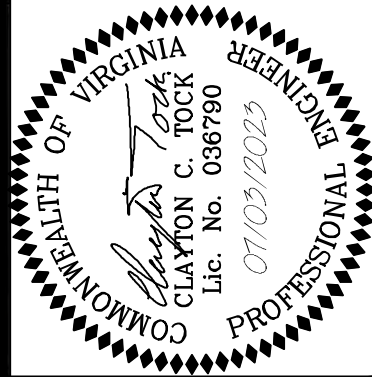
SCALE: AS NOTED

CL: N/A

DATE: JAN., 2022

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OF
52

FILE No.
RZ-13007



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PLAN DATE
01-18-22
06-30-22
06-02-23
07-03-23
-
-
-

No. DATE

DESCRIPTION
REVISIONS

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ARCHITECTURAL SHEETS

CITY CENTRE WEST
GENERAL DEVELOPMENT PLAN
SPECIAL USE PERMIT PLAT
CITY OF FAIRFAX, VIRGINIA

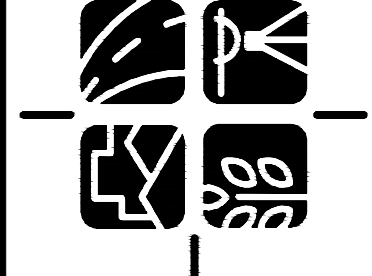
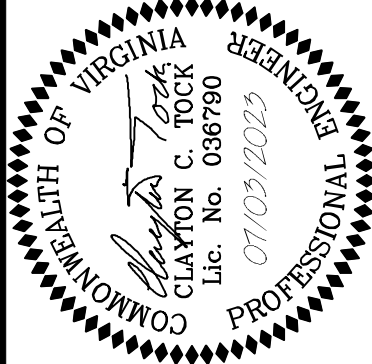
SCALE: AS NOTED

CL: N/A

DATE: JAN., 2022

SHEET
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OF
52

FILE No.
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PLAN DATE

01-18-22
06-30-22
06-02-23
07-03-23

No. DATE

DESCRIPTION
REVISIONS

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ARCHITECTURAL SHEETS

CITY CENTRE WEST
GENERAL DEVELOPMENT PLAN
SPECIAL USE PERMIT PLAT
CITY OF FAIRFAX, VIRGINIA

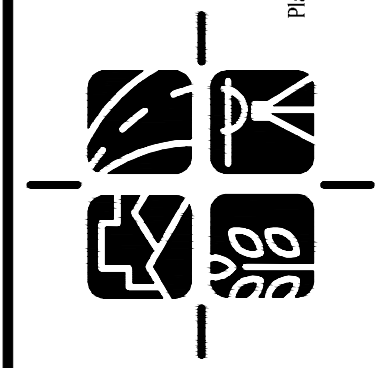
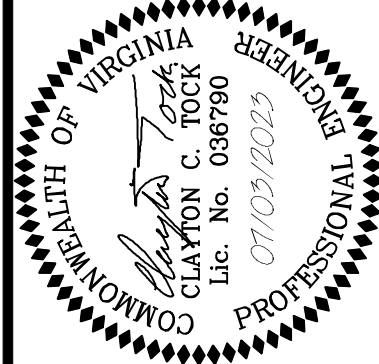
SCALE: AS NOTED

CL: N/A

DATE: JAN., 2022

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OF
52

FILE No.
RZ-13007



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PLAN DATE

01-18-22
06-30-22
06-02-23
07-03-23
- - - - -

No. | DATE

DESCRIPTION
REVISIONS

ARCHITECTURAL SHEETS								Urban, Ltd. 4200 D TECHNOLOGY CT. CLAYTON C. FOCX, INC. TEL: 703.422.7366 FAX: 703.378.7888 www.urban-ld.com		PLANT DATE 01-30-22 04-30-23 06-02-23 07-03-23		No. DATE — — — — — —		DESCRIPTION REVISIONS	
SHEET 50 OF 52		SCALE: AS NOTED C.I.= N/A		DATE: JAN., 2022		CITY OF FAIRFAX, VIRGINIA SPECIAL USE PERMIT PLAT GENERAL DEVELOPMENT PLAN CITY CENTRE WEST		ARCHITECTURAL SHEETS		RZ-13007 FILE No.					

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ARCHITECTURAL SHEETS

CITY CENTRE WEST

GENERAL DEVELOPMENT PLAN

SPECIAL USE PERMIT PLAT

CITY OF FAIRFAX, VIRGINIA

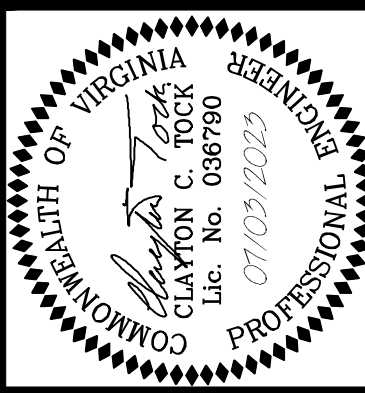
SCALE: AS NOTED

DATE: JAN., 2022

CI: N/A

SHEET 50A OF 52

FILE No. RZ-13007



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PLAN DATE	No.	DATE	DESCRIPTION	REVISIONS
01-18-22				
06-30-22				
06-02-23				
07-03-23				
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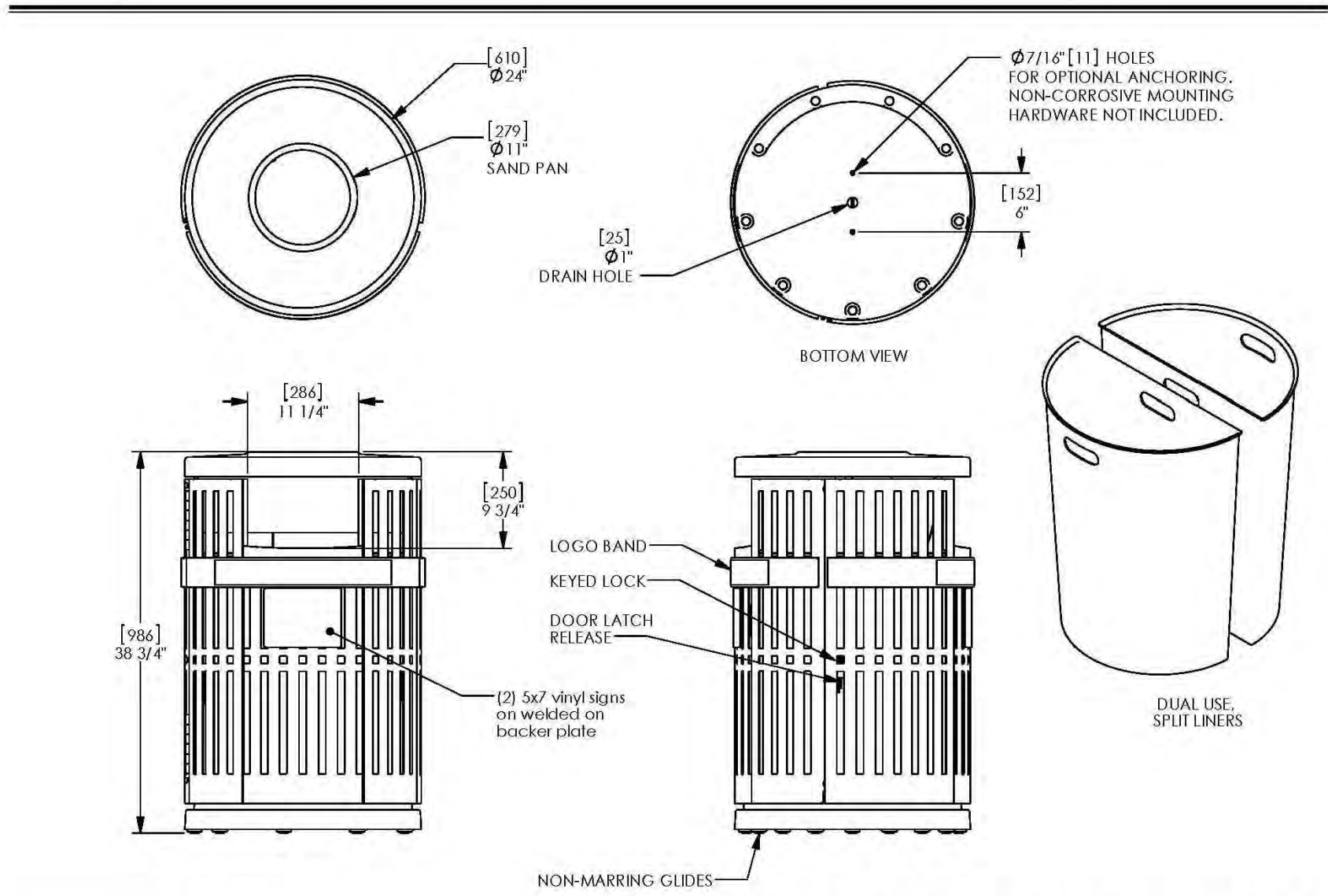
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Streetscape Elements

Chase Park®

Product Drawing Side Opening Litter Receptacle, Dual use, with sand pan, logo band, lock, 2 standard 5x7 signs Date: 7/17/2014 Ph: 800.521.2546



landscapeforms Drawing: CP582-16 Dimensions are in inches (mm) U.S. Patent Nos.: D472,357; D481,507; D489,002

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RETURN TO TOC

OLD TOWN FAIRFAX HISTORIC OVERLAY DISTRICT STREETScape STANDARDS

59

Streetscape Elements

BICYCLE RACK

Description

Simple bike rack, located parallel to curb or building face and suitable for supporting two bicycles

Style

- Simple hoop, minimum 2 bike capacity

Size

- Approximately 1'-8" high (above grade)
- Approximately 1'-2" wide

Installation

- In ground mount embedded in concrete base

Materials and Color

- Powder-coated metal
- Black or 304 grade stainless steel finish

Location and Setbacks

- Parallel to wall: 24" minimum setback from wall, 36" recommended
- Parallel to curb: 36" minimum setback from face of curb

Requirements

- Dero Hoop Bicycle Rack or equal, embedded mounting

Sources

Dero Hoop Bicycle Rack
52 Northern Steaks Drive
Minneapolis, MN 55421
www.dero.com

Landscap Forms, Inc.
Bolo Bicycle Rack, embedded mounting
431 Lawndale Ave.
Kalamazoo, MI 49048

The Park and Facilities
Catalog
www.parkcatalog.com

Belson Outdoors, LLC.
627 Amersale Dr.
Naperville, IL 60563

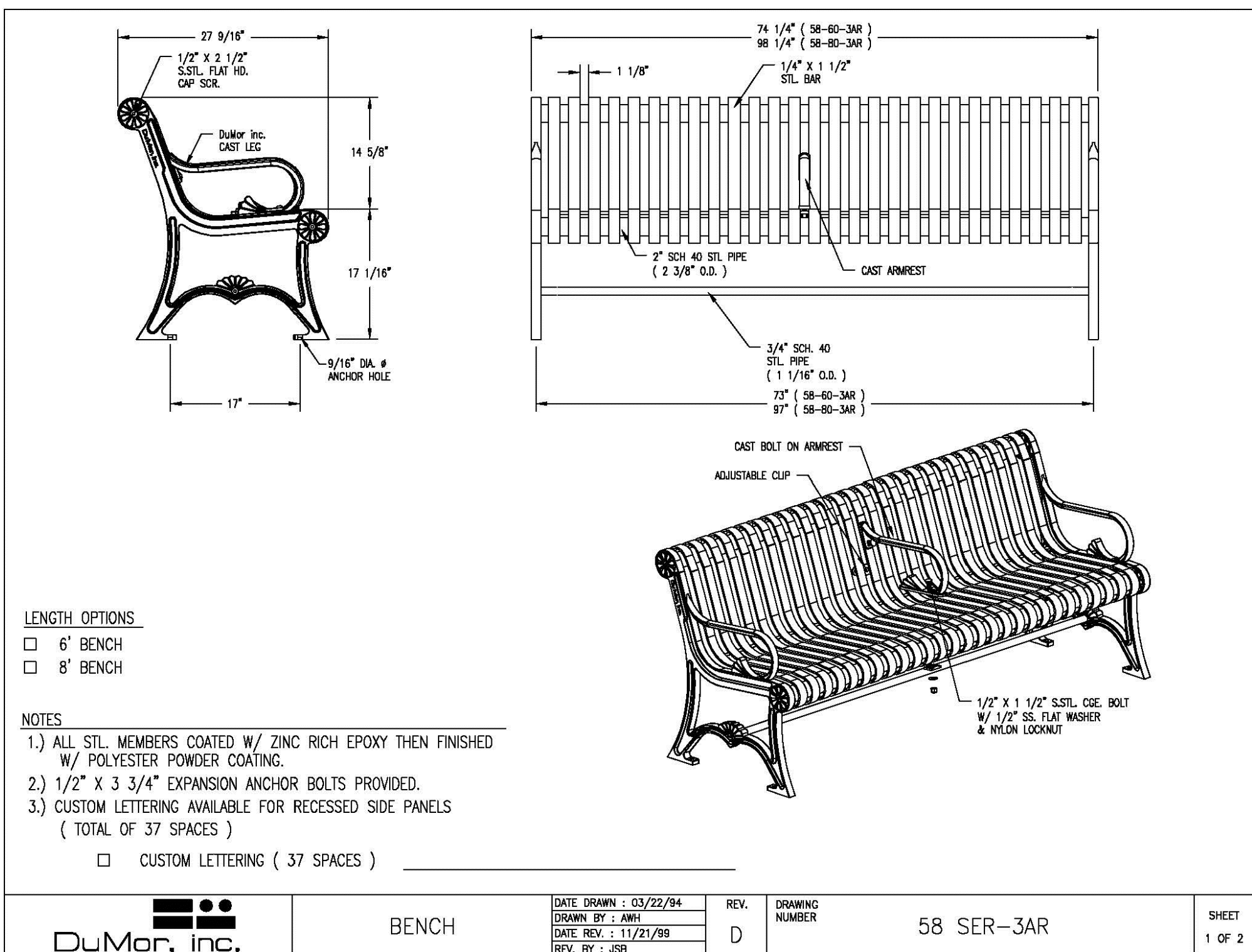


Bike rack Photo Credit: Dero

RETURN TO TOC

OLD TOWN FAIRFAX HISTORIC OVERLAY DISTRICT STREETScape STANDARDS

41



LENGTH OPTIONS

- 6' BENCH
- 8' BENCH

NOTES

- ALL STL. MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING.
- 1/2" X 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED.
- CUSTOM LETTERING AVAILABLE FOR RECESSED SIDE PANELS (TOTAL OF 37 SPACES)

- CUSTOM LETTERING (37 SPACES)

DuMor, inc.

BENCH

DATE DRAWN : 03/22/94
DRAWN BY : AMH
DATE REV. : 11/21/98
REV. BY : JSE

REV. D

DRAWING NUMBER

58 SER-3AR

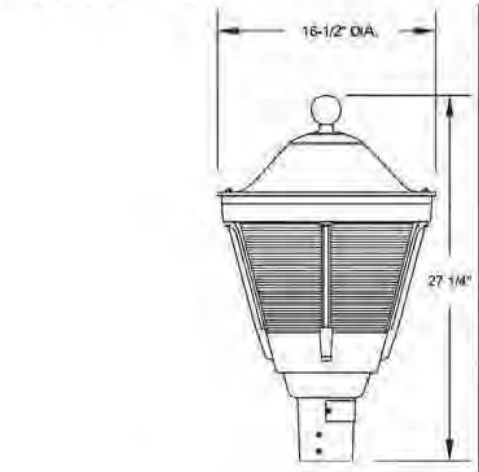
SHEET 1 OF 2



PTE3 Taft Posttop LED



DIMENSIONAL DATA



Maximum Weight - 22 lbs.
Maximum Effective Projected Area: 13 sq ft.

Catalog Number	
Notes	Type

SPECIFICATIONS

General Description

The decorative posttop luminaire is ideal for lighting city streets, residential areas, campuses, parking lots, and walkways. The architectural luminaire consists of a luminaire housing, a prismatic optic, and a decorative cover.

Optical Assembly

The optical assembly consists of a prismatic glass or acrylic refractor to precisely distribute light with excellent visual comfort and reduced glare. Configurable with CCT options of 2700K, 3000K, and 4000K, CRI 5-70 minimum. Available in symmetrical and asymmetrical distributions.

Electrical Assembly

The programmable LED driver includes 0-10V dimming with optional DALI dimming. Driver is available in 120-277V, 347-480V, and 277V-480V options (50/60 Hz). Driver life is rated to at least 100,000 hours. The 277V-480V (2VQ1) option includes enhanced power quality protection for maximum reliability against electrical voltage transients, harmonic disturbances, and other real-world power quality disturbances.

Finish

The luminaire housing is low copper cast aluminum and finished with corrosion resistant super durable powder coat paint for maximum durability. Rigorous multi-stage pre-treating and painting process yields a finish that achieves a scribe creepage rating of 8 (per ASTM D1654) after over 5,000 hours exposure to salt fog chamber (operated per ASTM B117).

Mounting

Luminaire includes an integral shifter that accepts a 3" tall by 60-70" x 3-1/8" O.D. tenon. Secured to the tenon by 6 set screws.

Control Options

Optional controls include:

- Industry standard 3-pin and 7-pin NEMA photocells, mounted externally in place of the finial
- "Light AIR enabled" for connection to night AIR wireless control networks and internally mounted sensors (AIRS2)
- DALI compatible drivers. Contact factory for details.
- Customization of luminaire packages is possible. Consult factory for details.

Listing

The luminaire is CSA certified to US and Canadian standards. 200V/100kV extreme surge protection per ANSI/IEEE C136.2. Suitable for operation in ambient temperatures from -40°C to 40°C. Optical chamber is sealed to IP66. DesignLights Consortium® (DLC) Premium qualified product. All versions of this product may be DLC Premium qualified. Please check the DLC Qualified Products List at www.designlights.org/DLC to confirm which versions are qualified.

Buy American Act

This product is assembled in the USA and meets the Buy American Act government procurement requirements under FAR, DFARS and DOT regulations. Please refer to www.aacountybrands.com/resources/buy-american for additional information.

Warranty

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at www.aacountybrands.com/support/warranty/terms-and-conditions.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice.

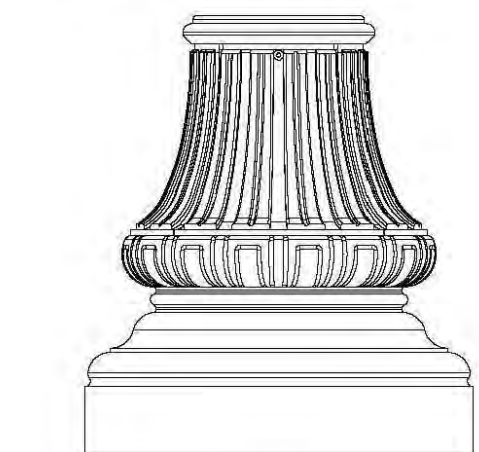
HoloPhane | One Urbans Way, Corvallis, GA 30027 | Phone: 800-483-0188 | www.holophane.com | techsupport@holophane.com
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PTE3
Page 1 of 4



CLA

Columbia Aluminum Pole



17D

Catalog Number	
Notes	Type

SPECIFICATIONS

The lighting post shall be all aluminum, one-piece construction, with a classic tapered and fluted base design.

Materials

- The base and fluted tapered cast shaft shall be heavy wall, cast aluminum produced from certified ASTM 356.1 ingot per ASTM B 179 or ASTM B26.
- The straight shafts shall be extruded from aluminum, ASTM 6061 alloy.
- The tapered shaft shall be extruded from aluminum, ASTM 6063 alloy, spun to a tapered shape.
- All hardware shall be tamper resistant stainless steel.
- Anchor bolts to be completely hot dip galvanized.
- Utilize a polyester powder coat paint to ensure maximum durability.
- Rigorous multi-stage pre-treating and painting process yields a finish that achieves a scribe creepage rating of 8 (per ASTM D1654) after over 5,000 hours exposure to salt fog chamber (operated per ASTM B117) on standard and RAL finish options.
- RAL (RALxxxxxx) paint colors are Super Durable Corrosion Resistant, 80% gloss.

Construction

- The shaft shall be double welded to the base casting and shipped as one piece for maximum structural integrity.
- The shaft shall be welded inside the base casting at the top of the access door, and externally where the shaft enters the base.
- All welding shall be per ANSI/AWS.

Dimensions

- The post height shall range from 8' to 32' with a 17" diameter base.
- At the top of the post, an integral tenon with a transitional about shall be provided for luminaire mounting.

Installation

- The post shall be provided with four, hot dip galvanized, 1/2" type anchor bolts.
- A door shall be provided in the base for anchorage and wiring access.
- A grounding screw shall be provided inside the base opposite the door.

Warranty

1-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at www.aacountybrands.com/support/warranty/terms-and-conditions.

IMPORTANT INSTALLATION NOTES:

- Do not erect poles without having fixtures installed.
- Factory-applied templates must be used when setting anchor bolts. Acuity Brands Lighting will not accept claim for incorrect anchorage placement due to failure to use factory template.
- If poles are stored outside, all protective wrapping must be removed immediately upon delivery to prevent track damage.
- Acuity Brands Lighting is not responsible for the foundation design.

Note: Actual performance may differ as a result of end-user environment and application. Specifications subject to change without notice.

ORDERING INFORMATION										Example: CLA 16 SLS 17D C03 BK GRD									
Post	Height	Shaft Style	Base	Tenon	PLN	Pole Cap													
CLA Columbia	08 8 Feet 09 9 Feet 10 10 Feet 11 11 Feet 12 12 Feet 13 13 Feet 14 14 Feet 15 15 Feet	Standard SLS 5.25" Fluted, 25 Wall	17D 17" Base Diamond Pattern Bolt Circle	C01 C02 C03 3x3 Tenon, (actual size 2.88 O.D. x 3" I.D.) C04 3x4 Tenon, (actual size 2.88 O.D. x 4" I.D.) C05 3x5 Tenon, (actual size 2.88 O.D. x 5" I.D.) C06 3x6 Tenon, (actual size 2.88 O.D. x 6" I.D.) C07 3x8 Tenon, (actual size 2.88 O.D. x 8" I.D.) C08 3x9 Tenon, (actual size 2.88 O.D. x 9" I.D.) C12 3x12 Tenon, (actual size 2.88 O.D. x 12" I.D.) C14 3x14 Tenon, (actual size 2.88 O.D. x 14" I.D.)															
NOTE: Refer to table on page 3 for PLN based on Shaft Style.																			
Finish	Options	Welded Provisions	Accessories: Order as separate catalog number																
BK Black BZ Bronze CZ Customer matched color CTBS Standard color to be determined DB Dark Blue GH Graphite GR Green GR Gray PP Prime Painted RAL Super Durable Corrosion Resistant, 80% Gloss Paint, replace xxx with RAL number. SL Silver WH White	GRD 1/2" Brass Grounding Lug	RP001 Receptacle provision	AB 31-4 3/4" Anchor bolt set, galvanized steel IMP00112 12" Bolt Circle 17" Base Sld Bolt S.S.																
NOTE: Pole Cap "PCC" with height from grade (meters), center 3x3 to 3x16. Must use whole number. Leading zero not used. Example: "PCC08" with orientation from hand hole (left to right): C=16, D=17, H=08. Multiple provisions as necessary by base size location. Must utilize LPS (lock) function for bases.																			



Headphone | 1325 Columbia Rd., Greenville, OH 43031 | Phone: 800 HOCHOPRANE | www.hochopra.com
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Page 1 of 3

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CLA
Page 1 of 3

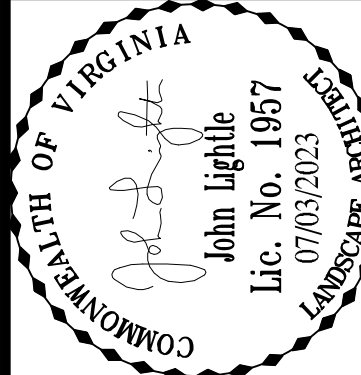
GENERAL SITE DETAILS
CITY CENTRE WEST
GENERAL DEVELOPMENT PLAN
SPECIAL USE PERMIT PLAT
CITY OF FAIRFAX, VIRGINIA

SHEET 51 OF 52
FILE No. RZ-13007

SCALE: AS NOTED

DATE: JAN., 2022

CL-2



Urban, Ltd.
4300 D TECHNOLOGY CT.
CHANTILLY, VA, 20151
TEL: 703.642.2306
FAX: 703.378.7888
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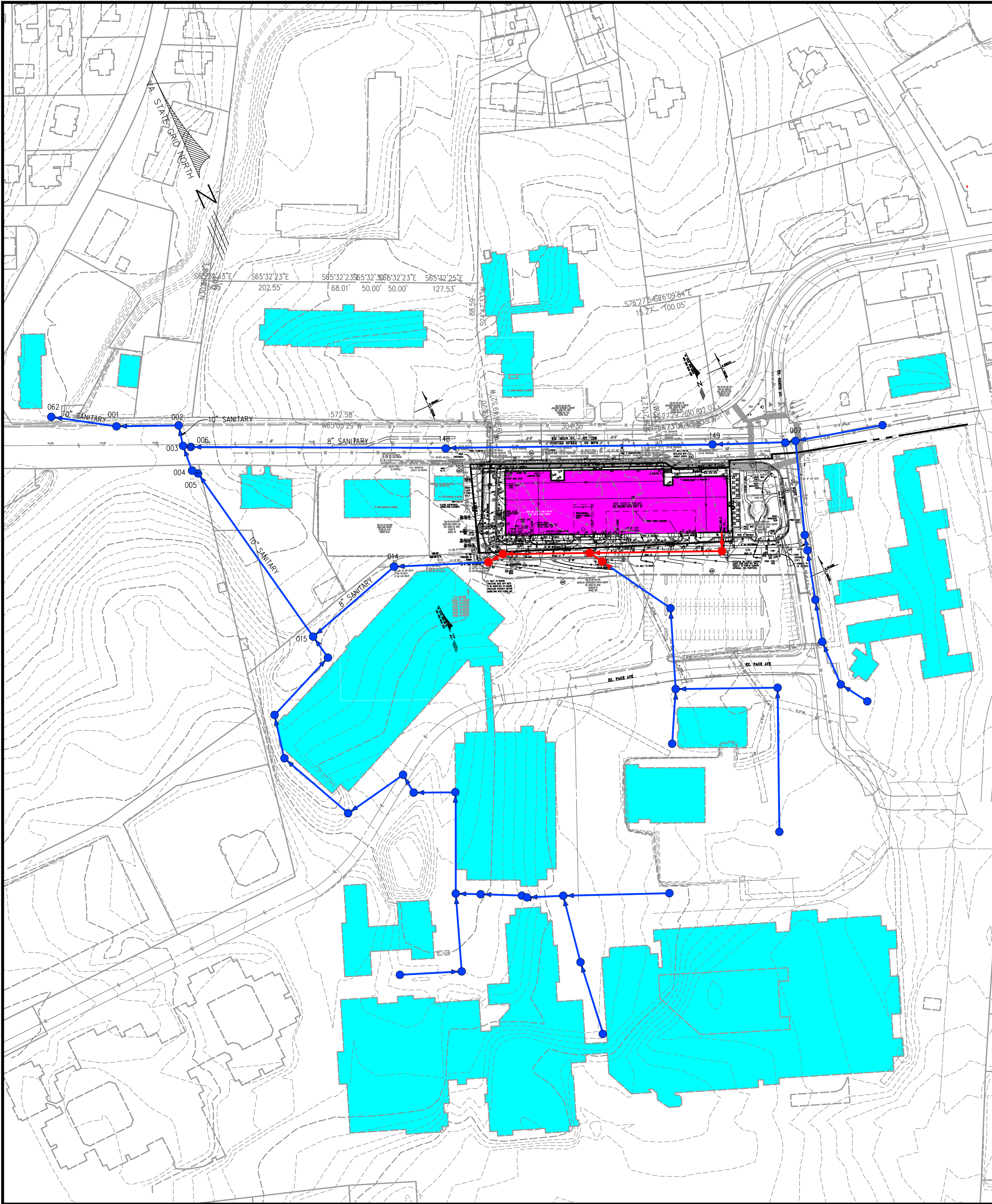
PLAN DATE:
01-18-22
02-20-22
03-20-22
06-02-23
07-07-23

No. DATE

REVISIONS

DESCRIPTION

Urban, Ltd. - J:\085\10523 Main Street\B-Engineering\Entitlenen\CDP-FDP-SPEX\Sanitary Capacity Study\Sanitary Sewer Analysis - Proposed Conditions.dwg [LAYOUT] July 03, 2023 - 12:57pm mbdawm



EXISTING DEMAND TO STRUCTURE 62:

Parcel (ID)	Status	Type	Units	Loading Rate (gpd)	Count	LOADING - Average GPD	Loading Manhole
57-4-02-076	Existing	Commerical - General (sqft)	Gross ft2	0.05	3,721	171	14
57-4-02-072	Existing	Commerical - General (sqft)	Gross ft2	0.05	4,408	202	14
57-4-02-071	Existing	Commerical - General (sqft)	Gross ft2	0.05	11,340	521	14
57-4-02-070	Existing	Commerical - General (sqft)	Gross ft2	0.05	7,896	363	14
57-4-02-069	Existing	Commerical - General (sqft)	Gross ft2	0.05	48,960	2,248	14
57-4-02-068	Existing	Commerical - General (sqft)	Gross ft2	0.05	7,009	322	15
574-01-0014 (Fairfax County Judicial Complex)	Existing	Commerical - General (sqft)	Gross ft2	0.05	1,244,593	57,144	15
574-01-0014 (Old Courthouse)	Existing	Commerical - General (sqft)	Gross ft2	0.05	148,943	6,839	7
57-4-02-084	Existing	Commerical - General (sqft)	Gross ft2	0.05	17,454	801	2
57-2-02-157	Existing	Commerical - General (sqft)	Gross ft2	0.05	48,520	2,228	2
57-2-42-001	Existing	Commerical - General (sqft)	Gross ft2	0.05	113,578	5,215	2
57-2-02-150B	Existing	Commerical - General (sqft)	Gross ft2	0.05	2,255	104	62
57-2-02-150	Existing	Commerical - General (sqft)	Gross ft2	0.05	5,892	271	62

EXISTING PIPE ANALYSIS:

UPSTREAM	DOWNSTREAM	PIPESIZE	ASLENGTH	SLOPE	Q (mgd)	Unpeakable Flow (gpd)	Peakable Flow (gpd)	PF	Cumulative Peak Flow	q/Q	PF
14	15	8	213	2.00	1.11	-	3,504	4.00	14,017	1%	316.01
15	5	10	383	2.00	2.01	-	60,970	4.00	243,880	12%	32.93
5	4	10	12	2.00	2.01	-	60,970	4.00	243,880	12%	32.93
3	2	10	50	2.00	2.01	-	60,970	4.00	243,880	12%	32.93
19	149	8	150	2.00	1.11	-	60,970	4.00	243,880	22%	18.16
149	148	8	500	2.00	1.11	-	60,970	4.00	243,880	22%	18.16
148	6	8	499	2.00	1.11	-	60,970	4.00	243,880	22%	18.16
6	3	8	15	2.00	1.11	-	60,970	4.00	243,880	22%	18.16
3	2	10	40	2.00	2.01	-	60,970	4.00	243,880	12%	32.93
2	1	10	120	2.00	2.01	-	69,214	4.00	276,856	14%	29.01
1	62	10	125	2.00	2.01	-	69,214	4.00	276,856	14%	29.01

PROPOSED DEMAND TO STRUCTURE 62:

Parcel (ID)*	Status	Type	Units	Loading Rate (gpd)	Count	LOADING - Average GPD	Loading Manhole
57-4-02-076	Proposed	Dwelling - MF	# Units	280.00	79	22,120	14
57-4-02-072	Proposed	Office - SqFt - GROSS	Gross ft2	0.12	36,862	4,423	14
57-4-02-071	Proposed	Restaurant	Gross ft2	1.50	7,731	11,597	14
57-4-02-070	Existing	Commerical - General (sqft)	Gross ft2	0.05	7,896	363	14
57-4-02-069	Existing	Commerical - General (sqft)	Gross ft2	0.05	48,960	2,248	14
57-4-02-068	Existing	Commerical - General (sqft)	Gross ft2	0.05	7,009	322	15
574-01-0014 (Fairfax County Judicial Complex)	Existing	Commerical - General (sqft)	Gross ft2	0.05	1,244,593	57,144	15
574-01-0014 (Old Courthouse)	Existing	Commerical - General (sqft)	Gross ft2	0.05	148,943	6,839	7
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PROPOSED PIPE ANALYSIS:

UPSTREAM	DOWNSTREAM	PIPESIZE	ASLENGTH	SLOPE	Q (mgd)	Unpeakable Flow (gpd)	Peakable Flow (gpd)	PF	Cumulative Peak Flow	q/Q	PF
14	15	8	213	2.00	1.11	-	40,750	4.00	163,002	15%	27.18
15	5	10	383	2.00	2.01	-	98,216	4.00	392,864	20%	20.44
5	4	10	12	2.00	2.01	-	98,216	4.00	392,864	20%	20.44
3	2	10	50	2.00	2.01	-	98,216	4.00	392,864	20%	20.44
19	149	8	150	2.00	1.11	-	98,216	4.00	392,864	35%	11.28
149	148	8	500	2.00	1.11	-	98,216	4.00	392,864	35%	11.28
148	6	8	499	2.00	1.11	-	98,216	4.00	392,864	35%	11.28
6	3	8	15	2.00	1.11	-	98,216	4.00	392,864	35%	11.28
3	2	10	40	2.00	2.01	-	98,216	4.00	392,864	20%	20.44
2	1	10	120	2.00	2.01	-	106,460	4.00	425,840	21%	18.86
1	62	10	125	2.00	2.01	-	106,460	4.00	425,840	21%	18.86

SANITARY CAPACITY STUDY NARRATIVE:

THE PROPOSED DEVELOPMENT OF 79 RESIDENTIAL UNITS AND A MIX OF OFFICE AND RETAIL/RESTAURANT USES GENERATES AN AVERAGE FLOW OF 38,140 GPD. THE PROPOSED 8" SEWER LINE WILL CONNECT TO THE EXISTING SANITARY SEWER NETWORK UPSTREAM OF EXISTING MANHOLE 014 AND CONTINUE DOWNSTREAM TO MANHOLE 062 WHICH IS THE FINAL ANALYSIS POINT OF THIS CAPACITY STUDY. THE PROPOSED FLOW INCREASES THE CAPACITY OF THE EXISTING SEWER AT MANHOLE 062 FROM14% TO 21% AS SHOWN IN THE COMPUTATIONS ABOVE.

THE SANITARY CAPACITY FLOW CALCULATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE UPON RECEIVING ADDITIONAL INFORMATION AND FINAL ENGINEERING.

LEGEND

- PROPOSED MIXED USE BUILDING (SEE SHEET 02 FOR DEVELOPMENT PROGRAM BREAKDOWN)
- EX. COMMERCIAL BUILDING
- EXISTING SANITARY SEWER NETWORK
- PROPOSED SANITARY SEWER NETWORK

SANITARY SEWER CAPACITY ANALYSIS

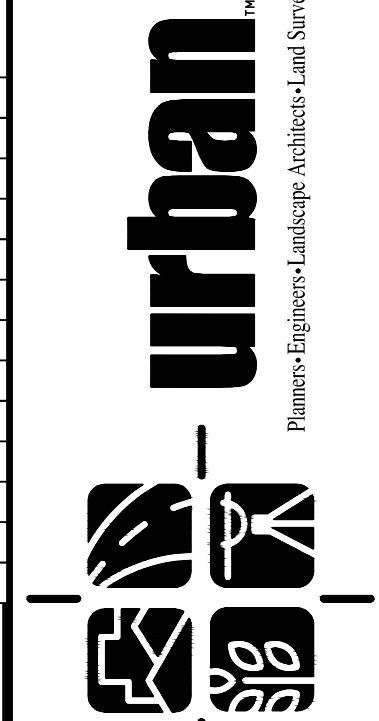
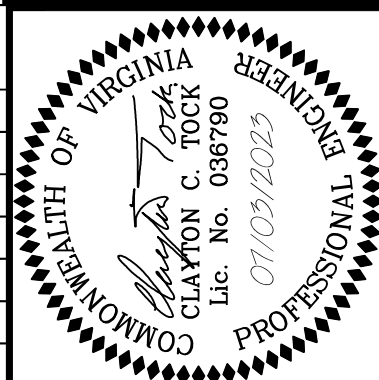
CITY CENTRE WEST
GENERAL DEVELOPMENT PLAN
SPECIAL USE PERMIT PLAT
CITY OF FAIRFAX, VIRGINIA

SHEET
52
OF
52

FILE No.
RZ-13007

SCALE: 1"=100'

DATE: JAN., 2022



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Planners-Engineers-Landscape Architects-Land Surveyors

PLAN DATE	DESCRIPTION	REVISIONS
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No.	DATE	