GENERAL DEVELOPMENT PLAN AMENDMENT

HIGHLANDS AT MANTUA

CITY OF FAIRFAX, VIRGINIA

GENERAL NOTES:

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

PARCEL ID	OWNER	ADDRESS	EXISTING ZONING	PARCEL AREA
58-2-10-001A1	RJL ASSOCIATES	9495 SILVER KING COURT	PD-C (PLANNED DEVELOPMENT COMMERCIAL)	± 2.12 ACRES

2. THIS GDPA SUBMISSION IS AN APPLICATION TO REZONE THE SUBJECT PROPERTY FROM PD-C (PLANNED DEVELOPMENT COMMERCIAL) TO PD-R (PLANNED DEVELOPMENT RESIDENTIAL) DISTRICT. THE DEVELOPMENT PROGRAM ON THE SUBJECT PROPERTY WILL INCLUDE TOWNHOME REDEVELOPMENT.

3. A.) THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE RECORD MERIDIAN (DEED BOOK 24686, PAGE 1228) AND CONFIRMED TO BE VIRGINIA STATE GRID NORTH (VCS 83), BY CURRENT GPS SURVEY.

   B.) THE ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF1929 (NGVD 29), AS ESTABLISHED FROM EXISTING SURVEY CONTROL AND CONFIRMED BY NGS VERTICAL CONVERSION OF CURRENT GPS DATA.

4. NO TITLE REPORT FURNISHED. ALL UNDERLYING TITLE LINES, EASEMENTS, SERVITUDES AND OTHER MATTERS OF TITLE MAY NOT SHOWN HEREON.

5. THE PHYSICAL IMPROVEMENTS AND TOPOGRAPHY SHOWN HEREON ARE BASED UPON A FIELD SURVEY CONDUCTED BY IMEG CONSULTANTS CORP BETWEEN THE DATES OF AUGUST 8, 2023 AND AUGUST 12, 2023.

6. 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.

7. 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 CONSULTANTS CORP SERVICES FOR THE PROJECT AS SHOWN HEREON.

8. 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.

9. 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 AUGUST 8, 2023 AND AUGUST 31, 2023.

10. THE TREES SHOWN HEREON WERE TAGGED AND LOCATED BY THIS FIRM BETWEEN THE DATES OF AUGUST 8, 2023 AND AUGUST 31, 2023.

11. THE AREA SHOWN HEREON IS LOCATED ON THE FLOOD INSURANCE RATE MAP (FIRM), NO. 5155240003D, WITH AN EFFECTIVE DATE OF JUNE 2,2006.

    BY GRAPHIC DEPICTION ONLY, THE PROPERTY SHOWN HEREON IS SHOWN IN:

    - FLOOD ZONE "X" (OTHER AREAS), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE 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 COMMUNITY DEVELOPMENT AND PLANNING.

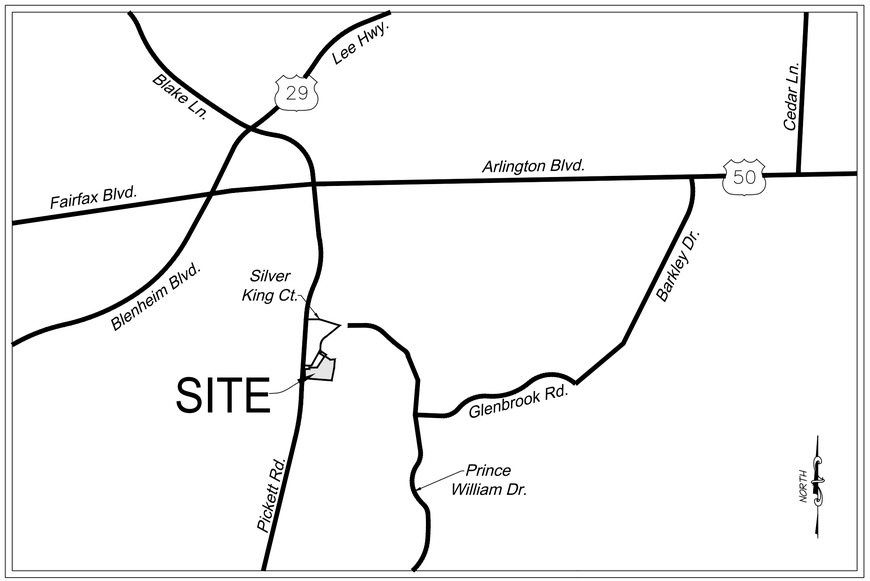
14. THE PROPOSED BUILDING FOOTPRINTS AND SITE IMPROVEMENTS SHOWN HEREIN ARE PRELIMINARY. THE PROPOSED SQUARE FOOTAGE FOR THE PROPOSED BUILDINGS IS APPROXIMATE ONLY AND MAY BE SUBJECT TO MINOR REVISIONS AT THE TIME OF SITE PLAN, SUBJECT TO MARKET CONDITIONS, BUT SUBSTANTIALLY CONSISTENT WITH THE APPROVED 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.



VICINITY MAP
SCALE: 1" = 4000'

Sheet Index	
Sheet Number	Sheet Title
C000	COVER SHEET
C100	OVERALL CONTEXTUAL PLAN
C200	EXISTING CONDITIONS PLAN
C201	TREE PRESERVATION PLAN
C202	TREE PRESERVATION PLAN TABULATIONS
C203	TREE PRESERVATION PLAN NOTES AND DETAILS
C300	GENERAL DEVELOPMENT PLAN
C400	GRADING PLAN
C500	PRELIMINARY BMP AND SWM PLAN
C600	SANITARY SEWER ANALYSIS
C700	TURNING MOVEMENT PLAN
C710	SIGHT DISTANCE
C720	FIRE SAFETY PLAN
C800	OPEN SPACE PLAN AND DETAILS
C900	TOWNHOME ELEVATIONS AND DETAILS
L100	LANDSCAPE PLAN
L101	LANDSCAPE DETAILS & SPECIFICATIONS

PROJECT TEAM:

APPLICANT/ OWNER
R.J.L. ASSOCIATES, INC.
35246 LEESBURG PIKE, SUITE 200
ROUND HILL, VA, 20141

ATTORNEY
BEAN, KINNEY & KORMAN
2311 WILSON BLVD, SUITE 500
ARLINGTON, VA 22201

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

ARCHITECT
CLINT GOOD ARCHITECTS, PC
POST OFFICE BOX 143
LINCOLN, VA 20160

MODIFICATIONS AND WAIVERS:

TO THE BEST KNOWLEDGE OF THE ENGINEER AND APPLICANT, THIS DEVELOPMENT PLAN CONFORMS TO ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS, WITH THE FOLLOWING MODIFICATION AND WAIVER REQUESTS:

1. A WAIVER OF THE ZONING ORDINANCE SECTION 4.5.6. B REQUIREMENT FOR STREET TREES ALONG THE SOUTHERN AND EASTERN ONE WAY PRIVATE STREET DUE TO PROPOSED DEVELOPMENT. STREET TREES ARE PROVIDED ALONG THE NORTHERN AND WESTERN STREET TO THE BEST EXTEND POSSIBLE.

2. A MODIFICATION TO PFM DETAIL 401.01: TYPICAL CURB AND GUTTER STREET SECTION, TO ALLOW FOR A REDUCTION IN ROAD WIDTH OF A PRIVATE ONE WAY ROAD FROM 30' TO 23'.

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COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
03/29/2024
PROFESSIONAL ENGINEER

HIGHLANDS AT MANTUA
GENERAL DEVELOPMENT PLAN AMENDMENT
CITY OF FAIRFAX, VA

MARK	DATE	DESCRIPTION

PROJECT No.: 23005060.00
DRAWING No.: 112931
DATE: 2024-01-24
SCALE: 1" = 4000'
DESIGN: QN
DRAWN: QN
CHECKED: JM

SHEET TITLE:

COVER SHEET

SHEET No.

C000

VIRGINIA STATE GRID NORTH
NAD 83

50 25 0 50 100
GRAPHIC SCALE
1" = 50'

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DRAWING No.: 112931
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SCALE: 1" = 50'
DESIGN: QN
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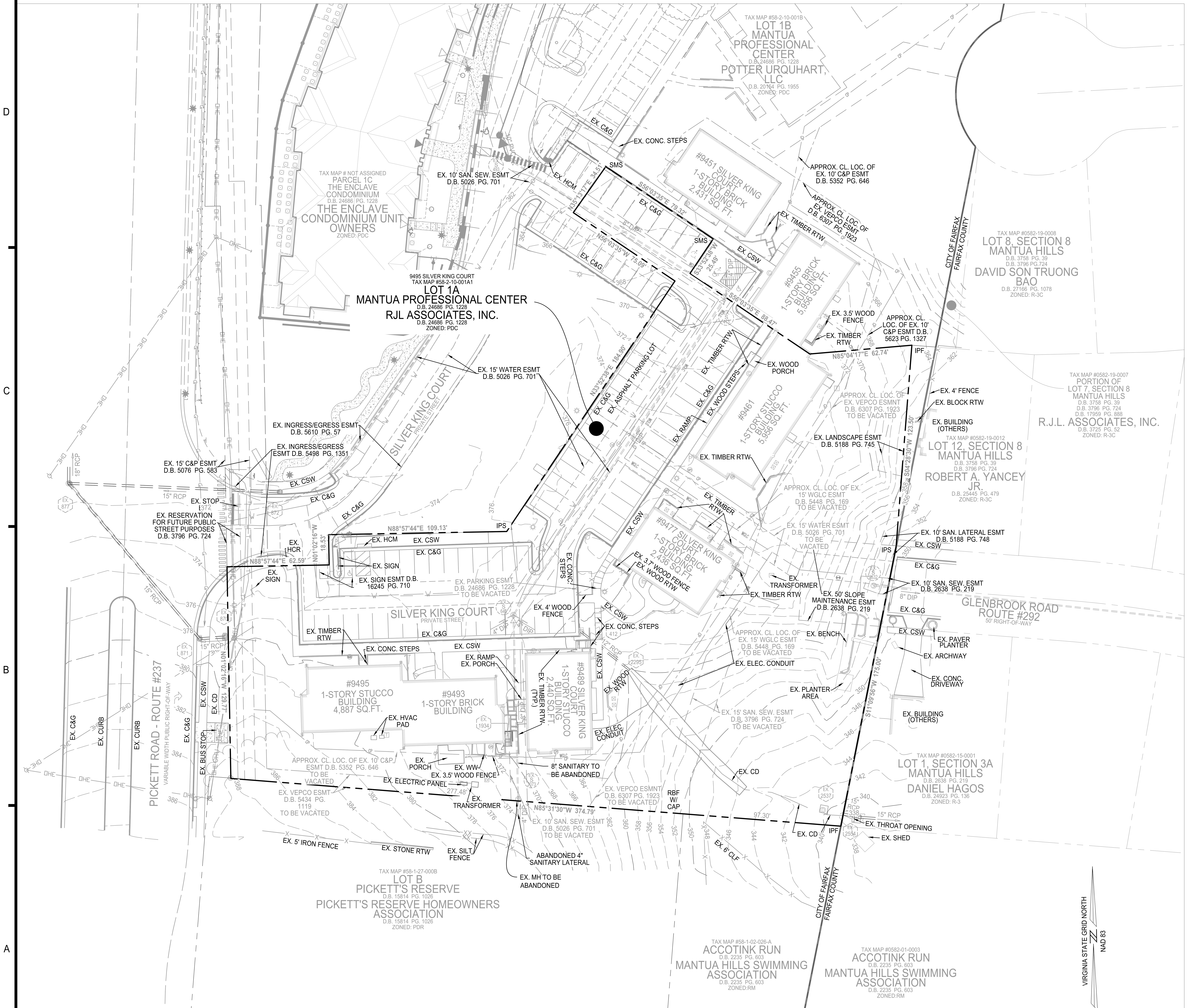
SHEET TITLE:

OVERALL CONTEXTUAL PLAN

SHEET No.
C100



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

NOTE: EXISTING ENCLAVE CONDOMINIUM SITE
FROM SITE PLAN #15090051

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
- 150.0 SPOT SHOT
- SIGN
- TREE
- BUSH
- FLAG POLE
- UNIDENTIFIED

Abbreviations

EX.	EXISTING
CONC.	CONCRETE
C&G	CURB AND GUTTER
EP	EDGE OF PAVEMENT
IPF	IRON PIPE FOUND
IPS	IRON PIPE SET
RBF	REBAR FOUND
PPF	PINCH PIPE FOUND
CMF	CONCRETE MONUMENT FOUND
NS	NOT SET

Linetypes
- INDEX CONTOUR (5')
- INT. CONTOUR (1')
- X FENCE
- OHE OVERHEAD UTILITY WIRE
- VEGETATION LINE
- TV CABLE TV LINE
- E ELECTRIC LINE
- FO FIBER OPTIC LINE
- T TELECOMMUNICATIONS LINE
- W WATER LINE

NOTE

NUMBER OF EXISTING PARKING SPACES TO BE REMOVED:	64

EXISTING COVERAGE	
EXISTING BUILDING COVERAGE (SF):	13,736
EXISTING IMPERVIOUS AREA (SF):	22,549
EXISTING OPEN SPACE (SF):	56,069

SANITARY STRUCTURE DATA

EX. S 2532
RIM EL. = 353.01
INV OUT (8" DIP TO 2536) = 339.81

EX. S 2536
RIM EL. = 327.57
INV IN (8" DIP FROM 2532) = 310.02
INV OUT (8" DIP TO SOUTHEAST) = 309.82

EX. S 2073
RIM EL. = 372.15
INV IN (4" DIP FROM SOUTH) = 363.60
INV OUT (8" DIP TO 645) = 363.54

EX. S 645
RIM EL. = 372.33
INV IN (8" DIP FROM 2073) = 362.40
INV IN (4" DIP FROM SOUTHEAST) = 362.38
INV IN (4" DIP FROM SOUTHWEST) = 362.18
INV OUT (8" DIP TO 413) = 362.18

EX. S 413
RIM EL. = 369.13
INV IN (8" DIP FROM 645) = 360.12
INV IN (8" DIP FROM NORTH) = 359.99
INV OUT (8" DIP TO 493) = 359.73

EX. S 493
RIM EL. = 360.61
INV IN (8" DIP FROM 413) = 360.61
INV OUT (10" DIP TO NORTHWEST) = 349.41

STORM STRUCTURE DATA

EX. 870
RIM EL. = 376.79
INV OUT (15" RCP TO 871) = 373.42

EX. 871
RIM EL. = 378.80
INV IN (15" RCP FROM 870) = 373.24
INV OUT (15" RCP TO 877) = 373.21

EX. 872
RIM EL. = 372.19
INV OUT (15" RCP TO 877) =368.55

EX. 877
RIM EL. = 370.92
INV IN (15" RCP FROM 871) = 360.52
INV IN (15" RCP FROM 872) = 360.30
INV OUT (18" RCP TO NORTH) = 360.12

EX. 412
RIM EL. = 369.49
INV OUT (12" RCP TO 2295) = 361.24

EX. 2295
INV (12" RCP FROM 412) = 359.60

EX. 2537
RIM EL. = 337.77
INV IN (15" RCP FROM WEST) = 334.23
INV OUT (15" RCP TO EAST) = 333.58

EX. 2554
RIM EL. = 366.25
INACCESSIBLE - SEALED SHUT

EX. 1934
RIM EL. = 340.63
INACCESSIBLE - LID SEALED SHUT

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DESIGN: QN
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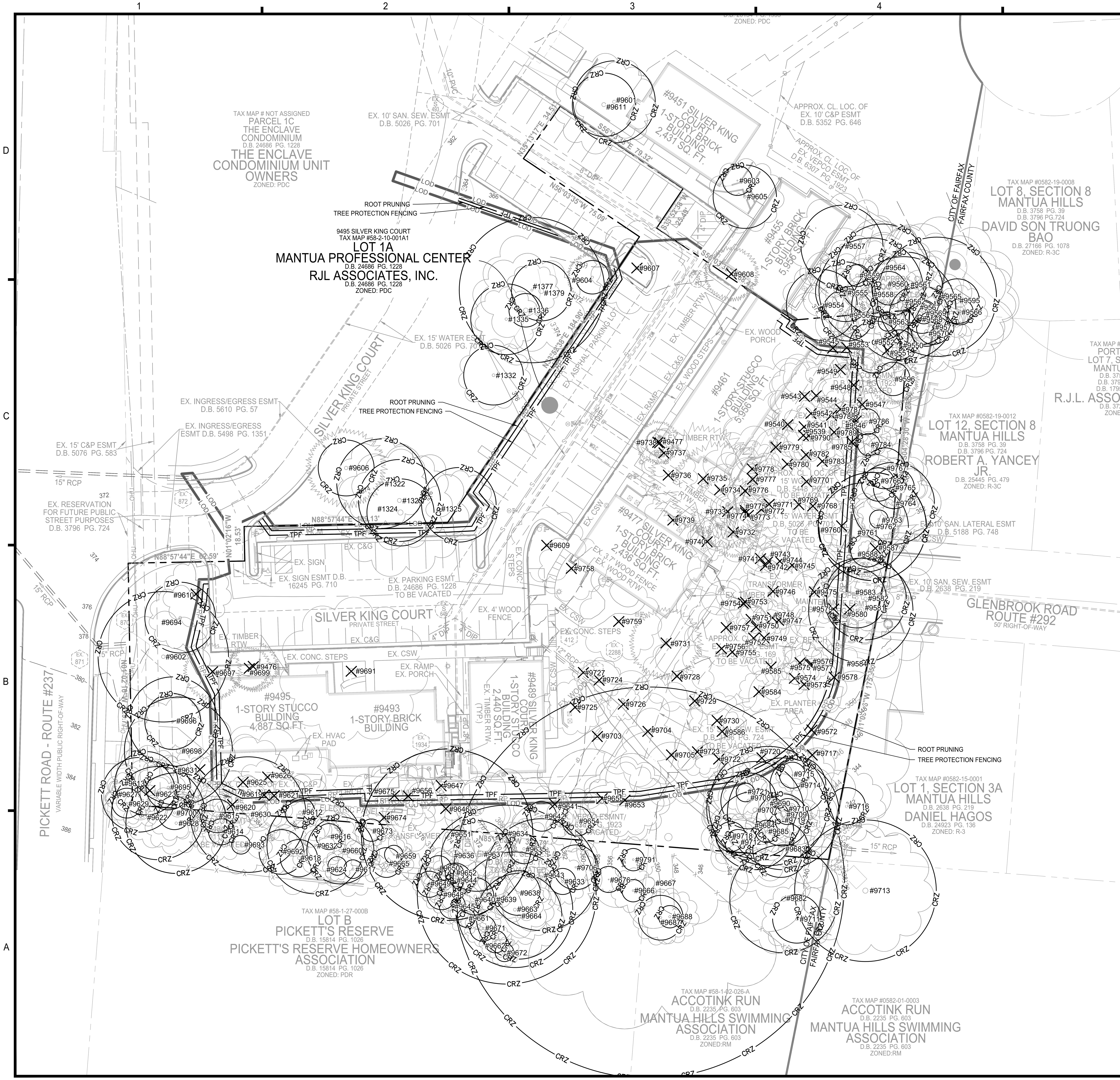
SHEET TITLE:
EXISTING CONDITIONS PLAN

SHEET No.
C200



LEGEND:

- LOD : PROP. LIMITS OF CLEARING AND GRADING
- : PROPERTY LINE
- RP : ROOT PRUNING
- TPF : TREE PROTECTION FENCING
- : TREE TO REMOVE
- CRZ : CRITICAL ROOT ZONE AROUND TREE TO REMAIN

ISA CERTIFIED ARBORIST APPROVAL:

Quinn Nolan
ISA Certified Arborist, NE-7474A
4035 Ridge Top Road, Suite 601
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Date: 02-27-2024

GRAPHIC SCALE 1" = 25'

VIRGINIA STATE GRID NORTH NAD 83

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GENERAL DEVLOPMENT PLAN AMENDMENT
CITY OF FAIRFAX, VA

MARK	DATE	DESCRIPTION

PROJECT No.: 23005060.00
DRAWING No.: 112931
DATE: 2024-01-24
SCALE: 1' = 25'
DESIGN: AH
DRAWN: AH
CHECKED: JM

SHEET TITLE:
TREE PRESERVATION PLAN

SHEET No.
C201

TREE PRESERVATION SCHEDULE

TREE #	BOTANICAL NAME	COMMON NAME	TRUNK DIAMETER (INCHES) / CRITICAL ROOT ZONE RADIUS (FEET)	SURVEYED DRIPLINE RADIUS (FEET)	CONDITION RATING	LOCATION	PROCEDURE	COMMENTS
1322	*LIRIODENDRON TULIPIFERA*	TULIP POPLAR	24	24	66	OFFSITE	REMAIN	LARGE GIRDLING ROOT. SMALL AMOUNT OF DIEBACK AND TREES BEGINNING TO CHANGE COLOR.
1323	*ACER RUBRUM*	RED MAPLE	22	27	66	OFFSITE	REMAIN	SOME CROWN DIEBACK IN UPPER CANOPY. 2-3 SMALL DEAD BRANCHES.
1324	*ACER RUBRUM*	RED MAPLE	18	35	69	OFFSITE	REMAIN	UNEVEN CANOPY STRUCTURE. OLD WOUNDS EXPOSING DECAY. IMPROPERLY PRUNED SCAFFOLD BRANCHES. LARGE HOLE/CAVITY IN TRUNK.
1325	*ACER RUBRUM*	RED MAPLE	20	18	69	OFFSITE	REMAIN	UNEVEN CANOPY STRUCTURE.
1332	*PRUNUS SEROTINA*	BLACK CHERRY	16	19	53	OFFSITE	REMAIN	LEADER DEAD; SIDE BRANCH HAS TAKEN LEADER POSITION. ROT VISIBLE IN TRUNK. MULTIPLE DEAD AND BROKEN BRANCHES.
1335	*LIRIODENDRON TULIPIFERA*	TULIP POPLAR	19	17	66	OFFSITE	REMAIN	DUAL TRUNKS. SEVERE INCLUDED BARK. SURFACE DAMAGE TO BARK OF LARGER STEM.
1336	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	9	30	63	OFFSITE	REMAIN	LEANING. VERY UNEVEN CANOPY. BARK AND TRUNK IS CRACKING WITH WEIGHT OF CANOPY.
1377	*LIRIODENDRON TULIPIFERA*	TULIP POPLAR	39	14	66	OFFSITE	REMAIN	DUAL TRUNKS. SEVERE INCLUDED BARK. ONE TRUNK GROWING UNEVENLY. ONE GIRDLING ROOT VISIBLE.
1379	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	16	33	63	OFFSITE	REMAIN	UNEVEN CANOPY STRUCTURE. LEANING OVER PARKING LOT. 7+ SMALL DEAD BRANCHES. LARGE FUNGAL FRUITING BODY GROWING ON TRUNK.
9475	*LIRIODENDRON TULIPIFERA*	TULIP POPLAR	19	15	72	ONSITE	REMOVE	SIGNIFICANT ENGLIGH IVY GROWTH ON TRUNK AND INTO CROWN.
9476	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	6	9	66	ONSITE	REMOVE	MANY HEALED CAVITIES IN TRUNK. SCAFFOLD BRANCH TEAR-OUT.
9477	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	6	11	69	ONSITE	REMOVE	
9539	*FAGUS GRANDFOLIA*	AMERICAN BEECH	8	15	75	ONSITE	REMOVE	
9540	*QUERCUS MONTANA*	CHESTNUT OAK	9	35	63	ONSITE	REMOVE	MULTI-TRUNK. ONE TRUNK DEAD.
9541	*PINUS VIRGINIANA*	VIRGINIA PINE	12	18	56	ONSITE	REMOVE	SMALL HEALED WOUND ON TRUNK. MULTIPLE EXTENSIVE WOUNDS ON UPPER TRUNK (ONE IS APPROXIMATELY 10 FEET LONG) WITH ROT. CANOPY APPEARS TO BE MOSTLY DEAD.
9542	*FAGUS GRANDFOLIA*	AMERICAN BEECH	6	8	72	ONSITE	REMOVE	SMALL WOUND IN TRUNK.
9543	*FAGUS GRANDFOLIA*	AMERICAN BEECH	14	20	72	ONSITE	REMOVE	WOUND IN TRUNK. WOUND IN ROOTS. PAINT ON TRUNK.
9544	*FAGUS GRANDFOLIA*	AMERICAN BEECH	11	25	69	ONSITE	REMOVE	
9545	*FAGUS GRANDFOLIA*	AMERICAN BEECH	17	33	72	ONSITE	REMOVE	SOIL AROUND ROOTS IS ERODED.
9546	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	8	12	75	ONSITE	REMOVE	
9547	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	14	25	66	ONSITE	REMOVE	CONKS ON SOME BRANCHES.
9548	*LIRIODENDRON TULIPIFERA*	TULIP POPLAR	24	17	75	ONSITE	REMOVE	
9549	*FAGUS GRANDFOLIA*	AMERICAN BEECH	13	19	72	ONSITE	REMOVE	
9550	*FAGUS GRANDFOLIA*	AMERICAN BEECH	8	35	66	ONSITE	REMAIN	TOP PREVIOUSLY BROKEN FROM STORM. REMAINING CANOPY GREW AT 90 DEGREES.
9551	*UNIDENTIFIED*	DEAD TREE	13	16	25	ONSITE	REMOVE	TREE IS DEAD.
9552	*FAGUS GRANDFOLIA*	AMERICAN BEECH	14	19	72	ONSITE	REMAIN	
9553	*PRUNUS PENNSYLVANICA*	PIN CHERRY	11	7	53	ONSITE	REMOVE	2/3 OF CANOPY IS DEAD. REMAINING FOLIAGE IS ONLY AT TOP OF CROWN.
9554	*FAGUS GRANDFOLIA*	AMERICAN BEECH	19	22	66	OFFSITE	REMAIN	SOIL AROUND ROOTS IS HIGHLY ERODED. CO-DOMINANT CANOPY STRUCTURE.
9555	*FAGUS GRANDFOLIA*	AMERICAN BEECH	16	20	69	OFFSITE	REMAIN	TWO LARGE GIRDLING ROOTS. LARGE OLD WOUND EXPOSING DECAY WITHIN CROWN.
9556	*FAGUS GRANDFOLIA*	AMERICAN BEECH	14	12	75	OFFSITE	REMAIN	
9557	*LIRIODENDRON TULIPIFERA*	TULIP POPLAR	22	28	72	OFFSITE	REMAIN	
9558	*LIRIODENDRON TULIPIFERA*	TULIP POPLAR	28	37	72	OFFSITE	REMAIN	
9559	*FAGUS GRANDFOLIA*	AMERICAN BEECH	6	21	66	OFFSITE	REMAIN	LARGE OLD WOUND EXPOSING HEARTWOOD. LARGE DEAD SCAFFOLD BRANCHES.
9560	*FAGUS GRANDFOLIA*	AMERICAN BEECH	9	15	72	OFFSITE	REMAIN	OLD WOUNDS HEALING OVER ON ROOT FLARE AND TRUNK.
9561	*LIRIODENDRON TULIPIFERA*	TULIP POPLAR	19	33	69	OFFSITE	REMAIN	
9562	*LIRIODENDRON TULIPIFERA*	TULIP POPLAR	28	32	69	OFFSITE	REMAIN	
9563	*FAGUS GRANDFOLIA*	AMERICAN BEECH	5	9	75	ONSITE	REMAIN	
9564	*LIRIODENDRON TULIPIFERA*	TULIP POPLAR	25	26	69	OFFSITE	REMAIN	
9565	*LIRIODENDRON TULIPIFERA*	TULIP POPLAR	32	42	72	OFFSITE	REMAIN	SMALL BEECH TREE RUBBING ON LOWER TRUNK.
9566	*FAGUS GRANDFOLIA*	AMERICAN BEECH	7	14	69	OFFSITE	REMAIN	EXISTING FENCE RUBBING ROOT FLARE.
9567	*ACER RUBRUM*	RED MAPLE	16	48	69	OFFSITE	REMAIN	LEANING HEAVILY OVER NEIGHBORING HOUSE.
9568	*FAGUS GRANDFOLIA*	AMERICAN BEECH	9	12	75	OFFSITE	REMAIN	
9569	*FAGUS GRANDFOLIA*	AMERICAN BEECH	6	15	72	OFFSITE	REMAIN	
9570	*FAGUS GRANDFOLIA*	AMERICAN BEECH	8	23	69	OFFSITE	REMAIN	SOIL HIGHLY ERODED AROUND ROOT FLARE.
9571	*FAGUS GRANDFOLIA*	AMERICAN BEECH	9	17	72	OFFSITE	REMAIN	
9572	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	15	12	59	ONSITE	REMOVE	MOST OF CROWN PREVIOUSLY BROKEN OUT DUE TO STORM DAMAGE. MAIN SCAFFOLD BRANCH COMPLETELY DEAD. DECAY IN BASE OF TRUNK THAT EXTENDS UP ENTIRE TRUNK.
9573	*LIRIODENDRON TULIPIFERA*	TULIP POPLAR	33	22	75	ONSITE	REMOVE	
9574	*ILEX OPACA*	AMERICAN HOLLY	5	9	72	ONSITE	REMOVE	
9575	*ILEX OPACA*	AMERICAN HOLLY	5	12	72	ONSITE	REMOVE	
9576	*FAGUS GRANDFOLIA*	AMERICAN BEECH	13	14	69	ONSITE	REMOVE	GROWING OUT OF SAME POINT AS TREE 9577. TREE 9577'S BRANCHES ARE RUBBING TRUNK OF TREE 9576.
9577	*ILEX OPACA*	AMERICAN HOLLY	7	9	66	ONSITE	REMOVE	GROWING OUT OF SAME POINT AS TREE 9576. TREE 9576'S BRANCHES ARE RUBBING TRUNK OF TREE 9577.
9578	*ACER PALMATUM*	JAPANESE MAPLE	5	18	75	ONSITE	REMOVE	
9579	*LIRIODENDRON TULIPIFERA*	TULIP POPLAR	17	7	66	ONSITE	REMOVE	SIGNIFICANT VINE GROWTH ON TRUNK AND IN CROWN. OLD CONCRETE CURB ON ROOT FLARE.
9580	*LIRIODENDRON TULIPIFERA*	TULIP POPLAR	18	9	75	OFFSITE	REMOVE	
9581	*PRUNUS SEROTINA*	BLACK CHERRY	28	39	69	OFFSITE	REMAIN	TIP DIEBACK ON LEADER OVERHANGING NEIGHBORING HOUSE.
9582	*LIRIODENDRON TULIPIFERA*	TULIP POPLAR	22	22	72	OFFSITE	REMAIN	
9583	*LIRIODENDRON TULIPIFERA*	TULIP POPLAR	16	19	72	OFFSITE	REMAIN	
9584	*ILEX OPACA*	AMERICAN HOLLY	9	11	69	ONSITE	REMOVE	
9585	*ILEX OPACA*	AMERICAN HOLLY	6	0	69	ONSITE	REMOVE	
9586	*ILEX OPACA*	AMERICAN HOLLY	5	12	72	ONSITE	REMOVE	MULTIPLE TRUNKS. SOME MINOR INCLUDED BARK.
9587	*UNIDENTIFIED*	DEAD TREE	9	4	25	ONSITE	REMOVE	
9588	*LIRIODENDRON TULIPIFERA*	TULIP POPLAR	9	5	63	ONSITE	REMAIN	SEVERE LEAN. CROWN HAS PREVIOUSLY BROKEN OR TWISTED IN STORM. SIGNIFICANT VINE GROWTH ON TRUNK.
9595	*FAGUS GRANDFOLIA*	AMERICAN BEECH	12	30	69	OFFSITE	REMAIN	
9596	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	9	14	69	ONSITE	REMAIN	UNEVEN CANOPY.
9601	*FAGUS GRANDFOLIA*	AMERICAN BEECH	22	21	59	OFFSITE	REMAIN	SOIL AROUND ROOT FLARE HIGHLY ERODED. MANY SMALL GIRDLING ROOTS. 1/3 OF CANOPY DEAD/DYING. LEAVES ARE SCORCHED AND BEGINNING TO TURN BROWN.
9602	*LIRIODENDRON TULIPIFERA*	TULIP POPLAR	35	24	72	ONSITE	REMAIN	LEAVES BEGINNING TO CHANGE COLOR AND DROP.
9603	*MALUS SPP.*	CRABAPPLE	8	8	38	OFFSITE	REMAIN	ALMOST COMPLETELY DEAD. TRUNK IS TWISTED AND CRACKED AND IS MISSING SOME BARK. MAIN LEADER REMOVED AT UNION; SECONDARY LEADER DEAD. ROOTS DAMAGED BY LOCATION OF TRAIL AND PLANTER BOXES.
9604	*PINUS NIGRA*	AUSTRIAN PINE	9	14	63	OFFSITE	REMAIN	POOR PRUNING CUTS CAUSING DECAY. NEEDLE BUNCHES ARE DISCOLORING AND TURNING BROWN. FOUR SMALL DEAD STUBS.
9605	*MALUS SPP.*	CRABAPPLE	17	20	44	OFFSITE	REMAIN	ALMOST COMPLETELY DEAD. TRUNK IS TWISTED AND CRACKED AND HAS ALMOST NO BARK ON IT. TWO MAJOR BRANCHES DEAD. ROOTS DAMAGED BY LOCATION OF TRAIL AND PLANTER BOXES.
9606	*TSUGA CANADENSIS*	EASTERN HEMLOCK	15	22	66	OFFSITE	REMAIN	LEANING. UNEVEN CANOPY STRUCTURE. INTERIOR AND LOWER BRANCH ENDS DEAD. POOR PRUNING CUT HEALING OVER.
9607	*PYRUS CALLERYANA*	CALLERY PEAR	15	25	38	ONSITE	REMOVE	ONE LEADER HAS TORN OUT. MANY SAPSUCKER HOLES IN TRUNK. ALMOST COMPLETELY DEAD. GIRDLING ROOTS.
9608	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	14	15	59	ONSITE	REMOVE	DUAL LEADERS. MANY SAPSUCKER HOLES ON TRUNKS. MOSS ON TRUNKS. SOME DEAD MID-SIZE BRANCHES.
9609	*MALUS SPP.*	CRABAPPLE	29	20	63	ONSITE	REMOVE	MULTI-TRUNK. SAPSUCKER HOLES IN TRUNKS. MULTIPLE WOUNDS WITH ROT DUE TO BRANCH REMOVALS.
9610	*ILEX OPACA*	AMERICAN HOLLY	13	18	66	ONSITE	REMOVE	ROOT FLARE BURIED; SUCKERS BEGINNING TO GROW OUT OF ROOT FLARE. OLD PRUNING WOUND HEALING OVER WITH ROT PRESENT IN HEARTWOOD.
9611	*LIRIODENDRON TULIPIFERA*	TULIP POPLAR	17	27	69	OFFSITE	REMAIN	MANY LARGE GIRDLING ROOTS. SOIL AROUND ROOT FLARE IS HIGHLY ERODED. LARGE DEAD SCAFFOLD BRANCH PRESENT.
9612	*ACER RUBRUM*	RED MAPLE	8	20	66	ONSITE	REMAIN	SIGNIFICANT VINE GROWTH ON TRUNK AND IN CANOPY.
9613	*ACER RUBRUM*	RED MAPLE	17	20	69	ONSITE	REMAIN	SIGNIFICANT VINE GROWTH ON TRUNK AND IN CANOPY.
9614	*PRUNUS SEROTINA*	BLACK CHERRY	7	16	72	OFFSITE	REMAIN	
9615	*ACER RUBRUM*	RED MAPLE	9	15	72	OFFSITE	REMAIN	
9616	*ACER RUBRUM*	RED MAPLE	7	14	72	OFFSITE	REMAIN	MANY VINES IN CANOPY.
9617	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	5	15	72	OFFSITE	REMAIN	SMALL SECONDARY TRUNK DEAD.
9618	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	10	20	72	OFFSITE	REMAIN	UNEVEN CANOPY. DEAD BRANCHES IN CANOPY.
9619	*LIRIODENDRON TULIPIFERA*	TULIP POPLAR	29	18	69	ONSITE	REMOVE	SIGNIFICANT VINE GROWTH ON TRUNK. SOME DEAD SCAFFOLD BRANCHES.

TREE PRESERVATION SCHEDULE

TREE #	BOTANICAL NAME	COMMON NAME	TRUNK DIAMETER (INCHES) / CRITICAL ROOT ZONE RADIUS (FEET)	SURVEYED DRIPLINE RADIUS (FEET)	CONDITION RATING	LOCATION	PROCEDURE	COMMENTS
9617	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	5	15	72	OFFSITE	REMAIN	SMALL SECONDARY TRUNK DEAD.
9618	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	10	20	72	OFFSITE	REMAIN	UNEVEN CANOPY. DEAD BRANCHES IN CANOPY.
9619	*LIRIODENDRON TULIPIFERA*	TULIP POPLAR	29	18	69	ONSITE	REMOVE	SIGNIFICANT VINE GROWTH ON TRUNK. SOME DEAD SCAFFOLD BRANCHES.
9620	*ACER RUBRUM*	RED MAPLE	6	18	38	ONSITE	REMOVE	CAVITY IN ROOT FLARE. TOP OF TREE BROKEN OFF. ROT FORMING BELOW WHERE LEADER BROKE OFF.
9621	*LIRIODENDRON TULIPIFERA*	TULIP POPLAR	33	35	72	ONSITE	REMOVE	SIGNIFICANT VINE GROWTH ON TRUNK.
9622	*LIRIODENDRON TULIPIFERA*	TULIP POPLAR	25	19	69	OFFSITE	REMAIN	LEAVES BEGINNING TO CHANGE COLOR, TURN BROWN, AND DROP.
9623	*UNIDENTIFIED*	DEAD TREE	10	3	25	ONSITE	REMOVE	
9624	*PYRUS CALLERYANA*	CALLERY PEAR	5	8	69	OFFSITE	REMAIN	MOST BRANCHES DEAD ON ONE SIDE.
9625	*LIRIODENDRON TULIPIFERA*	TULIP POPLAR	27	25	69	ONSITE	REMOVE	SIGNIFICANT VINE GROWTH ON TRUNK. SECONDARY TREE GROWING OUT OF ROOT FLARE.
9626	*LIRIODENDRON TULIPIFERA*	TULIP POPLAR	23	30	72	ONSITE	REMOVE	SIGNIFICANT VINE GROWTH ON TRUNK.
9627	*LIRIODENDRON TULIPIFERA*	TULIP POPLAR	20	18	66	ONSITE	REMAIN	LEANING AND OVERHANGING ROAD. LEAVES BEGINNING TO CHANGE COLOR AND DROP.
9628	*LIRIODENDRON TULIPIFERA*	TULIP POPLAR	27	17	72	OFFSITE	REMAIN	ONE LARGE GIRDLING ROOT.
9629	*ACER RUBRUM*	RED MAPLE	8	2	72	OFFSITE	REMAIN	
9630	*LIRIODENDRON TULIPIFERA*	TULIP POPLAR	31	20	72	OFFSITE	REMAIN	SIGNIFICANT VINE GROWTH ON TRUNK.
9631	*UNIDENTIFIED*	DEAD TREE	10	7	25	ONSITE	REMOVE	
9632	*LIRIODENDRON TULIPIFERA*	TULIP POPLAR	26	15	69	OFFSITE	REMAIN	DUAL TRUNKS. INCLUDED BARK.
9633	*FAGUS GRANDFOLIA*	AMERICAN BEECH	7	13	69	OFFSITE	REMAIN	OLD WOUND AT BASE OF TRUNK. DECAY IN HEARTWOOD EXPOSED BY WOUND.
9634	*LIRIODENDRON TULIPIFERA*	TULIP POPLAR	27	34	72	ONSITE	REMAIN	UNEVEN CANOPY. MANY VINES.
9635	*ACER RUBRUM*	RED MAPLE	8	16	69	OFFSITE	REMAIN	WOUND ON LOWER TRUNK. ONE DEAD BRANCH.
9636	*UNIDENTIFIED*	DEAD TREE	19	13	25	OFFSITE	REMAIN	DEAD TREE.
9637	*ACER RUBRUM*	RED MAPLE	7	14	75	OFFSITE	REMAIN	
9638	*ACER RUBRUM*	RED MAPLE	12	16	69	OFFSITE	REMAIN	CO-DOMINANT CROWN STRUCTURE. MAIN SCAFFOLD BRANCHES RUBBING AGAINST ONE ANOTHER AND CREATING WOUNDS.
9639	*LIRIODENDRON TULIPIFERA*	TULIP POPLAR	48	25	75	OFFSITE	REMAIN	
9640	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	10	18	66	OFFSITE	REMAIN	SIGNIFICANT VINE GROWTH ON TRUNK AND IN CANOPY.
9641	*UNIDENTIFIED*	DEAD TREE	20	2	25	ONSITE	REMOVE	
9642	*BETULA LENTA*	BLACK BIRCH	8	16	75	ONSITE	REMAIN	
9643	*LIRIODENDRON TULIPIFERA*	TULIP POPLAR	30	31	75	OFFSITE	REMAIN	
9644	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	9	17	69	OFFSITE	REMAIN	
9645	*ILEX OPACA*	AMERICAN HOLLY	7	10	72	OFFSITE	REMAIN	
9646	*PRUNUS SEROTINA*	BLACK CHERRY	20	33	69	ONSITE	REMOVE	FUNGAL FRUITING BODY GROWING AT BASE OF ROOT FLARE. LARGE SCAFFOLD BRANCH OVERHANGING EXISTING BUILDING.
9647	*FRAXINUS AMERICANA*	WHITE ASH	19	20	69	ONSITE	REMOVE	TOP OF CENTRAL LEADER IS COMPLETELY DEAD. DECAY FROM DEAD LEADER APPEARS TO BE SPREADING DOWN TRUNK.
9648	*ILEX OPACA*	AMERICAN HOLLY	8	10	75	OFFSITE	REMAIN	
9649	*ILEX OPACA*	AMERICAN HOLLY	7	9	72	OFFSITE	REMAIN	
9650	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	7	11	72	OFFSITE	REMAIN	
9651	*LIRIODENDRON TULIPIFERA*	TULIP POPLAR	46	32	72	OFFSITE	REMAIN	
9652	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	5	12	75	OFFSITE	REMAIN	
9653	*BETULA LENTA*	BLACK BIRCH	8	23	69	ONSITE	REMOVE	GROWING AT AN ANGLE. CAVITY IN TRUNK (SMALL). TAGGED WITH TWO TAGS (9653/9702)
9654	*BETULA LENTA*	BLACK BIRCH	8	17	72	ONSITE	REMAIN	
9655	*BETULA LENTA*	BLACK BIRCH	7	12	75	ONSITE	REMOVE	
9656	*LIRIODENDRON TULIPIFERA*	TULIP POPLAR	26	17	72	ONSITE	REMOVE	OLD WOUND HEALING OVER AT BASE OF TRUNK.
9659	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	5	10	72	OFFSITE	REMAIN	
9660	*LIRIODENDRON TULIPIFERA*	TULIP POPLAR	18	20	75	OFFSITE	REMAIN	
9661	*ILEX OPACA*	AMERICAN HOLLY	5	9	72	OFFSITE	REMAIN	OLD CABLE STUCK IN BRANCH UNION. TREE BEGINNING TO GROW AROUND OLD CABLE.
9662	*ILEX OPACA*	AMERICAN HOLLY	6	9	75	OFFSITE	REMAIN	
9663	*LIRIODENDRON TULIPIFERA*	TULIP POPLAR	31	20	72	OFFSITE	REMAIN	
9664	*LIRIODENDRON TULIPIFERA*	TULIP POPLAR	23	23	69	OFFSITE	REMAIN	
9665	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	8	14	72	OFFSITE	REMAIN	
9666	*FAGUS GRANDFOLIA*	AMERICAN BEECH	6	12	69	OFFSITE	REMAIN	LEADER BROKEN OUT.
9667	*LIRIODENDRON TULIPIFERA*	TULIP POPLAR	105	80	69	OFFSITE	REMAIN	SOME GIRDLING ROOTS. DUAL TRUNKS; EACH TRUNK IS ABOUT 50-55 INCHES WITH UNION JUST ABOVE DBH. INCLUDED BARK IN UNION. TRUNKS DISPLAY SURFACE INSECT DAMAGE. SOME CAVITIES IN ROOT FLARE.
9671	*ILEX OPACA*	AMERICAN HOLLY	7	10	72	OFFSITE	REMAIN	OLD WOUND IN TRUNK HEALING OVER.
9672	*ILEX OPACA*	AMERICAN HOLLY	5	8	69	OFFSITE	REMAIN	OLD CABLE AROUND TREE. TREE BEGINNING TO GROW AROUND OLD CABLE.
9673	*SASSAFRAS ALBIDUM*	SASSAFRAS	6	9	69	OFFSITE	REMAIN	
9674	*LIRIODENDRON TULIPIFERA*	TULIP POPLAR	29	26	75	ONSITE	REMOVE	
9675	*PRUNUS VIRGINIANA*	CHOKE CHERRY	9	18	72	ONSITE	REMOVE	ADJACENT CHOKE CHERRY IS RUBBING AGAINST TRUNK.
9676	*FAGUS GRANDFOLIA*	AMERICAN BEECH	7	16	75	OFFSITE	REMAIN	
9682	*ACER RUBRUM*	RED MAPLE	29	30	72	OFFSITE	REMAIN	HIGH NUMBER OF EPICORMIC SPROUTS GROWING ON TRUNK.
9683	*ACER RUBRUM*	RED MAPLE	15	30	69	ONSITE	REMAIN	
9684	*LIRIODENDRON TULIPIFERA*	TULIP POPLAR	21	29	72	ONSITE	REMAIN	SOIL AROUND ROOTS IS HIGHLY ERODED.
9685	*PRUNUS VIRGINIANA*	CHOKE CHERRY	6	12	72	ONSITE	REMAIN	SOIL AROUND ROOTS IS HIGHLY ERODED.
9687	*FAGUS GRANDFOLIA*	AMERICAN BEECH	12	15	75	OFFSITE	REMAIN	
9688	*FAGUS GRANDFOLIA*	AMERICAN BEECH	6	15	75	OFFSITE	REMAIN	
9690	*LIRIODENDRON TULIPIFERA*	TULIP POPLAR	32	35	69	ONSITE	REMAIN	LARGE SCAFFOLD BRANCH BROKEN DUE TO STORM DAMAGE.
9691	*ACER RUBRUM*	RED MAPLE	27	39	69	ONSITE	REMAIN	LARGE GIRDLING ROOT. LEANING OVER PARKING LOT.
9692	*ACER RUBRUM*	RED MAPLE	12	12	72	OFFSITE	REMAIN	
9693	*PRUNUS SEROTINA*	BLACK CHERRY	5	16	72	OFFSITE	REMAIN	CURVE IN TRUNK.
9694	*ILEX OPACA*	AMERICAN HOLLY	19	17	66	ONSITE	REMAIN	OLD WOUND ON TRUNK HEALING OVER. ROT SPREADING UP TRUNK WITH BARK BEGINNING TO PEEL WHERE ROT IS PRESENT.
9695	*ACER RUBRUM*	RED MAPLE	12	17	72	ONSITE	REMAIN	
9696	*LIRIODENDRON TULIPIFERA*	TULIP POPLAR	24	15	72	ONSITE	REMAIN	LAWNMOWER DAMAGE TO SURFACE ROOTS.
9697	*PINUS STROBUS*	WHITE PINE	10	16	63	ONSITE	REMOVE	CURVY TRUNK. DEFOLIATION IN NEEDLES. MANY STUBS ON TRUNK.
9698	*LIRIODENDRON TULIPIFERA*	TULIP POPLAR	29	29	75	ONSITE	REMAIN	
9699	*JUNIPERUS VIRGINIANA*	EASTERN REDCEDAR	8	12	69	ONSITE	REMOVE	MANY HEALED CAVITIES IN TRUNK.
9700	*FAGUS GRANDFOLIA*	AMERICAN BEECH	9	15	75	OFFSITE	REMAIN	
9701	*LIRIODENDRON TULIPIFERA*	TULIP POPLAR	38	50	66	OFFSITE	REMAIN	SIGNIFICANT ENGLISH IVY ON TRUNK. CAVITY ON TRUNK WITH SOOTY MILDEW.
9703	*LIRIODENDRON TULIPIFERA*	TULIP POPLAR	42	40	63	ONSITE	REMOVE	DUAL TRUNKS. SEVERE INCLUDED BARK.
9704	*LIRIODENDRON TULIPIFERA*	TULIP POPLAR	37	30	69	ONSITE	REMOVE	SIGNIFICANT ENGLISH IVY ON TRUNK. CULVERT NEARBY MEANS MANY ROCKS ON/NEAR ROOTS.
9705	*ACER RUBRUM*	RED MAPLE	30	28	66	ONSITE	REMOVE	THREE TRUNKS; ONE DEAD. INCLUDED BARK BETWEEN TRUNKS. MAIN TRUNK'S LEADER BROKEN OUT.
9706	*ACER RUBRUM*	RED MAPLE	12	10	72	OFFSITE	REMAIN	GIRDLING ROOTS.
9707	*LIRIODENDRON TULIPIFERA*	TULIP POPLAR	26	29	72	ONSITE	REMAIN	
9708	*LIRIODENDRON TULIPIFERA*	TULIP POPLAR	15	25	72	ONSITE	REMAIN	
9709	*LIRIODENDRON TULIPIFERA*	TULIP POPLAR	30	40	72	ONSITE	REMAIN	SIGNIFICANT VINE GROWTH ON TRUNK.
9710	*FRAXINUS AMERICANA*	WHITE ASH	7	4	47	ONSITE	REMAIN	TOP HALF OF TREE IS DEAD. EPICORMIC SPROUTING ON TRUNK.
9711	*LIRIODENDRON TULIPIFERA*	TULIP POPLAR	13	19	75	OFFSITE	REMAIN	
9712	*ACER RUBRUM*	RED MAPLE	7	15	69	ONSITE	REMAIN	OLD WOUND LEADING TO CAVITY AND EXPOSED DECAY IN UPPER TRUNK.
9713	*ACER RUBRUM*	RED MAPLE	38	35	66	OFFSITE	REMAIN	TRUNK IS HOLLOW AND DECAYED ABOUT 2/3 UP MAIN TRUNK.
9714	*LIRIODENDRON TULIPIFERA*	TULIP POPLAR	15	20	63	ONSITE	REMAIN	2/3 OF CROWN BROKEN OUT. MAIN LEADER BROKEN OUT DUE TO STORM DAMAGE.
9715	*ILEX OPACA*	AMERICAN HOLLY	7	9	75	ONSITE	REMAIN	
9716	*ACER RUBRUM*	RED MAPLE	10	20	69	OFFSITE	REMAIN	BROKEN BRANCH AND HANGER IN CROWN DUE TO TOP FROM NEIGHBORING TREE LANDING IN IT. OLD PRUNING WOUNDS HEALING OVER.
9717	*LIRIODENDRON TULIPIFERA*	TULIP POPLAR	44	50	72	ONSITE	REMOVE	
9718	*ILEX OPACA*	AMERICAN HOLLY	8	12	72	ONSITE	REMAIN	
9719	*ACER RUBRUM*	RED MAPLE	14	10	59	ONSITE	REMAIN	CAVITY PRESENT ALONG ENTIRE TRUNK. NUMEROUS SMALL DEAD BRANCHES. VINES GROWING UP TRUNK AND THROUGHOUT CANOPY.
9720	*ILEX OPACA*	AMERICAN HOLLY	5	8	72	ONSITE	REMOVE	
9721	*FAGUS GRANDFOLIA*	AMERICAN BEECH	5	12	66	ONSITE	REMAIN	
9722	*ILEX OPACA*	AMERICAN HOLLY	6	13	72	ONSITE	REMOVE	MULTIPLE TRUNKS.
9723	*ILEX OPACA*	AMERICAN HOLLY	7	13	72	ONSITE	REMOVE	MULTIPLE TRUNKS.
9724	*FRAXINUS PENNSYLVANICA*	GREEN ASH	6	12	69	ONSITE	REMOVE	TWO TRUNKS. GRAPE VINES IN CANOPY.
9725	*BETULA LENTA*	BLACK BIRCH	9	15	72	ONSITE	REMOVE	DUAL TRUNKS.
9726	*LIRIODENDRON TULIPIFERA*	TULIP POPLAR	6	9	72	ONSITE	REMOVE	
9727	*ILEX OPACA*	AMERICAN HOLLY	6	6	69	ONSITE	REMOVE	GROWING OVER TOP OF CONCRETE CULVERT. INCLUDED BARK BETWEEN TRUNKS.
9728	*LIRIODENDRON TULIPIFERA*	TULIP POPLAR	13	19	72	ONSITE	REMOVE	SIGNIFICANT ENGLISH IVY ON TRUNK.

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PROFESSIONAL ENGINEER

HIGHLANDS AT MANTUA
GENERAL DEVELOPMENT PLAN AMENDMENT
CITY OF FAIRFAX, VA

MARK	DATE	DESCRIPTION

PROJECT No.: 23005060.00
DRAWING No.: 112931
DATE: 2024-01-24
SCALE: NOT TO SCALE
DESIGN: AH, QN
DRAWN: AH, QN
CHECKED: JM

SHEET TITLE:

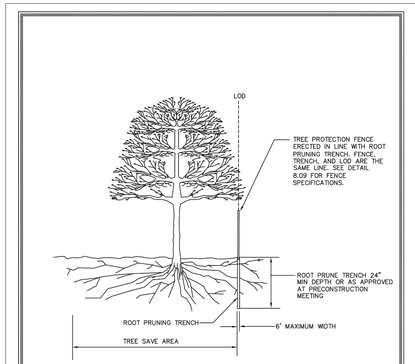
TREE PRESERVATION TABULATIONS

SHEET No.

C202

TREE PRESERVATION SCHEDULE

TREE #	BOTANICAL NAME	COMMON NAME	TRUNK DIAMETER (INCHES) / CRITICAL ROOT ZONE RADIUS (FEET)	SURVEYED DRIPLINE RADIUS (FEET)	CONDITION RATING	LOCATION	PROCEDURE	COMMENTS
9729	*UNIDENTIFIED*	DEAD TREE	14	4	25	ONSITE	REMOVE	DEAD TREE.
9730	*LIRIODENDRON TULIPIFERA*	TULIP POPLAR	14	15	75	ONSITE	REMOVE	
9731	*PINUS STROBUS*	WHITE PINE	24	20	75	ONSITE	REMOVE	
9732	*PINUS STROBUS*	WHITE PINE	11	14	72	ONSITE	REMOVE	
9733	*PINUS STROBUS*	WHITE PINE	21	20	69	ONSITE	REMOVE	
9734	*PINUS STROBUS*	WHITE PINE	22	27	69	ONSITE	REMOVE	
9735	*PINUS STROBUS*	WHITE PINE	25	30	72	ONSITE	REMOVE	
9736	*CORNUS FLORIDA*	FLOWERING DOGWOOD	7	15	59	ONSITE	REMOVE	DECAY IN BOTH TRUNKS. BARK IS SLOUGHING OFF, EXPOSING HEARTWOOD. APPROXIMATELY 1/3 OF CANOPY IS DEAD.
9737	*CORNUS FLORIDA*	FLOWERING DOGWOOD	9	13	66	ONSITE	REMOVE	LEAVES INDICATE THAT TREE IS SUFFERING FROM FUNGAL DISEASE.
9738	*UNIDENTIFIED*	DEAD TREE	7	8	25	ONSITE	REMOVE	TREE IS DEAD.
9739	*CORNUS KOUSA*	KOUSA DOGWOOD	7	16	72	ONSITE	REMOVE	
9740	*CORNUS KOUSA*	KOUSA DOGWOOD	5	11	69	ONSITE	REMOVE	
9741	*ACER SACCHARINUM*	SILVER MAPLE	13	40	69	ONSITE	REMOVE	SEVERE LEAN OVER EXISTING BUILDING.
9742	*ACER SACCHARINUM*	SILVER MAPLE	12	12	69	ONSITE	REMOVE	FUNGAL FRUITING BODIES GROWING ON ROOT FLARE. DECAY PRESENT IN ROOT FLARE.
9743	*ACER SACCHARINUM*	SILVER MAPLE	15	35	75	ONSITE	REMOVE	
9744	*ACER SACCHARINUM*	SILVER MAPLE	11	12	69	ONSITE	REMOVE	SIGNIFICANT EPICORMIC GROWTH ON TRUNK.
9745	*ACER SACCHARINUM*	SILVER MAPLE	9	17	66	ONSITE	REMOVE	SIGNIFICANT POISON IVY GROWTH ON TRUNK AND INTO CANOPY. HEAVY LEAN.
9746	*LIRIODENDRON TULIPIFERA*	TULIP POPLAR	19	15	75	ONSITE	REMOVE	
9747	*LIRIODENDRON TULIPIFERA*	TULIP POPLAR	27	28	66	ONSITE	REMOVE	ROOTS ARE HIGHLY ERODED. OLD WOUND EXPOSING DECAY. OLD WOUND HAS CREATED WEEPING CANKER.
9748	*ACER RUBRUM*	RED MAPLE	8	9	75	ONSITE	REMOVE	
9749	*FAGUS GRANDFOLIA*	AMERICAN BEECH	9	20	69	ONSITE	REMOVE	OLD TRUNK ON TOP OF ROOT FLARE.
9750	*FAGUS GRANDFOLIA*	AMERICAN BEECH	8	17	75	ONSITE	REMOVE	
9751	*ILEX OPACA*	AMERICAN HOLLY	7	8	75	ONSITE	REMOVE	
9752	*FAGUS GRANDFOLIA*	AMERICAN BEECH	8	12	75	ONSITE	REMOVE	
9753	*FAGUS GRANDFOLIA*	AMERICAN BEECH	8	14	75	ONSITE	REMOVE	
9754	*ACER RUBRUM*	RED MAPLE	22	34	72	ONSITE	REMOVE	
9755	*LIRIODENDRON TULIPIFERA*	TULIP POPLAR	30	27	72	ONSITE	REMOVE	DEAD SCAFFOLD BRANCHES. SIGNIFICANT ENGLISH IVY ON TRUNK.
9756	*LIRIODENDRON TULIPIFERA*	TULIP POPLAR	34	36	69	ONSITE	REMOVE	SIGNIFICANT ENGLISH IVY ON TRUNK. CURVE IN TRUNK BASE.
9757	*LIRIODENDRON TULIPIFERA*	TULIP POPLAR	11	21	69	ONSITE	REMOVE	
9758	*CORNUS FLORIDA*	FLOWERING DOGWOOD	8	18	66	ONSITE	REMOVE	DOUBLE TRUNK. THIRD TRUNK REMOVED. ROT POCKET IN TRUNK DUE TO REMOVED BRANCH. ROT POCKET IN SECOND TRUNK DUE TO TEAR OUT. FEW WOUNDS IN TRUNK.
9759	*MALUS SPP.*	CRABAPPLE	12	22	63	ONSITE	REMOVE	SIGNIFICANT SAPSUCKER HOLES ON TRUNK AND ALL BRANCHES. MECHANICAL DAMAGE TO ROOT.
9760	*PRUNUS SEROTINA*	BLACK CHERRY	10	12	63	ONSITE	REMOVE	ROT IN TRUNK FROM DEAD SECONDARY TRUNK REMOVAL. OTHER WOUNDS IN TRUNK. SIGNIFICANT ENGLISH IVY ON TRUNK. MANY SMALL BRANCHES, NOT MANY LARGE SCAFFOLD BRANCHES.
9761	*LIRIODENDRON TULIPIFERA*	TULIP POPLAR	24	18	72	ONSITE	REMAIN	SIGNIFICANT ENGLISH IVY ON TRUNK.
9762	*LIRIODENDRON TULIPIFERA*	TULIP POPLAR	29	38	72	ONSITE	REMAIN	SIGNIFICANT ENGLISH IVY ON TRUNK.
9763	*LIRIODENDRON TULIPIFERA*	TULIP POPLAR	5	12	72	ONSITE	REMAIN	
9764	*ACER SACCHARUM*	SUGAR MAPLE	22	21	66	ONSITE	REMAIN	DEAD TRUNK ATTACHED.
9765	*LIRIODENDRON TULIPIFERA*	TULIP POPLAR	11	16	72	ONSITE	REMAIN	CAVITY IN TRUNK.
9766	*ACER RUBRUM*	RED MAPLE	9	25	69	ONSITE	REMAIN	
9767	*LIRIODENDRON TULIPIFERA*	TULIP POPLAR	11	22	69	ONSITE	REMAIN	
9768	*LIRIODENDRON TULIPIFERA*	TULIP POPLAR	21	47	63	ONSITE	REMOVE	WOUNDS IN TRUNK. LARGE TORN-OFF BRANCH ON TRUNK. TRUNK IS TWISTY AND UNEVEN.
9769	*LIRIODENDRON TULIPIFERA*	TULIP POPLAR	19	21	69	ONSITE	REMOVE	TWISTY TRUNK.
9770	*UNIDENTIFIED*	DEAD TREE	7	2	25	ONSITE	REMOVE	DEAD TREE.
9771	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	7	24	69	ONSITE	REMOVE	
9772	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	8	16	72	ONSITE	REMOVE	
9773	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	12	18	72	ONSITE	REMOVE	
9774	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	12	14	69	ONSITE	REMOVE	TRUNK SEVERELY RUBBING TREE 9774.
9775	*ROBINIA PSEUDOACACIA*	BLACK LOCUST	9	28	66	ONSITE	REMOVE	TRUNK SEVERELY RUBBING TREE 9774. HAS HEAVY LEAN TOWARDS ADJACENT BACKYARD.
9776	*SASSAFRAS ALBIDUM*	SASSAFRAS	13	23	75	ONSITE	REMOVE	
9777	*FAGUS GRANDFOLIA*	AMERICAN BEECH	24	28	75	ONSITE	REMOVE	
9778	*FAGUS GRANDFOLIA*	AMERICAN BEECH	7	15	72	ONSITE	REMOVE	SMALL WOUND ON TRUNK. ROOTS EXPOSED.
9779	*LIRIODENDRON TULIPIFERA*	TULIP POPLAR	15	30	72	ONSITE	REMOVE	SOME EXPOSED ROOTS.
9780	*FAGUS GRANDFOLIA*	AMERICAN BEECH	5	12	75	ONSITE	REMOVE	SMALL WOUND ON TRUNK.
9782	*FAGUS GRANDFOLIA*	AMERICAN BEECH	12	19	66	ONSITE	REMOVE	GROWING DIRECTLY INTO ADJACENT DEAD TREE TRUNK.
9783	*SASSAFRAS ALBIDUM*	SASSAFRAS	6	16	44	ONSITE	REMOVE	ALMOST ENTIRELY DEAD. WEEPING WOUND IN TRUNK. ROT IN TRUNK.
9784	*FAGUS GRANDFOLIA*	AMERICAN BEECH	6	12	72	ONSITE	REMAIN	MULTIPLE WOUNDS ON MULTIPLE BRANCHES. CANOPY OF TREE 9785 LAYING IN CANOPY OF TREE 9784.
9785	*PRUNUS SEROTINA*	BLACK CHERRY	8	17	66	ONSITE	REMOVE	LEAN IN TRUNK. EXTREMELY UNEVEN CANOPY.
9786	*PRUNUS SEROTINA*	BLACK CHERRY	7	19	63	ONSITE	REMAIN	EXTREME LEAN. ROT IN TRUNK.
9787	*CARYA GLABRA*	PIGNUT HICKORY	6	11	72	ONSITE	REMOVE	INCLUDED BARK AT TOP OF TREE.
9788	*LIRIODENDRON TULIPIFERA*	TULIP POPLAR	28	32	72	ONSITE	REMOVE	ROT IN ROOT FLARE.
9789	*FAGUS GRANDFOLIA*	AMERICAN BEECH	6	14	75	ONSITE	REMOVE	
9790	*FAGUS GRANDFOLIA*	AMERICAN BEECH	7	12	75	ONSITE	REMOVE	
9791	*ILEX OPACA*	AMERICAN HOLLY	6	12	66	OFFSITE	REMAIN	DUAL TRUNKS. INCLUDED BARK AND SMALL CAVITY IN UNION. SOME SCAFFOLD BRANCHES GROWING TOGETHER WITH INCLUDED BARK.



NOTES:

1. Retention areas will be set as part of the review process and preconstruction meeting and flagged prior to trenching.
2. Trench locations shall be determined in the field or as approved by the City of Fairfax.
3. Trench shall be backfilled immediately with excavated soil or other organic soil as specified per plan or by the inspector.
4. Roots shall be cleanly cut using a vibratory knife or other approved equipment.
5. Pruning shall be executed with LOD shown on plans or as approved.

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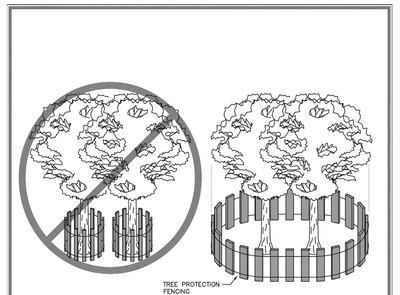
ROOT PRUNING DETAIL

SCALE: Not To Scale | DETAIL # R.12 | REVISION DATE: December 2016 | SHEET # 1 of 2



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 peat moss 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.

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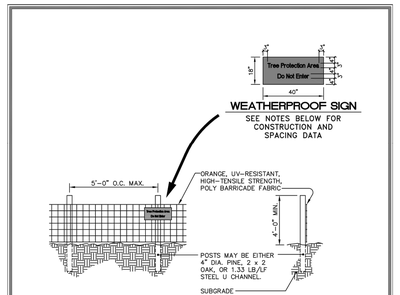
STANDARD TREE PROTECTION DETAIL

SCALE: Not To Scale | DETAIL # R.09 | REVISION DATE: December 2016 | SHEET # 1 of 2



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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STANDARD TREE PROTECTION DETAIL

SCALE: Not To Scale | DETAIL # R.09 | REVISION DATE: December 2016 | SHEET # 2 of 2

TREE PRESERVATION NOTES:

1. PROJECT NOTES

1.1. ALL TREE WORK SHALL BE PROHIBITED UNTIL TREE PRESERVATION PLAN HAS BEEN APPROVED BY URBAN FOREST MANAGEMENT DIVISION (UFMD). THIS INCLUDES ALL TREE REMOVAL, REGARDLESS OF WHETHER THE TREE STUMP IS LEFT INTACT AND/OR NO GROUND DISTURBANCE OCCURS.

1.2. ALL WORK PERFORMED SHALL MEET OR EXCEED THE MOST RECENT INDUSTRY STANDARDS, AS PUBLISHED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA). IN THE EVENT CULTURAL TREATMENTS PRESCRIBED ARE NOT COVERED BY AN EXISTING STANDARD, ALL WORK PERFORMED SHALL MEET OR EXCEED STANDARDS APPROVED BY THE URBAN FOREST MANAGEMENT DIVISION (UFMD).

1.3. THE REQUIREMENTS OF THE CITY OF FAIRFAX PUBLIC FACILITIES MANUAL SHALL BE FOLLOWED.

1.4. ALL TREE PRESERVATION ACTIVITIES SHALL BE PERFORMED UNDER THE DIRECT SUPERVISION OF AN ISA CERTIFIED ARBORIST.

2. PRE-CONSTRUCTION

2.1. PRIOR TO THE PRE-CONSTRUCTION MEETING, THE CONTRACTOR SHALL HAVE THE LIMITS OF CLEARING AND GRADING CLEARLY MARKED IN THE FIELD WITH FLAGGING. THESE LIMITS SHALL NOT EXCEED THOSE SHOWN ON THE APPROVED PLANS.

2.2. AFTER LIMITS HAVE BEEN STAKED, THE CONTRACTOR SHALL REQUEST A PRE-CONSTRUCTION MEETING WITH SDID AND UFMD REPRESENTATIVES (AND PROJECT ARBORIST SHOULD ONE BE REQUIRED BY UFMD).

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 TYPE 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 TO THE EXTENT THAT REQUIRED TRENCHING FOR SUPER SILT FENCE DOES NOT SEVER OR WOUND COMPRESSION ROOTS OF TREES TO BE PRESERVED. THIS CAN LEAD TO STRUCTURAL FAILURE AND/OR UPROOTING OF TREES.

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. UFMD 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 UFMD.

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 MAYBE 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/FORESTER, AND UFMD. 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-INCLUDING REMOVAL OF TREES ADJACENT TO SAVE AREAS.
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.
4.1.9. INSTALLATION OF LANDSCAPING, IRRIGATION, TURF, DRAINAGE SYSTEMS, ETC.

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 THAT ENSURES 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 INFLICTED TO THE ABOVE OR BELOW-GROUND PORTIONS OF THE TREES SHOWED TO BE PRESERVED SHALL BE REPAIRED IMMEDIATELY.

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.

GENERAL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR CONTACTING MISS UTILITY PRIOR TO BEGINNING ANY WORK.
2. ALL CONSTRUCTION ACTIVITY BEYOND THE LIMITS OF CLEARING AND GRADING SHOWN WITHIN THIS PLAN SET SHALL BE PROHIBITED UNLESS PREVIOUSLY APPROVED BY THE CITY OF FAIRFAX.

ISA CERTIFIED ARBORIST APPROVAL:

02-27-2023
Date:

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

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COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
03/29/2024
PROFESSIONAL ENGINEER

HIGHLANDS AT MANTUA
GENERAL DEVELOPMENT PLAN AMENDMENT
CITY OF FAIRFAX, VA

MARK	DATE	DESCRIPTION

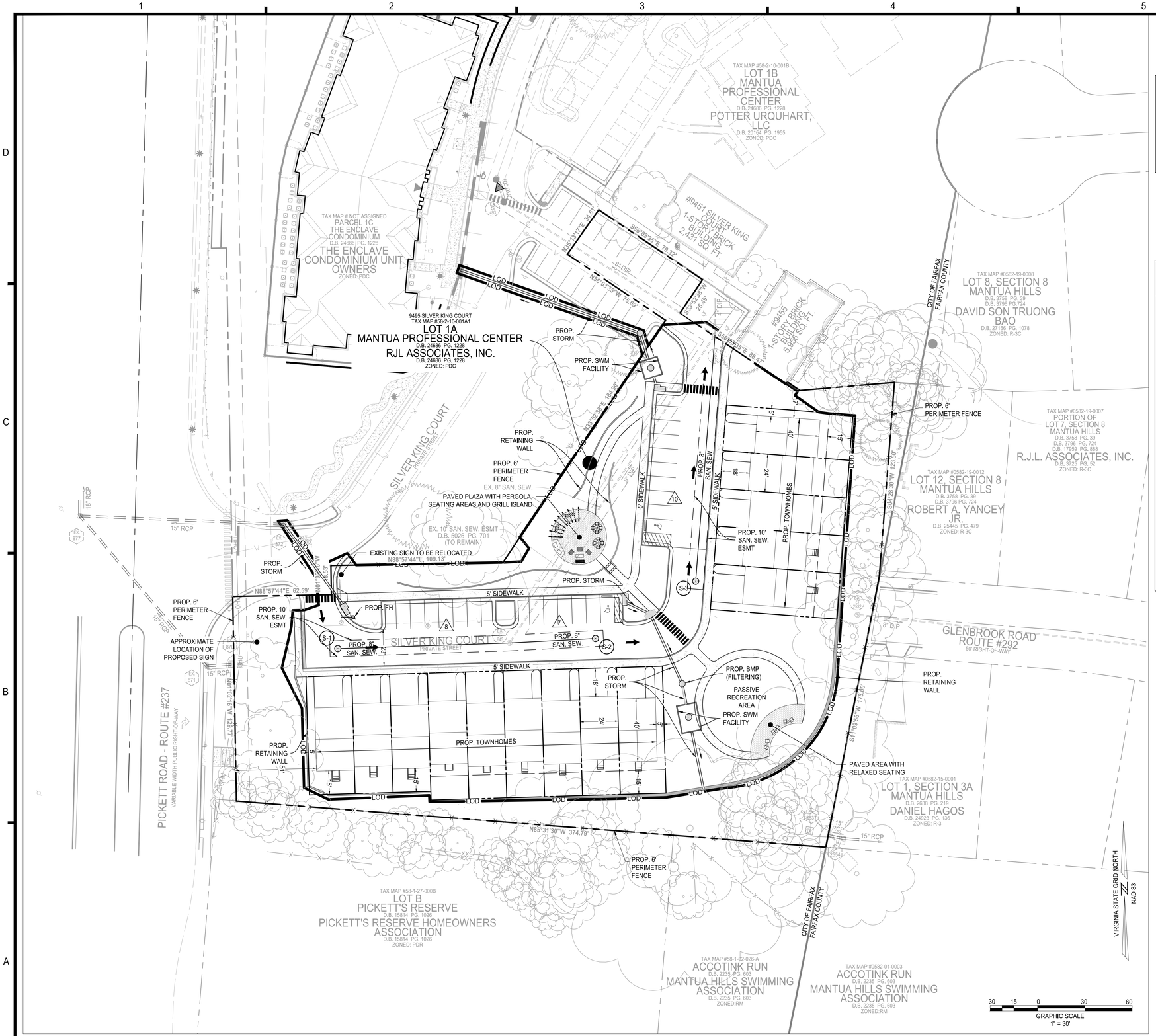
PROJECT No.: 23005060.00
DRAWING No.: 112931
DATE: 2024-01-24
SCALE: NOT TO SCALE
DESIGN: AH, QN
DRAWN: AH, QN
CHECKED: JM

SHEET TITLE:

TREE PRESERVATION PLAN NOTES AND DETAILS

SHEET No.

C203



LEGEND

- PROPOSED BUILDING
- PROPOSED SIDEWALK
- PROPOSED CURB
- PROPERTY LINE

PROPOSED DEVELOPMENT TABULATION: PDR- RESIDENTIAL PLANNED DEVELOPMENT

EXISTING ZONING: PD-C (PLANNED DEVELOPMENT COMMERCIAL)
PROPOSED ZONING: PDR (RESIDENTIAL PLANNED DEVELOPMENT)

LOT SIZE REQUIREMENTS:
MINIMUM DISTRICT SIZE: 2 ACRES
APPLICATION AREA: ±92,354 SF (±2.12 AC)

HEIGHT:
REQUIRED: NO REQUIREMENT
PROVIDED: ±47 FEET

PARKING REQUIREMENTS:
REQUIRED: 28 (2 SPACES PER UNIT)
PROVIDED: 81 (2 SPACES PER UNIT IN GARAGE, 2 SPACES PER UNIT ON DRIVEWAY, AND 25 SURFACE PARKING SPACES)

LOADING REQUIREMENTS:
REQUIRED: NONE
PROVIDED: NONE

LOT YARDS :
REQUIRED:
FRONT: NONE
SIDE: NONE
REAR: NONE
PROVIDED:
FRONT: 18 FEET
SIDE: 15 FEET
REAR: 5 FEET

DENSITY:
REQUIRED: NO REQUIREMENT
PROVIDED: 6.6 UNITS / ACRE

NOTE:
ENCLAVE WILL MAINTAIN ALL FEATURES AS SHOWN ON THE APPROVED PLAN SUCH AS OPEN SPACE AND PARKING REQUIREMENTS.

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CITY OF FAIRFAX, VA

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DESIGN: QN
DRAWN: QN
CHECKED: JM

SHEET TITLE:

GENERAL DEVELOPMENT PLAN

SHEET No.

C300

LEGEND

- LOD — LIMITS OF DISTURBANCE
- 372 — PROPOSED CONTOUR
- 09 70 — PROPOSED SPOT ELEVATION
- TC — TOP OF CURB
- HP/LP — HIGH POINT/LOW POINT
- TW/BW — TOP OF WALL/BOTTOM OF WALL

TAX MAP # NOT ASSIGNED
PARCEL 1C
THE ENCLAVE CONDOMINIUM
D.B. 24686 PG. 1228
THE ENCLAVE CONDOMINIUM UNIT OWNERS
ZONED: PDC

#9451 SILVER KING COURT
1-STORY BRICK BUILDING
2,431 SQ. FT.

#9455
1-STORY BRICK BUILDING
5,956 SQ. FT.

9495 SILVER KING COURT
TAX MAP #58-2-10-001A1
LOT 1A
MANTUA PROFESSIONAL CENTER
D.B. 24686 PG. 1228
RJL ASSOCIATES, INC.
D.B. 24686 PG. 1228
ZONED: PDC

SILVER KING COURT
PRIVATE STREET

PROP. STORM

PROP. RETAINING WALL

PROP. 6' PERIMETER FENCE

PAVED PLAZA WITH PERGOLA, SEATING AREAS AND GRILL ISLAND

EXISTING SIGN TO BE RELOCATED

PROP. 6' PERIMETER FENCE

APPROXIMATE LOCATION OF PROPOSED SIGN

PROP. RETAINING WALL

PROP. TOWNHOMES

PROP. STORM

PASSIVE RECREATION AREA

PROP. RETAINING WALL

PAVED AREA WITH RELAXED SEATING

PROP. 6' PERIMETER FENCE

5' SIDEWALK

PROP. 6' PERIMETER FENCE

TAX MAP #0582-19-0012
LOT 12, SECTION 8
MANTUA HILLS
D.B. 3758 PG. 39
D.B. 3796 PG. 724
ROBERT A. YANCEY, JR.
D.B. 25445 PG. 479
ZONED: R-3C

TAX MAP #0582-15-0001
LOT 1, SECTION 3A
MANTUA HILLS
D.B. 2638 PG. 219
DANIEL HAGOS
D.B. 24923 PG. 136
ZONED: R-3

GLENBROOK ROAD
ROUTE #292
50' RIGHT-OF-WAY

PICKETT ROAD - ROUTE #237
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY

TAX MAP #58-1-27-000B
LOT B
PICKETT'S RESERVE

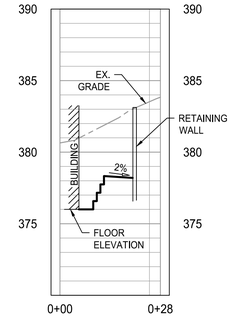
R.J.L.

CITY OF FAIRFAX

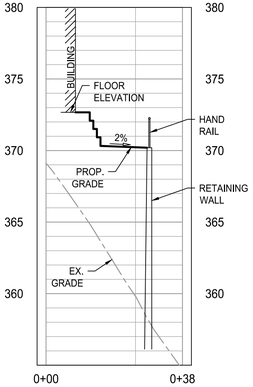
FAIRFAX COUNTY

VIRGINIA STATE GRID NORTH
NAD 83

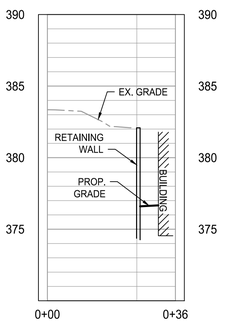
SECTION A



SECTION B



SECTION C



20 10 0 20 40
GRAPHIC SCALE
1" = 20'

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DATE: 2024-01-24
SCALE: SEE DWGS.
DESIGN: EG
DRAWN: JS
CHECKED: EG

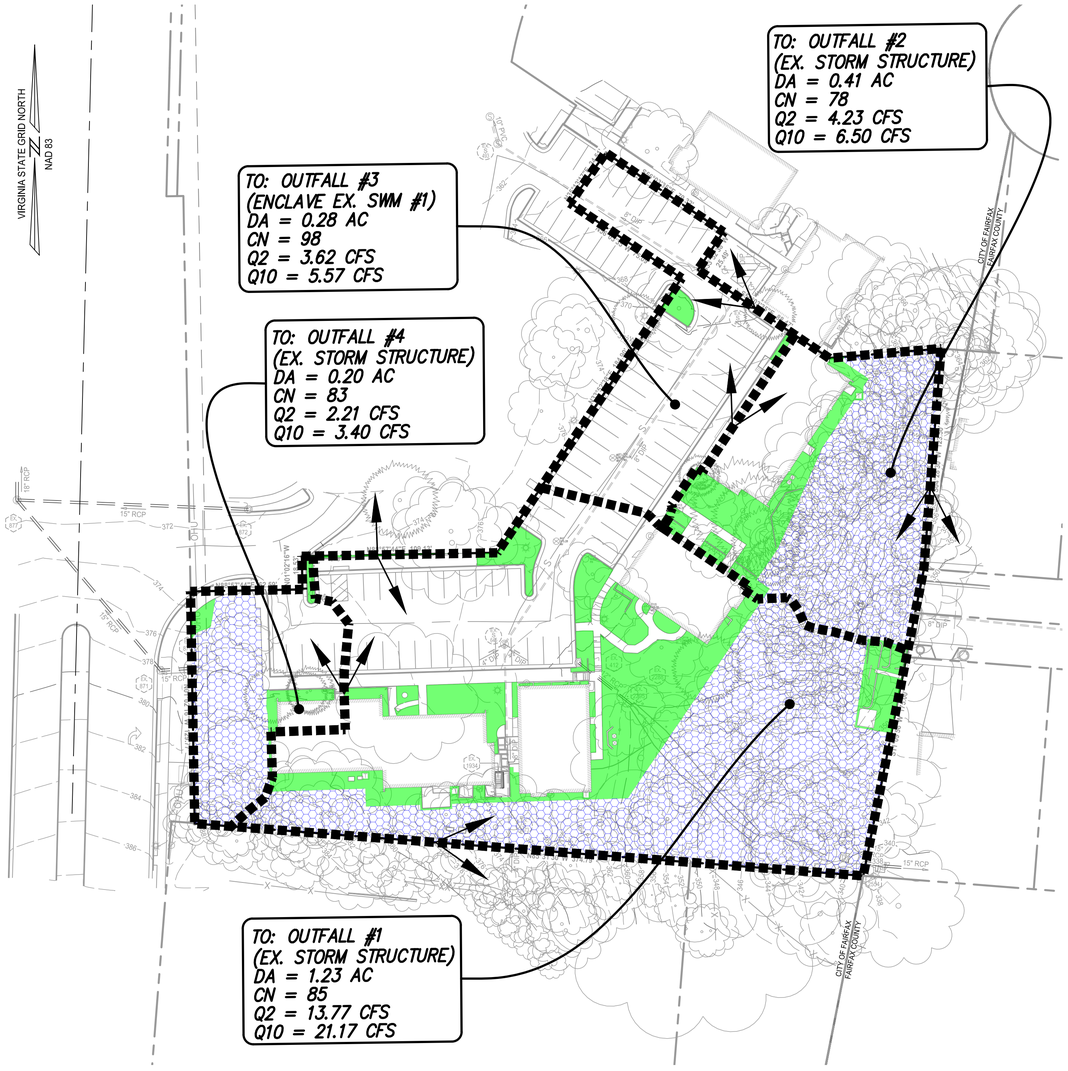
SHEET TITLE:

GRADING PLAN

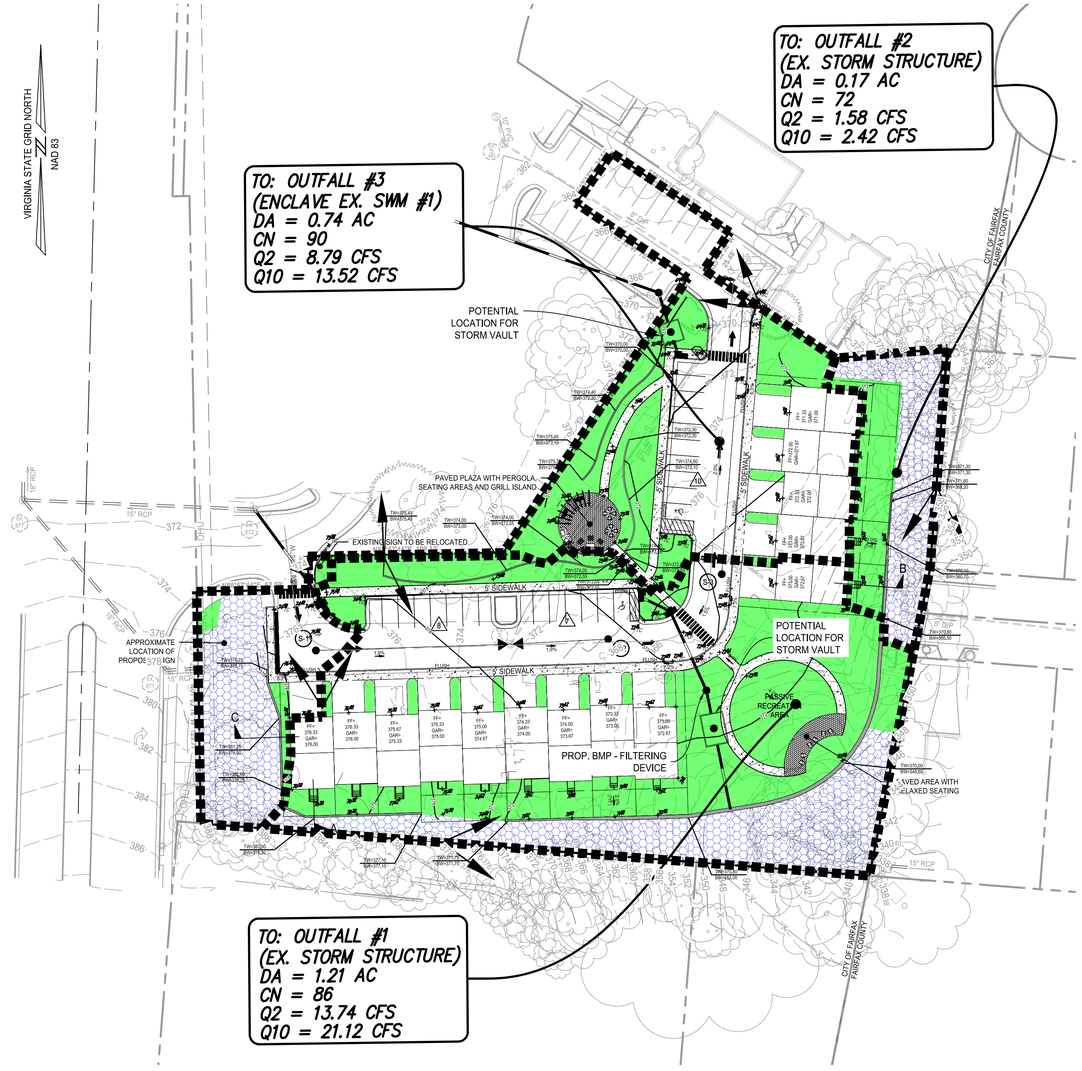
SHEET No.

C400

P:\Projects\23005060.00\112931 GDP\AC\400 GRADING PLAN.dwg, 3/28/2024 10:42:14 AM, Jana Morgan,



PRE-DEVELOPED



POST-DEVELOPED

STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICE (BMP) NARRATIVE:

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. THERE ARE FOUR OUTFALLS FOR THE SITE AND EACH OUTFALL WILL COMPLY WITH THE CHANNEL PROTECTION AND FLOOD PROTECTION REQUIREMENTS.

OUTFALL #1
CHANNEL PROTECTION: THIS OUTFALL WILL MEET THE REQUIREMENTS OF SECTION 9VAC25-870-66-B-3 BY USING THE ENERGY BALANCE EQUATION.
FLOOD PROTECTION: THIS OUTFALL WILL MEET THE REQUIREMENTS OF SECTION 9VAC25-870-66-C BY HAVING THE 10-YR POST-DEVELOPED FLOW LESS THAN THE 10-YR PRE-DEVELOPED FLOW.
EXTENT OF REVIEW: THE LIMITS OF ANALYSIS FOR THIS OUTFALL WILL BE TO A POINT WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN OR EQUAL TO 1% OF THE TOTAL WATERSHED DRAINING TO THAT POINT.

NOTE: A DETENTION FACILITY WILL BE NEEDED TO MEET THIS REQUIREMENT.

OUTFALL #2
CHANNEL PROTECTION: THIS OUTFALL WILL MEET THE REQUIREMENTS OF SECTION 9VAC25-870-66-B-1-A BY DRAINING TO A MANMADE CONVEYANCE SYSTEM AND WITHOUT CAUSING EROSION.
FLOOD PROTECTION: THIS OUTFALL WILL MEET THE REQUIREMENTS OF SECTION 9VAC25-870-66-C BY HAVING THE 10-YR POST-DEVELOPED FLOW LESS THAN THE 10-YR PRE-DEVELOPED FLOW.
EXTENT OF REVIEW: THE LIMITS OF ANALYSIS FOR THIS OUTFALL WILL BE TO A POINT WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN OR EQUAL TO 1% OF THE TOTAL WATERSHED DRAINING TO THAT POINT.

OUTFALL #3
THIS OUTFALL DRAINS TO AN EXISTING SWM FACILITY LOCATED TO THE NORTH THAT WAS INSTALLED WITH THE ENCLAVE. THE RUNOFF FROM THIS DEVELOPMENT WILL BE DESIGNED TO LEAVE THE SITE AT OR BELOW THE RUNOFF RATE FROM THE PRE-DEVELOPED CONDITION.

NOTE: A DETENTION FACILITY WILL BE NEEDED TO MEET THIS REQUIREMENT.

OUTFALL #4
CHANNEL PROTECTION: THIS OUTFALL WILL MEET THE REQUIREMENTS OF SECTION 9VAC25-870-66-B-1-A BY DRAINING TO A MANMADE CONVEYANCE SYSTEM AND WITHOUT CAUSING EROSION.
FLOOD PROTECTION: THIS OUTFALL WILL MEET THE REQUIREMENTS OF SECTION 9VAC25-870-66-C BY HAVING THE 10-YR POST-DEVELOPED FLOW LESS THAN THE 10-YR PRE-DEVELOPED FLOW.
EXTENT OF REVIEW: THE LIMITS OF ANALYSIS FOR THIS OUTFALL WILL BE TO A POINT WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN OR EQUAL TO 1% OF THE TOTAL WATERSHED DRAINING TO THAT POINT.

BMP
THE PROJECT WILL USE THE VIRGINIA RUNOFF REDUCTION METHOD (VRRM) REDEVELOPMENT SPREADSHEET 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 AREAS WITHIN THE LIMITS OF CLEARING AND GRADING. TO MEET THE WATER QUALITY REQUIREMENT, A HYDRODYNAMIC SEPARATOR WILL BE INSTALLED IN THE SE CORNER TO TREAT OUTFALL #3. OUTFALL #1 DRAINS TO AN EXISTING BMP THAT IS PART OF THE ENCLAVE DEVELOPMENT TO THE NORTH.

NOTE:
THE LOCATIONS AND SIZES OF THE BMP/SWM FACILITIES SHOWN ARE BASED ON PRELIMINARY CALCULATIONS . THE FINAL LOCATION, TYPE AND SIZE OF THE FACILITIES MAY CHANGE WITH THE FINAL SITE PLAN WHILE STILL MEETING ALL ABOVE NOTED BMP AND SWM REQUIREMENTS FOR THE STATE AND CITY.

LEGEND:

MANAGED TURF = 0.32 AC.

FORRESTED = 0.82 AC.

IMPERVIOUS = 0.98 AC.
(NO HATCH)

LEGEND:

MANAGED TURF = 0.69 AC.

FORRESTED = 0.41 AC.

IMPERVIOUS = 1.00 AC.
(NO HATCH)

40 20 0 40 80
GRAPHIC SCALE
1" = 40'

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03/29/2024
PROFESSIONAL ENGINEER

HIGHLANDS AT MANTUA
GENERAL DEVELOPMENT PLAN AMENDMENT
CITY OF FAIRFAX, VA

MARK	DATE	DESCRIPTION

PROJECT No.: 23005060.00
DRAWING No.: 112931
DATE: 2024-01-24
SCALE: SEE DWGS.
DESIGN: EG
DRAWN: JS
CHECKED: EG

SHEET TITLE:

PRELIMINARY BMP AND SWM PLAN

SHEET No.

C500

P:\Projects\23005060.00\112931 GDP\\C500 PRELIMINARY BMP AND SWM PLAN.dwg, 3/28/2024 10:42:56 AM, Jana Morgan,

SANITARY COMPUTATIONS

FROM	TO	UPPER INV	LOWER INV	L (FT)	SLOPE (%)	DIA (IN)	MATERIAL	N	CAPACITY (cfs)	CAPACITY (MGD)	DESIGN FLOW (cfs)	DESIGN FLOW (MGD)	V (ft/s)	Percent Full	Assumptions	Inc (MGD)	Peak Flow Factor	Design Inc (MGD)	Cummulative Combined Flow (MGD)
S-1	Ex. S645	362.90	362.18	109.00	0.66	8	PVC	0.013	0.98	0.63	0.01	0.009	1.0	0.01	5 Proposed TH - SOUTHWEST (0.0014 MGD)	0.0014	6.5	0.0091	0.009
S-2	Ex. S645	362.46	362.18	54.59	0.51	8	PVC	0.013	0.87	0.56	0.03	0.016	1.0	0.03	4 Proposed TH - SOUTHEAST (0.0011 MGD)	0.0011	6.5	0.0073	0.016
S-3	Ex. S413	361.12	360.12	156.59	0.64	8	PVC	0.013	0.97	0.62	0.04	0.025	1.2	0.04	5 Proposed TH - NORTHEAST (0.0014 MGD)	0.0014	6.5	0.0091	0.025
Ex. 645	Ex. 413	360.12	359.73	234.79	0.17	8	DIP	0.013	0.49	0.32	0.04	0.025	0.8	0.08					0.025
Ex. 413	Ex. 493	360.61	349.41	158.38	7.07	8	DIP	0.013	3.21	2.08	0.05	0.032	3.2	0.02	Existing Buildings to Remain (9455 Silver King Ct (0.0005 MGD) + 9451 Silver King Ct (0.0005 MGD))	0.0010	6.5	0.0063	0.032
Ex. 493	Ex. S12	348.09	347.82	14.91	1.82	8	PVC	0.010	2.12	1.37	0.05	0.032	2.4	0.02					0.032
Ex. S12	Ex. S11	347.72	335.53	150.04	8.12	8	PVC	0.010	4.48	2.89	0.17	0.110	5.8	0.04	Flow from SP#15090051 (The Enclave)	0.0120	6.5	0.0780	0.110
Ex. S11	Ex. 1356	335.11	329.12	139.27	4.30	8	PVC	0.010	3.26	2.11	0.29	0.188	5.7	0.09	Flow from SP#15090051 (The Enclave)	0.0120	6.5	0.0780	0.188
Ex. 1356	Ex. 1387	329.09	327.50	27.66	5.75	8	PVC	0.010	3.77	2.43	0.32	0.209	6.2	0.09	Flow from SP#15090051 (The Enclave)	0.0033	6.5	0.0211	0.209
Ex. 1387	Ex. 1913	327.46	310.01	162.74	10.72	8	PVC	0.010	5.14	3.32	0.32	0.209	7.9	0.06					0.209

Notes:
1. See contributing sewage flow estimate (this sheet) per 9VAC25-790-460 Standards.
2. All velocities shown are calculated per a partial flow analysis.

SANITARY SEWER ANALYSIS

THE PURPOSE OF THIS ANALYSIS IS TO DEMONSTRATE THE CAPACITY AND HYDRAULIC ADEQUACY OF THE DOWN STREAM SANITARY SEWER MAIN.

EXISTING CONDITIONS:
CURRENTLY, THE EXISTING SITE CONSISTS OF SIX (6) OFFICE BUILDINGS WITH SEWER LATERALS THAT TIE INTO EXISTING MANHOLE S645 AND EXISTING MANHOLE S413. THE SITE FLOWS TO THE NORTH.

NOTE: EXISTING MANHOLE S2073 MAY RECEIVE FLOW FROM A LATERAL SOUTH OF THE SITE. THIS LATERAL IS TO BE FIELD VERIFIED TO CONFIRM IF ABANDONED.

PROPOSED CONDITIONS:
THE EXISTING SANITARY SEWER PIPE CONNECTING EXISTING MANHOLE S2073 TO EX MANHOLE S645 WILL BE DEMOLISHED AS THEY CANNOT BE USED TO SERVICE THE PROPOSED DEVELOPMENT. THE SANITARY SEWER IS REROUTED AROUND THE PROPOSED DEVELOPMENT AND CONNECTS TO EXISTING MANHOLE S645 WHICH THEN FLOWS INTO EXISTING MANHOLE S413. THE PROPOSED MANHOLE S-5 CONNECTS TO EXISTING MANHOLE S645.

CAPACITY AND HYDRAULIC ANALYSIS:
THE SANITARY SEWER WAS ANALYZED FROM THE EXISTING MANHOLE S2073 TO EXISTING MANHOLE 1913. AT MANHOLE S614, THE PROPOSED FLOW FROM THIS PROJECT IS COMBINED WITH THE FLOW FROM THE ENCLAVE PROJECT.

CONCLUSION:
IT IS OUR CONCLUSION THAT THE PROPOSED ON-SITE 8-INCH SEWER AND EXISTING DOWNSTREAM 8-INCH SEWER HAS CAPACITY AND HYDRAULIC ADEQUACY WITH THE ADDED REDEVELOPMENT FLOWS.

SANITARY DESIGN FLOWS

EXISTING: 18,150 SF OFFICE SPACE

PROPOSED: 14 TOWNHOMES

CITY OF FAIRFAX AVERAGE DESIGN FLOWS:

280 GPD/UNIT (FOR SINGLE FAMILY ATTACHED)
200 GPD/1,000 SF (FOR OFFICE/RETAIL)

EXISTING FLOW:

18,100 SF X (200 GPD/1,000 SF) = 0.00362 GPD

PEAK FACTOR: 6.5
DESIGN FLOW = 0.00362 GPD X 6.5 = 0.0235 GPD

PROPOSED FLOW:

280 GPD/UNIT X 14 UNITS = 3,920 GPD (0.004 MGD)

PEAK FACTOR: 6.5
DESIGN FLOW = 3,920 GPD X 6.5 = 25,480 GPD

NET INCREASE IN FLOW = 25,480 GPD - 0.0235 GPD = 25,479.98 GPD

PROPOSED SANITARY STRUCTURE DATA

FROM	INV. OUT
S-1	362.90
S-2	362.46
S-3	361.12

PROPOSED PIPE SCHEDULE

FROM	TO	LENGTH (FT)	MATERIAL
S-1	Ex. S645	109.00	PVC
S-2	Ex. S645	54.59	PVC
S-3	Ex. S413	156.59	PVC

EXISTING BUILDING TO REMAIN FLOWS

Building	SF	Flow (GPD)	Flow (MGD)
9455 Silver King Ct	2,387	477	0.0005
9451 Silver King Ct	2,431	486	0.0005

LEGEND

- PROPOSED SANITARY MANHOLE AND FLOW DIRECTION
- PROPOSED SANITARY SEWER
- S-1 : PROPOSED SANITARY STRUCTURE NUMBER
- EXISTING SANITARY MANHOLE AND FLOW DIRECTION
- EXISTING SANITARY SEWER
- EX S 2073 : EXISTING SANITARY STRUCTURE NUMBER

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PROFESSIONAL ENGINEER

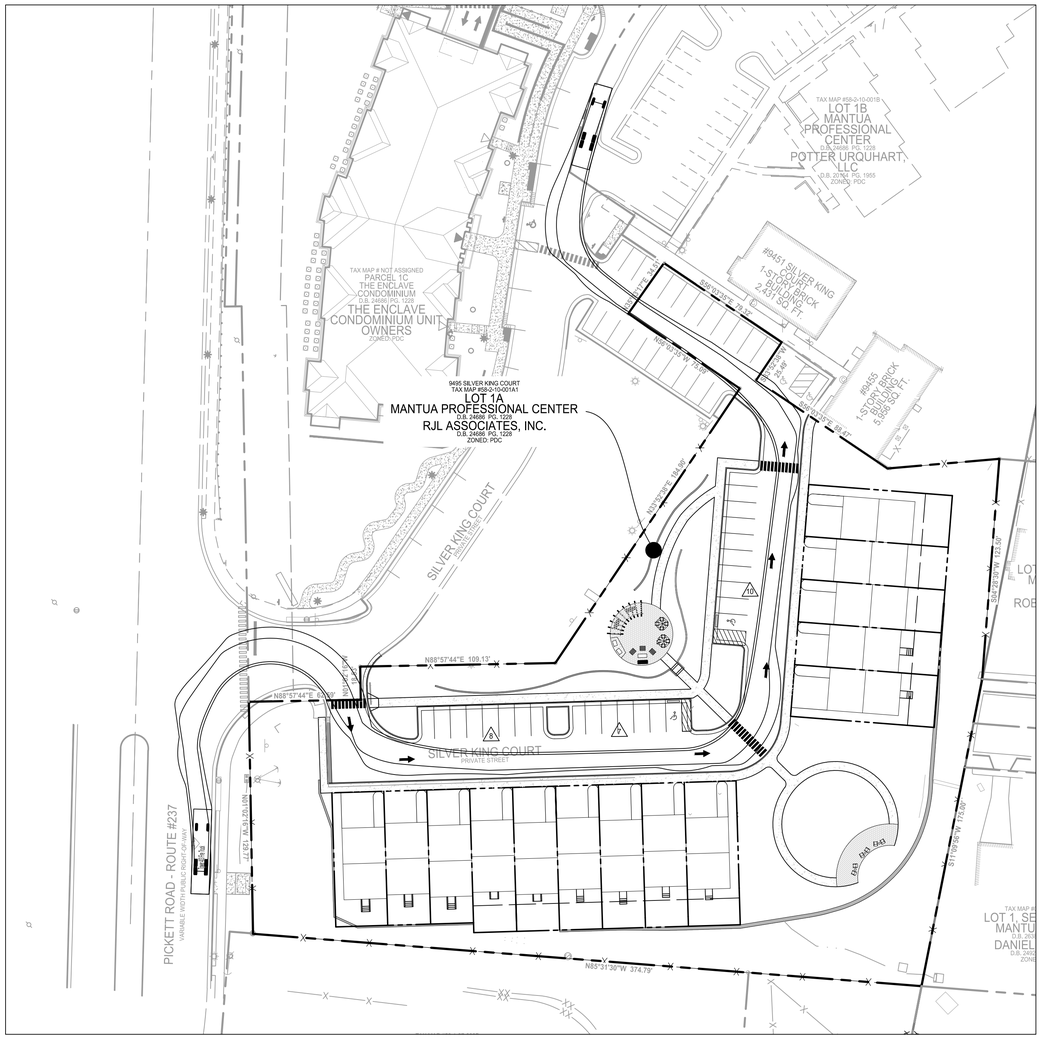
HIGHLANDS AT MANTUA
GENERAL DEVELOPMENT PLAN AMENDMENT
CITY OF FAIRFAX, VA

MARK	DATE	DESCRIPTION

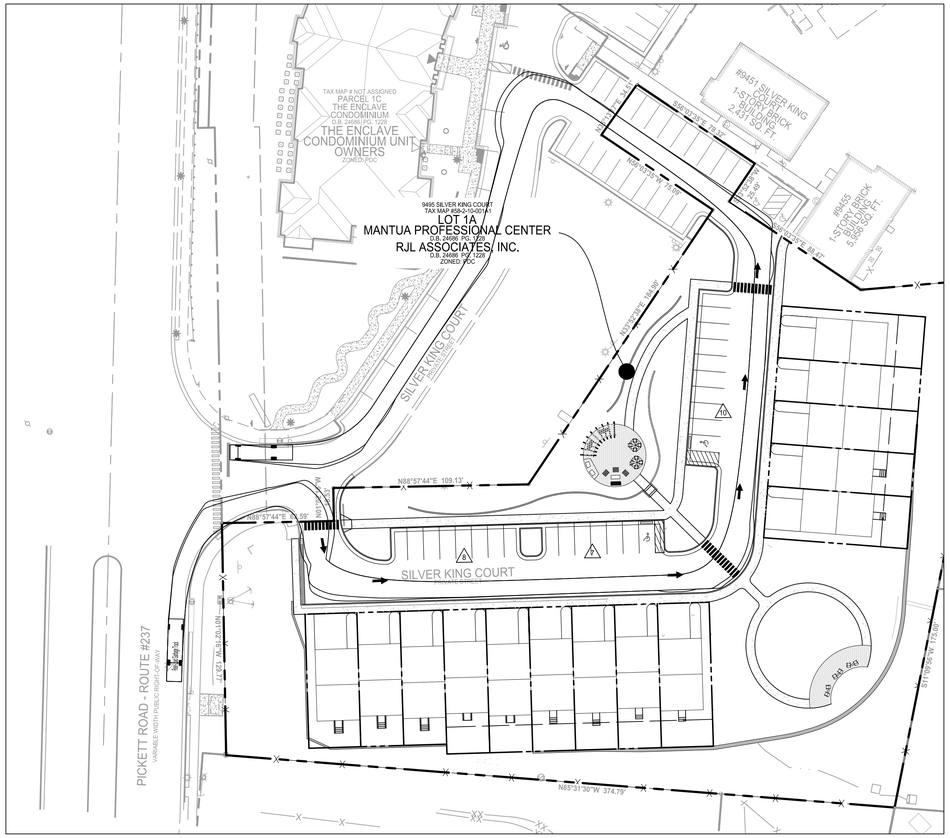
PROJECT No.: 23005060.00
DRAWING No.: 112931
DATE: 2024-01-24
SCALE: 1" = 50'
DESIGN: NL
DRAWN: NL
CHECKED: EG

SHEET TITLE:
SANITARY SEWER ANALYSIS

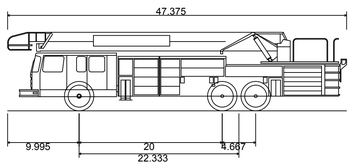
SHEET No.
C600



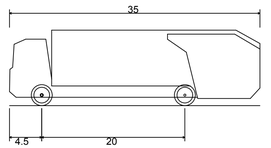
FIRE TRUCK TURNING MOVEMENT



GARBAGE TRUCK TURNING MOVEMENT



Tower 403 Fire Truck	
Overall Length	47.375ft
Overall Width	10.083ft
Overall Body Height	10.976ft
Min Body Ground Clearance	1.512ft
Track Width	7.667ft
Lock-to-lock time	4.00s
Wall to Wall Turning Radius	54.980ft



Rear-Load Garbage Truck	
Overall Length	35.000ft
Overall Width	8.375ft
Overall Body Height	10.546ft
Min Body Ground Clearance	1.000ft
Track Width	8.375ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	29.300ft

VIRGINIA STATE GRID NORTH
NAD 83

40 20 0 40 80
GRAPHIC SCALE
1" = 40'

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HIGHLANDS AT MANTUA
GENERAL DEVELOPMENT PLAN AMENDMENT

CITY OF FAIRFAX, VA

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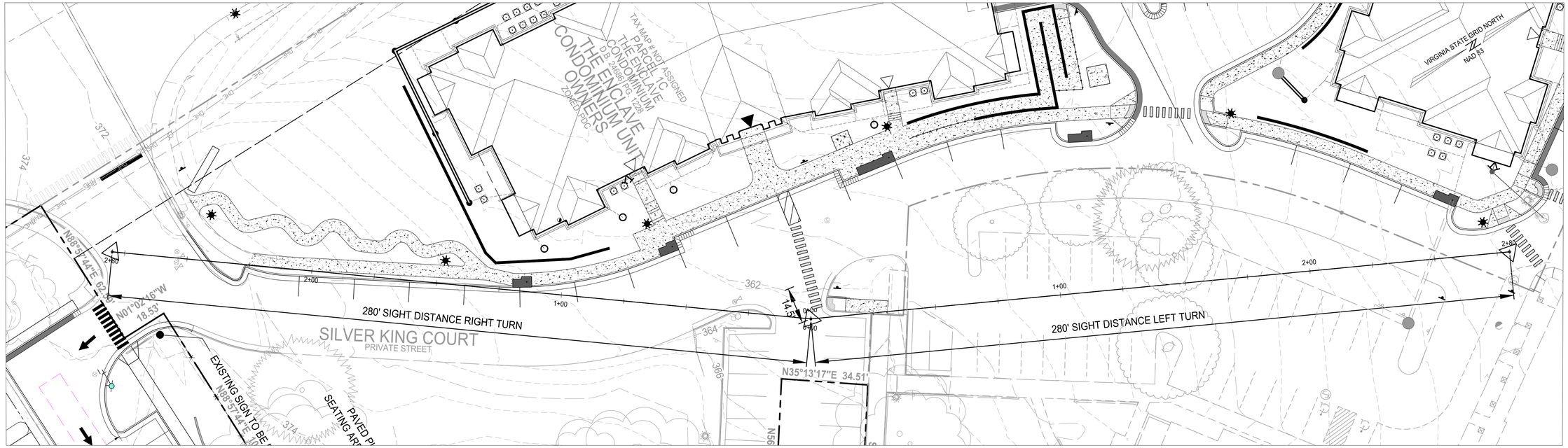
PROJECT No.: 23005060.00
DRAWING No.: 112931
DATE: 2024-01-24
SCALE: SEE DWGS.
DESIGN: NL
DRAWN: NL
CHECKED: EG

SHEET TITLE:

TURNING MOVEMENT PLAN

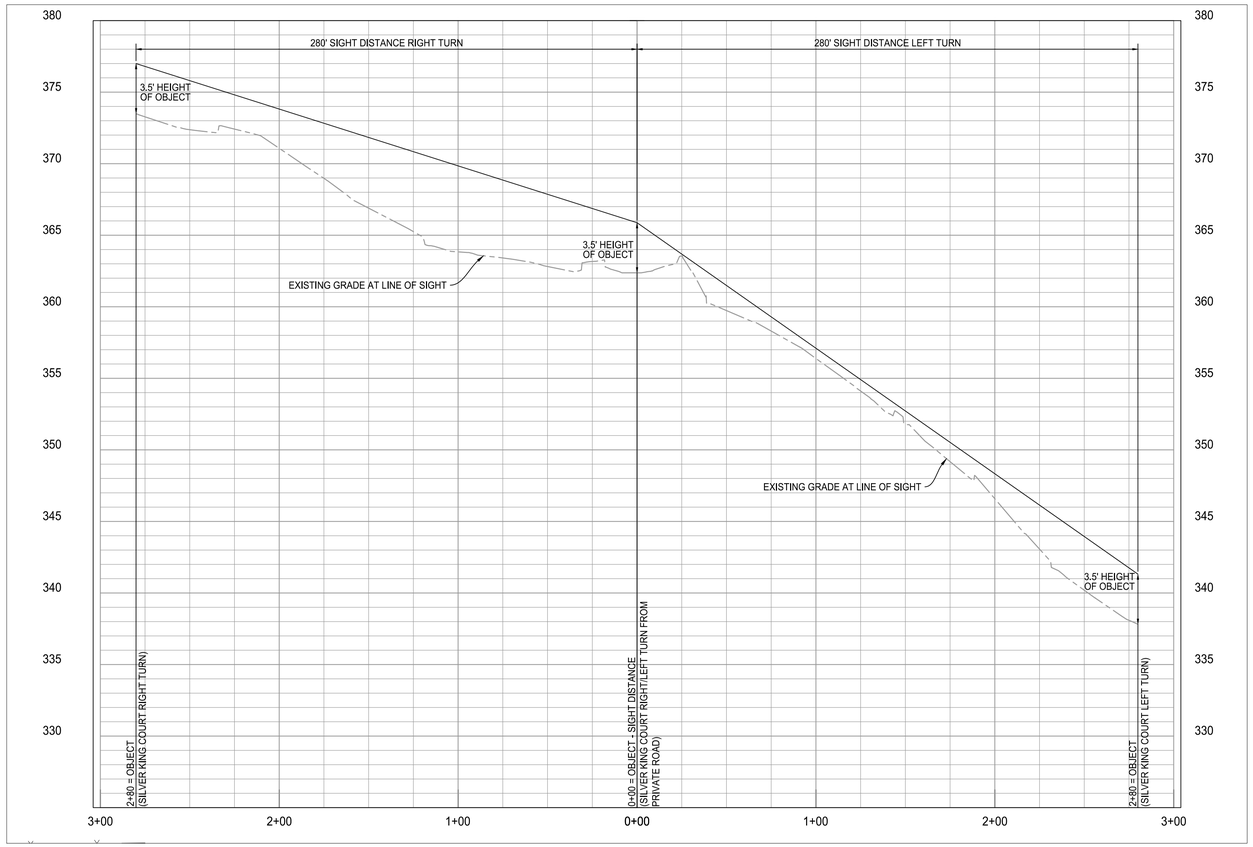
SHEET No.

C700



SIGHT DISTANCE - RIGHT/LEFT TURN ONTO SILVER KING COURT FROM PRIVATE ROAD
DESIGN SPEED = 30 MPH
POSTED SPEED = 25 MPH

20 10 0 20 40
GRAPHIC SCALE
1" = 20'



5 2.5 0 5 10
VERTICAL SCALE
1" = 5'

40 20 0 40 80
HORIZONTAL SCALE
1" = 40'

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MARK	DATE	DESCRIPTION

PROJECT No.:
DRAWING No.:
DATE:
SCALE:
DESIGN:
DRAWN:
CHECKED:

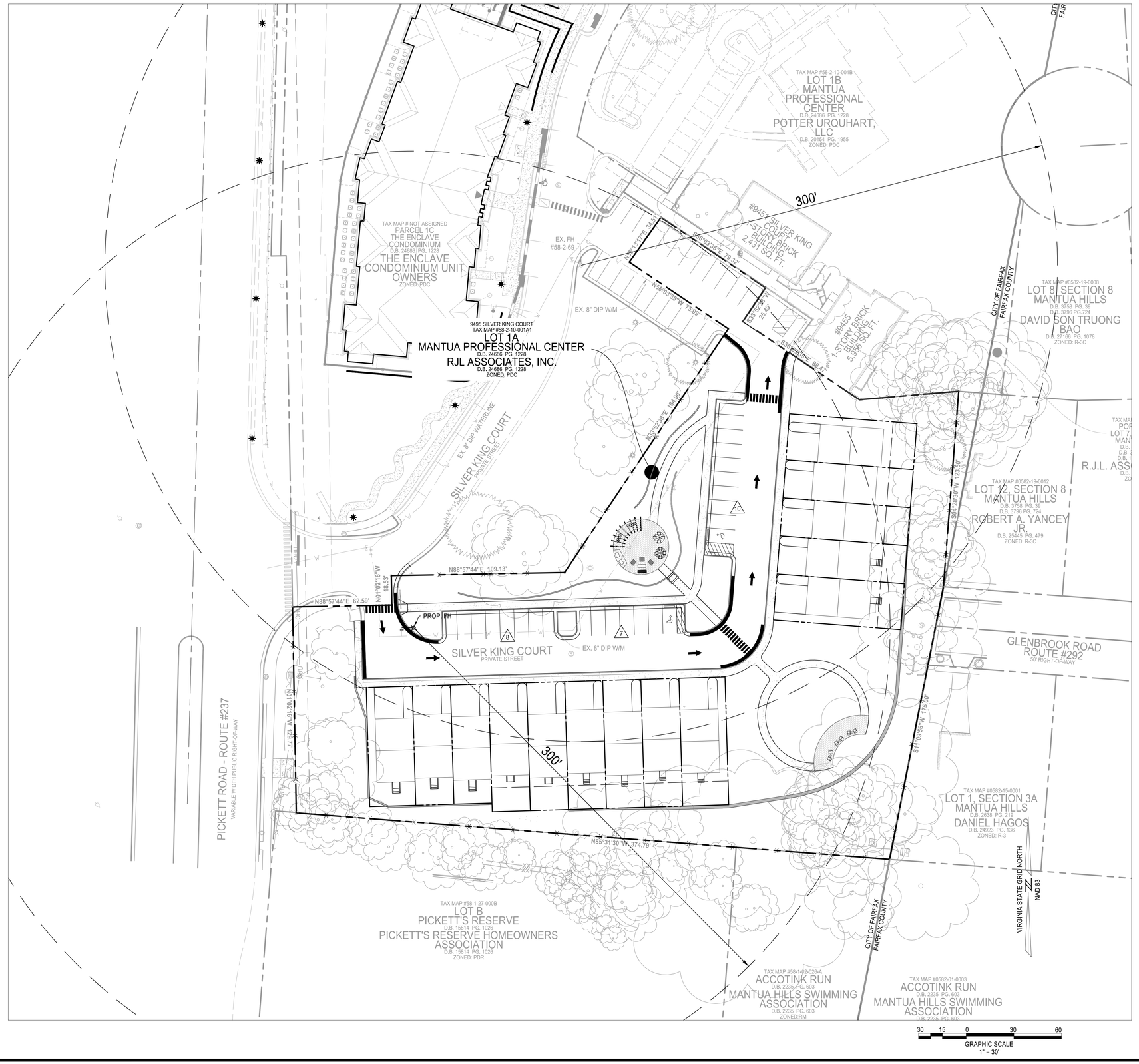
SHEET TITLE:

SIGHT DISTANCE

SHEET No.

C710

P:\Projects\23005060.001\12931 GDP\A\C710 SIGHT DISTANCE.dwg, 3/28/2024 10:44:29 AM, Jana Morgan,



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03/29/2024
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HIGHLANDS AT MANTUA
GENERAL DEVELOPMENT PLAN AMENDMENT

CITY OF FAIRFAX, VA

MARK	DATE	DESCRIPTION

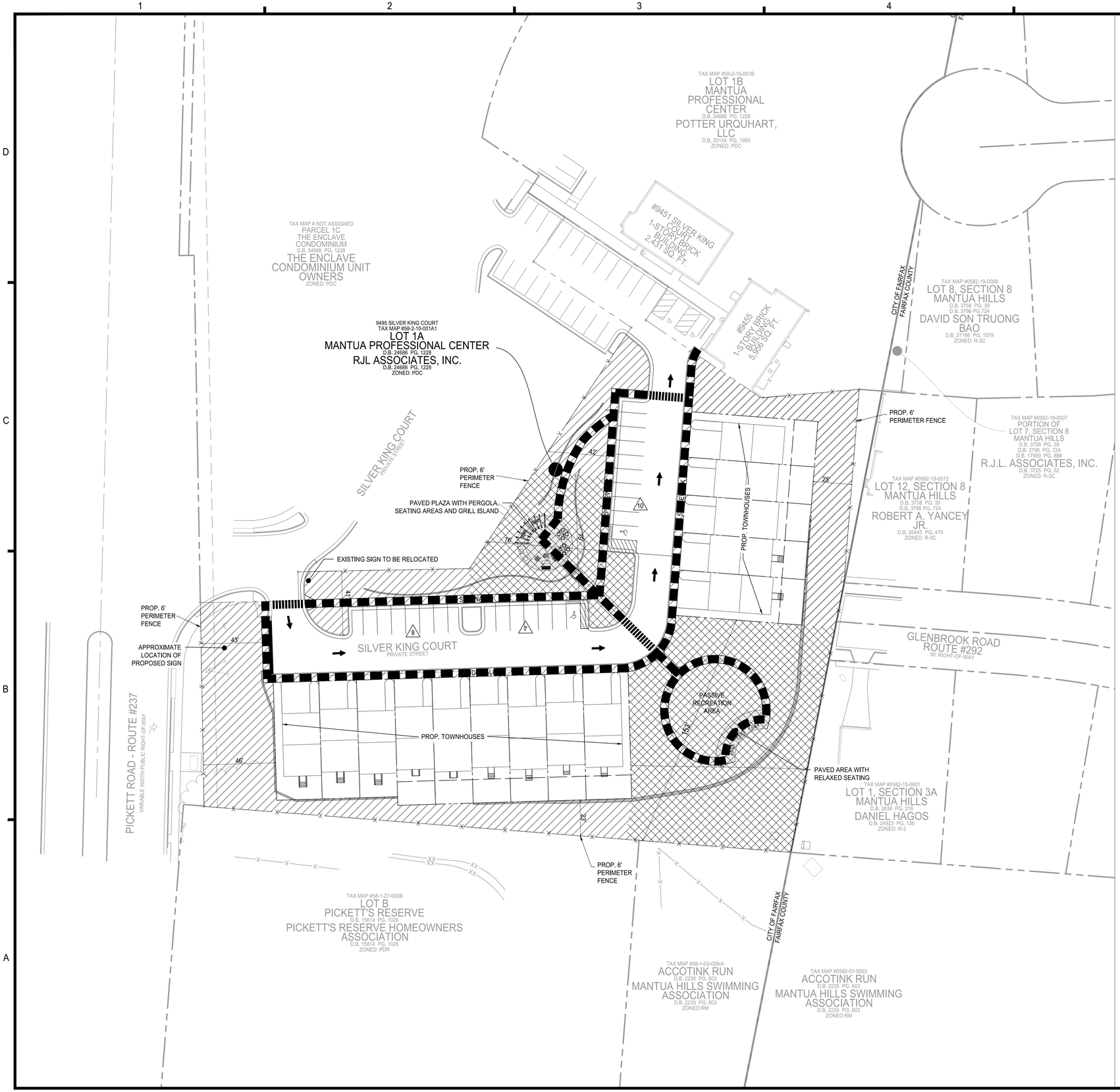
PROJECT No.: 23005060.00
DRAWING No.: 112931
DATE: 2024-01-24
SCALE: SEE DWGS.
DESIGN: NL
DRAWN: NL
CHECKED: EG

SHEET TITLE:

FIRE SAFETY PLAN

SHEET No.

C720



LEGEND & TABULATIONS

PROPOSED SITE AREA: ± 2.12 ac.

OPEN SPACE REQUIRED: 20% (±0.4 ac.)

OPEN SPACE PROVIDED: ± 40% (± 0.9 ac.)

OPEN SPACE, 50' WIDE OPEN SPACE
23% (± 0.5 ac.)

OPEN SPACE, 0' - 49' WIDE OPEN SPACE
17% (± 0.4 ac.)

PEDESTRIAN CIRCULATION

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GENERAL DEVELOPMENT PLAN AMENDMENT
CITY OF FAIRFAX, VA

MARK	DATE	DESCRIPTION

PROJECT No.: 23005060.00
DRAWING No.: 112931
DATE: 2024-01-24
SCALE: 1" = 30'
DESIGN: QN
DRAWN: QN
CHECKED: JM

SHEET TITLE:

OPEN SPACE PLAN AND DETAILS

SHEET No.

C800

ELEVATIONS:

FRONT ELEVATION

SCALE: 1/4" = 1'-0"

PROPOSED FRONT ELEVATION -RENDERED

REAR ELEVATION

SCALE: 1/4" = 1'-0"

TYPICAL END UNIT ELEVATION

SCALE: 1/4" = 1'-0"

NOTE:
THESE ELEVATIONS AND RENDERINGS ARE CONCEPTUAL IN NATURE AND ARE INTENDED TO ILLUSTRATE THE GENERAL CHARACTER OF THE PROPOSED DEVELOPMENT AND THE QUALITY OF CONSTRUCTION AND 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 FOR ALL BUILDINGS WILL BE DETERMINED AT THE TIME OF SITE PLAN SUBMISSION.

RENDERINGS:

Clint Good
ARCHITECTS, P.C.

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HIGHLANDS AT MANTUA
GENERAL DEVELOPMENT PLAN AMENDMENT

CITY OF FAIRFAX, VA

MARK	DATE	DESCRIPTION

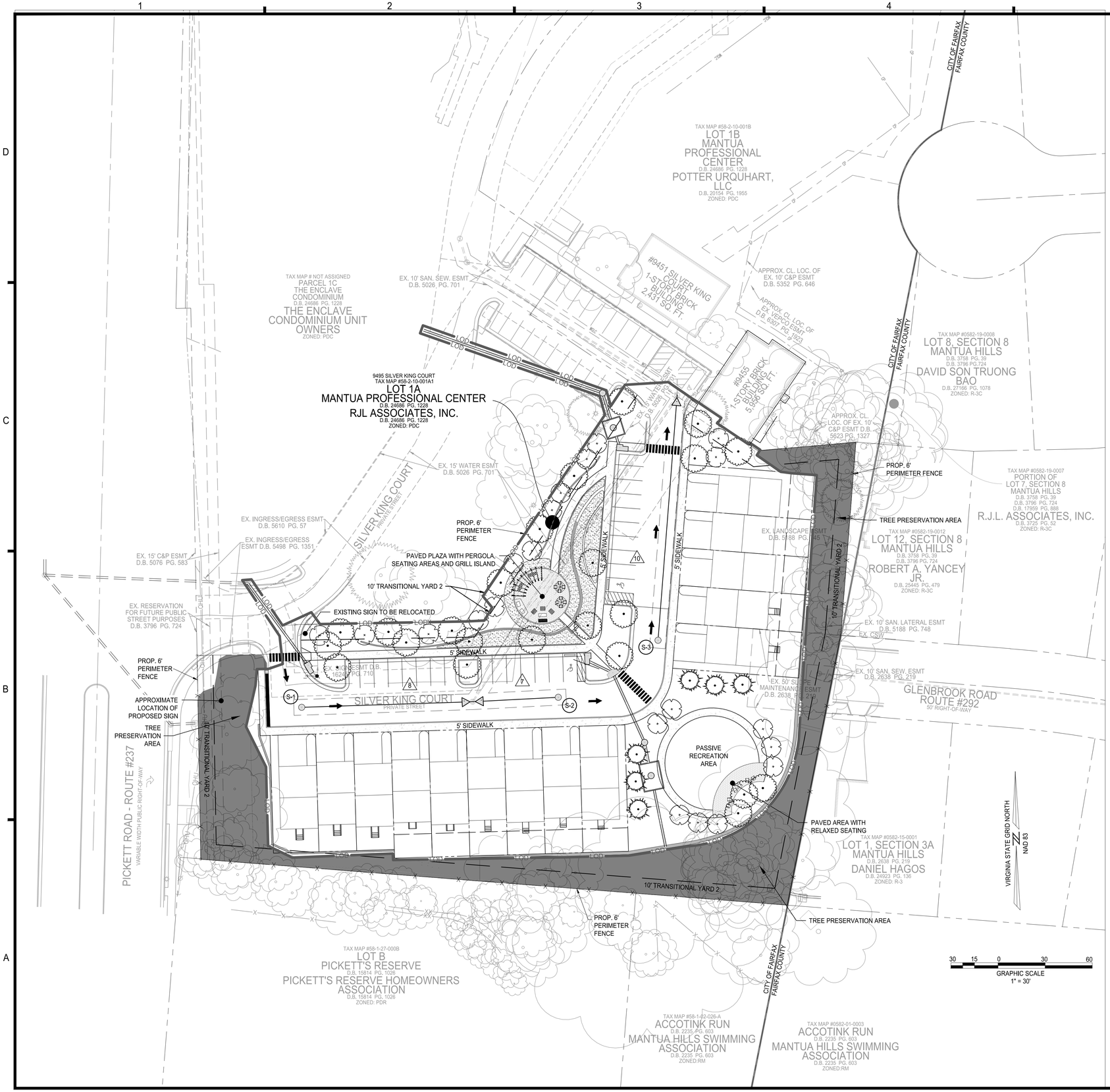
PROJECT No.: 23005060.00
DRAWING No.: 112931
DATE: 2024-01-24
SCALE: NOT TO SCALE
DESIGN: QN
DRAWN: QN
CHECKED: JM

SHEET TITLE:

TOWNHOME ELEVATIONS AND DETAILS

SHEET No.

C900



TREE CANOPY REQUIRED		
SITE AREA	2.12	AC
TREE CANOPY COVERAGE REQUIRED PER ZO 4.5.6.A.	20	%
TOTAL CANOPY AREA REQUIRED	0.42	AC

TREE CANOPY PROVIDED					
PLANT TYPE	**STOCK SIZE**	**QUANTITY**	**CANOPY PER TREE**	**CANOPY PER TYPE**	
CATEGORY IV- DECIDUOUS	3" CALIPER	23	250 SF	5,750 SF	
CATEGORY II- DECIDUOUS	3" CALIPER	21	125 SF	2,625 SF	
CATEGORY II- EVERGREEN	10' HEIGHT	6	125 SF	750 SF	
SUBTOTAL CANOPY AREA PROVIDED THROUGH TREE PLANTING				9,125 SF	
SUBTOTAL CANOPY AREA PROVIDED THROUGH TREE PRESERVATION				30,739 SF	
TOTAL CANOPY AREA PROVIDED				39,864 SF	0.92 AC
TOTAL CANOPY COVERAGE PROVIDED					**43.2 %**

TYPE OF EXISTING TREES:

OVERSTORY TREES:
-TULIP POPLAR (LIRIODENDRON TULIPIFERA)
-RED MAPLE (ACER RUBRUM)
-BLACK CHERRY (PRUNUS SEROTINA)
-BLACK LOCUST (ROBINIA PSEUDOACACIA)
-AMERICAN BEECH (FAGUS GRANDIFOLIA)
-PIN CHERRY (PRUNUS VORGINIANA)
-EASTERN HEMLOCK (TSUGA CANADENSIS)
-BLACK BIRCH (BETULA LENTA)
-WHITE PINE (PINUS STROBUS)
-SILVER MAPLE (ACER SACCHARINUM)
-PIGNUT HICKORY (CARYA GLABRA)

UNDERSTORY:
-AMERICAN HOLLY (ILEX OPACA)
-EASTERN RED CEDAR (JUNIPERUS VIRGINIANA)
-AUSTRIAN PINE (PINUS NIGRA)
-FLOWERING DOGWOOD (CORNUS FLORIDA)
-KOUSA DOGWOOD (CORNUS KOUSA)
-SASSAFRAS (SASSAFRAS ALBIDUM)

PERIMETER PARKING LOT LANDSCAPING REQUIREMENTS:

§4.5.7. C APPLIES TO TO NEW ON-SITE SURFACE PARKING AREA WITH FRONTAGE ON A PORTION OF AN EXISTING PUBLIC RIGHT OF WAY. WITH THIS APPLICATION THE PROPOSED PARKING WILL NOT ABUT AN EXISTING PUBLIC RIGHT OF WAY, SO §4.5.7. C IS NOT APPLICABLE.

INTERIOR PARKING LOT LANDSCAPING REQUIREMENTS:

INTERIOR PARKING LOT TREES REQUIRED: 1 TREE PER EVERY 10 SPACES

PARKING SPACES: 34 (9 EXISTING AND 25 PROPOSED PARKING SPACES)

REQUIRED NUMBER OF PARKING LOT TREES: 3 TREES

PROPOSED TREES: 3 TREES

TRANSITIONAL LANDSCAPE YARD REQUIREMENT:

REQUIRED: 10 FOOT WIDE TRANSITIONAL YARD 2 AND 6' HIGH FENCE ALONG PROJECT BOUNDARIES

PROVIDED: 10 FOOT WIDE TRANSITIONAL YARD 2 TO BE MET WITH EXISTING VEGETATION AND PROPOSED TREES AND PROPOSED 6' FENCE

PROPOSED TREE SPECIES:
PROPOSED TREE SPECIES SHALL INCLUDE BUT NOT BE LIMITED TO: RED MAPLE (ACER RUBRUM), NORTHERN RED OAD (QUERCUS RUBRA), AMERICAN BEECH (FAGUS GRANDIFOLIA), TULIP POPLAR (LIRIODENDRON TULIPIFERA), FLOWERING DOGWOOD (CORNUS FLORIDA), EASTERN RED BUD (CERCIS CANADENSIS), SWEETBAY MAGNOLIA (MAGNOLIA VIRGINIANA), AMERICAN HOLLY (ILEX OPACA), EASTERN RED CEDAR (JUNIPEROUS VIRGINIANA). THESE NATIVE SPECIES ARE SUBJECT TO CHANGE BASED ON AVAILABILITY AT THE TIME OF THE SITE PLAN PROCESS AND FINAL ENGINEERING.

STREET TREE REQUIREMENTS ALONG STREETS AND RIGHT-OF-WAY:

REQUIRED ALONG SILVER KING COURT = 1 TREE PER EVERY 40 LF OF FRONTAGE

SITE FRONTAGE ALONG SILVER KING COURT = 280 FT
REQUIRED NUMBER OF TREE = 7 TREES

PROVIDED: 7 TREES ALONG NORTHERN AND WESTERN ONE WAY PRIVATE ROAD
(WAIVER IS REQUESTED ON COVER SHEET FOR STREET TREES ALONG THE SOUTHERN AND EASTERN ROAD)

LEGEND

- EXISTING TREES
- PROPOSED CAT. IV DECIDUOUS TREE (250 SF)
- PROPOSED UNDERSTORY TREE CAT. II DECIDUOUS TREE (125 SF)
- PROPOSED UNDERSTORY TREE CAT. II EVERGREEN TREE (125 SF)
- PROPOSED PERENNIALS, GRASSES AND SHRUBS (QUANTITIES AND SPECIES TO BE DETERMINED AT THE TIME OF SITE PLAN)
- TREE PRESERVATION AREA

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engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
03/28/2024
CHLOE E. MCCANN
LICENSE 0406002013
LANDSCAPE ARCHITECT

HIGHLANDS AT MANTUA
GENERAL DEVELOPMENT PLAN AMENDMENT
CITY OF FAIRFAX, VA

MARK	DATE	DESCRIPTION

PROJECT No.: 23005060.00
DRAWING No.: 112931
DATE: 2024-01-24
SCALE: 1" = 30'
DESIGN: QN
DRAWN: QN
CHECKED: JM

SHEET TITLE:

LANDSCAPE PLAN

SHEET No.

L100

IMEG CORP. GENERAL LANDSCAPE SPECIFICATION SUMMARY - SHORT FORM (REV. 7/20)

SPECIFICATION: THIS IS A SUMMARY OF CHRISTOPHER CONSULTANTS, LTD. GENERAL LANDSCAPE SPECIFICATION. ALL WORK SHALL FOLLOW THE PROCEDURES OUTLINED IN THE SPECIFICATIONS AND DETAILS CONTAINED HEREIN, WHICH ARE DESIGNED TO EXCEED CURRENT INDUSTRY STANDARDS. SHOULD THERE EXIST A DISCREPANCY BETWEEN THIS SPECIFICATION AND THE INCLUDED CONSTRUCTION DETAILS, THE WRITTEN SPECIFICATION SHALL TAKE PRECEDENCE.

REFERENCES: IN LIEU OF PROVIDING COMPREHENSIVE PROPRIETARY SPECIFICATIONS, THE FOLLOWING ARE REFERENCED TO BE GENERAL DEFAULT SPECIFICATIONS WITH THE FOLLOWING MODIFICATIONS. THESE MODIFICATIONS AND THE CONSTRUCTION DETAILS SHOWN IN THIS PLAN SET SHALL TAKE PRECEDENCE OVER THE GENERAL REFERENCED SPECIFICATIONS.

- "LANDSCAPE SPECIFICATION GUIDELINES" LANDSCAPE CONTRACTORS ASSOCIATION OF MD, DC, VA - MOST CURRENT EDITION.
- "AMERICAN STANDARD FOR NURSERY STOCK - ANSI Z60.1" BY AMERICANHORT - MOST CURRENT EDITION
- "TT-77 RECOMMENDED TURFGRASS CULTIVARS FOR CERTIFIED SOD PRODUCTION IN MARYLAND" - MARYLAND TURFGRASS COUNCIL
- "LANDSCAPE ARCHITECTURE/DESIGN SPECIFICATIONS FOR COMPOST USE" - US COMPOSTING COUNCIL

IF THERE ARE DISCREPANCIES OR CONTRADICTIONS IN SPECIFICATION SECTIONS OR DETAILS, THE STRICTER SPECIFICATION SHALL TAKE PRECEDENCE. A REQUEST FOR INFORMATION (RFI) CAN ALSO BE SUBMITTED FOR CLARIFICATION.

LIST OF PLANT MATERIAL: THE CONTRACTOR WILL VERIFY PLANT QUANTITIES PRIOR TO BIDDING AND ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL PLANT MATERIALS REQUIRED TO COMPLETE THE WORK AS SHOWN ON THE DRAWINGS. QUANTITIES IN THE PLANTING SCHEDULE SHALL TAKE PRECEDENCE OVER QUANTITIES GRAPHICALLY SHOWN ON THE PLAN. SUBSTITUTIONS SHALL NOT BE MADE WITHOUT THE WRITTEN APPROVAL OF THE OWNER'S REPRESENTATIVE.

PLANT IDENTIFICATION: ALL TREES SHALL BE TRUE TO NAME AS ON PLANT SCHEDULE OR SHOWN ON PLANTING PLANS AND SHALL BE CORRECTLY LABELED INDIVIDUALLY OR IN GROUPS BY GENUS, SPECIES, VARIETY AND CULTIVAR. LABELS ARE TO REMAIN INTACT UNTIL SITE IS APPROVED THROUGH AGENCY INSPECTION, SUBSTANTIAL COMPLETION APPROVAL, OR PER OWNER'S REPRESENTATIVE'S INSTRUCTION.

PLANT QUALITY: ALL PLANT MATERIALS SHALL CONFORM TO THE SIZE AND FORM STANDARDS SET FORTH IN THE LATEST EDITION OF AMERICANHORT'S "AMERICAN STANDARD FOR NURSERY STOCK - ANSI Z60.1". ABOVE GROUND: TREES SHALL BE HEALTHY WITH THE COLOR, SHAPE, SIZE, AND DISTRIBUTION OF TRUNK, STEMS, BRANCHES, BUDS AND LEAVES TYPICAL OF THE PLANT SPECIFIED, ANY SIGNS OF STRESS, IMPROPER HANDLING (WOUNDS OR BROKEN BRANCHES), INSECT OR DISEASE DAMAGE, OR DEAD/DISTORTED BRANCHES SHOULD NOT BE PRESENT. TREES SHALL HAVE ONE CENTRAL LEADER (UNLESS OTHERWISE SPECIFIED) AND GRAFTS SHOULD BE FULLY CLOSED AND VISIBLE ABOVE THE SOIL LINE. BELOW GROUND: A MINIMUM OF 3 STRUCTURAL ROOTS SHOULD BE REASONABLY DISTRIBUTED AROUND THE TRUNK (REJECT A TREE WITH STRUCTURAL ROOTS ONLY ON ONE SIDE), THE ROOT CROWN SHOULD NOT BE MORE THAN 2 INCHES BELOW THE SOIL LINE, THE TOP 2 STRUCTURAL ROOTS SHOULD NOT BE MORE THAN 3 INCHES BELOW THE SOIL LINE WHEN MEASURED 4 INCHES AWAY FROM THE TRUNK. THE TOP OF THE OTHER STRUCTURAL ROOT SHOULD NOT BE MORE THAN 5 INCHES BELOW THE SURFACE. THE ROOT SYSTEM SHOULD BE FREE OF POTENTIALLY STEM-GIRDLING OR KINKED ROOTS ABOVE THE ROOT COLLAR AND MAIN STRUCTURAL ROOTS.

INSPECTION: PLANTS ARE TO BE INSPECTED UPON DELIVERY TO CONTRACTOR BY A CONTRACTOR'S REPRESENTATIVE AND/OR OWNER'S REPRESENTATIVE. TREES NOT PRESENTING PROPER FORM, INCORRECT VARIETY, SIGNS OF POOR HEALTH OR OVER-STRESS, AND GIRDLING ROOTS ARE TO BE REJECTED.

STORAGE & TRANSPORT: PLANT MATERIALS SHOULD BE PROTECTED FROM DESSICATION DURING TRANSPORT VIA BREATHABLE FABRIC COVERING THE CANOPY AND BY WATERING ROOTBALL/POT THOROUGHLY IMMEDIATELY PRIOR TO TRANSPORT. PLANT MATERIALS SHOULD BE INSTALLED ON DAY OF DELIVERY TO SITE. IF THAT IS NOT POSSIBLE, A TEMPORARY STORAGE AREA CAN BE CONSTRUCTED ON-SITE. PLANTS ARE NOT TO BE STORED ON BARE ASPHALT. IF STORAGE AREA IS ASPHALT, COVER BARE ASPHALT WITH A LAYER OF WOODCHIPS. STORAGE SHOULD BE IN SHADE, AND PLANTS BE REGULARLY WATERED AT ROOT-BALL LEVEL, AND SPACED SO FOLIAGE FROM ONE PLANT DOES NOT INTERFERE WITH FOLIAGE OF ANOTHER. TALL PLANT MATERIALS ARE TO REMAIN UPRIGHT DURING STORAGE. LONGER TERM STORAGE PLANTS ARE TO BE HEELED-IN OR STORED IN MULCH TO THE TOP OF THE CONTAINER/ROOT BALL. PLANT MATERIALS SHALL NOT BE STORED ON-SITE FOR MORE THAN TWO WEEKS. PLANTS STORED IMPROPERLY OR FOR TOO LONG MAY BE SUBJECT TO REJECTION AND REPLACEMENT DEPENDENT ON ULTIMATE PLANTING CONDITION.

PLANTING: PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH DETAILS AND SPECIFICATIONS ON THIS SHEET. DETAILS AND SPECIFICATIONS FOR OTHER SPECIFIC LANDSCAPE ITEMS, SUCH AS TREE PRESERVATION OR EROSION CONTROL MAY BE FOUND ELSEWHERE IN THIS DRAWING SET ON THEIR OWN RESPECTIVE SHEET. FOR ITEMS NOT SPECIFICALLY ADDRESSED BY THIS PLAN SET, REFER TO THE LATEST EDITION OF THE "LANDSCAPE SPECIFICATION GUIDELINES" DEVELOPED BY THE LANDSCAPE CONTRACTORS ASSOCIATION OF MD, DC, AND VA. SHOULD THERE BE ANY AMBIUGUITIES OR QUESTIONS, PLEASE UTILIZE THE FORMAL RFI/SUBMITTAL PROCESS.

TREES: THE PLANTING HOLE DIAMETER IS TO BE AT A MINIMUM THREE TIMES THE DIAMETER OF THE ROOT BALL. THE DEPTH OF THE PLANTING HOLE SHALL BE DUG SO THAT THE SHOULDER OF THE ROOT BALL IS LEVEL WITH THE EXISTING GRADE LEAVING THE ROOT FLARE SLIGHTLY HIGHER. WHEN PLANTING ON A SLOPE, THE DEPTH OF THE HOLE SHALL BE DUG SO THAT THE BOTTOM OF THE ROOT FLARE IS AT THE LEVEL OF THE EXISTING GRADE AT THE SIDES OF THE HOLE. IF THE PLANTING HOLE IS MECHANICALLY DUG, THE HOLE IS TO BE SCARIFIED BY SLIGHTLY ENLARGING HOLE BY HAND DIGGING THE SIDES AND BOTTOM TO PREVENT GLAZING. THE SIDES OF THE HOLE SHOULD BE VERTICAL OR SLOPING OUTWARDS. HOLES ARE NOT TO BE DUG WHEN SOIL IS SATURATED. FOR BALLED AND BURLAPPED TREES, THE WIRE ROOT BALL CAGE IS TO BE REMOVED AND BURLAP IS TO BE CUT AND COMPLETELY REMOVED FROM THE TOP AND A MINIMUM OF 8" TO 12" DOWN THE SIDE OF THE ROOT BALL. DO NOT FOLD BURLAP DOWN INTO HOLE, IT MUST BE REMOVED. ANY SYNTHETIC MATERIALS ARE TO BE COMPLETELY REMOVED FROM THE TRUNK AND ROOT BALL. BACKFILL IN LIFTS USING THE SAME SOIL DUG TO CREATE THE HOLE, BEING CAREFUL NOT TO OVER-COMPACT THE SOIL. INOCULATE BACKFILL SOIL OR ROOTBALL WITH AN APPROVED BALANCED (ENDO/ECTO) COMMERCIAL MYCORRHIZAE APPLICATION. DO NOT AMEND OR ADD FERTILIZER UNLESS EXPRESSLY SPECIFIED TO DO SO OR IS PART OF THE APPROVED MYCORRHIZAE INNOCULANT PRODUCT. DO NOT PLACE ANY SOIL ON TOP OF ROOT BALL. TREES ARE TO BE MULCHED TO FULL DEPTH SPECIFIED IMMEDIATELY AFTER PLANTING. A ½" LAYER OF APPROVED COMPOST IS TO BE PLACED UNDER THE MULCH LAYER. DO NOT PLACE MULCH AGAINST TREE TRUNK.

STAKING: STAKING (IF ANY) IS TO BE INSTALLED PER THE ACCOMPANYING DETAILS, UTILIZING TREE WEBBING STRAPS WITH GROMMETS TO PREVENT WIRE FROM COMING IN CONTACT WITH THE TREE. WHILE NOT PREFERRED, FULL TREE WEBBING SYSTEMS ARE ALSO PERMISSIBLE IF APPROVED THROUGH SUBMITTAL, AND INSTALLED PER MANUFACTURER'S INSTRUCTIONS. WIRE IS TO BE TENSIONED TO ALLOW FOR 1/2 INCH OF DEFLECTION UP OR DOWN, AND TENSION SHALL BE RECHECKED AND ADJUSTED ON A REGULAR BASIS. STAKING IS TO BE REMOVED AS SOON AS POSSIBLE AFTER ONE YEAR. GARDEN HOSE IS NOT TO BE UTILIZED FOR STAKING.

IRRIGATION: FOR PERMANENT SYSTEMS, IRRIGATION SHOULD BE LARGELY INSTALLED PRIOR TO PLANT INSTALLATION TO AVOID HAVING TO DISTURB PLANTING BEDS OR MOVE PLANTS TO ACCOMMODATE THE INSTALLATION OF THE IRRIGATION SYSTEM. FOR SITES WITH NO PERMANENT IRRIGATION SYSTEM, TREES ARE TO BE IRRIGATED UNTIL ESTABLISHED BY THE USE OF TEMPORARY WATER BAGS THROUGH ONE GROWING YEAR OR UNTIL ESTABLISHED. SHRUBS, PERENNIAL BEDS, AND LAWNS ARE TO BE THOROUGHLY HAND-WATERED OR BY MOVABLE TEMPORARY IRRIGATION (SPRINKLERS OR DRIP HOSE) AS NECESSARY TO REFLECT LOCAL WEATHER CONDITIONS. WATERING IS TO BE DEEP INTO THE SOIL AND INFREQUENT, AS OPPOSED TO LIGHT SURFICIAL WATERING PERFORMED OFTEN.

SHRUBS: FOR CONTAINER SHRUBS, THE PLANTING HOLE IS TO BE DUG 3 TIMES THE WIDTH OF THE INTACT CONTAINER. THE CONTAINER IS TO BE COMPLETELY REMOVED AND THE SIDES OF THE SOIL/ROOT CLUMP SCARIFIED WITH A STERILE SHARP KNIFE. THEY SHALL BE PLANTED SO THAT THE TOP OF THE SOIL LEVEL OF THE CONTAINER IS NO MORE THAN 1.5" ABOVE THE ORIGINAL GRADE. FOR BALLED AND BURLAPPED SHRUBS, REMOVE AS MUCH BURLAP AS POSSIBLE FROM THE TOP AND SIDES OF THE ROOTBALL. DO NOT FOLD BURLAP INTO HOLE. PLANT WITH THE ROOT FLARE SLIGHTLY HIGHER THAN THE SURROUNDING GRADE. BACKFILL WITH SOIL DUG TO CREATE THE HOLE. DO NOT COVER TOP OF ROOT BALL/CLUMP.

GROUND COVERS/PERENNIALS: BEDS ARE TO BE PREPARED BY TILLING WELL TO A MINIMUM DEPTH OF 6", AND SOILS SHALL BE AMENDED BY INCORPORATING 1" OF COMPOST MEETING THE US COMPOSTING COUNCIL REFERENCE SPECIFICATION, 1" OF WORM CASTINGS AND/OR WELL DECOMPOSED COMMERCIALLY PRODUCED COMPOST, OR A CLASS A BIOSOLID ALSO MEETING THE REFERENCED US COMPOSTING COUNCIL SPECIFICATION PRIOR TO PLANTING. APPLY 3" OF SHREDDED NON-DYED HARDWOOD MULCH IMMEDIATELY AFTER PLANTING.

COMPACTED OR POORLY DRAINED SOILS: FOR SITES WITH HEAVILY COMPACTED OR POORLY DRAINING SOILS, ALTERNATE PLANTING METHODS WILL NEED TO BE EMPLOYED. CONTACT PROJECT LANDSCAPE ARCHITECT FOR ADDITIONAL PLANTING DETAILS AND SPECIFICATIONS SHOULD EITHER UNFORESEEN CONDITION BE ENCOUNTERED.

CONFLICTS WITH EXISTING ROOTS: PROPOSED LANDSCAPE MAY BE SHOWN TO BE PLANTED IN THE CRITICAL ROOT ZONES OF EXISTING LARGE TREES. SHOULD, IN THE COURSE OF PLANTING, LARGE WOODY ROOTS BE DISCOVERED BELONGING TO ADJACENT LARGE TREES THAT ARE TO BE PRESERVED, SHIFT THE PLANTING LOCATION OF THE TREE TO BE PLANTED TO AVOID CUTTING THE WOODY ROOT. SHOULD A SUITABLE PLANTING LOCATION NOT BE FOUND WITHIN THE PROXIMITY OF WHERE A PROPOSED TREE IS TO BE PLANTED, CONTACT THE PROJECT LANDSCAPE ARCHITECT FOR ALTERNATE PLANTING LOCATION AND RECORDING OF THE DISCREPANCY FOR LANDSCAPE INSPECTION/APPROVAL PURPOSES.

IRRIGATION: NEW PLANT MATERIALS ARE TO BE WATERED AS NECESSARY TO MAINTAIN HEALTH. IF NO PERMANENT IRRIGATION SYSTEM IS INSTALLED, TREES ARE TO BE WATERED UNTIL ESTABLISHED THROUGH THE USE OF TEMPORARY WATER BAGS. SHRUBS, PERENNIALS, AND GROUND COVERS SHALL BE HAND-WATERED. INFREQUENT DEEP WATERING IS PREFERRED TO MORE FREQUENT QUICK/SHALLOW WATERING.

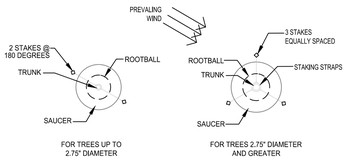
LAWN AREAS:

SEEDED LAWN AREA: AREAS TO BE SEEDED SHALL HAVE PLANTING SOIL TILLED TO A DEPTH OF 6" AND FREE OF STONES GREATER THAN 1" DIAMETER OR LENGTH. ANY AMENDMENTS THAT ARE TO BE ADDED SHOULD BE TILLED INTO SOIL PRIOR TO SEEDING. A SEED MIX COMPOSITION CHART SHALL BE SUBMITTED FOR REVIEW PRIOR TO INSTALLATION. UNLESS SPECIFIED BY THE OWNER'S REPRESENTATIVE, THE SEED MIX MUST CONTAIN A MINIMUM OF THREE CULTIVARS OR TYPES OF GRASS IN THE BLEND, CHOSEN FROM THE RECOMMENDED CULTIVARS LIST OF THE MOST RECENT "TT-77 RECOMMENDED TURFGRASS CULTIVARS FOR CERTIFIED SOD PRODUCTION IN MARYLAND" DOCUMENT PRODUCED BY THE UNIVERSITY OF MARYLAND AND THE MARYLAND TURFGRASS COUNCIL. USE OF CULTIVARS ALSO APPEARING ON THE TURFGRASS WATER CONSERVATION ALLIANCE APPROVED LIST IS ENCOURAGED. SEEDS COATINGS THAT AID IN GERMINATION, MOISTURE RETENTION AND PREVENT LOSS TO BIRD CONSUMPTION ARE ACCEPTABLE. SEEDED AREAS ARE TO BE COVERED BY A LIGHT AND LOOSE LAYER OF RAPIDLY DEGRADABLE MULCH SUCH AS STRAW OR HYDRAULICALLY APPLIED CELLULOSE. USE OF EROSION CONTROL BLANKETS OR ANY SYNTHETIC WEBBING IS NOT PERMISSIBLE FOR LAWN AREAS UNLESS SPECIFIED BY THE OWNER'S REPRESENTATIVE.

SODDED LAWN AREA: UNLESS A PROPRIETARY SOD IS SPECIFIED BY THE OWNER'S REPRESENTATIVE, SOD MUST BE OF A MARYLAND OR VIRGINIA CERTIFIED VARIETY SUITED TO THE SPECIFIC GROWING REQUIREMENTS OF WHERE IT IS TO BE INSTALLED. GROWER AND VARIETY TO BE SUBMITTED TO OWNER'S REPRESENTATIVE FOR REVIEW PRIOR TO ORDERING. CERTIFICATION DOCUMENTATION FOR ALL SOD IS TO BE PROVIDED TO THE OWNER'S REPRESENTATIVE UPON DELIVERY. FOR INSTALLATION ON SLOPES, THE CONTRACTOR SHALL USE BIODEGRADABLE SOD SPIKES TO SECURE SOD IN PLACE. METAL SOD STAPLES ARE NOT TO BE UTILIZED FOR INSTALLATION.

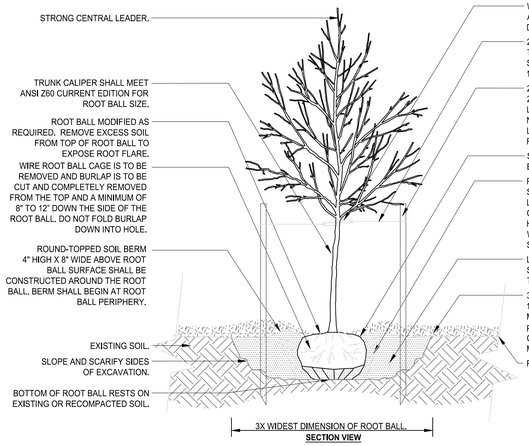
INVASIVE SPECIES: EXISTING INVASIVE SPECIES ARE TO BE REMOVED UTILIZING APPROPRIATE APPROVED METHODS INCLUDING IN THE INVASIVE SPECIES MANAGEMENT PLAN (IF APPLICABLE) PRIOR TO THE INSTALLATION OF NEW PLANT MATERIALS, AND IS SUBJECT TO INSPECTION, AND IS A FACTOR IN THE CERTIFICATION OF INSTALLATION.

NOTE: THESE SPECIFICATIONS AND DETAILS ARE BASED ON THOSE DEVELOPED BY THE URBAN TREE FOUNDATION, AND HAVE BEEN IMPROVED TO REFLECT CURRENT RESEARCH INTO EFFECTIVE PLANTING. THE ISA HAS ALSO REPLACED THEIR OWN DETAILS AND NOW REFERENCE THE UTF DETAILS. THE SPECIFICATIONS AND DETAILS ILLUSTRATED IN THIS PLAN SET EXCEED THE STANDARDS SET IN THE ISA, LCA, AND LOCAL JURISDICTIONAL PLANTING DETAILS AND SPECIFICATIONS.

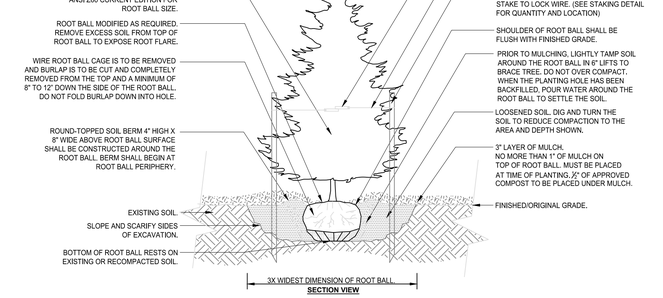


NOTES:
1. UTILIZE ONLY ARBOR-TIE OR APPROVED EQUAL OR STAKING STRAPS AGAINST TREE TRUNKS.
2. REFERENCE MANUFACTURER'S DETAIL OF APPROVED SYSTEM FOR INSTALLATION INSTRUCTIONS.
3. WIRE TENSION (IF USED) SHOULD NOT ALLOW GREATER THAN 1/2" OF PLAY IN ANY DIRECTION.
4. STAKING SHOULD BE REMOVED ON YEAR AFTER PLANTING OR AS INSTRUCTED.

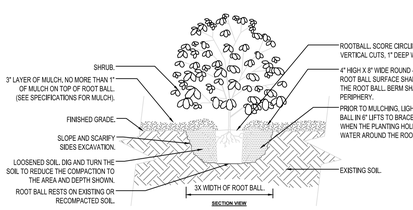
1 TREE STAKING DETAIL
SCALE: NOT TO SCALE



2 DECIDUOUS TREE PLANTING DETAIL
SCALE: NOT TO SCALE

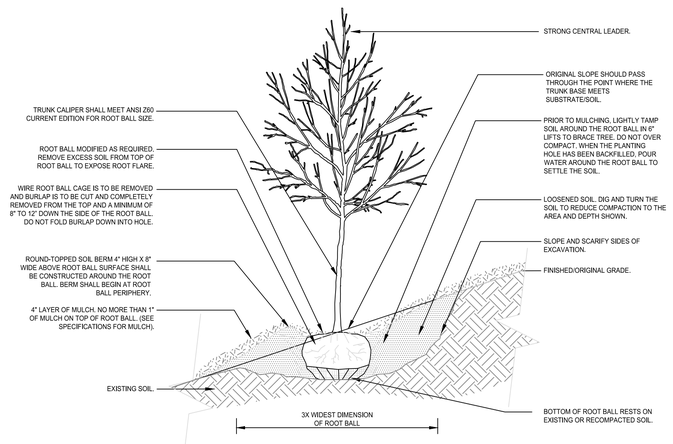


3 EVERGREEN TREE PLANTING DETAIL
SCALE: NOT TO SCALE

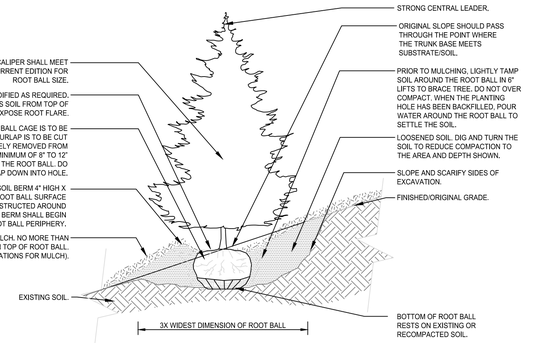


NOTES:
1. FOR BALL AND BURLAPPED SHRUBS, REMOVE COMPLETELY AS MUCH BURLAP AS POSSIBLE, MINIMUM HALFWAY DOWN THE SIDE OF THE ROOTBALL. DO NOT FOLD BURLAP DOWN INTO HOLE.
2. SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.

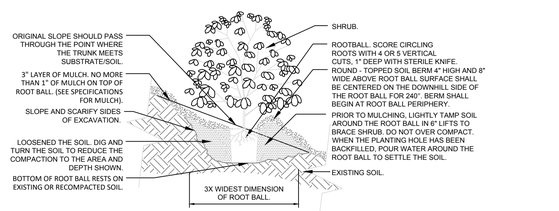
4 SHRUB PLANTING DETAIL
SCALE: NOT TO SCALE



5 DECIDUOUS TREE SLOPE PLANTING DETAIL
SCALE: NOT TO SCALE



6 EVERGREEN TREE SLOPE PLANTING DETAIL
SCALE: NOT TO SCALE



NOTES:
1. FOR BALL AND BURLAPPED SHRUBS, REMOVE COMPLETELY AS MUCH BURLAP AS POSSIBLE, MINIMUM HALFWAY DOWN THE SIDE OF THE ROOTBALL. DO NOT FOLD BURLAP DOWN INTO HOLE.
2. SEE WRITTEN SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.

7 SHRUB SLOPE PLANTING DETAIL
SCALE: NOT TO SCALE

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COMMONWEALTH OF VIRGINIA
03/28/2024
COLIN G. MCCANN
LIC. NO. 0406002013
LANDSCAPE ARCHITECT

HIGHLANDS AT MANTUA
GENERAL DEVELOPMENT PLAN AMENDMENT
CITY OF FAIRFAX, VA

MARK	DATE	DESCRIPTION

PROJECT No.: 23005060.00
DRAWING No.: 112931
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SCALE: NOT TO SCALE
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DRAWN: QN
CHECKED: JM

SHEET TITLE:

LANDSCAPE DETAILS & SPECIFICATIONS

SHEET No.

L101