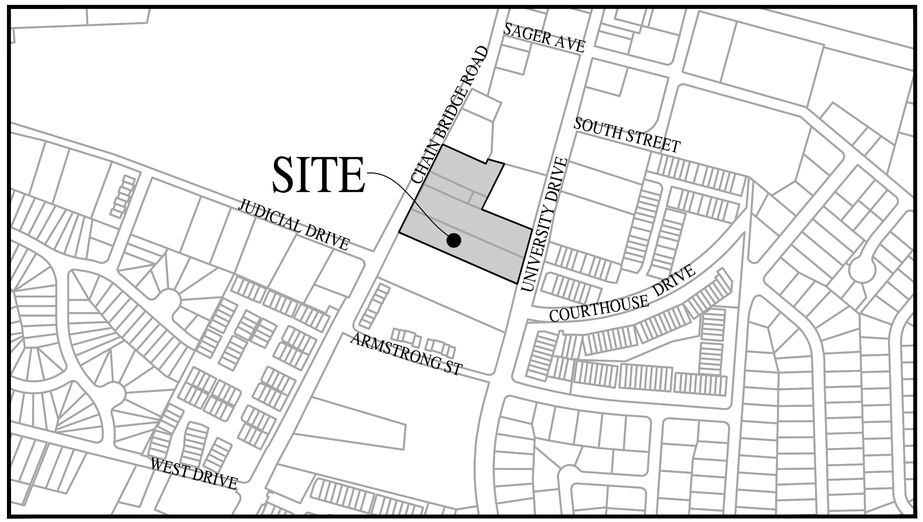
GALLERY AT CITY CENTER

GENERAL DEVELOPMENT PLAN

City of Fairfax, Virginia

VICINITY MAP
SCALE: 1"=300'



CIVIL SHEET INDEX

01.	COVER SHEET
02.	GENERAL NOTES & DETAILS
03.	EXISTING CONDITIONS PLAN
04.	PROPERTY BOUNDARY AND EXISTING EASEMENT EXHIBIT
04A.	DEMOLITION PLAN
05.	GENERAL DEVELOPMENT PLAN
06.	PRELIMINARY GRADING PLAN
07.	AVERAGE GRADE EXHIBIT
08.	CONCEPTUAL UTILITY PLAN
08A.	GENERAL DEVELOPMENT PLAN - INTERIM PHASE
09.	PEDESTRIAN CIRCULATION PLAN
10.	BUILDING & LOT COVERAGE
11-12A.	PRELIMINARY SWM ANALYSIS
13.	PRELIMINARY SWM DETAILS
14-15.	PRELIMINARY BMP ANALYSIS
16.	SANITARY ANALYSIS
16A	CONSTRUCTION MANAGEMENT PLAN
17-19.	SIGHT DISTANCE PROFILES
20.	FIRETRUCK AUTOTURN ANALYSIS
21.	SU-30 AUTOTURN ANALYSIS
22.	PASSENGER VEHICLE AUTOTURN ANALYSIS
22A.	GARBAGE TRUCK AUTOTURN ANALYSIS
23-24.	TREE INVENTORY
25.	LANDSCAPE PLAN
26.	LANDSCAPE COMPUTATIONS
27.	PUBLIC & PRIVATE AMENITY PLAN
28.	PHOTOMETRIC PLAN
29.	PHOTOMETRIC DETAILS
30.	FIRE LANE MARKINGS EXHIBIT
31.	FIRE FLOW CALCULATION

37 TOTAL

ARCHITECTURE SHEET INDEX

A1.	ILLUSTRATIVE SITE PLAN
A2.	BUILDING SECTIONS
A3.	P2 GARAGE PLAN
A4.	P1 GARAGE PLAN
A5.	1ST FLOOR PLAN
A6.	2ND FLOOR PLAN
A7.	3RD FLOOR PLAN
A8.	4TH FLOOR PLAN
A9.	5TH FLOOR PLAN
A10.	6TH FLOOR PLAN
A11.	ROOF PLAN
A12.	ELEVATIONS
A13.	ELEVATIONS
A14.	ELEVATIONS
A15.	RENDERING
A16.	RENDERING
A17.	RENDERING
A18.	RENDERING
A19.	RENDERING
A20.	RENDERING

20 TOTAL

APPLICANT:
CHRISTOPHER LAND INC.
10461 WHITE GRANITE DRIVE SUITE 250
OAKTON, VA 22124

CIVIL ENGINEER:
urban
Planners•Engineers•Landscape Architects•Land Surveyors
Urban, Ltd.
7712 Little River Turnpike
Annandale, Virginia 22003
Tel. 703.642.8080
www.urban-ltd.com

REAL ESTATE CONSULTANT
TETRA CORPORATION
221 E. MAIN STREET
SUITE 201
PURCELLVILLE, VA 20132

ARCHITECT:
DEVEREAUX
1477 CHAIN BRIDGE ROAD SUITE #200
MCLEAN, VA 22101
(703) 893-0102

COMMONWEALTH OF VIRGINIA
DAVID T. McELHANEY
No.022048
PROFESSIONAL ENGINEER
04/07/2026

Q:\JOBS\Chain Bridge Road - Christopher Companies\Rezoning\CAD\01-COVER.dwg [COVER SHEET] April 07, 2026 - 3:49pm omarquez

ZONING AND AREA TABULATIONS

SITE DATA

GROSS SITE AREA:	3.87 AC OR 168,477 SF
ROW DEDICATION:	0.09 AC OR 4,028 SF
NET SITE AREA:	3.78 AC OR 164,449 SF
EXISTING ZONING:	COMMERCIAL OFFICE (CO)
PROPOSED ZONING:	COMMERCIAL URBAN (CU)
EXISTING ZONING OVERLAY DISTRICT:	OLD TOWN FAIRFAX TRANSITION DISTRICT
EXISTING USE:	COMMERCIAL
EXISTING OFFICE GFA =	119,934 SF
EXISTING TOTAL GFA =	119,934 SF
PROPOSED USE:	MIXED USE (RESIDENTIAL, OFFICE, AND RETAIL)
PROPOSED RESIDENTIAL UNITS:	
1 BEDROOM UNITS	UP TO 206
2 BEDROOM UNITS	UP TO 186
TOTAL UNITS =	UP TO 392 (UP TO 6% AFFORDABLE DWELLING UNITS)
NUMBER OF ADUs =	392 * 6% = 24 ADUs
PROPOSED RETAIL GFA =	UP TO 7,747 SF
PROPOSED OFFICE GFA =	UP TO 29,639 SF (UP TO 4,342 SF OF THIS TOTAL COULD ALTERNATIVELY BE RETAIL)
PROPOSED AMENITIES GFA =	UP TO 8,804 SF
PROPOSED RESIDENTIAL GFA =	UP TO 362,985 SF
TOTAL GFA (LEVELS 1-6) =	UP TO 463,477 SF
TOTAL GFA (LEVELS P1-P2) =	UP TO 248,915 SF

SEC. 3.6.2: PROPOSED REQUIREMENTS PER CU DISTRICT

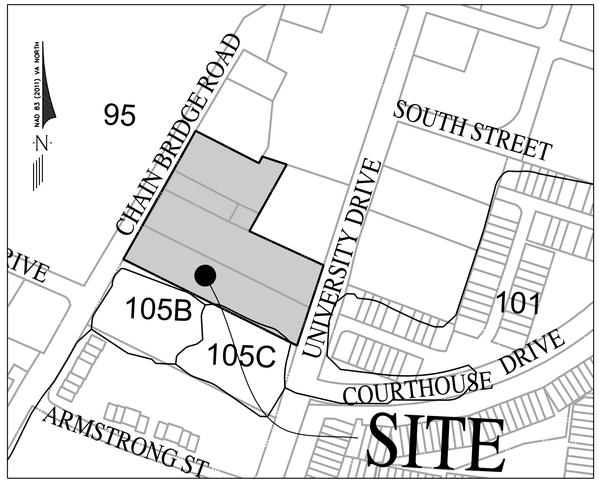
MAXIMUM DENSITY:	20 GENERAL/24 AFFORDABLE DWELLING UNITS/AC
PROPOSED DENSITY:	392/3.87 = 101.3 DU/AC
MINIMUM LOT AREA:	30,000 SF
LOT AREA PROVIDED:	168,477 SF
REQUIRED YARD:	
FRONT AND SIDE (STREET)	15' MAX. OR 0' MIN.
SIDE (MIN. ADJ. TO RESIDENTIAL DISTRICT)	25'
SIDE (MIN. NOT ADJ. TO RESIDENTIAL DISTRICT)	10'
REAR (MIN. ADJ. TO RESIDENTIAL DISTRICT)	25'
REAR (MIN. NOT ADJ. TO RESIDENTIAL DISTRICT)	0'
REQUIRED BUILD-TO LINE	50%
BUILD-TO LINE PROPOSED:	
MINIMUM LOT WIDTH:	NO REQUIREMENT
BULK PLANE:	NO REQUIREMENT
MAXIMUM BUILDING HEIGHT ALLOWED:	60' (5 STORIES)
PROPOSED MAXIMUM HEIGHT:	
BUILDING A	± 73.00' (6 STORIES WITH UNDERLYING GARAGE)
BUILDING B	± 70.00' (6 STORIES WITH UNDERLYING GARAGE)
BUILDING C	± 76.50' (6 STORIES WITH UNDERLYING GARAGE)
MAXIMUM BUILDING COVERAGE:	80%
EXISTING BUILDING COVERAGE =	38.76% (SEE SHEET 10)
PROPOSED BUILDING COVERAGE:	54.26% (SEE SHEET 10)
MAXIMUM LOT COVERAGE:	100%
EXISTING LOT COVERAGE =	82.69% (SEE SHEET 10)
PROPOSED LOT COVERAGE:	85.27% (SEE SHEET 10)
MAXIMUM FLOOR AREA:	NO REQUIREMENT

SEC. 3.7.3: REQUIREMENTS PER OLD TOWN TRANSITION OVERLAY DISTRICT

MINIMUM LOT AREA:	NO REQUIREMENT
MINIMUM LOT WIDTH:	NO REQUIREMENT
MAXIMUM BUILDING HEIGHT ALLOWED:	48'
PROPOSED MAXIMUM HEIGHT:	
BUILDING A	± 73.00' (6 STORIES WITH UNDERLYING GARAGE)
BUILDING B	± 70.00' (6 STORIES WITH UNDERLYING GARAGE)
BUILDING C	± 76.50' (6 STORIES WITH UNDERLYING GARAGE)
REQUIRED YARD:	
FRONT AND SIDE (STREET)	10'
SIDE (INTERIOR)	NO REQUIREMENT
REAR	NO REQUIREMENT
REQUIRED BUILD-TO LINE	50%
BUILD-TO LINE PROPOSED:	
MAXIMUM LOT COVERAGE:	90%
PROPOSED LOT COVERAGE:	85.27% (SEE SHEET 10)
MAXIMUM BUILDING COVERAGE:	80%
PROPOSED BUILDING COVERAGE:	54.26% (SEE SHEET 10)
BULK PLANE:	NO REQUIREMENT

SEC. 4.5: LANDSCAPING & SCREENING

REQUIRED TREE CANOPY:	10%
PROVIDED TREE CANOPY:	10.79% (SEE SHEET 26)
TRANSITIONAL YARD REQUIREMENTS:	
TRANSITIONAL YARD 1 (ADJACENT PROPERTY IS CO, SEE SHEET 26 FOR FURTHER DETAILS)	
STREET TREES PER Z.O. 3.7.3.E (ADJACENT TO UNIVERSITY DRIVE, SEE SHEET 25 FOR FURTHER DETAILS)	
STREET TREES PER Z.O. 3.7.3.E (ADJACENT TO CHAIN BRIDGE ROAD, SEE SHEET 25 FOR FURTHER DETAILS)	
PERIMETER PARKING LOT LANDSCAPING:	NO REQUIREMENT



SOILS MAP

SCALE 1"=200'

SOILS RATINGS

SOIL I.D. NUMBER	SERIES NAME	SOIL DRAINAGE	FOUNDATION SUPPORT	ERODIBILITY	GEOTECHNICAL REPORT REQD.
105C	WHEATON GLENELG COMPLEX	GOOD	GOOD	HIGH	NO (GEOTECHNICAL INVEST. REQD.)
95	URBAN LAND	N/A	N/A	N/A	NO (GEOTECHNICAL INVEST. REQD.)

PARKING TABULATIONS

EXISTING PARKING SPACES:		
EXISTING PARKING GARAGE:	254 SPACES	
EXISTING SURFACE PARKING:	191 SPACES	
TOTAL SPACES EXISTING:	445 SPACES	
MINIMUM PARKING SPACES REQUIRED:		
RETAIL:		
1 SPACE PER 200 SF OF GFA		
RETAIL GFA = 7,767 SF		
(7,747 / 200) X 1 = 38.74		
10% REDUCTION RATE APPLIED*		
38.74 - (38.74 X 0.10) =34.87		
50% REDUCTION RATE APPLIED*		
34.87 - (34.87 X 0.50) = 17.43	17 SPACES	
OFFICE:		
1 SPACE PER 300 SF OF GFA		
OFFICE GFA = 29,639 SF		
(29,639 / 300) X 1 = 98.80		
10% REDUCTION RATE APPLIED*		
98.80 - (98.80 X 0.10) = 88.92		
50% REDUCTION APPLIED*		
88.92 - (88.92 X 0.50) = 44.46	44 SPACES	
TOTAL NON-RESIDENTIAL PARKING SPACES =	61 SPACES (44 + 17)	
RESIDENTIAL:		
1.5 SPACES PER 1 BEDROOM UNIT; 2 SPACES PER 2 OR MORE BEDROOM UNITS		
1 BEDROOM RESIDENTIAL UNITS = 206 UNITS		
206 X 1.5 = 309.00		
10% REDUCTION RATE APPLIED*		
309.00 - (309.00 X 0.1) = 278.10 SPACES		
2 BEDROOM RESIDENTIAL UNITS = 186 UNITS		
186 X 2 = 372.00		
10% REDUCTION RATE APPLIED*		
372.00 - (372.00 X 0.1) = 334.80		
50% REDUCTION RATE APPLIED**		
334.80 - (334.80 X 0.50) = 167.40 SPACES (CANNOT BE REDUCED THIS LOW)**		
186 X 1.5 = 279 SPACES		
TOTAL RESIDENTIAL PARKING SPACES =	557 SPACES (278.10 + 279)	
TOTAL SPACES REQUIRED:	618 SPACES (557 + 61)	

*PER 4.2.3.D A 10% REDUCTION HAS BEEN APPLIED AS THIS SITE IS WITHIN THE CU, COMMERCIAL URBAN DISTRICT AND STRUCTURED PARKING IS PROVIDED, AND AN ADDITIONAL 50% REDUCTION HAS BEEN APPLIED AS THIS SITE IS WITHIN THE OLD TOWN FAIRFAX TRANSITION OVERLAY DISTRICT.

**PER 3.7.3.F, THE MINIMUM PARKING REQUIRED FOR RESIDENTIAL USES MAY BE REDUCED UP TO 50% IN THE OLD TOWN FAIRFAX TRANSITION OVERLAY DISTRICT PROVIDED THAT EACH DWELLING UNIT SHALL HAVE NO LESS THAN 1.50 SPACES. REDUCING THE PARKING RATE FOR THE 2 BEDROOM RESIDENTIAL UNITS BY 50% WILL RESULT IN A RATE FOR THE 2 BEDROOM UNITS THAT IS LESS THAN 1.50 SPACES PER UNIT. THEREFORE, THE REQUIRED NUMBER OF SPACES FOR THE 2 BEDROOM UNITS IS EQUIVALENT TO 1.50 SPACES PER UNIT.

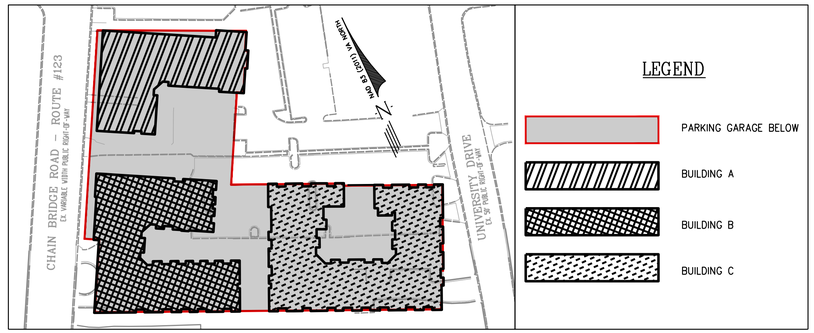
PARKING SPACES PROVIDED:		
PARKING GARAGE:	637 SPACES	
SURFACE PARKING:	18 SPACES	
TOTAL PROVIDED:	655 SPACES***	

***THE PROVIDED NUMBER OF SPACES IS SUBJECT TO CHANGE BASED ON FINAL ENGINEERING. THE NUMBER OF PROPOSED PARKING SPACES WILL NOT, IN ANY CASE, BE LESS THAN THE REQUIRED NUMBER OF 618 PARKING SPACES.

BIKE PARKING SPACES REQUIRED:	
6 PLUS 1 FOR EACH 20 PARKING SPACES OVER 100	
655 - 100 = 555	
555 / 20 = 28	
28 + 6 =	34 SPACES
TOTAL BIKE PARKING SPACES REQUIRED:	34 SPACES
TOTAL BIKE PARKING SPACES PROVIDE:	34 SPACES

LOADING TABULATIONS

LOADING SPACES REQUIRED:	
PUBLIC AND COMMERCIAL USES (10,000-49,999 SF):	1 SPACES
RESIDENTIAL/MIXED USE BUILDING (50+ UNITS):	1 SPACES
TOTAL LOADING SPACES REQUIRED:	2 SPACES
TOTAL LOADING SPACE PROVIDED:	3 SPACES



BUILDING DATA

NOT TO SCALE

GENERAL NOTES

1. ALL REFERENCES HEREIN TO ZONING ORDINANCE REFER TO THE FAIRFAX CITY ZONING ORDINANCE
2. THE PROPERTY DELINEATED HEREON IS LOCATED IN THE CITY OF FAIRFAX TAX MAP #57-4-02-041, 57-4-02-054, 57-4-02-053, AND 57-4-02-051, WITHIN THE OLD TOWN FAIRFAX TRANSITION OVERLAY DISTRICT. THE SITE IS ALSO LOCATED IN THE ACTIVITY CENTER PLACE TYPE AND OLD TOWN SMALL AREA PLAN. ALL REFERENCES HEREIN TO PROPERTY, PARCEL, OR SITE SHALL REFER TO THE SUBJECT PROPERTY.
3. THIS APPLICATION PROPOSES A MAP AMENDMENT (REZONING) FROM CO (COMMERCIAL OFFICE) TO CU (COMMERCIAL URBAN) IN THE OLD TOWN FAIRFAX TRANSITION OVERLAY DISTRICT. THE SITE IS ALSO LOCATED IN THE ACTIVITY CENTER PLACE TYPE AND THE OLD TOWN SMALL AREA PLAN.
4. THE BOUNDARY INFORMATION SHOWN IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY URBAN, LTD. IN OCTOBER 2022.
5. THE TOPOGRAPHY SHOWN IS AT A TWO FOOT CONTOUR INTERVAL, BASED ON AN AERIAL SURVEY PERFORMED BY URBAN, LTD. IN OCTOBER 2022.
6. THERE ARE NO UTILITY EASEMENTS WITH A WIDTH OF 25 FEET OR GREATER ON THE PROPERTY.
7. THERE ARE NO KNOWN EXISTING CONSERVATION AND WATER QUALITY MANAGEMENT AREA EASEMENTS THAT EXIST ON THE PROPERTY.
8. THERE ARE NO KNOWN GRAVE OR BURIAL SITES ON THIS PROPERTY.
9. THERE ARE NO KNOWN ARCHEOLOGICAL SITES OR ENDANGERED OR THREATENED PLANT AND ANIMAL SPECIES IN THE PROJECT AREA.
10. SPECIAL AMENITIES WILL INCLUDE A PRIVATE POOL AND COURTYARD AREAS FOR EACH OF THE PROPOSED BUILDINGS, A FITNESS AREA INTERNAL TO BUILDING C, AND A ROOFTOP TERRACE.
11. SUBJECT TO MARKET CONDITIONS, IT IS ANTICIPATED THAT CONSTRUCTION OF THE PROPOSED DEVELOPMENT WILL COMMENCE AS SOON AS ALL NECESSARY CITY APPROVALS AND PERMITS ARE OBTAINED. THE PROJECT MAY BE PHASED. CONSTRUCTION ON INDIVIDUAL PHASES CAN COMMENCE WHEN ALL APPROVALS AND PERMITS MAY BE GRANTED BY FAIRFAX CITY OR AS MAY OTHERWISE BE APPROVED BY THE JURISDICTION.
12. THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PARTS 116.4, 302.4 AND 355; ALL HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA DEPARTMENT OF WASTE MANAGEMENT REGULATIONS VR 672-10-1-VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS; AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280; TO BE GENERATED, UTILIZED, STORED, TREATED AND/OR DISPOSED OF ON SITE. HOWEVER, THE PROPOSED DEVELOPMENT MAY OCCUR IN PHASES.
13. THERE ARE NO KNOWN EXISTING WETLANDS LOCATED ON SITE.
14. THE PROPOSED DEVELOPMENT WILL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS EXCEPT AS MAY BE SPECIFIED OTHERWISE.
15. PUBLIC WATER AND SEWER SHALL BE PROVIDED BY EXTENSION OF EXISTING SERVICE IN THE AREA. SOLID WASTE REMOVAL SHALL BE PROVIDED BY PRIVATE CONTRACTORS.
16. ALL PROPOSED UTILITIES (EXCLUDING STORM INLETS, TRANSFORMERS, FDC CONNECTION, HVAC BOXES, UTILITY BOXES, METERS, PHONE, POWER, CABLE TV, AND FIBER CONNECTION, ETC...) WILL BE PLACED UNDERGROUND.
17. PARKING WILL BE PROVIDED AS APPROVED WITH THIS APPLICATION.
18. MODIFICATIONS INCLUDING THE LIMITS OF CLEARING AND GRADING, LANDSCAPED OPEN SPACE, LOT LINES AND LOCATIONS OF SIDEWALKS, UTILITIES, BUILDINGS, TRAILS & ROADS, SIGNAGE, WALLS, AMENITY FEATURES, AND/OR STORMWATER MANAGEMENT/BMP FACILITIES MAY OCCUR WITH FINAL SITE ENGINEERING WITHOUT REQUIRING AN AMENDMENT TO THIS LEGISLATIVE APPLICATION.
19. UTILITY PLANS SHOWN IN THIS GDP ARE CONCEPTUAL IN NATURE. FINAL UTILITY PLANS AND PROFILES WILL BE SUBMITTED WITH THE FINAL SITE PLAN.
20. LANDSCAPING WILL BE PROVIDED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE ZONING ORDINANCE AND THIS PLAN.
21. THERE IS NO CITY, COUNTY, OR FEMA FLOODPLAIN ON THE PROPERTY.
22. THE SUBJECT PROPERTY LIES IN ZONE "X" PER FIRM MAP COMMUNITY PANEL NUMBER 5155240050.
23. RETAINING WALLS THAT DO NOT REQUIRE A PERMIT MAY BE ADDED WITH FINAL ENGINEERING WITHOUT REQUIRING AMENDMENTS OR INTERPRETATIONS TO THESE PLANS AND THE PROFFERS. ALL RETAINING WALLS SHALL BE PROVIDED WITH HANDRAILS UNLESS OTHERWISE NOTED.
24. FIRE LANE SIGNS AND PAINT ARE REQUIRED. FINAL LOCATIONS TO BE DETERMINED AT SITE PLAN REVIEW.
25. THERE ARE NO PUBLIC ROAD IMPROVEMENTS PROPOSED FOR DEDICATION AND CONSTRUCTION.
26. THE APPLICANT RESERVES THE RIGHT TO DEVELOP FEWER UNITS THAN DEPICTED ON THE APPLICATION. SHOULD THEY DEVELOP FEWER UNITS, THIS CAN BE DONE SO WITHOUT ANY REQUIREMENTS FOR MODIFICATION TO THIS DOCUMENT OR APPROVAL OF AN INTERPRETATION FOR CONFORMANCE WITH EITHER SITE PLAN OR BUILDING PLAN RELATED APPROVALS.
27. DIMENSIONS AND SIZES AS SCALED ARE APPROXIMATE AND MAY VARY DEPENDING ON THE FINAL USE AND ARCHITECTURAL/ENGINEERING DESIGN. THE FINAL DESIGN SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THE GENERAL DEVELOPMENT PLAN.
28. THE SITE IS SERVED BY FAIRFAX WATER.
29. FOR MULTIFAMILY UNITS, MESSAGE SIGNS MAY BE SECURED OR ATTACHED TO THE EXTERIOR OF THE DWELLING UNIT, OR INSIDE A WINDOW. ANY SUCH UNIT IS ALLOWED NO MORE THAN SIX SQUARE FEET OF SUCH SIGNAGE. THE DIMENSIONS OF ANY SUCH SIGN FACE SHALL NOT EXCEED FIVE FEET IN HEIGHT.

SCREENING NOTES

1. GROUND-MOUNTED MECHANICAL EQUIPMENT MUST BE SCREENED FROM VIEW OF PUBLIC RIGHTS-OF-WAY, PUBLIC OPEN SPACES AND FROM LOTS USED OR ZONED FOR RESIDENTIAL PURPOSES.

FIRE MARSHAL NARRATIVE

THE PROPOSED BUILDINGS SHALL BE 6 STORIES. CONSTRUCTION TYPE FOR THE RESIDENTIAL PORTION FROM 2ND TO 6TH FLOOR SHALL BE 3A AND THE RESIDENTIAL 1ST FLOOR SHALL BE 1A. CONSTRUCTION TYPE FOR THE GARAGE SHALL BE 1A. THE EXTERIOR FINISH OF THE BUILDING SHALL BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIALS. THE SPRINKLER SYSTEM FOR THE PROPOSED BUILDING SHALL BE NFPA-13.

LIST OF SPECIAL EXCEPTIONS - ZONING ORDINANCE

1. A MODIFICATION OF SECTION 3.5.1.D TO PERMIT LESS THAN 75% GROUND FLOOR NONRESIDENTIAL USE IN A MIXED USE BUILDING FOR BUILDING B.
2. A MODIFICATION OF SECTION 3.6.2 TO PERMIT MORE THAN 24 DWELLING UNITS PER ACRE.
3. A MODIFICATION OF SECTION 3.7.3.C.2 TO PERMIT HEIGHT GREATER THAN FORTY-EIGHT (48) FEET.
4. A MODIFICATION OF SECTION 3.7.3.E TO ELIMINATE THE REQUIREMENT FOR A LANDSCAPE STRIP AND STREET TREES ALONG THE ACCESS DRIVE.
5. A WAIVER OF SECTION 4.3.3.B TO ELIMINATE THE REQUIREMENT TO PROVIDE VEHICULAR ACCESS TO ABUTTING NON-RESIDENTIAL PROPERTIES.
6. A MODIFICATION OF SECTION 4.4.4 TO ELIMINATE THE REQUIREMENT FOR A SIDEWALK ON THE NORTHERN SIDE OF THE PROPOSED ACCESS DRIVE WHILE PROVIDING IT ON THE SOUTHERN SIDE.
7. A MODIFICATION OF SECTION 3.3.1.B TO PERMIT MULTIFAMILY USE IN THE COMMERCIAL URBAN (CU) DISTRICT IN THE OLD TOWN TRANSITION OVERLAY DISTRICT.
8. A MODIFICATION OF SECTION 4.5.5 TO THE TRANSITIONAL YARD REQUIRED FOR BUFFER A-B (AS DEPICTED ON GDP SHEETS 25 AND 26).

LIST OF WAIVERS/MODIFICATIONS - PUBLIC FACILITY MANUAL

1. A MODIFICATION TO PFM DETAIL 401.01 TO DECREASE THE WIDTH OF THE ACCESS DRIVE TO 26' (FACE OF CURB-TO-FACE OF CURB), WHICH IS THE MINIMUM REQUIREMENT FOR FIRE ACCESS.
2. A MODIFICATION TO PFM DETAIL 404.06 TO DECREASE THE MINIMUM CORNER CLEARANCE FROM THE DRIVEWAY ON THE PARCEL TO THE NORTH FROM 50 FEET TO 35 FEET DUE TO SITE CONSTRAINTS AND BUILDING LOCATION.
3. A MODIFICATION TO PFM DETAIL 404.06 TO DECREASE THE MINIMUM SEPARATION BETWEEN THE ACCESS DRIVE AND THE NORTHERN PROPERTY LINE FROM 12 FEET TO 8 FEET DUE TO SITE CONSTRAINTS AND BUILDING LOCATION.

urban

7712 Little River Turnpike
Annandale, Virginia 22003
TEL 703.642.8080 FAX 703.642.8251
www.urban-ltd.com

Seal

COMMONWEALTH OF VIRGINIA
DAVID T. McELHANEY
No.022048
PROFESSIONAL ENGINEER
04/07/2026

Client

CHRISTOPHER LAND INC.
10461 WHITE GRANITE DRIVE SUITE 250
OAKTON, VA 22124

Revision / Issue

No.	Description	Date
01	1st Submission	12/05/2025
02	2nd Submission	04/07/2026

Issue

Date	Description

Project Name

GALLERY AT CITY CENTER
GDP
City of Fairfax, Virginia

Drawn By: ZC/AP
Checked By: DTM

Project No.

Date: November 21, 2025

Drawing Title

GENERAL NOTES & DETAILS

Scale: AS SHOWN

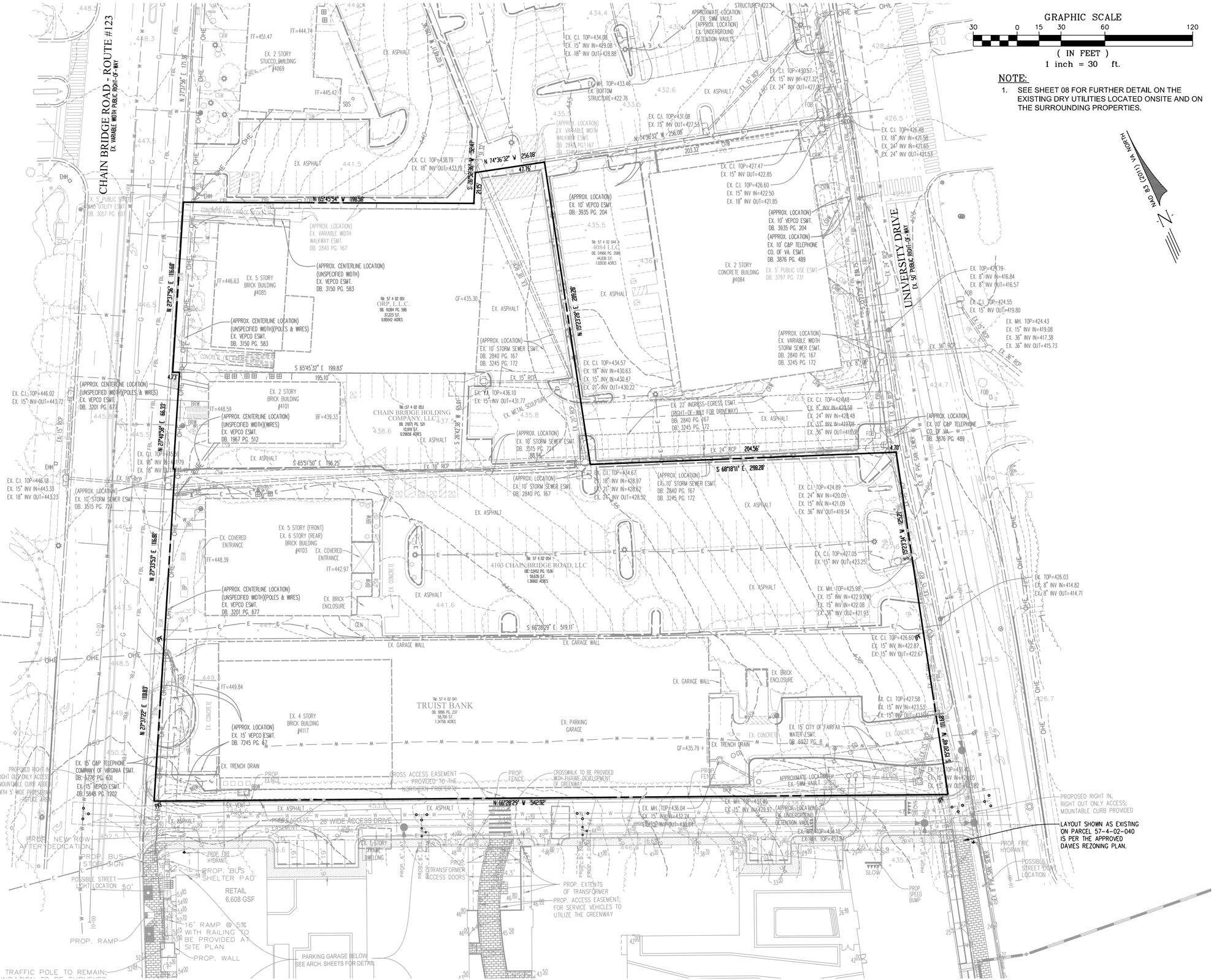
Drawing Number

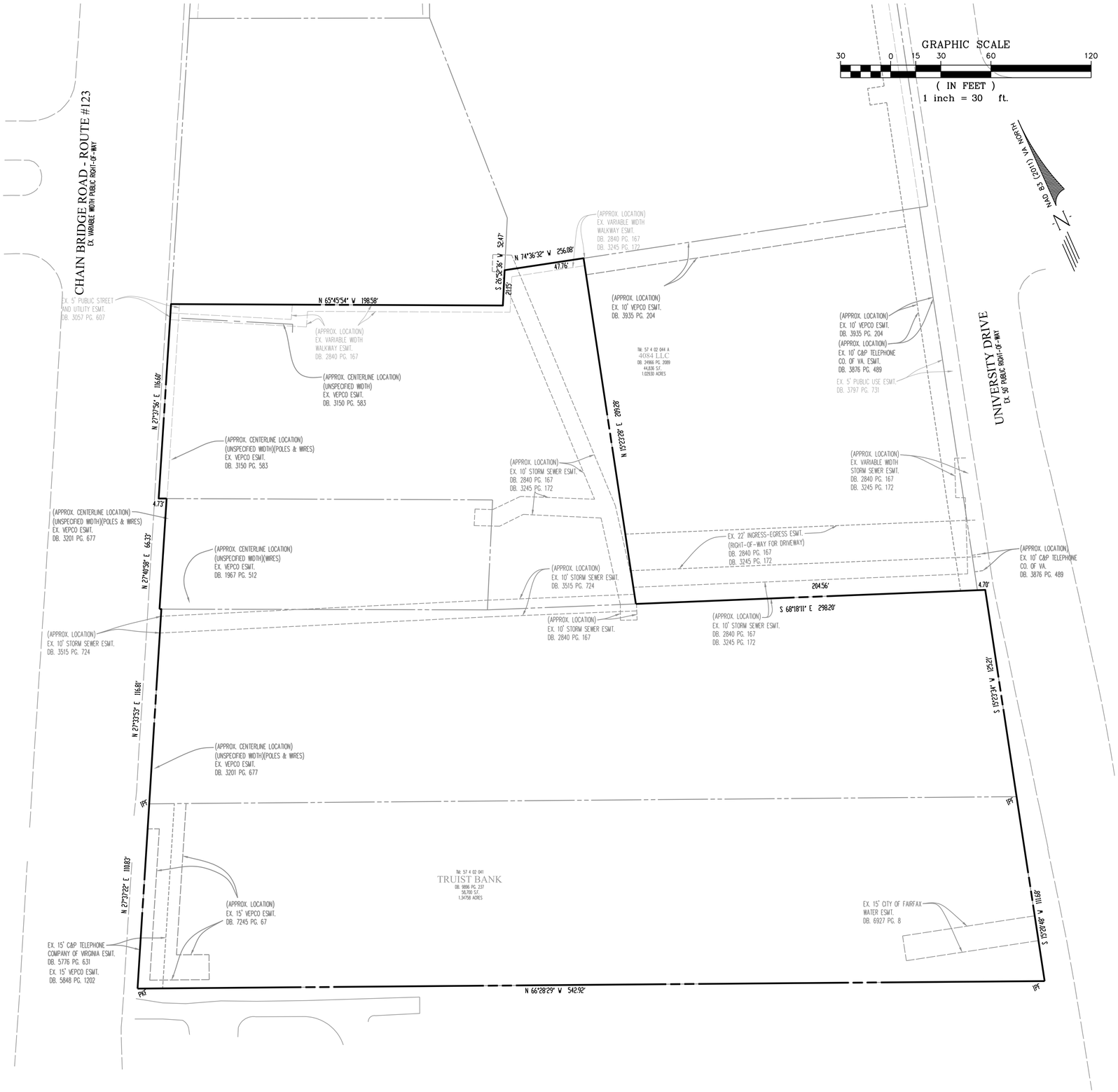
02

Sheet 02 of 31 (37 TOTAL)

GALLERY AT CITY CENTER

Urban, Ltd. - O:\JOBS\Chain Bridge Road - Christopher Companies\Rezoning\CAD\02-NOTES AND DETAILS.dwg [NOTES AND DETAILS] April 07, 2026 - 4:19pm amarquezjr


CHAIN BRIDGE ROAD - ROUTE #123
EX. VARIABLE WIDTH PUBLIC RIGHT-OF-WAY
UNIVERSITY DRIVE
EX. 50' PUBLIC RIGHT-OF-WAY
GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.
NO. 83 (201) VA NORTH
NOTE:
1. SEE SHEET 08 FOR FURTHER DETAIL ON THE EXISTING DRY UTILITIES LOCATED ONSITE AND ON THE SURROUNDING PROPERTIES.
EX. 2 STORY STUCCO BUILDING #4069
EX. 5 STORY BRICK BUILDING #4085
EX. 2 STORY BRICK BUILDING #4101
EX. 2 STORY CONCRETE BUILDING #4084
EX. 5 STORY (FRONT) EX. 6 STORY (REAR) BRICK BUILDING #4103
EX. 1 STORY FRAME DWELLING
EX. 4 STORY BRICK BUILDING #4117
TRUIST BANK
4103 CHAIN BRIDGE ROAD, LLC
CHAIN BRIDGE HOLDING COMPANY, LLC
4084 L.L.C.
ORP, L.L.C.
RETAIL 6,608 GSF
PROP. BUS STOP SIGN
PROP. BUS SHELTER PAD
PROP. RAMP
PROP. WALL
16' RAMP @ 5% WITH RAILING TO BE PROVIDED AT SITE PLAN
PARKING GARAGE BELOW SEE ARCH. SHEETS FOR DETAIL
EX. TRAFFIC POLE TO REMAIN; FOUNDATION TO BE SURVEYED
FIRST NEW ROW AFTER DEDICATION
PROPOSED RIGHT IN, RIGHT OUT ONLY ACCESS; MOUNTABLE CURB ADDED WITH 5' WIDE PEDESTRIAN REFUGE AREA
PROPOSED RIGHT IN, RIGHT OUT ONLY ACCESS; MOUNTABLE CURB PROVIDED
LAYOUT SHOWN AS EXISTING ON PARCEL 57-4-02-040 IS PER THE APPROVED DAVIES REZONING PLAN.
CROSS ACCESS EASEMENT PROVIDED TO THE NORTHERN PROPERTY
CROSSWALK TO BE PROVIDED WITH FUTURE DEVELOPMENT OF GREENWAY
26' WIDE ACCESS DRIVE
PROP. ACCESS EASEMENT; FOR SERVICE VEHICLES TO UTILIZE THE GREENWAY
PROP. EXTENTS OF TRANSFORMER
PROP. TRANSFORMER ACCESS DOORS
PROP. FIRE HYDRANT
POSSIBLE STREET LIGHT LOCATION
PROP. SPEED BUMP
SLOW
EX. TRENCH DRAIN
EX. GARAGE WALL
EX. BRICK ENCLOSURE
EX. PARKING GARAGE
EX. COVERED ENTRANCE
EX. BRICK ENCLOSURE
EX. ASPHALT
EX. CONCRETE
PROP. FENCE
EX. VENT
EX. METAL SCULPTURE
EX. 15' CITY OF FAIRFAX WATER ESMT. DB. 6922 PG. 8
EX. 5' PUBLIC USE ESMT. DB. 3797 PG. 731
EX. 10' C&P TELEPHONE CO. OF VA. ESMT. DB. 3876 PG. 489
EX. 10' VEPCO ESMT. DB. 3935 PG. 204
EX. 10' STORM SEWER ESMT. DB. 2840 PG. 167 DB. 3245 PG. 172
EX. VARIABLE WIDTH STORM SEWER ESMT. DB. 2840 PG. 167 DB. 3245 PG. 172
EX. VARIABLE WIDTH WALKWAY ESMT. DB. 2840 PG. 167
EX. 22' INGRESS-EGRESS ESMT. (RIGHT-OF-WAY FOR DRIVEWAY) DB. 2840 PG. 167 DB. 3245 PG. 172
EX. 10' STORM SEWER ESMT. DB. 3515 PG. 724
EX. 10' VEPCO ESMT. DB. 3150 PG. 583
EX. 10' VEPCO ESMT. DB. 3201 PG. 672
EX. 10' VEPCO ESMT. DB. 7245 PG. 67
EX. 15' C&P TELEPHONE COMPANY OF VIRGINIA ESMT. DB. 6228 PG. 631
EX. 15' VEPCO ESMT. DB. 5848 PG. 1202
EX. 5' PUBLIC UTILITY ESMT. DB. 3057 PG. 607
EX. 10' VEPCO ESMT. DB. 3150 PG. 583
EX. 10' VEPCO ESMT. DB. 3201 PG. 672
EX. 10' STORM SEWER ESMT. DB. 3515 PG. 724
EX. 10' VEPCO ESMT. DB. 7245 PG. 67
EX. 10' STORM SEWER ESMT. DB. 3515 PG. 724
EX. 10' STORM SEWER ESMT. DB. 1967 PG. 512
EX. 10' STORM SEWER ESMT. DB. 2840 PG. 167
EX. 10' STORM SEWER ESMT. DB. 2840 PG. 167 DB. 3245 PG. 172
EX. 10' VEPCO ESMT. DB. 3935 PG. 204
EX. 10' C&P TELEPHONE CO. OF VA. ESMT. DB. 3876 PG. 489
EX. 5' PUBLIC USE ESMT. DB. 3797 PG. 731
EX. 15' CITY OF FAIRFAX WATER ESMT. DB. 6922 PG. 8
EX. 15' VEPCO ESMT. DB. 5848 PG. 1202
EX. 5' PUBLIC UTILITY ESMT. DB. 3057 PG. 607
EX. VARIABLE WIDTH WALKWAY ESMT. DB. 2840 PG. 167
EX. 10' VEPCO ESMT. DB. 3935 PG. 204
EX. 10' C&P TELEPHONE CO. OF VA. ESMT. DB. 3876 PG. 489
EX. 10' STORM SEWER ESMT. DB. 2840 PG. 167 DB. 3245 PG. 172
EX. 22' INGRESS-EGRESS ESMT. (RIGHT-OF-WAY FOR DRIVEWAY) DB. 2840 PG. 167 DB. 3245 PG. 172
EX. VARIABLE WIDTH WALKWAY ESMT. DB. 2840 PG. 167 DB. 3245 PG. 172
EX. 10' STORM SEWER ESMT. DB. 3515 PG. 724
EX. 10' VEPCO ESMT. DB. 3150 PG. 583
EX. 10' VEPCO ESMT. DB. 3201 PG. 672
EX. 10' VEPCO ESMT. DB. 7245 PG. 67
EX. 15' C&P TELEPHONE COMPANY OF VIRGINIA ESMT. DB. 6228 PG. 631
EX. 15' VEPCO ESMT. DB. 5848 PG. 1202
EX. 5' PUBLIC UTILITY ESMT. DB. 3057 PG. 607
EX. VARIABLE WIDTH WALKWAY ESMT. DB. 2840 PG. 167
EX. 10' VEPCO ESMT. DB. 3935 PG. 204
EX. 10' C&P TELEPHONE CO. OF VA. ESMT. DB. 3876 PG. 489
EX. 5' PUBLIC USE ESMT. DB. 3797 PG. 731
EX. 15' CITY OF FAIRFAX WATER ESMT. DB. 6922 PG. 8



urban

PLANNERS
ENGINEERS
LANDSCAPE ARCHITECTS
LAND SURVEYORS

Overall Description of the Lands Of
F&M Bank – Northern Virginia
Deed Book 9896 at Page 237
4103 Chain Bridge Road, LLC
Deed Book 23452 at Page 1536
Chain Bridge Holding Company, LLC
Deed Book 21871 at Page 521
And Orp, LLC
Deed Book 10384 at Page 588
City of Fairfax, Virginia

Beginning at a point on the northeasterly corner of the land of The Hill, A Davies Family LLC, as recorded in Deed Book 25936 at Page 1425 among the land records of Fairfax County, Virginia; Said point also being on the westerly right-of-way line of University Drive, a variable width public right-of-way; Thence departing the westerly right-of-way line of said University Drive and running with the northerly line of the land of said The Hill, A Davies Family LLC;

North 66°28'29" West a distance of 542.92 feet to a point on the easterly right-of-way line of Chain Bridge Road, Virginia State Route 123, a variable width right-of-way; Thence departing the land of said The Hill, A Davies Family LLC and running with the easterly right-of-way line of said Chain Bridge Road;

North 27°37'22" East a distance of 110.83 feet to a point;

North 27°33'53" East a distance of 116.81 feet to a point;

North 65°51'50" West a distance of 1.11 feet to a point;

North 27°40'58" East a distance of 66.33 feet to a point;

North 65°45'32" West a distance of 4.72 feet to a point;

North 27°37'56" East a distance of 116.60 feet to a point on the southwesterly corner of the land of The Business Investment Group, LLC, as recorded in Deed Book 14086 at Page 1773 among the land records of Fairfax County, Virginia; Thence departing the easterly right-of-way line of said Chain Bridge Road and running with the land of said The Business Investment Group, LLC;

South 65°45'54" East a distance of 198.58 feet to a point;

Urban, Ltd. 4200-D Technology Court Chantilly, Virginia 20151 **PH** 703.642.2306 **FX** 703.378.7888 www.urban-ltd.com
Annandale, VA Chantilly, VA Winchester, VA Wilmington, NC

urban

North 26°52'36" East a distance of 21.15 feet to a point on the southwesterly corner of the land of Truist Bank, as recorded in Deed Book 3560 at Page 409, Deed Book 3563 at Page 49, and Deed Book 3748 at Page 113, all among the land records of Fairfax County, Virginia; Thence departing the land of said The Business Investment Group, LLC and running with the land of said Truist Bank;

South 74°36'32" East a distance of 47.76 feet to a point on the northwesterly corner of the land of 4084 LLC, as recorded in Deed Book 2840 at Page 2089 among the land records of Fairfax County, Virginia; Thence departing the land of said Truist Bank and running with the land of said 4084 LLC;

South 15°23'28" West a distance of 209.28 feet to a point;

South 68°18'11" East a distance of 209.26 feet to a point on the westerly right-of-way line of the aforementioned University Drive; Thence departing the land of said 4084 LLC and running with the westerly right-of-way line of said University Drive;

South 15°23'34" West a distance of 125.21 feet to a point;

South 15°20'48" West a distance of 111.68 feet to the point of beginning and containing an area of 168,477 Square Feet or 3.86770 Acres, more or less.

urban
7712 Little River Turnpike
Annandale, Virginia 22003
TEL 703.642.8080 FAX 703.642.8251
www.urban-ltd.com

Seal

COMMONWEALTH OF VIRGINIA
DAVID T. McELHANEY
No.022048
04/07/2026
PROFESSIONAL ENGINEER

Client
CHRISTOPHER LAND INC.
10461 WHITE GRANITE DRIVE SUITE 250
OAKTON, VA 22124

Revision / Issue

No.	Description	Date
01	1st Submission	12/05/2025
02	2nd Submission	04/07/2026

Issue
Date Description

Project Name
GALLERY AT CITY CENTER
GDP
City of Fairfax, Virginia

Drawn By ZC/AP | Checked By DTM

Project No.

Date November 21, 2025

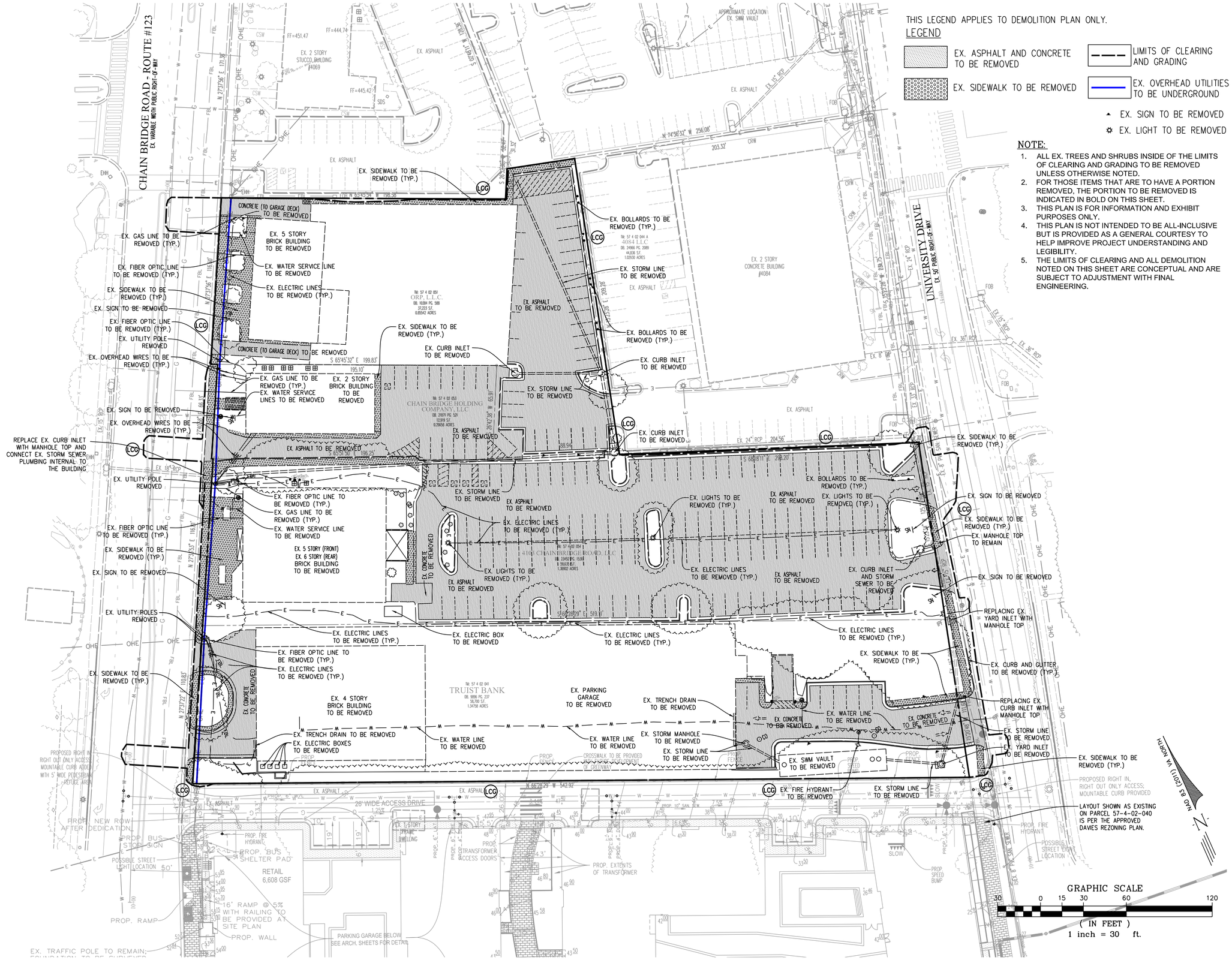
Drawing Title
PROPERTY BOUNDARY AND EXISTING EASEMENT EXHIBIT

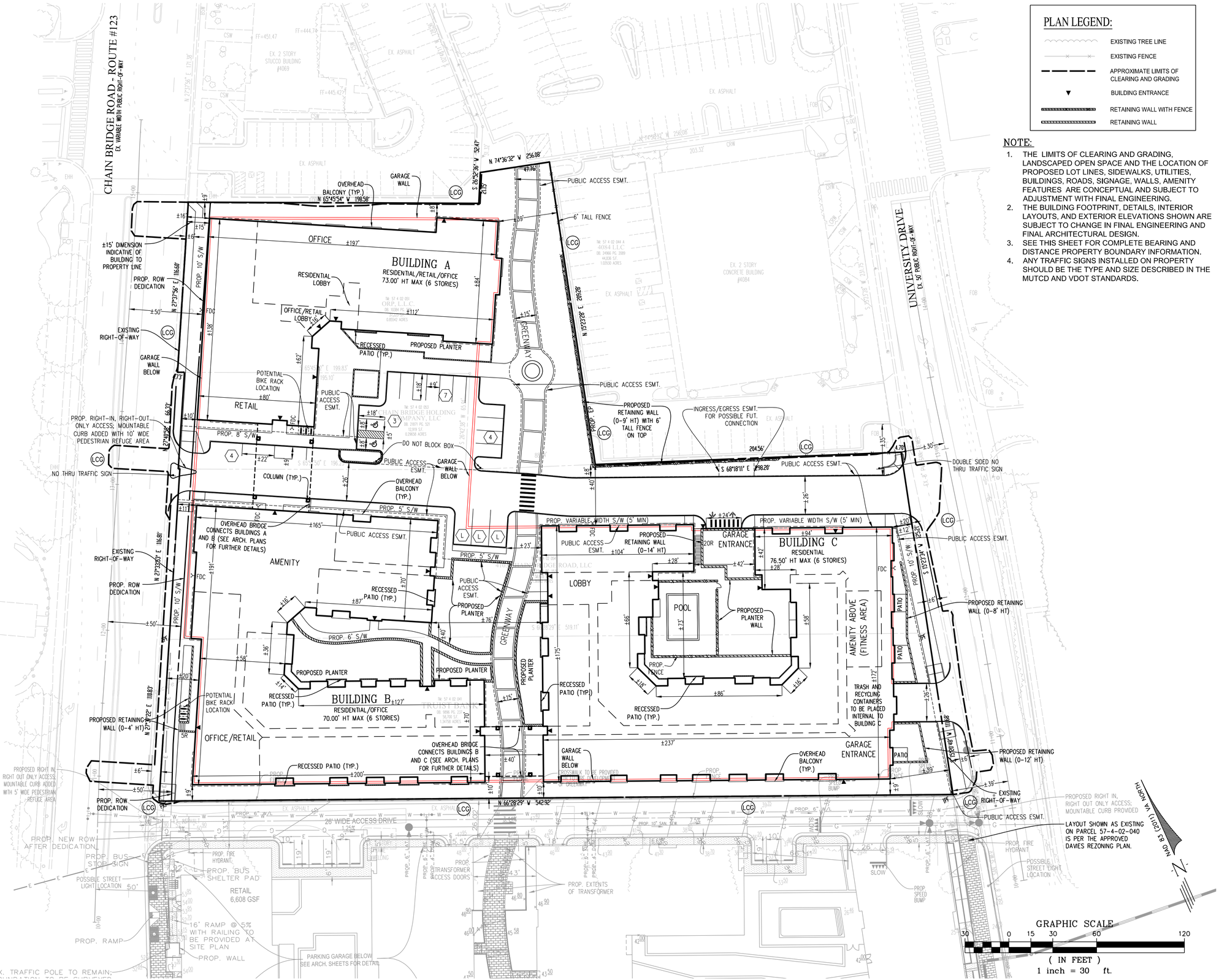
Scale: 1"=30'

Drawing Number
04
Sheet 04 of 31 (37 TOTAL)

GALLERY AT CITY CENTER

Urban, Ltd. – Q:\JOBS\Chain Bridge Road – Christopher Companies\Rezoning\CAD\04-EASEMENT EXHIBIT.dwg [EASEMENT EXHIBIT] April 07, 2026 – 3:49pm amarquez


CHAIN BRIDGE ROAD - ROUTE #123
EX. VARIABLE WIDTH PUBLIC RIGHT-OF-WAY
UNIVERSITY DRIVE
EX. 50' PUBLIC RIGHT-OF-WAY
EX. ASPHALT
EX. 2 STORY STUCCO BUILDING #4069
EX. 2 STORY CONCRETE BUILDING #4084
EX. 5 STORY BRICK BUILDING TO BE REMOVED
EX. 2 STORY BRICK BUILDING TO BE REMOVED
EX. 4 STORY BRICK BUILDING TO BE REMOVED
EX. 5 STORY (FRONT) EX. 6 STORY (REAR) BRICK BUILDING TO BE REMOVED
EX. 1 STORY DWELLING
RETAIL 6,608 GSF
CONCRETE (TO GARAGE DECK) TO BE REMOVED
EX. ASPHALT TO BE REMOVED
EX. CONCRETE TO BE REMOVED
EX. SIDEWALK TO BE REMOVED (TYP.)
EX. BOLLARDS TO BE REMOVED (TYP.)
EX. GAS LINE TO BE REMOVED (TYP.)
EX. FIBER OPTIC LINE TO BE REMOVED (TYP.)
EX. WATER SERVICE LINE TO BE REMOVED
EX. ELECTRIC LINES TO BE REMOVED (TYP.)
EX. SIGN TO BE REMOVED
EX. UTILITY POLE REMOVED
EX. OVERHEAD WIRES TO BE REMOVED (TYP.)
EX. WATER SERVICE LINES TO BE REMOVED
EX. STORM LINE TO BE REMOVED
EX. CURB INLET TO BE REMOVED
EX. LIGHTS TO BE REMOVED (TYP.)
EX. ELECTRIC BOX TO BE REMOVED
EX. TRENCH DRAIN TO BE REMOVED
EX. ELECTRIC BOXES TO BE REMOVED
EX. WATER LINE TO BE REMOVED
EX. STORM MANHOLE TO BE REMOVED
EX. SWM VAULT TO BE REMOVED
EX. FIRE HYDRANT TO BE REMOVED
EX. CURB AND GUTTER TO BE REMOVED (TYP.)
EX. YARD INLET TO BE REMOVED
EX. CURB INLET AND STORM SEWER TO BE REMOVED
REPLACE EX. CURB INLET WITH MANHOLE TOP AND CONNECT EX. STORM SEWER PLUMBING INTERNAL TO THE BUILDING
REPLACING EX. YARD INLET WITH MANHOLE TOP
REPLACING EX. CURB INLET WITH MANHOLE TOP
EX. MANHOLE TOP TO REMAIN
PROPOSED RIGHT IN, RIGHT OUT ONLY ACCESS; MOUNTABLE CURB ADDED WITH 5' WIDE PEDESTRIAN REFUGE AREA
PROPOSED RIGHT IN, RIGHT OUT ONLY ACCESS; MOUNTABLE CURB PROVIDED
LAYOUT SHOWN AS EXISTING ON PARCEL 57-4-02-040 IS PER THE APPROVED DAVIES REZONING PLAN.
CROSSWALK TO BE PROVIDED AT TIME OF DEVELOPMENT OF GREENWAY
PROP. NEW ROW AFTER DEDICATION
PROP. BUS STOP SIGN
PROP. BUS SHELTER PAD
PROP. FIRE HYDRANT
POSSIBLE STREET LIGHT LOCATION
PROP. RAMP
16' RAMP @ 5% WITH RAILING TO BE PROVIDED AT SITE PLAN
PROP. WALL
PARKING GARAGE BELOW SEE ARCH. SHEETS FOR DETAIL
PROP. TRANSFORMER ACCESS DOORS
PROP. EXTENTS OF TRANSFORMER
28' WIDE ACCESS DRIVE
EX. TRAFFIC POLE TO REMAIN; FOUNDATION TO BE CUT/LEVEL
PROP. SPEED BUMP
POSSIBLE STREET LIGHT LOCATION
PROP. FENCE
PROP. SHED
EX. PARKING GARAGE TO BE REMOVED
EX. 16" WDP
EX. 24" RCP
EX. 36" RCP
EX. 15" RCP
EX. 18" RCP
EX. 8" DIP
EX. 6" DIP
EX. 10" SAN. SEW.
PROP. 6" W.L.
PROP. 10" SAN. SEW.
PROP. 8" W.L.
APPROXIMATE LOCATION EX. SWM VAULT
N 74°58'32" W 256.08'
N 27°37'56" E 171.36'
N 27°37'56" E 116.97'
N 27°37'20" E 180.83'
N 27°37'53" E 116.97'
S 65°45'32" E 199.83'
S 68°18'11" E 298.00'
N 66°28'29" W 542.92'
S 23°41'49" W 310.32'
S 27°37'20" W 203.32'
S 27°37'20" W 204.56'
S 27°37'20" W 204.75'
S 27°37'20" W 204.75'
S 27°37'20" W 204.75



PLAN LEGEND:

- EXISTING TREE LINE
- EXISTING FENCE
- APPROXIMATE LIMITS OF CLEARING AND GRADING
- BUILDING ENTRANCE
- RETAINING WALL WITH FENCE
- RETAINING WALL

NOTE:

1. THE LIMITS OF CLEARING AND GRADING, LANDSCAPED OPEN SPACE AND THE LOCATION OF PROPOSED LOT LINES, SIDEWALKS, UTILITIES, BUILDINGS, ROADS, SIGNAGE, WALLS, AMENITY FEATURES ARE CONCEPTUAL AND SUBJECT TO ADJUSTMENT WITH FINAL ENGINEERING.
2. THE BUILDING FOOTPRINT, DETAILS, INTERIOR LAYOUTS, AND EXTERIOR ELEVATIONS SHOWN ARE SUBJECT TO CHANGE IN FINAL ENGINEERING AND FINAL ARCHITECTURAL DESIGN.
3. SEE THIS SHEET FOR COMPLETE BEARING AND DISTANCE PROPERTY BOUNDARY INFORMATION.
4. ANY TRAFFIC SIGNS INSTALLED ON PROPERTY SHOULD BE THE TYPE AND SIZE DESCRIBED IN THE MUTCD AND VDOT STANDARDS.

urban
7712 Little River Turnpike
Annandale, Virginia 22003
TEL 703.642.8080 FAX 703.642.8251
www.urban-ltd.com

Seal

COMMONWEALTH OF VIRGINIA
DAVID T. McELHANEY
No.022048
PROFESSIONAL ENGINEER
04/07/2026

Client

CHRISTOPHER LAND INC.
10461 WHITE GRANITE DRIVE SUITE 250
OAKTON, VA 22124

Revision / Issue

No.	Description	Date
01	1st Submission	12/05/2025
02	2nd Submission	04/07/2026

Issue

Date	Description

Project Name

GALLERY AT CITY CENTER
GDP
City of Fairfax, Virginia

Drawn By	Checked By
ZC/AP	DTM

Project No.

Date November 21, 2025

Drawing Title

GENERAL DEVELOPMENT PLAN

Scale: 1"=30'

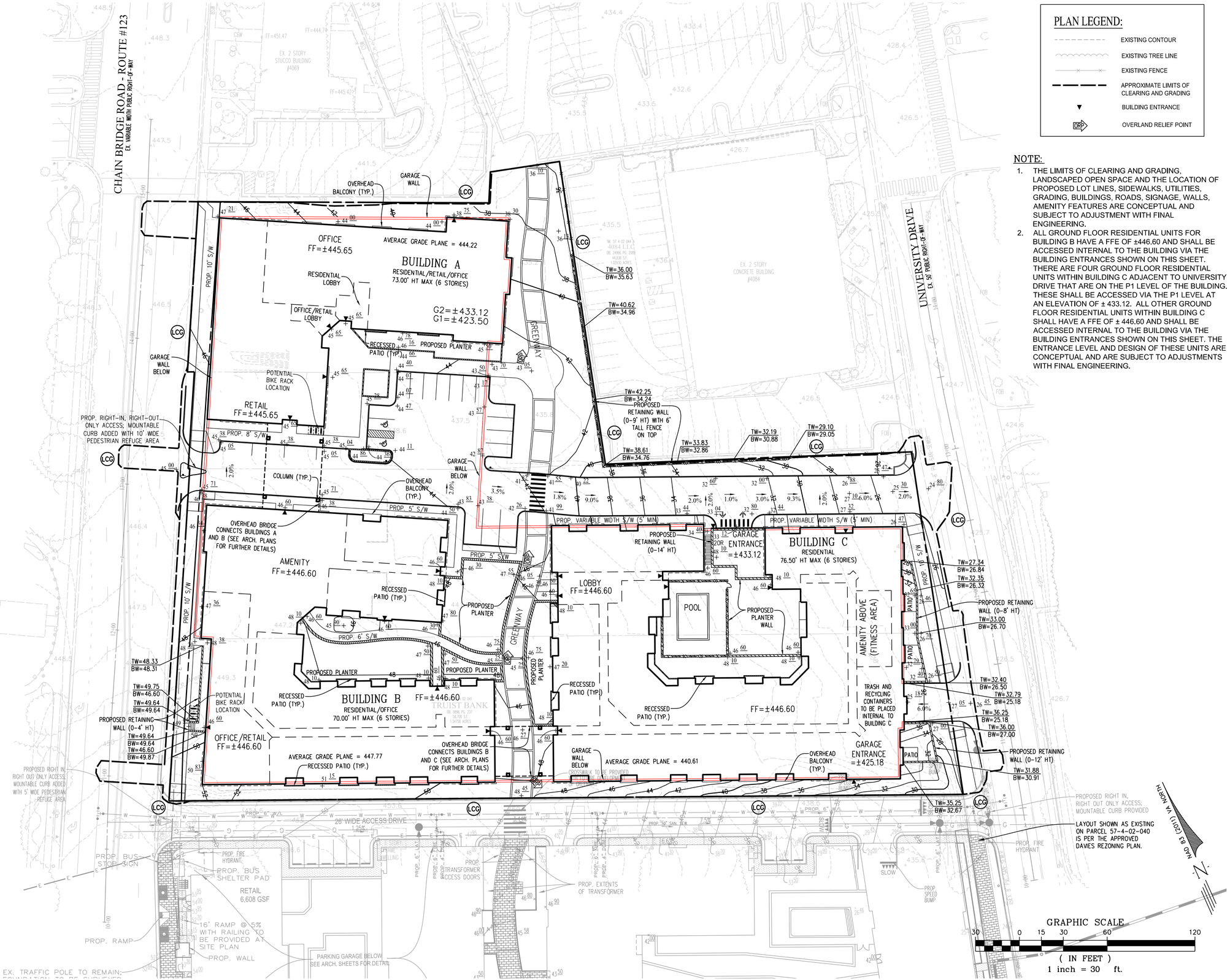
Drawing Number

05

Sheet 05 of 31 (37 TOTAL)

GALLERY AT CITY CENTER

Urban, Ltd. – Q:\JOBS\Chain Bridge Road – Christopher Companies\Rezoning\CAD\06-GDP.dwg [GDP] April 07, 2026 – 3:50pm amarquez



PLAN LEGEND:

- EXISTING CONTOUR
- EXISTING TREE LINE
- EXISTING FENCE
- APPROXIMATE LIMITS OF CLEARING AND GRADING
- BUILDING ENTRANCE
- OVERLAND RELIEF POINT (ORP)

NOTE:

1. THE LIMITS OF CLEARING AND GRADING, LANDSCAPED OPEN SPACE AND THE LOCATION OF PROPOSED LOT LINES, SIDEWALKS, UTILITIES, GRADING, BUILDINGS, ROADS, SIGNAGE, WALLS, AMENITY FEATURES ARE CONCEPTUAL AND SUBJECT TO ADJUSTMENT WITH FINAL ENGINEERING.
2. ALL GROUND FLOOR RESIDENTIAL UNITS FOR BUILDING B HAVE A FFE OF ±446.60 AND SHALL BE ACCESSED INTERNAL TO THE BUILDING VIA THE BUILDING ENTRANCES SHOWN ON THIS SHEET. THERE ARE FOUR GROUND FLOOR RESIDENTIAL UNITS WITHIN BUILDING C ADJACENT TO UNIVERSITY DRIVE THAT ARE ON THE P1 LEVEL OF THE BUILDING. THESE SHALL BE ACCESSED VIA THE P1 LEVEL AT AN ELEVATION OF ± 433.12. ALL OTHER GROUND FLOOR RESIDENTIAL UNITS WITHIN BUILDING C SHALL HAVE A FFE OF ± 446.60 AND SHALL BE ACCESSED INTERNAL TO THE BUILDING VIA THE BUILDING ENTRANCES SHOWN ON THIS SHEET. THE ENTRANCE LEVEL AND DESIGN OF THESE UNITS ARE CONCEPTUAL AND ARE SUBJECT TO ADJUSTMENTS WITH FINAL ENGINEERING.

THIS SHEET FOR INFORMATIONAL PURPOSES ONLY

urban
7712 Little River Turnpike
Annandale, Virginia 22003
TEL 703.642.8080 FAX 703.642.8251
www.urban-ltd.com

Seal

COMMONWEALTH OF VIRGINIA
DAVID T. McELHANEY
No.022048
04/07/2026
PROFESSIONAL ENGINEER

Client

CHRISTOPHER LAND INC.
10461 WHITE GRANITE DRIVE SUITE 250
OAKTON, VA 22124

Revision / Issue

No.	Description	Date
01	1st Submission	12/05/2025
02	2nd Submission	04/07/2026

Issue

Date	Description

Project Name

GALLERY AT CITY CENTER
GDP
City of Fairfax, Virginia

Drawn By	Checked By
ZC/AP	DTM

Project No.

Date November 21, 2025

Drawing Title

PRELIMINARY GRADING PLAN

Scale: 1"=30'

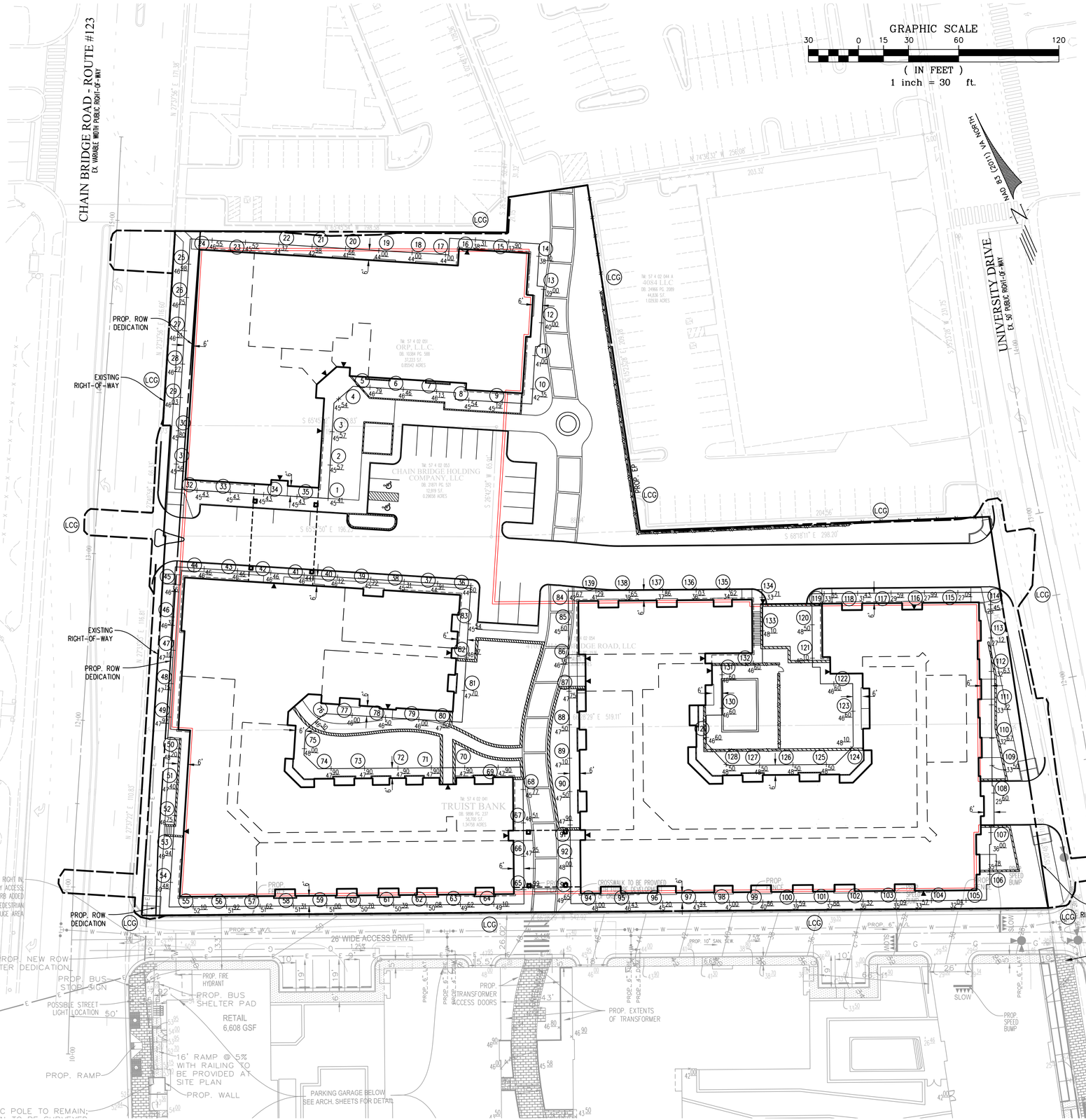
Drawing Number

06

Sheet 06 of 31 (37 TOTAL)

GALLERY AT CITY CENTER

Urban, Ltd. – G:\JOBS\Chain Bridge Road – Christopher Companies\Rezoning\CAD\07-GRADING PLAN.dwg [GRADING PLAN] April 07, 2026 – 3:50pm amarquez



Building A	
Spot #	Proposed
1	45.41
2	45.57
3	45.57
4	45.54
5	46.79
6	46.46
7	46.13
8	45.54
9	45.19
10	42.35
11	41.00
12	40.00
13	39.00
14	38.10
15	37.90
16	38.31
17	44.00
18	44.00
19	44.00
20	41.66
21	42.98
22	44.37
23	45.52
24	46.55
25	46.98
26	46.75
27	46.51
28	46.27
29	46.03
30	45.80
31	45.56
32	45.43
33	45.43
34	45.43
35	45.43
TOTAL	1547.56
AVERAGE	44.22

Building B	
Spot #	Proposed
36	44.60
37	44.91
38	45.31
39	45.72
40	46.12
41	46.44
42	46.46
43	46.46
44	46.46
45	46.36
46	46.37
47	47.10
48	47.15
49	47.92
50	48.20
51	47.40
52	46.75
53	49.94
54	50.48
55	52.10
56	51.92
57	51.62
58	51.31
59	51.00
60	50.70
61	50.39
62	50.08
63	49.62
64	49.10
65	47.99
66	47.25
67	46.51
68	45.77
69	47.90
70	47.90
71	47.90
72	47.90
73	47.90
74	47.90
75	48.00
76	46.30
77	46.00
78	46.50
79	46.00
80	47.80
81	47.70
82	46.37
83	45.54
TOTAL	2293.12
AVERAGE	47.77

Building C	
Spot #	Proposed
84	42.67
85	45.60
86	46.35
87	47.80
88	47.70
89	47.10
90	47.70
91	48.00
92	48.00
93	49.65
94	48.00
95	46.43
96	45.20
97	43.94
98	42.00
99	40.86
100	39.59
101	37.88
102	36.32
103	35.09
104	33.57
105	32.04
106	36.00
107	36.00
108	25.60
109	33.50
110	32.67
111	33.72
112	32.63
113	27.12
114	26.45
115	27.09
116	27.99
117	29.59
118	31.43
119	33.35
120	48.50
121	48.10
122	46.60
123	46.60
124	48.10
125	48.50
126	48.50
127	48.50
128	48.50
129	46.60
130	46.60
131	46.60
132	46.60
133	48.10
134	33.71
135	34.62
136	36.03
137	37.86
138	39.65
139	41.29
TOTAL	2274.19
AVERAGE	40.61

NOTE:

1. SEE ARCHITECTURAL ELEVATIONS ON SHEET A2 FOR FURTHER INFORMATION REGARDING BUILDING HEIGHT.

urban

7712 Little River Turnpike
Annandale, Virginia 22003
TEL 703.642.8080 FAX 703.642.8251
www.urban-ltd.com

Seal

COMMONWEALTH OF VIRGINIA
DAVID T. McELHANEY
No.022048
04/07/2026
PROFESSIONAL ENGINEER

Client

CHRISTOPHER LAND INC.
10461 WHITE GRANITE DRIVE SUITE 250
OAKTON, VA 22124

Revision / Issue

No.	Description	Date
01	1st Submission	12/05/2025
02	2nd Submission	04/07/2026

Issue

Date	Description

Project Name

GALLERY AT CITY CENTER
GDP
City of Fairfax, Virginia

Drawn By	Checked By
ZC/AP	DTM

Project No.

Date November 21, 2025

Drawing Title

AVERAGE GRADE EXHIBIT

Scale: 1"=30'

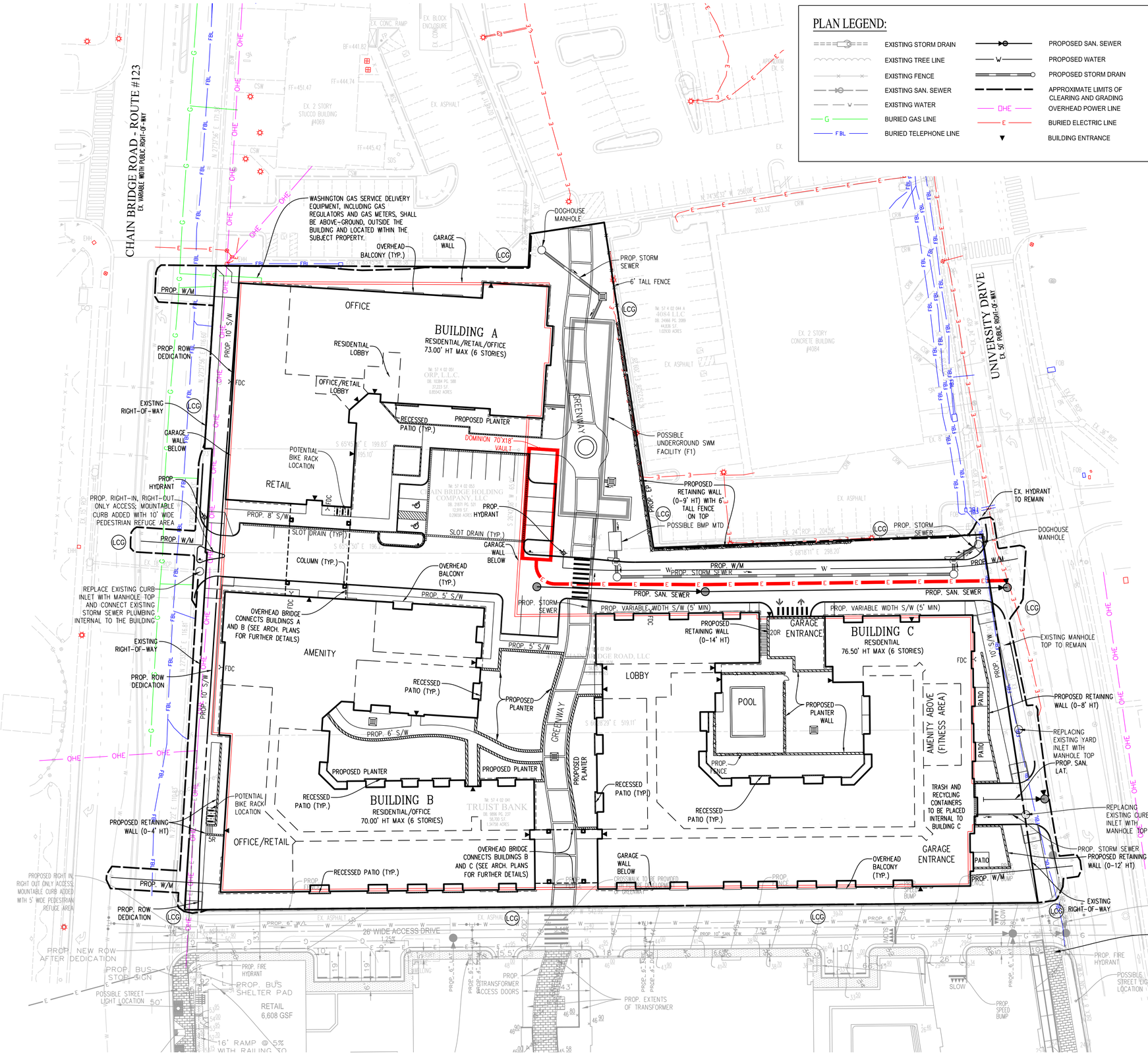
Drawing Number

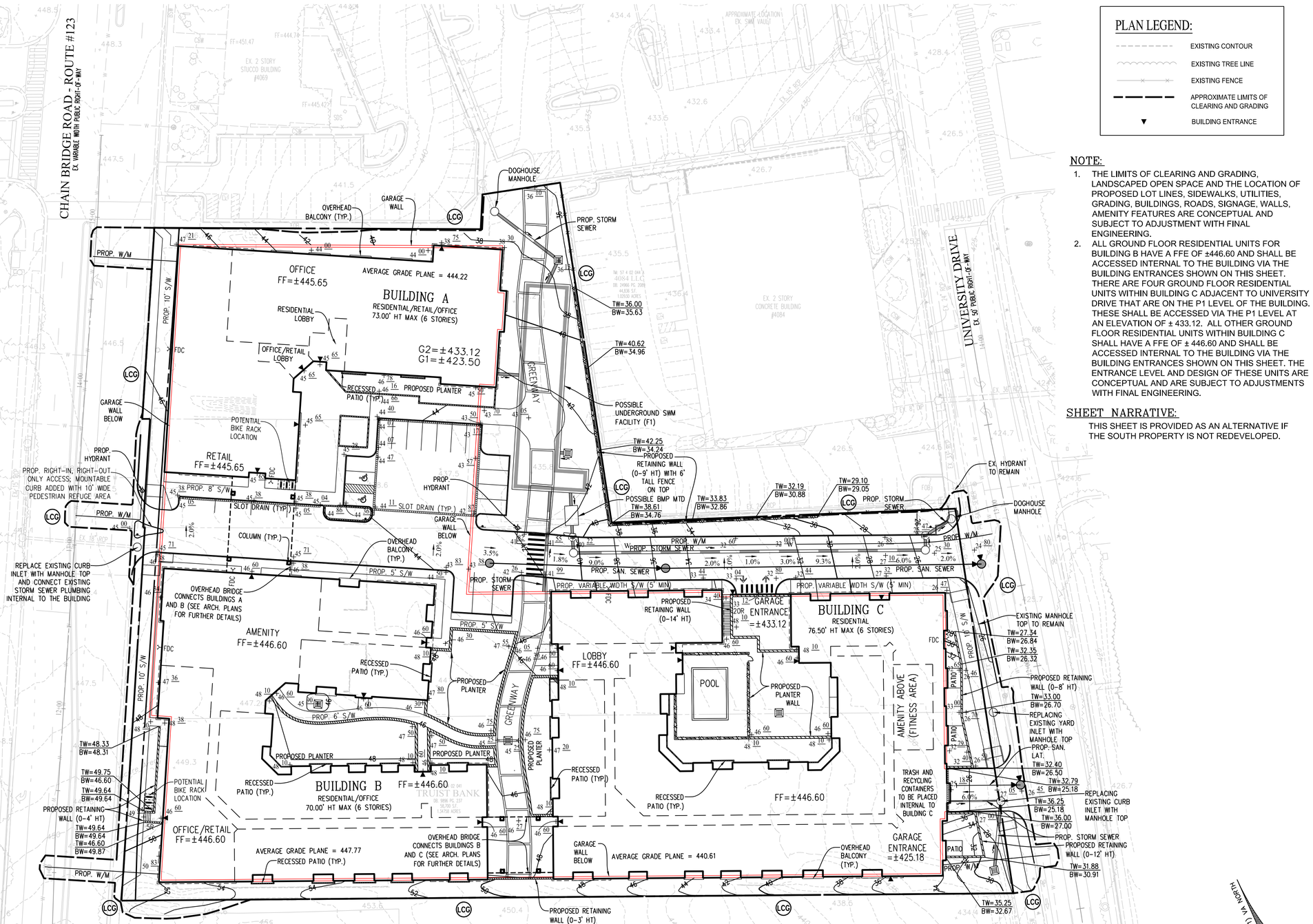
07

Sheet 07 of 31 (37 TOTAL)

GALLERY AT CITY CENTER

Urban, Ltd. – Q:\JOBS\Chain Bridge Road – Christopher Companies\Rezoning\CAD\08-BUILDING HEIGHT.dwg [BUILDING HEIGHT] April 07, 2026 – 3:50pm amarquez


CHAIN BRIDGE ROAD - ROUTE #123
EX. VARIABLE WIDTH PUBLIC RIGHT-OF-WAY
UNIVERSITY DRIVE
EX. 50' PUBLIC RIGHT-OF-WAY
BUILDING A
RESIDENTIAL/RETAIL/OFFICE
73.00' HT MAX (6 STORIES)
BUILDING B
RESIDENTIAL/OFFICE
70.00' HT MAX (6 STORIES)
BUILDING C
RESIDENTIAL
76.50' HT MAX (6 STORIES)
OFFICE
RESIDENTIAL LOBBY
OFFICE/RETAIL LOBBY
RETAIL
AMENITY
LOBBY
POOL
OFFICE/RETAIL
GARAGE ENTRANCE
AMENITY ABOVE (FITNESS AREA)
GREENWAY
WASHINGTON GAS SERVICE DELIVERY EQUIPMENT, INCLUDING GAS REGULATORS AND GAS METERS, SHALL BE ABOVE-GROUND, OUTSIDE THE BUILDING AND LOCATED WITHIN THE SUBJECT PROPERTY.
DOGHOUSE MANHOLE
PROP. STORM SEWER
6' TALL FENCE
OVERHEAD BALCONY (TYP.)
GARAGE WALL
PROP. W/M
PROP. ROW DEDICATION
EXISTING RIGHT-OF-WAY
PROP. 10' S/W
FDC
RECESSED PATIO (TYP.)
PROPOSED PLANTER
DOMINION 70'X18' VAULT
POSSIBLE UNDERGROUND SWM FACILITY (F1)
POTENTIAL BIKE RACK LOCATION
PROP. HYDRANT
PROP. 8' S/W
SLOT DRAIN (TYP.)
COLUMN (TYP.)
PROPOSED RETAINING WALL (0-9' HT) WITH 6' TALL FENCE ON TOP
POSSIBLE BMP MTD
PROP. STORM SEWER
EX. HYDRANT TO REMAIN
DOGHOUSE MANHOLE
PROP. SAN. SEWER
PROP. VARIABLE WIDTH S/W (5' MIN)
PROPOSED RETAINING WALL (0-14' HT)
EXISTING MANHOLE TOP TO REMAIN
PROPOSED RETAINING WALL (0-8' HT)
REPLACING EXISTING YARD INLET WITH MANHOLE TOP
PROP. SAN. LAT.
REPLACING EXISTING CURB INLET WITH MANHOLE TOP
PROP. STORM SEWER
PROPOSED RETAINING WALL (0-12' HT)
TRASH AND RECYCLING CONTAINERS TO BE PLACED INTERNAL TO BUILDING C
OVERHEAD BRIDGE CONNECTS BUILDINGS A AND B (SEE ARCH. PLANS FOR FURTHER DETAILS)
OVERHEAD BRIDGE CONNECTS BUILDINGS B AND C (SEE ARCH. PLANS FOR FURTHER DETAILS)
PROP. 5' S/W
PROP. 6' S/W
RECESSED PATIO (TYP.)
PROPOSED PLANTER
PROPOSED PLANTER WALL
PROP. FENCE
PROPOSED RIGHT IN, RIGHT OUT ONLY ACCESS; MOUNTABLE CURB ADDED WITH 5' WIDE PEDESTRIAN REFUGE AREA
PROP. RIGHT-IN, RIGHT-OUT ONLY ACCESS; MOUNTABLE CURB ADDED WITH 10' WIDE PEDESTRIAN REFUGE AREA
REPLACE EXISTING CURB INLET WITH MANHOLE TOP AND CONNECT EXISTING STORM SEWER PLUMBING INTERNAL TO THE BUILDING
PROP. NEW ROW AFTER DEDICATION
PROP. BUS STOP SIGN
PROP. BUS SHELTER PAD
POSSIBLE STREET LIGHT LOCATION
RETAIL 6,608 GSF
16' RAMP @ 5% WITH RAILING
26' WIDE ACCESS DRIVE
PROP. FIRE HYDRANT
PROP. TRANSFORMER ACCESS DOORS
PROP. EXTENTS OF TRANSFORMER
PROP. SPEED BUMP
SLOW
PROPOSED RIGHT IN, RIGHT OUT ONLY ACCESS; MOUNTABLE CURB PROVIDED
LAYOUT SHOWN AS EXISTING ON PARCEL 57-4-02-040 IS PER THE APPROVED DAVIES REZONING PLAN.
POSSIBLE STREET LIGHT LOCATION
EXISTING RIGHT-OF-WAY
PROP. ROW DEDICATION
PROP. W/M
PROP. STORM SEWER
PROP. SAN. SEWER
PROP. VARIABLE WIDTH S/W (5' MIN)
PROP. 10" SAN. SEW.
PROP. 6" W/L
PROP. 8" W/L
PROP. 6" D.I.
EX. ASPHALT
EX. CONC. RAMP
EX. BLOCK ENCLOSURE
EX. 2 STORY STUCCO BUILDING #4069
EX. 2 STORY CONCRETE BUILDING #4084
EX. 24" RCP
EX. 36" RCP
EX. 48" RCP
EX. 54" RCP
EX. 60" RCP
EX. 66" RCP
EX. 72" RCP
EX. 84" RCP
EX. 96" RCP
EX. 108" RCP
EX. 120" RCP
EX. 144" RCP
EX. 168" RCP
EX. 180" RCP
EX. 192" RCP
EX. 204" RCP
EX. 216" RCP
EX. 228" RCP
EX. 240" RCP
EX. 252" RCP
EX. 264" RCP
EX. 276" RCP
EX. 288" RCP
EX. 300" RCP
EX. 312" RCP
EX.



PLAN LEGEND:

- EXISTING CONTOUR
- EXISTING TREE LINE
- EXISTING FENCE
- APPROXIMATE LIMITS OF CLEARING AND GRADING
- BUILDING ENTRANCE

NOTE:

1. THE LIMITS OF CLEARING AND GRADING, LANDSCAPED OPEN SPACE AND THE LOCATION OF PROPOSED LOT LINES, SIDEWALKS, UTILITIES, GRADING, BUILDINGS, ROADS, SIGNAGE, WALLS, AMENITY FEATURES ARE CONCEPTUAL AND SUBJECT TO ADJUSTMENT WITH FINAL ENGINEERING.
2. ALL GROUND FLOOR RESIDENTIAL UNITS FOR BUILDING B HAVE A FFE OF ±446.60 AND SHALL BE ACCESSED INTERNAL TO THE BUILDING VIA THE BUILDING ENTRANCES SHOWN ON THIS SHEET. THERE ARE FOUR GROUND FLOOR RESIDENTIAL UNITS WITHIN BUILDING C ADJACENT TO UNIVERSITY DRIVE THAT ARE ON THE P1 LEVEL OF THE BUILDING. THESE SHALL BE ACCESSED VIA THE P1 LEVEL AT AN ELEVATION OF ± 433.12. ALL OTHER GROUND FLOOR RESIDENTIAL UNITS WITHIN BUILDING C SHALL HAVE A FFE OF ± 446.60 AND SHALL BE ACCESSED INTERNAL TO THE BUILDING VIA THE BUILDING ENTRANCES SHOWN ON THIS SHEET. THE ENTRANCE LEVEL AND DESIGN OF THESE UNITS ARE CONCEPTUAL AND ARE SUBJECT TO ADJUSTMENTS WITH FINAL ENGINEERING.

SHEET NARRATIVE:

THIS SHEET IS PROVIDED AS AN ALTERNATIVE IF THE SOUTH PROPERTY IS NOT REDEVELOPED.

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

THIS SHEET FOR INFORMATIONAL PURPOSES ONLY

urban
7712 Little River Turnpike
Annandale, Virginia 22003
TEL 703.642.8080 FAX 703.642.8251
www.urban-ltd.com

Seal
COMMONWEALTH OF VIRGINIA
DAVID T. McELHANEY
No.022048
04/07/2026
PROFESSIONAL ENGINEER

Client
CHRISTOPHER LAND INC.
10461 WHITE GRANITE DRIVE SUITE 250
OAKTON, VA 22124

Revision / Issue

No.	Description	Date
01	1st Submission	12/05/2025
02	2nd Submission	04/07/2026

Issue
Date Description

Project Name
GALLERY AT CITY CENTER
GDP
City of Fairfax, Virginia

Drawn By ZC/AP | Checked By DTM
Project No.
Date November 21, 2025

Drawing Title
GENERAL DEVELOPMENT PLAN - INTERIM PHASE

Scale: 1"=30'

Drawing Number
08A
Sheet 08A of 31 (37 TOTAL)

GALLERY AT CITY CENTER

Urban, Ltd. - Q:\JOBS\Chain Bridge Road - Christopher Companies\Rezoning\CAD\07A-GRADING PLAN - ALTERNATE PLAN.dwg [GRADING PLAN] April 07, 2026 - 3:51pm omarquez

LEGEND

EX. PEDESTRIAN ROUTES

PROP. PEDESTRIAN ROUTES

PROP. ADA ACCESSIBLE ROUTES

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

NAD 83 (2011) VA NORTH

CHAIN BRIDGE ROAD - ROUTE #123
EX. VARIABLE WIDTH PUBLIC RIGHT-OF-WAY

UNIVERSITY DRIVE
EX. 50' PUBLIC RIGHT-OF-WAY

OFFICE

BUILDING A
RESIDENTIAL/RETAIL/OFFICE
73.00' HT MAX (6 STORIES)

RETAIL

AMENITY

BUILDING B
RESIDENTIAL/OFFICE
70.00' HT MAX (6 STORIES)

OFFICE/RETAIL

BUILDING C
RESIDENTIAL
76.50' HT MAX (6 STORIES)

LOBBY

POOL

AMENITY ABOVE (FITNESS AREA)

GARAGE ENTRANCE

RETAIL
6,608 GSF

OVERHEAD BALCONY (TYP.)

GARAGE WALL

RESIDENTIAL LOBBY

OFFICE/RETAIL LOBBY

RECESSED PATIO (TYP.)

PROP. ROW DEDICATION

EXISTING RIGHT-OF-WAY

GARAGE WALL BELOW

POTENTIAL BIKE RACK LOCATION

PROP. RIGHT-IN, RIGHT-OUT ONLY ACCESS; MOUNTABLE CURB ADDED WITH 10' WIDE PEDESTRIAN REFUGE AREA

NO THRU TRAFFIC SIGN

COLUMN (TYP.)

OVERHEAD BRIDGE CONNECTS BUILDINGS A AND B (SEE ARCH. PLANS FOR FURTHER DETAILS)

OVERHEAD BRIDGE CONNECTS BUILDINGS B AND C (SEE ARCH. PLANS FOR FURTHER DETAILS)

DO NOT BLOCK BOX

6" TALL FENCE

PROP. FENCE

TRASH AND RECYCLING CONTAINERS TO BE PLACED INTERNAL TO BUILDING C

GARAGE WALL BELOW CROSSWALK TO BE PROVIDED WITH TRUCK PLATFORM & GREENWAY

DOUBLE SIDED NO THRU TRAFFIC SIGN

PROPOSED RIGHT IN RIGHT OUT ONLY ACCESS; MOUNTABLE CURB ADDED WITH 5' WIDE PEDESTRIAN REFUGE AREA

PROP. NEW ROW AFTER DEDICATION

PROP. BUS STOP SIGN

POSSIBLE STREET LIGHT LOCATION 50'

PROP. FIRE HYDRANT

PROP. BUS SHELTER PAD

16' RAMP @ 5% WITH RAILING TO BE PROVIDED AT SITE PLAN

PROP. RAMP

PROP. WALL

EX. TRAFFIC POLE TO REMAIN; FOUNDATION TO BE CUT/VOID

PARKING GARAGE BELOW SEE ARCH. SHEETS FOR DETAIL

28' WIDE ACCESS DRIVE

PROP. ACCESS EASEMENT

PROP. TRANSFORMER ACCESS DOORS

PROP. EXTENTS OF TRANSFORMER

PROP. ACCESS EASEMENT; FOR SERVICE VEHICLES TO UTILIZE THE GREENWAY

CROSS ACCESS EASEMENT

NORTHERN PROPERTY

PROP. SPEED BUMP

SLOW

EXISTING RIGHT-OF-WAY

PROPOSED RIGHT IN, RIGHT OUT ONLY ACCESS; MOUNTABLE CURB PROVIDED

LAYOUT SHOWN AS EXISTING ON PARCEL 57-4-02-040 IS PER THE APPROVED DAVIES REZONING PLAN.

POSSIBLE STREET LIGHT LOCATION

urban
7712 Little River Turnpike
Annandale, Virginia 22003
TEL 703.642.8080 FAX 703.642.8251
www.urban-ltd.com

Seal

COMMONWEALTH OF VIRGINIA
DAVID T. McELHANEY
No.022048
04/07/2026
PROFESSIONAL ENGINEER

Client

CHRISTOPHER LAND INC.
10461 WHITE GRANITE DRIVE SUITE 250
OAKTON, VA 22124

Revision / Issue

No.	Description	Date
01	1st Submission	12/05/2025
02	2nd Submission	04/07/2026

Issue

Date	Description

Project Name

GALLERY AT CITY CENTER
GDP
City of Fairfax, Virginia

Drawn By	Checked By
ZC/AP	DTM

Project No.

Date November 21, 2025

Drawing Title

PEDESTRIAN CIRCULATION PLAN

Scale: 1"=30'

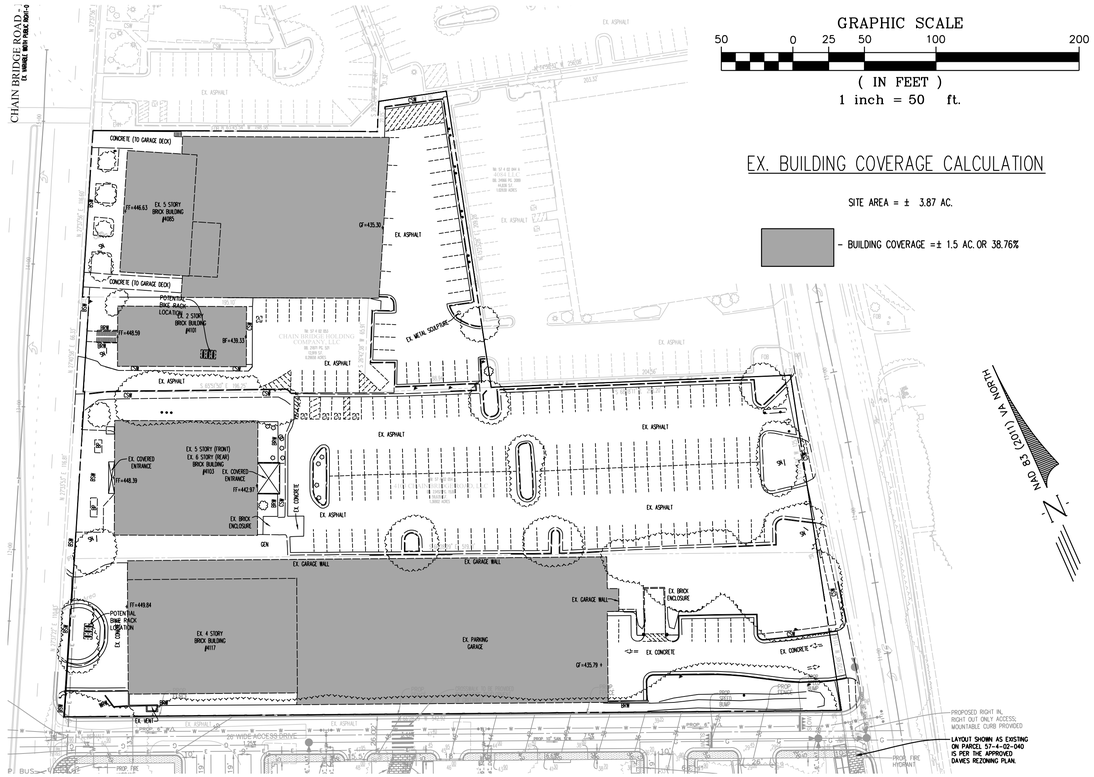
Drawing Number

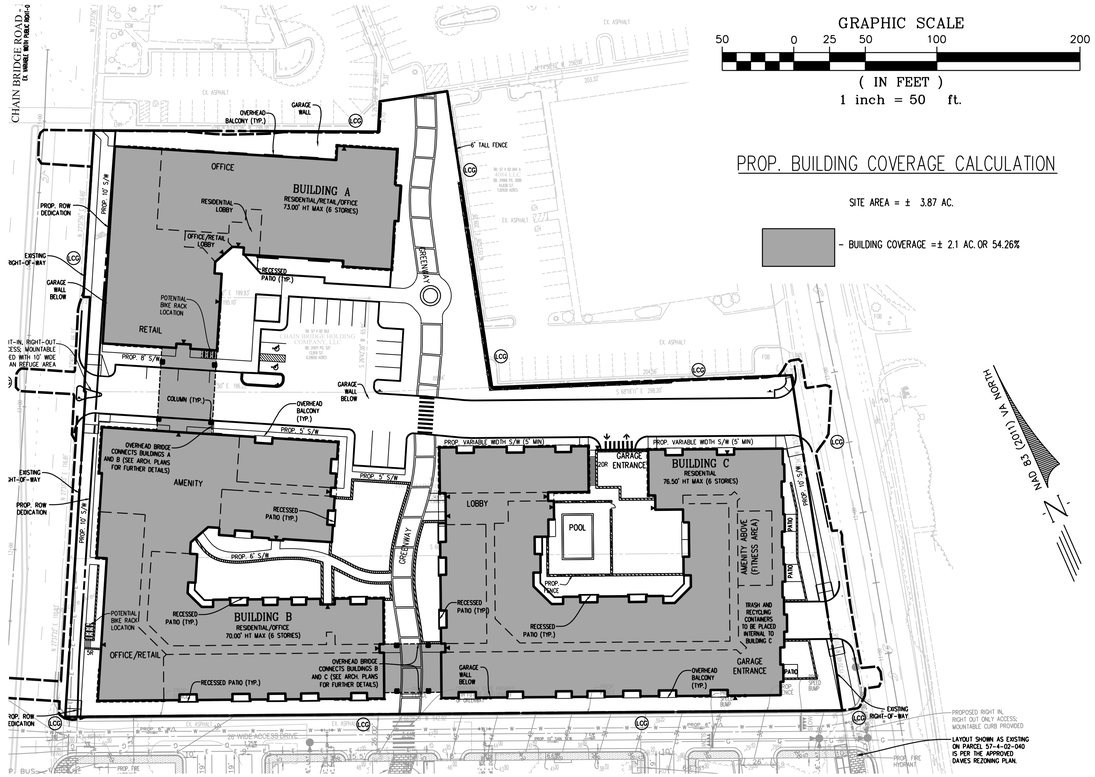
09

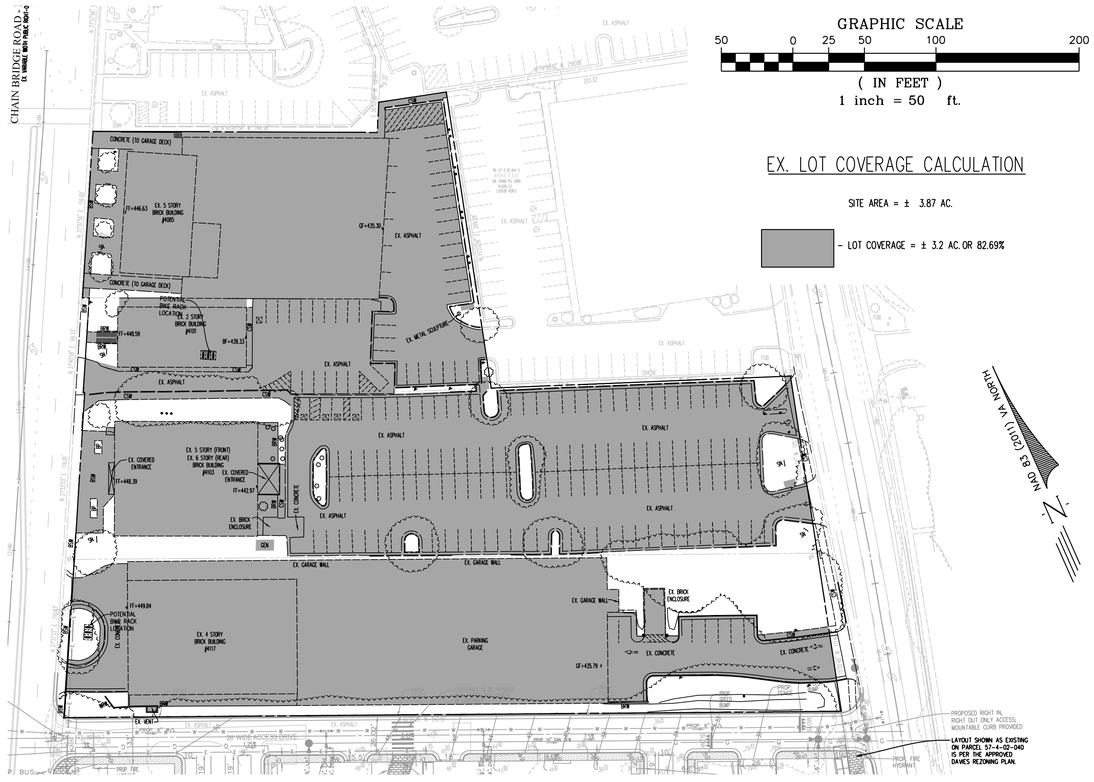
Sheet 09 of 31 (37 TOTAL)

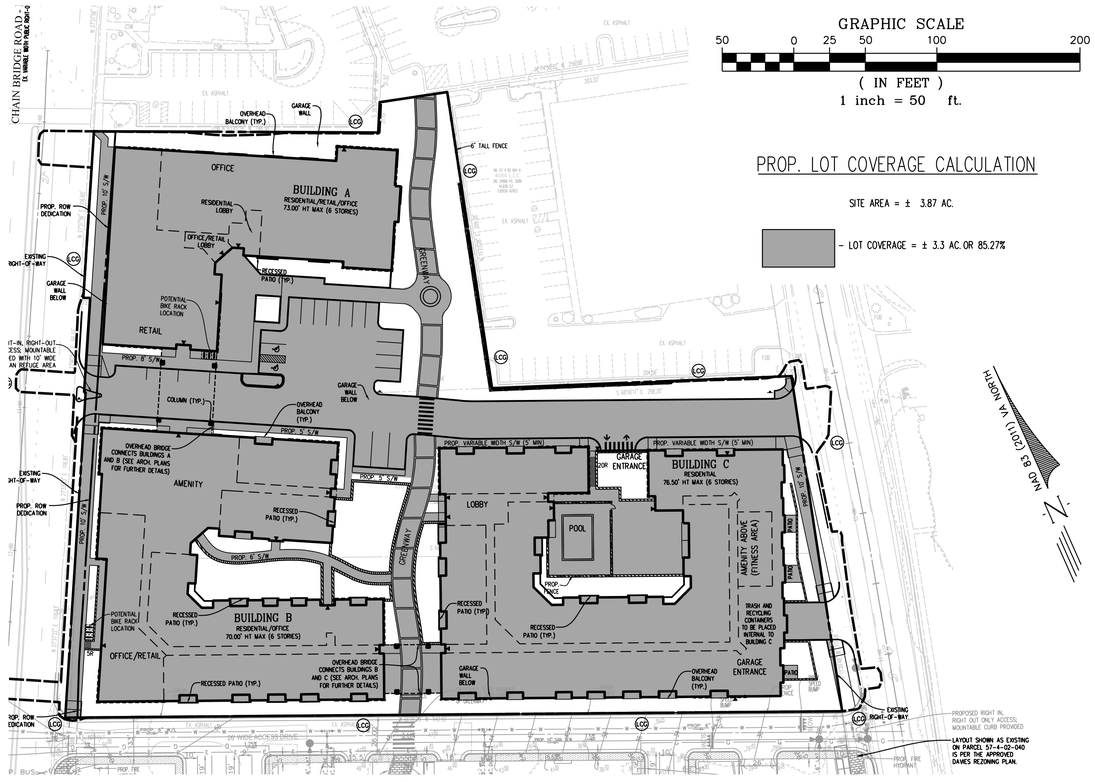
GALLERY AT CITY CENTER

Urban, Ltd. – Q:\JOBS\Chain Bridge Road – Christopher Companies\Rezoning\CAD\15-CIRCULATION PLAN.dwg [CIRCULATION PLAN] April 07, 2026 – 3:51pm amarquez









urban
7712 Little River Turnpike
Annandale, Virginia 22003
TEL 703.642.8080 FAX 703.642.8251
www.urban-ltd.com

Seal

COMMONWEALTH OF VIRGINIA
DAVID T. McELHANEY
No.022048
04/07/2026
PROFESSIONAL ENGINEER

Client

CHRISTOPHER LAND INC.
10461 WHITE GRANITE DRIVE SUITE 250
OAKTON, VA 22124

Revision / Issue

No.	Description	Date
01	1st Submission	12/05/2025
02	2nd Submission	04/07/2026

Issue

Date	Description

Project Name

GALLERY AT CITY CENTER
GDP
City of Fairfax, Virginia

Drawn By	Checked By
ZC/AP	DTM

Project No.

Date November 21, 2025

Drawing Title

BUILDING & LOT COVERAGE

Scale: 1"=50'

Drawing Number

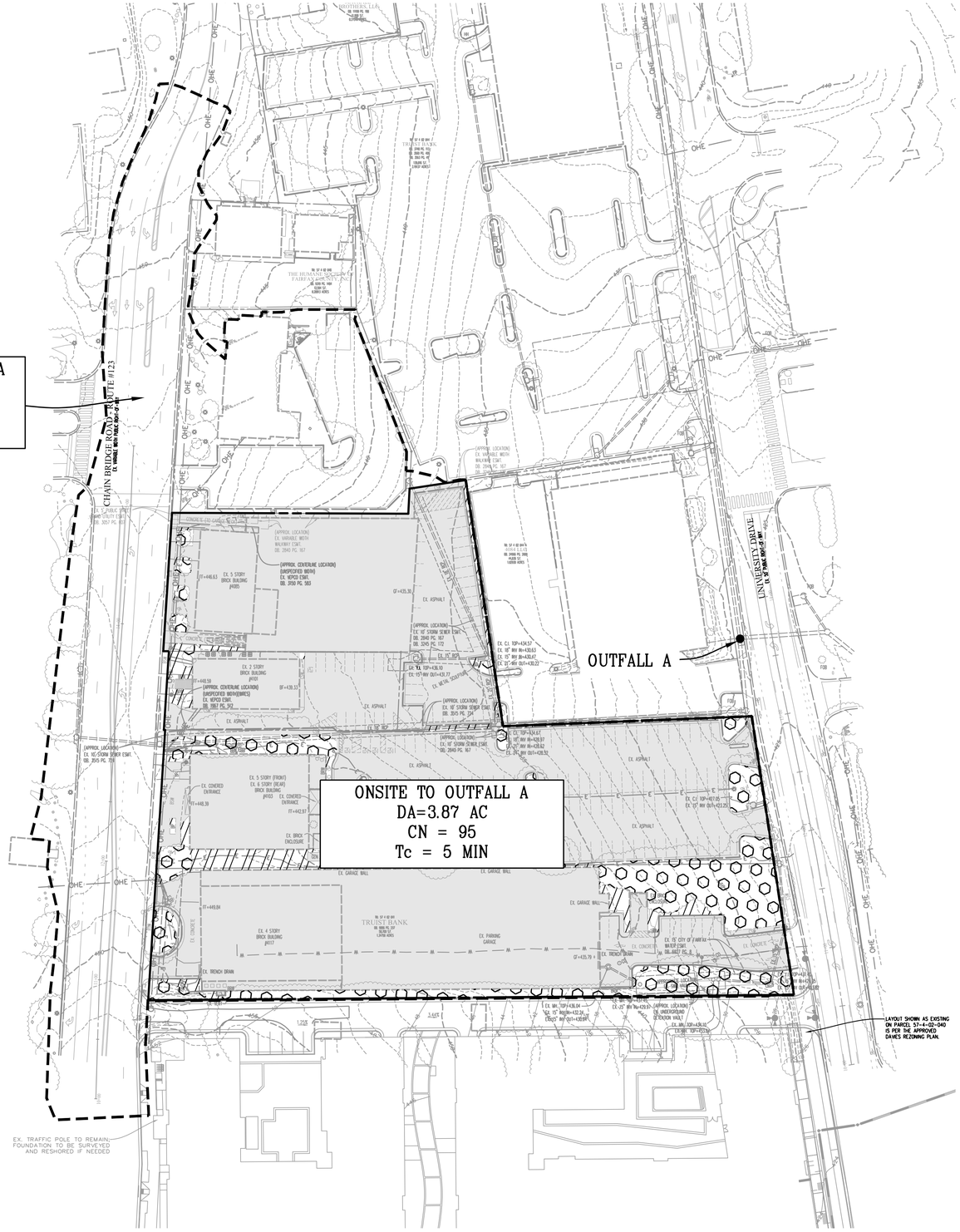
10

Sheet 10 of 31 (37 TOTAL)

GALLERY AT CITY CENTER

Urban, Ltd. – Q:\JOBS\Chain Bridge Road – Christopher Companies\Rezoning\CAD\16-BLDG & LOT COVERAGE.dwg [BLDG & LOT COVERAGE] April 07, 2026 – 3:51pm amarquez

EXISTING SWM MAP



GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)

1 inch = 50 ft.

NAD 83 (2011) VA NORTH

LEGEND

- DRAINAGE DIVIDES
- SITE AREA = 3.87 ACRES
- ONSITE IMPERVIOUS AREA = 3.26 ACRES
- ONSITE MANAGED TURF AREA = 0.17 ACRES
- ONSITE FOREST = 0.44 ACRES

urban

7712 Little River Turnpike
Annandale, Virginia 22003
TEL 703.642.8080 FAX 703.642.8251
www.urban-ltd.com

Seal

COMMONWEALTH OF VIRGINIA
DAVID T. McELHANEY
No.022048
PROFESSIONAL ENGINEER
04/07/2026

Client

CHRISTOPHER LAND INC.
10461 WHITE GRANITE DRIVE SUITE 250
OAKTON, VA 22124

Revision / Issue

No.	Description	Date
01	1st Submission	12/05/2025
02	2nd Submission	04/07/2026

Issue

Date	Description

Project Name

GALLERY AT CITY CENTER
GDP
City of Fairfax, Virginia

Drawn By	Checked By
ZC/AP	DTM

Project No.

Date November 21, 2025

Drawing Title

PRELIMINARY SWM ANALYSIS

Scale: 1"=50'

Drawing Number

11

Sheet 11 of 31 (37 TOTAL)

GALLERY AT CITY CENTER

Urban, Ltd. – Q:\JOBS\Chain Bridge Road – Christopher Companies\Rezoning\CAD\09-SWM EXISTING.dwg [12 PRELIMINARY SWM ANALYSIS] April 07, 2026 – 3:52pm amarquez

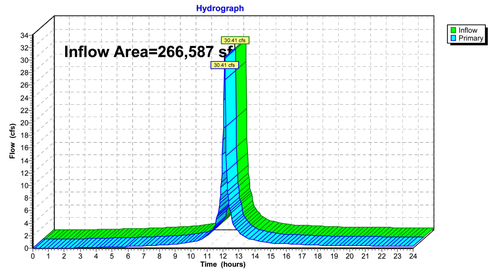
PRE DEVELOPMENT TO OUTFALL A: TOTAL 10 YEAR FLOW

SWM *NOAA 24-hr C 10-year Rainfall=4.65"*
Prepared by Urban Engineering Printed 4/2/2026
HydroCAD® 10.20-5b s/n 02110 © 2023 HydroCAD Software Solutions LLC

Summary for Link 23L: EXISTING OUTFALL A

Inflow Area = 266,587 sf, 84.52% Impervious, Inflow Depth > 4.07" for 10-year event
Inflow = 30.41 cfs @ 12.12 hrs, Volume= 90,405 cf
Primary = 30.41 cfs @ 12.12 hrs, Volume= 90,405 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.03 hrs



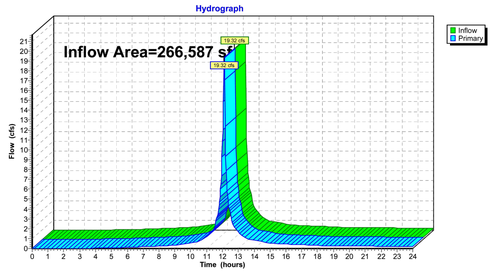
PRE DEVELOPMENT TO OUTFALL A: TOTAL 2 YEAR FLOW

SWM *NOAA 24-hr C 2-year Rainfall=3.06"*
Prepared by Urban Engineering Printed 4/2/2026
HydroCAD® 10.20-5b s/n 02110 © 2023 HydroCAD Software Solutions LLC

Summary for Link 23L: EXISTING OUTFALL A

Inflow Area = 266,587 sf, 84.52% Impervious, Inflow Depth > 2.51" for 2-year event
Inflow = 19.32 cfs @ 12.12 hrs, Volume= 55,664 cf
Primary = 19.32 cfs @ 12.12 hrs, Volume= 55,664 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.03 hrs



PRE DEVELOPMENT OFFSITE TO OUTFALL A: CURVE NUMBER/Tc

Area (ac)	CN	Description
2.250	95	Urban commercial, 85% imp, HSG D
0.337		15.00% Pervious Area
1.912		85.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

PRE DEVELOPMENT ONSITE TO OUTFALL A: CURVE NUMBER/Tc

Area (ac)	CN	Description
3.260	98	Paved parking, HSG D
0.170	80	>75% Grass cover, Good, HSG D
0.440	77	Woods, Good, HSG D
3.870	95	Weighted Average
0.610		15.76% Pervious Area
3.260		84.24% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

PRE DEVELOPMENT TO OUTFALL A: ONSITE 1 YEAR FLOW

SWM *NOAA 24-hr C 1-year Rainfall=2.54"*
Prepared by Urban Engineering Printed 4/2/2026
HydroCAD® 10.20-5b s/n 02110 © 2023 HydroCAD Software Solutions LLC

Summary for Subcatchment 21S: EXISTING ONSITE TO OUTFALL A

Runoff = 9.89 cfs @ 12.12 hrs, Volume= 28,097 cf, Depth> 2.00"
Routed to Link 23L : EXISTING OUTFALL A

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.03 hrs
NOAA 24-hr C 1-year Rainfall=2.54"

PRE DEVELOPMENT TO OUTFALL A: OFFSITE 1 YEAR FLOW

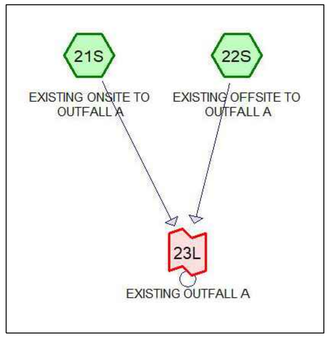
SWM *NOAA 24-hr C 1-year Rainfall=2.54"*
Prepared by Urban Engineering Printed 4/2/2026
HydroCAD® 10.20-5b s/n 02110 © 2023 HydroCAD Software Solutions LLC

Summary for Subcatchment 22S: EXISTING OFFSITE TO OUTFALL A

Runoff = 5.75 cfs @ 12.12 hrs, Volume= 16,335 cf, Depth> 2.00"
Routed to Link 23L : EXISTING OUTFALL A

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.03 hrs
NOAA 24-hr C 1-year Rainfall=2.54"

PRE DEVELOPMENT SCHEMATIC



urban
7712 Little River Turnpike
Annandale, Virginia 22003
TEL 703.642.8080 FAX 703.642.8251
www.urban-ltd.com

Seal

COMMONWEALTH OF VIRGINIA
DAVID T. McELHANEY
No.022048
04/07/2026
PROFESSIONAL ENGINEER

Client
CHRISTOPHER LAND INC.
10461 WHITE GRANITE DRIVE SUITE 250
OAKTON, VA 22124

Revision / Issue

No.	Description	Date
01	1st Submission	12/05/2025
02	2nd Submission	04/07/2026

Issue
Date Description

Project Name
GALLERY AT CITY CENTER
GDP
City of Fairfax, Virginia

Drawn By ZC/AP | Checked By DTM
Project No.
Date November 21, 2025

Drawing Title
PRELIMINARY SWM ANALYSIS

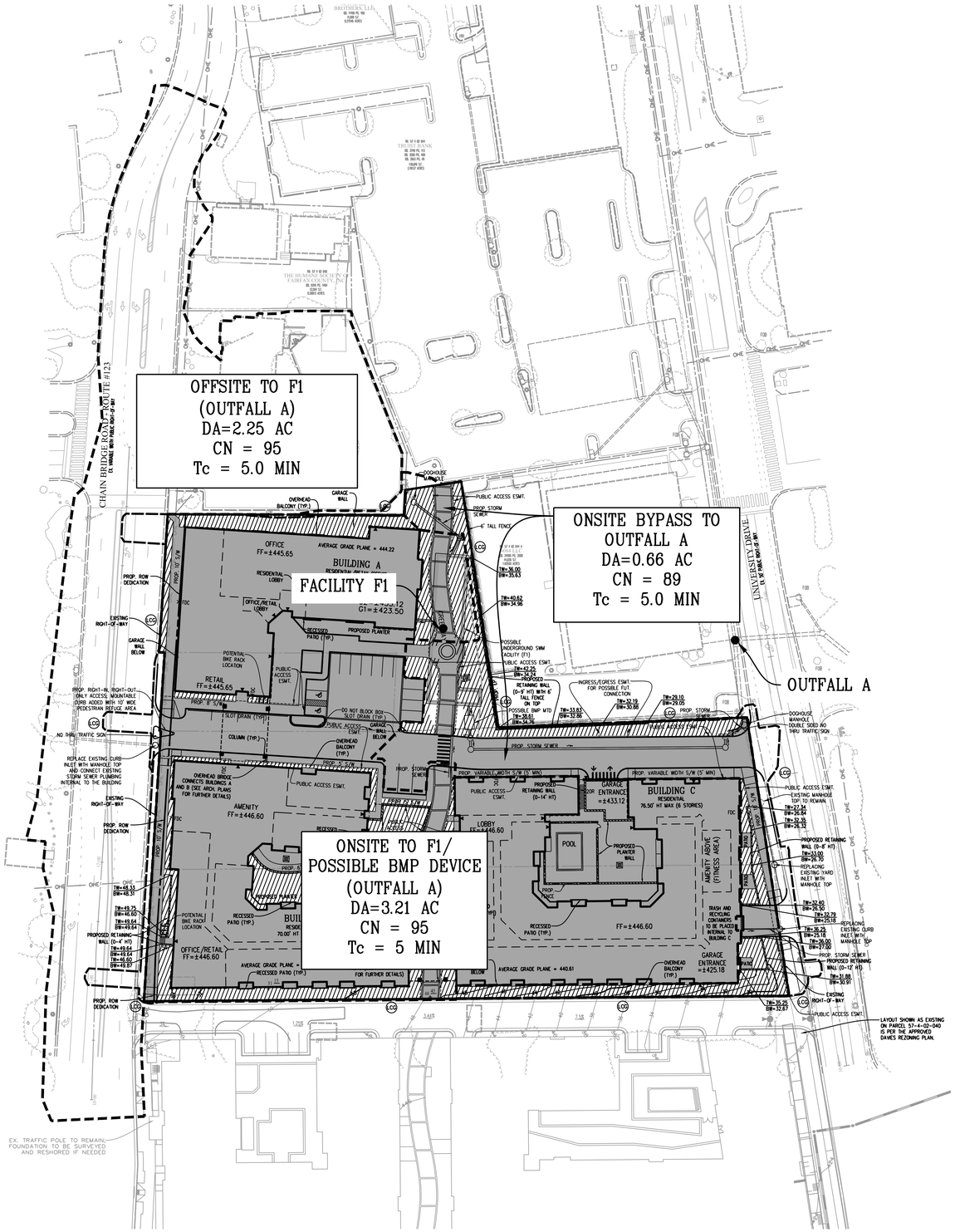
Scale: 1"=50'

Drawing Number
11A
Sheet 11A of 31 (37 TOTAL)

GALLERY AT CITY CENTER

Urban, Ltd. – Q:\JOBS\Chain Bridge Road – Christopher Companies\Rezoning\CAD\09-SWM EXISTING.dwg [11A PRELIMINARY SWM ANALYSIS] April 07, 2026 – 3:52pm omarquez

POST-DEVELOPMENT SWM MAP



PRELIMINARY SWM NARRATIVE:

THE SITE AREA IS APPROXIMATELY 3.87 ACRES. THIS SITE WAS PREVIOUSLY DEVELOPED; AS SUCH HYDROLOGIC GROUP D TYPE SOILS HAVE BEEN ASSUMED FOR ALL SOILS ONSITE AS THE SOILS ON THE ADJACENT UNDEVELOPED PROPERTY TO THE SOUTH (SOIL TYPES 105B AND 105C) ARE BOTH HYDROLOGIC GROUP D TYPE SOILS. THIS APPLICATION IS PROPOSING MULTI-USE BUILDINGS WITH ASSOCIATED GARAGE PARKING. THE POST-DEVELOPMENT IMPERVIOUS AREA HAS BEEN DECREASED FROM EXISTING CONDITIONS.

AS SHOWN ON THIS SHEET, THE SITE HAS ONE OUTFALL POINT, DEFINED ON THIS SHEET AS OUTFALL A. OUTFALL A IS A CONCENTRATED OUTFALL POINT LOCATED JUST NORTHEAST OF THE SITE BOUNDARY THAT DISCHARGES INTO AN EXISTING CLOSED CONDUIT SYSTEM. A POTENTIAL STORMTECH MC-7200 FACILITY WILL BE INSTALLED UPSTREAM OF THIS OUTFALL AND WILL BE UTILIZED TO REDUCE THE 1-YEAR POST-DEVELOPMENT PEAK RUNOFF RATE FROM THE SITE TO BELOW THE PEAK RUNOFF RATE FOR THE SITE PER THE ENERGY BALANCE EQUATION LISTED IN VIRGINIA STATE CODE SECTION 9VAC25-875-600.B.3.a. THIS FACILITY WILL ALSO DETAIN THE 2 AND 10-YEAR POST-DEVELOPMENT PEAK RUNOFF RATES FROM THE SITE SO THAT THEY ARE LESS THAN THE 2 AND 10-YEAR PRE-DEVELOPMENT PEAK RUNOFF RATES FROM THE SITE. PER 9VAC25-875-600.B.4, IF THE ENERGY BALANCE EQUATION IS UTILIZED TO DEMONSTRATE CHANNEL PROTECTION COMPLIANCE FOR THE SITE, NO FURTHER DOWNSTREAM ANALYSIS IS REQUIRED. ADDITIONALLY, PER 9VAC25-875-600.C.2.b, DOWNSTREAM STORMWATER CONVEYANCE SYSTEMS DO NOT REQUIRE ANY ADDITIONAL ANALYSIS TO SHOW COMPLIANCE WITH FLOOD PROTECTION REQUIREMENTS IF THE SITE RELEASES A POST-DEVELOPMENT PEAK FLOW RATE FOR THE 10-YEAR STORM THAT IS LESS THAN THE PRE-DEVELOPMENT PEAK FLOW RATE FROM THE 10-YEAR STORM. THEREFORE, THE LIMITS OF ANALYSIS TO DEMONSTRATE COMPLIANCE WITH BOTH CHANNEL PROTECTION AND FLOOD PROTECTION ARE MET AT THE DISCHARGE POINT OF OUTFALL A, AND NO FURTHER ANALYSIS DOWNSTREAM OF OUTFALL A IS REQUIRED.

SOME OF THE ONSITE RUNOFF WILL BE CAPTURED BY THE EXISTING STORM SEWER WITHIN UNIVERSITY DRIVE BEFORE CONVERGING WILL ALL OF THE REMAINING SITE RUNOFF AT OUTFALL A. THIS EXISTING STORM SEWER WITHIN UNIVERSITY DRIVE WILL BE ANALYZED DURING THE FINAL SITE PLAN TO ENSURE THAT IT REMAINS ADEQUATE.

EXISTING DRAINAGE DIVIDES HAVE BEEN PROVIDED ON SHEET 11 AND PROPOSED DRAINAGE DIVIDES FOR THE SITE HAVE BEEN PROVIDED ON THIS SHEET TO DEMONSTRATE THE PRE AND POST-DEVELOPMENT PEAK RUNOFF AREAS. PRELIMINARY RUNOFF COMPUTATIONS HAVE BEEN PROVIDED ON SHEET 11A AND 12A FOR THE EXISTING AND POST-DEVELOPMENT CONDITIONS RESPECTIVELY.

THIS SWM APPROACH, DRAINAGE DIVIDES, AREAS, LAND COVER CONDITION, OUTFALL LOCATION, AND THE TYPES, SIZES AND LOCATION OF SWM FACILITIES ARE ALL CONCEPTUAL IN NATURE AND ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING.

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

NAD 83 (2011) VA NORTH

LEGEND

DRAINAGE DIVIDES

IMPERVIOUS AREA = 3.07AC.

PERVIOUS AREA = 0.80AC.

urban
7712 Little River Turnpike
Annandale, Virginia 22003
TEL 703.642.8080 FAX 703.642.8251
www.urban-ltd.com

Seal

COMMONWEALTH OF VIRGINIA
DAVID T. McELHANEY
No.022048
04/07/2026
PROFESSIONAL ENGINEER

Client

CHRISTOPHER LAND INC.
10461 WHITE GRANITE DRIVE SUITE 250
OAKTON, VA 22124

Revision / Issue

No.	Description	Date
01	1st Submission	12/05/2025
02	2nd Submission	04/07/2026

Issue

Date	Description

Project Name

GALLERY AT CITY CENTER
GDP
City of Fairfax, Virginia

Drawn By	Checked By
ZC/AP	DTM

Project No.

Date November 21, 2025

Drawing Title

PRELIMINARY SWM ANALYSIS

Scale: 1"=50'

Drawing Number

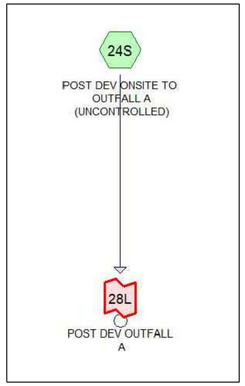
12

Sheet 12 of 31 (37 TOTAL)

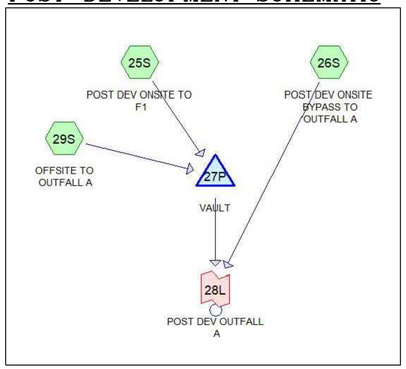
GALLERY AT CITY CENTER

Urban, Ltd. - Q:\JOBS\Chain Bridge Road - Christopher Companies\Rezoning\CAD\09-SWM PROPOSED.dwg [12 PRELIMINARY SWM ANALYSIS] April 07, 2026 - 3:52pm amarquez

POST DEVELOPMENT SCHEMATIC: (UNCONTROLLED FOR ENERGY BALANCE)



POST-DEVELOPMENT SCHEMATIC



POST DEVELOPMENT ONSITE TO OUTFALL A: 1 YEAR FLOW (UNCONTROLLED FOR ENERGY BALANCE)

SWM *NOAA 24-hr C 1-year Rainfall=2.54"*
Prepared by Urban Engineering Printed 4/3/2026
HydroCAD® 10.20-5b s/n 02110 © 2023 HydroCAD Software Solutions LLC

Summary for Subcatchment 24S: POST DEV ONSITE TO OUTFALL A (UNCONTROLLED)

Runoff = 9.23 cfs @ 12.12 hrs, Volume= 25,500 cf, Depth> 1.82"
Routed to Link 28L : POST DEV OUTFALL A

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.03 hrs
NOAA 24-hr C 1-year Rainfall=2.54"

Area (ac)	CN	Description
2.830	98	Paved parking, HSG D
1.040	80	>75% Grass cover, Good, HSG D
3.870	93	Weighted Average
1.040		26.87% Pervious Area
2.830		73.13% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

FACILITY F1 COMPUTATIONS

Volume	Invert	Avail.Storage	Storage Description
#1A	430.95'	5,571 cf	**46.67'W x 73.38'L x 6.75'H Field A** 23,116 cf Overall - 9,189 cf Embedded = 13,927 cf x 40.0% Voids
#2A	431.70'	9,189 cf	**ADS_StormTech MC-7200 +Cap** x 50 Inside #1 Effective Size= 91.2"W x 60.0"H => 26.68 sf x 6.59'L = 175.9 cf Overall Size= 100.0"W x 60.0"H x 6.95'L with 0.36' Overlap 50 Chambers in 5 Rows Cap Storage= 39.5 cf x 2 x 5 rows = 395.0 cf
		14,760 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	431.70'	**24.0" Round Culvert** L= 23.5' RCP, mitered to conform to fill, Ke= 0.700 Inlet / Outlet Invert= 431.70' / 430.52' S= 0.0502 '/' Cc= 0.900 n= 0.013 Concrete pipe, straight & clean, Flow Area= 3.14 sf
#2	Device 1	431.70'	**21.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 1	433.75'	**2.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s)

Primary OutFlow Max=10.43 cfs @ 12.17 hrs HW=433.37' TW=0.00' (Dynamic Tailwater)
└─**1=Culvert** (Passes 10.43 cfs of 10.91 cfs potential flow)
└─**2=Orifice/Grate** (Orifice Controls 10.43 cfs @ 4.40 fps)
└─**3=Sharp-Crested Rectangular Weir** (Controls 0.00 cfs)

POST DEVELOPMENT OFFSITE BYPASS TO F1: CN/Tc

Area (ac)	CN	Description
2.250	95	Urban commercial, 85% imp, HSG D
0.337		15.00% Pervious Area
1.912		85.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

POST DEVELOPMENT ONSITE TO F1: CN/Tc

Area (ac)	CN	Description
2.500	98	Paved parking, HSG D
0.710	80	>75% Grass cover, Good, HSG D
3.210	94	Weighted Average
0.710		22.12% Pervious Area
2.500		77.88% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

POST DEVELOPMENT ONSITE BYPASS TO OUTFALL A: CN/Tc

Area (ac)	CN	Description
0.330	98	Paved parking, HSG D
0.330	80	>75% Grass cover, Good, HSG D
0.660	89	Weighted Average
0.330		50.00% Pervious Area
0.330		50.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

ENERGY BALANCE EQUATION: 1 YEAR ALLOWABLE

Energy Balance - 1 year

Onsite Drainage Area	3.87	ac-ft (likely same for all return periods)
$Rv_{(Onsite\ Developed)}$	25500.000	cf
$Q_{(Onsite\ Pre\text{-}Developed)}$	9.89	cfs
$Rv_{(Onsite\ Pre\text{-}Developed)}$	28097.000	cf
Improv. Factor (I.F.)	0.8	(0.8 for sites > 1 ac, 0.9 for sites <= 1 ac)
Offsite Flow	5.75	cfs
$Q_{(Allowable)}$		I.F. x ($Q_{(Onsite\ Pre\text{-}Developed)}$ x $Rv_{(Onsite\ Pre\text{-}Developed)}$ / $Rv_{(Onsite\ Developed)}$) + Offsite Flow
$Q_{(Allowable)}$	14.47	cfs

FLOW SUMMARY:

Outfall A Summary

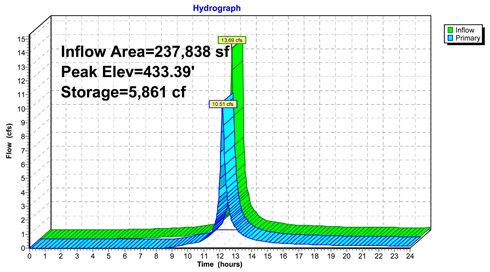
	Allowable Flow	Post-Development Peak Flow (cfs)
1-Year Storm*	14.47	11.64
2-Year Storm	19.32	13.95
10-Year Storm	30.41	22.07

*Per the Energy Balance Equation

FACILITY F1: 1 YEAR FLOW

Summary for Pond 27P: VAULT

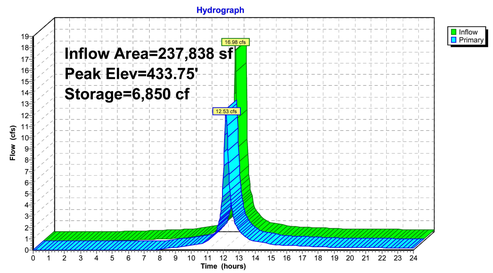
Inflow Area = 237,838 sf, 80.82% Impervious, Inflow Depth > 1.94" for 1-year event
Inflow = 13.69 cfs @ 12.12 hrs, Volume= 38,541 cf
Outflow = 10.51 cfs @ 12.17 hrs, Volume= 37,035 cf, Atten= 23%, Lag= 2.9 min
Primary = 10.51 cfs @ 12.17 hrs, Volume= 37,035 cf
Routed to Link 28L : POST DEV OUTFALL A



FACILITY F1: 2 YEAR FLOW

Summary for Pond 27P: VAULT

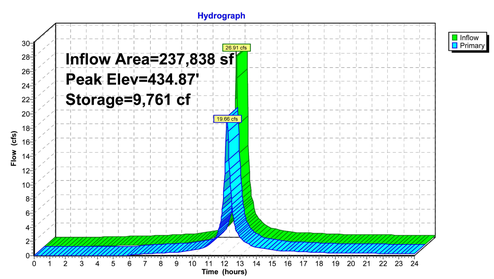
Inflow Area = 237,838 sf, 80.82% Impervious, Inflow Depth > 2.45" for 2-year event
Inflow = 16.98 cfs @ 12.12 hrs, Volume= 48,498 cf
Outflow = 12.53 cfs @ 12.17 hrs, Volume= 46,943 cf, Atten= 26%, Lag= 3.2 min
Primary = 12.53 cfs @ 12.17 hrs, Volume= 46,943 cf
Routed to Link 28L : POST DEV OUTFALL A



FACILITY F1: 10 YEAR FLOW

Summary for Pond 27P: VAULT

Inflow Area = 237,838 sf, 80.82% Impervious, Inflow Depth > 4.00" for 10-year event
Inflow = 26.91 cfs @ 12.12 hrs, Volume= 79,373 cf
Outflow = 19.66 cfs @ 12.17 hrs, Volume= 77,689 cf, Atten= 27%, Lag= 3.3 min
Primary = 19.66 cfs @ 12.17 hrs, Volume= 77,689 cf
Routed to Link 28L : POST DEV OUTFALL A



OUTFALL A 1 YEAR POST DEVELOPMENT FLOW

SWM *NOAA 24-hr C 1-year Rainfall=2.54"*
Prepared by Urban Engineering Printed 4/2/2026
HydroCAD® 10.20-5b s/n 02110 © 2023 HydroCAD Software Solutions LLC

Summary for Link 28L: POST DEV OUTFALL A

Inflow Area = 266,587 sf, 77.49% Impervious, Inflow Depth > 1.83" for 1-year event
Inflow = 11.64 cfs @ 12.16 hrs, Volume= 40,600 cf
Primary = 11.64 cfs @ 12.16 hrs, Volume= 40,600 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.03 hrs

OUTFALL A 2 YEAR POST DEVELOPMENT FLOW

SWM *NOAA 24-hr C 2-year Rainfall=3.06"*
Prepared by Urban Engineering Printed 4/2/2026
HydroCAD® 10.20-5b s/n 02110 © 2023 HydroCAD Software Solutions LLC

Summary for Link 28L: POST DEV OUTFALL A

Inflow Area = 266,587 sf, 77.49% Impervious, Inflow Depth > 2.32" for 2-year event
Inflow = 13.95 cfs @ 12.16 hrs, Volume= 51,619 cf
Primary = 13.95 cfs @ 12.16 hrs, Volume= 51,619 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.03 hrs

OUTFALL A 10 YEAR POST DEVELOPMENT FLOW

SWM *NOAA 24-hr C 10-year Rainfall=4.65"*
Prepared by Urban Engineering Printed 4/3/2026
HydroCAD® 10.20-5b s/n 02110 © 2023 HydroCAD Software Solutions LLC

Summary for Link 28L: POST DEV OUTFALL A

Inflow Area = 266,587 sf, 77.49% Impervious, Inflow Depth > 3.87" for 10-year event
Inflow = 22.07 cfs @ 12.15 hrs, Volume= 85,917 cf
Primary = 22.07 cfs @ 12.15 hrs, Volume= 85,917 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.03 hrs

urban
7712 Little River Turnpike
Annandale, Virginia 22003
TEL 703.642.8080 FAX 703.642.8251
www.urban-ltd.com

Seal
COMMONWEALTH OF VIRGINIA
DAVID T. McELHANEY
No.022048
04/07/2026
PROFESSIONAL ENGINEER

Client
CHRISTOPHER LAND INC.
10461 WHITE GRANITE DRIVE SUITE 250
OAKTON, VA 22124

Revision / Issue

No.	Description	Date
01	1st Submission	12/05/2025
02	2nd Submission	04/07/2026

Issue
Date Description

Project Name
GALLERY AT CITY CENTER
GDP
City of Fairfax, Virginia

Drawn By ZC/AP | Checked By DTM

Project No.

Date November 21, 2025

Drawing Title
PRELIMINARY SWM ANALYSIS

Scale: 1"=50'

Drawing Number
12A
Sheet 12A of 31 (37 TOTAL)

GALLERY AT CITY CENTER

Urban, Ltd. – Q:\JOBS\Chain Bridge Road – Christopher Companies\Rezoning\CAD\09-SWM PROPOSED.dwg [12A PRELIMINARY SWM ANALYSIS] April 07, 2026 – 3:52pm amarquez

POSSIBLE SWM VAULT STANDARD DETAILS (OR APPROVED EQUAL)*

*MAY INCLUDE UNDERGROUND CMP, CONCRETE VAULT, OR ANY OTHER FACILITY THAT WILL PROVIDE THE REQUIRED DETENTION VOLUME.

ADS Advanced Drainage Systems, Inc.

ADS SiteAssist™ FOR STORMTECH INSTALLATION INSTRUCTIONS VISIT OUR WEBSITE

MC-7200 STORMTECH CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH MC-7200.
2. CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
3. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 60x101.
4. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
5. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
6. CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN.) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
7. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 500 LBS/FT/%. THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
8. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
   - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
   - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
   - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
9. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.
10. MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECHNICAL NOTE 6.32 FOR MANIFOLD SIZING GUIDANCE. DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DES GN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
11. ADS DOES NOT DESIGN OR PROVIDE MEMBRANE LINERS SYSTEMS. TO MINIMIZE THE LEAKAGE POTENTIAL OF LINER SYSTEMS, THE MEMBRANE LINER SYSTEM SHOULD BE DESIGNED BY A KNOWLEDGEABLE GEOTEXTILE PROFESSIONAL AND INSTALLED BY A QUALIFIED CONTRACTOR.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF MC-7200 CHAMBER SYSTEM

1. STORMTECH MC-7200 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH MC-7200 CHAMBERS SHALL BE INSTALLED IN ACCCRDANCE WITH THE "STORMTECH INSTALLATION GUIDE MC-7200 CHAMBER".
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
   - STONE/SHOOTER LOCATED OFF THE CHAMBER BED.
   - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
   - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
6. MAINTAIN MINIMUM - 9" (230 mm) SPACING BETWEEN THE CHAMBER ROWS.
7. INLET AND OUTLET MANIFOLDS MUST BE INSERTED A MINIMUM OF 12" (300 mm) INTO CHAMBER END CAPS.
8. EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE; AASHTO M43 #3, 357, 4, 467, 5, 56, OR 57.
9. STONE SHALL BE BROUGHT UP EVENLY AROUND CHAMBERS SO AS NOT TO DISTORT THE CHAMBER SHAPE. STONE DEPTHS SHOULD NEVER DIFFER BY MORE THAN 12" (300 mm) BETWEEN ADJACENT CHAMBER ROWS.
10. STONE MUST BE PLACED ON THE TOP CENTER OF THE CHAMBER TO ANCHOR THE CHAMBERS IN PLACE AND PRESERVE ROW SPACING.
11. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIAL BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
12. ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

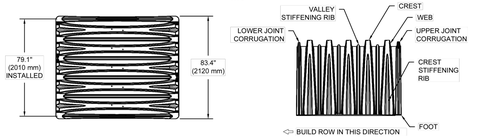
NOTES FOR CONSTRUCTION EQUIPMENT

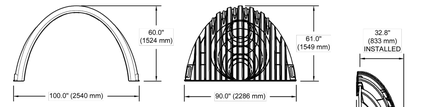
1. STORMTECH MC-7200 CHAMBERS SHALL BE INSTALLED IN ACCCRDANCE WITH THE "STORMTECH INSTALLATION GUIDE MC-7200 CHAMBER".
2. THE USE OF EQUIPMENT OVER MC-7200 CHAMBERS IS LIMITED:
   - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
   - NO RUBBER TIRED LOADER, DUMP TRUCK, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH INSTALLATION GUIDE MC-7200 CHAMBER".
   - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH INSTALLATION GUIDE MC-7200 CHAMBER".
3. FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY USING THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-800-821-6710 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

MC-7200 TECHNICAL SPECIFICATION
NTS





NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	100.0" X 60.0" X 79.1"	(2540 mm X 1524 mm X 2010 mm)
CHAMBER STORAGE	175.9 CUBIC FEET	(4.98 m³)
MINIMUM INSTALLED STORAGE*	267.3 CUBIC FEET	(7.56 m³)
WEIGHT (NOMINAL)	205 lbs.	(92.9 kg)

NOMINAL END CAP SPECIFICATIONS

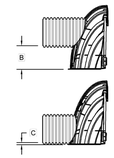
SIZE (W X H X INSTALLED LENGTH)	90.0" X 61.0" X 32.8"	(2286 mm X 1549 mm X 833 mm)
END CAP STORAGE	39.5 CUBIC FEET	(1.12 m³)
MINIMUM INSTALLED STORAGE*	115.3 CUBIC FEET	(3.26 m³)
WEIGHT (NOMINAL)	90 lbs.	(40.8 kg)

*ASSUMES 12" (305 mm) STONE ABOVE, 9" (229 mm) STONE FOUNDATION AND BETWEEN CHAMBERS, 12" (305 mm) STONE PERIMETER IN FRONT OF END CAPS AND 40% STONE POROSITY.

PARTIAL CUT HOLES AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
PARTIAL CUT HOLES AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
END CAPS WITH A PREFABRICATED WELDED STUB END WITH "W"

PART #	STUB	B	C
MC7200IEPP06T	6" (150 mm)	42.54" (1081 mm)	---
MC7200IEPP06B		---	0.86" (22 mm)
MC7200IEPP08T	8" (200 mm)	40.50" (1029 mm)	---
MC7200IEPP08B		---	1.01" (26 mm)
MC7200IEPP10T	10" (250 mm)	38.37" (975 mm)	---
MC7200IEPP10B		---	1.33" (34 mm)
MC7200IEPP12T	12" (300 mm)	35.69" (907 mm)	---
MC7200IEPP12B		---	1.55" (39 mm)
MC7200IEPP15T	15" (375 mm)	32.72" (831 mm)	---
MC7200IEPP15B		---	1.70" (43 mm)
MC7200IEPP18T	18" (450 mm)	29.36" (746 mm)	---
MC7200IEPP18W		---	1.97" (50 mm)
MC7200IEPP24T	24" (600 mm)	23.05" (585 mm)	---
MC7200IEPP24W		---	2.26" (57 mm)
MC7200IEPP30BW	30" (750 mm)	---	2.95" (75 mm)
MC7200IEPP36BW	36" (900 mm)	---	3.25" (83 mm)
MC7200IEPP42BW	42" (1050 mm)	---	3.55" (90 mm)

NOTE: ALL DIMENSIONS ARE NOMINAL



CUSTOM PREFABRICATED INVERTS ARE AVAILABLE UPON REQUEST. INVENTORIED MANIFOLDS INCLUDE 12-24" (300-600 mm) SIZE ON SIZE AND 15-48" (375-1200 mm) ECCENTRIC MANIFOLDS. CUSTOM INVERT LOCATIONS ON THE MC-7200 END CAP CUT IN THE FIELD ARE NOT RECOMMENDED FOR PIPE SIZES GREATER THAN 10" (250 mm). THE INVERT LOCATION IN COLUMN 'B' ARE THE HIGHEST POSSIBLE FOR THE PIPE SIZE.

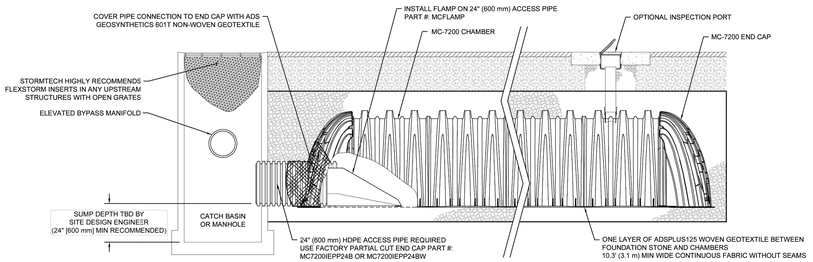
TECHNICAL SPECIFICATIONS MC-7200 CHAMBER — DATE: 05/01/25 — DRAWN: SMW — CHECKED: JLM — DRAWING #: 724-720 — 05/01/25 SMW JLM UPDATE CHMBR

StormTech® Chamber System

ADS 4640 TRUEMAN BLVD HILLIARD, OH 43026

THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO ADS/STORMTECH UNDER THE DIRECTION OF THE PROJECT ENGINEER OF RECORD. THE CONTENTS OF THIS DRAWING ARE PRELIMINARY AND SHALL NOT BE USED FOR CONSTRUCTION PRIOR TO ENGINEER OF RECORD APPROVAL. IT IS THE ULTIMATE RESPONSIBILITY OF THE SITE DESIGN ENGINEER TO ENSURE THAT THE PRODUCT(S) SPECIFIED AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE CODE, REGULATIONS, AND PROJECT REQUIREMENTS.

SHEET 1 OF 1



MC-7200 ISOLATOR ROW PLUS DETAIL
NTS

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

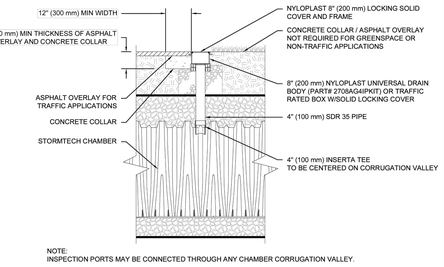
STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.



NOTE:
INSPECTION PORTS MAY BE CONNECTED THROUGH ANY CHAMBER CORRUGATION VALLEY.

4" PVC INSPECTION PORT DETAIL (MC SERIES CHAMBER)
NTS

ISOLATOR ROW PLUS MC-7200 CHAMBER — DATE: 04/30/25 — DRAWN: SMW — CHECKED: JLM — DRAWING #: 724-730 — 04/30/25 SMW JLM UPDATE CHMBR

StormTech® Chamber System

ADS 4640 TRUEMAN BLVD HILLIARD, OH 43026

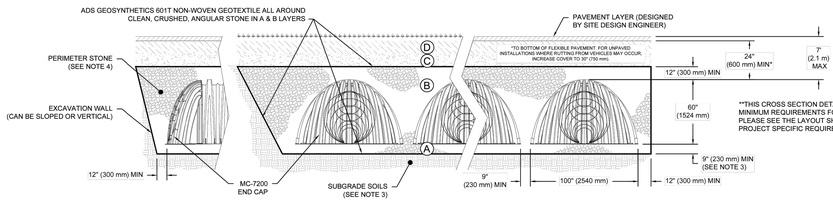
THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO ADS/STORMTECH UNDER THE DIRECTION OF THE PROJECT ENGINEER OF RECORD. THE CONTENTS OF THIS DRAWING ARE PRELIMINARY AND SHALL NOT BE USED FOR CONSTRUCTION PRIOR TO ENGINEER OF RECORD APPROVAL. IT IS THE ULTIMATE RESPONSIBILITY OF THE SITE DESIGN ENGINEER TO ENSURE THAT THE PRODUCT(S) SPECIFIED AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE CODE, REGULATIONS, AND PROJECT REQUIREMENTS.

SHEET 1 OF 1

ACCEPTABLE FILL MATERIALS: STORMTECH MC-7200 CHAMBER SYSTEMS

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[5]	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[5]	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.
5. WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYERS 'A' OR 'B' THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 6.20 "RECYCLED CONCRETE STRUCTURAL BACKFILL".



NOTES:

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 60x101
2. MC-7200 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS. REFERENCE STORMTECH DESIGN MANUAL FOR BEARING CAPACITY GUIDANCE.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3" (75 mm).
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 500 LBS/FT/%. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

STANDARD CROSS SECTION MC-7200 CHAMBER — DATE: 08/04/25 — DRAWN: SMW — CHECKED: JLM — DRAWING #: 724-725 — 08/04/25 SMW JLM UPDATE CHMBR

StormTech® Chamber System

ADS 4640 TRUEMAN BLVD HILLIARD, OH 43026

THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO ADS/STORMTECH UNDER THE DIRECTION OF THE PROJECT ENGINEER OF RECORD. THE CONTENTS OF THIS DRAWING ARE PRELIMINARY AND SHALL NOT BE USED FOR CONSTRUCTION PRIOR TO ENGINEER OF RECORD APPROVAL. IT IS THE ULTIMATE RESPONSIBILITY OF THE SITE DESIGN ENGINEER TO ENSURE THAT THE PRODUCT(S) SPECIFIED AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE CODE, REGULATIONS, AND PROJECT REQUIREMENTS.

SHEET 1 OF 1

urban

7712 Little River Turnpike
Annandale, Virginia 22003
TEL 703.642.8080 FAX 703.642.8251
www.urban-ltd.com

Seal

COMMONWEALTH OF VIRGINIA
DAVID T. McELHANEY
No.022048
04/07/2026
PROFESSIONAL ENGINEER

Client

CHRISTOPHER LAND INC.
10461 WHITE GRANITE DRIVE SUITE 250
OAKTON, VA 22124

Revision / Issue

No.	Description	Date
01	1st Submission	12/05/2025
02	2nd Submission	04/07/2026

Issue

Date	Description

Project Name

GALLERY AT CITY CENTER
GDP

City of Fairfax, Virginia

Drawn By	Checked By
ZC/AP	DTM

Project No.

Date November 21, 2025

Drawing Title

PRELIMINARY SWM DETAILS

Scale: 1"=50'

Drawing Number

13

Sheet 13 of 31 (37 TOTAL)

GALLERY AT CITY CENTER

Urban, Ltd. – O:\JOBS\Chain Bridge Road – Christopher Companies\Rezoning\CAD\09-SWM PROPOSED.dwg [16C PRELIMINARY SWM DETAILS] April 07, 2026 – 3:53pm amarquez

VRRM SPREADSHEET COMPUTATIONS - SITE TAB

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

CLEAR ALL *(Ctrl+Shift+R)*

data input cells
constant values
calculation cells
final results

Project Name: CHRISTOPHER AT FAIRFAX CITY
Date: 4/7/2026
Linear Development Project? No

Site Information

Post-Development Project (Treatment Volume and Loads)

Enter Total Disturbed Area *(acres)* → 3.87

Maximum reduction required:	*20%*
The site's net increase in impervious cover (acres) is:	*0*
Post-Development TP Load Reduction for Site (lb/yr):	*0.92*

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

Pre-ReDevelopment Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest (acres) -- undisturbed, protected forest or reforested land				0.44	0.44
Mixed Open (acres) -- undisturbed/infrequently maintained grass or shrub land					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed				0.17	0.17
Impervious Cover (acres)				3.26	3.26
					3.87

Post-Development Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest or reforested land					0.00
Mixed Open (acres) -- undisturbed/infrequently maintained grass or shrub land					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed				0.80	0.80
Impervious Cover (acres)				3.07	3.07
Area Check	**OK.**	**OK.**	**OK.**	**OK.**	3.87

Post-Development Requirement for Site Area

TP Load Reduction Required (lb/yr)	**0.92**

Nitrogen Loads (Informational Purposes Only)

Pre-ReDevelopment TN Load (lb/yr)	42.51
Final Post-Development TN Load	45.07

LAND COVER SUMMARY -- PRE-REDEVELOPMENT

Land Cover Summary-Pre Pre-ReDevelopment	Listed	Adjusted[1]
Forest Cover (acres)	0.44	0.44
Weighted Rv(forest)	0.05	0.05
Weighted Loading Rate(forest)	0.10	0.10
% Forest	11%	11%
Mixed Open Cover (acres)	0.00	0.00
Weighted Rv(mixed)	0.00	0.00
Weighted Loading Rate(mixed)	0.00	0.00
% Mixed Open	0%	0%
Managed Turf Cover (acres)	0.17	0.17
Weighted Rv(turf)	0.25	0.25
Weighted Loading Rate(turf)	0.85	0.85
% Managed Turf	4%	4%
Impervious Cover (acres)	3.26	3.26
Rv(impervious)	0.95	0.95
Weighted Loading Rate(impervious)	0.86	0.86
% Impervious	84%	84%
Total Site Area (acres)	**3.87**	**3.87**
Site Rv	**0.82**	**0.82**
Treatment Volume and Nutrient Load		
Pre-ReDevelopment Treatment Volume (acre-ft)	0.2635	0.2635
Pre-ReDevelopment Treatment Volume (cubic feet)	11,476	11,476
Pre-ReDevelopment TP Load (lb/yr)	**2.99**	**2.99**
Pre-ReDevelopment TP Load per acre (lb/acre/yr)	0.77	0.77
Baseline TP Load (lb/yr) (0.26 lbs/acre/yr applied to pre-redevelopment area excluding pervious land proposed for new impervious cover)		*1.01*

LAND COVER SUMMARY -- POST DEVELOPMENT

Land Cover Summary-Post (Final) Post ReDev. & New Impervious	
Forest Cover (acres)	0.00
Weighted Rv(forest)	0.00
Wgt. Ld. Rate(forest)	0.00
% Forest	0%
Mixed Open Cover (acres)	0.00
Weighted Rv(mixed)	0.00
Wgt. Ld. Rate(mixed)	0.00
% Mixed Open	0%
Managed Turf Cover (acres)	0.80
Weighted Rv (turf)	0.25
Wgt. Ld. Rate(turf)	0.85
% Managed Turf	21%
Impervious Cover (acres)	3.07
Rv(impervious)	0.95
Wgt. Ld. Rate(imperv.)	0.86
% Impervious	79%
Final Site Area (acres)	**3.87**
Final Post Dev Site Rv	**0.81**
Treatment Volume and Nutrient Load	
Final Post-Development Treatment Volume (acre-ft)	0.2597
Final Post-Development Treatment Volume (cubic feet)	11,313
Final Post-Development TP Load (lb/yr)	**3.31**
Final Post-Development TP Load per acre (lb/acre/yr)	0.86

Land Cover Summary-Post Post-ReDevelopment	
Forest Cover (acres)	0.00
Weighted Rv(forest)	0.00
Wgt. Ld. Rate(forest)	0.00
% Forest	0%
Mixed Open Cover (acres)	0.00
Weighted Rv(mixed)	0.00
Wgt. Ld. Rate(mixed)	0.00
% Mixed Open	0%
Managed Turf Cover (acres)	0.80
Weighted Rv (turf)	0.25
Wgt. Ld. Rate(turf)	0.85
% Managed Turf	21%
ReDev. Impervious Cover(acres)	3.07
Rv(impervious)	0.95
Wgt. Ld. Rate(imperv.)	0.86
% Impervious	79%
Total ReDev. Site Area (acres)	**3.87**
ReDev Site Rv	**0.81**
Treatment Volume and Nutrient Load	
Post-ReDevelopment Treatment Volume (acre-ft)	0.2597
Post-ReDevelopment Treatment Volume (cubic feet)	11,313
Post-ReDevelopment TP Load (TP) (lb/yr)*	**3.31**
Post-ReDevelopment TP Load per acre (lb/acre/yr)	0.86
Max. Reduction Required (below Pre-ReDevelopment Load)	20%
TP Load Reduction Required for Redeveloped Area (lb/yr)	**0.92**

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

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

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

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

VRRM SPREADSHEET COMPUTATIONS - DA 'A' TAB

Drainage Area A

VRRM 4.1, 2024

Drainage Area A Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv	Composite Loading P
Forest (acres)					0.00	0.00	0.00
Mixed Open (acres)					0.00	0.00	0.00
Managed Turf (acres)				0.71	0.71	0.25	0.85
Impervious Cover (acres)				2.50	2.50	0.95	0.86
				Total	3.21		

CLEAR BMP AREAS

Total Phosphorus Available for Removal in D.A. A (lb/yr)	2.75
Post Development Treatment Volume in D.A. A (ft^3)	9,266

Stormwater Best Management Practices (RR = Runoff Reduction)

--Select from dropdown lists--

Practice	Runoff Reduction Credit (%)	Mixed Open Credit Area (acres)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft^3)	Runoff Reduction (ft^3)	Remaining Runoff Volume (ft^3)	Total BMP Treatment Volume (ft^3)	Phosphorus Removal Efficiency (%)	Phosphorus Load from Upstream Practices (lb)	Untreated Phosphorus Load to Practice (lb)	Phosphorus Removed By Practice (lb)	Remaining Phosphorus Load (lb)	Downstream Practice to be Employed
16. Manufactured Treatment Devices (no RR)														
16.a. Manufactured Treatment Device-Hydrodynamic	0				0	0	0	0	20	0.00	0.00	0.00	0.00	
16.b. Manufactured Treatment Device-Filtering	0		0.71	2.50	0	0	9,266	9,266	65	0.00	2.75	1.78	0.96	
16.c. Manufactured Treatment Device-Generic	0				0	0	0	0	20	0.00	0.00	0.00	0.00	

VRRM SPREADSHEET COMPUTATIONS - WATER QUALITY COMPLIANCE TAB

Site Results (Water Quality Compliance) VRRM 4.1, 2024

Area Checks	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
FOREST (ac)	0.00	0.00	0.00	0.00	0.00	OK.
MIXED OPEN (ac)	0.00	0.00	0.00	0.00	0.00	OK.
MIXED OPEN AREA TREATED(ac)	0.00	0.00	0.00	0.00	0.00	OK.
MANAGED TURF AREA (ac)	0.71	0.00	0.00	0.00	0.00	OK.
MANAGED TURF AREA TREATED (ac)	0.71	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER (ac)	2.50	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER TREATED (ac)	2.50	0.00	0.00	0.00	0.00	OK.
AREA CHECK	OK.	OK.	OK.	OK.	OK.	

Site Treatment Volume (ft^3) 11,313

Runoff Reduction Volume and TP By Drainage Area

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	TOTAL
RUNOFF REDUCTION VOLUME ACHIEVED (ft^3)	0	0	0	0	0	0
TP LOAD AVAILABLE FOR REMOVAL (lb/yr)	2.75	0.00	0.00	0.00	0.00	2.75
TP LOAD REDUCTION ACHIEVED (lb/yr)	1.78	0.00	0.00	0.00	0.00	1.78
TP LOAD REMAINING (lb/yr)	0.96	0.00	0.00	0.00	0.00	0.96
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	0.00	0.00	0.00	0.00	0.00	0.00

Total Phosphorus

FINAL POST-DEVELOPMENT TP LOAD (lb/yr)	3.31
TP LOAD REDUCTION REQUIRED (lb/yr)	0.92
TP LOAD REDUCTION ACHIEVED (lb/yr)	1.78
TP LOAD REMAINING (lb/yr):	1.53
REMAINING TP LOAD REDUCTION REQUIRED (lb/yr):	0.00 **

** TARGET TP REDUCTION EXCEEDED BY 0.86 LB/YEAR **

Total Nitrogen (For Information Purposes)

POST-DEVELOPMENT LOAD (lb/yr)	45.07
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	0.00
REMAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr)	45.07

PRELIMINARY BMP NARRATIVE:

BMP REQUIREMENTS FOR THE SITE WILL BE MET USING A JELLYFISH FILTER OR AN EQUIVALENT MANUFACTURED BMP DEVICE THAT IS APPROVED WITH THE VIRGINIA STORMWATER BMP CLEARINGHOUSE. THE FACILITIES THAT ARE ULTIMATELY UTILIZED ON THIS SITE SHALL BE IN COMPLIANCE WITH SECTION 9VAC25-875-580 OF THE VIRGINIA STATE CODE FOR WATER QUALITY AND THE LATEST VERSION OF THE VIRGINIA STORMWATER MANAGEMENT HANDBOOK.

THE PRELIMINARY BMP COMPUTATIONS FOR THE SUBJECT SITE WERE COMPLETE USING THE 2024 DEQ VIRGINIA RUNOFF REDUCTION METHOD (VRRM) REDEVELOPMENT SPREADSHEET (VER 4.1, APRIL 2024). THE COMPUTATIONS SHOWN ON THIS SHEET SHOW THE TOTAL PHOSPHORUS LOAD REDUCTION REQUIRED FOR THIS SITE'S REDEVELOPMENT IN POUNDS PER YEAR. WITH THE POTENTIAL BMP FACILITIES SHOWN ON THIS APPLICATION, THE TOTAL LOAD REDUCTION CAN BE ACHIEVED ONSITE.

THE POTENTIAL BMP AND SWM FACILITIES SHOWN WITH THIS APPLICATION ARE FOR CONCEPTUAL PURPOSES ONLY. FINAL COMPUTATIONS, BMP FACILITY TYPES, AND LOCATIONS ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING.

urban
7712 Little River Turnpike
Annandale, Virginia 22003
TEL 703.642.8080 FAX 703.642.8251
www.urban-ltd.com

Seal
COMMONWEALTH OF VIRGINIA
DAVID T. McELHANEY
No.022048
04/07/2026
PROFESSIONAL ENGINEER

Client
CHRISTOPHER LAND INC.
10461 WHITE GRANITE DRIVE SUITE 250
OAKTON, VA 22124

Revision / Issue

No.	Description	Date
01	1st Submission	12/05/2025
02	2nd Submission	04/07/2026

Issue
Date Description

Project Name
GALLERY AT CITY CENTER
GDP
City of Fairfax, Virginia

Drawn By ZC/AP | Checked By DTM
Project No.
Date November 21, 2025

Drawing Title
PRELIMINARY BMP ANALYSIS

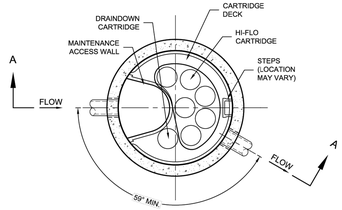
Scale: 1"=40'

Drawing Number
14
Sheet 14 of 31 (37 TOTAL)

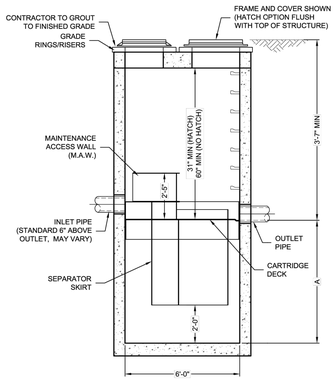
GALLERY AT CITY CENTER

Urban, Ltd. -- Q:\JOBS\Chain Bridge Road -- Christopher Companies\Rezoning\CAD\09-BMP.dwg [01 BMP] April 07, 2026 -- 3:53pm amarquez

POSSIBLE JELLY FISH FILTER STANDARD DETAIL (OR APPROVED EQUAL)



PLAN VIEW



SECTION A-A

Jellyfish® Filter

THIS PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING: U.S. PATENT NO. 8,287,726, 8,231,818 & US 8,123,935; OTHER INTERNATIONAL PATENTS PENDING

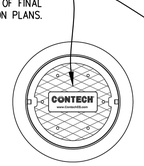
JELLYFISH DESIGN NOTES

JELLYFISH TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE SELECTION AND THE NUMBER OF CARTRIDGES. THE STANDARD MANHOLE STYLE IS SHOWN. Ø72" MANHOLE JELLYFISH PEAK TREATMENT CAPACITY IS 1.16 CFS. IF THE SITE CONDITIONS EXCEED 1.16 CFS AN UPSTREAM BYPASS STRUCTURE IS REQUIRED.

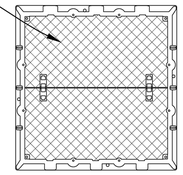
CARTRIDGE SELECTION

CARTRIDGE DEPTH	54"	40"	27"	15"
OUTLET INVERT TO STRUCTURE INVERT (A)	6'-0"	5'-3"	4'-2"	3'-2"
FLOW RATE HIGH-FLO / DRAINDOWN (cfs) (per cart)	0.18 / 0.09	0.13 / 0.065	0.09 / 0.045	0.05 / 0.025
MAX. CARTS HIGH-FLO / DRAINDOWN	6 / 1			

FRAME/COVER OF HATCH AND MANHOLE TO BE DETERMINED AT THE TIME OF FINAL CONSTRUCTION PLANS.



FRAME AND COVER
(DIAMETER VARIES)
N.T.S.



HATCH
(48" x 48" CAST INTO SLAB)
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 SIZE	*

PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE #1	*	*	*
INLET PIPE #2	*	*	*
OUTLET PIPE	*	*	*

RIM ELEVATION	*

ANTI-FLOTATION BALLAST	WIDTH	HEIGHT
	*	*

NOTES/SPECIAL REQUIREMENTS:

* PER ENGINEER OF RECORD

GENERAL NOTES:
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS REPRESENTATIVE. www.ContechES.com
3. JELLYFISH WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. STRUCTURE SHALL MEET AASHTO HS-20 OR PER APPROVING JURISDICTION REQUIREMENTS, WHICHEVER IS MORE STRINGENT, ASSUMING EARTH COVER OF 0' - 3', AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 LOAD RATING AND BE CAST WITH THE CONTECH LOGO.
5. STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-478 AND AASHTO LOAD FACTOR DESIGN METHOD.
6. NO PRODUCT SUBSTITUTIONS SHALL BE ACCEPTED UNLESS SUBMITTED 10 DAYS PRIOR TO PROJECT BID DATE, OR AS DIRECTED BY THE ENGINEER OF RECORD.

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STRUCTURE (LIFTING CLUTCHES PROVIDED)
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. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED EROSION RUNOFF.
E. 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 AT (866) 740-3318.

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

JELLYFISH JF6
STANDARD DETAIL
OFFLINE CONFIGURATION

I:\COMMON\CAD\TREATMENT\13 JELLYFISH FILTER\40 STANDARD DRAWINGS\FOFILINE\DWG\JF-R-FOTL.DWG 6/26/2015 4:08 PM

urban
7712 Little River Turnpike
Annandale, Virginia 22003
TEL 703.642.8080 FAX 703.642.8251
www.urban-ltd.com

Seal

COMMONWEALTH OF VIRGINIA
DAVID T. McELHANEY
No.022048
04/07/2026
PROFESSIONAL ENGINEER

Client

CHRISTOPHER LAND INC.
10461 WHITE GRANITE DRIVE SUITE 250
OAKTON, VA 22124

Revision / Issue

No.	Description	Date
01	1st Submission	12/05/2025
02	2nd Submission	04/07/2026

Issue

Date	Description

Project Name

GALLERY AT CITY CENTER
GDP
City of Fairfax, Virginia

Drawn By	Checked By
ZC/AP	DTM

Project No.

Date November 21, 2025

Drawing Title

PRELIMINARY BMP ANALYSIS

Scale: 1"=40'

Drawing Number

15

Sheet 15 of 31 (37 TOTAL)

GALLERY AT CITY CENTER

Urban, Ltd. - Q:\JOBS\Chain Bridge Road - Christopher Companies\Rezoning\CAD\09-BMP.dwg [02 BMP DETAILS] April 07, 2026 - 3:53pm amarquez

CAPACITY COMPUTATIONS

FROM MH	TO MH	ADF (MGD)	PEAK FACTOR	PEAK FLOW (MGD)	US INV.	DS INV.	LENGTH (FT)	SLOPE (%)	DIA. (INCHES)	n VALUE	CAPACITY (MGD)	% FULL (< 100%)	AVG. FLOW VELOCITY (FPS) (< 15 FPS)	PEAK FLOW VELOCITY (FPS) (> 1.3 FPS)	FULL FLOW VELOCITY (FPS) (> 2.25 FPS)
SSMH0883	SSMHA883	0.034	6.30	0.214	416.57	415.53	117.85	0.88	8	0.013	0.734	29.2%	1.66	2.82	3.25
SSMHA883	SSMH0882	0.099	5.95	0.591	415.53	414.82	80.00	0.89	8	0.013	0.736	80.3%	2.28	3.63	3.26
SSMH0882	SSMH003	0.099	5.95	0.591	414.71	414.13	55.00	1.05	8	0.013	0.802	73.7%	2.42	3.89	3.56
SSMH003	SSMH006	0.144	5.72	0.825	413.96	413.21	86.31	0.87	10	0.013	1.320	62.5%	2.46	3.95	3.74
SSMH006	SSMH0881	0.144	5.72	0.825	413.11	411.60	149.98	1.01	10	0.013	1.421	58.1%	2.59	4.18	4.03
SSMH0881	SSMH2893	0.221	5.45	1.206	411.49	405.47	175.25	3.44	10	0.013	2.625	45.9%	4.53	7.29	7.45
SSMH2893	SSMH1676	0.291	5.27	1.532	405.25	404.85	19.18	2.09	10	0.013	2.045	74.9%	4.11	6.37	5.80
SSMH1676	SSMH1667	0.349	5.15	1.800	404.40	402.67	126.67	1.37	12	0.013	2.691	66.9%	3.66	5.68	5.30



SANITARY CAPACITY STUDY NARRATIVE:

THE PROPOSED DEVELOPMENT OF 392 RESIDENTIAL UNITS AND A MIX OF OFFICE AND RETAIL USES GENERATES AN AVERAGE FLOW OF 115,669 GPD. THE FLOW FROM BUILDINGS A AND B WILL BE PIPED INTO A NEW MANHOLE THAT TIES INTO THE EXISTING SEWER WITHIN UNIVERSITY DRIVE (MANHOLE A883). BUILDING C WILL BE PIPED INTO MANHOLE 003. THE EXISTING SANITARY SEWER WITHIN UNIVERSITY DRIVE DOWNSTREAM OF MANHOLE 003 REFLECTS THE UPGRADES THAT WERE PROPOSED WITH THE DAVIES PROPERTY REZONING PLAN.

AS DEMONSTRATED ON THIS SHEET, THE EXISTING SEWER SYSTEM WITHIN UNIVERSITY DRIVE HAS ADEQUATE CAPACITY TO CONVEY THE PROPOSED DEVELOPMENT'S SEWER DEMAND. ADDITIONALLY, THIS CAPACITY CALCULATION CONSERVATIVELY TAKES INTO ACCOUNT THE POSSIBLE FUTURE DEVELOPMENT OF TAX MAP NUMBER 57-4-02-044-A (ADJACENT PROPERTY TO THE NORTH) FROM AN EXISTING COMMERCIAL BUILDING TO A RESIDENTIAL USE. TO ANTICIPATE THE FUTURE DEVELOPMENT OF THIS PARCEL, A DENSITY SIMILAR TO THAT OF THIS PROPOSED APPLICATION HAS BEEN ASSUMED. THE PROPOSED DENSITY OF THIS APPLICATION IS 101.3 DU/AC. THE PROPERTY AREA OF 57-4-02-044-A IS 1.03 ACRES. THIS RESULTS IN A DENSITY OF 105 UNITS. THERE IS NO OTHER FUTURE DEVELOPMENT THAT WOULD LOGICALLY TIE INTO THIS EXISTING SEWER WITHIN UNIVERSITY DRIVE. THEREFORE, THE CAPACITY CALCULATION SHOWN HEREON IS A CONSERVATIVE ESTIMATE FOR ALL POSSIBLE DEMAND THAT THIS EXISTING SEWER WILL HAVE TO CONVEY, AND IN THE WORST CASE, THE EXISTING 8 INCH SEWER FROM MANHOLE A883 TO 0882 IS ONLY AT 80.3% CAPACITY. AS A RESULT, THERE ARE NO UPGRADES TO THE EXISTING SEWER SYSTEM WITHIN UNIVERSITY DRIVE PROPOSED.

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

LEGEND

- PROPOSED MIXED USE BUILDING
- EXISTING MIXED USE BUILDING
- EX. COMMERCIAL BUILDING
- EXISTING SANITARY SEWER NETWORK
- SANITARY SEWER NETWORK UPGRADED WITH DAVIES REZONING PLAN
- PROPOSED ONSITE SANITARY SEWER NETWORK

urban

7712 Little River Turnpike
Annandale, Virginia 22003
TEL 703.642.8080 FAX 703.642.8251
www.urban-ltd.com

Seal

COMMONWEALTH OF VIRGINIA
DAVID T. McELHANEY
No.022048
04/07/2026
PROFESSIONAL ENGINEER

Client

CHRISTOPHER LAND INC.
10461 WHITE GRANITE DRIVE SUITE 250
OAKTON, VA 22124

Revision / Issue

No.	Description	Date
01	1st Submission	12/05/2025
02	2nd Submission	04/07/2026

Issue

Date	Description

Project Name

GALLERY AT CITY CENTER
GDP
City of Fairfax, Virginia

Drawn By	Checked By
ZC/AP	DTM

Project No.

Date November 21, 2025

Drawing Title

SANITARY ANALYSIS

Scale: 1"=60'

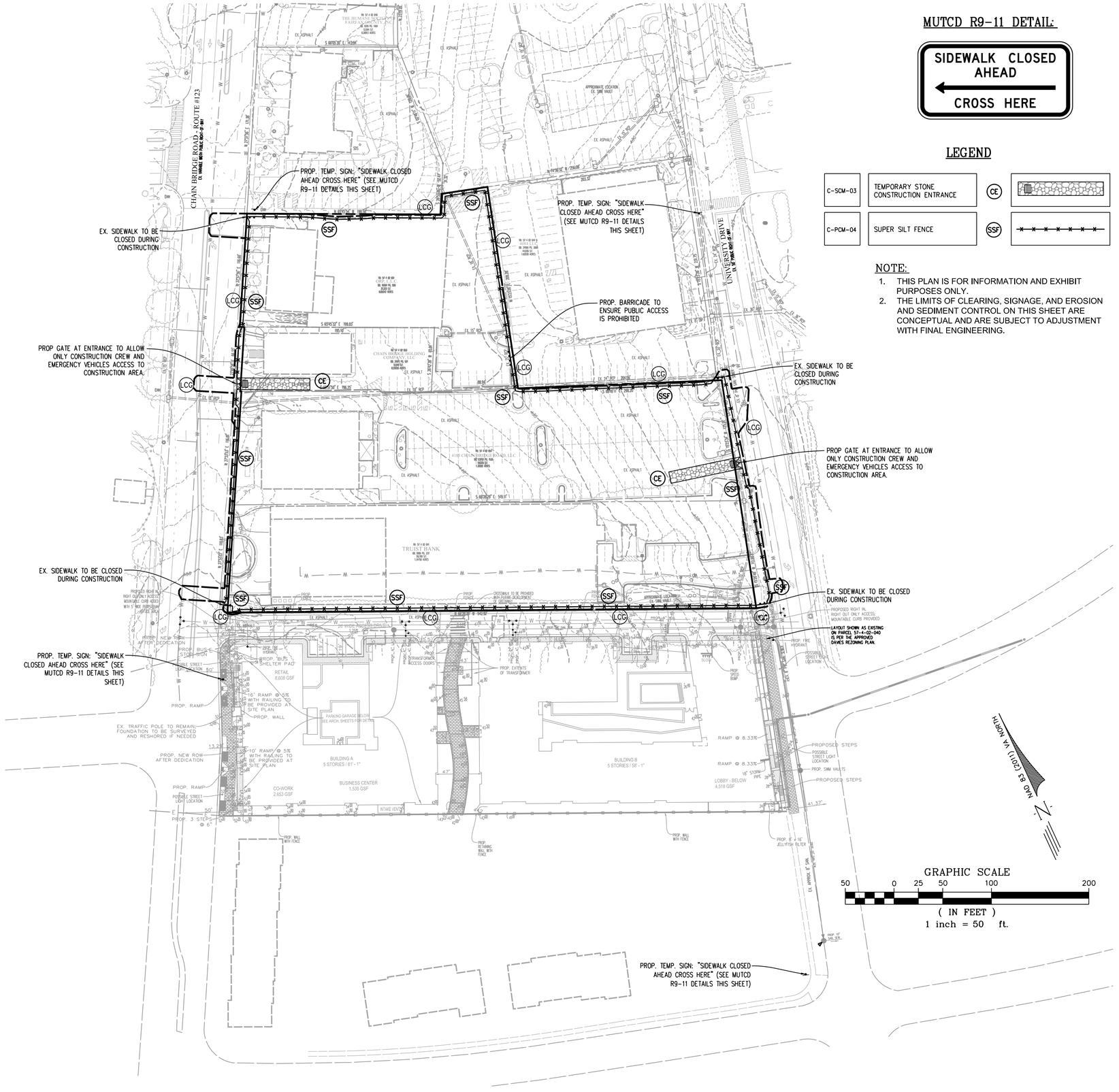
Drawing Number

16

Sheet 16 of 31 (37 TOTAL)

GALLERY AT CITY CENTER

Urban, Ltd. – Q:\JOBS\Chain Bridge Road – Christopher Companies\Rezoning\CAD\17-SANITARY ANALYSIS.dwg [SANITARY ANALYSIS] April 07, 2026 – 3:54pm amarquez



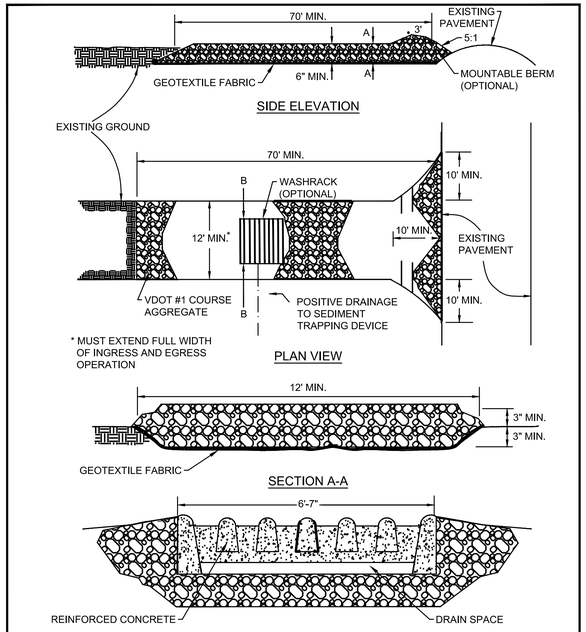
MUTCD R9-11 DETAIL:

LEGEND

C-SCM-03	TEMPORARY STONE CONSTRUCTION ENTRANCE	CE	
C-PCM-04	SUPER SILT FENCE	SSF	

NOTE:

1. THIS PLAN IS FOR INFORMATION AND EXHIBIT PURPOSES ONLY.
2. THE LIMITS OF CLEARING, SIGNAGE, AND EROSION AND SEDIMENT CONTROL ON THIS SHEET ARE CONCEPTUAL AND ARE SUBJECT TO ADJUSTMENT WITH FINAL ENGINEERING.

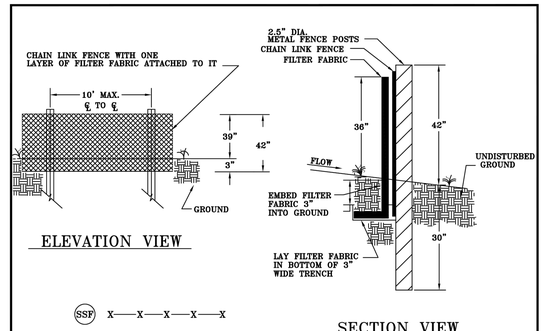


DEQ VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY

STONE CONSTRUCTION ENTRANCE

v1.1 SOURCE: VA. DSWC, MD ESC STDS | C-SCM-03-1

FAIRFAX COUNTY PUBLIC FACILITIES MANUAL



SUPER SILT FENCE
NO SCALE

FENCING

Chain link fence must be 39" above grade with 3" embedded for a total fabric width of 42". The post must be 42" above grade with 30" placed below grade (without concrete) for a total length of 72".

NOTES

1. Chain link fence must be fastened securely to fence posts with wire ties.
2. Filter fabric must be fastened securely to chain link fence with ties spaced horizontally 24" at the top and midsection.
3. Physical properties of the filter fabric must conform to the latest edition of THE VIRGINIA EROSION & SEDIMENT CONTROL HANDBOOK.
4. When two sections of filter fabric adjoin each other, they must be overlapped by 6".
5. Maintenance must be performed as needed and material must be removed when sediment build-up reaches 50% of the height of the super silt fence.

Ref. Sec. 11-0106.2, 11-0106.2A	SUPER SILT FENCE NO SCALE	PLATE NO.	STD. NO.
Rev. 1-00, 2011 Reprint, 2018 Reprint		5-11	

urban
7712 Little River Turnpike
Annandale, Virginia 22003
TEL 703.642.8080 FAX 703.642.8251
www.urban-ltd.com

Seal

COMMONWEALTH OF VIRGINIA
DAVID T. McELHANEY
No.022048
04/07/2026
PROFESSIONAL ENGINEER

Client

CHRISTOPHER LAND INC.
10461 WHITE GRANITE DRIVE SUITE 250
OAKTON, VA 22124

Revision / Issue

No.	Description	Date
01	1st Submission	12/05/2025
02	2nd Submission	04/07/2026

Issue

Date	Description

Project Name

GALLERY AT CITY CENTER
GDP
City of Fairfax, Virginia

Drawn By	Checked By
ZC/AP	DTM

Project No.

Date November 21, 2025

Drawing Title

CONSTRUCTION MANAGEMENT PLAN

Scale: 1"=50'

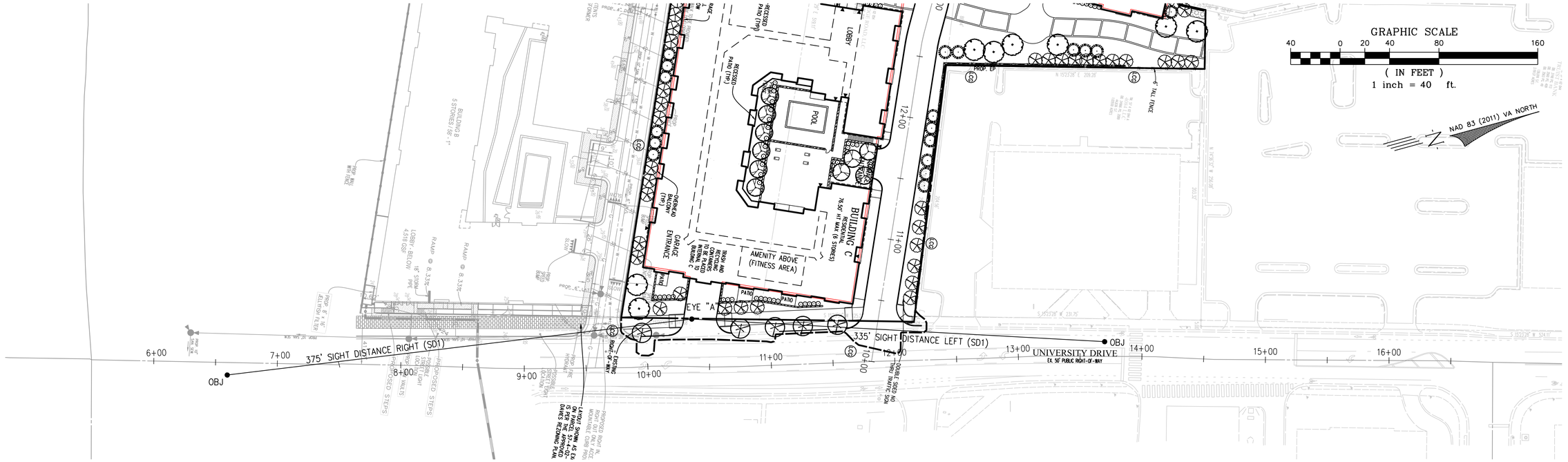
Drawing Number

16A

Sheet 16A of 31 (37 TOTAL)

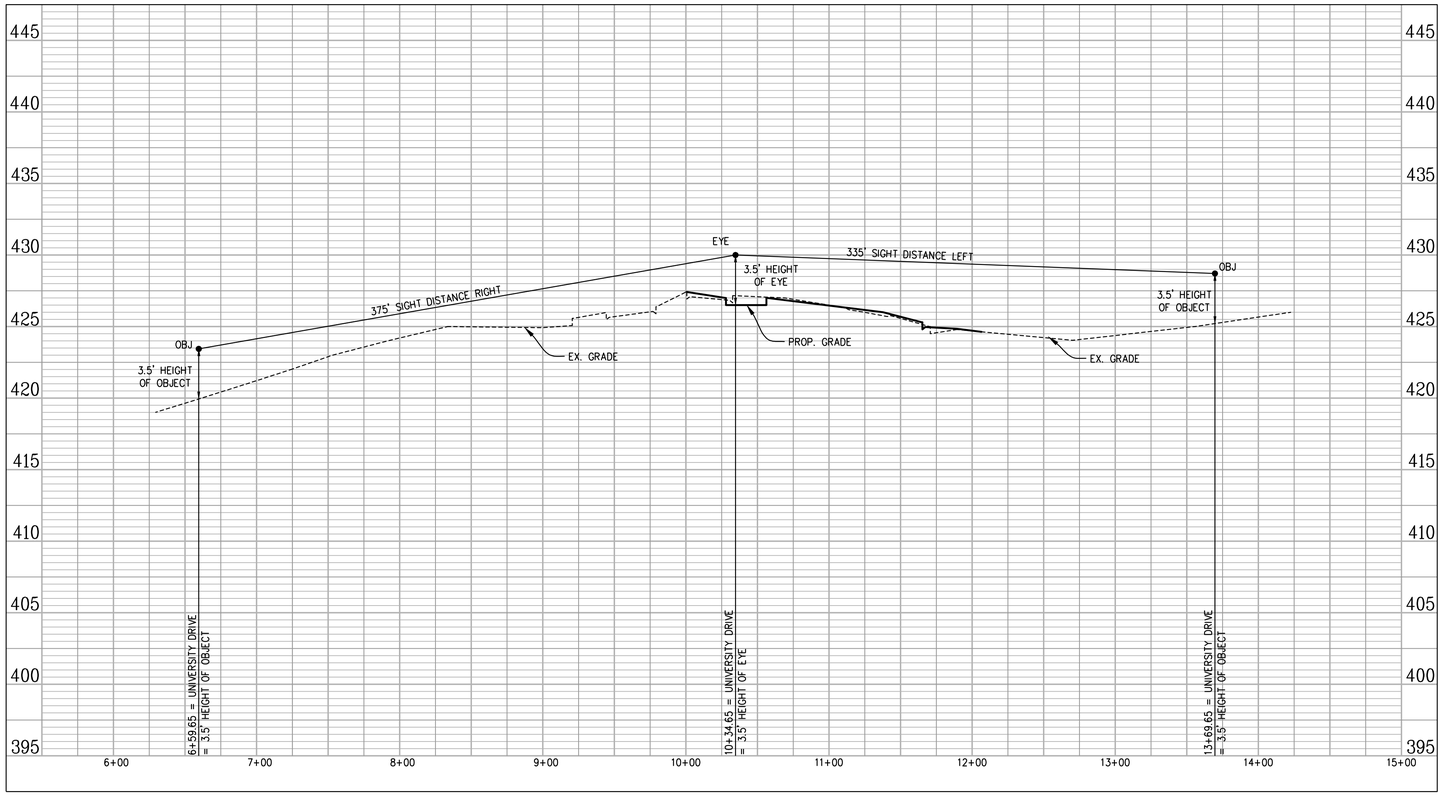
GALLERY AT CITY CENTER

Urban, Ltd. – Q:\JOBS\Chain Bridge Road – Christopher Companies\Rezoning\CAD\25-CONSTRUCTION MANAGEMENT PLAN.dwg [CONSTRUCTION MANAGEMENT PLAN] April 07, 2026 – 3:54pm amarquez



SIGHT DISTANCE PROFILE
GARAGE ENTRANCE ON UNIVERSITY DRIVE (SD1)

EYE "A"
POSTED SPEED = 25 MPH
DESIGN SPEED = 30 MPH



urban
7712 Little River Turnpike
Annandale, Virginia 22003
TEL 703.642.8080 FAX 703.642.8251
www.urban-ltd.com

Seal

COMMONWEALTH OF VIRGINIA
DAVID T. McELHANEY
No.022048
04/07/2026
PROFESSIONAL ENGINEER

Client

CHRISTOPHER LAND INC.
10461 WHITE GRANITE DRIVE SUITE 250
OAKTON, VA 22124

Revision / Issue

No.	Description	Date
01	1st Submission	12/05/2025
02	2nd Submission	04/07/2026

Issue

Date	Description

Project Name

GALLERY AT CITY CENTER
GDP
City of Fairfax, Virginia

Drawn By	Checked By
ZC/AP	DTM

Project No.

Date November 21, 2025

Drawing Title

SIGHT DISTANCE PROFILES

Scale: 1"=50' (H); 1"=5' (V)

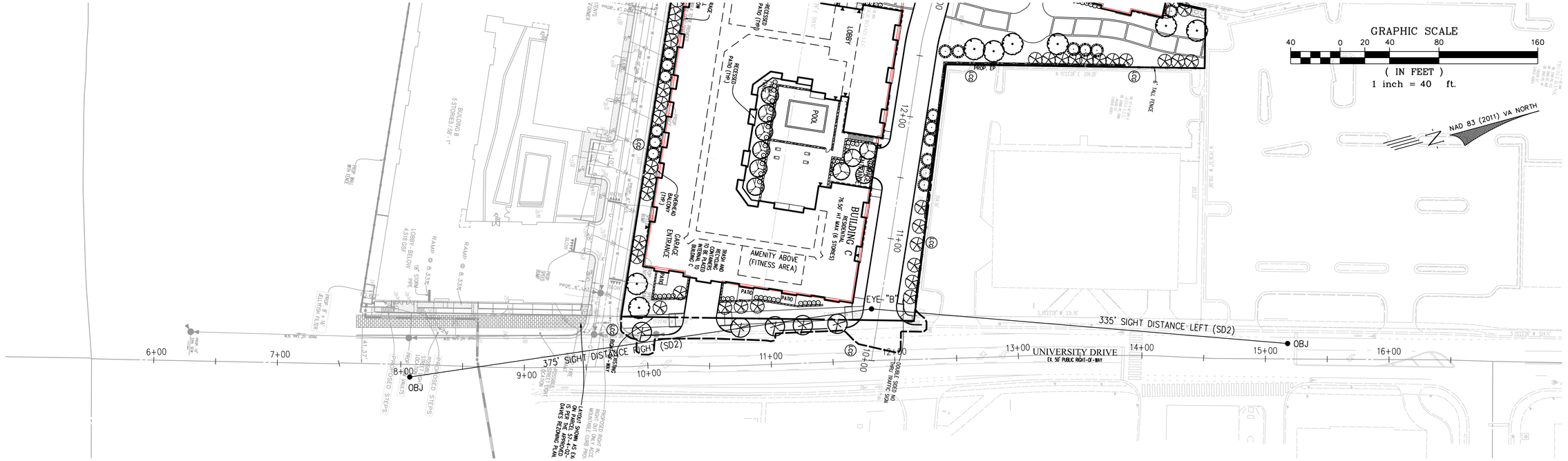
Drawing Number

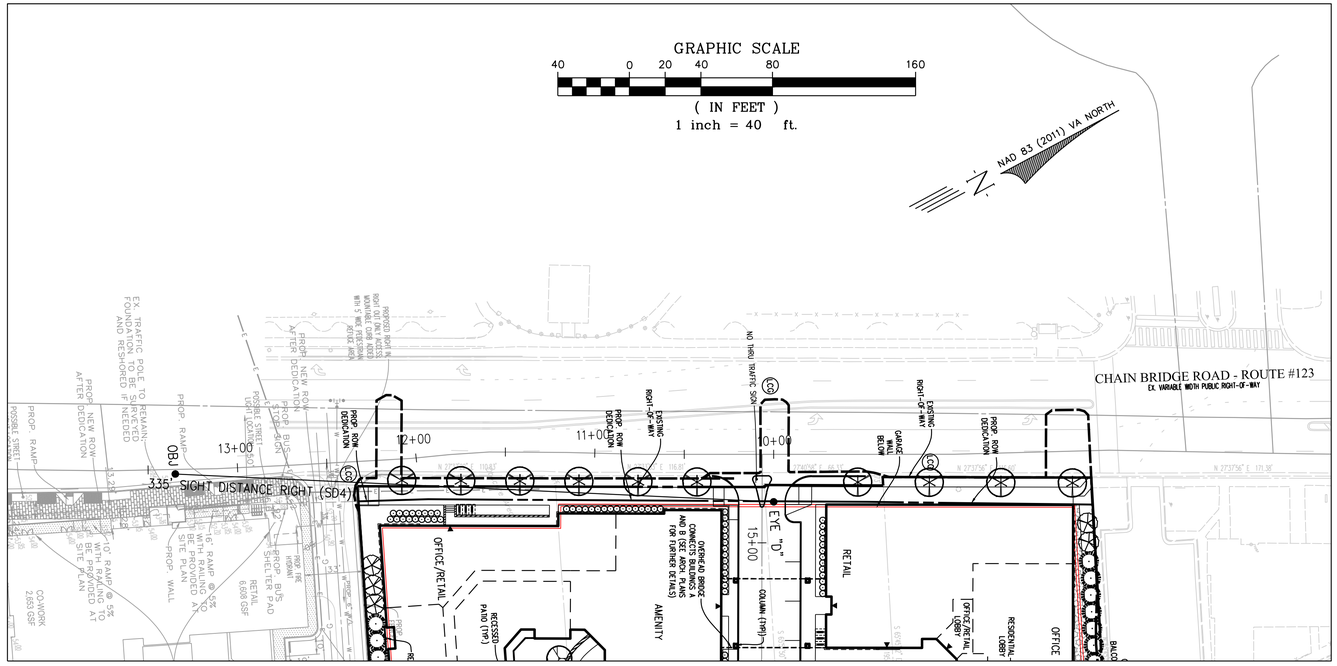
17

Sheet 17 of 31 (37 TOTAL)

GALLERY AT CITY CENTER

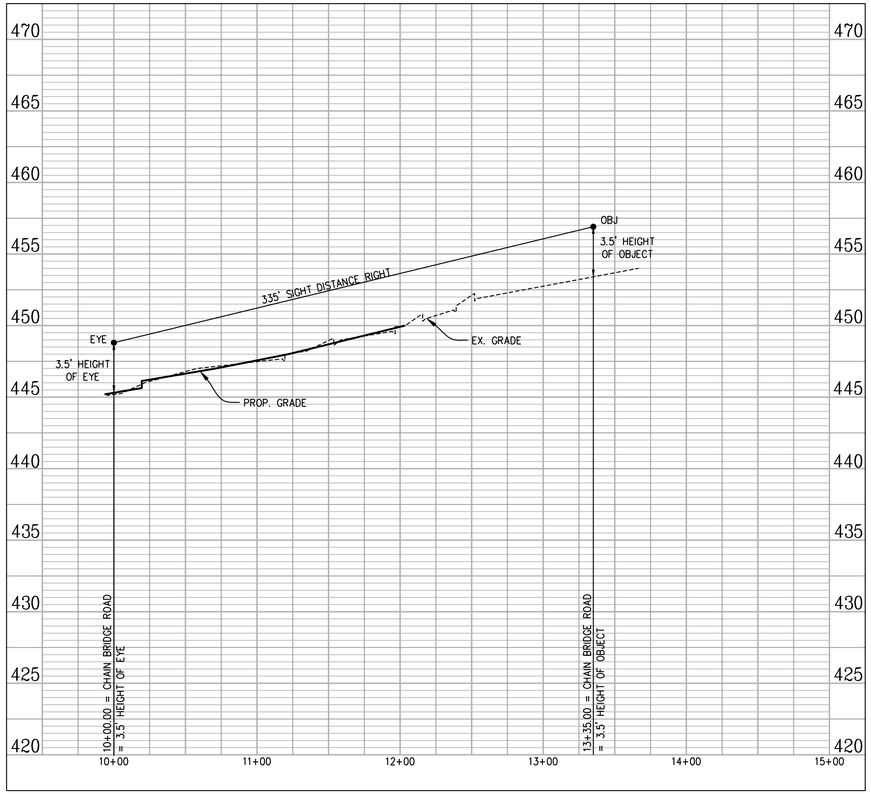
Urban, Ltd. – Q:\JOBS\Chain Bridge Road – Christopher Companies\Rezoning\CAD\18-SIGHT DISTANCE PROFILES.dwg [SIGHT DISTANCE PROFILES] April 07, 2026 – 3:54pm amarquez

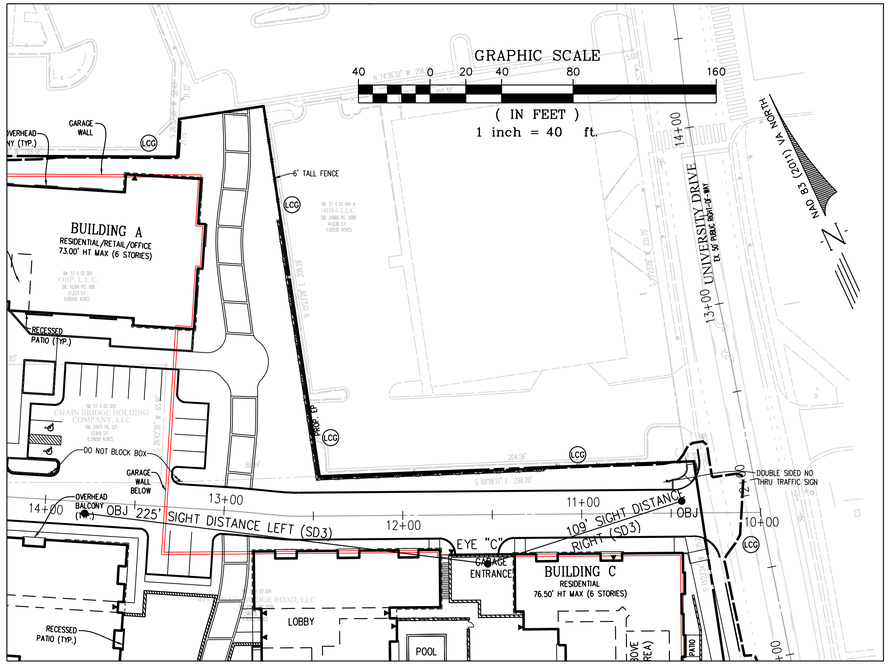

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.
NAD 83 (2011) VA NORTH
BUILDING C
RESIDENTIAL (5 STORIES)
74'-10" (+1 MAX. 15' PENTHOUSE)
LOBBY
POOL
AMENITY ABOVE (FITNESS AREA)
PATIO
PATIO
GARAGE ENTRANCE
BUILDING B
5 STORIES / 58'-1"
LOBBY - BELOW 4,516 GSF
RAMP @ 8.33%
RAMP @ 8.33%
EYE "B"
OBJ
OBJ
375' SIGHT DISTANCE RIGHT (SD2)
335' SIGHT DISTANCE LEFT (SD2)
UNIVERSITY DRIVE
EX. 50' PUBLIC RIGHT-OF-WAY
6+00
7+00
8+00
9+00
10+00
11+00
12+00
13+00
14+00
15+00
16+00
PROPOSED STEPS
PROPOSED STEPS
PROPOSED BACK OF CURB
PROPOSED 6" CURB
PROPOSED 6" CURB
PROPOSED 6" CURB
PROPOSED 6" CURB
PROP. 6" CURB
PROP. 6" CURB
PROP.



SIGHT DISTANCE PROFILE
MAIN ENTRANCE ON CHAIN BRIDGE ROAD (SD4)

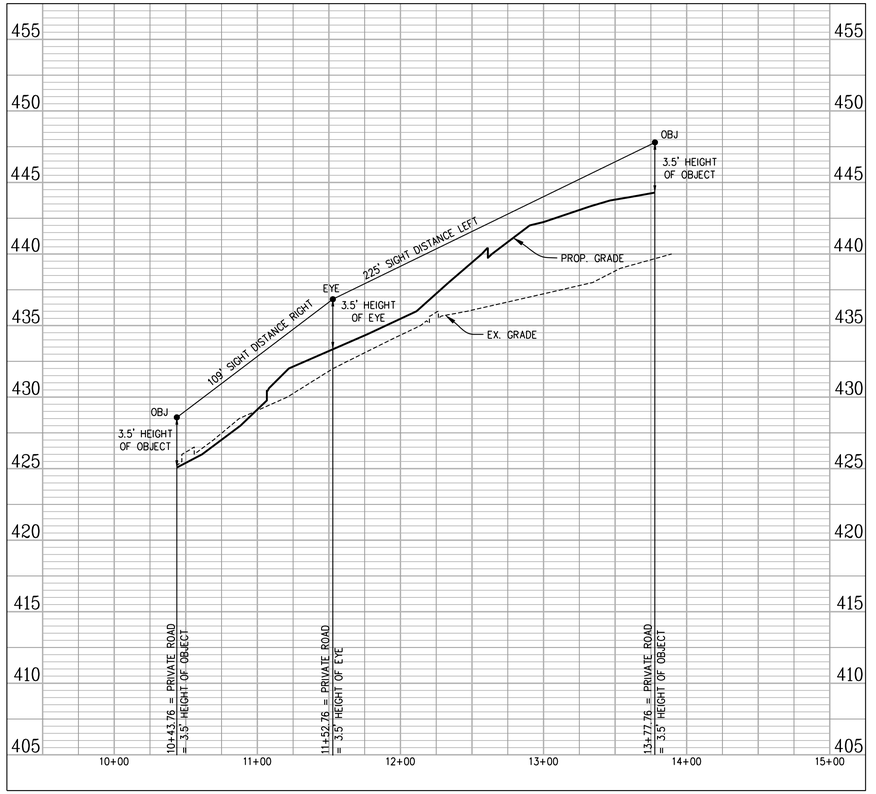
EYE "D"
POSTED SPEED = 25 MPH
DESIGN SPEED = 30 MPH





SIGHT DISTANCE PROFILE
GARAGE ENTRANCE ON PRIVATE ROAD (SD3)

EYE "C"
POSTED SPEED = 25 MPH
DESIGN SPEED = 30 MPH



urban
7712 Little River Turnpike
Annandale, Virginia 22003
TEL 703.642.8080 FAX 703.642.8251
www.urban-ltd.com

Seal
COMMONWEALTH OF VIRGINIA
DAVID T. McELHANEY
No.022048
04/07/2026
PROFESSIONAL ENGINEER

Client
CHRISTOPHER LAND INC.
10461 WHITE GRANITE DRIVE SUITE 250
OAKTON, VA 22124

Revision / Issue

No.	Description	Date
01	1st Submission	12/05/2025
02	2nd Submission	04/07/2026

Issue
Date Description

Project Name
GALLERY AT CITY CENTER
GDP
City of Fairfax, Virginia

Drawn By ZC/AP
Checked By DTM
Project No.
Date November 21, 2025

Drawing Title
SIGHT DISTANCE PROFILES

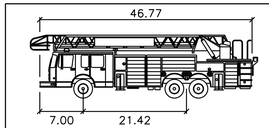
Scale: 1"=50' (H); 1"=5' (V)

Drawing Number
19
Sheet 19 of 31 (37 TOTAL)

GALLERY AT CITY CENTER

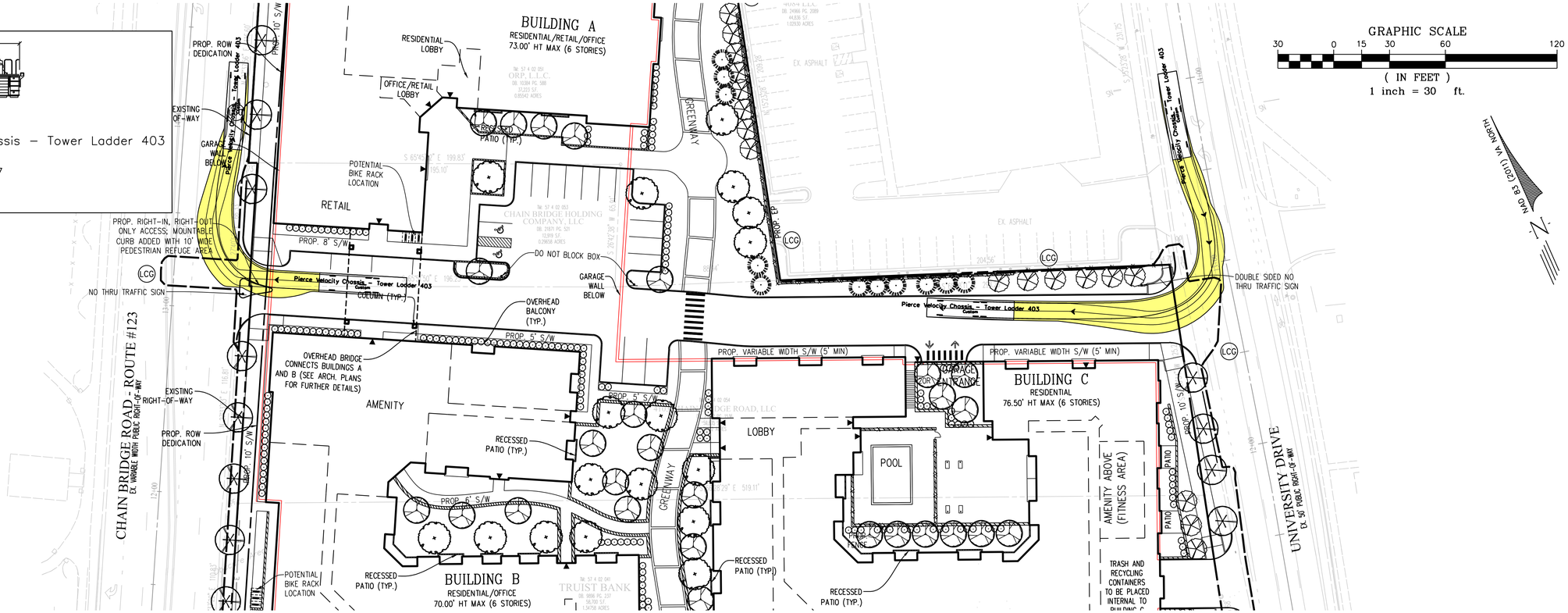
Urban, Ltd. – G:\JOBS\Chain Bridge Road – Christopher Companies\Rezoning\CAD\18-SIGHT DISTANCE PROFILES.dwg [SIGHT DISTANCE PROFILES (SD)] April 07, 2026 – 3:54pm amarquez

VEHICLE SHOWN:

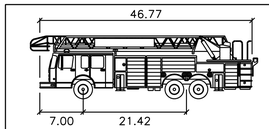


Pierce Velocity Chassis – Tower Ladder 403

	feet
Width	: 10.17
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 36.9

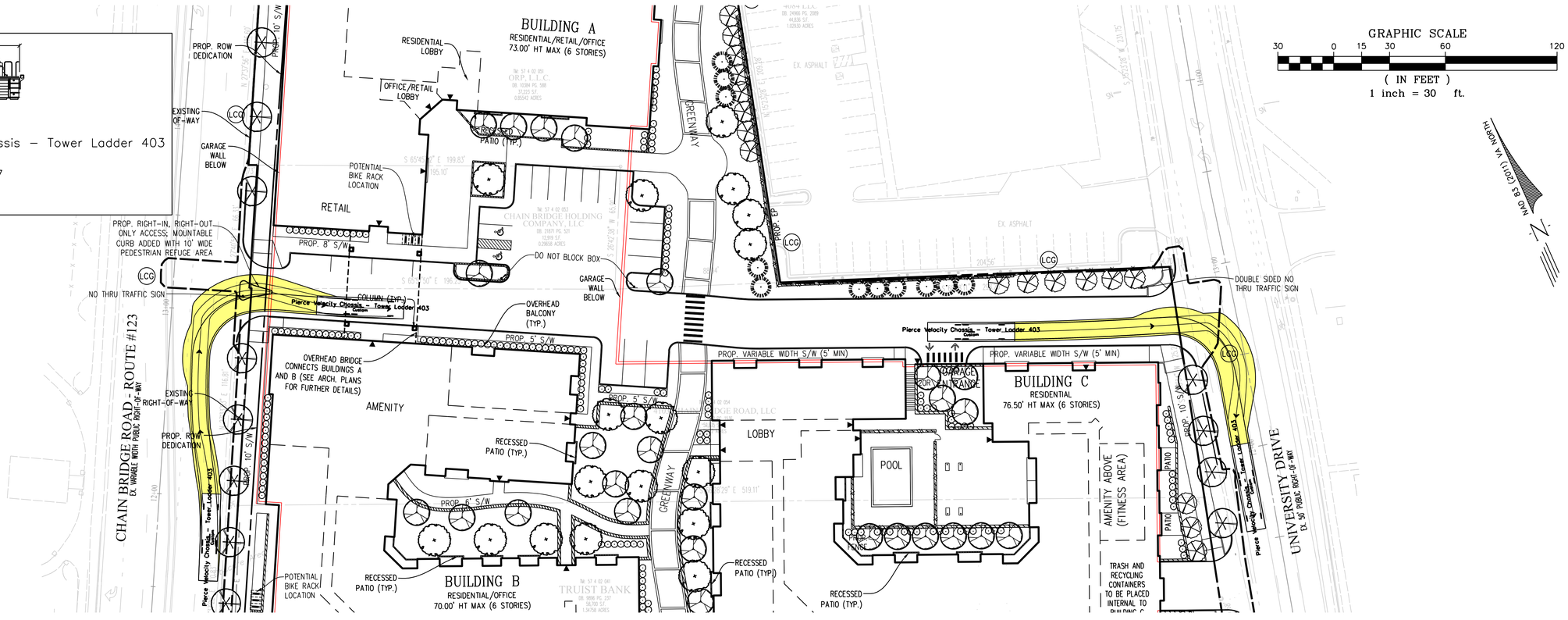


VEHICLE SHOWN:



Pierce Velocity Chassis – Tower Ladder 403

	feet
Width	: 10.17
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 36.9



urban

7712 Little River Turnpike
Annandale, Virginia 22003
TEL 703.642.8080 FAX 703.642.8251
www.urban-ltd.com

Seal

COMMONWEALTH OF VIRGINIA
DAVID T. McELHANEY
No.022048
04/07/2026
PROFESSIONAL ENGINEER

Client

CHRISTOPHER LAND INC.
10461 WHITE GRANITE DRIVE SUITE 250
OAKTON, VA 22124

Revision / Issue

No.	Description	Date
01	1st Submission	12/05/2025
02	2nd Submission	04/07/2026

Issue

Date	Description

Project Name

GALLERY AT CITY CENTER
GDP
City of Fairfax, Virginia

Drawn By	Checked By
ZC/AP	DTM

Project No.

Date November 21, 2025

Drawing Title

FIRETRUCK AUTOTURN ANALYSIS

Scale: 1"=30'

Drawing Number

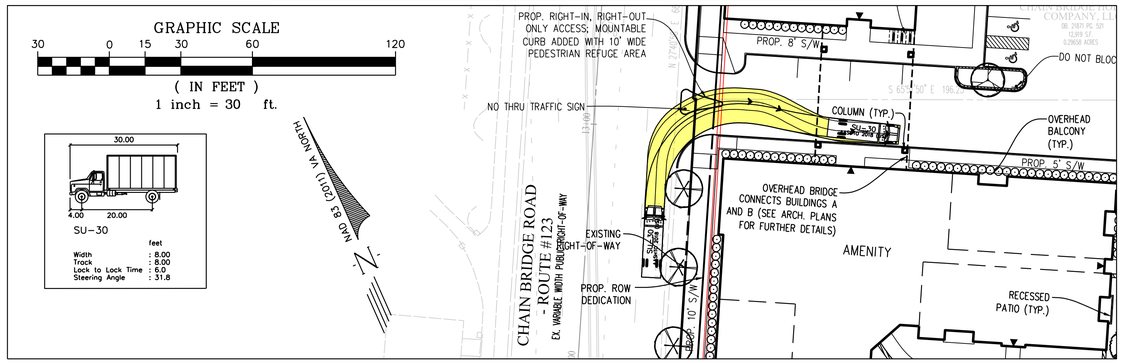
20

Sheet 20 of 31 (37 TOTAL)

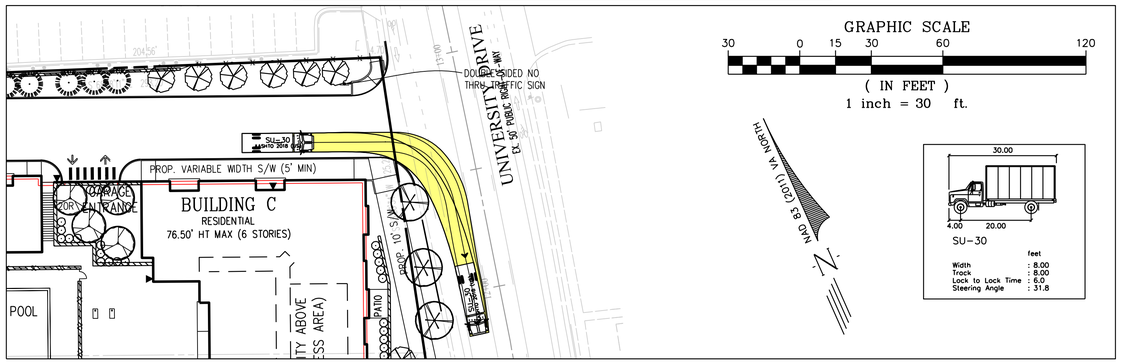
GALLERY AT CITY CENTER

Urban, Ltd. – Q:\JOBS\Chain Bridge Road – Christopher Companies\Rezoning\CAD\19-AUTOTURN SU-40.dwg [20 FIRETRUCK AUTOTURN ANALYSIS] April 07, 2026 – 3:55pm amarquez

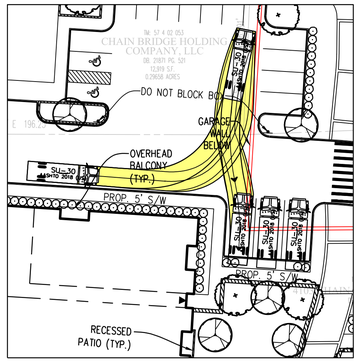
BOX TRUCK ENTERING VIA CHAIN BRIDGE ROAD



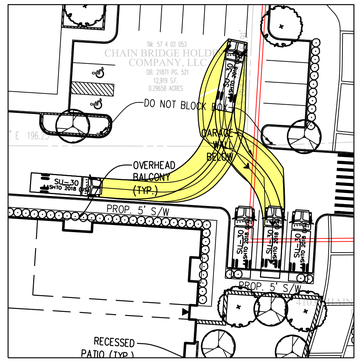
BOX TRUCK EXITING VIA UNIVERSITY DRIVE



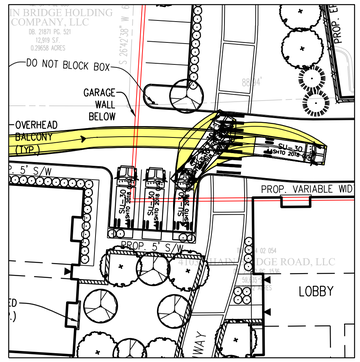
ENTERING PARKING SPACE #1



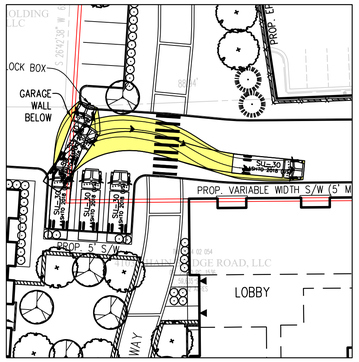
ENTERING PARKING SPACE #2



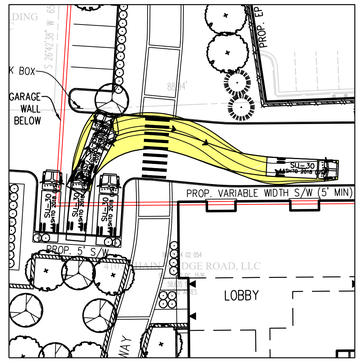
ENTERING PARKING SPACE #3



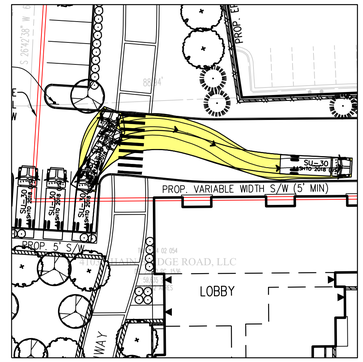
EXITING PARKING SPACE #1



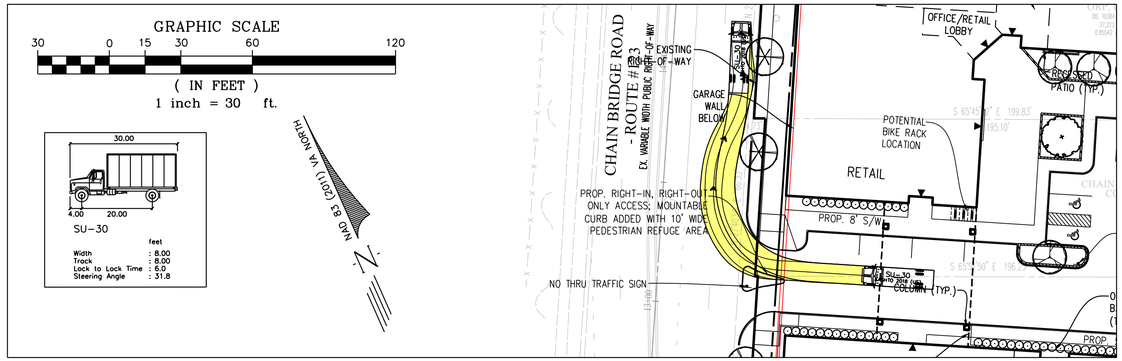
EXITING PARKING SPACE #2



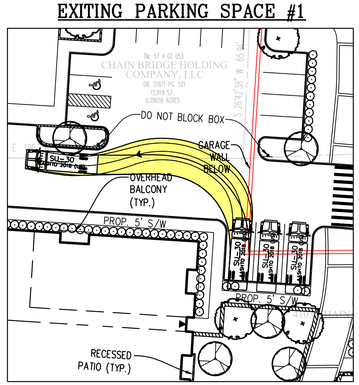
EXITING PARKING SPACE #3



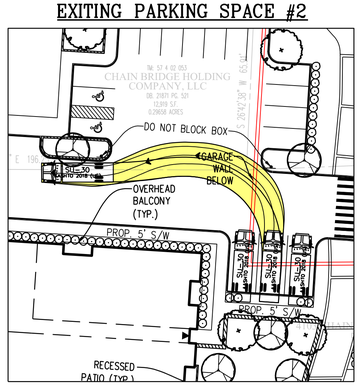
BOX TRUCK EXITING VIA CHAIN BRIDGE ROAD



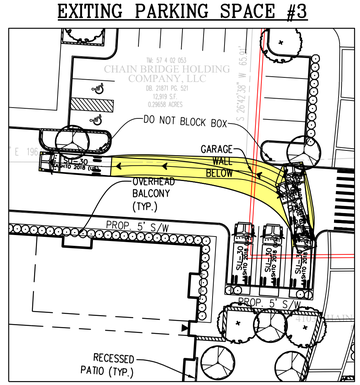
EXITING PARKING SPACE #1



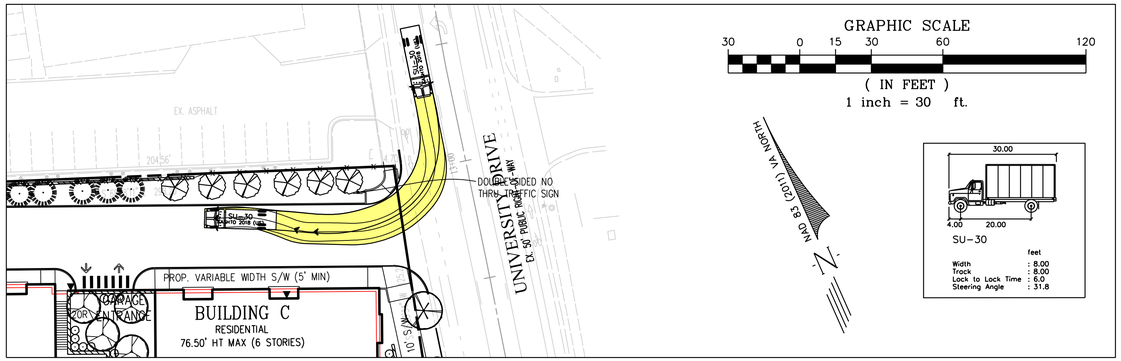
EXITING PARKING SPACE #2



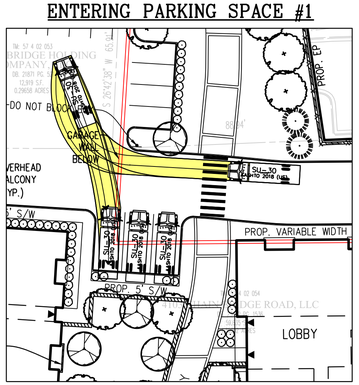
EXITING PARKING SPACE #3



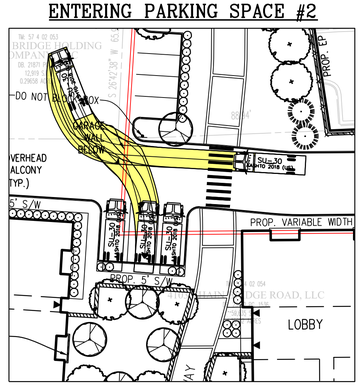
BOX TRUCK ENTERING VIA UNIVERSITY DRIVE



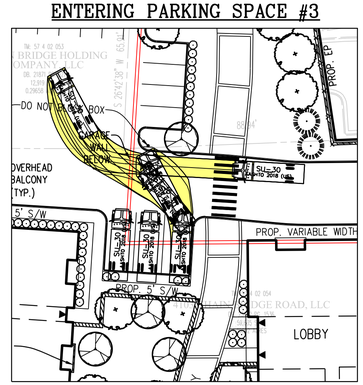
ENTERING PARKING SPACE #1



ENTERING PARKING SPACE #2



ENTERING PARKING SPACE #3



urban

7712 Little River Turnpike
Annandale, Virginia 22003
TEL 703.642.8080 FAX 703.642.8251
www.urban-ltd.com

Seal

COMMONWEALTH OF VIRGINIA
DAVID T. McELHANEY
No.022048
04/07/2026
PROFESSIONAL ENGINEER

Client

CHRISTOPHER LAND INC.
10461 WHITE GRANITE DRIVE SUITE 250
OAKTON, VA 22124

Revision / Issue

No.	Description	Date
01	1st Submission	12/05/2025
02	2nd Submission	04/07/2026

Issue

Date	Description

Project Name

GALLERY AT CITY CENTER
GDP
City of Fairfax, Virginia

Drawn By	Checked By
ZC/AP	DTM

Project No.

Date November 21, 2025

Drawing Title

SU-30 AUTOTURN ANALYSIS

Scale: 1"=30'

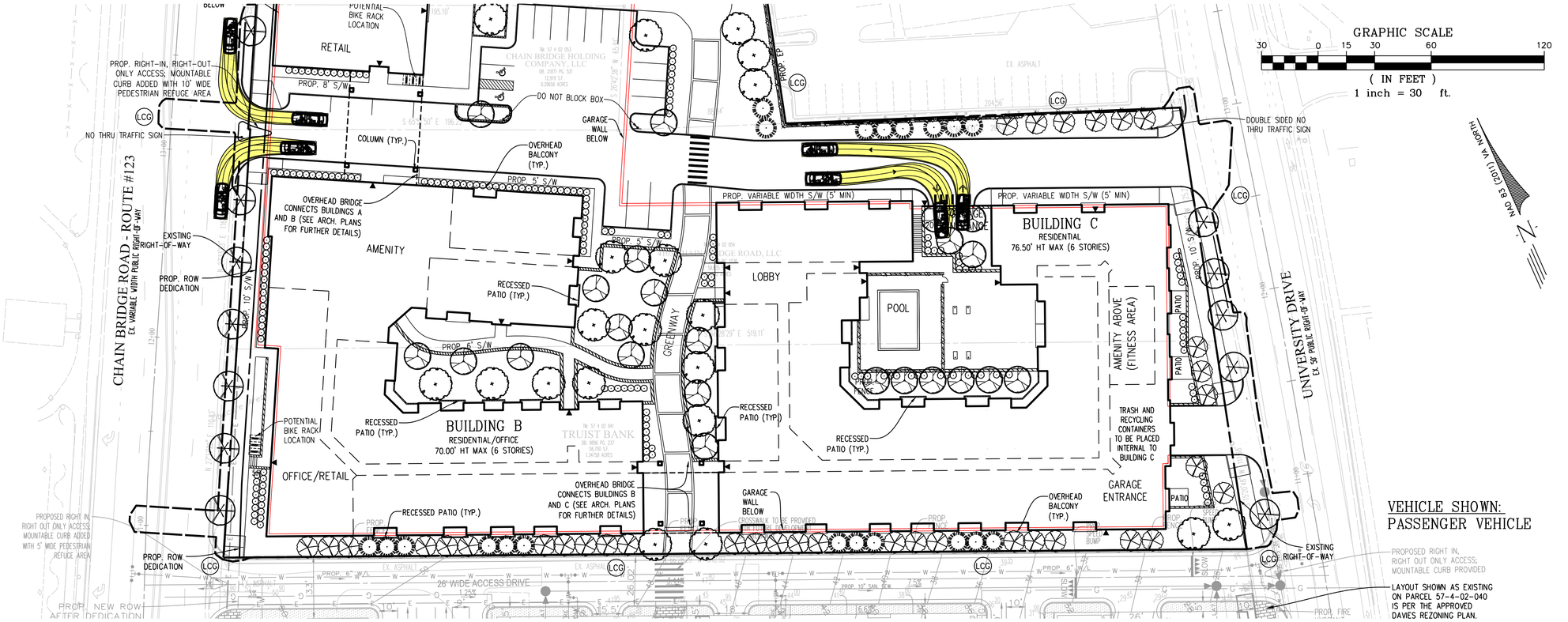
Drawing Number

21

Sheet 21 of 31 (37 TOTAL)

GALLERY AT CITY CENTER

Urban, Ltd. -- Q:\JOBS\Chain Bridge Road -- Christopher Companies\Rezoning\CAD\20-AUTOTURN SU-30.dwg [AUTOTURN] April 07, 2026 - 3:55pm omarquez



VEHICLE SHOWN:
PASSENGER VEHICLE

PROPOSED RIGHT IN, RIGHT OUT ONLY ACCESS; MOUNTABLE CURB PROVIDED

LAYOUT SHOWN AS EXISTING ON PARCEL 57-4-02-040 IS PER THE APPROVED DAVIES REZONING PLAN.

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.
NAD 83 (2011) VA NORTH
CHAIN BRIDGE ROAD - ROUTE #123
EX. VARIABLE WIDTH PUBLIC RIGHT-OF-WAY
UNIVERSITY DRIVE
EX. 59' PUBLIC RIGHT-OF-WAY
RETAIL
POTENTIAL BIKE RACK LOCATION
PROP. RIGHT-IN, RIGHT-OUT ONLY ACCESS; MOUNTABLE CURB ADDED WITH 10' WIDE PEDESTRIAN REFUGE AREA
PROP. 8' S/W
DO NOT BLOCK BOX
GARAGE WALL BELOW
NO THRU TRAFFIC SIGN
COLUMN (TYP.)
OVERHEAD BALCONY (TYP.)
PROP. 5' S/W
OVERHEAD BRIDGE CONNECTS BUILDINGS A AND B (SEE ARCH. PLANS FOR FURTHER DETAILS)
AMENITY
EXISTING RIGHT-OF-WAY
PROP. ROW DEDICATION
PROP. 10' S/W
RECESSED PATIO (TYP.)
PROP. 6' S/W
GREENWAY
LOBBY
POOL
PROP. VARIABLE WIDTH S/W (5' MIN)
BUILDING C
RESIDENTIAL
76.50' HT MAX (6 STORIES)
AMENITY ABOVE (FITNESS AREA)
PATIO
TRASH AND RECYCLING CONTAINERS TO BE PLACED INTERNAL TO BUILDING C
GARAGE ENTRANCE
BUILDING B
RESIDENTIAL/OFFICE
70.00' HT MAX (6 STORIES)
OFFICE/RETAIL
POTENTIAL BIKE RACK LOCATION
OVERHEAD BRIDGE CONNECTS BUILDINGS B AND C (SEE ARCH. PLANS FOR FURTHER DETAILS)
CROSSWALK TO BE PROVIDED
BUMP
PROPOSED RIGHT IN, RIGHT OUT ONLY ACCESS; MOUNTABLE CURB ADDED WITH 5' WIDE PEDESTRIAN REFUGE AREA
PROP. NEW ROW AFTER DEDICATION
26' WIDE ACCESS DRIVE
PROP. FIRE
EX. ASPHALT
CHAIN BRIDGE HOLDING COMPANY, LLC
TRUIST BANK
LCG
VEHICLE SHOWN:
PASSENGER VEHICLE
PROPOSED RIGHT IN, RIGHT OUT ONLY ACCESS; MOUNTABLE CURB PROVIDED
LAYOUT SHOWN AS EXISTING ON PARCEL 57-4-02-040 IS PER THE APPROVED DAVIES REZONING PLAN.

urban
7712 Little River Turnpike
Annandale, Virginia 22003
TEL 703.642.8080 FAX 703.642.8251
www.urban-ltd.com

Seal

COMMONWEALTH OF VIRGINIA
DAVID T. McELHANEY
No.022048
04/07/2026
PROFESSIONAL ENGINEER

Client

CHRISTOPHER LAND INC.
10461 WHITE GRANITE DRIVE SUITE 250
OAKTON, VA 22124

Revision / Issue

No.	Description	Date
01	1st Submission	12/05/2025
02	2nd Submission	04/07/2026

Issue

Date	Description

Project Name

GALLERY AT CITY CENTER
GDP
City of Fairfax, Virginia

Drawn By	Checked By
ZC/AP	DTM

Project No.

Date November 21, 2025

Drawing Title

PASSENGER VEHICLE AUTOTURN ANALYSIS

Scale: 1"=30'

Drawing Number

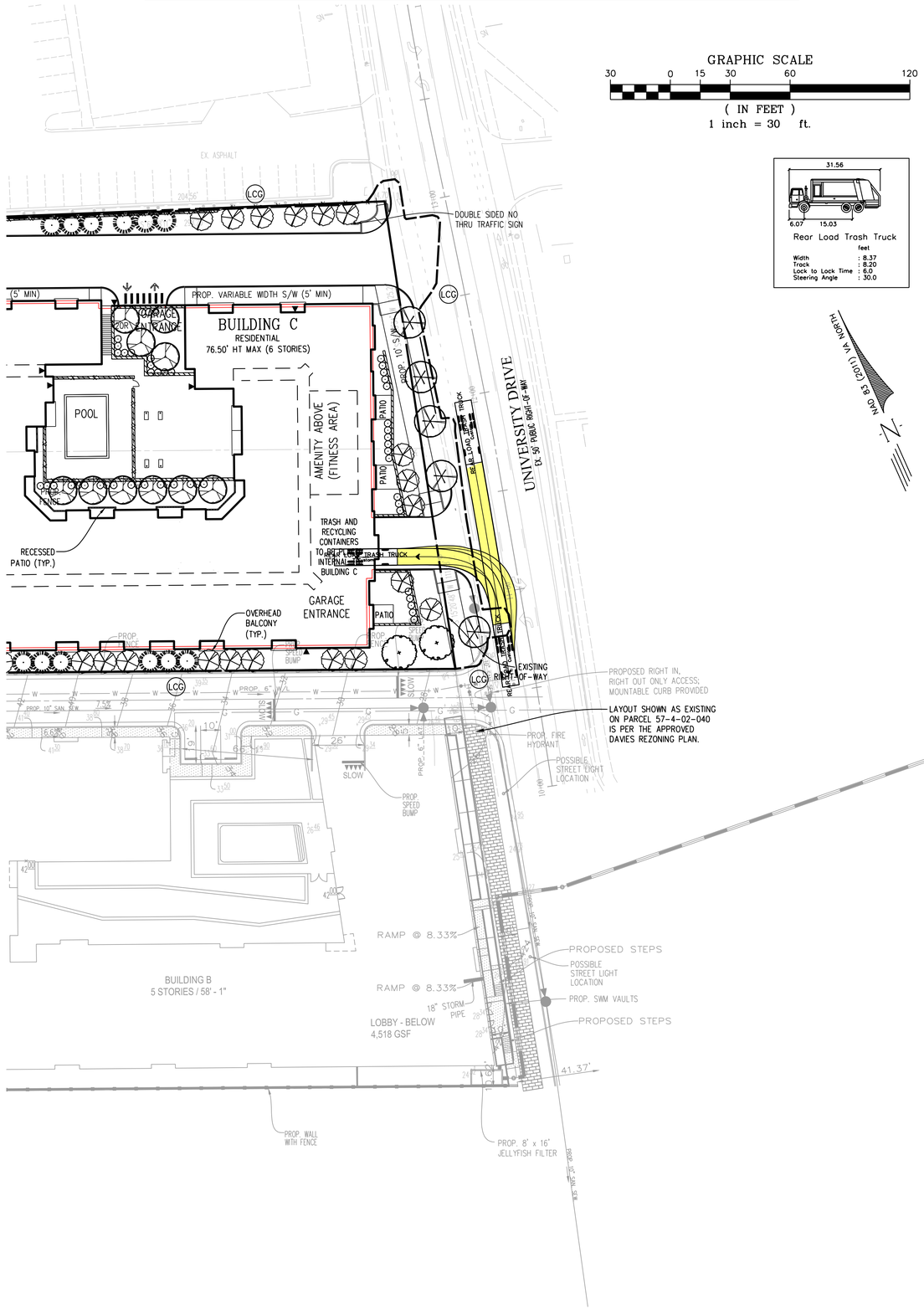
22

Sheet 22 of 31 (37 TOTAL)

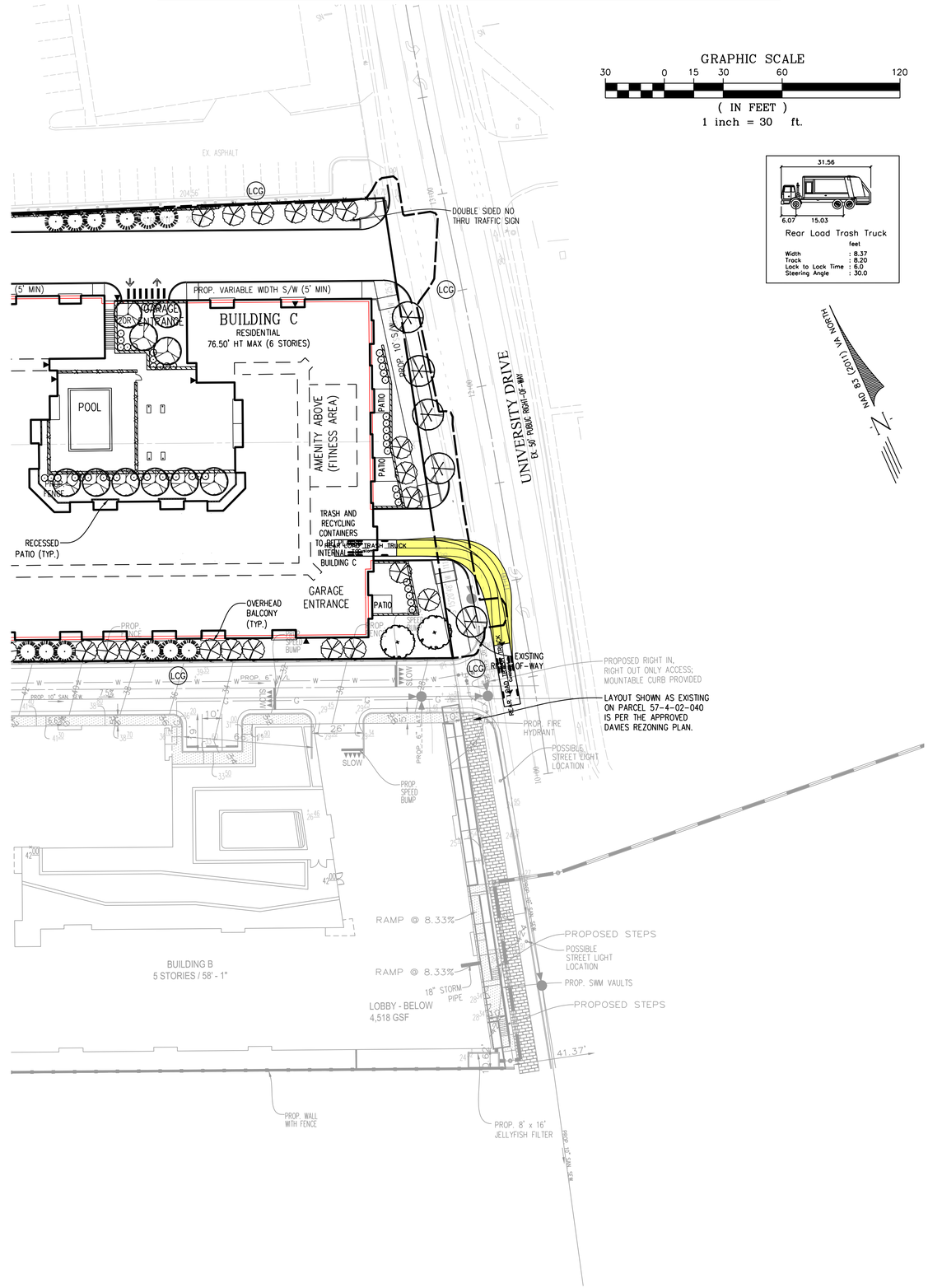
GALLERY AT CITY CENTER

Urban, Ltd. – Q:\JOBS\Chain Bridge Road – Christopher Companies\Rezoning\CAD\21-AUTOTURN PASSENGER CAR.dwg [AUTOTURN] April 07, 2026 – 3:55pm omarquez

REAR LOAD GARBAGE TRUCK ENTERING VIA UNIVERSITY DRIVE



REAR LOAD GARBAGE TRUCK EXITING VIA UNIVERSITY DRIVE



urban

7712 Little River Turnpike
Annandale, Virginia 22003
TEL 703.642.8080 FAX 703.642.8251
www.urban-ltd.com

Seal

COMMONWEALTH OF VIRGINIA
DAVID T. McELHANEY
No.022048
04/07/2026
PROFESSIONAL ENGINEER

Client

CHRISTOPHER LAND INC.
10461 WHITE GRANITE DRIVE SUITE 250
OAKTON, VA 22124

Revision / Issue

No.	Description	Date
01	1st Submission	12/05/2025
02	2nd Submission	04/07/2026

Issue

Date	Description

Project Name

GALLERY AT CITY CENTER
GDP
City of Fairfax, Virginia

Drawn By	Checked By
ZC/AP	DTM

Project No.

Date November 21, 2025

Drawing Title

GARBAGE TRUCK AUTOTURN ANALYSIS

Scale: 1"=30'

Drawing Number

22A

Sheet 22A of 31 (37 TOTAL)

GALLERY AT CITY CENTER

Urban, Ltd. – Q:\JOBS\Chain Bridge Road – Christopher Companies\Rezoning\CAD\21A–AUTOTURN GARBAGE TRUCK.dwg [AUTOTURN] April 07, 2026 – 3:55pm amarquez



LEGEND

- ### (TREE NUMBER)
- TRUNK LOCATION
- DRIPLINE
- ### (TREE NUMBER) TREE TO BE REMOVED

This Plan Prepared or Approved by:
John Lightle, ISA Certified Arborist
MA-5174A

urban
7712 Little River Turnpike
Annandale, Virginia 22003
TEL 703.642.8080 FAX 703.642.8251
www.urban-ltd.com

Seal
COMMONWEALTH OF VIRGINIA
DAVID T. McELHANEY
No.022048
04/07/2026
PROFESSIONAL ENGINEER

Client
CHRISTOPHER
LAND INC.
10461 WHITE GRANITE DRIVE SUITE 250
OAKTON, VA 22124

Revision / Issue

No.	Description	Date
01	1st Submission	12/05/2025
02	2nd Submission	04/07/2026

Issue
Date Description

Project Name
GALLERY AT CITY CENTER
GDP
City of Fairfax, Virginia

Drawn By ZC/AP | Checked By DTM
Project No.
Date November 21, 2025

Drawing Title
TREE INVENTORY

Scale: 1"=30'

Drawing Number
23
Sheet 23 of 31 (37 TOTAL)

GALLERY AT CITY CENTER

Urban, Ltd. – Q:\JOBS\Chain Bridge Road – Christopher Companies\Rezoning\CAD\23-TREE INVENTORY.dwg [TREE PLAN] April 07, 2026 – 4:34pm amarquez

TREE NO.	BOTANICAL NAME	COMMON NAME	SIZE	CANOPY	CRZ	CONDITION RATING	POOR CONDITION?	CO-OWNED/ OFFSITE	STATUS	COMMENTS
			(in)	R (ft.)	R (ft.)	%			(Remove or Preserve)	
2001	*Prunus* spp.	Ornamental cherry	21"	21'	21'	53.13			Remove	Exposed roots
2002	*Prunus* spp.	Ornamental cherry	17"	17'	17'	65.63			Remove	Girdled roots
2003	*Prunus* spp.	Ornamental cherry	16"	16'	16'	50.00			Remove	Some dead scaffold
2004	*Betula nigra*	River Birch	22"	22'	22'	68.75			Remove	Quad-stemmed, Ivy
2005	*Pinus strobus*	Eastern White Pine	20"	20'	20'	65.63			Remove	Co-dominant @ 10'
2006	*Pinus strobus*	Eastern White Pine	13"	13'	13'	53.13			Remove	
2007	*Pinus strobus*	Eastern White Pine	16"	16'	16'	59.38			Remove	Slight lean
2008	*Pinus strobus*	Eastern White Pine	18"	18'	18'	75.00			Remove	
2009	*Pinus strobus*	Eastern White Pine	15"	15'	15'	62.50			Remove	
2010	*Prunus* spp.	Ornamental cherry	18"	18'	18'	62.50			Remove	Girdled roots
2011	*Prunus* spp.	Ornamental cherry	13"	13'	13'	53.13			Remove	Girdled roots
2012	*Prunus* spp.	Ornamental cherry	17"	17'	17'	59.38			Remove	Girdled roots
2013	*Prunus* spp.	Ornamental cherry	13"	13'	13'	56.25			Remove	
2014	*Pinus strobus*	Eastern White Pine	20"	20'	20'	71.88			Remove	
2422	*Juglans nigra*	Black Walnut	17"	17'	17'	62.50			Remove	On Slope
2423	*Acer rubrum*	Red Maple	25"	25'	25'	15.63	Yes		Remove	
O-1	*Juniperus virginiana*	Eastern Redcedar	8"	8'	8'	71.88		Offsite	Remove	
O-2	*Acer rubrum*	Red Maple	6"	6'	6'	50.00		Offsite	Remove	
O-3	*Prunus serotina*	Black Cherry	6"	6'	6'	50.00		Offsite	Remove	Fence
O-4	*Celtis occidentalis*	Hackberry	10"	10'	10'	50.00		Offsite	Remove	Fence
O-5	*Prunus serotina*	Black Cherry	4"	4'	4'	43.75		Offsite	Remove	Fence, Bent over
2420	*Fraxinus* spp.	Ash	10"	10'	10'	50.00		Offsite	Remove	
2419	*Prunus serotina*	Black Cherry	10"	10'	10'	50.00		Offsite	Remove	Vines
2421	*Prunus serotina*	Black Cherry	12"	12'	12'	43.75		Offsite	Remove	
2422-A	*Prunus serotina*	Black Cherry	5"	5'	5'	31.25	Yes	Offsite	Remove	Leaning
2418	*Ulmus* spp.	Elm	24"	24'	24'	65.63			Remove	Vines, Slope
2417	*Fraxinus* spp.	Ash	22"	22'	22'	40.63			Remove	Vines, Slope, Broken Leader
2015	*Acer saccharum*	Sugar Maple	40"	40'	40'	53.13			Remove	Ivy, Vines
854	*Prunus serotina*	Black Cherry	18"	18'	18'	50.00		Offsite	Remove	Triple-stemmed, Vines
800	*Prunus serotina*	Black Cherry	8"	8'	8'	50.00		Co-Owned	Remove	Vines, Girdled Roots
O-6	*Juglans nigra*	Black Walnut	20"	20'	20'	34.38	Yes	Offsite	Remove	Vines, Co-Dominant, Leaning, Broken Leader
O-7	*Celtis occidentalis*	Hackberry	8"	8'	8'	50.00		Offsite	Remove	
O-8	*Juglans nigra*	Black Walnut	24"	24'	24'	65.63		Offsite	Remove	Ivy
O-9	*Acer rubrum*	Red Maple	8"	8'	8'	46.88		Offsite	Remove	Cut Off Leader
O-10	*Acer rubrum*	Red Maple	14"	14'	14'	28.13	Yes	Offsite	Remove	Heavy Vines
O-11	*Acer rubrum*	Red Maple	16"	16'	16'	28.13	Yes	Offsite	Remove	Heavy Vines
O-12	*Acer rubrum*	Red Maple	6"	6'	6'	50.00		Offsite	Remove	Ivy, Vines
O-13	*Acer rubrum*	Red Maple	9"	9'	9'	0.00	Yes	Offsite	Remove	Heavy Vines
O-14	*Juniperus virginiana*	Eastern Redcedar	7"	7'	7'	50.00		Offsite	Remove	
O-15	*Quercus alba*	White Oak	20"	20'	20'	50.00		Offsite	Remove	Vines
O-16	*Juniperus virginiana*	Eastern Redcedar	6"	6'	6'	50.00		Offsite	Remove	Vines
O-17	*Juniperus virginiana*	Eastern Redcedar	12"	12'	12'	71.88		Offsite	Remove	
O-18	*Acer rubrum*	Red Maple	15"	15'	15'	37.50	Yes	Offsite	Remove	Broken @ 30'
O-19	*Quercus alba*	White Oak	25"	25'	25'	59.38		Offsite	Remove	Vines
2016	*Morus rubra*	Red Mulberry	20"	20'	20'	15.63	Yes		Remove	Heavy Vines, Rot
2017	*Juniperus virginiana*	Eastern Redcedar	7"	7'	7'	65.63			Remove	Ivy
O-20	*Acer rubrum*	Red Maple	14"	14'	14'	37.50	Yes	Offsite	Remove	Vines
O-21	*Lagerstroemia* spp.	Crape Myrtle	18"	18'	18'	81.25		Offsite	Remove	
593	*Juniperus virginiana*	Eastern Redcedar	12"	12'	12'	71.88		Offsite	Remove	Ivy
592	*Quercus phellos*	Willow Oak	19"	19'	19'	68.75		Offsite	Remove	Existing Overhead Wire
591	*Juniperus virginiana*	Eastern Redcedar	8"	8'	8'	53.13		Offsite	Remove	One-Sided
590	*Juniperus virginiana*	Eastern Redcedar	12"	12'	12'	50.00		Offsite	Remove	One-Sided
589	*Juniperus virginiana*	Eastern Redcedar	19"	19'	19'	65.63		Offsite	Remove	One-Sided, Ivy
588	*Quercus falcata*	Southern Red Oak	14"	14'	14'	53.13		Offsite	Remove	Topped Off, Slope, Exposed Roots, Overhead Wire
2021	*Acer rubrum*	Red Maple	20"	20'	20'	53.13			Remove	Ivy, Triple-stem @ 4'
2022	*Acer rubrum*	Red Maple	20"	20'	20'	71.88			Remove	
2023	*Fagus sylvatica*	European Beech	7"	7'	7'	81.25			Remove	
2024	*Fagus sylvatica*	European Beech	10"	10'	10'	87.50			Remove	
2025	*Tilia americana*	American Linden	21"	21'	21'	68.75			Remove	
2026	*Tilia americana*	American Linden	16"	16'	16'	59.38			Remove	
2027	*Tilia americana*	American Linden	17"	17'	17'	59.38			Remove	
2028	*Acer rubrum*	Red Maple	11"	11'	11'	71.88			Remove	Girdled roots
2029	*Thuja occidentalis*	Arborvitae	8"	8'	8'	56.25			Remove	Trunk planted touching building, Overhead Line
2030	*Thuja occidentalis*	Arborvitae	13"	13'	13'	65.63			Remove	Dual Trunk
2031	*Magnolia virginiana*	Sweetbay magnolia	19"	19'	19'	68.75			Remove	Quad Trunk
2032	*Magnolia virginiana*	Sweetbay magnolia	15"	15'	15'	68.75			Remove	Triple Trunk, Broken Branch
2033	*Magnolia virginiana*	Sweetbay magnolia	15"	15'	15'	71.88			Remove	Single Stem, Curb
2034	*Magnolia virginiana*	Sweetbay magnolia	12"	12'	12'	59.38			Remove	Exposed roots
O-22	*Betula nigra*	River Birch	16"	16'	16'	40.63		Offsite	Remove	
2035	*Tilia americana*	American Linden	14"	14'	14'	68.75			Remove	
2036	*Tilia americana*	American Linden	21"	21'	21'	65.63			Remove	
2037	*Tilia americana*	American Linden	21"	21'	21'	59.38			Remove	
2038	*Malus* spp.	Crabapple	14"	14'	14'	62.50			Remove	
2039	*Malus* spp.	Crabapple	12"	12'	12'	68.75			Remove	
2040	*Tilia americana*	American Linden	17"	17'	17'	62.50			Remove	Girdled roots
2041	*Tilia americana*	American Linden	13"	13'	13'	56.25			Remove	Girdled roots
2042	*Tilia americana*	American Linden	14"	14'	14'	25.00	Yes		Remove	Broken Leader, Exposed Heart, Dying

NOTES:

1. TREE INVENTORY DATA COLLECTED ON NOVEMBER 19, 2025 BY JOHN LIGHTLE, ISA-CA #MA-5174A.
2. ALL OFFSITE AND CO-OWNED TREES PROPOSED TO BE REMOVED AT TIME OF SITE PLAN SHALL HAVE APPROVAL LETTERS FOR REMOVAL, SIGNED BY THE OFFSITE OWNERS, AND RECEIVED BY THE CITY'S URBAN FORESTER PRIOR TO APPROVAL OF THE SITE PLAN.
3. ALL OFFSITE TREE REMOVAL OUTSIDE OF THE LIMITS OF CLEARING SHALL BE DONE BY HAND.
4. ALL OFFSITE TREE REMOVAL SHALL REQUIRE REPLACEMENT IN ACCORDANCE WITH CODE SECTION 6.10 AND 4.5.9.

This Plan Prepared or Approved by:
John Lightle, ISA Certified Arborist
MA-5174A

urban
7712 Little River Turnpike
Annandale, Virginia 22003
TEL 703.642.8080 FAX 703.642.8251
www.urban-ltd.com

Seal
COMMONWEALTH OF VIRGINIA
DAVID T. McELHANEY
No.022048
04/07/2026
PROFESSIONAL ENGINEER

Client
CHRISTOPHER LAND INC.
10461 WHITE GRANITE DRIVE SUITE 250
OAKTON, VA 22124

Revision / Issue

No.	Description	Date
01	1st Submission	12/05/2025
02	2nd Submission	04/07/2026

Issue
Date Description

Project Name
GALLERY AT CITY CENTER
GDP
City of Fairfax, Virginia

Drawn By ZC/AP | Checked By DTM
Project No.
Date November 21, 2025

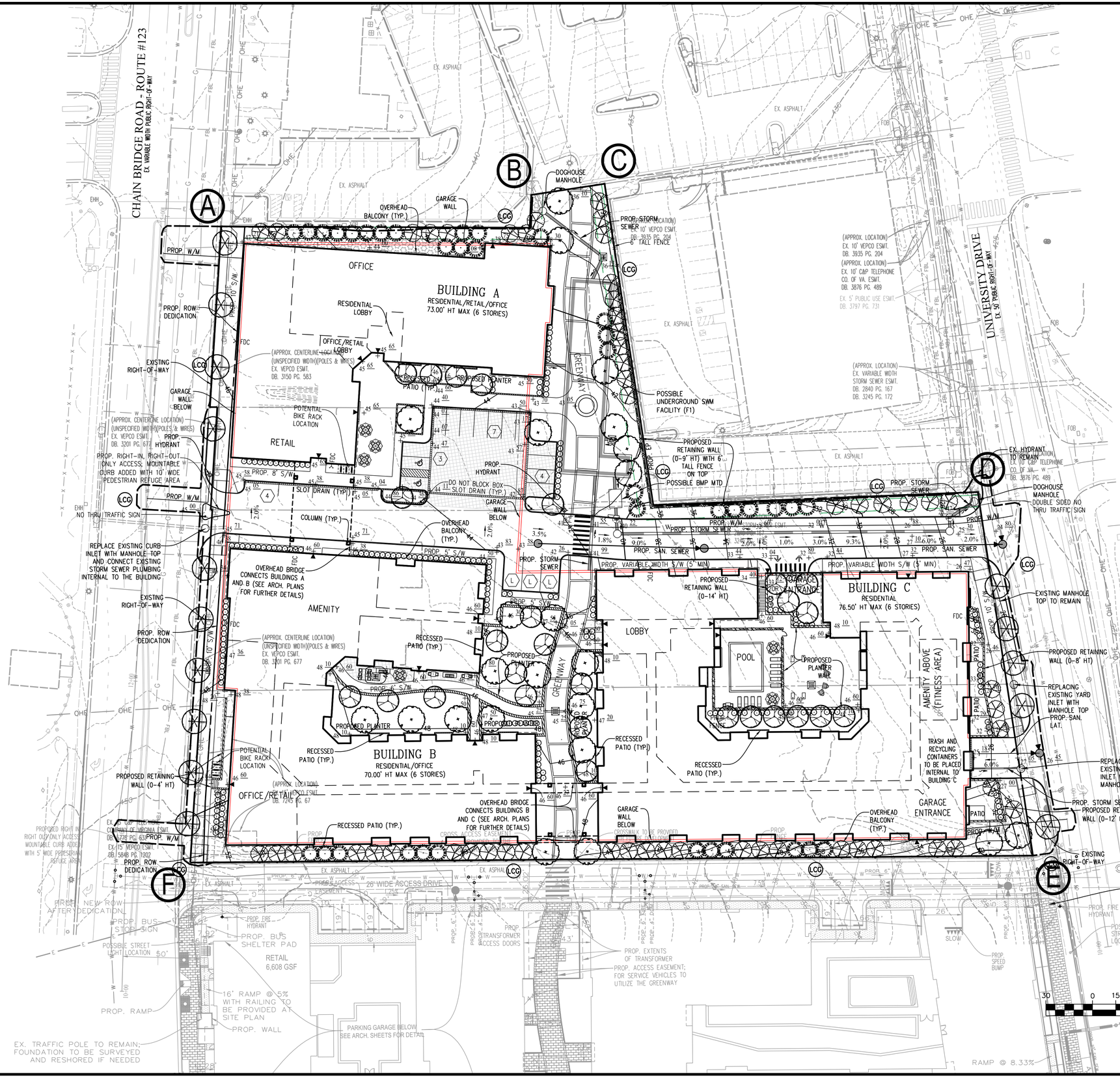
Drawing Title
TREE INVENTORY

Scale: N/A

Drawing Number
24
Sheet 24 of 31 (37 TOTAL)

GALLERY AT CITY CENTER

Urban, Ltd. – Q:\JOBS\Chain Bridge Road – Christopher Companies\Rezoning\CAD\23-TREE INVENTORY.dwg [TREE INVENTORY] April 07, 2026 – 4:34pm omarquez



LEGEND

- PROPOSED CAT. IV DECIDUOUS TREES ONSITE
- PROPOSED CAT. IV DECIDUOUS TREES OFFSITE (WITHIN RIGHT-OF-WAY)
- PROPOSED CAT. III DECIDUOUS TREES ONSITE
- PROPOSED CAT. II DECIDUOUS TREES ONSITE
- PROPOSED CAT. II EVERGREEN TREES ONSITE
- PROPOSED SHRUBS ONSITE
- PROPOSED PERENNIAL MIX
- SPECIALTY PAVING

LANDSCAPE NOTES:

1. LANDSCAPING PLAN SUBJECT TO CHANGE WITH APPROVAL FROM CITY OF FAIRFAX URBAN FORESTER.
2. AT TIME OF SITE PLAN, SOIL VOLUME SHALL BE ADEQUATELY PROVIDED FOR ALL TREES TO MEET PFM REQUIREMENTS. IF SOIL VOLUME CANNOT BE MET, THEN ADDITIONAL MEASURES SUCH AS SILVA CELLS OR CANTILEVERED SIDEWALKS SHALL BE CONSIDERED.

urban
7712 Little River Turnpike
Annandale, Virginia 22003
TEL 703.642.8080 FAX 703.642.8251
www.urban-ltd.com

Seal

COMMONWEALTH OF VIRGINIA
DAVID T. McELHANEY
No.022048
04/07/2026
PROFESSIONAL ENGINEER

Client

CHRISTOPHER LAND INC.
10461 WHITE GRANITE DRIVE SUITE 250
OAKTON, VA 22124

Revision / Issue

No.	Description	Date
01	1st Submission	12/05/2025
02	2nd Submission	04/07/2026

Issue

Date	Description

Project Name

GALLERY AT CITY CENTER
GDP
City of Fairfax, Virginia

Drawn By	Checked By
ZC/AP	DTM

Project No.

Date November 21, 2025

Drawing Title

LANDSCAPE PLAN

Scale: 1"=30'

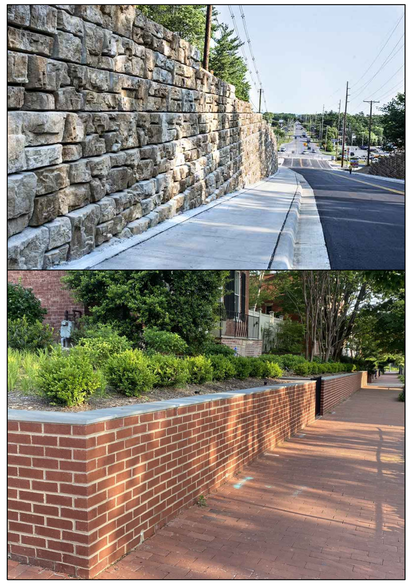
Drawing Number

25

Sheet 25 of 31 (37 TOTAL)

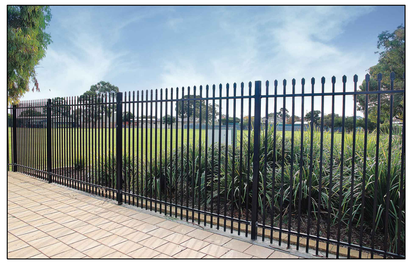
GALLERY AT CITY CENTER

Urban, Ltd. – Q:\JOBS\Chain Bridge Road – Christopher Companies\Rezoning\CAD\24-LANDSCAPE PLAN.dwg [LANDSCAPE PLAN] April 07, 2026 – 4:35pm amarquez



SUBJECT TO CHANGE

1 RETAINING WALL
NTS



SUBJECT TO CHANGE

2 FENCE
NTS



SUBJECT TO CHANGE

3 SPECIALTY PAVING
NTS

LANDSCAPE NOTES:

1. THIS PLAN IS SCHEMATIC AND REFLECTS THE GENERAL CHARACTER AND INTENT OF THE PROPOSED DEVELOPMENT BASED ON PRELIMINARY ENGINEERING, ARCHITECTURE, AND LANDSCAPE ARCHITECTURE DESIGN. MODIFICATIONS AND VARIATIONS MAY OCCUR WITH FINAL BUILDING DESIGN AND SITE PLAN.
2. TREE LOCATION, TREE QUANTITY, AND TREE SPECIES ARE SUBJECT TO CHANGE BASED ON CHANGES THAT MAY OCCUR WITH FINAL BUILDING DESIGN AND SITE PLAN. SPECIES DIVERSITY SHALL BE MET AND DEMONSTRATED AS SUCH AT TIME OF SITE PLAN.
3. LANDSCAPING PLAN SUBJECT TO CHANGE WITH APPROVAL FROM CITY OF FAIRFAX URBAN FORESTER.

10-YEAR TREE CANOPY REQUIREMENT CALCULATIONS		
Total Site Area (s.f.)		168,477
DEDUCTION: Right-Of-Way Dedication		-4,028
Net Site Area (s.f.)		164,449
Zone: [CU]	Use: [Multifamily]	
Tree Canopy Required (s.f.)	10%	16,445
10-YEAR TREE CANOPY PROVIDED		
Total Canopy Area Provided Through Tree Preservation (s.f.)		0
Total Proposed Canopy Area Provided (s.f.)		20,750
DEDUCTION: Canopy Area Provided in Right-Of-Way		-3,000
Total Tree Canopy Provided (s.f.)	10.79%	17,750

TRANSITIONAL YARD CALCULATIONS

Onsite Zoning District: CU (Multifamily)	REQUIRED							PROVIDED				
Adjacent Zoning District	Transitional Yard Minimum Fence or Wall	Width (l.f.)	Total Length (l.f.)	Net Length (l.f.)	CANOPY	UNDERSTORY	SHRUBS	Minimum Fence or Wall	Width (l.f.)	TREES QTY	TREES TYPE	Shrubs
Buffer A-B: CO: COMMERCIAL OFFICE	TY1 6' Fence or Wall	7.5	205	205	0	8	0	None per Modification Request	7.5	0 8	Large Deciduous Trees Small Deciduous Trees	0
Buffer B-C: CR: COMMERCIAL RETAIL	None Required	N/A						N/A				
Buffer C-D: CO: COMMERCIAL OFFICE	TY1 6' Fence or Wall	7.5	419	419	0	17	0	6' Fence	7.5	0 17	Large Deciduous Trees Small Deciduous Trees	0
Buffer D-E: UNIVERSITY DRIVE	SEE STREET TREE CALCULATIONS TABLE							SEE STREET TREE CALCULATIONS TABLE				
Buffer E-F: CU: COMMERCIAL URBAN	None Required	N/A						N/A				
Buffer F-A: CHAIN BRIDGE ROAD	SEE STREET TREE CALCULATIONS TABLE							SEE STREET TREE CALCULATIONS TABLE				

STREET TREE CALCULATIONS

Steet Name	Total Linear Feet Along Street	Net Linear Feet Along Street	Street Trees Required	Street Trees Provided
Chain Bridge Road	410	374	10	10
University Drive	237	175	5	5
			Total Trees Provided	15

Note:
1. Per Z.O. 4.5.6.B, the landscape strip is not required to be 10' wide in the CU district.

SAMPLE PLANT SCHEDULE

QTY	Symbol	Botanical Name	Common Name	Size	Type	Remarks	Total Canopy Coverage (SF)
		Cat. IV Deciduous Trees					
23		Celtis occidentalis	Common Hackberry	2" Cal.	B & B	Uniform branching pattern	4,600
		Tilia americana	American Linden	2" Cal.	B & B	Uniform branching pattern	
		Quercus shumardii	Shumard Oak	2" Cal.	B & B	Uniform branching pattern	
		Ginkgo biloba 'Autumn Gold'	Fruitless Ginkgo	2" Cal.	B & B	Uniform branching pattern	
		Cat. IV Deciduous Trees (Offsite: in R.O.W.), See Note 1					
15		Platanus acerifolia	London Planetree	2" Cal.	B & B	Uniform branching pattern	3,000
		Ulmus americana 'Valley Forge'	Valley Forge Elm	2" Cal.	B & B	Uniform branching pattern	
		Quercus phellos	Willow Oak	2" Cal.	B & B	Uniform branching pattern	
		Cat. III Deciduous Trees					
27		Aesculus flava	Yellow Buckeye	2" Cal.	B & B	Uniform branching pattern	4,050
		Cladrastis kentukea	Yellowwood	2" Cal.	B & B	Uniform branching pattern	
		Prunus serotina	Black Cherry	2" Cal.	B & B	Uniform branching pattern	
		Cat. II Deciduous Trees					
54		Cercis canadensis	Eastern Redbud	2" Cal.	B & B	Uniform branching pattern	5,400
		Cornus florida	Flowering Dogwood	2" Cal.	B & B	Uniform branching pattern	
		Magnolia virginiana	Sweetbay Magnolia	2" Cal.	B & B	Uniform branching pattern	
		Cat. II Evergreen Trees					
37		Chamaecyparis thyoides	Atlantic Whitecedar	6' Ht.	B & B	Uniform branching pattern	3,700
		Ilex opaca	American Holly	6' Ht.	B & B	Uniform branching pattern	
		Juniperus virginiana	Eastern Redcedar	6' Ht.	B & B	Uniform branching pattern	
		Shrubs					
204		Clethra alnifolia	Summersweet	24" Ht.	As Shown	Cont.	0
		Ilex verticillata	Winterberry	24" Ht.	As Shown	Cont.	
		Itea virginica	Virginia Sweetspire	24" Ht.	As Shown	Cont.	
		Fothergilla gardenii	Dwarf Fothergilla	24" Ht.	As Shown	Cont.	
		Perennial Mix					
1,100 sq. ft		Asclepias tuberosa	Butterfly Milkweed	1/2 Gal.	As Shown	Cont.	0
		Monarda fistulosa	Wild Bergamot	1/2 Gal.	As Shown	Cont.	
		Pycnanthemum tenuifolium	Narrowleaf Mountain Mint	1/2 Gal.	As Shown	Cont.	
		Vernonia noveboracensis	New York Ironweed	1/2 Gal.	As Shown	Cont.	
						TOTAL:	20,750

Note:
1. Tree Canopy Provided in R.O.W. is NOT counted towards 10-Year Tree Canopy Requirement.

urban
7712 Little River Turnpike
Annandale, Virginia 22003
TEL 703.642.8080 FAX 703.642.8251
www.urban-ltd.com

Seal
COMMONWEALTH OF VIRGINIA
DAVID T. McELHANEY
No.022048
04/07/2026
PROFESSIONAL ENGINEER

Client
CHRISTOPHER LAND INC.
10461 WHITE GRANITE DRIVE SUITE 250
OAKTON, VA 22124

Revision / Issue

No.	Description	Date
01	1st Submission	12/05/2025
02	2nd Submission	04/07/2026

Issue
Date Description

Project Name
GALLERY AT CITY CENTER
GDP
City of Fairfax, Virginia

Drawn By ZC/AP | Checked By DTM

Project No.

Date November 21, 2025

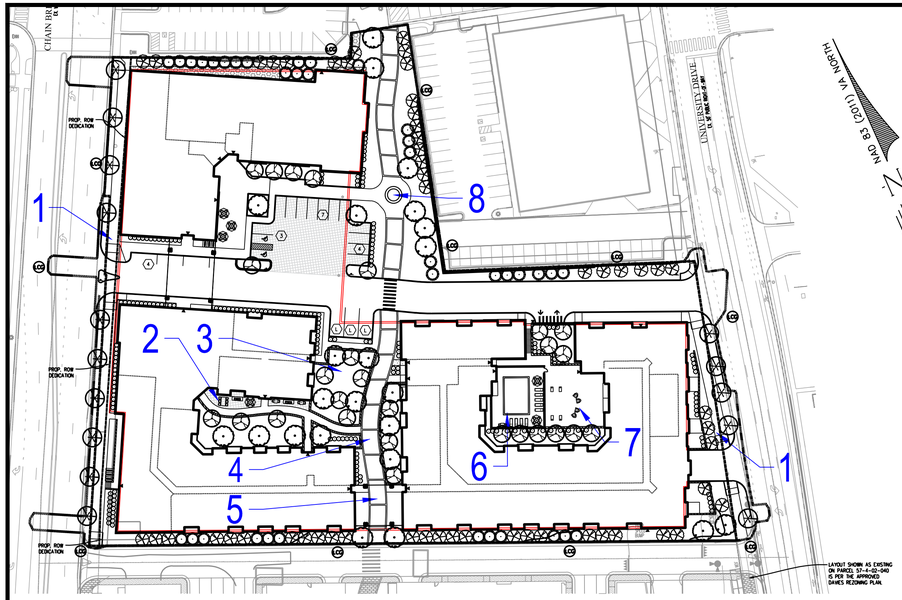
Drawing Title
LANDSCAPE COMPUTATIONS

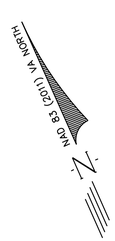
Scale: N/A

Drawing Number
26
Sheet 26 of 31 (37 TOTAL)

GALLERY AT CITY CENTER

Urban, Ltd. – O:\JOBS\Chain Bridge Road – Christopher Companies\Rezoning\CAD\24-LANDSCAPE PLAN.dwg [LANDSCAPE COMP] April 07, 2026 – 4:35pm amarquez



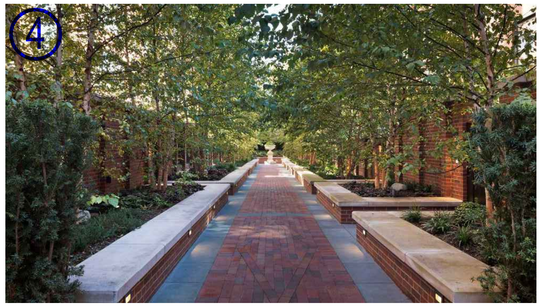


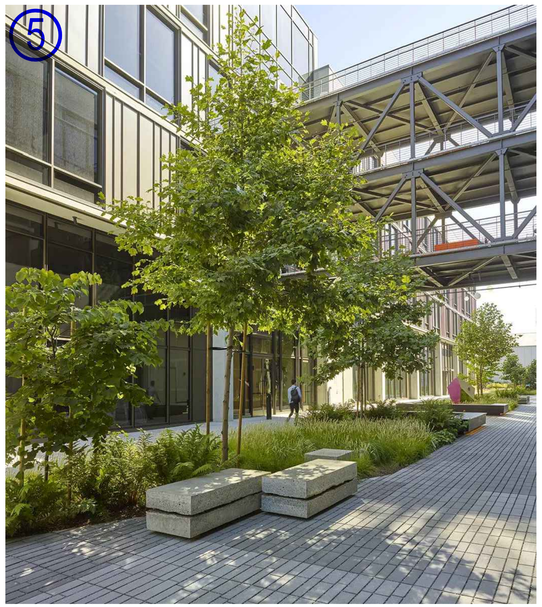
KEY MAP
SCALE: 1" = 60'

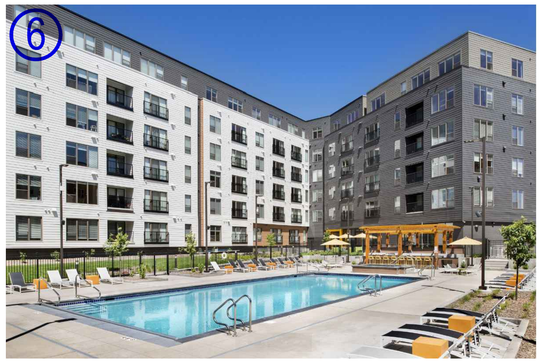
NOTES:

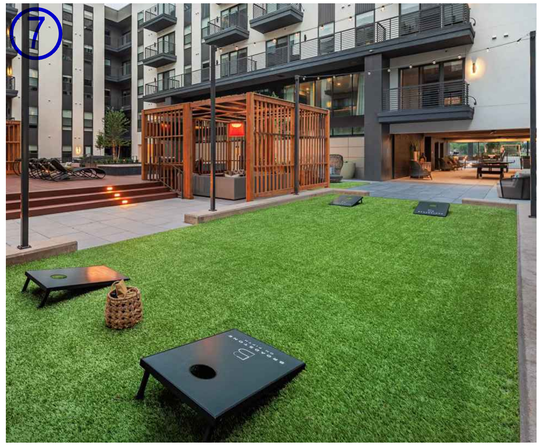
1. THIS PLAN REFLECTS THE GENERAL CHARACTER AND INTENT OF THE PROPOSED DEVELOPMENT BASED ON PRELIMINARY ENGINEERING, ARCHITECTURAL AND LANDSCAPE ARCHITECTURAL DESIGN. MINOR VARIATIONS MAY OCCUR WITH FINAL BUILDING DESIGN AND SITE PLAN.

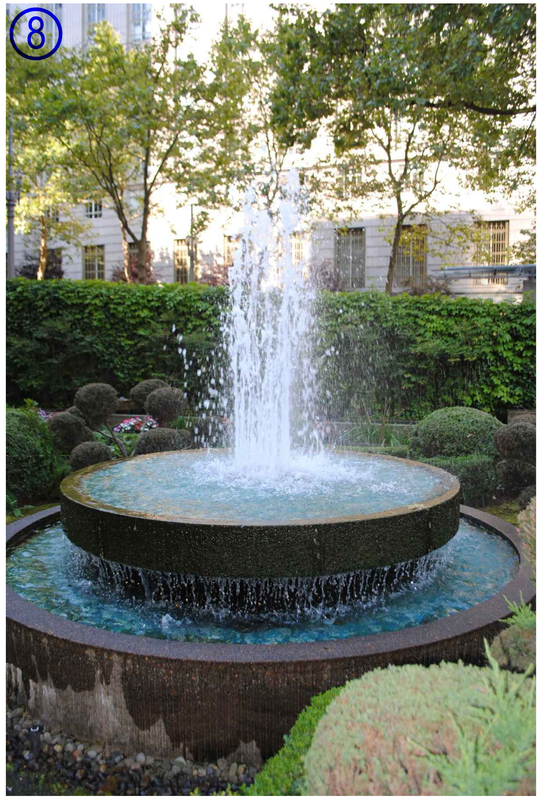
















urban
7712 Little River Turnpike
Annandale, Virginia 22003
TEL 703.642.8080 FAX 703.642.8251
www.urban-ltd.com

Seal

COMMONWEALTH OF VIRGINIA
DAVID T. McELHANEY
No.022048
04/07/2026
PROFESSIONAL ENGINEER

Client

CHRISTOPHER LAND INC.
10461 WHITE GRANITE DRIVE SUITE 250
OAKTON, VA 22124

Revision / Issue

No.	Description	Date
01	1st Submission	12/05/2025
02	2nd Submission	04/07/2026

Issue

Date	Description

Project Name

GALLERY AT CITY CENTER
GDP
City of Fairfax, Virginia

Drawn By	Checked By
ZC/AP	DTM

Project No.

Date November 21, 2025

Drawing Title

PUBLIC & PRIVATE AMENITY PLAN

Scale: 1" = 60'

Drawing Number

27

Sheet 27 of 31 (37 TOTAL)

GALLERY AT CITY CENTER

Urban, Ltd. – Q:\JOBS\Chain Bridge Road – Christopher Companies\Rezoning\CAD\24-LANDSCAPE PLAN.dwg [PRECC Amenity] April 07, 2026 – 4:35pm amarquez

Schedule

Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Filename	Lumens per Fixture	LLF	Wattage	Distribution
	A	9	Holophane	WFCL3 P50 30K FC4	Washington LED Post-Top Full Cutoff Lantern 80W 3000 series CCT Type 4 distribution zero uplight No glass No HSS	WFCL3_P50_30K_FC4.ies	8516	0.89	81.42	TYPE IV, SHORT, BUG RATING: B2 - U0 - G2
	B	43	LUMINIS	SQP602 L1L25 40K LD4	SQP602 L1L25 4000K TYPE IV	SQP602_L1L25_40K_LD4.ies	2146	0.9	19	TYPE III, VERY SHORT, BUG RATING: B1 - U0 - G1
	C	14	LUMINIS	LQ613 L4L20 40K	Lumiquad 6in	LQ613_L4L20_40K.ies	2175	0.9	18.8	TYPE VS, BUG RATING: B1 - U4 - G2

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
BASE GRID	+	0.3 fc	11.5 fc	0.0 fc	N/A	N/A
DRIVEWAY	■	1.1 fc	10.0 fc	0.0 fc	N/A	N/A
PARKING	✳	0.2 fc	1.7 fc	0.0 fc	N/A	N/A
SIDEWALK	×	2.0 fc	8.9 fc	0.0 fc	N/A	N/A

NAD 83 (2011) VA NORTH

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

GENERAL NOTES - EXTERIORS

1. Readings shown are based on a total LLF of 0.89, 0.90 as indicated in the luminaire schedule at 0.0' (0.0m) AFG (at grade). Data references the extrapolated performance projections in a 25c ambient based on 10,000 hrs of LED testing (per IESNA LM-80-08 and projected per IESNA TM-21-11).

2. Please refer to the fixture labels for product type and mounting heights.

3. Product information can be obtained at https://www.acuitybrands.com/ or through your local agency.

4. Grid spacing is 10' x 10' on center.

5. Note: pole and wall pack locations are based on provided plans or approximations using Google Earth.

6. Calculations do not account for topography and possible obstructions such as old growth trees or other foliage. Actual lighting readings may vary.

SAFETY NOTES

• SAFETY – General Parking Applications Less than 0.2 fc min general spaces.
Please note this analysis does not comply with IESNA RP-8-22 levels for parking and pedestrian safety. Acuity Brands will not be liable for any safety issues that may arise from the installation of this design. An alternative design can be provided if requested through your Acuity agent.

• SAFETY – Roadway Applications
This design does not conform to current IESNA RP-8-22 levels based for the IES classification of roadway classification & pedestrian activity. Acuity Brands will not be responsible for any potential safety issues that may arise due to noncompliance of these minimal levels.
*Reference current IESNA RP-8-22 for appropriate design levels and uniformity.

DISCLAIMER

This application design is not a professional engineering drawing, and the design, including reported data and calculated results, is provided for informational purposes only, without any warranty as to accuracy, completeness, safety or otherwise. The design is the result of calculations made using Visual® lighting application software, photometric/radiometric data measured in a laboratory, and certain computational and modeling assumptions.
Far-field photometric/radiometric data may have been used to perform one or more calculations. Photometric/radiometric data is typically collected under far-field measurement conditions; far-field data is not generally representative of near-field geometric conditions. When using far-field photometric/ radiometric data, the Visual software applies certain generalizing assumptions to approximate near-field performance. These approximations may result in significant inaccuracies in individual calculated luminous and/or radiant power quantities in areas where a source is in close proximity to a particular surface or point.
The modeling of radiant flux exchange used in the Visual software requires a uniform exitance across each reflecting surface. The Visual software approximates the uniform surface exitance condition by adaptively subdividing surfaces with non-uniform exitances into subsurfaces with sufficiently uniform exitance gradients. Practical restrictions, due to computer hardware limitations, may prevent the subdivision procedure from subdividing surfaces with high exitance gradients into subsurfaces with sufficiently uniform exitance gradients, introducing potential discretization error into calculated values.
Calculations performed by the Visual software assume that all reflected flux is reflected in a perfectly diffuse (Lambertian) and spectrally uniform manner across the spectral range being analyzed. If actual reflectance characteristics differ from these assumptions, observed luminous and/or radiant power quantities may differ from predicted quantities.
As a result of the computational limitations and simplifying modeling assumptions described above, and/or variations in actual product performance from tested product samples, the accuracy of calculated output values identifying expected radiometric quantities and any resulting derived radiation dose calculations may be adversely affected.
In addition, the accuracy of the application design may be adversely affected if information about the physical space provided to Acuity Brands Lighting is incomplete, inaccurate, outdated or not in the required format (including but not limited to floor plans, space layout, reflected ceiling plans, physical structures, electrical design or specifications), if incorrect assumptions are made because of such deficiencies in the information provided, or if typical assumptions made about the depicted physical space are not appropriate for the space. Furthermore, actual field performance may differ from performance calculated using laboratory measurements as the result of miscalculations related to deficiencies in the information provided about the physical space, degradation factors in the end- user environment (including, but not limited to, voltage variation and dirt accumulation), or other possible variations in field conditions. Finally, lamp lumen depreciation and/or depreciation in lamp radiant intensity may result in performance over time that differs from performance calculated using a new lamp. Light loss factors may have been used in the application design to estimate such depreciation, but flaws in these estimates may also result in performance over time that differs from calculated performance.
It is the obligation of the end-user to consult with appropriately qualified Professional Engineer(s) to determine whether this application design meets the applicable requirements for performance, code compliance, safety, suitability and effectiveness for use in a particular application. In no event will Acuity Brands Lighting be responsible for any loss resulting from any use of this application design.

urban
7712 Little River Turnpike
Annandale, Virginia 22003
TEL 703.642.8080 FAX 703.642.8251
www.urban-ltd.com

Seal
COMMONWEALTH OF VIRGINIA
DAVID T. McELHANEY
No.022048
04/07/2026
PROFESSIONAL ENGINEER

Client
CHRISTOPHER LAND INC.
10461 WHITE GRANITE DRIVE SUITE 250
OAKTON, VA 22124

Revision / Issue

No.	Description	Date
01	1st Submission	12/05/2025
02	2nd Submission	04/07/2026

Issue
Date Description

Project Name
GALLERY AT CITY CENTER
GDP
City of Fairfax, Virginia

Drawn By	Checked By
ZC/AP	DTM

Project No.

Date November 21, 2025

Drawing Title
PHOTOMETRIC PLAN

Scale: 1"=30'

Drawing Number
28
Sheet 28 of 31 (37 TOTAL)

Designer RY
Date 04/01/2026
Scale As Shown
Drawing No. 317876-0 A1
1 of 1

Urban - Gallery at City Center Fairfax, VA

GALLERY AT CITY CENTER

Urban, Ltd. – Q:\JOBS\Chain Bridge Road – Christopher Companies\Rezoning\CAD\26-PHOTOMETRIC PLAN.dwg [PHOTOMETRIC PLAN] April 07, 2026 – 4:35pm amarquez

HOLOPHANE®
LEADER IN LIGHTING SOLUTIONS

Catalog Number	
Notes	Type

WFCL3

Utility Washington Series Luminaire
Full Cutoff LED3



Mechanical
- Heavy grade A360 cast aluminum (<1% copper)
- Tool-less access with a spring-loaded latch
- Hidden hinge door allowing the door to swing open and remain open
- Optional internal or external NEMA twist lock photocontrol receptacle. Housing contains a tempered glass window to allow light to reach the cell for internal versions.
- Mount to slip-fitter that will accept 3" high by 2-7/8" to 3-1/8" O.D. pole tenon
- Decorative top cover contains stainless steel hinge which secures entry the LED optical chamber
- Polyester power coat paint to ensure maximum durability
- Rigorous multi-stage pre-treating and painting process yields a finish that achieves a scribe creepage rating of 8 (per ASTM D1654) after over 5,000 hours exposure to salt fog chamber (operated per ASTM B117) on standard and RAL finish options.
- RAL (RAL xxxxSDCR) paint colors are Super Durable Corrosion Resistant, 80% gloss.

Electrical
- Surge protection meets ANSI/IEEE C62.41.2 10kV/10kA.
- Standard SPD meets 20kV/10kA per ANSI C136.2-2015
- Quick disconnect connectors for ease of installation and maintenance.
- Three pole terminal block is standard, with optional prewired leads for ease of installation
- LED electronic 0-10v dimmable driver meets maximum total harmonic distortion (THD) of 20%, >0.90 Power Factor and is ROHS compliant.
- Minimum operating temperature is -40°C.
- Electronic driver has an estimated minimum life of 100,000 hours at 25°C.

Optical
- IP65 rated optical compartment
- LED circuit board located in the top cover
- Asymmetric or Symmetric zero uplight distributions
- 2700K, 3000K and 4000K CCT
- 70CRI Standard

Control Options
- Field Adjustable Output (AO) module - Onboard device that adjusts the light output and input wattage to meet site specific requirements. The AO module is preset at the factory to position number 8
- nLight Air ISB086 outdoor fixture-mounted motion and photo-sensor, features a dual radio to communicate wirelessly to other nLight Air devices for group response to motion, on/off control in response to daylight and by switch – ISB086
- Long life photocontrol, 20 years – PCLL, P34 and P48 with DTL
- 7 pin photocontrol receptacles internally (P87) or externally (P87E) mounted in place of the finial
- DTL DIN dedicated bracket with external mounted antenna -DINBRA

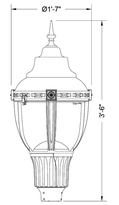
Manufacturing
- Manufactured in Crawfordsville, Indiana, ARRA compliant
- 100% electrical testing on all luminaires before shipment
- Ten (10) years minimum experience in manufacturing LED based products

Certification and Standards
- Luminaire shall be UL 1598 - Wet Location Safety Listing
- Suitable for operation in an ambient temperature -40°C (40°F) to 40°C (104°F) per UL certification for performance packages P05 thru P100 Type 2, 3 & 5 no glass, P05 thru P90 Type 2, 3, 4 & 5 clear glass and P05 thru P90 Type 3 & 5 frosted glass
- Suitable for operation in an ambient temperature -40°C (40°F) to 35°C (95°F) per UL certification for performance packages P100 Type 4S no glass, P100 Type 2, 3, 4 & 5 clear glass and P100 Type 3 & 5 frosted glass
- LM79 compliant
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

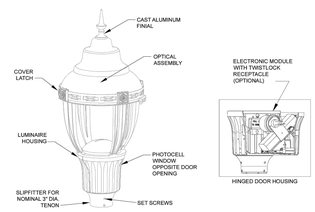
Government Procurement
BAA – Buy America(n) Act: Product qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product also qualifies as manufactured in the United States under DOT Buy America regulations.
BABA – Build America Buy America: Product qualifies as produced in the United States under the definitions of the Build America, Buy America Act.
Please refer to www.acuitybrands.com/resources/buy-american for additional information.

Warranty
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions
Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

DIMENSIONAL DATA



Maximum Weight - 53 lbs
Maximum Effective Projected Area - 1.72 sq. ft.

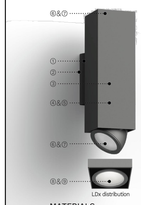


LUMINIS®

SQP602
SYRIOS PRO
WALL

PROJECT NAME: QUANTITY: TYPE:

ORDERING CODE:



① Robust cast aluminum wall mounting box.
② Sturdy galvanized steel mounting plate.
③ Seamless extruded aluminum square housing.
④ Asymmetric heatsink for perfect blend of clean aesthetic and efficient heat dissipation.
⑤ Sleek and durable sealed cast aluminum up and down light assembly.
⑥ Uplight and downlight optic with 30º tilt and 355º rotation for light adjustability.
⑦ Faceted specular aluminum reflector offers smooth lighting and reduced glare (NR/FLD/VWD). While TIR collimator lens focuses light in a very narrow beam.
⑧ High efficiency silicone lens.
⑨ The downlight module is fixed in a horizontal position for optimal lighting performance.



SQP602 uplight and downlight optic

MATERIALS
Syrios Pro is made of corrosion resistant 360 aluminum alloy with a copper (CU) content of less than 0.1%. The main housing is made of seamless 6063 extruded aluminum, with an integrally sealed LED light module designed for optimal heat dissipation, and lighting performance.

ELECTRICAL DRIVER
Driver is 0-10V dimming-ready (dims to 1%) with: 120-277 multi-volt (50-60Hz) or 347-480 high-volt (50-60Hz), operating temperature range of -30ºC/-22ºF to 45ºC/113ºF, output over voltage protection, output over current protection and output short circuit protection with auto-recovery.

LED LIGHT ENGINE
Offered in 2700K/3000K/3500K/4000K CCT with 80 CRI. 70% LED lumen maintenance at 60,000 hours (L70B50) based on IESNA. LM-80-08 LED extrapolated life, calculated per IESNA TM-21-21. Optional true amber LED for turtle sensitive areas.
Wavelengths: 585nm to 597nm.
RGBW with white CCT available in 3000K and 4000K.
Quad chip technology, enabling optimal color mixing under each individual optic.

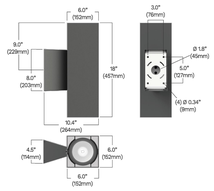
FINISH
Five-stage preparation process including preheating of cast aluminum parts for air extraction, and an environmentally friendly alloy sealant. Polyester powder coating is applied through an electrostatic process and oven cured for long term finish.

CERTIFICATION
UL Certified to Canadian and U.S. safety standards. Certified for use in wet locations. Rated IP65. Photometric testing performed by an independent laboratory in accordance with IES LM-79-08 standards at 25ºC. Actual performance may differ as a result of end-user environment and application.

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

MOUNTING
The mounting plate is designed to fit on a 4" (102mm) octagonal electrical box using 3.5" (89mm) C/C mounting holes. Additional mounting holes are provided as per site requirements.

MEASUREMENTS
Maximum weight: 18.1 lbs (8.2 kg)



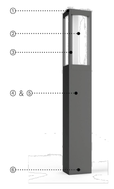
© 2026 Acuity Brands Lighting Canada, Inc. All rights reserved. Specifications subject to change without notice.

LUMINIS®

LQ613/LQ623
LUMIQUAD
BOLLARD

PROJECT NAME: QUANTITY: TYPE:

ORDERING CODE:



① Heavy cast aluminum top cover.
② Ø 6" (152mm) High impact white translucent acrylic diffuser UV stabilized. Available in two acrylic heights.
③ 4x extruded aluminum struts.
④ Cast aluminum driver housing.
⑤ 6" (152mm) x 6" (152mm) extruded aluminum square body.
⑥ Cast aluminum mounting base.



LQ613



LQ623

MATERIALS
Lumiquad bollard is made of corrosion resistant 356 aluminum alloy with a copper (CU) content of less than 0.1%. LED is contained in a white UV stabilized high impact acrylic sealed cylinder. The assembly is designed to provide a uniform column illumination.

ELECTRICAL DRIVER
Driver is 0-10V dimming-ready (dims to 10%) with:
120-277 multi-volt compatibility (50-60Hz), operating temperatures of -40ºC/-40ºF to 55ºC/131ºF, output over voltage protection, output over current protection, output short circuit protection with auto-recovery.

LED LIGHT ENGINE
Offered in 2700K/3000K/3500K/4000K CCT with 80 CRI.
Optional RGBW. 70% LED lumen maintenance at 60,000 hours (L70/B50) based on IESNA LM-80-08 LED extrapolated life, calculated per IESNA TM-21-21.

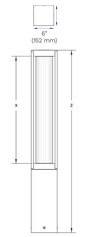
FINISH
Five-stage preparation process includes preheating of cast aluminum parts for air extraction. Polyester powder coating is applied through an electrostatic process, and oven cured for long term finish.

CERTIFICATION
UL Certified to Canadian and U.S. safety standards. Certified for use in wet locations. Rated IP65. Photometric testing performed by an independent laboratory in accordance with IES LM-79-08 standards at 25ºC. Actual performance may differ as a result of end-user environment and application.

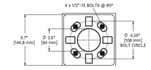
WARRANTY
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: https://www.acuitybrands.com/support/warranty/terms-and-conditions

MOUNTING
Mounts with a set of 4 x 1/2"-13 x 18" lg galvanized anchor bolts.

MEASUREMENTS



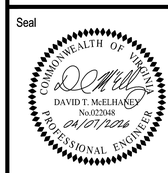
Model	X	(OAH) Z
LQ613	13" (322mm)	42" (1066mm)
LQ623	25" (627mm)	42" (1066mm)
LQ613 RGBW	14" (349mm)	42" (1094mm)
LQ623 RGBW	26" (654mm)	43" (1094mm)



© 2025 Acuity Brands Lighting Canada, Inc. All rights reserved. Specifications subject to change without notice.

urban
7712 Little River Turnpike
Annandale, Virginia 22003
TEL 703.642.8080 FAX 703.642.8251
www.urban-ltd.com

Seal



Client

CHRISTOPHER LAND INC.
10461 WHITE GRANITE DRIVE SUITE 250
OAKTON, VA 22124

Revision / Issue

No.	Description	Date
01	1st Submission	12/05/2025
02	2nd Submission	04/07/2026

Issue
Date Description

Project Name

GALLERY AT CITY CENTER
GDP
City of Fairfax, Virginia

Drawn By ZC/AP | Checked By DTM

Project No.

Date November 21, 2025

Drawing Title

PHOTOMETRIC DETAILS

Scale: NTS

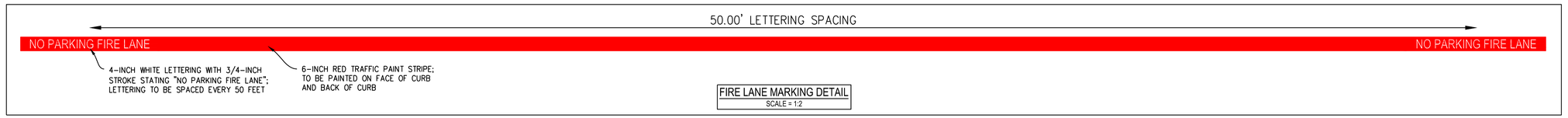
Drawing Number

29

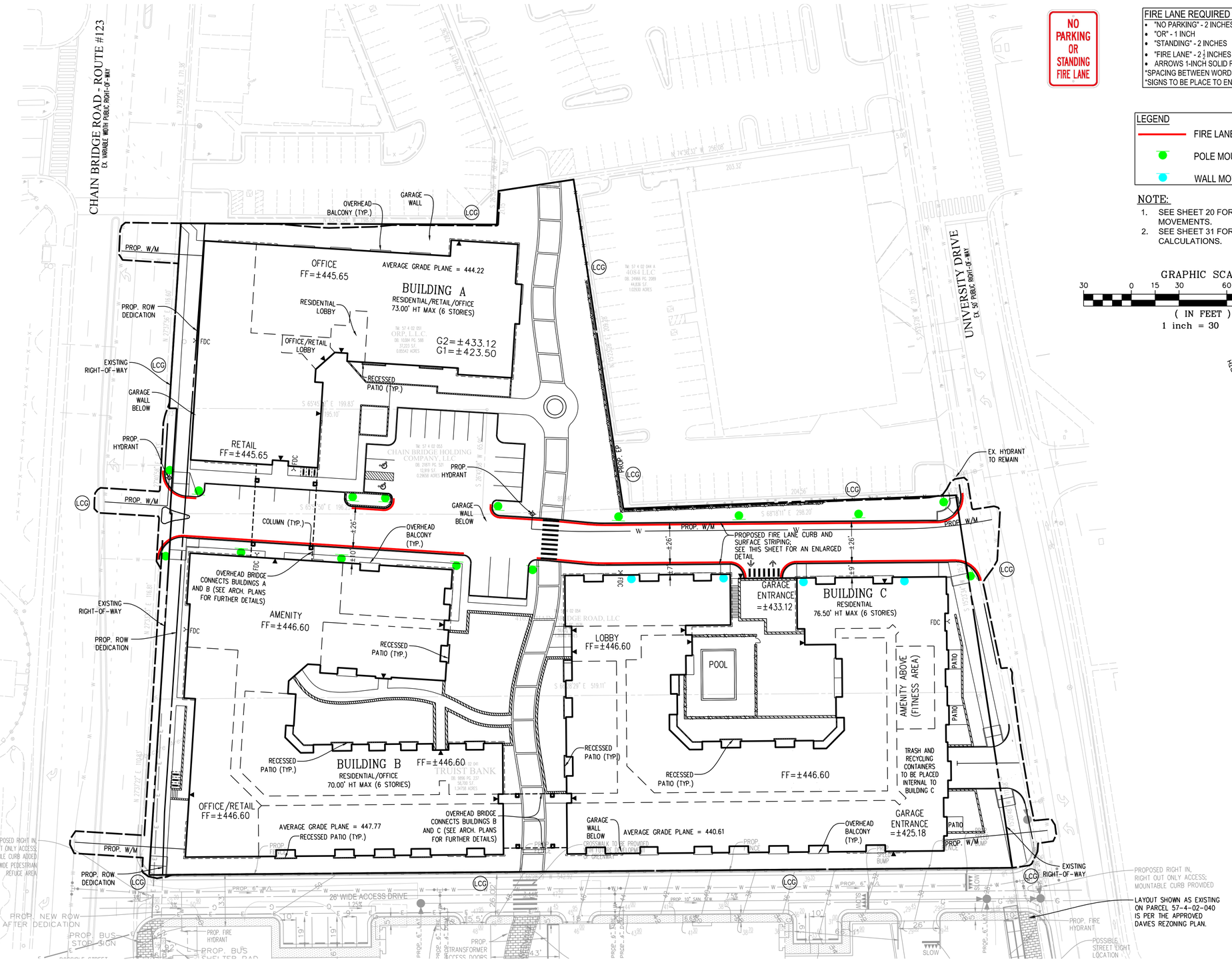
Sheet 29 of 31 (37 TOTAL)

GALLERY AT CITY CENTER

Urban, Ltd. – Q:\JOBS\Chain Bridge Road – Christopher Companies\Rezoning\CAD\26-PHOTOMETRIC PLAN.dwg [PHOTOMETRIC DETAILS] April 07, 2026 – 4:35pm omarquez



FIRE LANE MARKING DETAIL
SCALE = 1:2



NO PARKING OR STANDING FIRE LANE

FIRE LANE REQUIRED SIGNS - SEE IMAGE BELOW
- "NO PARKING" - 2 INCHES
- "OR" - 1 INCH
- "STANDING" - 2 INCHES
- "FIRE LANE" - 2 ½ INCHES
- ARROWS 1-INCH SOLID RED

*SPACING BETWEEN WORDS TO BE UNIFORM
*SIGNS TO BE PLACE TO ENSURE 5' CLEARANCE

LEGEND
- FIRE LANE CURB STRIPING
- POLE MOUNTED FIRE LANE SIGNAGE
- WALL MOUNTED FIRE LANE SIGNAGE

NOTE:
1. SEE SHEET 20 FOR THE FIRE TRUCK TURNING MOVEMENTS.
2. SEE SHEET 31 FOR THE FIRE FLOW CALCULATIONS.

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

urban
7712 Little River Turnpike
Annandale, Virginia 22003
TEL 703.642.8080 FAX 703.642.8251
www.urban-ltd.com

Seal
COMMONWEALTH OF VIRGINIA
DAVID T. McELHANEY
No.022048
04/07/2026
PROFESSIONAL ENGINEER

Client
CHRISTOPHER LAND INC.
10461 WHITE GRANITE DRIVE SUITE 250
OAKTON, VA 22124

Revision / Issue

No.	Description	Date
01	1st Submission	12/05/2025
02	2nd Submission	04/07/2026

Issue

Date	Description

Project Name
GALLERY AT CITY CENTER
GDP
City of Fairfax, Virginia

Drawn By	Checked By
ZC/AP	DTM

Project No.

Date November 21, 2025

Drawing Title
FIRE LANE MARKINGS EXHIBIT

Scale: 1"=30'

Drawing Number
30
Sheet 30 of 31 (37 TOTAL)

GALLERY AT CITY CENTER

Urban, Ltd. – Q:\JOBS\Chain Bridge Road – Christopher Companies\Rezoning\CAD\22-FIRE LANE PLAN.dwg [FIRE LANE PLAN] April 07, 2026 – 3:57pm amarquez

BUILDING A FIRE FLOW WORKSHEET:

COMPLETE ONLY HIGHLIGHTED FIELDS

City of Fairfax Fire Marshal's Office | Code Administration
VSFPC / ISO Fire Flow Worksheet

ISO Fire Flow Formula NFF = (Ci)(Oi)[1,0+(X+P)] C=18F(Ai)^0.5

Property:	Gallery at City Center (Building A)		
Permit No.:		Occupancy Type:	Combustible
Construction Type:	IIIA - Joist Masonry	Number of Stories:	6

TYPE OF CONSTRUCTION (Ci) — STEP 1 OF 4

First Floor Area	19,790	SqFt @ 100%	
Additional Floors Above 1st Floor	5		
Average Area Per Floor	18,176	SqFt	*100% 1st Floor
Total Area Above 1st Floor	90,878	SqFt	Additional Floors
			50% - Class 1-4 Construction
*Total Area Entire Building	65,229	SqFt	25% - Class 5-6 Construction

F = Coefficient related to the class of construction as determined by using the construction type found in USBC.

Construction Type	Class	F Value
V - Frame	1	1.5
IIIA - Joist Masonry	2	1.0
IIB - Non-Combustible	3	0.8
IV - Heavy Timber	4	0.8
IIA - Modified Fire Resistance	5	0.6
I - Fire Resistive	6	0.6

Construction Class: 2

Square Root of the Area x F x 18: 4,500 = C Value

TYPE OF OCCUPANCY (Oi) — STEP 2 OF 3

		Occupancy Factor
1	**Noncombustible** = No active fuel loads such as storage of asbestos, clay, glass, marble, stone, or metal products.	0.75
2	**Limited - Combustible** = Limited fuel loads such as airports, apartments, art studios, auto repair, auto showroom, aviaries, banks, barber shops, beauty shops, churches, clubs, cold storage warehouses, day care center, educational occupancies, gas stations, green houses, health clubs, hospitals, jails, libraries, medical labs, motels, museums, nursing homes, offices, radio stations, recreation centers, and rooming houses.	0.85
3	**Combustible** = Moderate fuel loads such as auto part stores, auto repair training center, parking garages, bakery, bookstores, bowling centers, casinos, commercial laundries, contractor equipment storage, dry cleaners with no flammable fluids, leather processing, municipal storage buildings, nursery sales stores, pavilions, pet shops, photographic supplies, printers, restaurants, shoe repair, supermarkets, theaters, vacant buildings, and most wholesale & retail sales ocuppancies.	1.0
4	**Free-Burning** = Active fuel loads such as aircraft hangers, cabinet making, combustible metals, dry cleaners using flammable fluids, feed stores, furniture stores, kennels, lumber, packaging and crating, paper products manufacturing, petroleum bulk distribution centers, tire manufacturers, tire recapping or retreading, wax products, and wood working shops.	1.15
5	**Rapid-Burning** = Contents that burn with great intensity, spontaneously ignite, have flammable or explosive vapors, or large quantities of dust such as ammunition, feed mills, fireworks, flammable compressed gases, flammable liquids, flour mills, highly flammable solids, matches, mattress factories, nitrocellulose-based products, rag storage, upholstery shops, & waste paper storage.	1.25

Occupancy Class Selected (1 thru 5): 3

Oi (from formula): 4,500 GPM

EXPOSURE TO BUILDINGS (X) — STEP 3 OF 4

SEPARATION BETWEEN BUILDINGS

Distance (feet to the exposed building)	Xi	>3 stories
0-10	0.22	0.47
11-30	0.18	0.43
31-60	0.13	0.38
61-100	0.08	0.34

NOTE: Where facing wall exceeds 100-feet in length-height or contains openings refer to NFPA Handbook, Table 15.2.3 for Xi coefficient.

Distance, in feet, to the exposed building: 59

Xi (from table): 0.13 Replace formula with Xi from Table 15.2.3 as needed.

Total From Step 3: 5,085 GPM

SPRINKLER PROTECTION — STEP 4 OF 4

REQUIRED FIRE FLOW FOR BUILDINGS OTHER THAN ONE & TWO FAMILY DWELLINGS, GROUP R-3 AND R-4 BUILDINGS AND TOWNHOUSES

Approved Fire Sprinkler System? (Y or N): Y

Add "Y " to either line to indicate applicable NFPA Standard

- Y — NFPA 13 - 25% Reduction per IFC Table B105.2
- NFPA 13R - 25% Reduction per IFC Table B105.2

0.25

Sprinkler Credit: 1,271 GPM

VSFPC / ISO FIRE FLOW (NFF) — RESULTS

CALCULATED FIRE FLOW	4,000 GPM
MINIMUM FIRE FLOW REQ.	1,000 GPM
REQUIRED FIRE FLOW	4,000 GPM
REQUIRED DURATION (SEE VSFPC TABLE B105.1)	60 MINUTES
TOTAL ONSITE WATER[1]	240,000 GALLONS

1 Required where no public/private fire hydrants are available or insufficient to meet fire flow demand.

BUILDING B FIRE FLOW WORKSHEET:

COMPLETE ONLY HIGHLIGHTED FIELDS

City of Fairfax Fire Marshal's Office | Code Administration
VSFPC / ISO Fire Flow Worksheet

ISO Fire Flow Formula NFF = (Ci)(Oi)[1,0+(X+P)] C=18F(Ai)^0.5

Property:	Gallery at City Center (Building B)		
Permit No.:		Occupancy Type:	Combustible
Construction Type:	IIIA - Joist Masonry	Number of Stories:	6

TYPE OF CONSTRUCTION (Ci) — STEP 1 OF 4

First Floor Area	27,646	SqFt @ 100%	
Additional Floors Above 1st Floor	5		
Average Area Per Floor	29,425	SqFt	*100% 1st Floor
Total Area Above 1st Floor	147,124	SqFt	Additional Floors
			50% - Class 1-4 Construction
*Total Area Entire Building	101,208	SqFt	25% - Class 5-6 Construction

F = Coefficient related to the class of construction as determined by using the construction type found in USBC.

Construction Type	Class	F Value
V - Frame	1	1.5
IIIA - Joist Masonry	2	1.0
IIB - Non-Combustible	3	0.8
IV - Heavy Timber	4	0.8
IIA - Modified Fire Resistance	5	0.6
I - Fire Resistive	6	0.6

Construction Class: 2

Square Root of the Area x F x 18: 5,750 = C Value

TYPE OF OCCUPANCY (Oi) — STEP 2 OF 3

		Occupancy Factor
1	**Noncombustible** = No active fuel loads such as storage of asbestos, clay, glass, marble, stone, or metal products.	0.75
2	**Limited - Combustible** = Limited fuel loads such as airports, apartments, art studios, auto repair, auto showroom, aviaries, banks, barber shops, beauty shops, churches, clubs, cold storage warehouses, day care center, educational occupancies, gas stations, green houses, health clubs, hospitals, jails, libraries, medical labs, motels, museums, nursing homes, offices, radio stations, recreation centers, and rooming houses.	0.85
3	**Combustible** = Moderate fuel loads such as auto part stores, auto repair training center, parking garages, bakery, bookstores, bowling centers, casinos, commercial laundries, contractor equipment storage, dry cleaners with no flammable fluids, leather processing, municipal storage buildings, nursery sales stores, pavilions, pet shops, photographic supplies, printers, restaurants, shoe repair, supermarkets, theaters, vacant buildings, and most wholesale & retail sales ocuppancies.	1.0
4	**Free-Burning** = Active fuel loads such as aircraft hangers, cabinet making, combustible metals, dry cleaners using flammable fluids, feed stores, furniture stores, kennels, lumber, packaging and crating, paper products manufacturing, petroleum bulk distribution centers, tire manufacturers, tire recapping or retreading, wax products, and wood working shops.	1.15
5	**Rapid-Burning** = Contents that burn with great intensity, spontaneously ignite, have flammable or explosive vapors, or large quantities of dust such as ammunition, feed mills, fireworks, flammable compressed gases, flammable liquids, flour mills, highly flammable solids, matches, mattress factories, nitrocellulose-based products, rag storage, upholstery shops, & waste paper storage.	1.25

Occupancy Class Selected (1 thru 5): 3

Oi (from formula): 5,750 GPM

EXPOSURE TO BUILDINGS (X) — STEP 3 OF 4

SEPARATION BETWEEN BUILDINGS

Distance (feet to the exposed building)	Xi	>3 stories
0-10	0.22	0.47
11-30	0.18	0.43
31-60	0.13	0.38
61-100	0.08	0.34

NOTE: Where facing wall exceeds 100-feet in length-height or contains openings refer to NFPA Handbook, Table 15.2.3 for Xi coefficient.

Distance, in feet, to the exposed building: 40

Xi (from table): 0.13 Replace formula with Xi from Table 15.2.3 as needed.

Total From Step 3: 6,498 GPM

SPRINKLER PROTECTION — STEP 4 OF 4

REQUIRED FIRE FLOW FOR BUILDINGS OTHER THAN ONE & TWO FAMILY DWELLINGS, GROUP R-3 AND R-4 BUILDINGS AND TOWNHOUSES

Approved Fire Sprinkler System? (Y or N): Y

Add "Y " to either line to indicate applicable NFPA Standard

- Y — NFPA 13 - 25% Reduction per IFC Table B105.2
- NFPA 13R - 25% Reduction per IFC Table B105.2

0.25

Sprinkler Credit: 1,624 GPM

VSFPC / ISO FIRE FLOW (NFF) — RESULTS

CALCULATED FIRE FLOW	5,000 GPM
MINIMUM FIRE FLOW REQ.	1,000 GPM
REQUIRED FIRE FLOW	5,000 GPM
REQUIRED DURATION (SEE VSFPC TABLE B105.1)	60 MINUTES
TOTAL ONSITE WATER[1]	300,000 GALLONS

1 Required where no public/private fire hydrants are available or insufficient to meet fire flow demand.

BUILDING C FIRE FLOW WORKSHEET:

COMPLETE ONLY HIGHLIGHTED FIELDS

City of Fairfax Fire Marshal's Office | Code Administration
VSFPC / ISO Fire Flow Worksheet

ISO Fire Flow Formula NFF = (Ci)(Oi)[1,0+(X+P)] C=18F(Ai)^0.5

Property:	Gallery at City Center (Building C)		
Permit No.:		Occupancy Type:	Combustible
Construction Type:	IIIA - Joist Masonry	Number of Stories:	6

TYPE OF CONSTRUCTION (Ci) — STEP 1 OF 4

First Floor Area	32,273	SqFt @ 100%	
Additional Floors Above 1st Floor	5		
Average Area Per Floor	29,153	SqFt	*100% 1st Floor
Total Area Above 1st Floor	145,766	SqFt	Additional Floors
			50% - Class 1-4 Construction
*Total Area Entire Building	105,156	SqFt	25% - Class 5-6 Construction

F = Coefficient related to the class of construction as determined by using the construction type found in USBC.

Construction Type	Class	F Value
V - Frame	1	1.5
IIIA - Joist Masonry	2	1.0
IIB - Non-Combustible	3	0.8
IV - Heavy Timber	4	0.8
IIA - Modified Fire Resistance	5	0.6
I - Fire Resistive	6	0.6

Construction Class: 2

Square Root of the Area x F x 18: 5,750 = C Value

TYPE OF OCCUPANCY (Oi) — STEP 2 OF 3

		Occupancy Factor
1	**Noncombustible** = No active fuel loads such as storage of asbestos, clay, glass, marble, stone, or metal products.	0.75
2	**Limited - Combustible** = Limited fuel loads such as airports, apartments, art studios, auto repair, auto showroom, aviaries, banks, barber shops, beauty shops, churches, clubs, cold storage warehouses, day care center, educational occupancies, gas stations, green houses, health clubs, hospitals, jails, libraries, medical labs, motels, museums, nursing homes, offices, radio stations, recreation centers, and rooming houses.	0.85
3	**Combustible** = Moderate fuel loads such as auto part stores, auto repair training center, parking garages, bakery, bookstores, bowling centers, casinos, commercial laundries, contractor equipment storage, dry cleaners with no flammable fluids, leather processing, municipal storage buildings, nursery sales stores, pavilions, pet shops, photographic supplies, printers, restaurants, shoe repair, supermarkets, theaters, vacant buildings, and most wholesale & retail sales ocuppancies.	1.0
4	**Free-Burning** = Active fuel loads such as aircraft hangers, cabinet making, combustible metals, dry cleaners using flammable fluids, feed stores, furniture stores, kennels, lumber, packaging and crating, paper products manufacturing, petroleum bulk distribution centers, tire manufacturers, tire recapping or retreading, wax products, and wood working shops.	1.15
5	**Rapid-Burning** = Contents that burn with great intensity, spontaneously ignite, have flammable or explosive vapors, or large quantities of dust such as ammunition, feed mills, fireworks, flammable compressed gases, flammable liquids, flour mills, highly flammable solids, matches, mattress factories, nitrocellulose-based products, rag storage, upholstery shops, & waste paper storage.	1.25

Occupancy Class Selected (1 thru 5): 3

Oi (from formula): 5,750 GPM

EXPOSURE TO BUILDINGS (X) — STEP 3 OF 4

SEPARATION BETWEEN BUILDINGS

Distance (feet to the exposed building)	Xi	>3 stories
0-10	0.22	0.47
11-30	0.18	0.43
31-60	0.13	0.38
61-100	0.08	0.34

NOTE: Where facing wall exceeds 100-feet in length-height or contains openings refer to NFPA Handbook, Table 15.2.3 for Xi coefficient.

Distance, in feet, to the exposed building: 40

Xi (from table): 0.13 Replace formula with Xi from Table 15.2.3 as needed.

Total From Step 3: 6,498 GPM

SPRINKLER PROTECTION — STEP 4 OF 4

REQUIRED FIRE FLOW FOR BUILDINGS OTHER THAN ONE & TWO FAMILY DWELLINGS, GROUP R-3 AND R-4 BUILDINGS AND TOWNHOUSES

Approved Fire Sprinkler System? (Y or N): Y

Add "Y " to either line to indicate applicable NFPA Standard

- Y — NFPA 13 - 25% Reduction per IFC Table B105.2
- NFPA 13R - 25% Reduction per IFC Table B105.2

0.25

Sprinkler Credit: 1,624 GPM

VSFPC / ISO FIRE FLOW (NFF) — RESULTS

CALCULATED FIRE FLOW	5,000 GPM
MINIMUM FIRE FLOW REQ.	1,000 GPM
REQUIRED FIRE FLOW	5,000 GPM
REQUIRED DURATION (SEE VSFPC TABLE B105.1)	60 MINUTES
TOTAL ONSITE WATER[1]	300,000 GALLONS

1 Required where no public/private fire hydrants are available or insufficient to meet fire flow demand.

urban

7712 Little River Turnpike
Annandale, Virginia 22003
TEL 703.642.8080 FAX 703.642.8251
www.urban-ltd.com

Seal

COMMONWEALTH OF VIRGINIA
DAVID T. McELHANEY
No.022048
04/07/2026
PROFESSIONAL ENGINEER

Client

CHRISTOPHER LAND INC.
10461 WHITE GRANITE DRIVE SUITE 250
OAKTON, VA 22124

Revision / Issue

No.	Description	Date
01	1st Submission	12/05/2025
02	2nd Submission	04/07/2026

Issue

Date	Description

Project Name

GALLERY AT CITY CENTER
GDP
City of Fairfax, Virginia

Drawn By: ZC/AP
Checked By: DTM

Project No.

Date: November 21, 2025

Drawing Title

FIRE FLOW CALCULATION

Scale: N/A

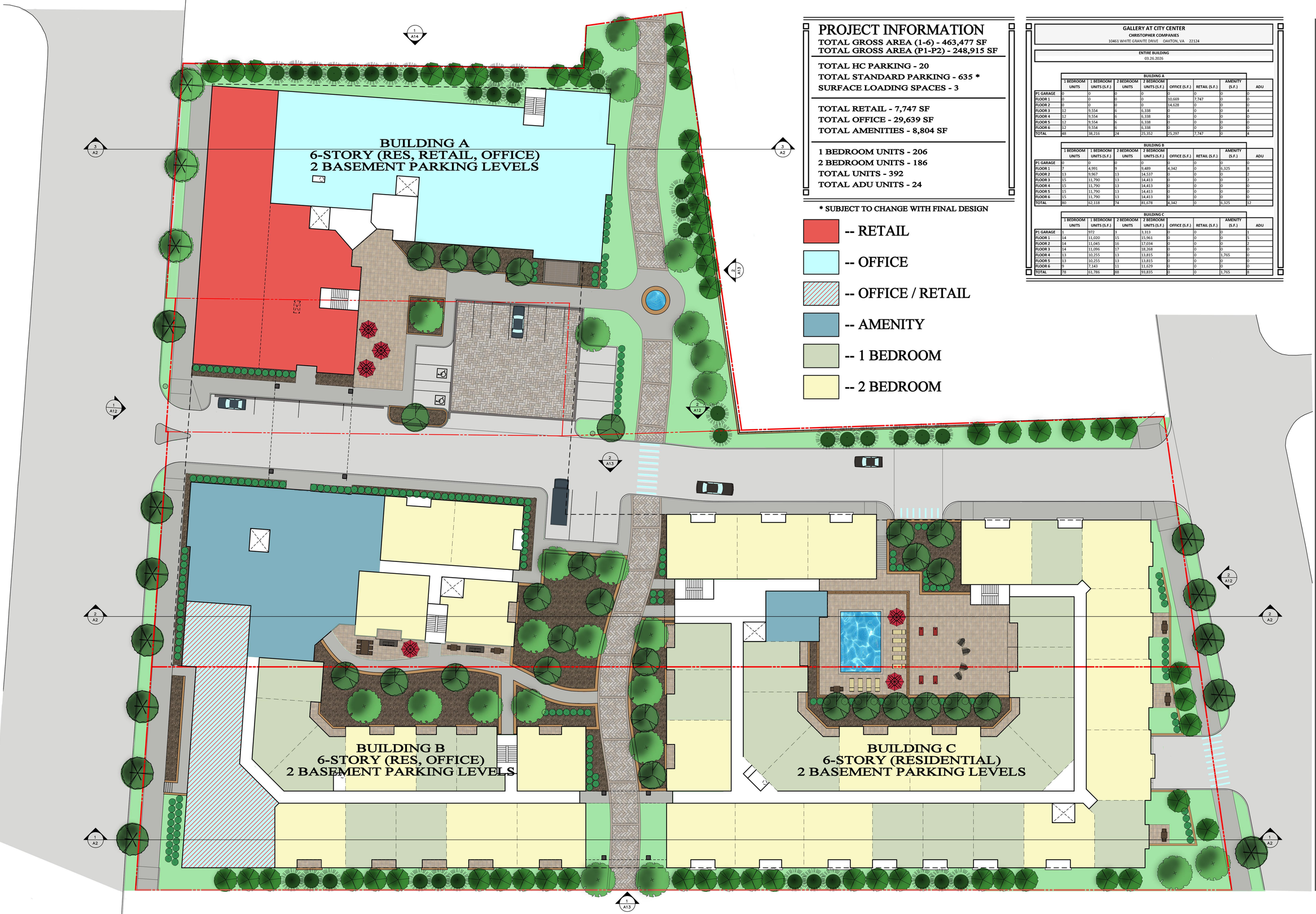
Drawing Number

31

Sheet 31 of 31 (37 TOTAL)

GALLERY AT CITY CENTER

Urban, Ltd. -- Q:\JOBS\Chain Bridge Road -- Christopher Companies\Rezoning\CAD\22-FIRE LANE PLAN.dwg [FIRE FLOW] April 07, 2026 -- 3:57pm amarquez



PROJECT INFORMATION

TOTAL GROSS AREA (1-6) - 463,477 SF
TOTAL GROSS AREA (P1-P2) - 248,915 SF

TOTAL HC PARKING - 20
TOTAL STANDARD PARKING - 635 *
SURFACE LOADING SPACES - 3

TOTAL RETAIL - 7,747 SF
TOTAL OFFICE - 29,639 SF
TOTAL AMENITIES - 8,804 SF

1 BEDROOM UNITS - 206
2 BEDROOM UNITS - 186
TOTAL UNITS - 392
TOTAL ADU UNITS - 24

* SUBJECT TO CHANGE WITH FINAL DESIGN

-- RETAIL
-- OFFICE
-- OFFICE / RETAIL
-- AMENITY
-- 1 BEDROOM
-- 2 BEDROOM

GALLERY AT CITY CENTER
CHRISTOPHER COMPANIES
10461 WHITE GRANITE DRIVE OAKTON, VA 22124

ENTIRE BUILDING
03.26.2026

BUILDING A

	1 BEDROOM UNITS	1 BEDROOM UNITS (S.F.)	2 BEDROOM UNITS	2 BEDROOM UNITS (S.F.)	OFFICE (S.F.)	RETAIL (S.F.)	AMENITY (S.F.)	ADU
P1 GARAGE	0	0	0	0	0	0	0	0
FLOOR 1	0	0	0	0	10,669	7,747	0	0
FLOOR 2	0	0	0	0	14,628	0	0	0
FLOOR 3	12	9,554	6	6,338	0	0	0	4
FLOOR 4	12	9,554	6	6,338	0	0	0	0
FLOOR 5	12	9,554	6	6,338	0	0	0	0
FLOOR 6	12	9,554	6	6,338	0	0	0	0
TOTAL	48	38,216	24	25,352	25,297	7,747	0	4

BUILDING B

	1 BEDROOM UNITS	1 BEDROOM UNITS (S.F.)	2 BEDROOM UNITS	2 BEDROOM UNITS (S.F.)	OFFICE (S.F.)	RETAIL (S.F.)	AMENITY (S.F.)	ADU
P1 GARAGE	0	0	0	0	0	0	0	0
FLOOR 1	7	4,991	9	9,489	4,342	0	6,325	8
FLOOR 2	13	9,967	13	14,537	0	0	0	2
FLOOR 3	15	11,790	13	14,413	0	0	0	2
FLOOR 4	15	11,790	13	14,413	0	0	0	0
FLOOR 5	15	11,790	13	14,413	0	0	0	0
FLOOR 6	15	11,790	13	14,413	0	0	0	0
TOTAL	80	62,118	74	81,678	4,342	0	6,325	12

BUILDING C

	1 BEDROOM UNITS	1 BEDROOM UNITS (S.F.)	2 BEDROOM UNITS	2 BEDROOM UNITS (S.F.)	OFFICE (S.F.)	RETAIL (S.F.)	AMENITY (S.F.)	ADU
P1 GARAGE	1	972	3	3,313	0	0	0	1
FLOOR 1	14	11,020	15	15,961	0	0	0	5
FLOOR 2	14	11,045	16	17,034	0	0	0	2
FLOOR 3	14	11,096	17	18,268	0	0	0	0
FLOOR 4	13	10,255	13	13,815	0	0	1,765	0
FLOOR 5	13	10,255	13	13,815	0	0	0	0
FLOOR 6	9	7,143	11	11,629	0	0	0	0
TOTAL	78	61,786	88	93,835	0	0	1,765	8

DEVEREAUX
ARCHITECTS & PLANNERS
1411 CHAIN BRIDGE ROAD • #200 McLEAN, VIRGINIA 22101 • 703.893.0102 • FAX 703.893.0104
WWW.DEVEREAUXARCH.COM

© DEVEREAUX ASSOCIATES EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF DEVEREAUX ASSOCIATES, P.C.

GALLERY AT CITY CENTER

THE CHRISTOPHER COMPANIES
OAKTON, VIRGINIA

SUBJECT TO CHANGE DURING WORKING DRAWINGS

DATE:	
SUBMITTAL 01	12.04.2025
COMMUNITY MTG	03.24.2026
SUBMITTAL 02	04.07.2026

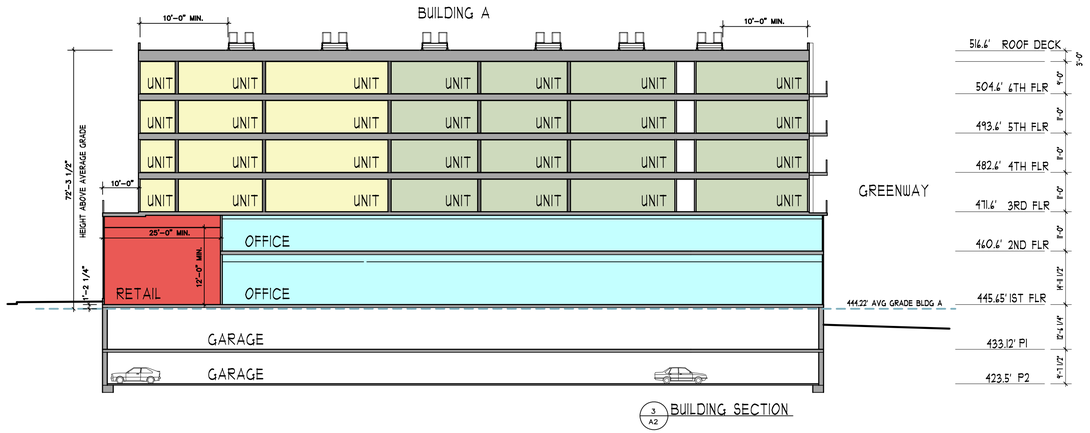
SHEET NO:

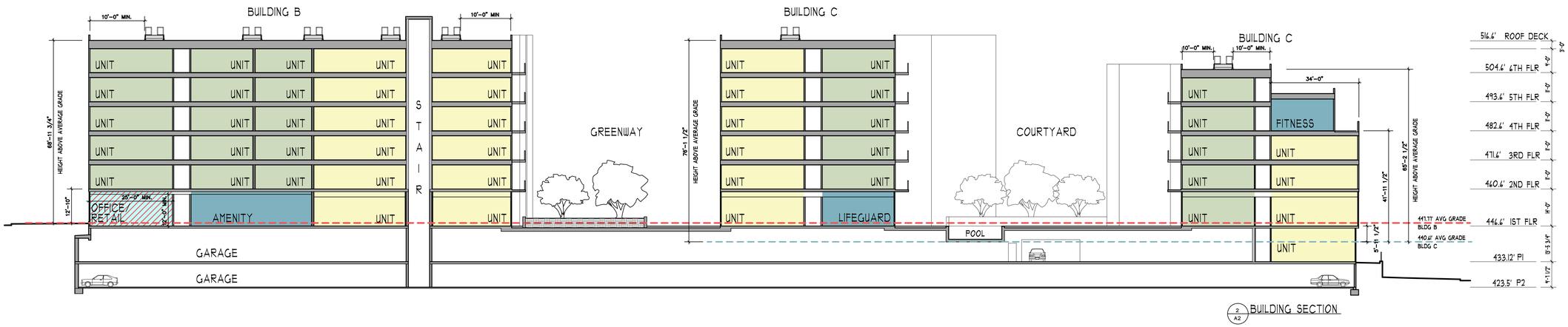
A1

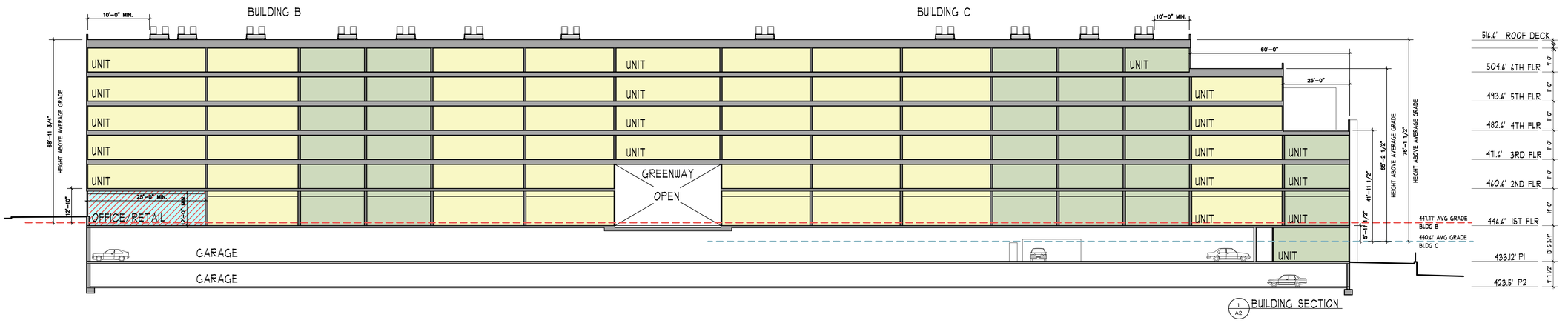
ILLUSTRATIVE SITE PLAN

NORTH

SCALE: 1" = 20'-0"
0 5 10 20







-- RETAIL

-- OFFICE

-- OFFICE / RETAIL

-- AMENITY

-- 1 BEDROOM

-- 2 BEDROOM

DEVEREAUX
ARCHITECTS & PLANNERS
11111 CHAIN BRIDGE ROAD • #200 McLEAN, VIRGINIA 22101 • 703.893.0102 • FAX 703.893.0104
WWW.DEVEREAUXARCH.COM

© DEVEREAUX | ASSOCIATES EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE ALTERED OR CHANGED OR ADDED TO IN ANY FORM OR MANNER WHATSOEVER NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT PRIOR WRITTEN CONSENT OF DEVEREAUX | ASSOCIATES / DEVEREAUX & BERGSTEDT, LLC.

GALLERY AT CITY CENTER

THE CHRISTOPHER COMPANIES
OAKTON, VIRGINIA

SUBJECT TO CHANGE DURING WORKING DRAWINGS

DATE:	
SUBMITTAL 01	12.04.2025
COMMUNITY MTG	03.24.2024
SUBMITTAL 02	04.01.2024

SHEET NO:

A2

BUILDING SECTIONS

NORTH

SCALE: 1" = 20'-0"

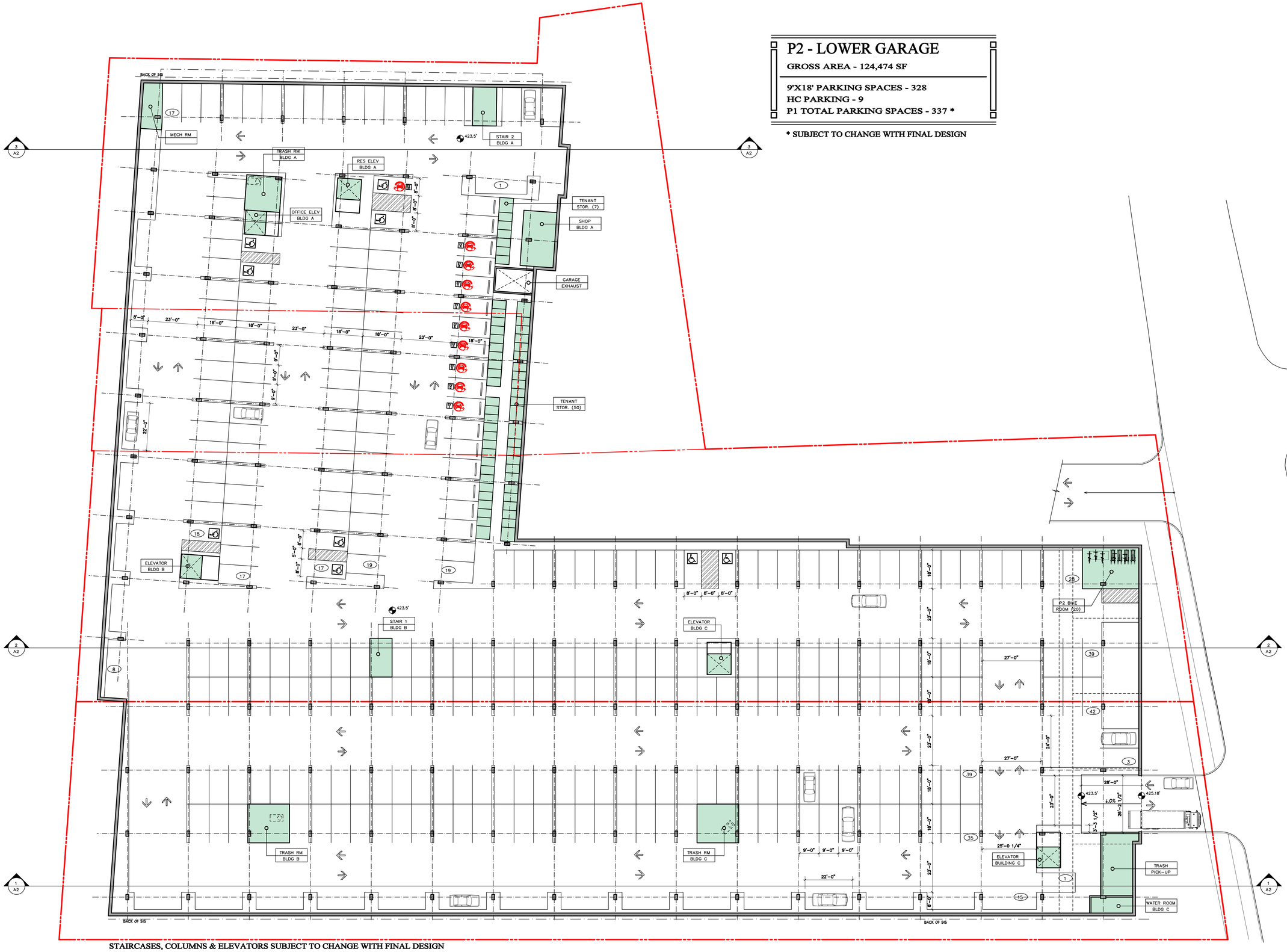
0 5 10 20

P2 - LOWER GARAGE

GROSS AREA - 124,474 SF

9'X18' PARKING SPACES - 328
HC PARKING - 9
P1 TOTAL PARKING SPACES - 337 *

*** SUBJECT TO CHANGE WITH FINAL DESIGN**



STAIRCASES, COLUMNS & ELEVATORS SUBJECT TO CHANGE WITH FINAL DESIGN

DEVEREAUX

ARCHITECTS & PLANNERS

11711 CHAIN BRIDGE ROAD • #200 McLEAN, VIRGINIA 22101 • 703.893.0102 • FAX 703.893.0104
WWW.DEVEREAUXARCH.COM

© DEVEREAUX & ASSOCIATES EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF DEVEREAUX & ASSOCIATES, P.C.

GALLERY AT CITY CENTER

THE CHRISTOPHER COMPANIES
OAKTON, VIRGINIA

SUBJECT TO CHANGE DURING WORKING DRAWINGS

DATE:	
SUBMITTAL 01	12.04.2023
COMMUNITY MTG	03.24.2024
SUBMITTAL 02	04.01.2024

SHEET NO:

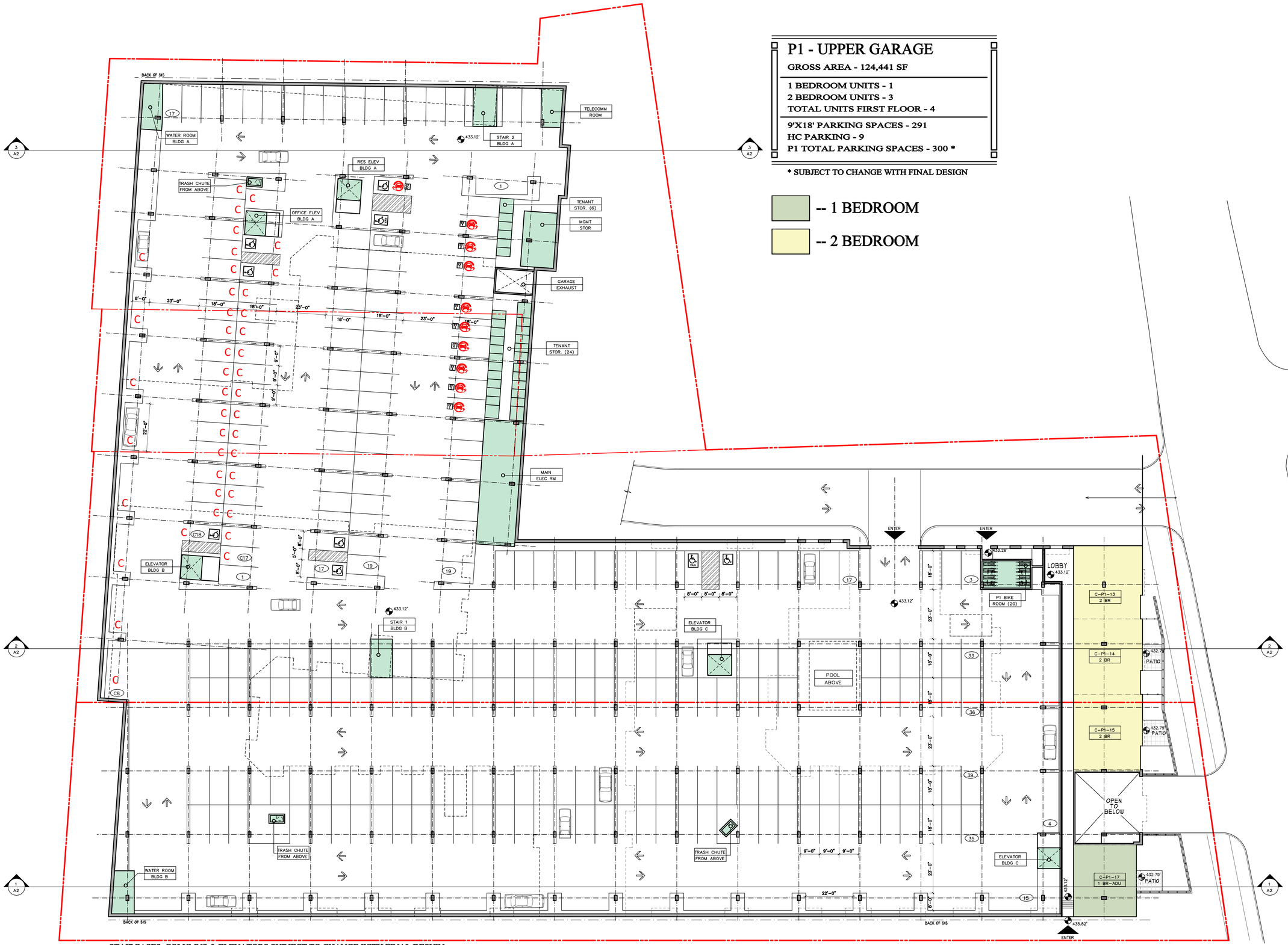
A3

P2 GARAGE PLAN

NORTH

SCALE: 1" = 20'-0"

0 5 10 20



P1 - UPPER GARAGE

GROSS AREA - 124,441 SF

1 BEDROOM UNITS - 1
2 BEDROOM UNITS - 3
TOTAL UNITS FIRST FLOOR - 4

9'X18' PARKING SPACES - 291
HC PARKING - 9
P1 TOTAL PARKING SPACES - 300 *

* SUBJECT TO CHANGE WITH FINAL DESIGN

-- 1 BEDROOM

-- 2 BEDROOM

STAIRCASES, COLUMNS & ELEVATORS SUBJECT TO CHANGE WITH FINAL DESIGN

DEVEREAUX
ARCHITECTS & PLANNERS
1471 CHAIN BRIDGE ROAD • #200 McLEAN, VIRGINIA 22101 • 703.893.0102 • FAX 703.893.0104
WWW.DEVEREAUXARCH.COM

© DEVEREAUX & ASSOCIATES EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF DEVEREAUX & ASSOCIATES, P.C.

GALLERY AT CITY CENTER

THE CHRISTOPHER COMPANIES
OAKTON, VIRGINIA

SUBJECT TO CHANGE DURING WORKING DRAWINGS

DATE:	
SUBMITTAL 01	12.04.2025
COMMUNITY MTG	03.24.2026
SUBMITTAL 02	04.01.2026

SHEET NO:

A4

P1 GARAGE PLAN

NORTH

SCALE: 1" = 20'-0"

0 5 10 20

FIRST FLOOR

GROSS AREA - 79,709 SF

SURFACE HC PARKING - 2
SURFACE STANDARD PARKING - 16
TOTAL SURFACE SPACES - 18 *
SURFACE LOADING SPACES - 3

RETAIL - 7,747 SF
OFFICE - 15,011 SF
AMENITIES - 7,039 SF

1 BEDROOM UNITS - 21
2 BEDROOM UNITS - 24
TOTAL UNITS FIRST FLOOR - 45

* SUBJECT TO CHANGE WITH FINAL DESIGN

-- RETAIL
-- OFFICE
-- OFFICE / RETAIL
-- AMENITY
-- 1 BEDROOM
-- 2 BEDROOM

BUILDING A
RETAIL 7,747 SF
OFFICE 10,669 SF
OFF/RETAIL LOBBY
RESIDENTIAL LOBBY
BUILDING B
AMENITY 6,325 SF
OFF./RETAIL 4,342 SF
LOADING
BUILDING C
LOBBY
POOL
C-101 LIFEGUARD
YEPCO EASEMENT

STAIRCASES, COLUMNS & ELEVATORS SUBJECT TO CHANGE WITH FINAL DESIGN

DEVEREAUX

ARCHITECTS & PLANNERS

1411 CHAIN BRIDGE ROAD • #200 McLEAN, VIRGINIA 22101 • 703.893.0102 • FAX 703.893.0104
WWW.DEVEREAUXARCH.COM

© DEVEREAUX ASSOCIATES EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS, IDEAS AND DESIGNS. NO PART OF THESE PLANS, IDEAS AND DESIGNS SHALL BE USED OR REPRODUCED WITHOUT THE EXPRESS WRITTEN PERMISSION AND CONSENT OF DEVEREAUX ASSOCIATES PLC. THIS PLAN IS NOT TO BE USED BY ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF DEVEREAUX ASSOCIATES PLC.

GALLERY AT CITY CENTER

THE CHRISTOPHER COMPANIES
OAKTON, VIRGINIA

SUBJECT TO CHANGE DURING WORKING DRAWINGS

DATE:
SUBMITTAL 01 12.04.2025
COMMUNITY MTG 03.24.2024
SUBMITTAL 02 04.01.2024

SHEET NO:

A5

FIRST FLOOR PLAN

NORTH

SCALE: 1" = 20'-0"
0 5 10 20



SECOND FLOOR

GROSS AREA - 79,763 SF

OFFICE - 14,628 SF

1 BEDROOM UNITS - 27
2 BEDROOM UNITS - 29
TOTAL UNITS SECOND FLOOR - 56

-- OFFICE

-- 1 BEDROOM

-- 2 BEDROOM

STAIRCASES & ELEVATORS SUBJECT TO CHANGE WITH FINAL DESIGN

DEVEREAUX

ARCHITECTS & PLANNERS

1471 CHAIN BRIDGE ROAD • #200 McLEAN, VIRGINIA 22101 • 703.893.0102 • FAX 703.893.0104
WWW.DEVEREAUXARCH.COM

© DEVEREAUX & ASSOCIATES EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF DEVEREAUX & ASSOCIATES, P.C.

GALLERY AT CITY CENTER

THE CHRISTOPHER COMPANIES
OAKTON, VIRGINIA

SUBJECT TO CHANGE DURING WORKING DRAWINGS

DATE:	
SUBMITTAL 01	12.04.2025
COMMUNITY MTG	03.24.2026
SUBMITTAL 02	04.07.2026

SHEET NO:

A6

SECOND FLOOR PLAN

NORTH

SCALE: 1" = 20'-0"

0 5 10 20

THIRD FLOOR

GROSS AREA - 81,200 SF

1 BEDROOM UNITS - 41
2 BEDROOM UNITS - 36
TOTAL UNITS THIRD FLOOR - 77

-- 1 BEDROOM

-- 2 BEDROOM

BUILDING A

BUILDING B

BUILDING C

STAIRCASES & ELEVATORS SUBJECT TO CHANGE WITH FINAL DESIGN

13'-9"

41'-3 3/4"

DEVEREAUX
ARCHITECTS & PLANNERS
1411 CHAIN BRIDGE ROAD • #200 McLEAN, VIRGINIA 22101 • 703.893.0102 • FAX 703.893.0104
WWW.DEVEREAUXARCH.COM

© DEVEREAUX & ASSOCIATES EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF DEVEREAUX & ASSOCIATES, P.C.

GALLERY AT CITY CENTER

THE CHRISTOPHER COMPANIES
OAKTON, VIRGINIA

SUBJECT TO CHANGE DURING WORKING DRAWINGS

DATE:	
SUBMITTAL 01	12.04.2023
COMMUNITY MTG	03.26.2024
SUBMITTAL 02	04.01.2024

SHEET NO:

A7

THIRD FLOOR PLAN

NORTH

SCALE: 1" = 20'-0"
0 5 10 20



FOURTH FLOOR

GROSS AREA - 77,649 SF

AMENITY AREA - 1,765 SF

1 BEDROOM UNITS - 40
2 BEDROOM UNITS - 32
TOTAL UNITS FOURTH FLOOR - 72

-- 1 BEDROOM

-- 2 BEDROOM

-- AMENITY

STAIRCASES & ELEVATORS SUBJECT TO CHANGE WITH FINAL DESIGN

DEVEREAUX
ARCHITECTS & PLANNERS
1411 CHAIN BRIDGE ROAD • #200 McLEAN, VIRGINIA 22101 • 703.893.0102 • FAX 703.893.0104
WWW.DEVEREAUXARCH.COM

© DEVEREAUX & ASSOCIATES EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF DEVEREAUX & ASSOCIATES, P.C.

GALLERY AT CITY CENTER

THE CHRISTOPHER COMPANIES
OAKTON, VIRGINIA

SUBJECT TO CHANGE DURING WORKING DRAWINGS

DATE:	
SUBMITTAL 01	12.04.2025
COMMUNITY MTG	03.24.2026
SUBMITTAL 02	04.03.2026

SHEET NO:

A8

FOURTH FLOOR PLAN

NORTH

SCALE: 1" = 20'-0"
0 5 10 20

FIFTH FLOOR

GROSS AREA - 75,883 SF

1 BEDROOM UNITS - 40
2 BEDROOM UNITS - 32
TOTAL UNITS FIFTH FLOOR - 72

-- 1 BEDROOM

-- 2 BEDROOM

BUILDING A

BUILDING B

BUILDING C

493.6'

48'-4"

34'-0"

25'-0"

86'-3 3/4"

STAIRCASES & ELEVATORS SUBJECT TO CHANGE WITH FINAL DESIGN

DEVEREAUX
ARCHITECTS & PLANNERS
1417 CHAIN BRIDGE ROAD • #200 McLEAN, VIRGINIA 22101 • 703.893.0102 • FAX 703.893.0104
WWW.DEVEREAUXARCH.COM

© DEVEREAUX & ASSOCIATES EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF DEVEREAUX & ASSOCIATES, P.C.

GALLERY AT CITY CENTER

THE CHRISTOPHER COMPANIES
OAKTON, VIRGINIA

SUBJECT TO CHANGE DURING WORKING DRAWINGS

DATE:
SUBMITTAL 01 12.04.2023
COMMUNITY MTG 03.26.2024
SUBMITTAL 02 04.01.2024

SHEET NO:

A9

FIFTH FLOOR PLAN

NORTH

SCALE: 1" = 20'-0"

0 5 10 20

SIXTH FLOOR

GROSS AREA - 69,273 SF

1 BEDROOM UNITS - 36
2 BEDROOM UNITS - 30
TOTAL UNITS SIXTH FLOOR - 66

-- 1 BEDROOM

-- 2 BEDROOM

BUILDING A

BUILDING B

BUILDING C

STAIRCASES & ELEVATORS SUBJECT TO CHANGE WITH FINAL DESIGN

149'-2 1/2"
135'-10 1/4"
83'-5 1/4"
54'-3 3/4"
60'-0"
101'-3 3/4"

DEVEREAUX
ARCHITECTS & PLANNERS
1471 CHAIN BRIDGE ROAD • #200 McLEAN, VIRGINIA 22101 • 703.893.0102 • FAX 703.893.0104
WWW.DEVEREAUXARCH.COM

© DEVEREAUX & ASSOCIATES EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF DEVEREAUX & ASSOCIATES, P.C.

GALLERY AT CITY CENTER

THE CHRISTOPHER COMPANIES
OAKTON, VIRGINIA

SUBJECT TO CHANGE DURING WORKING DRAWINGS

DATE:	
SUBMITTAL 01	12.04.2023
COMMUNITY MTG	03.26.2024
SUBMITTAL 02	04.01.2024

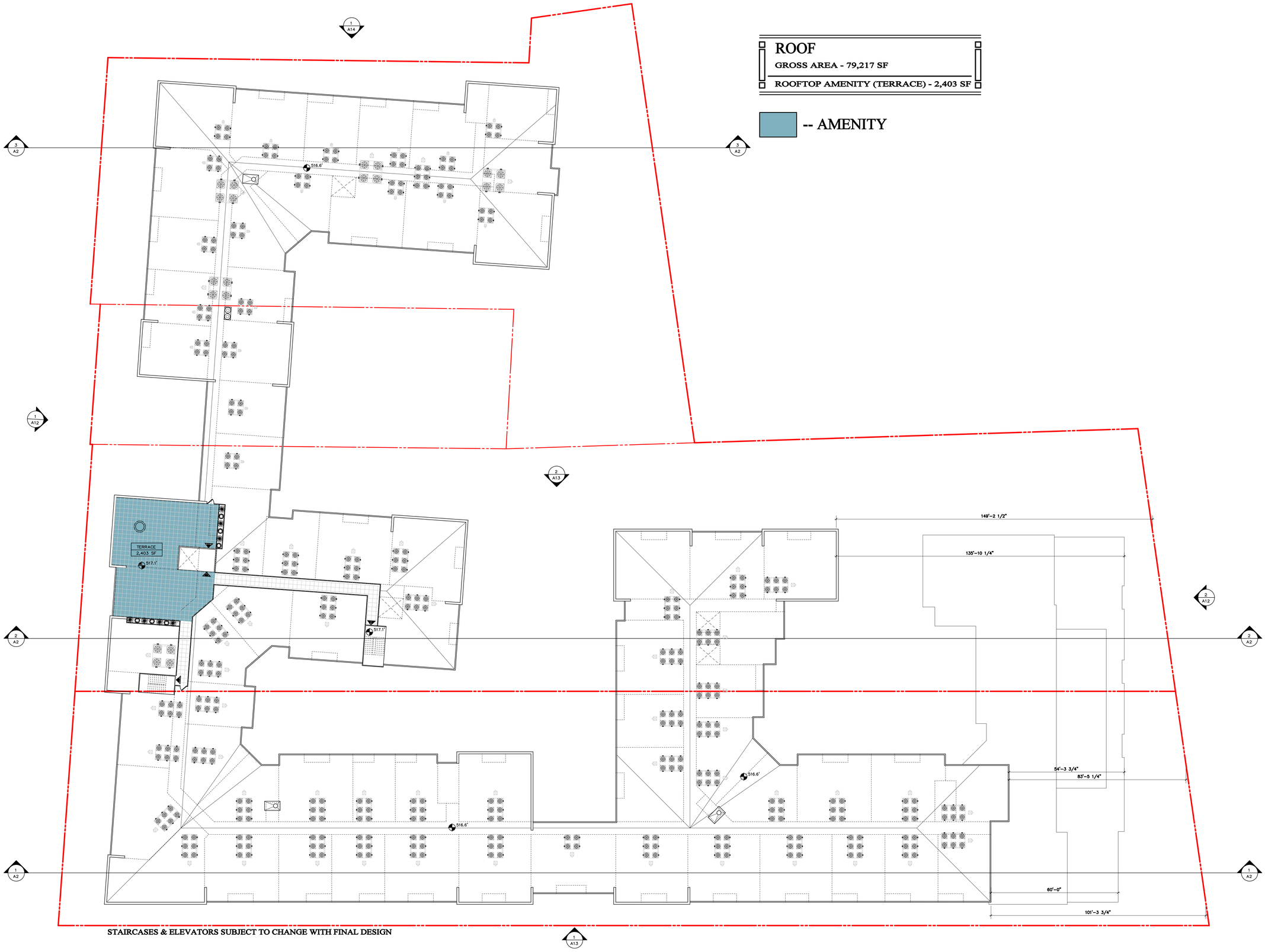
SHEET NO:

A10

SIXTH FLOOR PLAN

NORTH

SCALE: 1" = 20'-0"
0 5 10 20



ROOF

GROSS AREA - 79,217 SF

ROOFTOP AMENITY (TERRACE) - 2,403 SF

-- AMENITY

STAIRCASES & ELEVATORS SUBJECT TO CHANGE WITH FINAL DESIGN

DEVEREAUX

ARCHITECTS & PLANNERS

1471 CHAIN BRIDGE ROAD • #200 McLEAN, VIRGINIA 22101 • 703.893.0102 • FAX 703.893.0104
WWW.DEVEREAUXARCH.COM

© DEVEREAUX & ASSOCIATES EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF DEVEREAUX & ASSOCIATES, P.C.

GALLERY AT CITY CENTER

THE CHRISTOPHER COMPANIES
OAKTON, VIRGINIA

SUBJECT TO CHANGE DURING WORKING DRAWINGS

DATE:	
SUBMITTAL 01	12.04.2023
COMMUNITY MTG	03.26.2024
SUBMITTAL 02	04.01.2024

SHEET NO:

A11

ROOF PLAN

NORTH

SCALE: 1" = 20'-0"

0 5 10 20



1/A12 WEST ELEVATION - CHAIN BRIDGE ROAD

- 1 BRICK #1--GLEN GARY - EBONITE SMOOTH (MODULAR)
- 2 BRICK #2--SIOUX CITY BRICK - MIDTOWN IRONSPOT SMOOTH
- 3 BRICK #3-- BELDEN - SEA GRAY VELOUR (MODULAR)
- 4 HORIZ. SIDING--HARDIE PLANK - AGED PEWTER (8" EXPOSURE)
- 5 HORIZ. SIDING--HARDIE PLANK - COBBLE STONE (5" EXPOSURE)
- 6 PANEL TRIM--HARDIE REVEAL - PEWTER
- 7 PANEL TRIM--HARDIE REVEAL - COBBLESTONE
- 8 METAL PANELS - MIDNIGHT BRONZE
- 9 STONE--ROCK CAST - STARBUCK
- 10 NICHIHA--VINTAGEWOOD SERIES - REDWOOD
- 11 RAILINGS & BALCONY BASE - MIDNIGHT BRONZE
- 12 STOREFRONT GLAZING -- MULLIONS - MIDNIGHT BRONZE



2/A12 EAST ELEVATION - UNIVERSITY DRIVE

DEVEREAUX
ARCHITECTS & PLANNERS
1477 CHAIN BRIDGE ROAD • #200 McLEAN, VIRGINIA 22101 • TEL 703.893.0102 • FAX 703.893.0104
WWW.DEVEREAUXARCH.COM

© DEVEREAUX / LASSOFF TEES EXPRESS / RESERVES TO COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS, IDEAS AND DESIGNS EXPRESSED HEREIN. ANY USE OF THESE PLANS, IDEAS AND DESIGNS, INCLUDING REPRODUCTION OR ASSIGNMENT TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF DEVEREAUX / ASSOCIATES, P.C.

GALLERY AT CITY CENTER

THE CHRISTOPHER COMPANIES
OAKTON, VIRGINIA

SUBJECT TO CHANGE DURING WORKING DRAWINGS

DATE:	
SUBMITTAL 01	12.04.2025
COMMUNITY MTG	03.24.2024
SUBMITTAL 02	04.01.2024

SHEET NO:

A12

ELEVATIONS

NORTH

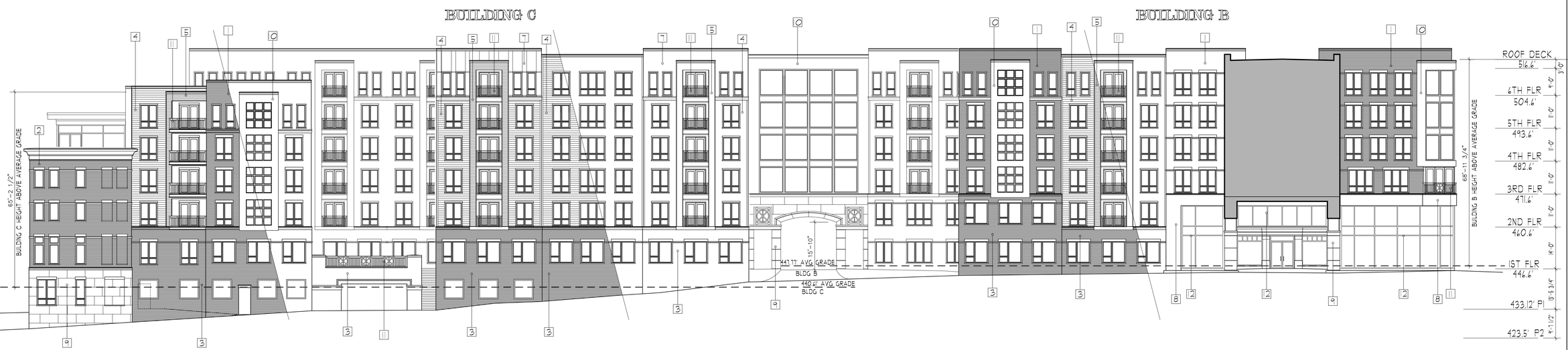
SCALE: 1/14" = 1'-0"

0 4 8 14



1/A13 SOUTH ELEVATION - BUILDINGS B & C

- 1 BRICK #1 -- GLEN GARY - EBONITE SMOOTH (MODULAR)
- 2 BRICK #2 -- SIOUX CITY BRICK - MIDTOWN IRONSPOT SMOOTH
- 3 BRICK #3 -- BELDEN - SEA GRAY VELOUR (MODULAR)
- 4 HORIZ. SIDING -- HARDIE PLANK - AGED PEWTER (8" EXPOSURE)
- 5 HORIZ. SIDING -- HARDIE PLANK - COBBLE STONE (5" EXPOSURE)
- 6 PANEL TRIM -- HARDIE REVEAL - PEWTER
- 7 PANEL TRIM -- HARDIE REVEAL - COBBLESTONE
- 8 METAL PANELS - MIDNIGHT BRONZE
- 9 STONE -- ROCK CAST - STARBUCK
- O NICHIHA -- VINTAGEWOOD SERIES - REDWOOD
- II RAILINGS & BALCONY BASE - MIDNIGHT BRONZE
- 12 STOREFRONT GLAZING -- MULLIONS - MIDNIGHT BRONZE



2/A13 NORTH ELEVATION - BUILDINGS B & C

DEVEREAUX
ARCHITECTS & PLANNERS
1477 CHAIN BRIDGE ROAD • #200 McLEAN, VIRGINIA 22101 • 703.893.0102 • FAX 703.893.0104
WWW.DEVEREAUXARCH.COM

© DEVEREAUX / LASSOCHE TEES EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED IN THESE PLANS ARE OWNED BY AND THE PROPRIETARY PROPERTY OF DEVEREAUX / LASSOCHE TEES, P.C. THEY ARE NOT TO BE USED IN WHOLE OR IN PART BY ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF DEVEREAUX / LASSOCHE TEES, P.C.

GALLERY AT CITY CENTER

THE CHRISTOPHER COMPANIES
OAKTON, VIRGINIA

SUBJECT TO CHANGE DURING WORKING DRAWINGS

DATE:	
SUBMITTAL 01	12.04.2025
COMMUNITY MTG	03.24.2024
SUBMITTAL 02	04.01.2024

SHEET NO:

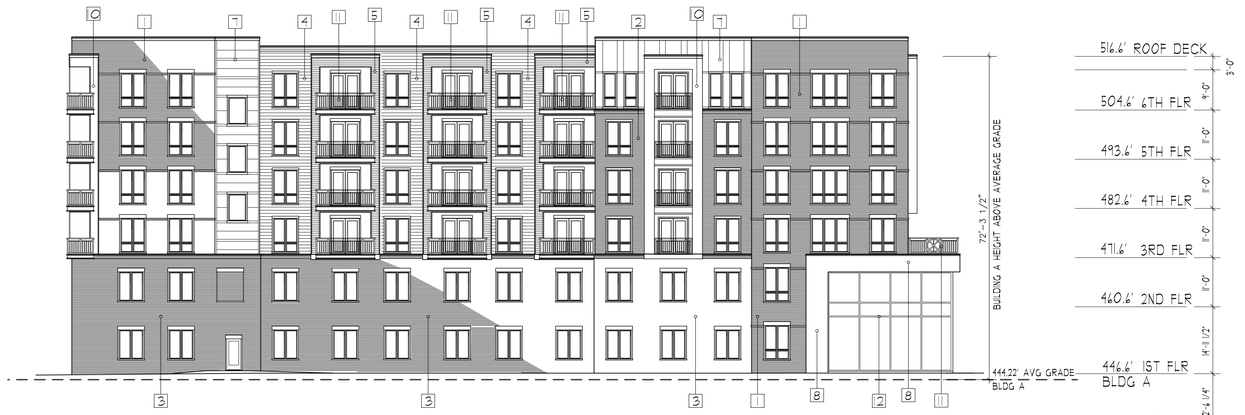
A13

ELEVATIONS

NORTH

SCALE: 1/4" = 1'-0"

0 4 8 14



1
A14

NORTH ELEVATION - BUILDING A

1	BRICK #1--GLEN GARY - EBONITE SMOOTH (MODULAR)
2	BRICK #2--SIOUX CITY BRICK - MIDTOWN IRONSPOT SMOOTH
3	BRICK #3-- BELDEN - SEA GRAY VELOUR (MODULAR)
4	HORIZ. SIDING--HARDIE PLANK - AGED PEWTER (8" EXPOSURE)
5	HORIZ. SIDING--HARDIE PLANK - COBBLE STONE (5" EXPOSURE)
6	PANEL TRIM--HARDIE REVEAL - PEWTER
7	PANEL TRIM--HARDIE REVEAL - COBBLESTONE
8	METAL PANELS - MIDNIGHT BRONZE
9	STONE--ROCK CAST - STARBUCK
10	NICHIHA--VINTAGEWOOD SERIES - REDWOOD
11	RAILINGS & BALCONY BASE - MIDNIGHT BRONZE
12	STOREFRONT GLAZING -- MULLIONS - MIDNIGHT BRONZE

DEVEREAUX
ARCHITECTS & PLANNERS
1477 CHAIN BRIDGE ROAD • #200 MCLEAN, VIRGINIA 22101 • T 703.893.0102 • FAX 703.893.0104
WWW.DEVEREAUXARCH.COM

© DEVEREAUX / ASSOCIATES EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. ALL PLANS, DESIGNS AND CONCEPTS CONTAINED HEREIN SHALL REMAIN THE EXCLUSIVE PROPERTY OF DEVEREAUX / ASSOCIATES, P.C. AND NOT TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF DEVEREAUX / ASSOCIATES, P.C.

GALLERY AT CITY CENTER

THE CHRISTOPHER COMPANIES
OAKTON, VIRGINIA

SUBJECT TO CHANGE DURING WORKING DRAWINGS

DATE:	
SUBMITTAL 01	12.04.2023
COMMUNITY MTG	03.26.2024
SUBMITTAL 02	04.01.2024

SHEET NO:

A14

ELEVATIONS

NORTH

SCALE: 1/16" = 1'-0"
0 4 8 16



VIEW FROM CHAIN BRIDGE ROAD & JUDICIAL DRIVE

DEVEREAUX

ARCHITECTS & PLANNERS

1477 CHAIN BRIDGE ROAD • #200 McLEAN, VIRGINIA 22101 • 703.893.0102 • FAX 703.893.0104
www.devereauxarch.com

© DEVEREAUX / LESSOFSKI TEES EXPRESS, / RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS, IDEAS AND DESIGNS EXPRESSED HEREIN. THESE PLANS ARE NOT TO BE CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF DEVEREAUX / LESSOFSKI TEES EXPRESS, P.C.

GALLERY AT CITY CENTER

THE CHRISTOPHER COMPANIES
OAKTON, VIRGINIA

SUBJECT TO CHANGE DURING WORKING DRAWINGS

DATE:	
SUBMITTAL 01	12.04.2025
COMMUNITY MTG	03.24.2024
SUBMITTAL 02	04.01.2024

SHEET NO:

A15

RENDERING

NORTH

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

0 4 8 16



VIEW AT CHAIN BRIDGE & SAGER AVENUE

DEVEREAUX

ARCHITECTS & PLANNERS

1477 CHAIN BRIDGE ROAD • #200 McLEAN, VIRGINIA 22101 • 703.893.0102 • FAX 703.893.0104
WWW.DEVEREAUXARCH.COM

© DEVEREAUX / LASSOFF TEES EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS IDEAS AND DESIGNS EXPRESSED HEREIN. NO PART OF THESE PLANS IDEAS AND DESIGNS MAY BE USED OR REPRODUCED BY ANY WAY TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF DEVEREAUX / FESSOCIATES, P.C.

GALLERY AT CITY CENTER

THE CHRISTOPHER COMPANIES
OAKTON, VIRGINIA

SUBJECT TO CHANGE DURING WORKING DRAWINGS

DATE:	
SUBMITTAL 01	12.04.2025
COMMUNITY MTG	09.24.2024
SUBMITTAL 02	04.01.2024

SHEET NO:

A16

RENDERING

NORTH

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

0 4 8 16



VIEW AT CHAIN BRIDGE & FAIRFAX COUNTY COURTHOUSE

DEVEREAUX

ARCHITECTS & PLANNERS

11477 CHAIN BRIDGE ROAD • #200 MCLEAN, VIRGINIA 22101 • 703.893.0102 • FAX 703.893.0104
WWW.DEVEREAUXARCH.COM

© DEVEREAUX / LESSOPH-TEES EXPRESS / RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF DEVEREAUX / LESSOPH-TEES, P.C.

GALLERY AT CITY CENTER

THE CHRISTOPHER COMPANIES
OAKTON, VIRGINIA

SUBJECT TO CHANGE DURING WORKING DRAWINGS

DATE:
SUBMITTAL 01 12.04.2025
COMMUNITY MTG 03.24.2026
SUBMITTAL 02 04.01.2026

SHEET NO:

A17

RENDERING

NORTH

SCALE: 1/16" = 1'-0"
0 4 8 16



VIEW AT UNIVERSITY DRIVE AND SOUTH STREET

DEVEREAUX

ARCHITECTS & PLANNERS

1477 CHAIN BRIDGE ROAD • #200 McLEAN, VIRGINIA 22101 • 703.893.0102 • FAX 703.893.0104
WWW.DEVEREAUXARCH.COM

© DEVEREAUX & ASSOCIATES EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. PLANS NOT TO BE CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF DEVEREAUX & ASSOCIATES, P.C.

GALLERY AT CITY CENTER

THE CHRISTOPHER COMPANIES
OAKTON, VIRGINIA

SUBJECT TO CHANGE DURING WORKING DRAWINGS

	DATE:
SUBMITTAL 01	12.04.2025
COMMUNITY MTG	03.24.2024
SUBMITTAL 02	04.01.2024

SHEET NO:

A18

RENDERING

NORTH

SCALE: 1/16" = 1'-0"
0 4 8 16



VIEW AT UNIVERSITY DRIVE & BRECKINRIDGE LANE

DEVEREAUX

ARCHITECTS & PLANNERS

1477 CHAIN BRIDGE ROAD • #200 McLEAN, VIRGINIA 22101 • 703.893.0102 • FAX 703.893.0104
WWW.DEVEREAUXARCH.COM

© DEVEREAUX / ASSOCIATES EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS, IDEAS AND DESIGNS FURNISHED IN CONNECTION WITH THIS PROJECT. ALL PLANS, IDEAS AND DESIGNS ARE NOT TO BE USED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER ON ANY OTHER PROJECT AND ARE NOT TO BE LOANED, COPIED OR DISCLOSED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF DEVEREAUX / ASSOCIATES, P.C.

GALLERY AT CITY CENTER

THE CHRISTOPHER COMPANIES
OAKTON, VIRGINIA

SUBJECT TO CHANGE DURING WORKING DRAWINGS

DATE:	
SUBMITTAL 01	12.04.2023
COMMUNITY MTG	03.26.2024
SUBMITTAL 02	04.01.2024

SHEET NO:

A19

RENDERING

NORTH

SCALE: 1/4" = 1'-0"
0 4 8 16



VIEW AT UNIVERSITY DRIVE & COURTHOUSE DRIVE

DEVEREAUX

ARCHITECTS & PLANNERS

1477 CHAIN BRIDGE ROAD • #200 McLEAN, VIRGINIA 22101 • TEL 703.893.0102 • FAX 703.893.0104
WWW.DEVEREAUXARCH.COM

© DEVEREAUX / LASSOFAITES EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS, IDEAS AND DESIGNS CONTAINED IN THESE PLANS. THESE PLANS ARE NOT TO BE CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF DEVEREAUX / ASSOCIATES, P.C.

GALLERY AT CITY CENTER

THE CHRISTOPHER COMPANIES
OAKTON, VIRGINIA

SUBJECT TO CHANGE DURING WORKING DRAWINGS

DATE:	
SUBMITTAL 01	12.04.2023
COMMUNITY MTG	03.26.2024
SUBMITTAL 02	04.01.2024

SHEET NO:

A20

RENDERING

NORTH

SCALE: 1/4" = 1'-0"
0 4 8 16