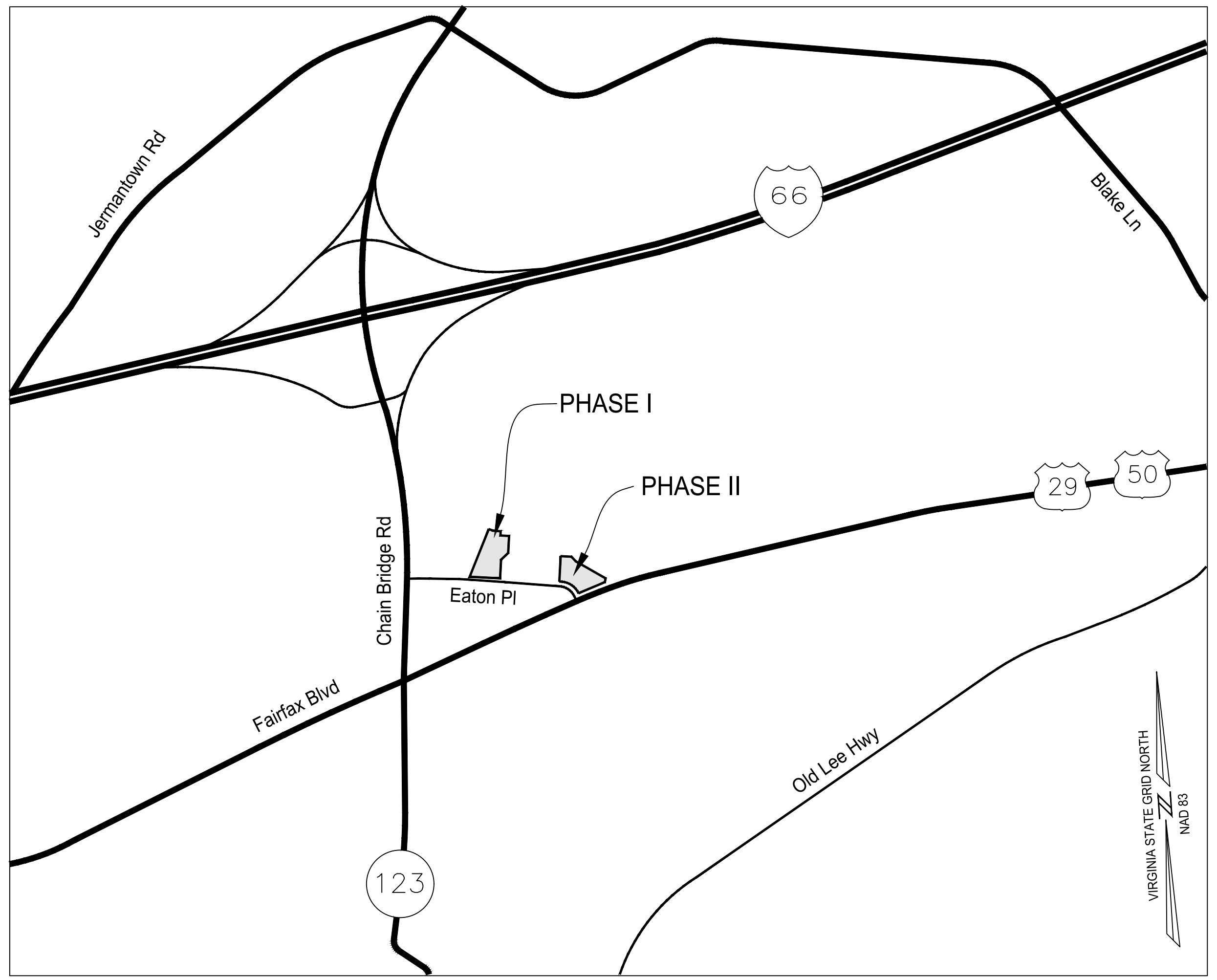


# GENERAL DEVELOPMENT PLAN PHASE II: N29 RESIDENCES

## CITY OF FAIRFAX, VIRGINIA

Sheet Number	Sheet Title
P_000	COVER SHEET
P_001	CONTEXTUAL PLAN OF APPLICATION AREAS
PII_100	PARCEL DIVIDER SHEET
PII_300	EXISTING CONDITIONS PLAN
PII_310	TREE MANAGEMENT PLAN
PII_311	TREE MANAGEMENT NOTES & DETAILS
PII_400	ENTITLEMENT GDP
PII_401	EASEMENT EXHIBIT
PII_410	ILLUSTRATIVE BUILDING GRAPHICS
PII_411	CROSS SECTIONS
PII_420	GRADING PLAN
PII_421	AFG DIAGRAM
PII_422	STRIPING AND SIGNAGE PLAN
PII_500	BMP NOTES NARRATIVE
PII_501	BMP COMPUTATIONS
PII_501A	BMP COMPUTATIONS - GARAGE
PII_502	STORMWATER MANAGEMENT PLAN
PII_503	HYDROGRAPHS - PHASE II
PII_504	HYDROGRAPHS - PHASE II
PII_505	OVERALL WILLOWWOOD 100-YR DETENTION
PII_506	HYDROGRAPH - 100-YR DETENTION
PII_507	WILLOWWOOD AS-BUILT - DETENTION COMPS
PII_508	WILLOWWOOD AS-BUILT - DETENTION COMPS
PII_600	SANITARY SEWER ANALYSIS
PII_601	SANITARY SEWER OFF-SITE MAP
PII_800	FIRE SERVICE PLAN
PII_820	SIGHT DISTANCE
PII_900	OPEN SPACE PLAN
PII_910	LANDSCAPE PLAN
PII_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

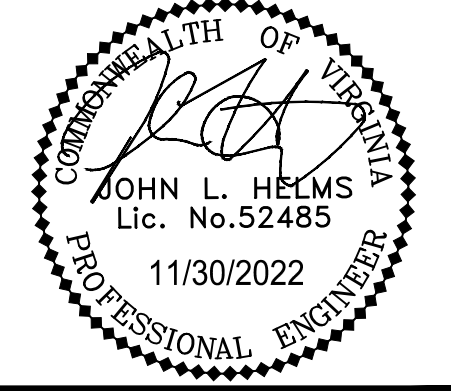
**OWNER**  
WILLOWWOOD OFFICE OWNER LLC  
10300 EATON PLACE,  
FAIRFAX, VA 22030

**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 RESIDENCES  
GENERAL DEVELOPMENT PLAN**

CITY OF FAIRFAX, VA

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

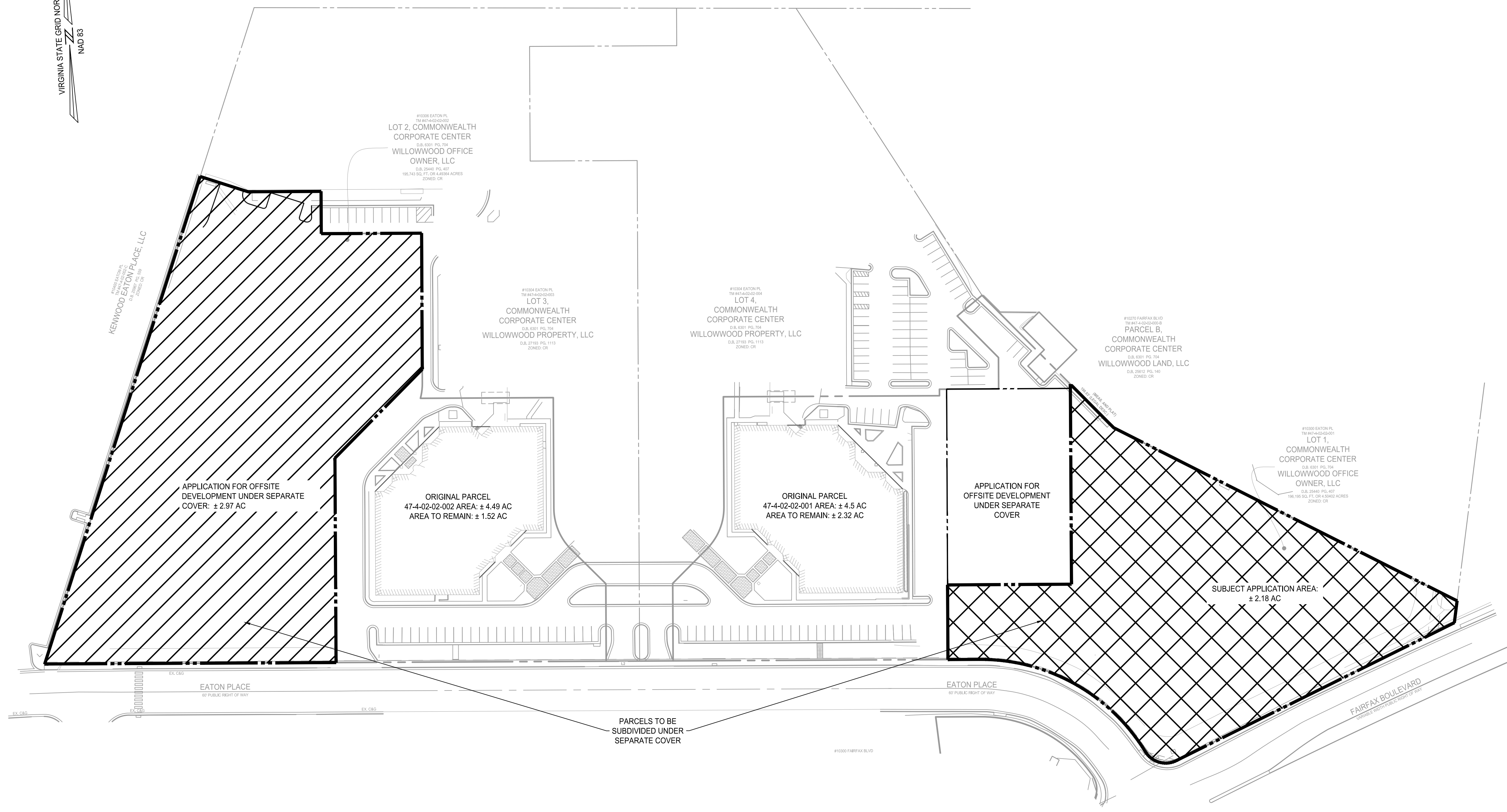
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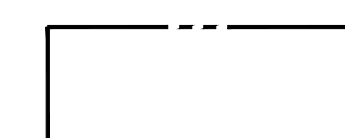
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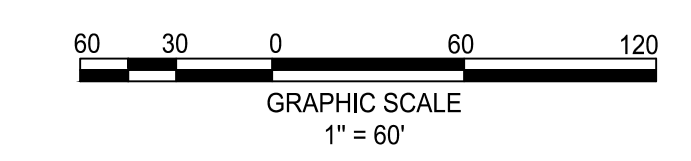
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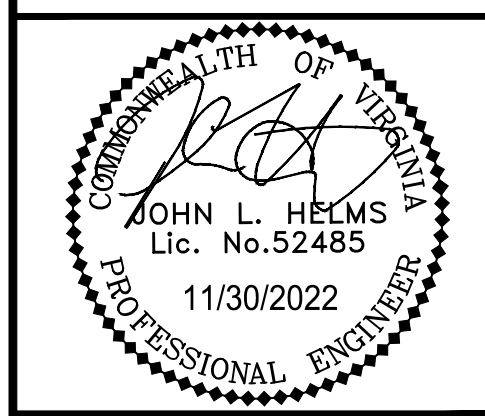
D  
C  
B  
A



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



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 suite 601 fairfax, va 22030  
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**N29 RESIDENCES  
 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.: 111937  
 DATE: 2022-07-15  
 SCALE: AS SHOWN  
 DESIGN: JR  
 DRAWN: ZY, CL  
 CHECKED: JR

**CONTEXTUAL  
 PLAN OF  
 APPLICATION  
 AREAS**

SHEET No.  
**P\_001**

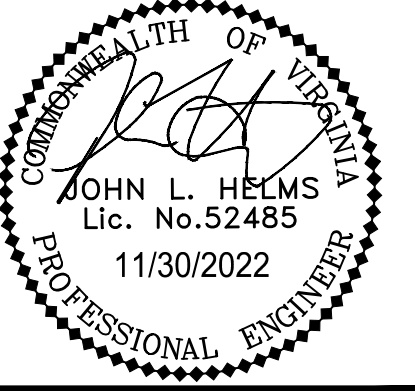
D  
C  
B  
A

GENERAL NOTES:

- THE SUBJECT PROPERTY SHOWN IS A PORTION (± 2.18 AC) THAT WILL BE SUBDIVIDED FROM THE FOLLOWING PARCEL RECORDED IN THE LAND RECORDS OF FAIRFAX CITY, VIRGINIA AS FOLLOWS:  

PARCEL ID	OWNER	ADDRESS	EXISTING ZONING	PARCEL AREA
47-4-02-02-001	WILLOWWOOD OFFICE OWNER, LLC	10300 EATON PLACE	CR (COMMERCIAL RETAIL)	± 4.5 ACRES
- THIS GDP SUBMISSION IS AN APPLICATION TO REZONE THE SUBJECT PROPERTY FROM CR (COMMERCIAL RETAIL) TO PD-R (PLANNED DEVELOPMENT RESIDENTIAL) DISTRICT. THE DEVELOPMENT PROGRAM ON THE SUBJECT PROPERTY WILL INCLUDE MULTIFAMILY HOUSING. THE REMAINDER OF THE ORIGINAL PARCEL WILL REMAIN ZONED CR AS EXISTING OFFICE USE, AND WILL NOT BE PART OF THIS APPLICATION. THERE WILL BE AN APPLICATION UNDER SEPARATE COVER FOR AN OFFSITE PARKING GARAGE ON THE ORIGINAL PARCEL.
- 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 MODIFICATIONS AND WAIVERS:
  - A MODIFICATION OF THE ZONING ORDINANCE SECTION 3.6.2 REQUIREMENT OF 50% BUILD-TO-LINE.
  - A MODIFICATION OF THE ZONING ORDINANCE SECTION 4.2.4.B.1 REQUIREMENTS FOR TANDEM PARKING.
  - A MODIFICATION OF THE ZONING ORDINANCE SECTION 4.2.9.B. REQUIREMENTS FOR LOADING SPACES.
  - A MODIFICATION OF THE ZONING ORDINANCE SECTION 4.5.7.D REQUIREMENT FOR TERMINAL LANDSCAPE ISLANDS.
  - A MODIFICATION OF THE ZONING ORDINANCE SECTION 4.5.5 REQUIREMENT FOR TRANSITIONAL YARDS.
  - A MODIFICATION OF THE ZONING ORDINANCE SECTION 4.5.6 REQUIREMENT FOR 10-YR TREE CANOPY.
  - 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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 fairfax, va 22030  
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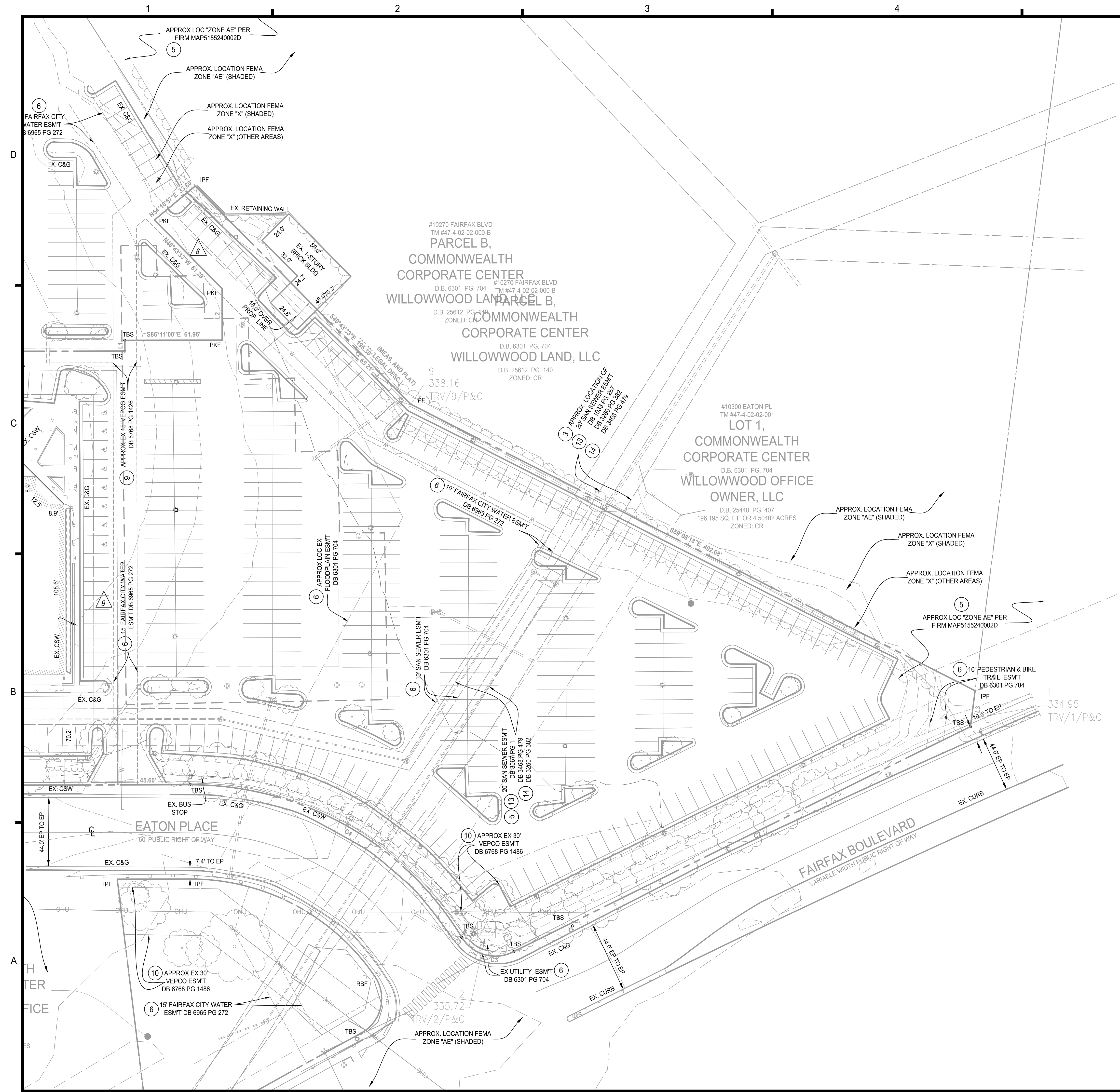
**N29 RESIDENCES  
 GENERAL DEVELOPMENT PLAN**  
 CITY OF FAIRFAX, VA

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

PROJECT No.: 21082.002.00  
 DRAWING No.: 111937  
 DATE: 2022-07-15  
 SCALE: NOT TO SCALE  
 DESIGN: JR  
 DRAWN: ZY, CL  
 CHECKED: JR

SHEET TITLE:  
**PARCEL DIVIDER SHEET**

SHEET No.  
**PII\_100**



**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 UTILITY
- 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
  - PFF PINCH PIPE FOUND
  - CMF CONCRETE MONUMENT FOUND
  - NS NOT SET
- Linetypes
- INDEX CONTOUR (5')
  - INT. CONTOUR (1')
  - FENCE
  - OHE OVERHEAD UTILITY WIRE
  - VEGETATION LINE

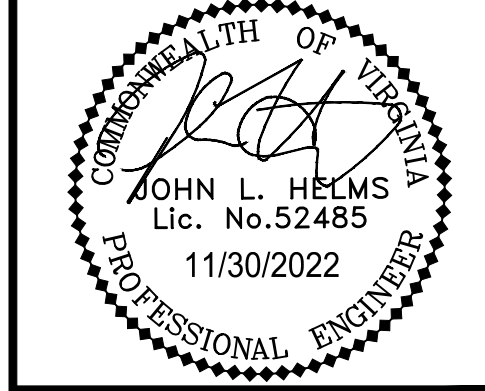
**NOTES**

NUMBER OF EXISTING PARKING SPACES TO BE REMOVED: 227

EXISTING COVERAGE	
EXISTING BUILDING COVERAGE (SF):	0
EXISTING IMPERVIOUS AREA (SF):	69,213
EXISTING OPEN SPACE (SF):	26,091

CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CH. BEARING
C1	45°00'10"	61.00'	47.91'	25.27'	46.89'	N26°19'00"E
C2	0°16'54"	65969.90'	324.15'	162.08'	324.15'	S67°42'54"W
C3	86°20'44"	25.00'	37.68'	23.45'	34.21'	N70°31'26"W
C4	58°50'03"	202.00'	207.42'	113.90'	198.43'	N56°45'59"W

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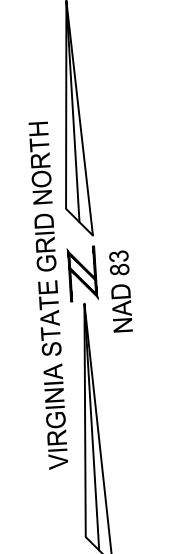
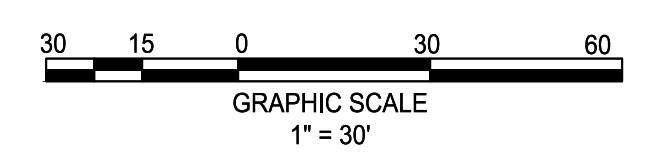
**N29 RESIDENCES**  
**GENERAL DEVELOPMENT PLAN**  
 CITY OF FAIRFAX, VA

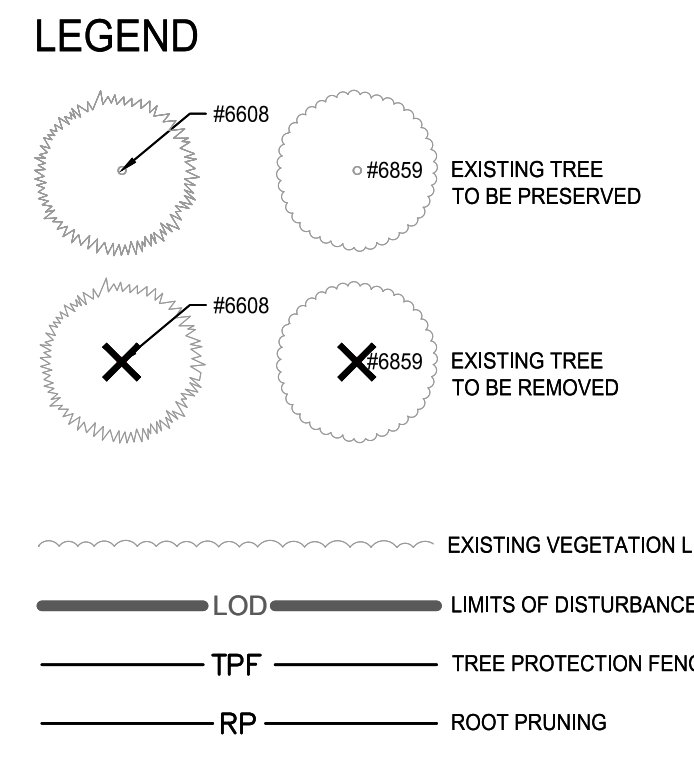
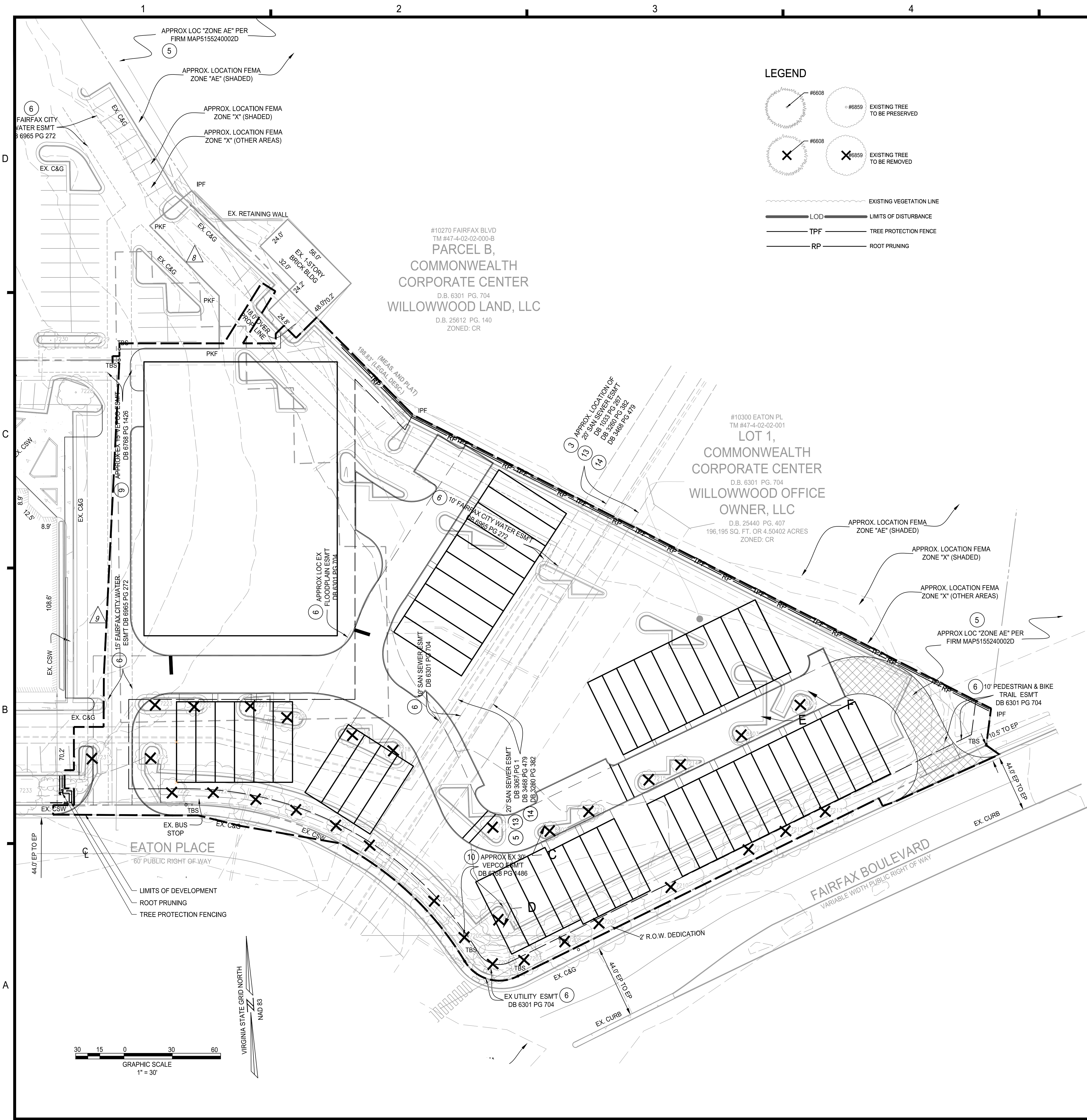
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PROJECT No.: 21082.002.00  
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 SCALE: 1" = 30'  
 DESIGN: JR  
 DRAWN: ZY  
 CHECKED: JR

**EXISTING CONDITIONS PLAN**

SHEET No. **PII\_300**





### TREE PRESERVATION SCHEDULE

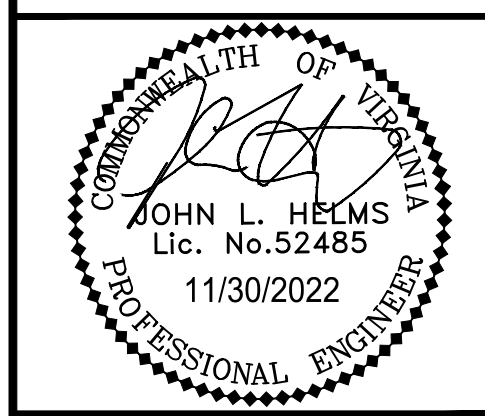
TREE #	BOTANICAL NAME	COMMON NAME	TRUNK DIAMETER (INCHES) / CRITICAL ROOT ZONE RADIUS (FEET)	SURVEYED DRIPLINE RADIUS (FEET)	CONDITION RATING	PROCEDURE
7201	ACER PLATANOIDES	NORWAY MAPLE	7	12	60	REMOVE
7202	ACER RUBRUM	RED MAPLE	6	8	72	REMOVE
7203	ACER RUBRUM	RED MAPLE	15	21	65	REMOVE
7204	ACER RUBRUM	RED MAPLE	15	22	70	REMOVE
7205	ACER RUBRUM	RED MAPLE	15	21	67	REMOVE
7206	ACER RUBRUM	RED MAPLE	13	16	65	REMOVE
7207	ACER RUBRUM	RED MAPLE	10	18	65	REMOVE
7208	ACER RUBRUM	RED MAPLE	18	20	69	REMOVE
7209	ACER RUBRUM	RED MAPLE	19	24	66	REMOVE
7210	ACER RUBRUM	RED MAPLE	21	21	70	REMOVE
7211	ACER RUBRUM	RED MAPLE	17	19	69	REMOVE
7212	ACER RUBRUM	RED MAPLE	17	22	70	REMOVE
7213	ACER RUBRUM	RED MAPLE	14	20	65	REMOVE
7214	ULMUS AMERICANA	AMERICAN ELM	6	5	70	REMOVE
7215	ULMUS AMERICANA	AMERICAN ELM	6	5	73	REMOVE
7216	ULMUS AMERICANA	AMERICAN ELM	7	6	70	REMOVE
7217	ULMUS AMERICANA	AMERICAN ELM	8	7	72	REMOVE
7218	ULMUS AMERICANA	AMERICAN ELM	6	5	73	REMOVE
7219	ULMUS AMERICANA	AMERICAN ELM	8	8	73	REMOVE
7220	ULMUS AMERICANA	AMERICAN ELM	9	8	73	REMOVE
7221	ULMUS AMERICANA	AMERICAN ELM	7	6	70	REMOVE
7222	ULMUS AMERICANA	AMERICAN ELM	6	6	73	REMOVE
7223	ULMUS AMERICANA	AMERICAN ELM	8	9	73	REMOVE
7224	ACER RUBRUM	RED MAPLE	10	16	55	REMOVE
7225	ACER RUBRUM	RED MAPLE	9	11	45	REMOVE
7226	ACER RUBRUM	RED MAPLE	19	18	68	PRESERVE
7227	ACER RUBRUM	RED MAPLE	17	18	45	PRESERVE
7228	QUERCUS PALUSTRIS	PIN OAK	11	15	71	PRESERVE
7229	ULMUS AMERICANA	AMERICAN ELM	5	6	70	PRESERVE
7230	ULMUS AMERICANA	AMERICAN ELM	6	8	73	PRESERVE
7231	ACER RUBRUM	RED MAPLE	12	16	50	REMOVE
7232	ACER RUBRUM	RED MAPLE	12	18	65	PRESERVE
7233	ACER RUBRUM	RED MAPLE	16	20	67	PRESERVE
7234	ACER RUBRUM	RED MAPLE	15	11	67	PRESERVE
7235	ACER RUBRUM	RED MAPLE	14	17	60	PRESERVE
7236	ACER RUBRUM	RED MAPLE	9	3	65	PRESERVE
7237	ACER RUBRUM	RED MAPLE	15	18	60	PRESERVE
7238	ACER RUBRUM	RED MAPLE	12	15	60	PRESERVE
7239	ACER RUBRUM	RED MAPLE	12	12	65	PRESERVE
7240	ACER RUBRUM	RED MAPLE	5	8	68	PRESERVE
8302	ULMUS AMERICANA	AMERICAN ELM	5	5	74	REMOVE
8301	ULMUS AMERICANA	AMERICAN ELM	11	5	74	REMOVE
8303	ZELKOVA SERRATA	JAPANESE ZELKOVA	5	5	75	REMOVE
8304	ZELKOVA SERRATA	JAPANESE ZELKOVA	5	5	75	REMOVE

NOTE: THE CONDITION RATING WAS BASED ON THE GUIDE FOR PLANT APPRAISAL, 10TH EDITION, 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:	30
AREA OF TREE PROTECTION PROPOSED (SF):	0

NOTE: THE TOTAL EXISTING TREE CANOPY COVERAGE IS 16,442 SF

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 suite 601 fairfax, va 22030  
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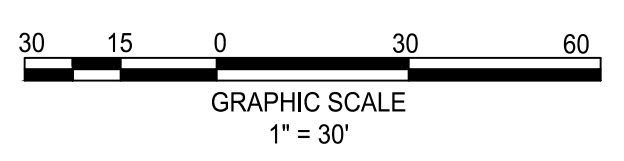
N29 RESIDENCES  
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MARK	DATE	DESCRIPTION
1	11-30-2022	ADDRESSED PER CITY COMMENTS

PROJECT No.: 21082.002.00  
 DRAWING No.: 111937  
 DATE: 2022-07-15  
 SCALE: #####  
 DESIGN: ###  
 DRAWN: ##  
 CHECKED: ##

### TREE MANAGEMENT PLAN

SHEET No.  
**PII\_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

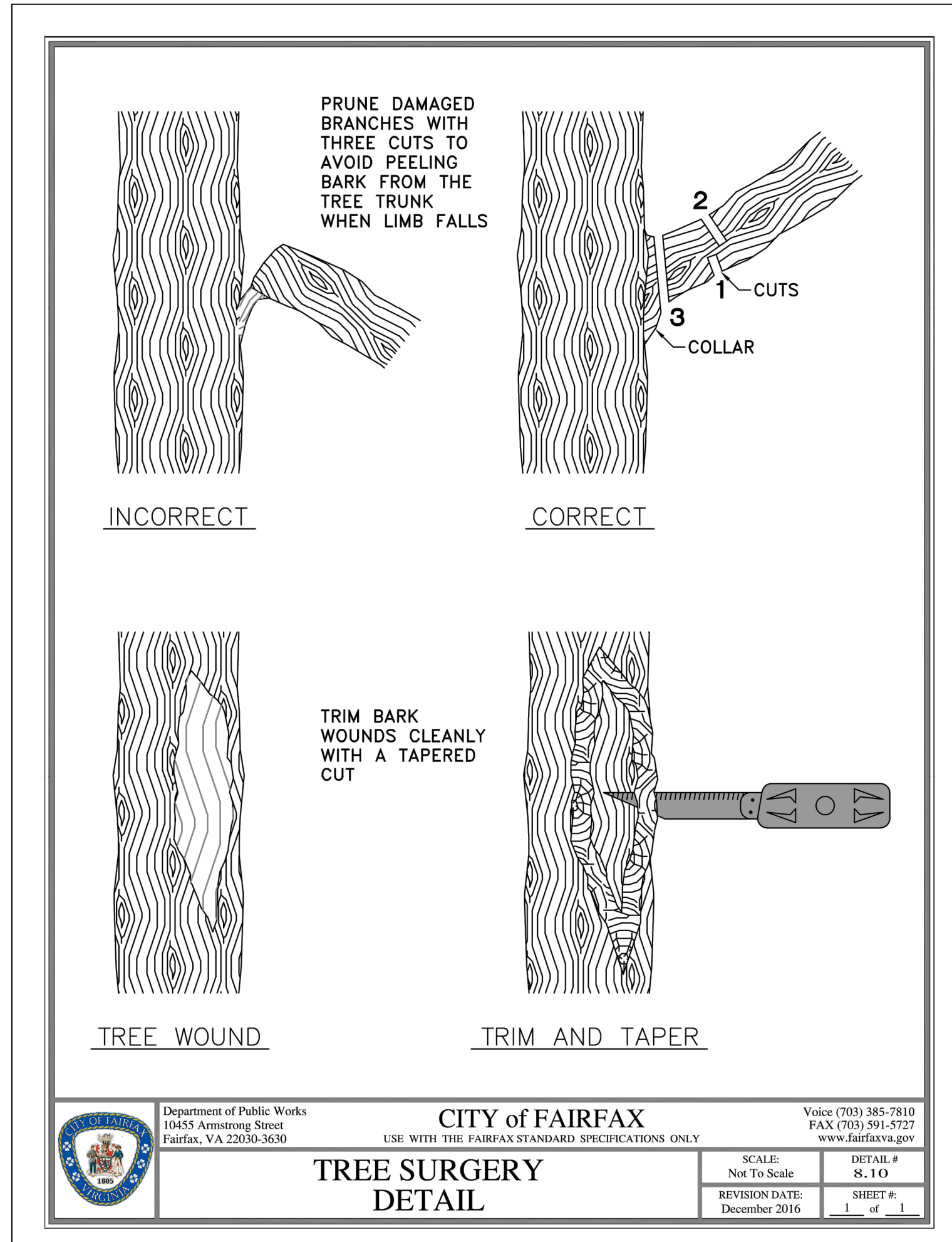
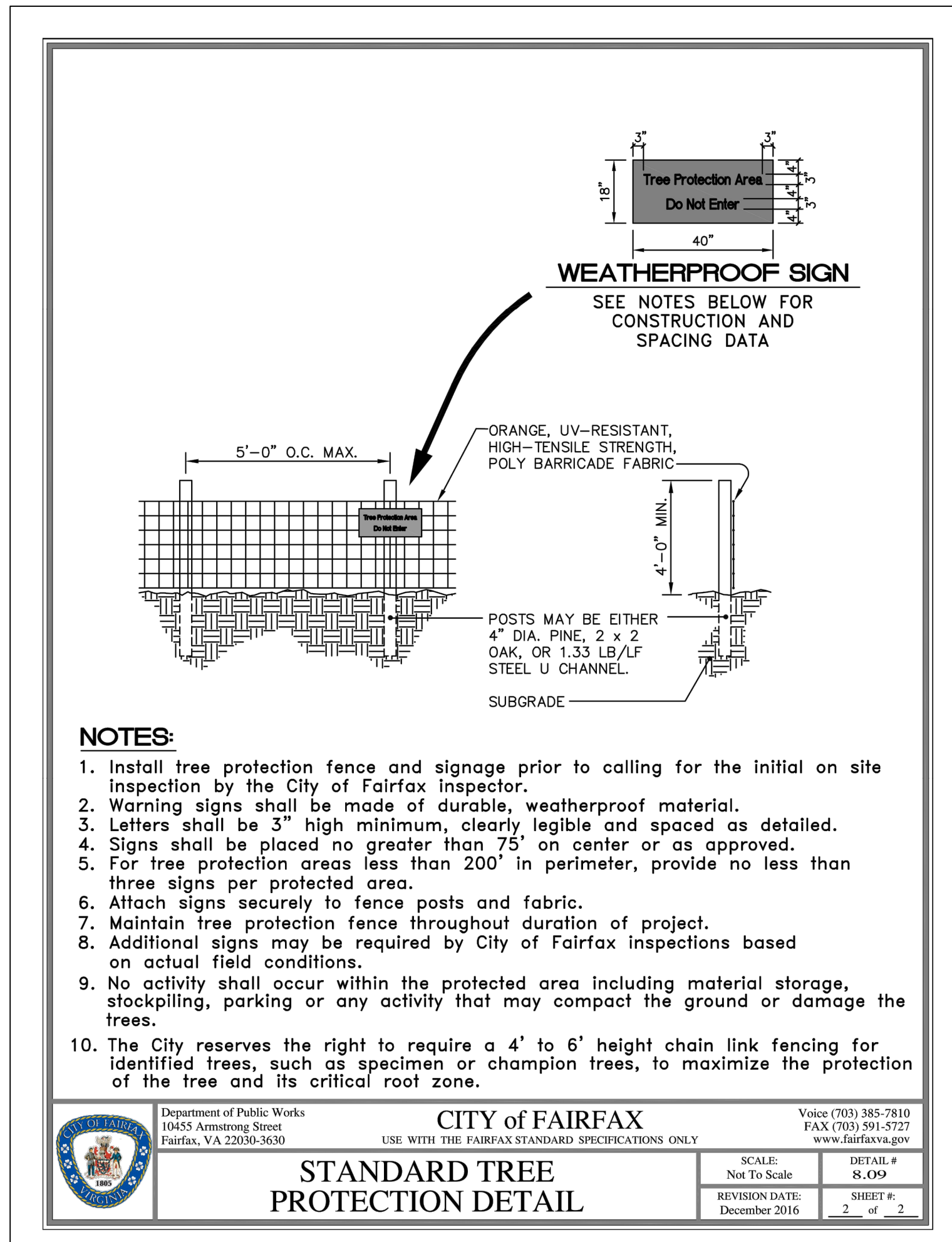
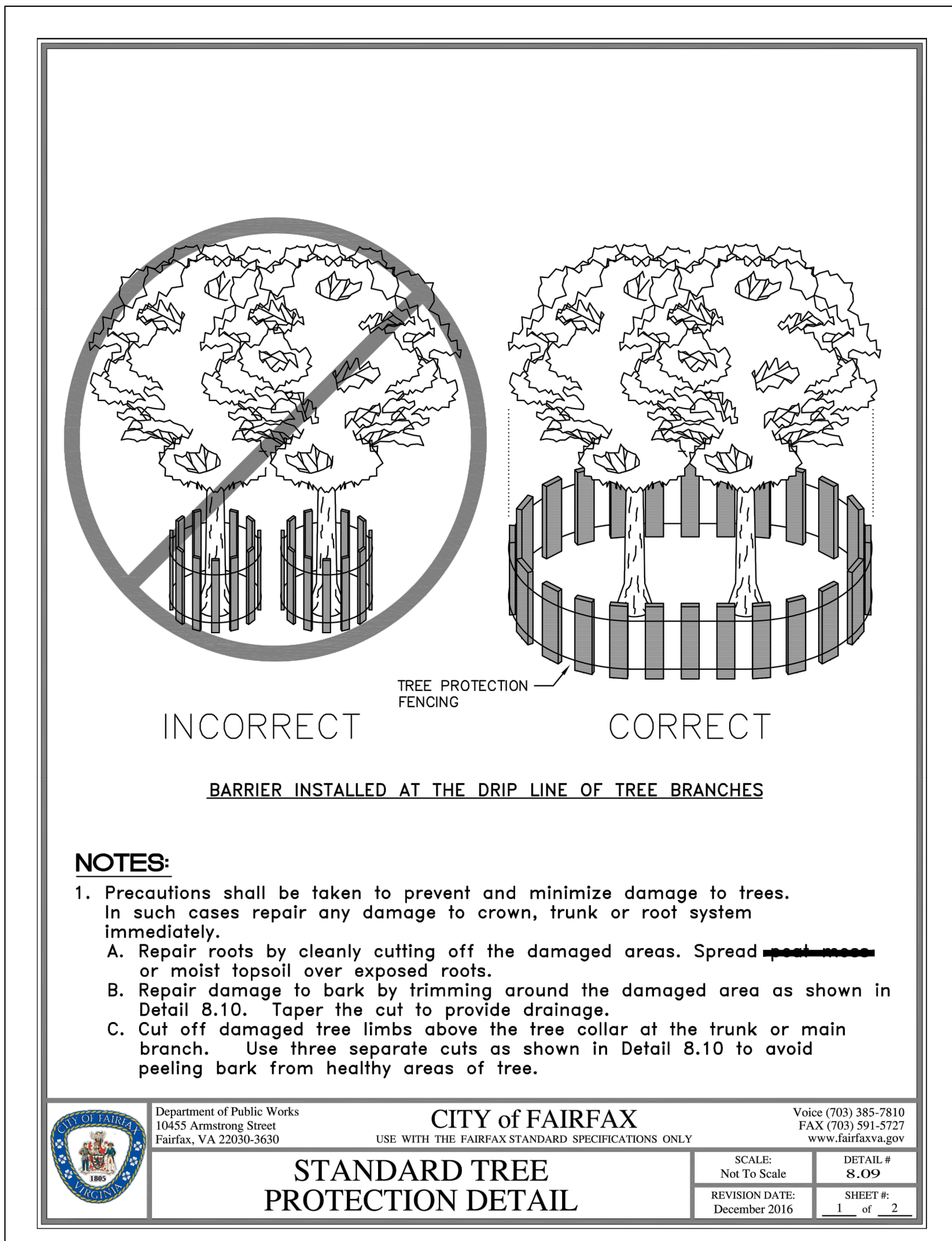
- 2.1. PRIOR TO THE PRE-CONSTRUCTION MEETING, THE CONTRACTOR SHALL HAVE THE LIMITS OF CLEARING AND GRADING CLEARLY MARKED IN THE FIELD WITH FLAGGING. THESE LIMITS SHALL NOT EXCEED THOSE SHOWN ON THE APPROVED PLANS.
- 2.2. AFTER LIMITS HAVE BEEN STAKED, THE CONTRACTOR SHALL REQUEST A PRE-CONSTRUCTION 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 SHOWN 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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COMMONWEALTH OF VIRGINIA  
 JOHN L. HELMS  
 Lic. No. 52485  
 11/30/2022  
 PROFESSIONAL ENGINEER

**N29 RESIDENCES**  
 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.: 111937  
 DATE: 2022-07-15  
 SCALE: 1" = 30'  
 DESIGN: LBD,ZY  
 DRAWN: ZY  
 CHECKED: JM

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

SHEET No.  
**PII\_311**

#10304 EATON PL  
 TM #47A-02-02-004  
**LOT 4,**  
**COMMONWEALTH**  
**CORPORATE CENTER**  
 D.B. 6301 PG. 704  
**WILLOWOOD OFFICE OWNER, LLC**  
 D.B. 25440 PG. 407  
 ZONED: CR

#10270 FAIRFAX BLVD  
 TM #47-4-02-02-000-B  
**PARCEL B,**  
**COMMONWEALTH**  
**CORPORATE CENTER**  
 D.B. 6301 PG. 704  
**WILLOWOOD LAND, LLC**  
 D.B. 25612 PG. 140  
 ZONED: CR

#10300 EATON PL  
 TM #47-4-02-02-001  
**LOT 1,**  
**COMMONWEALTH**  
**CORPORATE CENTER**  
 D.B. 6301 PG. 704  
**WILLOWOOD OFFICE**  
**OWNER, LLC**  
 D.B. 25440 PG. 407  
 196,195 SQ. FT. OR 4.50402 ACRES  
 ZONED: CR

**APPLICATION FOR**  
**OFFSITE DEVELOPMENT**  
**UNDER SEPARATE COVER**  
**(PARKING GARAGE FOR**  
**EXISTING OFFICE**  
**BUILDING)**

- NOTES:**
- FINAL STREETLIGHT LOCATIONS WILL BE DETERMINED WITH FINAL ENGINEERING AND PHOTOMETRIC ANALYSIS.
  - 227 EXISTING PARKING SPACES WILL BE REMOVED.

**LEGEND**

- PROPOSED BUILDING
- PROPOSED SIDEWALK
- PROPOSED CURB
- PROPERTY LINE
- PROPOSED LIGHT
- GRASSCRETE PAVING

- PROPOSED TABULATIONS FOR DEVELOPMENT PROGRAM**
- SUBJECT PROPERTY AREA**  
 REQUIRED: MINIMUM DISTRICT SIZE OF 2 ACRES  
 PROVIDED: ±194,500 SF (± 2.18 AC)
- PROPOSED DEVELOPMENT PROGRAM**  
 50 MULTI-FAMILY UNITS  
 DENSITY: 22.9 DU/AC
- OPEN SPACE**  
 REQUIRED: 20% MINIMUM  
 PROVIDED: 45%
- YARDS**  
 REQUIRED: NO REQUIREMENT  
 PROVIDED: THE CLOSEST DISTANCE FROM A BUILDING TO EACH EXTERIOR PROPERTY BOUNDARY IS SHOWN
- TRANSITIONAL YARD**  
 REQUIRED: TYZ ALONG PROJECT AREA BOUNDARIES (10 FEET, COMPRISED OF 3 CANOPY & 3 UNDERSTORY PER 100 FEET, AND A MINIMUM 6' HIGH FENCE)  
 PROVIDED: MODIFICATION REQUESTED - PLANTING AND FENCE AS SHOWN ON LANDSCAPE PLAN
- TREE CANOPY**  
 REQUIRED: 20% MINIMUM  
 PROVIDED: 13.6% - MODIFICATION REQUESTED
- OFF-STREET PARKING**  
 REQUIRED:  
 MULTI-FAMILY - 50 TOTAL UNITS (2.0 SPACES PER UNIT) 100 SPACES
- PROVIDED:  
 100 SPACES, GARAGE  
 8 SPACES, PROPOSED SURFACE  
 108 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 BUILDING 50 UNITS REQUIRES 1 LOADING SPACE  
 PROVIDED: 0 LOADING SPACES - MODIFICATION REQUESTED
- PROPOSED BICYCLE PARKING**  
 REQUIRED: 6 SPACES  
 PROVIDED: 6 SPACES

**LINE TABLE**

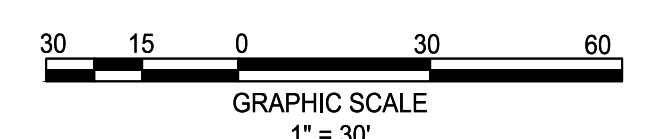
LINE	DIRECTION	LENGTH
L1	N3°49'00"E	6.82
L2	N3°49'00"E	32.85
L3	S11°16'12"W	23.07

**CURVE TABLE**

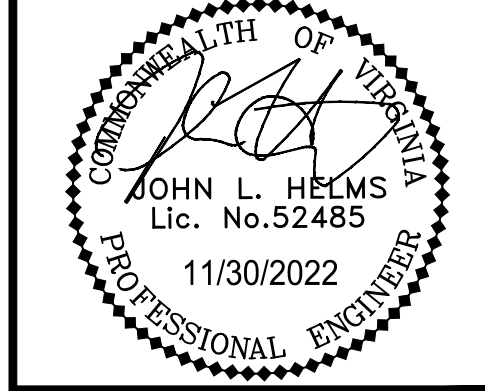
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CH. BEARING
C1	45°00'10"	61.00'	47.91'	25.27'	46.69'	N26°19'00"E
C2	0°16'54"	65969.90'	324.15'	162.08'	324.15'	S67°42'54"W
C3	86°20'44"	25.00'	37.68'	23.45'	34.21'	N70°31'26"W
C4	58°50'03"	202.00'	207.42'	113.90'	198.43'	N56°45'59"W

**LOT COVERAGE**  
 PROVIDED: ±65%

**BUILDING COVERAGE**  
 PROVIDED: ±35%



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 CHECKED: JR


SHEET TITLE:  
**ENTITLEMENT**  
**GDP**

SHEET No.  
**PII\_400**

1 2 3 4 5 6

D  
C  
B  
A

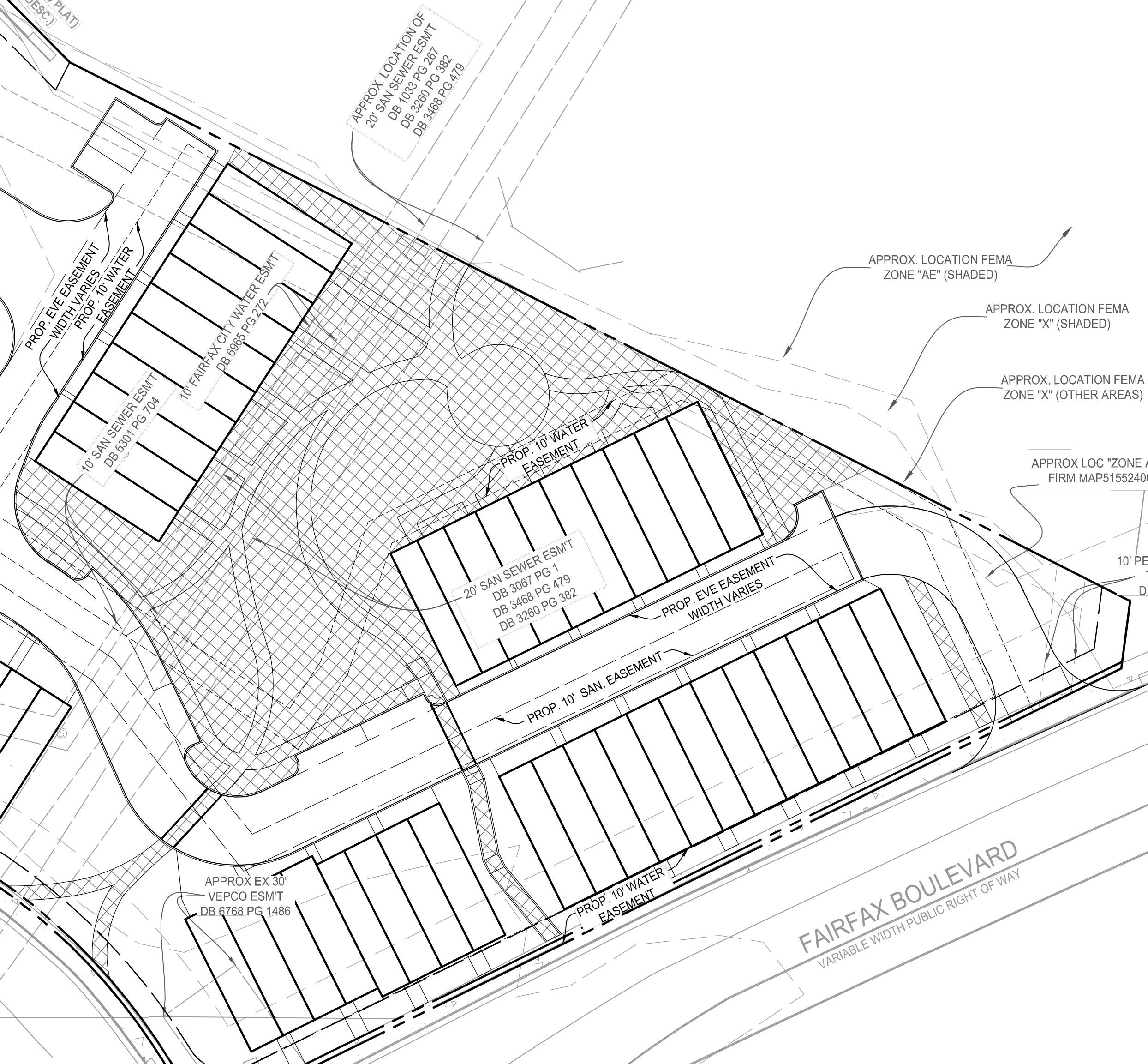
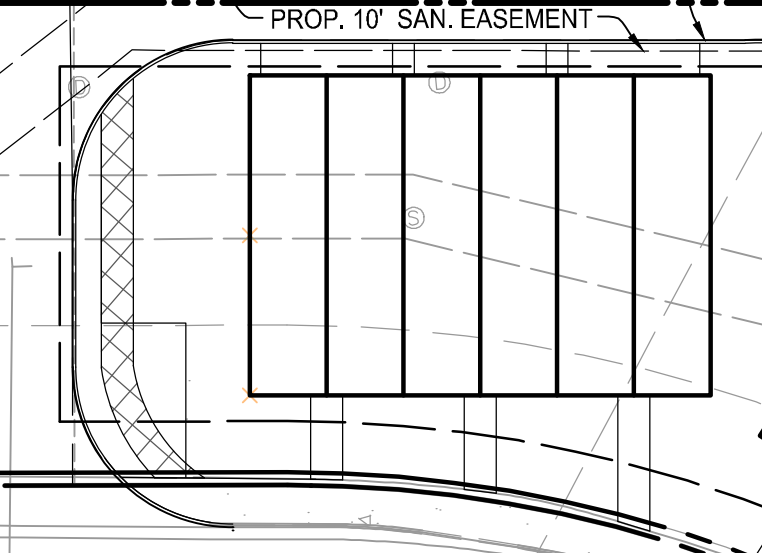
LEGEND

 PROP. ACCESS EASEMENT

#10304 EATON PL  
TM #47-4-02-02-004  
LOT 4,  
COMMONWEALTH  
CORPORATE CENTER  
D.B. 6301 PG. 704  
WILLOWOOD PROPERTY, LLC  
D.B. 27193 PG. 1113  
ZONED: CR

#10270 FAIRFAX BLVD  
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D.B. 6301 PG. 704  
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APPROX. LOCATION FEMA  
ZONE "X" (OTHER AREAS)

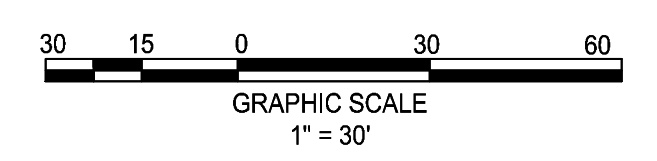
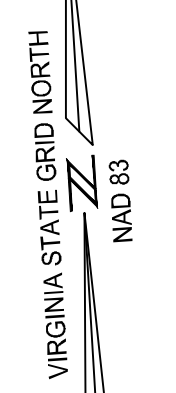
APPROX. LOCATION FEMA  
ZONE "X" (SHADED)

EATON PLACE  
60' PUBLIC RIGHT OF WAY

APPROX EX 30'  
VEPCO ESMT  
DB 6768 PG 1486

PROP. 10' WATER  
EASEMENT

FAIRFAX BOULEVARD  
VARIABLE WIDTH PUBLIC RIGHT OF WAY



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SHEET TITLE:  
**EASEMENT  
EXHIBIT**

SHEET No.  
**PII\_401**