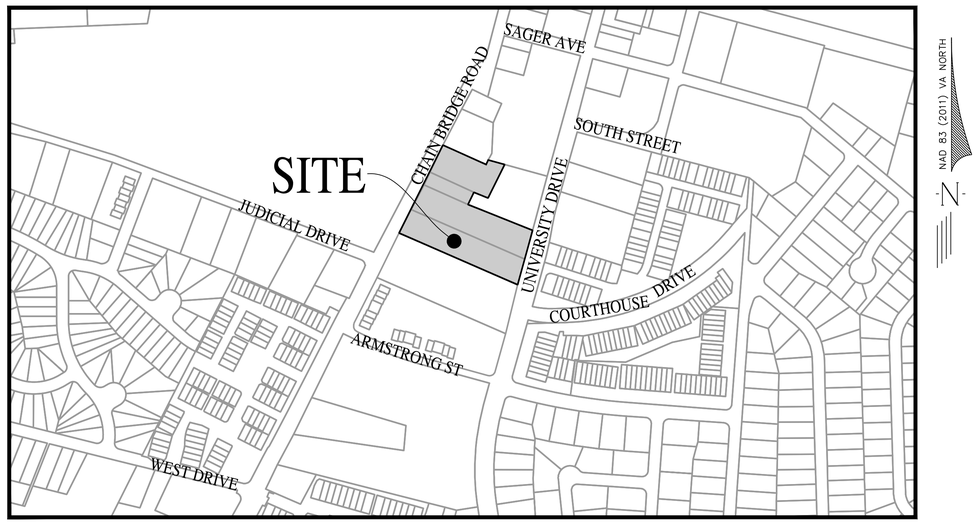
GALLERY AT CITY CENTER

GENERAL DEVELOPMENT PLAN

City of Fairfax, Virginia

VICINITY MAP
SCALE: 1"=300'



CIVIL SHEET INDEX

01.	COVER SHEET
02.	GENERAL NOTES & DETAILS
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04.	EXISTING EASEMENT EXHIBIT
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09.	PEDESTRIAN CIRCULATION PLAN
10.	BUILDING & LOT COVERAGE
11-12.	PRELIMINARY SWM ANALYSIS
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14-15.	PRELIMINARY BMP ANALYSIS
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17-19.	SIGHT DISTANCE PROFILES
20.	SU-40 AUTOTURN ANALYSIS
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22.	PASSENGER VEHICLE AUTOTURN ANALYSIS
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27.	PUBLIC & PRIVATE AMENITY PLAN

27 TOTAL

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A2.	BUILDING SECTIONS
A3.	P2 GARAGE PLAN
A4.	P1 GARAGE PLAN
A5.	1ST FLOOR PLAN
A6.	2ND FLOOR PLAN
A7.	3RD FLOOR PLAN
A8.	4TH FLOOR PLAN
A9.	5TH FLOOR PLAN
A10.	6TH FLOOR PLAN
A11.	ROOF PLAN
A12.	ELEVATIONS
A13.	ELEVATIONS

13 TOTAL

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

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

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

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

COMMONWEALTH OF VIRGINIA
DAVID T. McELHANEY
No.022048
12/05/2025
PROFESSIONAL ENGINEER

O:_0985\Chain Bridge Road - Christopher Companies\Rezoning\CAD\01-COVER.dwg [COVER SHEET] December 08, 2025 - 10:44am asshtiehl

ZONING AND AREA TABULATIONS

SITE DATA

SITE AREA:	3.87 AC OR 168,477 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 210
2 BEDROOM UNITS	UP TO 185
TOTAL UNITS =	UP TO 395 (UP TO 6% AFFORDABLE DWELLING UNITS)
NUMBER OF ADUs =	395 * 6% = 24 ADUs
PROPOSED RETAIL GFA =	UP TO 7,747 SF
PROPOSED OFFICE GFA =	UP TO 29,639 SF
PROPOSED RESIDENTIAL GFA =	UP TO 364,552 SF
TOTAL GFA =	UP TO 401,938 SF

SEC. 3.6.2: PROPOSED REQUIREMENTS PER CU DISTRICT

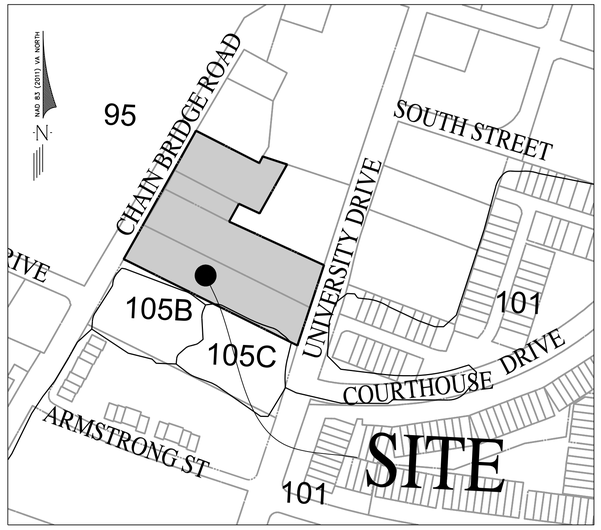
MAXIMUM DENSITY:	20 GENERAL/24 AFFORDABLE DWELLING UNITS/AC
PROPOSED DENSITY:	395/3.87 = 102.1 DU/AC
MINIMUM LOT AREA:	30,000 SF
LOT AREA PROVIDED:	168,477 SF
REQUIRED YARD:	
FRONT AND SIDE (STREET)	15' MAX. OR 0' MIN.
SIDE (MIN. ADJ. TO RESIDENTIAL DISTRICT)	25'
SIDE (MIN. NOT ADJ. TO RESIDENTIAL DISTRICT)	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	± 72.50' (6 STORIES WITH UNDERLYING GARAGE)
BUILDING B	± 70' (6 STORIES WITH UNDERLYING GARAGE)
BUILDING C	± 72.75' (6 STORIES WITH UNDERLYING GARAGE)
MAXIMUM BUILDING COVERAGE:	80%
PROPOSED BUILDING COVERAGE:	49.10% (SEE SHEET 10)
MAXIMUM LOT COVERAGE:	100%
PROPOSED LOT COVERAGE:	85.27% (SEE SHEET 10)
MAXIMUM FLOOR AREA:	NO REQUIREMENT

SEC. 3.7.3: REQUIREMENTS PER OLD TOWN TRANSITION OVERLAY DISTRICT

MINIMUM LOT AREA:	NO REQUIREMENT
MINIMUM LOT WIDTH:	NO REQUIREMENT
MAXIMUM BUILDING HEIGHT ALLOWED:	48'
PROPOSED MAXIMUM HEIGHT:	
BUILDING A	± 72.50' (6 STORIES WITH UNDERLYING GARAGE)
BUILDING B	± 70' (6 STORIES WITH UNDERLYING GARAGE)
BUILDING C	± 72.75' (6 STORIES WITH UNDERLYING GARAGE)
REQUIRED YARD:	
FRONT AND SIDE (STREET)	10'
SIDE (INTERIOR)	NO REQUIREMENT
REAR	NO REQUIREMENT
REQUIRED BUILD-TO LINE	50%
BUILD-TO LINE PROPOSED:	
MAXIMUM LOT COVERAGE:	90%
PROPOSED LOT COVERAGE:	85.27% (SEE SHEET 10)
MAXIMUM BUILDING COVERAGE:	80%
PROPOSED BUILDING COVERAGE:	49.10% (SEE SHEET 10)
BULK PLANE:	NO REQUIREMENT

SEC. 4.5: LANDSCAPING & SCREENING

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



SOILS MAP

SCALE 1"=200'

SOILS RATINGS

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

PARKING TABULATIONS

EXISTING PARKING SPACES:	
EXISTING PARKING GARAGE:	254 SPACES
EXISTING SURFACE PARKING:	191 SPACES
TOTAL SPACES EXISTING:	445 SPACES
MINIMUM PARKING SPACES REQUIRED:	
RETAIL:	
1 SPACE PER 200 SF OF GFA	
RETAIL GFA = 7,767 SF	
(7,747 / 200) X 1 = 38.74	
60% REDUCTION RATE APPLIED*	
38.74 - (38.74 X 0.6) =	15.50 SPACES
OFFICE:	
1 SPACE PER 300 SF OF GFA	
OFFICE GFA = 44,267 SF	
(29,639 / 300) X 1 = 98.80	
60% REDUCTION RATE APPLIED*	
98.80 - (98.80 X 0.6) =	39.52 SPACES
TOTAL NON-RESIDENTIAL PARKING SPACES =	55 SPACES (39.52 + 15.50)
RESIDENTIAL:	
1.5 SPACES PER 1 BEDROOM UNIT; 2 SPACES PER 2 OR MORE BEDROOM UNITS	
TOTAL RESIDENTIAL UNITS = 395 UNITS	
395 X 1.5 = 592.50**	
10% REDUCTION RATE APPLIED**	
592.50 - (592.50 X 0.1) =	533.25 SPACES
TOTAL SPACES REQUIRED:	589 SPACES (533.25 + 55)

*PER 4.2.3.D A 60% REDUCTION HAS BEEN APPLIED AS THIS SITE IS WITHIN THE OLD TOWN FAIRFAX TRANSITION OVERLAY DISTRICT AND IS ALSO WITH THE CU, COMMERCIAL URBAN DISTRICT, AND IS PROVIDING STRUCTURED PARKING.

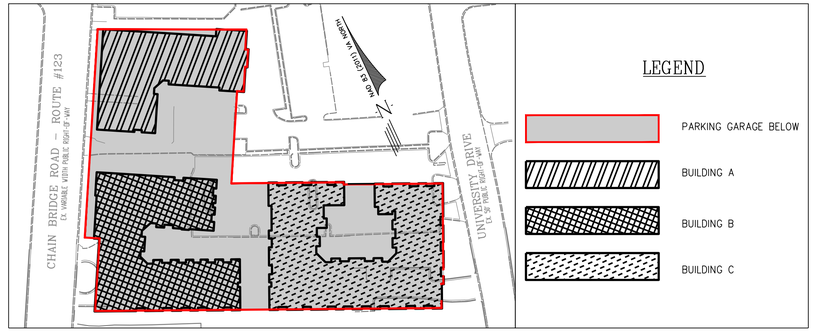
**PER 3.7.3.F, THE MINIMUM PARKING REQUIRED FOR RESIDENTIAL MAY BE REDUCED UP TO 50% PROVIDED THAT EACH DWELLING UNIT SHALL HAVE NO LESS THAN 1.50 SPACES. THEREFORE, A STANDARD 1.50 SPACES PER UNIT IS BEING PROVIDED (REGARDLESS OF BEDROOM COUNT). ADDITIONALLY, A FURTHER 10% REDUCTION IN THE REQUIRED PARKING IS ALLOWED PER 4.2.3.D.

PARKING SPACES PROVIDED:	
PARKING GARAGE:	651 SPACES
SURFACE PARKING:	18 SPACES
TOTAL PROVIDED:	669 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 589 PARKING SPACES.

LOADING TABULATIONS

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



BUILDING DATA

NOT TO SCALE

GENERAL NOTES

1. ALL REFERENCES HEREIN TO ZONING ORDINANCE REFER TO THE FAIRFAX CITY ZONING ORDINANCE
2. THE PROPERTY DELINEATED HEREON IS LOCATED IN THE CITY OF FAIRFAX TAX MAP #57-4-02-041, 57-4-02-054, 57-4-02-053, AND 57-4-02-051, WITHIN THE OLD TOWN FAIRFAX TRANSITION OVERLAY DISTRICT. THE SITE IS ALSO LOCATED IN THE ACTIVITY CENTER PLACE TYPE AND OLD TOWN SMALL AREA PLAN. ALL REFERENCES HEREIN TO PROPERTY, PARCEL, OR SITE SHALL REFER TO THE SUBJECT PROPERTY.
3. THIS APPLICATION PROPOSES REZONING FROM CO (COMMERCIAL OFFICE) TO CU (COMMERCIAL URBAN).
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 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 515524005D.
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.

FIRE MARSHALL 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.

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.

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COMMONWEALTH OF VIRGINIA
DAVID T. McELHANEY
No.022048
12/05/2025
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

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 NOTES & DETAILS

Scale: AS SHOWN

Drawing Number

02

Sheet 02 of 27 (27 TOTAL)

GALLERY AT CITY CENTER

Urban, Ltd. - Q:\JOBS\Chain Bridge Road - Christopher Companies\Rezoning\CAD\02-NOTES AND DETAILS.dwg [NOTES AND DETAILS] December 08, 2025 - 10:44am sschlecht

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

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

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

NAD 83 (2011) VA NORTH

EX. 5 STORY BRICK BUILDING #4085
EX. 2 STORY BRICK BUILDING #4101
EX. 5 STORY BRICK BUILDING #4103
EX. 4 STORY BRICK BUILDING #4117
EX. 1 STORY FRAME DWELLING
EX. 2 STORY STUCCO BUILDING #4069
EX. 2 STORY CONCRETE BUILDING #4084

Tax Id: 57 4 02 051
ORP, L.L.C.
DB. 10304 PG. 588
37,223 S.F.
0.85542 ACRES

Tax Id: 57 4 02 053
CHAIN BRIDGE HOLDING COMPANY, LLC
DB. 21871 PG. 521
12,949 S.F.
0.29656 ACRES

Tax Id: 57 4 02 054
4103 CHAIN BRIDGE ROAD, LLC
DB. 23452 PG. 1536
59,676 S.F.
1.36962 ACRES

Tax Id: 57 4 02 044 A
4084 L.L.C.
DB. 24966 PG. 2089
44,838 S.F.
1.02930 ACRES

Tax Id: 57 4 02 041
TRUIST BANK
DB. 9896 PG. 237
56,700 S.F.
1.34758 ACRES

26' WIDE ACCESS DRIVE
RETAIL 6,608 GSF
PARKING GARAGE BELOW SEE ARCH. SHEETS FOR DETAIL

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

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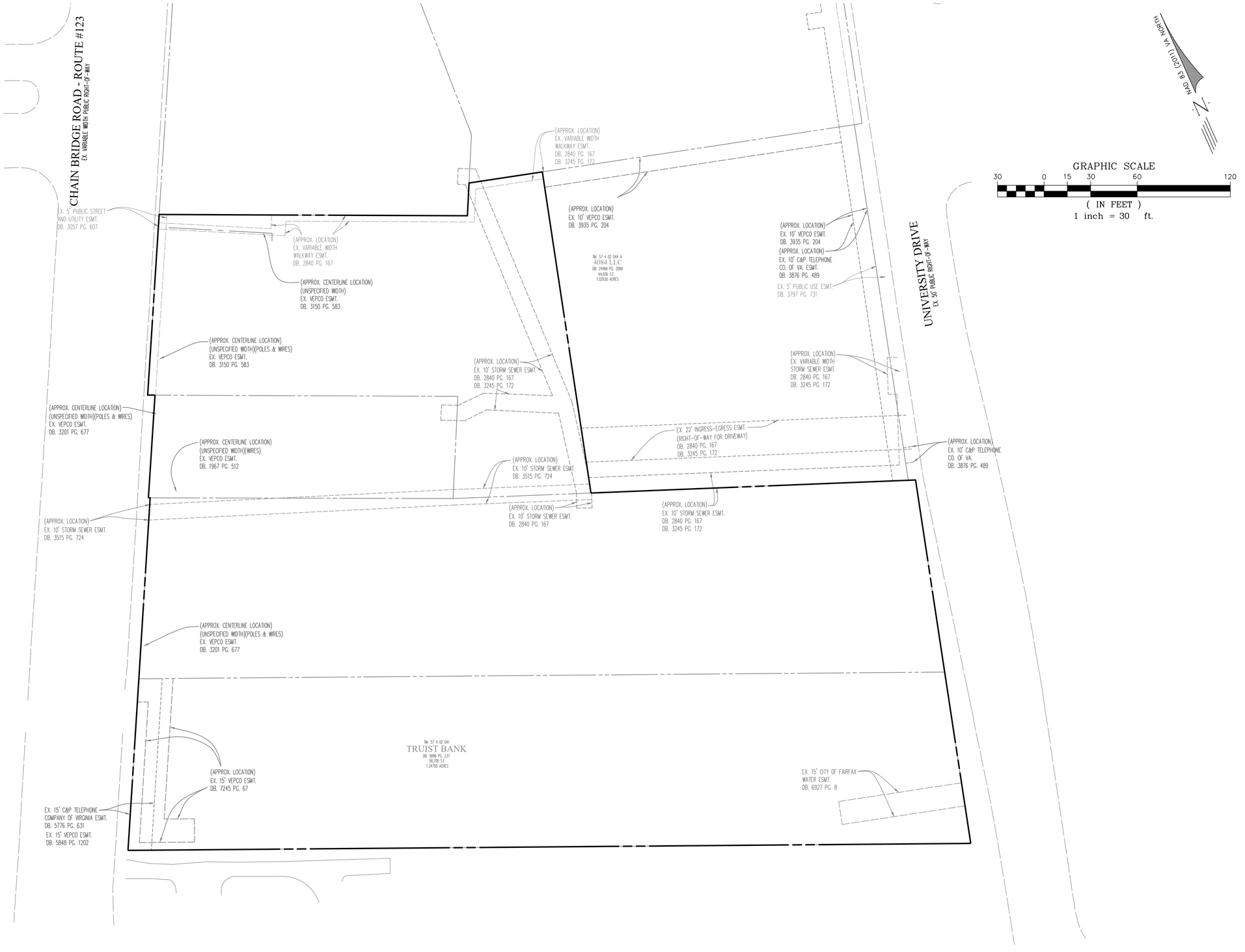
Drawing Title
EXISTING CONDITIONS PLAN

Scale: 1"=30'

Drawing Number
03
Sheet 03 of 27 (27 TOTAL)

GALLERY AT CITY CENTER

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10461 WHITE GRANITE DRIVE SUITE 250
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Revision / Issue

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01	1st Submission	12/05/2025

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

EXISTING EASEMENT EXHIBIT

Scale: 1"=30'

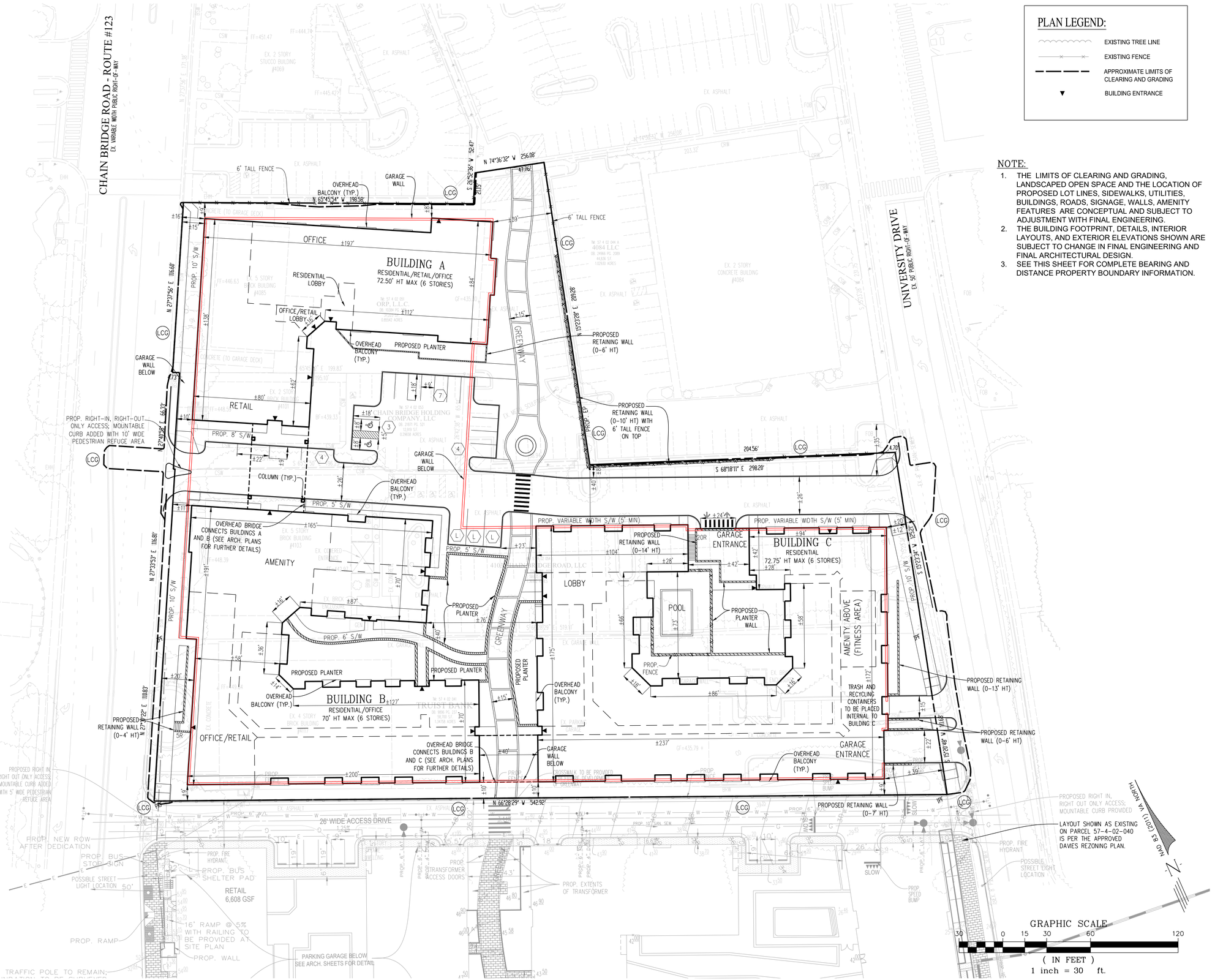
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04

Sheet 04 of 27 (27 TOTAL)

GALLERY AT CITY CENTER

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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.

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01	1st Submission	12/05/2025

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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'

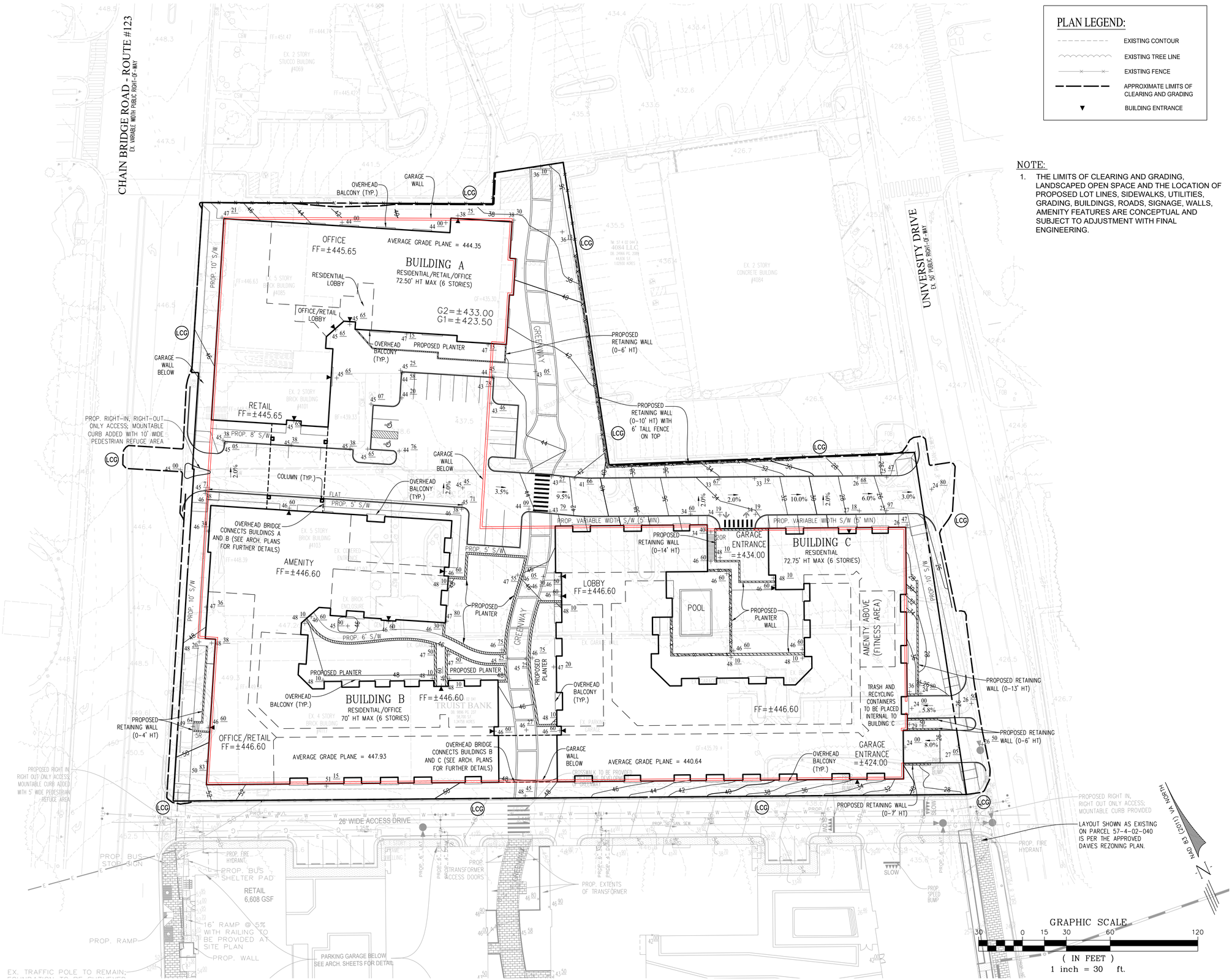
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05

Sheet 05 of 27 (27 TOTAL)

GALLERY AT CITY CENTER

Urban, Ltd. – Q:\JOBS\Chain Bridge Road – Christopher Companies\Rezoning\CAD\06-GDP.dwg [GDP] December 08, 2025 – 10:44am sschlecht



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.

THIS SHEET FOR INFORMATIONAL PURPOSES ONLY

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Seal

COMMONWEALTH OF VIRGINIA
DAVID T. McELHANEY
No.022048
12/05/2025
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

Issue

Date	Description

Project Name

GALLERY AT CITY CENTER
GDP
City of Fairfax, Virginia

Drawn By	Checked By
ZC/AP	DTM

Project No.

Date November 21, 2025

Drawing Title

PRELIMINARY GRADING PLAN

Scale: 1"=30'

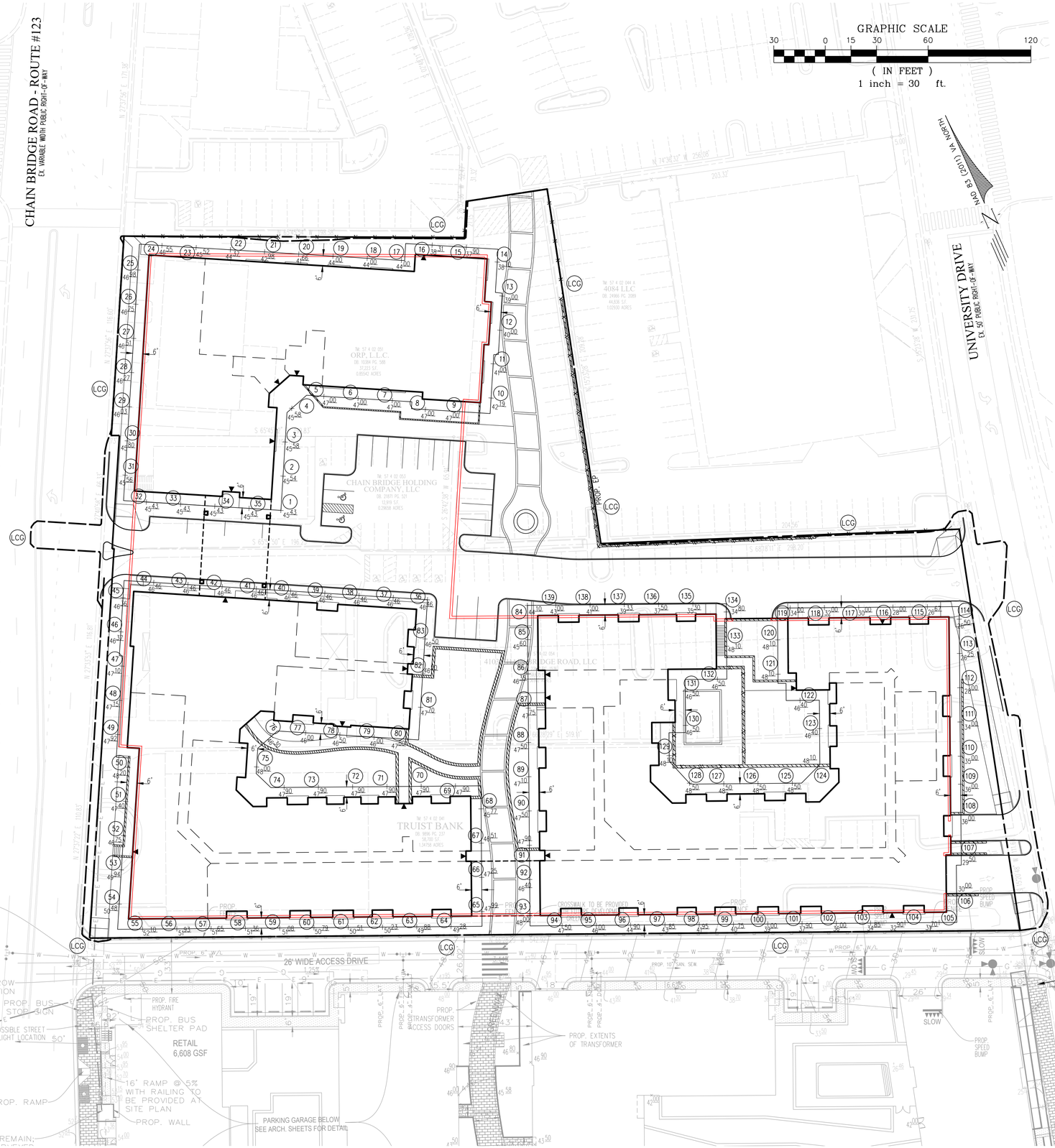
Drawing Number

06

Sheet 06 of 27 (27 TOTAL)

GALLERY AT CITY CENTER

Urban, Ltd. – Q:\JOBS\Chain Bridge Road – Christopher Companies\Rezoning\CAD\07-GRADING PLAN.dwg [GRADING PLAN] December 08, 2025 – 10:45am sschlecht



Building A	
Spot #	Proposed
1	45.43
2	45.54
3	45.58
4	45.58
5	47.00
6	47.00
7	47.00
8	47.00
9	47.00
10	42.19
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	1552.33
AVERAGE	44.35

Building B	
Spot #	Proposed
36	46.46
37	46.46
38	46.46
39	46.46
40	46.46
41	46.46
42	46.46
43	46.46
44	46.46
45	46.36
46	46.37
47	47.10
48	47.15
49	47.92
50	48.20
51	47.40
52	46.75
53	49.94
54	50.48
55	52.10
56	51.93
57	51.65
58	51.36
59	51.08
60	50.79
61	50.51
62	50.23
63	49.88
64	49.28
65	47.99
66	47.25
67	46.51
68	45.77
69	47.90
70	47.90
71	47.90
72	47.90
73	47.90
74	47.90
75	48.00
76	46.30
77	46.00
78	46.50
79	46.00
80	47.80
81	47.70
82	46.50
83	46.50
TOTAL	2300.84
AVERAGE	47.93

Building C	
Spot #	Proposed
84	44.10
85	45.60
86	46.35
87	47.80
88	47.70
89	47.10
90	47.70
91	48.00
92	46.40
93	48.00
94	47.50
95	46.00
96	44.90
97	43.85
98	41.95
99	40.75
100	39.00
101	37.90
102	36.00
103	34.85
104	32.90
105	31.70
106	30.00
107	29.50
108	36.00
109	36.00
110	35.00
111	34.00
112	28.00
113	26.25
114	26.50
115	26.67
116	28.00
117	30.00
118	32.00
119	34.00
120	48.10
121	48.10
122	46.40
123	46.40
124	48.10
125	48.50
126	48.50
127	48.50
128	48.50
129	48.10
130	46.50
131	46.50
132	46.50
133	48.10
134	34.80
135	35.30
136	37.50
137	39.33
138	41.00
139	43.00
TOTAL	2275.70
AVERAGE	40.64

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12/05/2025
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

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'

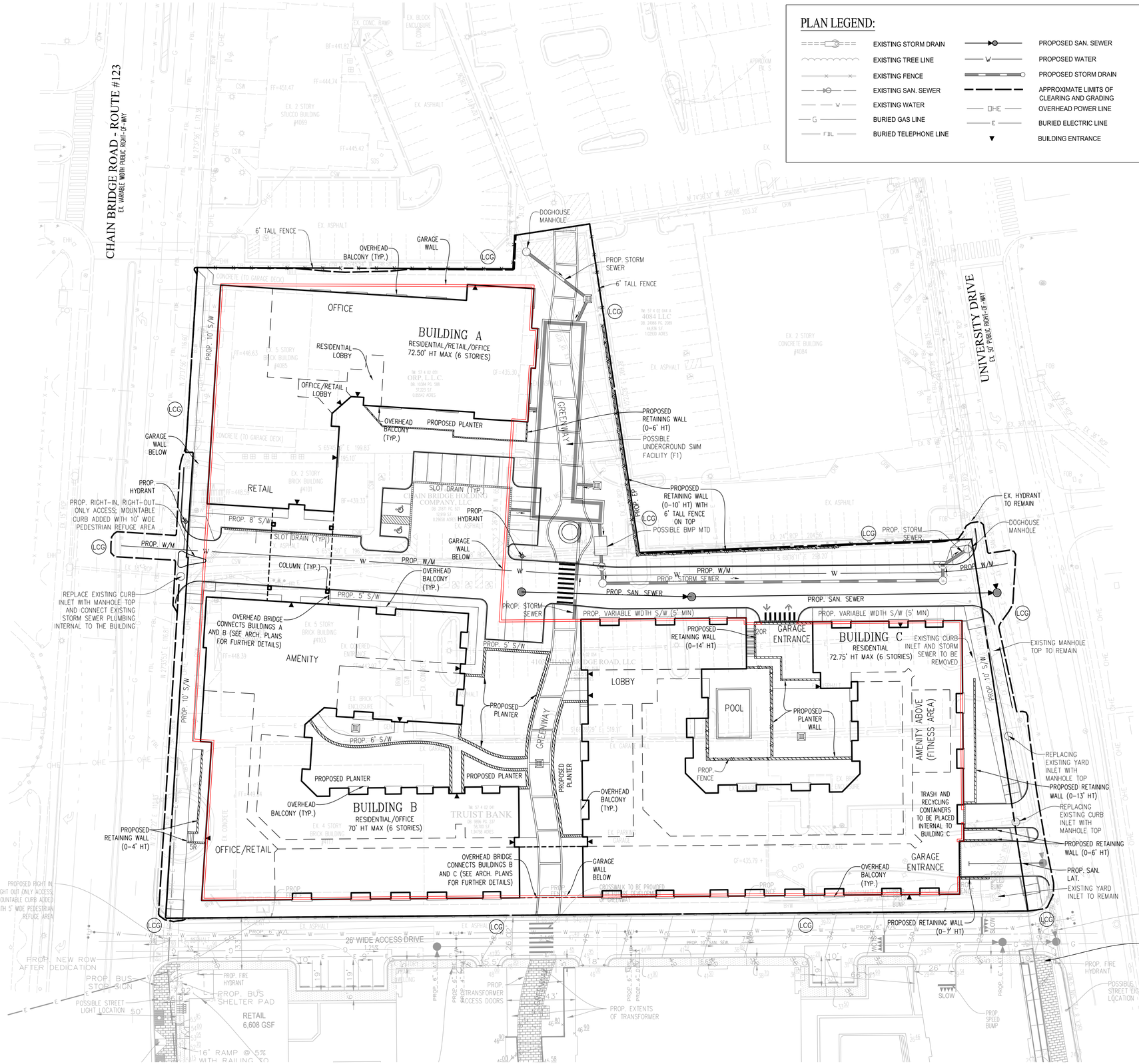
Drawing Number

07

Sheet 07 of 27 (27 TOTAL)

GALLERY AT CITY CENTER

Urban, Ltd. – Q:\JOBS\Chain Bridge Road – Christopher Companies\Rezoning\CAD\08-BUILDING HEIGHT\BUILDING HEIGHT.dwg [BUILDING HEIGHT] December 08, 2025 – 10:45am sschlecht



PLAN LEGEND:

- EXISTING STORM DRAIN
- EXISTING TREE LINE
- EXISTING FENCE
- EXISTING SAN. SEWER
- EXISTING WATER
- BURIED GAS LINE
- BURIED TELEPHONE LINE
- PROPOSED SAN. SEWER
- PROPOSED WATER
- PROPOSED STORM DRAIN
- APPROXIMATE LIMITS OF CLEARING AND GRADING
- OVERHEAD POWER LINE
- BURIED ELECTRIC LINE
- BUILDING ENTRANCE

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 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. ONE FDC 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.

WATER MAIN 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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GALLERY AT CITY CENTER
GDP
City of Fairfax, Virginia

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ZC/AP	DTM

Project No.

Date November 21, 2025

Drawing Title

CONCEPTUAL UTILITY PLAN

Scale: 1"=30'

Drawing Number

08

Sheet 08 of 27 (27 TOTAL)

GALLERY AT CITY CENTER

Urban, Ltd. - Q:\JOBS\Chain Bridge Road - Christopher Companies\Rezoning\CAD\14-UTILITY PLAN.dwg [UTILITY PLAN] December 08, 2025 - 10:45am sschlecht

LEGEND

EX. PEDESTRIAN ROUTES

PROP. PEDESTRIAN ROUTES

PROP. ADA ACCESSIBLE ROUTES

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)

1 inch = 30 ft.

NAD 83 (2011) VA NORTH

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

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

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

OFFICE

RETAIL

RESIDENTIAL LOBBY

OFFICE/RETAIL LOBBY

6' TALL FENCE

OVERHEAD BALCONY (TYP.)

GARAGE WALL

GARAGE WALL BELOW

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

COLUMN (TYP.)

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

AMENITY

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

OFFICE/RETAIL

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

BUILDING C
RESIDENTIAL
72.75' HT MAX (6 STORIES)

GARAGE ENTRANCE

LOBBY

POOL

PROP. FENCE

AMENITY ABOVE (FITNESS AREA)

TRASH AND RECYCLING CONTAINERS TO BE PLACED INTERNAL TO BUILDING C

PROP. ACCESS EASEMENT

26' WIDE ACCESS DRIVE

PROP. NEW ROW AFTER DEDICATION

PROP. BUS STOP SIGN

POSSIBLE STREET LIGHT LOCATION 50'

PROP. FIRE HYDRANT

PROP. BUS SHELTER PAD

RETAIL
6,608 GSF

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

PROP. RAMP

PROP. WALL

EX. TRAFFIC POLE TO REMAIN; EXACT LOCATION TO BE CLARIFIED

PARKING GARAGE BELOW SEE ARCH. SHEETS FOR DETAIL

PROP. TRANSFORMER ACCESS DOORS

PROP. EXTENTS OF TRANSFORMER

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

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

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

POSSIBLE STREET LIGHT LOCATION

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

CROSSWALK TO BE PROVIDED W/ GREENWAY

NORTHERN PROPERTY

SLOW

PROP. SPED BUMP

LCC

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GDP
City of Fairfax, Virginia

Drawn By	Checked By
ZC/AP	DTM

Project No.

Date November 21, 2025

Drawing Title

PEDESTRIAN CIRCULATION PLAN

Scale: 1"=30'

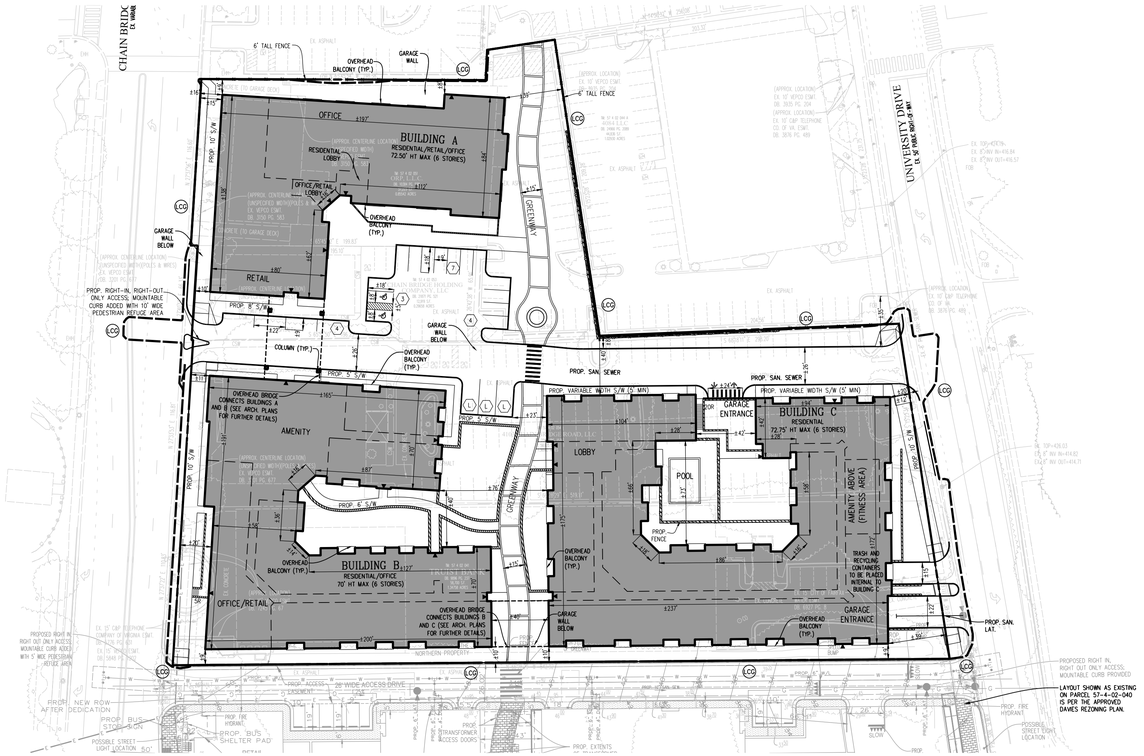
Drawing Number

09

Sheet 09 of 27 (27 TOTAL)

GALLERY AT CITY CENTER

Urban, Ltd. – Q:\JOBS\Chain Bridge Road – Christopher Companies\Rezoning\CAD\15-CIRCULATION PLAN.dwg [CIRCULATION PLAN] December 08, 2025 – 10:45am sschlecht



GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)

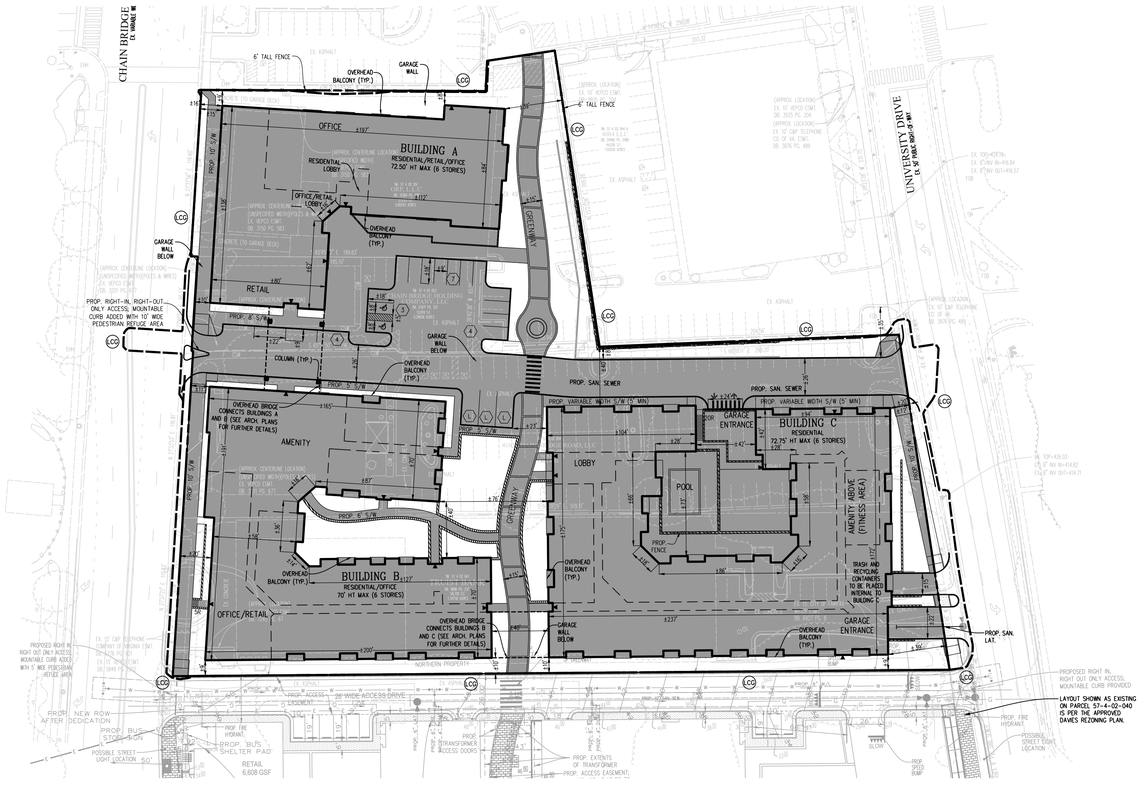
1 inch = 50 ft.

NAD 83 (2011) VA NORTH

BUILDING COVERAGE CALCULATION

SITE AREA = ± 3.87 AC.

– BUILDING COVERAGE =± 1.9 AC. OR 49.10%



LOT COVERAGE CALCULATION

SITE AREA = ± 3.87 AC.

– LOT COVERAGE = ± 3.3 AC. OR 85.27%

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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

BUILDING & LOT COVERAGE

Scale: 1"=50'

Drawing Number

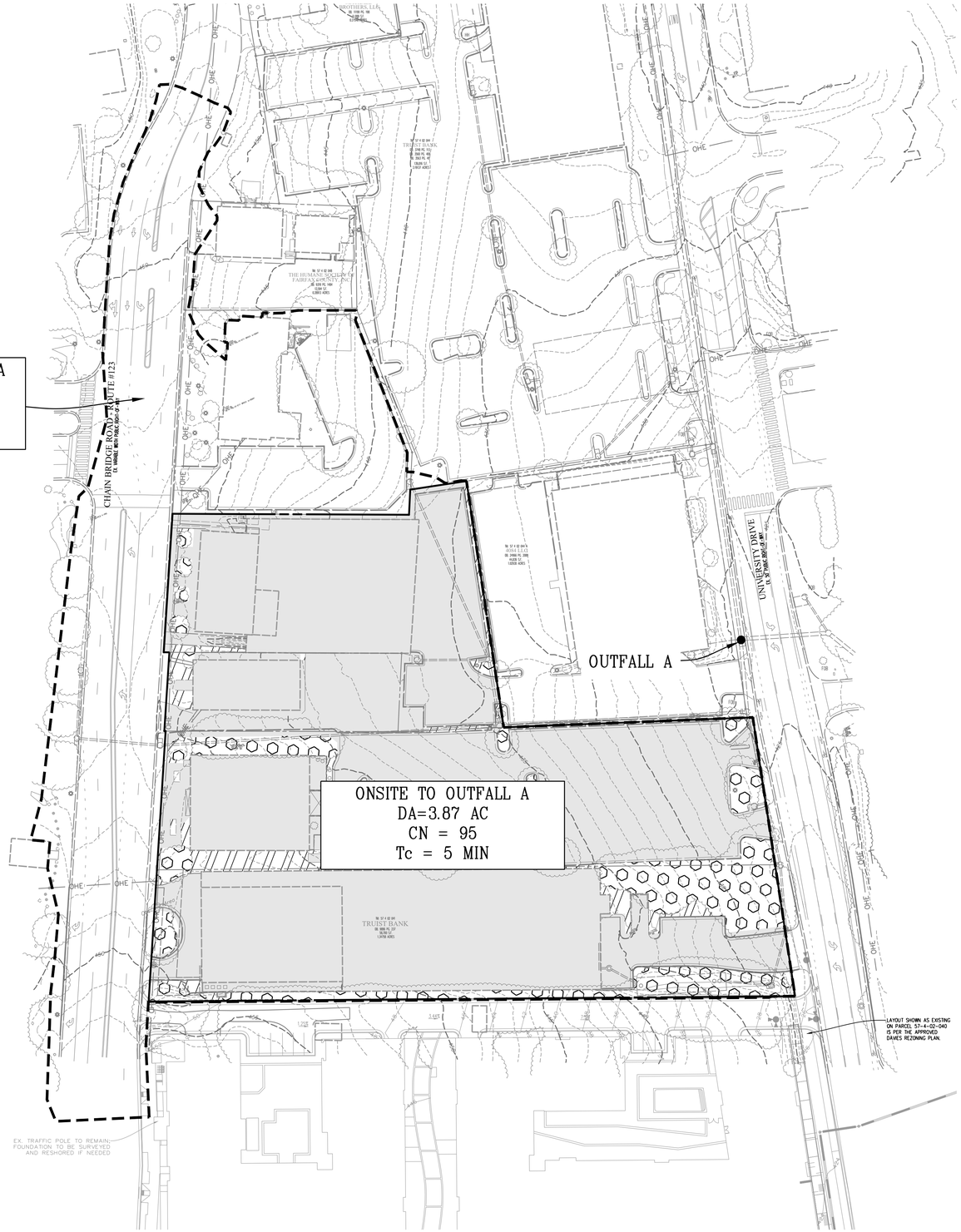
10

Sheet 10 of 27 (27 TOTAL)

GALLERY AT CITY CENTER

Urban, Ltd. – Q:\JOBS\Chain Bridge Road – Christopher Companies\Rezoning\CAD\16-BLDG & LOT COVERAGE.dwg [BLDG & LOT COVERAGE] December 08, 2025 – 10:45am sschlecht

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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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

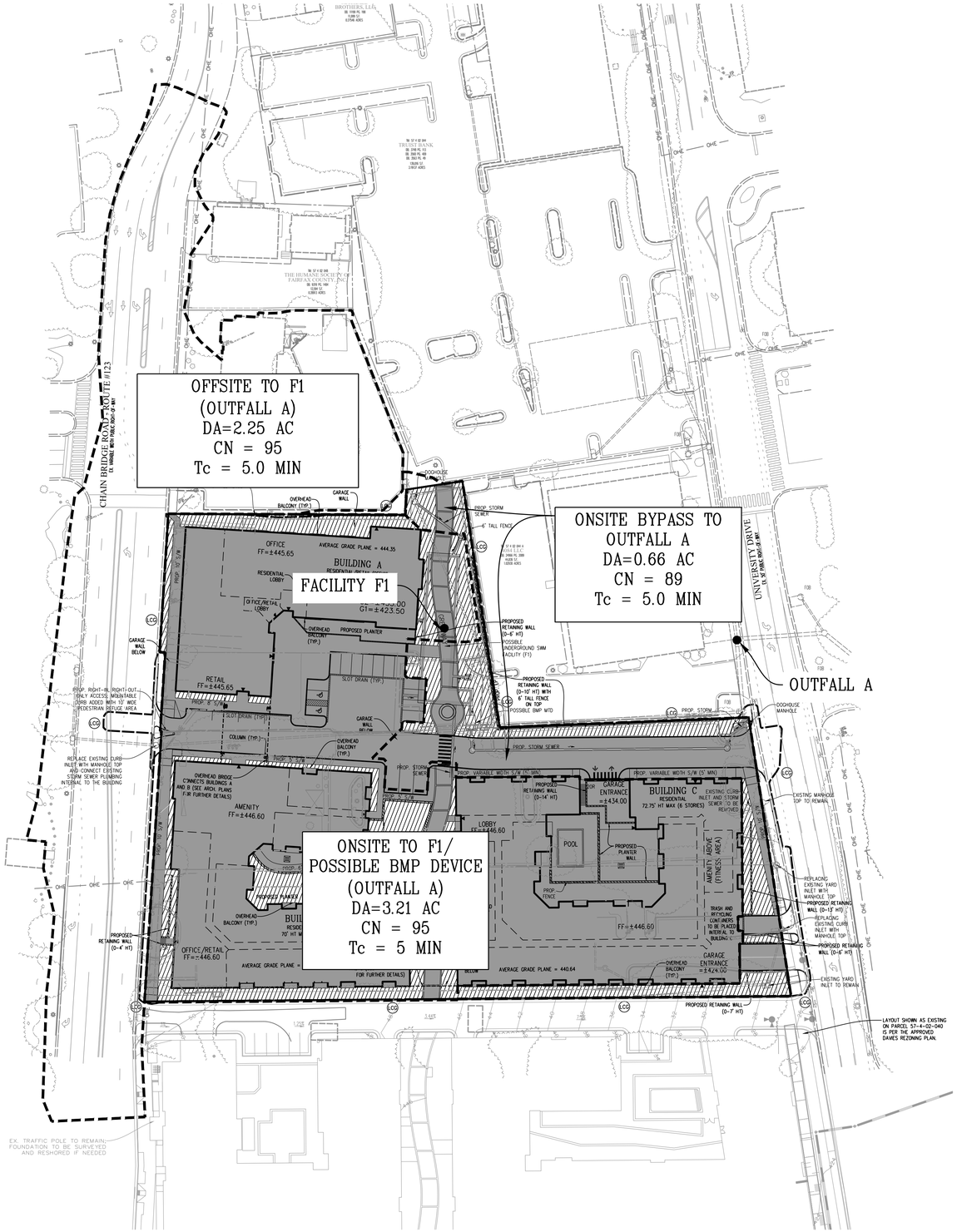
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Sheet 11 of 27 (27 TOTAL)

GALLERY AT CITY CENTER

Urban, Ltd. – Q:\JOBS\Chain Bridge Road – Christopher Companies\Rezoning\CAD\09-SWM EXISTING.dwg [12 PRELIMINARY SWM ANALYSIS] December 08, 2025 – 10:45am sschlecht

POST-DEVELOPMENT SWM MAP



PRELIMINARY SWM NARRATIVE:

THE SITE AREA IS APPROXIMATELY 3.87 ACRES AND CONSISTS OF 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.

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.

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01	1st Submission	12/05/2025

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Date Description

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

Drawn By	Checked By
ZC/AP	DTM

Project No.

Date November 21, 2025

Drawing Title
PRELIMINARY SWM ANALYSIS

Scale: 1"=50'

Drawing Number
12
Sheet 12 of 27 (27 TOTAL)

GALLERY AT CITY CENTER

Urban, Ltd. - O:\JOBS\Chain Bridge Road - Christopher Companies\Rezoning\CAD\09-SWM PROPOSED.dwg [16B PRELIMINARY SWM ANALYSIS] December 08, 2025 - 10:46am sschlecht

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.

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 ACCORDANCE 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

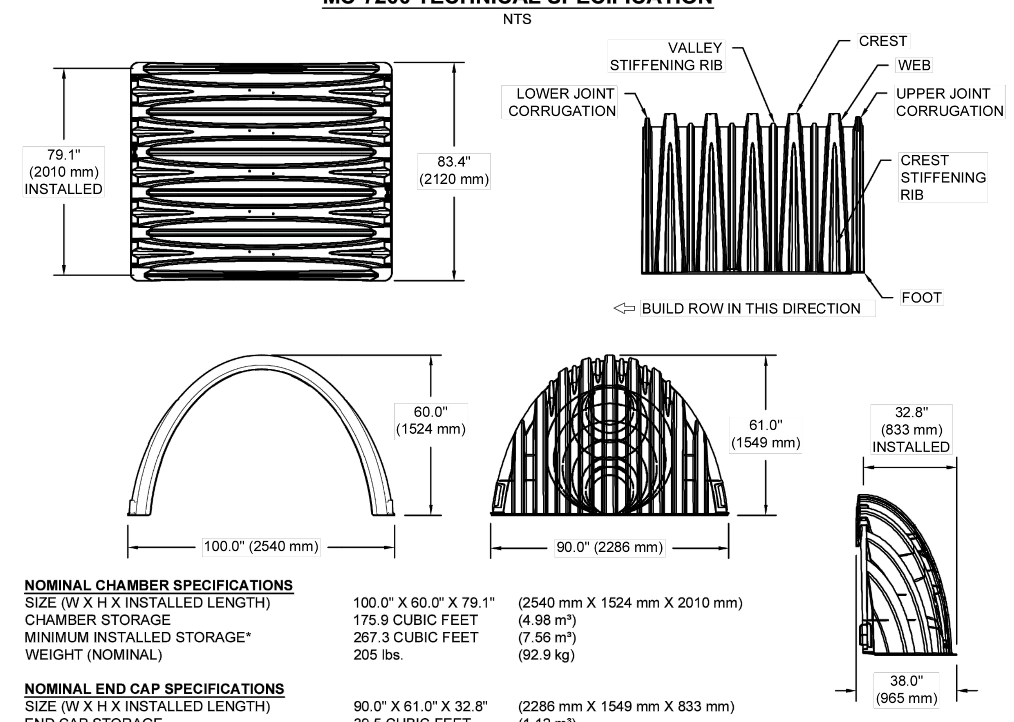
1. STORMTECH MC-7200 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH INSTALLATION GUIDE MC-7200 CHAMBER".
2. THE USE OF EQUIPMENT OVER MC-7200 CHAMBERS IS LIMITED:
   - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
   - NO RUBBER TIRED LOADER, DUMP TRUCK, OR EXCAVATORS ARE ALLOWED UNTIL PROPER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

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

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

MC-7200 TECHNICAL SPECIFICATION

NTS



NOMINAL CHAMBER SPECIFICATIONS

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

NOMINAL END CAP SPECIFICATIONS

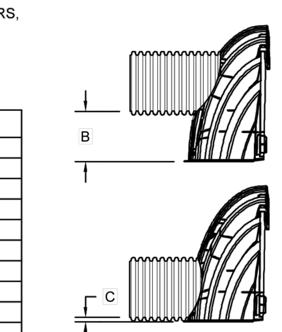
SIZE (W X H X INSTALLED LENGTH)	90.0" X 61.0" X 32.8"	(2286 mm X 1549 mm X 833 mm)
END CAP STORAGE	39.5 CUBIC FEET	(1.12 m³)
MINIMUM INSTALLED STORAGE*	115.3 CUBIC FEET	(3.26 m³)
WEIGHT (NOMINAL)	90 lbs.	(40.8 kg)

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

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

PART #	STUB	B	C
MC7200IEPP06T	6" (150 mm)	42.54" (1081 mm)	---
MC7200IEPP06B		---	0.86" (22 mm)
MC7200IEPP08T	8" (200 mm)	40.50" (1029 mm)	---
MC7200IEPP08B		---	1.01" (26 mm)
MC7200IEPP10T	10" (250 mm)	38.37" (975 mm)	---
MC7200IEPP10B		---	1.33" (34 mm)
MC7200IEPP12T	12" (300 mm)	35.69" (907 mm)	---
MC7200IEPP12B		---	1.55" (39 mm)
MC7200IEPP15T	15" (375 mm)	32.72" (831 mm)	---
MC7200IEPP15B		---	1.70" (43 mm)
MC7200IEPP18T	18" (450 mm)	29.36" (746 mm)	---
MC7200IEPP18TW			
MC7200IEPP18B		---	1.97" (50 mm)
MC7200IEPP18BW			
MC7200IEPP24T	24" (600 mm)	23.05" (585 mm)	---
MC7200IEPP24TW			
MC7200IEPP24B		---	2.26" (57 mm)
MC7200IEPP24BW			
MC7200IEPP30BW	30" (750 mm)	---	2.95" (75 mm)
MC7200IEPP36BW	36" (900 mm)	---	3.25" (83 mm)
MC7200IEPP42BW	42" (1050 mm)	---	3.55" (90 mm)

NOTE: ALL DIMENSIONS ARE NOMINAL

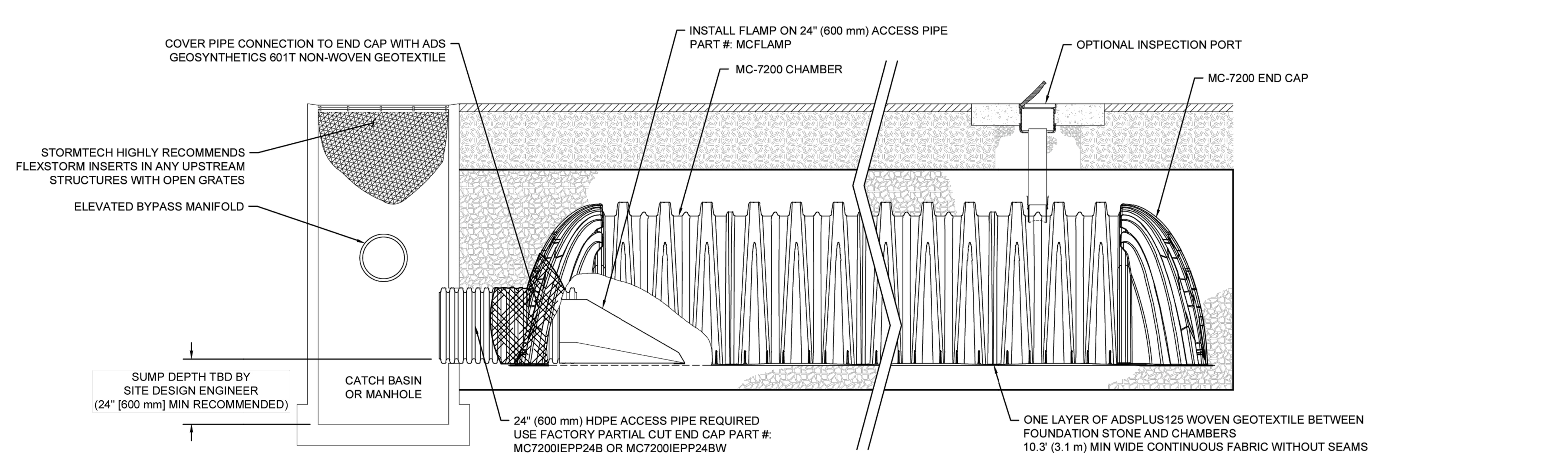


CUSTOM PREFABRICATED INVERTS ARE AVAILABLE UPON REQUEST. INVENTORIED MANIFOLDS INCLUDE 12-24" (300-600 mm) SIZE ON SIZE AND 15-48" (375-1200 mm) ECCENTRIC MANIFOLDS. CUSTOM INVERT LOCATIONS ON THE MC-7200 END CAP CUT IN THE FIELD ARE NOT RECOMMENDED FOR PIPE SIZES GREATER THAN 10" (250 mm). THE INVERT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

TECHNICAL SPECIFICATIONS MC-7200 CHAMBER | DATE: 05/01/25 | DRAWN: SMW | DRAWING #: 724-710 | CHECKED: JLM

StormTech® Chamber System | ADS 4640 TRUEMAN BLVD HILLIARD, OH 43026 | SHEET 1 OF 1

THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO ADS/STORMTECH UNDER THE DIRECTION OF THE PROJECT'S ENGINEER OF RECORD ("EOR") OR OTHER PROJECT REPRESENTATIVE. THIS DRAWING IS NOT INTENDED FOR USE IN BIDDING OR CONSTRUCTION WITHOUT THE EOR'S PRIOR APPROVAL. EOR SHALL REVIEW THIS DRAWING PRIOR TO BIDDING AND/OR CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE EOR TO ENSURE THAT THE PRODUCT(S) DEPICTED AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE LAWS, REGULATIONS, AND PROJECT REQUIREMENTS.



MC-7200 ISOLATOR ROW PLUS DETAIL

NTS

INSPECTION & MAINTENANCE

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

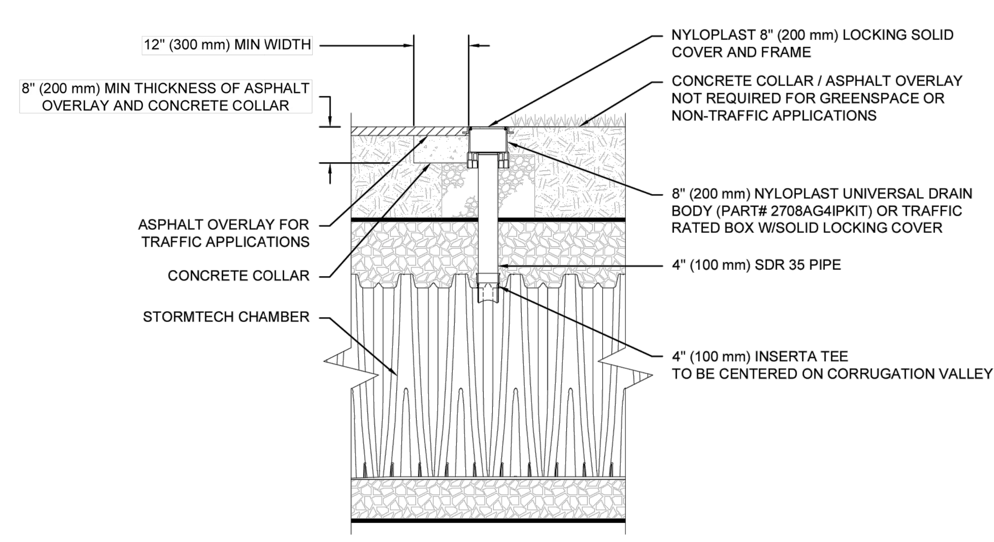
STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45" (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

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

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

NOTES

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



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

4" PVC INSPECTION PORT DETAIL (MC SERIES CHAMBER)

NTS

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

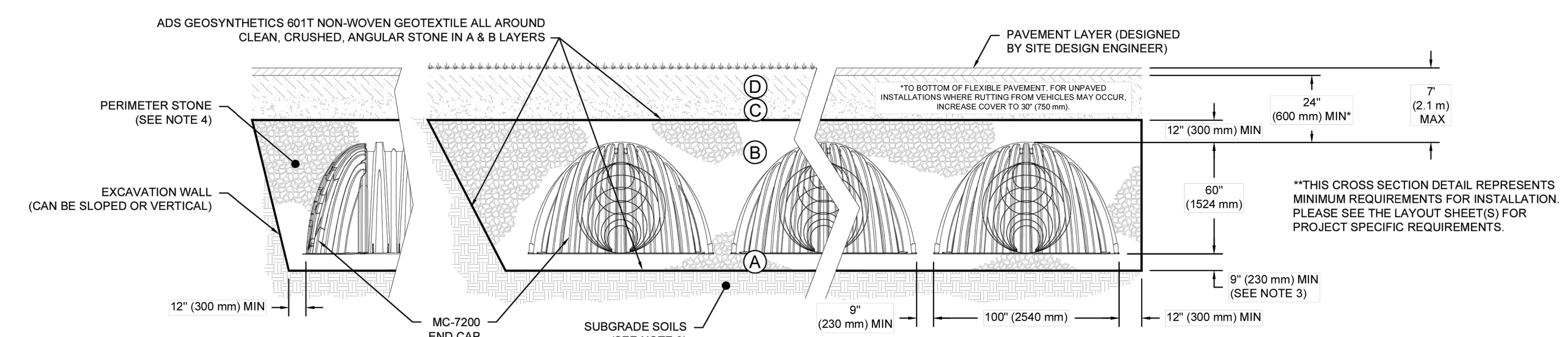
StormTech® Chamber System | ADS 4640 TRUEMAN BLVD HILLIARD, OH 43026 | SHEET 1 OF 1

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ACCEPTABLE FILL MATERIALS: STORMTECH MC-7200 CHAMBER SYSTEMS

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

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



**THIS CROSS SECTION DETAIL REPRESENTS MINIMUM REQUIREMENTS FOR INSTALLATION. PLEASE SEE THE LAYOUT SHEET(S) FOR PROJECT SPECIFIC REQUIREMENTS.

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 #: 724-720 | CHECKED: JLM

StormTech® Chamber System | ADS 4640 TRUEMAN BLVD HILLIARD, OH 43026 | SHEET 1 OF 1

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Seal: COMMONWEALTH OF VIRGINIA — DAVID T. McELHANEY No.022048 12/05/2025 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

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

GALLERY AT CITY CENTER

Urban, Ltd. – Q:\JOBS\Chain Bridge Road – Christopher Companies\Rezoning\CAD\09-SWM PROPOSED.dwg [16C PRELIMINARY SWM DETAILS] December 08, 2025 – 10:46am sschlecht

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: 12/8/2025
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-ReDevelopment Treatment Volume (acre-ft)**	0.2597	**Post-Development Treatment Volume (acre-ft)**	--
Final Post-Development Treatment Volume (cubic feet)	11,313		**Post-ReDevelopment Treatment Volume (cubic feet)**	11,313	**Post-Development Treatment Volume (cubic feet)**	--
Final Post-Development TP Load (lb/yr)	**3.31**		**Post-ReDevelopment 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-ReDevelopment TP Load per acre (lb/acre/yr)**	0.86		
			Max. Reduction Required (Below Pre-ReDevelopment Load)	20%		
			TP Load Reduction Required for Redeveloped Area (lb/yr)	**0.92**	**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.

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COMMONWEALTH OF VIRGINIA
DAVID T. McELHANEY
No.022048
12/05/2025
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

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

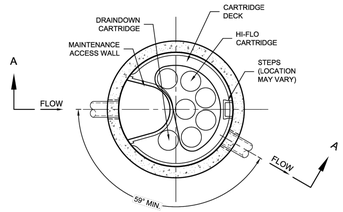
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Drawing Number
14
Sheet 14 of 27 (27 TOTAL)

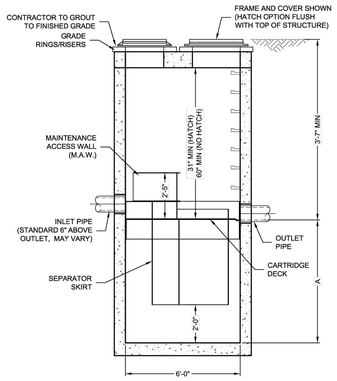
GALLERY AT CITY CENTER

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POSSIBLE JELLY FISH FILTER STANDARD DETAIL (OR APPROVED EQUAL)



PLAN VIEW



SECTION A-A

Jellyfish® Filter

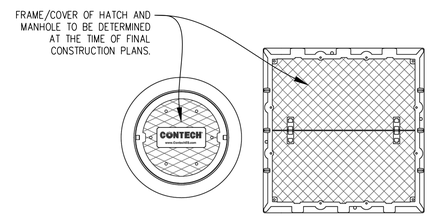
THIS PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING: U.S. PATENT NO. 8,267,706, 8,251,618 & US 8,123,935; OTHER INTERNATIONAL PATENTS PENDING

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'-6"	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 FILTERS\40 STANDARD DRAWINGS\OFFLINE\DWG\JF-STD.DWG 6/26/2014 4:08 PM

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COMMONWEALTH OF VIRGINIA
DAVID T. McELHANEY
No.022048
12/05/2025
PROFESSIONAL ENGINEER

Client

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10461 WHITE GRANITE DRIVE SUITE 250
OAKTON, VA 22124

Revision / Issue

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01	1st Submission	12/05/2025

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

PRELIMINARY BMP ANALYSIS

Scale: 1"=40'

Drawing Number

15

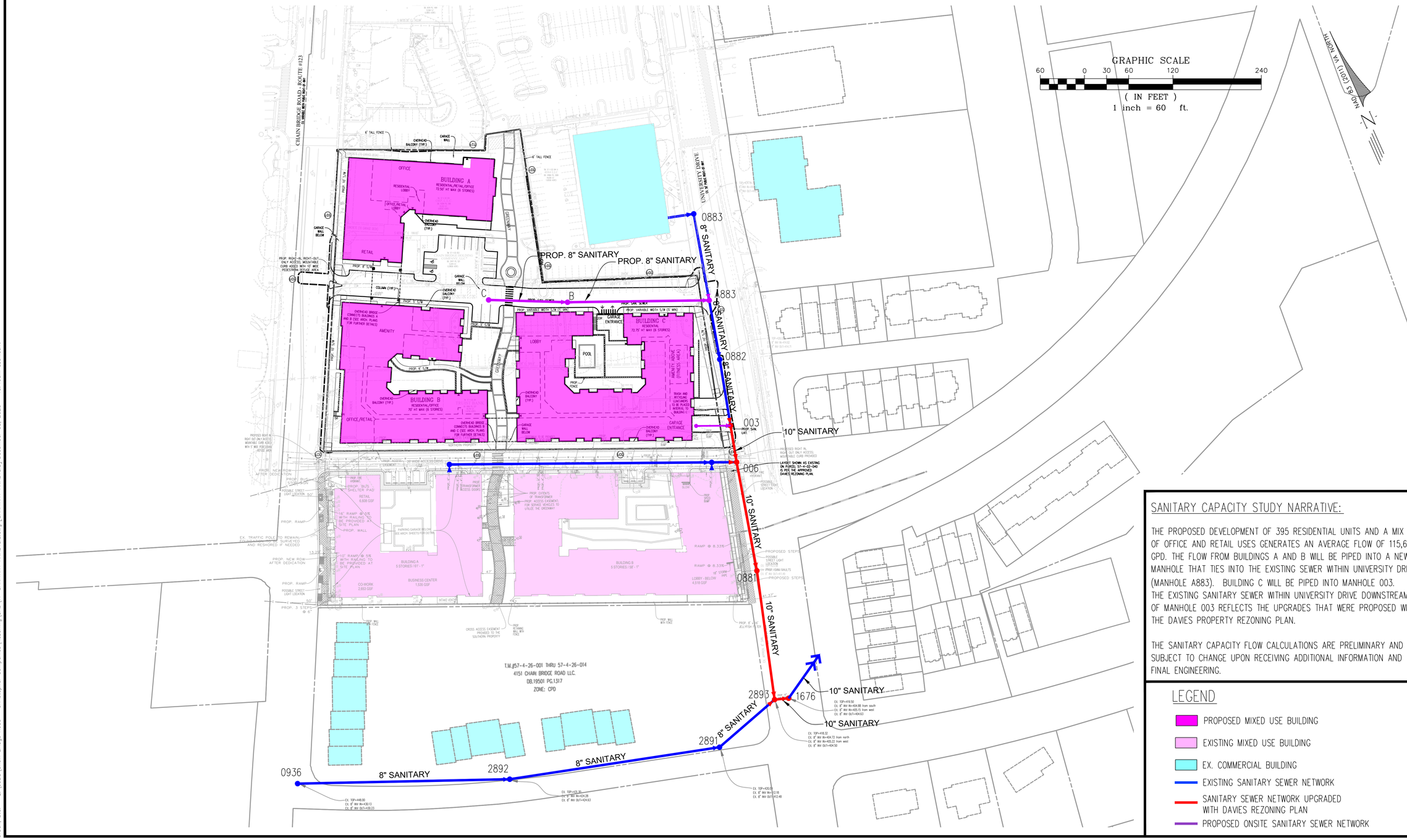
Sheet 15 of 27 (27 TOTAL)

GALLERY AT CITY CENTER

Urban, Ltd. - Q:\JOBS\Chain Bridge Road - Christopher Companies\Rezoning\CAD\09-BMP.dwg [02 BMP DETAILS] December 08, 2025 - 10:46am sschlecht

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	0.030	6.32	0.189	416.57	415.53	117.85	0.88	8	0.013	0.734	25.7%	1.59	2.72	3.25
SSMHA883	SSMH0882	0.095	5.97	0.568	415.53	414.82	80.00	0.89	8	0.013	0.736	77.2%	2.25	3.60	3.26
SSMH0882	SSMH003	0.095	5.97	0.568	414.71	413.75	91.33	1.05	8	0.013	0.801	70.9%	2.39	3.85	3.55
SSMH003	SSMH006	0.140	5.74	0.803	413.65	413.21	50.25	0.88	10	0.013	1.325	60.6%	2.44	3.94	3.76
SSMH006	SSMH0881	0.140	5.74	0.803	413.11	411.60	149.98	1.01	10	0.013	1.421	56.5%	2.57	4.15	4.03
SSMH0881	SSMH2893	0.217	5.46	1.185	411.49	405.47	175.25	3.44	10	0.013	2.625	45.2%	4.50	7.26	7.45
SSMH2893	SSMH1676	0.286	5.28	1.513	405.25	404.85	19.18	2.09	10	0.013	2.045	74.0%	4.09	6.35	5.80
SSMH1676	SSMH1667	0.345	5.16	1.781	404.40	402.67	126.67	1.37	12	0.013	2.691	66.2%	3.64	5.67	5.30



SANITARY CAPACITY STUDY NARRATIVE:

THE PROPOSED DEVELOPMENT OF 395 RESIDENTIAL UNITS AND A MIX OF OFFICE AND RETAIL USES GENERATES AN AVERAGE FLOW OF 115,669 GPD. THE FLOW FROM BUILDINGS A AND B WILL BE PIPED INTO A NEW MANHOLE THAT TIES INTO THE EXISTING SEWER WITHIN UNIVERSITY DRIVE (MANHOLE A883). BUILDING C WILL BE PIPED INTO MANHOLE 003. THE EXISTING SANITARY SEWER WITHIN UNIVERSITY DRIVE DOWNSTREAM OF MANHOLE 003 REFLECTS THE UPGRADES THAT WERE PROPOSED WITH THE DAVIES PROPERTY REZONING PLAN.

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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PROFESSIONAL ENGINEER
12/05/2025

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ZC/AP	DTM

Project No.

Date November 21, 2025

Drawing Title

SANITARY ANALYSIS

Scale: 1"=60'

Drawing Number

16

Sheet 16 of 27 (27 TOTAL)

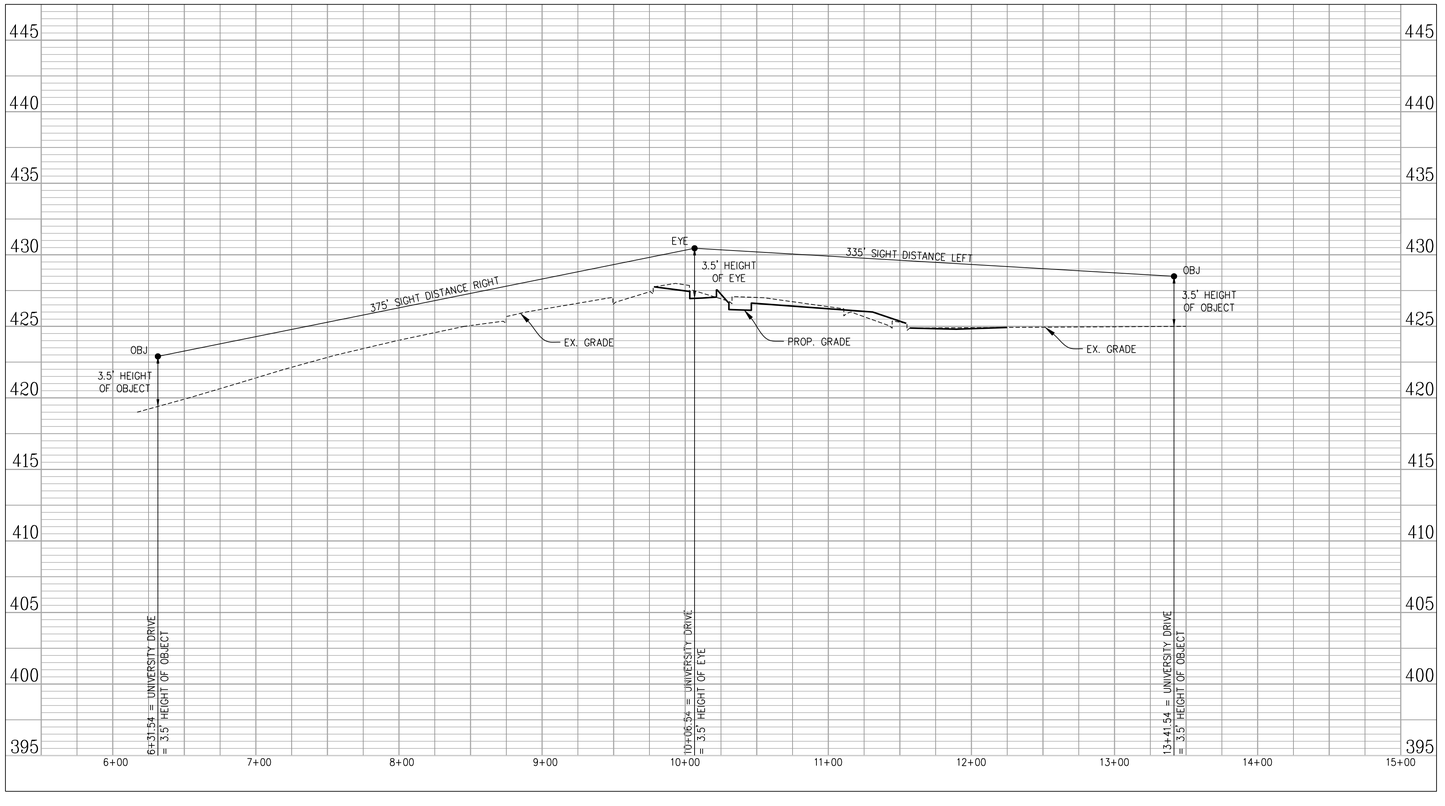
GALLERY AT CITY CENTER

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SIGHT DISTANCE PROFILE
GARAGE ENTRANCE ON UNIVERSITY DRIVE (SD1)

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



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Drawing Title

SIGHT DISTANCE PROFILES

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

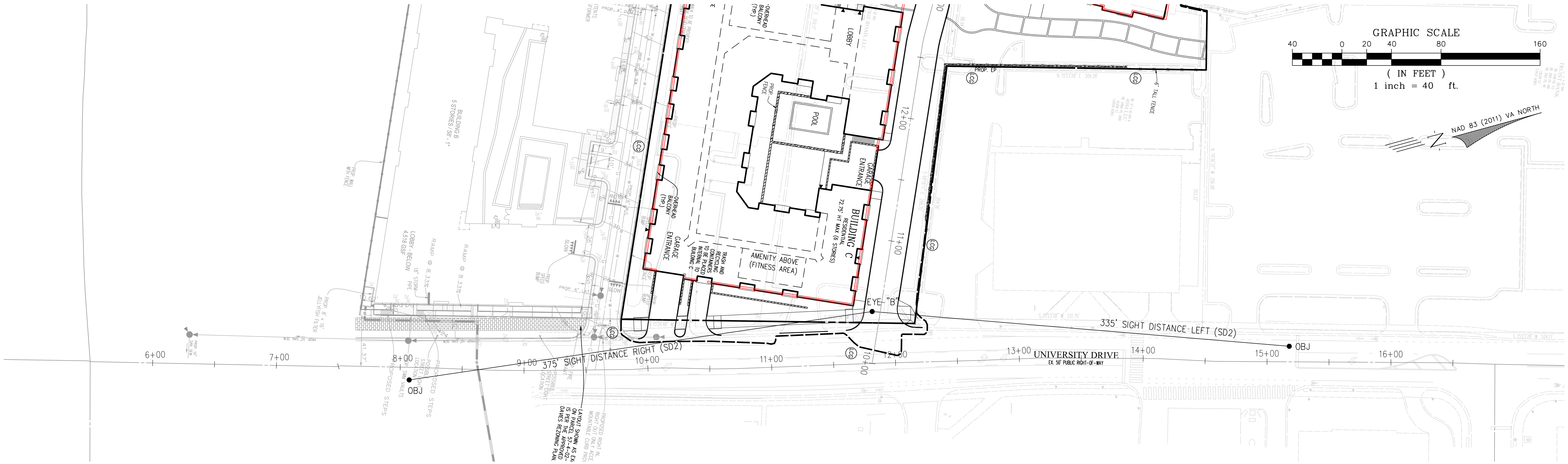
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Sheet 17 of 27 (27 TOTAL)

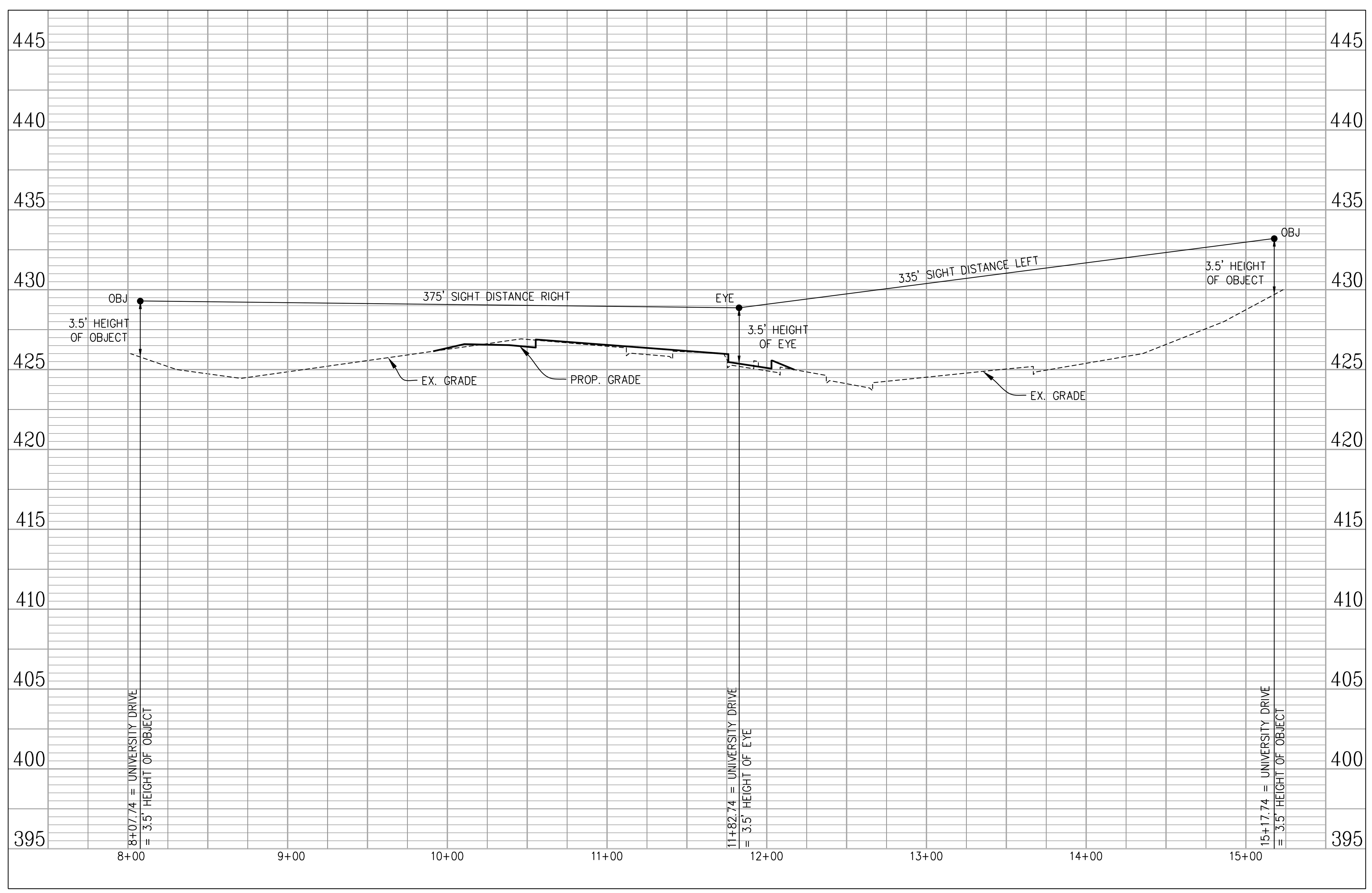
GALLERY AT CITY CENTER

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SIGHT DISTANCE PROFILE
MAIN ENTRANCE ON UNIVERSITY DRIVE (SD2)

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



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GDP

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ZC/AP	DTM

Project No.

Date November 21, 2025

Drawing Title

SIGHT DISTANCE PROFILES

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

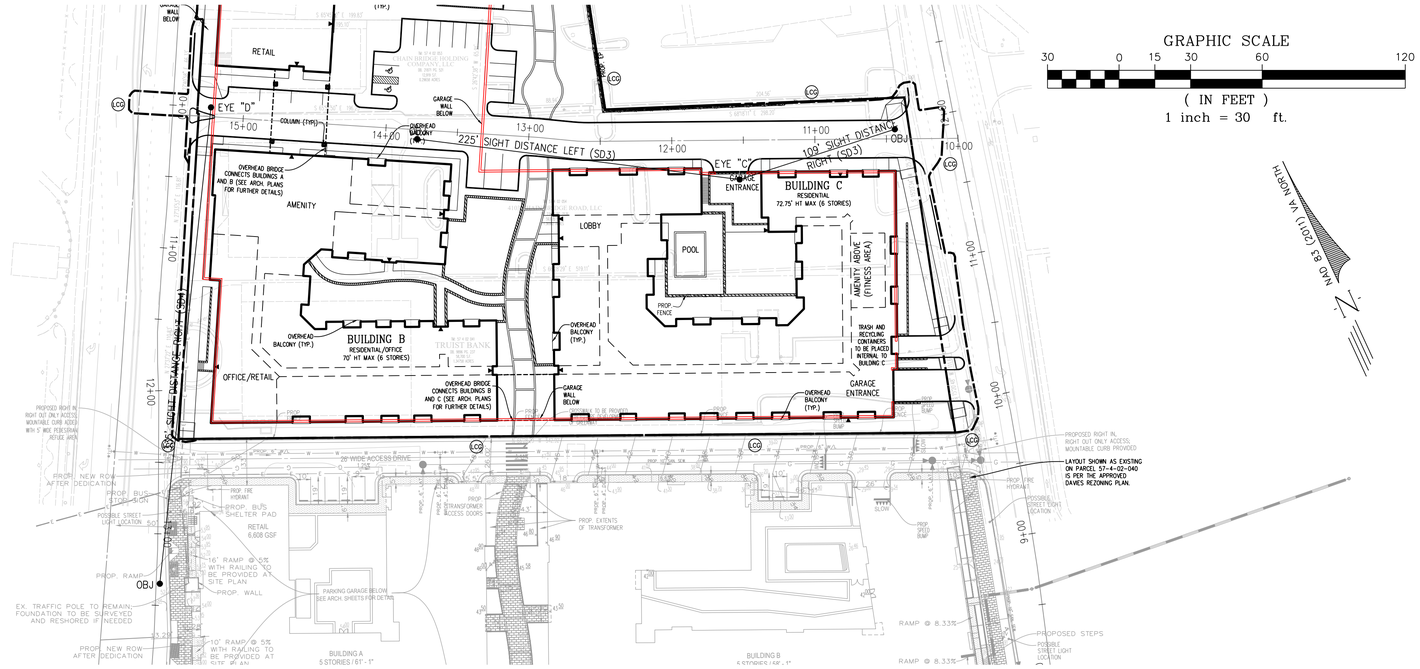
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Sheet 18 of 27 (27 TOTAL)

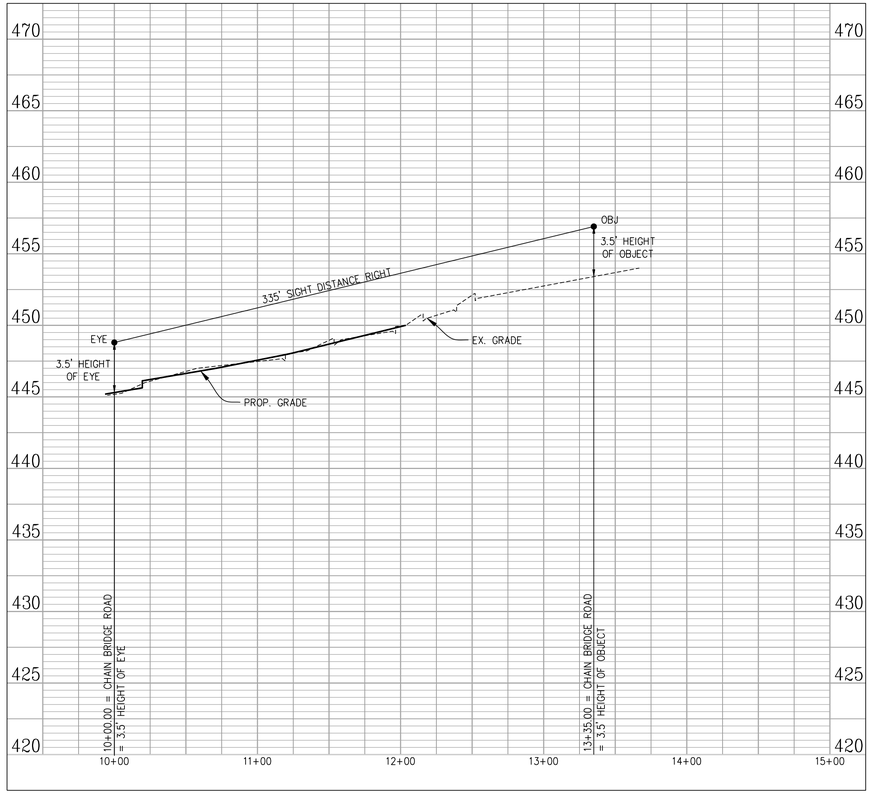
GALLERY AT CITY CENTER

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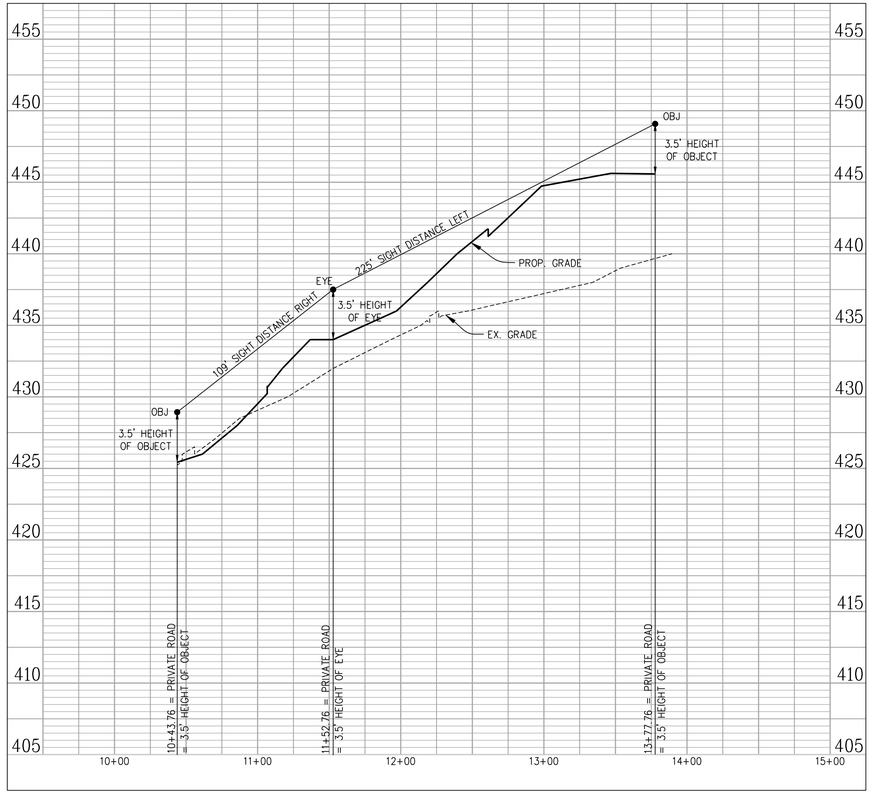
SIGHT DISTANCE PROFILE
MAIN ENTRANCE ON CHAIN BRIDGE ROAD (SD4)

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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Drawing Title

SIGHT DISTANCE PROFILES

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

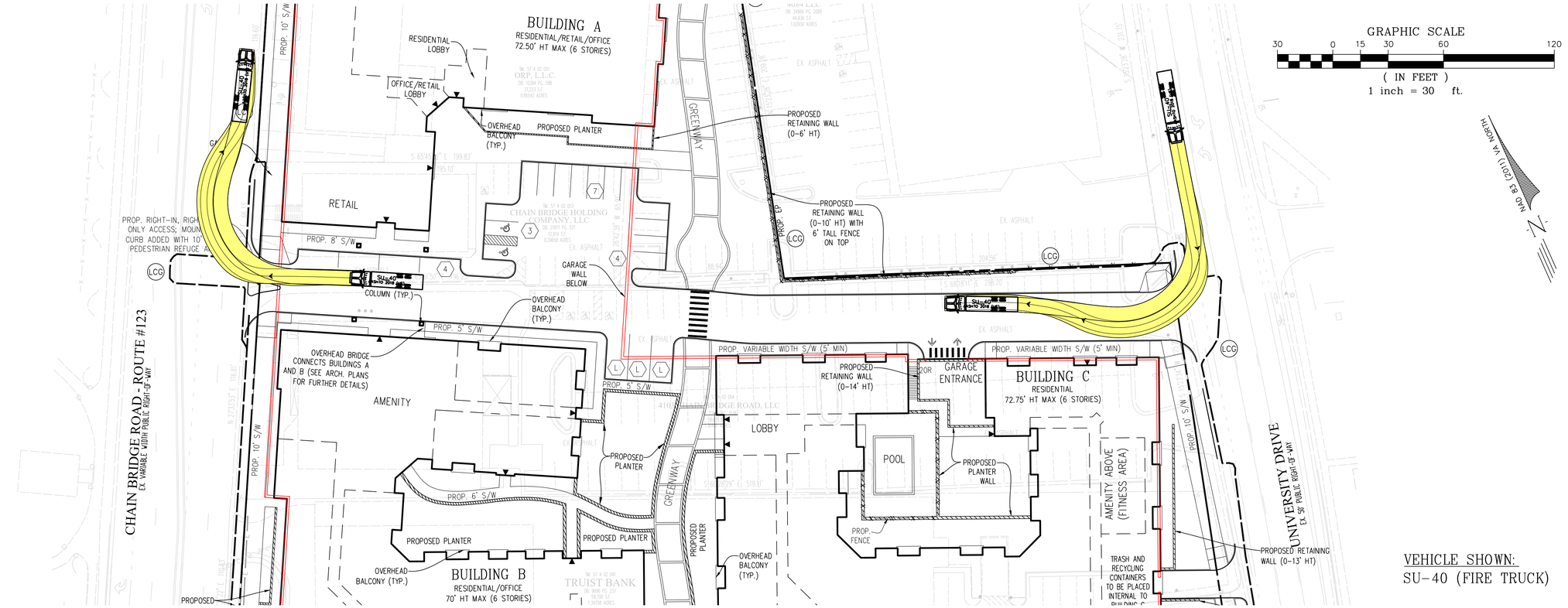
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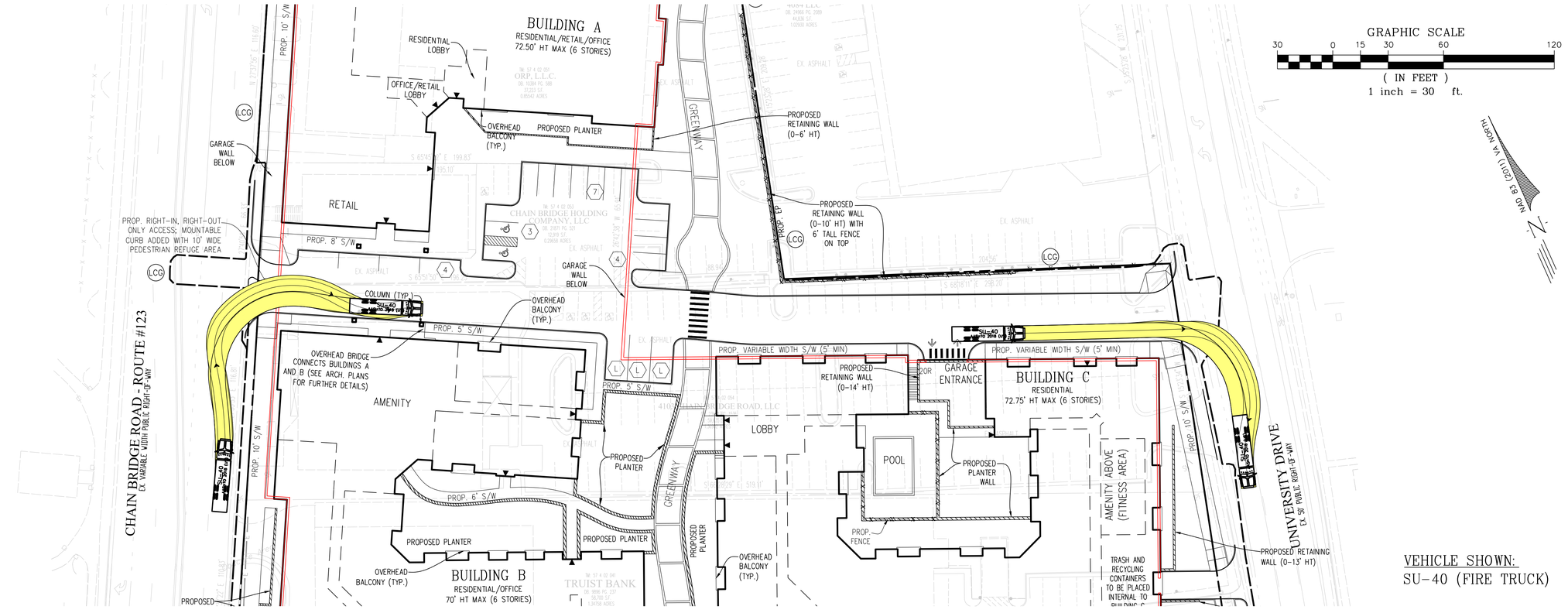
Sheet 19 of 27 (27 TOTAL)

GALLERY AT CITY CENTER

Urban, Ltd. – Q:\JOBS\Chain Bridge Road – Christopher Companies\Rezoning\CAD\18-SIGHT DISTANCE PROFILES.dwg [SIGHT DISTANCE PROFILES (5)] December 08, 2025 – 10:47am sschlecht



VEHICLE SHOWN:
SU-40 (FIRE TRUCK)



VEHICLE SHOWN:
SU-40 (FIRE TRUCK)

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Seal

COMMONWEALTH OF VIRGINIA
DAVID T. McELHANEY
No.022048
12/05/2025
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

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-40 AUTOTURN ANALYSIS

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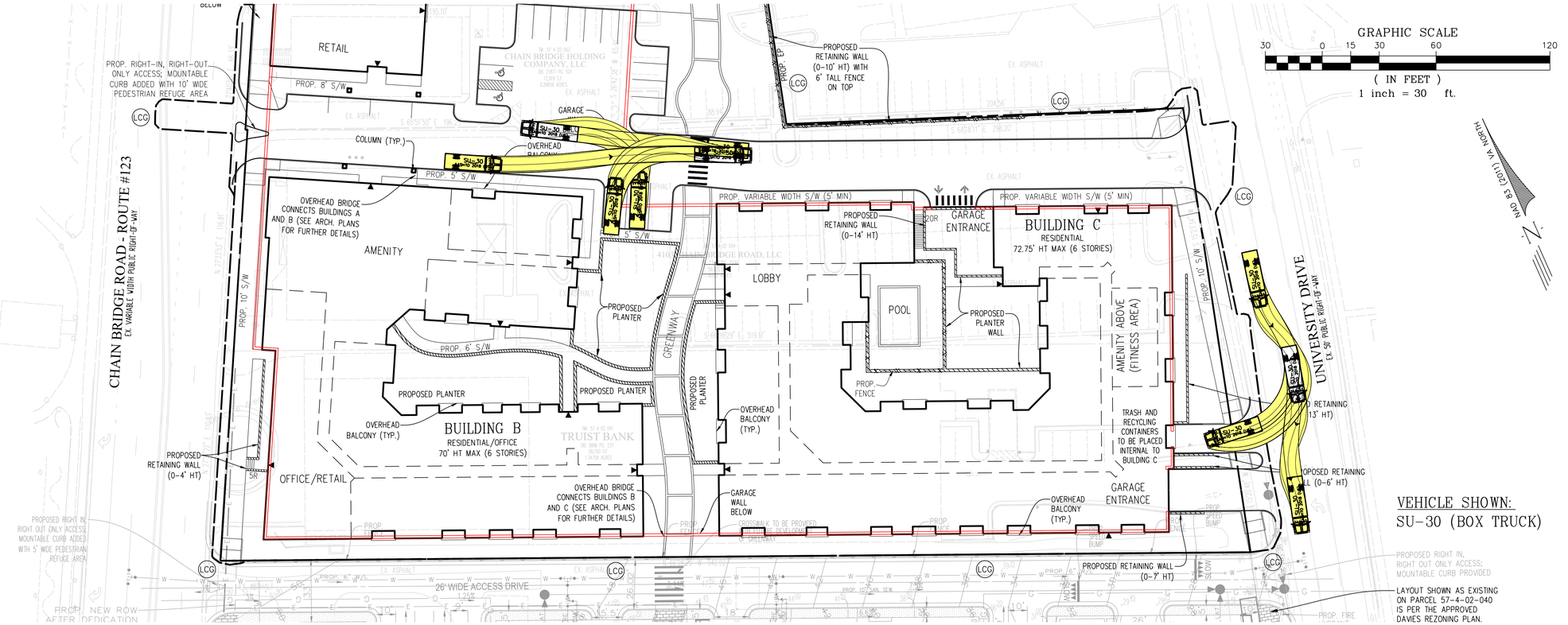
Drawing Number

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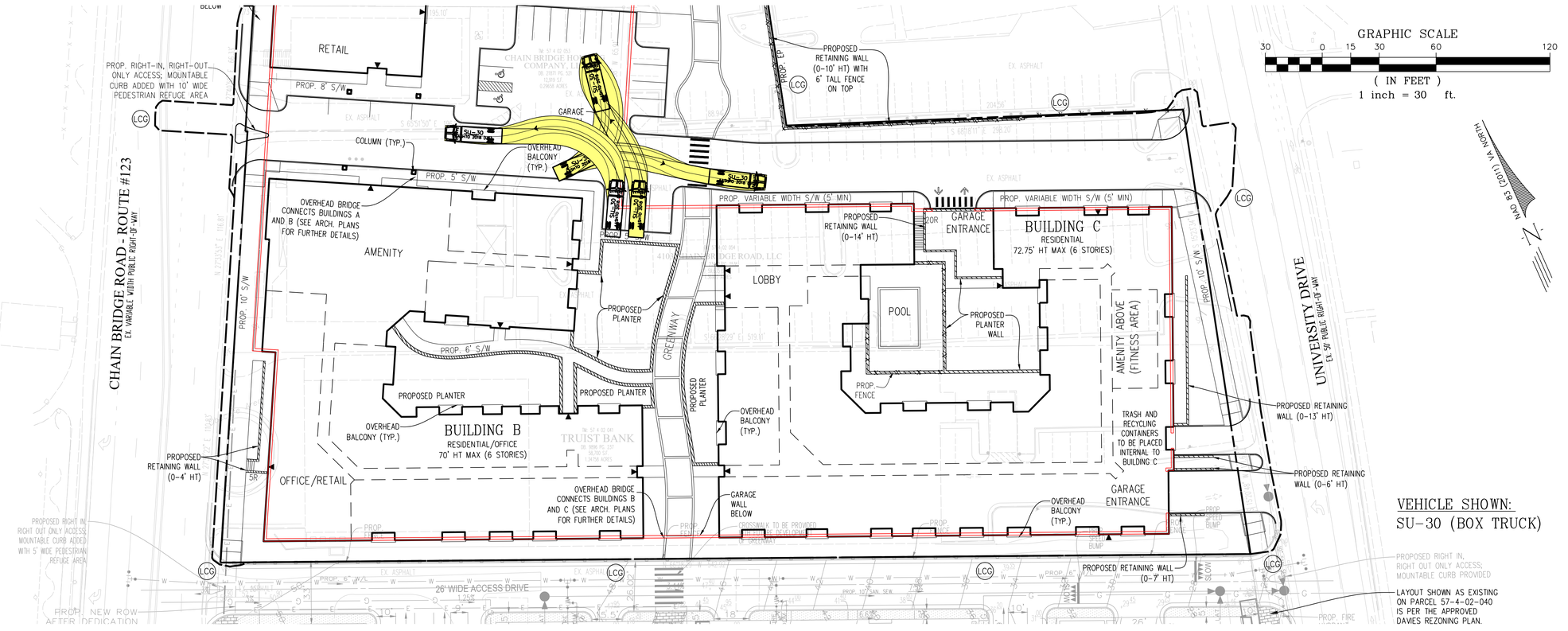
Sheet 20 of 27 (27 TOTAL)

GALLERY AT CITY CENTER

Urban, Ltd. – Q:\JOBS\Chain Bridge Road – Christopher Companies\Rezoning\CAD\19-AUTOTURN SU-40.dwg [AUTOTURN] December 08, 2025 – 10:47am sschlecht



VEHICLE SHOWN:
SU-30 (BOX TRUCK)



VEHICLE SHOWN:
SU-30 (BOX TRUCK)

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10461 WHITE GRANITE DRIVE SUITE 250
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Revision / Issue

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01	1st Submission	12/05/2025

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'

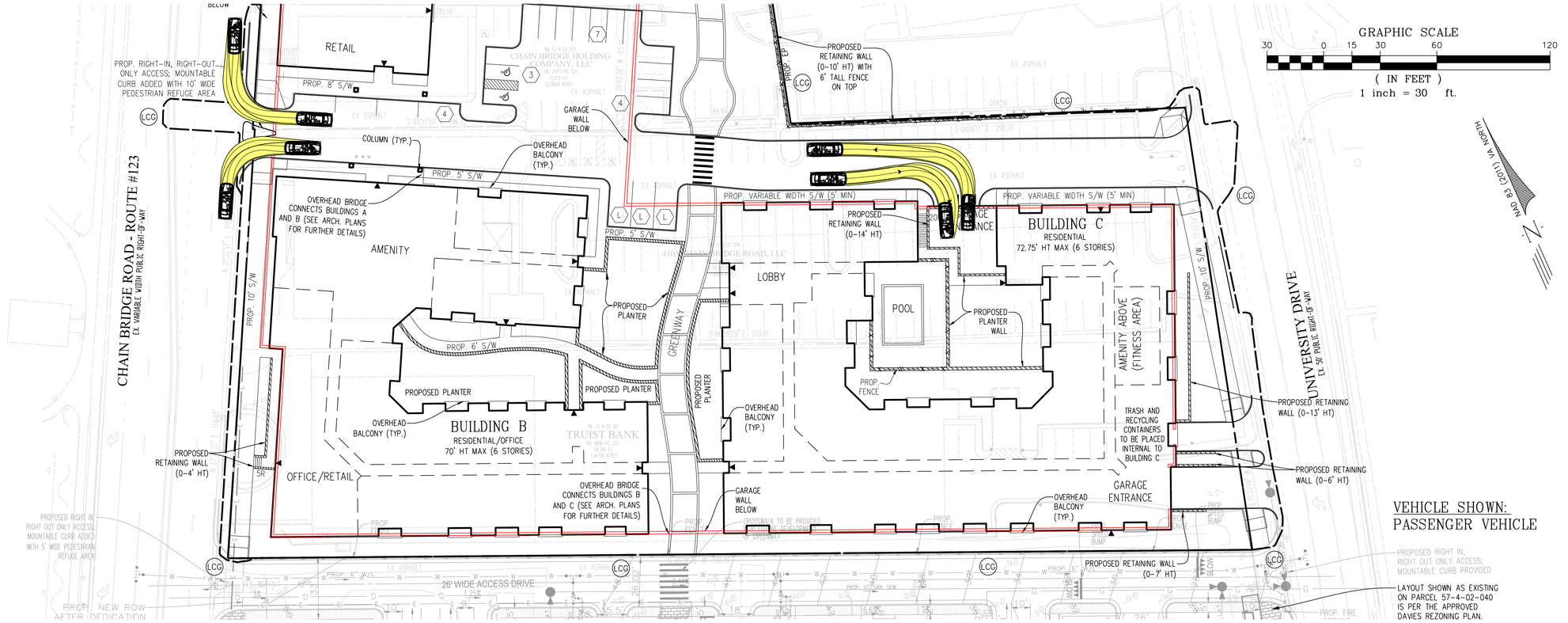
Drawing Number

21

Sheet 21 of 27 (27 TOTAL)

GALLERY AT CITY CENTER

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12/05/2025
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10461 WHITE GRANITE DRIVE SUITE 250
OAKTON, VA 22124

Revision / Issue

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01	1st Submission	12/05/2025

Issue

Date	Description

Project Name

GALLERY AT CITY CENTER
GDP
City of Fairfax, Virginia

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Project No.

Date November 21, 2025

Drawing Title

PASSENGER VEHICLE AUTOTURN ANALYSIS

Scale: 1"=30'

Drawing Number

22

Sheet 22 of 27 (27 TOTAL)

GALLERY AT CITY CENTER

Urban, Ltd. – Q:\JOBS\Chain Bridge Road – Christopher Companies\Rezoning\CAD\21-AUTOTURN PASSENGER CAR.dwg [AUTOTURN] December 08, 2025 – 10:47am sschlecht



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

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Revision / Issue

No.	Description	Date
01	1st Submission	12/05/2025

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 27 (27 TOTAL)

GALLERY AT CITY CENTER

Urban, Ltd. - Q:\JOBS\Chain Bridge Road - Christopher Companies\Rezoning\CAD\23-TREE INVENTORY.dwg [TREE PLAN] December 08, 2025 - 10:47am sschlecht

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 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

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DAVID T. McELHANEY
No.022048
12/05/2025
PROFESSIONAL ENGINEER

Client
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10461 WHITE GRANITE DRIVE SUITE 250
OAKTON, VA 22124

Revision / Issue

No.	Description	Date
01	1st Submission	12/05/2025

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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

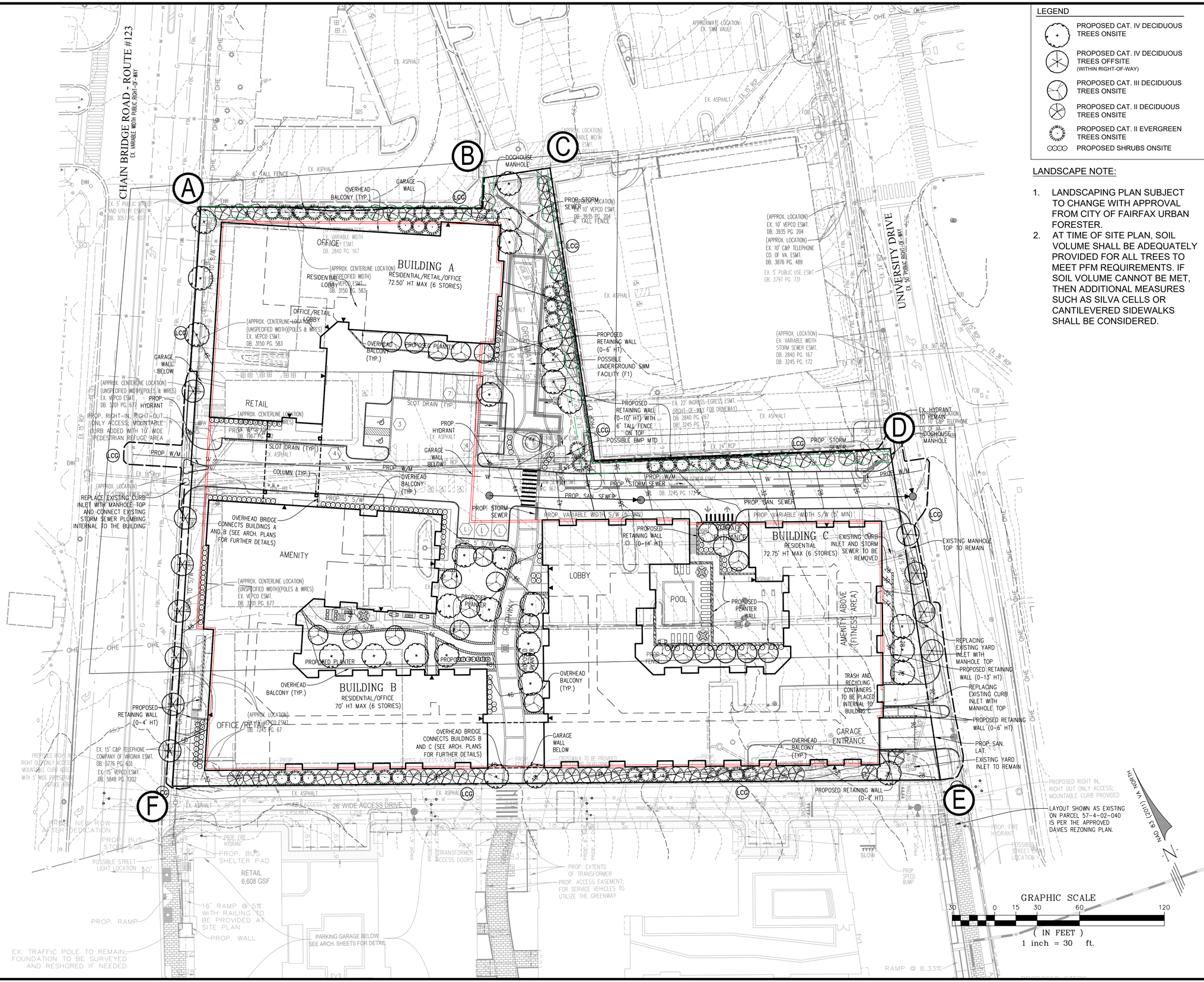
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TREE INVENTORY

Scale: N/A

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Sheet 24 of 27 (27 TOTAL)

GALLERY AT CITY CENTER

Urban, Ltd. – Q:\JOBS\Chain Bridge Road – Christopher Companies\Rezoning\CAD\23-TREE INVENTORY.dwg [TREE INVENTORY] December 08, 2025 – 10:47am sschlecht



LEGEND

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

LANDSCAPE NOTE:

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.

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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

LANDSCAPE PLAN

Scale: 1"=30'

Drawing Number

25

Sheet 25 of 27 (27 TOTAL)

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GALLERY AT CITY CENTER

10-YEAR TREE CANOPY REQUIREMENT CALCULATIONS		
Total Site Area (s.f.)		168,477
Zone: [CU]	Use: [Multifamily]	
Tree Canopy Required (s.f.)	10%	16,848

10-YEAR TREE CANOPY PROVIDED		
Total Canopy Area Provided Through Tree Preservation (s.f.)		0
Total Proposed Canopy Area Provided (s.f.)		20,400
DEDUCTION: Canopy Area Provided in Right-Of-Way		-2,200
Total Tree Canopy Provided (s.f.)	10.80%	18,200

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	220	220	0	9	0	6' Fence	7.5	0 9	Large Deciduous Trees Small Deciduous Trees	0
Buffer B-C: CR: COMMERCIAL OFFICE	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	Street Trees per Z.O. 3.7.3.E	N/A	237	160	4	0	0	N/A	N/A	4	Large Deciduous Trees	N/A
Buffer E-F: CU: COMMERCIAL URBAN	None Required	N/A						N/A				
Buffer F-A: CHAIN BRIDGE ROAD	Street Trees per Z.O. 3.7.3.E	N/A	410	374	10	0	0	N/A	N/A	10	Large Deciduous Trees	N/A

SAMPLE PLANT SCHEDULE

QTY	Symbol	Botanical Name	Common Name	Size	Type	Remarks	Total Canopy Coverage (SF)
		Cat. IV Deciduous Trees					
28		Celtis occidentalis	Common Hackberry	2" Cal.	B & B	Uniform branching pattern	5,600
		Tilia americana	American Linden	2" Cal.	B & B	Uniform branching pattern	
		Quercus shumardii	Shumard Oak	2" Cal.	B & B	Uniform branching pattern	
		Zelkova serrata	Japanese Zelkova	2" Cal.	B & B	Uniform branching pattern	
		Cat. IV Deciduous Trees (Offsite: in R.O.W.), See Note 1					
11		Platanus acerifolia	London Planetree	2" Cal.	B & B	Uniform branching pattern	2,200
		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					
26		Aesculus flava	Yellow Buckeye	2" Cal.	B & B	Uniform branching pattern	3,900
		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					
50		Cercis canadensis	Eastern Redbud	2" Cal.	B & B	Uniform branching pattern	5,000
		Cornus florida	Flowering Dogwood	2" Cal.	B & B	Uniform branching pattern	
		Magnolia virginiana	Sweetbay Magnolia	2" Cal.	B & B	Uniform branching pattern	
		Cat. II Evergreen Trees					
37		Chamaecyparis thyoides	Atlantic Whitecedar	6' Ht.	B & B	Uniform branching pattern	3,700
		Ilex opaca	American Holly	6' Ht.	B & B	Uniform branching pattern	
		Juniperus virginiana	Eastern Redcedar	6' Ht.	B & B	Uniform branching pattern	
		Shrubs					
178		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.	
						TOTAL:	20,400

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

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.

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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

Issue
Date Description

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

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

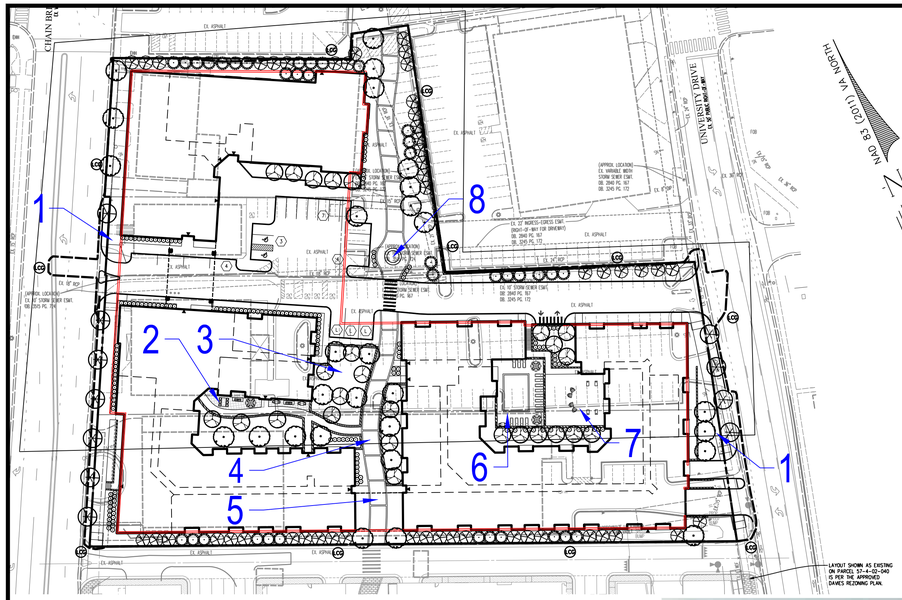
Drawing Title
LANDSCAPE COMPUTATIONS

Scale: N/A

Drawing Number
26
Sheet 26 of 27 (27 TOTAL)

GALLERY AT CITY CENTER

Urban, Ltd. – Q:\JOBS\Chain Bridge Road – Christopher Companies\Rezoning\CAD\24-LANDSCAPE PLAN.dwg [LANDSCAPE COMP] December 08, 2025 – 10:47am sschlecht



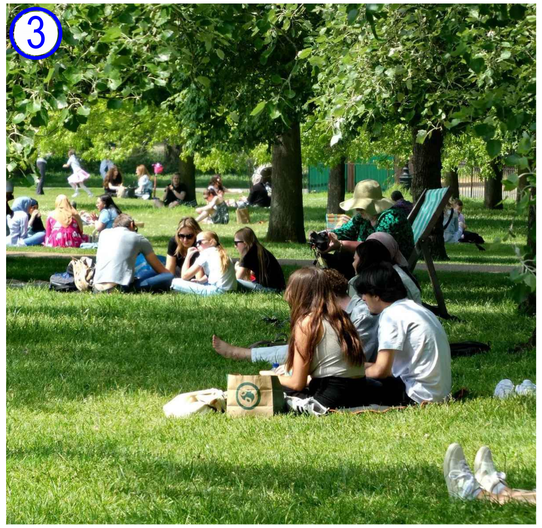
KEY MAP
SCALE: 1" = 60'

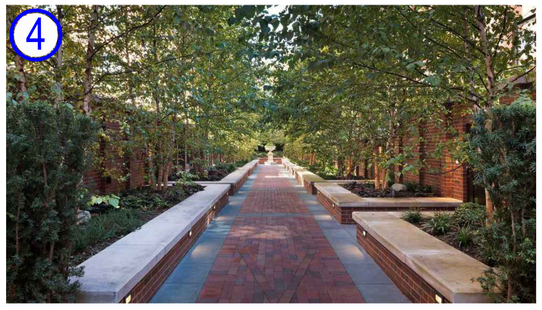
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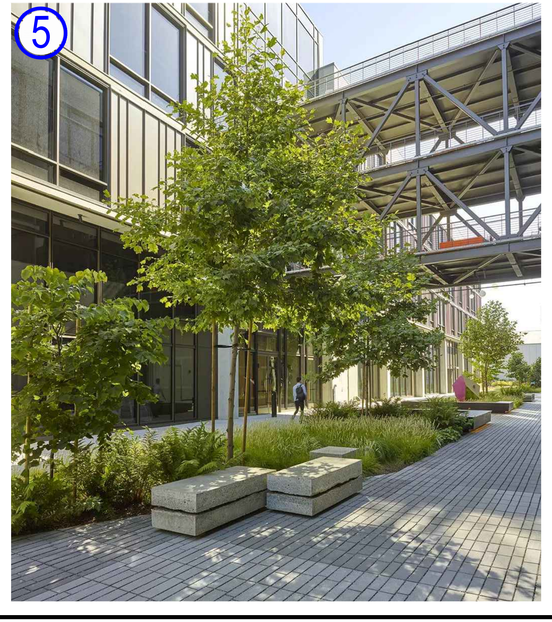
1. THIS PLAN REFLECTS THE GENERAL CHARACTER AND INTENT OF THE PROPOSED DEVELOPMENT BASED ON PRELIMINARY ENGINEERING, ARCHITECTURAL AND LANDSCAPE ARCHITECTURAL DESIGN. MINOR VARIATIONS MAY OCCUR WITH FINAL BUILDING DESIGN AND SITE PLAN.

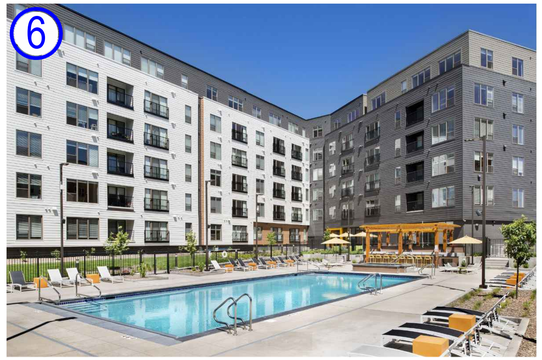


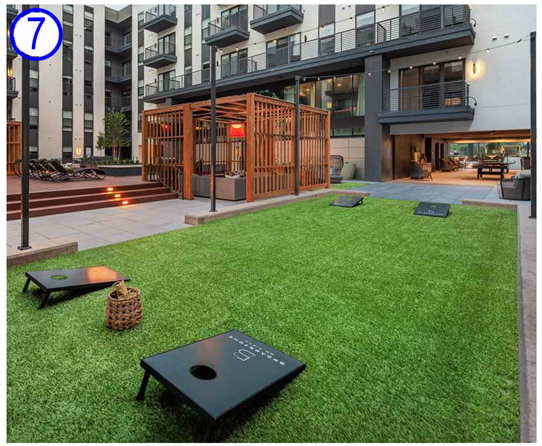


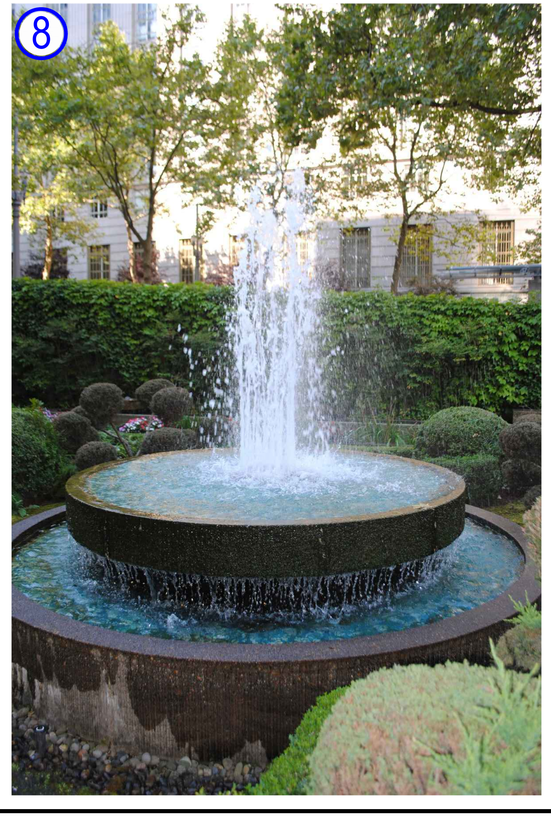












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COMMONWEALTH OF VIRGINIA
DAVID T. McELHANEY
No.022048
12/05/2025
PROFESSIONAL ENGINEER

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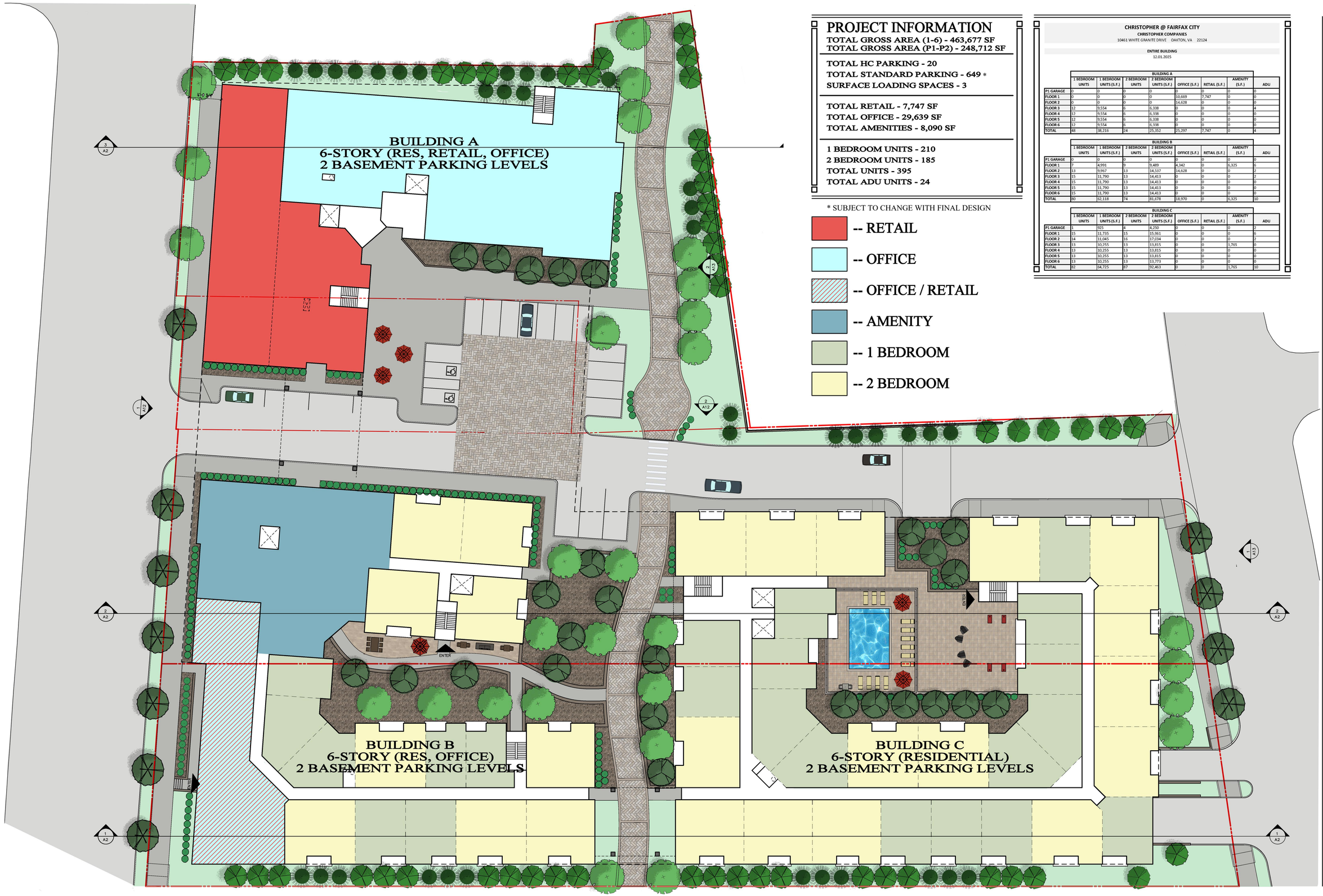
Drawing Title
PUBLIC & PRIVATE AMENITY PLAN

Scale: 1" = 60'

Drawing Number
27
Sheet 27 of 27 (27 TOTAL)

GALLERY AT CITY CENTER

Urban, Ltd. – Q:\JOBS\Chain Bridge Road – Christopher Companies\Rezoning\CAD\24-LANDSCAPE PLAN.dwg [PREC Amenity] December 08, 2025 – 10:48am sschlecht



PROJECT INFORMATION

TOTAL GROSS AREA (1-6) - 463,677 SF
TOTAL GROSS AREA (P1-P2) - 248,712 SF

TOTAL HC PARKING - 20
TOTAL STANDARD PARKING - 649 *
SURFACE LOADING SPACES - 3

TOTAL RETAIL - 7,747 SF
TOTAL OFFICE - 29,639 SF
TOTAL AMENITIES - 8,090 SF

1 BEDROOM UNITS - 210
2 BEDROOM UNITS - 185
TOTAL UNITS - 395
TOTAL ADU UNITS - 24

* SUBJECT TO CHANGE WITH FINAL DESIGN

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

CHRISTOPHER @ FAIRFAX CITY
CHRISTOPHER COMPANIES
10461 WHITE GRANITE DRIVE OAKTON, VA 22124

ENTIRE BUILDING
12.01.2025

BUILDING A

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

BUILDING B

	1 BEDROOM UNITS	1 BEDROOM UNITS (S.F.)	2 BEDROOM UNITS	2 BEDROOM UNITS (S.F.)	OFFICE (S.F.)	RETAIL (S.F.)	AMENITY (S.F.)	ADU
P1 GARAGE	0	0	0	0	0	0	0	0
FLOOR 1	7	4,991	9	9,489	4,342	0	6,325	6
FLOOR 2	13	9,967	13	14,337	14,628	0	0	2
FLOOR 3	15	11,790	13	14,413	0	0	0	2
FLOOR 4	15	11,790	13	14,413	0	0	0	0
FLOOR 5	15	11,790	13	14,413	0	0	0	0
FLOOR 6	15	11,790	13	14,413	0	0	0	0
TOTAL	80	62,118	74	81,678	18,970	0	6,325	10

BUILDING C

	1 BEDROOM UNITS	1 BEDROOM UNITS (S.F.)	2 BEDROOM UNITS	2 BEDROOM UNITS (S.F.)	OFFICE (S.F.)	RETAIL (S.F.)	AMENITY (S.F.)	ADU
P1 GARAGE	1	925	4	4,250	0	0	0	2
FLOOR 1	15	11,735	15	15,961	0	0	0	6
FLOOR 2	14	11,045	16	17,034	0	0	0	2
FLOOR 3	13	10,355	13	13,815	0	0	1,765	0
FLOOR 4	13	10,255	13	13,815	0	0	0	0
FLOOR 5	13	10,255	13	13,815	0	0	0	0
FLOOR 6	13	10,255	13	13,773	0	0	0	0
TOTAL	82	64,725	87	92,463	0	0	1,765	10

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GALLERY AT CITY CENTER
THE CHRISTOPHER COMPANIES
OAKTON, VIRGINIA

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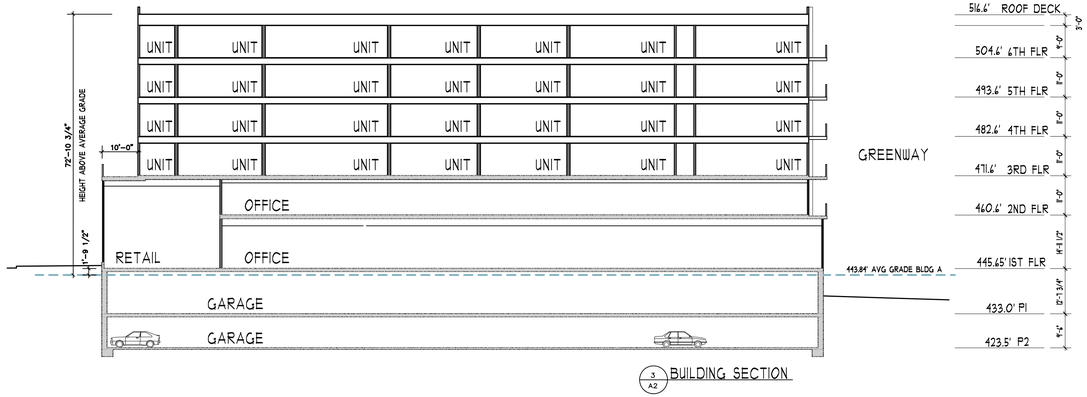
DATE:
PROGRESS 11.05.2025
SUBMITTAL 01 12.04.2025

SHEET NO:
A1

ILLUSTRATIVE SITE PLAN

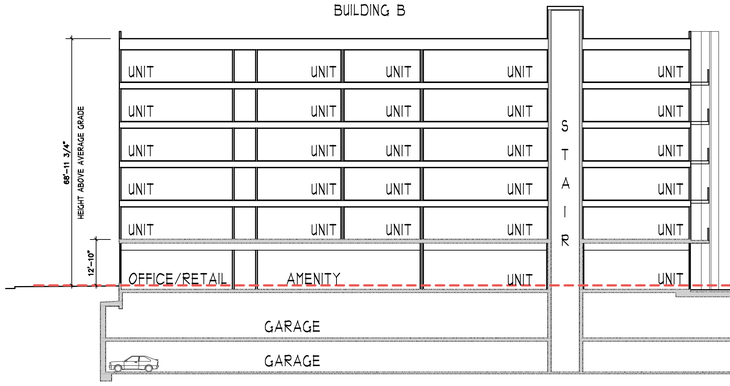
NORTH
SCALE: 1" = 20'-0"
0 5 10 20

BUILDING A

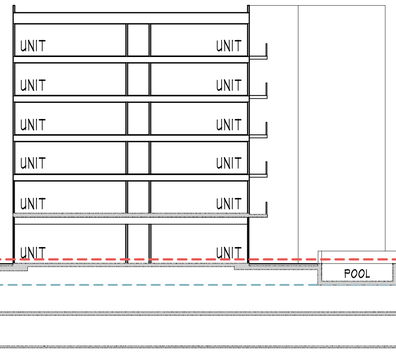


3/A2 BUILDING SECTION

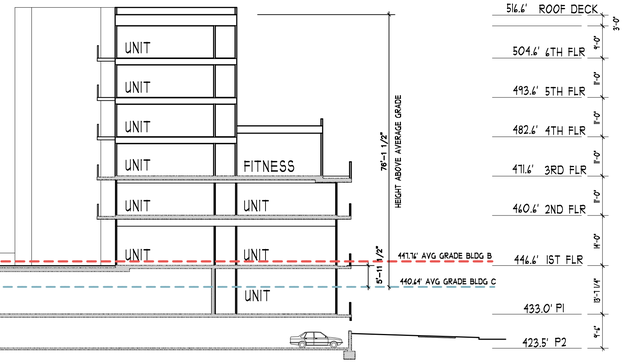
BUILDING B



BUILDING C



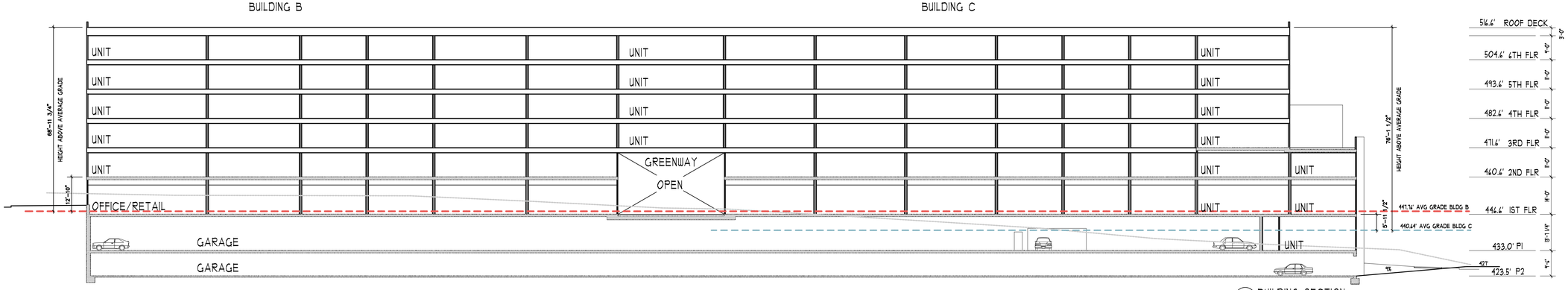
BUILDING C



2/A2 BUILDING SECTION

BUILDING B

BUILDING C



1/A2 BUILDING SECTION

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THE CHRISTOPHER COMPANIES
OAKTON, VIRGINIA

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A2

BUILDING SECTIONS

NORTH

SCALE: 1" = 20'-0"

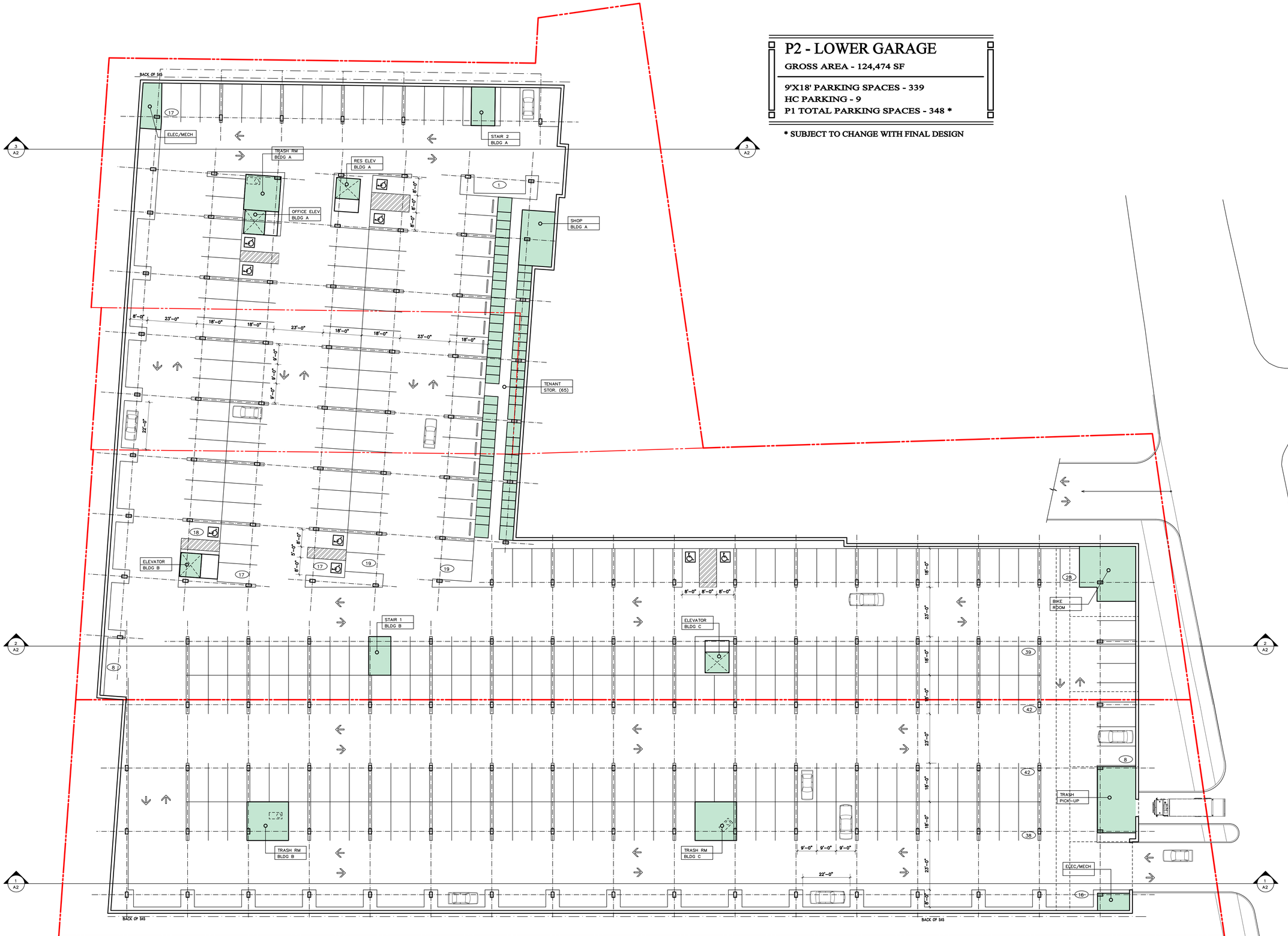
0 5 10 20

P2 - LOWER GARAGE

GROSS AREA - 124,474 SF

9'X18' PARKING SPACES - 339
HC PARKING - 9
P1 TOTAL PARKING SPACES - 348 *

* SUBJECT TO CHANGE WITH FINAL DESIGN



STAIRCASES, COLUMNS & ELEVATORS SUBJECT TO CHANGE WITH FINAL DESIGN

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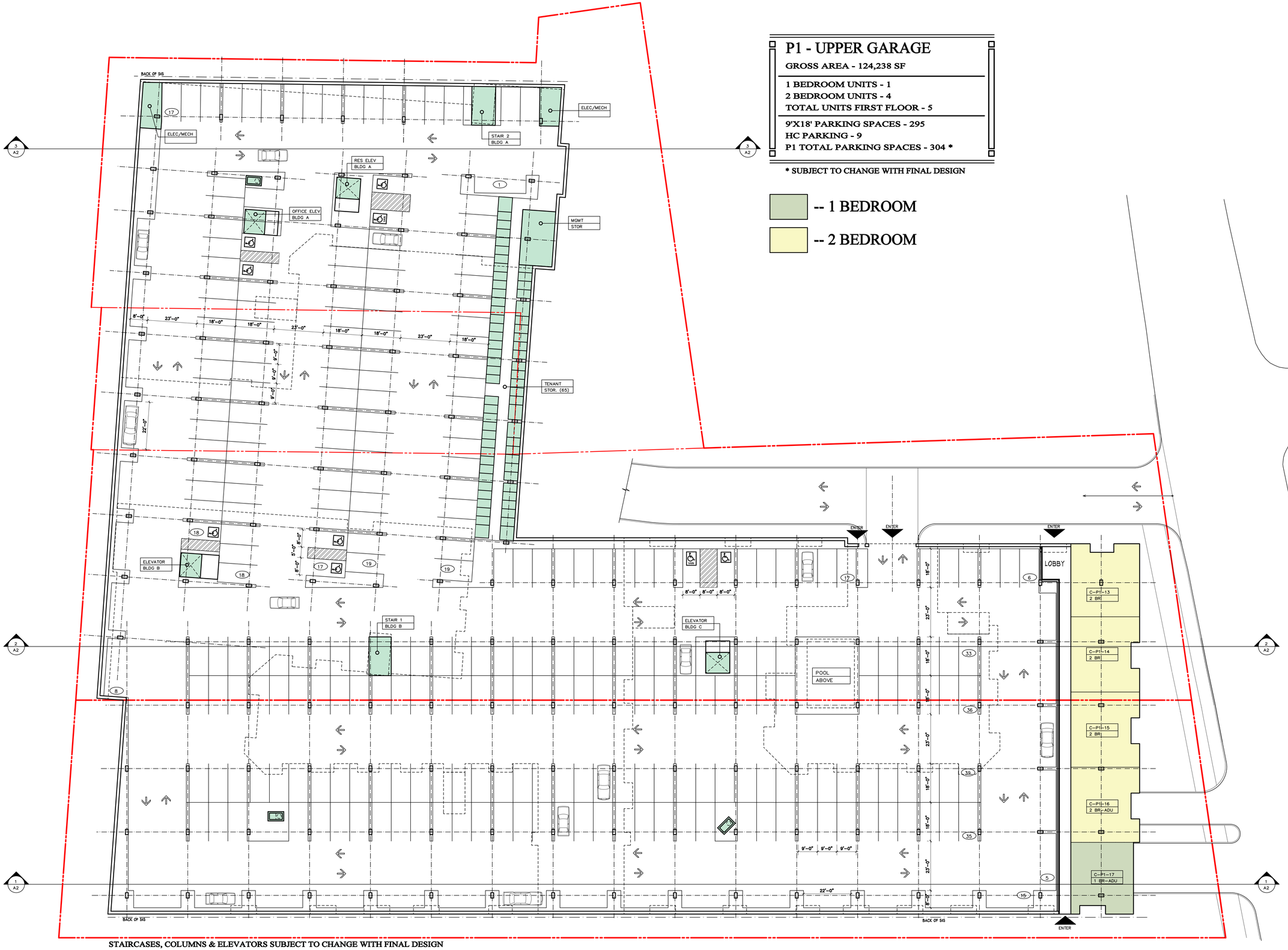
A3

P2 GARAGE PLAN

NORTH

SCALE: 1" = 20'-0"

0 5 10 20



P1 - UPPER GARAGE

GROSS AREA - 124,238 SF

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

9'X18' PARKING SPACES - 295
HC PARKING - 9
P1 TOTAL PARKING SPACES - 304 *

* SUBJECT TO CHANGE WITH FINAL DESIGN

-- 1 BEDROOM

-- 2 BEDROOM

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A4

P1 GARAGE PLAN

NORTH

SCALE: 1" = 20'-0"

0 5 10 20

FIRST FLOOR

GROSS AREA - 79,422 SF

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

RETAIL - 7,747 SF
OFFICE - 15,011 SF
AMENITIES - 6,325 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

BUILDING A
BUILDING B
BUILDING C
LOADING
LOBBY
POOL
VEPCO EASEMENT
OFFICE 10,669 SF
RESIDENTIAL LOBBY
OFF./RETAIL LOBBY
RETAIL 7,747 SF
OFF./RETAIL 4,342 SF
AMENITY 6,325 SF
24'-0"
6'-0 3/4"

STAIRCASES, COLUMNS & ELEVATORS SUBJECT TO CHANGE WITH FINAL DESIGN

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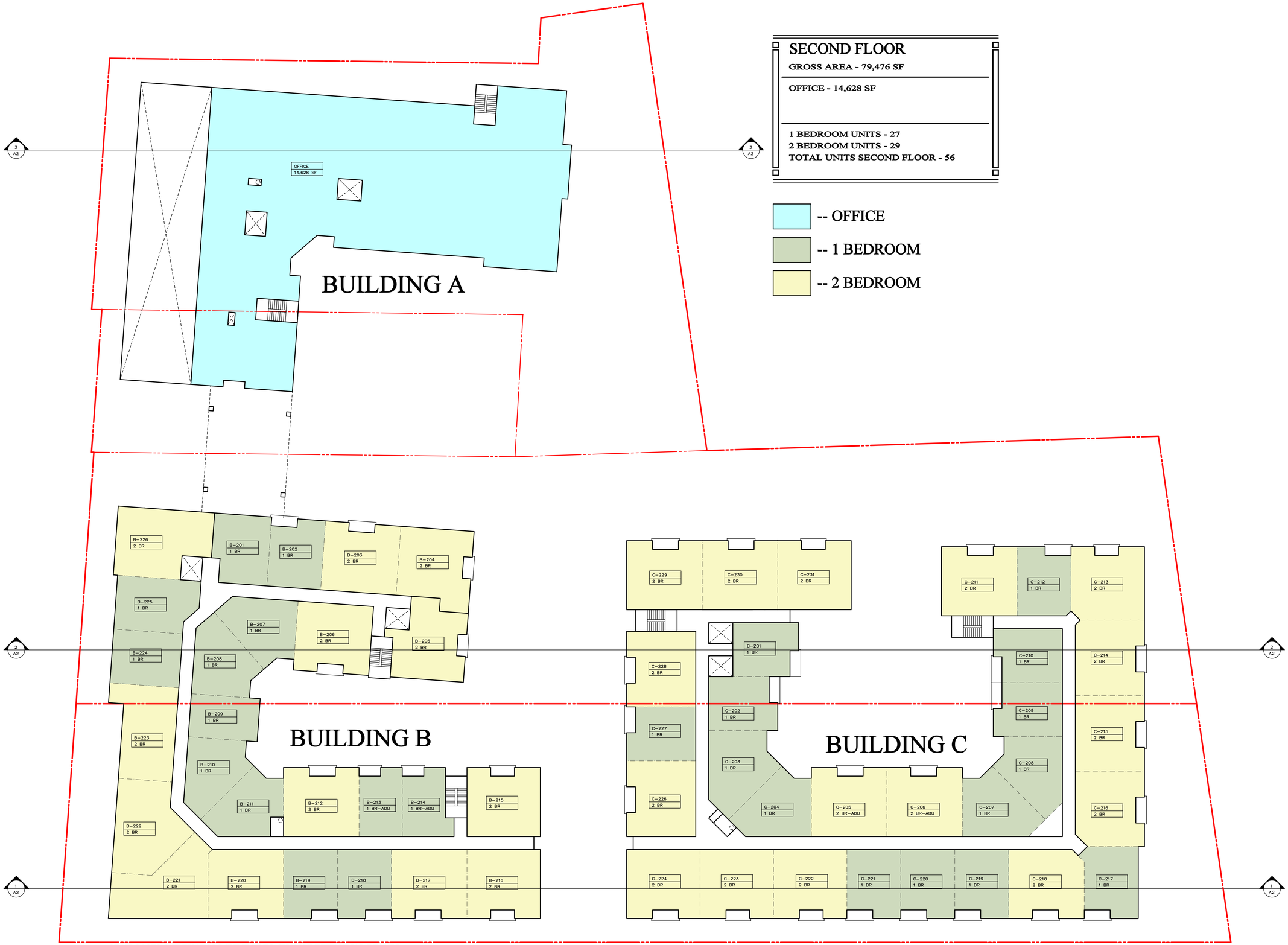
A5

FIRST FLOOR PLAN

North

SCALE: 1" = 20'-0"

0 5 10 20



SECOND FLOOR

GROSS AREA - 79,476 SF

OFFICE - 14,628 SF

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

-- OFFICE

-- 1 BEDROOM

-- 2 BEDROOM

STAIRCASES & ELEVATORS SUBJECT TO CHANGE WITH FINAL DESIGN

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SHEET NO:

A6

SECOND FLOOR PLAN

North

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



THIRD FLOOR

GROSS AREA - 77,648 SF

AMENITY AREA - 1,765 SF

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

-- AMENITY

-- 1 BEDROOM

-- 2 BEDROOM

STAIRCASES & ELEVATORS SUBJECT TO CHANGE WITH FINAL DESIGN

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SHEET NO:

A7

THIRD FLOOR PLAN

NORTH

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



FOURTH FLOOR

GROSS AREA - 75,883 SF

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

-- 1 BEDROOM

-- 2 BEDROOM

STAIRCASES & ELEVATORS SUBJECT TO CHANGE WITH FINAL DESIGN

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A8

FOURTH FLOOR PLAN

NORTH

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



FIFTH FLOOR

GROSS AREA - 75,883 SF

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

-- 1 BEDROOM

-- 2 BEDROOM

STAIRCASES & ELEVATORS SUBJECT TO CHANGE WITH FINAL DESIGN

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A9

FIFTH FLOOR PLAN

NORTH

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



SIXTH FLOOR

GROSS AREA - 75,883 SF

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

-- 1 BEDROOM

-- 2 BEDROOM

STAIRCASES & ELEVATORS SUBJECT TO CHANGE WITH FINAL DESIGN

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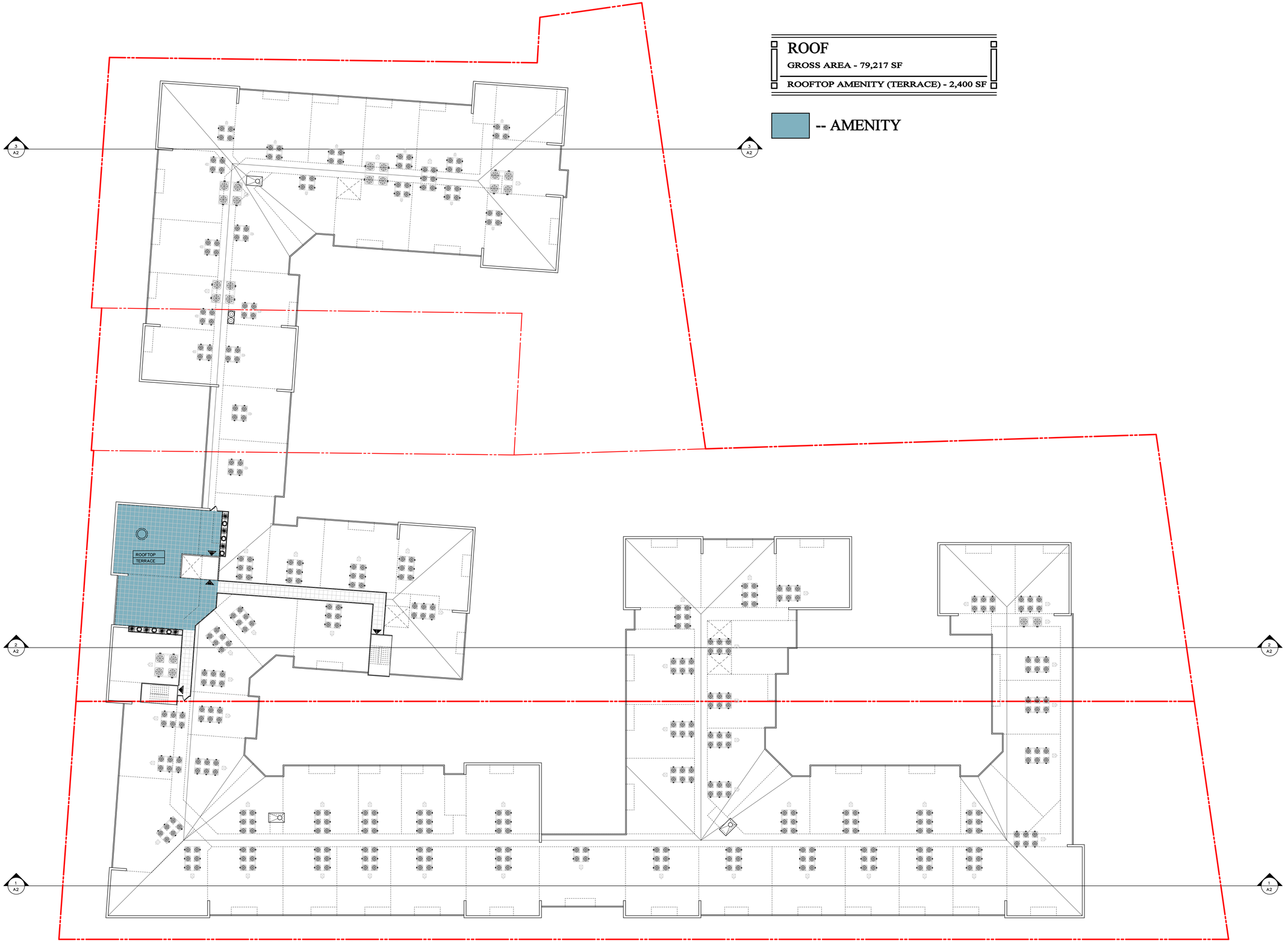
A10

SIXTH FLOOR PLAN

NORTH

SCALE: 1" = 20'-0"

0 5 10 20



STAIRCASES & ELEVATORS SUBJECT TO CHANGE WITH FINAL DESIGN

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GALLERY AT CITY CENTER

THE CHRISTOPHER COMPANIES
OAKTON, VIRGINIA

SUBJECT TO CHANGE DURING WORKING DRAWINGS

	DATE:
PROGRESS	11.05.2025
SUBMITTAL 01	12.04.2025

SHEET NO:

A11

ROOF PLAN

NORTH

SCALE: 1" = 20'-0"

0 5 10 20



1 / A12 VIEW AT CHAIN BRIDGE ROAD



2 / A12 VIEW AT PRIVATE ALLEY

ELEVATIONS SUBJECT TO CHANGE WITH FINAL DESIGN

DEVEREAUX
ARCHITECTS & PLANNERS
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SHEET NO:

A12

ELEVATIONS

NORTH

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



1 / A13 VIEW AT UNIVERSITY DRIVE



2 / A13 VIEW AT PLAZA

ELEVATIONS SUBJECT TO CHANGE WITH FINAL DESIGN

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SHEET NO:

A13

ELEVATIONS

NORTH

SCALE: 1/14" = 1'-0"
0 4 8 14