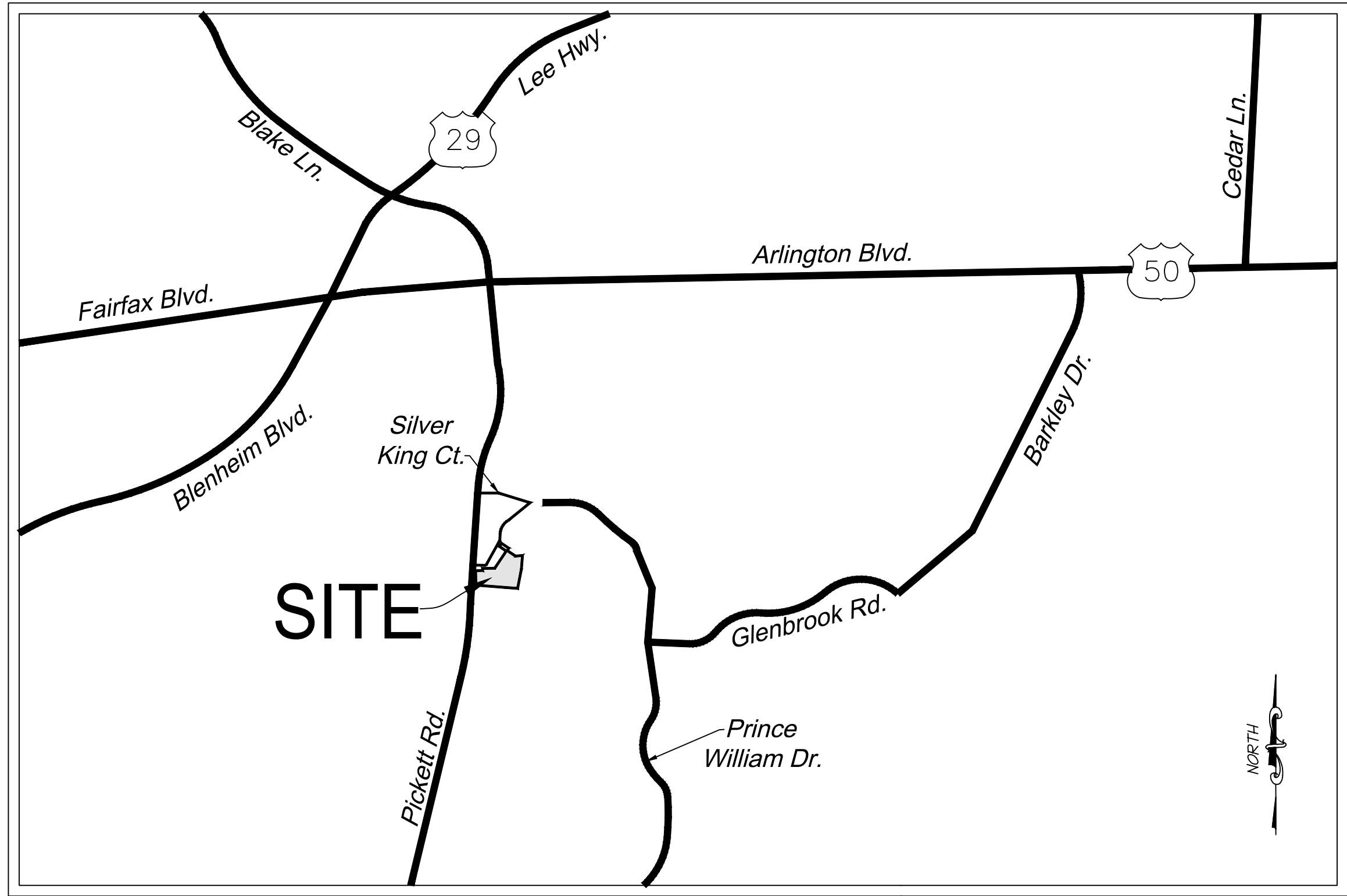


GENERAL DEVELOPMENT PLAN AMENDMENT
MASTER DEVELOPMENT PLAN
ZONING MAP AMENDMENT
HIGHLANDS AT MANTUA
CITY OF FAIRFAX, VIRGINIA

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 APPLICATION IS FOR A PORTION OF THE MANTUA PROFESSIONAL CENTER PROPERTY, WHICH WAS APPROVED PER GENERALIZED DEVELOPMENT PLAN AMENDMENT DATED 2004, AND WAS COMPRISED OF 9.1 ACRES. THE PROJECT LIMITS FOR THIS APPLICATION INCLUDE CITY OF FAIRFAX TAX MAP PARCEL 58-2-10-001A1 COMPRISED OF 2.12 ACRES. REFER TO SHEET C100 FOR APPLICATION LIMITS. THIS SUBMISSION IS AN APPLICATION FOR A GENERAL DEVELOPMENT PLAN AMENDMENT, MASTER DEVELOPMENT PLAN AND ZONING MAP AMENDMENT 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. A COMPREHENSIVE PLAN AMENDMENT WAS SUBMITTED TO THE CITY OF FAIRFAX TO AMEND THE CITY OF FAIRFAX'S 2035 COMPREHENSIVE PLAN FROM COMMERCIAL CORRIDOR PLACE TYPE TO TOWNHOUSE/SINGLE-FAMILY ATTACHED NEIGHBORHOOD PLACE TYPE.
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 OF 1929 (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.



VICINITY MAP
SCALE: 1" = 4000'

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:

- 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.
- 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'.
- A MODIFICATION OF THE ZONING ORDINANCE SECTION 4.5.5.D REQUIREMENT FOR FENCE ALONG TRANSITIONAL SCREENING YARD 2. ADDITIONAL TREES ARE SUBSTITUTED FOR THE REQUIRED FENCE VIA ALTERNATIVE COMPLIANCE OF THE ZONING ORDINANCE SECTION 4.5.10.
- A MODIFICATION OF THE ZONING ORDINANCE SECTION 4.5.6. B REQUIREMENT FOR STREET TREES LOCATION ALONG PICKETT ROAD. DUE TO EXISTING EASEMENT, THE STREET TREES ARE LOCATED FURTHER AWAY FROM PICKETT ROAD. TREE QUANTITY IS MET.
- A MODIFICATION HAS BEEN REQUESTED OF SECTION 3.5.1.C.2 OF THE ZONING ORDINANCE REQUIREMENT "NO MORE THAN TWO OF ANY 10 OR ONE OF ANY THREE TO FIVE ABUTTING DWELLING UNITS HAVING THE SAME FRONT YARD SETBACK". NO MORE THAN TWO OF ANY 9 DWELLING UNITS HAS THE SAME FRONT YARD SETBACK FOR THE NINE-UNIT TOWNHOMES.
- A SPECIAL EXCEPTION OF THE ZONING ORDINANCE SECTION 4.11 (D). DUE TO THE FEASABILITY OF INSTALLING UTILITIES UNDERGROUND.

PROJECT TEAM:

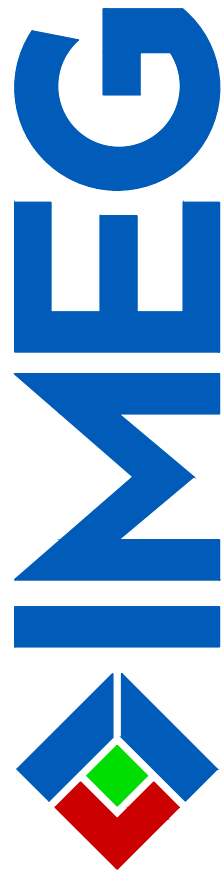
APPLICANT/ OWNER
R.J.L. ASSOCIATES, INC.
35246 LEESBURG PIKE, SUITE 200
ROUND HILL, VA, 20141

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

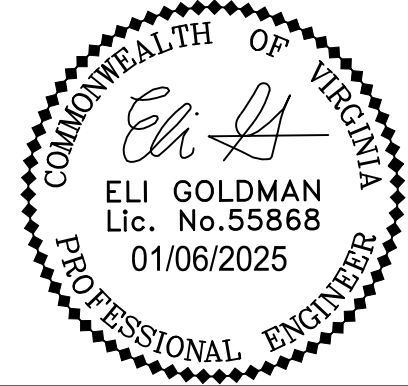
ENGINEER & LANDSCAPE ARCHITECT
IMEG CONSULTANTS CORP.
4035 RIDGE TOP ROAD, SUITE 601
FAIRFAX, VA 22030

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

Sheet Index	
Sheet Number	Sheet Title
C000	COVER SHEET
C100	OVERALL CONTEXTUAL PLAN
C101	SITE DETAILS
C200	EXISTING CONDITIONS PLAN
C201	TREE PRESERVATION PLAN
C202	TREE PRESERVATION PLAN TABULATIONS
C203	TREE PRESERVATION PLAN NOTES AND DETAILS
C210	VACATION EASEMENT EXHIBIT
C300	GENERAL DEVELOPMENT PLAN
C400	GRADING PLAN
C401	AVERAGE FINISHED GRADE EXHIBIT
C402	CROSS SECTIONS
C403	RETAINING WALL PROFILES
C500	PRELIMINARY BMP AND SWM PLAN
C501	PRELIMINARY BMP AND SWM PLAN
C600	SANITARY SEWER ANALYSIS
C700	TURNING MOVEMENT PLAN
C710	SIGHT DISTANCE
C720	FIRE SAFETY PLAN
C730	CIRCULATION PLAN
C740	LIGHTING AND SIGNAGE PLAN
C800	OPEN SPACE PLAN
C801	AMENITY PLAN
C900	TOWNHOME BUILDING ELEVATIONS
C901	TOWNHOME BUILDING ELEVATIONS
C902	VIEWS
L100	LANDSCAPE PLAN
L101	LANDSCAPE DETAILS & SPECIFICATIONS



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

ADDRESS PER CITY COMMENTS		ADDRESS PER CITY COMMENTS		MARK		DESCRIPTION	
09-27-2024	01-06-2025						
1	2						

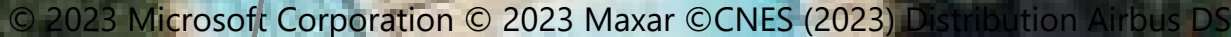
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DRAWING No.: 112931
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DRAWN: QN
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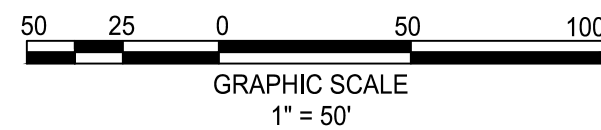
COVER SHEET

SHEET No.

C000



ORIGINAL GDP



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DRAWING No.: 112931
DATE: 2025-01-06
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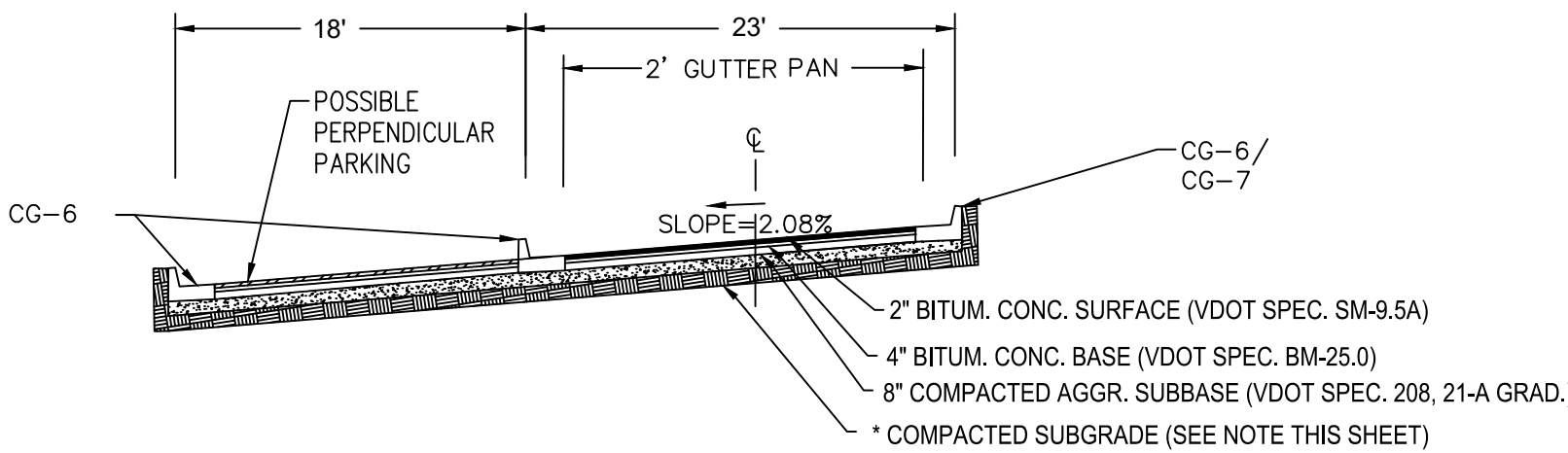
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OVERALL CONTEXTUAL PLAN

SHEET No.

C100

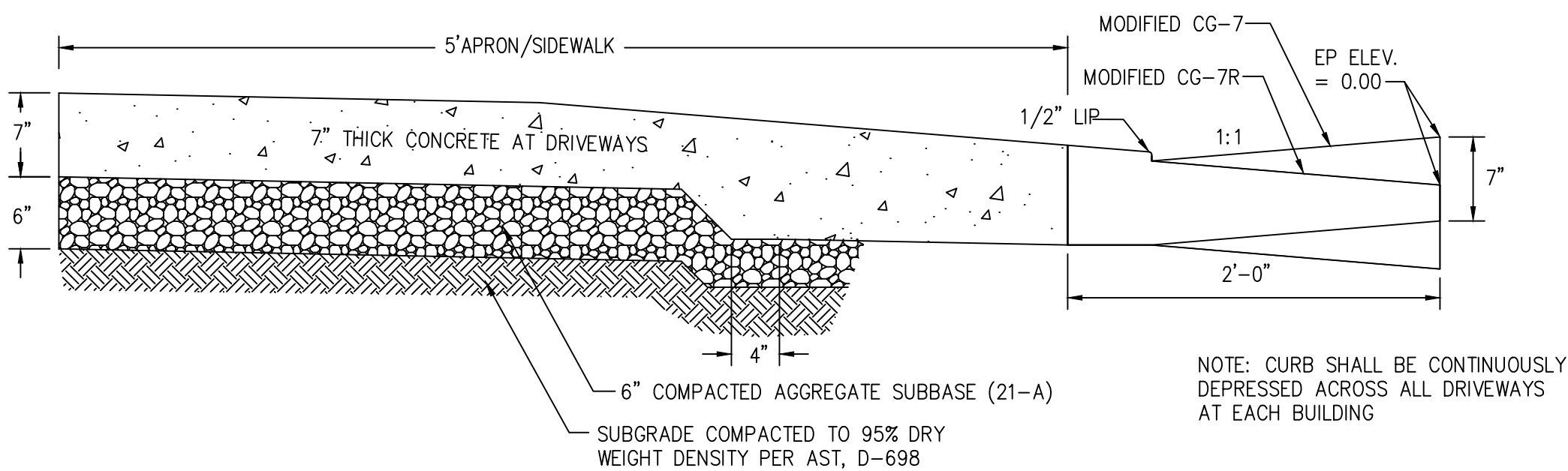
N.T.S.



*COMPACTED SUBGRADE: TOP 12" TO BE COMPACTED TO 95% OF MAX. DRY DENSITY AS PER ST'D. PROCTOR, 2% OF OPTIMUM MOISTURE.

AND CG-7

N.T.S.



NEW HOLLAND, PA PLANT

Each lightweight CornerStone 100® unit has a large hollow core, unique SecureLug™ connection, unit gravel infill and tapered sides.

These features allow maximum flexibility, ease of installation and cost savings while maintaining high structural integrity of both gravity and geosynthetic reinforced walls. Setback = $1/4$ " / course (2 degrees).

When filled with gravel, this unit's interlock provides high shear resistance, excellent connection strength to geosynthetic reinforcement and maximum layout versatility.

CornerStone 100 units are produced in accordance with ASTM C 1372, and are ICC Evaluation Service Approved.

For more info or technical consultation:

DC, MD, VA, WV:
Doug Statler
dstatler@yorkbuilding.com
240.357.8389

DE, NJ, NY, PA:
Paul Hartline
phartline@yorkbuilding.com
717.286.8169

YORK BUILDING PRODUCTS
A STEWART COMPANY

828 East Earl Road
New Holland, PA 17557
yorkbuilding.com

NEW HOLLAND, PA PLANT



CornerStone 100 Uni
(Shown Upside Down)



Solid Corner Unit



3° Universal Cap

Product	Setback	Batter	Shapes	H (in)	W (in)	D (in)	Approx Wgt.	SF/Pal	Pc/Pal	Lbs/Pal
Cornerstone 100 (New Holland Plant)	1/4"	2"	CS 100 Unit	8	18	12	81	40	40	3270
			8" Solid Corner Unit	8	18	9	98	24	24	2412
			3" Universal Cap	3	15	13	47	56.25 LF	45	2175

New Holland Colors



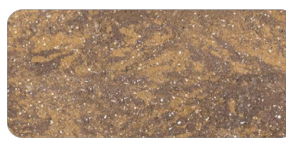
Coastal Tar



Fieldstone



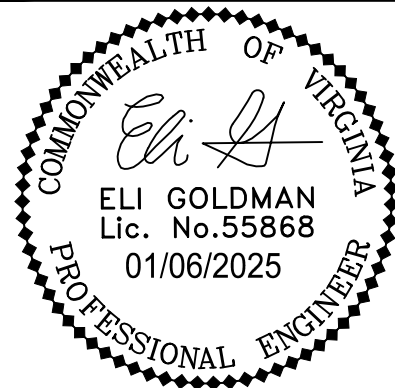
Granite



Mesquite

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

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DRAWING No.: 112931
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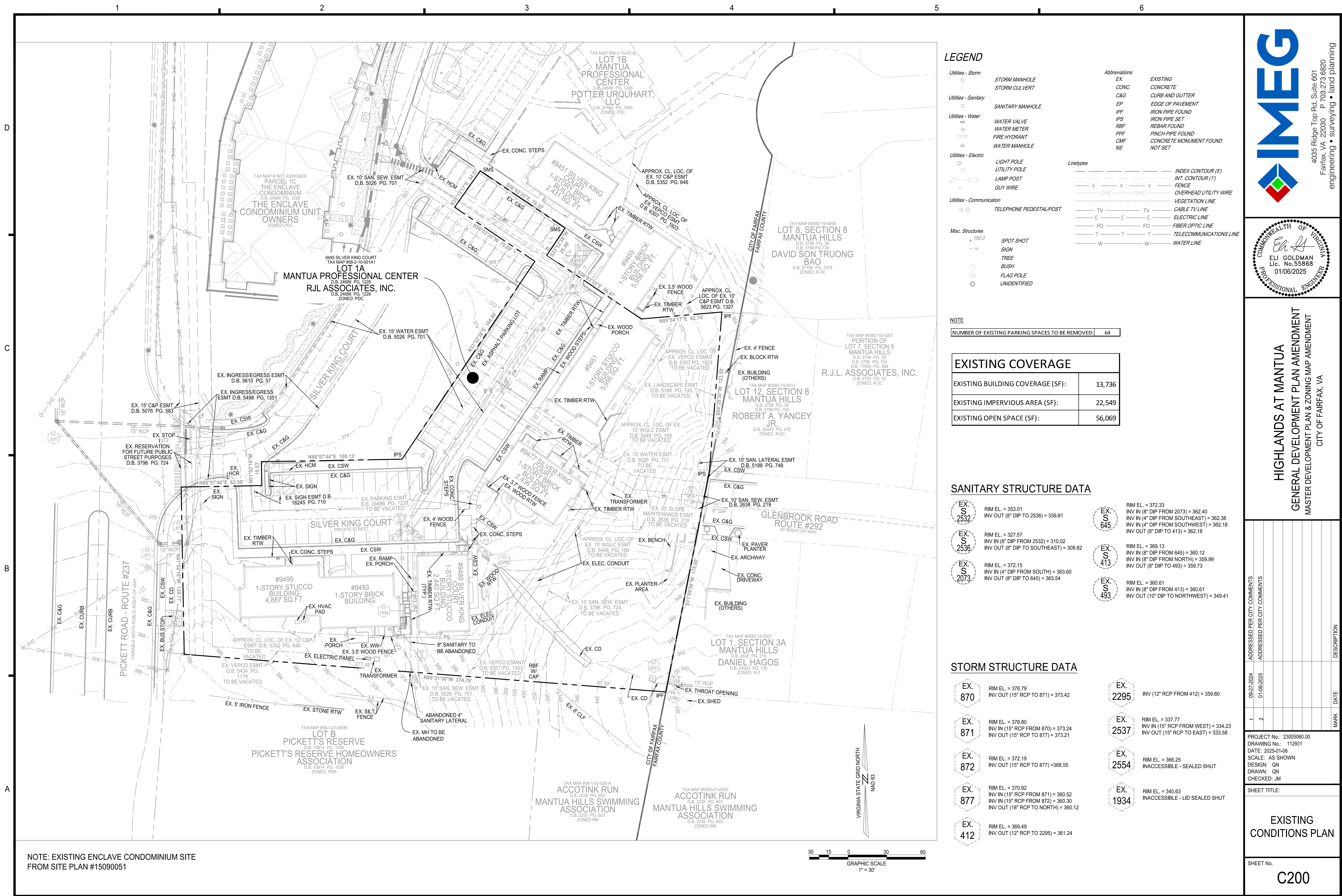
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SITE DETAILS

SHEET No.

C101

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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')

FENCE

OVERHEAD UTILITY WIRE

VEGETATION LINE

CABLE TV LINE

ELECTRIC LINE

FIBER OPTIC LINE

TELECOMMUNICATIONS LINE

WATER LINE

NOTE

NUMBER OF EXISTING PARKING SPACES TO BE REMOVED: 64

EXISTING COVERAGE

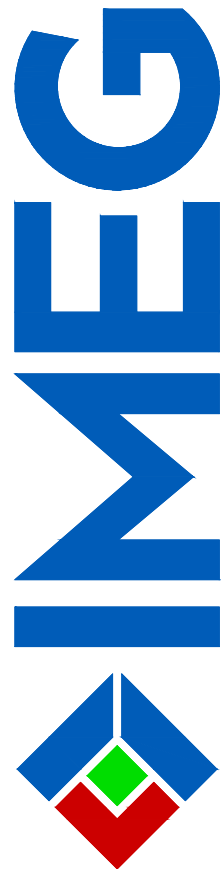
EXISTING BUILDING COVERAGE (SF):	13,736
EXISTING IMPERVIOUS AREA (SF):	22,549
EXISTING OPEN SPACE (SF):	56,069

SANITARY STRUCTURE DATA

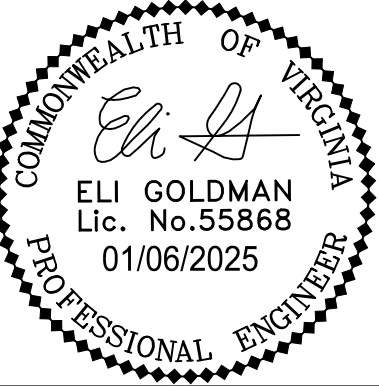
EX. S 2532	RIM EL. = 353.01 INV OUT (8" DIP TO 2536) = 339.81	EX. S 645	RIM EL. = 372.33 INV IN (8" DIP FROM 2073) = 362.40 INV IN (4" DIP FROM SOUTHEAST) = 362.38 INV IN (4" DIP FROM SOUTHWEST) = 362.18 INV OUT (8" DIP TO 413) = 362.18
EX. S 2536	RIM EL. = 327.57 INV IN (8" DIP FROM 2532) = 310.02 INV OUT (8" DIP TO SOUTHEAST) = 309.82	EX. S 413	RIM EL. = 368.13 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 2073	RIM EL. = 372.15 INV IN (4" DIP FROM SOUTH) = 363.60 INV OUT (8" DIP TO 645) = 363.54	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. 2295	INV (12" RCP FROM 412) = 359.60
EX. 871	RIM EL. = 378.80 INV IN (15" RCP FROM 870) = 373.24 INV OUT (15" RCP TO 877) = 373.21	EX. 2537	RIM EL. = 337.77 INV IN (15" RCP FROM WEST) = 334.23 INV OUT (15" RCP TO EAST) = 333.58
EX. 872	RIM EL. = 372.19 INV OUT (15" RCP TO 877) = 368.55	EX. 2554	RIM EL. = 366.25 INACCESSIBLE - SEALED SHUT
EX. 877	RIM EL. = 370.92 INV IN (15" RCP FROM 871) = 360.52 INV IN (15" RCP FROM 872) = 360.30 INV OUT (15" RCP TO NORTH) = 360.12	EX. 1934	RIM EL. = 340.63 INACCESSIBLE - LID SEALED SHUT
EX. 412	RIM EL. = 369.49 INV OUT (12" RCP TO 2295) = 361.24		



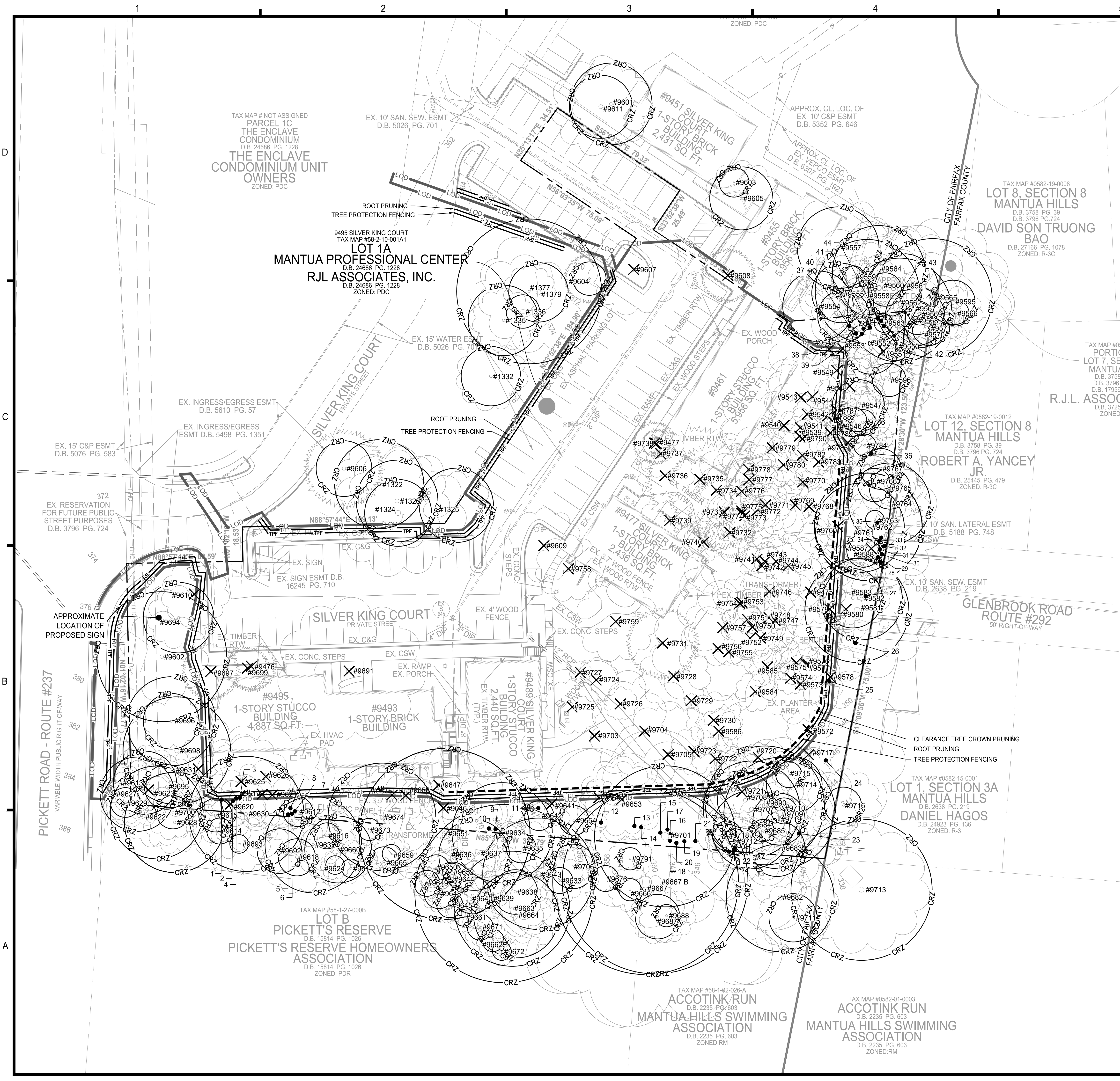
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HIGHLANDS AT MANTUA
GENERAL DEVELOPMENT PLAN AMENDMENT
MASTER DEVELOPMENT PLAN & ZONING MAP AMENDMENT
CITY OF FAIRFAX, VA

DATE	DESCRIPTION	MARK
09-27-2024	ADDRESSED PER CITY COMMENTS	
01-06-2025	ADDRESSED PER CITY COMMENTS	
1		
2		
PROJECT No.: 23005060.00 DRAWING No.: 112931 DATE: 2025-01-06 SCALE: AS SHOWN DESIGN: QN DRAWN: QN CHECKED: JM		
SHEET TITLE:		
EXISTING CONDITIONS PLAN		
SHEET No. C200		

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P:\Projects\23005060\00112931_GDPA\201 TREE PRESERVATION PLAN.dwg, 1/6/2025 3:18:43 PM, AutoCAD PDF (General Documentation).pc3



LEGEND:

LOD : PROP. LIMITS OF CLEARING AND GRADING

RP : PROPERTY LINE

RP : ROOT PRUNING

TPF : TREE PROTECTION FENCING

CRZ : CLEARANCE CROWN PRUNING *

CRZ : TREE TO REMOVE

CRZ : CRITICAL ROOT ZONE AROUND TREE TO REMAIN

CRZ : 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:

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

02-27-2024
Date:

25 12.5 0 25 50
GRAPHIC SCALE
1" = 25'

VIRGINIA STATE GRID NORTH
NAD 83

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

PROJECT No.: 23005060.00
DRAWING No.: 112931
DATE: 2025-01-06
SCALE: 1" = 25'
DESIGN: AH
DRAWN: AH
CHECKED: JM

SHEET TITLE:

TREE PRESERVATION PLAN

SHEET No.
C201

IMEG
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Fairfax, VA 22030 P 703.273.6820
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COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No. 55868
01/06/2025
PROFESSIONAL ENGINEER

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

1

2

3

4

5

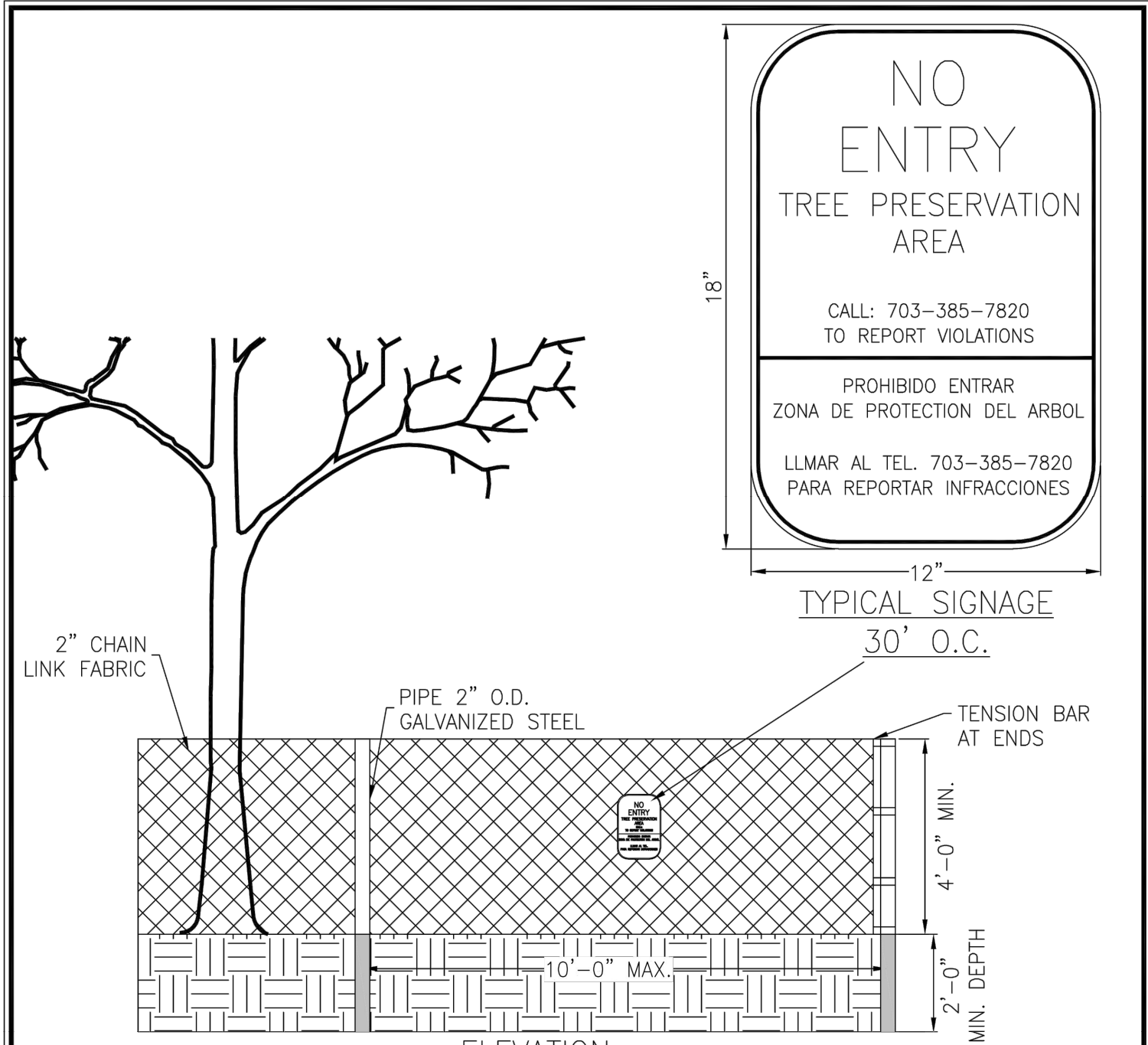
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TREE PRESERVATION SCHEDULE

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	
9541	PINUS VIRGINIANA	VIRGINIA PINE	12	18	56	ONSITE	REMOVE	MULTI-TRUNK. ONE TRUNK DEAD.
9542	FAGUS GRANDFOLIA	AMERICAN BEECH	6	8	72	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.
9543	FAGUS GRANDFOLIA	AMERICAN BEECH	14	20	72	ONSITE	REMOVE	
9544	FAGUS GRANDFOLIA	AMERICAN BEECH	11	25	69	ONSITE	REMOVE	SMALL WOUND IN TRUNK.
9545	FAGUS GRANDFOLIA	AMERICAN BEECH	17	33	72	ONSITE	REMOVE	WOUND IN TRUNK. WOUND IN ROOTS. PAINT ON TRUNK.
9546	ROBINIA PSEUDOACACIA	BLACK LOCUST	8	12	75	ONSITE	REMOVE	
9547	ROBINIA PSEUDOACACIA	BLACK LOCUST	14	25	66	ONSITE	REMAIN	SOIL AROUND ROOTS IS ERODED.
9548	LIRIODENDRON TULIPIFERA	TULIP POPLAR	24	17	75	ONSITE	REMOVE	CONKS ON SOME BRANCHES.
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	
9566	FAGUS GRANDFOLIA	AMERICAN BEECH	7	14	69	OFFSITE	REMAIN	SMALL BEECH TREE RUBBING ON LOWER TRUNK.
9567	ACER RUBRUM	RED MAPLE	16	48	69	OFFSITE	REMAIN	EXISTING FENCE RUBBING ROOT FLARE.
9568	FAGUS GRANDFOLIA	AMERICAN BEECH	9	12	75	OFFSITE	REMAIN	LEANING HEAVILY OVER NEIGHBORING HOUSE.
9569	FAGUS GRANDFOLIA	AMERICAN BEECH	6	15	72	OFFSITE	REMAIN	
9570	FAGUS GRANDFOLIA	AMERICAN BEECH	8	23	69	OFFSITE	REMAIN	
9571	FAGUS GRANDFOLIA	AMERICAN BEECH	9	17	72	OFFSITE	REMAIN	SOIL HIGHLY ERODED AROUND ROOT FLARE.
9572	ROBINIA PSEUDOACACIA	BLACK LOCUST	15	12	59	ONSITE	REMOVE	
9573	LIRIODENDRON TULIPIFERA	TULIP POPLAR	33	22	75	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.
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	
9580	LIRIODENDRON TULIPIFERA	TULIP POPLAR	18	9	75	OFFSITE	REMOVE	SIGNIFICANT VINE GROWTH ON TRUNK AND IN CROWN. OLD CONCRETE CURB ON ROOT FLARE.
9581	PRUNUS SEROTINA	BLACK CHERRY	28	39	69	OFFSITE	REMAIN	
9582	LIRIODENDRON TULIPIFERA	TULIP POPLAR	22	22	72	OFFSITE	REMAIN	TIP DIEBACK ON LEADER OVERHANGING NEIGHBORING HOUSE.
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.
9620	ACER RUBRUM	RED MAPLE	6	18	38	ONSITE	REMOVE	
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 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	23	69	ONSITE	REMOVE	GROWING AT AN ANGLE. CAVITY IN TRUNK (SMALL). TAGGED WITH TWO TAGS (9653/9702).
9643	BETULA LENTA	BLACK BIRCH	8	17	72	ONSITE	REMAIN	
9644	BETULA LENTA	BLACK BIRCH	7	12	75	ONSITE	REMOVE	
9645	LIRIODENDRON TULIPIFERA	TULIP POPLAR	26	17	72	ONSITE	REMOVE	OLD WOUND HEALING OVER AT BASE OF TRUNK.
9646	ROBINIA PSEUDOACACIA	BLACK LOCUST	5	10	72	OFFSITE	REMAIN	
9647	LIRIODENDRON TULIPIFERA	TULIP POPLAR	18	20	75	OFFSITE	REMAIN	
9648	ILEX OPACA	AMERICAN HOLLY	5	9	72	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	50	80	69	OFFSITE	REMAIN	SOME GIRDLING ROOTS. TRUNK DISPLAY SURFACE INSECT DAMAGE. SOME CAVITIES IN ROOT FLARE.
9667 B	LIRIODENDRON TULIPIFERA	TULIP POPLAR	50	80	69	OFFSITE	REMAIN	

TREE PRESERVATION SCHEDULE

TREE #	BOTANICAL NAME	COMMON NAME	TRUNK DIAMETER (INCHES) / CRITICAL ROOT ZONE RADIUS (FEET)	SURVEYED DRUPLINE 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 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.



2" CHAIN LINK FABRIC

PIPE, 2" O.D. GALVANIZED STEEL

TENSION BAR AT ENDS

10'-0" MAX.

4'-0" MIN.

2'-0" MIN. DEPTH

16'

12"

NO ENTRY
TREE PRESERVATION AREA

CALL: 703-385-7820
TO REPORT VIOLATIONS


PROHIBIDO ENTRAR
ZONA DE PROTECCION DEL ARBOL

LLMAR AL TEL. 703-385-7820
PARA REPORTAR INFRACCIONES

TYPICAL SIGNAGE
30' O.C.

NOTES:

- TREE PROTECTION FENCE (TPF) SHALL BE INSTALLED PRIOR TO ANY SITE WORK, CLEARING OR DEMOLITION. THE CITY OF FAIRFAX SHALL BE NOTIFIED 72 HOURS PRIOR TO INSTALLATION OR ANY OTHER TREE PRESERVATION MEASURE SPECIFIED IN PLANS AND SHALL APPROVE LAYOUT.
- NO PERSONNEL, VEHICLES, EQUIPMENT, CONSTRUCTION MATERIALS OR DEBRIS ALLOWED IN TREE PROTECTION AREAS WITHOUT WRITTEN CONSENT FROM THE CITY OF FAIRFAX.
- REMOVE TPF ONLY WITH APPROVAL FROM THE CITY OF FAIRFAX AFTER ALL SITE WORK HAS BEEN COMPLETED.
- SIGN MATERIAL TO BE WEATHER RESISTANT.



Department of Public Works
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CITY of FAIRFAX

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REVISION DATE:
JULY 2024

TP-01
SHEET #:
1 of 1

STANDARD TREE PROTECTION FENCE INSTALLATION

- The requirements of the City of Fairfax Zoning Ordinance and Public Facilities Manual shall be followed.
- No changes shall be made to tree conservation unless directed or approved by Fairfax City Urban Forester.
- All tree conservation activities shall be performed under the direct supervision of an ISA Certified Arborist and follow most recent ANSI standards for tree care.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- Any substitutions or changes to the approved landscape plan shall be requested and approved by Fairfax City Urban Forester prior to installation.
- 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.
- 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.
- 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.



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CITY of FAIRFAX

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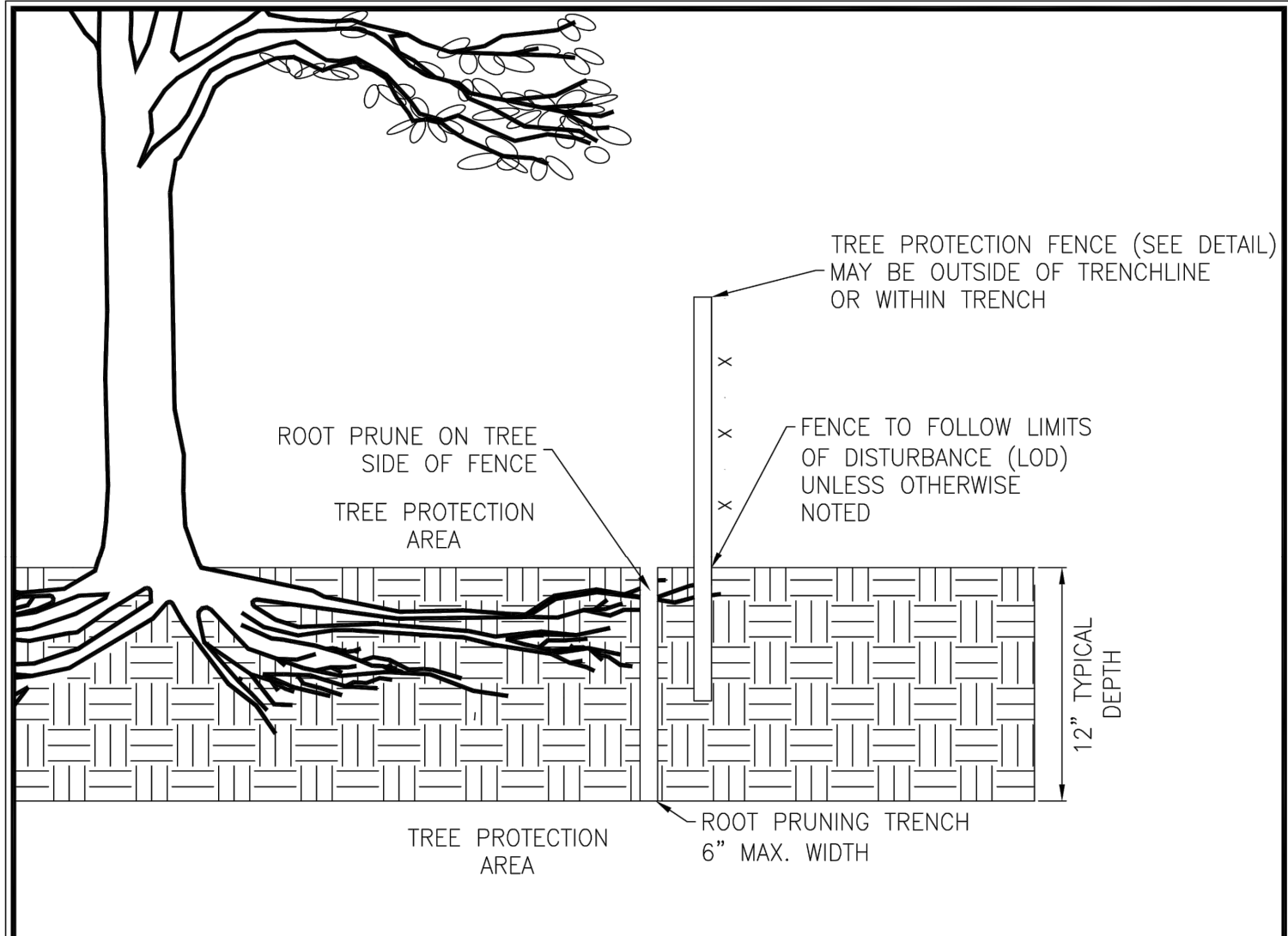
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SCALE:
NOT TO SCALE

REVISION DATE:
JULY 2024

TP-01
SHEET #:
1 of 1

TREE CONSERVATION AND LANDSCAPING NOTES



TREE PROTECTION FENCE (SEE DETAIL)
MAY BE OUTSIDE OF TRENCHLINE
OR WITHIN TRENCH

ROOT PRUNE ON TREE
SIDE OF FENCE

TREE PROTECTION
AREA

FENCE TO FOLLOW LIMITS
OF DISTURBANCE (LOD)
UNLESS OTHERWISE
NOTED

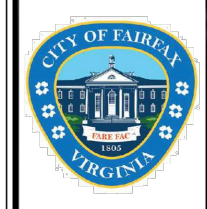
12" TYPICAL
DEPTH

6" MAX. WIDTH

ROOT PRUNING TRENCH

NOTES:

- ROOT PRUNING SHALL BE DONE WITH A TRENCHER OR VIBRATORY PLOW TO A DEPTH OF 12". ROOTS OVER 1.5" IN DIAMETER SHALL HAVE A CLEAN CUT MADE BY A CLEAN SAW ON THE SURFACE OF THE ROOT, WHICH IS STILL ATTACHED TO THE TREE. DO NOT BREAK OR CHOP. DO NOT PAINT THE CUT ROOT END. IF EXCAVATION IS FOR INSTALLATION OF UNDERGROUND UTILITIES, LEAVE THE ROOT INTACT AND THREAD THE LINES UNDERNEATH.
- ROOT PRUNING SHALL TAKE PLACE PRIOR TO ANY CLEARING AND GRADING. EXACT LOCATION OF TREE PROTECTION AREAS SHALL BE STAKED OR FLAGGED PRIOR TO TRENCHING AND SHALL BE APPROVED BY THE CITY OF FAIRFAX.
- EXACT ROOT PRUNING LOCATION TO BE DETERMINED AND SUPERVISED BY AN ISA CERTIFIED ARBORIST.
- BACKFILL THE ROOT-PRUNING TRENCH WITH APPROVED LOOSE TOPSOIL MIX AND TOP WITH 3"-4" BARK MULCH AND MARK LOCATION FOR FUTURE REFERENCE. SILT FENCE MAY BE INSTALLED IN TRENCH PRIOR TO BACKFILLING AS LONG AS THE TRENCH IS NOT OPEN FOR LONGER THAN 48 HOURS WITHOUT WATERING.
- ROOT PRUNING WORK SHALL NOT BE DONE WHEN MORE THAN THE TOP 1" OF SOIL IS FROZEN. ROOT PRUNING SHALL NOT BE UNDERTAKEN WHEN THE SOIL IS WET AND CONDITIONS ARE MUDDY.
- THE CITY OF FAIRFAX SHALL BE NOTIFIED 72 HOURS PRIOR TO TRENCHING AND WHEN ALL ROOT PRUNING AND TREE PROTECTION FENCE INSTALLATION IS COMPLETE.



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REVISION DATE:
JULY 2024

TP-02
SHEET #:
1 of 1

TREE PROTECTION WITH ROOT PRUNING

GENERAL NOTES:

- CONTRACTOR IS RESPONSIBLE FOR CONTACTING MISS UTILITY PRIOR TO BEGINNING ANY WORK.
- 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.
- ANY TREES REQUIRED TO BE CLEARED OUTSIDE OF THE LIMITS OF DISTURBANCE MAY ONLY BE CLEARED BY HAND.

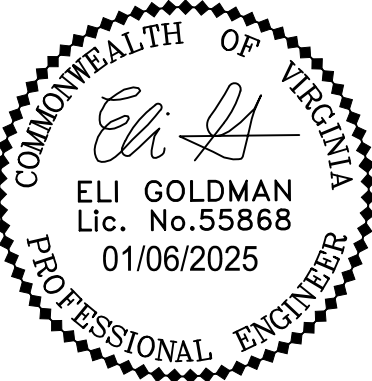
ISA CERTIFIED ARBORIST APPROVAL:


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:



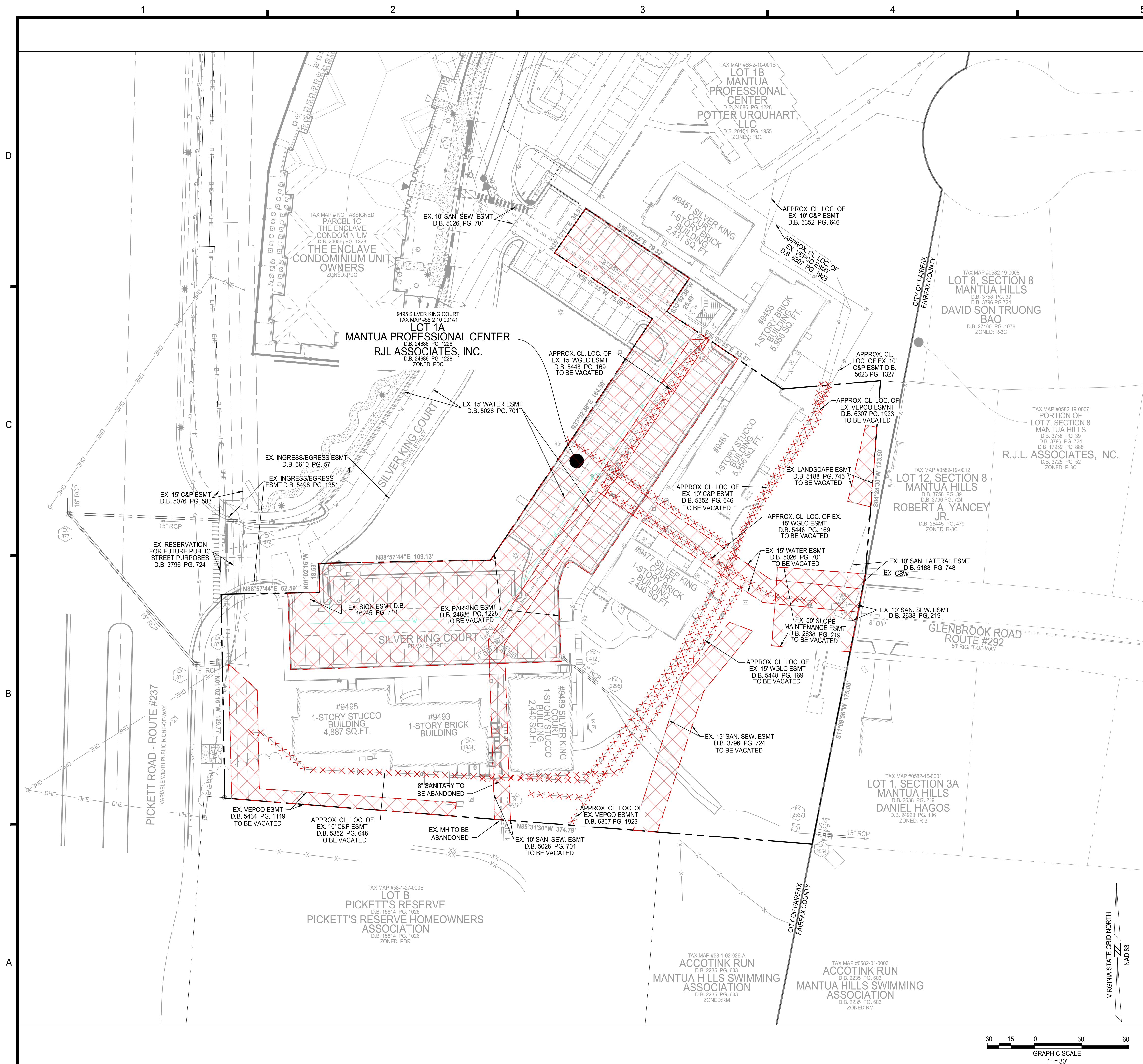
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HIGHLANDS AT MANTUA
GENERAL DEVELOPMENT PLAN AMENDMENT
MASTER DEVELOPMENT PLAN & ZONING MAP AMENDMENT
CITY OF FAIRFAX, VA

ADDRESS PER CITY COMMENTS	ADDRESS PER CITY COMMENTS	MARK	DATE	DESCRIPTION
09-27-2024	01-06-2025	1	2	
PROJECT No.: 23005080.00 DRAWING No.: 112931 DATE: 2025-01-06 SCALE: NOT TO SCALE DESIGN: AH, QN DRAWN: AH, QN CHECKED: JM				
SHEET TITLE:				
TREE PRESERVATION PLAN NOTES AND DETAILS				
SHEET No.				
C203				

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LEGEND

XXXXXXXXX APPROXIMATE CENTERLINE LOCATION OF EXISTING EASEMENT TO BE VACATED

[Red X Pattern] EXTENTS OF EXISTING EASEMENT TO BE VACATED

IMEG

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COMMONWEALTH OF VIRGINIA

ELI GOLDMAN
Lic. No. 55868
01/06/2025
PROFESSIONAL ENGINEER

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

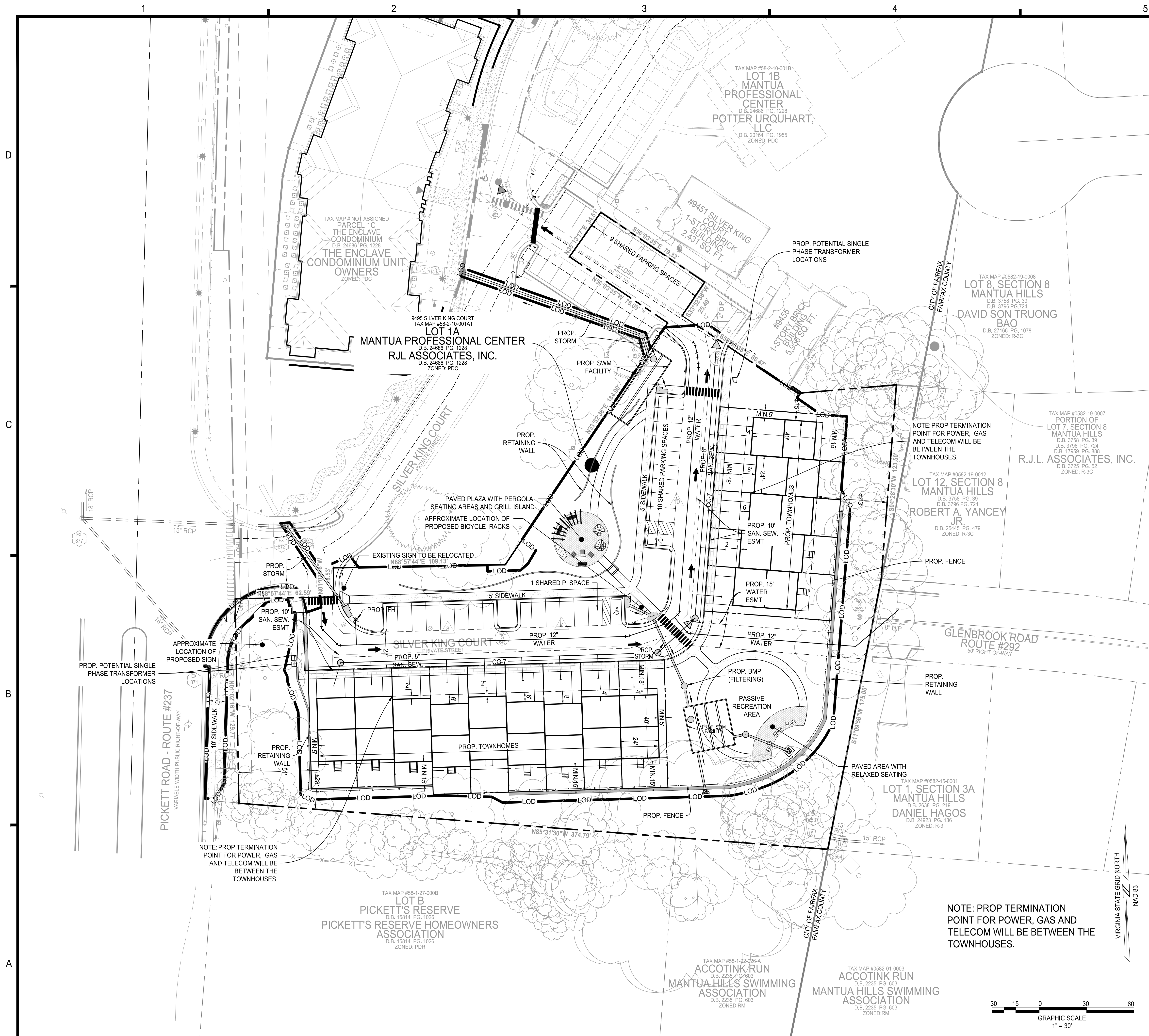
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DRAWING No.: 112931
DATE: 2025-01-06
SCALE: AS SHOWN
DESIGN: EG
DRAWN: NL
CHECKED: EG

SHEET TITLE:

**VACATION
EASEMENT EXHIBIT**

SHEET No.
C210

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LEGEND

PROPOSED BUILDING	PROPOSED PAVEMENT MARKING
PROPOSED SIDEWALK	PROPOSED PARKING SPACE COUNT
PROPOSED CURB	PROPOSED ACCESSIBLE PARKING MARKING
PROPERTY LINE	PROPOSED SANITARY MANHOLE
LOD LIMITS OF DISTURBANCE	PROPOSED SANITARY FLOW DIRECTION
PROPOSED RETAINING WALL	PROPOSED FIRE HYDRANT
PROPOSED STORM PIPE	PROPOSED CONCRETE
PROPOSED SANITARY PIPE	PROPOSED HARDSCAPE PAVERS
PROPOSED WATERLINE	PROPOSED 'NO PARKING' PAVEMENT MARKING
PROPOSED PRIVACY FENCE IN BACKYARD AND BETWEEN UNITS	

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: NONE

PROVIDED:
FRONT: MINIMUM 18 FEET
SIDE: MINIMUM 5 FEET
REAR: MINIMUM 15 FEET

SETBACKS:
REQUIRED: NONE

PROVIDED:
NORTH: MINIMUM 15 FEET
EAST: MINIMUM 43 FEET
SOUTH: MINIMUM 28 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.

TYPICAL LOT LAYOUT

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HIGHLANDS AT MANTUA
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CITY OF FAIRFAX, VA

ADDRESS PER CITY COMMENTS	DATE	DESCRIPTION
09-27-2024	01-06-2025	
1	2	

PROJECT No.: 23005060.00
DRAWING No.: 112931
DATE: 2025-01-06
SCALE: SEE DWGS.
DESIGN: QN
DRAWN: QN
CHECKED: JM

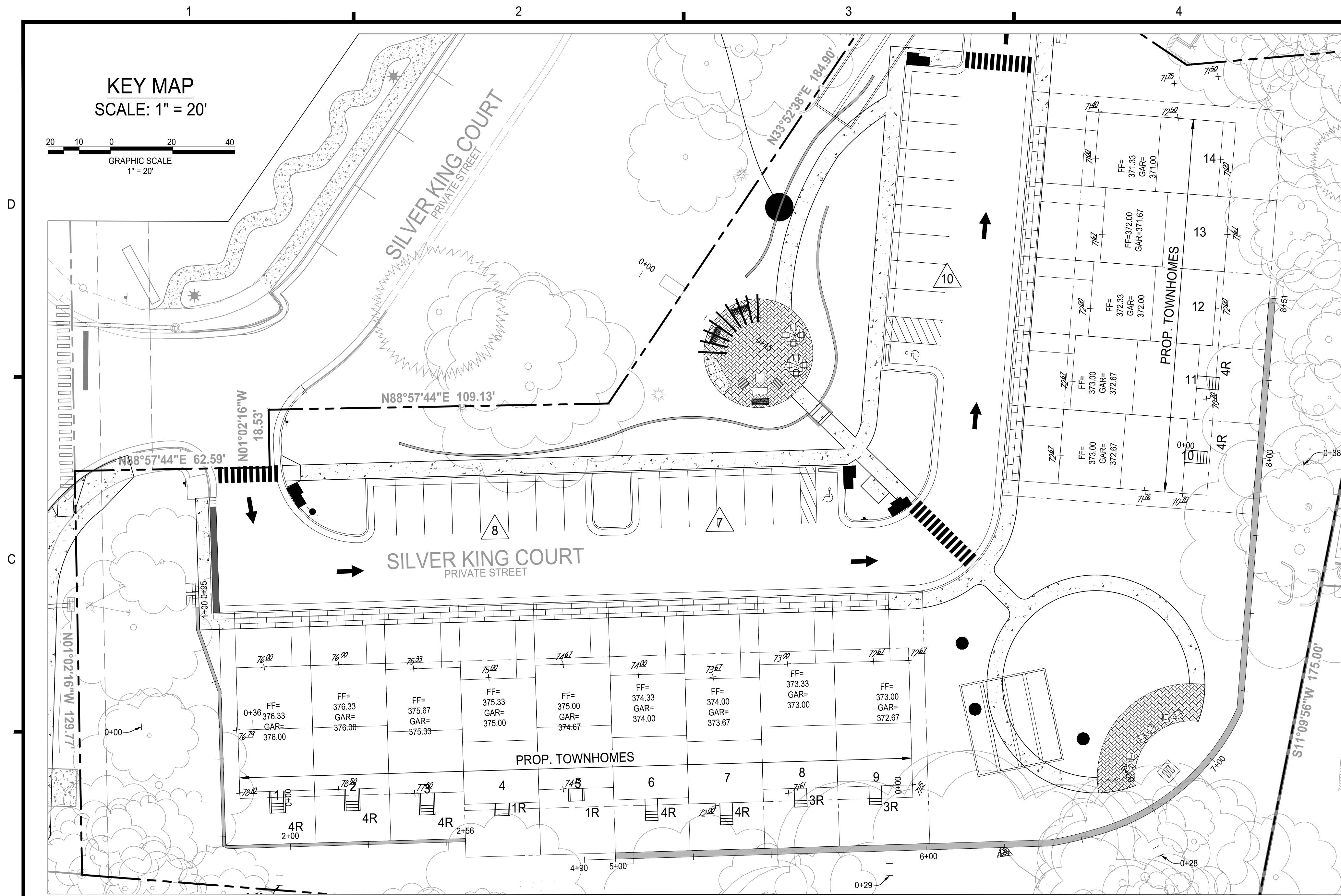
SHEET TITLE:

GENERAL DEVELOPMENT PLAN

SHEET No.

C300

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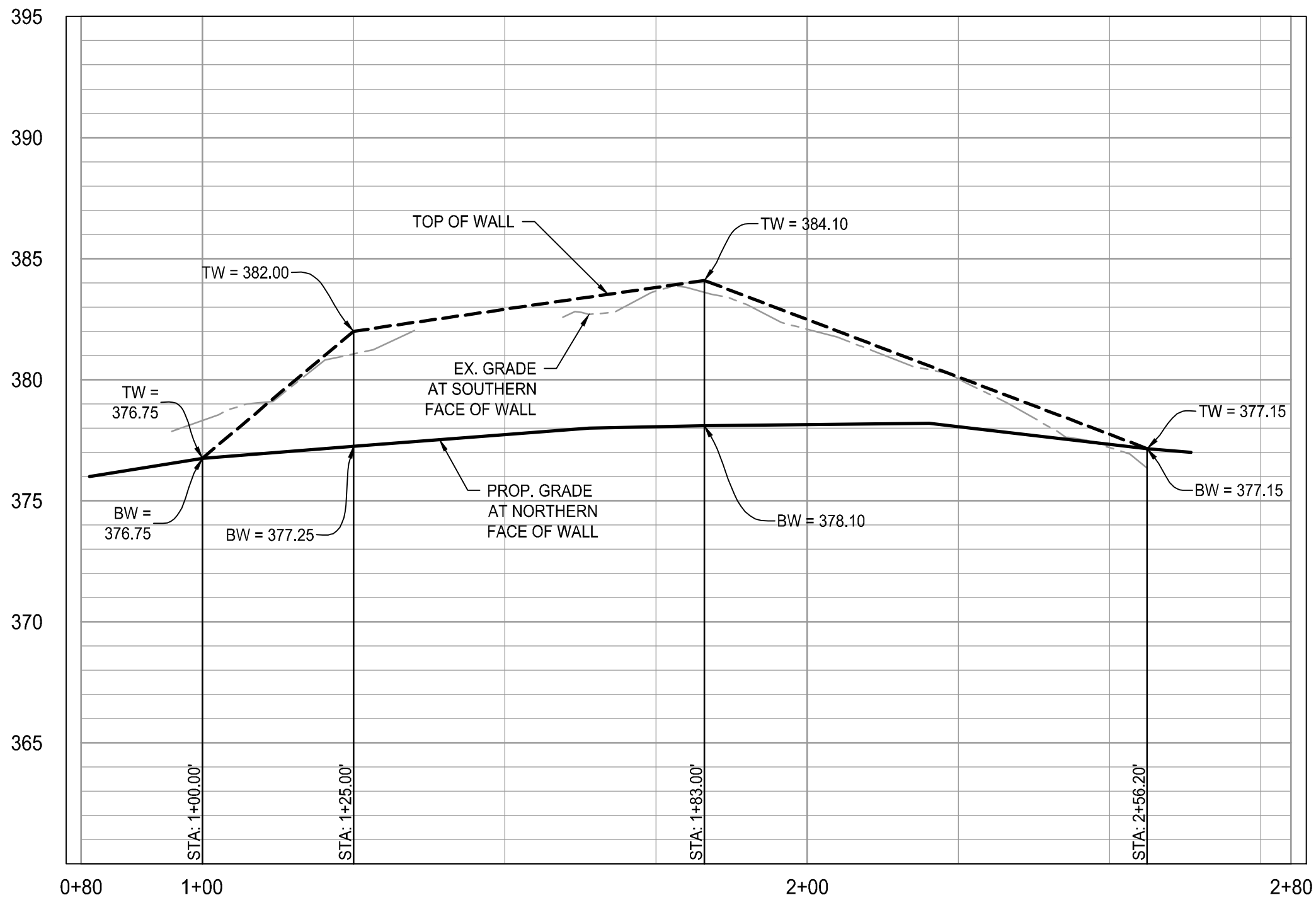
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C

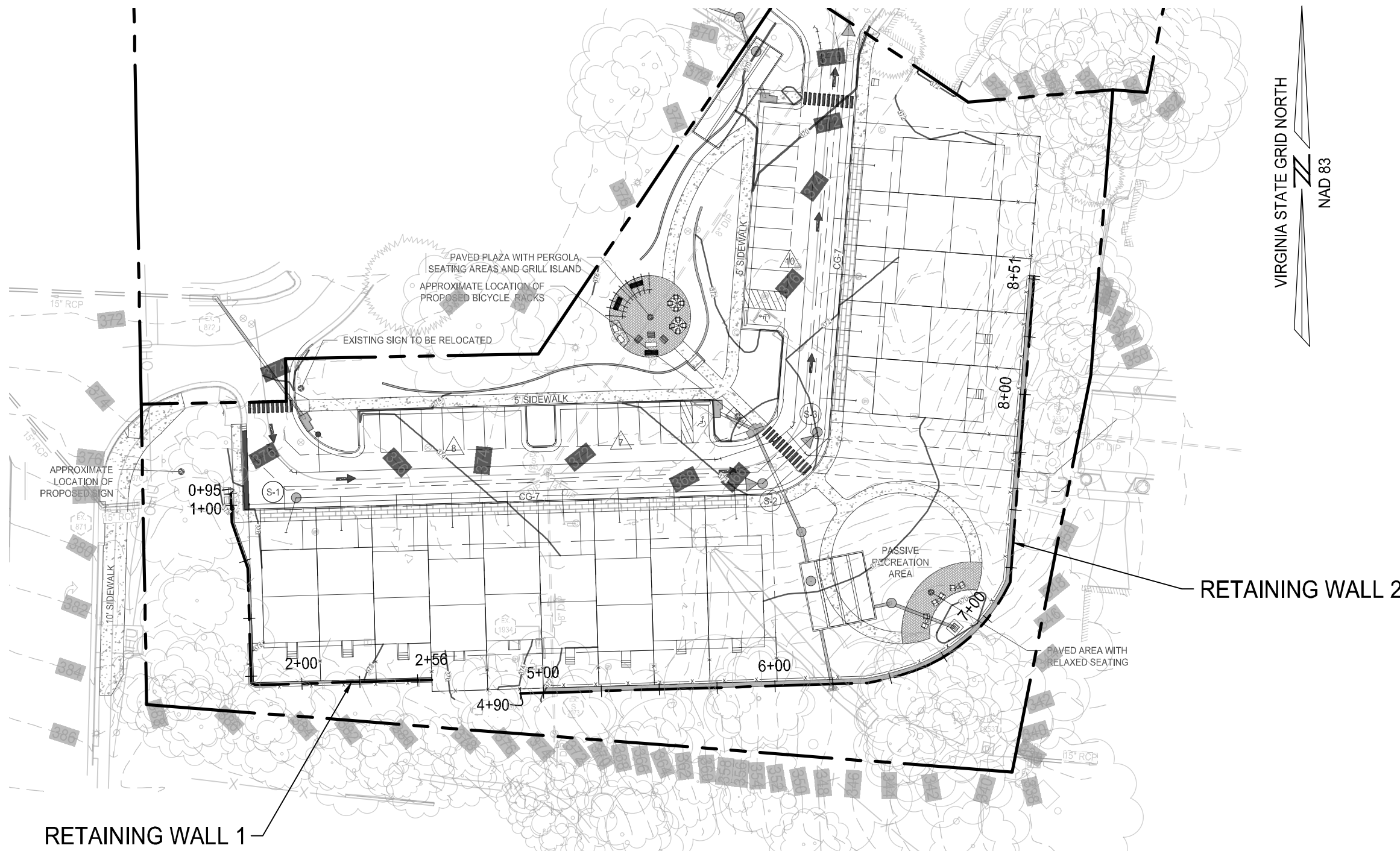
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A

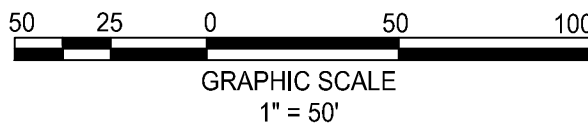
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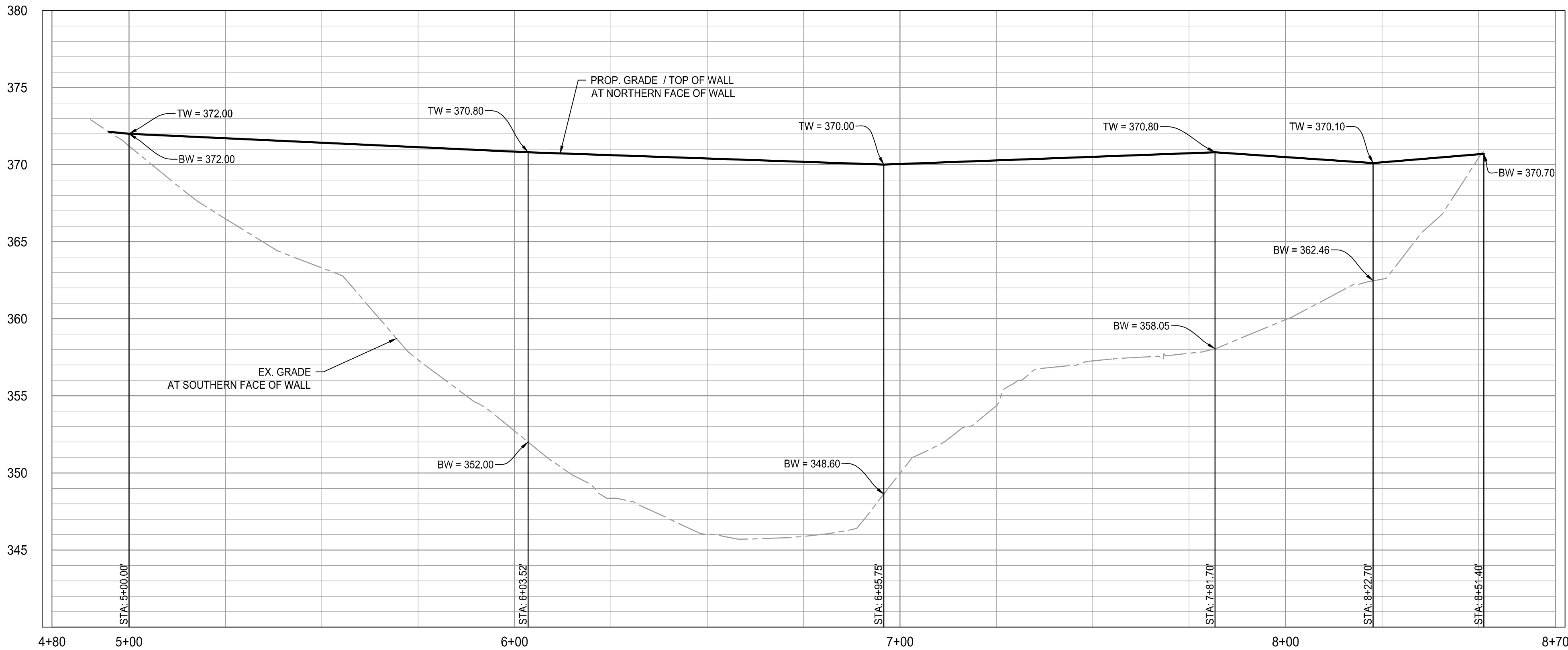
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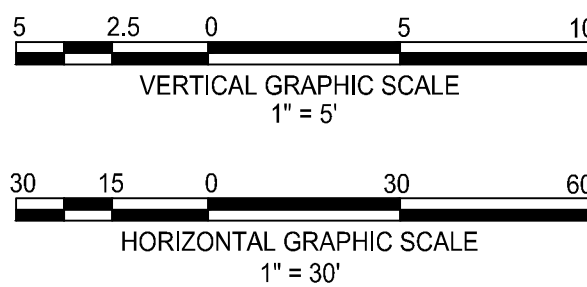
KEY MAP
SCALE: 1" = 50'



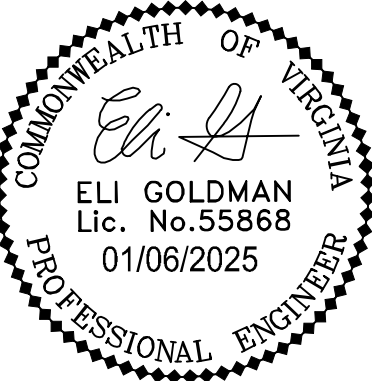
RETAINING WALL 2



SCALE: H: 1" = 30'; V: 1" = 5'



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HIGHLANDS AT MANTUA
GENERAL DEVELOPMENT PLAN AMENDMENT

CITY OF FAIRFAX, VA

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

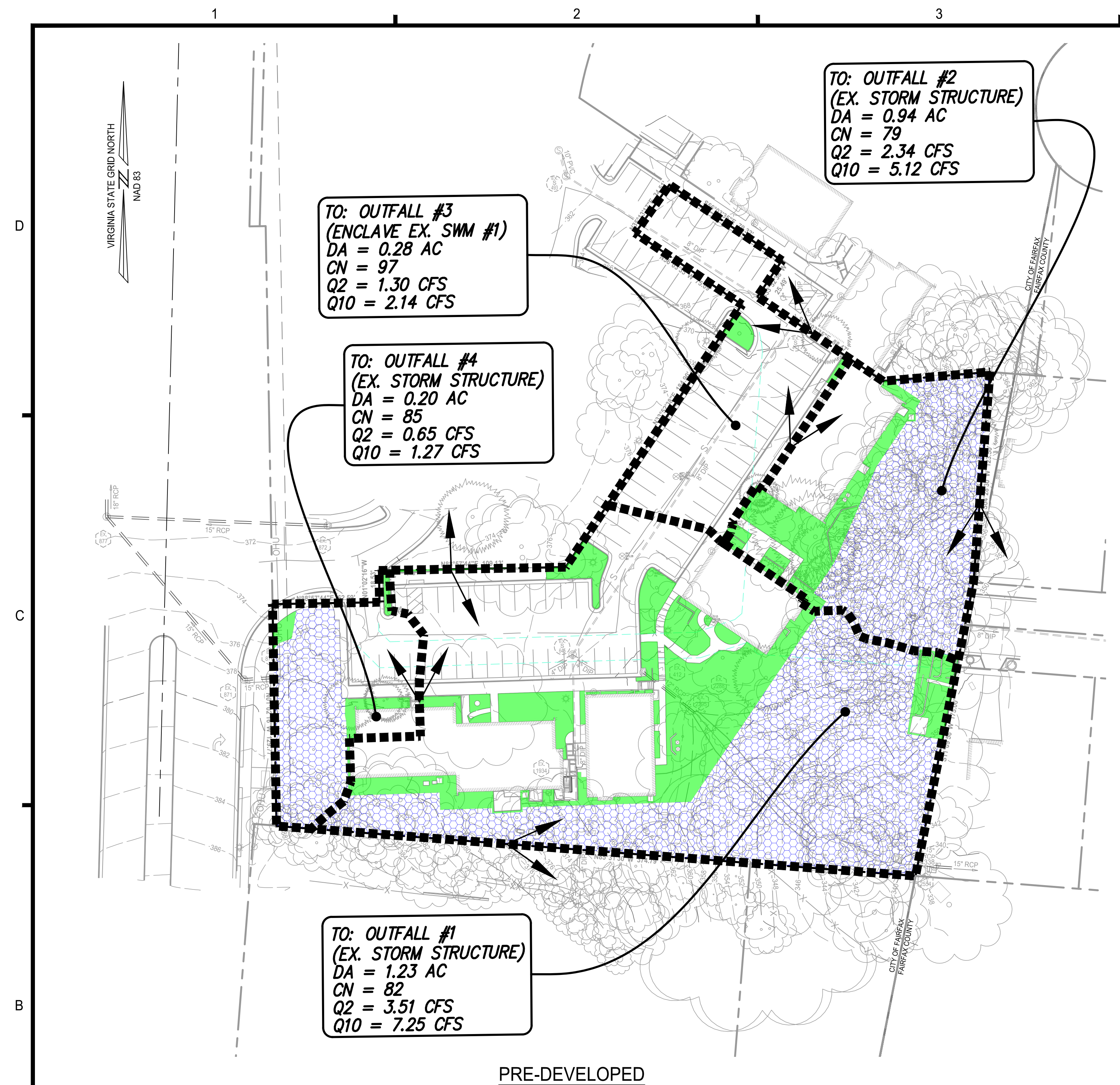
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DRAWING No.: 112931
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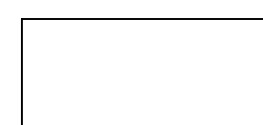
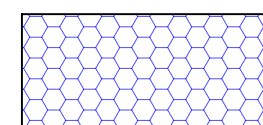
RETAINING WALL
PROFILES

SHEET No.

C403



PRE-DEVELOPED



MANAGED TURF = 0.32 AC.

FORRESTED = 0.82 AC.

IMPERVIOUS = 0.98 AC
(NO HATCH)

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.

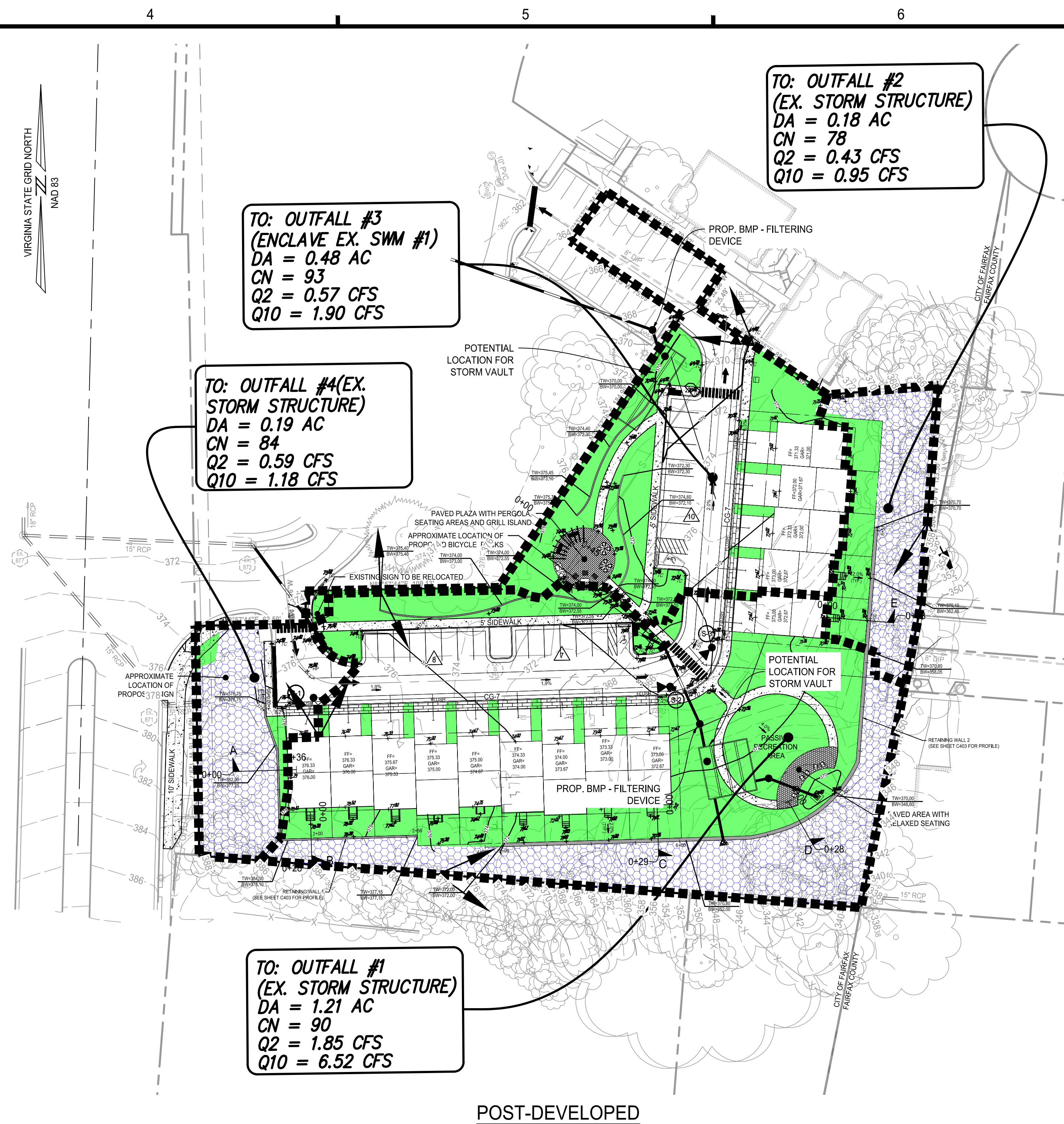
OUTFALL #3
THIS OUTFALL DRAINS TO AN EXISTING SWM FACILITY LOCATED TO THE NORTH THAT WAS INSTALLED WITH THE ENCLAVE. THE RUNOFF FROM THIS DEVELOPMENT WILL BE DESIGNED TO LEAVE THE SITE AT OR BELOW THE RUNOFF RATE FROM THE PRE-DEVELOPED CONDITION.

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.

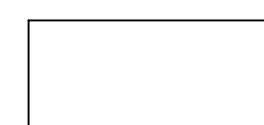
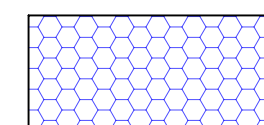
BMP
THE PROJECT WILL USE THE VIRGINIA RUNOFF REDUCTION METHOD (VRRM) REDEVELOPMENT SPREADSHEET TO MEET THE STATE, PART II-B CRITERIA (9VAC25-870-65) AND CITY WATER QUALITY DESIGN CRITERIA. THE PROJECT SITE AREA FOR WATER QUALITY CALCULATIONS WILL INCLUDE ALL AREAS WITHIN THE LIMITS OF CLEARING AND GRADING. 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. SEE SHEET #C501 FOR COMPUTATIONS.

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.



POST-DEVELOPED

LEGEND:

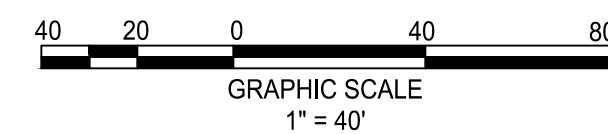


MANAGED TURF = 0.69 AC.

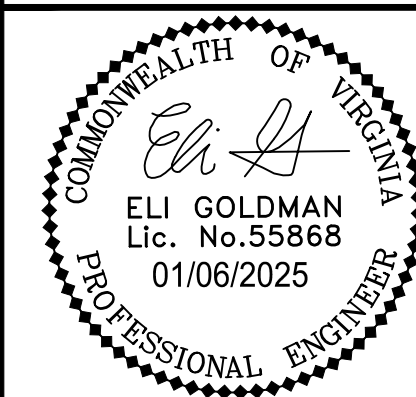
FORRESTED = 0.41 AC.

IMPERVIOUS = 1.00 AC.
(NO HATCH)

	SUMMARY TABLE					
	1-YEAR		2-YEAR		10-YEAR	
	PRE	POST	PRE	POST	PRE	POST
OUTFALL #1	2.63 CFS	1.43 CFS	3.51 CFS	1.85 CFS	7.25 CFS	6.52 CFS
OUTFALL #2	1.70 CFS	0.29 CFS	2.34 CFS	0.40 CFS	5.12 CFS	0.90 CFS
OUTFALL #3	1.09 CFS	0.54 CFS	1.30 CFS	0.65 CFS	2.14 CFS	1.04 CFS
OUTFALL #4	0.50 CFS	0.45 CFS	0.65 CFS	0.59 CFS	1.27 CFS	1.18 CFS



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HIGHLANDS AT MANTUA GENERAL DEVELOPMENT PLAN AMENDMENT

CITY OF FAIRFAX, VA

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

PROJECT No.: 23005060.00
DRAWING No.: 112931
DATE: 2025-01-06
SCALE: SEE DWGS.
DESIGN: EG
DRAWN: JS
CHECKED: EG

SHEET TITLE

PRELIMINARY BMP AND SWM PLAN

SHEET No.

C500

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. S1356	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. S1356	Ex. S1387	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. S1387	Ex. S1913	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

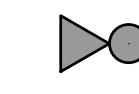

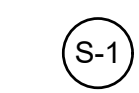
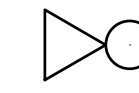


PROPOSED PIPE SCHEDULE

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

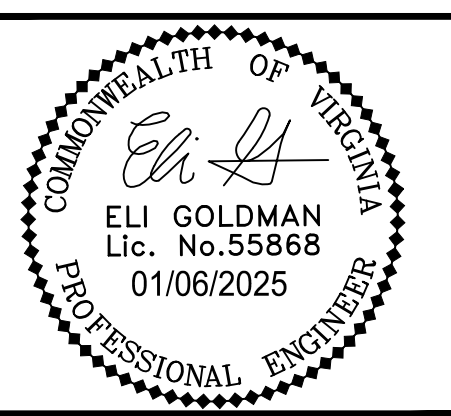
LEGEND

-  : PROPOSED SANITARY MANHOLE AND FLOW DIRECTION
-  : PROPOSED SANITARY SEWER
-  : PROPOSED SANITARY STRUCTURE NUMBER
-  : EXISTING SANITARY MANHOLE AND FLOW DIRECTION
-  : EXISTING SANITARY SEWER
-  : EXISTING SANITARY STRUCTURE NUMBER





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

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

PROJECT No.: 23005060.00
DRAWING No.: 112931
DATE: 2025-01-06
SCALE: 1" = 50'
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DRAWN: NL
CHECKED: EG

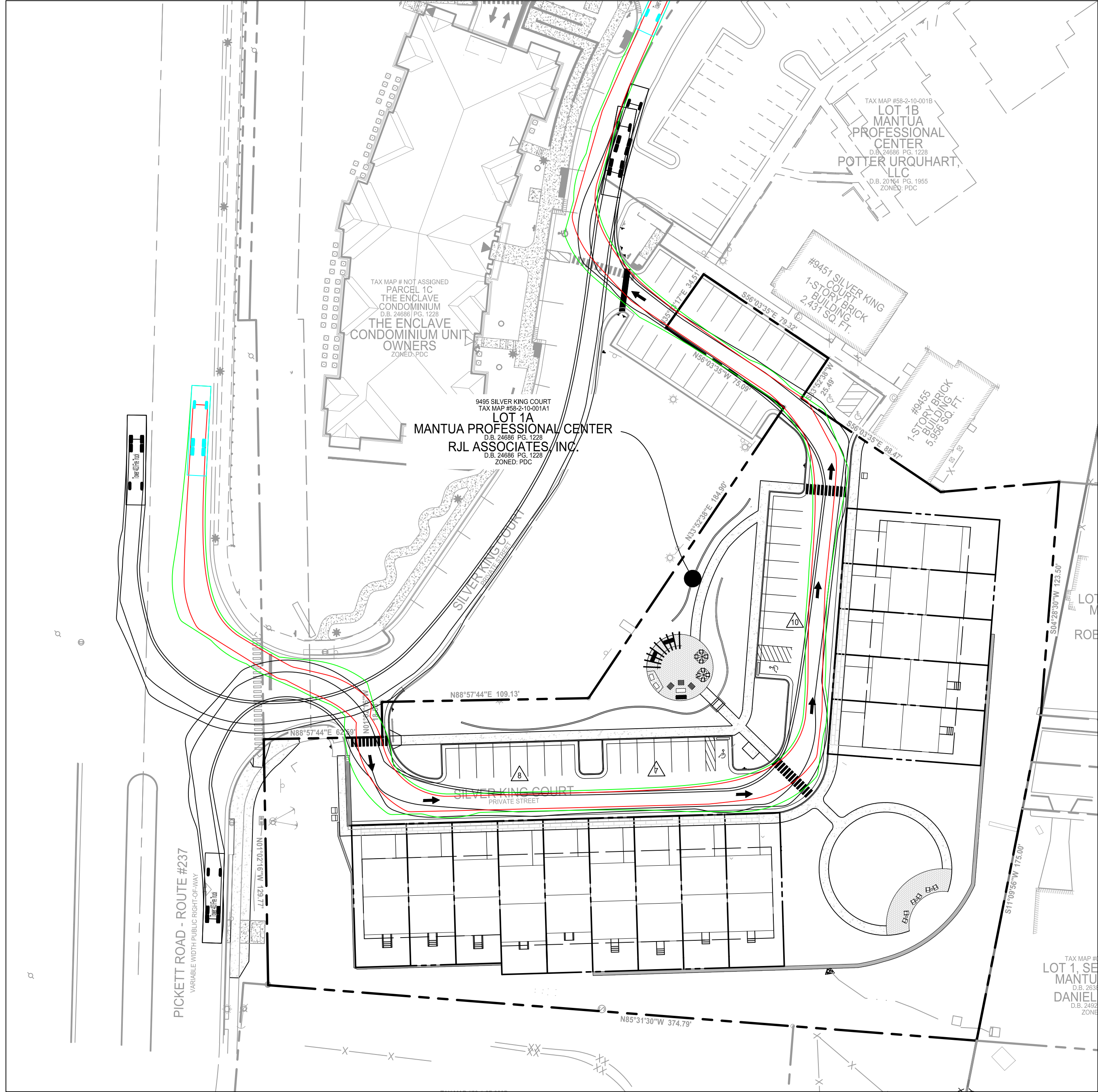
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SANITARY SEWER ANALYSIS

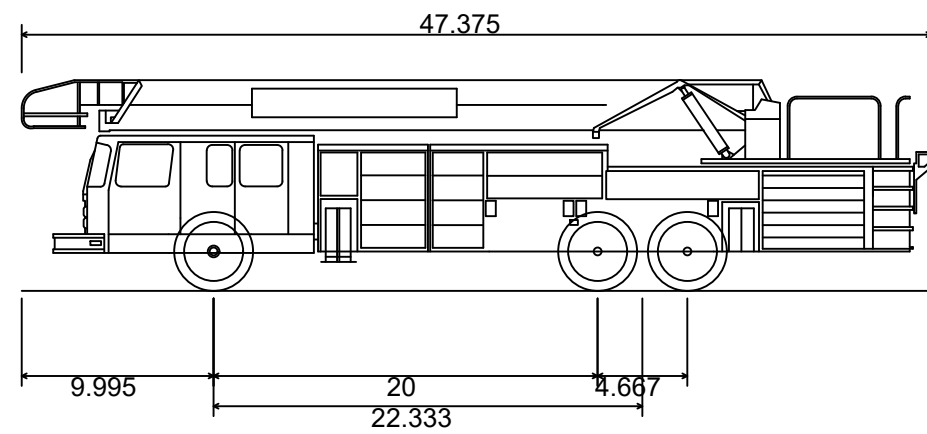
SHEET No.
C600

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C
B
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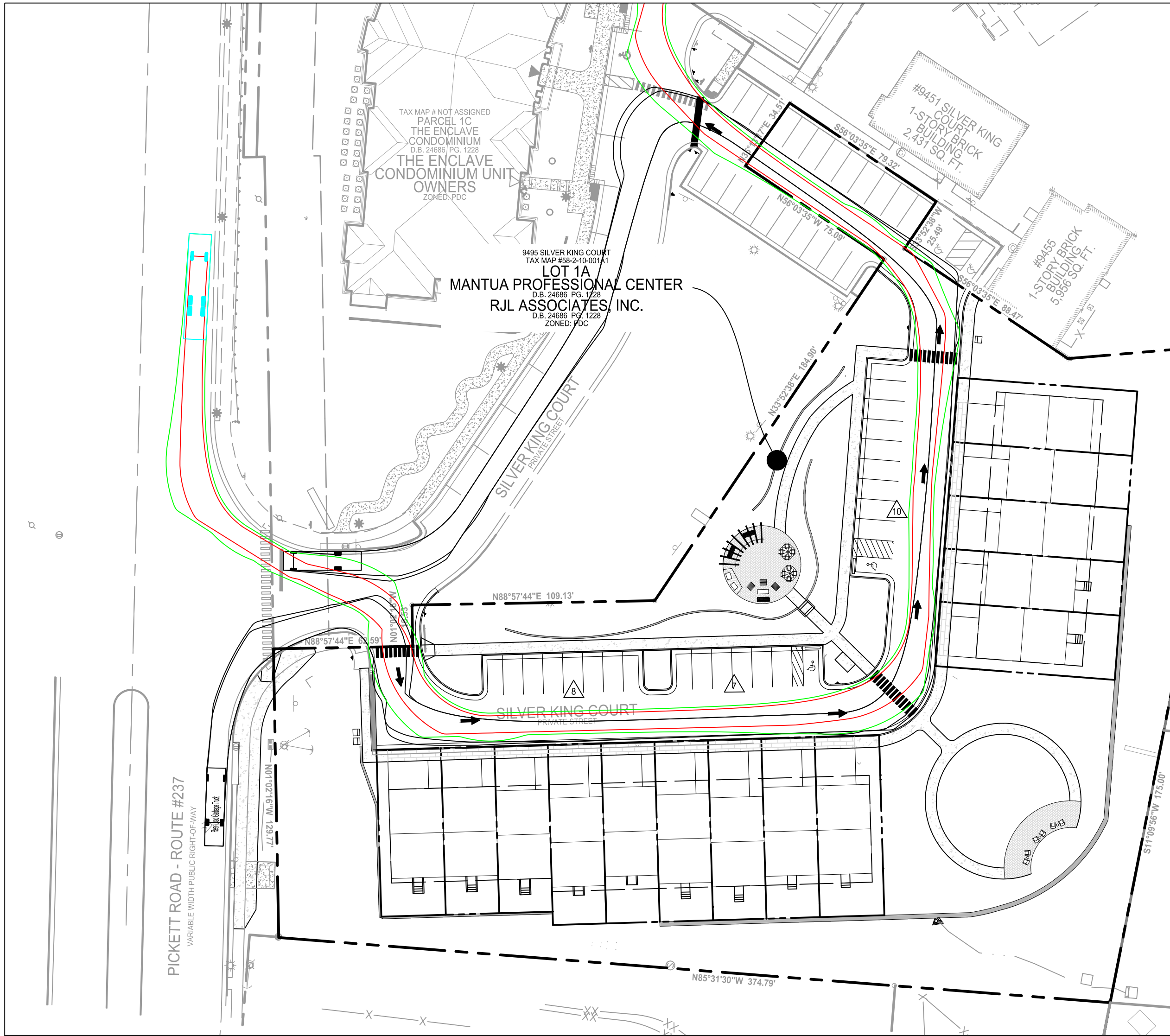
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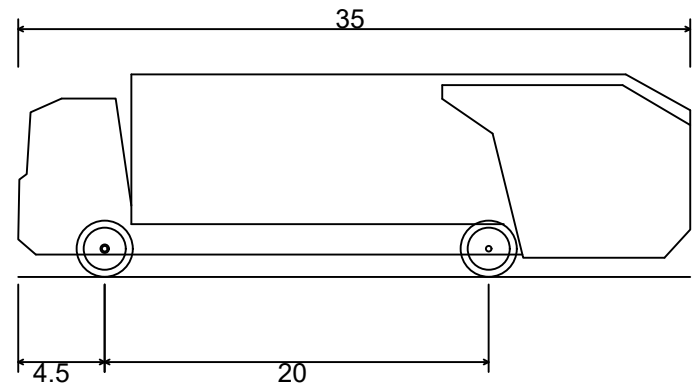
FIRE TRUCK TURNING MOVEMENT



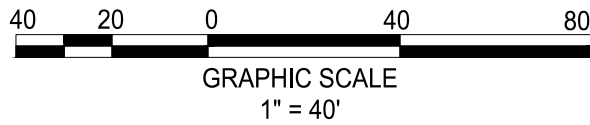
Tower 403 Fire Truck	
Overall Length	47.375ft
Overall Width	10.083ft
Overall Body Height	10.976ft
Min Body Ground Clearance	1.512ft
Track Width	7.667ft
Lock-to-lock time	4.00s
Wall to Wall Turning Radius	54.980ft



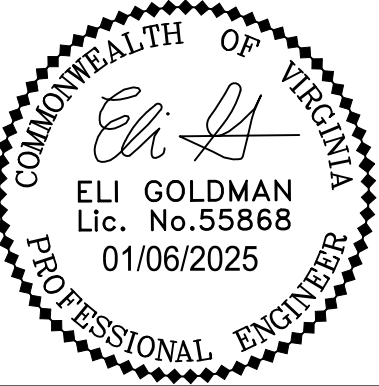
GARBAGE TRUCK TURNING MOVEMENT



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



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CITY OF FAIRFAX, VA

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1	09-27-2024	ADDRESSED PER CITY COMMENTS
2	01-06-2025	ADDRESSED PER CITY COMMENTS

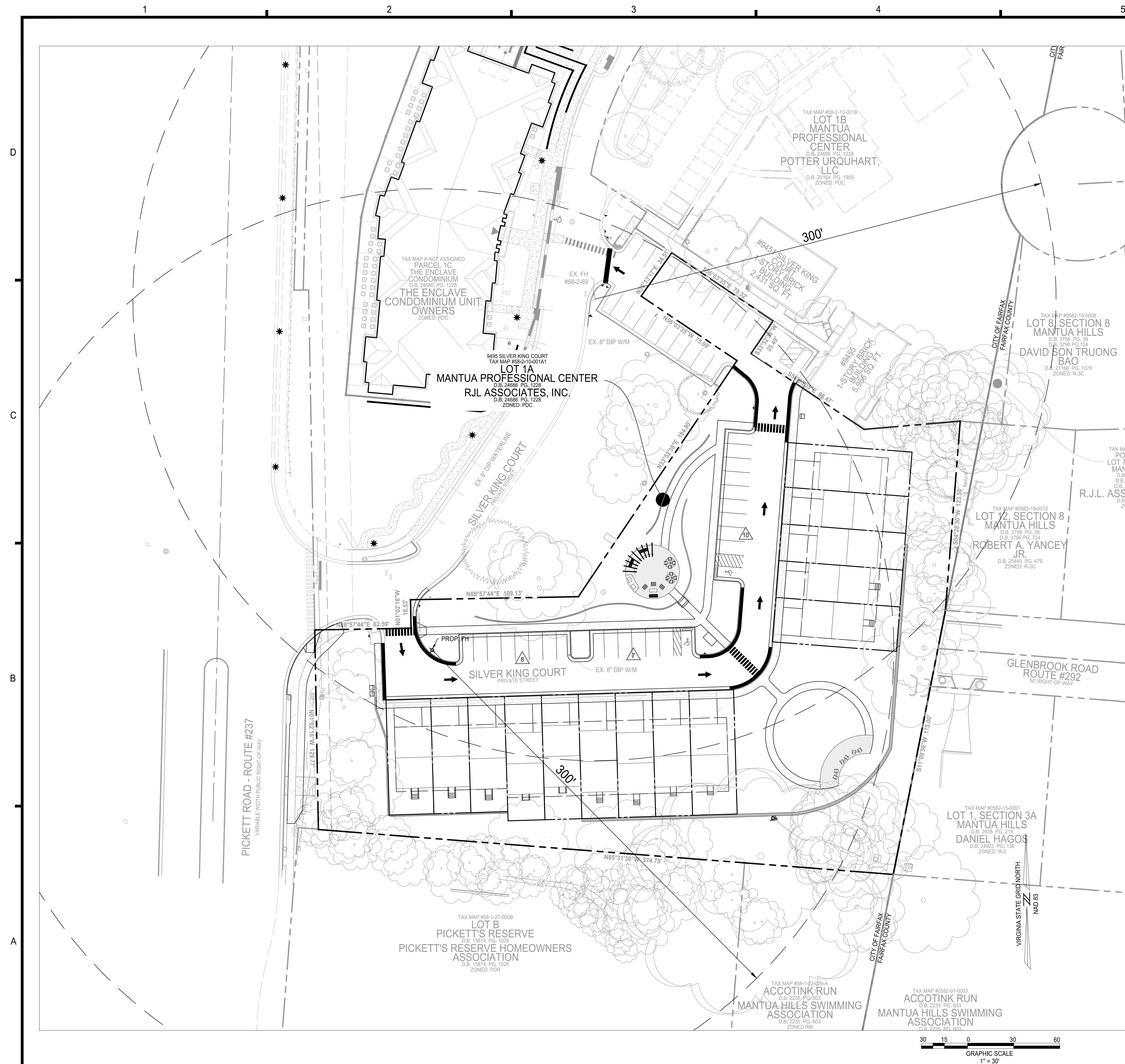
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DRAWING No.: 112931
DATE: 2025-01-06
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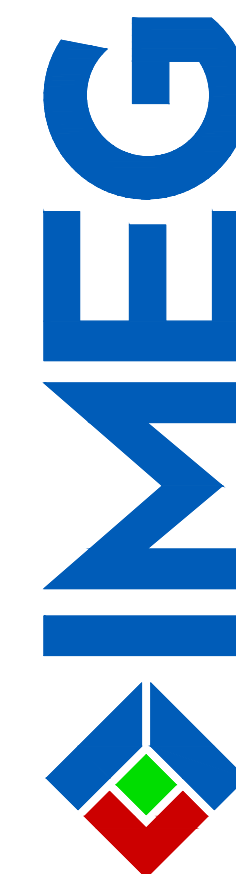
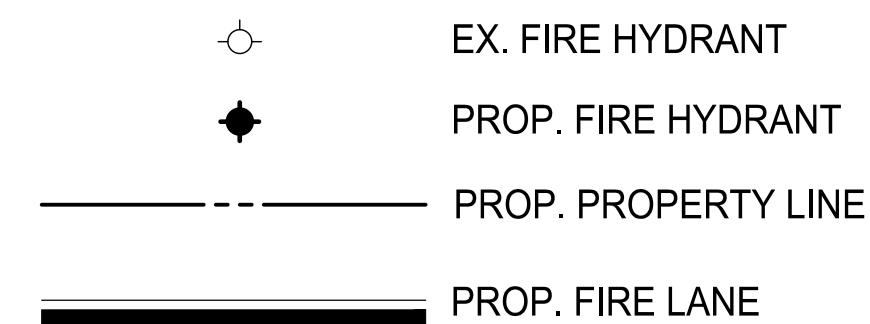
TURNING
MOVEMENT PLAN

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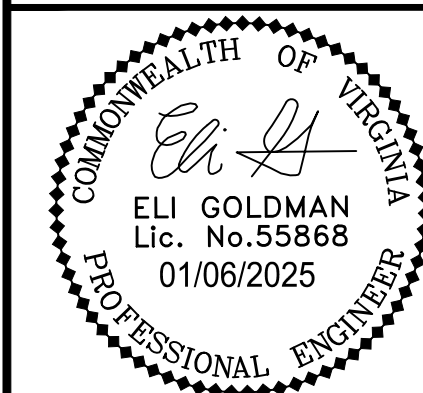
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LEGEND



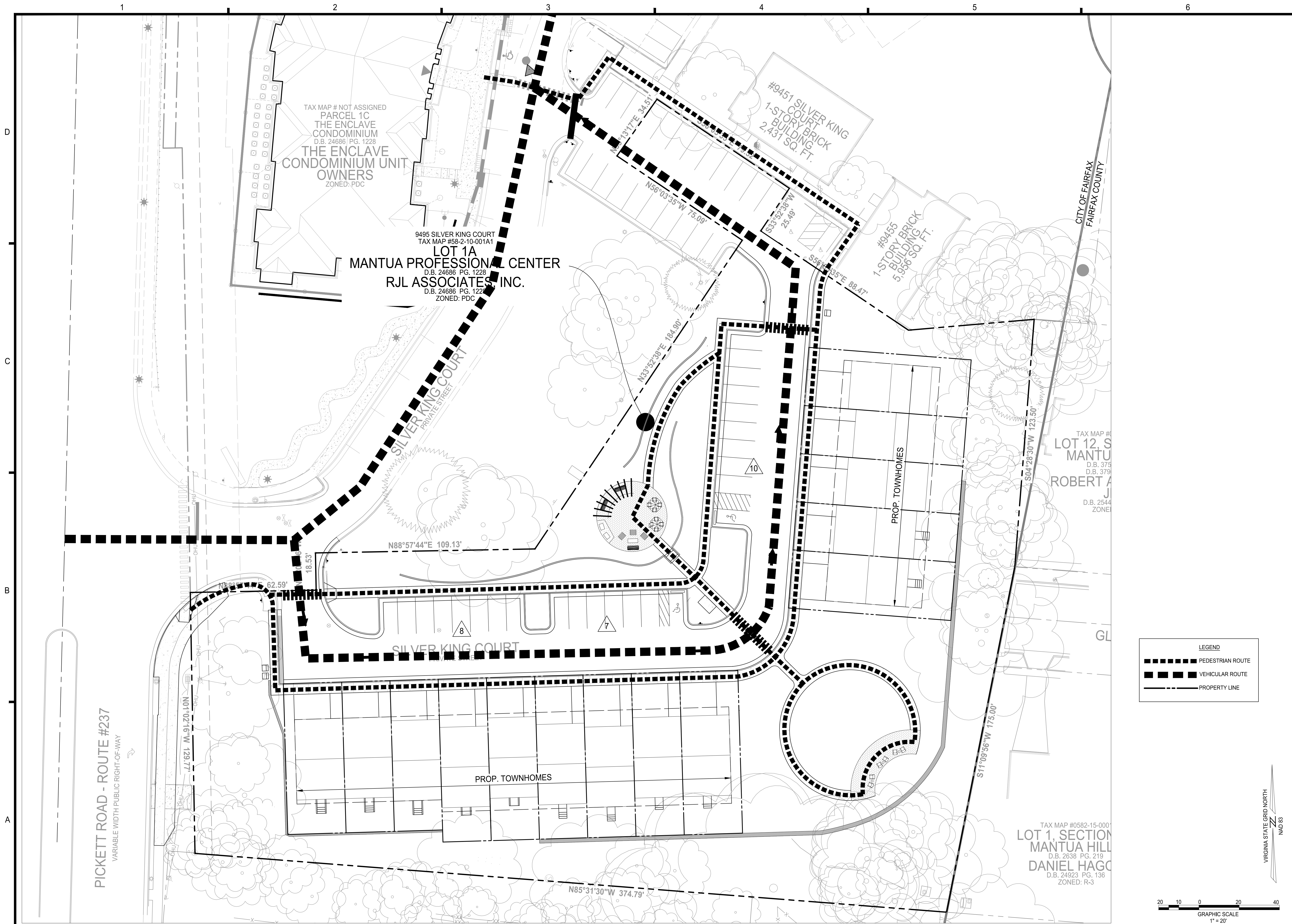
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CITY OF FAIRFAX, VA

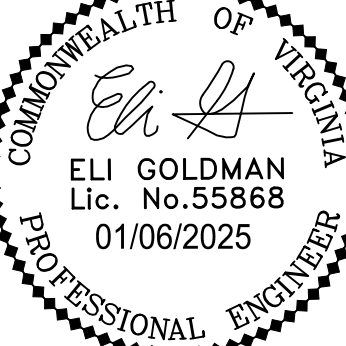
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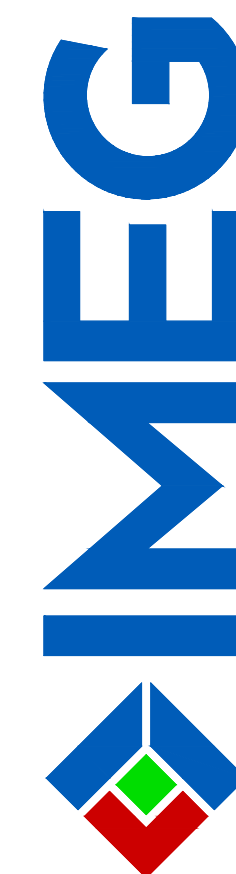
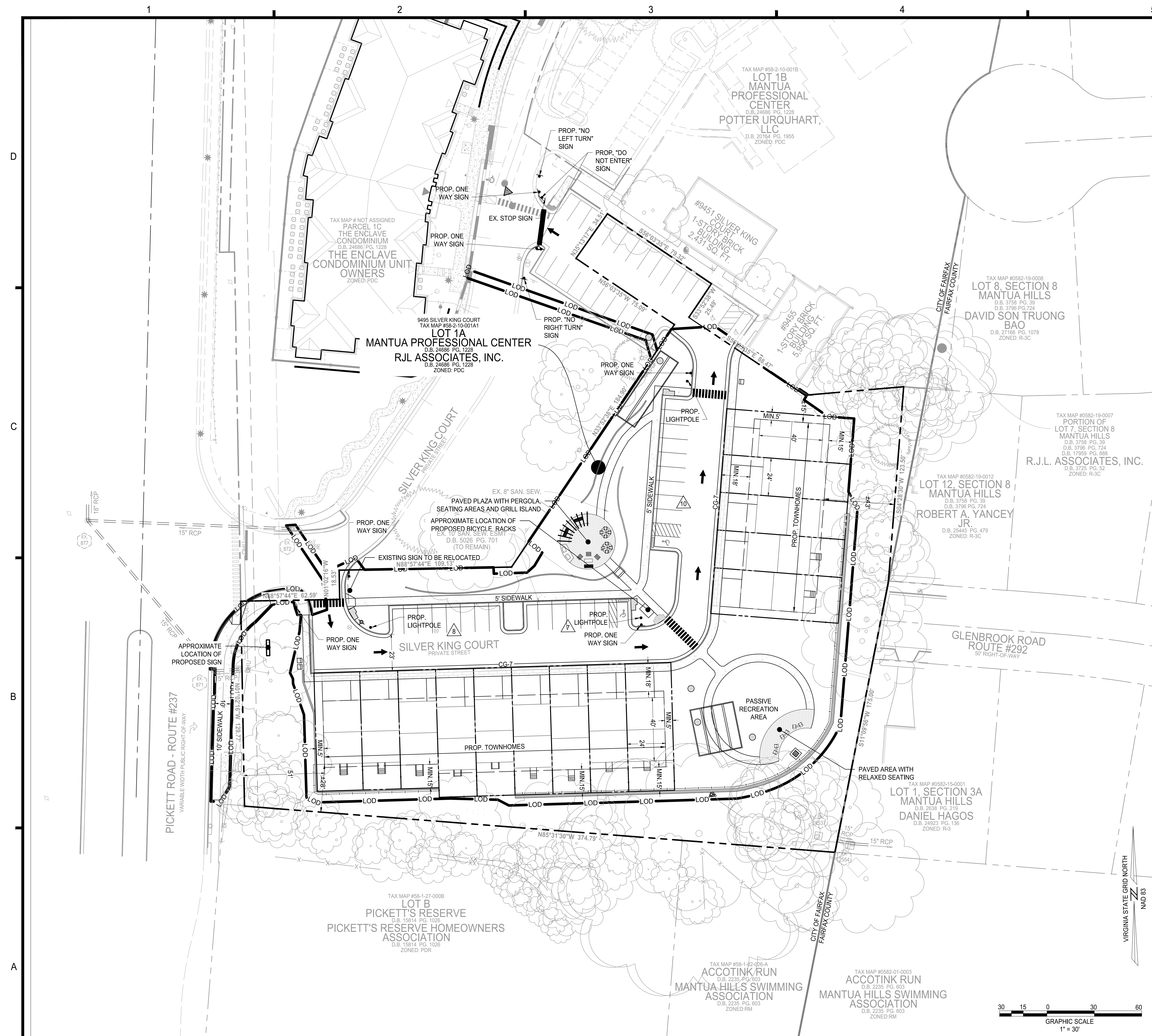
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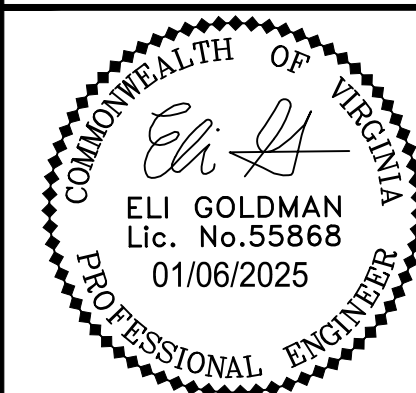
CIRCULATION PLAN

SHEET No.

C730



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CITY OF FAIRFAX, VA

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DRAWING No.: 112931
DATE: 2025-01-06
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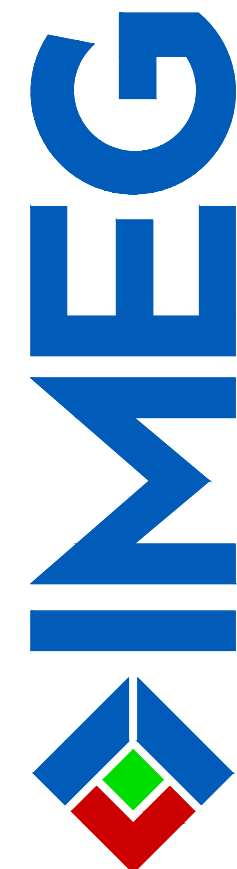
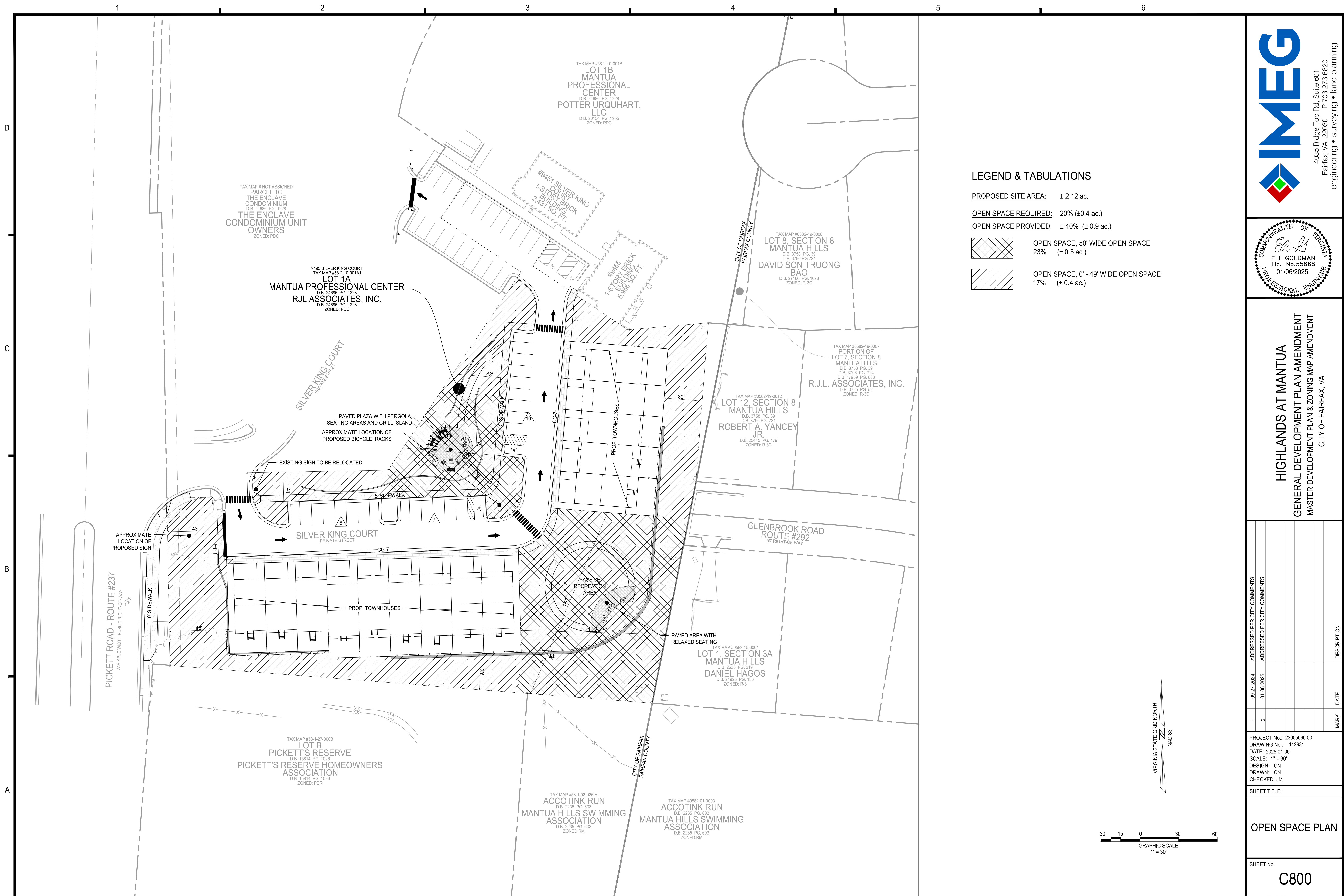
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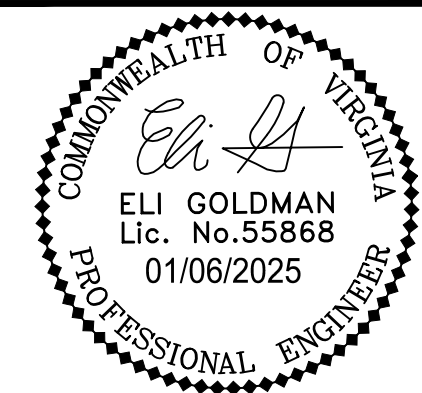
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HIGHLANDS AT MANTUA
GENERAL DEVELOPMENT PLAN AMENDMENT
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CITY OF FAIRFAX, VA

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

PROJECT No.: 23005060.00
DRAWING No.: 112931
DATE: 2025-01-06
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CHECKED: JM

SHEET TITLE:

OPEN SPACE PLAN

SHEET No.
C800

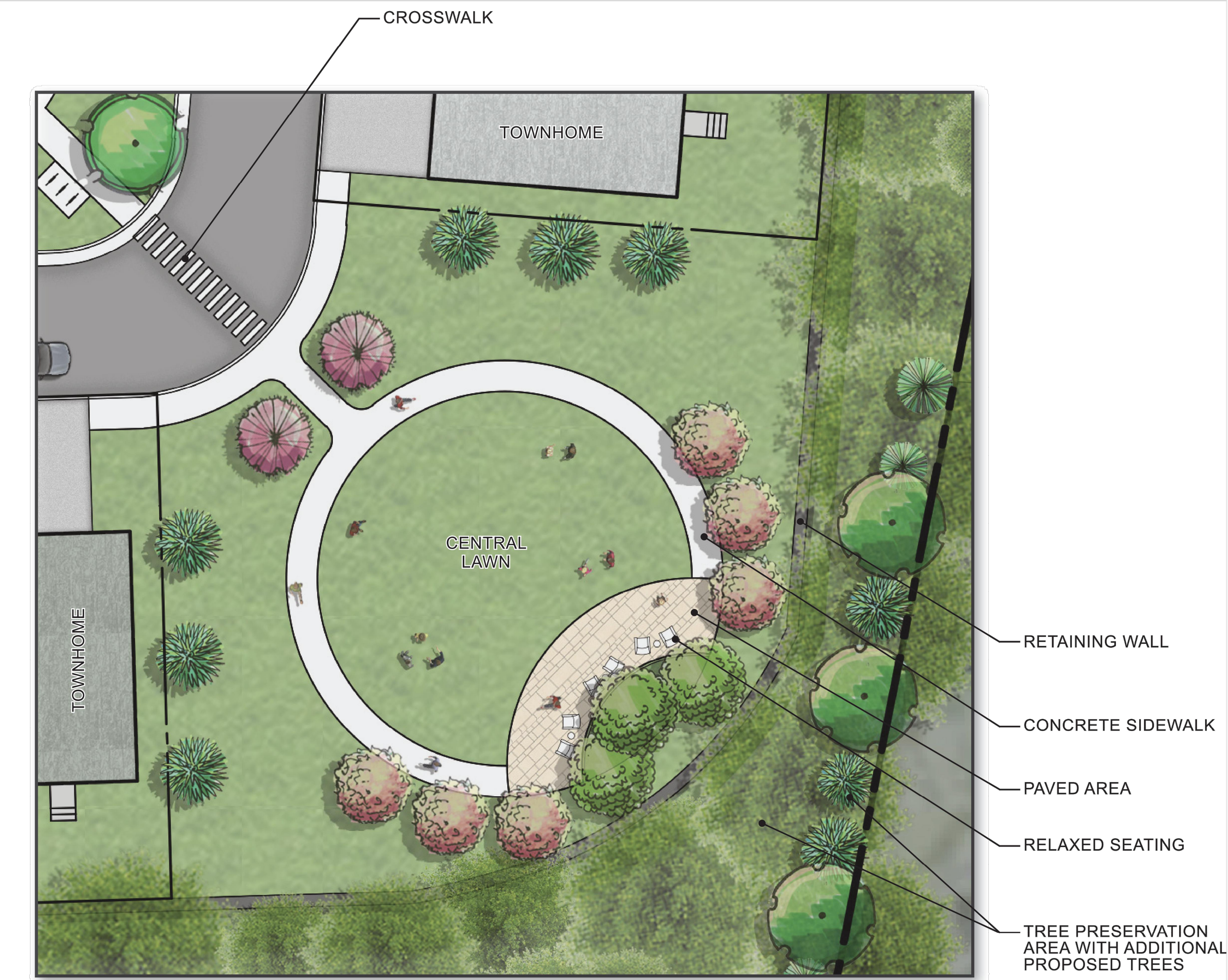
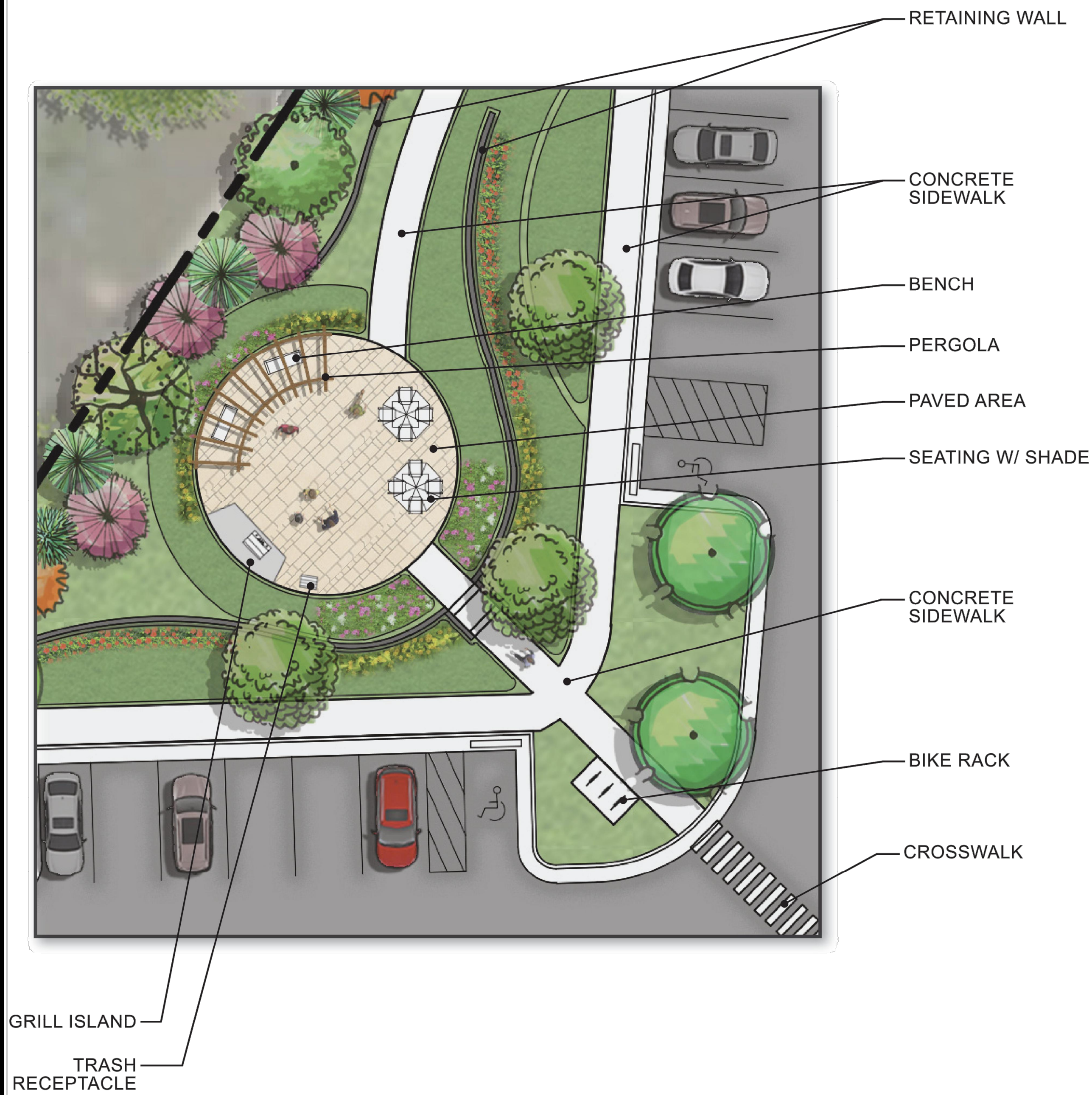
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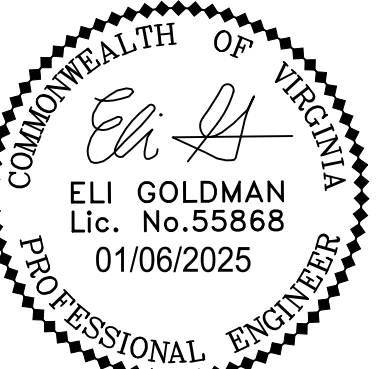


KEY MAP
NOT TO SCALE

NOTE: AMENITY AREAS ARE FOR ILLUSTRATIVE PURPOSES ONLY. FINAL DESIGN WILL BE DETERMINED AT THE TIME OF SITE PLAN.



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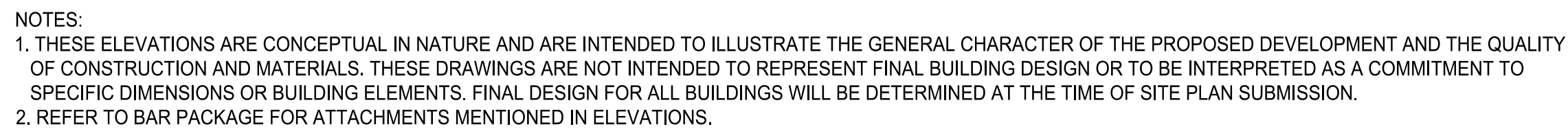
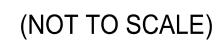
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DATE: 2025-01-06
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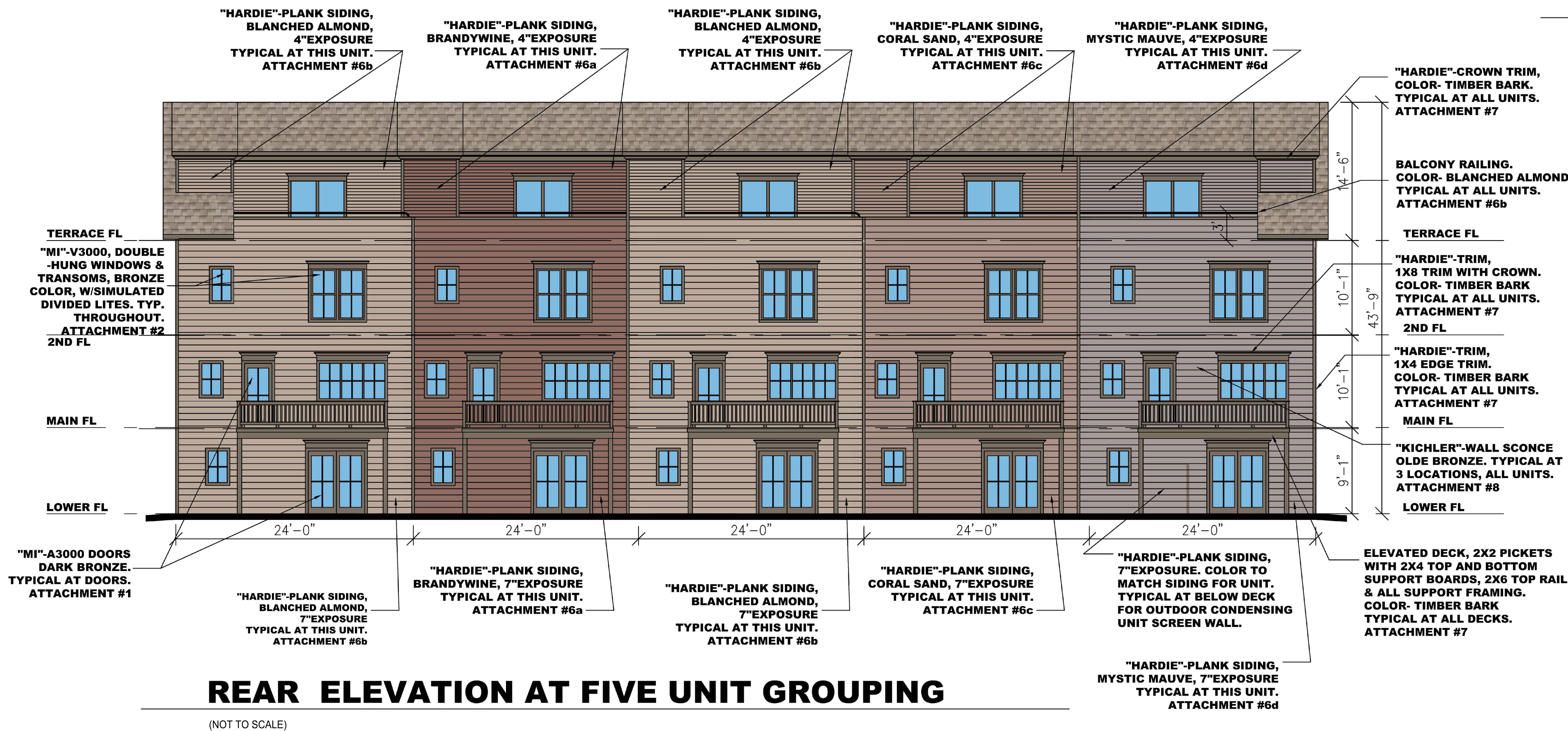
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SHEET No.
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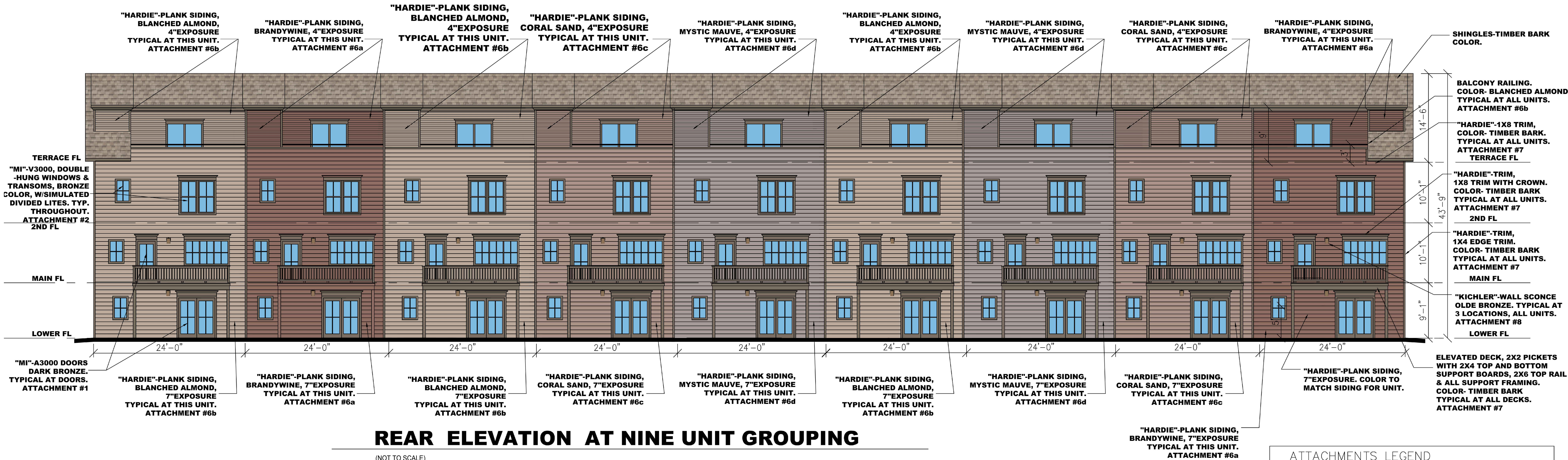


(REFER TO RENDERINGS)
ATTACHMENT #1- DOORS
ATTACHMENT #2- WINDOWS
ATTACHMENT #3- GARAGE DOORS
ATTACHMENT #4- BRICK AND MORTAR
ATTACHMENT #5- ARCHITECTURAL CAST STONE -WATER TABLE
ATTACHMENT #6a- SIDING -BRANDYWINE COLOR
ATTACHMENT #6b- SIDING -BLANCHED ALMOND COLOR
ATTACHMENT #6c- SIDING -CORAL SAND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



REAR ELEVATION AT NINE UNIT GROUPING

(NOT TO SCALE)



NOTES:

1. THESE ELEVATIONS 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.
2. REFER TO BAR PACKAGE FOR ATTACHMENTS MENTIONED IN ELEVATIONS.

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
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 - 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



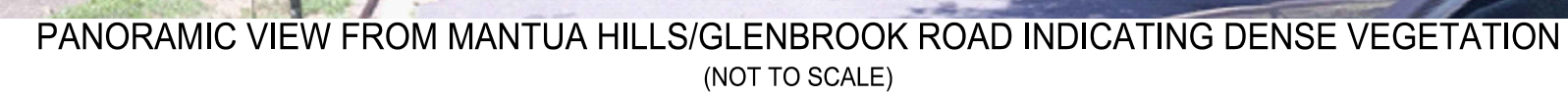
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Clint Good
ARCHITECTS, P.C.



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: 2025-01-06
SCALE: AS SHOWN
DESIGN: EG
DRAWN: JS
CHECKED: EG

SHEET TITLE:

VIEWS

SHEET No.

C902

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 AMBIGUITIES 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 1/2" 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 MEETING. 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.

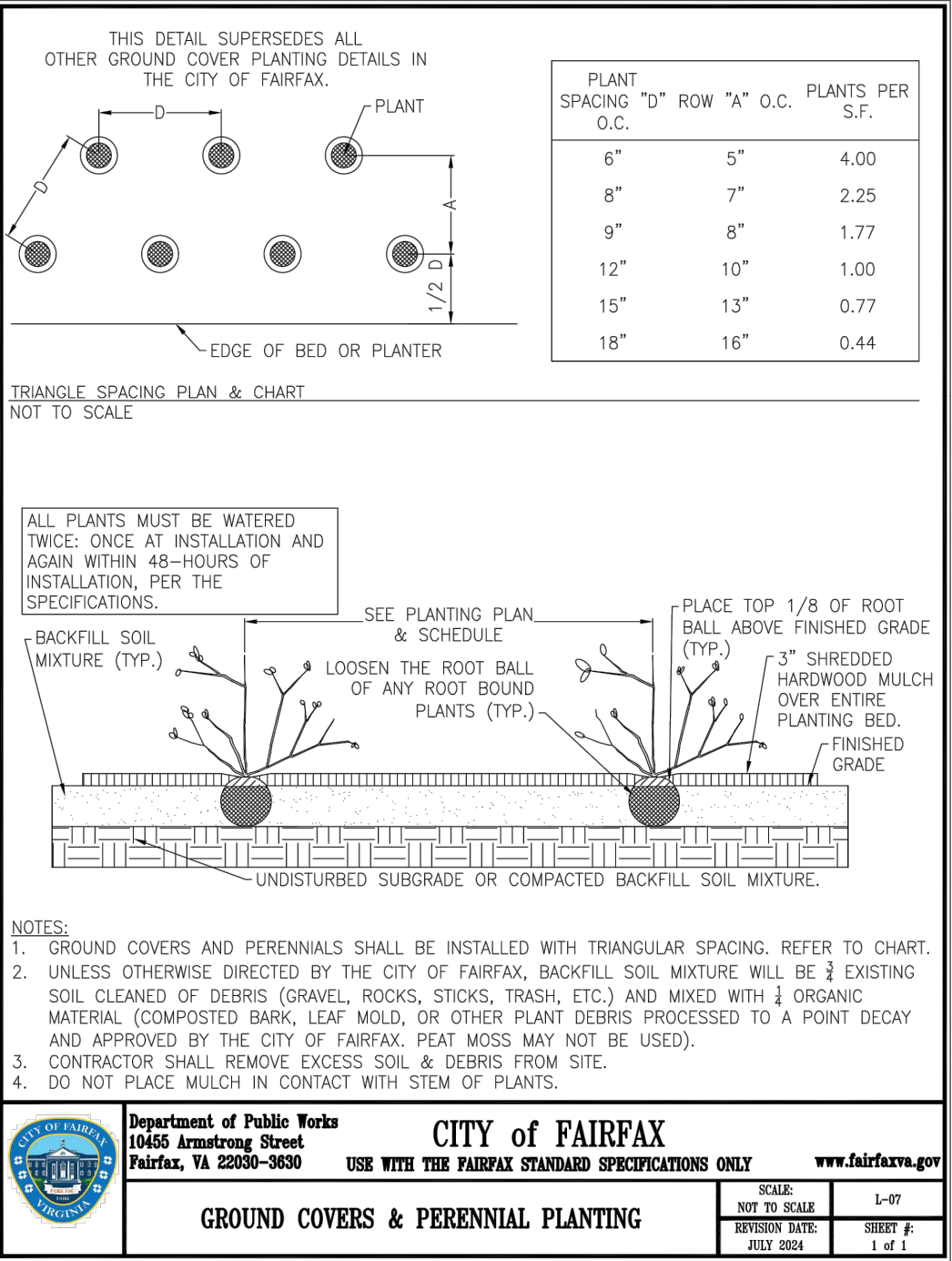
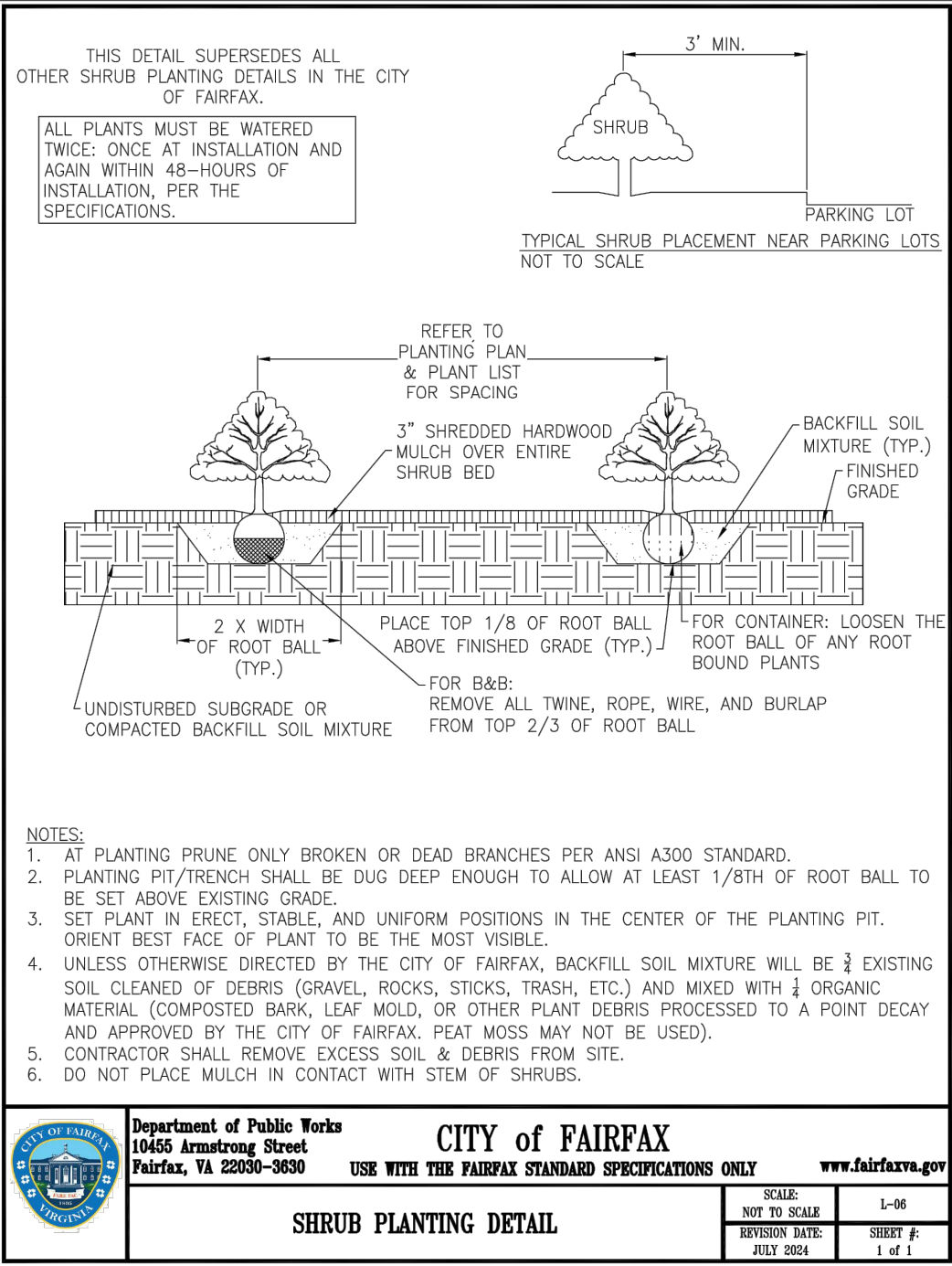
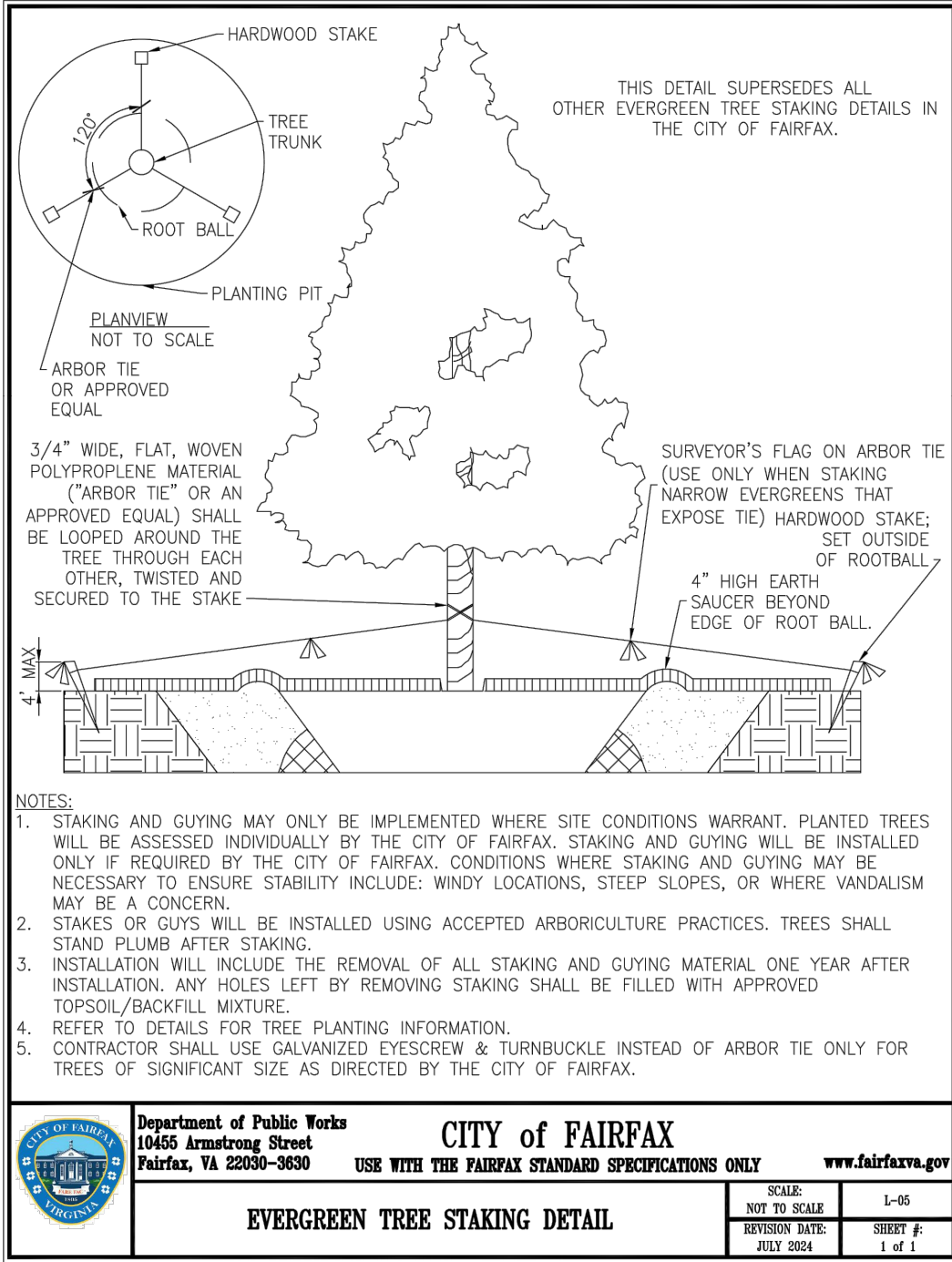
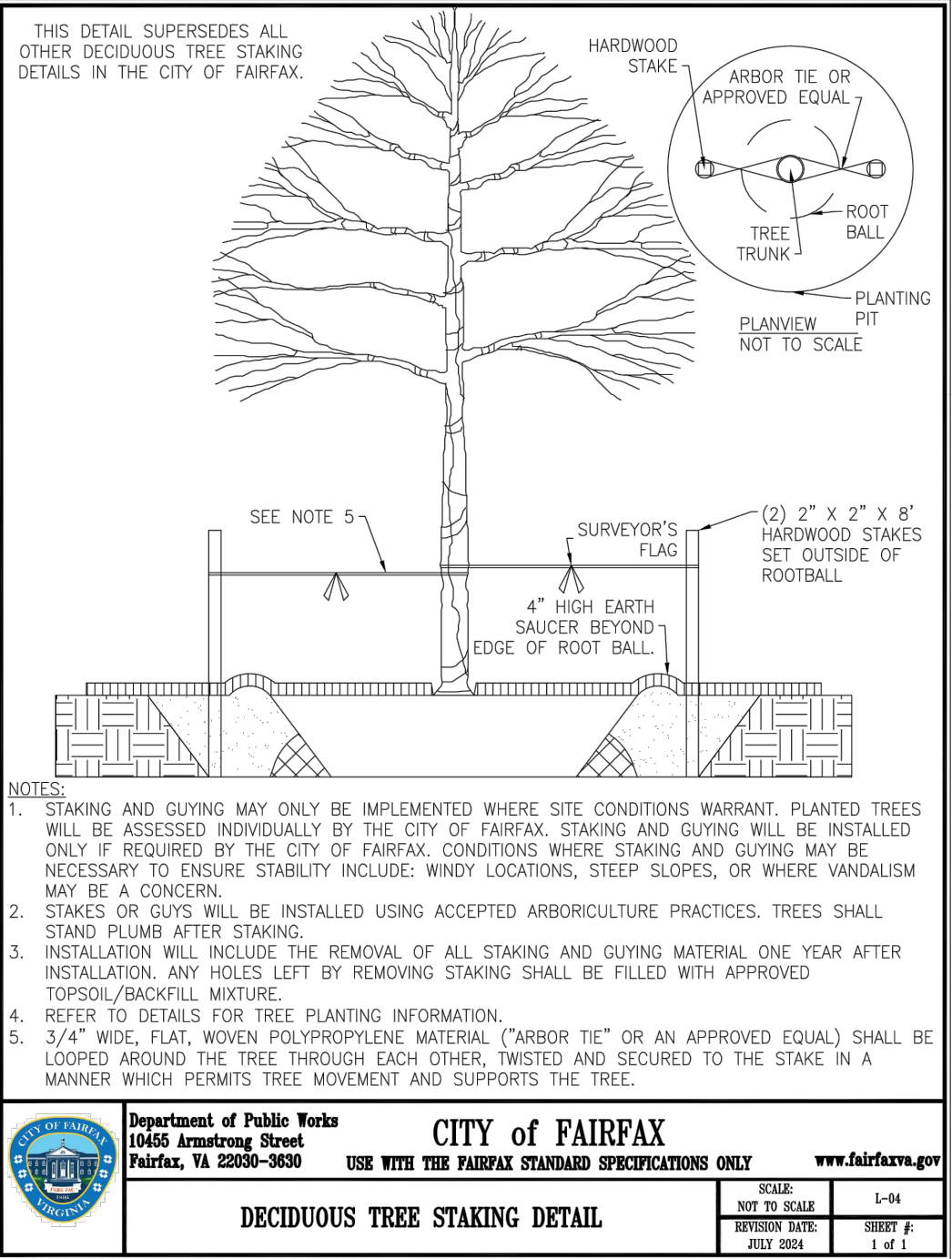
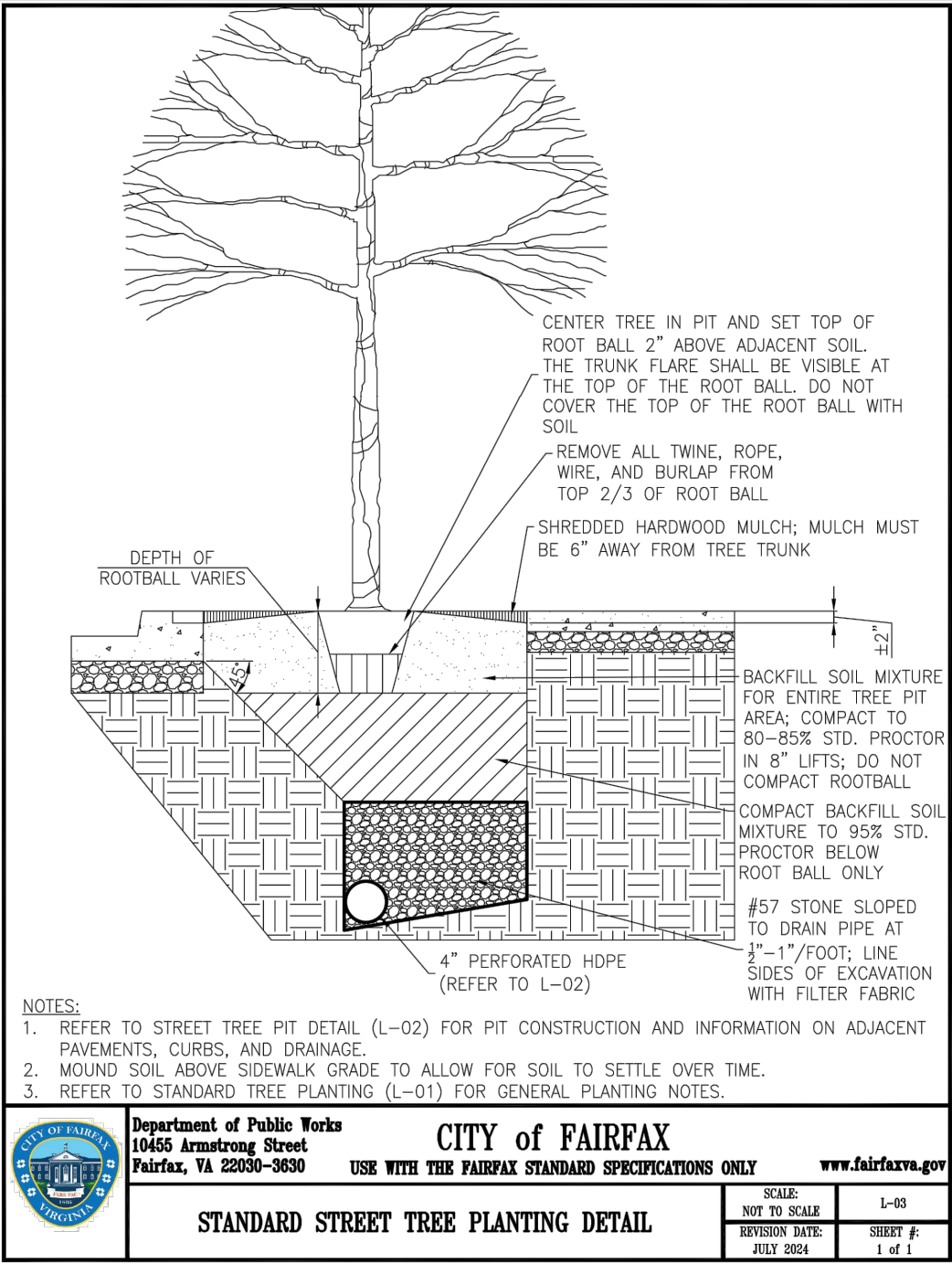
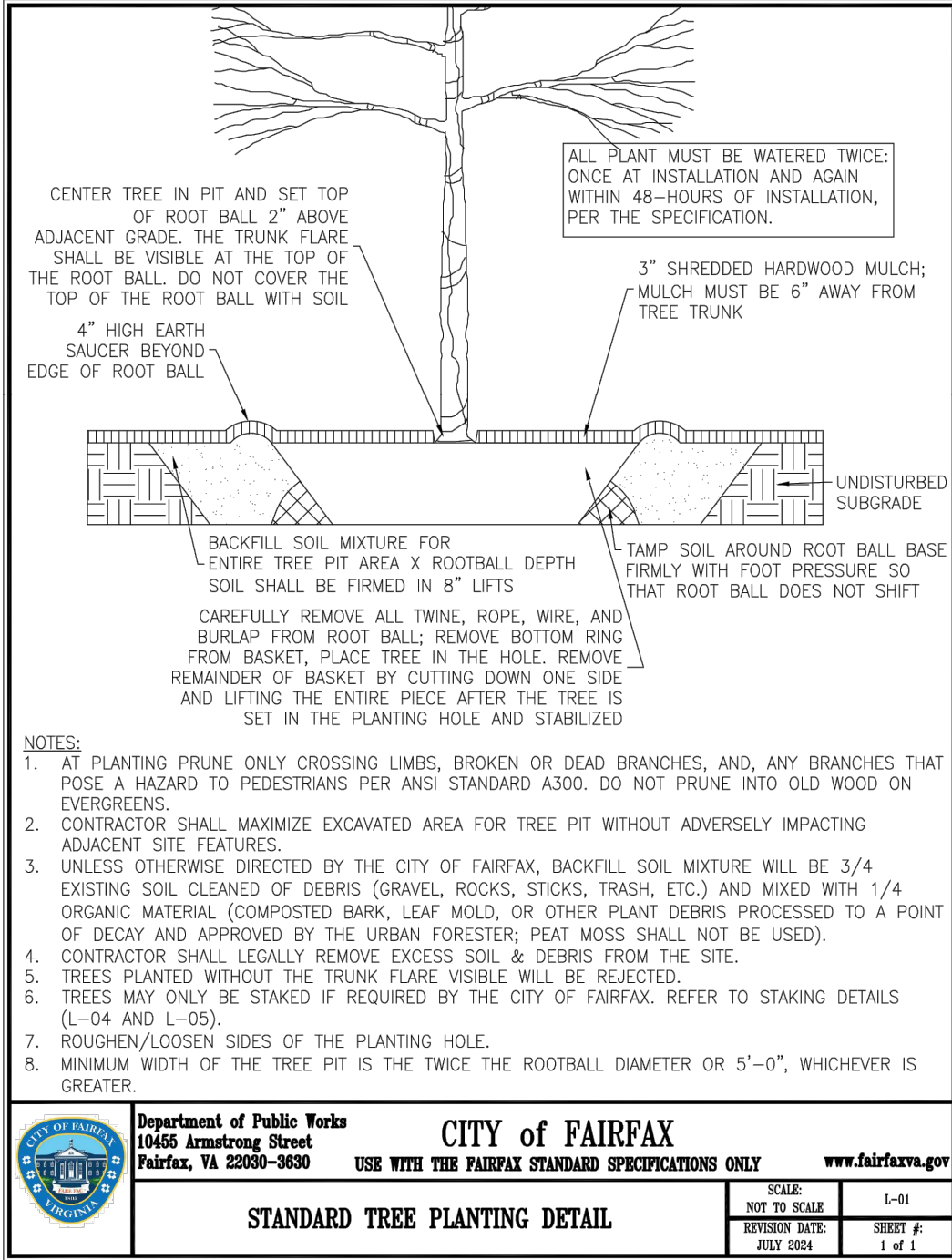
LAWN AREAS:

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.



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

DESCRIPTION

MARK

DATE

PROJECT No.: 23005060.00
DRAWING No.: 112931
DATE: 2025-01-06
SCALE: NOT TO SCALE
DESIGN: GN
DRAWN: CN
CHECKED: JM

SHEET TITLE:

**LANDSCAPE
DETAILS &
SPECIFICATIONS**

SHEET No.

L101