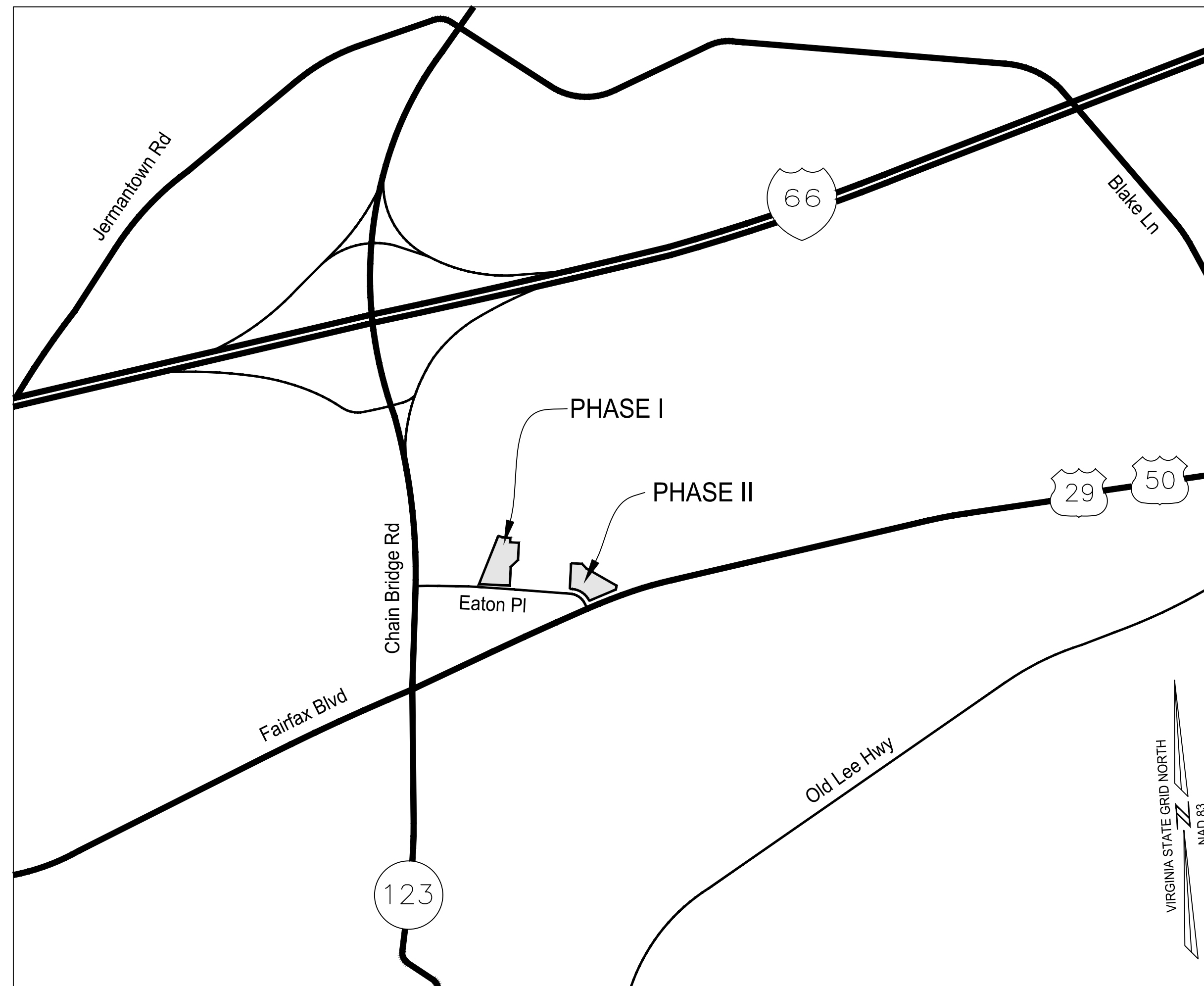


GENERAL DEVELOPMENT PLAN

PHASE I: N29 APARTMENTS

CITY OF FAIRFAX, VIRGINIA

Sheet Number	Sheet Title
P_000	COVER SHEET
P_001	CONTEXTUAL PLAN OF APPLICATION AREAS
PI_100	PARCEL DIVIDER SHEET
PI_300	EXISTING CONDITIONS PLAN
PI_310	TREE MANAGEMENT PLAN
PI_311	TREE MANAGEMENT NOTES & DETAILS
PI_400	ENTITLEMENT GDP
PI_401	EASEMENT EXHIBIT
PI_402	PEDESTRIAN ACCESS
PI_410	ILLUSTRATIVE BUILDING GRAPHICS
PI_411	CROSS SECTIONS
PI_412	GROUND LEVEL PLAN
PI_413	PARKING LEVEL PLAN
PI_414	ROOF LEVEL PLAN
PI_420	GRADING PLAN
PI_421	AVERAGE FINISHED GRADE DIAGRAM
PI_422	STRIPING AND SIGNAGE PLAN
PI_500	BMP NOTES NARRATIVE
PI_501	BMP CALCULATIONS
PI_502	STORMWATER MANAGEMENT PLAN
PI_503	HYDROGRAPHS
PI_504	HYDROGRAPHS
PI_600	SANITARY SEWER ANALYSIS
PI_601	SANITARY SEWER OFF-SITE MAP
PI_800	FIRE SERVICE PLAN
PI_830	SIGHT DISTANCE
PI_831	SIGHT DISTANCE
PI_900	OPEN SPACE PLAN
PI_910	LANDSCAPE PLAN
PI_911	LANDSCAPE DETAILS



VICINITY MAP
SCALE: 1" = 1,000'

PROJECT TEAM:

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

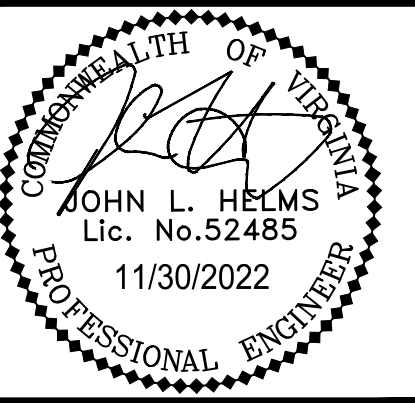
OWNER
WILLOWOOD OFFICE OWNER LLC
10300 EATON PLACE
FAIRFAX, VA 22030

ATTORNEY
COZEN O'CONNOR
1200 19TH STREET NW, 3RD FLOOR
WASHINGTON, DC 20036

ARCHITECT
hickok cole
301 N STREET NW
WASHINGTON, DC 20002

ENGINEER & LANDSCAPE ARCHITECT
christopher consultants
4035 RIDGE TOP ROAD, SUITE 601
FAIRFAX, VA 22030

TRAFFIC ENGINEER
WELLS + ASSOCIATES
1420 SPRING HILL ROAD, SUITE 610
TYSONS, VA 22102



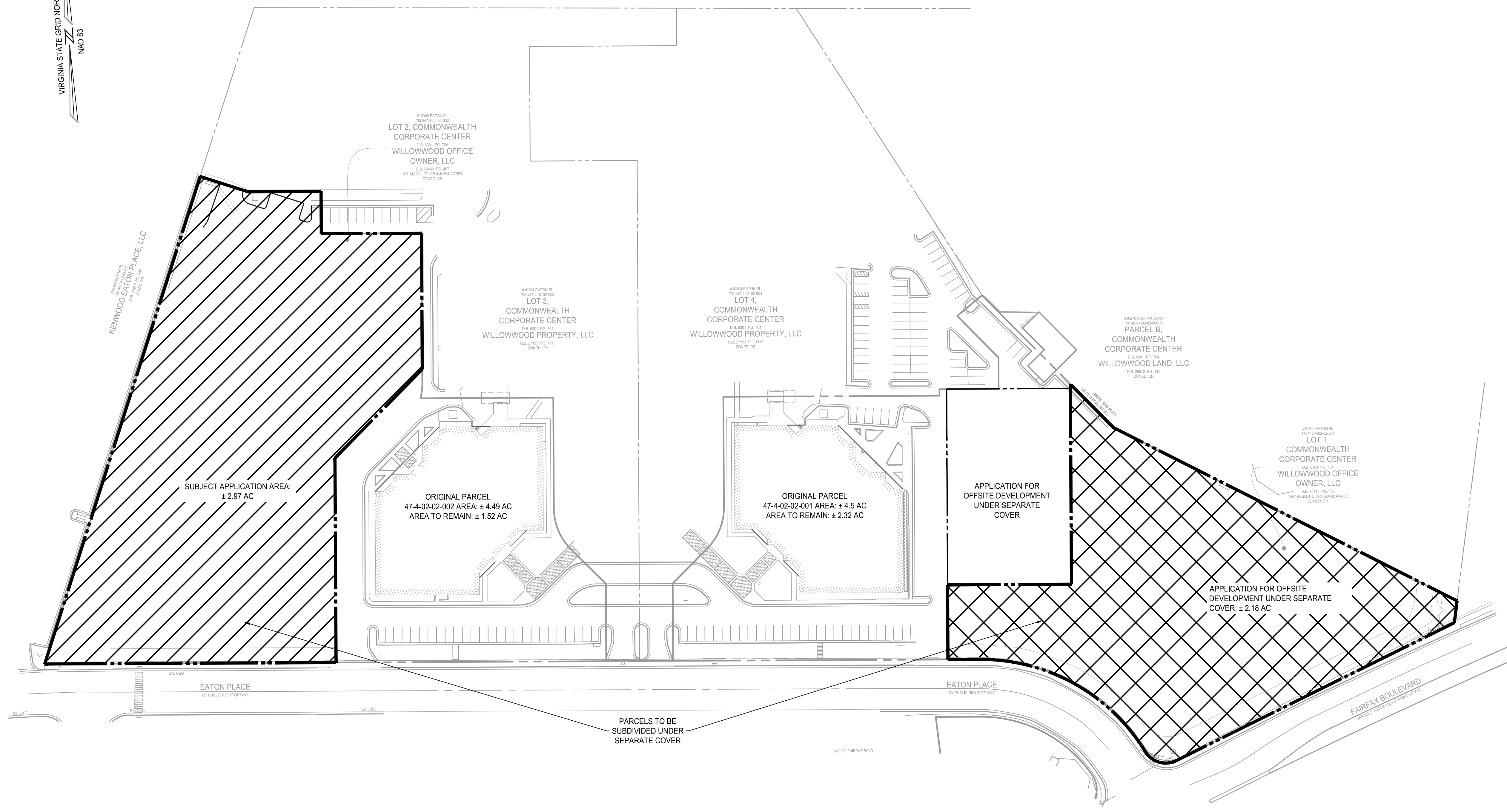
N29 APARTMENTS
GENERAL DEVELOPMENT PLAN
CITY OF FAIRFAX, VA



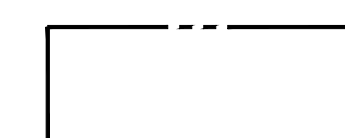
MARK	DATE	DESCRIPTION
1	11/30/2022	ADDRESSED PER CITY COMMENTS

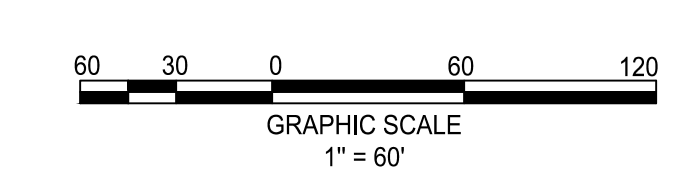
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DRAWING No.: 111772
DATE: 2022-07-15
SCALE: 1"= 100'
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DRAWN: ZY
CHECKED: JR

SHEET TITLE:
COVER SHEET

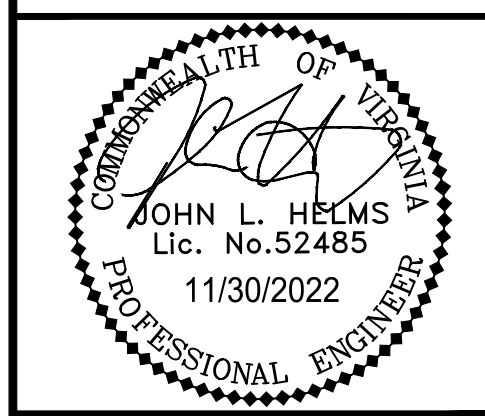
SHEET No.
P_000



- 
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)



christopher consultants
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 suite 601 fairfax, va 22030
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N29 APARTMENTS
 GENERAL DEVELOPMENT PLAN
 CITY OF FAIRFAX, VA

MARK	DATE	DESCRIPTION
1	11-30-2022	ADDRESSED PER CITY COMMENTS

PROJECT No.: 21082.002.00
 DRAWING No.: 111772
 DATE: 2022-07-15
 SCALE: AS SHOWN
 DESIGN: LBD
 DRAWN: ZY, CL
 CHECKED: JR

CONTEXTUAL PLAN OF APPLICATION AREAS

SHEET No.
P_001

D
C
B
A

GENERAL NOTES:

1. 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
2. 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 MULTIFAMILY 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.
11. 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.

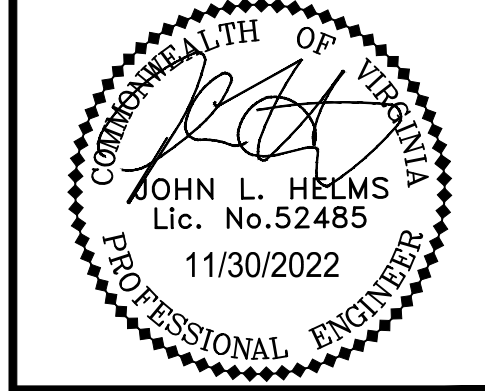
A FIELD SURVEY WAS NOT PERFORMED TO DETERMINE THE FLOOD ZONES LISTED HEREON. AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

12. THE SUBJECT PROPERTY IS CURRENTLY SERVED BY PUBLIC WATER AND PUBLIC SEWER PROVIDED BY CITY OF FAIRFAX AND FAIRFAX WATER.
13. 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.
14. 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.
15. 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.
16. 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.
17. 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.
18. ALL SIGNAGE WILL BE IN CONFORMANCE WITH SECTION 4.6 OF THE ZONING ORDINANCE.
19. 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. A MODIFICATION OF THE ZONING ORDINANCE SECTION 3.5.1.D REQUIREMENT OF 75% GROUND FLOOR NONRESIDENTIAL USES.
 - B. A MODIFICATION OF THE ZONING ORDINANCE SECTION 3.6.2 REQUIREMENT OF 24 DU/AC MAXIMUM DENSITY.
 - C. A MODIFICATION OF THE ZONING ORDINANCE SECTION 3.6.2 REQUIREMENT OF 50% BUILD-TO-LINE.
 - D. A MODIFICATION OF THE ZONING ORDINANCE SECTION 3.6.2 REQUIREMENT OF 5 STORY/61 FEET MAXIMUM HEIGHT.
 - E. 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.
 - F. 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).



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p 703.273.6620

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**N29 APARTMENTS
GENERAL DEVELOPMENT PLAN**

CITY OF FAIRFAX, VA

MARK	DATE	DESCRIPTION
1	11-30-2022	ADDRESSED PER CITY COMMENTS

PROJECT No.: 21082.002.00
 DRAWING No.: 111772
 DATE: 2022-07-15
 SCALE: N/A
 DESIGN: LBD
 DRAWN: ZY, CL
 CHECKED: JR

**PARCEL DIVIDER
SHEET**

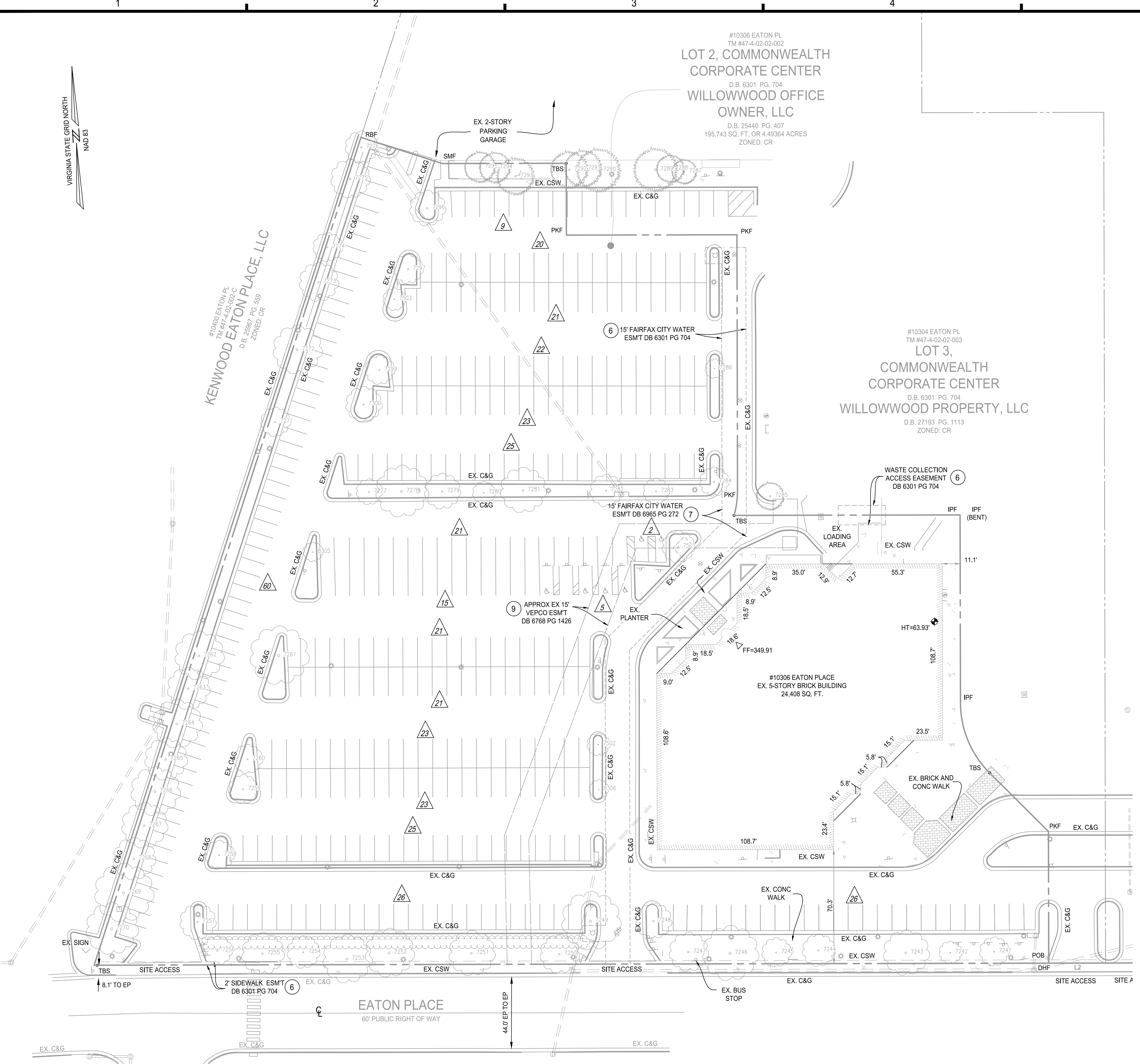
SHEET No.
PI_100



#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

#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

#10400 EATON PL
TM #47-4-02-002-C
KENWOOD EATON PLACE, LLC
D.B. 28987 PG. 859
ZONED: CR



LEGEND

- Utilities - Storm**
 - STORM MANHOLE
 - STORM CULVERT
 - Utilities - Sanitary**
 - SANITARY MANHOLE
 - Utilities - Water**
 - WATER VALVE
 - WATER METER
 - FIRE HYDRANT
 - WATER MANHOLE
 - Utilities - Electric**
 - LIGHT POLE
 - UTILITY POLE
 - LAMP POST
 - GUY WIRE
 - Utilities - Communication**
 - TELEPHONE PEDESTAL/POST
 - Misc. Structures**
 - SPOT SHOT
 - SIGN
 - TREE
 - BUSH
 - FLAG POLE
 - UNIDENTIFIED
- Abbreviations**
- EX. EXISTING
 - CONC. CONCRETE
 - C&G CURB AND GUTTER
 - EP EDGE OF PAVEMENT
 - IPF IRON PIPE FOUND
 - IPS IRON PIPE SET
 - RBF REBAR FOUND
 - PPF PINCH PIPE FOUND
 - CMF CONCRETE MONUMENT FOUND
 - NS NOT SET
- Linetypes**
- INDEX CONTOUR (5')
 - INT. CONTOUR (1')
 - FENCE
 - OVERHEAD UTILITY WIRE
 - VEGETATION LINE

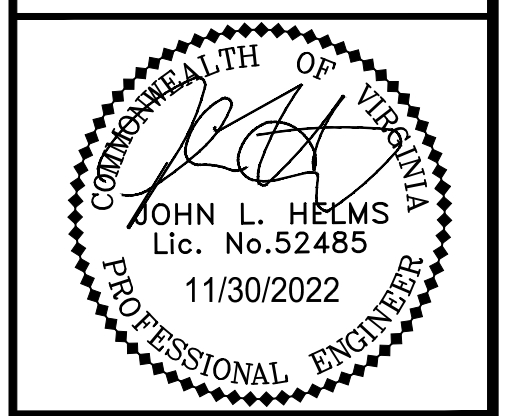
NOTE

NUMBER OF EXISTING PARKING SPACES TO BE REMOVED: 355

EXISTING COVERAGE

EXISTING BUILDING COVERAGE (SF):	0
EXISTING IMPERVIOUS AREA (SF):	108,844
EXISTING OPEN SPACE (SF):	20,663

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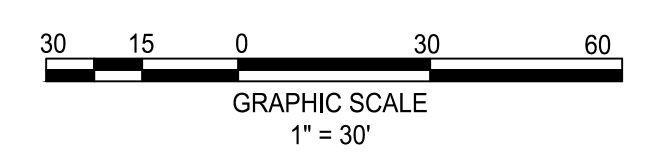
N29 APARTMENTS
GENERAL DEVELOPMENT PLAN
CITY OF FAIRFAX, VA

MARK	DATE	DESCRIPTION
1	11-30-2022	ADDRESSED PER CITY COMMENTS

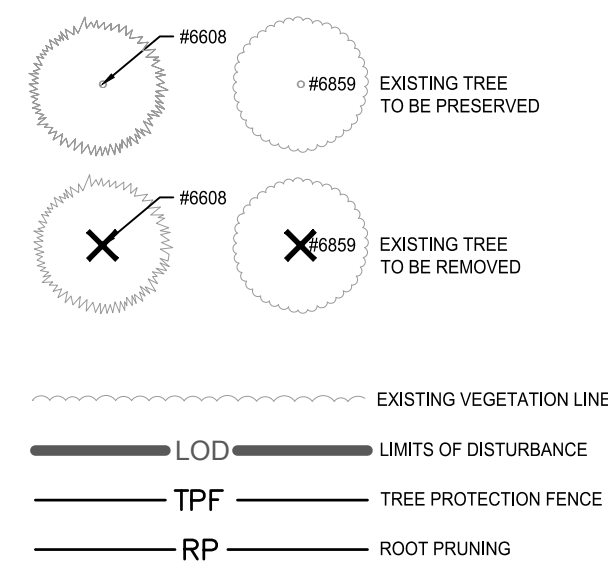
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DRAWING No.: 111772
DATE: 2022-07-15
SCALE: 1" = 30'
DESIGN: LBD
DRAWN: ZY
CHECKED: JR

SHEET TITLE:
EXISTING CONDITIONS PLAN

SHEET No.
PI_300



LEGEND



#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

#10400 EATON PL
TM #47-4-02-002-C
KENWOOD EATON PLACE, LLC
D.B. 35367 PG. 559
ZONED: CR

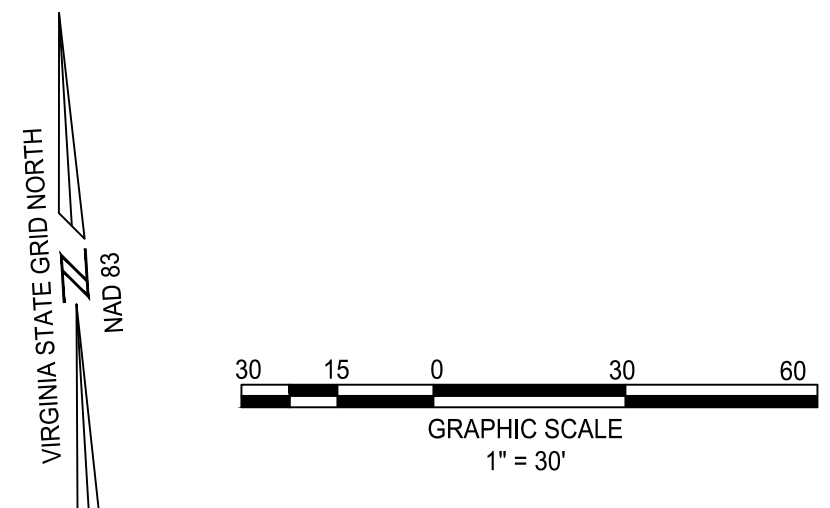
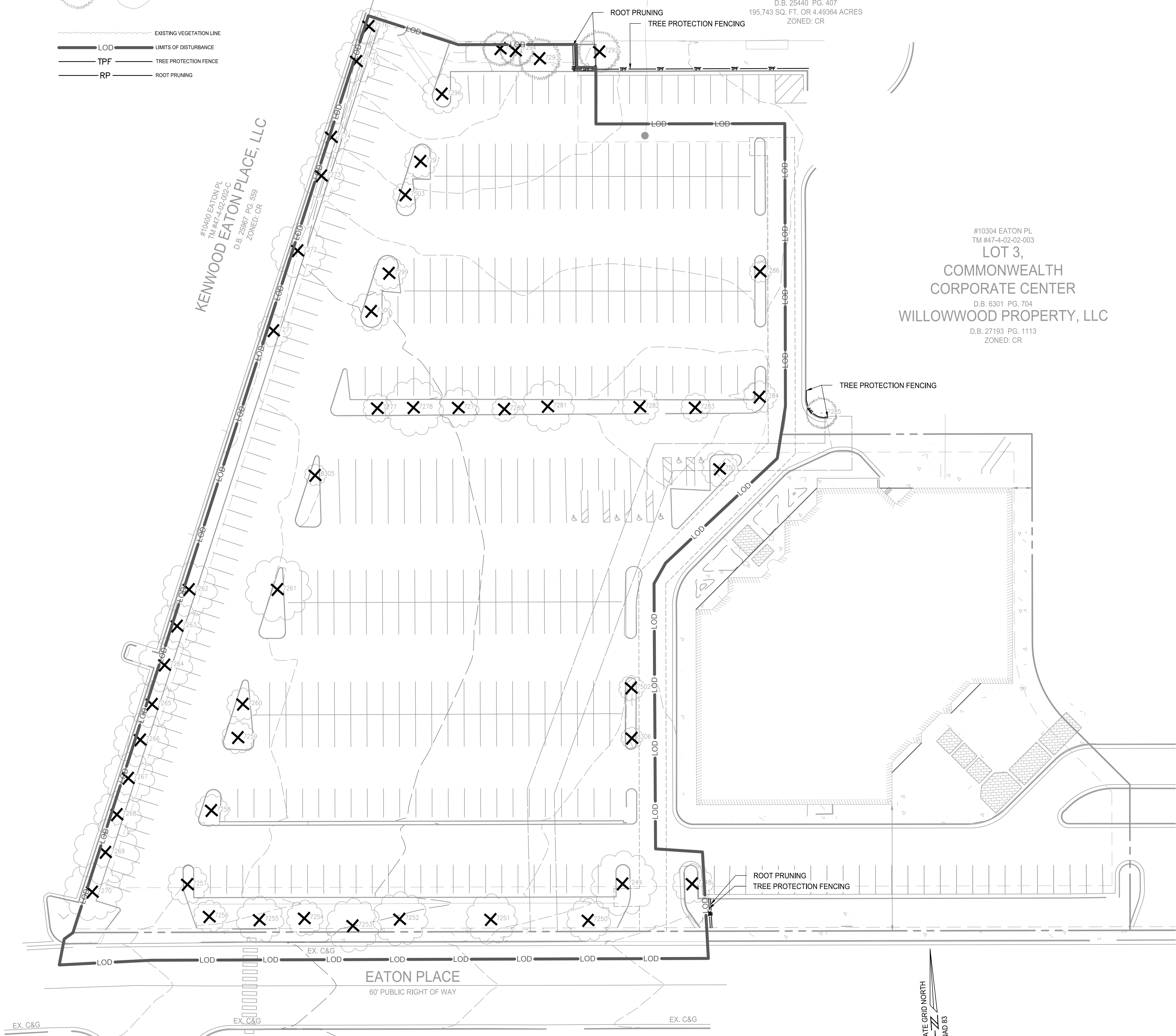
TREE PRESERVATION SCHEDULE

TREE #	BOTANICAL NAME	COMMON NAME	TRUNK DIAMETER (INCHES) / CRITICAL ROOT ZONE RADIUS (FEET)	SURVEYED DRIPLINE RADIUS (FEET)	CONDITION RATING	PROCEDURE
7241	ACER RUBRUM	RED MAPLE	9	10	73	PRESERVE
7242	ACER RUBRUM	RED MAPLE	7	8	74	PRESERVE
7243	ACER RUBRUM	RED MAPLE	14	21	63	PRESERVE
7244	ACER RUBRUM	RED MAPLE	10	10	70	PRESERVE
7245	ACER RUBRUM	RED MAPLE	9	9	75	PRESERVE
7246	ACER RUBRUM	RED MAPLE	17	22	55	PRESERVE
7247	ACER RUBRUM	RED MAPLE	12	14	56	PRESERVE
7248	ACER RUBRUM	RED MAPLE	11	16	50	REMOVE
7249	ACER RUBRUM	RED MAPLE	18	15	50	REMOVE
7250	ACER RUBRUM	RED MAPLE	12	17	50	REMOVE
7251	ACER RUBRUM	RED MAPLE	14	12	35	REMOVE
7252	ACER RUBRUM	RED MAPLE	15	19	67	REMOVE
7253	ACER RUBRUM	RED MAPLE	15	20	63	REMOVE
7254	ACER RUBRUM	RED MAPLE	10	15	60	REMOVE
7255	ACER RUBRUM	RED MAPLE	13	19	63	REMOVE
7256	ACER RUBRUM	RED MAPLE	9	14	65	REMOVE
7257	ACER RUBRUM	RED MAPLE	11	16	65	REMOVE
7258	ULMUS AMERICANA	AMERICAN ELM	9	10	75	REMOVE
7259	ULMUS AMERICANA	AMERICAN ELM	9	9	75	REMOVE
7260	ULMUS AMERICANA	AMERICAN ELM	9	6	75	REMOVE
7261	QUERCUS PHELLOS	WILLOW OAK	18	18	74	REMOVE
7262	QUERCUS PALUSTRIS	PIN OAK	15	15	70	REMOVE
7263	QUERCUS PALUSTRIS	PIN OAK	13	17	70	REMOVE
7264	QUERCUS PALUSTRIS	PIN OAK	15	18	68	REMOVE
7265	QUERCUS PALUSTRIS	PIN OAK	13	9	30	REMOVE
7266	QUERCUS PALUSTRIS	PIN OAK	15	14	30	REMOVE
7267	QUERCUS PALUSTRIS	PIN OAK	14	12	50	REMOVE
7268	QUERCUS PALUSTRIS	PIN OAK	13	15	74	REMOVE
7269	QUERCUS PALUSTRIS	PIN OAK	18	20	73	REMOVE
7270	QUERCUS PALUSTRIS	PIN OAK	16	21	67	REMOVE
7271	ULMUS AMERICANA	AMERICAN ELM	9	8	73	REMOVE
7272	QUERCUS PALUSTRIS	PIN OAK	15	12	50	REMOVE
7273	QUERCUS PALUSTRIS	PIN OAK	12	15	50	REMOVE
7274	QUERCUS PALUSTRIS	PIN OAK	9	11	65	REMOVE
7275	QUERCUS PALUSTRIS	PIN OAK	12	15	30	REMOVE
7276	QUERCUS PALUSTRIS	PIN OAK	10	14	73	REMOVE
7277	ULMUS AMERICANA	AMERICAN ELM	8	7	73	REMOVE
7278	ACER SACCHARUM	SUGAR MAPLE	16	15	68	REMOVE
7279	ACER SACCHARUM	SUGAR MAPLE	11	15	68	REMOVE
7280	ULMUS AMERICANA	AMERICAN ELM	7	6	75	REMOVE
7281	ACER SACCHARUM	SUGAR MAPLE	14	17	50	REMOVE
7282	ACER SACCHARUM	SUGAR MAPLE	10	12	70	REMOVE
7283	ULMUS AMERICANA	AMERICAN ELM	8	7	75	REMOVE
7284	ACER RUBRUM	RED MAPLE	9	13	74	REMOVE
7285	ULMUS AMERICANA	AMERICAN ELM	6	10	72	REMOVE
7293	THUJA SPP.	ARBORVITAE	12	8	73	REMOVE
7294	THUJA SPP.	ARBORVITAE	10	8	73	REMOVE
7295	THUJA SPP.	ARBORVITAE	10	8	73	REMOVE
7296	QUERCUS PHELLOS	WILLOW OAK	11	18	75	REMOVE
7297	ULMUS AMERICANA	AMERICAN ELM	9	7	75	REMOVE
7299	ULMUS AMERICANA	AMERICAN ELM	9	12	75	REMOVE
7300	ULMUS AMERICANA	AMERICAN ELM	11	9	73	REMOVE
7501	ULMUS AMERICANA	AMERICAN ELM	10	9	75	REMOVE
7502	ULMUS AMERICANA	AMERICAN ELM	7	8	74	REMOVE
7503	ULMUS AMERICANA	AMERICAN ELM	7	5	75	REMOVE
8305	ZELKOVA SERRATA	JAPANESE ZELKOVA	5	5	75	REMOVE
8306	ULMUS AMERICANA	AMERICAN ELM	5	5	30	REMOVE

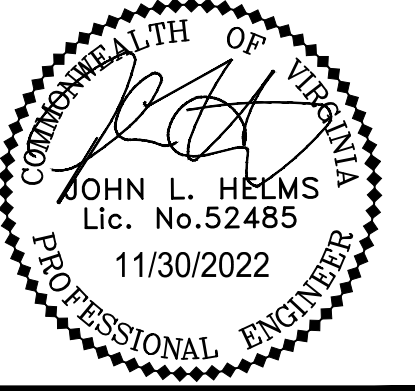
NOTE: THE CONDITION RATING WAS BASED ON THE GUIDE FOR PLANT APPRAISAL, 10TH EDITION ID AUTHORED BY THE COUNCIL OF TREE AND LANDSCAPE APPRAISERS (CTLA), PUBLISHED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE, AND ENDORSED BY THE MAJOR ARBORICULTURE AND HORTICULTURE ORGANIZATIONS, THIS GUIDE REPRESENTS A CRITICAL RESOURCE FOR SOUND PLANT VALUATION.

SUMMARY OF TREE REMOVAL	
NUMBER OF EXISTING TREES REMOVED:	56
TREE PROTECTION AREA (SF):	0
NOTES: 8 TREES (NUMBERED 7241, 7242, 7243, 7244, 7245, 7246, 7247, 7248, AND 7285) WILL REMAIN SINCE THEY ARE LOCATED OUTSIDE THE PROPERTY BOUNDARY AND WILL NOT BE IMPACTED.	

NOTE: THE TOTAL EXISTING TREE CANOPY COVERAGE IS 15,848 SF



christopher consultants
4035 ridge top road
suite 601
fairfax, va 22030
p 703.273.6620
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N29 APARTMENTS
GENERAL DEVELOPMENT PLAN
CITY OF FAIRFAX, VA

MARK	DATE	DESCRIPTION
1	11-30-2022	ADDRESSED PER CITY COMMENTS

PROJECT No.: 21082.002.00
DRAWING No.: 111772
DATE: 2022-07-15
SCALE: 1" = 30'
DESIGN: LBD
DRAWN: AH
CHECKED: JM

SHEET TITLE:
TREE MANAGEMENT PLAN

SHEET No.
PI_310

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

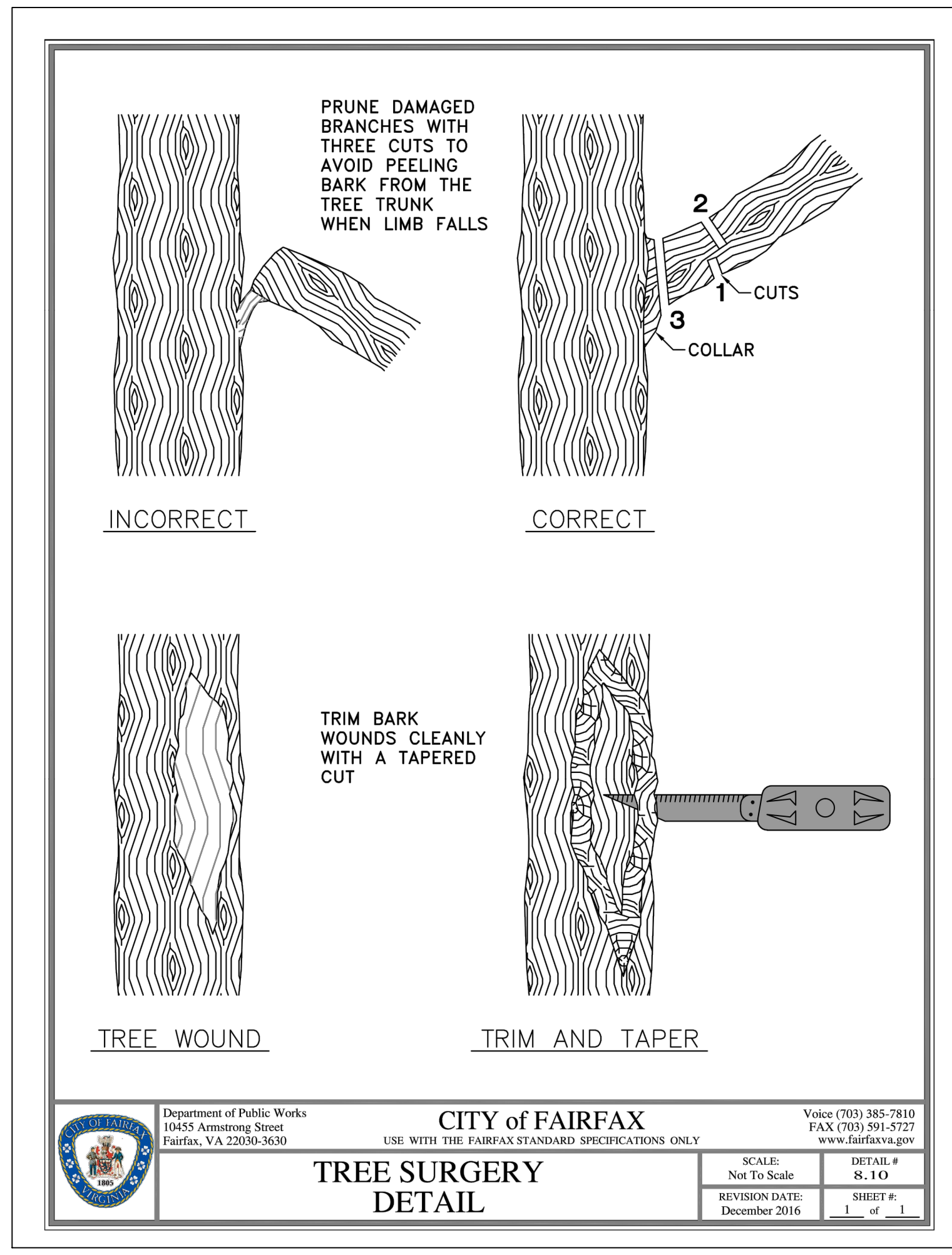
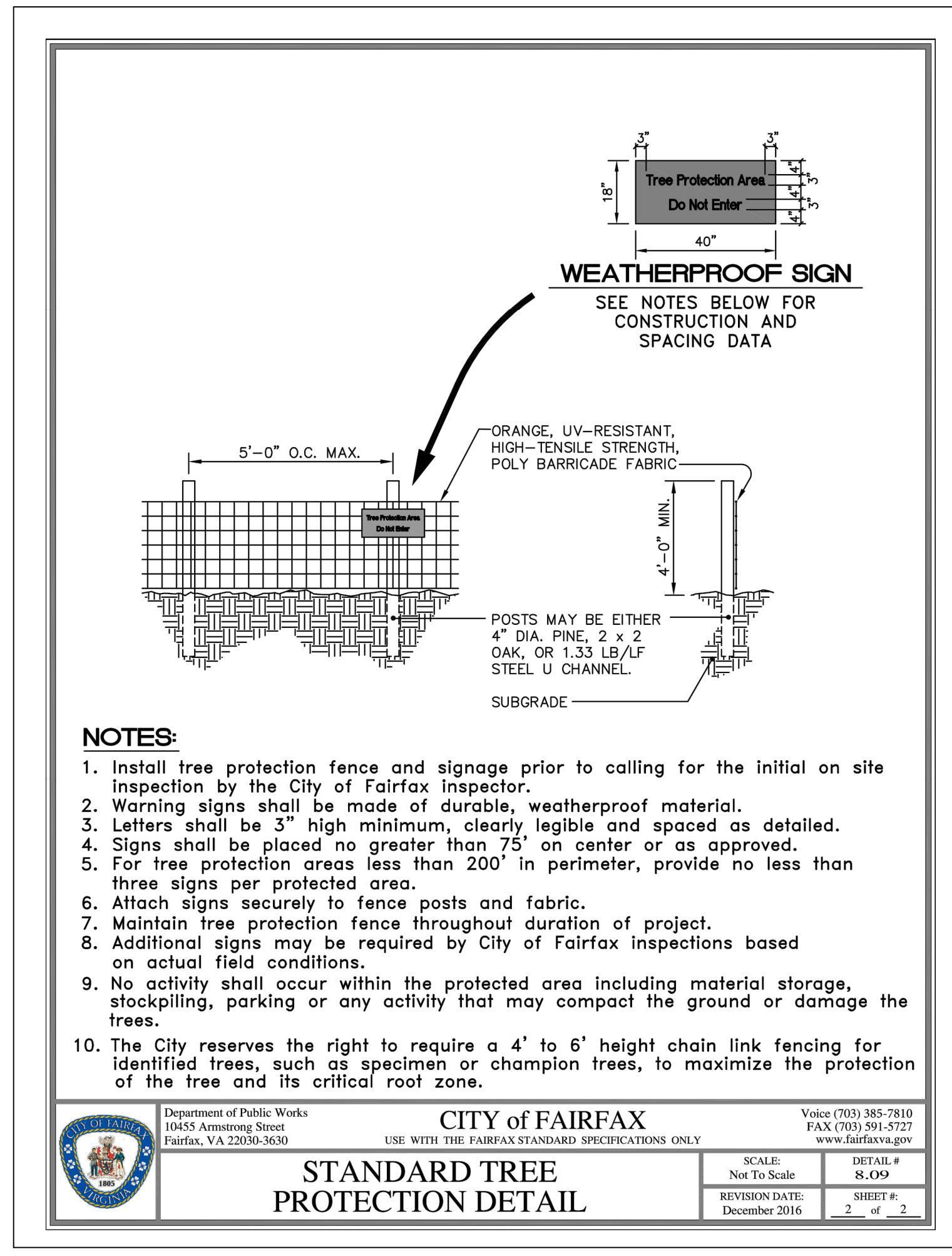
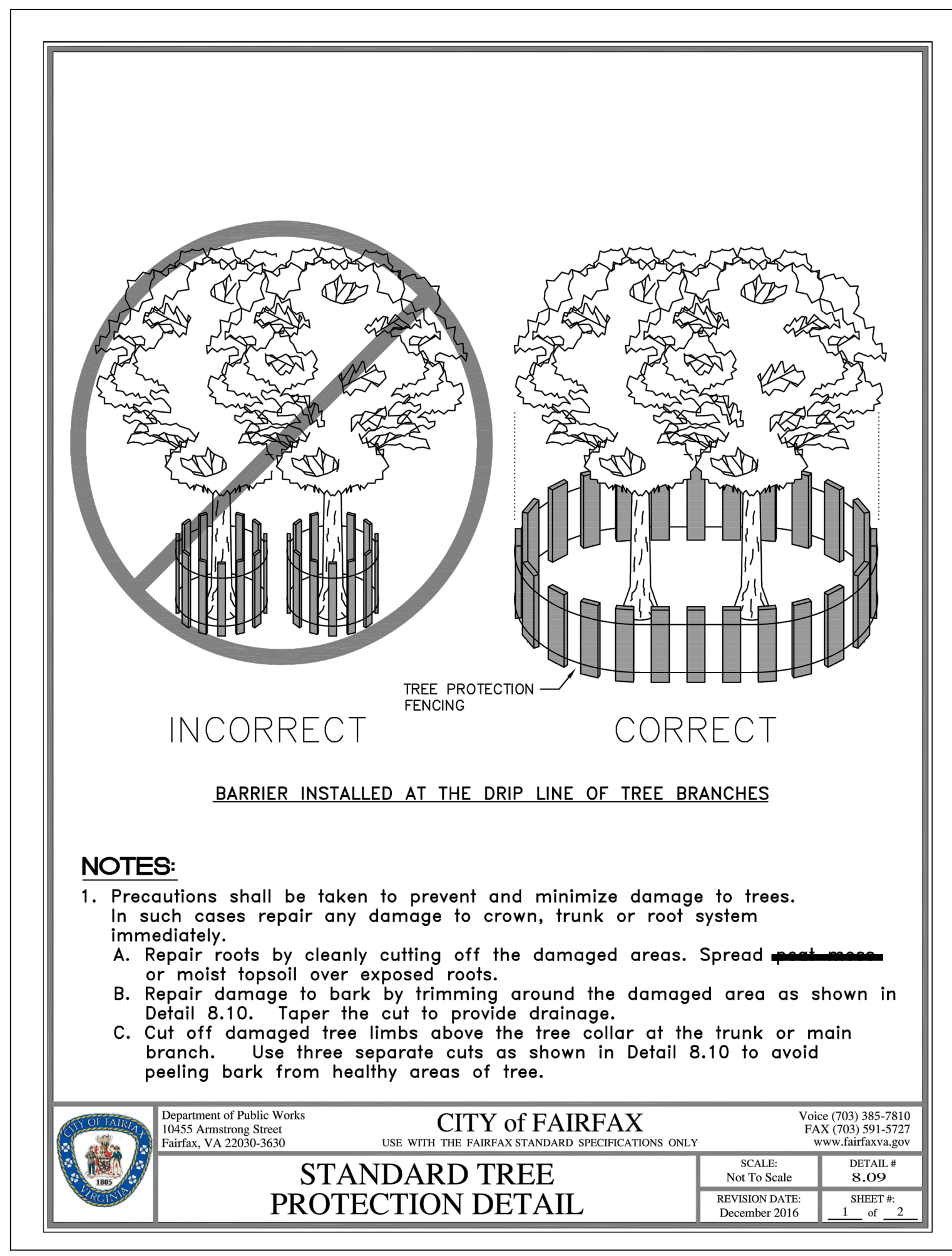
- 2.1. PRIOR TO THE PRE-CONSTRUCTION MEETING, THE CONTRACTOR SHALL HAVE THE LIMITS OF CLEARING AND GRADING CLEARLY MARKED IN THE FIELD WITH FLAGGING. THESE LIMITS SHALL NOT EXCEED THOSE SHOWN ON THE APPROVED PLANS. AFTER LIMITS HAVE BEEN STAKED, THE CONTRACTOR SHALL REQUEST A PRE-CONSTRUCTION MEETING 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 INFLICTED 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.



christopher consultants
4035 ridge top road
suite 601
fairfax, va 22030
p 703.273.6620

engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No. 52485
11/30/2022
PROFESSIONAL ENGINEER

N29 APARTMENTS
GENERAL DEVELOPMENT PLAN
CITY OF FAIRFAX, VA

MARK	DATE	DESCRIPTION
1	11-30-2022	ADDRESSED PER CITY COMMENTS

PROJECT No.: 21082.002.00
DRAWING No.: 111772
DATE: 2022-07-15
SCALE: N/A
DESIGN: LBD
DRAWN: AH
CHECKED: JM

SHEET TITLE:
TREE MANAGEMENT NOTES & DETAILS

SHEET No.
PI_311



#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

#10400 EATON PL
TM #47-4-02-02-002-C
KENWOOD EATON PLACE, LLC
D.B. 25987 PG. 859
ZONED: CR

PROPOSED TABULATIONS FOR DEVELOPMENT PROGRAM

SUBJECT PROPERTY AREA
REQUIRED: 30,000 SF MINIMUM (CU-COMMERCIAL URBAN)
PROVIDED: ±129,535 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: ±86%

DENSITY: RESIDENTIAL
REQUIRED: 24 DU/AC MAXIMUM
PROVIDED: 90.9 DU/AC - MODIFICATION REQUESTED

FLOOR AREA: NON-RESIDENTIAL
REQUIRED: NO REQUIREMENT
PROVIDED: RETAIL 1,992 SF
LIVE/WORK UNITS 2,214 SF (3 UNITS)
COMMON AREA 8,679 SF

HEIGHT
REQUIRED: 5 STORIES/60 FEET MAXIMUM
PROVIDED: 7 STORIES/81 FEET OF MULTI-FAMILY - MODIFICATION REQUESTED
8 STORIES/81 FEET OF PARKING GARAGE

LOT COVERAGE
REQUIRED: 100% MAXIMUM
PROVIDED: ±80% (±104,014 SF)

BUILDING COVERAGE
REQUIRED: 80% MAXIMUM
PROVIDED: ±49% (±63,557 SF)

OFF-STREET PARKING
REQUIRED:

MULTI-FAMILY - 270 TOTAL UNITS		
171	1 BEDROOM UNITS (1.5 SPACES PER UNIT)	257 SPACES
99	2 & 3 BEDROOM UNITS (2.0 SPACES PER UNIT)	198 SPACES
1,992 SF	1 SPACE PER 200 SQ. FT. OF FLOOR AREA	10 SPACES
2,214 SF	1 SPACE PER 300 SQ. FT. OF FLOOR AREA	7 SPACES
		472 PARKING SPACES REQUIRED, TOTAL FOR ALL USES - MODIFICATION REQUESTED

PROVIDED:
637 SPACES, GARAGE PHASE I (20% COMPACT)
11 SPACES, PROPOSED SURFACE
79 SPACES, EXISTING SURFACE
377 SPACES, GARAGE PHASE II
1,104 PARKING SPACES PROVIDED

NOTE: REFER TO THE WILLOWOOD PLAZA PARKING REDUCTION REQUEST MEMORANDUM, DATED NOVEMBER 30, 2022, BY WELLS AND ASSOCIATES, UNDER SEPARATE COVER.

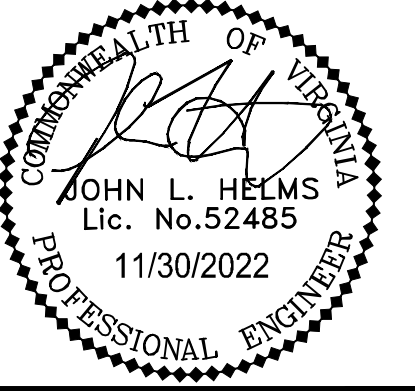
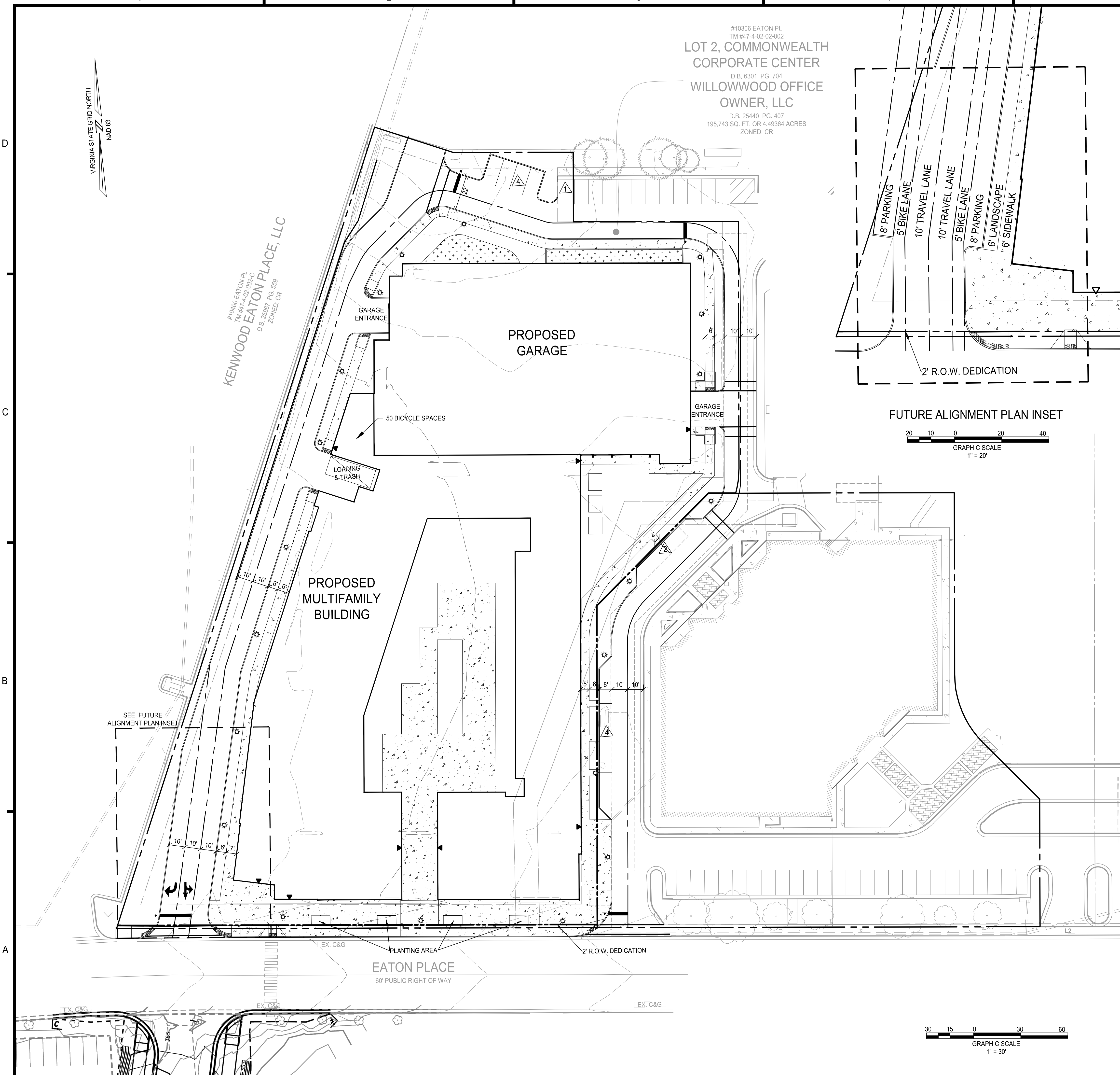
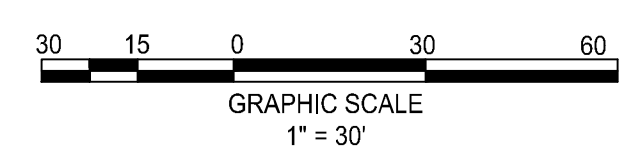
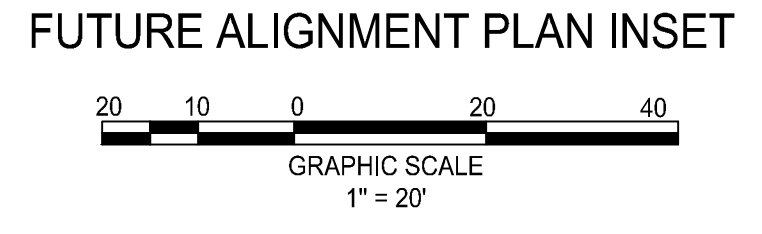
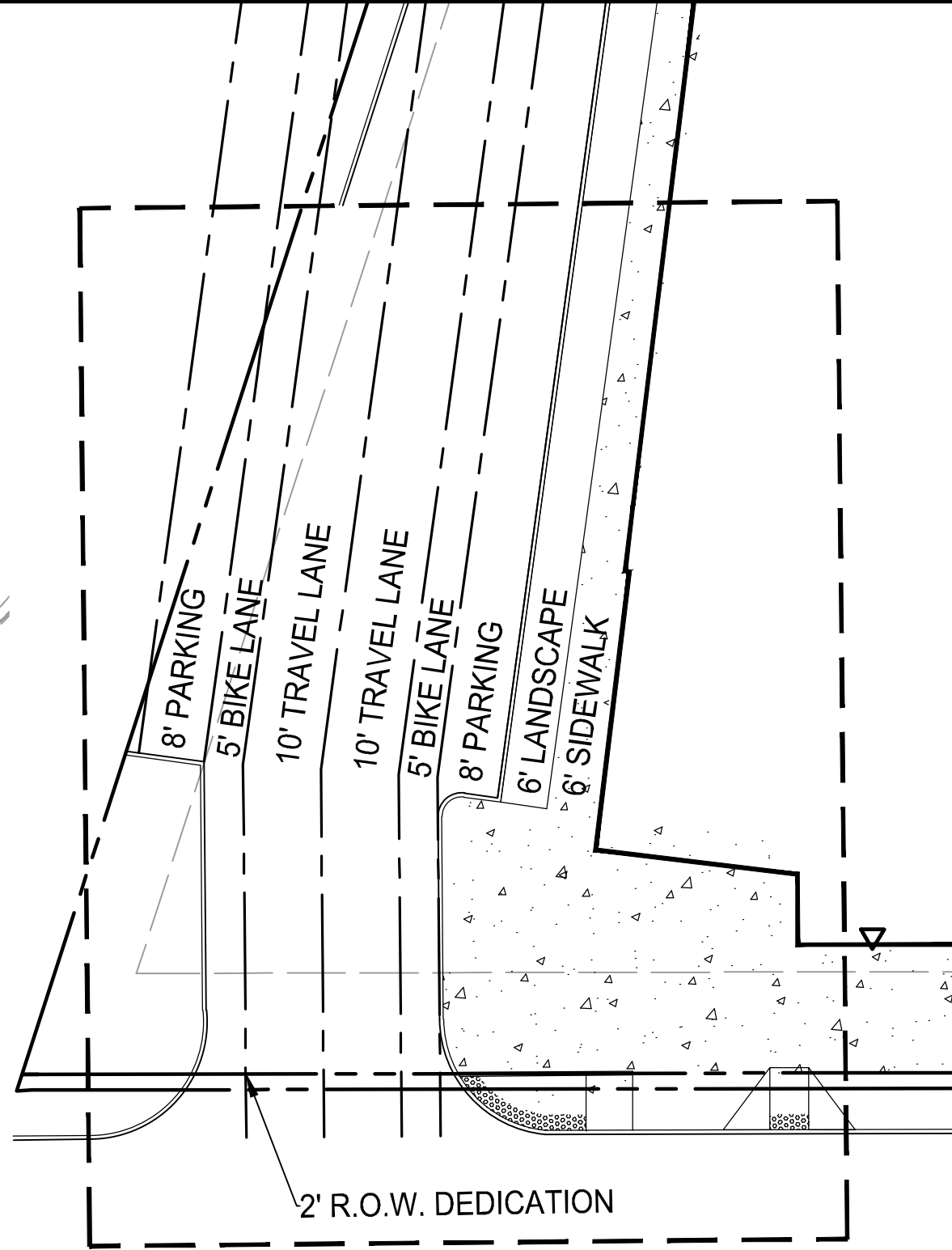
PROPOSED LOADING
REQUIRED: MULTI-FAMILY/RETAIL MIXED-USE BUILDING OVER 50 UNITS 1 SPACE
PROVIDED: 1 SPACE

PROPOSED BICYCLE PARKING
REQUIRED: 20 SPACES
PROVIDED: 50 SPACES

NOTE
1. FINAL STREETLIGHT LOCATIONS WILL BE DETERMINED WITH FINAL ENGINEERING AND PHOTOMETRIC ANALYSIS.

LEGEND

	PROPOSED BUILDING
	PROPOSED SIDEWALK
	PROPOSED CURB
	PROPERTY LINE
	STREETLIGHT



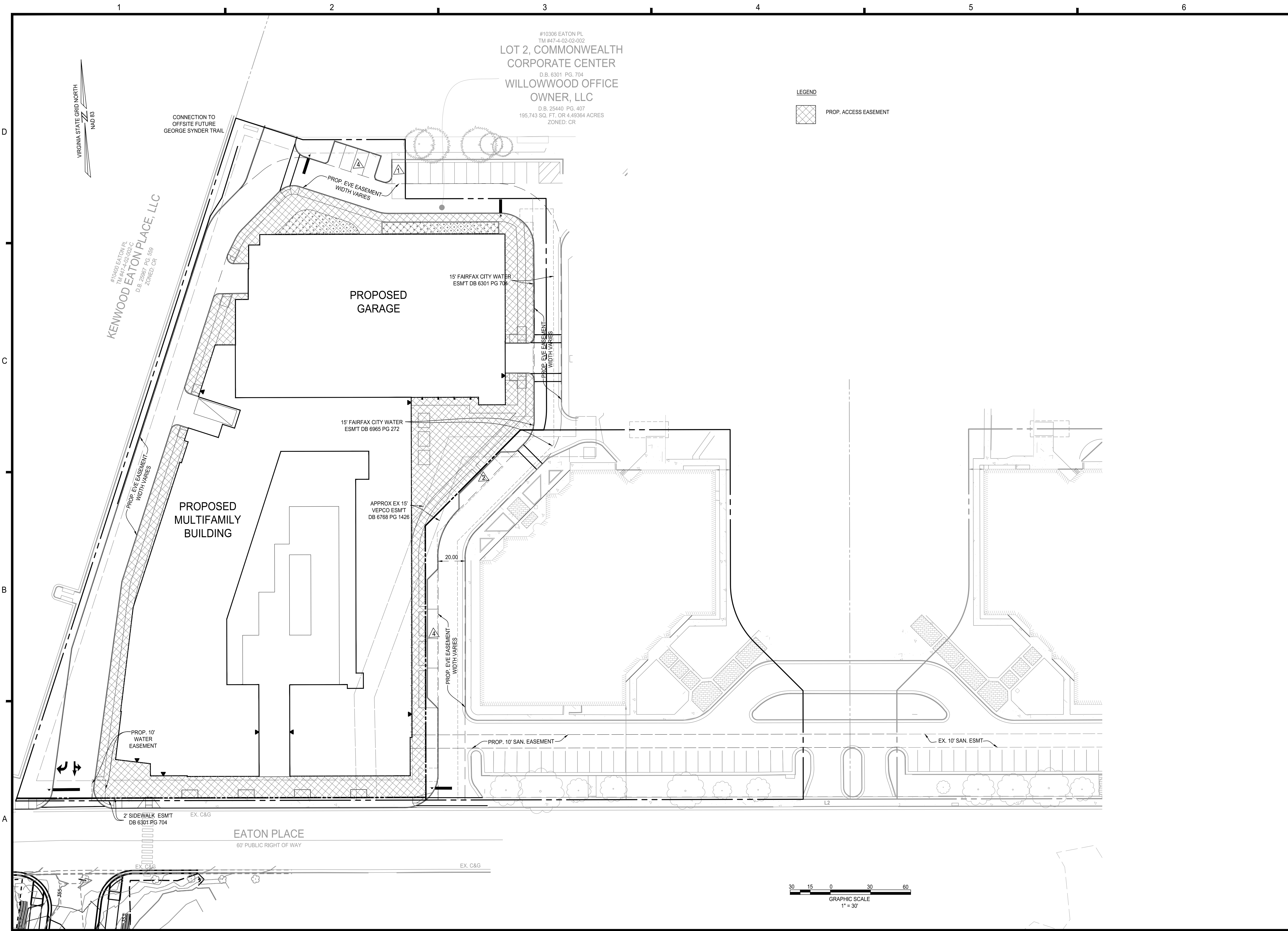
N29 APARTMENTS
GENERAL DEVELOPMENT PLAN
CITY OF FAIRFAX, VA

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PROJECT No.: 21082.002.00
DRAWING No.: 111772
DATE: 2022-07-15
SCALE: 1" = 30'
DESIGN: ZY
DRAWN: ZY
CHECKED: JR

SHEET TITLE:
ENTITLEMENT GDP

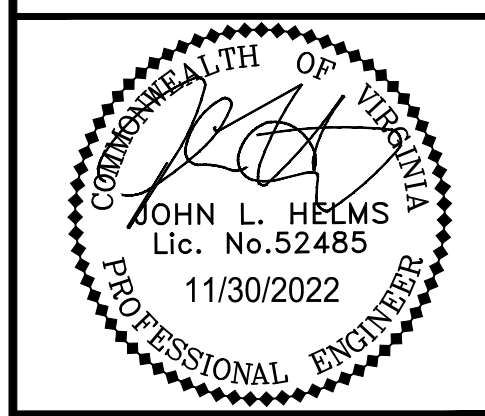
SHEET No.
PI_400



#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

LEGEND
 PROP. ACCESS EASEMENT

christopher consultants
 4035 ridge top road p 703.273.6620
 suite 601
 fairfax, va 22030
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N29 APARTMENTS
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SHEET TITLE:
EASEMENT EXHIBIT

SHEET No.
PI_401

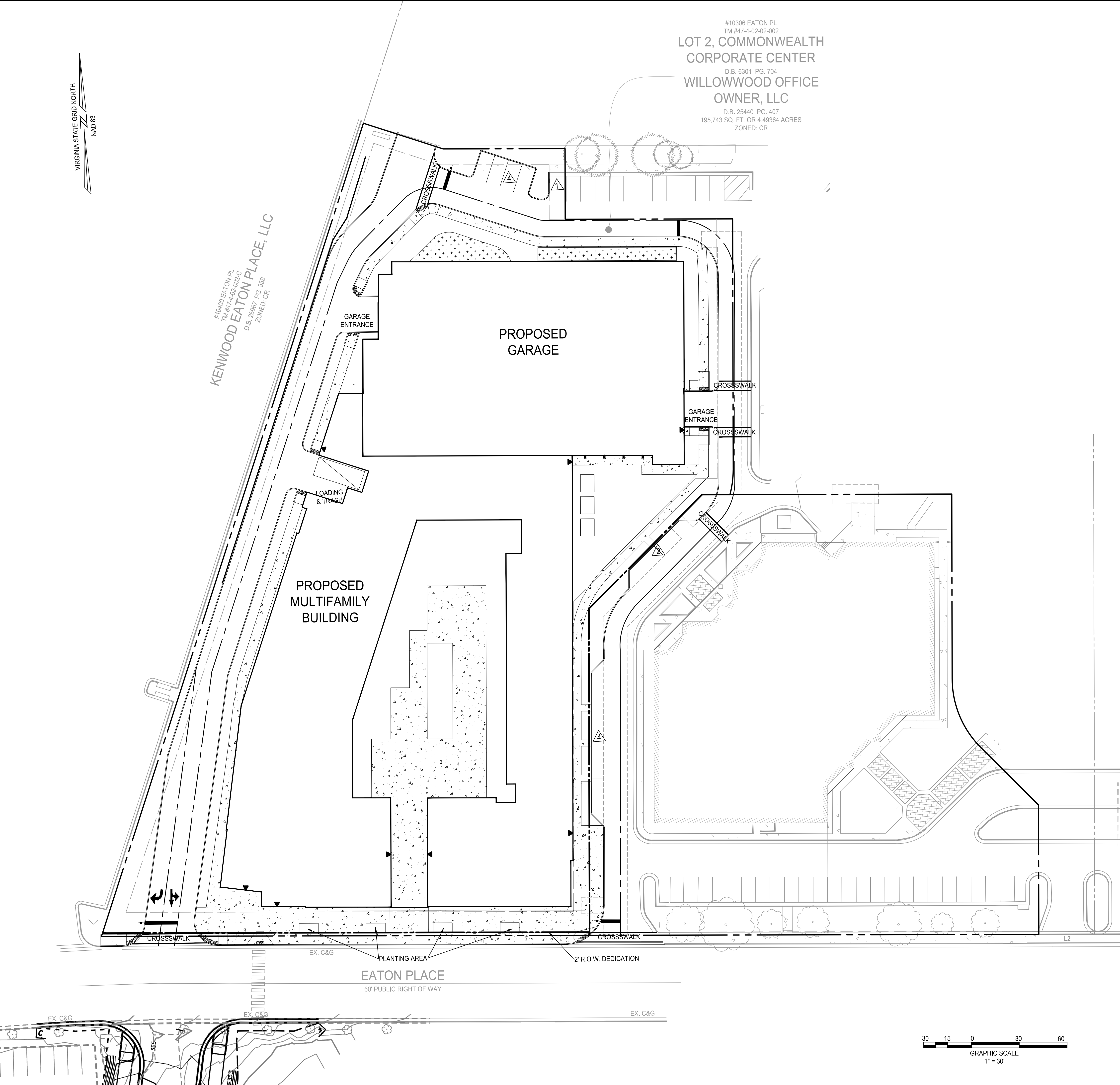
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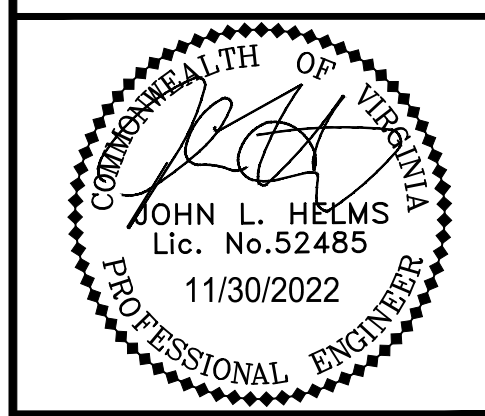
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#10409 EATON PL
 TM #47-4-02-002-C
KENWOOD EATON PLACE, LLC
 D.B. 25987 PG. 859
 ZONED: CR

D
C
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A



**christopher
 consultants**
 4035 ridge top road p 703.273.6620
 suite 601
 fairfax, va 22030
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**N29 APARTMENTS
 GENERAL DEVELOPMENT PLAN**
 CITY OF FAIRFAX, VA

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 CHECKED: JR

SHEET TITLE:
**PEDESTRIAN
 ACCESS**

SHEET No.
PI_402