

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 MEG BETWEEN THE DATES OF DECEMBER 18TH, 2017 AND JANUARY 9TH, 2018 AND FURTHER UP DATED BETWEEN THE DATES OF JANUARY 29TH 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 SYSTEM 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.

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

8. THE SUBJECT PROPERTY IS CURRENTLY SERVED BY PUBLIC WATER AND PUBLIC SEWER PROVIDED BY CITY OF FAIRFAX AND FAIRFAX WATER

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.

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 OF FAIRFAX SUBSEQUENT TO THE SUBMISSION OF THIS APPLICATION, PROVIDED THAT SUCH MODIFICATIONS ARE SUBSTANTIALLY CONSISTENT WITH THE APPROVED DEVELOPMENT PLAN AND COMMITMENTS AND SUBJECT TO THE DETERMINATIONS OF THE DIRECTOR OF DEVELOPMENT AND PLANNING.

APPROVED MASTER DEVELOPMENT PLAN.

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).

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:

18.2. 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 TO ALLOW SIDEWALKS ON ONLY ONE SIDE OF A STREET

18.5.2 ALLOWING SIDEWALK ON ONE SIDE OF STREET 2 (WEST SIDE); THE PRIORITY OF THE EAST SIDE OF THE STREET IS TO MAXIMIZE OPEN SPACE WITH LANDSCAPED AREA.

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

18.7. PFM WAIVER FOR COMMERCIAL DRIVEWAY ENTRANCE DETAIL 404-06 IN SOS TO ALLOW STREET 1 ENTRANCE TO BE

FROM PROPERTY LINE.

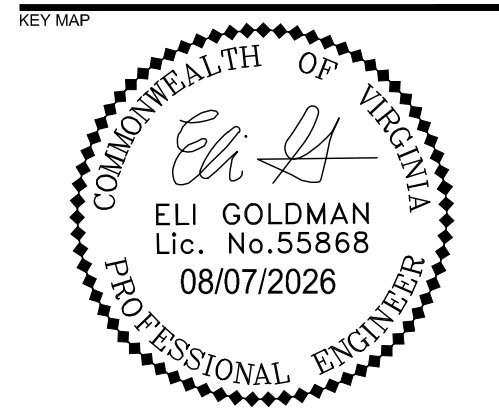
18.10. CONTIGUITY REQUIREMENTS AND RECOGNIZE THAT 20% OPEN SPACE WILL BE MET AT FULL BUILD OUT
MODIFICATION OF ZONING ORDINANCE SECTION 4.5.6 TO ALLOW FLEXIBILITY FROM THE MINIMUM TREE CANOPY REQUIREMENT

AND RECOGNIZE THAT 10% TREE CANOPY WILL BE MET AT FULL BUILD OUT

CIVIL		LANDSCAPE	
Sheet Number	Sheet Title	Sheet Number	Sheet Title
C000	COVER SHEET	L100	CONCEPTUAL LANDSCAPE PLAN (PHASE 1)
C100	OVERALL EXISTING CONDITIONS PLAN	L101	CONCEPTUAL LANDSCAPE PLAN (FULL BUILD OUT)
C101	EXISTING CONDITIONS PLAN	L200	OPEN SPACE PLAN (PHASE 1)
C102	EXISTING CONDITIONS PLAN	L200B	OPEN SPACE PLAN (INTERIM)
C103	EXISTING CONDITIONS PLAN	L201	OPEN SPACE PLAN (FULL BUILD OUT)
C200	OVERALL SITE PLAN (PHASE 1)	L202	ILLUSTRIOUS IMAGES (PH1)
C201	SITE PLAN (PHASE 1)	L203	ILLUSTRIOUS IMAGES (FULL BUILD OUT)
C202	SITE PLAN (PHASE 1)	L300	TREE PRESERVATION PLAN
C203	SITE PLAN & TABULATIONS (PHASE 1)	L400	SECTIONS (PHASE 1)
C204	OVERALL FULL BUILD SITE PLAN	L500	DETAILS - PLANTING
C300	OVERALL GRADING PLAN (PHASE 1)	L600	DETAILS - HARDSCAPE
C301	GRADING PLAN (PHASE 1)	ARCHITECT	
C302	GRADING PLAN (PHASE 1)		
C303	GRADING PLAN (PHASE 1)	Sheet Number	Sheet Title
C304	AVERAGE FINISHED GRADE EXHIBIT (PHASE 1)	A101	LEVEL 01
C400	PRE-DEVELOPMENT BMP MAP	A102	LEVEL 02
C401	POST-DEVELOPMENT BMP MAP (PHASE 1)	A103	LEVEL 03 - LEVEL 06
C402	VRM COMPUTATION (PHASE 1)	A104	LEVEL PH/ ROOF
C403	BMP NOTES & DETAILS (PHASE 1)	A201	CROSS SECTION
C500	SWM OUTFALL MAP (PHASE 1)	A202	BUILDING SECTIONS
C601	PRE AND POST HYDROGRAPH (PHASE 1)	A203	BUILDING SECTIONS
C602	PRE AND POST HYDROGRAPH (PHASE 1)	A204	CONSTRUCTION TYPE DIAGRAM
C600	SANITARY SEWER ANALYSIS (PHASE 1)	A210	ELEVATIONS
C601	SANITARY SEWER ANALYSIS	A211	ELEVATIONS
C602	SANITARY SEWER OFF-SITE MAP	A212	RETAIL CENTER ELEVATIONS
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)		
C706	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)		

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

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



SEAR

PROJECT

MASTER DEVELOPMENT PLAN

LANDDESIGN PROJ.#

[illegible]

SCA

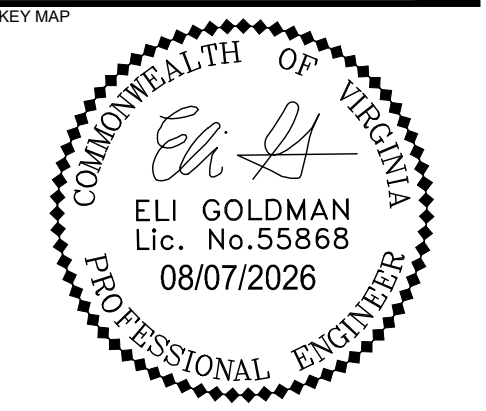
VERT: N/A
HORZ: 1" = 500'

SHEET TITLE

COVER SHEET

SHEET NUMBER

C000



**NOT FOR
CONSTRUCTION**

PROJECT

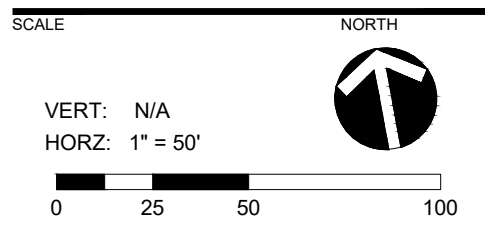
**COURTHOUSE
PLAZA**

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	08/07/26

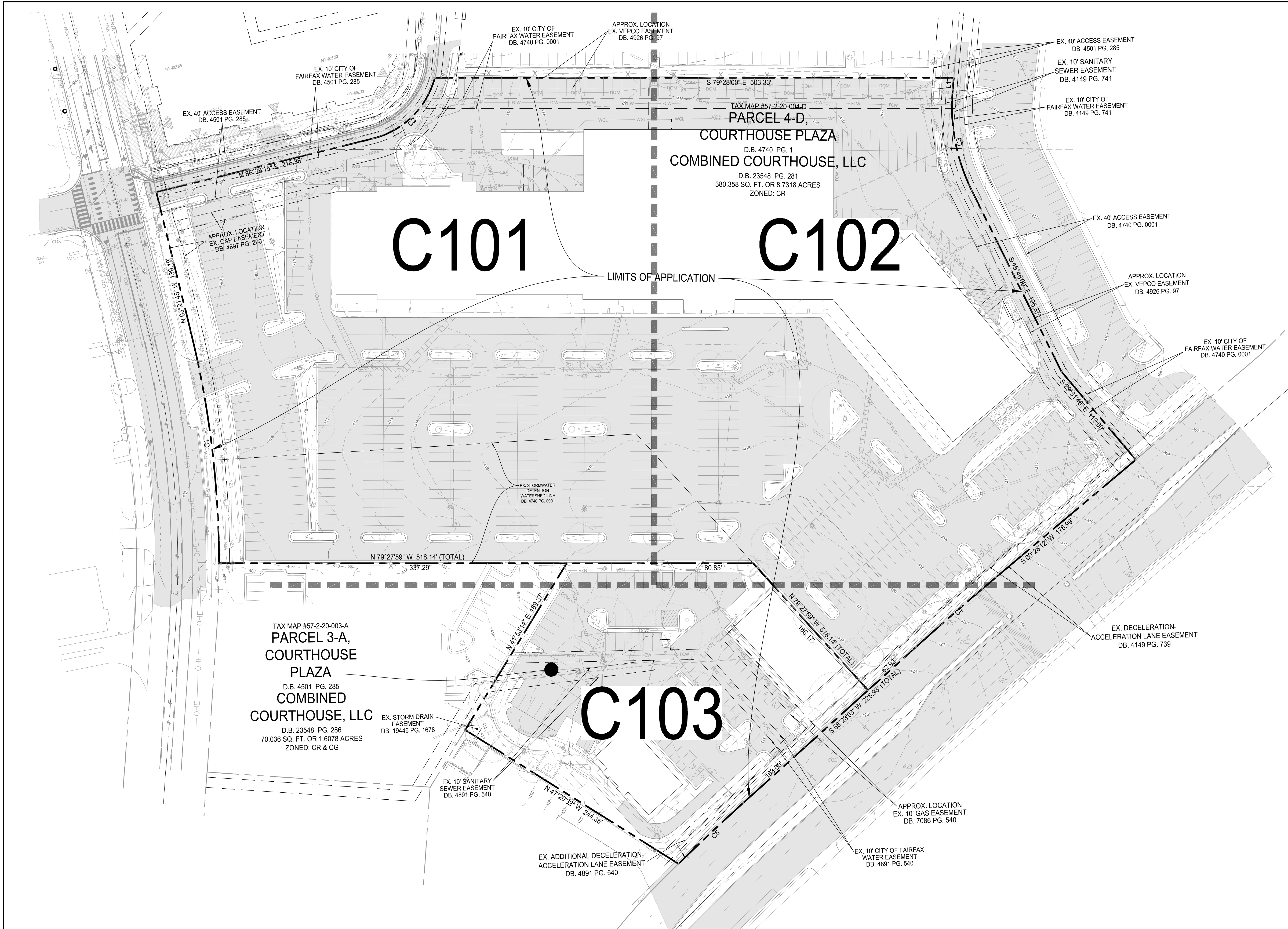


SHEET TITLE

OVERALL EXISTING
CONDITIONS PLAN

SHEET NUMBER

C100



- NOTES:
- SEE SHEET C103 FOR LEGEND.
 - SEE SHEET C103 FOR AS-BUILT INFORMATION.
 - 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'



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

COURTHOUSE PLAZA

MASTER DEVELOPMENT PLAN

[illegible]

SCALE

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

NORTH

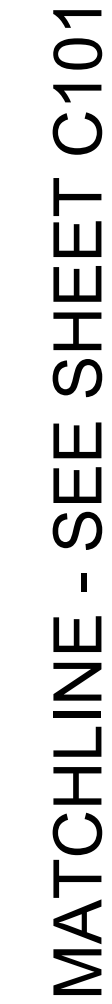


0 15 30 60

SHEET TITLE

EXISTING CONDITIONS PLAN

C101



MATCHLINE - SEE SHEET C103

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



PROJECT

MASTER DEVELOPMENT PLAN

SCAL

SHEET TITLE

SHEET NUMBER

C102



- | | |
|---|--------------------|
| 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

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

- Surfaces*
-  *ASPHALT AREA*
-  *CONCRETE AREA*

- ### Linetypes

- | | | |
|-------------------------------|-------|--------------------------------------|
| _____ | _____ | INDEX CONTOUR (5') |
| _____ | _____ | INT. CONTOUR (1') |
| _____ X _____ X _____ X _____ | | FENCE |
| _____ OHE _____ OHE _____ | | OVERHEAD UTILITY WIRE |
| _____ DOM _____ DOM _____ | | DOMINION ELECTRIC MARKING |
| _____ _____ | | PRIVATE ELECTRIC MARKING |
| _____ VZN _____ VZN _____ | | VERIZON COMMUNICATION MARKING |
| _____ COX _____ COX _____ | | COX COMMUNICATION MARKING |
| _____ FCW _____ FCW _____ | | FAIRFAX WATER MARKING |
| _____ WGL _____ WGL _____ | | WASHINGTON GAS MARKING |
| | | UNIDENTIFIED UTILITY MARKING |

EX. 5
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

- $\left(\frac{P_0}{6371}\right)$ RIM EL. = 405.84
 INV IN (8" PVC FROM 6376) = 398.64
- $\left(\frac{P_0}{9077}\right)$ 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
- $\left(\frac{P_0}{9076}\right)$ RIM EL. = 411.98
 INV IN (8" PVC FROM 9077) = 401.74
 INV OUT (8" PVC TO WEST) = 401.15

 6234 RIM EL. = 407.28
 INV OUT (15° RCP TO 9082) = 402.98

 9082 RIM EL. = 406.20
 INV IN (15° RCP FROM 6234) = 401.85
 INV OUT (16° RCP TO 6446) = 401.35

 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 6442) = 400.09

 8207 RIM EL. = 402.94
 INV IN (15° RCP FROM 2670) = 399.20
 INV OUT (15° RCP TO NORTH) = 398.85

 2631 RIM EL. = 410.73
 INV IN (12° RCP FROM BUILDING) = 401.1
 INV OUT (15° RCP TO 2670) = 401.33

-  RIM EL. = 408.76
 INV OUT (18° RCP TO 6331) = 403.26

 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

 RIM EL. = 407.30
 INV IN (24° RCP FROM 6331) = 401.60
 INV OUT (24° RCP TO NORTHEAST) = 401.45

 RIM EL. = 411.98
 INV OUT (15° RCP TO 6372) = 409.23

 RIM EL. = 411.29
 INV IN (15° RCP FROM 6379) = 408.49
 INV OUT (15° RCP TO NORTHEAST) = 408.39

 * RIM EL. = 409.39

* STRUCTURE FULL OF DEBRIS - UNABLE TO OBTAIN INVERTS

**COURTHOUSE
PLAZA**

MASTER DEVELOPMENT PLAN

[illegible]

SCALE NORTH

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



0 15 30 60

SHEET TITLE

EXISTING CONDITIONS PLAN

SHEET NUMBER _____

C103

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

1



LIMITS OF APPLICATION

C203

SE PLAZA ONE

COURTHOUSE
D.B. 4740 PG. 1

OLD LEE PLAZA
CONDOMINIUM

COURTHOUSE

TAX MAP #57-2-20-003-
PARCEL 3-A

PARCEL

COMMONWEALTH OF VIRGINIA
Eli Goldman
 ELI GOLDMAN
 Lic. No. 55868
 08/07/2026
 PROFESSIONAL ENGINEER

**NOT FOR
CONSTRUCTION**

MASTER DEVELOPMENT PLAN

[illegible]

NORTH

 ERT: N/A
 ORZ: 1" = 50'


OVERALL SITE PLAN (PHASE
1)

SHEET NUMBER

C200

PROJECT

SCALE

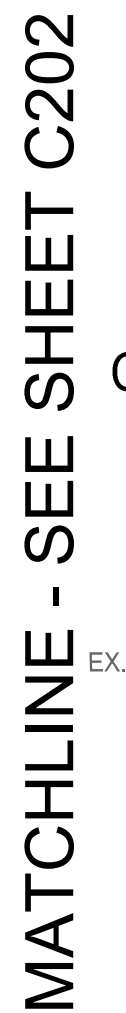
Frequency	Percentage
0-15	10%
15-30	20%
30-45	30%
45-60	40%

SHEET TITLE

SHEET NUMB.

C201

ORIGINAL SHEET SIZE: 24" X 36"



	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 BUILDING ENTRANCE
	PROPOSED PARKING COUNT
	PROPOSED ACCESSIBLE PARKING SPACE
	PROPOSED TREE GRATE, 5 FEET WIDE

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.

REVISION / ISSUANCE		
NO.	DESCRIPTION	DATE
1	MDP SUBMISSION #1	03/03/26
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3	MDP SUBMISSION #3	08/07/26



	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)
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	PROPOSED ACCESSIBLE PARKING SPACE
	PROPOSED TREE GRATE, 5 FEET WIDE

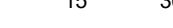
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3. FINAL LOCATIONS OF STREET LIGHTS AND BIKE RACKS TO BE FINALIZED AT THE TIME OF THE FINAL SITE PLAN.



PROJECT

MASTER DEVELOPMENT PLAN

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

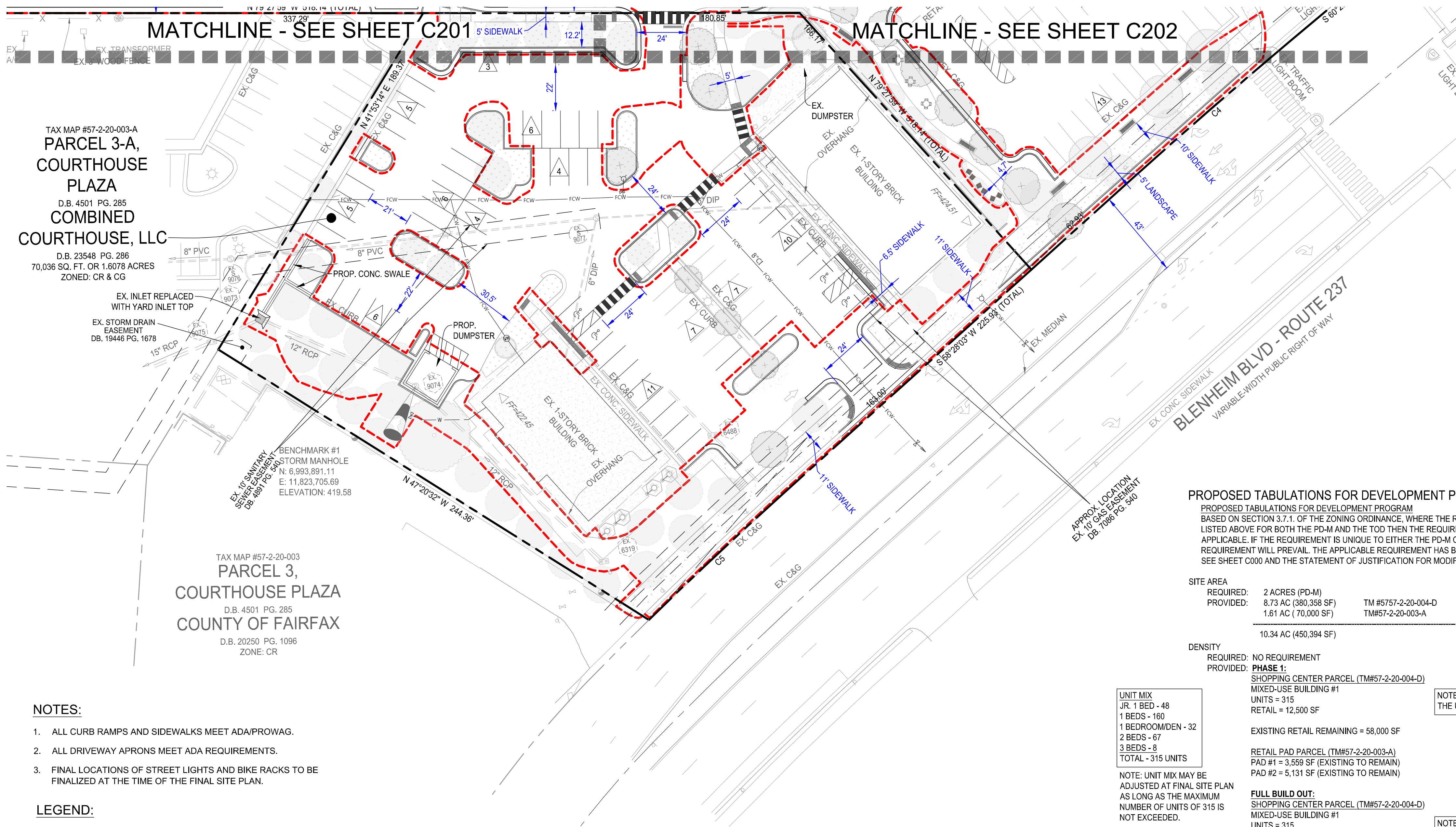


0 15 30 60

SHEET NUMBER

C202

ALL CONSTRUCTION SHALL CONFORM TO
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STANDARDS AND SPECIFICATIONS



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

KEY MAP



SEAL

**NOT FOR
CONSTRUCTION**

PROJECT

**COURTHOUSE
PLAZA**

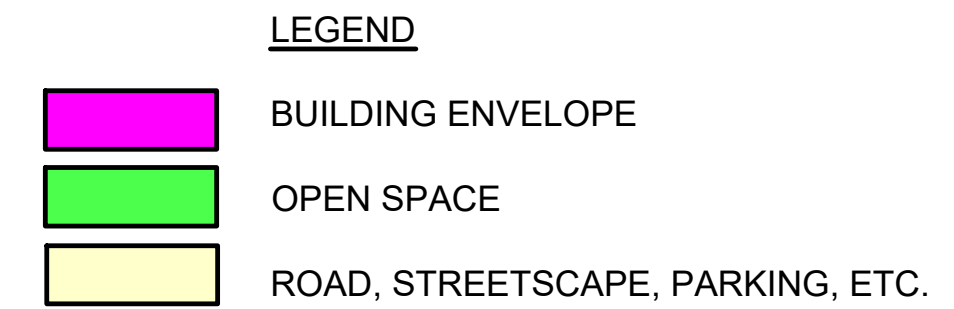
**MASTER DEVELOPMENT
PLAN**

LANDDESIGN PROJ.#

2023062A

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	MDP SUBMISSION #1	03/03/26
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COMMONWEALTH OF VIRGINIA
Eli Goldman
 ELI GOLDMAN
 Lic. No. 55868
 08/07/2026
 PROFESSIONAL ENGINEER

**NOT FOR
CONSTRUCTION**

**COURTHOUSE
PLAZA**

MASTER DEVELOPMENT PLAN

[illegible]

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

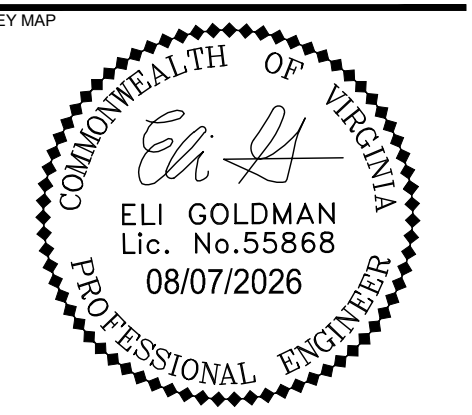
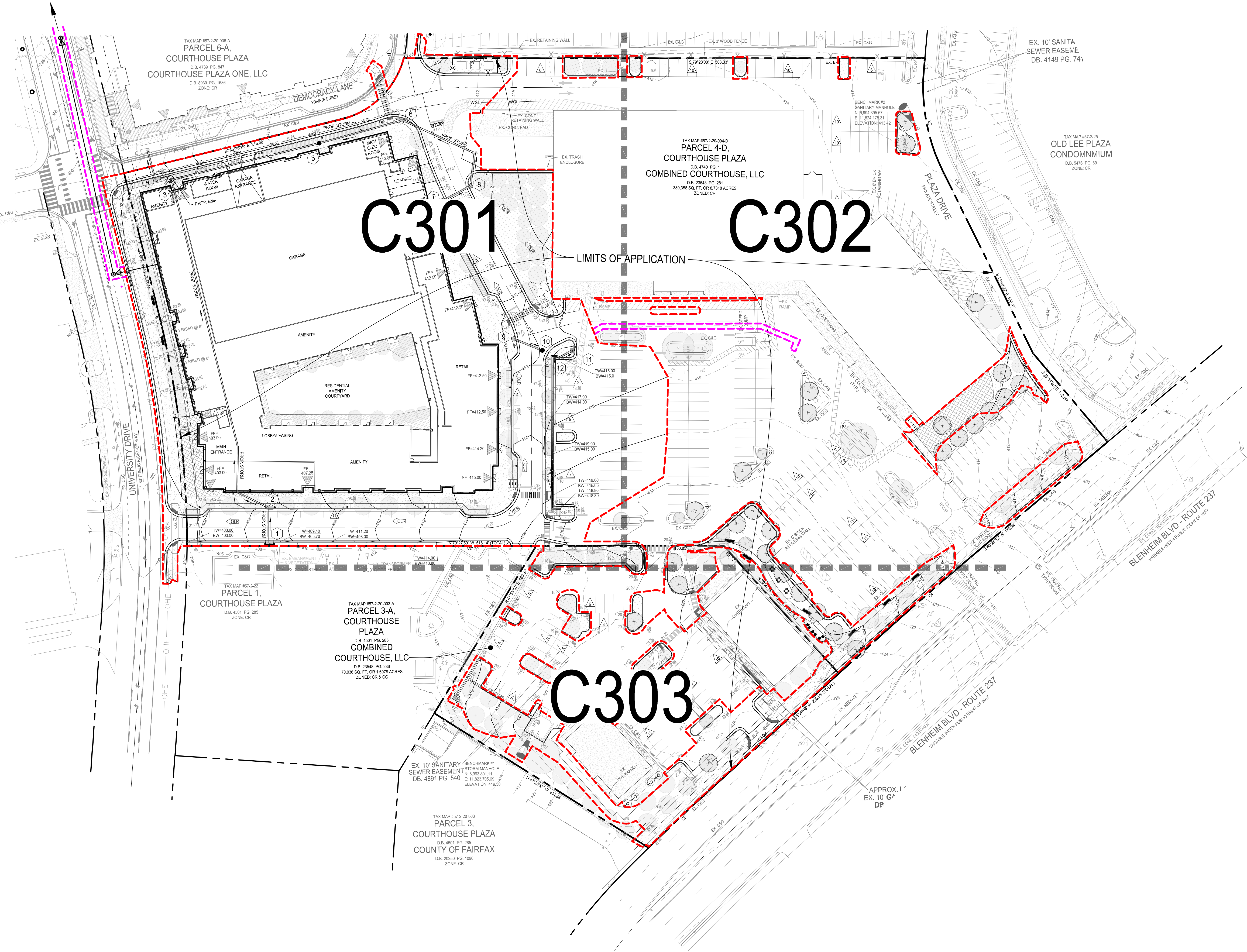


0 25 50 100

OVERALL FULL BUILD SITE PLAN

HEET NUMBER

C204



**NOT FOR
CONSTRUCTION**

**COURTHOUSE
PLAZA**

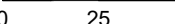
MASTER DEVELOPMENT PLAN

[illegible]

SCALE

NORTH

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



OVERALL GRADING PLAN (PHASE 1)

SHEET NUMBER

C300

Diagram showing the proposed spot elevation for the road centerline. The diagram includes a vertical axis with labels: LIMITS OF DISTURBANCE (red dashed line), LIMITS OF UTILITY WORK (magenta dashed line), PROPOSED CONTOUR (solid line with elevation 414), PROPOSED SPOT ELEVATION (solid line with elevation 15.89x), ROAD CENTERLINE (solid line), MATCH EXISTING (solid line), and TOP OF CURB (solid line).

KEY MAP



SEAL

PROJECT

MASTER DEVELOPMENT PLAN

LANDDESIGN PROJ.# 2023062A

REVISION / ISSUANCE

[illegible]

SCALE NORTH

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

SHEET TITLE

GRADING PLAN (PHASE 1)

SHEET NUMBER

C301

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

8/7/2026 1:30 PM SERINDA CHEK P:\ALX\ 2023\2023062A\CAD\DOCUMENTATION\PLAN SHEETS\C303 GRADING PLAN (PHASE 1).DWG

ORIGINAL SHEET SIZE: 24" X 36"

Diagram illustrating the proposed spot elevation and limits of disturbance and utility work:

- LIMITS OF DISTURBANCE** (Red dashed line)
- LIMITS OF UTILITY WORK** (Magenta dashed line)
- PROPOSED CONTOUR** (Black line with elevation 414)
- PROPOSED SPOT ELEVATION** (Black line with elevation 15.89)
- ROAD CENTERLINE** (Black line)
- MATCH EXISTING** (MA)
- TOP OF CURB** (TC)

KEY MAP



SEAL

PROJECT

MASTER DEVELOPMENT PLAN

LANDDESIGN PROJ.# 2023062A

[illegible]

SCALE NORTH

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

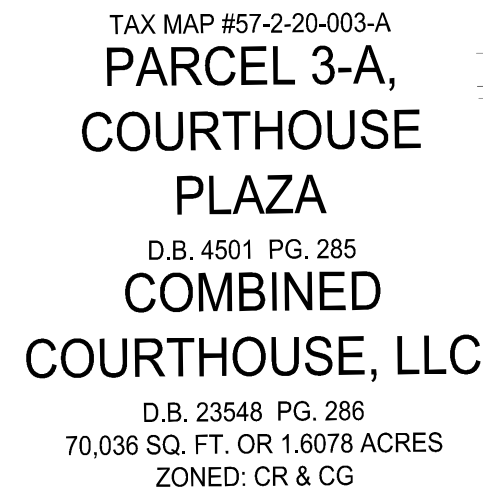
SHEET TITLE

GRADING PLAN (PHASE 1)

SHEET NUMBER

C302

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



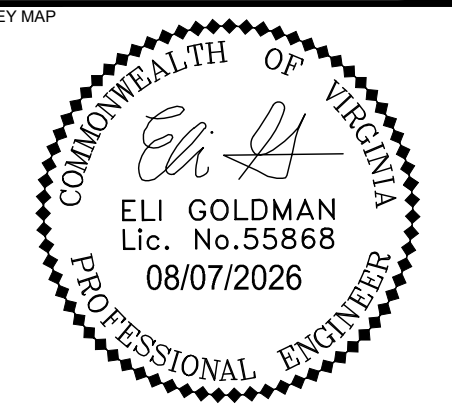
TAX MAP #57-2-20-003
PARCEL 3,
COURTHOUSE PLAZA
D.B. 4501 PG. 285
COUNTY OF FAIRFAX
D.B. 20250 PG. 1096
ZONE: CR

BENCHMARK #1
STORM MANHOLE
N: 6,993,891.11
E: 11,823,705.69
ELEVATION: 419.58

LEGEND:

-
- Diagram illustrating the proposed spot elevation and limits of disturbance and utility work:
- LIMITS OF DISTURBANCE** (Red dashed line)
 - LIMITS OF UTILITY WORK** (Magenta dashed line)
 - PROPOSED CONTOUR** (Solid black line, labeled 414)
 - PROPOSED SPOT ELEVATION** (Solid black line, labeled 15.08 x)
 - ROAD CENTERLINE** (Dashed black line)
 - MATCH EXISTING** (Label MA)
 - TOP OF CURB** (Label TC)

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



**NOT FOR
CONSTRUCTION**

**COURTHOUSE
PLAZA**

MASTER DEVELOPMENT PLAN

LANDDESIGN PROJ.# 2023062A

[illegible]

SCALE

NORTH

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



0 15 30 60

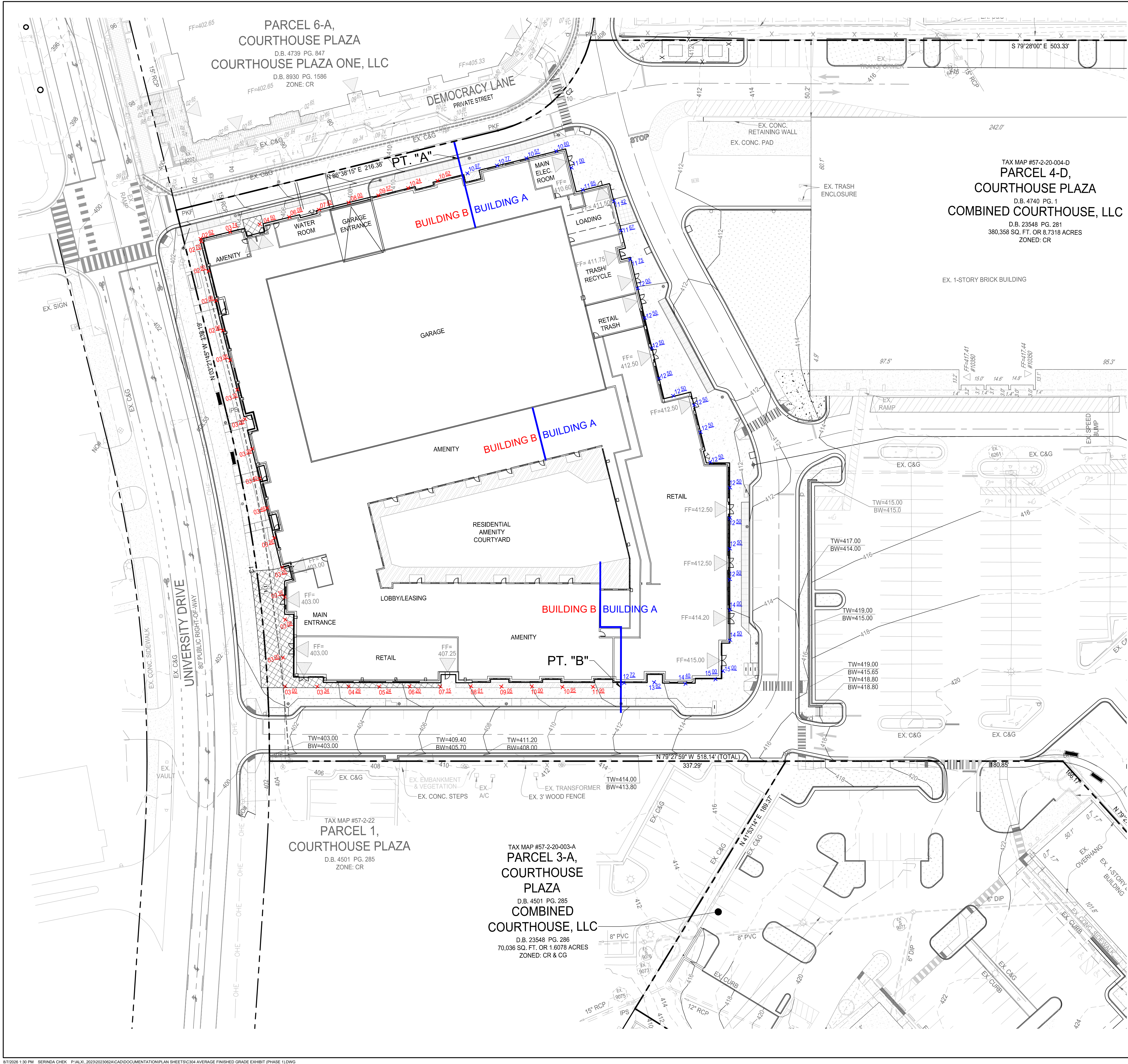
SHEET TITLE

GRADING PLAN (PHASE 1)

SHEET NUMBER

C303

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



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

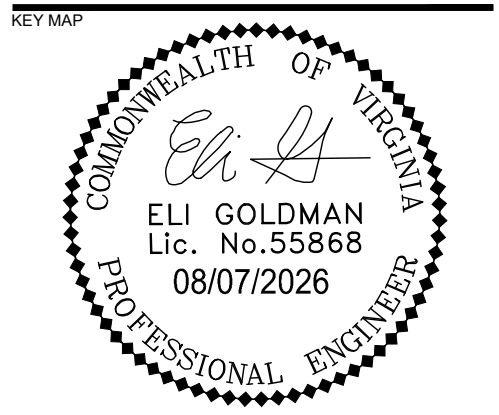
AFG Point	Elevation
1	410.97
2	410.77
3	410.57
4	410.60
5	411.00
6	411.65
7	411.42
8	411.67
9	411.75
10	412.00
11	412.50
12	412.50
13	412.50
14	412.50
15	412.50
16	412.50
17	412.50
18	412.50
19	412.50
20	412.50
21	412.50
22	414.00
23	414.50
24	415.00
25	415.00
26	414.40
27	413.62
28	412.72

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



KEY MAP
REAL

NOT FOR
CONSTRUCTION

PROJECT

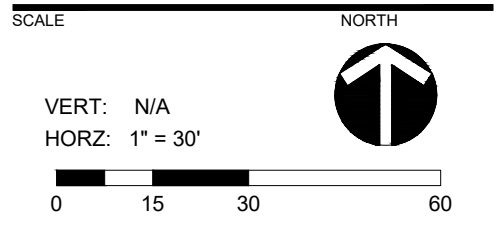
COURTHOUSE
PLAZA

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	08/07/26



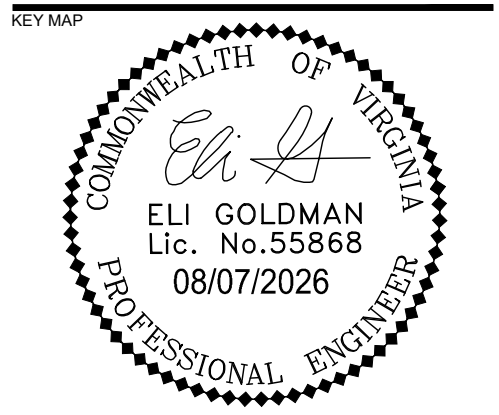
SHEET TITLE
AVERAGE FINISHED GRADE
EXHIBIT (PHASE 1)

SHEET NUMBER

C304

TOTAL SITE AREA = 10.34 AC.

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



NOT FOR
CONSTRUCTION

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	08/07/26

SCALE: 1" = 50'

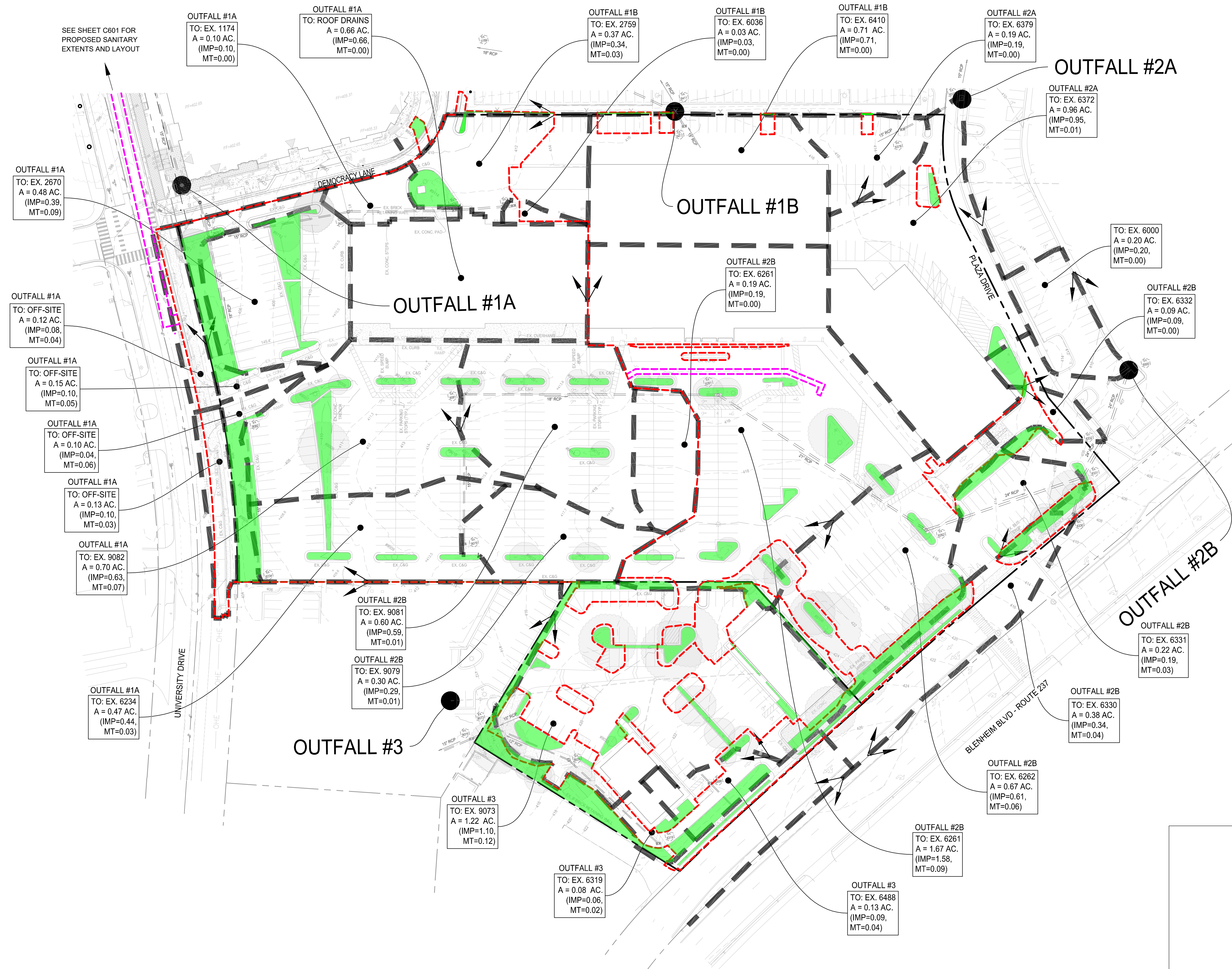
VERT: N/A
HORZ: 1" = 50'

0 25 50 100

PRE-DEVELOPMENT BMP
MAP

SHEET NUMBER

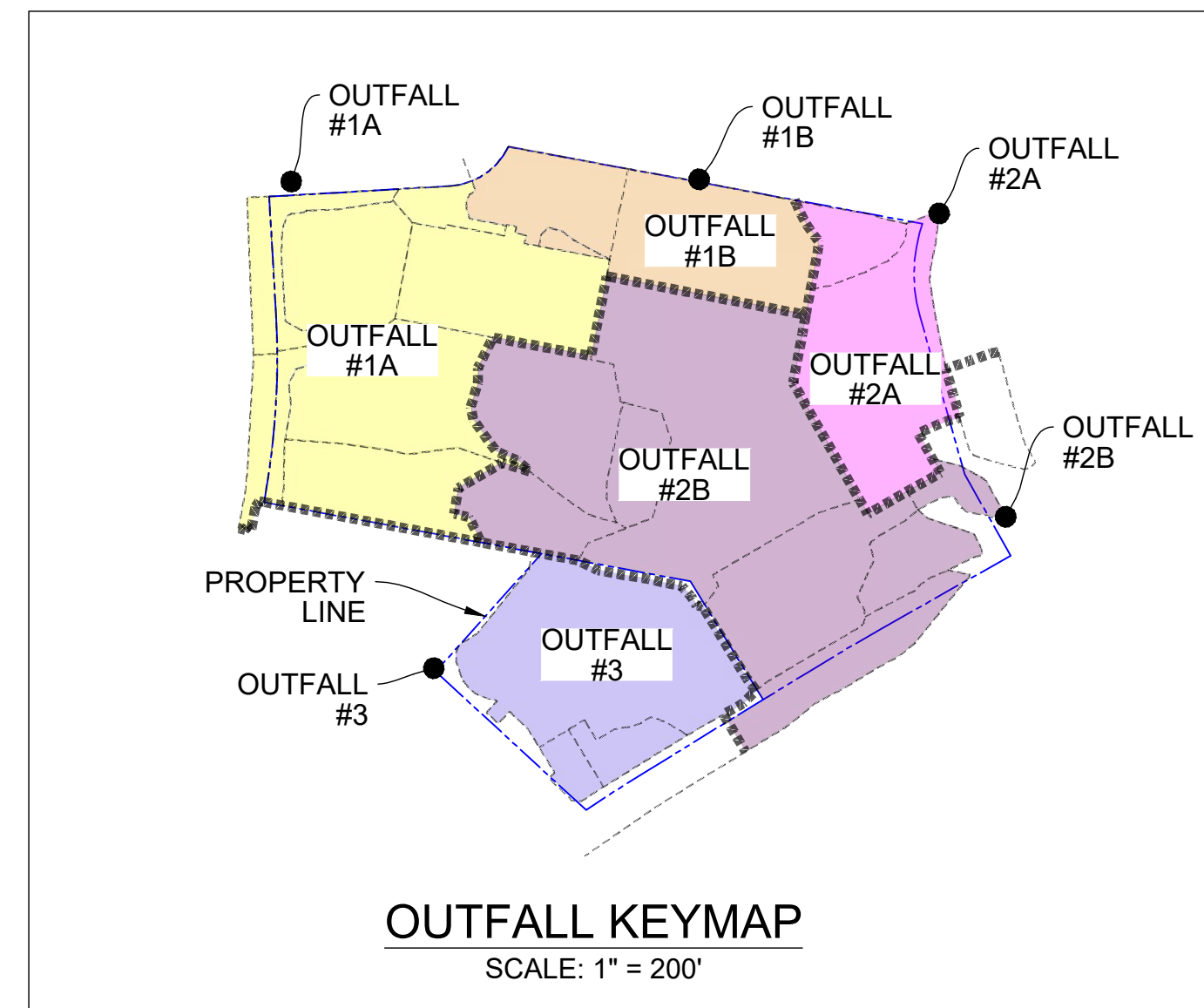
C400



- NOTES:
- SEE SHEET C401 FOR THE POST-DEVELOPMENT BMP MAP (PHASE 1)
 - SEE SHEET C402 FOR THE VRRM COMPUTATION (PHASE 1)

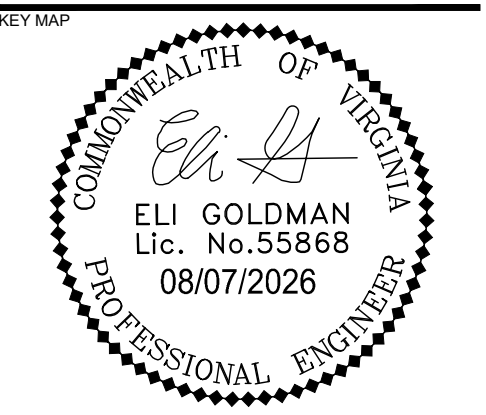
LEGEND:

- 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.



TOTAL SITE AREA = 10.34 AC.

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



NOT FOR
CONSTRUCTION

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	08/07/26

SCALE: 1" = 50'

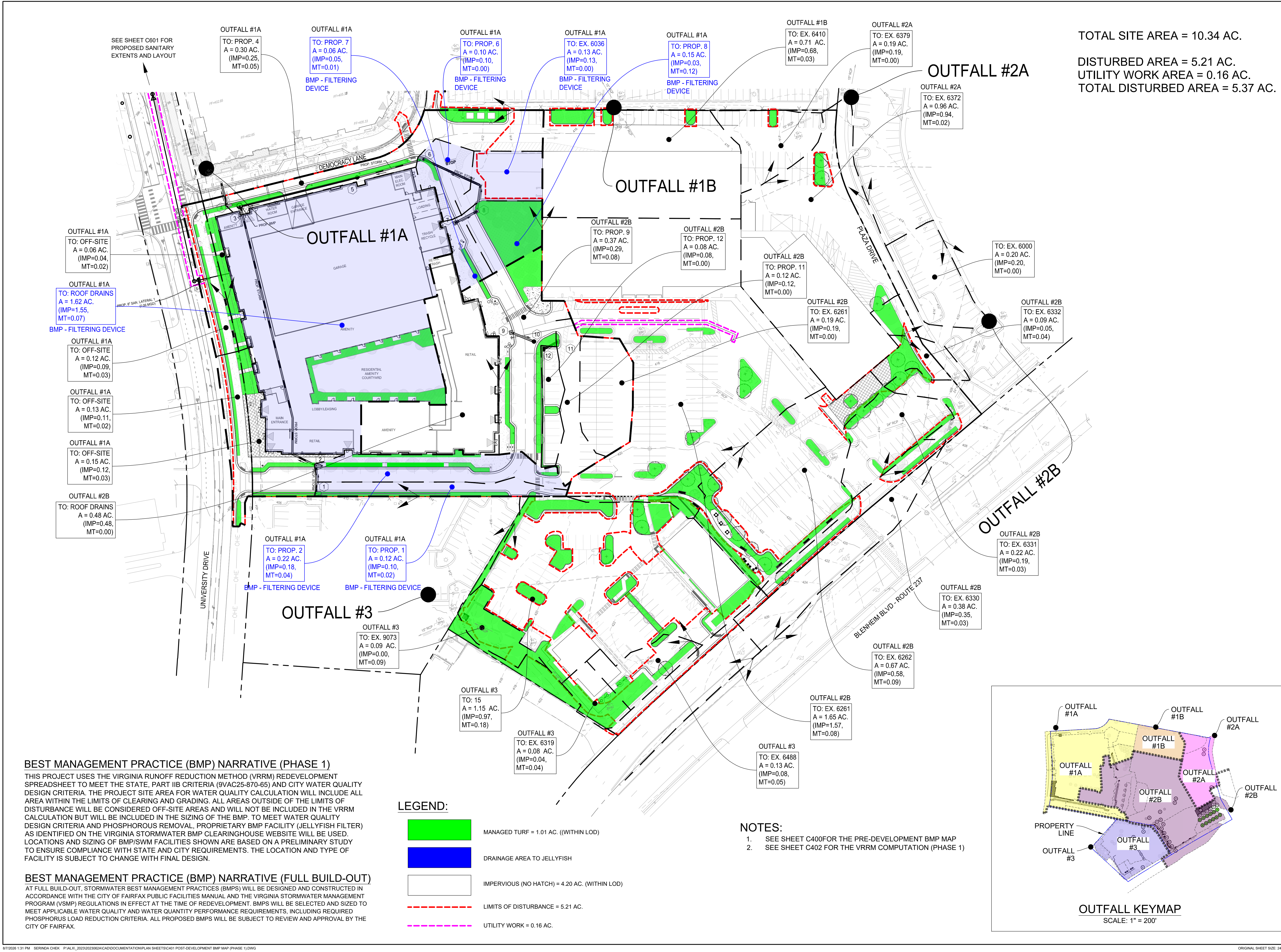
VERT: N/A
HORZ: 1" = 50'

0 25 50 100

POST-DEVELOPMENT BMP
MAP (PHASE 1)

SHEET NUMBER

C401



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 INCLUDE 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.

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 (20-00-000.00)

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.



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					

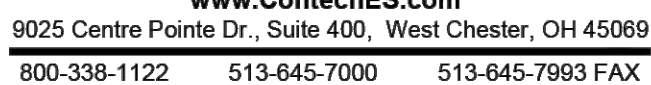
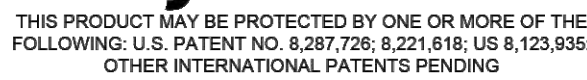
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS REPRESENTATIVE. www.ContechES.com
3. JELLYFISH WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA 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 M308 LOAD RATING AND BE CAST WITH THE CONTECH LOGO.
5. STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-857, ASTM C-916, 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.

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 JFSI0404
STANDARD DETAIL
SURFACE INLET CONFIGURATION

KEY MAP

SEAI



**NOT FOR
CONSTRUCTION**

PROJECT

**COURTHOUSE
PLAZA**

MASTER DEVELOPMENT PLAN

LANDDESIGN PROJ.#

2023062A

[illegible]

SCALE NORTH

VERT: N/A
HORZ: NONE

SHEET TITLE

BMP NOTES & DETAILS (PHASE 1)

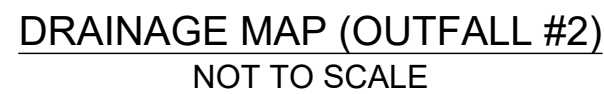
SHEET NUMBER

C403



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	



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).

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

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.

KEY MAP

SEAL



**NOT FOR
CONSTRUCTION**

PROJECT

**COURTHOUSE
PLAZA**

MASTER DEVELOPMENT PLAN

LANDDESIGN PROJ.#

23062A

REVISION / ISSUANCE

[illegible]

SCALE NORTH

VERT: N/A
HORZ: CUSTOM

SHEET TITLE

SWM OUTFALL MAP (PHASE
1)

SHEET NUMBER

C500

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025

Friday, 02 / 27 / 2026

Hyd. No. 1

Pre-Ofual 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. 2

Pre-Ofual 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. 3

Pre-Ofual 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. 4

Pre-Ofual 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. 5

Pre-Ofual 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

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

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025

Friday, 02 / 27 / 2026

Hyd. No. 1

Pre-Ofual 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. 2

Pre-Ofual 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. 3

Pre-Ofual 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. 4

Pre-Ofual 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. 5

Pre-Ofual 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

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

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2025				Friday, 02 / 27 / 2026			
Hyd. No. 1							
Pre-Ofual 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		

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	=	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. 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. 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. 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. 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

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
	Ex. 6410	0.68	0.03	0.71	0.01	0.03	0.04				
OUTFALL #1B	Total	0.68	0.03	0.71	0.01	0.03	0.04	85	0.099	0.129	0.254

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. 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. 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. 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. 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

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
	Ex. 6332	0.05	0.04	0.09	0.02	0.04	0.06				
OUTFALL #2B	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

SANITARY SEWER ANALYSIS

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

EXISTING CONDITIONS:

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

PROPOSED CONDITIONS:

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

CAPACITY AND HYDRAULIC ANALYSIS:

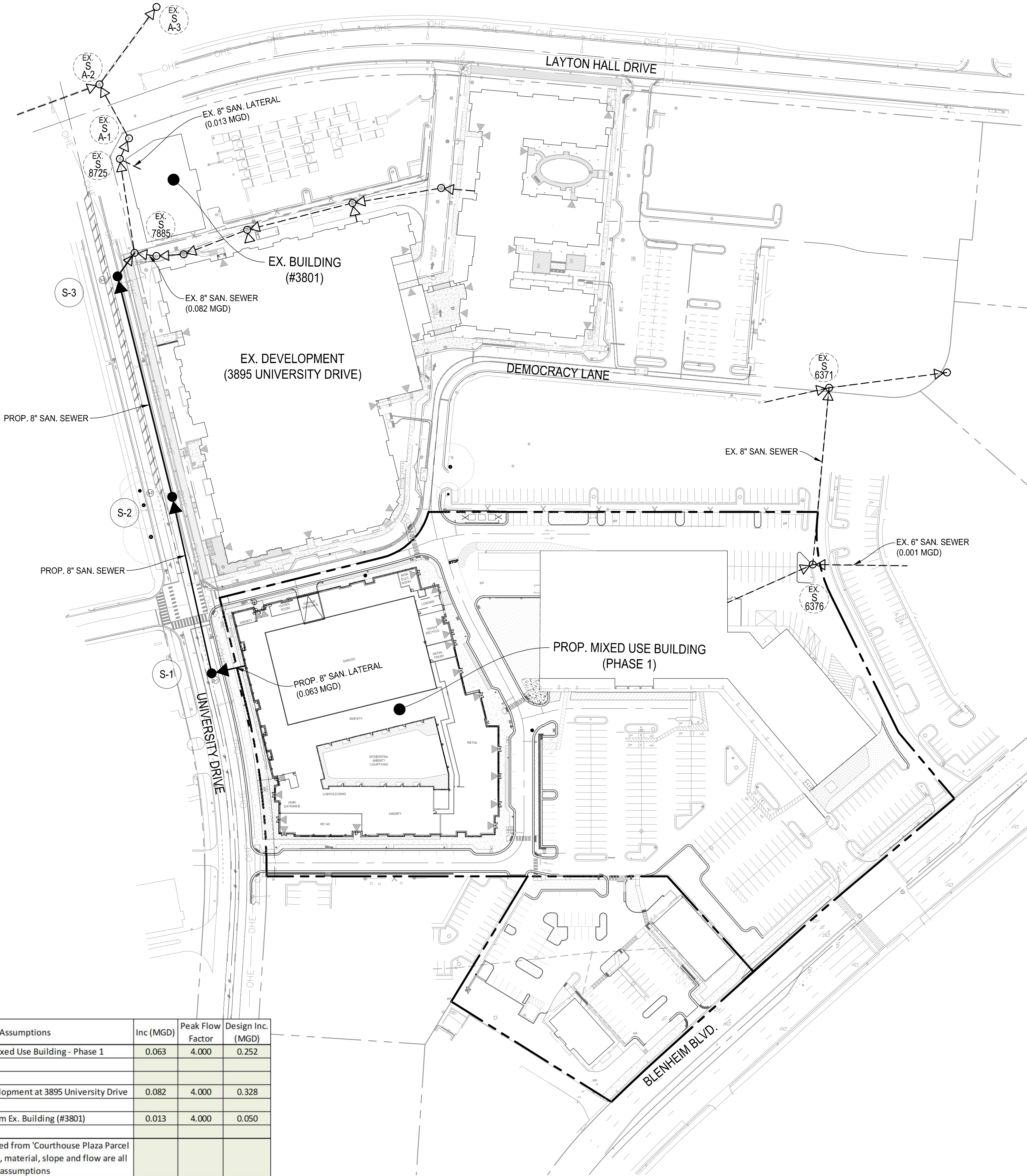
THE SANITARY SEWER WAS ANALYZED FROM THE PROPOSED ON-SITE 8" SEWER LATERAL TO PROPOSED MANHOLE S-3 WHERE IT TIES INTO THE EXISTING MANHOLE S-8693. IT FLOWS THROUGH MANHOLE S-A-2 WHERE IT CONNECTS TO THE 30" SANITARY SEWER MAIN. CAPACITY WAS ANALYZED USING FLOWS BASED ON THE PROPOSED SITE CONDITION AND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

CONCLUSION:

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

LEGEND:

- PROPOSED SANITARY MANHOLE AND FLOW DIRECTION
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY STRUCTURE NUMBER
- EXISTING SANITARY MANHOLE AND FLOW DIRECTION
- EXISTING SANITARY SEWER
- EXISTING SANITARY STRUCTURE NUMBER



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:

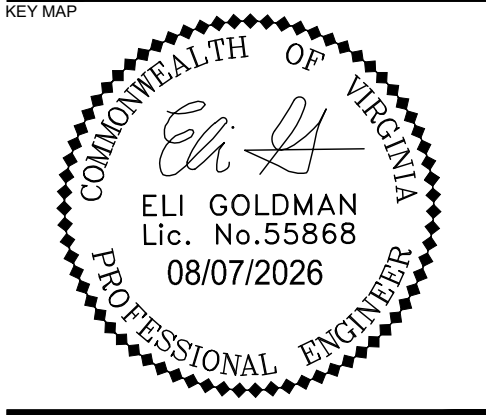
	No. of Units	No. of People	No. of Dwellings	Average Flow for Dwellings (100 gpd/person)	Floor Area	Average Flow for General Commercial (2,000 gpd/acre)	Total Incremental Flo (gpd)	Total Cumulative Flow (gpd)	Remarks
Shopping Center (Phase 1)									
Prop. Multi-Family Building (West building)	315	600	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:
- See contributing sewage flow estimates (this sheet) per 9VAC25-790-460 StandardsAll velocities shown are calculated per a partial flow analysis.
 - All velocities shown are calculated per a partial flow analysis.
 - All 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

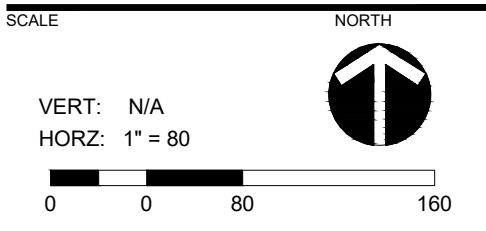


NOT FOR
CONSTRUCTION

COURTHOUSE
PLAZA

MASTER DEVELOPMENT
PLAN

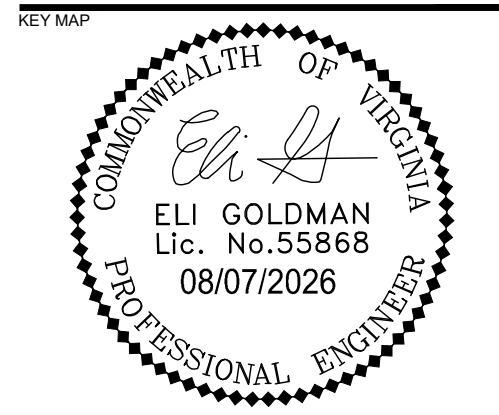
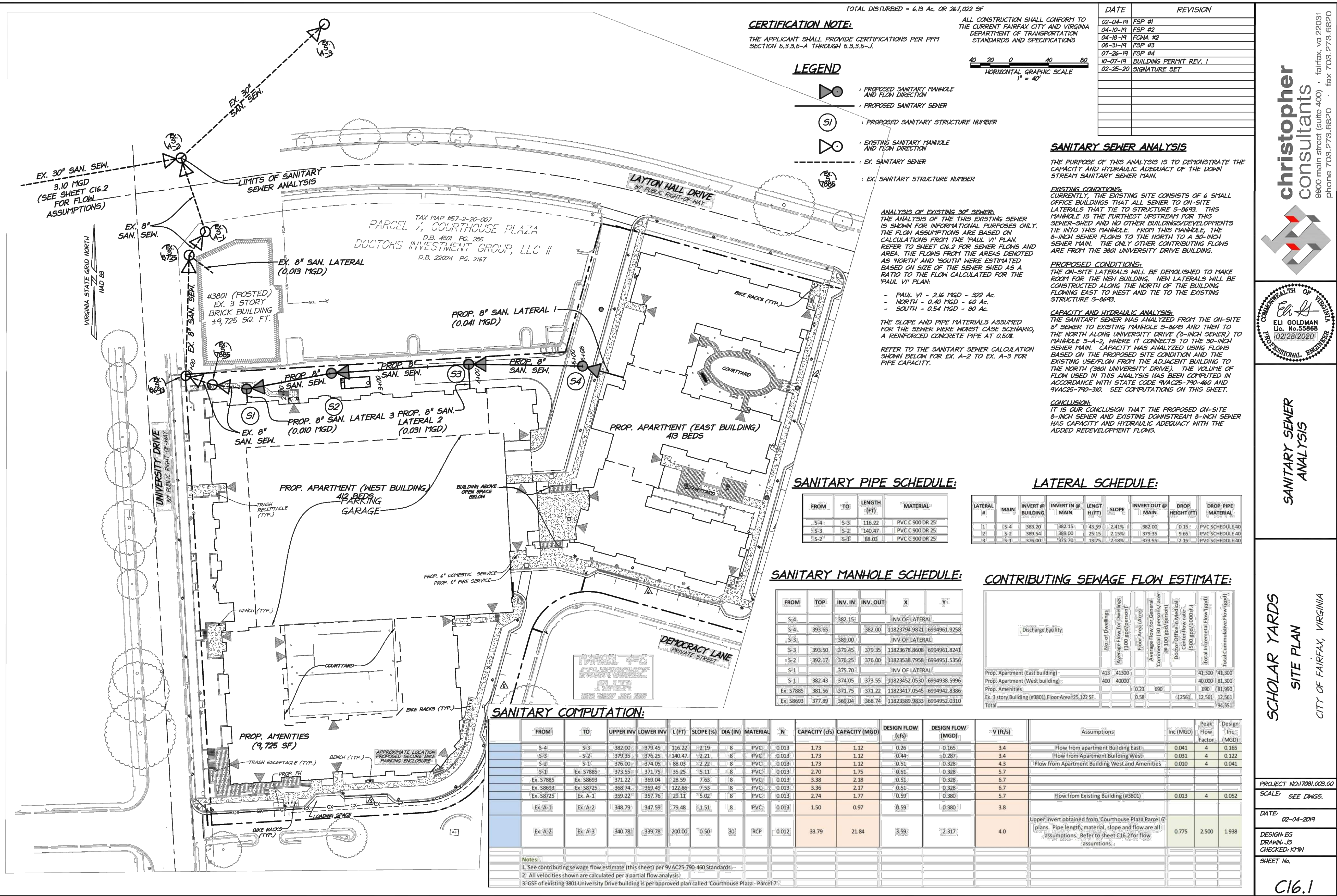
LANDDESIGN PROJ.# 2023062A		
REVISION / ISSUANCE		
NO.	DESCRIPTION	DATE
1	MDP SUBMISSION #1	03/03/26
2	MDP SUBMISSION #2	05/06/26
3	MDP SUBMISSION #3	08/07/26



SANITARY SEWER ANALYSIS
(PHASE 1)

C600

THIS SHEET IS FOR INFORMATIONAL PURPOSES ONLY!



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	08/07/26

SCALE

NORTH

VERT: N/A
HORZ: SEE DWG.

SHEET TITLE

SANITARY SEWER ANALYSIS

SHEET NUMBER

C601

KEY MAP

SEAL



**NOT FOR
CONSTRUCTION**

PROJECT

**COURTHOUSE
PLAZA**

MASTER DEVELOPMENT PLAN

LANDDESIGN PROJ.#

2023062A

REVISION / ISSUANCE

[illegible]

SCAF

NORTH

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

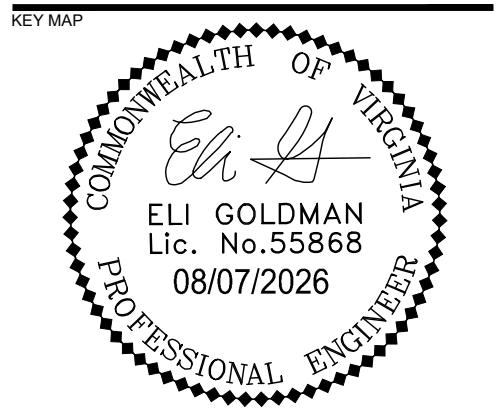
SHEET TITLE

SANITARY SEWER OFF-SITE MAP

SHEET NUMBER

C602

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



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	08/07/26

SCALE NORTH

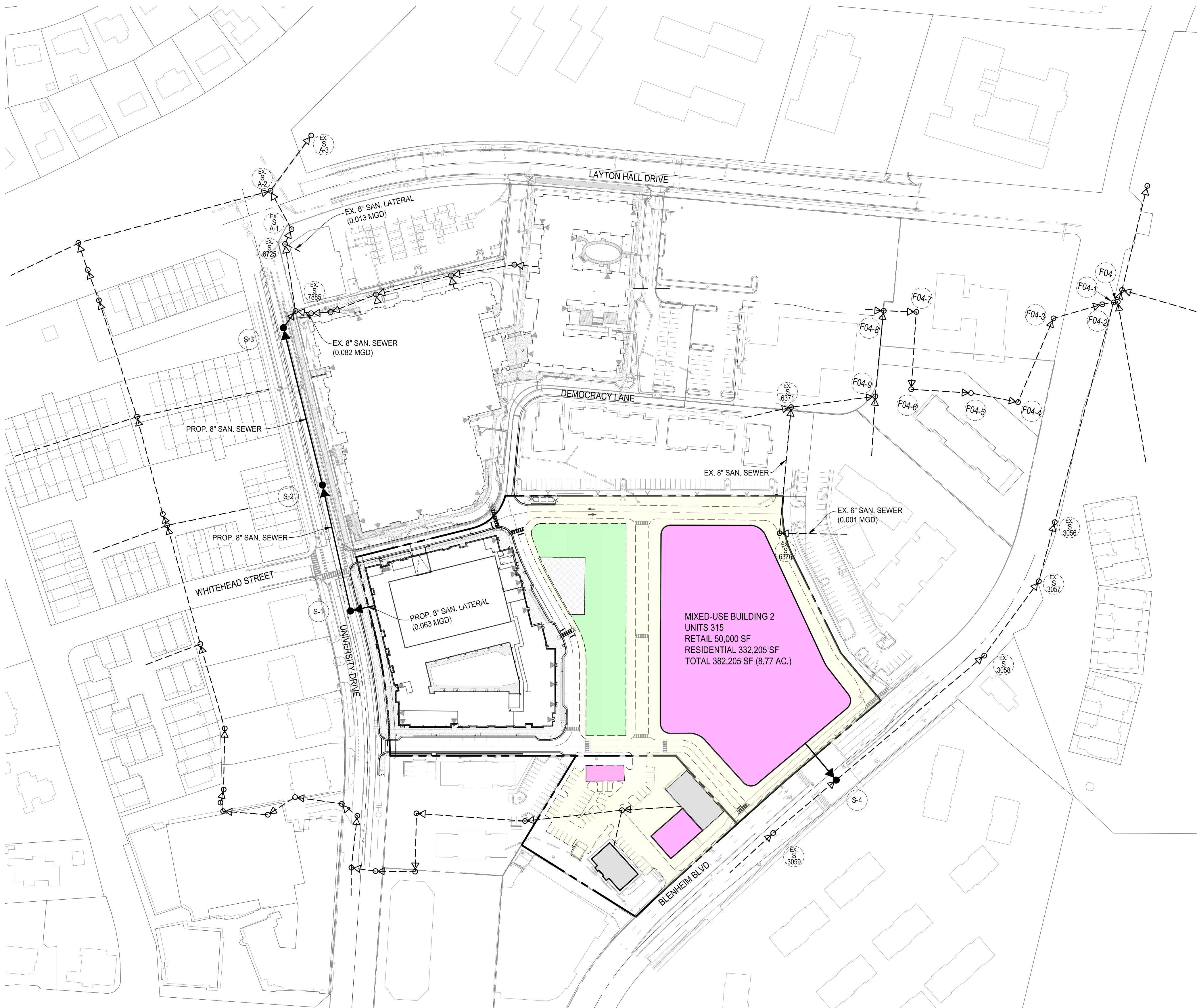
VERT: N/A
HORZ: 1" = 100'

SHEET TITLE

SANITARY SEWER ANALYSIS
(FULL BUILD OUT)

SHEET NUMBER

C603



LEGEND:

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

CONTRIBUTING SEWAGE FLOW ESTIMATE:

	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 Cumulative Flow (gpd)
Shopping Center (Full Build Out)								
Building 2	315	600	600	60,000	8.77	17,540	77,540	137,540
Total								

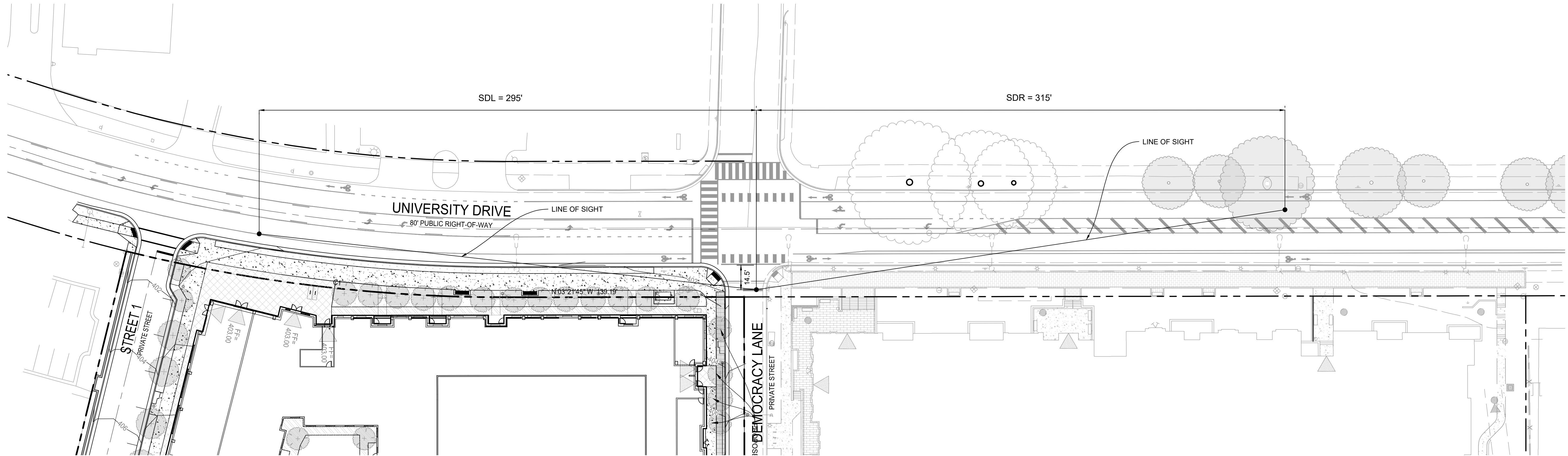
SANITARY COMPUTATIONS:

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:

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

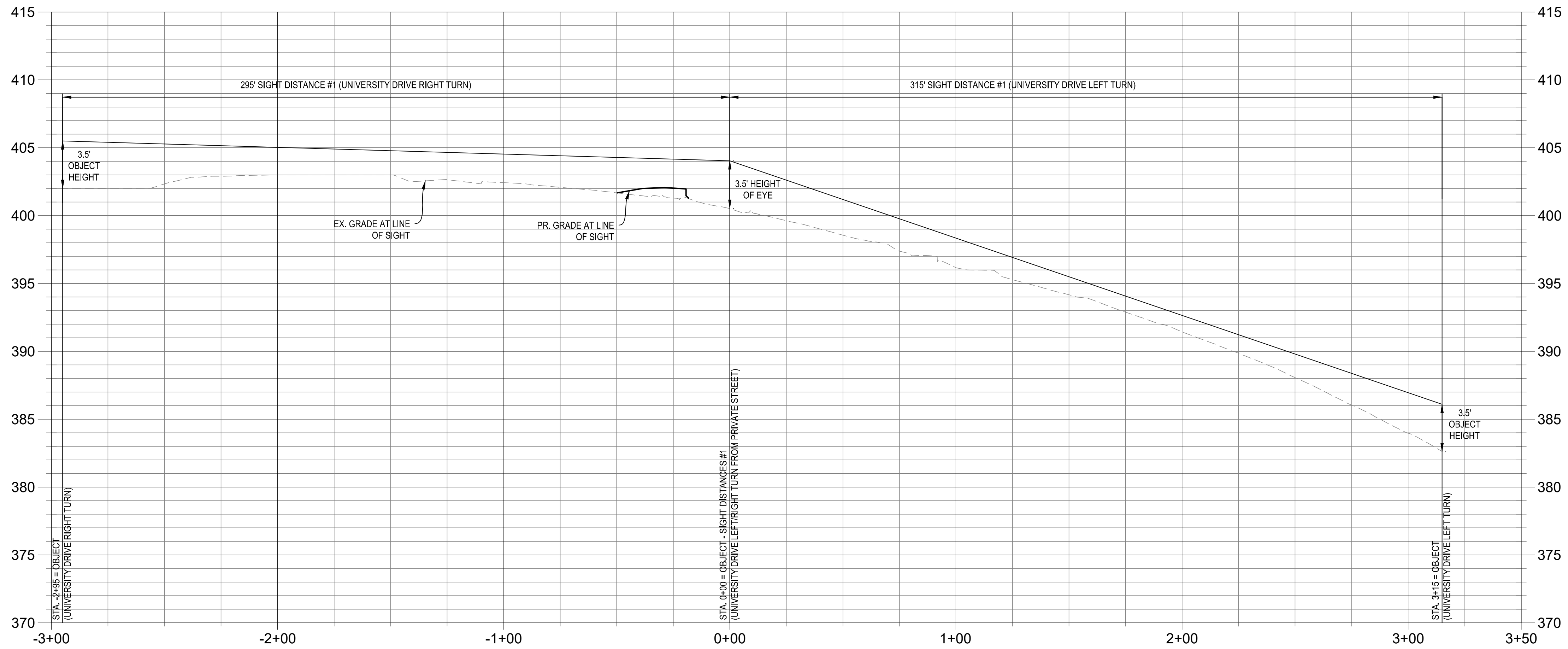
ALL CONSTRUCTION SHALL CONFORM TO
THE CURRENT CITY OF FAIRFAX
STANDARDS AND SPECIFICATIONS



SIGHT DISTANCE #1 PLAN

POSTED SPEED: 25 MPH
DESIGNED SPEED: 25 MPH

HORIZ: 1" = 30'
0 15 30 60



SIGHT DISTANCE #1 PROFILE

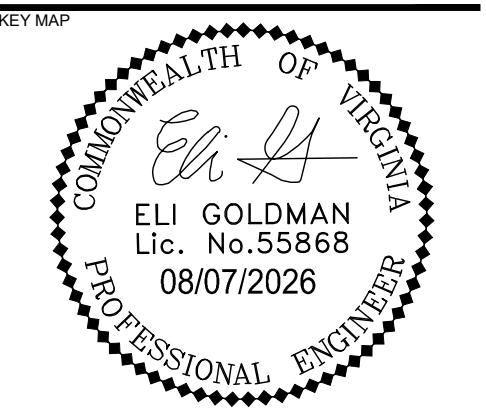
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 5'

VERT: 1" = 5'
0 2.5 5 10
HORIZ: 1" = 30'
0 15 30 60

NOTES:

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

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



NOT FOR
CONSTRUCTION

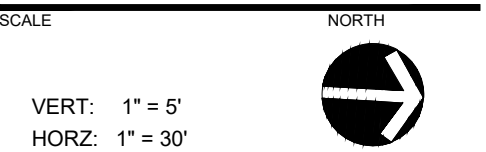
COURTHOUSE
PLAZA

MASTER DEVELOPMENT
PLAN

LANDDESIGN PROJ.# 2023062A

REVISION / ISSUANCE

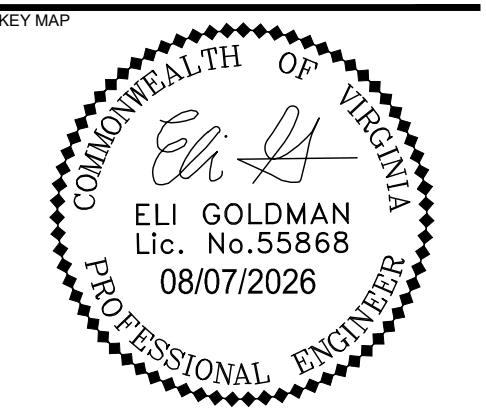
NO.	DESCRIPTION	DATE
1	MDP SUBMISSION #1	03/03/26
2	MDP SUBMISSION #2	05/06/26
3	MDP SUBMISSION #3	08/07/26



SIGHT DISTANCE (PHASE 1)

SHEET NUMBER

C700



**NOT FOR
CONSTRUCTION**

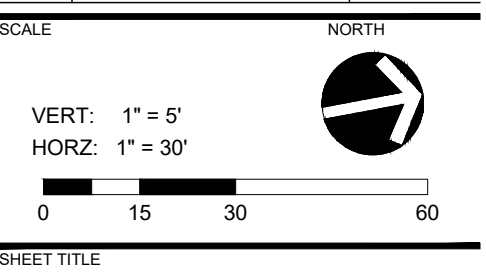
**COURTHOUSE
PLAZA**

**MASTER DEVELOPMENT
PLAN**

LANDDESIGN PROJ.# 2023062A

REVISION / ISSUANCE

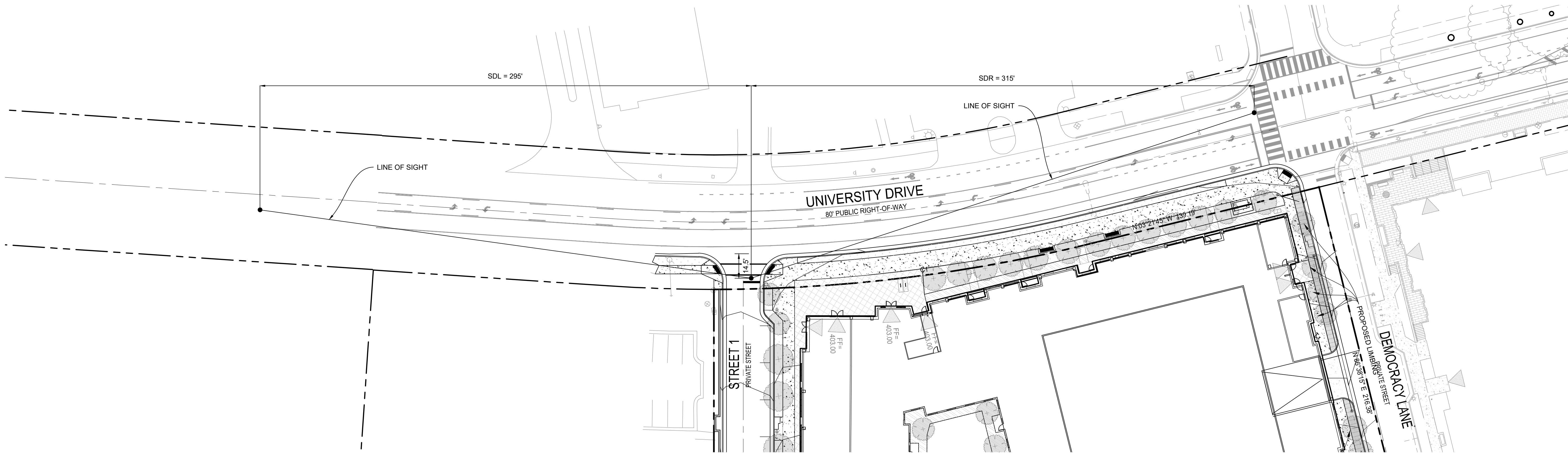
NO.	DESCRIPTION	DATE
1	MDP SUBMISSION #1	03/03/26
2	MDP SUBMISSION #2	05/06/26
3	MDP SUBMISSION #3	08/07/26



SIGHT DISTANCE (PHASE 1)

SHEET NUMBER

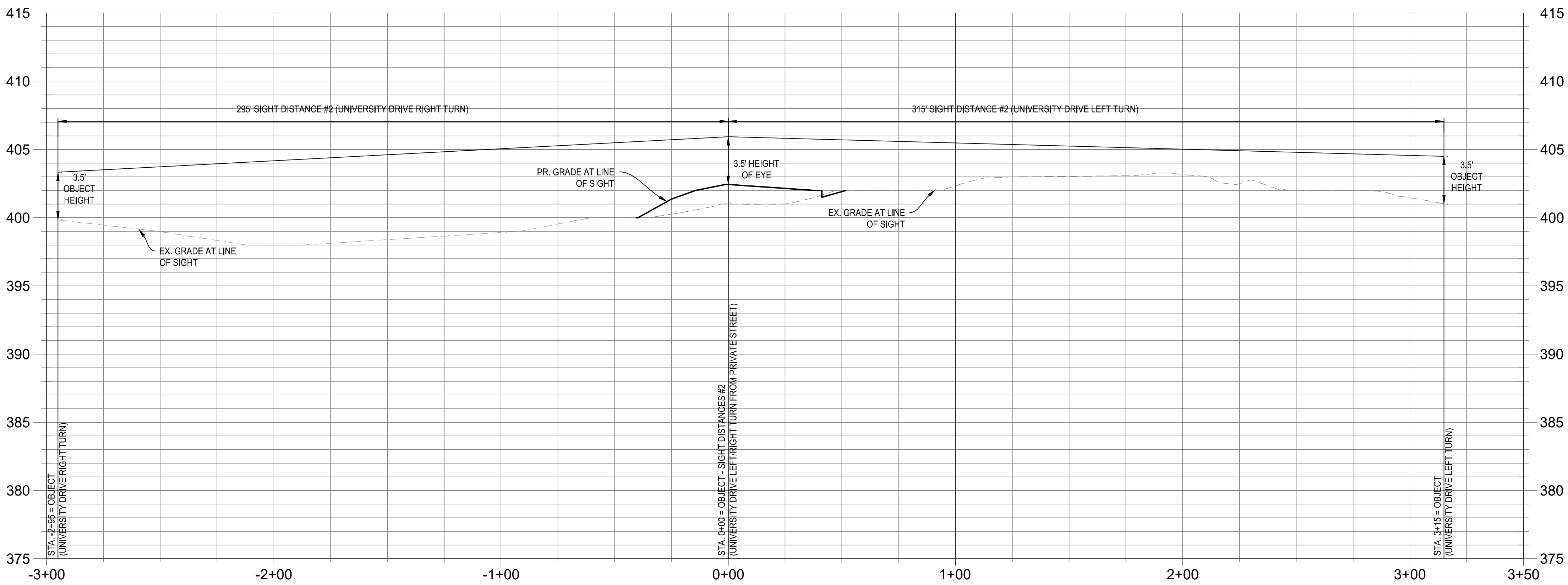
C701



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

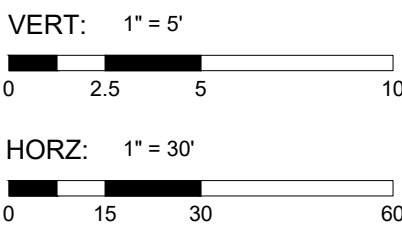
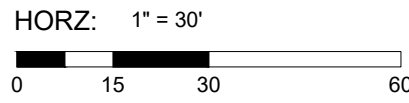
ALL CONSTRUCTION SHALL CONFORM TO
THE CURRENT CITY OF FAIRFAX
STANDARDS AND SPECIFICATIONS

NOTES:

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



POSTED SPEED: 25 MPH
DESIGNED SPEED: 25 MPH



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

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

KEY MAP

COMMONWEALTH OF VIRGINIA

Eli Y

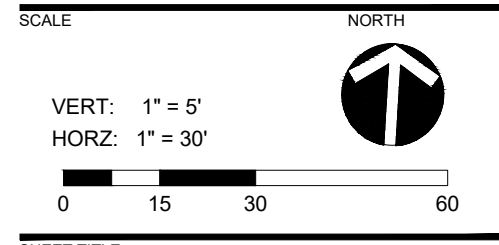
ELI GOLDMAN
Lic. No. 55868
08/07/2026

PROFESSIONAL ENGINEER

**NOT FOR
CONSTRUCTION**

**COURTHOUSE
PLAZA**

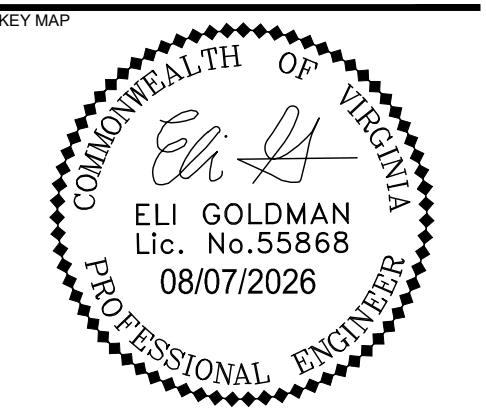
MASTER DEVELOPMENT PLAN

[illegible]

SIGHT DISTANCE (PHASE 1)

SHEET NUMBER

C702



**NOT FOR
CONSTRUCTION**

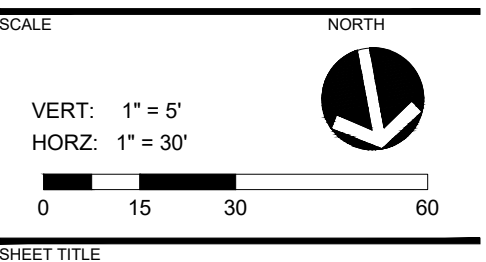
**COURTHOUSE
PLAZA**

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	08/07/26

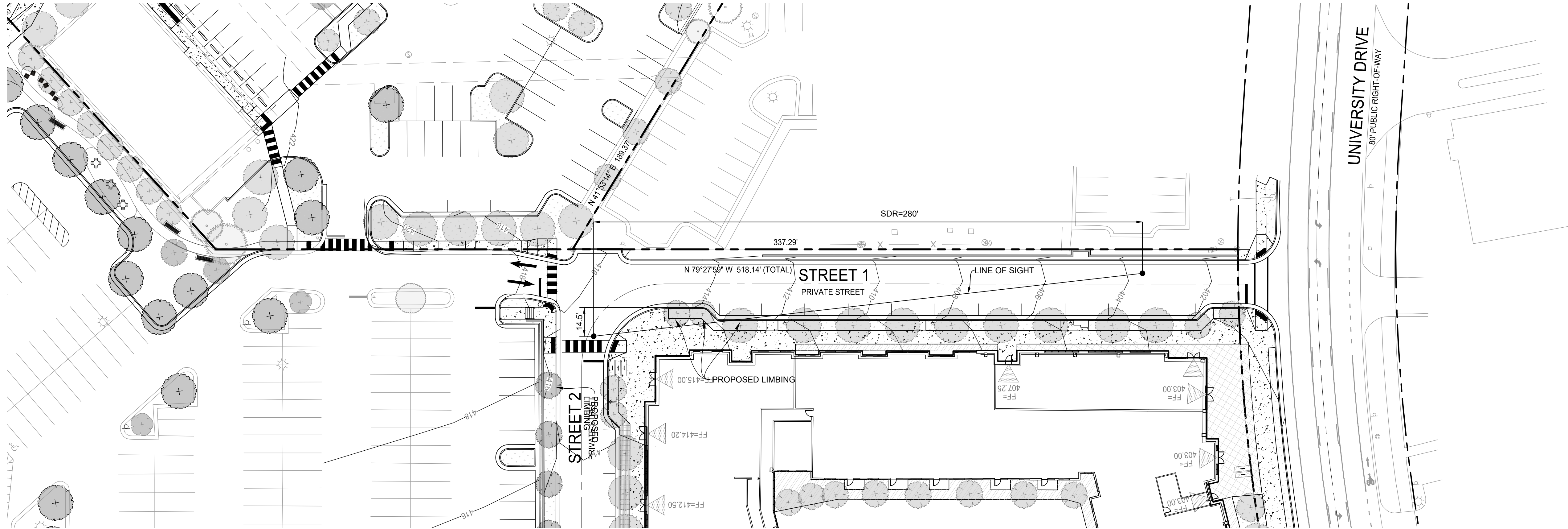


SHEET TITLE

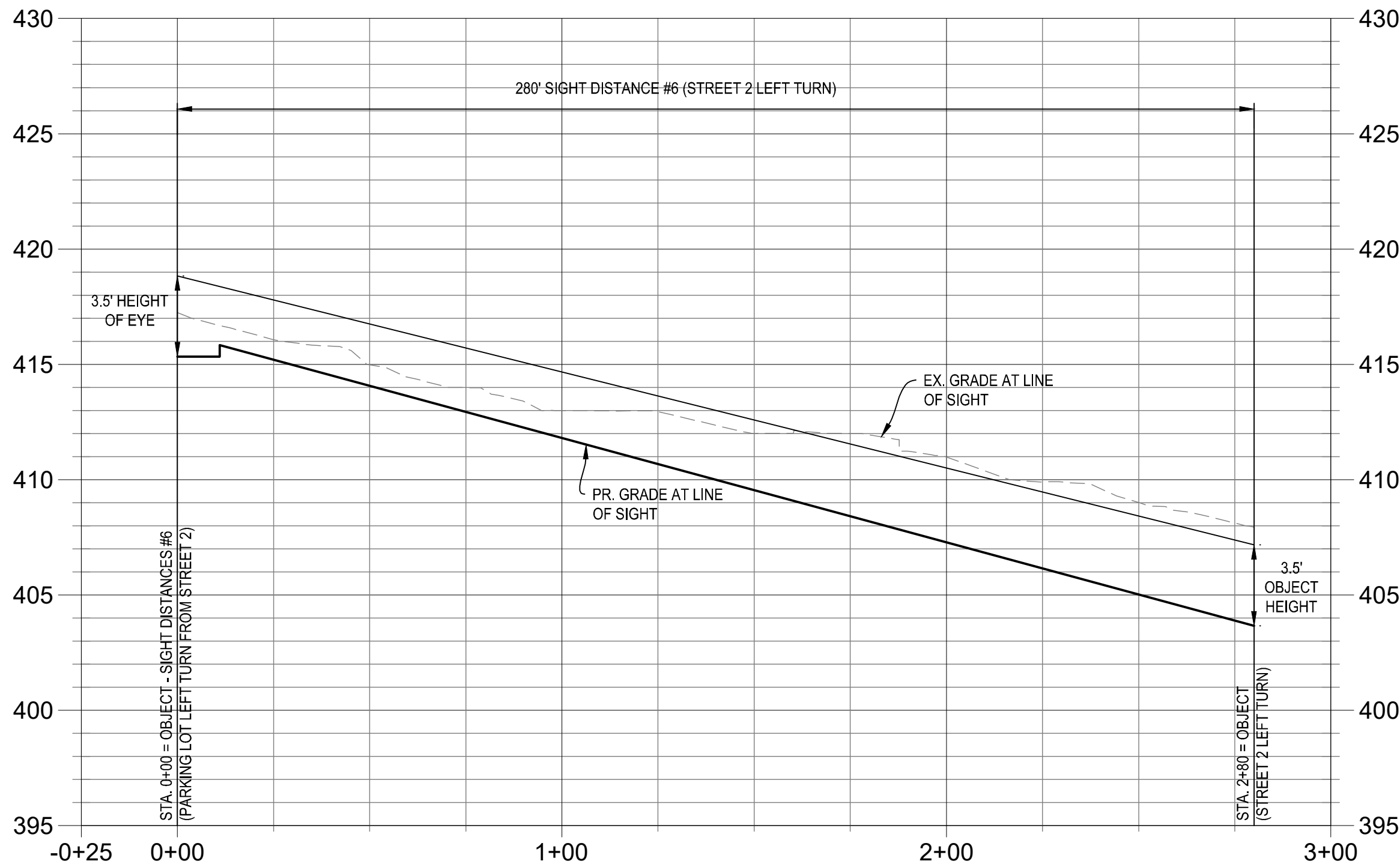
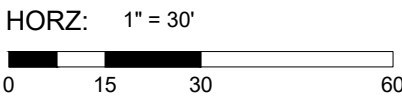
SIGHT DISTANCE (PHASE 1)

SHEET NUMBER

C703



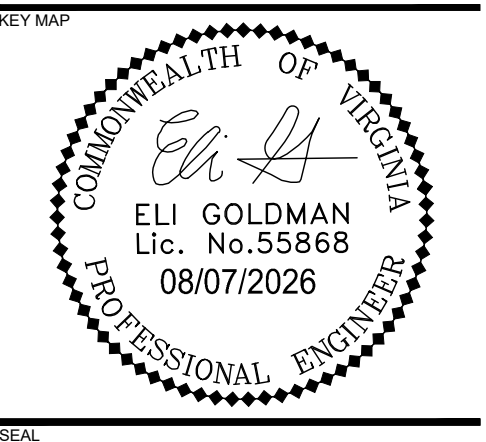
SIGHT DISTANCE #6 PLAN
POSTED SPEED: 25 MPH
DESIGNED SPEED: 25 MPH



SIGHT DISTANCE #6 PROFILE
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 5'

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

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



**NOT FOR
CONSTRUCTION**

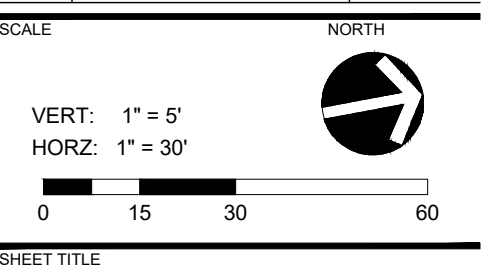
**COURTHOUSE
PLAZA**

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	08/07/26

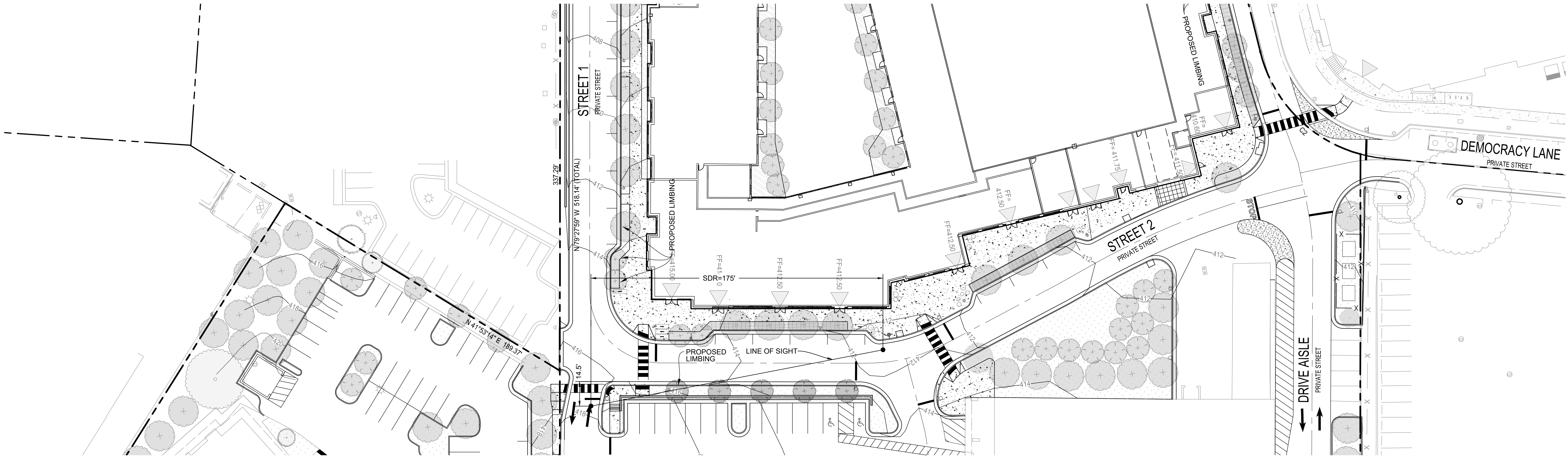


SHEET TITLE

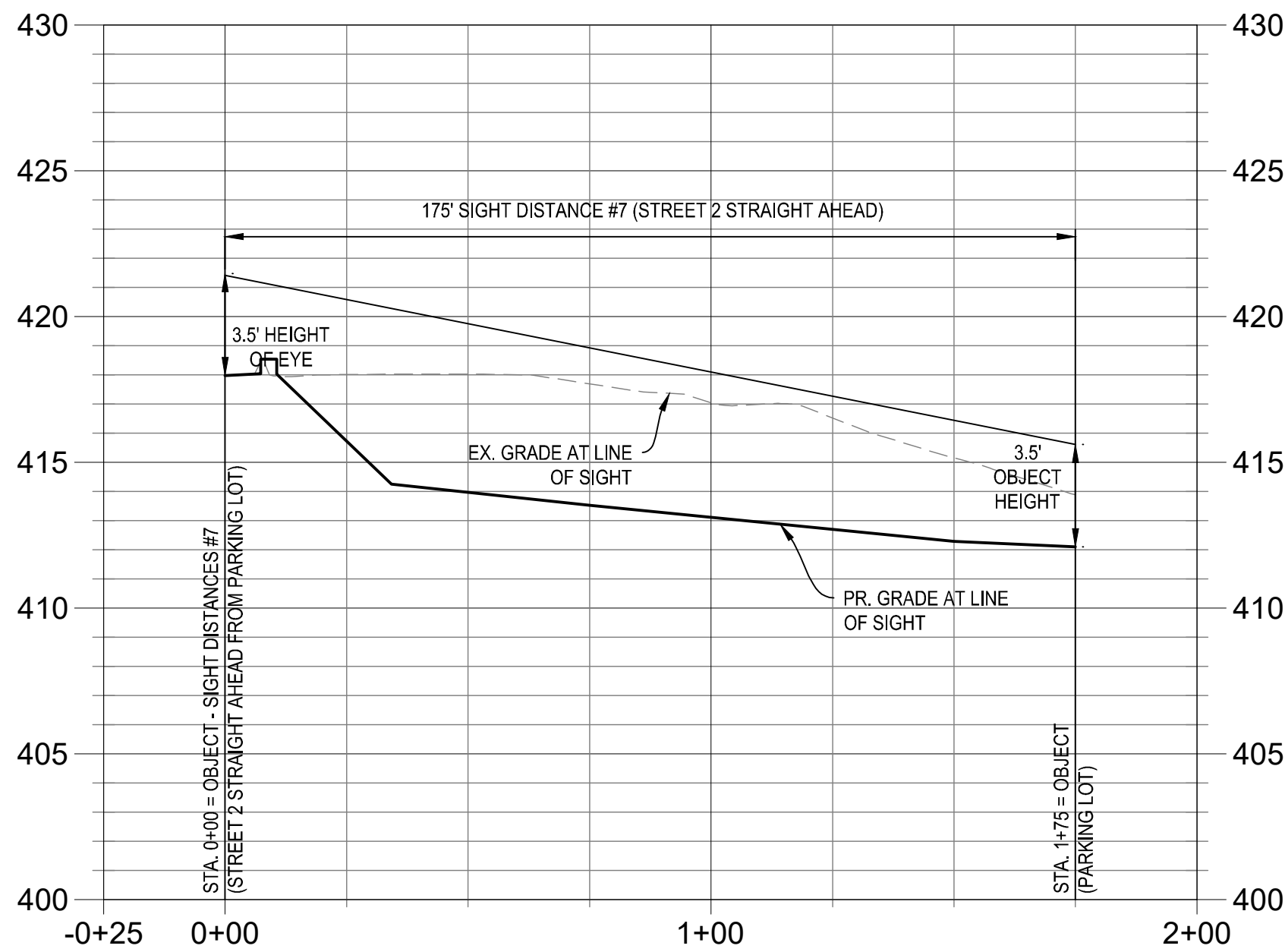
SIGHT DISTANCE (PHASE 1)

SHEET NUMBER

C704



SIGHT DISTANCE #7 PLAN
POSTED SPEED: 25 MPH
DESIGNED SPEED: 25 MPH



SIGHT DISTANCE #7 PROFILE
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 5'

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

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



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

**NOT FOR
CONSTRUCTION**

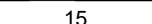
MASTER DEVELOPMENT PLAN

SCALE

NORTH

VERT: 1" = 5'

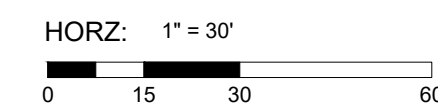
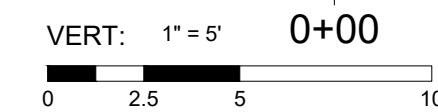
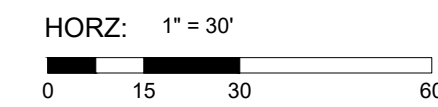
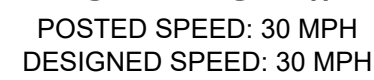
HORZ: 1" = 30'



A horizontal graphic scale bar with markings at 0, 15, 30, and 60. Above the bar, the text 'SCALE' is on the left and 'NORTH' is on the right. To the right of the text 'NORTH' is a circular north arrow pointing towards the top-right. Below the scale bar, the text 'VERT: 1" = 5'' and 'HORZ: 1" = 30'' is displayed.

SHEET NUMBER

C705



EXISTING ENTRANCE

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



PROJECT

LANDDESIGN PROJ.#

[illegible]

SCALE

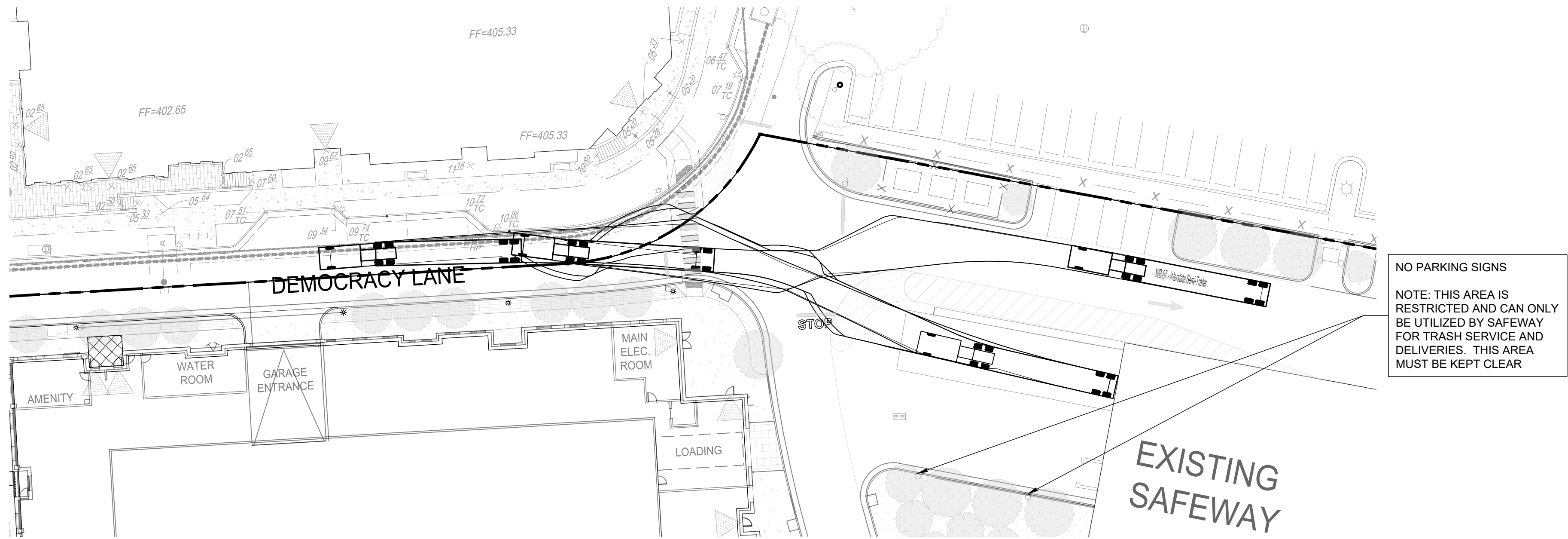
VERT: 1" = 5'
HORIZ: 1" = 30'

SHEET TITLE

SIGHT DISTANCE (PHASE 1)

SHEET NUMBER

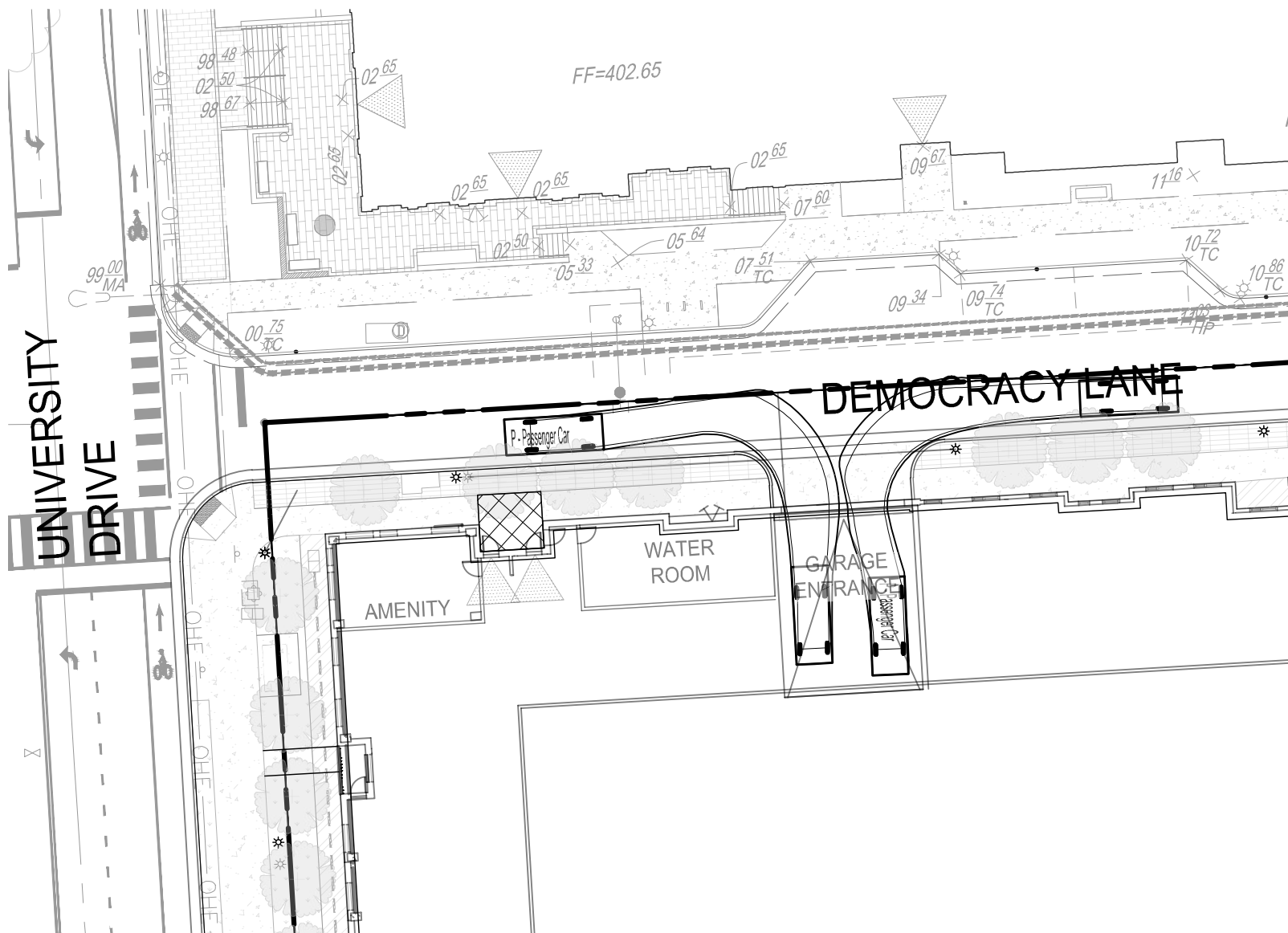
C706



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

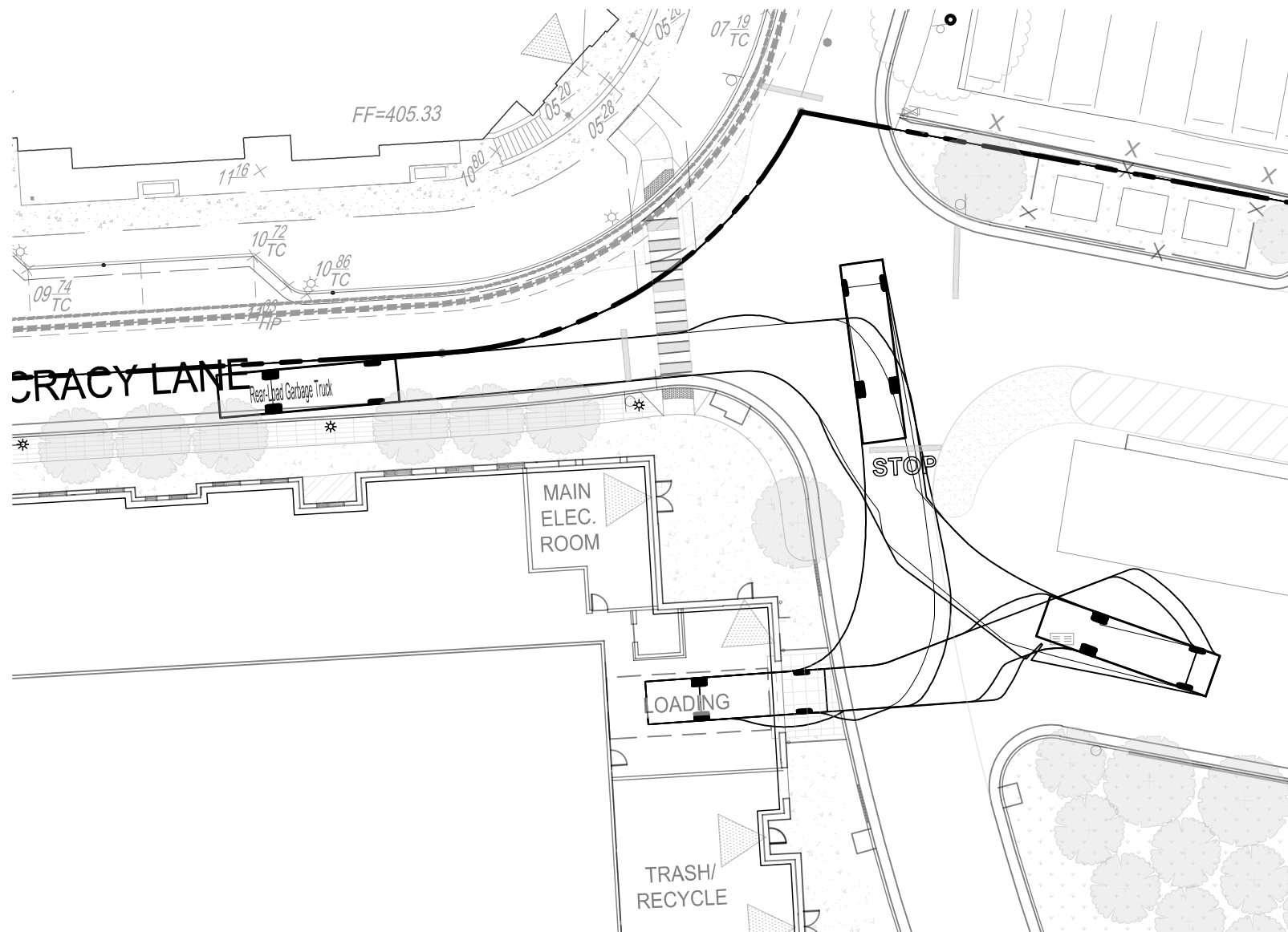
SCALE: 1" = 30'

	WB-67 - Interstate Semi-Trailer <table><tr><td>Overall Length</td><td>73.501ft</td></tr><tr><td>Overall Width</td><td>8.500ft</td></tr><tr><td>Overall Body Height</td><td>13.500ft</td></tr><tr><td>Min Body Ground Clearance</td><td>1.334ft</td></tr><tr><td>Max Track Width</td><td>8.500ft</td></tr><tr><td>Lock-to-lock time</td><td>6.00s</td></tr><tr><td>Max Steering Angle (Virtual)</td><td>28.40°</td></tr></table>	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 <table><tr><td>Overall Length</td><td>35.000ft</td></tr><tr><td>Overall Width</td><td>8.375ft</td></tr><tr><td>Overall Body Height</td><td>10.546ft</td></tr><tr><td>Min Body Ground Clearance</td><td>1.000ft</td></tr><tr><td>Track Width</td><td>8.375ft</td></tr><tr><td>Lock-to-lock time</td><td>6.00s</td></tr><tr><td>Curb to Curb Turning Radius</td><td>29.300ft</td></tr></table>	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
Overall Length	73.501ft																														
Overall Width	8.500ft																														
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Max Track Width	8.500ft																														
Lock-to-lock time	6.00s																														
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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 <table><tr><td>Overall Length</td><td>30.000ft</td></tr><tr><td>Overall Width</td><td>8.000ft</td></tr><tr><td>Overall Body Height</td><td>13.500ft</td></tr><tr><td>Min Body Ground Clearance</td><td>1.367ft</td></tr><tr><td>Track Width</td><td>8.000ft</td></tr><tr><td>Lock-to-lock time</td><td>5.00s</td></tr><tr><td>Max Steering Angle (Virtual)</td><td>31.80°</td></tr></table>	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 <table><tr><td>Overall Length</td><td>19.000ft</td></tr><tr><td>Overall Width</td><td>7.000ft</td></tr><tr><td>Overall Body Height</td><td>4.300ft</td></tr><tr><td>Min Body Ground Clearance</td><td>1.115ft</td></tr><tr><td>Track Width</td><td>6.000ft</td></tr><tr><td>Lock-to-lock time</td><td>4.00s</td></tr><tr><td>Max Steering Angle (Virtual)</td><td>31.60°</td></tr></table>	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°
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°																														
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°																														



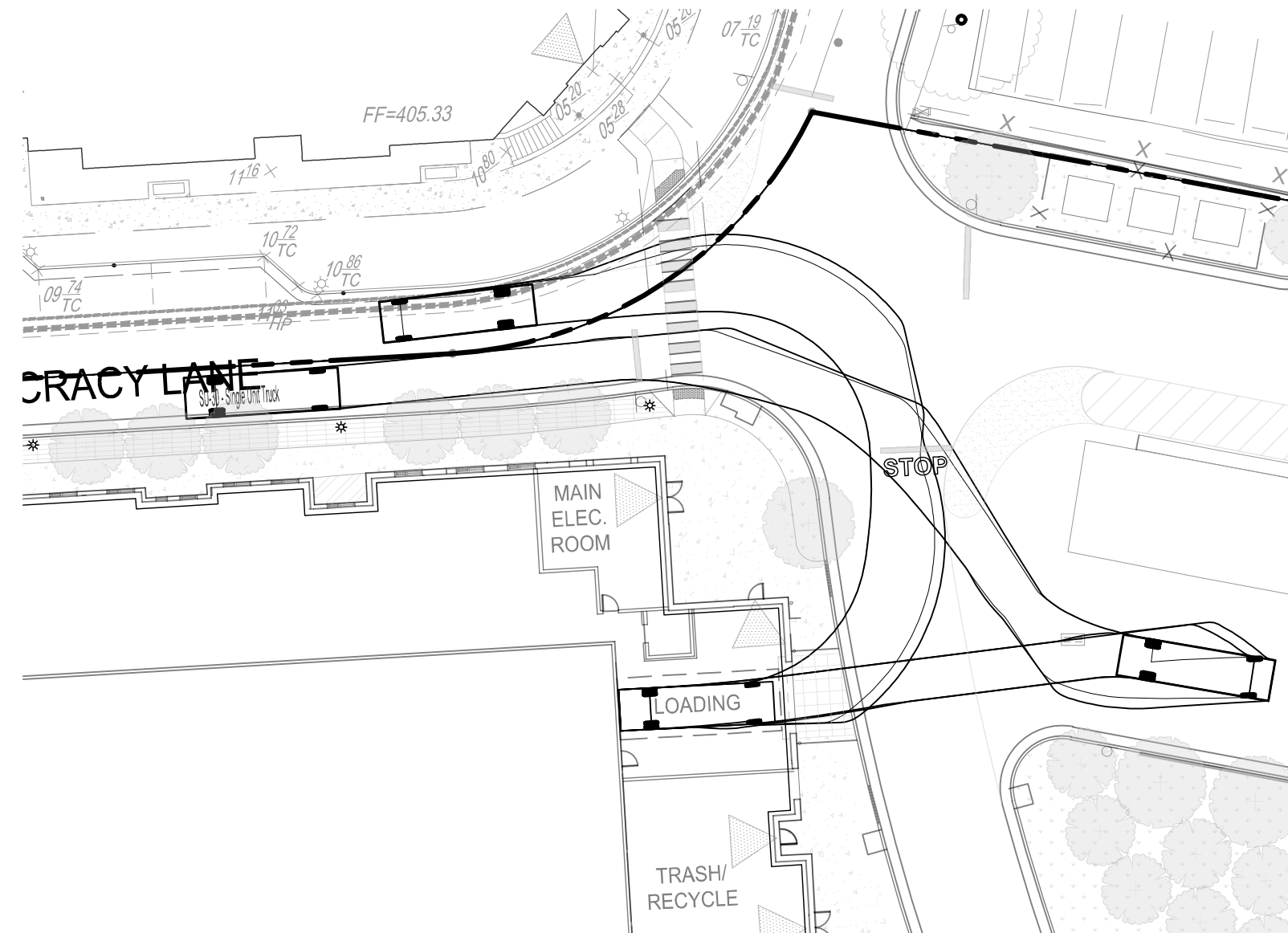
GARAGE ENTERING / EXITING TURNING MOVEMENT

SCALE: 1" = 30'



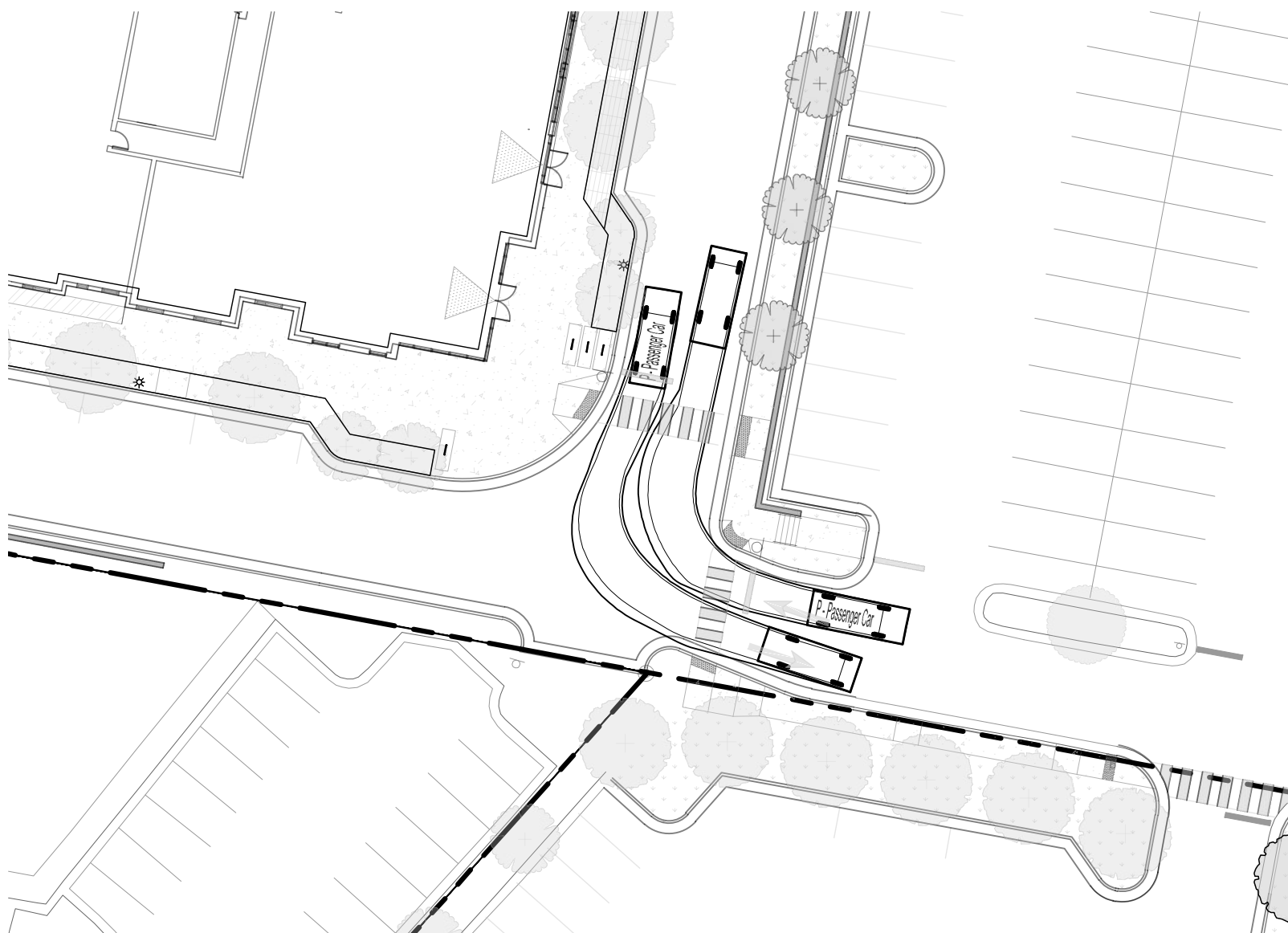
REAR LOAD GARBAGE TRUCK TURNING MOVEMENT

SCALE: 1" = 30'



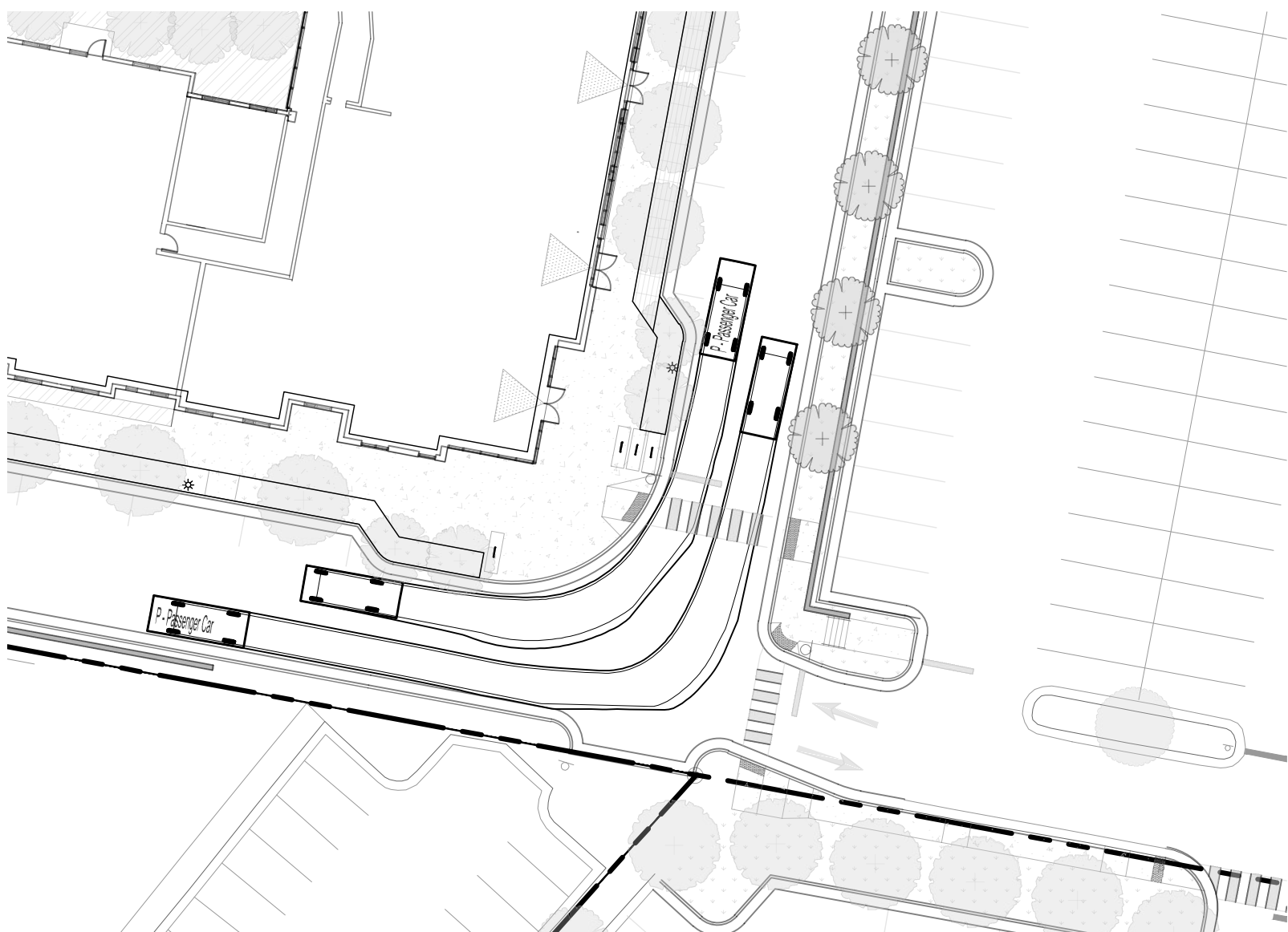
30' SINGLE UNIT TRUCK TURNING MOVEMENT - ENTERING / EXITING BUILDING LOADING DOCK FROM DEMOCRACY LANE

SCALE: 1" = 30'



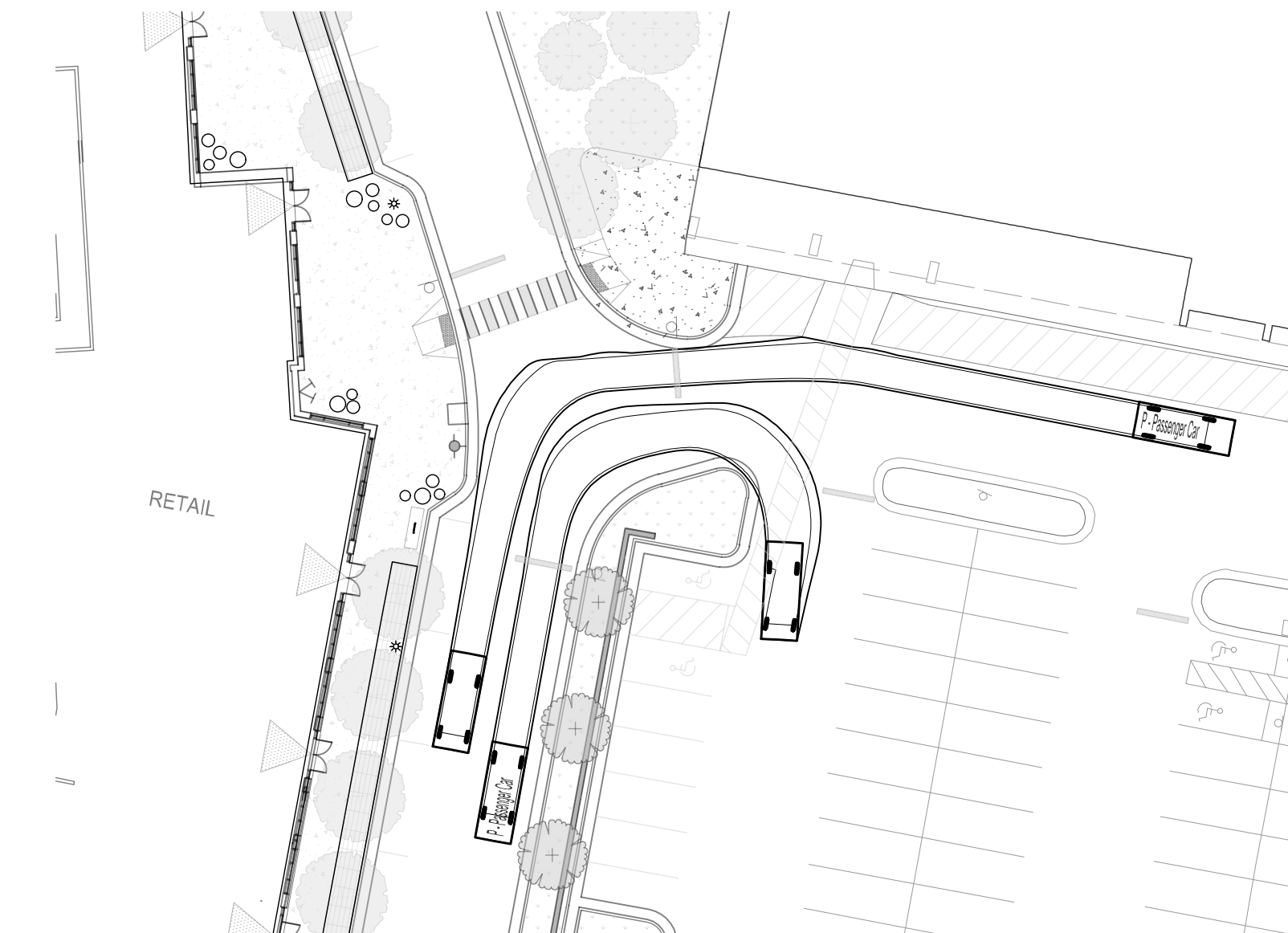
STREET 1 / STREET 2 INTERSECTION TURNING MOVEMENT

SCALE: 1" = 30'



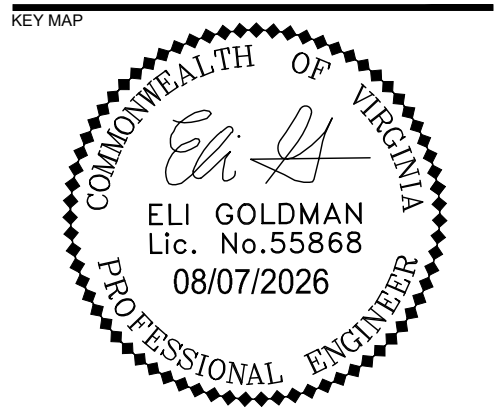
STREET 1 / STREET 2 INTERSECTION TURNING MOVEMENT

SCALE: 1" = 30'



CONNECTION TO SAFEWAY PARKING LOT TURNING MOVEMENT

SCALE: 1" = 30'



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	08/07/26

SCALE: 1" = 30'

HORIZ: 1" = 30'

VERT: N/A

0 0 30 60

TURNING MOVEMENTS
(PHASE 1)

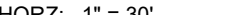
SHEET NUMBER

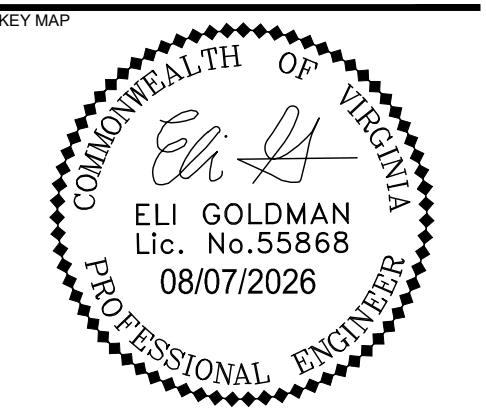
C800



MASTER DEVELOPMENT PLAN

[illegible]

SCALE VERT: N/A HORZ: 1" = 30' 	NORTH 
TURNING MOVEMENTS (PHASE 1)	
SHEET NUMBER	



NOT FOR
CONSTRUCTION

COURTHOUSE
PLAZA

MASTER DEVELOPMENT
PLAN

LANDDESIGN PROJ.# 2023062A

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1	MDP SUBMISSION #1	03/03/26
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3	MDP SUBMISSION #3	08/07/26

SCALE NORTH

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

0 0 30 60

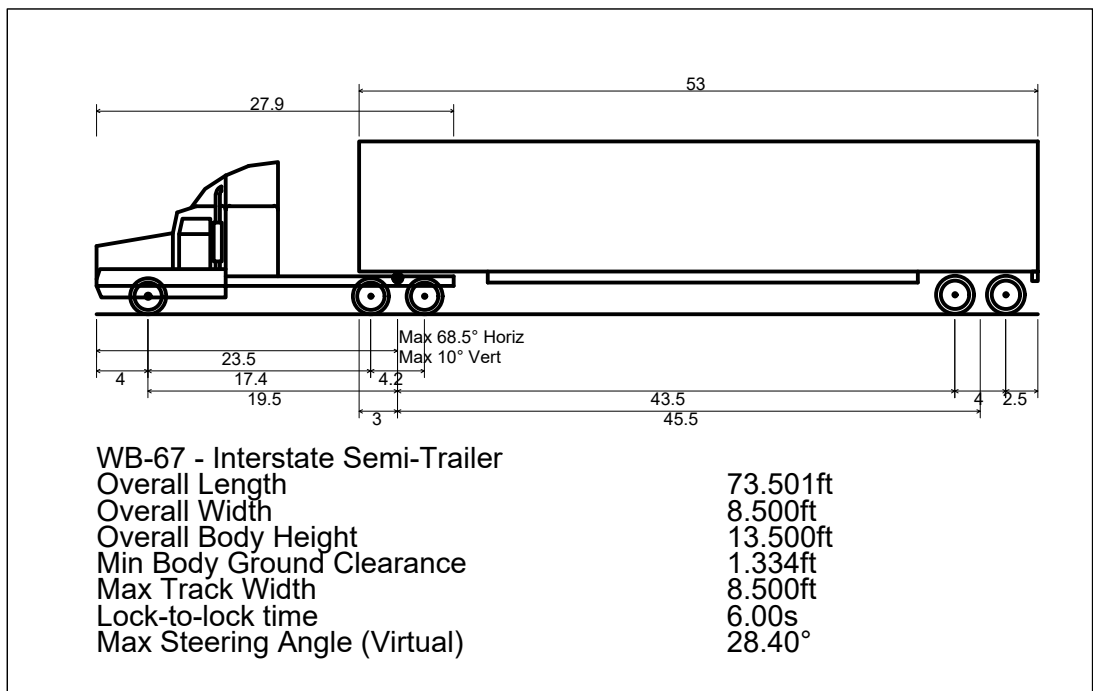
SHEET TITLE
TURNING MOVEMENTS
(PHASE 1)

SHEET NUMBER

C802

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

SCALE: 1" = 30'



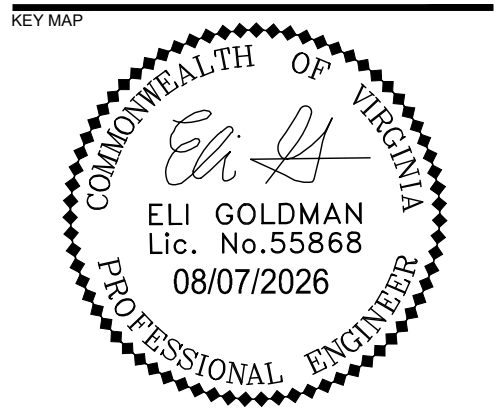
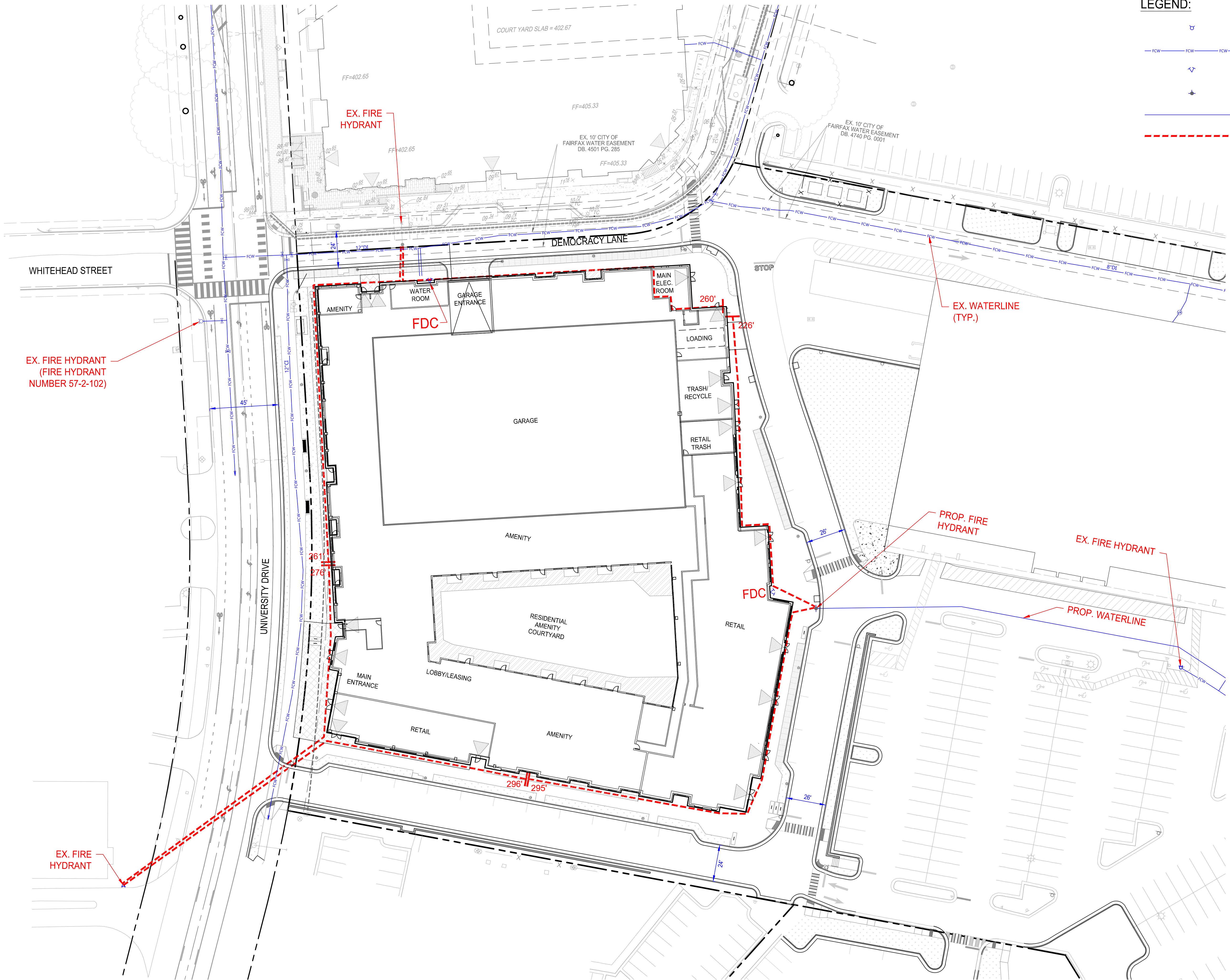
PASSENGER CAR TURNING MOVEMENT

SCALE: 1" = 30'



LEGEND:

- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- PROPOSED FIRE DEPARTMENT CONNECTION
- PROPOSED FIRE HYDRANT
- PROPOSED WATER LINE
- 300' LENGTH FIRE HOSE LINE CONNECTED TO FDC / FIRE HYDRANT



**NOT FOR
CONSTRUCTION**

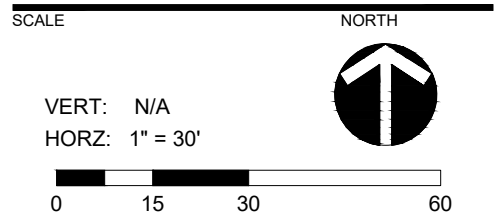
**COURTHOUSE
PLAZA**

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	08/07/26



FIRE SERVICE PLAN
(PHASE 1)

SHEET NUMBER
C804

**NOT FOR
CONSTRUCTION**

**COURTHOUSE
PLAZA**

MASTER DEVELOPMENT PLAN

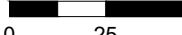
[illegible]

SCALE

NORTH

VERT: N/A

HORZ: 1" = 50'



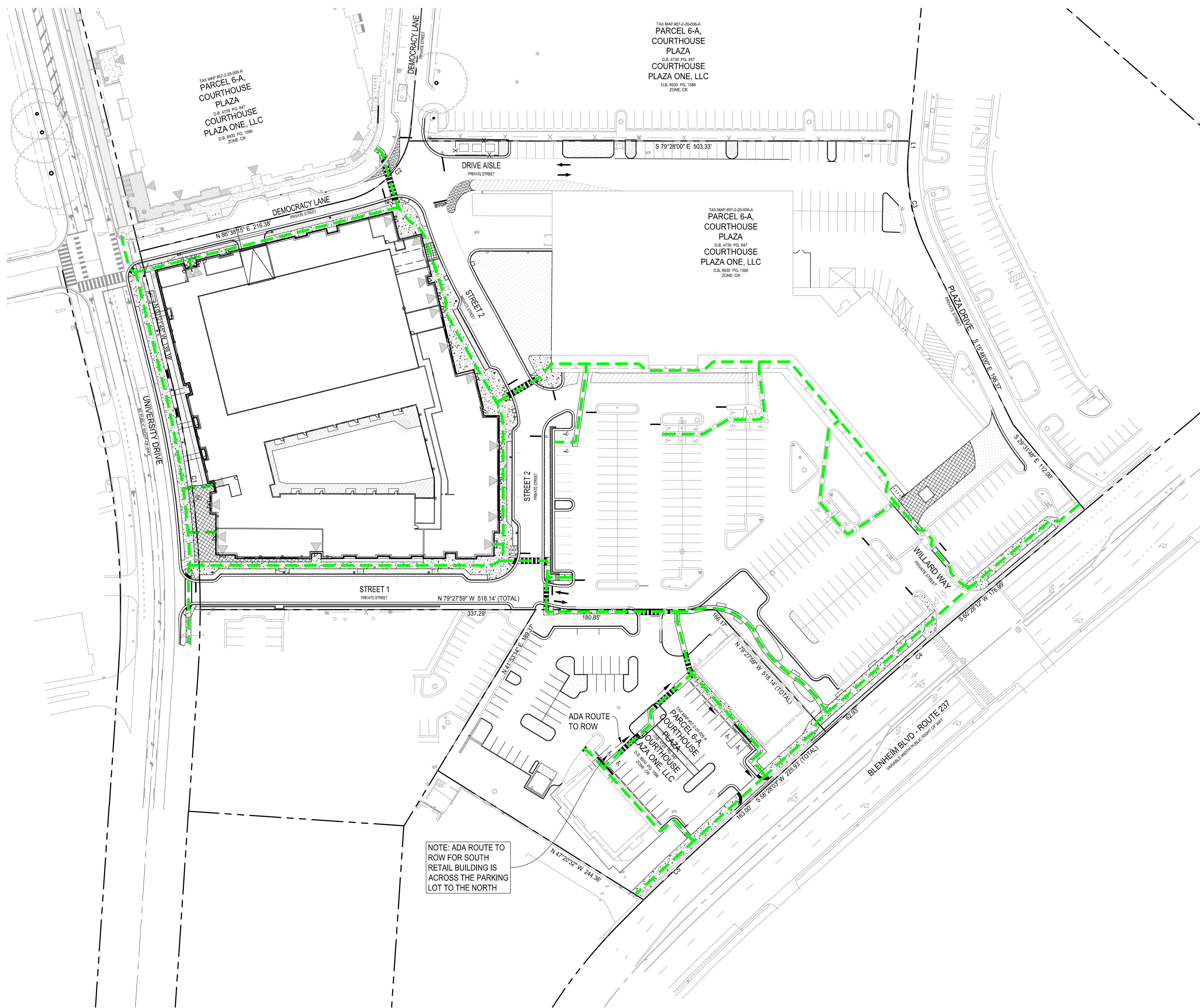
A graphic scale bar is shown below the horizontal text, with markings at 0, 25, 50, and 100. To the right of the scale bar is a north arrow, which is a circle containing a stylized arrow pointing towards the top right, labeled 'NORTH' above it.

PEDESTRIAN CONNECTIVITY
EXHIBIT (PHASE 1)

SHEET NUMBER

C900

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



8/7/2026 1:34 PM SERINDA CHEK P:\ALX\ 2023\2023062A\CAD\DOCUMENTATION\PLAN SHEETS\C900 PEDESTRIAN CONNECTIVITY EXHIBIT (PHASE 1).DWG

ORIGINAL SHEET SIZE: 24" X 36"

PROJE

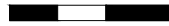
MASTER DEVELOPMENT PLAN

LANDDESIGN PROJ.# 2023062A

SCALE

NORTH

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



A horizontal graphic scale bar with alternating black and white segments, marked with the numbers 0, 25, 50, and 100. To the right of the scale bar is a circular north arrow pointing towards the top right of the page.

PEDESTRIAN CONNECTIVITY
EXHIBIT (FULL BUILD OUT)

SHEET NUMBER

C901

LEGEND

ON-SITE PEDESTRIAN PATH

TAX MAP 957-2-20-006-A
PARCEL 6-A,
COURTHOUSE
PLAZA
D.B. 4739 PG. 847
COURTHOUSE
PLAZA ONE, LLC
D.B. 8900 PG. 1586
ZONE: CR

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

TAX MAP #57-2-20-005-A
PARCEL 6-A,
COURTHOUSE
PLAZA
D.B. 4739 PG. 847
COURTHOUSE
PLAZA ONE, LLC
D.B. 8930 PG. 1586
ZONE: CR

NOTE: POTENTIAL CROSS ACCESS OF PARK

TAX MAP #
PARCEL
COURTHOUSE PLAZA
D.B. 4739 PG. 847
COURTHOUSE
PLAZA ONE, L.L.C.
D.B. 6020 PG. 1086
ZONE CR

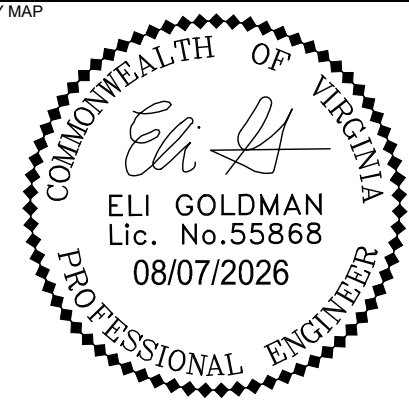
BLenheim BLVD - ROUTE 237
VARIABLE-WIDTH PUBLIC RIGHT OF WAY

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



PRIMARY VEHICULAR PATH

SECONDARY VEHICULAR PATH



**NOT FOR
CONSTRUCTION**

**COURTHOUSE
PLAZA**

MASTER DEVELOPMENT PLAN

[illegible]

SCALE

NORTH

VERT: N/A

HORZ: 1" = 50'

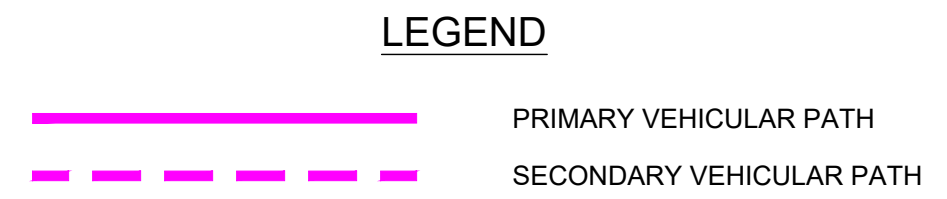


VEHICULAR CONNECTIVITY
EXHIBIT (PHASE 1)

SHEET NUMBER

C902

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



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

COMMONWEALTH OF VIRGINIA

Eli Goldman

ELI GOLDMAN
Lic. No. 55868
08/07/2026

PROFESSIONAL ENGINEER

**NOT FOR
CONSTRUCTION**

**COURTHOUSE
PLAZA**

MASTER DEVELOPMENT PLAN

[illegible]

SCALE

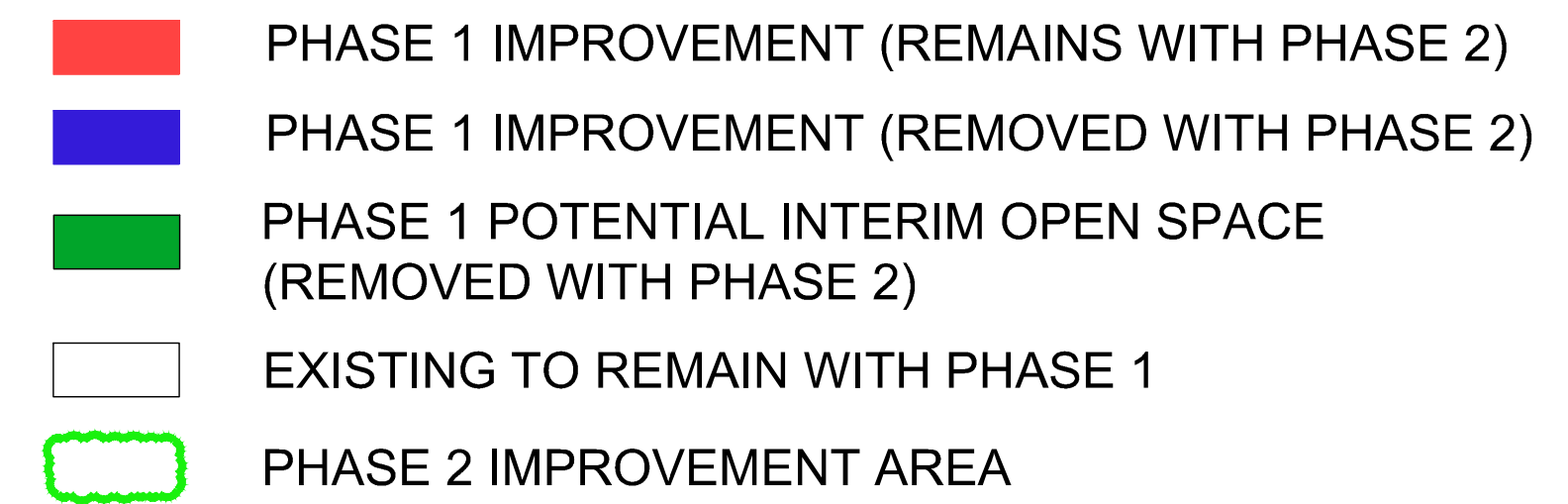
NORTH

VERT: N/A

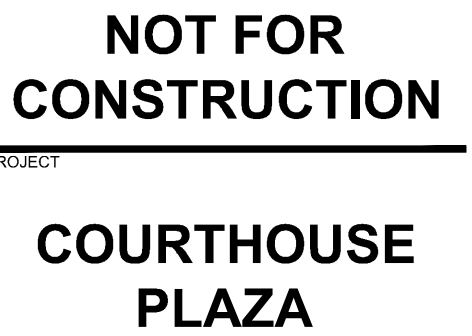
HORZ: 1" = 50'

VEHICULAR CONNECTIVITY
EXHIBIT (FULL BUILD OUT)

C903

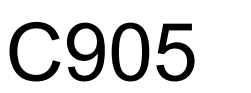


- 1) THIS SHEET SHOWS THE FINAL CONDITION OF PHASE 1 IMPROVEMENTS. SEE NEXT PAGE FOR PROPOSED PHASE 2 IMPROVEMENTS AND THE PHASE 1 IMPROVEMENTS THAT WILL REMAIN.
- 2) THE POTENTIAL INTERIM OPEN SPACE SHOWN IN GREEN ON THIS SHEET IS PROPOSED TO BE CONSTRUCTED IN YEAR 2035 IF A PHASE 2 DEVELOPMENT APPLICATION 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.

[illegible]

SHEET NUMBER _____

C904



CONCEPT PLANT SCHEDULE

DECIDUOUS TREE-
CATEGORY IV
3" CALIPER 101DECIDUOUS TREE-
CATEGORY III
2" CALIPER 84DECIDUOUS 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 LOCATIONTREE GRATE
EXPANDABLE

PROPOSED VEGETATION

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

TREES

DECIDUOUS TREE SPECIES MAY INCLUDE BUT NOT BE LIMITED TO:

- CARPINUS CAROLINIANA* AMERICAN HORNBEE
- 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* LOBLOBBY 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 'KESEYI' DWARF RED OSIER DOGWOOD
- HAMAMELIS VIRGINIANA* WITCH-HAZEL
- ILEX VERTICILLATA* WINTERBERRY HOLLY
- ITEA VIRGINICA* VIRGINIA SWEETSPICE
- LINDERA BENZON* NORTHERN SPICEBUSH
- RHODODENDRON ROBLESZ* PPA* AUTUMN FIRE ENCORE AZEELA
- 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* YALPOUN HOLLY
- MYRTICA 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 TABAERNAEMONTANA* BLUE STAR
- ANDROPOGON GERARDI* BIG BLUESTEM
- ASCLEPIAS TUBEROSA* BUTTERFLY WEED
- CAREX PENNSYLVANICA* PENNSYLVANIA SEDGE
- CHRYSOGONUM VIRGINIANUM* GREEN AND GOLD
- EURYBIA DIVARICATA* WHITE WOOD ASTER
- HELIOPHILA SPP.* CORAL BELLS
- IRIS VERSICOLOR* BLUE FLAG IRIS
- PANICUM VIRGATUM* SWITCHGRASS

EVERGREEN HERBACEOUS SPECIES MAY INCLUDE BUT NOT BE LIMITED TO:

- ASARUM CANADENSE* WILD GINGER
- GAUL THERIA PROCUMBENS* AMERICAN WINTERGREEN
- HYPERICUM CALYCINUM ST. JOHN'S WORT
- JUNIPERUS HORIZONTALIS* CREEPING JUNIPER
- POLYSTICHUM ACROSTICHOIDES* CHRISTMAS FERN

*DENOTES NATIVE SPECIES

NOTE: TREES WITHIN SIGHT LINE TO BE LIMBED UP.

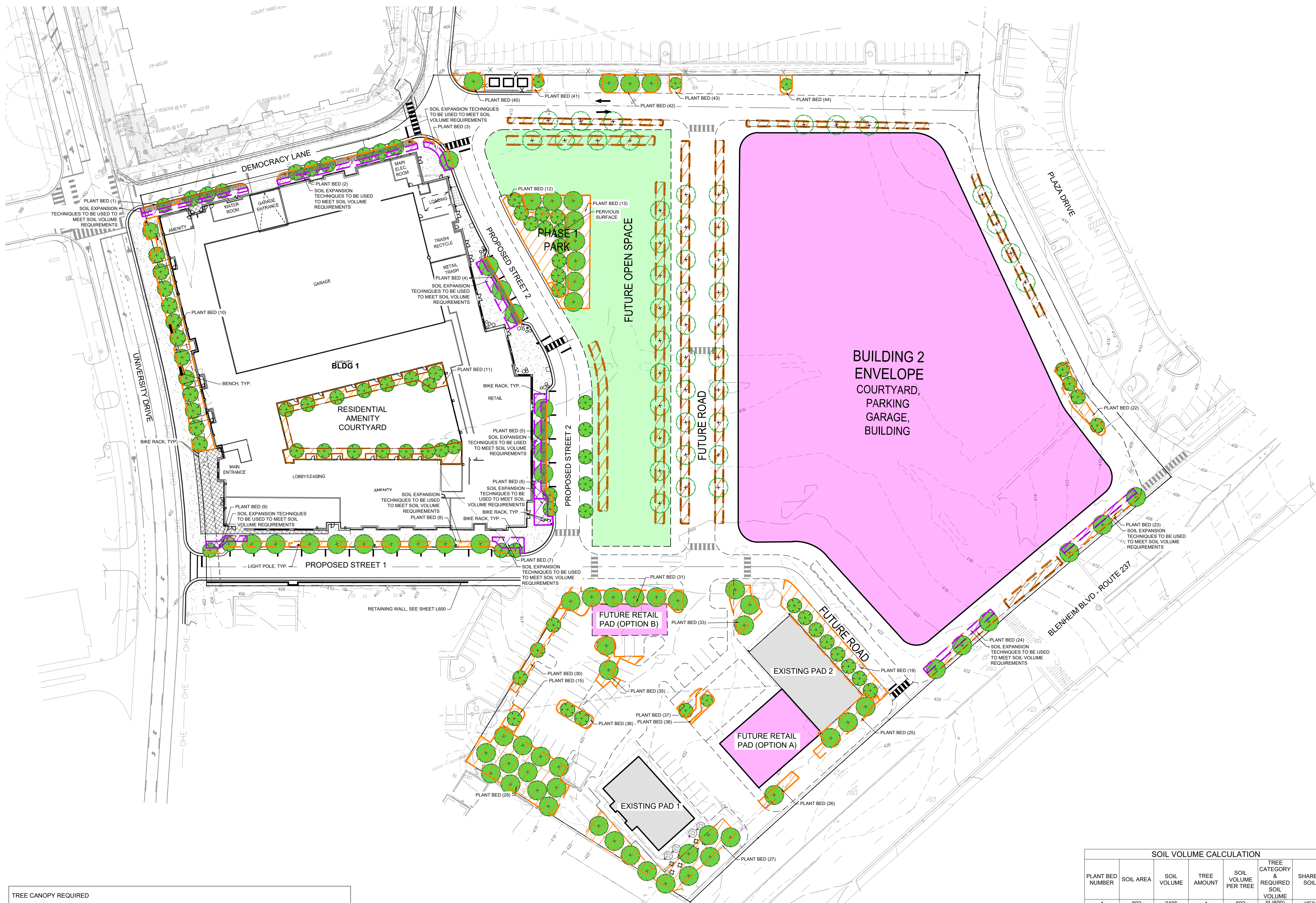


TREE CANOPY REQUIRED					
SITE AREA				450,410 SF (10.34AC)	
TREE CANOPY COVERAGE REQUIRED PER ZO 4.5.6.A.				10%	
TOTAL CANOPY COVERAGE REQUIRED				45,041 SF	
TREE CANOPY PROVIDED PER CITY OF FAIRFAX TREE PRESERVATION AND LANDSCAPING GUIDE TABLE 7					
PLANT TYPE	TYPE	STOCK SIZE	QUANTITY	CANOPY PER TREE (SF)	CANOPY PER TYPE (SF)
DECIDUOUS TREE	CATEGORY IV	2.5" CALIPER	101	200	20,200
DECIDUOUS TREE	CATEGORY III	2" CALIPER	84	150	12,600
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					33400
SUBTOTAL CANOPY AREA PROVIDED THROUGH TREE PRESERVATION					10172
TOTAL CANOPY AREA PROVIDED					43572
TOTAL CANOPY COVERAGE PROVIDED					9.67%

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
17	409	1227	1	800	IV (800)	YES
18	742	2225	2	1113	IV (800)	YES
19	2567	7702	8	800	IV (800)	YES
20	1074	3222	4	805	IV (800)	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	555	1664	2	832	IV (800)	YES
27	2932	8796	10	880	IV (800)	YES
28	3871	11613	13	893	IV (800)	YES
29	688	2065	3	688	III (600)	YES
30	1668	5003	6	834	IV (800)	YES
31	629	1887	2	943	IV (800)	YES
32	835	2504	3	835	IV (800)	YES
33	369	1108	1	1108	IV (1000)	YES
34	688	2065	2	1033	IV (800)	YES
35	451	1354	2	677	III (600)	YES
36	241	723	1	723	III (700)	YES
37	188	565	1	565	II (500)	YES
38	688	2063	3	688	III (600)	YES
39	381	1144	1	1144	IV (800)	YES
40	142	426	1	426	II (400)	YES
41	858	2575	3	858	IV (800)	YES
42	188	565	1	565	II (500)	YES
43	179	537	1	537	II (500)	YES
44	659	1977	2	989	IV (800)	YES
45	321	964	1	964	IV (800)	YES
46	1963	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					
PHASE 1					
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	84	150	12,600
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
PHASE 1 REMOVED TREES					
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
FULL BUILD OUT NEW TREES					
DECIDUOUS TREE	CATEGORY IV	2.5" CALIPER	44	200	8,800
SUBTOTAL CANOPY AREA PROVIDED THROUGH TREE PLANTING IN PHASE 1					33400
SUBTOTAL CANOPY AREA REMOVED IN FULL BUILD OUT					7300
SUBTOTAL CANOPY AREA PROVIDED THROUGH TREE PLANTING IN FULL BUILD OUT					8800
SUBTOTAL CANOPY AREA PROVIDED THROUGH TREE PRESERVATION					10172
TOTAL CANOPY AREA PROVIDED					45072
TOTAL CANOPY COVERAGE PROVIDED					10.01%

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

SOIL VOLUME CALCULATION					
PLANT BED NUMBER	SOIL AREA	SOIL VOLUME	TREE AMOUNT	SOIL VOLUME PER TREE	TREE CATEGORY & REQUIRED SOIL VOLUME
1	802	2408	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	9680	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	372	1115	1	1115	IV (1000) YES
27	2932	8796	3	2932	IV (800) YES
29	3871	11613	13	893	IV (800) YES
30	688	2095	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

- AREA FOR OPEN SOIL PANEL FOR TREE SOIL CALCULATIONS
 AREA FOR SOIL CELLS FOR TREE CALCULATIONS
 PHASE 2 NEW SOIL AREA

CONCEPT PLANT SCHEDULE

- DECIDUOUS TREE- CATEGORY IV 3" CALIPER 145
- DECIDUOUS TREE- CATEGORY III 2" CALIPER 84
- DECIDUOUS TREE- CATEGORY II 2" CALIPER 6
- NEW TREES IN PHASE 2 44
- REMOVED TREES IN PHASE 2: CATEGORY IV: 28 CATEGORY III: 10 CATEGORY II: 2

- ENHANCED HARDSCAPE MATERIAL: CONCRETE COLOR AND FINISH: TBD DIMENSIONS MAY VARY PER LOCATION
- TREE GRATE EXPANDABLE



PROPOSED VEGETATION

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

TREES

DECIDUOUS TREE SPECIES MAY INCLUDE BUT NOT BE LIMITED TO:

- 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 SERVICA KELSEY* DWARF RED OSIER DOGWOOD
- HAMAMELIS VIRGINIANA* WITCH-HAZEL
- ILEX VERTICILLATA* WINTERBERRY HOLLY
- ITEA VIRGINICA* VIRGINIA SWEETSPIRE
- LINDERA BENZOIN* NORTHERN SPICEBUSH
- RHODODENDRON ROBLESZ PPA P* 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 'SCHIPRAEN ISIS' 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
- ANDROPOGON GERADII* BIG BLUESTEM
- ASCLEPIAS TUBEROSA* BUTTERFLY WEED
- CAREX PENNSYLVANICA* 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:

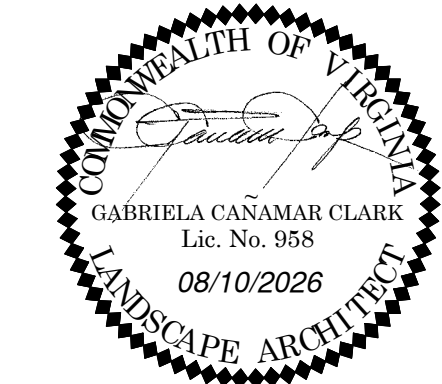
- ASARUM CANADENSE* WILD GINGER
- GAULTHERIA PROCUMBENS* AMERICAN WINTERGREEN
- HYPERICUM CALYCEINUM ST JOHN'S WORT
- JUNIPERUS HORIZONTALIS* CREEPING JUNIPER
- POLYSTICHUM ACROSTICHODESCH* CHRISTMAS FERN

*DENOTES NATIVE SPECIES

NOTE: TREES WITHIN SIGHT LINE TO BE LIMBED UP.

KEY MAP

REAL



**NOT FOR
CONSTRUCTION**

**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

SCALE

VERT: ###
HORZ: 1"=50'

SHEET TITLE

**CONCEPTUAL LANDSCAPE
PLAN (FULL BUILD OUT)**

SHEET NUMBER

L101

LEGEND

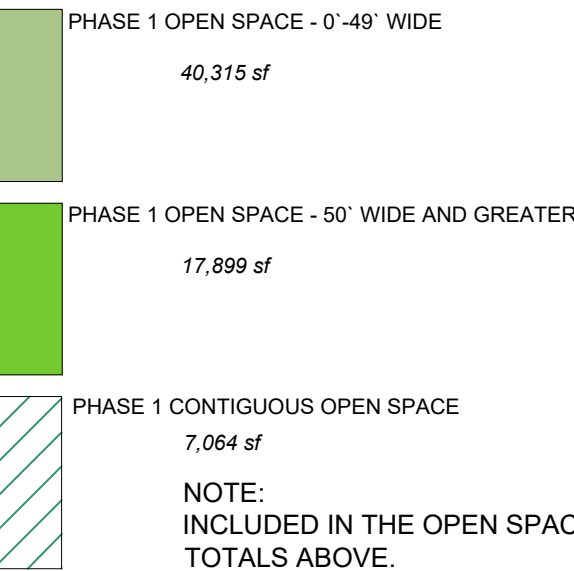
TOTAL SITE AREA: ± 450,410 SF
MINIMUM OPEN SPACE REQUIRED: 20%
PER SECTION 3.8.2. OF THE ZONING ORDINANCE
MINIMUM OPEN SPACE REQUIRED: ± 90,082 SF

OPEN SPACE PROVIDED (PHASE 1): 58,214 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: 7,064 SF

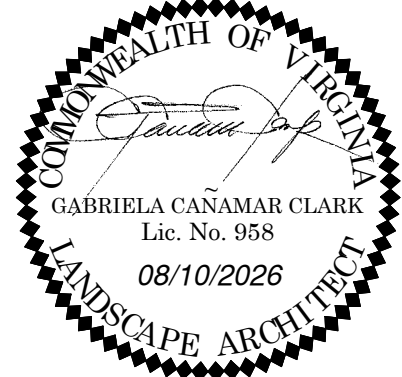
NOTE:
THE AREAS OF EACH INDIVIDUAL GREEN SPACE MAY VARY
PROVIDED THE FINAL OVERALL OPEN SPACE MEETS OR EXCEEDS
58,214 SF.

CONCEPT GRAPHICS SCHEDULE



KEY MAP

SEAL



NOT FOR
CONSTRUCTION

PROJECT

COURTHOUSE
PLAZA

MASTER DEVELOPMENT
PLAN

LANDDESIGN PROJ.#
2023062A

REVISION / ISSUANCE

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1	MDP SUBMISSION #1	03/03/26
2	MDP SUBMISSION #2	05/06/26
3	MDP SUBMISSION #3	08/10/26

SCALE NORTH

VERT: ###
HORZ: 1"=50'

0 25' 50' 100'

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): 58,214 SF

± 12.9%

ADDITIONAL POTENTIAL INTERIM OPEN SPACE: 7,509 SF

TOTAL OPEN SPACE PROVIDED : 65,723 SF

± 14.6%

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

MINIMUM CONTIGUOUS OPEN SPACE REQUIRED: ± 54,050 SF

CONTIGUOUS OPEN SPACE PROVIDED: 16,721 SF

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

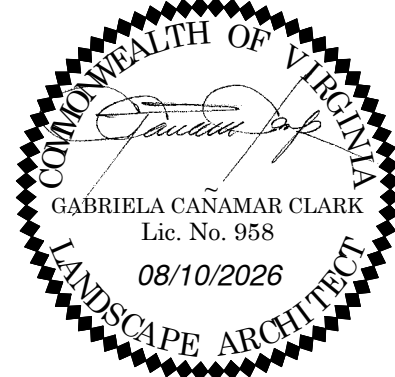
CONCEPT GRAPHICS SCHEDULE

PROPOSED PHASE 1 OPEN SPACE - 0'-49' WIDE	33,880 sf
PROPOSED PHASE 1 OPEN SPACE - 50' WIDE AND GREATER	24,334 sf
ADDITIONAL POTENTIAL INTERIM OPEN SPACE - 50' WIDE AND GREATER	7,509 sf
PHASE 1 CONTIGUOUS OPEN SPACE	23,785 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.

KEY MAP

SEAL



NOT FOR
CONSTRUCTION

PROJECT

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PLAZA

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3	MDP SUBMISSION #3	08/10/26

SCALE

VERT: ###
HORZ: 1"=50'

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: 56,038 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 - 50' WIDE AND GREATER
90,082 sf
- PHASE 2 CONTIGUOUS OPEN SPACE
56,038 sf
- NOTE:
INCLUDED IN THE OPEN SPACE
TOTALS ABOVE.

KEY MAP

SEAL



NOT FOR
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PLAZA

MASTER DEVELOPMENT
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3	MDP SUBMISSION #3	08/10/26

SCALE NORTH

VERT: ###
HORZ: 1"=50'

0 25' 50' 100'

SHEET TITLE
OPEN SPACE PLAN (FULL
BUILD OUT)

SHEET NUMBER

L201

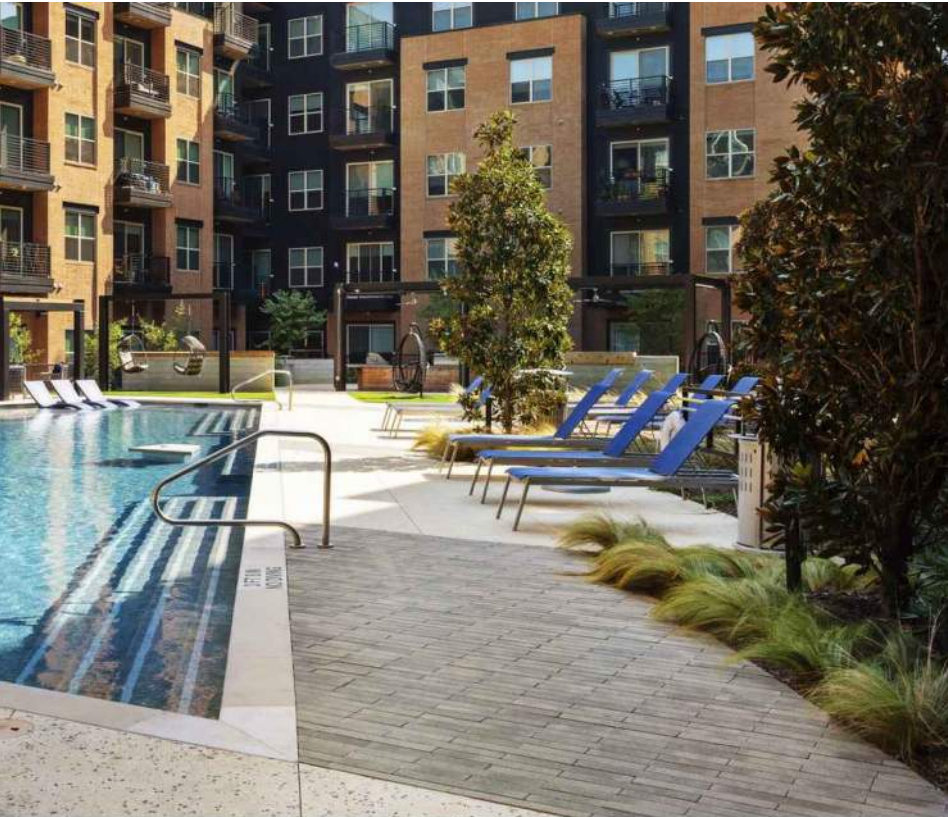
PARK (PLAZA PER ZONING TABLE 3.8.7 RECREATION + OPEN SPACE)

- 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



RETAIL PLAZAS EAST SIDE (PLAZA PER ZONING TABLE 3.8.7 RECREATION + OPEN SPACE)

- BISTRO TABLES
- PICNIC TABLES
- BENCHES



PAD PARCEL SOUTH BUFFER (PLAZA PER ZONING TABLE 3.8.7 RECREATION + OPEN SPACE)

- TREE BUFFER
- PICNIC TABLES



KEY MAP

SEAL



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CONSTRUCTION

PROJECT

COURTHOUSE
PLAZA

MASTER DEVELOPMENT
PLAN

LANDDESIGN PROJ.# 2023062A

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2	MDP SUBMISSION #2	05/06/26
3	MDP SUBMISSION #3	08/10/26

SCALE

VERT: ###
HORZ: 1"=50'

0 25' 50' 100'

SHEET TITLE

ILLUSTRIOUS IMAGES (PH1)

SHEET NUMBER

L202



- GRILLS
- LOUNGE SEATING
- POOL



- TREE BUFFER
- PICNIC TABLES



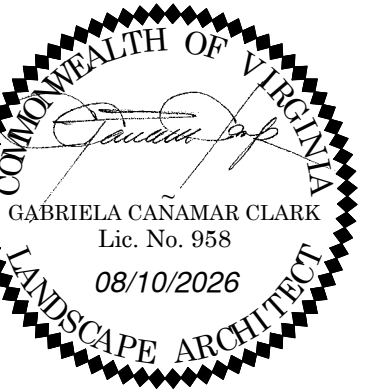
- CORN HOLE
- TURF
- SITE FURNISHING (BENCHES)
- LUSH TREE PLANTING

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



KEY MAP

REAL



**NOT FOR
CONSTRUCTION**

**COURTHOUSE
PLAZA**

MASTER DEVELOPMENT
PLAN

LANDDESIGN PROJ.# 2023062A

REVISION / ISSUANCE

[illegible]

SCALE

VERT: ###
HORZ: 1"=80'

SHEET TITLE

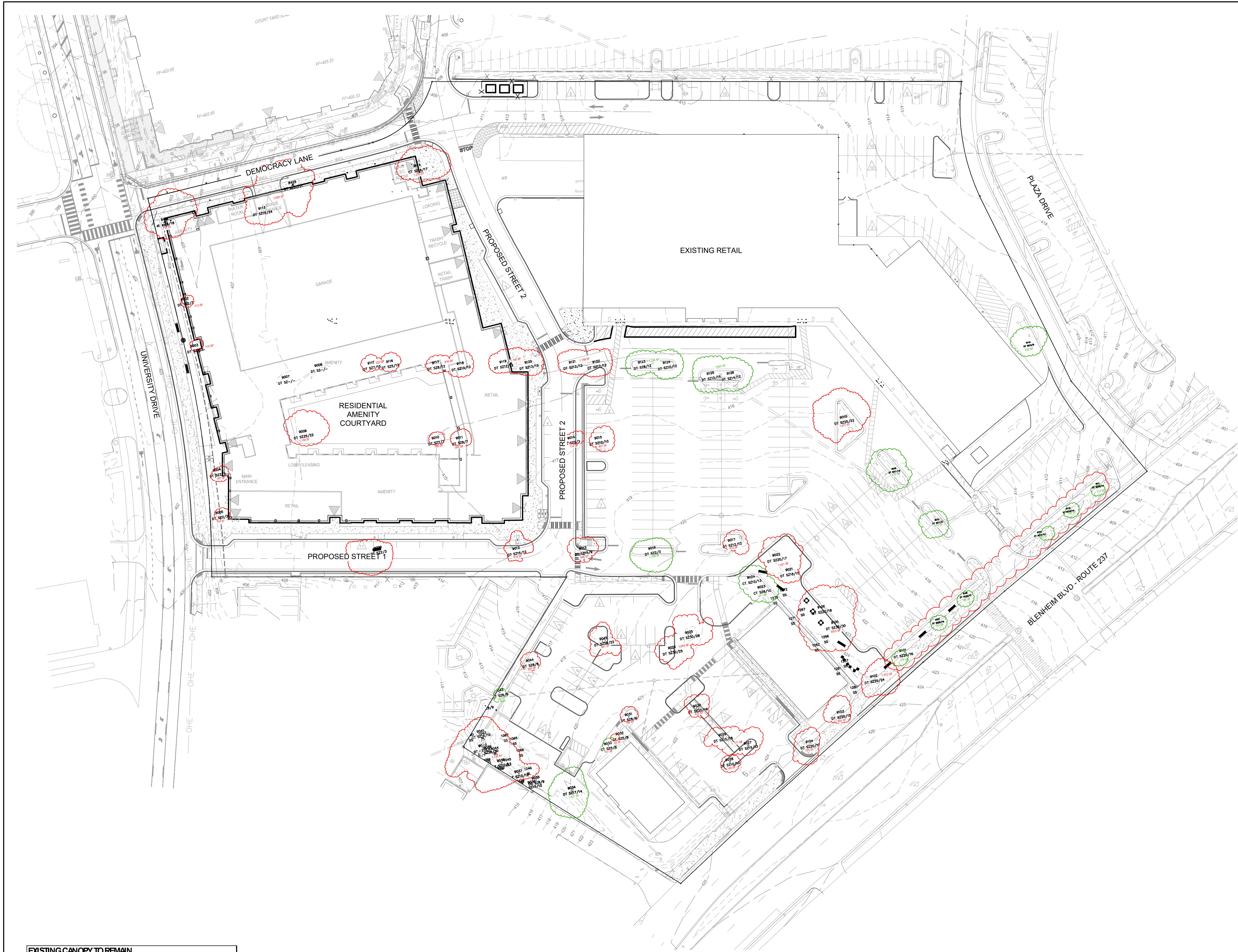
ILLUSTRATIONS

ILLUST 1

BUILD OUT)

SHEET NUMBER

203



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		148
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 Nemap satellite imagery dated May 29.		

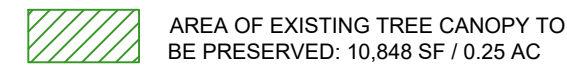
TREE INVENTORY - Courthouse Plaza									
Tree #	Species	Size	CRZ	SRZ	Condition	Status	Hand Removal	Notes	
		dbh	Critical Root Zone (radius ft)	Structural Rooting Zone (radius ft)					
8421	ACER RUBRUM / RED MAPLE	18"	18	5.94	55%	REMOVE	X	Heavy pruning, poor structure, dieback	
8428	PYRUS CALLERYANA / BRADFORD PEAR	21"	20	6.6	75%	REMOVE	X		
9002	ACER RUBRUM / RED MAPLE	2"	3	0.99	85%	REMOVE	X	Heavily planted tree, may be transplanted	
9003	ACER RUBRUM / RED MAPLE	2"	3	0.99	85%	REMOVE	X	Heavily planted tree, may be transplanted	
9004	ACER RUBRUM / RED MAPLE	2"	3	0.99	85%	REMOVE	X	Heavily planted tree, may be transplanted	
9005	ACER RUBRUM / RED MAPLE	2"	3	0.99	85%	REMOVE	X	Heavily 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	Heavily planted tree, may be transplanted	
9010	ZELKOVA SERRATA / ZELKOVA	2"	3	0.99	85%	REMOVE	X	Heavily planted tree, may be transplanted	
9011	ACER RUBRUM / RED MAPLE	7"	8	2.64	85%	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	Heavily 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		Heavily 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	Damage to 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	Floor pruning	
9022	QUERCUS PHELLOS / WILLOW OAK	17"	20	6.6	70%	REMOVE	X		
9023	PINUS NIGRA / AUSTRAL PINE	10"	8	2.64	75%	PRESERVE			
9024	PINUS NIGRA / AUSTRAL PINE	13"	10	3.3	65%	PRESERVE			
9025	QUERCUS PHELLOS / WILLOW OAK	28"	30	9.9	70%	REMOVE	X	Floor pruning	
9026	QUERCUS PHELLOS / WILLOW OAK	25"	30	9.9	70%	REMOVE	X	Floor pruning	
9027	LIQUIDAMBAR STYRACIFLUA / SWEET GUM	13"	15	4.95	40%	REMOVE	X	Floor pruning, included bark, basal trunk wound	
9028	LIQUIDAMBAR STYRACIFLUA / SWEET GUM	10"	10	3.3	40%	REMOVE	X	Floor pruning, included bark, basal trunk wound	
9029	PYRUS CALLERYANA / BRADFORD PEAR	15"	18	5.94	35%	REMOVE	X	Floor pruning, included bark, basal trunk wound	
9030	PYRUS CALLERYANA / BRADFORD PEAR	16"	20	6.6	45%	REMOVE	X	Floor pruning, included bark, basal trunk wound	
9031	TILIA CORDATA / LITTLE LEAF LINDEN	8"	8	2.64	55%	REMOVE	X		
9032	JUNIPER SP.	8"	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 / AUSTRAL 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	LAGEROSTROEMIA INDICA / CRAPE MYRTLE	15"	7	2.31	70%	REMOVE	X		
9116	LAGEROSTROEMIA INDICA / CRAPE MYRTLE	12"	5	1.65	65%	REMOVE	X		
9117	LAGEROSTROEMIA INDICA / CRAPE MYRTLE	12"	8	2.64	75%	REMOVE	X		
9118	LAGEROSTROEMIA INDICA / CRAPE MYRTLE	12"	12	3.96	85%	REMOVE	X		
9119	LAGEROSTROEMIA INDICA / CRAPE MYRTLE	12"	12	3.96	85%	REMOVE	X		
9120	LAGEROSTROEMIA INDICA / CRAPE MYRTLE	15"	13	4.29	90%	REMOVE	X		
9121	LAGEROSTROEMIA INDICA / CRAPE MYRTLE	12"	12	3.96	90%	REMOVE	X		
9122	LAGEROSTROEMIA INDICA / CRAPE MYRTLE	12"	12	3.96	90%	REMOVE	X		
9123	LAGEROSTROEMIA INDICA / CRAPE MYRTLE	12"	8	2.64	85%	PRESERVE			
9124	LAGEROSTROEMIA INDICA / CRAPE MYRTLE	12"	10	3.3	85%	PRESERVE			
9125	LAGEROSTROEMIA INDICA / CRAPE MYRTLE	15"	15	4.95	90%	PRESERVE			
9126	LAGEROSTROEMIA INDICA / CRAPE MYRTLE	12"	14	4.62	90%	PRESERVE			
		-	-	-	-	-	-		

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

TREE LEGEND



PRESERVE



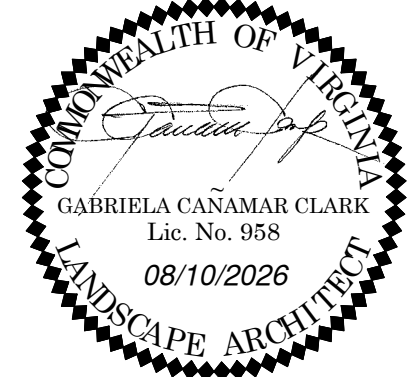
AREA OF EXISTING TREE CANOPY TO BE PRESERVED: 10,848 SF / 0.25 AC



REMOVE

KEY MAP

SEAL



NOT FOR
CONSTRUCTION

PROJECT

COURTHOUSE
PLAZA

MASTER DEVELOPMENT
PLAN

LANDDESIGN PROJ.#

2023062A

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
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3	MDP SUBMISSION #3	08/10/26

SCALE

VERT: ###
HORZ: 1"=40'

SHEET TITLE

TREE PRESERVATION PLAN

SHEET NUMBER

L300

KEY MAP

SEAL



SCALE: 1" = 100'

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

NOT FOR
CONSTRUCTION

COURTHOUSE
PLAZA

MASTER DEVELOPMENT
PLAN

LANDDESIGN PROJ# 2023062A

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SCALE

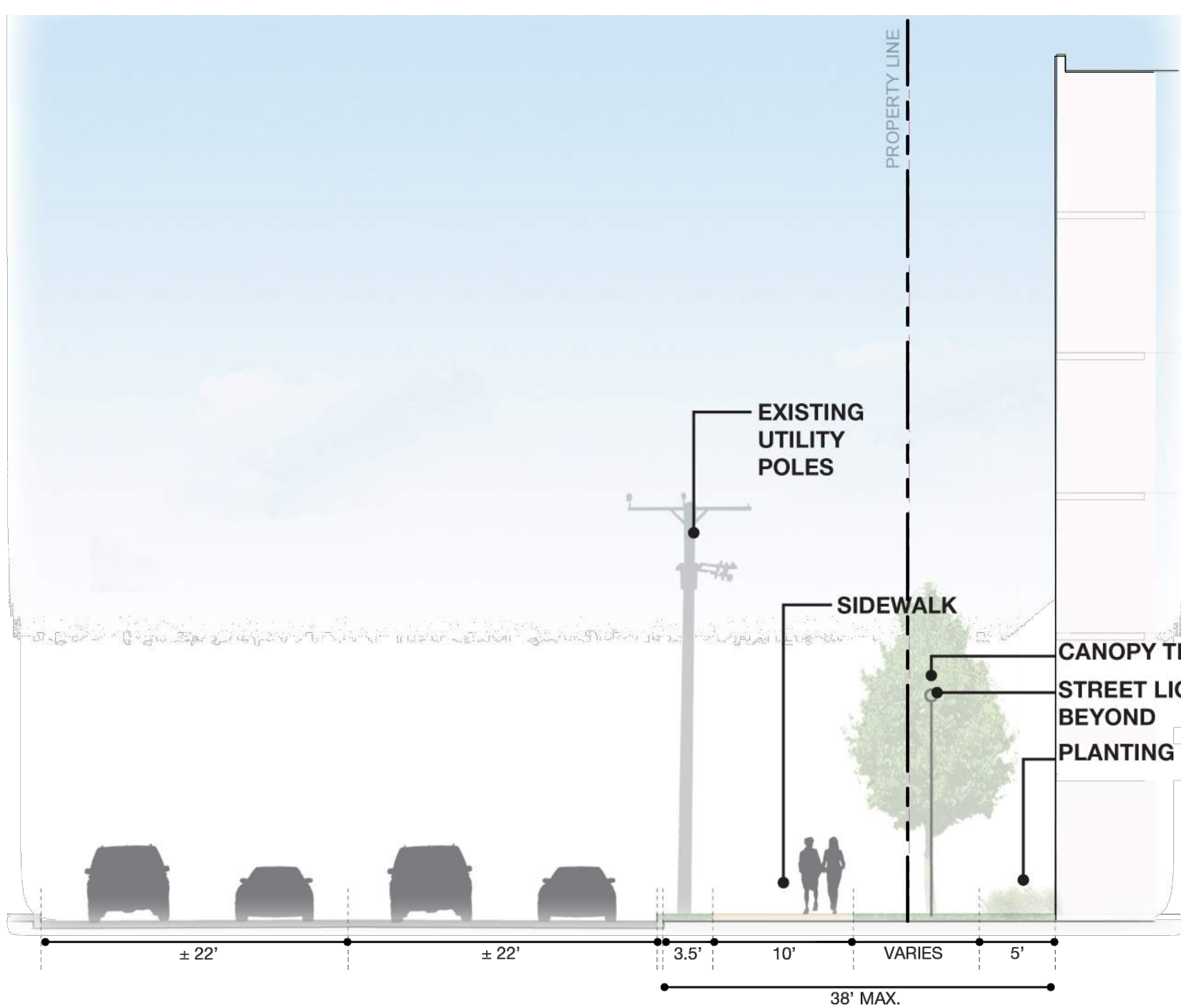
VERT: ###
HORZ: 1"=10'

SHEET TITLE

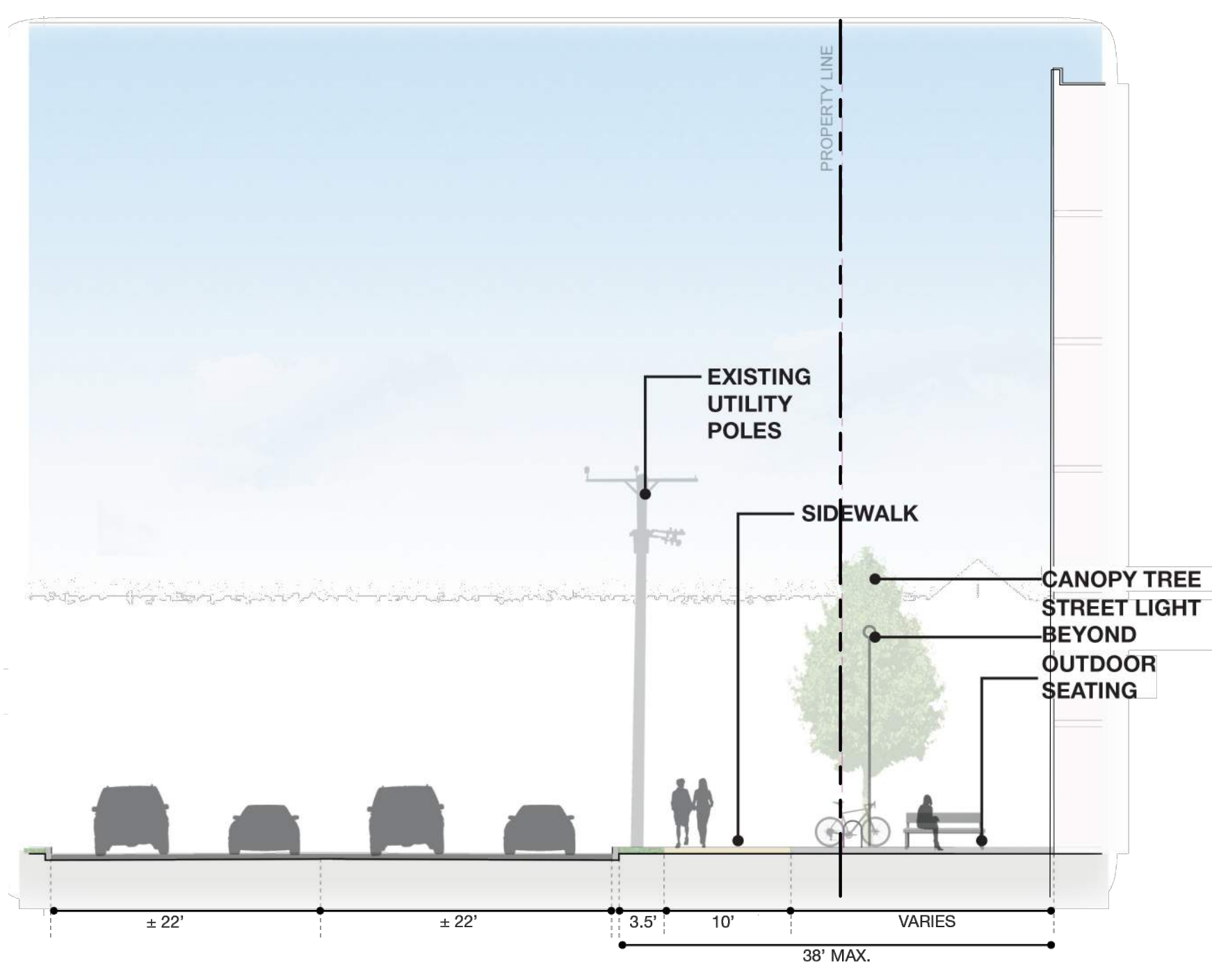
SECTIONS (PHASE 1)

SHEET NUMBER

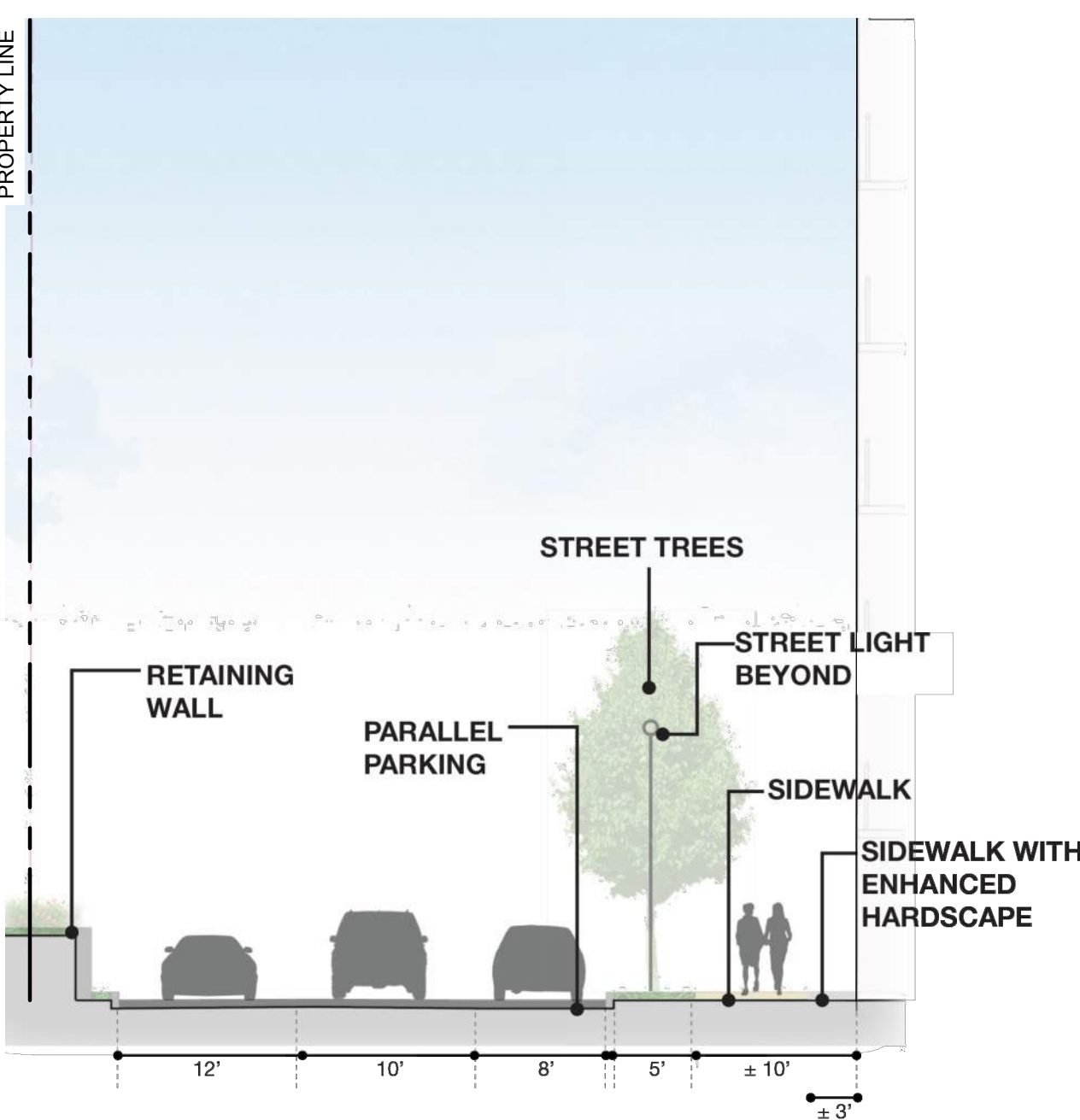
L400



A1
L4 UNIVERSITY DRIVE SECTION



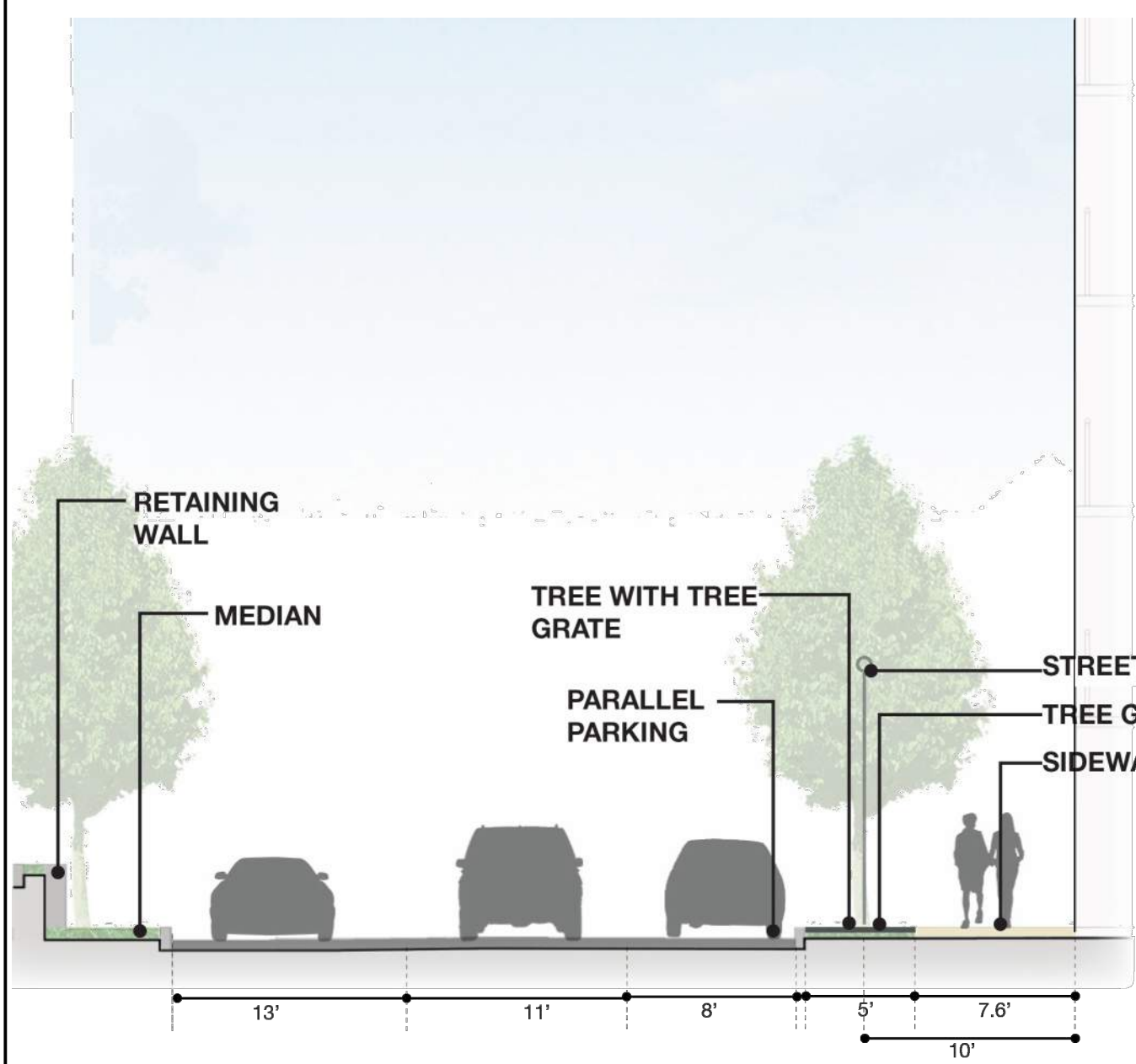
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L4 UNIVERSITY DRIVE SECTION



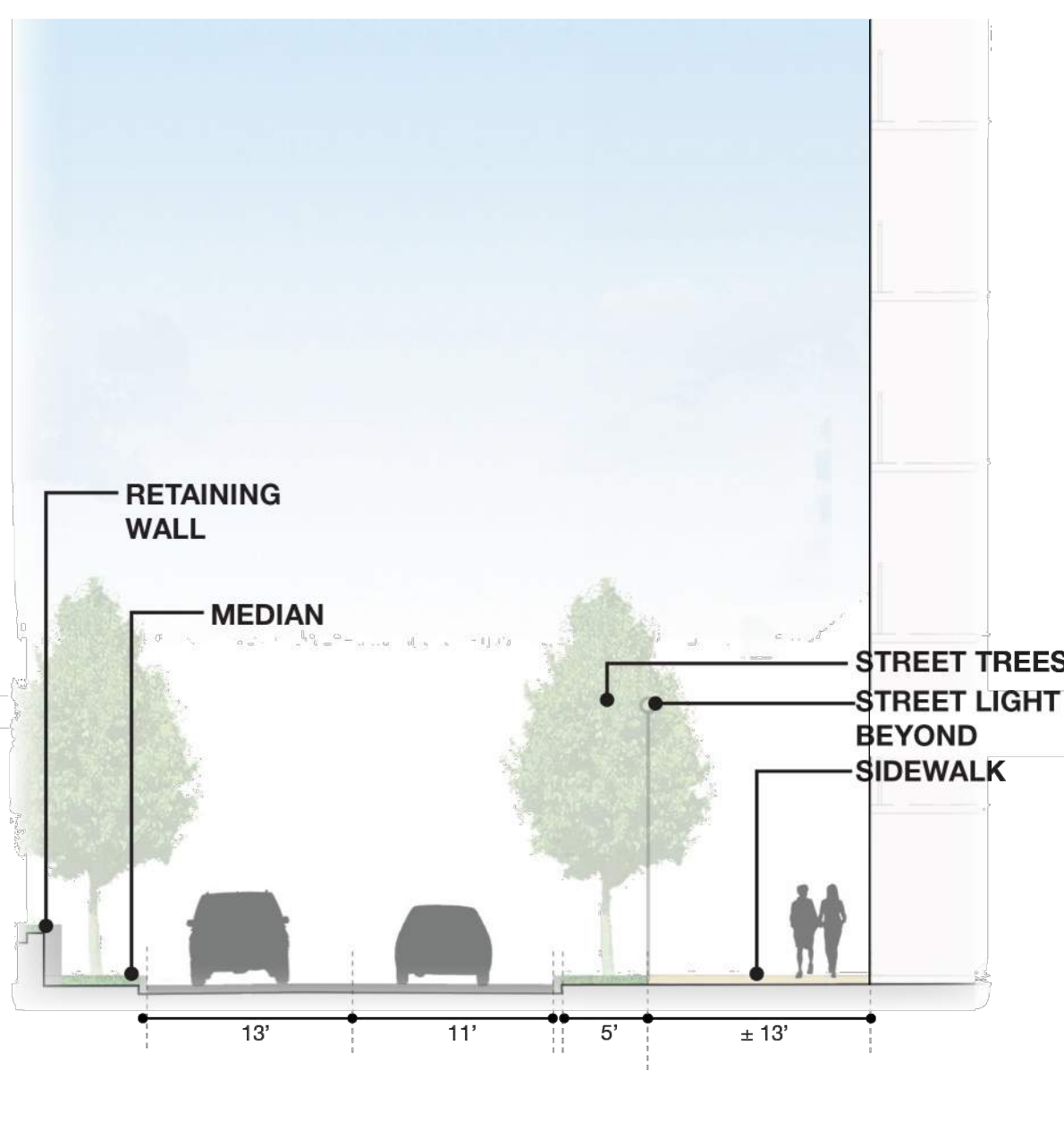
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L4 PROPOSED STREET 1 SECTION



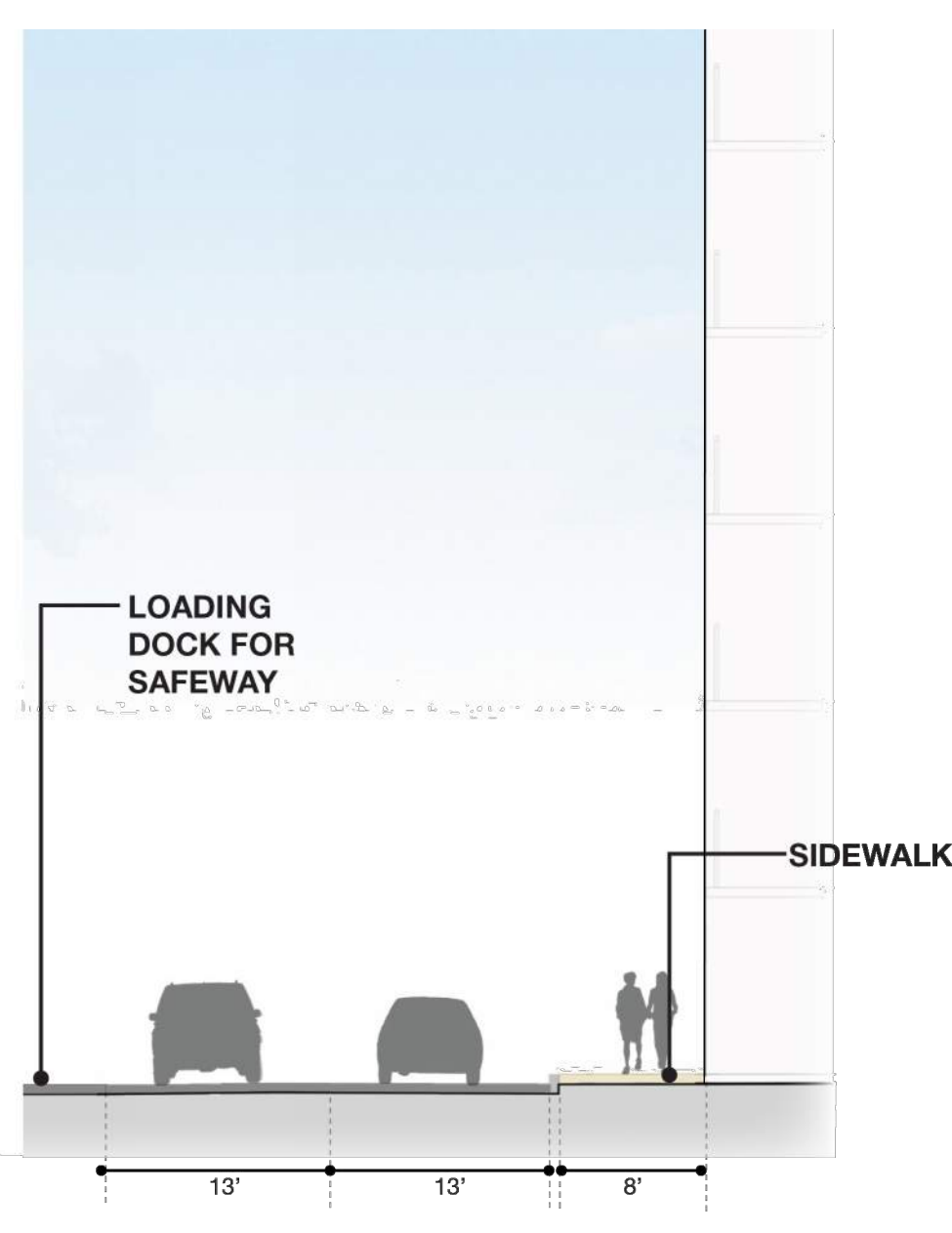
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L4 PROPOSED STREET 1 SECTION



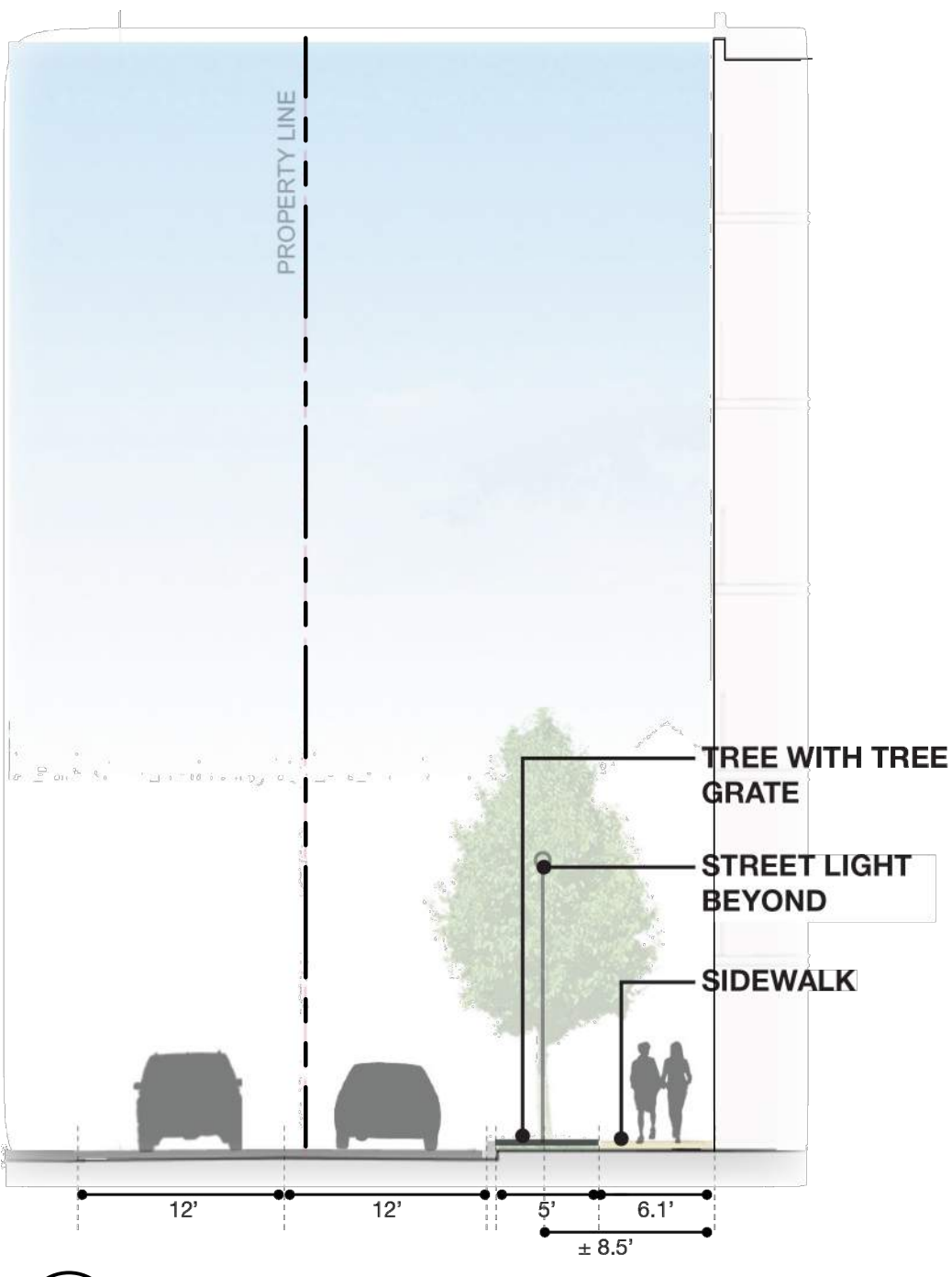
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L4 PROPOSED STREET 2 SECTION



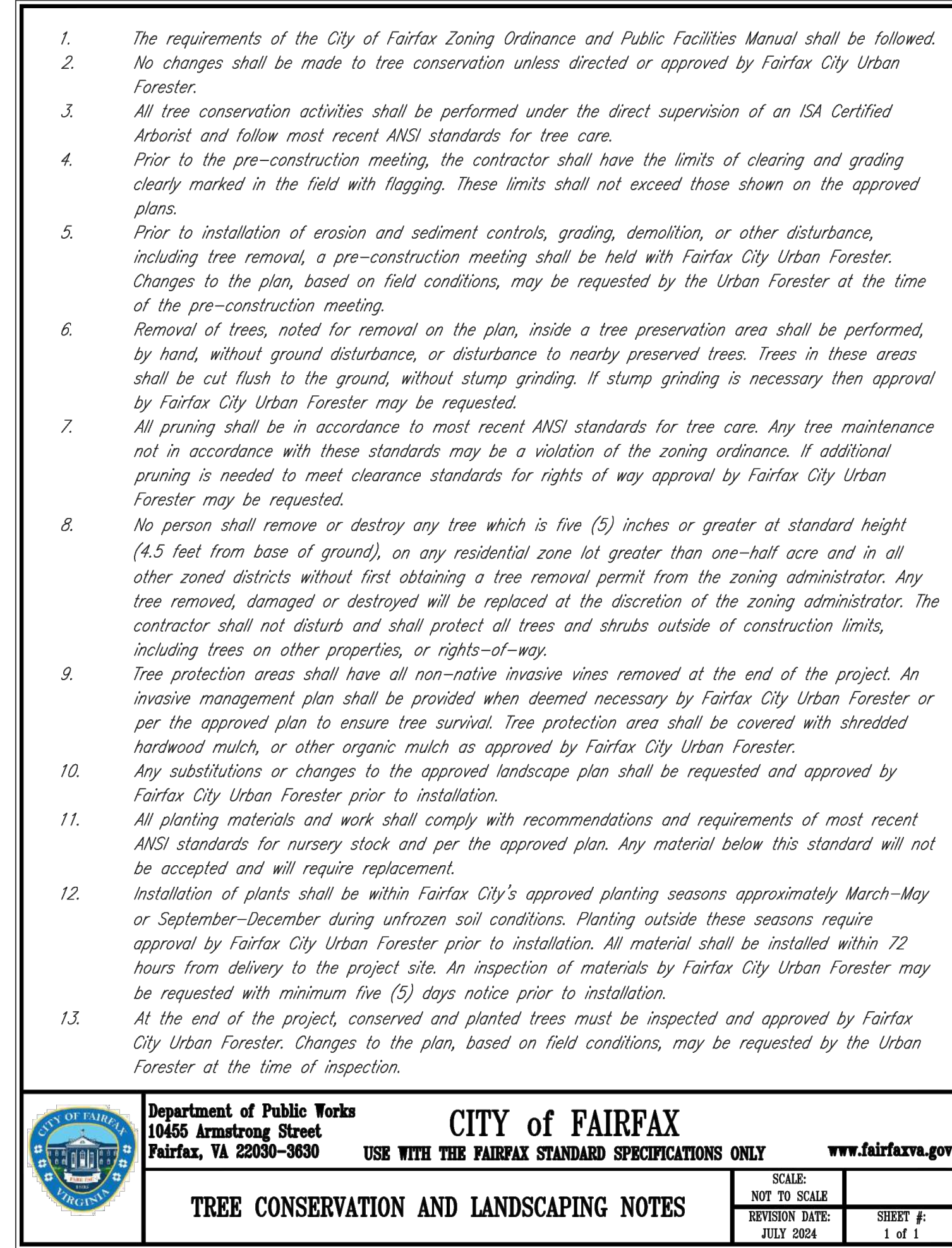
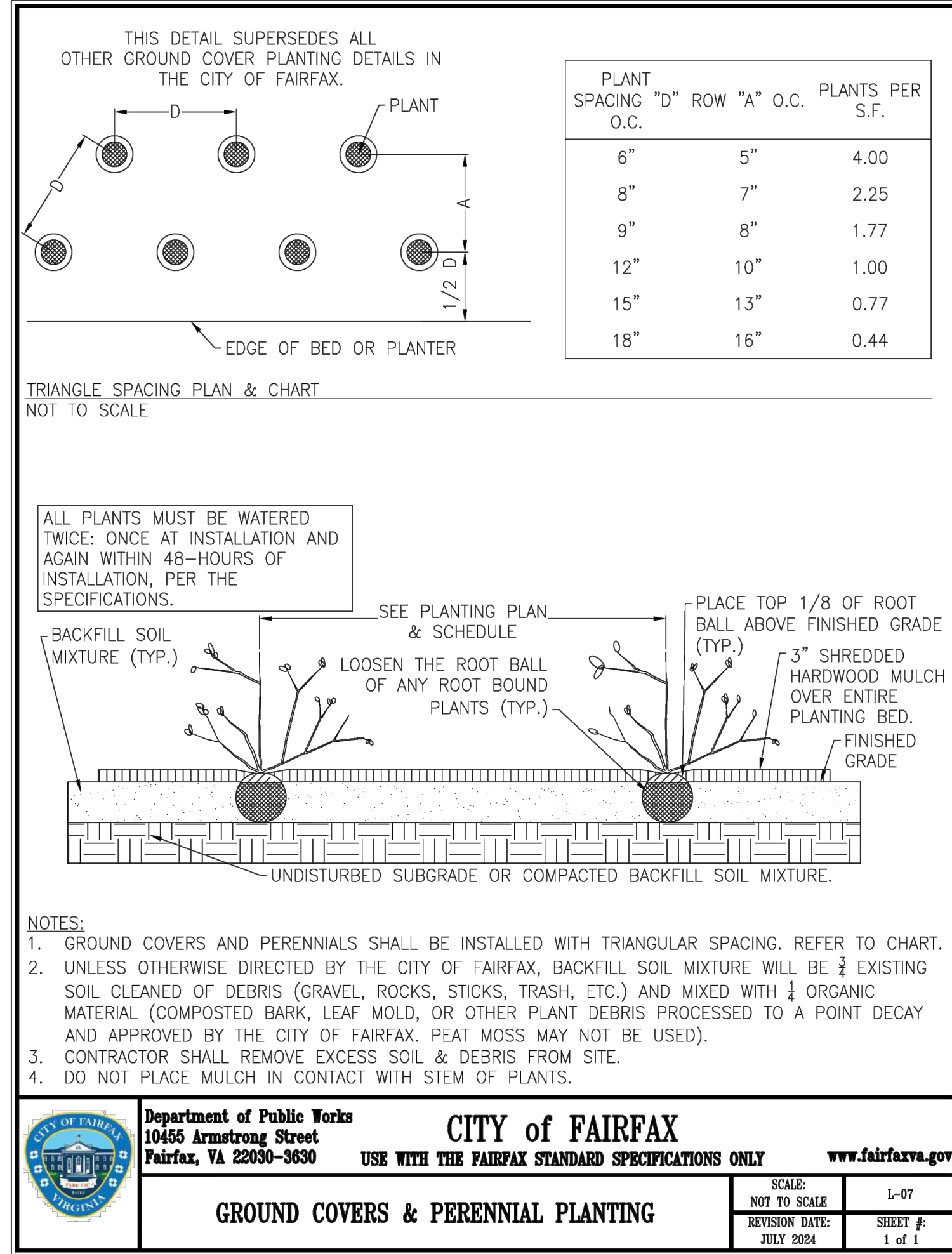
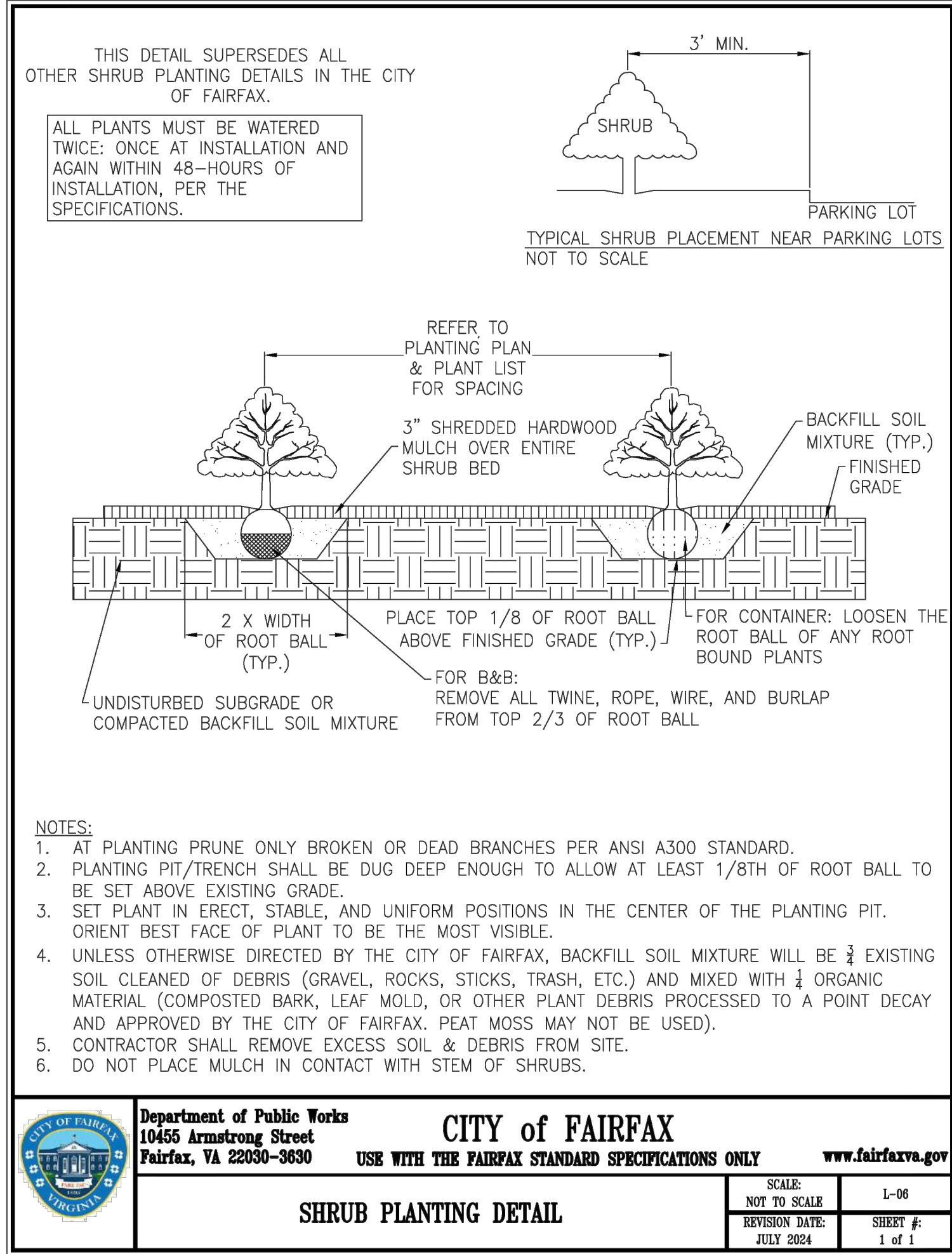
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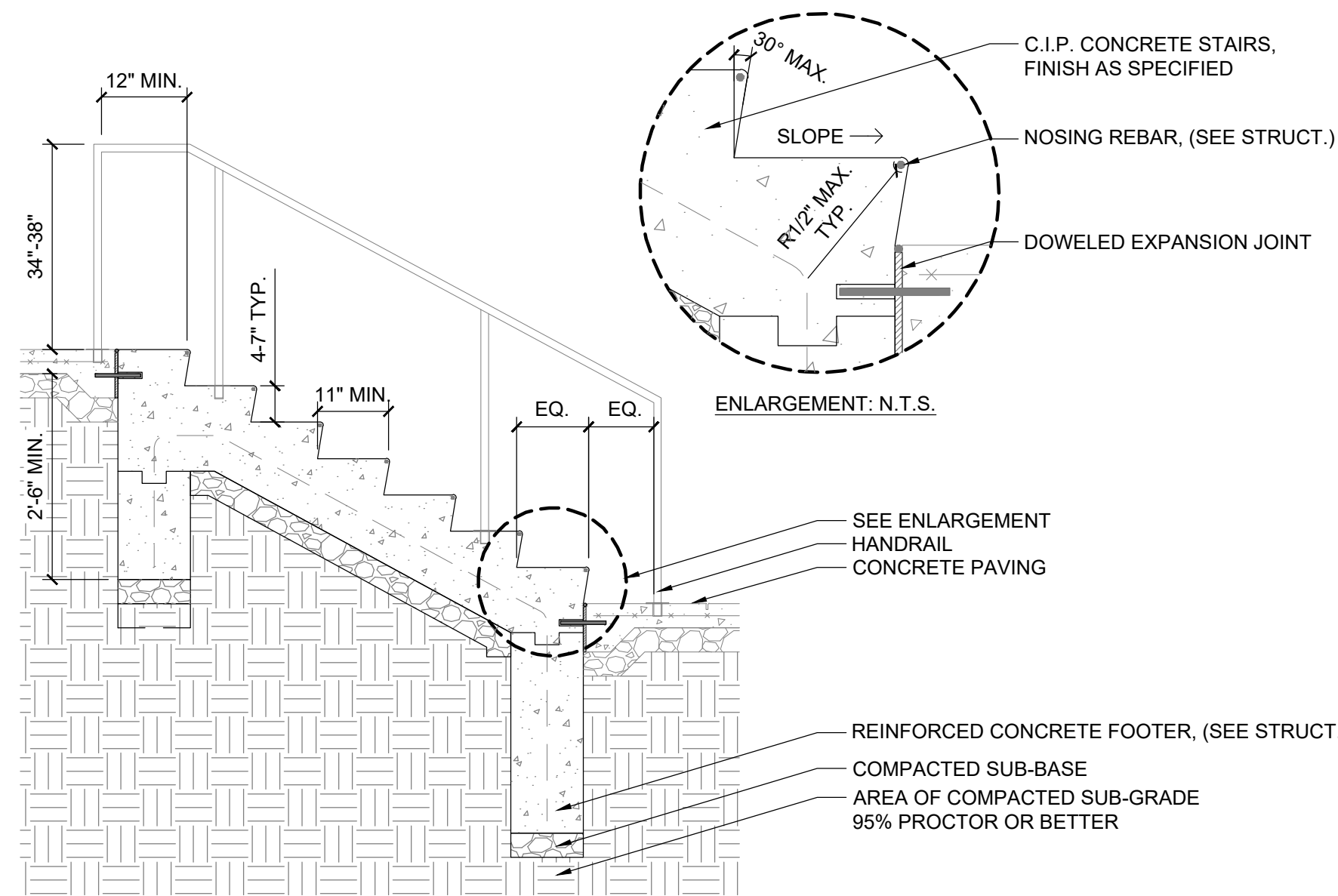


C3
L4 PROPOSED STREET 2 SECTION



D
L4 DEMOCRACY LANE STREET SECTION

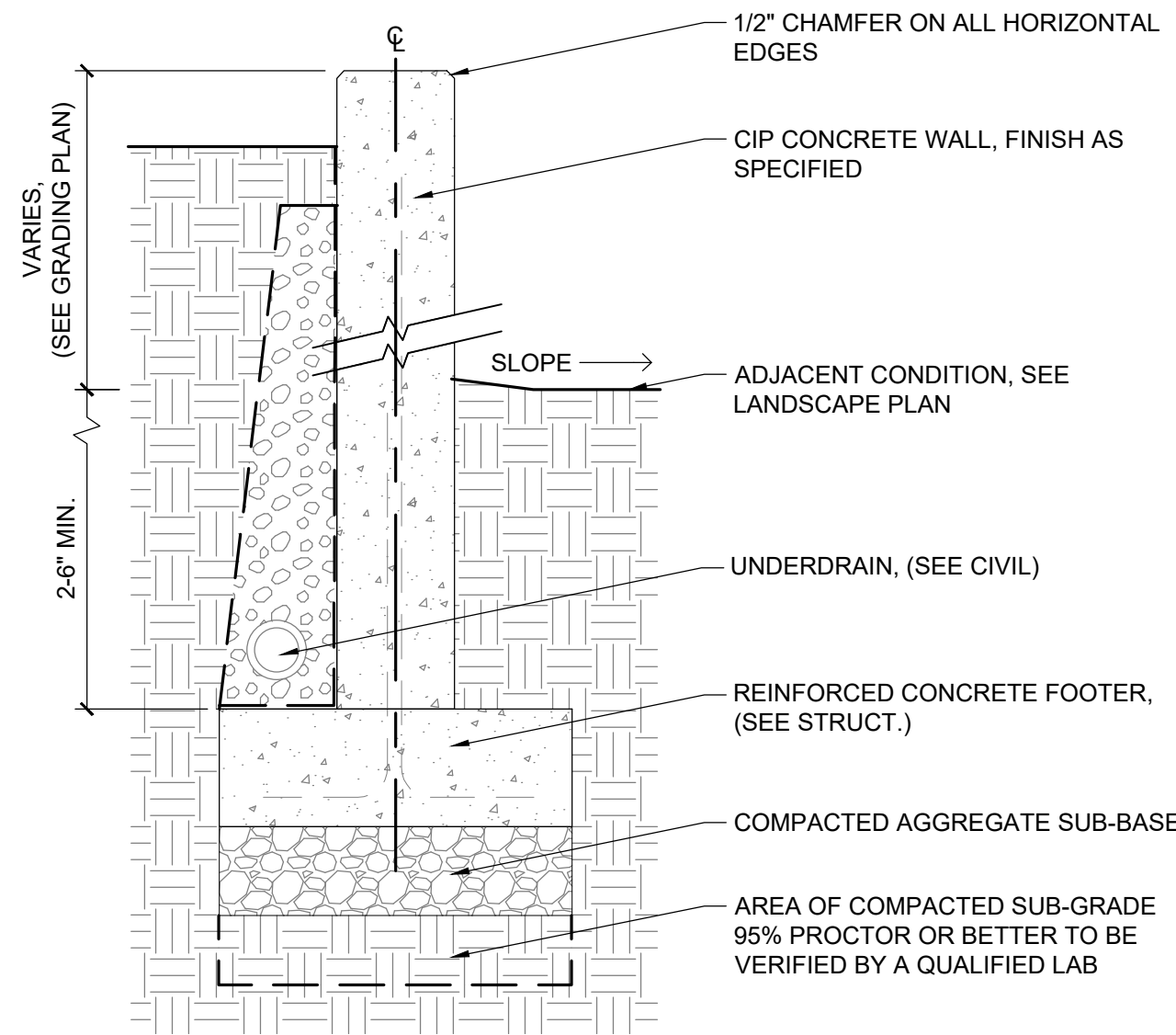




1 C.I.P. CONCRETE STAIRS

L600 SECTION

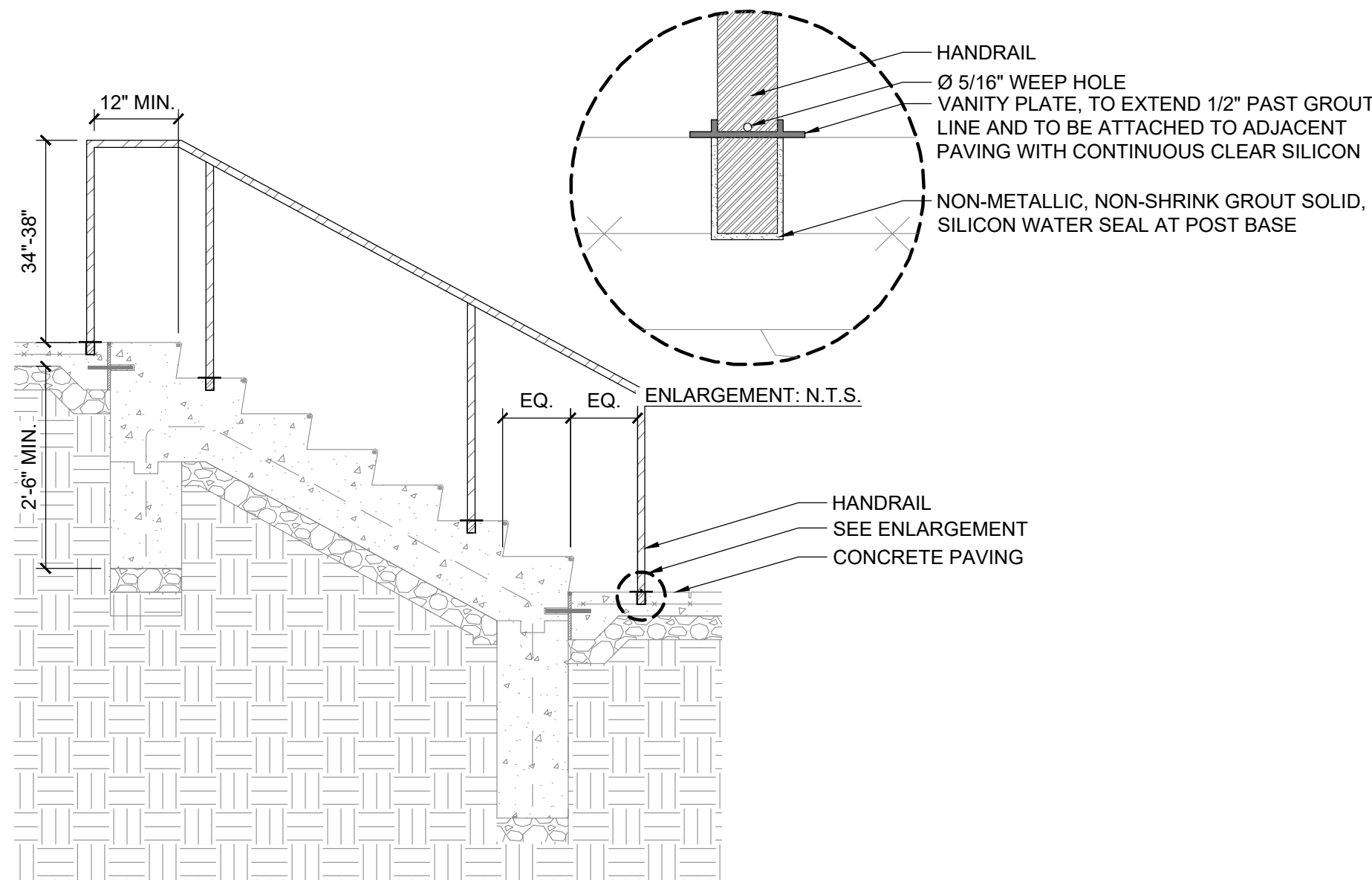
1/2" = 1'-0" _XREF



3 RETAINING C.I.P. WALL

L600 SECTION

1" = 1'-0"



2 HANDRAIL ON C.I.P. CONCRETE STAIRS

L600 SECTION

1/2" = 1'-0"

KEY MAP

SEAL



NOT FOR
CONSTRUCTION

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

SCALE NORTH

VERT: ###
HORZ: AS NOTED

SHEET TITLE

DETAILS - HARDSCAPE

SHEET NUMBER

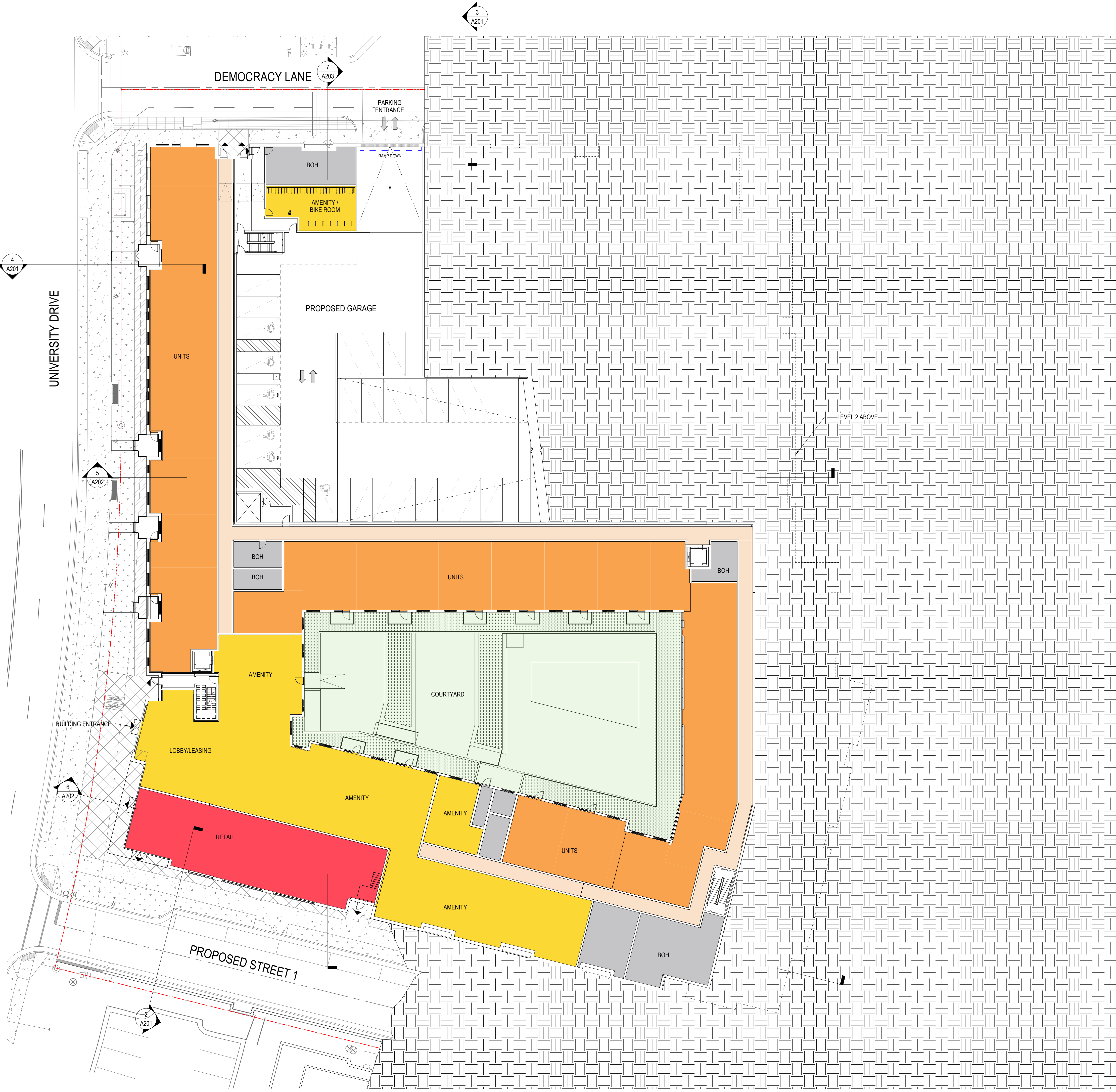
L600

8/7/2026 1:27:37 PM Autodesk Docs://19046-COURTHOUSE PLAZA/19046 FAIRFAX CITY - BASE BUILDING - R23.rvt

C

B

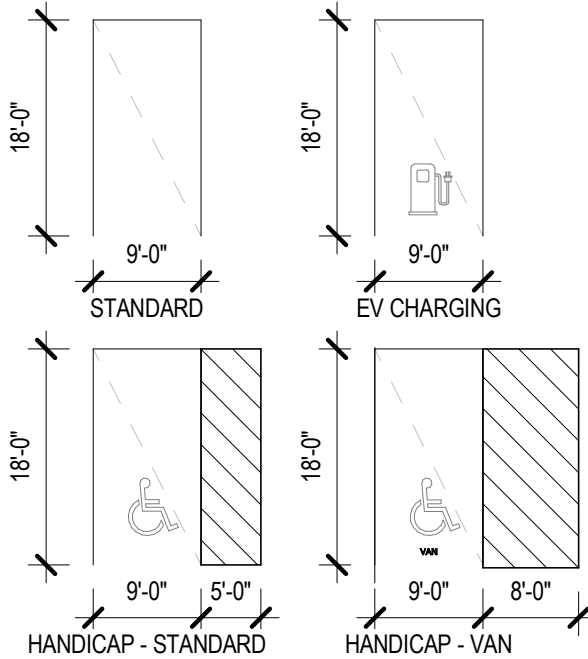
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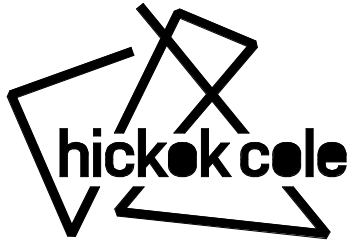
HOUSING ROOM KEY

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

PARKING GARAGE LEGEND



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



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CONSULTANTS

PROJECT NAME
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RESIDENTIAL**

CLIENT NAME
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c/o Combined
Courthouse LLC

ADDRESS
**3922 OLD LEE
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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

STAMP

A

PROJECT NO.
19046

SCALE
As indicated

DRAWN BY
Author

DRAWING TITLE
LEVEL 01

DRAWING NO.

A101

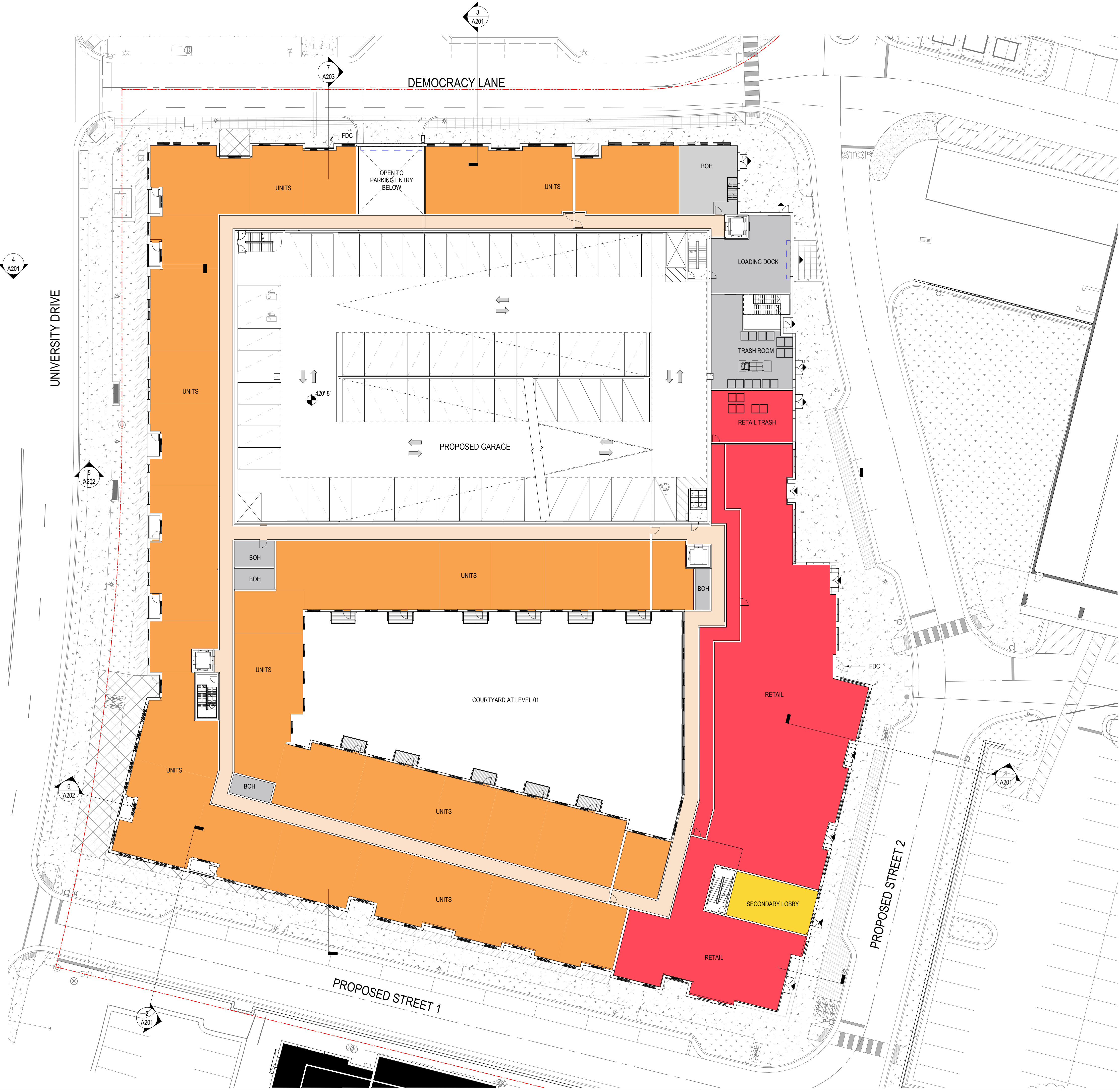
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C

B

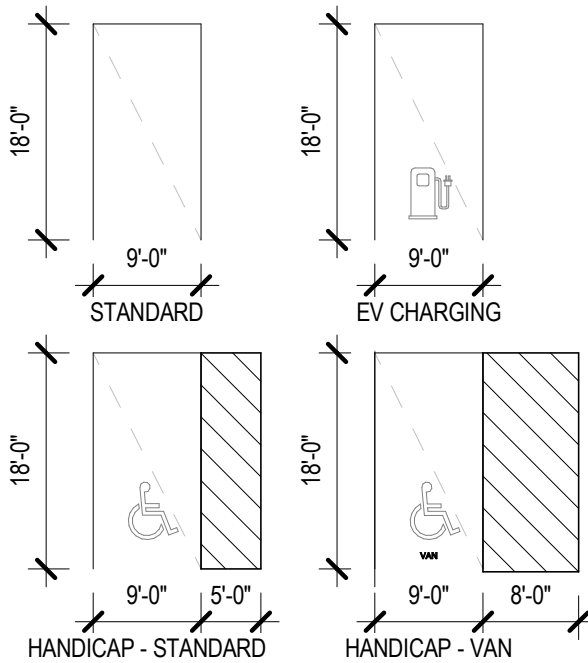
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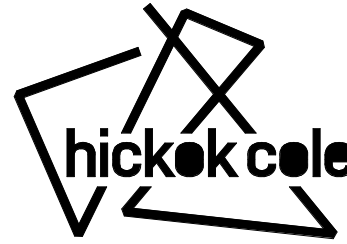
HOUSING ROOM KEY

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

PARKING GARAGE LEGEND



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



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3	2026-06-06	MDP SUBMISSION 3

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19046

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As indicated

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Author

DRAWING TITLE
LEVEL 02

DRAWING NO.

A102

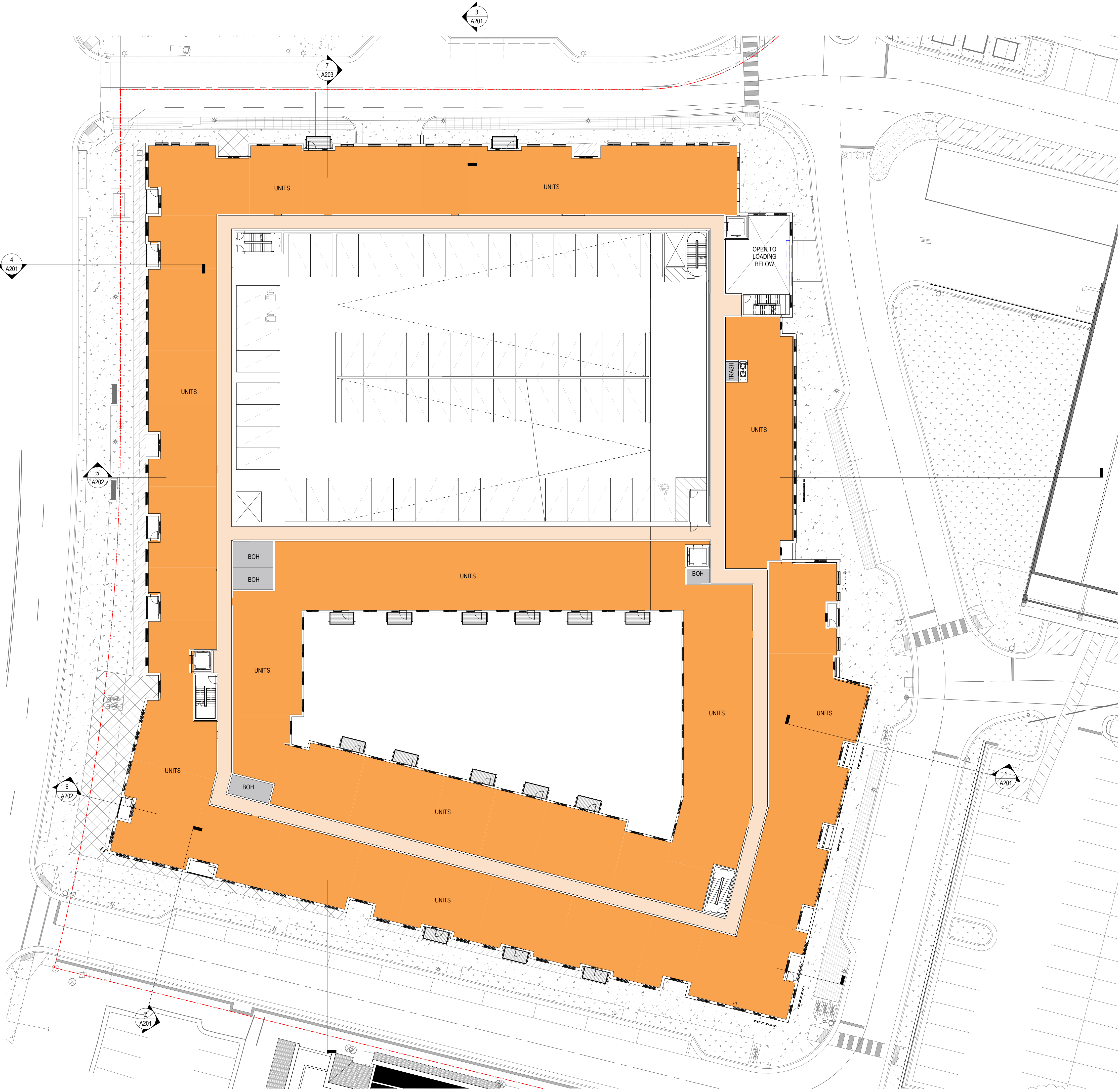
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C

B

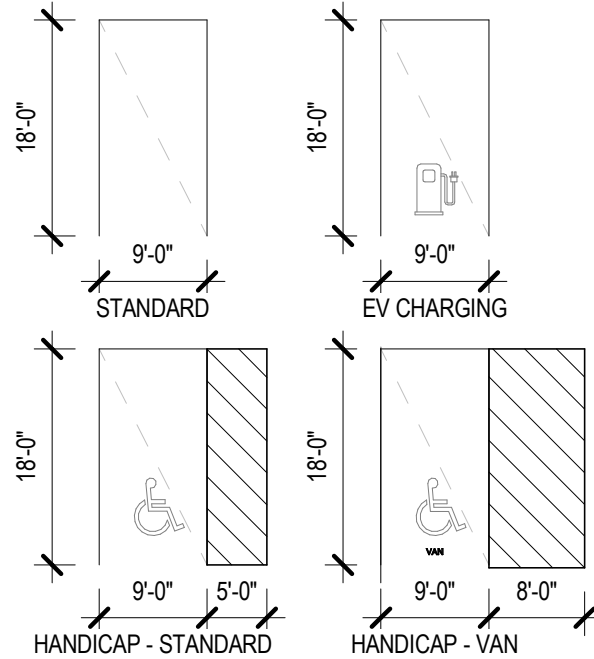
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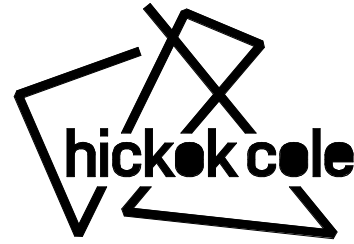
HOUSING ROOM KEY

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

PARKING GARAGE LEGEND



1 FLOOR PLAN - LEVEL 03
1" = 20'-0"



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3	2026-06-06	MDP SUBMISSION 3

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PROJECT NO.
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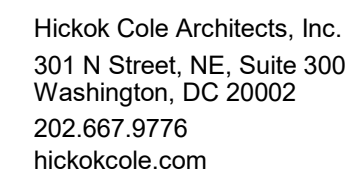
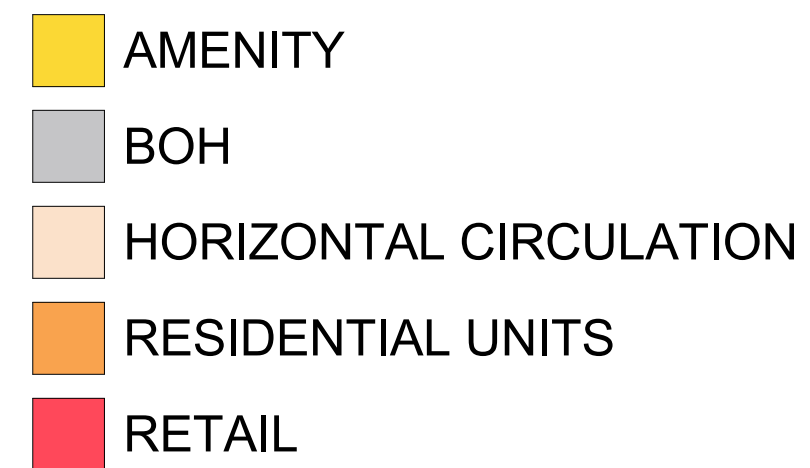
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DRAWING TITLE
LEVEL 03 - LEVEL 06

DRAWING NO.

A103

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REVISIONS / NOTES

[illegible]

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A

PROJECT NO.
19046

SCALE
1" = 20'-0"

DRAWN BY
Author

DRAWING TITLE
LEVEL PH/ ROOF

DRAWING NO.

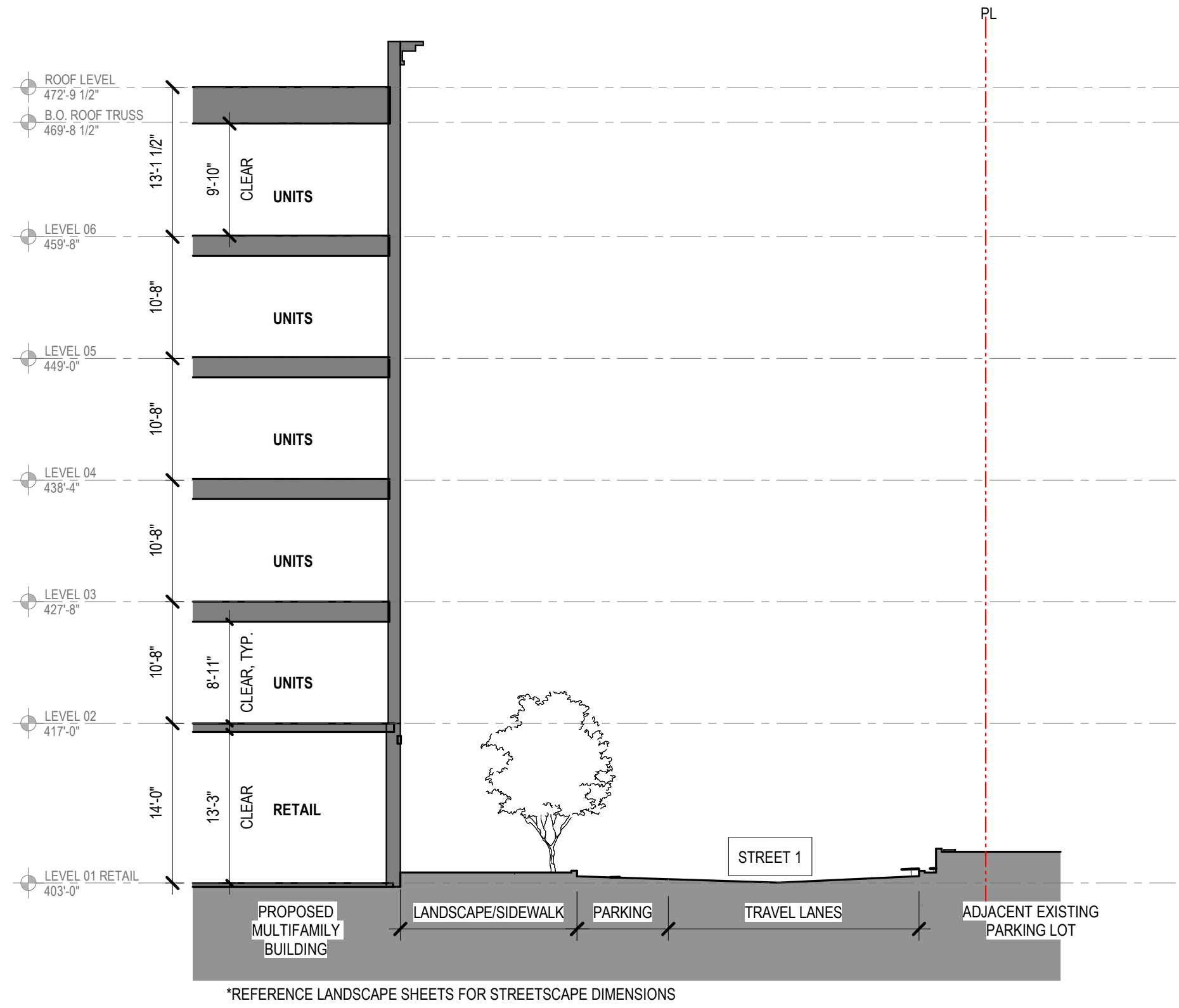
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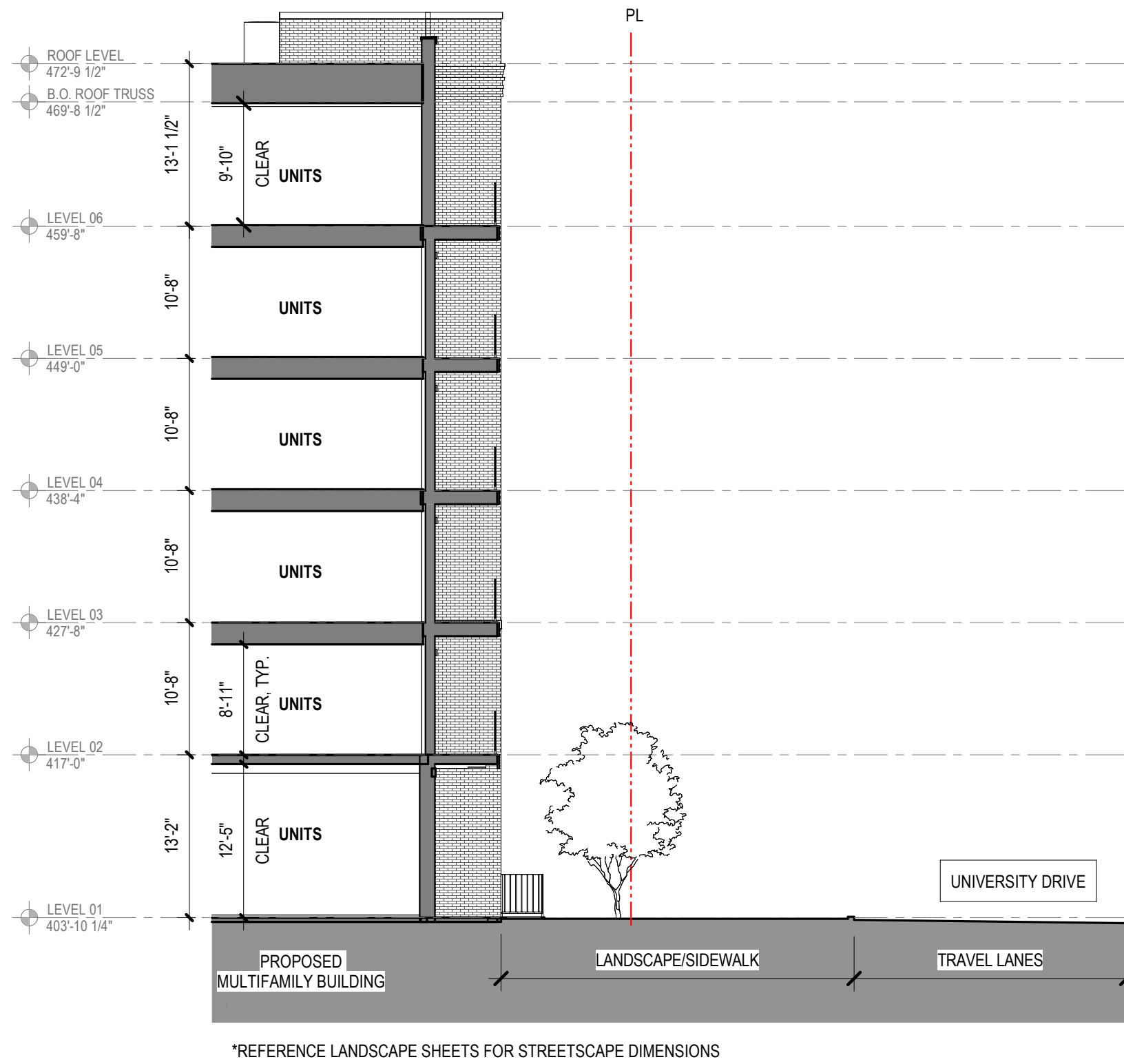
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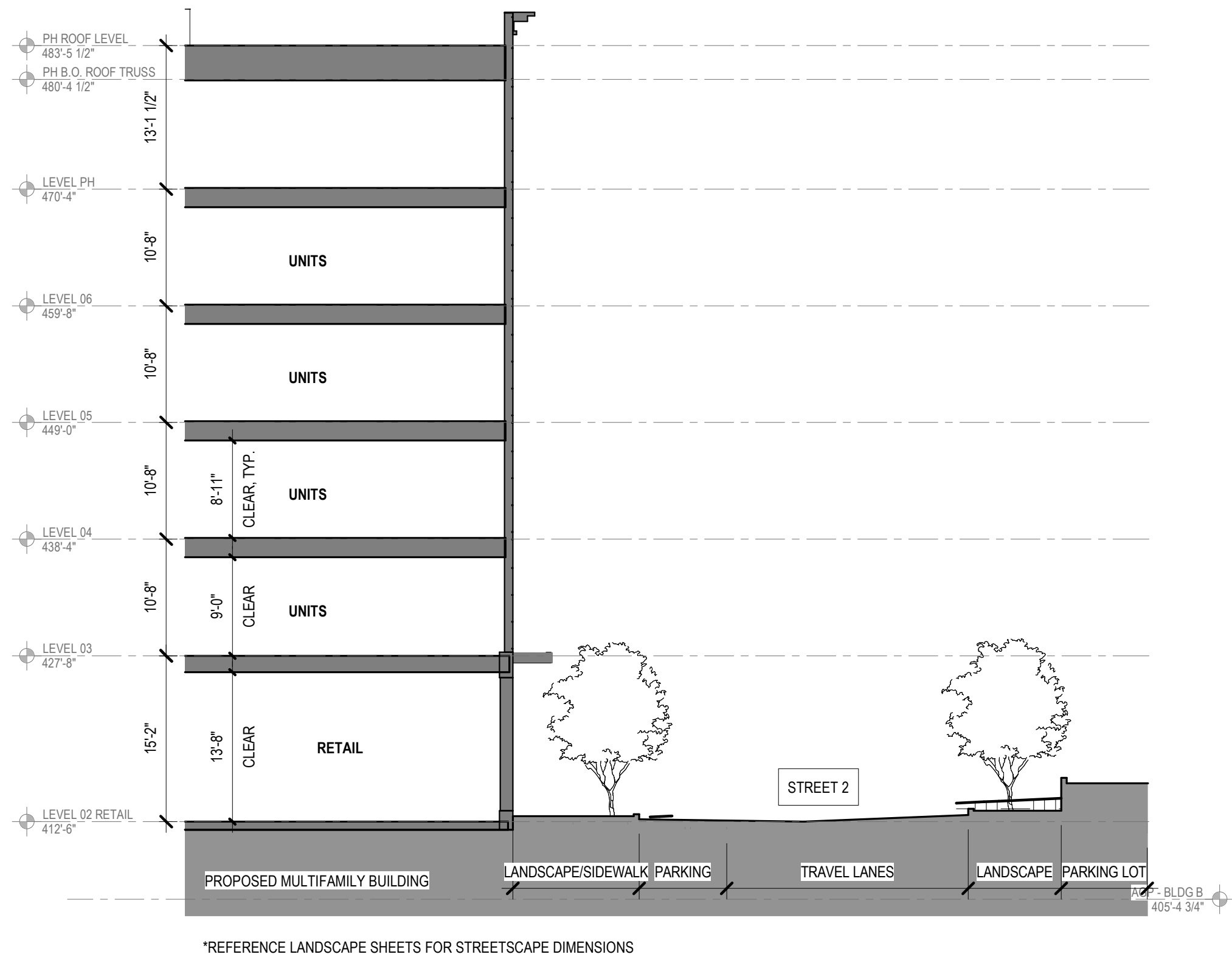
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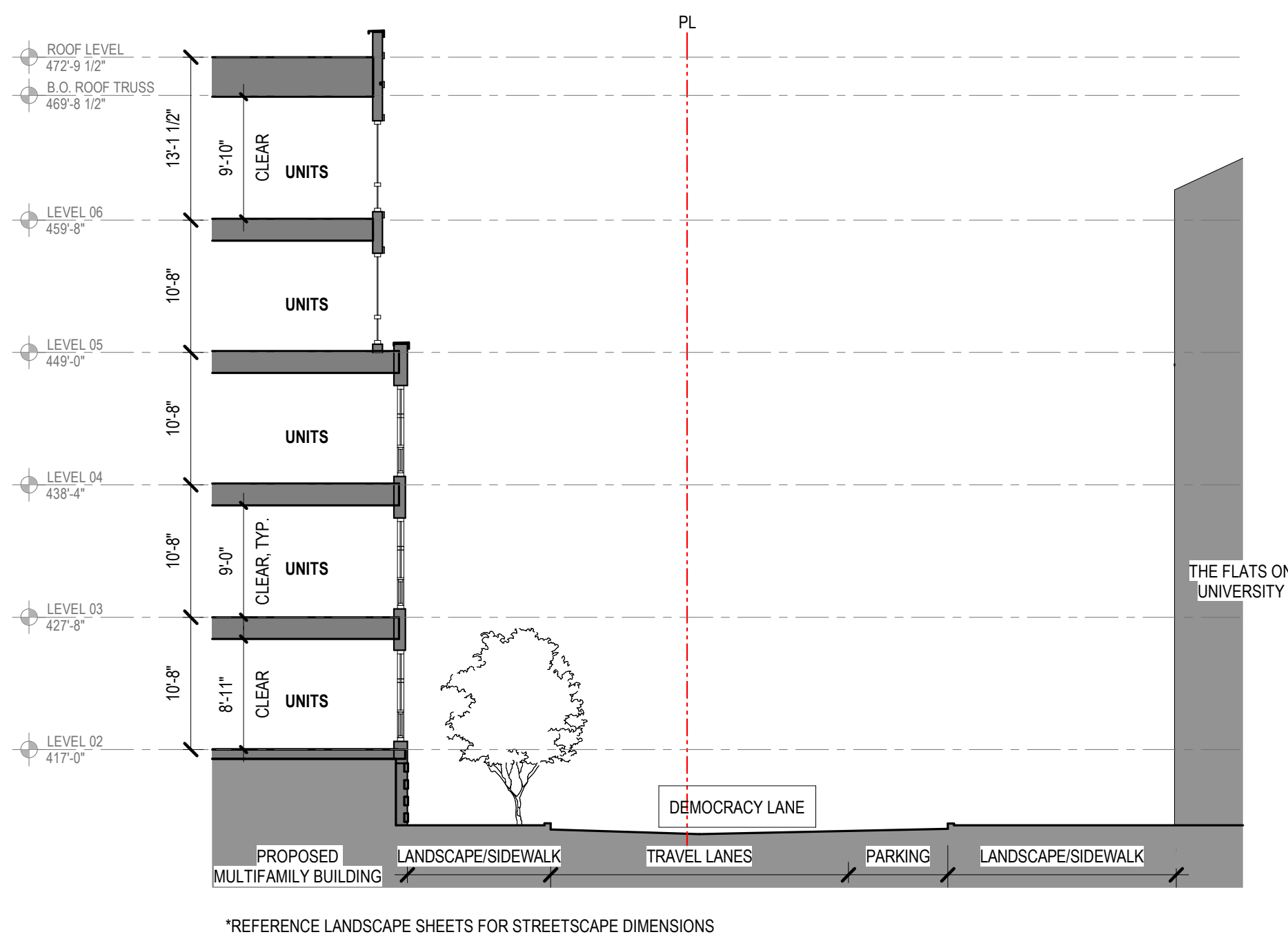
2 ROAD CROSS SECTION - STREET 1



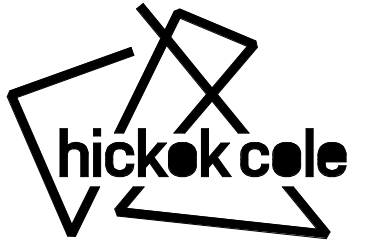
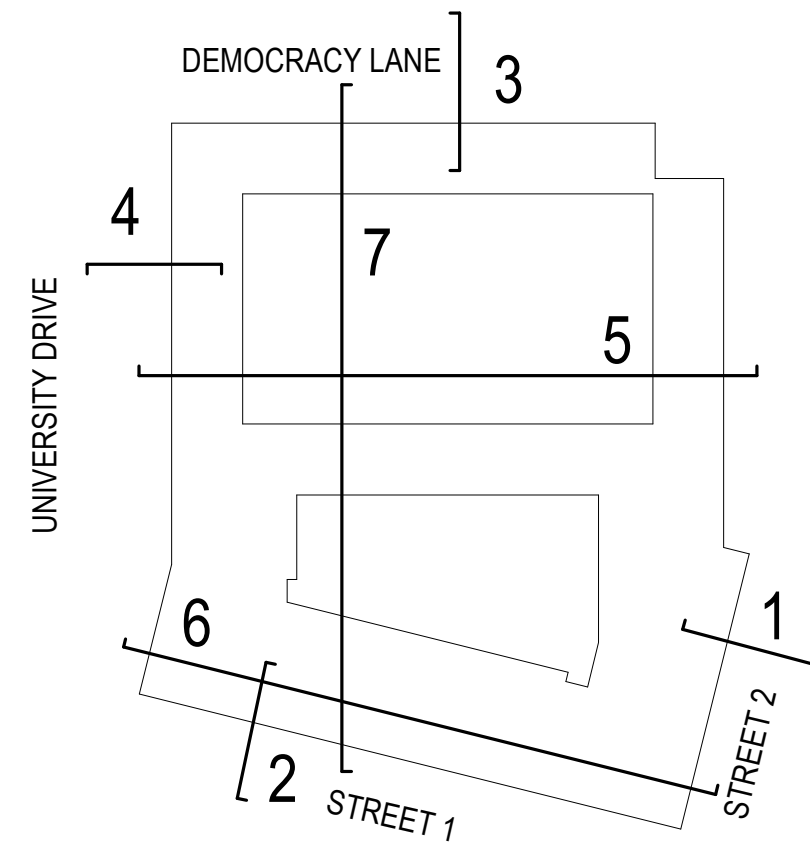
4 ROAD CROSS SECTION - UNIVERSITY DRIVE



1 ROAD CROSS SECTION - STREET 2



3 ROAD CROSS SECTION - DEMOCRACY LANE



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Author

DRAWING TITLE
CROSS SECTION

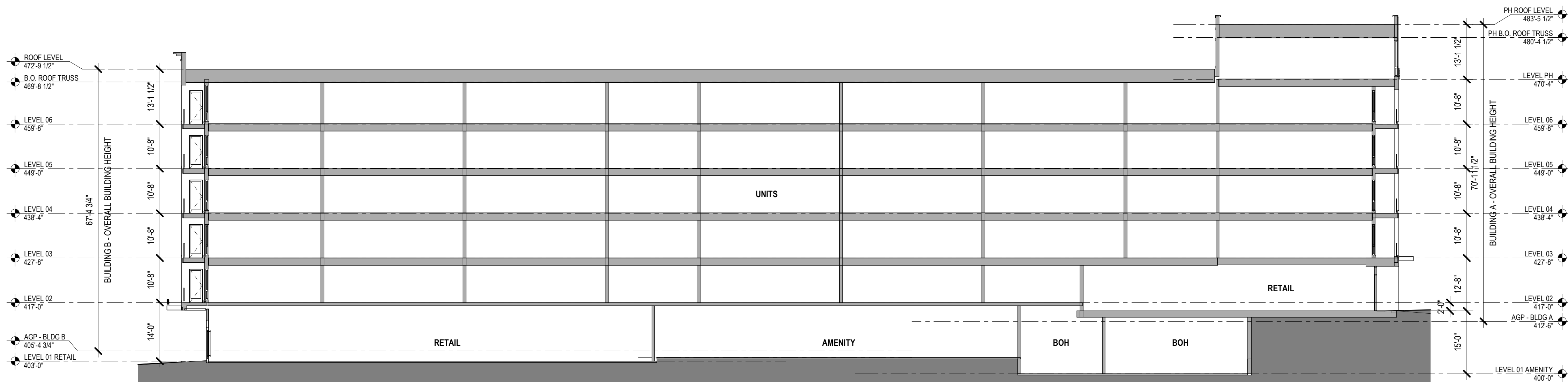
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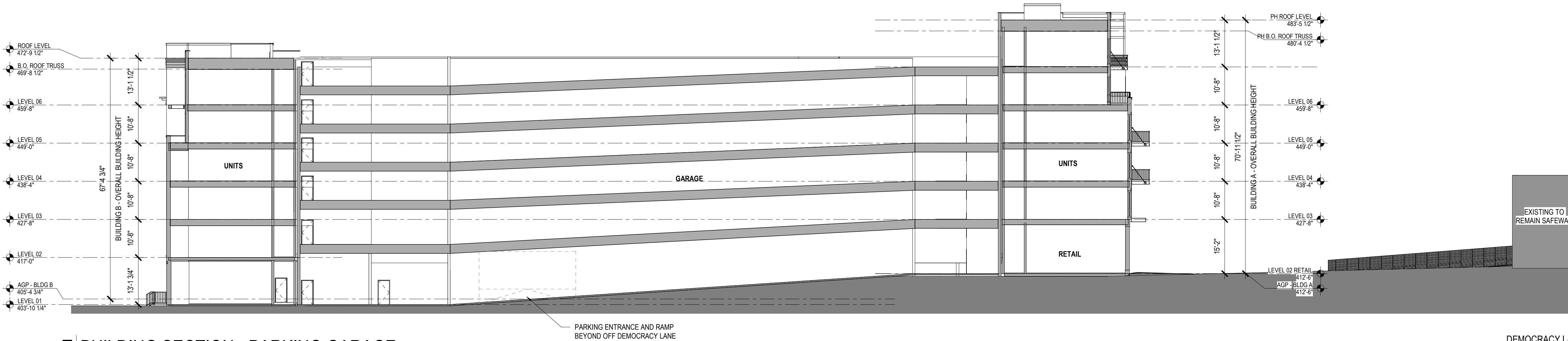
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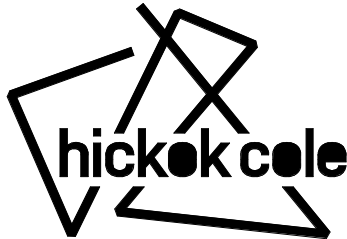
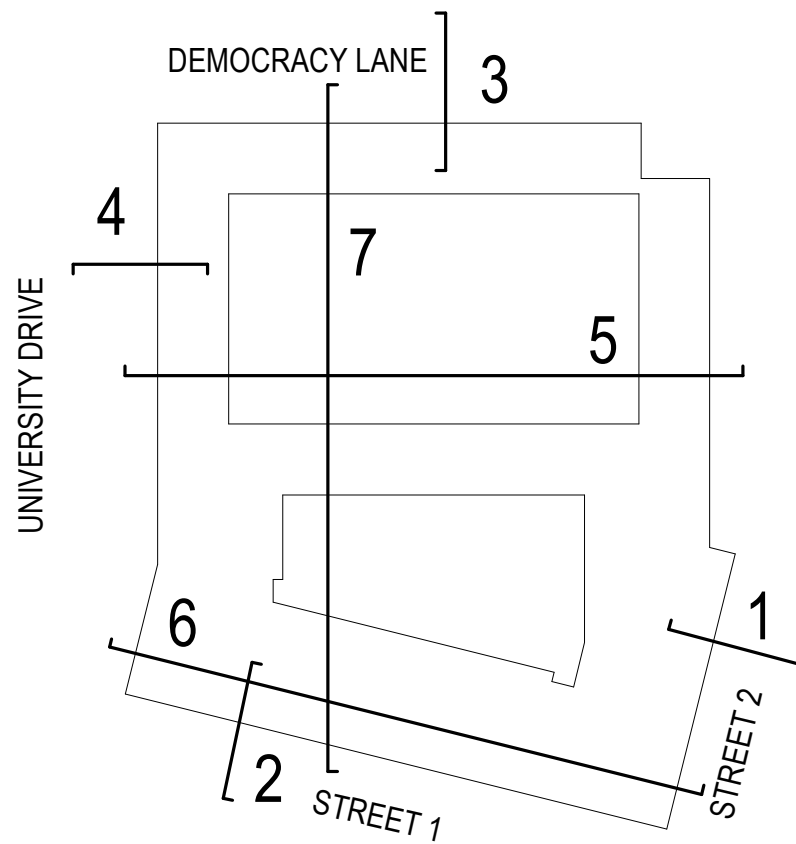
6 BUILDING SECTION - EAST-WEST

B



5 BUILDING SECTION - PARKING GARAGE

A



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3	2026-06-06	MDP SUBMISSION 3

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PROJECT NO.
19046

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Author

DRAWING TITLE
BUILDING SECTIONS

DRAWING NO.

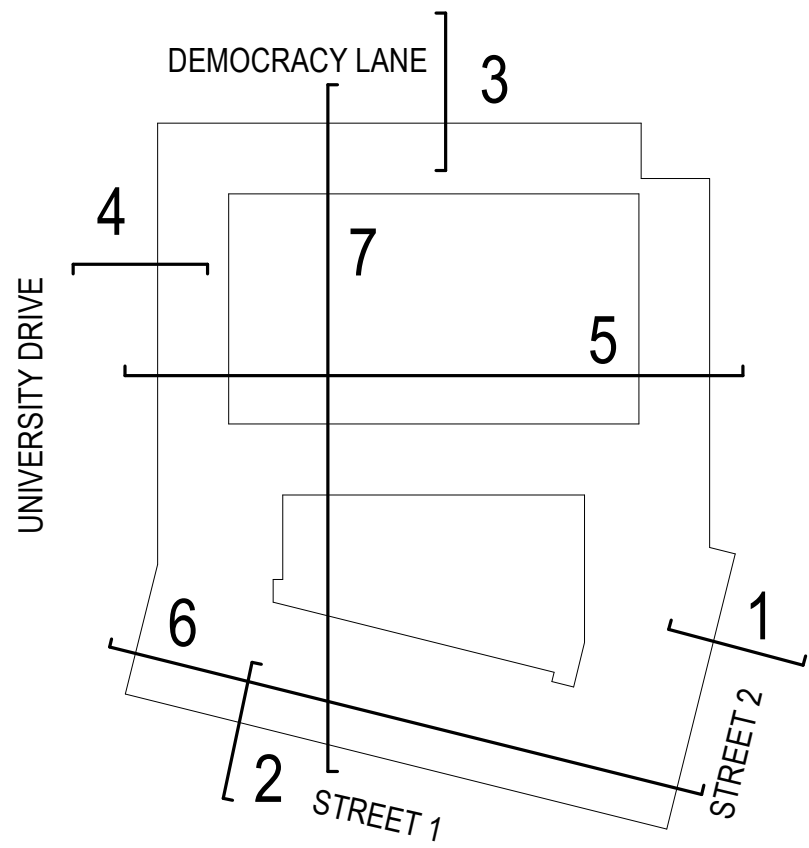
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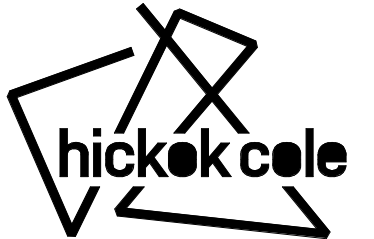
C

B

A



7 BUILDING SECTION - NORTH-SOUTH



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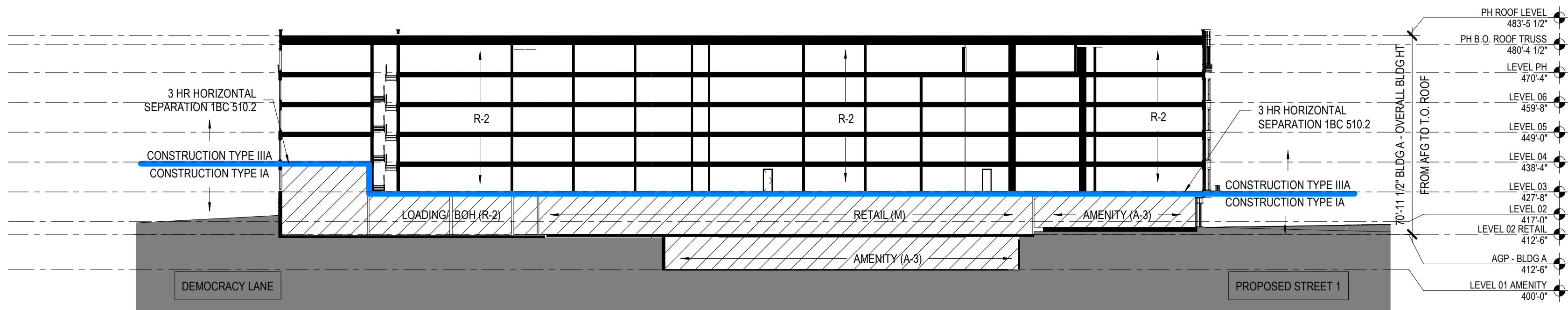
BUILDING SECTIONS

DRAWING NO.

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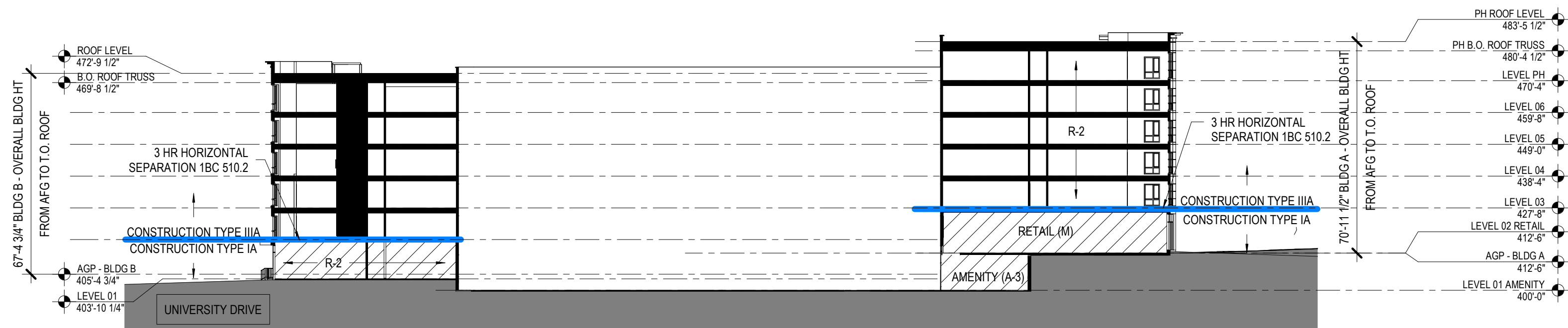
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C



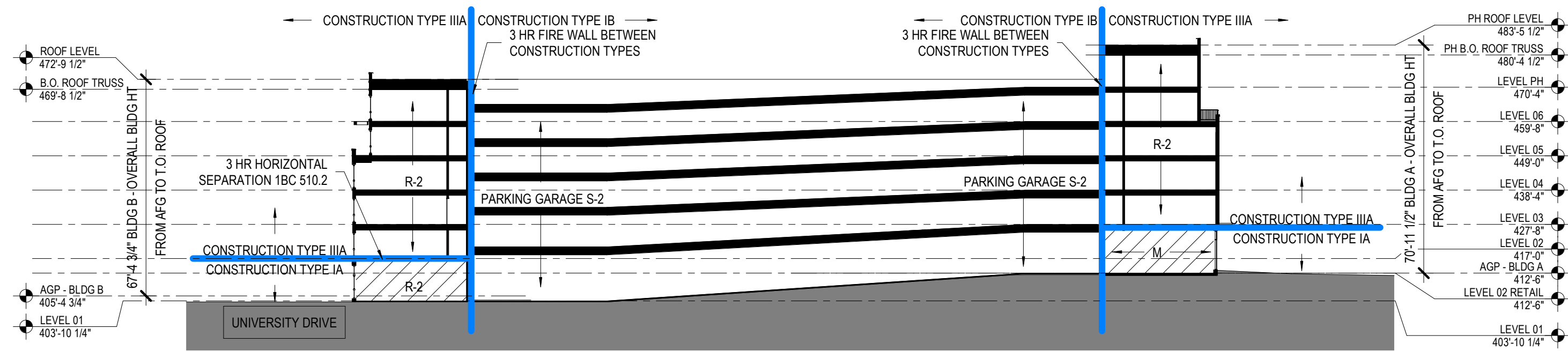
D CONSTRUCTION TYPE - DIAGRAM N/S

B

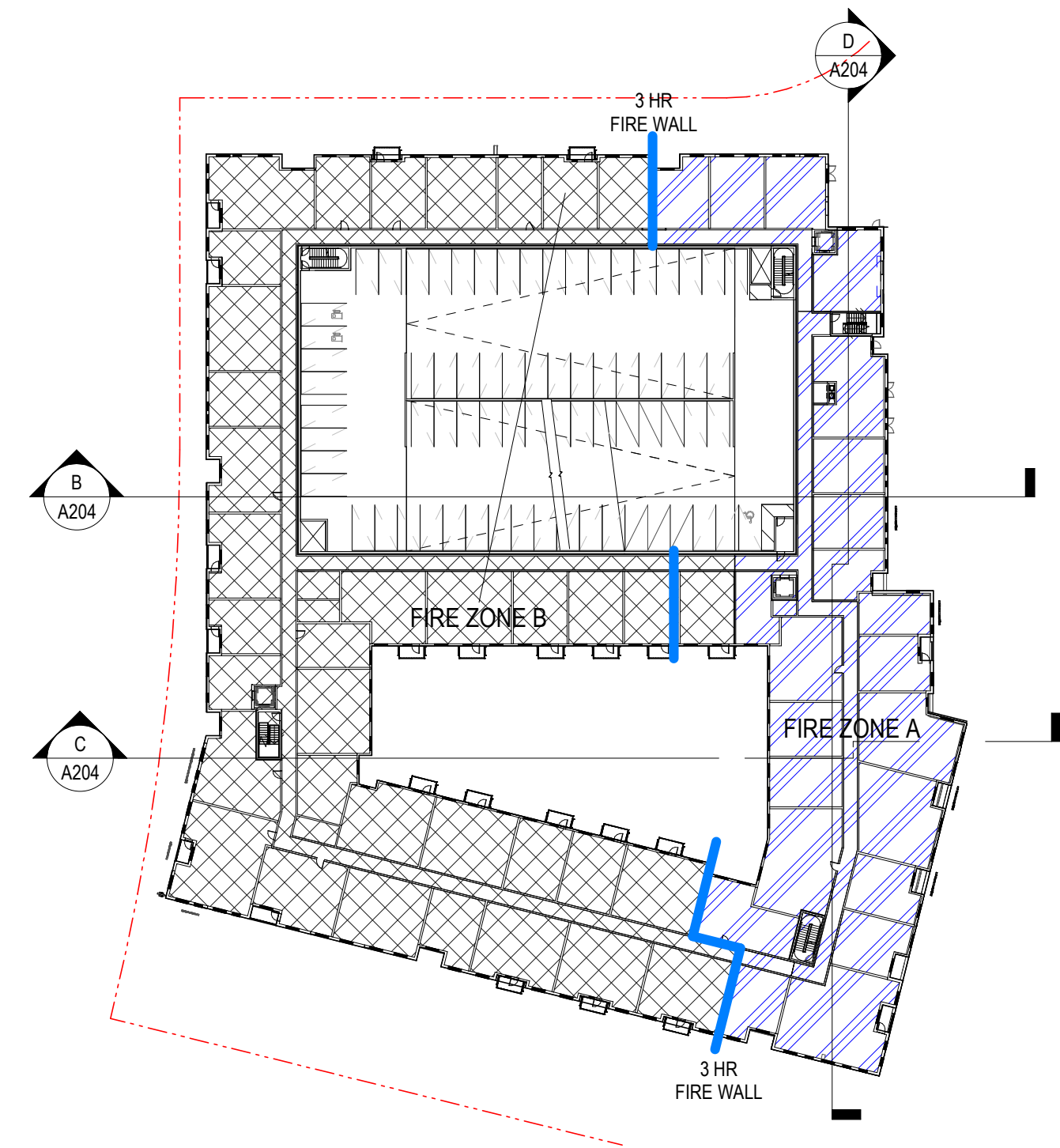


C CONSTRUCTION TYPE - DIAGRAM E/W THROUGH COURTYARD

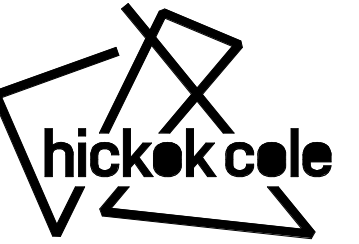
A



B CONSTRUCTION TYPE - DIAGRAM E/W THROUGH GARAGE



1 FIRE ZONE CALCULATIONS - TYP. LEVEL



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3	2026-06-06	MDP SUBMISSION 3

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SCALE
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DRAWING TITLE
**CONSTRUCTION TYPE
DIAGRAM**

DRAWING NO.

A204



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C

B

A

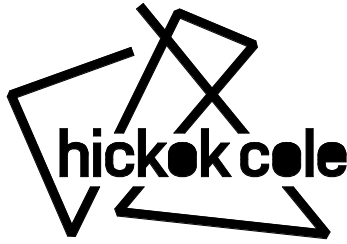
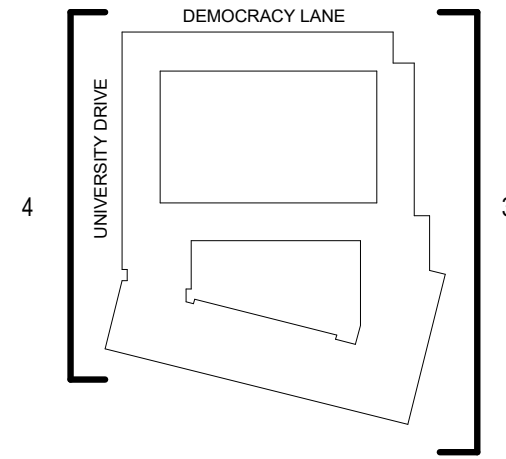


4 ELEVATION - WEST
1/16" = 1'-0"



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

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



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SCALE
1/16" = 1'-0"

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Author

DRAWING TITLE
ELEVATIONS

DRAWING NO.

A211

