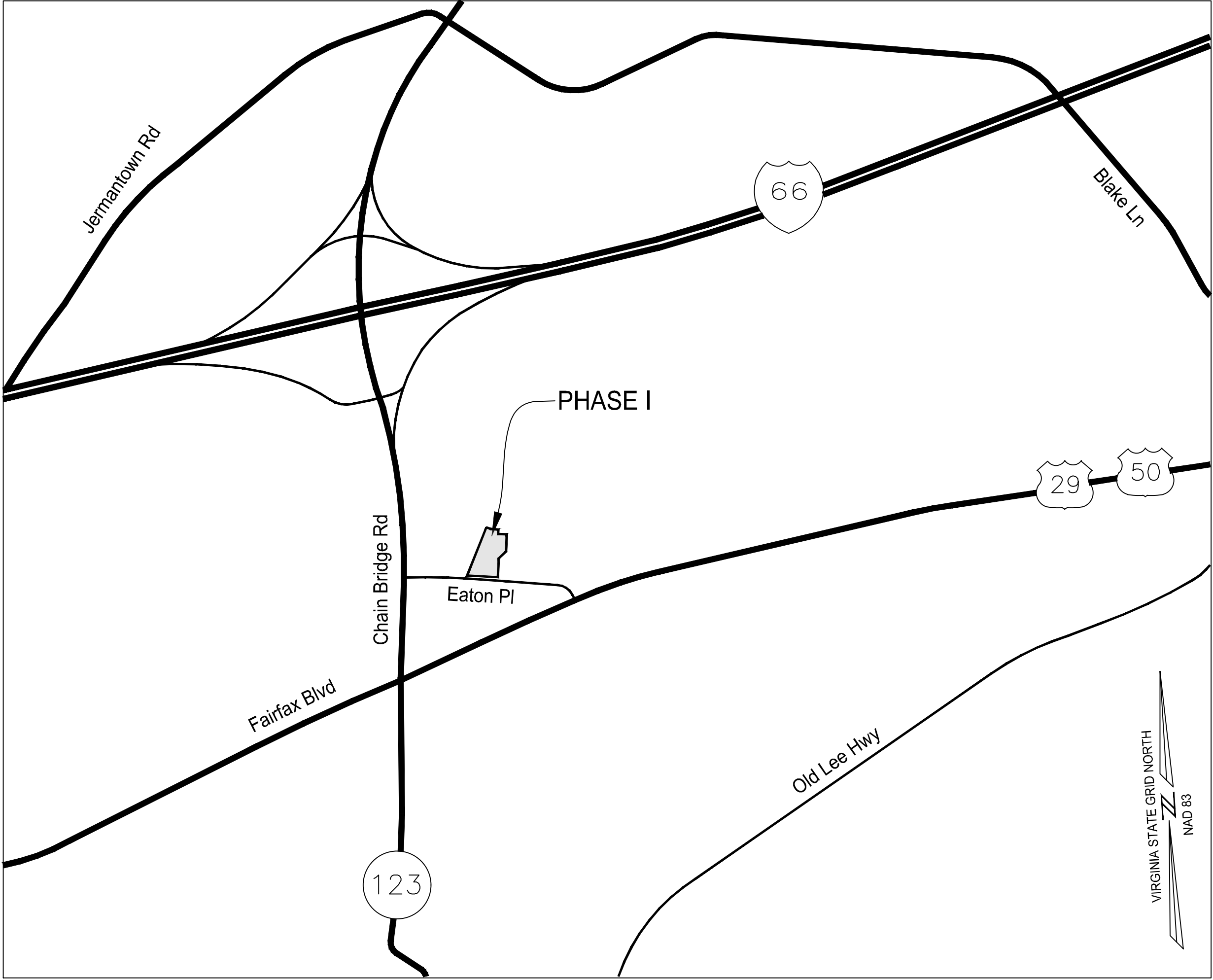


GENERAL DEVELOPMENT PLAN
PHASE I: N29 APARTMENTS
CITY OF FAIRFAX, VIRGINIA

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PI_311	TREE MANAGEMENT NOTES & DETAILS
PI_400	ENTITLEMENT GDP
PI_401	EASEMENT EXHIBIT
PI_402	PEDESTRIAN ACCESS
PI_410	ILLUSTRATIVE BUILDING GRAPHICS
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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

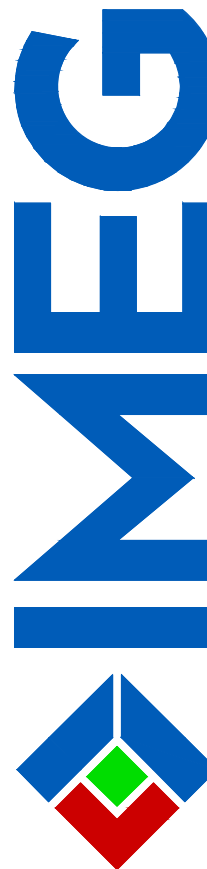
OWNER
WILLOWWOOD OFFICE OWNER LLC
10300 EATON PLACE
FAIRFAX, VA 22030

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

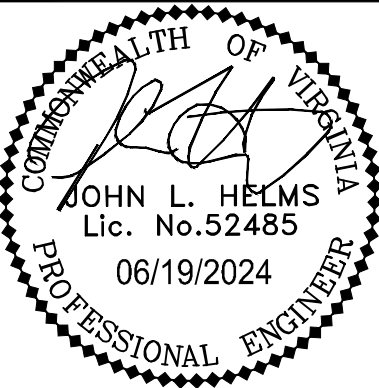
ARCHITECT
hickok cole
301 N STREET NW
WASHINGTON, DC 20002

ENGINEER & LANDSCAPE ARCHITECT
IMEG Corp.
4035 RIDGE TOP ROAD, SUITE 601
FAIRFAX, VA 22030

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



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N29 APARTMENTS
GENERAL DEVELOPMENT PLAN
CITY OF FAIRFAX, VA

MARK	DATE	DESCRIPTION
1	11-30-2022	ADDRESSED PER CITY COMMENTS
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PROJECT No.: 21082.002.00
DRAWING No.: 111772
DATE: 2022-07-15
SCALE: 1"= 1000'
DESIGN: LBD
DRAWN: ZY
CHECKED: JR

SHEET TITLE:

COVER SHEET

SHEET No.

P_000

P:\Projects\21082 Willowood\00000\111772 MD\PI_100 PARCEL DIVIDER SHEET.dwg, 6/19/2024 11:54:31 AM, Iana Morgan,

D

C

B

A

GENERAL NOTES:

1. THE SUBJECT PROPERTY IS RECORDED IN THE LAND RECORDS OF FAIRFAX CITY, VIRGINIA:

PARCEL ID	OWNER	ADDRESS	EXITING ZONING	PARCEL AREA
47-4-02-02-002A1	COMMONWEALTH CORPORATE CENTER	10306 EATON PL	CR (COMMERCIAL RETAIL)	2.96 ACRES

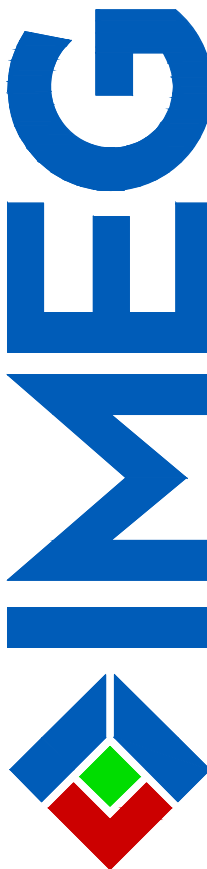
2. THIS GDP SUBMISSION IS AN APPLICATION TO REZONE THE SUBJECT PROPERTY FROM CR (COMMERCIAL RETAIL) TO CU (COMMERCIAL URBAN) DISTRICT. THE DEVELOPMENT PROGRAM ON THE SUBJECT PROPERTY WILL INCLUDE MULTI-FAMILY HOUSING, AND RETAIL. THE REMAINDER OF THE ORIGINAL PARCEL WILL REMAIN ZONED CR AS EXISTING OFFICE 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 THIS FIRM 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 IMEG CORP. 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 HERON ARE APPROXIMATE AND BASED OFF OF A PLAN TITLED "WILLOWOOD 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:

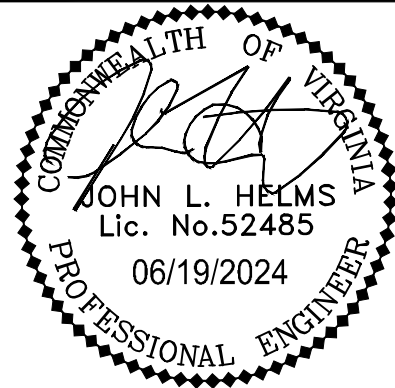
- FLOOD ZONE "AE" (SPECIAL FLOOD HAZARD AREAS - SHADED), AREAS WITH BASE FLOOD ELEVATION (BFE) OR DEPTH.
- FLOOD ZONE "X" (OTHER AREAS OF FLOOD HAZARD - SHADED), 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN 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.

11. 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.
- I. A SPECIAL EXCEPTION OF THE ZONING ORDINANCE SECTION 4.5.6.A REQUIREMENT OF 10% FOR 10-YEAR TREE CANOPY REQUIREMENT.



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N29 APARTMENTS
GENERAL DEVELOPMENT PLAN

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1	ADDRESSED PER CITY COMMENTS	ADDRESSED PER CITY COMMENTS	ADDRESSED PER CITY COMMENTS	ADDRESSED PER CITY COMMENTS	ADDRESSED PER CITY COMMENTS	ADDRESSED PER CITY COMMENTS	ADDRESSED PER CITY COMMENTS	ADDRESSED PER CITY COMMENTS	DESCRIPTION
2									
3									
4									
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6									
7									
8									
MARK									
DATE									

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

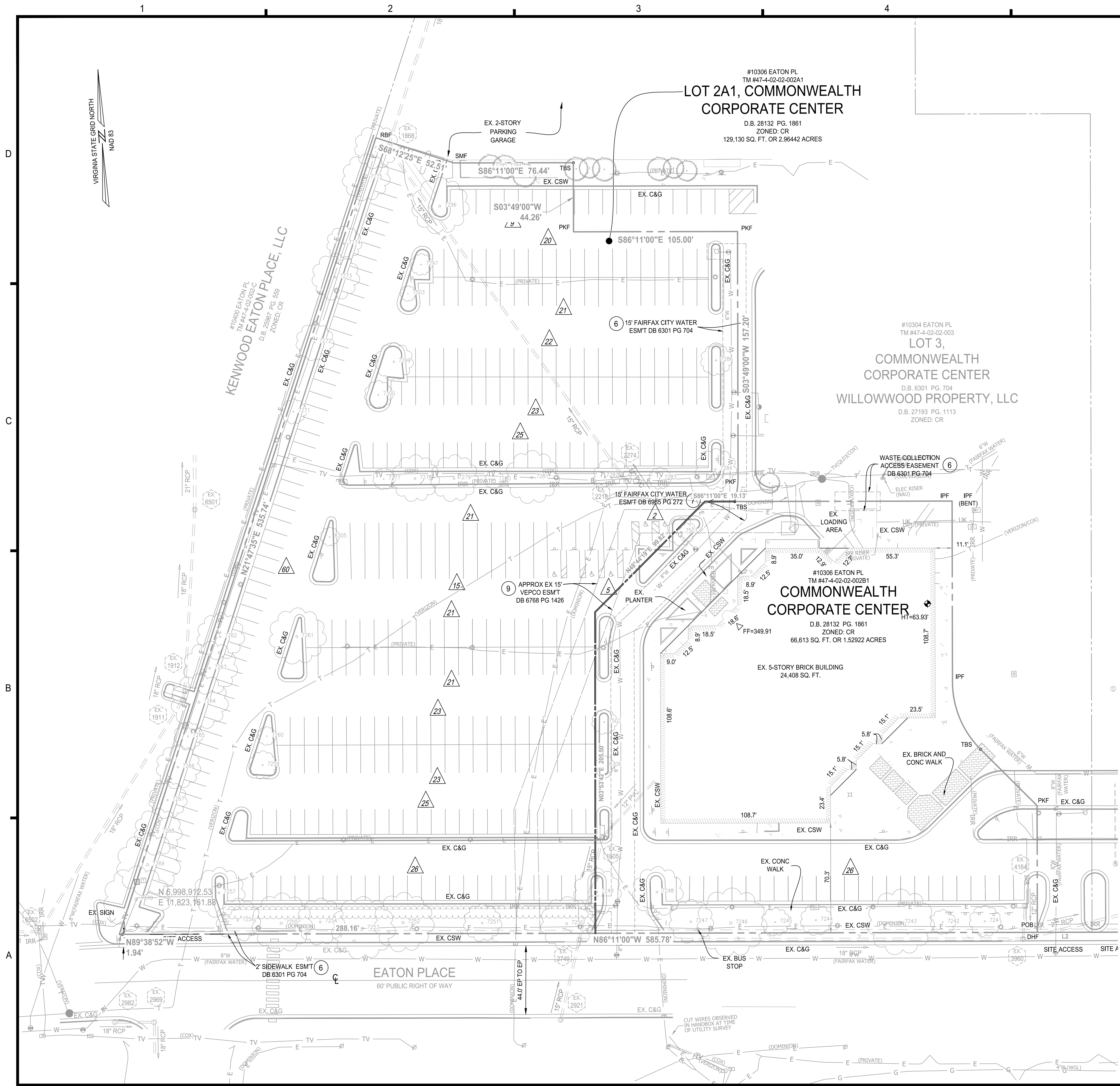
SHEET TITLE:

NOTES

SHEET No.

PI_100

P:\Projects\21082 Willowood\00000\111772 MDP\PI_300 EXISTING CONDITIONS PLAN.dwg, 6/19/2024 11:30:09 AM, Jara Morgan,



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. CONC.
C&G
EP
IPF
RBF
PPF
CMF
NS

EXISTING
CONCRETE
CURB AND GUTTER
EDGE OF PAVEMENT
IRON PIPE FOUND
IRON PIPE SET
PINCH PIPE FOUND
CONCRETE MONUMENT FOUND
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: 361

EXISTING COVERAGE

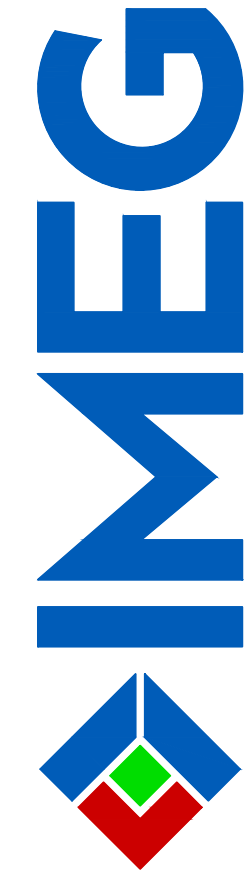
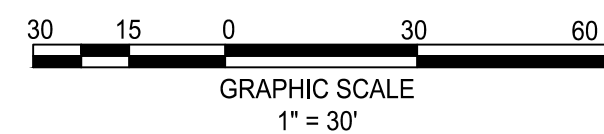
EXISTING BUILDING COVERAGE (SF):	0
EXISTING IMPERVIOUS AREA (SF):	115,915
EXISTING OPEN SPACE (SF):	14,063

NOTE: EXISTING BUILDING IS OUTSIDE OF APPLICATION AREA, THEREFORE EXISTING BUILDING COVERAGE IS 0.

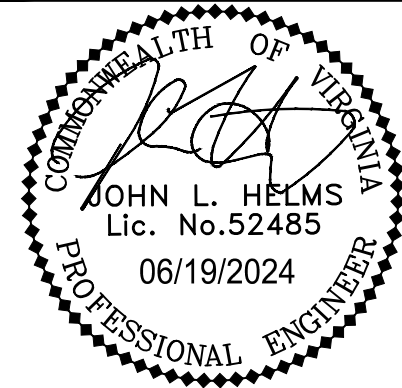
NOTE

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

CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CH. BEARING
C1	15°05'36"	60.00'	15.81'	7.95'	15.76'	S11°21'55"W
C2	45°00'10"	61.00'	47.91'	25.27'	46.69'	S18°41'00"E



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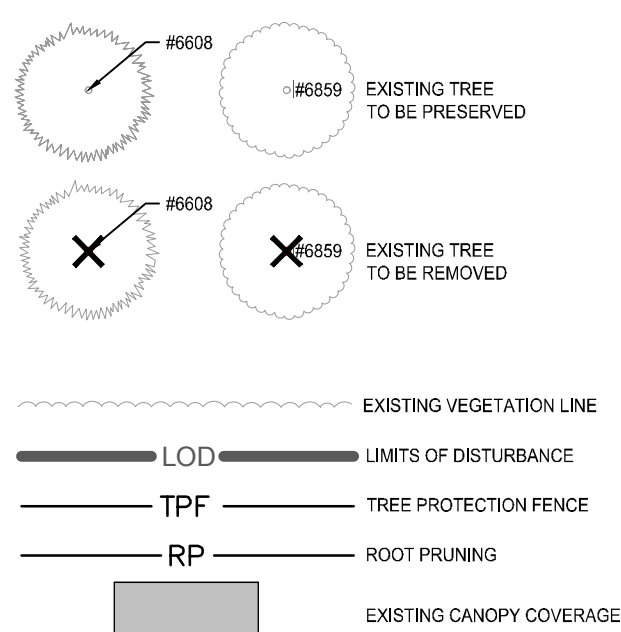
SHEET TITLE:

EXISTING
CONDITIONS
PLAN

SHEET No.

PI_300

LEGEND



SUMMARY OF TREE REMOVAL

NUMBER OF EXISTING TREES REMOVED:

57

TREE PROTECTION AREA (SF):

0

NOTES: 28 TREES (NUMBERED 7218, 7219, 7220, 7221, 7222, 7223, 7224, 7225, 7226, 7227, 7231, 7232, 7233, 7234, 7235, 7236, 7237, 7238, 7239, 7240, 7241, 7242, 7243, 7244, 7245, 7247, 7248, AND 7285) WILL REMAIN SINCE THEY ARE LOCATED OUTSIDE THE PROPERTY BOUNDARY AND WILL NOT BE IMPACTED.

NOTE: THE TOTAL ONSITE EXISTING TREE CANOPY COVERAGE IS 18,257 SF

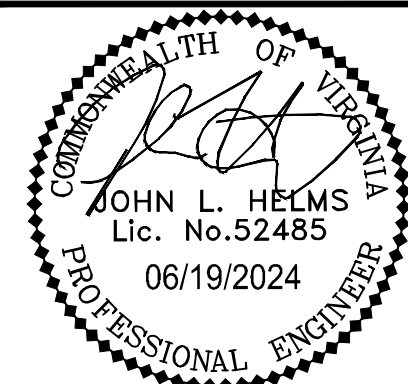
TREE PRESERVATION SCHEDULE

TREE #	BOTANICAL NAME	COMMON NAME	TRUNK DIAMETER (INCHES) / CRITICAL ROOT ZONE RADIUS (FEET)	SURVEYED DRILLPIE RADIUS (FEET)	CONDITION RATING	PROCEDURE
7218	ULMUS AMERICANA	AMERICAN ELM	8	5	73	PRESERVE
7219	ULMUS AMERICANA	AMERICAN ELM	8	8	73	PRESERVE
7220	ULMUS AMERICANA	AMERICAN ELM	9	8	73	PRESERVE
7221	ULMUS AMERICANA	AMERICAN ELM	7	6	70	PRESERVE
7222	ULMUS AMERICANA	AMERICAN ELM	6	6	73	PRESERVE
7223	ULMUS AMERICANA	AMERICAN ELM	8	9	73	PRESERVE
7224	ACER RUBRUM	RED MAPLE	10	16	55	PRESERVE
7225	ACER RUBRUM	RED MAPLE	9	11	45	PRESERVE
7226	ACER RUBRUM	RED MAPLE	19	18	68	PRESERVE
7227	ACER RUBRUM	RED MAPLE	17	18	45	PRESERVE
7231	ACER RUBRUM	RED MAPLE	12	16	50	PRESERVE
7232	ACER RUBRUM	RED MAPLE	12	18	65	PRESERVE
7233	ACER RUBRUM	RED MAPLE	16	20	67	PRESERVE
7234	ACER RUBRUM	RED MAPLE	15	11	67	PRESERVE
7235	ACER RUBRUM	RED MAPLE	14	17	60	PRESERVE
7236	ACER RUBRUM	RED MAPLE	9	3	65	PRESERVE
7237	ACER RUBRUM	RED MAPLE	15	18	60	PRESERVE
7238	ACER RUBRUM	RED MAPLE	12	15	60	PRESERVE
7239	ACER RUBRUM	RED MAPLE	12	12	65	PRESERVE
7240	ACER RUBRUM	RED MAPLE	5	8	68	PRESERVE
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	REMOVE
7247	ACER RUBRUM	RED MAPLE	12	14	56	PRESERVE
7248	ACER RUBRUM	RED MAPLE	11	16	50	PRESERVE
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
7286	ULMUS AMERICANA	AMERICAN ELM	6	10	72	REMOVE
7287	ARBORVITAE	THUJA SPP.	8	7	73	REMOVE
7288	ARBORVITAE	THUJA SPP.	9	7	73	REMOVE
7289	ARBORVITAE	THUJA SPP.	14	8	73	REMOVE
7290	ARBORVITAE	THUJA SPP.	14	8	73	REMOVE
7291	ARBORVITAE	THUJA SPP.	12	7	73	REMOVE
7292	ARBORVITAE	THUJA SPP.	12	8	73	REMOVE
7293	THUJA SPP	ARBORVITAE	12	8	73	REMOVE
7294	THUJA SPP	ARBORVITAE	10	8	73	REMOVE
7295	THUJA SPP	ARBORVITAE	10	8	73	REMOVE
7296	QUERCUS PHELLOS	WILLOW OAK	11	18	75	REMOVE
7297	ULMUS AMERICANA	AMERICAN ELM	9	7	75	REMOVE
7299	ULMUS AMERICANA	AMERICAN ELM	9	12	75	REMOVE
7300	ULMUS AMERICANA	AMERICAN ELM	11	9	73	REMOVE
7501	ULMUS AMERICANA	AMERICAN ELM	10	9	75	REMOVE
7502	ULMUS AMERICANA	AMERICAN ELM	7	8	74	REMOVE
7503	ULMUS AMERICANA	AMERICAN ELM	7	5	75	REMOVE
8305	ZELKOVA SERRATA	JAPANESE ZELKOVA	5	5	75	REMOVE
8306	ULMUS AMERICANA	AMERICAN ELM	5	5	30	REMOVE

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



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8	06-19-2024	ADDRESSED PER CITY COMMENTS

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

SHEET TITLE:

TREE MANAGEMENT PLAN

SHEET No.

PI_310

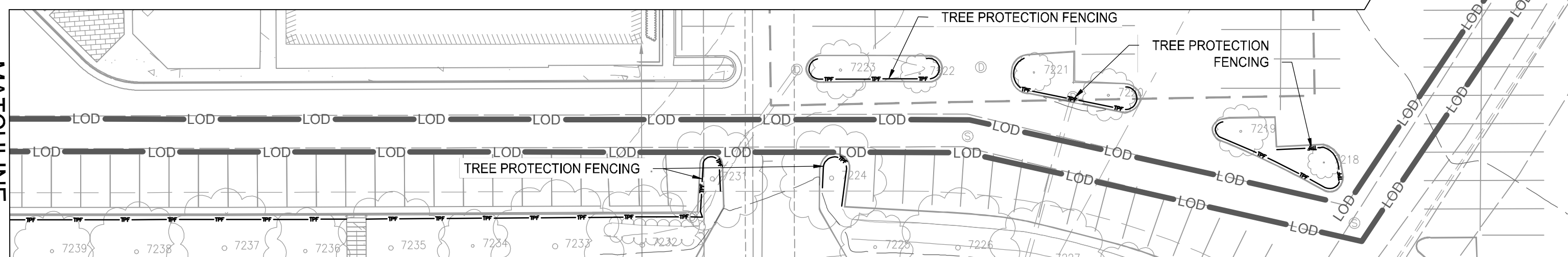
ISA CERTIFIED ARBORIST APPROVAL:

Quinn Nolan
ISA Certified Arborist, NE-7474A
4035 Ridge Top Road, Suite 601
Fairfax, VA 22030
914.482.3766
quinn.c.nolan@imegcorp.com

03-27-2024

Date:

30 15 0 30 60
GRAPHIC SCALE
1" = 30'

MATCHLINE -
SEE THIS SHEETMATCHLINE -
SEE THIS SHEET

P:\Projects\21082 Willowood\00000\111772 MDP\PI_311 TREE MANAGEMENT NOTES & DETAILS.dwg, 6/19/2024 5:08:50 PM, Quinn C. Nolan,

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A

1. PROJECT NOTES

- 1.1. THE REQUIREMENTS OF THE CITY OF FAIRFAX ZONING ORDINANCE AND PUBLIC FACILITIES MANUAL SHALL BE FOLLOWED.
1.2. ALL TREE PRESERVATION ACTIVITIES SHALL BE PERFORMED UNDER THE DIRECT SUPERVISION OF AN ISA CERTIFIED ARBORIST.
1.3. ALL TREE WORK PERFORMED SHALL MEET OR EXCEED THE MOST RECENT INDUSTRY STANDARDS, AS PUBLISHED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA).

2. PRE-CONSTRUCTION

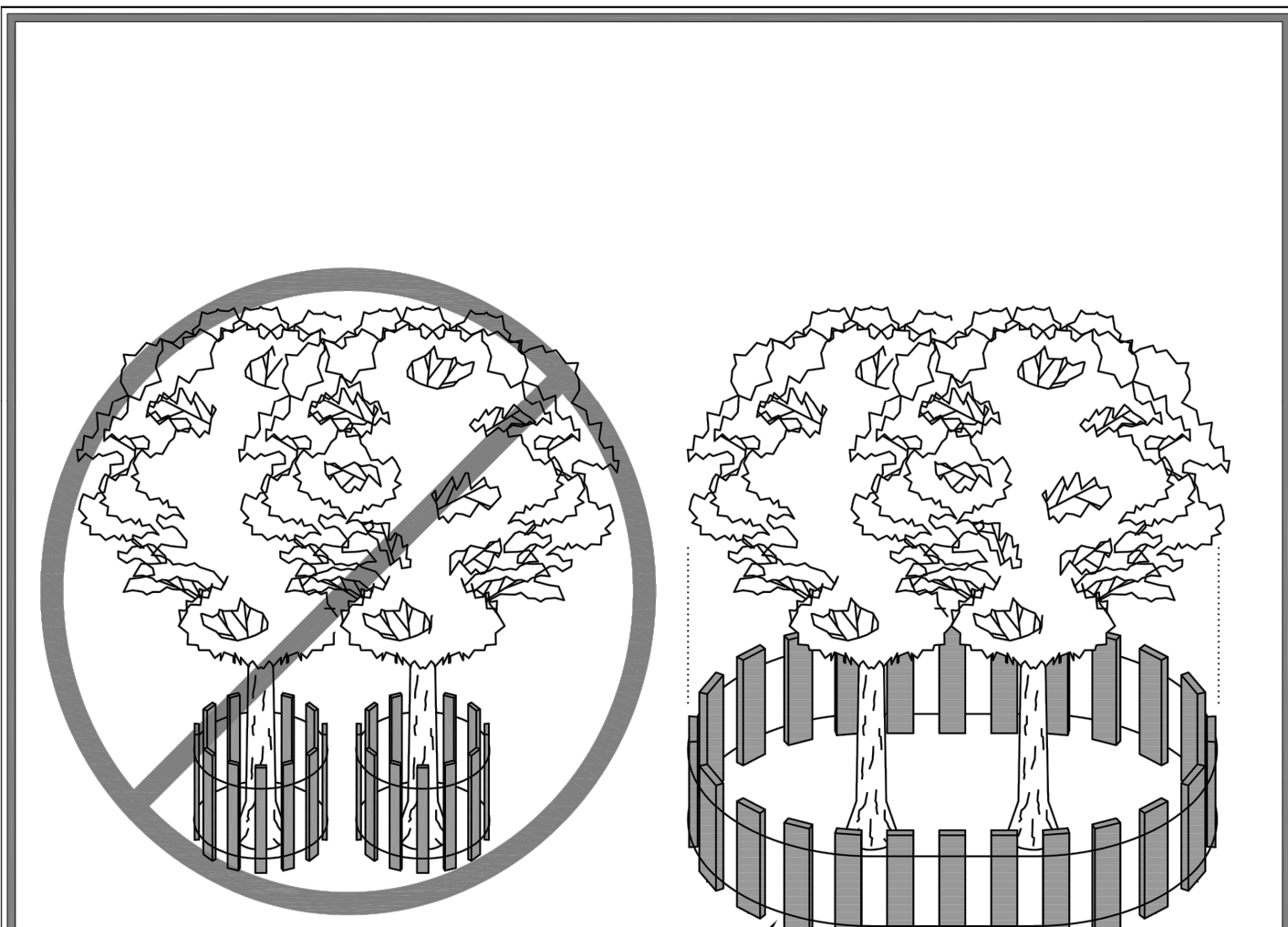
- 2.1. PRIOR TO THE PRE-CONSTRUCTION MEETING, THE CONTRACTOR SHALL HAVE THE LIMITS OF CLEARING AND GRADING CLEARLY MARKED IN THE FIELD WITH FLAGGING. THESE LIMITS SHALL NOT EXCEED THOSE SHOWN ON THE APPROVED PLANS. AFTER LIMITS HAVE BEEN STAKED, THE CONTRACTOR SHALL REQUEST A PRE-CONSTRUCTION MEETING WITH CITY OF FAIRFAX AND PROJECT ARBORIST.
2.3. DURING THE PRE-CONSTRUCTION MEETING, THE LIMITS MAY BE ADJUSTED TO BETTER PRESERVE OR REMOVE TREES IMPACTED BY CONSTRUCTION ACTIVITIES.

3. INSTALLATION OF TREE PROTECTION MEASURES

- 3.1. ROOT PRUNING: PRIOR TO CONSTRUCTION, ROOT PRUNING SHALL BE COMPLETED AT THE LIMITS. ROOT PRUNING SHALL BE TO THE DEPTH OF EIGHTEEN (18) TO TWENTY-FOUR (24) INCHES AND SHALL BE ACCOMPLISHED BY USING A TRENCHER, VIBRATING PLOW OR BY HAND. TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH REMOVED SOIL. WHEN EXCAVATING ALL TREE ROOTS GREATER THAN 1 INCH IN DIAMETER THAT ARE EXPOSED AND/OR DAMAGED SHALL BE TRIMMED CLEANLY, AND COVERED WITH ORGANIC MULCH, TOPSOIL, OR OTHER SUITABLE MATERIAL TO PREVENT THE EXPOSED ROOTS FROM DRYING OUT.
3.2. TREE PROTECTION FENCING: IMMEDIATELY FOLLOWING ROOT PRUNING, TREE PROTECTION FENCING SHALL BE COMPLETED AT THE LIMITS. TREE PROTECTION FENCING SHALL BE INSTALLED PER TREE PRESERVATION PLAN AND SHALL CONSIST OF EITHER OF THE FOLLOWING MATERIALS:
3.2.1. FOURTEEN (14) GAUGE WELDED WIRE MESH THAT IS A MINIMUM OF FOUR (4) FOOT TALL. THE MESH SHALL BE ATTACHED TO SIX (6) FOOT TALL, TWO-INCH (2") STEEL U-CHANNEL ANCHOR POSTS DRIVEN EIGHTEEN (18) INCHES INTO THE GROUND. THE POSTS SHALL BE PLACED NO FURTHER THAN TEN (10) FEET APART.
3.2.2. SUPER SILT FENCE
3.3. TREE PROTECTION SIGNAGE: BILINGUAL SIGNS STATING "TREE PRESERVATION AREA - KEEP OUT" SHALL BE AFFIXED TO THE TREE PRESERVATION FENCE AT LEAST EVERY 50 FEET IMMEDIATELY FOLLOWING TREE PROTECTION FENCING INSTALLATION.
3.4. CITY OF FAIRFAX SHALL BE NOTIFIED AND GIVEN THE OPPORTUNITY TO INSPECT THE SITE TO ASSURE THAT ALL TREE PROTECTION DEVICES HAVE BEEN CORRECTLY INSTALLED. IF IT IS DETERMINED THAT THE FENCING HAS NOT BEEN INSTALLED CORRECTLY, NO CONSTRUCTION ACTIVITIES SHALL OCCUR UNTIL THE FENCING IS INSTALLED CORRECTLY, AS DETERMINED BY CITY OF FAIRFAX.
3.5. TREES BEING REMOVED SHALL NOT BE FELLED, PUSHED OR PULLED INTO TREE PRESERVATION AREAS. EQUIPMENT OPERATORS SHALL NOT CLEAN ANY PART OF THEIR EQUIPMENT BY SLAMMING AGAINST THE TRUNKS OF TREES TO BE RETAINED.
3.6. TREES ON THE EDGE OF THE LIMITS OF CLEARING AND GRADING SHALL BE CUT DOWN BY HAND WITH A CHAIN SAW. REMAINING STUMPS SHALL EITHER BE LEFT IN PLACE OR GROUND DOWN WITH A STUMP GRINDER.
3.7. TREES INDICATED WILL BE MULCHED WITH WOOD CHIPS GENERATED FROM ON SITE CLEARING OR TREE REMOVAL AND PRUNING OPERATIONS WHEN POSSIBLE. SHREDDED HARDWOOD MULCH FROM OFFSITE MAY BE UTILIZED IF APPROVED BY PROJECT ARBORIST. MULCH SHALL BE SPREAD IN A UNIFORM DEPTH OF THREE (3") INCHES BY HAND. MULCH SHALL BE PLACED IN AREAS AS INDICATED ON APPROVED PLANS.

4. CONSTRUCTION

- 4.1. DURING CLEARING AND GRADING OPERATIONS AND THROUGHOUT CONSTRUCTION, NO ACTIVITY SHALL BE PERMITTED IN TREE SAVE AREAS WITHOUT AUTHORIZATION FROM OWNER, ARBORIST, OR CITY OF FAIRFAX. PRECLUDED ACTIVITIES INCLUDE:
4.1.1. FELLING OF TREES INTO PRESERVATION AREAS OR OPERATION OF HEAVY MACHINERY IN SAVE AREAS TO FELL TREES ON THE PERIMETER OF PRESERVATION AREAS.
4.1.2. OPERATION OF HEAVY EQUIPMENT OR MACHINERY OF ANY KIND IN PRESERVATION AREAS FOR ANY PURPOSE.
4.1.3. PLACEMENT OF EXCESS SOIL, FILL, OR MATERIALS OF ANY KIND IN PRESERVATION AREAS.
4.1.4. PLACEMENT OF ANY CONSTRUCTION MATERIALS OF ANY KIND IN PRESERVATION AREAS.
4.1.5. PARKING OR STORING EQUIPMENT OR VEHICLES IN PRESERVATION AREAS.
4.1.6. DUMPING CHEMICALS OR CONCRETE WASHOUT IN PRESERVATION AREAS.
4.1.7. BURNING OF ANY MATERIAL OR DEBRIS IN PRESERVATION AREAS OR WITHIN 200 FEET OF PRESERVATION AREAS.
4.1.8. TRENCHING, GRADING, EXCAVATING FOR ANY PURPOSE IN PRESERVATION AREAS.
4.2. ALL EXISTING TRASH AND/OR DEBRIS ON SITE SHALL BE REMOVED AT THE TIME OF DISTURBANCE. INDIVIDUAL TREES AND FORESTED AREAS DESIGNATED TO BE PRESERVED SHALL BE PROTECTED AND MANAGED TO ENSURE TREE SURVIVAL DURING ALL PHASES OF DEMOLITION, CLEARING AND GRADING, AND CONSTRUCTION. IN ADDITION TO PROTECTING TREES, ALL UNDERSTORY PLANTS, LEAF LITTER AND SOIL CONDITIONS FOUND IN FORESTED AREAS DESIGNATED TO BE LEFT PRESERVED SHALL BE PROTECTED.
4.3. TREES TO REMAIN LOCATED ALONG THE LIMITS OF CLEARING AND GRADING SHALL BE PRUNED DURING CLEARING OPERATIONS TO AVOID MECHANICAL DAMAGE. THIS SHALL BE ADMINISTRATED UNDER THE SUPERVISION OF AN ISA CERTIFIED ARBORIST.
4.4. ANY DAMAGE INFLECTED 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.



INCORRECT CORRECT

BARRIER INSTALLED AT THE DRIP LINE OF TREE BRANCHES

NOTES:

1. Precautions shall be taken to prevent and minimize damage to trees. In such cases repair any damage to crown, trunk or root system immediately.
A. Repair roots by cleanly cutting off the damaged areas. Spread or moist topsoil over exposed roots.
B. Repair damage to bark by trimming around the damaged area as shown in Detail 8.10. Taper the cut to provide drainage.
C. Cut off damaged tree limbs above the tree collar at the trunk or main branch. Use three separate cuts as shown in Detail 8.10 to avoid peeling bark from healthy areas of tree.



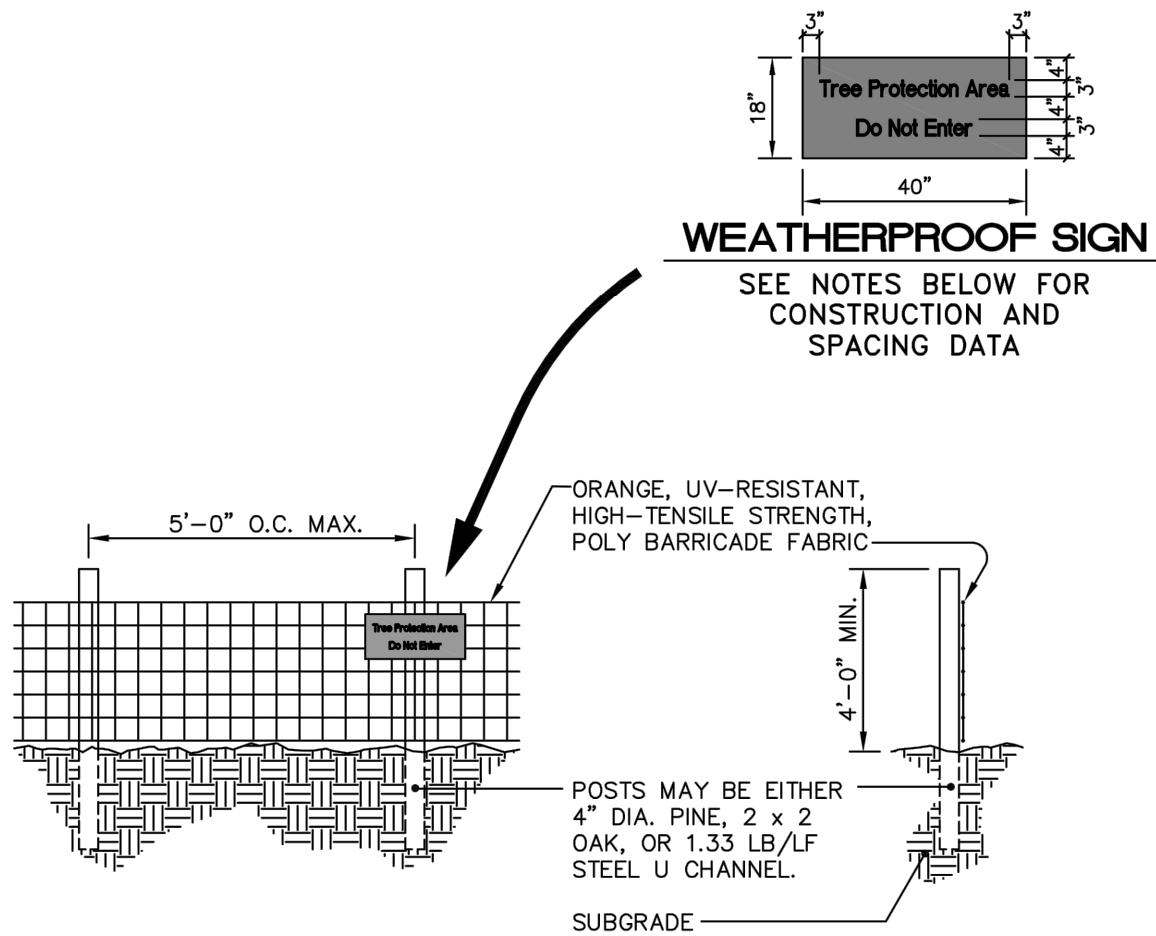
Department of Public Works
10455 Armstrong Street
Fairfax, VA 22030-3630

CITY of FAIRFAX
USE WITH THE FAIRFAX STANDARD SPECIFICATIONS ONLY

Voice (703) 385-7810
FAX (703) 591-5727
www.fairfaxva.gov

SCALE: Not To Scale
REVISION DATE: December 2016
DETAIL # 8.09
SHEET # 1 of 2

STANDARD TREE PROTECTION DETAIL



NOTES:

1. Install tree protection fence and signage prior to calling for the initial on site inspection by the City of Fairfax Inspector.
2. Warning signs shall be made of durable, weatherproof material.
3. Letters shall be 3" high minimum, clearly legible and spaced as detailed.
4. Signs shall be placed no greater than 75' on center or as approved.
5. For tree protection areas less than 200' in perimeter, provide no less than three signs per protected area.
6. Attach signs securely to fence posts and fabric.
7. Maintain tree protection fence throughout duration of project.
8. Additional signs may be required by City of Fairfax inspections based on actual field conditions.
9. No activity shall occur within the protected area including material storage, stockpiling, parking or any activity that may compact the ground or damage the trees.
10. The City reserves the right to require a 4' to 6' height chain link fencing for identified trees, such as specimen or champion trees, to maximize the protection of the tree and its critical root zone.



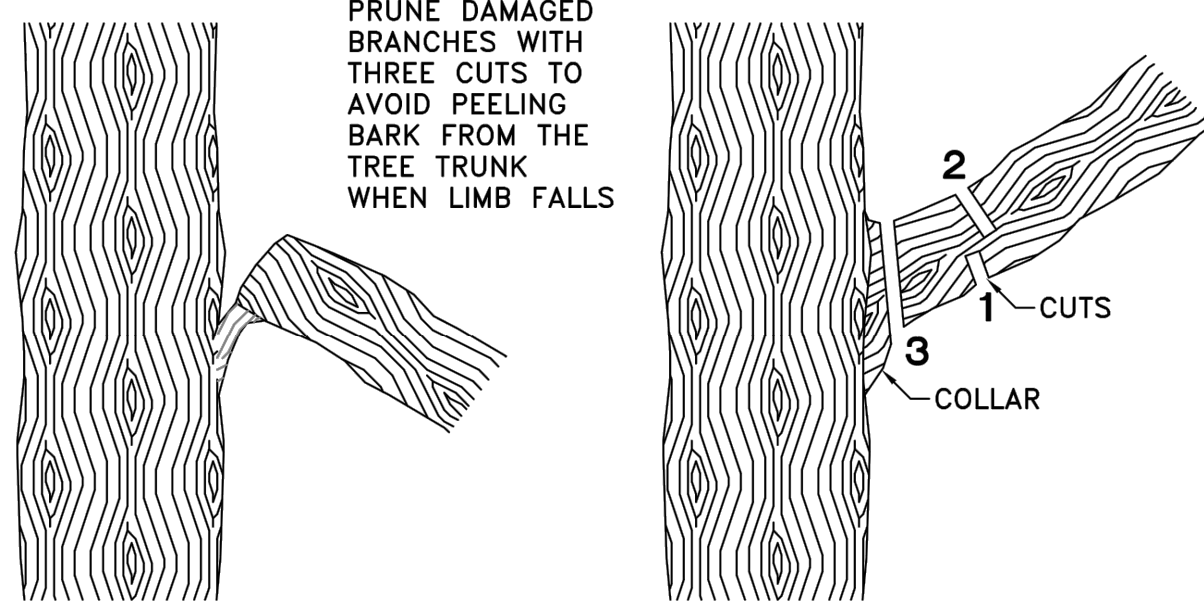
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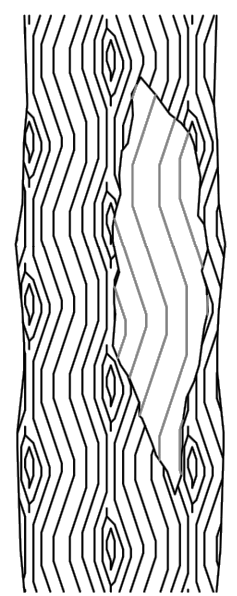
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REVISION DATE: December 2016
DETAIL # 8.09
SHEET # 2 of 2

STANDARD TREE PROTECTION DETAIL

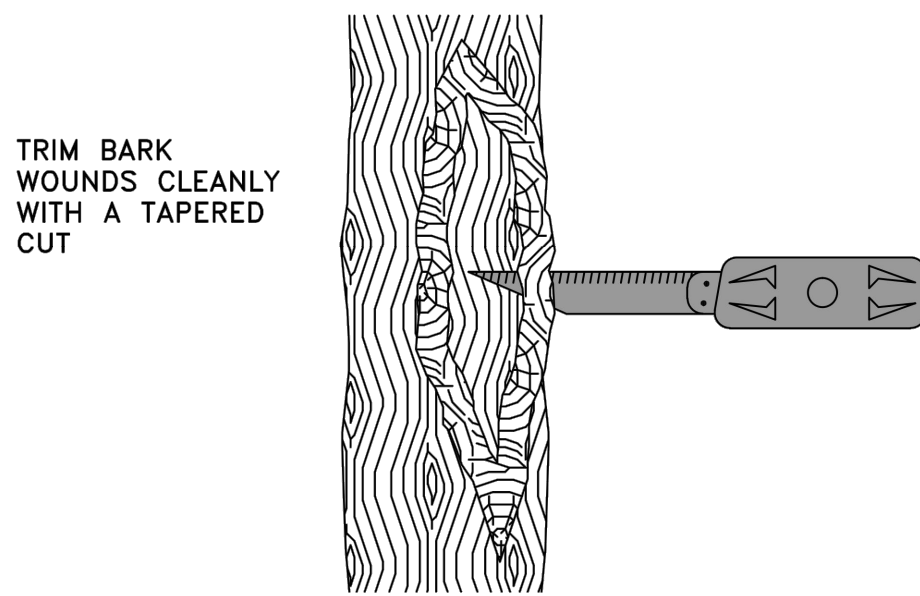


INCORRECT

CORRECT



TREE WOUND



TRIM AND TAPER



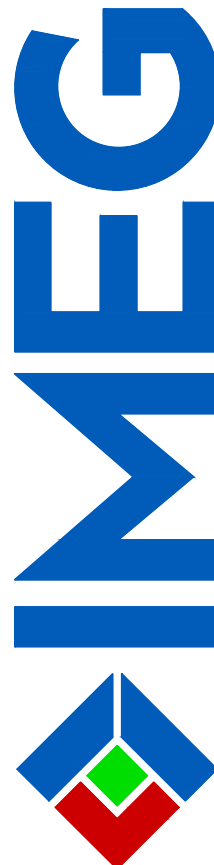
Department of Public Works
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Fairfax, VA 22030-3630

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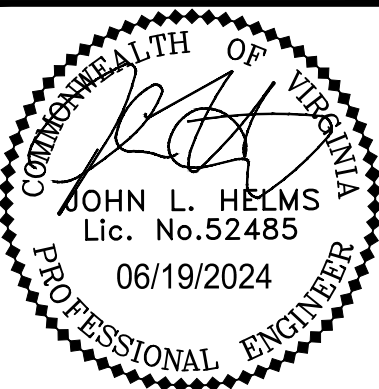
Voice (703) 385-7810
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SCALE: Not To Scale
REVISION DATE: December 2016
DETAIL # 8.10
SHEET # 1 of 1

TREE SURGERY DETAIL



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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	01-12-2024	03-27-2024	05-31-2024	06-19-2024	MARK	DATE	DESCRIPTION
1	2	3	4	5	6	7	8			
ADRESSED PER CITY COMMENTS	ADRESSED PER CITY COMMENTS	ADRESSED PER CITY COMMENTS	ADRESSED PER CITY COMMENTS	ADRESSED PER CITY COMMENTS	ADRESSED PER CITY COMMENTS	ADRESSED PER CITY COMMENTS	ADRESSED PER CITY COMMENTS			

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

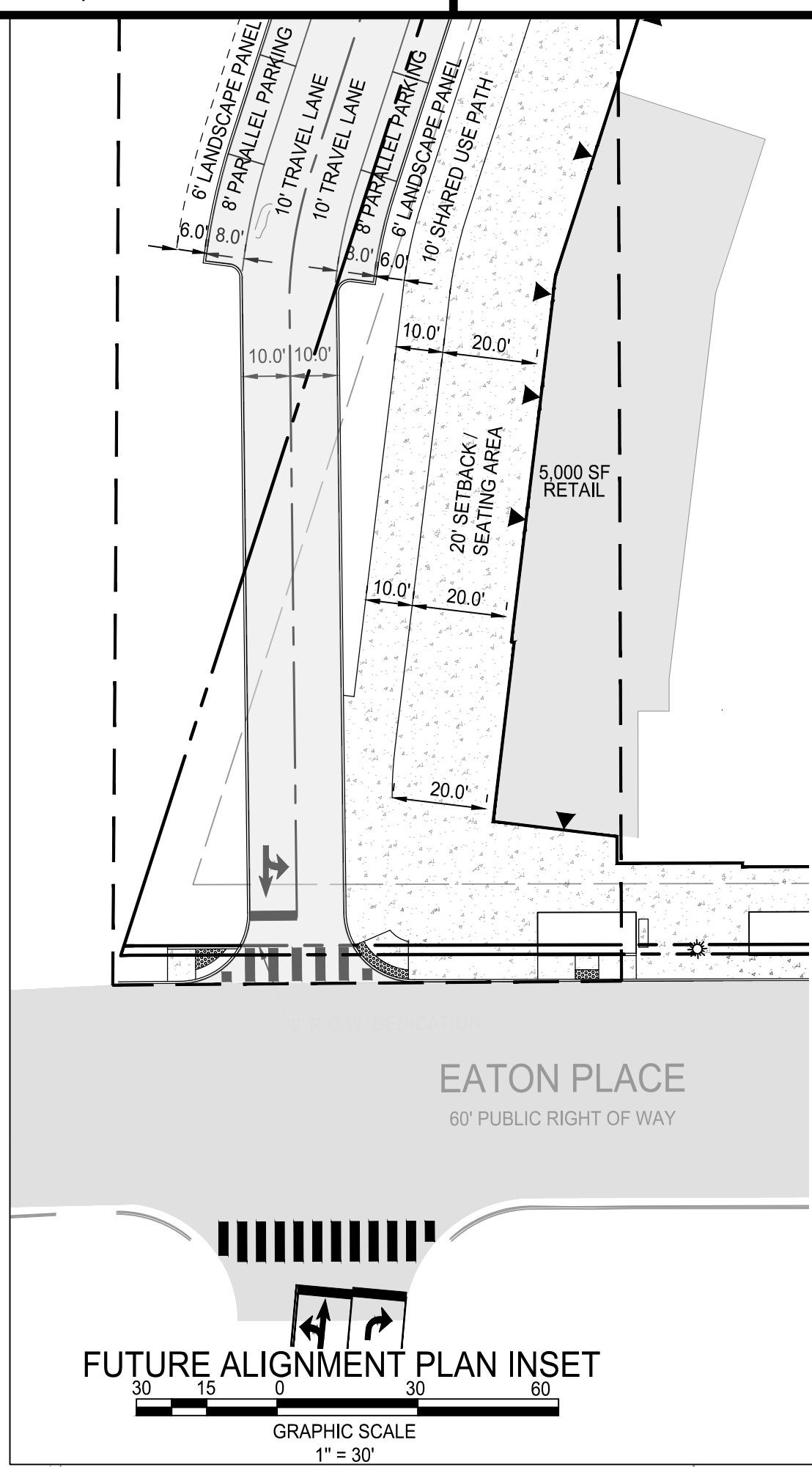
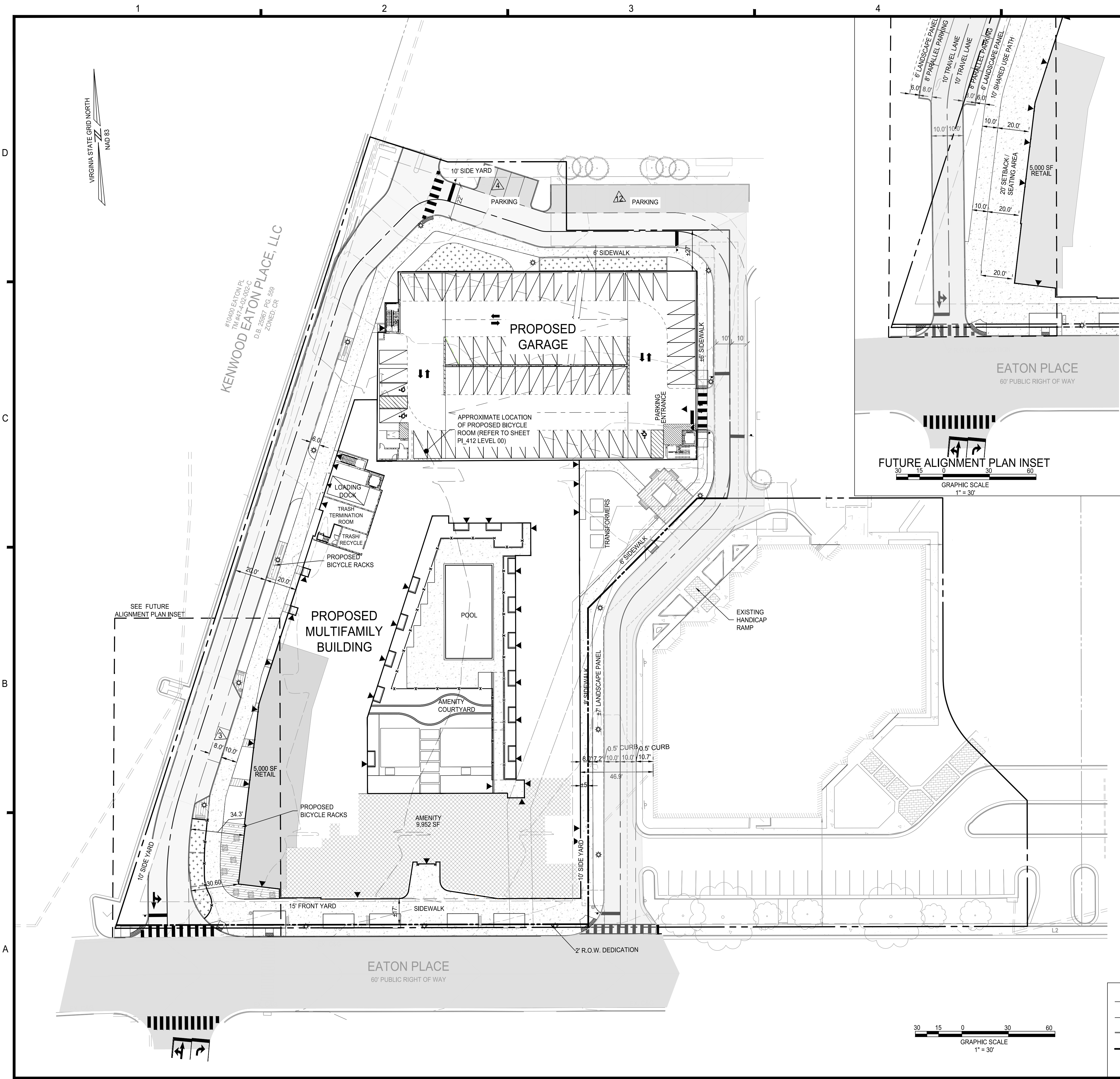
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TREE
MANAGEMENT
NOTES & DETAILS

SHEET No.

PI_311

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PROPOSED TABULATIONS FOR DEVELOPMENT PROGRAM	
SUBJECT PROPERTY AREA	
REQUIRED: 30,000 SF MINIMUM (CU-COMMERCIAL URBAN)	
PROVIDED: GROSS SITE AREA: ±129,130 SF (±2.96 AC)	
DEDICATION AREA: ±609.86 SF (±0.014 AC)	
NET: ±128,520.14 SF (±2.95 AC)	
LOT WIDTH	
REQUIRED: NO REQUIREMENT	
PROVIDED: 293 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: ±10 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 ABOVE GROUND AND 1 STORY BELOW GROUND/87.1 FEET OF PARKING GARAGE	
LOT COVERAGE	
REQUIRED: 100% MAXIMUM	
PROVIDED: ±85% (±110,344 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 BUILDING REQUIRE 379 PARKING SPACES BASED ON THE EXISTING SUPPLY AND CITY CONFORMANCE DETERMINATION.	
796 PARKING SPACES	
REQUIRED. TOTAL FOR ALL USES - ADMINISTRATIVE REDUCTION REQUESTED	
PROVIDED:	
676 SPACES, GARAGE PHASE I	
8 SPACES, PROPOSED SURFACE	
26 SPACES, EXISTING SURFACE PHASE I	
710 PARKING SPACES PROVIDED	
NOTE: REFER TO THE WILLOWWOOD PLAZA PARKING REDUCTION REQUEST MEMORANDUM, DATED JANUARY 12, 2024, 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.

LEGEND	
	PROPOSED BUILDING
	PROPOSED SIDEWALK
	PROPOSED CURB
	PROPERTY LINE
	STREETLIGHT

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N29 APARTMENTS
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CITY OF FAIRFAX, VA

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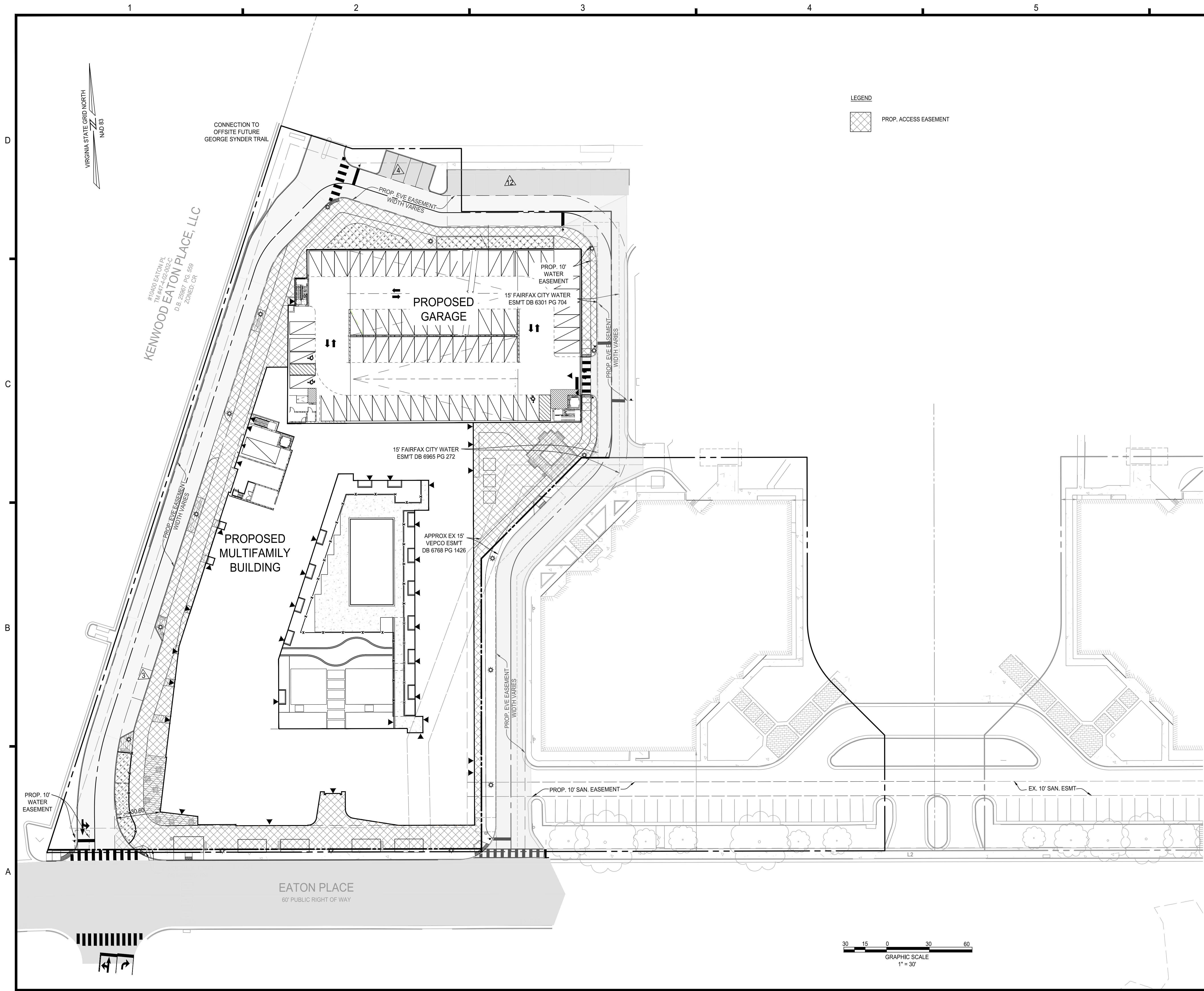
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DRAWING No.: 111772
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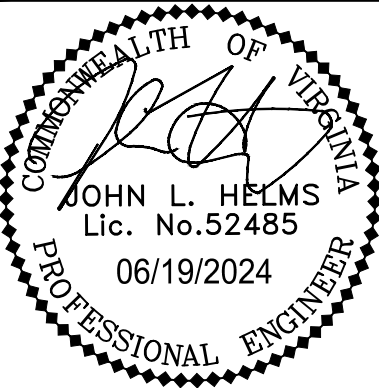
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SHEET No.
PI_400

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N29 APARTMENTS
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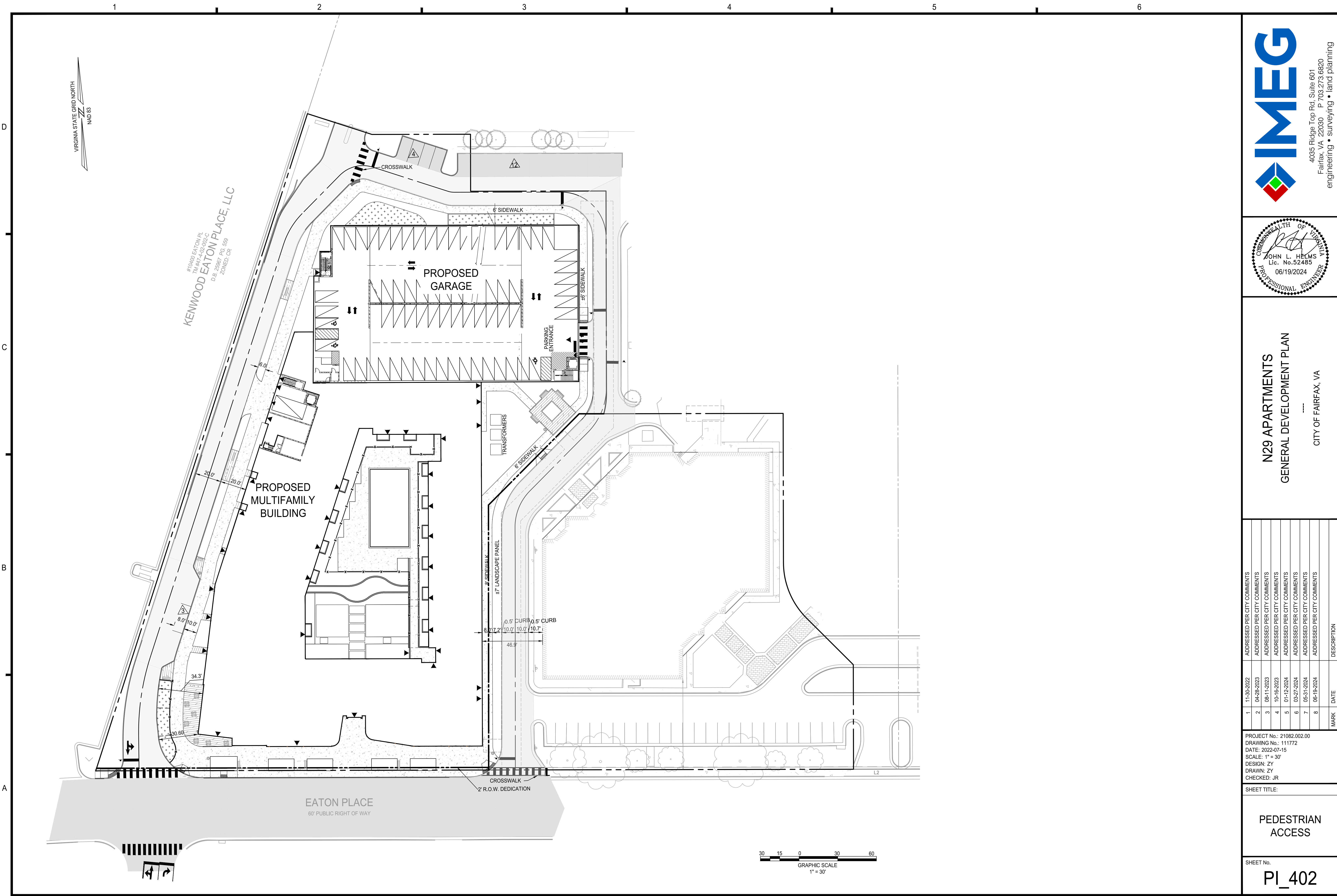
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EXHIBIT

SHEET No.

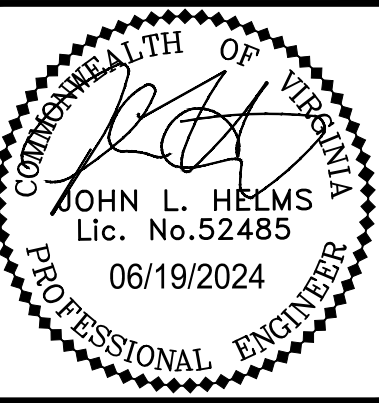
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JOHN L. HELMS
Lic. No. 52485
06/19/2024
PROFESSIONAL ENGINEER

N29 APARTMENTS
GENERAL DEVELOPMENT PLAN

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CHECKED: JR

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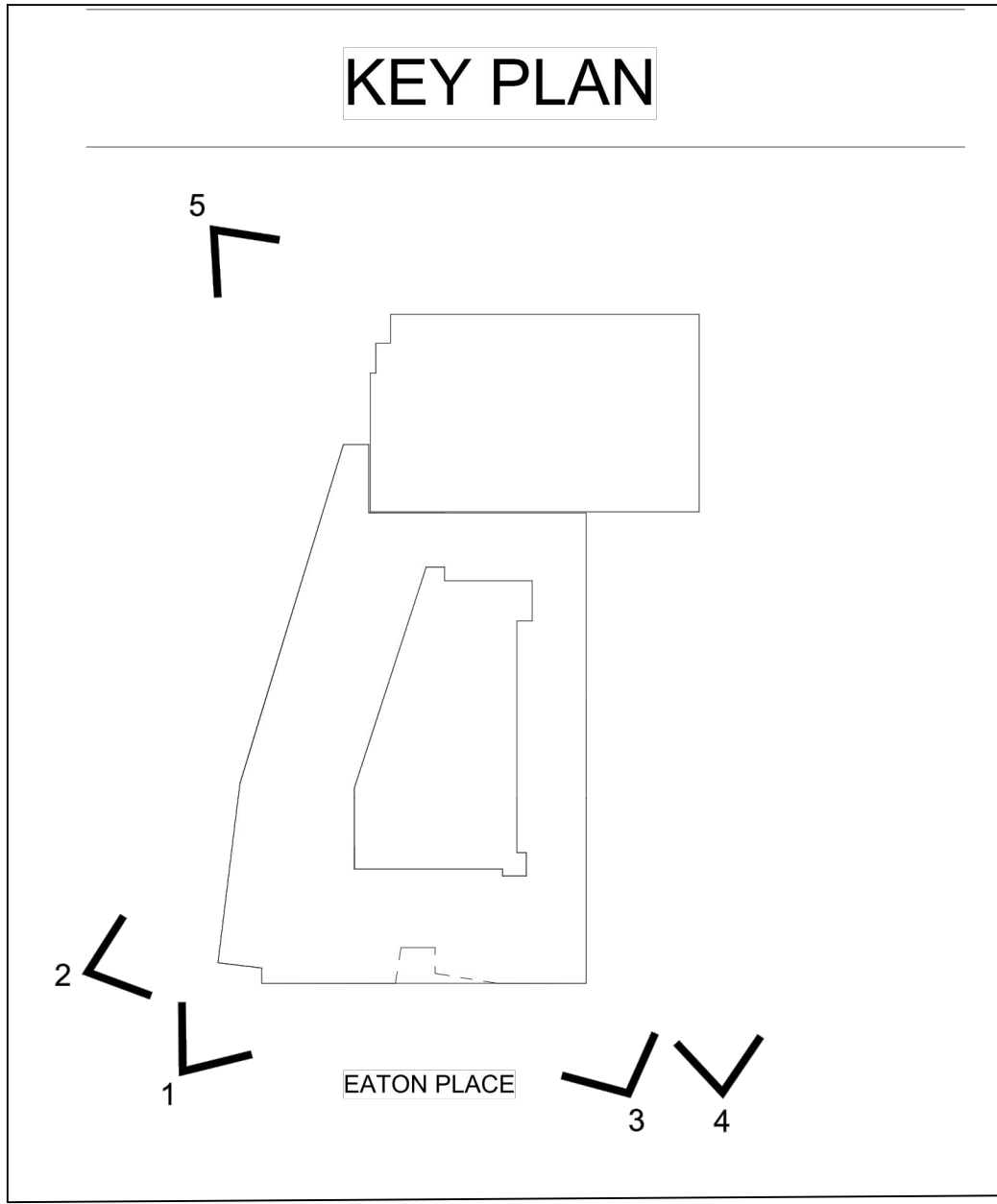
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1) 3D VIEW 1



3) 3D VIEW 3



2) 3D VIEW 2



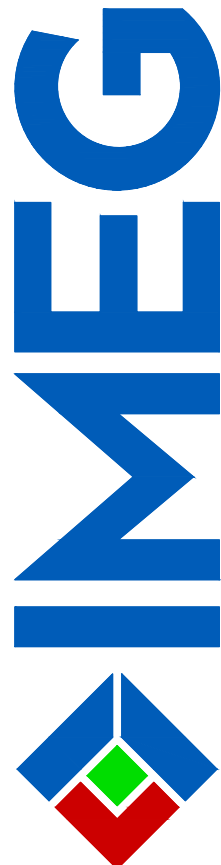
4) 3D VIEW 4



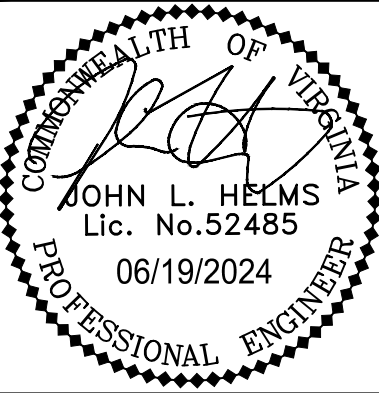
5) 3D VIEW 5



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.



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DATE: 2022-07-15
SCALE: NOT TO SCALE
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CHECKED: JM

SHEET TITLE:

ILLUSTRATIVE
BUILDING
GRAPHICS

SHEET No.

PI_410

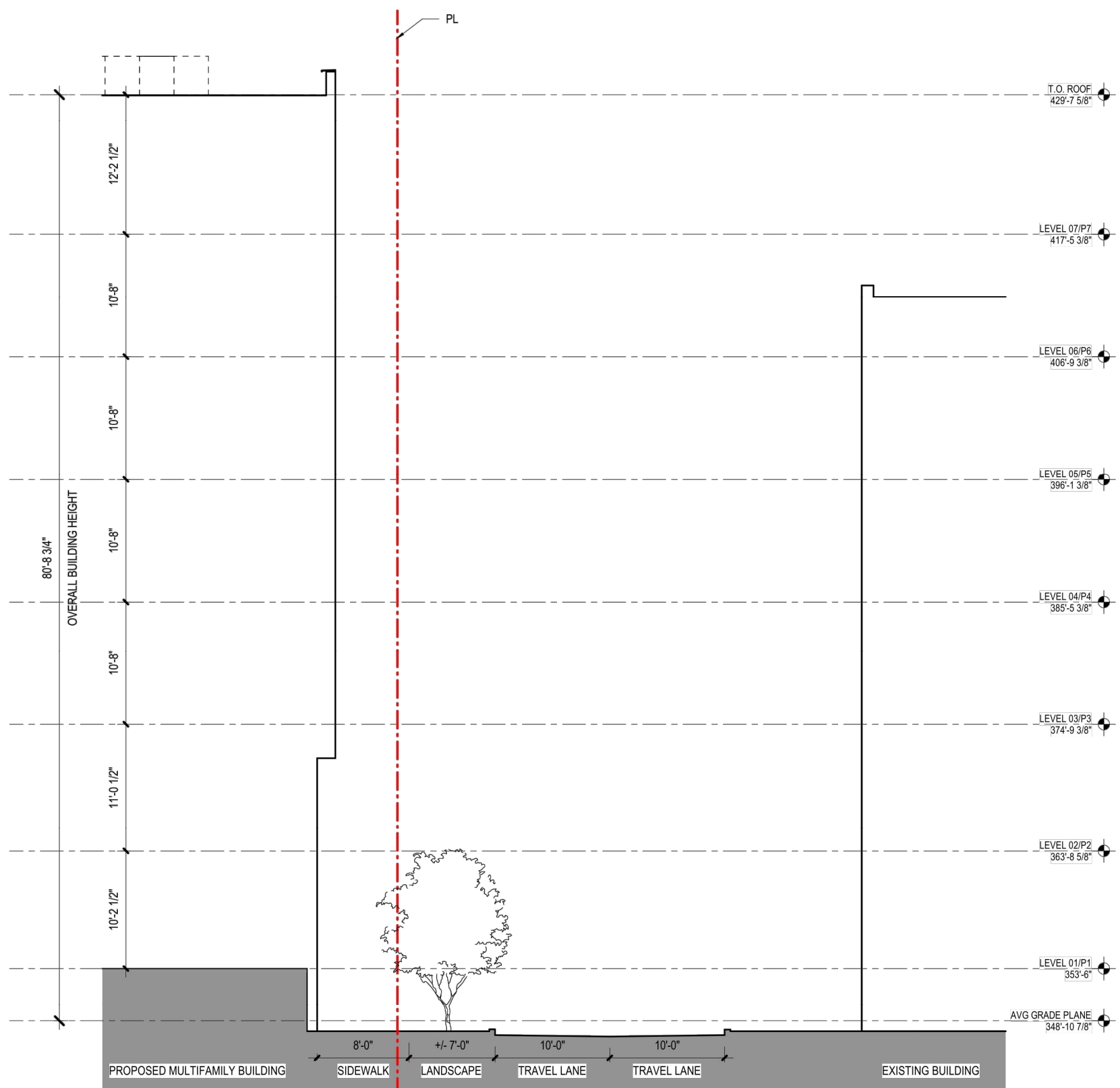
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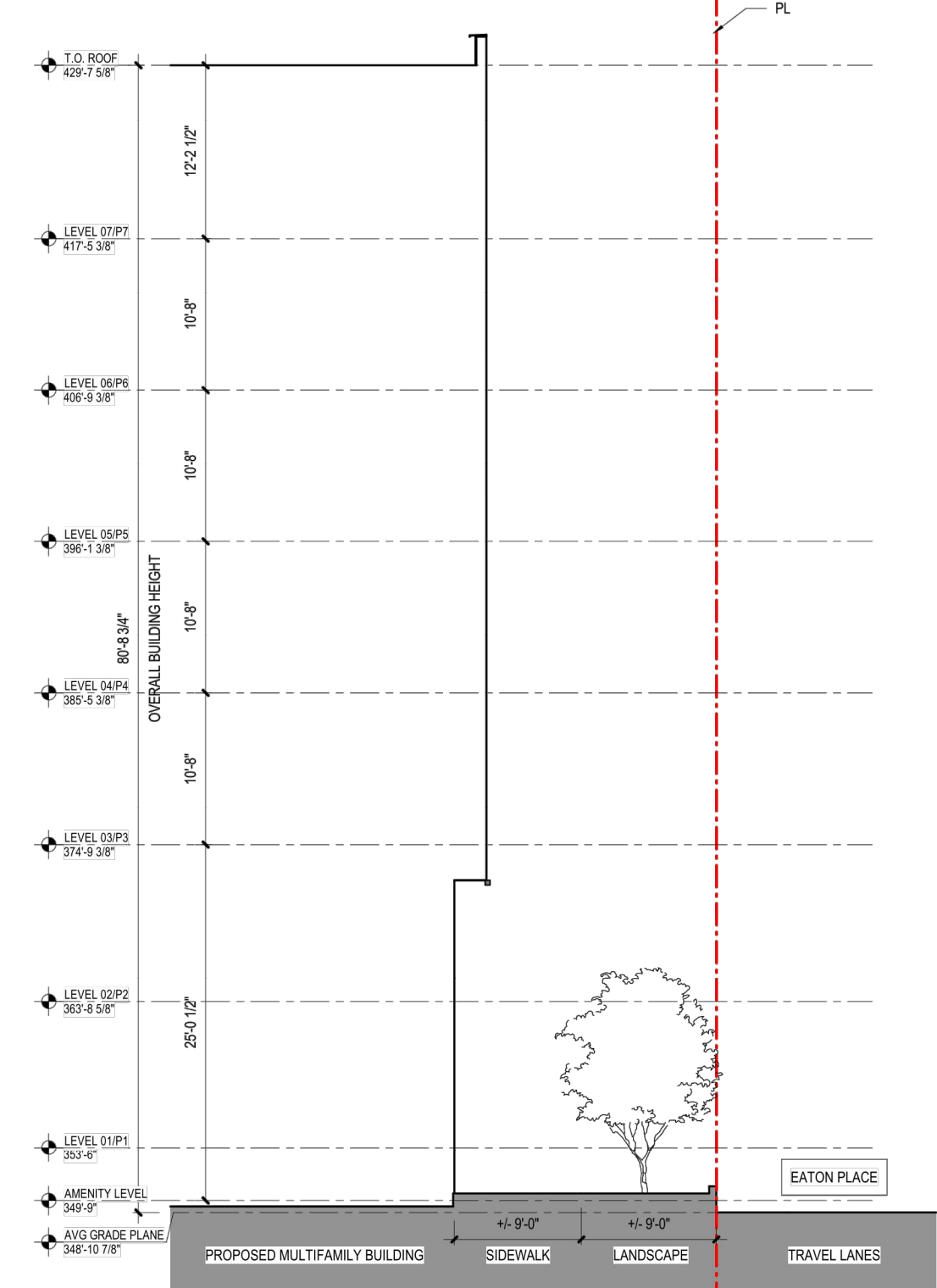
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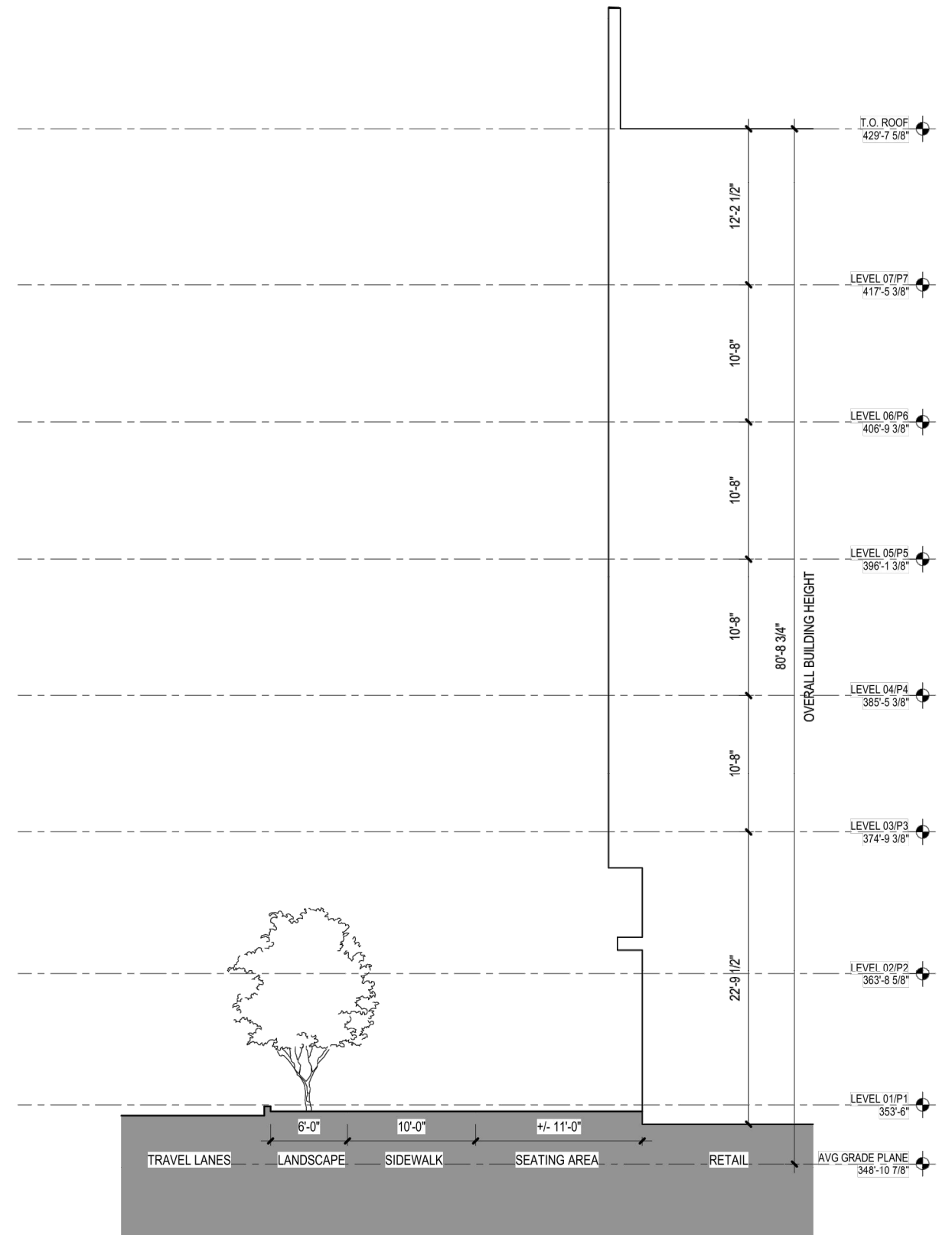
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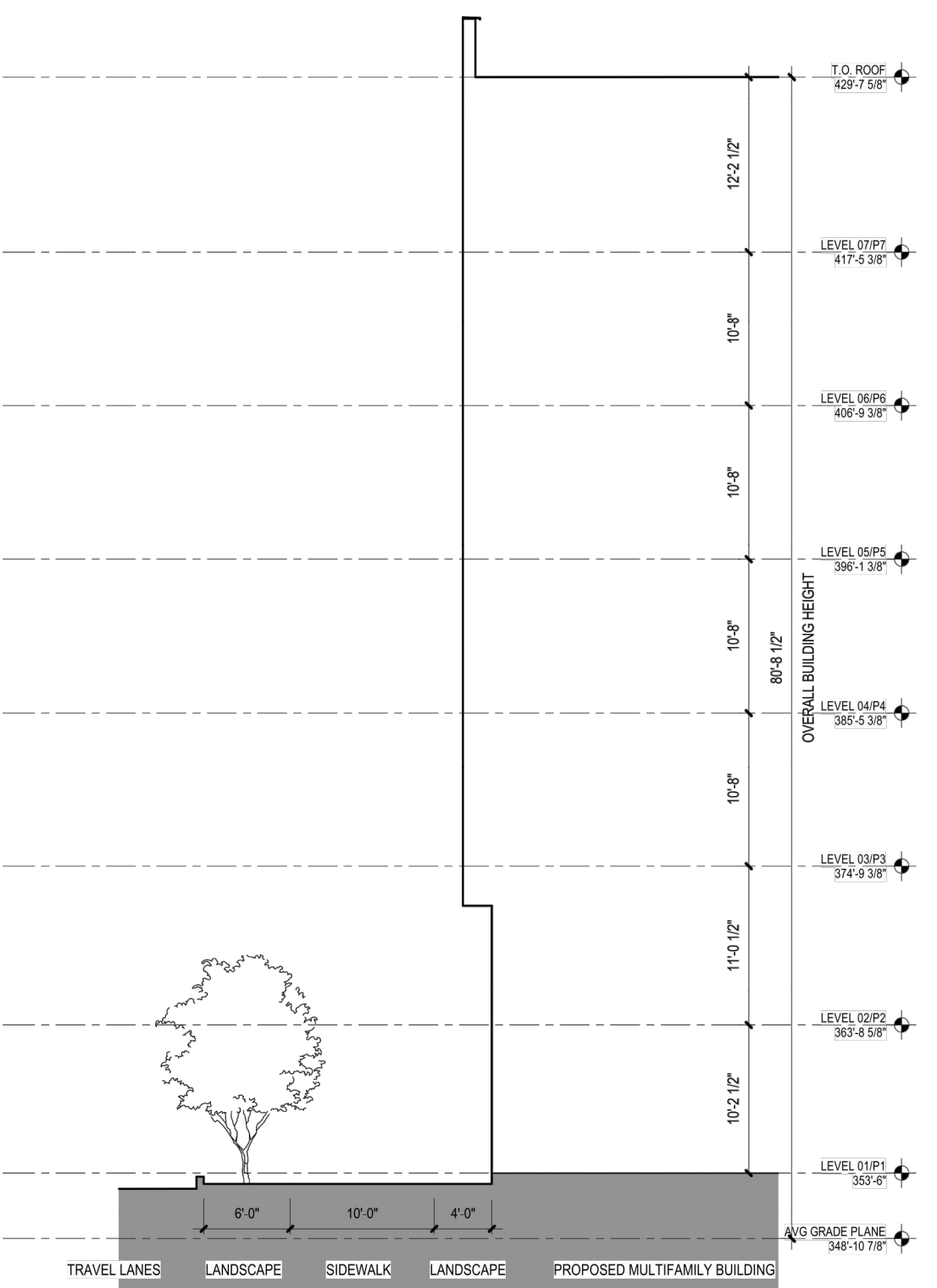
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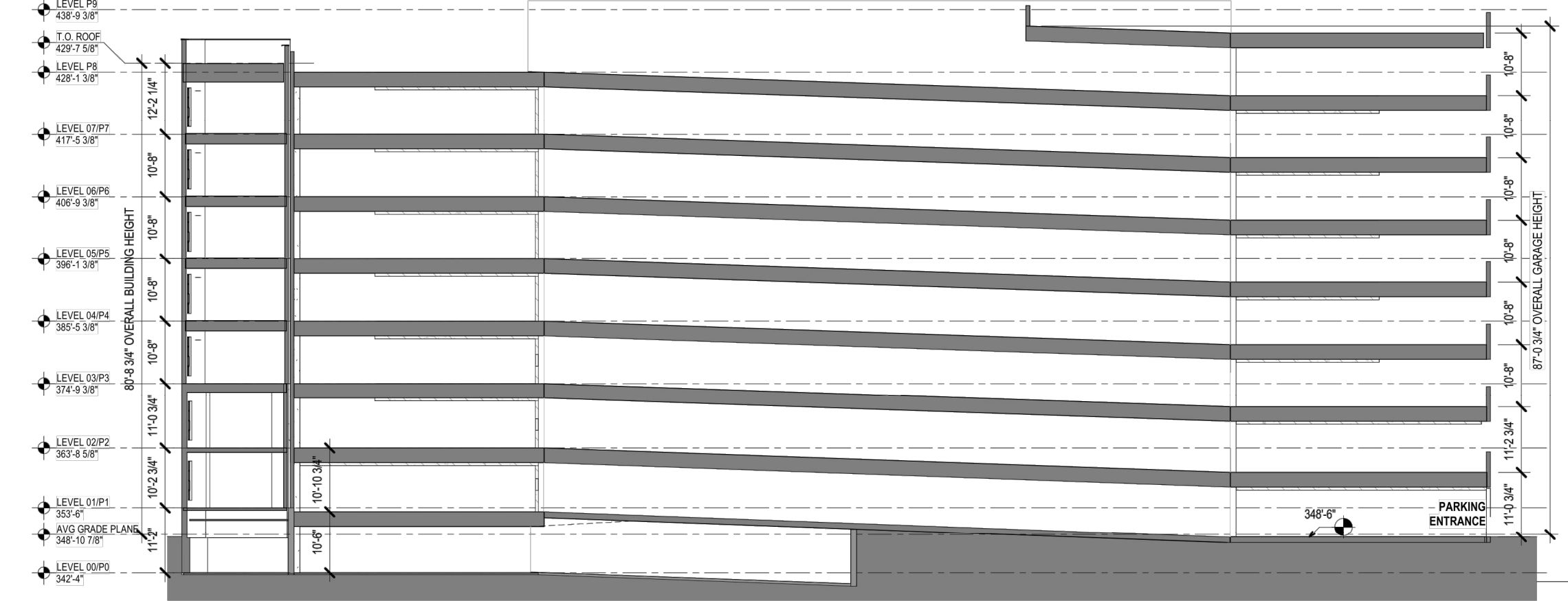
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CROSS SECTION 3

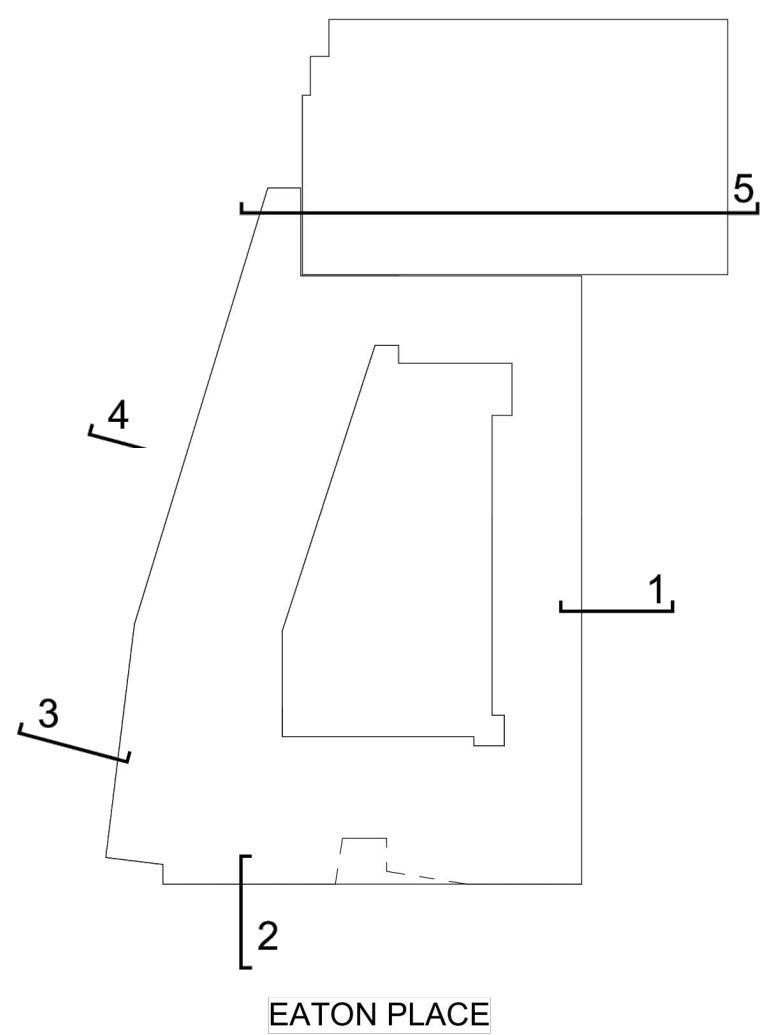


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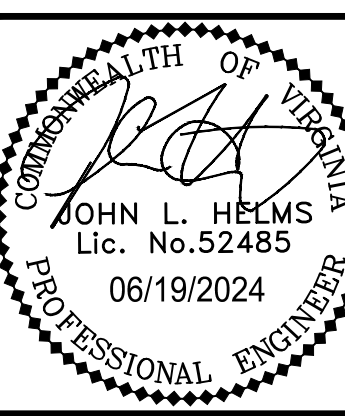
PARKING GARAGE
CROSS SECTION

KEY PLAN





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JOHN L. HELMS
Lic. No. 52485
06/19/2024
PROFESSIONAL ENGINEER

N29 APARTMENTS
GENERAL DEVELOPMENT PLAN

CITY OF FAIRFAX, VA

MARK	DATE	DESCRIPTION
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6	03-27-2024	ADDRESSED PER CITY COMMENTS
7	05-31-2024	ADDRESSED PER CITY COMMENTS
8	06-19-2024	ADDRESSED PER CITY COMMENTS

PROJECT No.: 21082.002.00
DRAWING No.: ---
DATE: 2022-07-15
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DESIGN: QN
DRAWN: QN
CHECKED: JM

SHEET TITLE:
CROSS SECTIONS

SHEET No.
PI_411

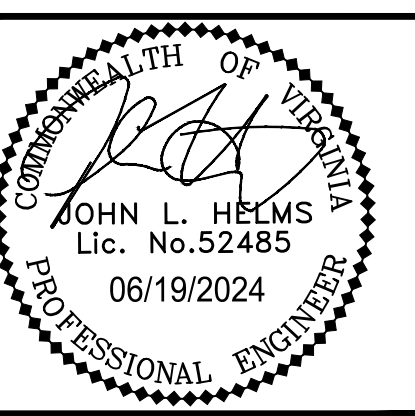
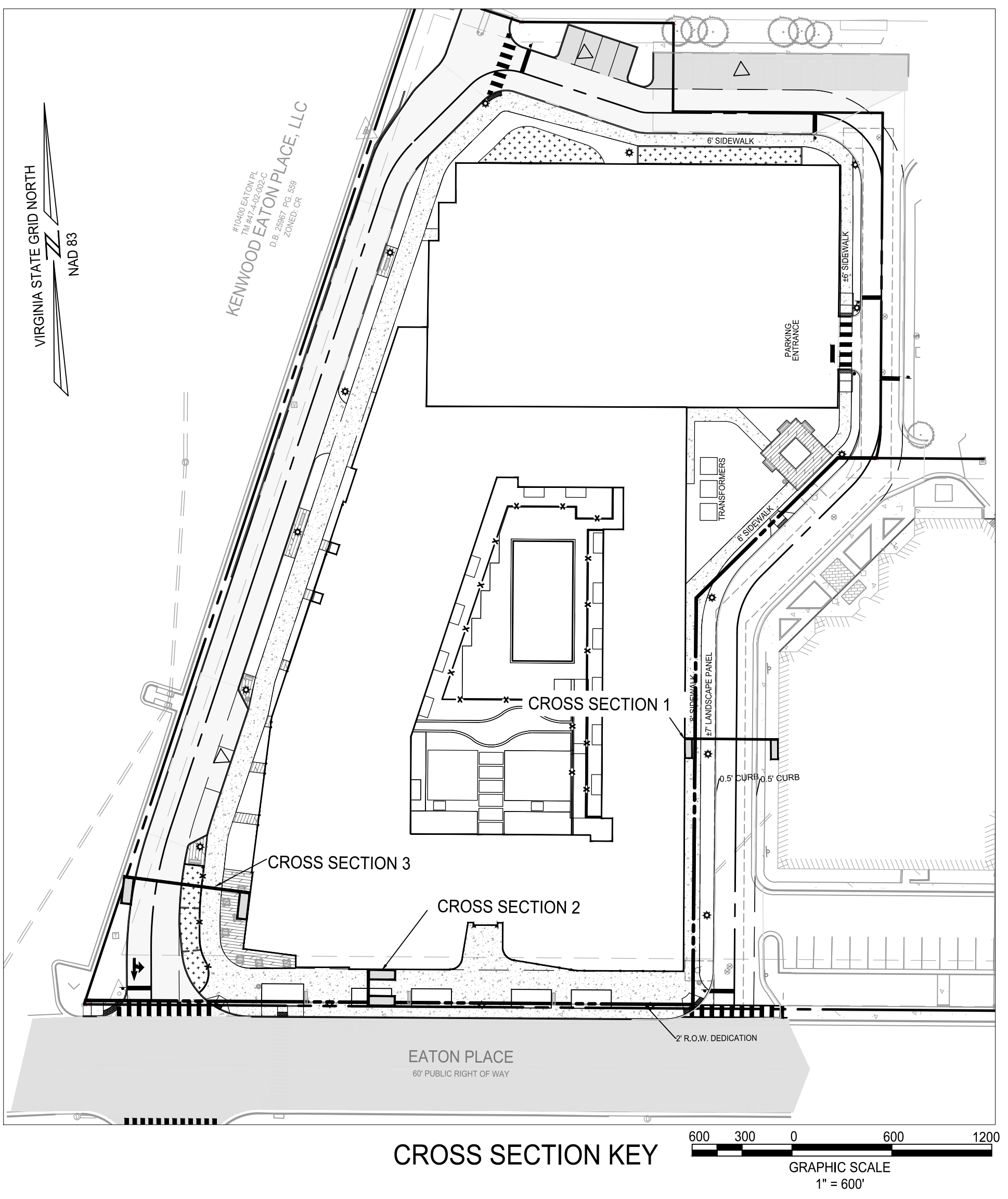
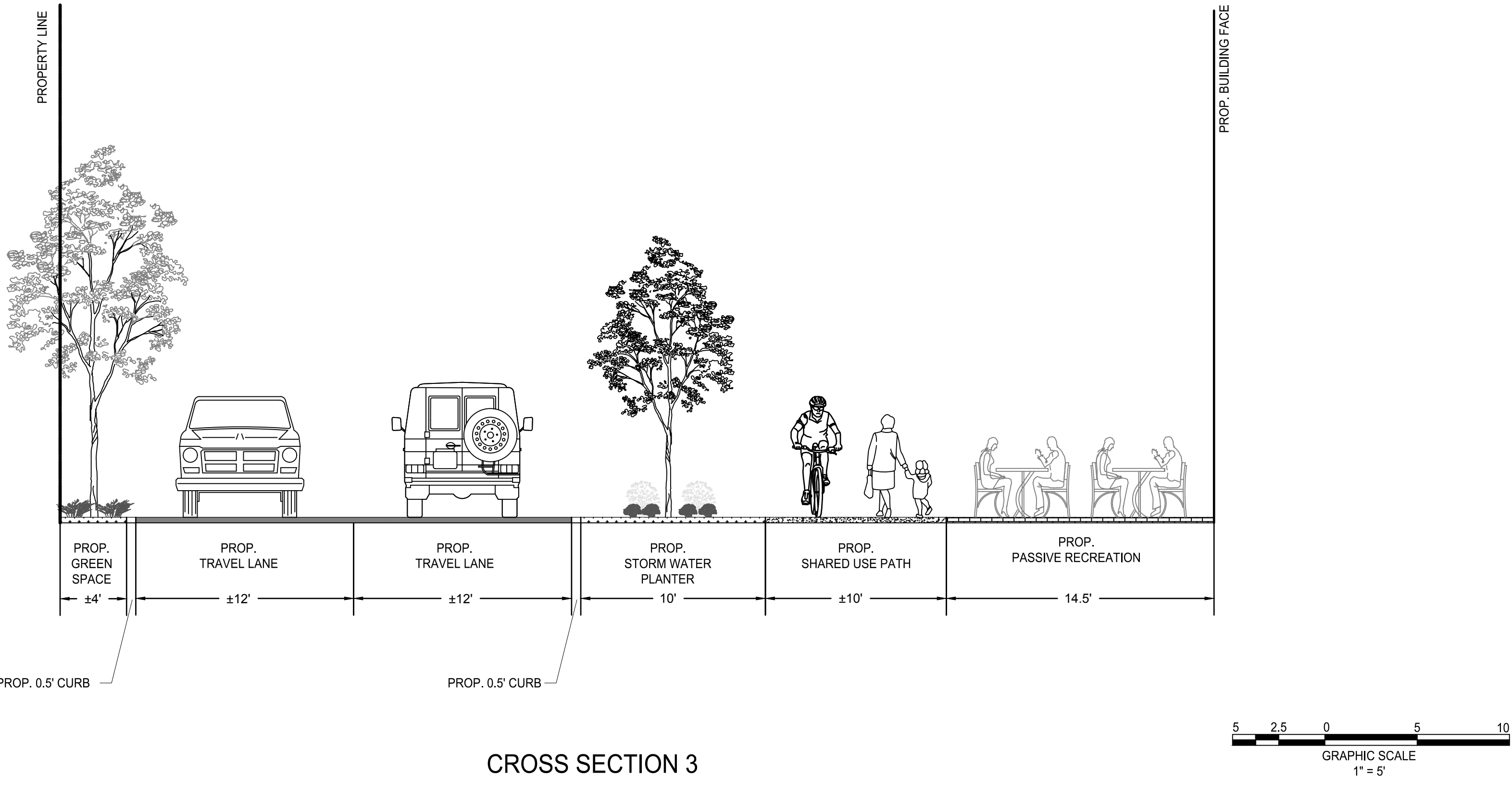
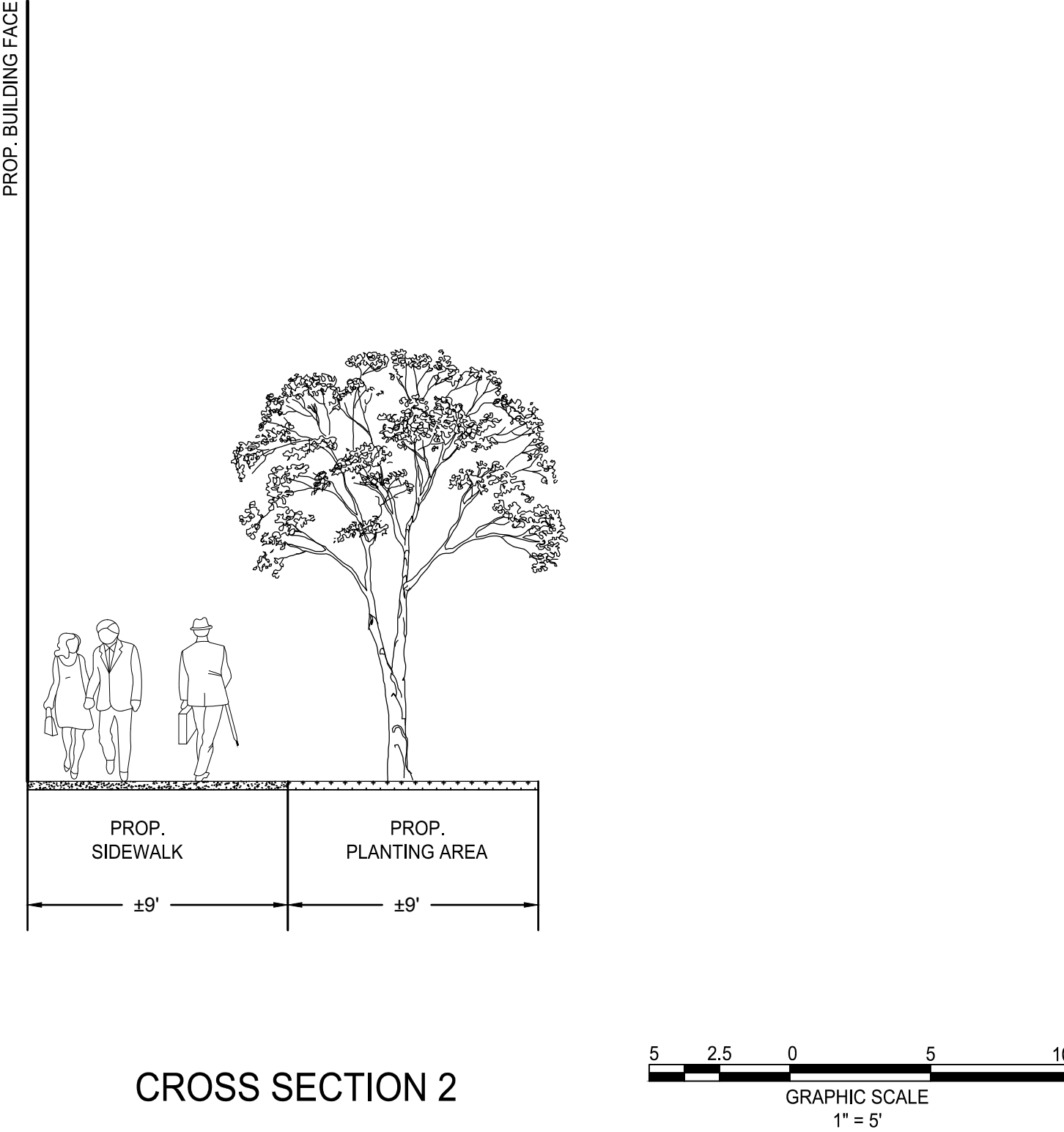
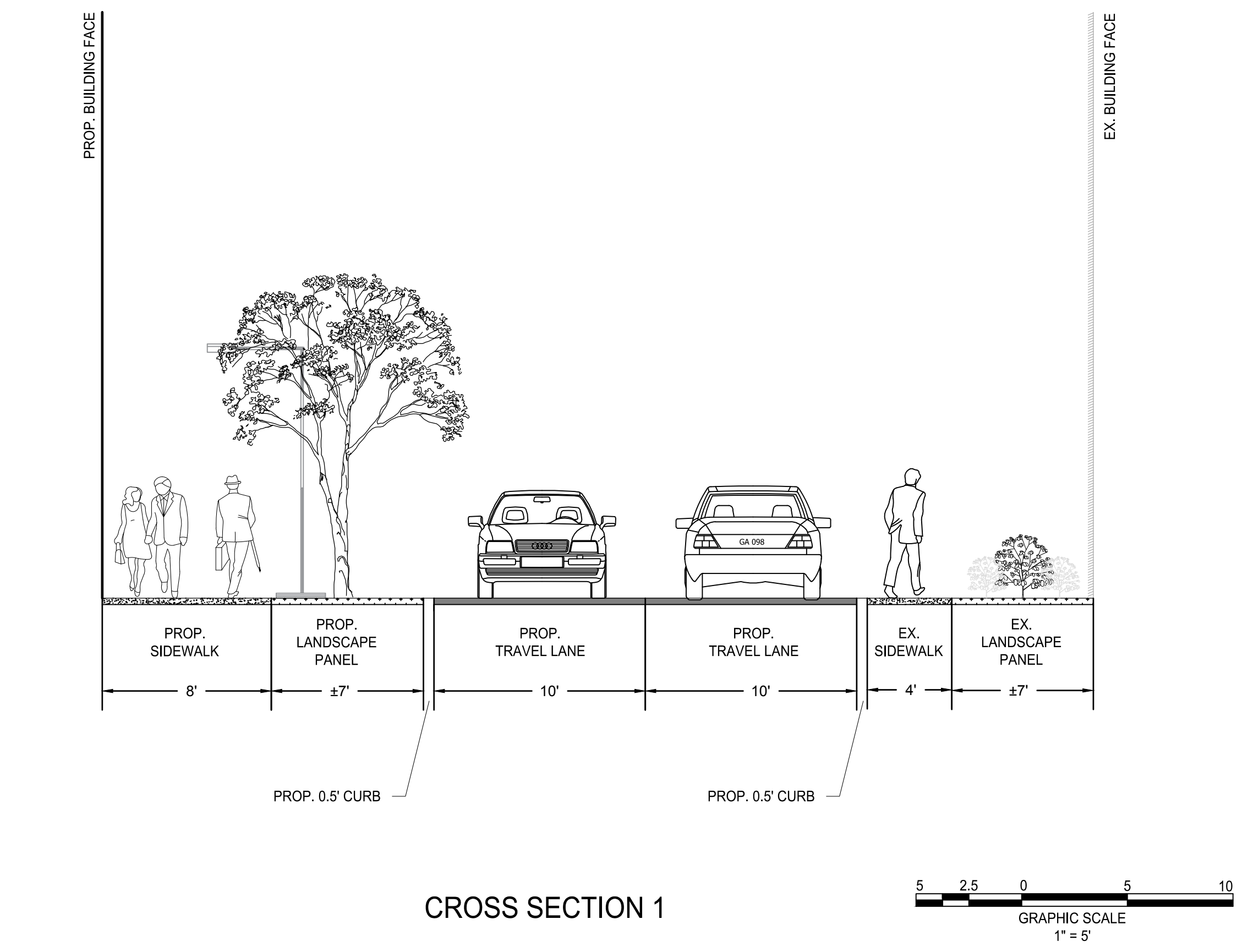
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N29 APARTMENTS
GENERAL DEVELOPMENT PLAN
CITY OF FAIRFAX, VA

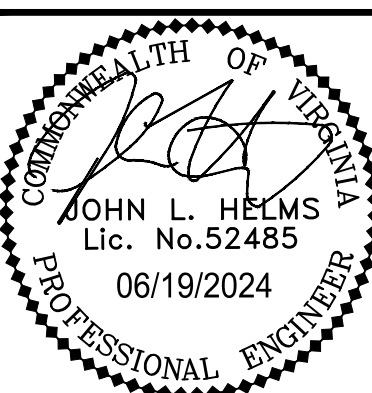
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8	06-19-2024	ADDRESSED PER CITY COMMENTS

PROJECT No.: 21082.002.00
DRAWING No.: 111772
DATE: 2023-04-13
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SHEET TITLE:

CROSS SECTIONS

SHEET No.
PI_411B



N29 APARTMENTS GENERAL DEVELOPMENT PLAN

CITY OF FAIRFAX, VA

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MARK	DATE	DESCRIPTION

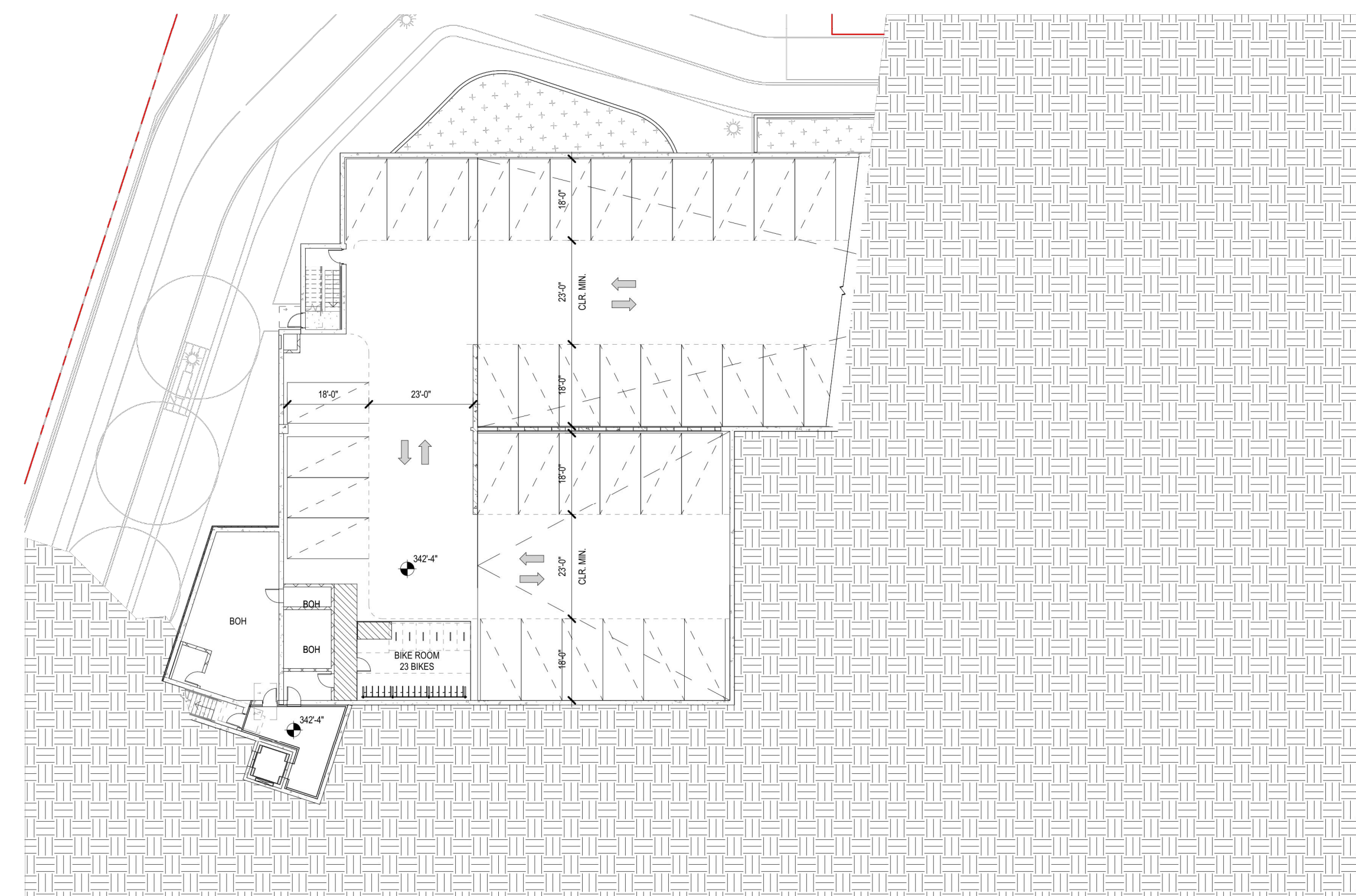
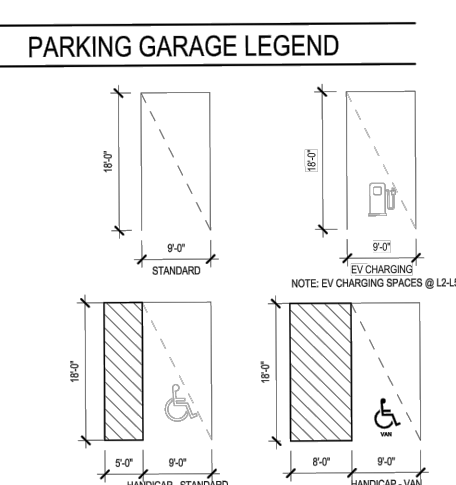
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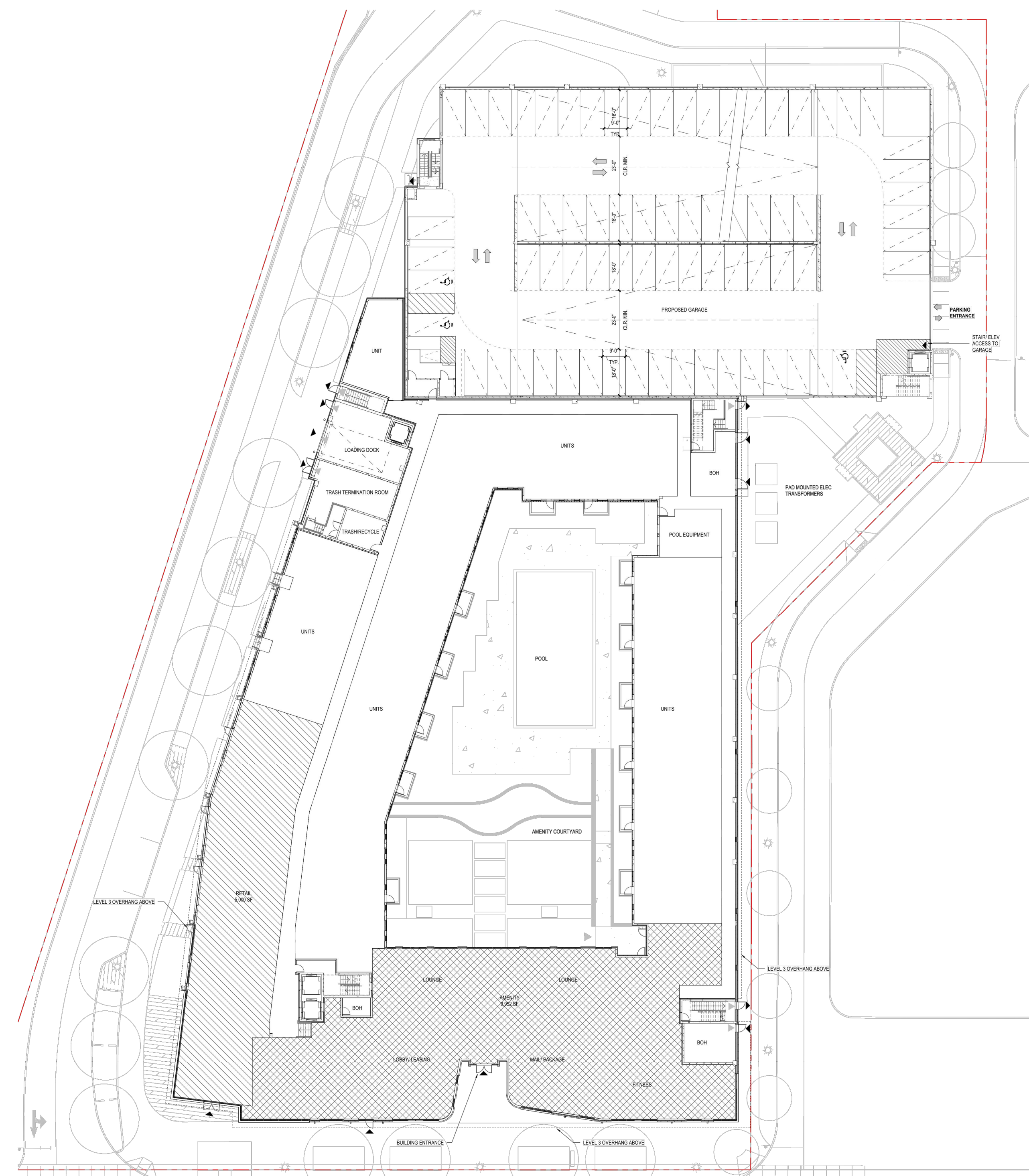
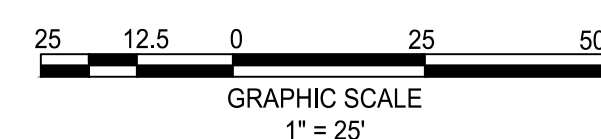
GROUND LEVEL
PLAN

SHEET No.

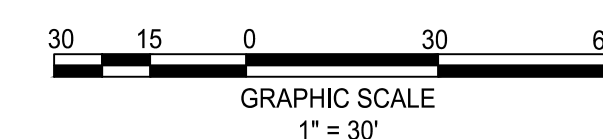
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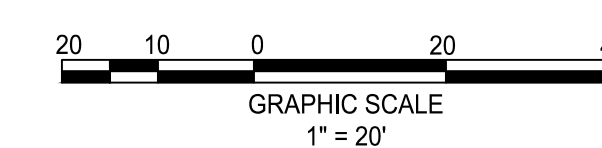
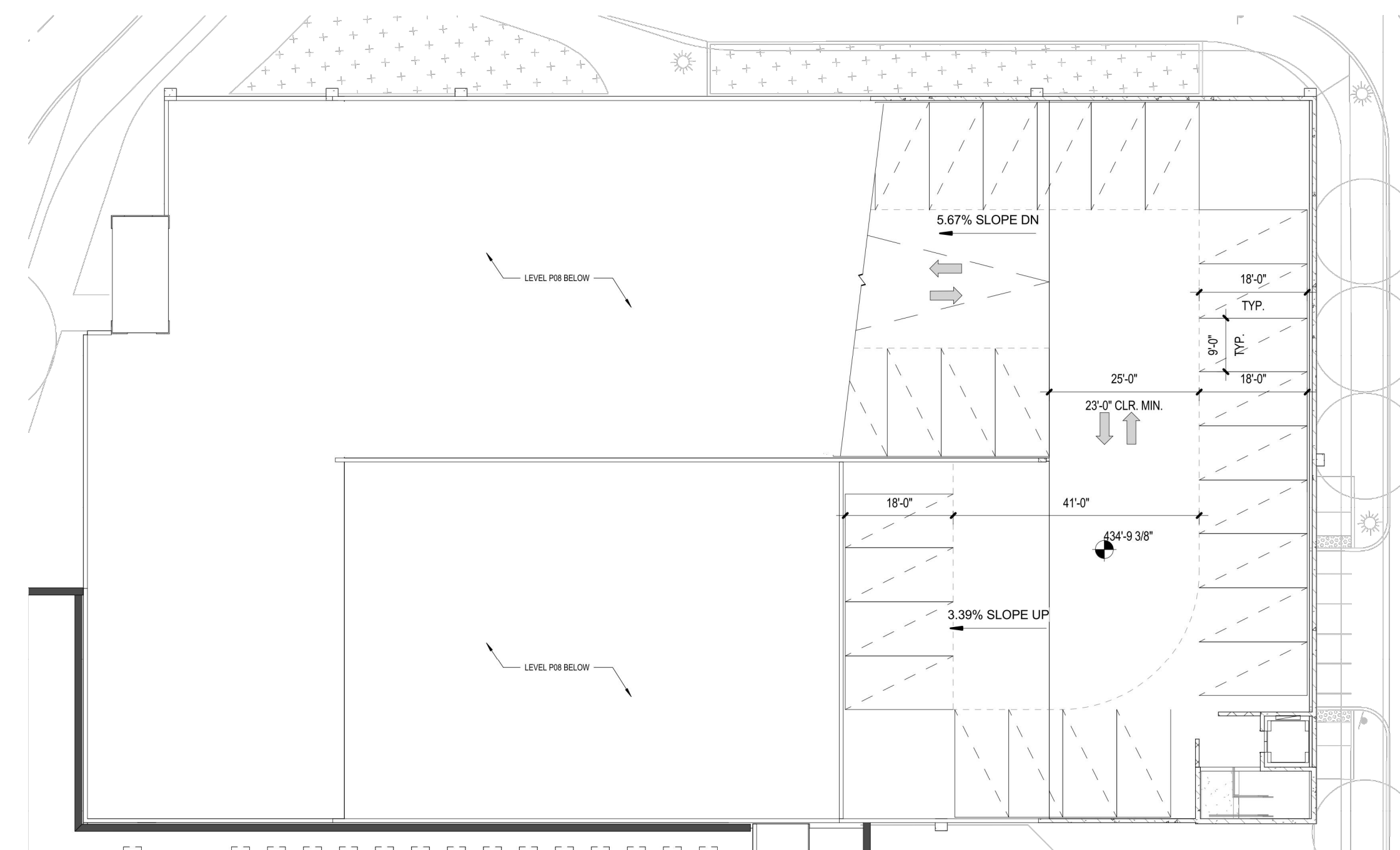
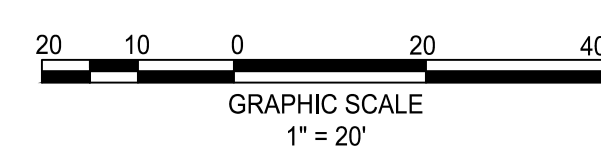
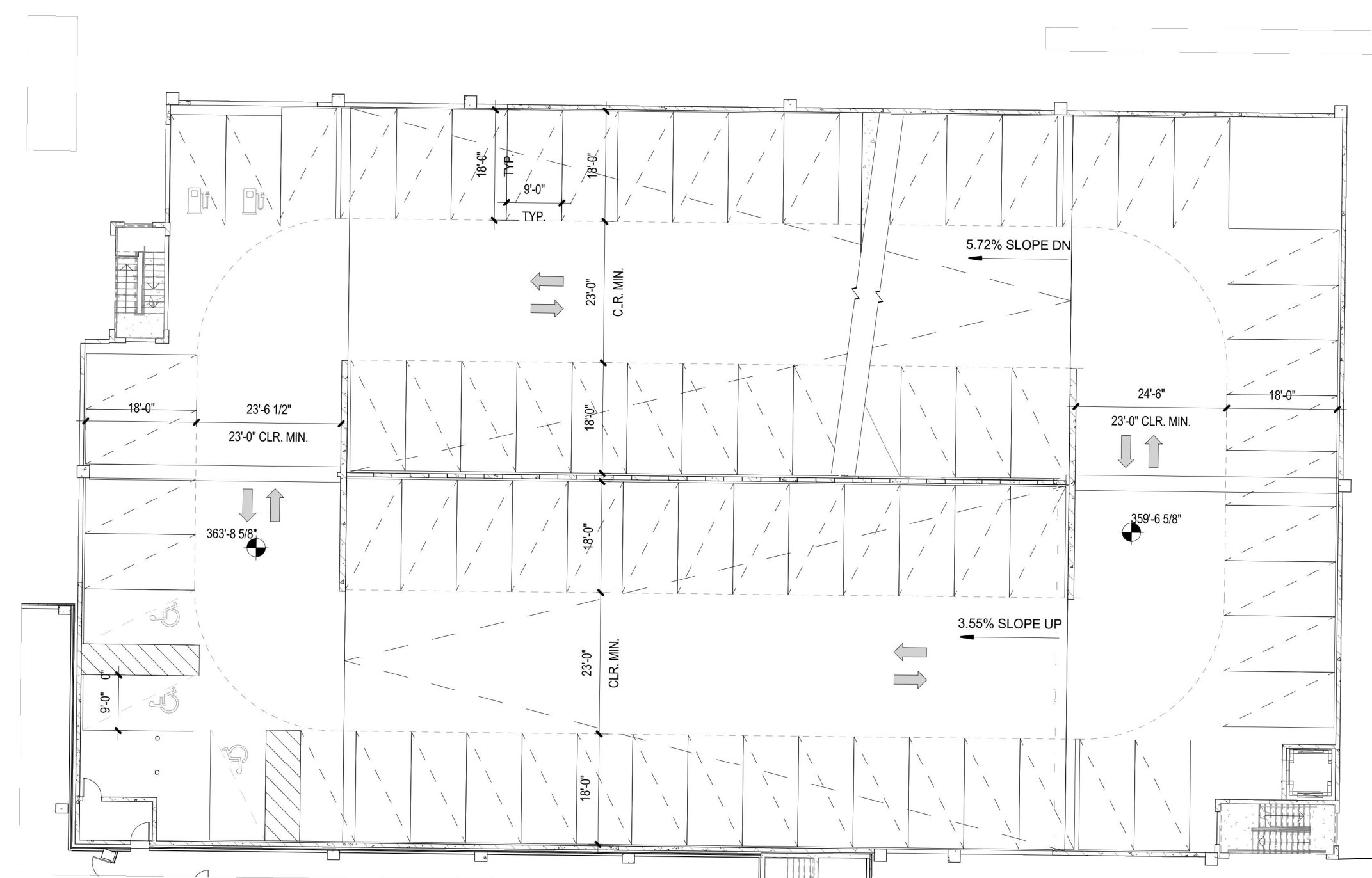
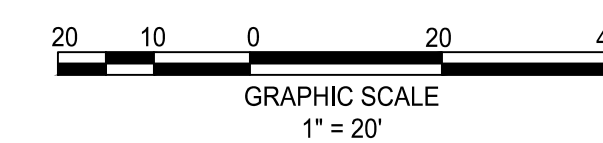
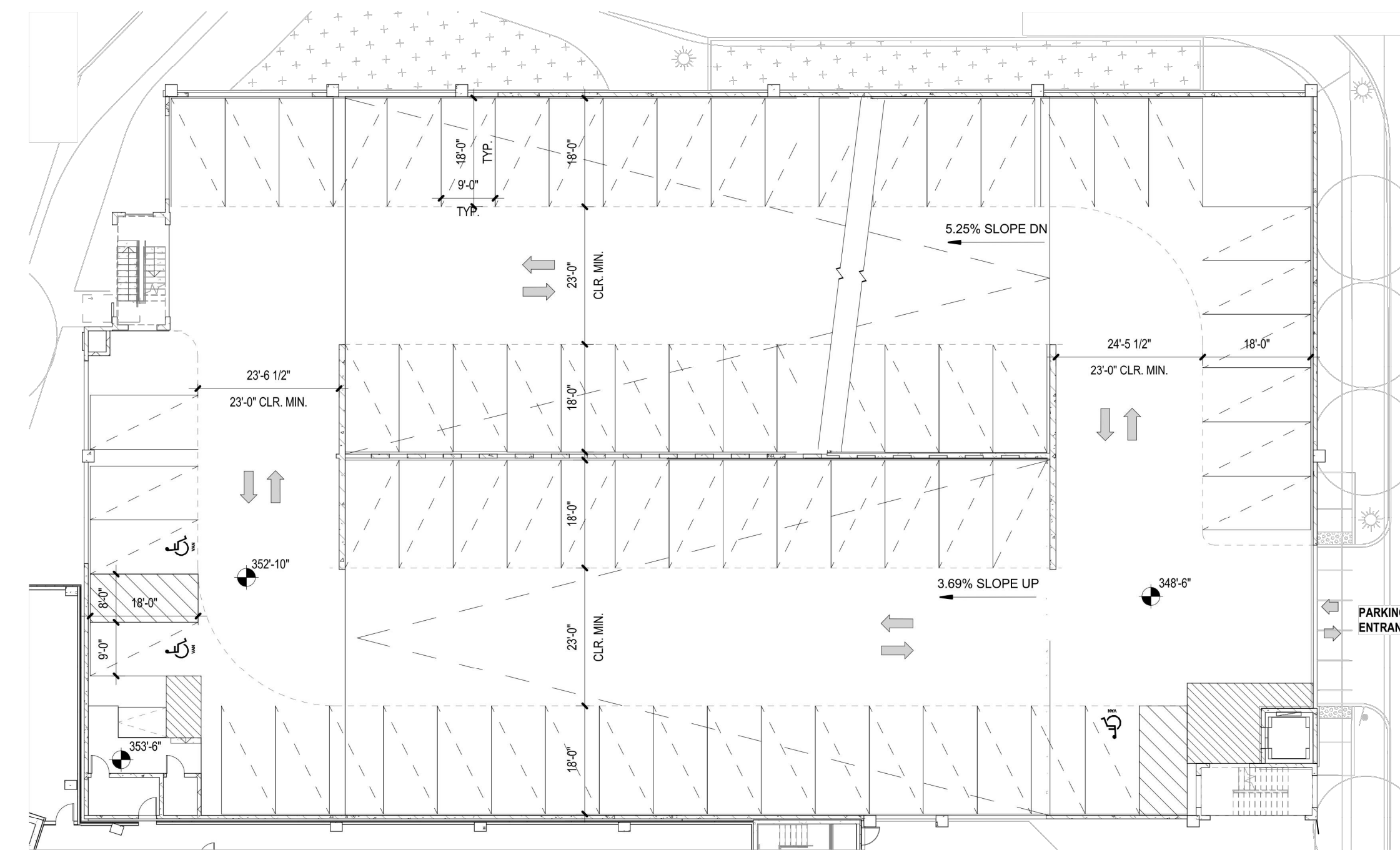
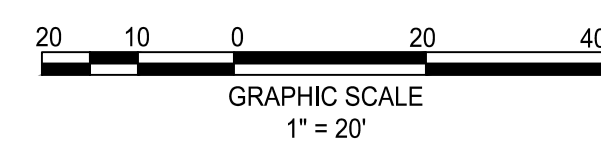


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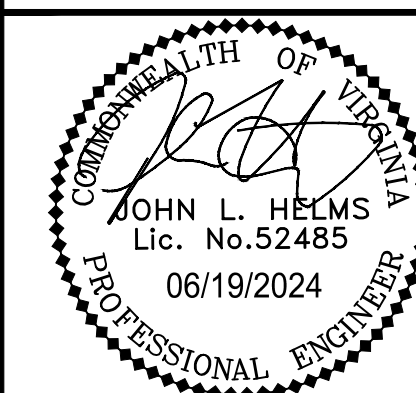


LEVEL 01





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N29 APARTMENTS GENERAL DEVELOPMENT PLAN

CITY OF FAIRFAX, VA
 703 246 6000

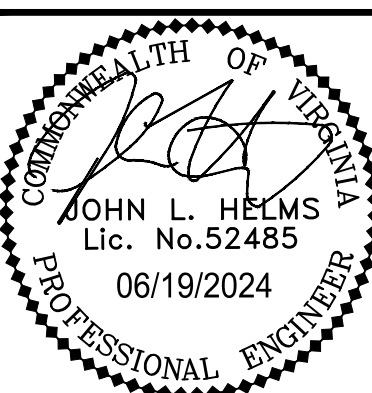
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7	05-31-2024	ADDRESSED PER CITY COMMENTS
8	06-19-2024	ADDRESSED PER CITY COMMENTS
MARK	DATE	DESCRIPTION

SHEET TITLE

PARKING LEVEL PLAN

SHEET No.

PI_413



N29 APARTMENTS GENERAL DEVELOPMENT PLAN

— 2024 —

CITY OF FAIRFAX, VA

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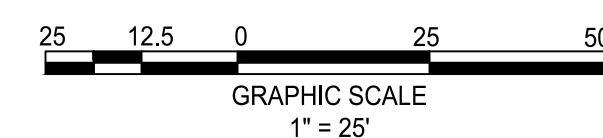
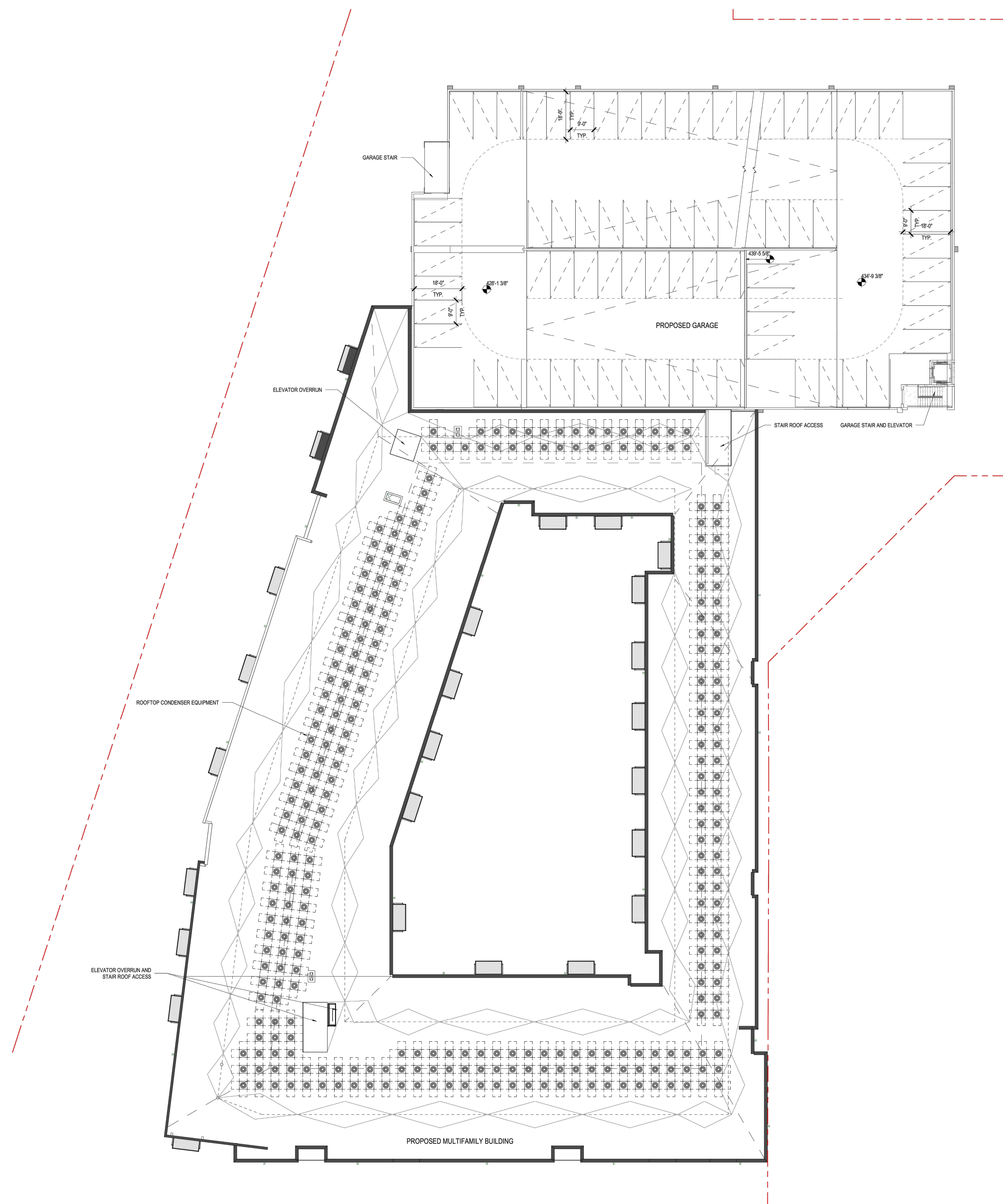
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SHEET TITLE:

ROOF LEVEL
PLAN

SHEET No.

PI_414



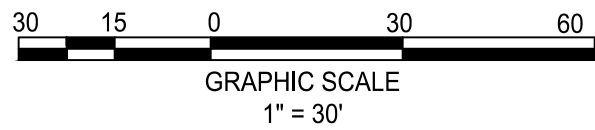
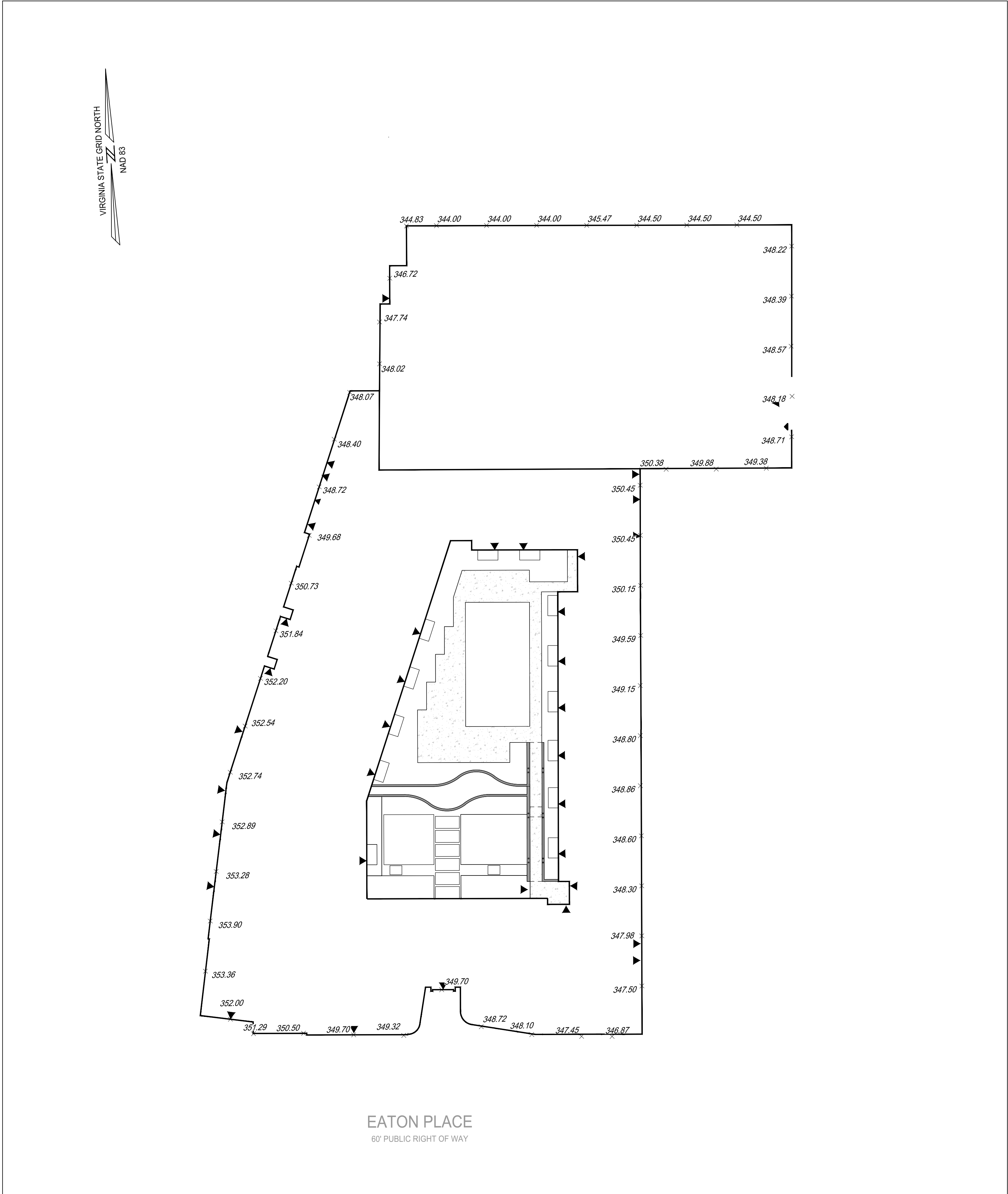
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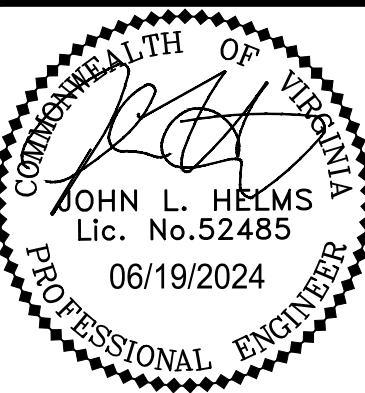
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27	348.86
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31	347.50
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33	347.45
34	348.10
35	348.72
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37	349.32
38	349.70
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51	352.54
52	352.74
53	352.89
AFG=	348.90



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JOHN L. HELMS
Lic. No. 52485
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PROFESSIONAL ENGINEER

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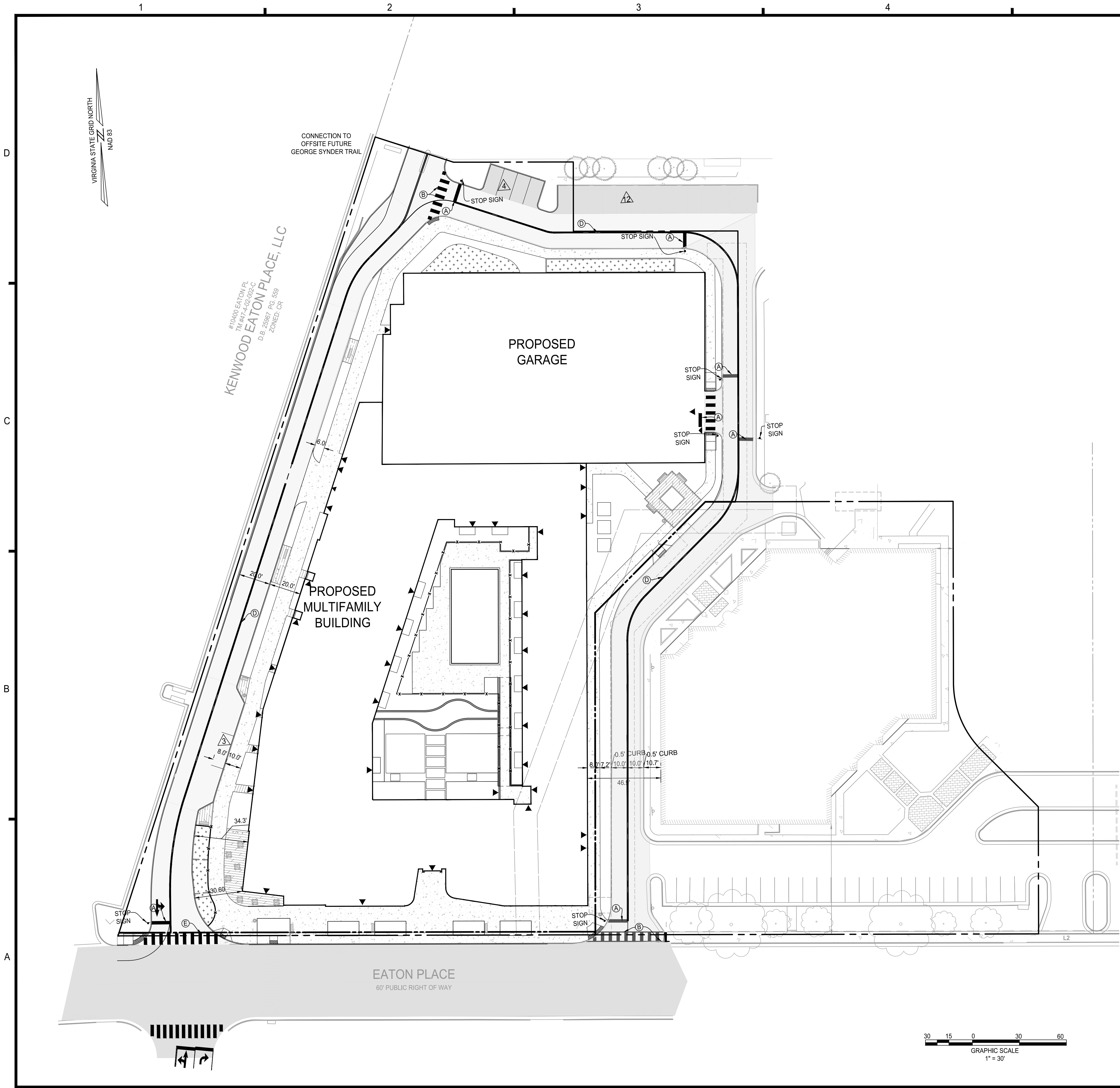
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DRAWING No.: 111772
DATE: 2022-07-15
SCALE: 1" = 30'
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CHECKED: JH

SHEET TITLE:

AVERAGE
FINISHED GRADE
DIAGRAM

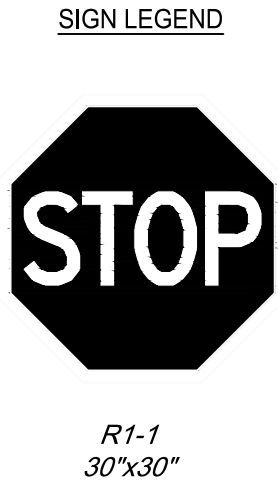
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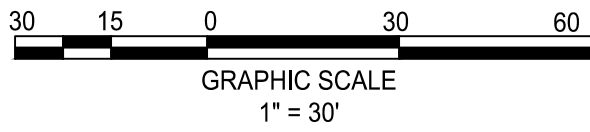


#10400 EATON PL
TM #47, 4-02-002-C
D.B. 28987 PG. 559
ZONED: CR
KENWOOD EATON PLACE, LLC

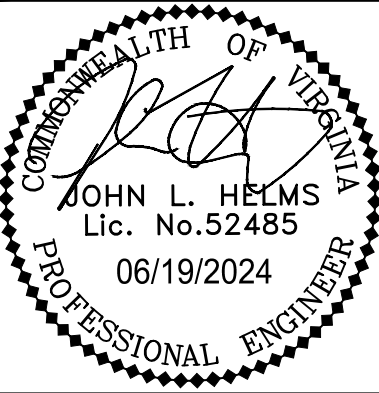
- PAVEMENT MARKING LEGEND
- (A) STOP LINE, SOLID WHITE, 12" WIDTH
 - (B) CROSSWALK, SOLID WHITE, 12" WIDTH
 - (C) LANE LINE, WHITE, 4" WIDTH, 10' LINE SEGMENTS SEPARATED BY 30' GAPS
 - (D) DOUBLE LANE LINES, SOLID YELLOW, 4" WIDTH
 - (E) CROSSWALK, SOLID WHITE, 24" WIDTH



- METAL CONSTRUCTION.
- WHITE LEGEND AND BORDER ON A RED BACKGROUND.
- SIGN TO BE MOUNTED 7' FROM THE GROUND TO THE BOTTOM OF THE SIGN.
- POST SHALL BE METAL AND SECURELY MOUNTED.
- AT INTERSECTIONS WHERE ALL APPROACHES ARE CONTROLLED BY STOP SIGNS, AN ALL WAY SUPPLEMENT PLAQUE SHALL BE MOUNTED BELOW EACH STOP SIGN. THE ALL WAY PLAQUE SHALL HAVE A WHITE LEGEND AND BORDER ON A RED BACKGROUND.



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8	06-19-2024	ADDRESSED PER CITY COMMENTS

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

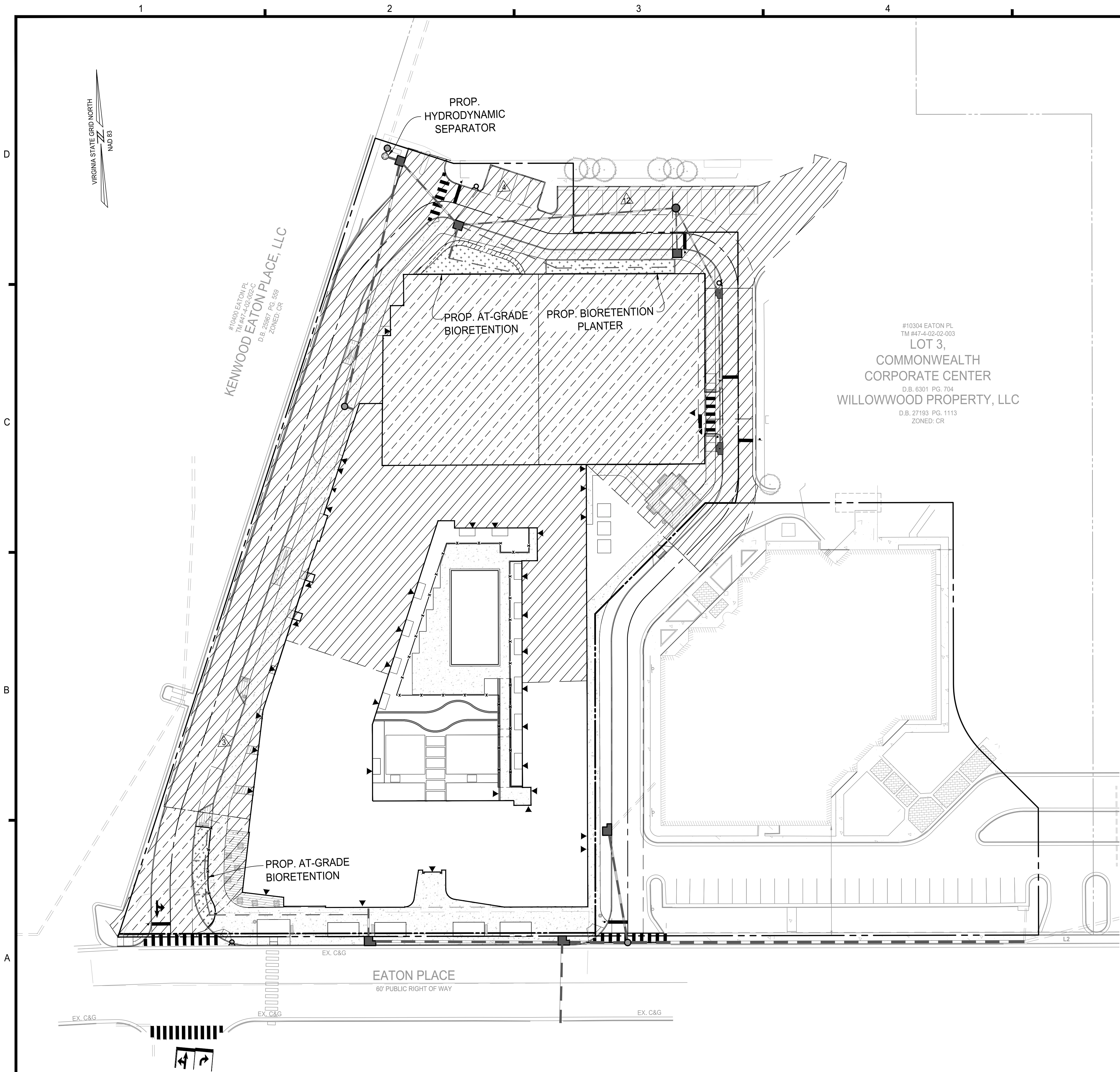
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STRIPING AND
SIGNAGE PLAN

SHEET No.

PI_422

P:\Projects\21082 Willowwood\00000\111772 MDP\PI_500 BMP NOTES NARRATIVE.dwg, 6/19/2024 11:39:24 AM, Jara Morgan,



STORMWATER MANAGEMENT & BEST
MANAGEMENT PRACTICE (SWM/BMP)
NARRATIVE

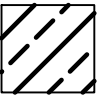
ADEQUATE OUTFALL
THE EXISTING SITE DISCHARGES RUNOFF TO ACCOTINK CREEK THAT IS ADJACENT TO THE SITE.

SWM
WATER QUANTITY FOR THIS PROJECT WILL BE PROVIDED IN ACCORDANCE WITH STATE CODE 9VAC25-870-66-WATER QUANTITY AND THE CITY OF FAIRFAX STORMWATER ORDINANCE.

THE WATER QUANTITY REQUIREMENTS WILL BE MET BY A REDUCTION IN IMPERVIOUS AND RUNOFF REDUCING BMP METHODS. THE STORMWATER TO OUTFALL 1 WILL THEN BE DIRECTED NORTH OF THE SITE, INTO ACCOTINK CREEK, AND STORMWATER TO OUTFALL 2 WILL BE DIRECTED TO THE EXISTING CMP DETENTION STRUCTURE AT THE EAST OF THE SITE, AND ULTIMATELY TO THE TRIPLE BOX CULVERT AND INTO ACCOTINK CREEK WHERE IT DOES NOT CAUSE EROSION TO THE SYSTEM FOR THE TWO-YEAR STORM (CHANNEL PROTECTION) AND CONFINES THE STORMWATER RUNOFF DURING A 10-YEAR STORM (FLOOD PROTECTION). FOR THE 100-YEAR STORM, THE RUNOFF WILL STILL UTILIZE THE EXISTING CMP SYSTEM TO PROVIDE THE REQUIRED DETENTION FOR THE SITE.

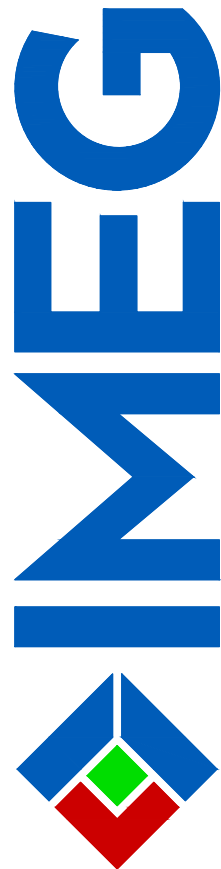
BMP
THIS PROJECT WILL USE THE VIRGINIA RUNOFF REDUCTION METHOD (VRRM) REDEVELOPMENT TO MEET THE STATE, PART IIB CRITERIA (9VAC25-870-65) AND CITY WATER QUALITY DESIGN CRITERIA. THE PROJECT SITE AREA FOR WATER QUALITY CALCULATIONS WILL INCLUDE ALL AREA WITHIN THE LIMITS OF CLEARING AND GRADING. TO MEET WATER QUALITY DESIGN CRITERIA AND PHOSPHORUS REMOVAL, BIORETENTION AND PROPRIETARY BMP FACILITIES WILL BE USED. THESE PROPRIETARY FACILITIES MAY INCLUDE: HYDRODYNAMIC SEPARATORS AND/OR STORMFILTERS. ADDITIONAL PROPRIETARY AND NON-PROPRIETARY BMP FACILITIES MAY BE USED AS THE DESIGN OF THE SITE DEVELOPS FURTHER. PRELIMINARY LOCATIONS ARE SHOWN ON THE DEVELOPMENT PLAN.

NOTE:
LOCATIONS AND SIZING OF SWM/BMP FACILITIES SHOWN ARE BASED ON A PRELIMINARY STUDY TO ENSURE COMPLIANCE WITH STATE AND CITY REQUIREMENTS; THE LOCATION AND TYPE OF FACILITY IS SUBJECT TO CHANGE WITH FINAL DESIGN.

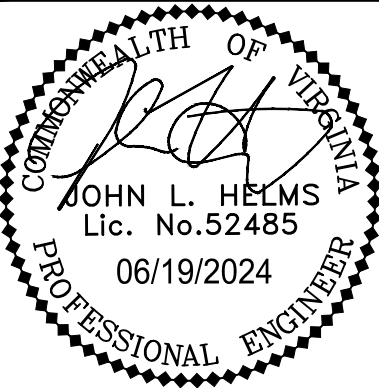
- 

AREA DRAINING TO BIORETENTION
- 

AREA DRAINING TO HYDRODYNAMIC SEPARATOR



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N29 APARTMENTS
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8	06-19-2024	ADDRESSED PER CITY COMMENTS

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

SHEET TITLE:

BMP NOTES
NARRATIVE

SHEET No.

PI_500

P:\Projects\21082 Willowwood\0000\111772 MDP\PI_501 BMP CALCULATIONS.dwg, 6/19/2024 11:39:49 AM, Jara Morgan,

2011 BMP Standards and Specifications2013 Draft BMP Standards and Specifications

Project Name: Willowwood - Phase 1
Date: 4/19/2023
Linear Development Project? No

CLEAR ALL
(Ctrl+Shift+R)

data input cells
constant values
calculation cells
final results

Site Information

Post-Development Project (Treatment Volume and Loads)

Enter Total Disturbed Area (acres) → 3.70

Maximum reduction required: 20%
The site's net increase in impervious cover (acres) is: 0
Post-Development TP Load Reduction for Site (lb/yr): 1.01

Check:
BMP Design Specifications List: 2013 Draft Stds & Specs
Linear project? No
Land cover areas entered correctly? ☒
Total disturbed area entered? ☒

Pre-ReDevelopment Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be				0.31	0.31
Impervious Cover (acres)				2.65	2.65
					2.96

Post-Development Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be				0.42	0.42
Impervious Cover (acres)				2.54	2.54
Area Check	OK.	OK.	OK.	OK.	2.96

Constants

Annual Rainfall (inches)	43
Target Rainfall Event (inches)	1.00
Total Phosphorus (TP) EMC (mg/L)	0.26
Total Nitrogen (TN) EMC (mg/L)	1.86
Target TP Load (lb/acre/yr)	0.41
Pj (unitless correction factor)	0.90

Runoff Coefficients (Rv)

	A Soils	B Soils	C Soils	D Soils
Forest/Open Space	0.02	0.03	0.04	0.05
Managed Turf	0.15	0.20	0.22	0.25
Impervious Cover	0.95	0.95	0.95	0.95

LAND COVER SUMMARY -- PRE-REDEVELOPMENT

Land Cover Summary-Pre		
Pre-ReDevelopment	Listed	Adjusted ¹
Forest/Open Space Cover (acres)	0.00	0.00
Weighted Rv(forest)	0.00	0.00
% Forest	0%	0%
Managed Turf Cover (acres)	0.31	0.31
Weighted Rv(turf)	0.25	0.25
% Managed Turf	10%	10%
Impervious Cover (acres)	2.65	2.65
Rv(impervious)	0.95	0.95
% Impervious	90%	90%
Total Site Area (acres)	2.96	2.96
Site Rv	0.88	0.88

Treatment Volume and Nutrient Load

Pre-ReDevelopment Treatment Volume (acre-ft)	0.2163	0.2163
Pre-ReDevelopment Treatment Volume (cubic feet)	9,420	9,420
Pre-ReDevelopment TP Load (lb/yr)	5.92	5.92
Pre-ReDevelopment TP Load per acre (lb/acre/yr)	2.00	2.00
Baseline TP Load (lb/yr) (0.41 lbs/acre/yr applied to pre-redevelopment area excluding pervious land proposed for new impervious cover)		1.21

¹ Adjusted Land Cover Summary:
Pre-ReDevelopment land cover minus pervious land cover (forest/open space or managed turf) acreage proposed for new impervious cover.

Adjusted total acreage is consistent with Post-ReDevelopment acreage (minus acreage of new impervious cover).

Column I shows load reduction requirement for new impervious cover (based on new development load limit, 0.41 lbs/acre/year).

LAND COVER SUMMARY -- POST DEVELOPMENT

Land Cover Summary-Post (Final)		Land Cover Summary-Post		Land Cover Summary-Post	
Post ReDev. & New Impervious		Post-ReDevelopment		Post-Development New Impervious	
Forest/Open Space Cover (acres)	0.00	Forest/Open Space Cover (acres)	0.00		
Weighted Rv(forest)	0.00	Weighted Rv(forest)	0.00		
% Forest	0%	% Forest	0%		
Managed Turf Cover (acres)	0.42	Managed Turf Cover (acres)	0.42		
Weighted Rv (turf)	0.25	Weighted Rv (turf)	0.25		
% Managed Turf	14%	% Managed Turf	14%	New Impervious Cover (acres)	0.00
Impervious Cover (acres)	2.54	ReDev. Impervious Cover (acres)	2.54	Rv(impervious)	--
Rv(impervious)	0.95	Rv(impervious)	0.95		
% Impervious	86%	% Impervious	86%		
Final Site Area (acres)	2.96	Total ReDev. Site Area (acres)	2.96		
Final Post Dev Site Rv	0.85	ReDev Site Rv	0.85		

Treatment Volume and Nutrient Load

Final Post-Development Treatment Volume (acre-ft)	0.2098	Post-ReDevelopment Treatment Volume (acre-ft)	0.2098	Post-Development Treatment Volume (acre-ft)	--
Final Post-Development Treatment Volume (cubic feet)	9,140	Post-ReDevelopment Treatment Volume (cubic feet)	9,140	Post-Development Treatment Volume (cubic feet)	--
Final Post-Development TP Load (lb/yr)	5.74	Post-ReDevelopment Load (TP) (lb/yr)*	5.74	Post-Development TP Load (lb/yr)	--
Final Post-Development TP Load per acre (lb/acre/yr)	1.94	Post-ReDevelopment TP Load per acre (lb/acre/yr)	1.94		
		Max. Reduction Required (Below Pre-ReDevelopment Load)	20%		

TP Load Reduction Required for Redeveloped Area (lb/yr) 1.01

TP Load Reduction Required for New Impervious Area (lb/yr) 0

Post-Development Requirement for Site Area

TP Load Reduction Required (lb/yr) 1.01

Nitrogen Loads (Informational Purposes Only)

Pre-ReDevelopment TN Load (lb/yr)	42.34	Final Post-Development TN Load (Post-ReDevelopment & New Impervious) (lb/yr)	41.08
-----------------------------------	-------	--	-------

Drainage Area A

Drainage Area A Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres)					0.00	0.00
Managed Turf (acres)				0.12	0.12	0.25
Impervious Cover (acres)				1.76	1.76	0.95
Total					1.87	

CLEAR BMP AREAS

Total Phosphorus Available for Removal in D.A. A (lb/yr) 3.87
Post Development Treatment Volume in D.A. A (ft³) 6,161

Stormwater Best Management Practices (RR = Runoff Reduction)

--Select from dropdown lists--

Practice	Runoff Reduction Credit (%)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft³)	Runoff Reduction (ft³)	Remaining Runoff Volume (ft³)	Total BMP Treatment Volume (ft³)	Phosphorus Removal Efficiency (%)	Phosphorus Load from Upstream Practices (lb)	Untreated Phosphorus Load to Practice (lb)	Phosphorus Removed By Practice (lb)	Remaining Phosphorus Load (lb)	Downstream Practice to be Employed
2. Rooftop Disconnection (RR)													
2.1. To Stormwater Planter, Urban Bioretention (Spec #9, Appendix A)	40		0.30	0	408	612	1,021	25	0.00	0.64	0.35	0.29	14.a. MTD - Hydrodynamic
6. Bioretention (RR)													
6.a. Bioretention #1 or Micro-Bioretention #1 or Urban Bioretention (Spec #9)	40	0.01	0.27	0	375	562	937	25	0.00	0.59	0.32	0.26	14.a. MTD - Hydrodynamic
14. Manufactured Treatment Devices (no RR)													
14.a. Manufactured Treatment Device- Hydrodynamic	0	0.11	1.19	1,174	0	5,378	5,378	20	0.55	2.64	0.64	2.55	

Drainage Area B

Drainage Area A Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres)					0.00	0.00
Managed Turf (acres)				0.01	0.01	0.25
Impervious Cover (acres)				0.11	0.11	0.95
Total					0.12	

CLEAR BMP AREAS

Total Phosphorus Available for Removal in D.A. B (lb/yr) 0.24
Post Development Treatment Volume in D.A. B (ft³) 388

6. Bioretention (RR)

6.a. Bioretention #1 or Micro-Bioretention #1 or Urban Bioretention (Spec #9)	40	0.01	0.11	0	155	233	388	25	0.00	0.24	0.13	0.11	
---	----	------	------	---	-----	-----	-----	----	------	------	------	------	--

Site Results (Water Quality Compliance)

Area Checks	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
FOREST/OPEN SPACE (ac)	0.00	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER (ac)	1.76	0.11	0.00	0.00	0.00	OK.
IMPERVIOUS COVER TREATED (ac)	1.76	0.11	0.00	0.00	0.00	OK.
MANAGED TURF AREA (ac)	0.12	0.01	0.00	0.00	0.00	OK.
MANAGED TURF AREA TREATED (ac)	0.12	0.01	0.00	0.00	0.00	OK.
AREA CHECK	OK.	OK.	OK.	OK.	OK.	

Site Treatment Volume (ft³) 9,140

Runoff Reduction Volume and TP By Drainage Area

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	TOTAL
RUNOFF REDUCTION VOLUME ACHIEVED (ft³)	783	155	0	0	0	938
TP LOAD AVAILABLE FOR REMOVAL (lb/yr)	3.87	0.24	0.00	0.00	0.00	4.11
TP LOAD REDUCTION ACHIEVED (lb/yr)	1.31	0.13	0.00	0.00	0.00	1.45
TP LOAD REMAINING (lb/yr)	2.56	0.11	0.00	0.00	0.00	2.67
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	5.62	1.12	0.00	0.00	0.00	6.74

Total Phosphorus

FINAL POST-DEVELOPMENT TP LOAD (lb/yr) 5.74
TP LOAD REDUCTION REQUIRED (lb/yr) 1.01
TP LOAD REDUCTION ACHIEVED (lb/yr) 1.45
TP LOAD REMAINING (lb/yr) 4.30
REMAINING TP LOAD REDUCTION REQUIRED (lb/yr): 0.00 **
** TARGET TP REDUCTION EXCEEDED BY 0.44 LB/YEAR **

Total Nitrogen (For Informational Purposes)

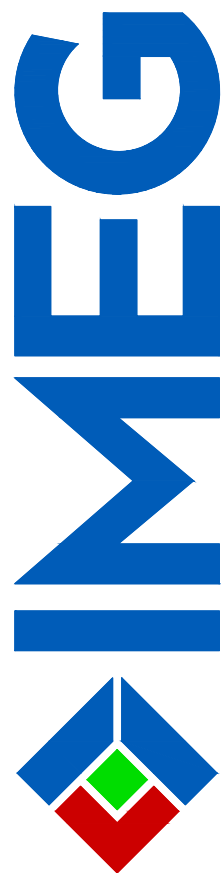
POST-DEVELOPMENT LOAD (lb/yr)	41.08
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	6.74
REMAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr)	34.34

NOTE:
REMAINING RUNOFF VOLUME FROM DRAINAGE AREA A WILL FLOW OUT TO OUTFALL 1, NORTH OF THE SITE INTO ACCOTINK CREEK.

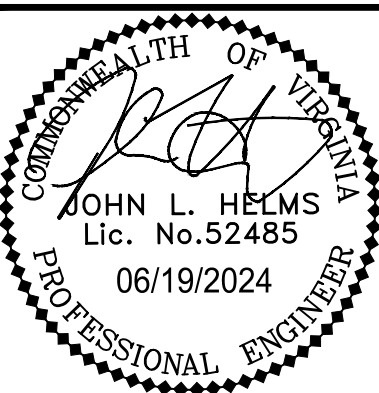
REMAINING RUNOFF VOLUME FROM DRAINAGE AREA B WILL FLOW OUT TO OUTFALL 2, INTO THE EXISTING CMP DETENTION STRUCTURE AT THE EAST OF THE SITE, AND ULTIMATELY TO THE TRIPLE BOX CULVERT AND INTO ACCOTINK CREEK

BIORETENTION SIZING CHART

At-Grade Bioretention (West)		Bioretention Planter (East)		At-Grade Bioretention (Entrance)		At-Grade Bio Storage Depth (West)	
Impervious DA (AC)	0.270	Impervious DA (AC)	0.296	Impervious DA (AC)	0.110	0.5' Ponding (1.0 Vr)	
Managed DA (AC)	0.010	Managed DA (AC)	0	Managed DA (AC)	0.010	2.5' Soil (0.25 Vr)	
Total DA (AC)	0.28	Total DA (AC)	0.296	Total DA (AC)	0.12	1' Stone (0.4 Vr)	1.525
Treatment Volume (CF)	938	Treatment Volume (CF)	1021	Treatment Volume (CF)	414	Bio Planter Storage Depth	
Minimum Area (SF)	615	Minimum Area (SF)	669	Minimum Area (SF)	267	0.5' Ponding (1.0 Vr)	
Actual Area (SF)	732	Actual Area (SF)	673	Actual Area (SF)	668	2.5' Soil (0.25 Vr)	
Upstream BMP	None	Upstream BMP	None	Upstream BMP	None	1' Stone (0.4 Vr)	1.525
Downstream BMP	None	Downstream BMP	None	Downstream BMP	None	At-Grade Bio Storage Depth (Entrance)	
Phosphorus Removal %	25%	Phosphorus Removal %	25%	Phosphorus Removal %	25%	3' Ponding (1.0 Vr)	
Phosphorus Removed	0.32	Phosphorus Removed	0.35	Phosphorus Removed	0.13	4.0' Soil (0.25 Vr)	
						0.75' Stone (0.4 Vr)	
						Storage Depth	1.55



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CITY OF FAIRFAX, VA

	11-30-2022	04-28-2023	08-11-2023	10-16-2023	01-12-2024	03-27-2024	05-31-2024	06-19-2024	DESCRIPTION
1	ADDRESSED PER CITY COMMENTS								
2	ADDRESSED PER CITY COMMENTS								
3	ADDRESSED PER CITY COMMENTS								
4	ADDRESSED PER CITY COMMENTS								
5	ADDRESSED PER CITY COMMENTS								
6	ADDRESSED PER CITY COMMENTS								
7	ADDRESSED PER CITY COMMENTS								
8	ADDRESSED PER CITY COMMENTS								
MARK									

PROJECT No.: 21082.002.00
DRAWING No.: 111772
DATE: 2022-07-15
SCALE: N/A
DESIGN: JH
DRAWN: YH
CHECKED: JH

SHEET TITLE:

BMP
CALCULATIONS

SHEET No.

PI_501

P:\Projects\21082 Willowood\00000\111772 MDP\PI_502 SWM PLAN.dwg, 6/19/2024 11:40:35 AM, Jana Morgan,

D

C

B

A

VIRGINIA STATE GRID NORTH
NAD 83

#10400 EATON PL
TM #417-402-002-C
D.B. 28867 PG 559
ZONED CR

KENWOOD EATON PLACE, LLC

UNCONTROLLED
AREA

AREA TO
OUTFALL 1

EXCLUDED
POOL
AREA

AREA TO
OUTFALL 2

EATON PLACE

POST-DEVELOPED

OUTFALL (1-YR)		DA	IMP (D)	TURF (D)
Bioretention & HDS	DA-A/ Outfall 1 CN ave.	1.87 96	1.76 VRRM - See this sheet	0.12
	Untreated Outfall 2 CN ave.	0.98 98	0.66 98	0.29 80
Untreated	Uncontrolled CN	0.10 72	0.00 98	0.09 80
	Total Area CN ave.	2.96 96		

OUTFALL (2&10-YR)		DA	IMP (D)	TURF (D)
Bioretention & HDS	DA-A/ Outfall 1 CN ave.	1.87 96	1.76 VRRM - See this sheet	0.12
	Untreated Outfall 2 CN ave.	0.98 98	0.66 98	0.29 80
Untreated	Uncontrolled CN	0.10 72	0.00 98	0.09 80
	Total Area CN ave.	2.96 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 PI_503 AND PI_504.

Phase I		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	

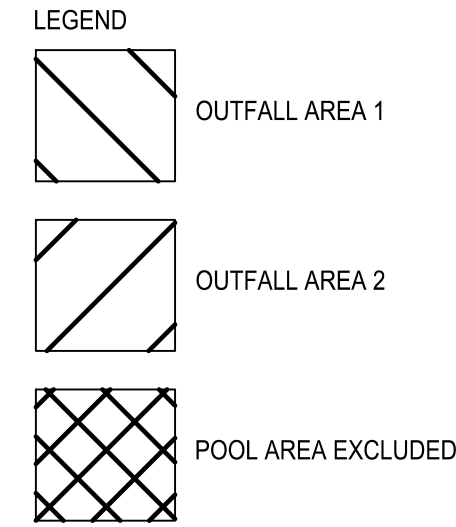
Drainage Area Curve Numbers and Runoff Depths*

Curve numbers (CN, CNadj) and runoff depths (RV_{Developed}) are computed with and without reduction practices.

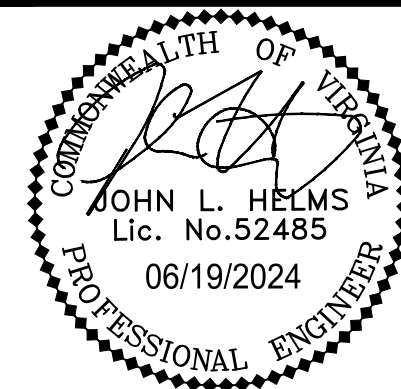
Drainage Area A		A Soils	B Soils	C Soils	D Soils	Total Area (acres): 1.87	
Forest/Open Space -- undisturbed, protected forest/open space or reforested land	Area (acres)	0.00	0.00	0.00	0.00		Runoff Reduction Volume (ft ³): 783
	CN	30	55	70	77		
Managed Turf -- disturbed, graded for yards or other turf 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			
*See Notes above							

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	Runoff Reduction <td rowspan="2">Volume (ft³):<td rowspan="2">155</td></td>	Volume (ft ³): <td rowspan="2">155</td>	155
	CN	39	61	74	80			
Impervious Cover	Area (acres)	0.00	0.00	0.00	0.11	Runoff Reduction <td rowspan="2">Volume (ft³):<td rowspan="2">155</td></td>	Volume (ft ³): <td rowspan="2">155</td>	155
	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				

30 15 0 30 60
GRAPHIC SCALE
1" = 30'



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N29 APARTMENTS
GENERAL DEVELOPMENT PLAN

CITY OF FAIRFAX, VA

1	11-30-2022	ADDRESSED PER CITY COMMENTS	MARK	DATE	DESCRIPTION
2	04-28-2023	ADDRESSED PER CITY COMMENTS			
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5	01-12-2024	ADDRESSED PER CITY COMMENTS			
6	03-27-2024	ADDRESSED PER CITY COMMENTS			
7	05-31-2024	ADDRESSED PER CITY COMMENTS			
8	06-19-2024	ADDRESSED PER CITY COMMENTS			

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

P:\Projects\21082 Willowood\00000\111772 MDPI\PI_504 HYDROGRAPHS.dwg, 6/19/2024 11:41:09 AM, Jana Morgan,

D

C

B

A

Hydrograph Report

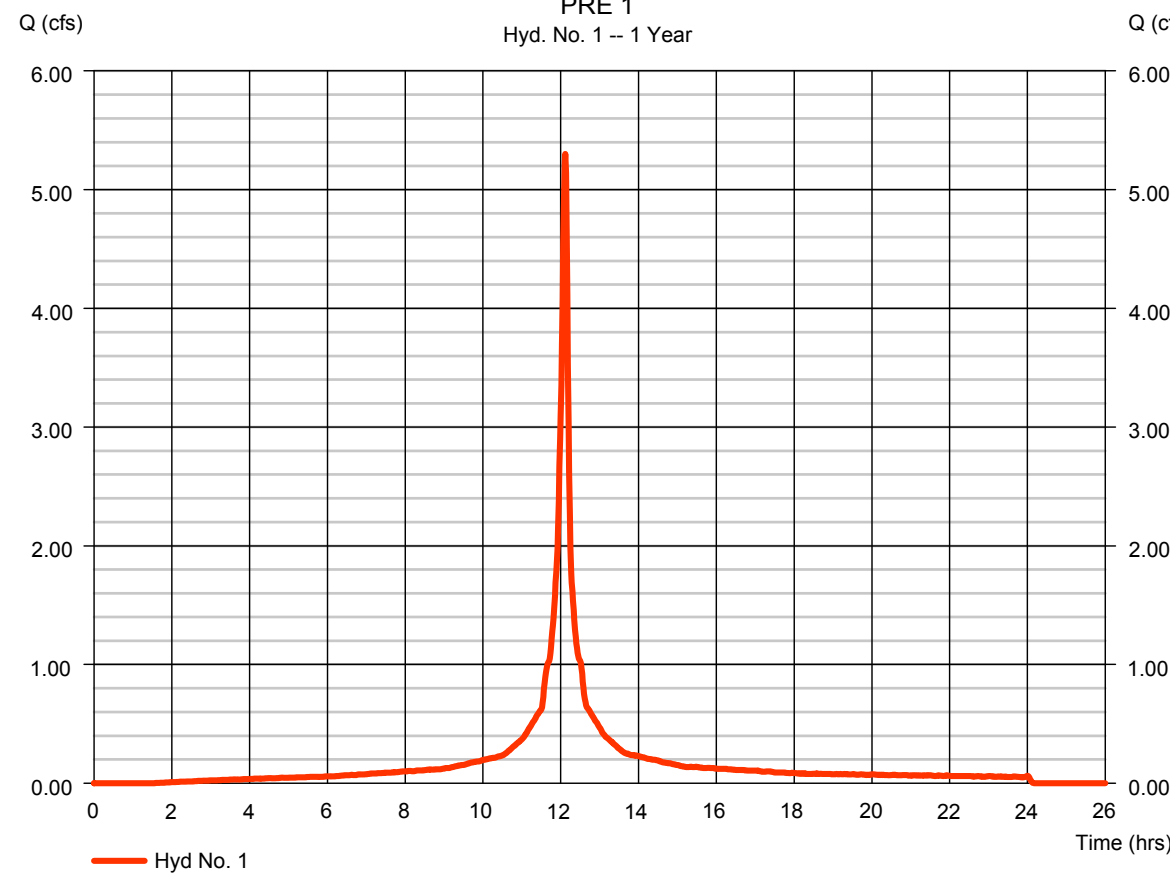
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022

Friday, 10 / 13 / 2023

Hyd. No. 1

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	Hyd. volume	= 16,731 cuft
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



Hydrograph Report

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

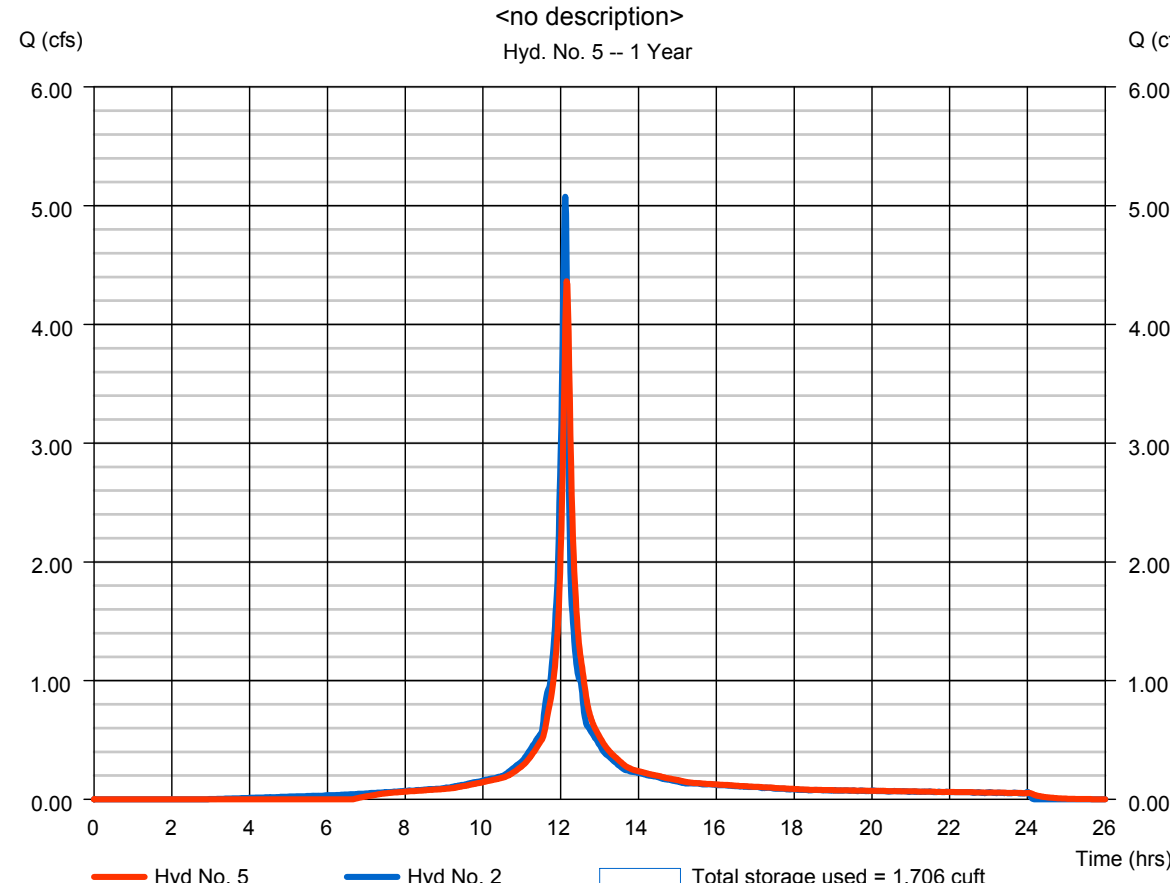
Friday, 10 / 13 / 2023

Hyd. No. 5

<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.



Hydrograph Report

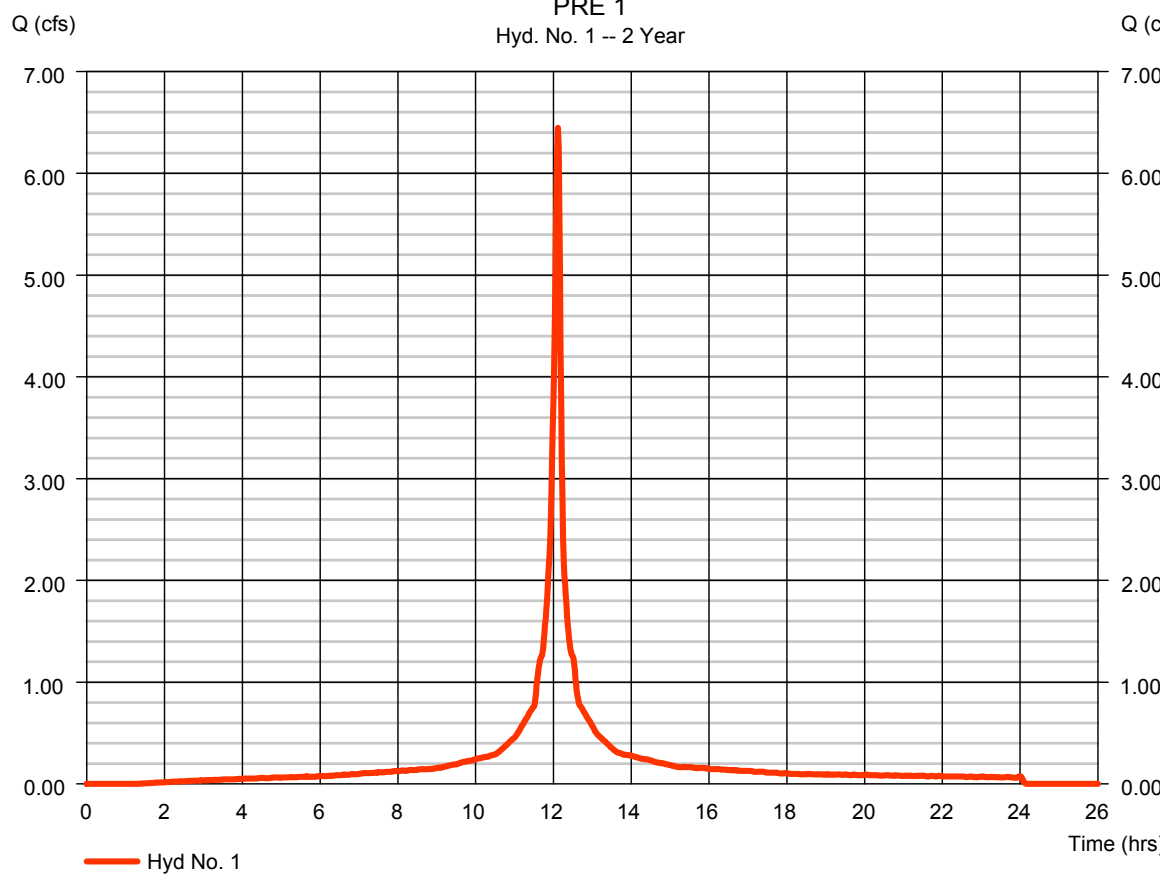
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022

Friday, 10 / 13 / 2023

Hyd. No. 1

PRE 1

Hydrograph type	= SCS Runoff	Peak discharge	= 6.447 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
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

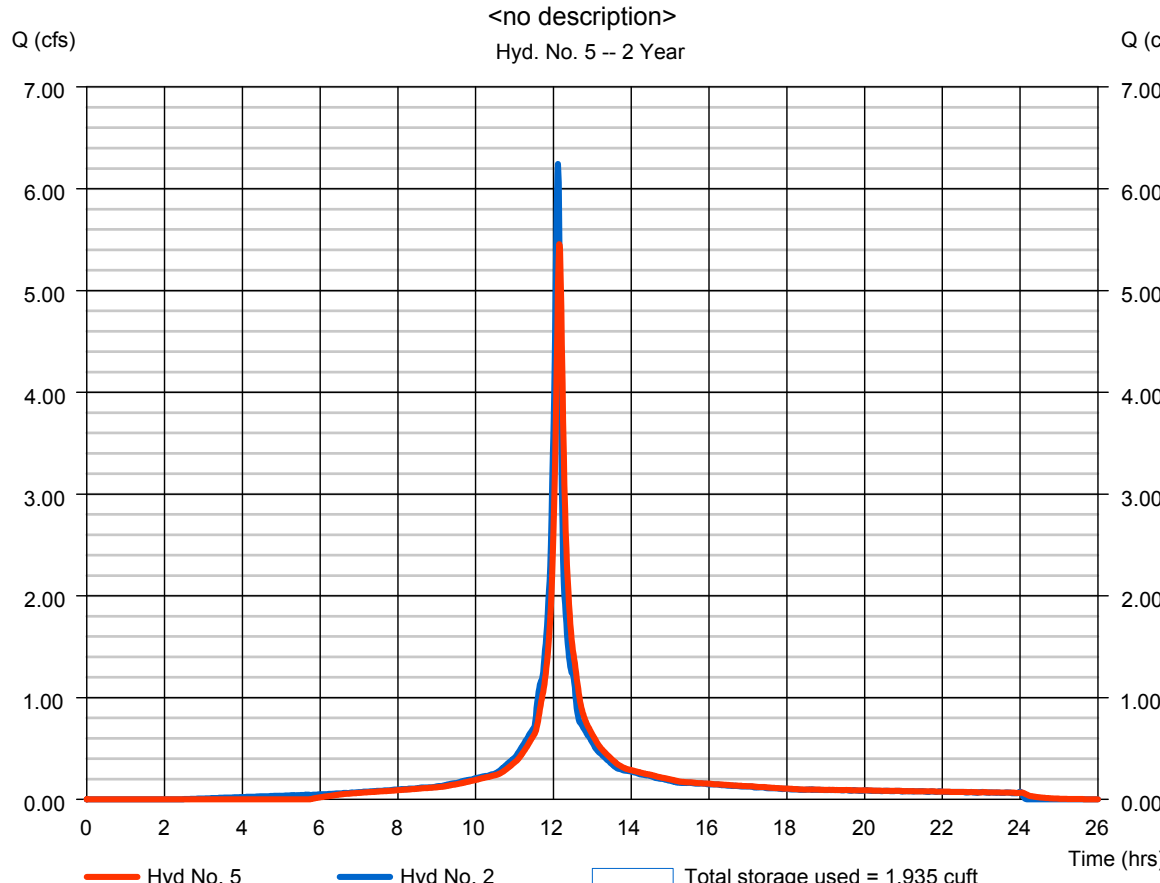
Friday, 10 / 13 / 2023

Hyd. No. 5

<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.



Hydrograph Report

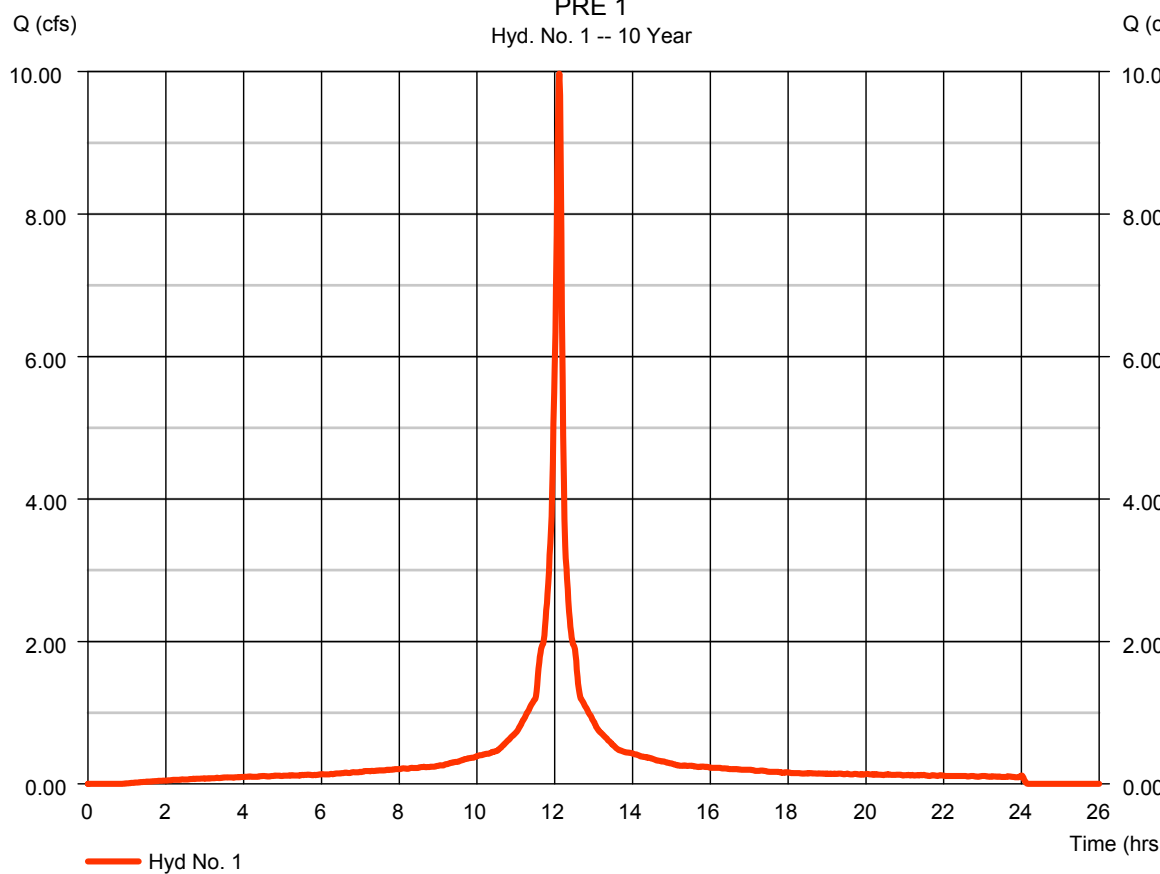
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022

Friday, 10 / 13 / 2023

Hyd. No. 1

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 cuft
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.	= 4.87 in	Distribution	= Custom
Storm duration	= 24Hr_Dist-1	Shape factor	= 484



Hydrograph Report

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

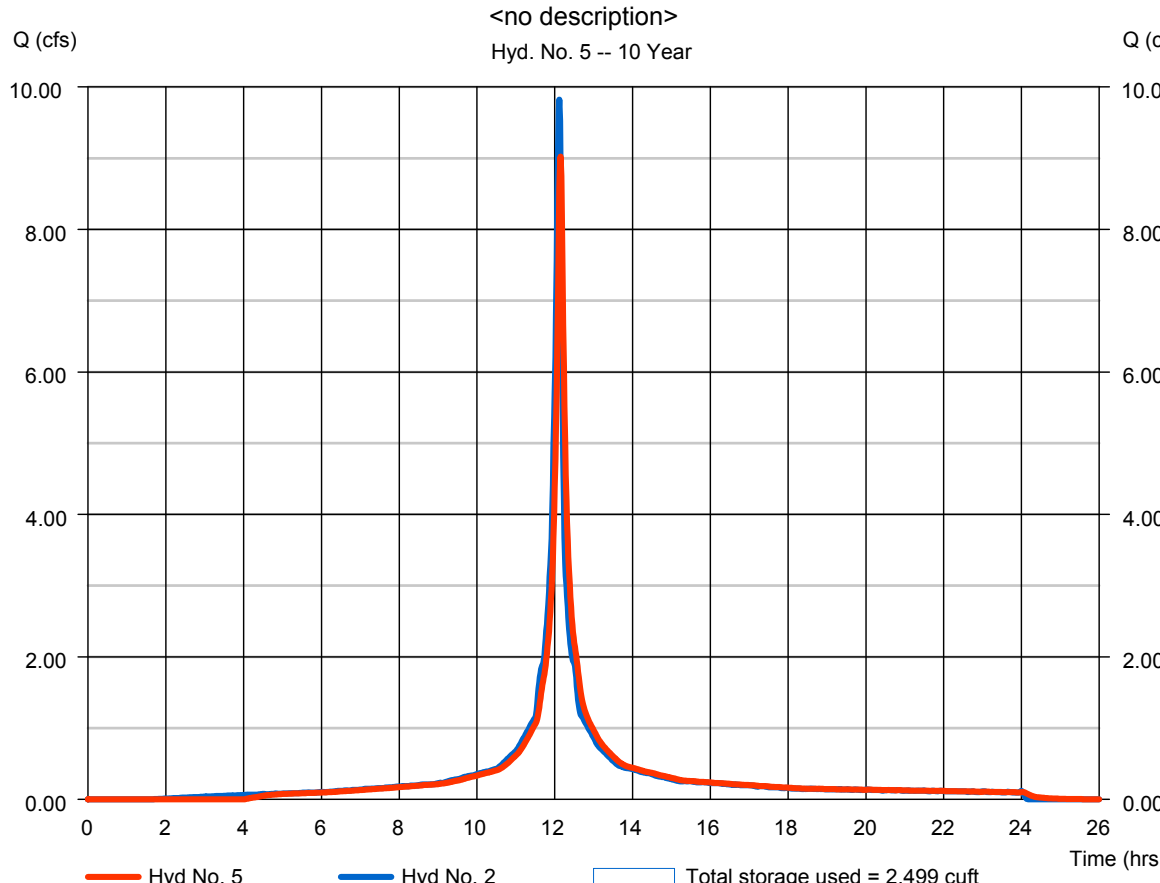
Friday, 10 / 13 / 2023

Hyd. No. 5

<no description>

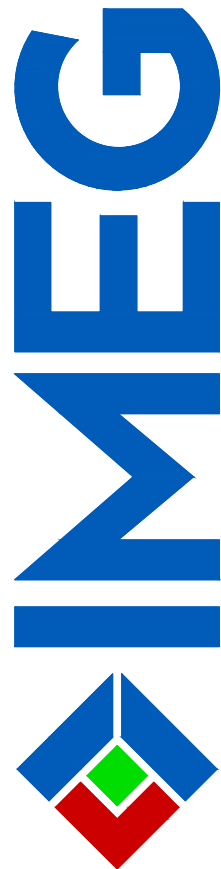
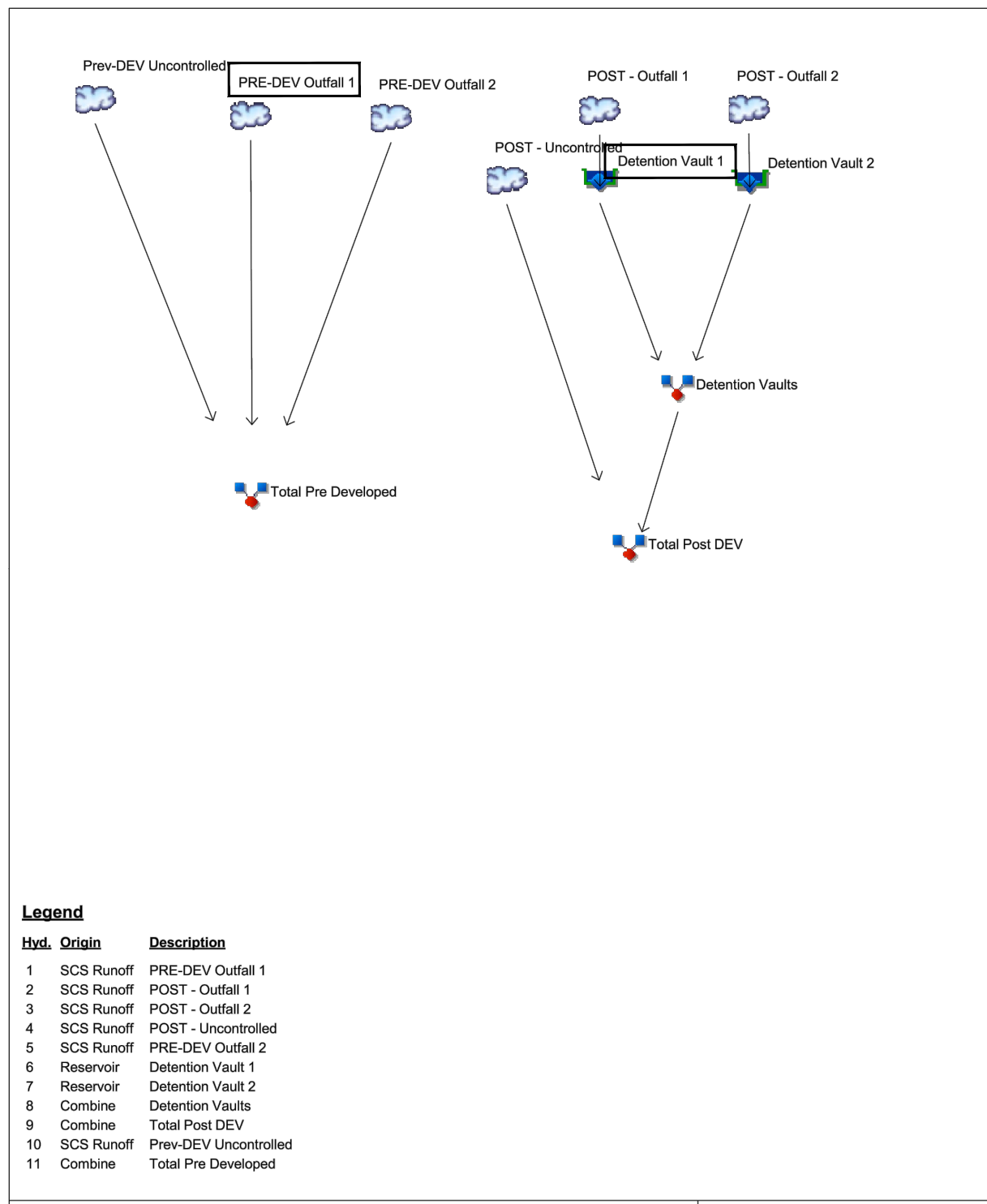
Hydrograph type	= Reservoir	Peak discharge	= 9.025 cfs
Storm frequency	= 10 yrs	Time to peak	= 12.15 hrs
Time interval	= 1 min	Hyd. volume	= 30,542 cuft
Inflow hyd. No.	= 2 - POST 1	Max. Elevation	= 14.45 ft
Reservoir name	= BMP	Max. Storage	= 2,499 cuft

Storage Indication method used.

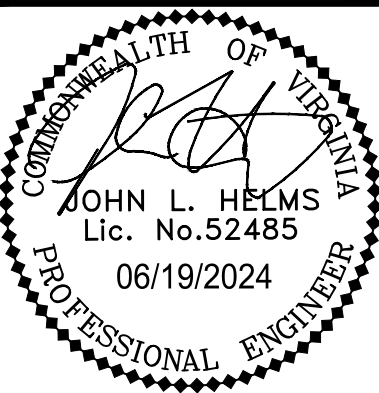


Watershed Model Schematic

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



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N29 APARTMENTS GENERAL DEVELOPMENT PLAN

CITY OF FAIRFAX, VA

MARK	DATE	DESCRIPTION
1	11-30-2022	ADDRESSED PER CITY COMMENTS
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4	10-16-2023	ADDRESSED PER CITY COMMENTS
5	01-12-2024	ADDRESSED PER CITY COMMENTS
6	03-27-2024	ADDRESSED PER CITY COMMENTS
7	05-31-2024	ADDRESSED PER CITY COMMENTS
8	06-19-2024	ADDRESSED PER CITY COMMENTS

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

SHEET TITLE:

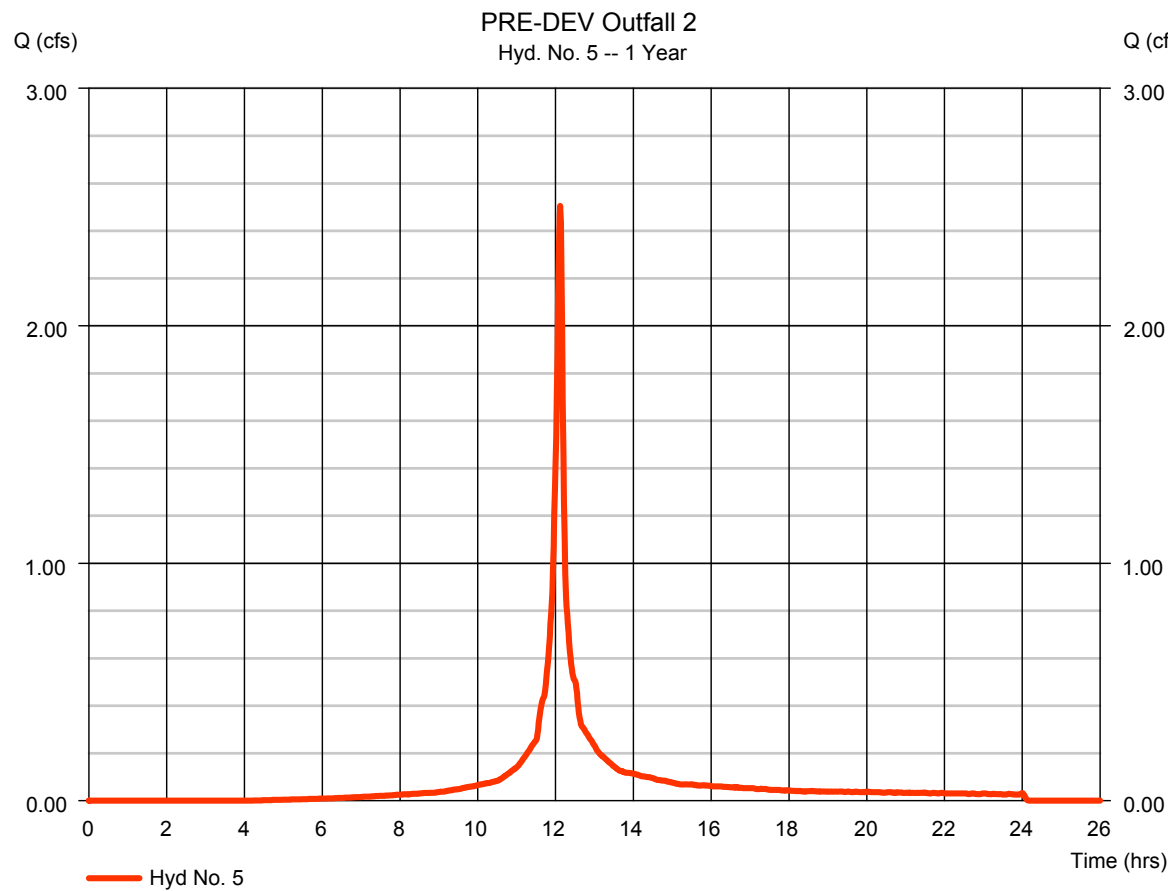
OUTFALL 1 HYDROGRAPHS

SHEET No.

PI_503

Hydrograph Report

Hydroflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022			Monday, 10 / 16 / 2023		
Hyd. No. 5					
PRE-DEV Outfall 2					
Hydrograph type	= SCS Runoff	Peak discharge	= 2,504 cfs		
Storm frequency	= 1 yrs	Time to peak	= 12.12 hrs		
Time interval	= 1 min	Hyd. volume	= 7,279 cuft		
Drainage area	= 0.980 ac	Curve number	= 94		
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		



Hydrograph Report

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

Monday, 10 / 16 / 2023

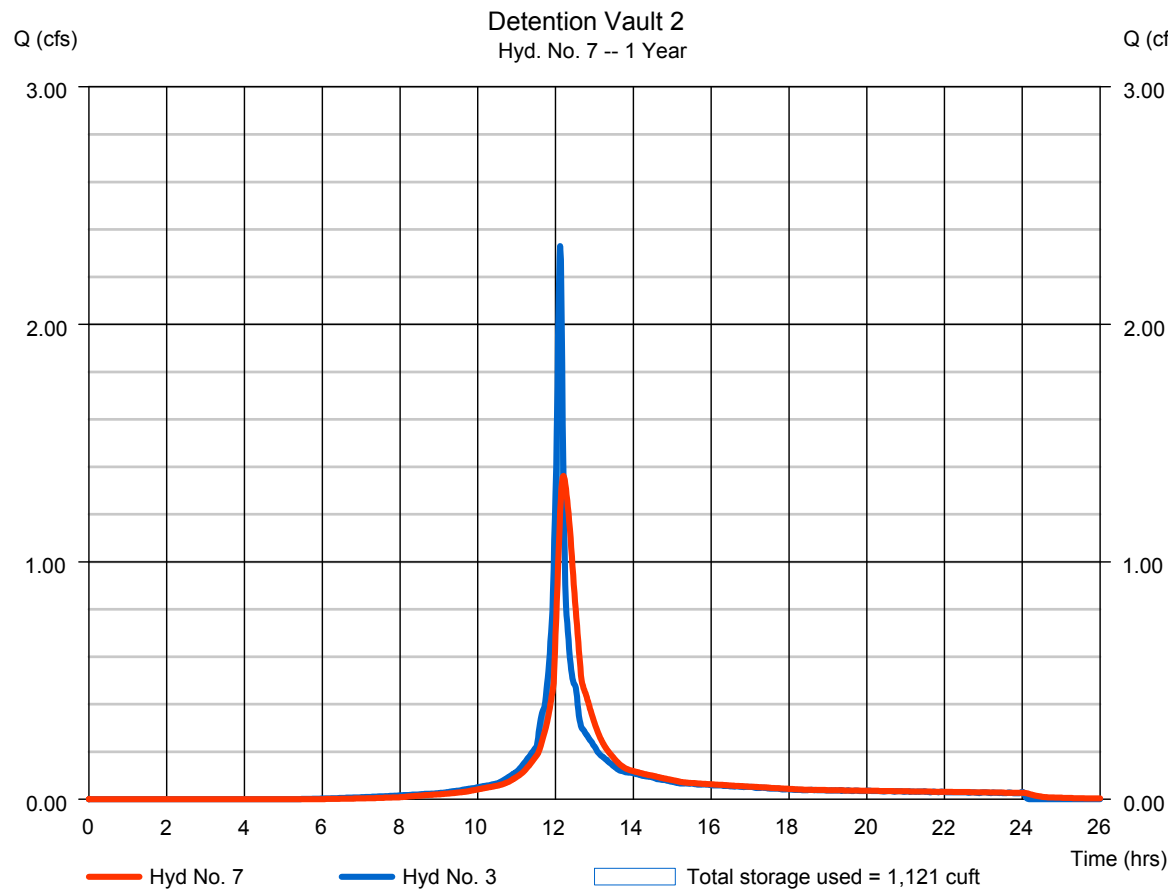
Hyd. No. 7

Detention Vault 2

Hydrograph type	= Reservoir	Peak discharge	= 1,361 cfs
Storm frequency	= 1 yrs	Time to peak	= 12.20 hrs
Time interval	= 1 min	Hyd. volume	= 6,616 cuft
Inflow hyd. No.	= 3 - POST - Outfall 2	Max. Elevation	= 101.41 ft
Reservoir name	= Detention Vault 2	Max. Storage	= 1,121 cuft

Storage Indication method used.

Storage Indication method used.



Hydrograph Report

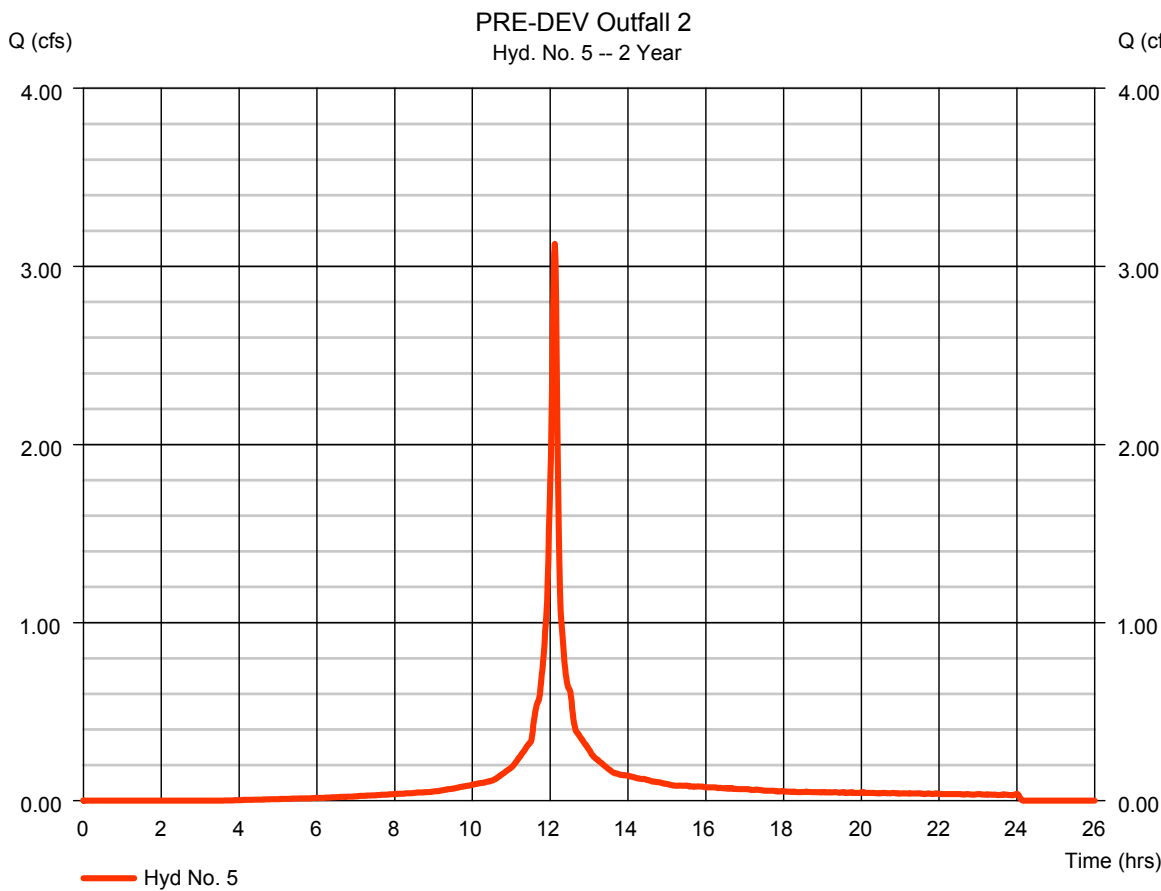
Hydroflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022

Monday, 10 / 16 / 2023

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	= 0.0 %	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

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

Monday, 10 / 16 / 2023

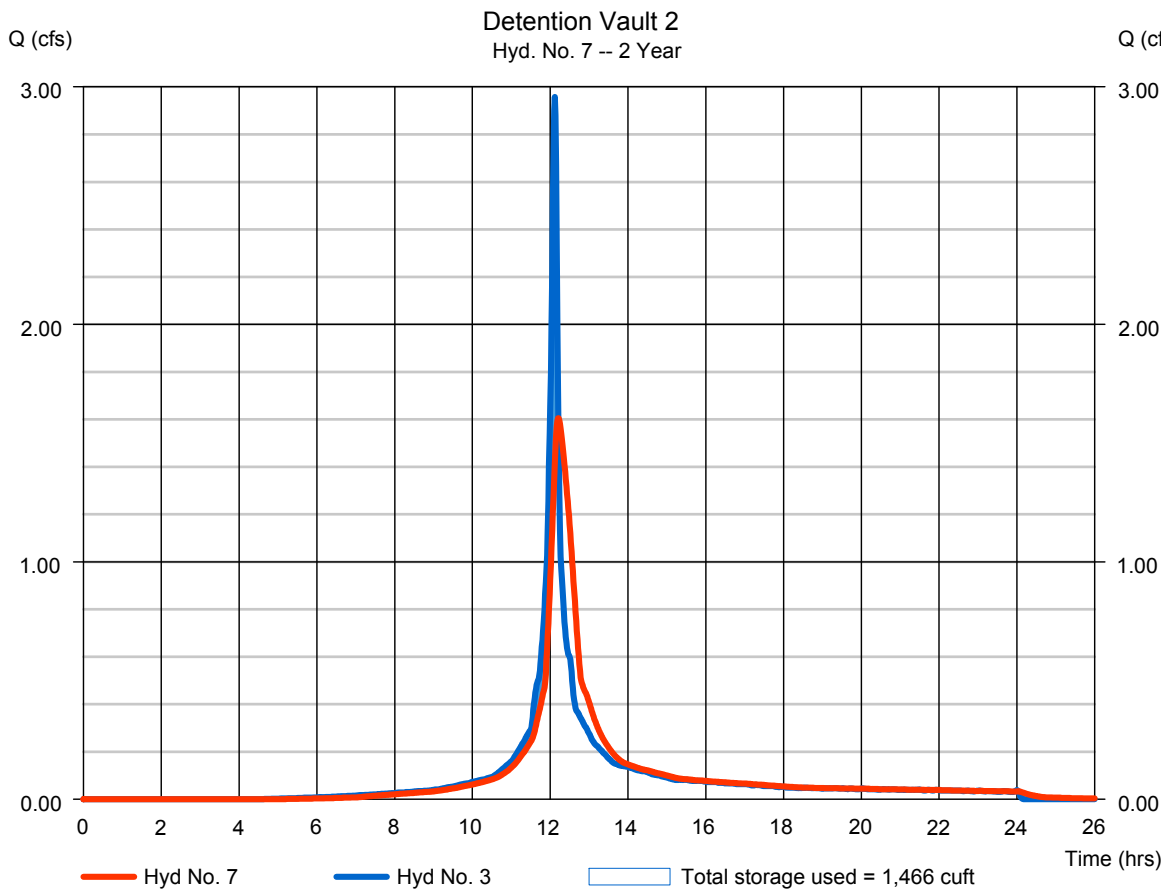
Hyd. No. 7

Detention Vault 2

Hydrograph type	= Reservoir	Peak discharge	= 1,604 cfs
Storm frequency	= 2 yrs	Time to peak	= 12.22 hrs
Time interval	= 1 min	Hyd. volume	= 8,514 cuft
Inflow hyd. No.	= 3 - POST - Outfall 2	Max. Elevation	= 101.65 ft
Reservoir name	= Detention Vault 2	Max. Storage	= 1,466 cuft

Storage Indication method used.

Storage Indication method used.



Hydrograph Report

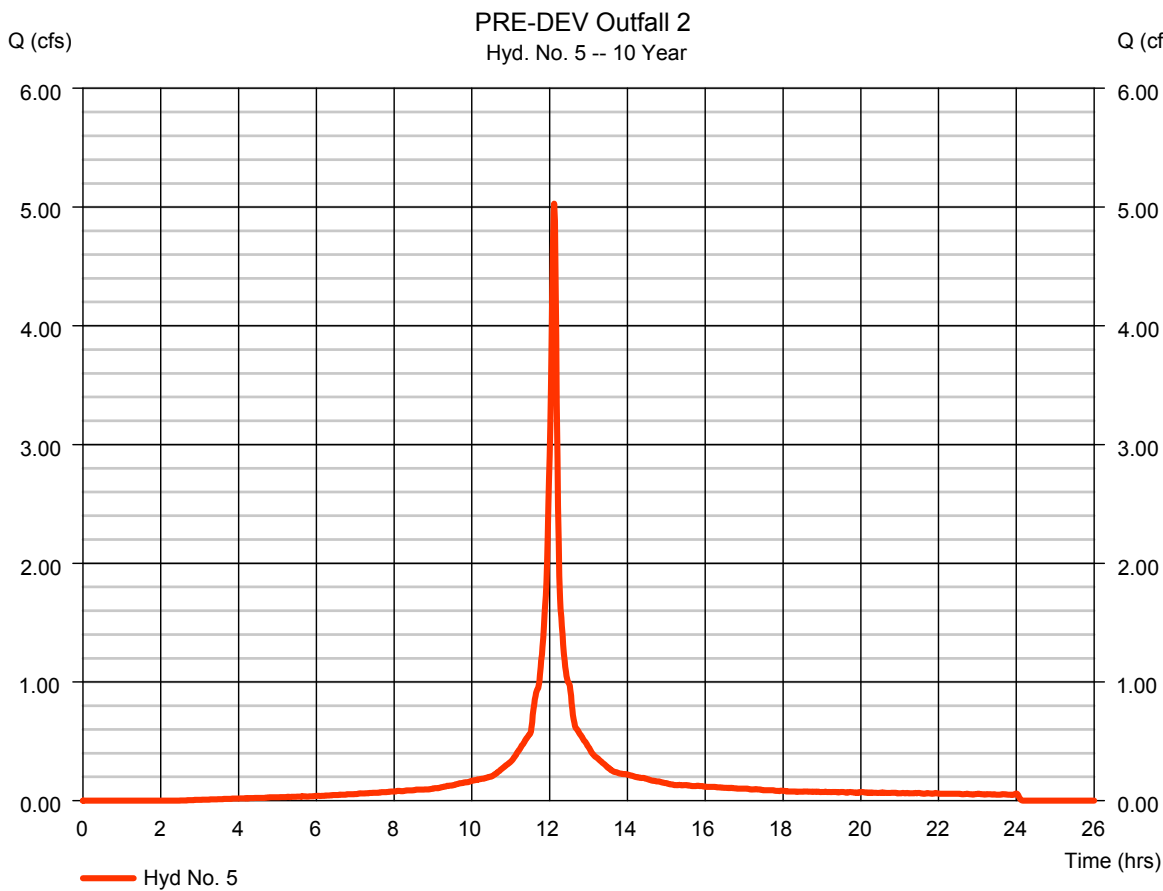
Hydroflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022

Monday, 10 / 16 / 2023

Hyd. No. 5

PRE-DEV Outfall 2

Hydrograph type	= SCS Runoff	Peak discharge	= 5,029 cfs
Storm frequency	= 10 yrs	Time to peak	= 12.12 hrs
Time interval	= 1 min	Hyd. volume	= 15,334 cuft
Drainage area	= 0.980 ac	Curve number	= 94
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 4.87 in	Distribution	= Custom
Storm duration	= 24Hr_Dist-1	Shape factor	= 484



Hydrograph Report

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

Monday, 10 / 16 / 2023

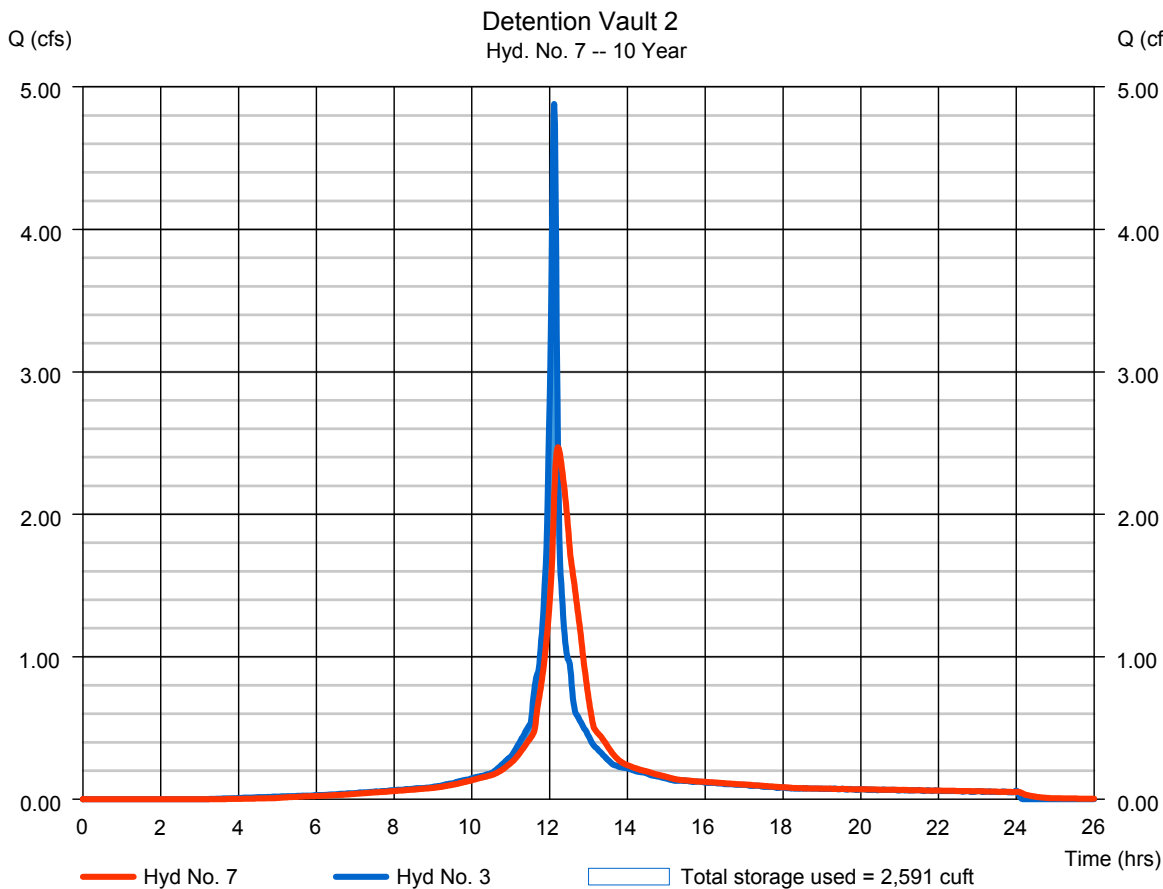
Hyd. No. 7

Detention Vault 2

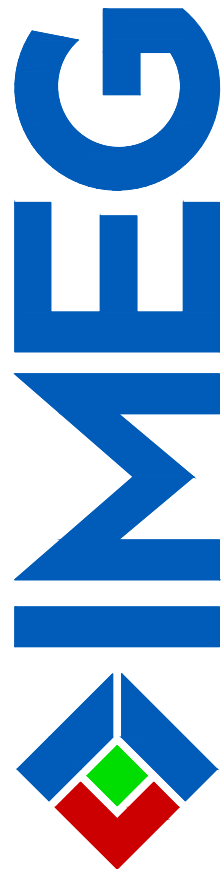
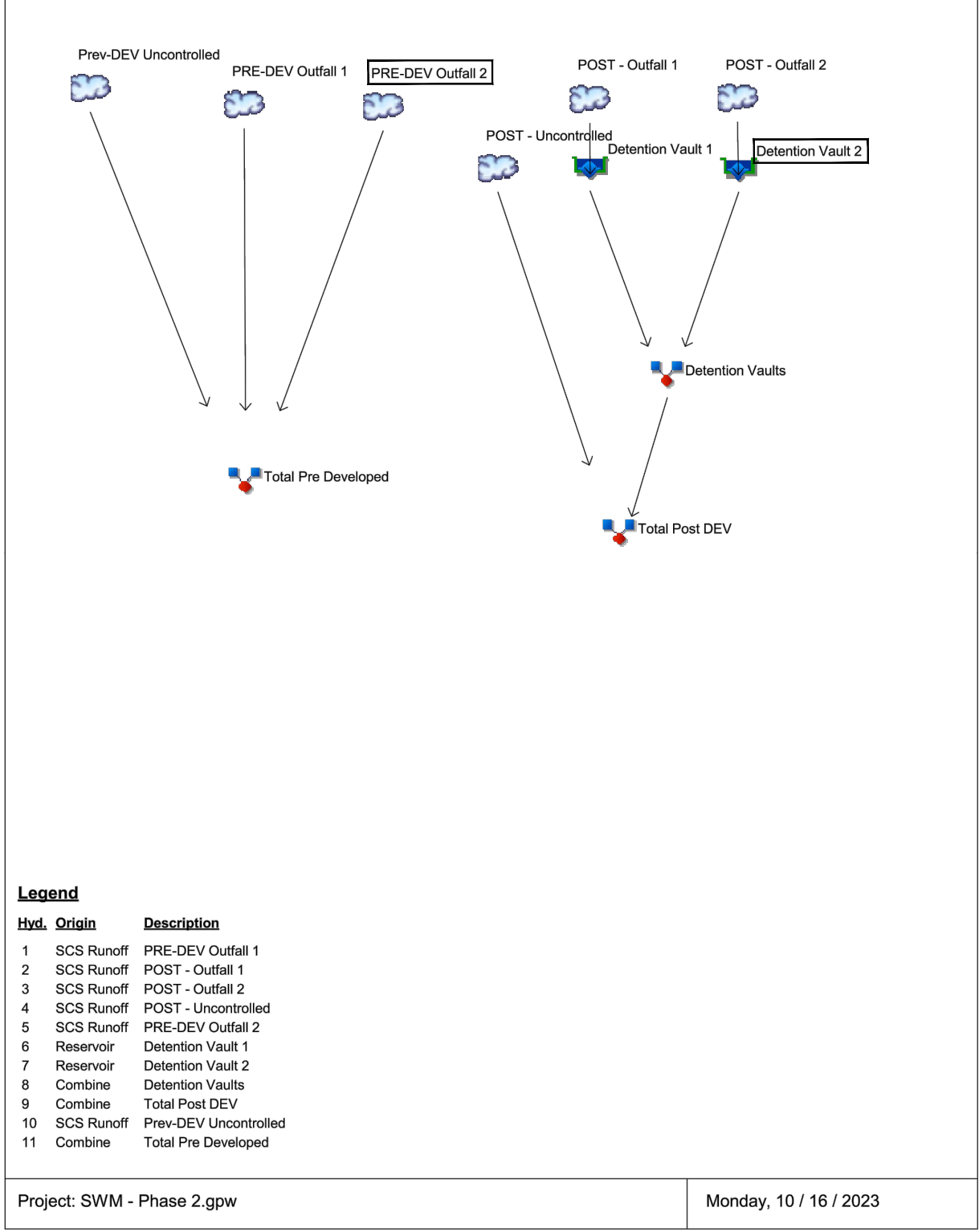
Hydrograph type	= Reservoir	Peak discharge	= 2,470 cfs
Storm frequency	= 10 yrs	Time to peak	= 12.22 hrs
Time interval	= 1 min	Hyd. volume	= 14,532 cuft
Inflow hyd. No.	= 3 - POST - Outfall 2	Max. Elevation	= 103.26 ft
Reservoir name	= Detention Vault 2	Max. Storage	= 2,591 cuft

Storage Indication method used.

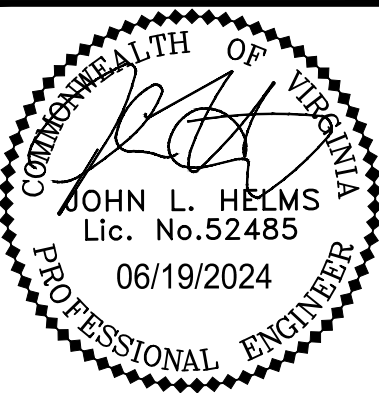
Storage Indication method used.



Watershed Model Schematic



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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
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6	03-27-2024	ADDRESSED PER CITY COMMENTS
7	05-31-2024	ADDRESSED PER CITY COMMENTS
8	06-19-2024	ADDRESSED PER CITY COMMENTS

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

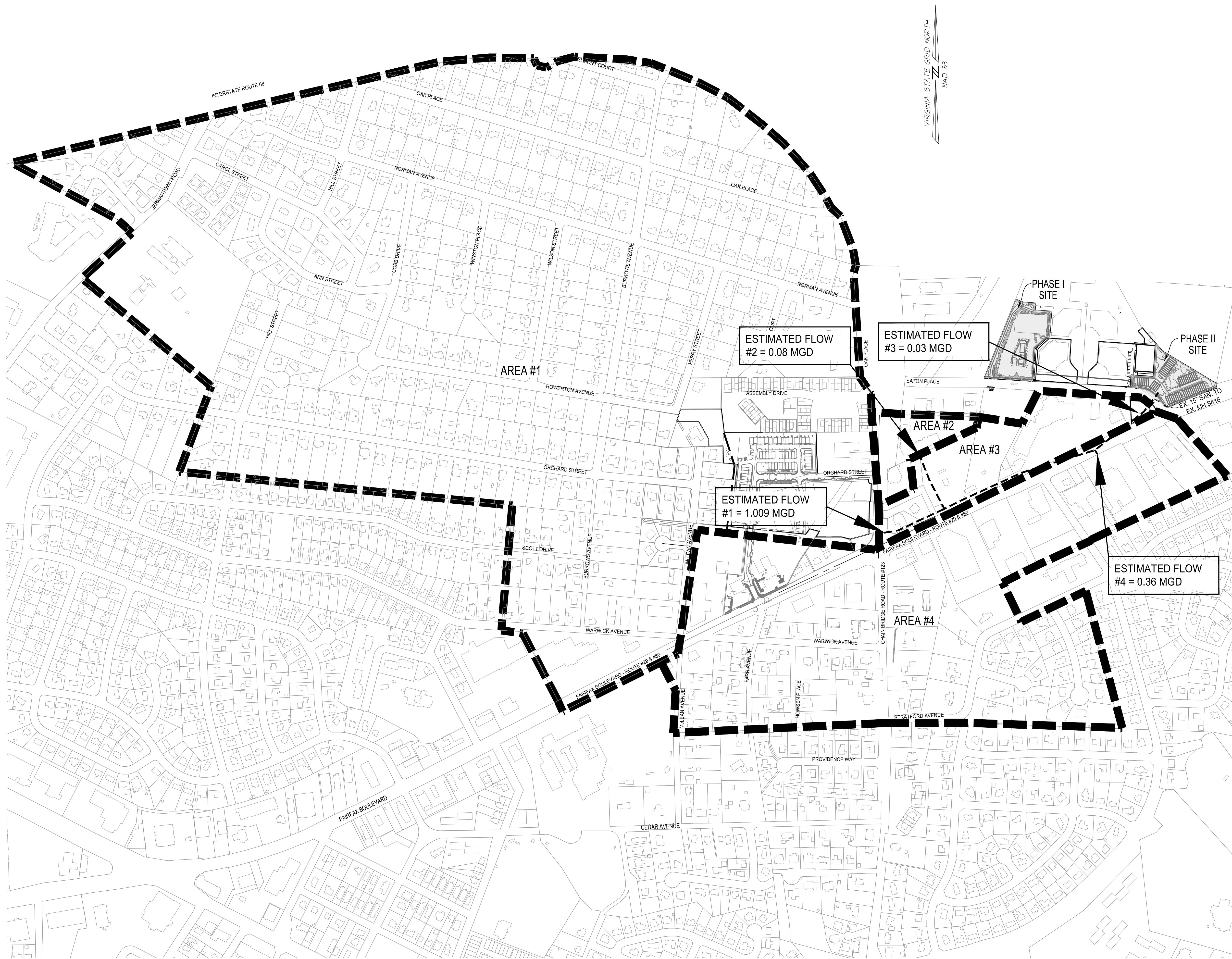
SHEET TITLE:

OUTFALL 2
HYDROGRAPHS

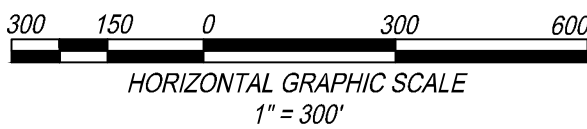
SHEET No.

PI_504

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	

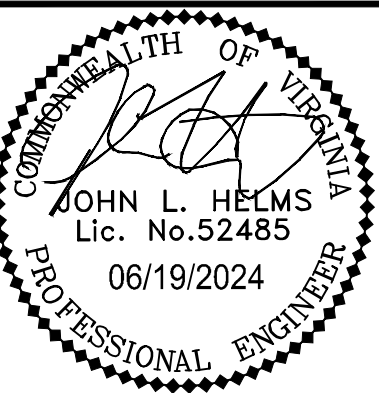


- NOTES:
- SEE SHEET PI_600 FOR SANITARY SEWER ANALYSIS.
 - SEE THIS SHEET FOR EXISTING FLOW ESTIMATES.
 - A PEAK FACTOR OF 4.0 WAS USED FOR ALL OFFSITE SANITARY FLOWS.





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JOHN L. HELMS
Lic. No. 52485
06/19/2024
PROFESSIONAL ENGINEER

N29 APARTMENTS
GENERAL DEVELOPMENT PLAN

CITY OF FAIRFAX, VA

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7	05-31-2024	ADDRESSED PER CITY COMMENTS
8	06-19-2024	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

P:\Projects\21082 Willowwood\00000\111772 MDP\PI_800 FIRE SERVICE PLAN.dwg, 6/19/2024 11:44:22 AM, Iana Morgan,

D

C

B

A

MULTIFAMILY BUILDING:

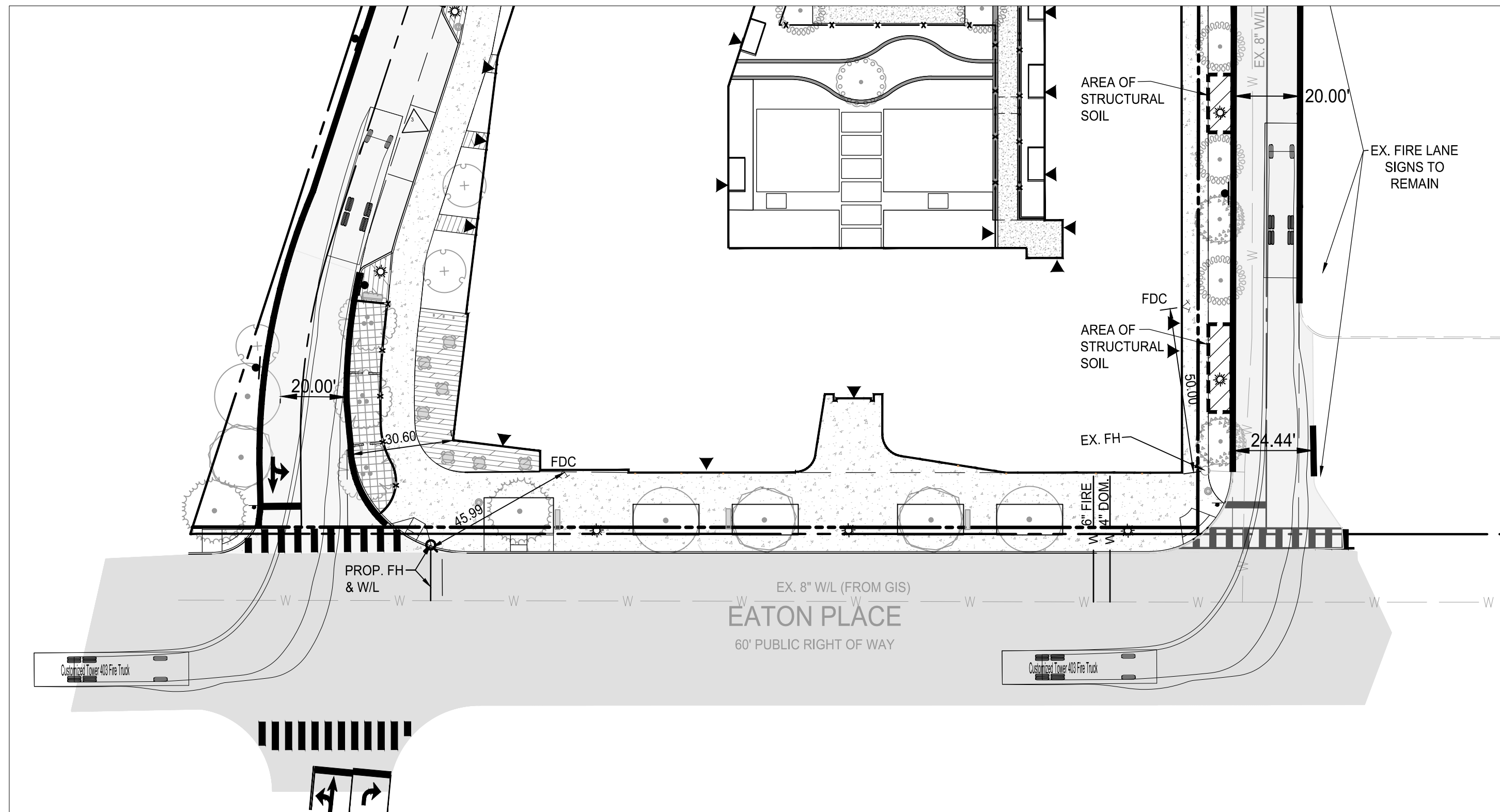
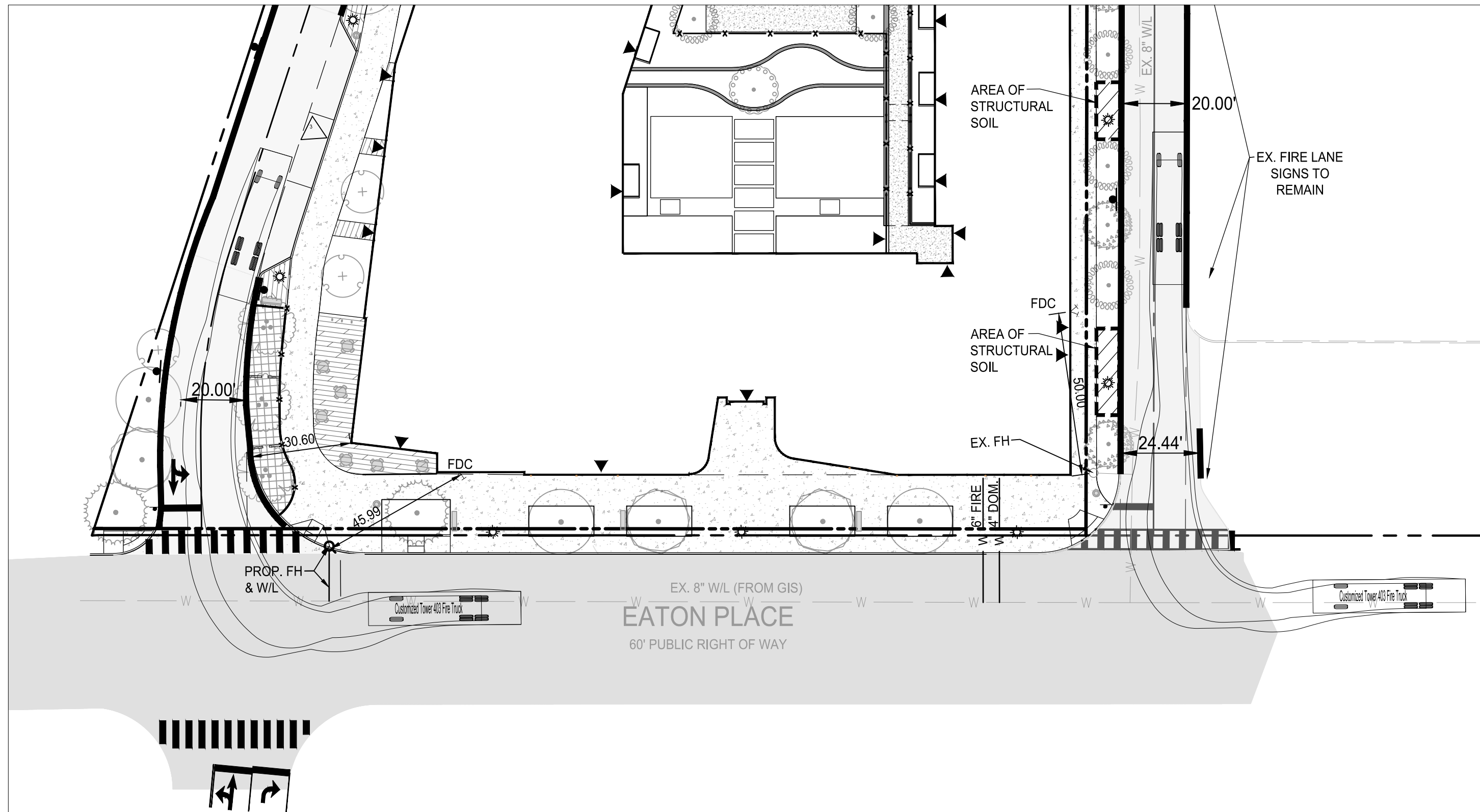
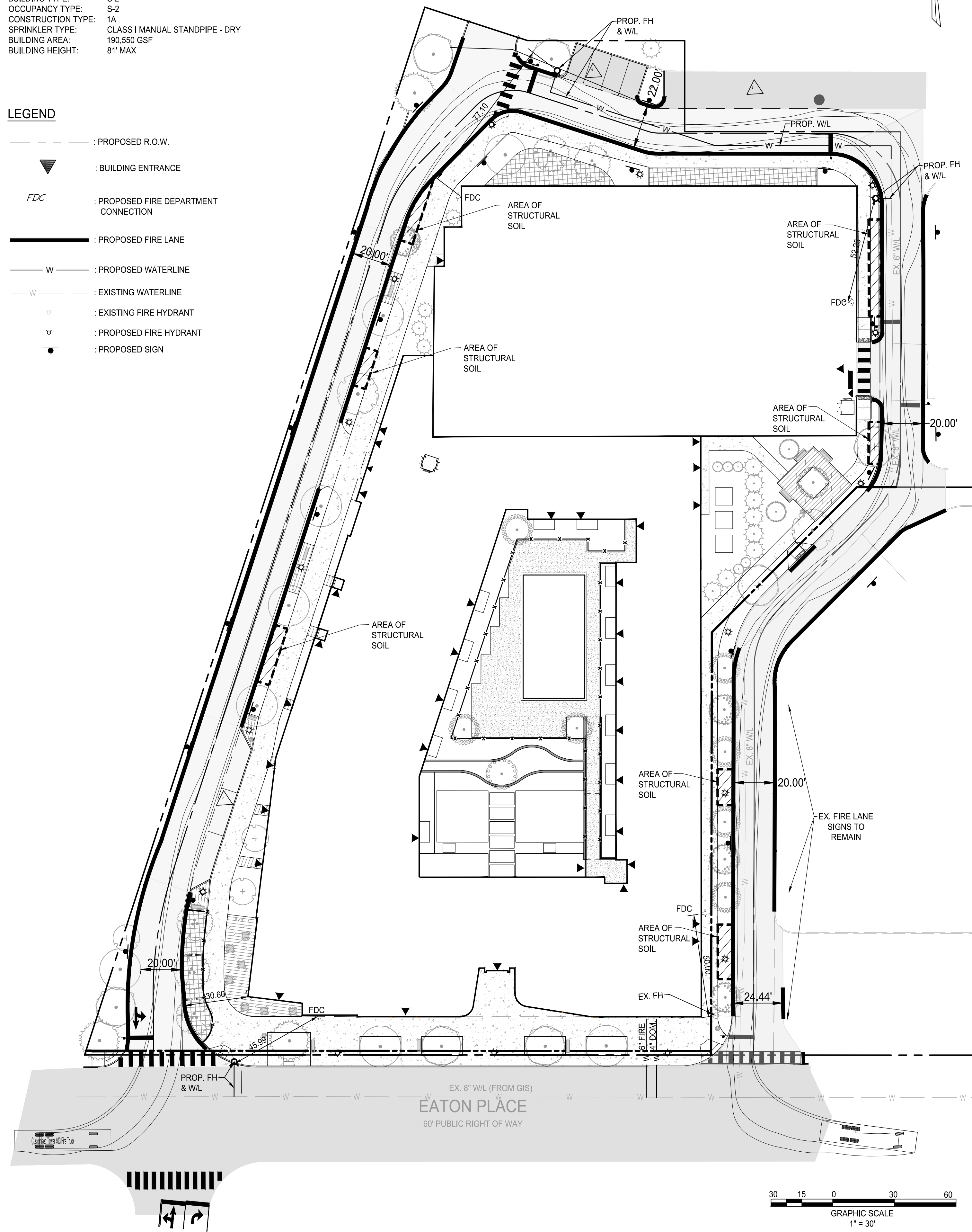
BUILDING TYPE: R-2
OCCUPANCY TYPE: R-2 (NOTE - THERE WILL ALSO BE ASSEMBLY USE IN AMENITY AREA)
CONSTRUCTION TYPE: 3A
SPRINKLER TYPE: NFPA 13
BUILDING AREA: 294,292 GSF
BUILDING HEIGHT: 81' MAX

GARAGE BUILDING:

BUILDING TYPE: S-2
OCCUPANCY TYPE: S-2
CONSTRUCTION TYPE: 1A
SPRINKLER TYPE: CLASS I MANUAL STANDPIPE - DRY
BUILDING AREA: 190,550 GSF
BUILDING HEIGHT: 81' MAX

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
--- : PROPOSED SIGN



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

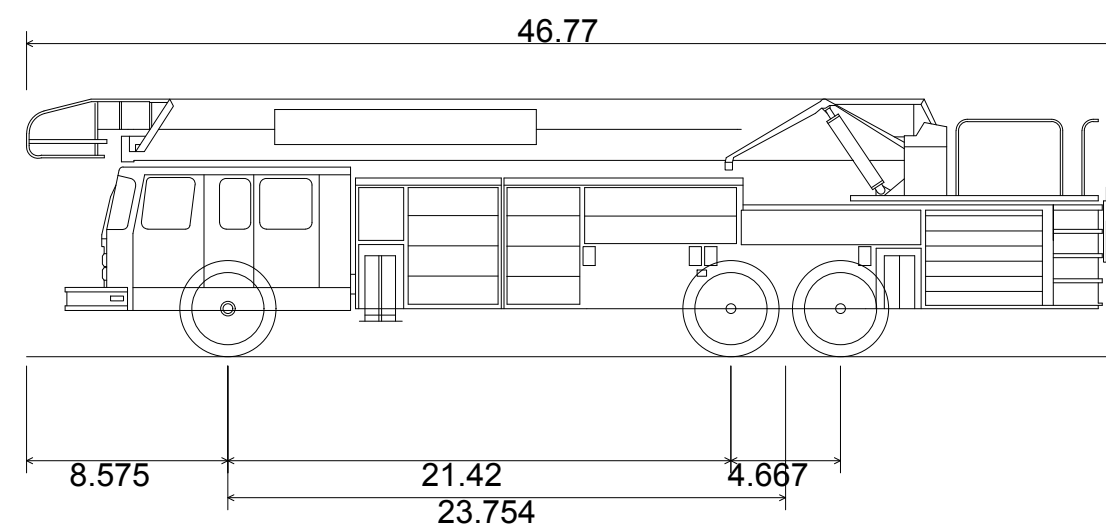
"STANDING" - 2 inches

"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

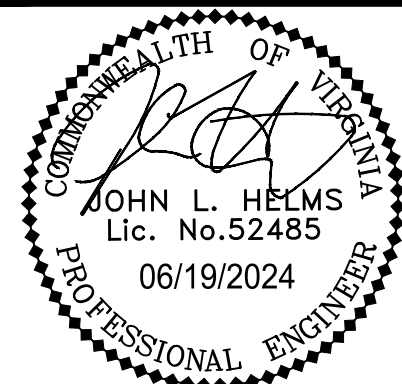


Customized Tower 403 Fire Truck
Overall Length
Overall Width
Wall to Wall Turning Radius

46.770ft
10.160ft
45.000ft



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N29 APARTMENTS
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01-12-2024	01-12-2024	01-12-2024
03-27-2024	03-27-2024	03-27-2024
05-31-2024	05-31-2024	05-31-2024
06-19-2024	06-19-2024	06-19-2024

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

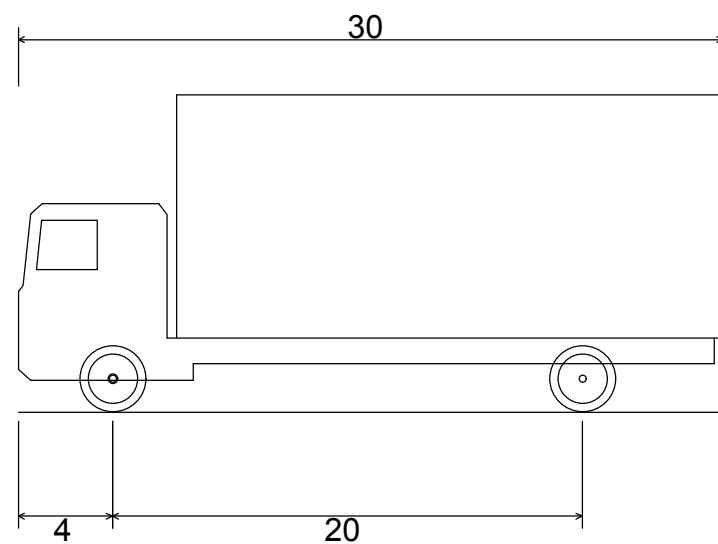
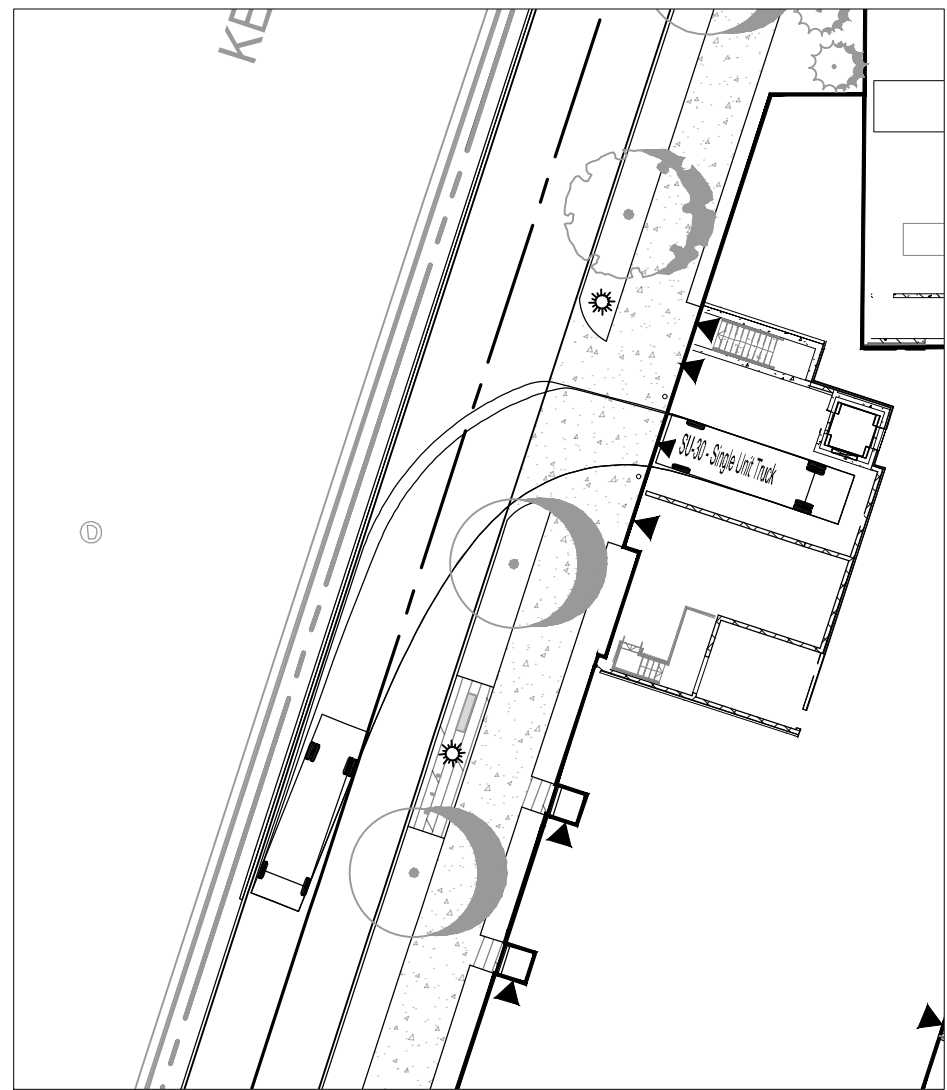
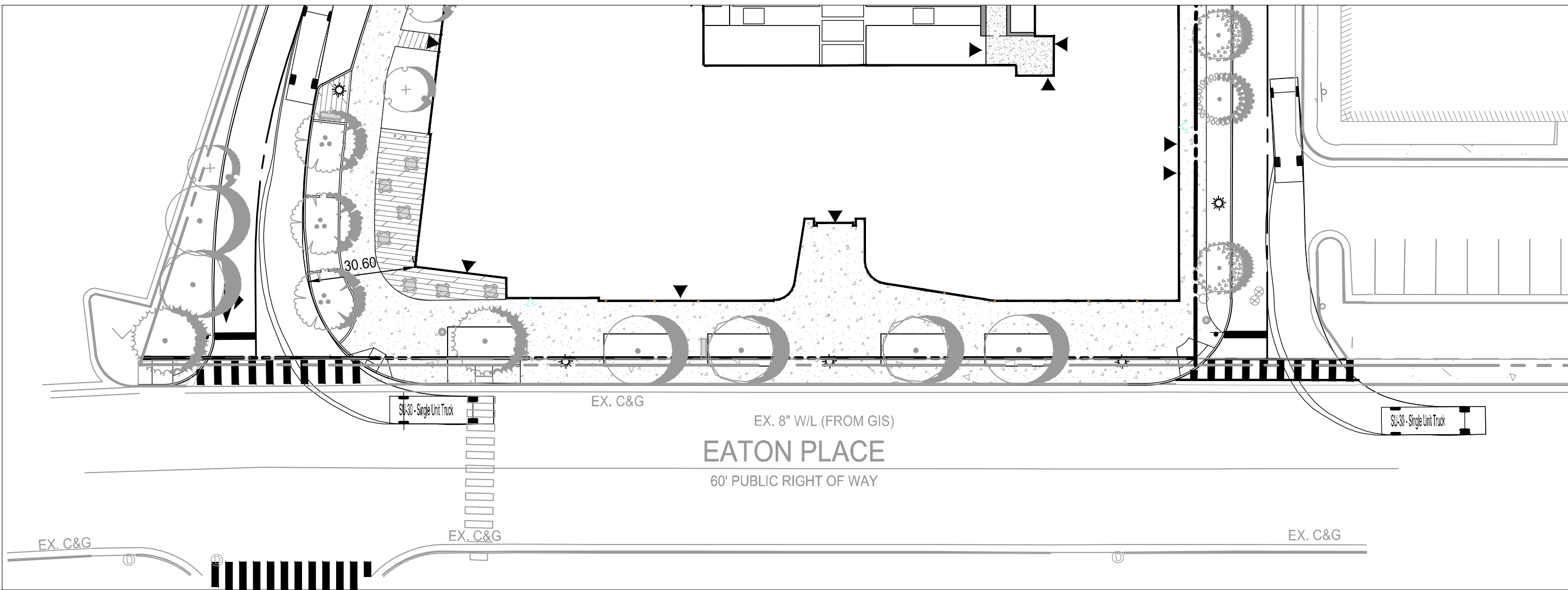
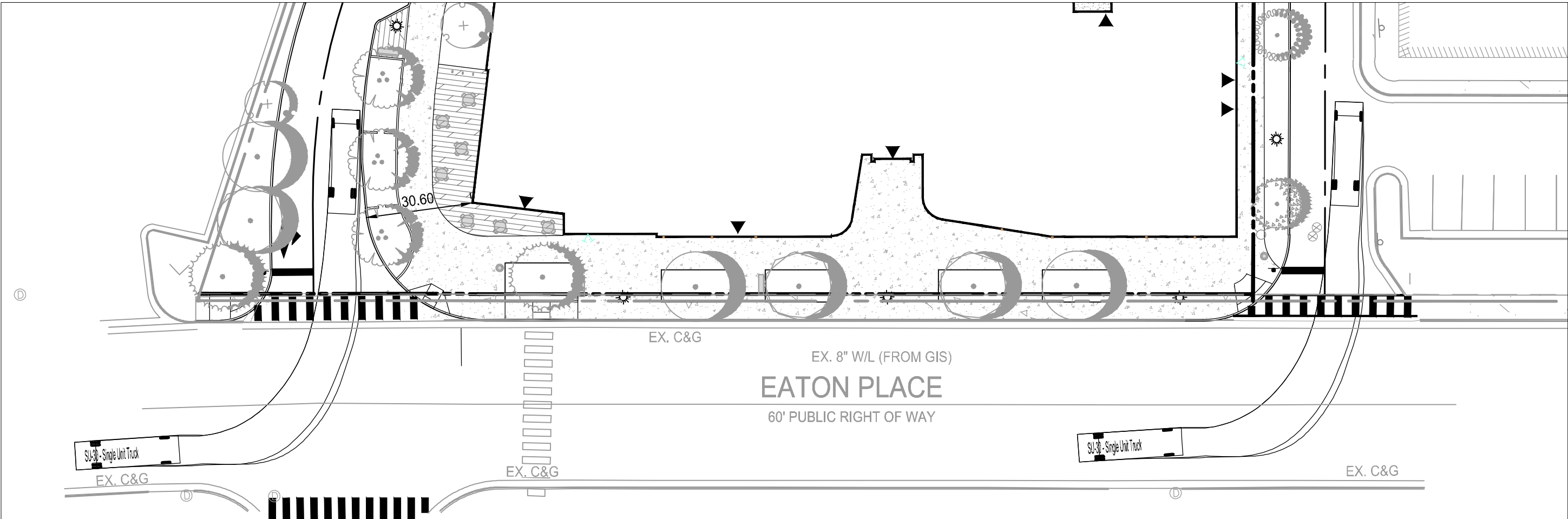
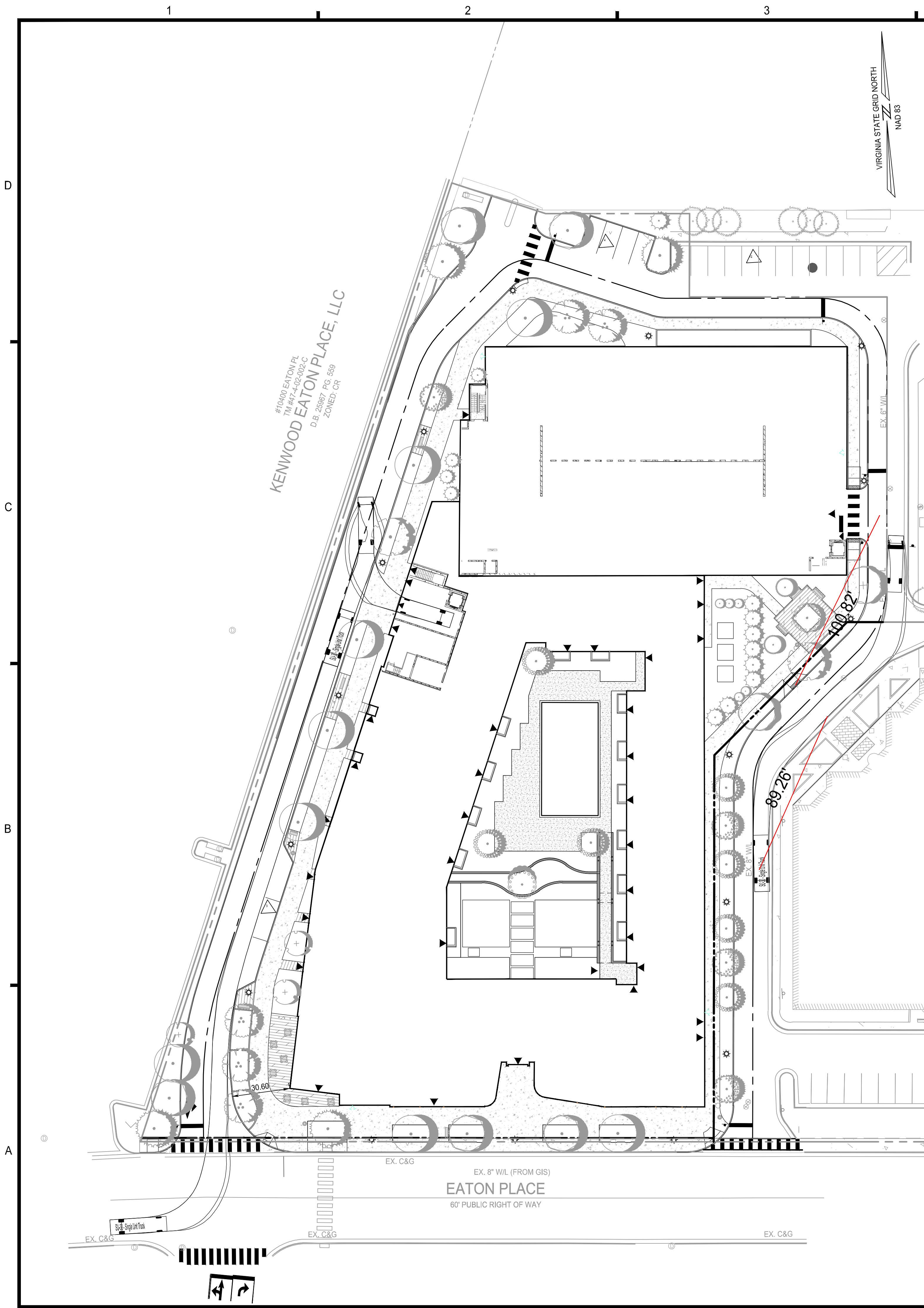
SHEET TITLE:

FIRE SERVICE
PLAN

SHEET No.

PI_800

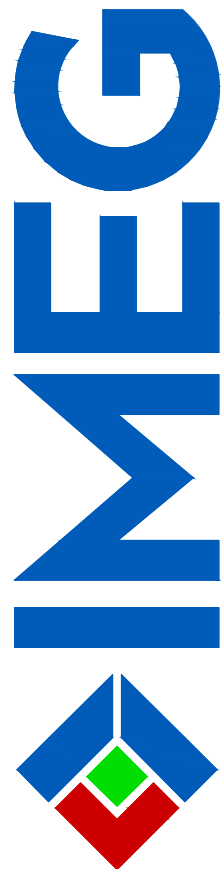
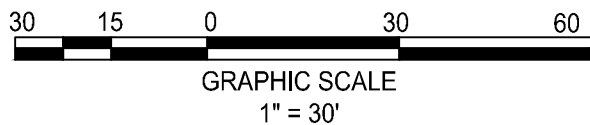
P:\Projects\11082 Willowood\00200\111772 MD\PI_801 TURNING MOVEMENTS.dwg, 6/19/2024 2:52:38 PM, Amy R. Neuberg



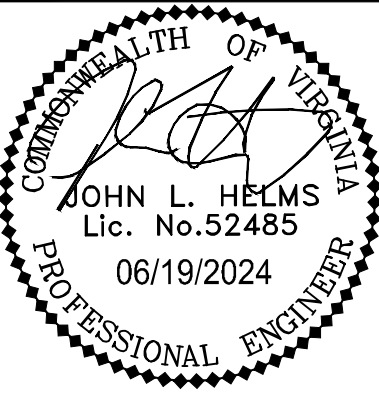
SU-30 - Single Unit Truck
Overall Length
Overall Width
Overall Body Height
Min Body Ground Clearance
Track Width
Lock-to-lock time
Max Steering Angle (Virtual)

30.000ft
8.000ft
13.500ft
1.367ft
8.000ft
5.00s
31.80°

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



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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

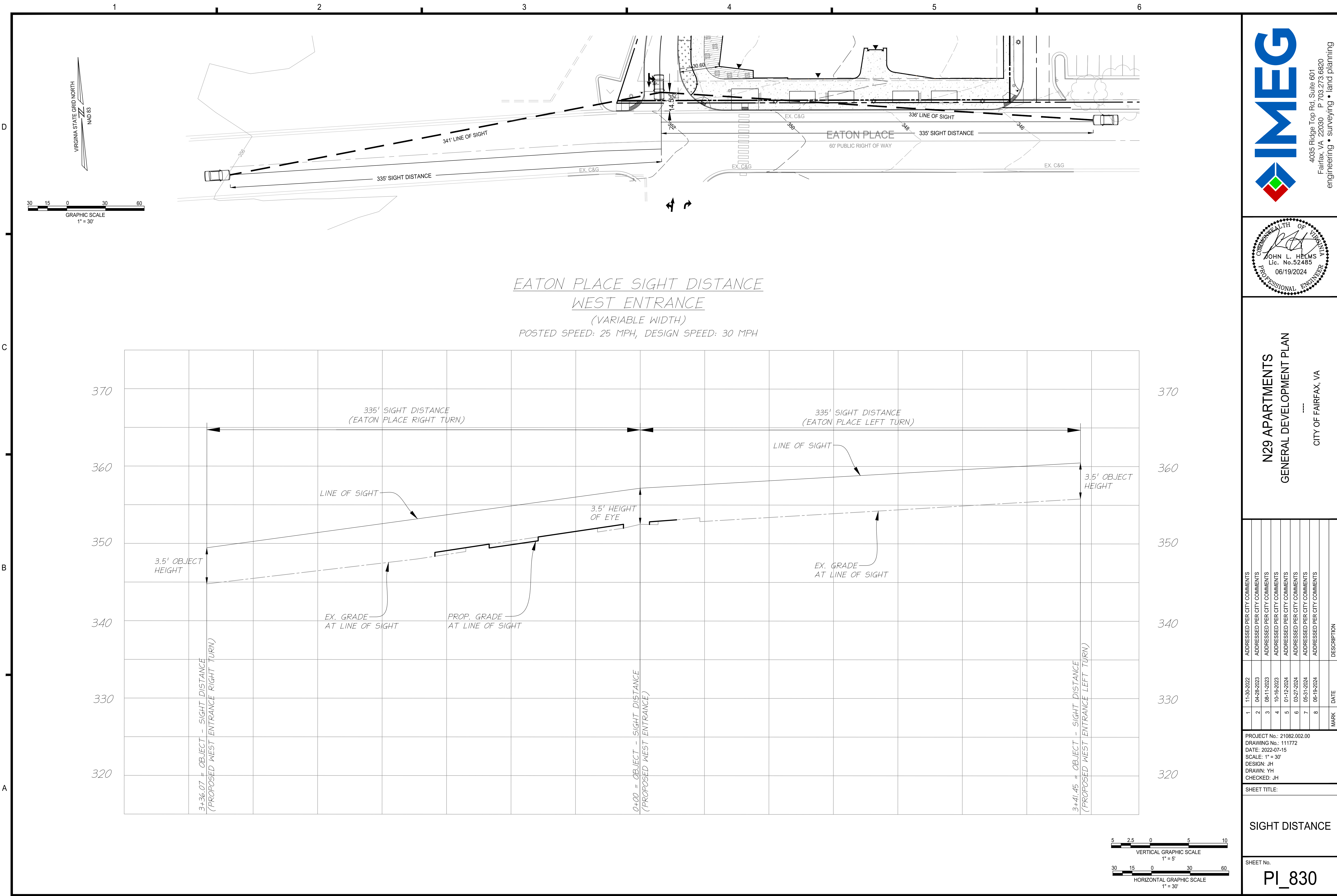
SHEET TITLE:

TURNING
MOVEMENTS -
DELIVERY TRUCK

SHEET No.

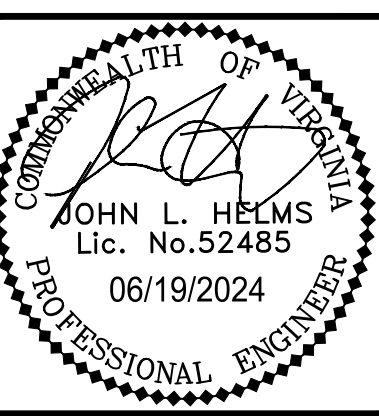
PI_801

P:\Projects\21082 Willowood\00000\111772 MDPI\PI_830 SIGHT DISTANCE.dwg, 6/19/2024 11:46:31 AM, Jara Morgan,





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JOHN L. HELMS
Lic. No. 52485
06/19/2024
PROFESSIONAL ENGINEER

N29 APARTMENTS
GENERAL DEVELOPMENT PLAN

CITY OF FAIRFAX, VA

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6	03-27-2024	ADDRESSED PER CITY COMMENTS
7	05-31-2024	ADDRESSED PER CITY COMMENTS
8	06-19-2024	ADDRESSED PER CITY COMMENTS
MARK	DATE	DESCRIPTION

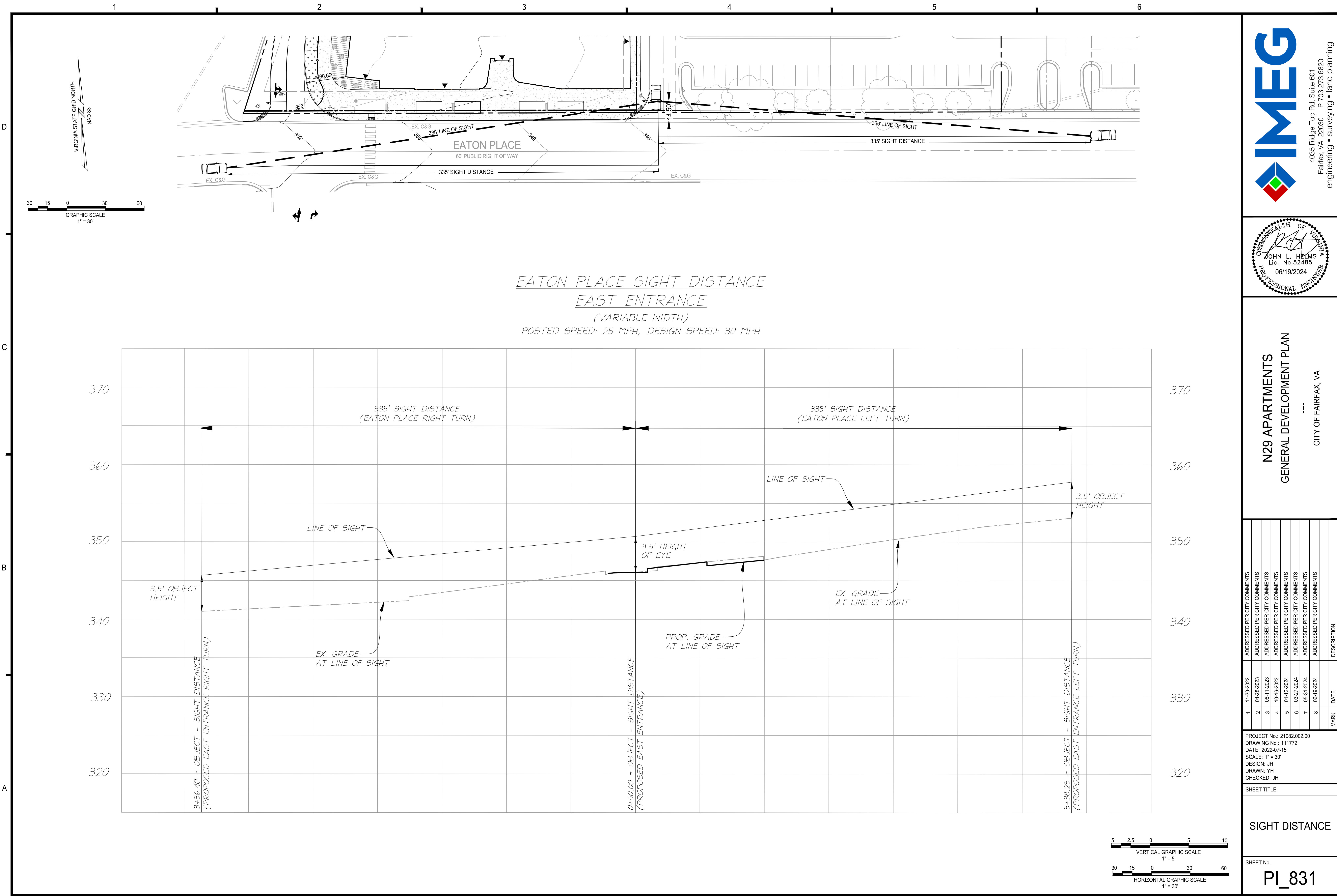
PROJECT No.: 21082.002.00
DRAWING No.: 111772
DATE: 2022-07-15
SCALE: 1" = 30'
DESIGN: JH
DRAWN: YH
CHECKED: JH

SHEET TITLE:

SIGHT DISTANCE

SHEET No.
PI_830

P:\Projects\21082 Willowood\00000\111772 MDPI\PI_830 SIGHT DISTANCE.dwg, 6/19/2024 11:46:39 AM, Jara Morgan,





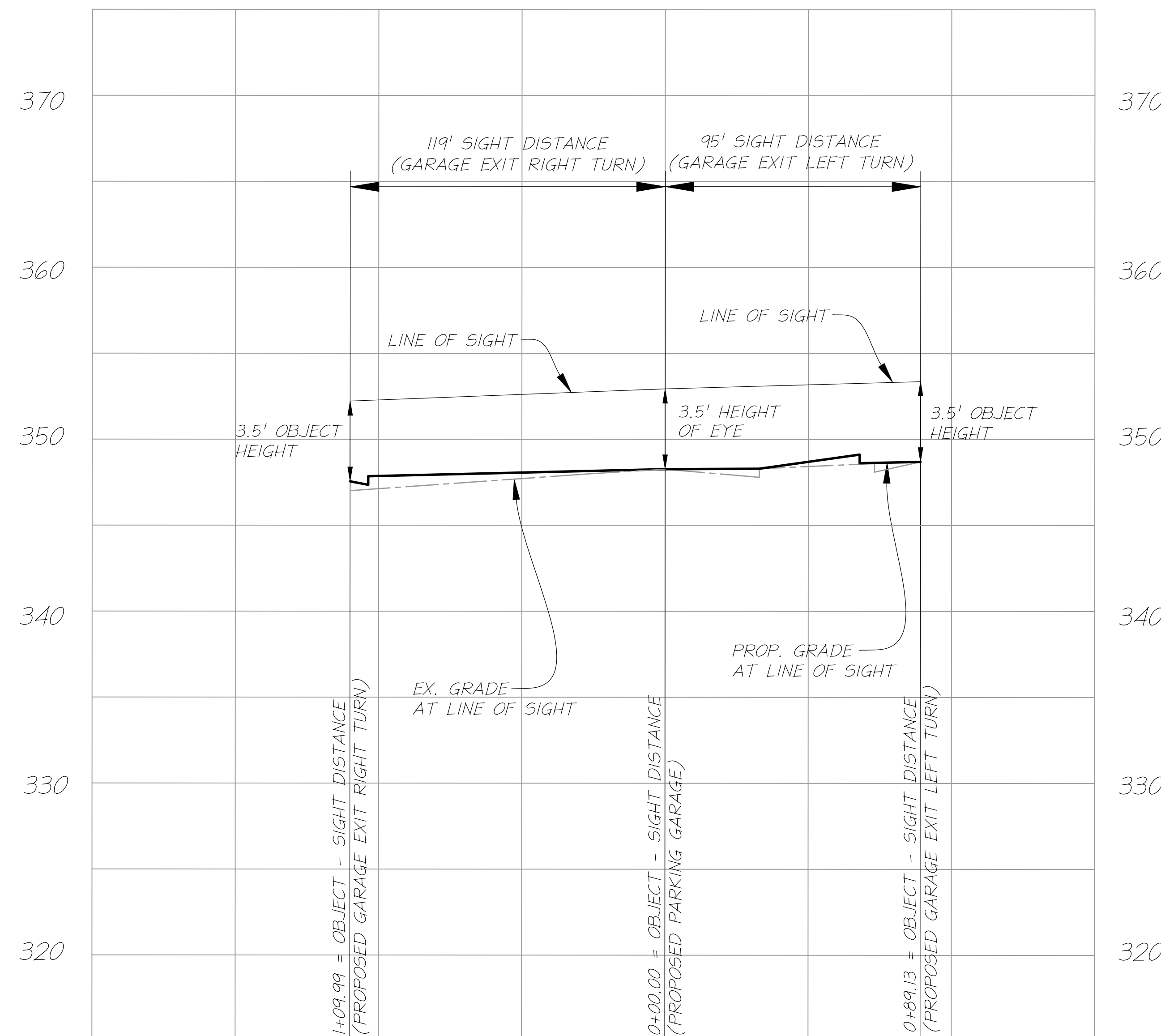
PROJECT No.: 21082.002.00
DRAWING No.: 111772
DATE: 2022-07-15
SCALE: 1" = 30'
DESIGN: JH
DRAWN: YH
CHECKED: JH

SHEET TITLE:

SIGHT DISTANCE

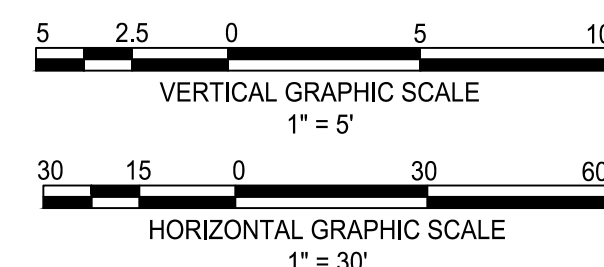
SHEET No.

PI 832

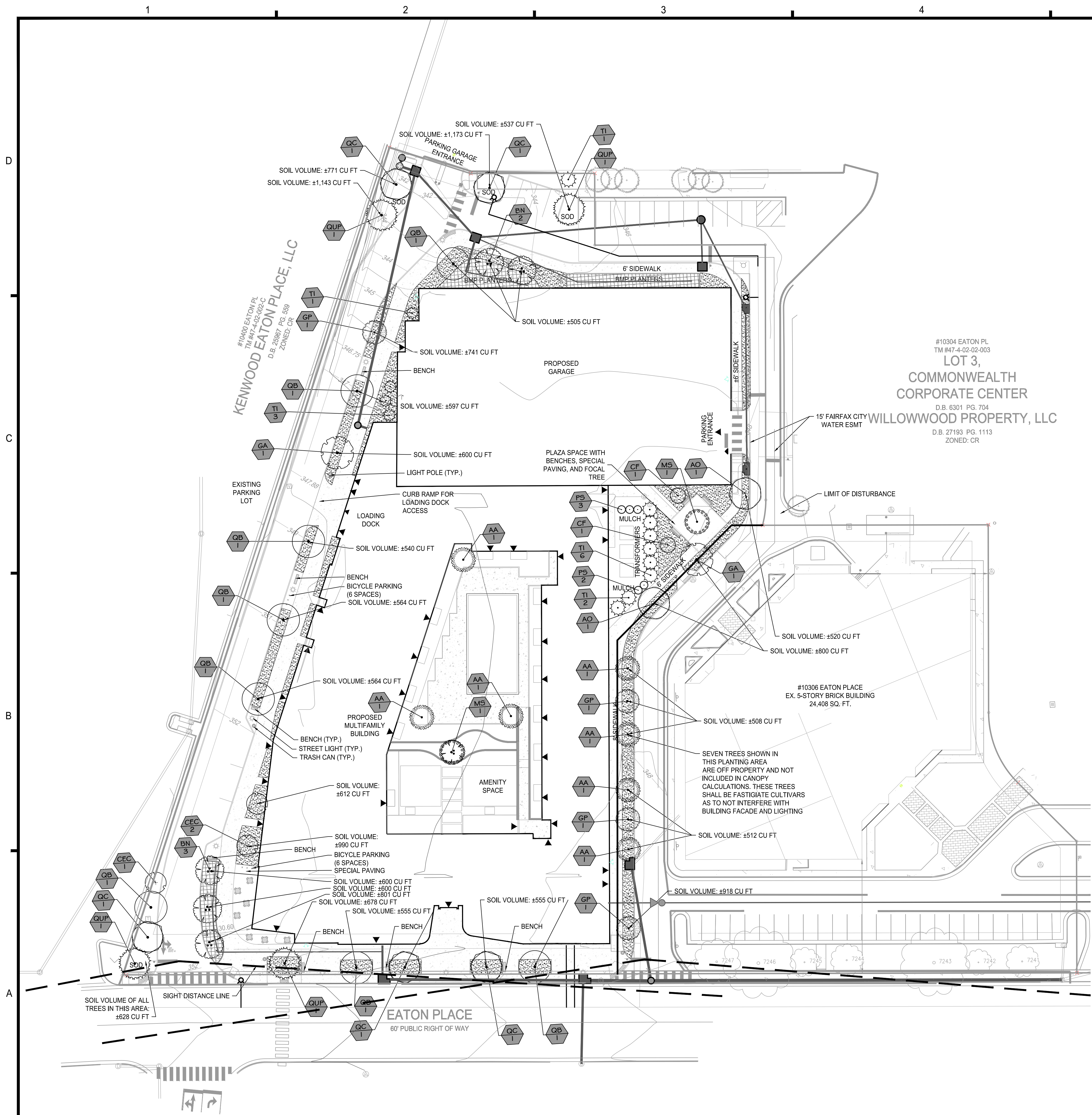


R1-1
30"x30"

1. METAL CONSTRUCTION.
2. WHITE LEGEND AND BORDER ON A RED BACKGROUND
3. SIGN TO BE MOUNTED 7' FROM THE GROUND TO THE BOTTOM OF THE SIGN.
4. POST SHALL BE METAL AND SECURELY MOUNTED.
5. AT INTERSECTIONS WHERE ALL APPROACHES ARE CONTROLLED BY STOP SIGNS, AN ALL WAY SUPPLEMENTAL PLAQUE SHALL BE MOUNTED BELOW EACH STOP SIGN. THE ALL WAY PLAQUE SHALL HAVE A WHITE LEGEND AND BORDER ON A RED BACKGROUND.



P:\Projects\21082\Willowwood\00000\111772 MDPI\PI_910 LANDSCAPE PLAN.dwg, 6/19/2024 11:48:46 AM, Jana Morgan.



10-YEAR TREE CANOPY CALCULATIONS

TREE CANOPY REQUIRED					
GROSS SITE AREA				129,130	SF
TREE CANOPY COVERAGE REQUIRED				10%	12,913 SF
TREE CANOPY PROVIDED					
PLANT TYPE	STOCK SIZE	QUANTITY	CANOPY PER TREE	CANOPY PER TYPE	
CATEGORY IV-DECIDUOUS	3" CALIPER	21	250 SF	5,250	SF
TREE BUYOUT		20	250 sf	5,000	SF
CATEGORY III-DECIDUOUS	3" CALIPER	5	175 SF	875	SF
CATEGORY II-DECIDUOUS	3" CALIPER	7	125 SF	875	SF
CATEGORY I-DECIDUOUS	3" CALIPER	4	75 SF	300	SF
CATEGORY I-EVERGREEN	8' HT	13	50 SF	650	SF
SUBTOTAL CANOPY AREA PROVIDED THROUGH TREE PLANTING				7,950	SF
SUBTOTAL CANOPY AREA PROVIDED THROUGH TREE BUYOUT				5,000	SF
TOTAL CANOPY AREA PROVIDED				12,950	SF
TOTAL CANOPY COVERAGE PROVIDED				10.0	%

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 APPROVAL FROM CITY URBAN FORESTER.

FINAL DESIGN MAY VARY BASED ON FINAL ENGINEERING.

UNSPECIFIED PLANTING AREAS (SG) WILL CONSIST OF A MIX OF NATIVE AND NON-NATIVE PLANTS WELL-SUITED FOR THIS REGION. NO INVASIVE PLANTS SHALL BE USED.

PLANT SCHEDULE

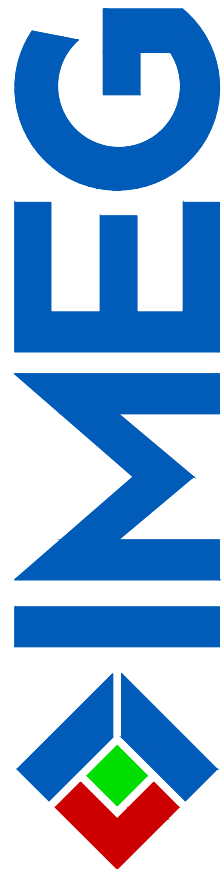
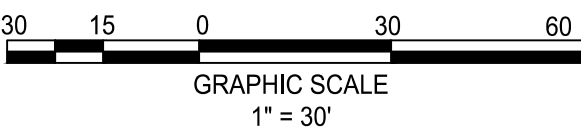
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CANOPY
TREES					
AA	7	Acer rubrum 'Armstrong'	Armstrong Red Maple	3" Cal.	75 SF
AO	2	Acer rubrum 'October Glory'	October Glory Red Maple	3" Cal.	250 SF
BN	5	Betula nigra 'BNMTF' TM	Dura Heat River Birch	3" Cal.	175 SF
CEC	3	Cercis canadensis	Eastern Redbud	3" Cal.	125 SF
CF	2	Cornus florida	Flowering Dogwood	3" Cal.	125 SF
GP	4	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Maidenhair Tree	3" Cal.	75 SF
GA	2	Ginkgo biloba 'Autumn Gold'	Autumn Gold Maidenhair Tree	3" Cal.	250 SF
MS	2	Magnolia x soulangeana	Saucer Magnolia	3" Cal.	125 SF
QB	8	Quercus bicolor	Swamp White Oak	3" Cal.	250 SF
QC	5	Quercus coccinea	Scarlet Oak	3" Cal.	250 SF
QUP	4	Quercus phellos	Willow Oak	3" Cal.	250 SF
TI	13	Thuja x 'Green Giant'	Green Giant Arborvitae	8' HT	50 SF

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
------	-----	----------------	-------------	------

SHRUBS		PS	5	Prunus laurocerasus 'Schipkaensis'	Schipka English Laurel	4' HT
--------	--	----	---	------------------------------------	------------------------	-------

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
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GROUND COVERS					
SG	3,131	LOW SHRUBS AND GROUNDCOVERS, TBD			TBD
SWM	739	STORMWATER BMP PLANTINGS, TBD			TBD



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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
5	01-12-2024	ADDRESSED PER CITY COMMENTS

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

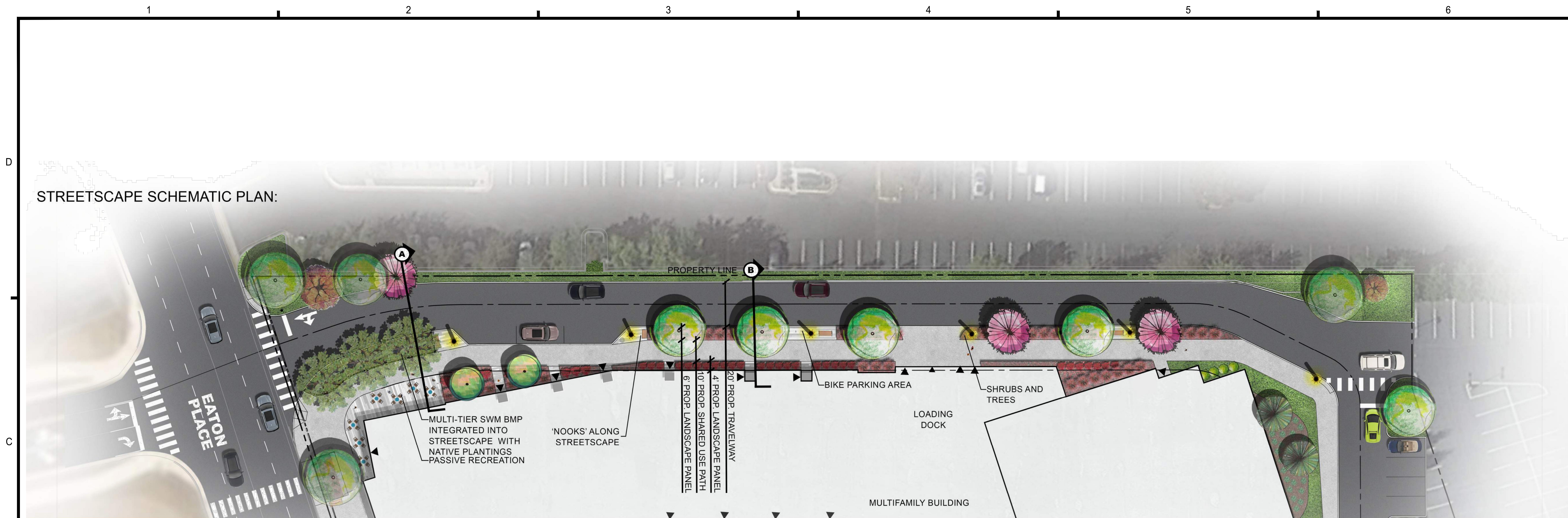
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LANDSCAPE PLAN

SHEET No.

PI_910

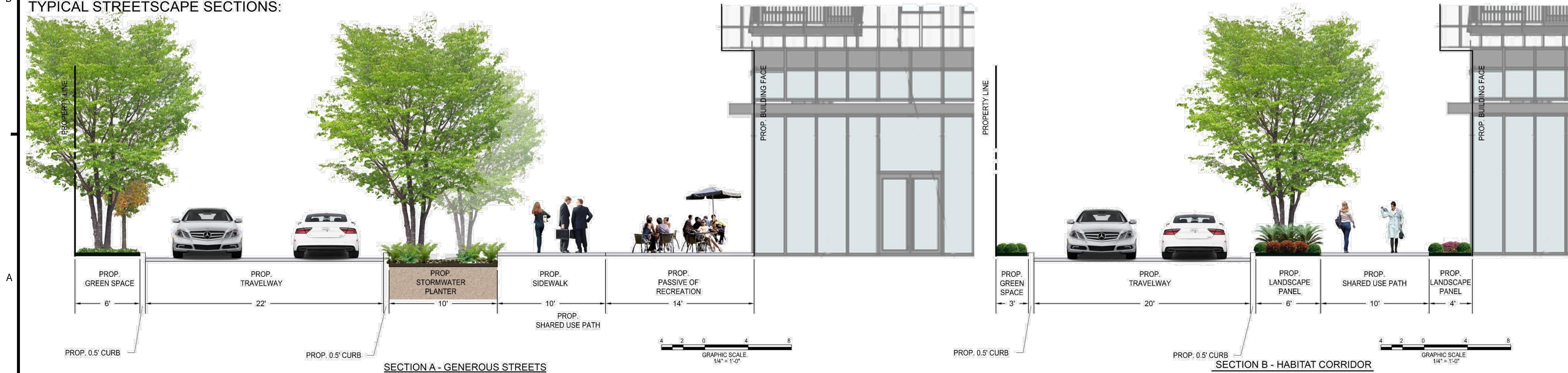
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PRECEDENT IMAGERY:



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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DRAWING No.: 111772
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DESIGN: CM/ZY
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CHECKED: CM

SHEET TITLE:

STREETSCAPE EXHIBIT

SHEET No.

PI_911

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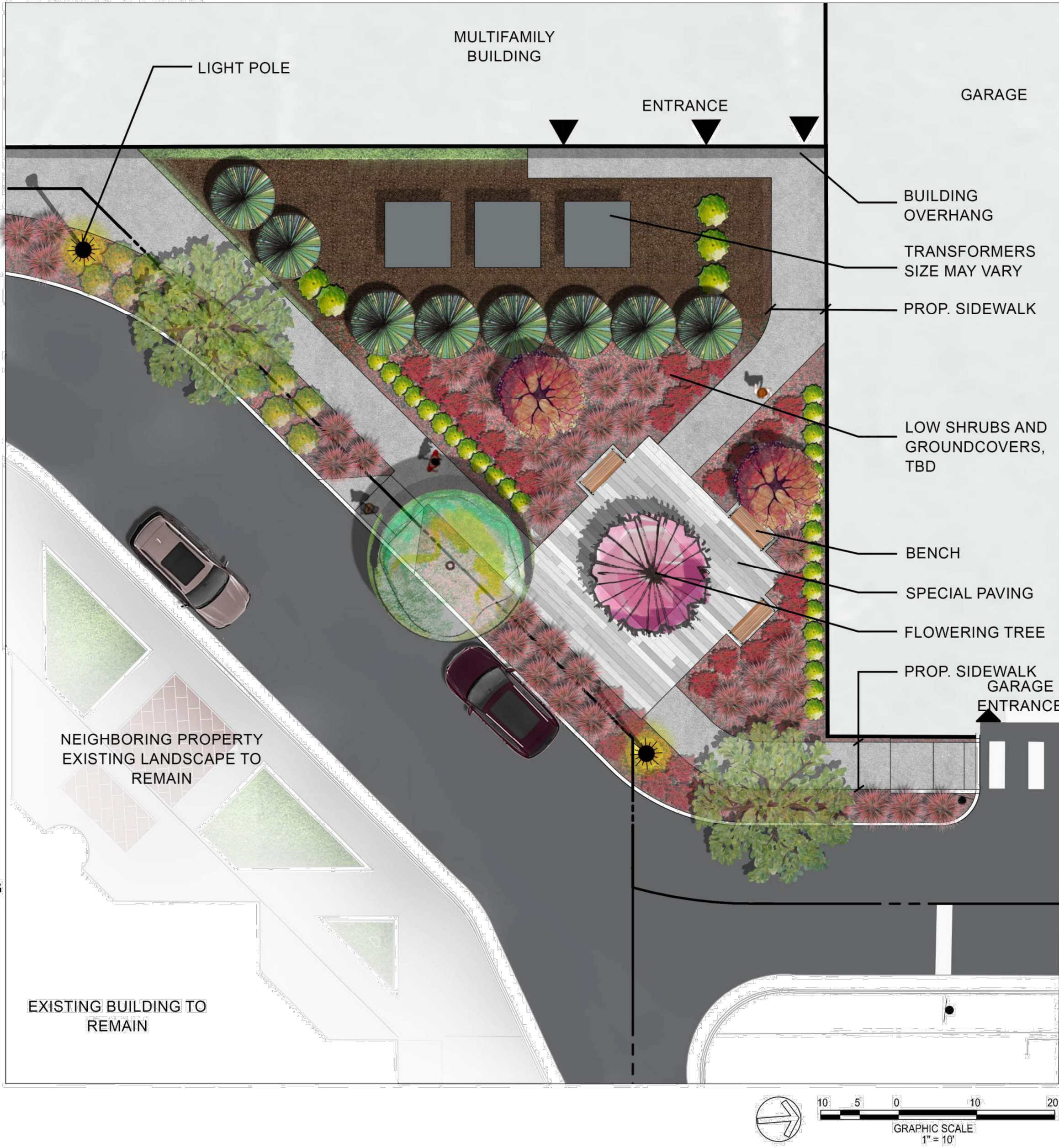
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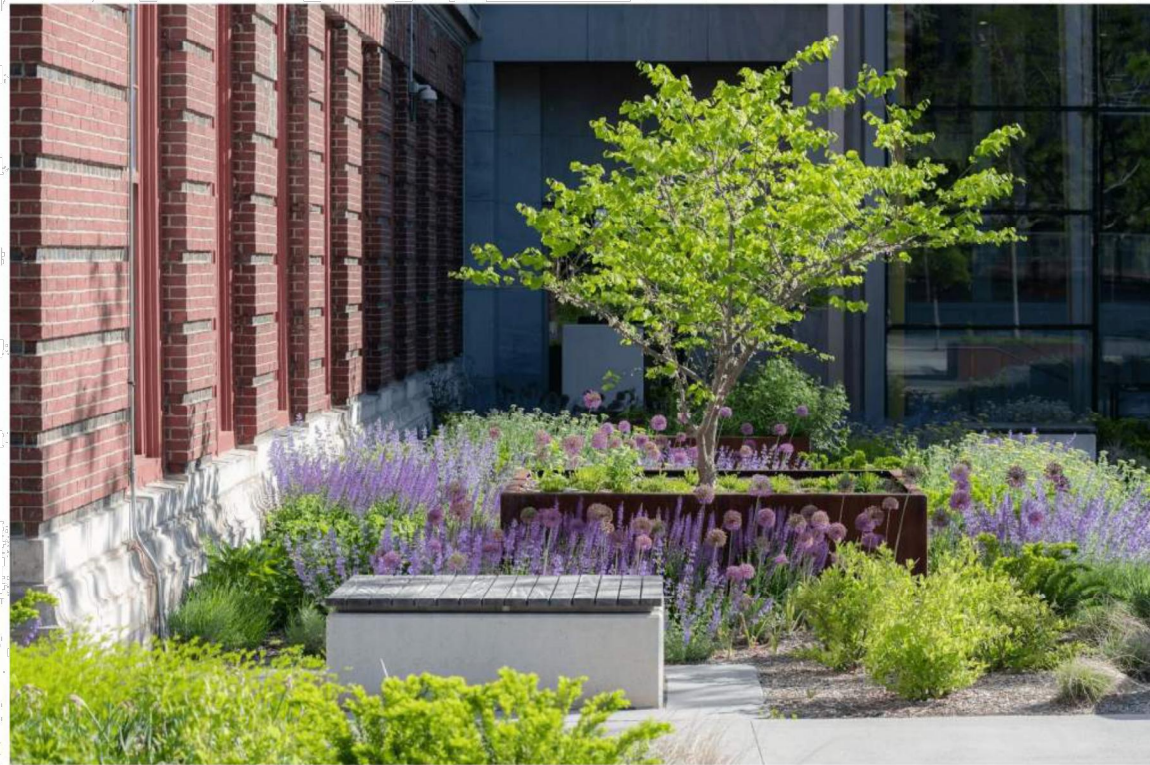
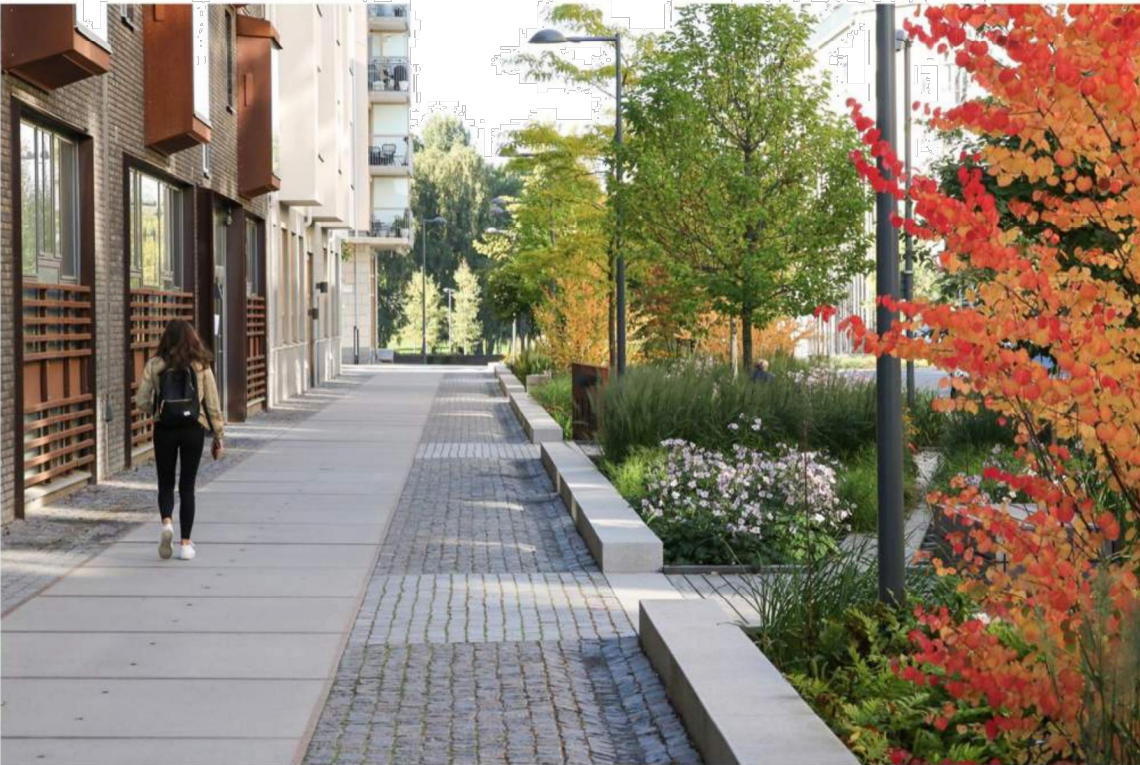
CORNER PLAZA AND INTERSECTION ALIGNMENT:



POCKET PARK:



PRECEDENT IMAGERY:



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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:

ENLARGEMENT
PLAN

SHEET No.

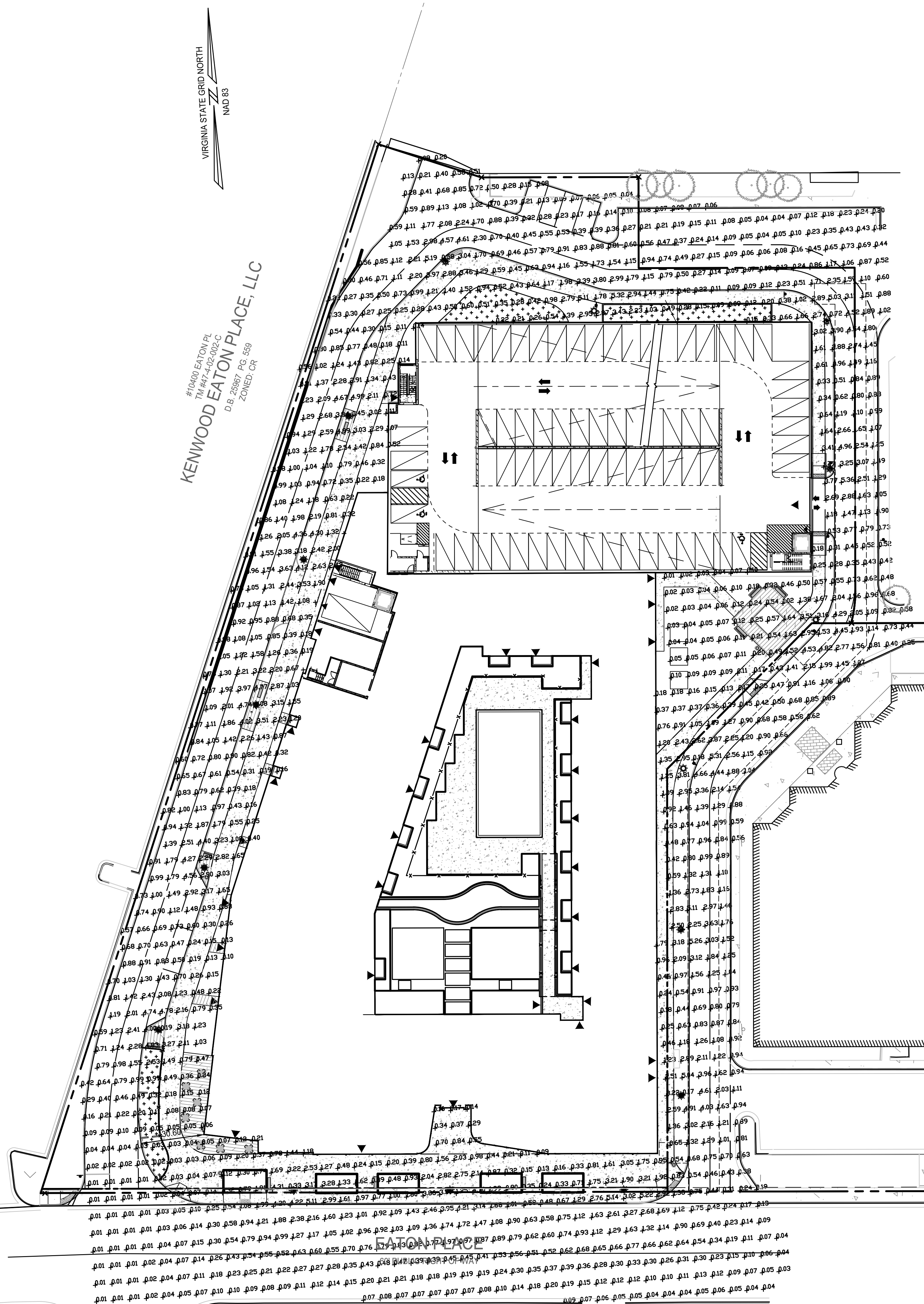
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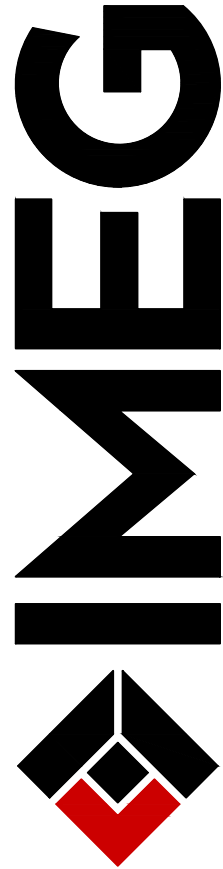
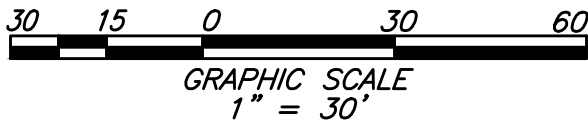
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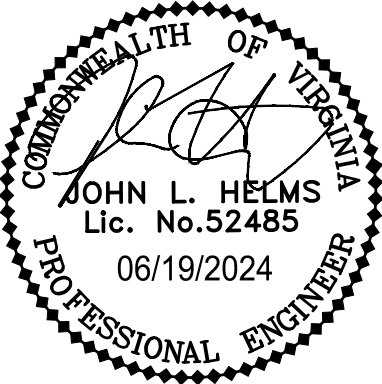


Numeric Summary							
Project: WILLOWOOD							
Label	Calc. Type	Units	Avg.	Max	Min.	Avg./Min.	Max/Min.
WEST	Illuminance	Fc	1.00	5.35	0.01	99.57	535.00
NORTH	Illuminance	Fc	0.57	5.28	0.04	14.33	132.00
EAST	Illuminance	Fc	0.57	5.36	0.01	57.38	536.00
SOUTH	Illuminance	Fc	0.56	5.31	0.04	14.07	132.75

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



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3	08-11-2023	ADDRESSED PER CITY COMMENTS
4	10-16-2023	ADDRESSED PER CITY COMMENTS
5	01-12-2024	ADDRESSED PER CITY COMMENTS
6	03-27-2024	ADDRESSED PER CITY COMMENTS
7	05-31-2024	ADDRESSED PER CITY COMMENTS
8	06-19-2024	ADDRESSED PER CITY COMMENTS

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

SHEET No.

PI_950



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.

N29 A
GENERAL
CITY