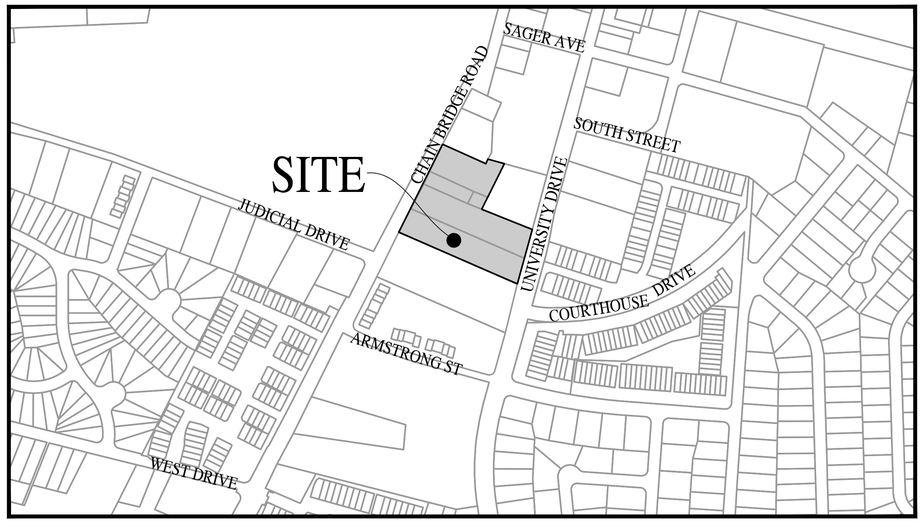
GALLERY AT CITY CENTER

GENERAL DEVELOPMENT PLAN

City of Fairfax, Virginia

VICINITY MAP
SCALE: 1"=300'



CIVIL SHEET INDEX

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04.	PROPERTY BOUNDARY AND EXISTING EASEMENT EXHIBIT
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05.	GENERAL DEVELOPMENT PLAN
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6A.	PRELIMINARY ULTIMATE GRADING PLAN
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8A.	WILL SERVE LETTERS
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27.	PUBLIC & PRIVATE AMENITY PLAN
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30.	FIRE LANE MARKINGS EXHIBIT
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40 TOTAL

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A3.	P2 GARAGE PLAN
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A5.	1ST FLOOR PLAN
A6.	2ND FLOOR PLAN
A7.	3RD FLOOR PLAN
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A9.	5TH FLOOR PLAN
A10.	6TH FLOOR PLAN
A11.	ROOF PLAN
A12.	ELEVATIONS
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A14.	ELEVATIONS
A15.	ELEVATIONS
A16.	RENDERING
A17.	RENDERING
A18.	RENDERING
A19.	RENDERING
A20.	RENDERING
A21.	RENDERING

21 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
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

COMMONWEALTH OF VIRGINIA
DAVID T. McELHANEY
No.022048
9/28/2016
PROFESSIONAL ENGINEER

O:_JOBS\chain bridge road - christopher companies\Rezoning\CAD\01-COVER.dwg [COVER SHEET] September 28, 2016 - 3:21pm kchow

ZONING AND AREA TABULATIONS

SITE DATA

GROSS SITE AREA:	3.87 AC OR 168,477 SF
ROW DEDICATION:	0.09 AC OR 4,034 SF
NET SITE AREA:	3.78 AC OR 164,443 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 207
2 BEDROOM UNITS	UP TO 187
TOTAL UNITS =	UP TO 394 (UP TO 6% AFFORDABLE DWELLING UNITS)
NUMBER OF ADUs =	394 * 6% = 24 ADUs
FIRST RESPONDER UNITS =	2
PROPOSED RETAIL GFA =	UP TO 7,460 SF
PROPOSED OFFICE GFA =	UP TO 29,393 SF (UP TO 4,259 SF OF THIS TOTAL COULD ALTERNATIVELY BE RETAIL)
PROPOSED AMENITIES GFA =	UP TO 7,079 SF
PROPOSED RESIDENTIAL GFA =	UP TO 364,896 SF
TOTAL GFA (LEVELS 1-6) =	UP TO 465,043 SF
TOTAL GFA (LEVELS P1-P2) =	UP TO 248,891 SF (INCLUDES THE BUILDING C GROUND FLOOR UNITS)

SEC. 3.6.2: PROPOSED REQUIREMENTS PER CU DISTRICT

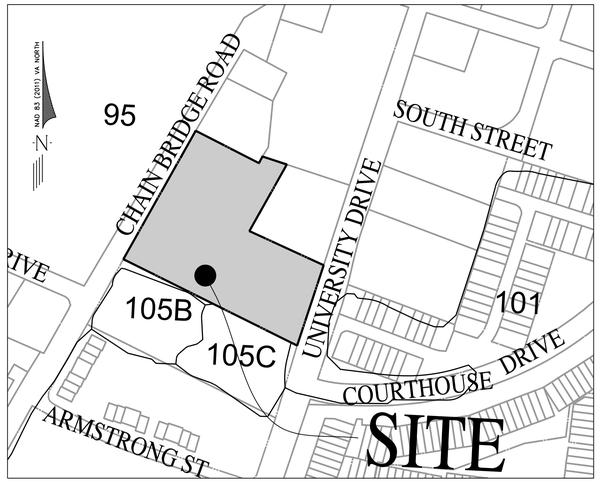
MAXIMUM DENSITY:	20 GENERAL/24 AFFORDABLE DWELLING UNITS/AC
PROPOSED DENSITY:	394/3.78 = 104.2 DU/AC
MINIMUM LOT AREA:	30,000 SF
LOT AREA PROVIDED:	168,477 SF
REQUIRED YARD:	
FRONT AND SIDE (STREET)	15' MAX. OR 0' MIN.
SIDE (MIN. ADJ. TO RESIDENTIAL DISTRICT)	25'
SIDE (MIN. NOT ADJ. TO RESIDENTIAL DISTRICT)	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	± 69.00' (6 STORIES WITH UNDERLYING GARAGE)
BUILDING C	± 76.00' (6 STORIES WITH UNDERLYING GARAGE)
MAXIMUM BUILDING COVERAGE:	80%
EXISTING BUILDING COVERAGE =	38.76% (SEE SHEET 10)
PROPOSED BUILDING COVERAGE:	55.56% (SEE SHEET 10)
MAXIMUM LOT COVERAGE:	100%
EXISTING LOT COVERAGE =	82.69% (SEE SHEET 10)
PROPOSED LOT COVERAGE:	79.10% (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	± 69.00' (6 STORIES WITH UNDERLYING GARAGE)
BUILDING C	± 76.00' (6 STORIES WITH UNDERLYING GARAGE)
REQUIRED YARD:	
FRONT AND SIDE (STREET)	10' MAXIMUM
SIDE (INTERIOR)	NO REQUIREMENT
REAR	NO REQUIREMENT
REQUIRED BUILD-TO LINE	50%
BUILD-TO LINE PROPOSED:	
MAXIMUM LOT COVERAGE:	90%
PROPOSED LOT COVERAGE:	79.10% (SEE SHEET 10)
MAXIMUM BUILDING COVERAGE:	80%
PROPOSED BUILDING COVERAGE:	55.26% (SEE SHEET 10)
BULK PLANE:	NO REQUIREMENT

SEC. 4.5: LANDSCAPING & SCREENING

REQUIRED TREE CANOPY:	10%
PROVIDED TREE CANOPY:	10.31% (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 = 7,747 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 = 29,479 SF	
(29,479 / 300) X 1 = 98.26	
10% REDUCTION RATE APPLIED*	
98.26 - (98.26 X 0.10) = 88.43	
50% REDUCTION APPLIED*	
88.43 - (88.43 X 0.50) = 44.22	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 = 207 UNITS	
207 X 1.5 = 310.50	
10% REDUCTION RATE APPLIED*	
310.50 - (310.50 X 0.1) = 279.45 SPACES	
2 BEDROOM RESIDENTIAL UNITS = 187 UNITS	
187 X 2 = 374.00	
10% REDUCTION RATE APPLIED*	
374.00 - (374.00 X 0.1) = 336.60	
50% REDUCTION RATE APPLIED**	
336.60 - (336.60 X 0.50) = 168.60 SPACES (CANNOT BE REDUCED THIS LOW)**	
187 X 1.5 = 281 SPACES	
TOTAL RESIDENTIAL PARKING SPACES =	560 SPACES (279.45 + 281)
TOTAL SPACES REQUIRED:	621 SPACES (560 + 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:	616 SPACES
SURFACE PARKING:	15 SPACES
TOTAL PROVIDED:	631 SPACES***

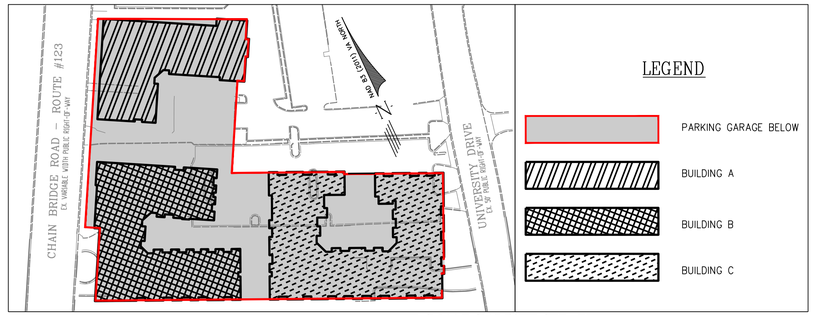
***THE PROVIDED NUMBER OF SPACES IS SUBJECT TO CHANGE BASED ON FINAL ENGINEERING. THE NUMBER OF PROPOSED PARKING SPACES WILL NOT, IN ANY CASE, BE LESS THAN THE REQUIRED NUMBER OF 621 PARKING SPACES.

BIKE PARKING SPACES REQUIRED:

6 PLUS 1 FOR EACH 20 PARKING SPACES OVER 100	
631 - 100 = 531	
531 / 20 = 27	
27 + 6 = 33	33 SPACES
TOTAL BIKE PARKING SPACES REQUIRED:	33 SPACES
TOTAL BIKE PARKING SPACES PROVIDE:	40 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:	2 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 5155240005D.
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.
30. THE PROJECT WILL BE DEVELOPED IN A SINGLE PHASE AND WILL COMMENCE CONSTRUCTION AT TIME OF PERMIT ISSUANCE PENDING ECONOMIC MARKET CONDITIONS.

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 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

LIST OF SPECIAL USE REQUEST

1. A REQUEST FOR SPECIAL USE PERMIT TO ALLOW MULTIFAMILY USE IN THE COMMERCIAL URBAN (CU) DISTRICT IN THE OLD TOWN TOWN TRANSITION OVERLAY DISTRICT (ZONING ORDINANCE SECTION 3.3.1.B)

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
09/28/2026
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
03	3rd Submission	08/03/2026
04	4th Submission	09/28/2026

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

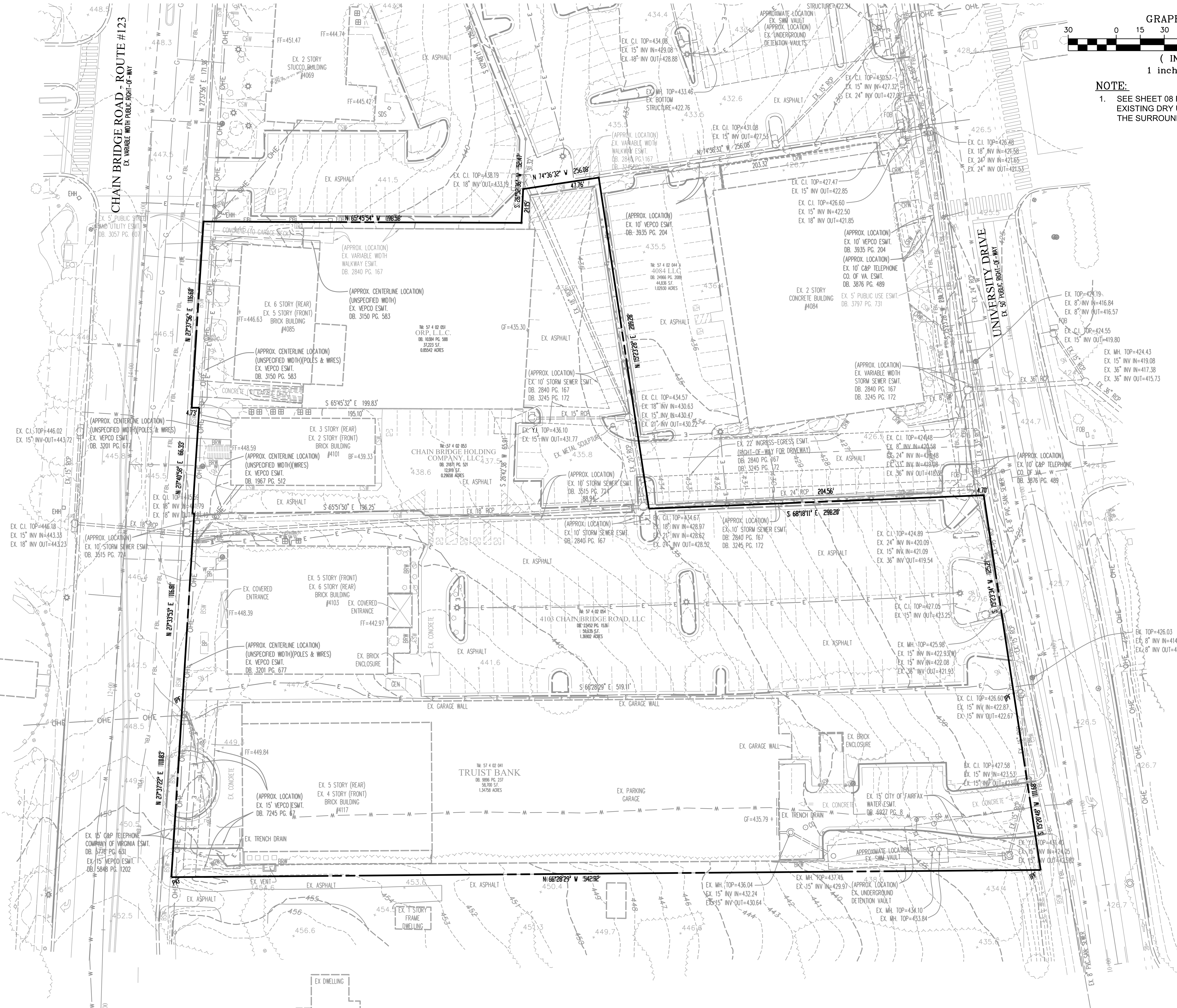
Drawing Number

02

Sheet 02 of 31 (37 TOTAL)

GALLERY AT CITY CENTER

Urban, Ltd. - Q:\JOBS\chain bridge road - christopher companies\Rezoning\CAD\02-NOTES AND DETAILS.dwg [NOTES AND DETAILS] September 28, 2026 - 3:33pm kchow



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

NOTE:
1. SEE SHEET 08 FOR FURTHER DETAIL ON THE EXISTING DRY UTILITIES LOCATED ONSITE AND ON THE SURROUNDING PROPERTIES.

NAD 83 (2011) VA NORTH

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7712 Little River Turnpike
Annandale, Virginia 22003
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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

EXISTING CONDITIONS PLAN

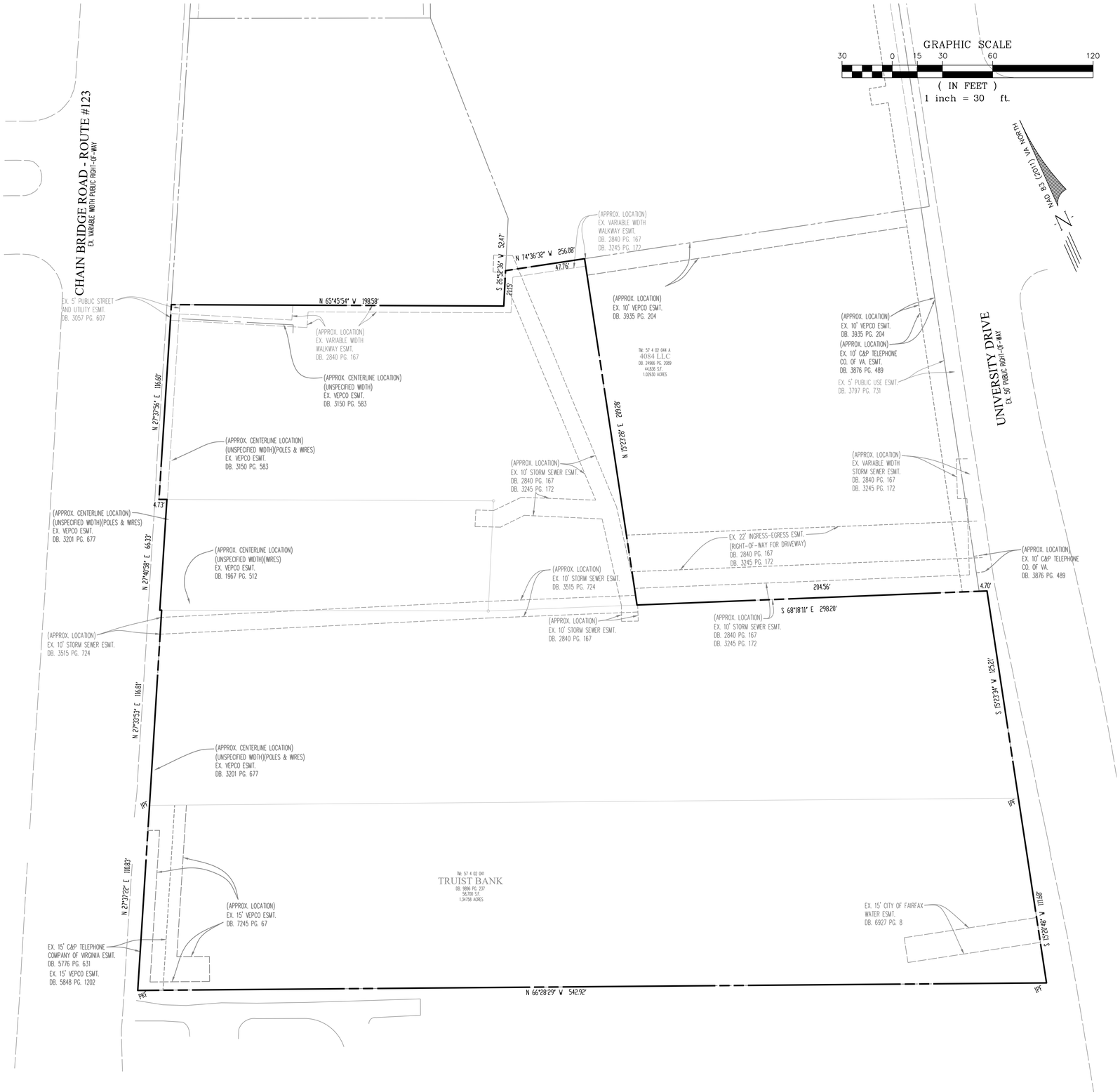
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Drawing Number

03

Sheet 03 of 31 (37 TOTAL)

Urban, Ltd. - Q:\JOBS\chain bridge road - christopher companies\Rezoning\CAD\03-EXISTING CONDITIONS.dwg [EXISTING CONDITIONS] September 28, 2026 - 3:35pm kchow



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;

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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.

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Seal

COMMONWEALTH OF VIRGINIA
DAVID T. McELHANEY
No.022048
03/28/2016
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
03	3rd Submisison	08/03/2026
04	4th Submission	09/28/2026

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

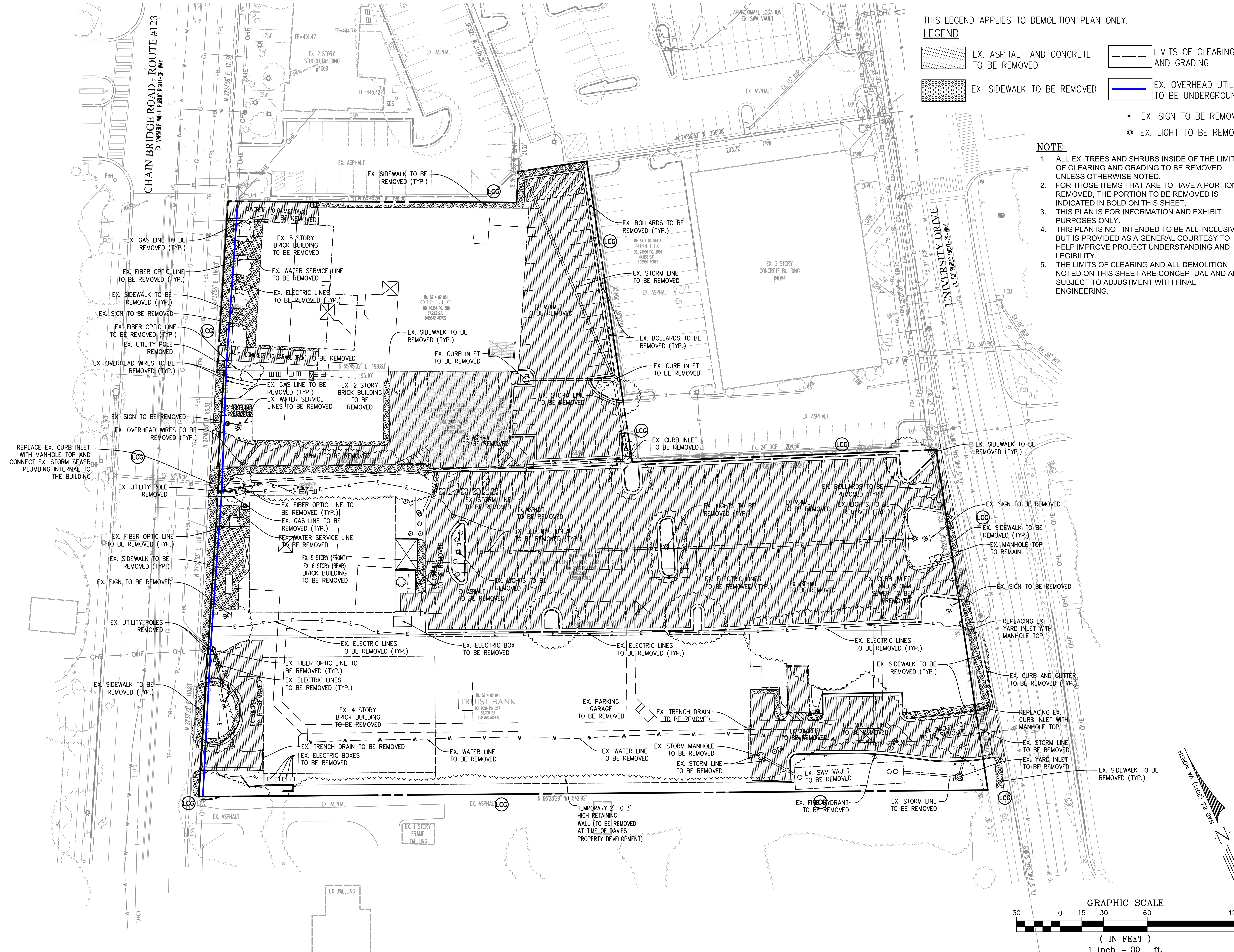
Drawing Title
PROPERTY BOUNDARY AND EXISTING EASEMENT EXHIBIT

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] September 28, 2026 – 3:23pm kchow



THIS LEGEND APPLIES TO DEMOLITION PLAN ONLY.

LEGEND

- EX. ASPHALT AND CONCRETE TO BE REMOVED
- EX. SIDEWALK TO BE REMOVED
- LIMITS OF CLEARING AND GRADING
- EX. OVERHEAD UTILITIES TO BE UNDERGROUND
- EX. SIGN TO BE REMOVED
- EX. LIGHT TO BE REMOVED

NOTE:

1. ALL EX. TREES AND SHRUBS INSIDE OF THE LIMITS OF CLEARING AND GRADING TO BE REMOVED UNLESS OTHERWISE NOTED.
2. FOR THOSE ITEMS THAT ARE TO HAVE A PORTION REMOVED, THE PORTION TO BE REMOVED IS INDICATED IN BOLD ON THIS SHEET.
3. THIS PLAN IS FOR INFORMATION AND EXHIBIT PURPOSES ONLY.
4. THIS PLAN IS NOT INTENDED TO BE ALL-INCLUSIVE BUT IS PROVIDED AS A GENERAL COURTESY TO HELP IMPROVE PROJECT UNDERSTANDING AND LEGIBILITY.
5. THE LIMITS OF CLEARING AND ALL DEMOLITION NOTED ON THIS SHEET ARE CONCEPTUAL AND ARE SUBJECT TO ADJUSTMENT WITH FINAL ENGINEERING.

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7712 Little River Turnpike
Annandale, Virginia 22003
TEL 703.642.8080 FAX 703.642.8251
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No.022048
09/28/2026
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OAKTON, VA 22124

Revision / Issue

No.	Description	Date
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04	4th Submission	09/28/2026

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

DEMOLITION PLAN

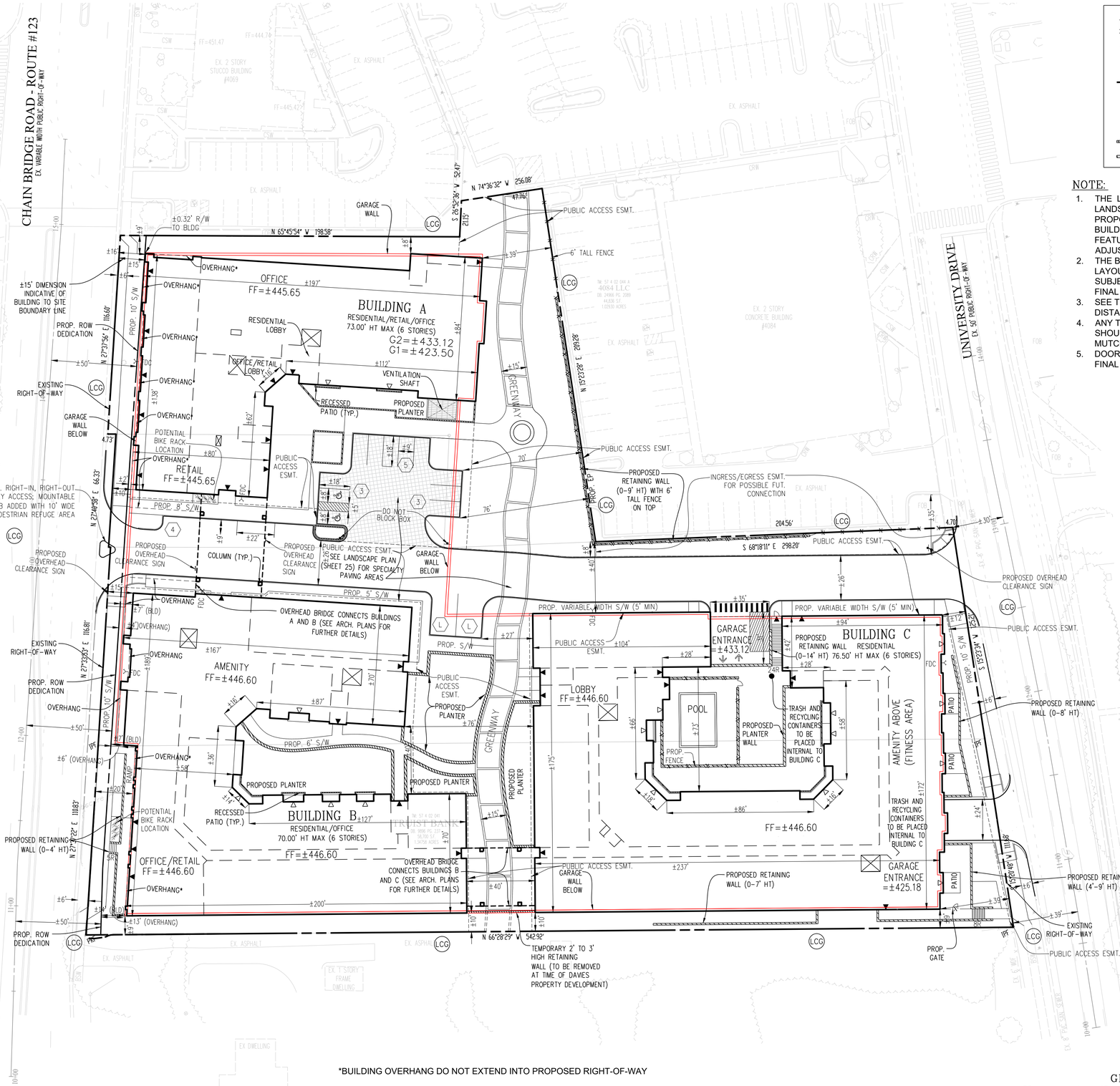
Scale: 1"=30'

Drawing Number

04A

Sheet 04A of 31 (37 TOTAL)

Urban, Ltd. - Q:\JOBS\chain bridge road - christopher companies\Rezoning\CAD\05-DEMOLITION PLAN.dwg [DEMOLITION PLAN] September 28, 2026 - 3:24pm kchow



*BUILDING OVERHANG DO NOT EXTEND INTO PROPOSED RIGHT-OF-WAY

PLAN LEGEND:

- EXISTING TREE LINE
- EXISTING FENCE
- APPROXIMATE LIMITS OF CLEARING AND GRADING
- BUILDING ENTRANCE
- PATIO DOOR
- 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.
5. DOOR LOCATIONS ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING.

NAD 83 (2011) VA NORTH

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

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09/28/2026

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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
03	3rd Submisison	08/03/2026
04	4th Submission	09/28/2026

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'

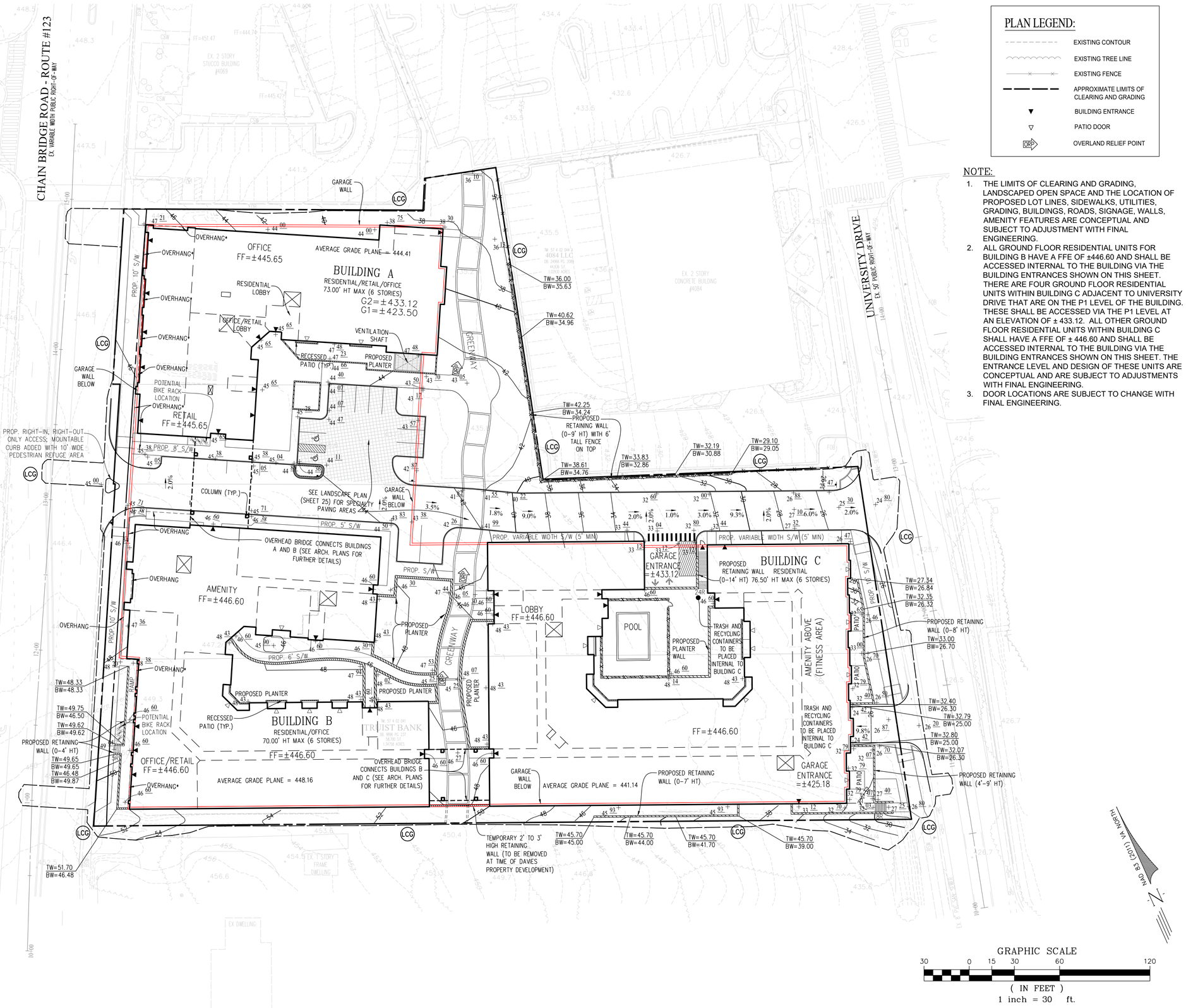
Drawing Number

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] September 28, 2026 – 3:26pm kchow



PLAN LEGEND:

- EXISTING CONTOUR
- EXISTING TREE LINE
- EXISTING FENCE
- APPROXIMATE LIMITS OF CLEARING AND GRADING
- BUILDING ENTRANCE
- PATIO DOOR
- 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.
3. DOOR LOCATIONS ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING.

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

THIS SHEET FOR INFORMATIONAL PURPOSES ONLY

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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
09/28/2026

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
03	3rd Submission	08/03/2026
04	4th Submission	09/28/2026

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

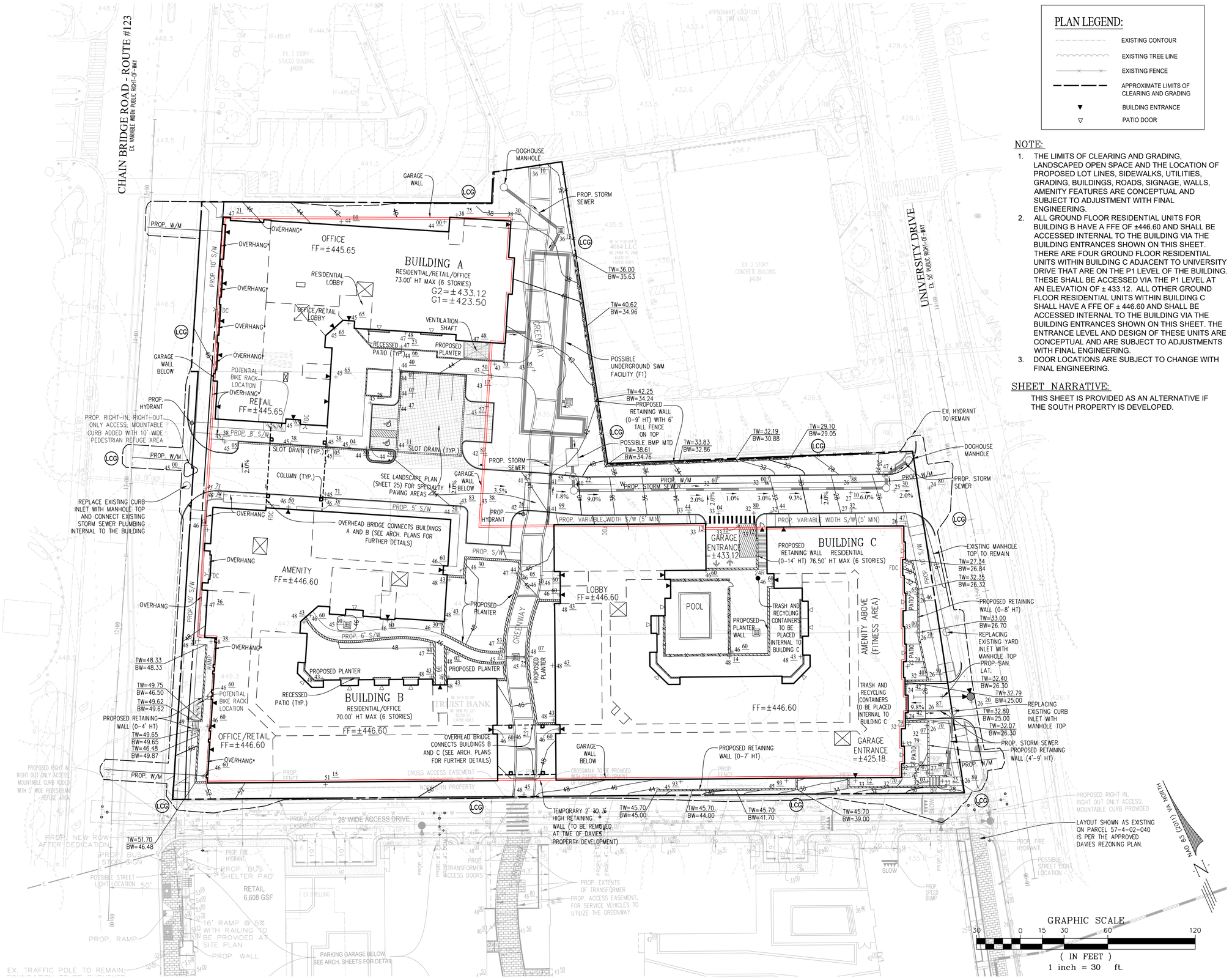
Drawing Title
PRELIMINARY GRADING PLAN

Scale: 1"=30'

Drawing Number
06
Sheet 06 of 31 (37 TOTAL)

GALLERY AT CITY CENTER

Urban, Ltd. – Q:\JOBS\chain bridge road – christopher companies\Rezoning\CAD\07-GRADING PLAN.dwg [GRADING PLAN] September 28, 2026 – 3:34pm kchow



PLAN LEGEND:

- EXISTING CONTOUR
- EXISTING TREE LINE
- EXISTING FENCE
- APPROXIMATE LIMITS OF CLEARING AND GRADING
- ▼ BUILDING ENTRANCE
- ▽ PATIO DOOR

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.
3. DOOR LOCATIONS ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING.

SHEET NARRATIVE:

THIS SHEET IS PROVIDED AS AN ALTERNATIVE IF THE SOUTH PROPERTY IS DEVELOPED.

THIS SHEET FOR INFORMATIONAL PURPOSES ONLY

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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
09/28/2026

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
03	3rd Submission	08/03/2026
04	4th Submission	09/28/2026

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 ULTIMATE GRADING PLAN

Scale: 1"=30'

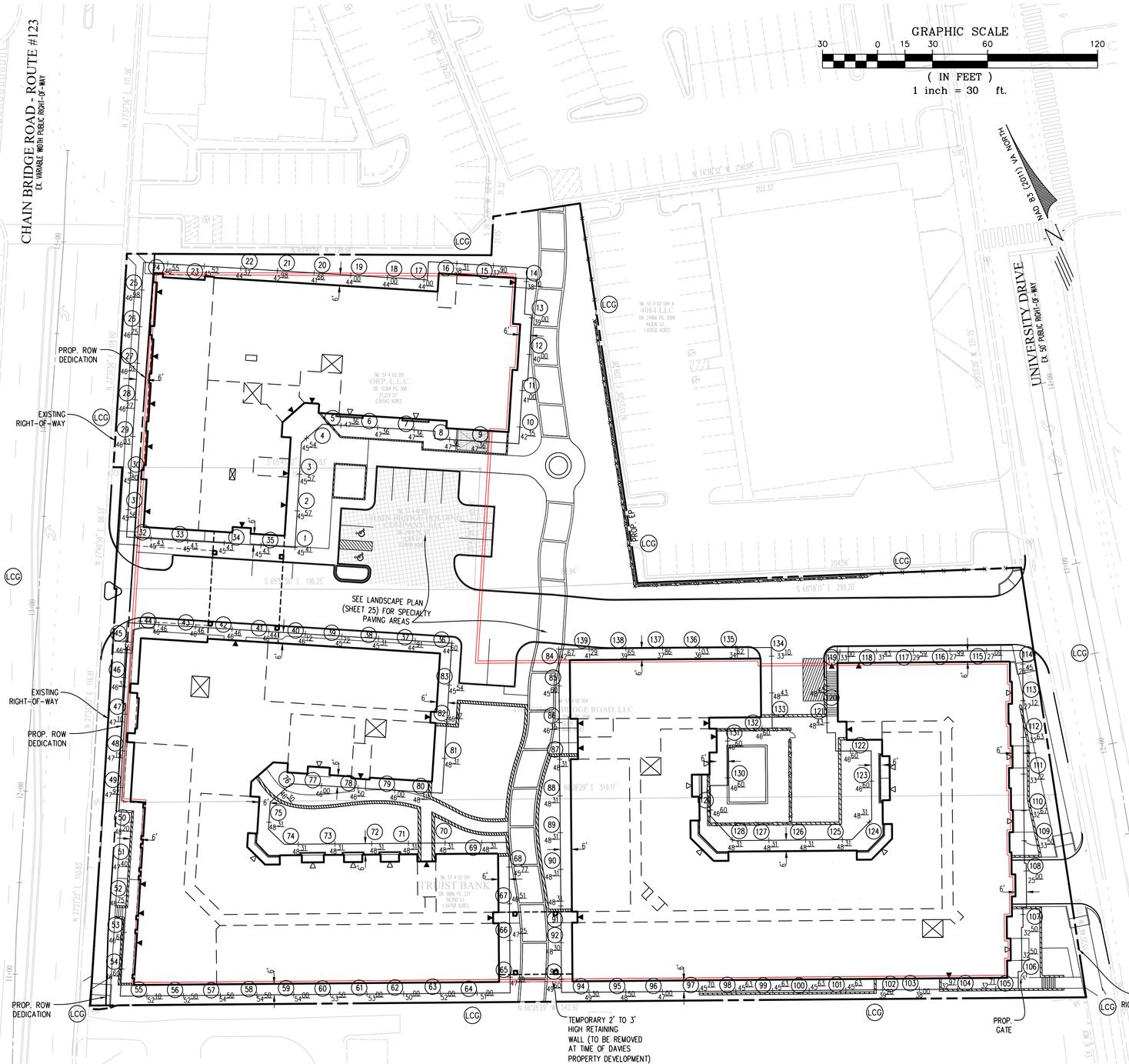
Drawing Number

6A

Sheet 6A 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] September 28, 2026 – 3:31pm kchow



Building A	
Spot #	Proposed
1	45.41
2	45.57
3	45.57
4	45.54
5	47.36
6	47.36
7	47.36
8	47.36
9	47.36
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	1554.25
AVERAGE	44.41

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	46.60
54	46.60
55	52.10
56	52.50
57	54.50
58	54.50
59	54.00
60	53.50
61	53.00
62	52.50
63	52.00
64	51.00
65	47.99
66	47.25
67	46.51
68	45.77
69	48.31
70	48.31
71	48.31
72	48.31
73	48.31
74	48.31
75	48.31
76	46.30
77	46.00
78	46.50
79	46.00
80	48.31
81	48.31
82	46.37
83	45.54
TOTAL	2311.55
AVERAGE	48.16

Building C	
Spot #	Proposed
84	42.67
85	45.60
86	46.35
87	48.31
88	48.31
89	48.31
90	48.31
91	48.31
92	48.30
93	49.60
94	49.30
95	48.50
96	47.00
97	45.70
98	45.63
99	45.63
100	45.63
101	45.63
102	39.00
103	38.00
104	32.97
105	32.71
106	32.50
107	32.50
108	25.00
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	33.00
120	48.43
121	48.43
122	46.60
123	46.60
124	48.31
125	48.31
126	48.31
127	48.31
128	48.31
129	46.60
130	46.60
131	46.60
132	46.60
133	48.43
134	33.10
135	34.62
136	36.03
137	37.86
138	39.65
139	41.29
TOTAL	2303.95
AVERAGE	41.14

NOTE:

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

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COMMONWEALTH OF VIRGINIA
DAVID T. McELHANEY
No.022048
PROFESSIONAL ENGINEER
09/28/2026

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
03	3rd Submisison	08/03/2026
04	4th Submission	09/28/2026

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'

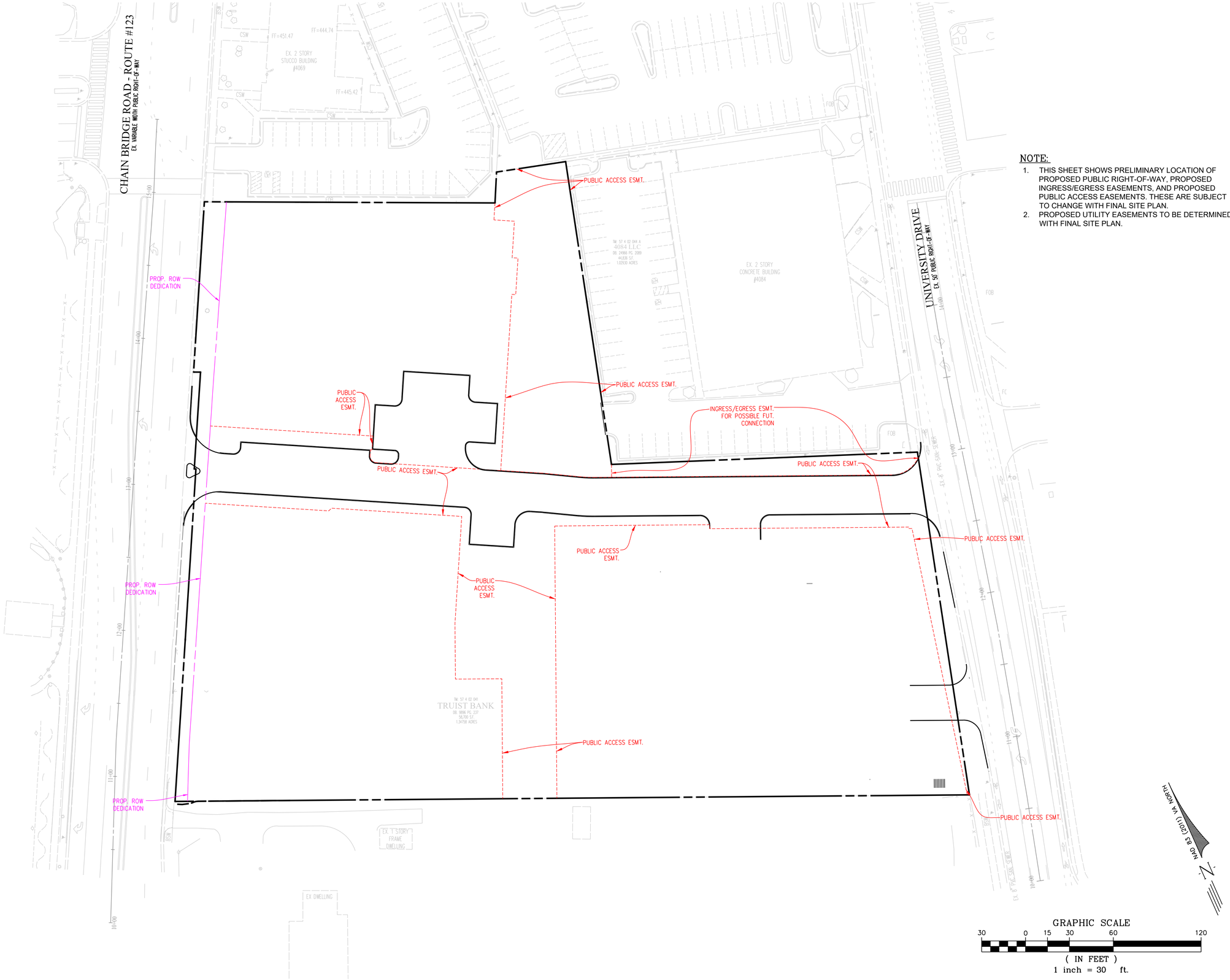
Drawing Number

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] September 28, 2026 - 3:23pm kchow



NOTE:

1. THIS SHEET SHOWS PRELIMINARY LOCATION OF PROPOSED PUBLIC RIGHT-OF-WAY, PROPOSED INGRESS/EGRESS EASEMENTS, AND PROPOSED PUBLIC ACCESS EASEMENTS. THESE ARE SUBJECT TO CHANGE WITH FINAL SITE PLAN.
2. PROPOSED UTILITY EASEMENTS TO BE DETERMINED WITH FINAL SITE PLAN.

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Annandale, Virginia 22003
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COMMONWEALTH OF VIRGINIA
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Revision / Issue

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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 PLAT

Scale: 1"=30'

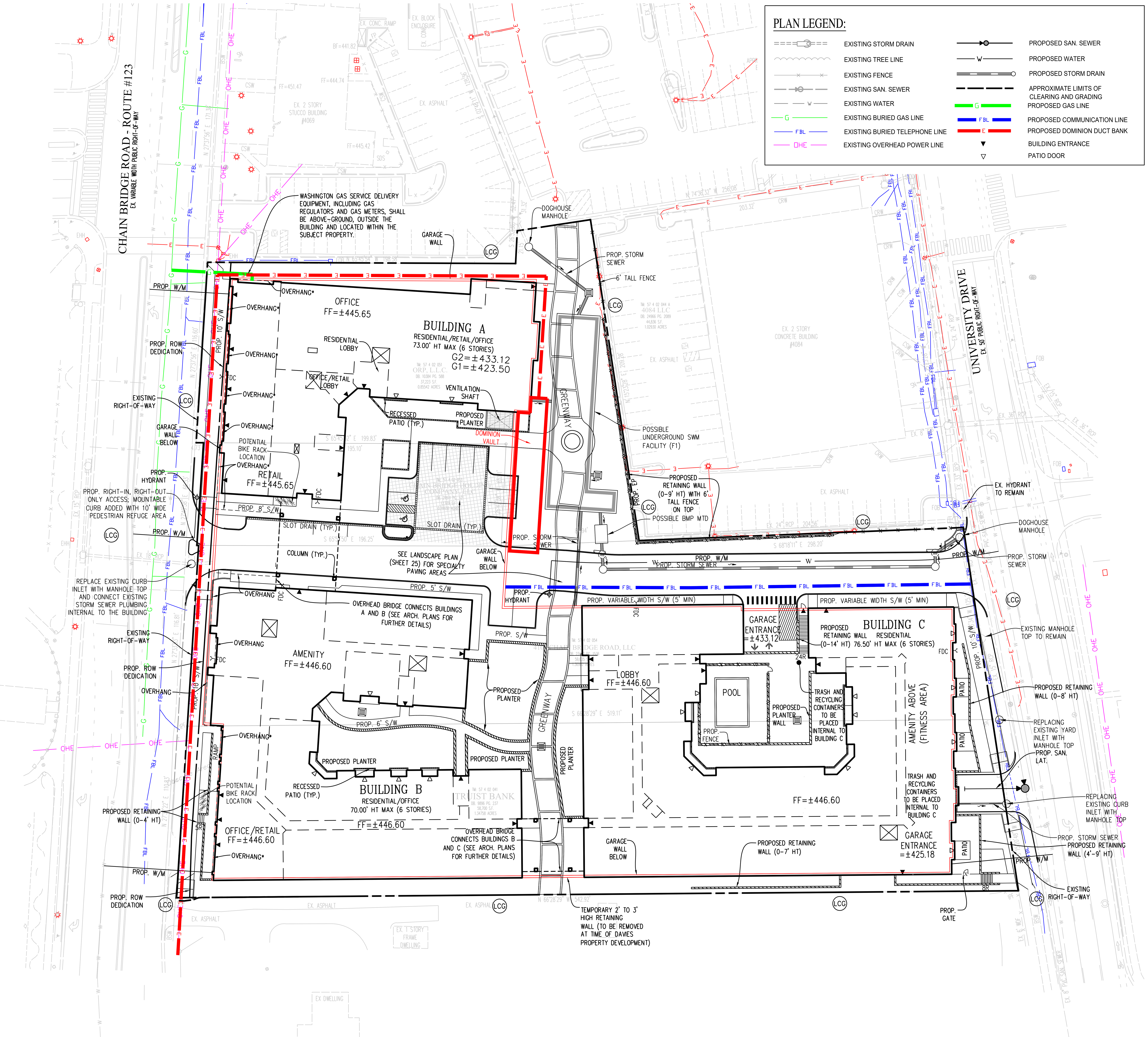
Drawing Number

7A

Sheet 7A of 31 (37 TOTAL)

GALLERY AT CITY CENTER

Urban, Ltd. – G:\JOBS\chain bridge road – christopher companies\Rezoning\CAD\27-Prelim Plat.dwg [PLAT] September 28, 2026 – 3:25pm kchow



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

DRY UTILITY NOTE:

1. THE PROPOSED DEVELOPMENT WILL RELOCATE ANY EXISTING OVERHEAD UTILITIES THAT ARE AFFECTED AS A RESULT OF THIS APPLICATION AND PLACE THEM UNDERGROUND AS SHOWN ON SHEET 05 IN ACCORDANCE WITH SECTION 4.11.C OF THE ZONING ORDINANCE.

FIRE NOTES:

1. HYDRANT LOCATION IS CONCEPTUAL. FINAL LOCATION TO BE DETERMINED AT TIME OF FINAL SITE PLAN.
2. TWO FDCS SHALL BE PROVIDED FOR EACH BUILDING. THE FINAL LOCATION IS TO BE DETERMINED AT THE TIME OF FINAL SITE PLAN.

STORM SEWER NOTES:

1. THE EXISTING STORM SEWER WITHIN CHAIN BRIDGE ROAD IS TO CONNECT TO THE INTERNAL PLUMBING OF BUILDINGS A, B, AND C AND WILL BE PIPED INTO THE POSSIBLE UNDERGROUND SWM FACILITY F1.
2. THE EXISTING STORM SEWER ALONG UNIVERSITY DRIVE THAT IS TO REMAIN IS NOTED ON THIS SHEET.
3. THE STORM SEWER INLETS THAT ARE PROPOSED WITHIN THE GARAGE FOOTPRINT ARE TO CONNECT TO THE PLUMBING THAT IS INTERNAL TO THE PROPOSED BUILDINGS.

SANITARY SEWER NOTES:

1. SANITARY LATERAL FOR BUILDING C IS TO CONNECT INTO EXISTING SANITARY SEWER MAIN THAT RUNS ALONG UNIVERSITY DRIVE. FINAL LOCATION AND ALIGNMENT WILL BE PROVIDED AT THE TIME OF SITE PLAN.
2. SANITARY FLOWS AND DEMAND WILL BE PROVIDED AT THE TIME OF SITE PLAN. A CAPACITY ANALYSIS SHALL BE PERFORMED AT THE TIME OF FINAL SITE PLAN TO VERIFY THE ADEQUACY OF THE EXISTING DOWNSTREAM SANITARY SYSTEM.

WATERMAIN NOTES:

1. WATER MAIN TO CONNECT INTO EXISTING WATER LINE THAT RUNS ALONG UNIVERSITY DRIVE AND CHAIN BRIDGE ROAD. FINAL LOCATION AND ALIGNMENT WILL BE PROVIDED AT THE TIME OF SITE PLAN.
2. A HYDRAULIC ANALYSIS WILL BE DONE AT THE TIME OF SITE PLAN WHICH WILL VERIFY THE ADEQUACY OF THE EXISTING WATER MAIN AND PROPOSED WATER METER SIZE.

GENERAL NOTES:

1. UTILITY PLANS SHOWN IN THIS GDP ARE CONCEPTUAL IN NATURE. FINAL UTILITY PLANS AND PROFILES WILL BE SUBMITTED WITH THE FINAL SITE PLAN.

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Annandale, Virginia 22003
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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

CONCEPTUAL UTILITY PLAN

Scale: 1"=30'

Drawing Number

08

Sheet 08 of 31 (37 TOTAL)

GALLERY AT CITY CENTER

Urban, Ltd. - Q:\JOBS\chain bridge road - christopher companies\Rezoning\CAD\14-UTILITY PLAN.dwg [UTILITY PLAN] September 28, 2026 - 3:25pm kchow

Dominion Energy

February 12, 2026

Gallery At City Center

Electrical Service Availability

Gallery At City Center

Existing today as:

4085 Chain Bridge Rd, 4101 Chain Bridge Rd, and 4103 Chain Bridge Rd

To Whom It May Concern:

This letter is to inform you that Dominion Energy Virginia will provide service to the above referenced property in accordance with the Terms and Conditions for supplying electric service as filed with the State Corporation Commission.

We will be able to furnish this service barring any unforeseen restrictions placed upon us by the regulatory agencies and provided all necessary agreements, permits, easements, and contracts are obtainable, all required information has been submitted, and all applicable fees are paid. These requirements must be satisfied prior to construction of electrical facilities by Dominion Energy Virginia.

Should you have any further questions, please call me at (571) 458 – 0380 or email at Nickalus.b.boergert@dominionenergy.com.

Sincerely,

Nickalus Boergert

Nickalus Boergert
Customer Projects Designer

Washington Gas

6801 Industrial Road
Springfield, VA 22151
www.washingtongas.com

July 30, 2026

Christopher Companies
Mr. Frank Talbert
10461 White Granite Drive, Suite 250
Oakton, VA 22124

RE: 4085, 4101, 4103, 4117 Chain Bridge Road
Fairfax, VA 22030

Dear: Mr. Talbert:

Thank you for your inquiry regarding the availability of natural gas. This letter confirms that natural gas will be available to the project site located in **Fairfax,** for the project located at **Chain Bridge Road, and Judicial Drive** in Virginia, and may be served in accordance with the General Service Provision of the Washington Gas Company. In order to proceed with our preliminary design, we will need the following: a complete set of paper site plans, a letter requesting gas and states the specific gas appliances and their gas BTU rating, pressure requirements, gas meter locations, depth of storm/sanitary line and addresses or an address list. This will allow us to design and estimate the cost to serve the project and determine if you will be required to pay for the facilities.

On behalf of Washington Gas, I thank you for choosing us as an energy supplier. Although our pre-installation inspector will be working with you as this project progresses, you can always rely on my personal assistance if you need it.

Sincerely,

Yina Miranda

Sales Rep/Fairfax VA
Washington Gas
6801 Industrial Road
Springfield, VA 22151
(703) 750-4486 office
ymiranda@washgas.com

verizon

Julio Hernandez
OSP Engineering
4242 Duke St.
Alexandria, Va. 22304
703 328-9007 Office
Julio.a.hernandez@verizon.com

May 29, 2026

Frank Talbert
Christopher Companies
10641 White Granite Dr. Suite 250
Oakton Va. 22124

RE: Verizon Service Availability, 4085 Chain Bridge Rd. Fairfax Va.22030
4101 Chain Bridge Rd. Fairfax Va.22030
4103 Chain Bridge Rd. Fairfax Va.22030
4117 Chain Bridge Rd. Fairfax Va.22030

Mr. Talbert,

In reference to the above referenced site and subject to applicable laws, regulations and tariffs, Verizon Virginia, LLC may provide the necessary communication service at the Development if we receive the proper information and easements listed below:

1. One full set of Development plans.
2. Accurate addresses for each building when they become available to establish them in the required E911 database.
3. Documentation granting all required right-of-way easements at no cost to Verizon.
4. Conduit placed into each building as noted by Verizon Engineering.
5. Signed Premise Access License (If requested)

In making the decision whether to extend its communication service to the Development, Verizon also considers whether other service providers will operate in the Development. Should you need any additional information, please do not hesitate to contact me.

Respectfully,

Julio Hernandez

Julio Hernandez
Supervisor OSP Engineering
Verizon-VA, LLC

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
09/28/2026
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
03	3rd Submisison	08/03/2026
04	4th Submission	09/28/2026

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

WILL SERVE LETTERS

Scale: 1"=30'

Drawing Number

8A

Sheet 8A of 31 (37 TOTAL)

GALLERY AT CITY CENTER

Urban, Ltd. – Q:\JOBS\chain bridge road – christopher companies\Rezoning\CAD\14-UTILITY PLAN.dwg [UTILITY PLAN (2)] September 28, 2026 – 3:32pm kchow

LEGEND

- EX. PEDESTRIAN ROUTES
- PROP. PEDESTRIAN ROUTES
- PROP. ADA ACCESSIBLE ROUTES
- PROP. PEDESTRIAN ROUTES PROPOSED BY DAVIES PROPERTY

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

BUILDING A
RESIDENTIAL/RETAIL/OFFICE
73.00' HT MAX (6 STORIES)
G2=±433.12
G1=±423.50

OFFICE
FF=±445.65

RETAIL
FF=±445.65

AMENITY
FF=±446.60

BUILDING B
RESIDENTIAL/OFFICE
70.00' HT MAX (6 STORIES)
FF=±446.60

OFFICE/RETAIL
FF=±446.60

BUILDING C
RESIDENTIAL
76.50' HT MAX (6 STORIES)

LOBBY
FF=±446.60

FF=±446.60

AMENITY ABOVE (FITNESS AREA)

GARAGE ENTRANCE =±433.12

GARAGE ENTRANCE =±425.18

POOL

PROP. FENCE

6' TALL FENCE

GARAGE WALL

GARAGE WALL BELOW

OVERHANG

RESIDENTIAL LOBBY

OFFICE/RETAIL LOBBY

VENTILATION SHAFT

RECESSED PATIO (TYP.)

PATIO

POTENTIAL BIKE RACK LOCATION

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

PROPOSED OVERHEAD CLEARANCE SIGN

DO NOT BLOCK BOX

COLUMN (TYP.)

SEE LANDSCAPE PLAN (SHEET 25) FOR SPECIALTY PAVING AREAS

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)

TRASH AND RECYCLING CONTAINERS TO BE PLACED INTERNAL TO BUILDING C

PROP. GATE

EXISTING RIGHT-OF-WAY

PROP. ROW DEDICATION

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' C&P TELEPHONE COMPANY OF VIRGINIA ESMT. DB. 5848 PG. 1202

EX. 15' VEPCO ESMT. DB. 5848 PG. 1202

EX. TOP=426.03
EX. 8" INV IN=414.82
EX. 8" INV OUT=414.71

EX. TOP=427.19
EX. 8" INV IN=416.84
EX. 8" INV OUT=416.57

EXISTING RIGHT-OF-WAY

PROP. ROW DEDICATION

PROPOSED OVERHEAD CLEARANCE SIGN

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www.urban-ltd.com

Seal

COMMONWEALTH OF VIRGINIA
DAVID T. McELHANEY
No.022048
03/28/2026
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
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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'

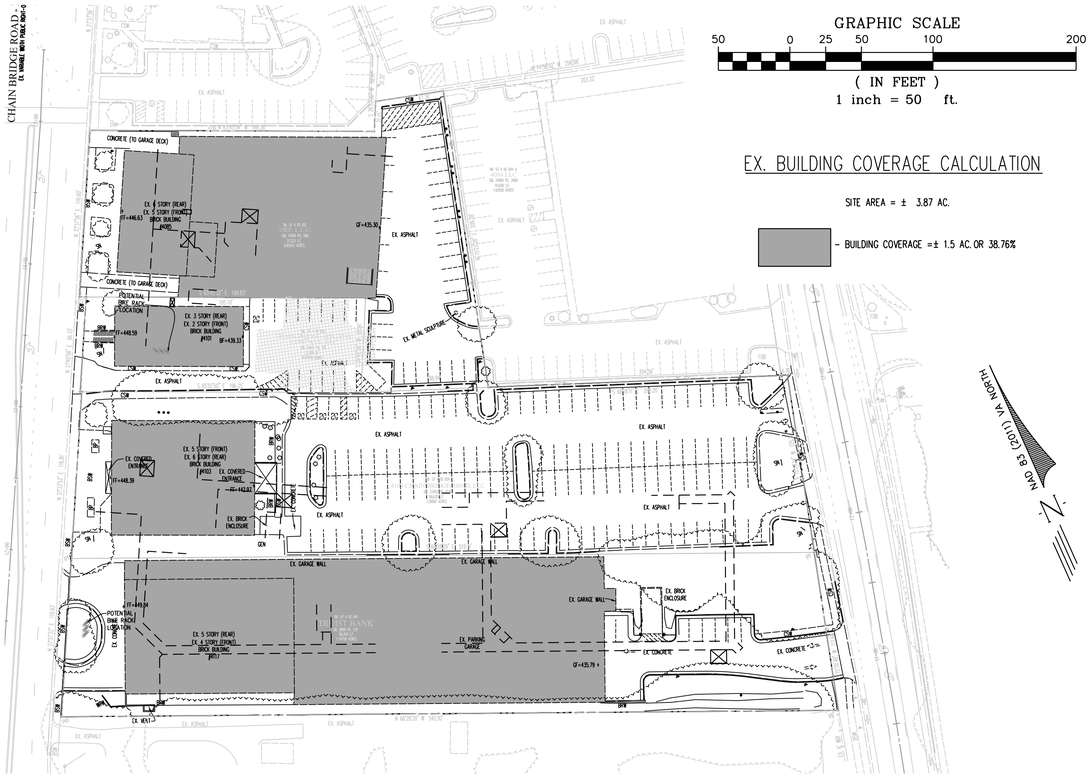
Drawing Number

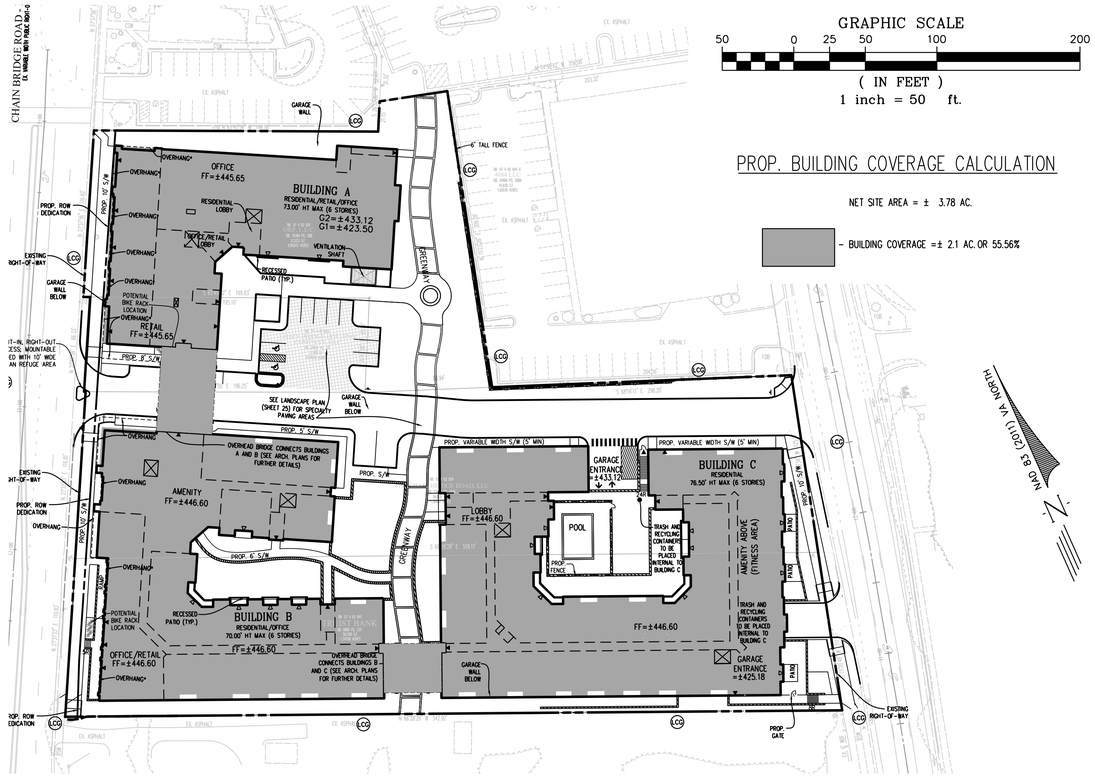
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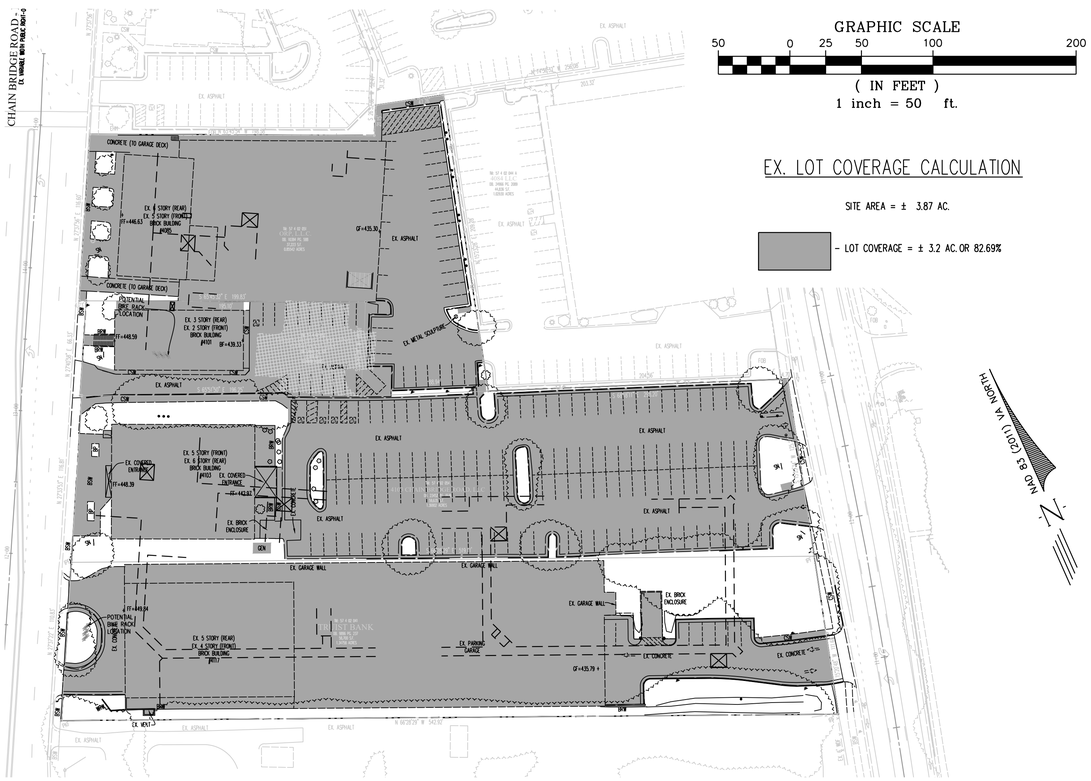
Sheet 09 of 31 (37 TOTAL)

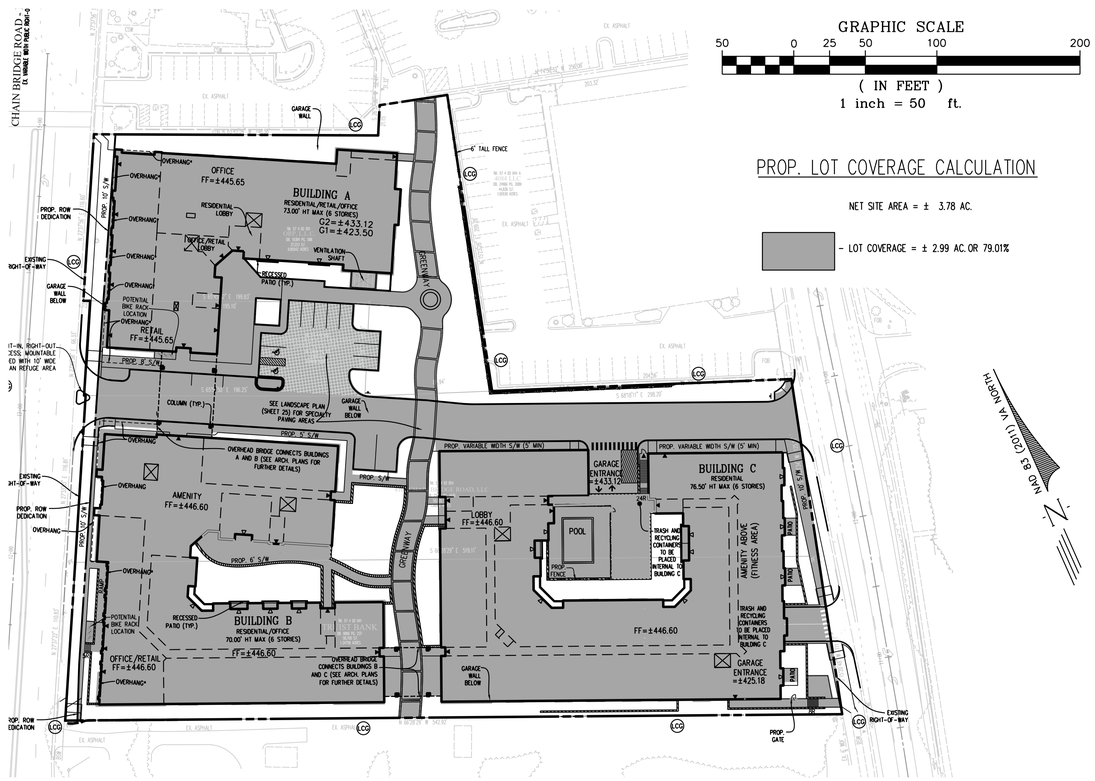
GALLERY AT CITY CENTER

Urban, Ltd. -- Q:\JOBS\chain bridge road -- christopher companies\Rezoning\CAD\15--CIRCULATION PLAN.dwg [CIRCULATION PLAN] September 28, 2026 -- 3:28pm kchow









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Seal

COMMONWEALTH OF VIRGINIA
DAVID T. McELHANEY
No.022048
PROFESSIONAL ENGINEER
09/28/2026

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
03	3rd Submission	08/03/2026
04	4th Submission	09/28/2026

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

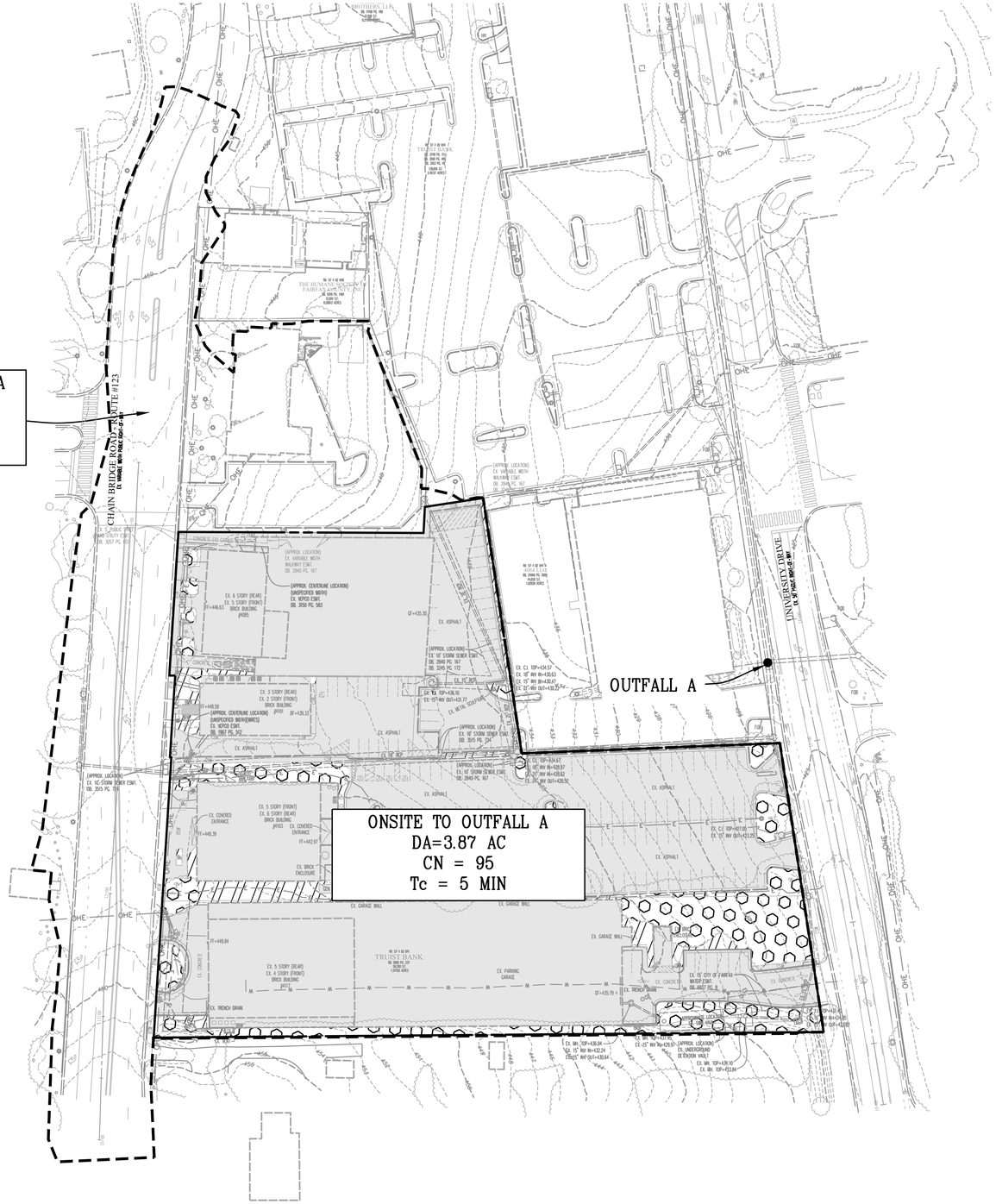
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Sheet 10 of 31 (37 TOTAL)

GALLERY AT CITY CENTER

Urban, Ltd. -- Q:\JOBS\chain bridge road -- christopher companies\Rezoning\CAD\16-BLDG & LOT COVERAGE.dwg [BLDG & LOT COVERAGE] September 28, 2026 -- 3:27pm kchow

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

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COMMONWEALTH OF VIRGINIA
DAVID T. McELHANEY
No.022048
PROFESSIONAL ENGINEER
09/28/2026

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
03	3rd Submisison	08/03/2026
04	4th Submission	09/28/2026

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] September 28, 2026 - 3:27pm kchow

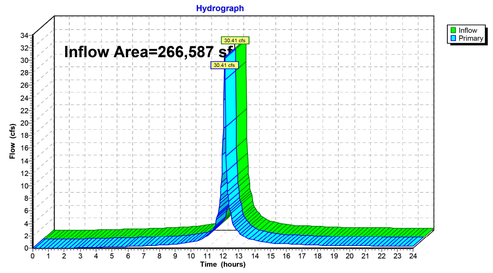
PRE DEVELOPMENT TO OUTFALL A: TOTAL 10 YEAR FLOW

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



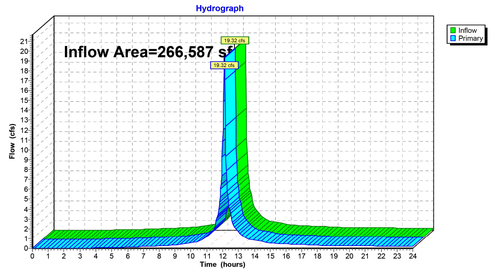
PRE DEVELOPMENT TO OUTFALL A: TOTAL 2 YEAR FLOW

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
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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

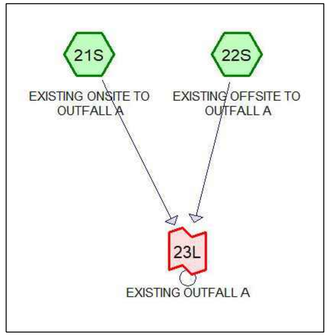
SWM *NOAA 24-hr C 1-year Rainfall=2.54"*
Prepared by Urban Engineering Printed 4/2/2026
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Summary for Subcatchment 22S: EXISTING OFFSITE TO OUTFALL A

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



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Annandale, Virginia 22003
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www.urban-ltd.com

Seal

COMMONWEALTH OF VIRGINIA
DAVID T. McELHANEY
No.022048
09/28/2026
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
03	3rd Submisison	08/03/2026
04	4th Submission	09/28/2026

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

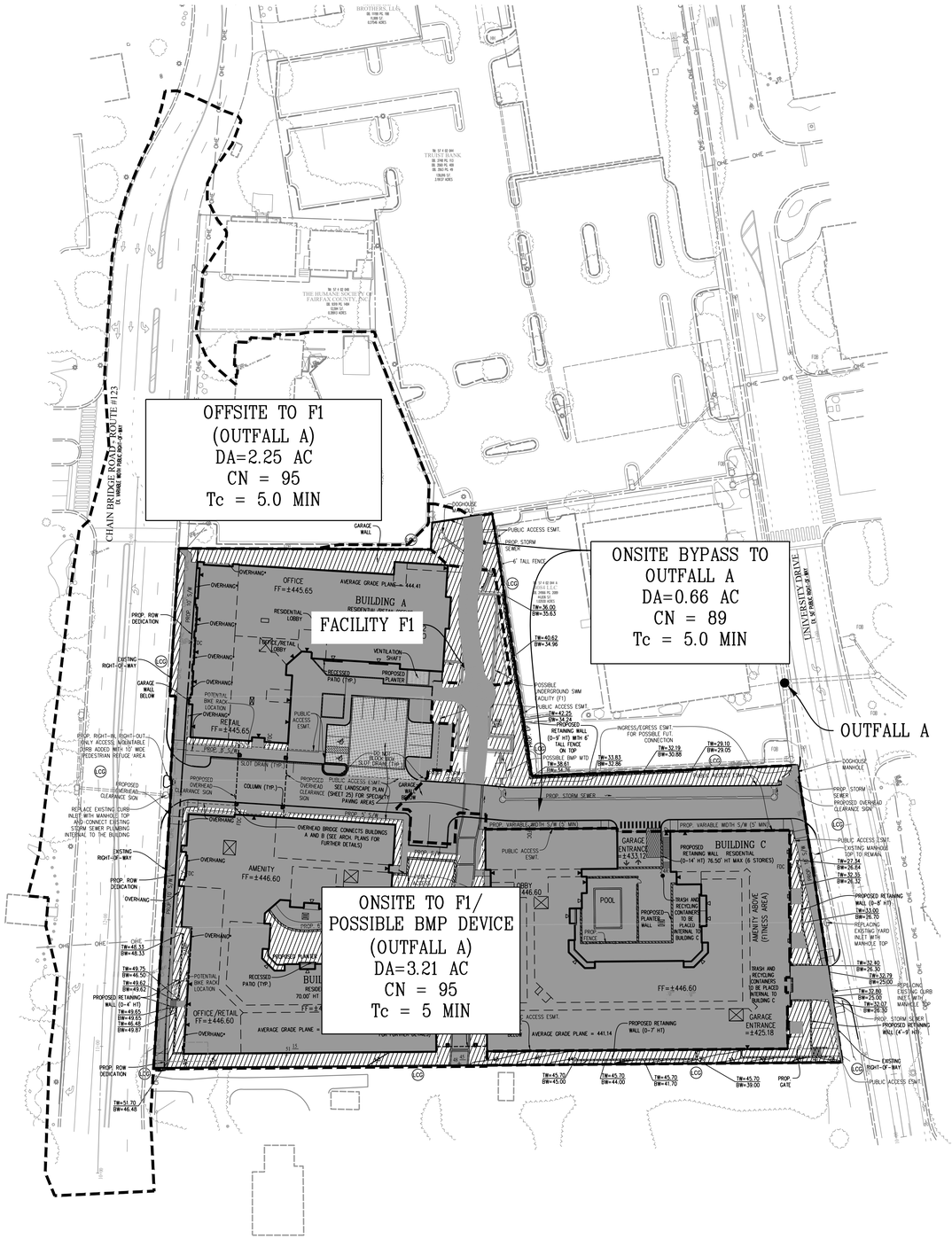
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Drawing Number
11A
Sheet 11A of 31 (37 TOTAL)

GALLERY AT CITY CENTER

Urban, Ltd. - Q:\JOBS\choin bridge road - christopher companies\Rezoning\CAD\09-SWM EXISTING.dwg [11A PRELIMINARY SWM ANALYSIS] September 28, 2026 - 3:26pm kchow

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
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www.urban-ltd.com

Seal

COMMONWEALTH OF VIRGINIA
DAVID T. McELHANEY
No.022048
09/28/2026
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
03	3rd Submisison	08/03/2026
04	4th Submission	09/28/2026

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

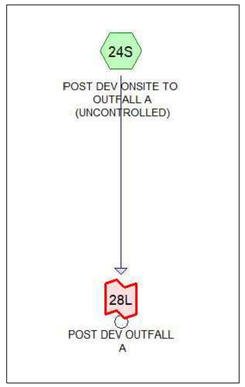
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Sheet 12 of 31 (37 TOTAL)

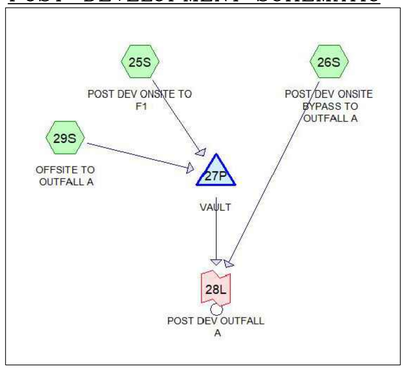
GALLERY AT CITY CENTER

Urban, Ltd. - O:\JOBS\chain bridge road - christopher companies\Rezoning\CAD\09-SWM PROPOSED.dwg [12 PRELIMINARY SWM ANALYSIS] September 28, 2026 - 3:36pm kchow

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

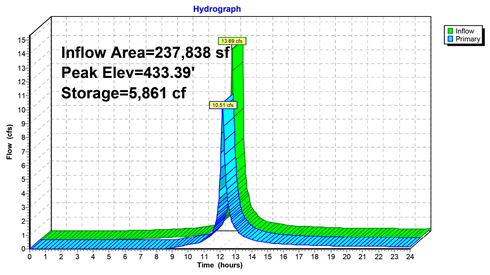
	Allowable Flow	Post-Development Peak Flow (cfs)
1-Year Storm*	14.47	11.64
2-Year Storm	19.32	13.95
10-Year Storm	30.41	22.07

*Per the Energy Balance Equation

FACILITY F1: 1 YEAR FLOW

Summary for Pond 27P: VAULT

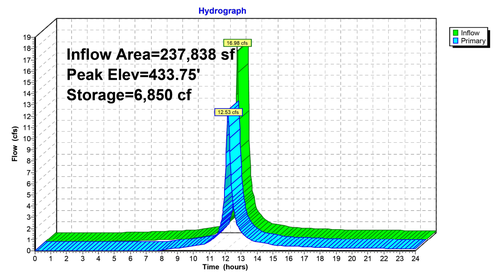
Inflow Area = 237,838 sf, 80.82% Impervious, Inflow Depth > 1.94" for 1-year event
Inflow = 13.69 cfs @ 12.12 hrs, Volume= 38,541 cf
Outflow = 10.51 cfs @ 12.17 hrs, Volume= 37,035 cf, Atten= 23%, Lag= 2.9 min
Primary = 10.51 cfs @ 12.17 hrs, Volume= 37,035 cf
Routed to Link 28L : POST DEV OUTFALL A



FACILITY F1: 2 YEAR FLOW

Summary for Pond 27P: VAULT

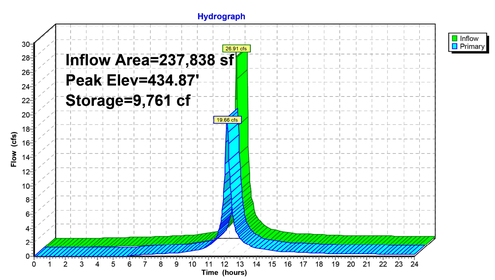
Inflow Area = 237,838 sf, 80.82% Impervious, Inflow Depth > 2.45" for 2-year event
Inflow = 16.98 cfs @ 12.12 hrs, Volume= 48,498 cf
Outflow = 12.53 cfs @ 12.17 hrs, Volume= 46,943 cf, Atten= 26%, Lag= 3.2 min
Primary = 12.53 cfs @ 12.17 hrs, Volume= 46,943 cf
Routed to Link 28L : POST DEV OUTFALL A



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
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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
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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
PROFESSIONAL ENGINEER
09/26/2026

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
03	3rd Submission	08/03/2026
04	4th Submission	09/28/2026

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] September 28, 2026 - 3:34pm kchow

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 DESIGN 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 LINER 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:
   - STONESHOOTER 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

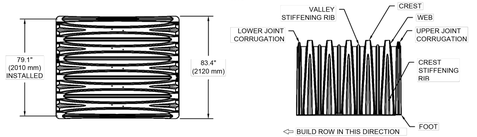
1. STORMTECH MC-7200 CHAMBERS SHALL BE INSTALLED IN ACCCRDANCE WITH THE "STORMTECH INSTALLATION GUIDE MC-7200 CHAMBER".
2. THE USE OF EQUIPMENT OVER MC-7200 CHAMBERS IS LIMITED:
   - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
   - NO RUBBER TIRED LOADER, DUMP TRUCK, OR EXCAVATORS ARE ALLOWED UNTIL PROPER 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

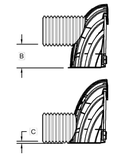
SIZE (W X H X INSTALLED LENGTH)	90.0" X 61.0" X 32.8"	(2286 mm X 1549 mm X 833 mm)
END CAP STORAGE	39.5 CUBIC FEET	(1.12 m³)
MINIMUM INSTALLED STORAGE*	115.3 CUBIC FEET	(3.26 m³)
WEIGHT (NOMINAL)	90 lbs.	(40.8 kg)

*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
MC7200EPP06T	6" (150 mm)	42.54" (1081 mm)	---
MC7200EPP06B		---	0.86" (22 mm)
MC7200EPP08T	8" (200 mm)	40.50" (1029 mm)	---
MC7200EPP08B		---	1.01" (26 mm)
MC7200EPP10T	10" (250 mm)	38.37" (975 mm)	---
MC7200EPP10B		---	1.33" (34 mm)
MC7200EPP12T	12" (300 mm)	35.69" (907 mm)	---
MC7200EPP12B		---	1.55" (39 mm)
MC7200EPP15T	15" (375 mm)	32.72" (831 mm)	---
MC7200EPP15B		---	1.70" (43 mm)
MC7200EPP18T	18" (450 mm)	29.36" (746 mm)	---
MC7200EPP18TW		---	1.97" (50 mm)
MC7200EPP18B			
MC7200EPP18BW			
MC7200EPP24T	24" (600 mm)	23.05" (585 mm)	---
MC7200EPP24TW		---	2.26" (57 mm)
MC7200EPP24B			
MC7200EPP24BW			
MC7200EPP30BW	30" (750 mm)	---	2.95" (75 mm)
MC7200EPP36BW	36" (900 mm)	---	3.25" (83 mm)
MC7200EPP42BW	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: 05/07/25 — DRAWN: SMW — DRAWING #: 734-710 — CHECKED: JLM

StormTech® Chamber System

4640 TRUEMAN BLVD HILLIARD, OH 43026

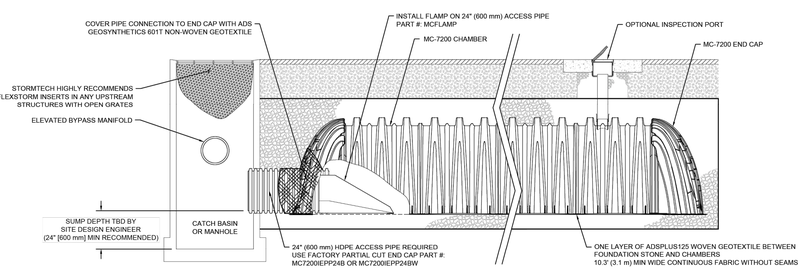
ADS

THIS DRAWING HAS BEEN PREPARED BASED ON A PRELIMINARY SITE PLAN DEVELOPED BY OTHERS AND IS INTENDED FOR USE IN THE PREPARATION OF A SITE SPECIFIC DESIGN. ADS DOES NOT ASSUME ANY RESPONSIBILITY FOR ENGINEERING DECISIONS MADE BASED ON THE CONTENTS OF THIS DRAWING. THE CONTENTS OF THIS DRAWING MAY BE SUBJECT TO REVISION PRIOR TO CONSTRUCTION. CONTACT ADS TO OBTAIN THE MOST RECENT REVISION OF THIS DRAWING PRIOR TO BIDDING AND/OR CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE SITE DESIGN ENGINEER TO ENSURE THAT THE PRODUCTS SPECIFIED AND ILLUSTRATED ON THIS DRAWING SATISFY ALL APPLICABLE LAWS, REGULATIONS AND PROJECT REQUIREMENTS.

SHEET 1 OF 1

ISOLATOR ROW PLUS MC-7200 CHAMBER

DATE: 04/30/25 — DRAWN: SMW — DRAWING #: 734-730 — CHECKED: JLM



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.

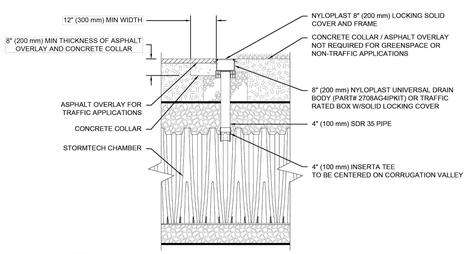
STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

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.



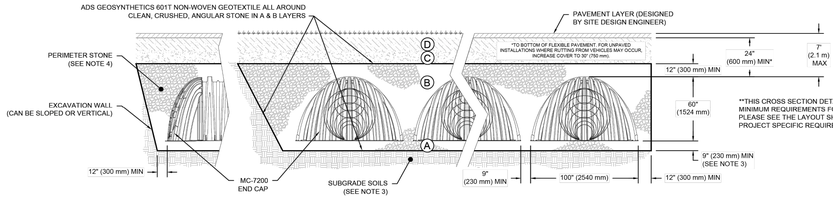
NOTE:
INSPECTION PORTS MAY BE CONNECTED THROUGH ANY CHAMBER CORRUGATION VALLEY.

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

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[3]	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[3]	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 — DRAWING #: 734-720 — CHECKED: JLM

StormTech® Chamber System

4640 TRUEMAN BLVD HILLIARD, OH 43026

ADS

THIS DRAWING HAS BEEN PREPARED BASED ON A PRELIMINARY SITE PLAN DEVELOPED BY OTHERS AND IS INTENDED FOR USE IN THE PREPARATION OF A SITE SPECIFIC DESIGN. ADS DOES NOT ASSUME ANY RESPONSIBILITY FOR ENGINEERING DECISIONS MADE BASED ON THE CONTENTS OF THIS DRAWING. THE CONTENTS OF THIS DRAWING MAY BE SUBJECT TO REVISION PRIOR TO CONSTRUCTION. CONTACT ADS TO OBTAIN THE MOST RECENT REVISION OF THIS DRAWING PRIOR TO BIDDING AND/OR CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE SITE DESIGN ENGINEER TO ENSURE THAT THE PRODUCTS SPECIFIED AND ILLUSTRATED ON THIS DRAWING SATISFY ALL APPLICABLE LAWS, 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
09/28/2026
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
03	3rd Submission	08/03/2026
04	4th Submission	09/28/2026

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 DETAILS

Scale: 1"=50'

Drawing Number

13

Sheet 13 of 31 (37 TOTAL)

GALLERY AT CITY CENTER

Urban, Ltd. – Q:\JOBS\choin bridge road – christopher companies\Rezoning\CAD\09-SWM PROPOSED.dwg [16C PRELIMINARY SWM DETAILS] September 28, 2026 – 3:33pm kchow

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: 12/2/2025
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*

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

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

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

LAND COVER SUMMARY -- POST DEVELOPMENT

Land Cover Summary-Post (Final)

Post ReDev. & New Impervious	
Forest Cover (acres)	0.00
Weighted Rv(forest)	0.00
Wgt. Ld. Rate(forest)	0.00
% Forest	0%
Mixed Open Cover (acres)	0.00
Weighted Rv(mixed)	0.00
Wgt. Ld. Rate(mixed)	0.00
% Mixed Open	0%
Managed Turf Cover (acres)	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**

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**

Land Cover Summary-Post

Post-Development New Impervious	
New Impervious Cover (acres)	0.00
Rv(impervious)	--

Treatment Volume and Nutrient Load

Final Post-Development Treatment Volume (acre-ft)	0.2597		**Post-Development Treatment Volume (acre-ft)**	0.2597	**Post-Development Treatment Volume (acre-ft)**	--
Final Post-Development Treatment Volume (cubic feet)	11,313		**Post-Development Treatment Volume (cubic feet)**	11,313	**Post-Development Treatment Volume (cubic feet)**	--
Final Post-Development TP Load (lb/yr)	**3.31**		**Post-Development Load (TP) (lb/yr)***	**3.31**	**Post-Development TP Load (lb/yr)**	**--**
Final Post-Development TP Load per acre (lb/acre/yr)	0.86		**Post-Development 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**	**TP Load Reduction Required for New Impervious Area (lb/yr)**	**0**

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
03/26/2026
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
03	3rd Submission	08/03/2026
04	4th Submission	09/28/2026

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

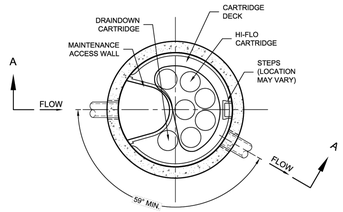
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Drawing Number
14
Sheet 14 of 31 (37 TOTAL)

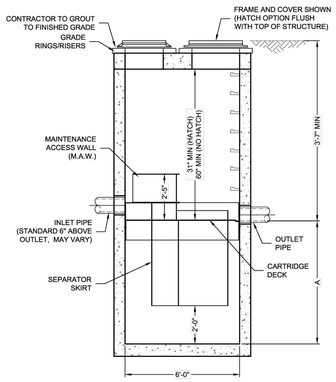
GALLERY AT CITY CENTER

Urban, Ltd. - Q:\JOBS\chain bridge road - christopher companies\Rezoning\CAD\09-BMP.dwg [01 BMP] September 28, 2026 - 3:35pm kchow

POSSIBLE JELLY FISH FILTER STANDARD DETAIL (OR APPROVED EQUAL)



PLAN VIEW



SECTION A-A

Jellyfish® Filter

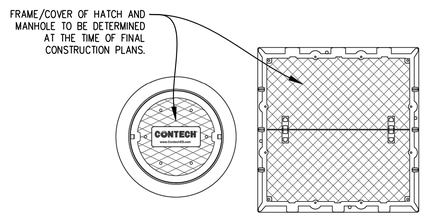
THIS PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING: U.S. PATENT NO. 8,287,726, 8,221,618 & US 8,123,935; OTHER INTERNATIONAL PATENTS PENDING

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'-5"	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 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\45 STANDARD DRAWINGS\SDF45-REDWG\SDF45-FILL.DWG 6/26/2015 4:08 PM

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7712 Little River Turnpike
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www.urban-ltd.com

Seal

COMMONWEALTH OF VIRGINIA
DAVID T. McELHANEY
No.022048
09/28/2026
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
03	3rd Submisison	08/03/2026
04	4th Submission	09/28/2026

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

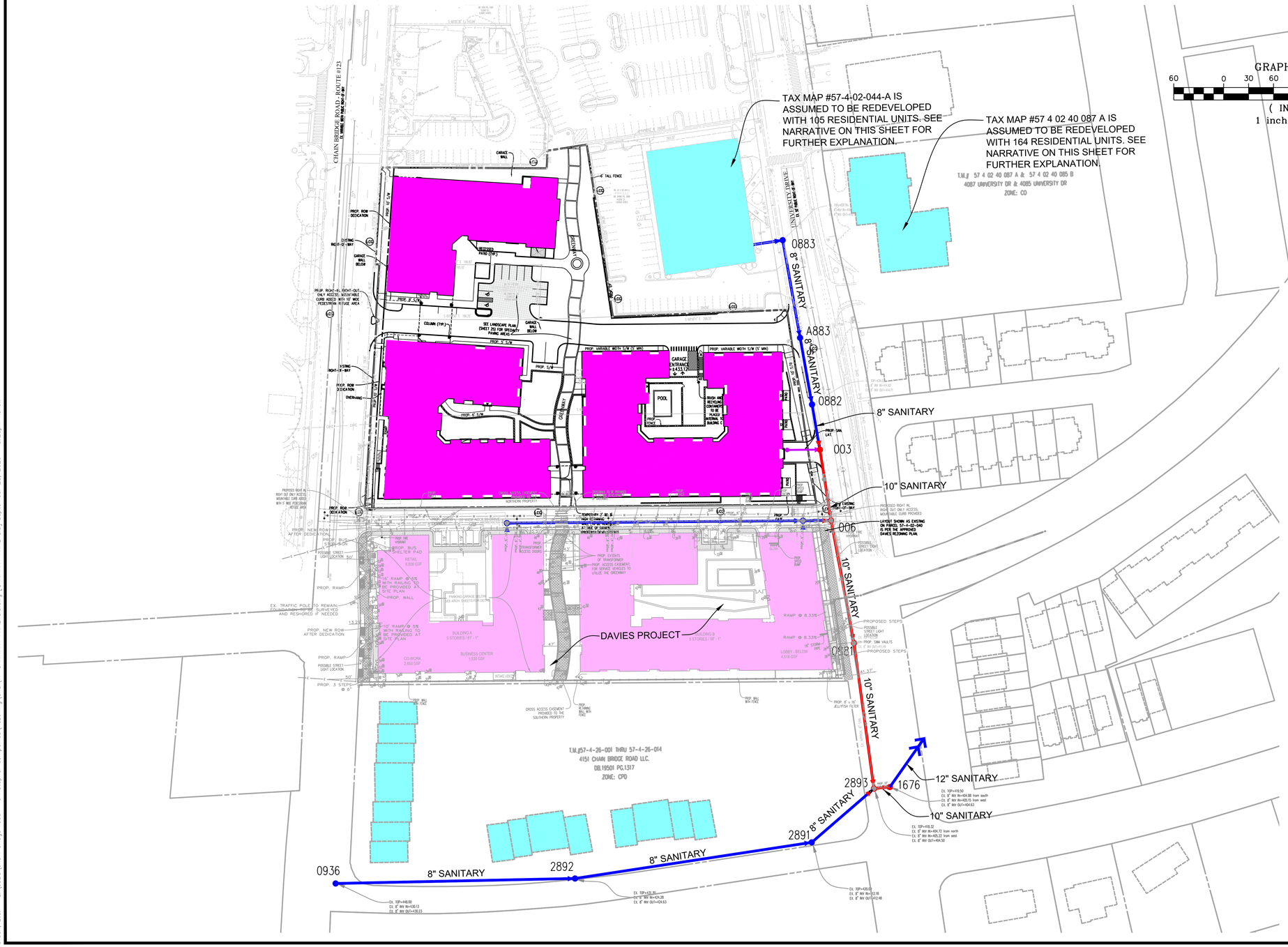
Urban, Ltd. - G:\JOBS\chain bridge road - christopher companies\Rezoning\CAD\09-BMP.dwg [02 BMP DETAILS] September 28, 2026 - 3:22pm kchow

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	0.075	6.05	0.456	416.57	415.53	117.85	0.88	8	0.013	0.734	62.1%	2.10	3.43	3.25
SSMHA883	SSMH0882	0.075	6.05	0.456	415.53	414.82	80.00	0.89	8	0.013	0.736	61.9%	2.10	3.43	3.26
SSMH0882	SSMH003	0.075	6.05	0.456	414.71	414.13	55.00	1.05	8	0.013	0.802	56.8%	2.23	3.67	3.56
SSMH003	SSMH006	0.191	5.54	1.056	413.96	413.21	86.31	0.87	10	0.013	1.320	80.0%	2.66	4.16	3.74
SSMH006	SSMH0881	0.191	5.54	1.056	413.11	411.60	149.98	1.01	10	0.013	1.421	74.3%	2.81	4.42	4.03
SSMH0881	SSMH2893	0.268	5.33	1.429	411.49	405.47	175.25	3.44	10	0.013	2.625	54.4%	4.79	7.60	7.45
SSMH2893	SSMH1676	0.337	5.18	1.745	405.25	404.85	19.18	2.09	10	0.013	2.045	85.3%	4.29	6.52	5.80
SSMH1676	SSMH1667	0.396	5.06	2.003	404.40	402.67	126.67	1.37	12	0.013	2.691	74.4%	3.79	5.81	5.30

NOTE:

THIS SANITARY ANALYSIS ASSUMES DAVIES PROPERTY HAS REDEVELOPED AND UPGRADED SOME SANITARY SEWER AS SHOWN THEIR PROPOSED REZONING.



SANITARY CAPACITY STUDY NARRATIVE:

THE PROPOSED DEVELOPMENT OF 394 RESIDENTIAL UNITS AND A MIX OF OFFICE AND RETAIL USES GENERATES AN AVERAGE FLOW OF 115,419 GPD. BUILDINGS A,B, AND C WILL BE PIPED INTO A NEW 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. PER CITY STAFF REQUEST, THIS CAPACITY CALCULATION CONSERVATIVELY TAKES INTO ACCOUNT THE POSSIBLE FUTURE DEVELOPMENT OF TAX MAP NUMBERS 57-4-02-044-A AND 57 4 02 40 087 A (PROPERTIES TO THE NORTH) FROM AN EXISTING COMMERCIAL BUILDING TO A RESIDENTIAL USE FOR BOTH. TO ANTICIPATE THE FUTURE DEVELOPMENT OF THIS PARCEL, A DENSITY SIMILAR TO THAT OF THIS PROPOSED APPLICATION HAS BEEN ASSUMED. THIS RESULTS IN A DENSITY OF 105 AND 164 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 PROPOSED 10 INCH SEWER FROM MANHOLE 2893 TO 1676 IS ONLY AT 85.3% 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

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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
03/28/2026

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
03	3rd Submission	08/03/2026
04	4th Submission	09/28/2026

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] September 28, 2026 – 3:25pm kchow

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	AVG. FLOW VELOCITY (FPS)	PEAK FLOW VELOCITY (FPS)	FULL FLOW VELOCITY (FPS)
												(< 100%)	(< 15 FPS)	(> 1.3 FPS)	(> 2.25 FPS)
SSMH0883	SSMH0882	0.075	6.05	0.456	416.57	414.82	197.75	0.88	8	0.013	0.735	62.0%	2.10	3.43	3.26
SSMH0882	SSMH0881	0.191	5.54	1.056	414.71	411.60	288.79	1.08	10	0.013	1.470	71.9%	2.88	4.54	4.17
SSMH0881	SSMH2893	0.191	5.54	1.056	411.49	405.47	175.25	3.44	10	0.013	2.625	40.2%	4.33	7.04	7.45
SSMH2893	SSMH1676	0.260	5.35	1.391	405.25	404.85	19.18	2.09	10	0.013	2.045	68.0%	3.98	6.24	5.80
SSMH1676	SSMH1667	0.319	5.21	1.662	404.40	402.67	126.67	1.37	12	0.013	2.691	61.8%	3.56	5.58	5.30
SSMH1667	SSMH2710	0.320	5.21	1.668	402.62	401.56	94.55	1.12	12	0.013	2.438	68.4%	3.32	5.17	4.80
SSMH2710	SSMH2709	0.321	5.21	1.673	401.51	400.15	137.11	0.99	12	0.013	2.293	73.0%	3.19	4.93	4.52

NOTE:
THIS SANITARY ANALYSIS ASSUMES THE DAVIES PROPERTY HAS NOT REDEVELOPED



SANITARY CAPACITY STUDY NARRATIVE:

THE PROPOSED DEVELOPMENT OF 394 RESIDENTIAL UNITS AND A MIX OF OFFICE AND RETAIL USES GENERATES AN AVERAGE FLOW OF 115,419 GPD. BUILDINGS A,B, AND C WILL BE PIPED INTO A NEW MANHOLE (003). THE EXISTING SANITARY SEWER WITHIN UNIVERSITY DRIVE DOWNSTREAM OF MANHOLE 003 REFLECTS REQUIRED UPGRADES THAT WOULD BE NEEDED TO SUPPORT THE SITE AND UPSTREAM PROPERTIES.

AS DEMONSTRATED ON THIS SHEET, THE SEWER SYSTEM WITHIN UNIVERSITY DRIVE HAS ADEQUATE CAPACITY AFTER THE PROPOSED UP SIZING OF THREE PIPES. PER CITY STAFF REQUEST, THIS CAPACITY CALCULATION CONSERVATIVELY TAKES INTO ACCOUNT THE POSSIBLE FUTURE DEVELOPMENT OF TAX MAP NUMBERS 57-4-02-044-A AND 57 4 02 40 087 A (PROPERTIES TO THE NORTH) FROM AN EXISTING COMMERCIAL BUILDING TO A RESIDENTIAL USE FOR BOTH. TO ANTICIPATE THE FUTURE DEVELOPMENT OF THIS PARCEL, A DENSITY SIMILAR TO THAT OF THIS PROPOSED APPLICATION HAS BEEN ASSUMED. THIS RESULTS IN A DENSITY OF 105 AND 164 UNITS RESPECTIVELY. THERE IS NO OTHER FUTURE DEVELOPMENT THAT WOULD LOGICALLY TIE INTO THIS EXISTING SEWER TO THE NORTH WITHIN UNIVERSITY DRIVE.

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
- PROPOSED UPSIZING OF SANITARY
- PROPOSED ONSITE SANITARY SEWER NETWORK

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7712 Little River Turnpike
Annandale, Virginia 22003
TEL 703.642.8080 FAX 703.642.8251
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COMMONWEALTH OF VIRGINIA
DAVID T. McELHANEY
No.022048
09/28/2026
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
03	3rd Submisison	08/03/2026
04	4th Submission	09/28/2026

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
SANITARY ANALYSIS

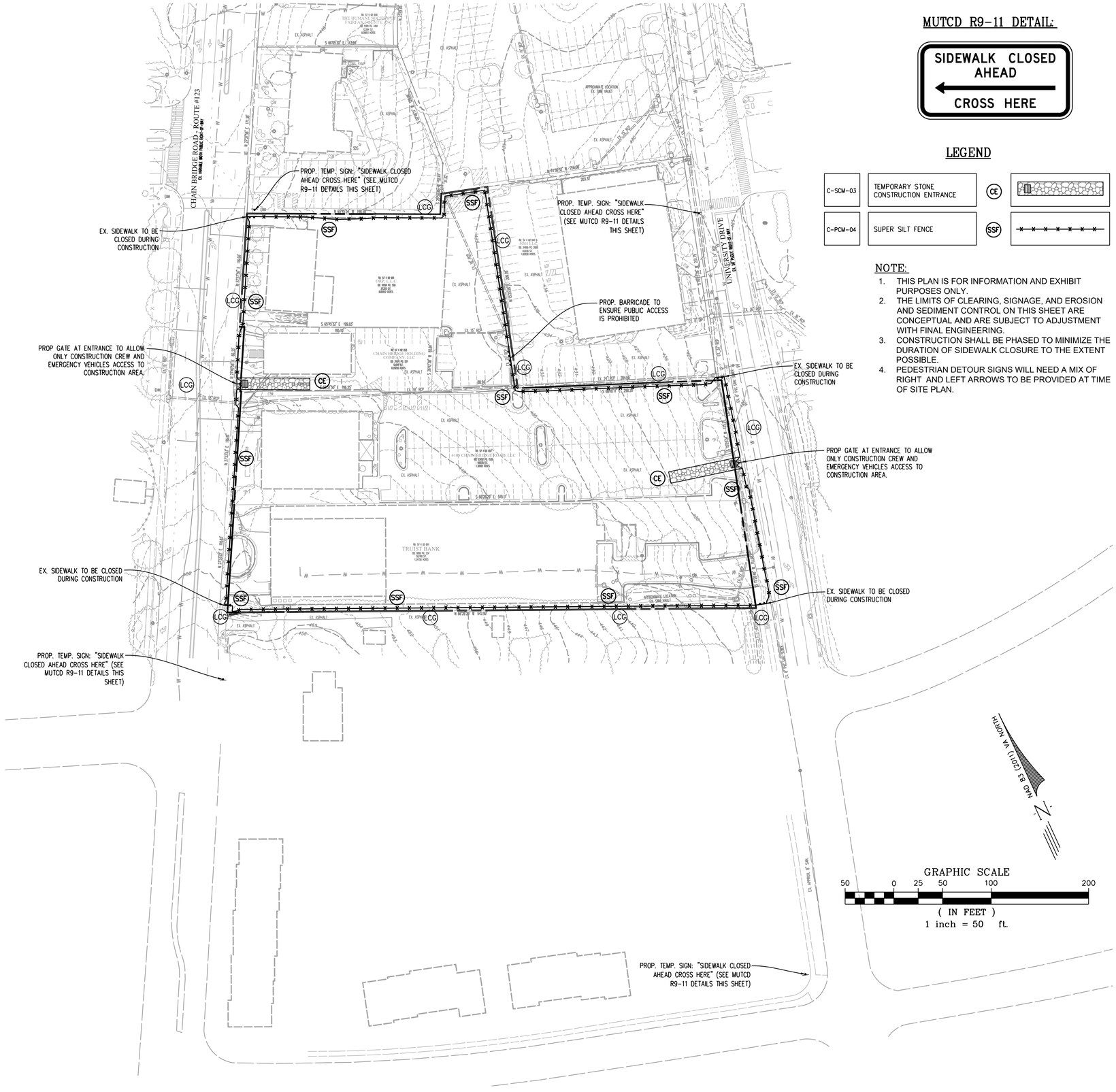
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Drawing Number
16A

Sheet 16A of 31 (37 TOTAL)

GALLERY AT CITY CENTER

Urban, Ltd. - Q:\JOBS\chain bridge road - christopher companies\Rezoning\CAD\17A-EX SANITARY ANALYSIS.dwg [16A SANITARY ANALYSIS] September 28, 2026 - 3:30pm kchow



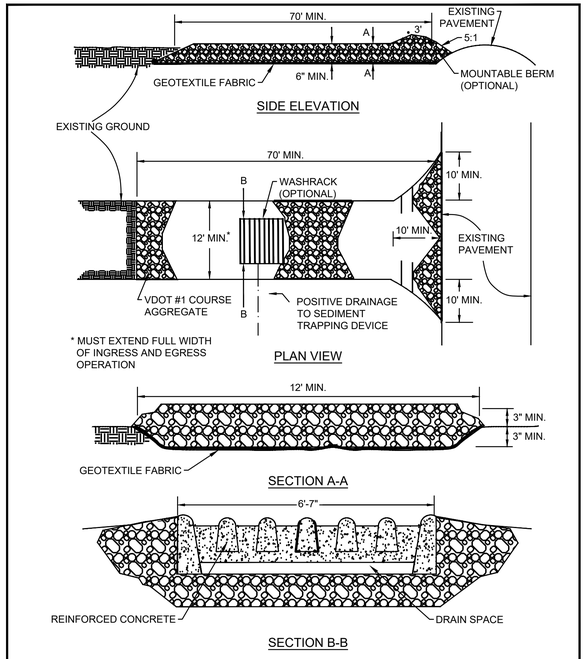
MUTCD R9-11 DETAIL:

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.
3. CONSTRUCTION SHALL BE PHASED TO MINIMIZE THE DURATION OF SIDEWALK CLOSURE TO THE EXTENT POSSIBLE.
4. PEDESTRIAN DETOUR SIGNS WILL NEED A MIX OF RIGHT AND LEFT ARROWS TO BE PROVIDED AT TIME OF SITE PLAN.

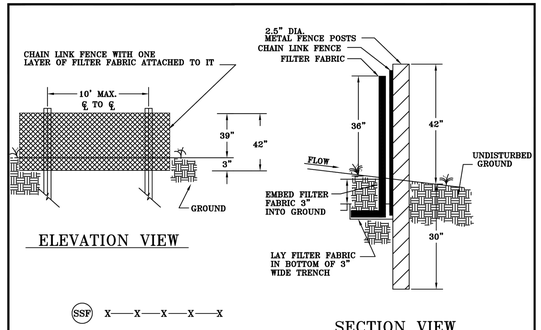


DEQ VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY

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	

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TEL 703.642.8080 FAX 703.642.8251
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COMMONWEALTH OF VIRGINIA
DAVID T. McELHANEY
No.022048
PROFESSIONAL ENGINEER
09/28/2026

Client

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

Revision / Issue

No.	Description	Date
01	1st Submission	12/05/2025
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03	3rd Submision	08/03/2026
04	4th Submission	09/28/2026

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'

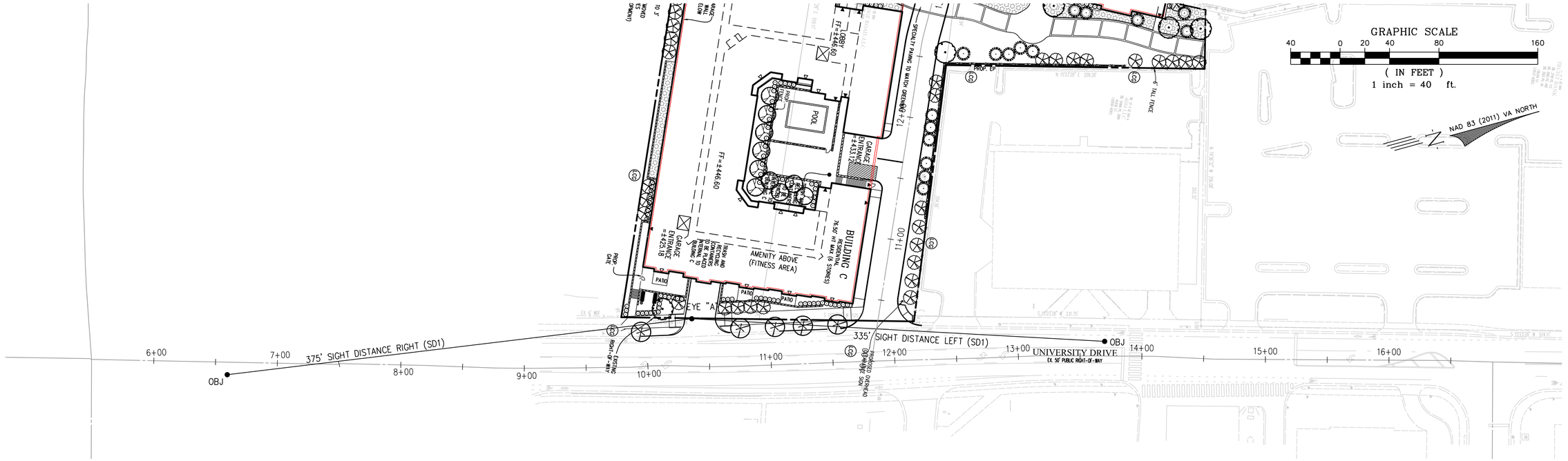
Drawing Number

16B

Sheet 16B of 31 (37 TOTAL)

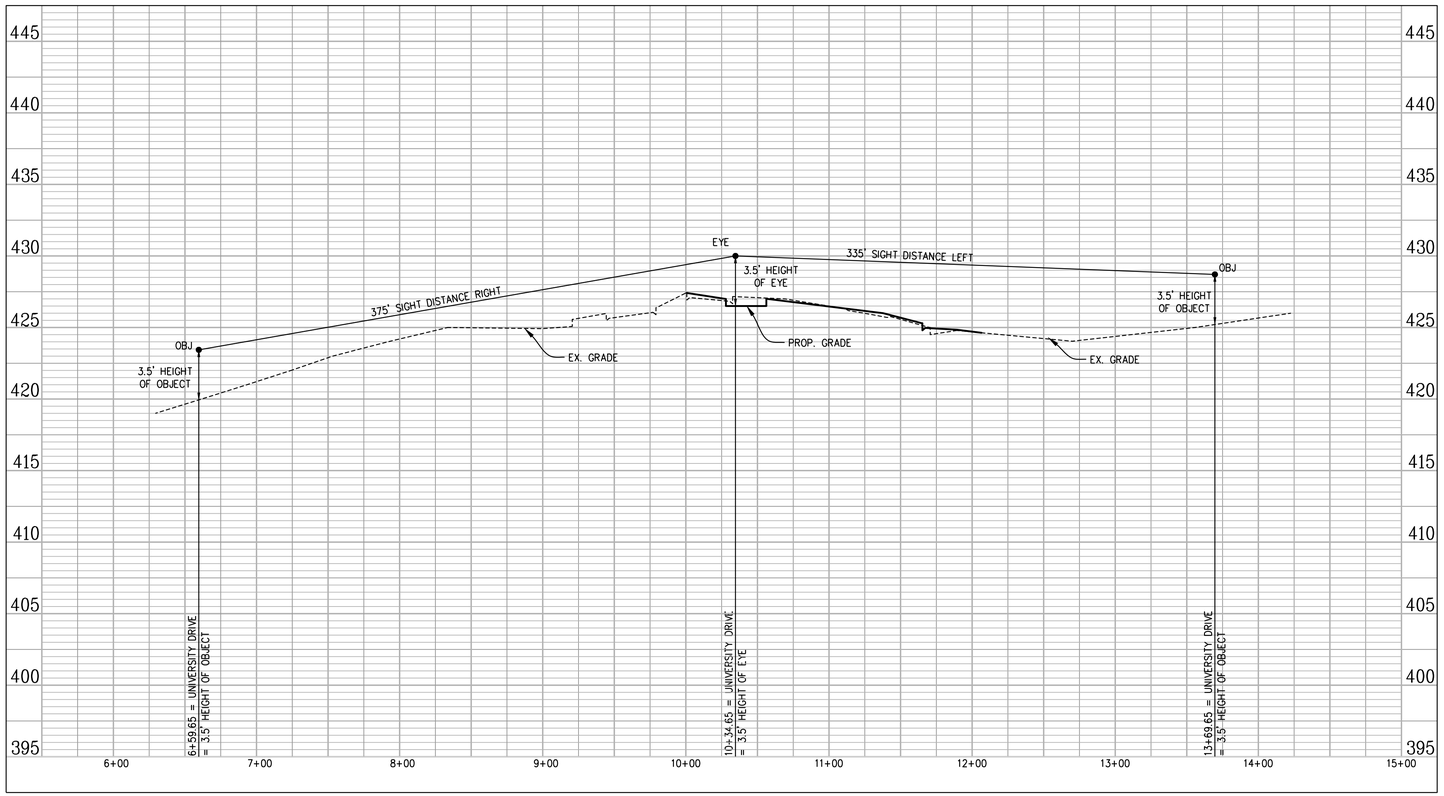
GALLERY AT CITY CENTER

Urban, Ltd. -- Q:\JOBS\chain bridge road -- christopher companies\Rezoning\CAD\25-CONSTRUCTION MANAGEMENT PLAN\chain bridge road [16B CONSTRUCTION MANAGEMENT PLAN] September 28, 2026 - 3:29pm kchow



SIGHT DISTANCE PROFILE
GARAGE ENTRANCE ON UNIVERSITY DRIVE (SD1)

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



NOTE: TREES AND LANDSCAPING WITHIN THE SIGHT DISTANCE TRIANGLE WILL BE PRUNED AND LIMBED UP TO 7' TO MAINTAIN ADEQUATE SIGHT DISTANCE.

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10461 WHITE GRANITE DRIVE SUITE 250
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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)

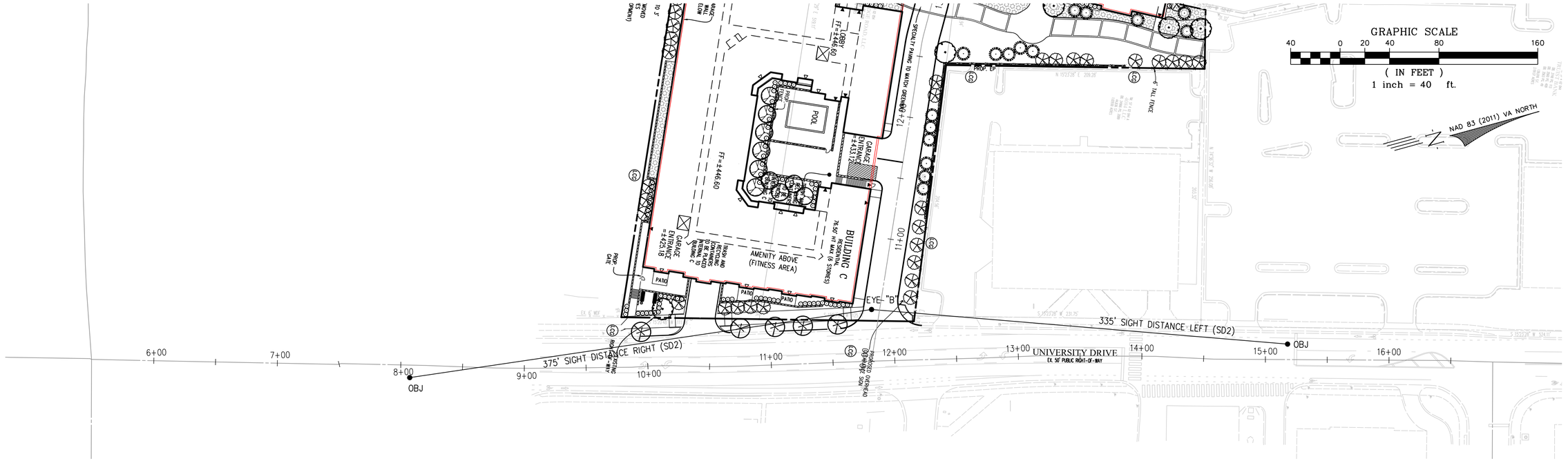
Drawing Number

17

Sheet 17 of 31 (37 TOTAL)

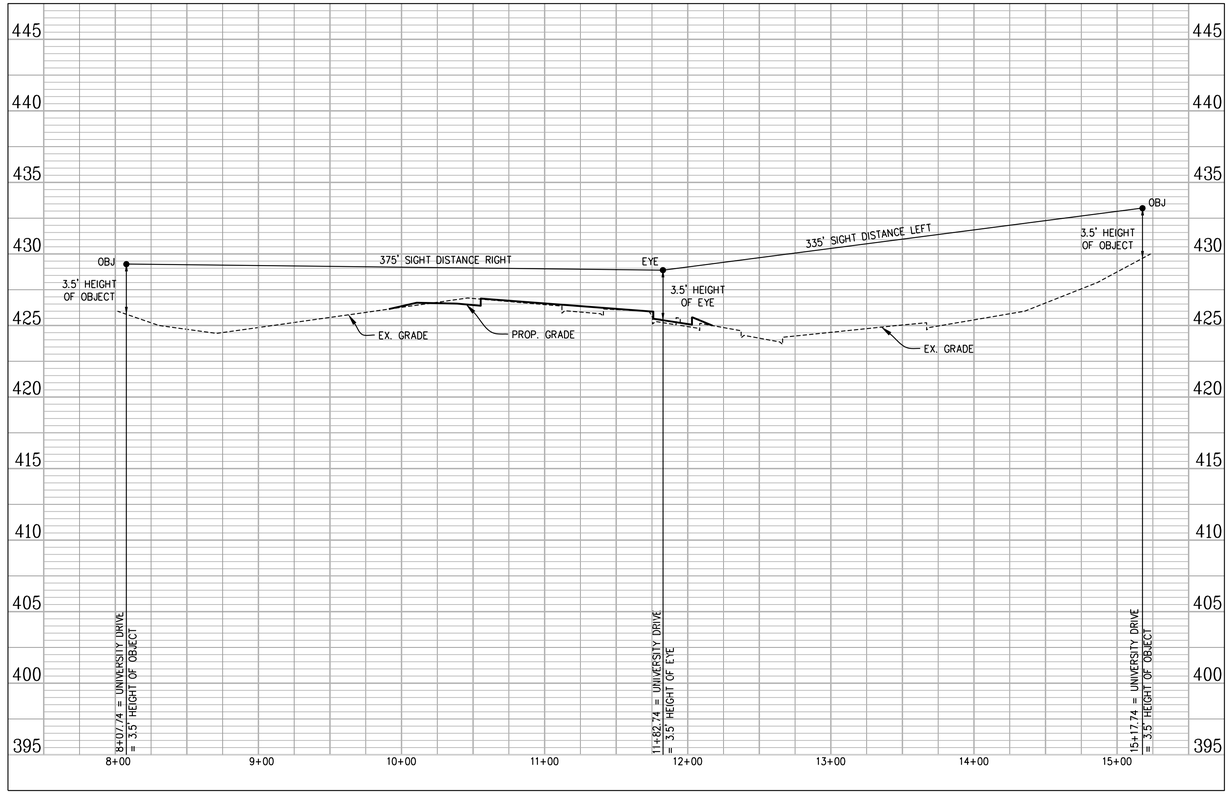
GALLERY AT CITY CENTER

Urban, Ltd. – Q:\JOBS\chain bridge road – christopher companies\Rezoning\CAD\18-SIGHT DISTANCE PROFILES.dwg [SIGHT DISTANCE PROFILES] September 28, 2026 – 3:22pm kchow



SIGHT DISTANCE PROFILE
MAIN ENTRANCE ON UNIVERSITY DRIVE (SD2)

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



NOTE: TREES AND LANDSCAPING WITHIN THE SIGHT DISTANCE TRIANGLE WILL BE PRUNED AND LIMBED UP TO 7' TO MAINTAIN ADEQUATE SIGHT DISTANCE.

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09/28/2026

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

Revision / Issue

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01	1st Submission	12/05/2025
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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)

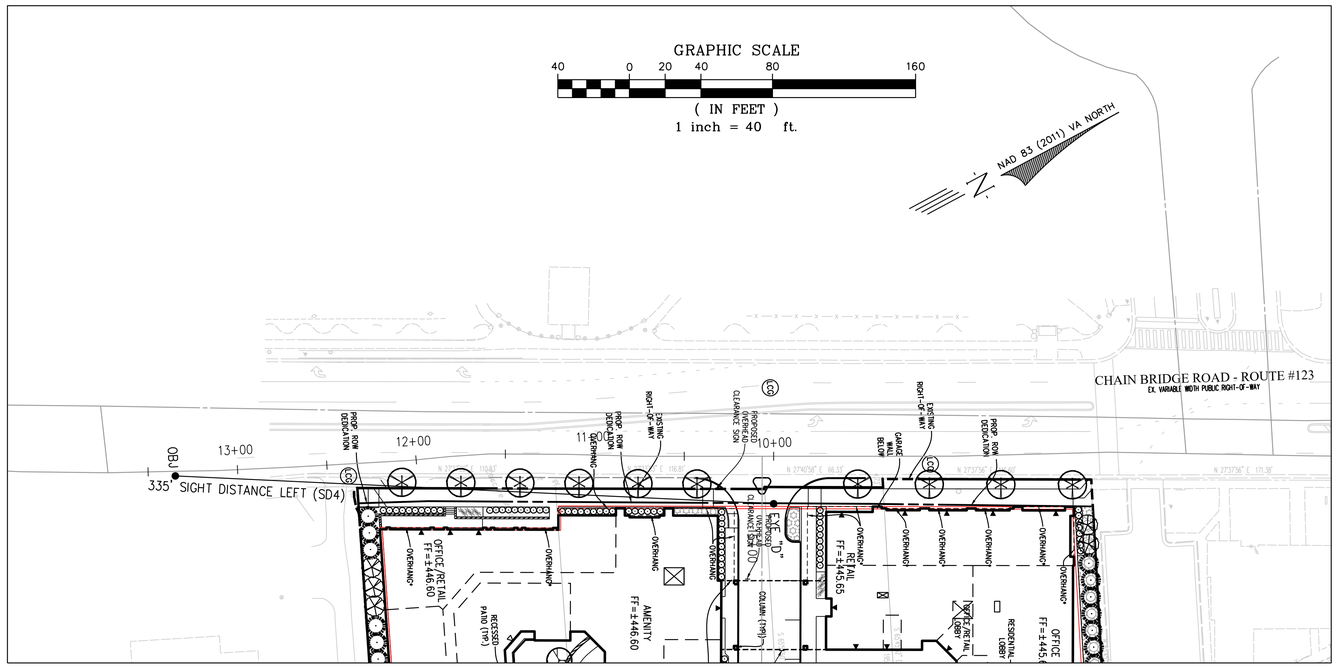
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18

Sheet 18 of 31 (37 TOTAL)

GALLERY AT CITY CENTER

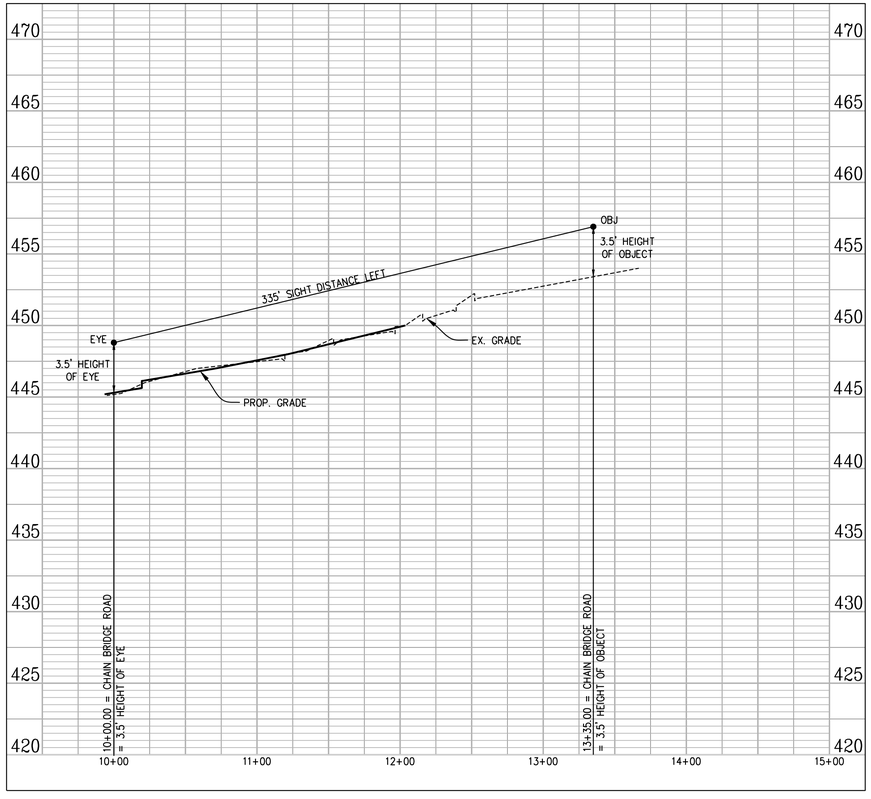
Urban, Ltd. – Q:\JOBS\chain bridge road – christopher companies\Rezoning\CAD\18-SIGHT DISTANCE PROFILES.dwg [SIGHT DISTANCE PROFILES (2)] September 28, 2026 – 3:32pm kchow

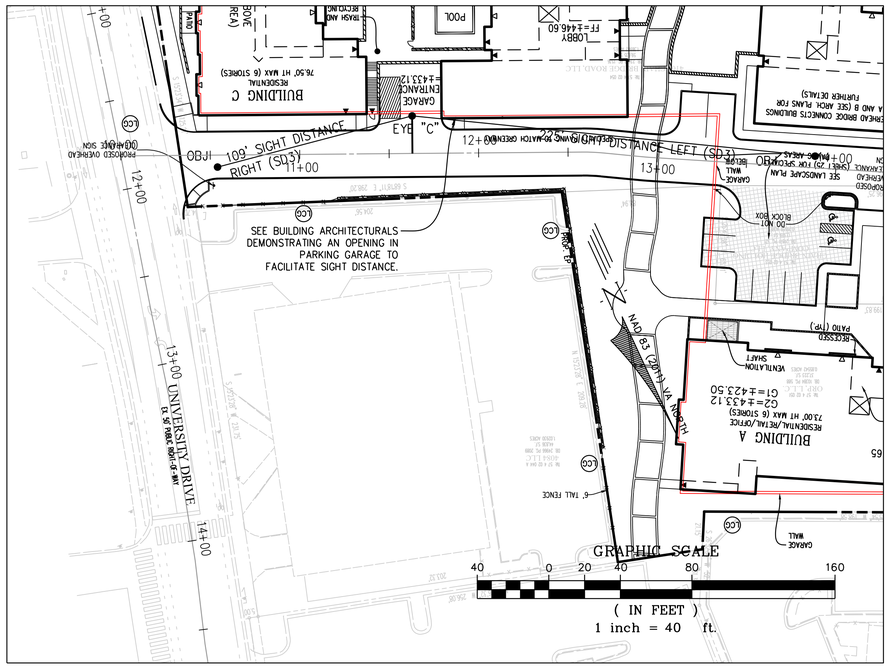


NOTE: TREES AND LANDSCAPING WITHIN THE SIGHT DISTANCE TRIANGLE WILL BE PRUNED AND LIMBED UP TO 4' TO MAINTAIN ADEQUATE SIGHT DISTANCE.

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

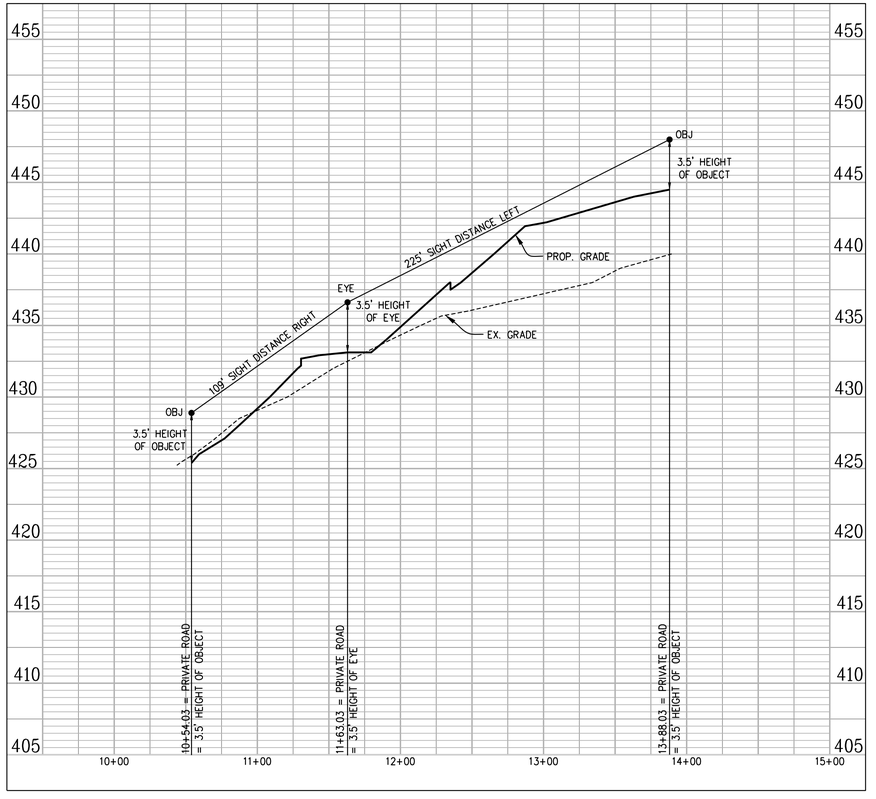
EYE "D"
POSTED SPEED = 25 MPH
DESIGN SPEED = 30 MPH





SIGHT DISTANCE PROFILE
GARAGE ENTRANCE ON PRIVATE ROAD (SD3)

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



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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
03	3rd Submisison	08/03/2026
04	4th Submission	09/28/2026

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

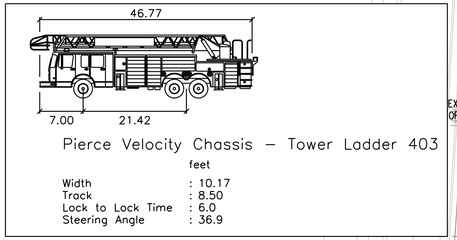
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Sheet 19 of 31 (37 TOTAL)

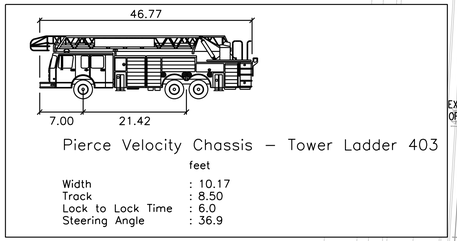
GALLERY AT CITY CENTER

Urban, Ltd. – Q:\JOBS\chain bridge road – christopher companies\Rezoning\CAD\18-SIGHT DISTANCE PROFILES.dwg [SIGHT DISTANCE PROFILES (G)] September 28, 2026 – 3:27pm kchow

VEHICLE SHOWN:



VEHICLE SHOWN:



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Seal

COMMONWEALTH OF VIRGINIA
DAVID T. McELHANEY
No.022048
PROFESSIONAL ENGINEER
03/26/2026

Client

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

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Issue

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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

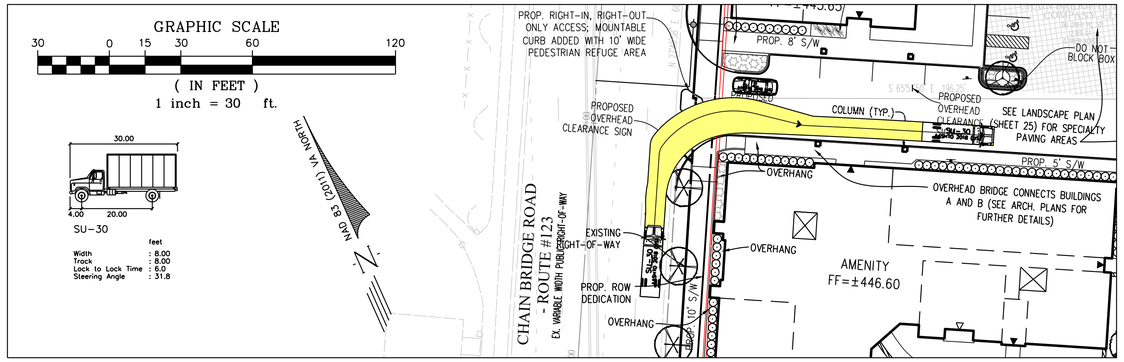
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Sheet 20 of 31 (37 TOTAL)

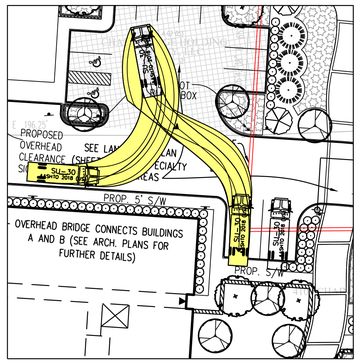
GALLERY AT CITY CENTER

Urban, Ltd. -- Q:\JOBS\chain bridge road -- christopher companies\Rezoning\CAD\19-AUTOTURN SU-40.dwg [20 FIRETRUCK AUTOTURN ANALYSIS] September 28, 2026 -- 3:21pm kchow

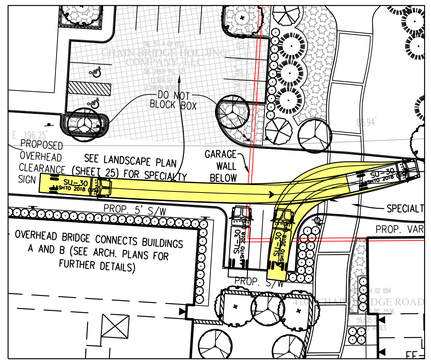
BOX TRUCK ENTERING VIA CHAIN BRIDGE ROAD



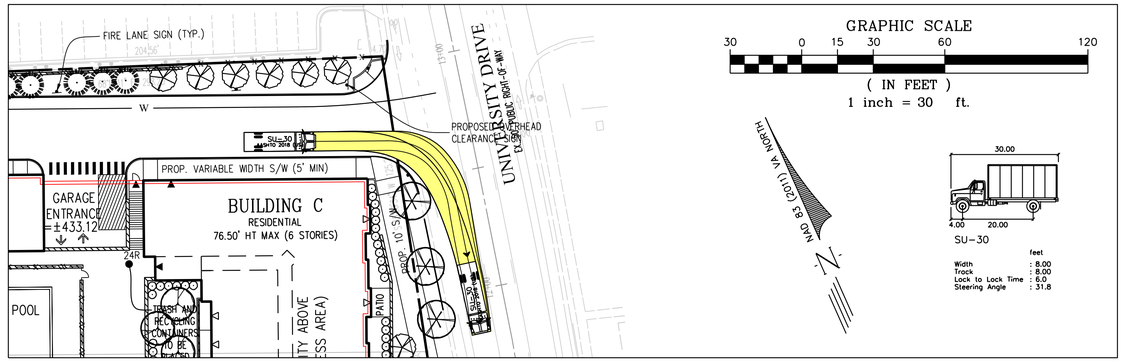
ENTERING PARKING SPACE #1



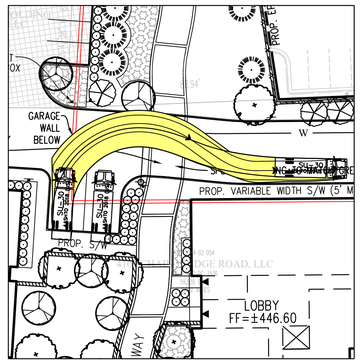
ENTERING PARKING SPACE #2



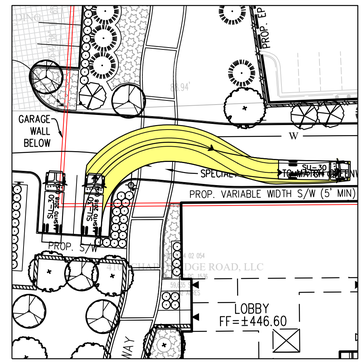
BOX TRUCK EXITING VIA UNIVERSITY DRIVE



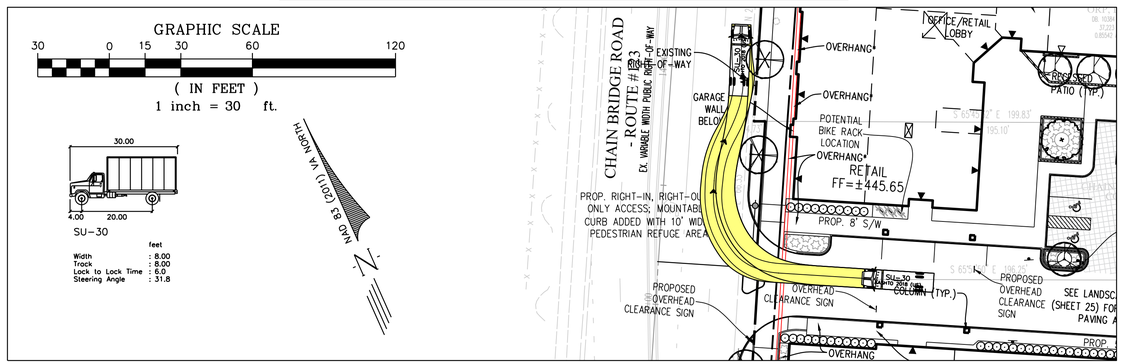
EXITING PARKING SPACE #1



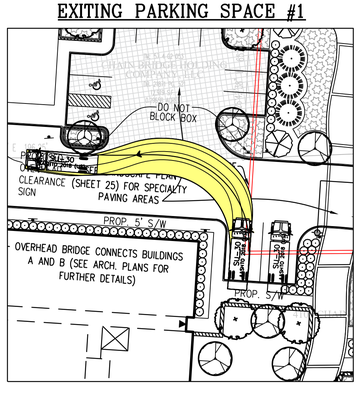
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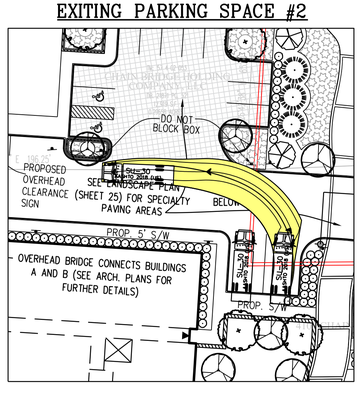
BOX TRUCK EXITING VIA CHAIN BRIDGE ROAD



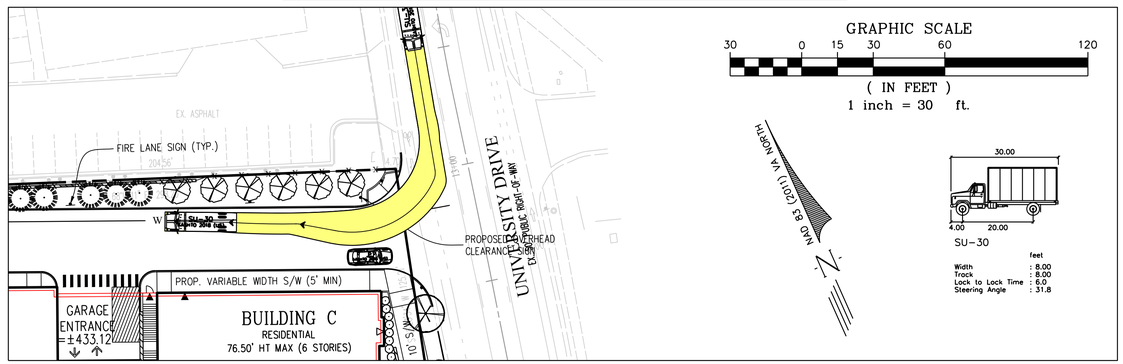
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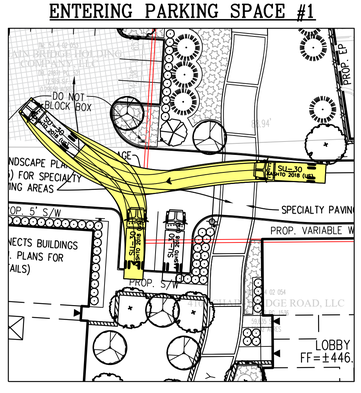
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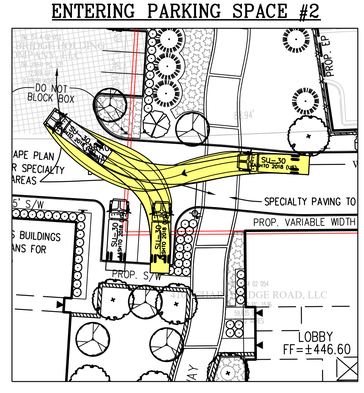
BOX TRUCK ENTERING VIA UNIVERSITY DRIVE



ENTERING PARKING SPACE #1



ENTERING PARKING SPACE #2



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7712 Little River Turnpike
Annandale, Virginia 22003
TEL 703.642.8080 FAX 703.642.8251
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Seal

COMMONWEALTH OF VIRGINIA
DAVID T. McELHANEY
No.022048
09/28/2026
PROFESSIONAL ENGINEER

Client

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Revision / Issue

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03	3rd Submission	08/03/2026
04	4th Submission	09/28/2026

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'

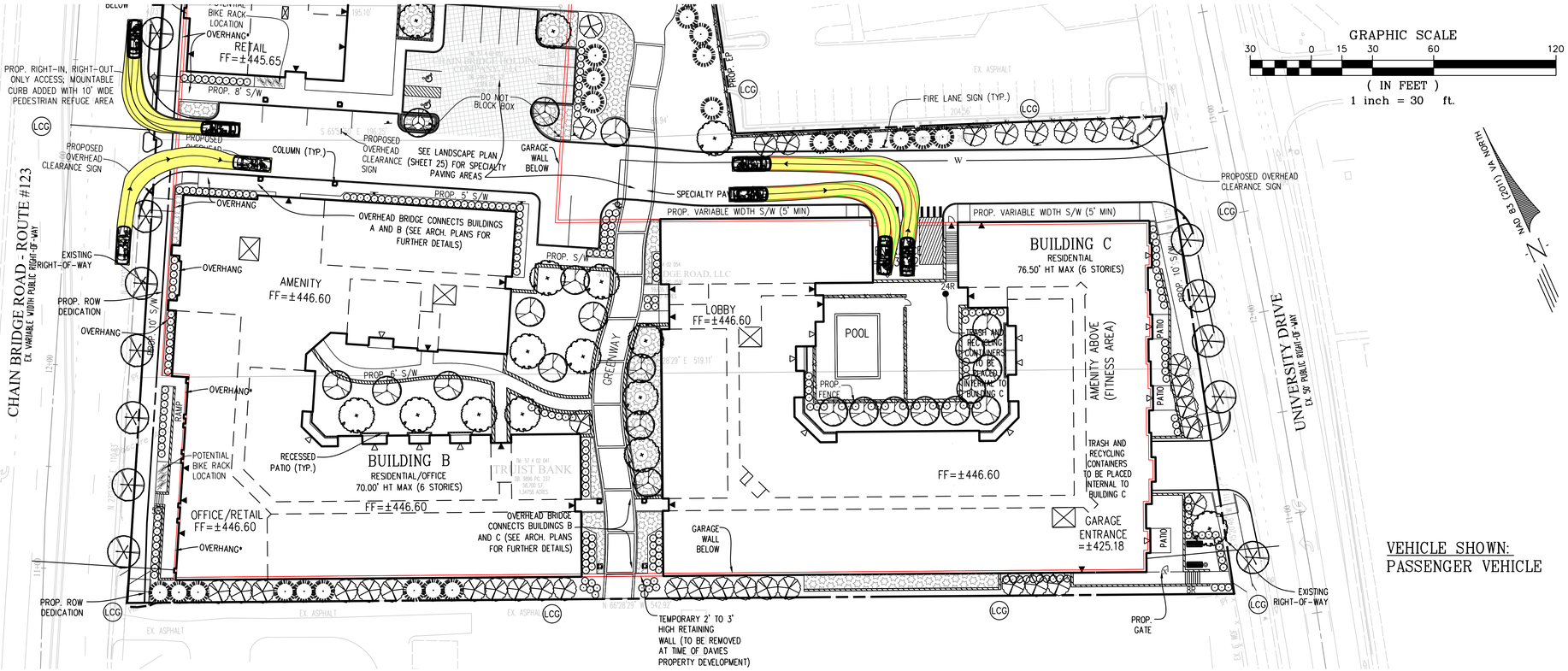
Drawing Number

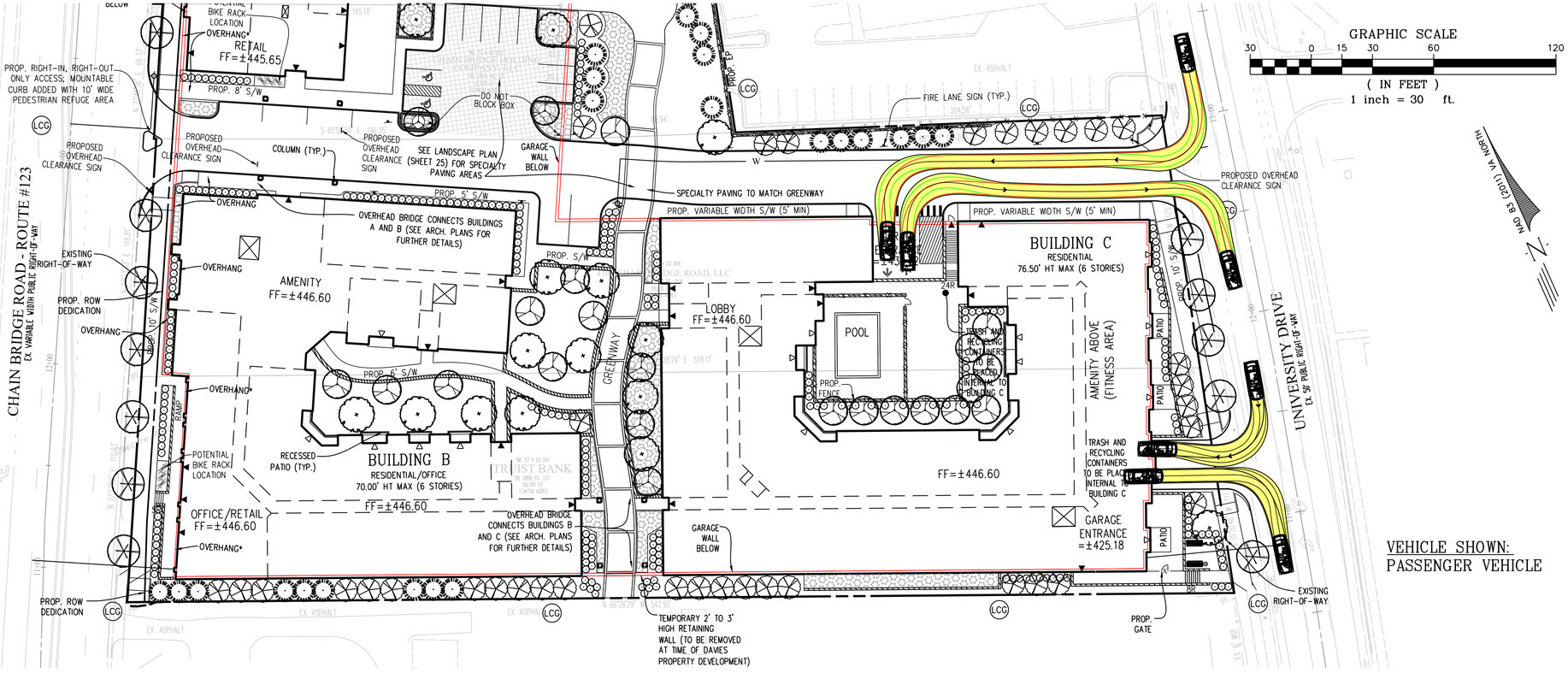
21

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] September 28, 2026 – 3:33pm kchow





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Annandale, Virginia 22003
TEL 703.642.8080 FAX 703.642.8251
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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

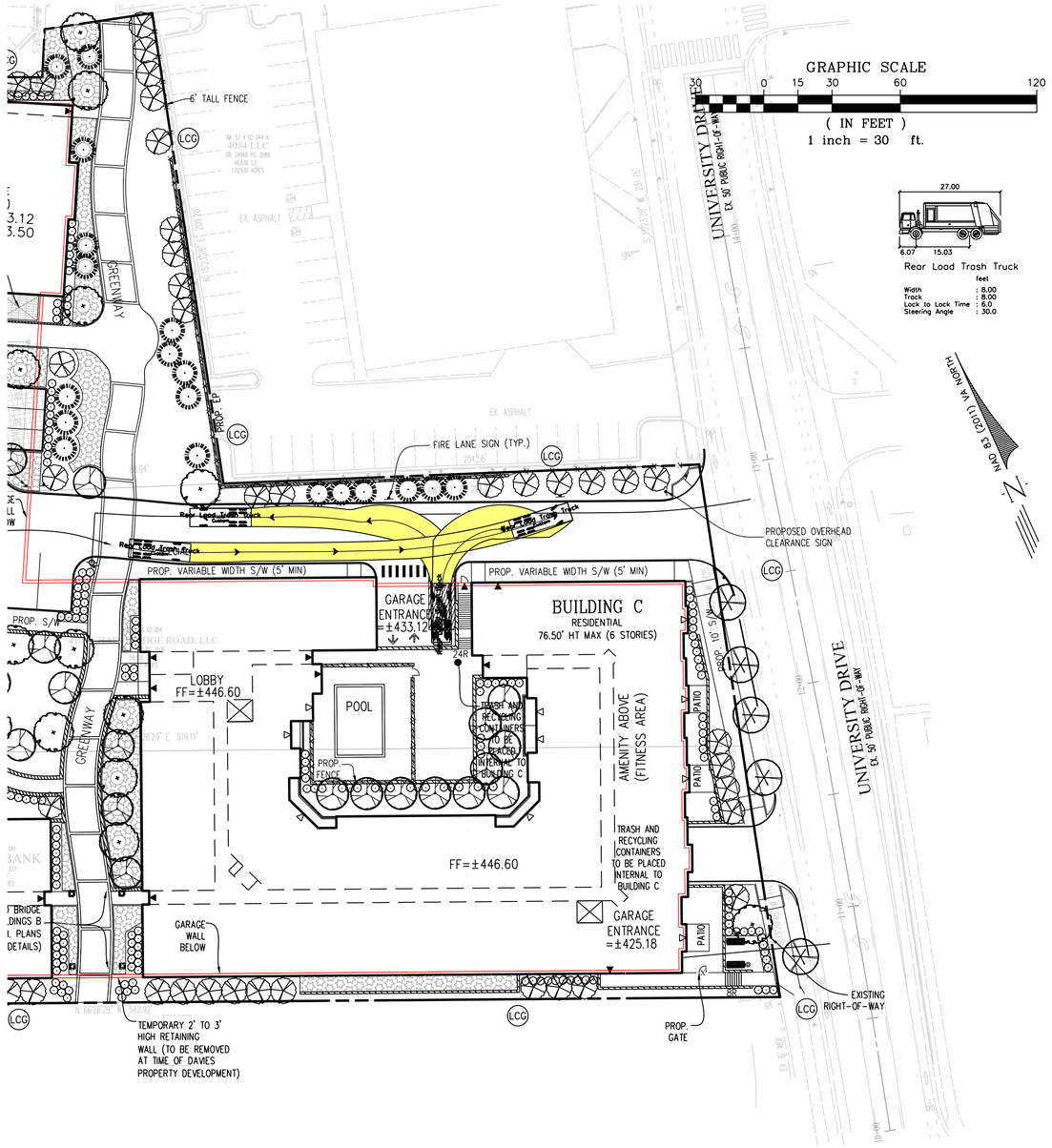
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Sheet 22 of 31 (37 TOTAL)

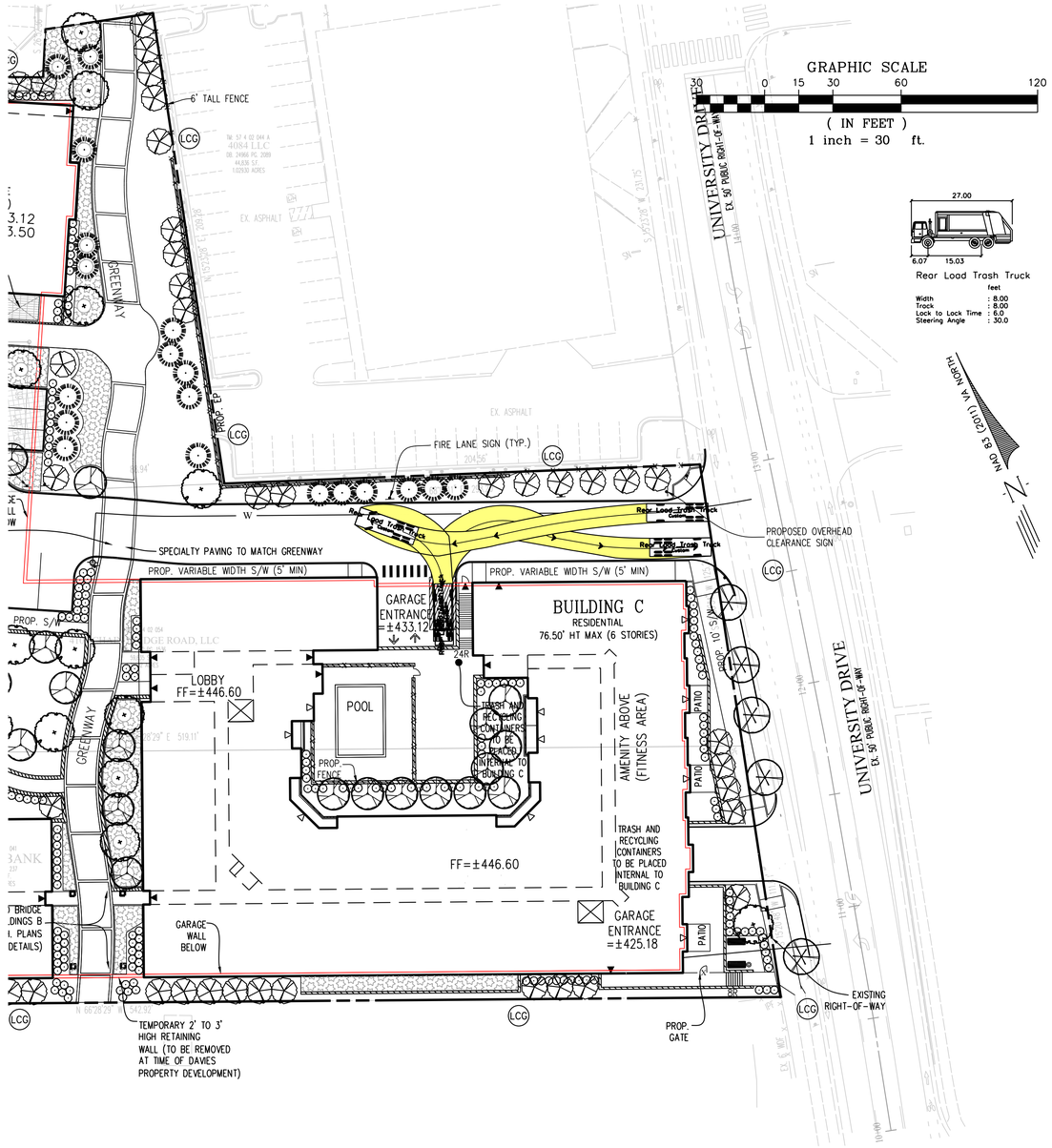
GALLERY AT CITY CENTER

Urban, Ltd. – Q:\JOBS\chain bridge road – christopher companies\Rezoning\CAD\21-AUTOTURN PASSENGER CAR.dwg [AUTOTURN] September 28, 2026 – 3:30pm kchow

REAR LOAD GARBAGE TRUCK VIA CHAIN BRIDGE ROAD



REAR LOAD GARBAGE TRUCK VIA UNIVERSITY DRIVE



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09/28/2026

Client

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OAKTON, VA 22124

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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] September 28, 2026 – 3:30pm kchow



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
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DAVID T. McELHANEY
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09/28/2026
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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
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] September 28, 2026 – 3:24pm kchow

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
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09/28/2026

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
03	3rd Submisison	08/03/2026
04	4th Submission	09/28/2026

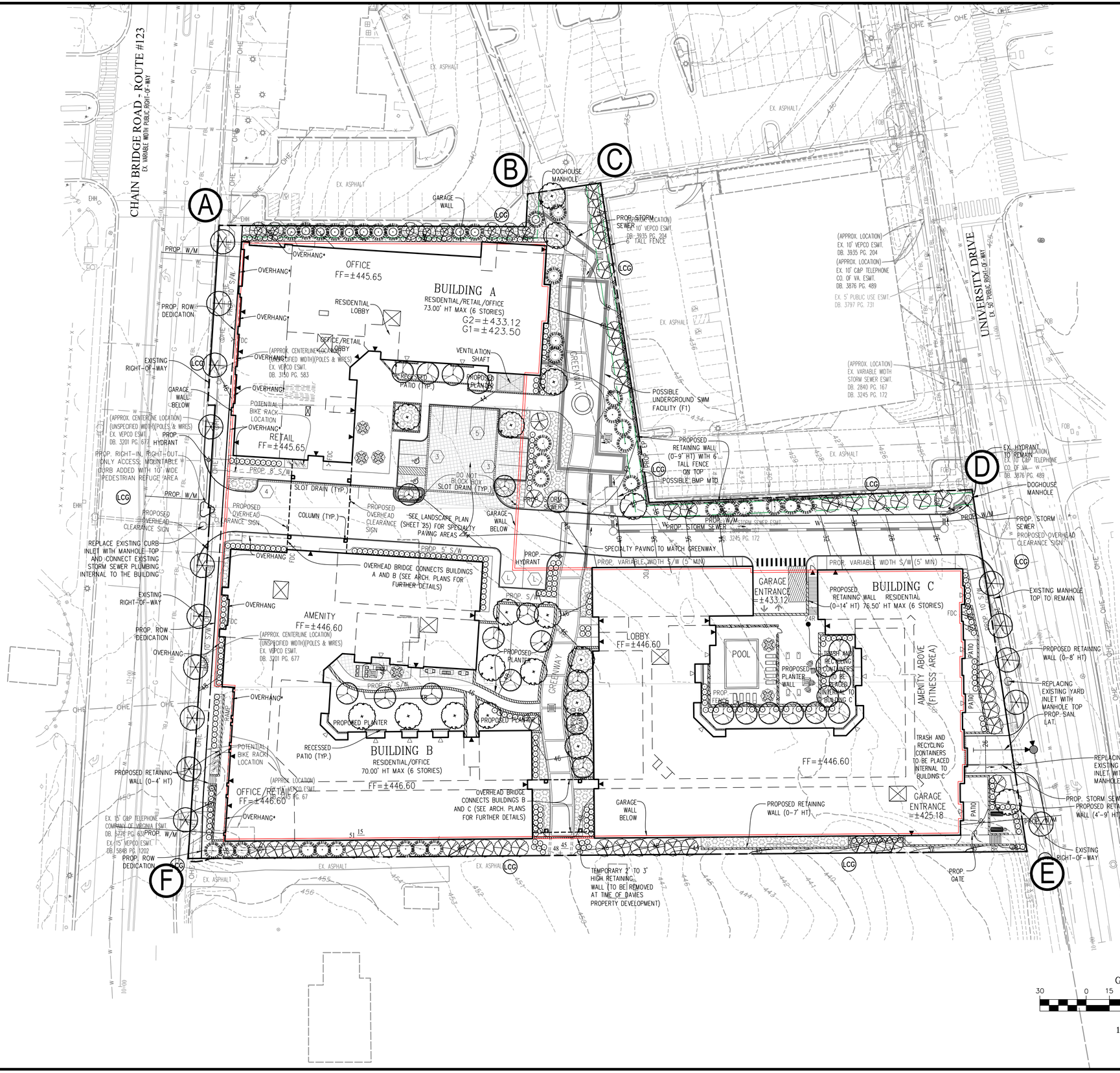
Issue
Date Description

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] September 28, 2026 – 3:35pm kchow



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
- PROPOSED PERENNIAL, ORNAMENTAL, GRASS, GROUNDCOVER, AND/OR SHRUB MIX
- PROPOSED 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.
3. TREES AND LANDSCAPING WITHIN THE SIGHT DISTANCE TRIANGLE WILL BE PRUNED AND LIMBED UP TO 4' TO MAINTAIN ADEQUATE SIGHT DISTANCE.
4. AT TIME OF FINAL SITE PLAN, APPLICANT RESERVES THE OPTION OF TREE RELOCATION TO ACCOMMODATE PROPOSED DOMINION TRANSFORMERS.

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
09/28/2026

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GALLERY AT CITY CENTER
GDP
City of Fairfax, Virginia

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ZC/AP	DTM

Project No.

Date November 21, 2025

Drawing Title

LANDSCAPE PLAN

Scale: 1"=30'

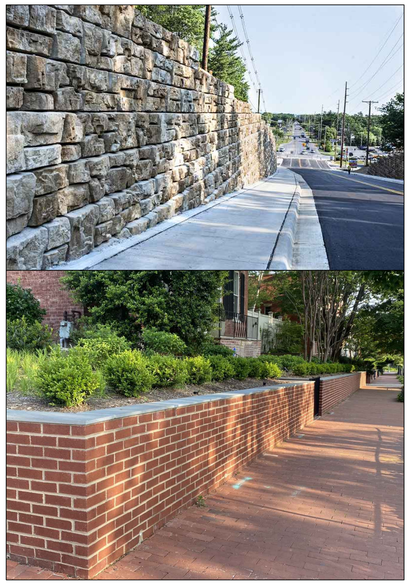
Drawing Number

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] September 28, 2026 – 3:28pm kchow



1 RETAINING WALL
NTS



2 FENCE
NTS



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		-4,034
Net Site Area (s.f.)		164,443
Zone: [CU]	Use: [Multifamily]	
Tree Canopy Required (s.f.)	10%	16,444

10-YEAR TREE CANOPY PROVIDED		
Total Canopy Area Provided Through Tree Preservation (s.f.)		0
Total Proposed Canopy Area Provided (s.f.)		19,750
DEDUCTION: Canopy Area Provided in Right-Of-Way		-3,000
Total Tree Canopy Provided (s.f.)	10.19%	16,750

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					
18		Celtis occidentalis	Common Hackberry	2" Cal.	B & B	Uniform branching pattern	3,600
		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					
53		Cercis canadensis	Eastern Redbud	2" Cal.	B & B	Uniform branching pattern	5,300
		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					
38		Chamaecyparis thyoides	Atlantic Whitecedar	6' Ht.	B & B	Uniform branching pattern	3,800
		Ilex opaca	American Holly	6' Ht.	B & B	Uniform branching pattern	
		Juniperus virginiana	Eastern Redcedar	6' Ht.	B & B	Uniform branching pattern	
		Shrubs					
306		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, Ornamental, Grass, Groundcover, and/or Shrub Mix					
6,570 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:	19,750

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
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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

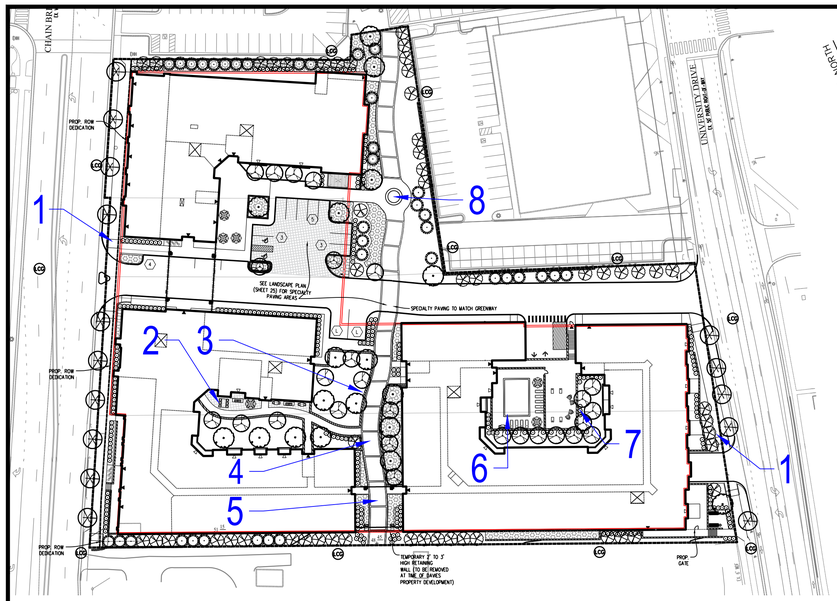
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LANDSCAPE COMPUTATIONS

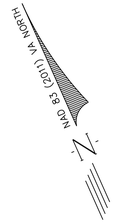
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Drawing Number
26
Sheet 26 of 31 (37 TOTAL)

GALLERY AT CITY CENTER

Urban, Ltd. - Q:\JOBS\chain bridge road - christopher companies\Rezoning\CAD\24-LANDSCAPE PLAN.dwg [LANDSCAPE COMP] September 28, 2026 - 3:24pm kchow



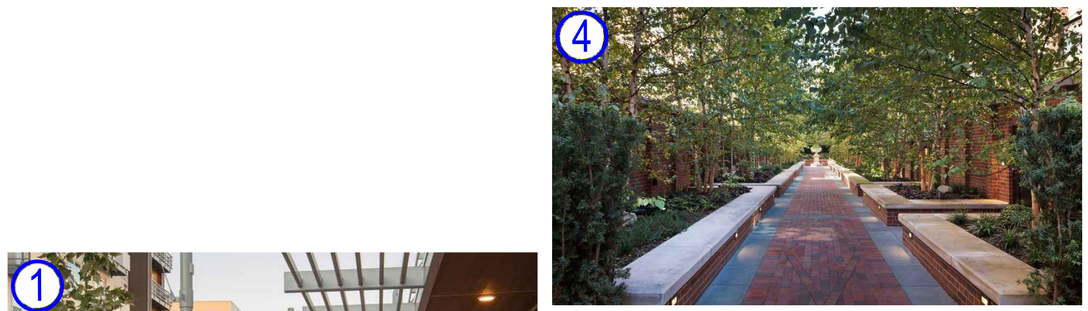


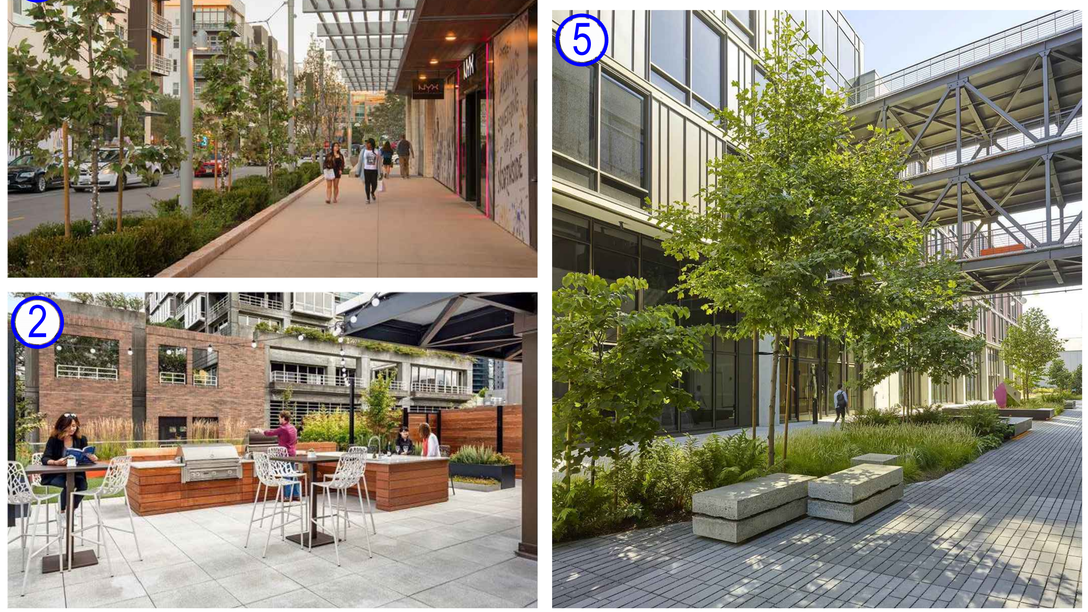
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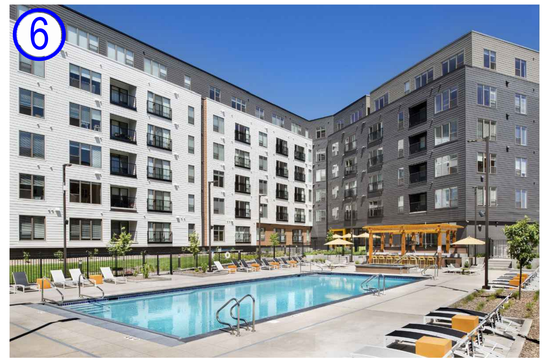
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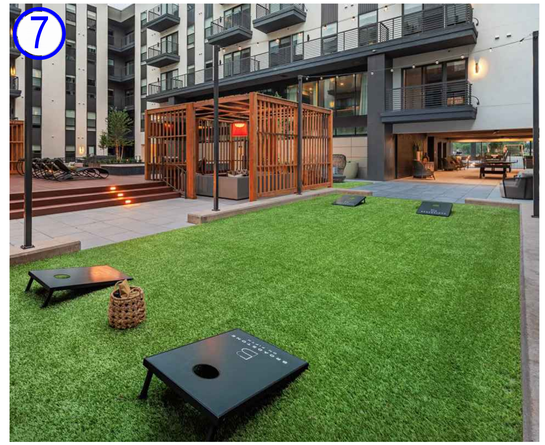
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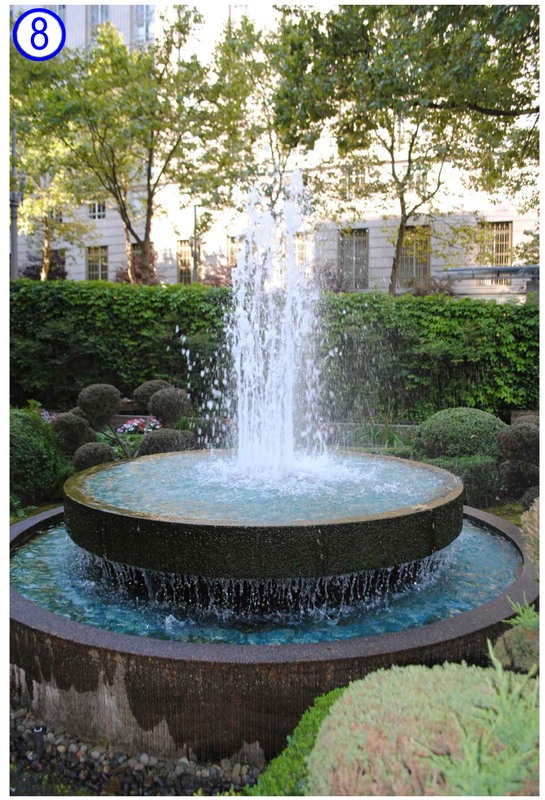
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urban
7712 Little River Turnpike
Annandale, Virginia 22003
TEL 703.642.8080 FAX 703.642.8251
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Seal

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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'

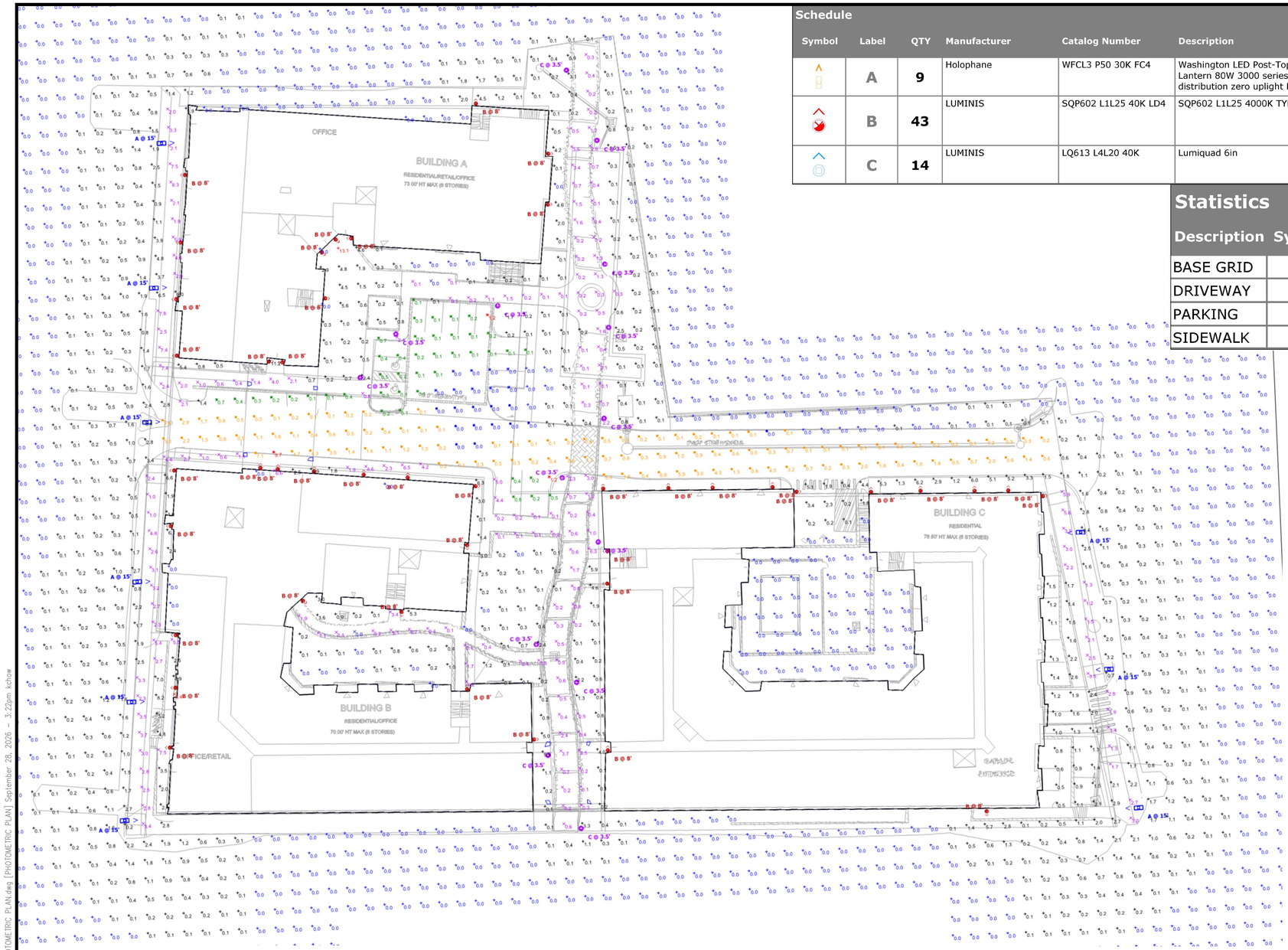
Drawing Number

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 [PREC Amenity] September 28, 2026 – 3:26pm kchow



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

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

NAD 83 (2011) VA NORTH

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.

DESIGN SERVICES

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urban
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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

GALLERY AT CITY CENTER

Urban, Ltd. – Q:\JOBS\chain bridge road – christopher companies\Rezoning\CAD\26-PHOTOMETRIC PLAN.dwg [PHOTOMETRIC PLAN] September 28, 2026 – 3:22pm kchow

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 (RALxxxxSDCR) 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 rSBOR6 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 -- RSBOR6
- Long life photocontrol, 20 years -- PCLL, P34 and P48 with DTL
- 7 pin photocontrol receptacles internally (PR7) or externally (PR7E) 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

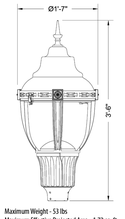
Certification and Standards
- Luminaire shall be UL 1598 - Wet Location Safety Listing
- Suitable for operation in an ambient temperature -40°C (40°F) to 40°C (104°F) per UL certification for performance packages P05 thru P100 Type 2, 3 & 5 no glass, P05 thru P90 Type 2, 3, 4 & 5 clear glass and P05 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.

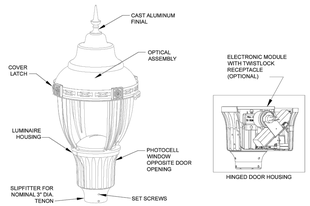
Government Procurement
BAA – Buy America(n) Act: Product qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product also qualifies as manufactured in the United States under DOT Buy America regulations.
BABA – Build America Buy America: Product qualifies 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.

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LUMINIS®

SQP602
SYRIOS PRO
WALL

PROJECT NAME: QUANTITY: TYPE:

ORDERING CODE:



LDx distribution

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 -30°C/-22°F to 45°C/113°F, 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.

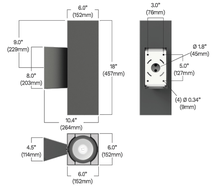
FINISH
Five-stage preparation process including preheating of cast aluminum parts for air extraction, and an environmentally friendly alloy sealant. Polyester powder coating is applied through an electrostatic process and oven cured for long term finish.

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" (88mm) C/C mounting holes. Additional mounting holes are provided as per site requirements.

MEASUREMENTS
Maximum weight: 18.1 lbs (8.2 kg)



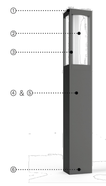
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LUMINIS®

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 -40°C/-40°F to 55°C/131°F, 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.

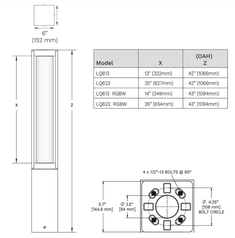
FINISH
Five-stage preparation process includes preheating of cast aluminum parts for air extraction. Polyester powder coating is applied through an electrostatic process, and oven cured for long term finish.

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

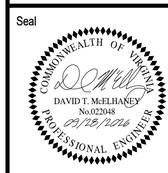


Model	X	(OAH) Z
LQ613	13" (323mm)	42" (1066mm)
LQ623	25" (627mm)	42" (1066mm)
LQ613 RGBW	14" (349mm)	42" (1094mm)
LQ623 RGBW	26" (654mm)	42" (1094mm)

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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
03	3rd Submission	08/03/2026
04	4th Submission	09/28/2026

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

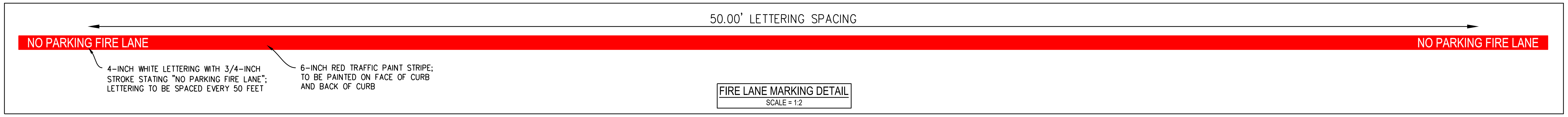
Drawing Number

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] September 28, 2026 – 3:31pm kchow



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

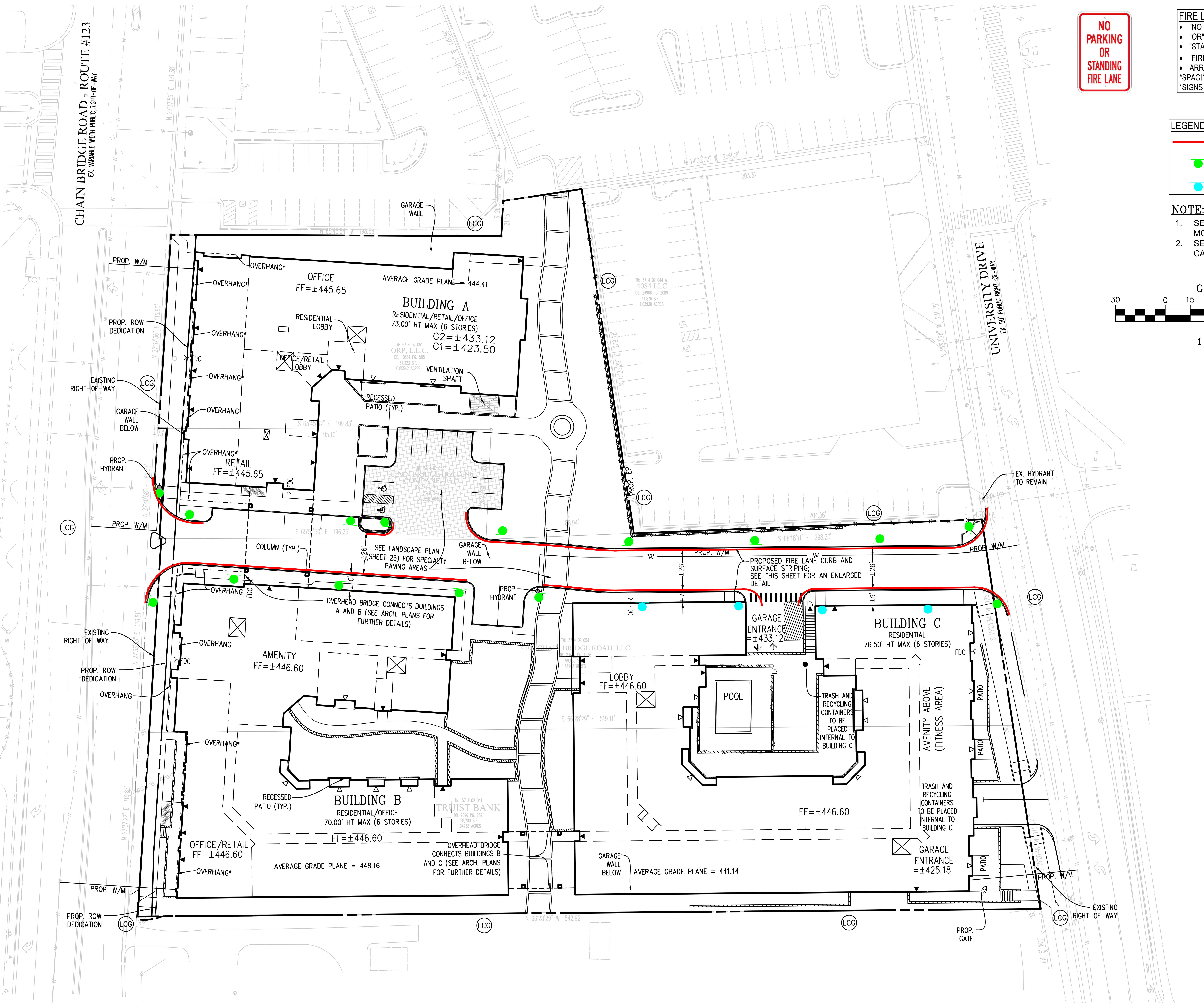
*SPACING BETWEEN WORDS TO BE UNIFORM
*SIGNS TO BE PLACE TO ENSURE 5' CLEARANCE

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
09/28/2026
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
03	3rd Submisison	08/03/2026
04	4th Submission	09/28/2026

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 LANE MARKINGS EXHIBIT

Scale: 1"=30'

Drawing Number
30
Sheet 30 of 31 (37 TOTAL)

Urban, Ltd. - Q:\JOBS\chain bridge road - christopher companies\Rezoning\CAD\22-FIRE LANE PLAN.dwg [FIRE LANE PLAN] September 28, 2026 - 3:29pm kchow

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	0.25
	NFPA 13R - 25% Reduction per IFC Table B105.2	
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	0.25
	NFPA 13R - 25% Reduction per IFC Table B105.2	
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	0.25
	NFPA 13R - 25% Reduction per IFC Table B105.2	
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
09/28/2026
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
03	3rd Submisison	08/03/2026
04	4th Submission	09/28/2026

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

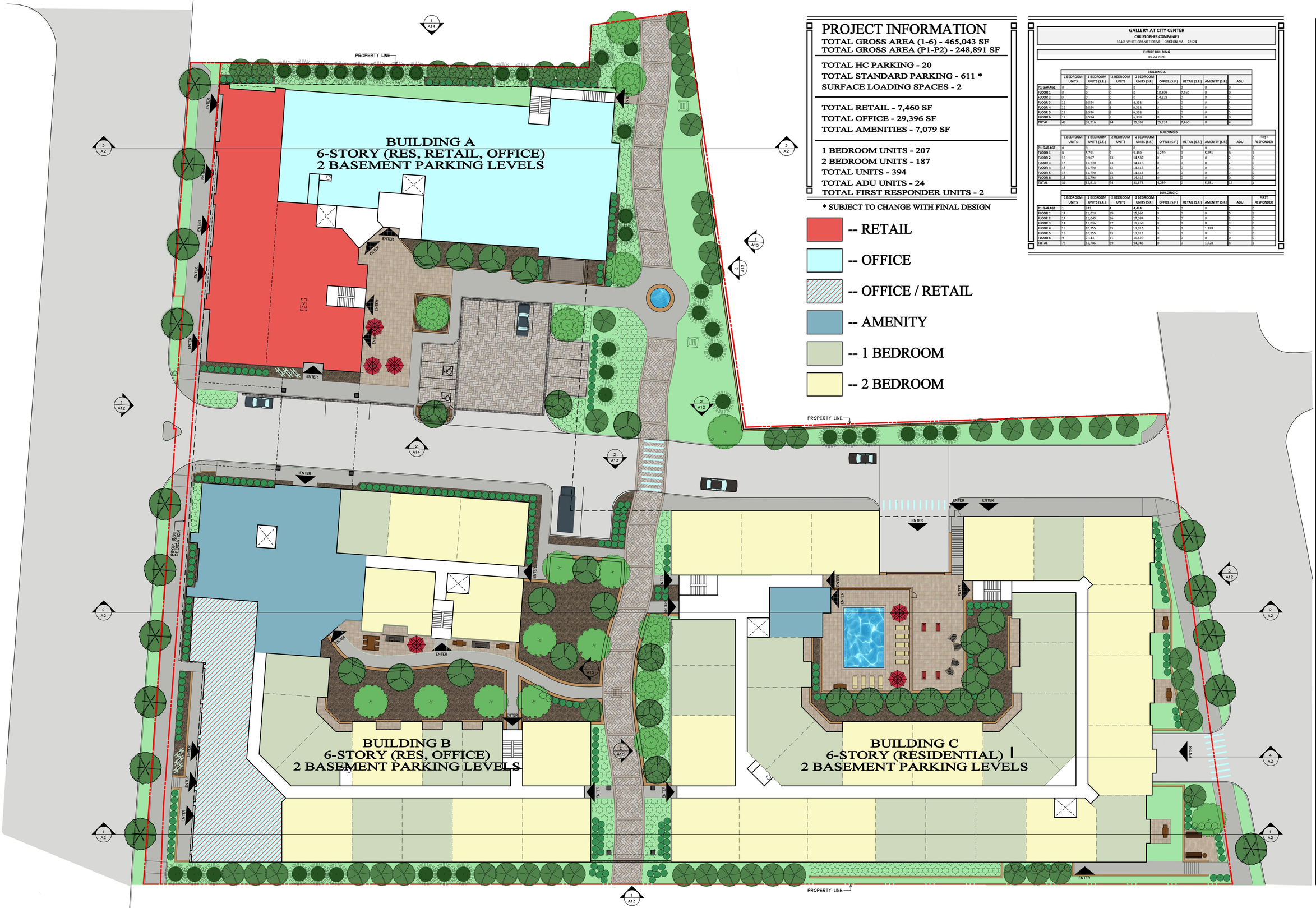
Drawing Number

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] September 28, 2026 -- 3:26pm kchow



PROJECT INFORMATION

TOTAL GROSS AREA (1-6) - 465,043 SF
TOTAL GROSS AREA (P1-P2) - 248,891 SF

TOTAL HC PARKING - 20
TOTAL STANDARD PARKING - 611 *
SURFACE LOADING SPACES - 2

TOTAL RETAIL - 7,460 SF
TOTAL OFFICE - 29,396 SF
TOTAL AMENITIES - 7,079 SF

1 BEDROOM UNITS - 207
2 BEDROOM UNITS - 187
TOTAL UNITS - 394
TOTAL ADU UNITS - 24
TOTAL FIRST RESPONDER UNITS - 2

* 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
09.24.2026

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	10,509	7,460	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	25,137	7,460	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	FIRST RESPONDER
P1 GARAGE	0	0	0	0	0	0	0	0	0
FLOOR 1	8	5,791	9	9,489	4,259	0	5,351	5	1
FLOOR 2	13	9,967	13	14,537	0	0	0	2	0
FLOOR 3	15	11,790	13	14,413	0	0	0	0	0
FLOOR 4	15	11,790	13	14,413	0	0	0	0	0
FLOOR 5	15	11,790	13	14,413	0	0	0	0	0
FLOOR 6	15	11,790	13	14,413	0	0	0	0	0
TOTAL	81	62,918	74	81,678	4,259	0	5,351	12	1

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	FIRST RESPONDER
P1 GARAGE	1	972	4	4,424	0	0	0	1	0
FLOOR 1	14	11,020	15	15,961	0	0	5	1	1
FLOOR 2	14	11,045	16	17,034	0	0	0	2	0
FLOOR 3	14	11,096	17	18,268	0	0	0	0	0
FLOOR 4	13	10,255	13	13,815	0	0	1,723	0	0
FLOOR 5	13	10,255	13	13,815	0	0	0	0	0
FLOOR 6	9	7,143	11	11,629	0	0	0	0	0
TOTAL	79	61,786	89	94,945	0	0	1,728	4	1

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GALLERY AT CITY CENTER

THE CHRISTOPHER COMPANIES
OAKTON, VIRGINIA

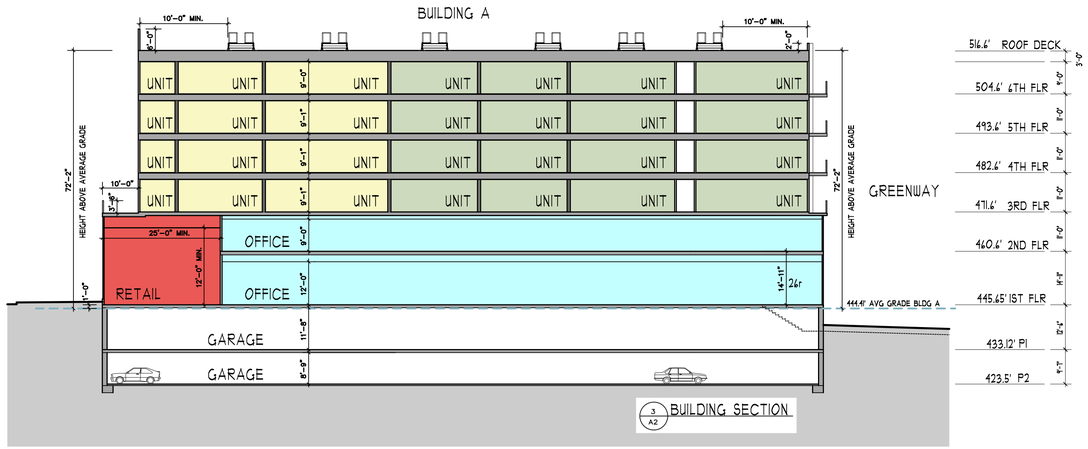
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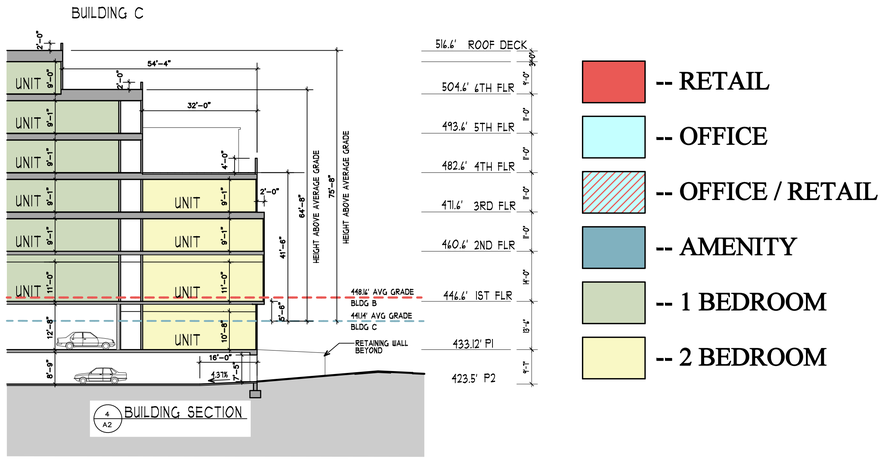
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BAR SUBMISSION 02	08.04.2026
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SHEET NO:
A1

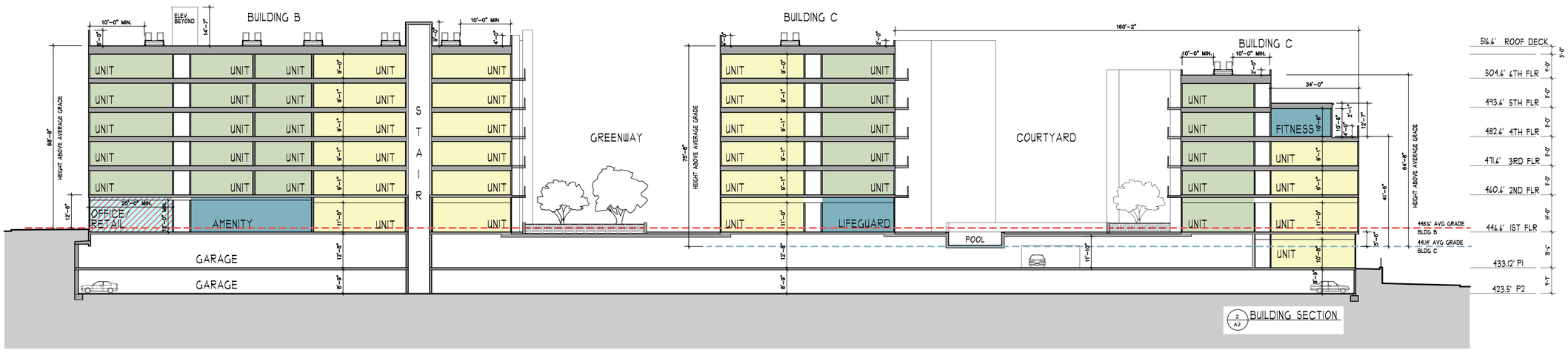
ILLUSTRATIVE SITE PLAN

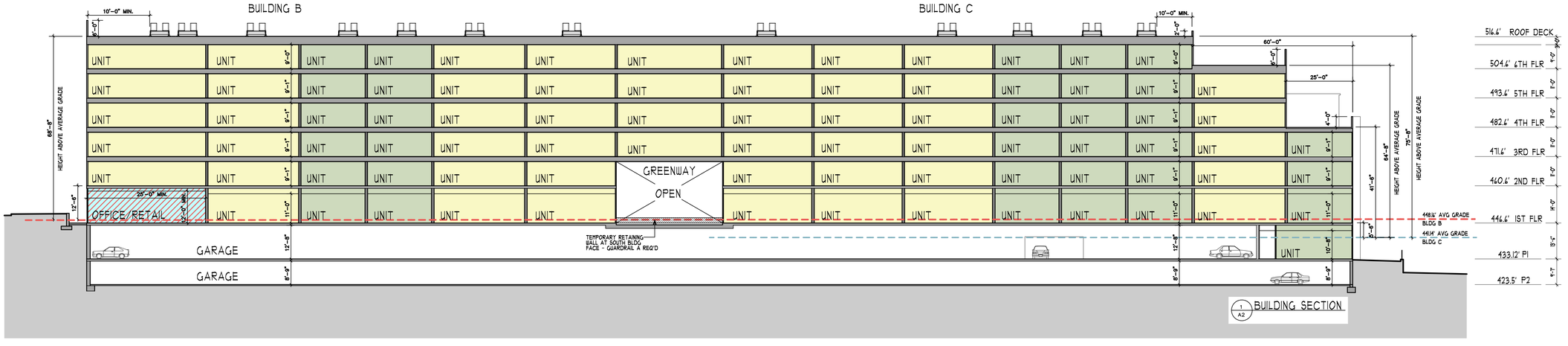
NORTH
SCALE: 1" = 20'-0"
0 5 10 20





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





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SHEET NO:
A2

BUILDING SECTIONS

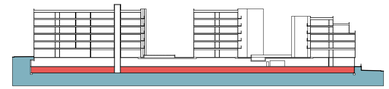
NORTH
SCALE: 1" = 20'-0"
0 5 10 20

P2 - LOWER GARAGE

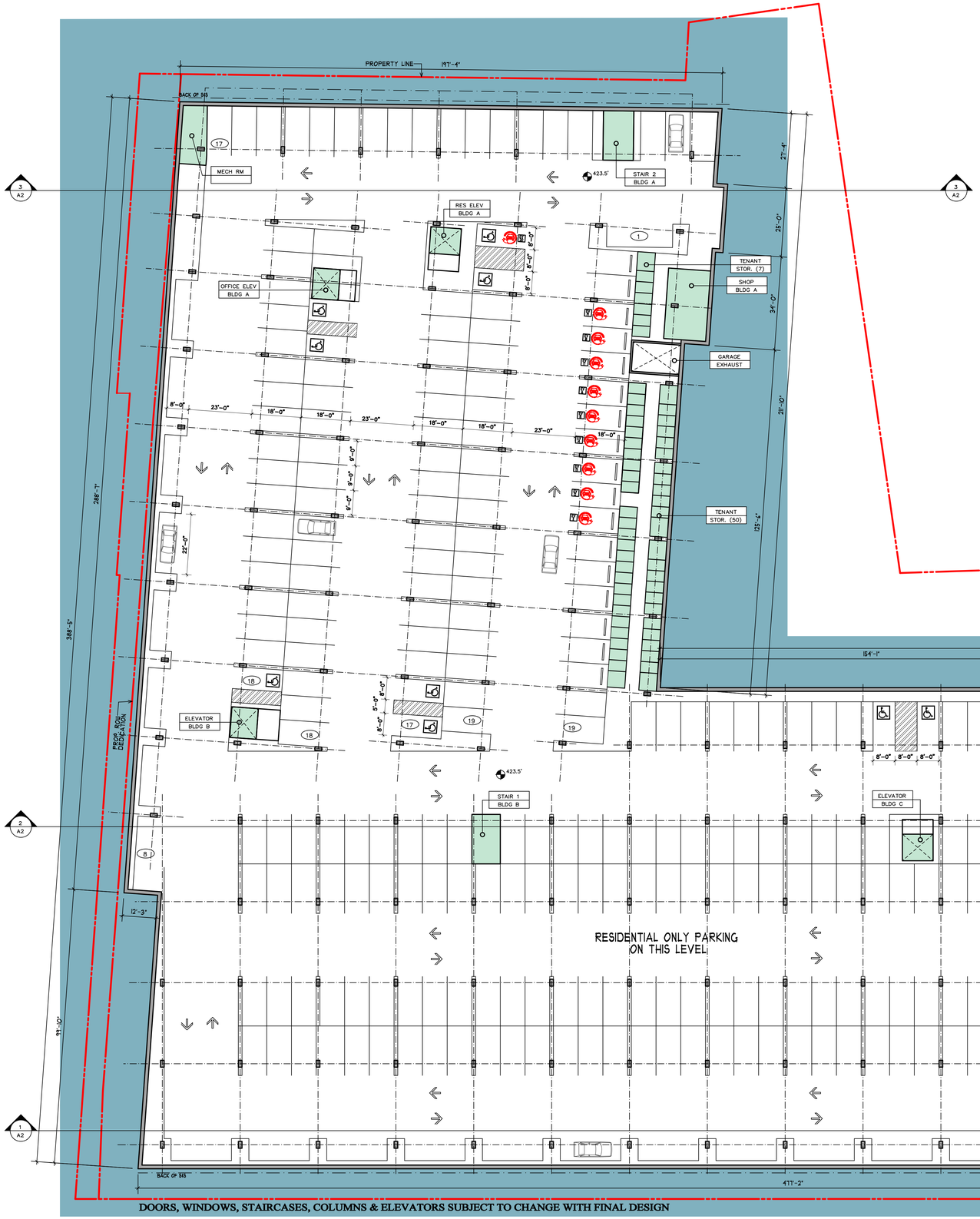
GROSS AREA - 124,451 SF

9'X18' PARKING SPACES - 313
HC PARKING - 9
P1 TOTAL PARKING SPACES - 322 *

* SUBJECT TO CHANGE WITH FINAL DESIGN



KEY SECTION



DOORS, WINDOWS, STAIRCASES, COLUMNS & ELEVATORS SUBJECT TO CHANGE WITH FINAL DESIGN

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THE CHRISTOPHER COMPANIES
OAKTON, VIRGINIA

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SHEET NO:

A3

P2 GARAGE PLAN

NORTH

SCALE: 1" = 20'-0"

0 5 10 20

P1 - UPPER GARAGE

GROSS AREA - 124,440 SF

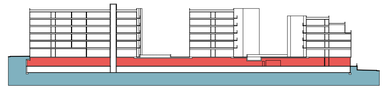
1 BEDROOM UNITS - 1
2 BEDROOM UNITS - 4
TOTAL UNITS FIRST FLOOR - 5

9'X18' PARKING SPACES - 285
HC PARKING - 9
P1 TOTAL PARKING SPACES - 294 *

* SUBJECT TO CHANGE WITH FINAL DESIGN

-- 1 BEDROOM

-- 2 BEDROOM



KEY SECTION

PROPERTY LINE 191'-4"
BACK OF SAS
WATER ROOM BLDG A
RET/OFF/RES TRASH RM BLDG A
RES ELEV BLDG A
OFFICE ELEV BLDG A
STAIR 2 BLDG A
TELECOMM ROOM
TENANT STOR. (6)
MGMT STOR
GARAGE EXHAUST
TENANT STOR. (24)
MAIN ELEC RM
433.12'
388'-5"
288'-7"
99'-10"
PROP ROW DEDICATION
ELEVATOR BLDG B
STAIR 1 BLDG B
TRASH RM BLDG B
WATER ROOM BLDG B
ELEVATOR BLDG C
TRASH RM BLDG C
43 COMMERCIAL SPACES DENOTED C
251 RESIDENTIAL SPACES
POOL ABOVE
PROPERTY LINE
UNIVERSITY DRIVE
24' WIDE PRIVATE ACCESS DRIVE
SECURITY GRILLES
ENTER
OPEN TO ABOVE
LOBBY
P1 BIKE ROOM (20)
ROLL-UP DOORS
P1 TRASH PICK-UP
C-P1-13 2 BR
C-P1-14 2 BR
C-P1-15 2 BR
C-P1-16 2 BR
C-P1-17 1 BR-ADU
PATIO
ELEVATOR BLDG C
411'-2"
BACK OF SAS
PROPERTY LINE

DOORS, WINDOWS, STAIRCASES, COLUMNS & ELEVATORS SUBJECT TO CHANGE WITH FINAL DESIGN

LINE OF BUILDING SHOWS MAXIMUM BUILDING FOOTPRINT: PROJECTIONS 1 FT MIN. - 2 FT MAX. TYPICAL

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GALLERY AT CITY CENTER

THE CHRISTOPHER COMPANIES
OAKTON, VIRGINIA

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SHEET NO:

A4

P1 GARAGE PLAN

NORTH

SCALE: 1" = 20'-0"

0 5 10 20

FIRST FLOOR

GROSS AREA - 80,474 SF

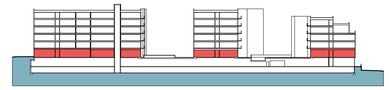
SURFACE HC PARKING - 2
SURFACE STANDARD PARKING - 13
TOTAL SURFACE SPACES - 15 *
SURFACE LOADING SPACES - 2

RETAIL - 7,460 SF
OFFICE - 14,768 SF
AMENITIES - 5,351 SF

1 BEDROOM UNITS - 22
2 BEDROOM UNITS - 24
TOTAL UNITS FIRST FLOOR - 46

* SUBJECT TO CHANGE WITH FINAL DESIGN

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



KEY SECTION

BUILDING A
BUILDING B
BUILDING C
GREENWAY
CHAIN BRIDGE ROAD
UNIVERSITY DRIVE
26' WIDE PRIVATE ACCESS DRIVE
PROPERTY LINE
LOADING
LOBBY
POOL
TRASH
RETAIL 7,460 SF
OFF/RETAIL LOBBY
RESIDENTIAL LOBBY
OFFICE 10,509 SF
AMENITY 5,351 SF
OFF./RETAIL 4,259 SF
TEMPORARY RETAINING WALL - SEE SITE PLAN
OPEN TO BELOW
ENTER
ALERT BALCONY
VEPCO EASEMENT
DEDICATION TO PUBLIC ROW

DOORS, WINDOWS, STAIRCASES, COLUMNS & ELEVATORS SUBJECT TO CHANGE WITH FINAL DESIGN

PROPERTY LINE LINE OF BUILDING SHOWS MAXIMUM BUILDING FOOTPRINT: PROJECTIONS 1 FT MIN. - 2 FT MAX. TYPICAL

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BAR SUBMISSION 02	08.06.2024
SUBMITTAL 04/BAR 03	09.28.2024

SHEET NO:
A5

FIRST FLOOR PLAN

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



SECOND FLOOR

GROSS AREA - 80,139 SF

OFFICE - 14,628 SF

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

-- OFFICE

-- 1 BEDROOM

-- 2 BEDROOM

KEY SECTION

DOORS, WINDOWS, STAIRCASES & ELEVATORS SUBJECT TO CHANGE WITH FINAL DESIGN

LINE OF BUILDING SHOWS MAXIMUM BUILDING FOOTPRINT: PROJECTIONS 1 FT MIN. - 2 FT MAX. TYPICAL

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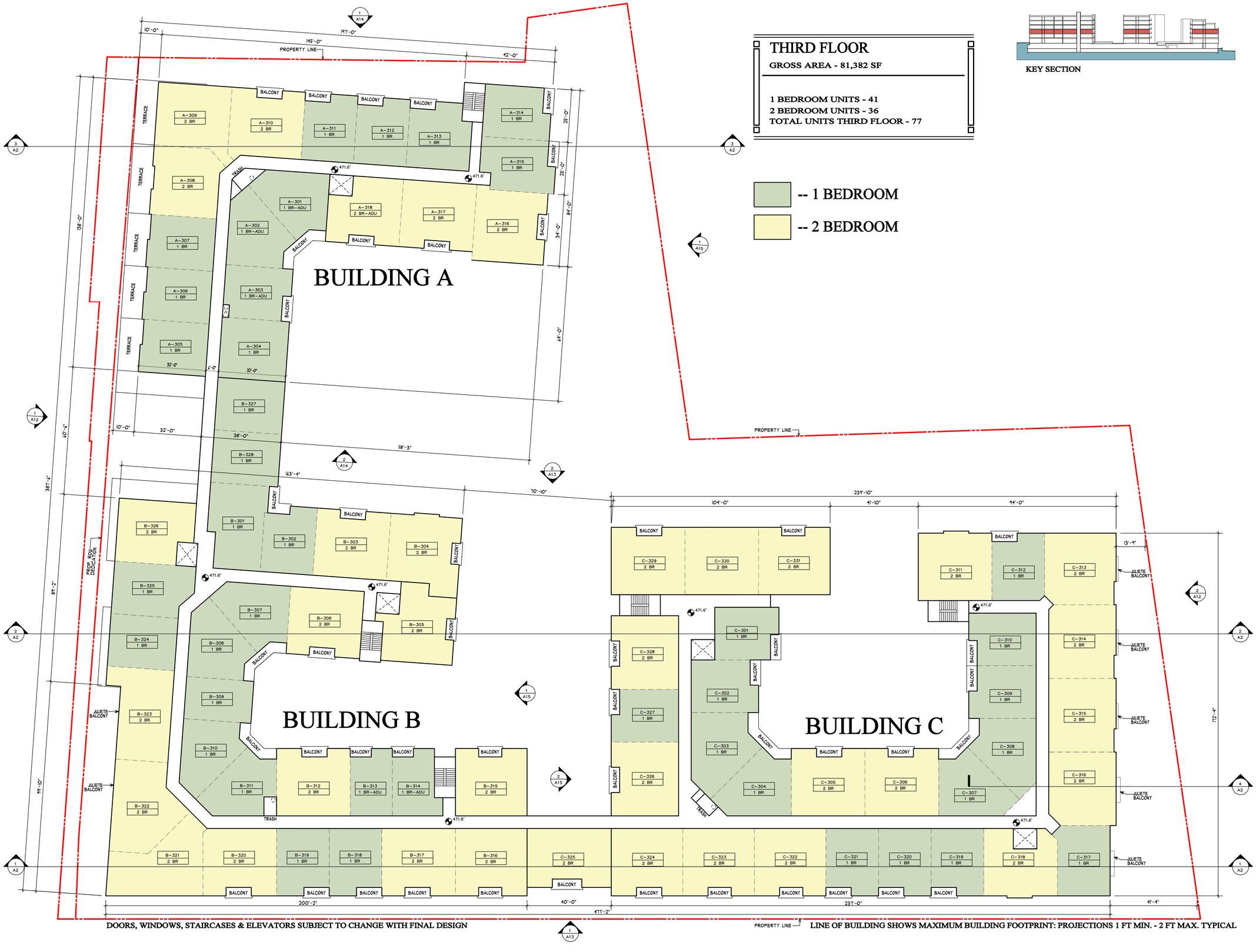
A6

SECOND FLOOR PLAN

NORTH

SCALE: 1" = 20'-0"

0 5 10 20



THIRD FLOOR

GROSS AREA - 81,382 SF

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

-- 1 BEDROOM

-- 2 BEDROOM

KEY SECTION

DOORS, WINDOWS, STAIRCASES & ELEVATORS SUBJECT TO CHANGE WITH FINAL DESIGN

LINE OF BUILDING SHOWS MAXIMUM BUILDING FOOTPRINT: PROJECTIONS 1 FT MIN. - 2 FT MAX. TYPICAL

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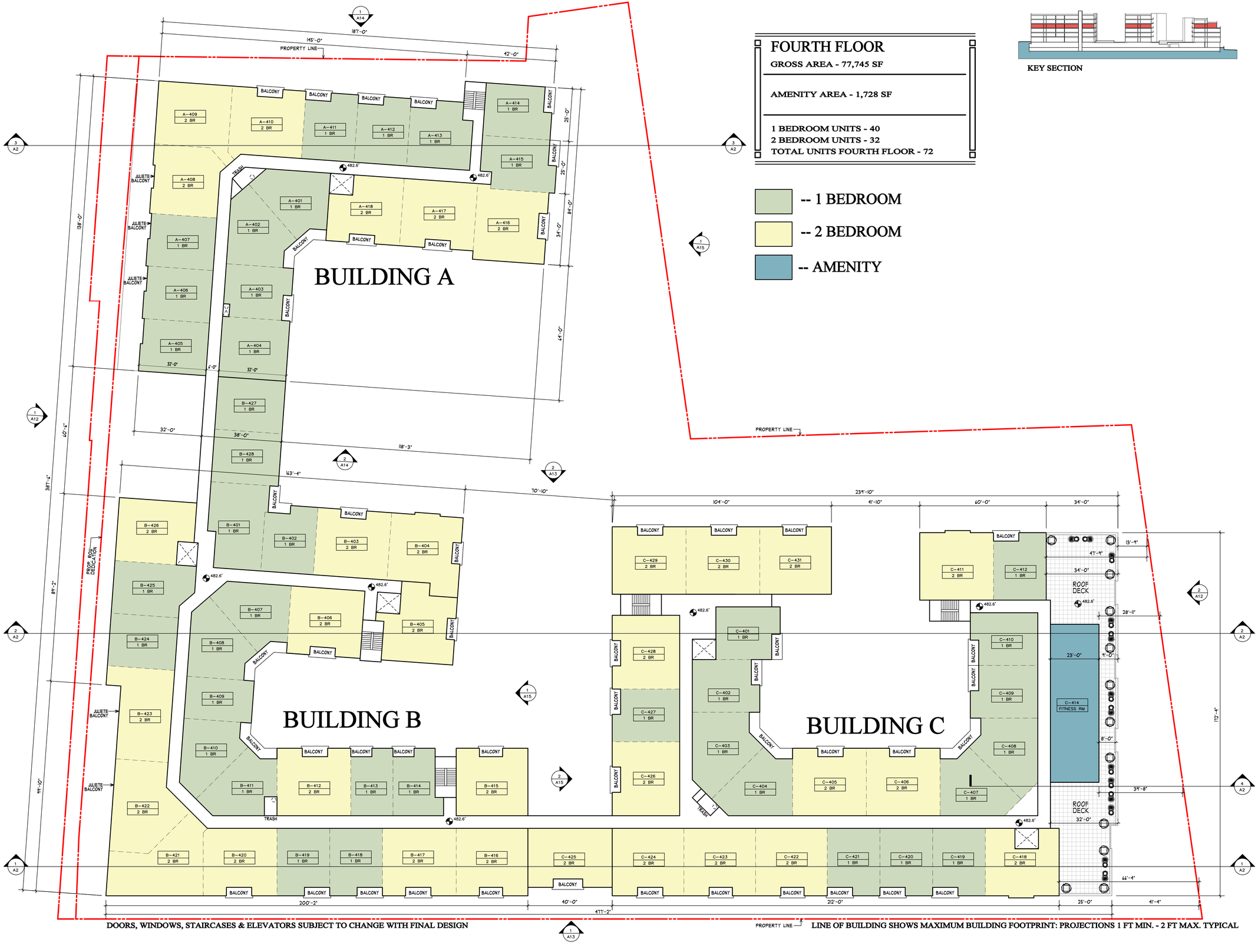
A7

THIRD FLOOR PLAN

NORTH

SCALE: 1" = 20'-0"

0 5 10 20



FOURTH FLOOR

GROSS AREA - 77,745 SF

AMENITY AREA - 1,728 SF

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

-- 1 BEDROOM

-- 2 BEDROOM

-- AMENITY

KEY SECTION

DOORS, WINDOWS, STAIRCASES & ELEVATORS SUBJECT TO CHANGE WITH FINAL DESIGN

LINE OF BUILDING SHOWS MAXIMUM BUILDING FOOTPRINT: PROJECTIONS 1 FT MIN. - 2 FT MAX. TYPICAL

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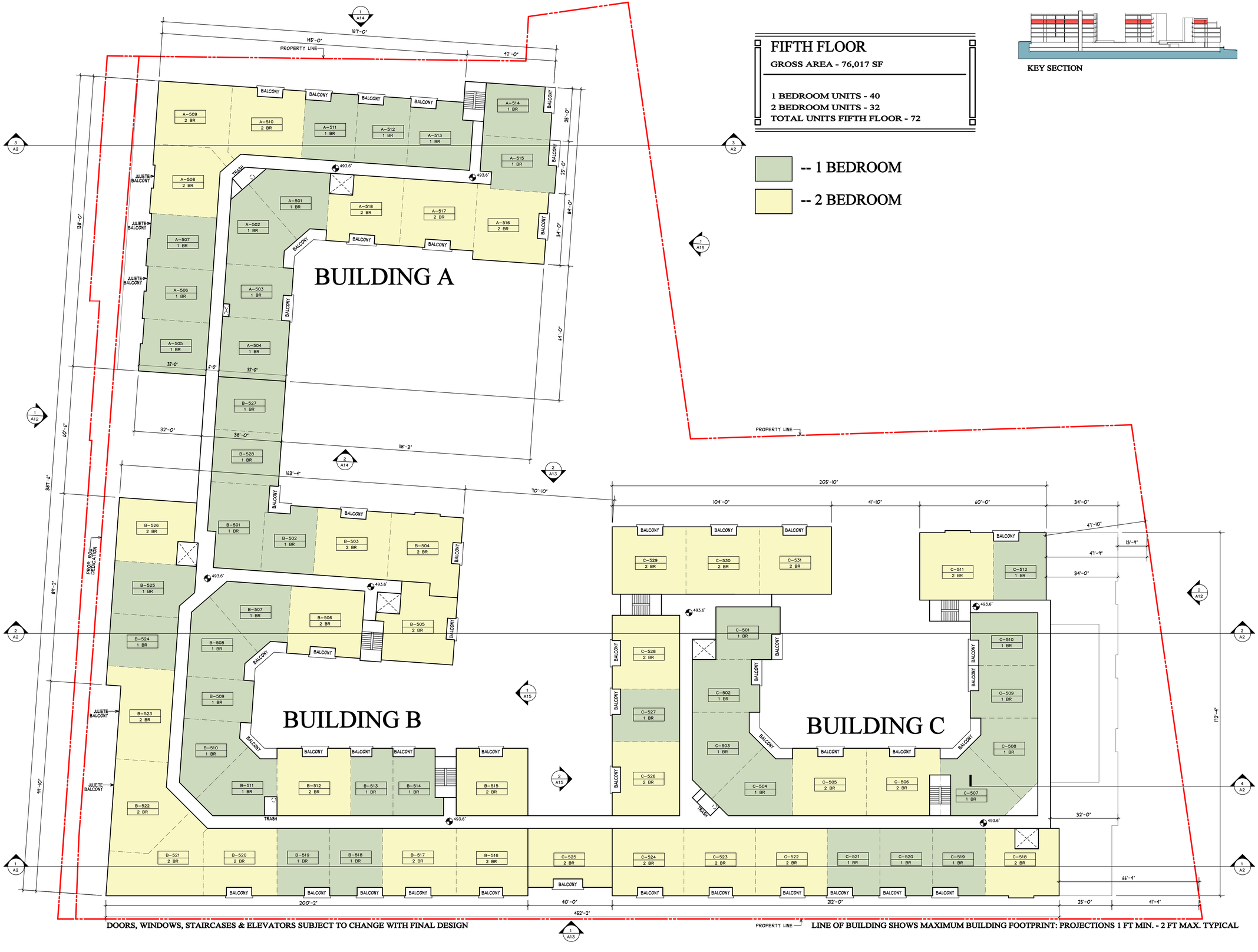
A8

FOURTH FLOOR PLAN

NORTH

SCALE: 1" = 20'-0"

0 5 10 20



FIFTH FLOOR

GROSS AREA - 76,017 SF

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

-- 1 BEDROOM

-- 2 BEDROOM

KEY SECTION

DOORS, WINDOWS, STAIRCASES & ELEVATORS SUBJECT TO CHANGE WITH FINAL DESIGN

PROPERTY LINE — LINE OF BUILDING SHOWS MAXIMUM BUILDING FOOTPRINT: PROJECTIONS 1 FT MIN. - 2 FT MAX. TYPICAL

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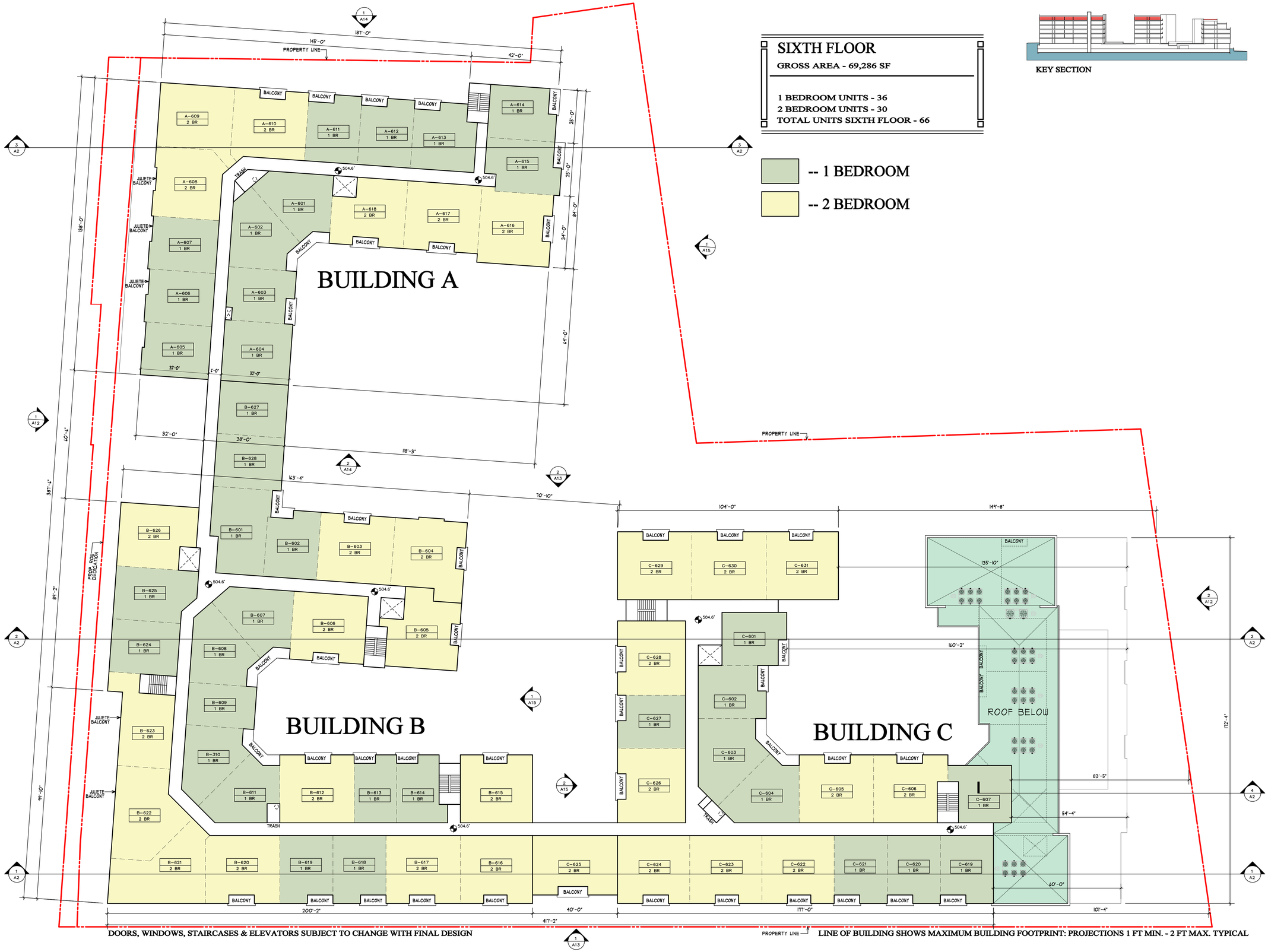
A9

FIFTH FLOOR PLAN

NORTH

SCALE: 1" = 20'-0"

0 5 10 20



SIXTH FLOOR

GROSS AREA - 69,286 SF

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

-- 1 BEDROOM

-- 2 BEDROOM

KEY SECTION

DOORS, WINDOWS, STAIRCASES & ELEVATORS SUBJECT TO CHANGE WITH FINAL DESIGN

LINE OF BUILDING SHOWS MAXIMUM BUILDING FOOTPRINT: PROJECTIONS 1 FT MIN. - 2 FT MAX. TYPICAL

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SHEET NO:

A10

SIXTH FLOOR PLAN

NORTH

SCALE: 1" = 20'-0"

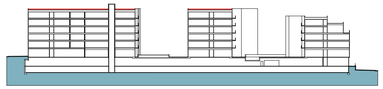
0 5 10 20

ROOF

GROSS AREA - 72,017 SF

ROOFTOP AMENITY (TERRACE) - 2,246 SF

-- AMENITY



KEY SECTION

DOORS, WINDOWS, STAIRCASES & ELEVATORS SUBJECT TO CHANGE WITH FINAL DESIGN

LINE OF BUILDING SHOWS MAXIMUM BUILDING FOOTPRINT: PROJECTIONS 1 FT MIN. - 2 FT MAX. TYPICAL

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GALLERY AT CITY CENTER

THE CHRISTOPHER COMPANIES
OAKTON, VIRGINIA

SUBJECT TO CHANGE DURING WORKING DRAWINGS

DATE:	
SUBMITTAL 01	12.04.2023
SUBMITTAL 02	04.01.2024
BAR SUBMISSION	04.01.2024
SUBMITTAL 03	08.03.2024
BAR SUBMISSION 02	08.04.2024
SUBMITTAL 04/BAR 03	09.28.2024

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
- C NICHIHA -- VINTAGEWOOD SERIES - REDWOOD
- 11 RAILINGS & BALCONY BASE - MIDNIGHT BRONZE
- 12 STOREFRONT GLAZING -- MULLIONS - MIDNIGHT BRONZE
- 13 ACCENT BRICK -- WATSONTOWN - MUDBOX SMOOTH - GEORGETOWNE



2/A12 EAST ELEVATION - UNIVERSITY DRIVE

*LANDSCAPING NOT SHOWN FOR CLARITY

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SHEET NO:
A12

ELEVATIONS

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



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)
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9 STONE--ROCK CAST - STARBUCK
10 NICHIHA--VINTAGEWOOD SERIES - REDWOOD
11 RAILINGS & BALCONY BASE - MIDNIGHT BRONZE
12 STOREFRONT GLAZING -- MULLIONS - MIDNIGHT BRONZE



2/A13 NORTH ELEVATION - BUILDINGS B & C

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SHEET NO:
A13

ELEVATIONS

NORTH

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



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



2 / A14 SOUTH ELEVATION - BUILDING A

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SHEET NO:

A14

ELEVATIONS

NORTH

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

0 4 8 16



1 / A15 EAST ELEVATION - BUILDINGS A & B

- 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)
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- 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 / A15 WEST ELEVATION BUILDING C

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SHEET NO:
A15

ELEVATIONS

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

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SHEET NO:

A16

PERSPECTIVE

NORTH

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

0 4 8 16

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SHEET NO:

A17

PERSPECTIVE

NORTH

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

0 4 8 16

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SHEET NO:

A18

PERSPECTIVE

NORTH

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

0 4 8 16

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SHEET NO:

A19

RENDERING

NORTH

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

0 4 8 16

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SHEET NO:

A20

RENDERING

NORTH

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

0 4 8 16

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SHEET NO:

A21

RENDERING

NORTH

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

0 4 8 16