MASTER DEVELOPMENT PLAN

COURTHOUSE PLAZA

CITY OF FAIRFAX, VIRGINIA

RECEIVED
Sep 29 2026
Community Dev & Planning

GENERAL NOTES:

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

PARCEL ID	OWNER	ADDRESS	EXISTING ZONING	PROPOSED ZONING
57-2-20-004-D	COMBINED COURTHOUSE, LLC	10300 WILLARD WAY	CR (COMMERCIAL RETAIL)	PD-M (PLANNED DEVELOPMENT - MIXED USE)
57-2-20-003-A	COMBINED COURTHOUSE, LLC	3922 BLENHEIM BLVD.	CR & CG	PD-M (PLANNED DEVELOPMENT - MIXED USE)
		TOTAL AREA (ACRES)	10.34	

2. THE PROPERTY SHOWN HEREON IS IDENTIFIED ON THE CITY OF FAIRFAX, VIRGINIA GEOGRAPHIC INFORMATION SYSTEM TAX MAP #57-2-20-004D AND #57-2-20-003-A ARE CURRENTLY ZONED CR-COMMERCIAL RETAIL / CG-COMMERCIAL GENERAL.
3. THE PROPERTY SHOWN IS NOW IN THE NAME OF COMBINED COURTHOUSE, LLC. AT DEED BOOK 23548, PAGE 286, AMONG THE LAND RECORDS OF FAIRFAX COUNTY VIRGINIA.
4. THE PHYSICAL IMPROVEMENTS AND TOPOGRAPHY SHOWN HEREON ARE BASED UPON AN AERIAL TOPOGRAPHIC SURVEY PERFORMED BY MCKENZIE SNYDER, INC, FLOWN DECEMBER 16TH, 2016 AND COMPILED JANUARY 2ND, 2018. THIS DATA HAS BEEN SUPPLEMENTED BY CONVENTIONAL METHODS BY IMEG BETWEEN THE DATES OF DECEMBER 18TH, 2017 AND JANUARY 9TH, 2018 AND FURTHER UP DATED BETWEEN THE DATES OF JANUARY 25TH AND JANUARY 29TH, 2018.
5. THE FOLLOWING DATUM WERE USED:
   A. HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM (VCS) 1983-NORTH AS ESTABLISHED FROM A GPS SURVEY.
   B. THE VERTICAL DATUM SHOWN HEREON IS REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM 0 1929 (NGVD29) AS ESTABLISHED FROM A CURRENT GPS SURVEY.
6. THE PROPERTY SHOWN HEREON IS LOCATED ON THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 5155240002D, REVISED ON JUNE 2ND, 2006.

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

   • FLOOD ZONE "X" (OTHER AREAS), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
7. NO TITLE REPORT FURNISHED. ALL UNDERLYING TITLE LINES, EASEMENTS, SERVITUDE AND OTHER MATTERS OF TITLE MAY NOT BE SHOWN HEREON.
8. THE SUBJECT PROPERTY IS CURRENTLY SERVED BY PUBLIC WATER AND PUBLIC SEWER PROVIDED BY CITY OF FAIRFAX AND FAIRFAX WATER.
9. DURING THE PROCESS OF THE PHYSICAL SURVEY NO INDICATIONS OF A CEMETERY WERE FOUND. NO FURTHER INSPECTION OF THESE PROPERTIES HAVE BEEN MADE FOR POSSIBLE CEMETERIES.
10. NO GEOTECHNICAL FIELD REVIEWS, RESEARCH, GOVERNMENTAL RECORD REVIEWS, OR OTHER INVESTIGATION HAVE BEEN MADE FOR THE PURPOSE OF LOCATING, OR DETERMINING THE EXISTENCE OF HAZARDOUS MATERIALS, OR OTHER ENVIRONMENTAL CONCERNS ON THIS SITE. A PRELIMINARY JURISDICTIONAL DETERMINATION HAS BEEN APPROVED BY THE ARMY CORPS OF ENGINEERS TO DELINEATE THE RPA.
11. THIS DEVELOPMENT PROPOSAL IS COMPATIBLE WITH THE EXISTING DEVELOPMENT IN THE VICINITY OF THIS SITE. NO ADVERSE EFFECTS TO NEIGHBORING PROPERTIES ARE ANTICIPATED WITH THIS PROJECT.
12. NOTWITHSTANDING THE IMPROVEMENTS AND TABULATIONS SHOWN ON THIS PLAN, THE APPLICANT RESERVE THE RIGHT TO MAKE MINOR MODIFICATIONS TO THE FINAL DESIGN, TO COMPLY WITH FINAL ENGINEERING AND NEW CRITERIA AND REGULATIONS WHICH MAY BE ADOPTED BY THE CITY O FAIRFAX SUBSEQUENT TO THE SUBMISSION OF THIS APPLICATION, PROVIDED THAT SUCH MODIFICATIONS ARE SUBSTANTIALLY CONSISTENT WITH THE APPROVED DEVELOPMENT PLAN AND COMMITMENTS AND SUBJECT TO THE DETERMINATIONS OF THE DIRECTOR OF DEVELOPMENT AND PLANNING.
13. THE PROPOSED BUILDING FOOTPRINT SHOWN HEREIN IS PRELIMINARY. THE PROPOSED SQUARE FOOTAGE FOR THE PROPOSED BUILDING IS APPROXIMATE ONLY AND MAY BE SUBJECT TO MINOR REVISIONS AT THE TIME OF SITE PLAN, BUT SUBSTANTIALLY CONSISTENT WITH THE APPROVED MASTER DEVELOPMENT PLAN.
14. ALL EXISTING UTILITY EASEMENTS ARE SHOWN ON THE EXISTING CONDITIONS PLAN.
15. SITE LIGHTING WITHIN THE PROJECT SITE AREA (I.E. ALONG SIDEWALKS AND PATHWAYS) WILL BE DETERMINED DURING FINAL SITE PLAN REVIEW AND SHALL BE IN GENERAL CONFORMANCE WITH SECTION 4.8 OF THE ZONING ORDINANCE AND SECTION 2.10 OF THE PUBLIC FACILITIES MANUAL.
16. ONSITE STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES SHALL BE PROVIDED AS REQUIRED BY CITY REGULATIONS AT THE TIME OF FINAL SITE PLAN. DETENTION TO PROVIDE THE REQUIRED STORMWATER QUANTITY CONTROLS AND ONSITE BEST MANAGEMENT PRACTICES (BMPs) TO MEET THE STORMWATER QUALITY REQUIREMENTS ARE SHOWN ON SHEET C402 - VRRM COMPUTATION (PHASE 1).
17. ALL SIGNAGE WILL BE IN CONFORMANCE WITH SECTION 4.6 OF THE ZONING ORDINANCE UNLESS MODIFIED WITH A COMPREHENSIVE SIGN PLAN.
18. TO THE BEST KNOWLEDGE OF THE ENGINEER AND APPLICANT, THIS DEVELOPMENT PLAN CONFORMS TO ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS, WITH THE FOLLOWING MODIFICATIONS, WAIVERS, AND SPECIAL EXCEPTIONS:
   - 18.1. MODIFICATION FOR SECTION 3.5.1.D.1(B) TO ALLOW MORE THAN 25% OF THE GROUND FLOOR TO BE RESIDENTIAL USES AND/OR RESIDENTIAL ACCESSORY USES
   - 18.2. SPECIAL EXCEPTION FOR SECTION 3.7.3.C 2. TO EXCEED MAXIMUM HEIGHT OF 48' IN TOD.
   - 18.3. A MODIFICATION FOR SECTION 4.4.4.A.1 TO ALLOW SIDEWALKS ON ONLY ONE SIDE OF A STREET AT THESE LOCATIONS:
     - 18.3.1 ALLOWING SIDEWALK ON ONE SIDE OF STREET 1 (NORTH SIDE); THE FUTURE DEVELOPMENT TO THE SOUTH WOULD BE RESPONSIBLE FOR INSTALLING THE REMAINING PORTION OF THE SOUTHERN HALF OF THE STREETSCAPE.
     - 18.3.2 ALLOWING SIDEWALK ON ONE SIDE OF STREET 2 (WEST SIDE); THE PRIORITY OF THE EAST SIDE OF THE STREET IS TO MAXIMIZE OPEN SPACE WITH LANDSCAPED AREA. THE DESIGN OF STREET 1 WILL NOT PRECLUDE A FUTURE DEVELOPMENT TO THE SOUTH FROM EXTENDING THE STREETSCAPE TO INCLUDE PARALLEL PARKING AND SIDEWALKS TO THEIR BUILDING FRONTAGE.
   - 18.4. MODIFICATION FOR SECTION 4.5.6.B. TO ALLOW STREET TREES TO BE LOCATED MORE THAN 15 FEET FROM THE BACK OF CURB ALONG UNIVERSITY DRIVE AND BLENHEIM BOULEVARD.
   - 18.5. PFM WAIVER FOR STREET DETAIL 401-1 FOR ALLOWING FOR A ROW LESS THAN 100' (WHICH IS 50' FROM STREET CENTERLINE) ALONG BLENHEIM BOULEVARD (MINOR ARTERIAL STREET CLASSIFICATION). A PUBLIC ACCESS EASEMENT WILL BE PROVIDED FOR THE PORTION OF STREET AND SIDEWALK THAT IS ON PRIVATE PROPERTY FOR THAT FRONTAGE.
   - 18.6. PFM WAIVER FOR STREET DETAIL 401-01 FOR ALLOWING LOCAL RESIDENTIAL STREETS TO BE LESS THAN 36' WIDE.
   - 18.7. PFM WAIVER FOR COMMERCIAL DRIVEWAY ENTRANCE DETAIL 404-06 IN SOS TO ALLOW STREET 1 ENTRANCE TO BE LESS THAN 12' FROM PROPERTY LINE.
   - 18.8. MODIFICATION TO SECTION 3.5.1D.3(b) TO ALLOW UPPER LEVEL FLOORS TO HAVE A CLEAR HEIGHT LESS THAN 9 FEET.



MASTER DEVELOPMENT PLAN - PHASE 1
SCALE: 1" = 80'



VICINITY MAP
SCALE: 1" = 500'

SHEET INDEX:

CIVIL

Sheet Number	Sheet Title
C000	COVER SHEET
C100	OVERALL EXISTING CONDITIONS PLAN
C101	EXISTING CONDITIONS PLAN
C102	EXISTING CONDITIONS PLAN
C103	EXISTING CONDITIONS PLAN
C200	OVERALL SITE PLAN (PHASE 1)
C201	SITE PLAN (PHASE 1)
C202	SITE PLAN (PHASE 1)
C203	SITE PLAN & TABULATIONS (PHASE 1)
C204	OVERALL FULL BUILD SITE PLAN
C300	OVERALL GRADING PLAN (PHASE 1)
C301	GRADING PLAN (PHASE 1)
C302	GRADING PLAN (PHASE 1)
C303	GRADING PLAN (PHASE 1)
C304	AVERAGE FINISHED GRADE EXHIBIT (PHASE 1)
C400	PRE-DEVELOPMENT BMP MAP
C401	POST-DEVELOPMENT BMP MAP (PHASE 1)
C402	VRRM COMPUTATION (PHASE 1)
C403	BMP NOTES & DETAILS (PHASE 1)
C500	SWM OUTFALL MAP (PHASE 1)
C501	PRE AND POST HYDROGRAPH (PHASE 1)
C502	PRE AND POST HYDROGRAPH (PHASE 1)
C600	SANITARY SEWER ANALYSIS (PHASE 1)
C601	SANITARY SEWER ANALYSIS
C602	SANITARY SEWER OFF-SITE MAP
C603	SANITARY SEWER ANALYSIS (FULL BUILD OUT)
C700	SIGHT DISTANCE (PHASE 1)
C701	SIGHT DISTANCE (PHASE 1)
C702	SIGHT DISTANCE (PHASE 1)
C703	SIGHT DISTANCE (PHASE 1)
C704	SIGHT DISTANCE (PHASE 1)
C705	SIGHT DISTANCE (PHASE 1)
C800	TURNING MOVEMENTS (PHASE 1)
C801	TURNING MOVEMENTS (PHASE 1)
C802	TURNING MOVEMENTS (PHASE 1)
C803	TURNING MOVEMENTS (PHASE 1)
C804	FIRE SERVICE PLAN (PHASE 1)
C900	PEDESTRIAN CONNECTIVITY EXHIBIT (PHASE 1)
C901	PEDESTRIAN CONNECTIVITY EXHIBIT (FULL BUILD OUT)
C902	VEHICULAR CONNECTIVITY EXHIBIT (PHASE 1)
C903	VEHICULAR CONNECTIVITY EXHIBIT (FULL BUILD OUT)
C904	PHASING EXHIBIT (PHASE 1)
C905	PHASING EXHIBIT (FULL BUILD OUT)

LANDSCAPE

Sheet Number	Sheet Title
L100	CONCEPTUAL LANDSCAPE PLAN (PHASE 1)
L101	CONCEPTUAL LANDSCAPE PLAN (FULL BUILD OUT)
L200	OPEN SPACE PLAN (PHASE 1)
L200B	OPEN SPACE PLAN (INTERIM)
L201	OPEN SPACE PLAN (FULL BUILD OUT)
L202	ILLUSTRIOUS IMAGES (PH1)
L203	ILLUSTRIOUS IMAGES (FULL BUILD OUT)
L300	TREE PRESERVATION PLAN
L400	SECTIONS (PHASE 1)
L500	DETAILS - PLANTING
L600	DETAILS - HARDSCAPE

ARCHITECT

Sheet Number	Sheet Title
A101	LEVEL 01
A102	LEVEL 02
A103	LEVEL 03 - LEVEL 06
A104	LEVEL PH/ ROOF
A201	CROSS SECTION
A202	BUILDING SECTIONS
A203	BUILDING SECTIONS
A204	CONSTRUCTION TYPE DIAGRAM
A210	ELEVATIONS
A211	ELEVATIONS
A212	RETAIL CENTER ELEVATIONS

PROJECT TEAMS:

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

ATTORNEY
CURATA PARTNERS PLLC
2350 CORPORATE PARK DRIVE
SUITE 325
HERNDON, VIRGINIA 20171

CIVIL ENGINEER /
LANDSCAPE ARCHITECT
LandDesign
200 SOUTH PEYTON STREET
ALEXANDRIA, VA 22314
(703) 549-7784

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

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

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP

COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
09/28/2026
PROFESSIONAL ENGINEER

SEAL

NOT FOR CONSTRUCTION

PROJECT

COURTHOUSE PLAZA

MASTER DEVELOPMENT PLAN

LANDDESIGN PROJ.#
2023062A

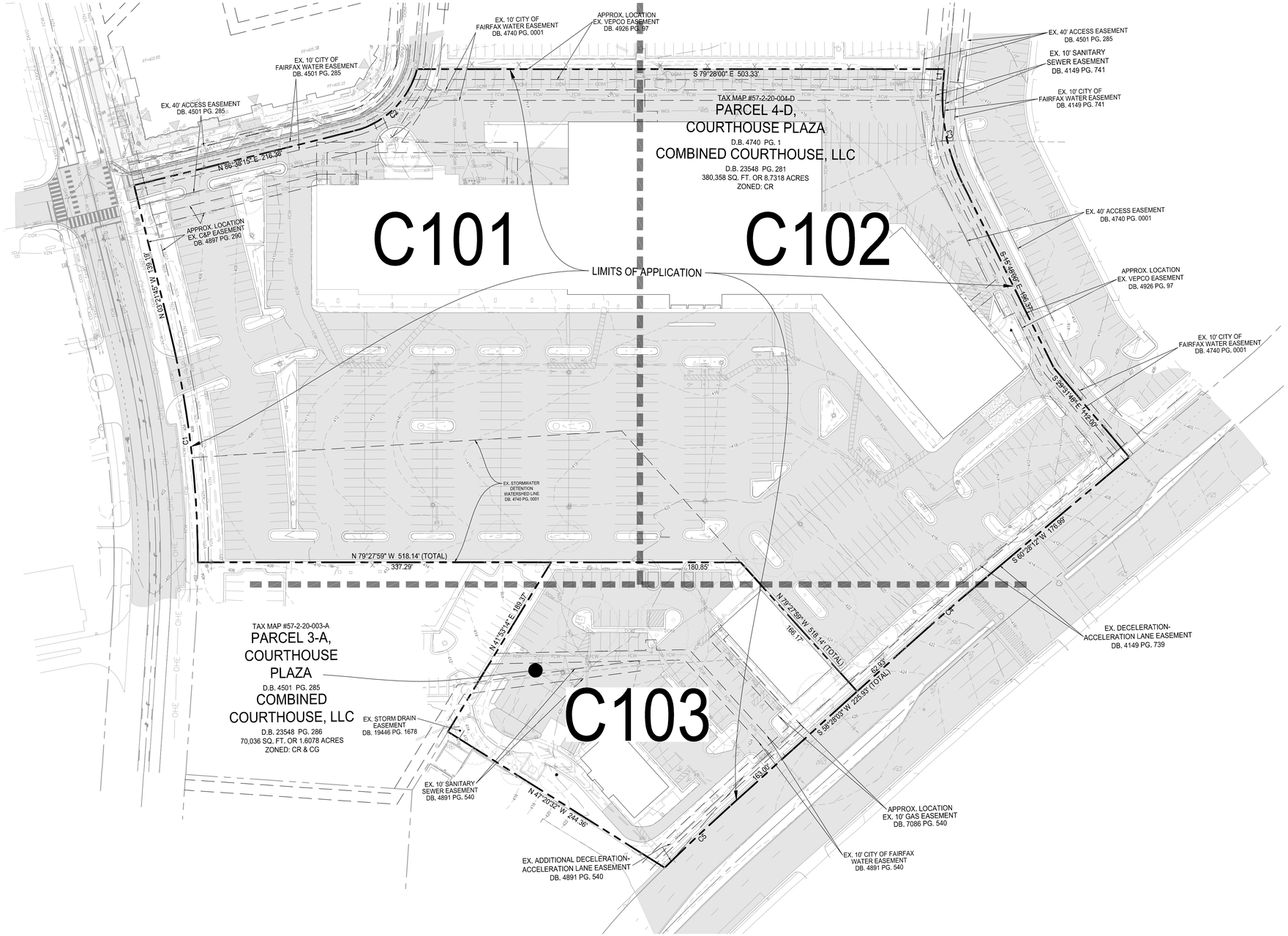
REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	MDP SUBMISSION #1	03/03/26
2	MDP SUBMISSION #2	05/06/26
3	MDP SUBMISSION #3	08/10/26
4	MDP SUBMISSION #4	09/28/26

SCALE
NORTH
VERT: N/A
HORZ: 1" = 500'
0 250 500 1000

SHEET TITLE
COVER SHEET

SHEET NUMBER
C000



NOTES:

1. SEE SHEET C103 FOR LEGEND.
2. SEE SHEET C103 FOR AS-BUILT INFORMATION.
3. THIS PLAN CONSIDERS FUTURE ROAD MARKINGS ALONG UNIVERSITY DRIVE AS EXISTING CONDITIONS.

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	BEARING	CHORD
C1	936.58'	227.15'	13°53'45"	114.13'	N 03°35'07" E	226.59'
C2	83.00'	88.42'	61°02'10"	48.93'	N 56°07'09" E	84.30'
C3	183.04'	100.44'	31°26'24"	51.52'	S 00°04'48" E	99.18'
C4	2943.00'	102.85'	2°00'08"	51.43'	S 59°28'08" W	102.84'
C5	2043.00'	86.21'	2°25'03"	43.11'	S 57°15'31" W	86.21'

LINE TABLE

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

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP

COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
09/28/2026
PROFESSIONAL ENGINEER

SEAL

NOT FOR CONSTRUCTION

PROJECT

COURTHOUSE PLAZA

MASTER DEVELOPMENT PLAN

LANDDESIGN PROJ.#
2023062A

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	MDP SUBMISSION #1	03/03/26
2	MDP SUBMISSION #2	05/06/26
3	MDP SUBMISSION #3	08/10/26
4	MDP SUBMISSION #4	09/28/26

SCALE

VERT: N/A
HORZ: 1" = 50'
0 25 50 100

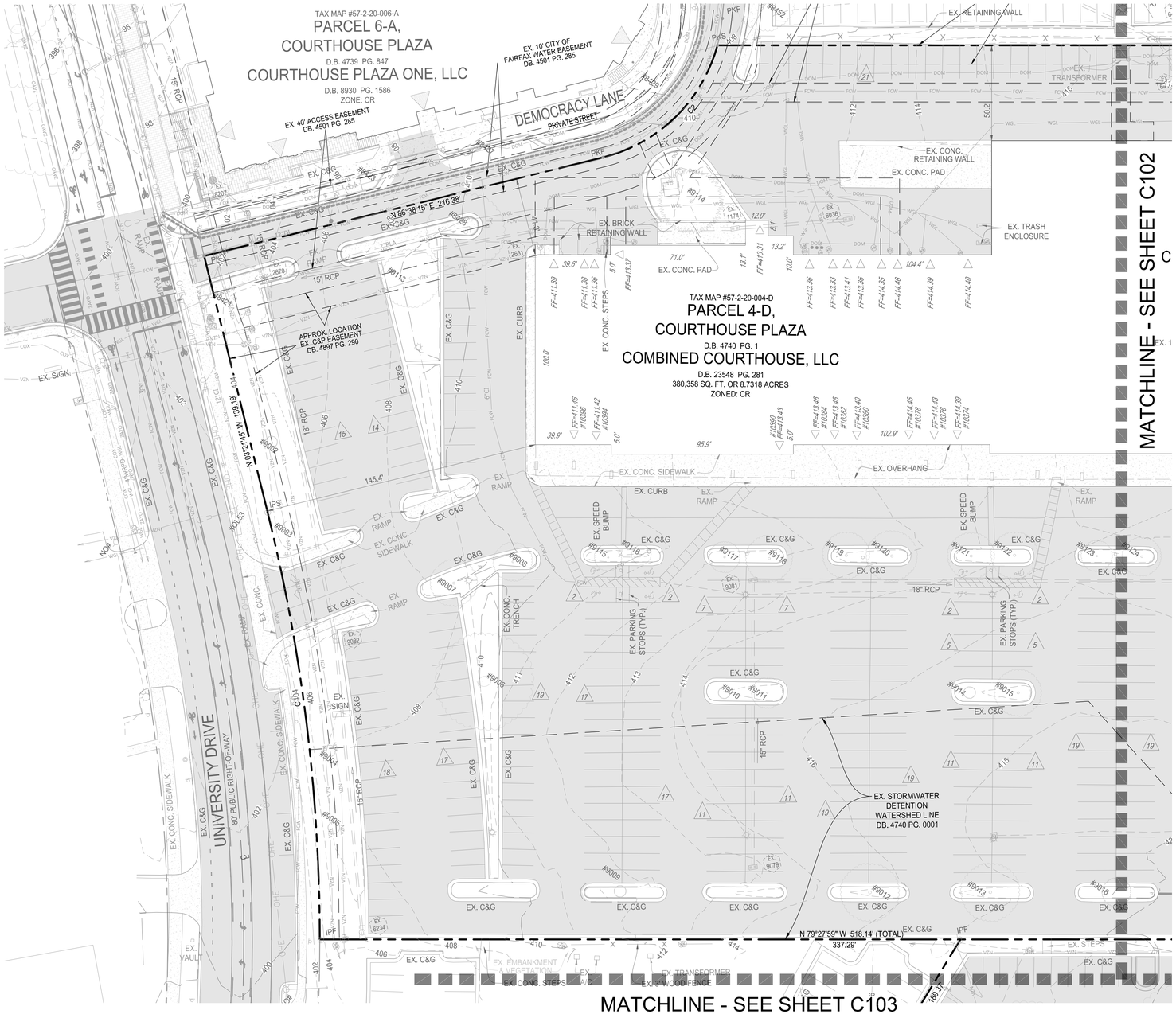
NORTH

SHEET TITLE

OVERALL EXISTING CONDITIONS PLAN

SHEET NUMBER

C100



NOTES:

1. SEE SHEET C103 FOR LEGEND.
2. SEE SHEET C103 FOR AS-BUILT INFORMATION.
3. THIS PLAN CONSIDERS FUTURE ROAD MARKINGS ALONG UNIVERSITY DRIVE AS EXISTING CONDITIONS.

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

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP

COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
09/28/2026
PROFESSIONAL ENGINEER
SEAL

NOT FOR CONSTRUCTION

PROJECT

COURTHOUSE PLAZA

MASTER DEVELOPMENT PLAN

LANDDESIGN PROJ.#
2023062A

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	MDP SUBMISSION #1	03/03/26
2	MDP SUBMISSION #2	05/06/26
3	MDP SUBMISSION #3	08/10/26
4	MDP SUBMISSION #4	09/28/26

SCALE
VERT: N/A
HORZ: 1" = 30'
0 15 30 60

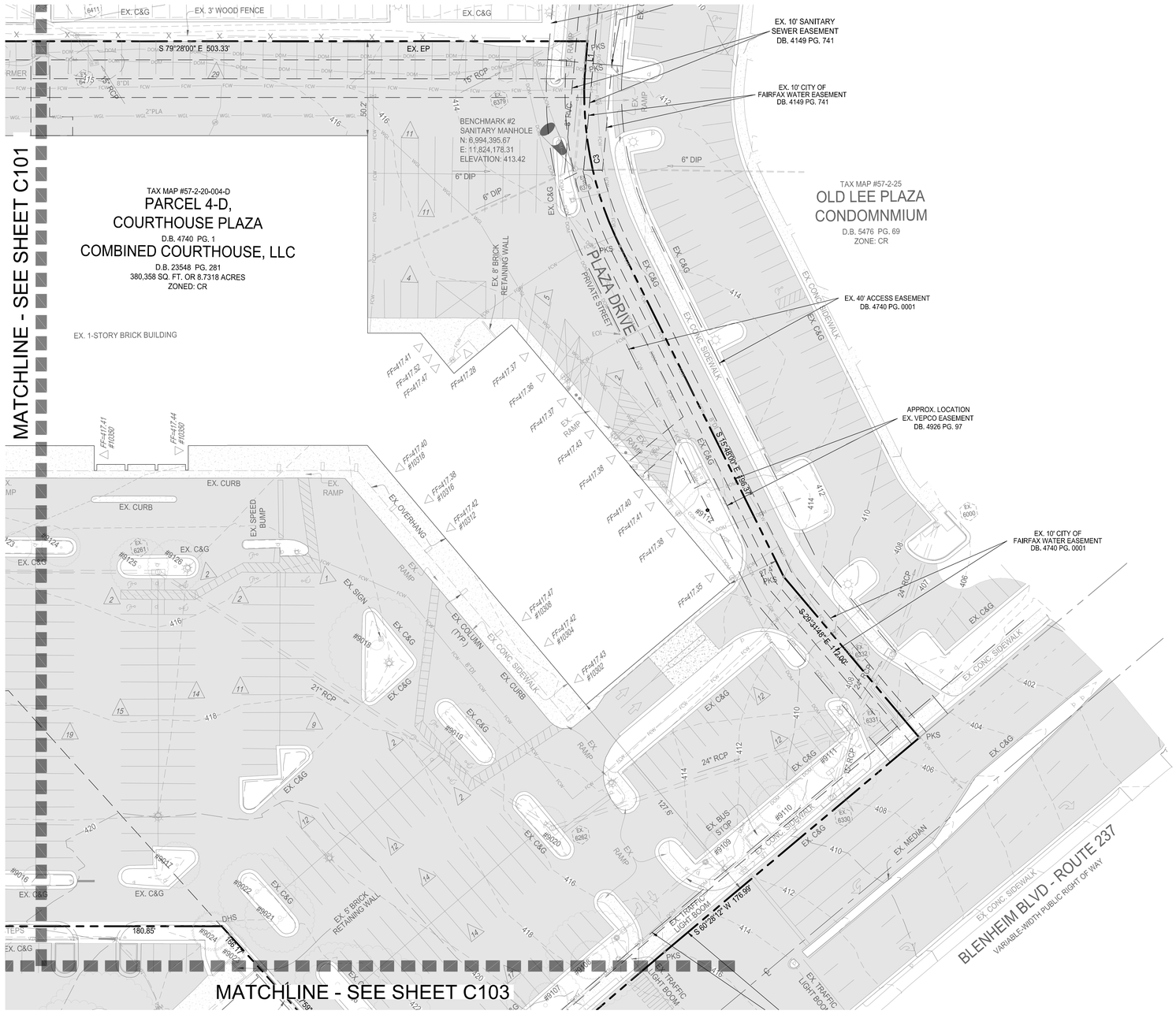
NORTH

SHEET TITLE

EXISTING CONDITIONS PLAN

SHEET NUMBER

C101



NOTES:

1. SEE SHEET C103 FOR LEGEND.
2. SEE SHEET C103 FOR AS-BUILT INFORMATION.
3. THIS PLAN CONSIDERS FUTURE ROAD MARKINGS ALONG UNIVERSITY DRIVE AS EXISTING CONDITIONS.

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

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP

COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
09/28/2026
PROFESSIONAL ENGINEER

SEAL

NOT FOR CONSTRUCTION

PROJECT

COURTHOUSE PLAZA

MASTER DEVELOPMENT PLAN

LANDDESIGN PROJ.#
2023062A

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	MDP SUBMISSION #1	03/03/26
2	MDP SUBMISSION #2	05/06/26
3	MDP SUBMISSION #3	08/10/26
4	MDP SUBMISSION #4	09/28/26

SCALE

VERT: N/A
HORZ: 1" = 30'
0 15 30 60

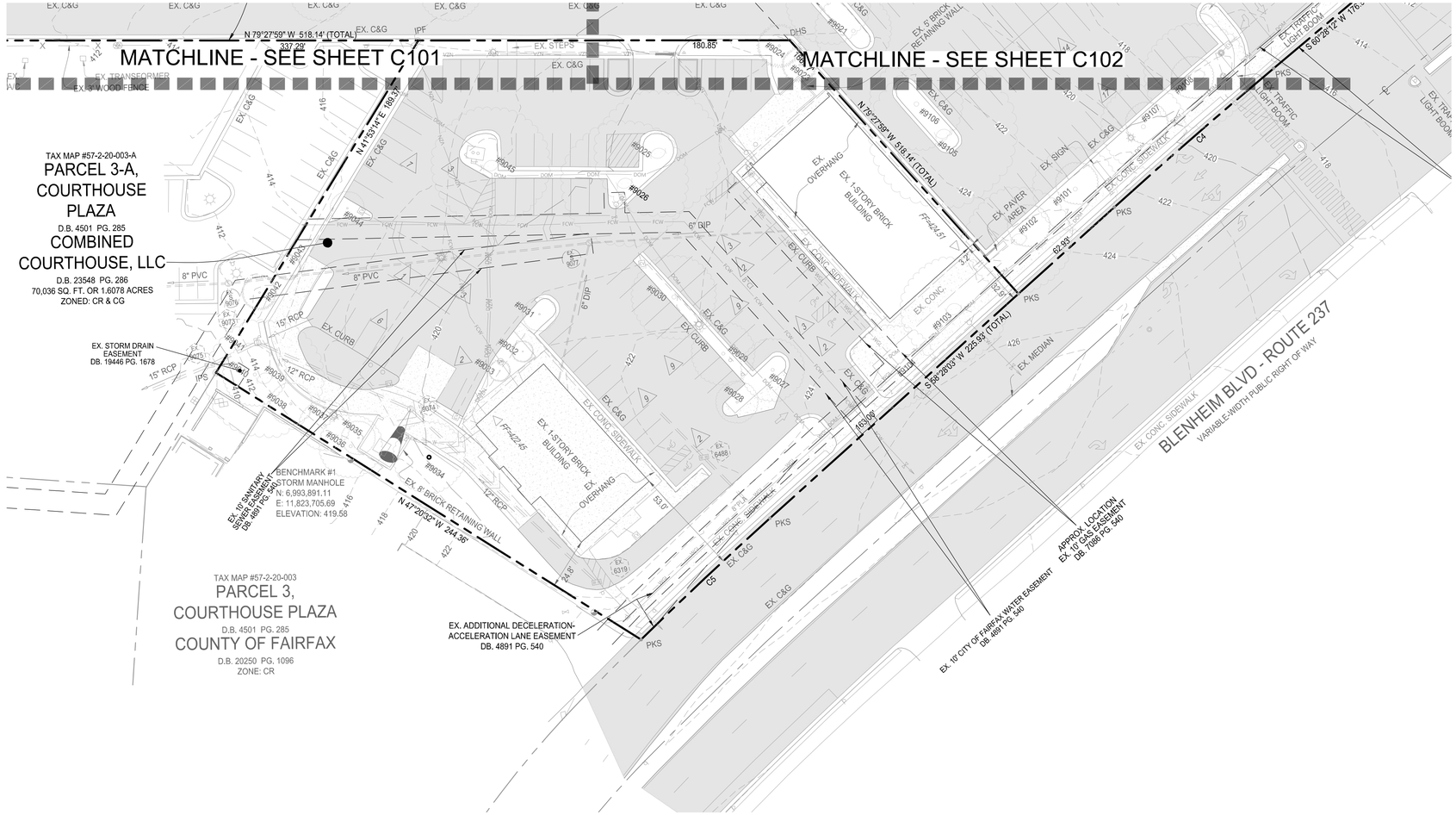
NORTH

SHEET TITLE

EXISTING CONDITIONS PLAN

SHEET NUMBER

C102



SANITARY STRUCTURE DATA

- EX 6376: RIM EL. = 413.42; INV IN (6" DIP FROM BUILDING) = 408.12; INV IN (6" DIP FROM BUILDING) = 400.97; INV IN (6" DIP FROM BUILDING) = 401.12; INV OUT (8" PVC TO 6371) = 400.72
- EX 6371: RIM EL. = 405.84; INV IN (8" PVC FROM 6376) = 398.64
- EX 9077: RIM EL. = 420.76; INV IN (6" DIP FROM BUILDING) = 412.55; INV IN (6" DIP FROM BUILDING) = 412.51; INV OUT (8" PVC TO 9076) = 412.48
- EX 9076: RIM EL. = 411.98; INV IN (8" PVC FROM 9077) = 401.74; INV OUT (8" PVC TO WEST) = 401.15

STORM STRUCTURE DATA

- EX 6234: RIM EL. = 407.28; INV OUT (15" RCP TO 9082) = 402.98
- EX 9082: RIM EL. = 406.20; INV IN (15" RCP FROM 6234) = 401.85; INV OUT (18" RCP TO 6446) = 401.35
- EX 2670: RIM EL. = 404.36; INV IN (15" RCP FROM 2631) = 401.26; INV IN (18" RCP FROM 9082) = 401.23; INV OUT (15" RCP TO 6447) = 400.09
- EX 8207: RIM EL. = 402.94; INV IN (15" RCP FROM 2670) = 399.20; INV OUT (15" RCP TO NORTH) = 398.85
- EX 2631: RIM EL. = 410.73; INV IN (12" RCP FROM BUILDING) = 401.38; INV OUT (15" RCP TO 2670) = 401.33
- * EX 6488: RIM EL. = 421.58
- EX 6318: RIM EL. = 420.86; INV OUT (12" RCP TO 9074) = 415.66
- EX 9074: RIM EL. = 419.58; INV IN (12" RCP FROM 6319) = 412.05; INV OUT (12" RCP TO 9073) = 412.00
- EX 9073: RIM EL. = 419.58; INV IN (12" RCP FROM 9074) = 413.58; INV OUT (15" RCP TO 9075) = 409.08
- EX 9075: RIM EL. = 407.35; INV IN (15" RCP FROM 9073) = 403.40; INV OUT (15" RCP TO SOUTHWEST) = 403.25
- EX 6410: RIM EL. = 414.72; INV OUT (15" RCP TO 6411) = 412.37
- EX 6411: RIM EL. = 415.35; INV IN (15" RCP FROM 6410) = 412.15; INV OUT (15" RCP TO NORTHEAST) = 406.43
- EX 9078: RIM EL. = 409.63; INV OUT (15" RCP TO 9081) = 409.63
- EX 9081: RIM EL. = 412.19; INV IN (15" RCP FROM 9079) = 408.99; INV OUT (18" RCP TO 6261) = 408.74
- EX 6261: RIM EL. = 415.07; INV IN (18" RCP FROM 9081) = 407.49; INV OUT (21" RCP TO 6262) = 407.32
- EX 6262: RIM EL. = 415.67; INV IN (21" RCP FROM 6261) = 405.52; INV OUT (24" RCP TO 6331) = 405.27
- EX 6330: RIM EL. = 408.76; INV OUT (18" RCP TO 6331) = 403.26
- EX 6331: RIM EL. = 408.08; INV IN (18" RCP FROM 6330) = 402.68; INV IN (24" RCP FROM 6262) = 402.58; INV OUT (24" RCP TO 6332) = 402.48
- EX 6332: RIM EL. = 407.30; INV IN (24" RCP FROM 6331) = 401.60; INV OUT (24" RCP TO NORTHEAST) = 401.45
- EX 6379: RIM EL. = 411.98; INV OUT (15" RCP TO 6372) = 409.23
- EX 6372: RIM EL. = 411.29; INV IN (15" RCP FROM 6379) = 408.49; INV OUT (15" RCP TO NORTHEAST) = 408.39
- * EX 1174: RIM EL. = 409.39
- * EX 6036: RIM EL. = 412.00

* STRUCTURE FULL OF DEBRIS - UNABLE TO OBTAIN INVERTS

LEGEND

Utilities - Storm
- STORM MANHOLE
- STORM DRAIN INLET

Utilities - Sanitary
- SANITARY MANHOLE
- SANITARY CLEAN-OUT

Utilities - Water
- WATER VALVE
- FIRE HYDRANT

Utilities - Electric
- LIGHT POLE
- UTILITY POLE
- CROSSWALK LIGHT
- LAMP POST

Utilities - Communication
- TELEPHONE PEDESTAL

Misc. Structures
- 150.0 SPOT SHOT
- BUSH
- TREE
- UNIDENTIFIED UTILITY
- SIGN
- FINISHED FLOOR ELEV. AT DOOR
- POST
- BOLLARD
- HANDICAP PARKING
- TRAFFIC DIRECTION ARROW
- PARKING SPACE COUNT

Abbreviations

EX.	EXISTING
CONC.	CONCRETE
C&G	CURB AND GUTTER
A/C	AIR CONDITIONER
IPF	IRON PIPE FOUND
IPS	IRON PIPE SET
PKF	PK NAIL FOUND
PKS	PK NAIL SET
DHS	DRILL HOLE SET

Surfaces
- ASPHALT AREA
- CONCRETE AREA

Linetypes
- INDEX CONTOUR (5')
- INT. CONTOUR (1')
- FENCE
- OVERHEAD UTILITY WIRE
- DOMINION ELECTRIC MARKING
- PRIVATE ELECTRIC MARKING
- VERIZON COMMUNICATION MARKING
- COX COMMUNICATION MARKING
- FAIRFAX WATER MARKING
- WASHINGTON GAS MARKING
- UNIDENTIFIED UTILITY MARKING

NOTE:

THIS PLAN CONSIDERS FUTURE ROAD MARKINGS ALONG UNIVERSITY DRIVE AS EXISTING CONDITIONS.

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

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP

COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
09/28/2026
PROFESSIONAL ENGINEER

SEAL

NOT FOR CONSTRUCTION

PROJECT

COURTHOUSE PLAZA

MASTER DEVELOPMENT PLAN

LANDDESIGN PROJ.#
2023062A

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	MDP SUBMISSION #1	03/03/26
2	MDP SUBMISSION #2	05/06/26
3	MDP SUBMISSION #3	08/10/26
4	MDP SUBMISSION #4	09/28/26

SCALE
VERT: N/A
HORZ: 1" = 30'
0 15 30 60

NORTH

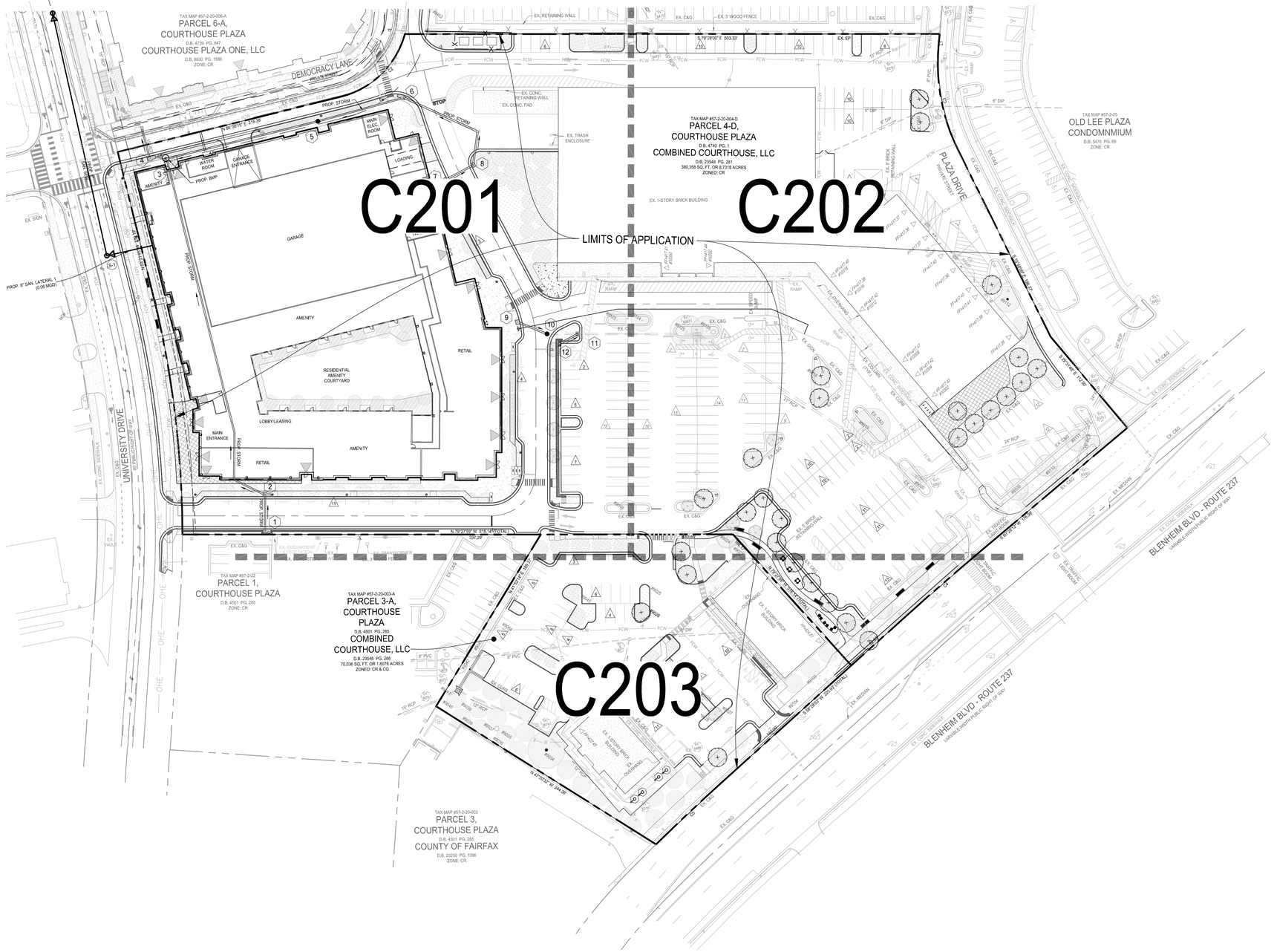
SHEET TITLE

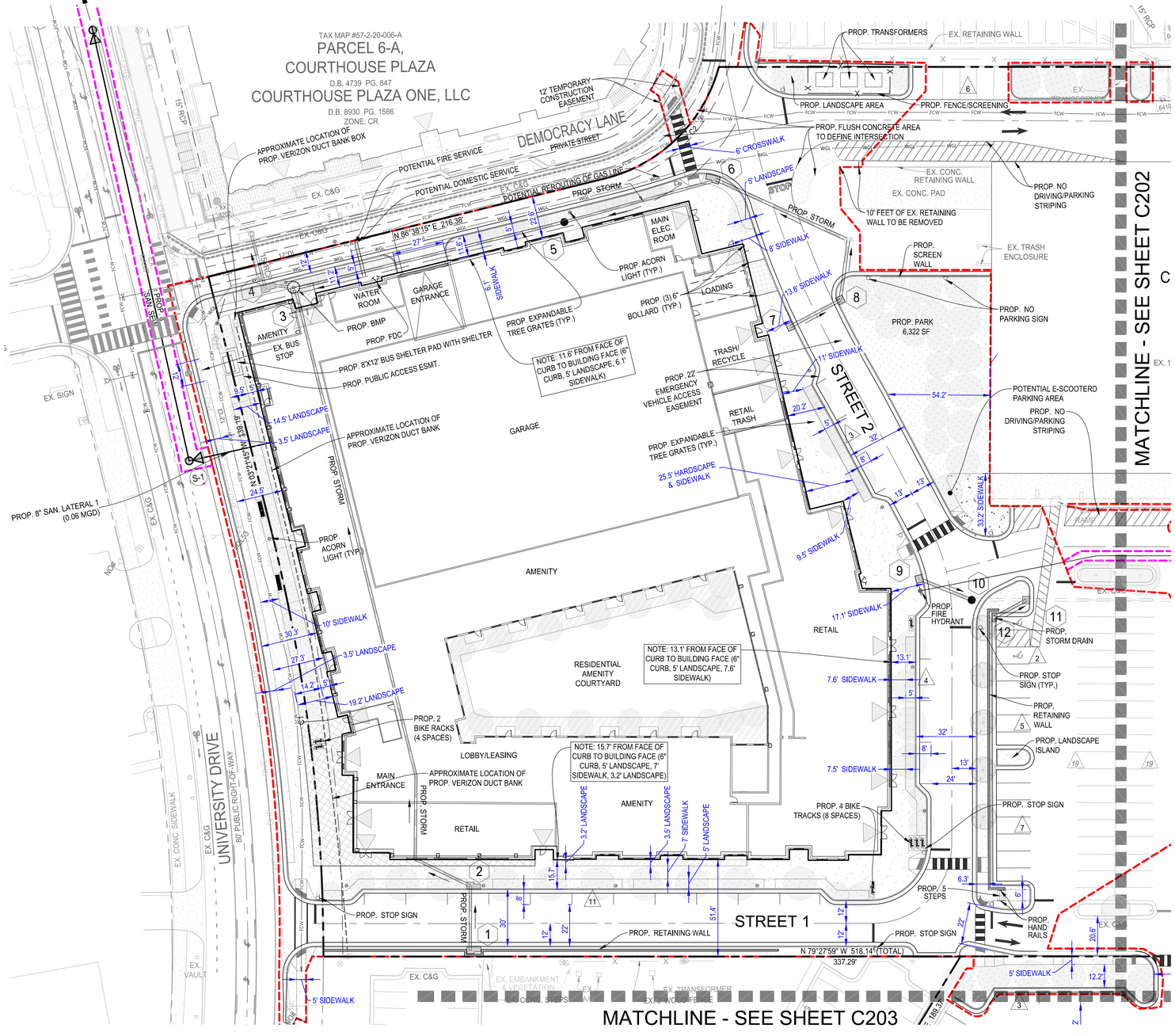
EXISTING CONDITIONS PLAN

SHEET NUMBER

C103

SEE SHEET C601 FOR PROPOSED SANITARY EXTENTS AND LAYOUT


C201
C202
C203
LIMITS OF APPLICATION
TAX MAP #57-2-20-004-A
PARCEL 6-A,
COURTHOUSE PLAZA
COURTHOUSE PLAZA ONE, LLC
D.B. 4739 PG. 847
D.B. 8930 PG. 1586
ZONE: CR
TAX MAP #57-2-20-004-D
PARCEL 4-D,
COURTHOUSE PLAZA
COMBINED COURTHOUSE, LLC
D.B. 4740 PG. 1
D.B. 23548 PG. 281
380,358 SQ. FT. OR 8.7318 ACRES
ZONED: CR
TAX MAP #57-2-25
OLD LEE PLAZA
CONDOMNMIUM
D.B. 5476 PG. 69
ZONE: CR
TAX MAP #57-2-22
PARCEL 1,
COURTHOUSE PLAZA
D.B. 4501 PG. 285
ZONE: CR
TAX MAP #57-2-20-003-A
PARCEL 3-A,
COURTHOUSE PLAZA
D.B. 4501 PG. 285
COMBINED COURTHOUSE, LLC
D.B. 23548 PG. 286
70,036 SQ. FT. OR 1.6078 ACRES
ZONED: CR & CG
TAX MAP #57-2-20-003
PARCEL 3,
COURTHOUSE PLAZA
D.B. 4501 PG. 285
COUNTY OF FAIRFAX
D.B. 20250 PG. 1096
ZONE: CR
DEMOCRACY LANE
PRIVATE STREET
PLAZA DRIVE
PRIVATE STREET
UNIVERSITY DRIVE
PUBLIC RIGHT-OF-WAY
BLENHEIM BLVD - ROUTE 237
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY
PROP. STORM
PROP. SAN. LATERAL 1
(0.06 MGD)
GARAGE ENTRANCE
LOADING
MAIN ELEC. ROOM
WATER ROOM
AMENITY
PROP. RAMP
GARAGE
RESIDENTIAL AMENITY COURTYARD
LOBBY/LEASING
MAIN ENTRANCE
RETAIL
PROP. STAIRS
EX. RETAINING WALL
EX. C&G
EX. 3' WOOD FENCE
EX. CONC. RETAINING WALL
EX. CONC. PAD
EX. TRASH ENCLOSURE
EX. 1-STORY BRICK BUILDING
EX. 6' BRICK RETAINING WALL
EX. RAMP
EX. CONC. SIDEWALK
EX. CURB
EX. MEDIAN
EX. TRAFFIC LIGHT POLE
EX. SIGN
EX. VAULT
EX. MANHOLE
EX. INLET
EX. WATER VALVE
EX. GAS VALVE
EX. TELEPHONE MANHOLE
EX. UTILITY POLE
EX. OVERHEAD UTILITY LINE
EX. VICTORY BRICK BUILDING
EX. OVERHANG
EX. CANOPY
EX. PAVILION
EX. GAZEBO
EX. BRICK RETAINING WALL
EX. STONE RETAINING WALL
EX. STORM MANHOLE
EX. STORM INLET
EX. SANITARY MANHOLE
EX. WATER METER
EX. WATER VALVE
EX. FIRE HYDRANT
EX. GAS METER
EX. TELEPHONE BOOTH
EX. TELEPHONE MANHOLE
EX. ELECTRIC MANHOLE
EX. ELECTRIC VAULT
EX. ELECTRIC METER
EX. ELECTRIC BOX
EX. ELECTRIC LIGHT POLE
EX. ELECTRIC TRANSFORMER
EX. ELECTRIC HANDHOLE
EX. ELECTRIC SERVICE BOX
EX. ELECTRIC SERVICE
EX. ELECTRIC CONDUIT
EX. ELECTRIC CAB



LEGEND:

- LIMITS OF DISTURBANCE
- LIMITS OF UTILITY WORK
- PROPOSED CURB & GUTTER
- PROPOSED SIDEWALK
- PROPOSED BUILDING
- PROPOSED SANITARY SEWER / MANHOLE
- PROPOSED WATERLINE
- PROPOSED STORM
- PROPOSED SIDEWALK
- PROPOSED SIDEWALK (LOADING DOCK AREA)
- PROPOSED DETECTABLE WARNING SURFACE
- PROPOSED LANDSCAPE
- PROPOSED HARDSCAPE
- PROPOSED STRIPING
- PROPOSED LIGHT
- PROPOSED SIGN
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE DEPARTMENT CONNECTION
- PROPOSED BUIULDING ENTRANCE
- PROPOSED PARKING COUNT
- PROPOSED ACCESSIBLE PARKING SPACE
- PROPOSED TREE GRATE, 5 FEET WIDE

NOTES:

1. ALL CURB RAMPS AND SIDEWALKS MEET ADA/PROWAG.
2. ALL DRIVEWAY APRONS MEET ADA REQUIREMENTS.
3. FINAL LOCATIONS OF STREET LIGHTS AND BIKE RACKS TO BE FINALIZED AT THE TIME OF THE FINAL SITE PLAN.

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

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP

COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
09/28/2026
PROFESSIONAL ENGINEER
SEAL

NOT FOR CONSTRUCTION

PROJECT

COURTHOUSE PLAZA

MASTER DEVELOPMENT PLAN

LANDDESIGN PROJ.#
2023062A

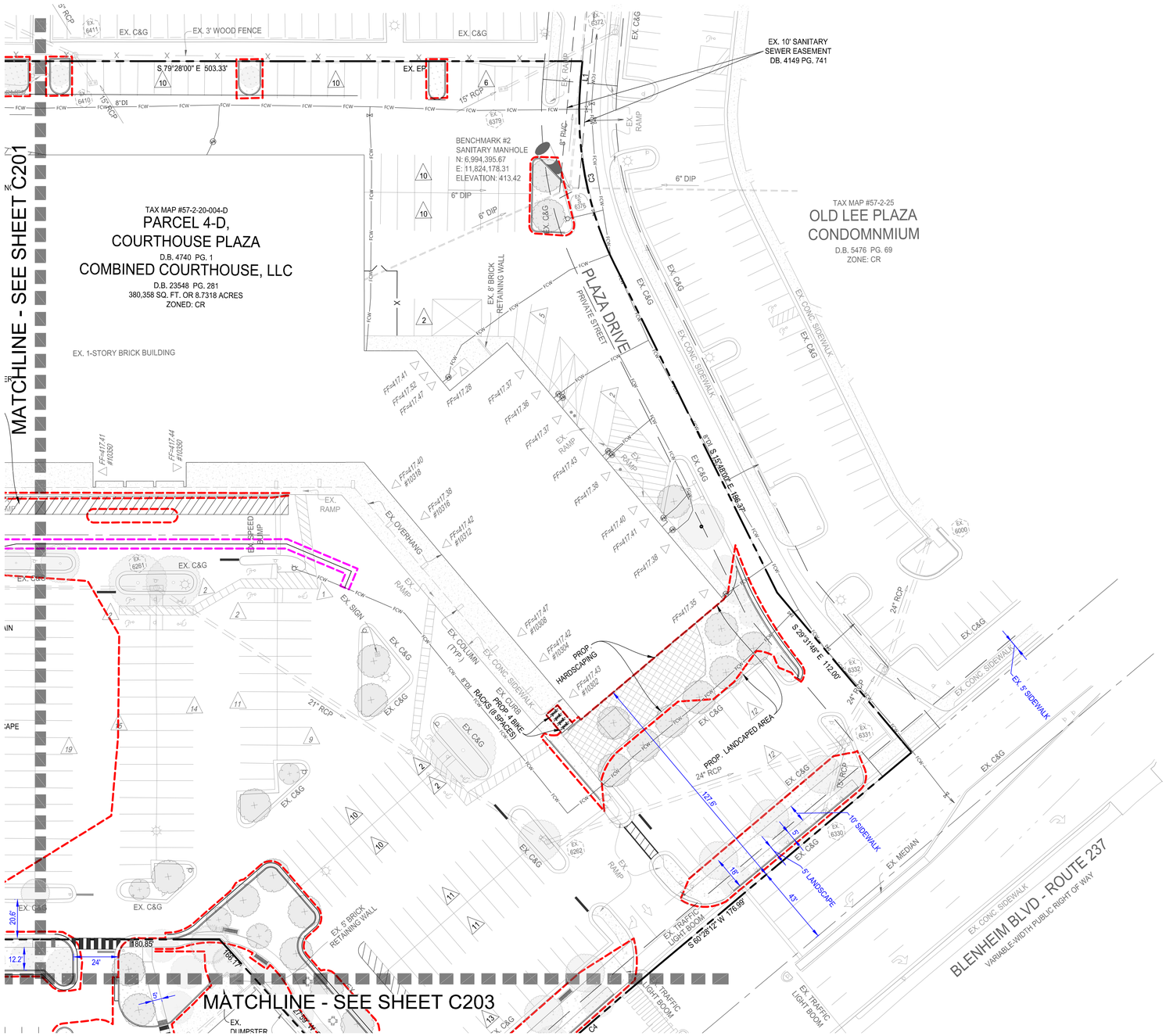
REVISION / ISSUANCE

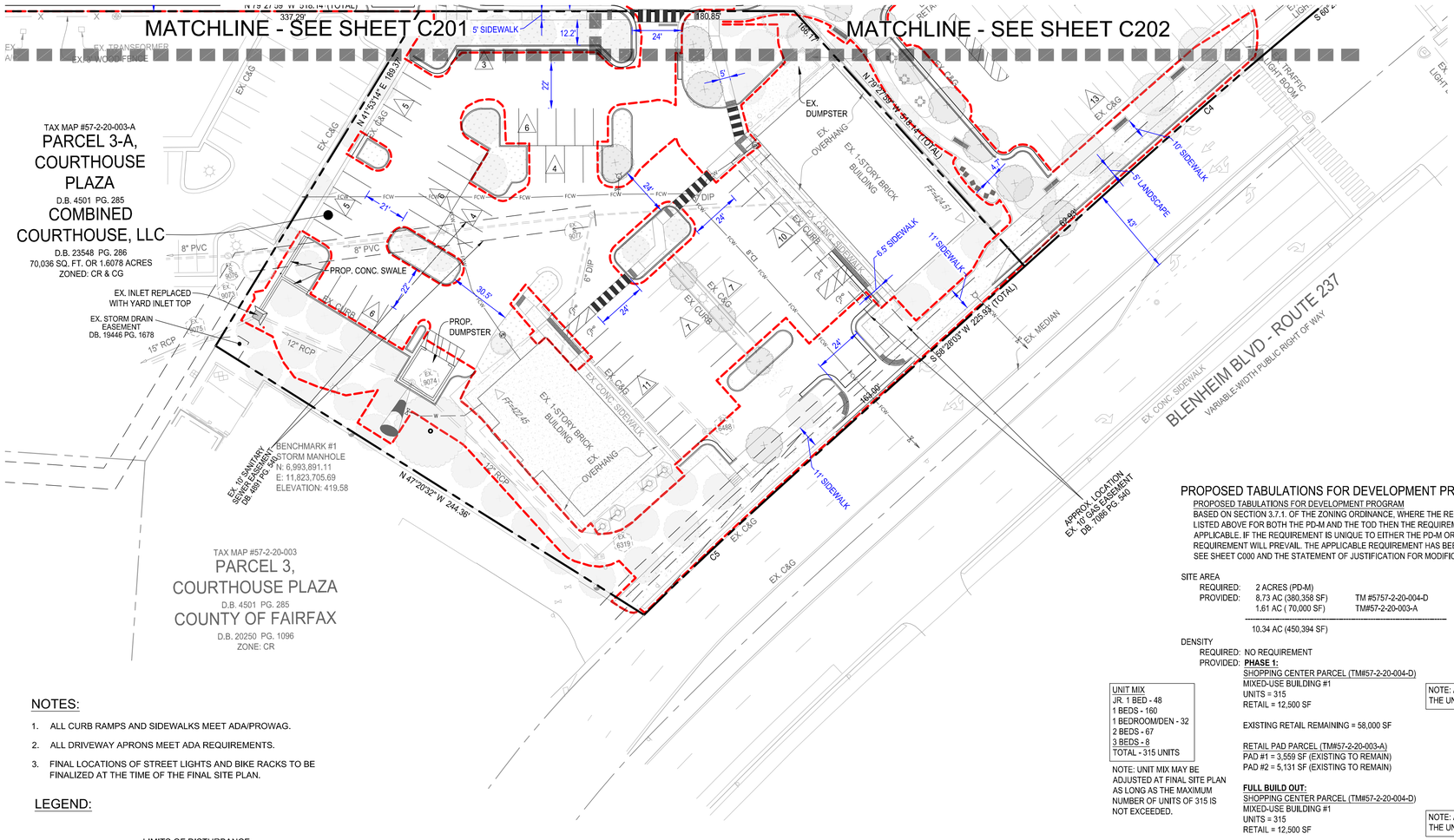
NO.	DESCRIPTION	DATE
1	MDP SUBMISSION #1	03/03/26
2	MDP SUBMISSION #2	05/06/26
3	MDP SUBMISSION #3	08/10/26
4	MDP SUBMISSION #4	09/28/26

SCALE
NORTH
VERT: N/A
HORZ: 1" = 30'
0 15 30 60

SHEET TITLE
SITE PLAN (PHASE 1)

SHEET NUMBER
C201


MATCHLINE - SEE SHEET C201
TAX MAP #57-2-20-004-D
PARCEL 4-D,
COURTHOUSE PLAZA
D.B. 4740 PG. 1
COMBINED COURTHOUSE, LLC
D.B. 23548 PG. 281
380,358 SQ. FT. OR 8.7318 ACRES
ZONED: CR
EX. 1-STORY BRICK BUILDING
TAX MAP #57-2-25
OLD LEE PLAZA
CONDOMNMIUM
D.B. 5476 PG. 69
ZONE: CR
EX. 10' SANITARY SEWER EASEMENT DB. 4149 PG. 741
BENCHMARK #2
SANITARY MANHOLE
N: 6,994,395.67
E: 11,824,178.31
ELEVATION: 413.42
PLAZA DRIVE
PRIVATE STREET
EX. 8' BRICK RETAINING WALL
EX. 3' WOOD FENCE
EX. C&G
EX. RAMP
EX. CONC. SIDEWALK
EX. OVERHANG
EX. SIGN
EX. COLUMN (TYP.)
EX. SPEED HUMP
EX. CURB
PROP. 4 BIKE RACKS (8 SPACES)
PROP. HARDSCAPING
PROP. LANDCAPED AREA
EX. 5' BRICK RETAINING WALL
EX. TRAFFIC LIGHT BOOM
EX. MEDIAN
EX. 5' SIDEWALK
10' SIDEWALK
5' LANDSCAPE
BLENHEIM BLVD - ROUTE 237
VARIABLE-WIDTH PUBLIC RIGHT OF WAY
MATCHLINE - SEE SHEET C203
EX. DUMPSTER
S 79°28'00" E 503.33'
S 15°40'04" E 198.27'
S 25°31'49" E 112.60'
S 60°28'12" W 176.89'
N 79°28'00" W 187.77'
FF=417.41
FF=417.52
FF=417.47
FF=417.28
FF=417.37
FF=417.36
FF=417.37
FF=417.43
FF=417.38
FF=417.40
FF=417.41
FF=417.38
FF=417.35
FF=417.40 #10318
FF=417.39 #10316
FF=417.42 #10312
FF=417.47 #10308
FF=417.42 #10304
FF=417.43 #10302
FF=417.41 #10300
FF=417.44 #10300
PROP. 24" RCP
EX. 24" RCP
EX. 21" RCP
EX. 15" RCP
EX. 8" DI
EX. 6" DIP
EX. 8" PVC
EX. 6" DIP
EX. 6" DIP
EX. 6" DIP



NOTES:

1. ALL CURB RAMPS AND SIDEWALKS MEET ADA/PROWAG.
2. ALL DRIVEWAY APRONS MEET ADA REQUIREMENTS.
3. FINAL LOCATIONS OF STREET LIGHTS AND BIKE RACKS TO BE FINALIZED AT THE TIME OF THE FINAL SITE PLAN.

LEGEND:

- LIMITS OF DISTURBANCE
- LIMITS OF UTILITY WORK
- PROPOSED CURB & GUTTER
- PROPOSED SIDEWALK
- PROPOSED BUILDING
- PROPOSED SANITARY SEWER / MANHOLE
- PROPOSED WATERLINE
- PROPOSED STORM
- PROPOSED SIDEWALK
- PROPOSED SIDEWALK (LOADING DOCK AREA)
- PROPOSED DETECTABLE WARNING SURFACE
- PROPOSED LANDSCAPE
- PROPOSED HARDSCAPE
- PROPOSED STRIPING
- PROPOSED LIGHT
- PROPOSED SIGN
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE DEPARTMENT CONNECTION
- PROPOSED BUIULDING ENTRANCE
- PROPOSED PARKING COUNT
- PROPOSED ACCESSIBLE PARKING SPACE
- PROPOSED TREE GRATE, 5 FEET WIDE

ZONING ORDINANCE REQUIREMENT 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.

REQUIREMENTS FOR PLANNED DEVELOPMENT MIXED-USE DISTRICT (PD-M)

OPEN SPACE: 20% MINIMUM

SITE AREA: 2 ACRES

TREE CANOPY: 10% MINIMUM

PROPOSED TABULATIONS FOR DEVELOPMENT PROGRAM:

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 PD-M AND THE TOD THEN THE REQUIREMENT FOR THE TOD WILL BE APPLICABLE. IF THE REQUIREMENT IS UNIQUE TO EITHER THE PD-M OR THE TOD THE RESPECTIVE REQUIREMENT WILL PREVAIL. THE APPLICABLE REQUIREMENT HAS BEEN LISTED BELOW FOR EACH ITEM. SEE SHEET C000 AND THE STATEMENT OF JUSTIFICATION FOR MODIFICATIONS.

SITE AREA
- REQUIRED: 2 ACRES (PD-M)
- PROVIDED: 8.73 AC (380,358 SF) TM #5757-2-20-004-D
  1.61 AC (70,000 SF) TM#57-2-20-003-A
  10.34 AC (450,394 SF)

DENSITY
- REQUIRED: NO REQUIREMENT
- PROVIDED: **PHASE 1:**
  SHOPPING CENTER PARCEL (TM#57-2-20-004-D)
  MIXED-USE BUILDING #1
  UNITS = 315
  RETAIL = 12,500 SF
  EXISTING RETAIL REMAINING = 58,000 SF
  RETAIL PAD PARCEL (TM#57-2-20-003-A)
  PAD #1 = 3,559 SF (EXISTING TO REMAIN)
  PAD #2 = 5,131 SF (EXISTING TO REMAIN)

NOTE: A TOTAL OF 6% OF THE UNITS WILL BE ADUS.

FULL BUILD OUT:
SHOPPING CENTER PARCEL (TM#57-2-20-004-D)
MIXED-USE BUILDING #1
UNITS = 315
RETAIL = 12,500 SF

NOTE: A TOTAL OF 6% OF THE UNITS WILL BE ADUS.

MIXED-USE BUILDING #2
UNITS = 315
RETAIL = 50,000 SF

RETAIL PAD PARCEL (TM#57-2-20-003-A)
PAD #1 = 3,559 SF (EXISTING TO REMAIN)
PAD #2 = 5,131 SF (EXISTING TO REMAIN)
FUTURE RETAIL PAD OPTION A: 2,869 SF
FUTURE RETAIL PAD OPTION B: 2,869 SF

NOTE: ONLY ONE FUTURE RETAIL PAD WILL BE PROVIDED AT EITHER OPTION A LOCATION OR OPTION B LOCATION, SEE SHEET C204.

UNIT MIX
JR. 1 BED - 48
1 BEDS - 160
1 BEDROOM/DEN - 32
2 BEDS - 67
3 BEDS - 8
TOTAL - 315 UNITS

NOTE: UNIT MIX MAY BE ADJUSTED AT FINAL SITE PLAN AS LONG AS THE MAXIMUM NUMBER OF UNITS OF 315 IS NOT EXCEEDED.

BUILDING HEIGHT
- PERMITTED: 48' (TOD)
- PROVIDED: MIXED-USE BUILDING #1 = 72'
  MIXED-USE BUILDING #2 = 72
  PAD #1 = 20'
  PAD #2 = 20'

REQUIRED YARDS:
- REQUIRED: 0-10 FEET (TOD)
- PROVIDED: SEE PLAN ON SHEET C201 FOR DISTANCES FROM BUILDING ROW

LOT COVERAGE
- PERMITTED: 90% MAXIMUM (TOD)
- PROVIDED: PHASE 1 = 89%
  FULL BUILD OUT = 83%

BUILDING COVERAGE
- PERMITTED: 80% MAXIMUM (TOD)
- PROVIDED: PHASE 1 = 3.67 AC (35.5%)
  FULL BUILD OUT = 4.94 AC (47.8%)

SIDEWALK
- REQUIRED: 10' (TOD) - PUBLIC ROADS
- PROVIDED: 10' MINIMUM ALONG UNIVERSITY DRIVE
  10' MINIMUM ALONG BLENHEIM DRIVE

OPEN SPACE
- REQUIRED: 20% (PD-M)
- PROVIDED: PHASE 1 = 12.9%
  FULL BUILD OUT = 20%

NOTE: SEE SHEETS L200 AND L201 FOR OPEN SPACE PLANS

TREE CANOPY
- REQUIRED: 10% (PD-M)
- PROVIDED: PHASE 1 = 9.7%
  FULL BUILD OUT = 10%

BICYCLE PARKING
- REQUIRED: 20 SPACES (4.2.8.B)
- PROVIDED: 22 SPACES

NOTE: 20 LONG TERM BICYCLE SPACES ARE PROVIDED IN THE MIXED-USE BUILDING.

LOADING SPACES
- REQUIRED: MULTI-FAMILY (50+ UNITS) = 1 SPACE
  RETAIL UNDER 10,000 SF = 0 SPACES
  RETAIL 10,000 SF - 49,999 SF = 1 SPACE
  RETAIL 50,000 SF + = 2 SPACES

PHASE 1
MULTI-FAMILY = 1 SPACE
RETAIL (PARCEL 4-D) = 1 SPACE
RETAIL (PARCEL 3-A) = 0 SPACES

NOTE: RETAIL AND RESIDENTIAL LOADING SPACES MAY BE SHARED.

PROVIDED: 2 SPACES

FULL BUILD OUT
LOADING REQUIREMENTS FOR THE FULL BUILD OUT WILL BE DETERMINED AT THE TIME OF THE MASTER DEVELOPMENT PLAN AMENDMENT AND WILL BE PROVIDED PER THE ZONING ORDINANCE REQUIREMENTS OR A SPECIAL EXEMPTION WILL BE REQUESTED

PHASE 1 PARKING TABULATIONS:

PARKING REQUIRED
RESIDENTIAL: 1.5 SPACE PER UNIT
RETAIL: 1 SPACE PER 200 SF (50% REDUCTION FOR TOD)

BUILDING #1 RESI = 315 UNITS X 1.5 SPACES = 473 SPACES
BUILDING #1 RETAIL = 12,500 X 1 SP / 200 SF = 63 SPACES X 50% = 32 SPACES
RETAIL CENTER = 58,000 X 1 SP/ 200 SF = 290 SPACES X 50% = 145 SPACES
SUB-TOTAL (PARCEL 4-D) = 650 SPACES

PAD SITES = 8,690 X 1 SP / 200 SF = 44 SPACES X 50% = 22 SPACES
SUB-TOTAL (PARCEL 3-A) = 22 SPACES

TOTAL REQUIRED = 672 SPACES

PARKING PROVIDED
BUILDING #1 GARAGE = 395 SPACES
AT-GRADE PARALLEL = 18 SPACES
RETAIL CENTER = 252 SPACES
SUB-TOTAL (PARCEL 4-D) = 665 SPACES

RETAIL PAD SITES = 74 SPACES
SUB-TOTAL (PARCEL 3-A) = 74 SPACES

TOTAL PROVIDED = 739 SPACES *

* TOTAL PROVIDED PARKING MAY BE REDUCED TO ACCOUNT FOR ADDITIONAL DEVELOPMENT ON THE PAD PARCEL (TM#57-2-20-003A) OR ADDITIONAL OPEN SPACE. PROVIDED THE NUMBER DOES NOT DECREASE BELOW 672 SPACES.

RETAIL SUMMARY:

	EXISTING (SF)	PHASE 1 (SF)	FULL BUILD OUT (SF)
SHOPPING CENTER PARCEL	83,170	70,500	62,500
RETAIL PAD SITE	8,690	8,690	11,559
TOTAL	91,860	79,190	74,059

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. 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.

FULL BUILD OUT PARKING TABULATIONS:

PARKING REQUIREMENTS FOR THE FULL BUILD OUT WILL BE DETERMINED AT THE TIME OF THE MASTER DEVELOPMENT PLAN AMENDMENT AND WILL BE PROVIDED PER THE ZONING ORDINANCE REQUIREMENTS OR A SPECIAL EXCEPTION WILL BE REQUESTED

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

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP

SEAL
COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
09/28/2026
PROFESSIONAL ENGINEER

NOT FOR CONSTRUCTION

PROJECT
COURTHOUSE PLAZA

MASTER DEVELOPMENT PLAN

LANDDESIGN PROJ.#
2023062A

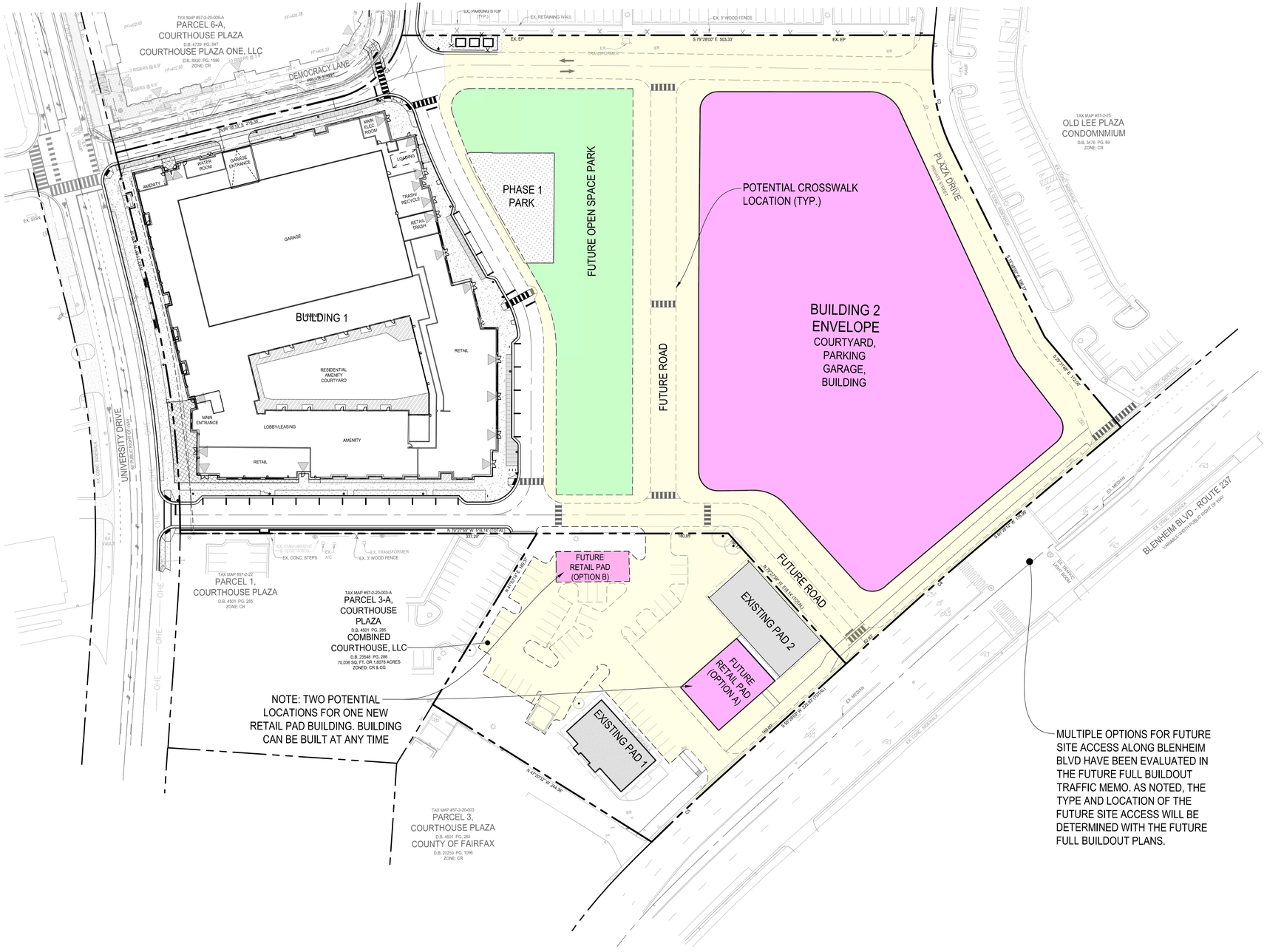
REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	MDP SUBMISSION #1	03/03/26
2	MDP SUBMISSION #2	05/06/26
3	MDP SUBMISSION #3	08/10/26
4	MDP SUBMISSION #4	09/28/26

SCALE
NORTH
VERT: N/A
HORZ: 1" = 30'
0 15 30 60

SHEET TITLE
SITE PLAN & TABULATIONS (PHASE 1)

SHEET NUMBER
C203



LEGEND

- BUILDING ENVELOPE
- FUTURE OPEN SPACE PARK
- ROAD, STREETSCAPE, PARKING, ETC.

NOTE: ADDITIONAL OPEN SPACES WILL BE PROVIDED AT FULL BUILD OUT TO MEET THE 20% OPEN SPACE REQUIREMENT, SEE SHEET L201.

KEY MAP

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
09/28/2026
PROFESSIONAL ENGINEER
SEAL

NOT FOR CONSTRUCTION

PROJECT

COURTHOUSE PLAZA

MASTER DEVELOPMENT PLAN

LANDDESIGN PROJ.#
2023062A

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	MDP SUBMISSION #1	03/03/26
2	MDP SUBMISSION #2	05/06/26
3	MDP SUBMISSION #3	08/10/26
4	MDP SUBMISSION #4	09/28/26

SCALE NORTH

VERT: N/A
HORZ: 1" = 50'
0 25 50 100

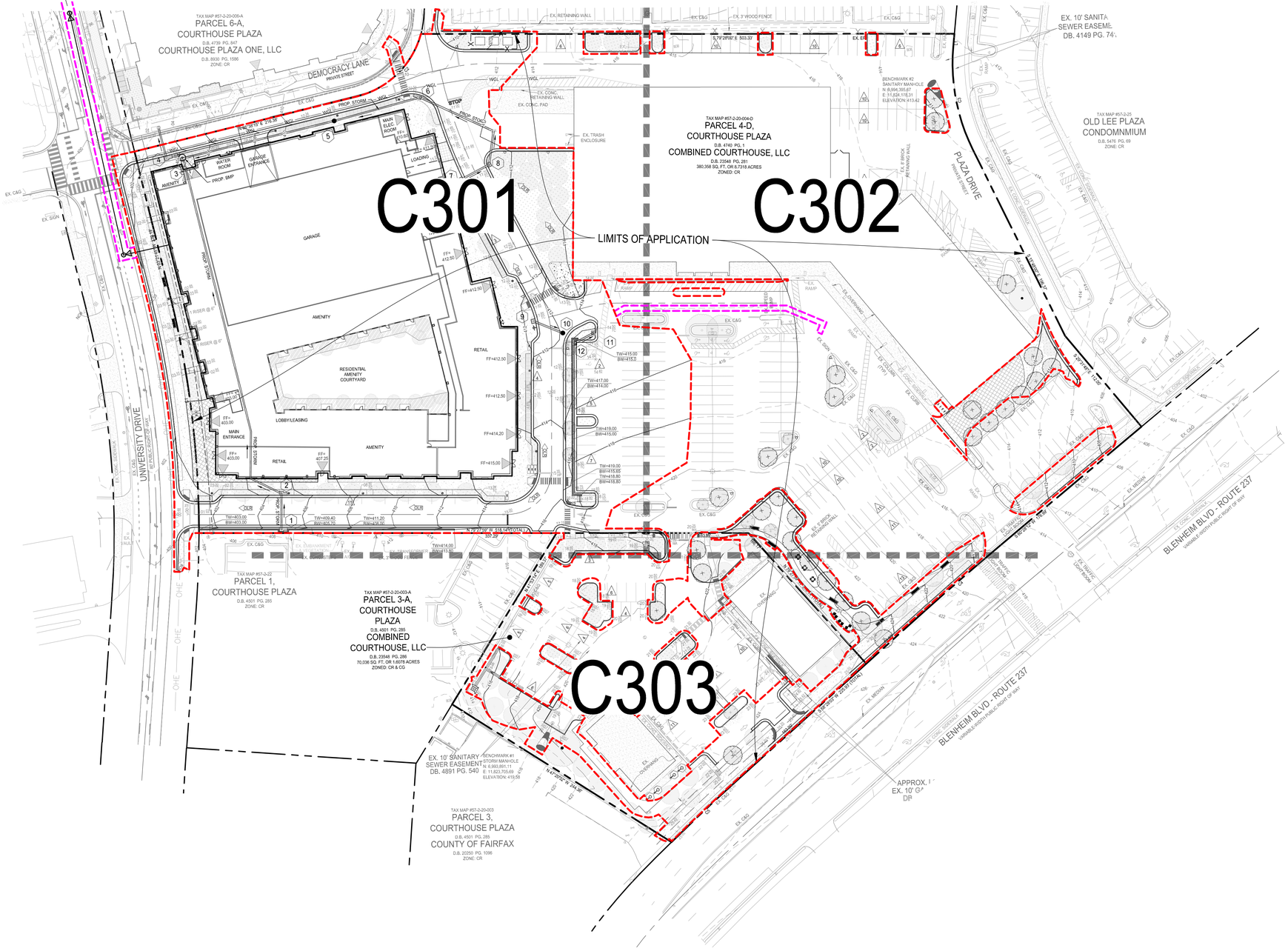
SHEET TITLE

OVERALL FULL BUILD SITE PLAN

SHEET NUMBER

C204

SEE SHEET C601 FOR PROPOSED SANITARY EXTENTS AND LAYOUT



LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP

COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
09/28/2026
PROFESSIONAL ENGINEER

SEAL

NOT FOR CONSTRUCTION

PROJECT

COURTHOUSE PLAZA

MASTER DEVELOPMENT PLAN

LANDDESIGN PROJ.#
2023062A

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	MDP SUBMISSION #1	03/03/26
2	MDP SUBMISSION #2	05/06/26
3	MDP SUBMISSION #3	08/10/26
4	MDP SUBMISSION #4	09/28/26

SCALE

VERT: N/A
HORZ: 1" = 50'

0 25 50 100

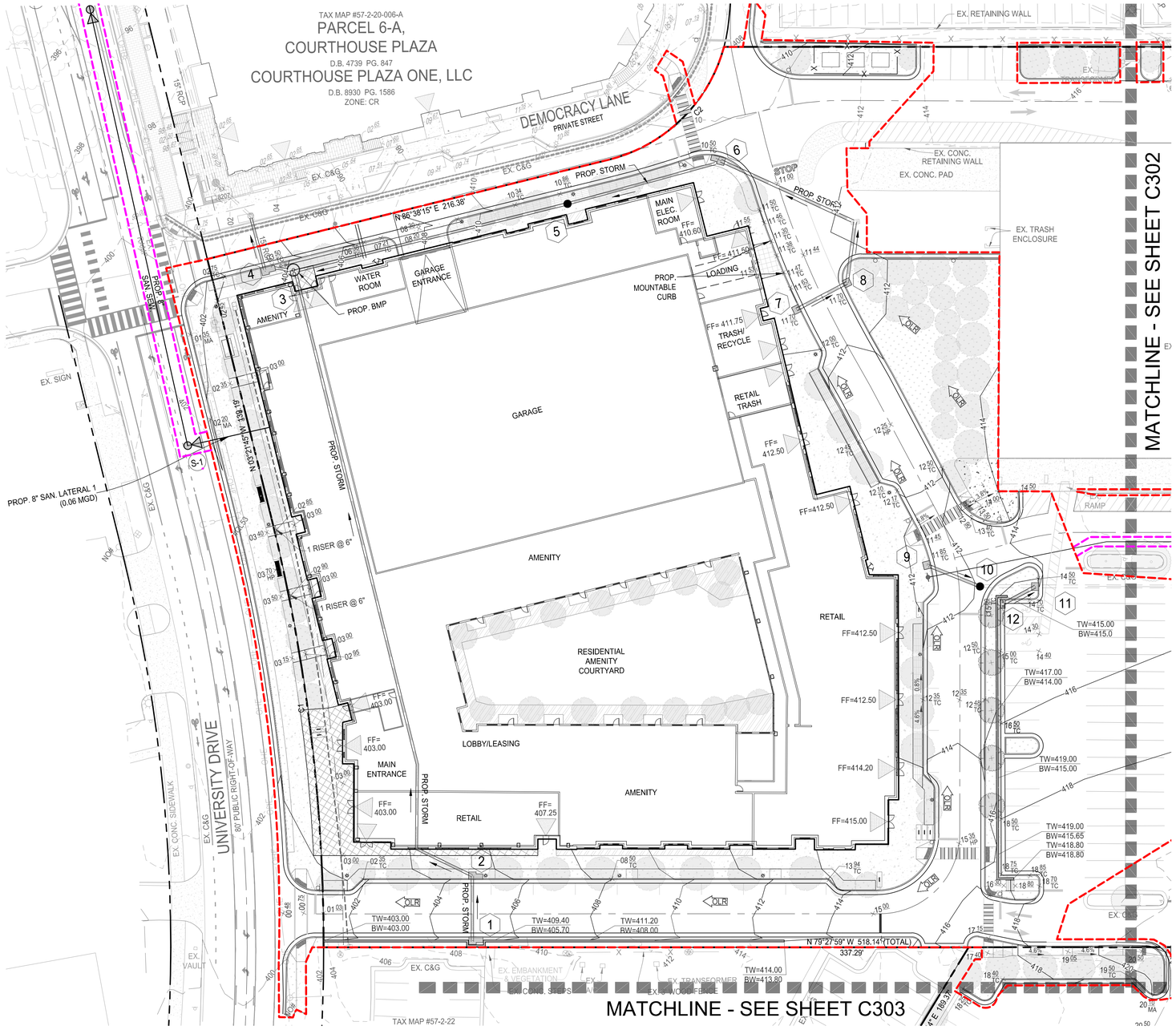
NORTH

SHEET TITLE

OVERALL GRADING PLAN (PHASE 1)

SHEET NUMBER

C300



LEGEND:

- LIMITS OF DISTURBANCE
- LIMITS OF UTILITY WORK
- 414 — PROPOSED CONTOUR
- 15.09 × — PROPOSED SPOT ELEVATION
- ROAD CENTERLINE
- MA — MATCH EXISTING
- TC — TOP OF CURB

NOTE: ALL CURB RAMPS AND SIDEWALKS SHALL MEET ADA/PROWAG REQUIREMENTS.

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

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP

COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
09/28/2026
PROFESSIONAL ENGINEER

SEAL

NOT FOR CONSTRUCTION

PROJECT

COURTHOUSE PLAZA

MASTER DEVELOPMENT PLAN

LANDDESIGN PROJ.#
2023062A

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	MDP SUBMISSION #1	03/03/26
2	MDP SUBMISSION #2	05/06/26
3	MDP SUBMISSION #3	08/10/26
4	MDP SUBMISSION #4	09/28/26

SCALE

NORTH

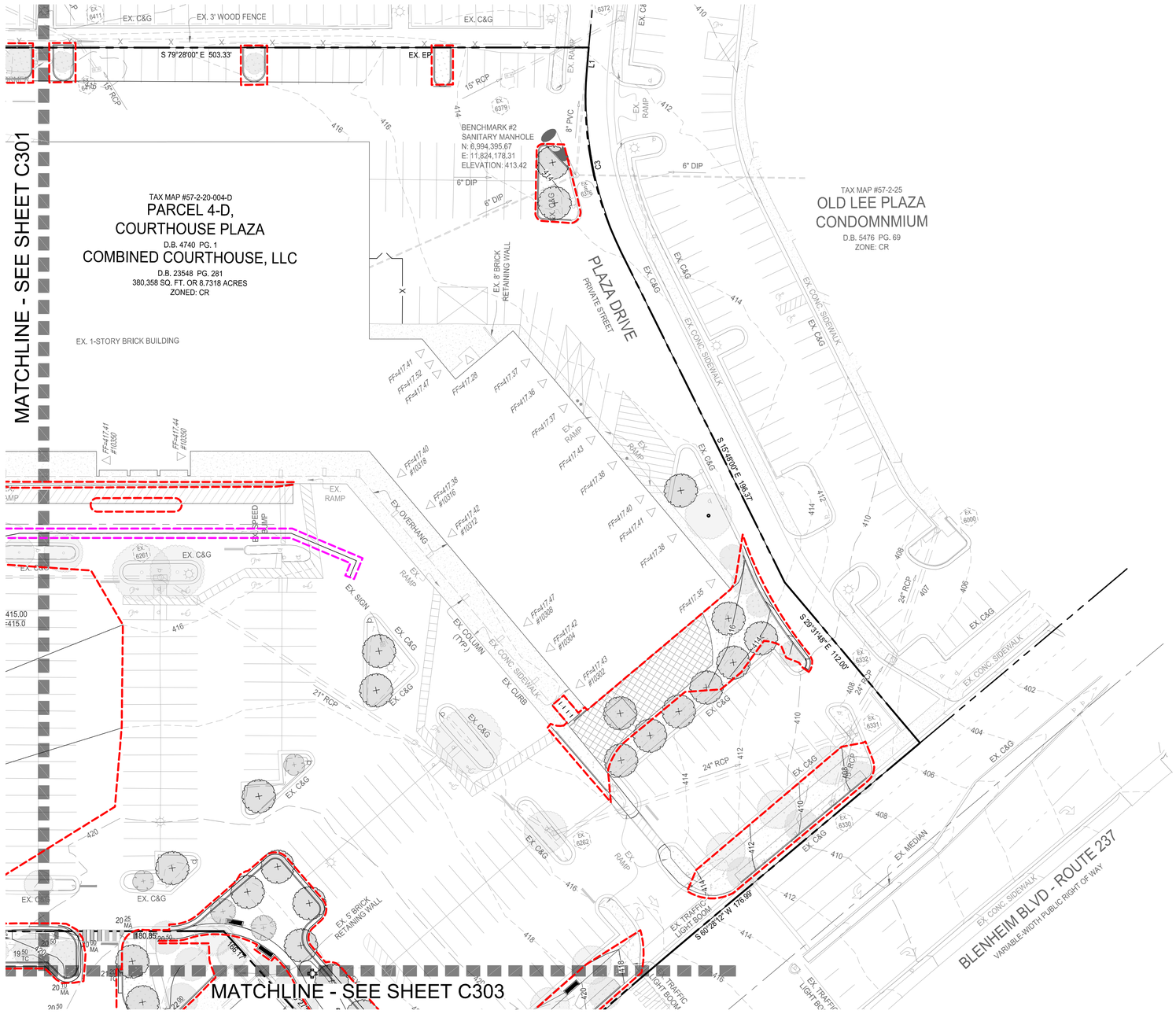
VERT: N/A
HORZ: 1" = 30'
0 15 30 60

SHEET TITLE

GRADING PLAN (PHASE 1)

SHEET NUMBER

C301



LEGEND:

- LIMITS OF DISTURBANCE
- LIMITS OF UTILITY WORK
- 414 — PROPOSED CONTOUR
- 15.09 × — PROPOSED SPOT ELEVATION
- ROAD CENTERLINE
- MA — MATCH EXISTING
- TC — TOP OF CURB

NOTE: ALL CURB RAMPS AND SIDEWALKS SHALL MEET ADA/PROWAG REQUIREMENTS.

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

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP

COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
09/28/2026
PROFESSIONAL ENGINEER

SEAL

NOT FOR CONSTRUCTION

PROJECT

COURTHOUSE PLAZA

MASTER DEVELOPMENT PLAN

LANDDESIGN PROJ.#
2023062A

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	MDP SUBMISSION #1	03/03/26
2	MDP SUBMISSION #2	05/06/26
3	MDP SUBMISSION #3	08/10/26
4	MDP SUBMISSION #4	09/28/26

SCALE

VERT: N/A
HORZ: 1" = 30'

0 15 30 60

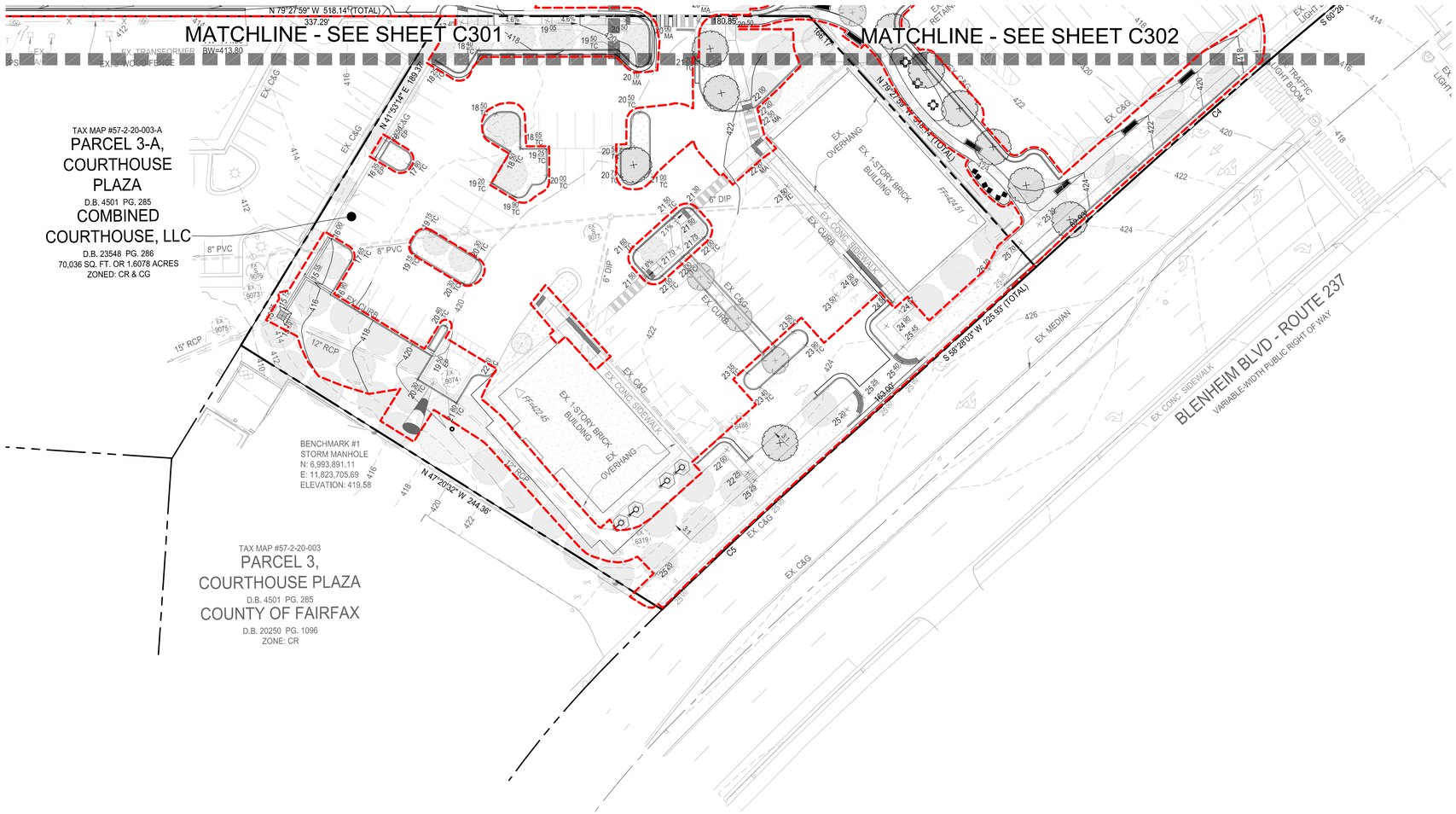
NORTH

SHEET TITLE

GRADING PLAN (PHASE 1)

SHEET NUMBER

C302



LEGEND:

- LIMITS OF DISTURBANCE
- LIMITS OF UTILITY WORK
- 414 — PROPOSED CONTOUR
- 15.09 × PROPOSED SPOT ELEVATION
- ROAD CENTERLINE
- MA MATCH EXISTING
- TC TOP OF CURB

NOTE: ALL CURB RAMPS AND SIDEWALKS SHALL MEET ADA/PROWAG REQUIREMENTS.

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

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP

COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
09/28/2026
PROFESSIONAL ENGINEER
SEAL

NOT FOR CONSTRUCTION

PROJECT

COURTHOUSE PLAZA

MASTER DEVELOPMENT PLAN

LANDDESIGN PROJ.#
2023062A

REVISION / ISSUANCE

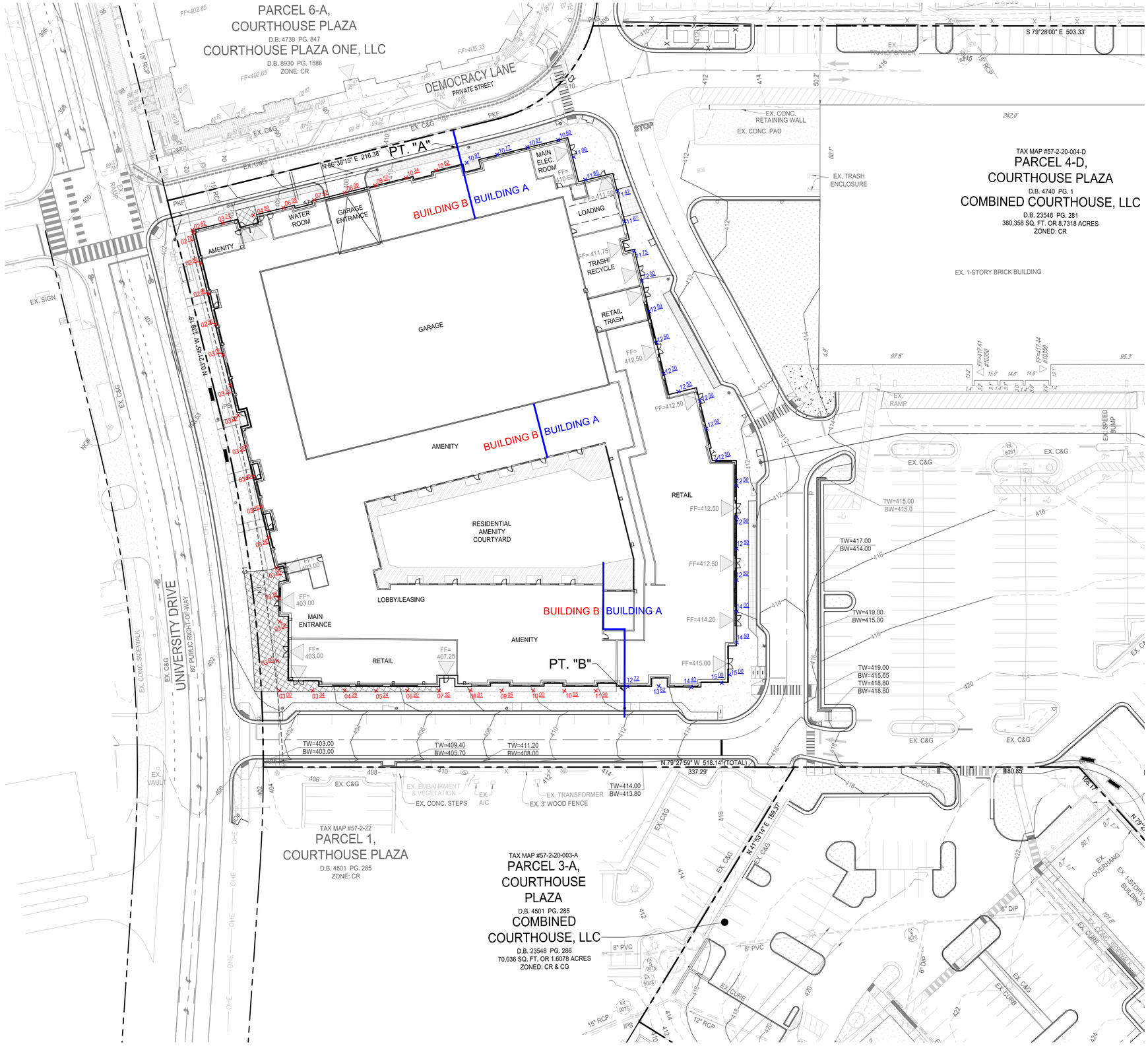
NO.	DESCRIPTION	DATE
1	MDP SUBMISSION #1	03/03/26
2	MDP SUBMISSION #2	05/06/26
3	MDP SUBMISSION #3	08/10/26
4	MDP SUBMISSION #4	09/28/26

SCALE
VERT: N/A
HORZ: 1" = 30'
0 15 30 60

NORTH

SHEET TITLE
GRADING PLAN (PHASE 1)

SHEET NUMBER
C303



BUILDING A - starts at pr. "A" and goes clockwise

AFG Point	Elevation
1	410.97
2	410.77
3	410.57
4	410.60
5	411.00
6	411.65
7	411.42
8	411.67
9	411.75
10	412.00
11	412.50
12	412.50
13	412.50
14	412.50
15	412.50
16	412.50
17	412.50
18	412.50
19	412.50
20	412.50
21	412.50
22	414.00
23	414.50
24	415.00
25	415.00
26	414.40
27	413.62
28	412.72
AFG =	**412.5**

BUILDING B - starts at pr. "B" and goes clockwise

AFG Point	Elevation
1	411.90
2	410.95
3	410.00
4	409.05
5	408.01
6	407.15
7	406.20
8	405.24
9	404.29
10	403.34
11	403.00
12	403.00
13	403.08
14	403.16
15	403.26
16	403.36
17	403.46
18	403.40
19	403.36
20	403.26
21	403.16
22	406.06
23	402.96
24	402.86
25	402.80
26	402.70
27	402.62
28	403.74
29	404.50
30	406.08
31	407.43
32	408.08
33	406.57
34	410.24
35	410.62
AFG =	**405.4**

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP

COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
09/28/2026
PROFESSIONAL ENGINEER

SEAL

NOT FOR CONSTRUCTION

PROJECT

COURTHOUSE PLAZA

MASTER DEVELOPMENT PLAN

LANDDESIGN PROJ.#
2023062A

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	MDP SUBMISSION #1	03/03/26
2	MDP SUBMISSION #2	05/06/26
3	MDP SUBMISSION #3	08/10/26
4	MDP SUBMISSION #4	09/28/26

SCALE
VERT: N/A
HORZ: 1" = 30'
0 15 30 60

NORTH

SHEET TITLE
AVERAGE FINISHED GRADE EXHIBIT (PHASE 1)

SHEET NUMBER
C304

SEE SHEET C601 FOR PROPOSED SANITARY EXTENTS AND LAYOUT

OUTFALL #1A
TO: EX. 1174
A = 0.10 AC.
(IMP=0.10, MT=0.00)

OUTFALL #1A
TO: ROOF DRAINS
A = 0.66 AC.
(IMP=0.66, MT=0.00)

OUTFALL #1B
TO: EX. 2759
A = 0.37 AC.
(IMP=0.34, MT=0.03)

OUTFALL #1B
TO: EX. 6036
A = 0.03 AC.
(IMP=0.03, MT=0.00)

OUTFALL #1B
TO: EX. 6410
A = 0.71 AC.
(IMP=0.71, MT=0.00)

OUTFALL #2A
TO: EX. 6379
A = 0.19 AC.
(IMP=0.19, MT=0.00)

OUTFALL #2A

OUTFALL #2A
TO: EX. 6372
A = 0.96 AC.
(IMP=0.95, MT=0.01)

OUTFALL #1A
TO: EX. 2670
A = 0.48 AC.
(IMP=0.39, MT=0.09)

OUTFALL #1B

OUTFALL #1A

OUTFALL #2B
TO: EX. 6261
A = 0.19 AC.
(IMP=0.19, MT=0.00)

TO: EX. 6000
A = 0.20 AC.
(IMP=0.20, MT=0.00)

OUTFALL #2B
TO: EX. 6332
A = 0.09 AC.
(IMP=0.09, MT=0.00)

OUTFALL #1A
TO: OFF-SITE
A = 0.12 AC.
(IMP=0.08, MT=0.04)

OUTFALL #1A
TO: OFF-SITE
A = 0.15 AC.
(IMP=0.10, MT=0.05)

OUTFALL #1A
TO: OFF-SITE
A = 0.10 AC.
(IMP=0.04, MT=0.06)

OUTFALL #1A
TO: OFF-SITE
A = 0.13 AC.
(IMP=0.10, MT=0.03)

OUTFALL #1A
TO: EX. 9082
A = 0.70 AC.
(IMP=0.63, MT=0.07)

OUTFALL #2B
TO: EX. 9081
A = 0.60 AC.
(IMP=0.59, MT=0.01)

OUTFALL #2B
TO: EX. 9079
A = 0.30 AC.
(IMP=0.29, MT=0.01)

OUTFALL #1A
TO: EX. 6234
A = 0.47 AC.
(IMP=0.44, MT=0.03)

OUTFALL #3

OUTFALL #3
TO: EX. 9073
A = 1.22 AC.
(IMP=1.10, MT=0.12)

OUTFALL #3
TO: EX. 6319
A = 0.08 AC.
(IMP=0.06, MT=0.02)

OUTFALL #2B
TO: EX. 6262
A = 0.67 AC.
(IMP=0.61, MT=0.06)

OUTFALL #2B
TO: EX. 6261
A = 1.67 AC.
(IMP=1.58, MT=0.09)

OUTFALL #3
TO: EX. 6488
A = 0.13 AC.
(IMP=0.09, MT=0.04)

OUTFALL #2B
TO: EX. 6330
A = 0.38 AC.
(IMP=0.34, MT=0.04)

OUTFALL #2B
TO: EX. 6331
A = 0.22 AC.
(IMP=0.19, MT=0.03)

OUTFALL #2B

DEMOCRACY LANE

PLAZA DRIVE

UNIVERSITY DRIVE

BLENHEIM BLVD - ROUTE 237

TOTAL SITE AREA = 10.34 AC.

DISTURBED AREA = 5.21 AC.
UTILITY WORK AREA = 0.16 AC.
TOTAL DISTURBED AREA = 5.37 AC.

NOTES:

1. SEE SHEET C401FOR THE POST-DEVELOPMENT BMP MAP (PHASE 1)
2. SEE SHEET C402 FOR THE VRRM COMPUTATION (PHASE 1)

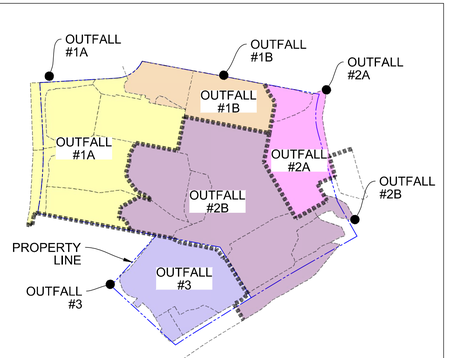
LEGEND:

MANAGED TURF = 0.63 AC. (WITHIN LOD)

IMPERVIOUS (NO HATCH) = 4.58 AC. (WITHIN LOD)

LIMITS OF DISTURBANCE = 5.21 AC.

UTILITY WORK = 0.16 AC.



OUTFALL KEYMAP
SCALE: 1" = 200'

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP

COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
09/28/2026
PROFESSIONAL ENGINEER
SEAL

NOT FOR CONSTRUCTION

PROJECT

COURTHOUSE PLAZA

MASTER DEVELOPMENT PLAN

LANDDESIGN PROJ.#
2023062A

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	MDP SUBMISSION #1	03/03/26
2	MDP SUBMISSION #2	05/06/26
3	MDP SUBMISSION #3	08/10/26
4	MDP SUBMISSION #4	09/28/26

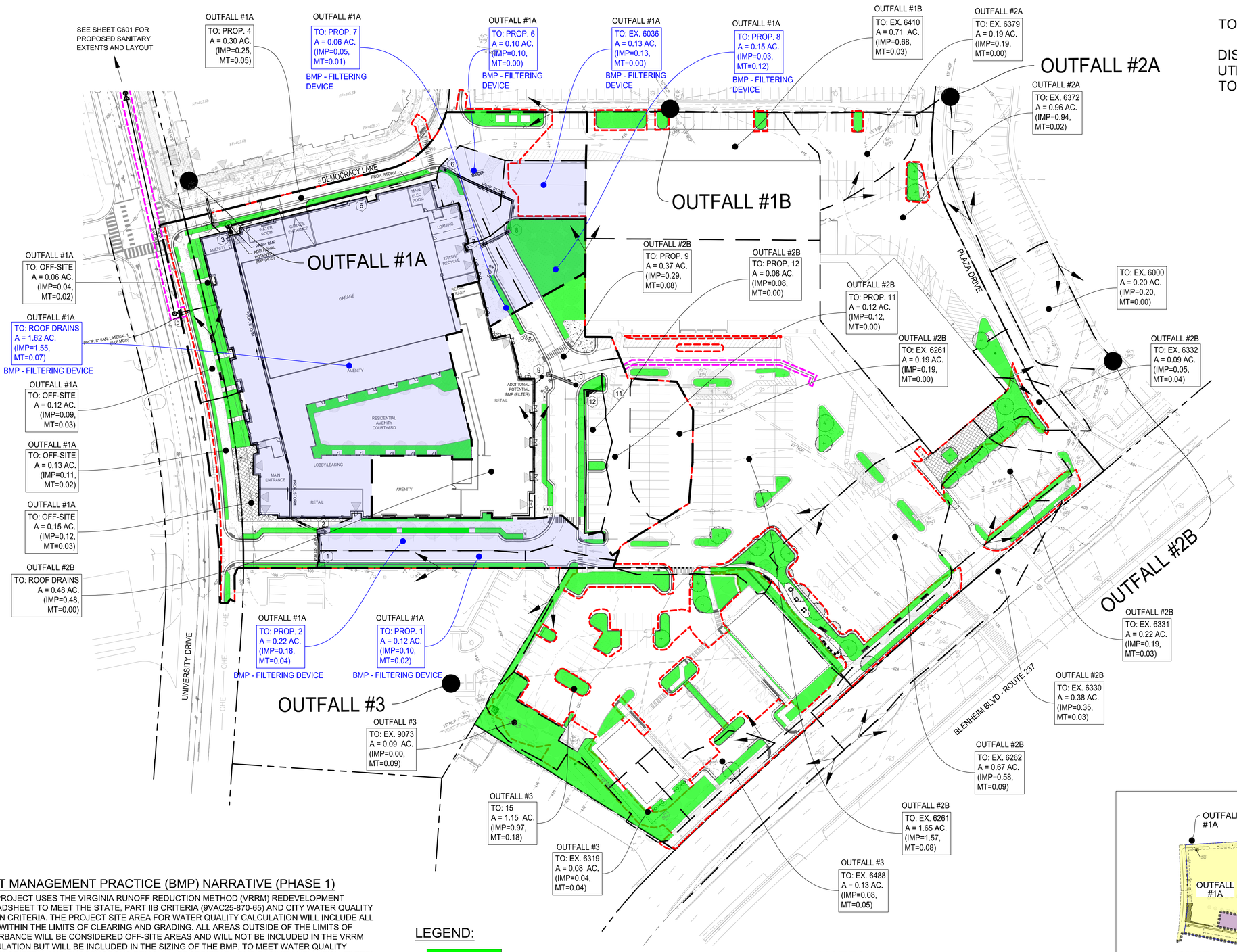
SCALE
NORTH
VERT: N/A
HORZ: 1" = 50'
0 25 50 100

SHEET TITLE

PRE-DEVELOPMENT BMP MAP

SHEET NUMBER

C400



TOTAL SITE AREA = 10.34 AC.

DISTURBED AREA = 5.21 AC.
UTILITY WORK AREA = 0.16 AC.
TOTAL DISTURBED AREA = 5.37 AC.

BEST MANAGEMENT PRACTICE (BMP) NARRATIVE (PHASE 1)

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

BEST MANAGEMENT PRACTICE (BMP) NARRATIVE (FULL BUILD-OUT)

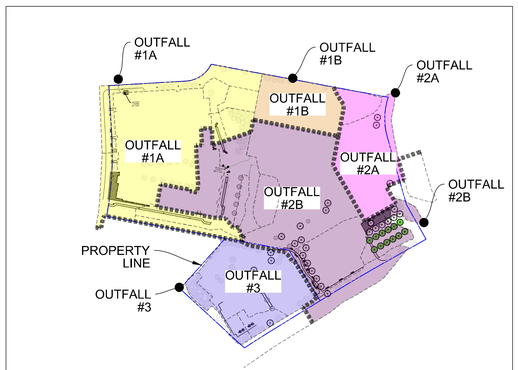
AT FULL BUILD-OUT, STORMWATER BEST MANAGEMENT PRACTICES (BMPS) WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF FAIRFAX PUBLIC FACILITIES MANUAL AND THE VIRGINIA STORMWATER MANAGEMENT PROGRAM (VSMP) REGULATIONS IN EFFECT AT THE TIME OF REDEVELOPMENT. BMPS WILL BE SELECTED AND SIZED TO MEET APPLICABLE WATER QUALITY AND WATER QUANTITY PERFORMANCE REQUIREMENTS, INCLUDING REQUIRED PHOSPHORUS LOAD REDUCTION CRITERIA. ALL PROPOSED BMPS WILL BE SUBJECT TO REVIEW AND APPROVAL BY THE CITY OF FAIRFAX.

LEGEND:

- MANAGED TURF = 1.01 AC. ((WITHIN LOD)
- DRAINAGE AREA TO JELLYFISH
- IMPERVIOUS (NO HATCH) = 4.20 AC. (WITHIN LOD)
- LIMITS OF DISTURBANCE = 5.21 AC.
- UTILITY WORK = 0.16 AC.

NOTES:

1. SEE SHEET C400FOR THE PRE-DEVELOPMENT BMP MAP
2. SEE SHEET C402 FOR THE VRRM COMPUTATION (PHASE 1)



OUTFALL KEYMAP
SCALE: 1" = 200'

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP

SEAL
COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
09/28/2026
PROFESSIONAL ENGINEER

NOT FOR CONSTRUCTION

PROJECT

COURTHOUSE PLAZA

MASTER DEVELOPMENT PLAN

LANDDESIGN PROJ.#
2023062A

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	MDP SUBMISSION #1	03/03/26
2	MDP SUBMISSION #2	05/06/26
3	MDP SUBMISSION #3	08/10/26
4	MDP SUBMISSION #4	09/28/26

SCALE
NORTH
VERT: N/A
HORZ: 1" = 50'
0 25 50 100

SHEET TITLE
POST-DEVELOPMENT BMP MAP (PHASE 1)

SHEET NUMBER
C401

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

CLEAR ALL (Ctrl+Shift+R)

data input cells | constant values | calculation cells | final results

Project Name: Master Development Plan - Courthouse Plaza
Date: 2/2/2026
Linear Development Project? No

Site Information

Post-Development Project (Treatment Volume and Loads)

Enter Total Disturbed Area *(acres)* → 5.21

Maximum reduction required: 20%
The site's net increase in impervious cover (acres) is: 0
Post-Development TP Load Reduction for Site (lb/yr): 0.89

Check:
BMP Design Specifications List: 2024 Stds & Specs
Linear project? No
Land cover areas entered correctly? ✓
Total disturbed area entered? ✓

Pre-ReDevelopment Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest (acres) -- undisturbed, protected forest or reforested land					0.00
Mixed Open (acres) -- undisturbed/infrequently maintained grass or shrub land					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed				0.63	0.63
Impervious Cover (acres)				4.58	4.58
					5.21

Post-Development Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest or reforested land					0.00
Mixed Open (acres) -- undisturbed/infrequently maintained grass or shrub land					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed				1.01	1.01
Impervious Cover (acres)				4.20	4.20
Area Check	OK.	OK.	OK.	OK.	5.21

Post-Development Requirement for Site Area

TP Load Reduction Required (lb/yr)	0.89

Nitrogen Loads (Informational Purposes Only)

Pre-ReDevelopment TN Load (lb/yr)	62.17

Final Post-Development TN Load	60.90

LAND COVER SUMMARY -- PRE-REDEVELOPMENT

Land Cover Summary-Pre Pre-ReDevelopment	Listed	Adjusted[1]
Forest Cover (acres)	0.00	0.00
Weighted Rv(forest)	0.00	0.00
Weighted Loading Rate(forest)	0.00	0.00
% Forest	0%	0%
Mixed Open Cover (acres)	0.00	0.00
Weighted Rv(mixed)	0.00	0.00
Weighted Loading Rate(mixed)	0.00	0.00
% Mixed Open	0%	0%
Managed Turf Cover (acres)	0.63	0.63
Weighted Rv(turf)	0.25	0.25
Weighted Loading Rate(turf)	0.85	0.85
% Managed Turf	12%	12%
Impervious Cover (acres)	4.58	4.58
Rv(impervious)	0.95	0.95
Weighted Loading Rate(impervious)	0.86	0.86
% Impervious	88%	88%
Total Site Area (acres)	**5.21**	**5.21**
Site Rv	**0.87**	**0.87**
Treatment Volume and Nutrient Load		
Pre-ReDevelopment Treatment Volume (acre-ft)	0.3757	0.3757
Pre-ReDevelopment Treatment Volume (cubic feet)	16,366	16,366
Pre-ReDevelopment TP Load (lb/yr)	**4.46**	**4.46**
Pre-ReDevelopment TP Load per acre (lb/acre/yr)	0.86	0.86
Baseline TP Load (lb/yr) (0.26 lbs/acre/yr applied to pre-redevelopment area excluding pervious land proposed for new impervious cover)		*1.35*

[1] *Adjusted Land Cover Summary:*
Pre ReDevelopment land cover minus pervious land cover (forest, mixed open or managed turf) acreage proposed for new impervious cover.

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

Column I shows load reduction requirement for new impervious cover (based on new development load limit, 0.26 lbs/acre/year).

LAND COVER SUMMARY -- POST DEVELOPMENT

Land Cover Summary-Post (Final) Post ReDev. & New Impervious	
Forest Cover (acres)	0.00
Weighted Rv(forest)	0.00
Wgt. Ld. Rate(forest)	0.00
% Forest	0%
Mixed Open Cover (acres)	0.00
Weighted Rv(mixed)	0.00
Wgt. Ld. Rate(mixed)	0.00
% Mixed Open	0%
Managed Turf Cover (acres)	1.01
Weighted Rv (turf)	0.25
Wgt. Ld. Rate(turf)	0.85
% Managed Turf	19%
Impervious Cover (acres)	4.20
Rv(impervious)	0.95
Wgt. Ld. Rate(imperv.)	0.86
% Impervious	81%
Final Site Area (acres)	**5.21**
Final Post Dev Site Rv	**0.81**
Treatment Volume and Nutrient Load	
Final Post-Development Treatment Volume (acre-ft)	0.3535
Final Post-Development Treatment Volume (cubic feet)	15,400
Final Post-Development TP Load (lb/yr)	**4.46**
Final Post-Development TP Load per acre (lb/acre/yr)	0.86

Land Cover Summary-Post Post-ReDevelopment	
Forest Cover (acres)	0.00
Weighted Rv(forest)	0.00
Wgt. Ld. Rate(forest)	0.00
% Forest	0%
Mixed Open Cover (acres)	0.00
Weighted Rv(mixed)	0.00
Wgt. Ld. Rate(mixed)	0.00
% Mixed Open	0%
Managed Turf Cover (acres)	1.01
Weighted Rv (turf)	0.25
Wgt. Ld. Rate(turf)	0.85
% Managed Turf	19%
ReDev. Impervious Cover (acres)	4.20
Rv(impervious)	0.95
Wgt. Ld. Rate(imperv.)	0.86
% Impervious	81%
Total ReDev. Site Area (acres)	**5.21**
ReDev Site Rv	**0.81**
Treatment Volume and Nutrient Load	
Post-ReDevelopment Treatment Volume (acre-ft)	0.3535
Post-ReDevelopment Treatment Volume (cubic feet)	15,400
Post-ReDevelopment Load (TP) (lb/yr)*	**4.46**
Post-ReDevelopment TP Load per acre (lb/acre/yr)	0.86
Max. Reduction Required (Below Pre-ReDevelopment Load)	20%
TP Load Reduction Required for Redeveloped Area (lb/yr)	**0.89**

Land Cover Summary-Post Post-Development New Impervious	
New Impervious Cover (acres)	0.00
Rv(impervious)	--
Post-Development Treatment Volume (acre-ft)	--
Post-Development Treatment Volume (cubic feet)	--
Post-Development TP Load (lb/yr)	--
TP Load Reduction Required for New Impervious Area (lb/yr)	**0**

Drainage Area A

VRRM 4.1, 2024

Drainage Area A Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv	Composite Loading P
Forest (acres)					0.00	0.00	0.00
Mixed Open (acres)					0.00	0.00	0.00
Managed Turf (acres)				0.30	0.30	0.25	0.85
Impervious Cover (acres)				2.20	2.20	0.95	0.86
				Total	2.50		

CLEAR BMP AREAS

Total Phosphorus Available for Removal in D.A. A (lb/yr)	2.14
Post Development Treatment Volume in D.A. A (ft^3)	7,859

Stormwater Best Management Practices (RR = Runoff Reduction)

--Select from dropdown lists--

Practice	Runoff Reduction Credit (%)	Mixed Open Credit Area (acres)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft^3)	Runoff Reduction (ft^3)	Remaining Runoff Volume (ft^3)	Total BMP Treatment Volume (ft^3)	Phosphorus Removal Efficiency (%)	Phosphorus Load from Upstream Practices (lb)	Untreated Phosphorus Load to Practice (lb)	Phosphorus Removed By Practice (lb)	Remaining Phosphorus Load (lb)	Downstream Practice to be Employed
16. Manufactured Treatment Devices (no RR)														
16.b. Manufactured Treatment Device-Filtering	0		0.30	2.20	0	0	7,859	7,859	65	0.00	2.14	1.39	0.75	

Site Results (Water Quality Compliance) VRRM 4.1, 2024

Area Checks	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
FOREST (ac)	0.00	0.00	0.00	0.00	0.00	OK.
MIXED OPEN (ac)	0.00	0.00	0.00	0.00	0.00	OK.
MIXED OPEN AREA TREATED(ac)	0.00	0.00	0.00	0.00	0.00	OK.
MANAGED TURF AREA (ac)	0.30	0.00	0.00	0.00	0.00	OK.
MANAGED TURF AREA TREATED (ac)	0.30	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER (ac)	2.20	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER TREATED (ac)	2.20	0.00	0.00	0.00	0.00	OK.
AREA CHECK	OK.	OK.	OK.	OK.	OK.	

Site Treatment Volume (ft^3)	15,400

Runoff Reduction Volume and TP By Drainage Area

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	TOTAL
RUNOFF REDUCTION VOLUME ACHIEVED (ft^3)	0	0	0	0	0	0
TP LOAD AVAILABLE FOR REMOVAL (lb/yr)	2.14	0.00	0.00	0.00	0.00	2.14
TP LOAD REDUCTION ACHIEVED (lb/yr)	1.39	0.00	0.00	0.00	0.00	1.39
TP LOAD REMAINING (lb/yr)	0.75	0.00	0.00	0.00	0.00	0.75
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	0.00	0.00	0.00	0.00	0.00	0.00

Total Phosphorus

FINAL POST-DEVELOPMENT TP LOAD (lb/yr)	4.46
TP LOAD REDUCTION REQUIRED (lb/yr)	0.89
TP LOAD REDUCTION ACHIEVED (lb/yr)	1.39
TP LOAD REMAINING (lb/yr):	3.07
REMAINING TP LOAD REDUCTION REQUIRED (lb/yr):	0.00 **

** TARGET TP REDUCTION EXCEEDED BY 0.5 LB/YEAR **

Total Nitrogen (For Information Purposes)

POST-DEVELOPMENT LOAD (lb/yr)	60.90
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	0.00
REMAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr)	60.90

NOTE:
ADDITIONAL POTENTIAL BMP FACILITY LOCATIONS ARE SHOWN ON SHEET C401 TO PROVIDE ADDITIONAL WATER QUALITY TREATMENT AT THE TIME OF FINAL SITE PLAN IF THERE ARE ADDITIONAL CITY OR STATE REQUIREMENTS THAT ARE NEEDED TO BE MET.

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP

SEAL
COMMONWEALTH OF VIRGINIA
GABRIELA CAÑAMAR CLARK
Lic. No. 908
09/28/2026
LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

PROJECT
COURTHOUSE PLAZA

MASTER DEVELOPMENT PLAN

LANDDESIGN PROJ.#
2023062A

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	MDP SUBMISSION #1	03/03/26
2	MDP SUBMISSION #2	05/06/26
3	MDP SUBMISSION #3	08/10/26
4	MDP SUBMISSION #4	09/28/26

SCALE NORTH
VERT: N/A
HORZ: NONE

SHEET TITLE
VRRM COMPUTATION (PHASE 1)

SHEET NUMBER
C402

BMP MAINTENANCE AGGREMENT NOTE:

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

DESIGN PROFESSIONAL NOTE:

THE STORMWATER BEST MANAGEMENT PRACTICES (BMPS) REQUIRED FOR THIS PROJECT SHALL BE CONSTRUCTED AND INSTALLED UNDER THE DIRECT SUPERVISION OF THE DESIGN PROFESSIONAL OR HIS DESIGNATED REPRESENTATIVE. PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, THE DESIGN PROFESSIONAL SHALL SUBMIT A WRITTEN CERTIFICATION TO THE DIRECTOR OF T&ES THAT THE BMPS ARE:

A. CONSTRUCTED AND INSTALLED AS DESIGNED AND IN ACCORDANCE WITH THE APPROVED FINAL SITE PLAN.

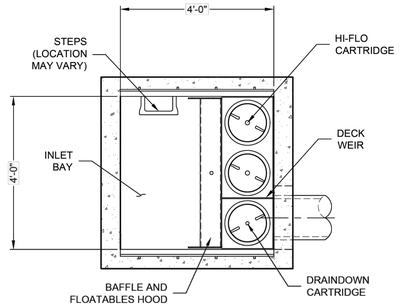
B. CLEAN AND FREE OF DEBRIS, SOIL, AND LITTER BY EITHER HAVING BEEN INSTALLED OR BROUGHT INTO SERVICE AFTER SITE WAS STABILIZED.

C. ALL REPORTING OF SPECIFICATIONS, MATERIAL TESTING, CONSTRUCTION AND INSTALLATION SHALL BE SENT TO THE URBAN FOREST MANAGEMENT DIVISION FOR REVIEW FOR COMPLIANCE WITH PROFFER 00 (ZO-00-000.00)

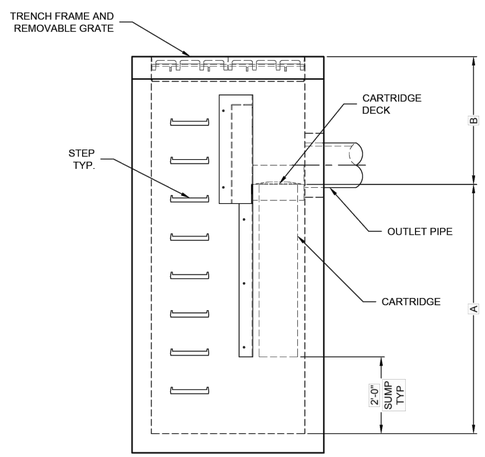
PROPRIETARY PRODUCT NOTES:

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

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



PLAN VIEW
(TOP SLAB NOT SHOWN FOR CLARITY)



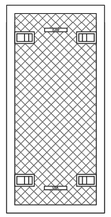
ELEVATION VIEW

JELLYFISH DESIGN NOTES

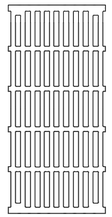
JELLYFISH TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE LENGTH AND THE NUMBER OF CARTRIDGES. THE STANDARD SURFACE INLET STYLE WITH TRENCH GRATE AND COVER IS SHOWN. ALTERNATE CURB INLET OR PIPE INLET OPTIONS ARE AVAILABLE. PEAK CONVEYANCE CAPACITY TO BE DETERMINED BY ENGINEER OF RECORD.

CARTRIDGE SELECTION

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



24" TRENCH COVER
N.T.S.



24" TRENCH GRATE
N.T.S.

SITE SPECIFIC DATA REQUIREMENTS

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

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

SEE GENERAL NOTES 6-7 FOR INLET AND OUTLET HYDRAULIC AND SIZING REQUIREMENTS.

RIM ELEVATION	*

ANTI-FLOTATION BALLAST	WIDTH	HEIGHT
	*	*

NOTES/SPECIAL REQUIREMENTS:

* PER ENGINEER OF RECORD

GENERAL NOTES:
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS REPRESENTATIVE. www.ContechES.com
3. JELLYFISH WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. STRUCTURE SHALL MEET AASHTO HS-20 OR PER APPROVING JURISDICTION REQUIREMENTS, WHICHEVER IS MORE STRINGENT, ASSUMING EARTH COVER OF 0', AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 LOAD RATING AND BE CAST WITH THE CONTECH LOGO.
5. STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-857, ASTM C-918, AND AASHTO LOAD FACTOR DESIGN METHOD.
6. OUTLET PIPE INVERT IS EQUAL TO THE CARTRIDGE DECK ELEVATION.
7. THE OUTLET PIPE DIAMETER FOR NEW INSTALLATIONS IS RECOMMENDED TO BE ONE PIPE SIZE LARGER THAN THE INLET PIPE (WHERE APPLICABLE) AT EQUAL OR GREATER SLOPE.
8. NO PRODUCT SUBSTITUTIONS SHALL BE ACCEPTED UNLESS SUBMITTED 10 DAYS PRIOR TO PROJECT BID DATE, OR AS DIRECTED BY THE ENGINEER OF RECORD.

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

Jellyfish® Filter
THIS PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING: U.S. PATENT NO. 8,287,726; 8,221,618; US 8,123,936; OTHER INTERNATIONAL PATENTS PENDING

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

JELLYFISH JFSI0404
STANDARD DETAIL
SURFACE INLET CONFIGURATION

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

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP

SEAL

COMMONWEALTH OF VIRGINIA
GABRIELA CAÑAMAR CLARK
Lic. No. 958
09/28/2026
LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

PROJECT

COURTHOUSE PLAZA

MASTER DEVELOPMENT PLAN

LANDDESIGN PROJ.#
2023062A

REVISION / ISSUANCE

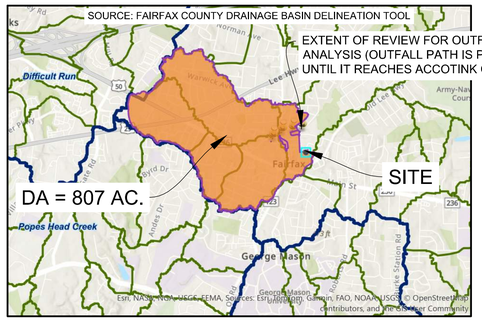
NO.	DESCRIPTION	DATE
1	MDP SUBMISSION #1	03/03/26
2	MDP SUBMISSION #2	05/06/26
3	MDP SUBMISSION #3	08/10/26
4	MDP SUBMISSION #4	09/28/26

SCALE NORTH

VERT: N/A
HORZ: NONE

SHEET TITLE
BMP NOTES & DETAILS (PHASE 1)

SHEET NUMBER
C403



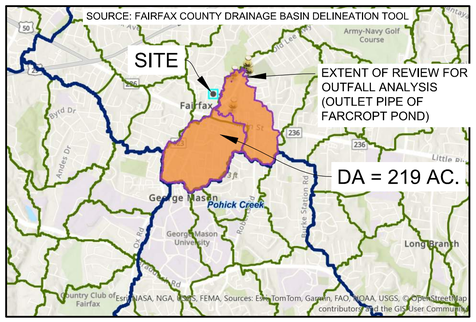
DRAINAGE MAP (OUTFALL #1)
NOT TO SCALE

OUTFALL #1

	On-Site			
	Q1	RV1	Q10	RV10
Pre	12.031	26,906	24.070	56,279
Post	11.489	25,154	23.474	53,946

Channel Protection

Qdev	<	IF (Qpre*Rvpre)/Rvdev	
	<	0.90 (12.031 * 26906)/ 25154	
11.49	<	11.58	
Detention required:		-0.09 CFS	NO
Q10 post	<	Q10 pre	
23.474	<	24.07	
Detention required:		-0.596 CFS	NO



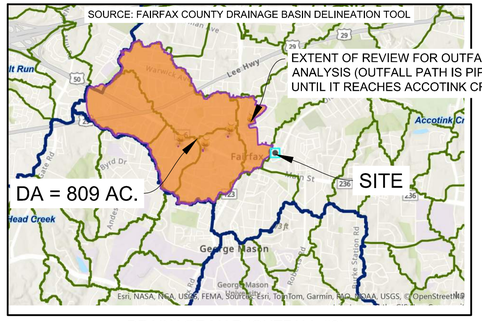
DRAINAGE MAP (OUTFALL #2)
NOT TO SCALE

OUTFALL #2

	On-Site			
	Q1	RV1	Q10	RV10
Pre	5.835	13,293	11.537	27,332
Post	5.683	12,664	11.424	26,623

Channel Protection

Qdev	<	IF (Qpre*Rvpre)/Rvdev	
	<	0.90 (5.835 * 13293)/ 12664	
5.68	<	5.51	
Detention required:		N/A	CFS
Q10 post	<	Q10 pre	
11.424	<	11.537	
Detention required:		-0.113 CFS	NO



DRAINAGE MAP (OUTFALL #3)
NOT TO SCALE

OUTFALL #3

	On-Site			
	Q1	RV1	Q10	RV10
Pre	1.896	4,089	3.938	8,939
Post	1.690	3,480	3.923	8,458

Channel Protection

Qdev	<	IF (Qpre*Rvpre)/Rvdev	
	<	0.90 (1.896 * 4089)/ 3480	
1.69	<	2.01	
Detention required:		-0.32 CFS	NO
Q10 post	<	Q10 pre	
3.923	<	3.938	
Detention required:		-0.015 CFS	NO

STORMWATER MANAGEMENT (SWM) NARRATIVE (PHASE 1)

THE SUBJECT SITE CURRENTLY DRAINS TO AN EXISTING STORMWATER MANAGEMENT FACILITY LOCATED ON THE PARCEL TO THE NORTH OF THE SITE, AT THE CORNER OF UNIVERSITY DRIVE AND LAYTON HALL DRIVE (TM# 57-2-20-007). THE COMPLETE DESIGN OF THIS FACILITY WAS APPROVED UNDER THE "3801 UNIVERSITY DRIVE COURTHOUSE PLAZA – PARCEL 7" SITE PLAN (#0709008).

THE PROJECT SITE IS LOCATED APPROXIMATELY 250 FEET SOUTH OF THE ACCOTINK CREEK 100-YEAR FLOODPLAIN LIMITS.

EXISTING SITE TOPOGRAPHY GENERALLY SLOPES IN THREE PRIMARY DIRECTIONS: TO THE NORTH, TO THE WEST, AND TO THE SOUTH.

THE REQUIRED RUNOFF REDUCTIONS TO MEET PRE-DEVELOPMENT CONDITIONS, POST-DEVELOPMENT CONDITIONS, AND REDUCED FLOW CRITERIA ARE PROVIDED ON SHEET C502.

CHANNEL PROTECTION REQUIREMENTS – 9VAC25-870-66.B

TO SATISFY THE CHANNEL PROTECTION REQUIREMENTS OF 9VAC25-870-66.B, THE OUTFALLS WERE ANALYZED TO THE POINT WHERE THE SITE'S CONTRIBUTING DRAINAGE AREA IS LESS THAN 1% OF THE TOTAL WATERSHED AREA.

OUTFALLS #1 AND #3 DISCHARGE VIA CLOSED PIPE SYSTEMS DIRECTLY TO ACCOTINK CREEK.

OUTFALL #2 DISCHARGES VIA PIPE TO FARRCROFT POND, WHERE THE ANALYSIS WAS CONCLUDED.

BECAUSE THE DISCHARGE IS CONVEYED THROUGH A CLOSED PIPE SYSTEM FOR THE ENTIRE EXTENT OF THE ANALYSIS, NO CHANNEL EROSION IS ANTICIPATED AS A RESULT OF POST-DEVELOPMENT RUNOFF. THEREFORE, THE CHANNEL PROTECTION REQUIREMENTS ARE SATISFIED.

FLOOD PROTECTION REQUIREMENTS – 9VAC25-870-66.C

TO MEET THE FLOOD PROTECTION REQUIREMENTS OF 9VAC25-870-66.C, THE ANALYSIS WAS PERFORMED AT THE SAME DOWNSTREAM LOCATIONS USED FOR THE CHANNEL PROTECTION EVALUATION:

FOR OUTFALLS #1 AND #3, ANALYSIS WAS CONDUCTED WHERE THE DRAINAGE AREA IS LESS THAN 1% OF THE TOTAL DRAINAGE AREA TO ACCOTINK CREEK.

FOR OUTFALL #2, ANALYSIS WAS CONDUCTED AT THE OUTFALL PIPE DISCHARGING TO FARRCROFT POND.

THE EXISTING CONVEYANCE SYSTEM DOES NOT EXPERIENCE LOCALIZED FLOODING DURING THE 10-YEAR, 24-HOUR STORM EVENT. POST-DEVELOPMENT PEAK RUNOFF RATES ARE LESS THAN OR EQUAL TO PRE-DEVELOPMENT PEAK RUNOFF RATES FOR THE 10-YEAR STORM EVENT. THEREFORE, THE FLOOD PROTECTION REQUIREMENTS ARE SATISFIED.

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP

SEAL

COMMONWEALTH OF VIRGINIA
GABRIELA CAÑAMAR CLARK
Lic. No. 958
09/28/2026
LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

PROJECT

COURTHOUSE PLAZA

MASTER DEVELOPMENT PLAN

LANDDESIGN PROJ.#
2023062A

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	MDP SUBMISSION #1	03/03/26
2	MDP SUBMISSION #2	05/06/26
3	MDP SUBMISSION #3	08/10/26
4	MDP SUBMISSION #4	09/28/26

SCALE NORTH

VERT: N/A
HORZ: CUSTOM
0 0 800 1600

SHEET TITLE
SWM OUTFALL MAP (PHASE 1)

SHEET NUMBER
C500

Hyd. No. 1

Pre-Oufal I#1A

Hydrograph type	= SCS Runoff	Peak discharge	= 10.83 cfs
Storm frequency	= 1 yrs	Time to peak	= 717 min
Time interval	= 1 min	Hyd. volume	= 24,166 cuft
Drainage area	= 2.860 ac	Curve number	= 96*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 2.70 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(2.490 x 98) + (0.370 x 80)] / 2.860

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025 Friday, 02 / 27 / 2026

Hyd. No. 1

Pre-Oufal I#1A

Hydrograph type	= SCS Runoff	Peak discharge	= 13.02 cfs
Storm frequency	= 2 yrs	Time to peak	= 717 min
Time interval	= 1 min	Hyd. volume	= 29,433 cuft
Drainage area	= 2.860 ac	Curve number	= 96*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 3.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(2.490 x 98) + (0.370 x 80)] / 2.860

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025 Friday, 02 / 27 / 2026

Hyd. No. 1

Pre-Oufal I#1A

Hydrograph type	= SCS Runoff	Peak discharge	= 21.70 cfs
Storm frequency	= 10 yrs	Time to peak	= 717 min
Time interval	= 1 min	Hyd. volume	= 50,655 cuft
Drainage area	= 2.860 ac	Curve number	= 96*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 5.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(2.490 x 98) + (0.370 x 80)] / 2.860

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025 Friday, 02 / 27 / 2026

Hyd. No. 2

Pre-Oufal I#1B

Hydrograph type	= SCS Runoff	Peak discharge	= 1.201 cfs
Storm frequency	= 1 yrs	Time to peak	= 717 min
Time interval	= 1 min	Hyd. volume	= 2,740 cuft
Drainage area	= 0.310 ac	Curve number	= 97*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 2.70 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(0.300 x 98) + (0.010 x 80)] / 0.310

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025 Friday, 02 / 27 / 2026

Hyd. No. 2

Pre-Oufal I#1B

Hydrograph type	= SCS Runoff	Peak discharge	= 1.437 cfs
Storm frequency	= 2 yrs	Time to peak	= 717 min
Time interval	= 1 min	Hyd. volume	= 3,315 cuft
Drainage area	= 0.310 ac	Curve number	= 97*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 3.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(0.300 x 98) + (0.010 x 80)] / 0.310

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025 Friday, 02 / 27 / 2026

Hyd. No. 2

Pre-Oufal I#1B

Hydrograph type	= SCS Runoff	Peak discharge	= 2.370 cfs
Storm frequency	= 10 yrs	Time to peak	= 717 min
Time interval	= 1 min	Hyd. volume	= 5,624 cuft
Drainage area	= 0.310 ac	Curve number	= 97*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 5.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(0.300 x 98) + (0.010 x 80)] / 0.310

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025 Friday, 02 / 27 / 2026

Hyd. No. 3

Pre-Oufal I#2A

Hydrograph type	= SCS Runoff	Peak discharge	= 0.100 cfs
Storm frequency	= 1 yrs	Time to peak	= 717 min
Time interval	= 1 min	Hyd. volume	= 211 cuft
Drainage area	= 0.030 ac	Curve number	= 92*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 2.70 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(0.020 x 98) + (0.010 x 80)] / 0.030

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025 Friday, 02 / 27 / 2026

Hyd. No. 3

Pre-Oufal I#2A

Hydrograph type	= SCS Runoff	Peak discharge	= 0.124 cfs
Storm frequency	= 2 yrs	Time to peak	= 717 min
Time interval	= 1 min	Hyd. volume	= 264 cuft
Drainage area	= 0.030 ac	Curve number	= 92*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 3.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(0.020 x 98) + (0.010 x 80)] / 0.030

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025 Friday, 02 / 27 / 2026

Hyd. No. 3

Pre-Oufal I#2A

Hydrograph type	= SCS Runoff	Peak discharge	= 0.217 cfs
Storm frequency	= 10 yrs	Time to peak	= 717 min
Time interval	= 1 min	Hyd. volume	= 481 cuft
Drainage area	= 0.030 ac	Curve number	= 92*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 5.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(0.020 x 98) + (0.010 x 80)] / 0.030

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025 Friday, 02 / 27 / 2026

Hyd. No. 4

Pre-Oufal I#2B

Hydrograph type	= SCS Runoff	Peak discharge	= 5.735 cfs
Storm frequency	= 1 yrs	Time to peak	= 717 min
Time interval	= 1 min	Hyd. volume	= 13,082 cuft
Drainage area	= 1.480 ac	Curve number	= 97*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 2.70 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(1.360 x 98) + (0.120 x 80)] / 1.480

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025 Friday, 02 / 27 / 2026

Hyd. No. 4

Pre-Oufal I#2B

Hydrograph type	= SCS Runoff	Peak discharge	= 6.859 cfs
Storm frequency	= 2 yrs	Time to peak	= 717 min
Time interval	= 1 min	Hyd. volume	= 15,826 cuft
Drainage area	= 1.480 ac	Curve number	= 97*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 3.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(1.360 x 98) + (0.120 x 80)] / 1.480

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025 Friday, 02 / 27 / 2026

Hyd. No. 4

Pre-Oufal I#2B

Hydrograph type	= SCS Runoff	Peak discharge	= 11.32 cfs
Storm frequency	= 10 yrs	Time to peak	= 717 min
Time interval	= 1 min	Hyd. volume	= 26,851 cuft
Drainage area	= 1.480 ac	Curve number	= 97*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 5.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(1.360 x 98) + (0.120 x 80)] / 1.480

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025 Friday, 02 / 27 / 2026

Hyd. No. 5

Pre-Oufal I#3

Hydrograph type	= SCS Runoff	Peak discharge	= 1.896 cfs
Storm frequency	= 1 yrs	Time to peak	= 717 min
Time interval	= 1 min	Hyd. volume	= 4,089 cuft
Drainage area	= 0.530 ac	Curve number	= 94*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 2.70 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(0.410 x 98) + (0.120 x 80)] / 0.530

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025 Friday, 02 / 27 / 2026

Hyd. No. 5

Pre-Oufal I#3

Hydrograph type	= SCS Runoff	Peak discharge	= 2.309 cfs
Storm frequency	= 2 yrs	Time to peak	= 717 min
Time interval	= 1 min	Hyd. volume	= 5,047 cuft
Drainage area	= 0.530 ac	Curve number	= 94*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 3.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(0.410 x 98) + (0.120 x 80)] / 0.530

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025 Friday, 02 / 27 / 2026

Hyd. No. 5

Pre-Oufal I#3

Hydrograph type	= SCS Runoff	Peak discharge	= 3.938 cfs
Storm frequency	= 10 yrs	Time to peak	= 717 min
Time interval	= 1 min	Hyd. volume	= 8,939 cuft
Drainage area	= 0.530 ac	Curve number	= 94*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 5.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(0.410 x 98) + (0.120 x 80)] / 0.530

PRE-DEVELOPMENT PEAK FLOW

OUTFALL	STRUCTURE	DRAINAGE DIVIDES			LOD IN DRAINAGE DIVIDES						
		IMP	MT	DA	IMP	MT	DA	CN	Q1	Q2	Q10
OUTFALL #1A	EX. 1174	0.10	0.00	0.10	0.10	0.00	0.10				
	Roof Drains	0.66	0.00	0.66	0.66	0.00	0.66				
	Ex. 2670	0.39	0.09	0.48	0.39	0.09	0.48				
	Off-Site	0.08	0.04	0.12	0.06	0.04	0.10				
	Off-Site	0.10	0.05	0.15	0.10	0.05	0.15				
	Off-Site	0.04	0.06	0.10	0.04	0.06	0.10				
	Off-Site	0.10	0.03	0.13	0.07	0.03	0.10				
	Ex. 9082	0.63	0.07	0.70	0.63	0.07	0.70				
	Ex. 6234	0.44	0.03	0.47	0.44	0.03	0.47				
	Total	**2.54**	**0.37**	**2.91**	**2.49**	**0.37**	**2.86**	**96**	**10.830**	**13.020**	**21.700**
OUTFALL #1B	Ex. 2759	0.34	0.03	0.37	0.25	0.01	0.26				
	Ex. 6036	0.03	0.00	0.03	0.01	0.00	0.01				
	Ex. 6410	0.71	0.00	0.71	0.04	0.00	0.04				
	Total	**1.08**	**0.03**	**1.11**	**0.30**	**0.01**	**0.31**	**97**	**1.201**	**1.437**	**2.370**

PRE-DEVELOPMENT PEAK FLOW

OUTFALL	STRUCTURE	DRAINAGE DIVIDES			LOD IN DRAINAGE DIVIDES						
		IMP	MT	DA	IMP	MT	DA	CN	Q1	Q2	Q10
OUTFALL #2A	Ex. 6379	0.19	0.00	0.19	0.01	0.00	0.01				
	Ex. 6372	0.95	0.01	0.96	0.01	0.01	0.02				
	Total	**1.14**	**0.01**	**1.15**	**0.02**	**0.01**	**0.03**	**92**	**0.100**	**0.124**	**0.217**
OUTFALL #2B	Ex. 6261	0.19	0.00	0.19	0.19	0.00	0.19				
	Ex. 9081	0.59	0.01	0.60	0.59	0.01	0.60				
	Ex. 9079	0.29	0.01	0.30	0.29	0.01	0.30				
	Ex. 6261	1.58	0.09	1.67	0.04	0.01	0.05				
	Ex. 6262	0.61	0.06	0.67	0.12	0.04	0.16				
	Ex. 6330	0.34	0.04	0.38	0.05	0.04	0.09				
	Ex. 6331	0.19	0.03	0.22	0.02	0.01	0.03				
	Ex. 6332	0.09	0.00	0.09	0.06	0.00	0.06				
	Total	**3.88**	**0.24**	**4.12**	**1.36**	**0.12**	**1.48**	**97**	**5.735**	**6.859**	**11.320**

PRE-DEVELOPMENT PEAK FLOW

OUTFALL	STRUCTURE	DRAINAGE DIVIDES			LOD IN DRAINAGE DIVIDES						
		IMP	MT	DA	IMP	MT	DA	CN	Q1	Q2	Q10
OUTFALL #3	Ex. 9073	1.10	0.12	1.22	0.31	0.08	0.39				
	Ex. 6319	0.06	0.02	0.08	0.03	0.01	0.04				
	Ex. 6488	0.09	0.04	0.13	0.07	0.03	0.10				
	Total	**1.25**	**0.18**	**1.43**	**0.41**	**0.12**	**0.53**	**94**	**1.896**	**2.309**	**3.938**

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP

SEAL

COMMONWEALTH OF VIRGINIA
GABRIELA CAÑAMAR CLARK
Lic. No. 908
09/28/2026
LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

PROJECT

COURTHOUSE PLAZA

MASTER DEVELOPMENT PLAN

LANDDESIGN PROJ.#
2023062A

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	MDP SUBMISSION #1	03/03/26
2	MDP SUBMISSION #2	05/06/26
3	MDP SUBMISSION #3	08/10/26
4	MDP SUBMISSION #4	09/28/26

SCALE NORTH

VERT: N/A
HORZ: 1" = 50'

0 0 50 100

SHEET TITLE

PRE AND POST HYDROGRAPH (PHASE 1)

SHEET NUMBER

C501

Hyd. No. 6

Post-Oufal I#1A

Hydrograph type	= SCS Runoff	Peak discharge	= 11.39 cfs
Storm frequency	= 1 yrs	Time to peak	= 717 min
Time interval	= 1 min	Hyd. volume	= 24,953 cuft
Drainage area	= 3.090 ac	Curve number	= 95*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 2.70 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(2.620 x 98) + (0.470 x 80)] / 3.090

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025 Friday, 02 / 27 / 2026

Hyd. No. 6

Post-Oufal I#1A

Hydrograph type	= SCS Runoff	Peak discharge	= 13.78 cfs
Storm frequency	= 2 yrs	Time to peak	= 717 min
Time interval	= 1 min	Hyd. volume	= 30,594 cuft
Drainage area	= 3.090 ac	Curve number	= 95*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 3.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(2.620 x 98) + (0.470 x 80)] / 3.090

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025 Friday, 02 / 27 / 2026

Hyd. No. 6

Post-Oufal I#1A

Hydrograph type	= SCS Runoff	Peak discharge	= 23.22 cfs
Storm frequency	= 10 yrs	Time to peak	= 717 min
Time interval	= 1 min	Hyd. volume	= 53,414 cuft
Drainage area	= 3.090 ac	Curve number	= 95*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 5.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(2.620 x 98) + (0.470 x 80)] / 3.090

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025 Friday, 02 / 27 / 2026

Hyd. No. 7

Post-Oufal I#1B

Hydrograph type	= SCS Runoff	Peak discharge	= 0.099 cfs
Storm frequency	= 1 yrs	Time to peak	= 718 min
Time interval	= 1 min	Hyd. volume	= 201 cuft
Drainage area	= 0.040 ac	Curve number	= 85*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 2.70 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(0.010 x 98) + (0.030 x 80)] / 0.040

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025 Friday, 02 / 27 / 2026

Hyd. No. 7

Post-Oufal I#1B

Hydrograph type	= SCS Runoff	Peak discharge	= 0.129 cfs
Storm frequency	= 2 yrs	Time to peak	= 718 min
Time interval	= 1 min	Hyd. volume	= 263 cuft
Drainage area	= 0.040 ac	Curve number	= 85*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 3.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(0.010 x 98) + (0.030 x 80)] / 0.040

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025 Friday, 02 / 27 / 2026

Hyd. No. 7

Post-Oufal I#1B

Hydrograph type	= SCS Runoff	Peak discharge	= 0.254 cfs
Storm frequency	= 10 yrs	Time to peak	= 717 min
Time interval	= 1 min	Hyd. volume	= 532 cuft
Drainage area	= 0.040 ac	Curve number	= 85*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 5.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(0.010 x 98) + (0.030 x 80)] / 0.040

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025 Friday, 02 / 27 / 2026

Hyd. No. 8

Post-Oufal I#2A

Hydrograph type	= SCS Runoff	Peak discharge	= 0.078 cfs
Storm frequency	= 1 yrs	Time to peak	= 718 min
Time interval	= 1 min	Hyd. volume	= 158 cuft
Drainage area	= 0.030 ac	Curve number	= 86*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 2.70 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(0.010 x 98) + (0.020 x 80)] / 0.030

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025 Friday, 02 / 27 / 2026

Hyd. No. 8

Post-Oufal I#2A

Hydrograph type	= SCS Runoff	Peak discharge	= 0.101 cfs
Storm frequency	= 2 yrs	Time to peak	= 718 min
Time interval	= 1 min	Hyd. volume	= 206 cuft
Drainage area	= 0.030 ac	Curve number	= 86*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 3.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(0.010 x 98) + (0.020 x 80)] / 0.030

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025 Friday, 02 / 27 / 2026

Hyd. No. 8

Post-Oufal I#2A

Hydrograph type	= SCS Runoff	Peak discharge	= 0.194 cfs
Storm frequency	= 10 yrs	Time to peak	= 717 min
Time interval	= 1 min	Hyd. volume	= 410 cuft
Drainage area	= 0.030 ac	Curve number	= 86*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 5.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(0.010 x 98) + (0.020 x 80)] / 0.030

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025 Friday, 02 / 27 / 2026

Hyd. No. 9

Post-Oufal I#2B

Hydrograph type	= SCS Runoff	Peak discharge	= 5.605 cfs
Storm frequency	= 1 yrs	Time to peak	= 717 min
Time interval	= 1 min	Hyd. volume	= 12,506 cuft
Drainage area	= 1.480 ac	Curve number	= 96*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 2.70 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(1.290 x 98) + (0.190 x 80)] / 1.480

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025 Friday, 02 / 27 / 2026

Hyd. No. 9

Post-Oufal I#2B

Hydrograph type	= SCS Runoff	Peak discharge	= 6.740 cfs
Storm frequency	= 2 yrs	Time to peak	= 717 min
Time interval	= 1 min	Hyd. volume	= 15,231 cuft
Drainage area	= 1.480 ac	Curve number	= 96*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 3.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(1.290 x 98) + (0.190 x 80)] / 1.480

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025 Friday, 02 / 27 / 2026

Hyd. No. 9

Post-Oufal I#2B

Hydrograph type	= SCS Runoff	Peak discharge	= 11.23 cfs
Storm frequency	= 10 yrs	Time to peak	= 717 min
Time interval	= 1 min	Hyd. volume	= 26,213 cuft
Drainage area	= 1.480 ac	Curve number	= 96*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 5.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(1.290 x 98) + (0.190 x 80)] / 1.480

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025 Friday, 02 / 27 / 2026

Hyd. No. 10

Post-Oufal I#3

Hydrograph type	= SCS Runoff	Peak discharge	= 1.690 cfs
Storm frequency	= 1 yrs	Time to peak	= 717 min
Time interval	= 1 min	Hyd. volume	= 3,480 cuft
Drainage area	= 0.570 ac	Curve number	= 89*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 2.70 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(0.270 x 98) + (0.300 x 80)] / 0.570

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025 Friday, 02 / 27 / 2026

Hyd. No. 10

Post-Oufal I#3

Hydrograph type	= SCS Runoff	Peak discharge	= 2.135 cfs
Storm frequency	= 2 yrs	Time to peak	= 717 min
Time interval	= 1 min	Hyd. volume	= 4,442 cuft
Drainage area	= 0.570 ac	Curve number	= 89*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 3.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(0.270 x 98) + (0.300 x 80)] / 0.570

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025 Friday, 02 / 27 / 2026

Hyd. No. 10

Post-Oufal I#3

Hydrograph type	= SCS Runoff	Peak discharge	= 3.923 cfs
Storm frequency	= 10 yrs	Time to peak	= 717 min
Time interval	= 1 min	Hyd. volume	= 8,458 cuft
Drainage area	= 0.570 ac	Curve number	= 89*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 5.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(0.270 x 98) + (0.300 x 80)] / 0.570

POST-DEVELOPMENT PEAK FLOW

OUTFALL	STRUCTURE	DRAINAGE DIVIDES			LOD IN DRAINAGE DIVIDES						
		IMP	MT	DA	IMP	MT	DA	CN	Q1	Q2	Q10
OUTFALL #1A	Prop. 4	0.25	0.05	0.30	0.21	0.05	0.26				
	Prop. 7	0.05	0.01	0.06	0.12	0.01	0.13				
	Prop. 6	0.10	0.00	0.10	0.10	0.00	0.10				
	Ex. 6036	0.13	0.00	0.13	0.03	0.00	0.03				
	Prop. 8	0.03	0.12	0.15	0.07	0.16	0.23				
	Offsite	0.04	0.02	0.06	0.04	0.02	0.06				
	Roof Drains	1.55	0.07	1.62	1.47	0.12	1.59				
	Offsite	0.09	0.03	0.12	0.09	0.01	0.10				
	Offsite	0.11	0.02	0.13	0.09	0.01	0.10				
	Offsite	0.12	0.03	0.15	0.12	0.03	0.15				
	Prop. 2	0.18	0.04	0.22	0.18	0.04	0.22				
	Prop. 1	0.10	0.02	0.12	0.10	0.02	0.12				
	Total	**2.75**	**0.41**	**3.16**	**2.62**	**0.47**	**3.09**	**95**	**11.390**	**13.780**	**23.220**
OUTFALL #1B	Ex. 6410	0.68	0.03	0.71	0.01	0.03	0.04				
	Total	**0.68**	**0.03**	**0.71**	**0.01**	**0.03**	**0.04**	**85**	**0.099**	**0.129**	**0.254**

POST-DEVELOPMENT PEAK FLOW

OUTFALL	STRUCTURE	DRAINAGE DIVIDES			LOD IN DRAINAGE DIVIDES						
		IMP	MT	DA	IMP	MT	DA	CN	Q1	Q2	Q10
OUTFALL #2A	Ex. 6379	0.19	0.00	0.19	0.00	0.01	0.01				
	Ex. 6372	0.94	0.02	0.96	0.01	0.01	0.02				
	Total	**1.13**	**0.02**	**1.15**	**0.01**	**0.02**	**0.03**	**86**	**0.078**	**0.101**	**0.194**
OUTFALL #2B	Ex. 6332	0.05	0.04	0.09	0.02	0.04	0.06				
	Roof Drains	0.48	0.00	0.48	0.48	0.00	0.48				
	Prop. 9	0.29	0.08	0.37	0.18	0.04	0.22				
	Prop. 12	0.08	0.00	0.08	0.08	0.00	0.08				
	Prop. 11	0.12	0.00	0.12	0.12	0.00	0.12				
	Ex. 6261	0.19	0.00	0.19	0.19	0.00	0.19				
	Ex. 6261	1.57	0.08	1.65	0.04	0.01	0.05				
	Ex. 6262	0.58	0.09	0.67	0.10	0.06	0.16				
	Ex. 6330	0.35	0.03	0.38	0.06	0.03	0.09				
	Ex. 6331	0.19	0.03	0.22	0.02	0.01	0.03				
	Total	**3.90**	**0.35**	**4.25**	**1.29**	**0.19**	**1.48**	**96**	**5.605**	**6.740**	**11.230**

POST-DEVELOPMENT PEAK FLOW

OUTFALL	STRUCTURE	DRAINAGE DIVIDES			LOD IN DRAINAGE DIVIDES						
		IMP	MT	DA	IMP	MT	DA	CN	Q1	Q2	Q10
OUTFALL #3	Ex. 9073	0.00	0.09	0.09	0.00	0.08	0.08				
	15	0.97	0.18	1.15	0.20	0.15	0.35				
	Ex. 6319	0.04	0.04	0.08	0.01	0.03	0.04				
	Ex. 6488	0.08	0.05	0.13	0.06	0.04	0.10				
	Total	**1.09**	**0.36**	**1.45**	**0.27**	**0.30**	**0.57**	**89**	**1.690**	**2.135**	**3.923**

SUMMARY

	OUTFALL	Q1	Q2	Q10
PRE-DEVELOPMENT PEAK FLOW	#1	12.031	14.457	24.070
	#2	5.835	6.983	11.537
	#3	1.896	2.309	3.938
POST-DEVELOPMENT PEAK FLOW	#1	11.489	13.909	23.474
	#2	5.683	6.841	11.424
	#3	1.690	2.135	3.923
DIFFERENCE	#1	-0.542	-0.548	-0.596
	#2	-0.152	-0.142	-0.113
	#3	-0.206	-0.174	-0.015

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP

SEAL

COMMONWEALTH OF VIRGINIA
GABRIELA CAÑAMAR CLARK
Lic. No. 958
09/28/2026
LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

PROJECT

COURTHOUSE PLAZA

MASTER DEVELOPMENT PLAN

LANDDESIGN PROJ.#
2023062A

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	MDP SUBMISSION #1	03/03/26
2	MDP SUBMISSION #2	05/06/26
3	MDP SUBMISSION #3	08/10/26
4	MDP SUBMISSION #4	09/28/26

SCALE NORTH

VERT: N/A
HORZ: 1" = 50'

0 0 50 100

SHEET TITLE

PRE AND POST HYDROGRAPH (PHASE 1)

SHEET NUMBER

C502

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

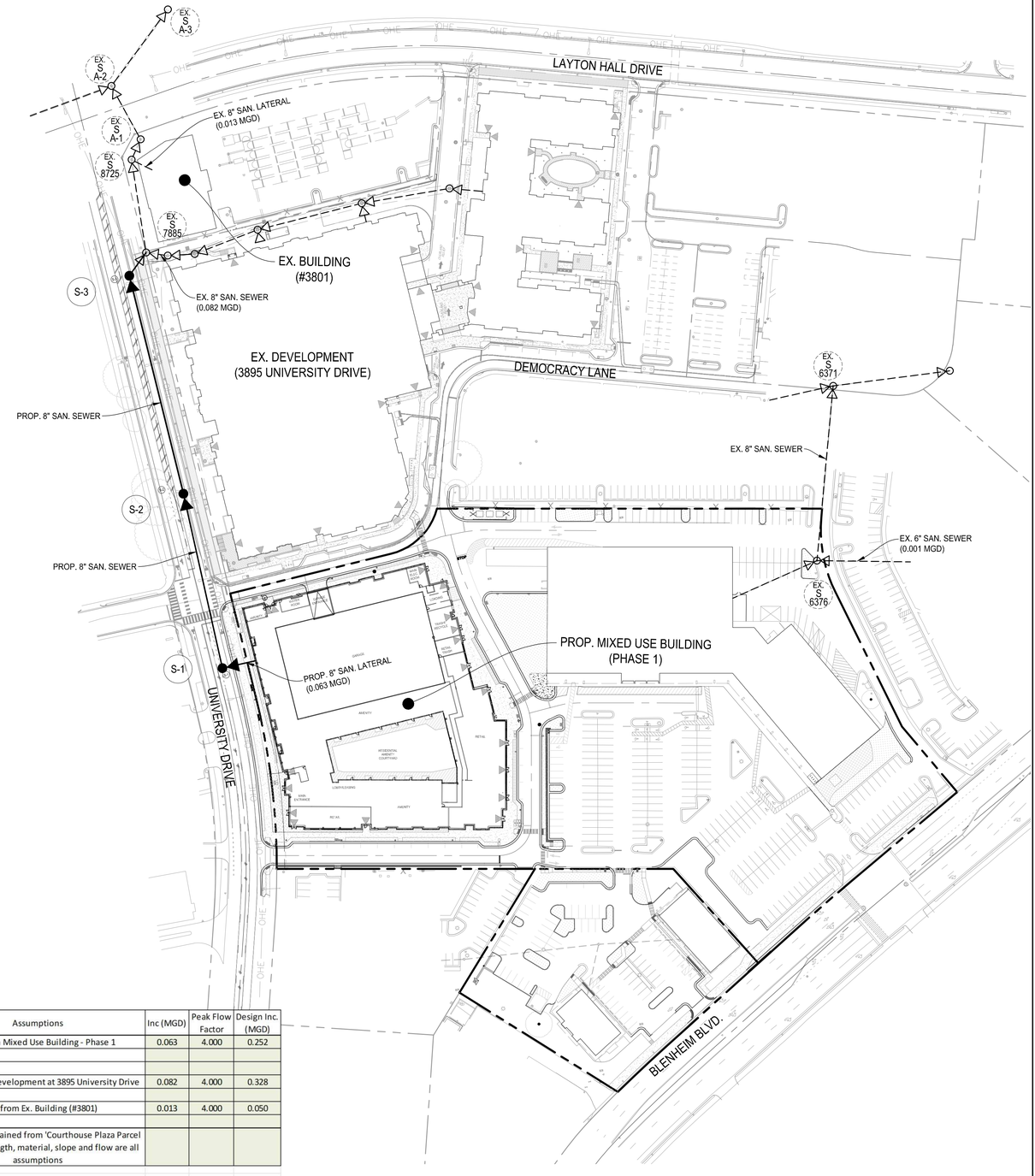
S-8693. IT FLOWS THROUGH MANHOLE S-A-2 WHERE IT CONNECTS TO THE 30" SANITARY SEWER MAIN. CAPACITY WAS ANALYZED USING FLOWS BASED ON THE PROPOSED SITE CONDITION AND THE EXISTING USE/FLOW FROM THE ADJACENT DEVELOPMENT TO THE NORTH (3895 UNIVERSITY DRIVE). THE VOLUME OF FLOW USED IN THIS ANALYSIS HAS BEEN COMPUTED IN ACCORDANCE WITH STATE CODE 9VA25-790-460 AND 9VAC25-790-310. SEE COMPUTATIONS ON THIS SHEET.

CONCLUSION:

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

LEGEND:

- PROPOSED SANITARY MANHOLE AND FLOW DIRECTION
- PROPOSED SANITARY SEWER
- S-3 — PROPOSED SANITARY STRUCTURE NUMBER
- EXISTING SANITARY MANHOLE AND FLOW DIRECTION
- EXISTING SANITARY SEWER
- EX. S 7885 — EXISTING SANITARY STRUCTURE NUMBER



KEY MAP

MANHOLE SCHEDULE:

STRUCTURE	TOP	INVERT IN	INVERT OUT	X	Y
S-1	401.80	390.74	390.54	11823388.65	6994399.50
S-2	395.00	384.06	383.96	11823380.19	6994632.94
S-3	378.90	370.92	370.72	11823362.91	6994926.22

PIPE SCHEDULE:

FROM	TO	LENGTH	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 @ MAIN	LENGTH (FT)	SLOPE	INVERT OUT @ MAIN	DROP HEIGHT (FT)	DROP PIPE MATERIAL
1	S-1	390.96	390.74	41.91	0.52%	390.54	0.20	PVC

CONTRIBUTING SEWAGE FLOW ESTIMATE:

Shopping Center (Phase 1)	No. of Units	No. of People	No. of Dwellings	Average Flow for Dwellings (100 gpd/person)	Floor Area	Average Flow for General Commercial (2,000 gpd/acre)	Total Incremental Flo (gpd)	Total Cummulative Flow (gpd)	Remarks
Prop. Multi-Family Building (West building)	315	600	600	60,000	1.53099	3,062	63,062	63,062	
Ex. Development (3895 University Drive)							81,990	81,990	See sheet C601
Ex. 3-Story Building (3801 University Drive) floor Area = 25,122 SF							12,561	94,551	See sheet C601
Total								94,551	

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)	% FULL	Assumptions	Inc (MGD)	Peak Flow Factor	Design Inc. (MGD)
PHASE 1 BLDG	S-1	390.96	390.74	43.91	0.50%	8	PVC	0.010	1.11	0.72	0.10	0.063	1.9	9%	Flow from Mixed Use Building - Phase 1	0.063	4.000	0.252
S-1	S-2	390.54	384.06	233.77	2.77%	8	PVC	0.010	2.62	1.69	0.10	0.063	3.5	4%				
S-2	S-3	384.06	373.00	293.61	3.77%	8	PVC	0.010	3.05	1.97	0.10	0.063	3.5	3%				
S-3	Ex. 8693	373.00	369.14	37.41	10.32%	8	PVC	0.010	5.05	3.26	0.22	0.145	6.6	4%	Flow from Ex. Development at 3895 University Drive	0.082	4.000	0.328
Ex. 8693	Ex. S8725	371.22	369.04	28.59	7.63%	8	PVC	0.010	4.34	2.80	0.22	0.145	5.8	5%				
Ex. S8725	Ex. SA-1	364.74	359.49	122.86	4.27%	8	PVC	0.010	3.25	2.10	0.24	0.158	5.0	8%	Flow from Ex. Building (#3801)	0.013	4.000	0.050
Ex. SA-1	Ex. SA-2	359.22	357.76	29.11	5.02%	8	PVC	0.010	3.52	2.27	0.24	0.158	5.6	7%				
Ex. SA-2	Ex. SA-3	348.79	347.59	79.48	1.51%	8	PVC	0.010	1.93	1.25	0.24	0.158	3.7	13%	Upper invert obtained from 'Courthouse Plaza Parcel 6' pans. Pipe length, material, slope and flow are all assumptions			

Notes:

1. See contributing sewage flow esti,ates (this sheet) per 9VAC25-790-460 StandardsAll velocities shown are calculated per a partial flow analysis.
2. All velocities shown are calculated per a partial flow analysis.
3. Al existing sanitary pipes from Ex. 8693 to Ex. SA-3 are existing, with invert elevations based on available as-built records.

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

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

SEAL

COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
09/28/2026
PROFESSIONAL ENGINEER

NOT FOR CONSTRUCTION

PROJECT

COURTHOUSE PLAZA

MASTER DEVELOPMENT PLAN

LANDDESIGN PROJ.#
2023062A

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	MDP SUBMISSION #1	03/03/26
2	MDP SUBMISSION #2	05/06/26
3	MDP SUBMISSION #3	08/10/26
4	MDP SUBMISSION #4	09/28/26

SCALE

NORTH

VERT: N/A
HORZ: 1" = 80
0 0 80 160

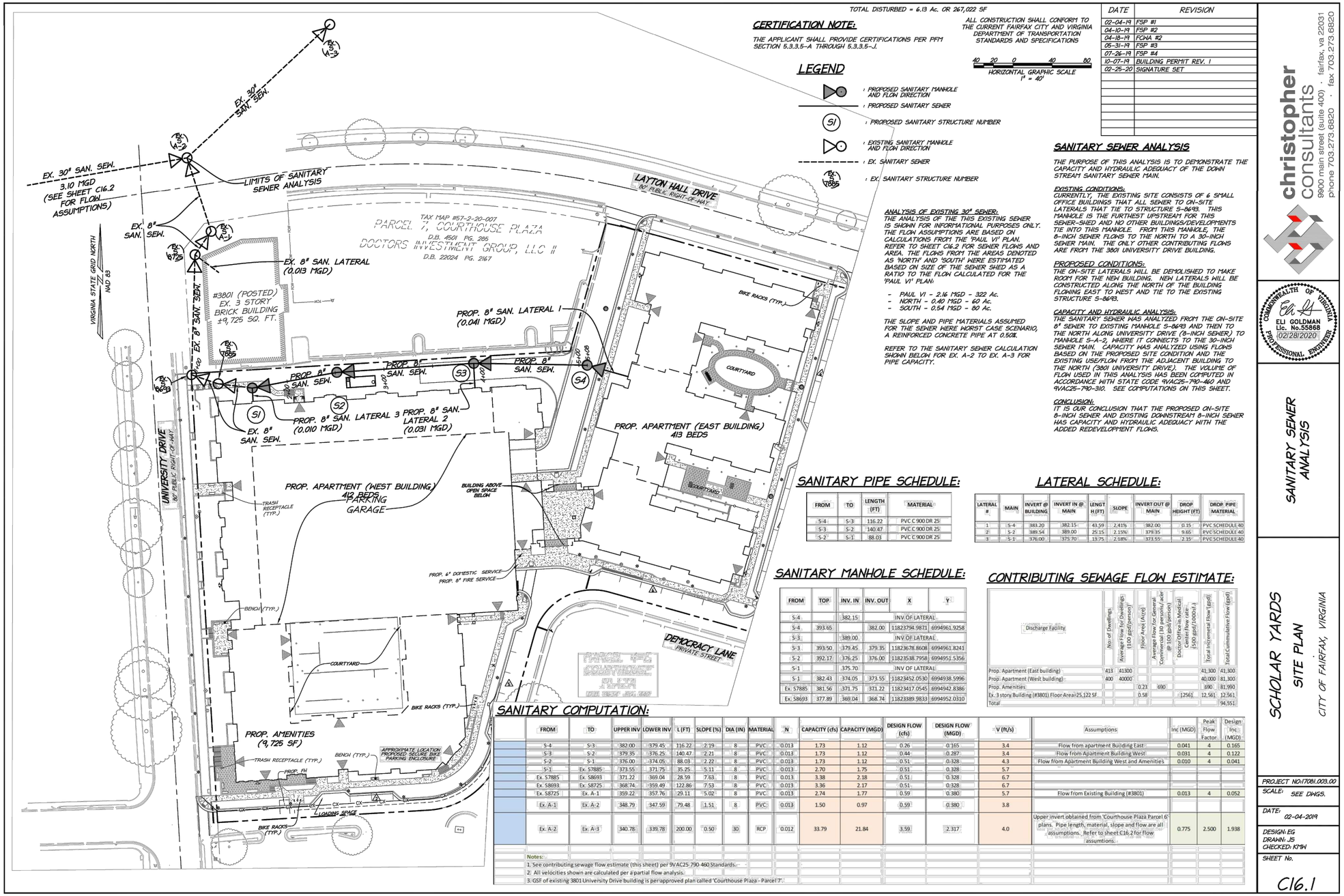
SHEET TITLE

SANITARY SEWER ANALYSIS (PHASE 1)

SHEET NUMBER

C600

THIS SHEET IS FOR INFORMATIONAL PURPOSES ONLY!



TOTAL DISTURBED = 6.13 Ac. OR 267,022 SF

CERTIFICATION NOTE:

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

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

HORIZONTAL GRAPHIC SCALE
1" = 40'

LEGEND

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

ANALYSIS OF EXISTING 30" SEWER:

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

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

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

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

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

SANITARY SEWER ANALYSIS

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

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

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

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

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

SANITARY PIPE SCHEDULE:

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

LATERAL SCHEDULE:

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

SANITARY MANHOLE SCHEDULE:

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

CONTRIBUTING SEWAGE FLOW ESTIMATE:

Discharge Facility	No. of Dwellings	Average Flow for Dwellings (100 gpd/person)	Floor Area (Acre)	Average Flow for General Commercial (50 persons/acre @ 100 gpd/person)	Doctor Office ie. Medical (Floor Area x 1000sf.) (500 gpd/1000sf.)	Total Incremental Flow (gpd)	Total Cumulative Flow (gpd)
Prop. Apartment (East building)	413	41300				41,300	41,300
Prop. Apartment (West building)	400	40000				40,000	81,300
Prop. Amenities			0.23	690		690	81,990
Ex. 3 story Building (#3801) Floor Area= 25,122 SF			0.58		1256	12,561	12,561
Total							94,551

SANITARY COMPUTATION:

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

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

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

christopher consultants
9800 main street (suite 400) · fairfax, va 22031
phone 703.273.6820 · fax 703.273.6820

KEY MAP

COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
09/28/2026
PROFESSIONAL ENGINEER
SEAL

COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
02/28/2020
PROFESSIONAL ENGINEER

SANITARY SEWER ANALYSIS

SCHOLAR YARDS
SITE PLAN
CITY OF FAIRFAX, VIRGINIA

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

NOT FOR CONSTRUCTION

PROJECT

COURTHOUSE PLAZA

MASTER DEVELOPMENT PLAN

LANDDESIGN PROJ.#
2023062A

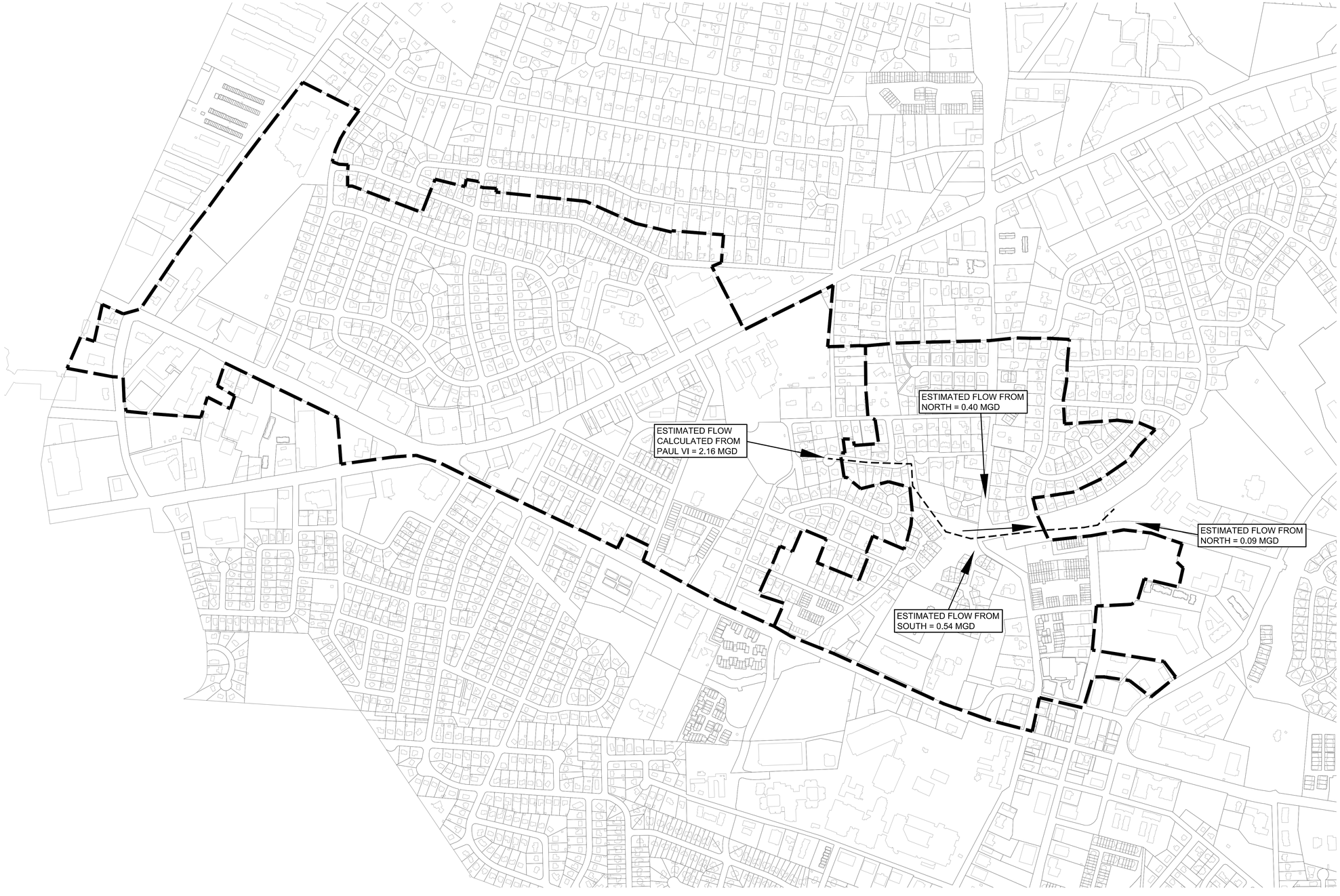
REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	MDP SUBMISSION #1	03/03/26
2	MDP SUBMISSION #2	05/06/26
3	MDP SUBMISSION #3	08/10/26
4	MDP SUBMISSION #4	09/28/26

SCALE NORTH
VERT: N/A
HORZ: SEE DWG.

SHEET TITLE
SANITARY SEWER ANALYSIS

SHEET NUMBER
C601



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

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP

SEAL

COMMONWEALTH OF VIRGINIA
GABRIELA CAÑAMAR CLARK
Lic. No. 958
09/28/2026
LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

PROJECT

COURTHOUSE PLAZA

MASTER DEVELOPMENT PLAN

LANDDESIGN PROJ.#
2023062A

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	MDP SUBMISSION #1	03/03/26
2	MDP SUBMISSION #2	05/06/26
3	MDP SUBMISSION #3	08/10/26
4	MDP SUBMISSION #4	09/28/26

SCALE

VERT: N/A
HORZ: 1" = 400'

0 0 400 800

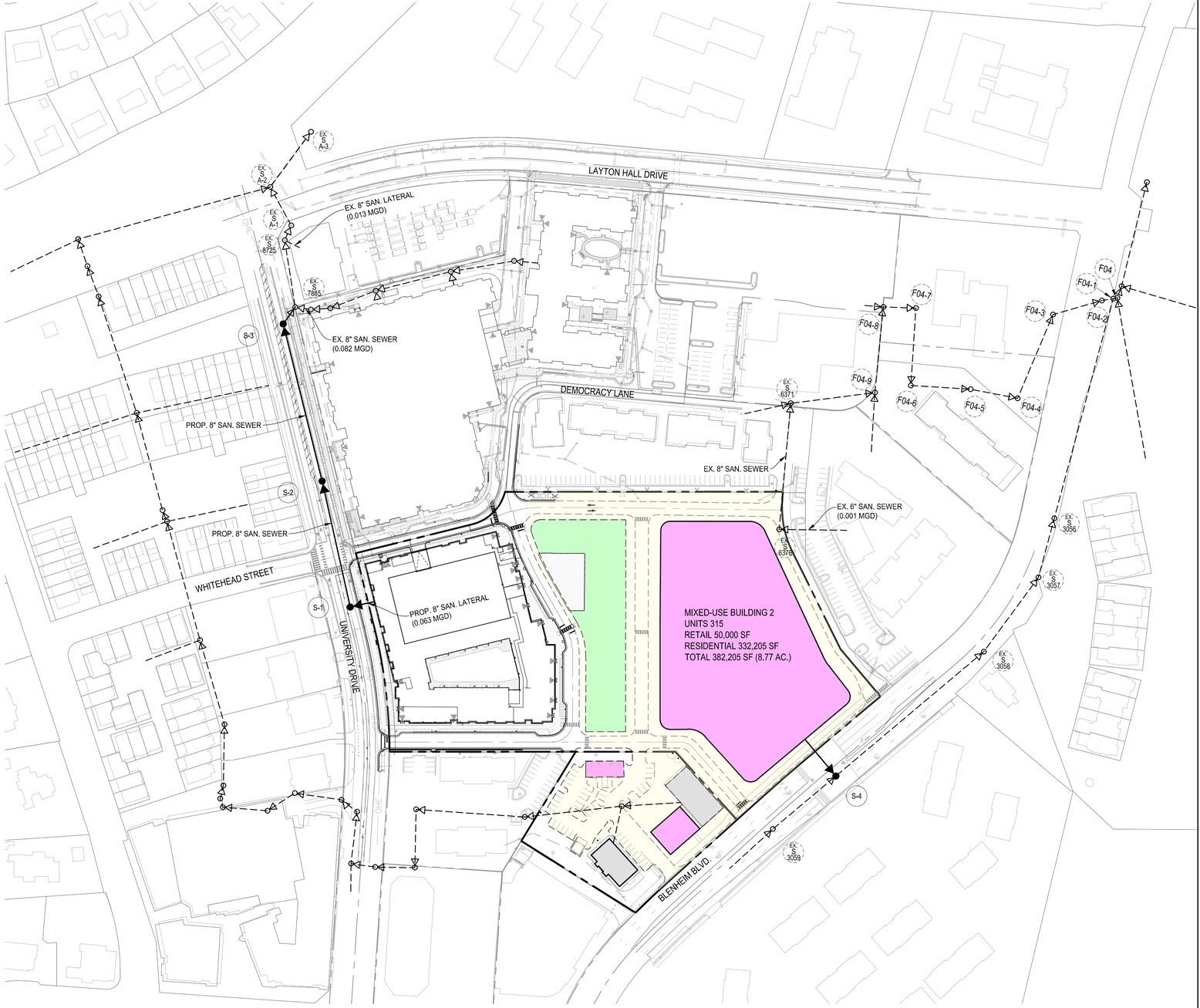
NORTH

SHEET TITLE

SANITARY SEWER OFF-SITE MAP

SHEET NUMBER

C602



KEY MAP

LEGEND:

- PROPOSED SANITARY MANHOLE AND FLOW DIRECTION
- PROPOSED SANITARY SEWER
- S-3 — PROPOSED SANITARY STRUCTURE NUMBER
- EXISTING SANITARY MANHOLE AND FLOW DIRECTION
- EXISTING SANITARY SEWER
- EX. S 7885 — EXISTING SANITARY STRUCTURE NUMBER

CONTRIBUTING SEWAGE FLOW ESTIMATE:

Shopping Center (Full Build Out)	No. of Units	No. of People	No. of Dwellings	Average Flow for Dwellings (100 gpd/person)	Floor Area in Acre (Retail / Residential)	Average Flow for General Commercial (2,000 gpd/acre)	Total Incremental Flo (gpd)	Total Cummulative Flow (gpd)
Building 2	315	600	600	60,000	8.77	17,540	77,540	137,540
Total								**137,540**

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)	% FULL	Assumptions	Inc (MGD)	Peak Flow Factor	Design Inc. (MGD)
BUILDING 2	S-4	411.25	409.47	87.00	2.05%	6	PVC	0.010	1.04	0.67	0.21	0.138	3.9	20%	Flow from Mixed-Use Building 2	0.138	4.000	0.550
S-4	EX. S3058	409.37	389.37	350.20	5.71%	8	PVC	0.010	3.75	2.43	1.05	0.680	8.7	28%	Higher flow was used (Fairfax F04)	0.542	4.000	2.168
EX. S3058	EX. S3057	389.35	388.20	167.40	0.69%	8	PVC	0.010	1.30	0.84	1.05	0.680	4.2	81%				
EX. S3057	EX. S3056	388.10	387.60	110.60	0.45%	8	PVC	0.010	1.06	0.68	1.05	0.680	3.4	100%				
EX. S3056	F04-1	387.50	366.57	412.20	5.08%	8	PVC	0.010	3.54	2.29	1.05	0.680	9.2	30%				
F04-1	F04	366.48	365.20	7.80	16.41%	8	PVC	0.010	6.36	4.11	1.05	0.680	12.7	17%				

Notes:

1. Fairfax 04 = 0.542 MGD and Fairfax 05 = 0.246 MGD are the average flows provided by the City.
2. All existing sanitary pipes from Ex. S3058 to F04 are existing, with invert elevations based on available as-built records.
3. All velocities shown are calculated per a partial flow analysis.

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

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

SEAL

COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
09/28/2026
PROFESSIONAL ENGINEER

NOT FOR CONSTRUCTION

PROJECT

COURTHOUSE PLAZA

MASTER DEVELOPMENT PLAN

LANDDESIGN PROJ.#
2023062A

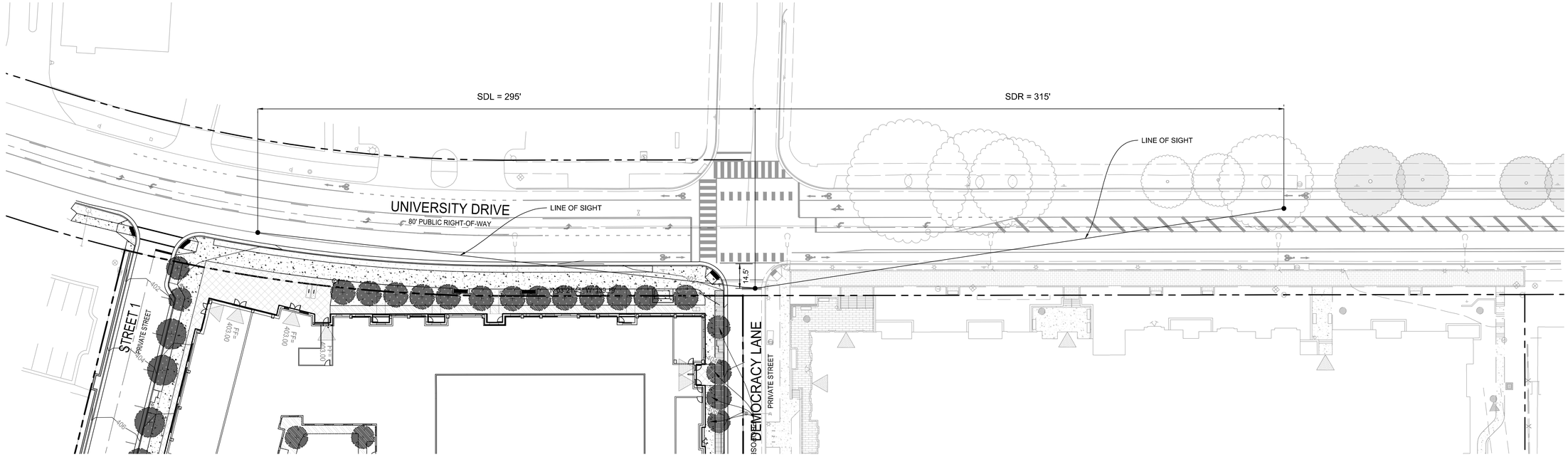
REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	MDP SUBMISSION #1	03/03/26
2	MDP SUBMISSION #2	05/06/26
3	MDP SUBMISSION #3	08/10/26
4	MDP SUBMISSION #4	09/28/26

SCALE
NORTH
VERT: N/A
HORZ: 1" = 100'
0 0 100 200

SHEET TITLE
SANITARY SEWER ANALYSIS (FULL BUILD OUT)

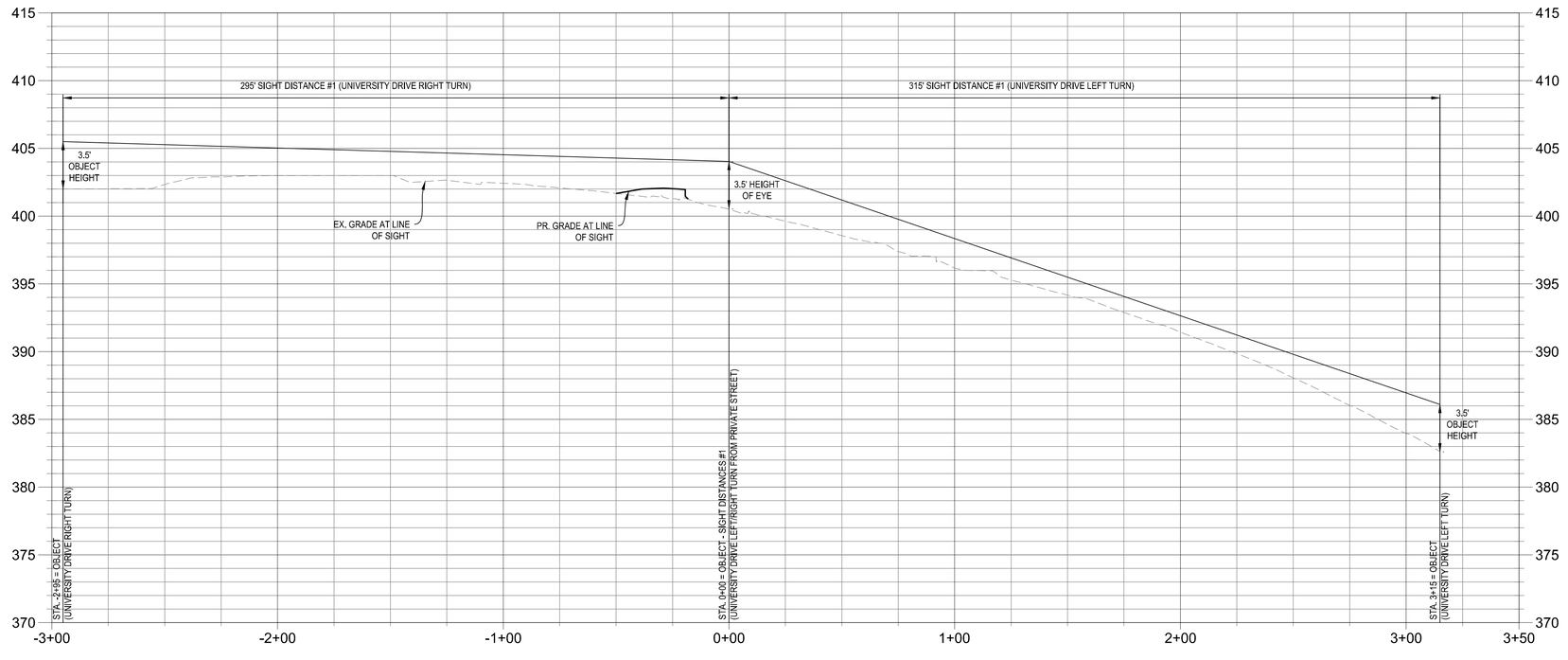
SHEET NUMBER
C603



SIGHT DISTANCE #1 PLAN

POSTED SPEED: 25 MPH
DESIGNED SPEED: 25 MPH

HORZ: 1" = 30'
0 15 30 60



SIGHT DISTANCE #1 PROFILE

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

VERT: 1" = 5'
0 2.5 5 10

HORZ: 1" = 30'
0 15 30 60

NOTES:

1. SIGHT DISTANCES SHOWN HERE ARE BASED ON EXISTING CONDITIONS.
2. LOWER LIMBS OF TREES WITHIN SIGHT LINES ARE TO BE PRUNED IN ORDER TO MAINTAIN SAFE SIGHTLINE

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

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP

SEAL
COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
09/28/2026
PROFESSIONAL ENGINEER

NOT FOR CONSTRUCTION

PROJECT

COURTHOUSE PLAZA

MASTER DEVELOPMENT PLAN

LANDDESIGN PROJ.#
2023062A

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	MDP SUBMISSION #1	03/03/26
2	MDP SUBMISSION #2	05/06/26
3	MDP SUBMISSION #3	08/10/26
4	MDP SUBMISSION #4	09/28/26

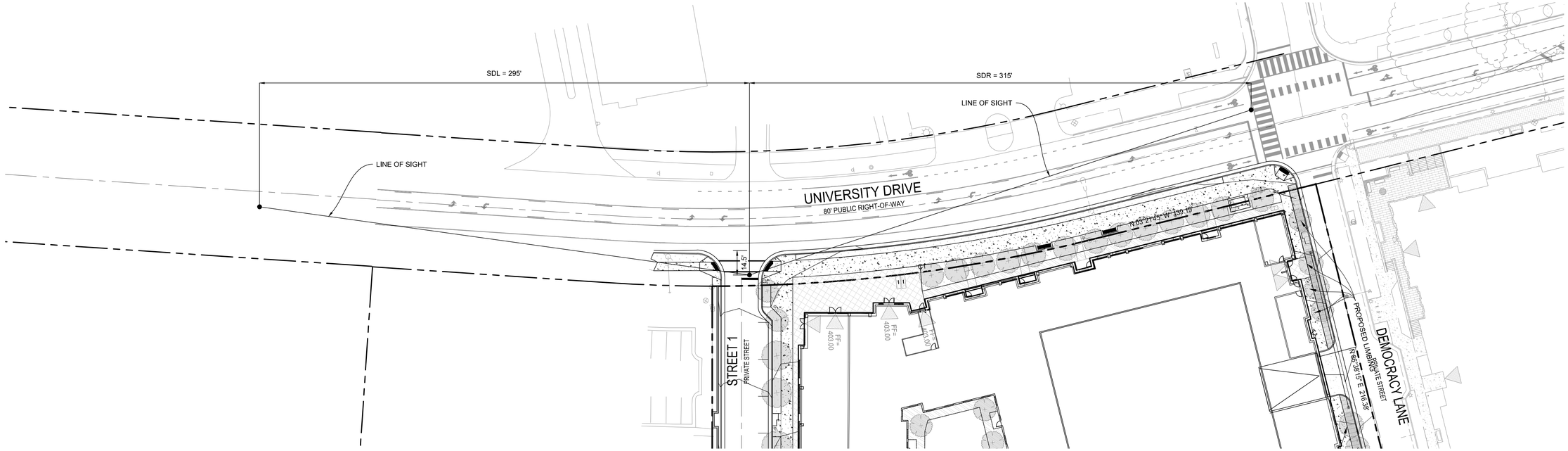
SCALE
NORTH
VERT: 1" = 5'
HORZ: 1" = 30'
0 15 30 60

SHEET TITLE

SIGHT DISTANCE (PHASE 1)

SHEET NUMBER

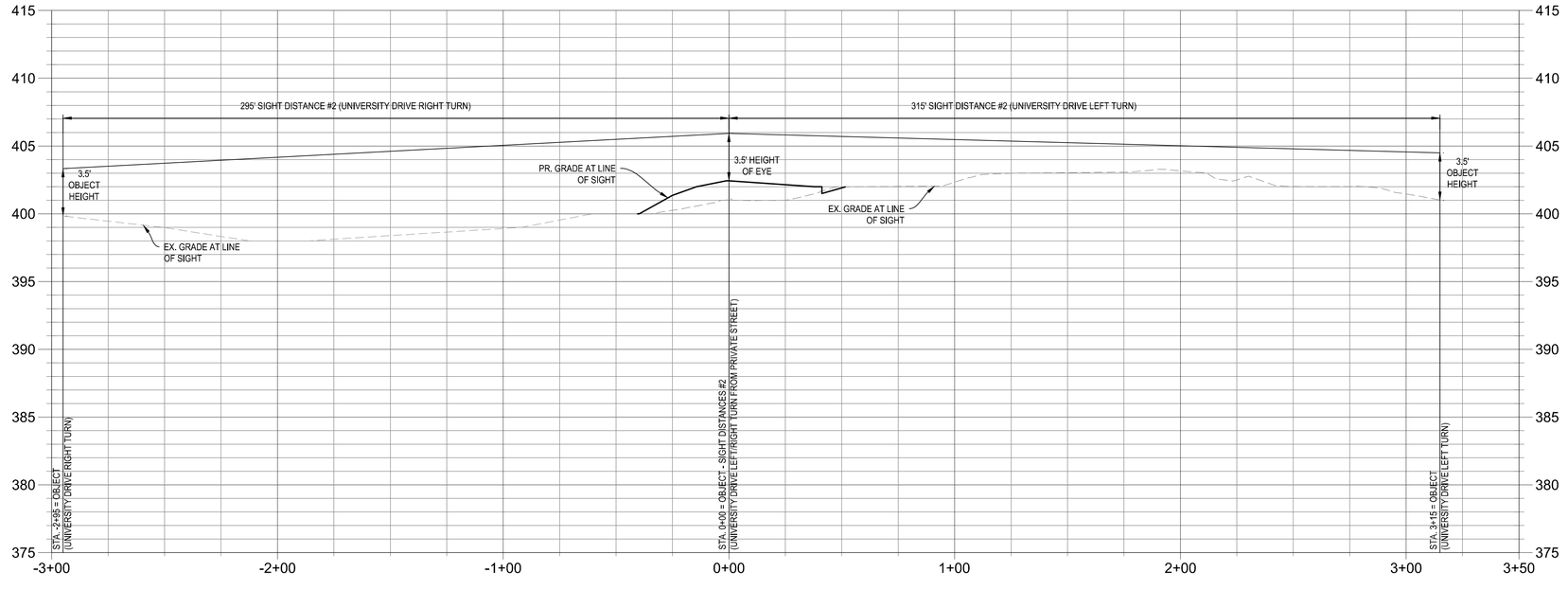
C700



SIGHT DISTANCE #2 PLAN

POSTED SPEED: 25 MPH
DESIGNED SPEED: 25 MPH

HORZ: 1" = 30'
0 15 30 60



SIGHT DISTANCE #2 PROFILE

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

VERT: 1" = 5'
0 2.5 5 10

HORZ: 1" = 30'
0 15 30 60

NOTES:

1. SIGHT DISTANCES SHOWN HERE ARE BASED ON EXISTING CONDITIONS.
2. LOWER LIMBS OF TREES WITHIN SIGHT LINES ARE TO BE PRUNED IN ORDER TO MAINTAIN SAFE SIGHTLINE

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

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP

COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
09/28/2026
PROFESSIONAL ENGINEER

SEAL

NOT FOR CONSTRUCTION

PROJECT

COURTHOUSE PLAZA

MASTER DEVELOPMENT PLAN

LANDDESIGN PROJ.#
2023062A

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	MDP SUBMISSION #1	03/03/26
2	MDP SUBMISSION #2	05/06/26
3	MDP SUBMISSION #3	08/10/26
4	MDP SUBMISSION #4	09/28/26

SCALE NORTH

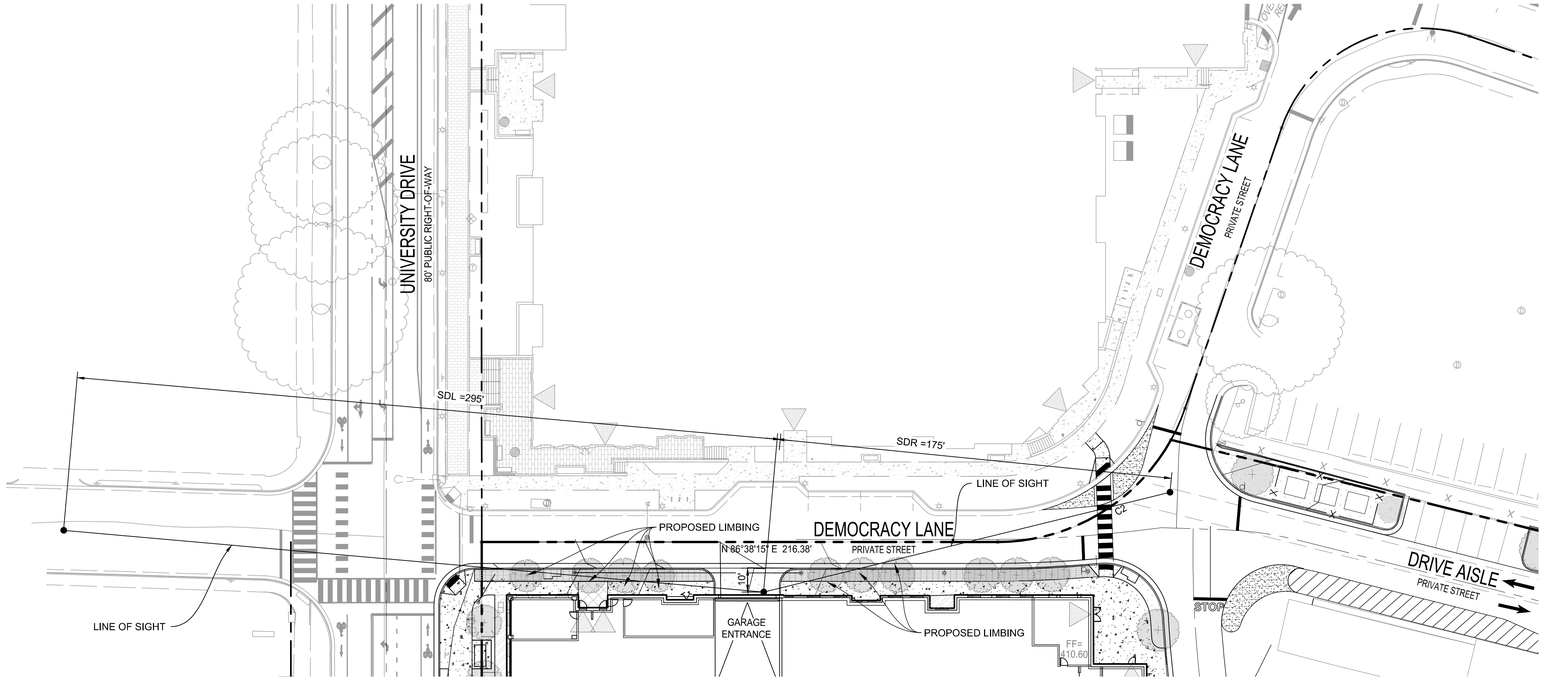
VERT: 1" = 5'
HORZ: 1" = 30'
0 15 30 60

SHEET TITLE

SIGHT DISTANCE (PHASE 1)

SHEET NUMBER

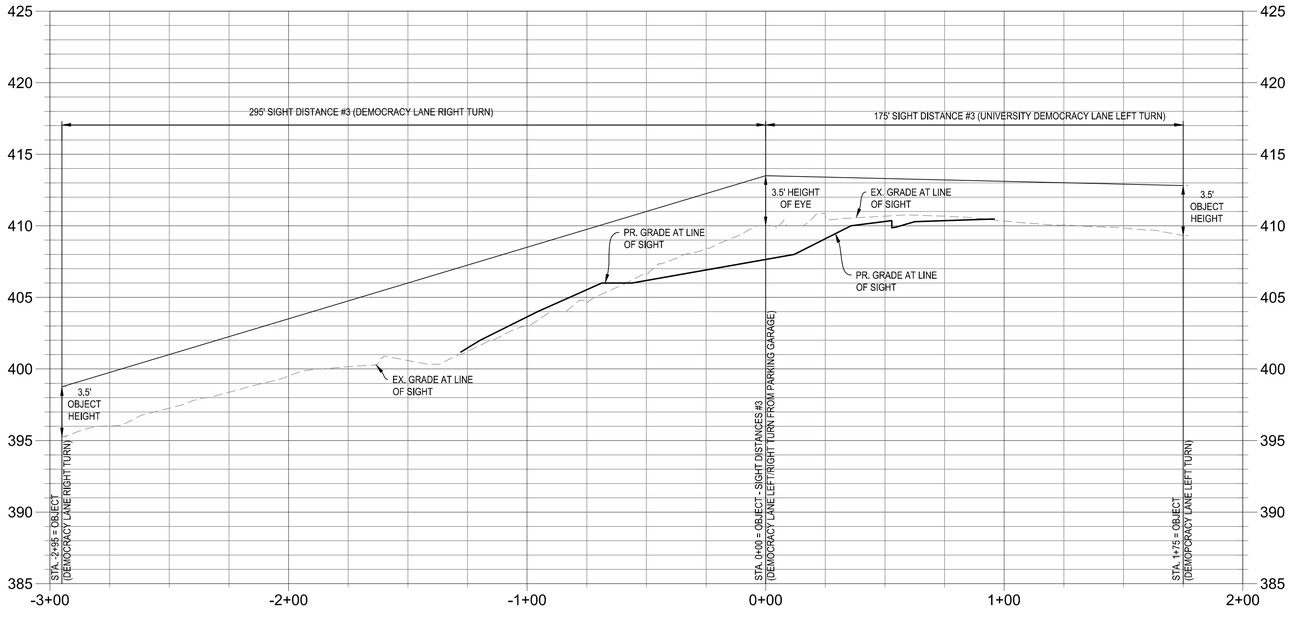
C701



SIGHT DISTANCE #3 PLAN

POSTED SPEED: 25 MPH
DESIGNED SPEED: 25 MPH

HORZ: 1" = 30'
0 15 30 60



SIGHT DISTANCE #3 PROFILE

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

VERT: 1" = 5'
0 2.5 5 10

HORZ: 1" = 30'
0 15 30 60

NOTES:

1. SIGHT DISTANCES SHOWN HERE ARE BASED ON EXISTING CONDITIONS.
2. LOWER LIMBS OF TREES WITHIN SIGHT LINES ARE TO BE PRUNED IN ORDER TO MAINTAIN SAFE SIGHTLINE

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

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP

SEAL
COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
09/28/2026
PROFESSIONAL ENGINEER

NOT FOR CONSTRUCTION

PROJECT

COURTHOUSE PLAZA

MASTER DEVELOPMENT PLAN

LANDDESIGN PROJ.#
2023062A

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	MDP SUBMISSION #1	03/03/26
2	MDP SUBMISSION #2	05/06/26
3	MDP SUBMISSION #3	08/10/26
4	MDP SUBMISSION #4	09/28/26

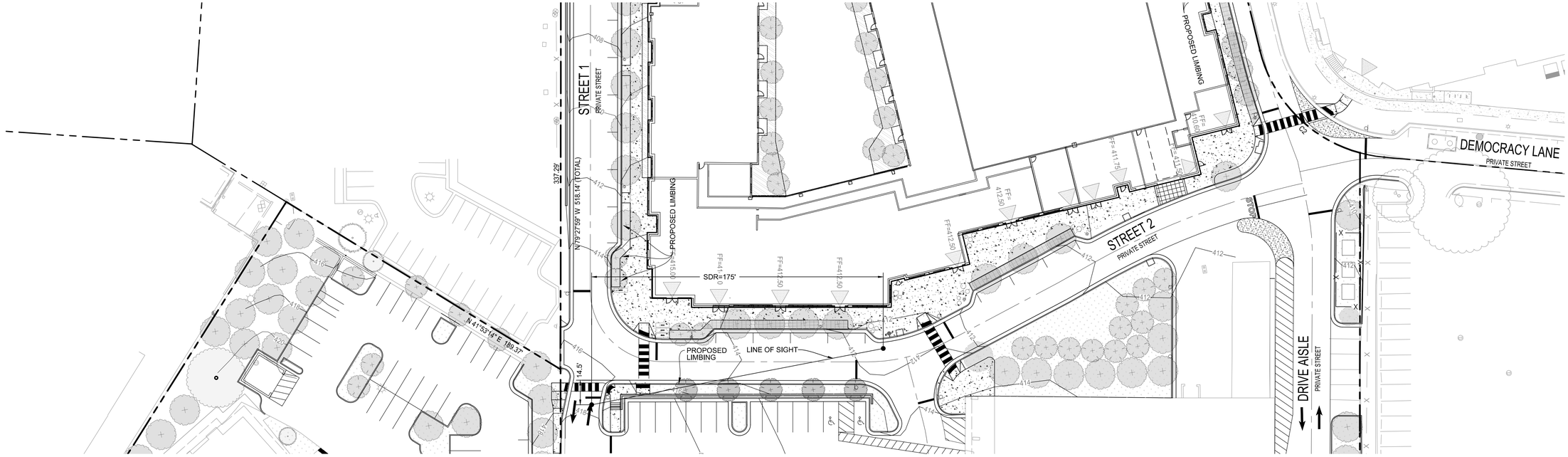
SCALE
NORTH
VERT: 1" = 5'
HORZ: 1" = 30'
0 15 30 60

SHEET TITLE

SIGHT DISTANCE (PHASE 1)

SHEET NUMBER

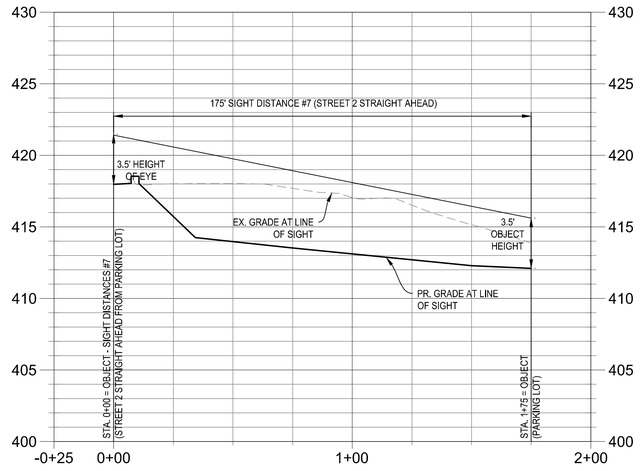
C702



SIGHT DISTANCE #7 PLAN

POSTED SPEED: 25 MPH
DESIGNED SPEED: 25 MPH

HORZ: 1" = 30'
0 15 30 60



SIGHT DISTANCE #7 PROFILE

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

VERT: 1" = 5'
0 2.5 5 10

HORZ: 1" = 30'
0 15 30 60

NOTES:

1. SIGHT DISTANCES SHOWN HERE ARE BASED ON EXISTING CONDITIONS.
2. LOWER LIMBS OF TREES WITHIN SIGHT LINES ARE TO BE PRUNED IN ORDER TO MAINTAIN SAFE SIGHTLINE

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

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP

COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
09/28/2026
PROFESSIONAL ENGINEER

SEAL

NOT FOR CONSTRUCTION

PROJECT

COURTHOUSE PLAZA

MASTER DEVELOPMENT PLAN

LANDDESIGN PROJ.#
2023062A

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	MDP SUBMISSION #1	03/03/26
2	MDP SUBMISSION #2	05/06/26
3	MDP SUBMISSION #3	08/10/26
4	MDP SUBMISSION #4	09/28/26

SCALE

NORTH

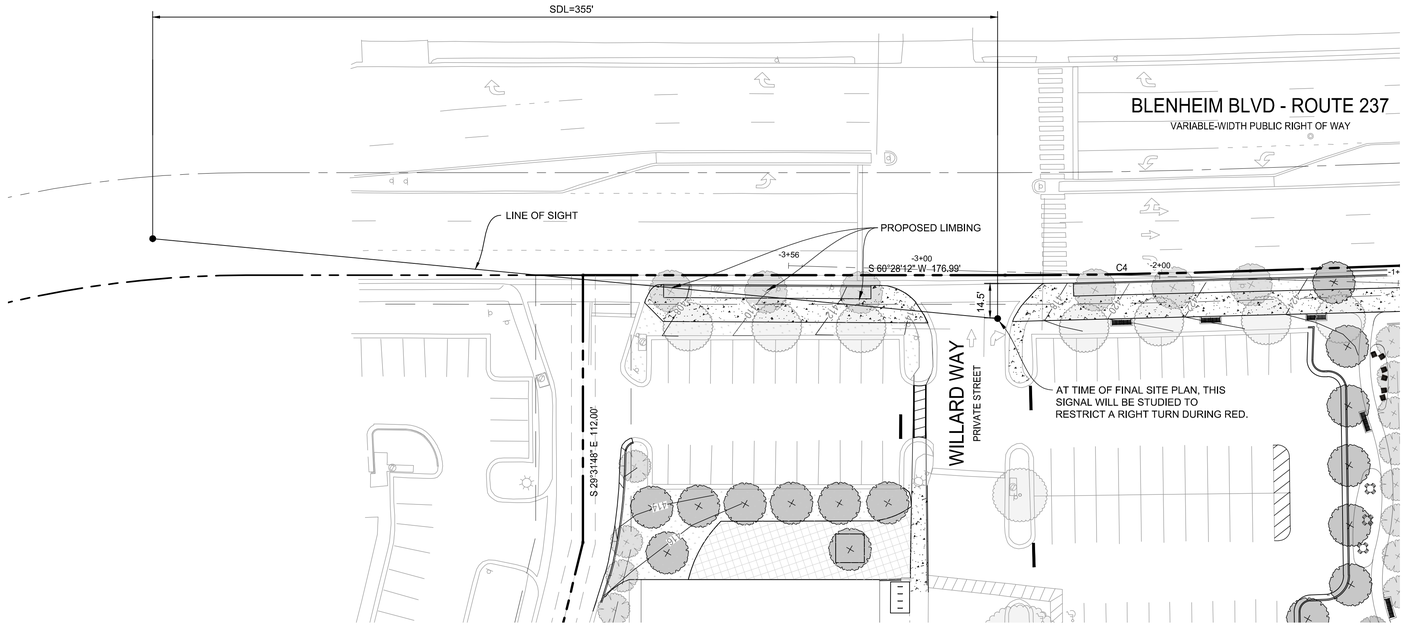
VERT: 1" = 5'
HORZ: 1" = 30'
0 15 30 60

SHEET TITLE

SIGHT DISTANCE (PHASE 1)

SHEET NUMBER

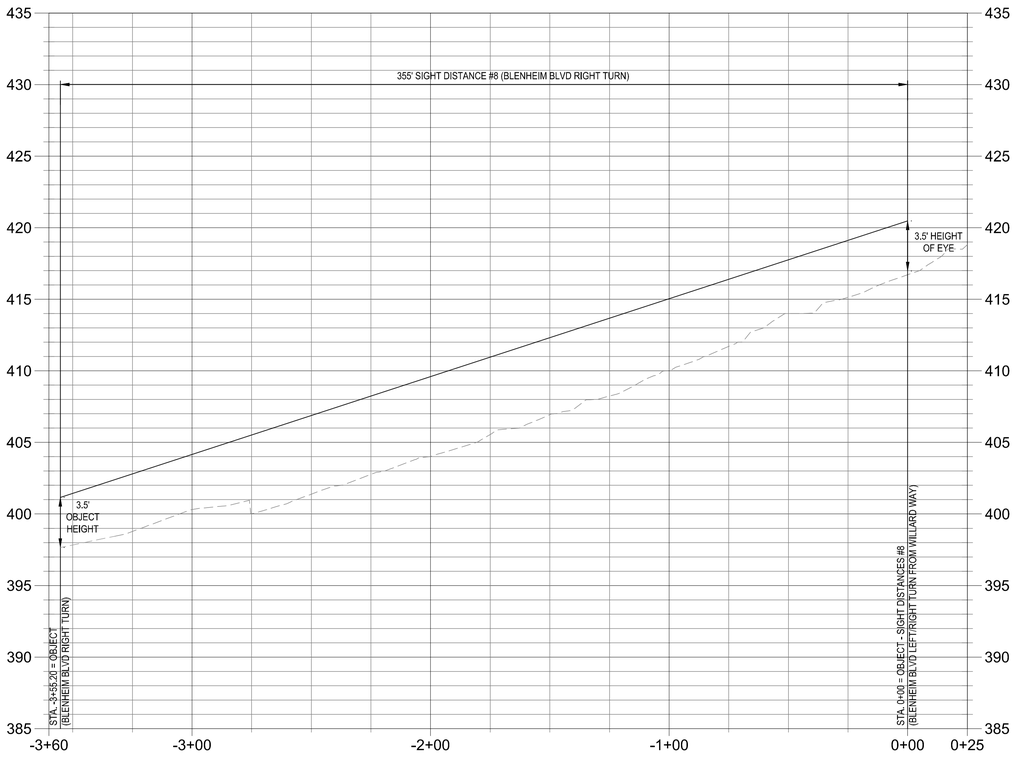
C703



SIGHT DISTANCE #8 PLAN

POSTED SPEED: 30 MPH
DESIGNED SPEED: 30 MPH

HORZ: 1" = 30'
0 15 30 60



SIGHT DISTANCE #8 PROFILE

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

VERT: 1" = 5'
0 2.5 5 10

HORZ: 1" = 30'
0 15 30 60

NOTES:

1. SIGHT DISTANCES SHOWN HERE ARE BASED ON EXISTING CONDITIONS.
2. LOWER LIMBS OF TREES WITHIN SIGHT LINES ARE TO BE PRUNED IN ORDER TO MAINTAIN SAFE SIGHTLINE

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

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP

COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
09/28/2026
PROFESSIONAL ENGINEER

SEAL

NOT FOR CONSTRUCTION

PROJECT

COURTHOUSE PLAZA

MASTER DEVELOPMENT PLAN

LANDDESIGN PROJ.#
2023062A

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	MDP SUBMISSION #1	03/03/26
2	MDP SUBMISSION #2	05/06/26
3	MDP SUBMISSION #3	08/10/26
4	MDP SUBMISSION #4	09/28/26

SCALE NORTH

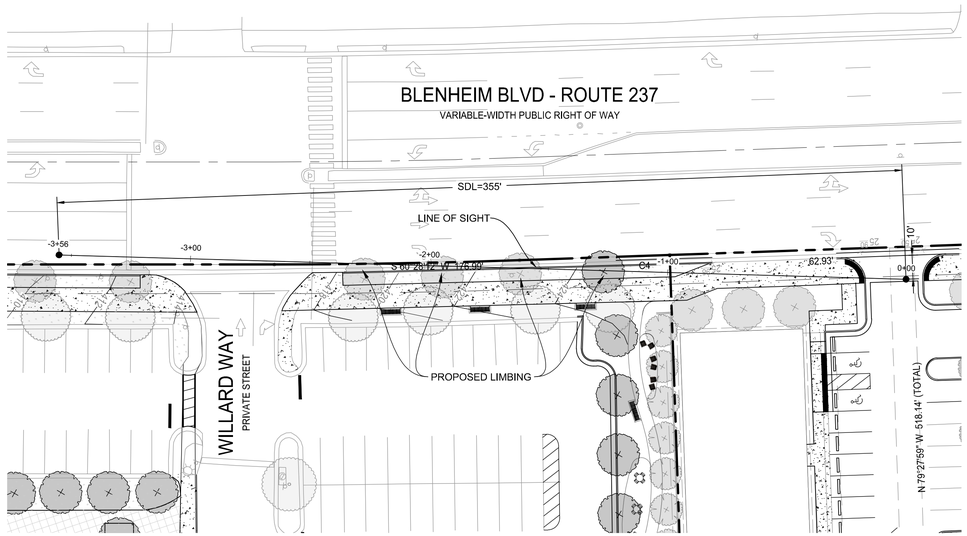
VERT: 1" = 5'
HORZ: 1" = 30'
0 15 30 60

SHEET TITLE

SIGHT DISTANCE (PHASE 1)

SHEET NUMBER

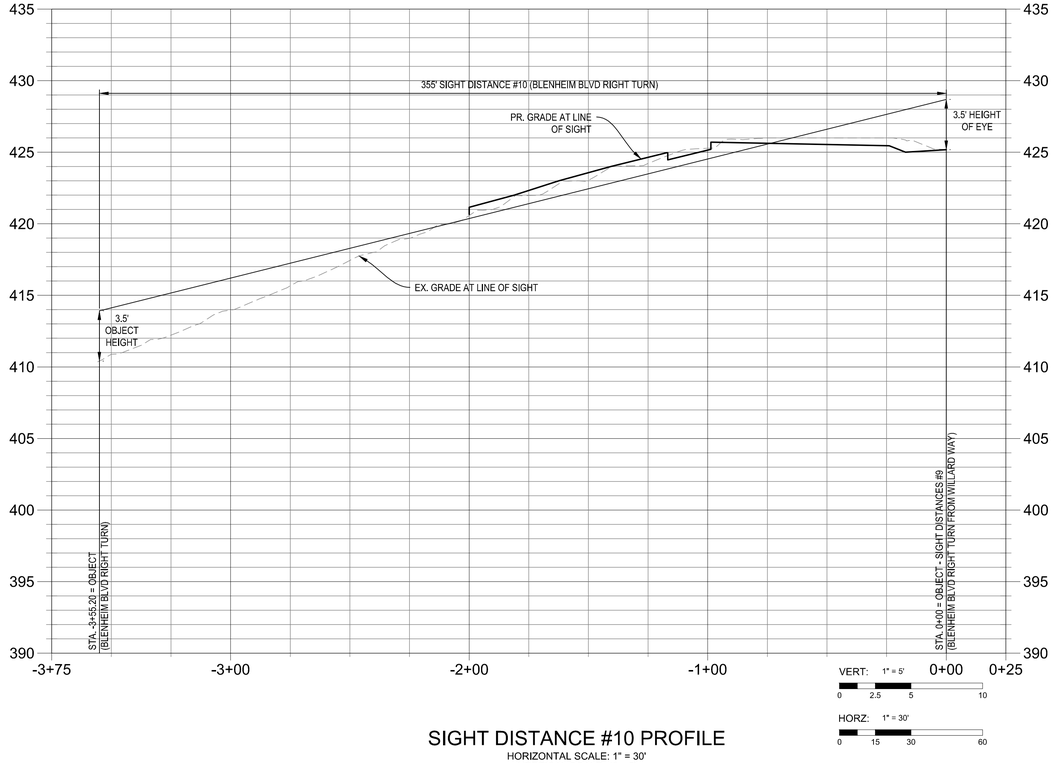
C704



SIGHT DISTANCE #10 PLAN

POSTED SPEED: 30 MPH
DESIGNED SPEED: 30 MPH

HORZ: 1" = 30'
0 15 30 60



SIGHT DISTANCE #10 PROFILE

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

EXISTING ENTRANCE

NOTES:

1. SIGHT DISTANCES SHOWN HERE ARE BASED ON EXISTING CONDITIONS.
2. LOWER LIMBS OF TREES WITHIN SIGHT LINES ARE TO BE PRUNED IN ORDER TO MAINTAIN SAFE SIGHTLINE

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

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP

SEAL
COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
09/28/2026
PROFESSIONAL ENGINEER

NOT FOR CONSTRUCTION

PROJECT

COURTHOUSE PLAZA

MASTER DEVELOPMENT PLAN

LANDDESIGN PROJ.#
2023062A

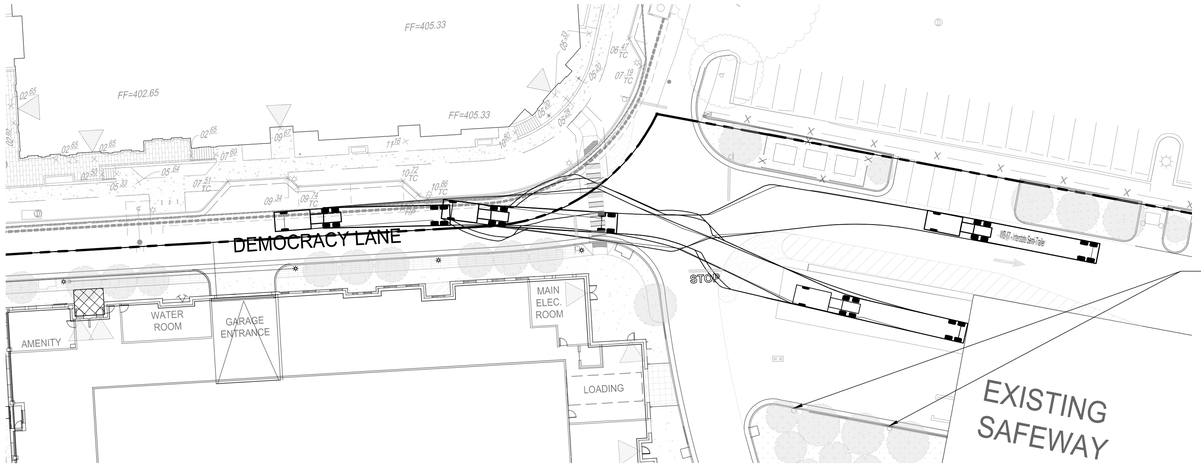
REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	MDP SUBMISSION #1	03/03/26
2	MDP SUBMISSION #2	05/06/26
3	MDP SUBMISSION #3	08/10/26
4	MDP SUBMISSION #4	09/28/26

SCALE
NORTH
VERT: 1" = 5'
HORZ: 1" = 30'
0 15 30 60

SHEET TITLE
SIGHT DISTANCE (PHASE 1)

SHEET NUMBER
C705

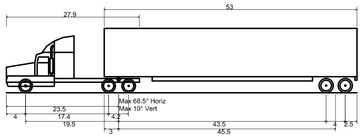


NO PARKING SIGNS

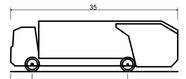
NOTE: THIS AREA IS RESTRICTED AND CAN ONLY BE UTILIZED BY SAFEWAY FOR TRASH SERVICE AND DELIVERIES. THIS AREA MUST BE KEPT CLEAR

WB-67 SINGLE UNIT TRUCK TURNING MOVEMENT - SAFEWAY LOADING DOCK

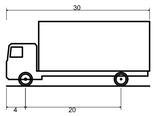
SCALE: 1" = 30'



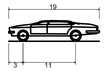
WB-67 - Interstate Semi-Trailer	
Overall Length	73.501ft
Overall Width	8.500ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.334ft
Max Track Width	8.500ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	28.40°



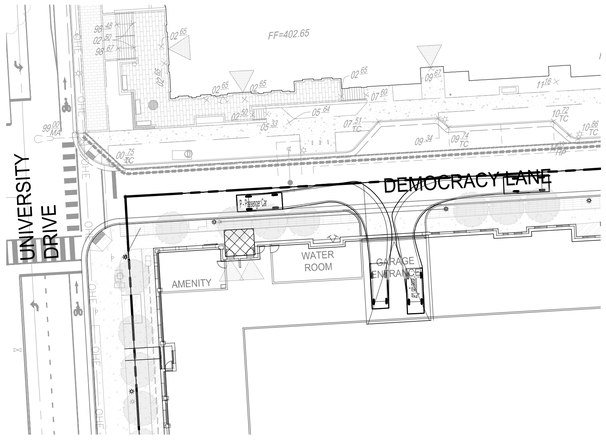
Rear-Load Garbage Truck	
Overall Length	35.000ft
Overall Width	8.375ft
Overall Body Height	10.546ft
Min Body Ground Clearance	1.000ft
Track Width	8.375ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	29.300ft



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°

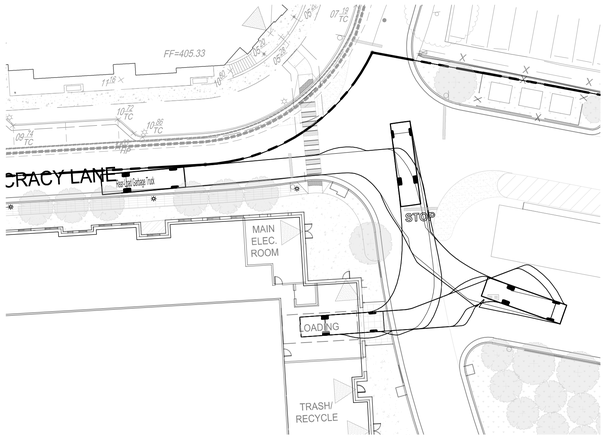


P - Passenger Car	
Overall Length	19.000ft
Overall Width	7.000ft
Overall Body Height	4.300ft
Min Body Ground Clearance	1.115ft
Track Width	6.000ft
Lock-to-lock time	4.00s
Max Steering Angle (Virtual)	31.60°



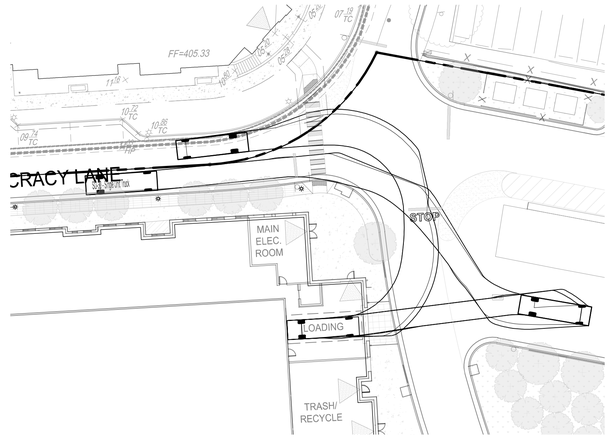
GARAGE ENTERING / EXITING TURNING MOVEMENT

SCALE: 1" = 30'



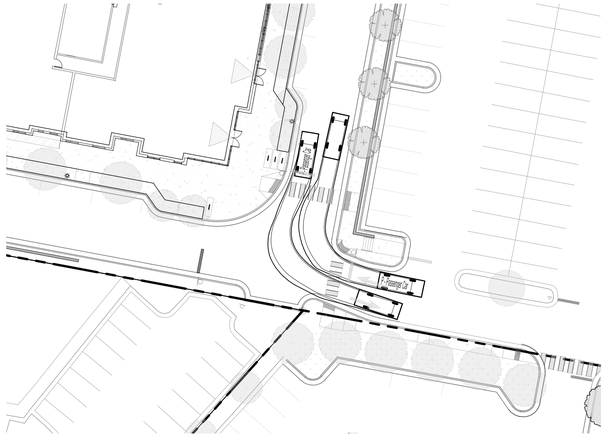
REAR LOAD GARBAGE TRUCK TURNING MOVEMENT

SCALE: 1" = 30'



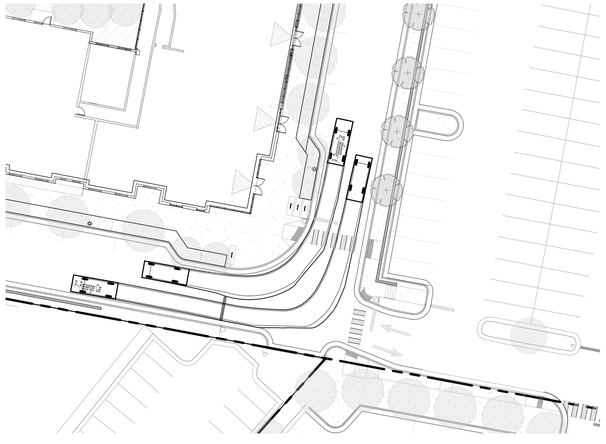
30' SINGLE UNIT TRUCK TURNING MOVEMENT - ENTERING / EXITING BUILDING LOADING DOCK FROM DEMOCRACY LANE

SCALE: 1" = 30'



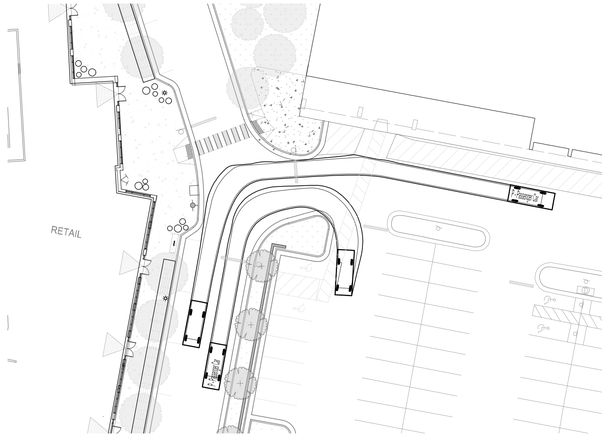
STREET 1 / STREET 2 INTERSECTION TURNING MOVEMENT

SCALE: 1" = 30'



STREET 1 / STREET 2 INTERSECTION TURNING MOVEMENT

SCALE: 1" = 30'



CONNECTION TO SAFEWAY PARKING LOT TURNING MOVEMENT

SCALE: 1" = 30'

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP

COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
09/28/2026
PROFESSIONAL ENGINEER

SEAL

NOT FOR CONSTRUCTION

PROJECT

COURTHOUSE PLAZA

MASTER DEVELOPMENT PLAN

LANDDESIGN PROJ.#

2023062A

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	MDP SUBMISSION #1	03/03/26
2	MDP SUBMISSION #2	05/06/26
3	MDP SUBMISSION #3	08/10/26
4	MDP SUBMISSION #4	09/28/26

SCALE

VERT: N/A
HORZ: 1" = 30'

0 0 30 60

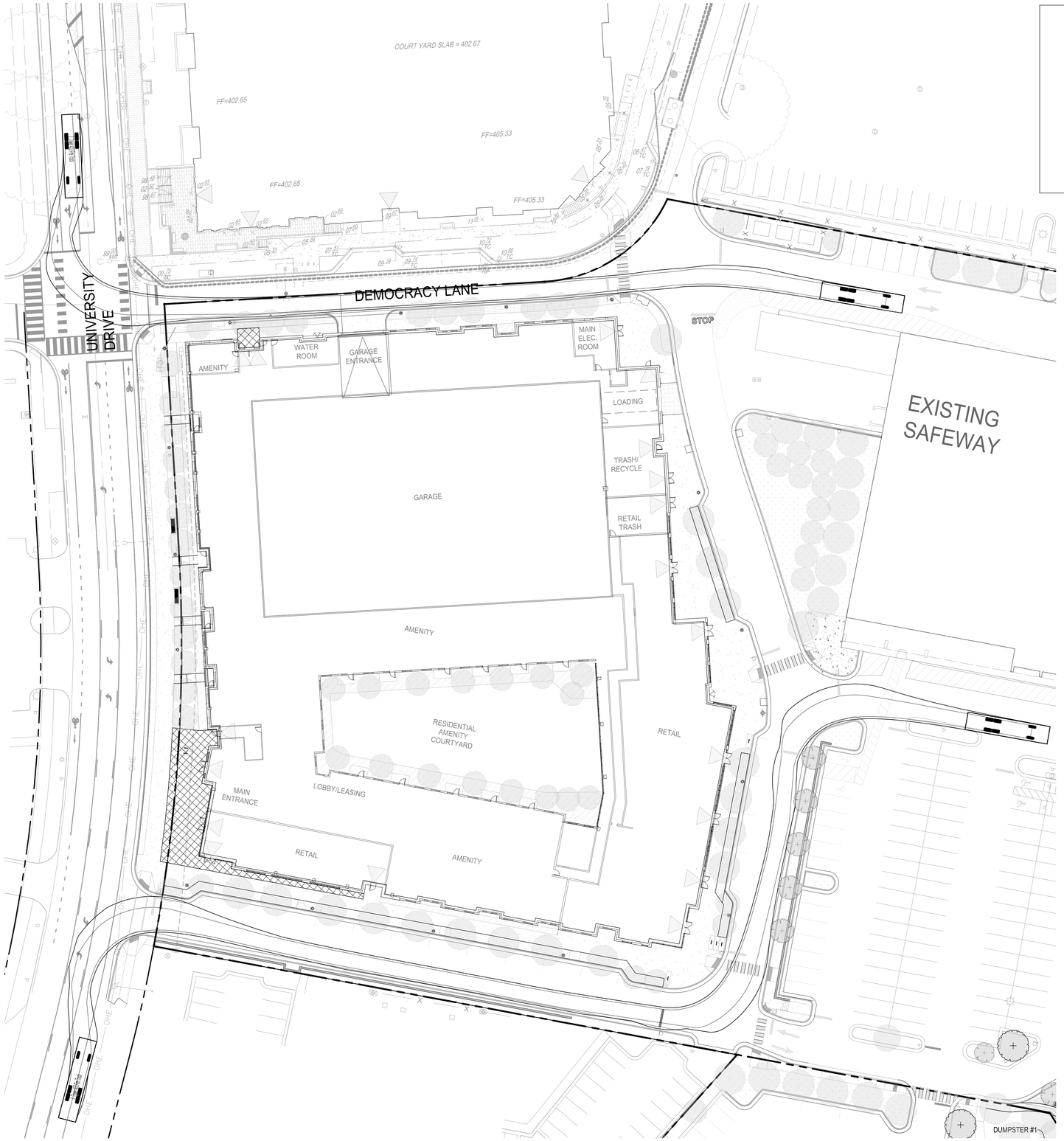
NORTH

SHEET TITLE

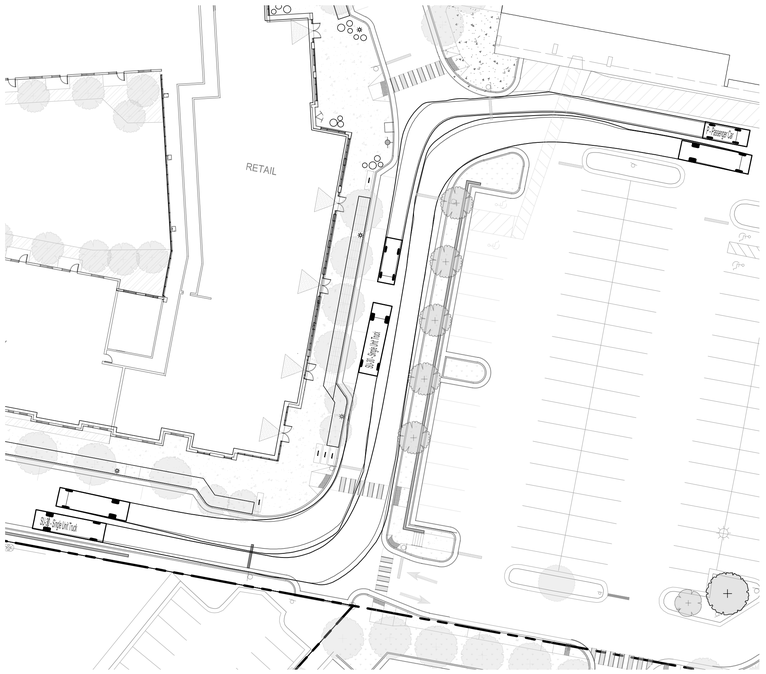
TURNING MOVEMENTS (PHASE 1)

SHEET NUMBER

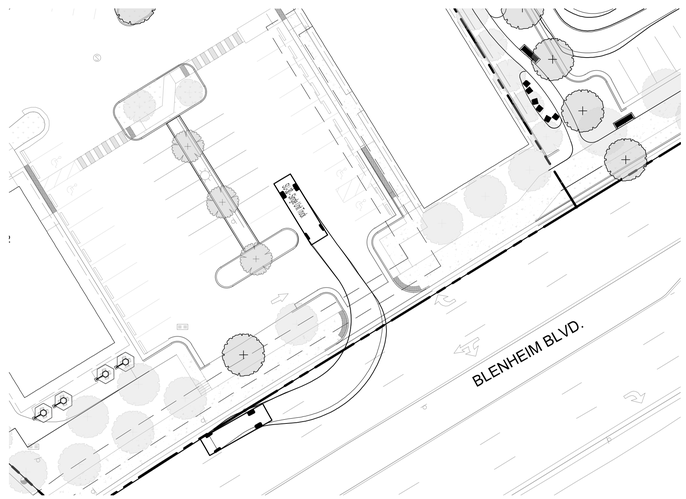
C800



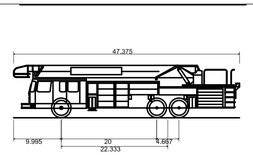
FIRE TRUCK TURNING MOVEMENT
SCALE: 1" = 30'



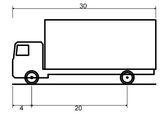
STREET 2 TRUCK TURNING MOVEMENT
SCALE: 1" = 30'



SU-30 TRUCK EXITING OUT TO BLENHEIM BLVD.
SCALE: 1" = 30'



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°

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP

COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
09/28/2026
PROFESSIONAL ENGINEER

SEAL

NOT FOR CONSTRUCTION

PROJECT

COURTHOUSE PLAZA

MASTER DEVELOPMENT PLAN

LANDDESIGN PROJ.#
2023062A

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	MDP SUBMISSION #1	03/03/26
2	MDP SUBMISSION #2	05/06/26
3	MDP SUBMISSION #3	08/10/26
4	MDP SUBMISSION #4	09/28/26

SCALE
NORTH
VERT: N/A
HORZ: 1" = 30'
0 0 30 60

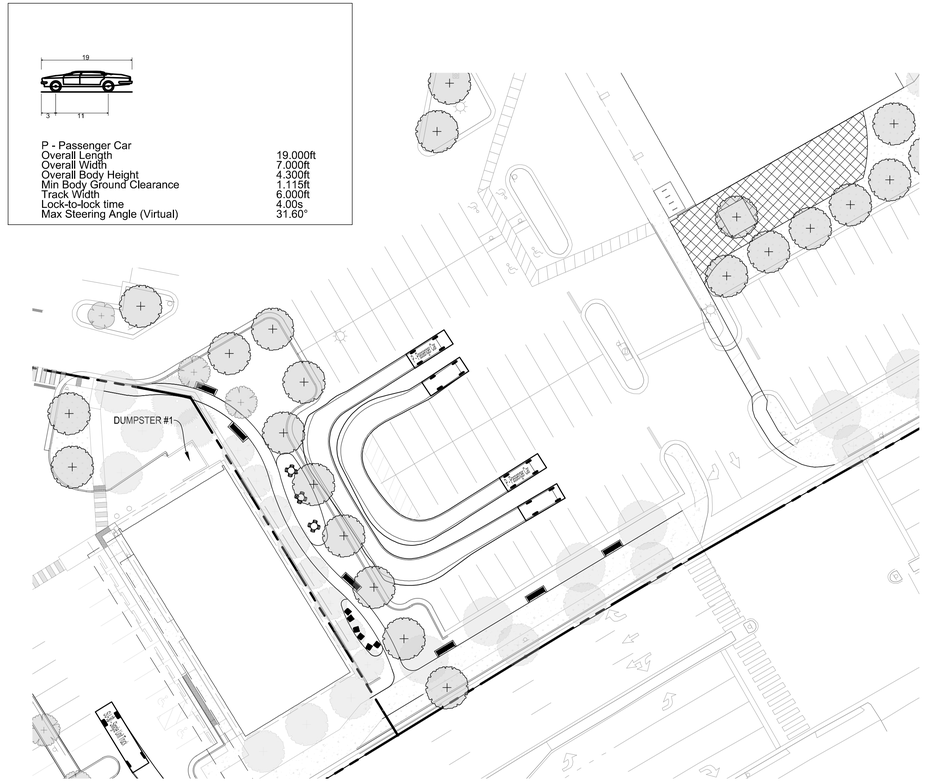
SHEET TITLE
TURNING MOVEMENTS (PHASE 1)

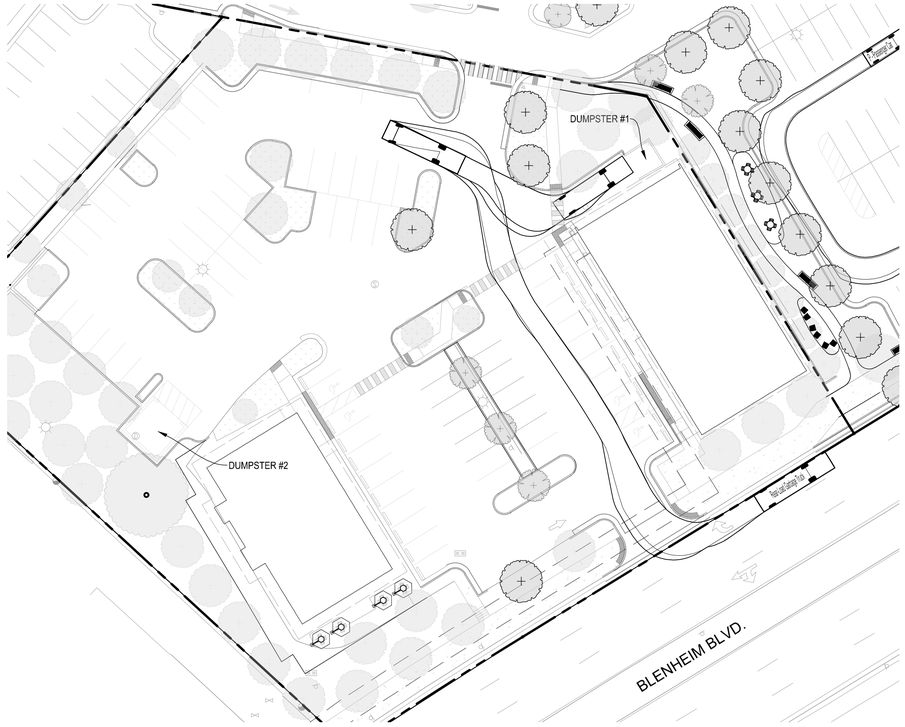
SHEET NUMBER
C801



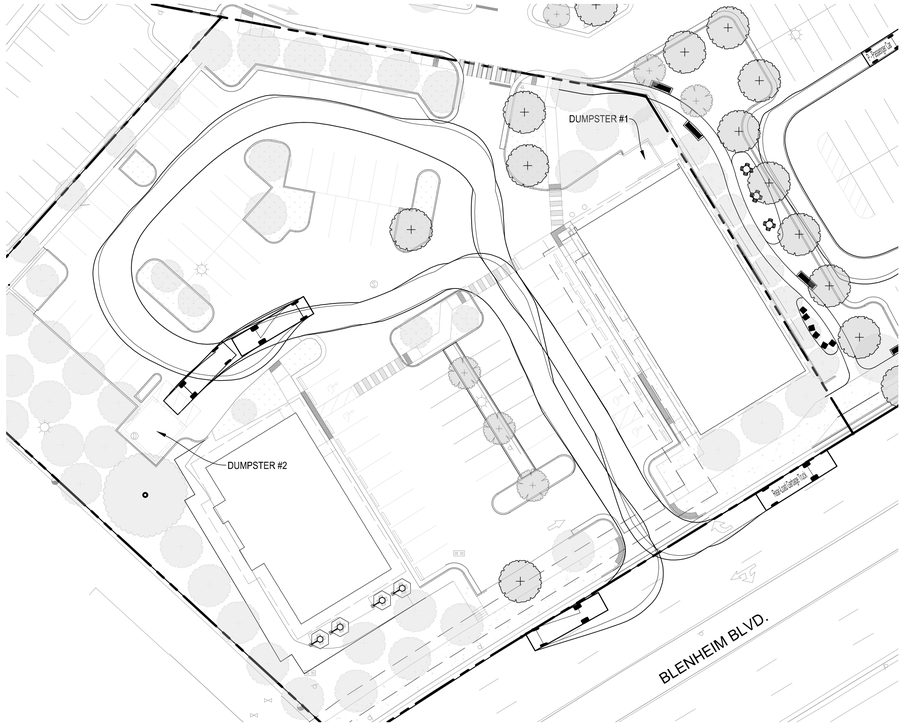
WB-67 SINGLE UNIT TRUCK TURNING MOVEMENT - ENTERING BLENHEIM BLVD.

SCALE: 1" = 30'

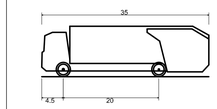




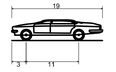
REAR LOAD GARBAGE TRUCK TURNING MOVEMENT - DUMSTER #1
SCALE: 1" = 30'



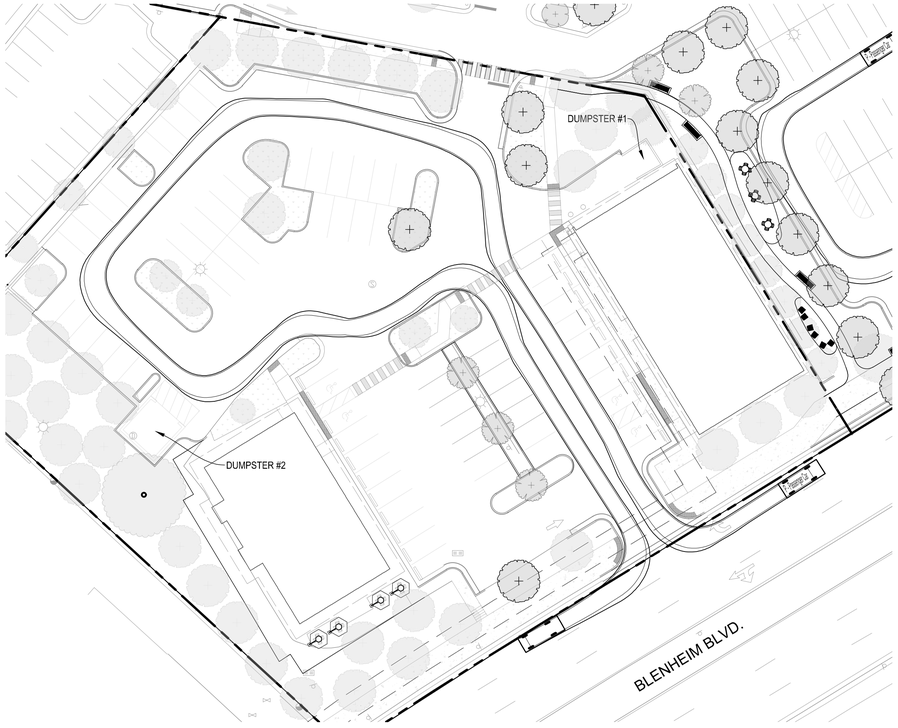
REAR LOAD GARBAGE TRUCK TURNING MOVEMENT - DUMSTER #2
SCALE: 1" = 30'



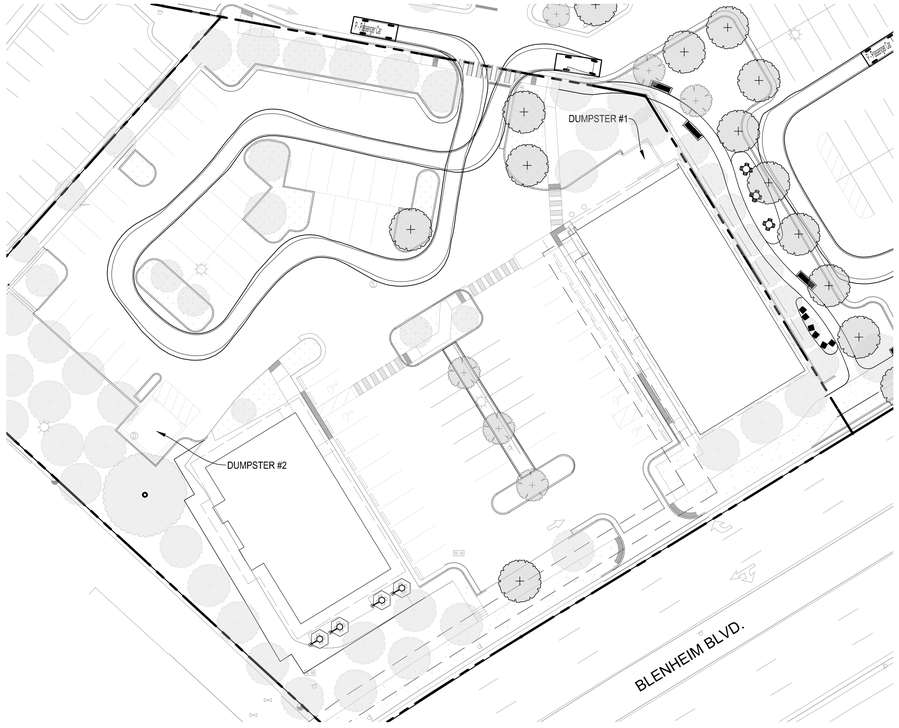
Rear-Load Garbage Truck	
Overall Length	35.000ft
Overall Width	8.375ft
Overall Body Height	10.546ft
Min Body Ground Clearance	1.000ft
Track Width	8.375ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	29.300ft



P - Passenger Car	
Overall Length	19.000ft
Overall Width	7.000ft
Overall Body Height	4.300ft
Min Body Ground Clearance	1.115ft
Track Width	6.000ft
Lock-to-lock time	4.00s
Max Steering Angle (Virtual)	31.60°



PASSENGER CAR TURNING MOVEMENT
SCALE: 1" = 30'



PASSENGER CAR TURNING MOVEMENT
SCALE: 1" = 30'

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP

COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
09/28/2026
PROFESSIONAL ENGINEER

SEAL

NOT FOR CONSTRUCTION

PROJECT

COURTHOUSE PLAZA

MASTER DEVELOPMENT PLAN

LANDDESIGN PROJ.#
2023062A

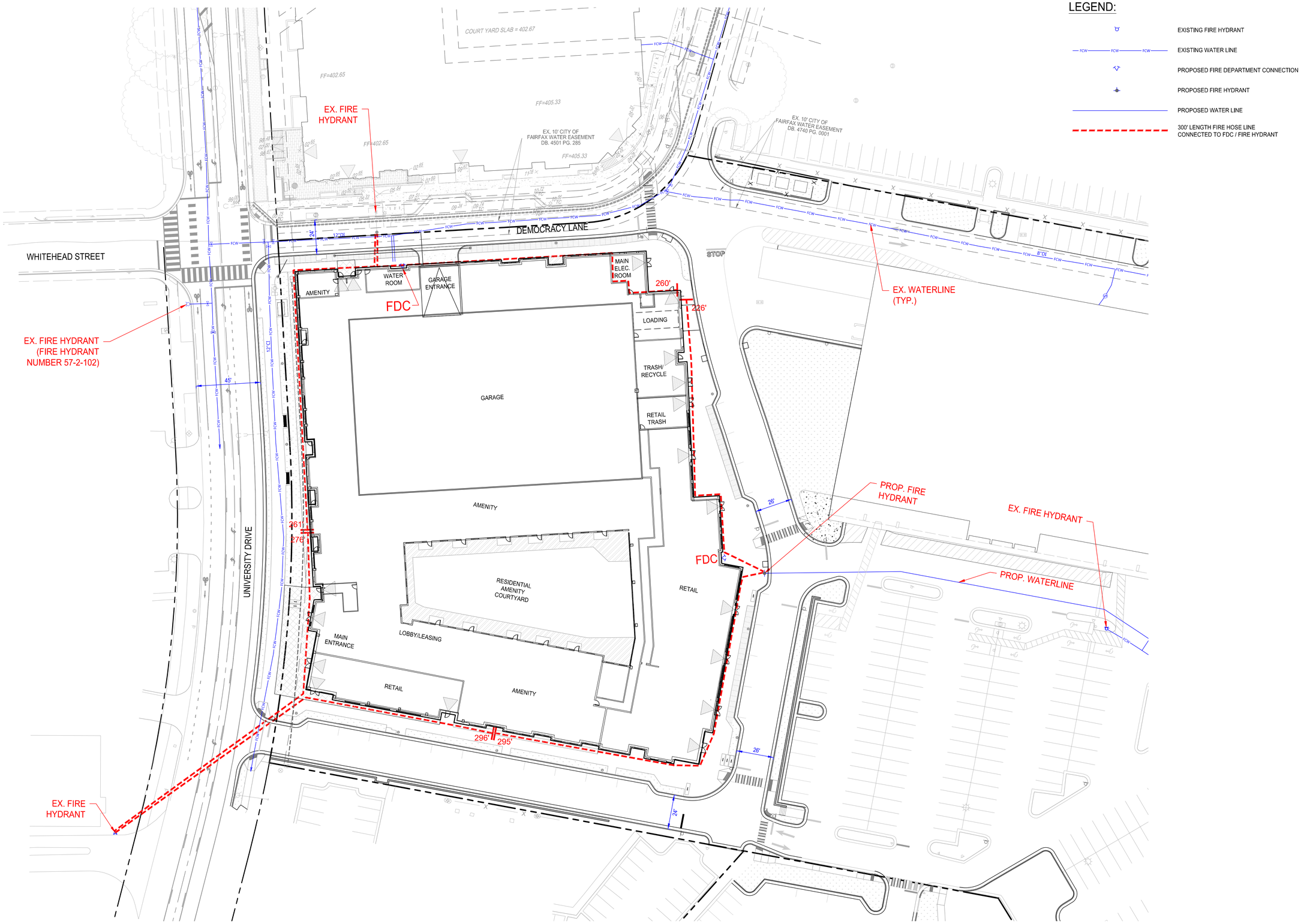
REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	MDP SUBMISSION #1	03/03/26
2	MDP SUBMISSION #2	05/06/26
3	MDP SUBMISSION #3	08/10/26
4	MDP SUBMISSION #4	09/28/26

SCALE
NORTH
VERT: N/A
HORZ: #########
##

SHEET TITLE
TURNING MOVEMENTS (PHASE 1)

SHEET NUMBER
C803



LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP

COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
09/28/2026
PROFESSIONAL ENGINEER

SEAL

NOT FOR CONSTRUCTION

PROJECT

COURTHOUSE PLAZA

MASTER DEVELOPMENT PLAN

LANDDESIGN PROJ.#
2023062A

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	MDP SUBMISSION #1	03/03/26
2	MDP SUBMISSION #2	05/06/26
3	MDP SUBMISSION #3	08/10/26
4	MDP SUBMISSION #4	09/28/26

SCALE

NORTH

VERT: N/A
HORZ: 1" = 30'
0 15 30 60

SHEET TITLE

FIRE SERVICE PLAN (PHASE 1)

SHEET NUMBER

C804



LEGEND

ON-SITE PEDESTRIAN PATH

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

LandDesign.

200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP

COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
09/28/2026
PROFESSIONAL ENGINEER

SEAL

NOT FOR CONSTRUCTION

PROJECT

COURTHOUSE PLAZA

MASTER DEVELOPMENT PLAN

LANDDESIGN PROJ.#

2023062A

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	MDP SUBMISSION #1	03/03/26
2	MDP SUBMISSION #2	05/06/26
3	MDP SUBMISSION #3	08/10/26
4	MDP SUBMISSION #4	09/28/26

SCALE

VERT: N/A
HORZ: 1" = 50'

0 25 50 100

NORTH

SHEET TITLE

PEDESTRIAN CONNECTIVITY EXHIBIT (PHASE 1)

SHEET NUMBER

C900



LEGEND

ON-SITE PEDESTRIAN PATH

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

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP

COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
09/28/2026
PROFESSIONAL ENGINEER

SEAL

NOT FOR CONSTRUCTION

PROJECT

COURTHOUSE PLAZA

MASTER DEVELOPMENT PLAN

LANDDESIGN PROJ.#
2023062A

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	MDP SUBMISSION #1	03/03/26
2	MDP SUBMISSION #2	05/06/26
3	MDP SUBMISSION #3	08/10/26
4	MDP SUBMISSION #4	09/28/26

SCALE

VERT: N/A
HORZ: 1" = 50'

0 25 50 100

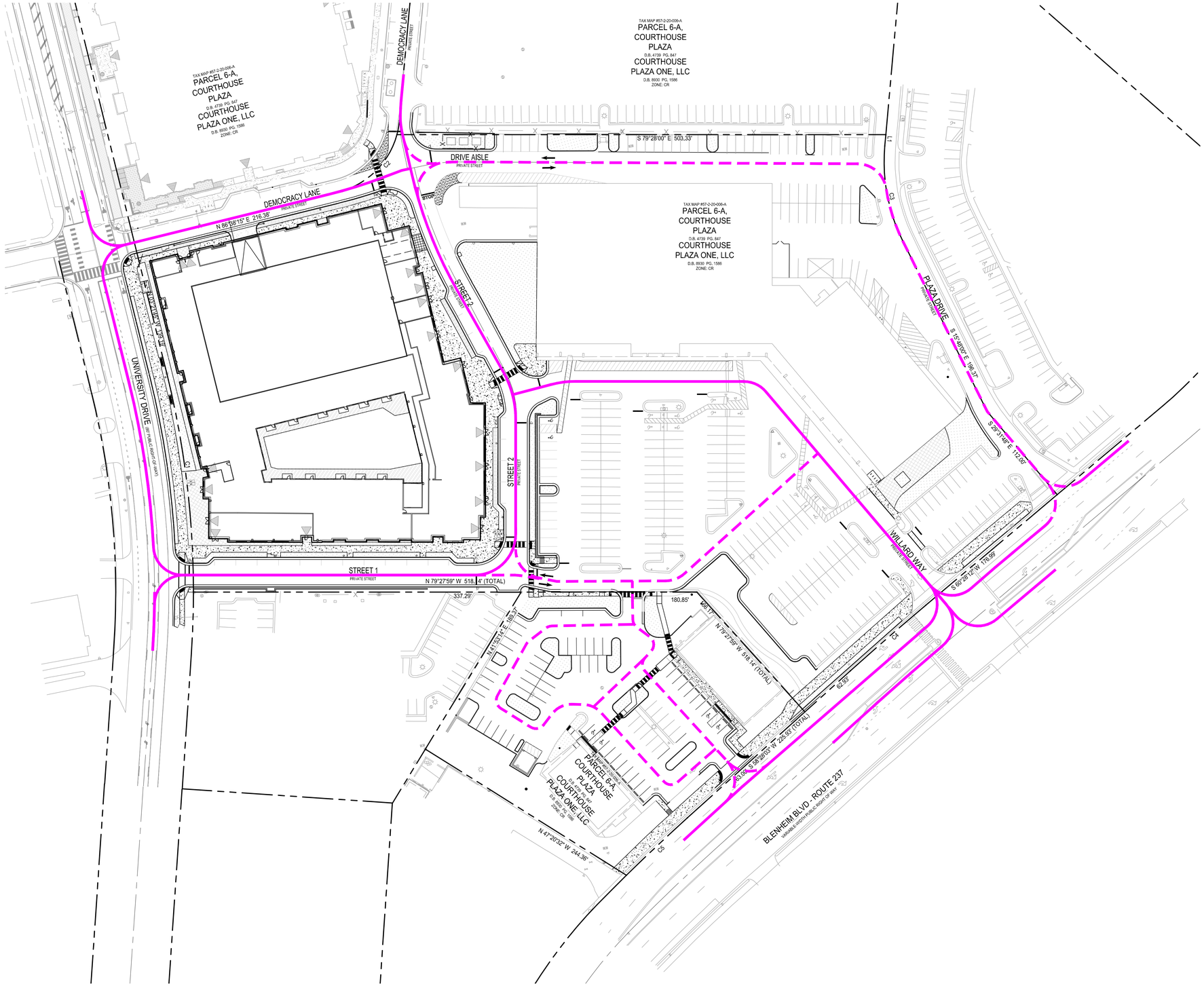
NORTH

SHEET TITLE

PEDESTRIAN CONNECTIVITY EXHIBIT (FULL BUILD OUT)

SHEET NUMBER

C901



LEGEND

PRIMARY VEHICULAR PATH

SECONDARY VEHICULAR PATH

KEY MAP

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

LandDesign.

200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

SEAL

COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
09/28/2026
PROFESSIONAL ENGINEER

NOT FOR CONSTRUCTION

PROJECT

COURTHOUSE PLAZA

MASTER DEVELOPMENT PLAN

LANDDESIGN PROJ.#
2023062A

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	MDP SUBMISSION #1	03/03/26
2	MDP SUBMISSION #2	05/06/26
3	MDP SUBMISSION #3	08/10/26
4	MDP SUBMISSION #4	09/28/26

SCALE

VERT: N/A
HORZ: 1" = 50'

0 0 50 100

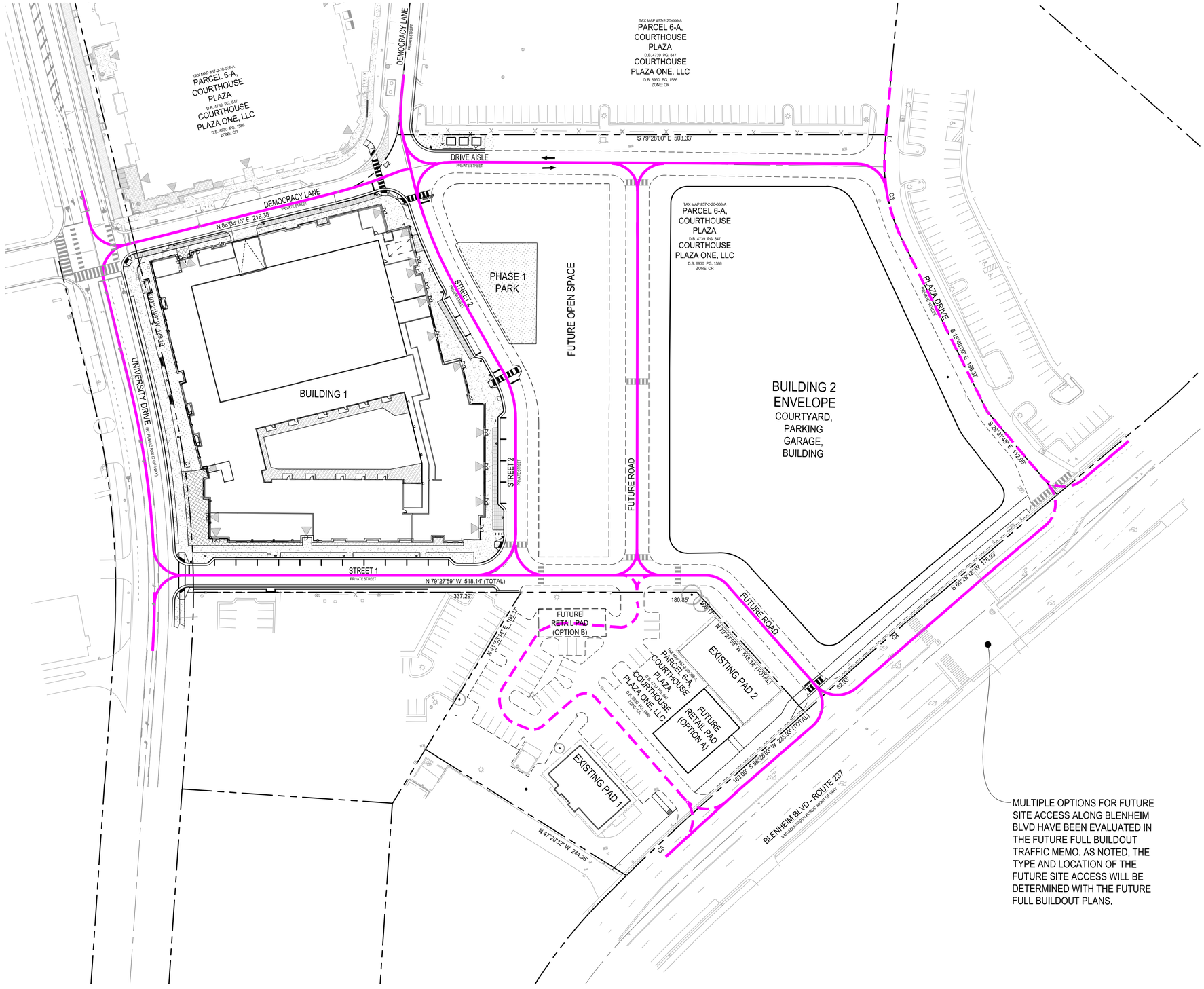
NORTH

SHEET TITLE

VEHICULAR CONNECTIVITY EXHIBIT (PHASE 1)

SHEET NUMBER

C902



MULTIPLE OPTIONS FOR FUTURE SITE ACCESS ALONG BLENHEIM BLVD HAVE BEEN EVALUATED IN THE FUTURE FULL BUILDOUT TRAFFIC MEMO. AS NOTED, THE TYPE AND LOCATION OF THE FUTURE SITE ACCESS WILL BE DETERMINED WITH THE FUTURE FULL BUILDOUT PLANS.

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

LEGEND

- PRIMARY VEHICULAR PATH
- SECONDARY VEHICULAR PATH

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP

SEAL
COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
09/28/2026
PROFESSIONAL ENGINEER

NOT FOR CONSTRUCTION

PROJECT

COURTHOUSE PLAZA

MASTER DEVELOPMENT PLAN

LANDDESIGN PROJ.#
2023062A

REVISION / ISSUANCE

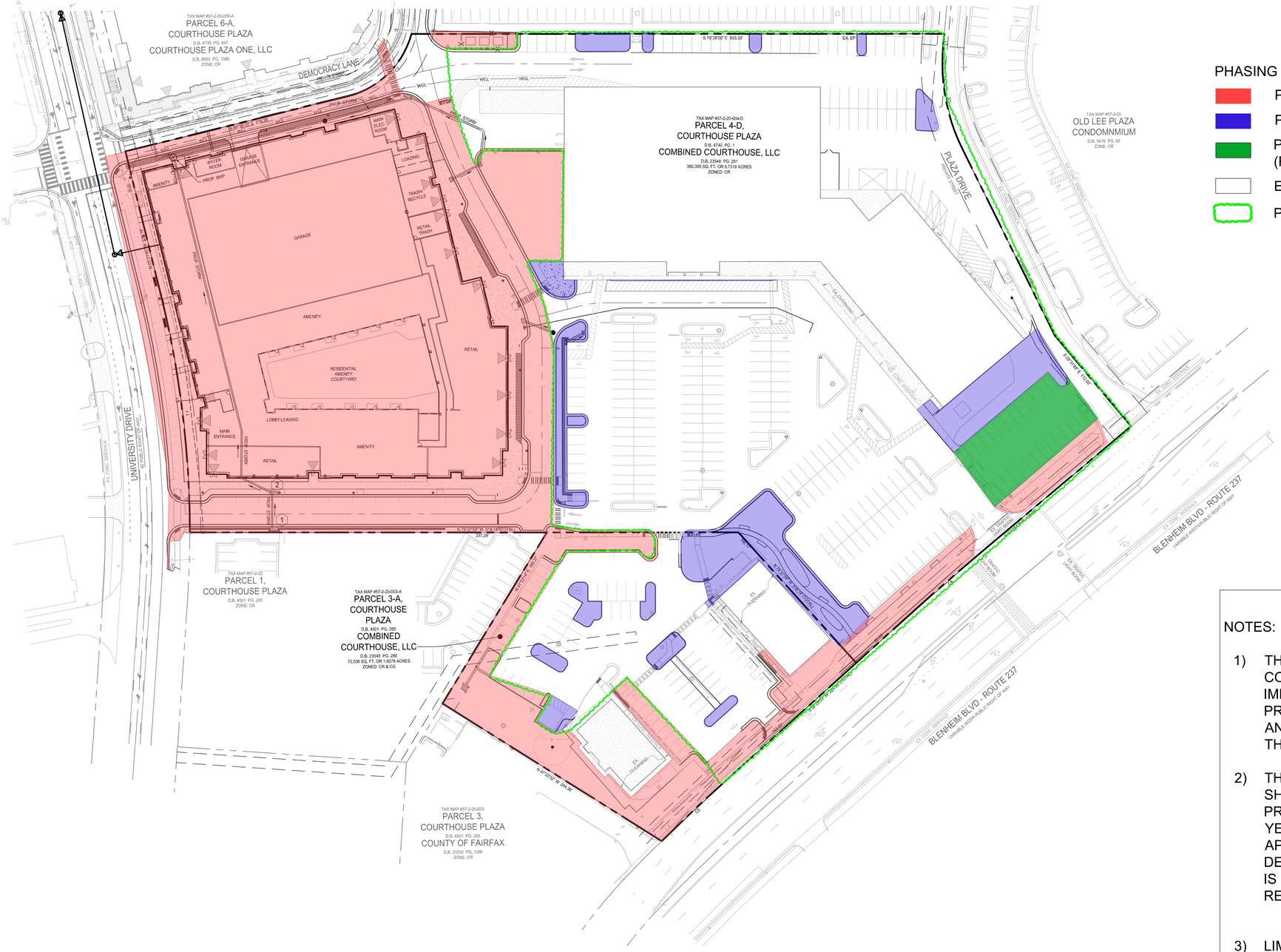
NO.	DESCRIPTION	DATE
1	MDP SUBMISSION #1	03/03/26
2	MDP SUBMISSION #2	05/06/26
3	MDP SUBMISSION #3	08/10/26
4	MDP SUBMISSION #4	09/28/26

SCALE
VERT: N/A
HORZ: 1" = 50'
0 0 50 100

NORTH

SHEET TITLE
VEHICULAR CONNECTIVITY EXHIBIT (FULL BUILD OUT)

SHEET NUMBER
C903



PHASING LEGEND

- PHASE 1 IMPROVEMENT (REMAINS WITH PHASE 2)
- PHASE 1 IMPROVEMENT (REMOVED WITH PHASE 2)
- PHASE 1 POTENTIAL INTERIM OPEN SPACE (REMOVED WITH PHASE 2)
- EXISTING TO REMAIN WITH PHASE 1
- PHASE 2 IMPROVEMENT AREA

NOTES:

1) THIS SHEET SHOWS THE FINAL CONDITION OF PHASE 1 IMPROVEMENTS. SEE NEXT PAGE FOR PROPOSED PHASE 2 IMPROVEMENTS AND THE PHASE 1 IMPROVEMENTS THAT WILL REMAIN.

2) THE POTENTIAL INTERIM OPEN SPACE SHOWN IN GREEN ON THIS SHEET IS PROPOSED TO BE CONSTRUCTED IN YEAR 2035 IF A PHASE 2 DEVELOPMENT APPLICATION HAS NOT BEEN FILED BY DECEMBER, 2034. IF THIS OPEN SPACE IS CONSTRUCTED, IT WILL THEN BE REMOVED IN FUTURE PHASE 2.

3) LIMITS OF PHASE 2 SHOWN FOR INFORMATIONAL PURPOSES AND CAN BE ADJUSTED WITH A FUTURE MASTER DEVELOPMENT PLAN AMENDMENT.

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP

COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
09/28/2026
PROFESSIONAL ENGINEER

SEAL

NOT FOR CONSTRUCTION

PROJECT

COURTHOUSE PLAZA

MASTER DEVELOPMENT PLAN

LANDDESIGN PROJ.#
2023062A

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	MDP SUBMISSION #1	03/03/26
2	MDP SUBMISSION #2	05/06/26
3	MDP SUBMISSION #3	08/10/26
4	MDP SUBMISSION #4	09/28/26

SCALE

VERT: N/A
HORZ: 1" = 50'
0 25 50 100

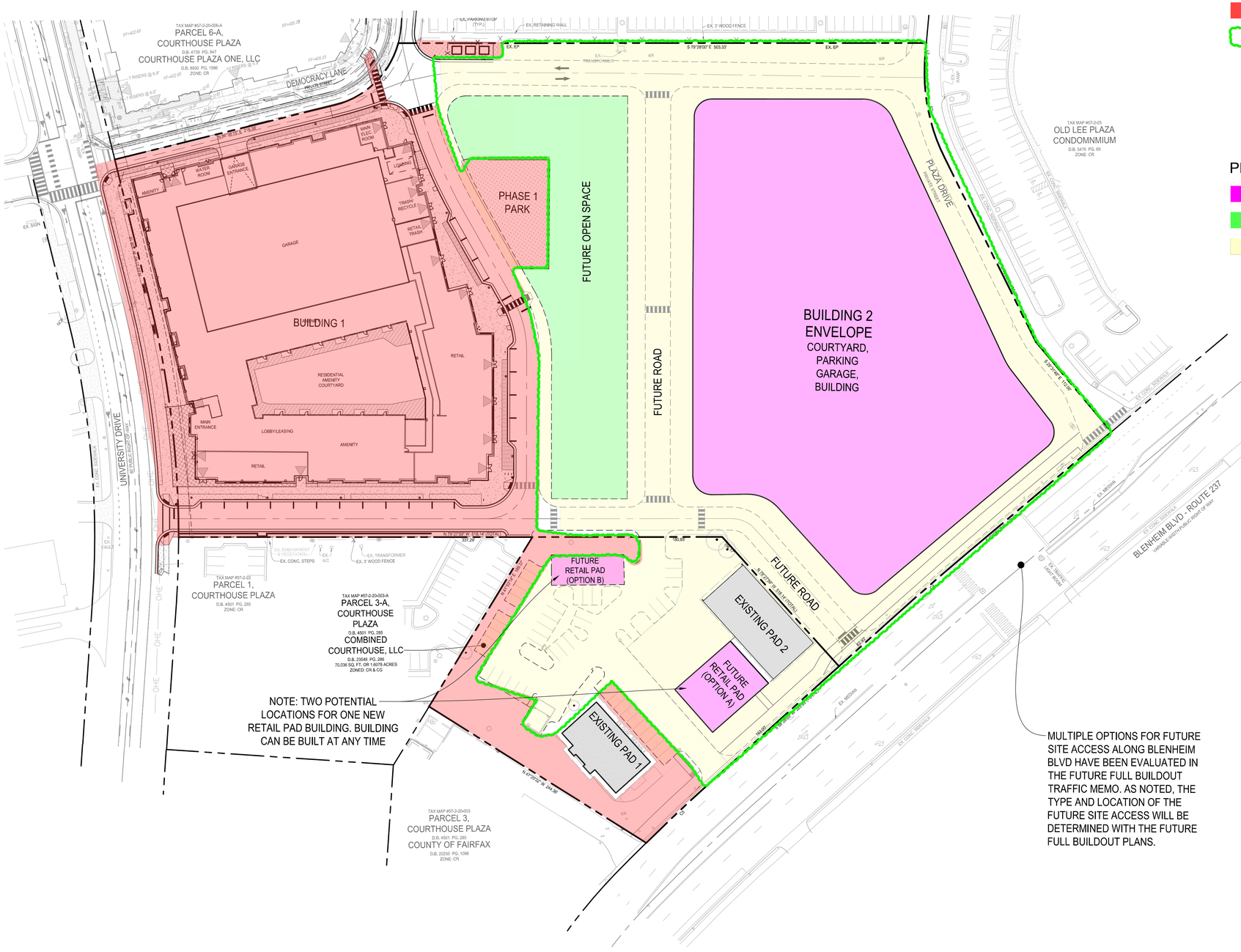
NORTH

SHEET TITLE

PHASING EXHIBIT (PHASE 1)

SHEET NUMBER

C904



PHASING LEGEND

- PHASE 1 IMPROVEMENT
- PHASE 2 IMPROVEMENT

PHASE 2 IMPROVEMENT LEGEND

- BUILDING ENVELOPE
- OPEN SPACE
- ROAD, STREETSCAPE, PARKING, ETC.

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP

COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
09/28/2026
PROFESSIONAL ENGINEER

SEAL

NOT FOR CONSTRUCTION

PROJECT

COURTHOUSE PLAZA

MASTER DEVELOPMENT PLAN

LANDDESIGN PROJ.#
2023062A

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	MDP SUBMISSION #1	03/03/26
2	MDP SUBMISSION #2	05/06/26
3	MDP SUBMISSION #3	08/10/26
4	MDP SUBMISSION #4	09/28/26

SCALE

VERT: N/A
HORZ: 1" = 50'

0 25 50 100

NORTH

SHEET TITLE

PHASING EXHIBIT (FULL BUILD OUT)

SHEET NUMBER

C905



CONCEPT PLANT SCHEDULE

DECIDUOUS TREE-CATEGORY IV 3" CALIPER	101
DECIDIOUS TREE-CATEGORY III 2" CALIPER	85
DECIDUOUS TREE-CATEGORY II 2" CALIPER	6

(TREES IN LIGHT GREEN WILL BE REMAINED IN PHASE 2)

SHRUB AND HERBACEOUS AREAS 24" HT. OR BELOW	15,085 SF
LAWN	23,573 SF

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

TREE GRATE
EXPANDABLE


ENHANCED HARDSCAPE

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:

- CARPINUS CAROLINIANA* AMERICAN HORNBEAM
- CERCIS CANADENSIS* EASTERN REDBUD
- CORNUS FLORIDA * FLOWERING DOGWOOD
- BETULA NIGRA* RIVER BIRCH
- GLEDITSIA TRIACANTHOS INERMIS* THORNLESS HONEYLOCUST
- MAGNOLIA VIRGINIANA * SWEETBAY MAGNOLIA
- NYSSA SYLVATICA * BLACK GUM
- OSTRYA VIRGINIANA * EASTERN HOPHORNBEAM
- QUERCUS BICOLOR* SWAMP WHITE OAK
- QUERCUS PHELLOS* WILLOW OAK
- TILIA AMERICANA* AMERICAN LINDEN
- ULMUS AMERICANA* AMERICAN ELM
- MAGNOLIA GRANDIFLORA TMGH* ALTA SOUTHERN MAGNOLIA

EVERGREEN TREE SPECIES MAY INCLUDE BUT NOT BE LIMITED TO:
- JUNIPERUS VIRGINIANA* EASTERN REDCEDAR
- ILEX OPACA* AMERICAN HOLLY
- CHAMAECYPARIS THYOIDES * ATLANTIC WHITE CYPRESS
- PINUS TAEDA* LOBLOLLY PINE

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

DECIDUOUS SHRUB SPECIES MAY INCLUDE BUT NOT BE LIMITED TO:

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

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

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

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

DECIDUOUS HERBACEOUS SPECIES MAY INCLUDE BUT NOT BE LIMITED TO:

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

EVERGREEN HERBACEOUS SPECIES MAY INCLUDE BUT NOT BE LIMITED TO:

- ASARUM CANADENSE* WILD GINGER
- GAULTHERIA PROCUMBENS* AMERICAN WINTERGREEN
- HYPERICUM CALYCINUM ST JOHN'S WORT
- JUNIPERUS HORIZONTALIS* CREEPING JUNIPER
- POLYSTICHUM ACROSTICHOIDECSH* CHRISTMAS FERN

*DENOTES NATIVE SPECIES

NOTE: TREES WITHIN SIGHT LINE TO BE LIMBED UP.

SOIL VOLUME CALCULATION

PLANT BED NUMBER	SOIL AREA	SOIL VOLUME	TREE AMOUNT	SOIL VOLUME PER TREE	TREE CATEGORY & REQUIRED SOIL VOLUME	SHARED SOIL
1	802	2406	4	602	III (600)	YES
2	1210	3631	6	605	III (600)	YES
3	335	1005	1	1005	IV (1000)	YES
4	800	2400	3	800	IV (800)	YES
5	1069	3208	4	802	IV (800)	YES
6	472	1415	2	708	III (600)	YES
7	405	1214	2	607	III (600)	YES
8	1110	3330	4	833	IV (800)	YES
9	415	1245	2	622	III (600)	YES
10	3225	9676	13	744	III (600)	YES
11	3229	9686	16	605	III (600)	YES
12	3107	9322	11	847	III (600)	YES
13	3234	9703	9	1078	IV (800)	YES
14	1006	3017	5	603	III (600)	YES
15	289	868	1	868	III (700)	YES
16	450	1349	1	800	IV (800)	YES
			1	549	II (400)	YES
17	409	1227	1	800	IV (800)	YES
			1	427	II (400)	YES
18	742	2225	2	1113	IV (800)	YES
19	2567	7702	8	800	IV (800)	YES
			2	651	III (600)	YES
21	2160	6480	8	810	IV (800)	YES
22	803	2408	4	602	III (600)	YES
23	805	2415	3	805	IV (800)	YES
24	1074	3222	4	805	IV (800)	YES
25	1079	3237	3	1079	IV (800)	YES
26	609	1826	2	913	IV (800)	YES
27	2932	8796	10	880	IV (800)	YES
29	3871	11613	13	893	IV (800)	YES
30	688	2065	3	688	III (600)	YES
31	1668	5003	6	834	IV (800)	YES
32	629	1887	2	943	IV (800)	YES
33	835	2504	3	835	IV (800)	YES
34	369	1108	1	1108	IV (1000)	YES
35	688	2065	2	1033	IV (800)	YES
36	451	1354	2	677	III (600)	YES
37	241	723	1	723	III (700)	YES
38	188	565	1	565	II (500)	YES
39	688	2063	3	688	III (600)	YES
40	381	1144	1	1144	IV (800)	YES
41	142	426	1	426	II (400)	YES
42	858	2575	3	858	IV (800)	YES
43	188	565	1	565	II (500)	YES
44	179	537	1	537	II (500)	YES
45	659	1977	2	989	IV (800)	YES
46	321	964	1	964	IV (800)	YES
47	1983	5950	1	5950	IV (800)	YES

AREA FOR OPEN SOIL PANEL FOR TREE SOIL CALCULATIONS
AREA FOR SOIL CELLS FOR TREE CALCULATIONS

TREE CANOPY REQUIRED					
SITE AREA					450,410 SF (10.34AC)
TREE CANOPY COVERAGE REQUIRED PER ZO 4.5.6.A.					**10%**
TOTAL CANOPY COVERAGE REQUIRED					45,041 SF
TREE CANOPY PROVIDED PER CITY OF FAIRFAX TREE PRESERVATION AND LANDSCAPING GUIDE TABLE 7					
PLANT TYPE	**TYPE**	**STOCK SIZE**	**QUANTITY**	**CANOPY PER TREE (SF)**	**CANOPY PER TYPE (SF)**
DECIDUOUS TREE	CATEGORY IV	2.5" CALIPER	101	200	20,200
DECIDUOUS TREE	CATEGORY III	2" CALIPER	85	150	12,750
DECIDUOUS TREE	CATEGORY II	2" CALIPER	6	100	600
DECIDUOUS TREE	CATEGORY I	2" CALIPER	0	50	0
EVERGREEN TREE	CATEGORY IV	6 FEET	0	200	0
SUBTOTAL CANOPY AREA PROVIDED THROUGH TREE PLANTING					33550
SUBTOTAL CANOPY AREA PROVIDED THROUGH TREE PRESERVATION					10172
TOTAL CANOPY AREA PROVIDED					43722
TOTAL CANOPY COVERAGE PROVIDED					9.71%

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP

SEAL
COMMONWEALTH OF VIRGINIA
GABRIELA CANAMAR CLARK
Lic. No. 958
09/28/2026
LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

PROJECT
COURTHOUSE PLAZA

MASTER DEVELOPMENT PLAN

LANDDESIGN PROJ.#
2023062A

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	MDP SUBMISSION #1	03/03/26
2	MDP SUBMISSION #2	05/06/26
3	MDP SUBMISSION #3	08/10/26
4	MDP SUBMISSION #4	09/28/26

SCALE
NORTH
VERT: ###
HORZ: 1"=50'
0 25' 50' 100'

SHEET TITLE
CONCEPTUAL LANDSCAPE PLAN (PHASE 1)

SHEET NUMBER
L100



CONCEPT PLANT SCHEDULE

DECIDUOUS TREE-CATEGORY IV	3" CALIPER	146
DECIDUOUS TREE-CATEGORY III	2" CALIPER	80
DECIDUOUS TREE-CATEGORY II	2" CALIPER	4

TREE PLANTED IN PHASE 1 TO REMAIN

EXISTING TREE BEFORE PHASE 1 TO REMAIN

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

TREE GRATE
EXPANDABLE



ENHANCED HARDSCAPE

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:

- CARPINUS CAROLINIANA* AMERICAN HORNBEAM
- CERCIS CANADENSIS* EASTERN REDBUD
- CORNUS FLORIDA * FLOWERING DOGWOOD
- BETULA NIGRA* RIVER BIRCH
- GLEDITSIA TRIACANTHOS INERMIS* THORNLESS HONEYLOCUST
- MAGNOLIA VIRGINIANA * SWEETBAY MAGNOLIA
- NYSSA SYLVATICA * BLACK GUM
- OSTRYA VIRGINIANA * EASTERN HOPHORNBEAM
- QUERCUS BICOLOR* SWAMP WHITE OAK
- QUERCUS PHELLOS* WILLOW OAK
- TILIA AMERICANA* AMERICAN LINDEN
- ULMUS AMERICANA* AMERICAN ELM
- MAGNOLIA GRANDIFLORA TMGH* ALTA SOUTHERN MAGNOLIA

EVERGREEN TREE SPECIES MAY INCLUDE BUT NOT BE LIMITED TO:
- JUNIPERUS VIRGINIANA* EASTERN REDCEDAR
- ILEX OPACA* AMERICAN HOLLY
- CHAMAECYPARIS THYOIDES * ATLANTIC WHITE CYPRESS
- PINUS TAEDA* LOBLOLLY PINE
- TSUGA CANADENSIS* EASTERN HEMLOCK

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

DECIDUOUS SHRUB SPECIES MAY INCLUDE BUT NOT BE LIMITED TO:

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

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

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

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

DECIDUOUS HERBACEOUS SPECIES MAY INCLUDE BUT NOT BE LIMITED TO:

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

EVERGREEN HERBACEOUS SPECIES MAY INCLUDE BUT NOT BE LIMITED TO:

- ASARUM CANADENSE* WILD GINGER
- GAULTHERIA PROCUMBENS* AMERICAN WINTERGREEN
- HYPERICUM CALYCINUM ST JOHN'S WORT
- JUNIPERUS HORIZONTALIS* CREEPING JUNIPER
- POLYSTICHUM ACROSTICHOIDECSH* CHRISTMAS FERN

*DENOTES NATIVE SPECIES

NOTE: TREES WITHIN SIGHT LINE TO BE LIMBED UP.

TREE CANOPY REQUIRED					
SITE AREA					450,410 SF (10.34AC)
TREE CANOPY COVERAGE REQUIRED PER ZO 4.5.6.A.					**10%**
TOTAL CANOPY COVERAGE REQUIRED					45,041 SF
TREE CANOPY PROVIDED PER CITY OF FAIRFAX TREE PRESERVATION AND LANDSCAPING GUIDE TABLE 7					
PHASE 1 CANOPY AREA					
SUBTOTAL					**43722**
FULL BUILD-OUT: PHASE 1 TREES REMOVED					
DECIDUOUS TREE	CATEGORY IV	2.5" CALIPER	28	200	5,600
DECIDUOUS TREE	CATEGORY III	2" CALIPER	10	150	1,500
DECIDUOUS TREE	CATEGORY II	2" CALIPER	2	100	200
CANOPY AREA BEING REMOVED FROM EXISTING TREES ON SITE PRIOR TO PHASE 1					6096
SUBTOTAL					**13396**
FULL BUILD-OUT: NEW TREES BEING PLANTED					
DECIDUOUS TREE	CATEGORY IV	2.5" CALIPER	74	200	14,800
SUBTOTAL					14800
TOTAL CANOPY AREA PROVIDED					**45126**
					10.02%

SOIL VOLUME CALCULATION

PLANT BED NUMBER	SOIL AREA	SOIL VOLUME	TREE AMOUNT	SOIL VOLUME PER TREE	TREE CATEGORY & REQUIRED SOIL VOLUME	SHARED SOIL
1	802	2406	4	602	III (600)	YES
2	1210	3631	6	605	III (600)	YES
3	335	1005	1	1005	IV (1000)	YES
4	800	2400	3	800	IV (800)	YES
5	1069	3208	4	802	IV (800)	YES
6	472	1415	2	708	III (600)	YES
7	405	1214	2	607	III (600)	YES
8	1110	3330	4	833	IV (800)	YES
9	415	1245	2	622	III (600)	YES
10	3225	9676	13	744	III (600)	YES
11	3229	9686	16	605	III (600)	YES
12	2772	8317	11	756	III (600)	YES
13	2978	8933	8	1117	IV (800)	YES
15	289	868	1	868	III (700)	YES
19	2651	7953	8	994	III (600)	YES
22	803	2408	4	602	III (600)	YES
23	805	2415	3	805	IV (800)	YES
24	867	2601	3	867	IV (800)	YES
25	1079	3237	3	1079	IV (800)	YES
26	431	1294	1	1294	IV (1000)	YES
27	2932	8796	3	2932	IV (800)	YES
29	3871	11613	13	893	IV (800)	YES
30	688	2065	3	688	III (600)	YES
31	1668	5003	6	834	IV (800)	YES
33	835	2504	3	835	IV (800)	YES
35	691	2072	2	1036	IV (800)	YES
36	451	1354	2	677	III (600)	YES
37	244	732	1	732	III (700)	YES
38	190	569	1	569	II (500)	YES
40	381	1144	1	1144	IV (800)	YES
41	142	426	1	426	II (400)	YES
42	858	2575	3	858	IV (800)	YES
43	188	565	1	565	II (500)	YES
44	179	537	1	537	II (500)	YES

NOTE:
FOR PHASE 2 NEW TREE WILL MEET ALL SOIL VOLUME REQUIREMENT PER PFM TREE PRESERVATION AND LANDSCAPING GUIDE. SEE PLAN FOR DIAGRAMMATIC LAYOUT OF SOIL VOLUME.

AREA FOR OPEN SOIL PANEL FOR TREE SOIL CALCULATIONS

AREA FOR SOIL CELLS FOR TREE CALCULATIONS

PHASE 2 NEW SOIL AREA

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP

SEAL

COMMONWEALTH OF VIRGINIA
GABRIELA CANAMAR CLARK
Lic. No. 958
09/28/2026
LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

PROJECT

COURTHOUSE PLAZA

MASTER DEVELOPMENT PLAN

LANDDESIGN PROJ.#
2023062A

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	MDP SUBMISSION #1	03/03/26
2	MDP SUBMISSION #2	05/06/26
3	MDP SUBMISSION #3	08/10/26
4	MDP SUBMISSION #4	09/28/26

SCALE
NORTH
VERT: ###
HORZ: 1"=50'
0 25' 50' 100'

SHEET TITLE
CONCEPTUAL LANDSCAPE PLAN (FULL BUILD OUT)

SHEET NUMBER
L101



LEGEND

TOTAL SITE AREA: ± 450,410 SF

MINIMUM OPEN SPACE REQUIRED: 20%
PER SECTION 3.8.2. OF THE ZONING ORDINANCE

MINIMUM OPEN SPACE REQUIRED: ± 90,082 SF

OPEN SPACE PROVIDED (PHASE 1): 57,900 SF
± 12.9%

PER SECTION 3.8.7.B.4. OF THE ZONING ORDINANCE

MINIMUM CONTIGUOUS OPEN SPACE REQUIRED: ± 54,050 SF

CONTIGUOUS OPEN SPACE PROVIDED: 7,000 SF

NOTE:
THE AREAS OF EACH INDIVIDUAL GREEN SPACE MAY VARY PROVIDED THE FINAL OVERALL OPEN SPACE MEETS OR EXCEEDS 58,214 SF.

CONCEPT GRAPHICS SCHEDULE

PHASE 1 OPEN SPACE - 0'-49' WIDE
40,100 sf

PHASE 1 OPEN SPACE - 50' WIDE AND GREATER
17,800 sf

PHASE 1 CONTIGUOUS OPEN SPACE
7,000 sf

NOTE:
INCLUDED IN THE OPEN SPACE TOTALS ABOVE.

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP

SEAL

COMMONWEALTH OF VIRGINIA
GABRIELA CANAMAR CLARK
Lic. No. 908
LANDSCAPE ARCHITECT
09/28/2026

NOT FOR CONSTRUCTION

PROJECT

COURTHOUSE PLAZA

MASTER DEVELOPMENT PLAN

LANDDESIGN PROJ.#
2023062A

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	MDP SUBMISSION #1	03/03/26
2	MDP SUBMISSION #2	05/06/26
3	MDP SUBMISSION #3	08/10/26
4	MDP SUBMISSION #4	09/28/26

SCALE
VERT: ###
HORZ: 1"=50'
0 25' 50' 100'

NORTH

SHEET TITLE
OPEN SPACE PLAN (PHASE 1)

SHEET NUMBER
L200



LEGEND

TOTAL SITE AREA: ± 450,410 SF

MINIMUM OPEN SPACE REQUIRED: 20%
PER SECTION 3.8.2. OF THE ZONING ORDINANCE

MINIMUM OPEN SPACE REQUIRED: ± 90,082 SF

OPEN SPACE PROVIDED (PHASE 1): 57,900 SF
± 12.9%
ADDITIONAL POTENTIAL INTERIM OPEN SPACE: 7,500 SF
TOTAL OPEN SPACE PROVIDED : 65,400 SF
± 14.5%

PER SECTION 3.8.7.B.4. OF THE ZONING ORDINANCE

MINIMUM CONTIGUOUS OPEN SPACE REQUIRED: ± 54,050 SF

CONTIGUOUS OPEN SPACE PROVIDED: 16,600 SF

NOTE:
THE AREAS OF EACH INDIVIDUAL GREEN SPACE MAY VARY PROVIDED THE FINAL OVERALL OPEN SPACE MEETS OR EXCEEDS 65,723 SF.

CONCEPT GRAPHICS SCHEDULE

PROPOSED PHASE 1 OPEN SPACE - 0'-49' WIDE
33,700 sf

PROPOSED PHASE 1 OPEN SPACE - 50' WIDE AND GREATER
24,200 sf

ADDITIONAL POTENTIAL INTERIM OPEN SPACE - 50' WIDE AND GREATER
7,500 sf

PHASE 1 CONTIGUOUS OPEN SPACE
16,600 sf
NOTE:
INCLUDED IN THE OPEN SPACE TOTALS ABOVE.

NOTE:
WITH THE ADDITIONAL OF THE POTENTIAL INTERIM OPEN SPACE, THERE IS MORE OPEN SPACE THAT IS NOW GREATER THAN 50' WIDE.

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP

SEAL

COMMONWEALTH OF VIRGINIA
GABRIELA CANAMAR CLARK
Lic. No. 908
LANDSCAPE ARCHITECT
09/28/2026

NOT FOR CONSTRUCTION

PROJECT

COURTHOUSE PLAZA

MASTER DEVELOPMENT PLAN

LANDDESIGN PROJ.#
2023062A

REVISION / ISSUANCE

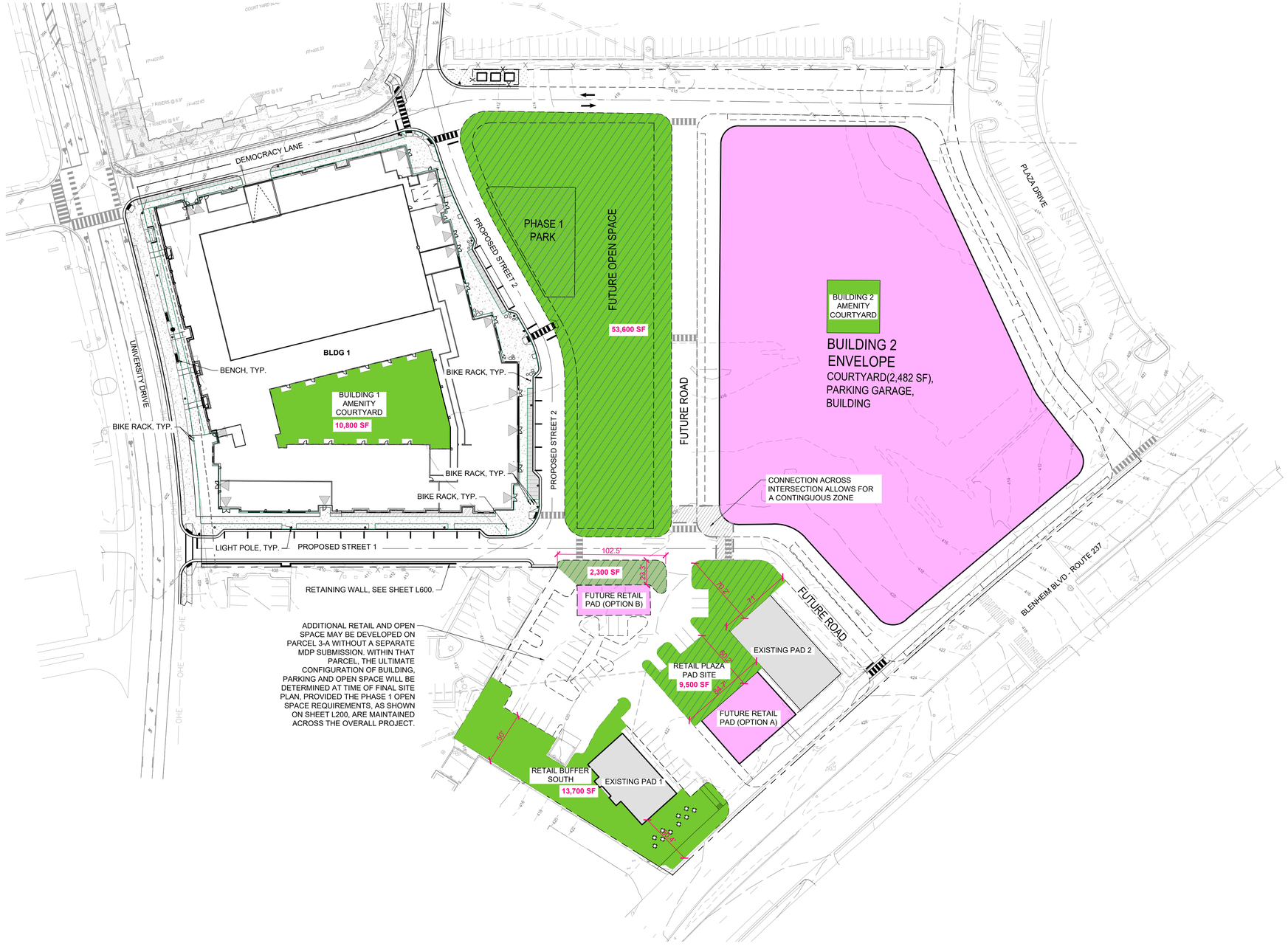
NO.	DESCRIPTION	DATE
1	MDP SUBMISSION #1	03/03/26
2	MDP SUBMISSION #2	05/06/26
3	MDP SUBMISSION #3	08/10/26
4	MDP SUBMISSION #4	09/28/26

SCALE
VERT: ###
HORZ: 1"=50'
0 25' 50' 100'

NORTH

SHEET TITLE
OPEN SPACE PLAN (POTENTIAL INTERIM)

SHEET NUMBER
L200B



LEGEND

TOTAL SITE AREA: ± 450,410 SF

MINIMUM OPEN SPACE REQUIRED: 20%
PER SECTION 3.8.2. OF THE ZONING ORDINANCE

MINIMUM OPEN SPACE REQUIRED: ± 90,082 SF

OPEN SPACE PROVIDED: 90,082 SF
± 20%

MINIMUM CONTIGUOUS OPEN SPACE REQUIRED: 60%
PER SECTION 3.8.7.B.4. OF THE ZONING ORDINANCE

MINIMUM CONTIGUOUS OPEN SPACE REQUIRED: ± 54,050 SF

CONTIGUOUS OPEN SPACE PROVIDED: 65,400 SF

NOTE:
THE AREAS OF EACH INDIVIDUAL GREEN SPACE MAY VARY PROVIDED THE FINAL OVERALL OPEN SPACE MEETS OR EXCEEDS 90,082SF.

CONCEPT GRAPHICS SCHEDULE

PROPOSED DEVELOPMENT (FULL BUILD OUT)
OPEN SPACE - *0'-49' WIDE*
2,300 sf

PROPOSED DEVELOPMENT (FULL BUILD OUT)
OPEN SPACE - *50' WIDE AND GREATER*
90,082 sf

PHASE 2 CONTIGUOUS OPEN SPACE
65,400 sf

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP

SEAL

COMMONWEALTH OF VIRGINIA
GABRIELA CANAMAR CLARK
Lic. No. 908
09/28/2026
LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

PROJECT

COURTHOUSE PLAZA

MASTER DEVELOPMENT PLAN

LANDDESIGN PROJ.#
2023062A

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	MDP SUBMISSION #1	03/03/26
2	MDP SUBMISSION #2	05/06/26
3	MDP SUBMISSION #3	08/10/26
4	MDP SUBMISSION #4	09/28/26

SCALE
VERT: ###
HORZ: 1"=50'
0 25' 50' 100'

NORTH

SHEET TITLE
OPEN SPACE PLAN (FULL BUILD OUT)

SHEET NUMBER
L201



PHASE 1 PARK (PLAZA PER ZONING TABLE 3.8.7 RECREATION + OPEN SPACE)

- CORN HOLE
- TURF
- SITE FURNISHING (BENCHES)
- LUSH TREE PLANTING

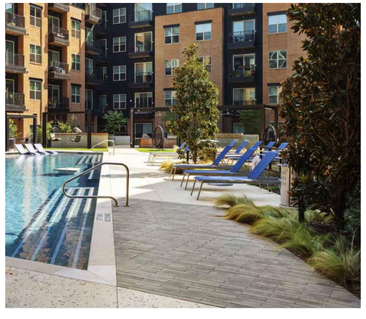
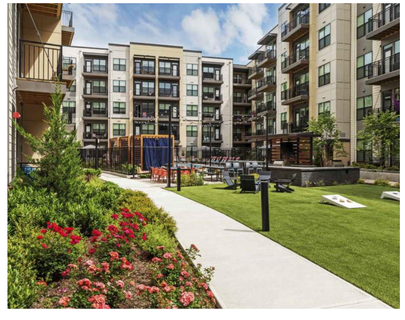







BUILDING 1 AMENITY COURTYARD (PLAZA PER ZONING TABLE 3.8.7 RECREATION + OPEN SPACE)

- GRILLS
- LOUNGE SEATING
- POOL



PHASE 1 RETAIL PLAZA EAST (PLAZA PER ZONING TABLE 3.8.7 RECREATION + OPEN SPACE)

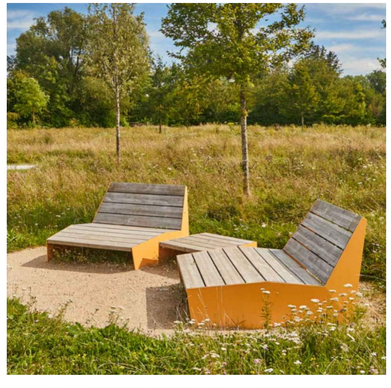
- BISTRO TABLES
- PICNIC TABLES
- BENCHES





PHASE 1 LINEAR PARK (PLAZA PER ZONING TABLE 3.8.7 RECREATION + OPEN SPACE)

- TREE BUFFER
- PICNIC TABLES
- MEANDERING PATH
- GROUP SEATING AREAS




LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP

SEAL

COMMONWEALTH OF VIRGINIA
GABRIELA CANAMAR CLARK
Lic. No. 958
09/28/2026
LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

PROJECT

COURTHOUSE PLAZA

MASTER DEVELOPMENT PLAN

LANDDESIGN PROJ.#
2023062A

REVISION / ISSUANCE

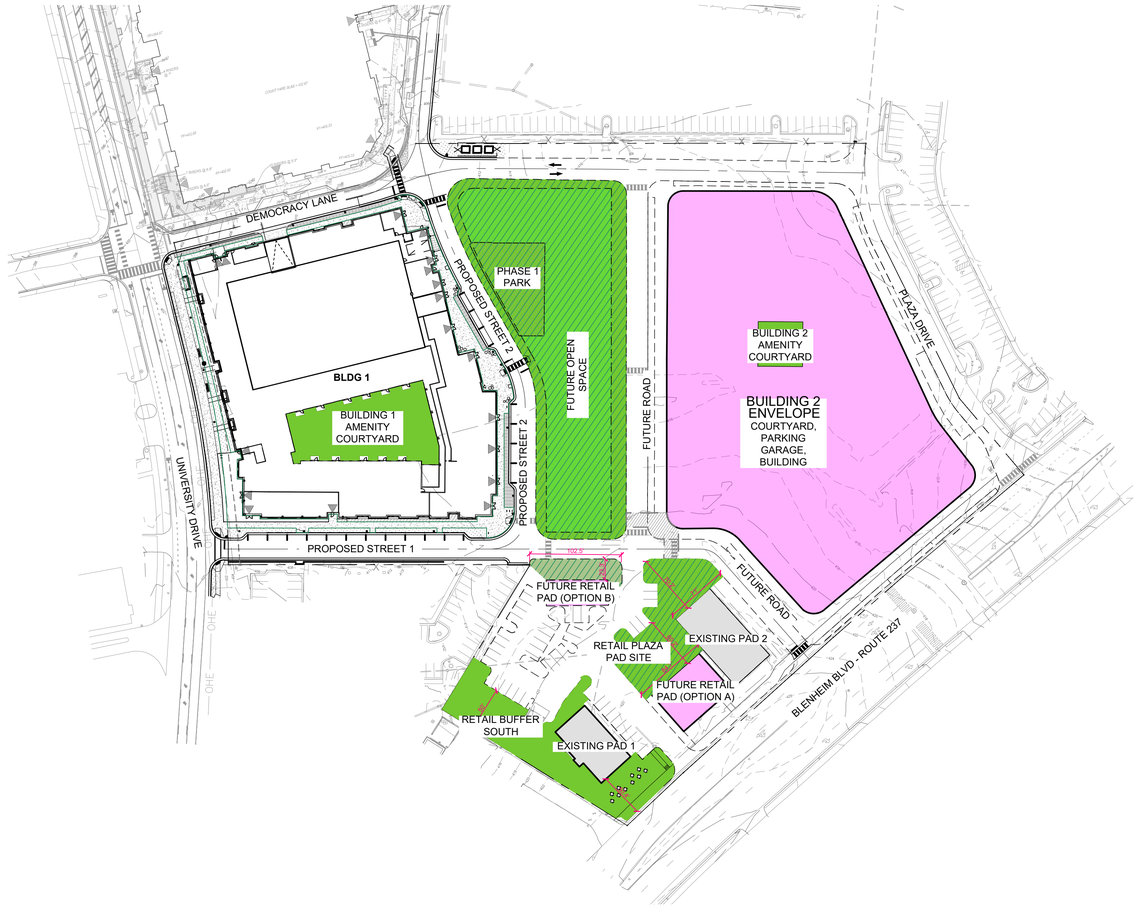
NO.	DESCRIPTION	DATE
1	MDP SUBMISSION #1	03/03/26
2	MDP SUBMISSION #2	05/06/26
3	MDP SUBMISSION #3	08/10/26
4	MDP SUBMISSION #4	09/28/26

SCALE
VERT: ###
HORZ: 1"=50'
0 25' 50' 100'

NORTH

SHEET TITLE
ILLUSTRIOUS IMAGES (PH1)

SHEET NUMBER
L202



FULL BUILDOUT + FUTURE OPEN SPACE

- CORN HOLE
- TURF
- SITE FURNISHING (BENCHES)
- LUSH TREE PLANTING

- PLAYGROUND
- MINI AMPHITHEATER / GATHERING SPACE
- PEDESTRIAN PARK PATH
- DECOMPOSED GRANITE GROVE WITH TREES





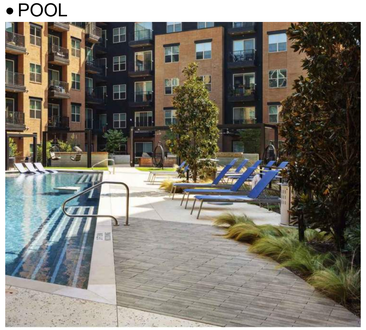






BUILDING 1 + 2 AMENITY COURTYARDS

- GRILLS
- LOUNGE SEATING
- POOL









RETAIL BUFFER SOUTH

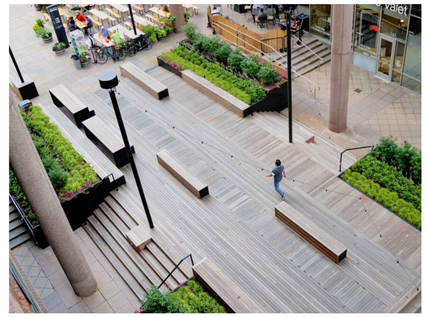
- TREE BUFFER
- PICNIC TABLES
- BENCHES
- DG PATHS THROUGH TREES



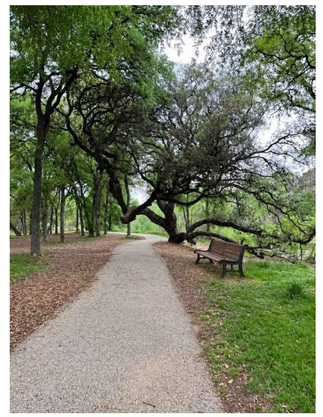


RETAIL PLAZA PAD SITE

- SEATING PLAZA
- PICNIC TABLES
- TURF WITH OPEN GAMES
- DG PATH WITH SEATING







LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP

SEAL

COMMONWEALTH OF VIRGINIA
GABRIELA CANAMAR CLARK
Lic. No. 958
09/28/2026
LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

PROJECT

COURTHOUSE PLAZA

MASTER DEVELOPMENT PLAN

LANDDESIGN PROJ.#
2023062A

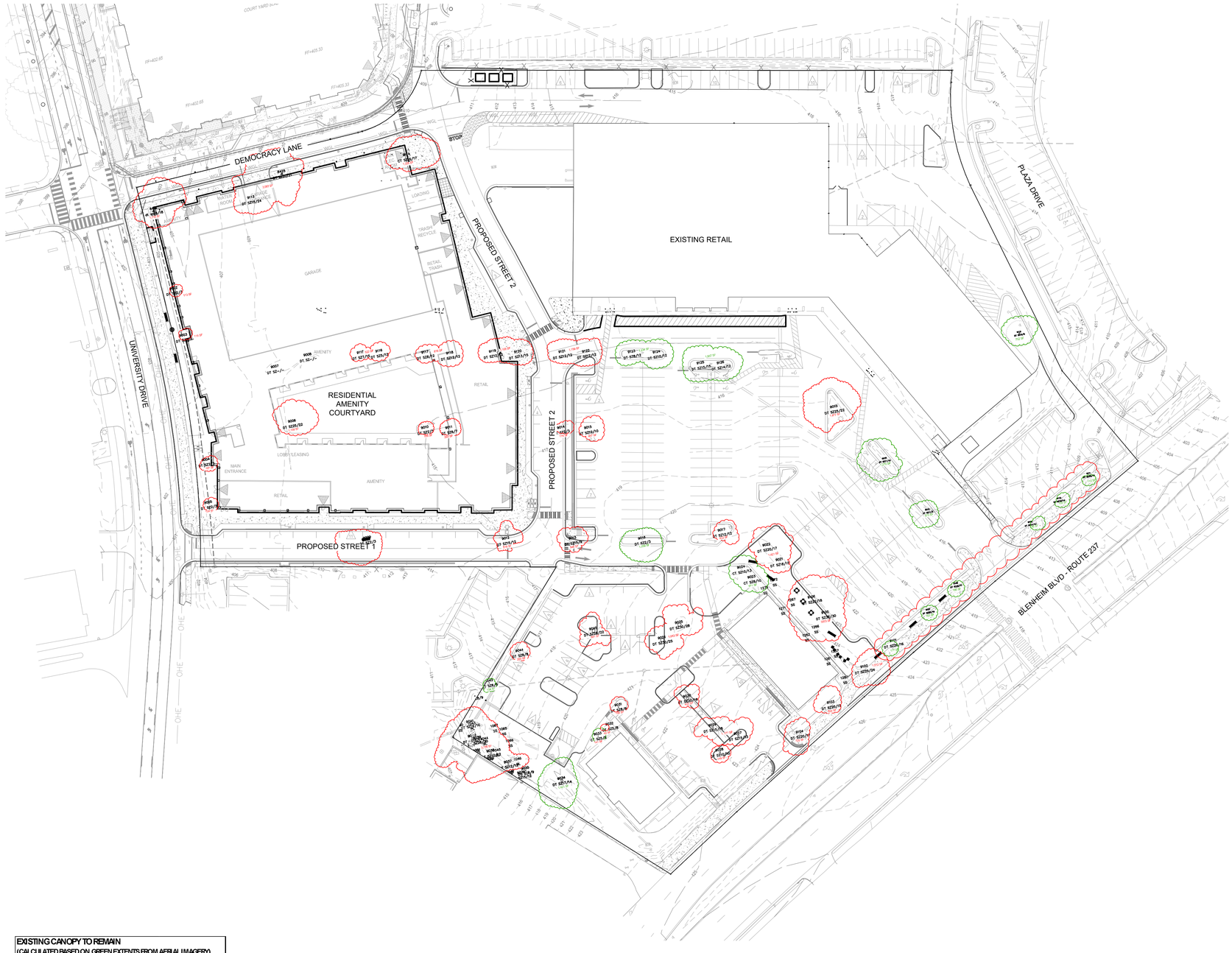
REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	MDP SUBMISSION #1	03/03/26
2	MDP SUBMISSION #2	05/06/26
3	MDP SUBMISSION #3	08/10/26
4	MDP SUBMISSION #4	09/28/26

SCALE
NORTH
VERT: ###
HORZ: 1"=80'
0 40' 80' 160'

SHEET TITLE
ILLUSTRIOUS IMAGES (FULL BUILD OUT)

SHEET NUMBER
L203



EXISTING CANOPY TO REMAIN (CALCULATED BASED ON GREEN EXTENTS FROM AERIAL IMAGERY)		
TREE NUMBER	REMOVED	CANOPY TAKEN SF
9016		1059
9019		1270
9020		573
9101		177
9107		183
9108		186
9109		146
9110		155
9111		113
9112		752
9123+9124		1234
9125+9126		1657
9023+9024		971
9033		141
9034		1421
9043		134
TOTAL EXISTING CREDIT		10172
The existing tree canopy was determined based on the canopy extent shown in the Nearmap satellite imagery dated May 29.		

TREE INVENTORY - Courthouse Plaza

Tree #	Species	Size	CRZ	SRZ	Condition	Status	Hand Removal	Notes
		dbh	Critical Root Zone (radius ft)	Structural Rooting Zone (radius ft)				
8421	ACER RUBRUM / RED MAPLE	18"	18	5.94	55%	REMOVE	X	Heavy pruning, poor structure, dieback
8428	PYRUS CALLERYANA / BRADFORD PEAR	21"	20	6.6	75%	REMOVE	X	
9002	ACER RUBRUM / RED MAPLE	2"	3	0.99	85%	REMOVE	X	Newly planted tree, may be transplanted
9003	ACER RUBRUM / RED MAPLE	2"	3	0.99	85%	REMOVE	X	Newly planted tree, may be transplanted
9004	ACER RUBRUM / RED MAPLE	2"	3	0.99	85%	REMOVE	X	Newly planted tree, may be transplanted
9005	ACER RUBRUM / RED MAPLE	2"	3	0.99	85%	REMOVE	X	Newly planted tree, may be transplanted
9006	PYRUS CALLERYANA / BRADFORD PEAR	22"	25	8.25	75%	REMOVE	X	
9007	UNDEFINED	0	0	0	-	REMOVED	X	Surveyed deciduous tree has been removed
9008	UNDEFINED	0	0	0	-	REMOVED	X	Surveyed deciduous tree has been removed
9009	ZELKOVA SERRATA / ZELKOVA	2"	3	0.99	85%	REMOVE	X	Newly planted tree, may be transplanted
9010	ZELKOVA SERRATA / ZELKOVA	2"	3	0.99	85%	REMOVE	X	Newly planted tree, may be transplanted
9011	ACER RUBRUM / RED MAPLE	7"	8	2.64	65%	REMOVE	X	
9012	LIQUIDAMBAR STYRACIFLUA / SWEET GUM	12"	15	4.95	60%	REMOVE	X	Heavy pruning
9013	QUERCUS PHELLOS / WILLOW OAK	9"	15	4.95	75%	REMOVE	X	
9014	ZELKOVA SERRATA / ZELKOVA	2"	3	0.99	85%	REMOVE	X	Newly planted tree, may be transplanted
9015	ACER RUBRUM / RED MAPLE	10"	12	3.96	65%	REMOVE	X	
9016	ZELKOVA SERRATA / ZELKOVA	2"	3	0.99	85%	PRESERVE		Newly planted tree
9017	ACER RUBRUM / RED MAPLE	12"	12	3.96	40%	REMOVE	X	Poor structure and canopy, significant dieback
9018	QUERCUS PHELLOS / WILLOW OAK	22"	25	8.25	50%	REMOVE	X	Damaged root flare, heading cuts, dieback
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%	REMOVE	X	Poor pruning
9022	QUERCUS PHELLOS / WILLOW OAK	17"	20	6.6	70%	REMOVE	X	
9023	PINUS NIGRA / AUSTRIAN PINE	10"	8	2.64	75%	PRESERVE		
9024	PINUS NIGRA / AUSTRIAN PINE	13"	10	3.3	65%	PRESERVE		
9025	QUERCUS PHELLOS / WILLOW OAK	28"	30	9.9	70%	REMOVE	X	Poor pruning
9026	QUERCUS PHELLOS / WILLOW OAK	25"	30	9.9	70%	REMOVE	X	Poor pruning
9027	LIQUIDAMBAR STYRACIFLUA / SWEET GUM	13"	15	4.95	40%	REMOVE	X	Poor pruning, included bark, basal trunk wound
9028	LIQUIDAMBAR STYRACIFLUA / SWEET GUM	10"	10	3.3	40%	REMOVE	X	Poor pruning, included bark, basal trunk wound
9029	PYRUS CALLERYANA / BRADFORD PEAR	15"	18	5.94	35%	REMOVE	X	Poor pruning, included bark, basal trunk wound
9030	PYRUS CALLERYANA / BRADFORD PEAR	16"	20	6.6	45%	REMOVE	X	Poor pruning, included bark, basal trunk wound
9031	TILIA CORDATA / LITTLE LEAF LINDEN	8"	8	2.64	55%	REMOVE	X	
9032	JUNIPER SP.	6"	5	1.65	65%	REMOVE	X	Remove, ineligible for preservation
9033	THUJA OCCIDENTALIS / AMERICAN ARBORVITAE	8"	5	1.65	75%	PRESERVE		
9034	TILIA CORDATA / LITTLE LEAF LINDEN	14"	17	5.61	80%	PRESERVE		
9035	DEAD / OBSCURED	9"	0	0	0%	REMOVE	X	Recommend removal, dead
9036	DEAD / OBSCURED	12"	0	0	0%	REMOVE	X	Recommend removal, dead
9037	DEAD / OBSCURED	12"	0	0	0%	REMOVE	X	Recommend removal, dead
9038	DEAD / OBSCURED	12"	0	0	0%	REMOVE	X	Recommend removal, dead
9039	DEAD / OBSCURED	16"	0	0	0%	REMOVE	X	Recommend removal, dead
9040	DEAD / OBSCURED	14"	0	0	0%	REMOVE	X	Recommend removal, dead
9041	DEAD / OBSCURED	16"	0	0	0%	REMOVE	X	Recommend removal, dead
9042	PINUS STROBUS / EASTERN WHITE PINE	9"	8	2.64	60%	PRESERVE		
9043	PINUS NIGRA / AUSTRIAN PINE	6"	6	1.98	70%	PRESERVE		
9044	ILEX OPACA / AMERICAN HOLLY	8"	8	2.64	75%	REMOVE	X	
9045	QUERCUS PHELLOS / WILLOW OAK	22"	28	9.24	70%	REMOVE	X	
9101	PLATANUS X ACERIFOLIA / LONDON PLANETREE	4"	10	3.3	95%	PRESERVE		
9102	PLATANUS X ACERIFOLIA / LONDON PLANETREE	4"	10	3.3	95%	REMOVE	X	
9103	TILIA CORDATA / LITTLE LEAF LINDEN	15"	25	8.25	70%	REMOVE	X	
9104	TILIA CORDATA / LITTLE LEAF LINDEN	17"	20	6.6	65%	REMOVE	X	
9105	QUERCUS PHELLOS / WILLOW OAK	30"	35	11.55	75%	REMOVE	X	
9106	LIQUIDAMBAR STYRACIFLUA / SWEET GUM	18"	22	7.26	75%	REMOVE	X	
9107	PLATANUS X ACERIFOLIA / LONDON PLANETREE	4"	10	3.3	95%	PRESERVE		
9108	PLATANUS X ACERIFOLIA / LONDON PLANETREE	4"	10	3.3	95%	PRESERVE		
9109	PLATANUS X ACERIFOLIA / LONDON PLANETREE	4"	12	3.96	95%	PRESERVE		
9110	PLATANUS X ACERIFOLIA / LONDON PLANETREE	4"	12	3.96	95%	PRESERVE		
9111	PLATANUS X ACERIFOLIA / LONDON PLANETREE	4"	25	8.25	95%	PRESERVE		
9112	CORNUS FLORIDA / FLOWERING DOGWOOD	8"	12	3.96	80%	PRESERVE		
9113	LIQUIDAMBAR STYRACIFLUA / SWEET GUM	24"	15	4.95	65%	REMOVE	X	Poor structure, dieback
9114	PINUS TAEDA / LOBLOLLY PINE	17"	16	5.28	70%	REMOVE	X	Good structure, some dieback
9115	LAGERSTROEMIA INDICA / CRAPE MYRTLE	15"	7	2.31	70%	REMOVE	X	
9116	LAGERSTROEMIA INDICA / CRAPE MYRTLE	12"	5	1.65	65%	REMOVE	X	
9117	LAGERSTROEMIA INDICA / CRAPE MYRTLE	12"	8	2.64	75%	REMOVE	X	
9118	LAGERSTROEMIA INDICA / CRAPE MYRTLE	12"	12	3.96	85%	REMOVE	X	
9119	LAGERSTROEMIA INDICA / CRAPE MYRTLE	12"	12	3.96	85%	REMOVE	X	
9120	LAGERSTROEMIA INDICA / CRAPE MYRTLE	15"	13	4.29	90%	REMOVE	X	
9121	LAGERSTROEMIA INDICA / CRAPE MYRTLE	12"	12	3.96	90%	REMOVE	X	
9122	LAGERSTROEMIA INDICA / CRAPE MYRTLE	12"	12	3.96	90%	REMOVE	X	
9123	LAGERSTROEMIA INDICA / CRAPE MYRTLE	12"	8	2.64	85%	PRESERVE		
9124	LAGERSTROEMIA INDICA / CRAPE MYRTLE	12"	10	3.3	85%	PRESERVE		
9125	LAGERSTROEMIA INDICA / CRAPE MYRTLE	15"	15	4.95	90%	PRESERVE		
9126	LAGERSTROEMIA INDICA / CRAPE MYRTLE	12"	14	4.62	90%	PRESERVE		
-	-	-	-	-	-	-	-	-

dbh = Diameter at Breast Height (measured 4.5 feet above ground)
CRZ = Critical Root Zone = 1.0 foot radius per inch of tree diameter. Estimated radius of area containing majority of tree roots. TRZ values for trees
SRZ (Structural Rooting Zone). Calculation - dbh x 0.33 = radius feet. Estimated radius of area containing tree roots that must be protected to ensure
* 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

TREE LEGEND

PRESERVE

AREA OF EXISTING TREE CANOPY TO BE PRESERVED: 10,848 SF / 0.25 AC

REMOVE

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP

SEAL

COMMONWEALTH OF VIRGINIA
GABRIELA CANAMAR CLARK
Lic. No. 958
09/28/2026
LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

PROJECT

COURTHOUSE PLAZA

MASTER DEVELOPMENT PLAN

LANDDESIGN PROJ.#
2023062A

REVISION / ISSUANCE

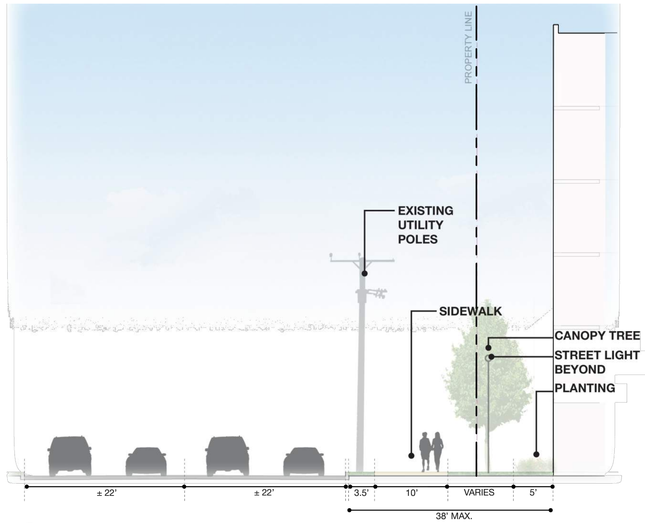
NO.	DESCRIPTION	DATE
1	MDP SUBMISSION #1	03/03/26
2	MDP SUBMISSION #2	05/06/26
3	MDP SUBMISSION #3	08/10/26
4	MDP SUBMISSION #4	09/28/26

SCALE
VERT: ###
HORZ: 1"=40'
0 20' 40' 80'

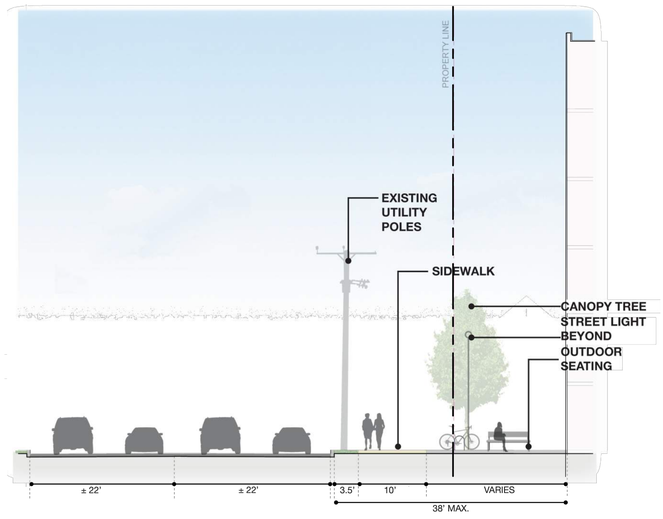
NORTH

SHEET TITLE
TREE PRESERVATION PLAN

SHEET NUMBER
L300



A1 L4 UNIVERSITY DRIVE SECTION

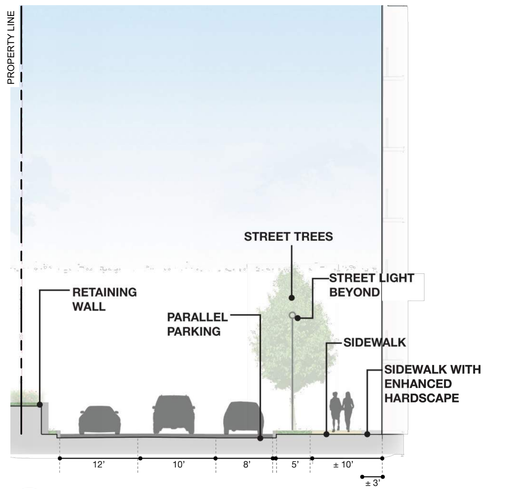


A2 L4 UNIVERSITY DRIVE SECTION

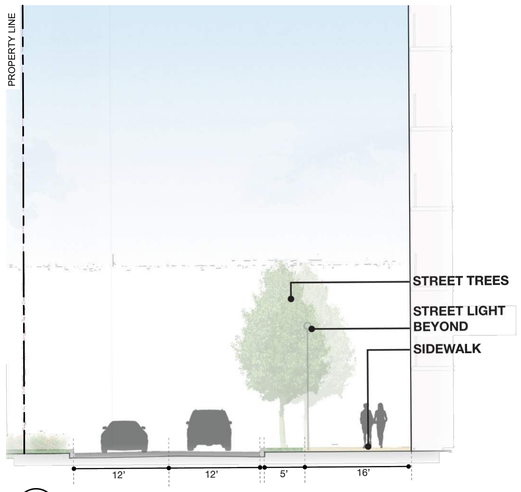


SCALE: 1" = 100'

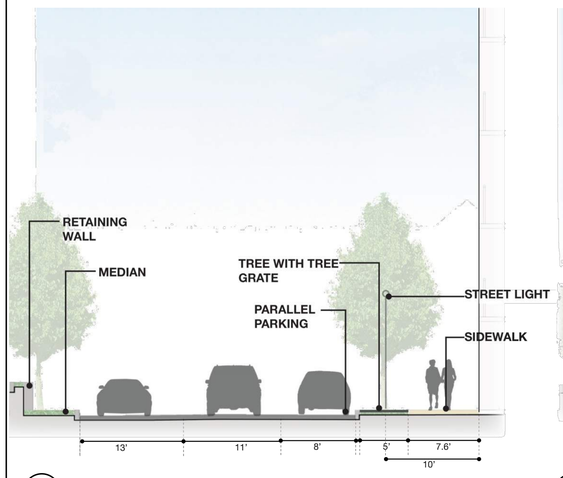
*WHENEVER A TREE GRATE IS USED, A MINIMUM OF 10' WALKING SURFACE IS PROVIDED BETWEEN BUILDING AND TREE. TREE GRATES PROVIDE ROOM FOR APPROPRIATE SOIL.



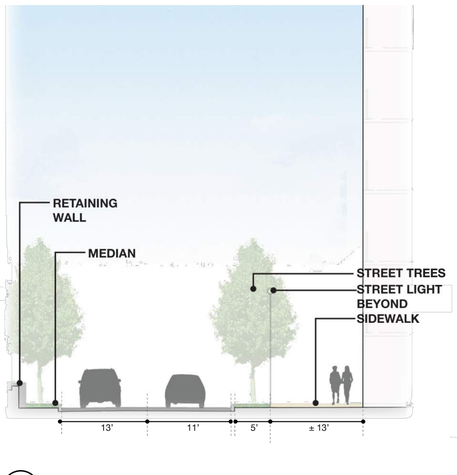
B1 L4 PROPOSED STREET 1 SECTION



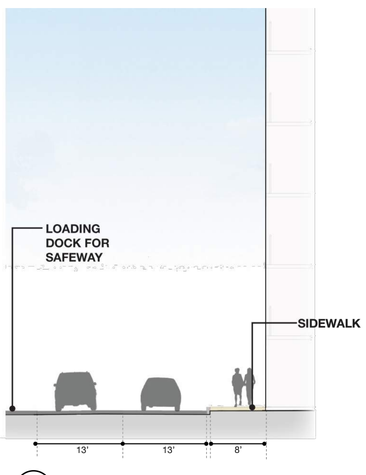
B2 L4 PROPOSED STREET 1 SECTION



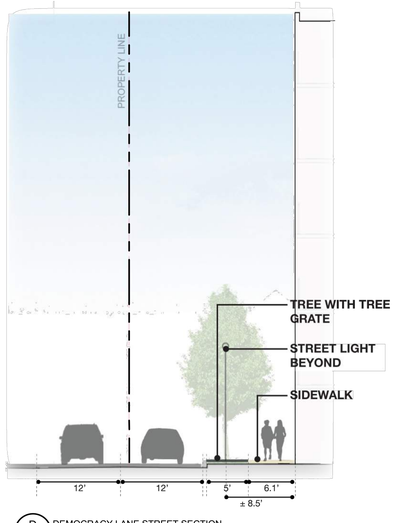
C1 L4 PROPOSED STREET 2 SECTION



C2 L4 PROPOSED STREET 2 SECTION



C3 L4 PROPOSED STREET 2 SECTION



D L4 DEMOCRACY LANE STREET SECTION

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP

SEAL

COMMONWEALTH OF VIRGINIA
GABRIELA CANAMAR CLARK
Lic. No. 958
LANDSCAPE ARCHITECT
09/28/2026

NOT FOR CONSTRUCTION

PROJECT

COURTHOUSE PLAZA

MASTER DEVELOPMENT PLAN

LANDDESIGN PROJ.#
2023062A

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	MDP SUBMISSION #1	03/03/26
2	MDP SUBMISSION #2	05/06/26
3	MDP SUBMISSION #3	08/10/26
4	MDP SUBMISSION #4	09/28/26

SCALE

VERT: ###
HORZ: 1"=10'
0 5' 10' 20'

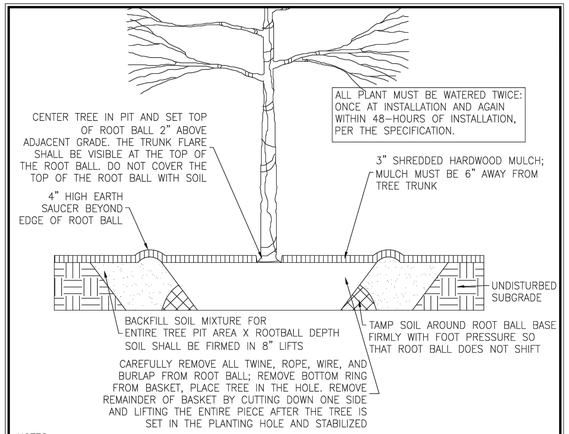
NORTH

SHEET TITLE

SECTIONS (PHASE 1)

SHEET NUMBER

L400



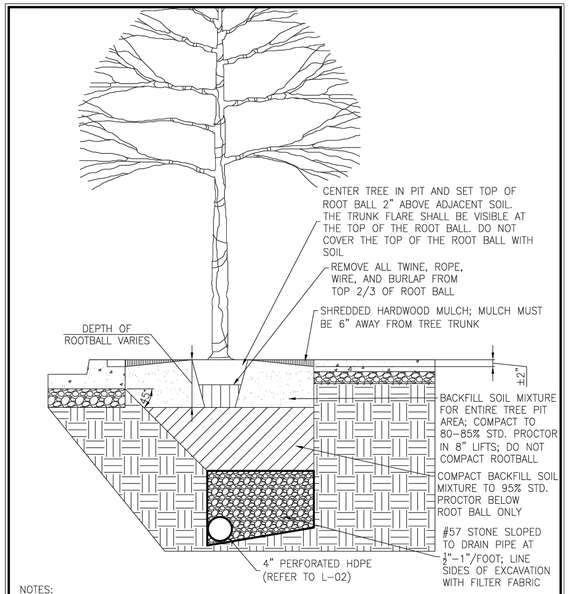
NOTES:
1. AT PLANTING PRUNE ONLY CROSSING LIMBS, BROKEN OR DEAD BRANCHES, AND, ANY BRANCHES THAT POSE A HAZARD TO PEDESTRIANS PER ANSI STANDARD A300. DO NOT PRUNE INTO OLD WOOD ON EVERGREENS.
2. CONTRACTOR SHALL MAXIMIZE EXCAVATED AREA FOR TREE PIT WITHOUT ADVERSELY IMPACTING ADJACENT SITE FEATURES.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

Department of Public Works
10455 Armstrong Street
Fairfax, VA 22030-3630

CITY of FAIRFAX
USE WITH THE FAIRFAX STANDARD SPECIFICATIONS ONLY
www.fairfaxva.gov

STANDARD TREE PLANTING DETAIL

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



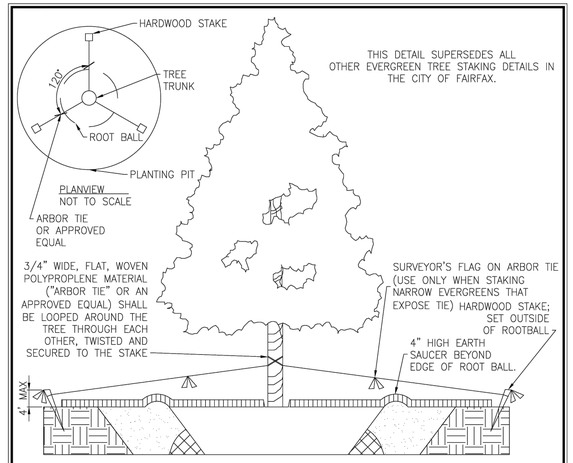
NOTES:
1. REFER TO STREET TREE PIT DETAIL (L-02) FOR PIT CONSTRUCTION AND INFORMATION ON ADJACENT PAVEMENTS, CURBS, AND DRAINAGE.
2. MOUND SOIL ABOVE SIDEWALK GRADE TO ALLOW FOR SOIL TO SETTLE OVER TIME.
3. REFER TO STANDARD TREE PLANTING (L-01) FOR GENERAL PLANTING NOTES.

Department of Public Works
10455 Armstrong Street
Fairfax, VA 22030-3630

CITY of FAIRFAX
USE WITH THE FAIRFAX STANDARD SPECIFICATIONS ONLY
www.fairfaxva.gov

STANDARD STREET TREE PLANTING DETAIL

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



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

Department of Public Works
10455 Armstrong Street
Fairfax, VA 22030-3630

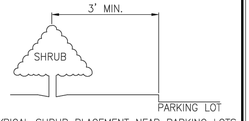
CITY of FAIRFAX
USE WITH THE FAIRFAX STANDARD SPECIFICATIONS ONLY
www.fairfaxva.gov

EVERGREEN TREE STAKING DETAIL

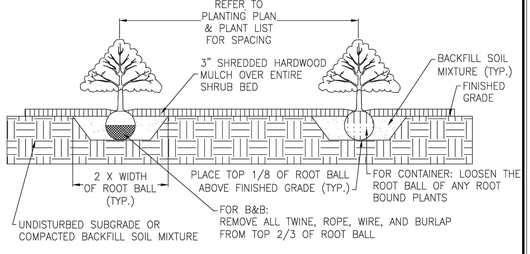
SCALE: NOT TO SCALE	L-05
REVISION DATE: JULY 2024	SHEET #: 1 of 1

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

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



TYPICAL SHRUB PLACEMENT NEAR PARKING LOTS
NOT TO SCALE



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

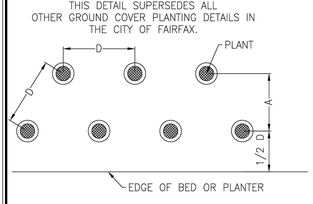
Department of Public Works
10455 Armstrong Street
Fairfax, VA 22030-3630

CITY of FAIRFAX
USE WITH THE FAIRFAX STANDARD SPECIFICATIONS ONLY
www.fairfaxva.gov

SHRUB PLANTING DETAIL

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

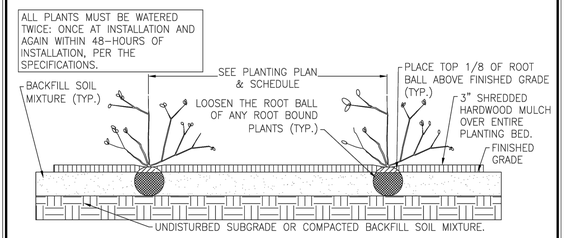
THIS DETAIL SUPERSEDES ALL OTHER GROUND COVER PLANTING DETAILS IN THE CITY OF FAIRFAX.



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

TRIANGLE SPACING PLAN & CHART
NOT TO SCALE

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



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

Department of Public Works
10455 Armstrong Street
Fairfax, VA 22030-3630

CITY of FAIRFAX
USE WITH THE FAIRFAX STANDARD SPECIFICATIONS ONLY
www.fairfaxva.gov

GROUND COVERS & PERENNIAL PLANTING

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

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

Department of Public Works
10455 Armstrong Street
Fairfax, VA 22030-3630

CITY of FAIRFAX
USE WITH THE FAIRFAX STANDARD SPECIFICATIONS ONLY
www.fairfaxva.gov

TREE CONSERVATION AND LANDSCAPING NOTES

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

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP

SEAL

COMMONWEALTH OF VIRGINIA
GABRIELA CANAMAR CLARK
Lic. No. 958
09/28/2026
LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

PROJECT

COURTHOUSE PLAZA

MASTER DEVELOPMENT PLAN

LANDDESIGN PROJ.#
2023062A

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	MDP SUBMISSION #1	03/03/26
2	MDP SUBMISSION #2	05/06/26
3	MDP SUBMISSION #3	08/10/26
4	MDP SUBMISSION #4	09/28/26

SCALE NORTH

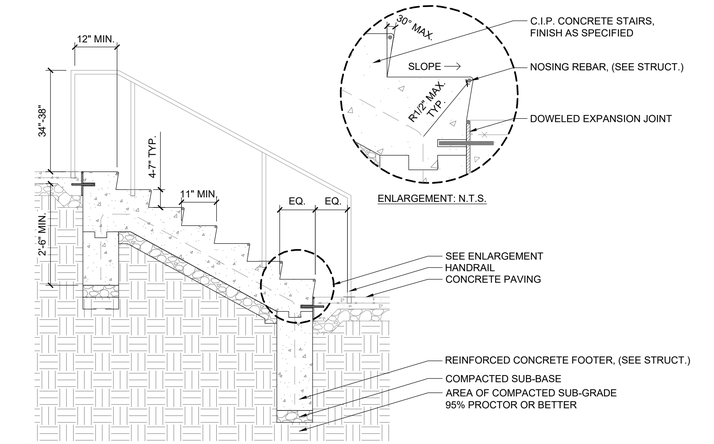
VERT: ###
HORZ: N/A

SHEET TITLE

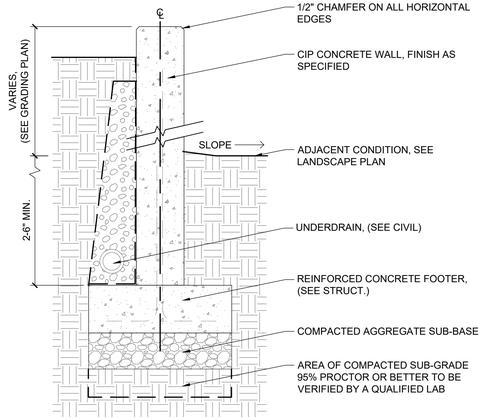
DETAILS - PLANTING

SHEET NUMBER

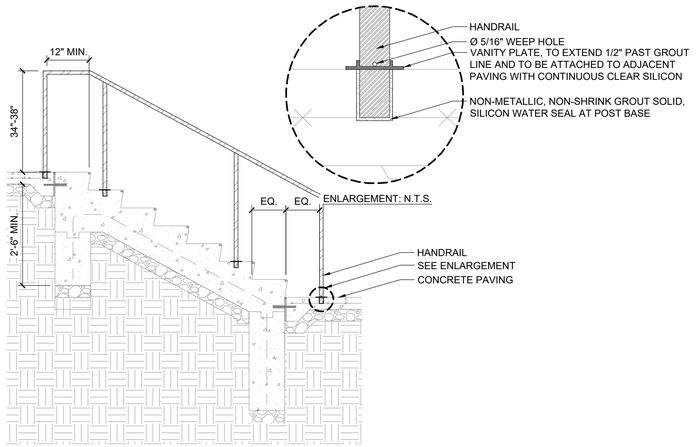
L500



1 L600 C.I.P. CONCRETE STAIRS
SECTION 1/2" = 1'-0"_XREF



3 L600 RETAINING C.I.P. WALL
SECTION 1" = 1'-0"



2 L600 HANDRAIL ON C.I.P. CONCRETE STAIRS
SECTION 1/2" = 1'-0"

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP

SEAL

COMMONWEALTH OF VIRGINIA
GABRIELA CAÑAMAR CLARK
Lic. No. 958
09/28/2026
LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

PROJECT

COURTHOUSE PLAZA

MASTER DEVELOPMENT PLAN

LANDDESIGN PROJ.#
2023062A

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	MDP SUBMISSION #1	03/03/26
2	MDP SUBMISSION #2	05/06/26
3	MDP SUBMISSION #3	08/10/26
4	MDP SUBMISSION #4	09/28/26

SCALE NORTH

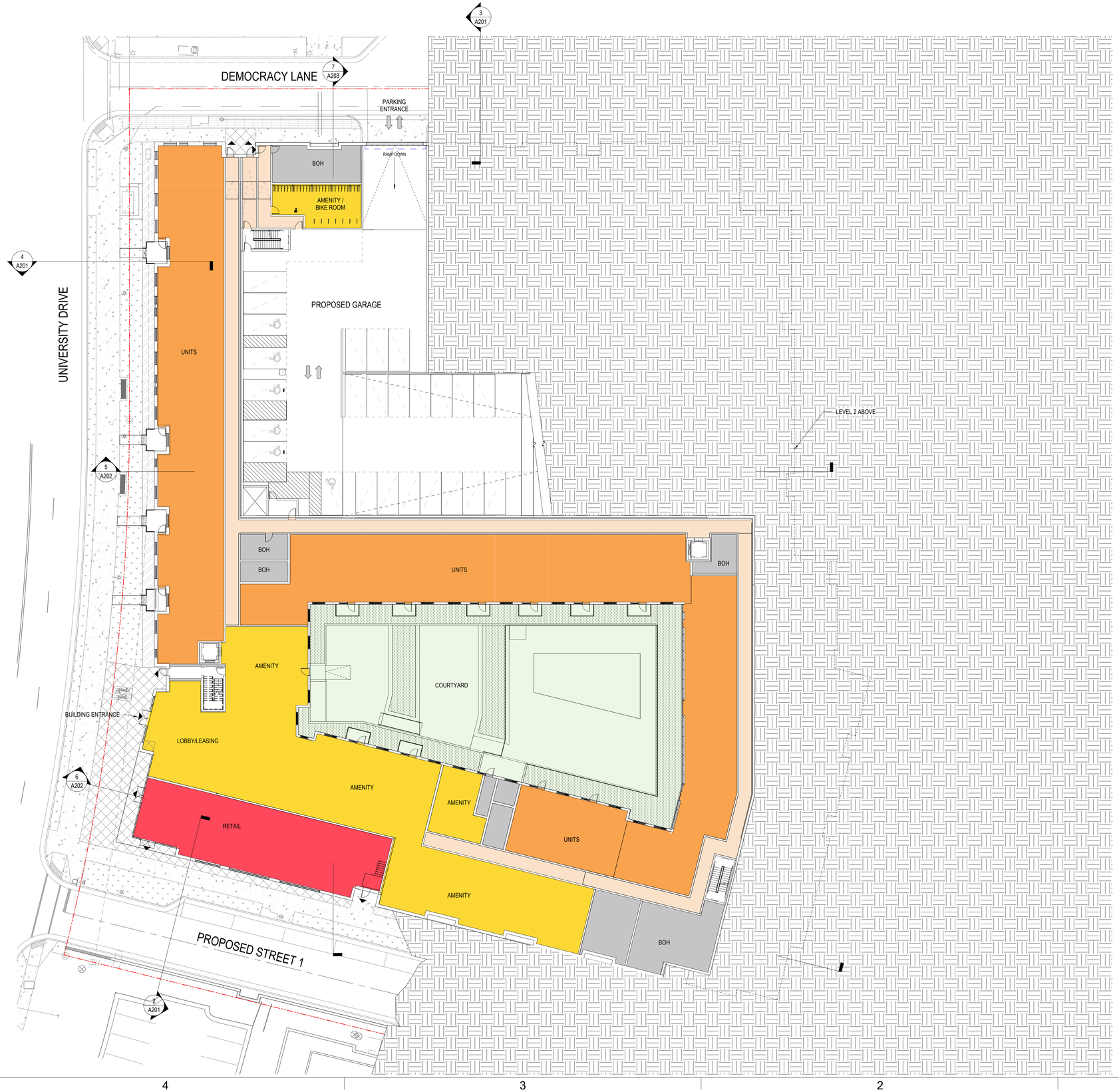
VERT: ###
HORZ: AS NOTED

SHEET TITLE

DETAILS - HARDSCAPE

SHEET NUMBER

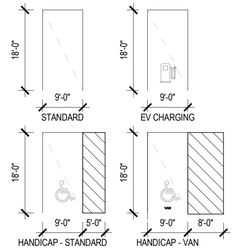
L600



HOUSING ROOM KEY

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

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
	2026-02-27	MDP SUBMISSION 1
	2026-05-06	MDP SUBMISSION 2
	2026-08-06	MDP SUBMISSION 3
	2026-09-28	MDP SUBMISSION 4

STAMP

PROJECT NO.
19046

SCALE
As indicated

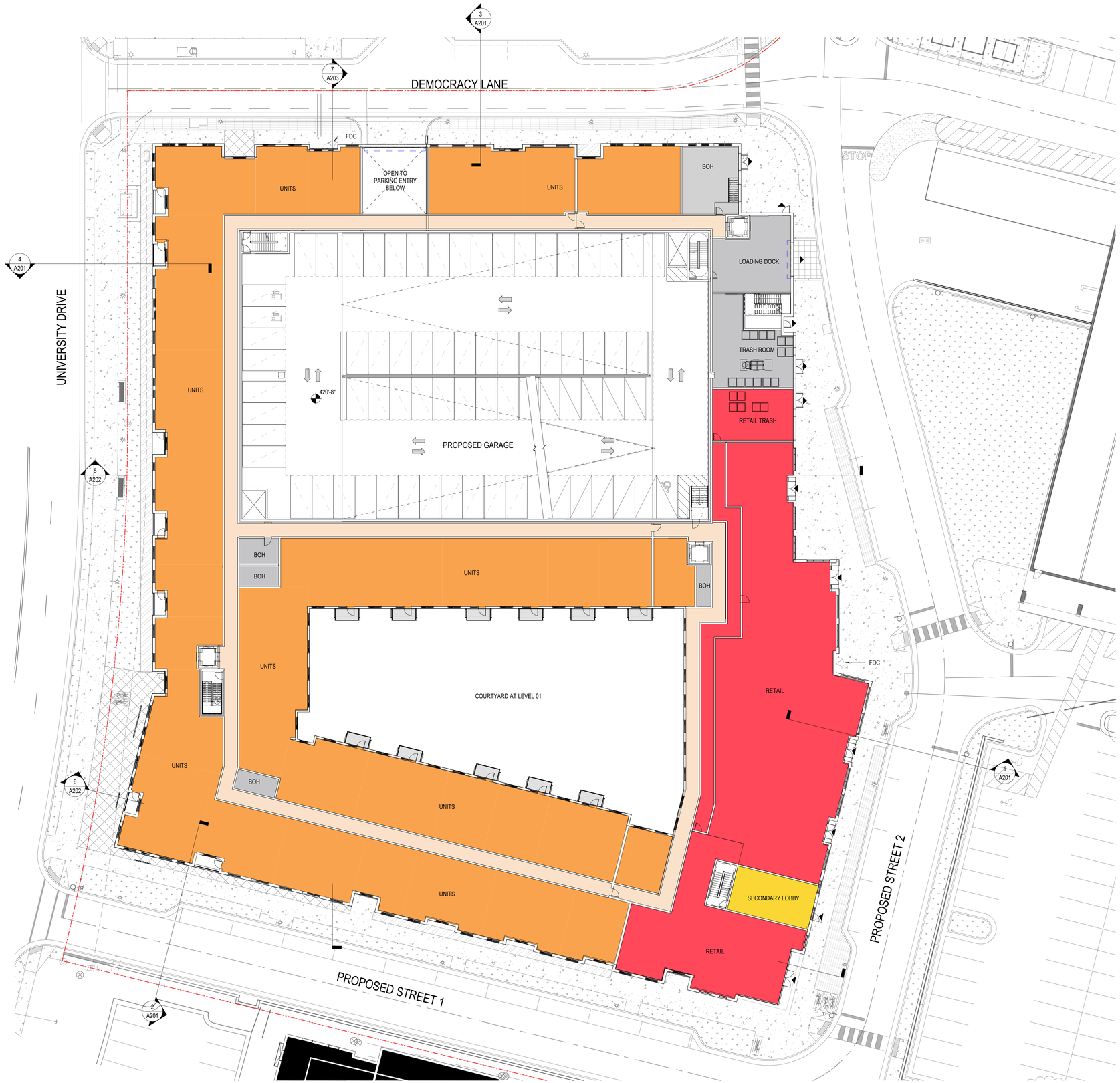
DRAWN BY
Author

DRAWING TITLE
LEVEL 01

DRAWING NO.
A101

© 2026 Hickok Cole Architects, Inc.

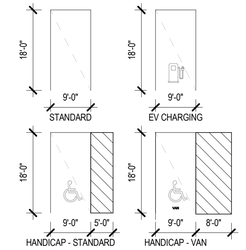
9/28/2026 12:58:39 PM Autodesk Docs://19046-COURTHOUSE PLAZA/19046 FAIRFAX CITY - BASE BUILDING - R23.rvt



HOUSING ROOM KEY

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

PARKING GARAGE LEGEND



1 FLOOR PLAN - LEVEL 02
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
	2026-02-27	MDP SUBMISSION 1
	2026-05-06	MDP SUBMISSION 2
	2026-08-06	MDP SUBMISSION 3
	2026-09-28	MDP SUBMISSION 4

STAMP

PROJECT NO.
19046

SCALE
As indicated

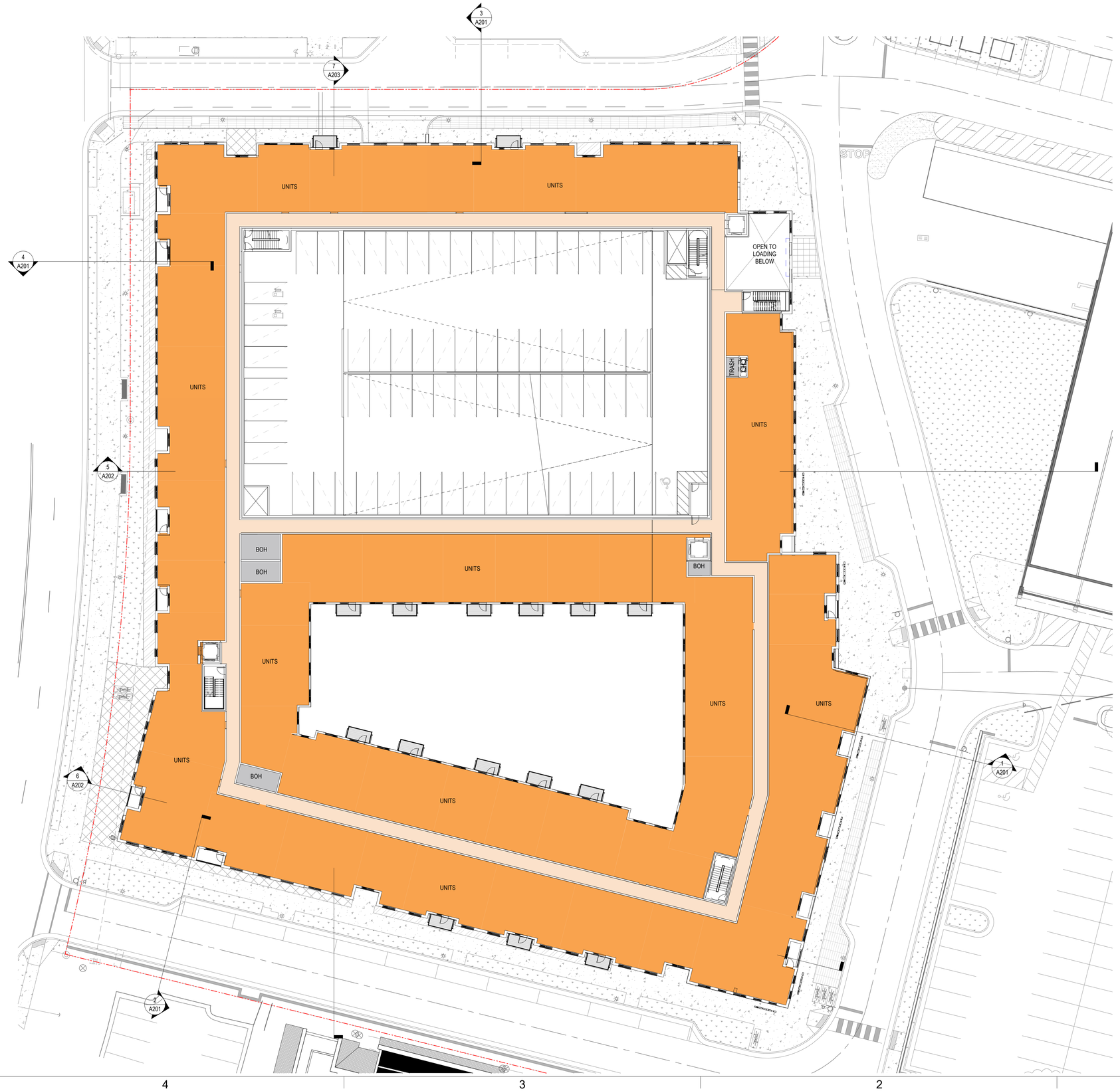
DRAWN BY
Author

DRAWING TITLE
LEVEL 02

DRAWING NO.
A102

© 2026 Hickok Cole Architects, Inc.

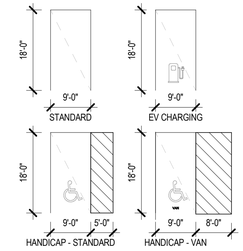
9/28/2026 12:58:41 PM Autodesk Docs://19046-COURTHOUSE PLAZA/19046 FAIRFAX CITY - BASE BUILDING - R23.rvt



HOUSING ROOM KEY

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

PARKING GARAGE LEGEND



1 FLOOR PLAN - LEVEL 03
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

#	DESCRIPTION	DATE
	MDP SUBMISSION 1	2026-02-27
	MDP SUBMISSION 2	2026-05-06
	MDP SUBMISSION 3	2026-06-06
	MDP SUBMISSION 4	2026-09-28

STAMP

PROJECT NO.
19046

SCALE
As indicated

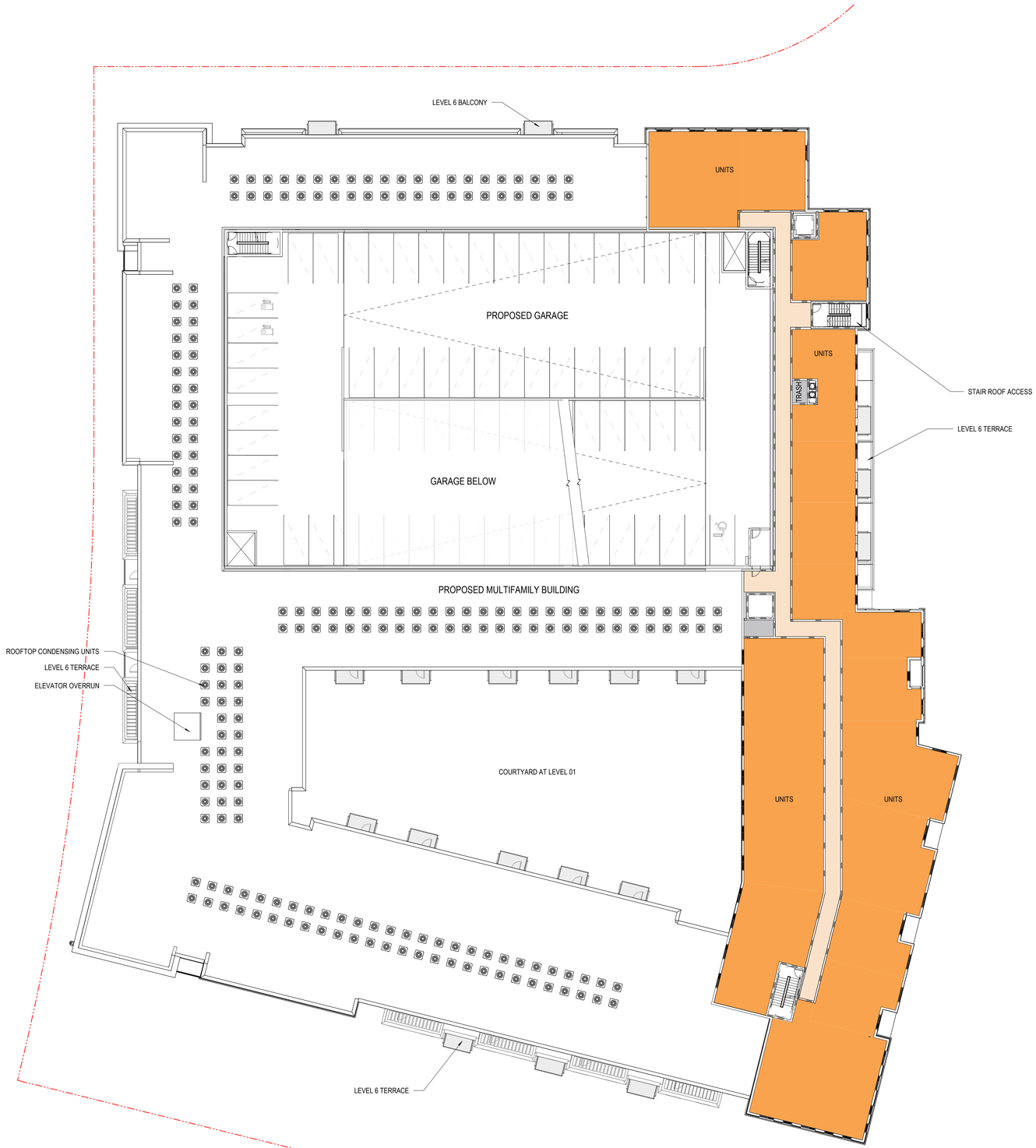
DRAWN BY
Author

DRAWING TITLE
LEVEL 03 - LEVEL 06

DRAWING NO.
A103

© 2026 Hickok Cole Architects, Inc.

9/28/2026 12:58:44 PM Autodesk Docs://19046-COURTHOUSE PLAZA/19046 FAIRFAX CITY - BASE BUILDING - R23.rvt



HOUSING ROOM KEY

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

1 FLOOR PLAN - ROOF LEVEL
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
	2026-02-27	MDP SUBMISSION 1
	2026-05-06	MDP SUBMISSION 2
	2026-08-06	MDP SUBMISSION 3
	2026-09-28	MDP SUBMISSION 4

STAMP

PROJECT NO.
19046

SCALE
1" = 20'-0"

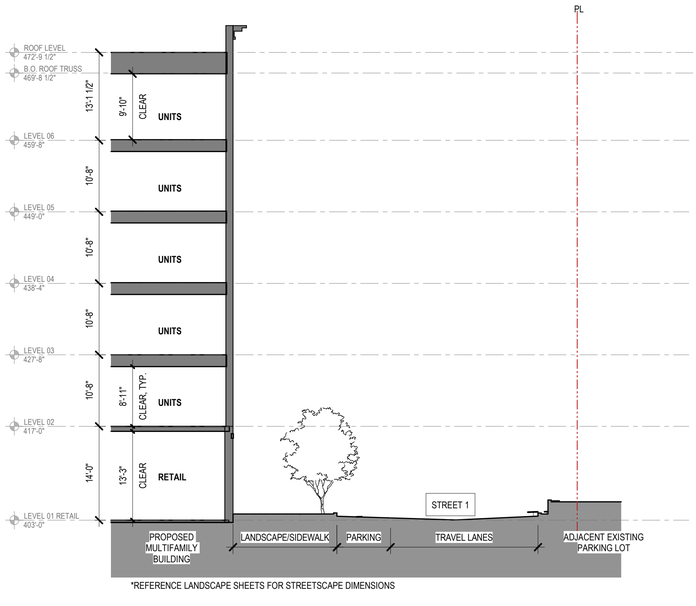
DRAWN BY
Author

DRAWING TITLE
LEVEL PH/ ROOF

DRAWING NO.
A104

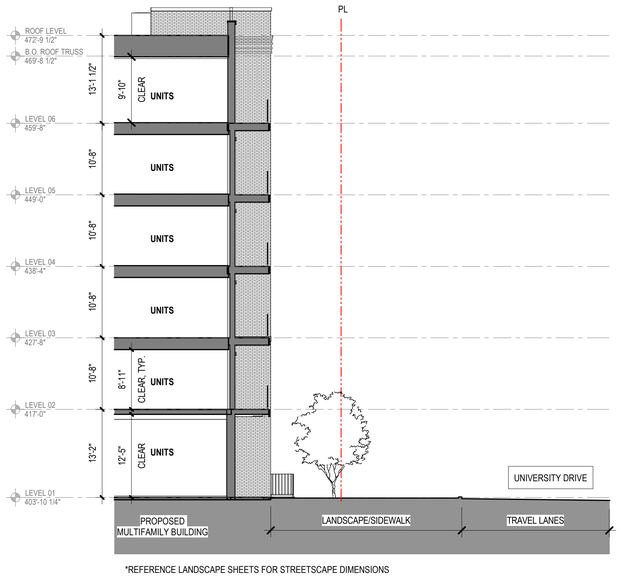
© 2026 Hickok Cole Architects, Inc.

9/28/2026 12:58:46 PM Autodesk Docs://19046-COURTHOUSE PLAZA/19046 FAIRFAX CITY - BASE BUILDING - R23.rvt



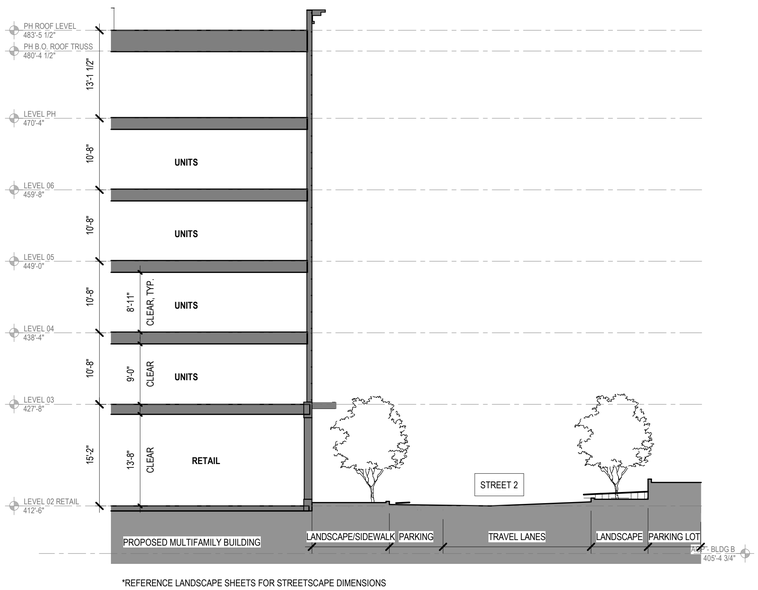
*REFERENCE LANDSCAPE SHEETS FOR STREETSCAPE DIMENSIONS

2 ROAD CROSS SECTION - STREET 1



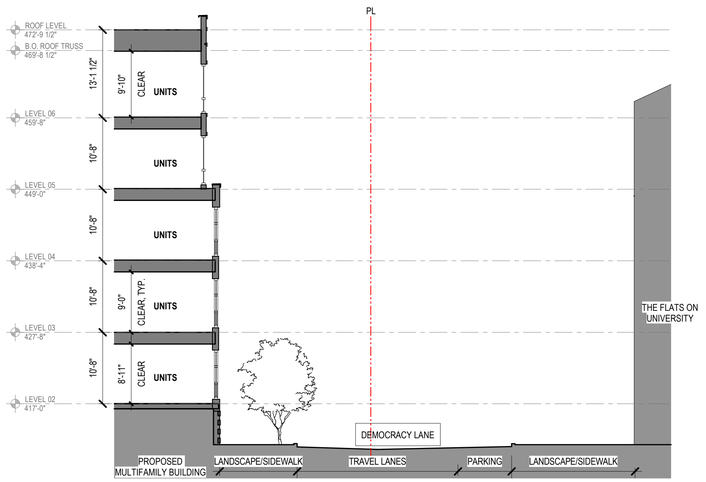
*REFERENCE LANDSCAPE SHEETS FOR STREETSCAPE DIMENSIONS

4 ROAD CROSS SECTION - UNIVERSITY DRIVE



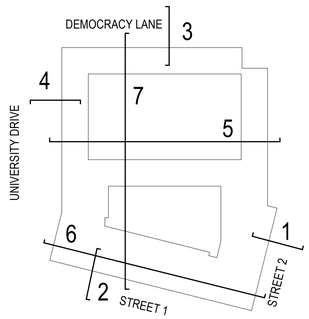
*REFERENCE LANDSCAPE SHEETS FOR STREETSCAPE DIMENSIONS

1 ROAD CROSS SECTION - STREET 2



*REFERENCE LANDSCAPE SHEETS FOR STREETSCAPE DIMENSIONS

3 ROAD CROSS SECTION - DEMOCRACY LANE



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	2026-02-27	MDP SUBMISSION 1
2	2026-05-06	MDP SUBMISSION 2
3	2026-06-06	MDP SUBMISSION 3
4	2026-09-28	MDP SUBMISSION 4

STAMP

PROJECT NO.
19046

SCALE
As indicated

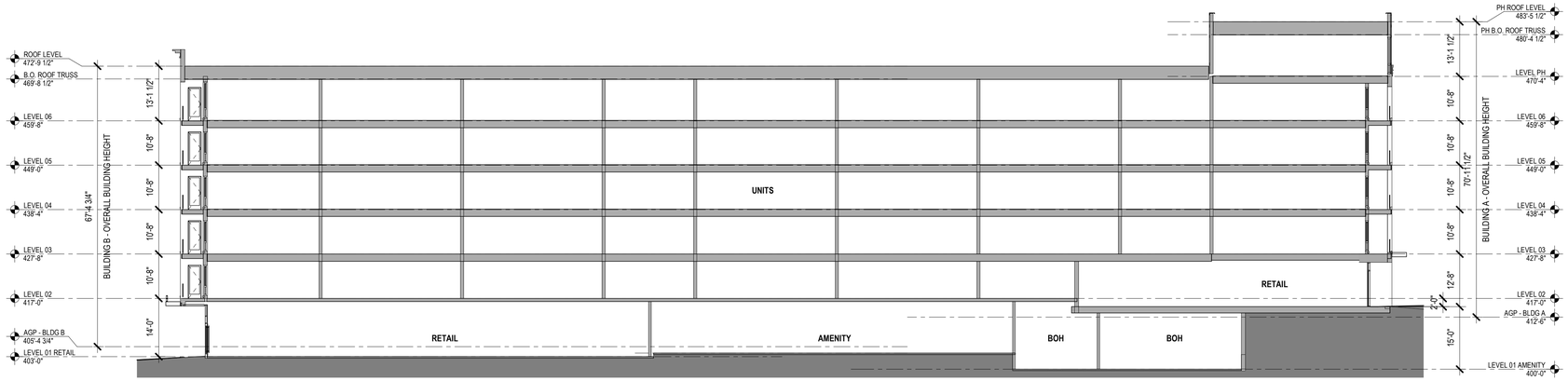
DRAWN BY
Author

DRAWING TITLE
CROSS SECTION

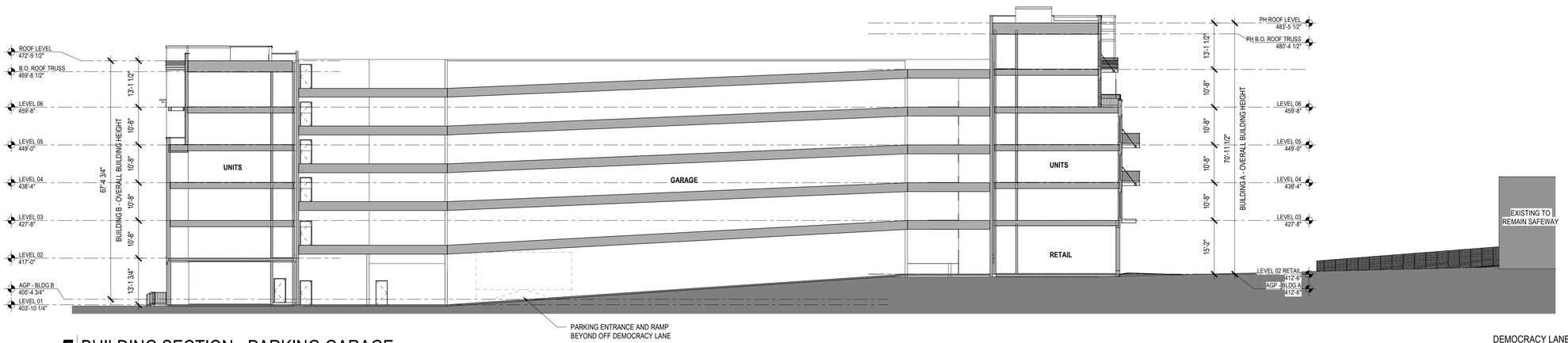
DRAWING NO.
A201

© 2026 Hickok Cole Architects, Inc.

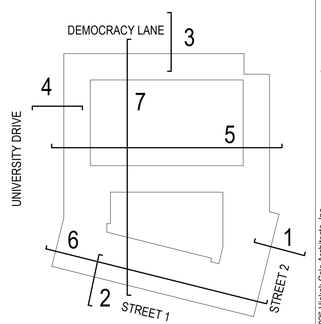
9/28/2026 12:58:47 PM Autodesk Docs://19046-COURTHOUSE PLAZA/19046 FAIRFAX CITY - BASE BUILDING - R23.rvt



6 BUILDING SECTION - EAST-WEST



5 BUILDING SECTION - PARKING GARAGE



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

#	DESCRIPTION	DATE
1	MDP SUBMISSION 1	2026-02-27
2	MDP SUBMISSION 2	2026-05-06
3	MDP SUBMISSION 3	2026-06-06
4	MDP SUBMISSION 4	2026-09-28

STAMP

PROJECT NO.
19046

SCALE
As indicated

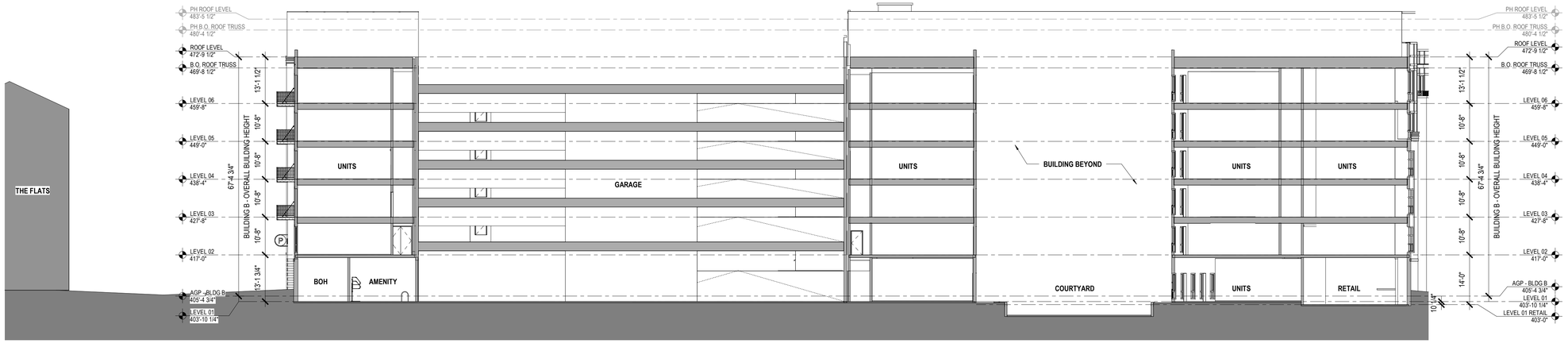
DRAWN BY
Author

DRAWING TITLE
BUILDING SECTIONS

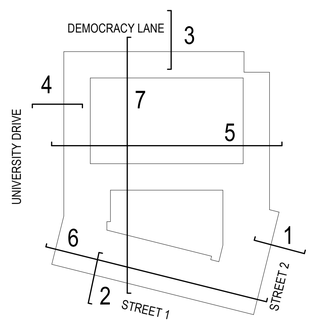
DRAWING NO.
A202

© 2026 Hickok Cole Architects, Inc.

9/28/2026 12:58:48 PM Autodesk Docs://19046-COURTHOUSE PLAZA/19046 FAIRFAX CITY - BASE BUILDING - R23.rvt



7 | BUILDING SECTION - NORTH-SOUTH



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	2026-02-27	MDP SUBMISSION 1
2	2026-05-06	MDP SUBMISSION 2
3	2026-08-06	MDP SUBMISSION 3
4	2026-09-28	MDP SUBMISSION 4

STAMP

PROJECT NO.
19046

SCALE
As indicated

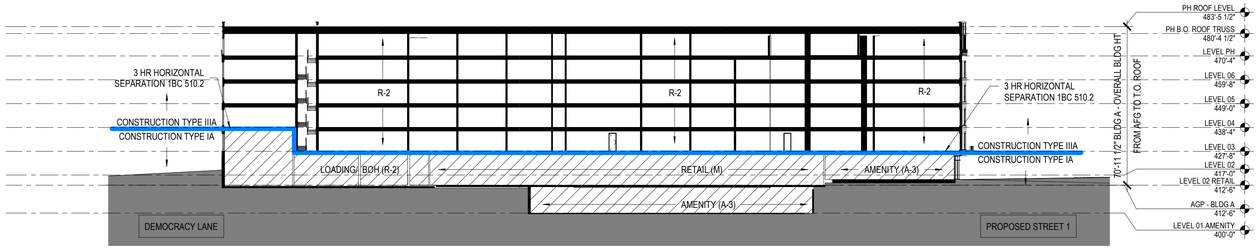
DRAWN BY
Author

DRAWING TITLE
BUILDING SECTIONS

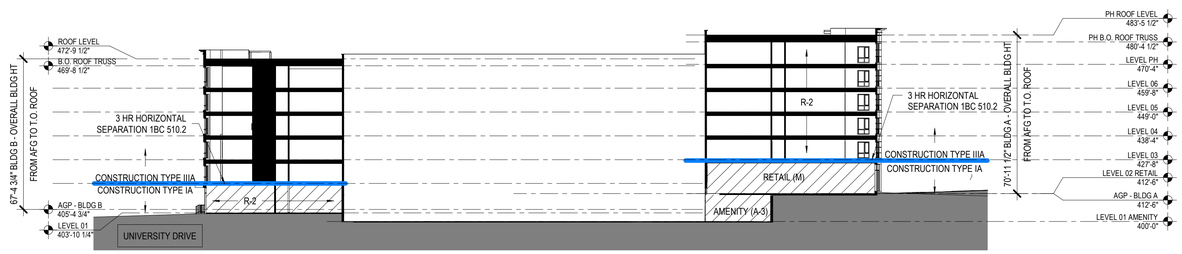
DRAWING NO.
A203

© 2026 Hickok Cole Architects, Inc.

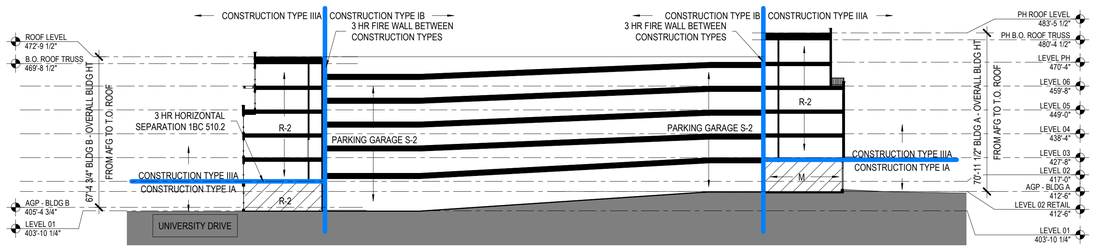
9/28/2026 12:58:51 PM Autodesk Docs://19046-COURTHOUSE PLAZA/19046 FAIRFAX CITY - BASE BUILDING - R23.rvt



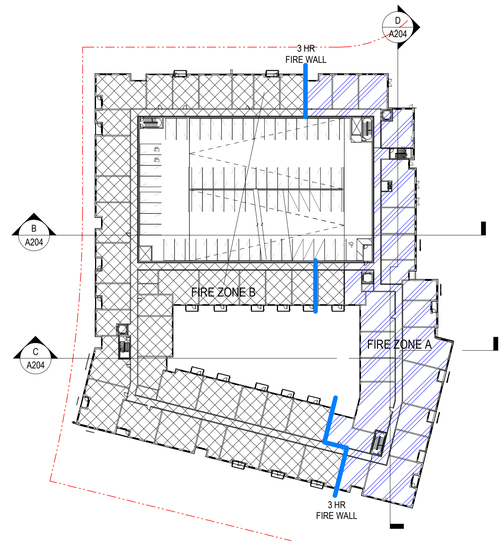
D CONSTRUCTION TYPE - DIAGRAM N/S



C CONSTRUCTION TYPE - DIAGRAM E/W THROUGH COURTYARD



B CONSTRUCTION TYPE - DIAGRAM E/W THROUGH GARAGE



1 FIRE ZONE CALCULATIONS - TYP. LEVEL

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

#	DESCRIPTION	DATE
	MDP SUBMISSION 1	2025-02-27
	MDP SUBMISSION 2	2025-05-06
	MDP SUBMISSION 3	2025-08-06
	MDP SUBMISSION 4	2025-09-26

STAMP

PROJECT NO.
19046

SCALE
As indicated

DRAWN BY
Author

DRAWING TITLE
CONSTRUCTION TYPE DIAGRAM

DRAWING NO.
A204

© 2026 Hickok Cole Architects, Inc.

9/29/2026 12:58:54 PM Autodesk Docs://19046-COURTHOUSE PLAZA/19046 FAIRFAX CITY - BASE BUILDING - R23.rvt



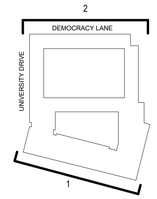
2 ELEVATION - NORTH

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.

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
	2026-02-27	MDP SUBMISSION 1
	2026-05-06	MDP SUBMISSION 2
	2026-08-06	MDP SUBMISSION 3
	2026-09-28	MDP SUBMISSION 4

STAMP

PROJECT NO.
19046

SCALE
1/16" = 1'-0"

DRAWN BY
Author

DRAWING TITLE
ELEVATIONS

DRAWING NO.
A210

© 2026 Hickok Cole Architects, Inc.

9/28/2026 12:58:58 PM Autodesk Docs://19046-COURTHOUSE PLAZA/19046 FAIRFAX CITY - BASE BUILDING - R23.rvt

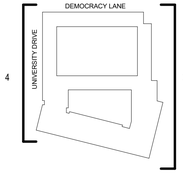


4 ELEVATION - WEST
1/16" = 1'-0"



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

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



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
	2026-02-27	MDP SUBMISSION 1
	2026-05-06	MDP SUBMISSION 2
	2026-08-06	MDP SUBMISSION 3
	2026-09-28	MDP SUBMISSION 4

STAMP

PROJECT NO.
19046

SCALE
1/16" = 1'-0"

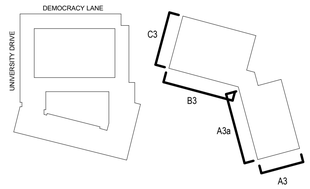
DRAWN BY
Author

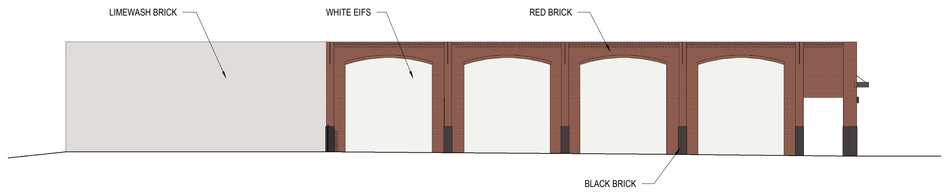
DRAWING TITLE
ELEVATIONS

DRAWING NO.
A211

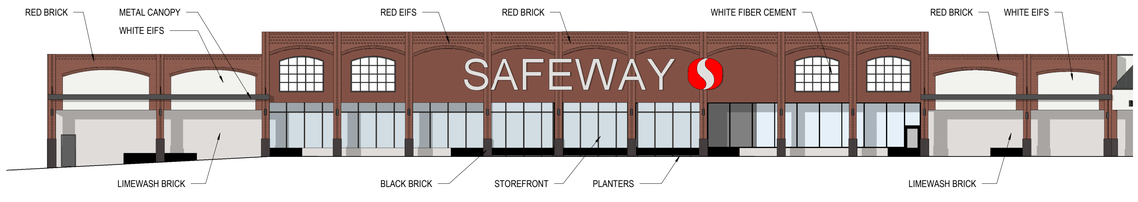
© 2026 Hickok Cole Architects, Inc.

9/28/2026 12:59:10 PM Autodesk Docs://19046-COURTHOUSE PLAZA/19046 FAIRFAX CITY - BASE BUILDING - R23.rvt

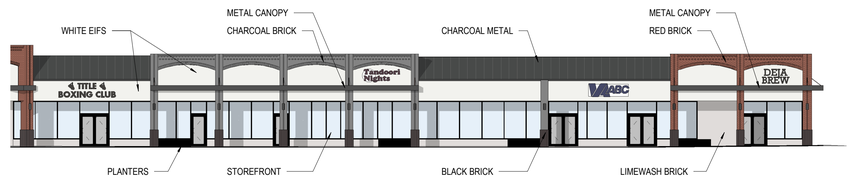




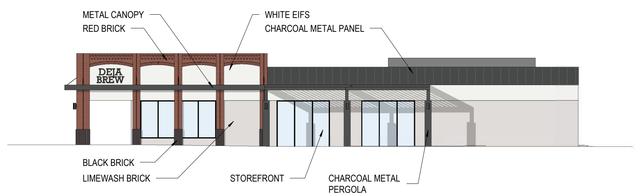
C3 RETAIL CENTER ELEVATION - WEST
1/16" = 1'-0"



B3 RETAIL CENTER ELEVATION - SOUTH
1/16" = 1'-0"



A3a RETAIL CENTER ELEVATION - EAST
1/16" = 1'-0"



A3 RETAIL CENTER ELEVATION - SOUTHEAST
1/16" = 1'-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	2026-02-27	MDP SUBMISSION 1
2	2026-05-06	MDP SUBMISSION 2
3	2026-06-06	MDP SUBMISSION 3
4	2026-09-28	MDP SUBMISSION 4

STAMP

PROJECT NO.
19046

SCALE
1/16" = 1'-0"

DRAWN BY
Author

DRAWING TITLE
RETAIL CENTER ELEVATIONS

DRAWING NO.
A212

© 2026 Hickok Cole Architects, Inc.

9/28/2026 12:59:14 PM Autodesk Docs://19046-COURTHOUSE PLAZA/19046 FAIRFAX CITY - BASE BUILDING - R23.rvt