MASTER DEVELOPMENT PLAN

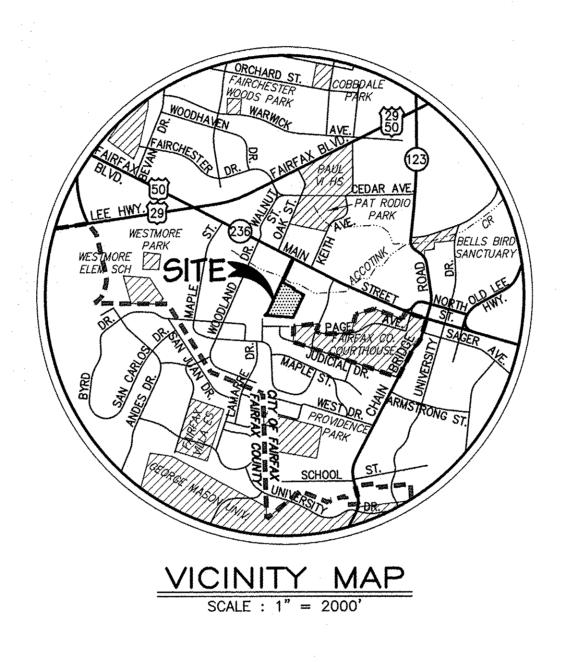
FAIRFAX PRESBYTERIAN CHURCH

CITY OF FAIRFAX, VIRGINIA

RECEIVED

March 2, 2021

Community Dev & Planning



DATE: JANUARY 20, 2021

OWNER



FAIRFAX PRESBYTERIAN CHURCH 10723 MAIN STREET FAIRFAX, VIRGINIA 22030 (703) 273-5300

ATTORNEY



BEAN KINNEY & KORMAN, P.C. 2311 WILSON BOULEVARD SUITE 500 ARLINGTON, VIRGINIA 22201 (703) 525-4000

APPLICANT

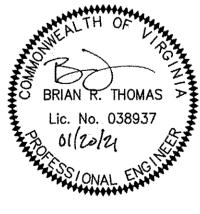


HABITAT FOR HUMANITY OF NORTHERN VIRGINIA 6295 EDSALL ROAD SUITE 120 ALEXANDRIA, VIRGINIA 22312 (703) 521-9890

CIVIL ENGINEER



CHARLES P. JOHNSON & ASSOCIATES 3959 PENDER DRIVE SUITE 210 FAIRFAX, VIRGINIA 22030 (703) 385-7555



- COVER SHEET
- 2. NOTES & DETAILS
- 3. EXISTING CONDITIONS PLAN
- 4. TREE SURVEY

SHEET INDEX

- 5. TREE MANAGEMENT PLAN
- 6. LAYOUT & CONCEPTUAL UTILITY PLAN
- 7. PRELIMINARY GRADING PLAN 8. CONCEPTUAL LANDSCAPE PLAN
- 9. RECREATION & OPEN SPACE PLAN
- 10. PEDESTRIAN CONNECTION PLAN
- 11. STORMWATER MANAGEMENT/BMP DESIGN 12&13. OUTFALL MAP & PHOTOS
- 14. CROSS-SECTIONS
- 15. ARCHITECTURAL ELEVATIONS

SHEET 1 OF 15

NOTES

- 1. THE SUBJECT PROPERTIES DELINEATED ON THIS PLAN ARE LOCATED ON CITY OF FAIRFAX MAP NUMBER 57-1((2))122A & 123. THE SITE IS CURRENTLY ZONED R-H. THE PROPOSED ZONE IS PD-M.
- 2. THE PROPERTIES HEREON ARE CURRENTLY UNDER THE OWNERSHIP OF PRESBYTERY OF WASHINGTON, TRUSTEES IN DEED BOOK 1968 AT PAGE 164 (PARCEL 122A) AND DEED BOOK 1228 AT PAGE 486 (PARCEL 123), AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
- 3. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A FIELD RUN SURVEY PREPARED BY CHARLES P. JOHNSON & ASSOCIATES, DATED JULY 2019. THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCE TO THE VIRGINIA COORDINATE SYSTEM (VCS) 1983. THE VERTICAL DATUM SHOWN HEREON IS REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) 1929.
- 4. A PORTION OF THE SUBJECT PROPERTIES LIES WITHIN WITHIN ZONE "AE", AN AREA DETERMINED TO BE WITHIN THE 1% ANNUAL CHANCE FLOOD. THE REMAINDER OF THE SITE LIES WITHIN ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD, AS DELINEATED ON FEMA FLOOD INSURANCE RATE MAP (F.I.R.M.), MAP NO. 5155240001D, WITH AN EFFECTIVE DATE OF JUNE 2, 2006.
- 5. THERE IS A RESOURCE PROTECTION AREA (RPA) ON THIS PROPERTY. A WAIVER OF SUBMITTING A WATER QUALITY IMPACT ASSESSMENT IS BEING REQUESTED (SEE WAIVERS & MODIFICATIONS ON THIS SHEET).
- 6. TO THE BEST OF THE APPLICANT'S KNOWLEDGE, THERE ARE NO KNOWN GRAVES, OBJECTS, OR STRUCTURES MARKING A PLACE OF BURIAL. CREMAINS HAVE BEEN SCATTERED IN THE GLEBE.
- 7. THE EXISTING CHURCH, BUILT IN 1969, IS TO REMAIN.
- 8. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 116.4, 302.4, AND 355; ALL HAZARDOUS WASTE AS SET FORTH IN VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY HAZARDOUS WASTE MANAGEMENT REGULATIONS; AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280; TO BE GENERATED, UTILIZED, STORED, TREATED, AND/OR DISPOSED OF ON—SITE AND THE SIZE AND CONTENTS OF ANY EXISTING OR PROPOSED STORAGE TANKS OR CONTAINERS.
- 9. THERE ARE NO ZONING OVERLAY DISTRICTS IMPACTING THIS SITE.
- 10. THE DEVELOPMENT PROPOSED WITH THIS PLAN IS IN SUBSTANTIAL CONFORMANCE WITH THE COMPREHENSIVE PLAN AND COMPATIBLE WITH THE EXISTING USES, TYPES, AND INTENSITIES IN THE VICINITY OF THIS PROJECT. NO ADVERSE EFFECTS TO NEIGHBORING PROPERTIES ARE ANTICIPATED.
- 11. PROPOSED PUBLIC IMPROVEMENTS
- WATER SERVICE IS TO BE PROVIDED BY AN EXISTING 8" MAIN LOCATED ON—SITE
 SANITARY SERVICE TO BE PROVIDED BY AN EXISTING 27" MAIN LOCATED TO THE NORTH OF THE SITE
- 13. THE PROPOSED UTILITY ALIGNMENTS SHOWN ON THE PLAN ARE SCHEMATIC AND SUBJECT TO CHANGE WITH FINAL ENGINEERING DESIGN. UTILITY PLANS AND PROFILES, AS WELL AS ALL NECESSARY EASEMENTS WILL BE PROVIDED WITH THE SITE PLAN(S).
- 14. ALL PROPOSED UTILITIES SERVING THE PROPOSED TOWNHOMES ARE TO BE PLACED UNDERGROUND, IN ACCORDANCE WITH §4.11 OF THE ZONING ORDINANCE.
- 15. ONSITE STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES SHALL BE PROVIDED AS REQUIRED BY THE CITY ENGINEER AT TIME OF FINAL SITE PLAN, DETENTION TO PROVIDE STORMWATER QUANTITY CONTROLS AND ON-SITE BMPs TO MEET STORM—WATER QUANTITY REQUIREMENTS ARE SHOWN ON SHEET 11.
- 16. THE AVAILABLE FIRE FLOW WILL BE DETERMINED BY FAIRFAX WATER PRIOR TO FINAL SITE PLAN.
- 17. THE INTERNAL AND EXTERNAL TRAFFIC AND PEDESTRIAN CIRCULATION SYSTEMS SHALL BE PROVIDED AS GENERALLY SHOWN ON THIS PLAN, SUBJECT TO FINAL ENGINEERING.
- 18. PRIVATE STREETS AND INTERIOR TRAVELWAYS SHALL CONFORM TO THE CITY OF FAIRFAX PUBLIC FACILITIES MANUAL, UNLESS OTHERWISE MODIFIED.
- 19. THE LANDSCAPE CONCEPTS, SCREENING MEASURES, AND PROPOSED TREE COVER PROVIDED SHALL COMPLY WITH THE PROVISIONS OF §4.5 OF THE ZONING ORDINANCE. LANDSCAPING SHOWN ON THIS PLAN IS FOR SCHEMATIC PURPOSES ONLY, AND IS SUBJECT TO CHANGE WITH FINAL ENGINEERING. THE LOCATION OF LANDSCAPING MAY BE ADJUSTED TO ACCOMMODATE UTILITY, SIGNAGE, SIGHT DISTANCE, AND OTHER REQUIREMENTS, FROM THAT SHOWN ON THIS PLAN.
- 20. SIGNS MAY BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN §3.8.4.C AND §4.6 OF THE ZONING ORDINANCE.
- 21. SITE LIGHTING WITHIN THE PROJECT AREA WILL BE DETERMINED DURING FINAL SITE PLAN, AND WILL BE SHIELDED AND LOCATED IN SUCH A MANNER AS TO REDUCE GLARE ON ADJACENT PROPERTIES IN ACCORDANCE WITH THE STANDARDS SET FORTH IN §4.8 OF THE ZONING ORDINANCE.
- 22. A DEVELOPMENT SCHEDULE HAS NOT BEEN DETERMINED AT THIS TIME.
- 23. SEE SHEET 15 FOR ARCHITECTURAL ELEVATIONS. THE ARCHITECTURAL FEATURES PROVIDED WITH THIS PLAN, INCLUDING BUILDING SECTIONS AND FLOOR PLANS, ARE SUBJECT TO MODIFICATION OR REVISION WITH FINAL ENGINEERING.
- 24. FIRE LANE LOCATION(S), AND THE STRIPING AND SIGNAGE THEREOF, WILL BE PROVIDED WITH THE SITE PLAN.
- 25. MAILBOXES ARE TO BE LOCATED AS DIRECTED BY THE POST OFFICE.
- 26. THE APPLICANT RESERVES THE RIGHT TO LOCATE ONE OR MORE TEMPORARY SALES OFFICES ON THE PROPERTY IN ACCORDANCE WITH §3.5.6.H OF THE ZONING ORDINANCE.
- 27. PRIOR TO THE START OF CLEARING AND GRADING OPERATIONS, THE CONTRACTOR SHALL MEET WITH THE CITY ARBORIST TO DETERMINE THE FINAL LIMITS OF CLEARING AND GRADING.
- 28. TO THE BEST KNOWLEDGE OF THE ENGINEER AND THE DEVELOPER, THIS PLAN CONFORMS TO ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS, UNLESS OTHERWISE NOTED.
- 29. MINOR MODIFICATIONS TO THE BUILDING FOOTPRINTS, LOT AREAS, DIMENSIONS, UTILITY LAYOUT, AND LIMITS OF CLEARING AND GRADING MAY OCCUR WITH THE FINAL ENGINEERING DESIGN, IN SUBSTANTIAL CONFORMANCE WITH THIS PLAN, PROVIDED SUCH ARE IN ACCORDANCE WITH THE MINOR MODIFICATIONS PROVISION IN §6.6.9.2 OF THE ZONING ORDINANCE.

WAIVERS & MODIFICATIONS

IN ACCORDANCE WITH A COMPREHENSIVE PLAN AMENDMENT, THE PROPOSED DEVELOPMENT WILL PROVIDE RESIDENTIAL DEVELOPMENT, AND CONFORM TO ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS EXCEPT AS NOTED BELOW.

ZONING ORDINANCE

PARKING PROVIDED

- WAIVERS OF ZONING ORDINANCE §4.3.1 AND SUBDIVISION ORDINANCE §2.2 ARE HEREBY REQUESTED TO ALLOW
 STRUCTURES NOT LOCATED ON A PUBLIC OR PRIVATE STREET. AN INGRESS/EGRESS EASEMENT WILL BE DEDICATED FOR
 ACCESS TO MAIN STREET (ROUTE 236).
- WAIVERS OF ZONING ORDINANCE §4.4 AND SUBDIVISION ORDINANCE §2.2 ARE HEREBY REQUESTED TO WAIVE THE REQUIREMENT OF CONSTRUCTING PEDESTRIAN FACILITIES.
- A MODIFICATION OF THE PROJECT BOUNDARY TRANSITIONAL YARD AND FENCING REQUIREMENTS OF ZONING ORDINANCE §4.5.5.C.2(b) IS HEREBY REQUESTED.
- A MODIFICATION OF THE MASTER DEVELOPMENT PLAN CHECKLIST REQUIREMENT TO LOCATE ALL TREES ON THE PROJECT HAVING A DIAMETER OF FIVE (5) INCHES OR GREATER IS HEREBY REQUESTED.
- A WAIVER OF THE REQUIREMENT TO SUBMIT A WATER QUALITY IMPACT ASSESSMENT (WQIA) IS HEREBY REQUESTED.

SITE TABULATIONS

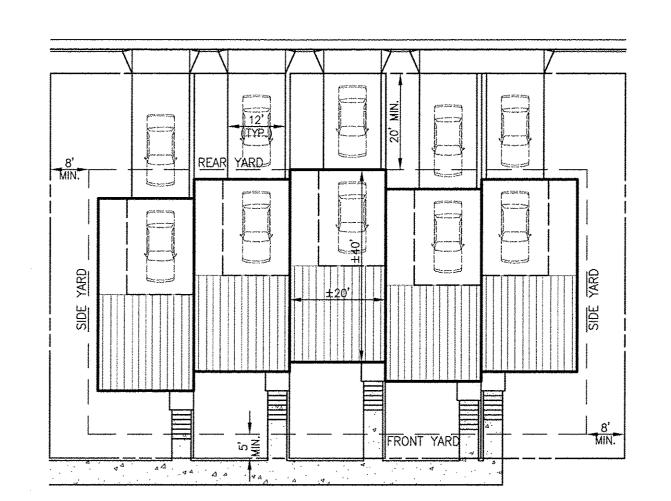
TOTAL	359,435¢	(8.251 Ac)	TOTAL	359,435 ø	(8.251 Ac)
			PARCEL "A"	52,032 ¢	(1.194 Ac) $= 1.635 Ac$
			LOTS 1-10	19,200¢	(0.441 Ac) TOWNHOUSE TOTAL
OUTLET ROAD	16,792¢	(0.385 Ac)	OUTLET ROAD	16,792∮	(0.385 Ac))
PARCEL 123	211,016∮	(4.844 Ac)	PARCEL 123	211,016∮	(4.844 Ac) = 6.616 Ac
PARCEL 122A	131,627∮	(3.022 Ac)	PARCEL 122A1	60,395∮	(1.387 Ac) CHURCH TOTAL (4.844 Ac) =6.616 Ac
<u>EXISTING</u>		-	<u>PROPOSED</u>		
SITE AREA:					

PD-M ZONE	REQUIRED	PROVIDED
NUMBER OF UNITS	steen steen	10 Single—family Attached
MINIMUM SITE AREA	2 Ac	8.251 Ac
MAXIMUM DENSITY	N/A	6.1 DU/Ac
MAXIMUM FLOOR AREA RATIO	N/A	0.16 (43,000¢ Church + 16,000¢ Townhouses = 59,000¢ Total)
MINIMUM LOT AREA	N/A	1,600∮
MINIMUM LOT WIDTH	N/A	20'
MAXIMUM BUILDING HEIGHT	N/A	40' for Residential ±32' for Existing Church ±100' for Existing Church Spire
MINIMUM YARDS	N/A	See Typical Lot Detail
MINIMUM RECREATION & OPEN SPACE AREA	20%	See Sheet 9

PARKING TABULATIONS

PARKING REQUIRED (2 Spaces/Unit)	20 Space
PARKING IN GARAGES	10 Space
PARKING IN DRIVEWAYS	+ 10 Space
SURFACE PARKING ON PROPOSED PRIVATE STREETS	+ 10 Space
PARKING PROVIDED	30 Spaces
	101 Space
PARKING REQUIRED (1 Space/4 Seats)	
PARKING REQUIRED (1 Space/4 Seats) PRE-DEVELOPMENT PARKING TOTAL	182 Space
PARKING REQUIRED (1 Space/4 Seats) PRE-DEVELOPMENT PARKING TOTAL PARKING REMOVED FOR TOWNHOUSE DEVELOPMENT	182 Space: - 72 Space:
CHURCH: (404 Seats) PARKING REQUIRED (1 Space/4 Seats) PRE-DEVELOPMENT PARKING TOTAL PARKING REMOVED FOR TOWNHOUSE DEVELOPMENT PARKING PROVIDED WITH FUTURE PARKING LOT PARKING PROVIDED	182 Space
PARKING REQUIRED (1 Space/4 Seats) PRE-DEVELOPMENT PARKING TOTAL PARKING REMOVED FOR TOWNHOUSE DEVELOPMENT PARKING PROVIDED WITH FUTURE PARKING LOT	182 Space: - 72 Space: + 38 Space:

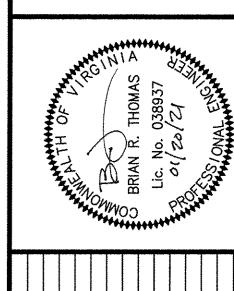
TOTAL FOR ALL USES :	
PARKING REQUIRED (20 + 101 + 43)	164 Spaces
PARKING PROVIDED (30 + 148 + 43)	221 Spaces



TYPICAL LOT LAYOUT

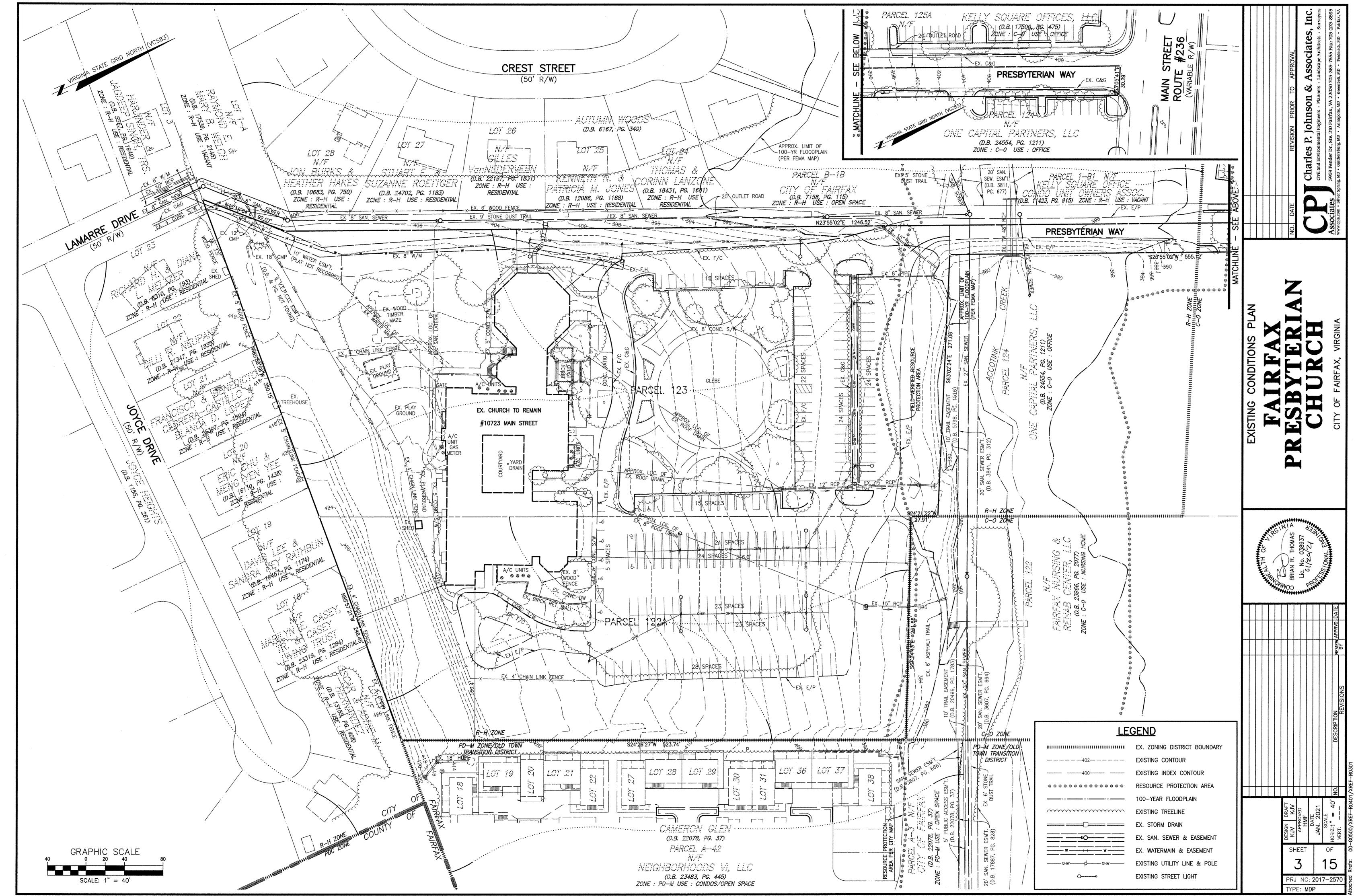
SCALE : 1" = 20'

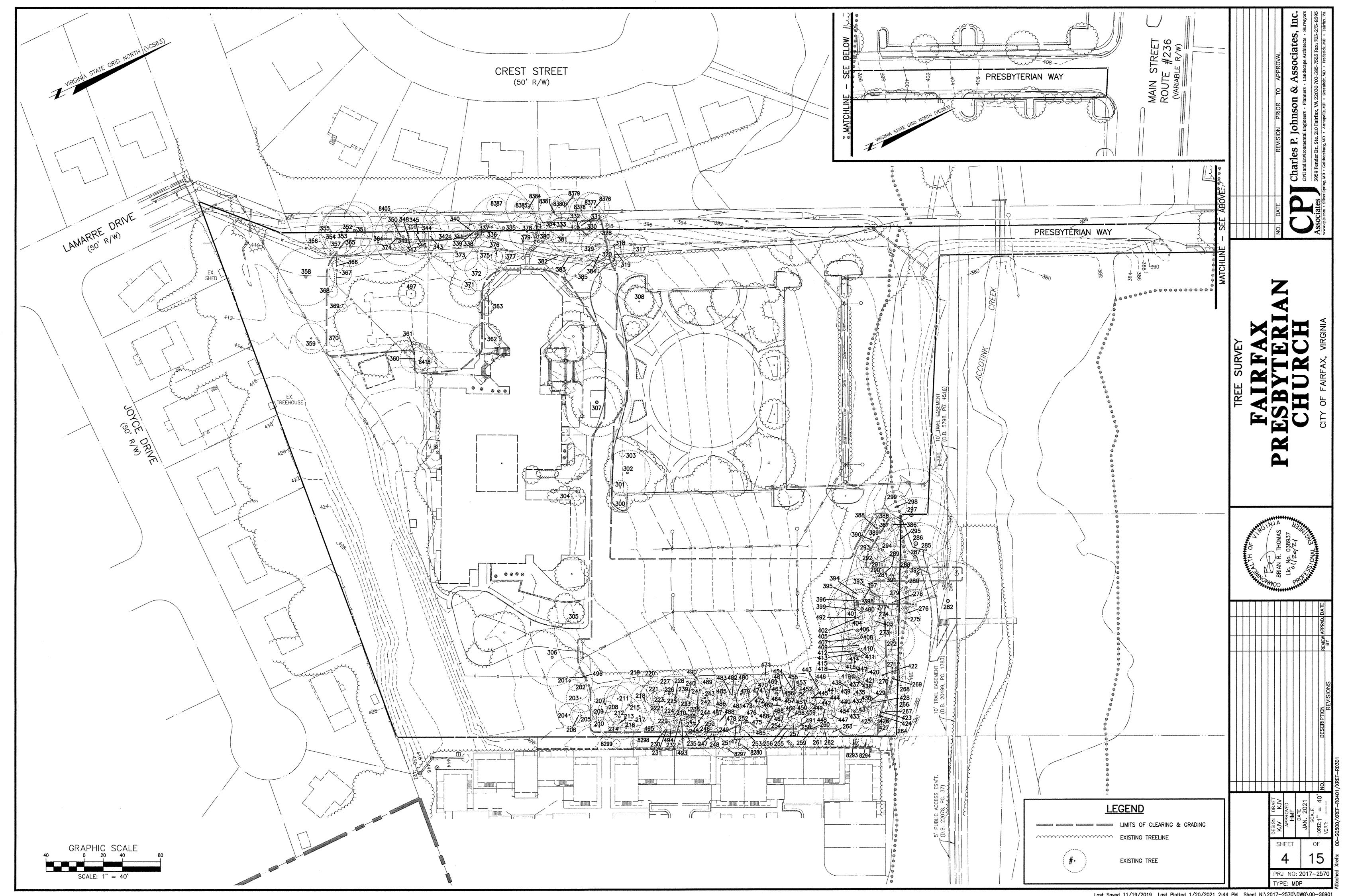
FAIRI PRESBYT CHUR



43 Spaces

NO. DESCRIPTION
DESCRIPTION REVIEW APP





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224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241	bigtooth aspen tulip tree tulip tree flowering dogwood tulip tree black locust black locust black locust tulip tree eastern white pine black locust tulip tree	9 12 21 4 22 6 5 6 7 6 9 5 14 16 9 5	0 45 80 70 80 80 75 75 0 70 70 75 75 80 0	25 10 20 10 10 15 5 10 10 20	X			REMOVE
225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241	tulip tree tulip tree flowering dogwood tulip tree black locust black locust black locust tulip tree eastern white pine black locust black locust tulip tree tulip tree tulip tree tulip tree black locust tulip tree tulip tree black locust	12 21 4 22 6 5 6 7 6 9 5 14 16 9 5	80 70 80 80 75 75 0 70 70 75 75 80	25 10 20 10 10 15 5 10 10 20	X			REMOVE REMOVE REMOVE REMOVE REMOVE REMOVE REMOVE REMOVE REMOVE
227 228 229 230 231 232 233 234 235 236 237 238 239 240 241	flowering dogwood tulip tree black locust black locust black locust tulip tree eastern white pine black locust black locust tulip tree tulip tree tulip tree black locust tulip tree tulip tree black locust black locust	4 22 6 5 6 7 6 9 5 14 16 9 5	70 80 80 75 75 0 70 70 75 75 80	10 20 10 10 15 5 10 10 20	X			REMOVE REMOVE REMOVE REMOVE REMOVE REMOVE REMOVE
229 230 231 232 233 234 235 236 237 238 239 240 241	black locust black locust black locust tulip tree eastern white pine black locust black locust tulip tree tulip tree black locust black cherry tulip tree	6 5 6 7 6 9 5 14 16 9 5	80 75 75 0 70 70 75 75 80 0	10 10 15 5 10 10 20	X			REMOVE REMOVE REMOVE REMOVE
231 232 233 234 235 236 237 238 239 240 241	black locust tulip tree eastern white pine black locust black locust tulip tree tulip tree black locust black cherry tulip tree	6 7 6 9 5 14 16 9 5	75 0 70 70 75 75 80 0	15 5 10 10 20	X			REMOVE REMOVE REMOVE
232 233 234 235 236 237 238 239 240 241	tulip tree eastern white pine black locust black locust tulip tree tulip tree black locust black cherry tulip tree	7 6 9 5 14 16 9 5	0 70 70 75 75 80 0	5 10 10 20	X			REMOVE REMOVE
234 235 236 237 238 239 240 241	black locust black locust tulip tree tulip tree black locust black cherry tulip tree	9 5 14 16 9 5	70 75 75 80 0	10 10 20				
236 237 238 239 240 241	tulip tree tulip tree black locust black cherry tulip tree	14 16 9 5 17	75 80 0	20		1		
237 238 239 240 241	tulip tree black locust black cherry tulip tree	9 5 17	0	20	1			REMOVE REMOVE
239 240 241	black cherry tulip tree	5 17		}	X			REMOVE REMOVE
241			<u> </u>		X			REMOVE
		6	80 70	25 10				REMOVE REMOVE
242 243	tulip tree red maple	23 5	80 65	20 10				REMOVE REMOVE
244	tulip tree black locust	16	80	20 10				REMOVE REMOVE
245 246	black locust	4 6	80	15	·			REMOVE
247 248	black locust black locust	<u>5</u> 7	80 80	15 15				PRESERVE PRESERVE
249 250	black locust red maple	5 12,6	80 65	5 15				REMOVE REMOVE
251	blackgum	6 5	75 75	15				PRESERVE PRESERVE
252 253	black locust black locust	6	75	10 10				PRESERVE
254 255	black locust tulip tree	6 5	80 80	15 10				REMOVE PRESERVE
256 257	tulip tree tulip tree	5 5	70 75	10 10				REMOVE REMOVE
258	tulip tree	7	80	10				REMOVE
259 260	black locust black locust	4 4	75 75	10 5				PRESERVE REMOVE
261 262	tulip tree tulip tree	5 4	75 70	10 5			-	PRESERVE REMOVE
263 264	tulip tree black locust	5,4 5	70 70	10 10				PRESERVE PRESERVE
266	black cherry	6	50	5		Х		REMOVE
267 268	tulip tree tulip tree	11 9	85 80	20 15			Х	REMOVE PRESERVE
269 270	sassafras American sycamore	<u>8</u> 11	80 80	15 15				PRESERVE REMOVE
	American sycamore tulip tree	15 25	80 75	20				PRESERVE PRESERVE
273	American sycamore	14	75	15		ļ	<u> </u>	PRESERVE
274 275	tulip tree American elm	21 9	75 80	25 15			X	REMOVE PRESERVE
276 277	American holly tulip tree	3 21	80 85	5 25		<u> </u>	Х	PRESERVE REMOVE
278 279	tulip tree black cherry	7 15	80 70	15 15				PRESERVE PRESERVE
280	tulip tree	8	65	5			X	REMOVE*
282 285	tulip tree tulip tree	30,25 22	80 60	25 20		Х	X	PRESERVE*
286 287	tulip tree tulip tree	35 24,10	75 55	40 20		Х	X	PRESERVE*
288	red maple	8	45	10	V	X	X	REMOVE*
289 290	tulip tree American elm	10 10	65	10	Х			REMOVE REMOVE
291 292	American elm red maple	15 11	70 75	15 15		<u> </u>		REMOVE PRESERVE
293 294	eastern red cedar American elm	12	75 0	15	X			REMOVE REMOVE
295	black cherry	9	75	10				PRESERVE
296 297	black cherry red maple	8 20,20,18,10,6	25 50	5 20	<u> </u>	X	X	REMOVE*
298 299	black cherry black cherry	10	55 75	10 15		Х		REMOVE PRESERVE
300 c	common crapemyrtle	6,6,4	80	10				PRESERVE
301 302	flowering dogwood American holly	8 14,12,9,9,9	55 75	5 15		X		PRESERVE PRESERVE
303 304	fringe tree magnolia species	6,5,4,4 5,5,4	60 80	10 10		ļ —		PRESERVE PRESERVE
305	purpleleaf plum	10	80	10				PRESERVE PRESERVE
306 307 308	eastern white pine willow oak	30 35	80 90 70	25 45 15				PRESERVE*

Tree #	Species	Size	Condition	Crown Radius				Status
п		dbh	%	Avg. Radius (ft)	* Dead Tree	* Poor Condition	* Off Site/Co-Owned	
317 318	tulip tree southern catalpa	20 15	80 80	20 20				PRESERVE PRESERVE
319	southern catalpa	4	70	10				PRESERVE
320 328	scarlet oak hickory species	20 11	80 80	25 15			Х	REMOVE PRESERVE
329 330	tulip tree blackgum	18 5	80	20 5		X	Х	REMOVE*
331	red maple	11	80	15		<u> </u>	Х	PRESERVE
332 333	white oak hickory species	30 9	80 80	35 15			X	REMOVE*
334 335	blackgum hickory species	12 28	75 85	15 35			X	REMOVE*
336	red maple	8	45	15		Х	Х	REMOVE*
337 338	red maple tulip tree	10 42	75 85	15 35			X	REMOVE*
339 340	white oak white oak	6 5	80 70	15 10			X	PRESERVE PRESERVE
341	white oak	5	0		Χ			REMOVE
342 343	white oak Norway spruce	21 4,3	80 35	25 0		Х		REMOVE REMOVE
344 345	scarlet oak scarlet oak	23 23	75 80	25 30		<u> </u>	Х	PRESERVE REMOVE
346 347	white oak	10	65 65	15 10				PRESERVE REMOVE
348	white oak white oak	14	75	20				REMOVE
349 350	tulip tree red maple	26 10,8	80 70	35 15				REMOVE REMOVE
351 352	red maple red maple	20,14,12	70 75	25 30			X	PRESERVE PRESERVE
353	red maple	22	80	25			Χ	PRESERVE
354 355	red maple American elm	15,15 5	55 80	20 15	-	X	X	REMOVE* PRESERVE
356 357	American elm black cherry	5 12	75 70	10 20				PRESERVE PRESERVE
358	red maple	36	70	25				PRESERVE
359 360	sweet cherry green ash	14 5,5,4,4,4	35 75	10 15		X		REMOVE REMOVE
361 362	American holly eastern redbud	7	80 70	10 15				REMOVE PRESERVE
363 364	flowering dogwood white oak	6 19	0 65	25	Х			REMOVE REMOVE
365	white oak	17	70	20				REMOVE
366 367	American elm tulip tree	5 12	80 70	10 15				REMOVE REMOVE
368 369	Japanese maple Chinese privet	2,1,1,1 6	70 70	10 10				REMOVE REMOVE
370	black cherry	5,4	65 80	10				REMOVE REMOVE
371 372	Japanese maple Japanese maple	5,5,4 8,7,6,6	80	15				REMOVE
373 374	American beech black oak	14 10	85 75	15 20				REMOVE REMOVE
375 376	eastern red cedar eastern redbud	14 5	65 75	15 10				REMOVE REMOVE
377	American elm	7	75	15				REMOVE REMOVE
378 379	red maple eastern hemlock	18 5	80 55	20 5		X		REMOVE
380 381	red maple tulip tree	9,5 18	70 80	15 20				REMOVE REMOVE
382 383	eastern redbud eastern redbud	8 5,3	80 80	15 15				REMOVE REMOVE
384	eastern redbud	5	75	15				REMOVE
385 386	Colorado spruce American elm	16 11	70 65	15 15				REMOVE REMOVE
387 388	red maple red maple	8 14	75 80	10 20	-			REMOVE REMOVE
389	black cherry	13	60	10				REMOVE REMOVE
390 391	black locust tulip tree	24	80	20				REMOVE
392 393	tulip tree Virginia pine	19 15	60 60	20 10		X	X	REMOVE*
394 395	red maple	6	0 65	10	Х			REMOVE REMOVE
396	eastern cottonwood	21	75	25				REMOVE
397 398	American elm red maple	6 9	65 80	5 15				REMOVE REMOVE
399 400	royal paulownia tulip tree	23 24	65 80	15 30				REMOVE REMOVE
401	red maple	12	75	20				REMOVE
402 403	American elm red maple	4 5	80	5 10		Parameter state of the state of		REMOVE REMOVE
404 405	red maple black cherry	5 9	80 65	10 10				REMOVE REMOVE
406 407	black locust American elm	15,18 15	45 75	15 15		Х		REMOVE REMOVE
408	tulip tree	24	80	25				REMOVE
409 410	American elm American elm	9 8	75 65	10 5				REMOVE REMOVE
411 412	red maple American elm	7 8	75 65	10 10				REMOVE REMOVE
413	American elm	4 16	70 65	5 15				REMOVE REMOVE
414 415	black locust American elm	8	50	10		X		REMOVE
416 417	white mulberry red maple	8,4 8	55 80	10 15		X		REMOVE REMOVE
418 419	red maple tulip tree	5 31	0 80	35	Х	-	<u> </u>	REMOVE REMOVE
420	American elm	9 5	80	15 10				REMOVE REMOVE
421 422	American elm tulip tree	18	85 85	20				REMOVE
423 424	black locust tulip tree	11 9	70 70	10 15				REMOVE REMOVE
425	tulip tree	11	75	15 5				REMOVE

Tree #	Species	Size	Condition	Crown Radius				Status
		dbh	%	Avg. Radius (ft)	* Dead Tree	* Poor Condition	* Off Site/Co-Owned	
427	black cherry	7	70	15				REMOVE
428	tulip tree	<u>16</u>	75	20				REMOVE
429	tulip tree red maple	<u>5</u> 5	65 70	5 10				REMOVE REMOVE
431	American elm	4	65	5				REMOVE
432	tulip tree	9	75	15		V		REMOVE
433	black locust sweet cherry	<u>18</u> 6	55 60	15 5		X		REMOVE REMOVE
435	black locust	17	75	20				REMOVE
436	black locust American elm	5 5	70	10	X			REMOVE REMOVE
438	sweet cherry	5	70	10				REMOVE
439	tulip tree	11	75	15				REMOVE
440 441	sweet cherry black locust	6 14	65	10 20				REMOVE REMOVE
442	tulip tree	17	80	20				REMOVE
443	black cherry	5	70	10				REMOVE
444	black locust	8 21	65 75	10 25				REMOVE REMOVE
445 446	black locust black cherry	10,9	70	15				REMOVE
447	sweet cherry	3,2	45	5				REMOVE
448	red maple	5	55	5		X		REMOVE
449 450	sweet cherry tulip tree	<u>6</u> 5	70 75	10 10				REMOVE REMOVE
451	tulip tree	16	75	20				REMOVE
452	red maple	6	70	10				REMOVE
453 454	black locust white mulberry	16 6	70 65	20 10	ļ			REMOVE REMOVE
455	sassafras	5	75	10				REMOVE
456	black locust	6,7	0	_	Χ			REMOVE
457 458	sweet cherry red maple	3,2 7	60 70	5 10				REMOVE REMOVE
459	tulip tree	5,2	60	10				REMOVE
460	sweet cherry	4	65	5				REMOVE
461 462	red maple sweet cherry	<u>4</u> 5	75 80	10 10				REMOVE REMOVE
463	tulip tree	21	75	20		<u> </u>		REMOVE
464	red maple	9	75	20				REMOVE
465 466	black cherry sweet cherry	9 4	65 60	15 5				REMOVE REMOVE
467	sweet cherry	5	65	10				REMOVE
467	tulip tree	11	85	20				REMOVE
468 469	sassafras black locust	9 8	50	10	X			REMOVE REMOVE
470	tulip tree	20	80	25		<u> </u>		REMOVE
471	American elm	4	75	5				REMOVE
472 473	red maple sweet cherry	9	80 65	15 10				REMOVE REMOVE
474	black locust	15	70	20				REMOVE
475	sweet cherry	11,6	65	15				REMOVE
476	tulip tree	15 9	80 70	15 15	<u> </u>			REMOVE REMOVE
477 478	red maple tulip tree	33	80	35				REMOVE
479	tulip tree	23	85	25				REMOVE
480	red maple	7	65 75	15 20		<u> </u>	- Control of the Cont	REMOVE REMOVE
481 482	tulip tree tulip tree	15 19	75 80	25		-		REMOVE
483	tulip tree	5	70	10				REMOVE
484	tulip tree	12 15	75	15	ļ	ļ		REMOVE REMOVE
485 486	tulip tree tulip tree	15 7	75 75	20 10		<u> </u>		REMOVE
487	bigtooth aspen	12	80	15				REMOVE
488	red maple	6	80	15				REMOVE
489	royal paulownia flowering dogwood	<u>8</u> 4	75 75	15				REMOVE REMOVE
491	sassafras	4	70	5				REMOVE
492	American elm	9	70	10				REMOVE
493 494	black locust black locust	5 5	70	5 10	 			REMOVE REMOVE
495	black locust	4	75	5		 	<u> </u>	REMOVE
496	cherry species	6	70	10				PRESERVE
497 8280	Japanese maple blackgum	5 5	70 85	5	ļ	<u> </u>	X	REMOVE PRESERVE
8293	white oak	5	75	10			X	PRESERVE
8294	white oak	5	75	10			X	PRESERVE
8297 8298	blackgum Japanese zelkova	3 4	85 80	10 5		<u> </u>	X	PRESERVE PRESERVE
8298	Japanese zelkova Japanese zelkova	4	80	5		 	X	PRESERVE
8376	scarlet oak	16	65	20			Χ	PRESERVE
8377	hickory species	15 12	85 75	20 15	<u> </u>		X	PRESERVE PRESERVE
8378 8379	tulip tree white oak	12	75	15	<u> </u>	-	X	PRESERVE
8380	blackgum	8	65	10			Χ	PRESERVE
8381	tulip tree	15	75	15	ļ		X	PRESERVE
8384 8385	hickory species blackgum	20,12 10	80 40	25 5	-	X	X	PRESERVE PRESERVE
8387	hickory species	12	80	15		Ë	Χ	PRESERVE
8405	red maple Colorado spruce	4 8	75 0	10	Х	<u> </u>	Х	PRESERVE REMOVE

structure or other contributing factors.

City of Fairfax Tree Preservation Narrative

1. All work performed shall meet or exceed industry standards as most recently published by the international society of arboriculture (ISA), American national standards institute (ANSI A-300), or the tree care industry association (TCIA). In the event treatments prescribed are not covered by an existing standard, work shall meet or exceed standards approved by the City of Fairfax Virginia.

2. A professional ISA certified Arborist shall be obtained to ensure the proper implementation of the tree preservation plan as the "project arborist" if required by a City of Fairfax Representative.

3. All tree preservation related work occurring in or adjacent to tree preservation areas such as root pruning, installation of tree protection fencing and silt control devices, removal of trash and debris; or extraction of trees designated to be removed to eliminate hazardous conditions shall be performed in a manner that minimizes damage to trees, understory shrubs, herbaceous plants, leaf litter, root systems and soil conditions. The use of equipment in tree preservation areas will be limited to hand-operated equipment such as chainsaw, wheel barrows, rake and shovels. Any work that requires the use of equipment, such as skid loaders, tractors, trucks, stump-grinders, etc., or any accessory or attachment connected to this type of equipment shall be prohibited subject to review and approval by the Project Arborist and City of Fairfax Virginia.

4. Trees designated in the approved tree conservation plan for "hand removal" in close proximity to the limits of disturbance or within tree save areas shall be removed using a chainsaw as to avoid damage to surrounding trees and understory vegetation to be preserved. If a stump must be removed, this shall be done using a stump-grinding machine in a manner that causes as little disturbance as possible to adjacent trees, vegetation and soil conditions. Project Arborist shall be on-site to monitor all stump grinding operations.

5. Root pruning shall be performed as needed to comply with the requirements of the approved tree conservation plan. Root pruning shall be accomplished in a manner that protects affected

and adjacent vegetation to be preserved, and may include, but not be limited to the following:

root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches.

root pruning shall take place prior to any clearing and grading. Project Arborist shall be on-site to monitor all root pruning operations.

6. Mulching - Following phase II E&S activities, trees indicated for mulching in the approved tree conservation plan shall be mulched. Hardwood chips or shredded mulch shall be applied at a

maximum depth of 4 inches and only within 10 feet of the limits of disturbance or as directed by the Project Arborist.

heavy equipment is prohibited from entering the tree preservation area(s) to distribute mulch.

heavy equipment may be used to distribute chips over tree protection fencing at "distribution locations" determined by "Project Arborist". distribution locations shall be field located by "Project Arborist". Locations shall be chosen to minimize damage to existing overstory and understory vegetation to be preserved.

during distribution of mulch "Project Arborist" should be on-site to monitor operations.

and debris as well as vehicular traffic or the parking of vehicles shall not be permitted within tree preservation areas.

mulch shall be spread by hand inside tree preservation areas. hardwood chips or shredded mulch from site clearing operation should be used where possible.

7. All construction activity beyond the limits of disturbance shown on the tree conservation plan shall be prohibited unless previously approved. The storage of equipment, materials, chemicals,

8. If required by a City of Fairfax Representative at the time of pre-construction meeting, the services of the "Project Arborist" shall be retained. The limits of clearing and grading will be marked with a continuous line of flagging prior to the preconstruction meeting. During the preconstruction meeting, the "Project Arborist" shall walk such limits of clearing and grading with a City of Fairfax representative to determine where adjustments can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing, and such adjustment shall be implemented; provided that no adjustment shall be required that would affect the location and/or design of the approved development.

9. Trees located outside of the limits of clearing and within areas designated to be preserved that have been pre-identified on approved tree preservation plans as "dead", "poor condition" or "potential hazard" shall be evaluated by the Project Arborist during the pre-construction walk-through for removal during the development site's initial land clearing operations. If during the preconstruction walk-through, or during any other inspection of the site, the Project Arborist or a City of Fairfax representative identifies additional trees that have become hazardous or a maintenance nuisance due to the introduction of a target such as a structure, open space frequented by people, or other improvement, removal of these trees shall be required. Removal of trees within close proximity to the limits of disturbance or within tree save areas shall be accomplished as directed by note 4.

10. If required by the City of Fairfax Representative, the services of a Project Arborist shall be retained to monitor implementation of tree preservation activities to ensure they are conducted per approved tree conservation plan as approved by the City of Fairfax. See arborist monitoring schedule for detail.

11. All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or super silt fence to the extent that required trenching does not sever roots within structural rooting zone which can lead to structural failure and/or uprooting of trees, shall be erected at the limits of clearing and grading adjacent to the tree preservation areas as shown on the phase I & II erosion and sediment control sheets.

12. Signs stating "tree preservation area - keep out" shall be affixed to the tree preservation fence at least every 50 feet. Signs shall alternate between English and Spanish.

13.) Poor condition trees. Trees designated poor condition in the approved tree conservation plan are subject to additional inspection, removal, pruning or other arboricultural practices at time of initial land clearing phase.

City of Fairfax Tree Conservation Plan Phasing

1.) Prior to the pre-construction meeting the limits of clearing shall be flagged on site.

2.) Areas show on the approved plans to be preserved that do not contain significant vegetation shall be reviewed on site. If warranted, approval from the City of Fairfax for an exemption from preservation and protection requirements shall be determined at this time.

3.) Trees located outside of the limits of clearing and within tree preservation areas that have been pre-identified on approved tree preservation plans as "dead", "poor condition" or "potential hazard" shall be evaluated by the Project Arborist during the pre-construction walk-through for removal during the development site's initial land

4.) If during the preconstruction walk-through, or during any other inspection of the site, the Project Arborist or a City of Fairfax representative identifies additional trees that have become hazardous or a maintenance nuisance due to the introduction of a target such as a structure, open space frequented by people, or other improvement, removal of these trees shall be required.

5.) If demolition of existing site features is to occur next to trees to be preserved, tree protection measures shall be installed before a demolition permit can be issued.

Initial land clearing operations

1.) Tree protection devices. The above and below-ground portions of all vegetation shown on approved plan to be preserved within and contiguous to the site shall be protected. Protection devices shall be installed prior to any clearing and grading with heavy equipment as specified in the approved tree conservation plan.

2.) Root pruning. Prior to land disturbing activities, root pruning with a vibratory plow, trencher or other device approved by the Project Arborist or City of Fairfax representative shall be conducted along the limits of clearing adjacent to tree preservation areas where called for in the approved tree conservation plan. (see tree preservation narrative and root pruning detail provided)

3.) Trees on the edge of the limits of clearing "hand removals" 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. (see tree preservation narrative note 4)

4.) Trees approved to be removed by Project Arborist or City of Fairfax representatives during pre-construction walk-through shall be removed in conjunction with the development site's initial land clearing operation.

5.) Once clearing is completed and protective devices installed according to the approved phase I erosion and sediment control plan clearing may continue throughout the

Construction phase

1.) Trees and forested areas shall be protected and managed during all phases of construction in accordance with the provisions and site-specific guidance provided within the approved tree conservation plan narrative.

2.) In addition to protecting trees, the permittee shall protect all understory plants, leaf litter and soil conditions found in the forested areas designated for preservation except as allowed by the approved tree conservation plan and narrative. 3.) Monitoring: The permittee shall actively monitor the construction site to ensure that inappropriate activities such as storage of construction materials, dumping of debris,

and traffic by construction equipment and personnel do not occur within areas shown preserved outside the limits of clearing. 4.) Tree protection devices shall be maintained until all work in the vicinity has been completed and shall not be removed or relocated without the consent of the Project Arborist and City of Fairfax Representative.

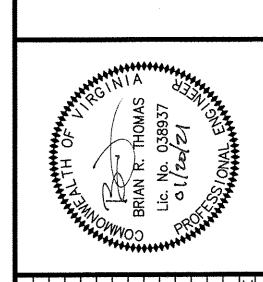
5.) Any damage inflicted to the above or below-ground portions of the trees shown to be preserved shall be repaired immediately.

6.) Any portion of the tree preservation area that is disturbed without prior approval of the City of Fairfax shall be mulched immediately with a minimum of 4-inchs of wood chips or other suitable material as approved by the City of Fairfax or tree conservation plan narrative.

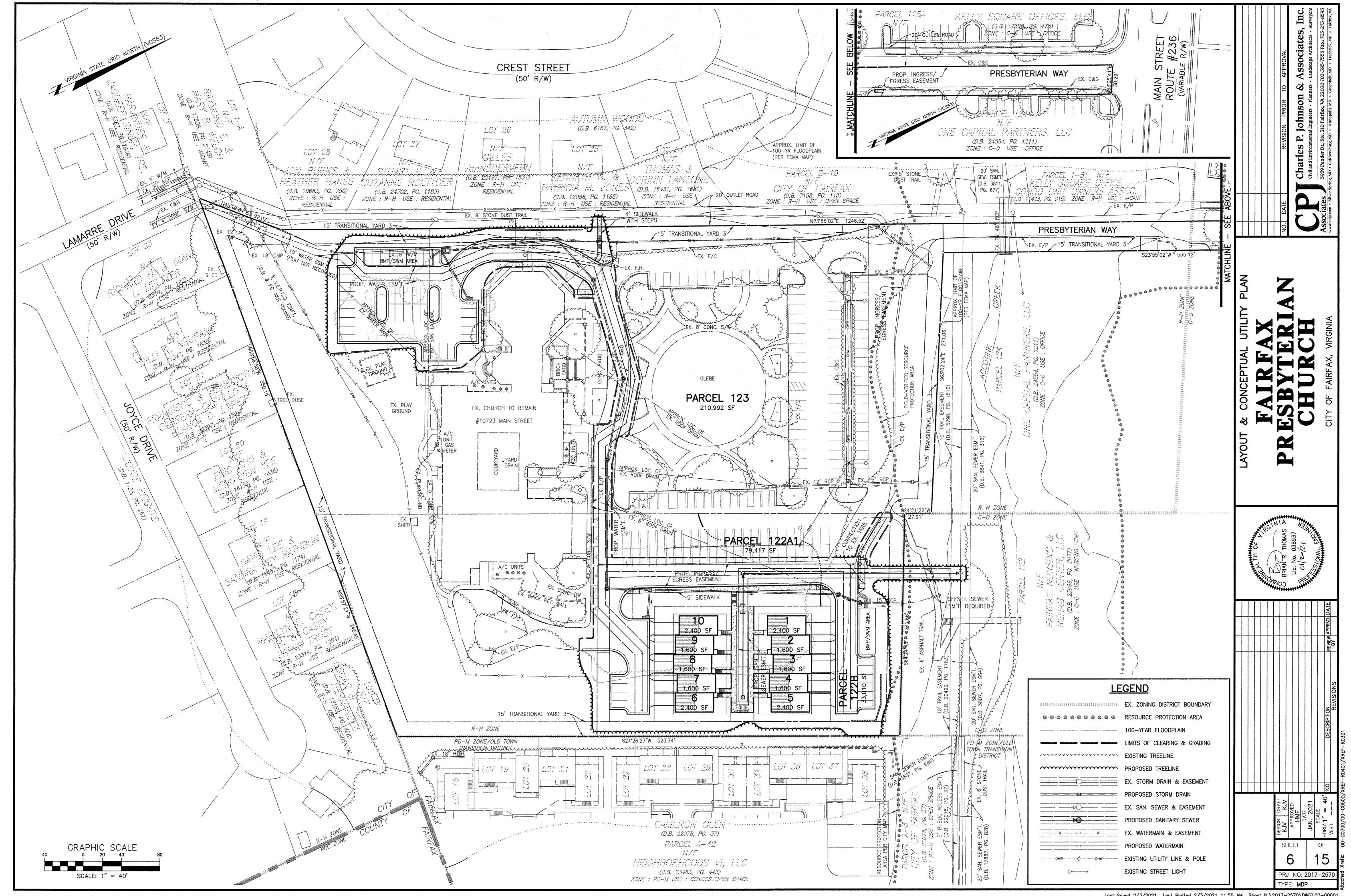
* OFF SITE/CO-OWNED TREE - Tree is either off site or co-owned or definitive ownership could not be determined during initial tree inventory. Ownership shall be determined during pre-construction phase of development. Removal or arboricultural treatment of off site trees is prohibited without written permission from landowner. Location and diameter measurements are "estimated" and the trees condition "assessed visually" from proposed development site.

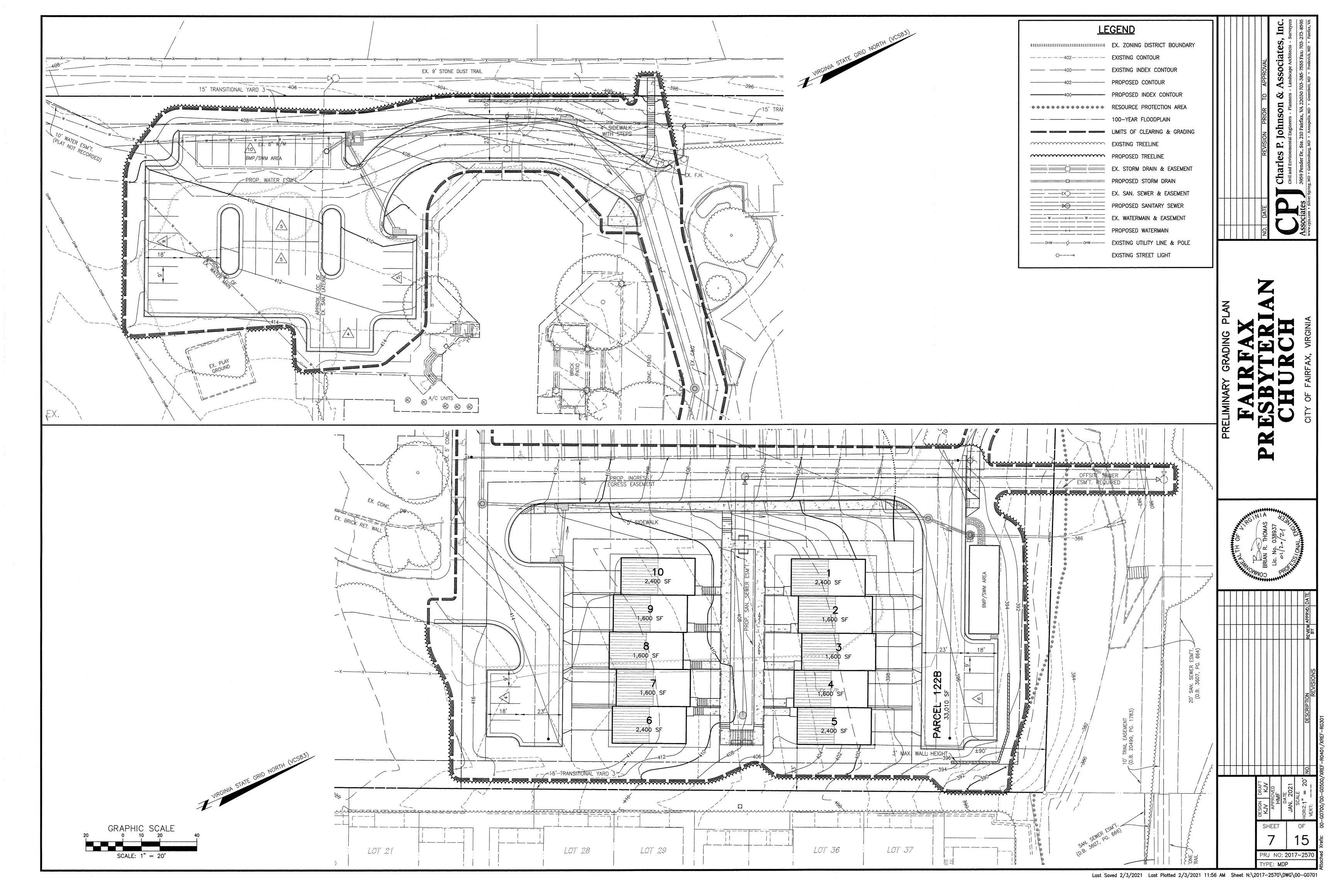
Tree Survey Information Completed by Tree Preservation Consultants, LLC - Arborist Brian Howard - ISA #MA-4677A

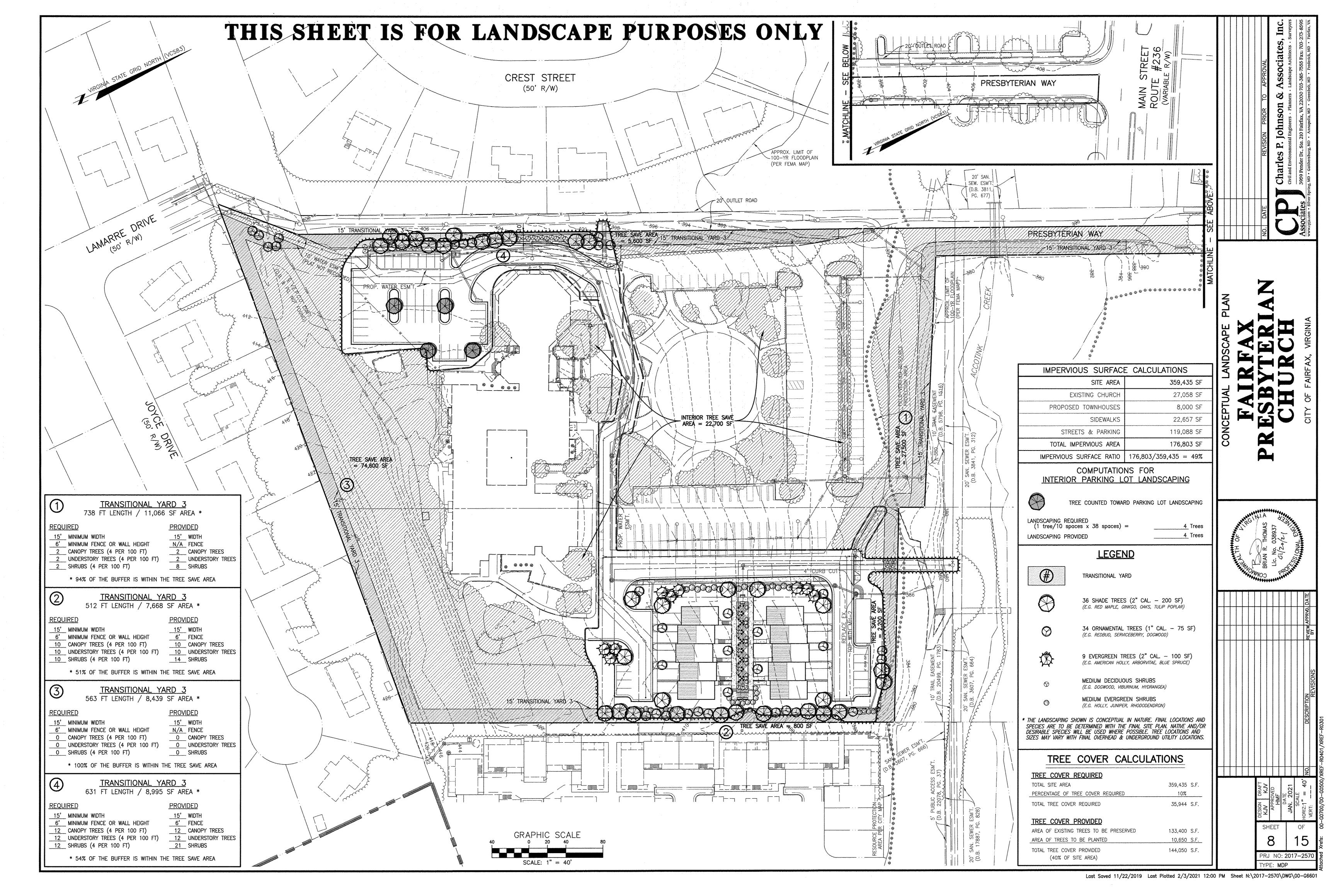
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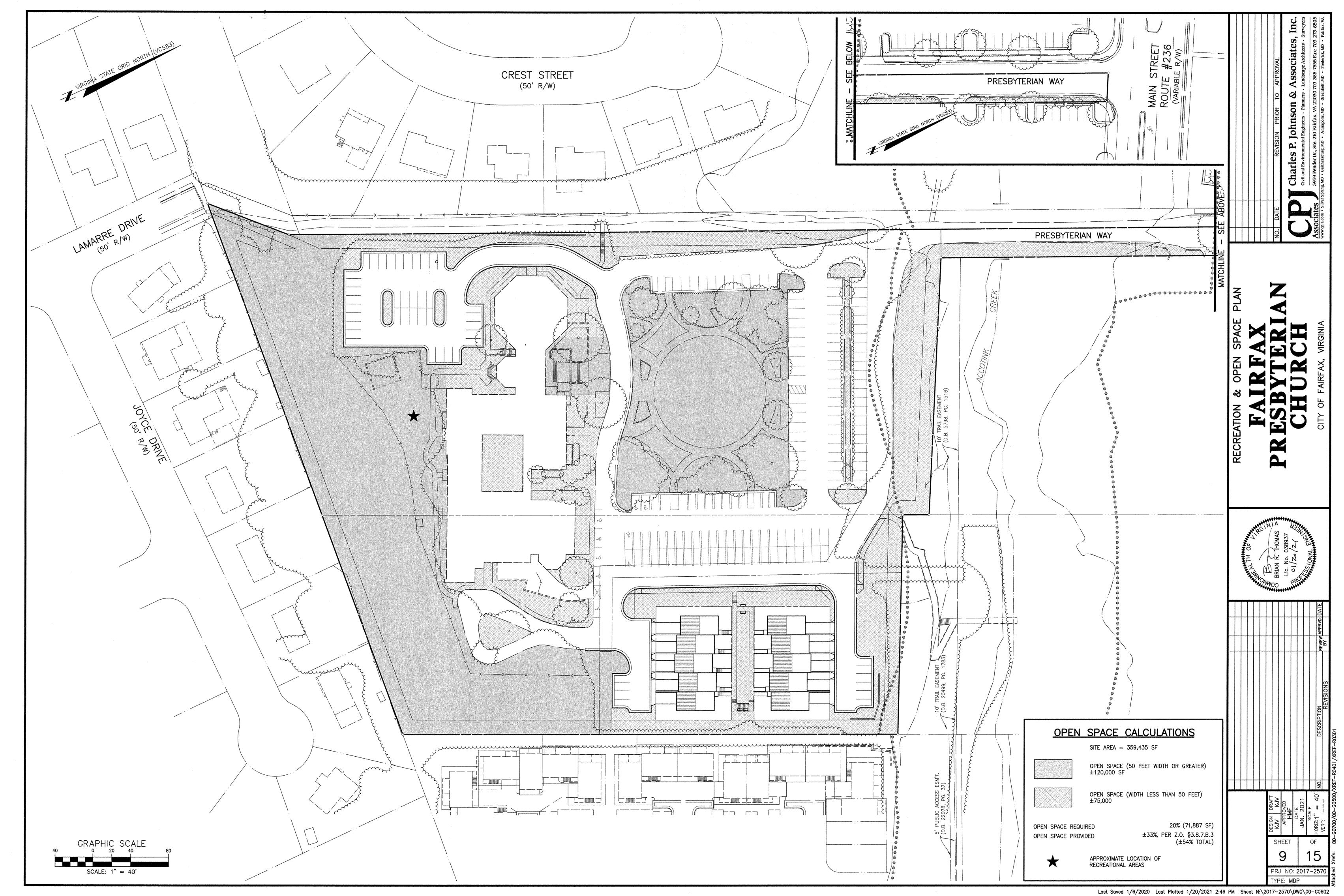


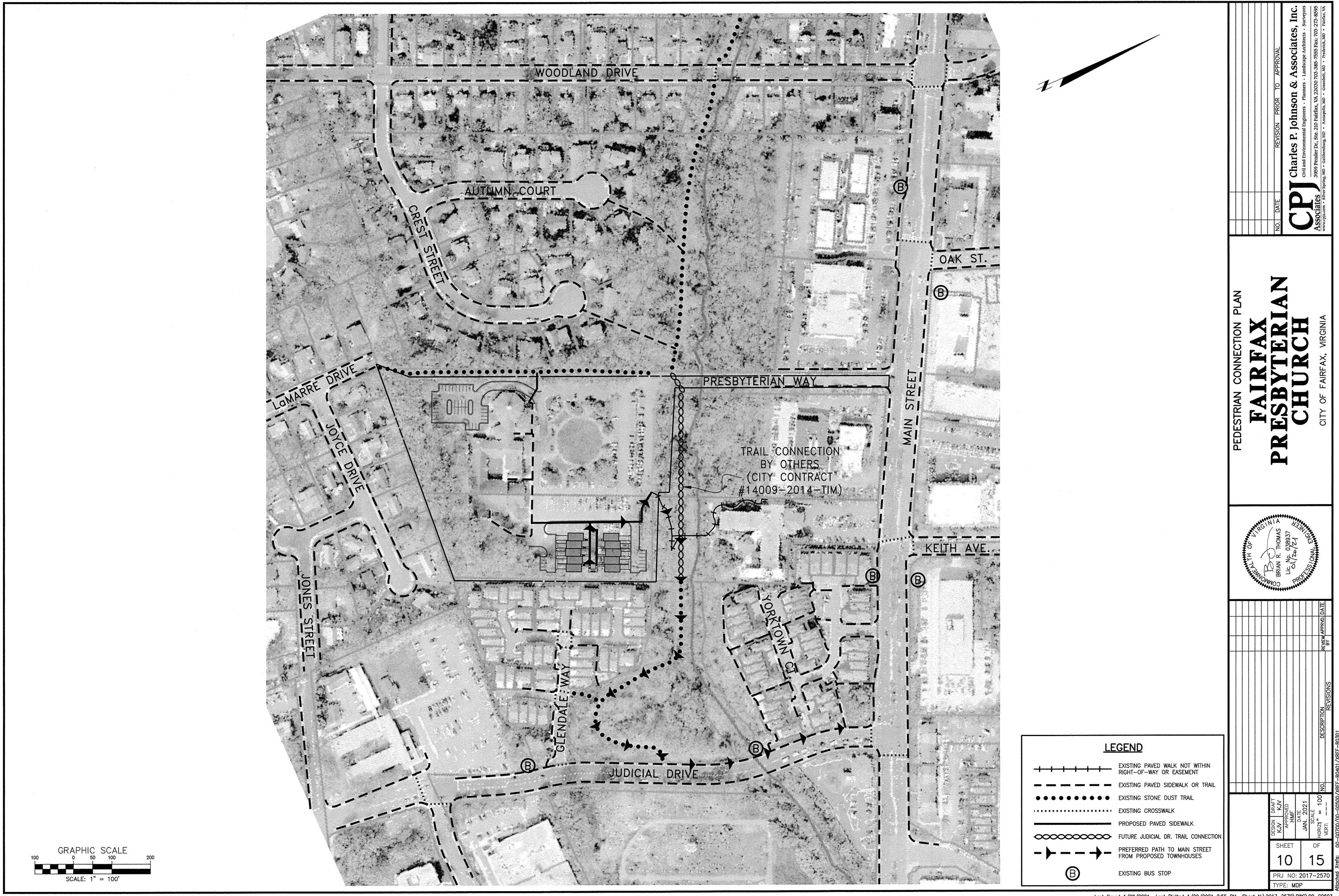
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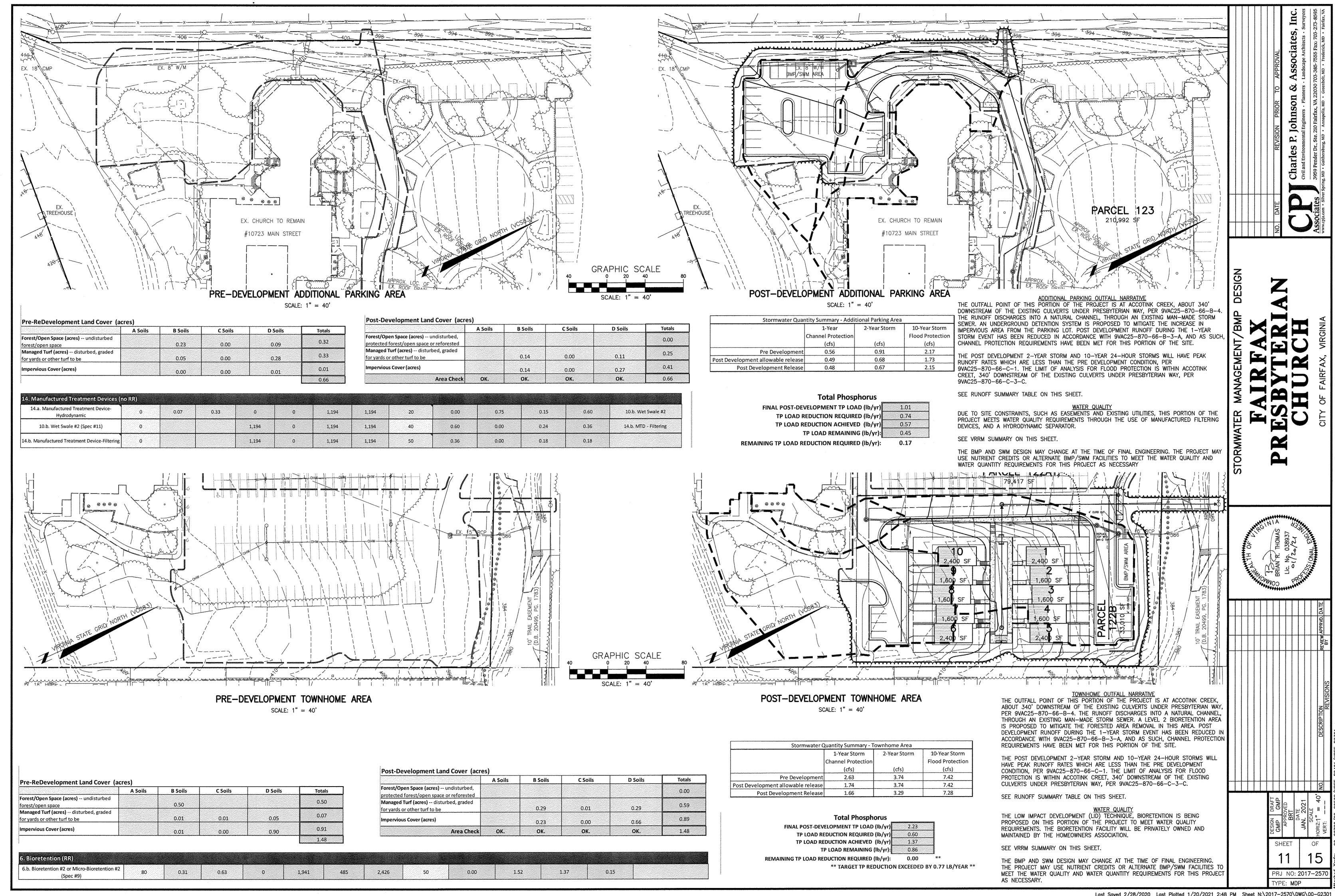








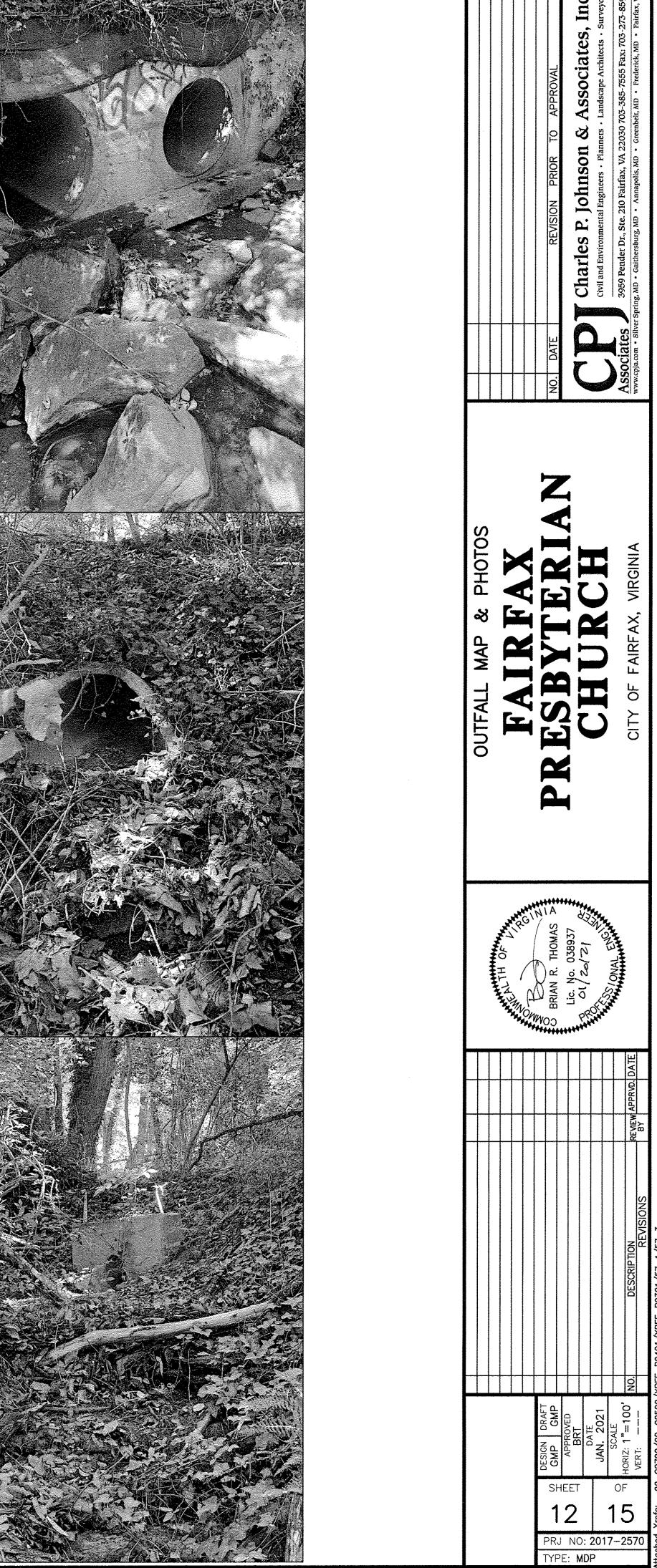




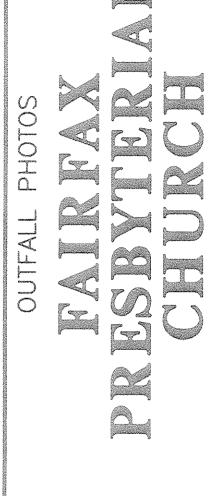




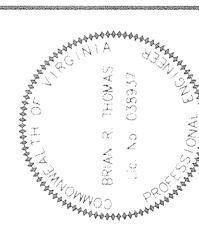




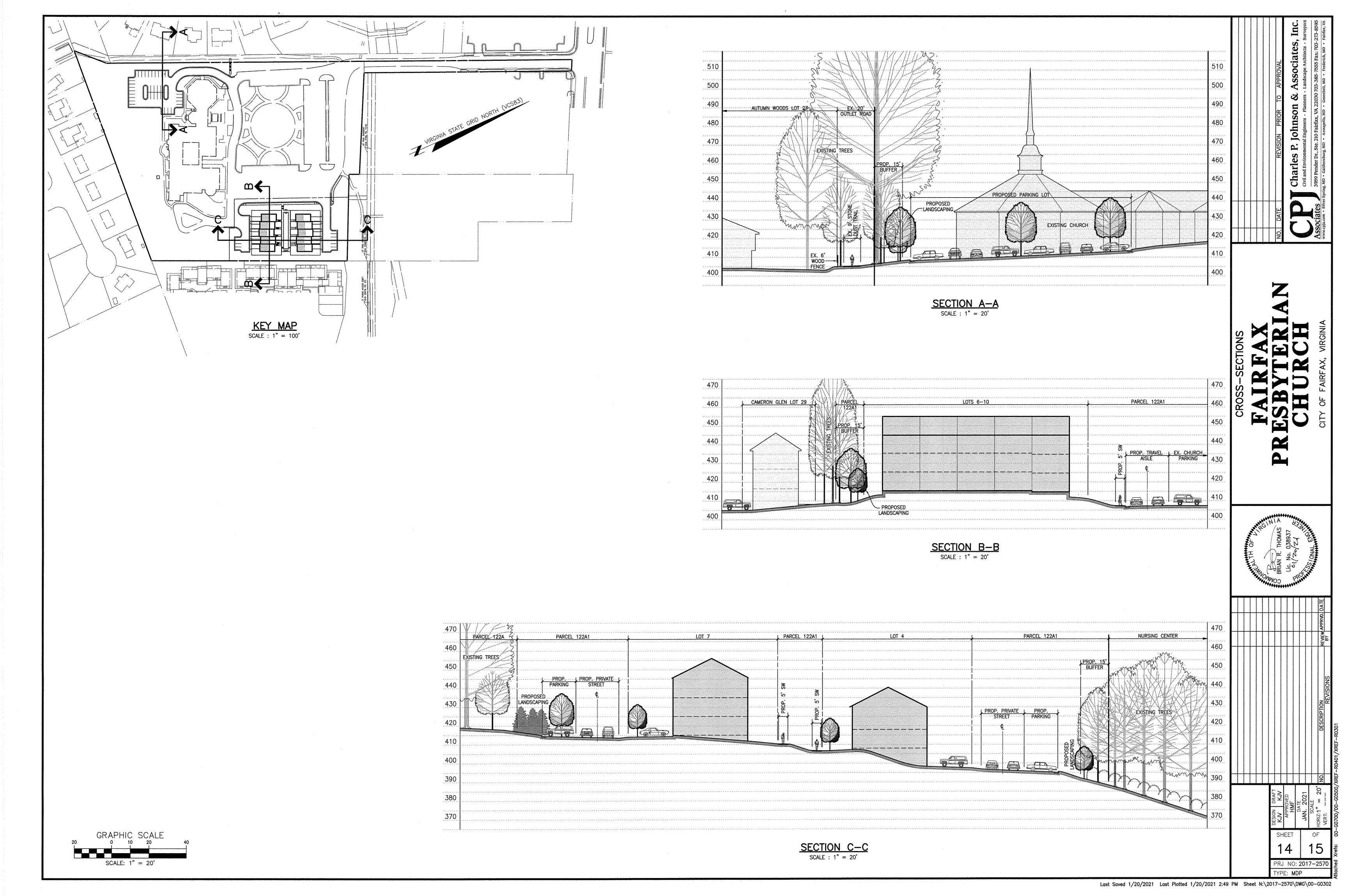








Last Saved 1/20/2021 Last Plotted 1/20/2021 2:48 PM Sheet N:\2017~2570\DWG\00~G2401





NORTH ELEVATION (LOTS 6-10) SCALE: 1/8" = 1'-0"



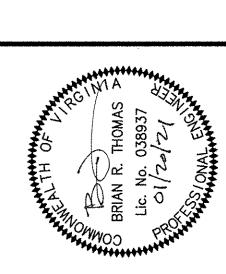
EAST ELEVATION (LOTS 5 & 6)

SCALE: 1/8" = 1'-0"

NOTE: THESE DRAWINGS ARE CONCEPTUAL AND INTENDED TO ILLUSTRATE THE GENERAL CHARACTER OF THE BUILDING, QUALITY OF CONSTRUCTION, AND QUALITY OF MATERIALS. THESE DRAWINGS ARE NOT INTENDED TO REPRESENT FINAL BUILDING DESIGN, OR TO BE INTERPRETED AS A COMMITMENT TO SPECIFIC DIMENSIONS OR BUILDING ELEMENTS. FINAL DESIGN WILL BE DETERMINED AT TIME OF SITE PLAN SUBMISSION.

FAIRFAX
PRESBYTERI
CHURCH

Charles P. Johnson &



PRJ NO: 2017-2570