

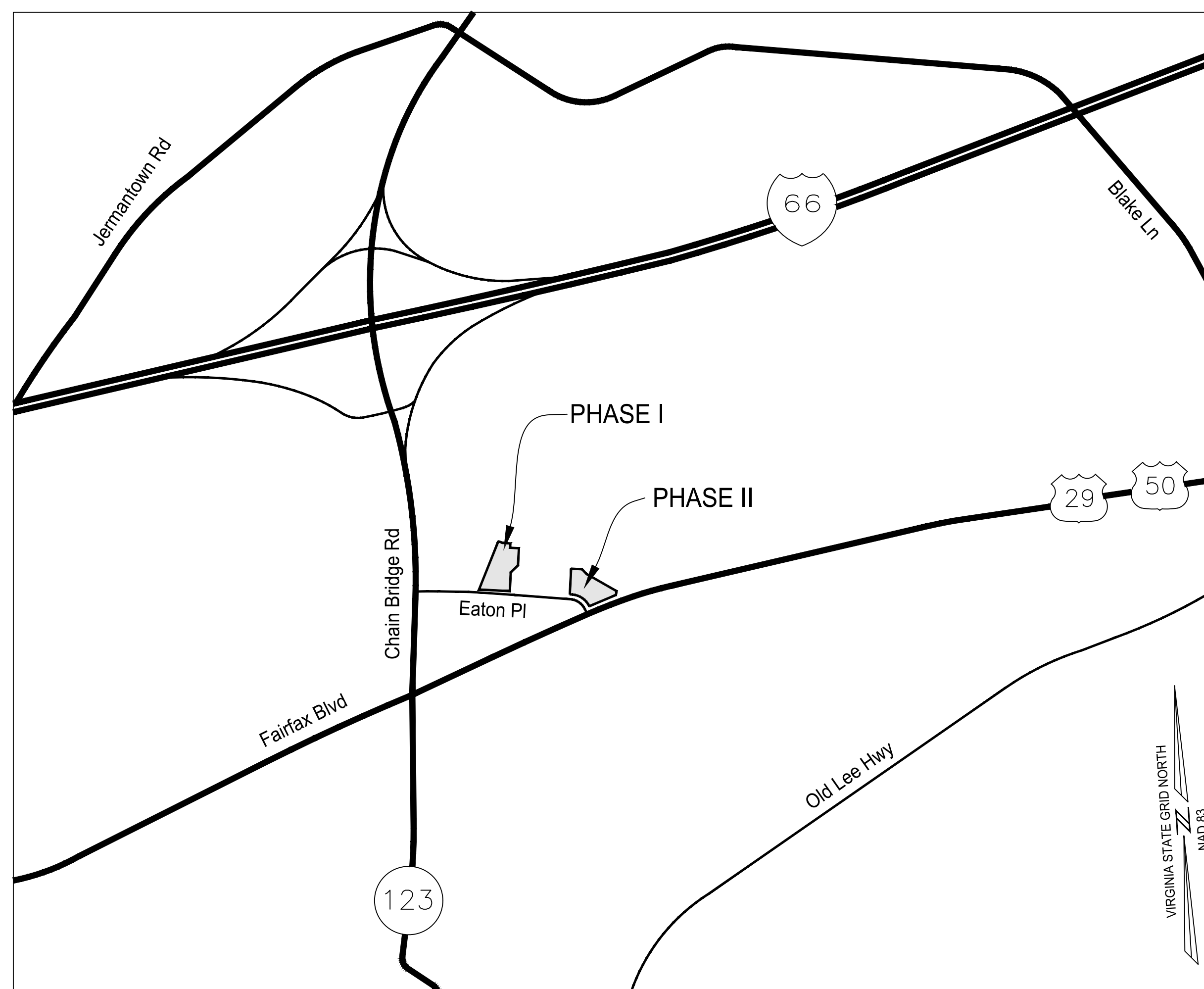
# GENERAL DEVELOPMENT PLAN

# PHASE I: N29 APARTMENTS

## CITY OF FAIRFAX, VIRGINIA

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**VICINITY MAP**  
SCALE: 1" = 1,000'

**PROJECT TEAM:**

**CONTRACT PURCHASER/ APPLICANT**  
CAPITAL CITY REAL ESTATE  
3000 K STREET, NW SUITE 270  
WASHINGTON, DC, 20007

**OWNER**  
WILLOWOOD OFFICE OWNER LLC  
10300 EATON PLACE  
FAIRFAX, VA 22030

**ATTORNEY**  
COZEN O'CONNOR  
1200 19TH STREET NW, 3RD FLOOR  
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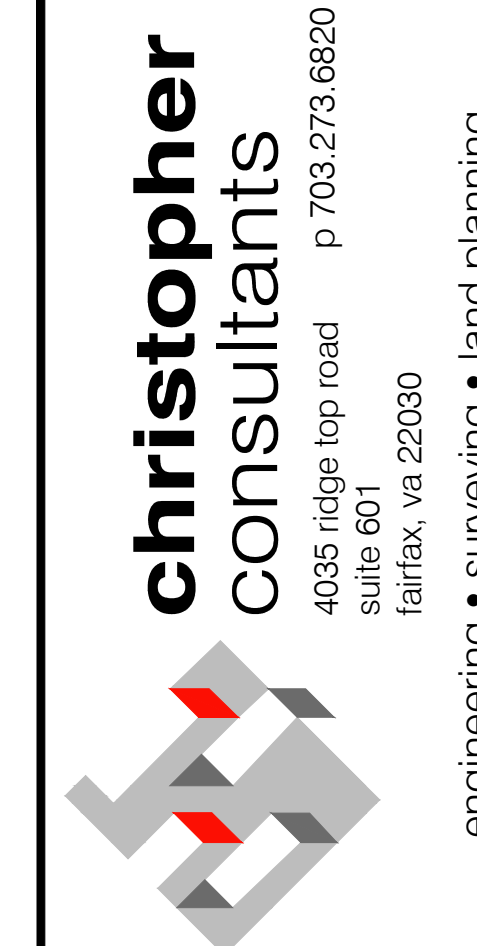
**ARCHITECT**  
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301 N STREET NW  
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**TRAFFIC ENGINEER**  
WELLS + ASSOCIATES  
1420 SPRING HILL ROAD, SUITE 610  
TYSONS, VA 22102

**SUBMISSIONS**

SUBMISSION 1: JULY 15, 2022



**N29 APARTMENTS**  
GENERAL DEVELOPMENT PLAN  
CITY OF FAIRFAX, VA

MARK	DATE	DESCRIPTION

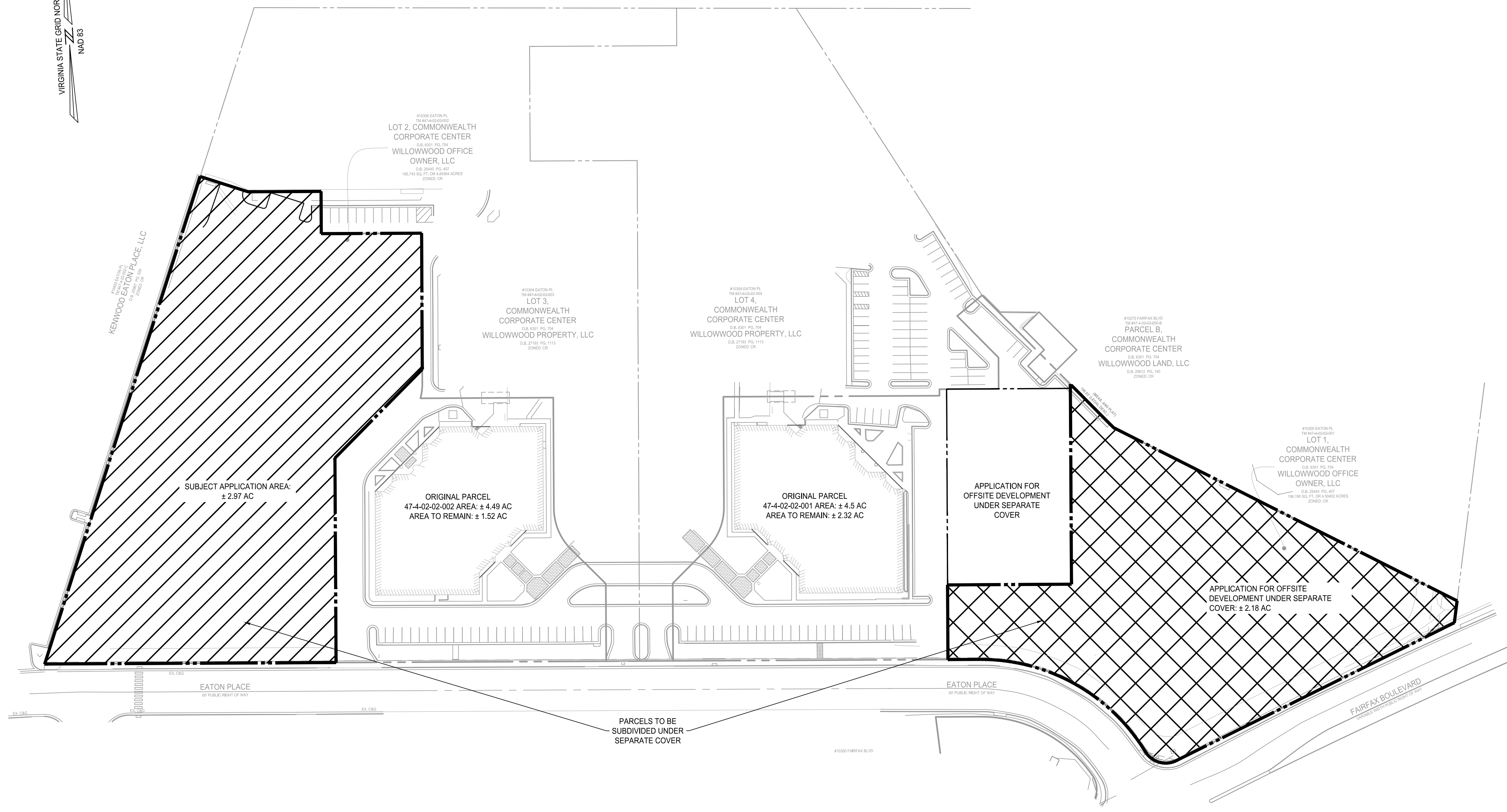
PROJECT No.: 21082.002.00  
DRAWING No.: 111772  
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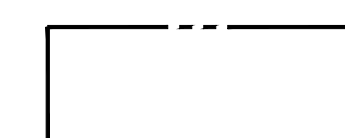
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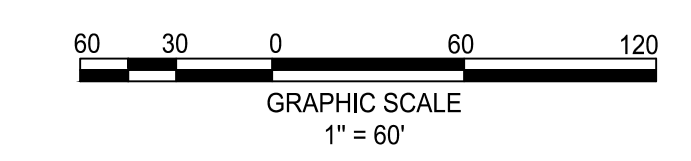
COVER SHEET

SHEET No.

P\_000



-  SUBJECT APPLICATION GENERAL DEVELOPMENT PLAN (GDP) PHASE I PARCEL N29 APARTMENTS (SHEETS PL\_000 TO PL\_702 WITHIN THIS GDP SET)
-  APPLICATION FOR OFFSITE DEVELOPMENT UNDER SEPARATE COVER (PHASE II PARCEL N29 RESIDENCES)
-  APPLICATION FOR OFFSITE DEVELOPMENT UNDER SEPARATE COVER (PARKING GARAGE FOR EXISTING OFFICE BUILDING)



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**N29 APARTMENTS  
 GENERAL DEVELOPMENT PLAN**  
 CITY OF FAIRFAX, VA

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**CONTEXTUAL  
 PLAN OF  
 APPLICATION  
 AREAS**

SHEET No.  
**P\_001**

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GENERAL NOTES:

- THE SUBJECT PROPERTY IS A PORTION (± 2.97 AC) THAT WILL BE SUBDIVIDED FROM THE FOLLOWING PARCEL AND IS RECORDED IN THE LAND RECORDS OF FAIRFAX CITY, VIRGINIA:  

PARCEL ID	OWNER	ADDRESS	EXISTING ZONING	PARCEL AREA
47-4-02-02-002	WILLOWWOOD OFFICE OWNER, LLC	10306 EATON PLACE	CR (COMMERCIAL RETAIL)	± 4.49 ACRES
- THIS GDP SUBMISSION IS AN APPLICATION TO REZONE THE SUBJECT PROPERTY FROM CR (COMMERCIAL RETAIL) TO CU (COMMERCIAL URBAN) DISTRICT. THE DEVELOPMENT PROGRAM ON THE SUBJECT PROPERTY WILL INCLUDE MULTI-FAMILY HOUSING, RETAIL, AND LIVE/WORK UNITS. THE REMAINDER OF THE ORIGINAL PARCEL WILL REMAIN ZONED CR AS EXISTING OFFICE USE, AND WILL NOT BE A PART OF THIS APPLICATION.
- HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM (VCS) 1983 - NORTH AS ESTABLISHED FROM A CURRENT GPS SURVEY. VERTICAL DATUM SHOWN HEREON IS REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29) (GEOID-18) AS ESTABLISHED FROM A CURRENT GPS SURVEY.
- THE PHYSICAL IMPROVEMENTS AND TOPOGRAPHY SHOWN HEREON ARE BASED UPON A FIELD SURVEY CONDUCTED BY CHRISTOPHER CONSULTANTS, LTD BETWEEN THE DATES OF MARCH 22 AND MAY 5, 2022.
- NO CERTIFICATION HAS BEEN MADE AS TO THE LOCATIONS OF UNDERGROUND UTILITIES SUCH AS, BUT NOT LIMITED TO ELECTRIC, GAS, TELEPHONE, CATV, WATER, SANITARY AND STORM SEWERS.
- NO GEOTECHNICAL, SUBSURFACE, FIELD REVIEWS, RESEARCH, AGENCY OR GOVERNMENTAL RECORD REVIEWS, OR OTHER INVESTIGATIONS HAVE BEEN MADE FOR THE PURPOSE OF LOCATING, OR DETERMINING THE EXISTENCE OF HAZARDOUS MATERIALS, OR OTHER ENVIRONMENTAL CONCERNS ON SITE IN THE PERFORMANCE OF CHRISTOPHER CONSULTANTS, LTD SERVICES FOR THE PROJECT AS SHOWN HEREON.
- NO CERTIFICATION HAS BEEN MADE AS TO THE LOCATIONS OF UNDERGROUND UTILITIES SUCH AS, BUT NOT LIMITED TO ELECTRIC, GAS, TELEPHONE, CATV, WATER, SANITARY AND STORM SEWERS.
- DURING THE PROCESS OF PHYSICAL SURVEY NO INDICATIONS OF A CEMETERY WERE FOUND. NO FURTHER INSPECTION OF THIS PROPERTY HAS BEEN MADE FOR POSSIBLE CEMETERIES.
- STORM AND SANITARY INVERTS, PIPE SIZES AND MATERIALS HAVE BEEN DETERMINED THROUGH THE USE OF A SEWER VIDEO CAMERA OPERATED BY THIS FIRM ON THE DATE OF APRIL 20th, 2022.
- THE LIMITS OF THE UNDERGROUND BMP FACILITY SHOWN HEREON ARE APPROXIMATE AND BASED OFF OF A PLAN TITLED "WILLOWWOOD PLAZA SITE PLAN PHASE ONE" WITH A REVISION DATE OF NOVEMBER 10th, 1986.
- THE AREA SHOWN HEREON IS LOCATED ON THE FLOOD INSURANCE RATE MAP (FIRM), NO. 5155240002D, WITH AN EFFECTIVE DATE OF 06/02/2006 AND A REVISION DATE OF 10/11/2019.  
  
BY GRAPHIC DEPICTION ONLY, THE PROPERTY SHOWN HEREON IS SHOWN IN:
  - FLOOD ZONE "AE" (SPECIAL FLOOD HAZARD AREAS - SHADED), AREAS WITH BASE FLOOD ELEVATION (BFE) OR DEPTH.
  - FLOOD ZONE "X" (OTHER AREAS OF FLOOD HAZARD - SHADED), 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE.
  - FLOOD ZONE "X" (OTHER AREAS), AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.

A FIELD SURVEY WAS NOT PERFORMED TO DETERMINE THE FLOOD ZONES LISTED HEREON. AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- THE SUBJECT PROPERTY IS CURRENTLY SERVED BY PUBLIC WATER AND PUBLIC SEWER PROVIDED BY CITY OF FAIRFAX AND FAIRFAX WATER.
- THIS DEVELOPMENT PROPOSAL IS COMPATIBLE WITH THE EXISTING DEVELOPMENT IN THE VICINITY OF THIS SITE. NO ADVERSE EFFECTS TO NEIGHBORING PROPERTIES ARE ANTICIPATED WITH THIS PROJECT.
- NOTWITHSTANDING THE IMPROVEMENTS AND TABULATIONS SHOWN ON THIS PLAN, THE APPLICANT RESERVES THE RIGHT TO MAKE MINOR MODIFICATIONS TO THE FINAL DESIGN, TO COMPLY WITH FINAL ENGINEERING AND NEW CRITERIA AND REGULATIONS WHICH MAY BE ADOPTED BY THE CITY OF FAIRFAX SUBSEQUENT TO THE SUBMISSION OF THIS APPLICATION, PROVIDED THAT SUCH MODIFICATIONS ARE SUBSTANTIALLY CONSISTENT WITH THE APPROVED DEVELOPMENT PLAN AND COMMITMENTS AND SUBJECT TO THE DETERMINATIONS OF THE DIRECTOR OF DEVELOPMENT AND PLANNING.
- THE PROPOSED BUILDING FOOTPRINTS AND SITE IMPROVEMENTS SHOWN HEREIN ARE PRELIMINARY. THE PROPOSED SQUARE FOOTAGE FOR THE PROPOSED BUILDINGS IS APPROXIMATE ONLY AND MAY BE SUBJECT TO MINOR REVISIONS AT THE TIME OF SITE PLAN, SUBJECT TO MARKET CONDITIONS, BUT SUBSTANTIALLY CONSISTENT WITH THE APPROVED DEVELOPMENT PLAN.
- SITE LIGHTING WITHIN THE PROJECT SITE AREA (I.E. ALONG SIDEWALKS AND PATHWAYS) WILL BE DETERMINED DURING FINAL SITE PLAN REVIEW AND SHALL BE IN GENERAL CONFORMANCE WITH SECTION 4.8 OF THE ZONING ORDINANCE AND SECTION 2.10 OF THE PUBLIC FACILITIES MANUAL.
- ONSITE STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES SHALL BE PROVIDED AS REQUIRED BY CITY REGULATIONS AT THE TIME OF FINAL SITE PLAN. DETENTION TO PROVIDE THE REQUIRED STORMWATER QUANTITY CONTROLS AND ONSITE BEST MANAGEMENT PRACTICES (BMPs) TO MEET THE STORMWATER QUALITY REQUIREMENTS ARE SHOWN ON SHEETS WITHIN THIS PLAN SET.
- ALL SIGNAGE WILL BE IN CONFORMANCE WITH SECTION 4.6 OF THE ZONING ORDINANCE.
- TO THE BEST KNOWLEDGE OF THE ENGINEER AND APPLICANT, THIS DEVELOPMENT PLAN CONFORMS TO ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS, WITH THE FOLLOWING MODIFICATION AND WAIVER REQUESTS:
  - A MODIFICATION OF THE ZONING ORDINANCE SECTION 3.5.1.D REQUIREMENT OF 75% GROUND FLOOR NONRESIDENTIAL USES.
  - A MODIFICATION OF THE ZONING ORDINANCE SECTION 3.6.2 REQUIREMENT OF 24 DU/AC MAXIMUM DENSITY.
  - A MODIFICATION OF THE ZONING ORDINANCE SECTION 3.6.2 REQUIREMENT OF 50% BUILD-TO-LINE.
  - A MODIFICATION OF THE ZONING ORDINANCE SECTION 3.6.2 REQUIREMENT OF 5 STORY/60 FEET MAXIMUM HEIGHT.
  - A MODIFICATION OF THE ZONING ORDINANCE SECTION 4.2.3.E PARKING RATIO REQUIREMENTS. A PARKING ANALYSIS SUMMARY AND SHARED PARKING ANALYSIS IS INCLUDED WITH THIS APPLICATION UNDER SEPARATE COVER.
  - A WAIVER OF PUBLIC FACILITIES MANUAL SECTION 401-01 REQUIREMENT THAT A TYPICAL CURB AND GUTTER STREET BE PROVIDED ON PRIVATE ACCESSWAYS THAT ARE LESS THAN THIRTY (30) FEET FROM FACE OF CURB TO FACE OF CURB (OR EDGE OF PAVEMENT).



N29 APARTMENTS  
 GENERAL DEVELOPMENT PLAN  
 CITY OF FAIRFAX, VA

MARK	DATE	DESCRIPTION

PROJECT No.: 21082.002.00  
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 CHECKED: LBD

SHEET TITLE:  
**PARCEL DIVIDER SHEET**

SHEET No.  
**PI\_100**





1. PROJECT NOTES

- 1.1. THE REQUIREMENTS OF THE CITY OF FAIRFAX ZONING ORDINANCE AND PUBLIC FACILITIES MANUAL SHALL BE FOLLOWED.
- 1.2. ALL TREE PRESERVATION ACTIVITIES SHALL BE PERFORMED UNDER THE DIRECT SUPERVISION OF AN ISA CERTIFIED ARBORIST.
- 1.3. ALL TREE WORK PERFORMED SHALL MEET OR EXCEED THE MOST RECENT INDUSTRY STANDARDS, AS PUBLISHED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA).

2. PRE-CONSTRUCTION

- 2.1. PRIOR TO THE PRE-CONSTRUCTION MEETING, THE CONTRACTOR SHALL HAVE THE LIMITS OF CLEARING AND GRADING CLEARLY MARKED IN THE FIELD WITH FLAGGING. THESE LIMITS SHALL NOT EXCEED THOSE SHOWN ON THE APPROVED PLANS. AFTER LIMITS HAVE BEEN STAKED, THE CONTRACTOR SHALL REQUEST A PRE-CONSTRUCTION MEETING WITH CITY OF FAIRFAX AND PROJECT ARBORIST.
- 2.3. DURING THE PRE-CONSTRUCTION MEETING, THE LIMITS MAY BE ADJUSTED TO BETTER PRESERVE OR REMOVE TREES IMPACTED BY CONSTRUCTION ACTIVITIES.

3. INSTALLATION OF TREE PROTECTION MEASURES

- 3.1. ROOT PRUNING: PRIOR TO CONSTRUCTION, ROOT PRUNING SHALL BE COMPLETED AT THE LIMITS. ROOT PRUNING SHALL BE TO THE DEPTH OF EIGHTEEN (18) TO TWENTY-FOUR (24) INCHES AND SHALL BE ACCOMPLISHED BY USING A TRENCHER, VIBRATING PLOW OR BY HAND. TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH REMOVED SOIL. WHEN EXCAVATING ALL TREE ROOTS GREATER THAN 1 INCH IN DIAMETER THAT ARE EXPOSED AND/OR DAMAGED SHALL BE TRIMMED CLEANLY, AND COVERED WITH ORGANIC MULCH, TOPSOIL, OR OTHER SUITABLE MATERIAL TO PREVENT THE EXPOSED ROOTS FROM DRYING OUT.
- 3.2. TREE PROTECTION FENCING: IMMEDIATELY FOLLOWING ROOT PRUNING, TREE PROTECTION FENCING SHALL BE COMPLETED AT THE LIMITS. TREE PROTECTION FENCING SHALL BE INSTALLED PER TREE PRESERVATION PLAN AND SHALL CONSIST OF EITHER OF THE FOLLOWING MATERIALS:

- 3.2.1. FOURTEEN (14) GAUGE WELDED WIRE MESH THAT IS A MINIMUM OF FOUR (4) FOOT TALL. THE MESH SHALL BE ATTACHED TO SIX (6) FOOT TALL, TWO-INCH (2") STEEL U-CHANNEL ANCHOR POSTS DRIVEN EIGHTEEN (18) INCHES INTO THE GROUND. THE POSTS SHALL BE PLACED NO FURTHER THAN TEN (10) FEET APART.
- 3.2.2. SUPER SILT FENCE

- 3.3. TREE PROTECTION SIGNAGE: BILINGUAL SIGNS STATING "TREE PRESERVATION AREA - KEEP OUT" SHALL BE AFFIXED TO THE TREE PRESERVATION FENCE AT LEAST EVERY 50 FEET IMMEDIATELY FOLLOWING TREE PROTECTION FENCING INSTALLATION.
- 3.4. CITY OF FAIRFAX SHALL BE NOTIFIED AND GIVEN THE OPPORTUNITY TO INSPECT THE SITE TO ASSURE THAT ALL TREE PROTECTION DEVICES HAVE BEEN CORRECTLY INSTALLED. IF IT IS DETERMINED THAT THE FENCING HAS NOT BEEN INSTALLED CORRECTLY, NO CONSTRUCTION ACTIVITIES SHALL OCCUR UNTIL THE FENCING IS INSTALLED CORRECTLY, AS DETERMINED BY CITY OF FAIRFAX.

- 3.5. TREES BEING REMOVED SHALL NOT BE FELLED, PUSHED OR PULLED INTO TREE PRESERVATION AREAS. EQUIPMENT OPERATORS SHALL NOT CLEAN ANY PART OF THEIR EQUIPMENT BY SLAMMING AGAINST THE TRUNKS OF TREES TO BE RETAINED.

- 3.6. TREES ON THE EDGE OF THE LIMITS OF CLEARING AND GRADING SHALL BE CUT DOWN BY HAND WITH A CHAIN SAW. REMAINING STUMPS SHALL EITHER BE LEFT IN PLACE OR GROUND DOWN WITH A STUMP GRINDER.

- 3.7. TREES INDICATED WILL BE MULCHED WITH WOOD CHIPS GENERATED FROM ON SITE CLEARING OR TREE REMOVAL AND PRUNING OPERATIONS WHEN POSSIBLE. SHREDDED HARDWOOD MULCH FROM OFFSITE MAY BE UTILIZED IF APPROVED BY PROJECT ARBORIST. MULCH SHALL BE SPREAD IN A UNIFORM DEPTH OF THREE (3") INCHES BY HAND. MULCH SHALL BE PLACED IN AREAS AS INDICATED ON APPROVED PLANS.

4. CONSTRUCTION

- 4.1. DURING CLEARING AND GRADING OPERATIONS AND THROUGHOUT CONSTRUCTION, NO ACTIVITY SHALL BE PERMITTED IN TREE SAVE AREAS WITHOUT AUTHORIZATION FROM OWNER, ARBORIST, OR CITY OF FAIRFAX. PRECLUDED ACTIVITIES INCLUDE:

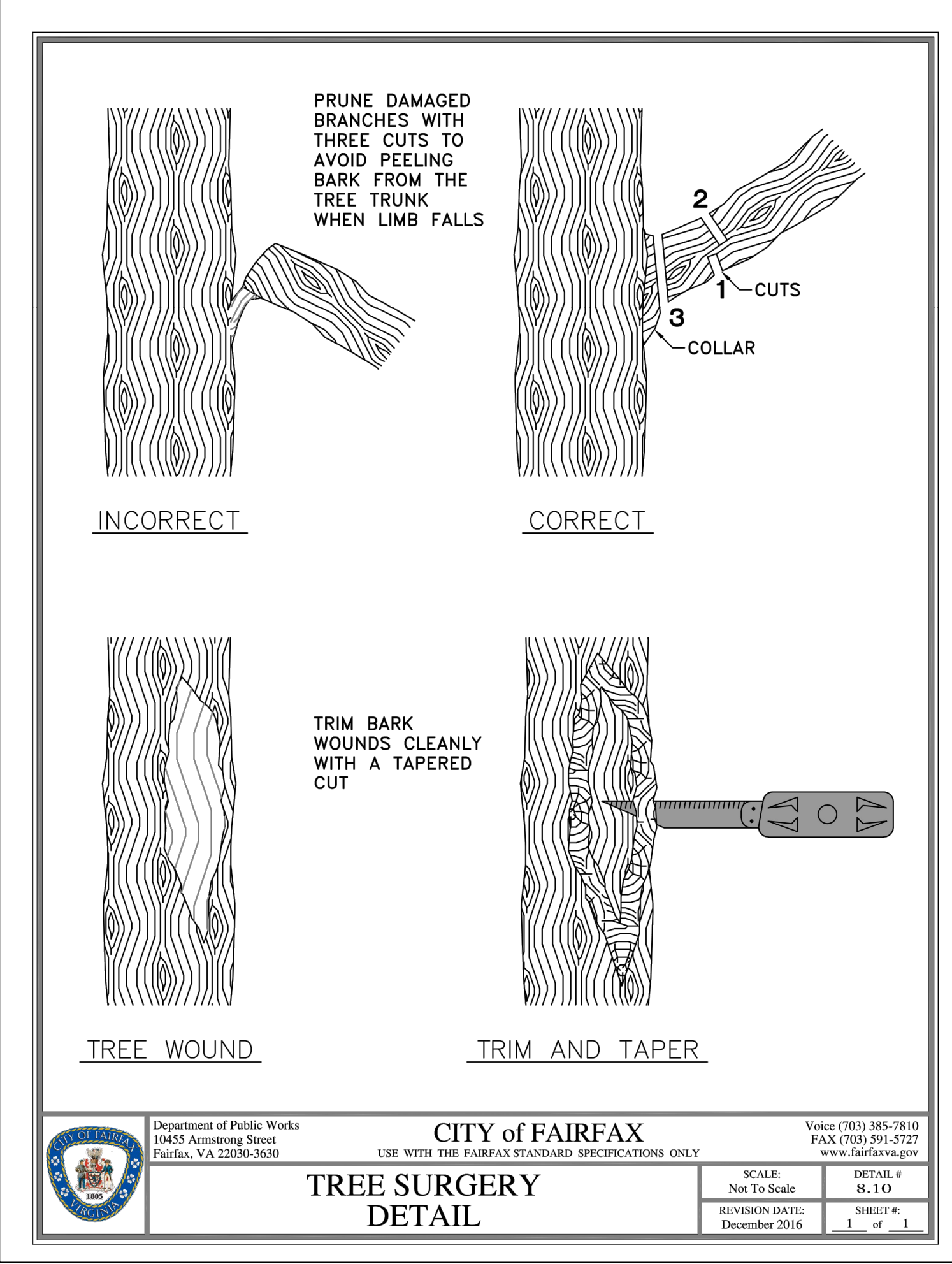
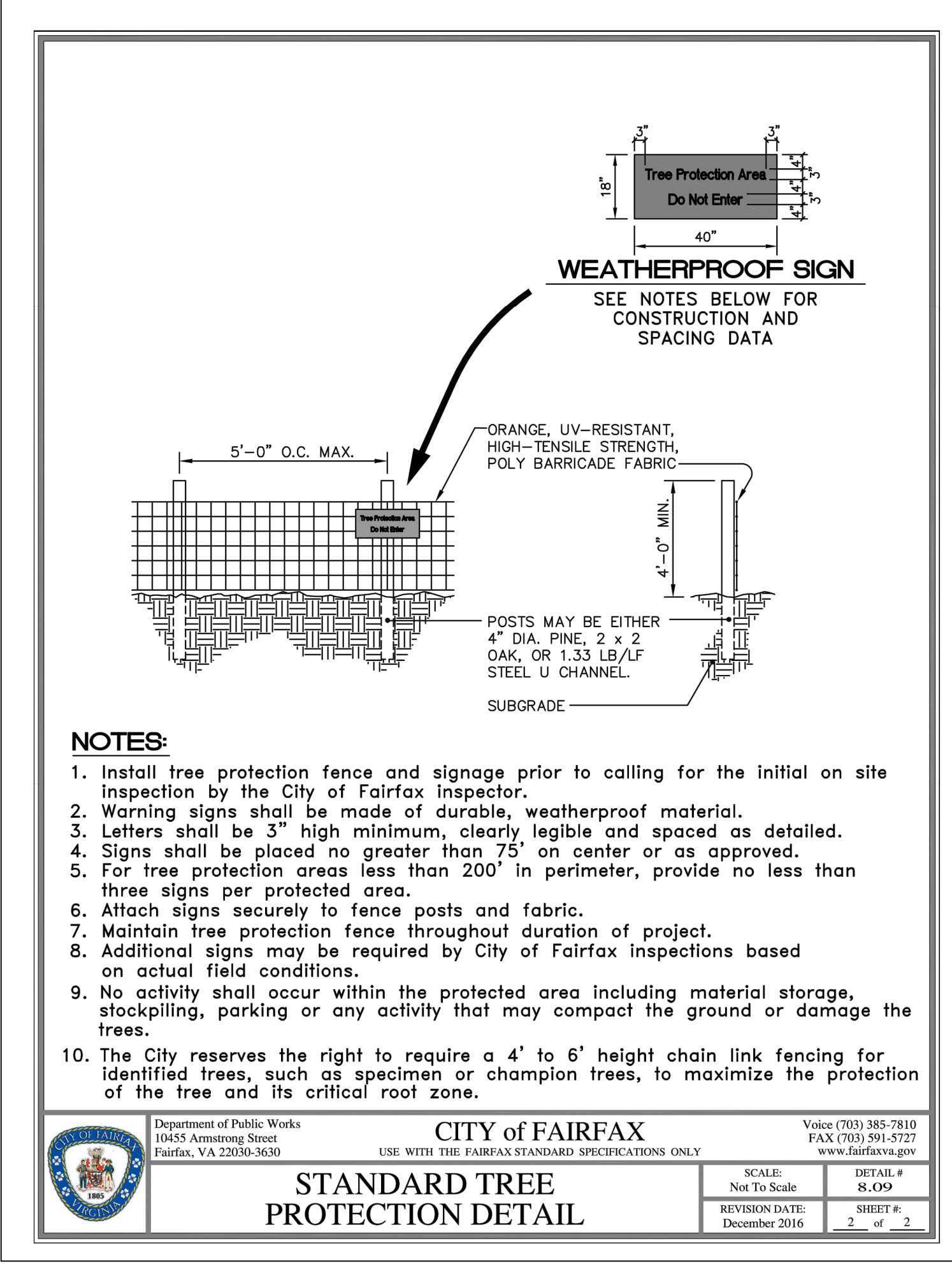
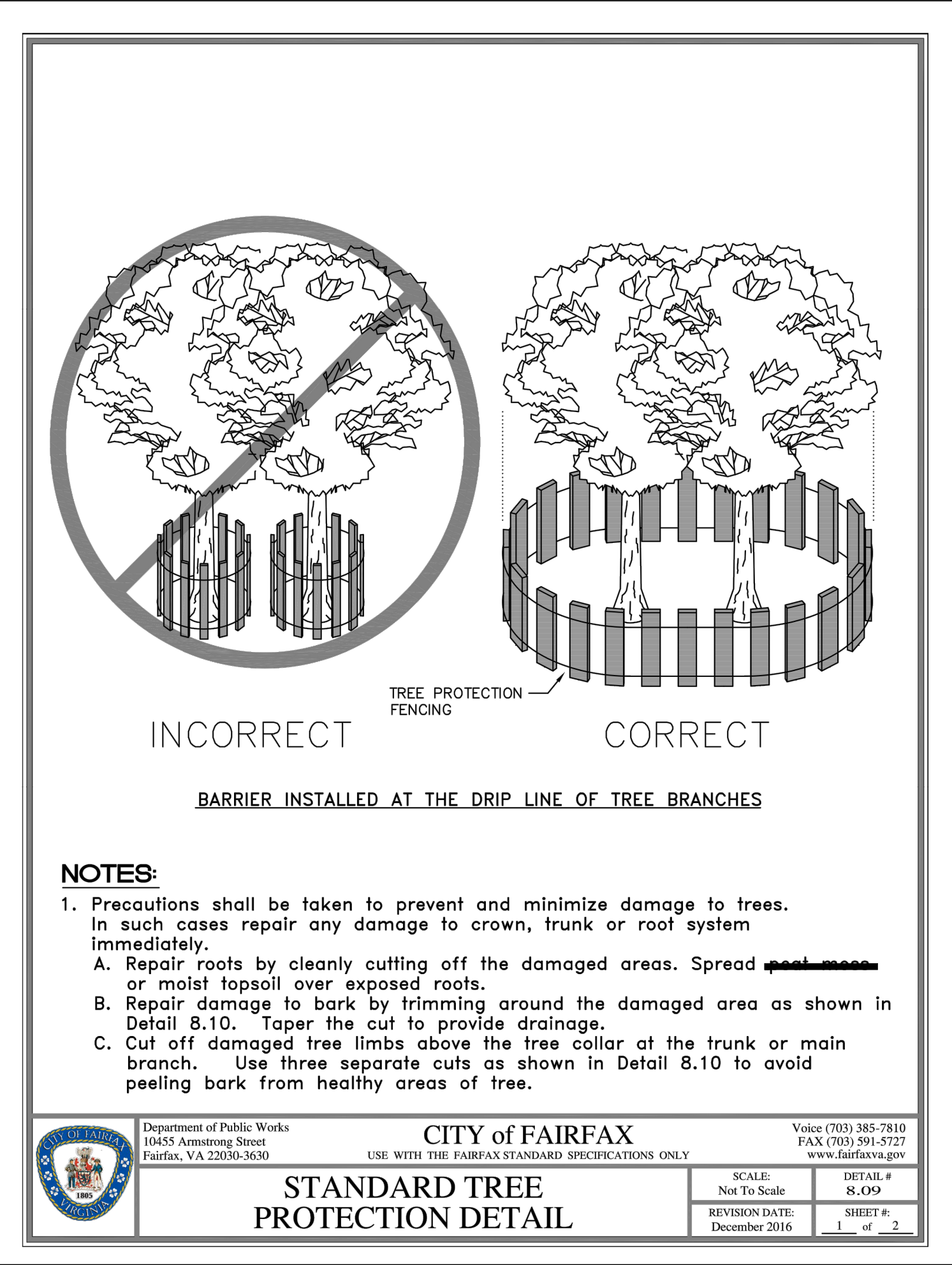
- 4.1.1. FELLING OF TREES INTO PRESERVATION AREAS OR OPERATION OF HEAVY MACHINERY IN SAVE AREAS TO FELL TREES ON THE PERIMETER OF PRESERVATION AREAS.
- 4.1.2. OPERATION OF HEAVY EQUIPMENT OR MACHINERY OF ANY KIND IN PRESERVATION AREAS FOR ANY PURPOSE.
- 4.1.3. PLACEMENT OF EXCESS SOIL, FILL, OR MATERIALS OF ANY KIND IN PRESERVATION AREAS.
- 4.1.4. PLACEMENT OF ANY CONSTRUCTION MATERIALS OF ANY KIND IN PRESERVATION AREAS.
- 4.1.5. PARKING OR STORING EQUIPMENT OR VEHICLES IN PRESERVATION AREAS.
- 4.1.6. DUMPING CHEMICALS OR CONCRETE WASHOUT IN PRESERVATION AREAS.
- 4.1.7. BURNING OF ANY MATERIAL OR DEBRIS IN PRESERVATION AREAS OR WITHIN 200 FEET OF PRESERVATION AREAS.
- 4.1.8. TRENCHING, GRADING, EXCAVATING FOR ANY PURPOSE IN PRESERVATION AREAS.

- 4.2. ALL EXISTING TRASH AND/OR DEBRIS ON SITE SHALL BE REMOVED AT THE TIME OF DISTURBANCE. INDIVIDUAL TREES AND FORESTED AREAS DESIGNATED TO BE PRESERVED SHALL BE PROTECTED AND MANAGED TO ENSURE TREE SURVIVAL DURING ALL PHASES OF DEMOLITION, CLEARING AND GRADING, AND CONSTRUCTION. IN ADDITION TO PROTECTING TREES, ALL UNDERSTORY PLANTS, LEAF LITTER AND SOIL CONDITIONS FOUND IN FORESTED AREAS DESIGNATED TO BE LEFT PRESERVED SHALL BE PROTECTED.

- 4.3. TREES TO REMAIN LOCATED ALONG THE LIMITS OF CLEARING AND GRADING SHALL BE PRUNED DURING CLEARING OPERATIONS TO AVOID MECHANICAL DAMAGE. THIS SHALL BE ADMINSTRATED UNDER THE SUPERVISION OF AN ISA CERTIFIED ARBORIST.

- 4.4. ANY DAMAGE INFLECTED TO THE ABOVE OR BELOW-GROUND PORTIONS OF THE TREES SHOWED TO BE PRESERVED SHALL BE REPAIRED IMMEDIATELY PER ISA STANDARDS.

- 4.5. ALL PRUNING SHALL CONFORM TO THE LATEST EDITION OF ANSI A300 (PART 1) PRUNING STANDARDS. DISEASED LIMBS SHALL BE REMOVED OR TREATED AT THE DISCRETION OF THE ARBORIST. WHILE PRUNING, THE ARBORIST SHALL MAKE NOTE OF ANY CONDITIONS WHICH AFFECT THE HEALTH OR CONDITION OF THE TREE AND RECOMMEND CORRECTIVE TREATMENT FOR THESE CONDITIONS. VINE REMOVAL SHALL BE INCLUDED IN ALL PRUNING ACTIVITIES. UNDER NO CIRCUMSTANCES SHALL THE INTERIOR OF TREES BE STRIPPED OF FOLIAGE, SUCKERS, EPICORMIC BRANCHING, OR OTHER LIVE GROWTH. INTERIOR GROWTH MAY BE THINNED AS NECESSARY TO REMOVE BRANCHES DAMAGED DURING OPERATIONS. DEBRIS FROM PRUNING SHALL BE CHIPPED AND DEPOSITED INTO THE TREE SAVE AREA AND SPREAD BY HAND TO A UNIFORM THICKNESS OR BE REMOVED FROM SITE.



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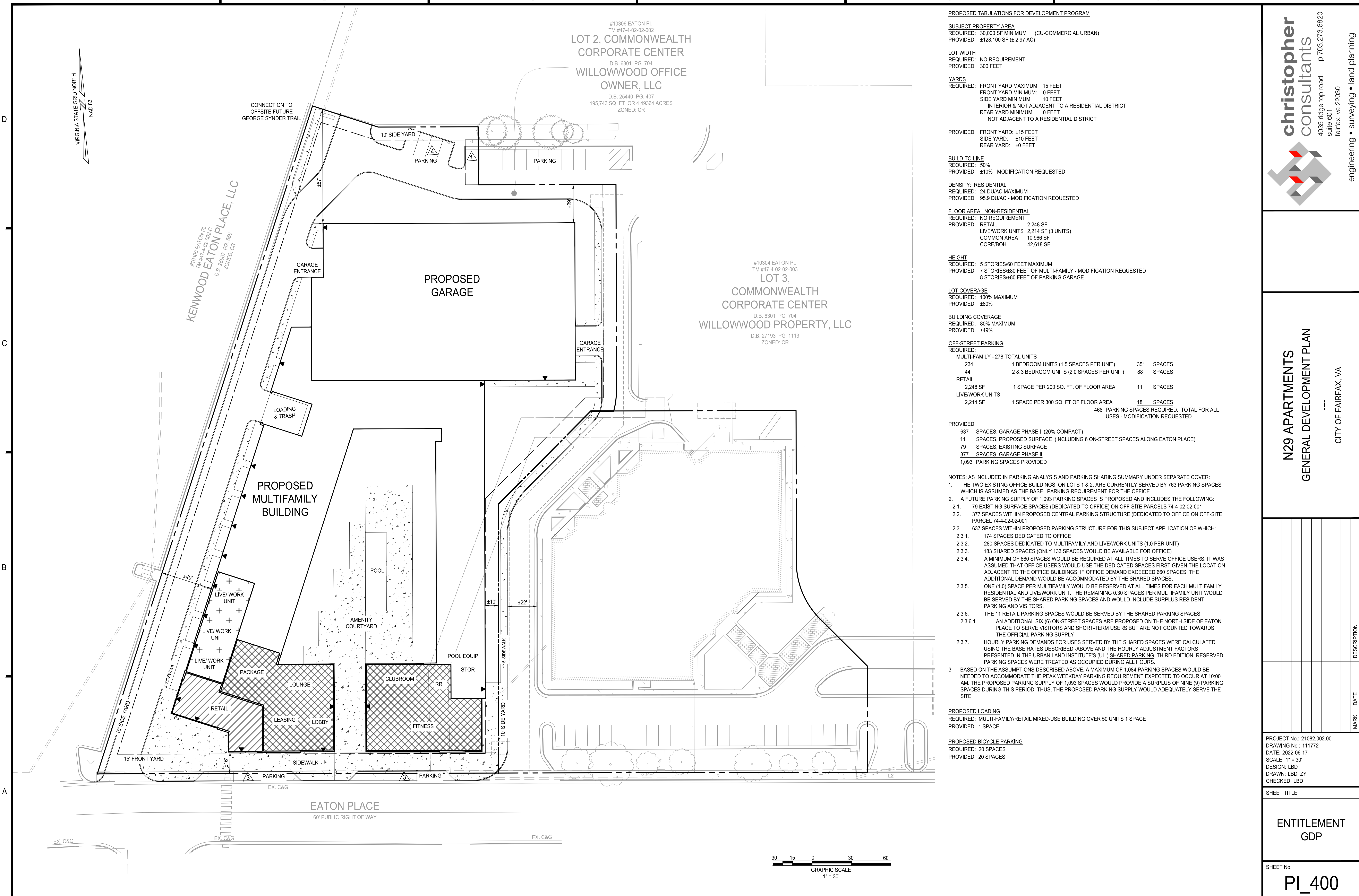
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SHEET TITLE:  
**TREE MANAGEMENT NOTES & DETAILS**

SHEET No.  
**PI\_311**



**PROPOSED TABULATIONS FOR DEVELOPMENT PROGRAM**

**SUBJECT PROPERTY AREA**  
 REQUIRED: 30,000 SF MINIMUM (CU-COMMERCIAL URBAN)  
 PROVIDED: ±128,100 SF (± 2.97 AC)

**LOT WIDTH**  
 REQUIRED: NO REQUIREMENT  
 PROVIDED: 300 FEET

**YARDS**  
 REQUIRED: FRONT YARD MAXIMUM: 15 FEET  
 FRONT YARD MINIMUM: 0 FEET  
 SIDE YARD MINIMUM: 10 FEET  
 INTERIOR & NOT ADJACENT TO A RESIDENTIAL DISTRICT  
 REAR YARD MINIMUM: 0 FEET  
 NOT ADJACENT TO A RESIDENTIAL DISTRICT

**PROVIDED:** FRONT YARD: ±15 FEET  
 SIDE YARD: ±10 FEET  
 REAR YARD: ±0 FEET

**BUILD-TO-LINE**  
 REQUIRED: 50%  
 PROVIDED: ±10% - MODIFICATION REQUESTED

**DENSITY: RESIDENTIAL**  
 REQUIRED: 24 DU/AC MAXIMUM  
 PROVIDED: 95.9 DU/AC - MODIFICATION REQUESTED

**FLOOR AREA: NON-RESIDENTIAL**  
 REQUIRED: NO REQUIREMENT  
 PROVIDED: RETAIL 2,248 SF  
 LIVE/WORK UNITS 2,214 SF (3 UNITS)  
 COMMON AREA 10,966 SF  
 CORE/BOH 42,618 SF

**HEIGHT**  
 REQUIRED: 5 STORIES/60 FEET MAXIMUM  
 PROVIDED: 7 STORIES/±80 FEET OF MULTI-FAMILY - MODIFICATION REQUESTED  
 8 STORIES/±80 FEET OF PARKING GARAGE

**LOT COVERAGE**  
 REQUIRED: 100% MAXIMUM  
 PROVIDED: ±80%

**BUILDING COVERAGE**  
 REQUIRED: 80% MAXIMUM  
 PROVIDED: ±49%

**OFF-STREET PARKING**

REQUIRED:

<b>MULTI-FAMILY - 278 TOTAL UNITS</b>		
234	1 BEDROOM UNITS (1.5 SPACES PER UNIT)	351 SPACES
44	2 & 3 BEDROOM UNITS (2.0 SPACES PER UNIT)	88 SPACES
<b>RETAIL</b>		
2,248 SF	1 SPACE PER 200 SQ. FT. OF FLOOR AREA	11 SPACES
<b>LIVE/WORK UNITS</b>		
2,214 SF	1 SPACE PER 300 SQ. FT. OF FLOOR AREA	18 SPACES
468 PARKING SPACES REQUIRED, TOTAL FOR ALL USES - MODIFICATION REQUESTED		

PROVIDED:

637	SPACES, GARAGE PHASE I (20% COMPACT)
11	SPACES, PROPOSED SURFACE (INCLUDING 6 ON-STREET SPACES ALONG EATON PLACE)
79	SPACES, EXISTING SURFACE
377	SPACES, GARAGE PHASE II
1,093	PARKING SPACES PROVIDED

- NOTES:** AS INCLUDED IN PARKING ANALYSIS AND PARKING SHARING SUMMARY UNDER SEPARATE COVER:
- THE TWO EXISTING OFFICE BUILDINGS, ON LOTS 1 & 2, ARE CURRENTLY SERVED BY 763 PARKING SPACES WHICH IS ASSUMED AS THE BASE PARKING REQUIREMENT FOR THE OFFICE.
  - A FUTURE PARKING SUPPLY OF 1,093 PARKING SPACES IS PROPOSED AND INCLUDES THE FOLLOWING:
    - 79 EXISTING SURFACE SPACES (DEDICATED TO OFFICE) ON OFF-SITE PARCELS 74-4-02-02-001
    - 377 SPACES WITHIN PROPOSED CENTRAL PARKING STRUCTURE (DEDICATED TO OFFICE ON OFF-SITE PARCEL 74-4-02-02-001)
    - 637 SPACES WITHIN PROPOSED PARKING STRUCTURE FOR THIS SUBJECT APPLICATION OF WHICH:
      - 174 SPACES DEDICATED TO OFFICE
      - 280 SPACES DEDICATED TO MULTIFAMILY AND LIVE/WORK UNITS (1.0 PER UNIT)
      - 183 SHARED SPACES (ONLY 133 SPACES WOULD BE AVAILABLE FOR OFFICE)
      - A MINIMUM OF 660 SPACES WOULD BE REQUIRED AT ALL TIMES TO SERVE OFFICE USERS. IT WAS ASSUMED THAT OFFICE USERS WOULD USE THE DEDICATED SPACES FIRST GIVEN THE LOCATION ADJACENT TO THE OFFICE BUILDINGS. IF OFFICE DEMAND EXCEEDED 660 SPACES, THE ADDITIONAL DEMAND WOULD BE ACCOMMODATED BY THE SHARED SPACES.
      - ONE (1.0) SPACE PER MULTIFAMILY WOULD BE RESERVED AT ALL TIMES FOR EACH MULTIFAMILY RESIDENTIAL AND LIVE/WORK UNIT. THE REMAINING 0.30 SPACES PER MULTIFAMILY UNIT WOULD BE SERVED BY THE SHARED PARKING SPACES AND WOULD INCLUDE SURPLUS RESIDENT PARKING AND VISITORS.
      - THE 11 RETAIL PARKING SPACES WOULD BE SERVED BY THE SHARED PARKING SPACES.
      - AN ADDITIONAL SIX (6) ON-STREET SPACES ARE PROPOSED ON THE NORTH SIDE OF EATON PLACE TO SERVE VISITORS AND SHORT-TERM USERS BUT ARE NOT COUNTED TOWARDS THE OFFICIAL PARKING SUPPLY
      - HOURLY PARKING DEMANDS FOR USES SERVED BY THE SHARED SPACES WERE CALCULATED USING THE BASE RATES DESCRIBED ABOVE AND THE HOURLY ADJUSTMENT FACTORS PRESENTED IN THE URBAN LAND INSTITUTE'S (ULI) SHARED PARKING, THIRD EDITION. RESERVED PARKING SPACES WERE TREATED AS OCCUPIED DURING ALL HOURS.
  - BASED ON THE ASSUMPTIONS DESCRIBED ABOVE, A MAXIMUM OF 1,084 PARKING SPACES WOULD BE NEEDED TO ACCOMMODATE THE PEAK WEEKDAY PARKING REQUIREMENT EXPECTED TO OCCUR AT 10:00 AM. THE PROPOSED PARKING SUPPLY OF 1,093 SPACES WOULD PROVIDE A SURPLUS OF NINE (9) PARKING SPACES DURING THIS PERIOD. THUS, THE PROPOSED PARKING SUPPLY WOULD ADEQUATELY SERVE THE SITE.

**PROPOSED LOADING**  
 REQUIRED: MULTI-FAMILY/RETAIL MIXED-USE BUILDING OVER 50 UNITS 1 SPACE  
 PROVIDED: 1 SPACE

**PROPOSED BICYCLE PARKING**  
 REQUIRED: 20 SPACES  
 PROVIDED: 20 SPACES



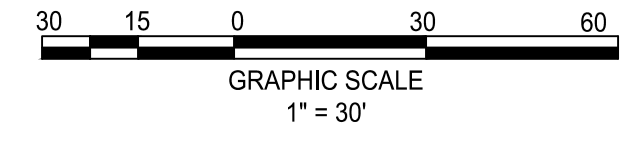
**N29 APARTMENTS GENERAL DEVELOPMENT PLAN**  
 CITY OF FAIRFAX, VA

MARK	DATE	DESCRIPTION

PROJECT No.: 21082.002.00  
 DRAWING No.: 111772  
 DATE: 2022-06-17  
 SCALE: 1" = 30'  
 DESIGN: LBD  
 DRAWN: LBD, ZY  
 CHECKED: LBD

**ENTITLEMENT GDP**

SHEET No.  
**PI\_400**

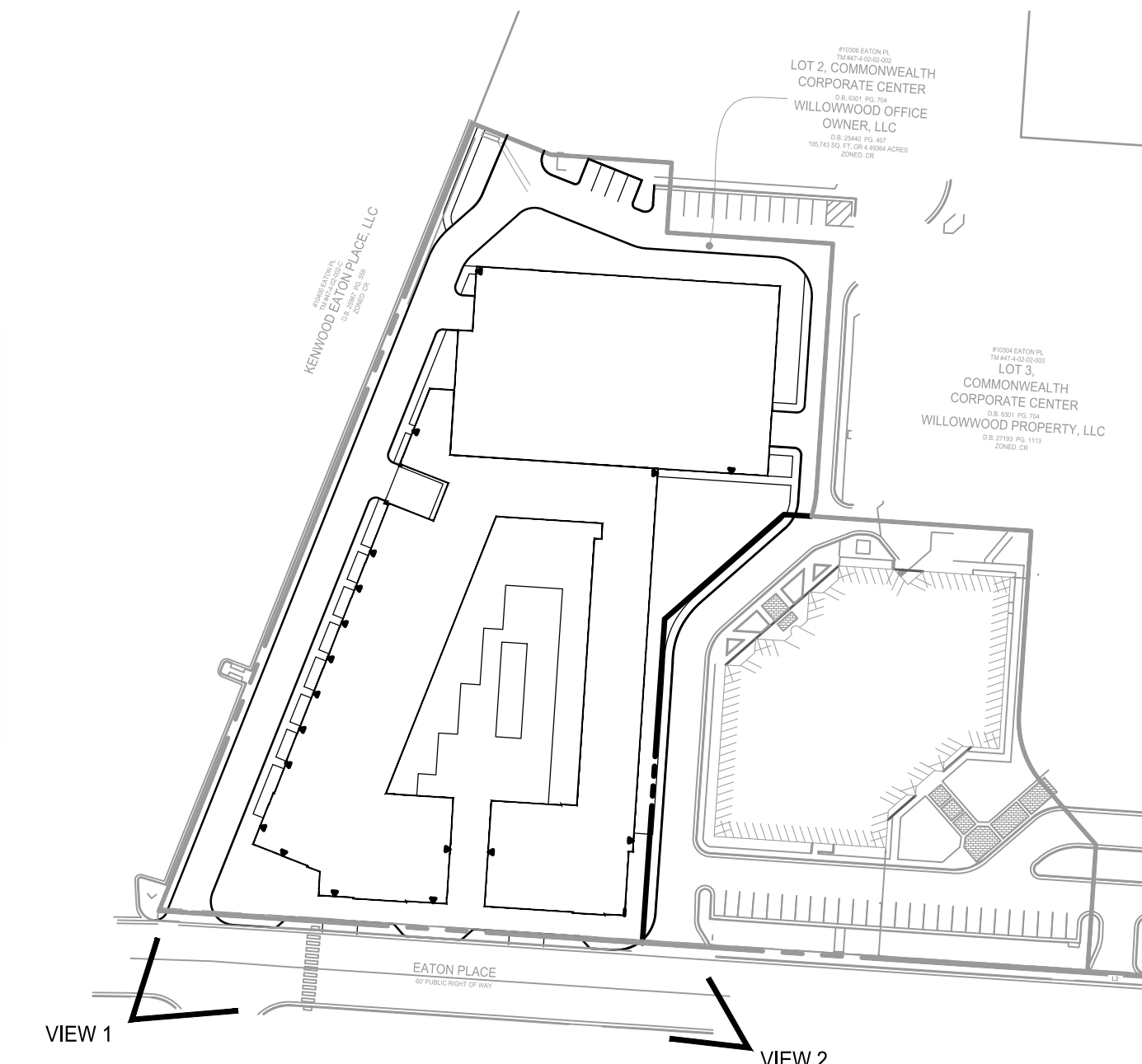




1 | 3D View 1 (A)



2 | 3D View 2 (A)



**christopher consultants**  
 4035 ridge top road p 703.273.6620  
 suite 601 fairfax, va 22030  
 engineering • surveying • land planning

**N29 APARTMENTS  
 GENERAL DEVELOPMENT PLAN**  
 CITY OF FAIRFAX, VA

MARK	DATE	DESCRIPTION

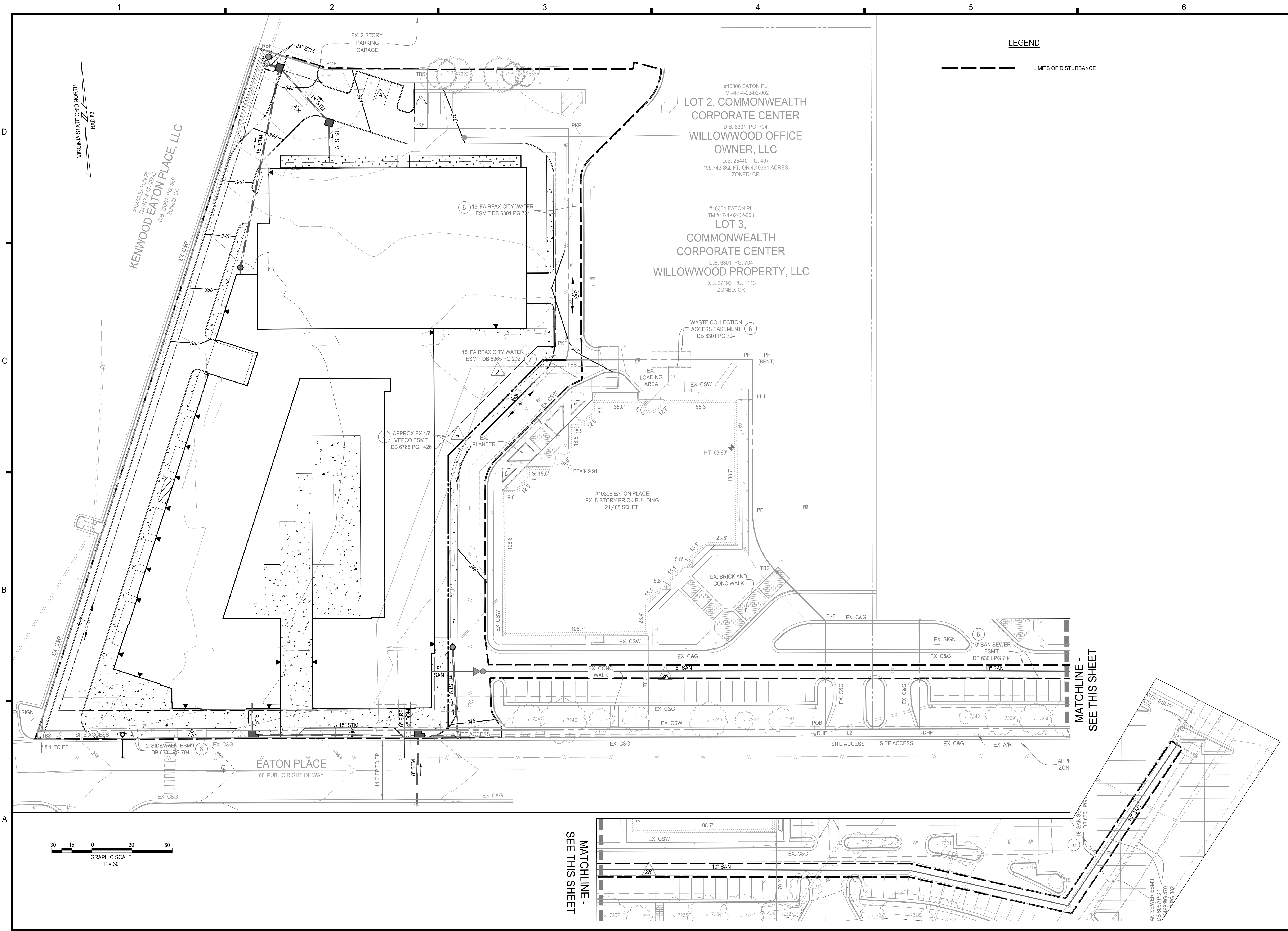
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 DRAWING No.: 111772  
 DATE: 2022-06-17  
 SCALE: AS SHOWN  
 DESIGN: BY OTHERS  
 DRAWN: BY OTHERS  
 CHECKED: BY OTHERS

SHEET TITLE:  
**ILLUSTRATIVE BUILDING GRAPHICS**

SHEET No.  
**PI\_410**

NOTE: THE GRAPHICS, SHOWN ON THIS SHEET, ARE CONCEPTUAL IN NATURE AND ILLUSTRATE THE GENERAL CHARACTER OF THE BUILDINGS AND PROJECT SITE. THESE DRAWINGS ARE NOT INTENDED TO REPRESENT FINAL BUILDING DESIGN OR TO BE INTERPRETED AS A COMMITMENT TO FINAL DESIGN OF THE PROJECT. FINAL DESIGN WILL BE DETERMINED AT THE TIME OF FINAL SITE PLAN SUBMISSION.





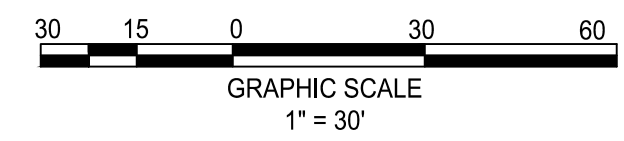
**LEGEND**  
 - - - - - LIMITS OF DISTURBANCE

#10306 EATON PL  
 TM #47-4-02-002  
**LOT 2, COMMONWEALTH CORPORATE CENTER**  
 D.B. 6301 PG. 704  
**WILLOWOOD OFFICE OWNER, LLC**  
 D.B. 25440 PG. 407  
 195,743 SQ. FT. OR 4.49364 ACRES  
 ZONED: CR

#10304 EATON PL  
 TM #47-4-02-003  
**LOT 3, COMMONWEALTH CORPORATE CENTER**  
 D.B. 6301 PG. 704  
**WILLOWOOD PROPERTY, LLC**  
 D.B. 27193 PG. 1113  
 ZONED: CR

KENWOOD EATON PLACE, LLC  
 #10400 EATON PL  
 TM #47-4-02-002-C  
 D.B. 25887 PG. 589  
 ZONED: CR

VIRGINIA STATE GRID NORTH  
 NAD 83



MATCHLINE -  
 SEE THIS SHEET

MATCHLINE -  
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**N29 APARTMENTS  
 GENERAL DEVELOPMENT PLAN**  
 CITY OF FAIRFAX, VA

MARK	DATE	DESCRIPTION

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 DRAWING No.: 111772  
 DATE: 2022-06-17  
 SCALE: 1" = 30'  
 DESIGN: JH  
 DRAWN: YH  
 CHECKED: JH

SHEET TITLE:  
**GRADING PLAN**

SHEET No.  
**PI\_420**



DEQ Virginia Runoff Reduction Method Re-Development Compliance Spreadsheet - Version 3.0

© 2011 BMP Standards and Specifications | © 2013 Draft BMP Standards and Specifications

Project Name: **Willowood - Phase 1**  
 Date: **6/7/2022**

Linear Development Project? **No**

**CLEAR ALL**

data input cells  
 constant values  
 calculation cells  
 final results

**Site Information**

**Post-Development Project (Treatment Volume and Loads)**

Enter Total Disturbed Area (acres) → **3.65**

**Check:**  
 BMP Design Specifications List: 2013 Draft Stds & Specs  
 Linear project? **No**  
 Land cover areas entered correctly? **✓**  
 Total disturbed area entered? **✓**

Maximum reduction required: **20%**  
 The site's net increase in impervious cover (acres) is: **0**  
 Post-Development TP Load Reduction for Site (lb/yr): **0.99**

**Pre-Development Land Cover (acres)**

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested land					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed				0.30	0.30
Impervious Cover (acres)				3.35	3.35
<b>Totals</b>					<b>3.65</b>

**Post-Development Land Cover (acres)**

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested land					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed				0.61	0.61
Impervious Cover (acres)				3.04	3.04
<b>Area Check</b>	<b>OK.</b>	<b>OK.</b>	<b>OK.</b>	<b>OK.</b>	<b>3.65</b>

**Constants**

Annual Rainfall (inches)	43
Target Rainfall Event (inches)	1.00
Total Phosphorus (TP) EMC (mg/L)	0.26
Total Nitrogen (TN) EMC (mg/L)	1.86
Target TP Load (lb/acre/yr)	0.41
Pj (unitless correction factor)	0.90

**Runoff Coefficients (Rv)**

	A Soils	B Soils	C Soils	D Soils
Forest/Open Space	0.02	0.03	0.04	0.05
Managed Turf	0.15	0.20	0.22	0.25
Impervious Cover	0.95	0.95	0.95	0.95

**LAND COVER SUMMARY -- PRE-REDEVELOPMENT**

Pre-Development	Adjusted <sup>1</sup>
Forest/Open Space Cover (acres)	0.00
Weighted Rv(forest)	0.00
% Forest	0%
Managed Turf Cover (acres)	0.30
Weighted Rv(turf)	0.25
% Managed Turf	8%
Impervious Cover (acres)	3.35
Rv(impervious)	0.95
% Impervious	92%
<b>Total Site Area (acres)</b>	<b>3.65</b>
<b>Site Rv</b>	<b>0.89</b>

**LAND COVER SUMMARY -- POST DEVELOPMENT**

Post-Development	ReDevelopment	New Impervious
Forest/Open Space Cover (acres)	0.00	
Weighted Rv(forest)	0.00	
% Forest	0%	
Managed Turf Cover (acres)	0.61	
Weighted Rv (turf)	0.25	
% Managed Turf	17%	
Impervious Cover (acres)	3.04	0.00
Rv(impervious)	0.95	--
% Impervious	83%	
<b>Total ReDev. Site Area (acres)</b>	<b>3.65</b>	
<b>Final Post Dev Site Rv</b>	<b>0.83</b>	

**Treatment Volume and Nutrient Load**

Pre-Development	Adjusted <sup>1</sup>
Pre-Development Treatment Volume (acre-ft)	0.2715
Pre-Development Treatment Volume (cubic feet)	11,825
Pre-Development TP Load (lb/yr)	7.43
Pre-Development TP Load per acre (lb/acre/yr)	2.04
Baseline TP Load (lb/yr) (0.41 lbs/acre/yr applied to pre-redevelopment area excluding pervious land proposed for new impervious cover)	1.50

**Treatment Volume and Nutrient Load**

Final Post-Development	Post-Development	Post-Development
Treatment Volume (acre-ft)	0.2534	--
Treatment Volume (cubic feet)	11,037	--
Final Post-Development TP Load (lb/yr)	6.93	--
Final Post-Development TP Load per acre (lb/acre/yr)	1.90	--
Max. Reduction Required (Below Pre-Development Load)	20%	
TP Load Reduction Required for Redeveloped Area (lb/yr)	0.99	
TP Load Reduction Required for New Impervious Area (lb/yr)	0	

<sup>1</sup>Adjusted Land Cover Summary:  
 Pre-Development land cover minus pervious land cover (forest/open space or managed turf) acreage proposed for new impervious cover.  
 Adjusted total acreage is consistent with Post-Development acreage (minus acreage of new impervious cover).  
 Column 1 shows load reduction requirement for new impervious cover (based on new development load limit, 0.41 lbs/acre/year).

**Post-Development Requirement for Site Area**

TP Load Reduction Required (lb/yr) **0.99**

**Nitrogen Loads (Informational Purposes Only)**

Pre-Development TN Load (lb/yr)	53.15	Final Post-Development TN Load (Post-Development & New Impervious) (lb/yr)	49.61
---------------------------------	-------	--	-------

**Drainage Area A**

Drainage Area A Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres)					0.00	0.00
Managed Turf (acres)				0.30	0.30	0.25
Impervious Cover (acres)				1.61	1.61	0.95
<b>Total</b>					<b>1.91</b>	

**CLEAR BMP AREAS**

Total Phosphorus Available for Removal in D.A. A (lb/yr) **3.65**  
 Post Development Treatment Volume in D.A. A (ft<sup>3</sup>) **5,811**

**Stormwater Best Management Practices (RR = Runoff Reduction)**

Practice	Runoff Reduction Credit (%)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft <sup>3</sup> )	Runoff Reduction (ft <sup>3</sup> )	Remaining Runoff Volume (ft <sup>3</sup> )	Total BMP Treatment Volume (ft <sup>3</sup> )	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
<b>2. Rooftop Disconnection (RR)</b>													
2.i. To Stormwater Planter, Urban Bioretention (Spec #9, Appendix A)	40		0.55	0	753	1,130	1,883	25	0.00	1.18	0.65	0.53	14.a. MTD - Hydrodynamic
<b>14. Manufactured Treatment Devices (no RR)</b>													
14.a. Manufactured Treatment Device-Hydrodynamic	0	0.30	1.06	1,130	0	5,057	5,057	20	0.53	2.46	0.60	2.40	

**Site Results (Water Quality Compliance)**

**Area Checks**

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
FOREST/OPEN SPACE (ac)	0.00	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER (ac)	1.61	0.43	0.00	0.00	0.00	OK.
IMPERVIOUS COVER TREATED (ac)	1.61	0.00	0.00	0.00	0.00	OK.
MANAGED TURF AREA (ac)	0.30	0.00	0.00	0.00	0.00	OK.
MANAGED TURF AREA TREATED (ac)	0.30	0.00	0.00	0.00	0.00	OK.
<b>AREA CHECK</b>	<b>OK.</b>	<b>OK.</b>	<b>OK.</b>	<b>OK.</b>	<b>OK.</b>	

**Site Treatment Volume (ft<sup>3</sup>)** **11,037**

**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 <sup>3</sup> )	753	0	0	0	0	753
TP LOAD AVAILABLE FOR REMOVAL (lb/yr)	3.65	0.94	0.00	0.00	0.00	4.59
TP LOAD REDUCTION ACHIEVED (lb/yr)	1.25	0.00	0.00	0.00	0.00	1.25
TP LOAD REMAINING (lb/yr)	2.40	0.94	0.00	0.00	0.00	3.34
<b>NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)</b>	<b>5.41</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>5.41</b>

**Total Phosphorus**

FINAL POST-DEVELOPMENT TP LOAD (lb/yr)	6.93
TP LOAD REDUCTION REQUIRED (lb/yr)	0.99
TP LOAD REDUCTION ACHIEVED (lb/yr)	1.25
TP LOAD REMAINING (lb/yr)	5.69
REMAINING TP LOAD REDUCTION REQUIRED (lb/yr):	<b>0.00 **</b>
<b>** TARGET TP REDUCTION EXCEEDED BY 0.26 LB/YEAR **</b>	

**Total Nitrogen (For Informational Purposes)**

POST-DEVELOPMENT LOAD (lb/yr)	49.61
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	5.41
REMAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr)	44.20

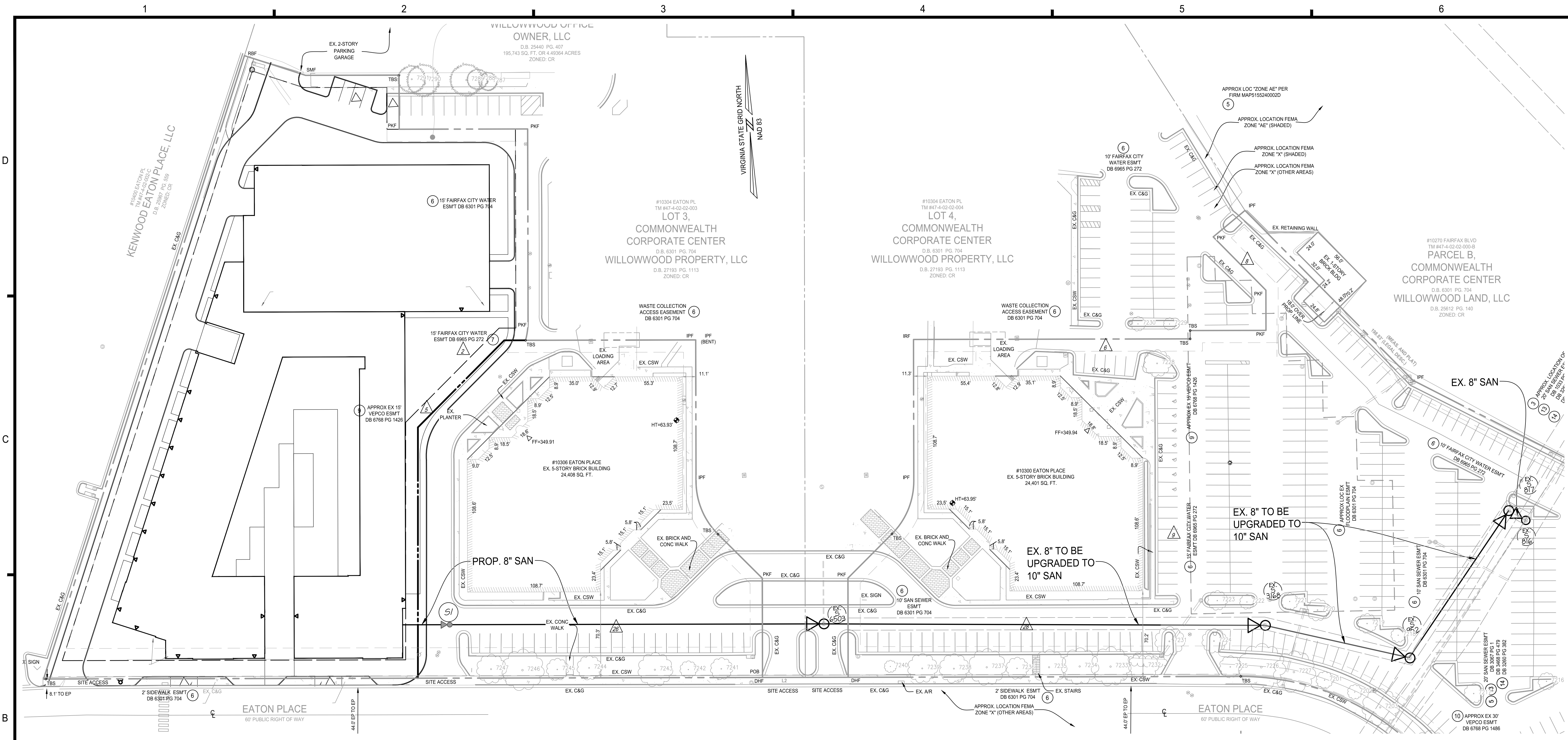


**N29 APARTMENTS**  
 GENERAL DEVELOPMENT PLAN  
 CITY OF FAIRFAX, VA

MARK	DATE	DESCRIPTION

PROJECT No.: 21082.002.00  
 DRAWING No.: 111772  
 DATE: 2022-06-17  
 SCALE: N/A  
 DESIGN: JH  
 DRAWN: YH  
 CHECKED: JH

SHEET TITLE:  
**BMP CALCULATIONS**  
 SHEET No.  
**PI\_501**



**SANITARY COMPUTATION:**

FROM	TO	UPPER INV	LOWER INV	L (FT)	SLOPE (%)	DIA (IN)	MATERIAL	N	CAPACITY (cfs)	CAPACITY (MGD)	DESIGN FLOW (cfs)	DESIGN FLOW (MGD)	V <sub>FULL</sub> (ft/s)	V (ft/s)	Q/Q <sub>FULL</sub>	V/V <sub>FULL</sub>	Assumptions	Flow Inc. (MGD)	Peak Flow Factor	Design Flow Inc. (MGD)
Prop. Bldg	S1	340.00	339.62	38.50	1.00	8	PVC	0.013	1.21	0.78	0.232	0.150	3.5	2.59	0.192	0.75		0.0375	4.0	0.150
Ex. 51	Ex. 6503	339.52	336.46	305.61	1.00	8	PVC	0.013	1.21	0.78	0.232	0.150	3.5	2.58	0.192	0.75				
Ex. 6503	Ex. 3168	326.81	325.13	360.76	0.47	10	PVC	0.013	1.49	0.97	0.921	0.595	2.7	2.87	0.616	1.05	Estimated flows from existing office buildings. Ex. 8" upgraded to new 10"	0.1113	4.0	0.445
Ex. 3168	Ex. 952	325.05	324.38	121.19	0.55	10	PVC	0.013	1.63	1.05	0.921	0.595	3.0	3.04	0.565	1.02				
Ex. 952	Ex. 817	324.30	323.64	145.15	0.45	10	PVC	0.013	1.48	0.95	0.921	0.595	2.7	2.83	0.623	1.05	Ex. 8" upgraded to new 10"			
Ex. 817	Ex. 816	323.60	323.38	16.04	1.37	8	PVC	0.013	1.41	0.91	0.921	0.595	4.1	4.30	0.651	1.06				

**Notes:**  
 1. See contributing sewage flow estimates below.  
 2. Peaking factor of 4.0 used.  
 3. Existing office building areas obtained from City of Fairfax Real Estate Assessment Database.

Contributing Sewage Flow Estimate (Proposed)						Contributing Sewage Flow Estimate (Existing)						
Discharge Facility	No. of People	Design Flow (gpd/person)	Total Incremental Flow (gpd)	Total Cumulative Flow (gpd)	Sanitary From	Sanitary To	Discharge Facility (Ex. Office Buildings)	SF	Estimated Flow (gpd/1000 SF)	Total Incremental Flow (gpd)	Sanitary From	Sanitary To
Multifamily	375	100	37,500	37,500	S1	Ex. 6503	10300 Eaton Pl	138,860	200	27,772	Ex. 6503	Ex. 3168
							10302 Eaton Pl	142,648	200	28,530	Ex. 6503	Ex. 3168
							10304 Eaton Pl	135,942	200	27,188	Ex. 6503	Ex. 3168
							10306 Eaton Pl	138,860	200	27,772	Ex. 6503	Ex. 3168
							<b>Total SF</b>	<b>556,310</b>	<b>Estimated Cumulative Existing Flow</b>	<b>111,262</b>	<b>Ex. 6503</b>	<b>Ex. 3168</b>

**SANITARY SEWER ANALYSIS**

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

**EXISTING CONDITIONS:**  
 CURRENTLY, THE EXISTING SITE CONSISTS OF AN EXISTING ASPHALT PARKING LOT WITH NO EXISTING SANITARY SEWER MAIN ON SITE.

THE UPSTREAM FOR THIS SEWER-SHED IS SHOWN ON THIS SHEET, EAST OF THE SITE, DESIGNATED AS ESTIMATED FLOW.

**PROPOSED CONDITIONS:**  
 NEW LATERALS AND SANITARY MAIN WILL BE CONSTRUCTED ON-SITE AND CONNECT TO THE EXISTING MANHOLE S8503.

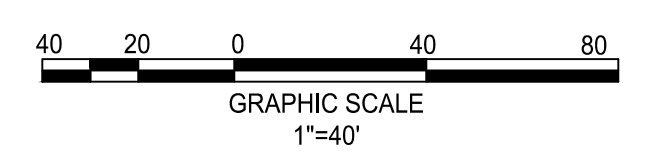
**CAPACITY AND HYDRAULIC ANALYSIS:**  
 THE SANITARY SEWER WAS ANALYZED FROM THE ON-SITE 8-INCH SEWER TO EXISTING MANHOLE S816.

THE VOLUME OF FLOW USED IN THIS ANALYSIS HAS BEEN COMPUTED IN ACCORDANCE WITH STATE CODE 9VAC25-790-460 AND 9VAC25-790-310. SEE COMPUTATIONS ON THIS SHEET.

**CONCLUSION:**  
 IT IS OUR CONCLUSION THAT THE EXISTING DOWNSTREAM 8-INCH SEWERS NOTED IN THE SANITARY COMPUTATION CHART NEEDS TO BE UPGRADED TO 10-INCH PIPES TO MEET CAPACITY AND HYDRAULIC ADEQUACY OF THE ADDED REDEVELOPMENT FLOWS.

**LEGEND**

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



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 4035 ridge top road p 703.273.6620  
 suite 601  
 fairfax, va 22030  
 engineering • surveying • land planning

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 CITY OF FAIRFAX, VA

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 DRAWN: YH  
 CHECKED: JH

**SANITARY SEWER ANALYSIS**

SHEET No.  
**PI\_600**



#10306 EATON PL  
TM #47-4-02-02-002  
**LOT 2, COMMONWEALTH CORPORATE CENTER**  
D.B. 6301 PG. 704  
**WILLOWOOD OFFICE OWNER, LLC**  
D.B. 25440 PG. 407  
195,743 SQ. FT. OR 4.49384 ACRES  
ZONED: CR

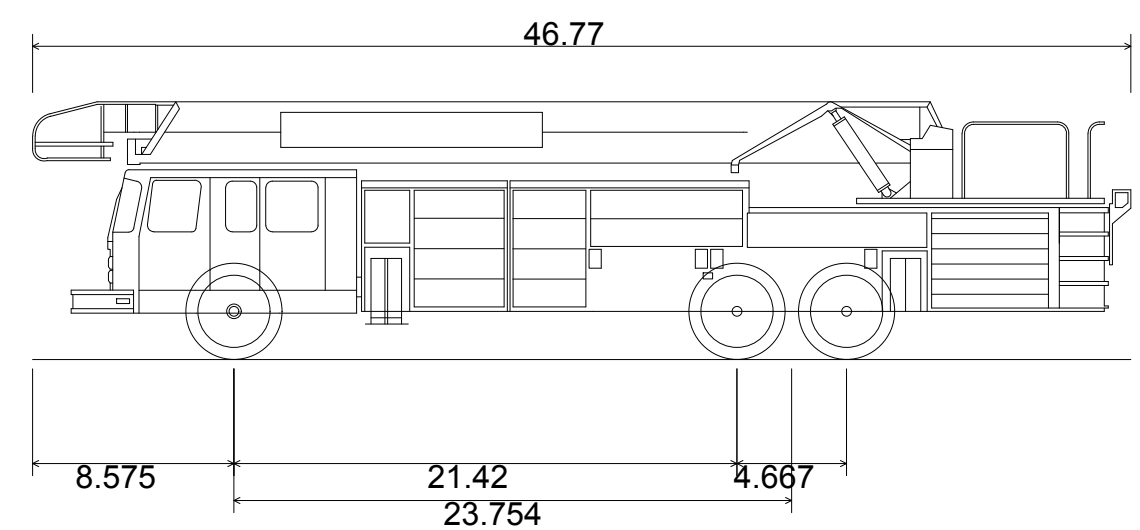
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TM #47-4-02-02-002-C  
**KENWOOD EATON PLACE, LLC**  
D.B. 25987 PG. 559  
ZONED: CR

#10304 EATON PL  
TM #47-4-02-02-003  
**LOT 3, COMMONWEALTH CORPORATE CENTER**  
D.B. 6301 PG. 704  
**WILLOWOOD PROPERTY, LLC**  
D.B. 27193 PG. 1113  
ZONED: CR

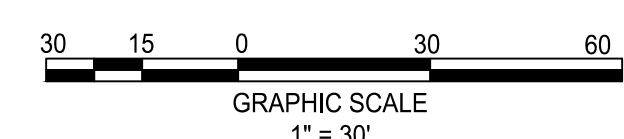
- LEGEND**
- - - - - : PROPOSED R.O.W.
  - ▽ : BUILDING ENTRANCE
  - FDC ▽ : PROPOSED FIRE DEPARTMENT CONNECTION
  - : PROPOSED FIRE LANE
  - : PROPOSED WATERLINE
  - W- : EXISTING WATERLINE
  - ⊕ : EXISTING FIRE HYDRANT
  - ⊕ : PROPOSED FIRE HYDRANT

**MULTIFAMILY BUILDING:**  
BUILDING TYPE: R-2  
OCCUPANCY TYPE: R-2 (NOTE - THERE WILL ALSO BE ASSEMBLY USE IN AMENITY AREA)  
CONSTRUCTION TYPE: 3A  
SPRINKLER TYPE: NFPA 13  
BUILDING AREA: 282,695 GSF  
BUILDING HEIGHT: 80' MAX

**GARAGE BUILDING:**  
BUILDING TYPE: S-2  
OCCUPANCY TYPE: S-2  
CONSTRUCTION TYPE: 1A  
SPRINKLER TYPE: CLASS I MANUAL STANDPIPE - DRY  
BUILDING AREA: 190,550 GSF  
BUILDING HEIGHT: 80' MAX



Customized Tower 403 Fire Truck  
Overall Length 46.770ft  
Overall Width 10.160ft  
Overall Body Height 10.976ft  
Min Body Ground Clearance 1.512ft  
Track Width 7.667ft  
Lock-to-lock time 4.00s  
Wall to Wall Turning Radius 45.000ft



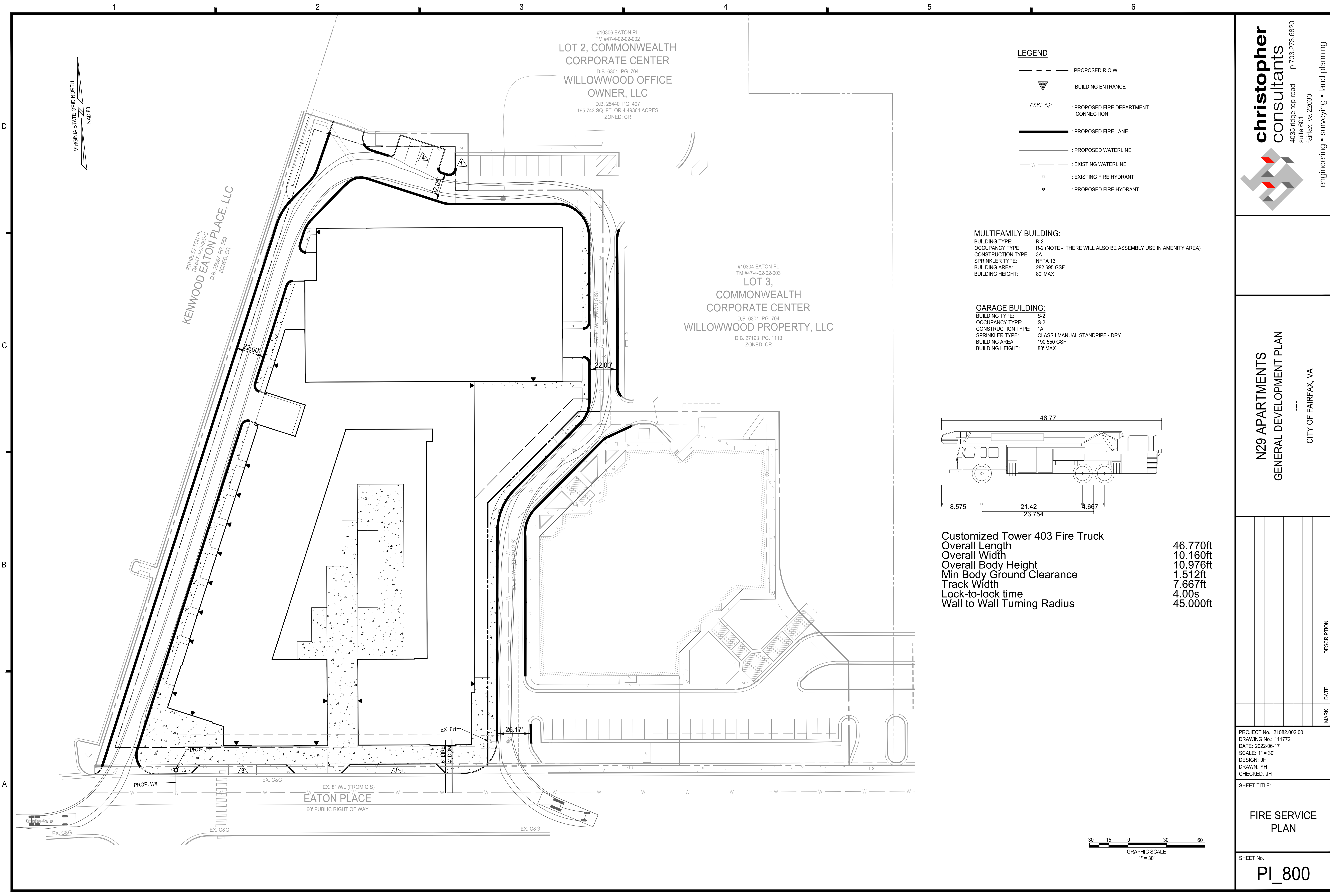
**N29 APARTMENTS**  
GENERAL DEVELOPMENT PLAN  
CITY OF FAIRFAX, VA

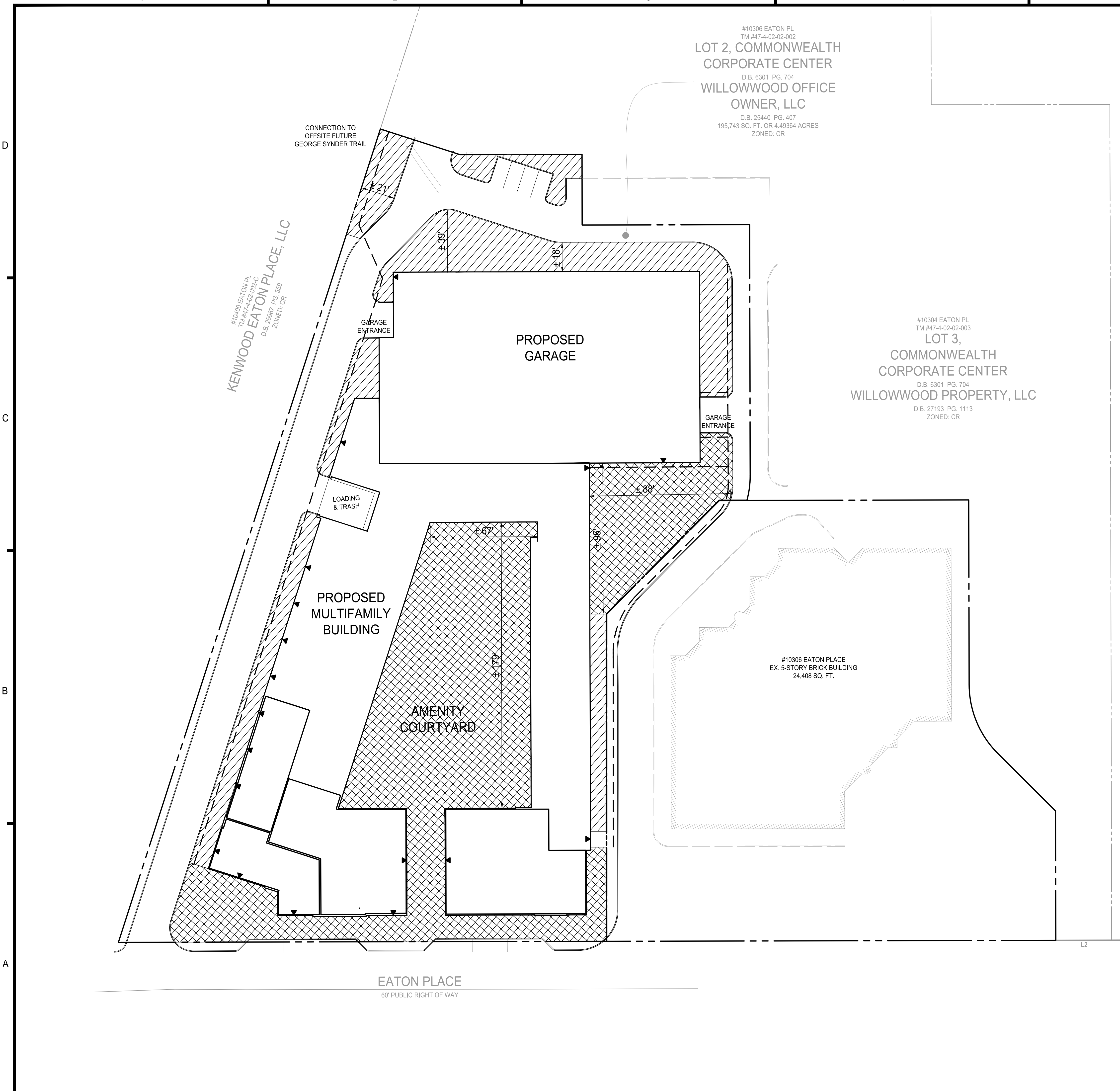
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PROJECT No.: 21082.002.00  
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DATE: 2022-06-17  
SCALE: 1" = 30'  
DESIGN: JH  
DRAWN: YH  
CHECKED: JH

SHEET TITLE:  
**FIRE SERVICE PLAN**

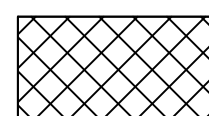
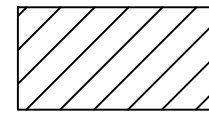
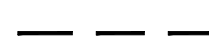
SHEET No.  
**PI\_800**





**LEGEND & TABULATIONS**

PROPOSED SITE AREA: ± 2.97 ac.  
 OPEN SPACE REQUIRED: NO REQUIREMENT  
 OPEN SPACE PROVIDED: ± 25% (± 0.73 ac.)

- PHASE 1
-  OPEN SPACE, 50' WIDE OPEN SPACE  
15% + (± 0.44 ac.)
  -  OPEN SPACE, 0' - 49' WIDE OPEN SPACE  
10% + (± 0.29 ac.)
  -  PEDESTRIAN CIRCULATION

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 engineering • surveying • land planning

**N29 APARTMENTS  
 GENERAL DEVELOPMENT PLAN**  
 CITY OF FAIRFAX, VA

MARK	DATE	DESCRIPTION

PROJECT No.: 21082.002.00  
 DRAWING No.: 111772  
 DATE: 2022-06-17  
 SCALE: 1" = 30'  
 DESIGN: LBD  
 DRAWN: ZY  
 CHECKED: LBD

SHEET TITLE:  
**OPEN SPACE PLAN**

SHEET No.  
**PI\_900**

