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VICINITY MAP

SCALE: 1" = 1,000'

PROJECT TEAM:

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

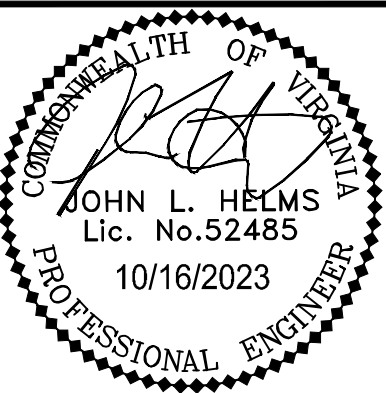
OWNER
WILLOWWOOD OFFICE OWNER LLC
10300 EATON PLACE
FAIRFAX, VA 22030

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 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

— 0 —

CITY OF FAIRFAX, VA

1	11-30-2022	ADDRESSED PER CITY COMMENTS
2	04-28-2023	ADDRESSED PER CITY COMMENTS
3	08-11-2023	ADDRESSED PER CITY COMMENTS
4	10-16-2023	ADDRESSED PER CITY COMMENTS
MARK	DATE	DESCRIPTION

PROJECT No.: 21082.002.00
DRAWING No.: 111772
DATE: 2022-07-15
SCALE: 1"= 100'
DESIGN: LBD
DRAWN: ZY
CHECKED: JR

SHEET TITLE:

COVER SHEET

SHEET No.

P 000

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GENERAL NOTES:

1. THE SUBJECT PROPERTY IS A PORTION (± 297 AC) THAT WILL BE SUBDIVIDED FROM THE FOLLOWING PARCEL AND IS RECORDED IN THE LAND RECORDS OF FAIRFAX CITY, VIRGINIA:
- | <u>PARCEL ID</u> | <u>OWNER</u> | <u>ADDRESS</u> | <u>EXISTING ZONING</u> | <u>PARCEL AREA</u> |
|------------------|------------------------------|-------------------|------------------------|--------------------|
| 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 MULTI-FAMILY 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.
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 NOW IMEG SERVICES FOR THE PROJECT AS SHOWN HEREON.
7. 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.
8. 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.
9. 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.
10. 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) OF 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.

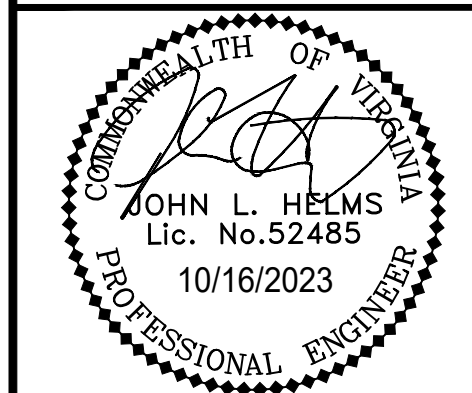
10. THE SUBJECT PROPERTY IS CURRENTLY SERVED BY PUBLIC WATER AND PUBLIC SEWER PROVIDED BY CITY OF FAIRFAX AND FAIRFAX WATER.
12. THIS DEVELOPMENT PROPOSAL IS COMPATIBLE WITH THE EXISTING DEVELOPMENT IN THE VICINITY OF THIS SITE. NO ADVERSE EFFECTS TO NEIGHBORING PROPERTIES ARE ANTICIPATED WITH THIS PROJECT.
13. 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.
14. 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.
15. 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.
16. 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.
17. ALL SIGNAGE WILL BE IN CONFORMANCE WITH SECTION 4.6 OF THE ZONING ORDINANCE.
18. 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. A SPECIAL EXCEPTION OF THE ZONING ORDINANCE SECTION 3.5.1.D REQUIREMENT OF 75% GROUND FLOOR NONRESIDENTIAL USES.
 - B. A SPECIAL EXCEPTION OF THE ZONING ORDINANCE SECTION 3.6.2 REQUIREMENT OF 24 DU/AC MAXIMUM DENSITY.
 - C. A SPECIAL EXCEPTION OF THE ZONING ORDINANCE SECTION 3.6.2 REQUIREMENT OF 5 STORY/60 FEET MAXIMUM HEIGHT.
 - D. AN ADMINISTRATIVE REDUCTION OF THE ZONING ORDINANCE SECTION 4.2.5(C) SHARED PARKING REDUCTION. A PARKING ANALYSIS SUMMARY AND SHARED PARKING ANALYSIS IS INCLUDED WITH THIS APPLICATION UNDER SEPARATE COVER BY WELLS + ASSOCIATES.
 - E. 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), IN LIEU OF THIS REQUIREMENT, THE APPLICANT PROPOSED 20 FEET PRIVATE ROAD IN CONFORMANCE WITH THE NORTHFAX SMALL AREA PLAN.
 - F. A SPECIAL EXCEPTION OF THE ZONING ORDINANCE SECTION 4.4.4 REQUIREMENT OF SIDEWALKS ON BOTH SIDES OF ROAD.
 - G. A SPECIAL EXCEPTION OF THE ZONING ORDINANCE SECTION 3.6.2 REQUIREMENT FOR MAXIMUM 15' FRONT YARD AND MINIMUM 10' SIDE YARD.
 - H. A SPECIAL EXCEPTION OF THE ZONING ORDINANCE SECTION 4.3.3 REQUIREMENT OF CROSS-ACCESS.



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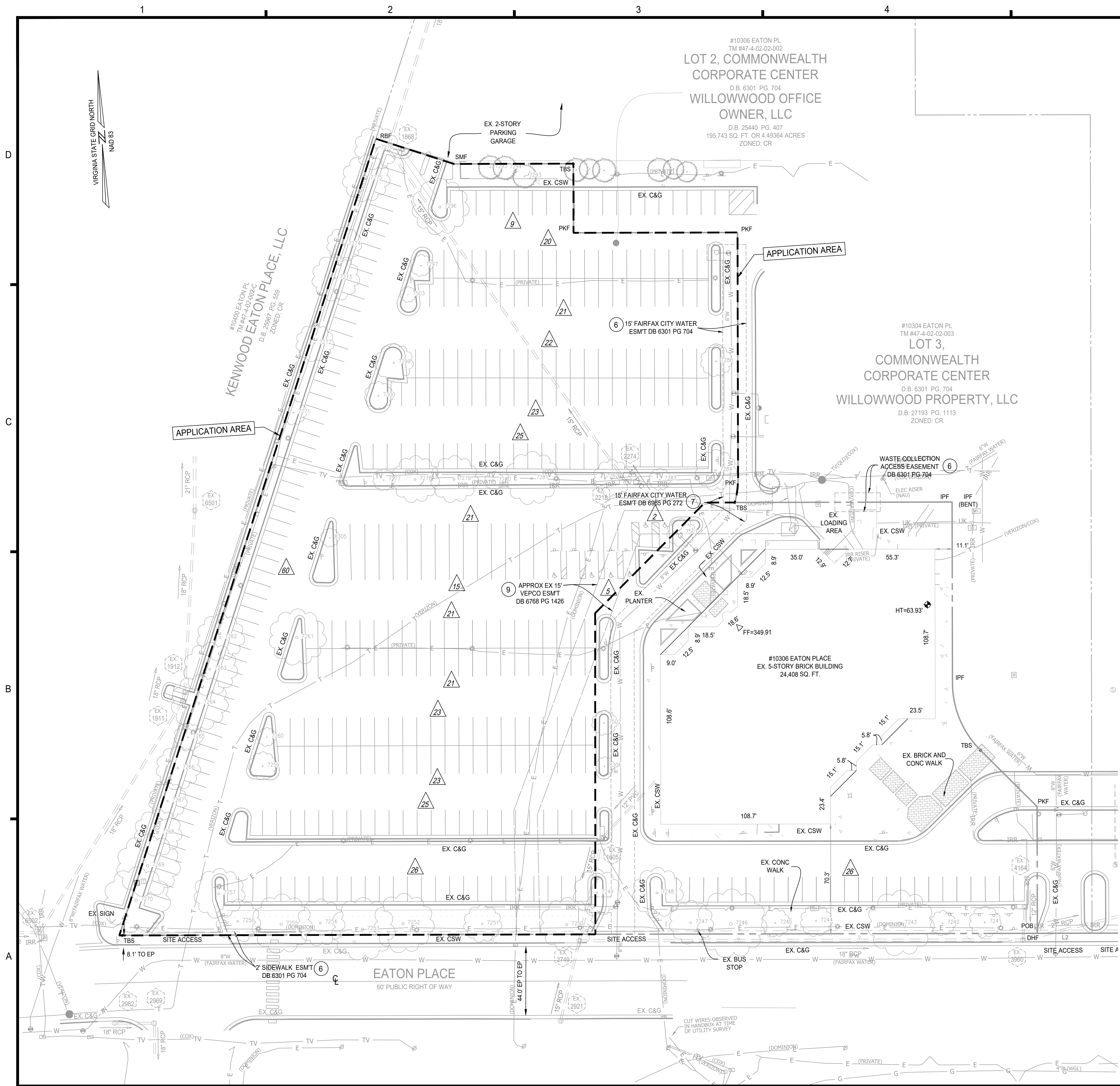
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CHECKED: JR

SHEET TITLE:

NOTES

SHEET No.

PI 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

Abbreviations
EX. EXISTING
CONC. CONCRETE
C&G CURB AND GUTTER
EP EDGE OF PAVEMENT
IPF IRON PIPE FOUND
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
APPLICATION AREA

NOTE

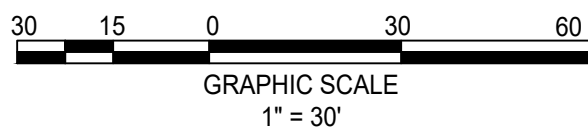
NUMBER OF EXISTING PARKING SPACES TO BE REMOVED: 361

EXISTING COVERAGE

EXISTING BUILDING COVERAGE (SF):	0
EXISTING IMPERVIOUS AREA (SF):	109,176
EXISTING OPEN SPACE (SF):	19,955
NOTE: EXISTING BUILDING IS OUTSIDE OF APPLICATION AREA, THEREFORE EXISTING BUILDING COVERAGE IS 0.	

NOTE

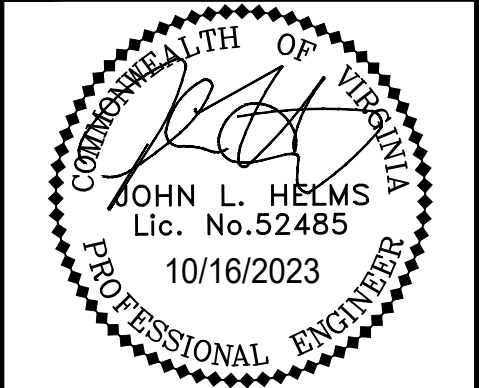
- NO EXISTING OVERHEAD UTILITIES ARE ON SITE.
- NO NEW UTILITIES WILL BE OVERHEAD.



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SHEET TITLE:

EXISTING
CONDITIONS
PLAN

SHEET No.

PI_300

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

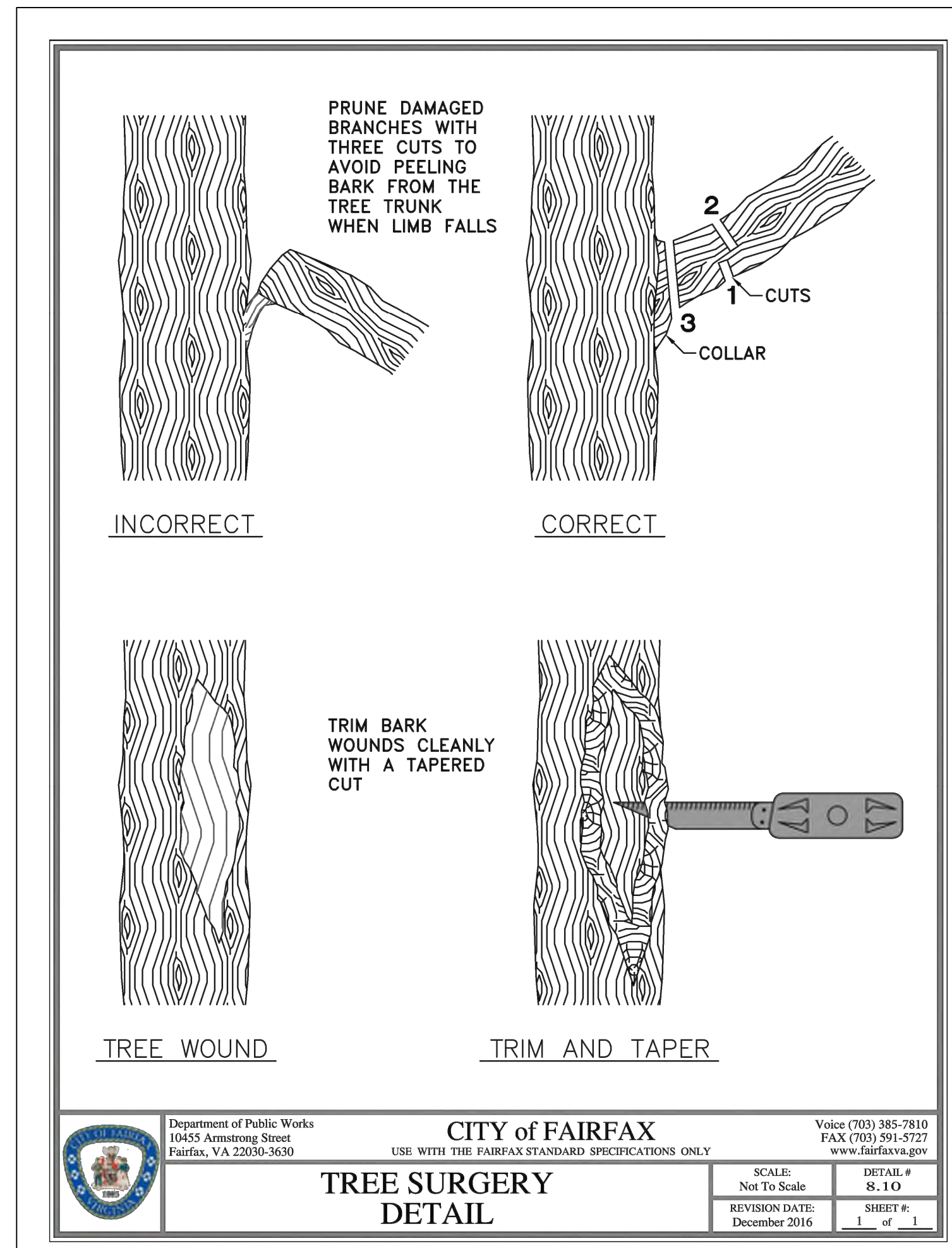
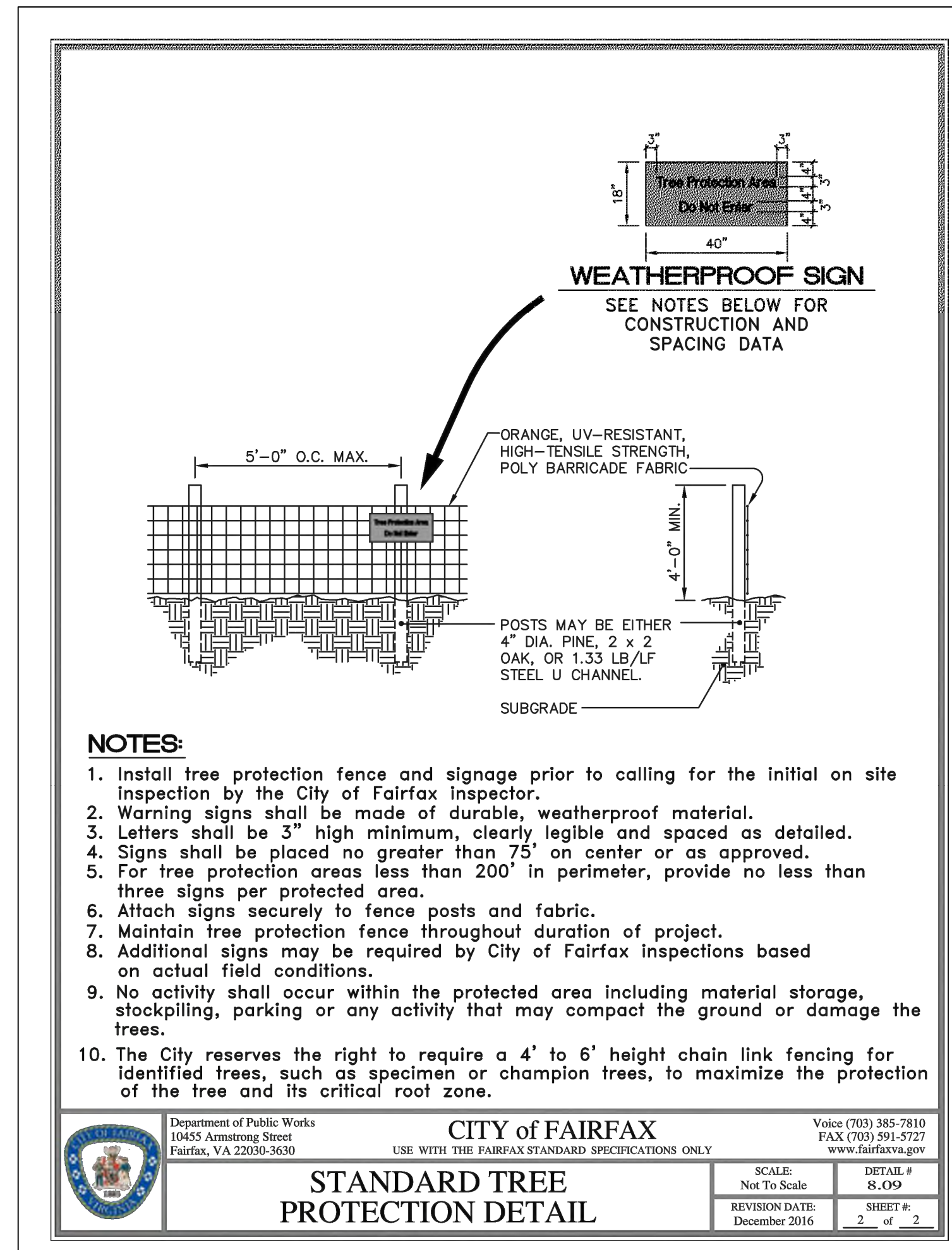
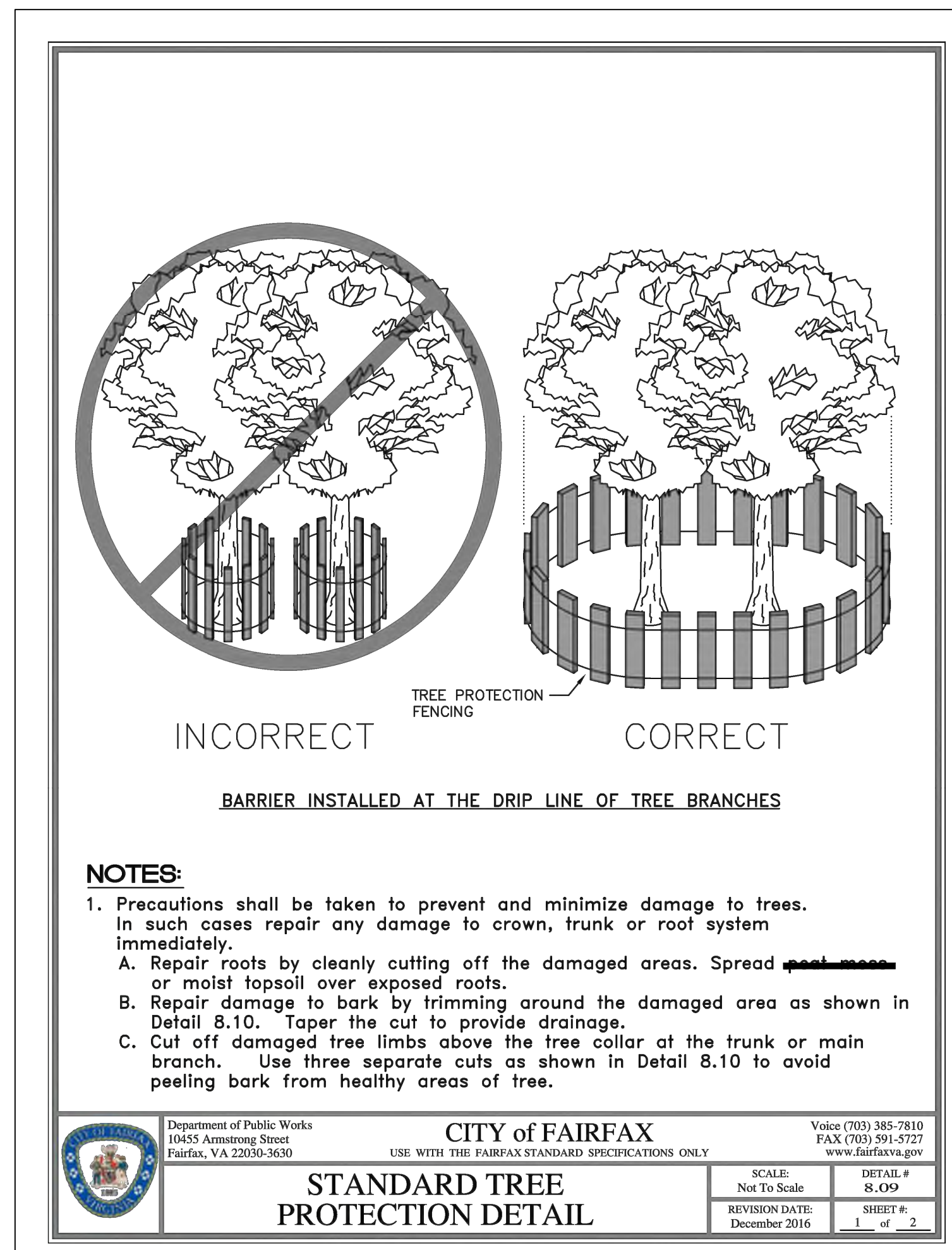
- 2.1. PRIOR TO THE PRE-CONSTRUCTION MEETING, THE CONTRACTOR SHALL HAVE THE LIMITS OF CLEARING AND GRADING CLEARLY MARKED IN THE FIELD WITH FLAGGING. THESE LIMITS SHALL NOT EXCEED THOSE SHOWN ON THE APPROVED PLANS.
- 2.2. AFTER LIMITS HAVE BEEN STAKED, THE CONTRACTOR SHALL REQUEST A PRE-CONSTRUCTION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

CITY OF FAIRFAX, VA

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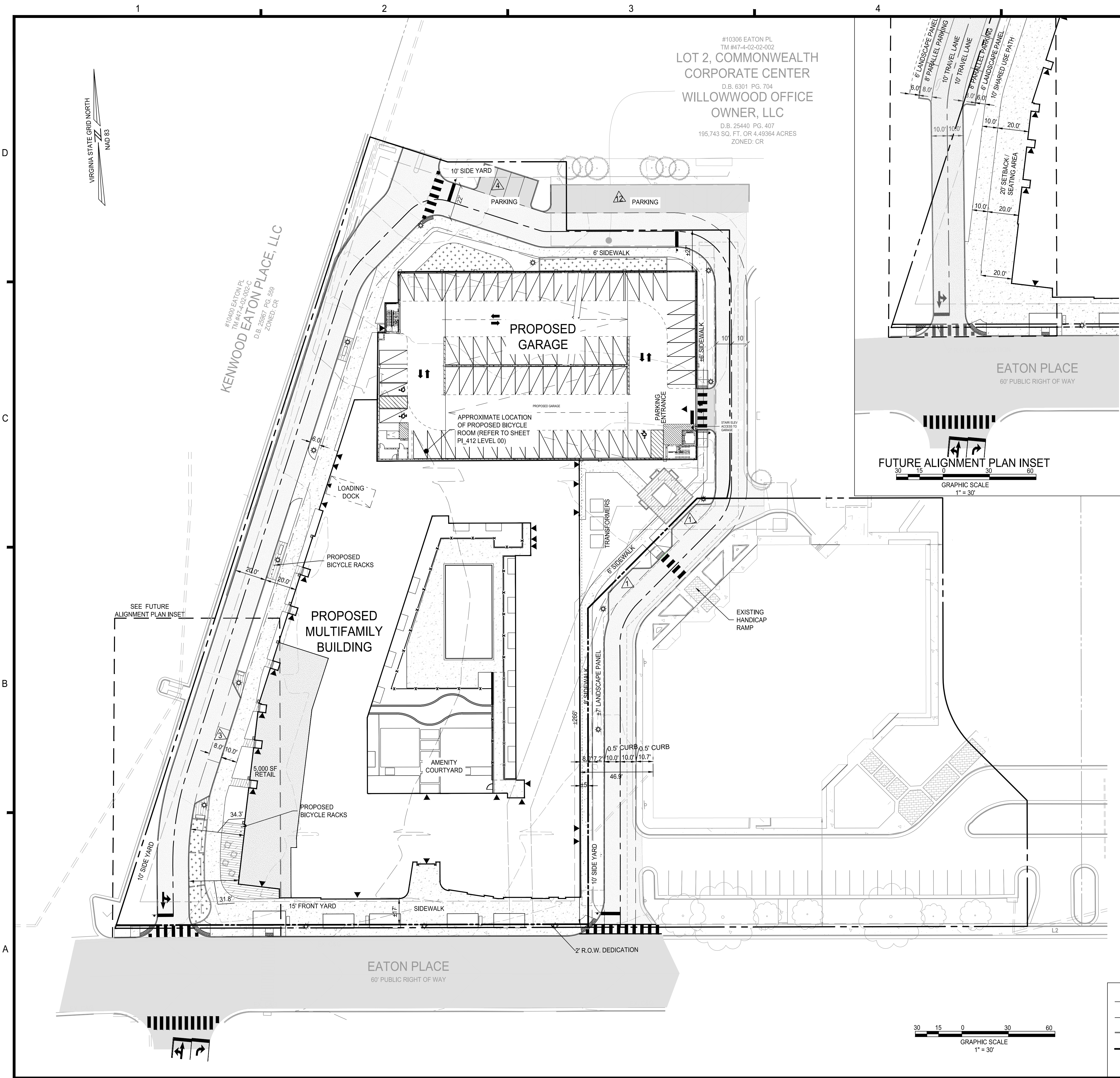
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SHEET TITLE

TREE MANAGEMENT NOTES & DETAILS

SHEET No.

PI 311



PROPOSED TABULATIONS FOR DEVELOPMENT PROGRAM

SUBJECT PROPERTY AREA
REQUIRED: 30,000 SF MINIMUM (CU-COMMERCIAL URBAN)
PROVIDED: GROSS SITE AREA: ±129,130.81 SF (±2.96 AC)
DEDICATION AREA: ±609.86 SF (±0.014 AC)
NET: ±128,520.95 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: 87.8 DU/AC - SPECIAL EXCEPTION REQUESTED

FLOOR AREA: NON-RESIDENTIAL
REQUIRED: NO REQUIREMENT
PROVIDED: RETAIL 5,000 SF
COMMON AREA 9,952 SF

HEIGHT
REQUIRED: 5 STORIES/60 FEET MAXIMUM
PROVIDED: 7 STORIES/81 FEET OF MULTI-FAMILY - SPECIAL EXCEPTION REQUESTED
9 STORIES/87.1 FEET OF PARKING GARAGE

LOT COVERAGE
REQUIRED: 100% MAXIMUM
PROVIDED: ±87% (±112,083 SF)

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

OFF-STREET PARKING
REQUIRED:

• MULTI-FAMILY - 260 TOTAL UNITS	
164 1 BEDROOM UNITS (1.5 SPACES PER UNIT) x 90% CU	221 SPACES
DISTRICT ADJUSTMENT FACTOR	
96 2 & 3 BEDROOM UNITS (2.0 SPACES PER UNIT) x 90% CU	173 SPACES
DISTRICT ADJUSTMENT FACTOR	
• RETAIL 5,000 SF	1 SPACE PER 200 SQ. FT. OF FLOOR AREA x 90% CU
DISTRICT ADJUSTMENT FACTOR	23 SPACES
• 2 EXISTING OFF-SITE OFFICE BUILDINGS REQUIRE 763 PARKING SPACES BASED ON THE EXISTING SUPPLY AND CITY CONFORMANCE DETERMINATION.	
	1,180 PARKING SPACES

REQUIRED. TOTAL FOR ALL USES - ADMINISTRATIVE REDUCTION REQUESTED

PROVIDED:

676 SPACES, GARAGE PHASE I
10 SPACES, PROPOSED SURFACE
26 SPACES, EXISTING SURFACE PHASE I
375 SPACES, EXISTING SURFACE PHASE II

1,087 PARKING SPACES PROVIDED

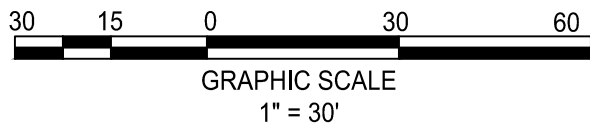
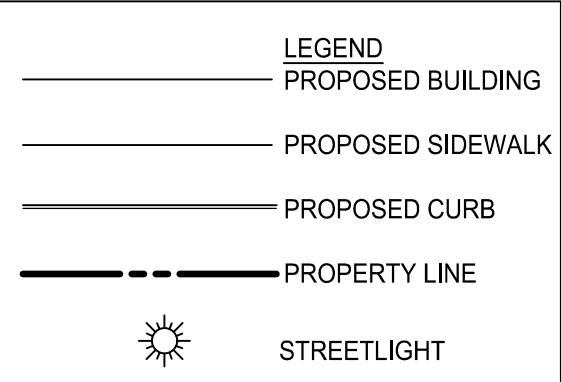
NOTE: REFER TO THE WILLOWWOOD PLAZA PARKING REDUCTION REQUEST MEMORANDUM, DATED OCTOBER 16, 2023, BY WELLS AND ASSOCIATES, UNDER SEPARATE COVER.

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 12 SPACES ALONG WESTERN ROAD

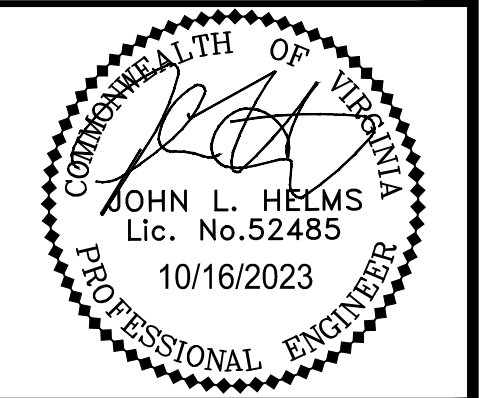
NOTE:
THE PROJECT WILL INCORPORATE 16 RESIDENTIAL UNITS THAT ARE IN COMPLIANCE WITH ALL ZONING REQUIREMENTS FOR AFFORDABLE DWELLING UNITS. THE 16 AFFORDABLE DWELLING UNITS WILL RANGE IN SIZE FROM 1 BEDROOM TO 2 BEDROOMS. THE GDP DOES NOT INCORPORATE FLOOR PLANS FOR THE RESIDENTIAL BUILDING. AS SUCH, THE LOCATION OF EACH AFFORDABLE DWELLING UNIT WILL BE FINALIZED AT THE TIME OF FINAL DESIGN.

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



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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
3	08-11-2023	ADDRESSED PER CITY COMMENTS
4	10-16-2023	ADDRESSED PER CITY COMMENTS

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

1

2

3

4

5

6

D

C

1) 3D VIEW 1



B

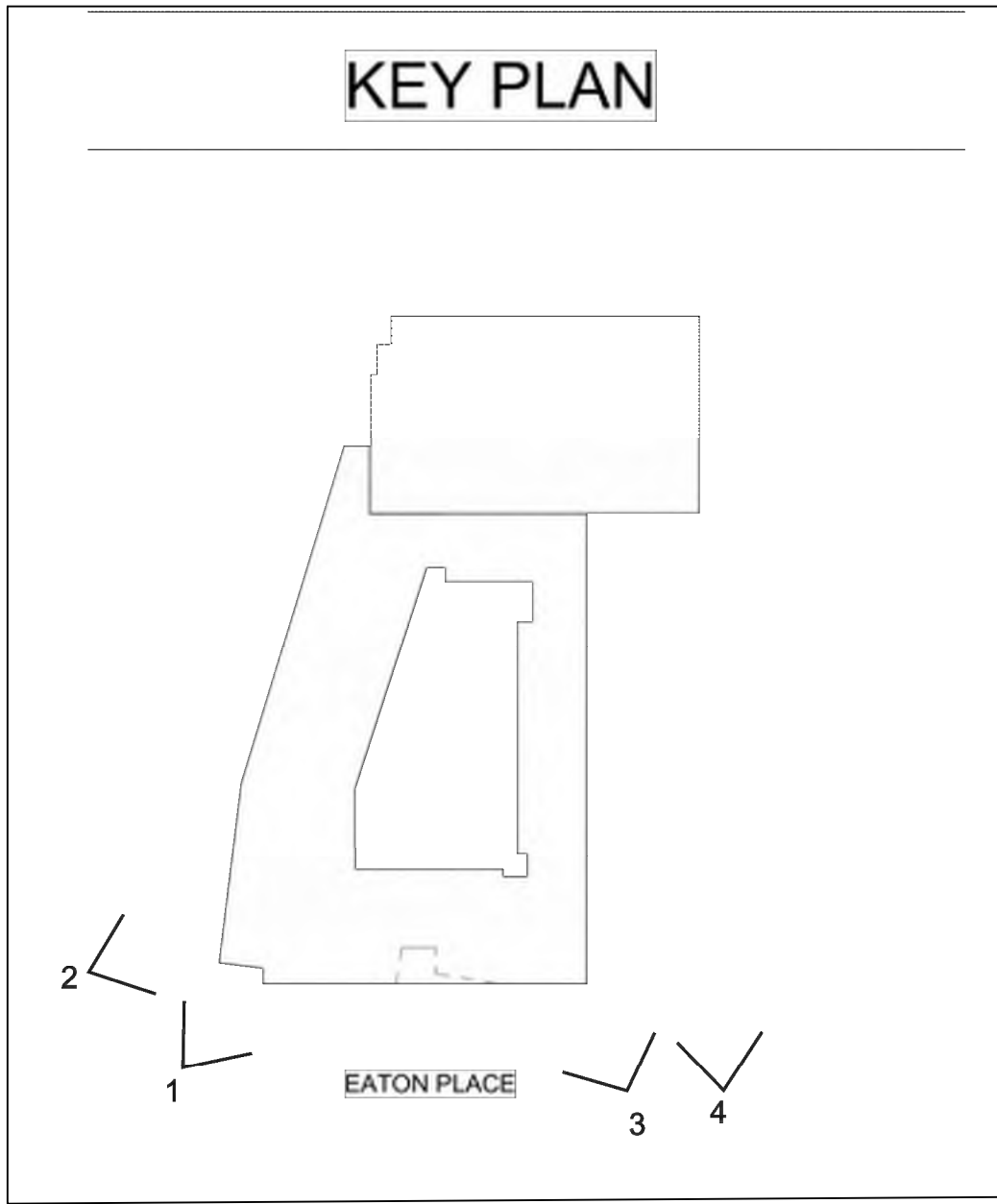
A



2) 3D VIEW 2



4) 3D VIEW 4



6

ADDRESS PER CITY COMMENTS
ADDRESS PER CITY COMMENTS
ADDRESS PER CITY COMMENTS
ADDRESS PER CITY COMMENTS

11-30-2022

04-28-2023

08-11-2023

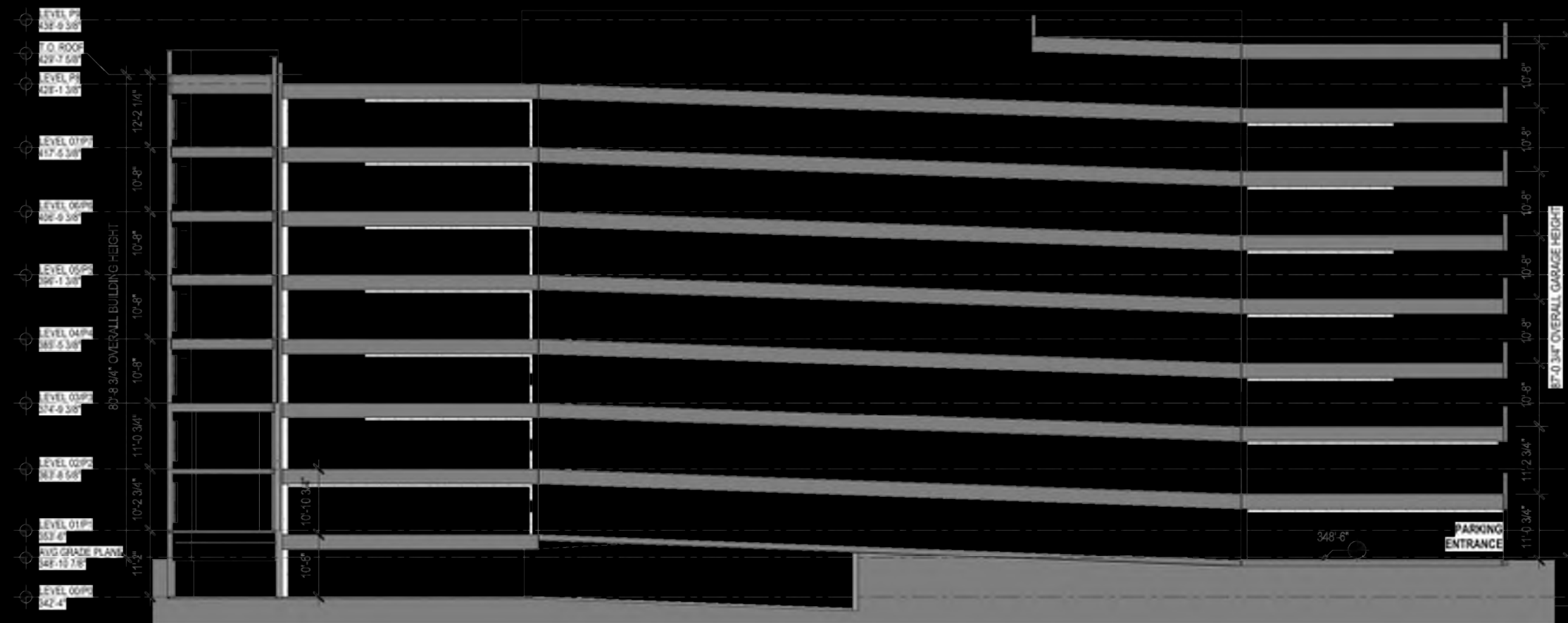
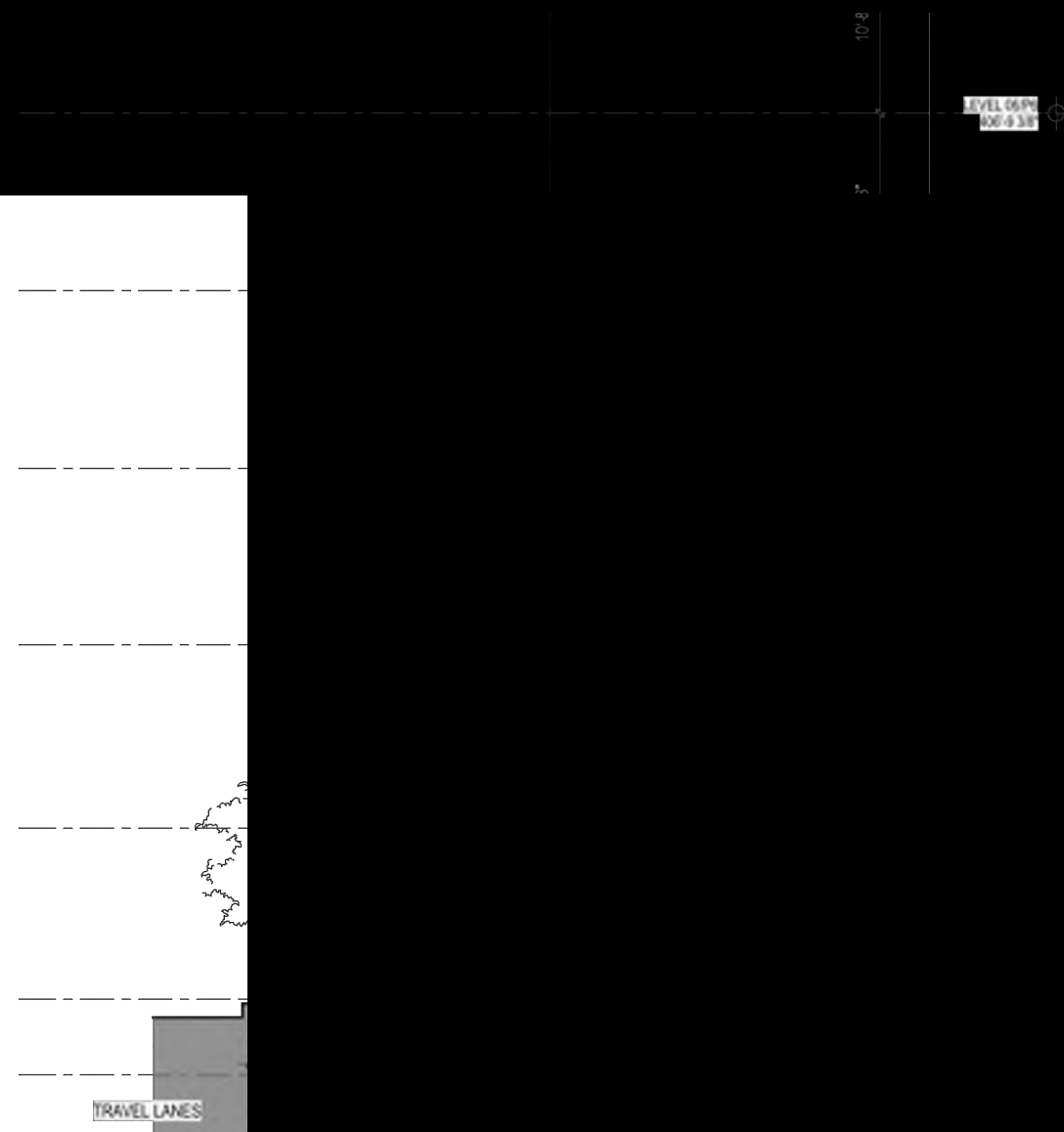
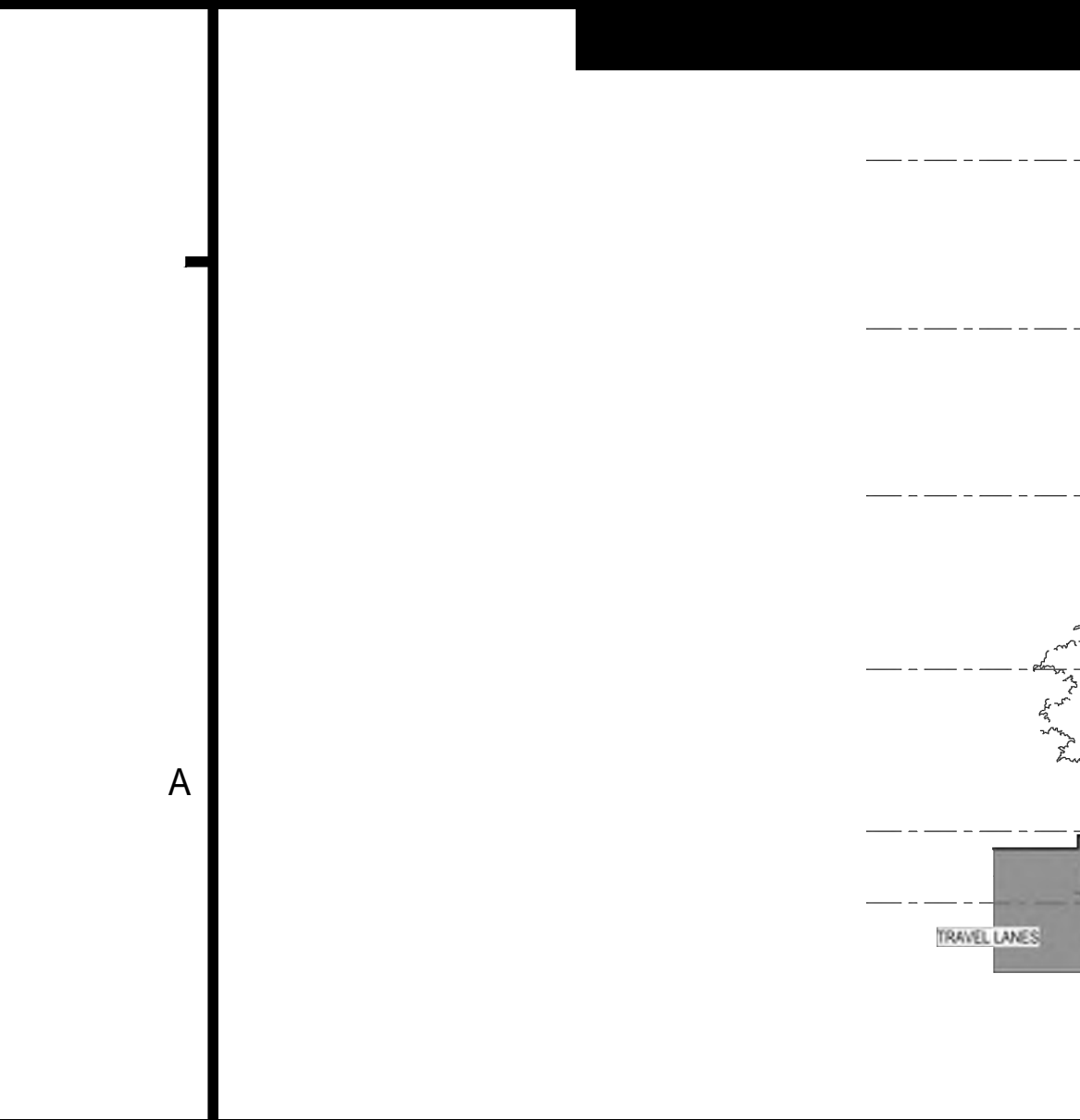
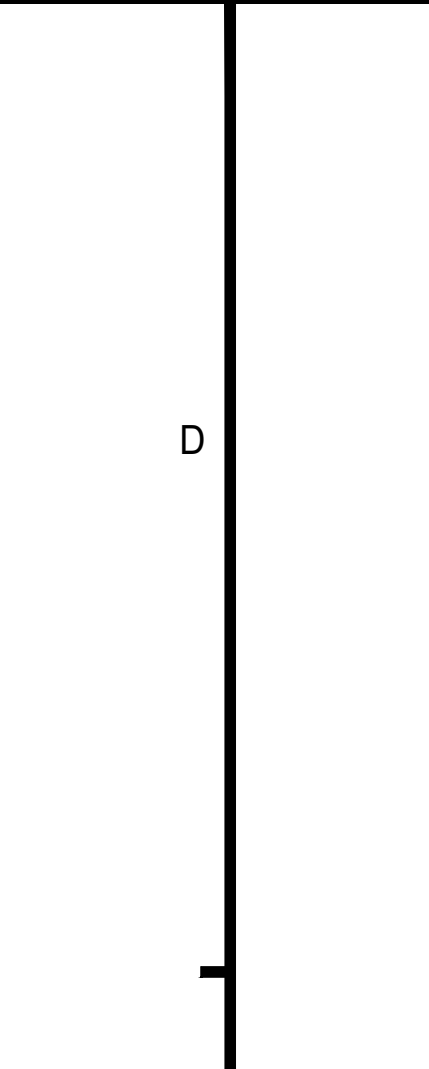
10-16-2023

DESCRIPTION

MARK

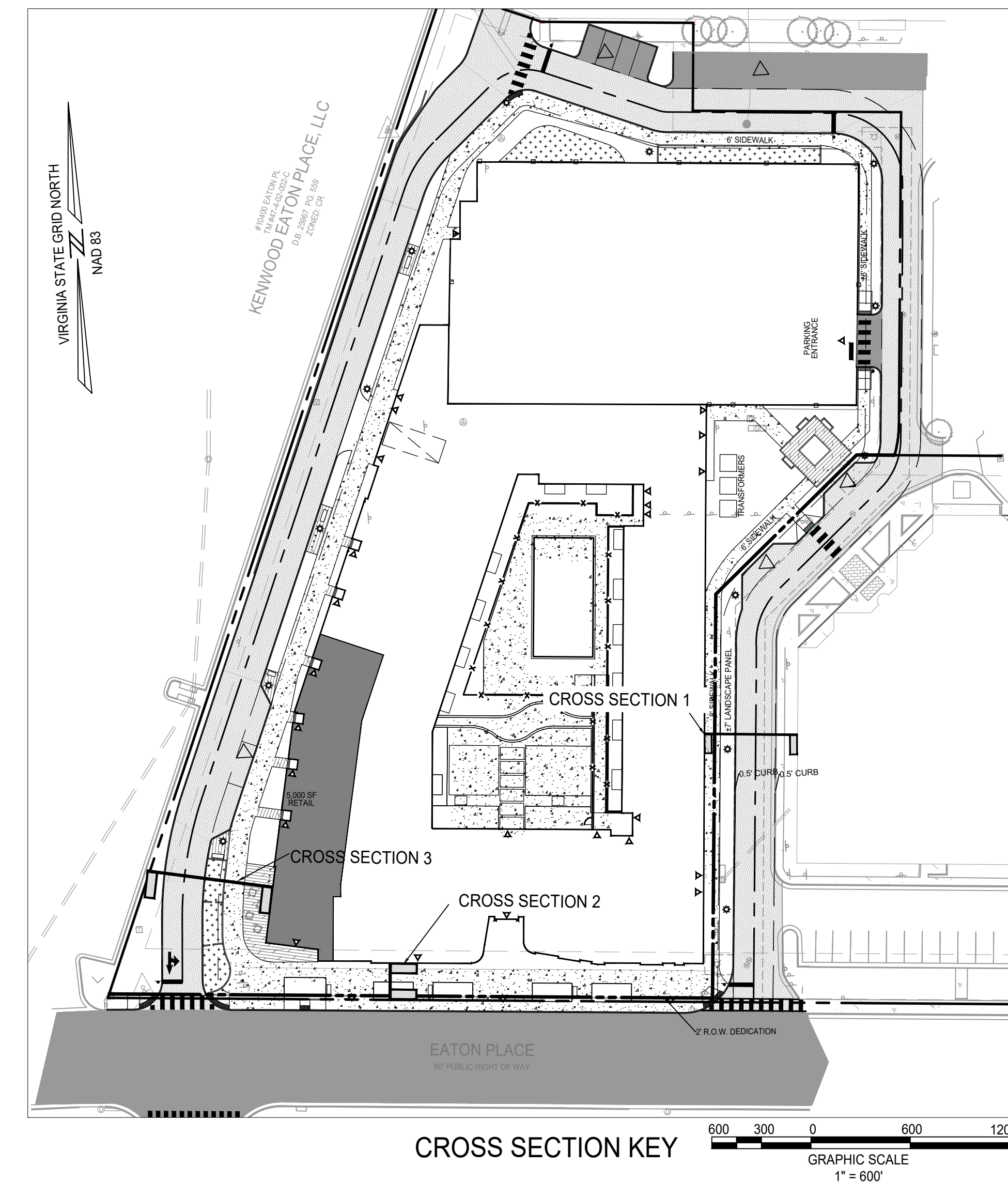
DATE

PROJECT No.: 21082.002.00
DRAWING No.: 111772
DATE: 2022-07-15
SCALE: NOT TO SCALE
DESIGN: QN
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CHECKED: JM



KEY PLAN

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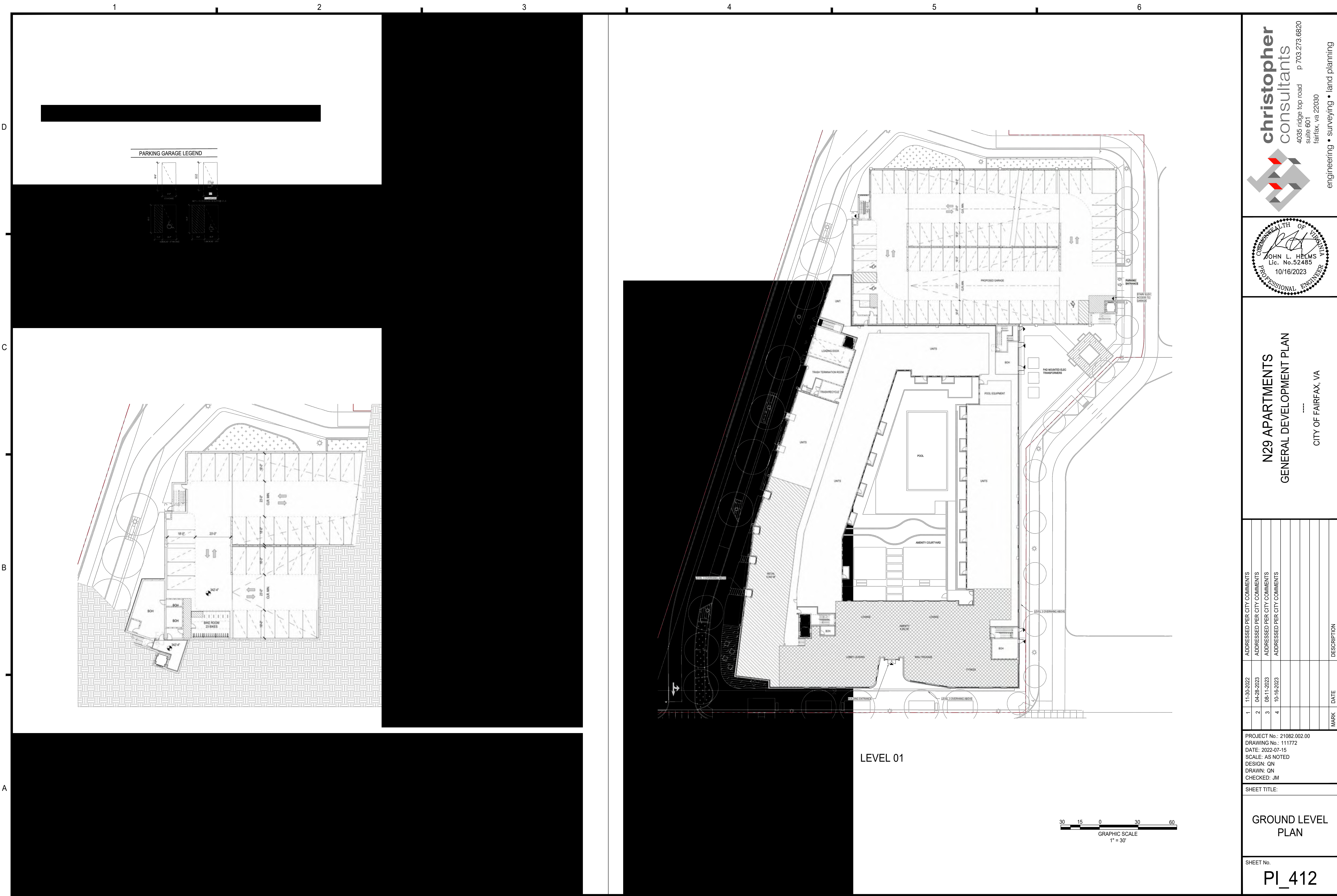


N29 APARTMENTS

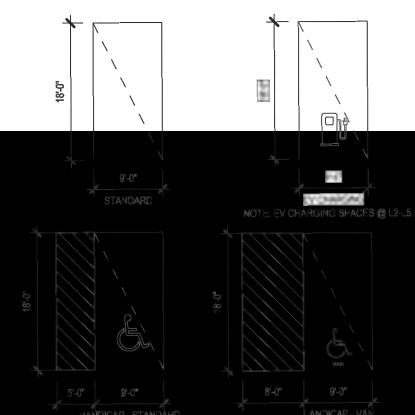
GENERAL DEVELOPMENT PLAN

PROJECT No.: 21082.002.00									
DRAWING No.: 111772									
DATE: 2023-04-13									
SCALE: AS NOTED									
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DRAWN: QN									
CHECKED: JM									
1	11-30-2022	ADRESSED PER CITY COMMENTS							
2	04-28-2023	ADRESSED PER CITY COMMENTS							
3	08-11-2023	ADRESSED PER CITY COMMENTS							
4	10-16-2023	ADRESSED PER CITY COMMENTS							
MARK	DATE	DESCRIPTION							

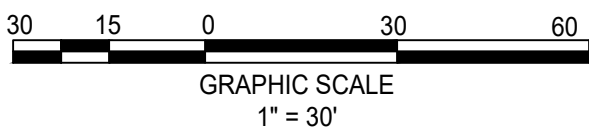
SHEET TITLE:	CROSS SECTIONS
SHEET No.	PI 411B

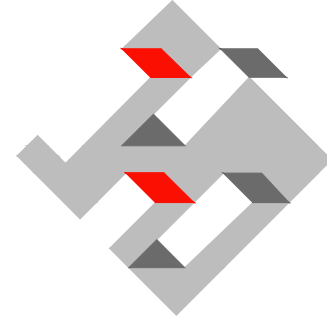


PARKING GARAGE LEGEND



LEVEL 01

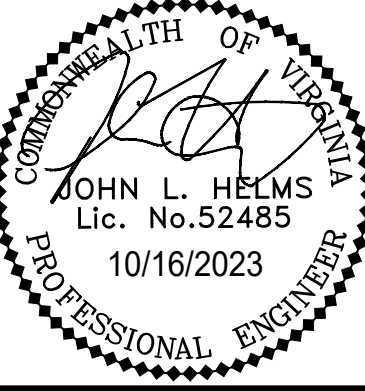




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JOHN L. HELMS
Lic. No. 52485
10/16/2023
PROFESSIONAL ENGINEER

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GENERAL DEVELOPMENT PLAN

CITY OF FAIRFAX, VA

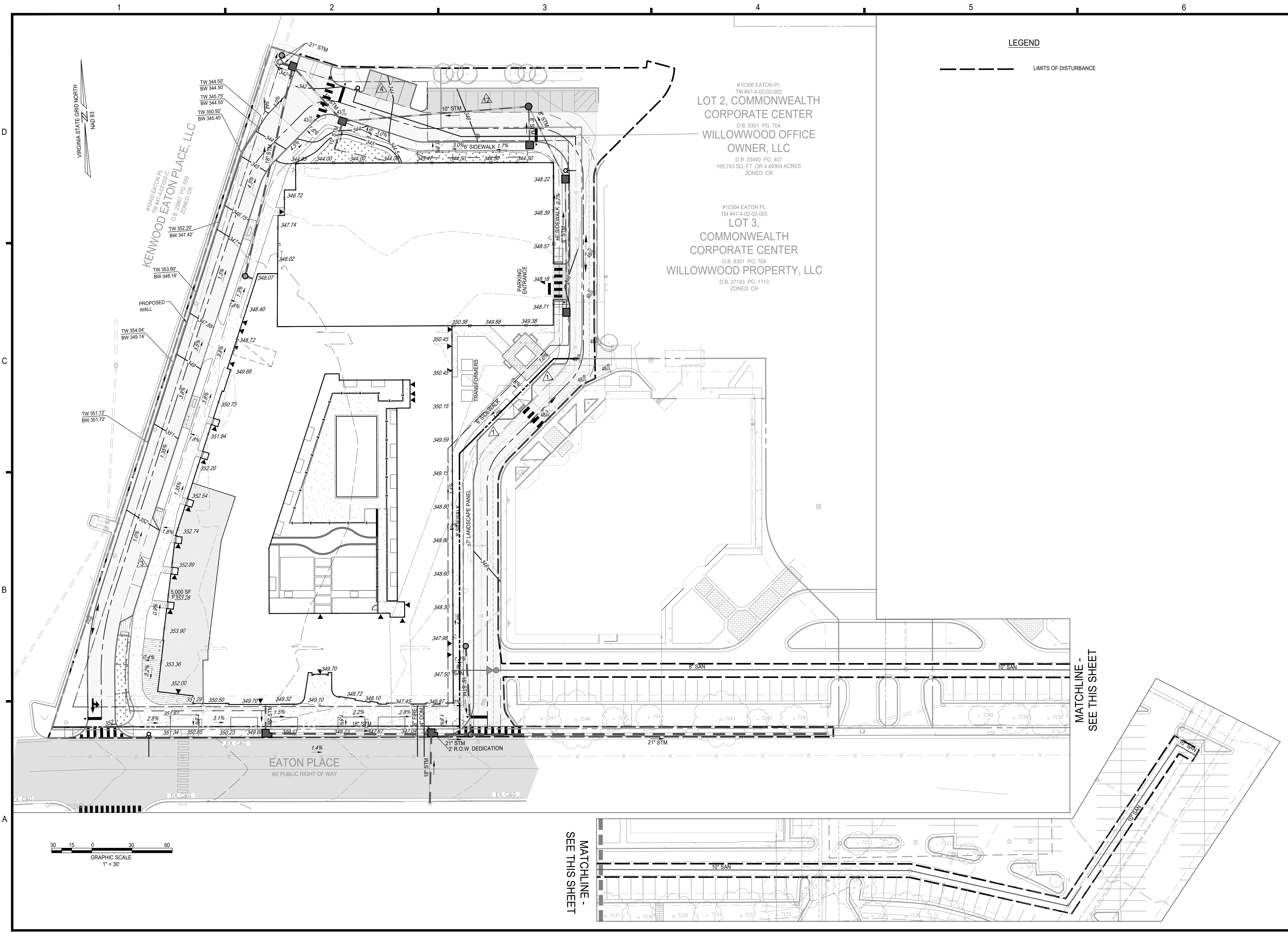
MARK	DATE	DESCRIPTION
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PROJECT No.: 21082.002.00
DRAWING No.: 111772
DATE: 2022-07-15
SCALE: AS NOTED
DESIGN: QN
DRAWN: QN
CHECKED: JM

SHEET TITLE:

GROUND LEVEL PLAN

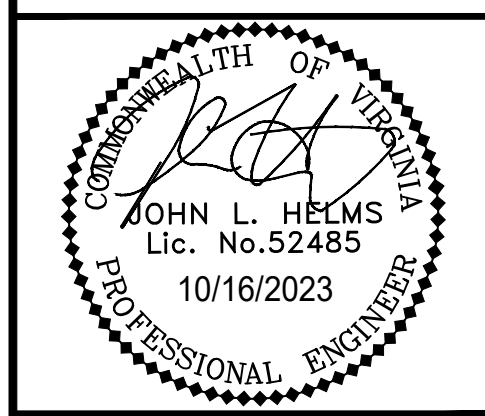
SHEET No.
PI_412



LEGEND

--- LIMITS OF DISTURBANCE

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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: JH
DRAWN: YH
CHECKED: JH

SHEET TITLE:

GRADING PLAN

SHEET No.
PI_420

A

NOTE

REMAINING RUNOFF VOLUME FROM DRAINAGE AREA B WILL FLOW OUT TO OUTFALL 2, INTO THE EXISTING CMP DETENTION STRUCTURE AT THE EAST OF THE SITE, AND ULTIMATELY TO THE TRIPLE BOX CULVERT AND INTO ACCOTINK CREEK

BIORETENTION SIZING CHART

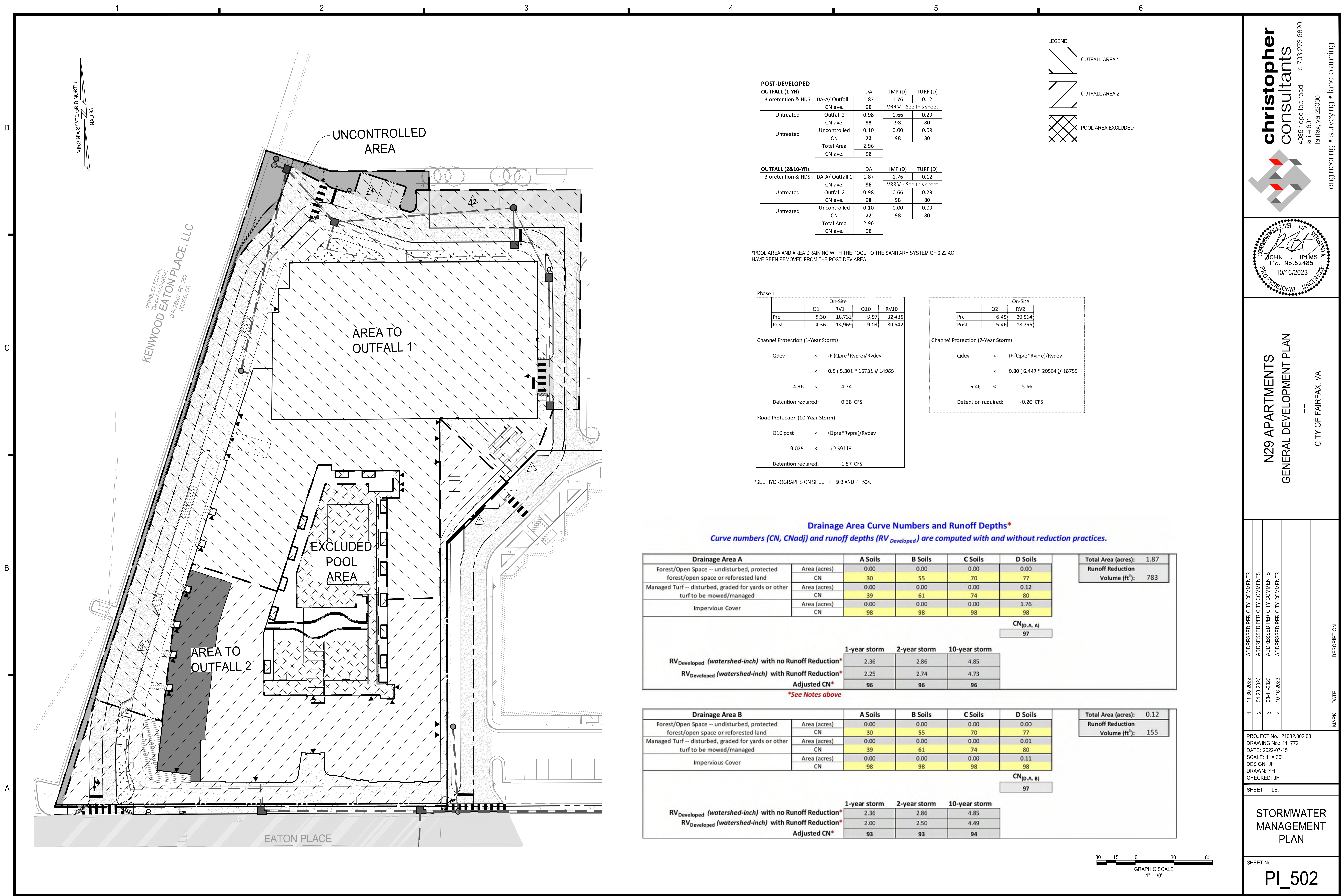
At-Grade Bioretention (West)	
Impervious DA (AC)	0.270
Managed DA (AC)	0.010
Total DA (AC)	0.28
Treatment Volume (CF)	918
Minimum Area (SF)	635
Actual Area (SF)	732
Upstream BMP	None
Downstream BMP	None
Phosphorus Removal %	25%
Phosphorus Removed	0.32

Bioretention Planter (East)	
Impervious DA (AC)	0.296
Managed DA (AC)	0
Total DA (AC)	0.296
Treatment Volume (CF)	1021
Minimum Area (SF)	669
Actual Area (SF)	673
Upstream BMP	None
Downstream BMP	None
Phosphorus Removal %	25%
Phosphorus Removed	0.35

At-Grade Bioretention (Entrance)	
Impervious DA (AC)	0.110
Managed DA (AC)	0.010
Total DA (AC)	0.12
Treatment Volume (CF)	414
Minimum Area (SF)	271
Actual Area (SF)	668
Upstream BMP	None
Downstream BMP	None
Phosphorus Removal %	25%
Phosphorus Removed	0.13

At-Grade Bio Storage Depth	
0.5' Ponding (1.0 Vr)	
2.5' Soil (0.25 Vr)	
1' Stone (0.4 Vr)	
Storage Depth	1.525

Bio Planter Storage Depth	
0.5' Ponding (1.0 Vr)	
2.5' Soil (0.25 Vr)	
1' Stone (0.4 Vr)	
Storage Depth	1.525



POST-DEVELOPED				
OUTFALL (1-YR)				
Bioretention & HDS	DA-A/ Outfall 1	DA	IMP (D)	TURF (D)
	CN ave.	96	1.76	0.12
Untreated	Outfall 2	0.98	0.66	0.29
	CN ave.	98	98	80
Untreated	Uncontrolled	0.10	0.00	0.09
	CN	72	98	80
Total Area		2.96		
CN ave.		96		

OUTFALL (2&10-YR)				
Bioretention & HDS	DA-A/ Outfall 1	DA	IMP (D)	TURF (D)
	CN ave.	96	1.76	0.12
Untreated	Outfall 2	0.98	0.66	0.29
	CN ave.	98	98	80
Untreated	Uncontrolled	0.10	0.00	0.09
	CN	72	98	80
Total Area		2.96		
CN ave.		96		

*POOL AREA AND AREA DRAINING WITH THE POOL TO THE SANITARY SYSTEM OF 0.22 AC HAVE BEEN REMOVED FROM THE POST-DEV AREA

Phase I				
On-Site				
	Q1	RV1	Q10	RV10
Pre	5.30	16,731	9.97	32,435
Post	4.36	14,969	9.03	30,542

Channel Protection (1-Year Storm)				
Qdev	<	IF (Qpre* Rvpre)/Rvdev		
	<	0.8 (5.301 * 16731)/ 14969		
4.36	<	4.74		
Detention required:		-0.38 CFS		

Flood Protection (10-Year Storm)				
Q10 post	<	(Qpre* Rvpre)/Rvdev		
9.025	<	10.59113		
Detention required:		-1.57 CFS		

*SEE HYDROGRAPHS ON SHEET PL_503 AND PL_504.

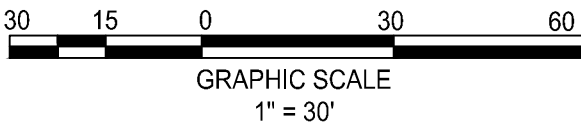
On-Site				
	Q2	RV2		
Pre	6.45	20,564		
Post	5.46	18,755		

Channel Protection (2-Year Storm)				
Qdev	<	IF (Qpre* Rvpre)/Rvdev		
	<	0.80 (6.447 * 20564)/ 18755		
5.46	<	5.66		
Detention required:		-0.20 CFS		

Drainage Area Curve Numbers and Runoff Depths*
Curve numbers (CN, CNadj) and runoff depths (RV_{Developed}) are computed with and without reduction practices.

Drainage Area A		A Soils	B Soils	C Soils	D Soils	Total Area (acres): 1.87
Forest/Open Space -- undisturbed, protected forest/open space or reforested land	Area (acres)	0.00	0.00	0.00	0.00	Runoff Reduction Volume (ft³): 783
	CN	30	55	70	77	
Managed Turf -- disturbed, graded for yards or other turf to be mowed/managed	Area (acres)	0.00	0.00	0.00	0.12	
	CN	39	61	74	80	
Impervious Cover	Area (acres)	0.00	0.00	0.00	1.76	
	CN	98	98	98	98	
CN _(D.A. A)						
97						
		1-year storm	2-year storm	10-year storm		
RV _{Developed} (watershed-inch) with no Runoff Reduction*		2.36	2.86	4.85		
RV _{Developed} (watershed-inch) with Runoff Reduction*		2.25	2.74	4.73		
Adjusted CN*		96	96	96		

Drainage Area B		A Soils	B Soils	C Soils	D Soils	Total Area (acres): 0.12
Forest/Open Space -- undisturbed, protected forest/open space or reforested land	Area (acres)	0.00	0.00	0.00	0.00	Runoff Reduction
	CN	30	55	70	77	
Managed Turf -- disturbed, graded for yards or other turf to be mowed/managed	Area (acres)	0.00	0.00	0.00	0.01	Volume (ft ³): 155
	CN	39	61	74	80	
Impervious Cover	Area (acres)	0.00	0.00	0.00	0.11	
	CN	98	98	98	98	
		CN _(D.A. B)				
		97				
		1-year storm	2-year storm	10-year storm		
RV _{Developed} (watershed-inch) with no Runoff Reduction*		2.36	2.86	4.85		
RV _{Developed} (watershed-inch) with Runoff Reduction*		2.00	2.50	4.49		
Adjusted CN*		93	93	94		



LEGEND

OUTFALL AREA 1

OUTFALL AREA 2

POOL AREA EXCLUDED

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Seal of Christopher Helms, Professional Engineer

JOHN L. HELMS
Lic. No. 52485
10/16/2023

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: JH
DRAWN: YH
CHECKED: JH

SHEET TITLE:

STORMWATER MANAGEMENT PLAN

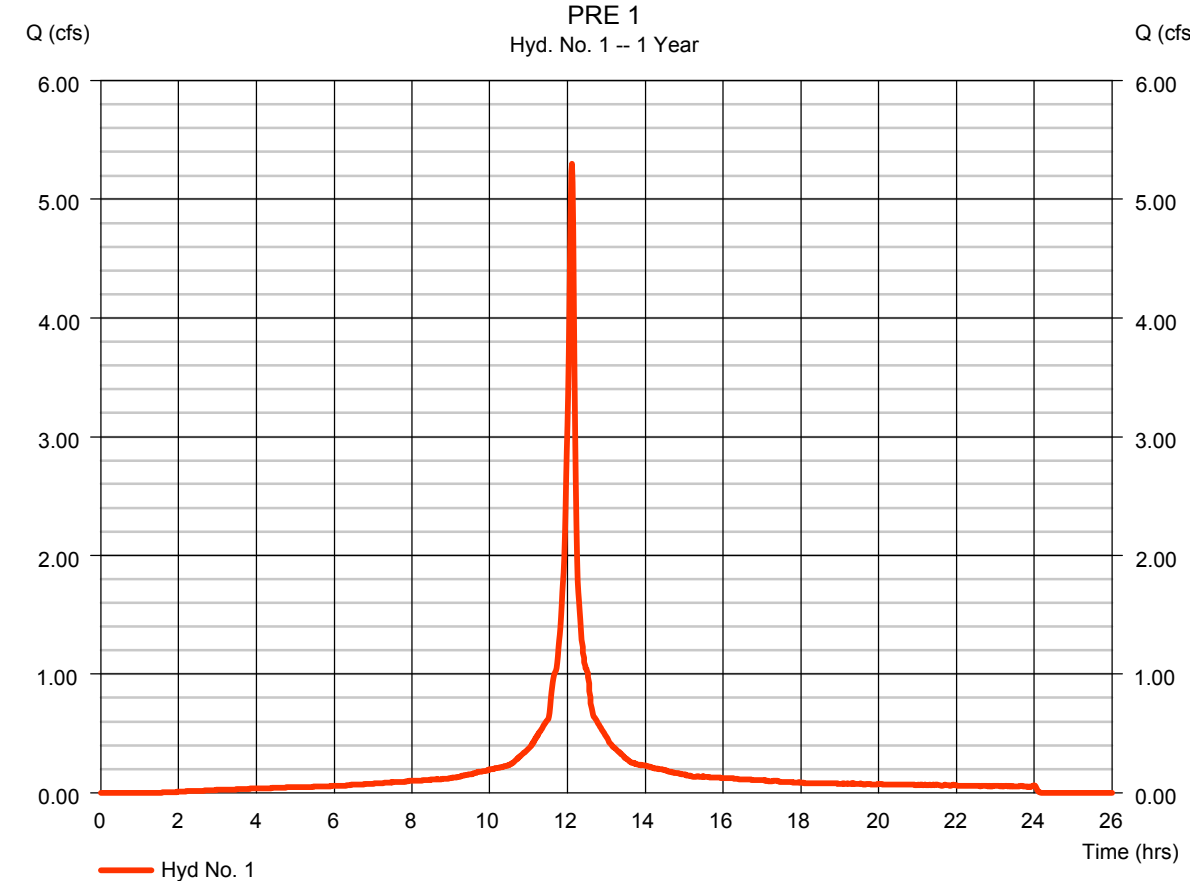
SHEET No.

PI_502

1

Friday, 10 / 13 / 2023

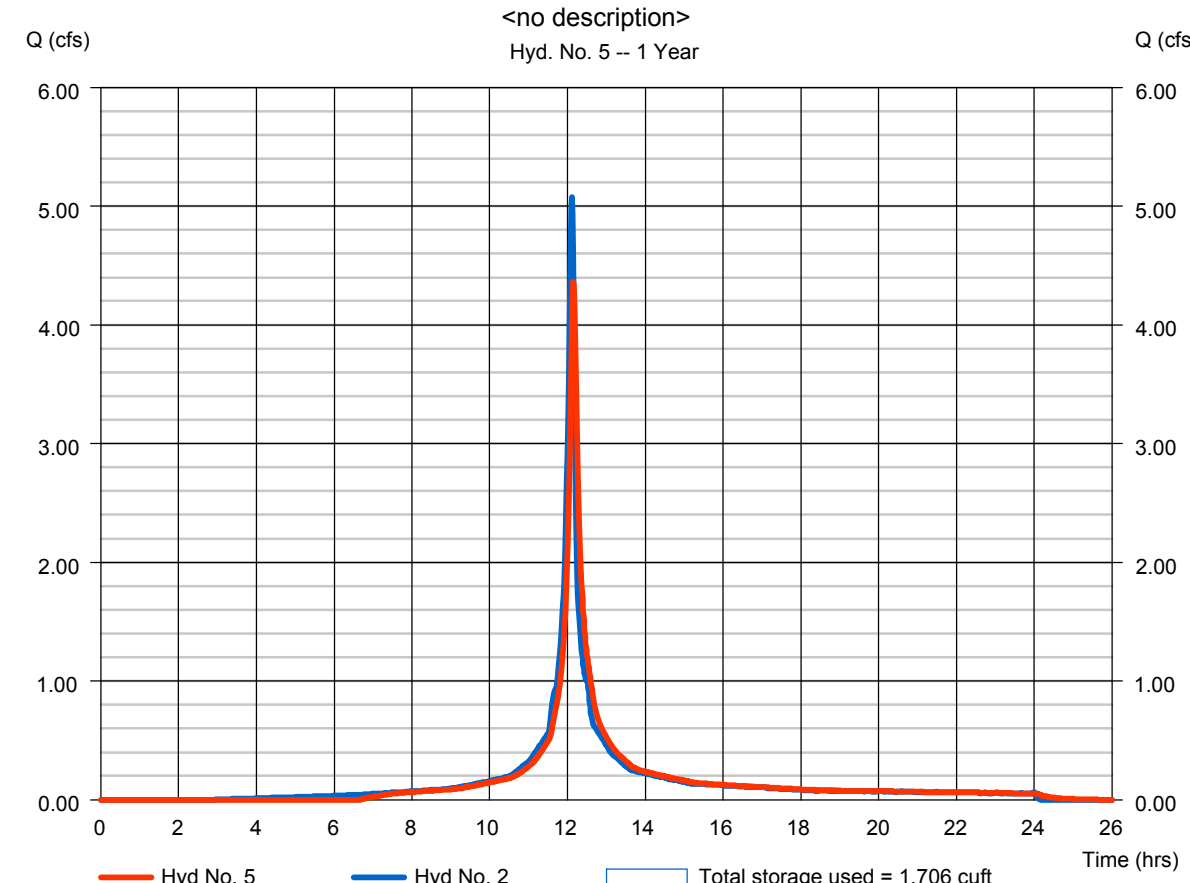
PRE 1			
Hydrograph type	= SCS Runoff	Peak discharge	= 5,301 cfs
Storm frequency	= 1 yrs	Time to peak	= 12.12 hrs
Time interval	= 1 min	Hd. volume	= 16,731 cuth
Drainage area	= 1,870 ac	Curve number	= 98
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 2.62 in	Distribution	= Custom
Storm duration	= 24Hr-Dist-1	Shape factor	= 484



Friday, 10 / 13 / 2023

<no description>			
Hydrograph type	= Reservoir	Peak discharge	= 4,364 cfs
Storm frequency	= 1 yrs	Time to peak	= 12.15 hrs
Time interval	= 1 min	Hyd. volume	= 14,969 cuft
Inflow hyd. No.	= 2 - POST 1	Max. Elevation	= 13.04 ft
Reservoir name	= BMP	Max. Storage	= 1,706 cuft

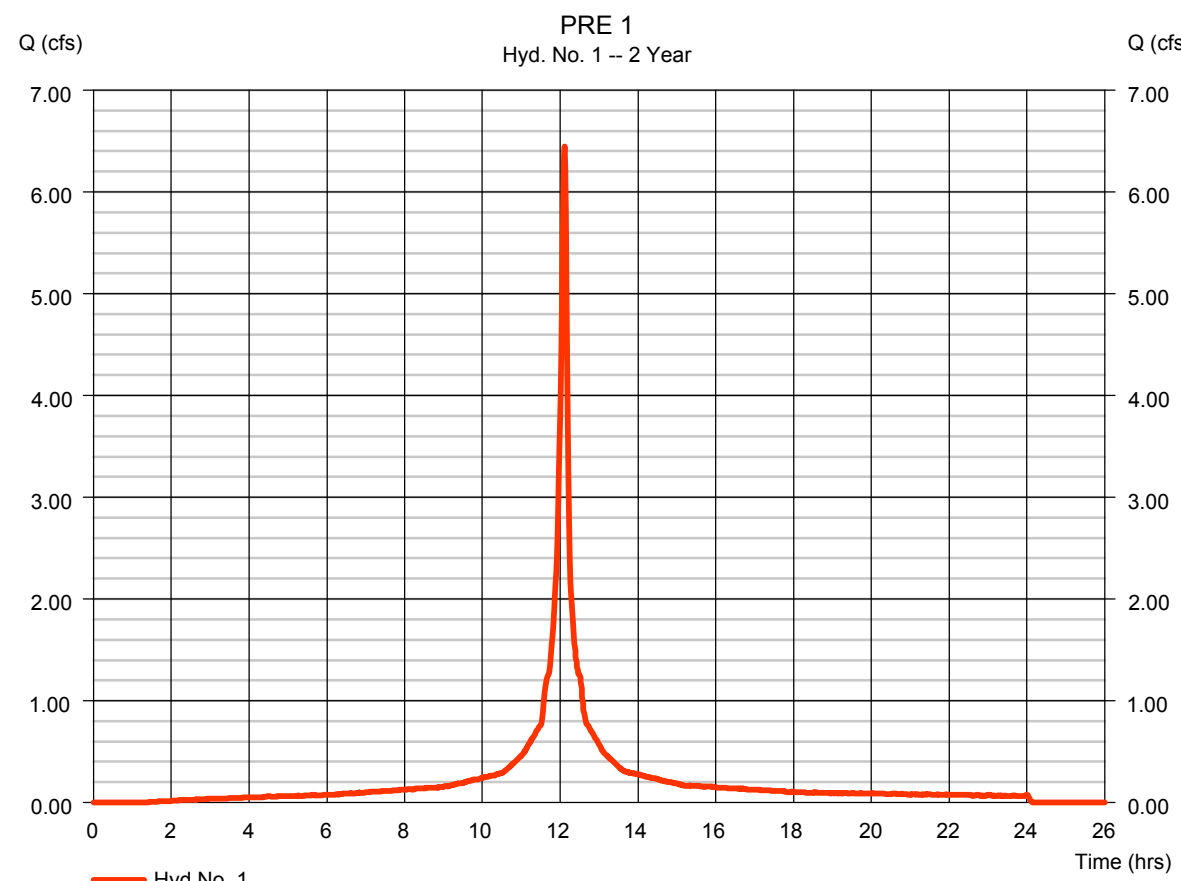
Storage Indication method used



2

Friday, 10 / 13 / 2023

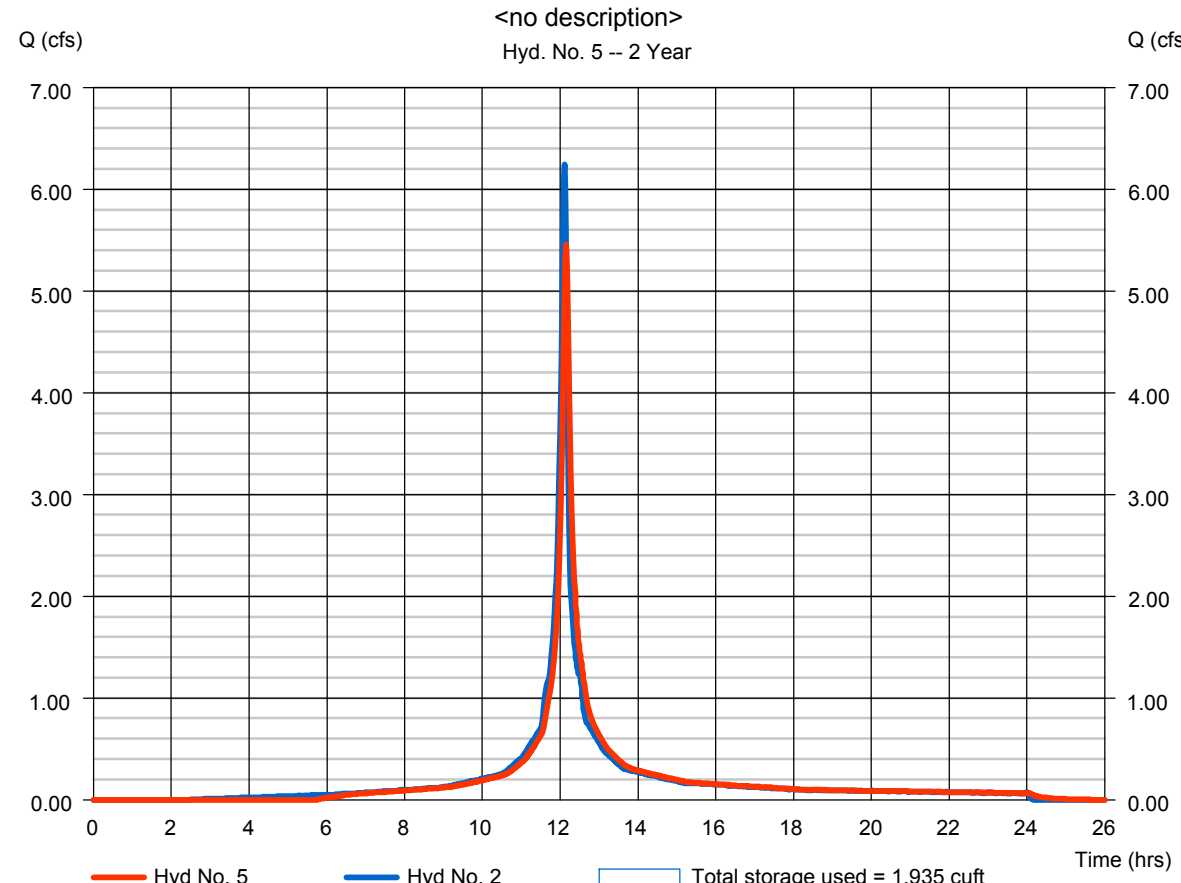
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PRE 1
Hydrograph type      = SCS Runoff          Peak discharge       = 6.442 cfs
Storm frequency      = 2 yrs              Time to peak        = 12.12 hrs
Time interval        = 1 min               Hyd. volume         = 20,564 cuft
Drainage area        = 1,870 ac            Curve number        = 98
Basin Slope          = 0.0 %               Hydraulic length     = 0 ft
To method            = 24hr                Time of conc. (Tc) = 5.00 min
Total precip         = 3.17 in             Distribution         = Custom
Storm duration       = Usfr                 Shape factor         = 484
                    = Ushr Dist-1
```



Friday, 10 / 13 / 2023

<no description>			
Hydrograph type	= Reservoir	Peak discharge	= 5,456 cfs
Storm frequency	= 2 yrs	Time to peak	= 12.15 hrs
Time interval	= 1 min	Hyd. volume	= 18,755 cuft
Inflow hyd. No.	= 2 - POST 1	Max. Elevation	= 13.44 ft
Reservoir name	= BMP	Max. Storage	= 1,935 cuft

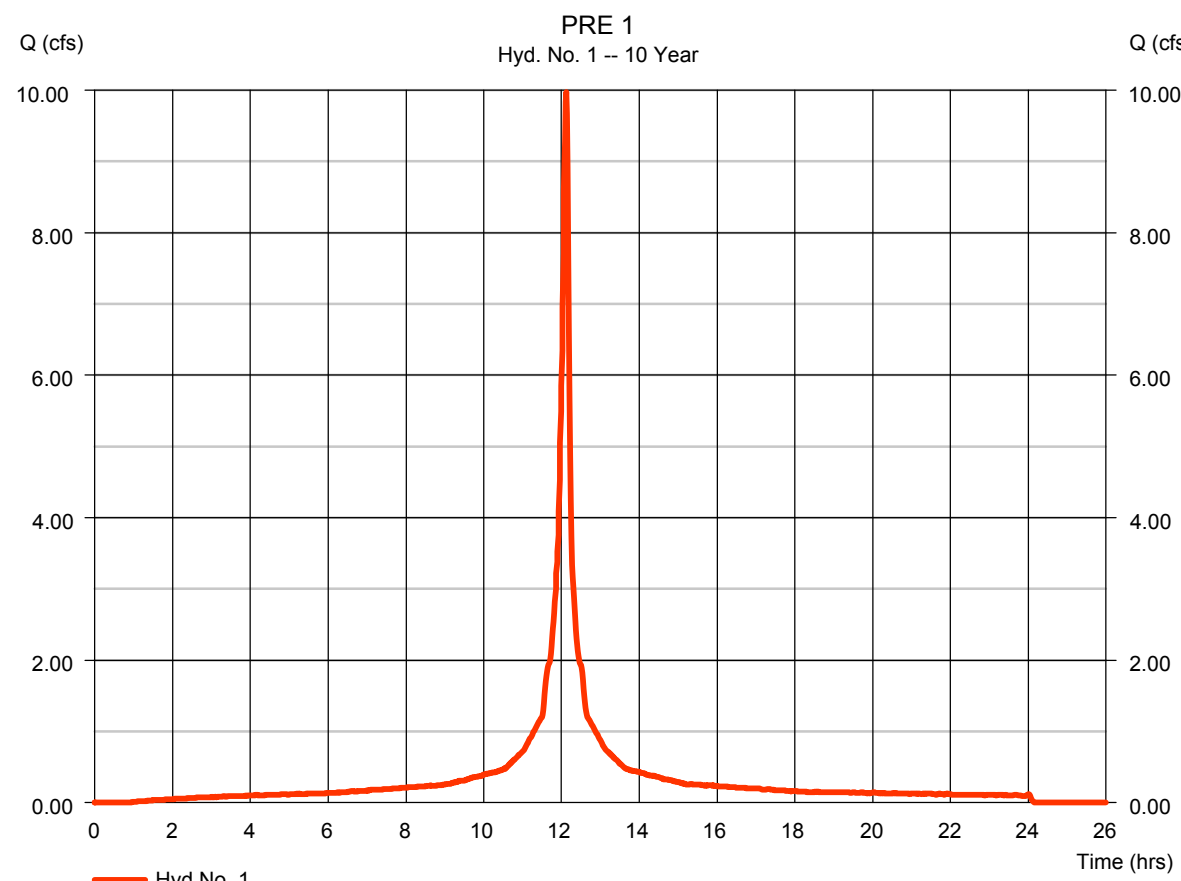
Storage Indication method used



4

Friday, 10 / 13 / 2022

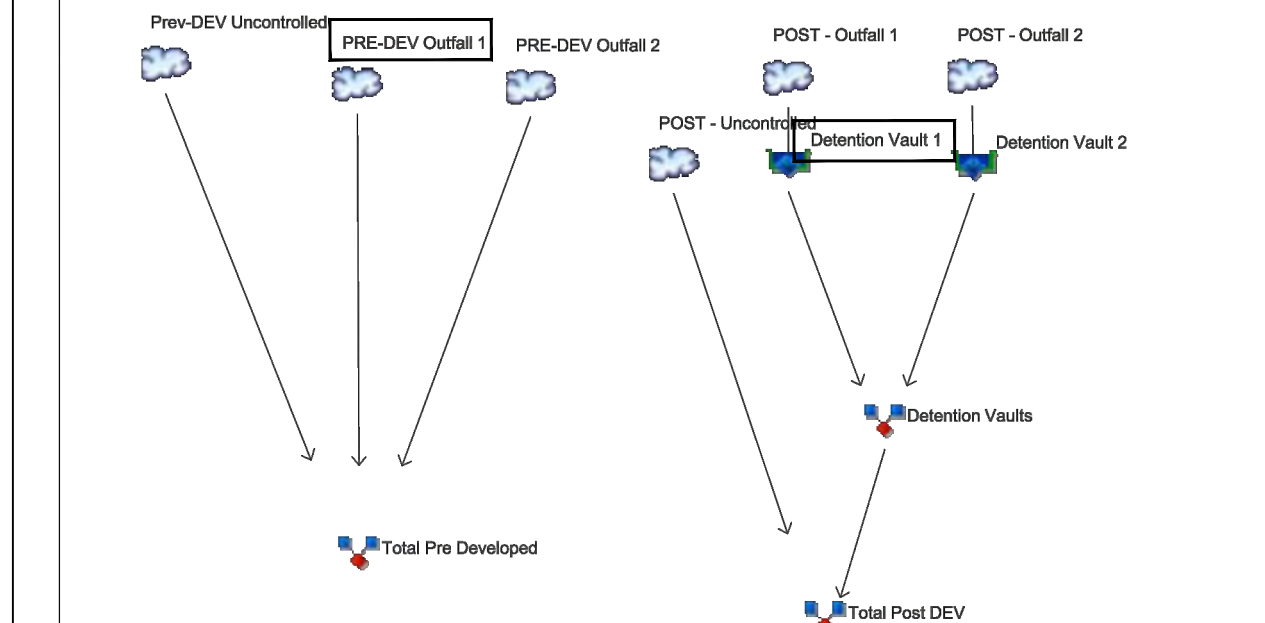
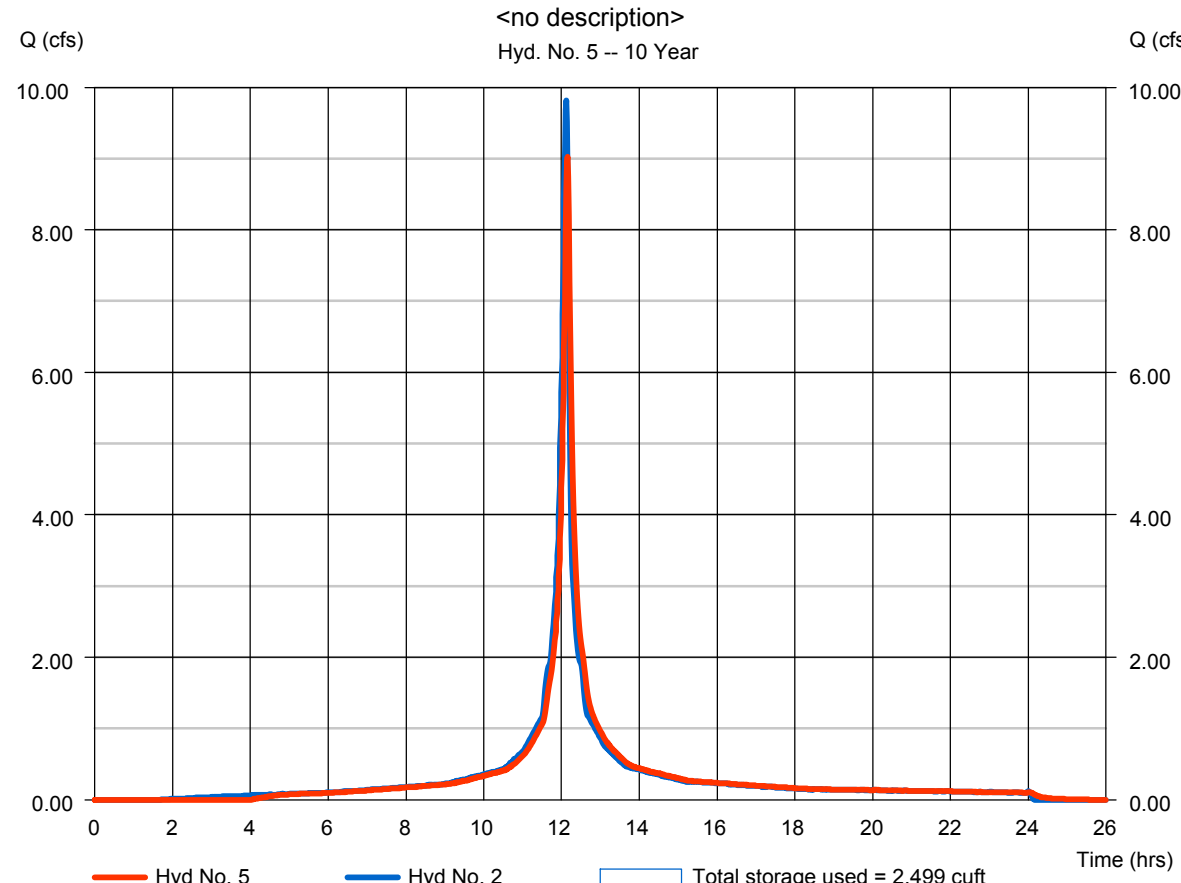
PRE 1			
Hydrograph type	= SCS Runoff	Peak discharge	= 9.973 cfs
Storm frequency	= 10 yrs	Time to peak	= 12.12 hrs
Time interval	= 1 min	Hyd. volume	= 32.435 cuf
Drainage area	= 1,870 ac	Curve number	= 98
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
To method	= 4.87 in	Time of conc. (Tc)	= 5.00 min
Total precip	= 24hr	Distribution	= c custom
Storm duration	= 24hr Dist-1	Shape factor	= 484



Friday, 10 / 13 / 202

<no description>			
Hydrograph type	= Reservoir	Peak discharge	= 9.025 cfs
Storm frequency	= 10 yrs	Time to peak	= 12.15 hrs
Time interval	= 1 min	Hyd. volume	= 30,542 cuft
Inflow hyd. No.	= 2 - POST 1	Max. Elevation	= 14.45 ft
Reservoir name	= BMP	Max. Storage	= 2,499 cuft

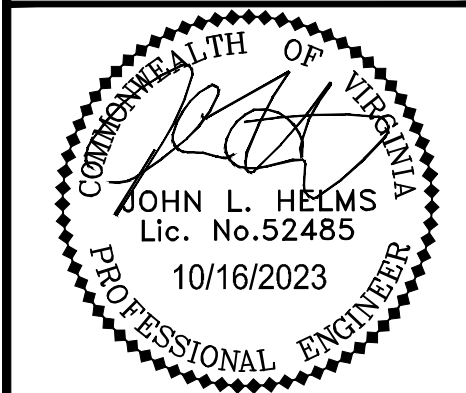
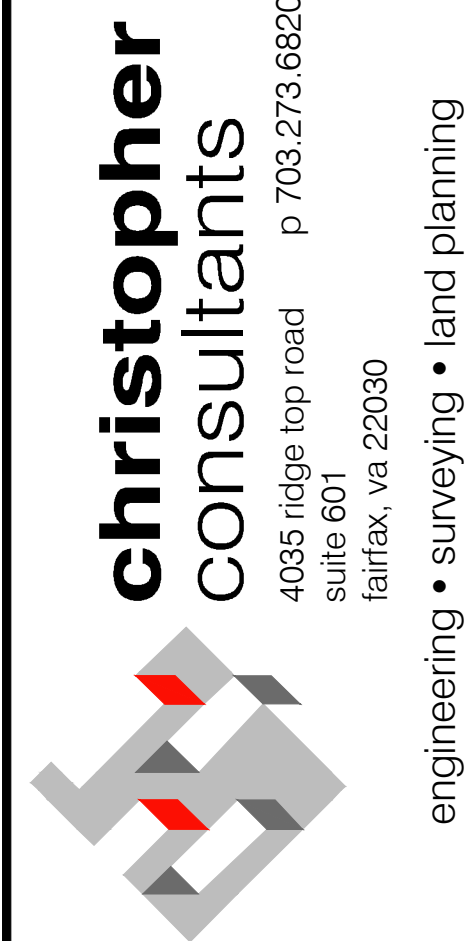
Storage indication method used.



<u>Legend</u>		
<u>Hyd.</u>	<u>Origin</u>	<u>Description</u>
1	SCS Runoff	PRE-DEV Outfall 1
2	SCS Runoff	POST - Outfall 1
3	SCS Runoff	POST - Outfall 2
4	SCS Runoff	POST - Uncontrolled
5	SCS Runoff	PRE-DEV Outfall 2
6	Reservoir	Detention Vault 1
7	Reservoir	Detention Vault 2
8	Combine	Detention Vaults
9	Combine	Total Post DEV
10	SCS Runoff	Pre-Dev Uncontrolled
11	Combine	Total Pre Developed

Project: SWM - Phase 2.gpw

Monday, 10 / 16 / 2023



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DATE: 2022-07-15
SCALE: NOT TO SCALE
DESIGN: JH
DRAWN: YH
CHECKED: JH

SHEET TITLE

OUTFALL 1 HYDROGRAPHS

SHEET No.

PI 503

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Monday, 10 / 16 / 2023

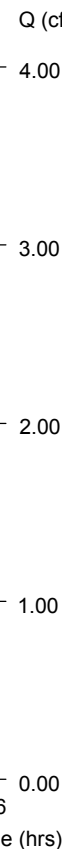


Monday, 10 / 16 / 2023



2

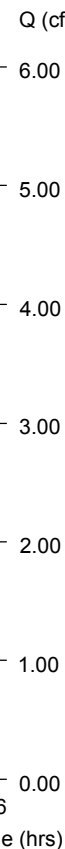
Monday, 10 / 16 / 2023



Monday, 10 / 16 / 2023

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Monday, 10 / 16 / 2023



Monday, 10 / 16 / 2023



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CITY OF FAIRFAX, VA

MARK	DATE	DESCRIPTION
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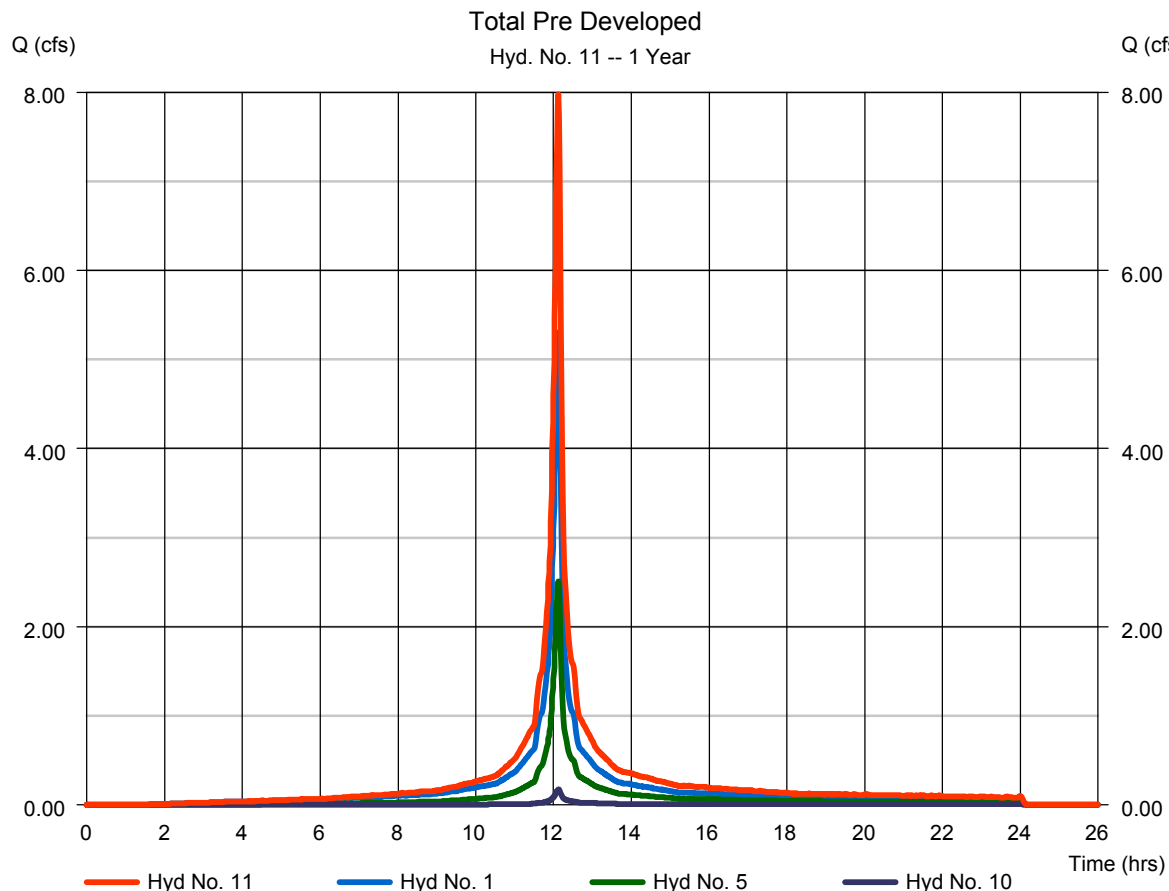
C

B

A

Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022				Monday, 10 / 16 / 2023			
Hyd. No. 11							
Total Pre Developed							
Hydrograph type	= Combine	Peak discharge	= 7.979 cfs				
Storm frequency	= 1 yrs	Time to peak	= 12.12 hrs				
Time interval	= 1 min	Hyd. volume	= 24,487 cuft				
Inflow hyds	= 1, 5, 10	Contrib. drain. area	= 2.950 ac				



Hydrograph Report

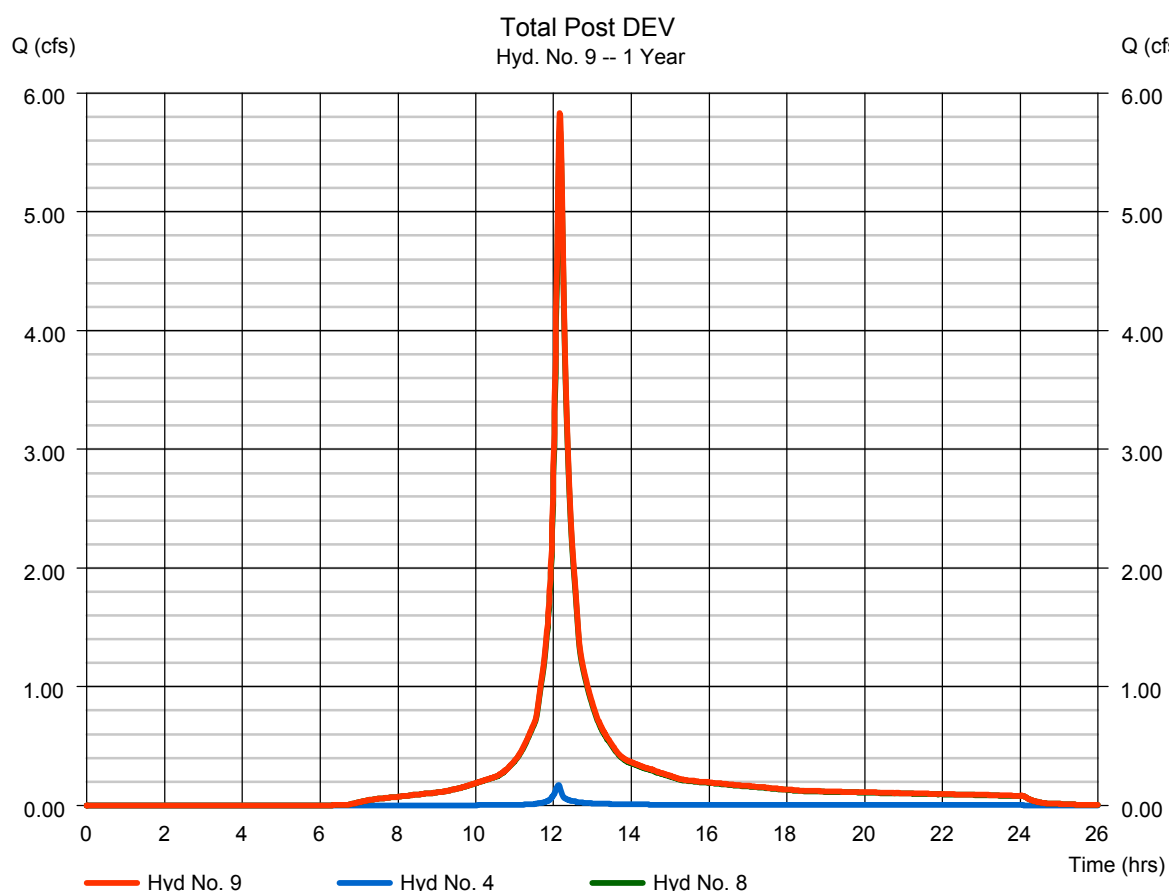
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022

Monday, 10 / 16 / 2023

Hyd. No. 9

Total Post DEV

Hydrograph type	= Combine	Peak discharge	= 5.832 cfs
Storm frequency	= 1 yrs	Time to peak	= 12.15 hrs
Time interval	= 1 min	Hyd. volume	= 22,061 cuft
Inflow hyds.	= 4, 8	Contrib. drain. area	= 0.100 ac



Hydrograph Report

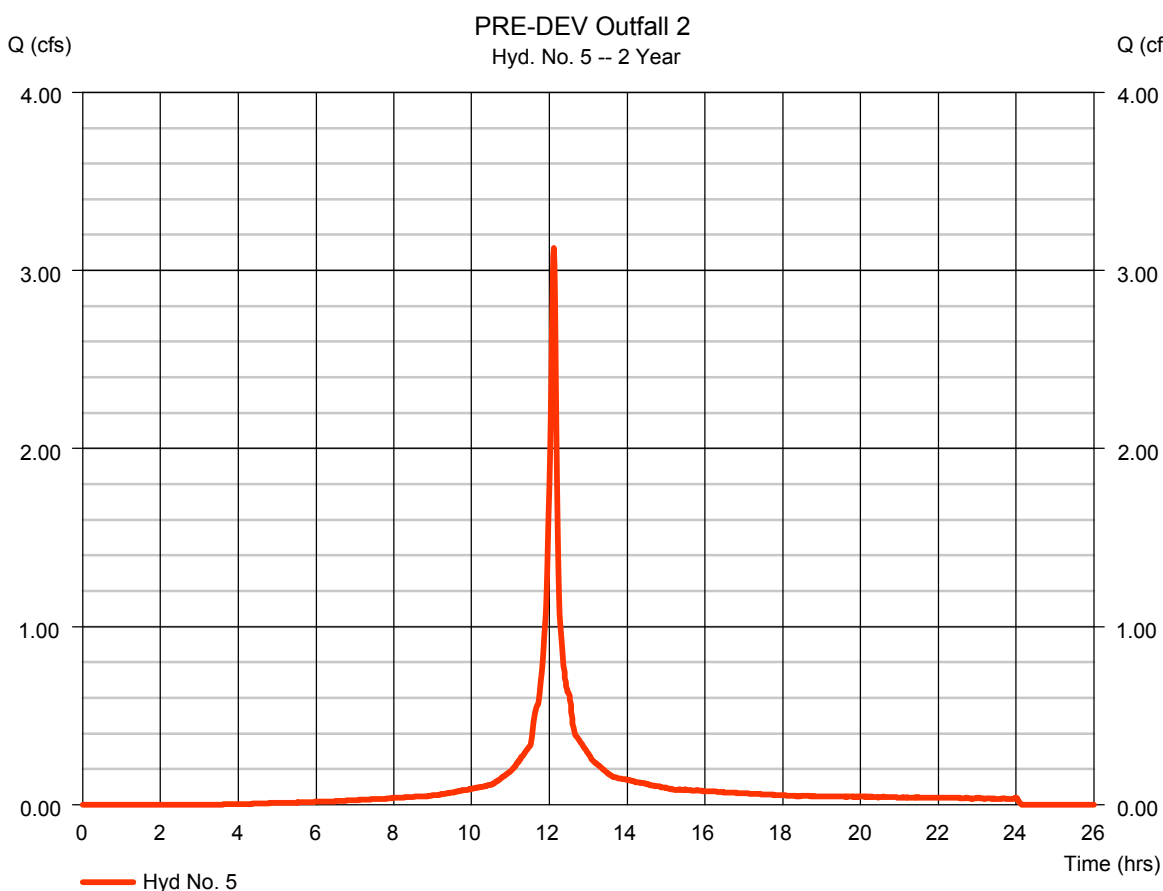
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022

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Hyd. No. 5

PRE-DEV Outfall 2

Hydrograph type	= SCS Runoff	Peak discharge	= 3.127 cfs
Storm frequency	= 2 yrs	Time to peak	= 12.12 hrs
Time interval	= 1 min	Hyd. volume	= 9,225 cuft
Drainage area	= 0.980 ac	Curve number	= 94
Basin Slope	= 0.00 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 3.17 in	Distribution	= Custom
Storm duration	= 24Hr_Dist-1	Shape factor	= 484



Hydrograph Report

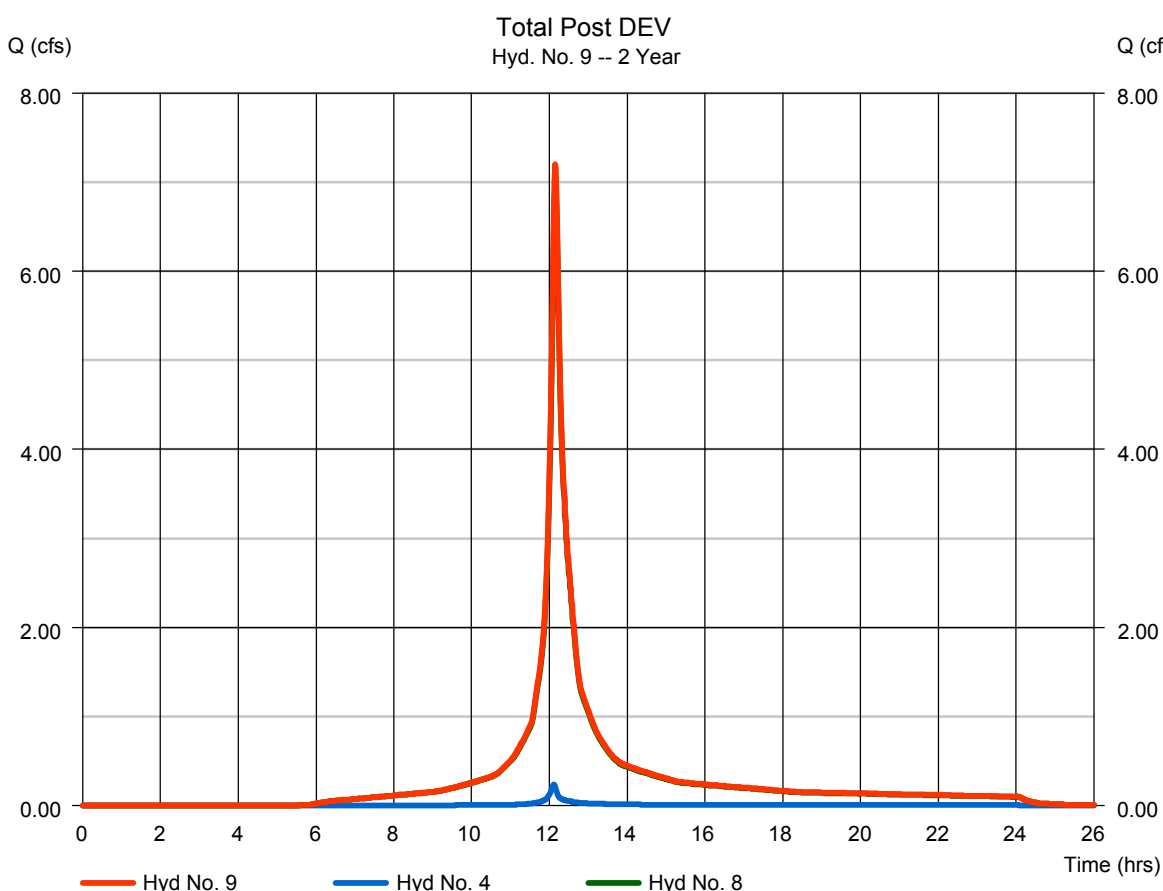
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022

Monday, 10 / 16 / 2023

Hyd. No. 9

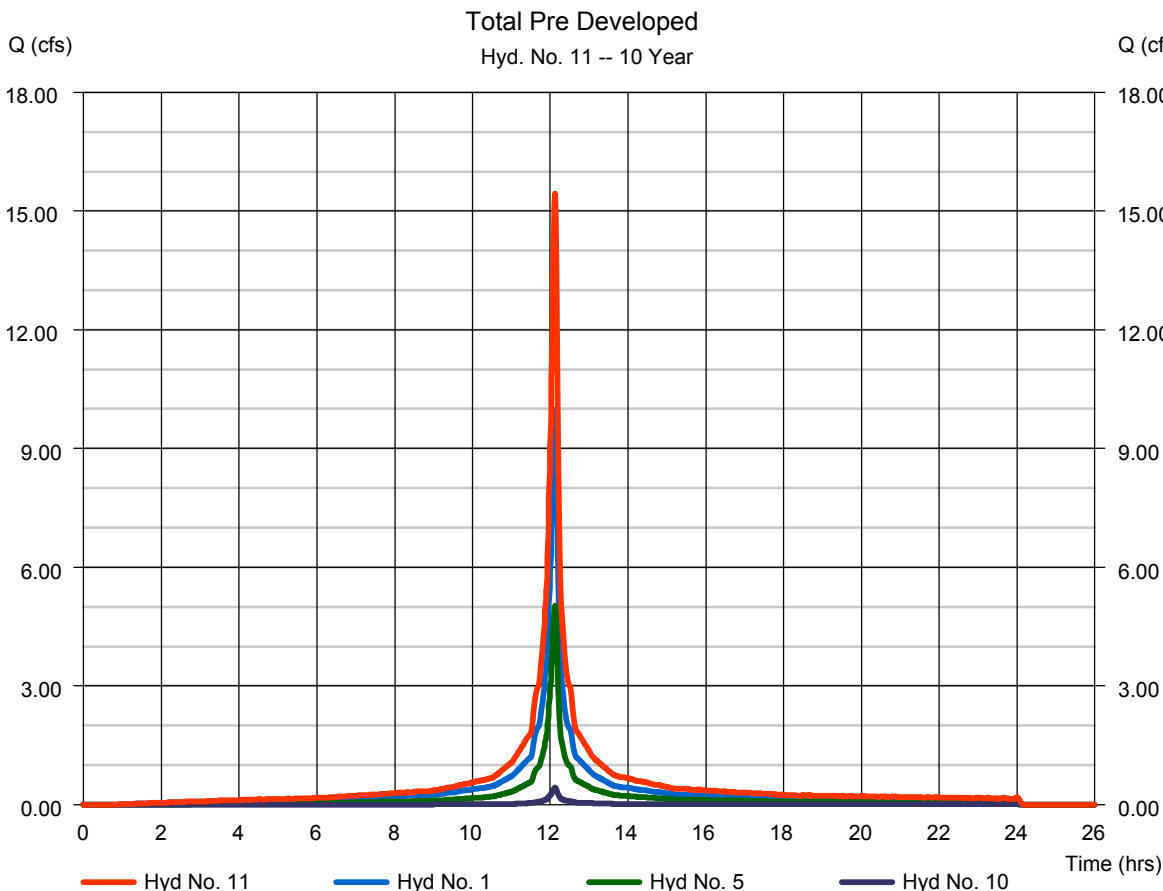
Total Post DEV

Hydrograph type	= Combine	Peak discharge	= 7.204 cfs
Storm frequency	= 2 yrs	Time to peak	= 12.15 hrs
Time interval	= 1 min	Hyd. volume	= 27,917 cuft
Inflow hyds.	= 4, 8	Contrib. drain. area	= 0.100 ac



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022				Monday, 10 / 16 / 2023			
Hyd. No. 11							
Total Pre Developed							
Hydrograph type	= Combine	Peak discharge	= 15.43 cfs				
Storm frequency	= 10 yrs	Time to peak	= 12.12 hrs				
Time interval	= 1 min	Hyd. volume	= 48,984 cuft				
Inflow hyds.	= 1, 5, 10	Contrib. drain. area	= 2.950 ac				



Hydrograph Report

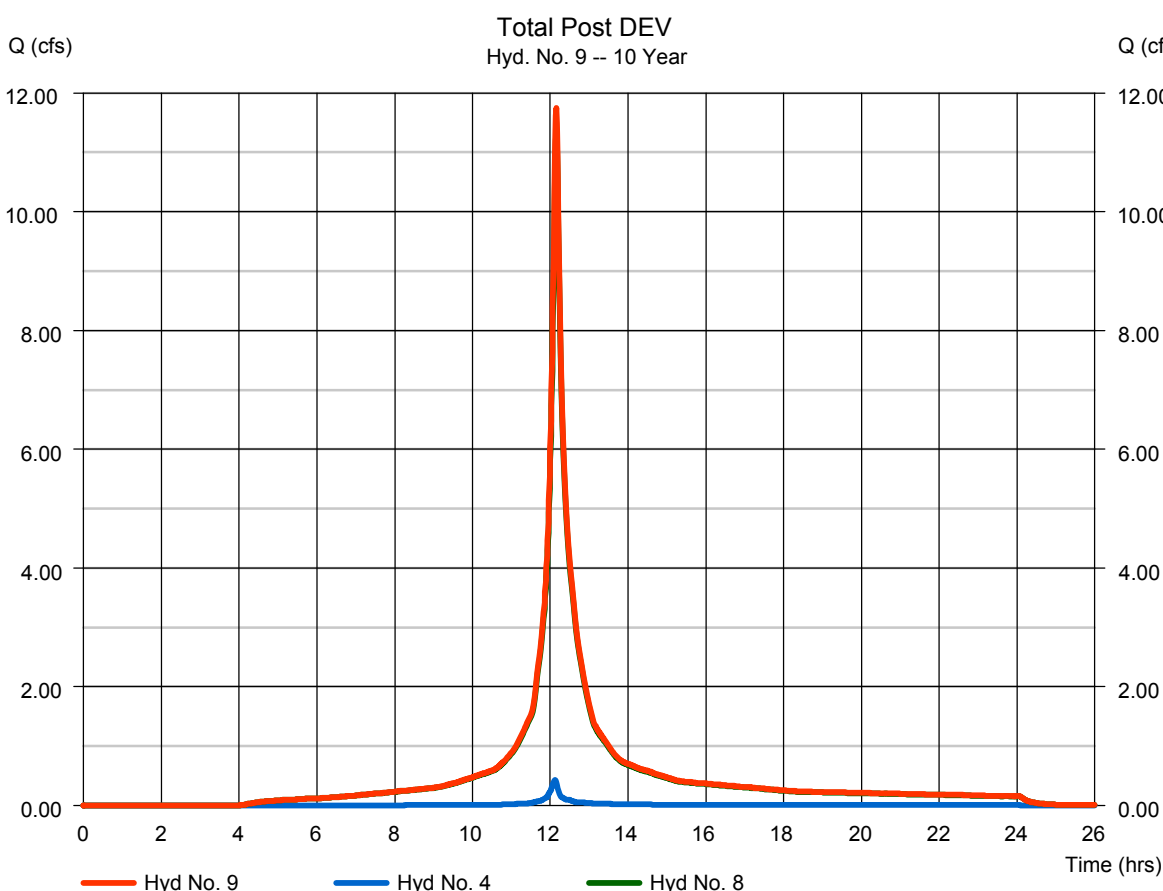
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022

Monday, 10 / 16 / 2023

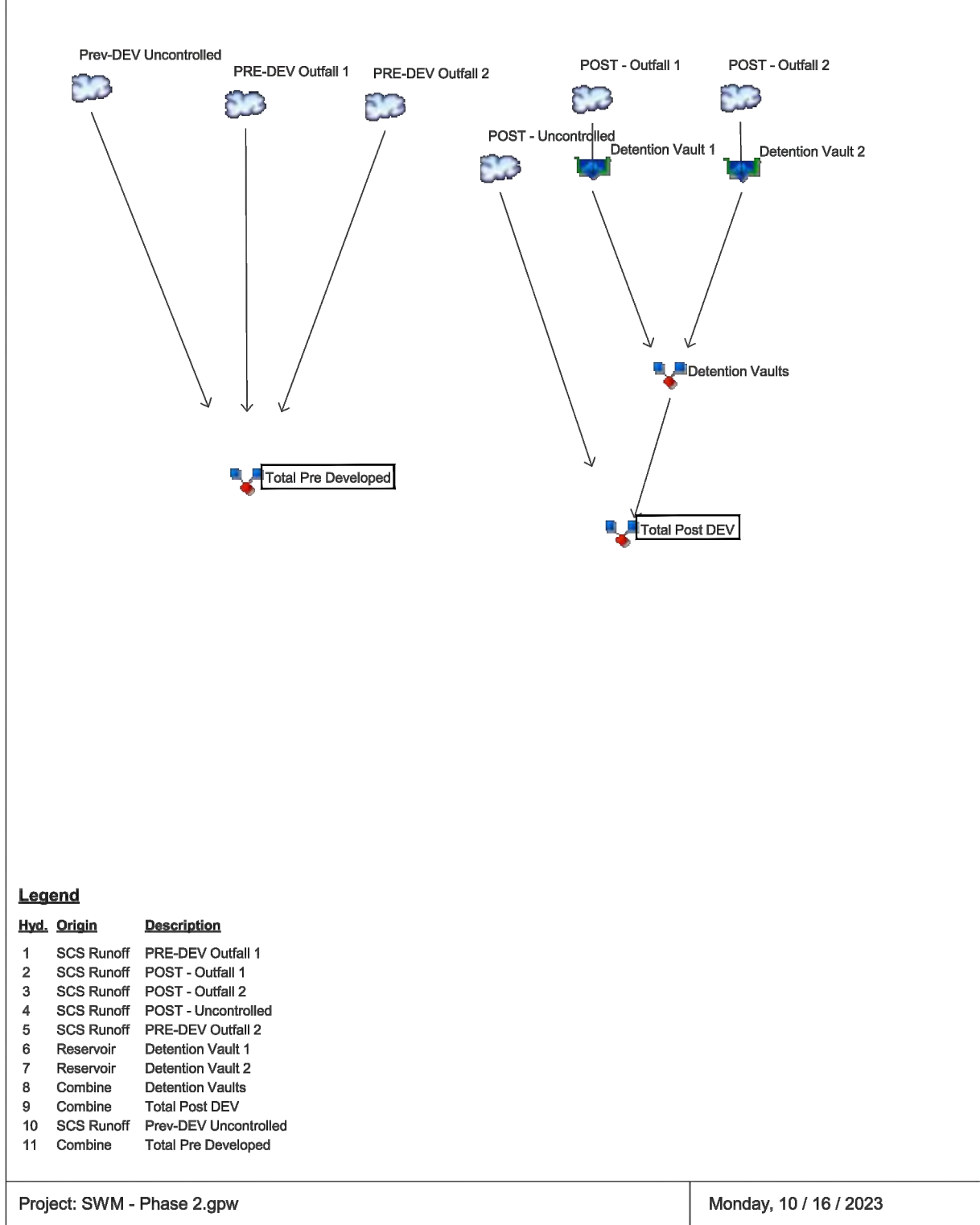
Hyd. No. 9

Total Post DEV

Hydrograph type	= Combine	Peak discharge	= 11.75 cfs
Storm frequency	= 10 yrs	Time to peak	= 12.15 hrs
Time interval	= 1 min	Hyd. volume	= 46,289 cuft
Inflow hyds.	= 4, 8	Contrib. drain. area	= 0.100 ac



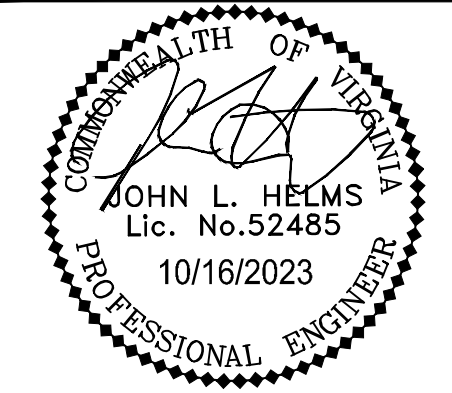
Watershed Model Schematic



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N29 APARTMENTS
GENERAL DEVELOPMENT PLAN

CITY OF FAIRFAX, VA

	11-30-2022	04-28-2023	08-11-2023	10-16-2023		MARK	DATE	DESCRIPTION
1								
2								
3								
4								

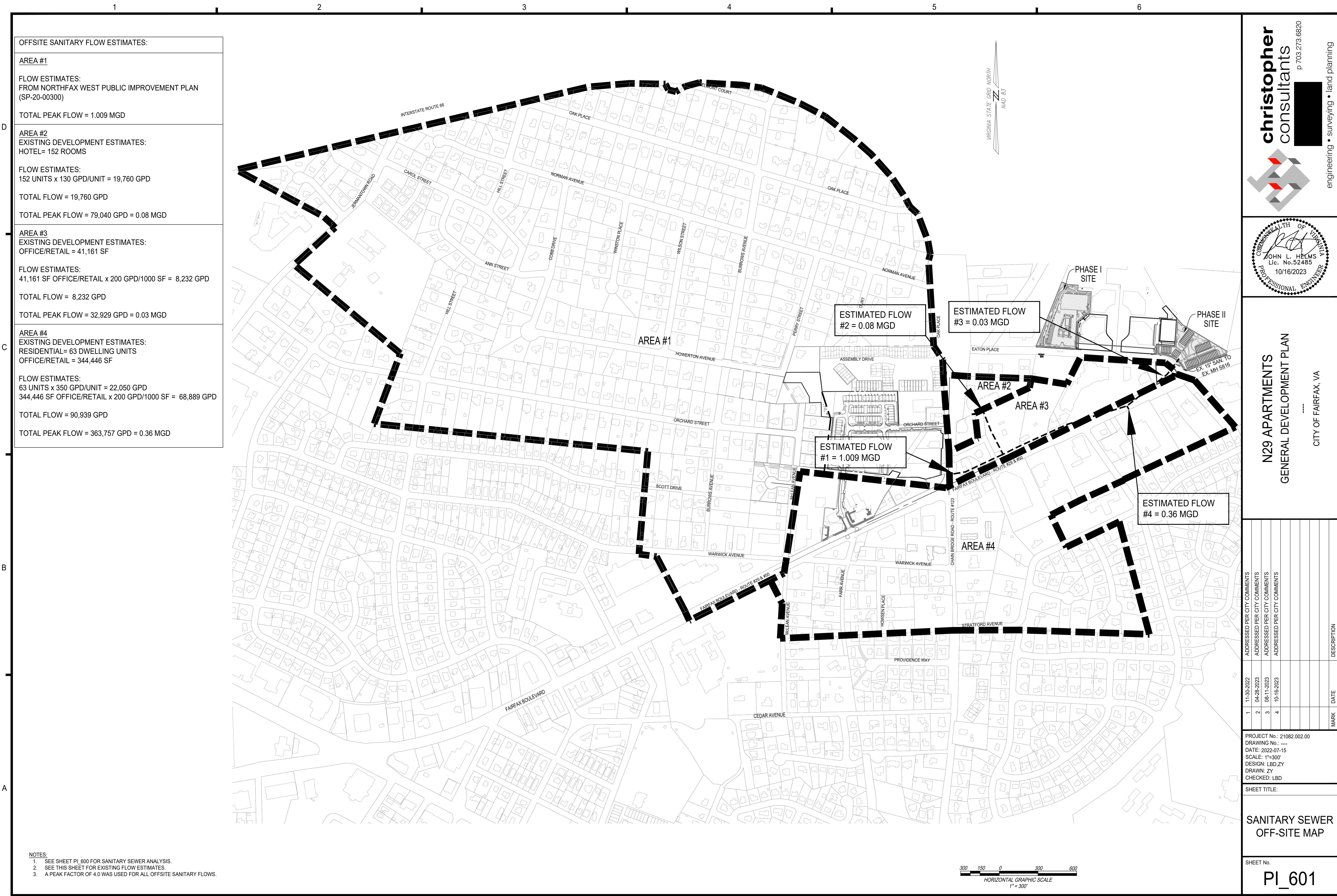
PROJECT No.: 21082.002.00
DRAWING No.: 111772
DATE: 2022-07-15
SCALE: NOT TO SCALE
DESIGN: JH
DRAWN: YH
CHECKED: JH

SHEET TITLE:

HYDROGRAPHS
COMBINED

SHEET No.

PI_505



OFFSITE SANITARY FLOW ESTIMATES:	
AREA #1	
FLOW ESTIMATES: FROM NORTHFAX WEST PUBLIC IMPROVEMENT PLAN (SP-20-00300)	
TOTAL PEAK FLOW = 1.009 MGD	
AREA #2	
EXISTING DEVELOPMENT ESTIMATES: HOTEL= 152 ROOMS	
FLOW ESTIMATES: 152 UNITS x 130 GPD/UNIT = 19,760 GPD	
TOTAL FLOW = 19,760 GPD	
TOTAL PEAK FLOW = 79,040 GPD = 0.08 MGD	
AREA #3	
EXISTING DEVELOPMENT ESTIMATES: OFFICE/RETAIL = 41,161 SF	
FLOW ESTIMATES: 41,161 SF OFFICE/RETAIL x 200 GPD/1000 SF = 8,232 GPD	
TOTAL FLOW = 8,232 GPD	
TOTAL PEAK FLOW = 32,929 GPD = 0.03 MGD	
AREA #4	
EXISTING DEVELOPMENT ESTIMATES: RESIDENTIAL= 63 DWELLING UNITS OFFICE/RETAIL = 344,446 SF	
FLOW ESTIMATES: 63 UNITS x 350 GPD/UNIT = 22,050 GPD 344,446 SF OFFICE/RETAIL x 200 GPD/1000 SF = 68,889 GPD	
TOTAL FLOW = 90,939 GPD	
TOTAL PEAK FLOW = 363,757 GPD = 0.36 MGD	

- NOTES:
- SEE SHEET PI_600 FOR SANITARY SEWER ANALYSIS.
 - SEE THIS SHEET FOR EXISTING FLOW ESTIMATES.
 - A PEAK FACTOR OF 4.0 WAS USED FOR ALL OFFSITE SANITARY FLOWS.

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N29 APARTMENTS

GENERAL DEVELOPMENT PLAN

CITY OF FAIRFAX, VA

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4	10-16-2023	ADDRESSED PER CITY COMMENTS

PROJECT No.: 21082.002.00

DRAWING No.: ...

DATE: 2022-07-15

SCALE: 1"=300'

DESIGN: LBD,ZY

DRAWN: ZY

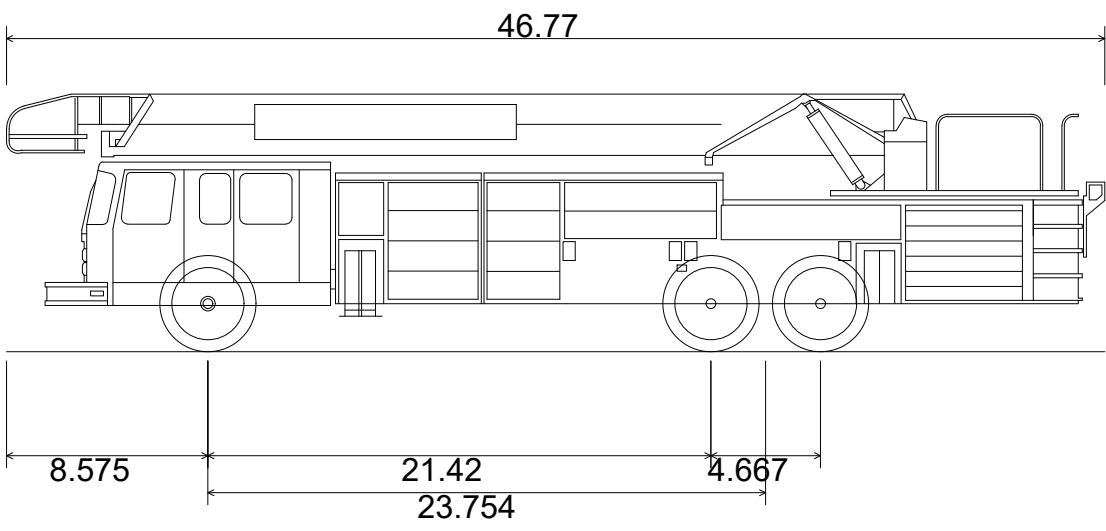
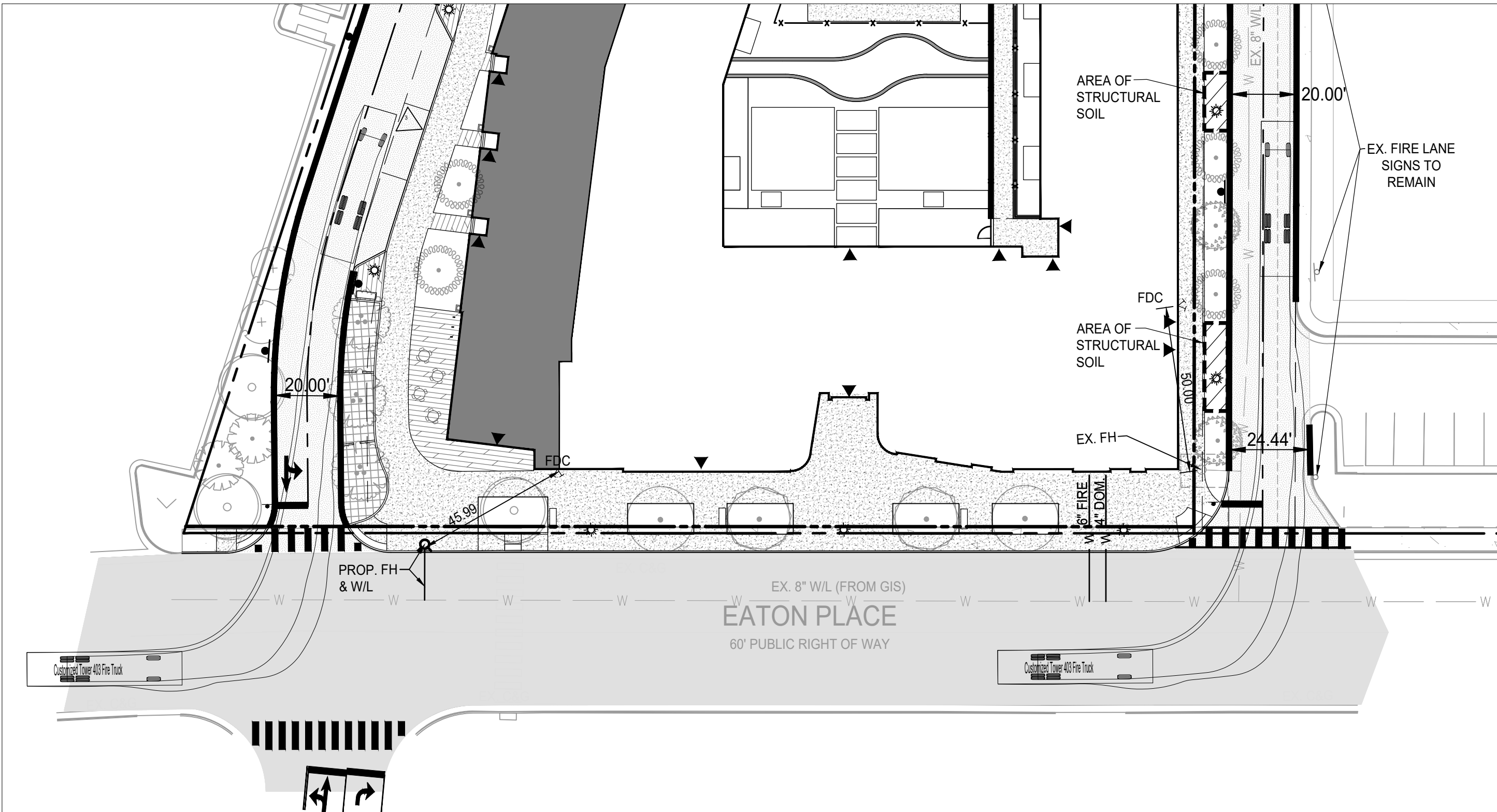
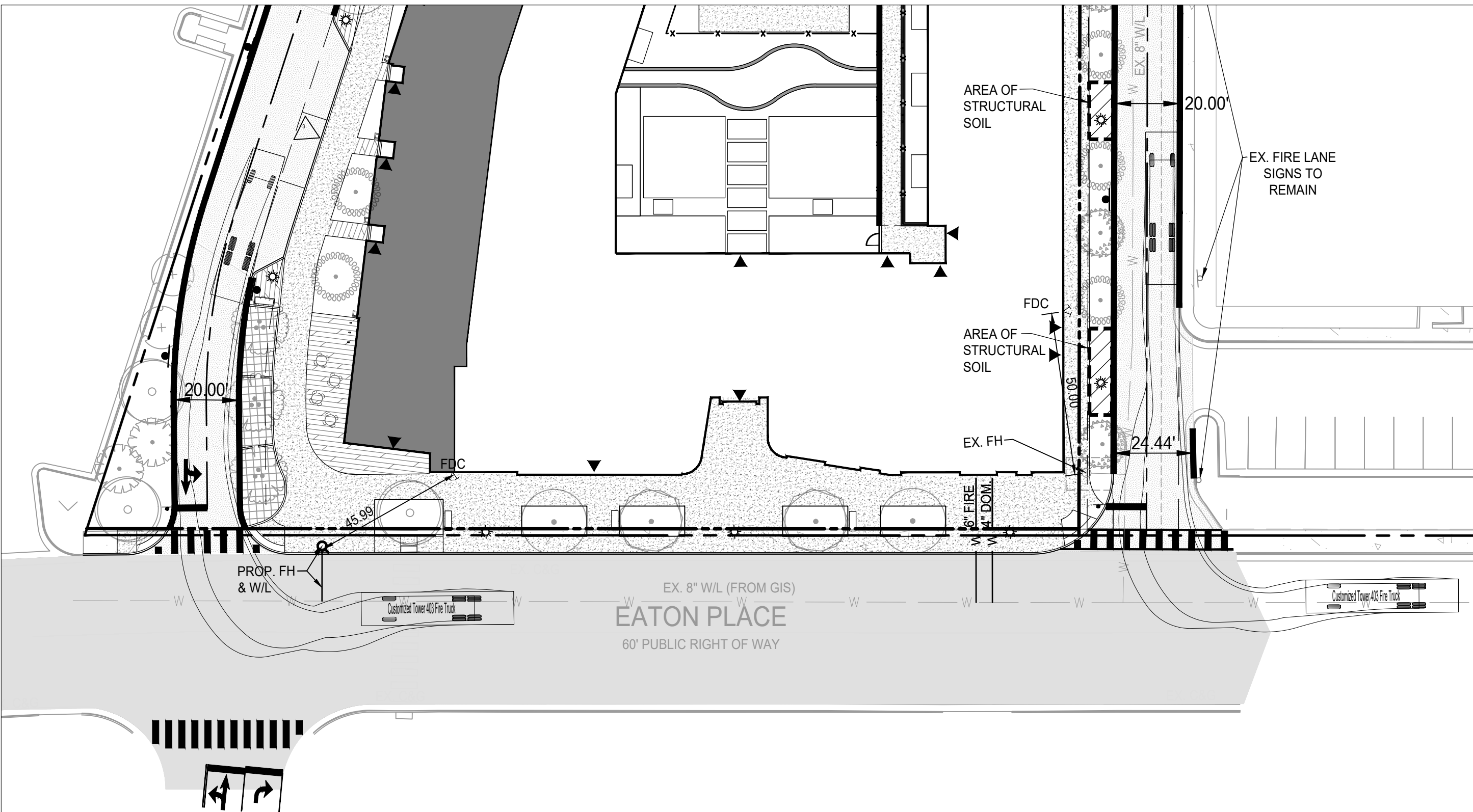
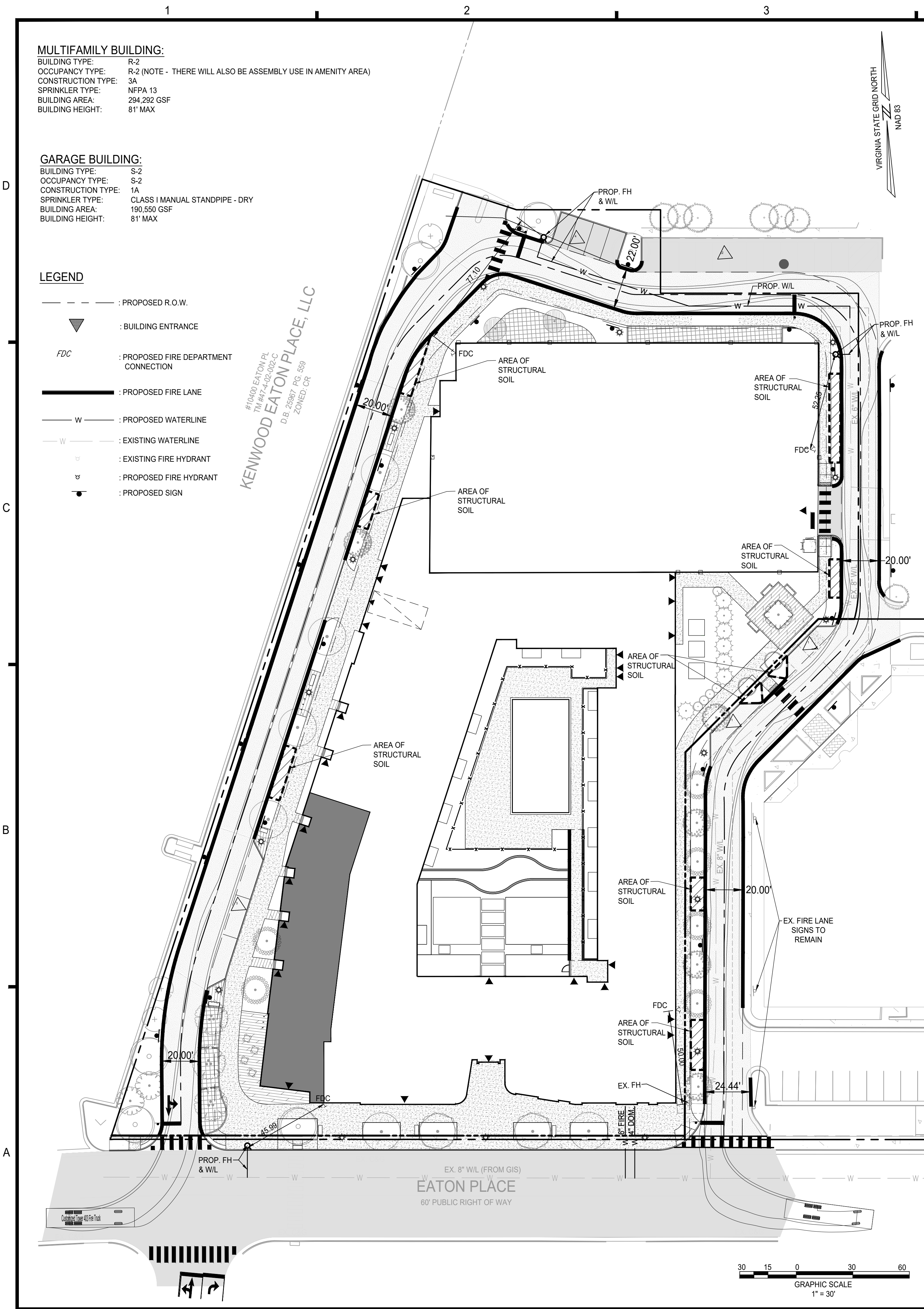
CHECKED: LBD

SHEET TITLE:

SANITARY SEWER OFF-SITE MAP

SHEET No.

PI_601



Customized Tower 403 Fire Truck
Overall Length
Overall Width
Wall to Wall Turning Radius

46.770ft
10.160ft
45.000ft

NOTE:
NO LOADING, DELIVERY, OR REFUSE TRUCKS WILL BE LARGER THAN THE FIRE TRUCK.

SIGN AND STRIPING NOTES:

MINIMUM SPECIFICATIONS

Fire lanes shall have a minimum unobstructed width of 20 feet.
Fire lanes shall have a minimum unobstructed vertical clearance of 13 feet 6 inches.

Aerial Fire Apparatus Fire Lane

- Shall have a minimum unobstructed width of 26 feet.
- Shall be located a minimum of 15 feet from the building and positioned along one entire side of the building – as approved by the Fire Marshal.
- Overhead utility lines shall not be located over an Aerial Fire Apparatus Fire Lane or between the lane and the building.

Fire lanes shall be compacted/treated to support emergency vehicles. Compacted/treated to support emergency vehicles shall mean capable of supporting H-20 loading in all weather conditions.

SIGNS

Metal construction, dimensions 12 inches by 18 inches. Red lettering on a reflective white background with three-eighths inch red trim strip around the entire outer edge of the sign. Signs shall be mounted with the top of the sign 7 feet above grade.

Lettering size:

- "NO PARKING" – 2 inches
- "OR" – 1 inch
- "STANDING" – 2 inches
- "FIRE LANE" – 2 1/4 inches
- Arrows 1-inch solid red. Spacing between words to be uniform.

STRIPING

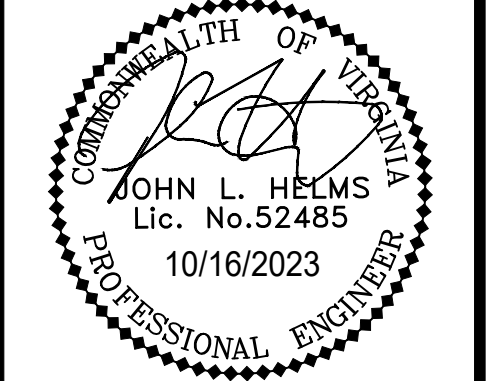
- Fire Lanes shall be designed with striping on both sides, either curb or road surface.
- 6-inch red traffic paint stripe
- 4-inch white lettering/wording with 3/4-inch stroke stating "NO PARKING FIRE LANE"
- Lettering/wording spaced every 50 feet



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GENERAL DEVELOPMENT PLAN

CITY OF FAIRFAX, VA

ADDRESS PER CITY COMMENTS	ADDRESS PER CITY COMMENTS	ADDRESS PER CITY COMMENTS	ADDRESS PER CITY COMMENTS	MARK	DATE	DESCRIPTION
1	11-30-2022					
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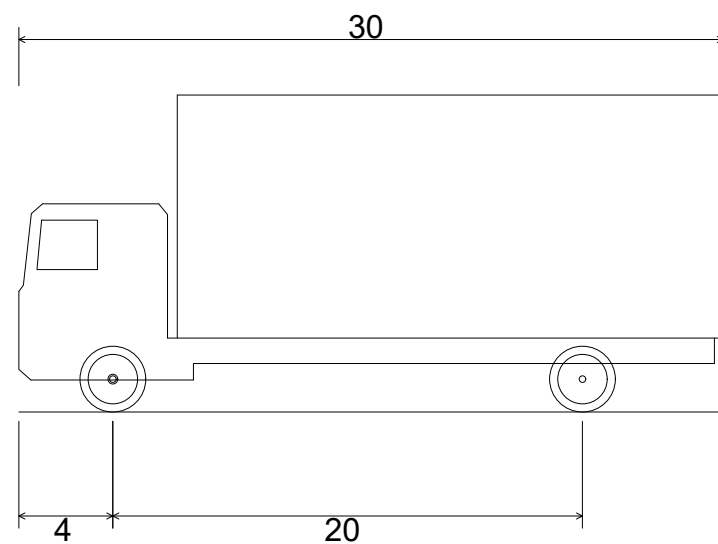
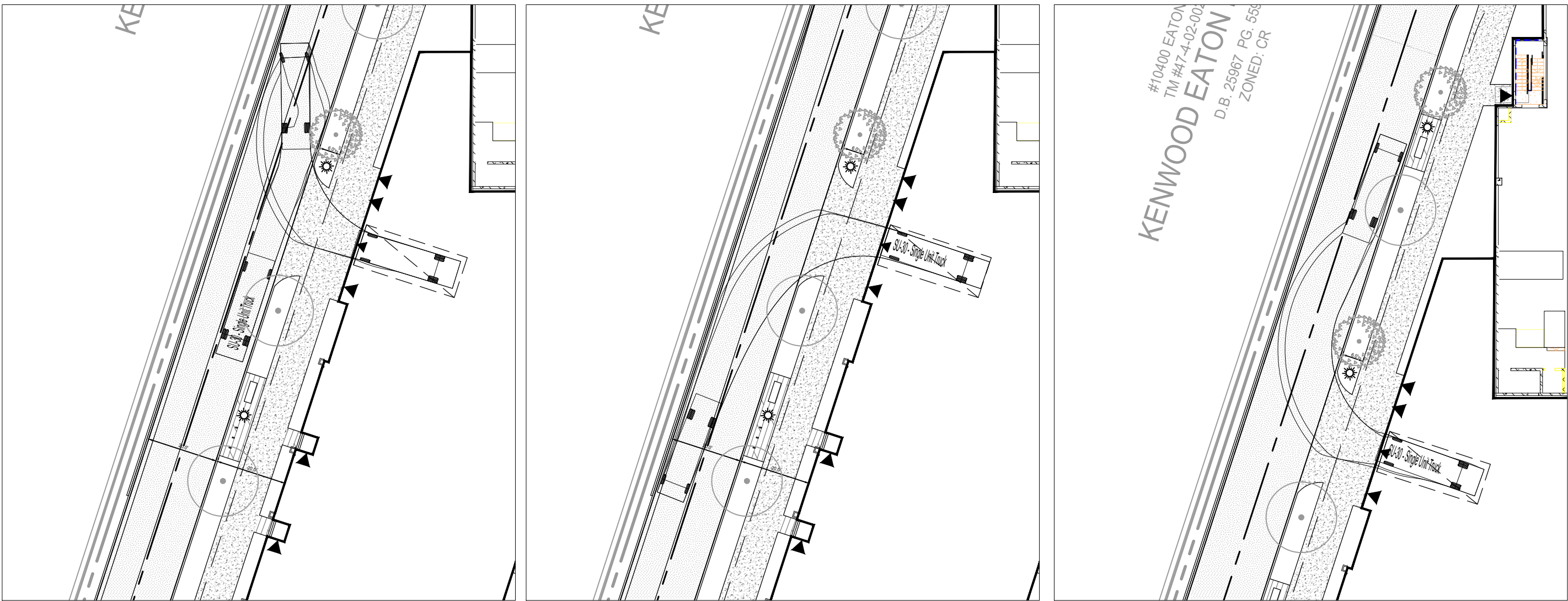
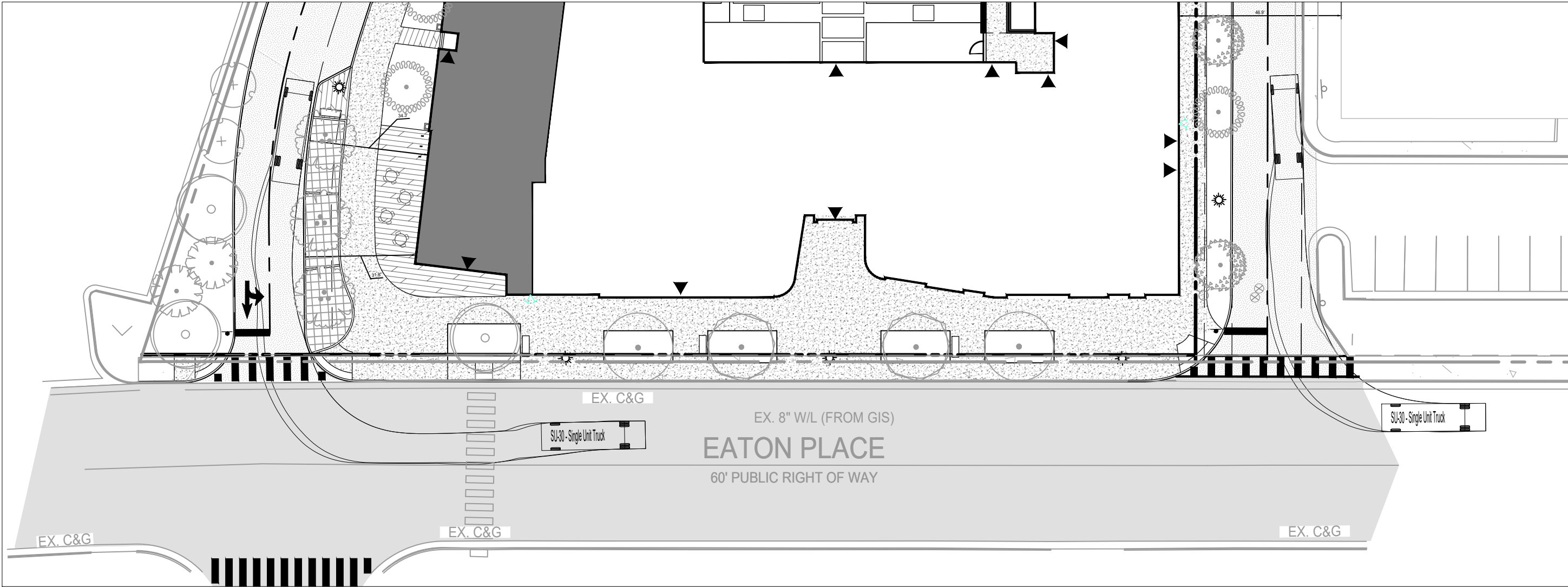
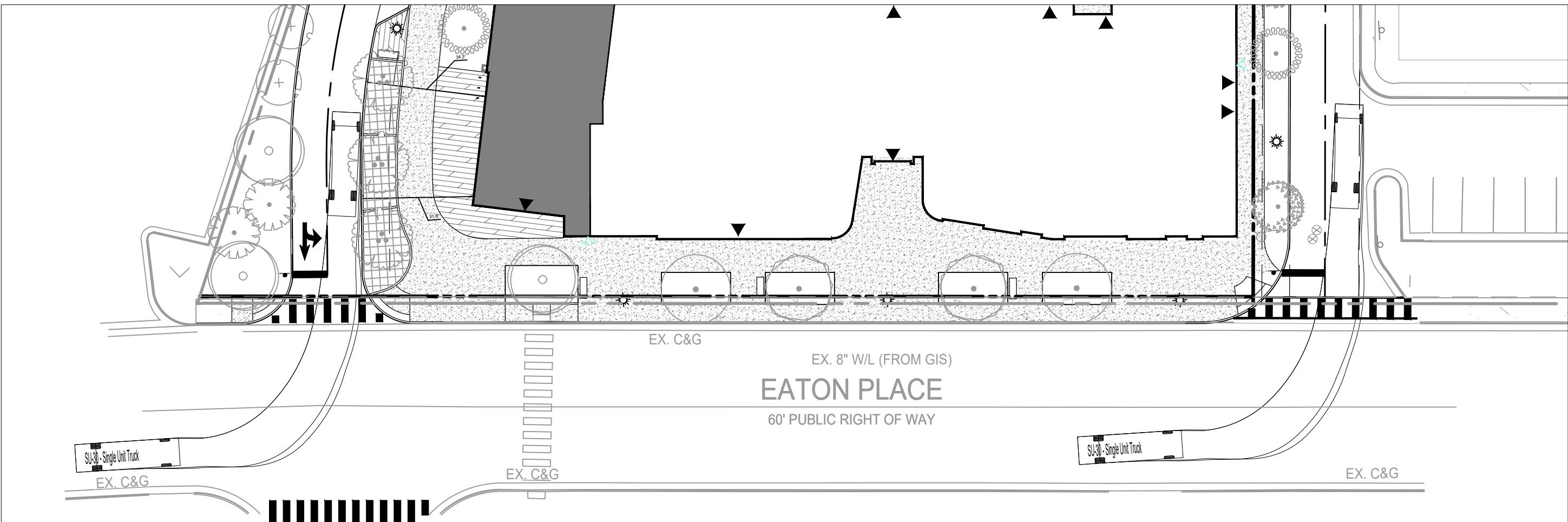
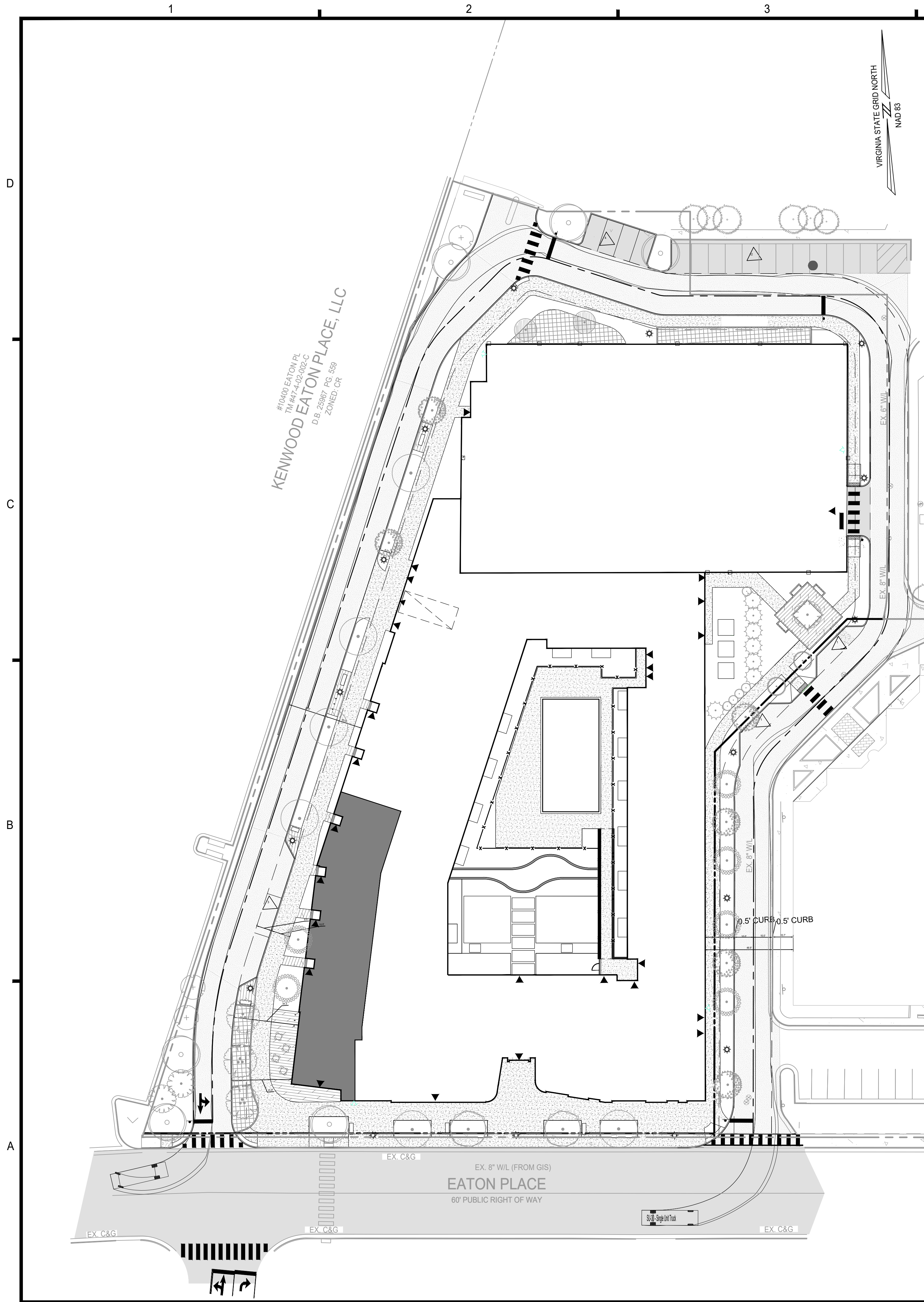
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DRAWING No.: 111772
DATE: 2022-07-15
SCALE: 1" = 30'
DESIGN: JH
DRAWN: YH
CHECKED: JH

SHEET TITLE:

FIRE SERVICE
PLAN

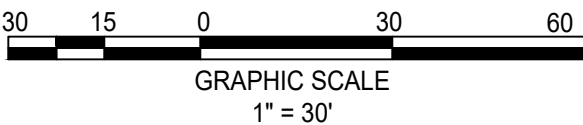
SHEET No.

PI_800



NOTE:
NO LOADING, DELIVERY, OR REFUSE TRUCKS WILL BE LARGER THAN THE FIRE TRUCK.

SU-30 - Single Unit Truck
Overall Length 30.000ft
Overall Width 8.000ft
Overall Body Height 13.500ft
Min Body Ground Clearance 1.367ft
Track Width 8.000ft
Lock-to-lock time 5.00s
Max Steering Angle (Virtual) 31.80°



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COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No. 52485
10/16/2023
PROFESSIONAL ENGINEER

N29 APARTMENTS
GENERAL DEVELOPMENT PLAN
CITY OF FAIRFAX, VA

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

SHEET TITLE:

**TURNING
MOVEMENTS -
DELIVERY TRUCK**

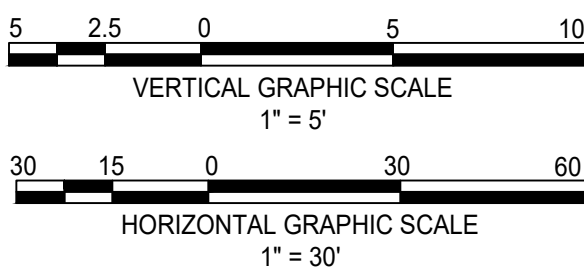
SHEET No.
PI_801

CITY OF FAIRFAX, VA

PROJECT No.: 21082.002.00
DRAWING No.: 111772
DATE: 2022-07-15
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DRAWN: YH
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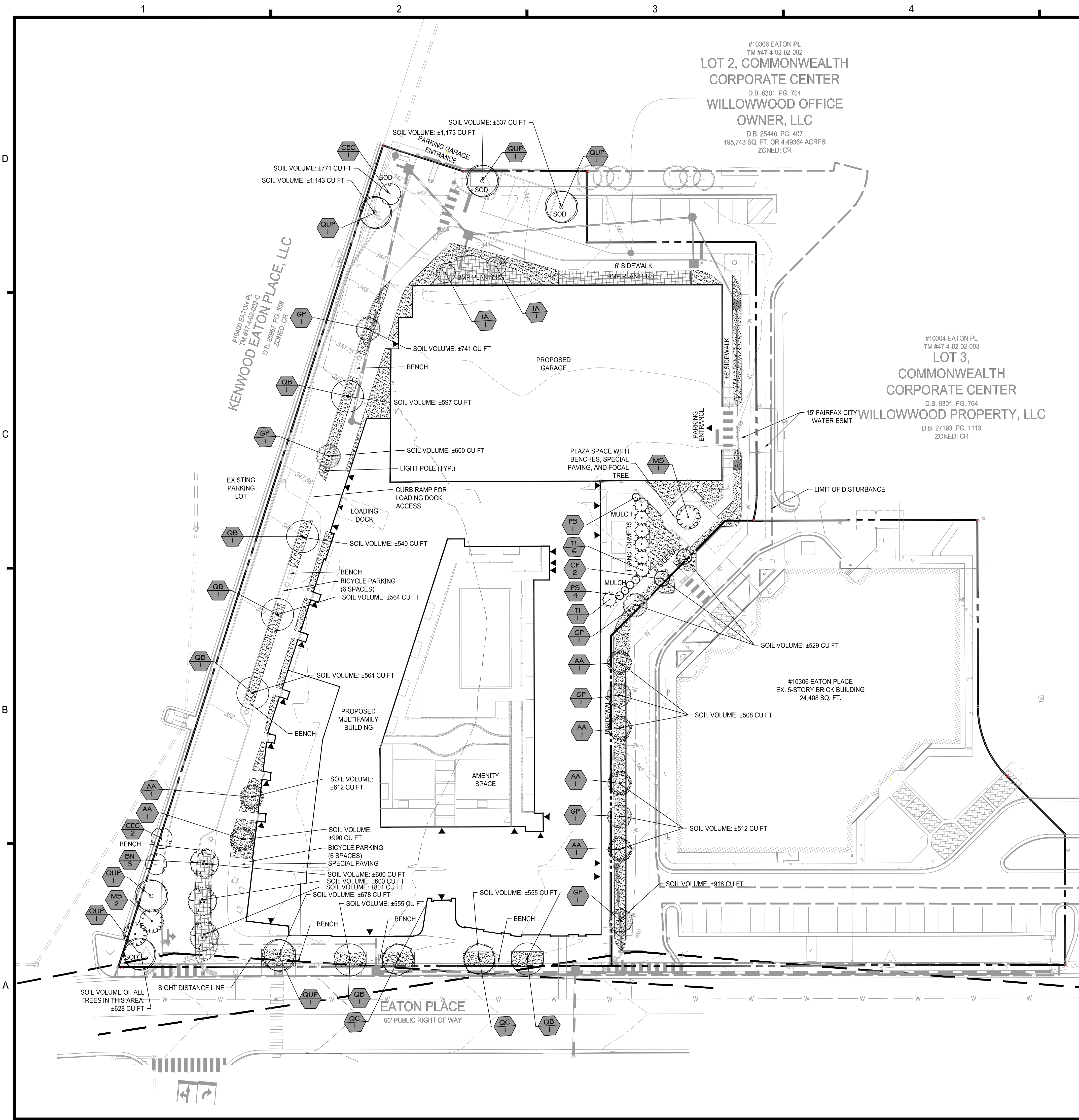
SIGHT DISTANCE

PI 832



(VARIABLE WIDTH)

POSTED SPEED: 5 MPH, DESIGN SPEED: 10 MPH



10-YEAR TREE CANOPY CALCULATIONS				
TREE CANOPY REQUIRED		129130.81 SF		
GROSS SITE AREA		NO REQUIREMENT		
TREE CANOPY PROVIDED				
PLANT TYPE	STOCK SIZE	QUANTITY	CANOPY PER TREE	CANOPY PER TYPE
CATEGORY I-DECIDUOUS	3" CALIPER	14	250 SF	3,500 SF
CATEGORY II-DECIDUOUS	3" CALIPER	3	175 SF	525 SF
CATEGORY III-DECIDUOUS	3" CALIPER	8	125 SF	1,000 SF
CATEGORY I-DECIDUOUS	3" CALIPER	12	75 SF	900 SF
CATEGORY I-EVERGREEN	8" HT	2	100 SF	200 SF
CATEGORY I-EVERGREEN	8" HT	7	50 SF	350 SF
SUBTOTAL CANOPY AREA PROVIDED THROUGH TREE PLANTING				6,475 SF
TOTAL CANOPY AREA PROVIDED				6,475 SF
TOTAL CANOPY COVERAGE PROVIDED				5.0 %

NOTES
STREET TREES ARE BEING PROVIDED TO EXTENT POSSIBLE AS DISCUSSED WITH CITY STAFF.

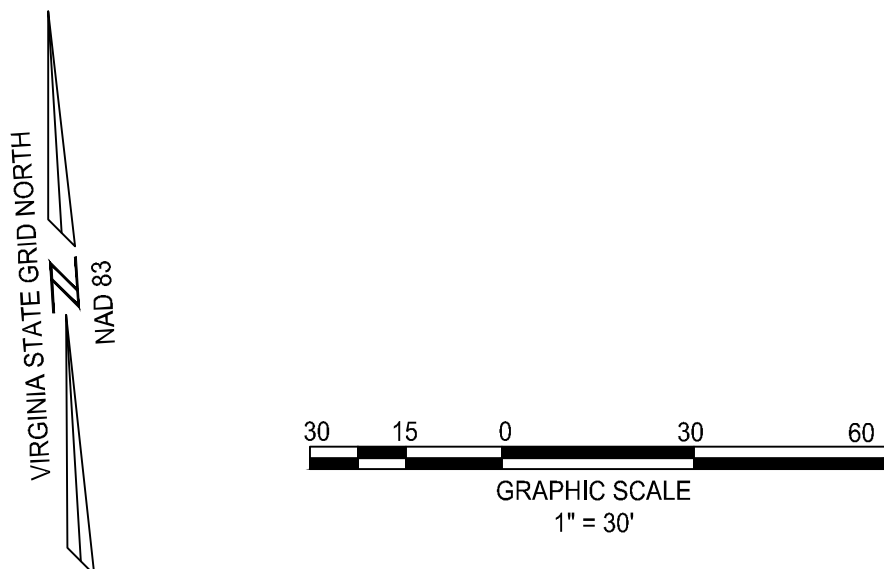
AS PER ZONING ORDINANCE §4.5.5.C.1, TRANSITIONAL YARDS ON THE WEST, NORTH AND EAST SIDE ARE NOT REQUIRED.

PLANTING SCHEDULE MAY CHANGE AT TIME OF SITE PLAN, WITH REVIEW BY CITY URBAN FORESTER.

FINAL DESIGN MAY VARY BASED ON FINAL ENGINEERING.

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CANOPY
AA	6	Acer rubrum 'Armstrong'	Armstrong Red Maple	3" Cal.	75 SF
BN	3	Betula nigra 'BNMTF' TM	Dura Heat River Birch	3" Cal.	175 SF
CEC	3	Cercis canadensis	Eastern Redbud	3" Cal.	125 SF
CF	2	Cornus florida	Flowering Dogwood	3" Cal.	125 SF
GP	6	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Maidenhair Tree	3" Cal.	75 SF
IA	2	Ilex opaca	American Holly	8' HT	100 SF
MS	3	Magnolia x soulangeana	Saucer Magnolia	3" Cal.	125 SF
QB	6	Quercus bicolor	Swamp White Oak	3" Cal.	250 SF
QC	2	Quercus coccinea	Scarlet Oak	3" Cal.	250 SF
QUP	6	Quercus phellos	Willow Oak	3" Cal.	250 SF
TI	7	Thuja x 'Green Giant'	Green Giant Arborvitae	8' HT	50 SF
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
PS	5	Prunus laurocerasus 'Schipkaensis'	Schipka English Laurel	4' HT	
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	
	SG	LOW SHRUBS AND GROUNDCOVERS, TBD		TBD	
	SWM	STORMWATER BMP PLANTINGS, TBD		TBD	



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N29 APARTMENTS
GENERAL DEVELOPMENT PLAN
CITY OF FAIRFAX, VA

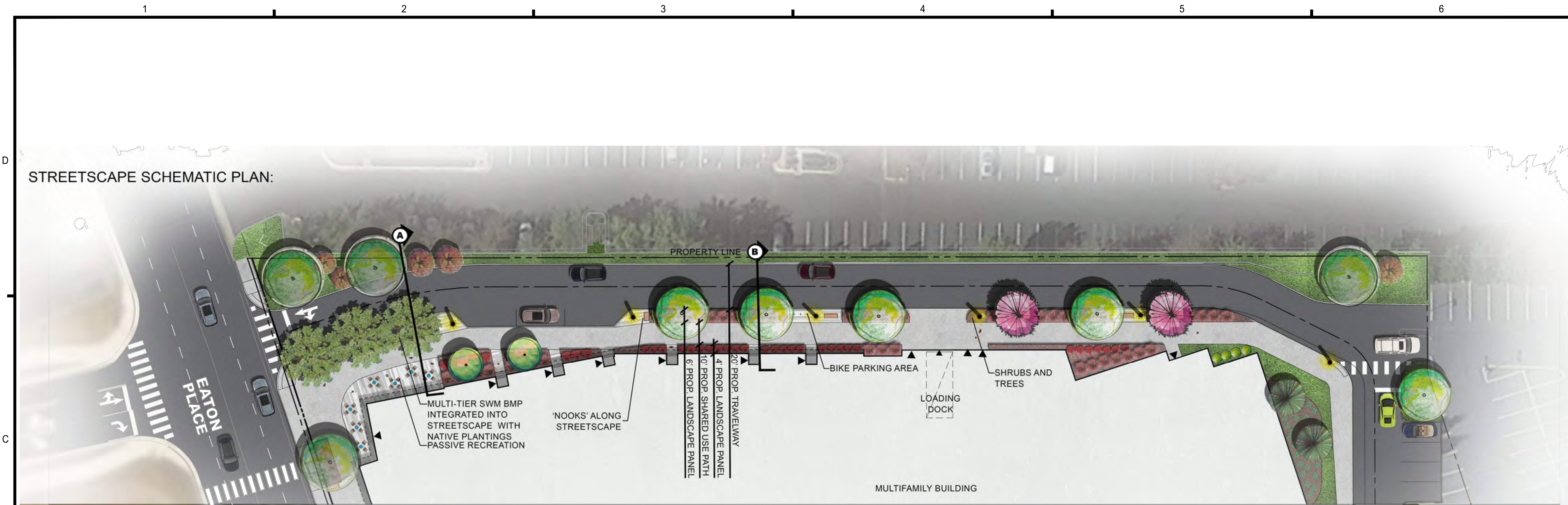
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PROJECT No.: 21082.002.00
DRAWING No.: 111772
DATE: 2022-07-15
SCALE: 1" = 30'
DESIGN: CM/ZY
DRAWN: ZY
CHECKED: CM

SHEET TITLE:

LANDSCAPE PLAN

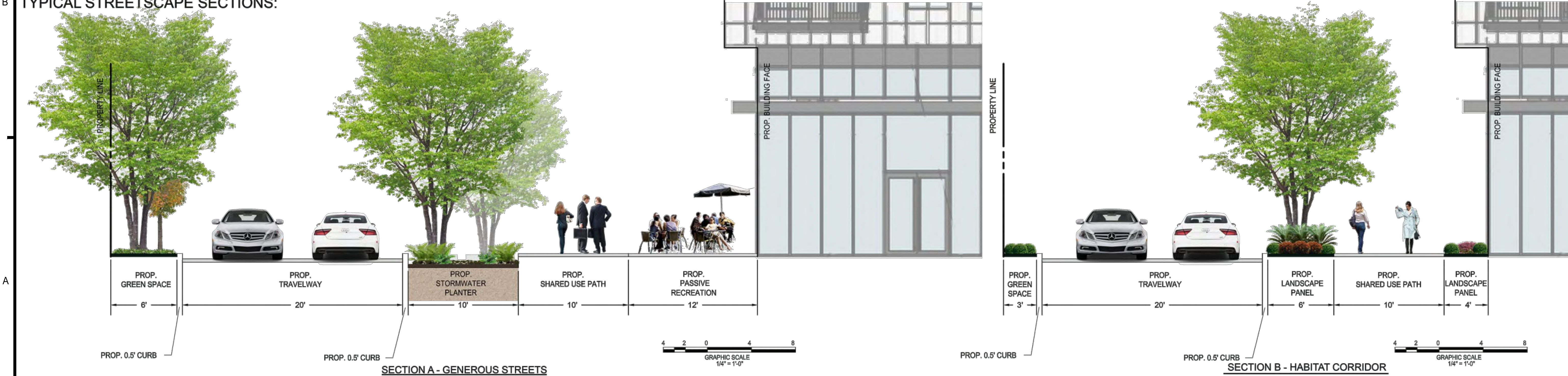
SHEET No.
PI_910



PRECEDENT IMAGERY:



TYPICAL STREETScape SECTIONS:



PLEASE NOTE: ANY INFORMATION SHOWN ON THIS PAGE IS FOR ILLUSTRATIVE PURPOSES ONLY, PROVIDED TO DESCRIBE THE GENERAL CONCEPT OF THE DESIGN. FINAL DESIGN WILL LIKELY VARY FROM WHAT IS SHOWN ABOVE.

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N29 APARTMENTS
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SCALE: 1" = 30'
DESIGN: CM/ZY
DRAWN: ZY
CHECKED: CM

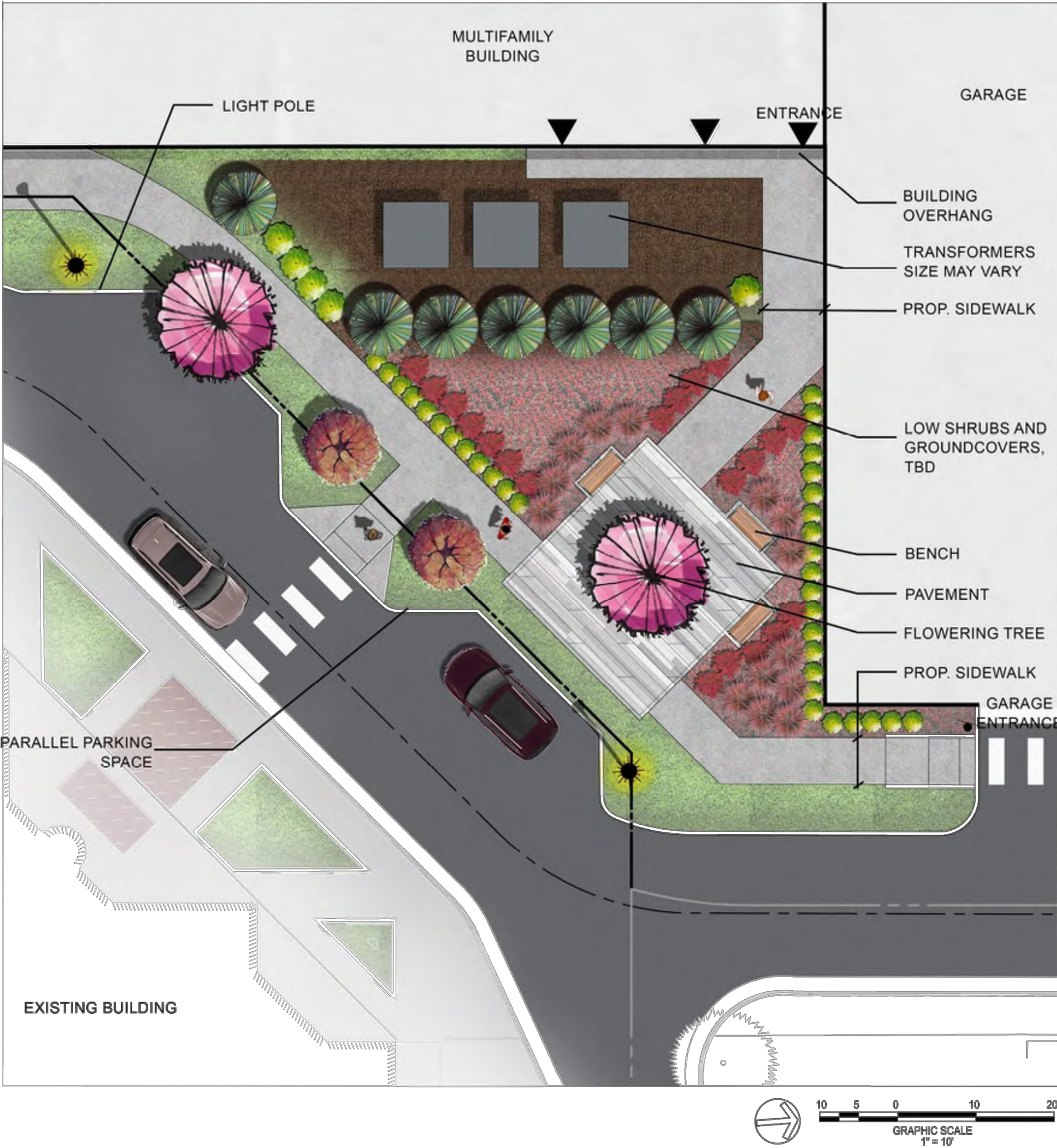
SHEET TITLE:
STREETSCAPE EXHIBIT

SHEET No.
PI_911

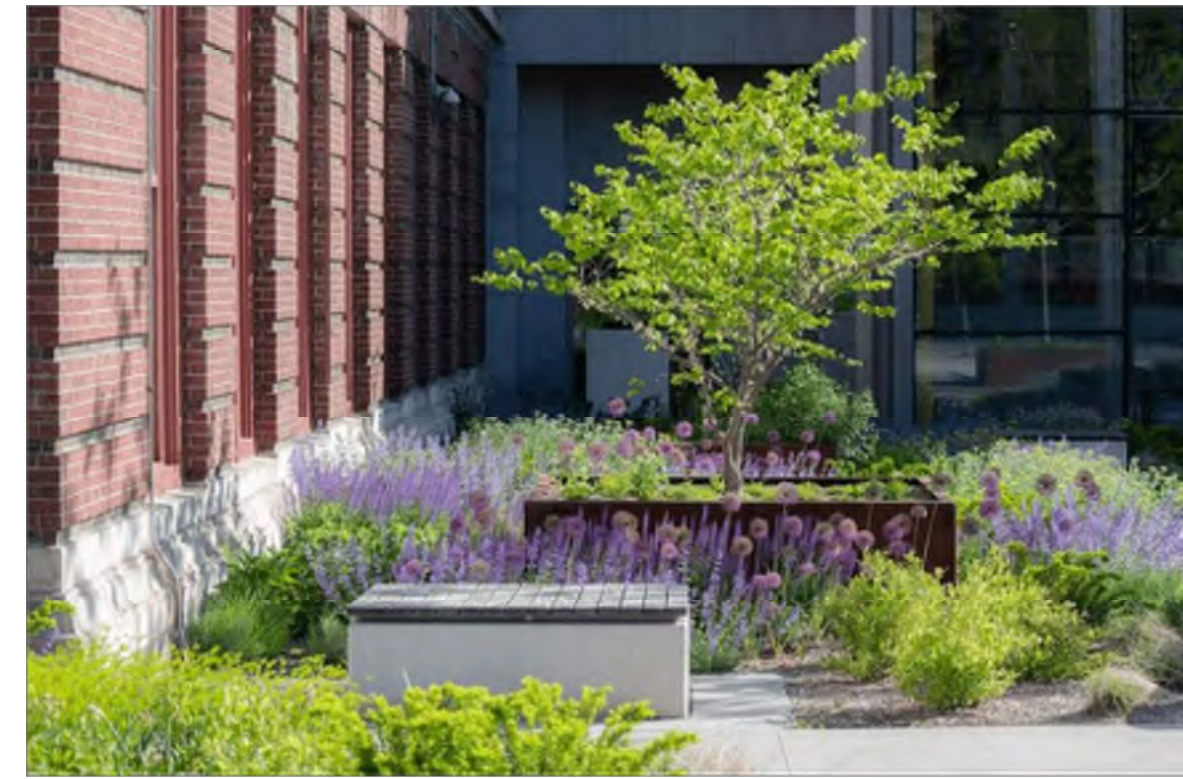
CORNER PLAZA AND INTERSECTION ALIGNMENT:



POCKET PARK:



PRECEDENT IMAGERY:



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GENERAL DEVELOPMENT PLAN

CITY OF FAIRFAX, VA

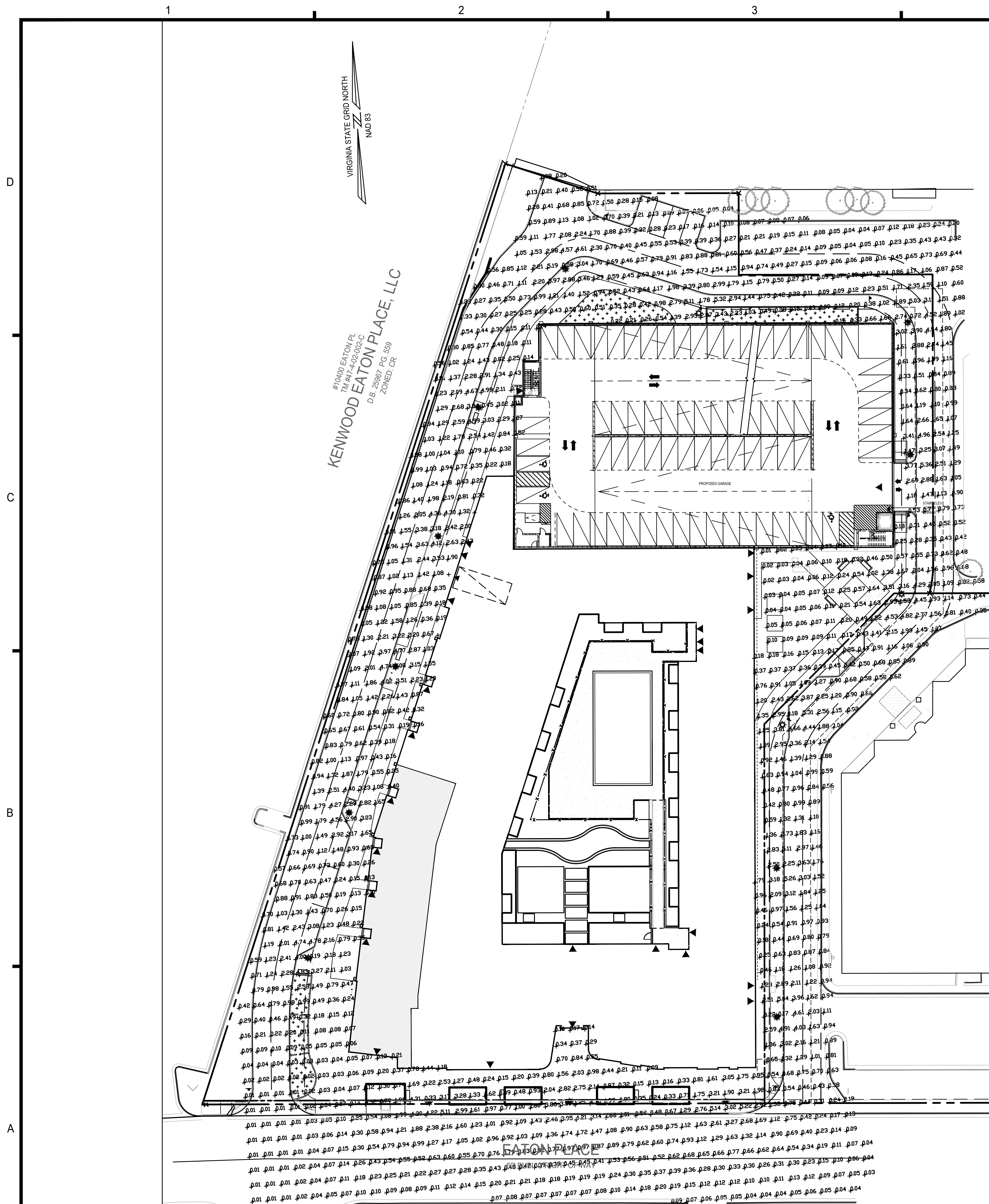
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DATE: 2022-07-15
SCALE: 1" = 30'
DESIGN: CM/ZY
DRAWN: ZY
CHECKED: CM

SHEET TITLE:

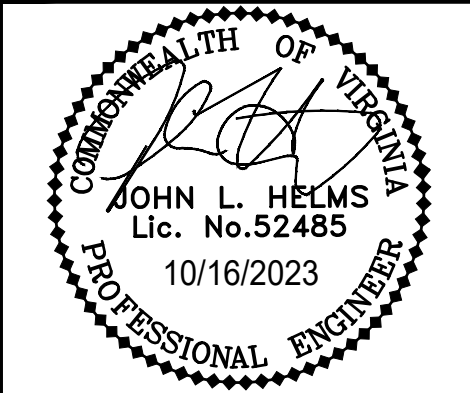
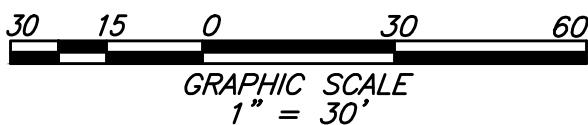
ENLARGEMENT PLAN

SHEET No.
PI_912



Numeric Summary							
Project: WILLOWWOOD							
Label	Calc. Type	Units	Avg.	Max	Min.	Avg./Min.	Max/Min.
WEST	IlIuminance	Fc	1.00	5.35	0.01	99.57	535.00
NORTH	IlIuminance	Fc	0.57	5.28	0.04	14.33	132.00
EAST	IlIuminance	Fc	0.57	5.36	0.01	57.38	536.00
SOUTH	IlIuminance	Fc	0.56	5.31	0.04	14.07	132.75

Luminaire Schedule				
Project: Willowood				
Symbol	Qty.	Arrangement	Lumens (Nominal)	Description
	16	Single	11,500	Prop. LED Acorn - 14 ft Pole - Type III



N29 APARTMENTS
GENERAL DEVELOPMENT PLAN

CITY OF FAIRFAX, VA

[illegible]

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

SHEET TITLE:

LIGHTING PLAN



NOTE:
TOP OF CONCRETE BASE THAT THIS POLE WILL BE MOUNTED ONTO SHALL BE INSTALLED FLUSH WITH THE SURROUNDING FINISHED GRADE, UNDER NO CIRCUMSTANCE SHALL THE CONCRETE BASE PROTRUDE MORE THAN 3" ABOVE THE ELEVATION OF THE SURROUNDING OR NEARBY WALKING SURFACE.

Section 10460 – Street Lighting

Page 10460-0

ORDERING INFORMATION

Example: WFLC2 P20 3K

AS GUN L P73

WFLC2	P30	3K	AS	BK	L3	N
Series	Led performance package	LED Color temperature	Voltage	Housing color	Optics	Finish
WFLC2 Utility Washington LED P73	P10 1,500 nominal lumens (amber only)	AM True amber	AS Auto-sensing voltage (120 thru 277)	BK Black	L2 Type 2 distribution full cutoff	N None
	P20 4,500 nominal lumens	2K 200K CCT	3K 3000 CCT	GR Gray	L3 Type 3 distribution full cutoff	B Ball
	P30 8,500 nominal lumens	4K 400K CCT	AH Auto-sensing voltage (247 thru 480)	GH Graphite	L4 Type 4 distribution full cutoff	S Spike
	P40 8,500 nominal lumens	5K 500K CCT	5K 5000 CCT	PP Prime paint	L5 Type 5 distribution full cutoff	
	P50 11,500 nominal lumens			WH White		
				BZ Bronze		
				TDC RAL color code (RAL**)		
				CMC Custom color match		

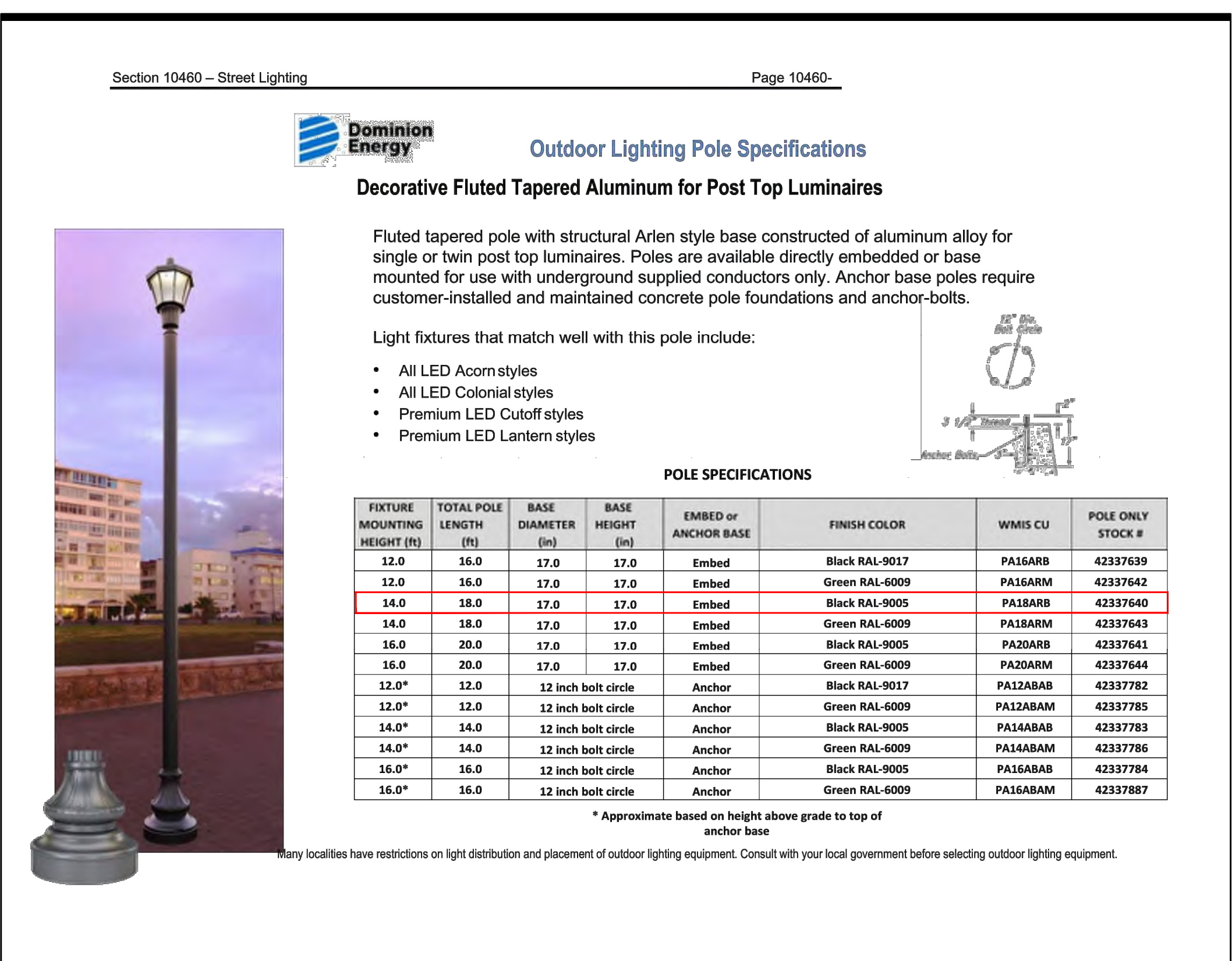
P7E

Options: Option Compatibility Matrix on page 3 of 4

AO	Field Adjustable Output	P7E	NEMA Twist Lock Dimming Photocontrol Receptacle - 3 PIN, Externally mounted	L1H	1.5 ft prewired leads
BO	ROM Hardware Decolride and DCM Factory Installed	P7E	NEMA Twist Lock Dimming Photocontrol Receptacle - 7 PIN, Externally mounted	L3H	3ft prewired leads
FPDx	Factory Programmed Driver	RME	ROM Node (External)	L10	10 ft prewired leads
FX	NEMA Twist Lock photocontrol receptacle - 3 PIN receptacle only	RME	347V ROM NODE (External)	L20	20 ft prewired leads
P7	NEMA Twist Lock Dimming photocontrol receptacle - 7 PIN receptacle only	RME	480V ROM NODE (External)	L25	25 ft prewired leads
PL	120V twistoff photocontrol for solid-state lighting 120-277V	PSC	Shorting cap	L30	30 ft prewired leads
PCL	DTL longlife twistlock photocontrol for solid-state AS	HSS	House side shield	NLX1i	NEMA Label "X" i
PCL	DTL long life twistlock photocontrol for solid-state 347V			NLX2i	NEMA Label "X" 2
P48	DTL long life twistlock photocontrol for solid-state 480V			20KV	20KV/10KA surge protection
PND	Part night dimming - down to 50%				

Accessories: Order on separate category number

XXCL2HRS1	Field Accessory - Lowvoted house side shield (Qty 1)
XXCL2HRSU	Field Accessory - Lowvoted house side shield (Bulk Qty 50)
XXCL2SPD10KAS	10K/5KA Extreme surge 120-277V
XXCL2SPD10KAH	10K/5KA Extreme surge 480V
XXCL2SPD20KAH	20KV/10KA Extreme surge 120-277V
XXCL2SPD20KAH	20KV/10KA Extreme surge 480V



 christopher consultants 4035 ridge top road p 703 273.6820 suite 601 fairfax, va 22030 engineering • surveying • land planning																																																																								
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