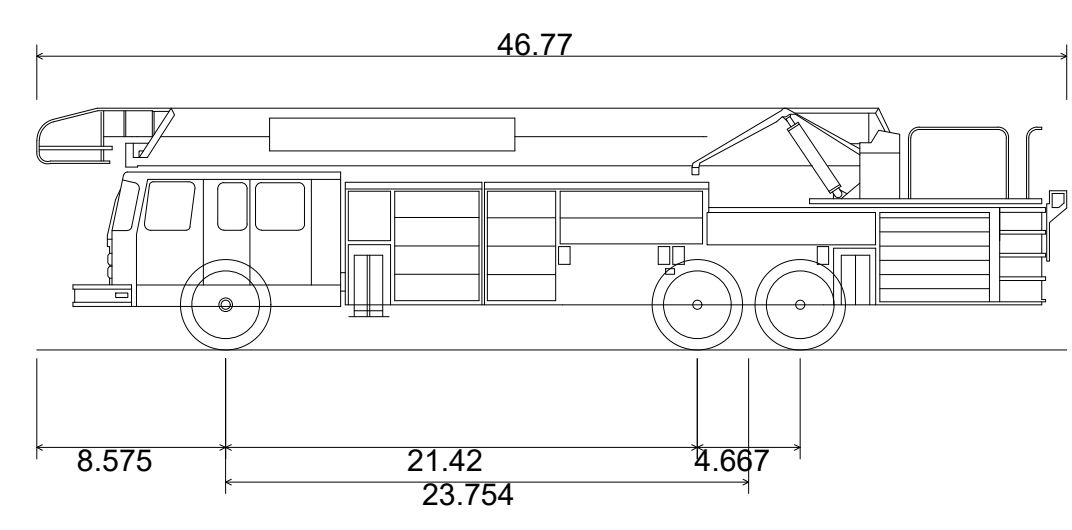


#10304 EATON PL  
TM #47-4-02-02-004  
**LOT 4,**  
**COMMONWEALTH**  
**CORPORATE CENTER**  
D.B. 6301 PG. 704  
**WILLOWOOD PROPERTY, LLC**  
D.B. 27193 PG. 1113  
ZONED: CR

#10270 FAIRFAX BLVD  
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



**Customized Tower 403 Fire Truck**  
Overall Length  
Overall Width  
Overall Body Height  
Min Body Ground Clearance  
Track Width  
Lock-to-lock time  
Wall to Wall Turning Radius

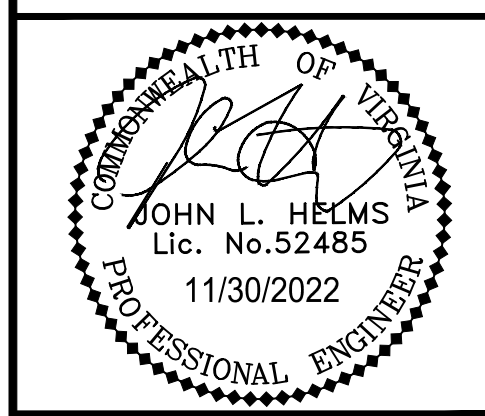
46.770ft  
10.160ft  
10.976ft  
1.512ft  
7.667ft  
4.00s  
45.000ft

- LEGEND**
- - - - - : PROPOSED R.O.W.
  - ▼ : BUILDING ENTRANCE
  - FDC ↘ : PROPOSED FIRE DEPARTMENT CONNECTION
  - : PROPOSED FIRE LANE
  - W — : PROPOSED WATERLINE
  - - - - - W - - - - - : EXISTING WATERLINE
  - : EXISTING FIRE HYDRANT
  - ⊙ : PROPOSED FIRE HYDRANT

**MULTIFAMILY BUILDING:**  
BUILDING TYPE: R2  
OCCUPANCY TYPE: R-2  
CONSTRUCTION TYPE: 5A  
SPRINKLER TYPE: NFPA 13R  
BUILDING AREA: 129,600 GSF  
BUILDING HEIGHT: 45' MAX

**GARAGE BUILDING:**  
BUILDING TYPE: S-2  
OCCUPANCY TYPE: S-2  
CONSTRUCTION TYPE: 1A  
SPRINKLER TYPE: CLASS I MANUAL STANDPIPE - DRY  
BUILDING AREA: 118,800 GSF  
BUILDING HEIGHT: 55' MAX

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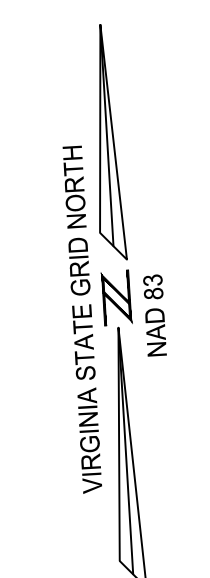
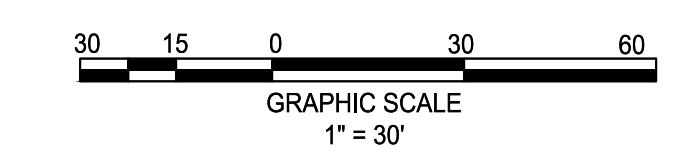
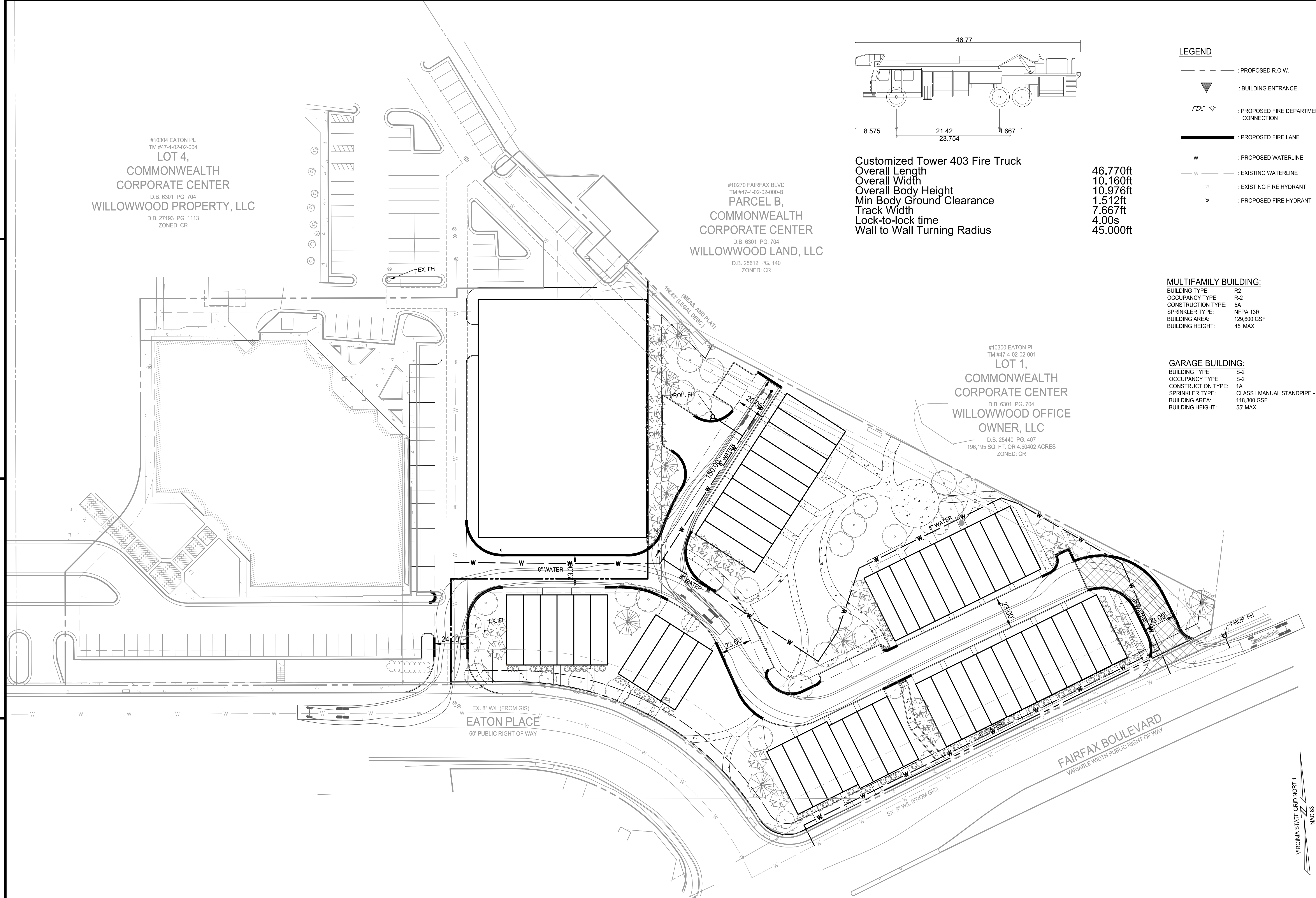
**N29 RESIDENCES**  
**GENERAL DEVELOPMENT PLAN**  
CITY OF FAIRFAX, VA

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

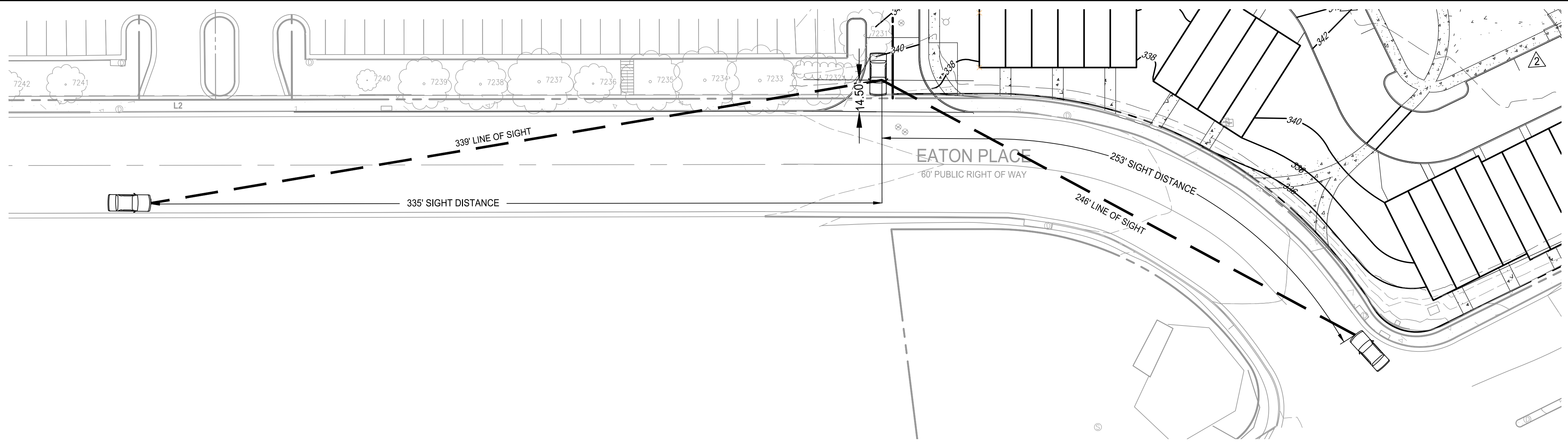
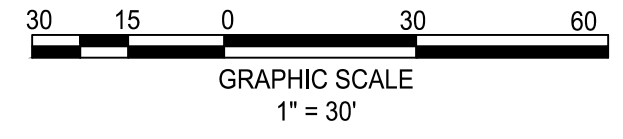
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DRAWING No.: 111937  
DATE: 2022-07-15  
SCALE: 1" = 30'  
DESIGN: JH  
DRAWN: YH  
CHECKED: JH

**FIRE SERVICE PLAN**

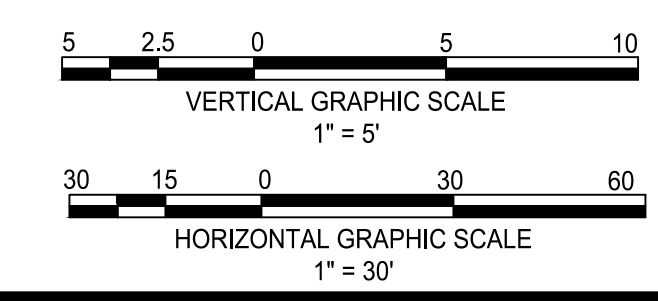
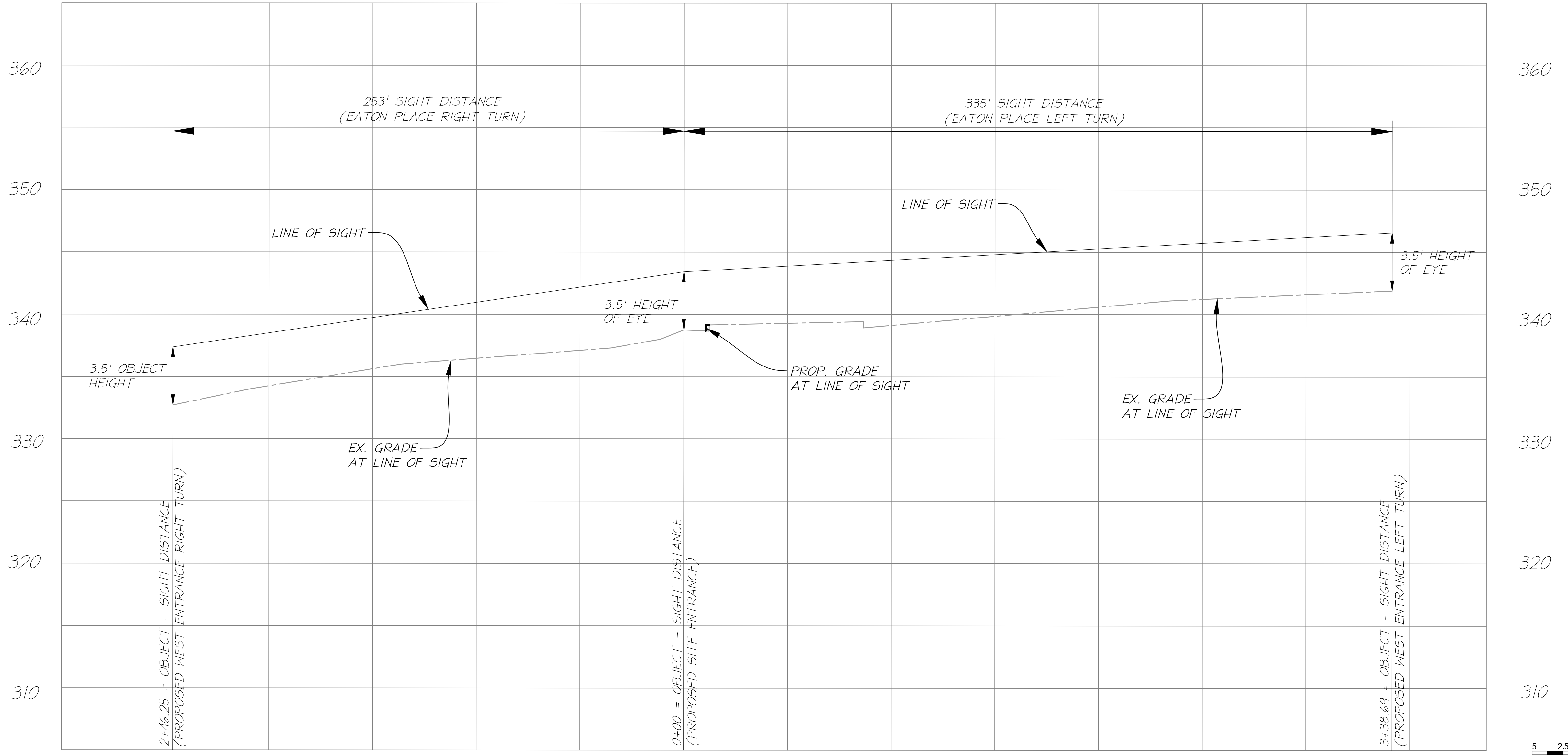
SHEET No.  
**PII\_800**



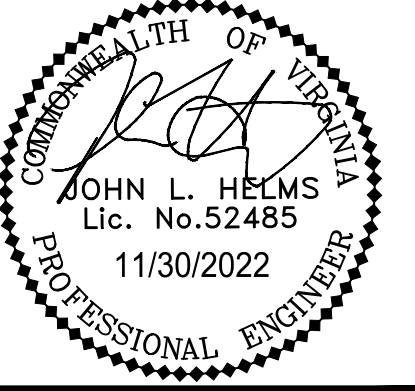




EATON PLACE SIGHT DISTANCE  
SITE ENTRANCE  
 (VARIABLE WIDTH)  
 POSTED SPEED: 25 MPH, DESIGN SPEED: 30 MPH



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 suite 601 fairfax, va 22030  
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**N29 RESIDENCES**  
 GENERAL DEVELOPMENT PLAN  
 CITY OF FAIRFAX, VA

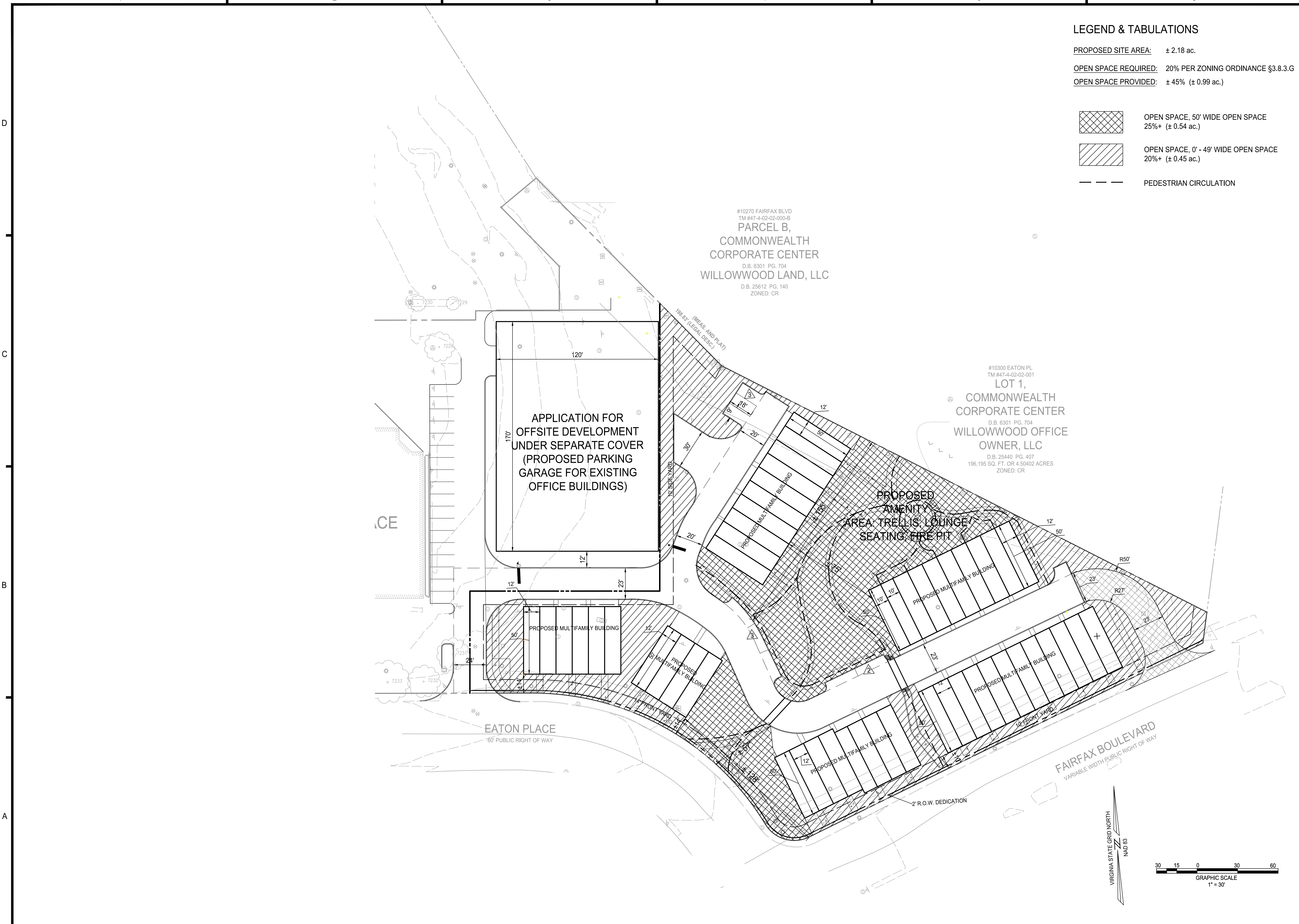
MARK	DATE	DESCRIPTION
1	11-30-2022	ADDRESSED PER CITY COMMENTS

PROJECT No.: 21082.002.00  
 DRAWING No.: 111937  
 DATE: 2022-07-15  
 SCALE: 1" = 30'  
 DESIGN: JH  
 DRAWN: YH  
 CHECKED: JH

SHEET TITLE:  
**SIGHT DISTANCE**

SHEET No.  
**PII\_820**

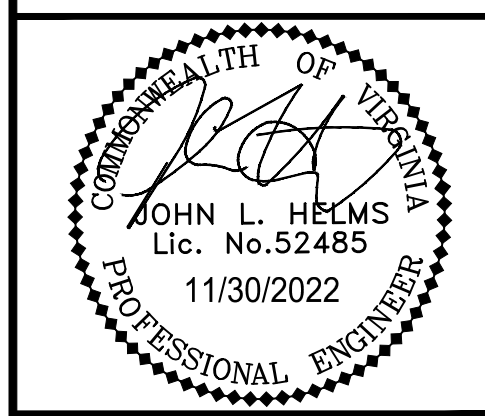




**LEGEND & TABULATIONS**

- PROPOSED SITE AREA: ± 2.18 ac.
  - OPEN SPACE REQUIRED: 20% PER ZONING ORDINANCE §3.8.3.G
  - OPEN SPACE PROVIDED: ± 45% (± 0.99 ac.)
- OPEN SPACE, 50' WIDE OPEN SPACE 25%+ (± 0.54 ac.)
  - OPEN SPACE, 0' - 49' WIDE OPEN SPACE 20%+ (± 0.45 ac.)
  - PEDESTRIAN CIRCULATION

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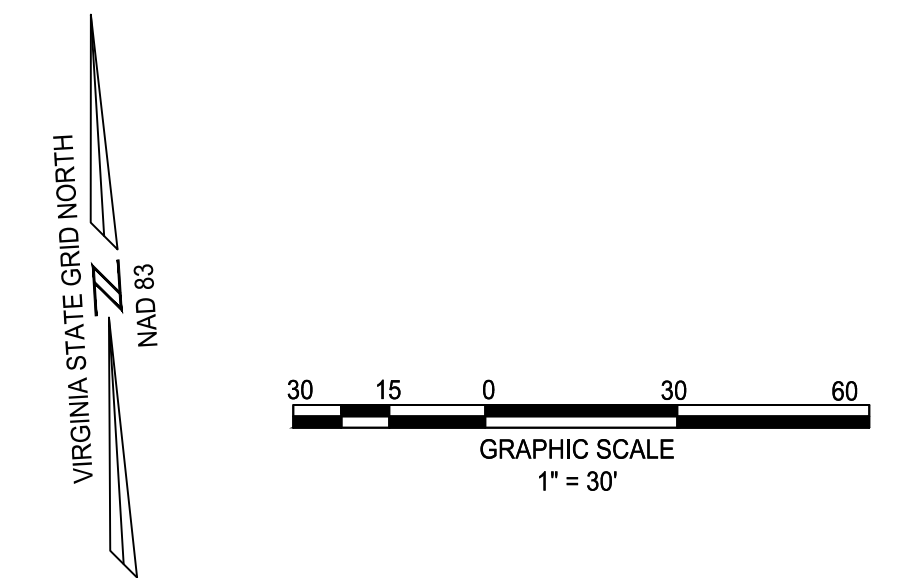
**N29 RESIDENCES  
 GENERAL DEVELOPMENT PLAN**  
 CITY OF FAIRFAX, VA

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

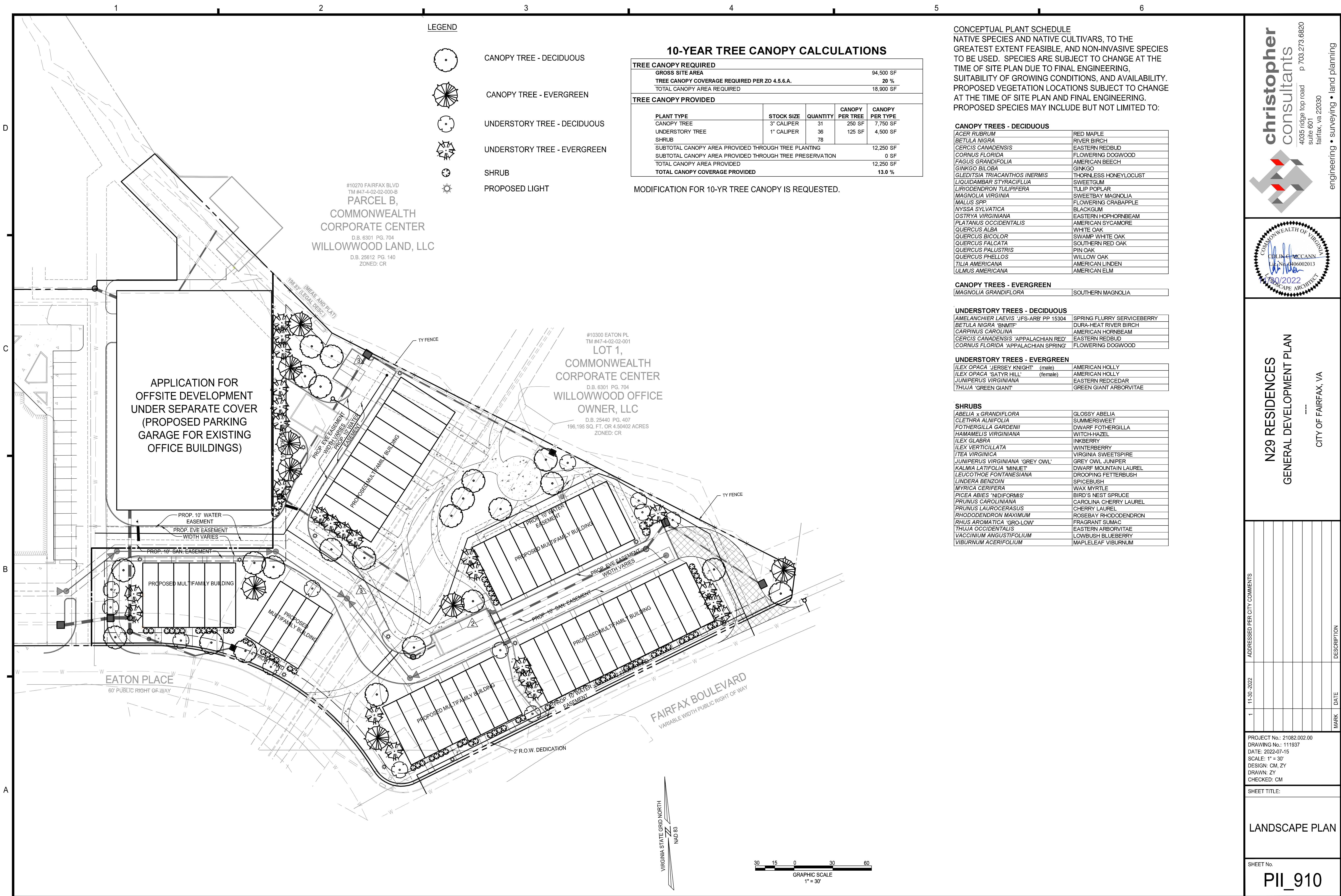
PROJECT No.: 21082.002.00  
 DRAWING No.: 111937  
 DATE: 2022-07-15  
 SCALE: 1" = 30'  
 DESIGN: LBD  
 DRAWN: ZY  
 CHECKED: JR

**OPEN SPACE PLAN**

SHEET No.  
**PII\_900**







- LEGEND**
- CANOPY TREE - DECIDUOUS
  - CANOPY TREE - EVERGREEN
  - UNDERSTORY TREE - DECIDUOUS
  - UNDERSTORY TREE - EVERGREEN
  - SHRUB
  - PROPOSED LIGHT

**10-YEAR TREE CANOPY CALCULATIONS**

TREE CANOPY REQUIRED				
GROSS SITE AREA	94,500 SF			
TREE CANOPY COVERAGE REQUIRED PER ZO 4.5.6.A.	20 %			
TOTAL CANOPY AREA REQUIRED	18,900 SF			
TREE CANOPY PROVIDED				
PLANT TYPE	STOCK SIZE	QUANTITY	CANOPY PER TREE	CANOPY PER TYPE
CANOPY TREE	3" CALIPER	31	250 SF	7,750 SF
UNDERSTORY TREE	1" CALIPER	36	125 SF	4,500 SF
SHRUB		78		
SUBTOTAL CANOPY AREA PROVIDED THROUGH TREE PLANTING				12,250 SF
SUBTOTAL CANOPY AREA PROVIDED THROUGH TREE PRESERVATION				0 SF
TOTAL CANOPY AREA PROVIDED				12,250 SF
TOTAL CANOPY COVERAGE PROVIDED				13.0 %

MODIFICATION FOR 10-YR TREE CANOPY IS REQUESTED.

**CONCEPTUAL PLANT SCHEDULE**  
 NATIVE SPECIES AND NATIVE CULTIVARS, TO THE GREATEST EXTENT FEASIBLE, AND NON-INVASIVE SPECIES TO BE USED. SPECIES ARE SUBJECT TO CHANGE AT THE TIME OF SITE PLAN DUE TO FINAL ENGINEERING, SUITABILITY OF GROWING CONDITIONS, AND AVAILABILITY. PROPOSED VEGETATION LOCATIONS SUBJECT TO CHANGE AT THE TIME OF SITE PLAN AND FINAL ENGINEERING. PROPOSED SPECIES MAY INCLUDE BUT NOT LIMITED TO:

**CANOPY TREES - DECIDUOUS**

ACER RUBRUM	RED MAPLE
BETULA NIGRA	RIVER BIRCH
CERCIS CANADENSIS	EASTERN REDBUD
CORNUS FLORIDA	FLOWERING DOGWOOD
FAGUS GRANDIFOLIA	AMERICAN BEECH
GINKGO BILBOA	GINKGO
GLEDITSIA TRIACANTHOS INERMIS	THORNLESS HONEYLOCUST
LIQUIDAMBAR STYRACIFLUA	SWEETGUM
LIRIODENDRON TULIPIFERA	TULIP POPLAR
MAGNOLIA VIRGINIA	SWEETBAY MAGNOLIA
MALUS SPP.	FLOWERING CRABAPPLE
NYSSA SYLVATICA	BLACKGUM
OSTRYA VIRGINIANA	EASTERN HOPHORNBEAM
PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE
QUERCUS ALBA	WHITE OAK
QUERCUS BICOLOR	SWAMP WHITE OAK
QUERCUS FALCATA	SOUTHERN RED OAK
QUERCUS PALUSTRIS	PIN OAK
QUERCUS PHELLOS	WILLOW OAK
TILIA AMERICANA	AMERICAN LINDEN
ULMUS AMERICANA	AMERICAN ELM

**CANOPY TREES - EVERGREEN**

MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA
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**UNDERSTORY TREES - DECIDUOUS**

AMELANCHIER LAEVIS 'JFS-ARB' PP 15304	SPRING FLURRY SERVICEBERRY
BETULA NIGRA 'BNMT'	DURA-HEAT RIVER BIRCH
CARPINUS CAROLINA	AMERICAN HORNBEAM
CERCIS CANADENSIS 'APPALACHIAN RED'	EASTERN REDBUD
CORNUS FLORIDA 'APPALACHIAN SPRING'	FLOWERING DOGWOOD

**UNDERSTORY TREES - EVERGREEN**

ILEX OPACA 'JERSEY KNIGHT' (male)	AMERICAN HOLLY
ILEX OPACA 'SATYR HILL' (female)	AMERICAN HOLLY
JUNIPERUS VIRGINIANA	EASTERN REDCEDAR
THUJA 'GREEN GIANT'	GREEN GIANT ARBORVITAE

**SHRUBS**

ABELIA x GRANDIFLORA	GLOSSY ABELIA
CLETHRA ALNIFOLIA	SUMMERSWEET
FOTHERGILLA GARDENII	DWARF FOTHERGILLA
HAMAMELIS VIRGINIANA	WITCH-HAZEL
ILEX GLABRA	INKBERRY
ILEX VERTICILLATA	WINTERBERRY
ITEA VIRGINICA	VIRGINIA SWEETSPIRE
JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL JUNIPER
KALMIA LATIFOLIA 'MINUET'	DWARF MOUNTAIN LAUREL
LEUCOTHOE FONTANESIANA	DROOPING FETTERBUSH
LINDERA BENZOIN	SPICEBUSH
MYRICA CERIFERA	WAX MYRTLE
PICEA ABIES 'NIDIFORMIS'	BIRD'S NEST SPRUCE
PRUNUS CAROLINIANA	CAROLINA CHERRY LAUREL
PRUNUS LAUROCERASUS	CHERRY LAUREL
RHODODENDRON MAXIMUM	ROSEBAY RHODODENDRON
RHUS AROMATICA 'GRO-LOW'	FRAGRANT SUMAC
THUJA OCCIDENTALIS	EASTERN ARBORVITAE
VACCINIUM ANGUSTIFOLIUM	LOWBUSH BLUEBERRY
VIBURNUM ACERIFOLIUM	MAPLELEAF VIBURNUM

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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: 1" = 30'  
 DESIGN: CM, ZY  
 DRAWN: ZY  
 CHECKED: CM

SHEET TITLE:  
**LANDSCAPE PLAN**

SHEET No.  
**PII\_910**



**Specification:** This is a summary of christopher consultants, ltd. general landscape specification. All work shall follow the procedures outlined in the specifications and details contained herein, which are designed to exceed current industry standards. Should there exist a discrepancy between this specification and the included construction details, the written specification shall take precedence.

**References:** In lieu of providing comprehensive proprietary specifications, the following are referenced to be general default specifications with the following modifications. These modifications and the construction details shown in this plan set shall take precedence over the general referenced specifications.

- "Landscape Specification Guidelines" Landscape Contractors Association of MD, DC, VA - Most current edition.
- "American Standard for Nursery Stock - ANSI Z60.1" by AmericanHort - Most Current Edition
- "TT-77 Recommended Turfgrass Cultivars for Certified Sod Production in Maryland" - Maryland Turfgrass Council
- "Landscape Architecture/Design Specifications for Compost Use" - US Composting Council

If there are discrepancies or contradictions in specification sections or details, the stricter specification shall take precedence. A Request for Information (RFI) can also be submitted for clarification.

**List of Plant Material:** The contractor will verify plant quantities prior to bidding and any discrepancies shall be brought to the attention of the Owner's Representative. The Contractor shall furnish and install all plant materials required to complete the work as shown on the drawings. Quantities in the planting schedule shall take precedence over quantities graphically shown on the plan. Substitutions shall not be made without the written approval of the Owner's Representative.

**Plant Identification:** All trees shall be true to name as on plant schedule or shown on planting plans and shall be correctly labeled individually or in groups by genus, species, variety and cultivar. Labels are to remain intact until site is approved through agency inspection, substantial completion approval, or per Owner's Representative's instruction.

**Plant Quality:** All plant materials shall conform to the size and form standards set forth in the latest edition of AmericanHort's "American Standard for Nursery Stock - ANSI Z60.1". Above Ground: Trees shall be healthy with the color, shape, size, and distribution of trunk, stems, branches, buds and leaves typical of the plant specified. Any signs of stress, improper handling (wounds or broken branches), insect or disease damage, or dead/distorted branches should not be present. Trees shall have one central leader (unless otherwise specified) and grafts should be fully closed and visible above the soil line. A minimum of 3 structural roots should be reasonably distributed around the trunk (reject a tree with structural roots only on one side), the root crown should not be more than 2 inches below the soil line, the top 2 structural roots should not be more than 3 inches below the soil line when measured 4 inches away from the trunk. The top of the other structural root should not be more than 5 inches below the surface. The root system should be free of potentially stem-girdling or kinked roots above the root collar and main structural roots.

**Inspection:** Plants are to be inspected upon delivery to contractor by a contractor's representative and/or owner's representative. Trees not presenting proper form, incorrect variety, signs of poor health or over-stress, and girdling roots are to be rejected.

**Storage & Transport:** Plant materials should be protected from desiccation during transport via breathable fabric covering the canopy and by watering rootball/pot thoroughly immediately prior to transport. Plant materials should be installed on day of delivery to site. If that is not possible, a temporary storage area can be constructed on-site. Plants are not to be stored on bare asphalt. If storage area is asphalt, cover bare asphalt with a layer of woodchips. Storage should be in shade, and plants be regularly watered at root-ball level, and spaced so foliage from one plant does not interfere with foliage of another. Tall plant materials are to remain upright during storage. Longer term storage plants are to be heeled-in or stored in mulch to the top of the container/root ball. Plant materials shall not be stored on-site for more than two weeks. Plants stored improperly or for too long may be subject to rejection and replacement dependent on ultimate planting condition.

**Planting:** Plantings shall be installed in accordance with details and specifications on this sheet. Details and specifications for other specific landscape items, such as tree preservation or erosion control may be found elsewhere in this drawing set on their own respective sheet. For items not specifically addressed by this plan set, refer to the latest edition of the "Landscape Specification Guidelines" developed by the Landscape Contractors Association of MD, DC, and VA. Should there be any ambiguities or questions, please utilize the formal RFI/Submittal process.

**Trees:** The planting hole diameter is to be at a minimum three times the diameter of the root ball. The depth of the planting hole shall be dug so that the shoulder of the root flare is at the level of the existing grade leaving the root flare slightly higher. When planting on a slope, the depth of the hole shall be dug so that the bottom of the root flare is at the level of the existing grade at the sides of the hole. If the planting hole is mechanically dug, the hole is to be scarified by slightly enlarging hole by hand digging the sides and bottom to prevent glazing. The sides of the hole should be vertical or sloping outward. Holes are not to be dug when soil is saturated. For balled and burlapped trees, the wire root ball cage is to be removed and burlap is to be cut and completely removed from the top and a minimum of 8" to 12" down the side of the root ball. Do not fold burlap down into hole, it must be removed. Any synthetic materials are to be completely removed from the trunk and root ball. Backfill in lifts using the same soil dug to create the hole, being careful not to over-compact the soil. Inoculate backfill soil or rootball with an approved balanced (Endo/Ecto) commercial mycorrhizae application. Do not amend or add fertilizer unless expressly specified to do so or is part of the approved mycorrhizae inoculant product. Do not place any soil on top of root ball. Trees are to be mulched to full depth specified immediately after planting. A 1/2" layer of approved compost is to be placed under the mulch layer. Do not place mulch against tree trunk.

**Staking:** Staking (if any) is to be installed per the accompanying details, utilizing tree webbing straps with grommets to prevent wire from coming in contact with the tree. While not preferred, full tree webbing systems are also permissible if approved through submittal, and installed per manufacturer's instructions. Wire is to be tensioned to allow for 1/2 inch of deflection up or down, and tension shall be rechecked and adjusted on a regular basis. Staking is to be removed as soon as possible after one year. GARDEN HOSE IS NOT TO BE UTILIZED FOR STAKING.

**Irrigation:** For permanent systems, irrigation should be largely installed prior to plant installation to avoid having to disturb planting beds or move plants to accommodate the installation of the irrigation system. For sites with no permanent irrigation system, Trees are to be irrigated until established by the use of temporary water bags through one growing year or until established. Shrubs, perennial beds, and lawns are to be thoroughly hand-watered or by movable temporary irrigation (sprinklers or drip hose) as necessary to reflect local weather conditions. Watering is to be deep into the soil and infrequent, as opposed to light surficial watering performed often.

**Shrubs:** For container shrubs, the planting hole is to be dug 3 times the width of the intact container. The container is to be completely removed and the sides of the soil/root clump scarified with a sterile sharp knife. They shall be planted so that the top of the soil level of the container is no more than 1.5" above the original grade. For balled and burlapped shrubs, remove as much burlap as possible from the top and sides of the rootball. Do not fold burlap into hole. Plant with the root flare slightly higher than the surrounding grade. Backfill with soil dug to create the hole. Do not cover top of root ball/clump.

**Ground Covers/Perennials:** Beds are to be prepared by tilling well to a minimum depth of 6", and soils shall be amended by incorporating 1" of compost meeting the US Composting Council reference specification, 1" of worm castings and/or well decomposed commercially produced compost, or a Class A biosolid also meeting the referenced US Composting Council specification prior to planting. Apply 3" of shredded non-dyed hardwood mulch immediately after planting.

**Compacted or Poorly Drained Soils:** For sites with heavily compacted or poorly draining soils, alternate planting methods will need to be employed. Contact project Landscape Architect for additional planting details and specifications should either unforeseen condition be encountered.

**Conflicts with Existing Roots:** Proposed landscape may be shown to be planted in the Critical Root Zones of existing large trees. Should, in the course of planting, large woody roots be discovered belonging to adjacent large trees that are to be preserved, shift the planting location of the tree to be planted to avoid cutting the woody root. Should a suitable planting location not be found within the proximity of where a proposed tree is to be planted, contact the project landscape architect for alternate planting location and recording of the discrepancy for landscape inspection/approval purposes.

**Irrigation:** New plant materials are to be watered as necessary to maintain health. If no permanent irrigation system is installed, trees are to be watered until established through the use of temporary water bags. Shrubs, perennials, and ground covers shall be hand-watered. Infrequent deep watering is preferred to more frequent quick/shallow watering.

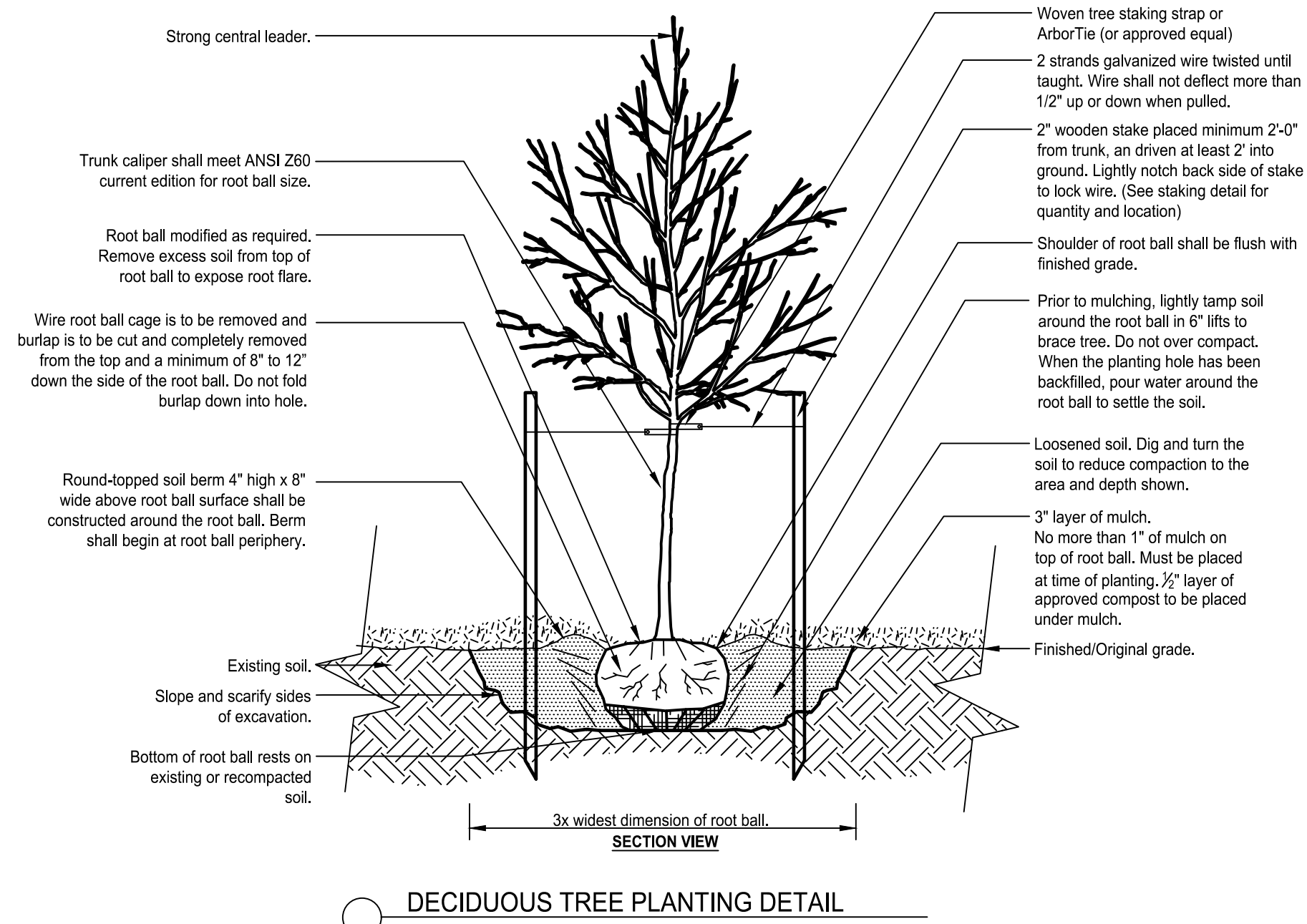
**Lawn Areas:**

**Seeded Lawn Area:** Areas to be seeded shall have planting soil tilled to a depth of 6" and free of stones greater than 1" diameter or length. Any amendments that are to be added should be tilled into soil prior to seeding. A seed mix composition chart shall be submitted for review prior to installation. Unless specified by the Owner's Representative, the seed mix must contain a minimum of three cultivars or types of grass in the blend, chosen from the recommended cultivars list of the most recent "TT-77 Recommended Turfgrass Cultivars for Certified Sod Production in Maryland" document produced by the University of Maryland and the Maryland Turfgrass Council. Use of cultivars also appearing on the Turfgrass Water Conservation Alliance approved list is encouraged. Seeds coatings that aid in germination, moisture retention and prevent loss to bird consumption are acceptable. Seeded areas are to be covered by a light and loose layer of rapidly degradable mulch such as straw or hydraulically applied cellulose. Use of erosion control blankets or any synthetic webbing is not permissible for lawn areas unless specified by the Owner's Representative.

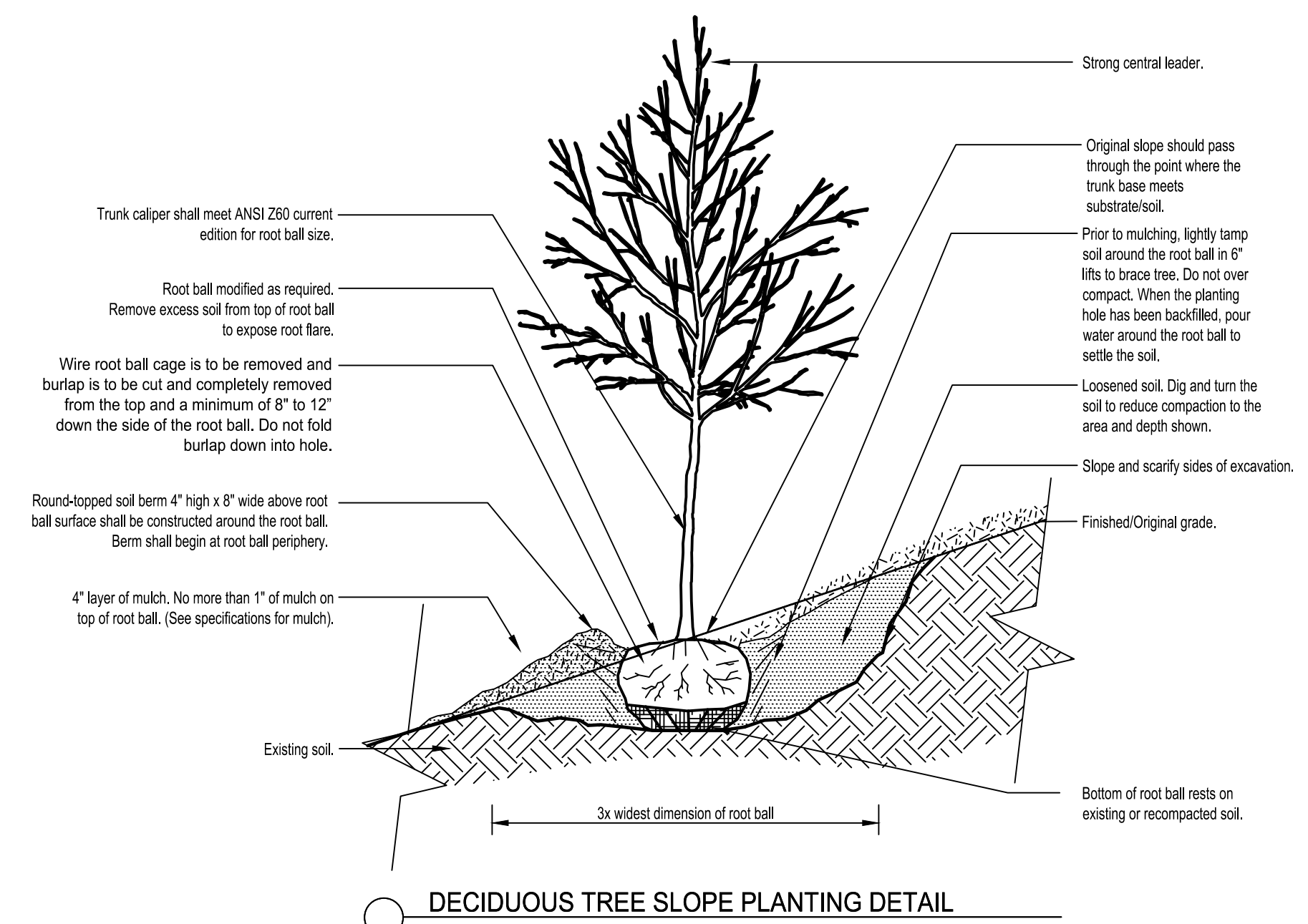
**Sodded Lawn Area:** Unless a proprietary sod is specified by the Owner's Representative, sod must be of a Maryland or Virginia certified variety suited to the specific growing requirements of where it is to be installed. Grower and variety to be submitted to Owner's Representative for review prior to ordering. Certification documentation for all sod is to be provided to the Owner's Representative upon delivery. For installation on slopes, the Contractor shall use biodegradable sod spikes to secure sod in place. Metal sod staples are not to be utilized for installation.

**Invasive Species:** Existing invasive species are to be removed utilizing appropriate approved methods including in the invasive species management plan (if applicable) prior to the installation of new plant materials, and is subject to inspection, and is a factor in the Certification of Installation.

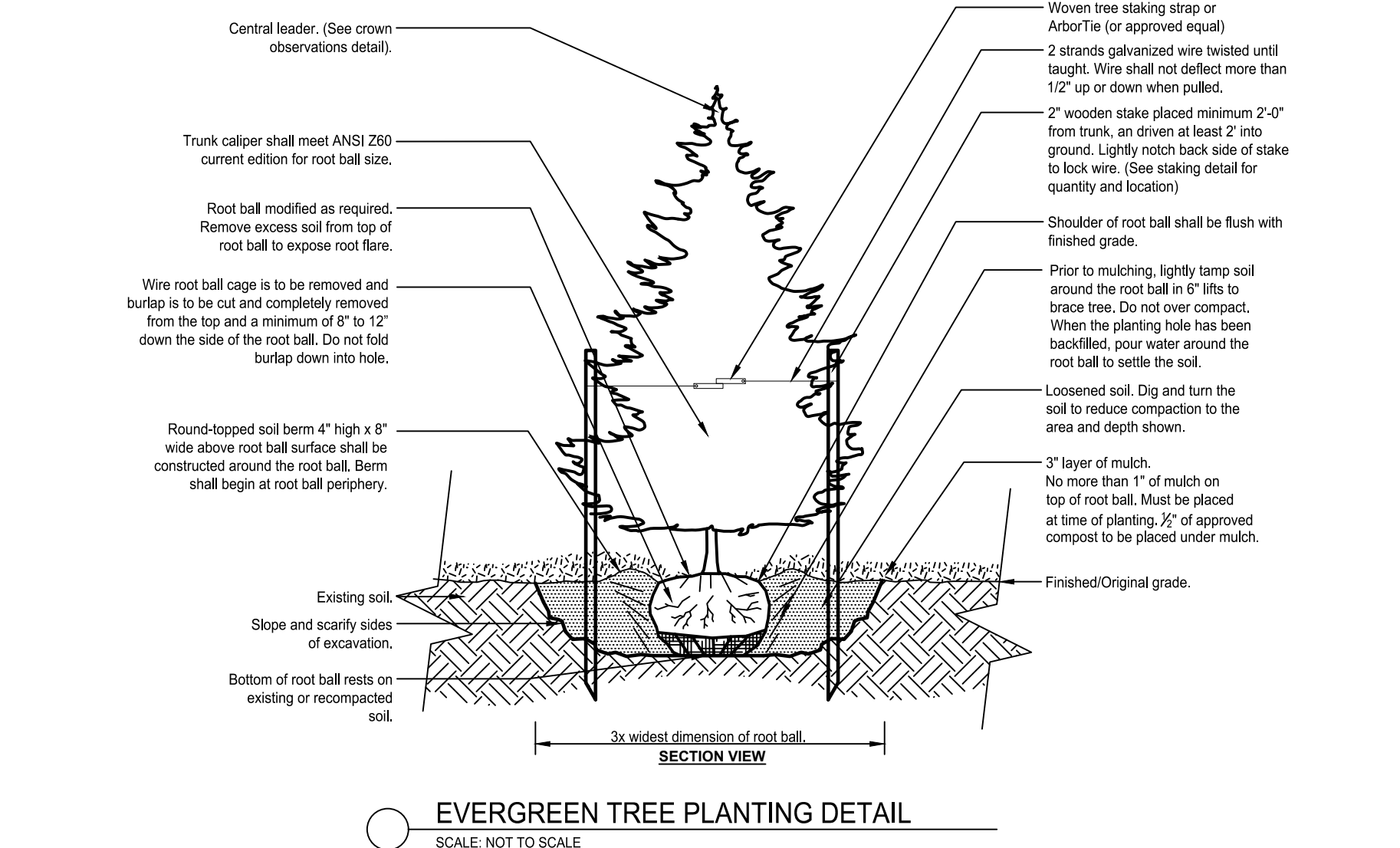
**NOTE:** These specifications and details are based on those developed by the Urban Tree Foundation, and have been improved to reflect current research and in planting. The ISA has also accepted and reference the UTF details in place of their own. The specifications and details illustrated in this plan set exceed the standards set in the ISA, LCA, and local jurisdictional planting details and specifications.



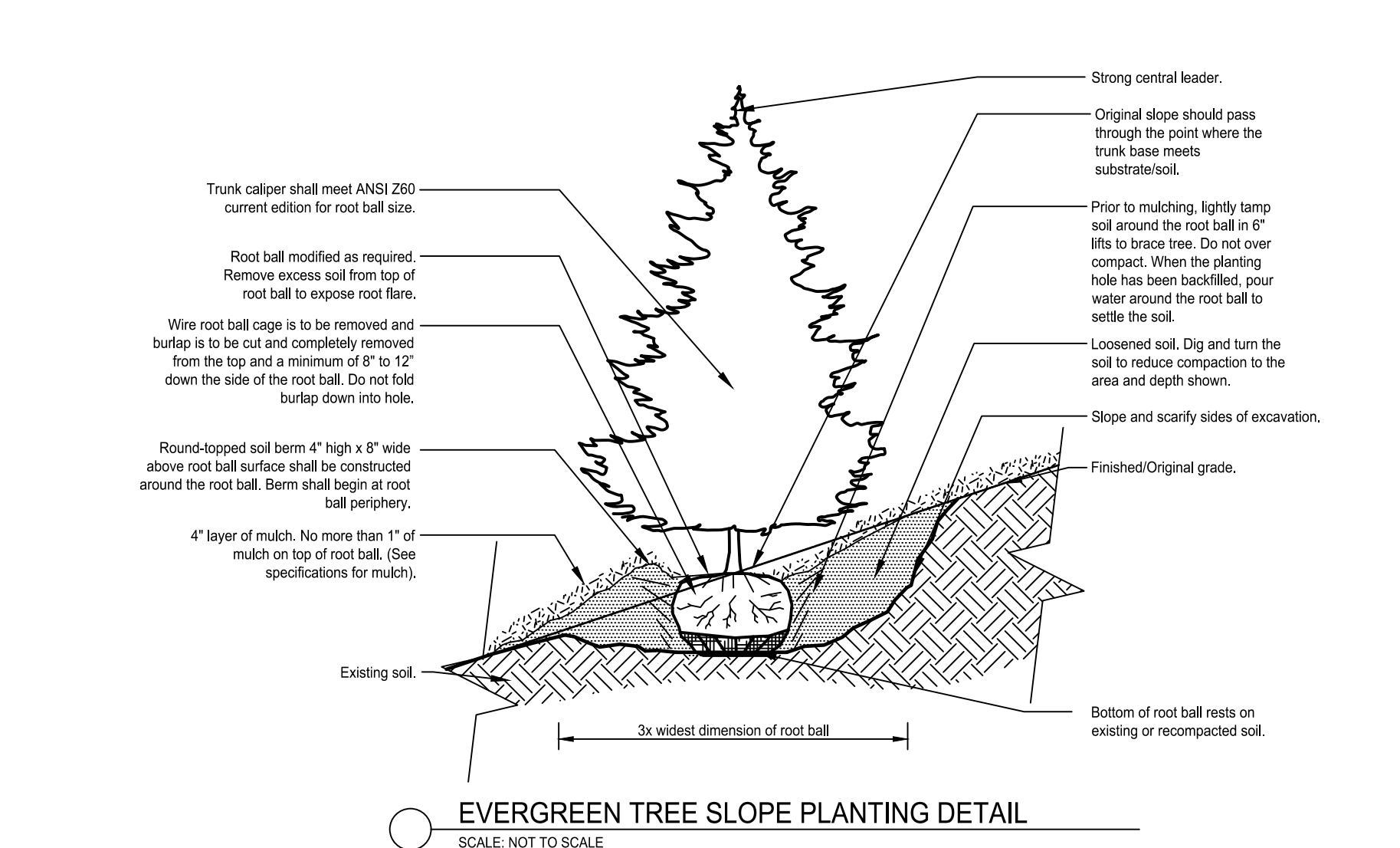
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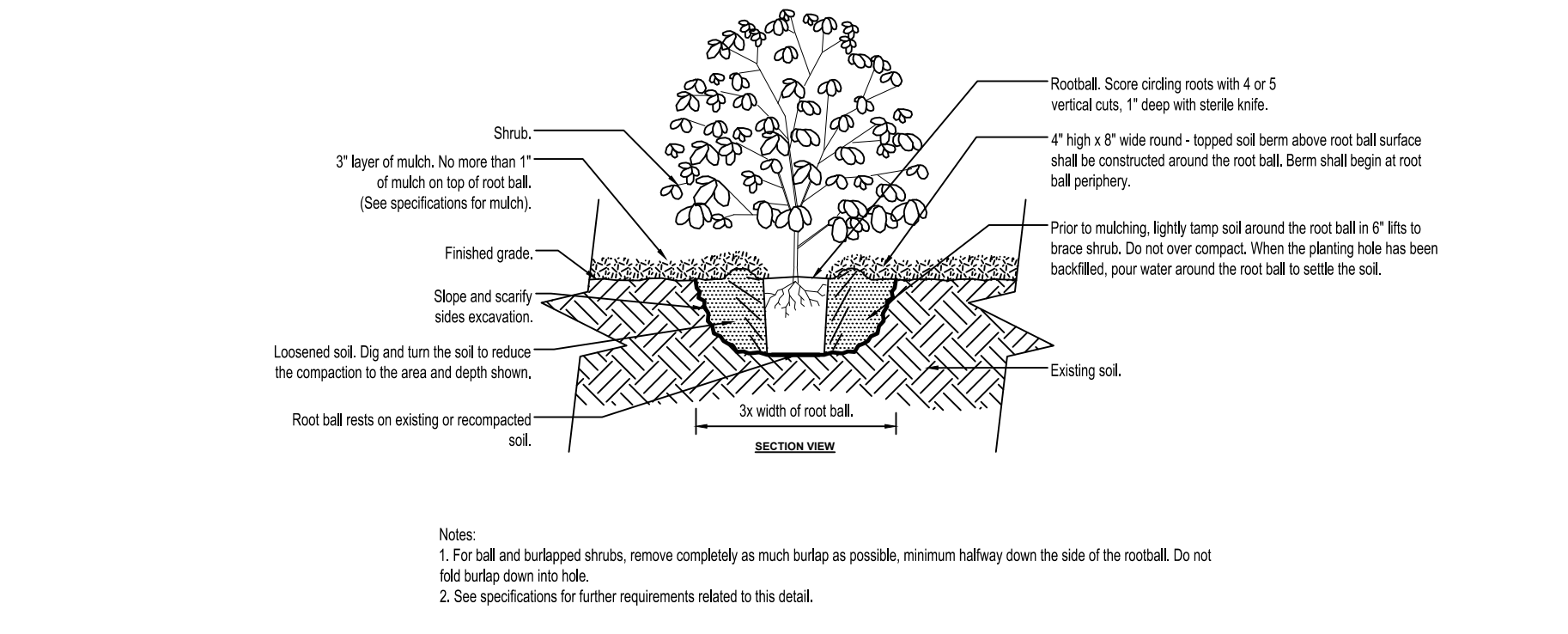
DECIDUOUS TREE SLOPE PLANTING DETAIL  
SCALE: NOT TO SCALE



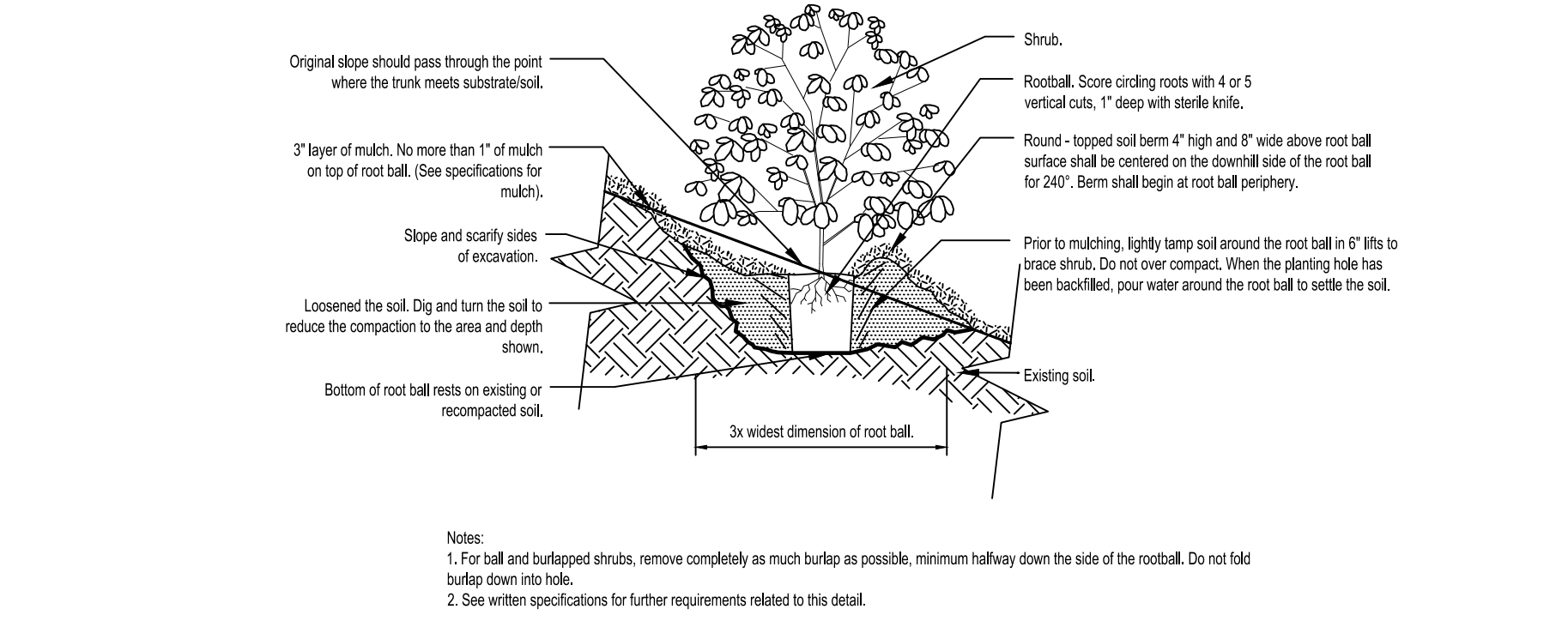
EVERGREEN TREE PLANTING DETAIL  
SCALE: NOT TO SCALE



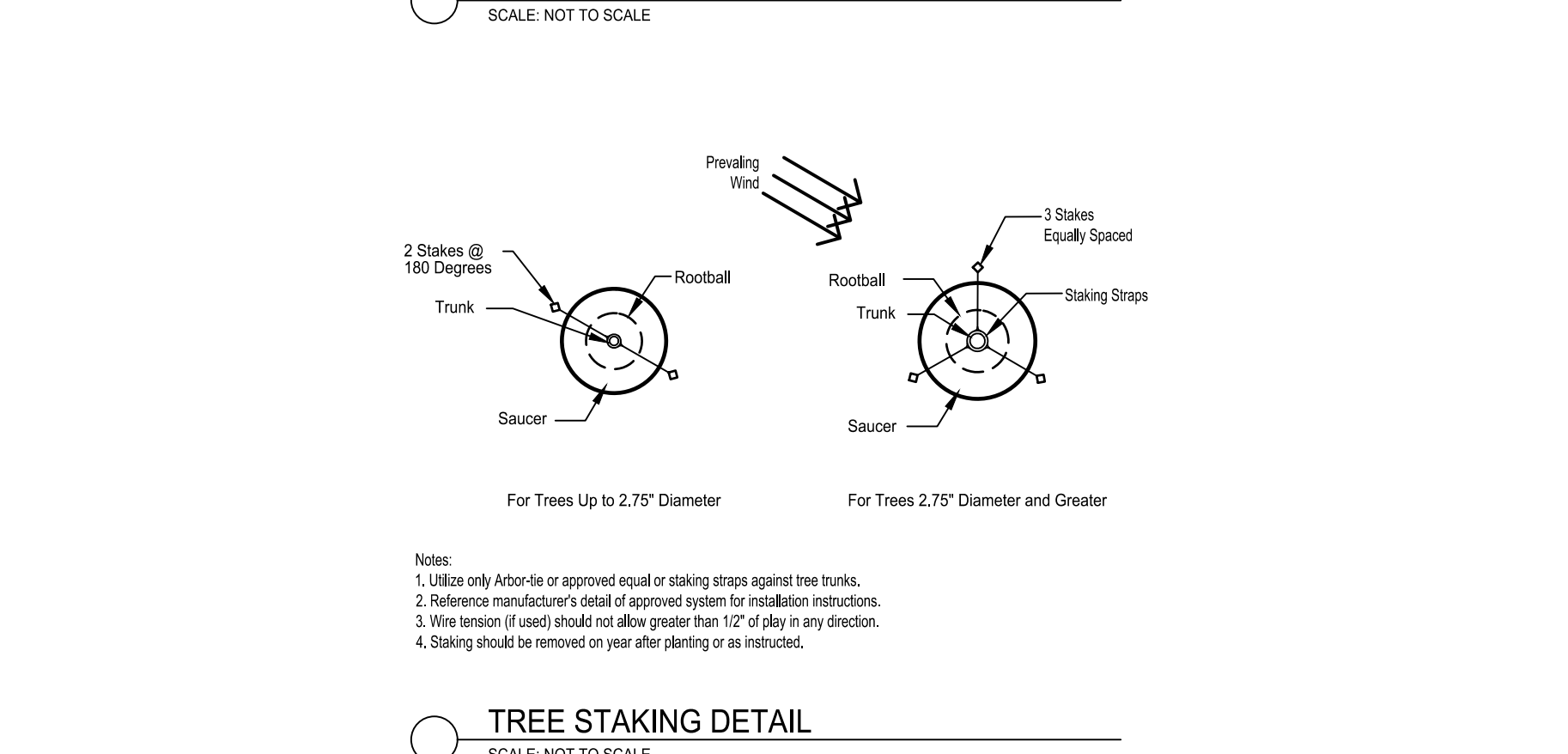
EVERGREEN TREE SLOPE PLANTING DETAIL  
SCALE: NOT TO SCALE



SHRUB PLANTING DETAIL  
SCALE: NOT TO SCALE



SHRUB SLOPE PLANTING DETAIL  
SCALE: NOT TO SCALE



TREE STAKING DETAIL  
SCALE: NOT TO SCALE

**christopher consultants**  
4035 ridge top road  
suite 601  
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p 703.273.6620  
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COMMONWEALTH OF VIRGINIA  
C. J. McCann  
L.S. No. 406602013  
1/18/2022  
LANDSCAPE ARCHITECT

**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: LBD  
DRAWN: LBD  
CHECKED: CM

SHEET TITLE:  
**LANDSCAPE DETAILS**

SHEET No.  
**PII\_911**