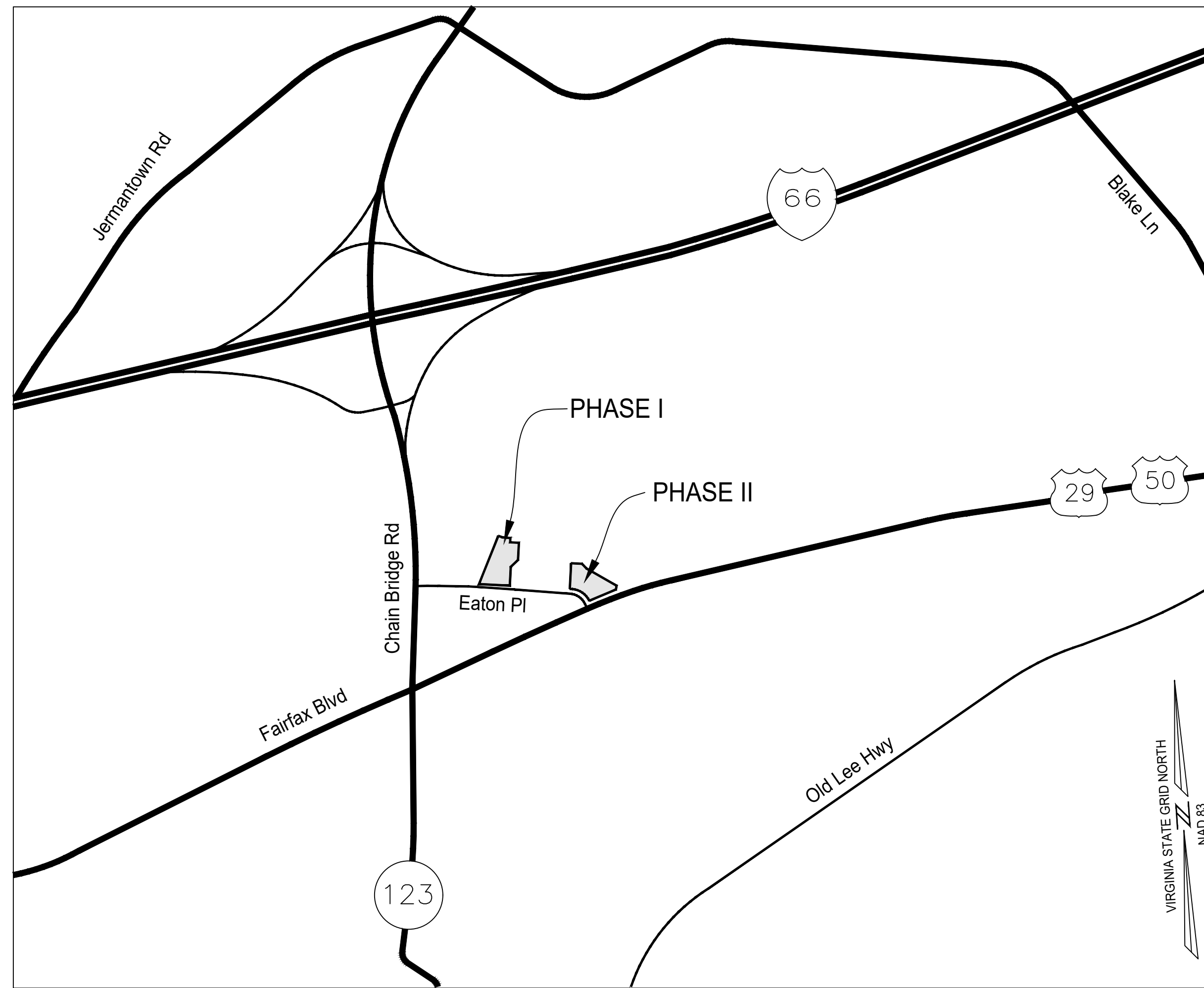


# GENERAL DEVELOPMENT PLAN PHASE I: N29 APARTMENTS

## CITY OF FAIRFAX, VIRGINIA

Sheet Number	Sheet Title
P_000	COVER SHEET
P_001	CONTEXTUAL PLAN OF APPLICATION AREAS
PI_100	NOTES
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_411B	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	OUTFALL 1 HYDROGRAPHS
PI_504	OUTFALL 2 HYDROGRAPHS
PI_600	SANITARY SEWER ANALYSIS
PI_601	SANITARY SEWER OFF-SITE MAP
PI_800	FIRE SERVICE PLAN
PI_801	TURNING MOVEMENTS - DELIVERY TRUCK
PI_830	SIGHT DISTANCE
PI_831	SIGHT DISTANCE
PI_900	OPEN SPACE PLAN
PI_910	LANDSCAPE PLAN
PI_911	STREETSCAPE EXHIBIT
PI_912	ENLARGEMENT PLAN
PI_920	LANDSCAPE DETAILS
PI_950	LIGHTING PLAN
PI_951	LIGHTING 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

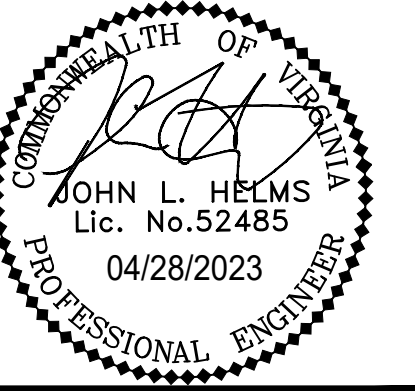
OWNER  
WILLOWOOD OFFICE OWNER LLC  
10300 EATON PLACE  
FAIRFAX, VA 22030

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 now IMEG  
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**

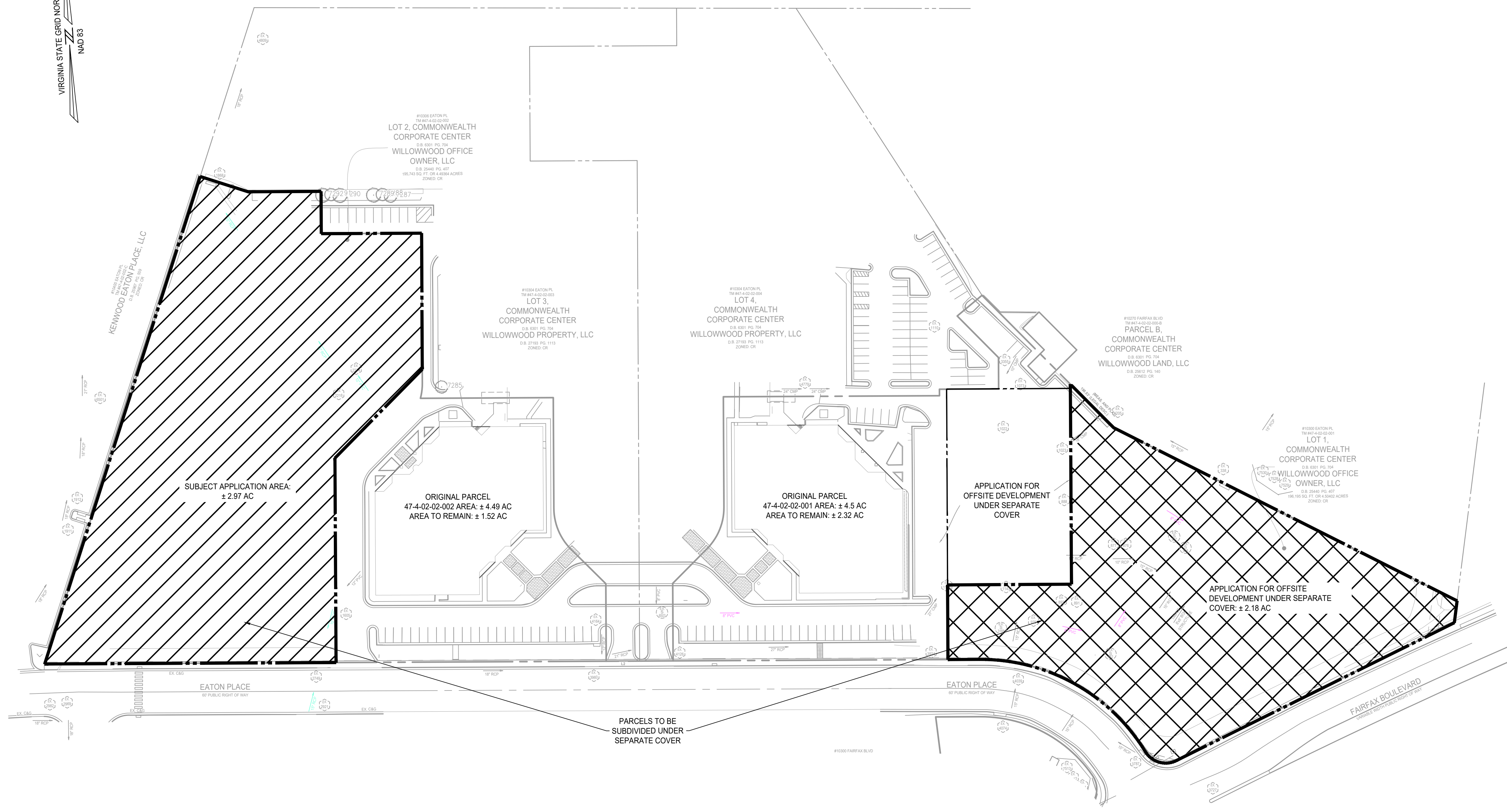
CITY OF FAIRFAX, VA

MARK	DATE	DESCRIPTION
1	11-30-2022	ADDRESSED PER CITY COMMENTS
2	04-28-2023	ADDRESSED PER CITY COMMENTS

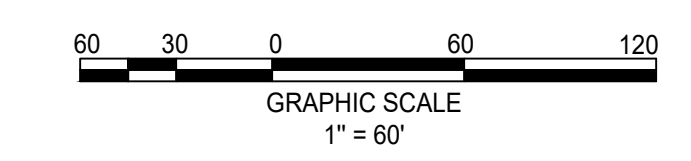
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DRAWING No.: 111772  
DATE: 2022-07-15  
SCALE: 1"= 100'  
DESIGN: LBD  
DRAWN: ZY  
CHECKED: JR

SHEET TITLE:  
**COVER SHEET**

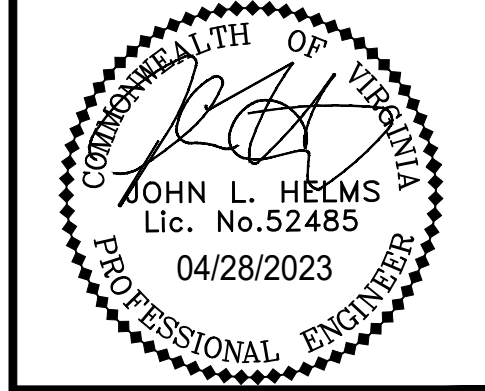
SHEET No.  
**P\_000**



- SUBJECT APPLICATION  
GENERAL DEVELOPMENT PLAN (GDP) PHASE I PARCEL N29 APARTMENTS  
(SHEETS PI\_000 TO PI\_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**  
 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

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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:

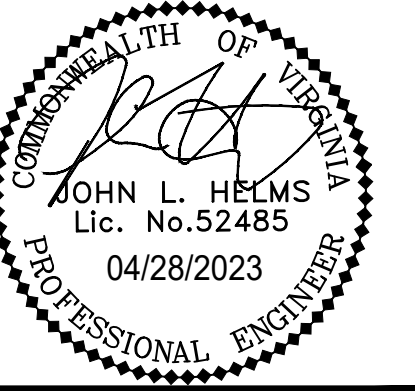
- THE SUBJECT PROPERTY IS A PORTION (± 2.97 AC) THAT WILL BE SUBDIVIDED FROM THE FOLLOWING PARCEL AND IS RECORDED IN THE LAND RECORDS OF FAIRFAX CITY, VIRGINIA:  

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 MULTIFAMILY HOUSING, AND RETAIL. 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 NOW IMEG SERVICES FOR THE PROJECT AS SHOWN HEREON.
- 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 SPECIAL EXCEPTION AND WAIVER REQUESTS:
  - A SPECIAL EXCEPTION OF THE ZONING ORDINANCE SECTION 3.5.1.D REQUIREMENT OF 75% GROUND FLOOR NONRESIDENTIAL USES.
  - A SPECIAL EXCEPTION OF THE ZONING ORDINANCE SECTION 3.6.2 REQUIREMENT OF 24 DU/AC MAXIMUM DENSITY.
  - A SPECIAL EXCEPTION OF THE ZONING ORDINANCE SECTION 3.6.2 REQUIREMENT OF 5 STORY/60 FEET MAXIMUM HEIGHT.
  - A SPECIAL EXCEPTION 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 BY WELLS + ASSOCIATES.
  - 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).
  - A SPECIAL EXCEPTION OF THE ZONING ORDINANCE SECTION 4.4.4 REQUIREMENT OF SIDEWALKS ON BOTH SIDES OF ROAD.
  - A SPECIAL EXCEPTION OF THE ZONING ORDINANCE SECTION 3.6.2 REQUIREMENT FOR MAXIMUM 15' FRONT YARD AND MINIMUM 10' SIDE YARD.



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

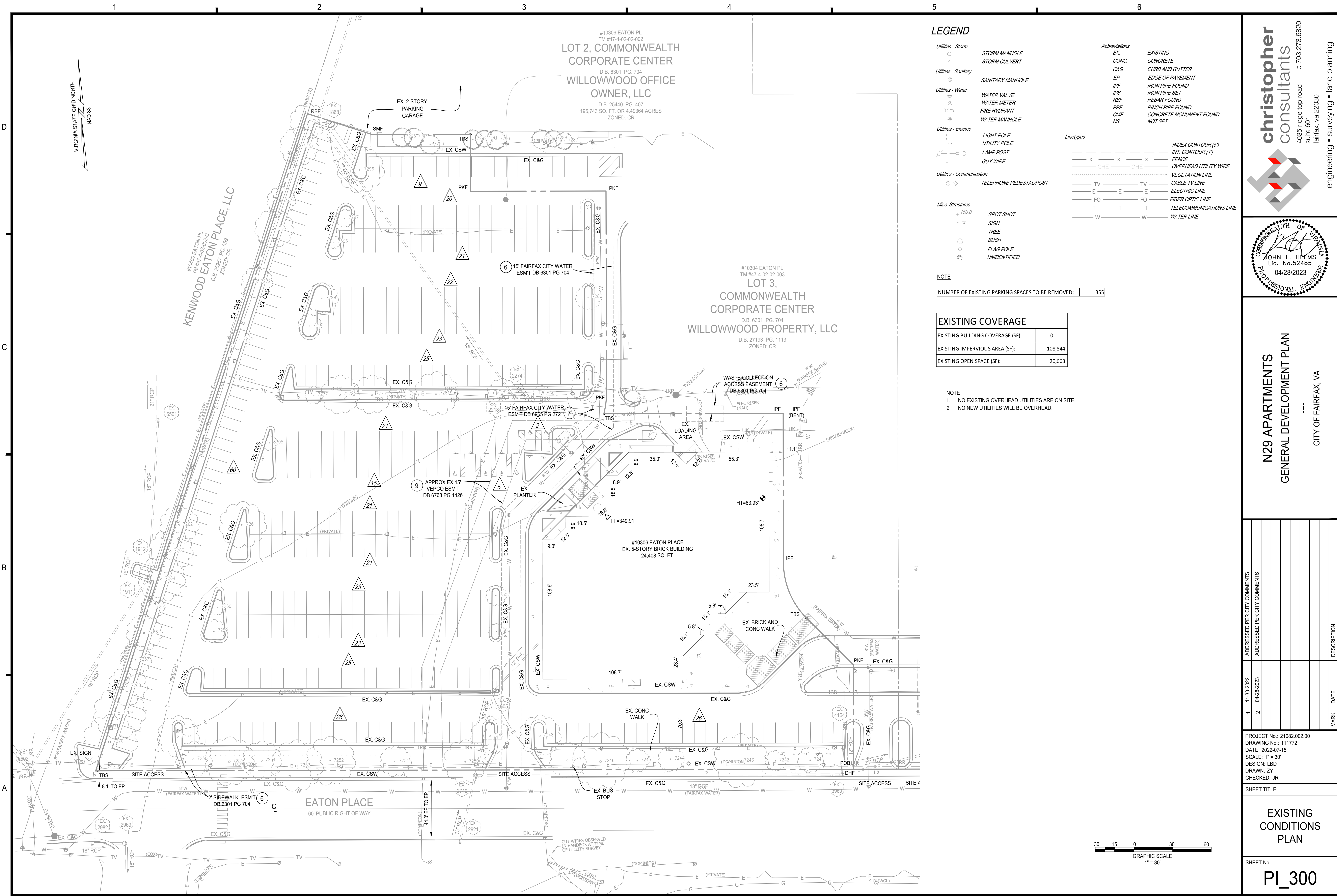
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2	04-28-2023	ADDRESSED PER CITY COMMENTS

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

SHEET TITLE:  
**NOTES**

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 #47-4-02-02-002-C  
**KENWOOD EATON PLACE, LLC**  
D.B. 28687 PG. 559  
ZONED: CR

CUT WIRES OBSERVED IN HANDBOOK AT TIME OF UTILITY SURVEY

**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
  - CABLE TV LINE
  - ELECTRIC LINE
  - FIBER OPTIC LINE
  - TELECOMMUNICATIONS LINE
  - WATER LINE

**NOTE**

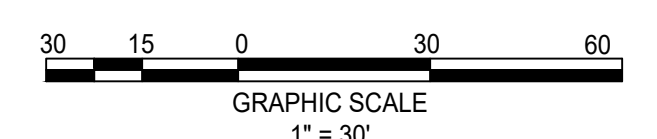
NUMBER OF EXISTING PARKING SPACES TO BE REMOVED: 355

**EXISTING COVERAGE**

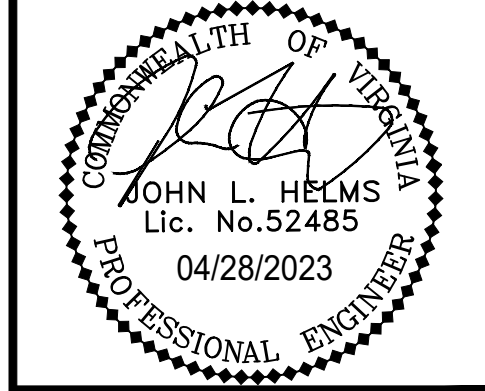
EXISTING BUILDING COVERAGE (SF):	0
EXISTING IMPERVIOUS AREA (SF):	108,844
EXISTING OPEN SPACE (SF):	20,663

**NOTE**

1. NO EXISTING OVERHEAD UTILITIES ARE ON SITE.
2. NO NEW UTILITIES WILL BE OVERHEAD.



**christopher consultants**  
4035 ridge top road p 703.273.6820  
suite 601 fairfax, va 22030  
engineering • surveying • land planning



**N29 APARTMENTS**  
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CITY OF FAIRFAX, VA

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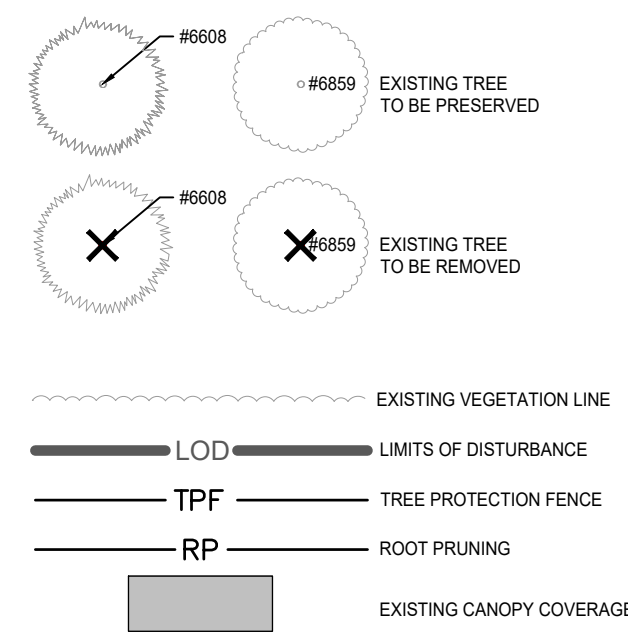
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DRAWING No.: 111772  
DATE: 2022-07-15  
SCALE: 1" = 30'  
DESIGN: LBD  
DRAWN: ZY  
CHECKED: JR

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

#10401 EATON PL  
TM #47-4-02-002-C  
KENWOOD EATON PLACE, LLC  
D.B. 25987 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
7283	THUJA SPP	ARBORVITAE	12	8	73	REMOVE
7284	THUJA SPP	ARBORVITAE	10	8	73	REMOVE
7285	THUJA SPP	ARBORVITAE	10	8	73	REMOVE
7286	QUERCUS PHELLOS	WILLOW OAK	11	18	75	REMOVE
7287	ULMUS AMERICANA	AMERICAN ELM	9	7	75	REMOVE
7289	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.

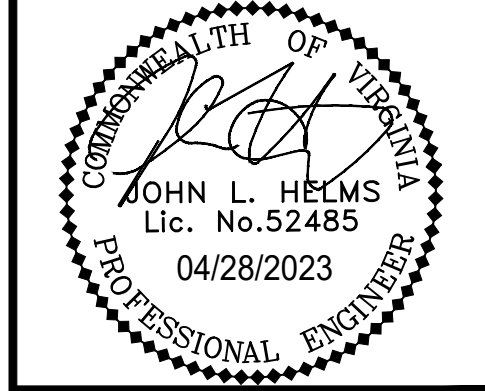
SUMMARY OF TREE REMOVAL	
NUMBER OF EXISTING TREES REMOVED:	56
TREE PROTECTION AREA (SF):	0
NOTES: 7 TREES (NUMBERED 7241, 7242, 7243, 7244, 7245, 7246, 7247, AND 7285) WILL REMAIN SINCE THEY ARE LOCATED OUTSIDE THE PROPERTY BOUNDARY AND WILL NOT BE IMPACTED.	

NOTE: THE TOTAL EXISTING TREE CANOPY COVERAGE IS 20,148 SF

D  
C  
B  
A



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suite 601 fairfax, va 22030  
engineering • surveying • land planning



N29 APARTMENTS  
GENERAL DEVELOPMENT PLAN  
CITY OF FAIRFAX, VA

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

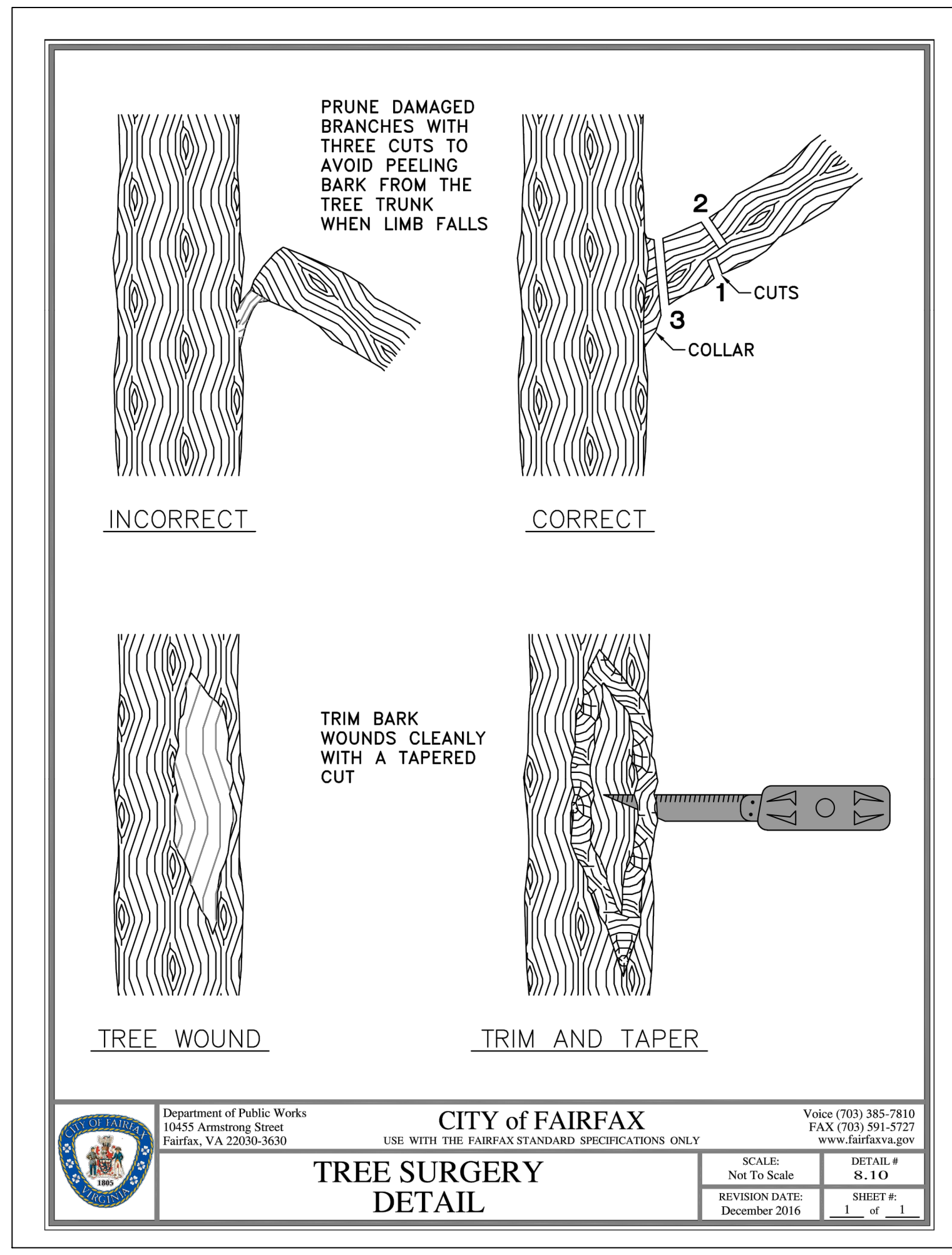
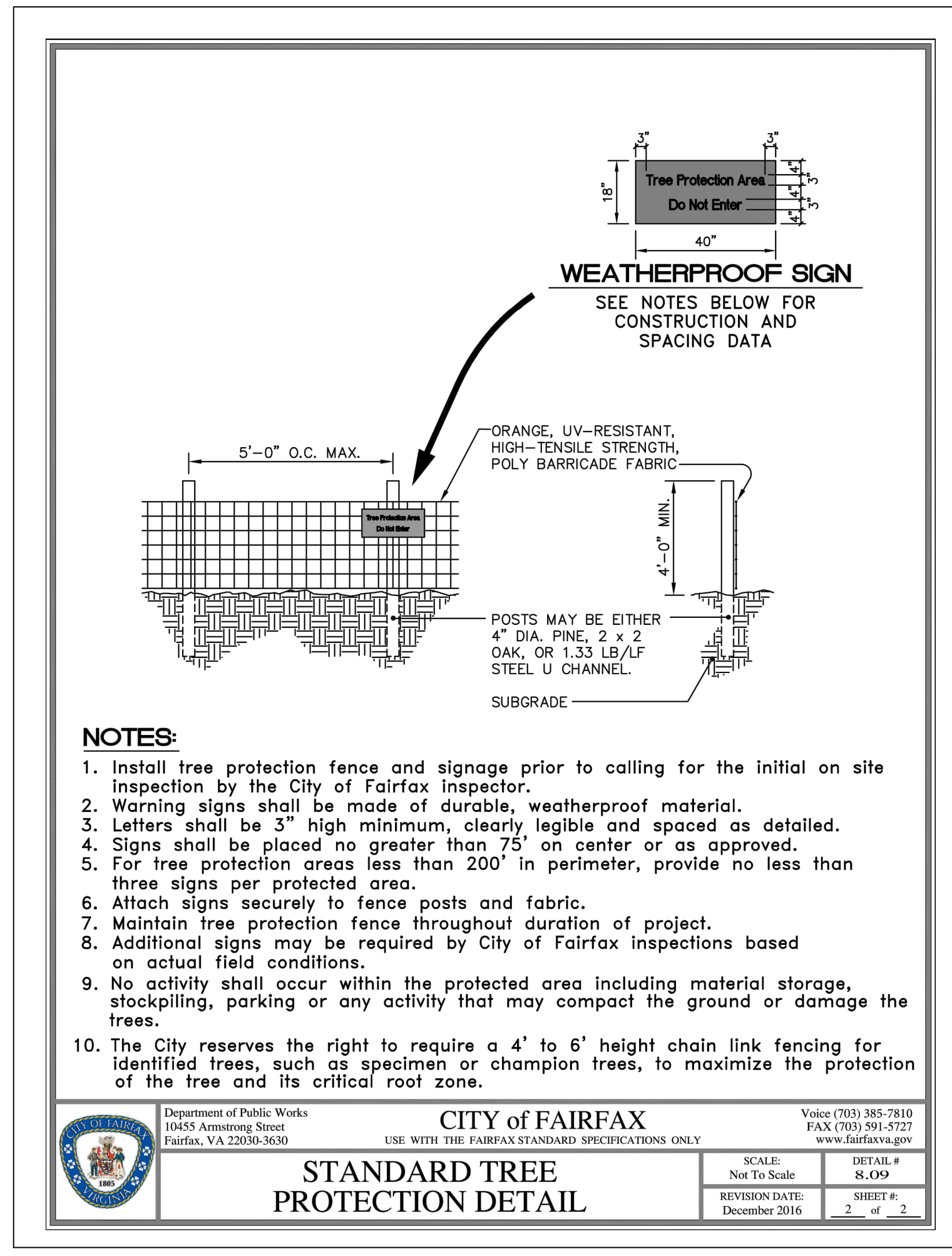
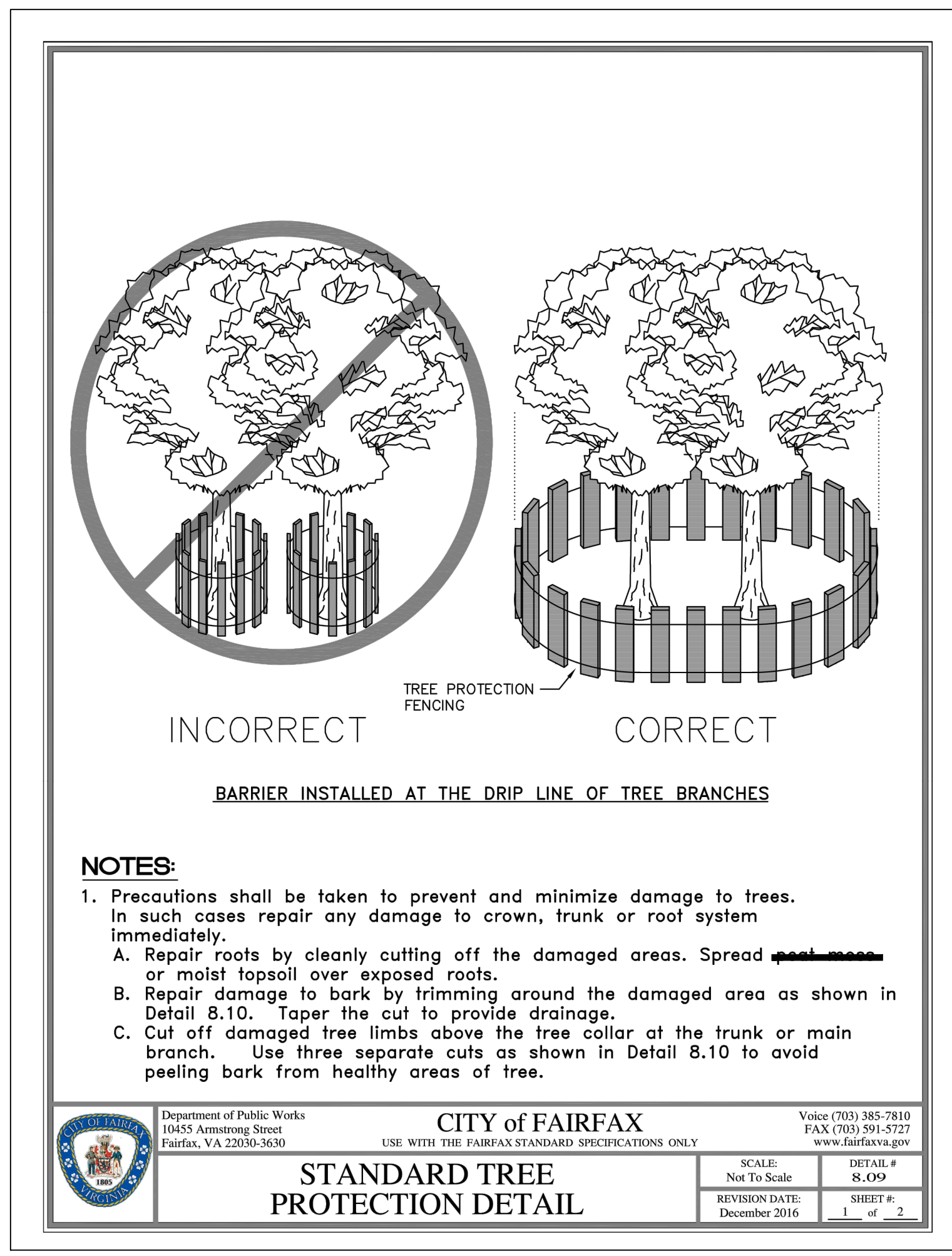
- 4.1.1. FELLING OF TREES INTO PRESERVATION AREAS OR OPERATION OF HEAVY MACHINERY IN SAVE AREAS TO FELL TREES ON THE PERIMETER OF PRESERVATION AREAS.
- 4.1.2. OPERATION OF HEAVY EQUIPMENT OR MACHINERY OF ANY KIND IN PRESERVATION AREAS FOR ANY PURPOSE.
- 4.1.3. PLACEMENT OF EXCESS SOIL, FILL, OR MATERIALS 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.

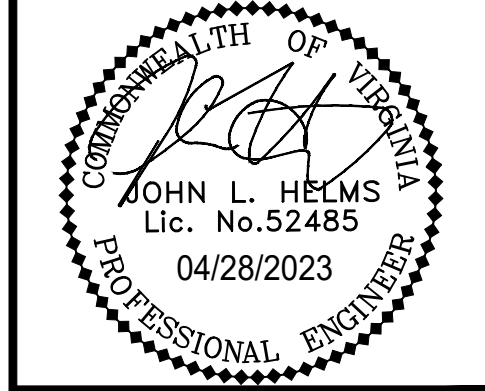
- 4.3. TREES TO REMAIN LOCATED ALONG THE LIMITS OF CLEARING AND GRADING SHALL BE PRUNED DURING CLEARING OPERATIONS TO AVOID MECHANICAL DAMAGE. THIS SHALL BE ADMINSTRATED UNDER THE SUPERVISION OF AN ISA CERTIFIED ARBORIST.

- 4.4. ANY DAMAGE INFLICTED TO THE ABOVE OR BELOW-GROUND PORTIONS OF THE TREES 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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**N29 APARTMENTS**  
GENERAL DEVELOPMENT PLAN  
CITY OF FAIRFAX, VA

MARK	DATE	DESCRIPTION
1	11-30-2022	ADDRESSED PER CITY COMMENTS
2	04-28-2023	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

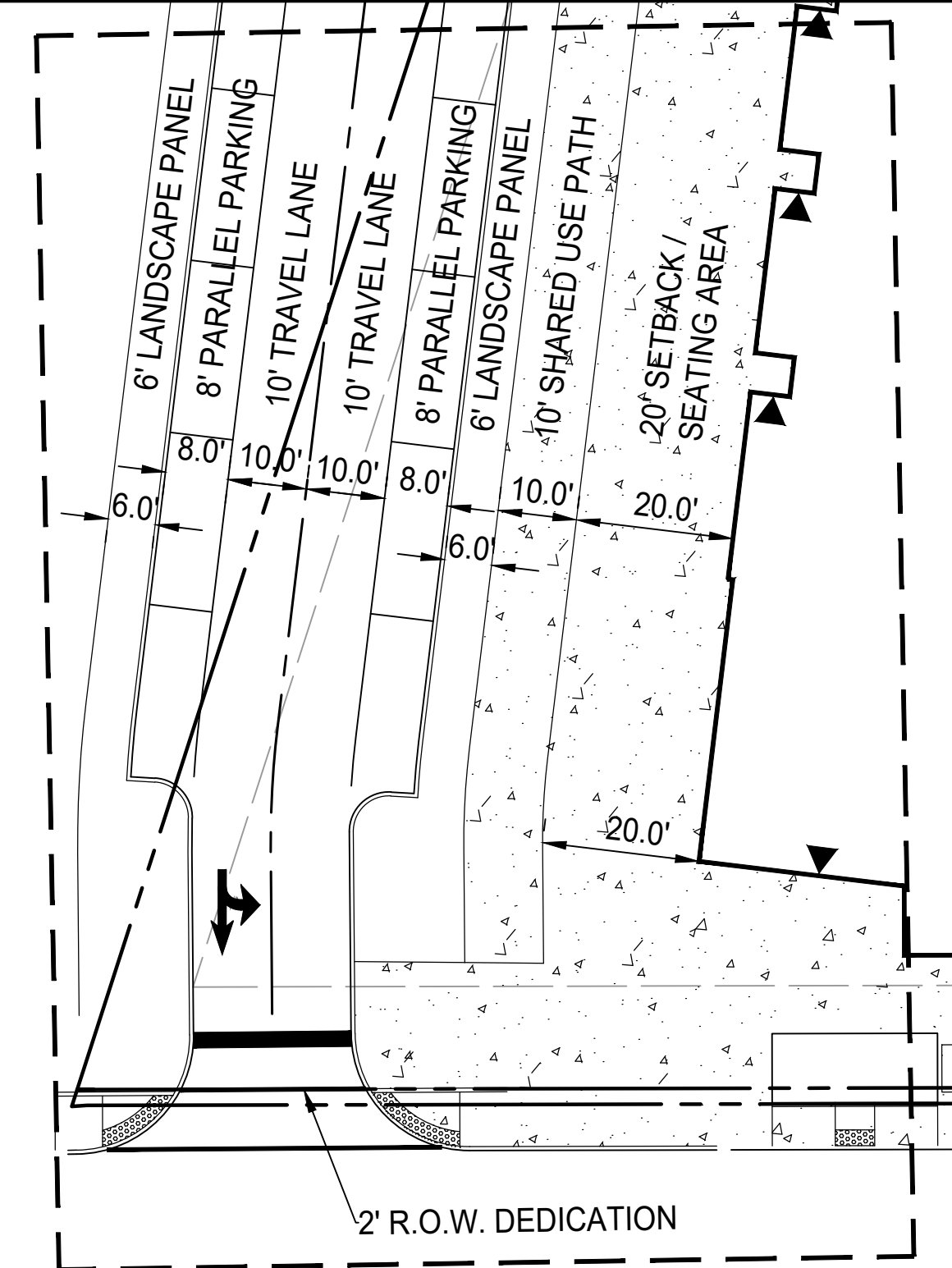
**TREE MANAGEMENT NOTES & DETAILS**



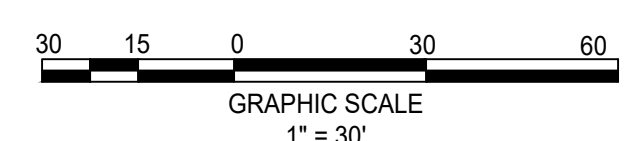
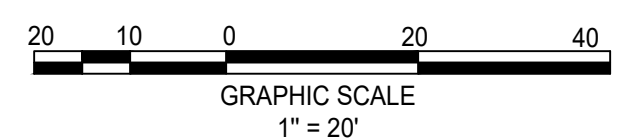


#10306 EATON PL  
TM #47-4-02-02-002  
**LOT 2, COMMONWEALTH CORPORATE CENTER**  
D.B. 6301 PG. 704  
**WILLOWOOD OFFICE OWNER, LLC**  
D.B. 25440 PG. 407  
195,743 SQ. FT. OR 4.49384 ACRES  
ZONED: CR

#10400 EATON PL  
TM #47-4-02-002-C  
**KENWOOD EATON PLACE, LLC**  
D.B. 25687 PG. 559  
ZONED: CR



**FUTURE ALIGNMENT PLAN INSET**



**PROPOSED TABULATIONS FOR DEVELOPMENT PROGRAM**

**SUBJECT PROPERTY AREA**  
REQUIRED: 30,000 SF MINIMUM (CU-COMMERCIAL URBAN)  
PROVIDED: GROSS SITE AREA: ±129,535 SF (±2.97 AC)  
DEDICATION AREA: ±612 SF (±0.01 AC)  
NET: ±128,923 SF (±2.96 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: ±17 FEET  
SIDE YARD: ±5 FEET  
REAR YARD: ±27 FEET

**BUILD-TO LINE**  
REQUIRED: 50%  
PROVIDED: ±86%

**DENSITY: RESIDENTIAL**  
REQUIRED: 24 DU/AC MAXIMUM  
PROVIDED: 90.2 DU/AC - SPECIAL EXCEPTION REQUESTED

**FLOOR AREA: NON-RESIDENTIAL**  
REQUIRED: NO REQUIREMENT  
PROVIDED: RETAIL 1,980 SF  
COMMON AREA 10,148 SF

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

**LOT COVERAGE**  
REQUIRED: 100% MAXIMUM  
PROVIDED: ±86% (±112,083 SF)

**BUILDING COVERAGE**  
REQUIRED: 80% MAXIMUM  
PROVIDED: ±50% (±64,825 SF)

**OFF-STREET PARKING**

REQUIRED:

<b>MULTI-FAMILY - 268 TOTAL UNITS</b>		
170	1 BEDROOM UNITS (1.5 SPACES PER UNIT)	255 SPACES
98	2 & 3 BEDROOM UNITS (2.0 SPACES PER UNIT)	196 SPACES
<b>RETAIL</b>		
1,980 SF	1 SPACE PER 200 SQ. FT. OF FLOOR AREA	10 SPACES

461 PARKING SPACES REQUIRED, TOTAL FOR ALL USES - SPECIAL EXCEPTION REQUESTED

PROVIDED:  
635 SPACES, GARAGE PHASE I (20% COMPACT)  
10 SPACES, PROPOSED SURFACE  
79 SPACES, EXISTING SURFACE  
377 SPACES, GARAGE PHASE II  
1,101 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: 23 SPACES IN GARAGE AND 6 SPACES ALONG WESTERN ROAD

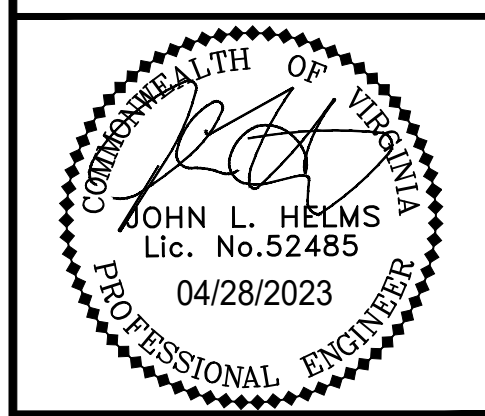
**NOTE**

1. FINAL STREETLIGHT LOCATIONS WILL BE DETERMINED WITH FINAL ENGINEERING AND PHOTOMETRIC ANALYSIS.
2. NO NEW UTILITIES WILL BE OVERHEAD.

LEGEND	
	PROPOSED BUILDING
	PROPOSED SIDEWALK
	PROPOSED CURB
	PROPERTY LINE
	STREETLIGHT

D  
C  
B  
A

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**N29 APARTMENTS  
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CITY OF FAIRFAX, VA

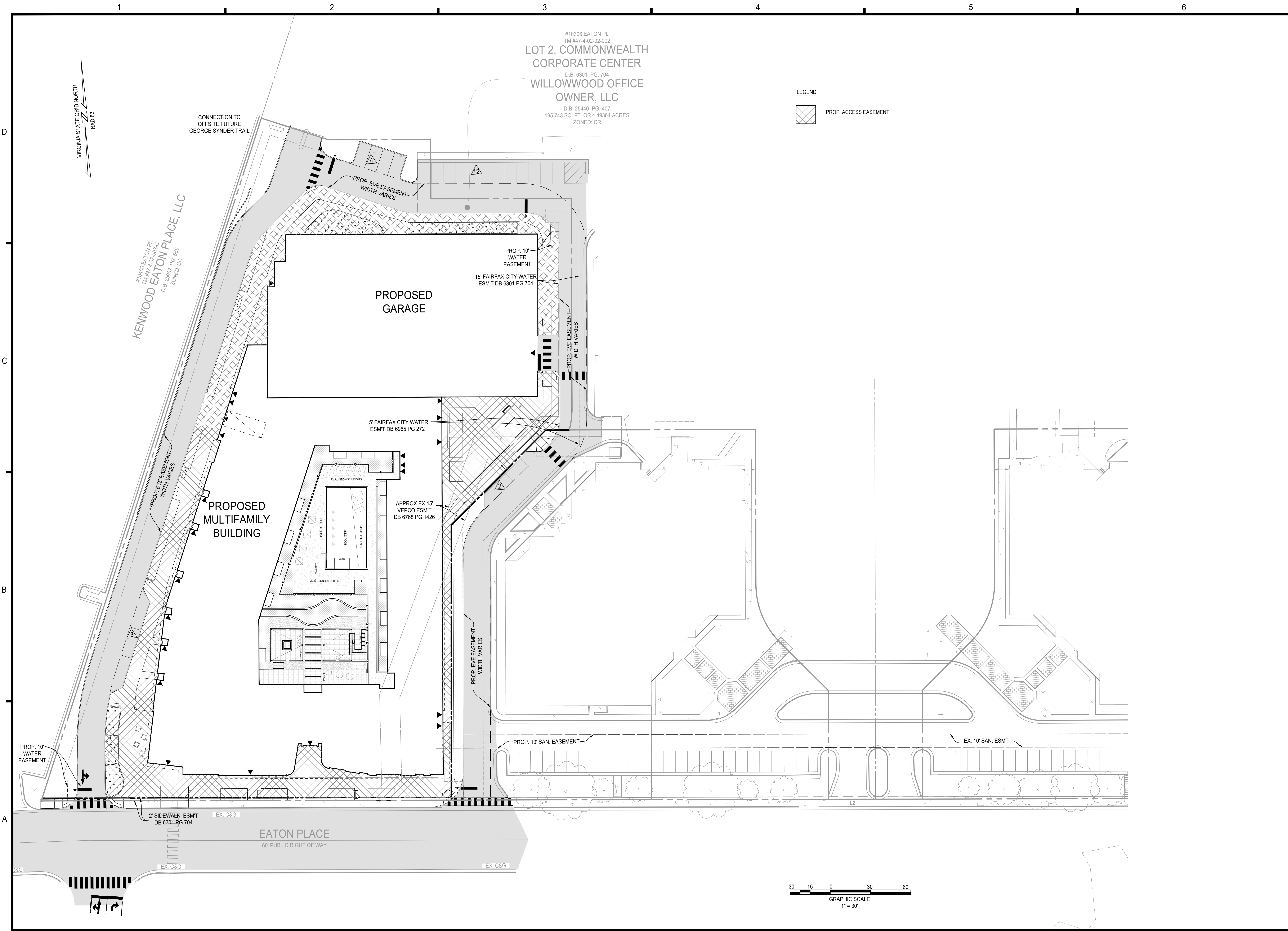
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DRAWING No.: 111772  
DATE: 2022-07-15  
SCALE: 1" = 30'  
DESIGN: ZY  
DRAWN: ZY  
CHECKED: JR

**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 4.49364 ACRES  
 ZONED: CR

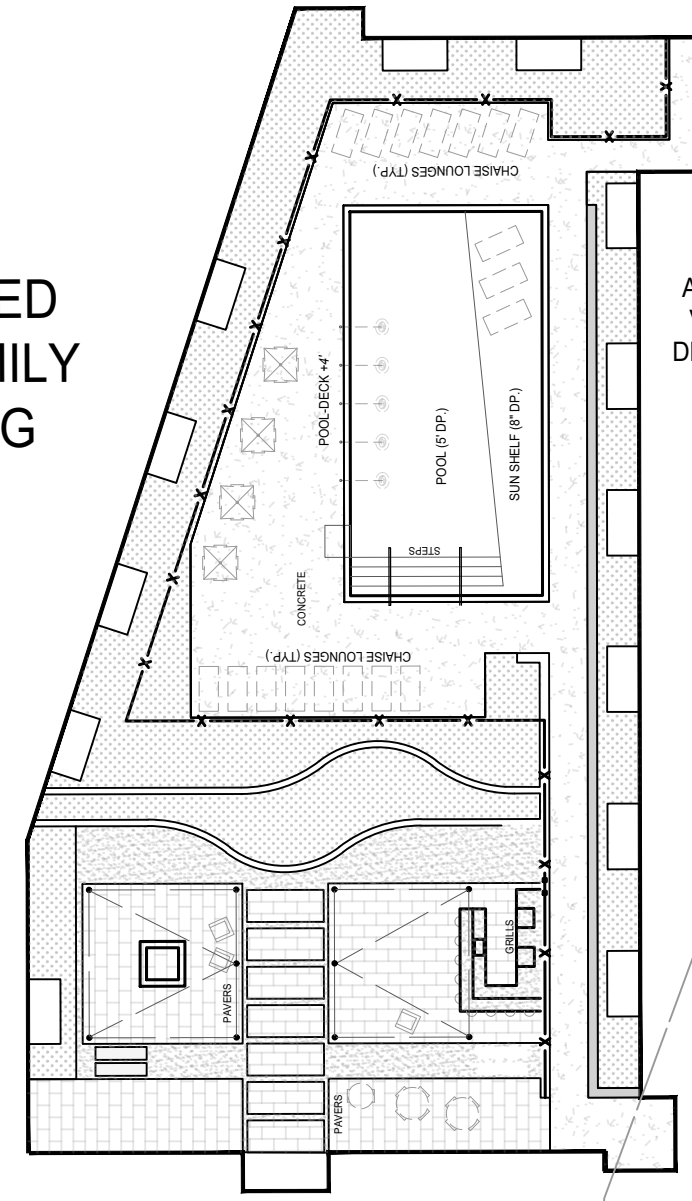
**LEGEND**  
 PROP. ACCESS EASEMENT

#10100 EATON PL  
 TM #47-4-02-00-01-C  
**KENWOOD EATON PLACE, LLC**  
 D.B. 28987 PG. 559  
 ZONED: CR

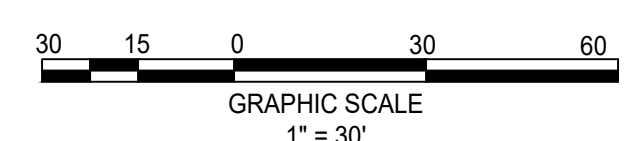
CONNECTION TO OFFSITE FUTURE GEORGE SYNDER TRAIL

**PROPOSED GARAGE**

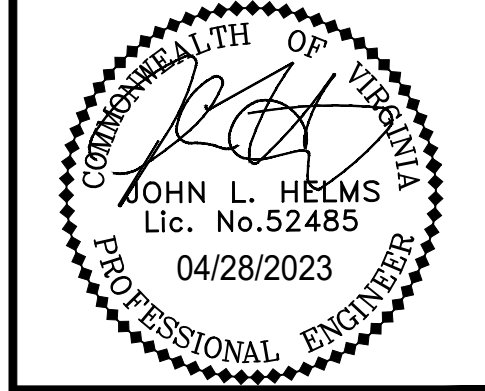
**PROPOSED MULTIFAMILY BUILDING**



**EATON PLACE**  
 60' PUBLIC RIGHT OF WAY



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 DESIGN: LBD,ZY  
 DRAWN: ZY  
 CHECKED: JR

SHEET TITLE:  
**EASEMENT EXHIBIT**

SHEET No.  
**PI\_401**

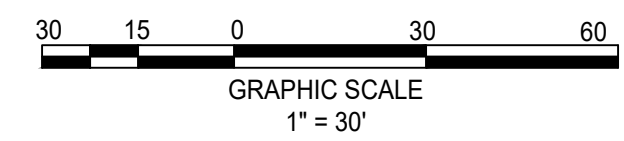
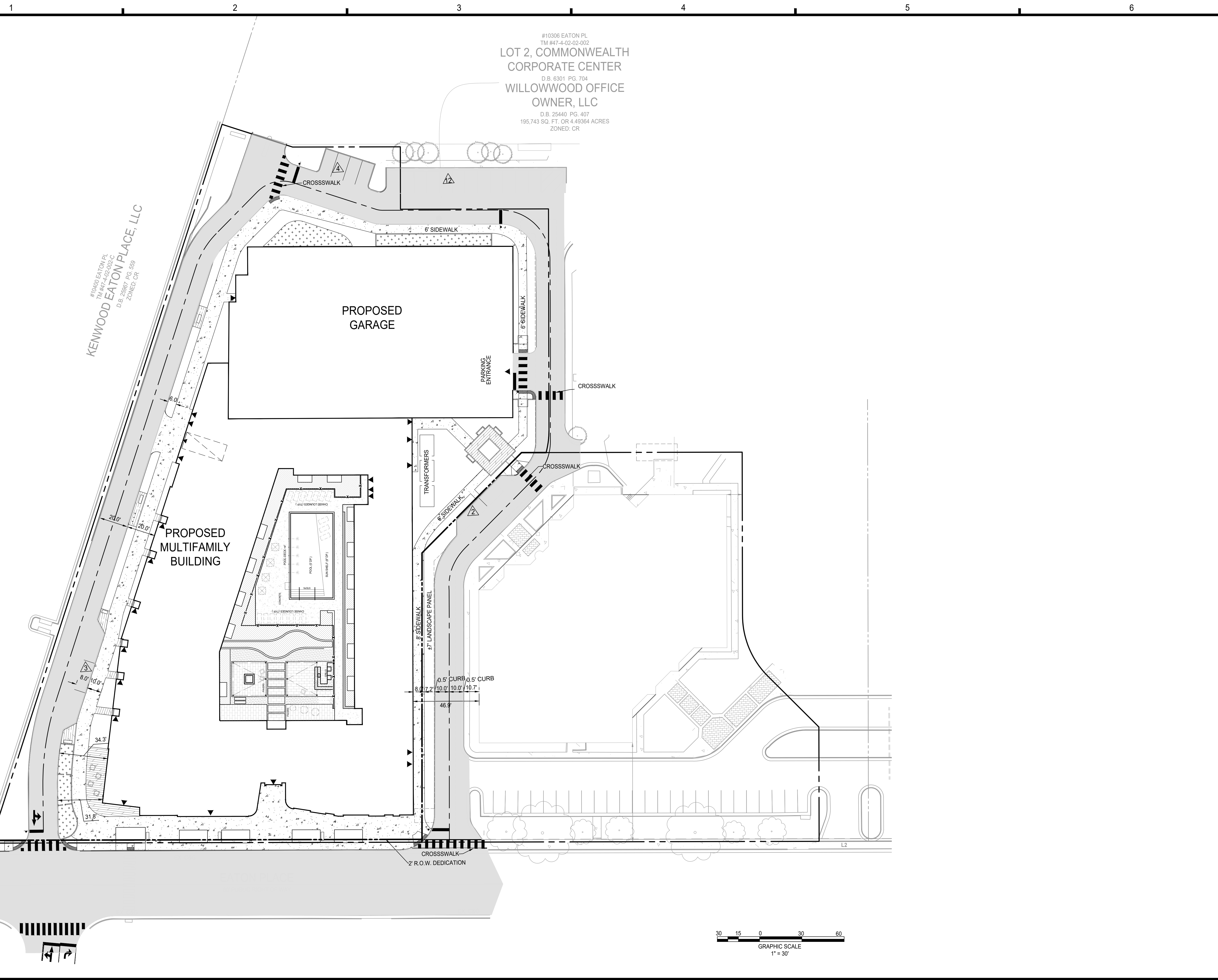




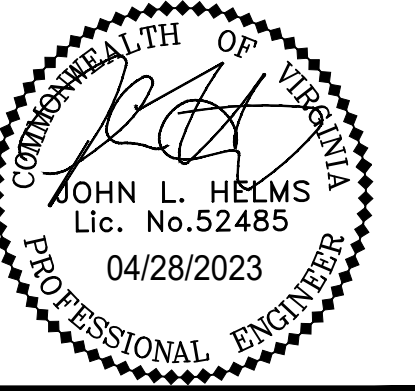
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**LOT 2, COMMONWEALTH  
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#10400 EATON PL  
 TM #47-4-02-02-002-C  
 D.B. 25667 PG. 559  
 ZONED: CR  
**KENWOOD EATON PLACE, LLC**

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**N29 APARTMENTS  
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 DESIGN: ZY  
 DRAWN: ZY  
 CHECKED: JR

**PEDESTRIAN  
 ACCESS**

SHEET No.  
**PI\_402**



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1) 3D VIEW 1



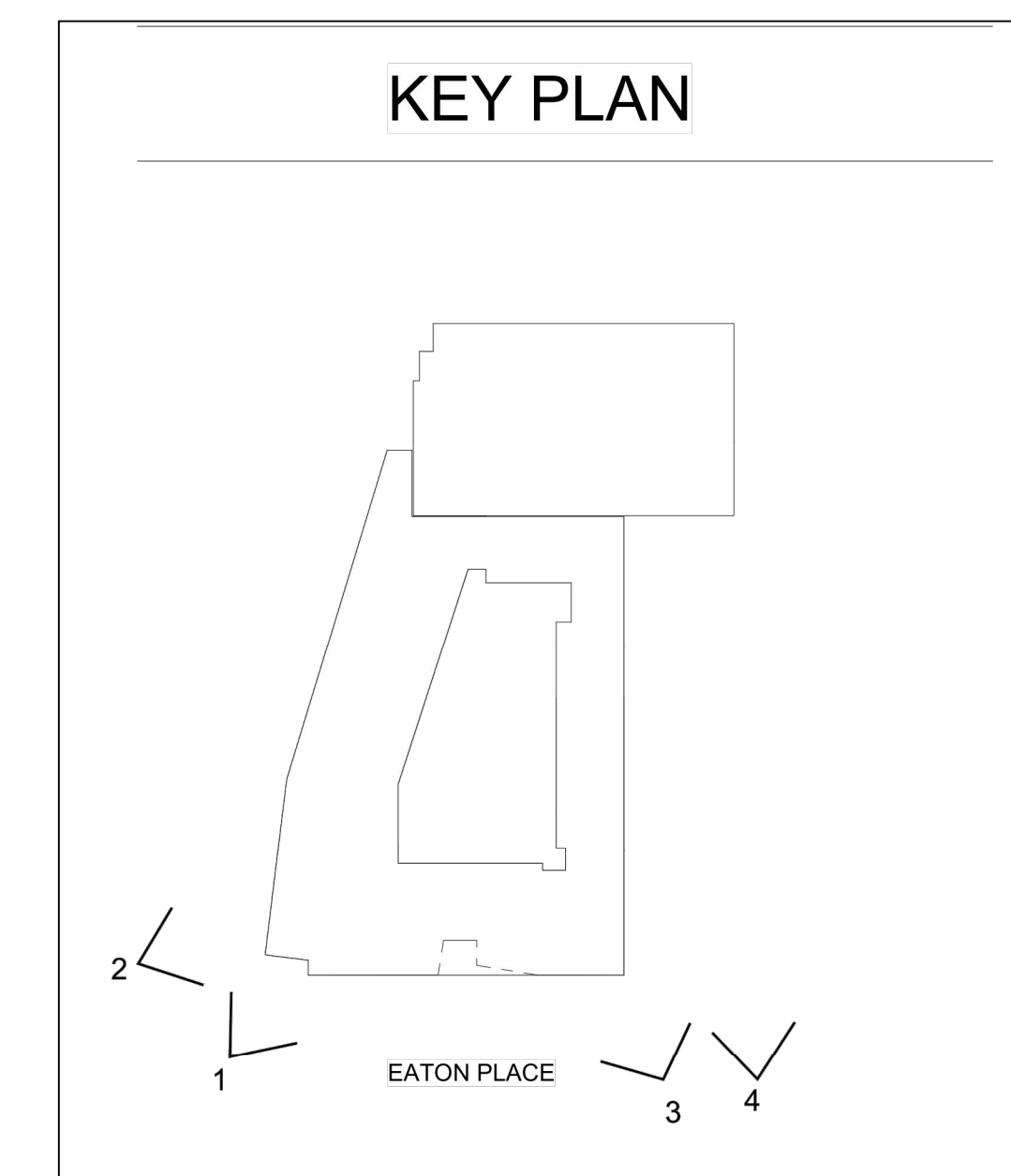
3) 3D VIEW 3



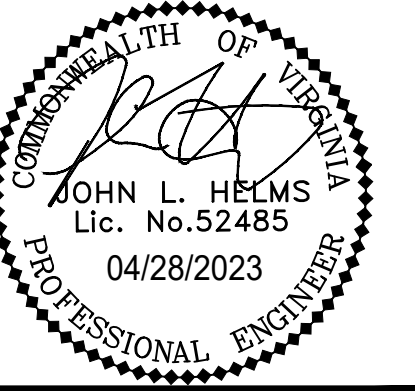
2) 3D VIEW 2



4) 3D VIEW 4



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 SCALE: NOT TO SCALE  
 DESIGN: QN  
 DRAWN: QN  
 CHECKED: JM

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.