

HIGHLANDS AT MANTUA

BOARD OF ARCHITECTURAL REVIEW

MAJOR APPLICATION SUBMISSION
CITY OF FAIRFAX

Prepared for:

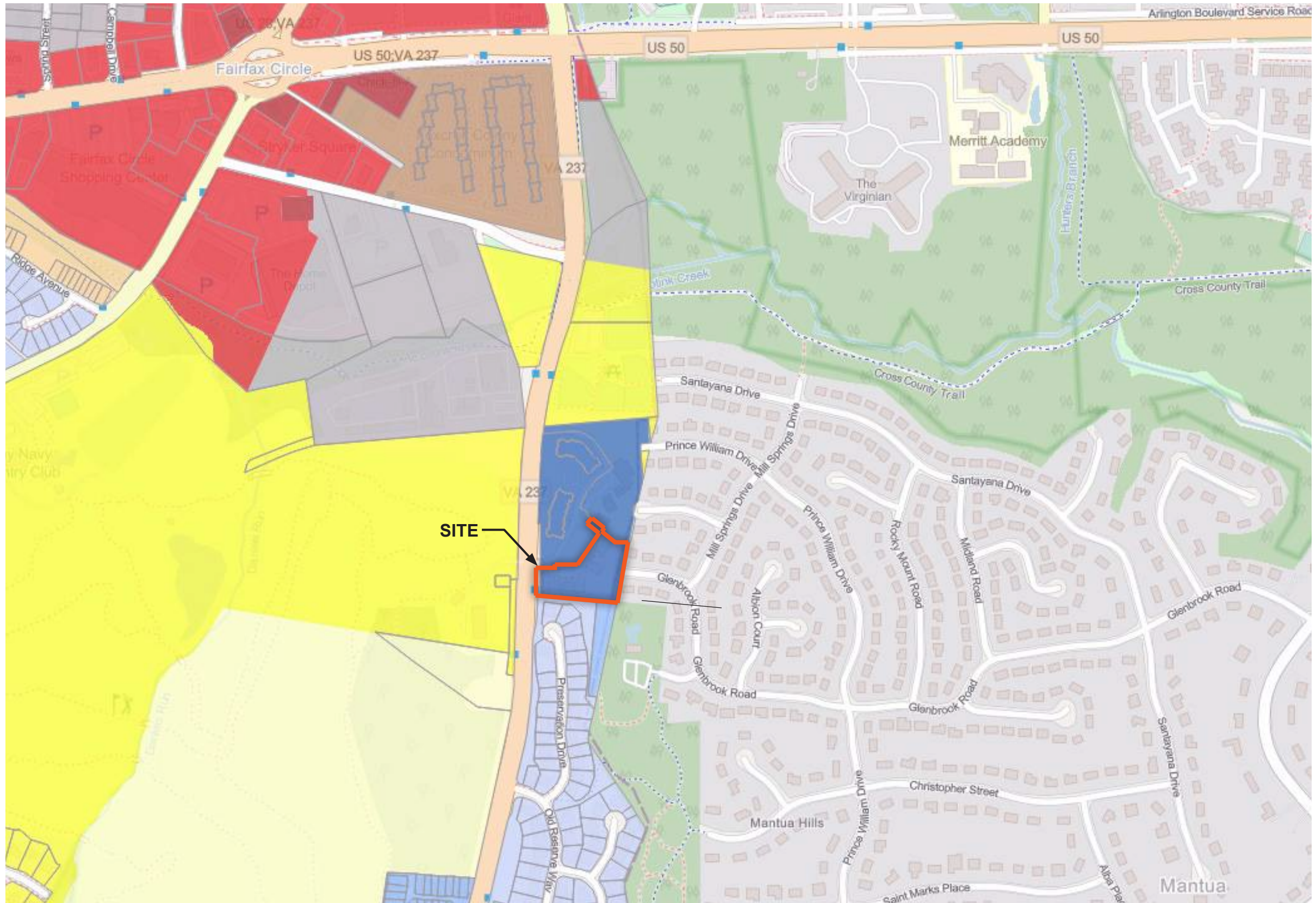


Prepared by:

Clint Good
ARCHITECTS, P.C.



July 7, 2025



LEGEND

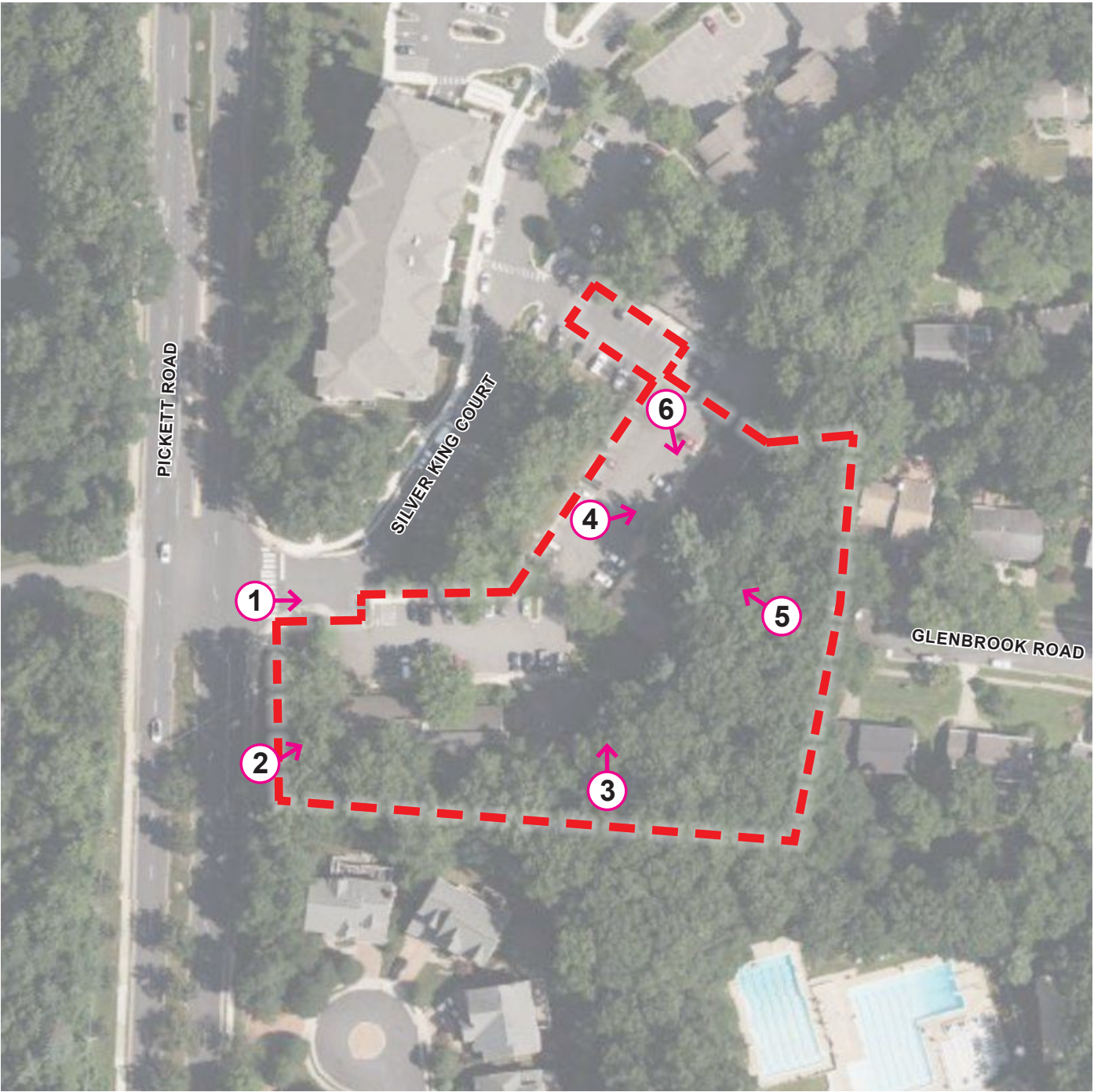
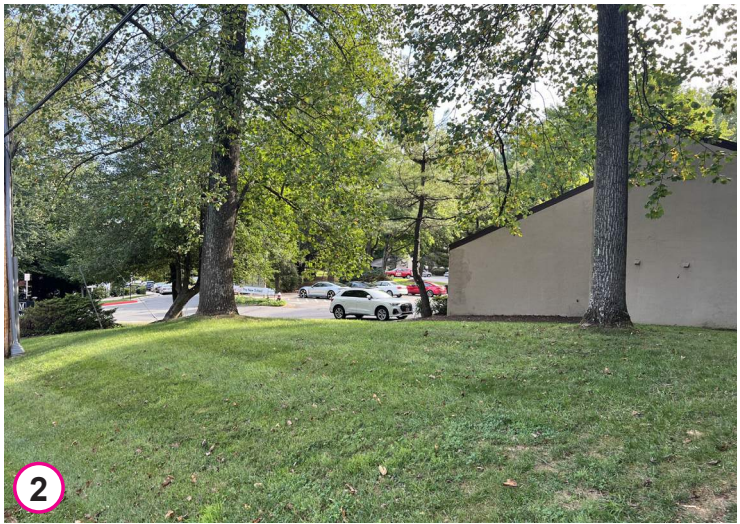
City of Fairfax Parcels



City of Fairfax Zoning

- RL Residential Low
- RM Residential Medium
- RH Residential High
- RT Residential Townhouse
- RT-6 Residential Townhouse
- RMF Residential Multifamily
- CL Commercial Limited
- CO Commercial Office
- CR Commercial Retail
- CG Commercial General
- IL Industrial Light
- IH Industrial Heavy
- PD-R Planned Development Residential
- PD-M Planned Development Mixed Use
- PD-C Planned Development Commercial

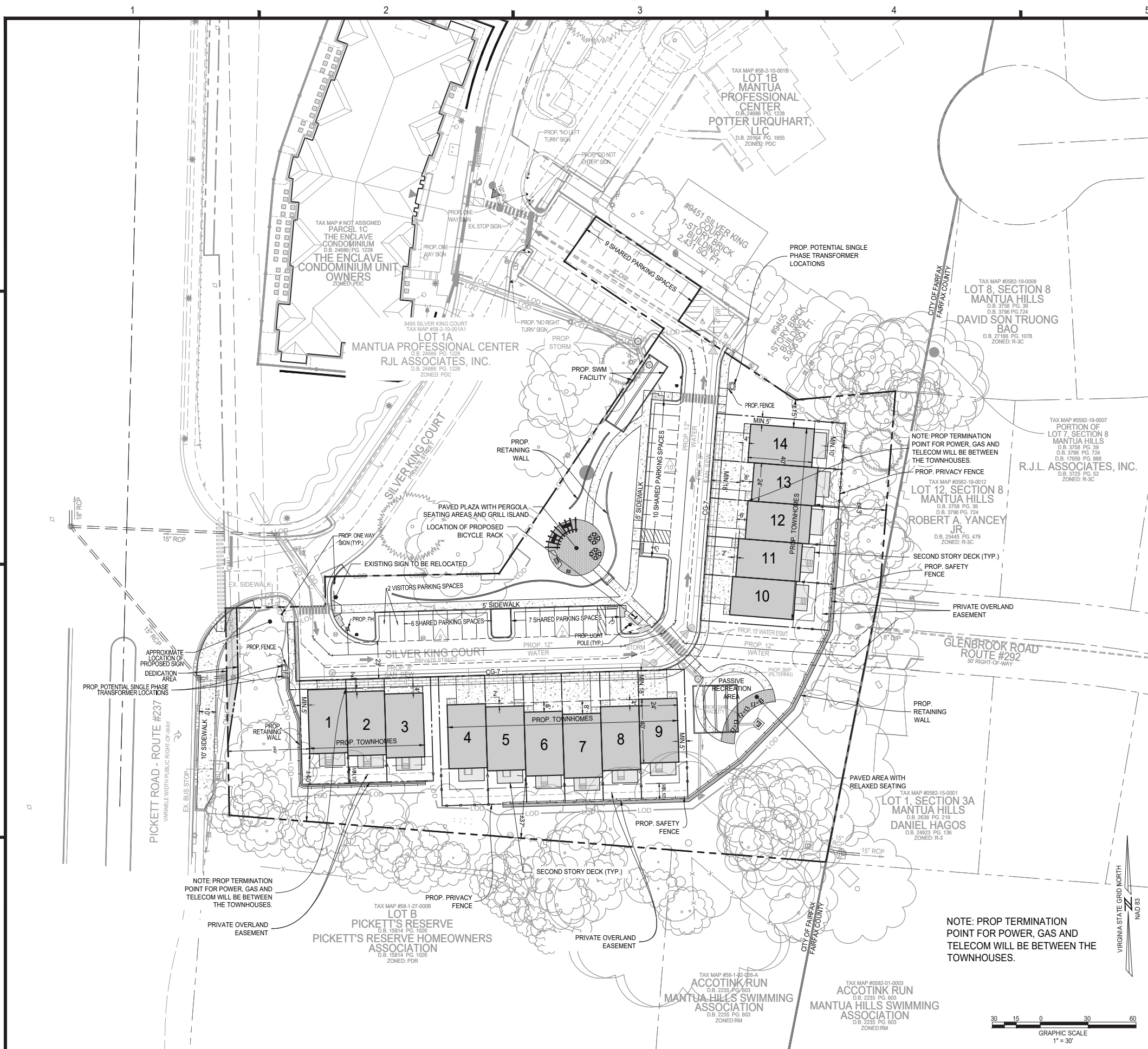
SITE VICINITY MAP



EXISTING CONDITIONS PHOTOS

P:\Projects\13005060_00112931_GDMA\CD30 MASTER DEVELOPMENT PLAN - SHR.dwg, 6/20/2025 3:42:25 PM, Piyush Gandhi,

D
C
B
A



THIS SHEET ONLY SHOWS EXISTING TREES TO REMAIN. FOR PROPOSED LANDSCAPING ON SITE, SEE LANDSCAPE PLAN ON SHEET 22.

| LEGEND | |
|----------------------------------|--|
| PROPOSED BUILDING | PROPOSED PAVEMENT MARKING |
| PROPOSED SIDEWALK | PROPOSED PARKING SPACE COUNT |
| PROPOSED CURB | PROPOSED ACCESSIBLE PARKING MARKING |
| PROPERTY LINE | PROPOSED SANITARY MANHOLE |
| LOD | PROPOSED SANITARY FLOW DIRECTION |
| PROPOSED RETAINING WALL | PROPOSED FIRE HYDRANT |
| PROPOSED STORM PIPE | PROPOSED CONCRETE |
| PROPOSED SANITARY PIPE | PROPOSED STAMPED CONCRETE |
| PROPOSED WATERLINE | PROPOSED HARDSCAPE PAVERS |
| PROPOSED SAFETY FENCE (6' HIGH) | PROPOSED 'NO PARKING' PAVEMENT MARKING |
| PROPOSED PRIVACY FENCE (6' HIGH) | |

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)
ROW DEDICATION AREA: ±455 SF (±0.01 AC)
NET: ±91,899.3 SF (±2.1 AC)

HEIGHT:
REQUIRED: NO REQUIREMENT
PROVIDED: ±38 FEET

PARKING REQUIREMENTS:
REQUIRED: 28 (2 SPACES PER UNIT)
PROVIDED: 28 (2 SPACES PER UNIT IN GARAGE) AND 34 SURFACE PARKING SPACES (32 SHARED PARKING)

BICYCLE PARKING REQUIREMENTS:
REQUIRED: 2
PROVIDED: 2

LOADING REQUIREMENTS:
REQUIRED: NONE
PROVIDED: NONE

LOT YARDS:
REQUIRED: NONE

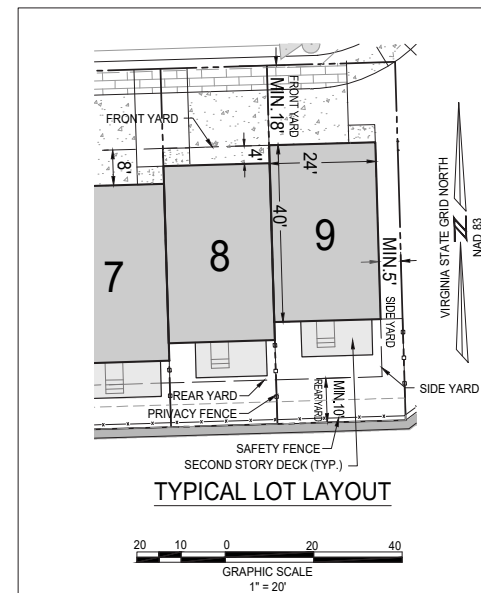
PROVIDED:
FRONT: MINIMUM 18 FEET
SIDE: MINIMUM 5 FEET
REAR: MINIMUM 10 FEET

SETBACKS:
REQUIRED: NONE

PROVIDED:
NORTH: MINIMUM 15 FEET
EAST: MINIMUM 43 FEET
WEST: MINIMUM 49 FEET
SOUTH: MINIMUM 37 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.
 - ALL UTILITIES (INCLUDING VAULTS) SHALL BE DESIGN AND PLACED OUTSIDE OF THE LOADING PLANES OF THE TOWNHOUSES
 - ALL DRY UTILITIES WILL CONNECT TO MAIN LINES IN PICK ROAD
 - SCREENING/FENCING AROUND TRANSFORMERS TO BE COMPLIANT WITH DEV REQUIREMENTS
 - PRIVATE OVERLAND RELIEF EASEMENT WILL BE PROVIDED AT THE REAR OF ALL TOWNHOUSES.



ADVANCE
COPY
NOT FOR
CONSTRUCTION

HIGHLANDS AT MANTUA
GENERAL DEVELOPMENT PLAN AMENDMENT
MASTER DEVELOPMENT PLAN & ZONING MAP AMENDMENT
CITY OF FAIRFAX, VA

| 1 | 2 | 3 | MARK | DATE | DESCRIPTION |
|------------|------------|------------|------|------|-------------|
| 09-27-2024 | 01-06-2025 | 06-04-2025 | | | |

PROJECT No.: 23005060.00
DRAWING No.: 112931
DATE: 2025-05-23
SCALE: SEE DWGS.
DESIGN: ON
DRAWN: ON
CHECKED: JM

SHEET TITLE:

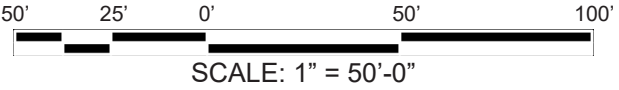
GENERAL
DEVELOPMENT
PLAN

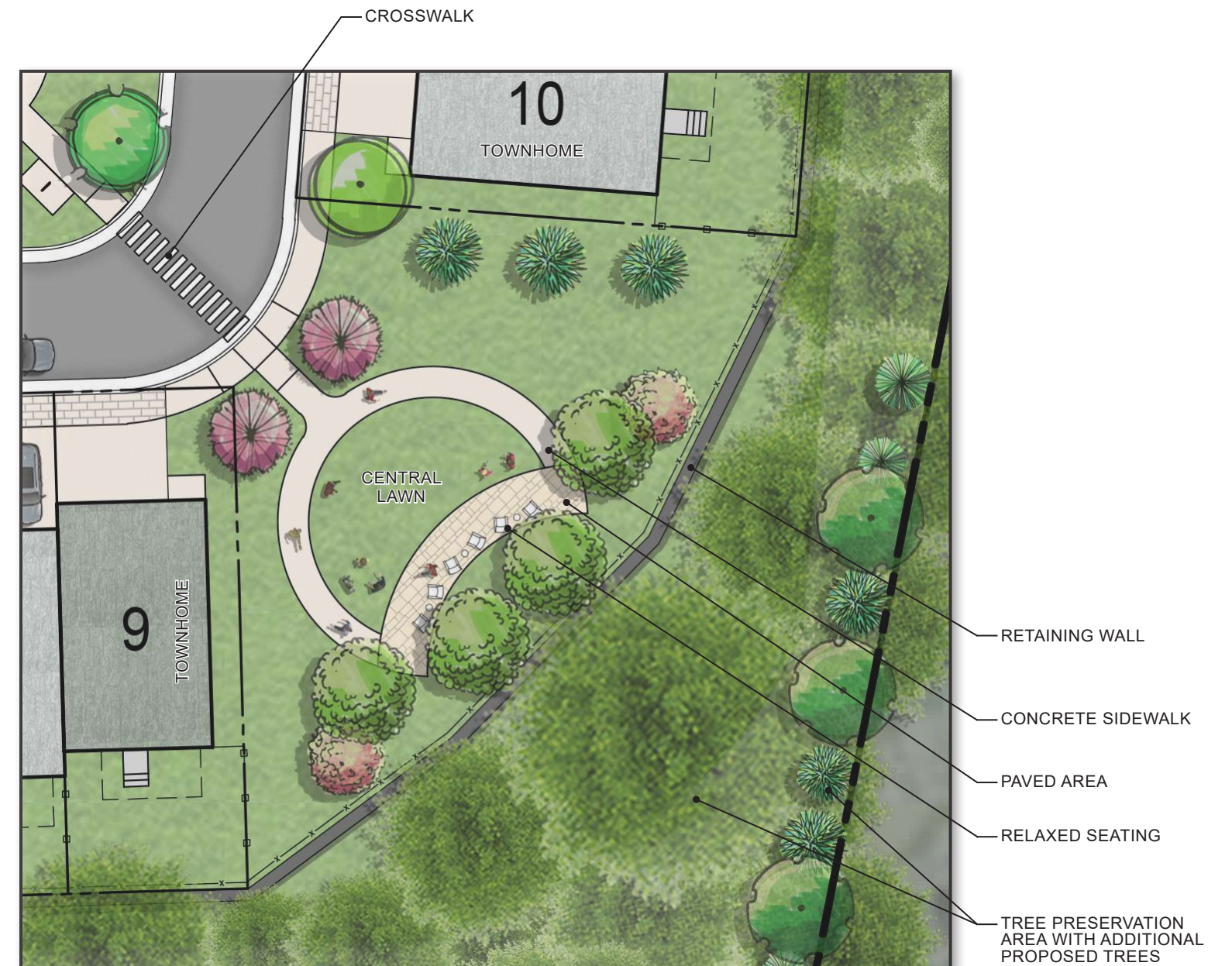
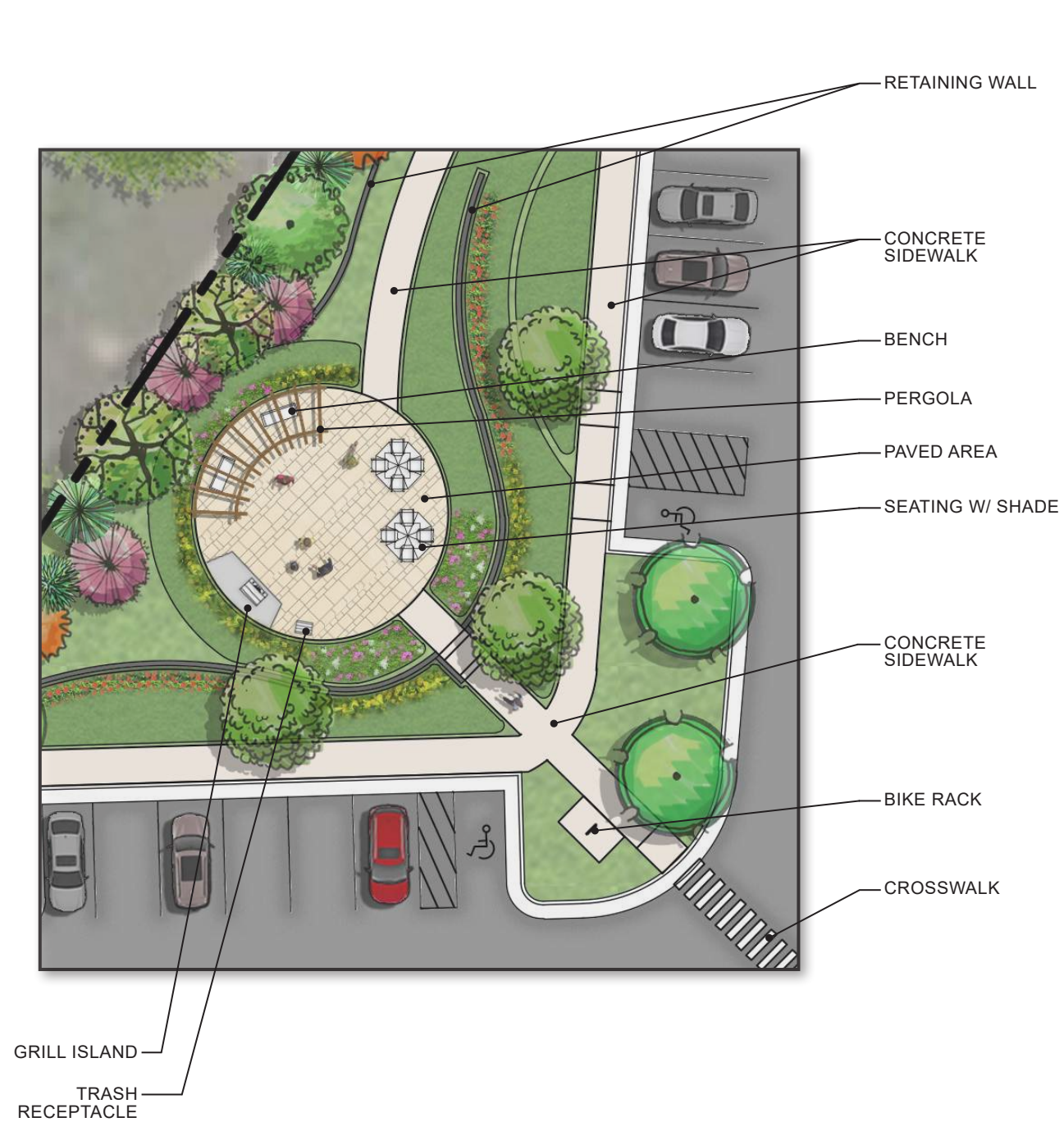
SHEET No.

C300



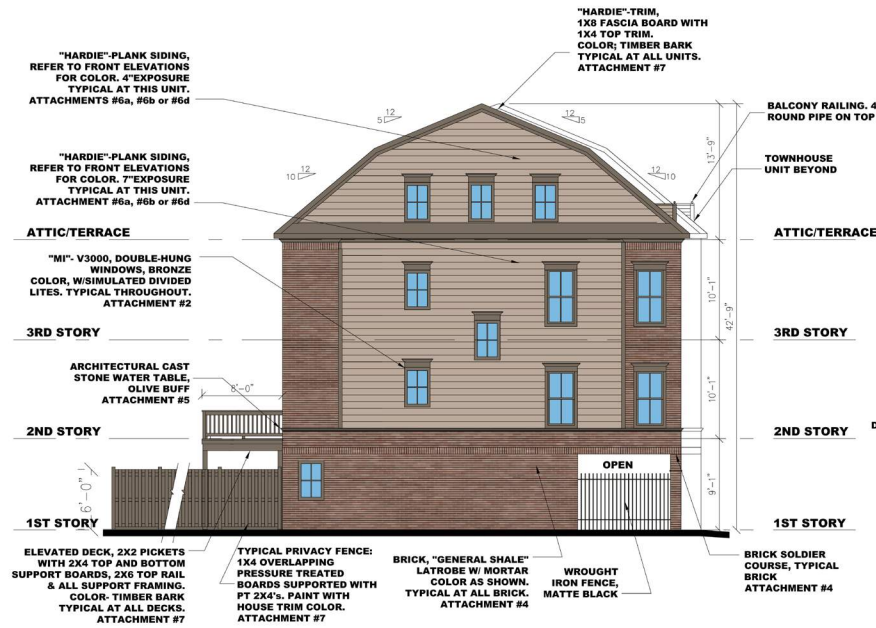
SITE PLAN RENDERING





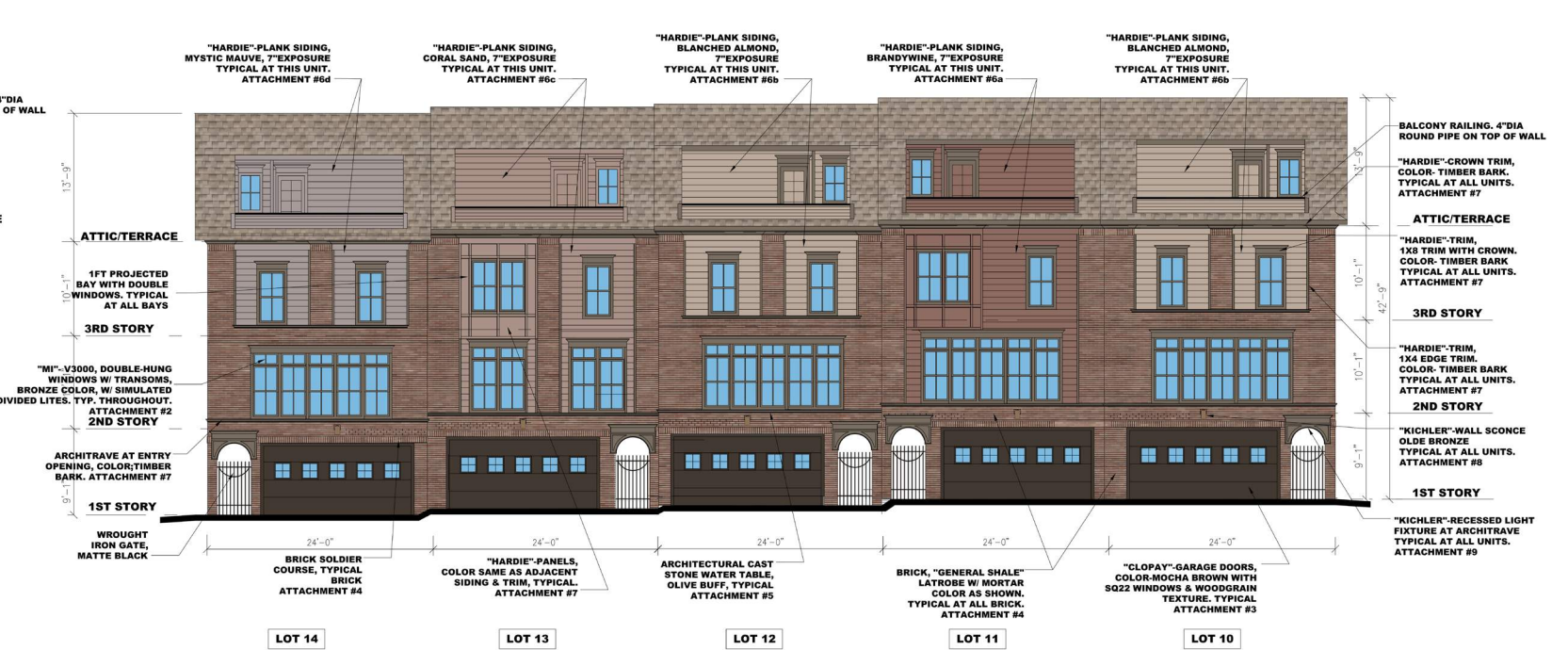
PLEASE NOTE: ANY INFORMATION SHOWN ON THIS PAGE IS FOR ILLUSTRATIVE PURPOSES ONLY, PROVIDED TO DESCRIBE THE GENERAL CONCEPT OF THE DESIGN. FINAL DESIGN WILL LIKELY VARY FROM WHAT IS SHOWN ABOVE.

RECREATIONAL AREA RENDERING



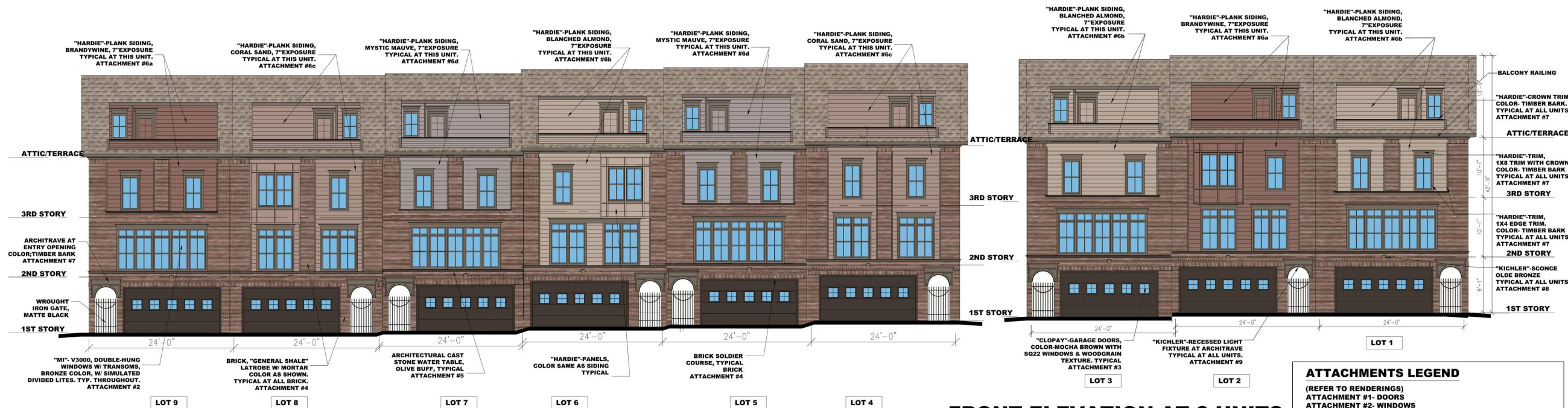
TYPICAL END UNIT ELEVATION

SCALE : 1/8" = 1' 0"



FRONT ELEVATION AT FIVE UNIT GROUP

SCALE : 1/8" = 1' 0"



FRONT ELEVATION AT SIX UNIT GROUP

SCALE : 1/8" = 1' 0"

FRONT ELEVATION AT 3 UNITS

SCALE : 1/8" = 1' 0"

ATTACHMENTS LEGEND

(REFER TO RENDERINGS)

- ATTACHMENT #1- DOORS
- ATTACHMENT #2- WINDOWS
- ATTACHMENT #3- GARAGE DOORS
- ATTACHMENT #4- BRICK AND MORTAR
- ATTACHMENT #5- ARCHITECTURAL CAST STONE -WATER TABLE
- ATTACHMENT #6a- SIDING -BRANDYWINE COLOR
- ATTACHMENT #6b- SIDING -BLANCHED ALMOND COLOR
- ATTACHMENT #6c- SIDING -CORAL SAND COLOR
- ATTACHMENT #6d- SIDING -MYSTIC MAUVE COLOR
- ATTACHMENT #7- TRIM & DECK- TIMBER BARK COLOR
- ATTACHMENT #8- WALL SCONCE LIGHT FIXTURE
- ATTACHMENT #9- RECESSED LIGHT FIXTURE

BUILDING ELEVATIONS



REAR ELEVATION AT FIVE UNIT GROUP

SCALE : 1 / 8" = 1' 0"



REAR ELEVATION AT 3 UNITS

SCALE : 1 / 8" = 1' 0"

REAR ELEVATION AT SIX UNIT GROUP

SCALE : 1 / 8" = 1' 0"

ATTACHMENTS LEGEND

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 ATTACHMENT #1- DOORS
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 ATTACHMENT #9- RECESSED LIGHT FIXTURE

BUILDING ELEVATIONS

MI

WINDOWS AND DOORS

A3000

Patio door

MODEL 100

Featuring unique multi-slide and corner pocket configurations up to 24" wide, the A3000 patio door is the ideal solution to help bring the outside in for any new home construction, remodeling, or renovation project. Panels slide smoothly during operation and with optional extended sill risers, the door can meet rigid DP requirements. Further enhance performance by selecting the StormArmor® impact-resistant package designed for coastal regions with rigid performance requirements.



By MITER Brands™ Highlands of Mantua - Attachment #1 Doors A3000 SERIES / MODEL 100

What you can expect

ENERGY EFFICIENCY

- Our dual-pane insulated glass package options help save on heating and cooling costs while enhancing home comfort.
- In cool weather, it provides outstanding thermal performance to eliminate cold spots near windows.
 - In warm weather, insulated glass reduces solar heat gain and minimizes interior glare.

CONVENIENCE AND STYLE

- Tandem composite adjustable rollers provide for smooth, effortless operation.
- Woolpile weatherstripping helps reduce air infiltration.
- Insulated double-strength tempered glass adds strength and dependability.
- Two-, three-, four-, five- and six-panel configurations plus corner pocket options allow for vast and unique openings.
- Keylock and secondary lock available for added peace-of-mind and convenience.
- Optional extruded aluminum screen allows fresh air in while keeping pests out!

Engineered to perform

- Available frame styles: finless, fin
- Sill depth: 6 1/2" (20); 8 1/4" (30); 10 1/2" (40)
- Optional 2 1/4" or 3 1/2" sill riser
- DPSS-DPBO rating (dependent on size and sill riser)
- Exterior wet glazing ensures optimal coastal performance
- Optional StormArmor® package includes impact-resistant glass with argon, Cardinal LoE-366, and preserve film to protect the glass until installation is complete

Energy efficient glass

| GLAZING TYPE | U-VALUE | SHGC |
|--|---------|------|
| HP Low-E glass | 0.29 | 0.21 |
| HP Low-E glass with grids | 0.29 | 0.21 |
| HP Low-E glass - Argon | 0.26 | 0.21 |
| HP Low-E glass - Argon with grids | 0.26 | 0.21 |
| Argon and LoE-340 glass | 0.26 | 0.24 |
| Argon and LoE-340 glass with grids | 0.26 | 0.23 |
| Impact-resistant laminated glass with Argon and LoE-366 | 0.55 | 0.21 |
| Impact-resistant laminated glass with Argon and LoE-366 with grids | 0.55 | 0.21 |
| Impact-resistant laminated glass with Argon and LoE-340 | 0.55 | 0.24 |
| Impact-resistant laminated glass with Argon and LoE-340 with grids | 0.55 | 0.23 |

Notes: U-value based on 100°F outdoor / 65°F indoor insulated glass unit unless noted otherwise.

Create a customized look

Enhance your home's spaces with a variety of finish options and grid configurations.

FINISH OPTIONS




GRID OPTION



Sizing & operation

| PANELS | PANEL OPERATION Panel From Outside | POCKET / CORNER OPTIONS Panel From Outside | STANDARD SIZES | | CUSTOM SIZES | |
|-------------------|---------------------------------------|---|----------------|------------|--------------|------------|
| | | | CODE | EXACT | MIN. | MAX. |
| 1-Panel (20) | | | (90) | 80" | 60" | 120" |
| 2-Panel (20) | | | (90) | 80" | 50" | 75" |
| 3-Panel (20) | | | (90) | 108 144" | 50" | 144 180" |
| 4-Panel (20) | | | (90) | 144 180" | 50" | 180 216" |
| 5-Panel (30) | | | (90) | 180 216" | 60" | 216 252" |
| 6-Panel (30) | | | (90) | 216 252" | 60" | 252 288" |
| 7-Panel (30) | | | (90) | 252 288" | 60" | 288 324" |
| 8-Panel (30) | | | (90) | 288 324" | 60" | 324 360" |
| 9-Panel (30) | | | (90) | 324 360" | 60" | 360 396" |
| 10-Panel (30) | | | (90) | 360 396" | 60" | 396 432" |
| 11-Panel (30) | | | (90) | 396 432" | 60" | 432 468" |
| 12-Panel (30) | | | (90) | 432 468" | 60" | 468 504" |
| 13-Panel (30) | | | (90) | 468 504" | 60" | 504 540" |
| 14-Panel (30) | | | (90) | 504 540" | 60" | 540 576" |
| 15-Panel (30) | | | (90) | 540 576" | 60" | 576 612" |
| 16-Panel (30) | | | (90) | 576 612" | 60" | 612 648" |
| 17-Panel (30) | | | (90) | 612 648" | 60" | 648 684" |
| 18-Panel (30) | | | (90) | 648 684" | 60" | 684 720" |
| 19-Panel (30) | | | (90) | 684 720" | 60" | 720 756" |
| 20-Panel (30) | | | (90) | 720 756" | 60" | 756 792" |
| 21-Panel (30) | | | (90) | 756 792" | 60" | 792 828" |
| 22-Panel (30) | | | (90) | 792 828" | 60" | 828 864" |
| 23-Panel (30) | | | (90) | 828 864" | 60" | 864 900" |
| 24-Panel (30) | | | (90) | 864 900" | 60" | 900 936" |
| 25-Panel (30) | | | (90) | 900 936" | 60" | 936 972" |
| 26-Panel (30) | | | (90) | 936 972" | 60" | 972 1008" |
| 27-Panel (30) | | | (90) | 972 1008" | 60" | 1008 1044" |
| 28-Panel (30) | | | (90) | 1008 1044" | 60" | 1044 1080" |
| 29-Panel (30) | | | (90) | 1044 1080" | 60" | 1080 1116" |
| 30-Panel (30) | | | (90) | 1080 1116" | 60" | 1116 1152" |
| 31-Panel (30) | | | (90) | 1116 1152" | 60" | 1152 1188" |
| 32-Panel (30) | | | (90) | 1152 1188" | 60" | 1188 1224" |
| 33-Panel (30) | | | (90) | 1188 1224" | 60" | 1224 1260" |
| 34-Panel (30) | | | (90) | 1224 1260" | 60" | 1260 1296" |
| 35-Panel (30) | | | (90) | 1260 1296" | 60" | 1296 1332" |
| 36-Panel (30) | | | (90) | 1332 1368" | 60" | 1368 1404" |
| 37-Panel (30) | | | (90) | 1404 1440" | 60" | 1440 1476" |
| 38-Panel (30) | | | (90) | 1440 1476" | 60" | 1476 1512" |
| 39-Panel (30) | | | (90) | 1476 1512" | 60" | 1512 1548" |
| 40-Panel (30) | | | (90) | 1512 1548" | 60" | 1548 1584" |
| 41-Panel (30) | | | (90) | 1548 1584" | 60" | 1584 1620" |
| 42-Panel (30) | | | (90) | 1584 1620" | 60" | 1620 1656" |
| 43-Panel (30) | | | (90) | 1620 1656" | 60" | 1656 1692" |
| 44-Panel (30) | | | (90) | 1656 1692" | 60" | 1692 1728" |
| 45-Panel (30) | | | (90) | 1692 1728" | 60" | 1728 1764" |
| 46-Panel (30) | | | (90) | 1728 1764" | 60" | 1764 1800" |
| 47-Panel (30) | | | (90) | 1764 1800" | 60" | 1800 1836" |
| 48-Panel (30) | | | (90) | 1800 1836" | 60" | 1836 1872" |
| 49-Panel (30) | | | (90) | 1836 1872" | 60" | 1872 1908" |
| 50-Panel (30) | | | (90) | 1872 1908" | 60" | 1908 1944" |
| 51-Panel (30) | | | (90) | 1908 1944" | 60" | 1944 1980" |
| 52-Panel (30) | | | (90) | 1944 1980" | 60" | 1980 2016" |
| 53-Panel (30) | | | (90) | 1980 2016" | 60" | 2016 2052" |
| 54-Panel (30) | | | (90) | 2016 2052" | 60" | 2052 2088" |
| 55-Panel (30) | | | (90) | 2052 2088" | 60" | 2088 2124" |
| 56-Panel (30) | | | (90) | 2088 2124" | 60" | 2124 2160" |
| 57-Panel (30) | | | (90) | 2124 2160" | 60" | 2160 2196" |
| 58-Panel (30) | | | (90) | 2160 2196" | 60" | 2196 2232" |
| 59-Panel (30) | | | (90) | 2196 2232" | 60" | 2232 2268" |
| 60-Panel (30) | | | (90) | 2232 2268" | 60" | 2268 2304" |
| 61-Panel (30) | | | (90) | 2268 2304" | 60" | 2304 2340" |
| 62-Panel (30) | | | (90) | 2304 2340" | 60" | 2340 2376" |
| 63-Panel (30) | | | (90) | 2340 2376" | 60" | 2376 2412" |
| 64-Panel (30) | | | (90) | 2376 2412" | 60" | 2412 2448" |
| 65-Panel (30) | | | (90) | 2412 2448" | 60" | 2448 2484" |
| 66-Panel (30) | | | (90) | 2448 2484" | 60" | 2484 2520" |
| 67-Panel (30) | | | (90) | 2484 2520" | 60" | 2520 2556" |
| 68-Panel (30) | | | (90) | 2520 2556" | 60" | 2556 2592" |
| 69-Panel (30) | | | (90) | 2556 2592" | 60" | 2592 2628" |
| 70-Panel (30) | | | (90) | 2592 2628" | 60" | 2628 2664" |
| 71-Panel (30) | | | (90) | 2628 2664" | 60" | 2664 2700" |
| 72-Panel (30) | | | (90) | 2664 2700" | 60" | 2700 2736" |
| 73-Panel (30) | | | (90) | 2700 2736" | 60" | 2736 2772" |
| 74-Panel (30) | | | (90) | 2736 2772" | 60" | 2772 2808" |
| 75-Panel (30) | | | (90) | 2772 2808" | 60" | 2808 2844" |
| 76-Panel (30) | | | (90) | 2808 2844" | 60" | 2844 2880" |
| 77-Panel (30) | | | (90) | 2844 2880" | 60" | 2880 2916" |
| 78-Panel (30) | | | (90) | 2880 2916" | 60" | 2916 2952" |
| 79-Panel (30) | | | (90) | 2916 2952" | 60" | 2952 2988" |
| 80-Panel (30) | | | (90) | 2952 2988" | 60" | 2988 3024" |
| 81-Panel (30) | | | (90) | 2988 3024" | 60" | 3024 3060" |
| 82-Panel (30) | | | (90) | 3024 3060" | 60" | 3060 3096" |
| 83-Panel (30) | | | (90) | 3060 3096" | 60" | 3096 3132" |
| 84-Panel (30) | | | (90) | 3096 3132" | 60" | 3132 3168" |
| 85-Panel (30) | | | (90) | 3132 3168" | 60" | 3168 3204" |
| 86-Panel (30) | | | (90) | 3168 3204" | 60" | 3204 3240" |
| 87-Panel (30) | | | (90) | 3204 3240" | 60" | 3240 3276" |
| 88-Panel (30) | | | (90) | 3240 3276" | 60" | 3276 3312" |
| 89-Panel (30) | | | (90) | 3276 3312" | 60" | 3312 3348" |
| 90-Panel (30) | | | (90) | 3312 3348" | 60" | 3348 3384" |
| 91-Panel (30) | | | (90) | 3348 3384" | 60" | 3384 3420" |
| 92-Panel (30) | | | (90) | 3384 3420" | 60" | 3420 3456" |
| 93-Panel (30) | | | (90) | 3420 3456" | 60" | 3456 3492" |
| 94-Panel (30) | | | (90) | 3456 3492" | 60" | 3492 3528" |
| 95-Panel (30) | | | (90) | 3492 3528" | 60" | 3528 3564" |
| 96-Panel (30) | | | (90) | 3528 3564" | 60" | 3564 3600" |
| 97-Panel (30) | | | (90) | 3564 3600" | 60" | 3600 3636" |
| 98-Panel (30) | | | (90) | 3600 3636" | 60" | 3636 3672" |
| 99-Panel (30) | | | (90) | 3636 3672" | 60" | 3672 3708" |
| 100-Panel (30) | | | (90) | 3672 3708" | 60" | 3708 3744" |
| 101-Panel (30) | | | (90) | 3708 3744" | 60" | 3744 3780" |
| 102-Panel (30) | | | (90) | 3744 3780" | 60" | 3780 3816" |
| 103-Panel (30) | | | (90) | 3780 3816" | 60" | 3816 3852" |
| 104-Panel (30) | | | (90) | 3816 3852" | 60" | 3852 3888" |
| 105-Panel (30) | | | (90) | 3852 3888" | 60" | 3888 3924" |
| 106-Panel (30) | | | (90) | 3888 3924" | 60" | 3924 3960" |
| 107-Panel (30) | | | (90) | 3924 3960" | 60" | 3960 3996" |
| 108-Panel (30) | | | (90) | 3960 3996" | 60" | 3996 4032" |
| 109-Panel (30) | | | (90) | 3996 4032" | 60" | 4032 4068" |
| 110-Panel (30) | | | (90) | 4032 4068" | 60" | 4068 4104" |
| 111-Panel (30) | | | (90) | 4068 4104" | 60" | 4104 4140" |
| 112-Panel (30) | | | (90) | 4104 4140" | 60" | 4140 4176" |
| 113-Panel (30) | | | (90) | 4140 4176" | 60" | 4176 4212" |
| 114-Panel (30) | | | (90) | 4176 4212" | 60" | 4212 4248" |
| 115-Panel (30) | | | (90) | 4212 4248" | 60" | 4248 4284" |
| 116-Panel (30) | | | (90) | 4248 4284" | 60" | 4284 4320" |
| 117-Panel (30) | | | (90) | 4284 4320" | 60" | 4320 4356" |
| 118-Panel (30) | | | (90) | 4320 4356" | 60" | 4356 4392" |
| 119-Panel (30) | | | (90) | 4356 4392" | 60" | 4392 4428" |
| 120-Panel (30) | | | (90) | 4392 4428" | 60" | 4428 4464" |
| 121-Panel (30) | | | (90) | 4428 4464" | 60" | 4464 4500" |
| 122-Panel (30) | | | (90) | 4464 4500" | 60" | 4500 4536" |
| 123-Panel (30) | | | (90) | 4500 4536" | 60" | 4536 4572" |
| 124-Panel (30) | | | (90) | 4536 4572" | 60" | 4572 4608" |
| 125-Panel (30) | | | (90) | 4572 4608" | 60" | 4608 4644" |
| 126-Panel (30) | | | (90) | 4608 4644" | 60" | 4644 4680" |
| 127-Panel (30) | | | (90) | 4644 4680" | 60" | 4680 4716" |
| 128-Panel (30) | | | (90) | 4680 4716" | 60" | 4716 4752" |
| 129-Panel (30) | | | | | | |



Individual colors may vary depending on display settings. Samples only available in Select Cedarmill® texture. Please check with your contractor or local dealer for availability in your area.

Hardie® Plank

Highlands of Mantua - Attachment 6a
Hardie Plank 'Brandywine'

Find your style

Your home is a blank canvas. Experiment with a variety of Hardie® Plank siding styles, textures, and stunning colors featuring our ColorPlus® Technology finishes to create your masterpiece.

Select your siding texture

Select Cedarmill®

Smooth

Beaded Select Cedarmill®

Beaded Smooth

Unavailable in your area

Unavailable in your area

Custom Colonial Roughsawn

Custom Colonial Smooth


Select your color collection

Statement Collection®

Magnolia Home | James Hardie Collection

Primed for Paint

🔍 Did not find the color you're looking for? [Click here.](#)



Individual colors may vary depending on display settings. Samples only available in Select Cedarmill® texture. Please check with your contractor or local dealer for availability in your area.

Hardie® Plank

Highlands of Mantua - Attachment 6b
Hardie Plank 'Blanched Almond'

Find your style

Your home is a blank canvas. Experiment with a variety of Hardie® Plank siding styles, textures, and stunning colors featuring our ColorPlus® Technology finishes to create your masterpiece.

Select your siding texture

Select Cedarmill®

Smooth

Beaded Select Cedarmill®

Beaded Smooth

Unavailable in your area

Unavailable in your area

Custom Colonial Roughsawn

Custom Colonial Smooth


Select your color collection

Statement Collection®

Magnolia Home | James Hardie Collection

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Individual colors may vary depending on display settings. Samples only available in Select Cedarmill® texture. Please check with your contractor or local dealer for availability in your area.

Hardie® Plank

Highlands of Mantua - Attachment #6c
Hardie Plank 'Coral Sand'

Find your style

Your home is a blank canvas. Experiment with a variety of Hardie® Plank siding styles, textures, and stunning colors featuring our ColorPlus® Technology finishes to create your masterpiece.

Select your siding texture

Select Cedarmill®

Smooth

Beaded Select Cedarmill®

Beaded Smooth

Unavailable in your area

Unavailable in your area

Custom Colonial Roughsawn

Custom Colonial Smooth


Select your color collection

Statement Collection®

Magnolia Home | James Hardie Collection

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🔍 Did not find the color you're looking for? [Click here.](#)



Individual colors may vary depending on display settings. Samples only available in Select Cedarmill® texture. Please check with your contractor or local dealer for availability in your area.

Hardie® Plank

Highlands of Mantua - Attachment #6d
Hardie Plank 'Mystic Mauve'

Find your style

Your home is a blank canvas. Experiment with a variety of Hardie® Plank siding styles, textures, and stunning colors featuring our ColorPlus® Technology finishes to create your masterpiece.

Select your siding texture

Select Cedarmill®

Smooth

Beaded Select Cedarmill®

Beaded Smooth

Unavailable in your area

Unavailable in your area

Custom Colonial Roughsawn


Custom Colonial Smooth

Select your color collection

Statement Collection®

Magnolia Home | James Hardie Collection

Primed for Paint



Individual colors may vary depending on display settings. Samples only available in Select Cedarmill® texture. Please check with your contractor or local dealer for availability in your area.

Hardie® Trim

Highlands of Mantua - Attachment #7
Hardie Trim 'Timber Bark'

Find your style

Your home is a blank canvas. Experiment with a variety of Hardie® Trim styles, textures, and stunning colors featuring our ColorPlus® Technology finishes to create your masterpiece.

Select your siding texture

Rustic Grain

Smooth

Roughsawn

Select your color collection

Statement Collection®


Magnolia Home | James Hardie Collection

Primed for Paint

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Select a color

Timber Bark




Individual colors may vary depending on display settings. Samples only available in Select Cedarmill® texture. Please check with your contractor or local dealer for availability in your area.

Kichler

Toman Single Light 10" Tall Outdoor Wall Sconce
Model: 49662 (Item: 60264143)
from the Toman Collection
★★★★★ 17 Reviews

\$91.95

Finish: Olde Bronze - 1770 In Stock



Height

10" \$391.95

14" \$174.95

20" \$259.95

FREE Delivery by Wednesday
If ordered in the next 5 hrs 18 mins - Shipping to 20132


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Individual colors may vary depending on display settings. Samples only available in Select Cedarmill® texture. Please check with your contractor or local dealer for availability in your area.

Elco


6" Metal Step Baffle Trim for 6" Recessed Housings
Model: EL60082 (Item: 601661019)
from the Line Voltage Trims Collection
★★★★★ 15 Reviews


\$11.63


Finish: Black / Bronze - Special Order

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Free Shipping on orders over \$49.00!
Leaves the Warehouse in 2 to 3 weeks - Shipping to 20132

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SHINGLES

MAKE:
MODEL#:
COLOR:

GAF
TIMBERLINE HDZ
BARKWOOD

ARCHITECTURAL MATERIAL SELECTIONS





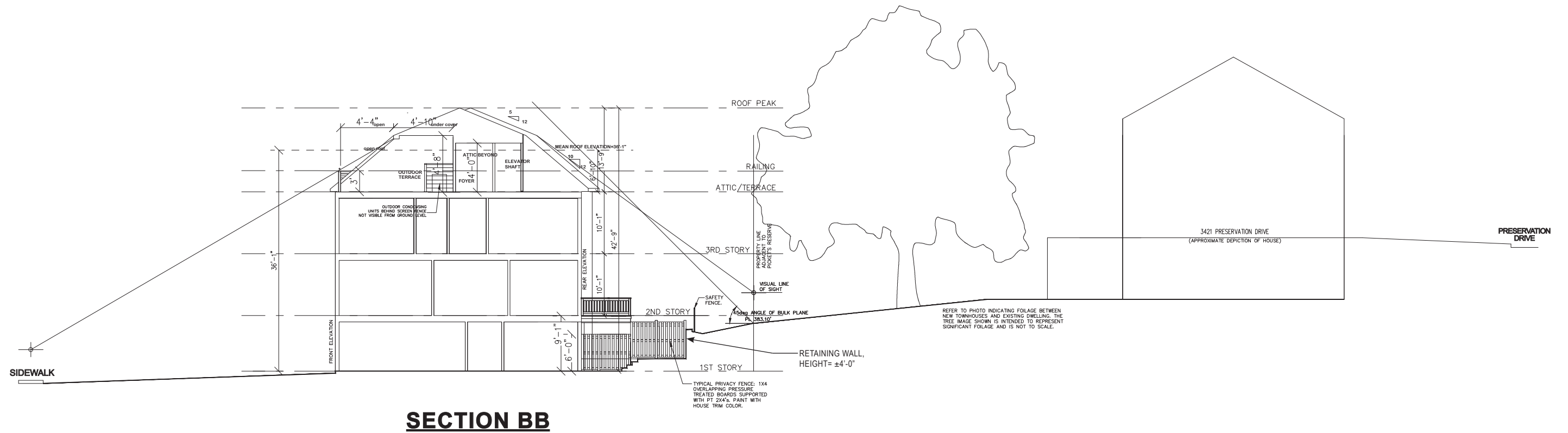
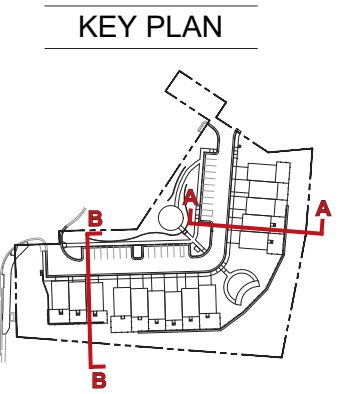
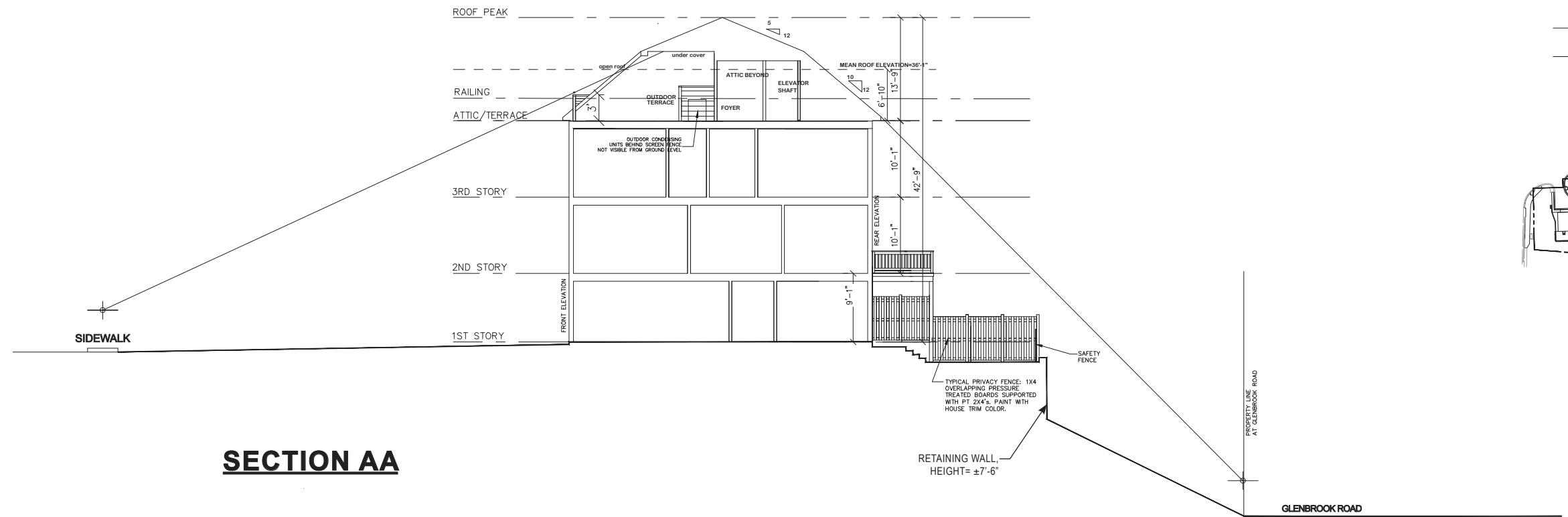
Clint Good
ARCHITECTS, P.C.

Highlands at Mantua
Board of Architectural Review
City of Fairfax, VA

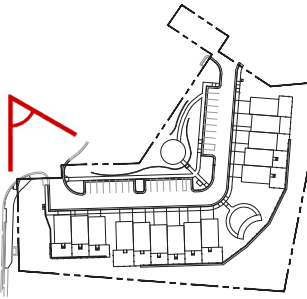
Notes:
1. This conceptual package is preliminary and for illustrative purposes only, final layout will be determined by final architecture and engineering at time of site plan.

Date: 07-07-2025
Drawn/Checked: PG/DL
Project #: 23005060.00
Drawing #: 112931

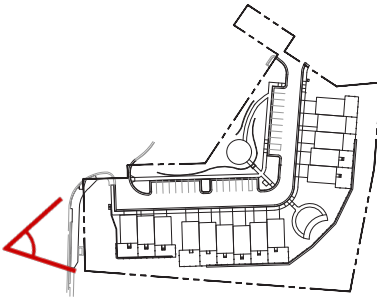
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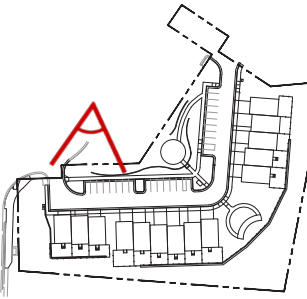
SIGHTLINE SECTION DIAGRAM



RENDERED PERSPECTIVE VIEW FROM THE ENCLAVE



RENDERED PERSPECTIVE VIEW FROM PICKETT ROAD

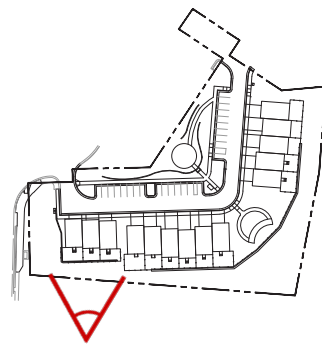


RENDERED PERSPECTIVE VIEW OF 3 UNIT TOWNHOME (FRONT)

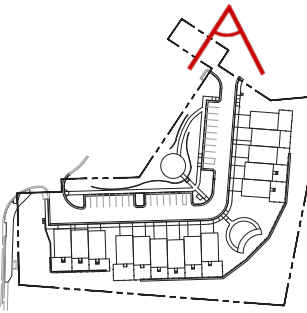


SITE PICTURE SHOWING DENSE VEGETATION FROM PRESERVATION DRIVE (2025.07.01)

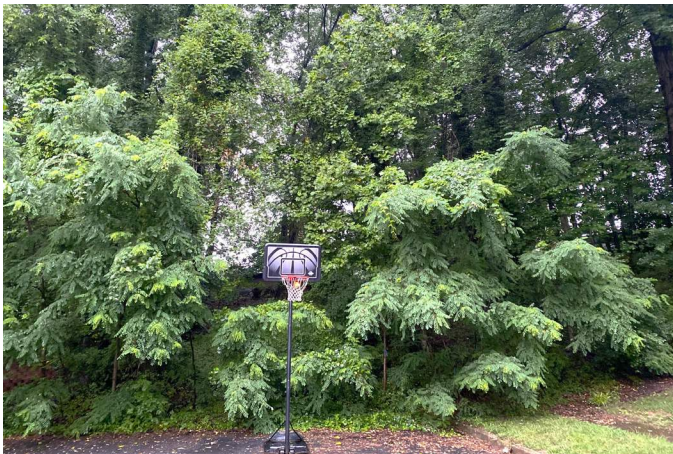
KEY PLAN



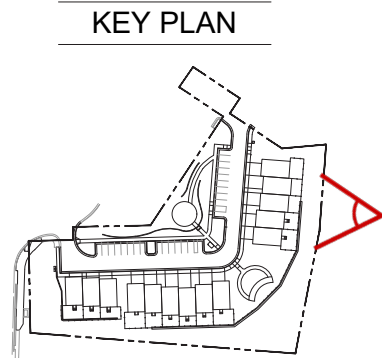
RENDERED PERSPECTIVE VIEW OF 3 UNIT TOWNHOME (REAR)



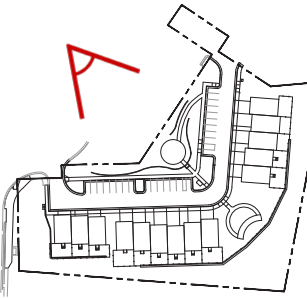
RENDERED PERSPECTIVE VIEW FROM THE NEW SCHOOL



SITE PICTURE SHOWING DENSE VEGETATION FROM GLENBROOK DRIVE (2025.07.01)

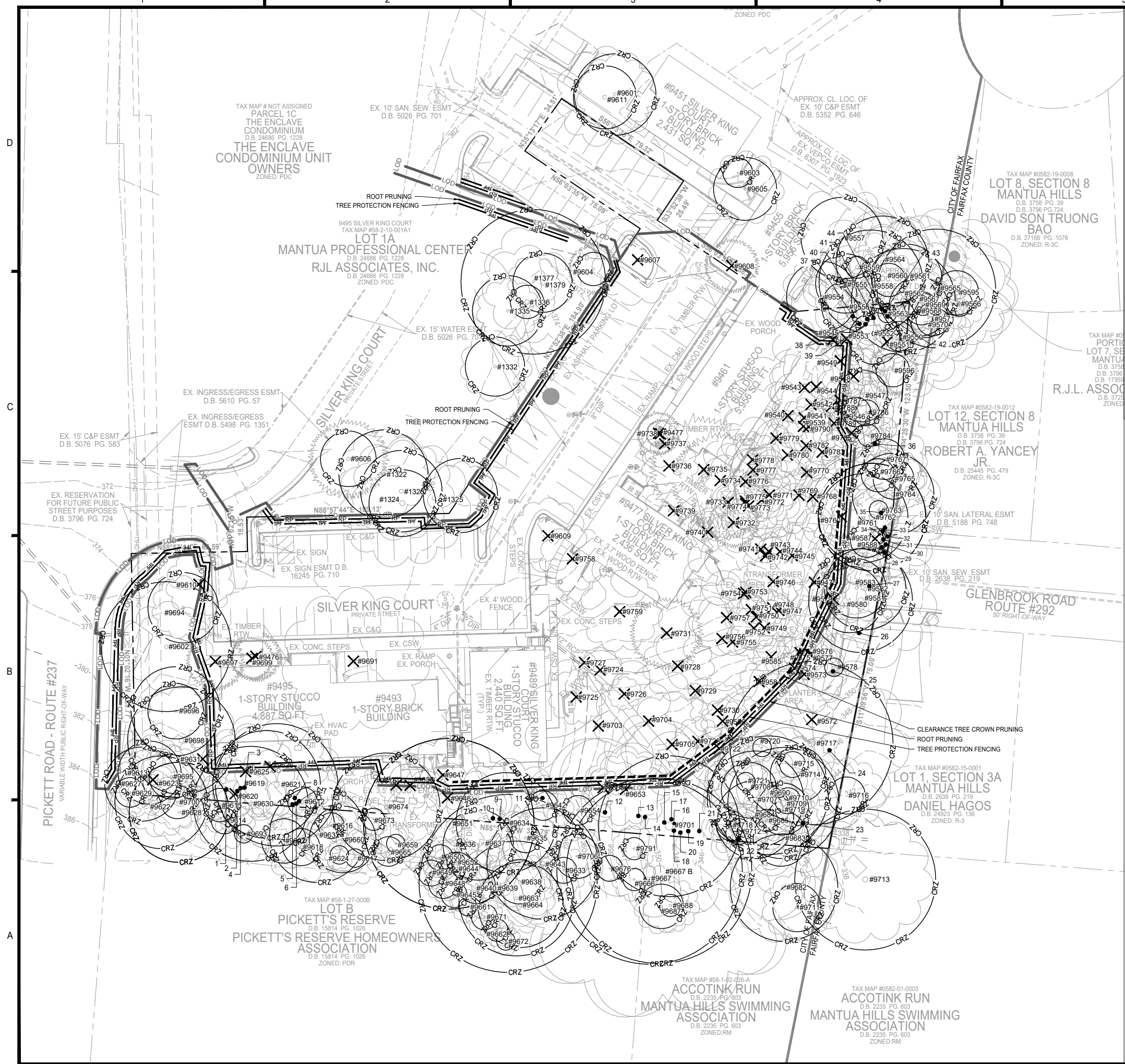


RENDERED PERSPECTIVE VIEW FROM GLENBROOK ROAD



OVERALL RENDERED PERSPECTIVE VIEW OF THE DEVELOPMENT

P:\Projects\23005060\01\2301.GPJ\CD\ TREE PRESERVATION PLAN.dwg 6/10/2025 2:27:09 PM Piyush Ganesh



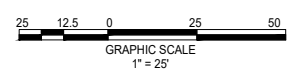
LEGEND:

- LOD : PROP. LIMITS OF CLEARING AND GRADING
- : PROPERTY LINE
- RP : ROOT PRUNING
- TPF : TREE PROTECTION FENCING
- : CLEARANCE CROWN PRUNING *
- X : TREE TO REMOVE
- CRZ : CRITICAL ROOT ZONE AROUND TREE TO REMAIN
- 1 : APPROXIMATE LOCATION OF TREE BELOW 5" CALIPER WITHIN TSY2

NOTE:
* CLEARANCE PRUNING OF TREE CROWN ALONG LIMITS OF CLEARING AND GRADING WHERE TREES INTERFERE WITH PROPOSED RETAINING WALL.

ISA CERTIFIED ARBORIST APPROVAL:

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4035 Ridge Top Road, Suite 601
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914.482.3766
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02-27-2024
Date:



IMEG
4035 Ridge Top Rd, Suite 601
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HIGHLANDS AT MANTUA
GENERAL DEVELOPMENT PLAN AMENDMENT
MASTER DEVELOPMENT PLAN & ZONING MAP AMENDMENT
CITY OF FAIRFAX, VA

| MARK | DATE | DESCRIPTION |
|------|------------|-----------------------------|
| 1 | 09-27-2024 | ADDRESSED PER CITY COMMENTS |
| 2 | 01-06-2025 | ADDRESSED PER CITY COMMENTS |
| 3 | 06-04-2025 | ADDRESSED PER CITY COMMENTS |

PROJECT No.: 23005060.00
DRAWING No.: 112931
DATE: 2025-05-23
SCALE: 1" = 25'
DESIGN: AH
DRAWN: AH
CHECKED: JM

SHEET TITLE:
TREE PRESERVATION PLAN

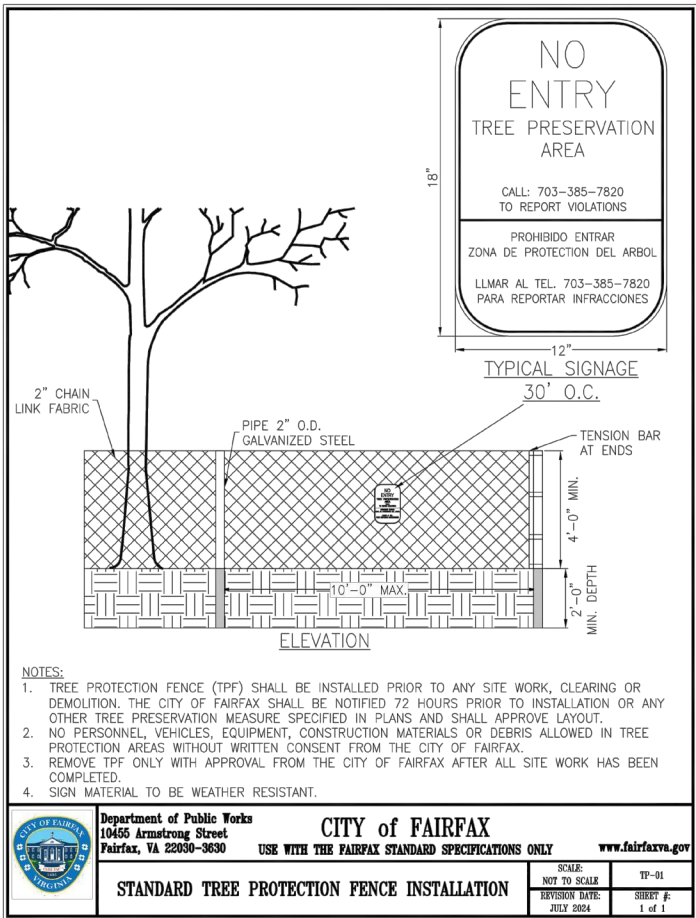
SHEET No.
C201

TREE PRESERVATION SCHEDULE

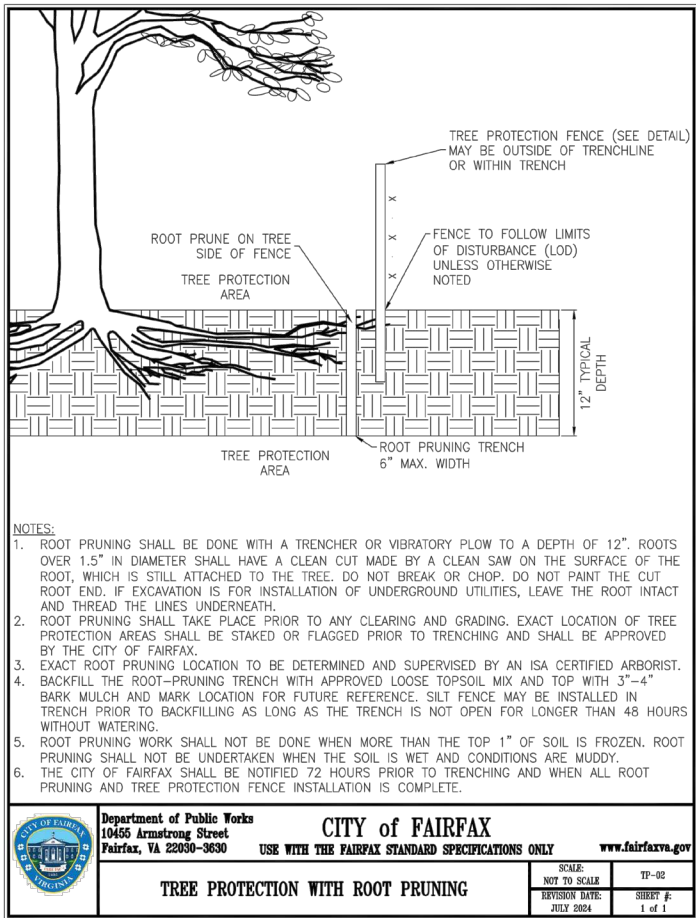
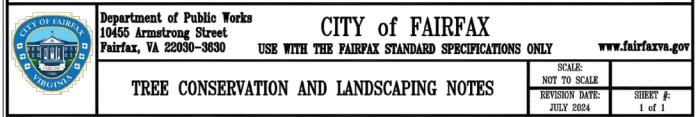
| TREE # | BOTANICAL NAME | COMMON NAME | TRUNK DIAMETER (INCHES) / CRITICAL ROOT ZONE RADIUS (FEET) | SURVEYED DRIPLINE RADIUS (FEET) | CONDITION RATING | LOCATION | PROCEDURE | COMMENTS |
|--------|-------------------------|------------------|--|---------------------------------|------------------|----------|-----------|---|
| 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 ENGLISH 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 | REMAIN | 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 |
|--------|-------------------------|-------------------|--|---------------------------------|------------------|----------|-----------|---|
| 9728 | LIRIODENDRON TULIPIFERA | TULIP POPLAR | 13 | 19 | 72 | ONSITE | REMOVE | SIGNIFICANT ENGLISH IVY ON TRUNK. |
| 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 |



2. The requirements of the City of Fairfax Zoning Ordinance and Public Facilities Manual shall be followed. No changes shall be made to tree preservation unless directed or approved by Fairfax City Urban Forester.
3. All tree preservation activities shall be performed under the direct supervision of an ISA Certified Arborist and follow most recent ANSI standards for tree care.
4. 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.
5. Prior to installation of erosion and sediment controls, grading, demolition, or other disturbance, including tree removal, a pre-construction meeting shall be held with Fairfax City Urban Forester. Changes to the plan, based on field conditions, may be requested by the Urban Forester at the time of the pre-construction meeting.
6. Removal of trees, noted for removal on the plan, inside a tree preservation area shall be performed, by hand, without ground disturbance, or disturbance to nearby preserved trees. Trees in these areas shall be cut flush to the ground, without stump grinding. If stump grinding is necessary then approval by Fairfax City Urban Forester may be requested.
7. All pruning shall be in accordance to most recent ANSI standards for tree care. Any tree maintenance not in accordance with these standards may be a violation of the zoning ordinance. If additional pruning is needed to meet clearance standards for rights of way approval by Fairfax City Urban Forester may be requested.
8. No person shall remove or destroy any tree which is five (5) inches or greater at standard height (4.5 feet from base of ground), on any residential zone lot greater than one-half acre and in all other zoned districts without first obtaining a tree removal permit from the zoning administrator. Any tree removed, damaged or destroyed will be replaced at the discretion of the zoning administrator. The contractor shall not disturb and shall protect all trees and shrubs outside of construction limits, including trees on other properties, or rights-of-way.
9. Tree protection areas shall have all non-native invasive vines removed at the end of the project. An invasive management plan shall be provided when deemed necessary by Fairfax City Urban Forester or per the approved plan to ensure tree survival. Tree protection area shall be covered with shredded hardwood mulch, or other organic mulch as approved by Fairfax City Urban Forester.
10. Any substitutions or changes to the approved landscape plan shall be requested and approved by Fairfax City Urban Forester prior to installation.
11. All planting materials and work shall comply with recommendations and requirements of most recent ANSI standards for nursery stock and per the approved plan. Any material below this standard will not be accepted and will require replacement.
12. Installation of plants shall be within Fairfax City's approved planting seasons approximately March-May or September-December during unfrozen soil conditions. Planting outside these seasons require approval by Fairfax City Urban Forester prior to installation. All material shall be installed within 72 hours from delivery to the project site. An inspection of materials by Fairfax City Urban Forester may be requested with minimum five (5) days notice prior to installation.
13. At the end of the project, conserved and planted trees must be inspected and approved by Fairfax City Urban Forester. Changes to the plan, based on field conditions, may be requested by the Urban Forester at the time of inspection.



- ## 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.
 3. ANY TREES REQUIRED TO BE CLEARED OUTSIDE OF THE LIMITS OF DISTURBANCE MAY ONLY BE CLEARED BY HAND.

ISA CERTIFIED ARBORIST APPROVAL:


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

02-27-2023
Date:



INEG

4035 Ridge Top Rd., Suite 601
 Fairfax, VA 22030 P. 703.273.6820
 engineering • surveying • land planning

ADVANCE
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CONSTRUCTION

HIGHLANDS AT MANTUA
GENERAL DEVELOPMENT PLAN AMENDMENT
MASTER DEVELOPMENT PLAN & ZONING MAP AMENDMENT
CITY OF FAIRFAX, VA

[illegible]

PROJECT No.: 23005060.00
DRAWING No.: 112931
DATE: 2025-05-23
SCALE: NOT TO SCALE
DESIGN: AH, QN
DRAWN: AH, QN
CHECKED: JM

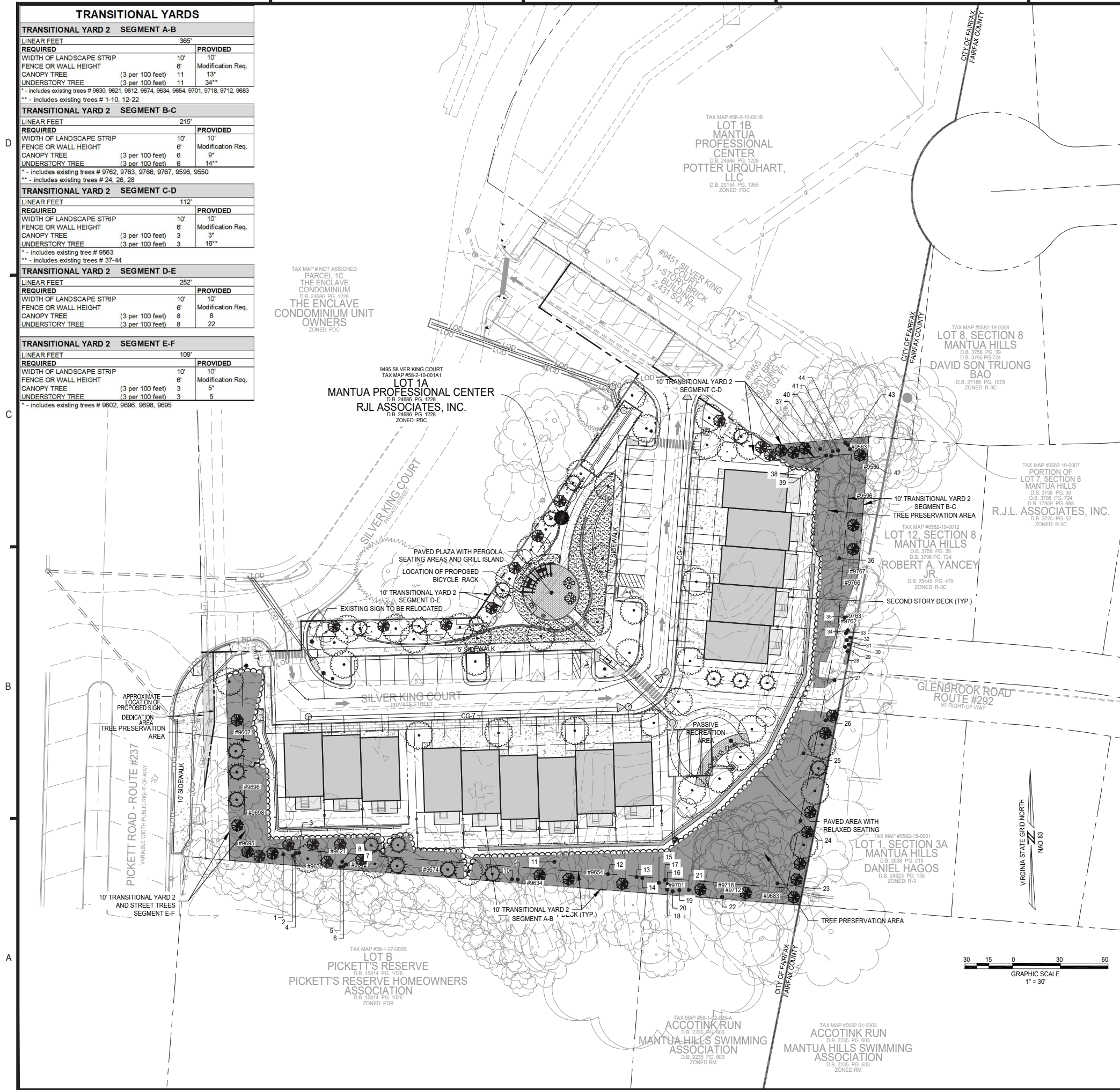
SHEET TITLE:

TREE
 PRESERVATION
 PLAN NOTES AND
 DETAILS

SHEET No.

C203

P:\Projects\230550\60\01\12931_GWALLD LANDSCAPE PLAN.dwg, 7/7/2025, 1:37:45 PM, Piyush Gadhvi,



10-YEAR TREE CANOPY CALCULATIONS

| TREE CANOPY REQUIRED | | | | |
|---|----------------|----------|-----------------|-----------------|
| SITE AREA | | | 2.12 | AC |
| TREE CANOPY COVERAGE REQUIRED FOR PDR 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 | 2-2.5" CALIPER | 40 | 200 SF | 8,000 SF |
| CATEGORY II- DECIDUOUS | 1.5-2" CALIPER | 13 | 100 SF | 1,300 SF |
| CATEGORY II- EVERGREEN | 6" HEIGHT | 19 | 100 SF | 1,900 SF |
| CATEGORY I- EVERGREEN | 6" HEIGHT | 38 | 50 SF | 1,900 SF |
| SUBTOTAL CANOPY AREA PROVIDED THROUGH TREE PLANTING | | | 13,100 SF | |
| SUBTOTAL CANOPY AREA PROVIDED THROUGH TREE PRESERVATION | | | 18,100 SF | |
| TOTAL CANOPY AREA PROVIDED | | | 31,200 SF | 0.72 AC |
| TOTAL CANOPY COVERAGE PROVIDED | | | 33.8 | % |

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 VIRGINIANA)
 - EASTERN HEMLOCK (TSUGA CANADENSIS)
 - BLACK BIRCH (BETULA LENTA)
 - WHITE PINE (PINUS STROBUS)
 - SILVER MAPLE (ACER SACCHARINUM)
 - PINUT 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: 6 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. ALTERNATIVE COMPLIANCE REQUESTED FOR 6' FENCE ON COVER SHEET.

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

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

NORTHERN 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

SOUTHERN SITE FRONTAGE ALONG SILVER KING COURT = 440 FT
REQUIRED NUMBER OF TREE = 11 TREES

PROVIDED: 9 TREES (MODIFICATION IS REQUESTED ON COVER SHEET FOR STREET TREES ALONG THE SOUTHERN AND EASTERN ROAD TO ALLOW 9 STREET TREES)

REQUIRED ALONG LONG PICKETT ROAD = 1 TREE PER EVERY 40 LF OF FRONTAGE

SITE FRONTAGE ALONG PICKETT ROAD = 131 FT
REQUIRED NUMBER OF TREE = 3 TREES

PROVIDED: 4 EXISTING TREES AND 1 PROPOSED CANOPY TREE (MODIFICATION REQUESTED FOR STREET TREES LOCATION ON COVER SHEET)

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 (JUNIPERUS VIRGINIANA). THESE NATIVE SPECIES ARE SUBJECT TO CHANGE BASED ON AVAILABILITY AT THE TIME OF THE SITE PLAN PROCESS AND FINAL ENGINEERING.

NOTE: THE PLANTING SCHEDULE MAY CHANGE WITH APPROVAL OF FAIRFAX CITY URBAN FORESTER.

LEGEND

- EXISTING TREES
- APPROXIMATE LOCATION OF TREE BELOW 5" CALIPER WITHIN TS/2
- PROPOSED CAT. IV DECIDUOUS TREE (250 SF)
- PROPOSED UNDERSTORY TREE CAT. II DECIDUOUS TREE (125 SF)
- PROPOSED UNDERSTORY TREE CAT. II EVERGREEN TREE (75 SF)
- PROPOSED UNDERSTORY TREE CAT. I EVERGREEN TREE (40 SF)
- PROPOSED PERENNIALS, GRASSES AND SHRUBS (QUANTITIES AND SPECIES TO BE DETERMINED AT THE TIME OF SITE PLAN)
- TREE PRESERVATION AREA



ADVANCE
COPY
NOT FOR
CONSTRUCTION

HIGHLANDS AT MANTUA
GENERAL DEVELOPMENT PLAN AMENDMENT
MASTER DEVELOPMENT PLAN & ZONING MAP AMENDMENT
CITY OF FAIRFAX, VA

| 1 | 2 | 3 | MARK | DATE | DESCRIPTION |
|------------|------------|------------|------|------|-------------|
| 09-27-2024 | 01-06-2025 | 06-04-2025 | | | |

PROJECT No.: 23005060.00
DRAWING No.: 112931
DATE: 2025-05-23
SCALE: 1" = 30'
DESIGN: QN
DRAWN: QN
CHECKED: JM

SHEET TITLE:

LANDSCAPE PLAN

SHEET No.

L100



Red Maple
acer rubrum



Northern Red Oak
quercus rubra



Duraheat River Birch
betula nigra 'duraheat'



Willow Oak
quercus phellos



American Beech
fagus grandifolia



Eastern Redbud
cercis canadensis



Sweetbay Magnolia
magnolia virginiana



Flowering Dogwood
cornus florida



American Holly
ilex opaca



Eastern Redcedar
juniperus virginiana



Gro-low Fragrant Sumac
rhus aromatica 'gro-low'



Dwarf Redosier Dogwood
cornus sericea 'kelseyi'



Cherry Laurel
prunus laurocerasus 'Otto Luyken'



Evergreen Giant Liriope
liriope muscari 'evergreen gaint'



Black-eyed Susan
rudbeckia fulgida

PLANTING PALETTE



BIKE RACK - OLYMPIA

MAKE: FORMS+SURFACES
MODEL#: SKOLY
MATERIAL: ALUMINUM
FINISH: POWDERCOAT
COLOR: SILVER TEXTURE
OR EQUAL



TRASH RECEPTACLE - APEX

MAKE: FORMS+SURFACES
MODEL#: SLAPX-136C
MATERIAL: ALUMINUM
FINISH: POWDERCOAT
COLOR: SILVER TEXTURE
OR EQUAL



RELAXED SEATING

ADIRONDACK CHAIRS, ROUND SIDE TABLE

MAKE: POLYWOOD OR EQUAL
COLOR: TBD



PAVED AREA - PAVERS

MAKE: HANOVER
MODEL#: PREST PAVERS
FINISH: TUDOR
COLOR: CHARCOAL, NATURAL,
LIMESTONE GRAY

NOTE: FINAL PAVING PATTERN TO INCLUDE ALL THREE COLORS LISTED ABOVE. (FINAL PATTERN TO BE PROVIDED AT THE TIME OF SITE PLAN)



BENCH - CAMBER

MAKE: FORMS+SURFACES
MODEL#: SBCAM-72BW
MATERIAL: ALUMINUM
FINISH: POWDERCOAT
COLOR: SILVER TEXTURE
OR EQUAL



SEATING W/SHADE - TANGENT TABLE

MAKE: FORMS+SURFACES
MODEL#: SETAN-4BA,4BW,4BS
MATERIAL: ALUMINUM
FINISH: POWDERCOAT
COLOR: SILVER TEXTURE
OR EQUAL



RETAINING WALL

STRUCTURAL RETAINING WALL
MAKE: YORK BUILDING PRODUCTS
MODEL: CONERSTONE 100 NEW HOLLAND
COLOR: FIELDSTONE



CROSSWALK

WHITE 'LADDER-STYLE' CROSSWALKS,
AS SHOWN



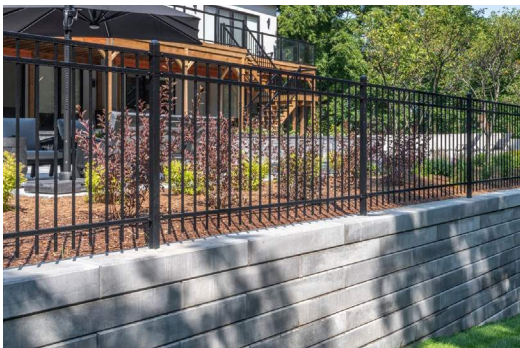
GRILL ISLAND

(1) GRILL, GRANITE CONTERTOP,
BRICK VENEER



PERGOLA

MATERIAL AND COLOR: TBD



SAFETY FENCE

ALUMINUM WITH POWDER COAT FINISH
COLOR: BLACK



PRIVACY FENCE

BOARD-ON-BOARD PRESSURE-TREATED WOOD

SITE FURNISHINGS / HARDSCAPE SELECTIONS

LIGHTING SCHEDULE

- POLE LIGHT
- PATH LIGHT
- UPLIGHTER
- DOWNLIGHT AT PERGOLA



LIGHTING PLAN

POLE LIGHT



HADCO

by @ignify

Urban

Baltimore

VX681 Post top



The **Hadco Baltimore LED post top** consists of a traditional stately form that has created an industry standard. It offers the style of traditional lanterns with today's cutting edge LEDgine technology. For historic areas and new street-scapes Baltimore is available in sizes that are in proportion to most applications including residential streets, city streets, campuses and parking lots.

Project:

Location:

Cat.No:

Type:

Lamps: Qty:

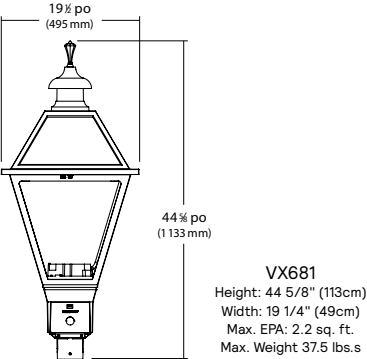
Notes:

Ordering guide Example: VX681-48-G3-A-C-2-N-N-730-A-3-N-SP1

| Series | LED count | Gen | Finish | Panels | Distribution | Photocontrol Receptacle |
|---------------------------------------|--|-------------------------------------|---|---|--|---|
| VX681 | | G3 | | | | |
| VX681 | 32 32 LEDs ^{1,2} 48 48 LEDs ¹ 64 64 LEDs 80 80 LEDs | G3 Gen 3 | A Black B White G Verde H Bronze J Green | C Clear F Frosted V Vertical Ribbed | 2 Type 2 2H Type 2 w/ HSS 3 Type 3 3H Type 3 w/ HSS 3W Type 3 Wide 3WH Type 3 Wide w/ HSS 4 Type 4 5 Type 5 | N None E 120 VAC button eye H 208/240/277 VAC button eye R 3-Pin Twist Lock Receptacle |
| Future-Proof Receptacle | Color Temp | Voltage | Drive Current | Driver Options | | Surge Protection |
| R7 7-pin receptacle in cage N None | 730 Warm 3000K 740 Neutral 4000K | A 120-277 B 347-480 ² | 3 350mA ² 5 530mA 7 700mA ¹ | Dynadimmer DA ¹ 4 Hrs, 25% reduction DB ¹ 4 Hrs, 50% reduction DC ¹ 4 Hrs, 75% reduction DD ¹ 6 Hrs, 25% reduction DE ¹ 6 Hrs, 50% reduction DF ¹ 6 Hrs, 75% reduction DG ¹ 8 Hrs, 25% reduction DH ¹ 8 Hrs, 50% reduction DJ ¹ 8 Hrs, 75% reduction N None DL ¹ DALI S FAWS Field Adjustable Wattage Selector SRD ³ Sensor ready driver (standard configuration) SRD1 ¹ Sensor ready driver (alternate configuration) | | SP1 10kV/10kA Surge Protector SP2 20kV/20kA Surge Protector |

1. The 700mA (7) current is only compatible for 32 LEDs (32) and 48 LEDs (48) configurations.
2. Configurations with 347-480V (B) voltage are not compatible with 32 LEDs (32) at 350mA (3).
3. Only available with 120-277V (A) voltage.

Dimensions



PATH LIGHT

12V Two Arm Path Light

15844



PROJECT:

ORDERING:

TYPE:

COMMENTS:

OVERVIEW
The double-arm path light has a clean, modern design that creates a shadow pattern behind it. This fixture combines clean and modern design with robust and durable construction.

FEATURES

- Thick, robust cast construction
- Textured diffusion lens for glare control and uniform light spread
- No visible seams or screws
- Optimized socket location, easy to lamp




SPECIFICATIONS

| Dimensions | |
|-----------------------------------|----------------|
| Height | 22" / 559 mm |
| Length | 6.00" / 153 mm |
| Width | 3.00" / 77 mm |
| Light Source | |
| Lamp Included | No |
| Lamp Base | T5 Wedge |
| Max Wattage | 16.25W |
| Electrical | |
| Input Voltage Range | 9-15V AC/DC |
| Voltage | 12V |
| Wire | |
| 36" of usable #18-2, SPT-1W leads | |
| Installation | |
| Location Rating | Wet |

FIXTURE ATTRIBUTES

| Housing | |
|---|--------------------------------|
| Primary Material | Cast Aluminum or Cast Brass |
| Weight | Aluminum 2.1 lb Brass 5.4lb |
| Lens | |
| Satin etched glass diffusion lens for even light dispersion and glare control. | |
| Included Accessories | |
| 8" slotted in-ground stake and 2 gel-filled wire nuts. Cast Brass has 14" slotted in-ground stake. 36" of usable #18-2, SPT-1W leads. Lamp sold separately. | |
| Optional Accessories | |
| Power Post Stake 15276BK Surface Mounting Flange 15601 (needed for attachment to junction box) | |

FINISH OPTIONS

-  AZT - Textured Architectural Bronze
-  BKT - Textured Black
-  CBR - Centennial Brass



LIGHTING SPECIFICATIONS




UPLIGHTER

VLO 12V LED Large Accent

Additional Specs



FINISH OPTIONS

-  **AZT** - Textured Architectural Bronze
-  **BKT** - Textured Black
-  **CBR** - Centennial Brass

PERFORMANCE

| Output Position | Level 1 | Level 2 | Level 3 |
|----------------------|---------|---------|---------|
| Lumen Output | 400 lm | 600 lm | 835 lm |
| Input Voltage | 9V-15V | 9V-15V | 9V-15V |
| Power (VA) @ 15V AC | 8.5VA | 12.5VA | 17VA |
| Power (W) @ 15V DC | 5.25W | 8.5W | 12W |
| Efficacy (lm/W @ DC) | 76 lm/W | 70 lm/W | 69 lm/W |
| Halogen Equivalents | 40W | 60W | 83.5W |

SPECIFICATIONS

| Fixture | |
|---|---|
| Light Source | Integrated LED |
| Number of LEDs | 1 High Output COB |
| Color Temperature | 2700K, 3000K |
| Color Rendering Index | 80+ |
| Beam Angles | 15°, 35°, 60° |
| Binning | 3 Step |
| Fixture can be used in up or down position. | |
| Input | |
| Input Voltage Range | 9 – 15V AC or DC with no loss in light output |
| Input Frequency | 47 - 63Hz |
| Input Current | 2.55A Max @ 9VAC |
| Inrush Current | 9A Max |
| Efficiency | > 70L/W @ 12VDC |
| Power Factor | > 0.7 @ 15V |

| Environmental | |
|--|---------------------------------|
| Environmental Protection Rating | Wet, IP66 |
| Operation Ambient Temperature | -25°C - +40°C |
| Lumen Maintenance (L70) | 50K Hours |
| Mechanical & Housing Specification | |
| Diameter/Height | 2.75" W x 6" L x 4.5" H |
| Housing Material | Cast Aluminum, Cast Brass |
| Housing Color & Surface | AZT, BKT or CBR |
| Weight | 24 oz (Aluminum), 48 oz (Brass) |
| Lens Material | |
| Tempered, shock resistance glass with high tolerance for thermal expansion and stress. | |
| Wire | |
| 18 AWG, 105°C, 300V 48" of usable #18-2 SPT-1W leads. | |
| Optics | |
| Custom reflector provide uniform center-to-edge light distribution. Available in a 15, 35 and 60 degree beam angles. | |

FIXTURE ATTRIBUTES

| Included Accessories | |
|--|-------------------------|
| 8" Slotted In-ground Stake, 2 Gel-Filled Wire Nuts, Locknut, and Magnetic Key. | |
| Optional Accessories | |
| 3" Riser Stem | 15509CBR |
| 6" Riser Stem | 15645AZT, BKT, 15510CBR |
| 12" Riser Stem | 15656AZT, BKT, 15511CBR |
| 18" Riser Stem | 15657AZT, BKT, 15512CBR |
| 24" Riser Stem | 15658AZT, BKT, 15513CBR |
| Adjustable Riser Stem | 15570AZT, BKT |
| Stem Coupler | 15649AZT, BKT |
| Mounting Base | 15493CBR |
| Two Fixture "T" | 15515CBR |
| Surface Flange | 15601AZT, BKT |
| Bracket | 15607AZT, BKT, 15516CBR |
| Tree Mount | 15609AZT, BKT, CBR |
| Elbow | 15647AZT, 15514CBR |
| Gutter Mount | 15489CBR |
| Long Cowl | 16068CBR |
| Amber Lens | 16072AMB |
| Green Lens | 16072GRN |
| Hexcell Louver | 16075BK |
| Beam Expander | 16091FRO |
| 8" Stake | 15575BK |
| 14" Stake | 15576BK |
| Power Post | 15276BK |

LOAD CHART

| Power (VA) | Wire Gauge / Length (ft/m) Load Chart | | | |
|------------|---------------------------------------|-------------|------------|------------|
| | 10 AWG | 12 AWG | 14 AWG | 16 AWG |
| 0-20 VA | 1860'/567 m | 1150'/351 m | 730'/223 m | 450'/137 m |
| 40 VA | 930'/283 m | 580'/177 m | 370'/113 m | 230'/70 m |
| 60 VA | 620'/189 m | 390'/119 m | 240'/73 m | 150'/46 m |
| 80 VA | 470'/143 m | 290'/88 m | 180'/55 m | 110'/34 m |
| 100 VA | 370'/113 m | 230'/70 m | 140'/43 m | 90'/27 m |
| >100 VA | Consult Technical Support | | | |

DOWNLIGHT AT PERGOLA

LED Retrofit Centennial Brass Patio Light Patio Wall Light | 12 V


15783CBR

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SPECIFICATIONS

| Certifications/Qualifications | |
|-------------------------------|---|
| ADA Compliant | No |
| Prop65 | Yes |
| Dark Sky Compliant | No |
| Location Rating | Wet kichler.com/warranty |
| Dimensions | |
| Height | 4.25" |
| Length | 7" |
| Width | 2.25" |
| Weight | 2.3 LBS |
| Electrical | |
| Input Voltage | 12 V |
| Light Source | |
| Light Source | Bulb |
| Lamp Included | Not Included |
| # Of Bulbs/LED Modules | 2 |
| Max Or Nominal Watt | 14 W |
| Lamp Type | MR16 |
| Socket Type | BIPI |
| Mounting/Installation | |
| Interior/Exterior | Exterior Product |
| Mountable On Wall Or Ceiling | No |
| Mounting Weight | 2.3 LBS |
| Modular | No |
| Lead Wire Length | 84 |
| Wire Connectors | Wire Nuts |

FIXTURE ATTRIBUTES

| Housing/Glass | |
|--|------------------|
| Primary Material | Brass |
| Diffuser Description | Lens |
| Shade Included | No |
| Shade Dimensions | 2.17 |
| Product/Ordering Information | |
| SKU | 15783CBR |
| Finish | Centennial Brass |
| UPC | 783927586252 |
| Finishes | |
|  Centennial Brass | |



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