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 OF1929 (NGVD 29), AS ESTABLISHED FROM EXISTING SURVEY CONTROL AND CONFIRMED BY NGS VERTICAL CONVERSION OF CURRENT GPS DATA.

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

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

6. NO CERTIFICATION HAS BEEN MADE AS TO THE LOCATIONS OF UNDERGROUND UTILITIES SUCH AS, BUT NOT LIMITED TO ELECTRIC, GAS, TELEPHONE, CATV, WATER, SANITARY AND STORM SEWERS.

7. NO GEOTECHNICAL, SUBSURFACE, FIELD REVIEWS, RESEARCH, AGENCY OR GOVERNMENTAL RECORD REVIEWS, OR OTHER INVESTIGATIONS HAVE BEEN MADE FOR THE PURPOSE OF LOCATING, OR DETERMINING THE EXISTENCE OF HAZARDOUS MATERIALS, OR OTHER ENVIRONMENTAL CONCERNS ON SITE IN THE PERFORMANCE OF IMEG CONSULTANTS CORP SERVICES FOR THE PROJECT AS SHOWN HEREON.

8. DURING THE PROCESS OF PHYSICAL SURVEY NO INDICATIONS OF A CEMETERY WERE FOUND. NO FURTHER INSPECTION OF THIS PROPERTY HAS BEEN MADE FOR POSSIBLE CEMETERIES.

9. STORM AND SANITARY INVERTS, PIPE SIZES AND MATERIALS HAVE BEEN DETERMINED THROUGH THE USE OF A SEWER VIDEO CAMERA OPERATED BY THIS FIRM ON THE DATE OF AUGUST 8, 2023 AND AUGUST 31, 2023.

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

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

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

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

    A FIELD SURVEY WAS NOT PERFORMED TO DETERMINE THE FLOOD ZONES LISTED HEREON. AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

11. THE SUBJECT PROPERTY IS CURRENTLY SERVED BY PUBLIC WATER AND PUBLIC SEWER PROVIDED BY CITY OF FAIRFAX AND FAIRFAX WATER.

12. THIS DEVELOPMENT PROPOSAL IS COMPATIBLE WITH THE EXISTING DEVELOPMENT IN THE VICINITY OF THIS SITE. NO ADVERSE EFFECTS TO NEIGHBORING PROPERTIES ARE ANTICIPATED WITH THIS PROJECT.

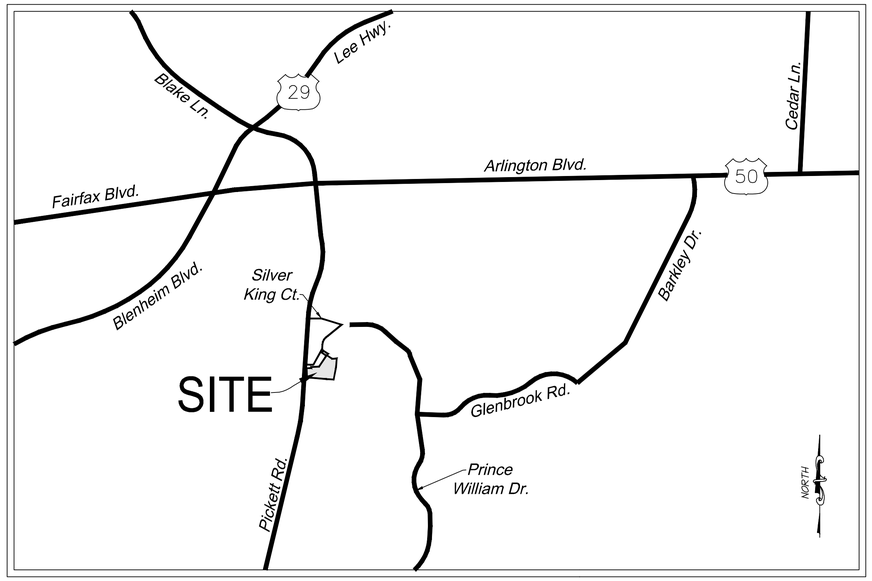
13. NOTWITHSTANDING THE IMPROVEMENTS AND TABULATIONS SHOWN ON THIS PLAN, THE APPLICANT RESERVES THE RIGHT TO MAKE MINOR MODIFICATIONS TO THE FINAL DESIGN, TO COMPLY WITH FINAL ENGINEERING AND NEW CRITERIA AND REGULATIONS WHICH MAY BE ADOPTED BY THE CITY OF FAIRFAX SUBSEQUENT TO THE SUBMISSION OF THIS APPLICATION, PROVIDED THAT SUCH MODIFICATIONS ARE SUBSTANTIALLY CONSISTENT WITH THE APPROVED DEVELOPMENT PLAN AND COMMITMENTS AND SUBJECT TO THE DETERMINATIONS OF THE DIRECTOR OF COMMUNITY DEVELOPMENT AND PLANNING.

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

15. SITE LIGHTING WITHIN THE PROJECT SITE AREA (I.E. ALONG SIDEWALKS AND PATHWAYS) WILL BE DETERMINED DURING FINAL SITE PLAN REVIEW AND SHALL BE IN GENERAL CONFORMANCE WITH SECTION 4.8 OF THE ZONING ORDINANCE AND SECTION 2.10 OF THE PUBLIC FACILITIES MANUAL.

16. ONSITE STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES SHALL BE PROVIDED AS REQUIRED BY CITY REGULATIONS AT THE TIME OF FINAL SITE PLAN. DETENTION TO PROVIDE THE REQUIRED STORMWATER QUANTITY CONTROLS AND ONSITE BEST MANAGEMENT PRACTICES (BMPs) TO MEET THE STORMWATER QUALITY REQUIREMENTS ARE SHOWN ON SHEETS WITHIN THIS PLAN SET.

17. ALL SIGNAGE WILL BE IN CONFORMANCE WITH SECTION 4.6 OF THE ZONING ORDINANCE.



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:

1. A WAIVER OF THE ZONING ORDINANCE SECTION 4.5.6. B REQUIREMENT FOR STREET TREES ALONG THE SOUTHERN AND EASTERN ONE WAY PRIVATE STREET DUE TO PROPOSED DEVELOPMENT. STREET TREES ARE PROVIDED ALONG THE NORTHERN AND WESTERN STREET TO THE BEST EXTENT POSSIBLE.
2. A MODIFICATION TO PFM DETAIL 401.01: TYPICAL CURB AND GUTTER STREET SECTION, TO ALLOW FOR A REDUCTION IN ROAD WIDTH OF A PRIVATE ONE WAY ROAD FROM 30' TO 23'.
3. 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.
4. 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.
5. A WAIVER OF THE SUBDIVISION ORDINANCE SECTION 2.3.4.A REQUIREMENT FOR SIDEWALK ON BOTH SIDES OF STREET FOR THE SOUTHERN AND EASTERN PORTION TO REDUCE THE IMPACT INTO EXISTING TREE AREAS ALONG THE SOUTHERN AND EASTERN PORTION OF THE PROPERTY.
6. A SPECIAL EXCEPTION FOR A MODIFICATION OF THE ZONING ORDINANCE SECTION 4.11 (D). DUE TO THE IMPRACTICABILITY 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

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COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
04/06/2025
PROFESSIONAL ENGINEER

HIGHLANDS AT MANTUA
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MASTER DEVELOPMENT PLAN & ZONING MAP AMENDMENT
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DRAWING No.: 112931
DATE: 2025-05-23
SCALE: 1" = 4000'
DESIGN: QN
DRAWN: QN
CHECKED: JM

SHEET TITLE:

COVER SHEET

SHEET No.

C000

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IMEG

Description of
Proposed Zoning PD-R
On the Land of RJL Associates, Inc.
Deed Book 24686 Page 1228
Tax Map #58-2-10-001A1
City of Fairfax, Virginia

Beginning at a point in the easterly right-of-way line of Pickett Road - Virginia Route 237 (variable width right-of-way), said point being the southwesterly corner of the land of The Enclave Condominium Unit Owners (Parcel 1C, The Enclave Condominium - Deed Book 24686, Page 1228) and the westerly corner of the parcel herein described;

Thence departing Pickett Road and with the southerly and easterly lines of said land of The Enclave Condominium Unit Owners the following six (6) courses and distances:

1. N 88°57'44" E a distance of 62.59 feet to a point;
2. N 01°02'16" W a distance of 18.53 feet to a point;
3. N 88°57'44" E a distance of 109.13 feet to a point;
4. N 33°52'38" E a distance of 184.90 feet to a point;
5. N 56°03'35" W a distance of 75.09 feet to a point;
6. N 35°13'17" E a distance of 34.51 feet to a point in the line of the land of Potter Urquhart, LLC (Lot 1B, The Enclave – Deed book 24686, Page 1228);

Thence with said land of Potter Urquhart, LLC the following four (4) courses and distances:

1. S 56°03'35" E a distance of 79.32 feet to a point;
2. S 33°52'38" W a distance of 25.49 feet to a point;
3. S 56°03'35" E a distance of 88.47 feet to a point;
4. N 85°04'17" E a distance of 62.74 feet to a point at the northwesterly corner of the land of Robert A. Yancey, Jr., Et. Al. (Lot 12, Section 8, Mantua Hills – Deed Book 3796, Page 724);

Thence with the westerly line of said land of Robert A. Yancey, Jr., Et. Al. S 04°28'30" W a distance of 123.50 feet to a point at the northerly corner of the westerly terminus of Glenbrook Road - Virginia Route 292 (50' right-of-way), said point also being in the City of Fairfax/Fairfax County jurisdictional line;

Thence with the westerly terminus of Glenbrook Road in part and then with the westerly line of the land of Daniel Hagos & Martha Embay (Lot 1, Section 3A, Mantua Hills – Deed Book 2638, Page 219), along the City of Fairfax/Fairfax County jurisdictional line, S 11°09'56" W a distance of 175.00 feet to a point in the northerly line of the land of Mantua Hills Swimming Association (Deed book 2235, Page 603);

Thence departing the City of Fairfax/Fairfax County jurisdictional line and with said northerly line of the land of Mantua Hills Swimming Association in part and then with the northerly line of the land of Pickett's Reserve Homeowners Association, Inc. (Parcel B, Pickett's Reserve – Deed Book 15814, Page 1026) N 85°31'30" W a distance of 374.79 feet to a point;

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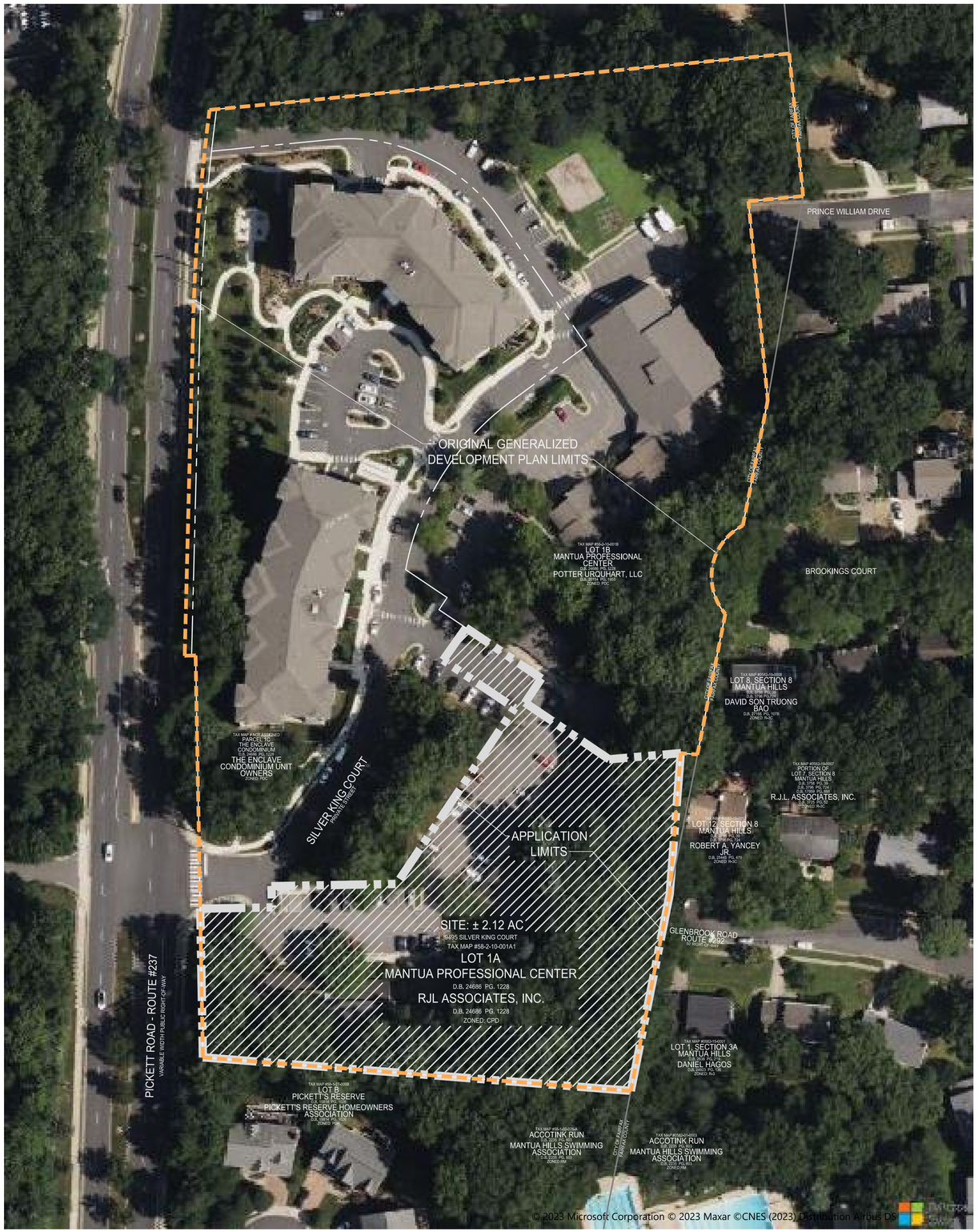
703.393.9887 imegcorp.com

Thence continuing with the land of Pickett's Reserve Homeowners Association, inc. in part and then with the aforesaid easterly right-of-way line of Pickett Road N 01°02'16" W a distance of 129.77 feet to the point of beginning;

Containing an area of 92,354 square feet or 2.1201 acres.



LEGEND:

HIGHLANDS AT MANTUA

ORIGINAL GDP

PARKING SPACES TABULATION FOR ENTIRE MANTUA PROFESSIONAL CENTER PROPERTY

USE	REQUIRED PARKING	EXISTING / PROPOSED PARKING
EXISTING SCHOOL SITE - LOT 1B	68*	68*
EXISTING ENCLAVE SITE - PARCEL 1C	128* +32 SHARED PARKING SPACES* *	128*
PROPOSED HIGHLANDS AT MANTUA - LOT 1A	28	62 (INCLUDES 32 SHARED PARKING SPACES* *)
TOTAL	256	258

NOTES:
* BASED ON THE APPROVED GDPA - THE ENCLAVE
* * BASED ON THE ENCLAVE SPECIAL EXCEPTION, 32 SHARED PARKING SPACES ARE REQUIRED ON HIGHLANDS AT MANTUA SITE

VIRGINIA STATE GRID NORTH
NAD 83

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

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SHEET TITLE:

OVERALL CONTEXTUAL PLAN

SHEET No.
C100

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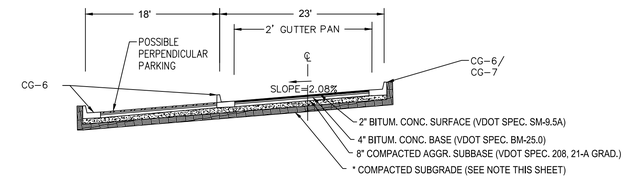
TYPICAL ROAD CROSS SECTION

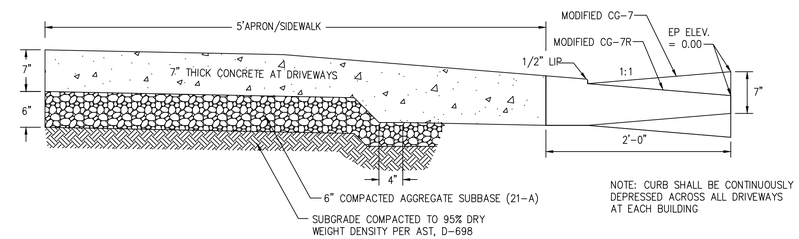
N.T.S.



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

DRIVEWAY APRON & CURB DETAIL FOR PRIVATE STREET AND CG-7

N.T.S.



NOTE: CURB SHALL BE CONTINUOUSLY DEPRESSED ACROSS ALL DRIVEWAYS AT EACH BUILDING

CornerStone 100®

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

CornerStone 100®

NEW HOLLAND, PA PLANT

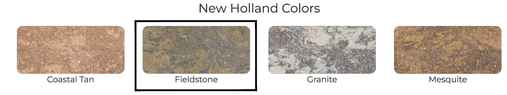
CornerStone 100 Unit
(Shown Upside Down)

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 Tan | Fieldstone | Granite | Mesquite

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SCALE: AS SHOWN
DESIGN: EG
DRAWN: JS
CHECKED: EG

SHEET TITLE:

SITE DETAILS

SHEET No.

C101

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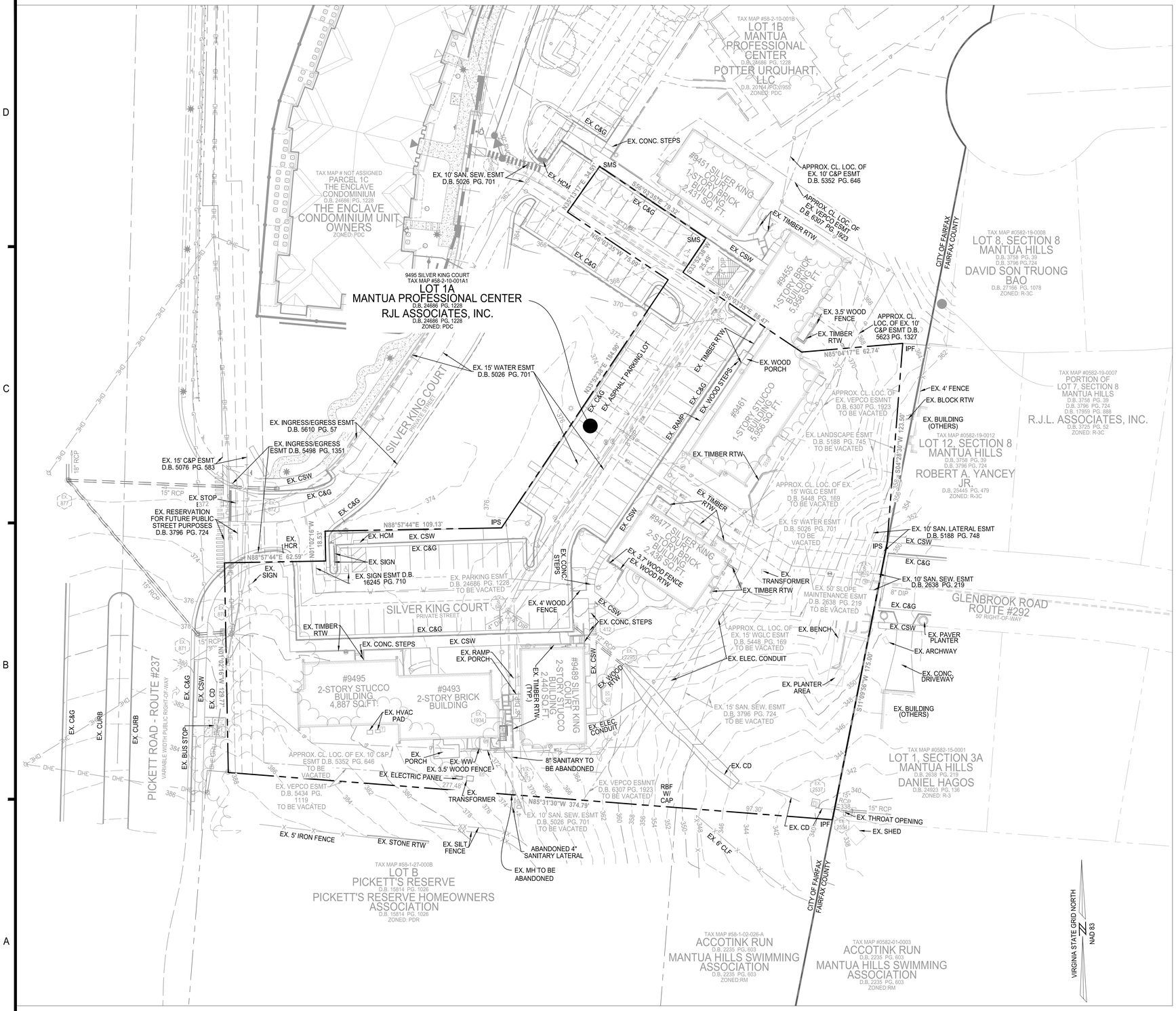

NOTE: EXISTING ENCLAVE CONDOMINIUM SITE FROM SITE PLAN #15090051

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

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

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

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

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

STORM STRUCTURE DATA

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

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

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

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

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

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

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

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

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

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4	04-06-2026	ADDRESSED PER CITY COMMENTS

PROJECT No.: 23005060.00
DRAWING No.: 112931
DATE: 2025-05-23
SCALE: AS SHOWN
DESIGN: QN
DRAWN: QN
CHECKED: JM

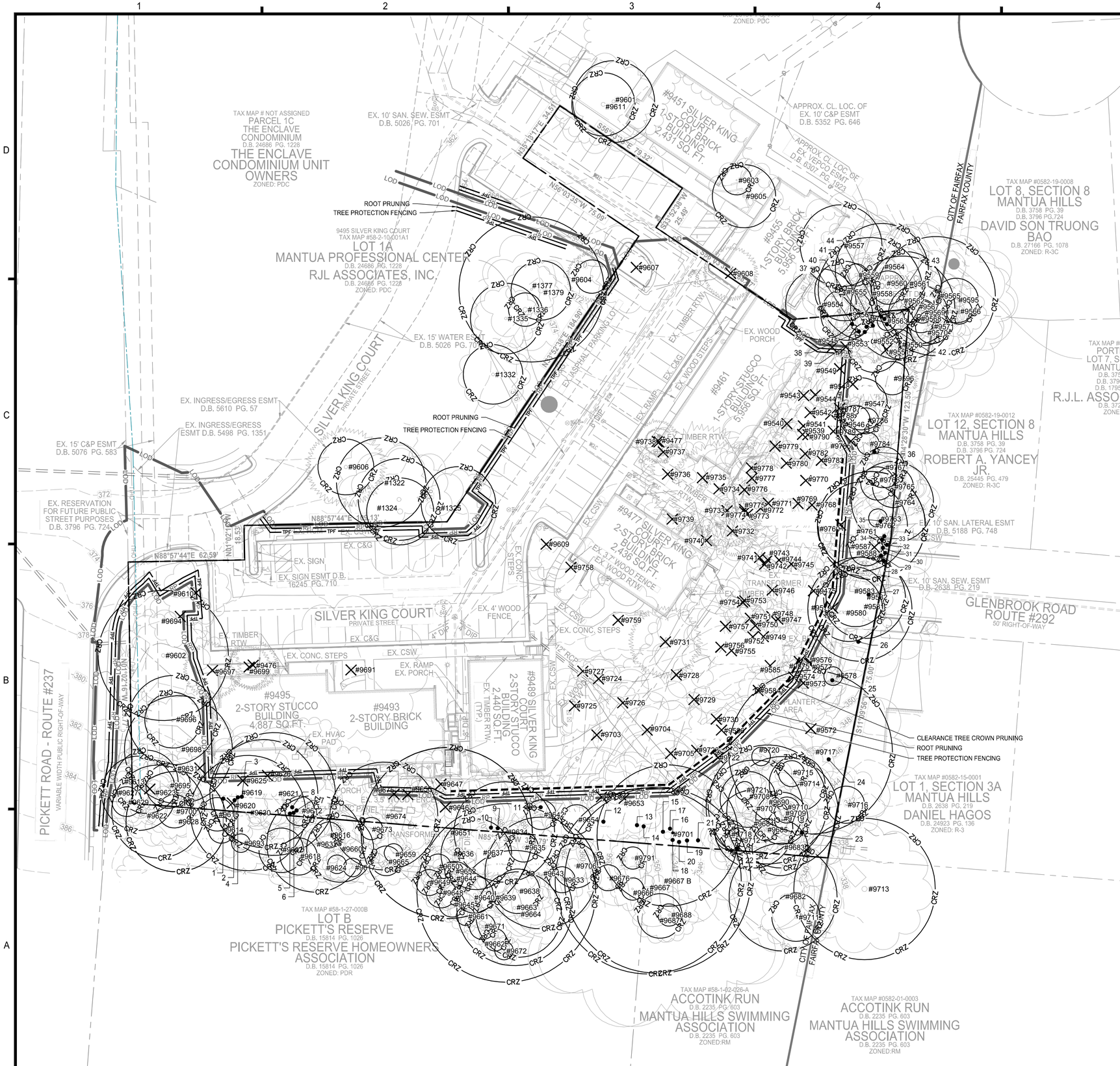
SHEET TITLE:

EXISTING CONDITIONS PLAN

SHEET No.

C200

P:\Projects\23005060.00\112931 GDP\AC200 EXISTING CONDITIONS PLAN.dwg, 3/30/2026 12:31:33 PM, Jana Morgan,



LEGEND:

- LOD : PROP. LIMITS OF CLEARING AND GRADING
- : PROPERTY LINE
- RP : ROOT PRUNING
- TPF : TREE PROTECTION FENCING
- : CLEARANCE CROWN PRUNING *
- : 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.

SUMMARY OF TREE REMOVAL	
TREE PROTECTION AREA (SF):	17,700
NUMBER OF TREES PLANTED:	110
NUMBER OF TREES PRESERVED:	96
NUMBER OF EXISTING TREES REMOVED:	105
CONDITION OF TREES REMOVED:	
• NUMBER OF TREES REMOVED WITHIN THE LOD:	90
• NUMBER OF TREES REMOVED DUE TO CRZ DISTURBANCE	10
• NUMBER OF TREES REMOVED AS A RESULT OF POOR EXISTING CONDITION/DEAD STANDING:	5

ISA CERTIFIED ARBORIST APPROVAL:

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

Date: 12-03-2025

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

VIRGINIA STATE GRID NORTH
NAD 83

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4035 Ridge Top Rd. Suite 601
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engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
04/06/2025
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
3	12-19-2025	ADDRESSED PER CITY COMMENTS
4	04-06-2026	ADDRESSED PER CITY COMMENTS

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

SHEET TITLE:
TREE PRESERVATION PLAN

SHEET No.
C201

P:\Projects\23005060.00\112931 GDP\C201 TREE PRESERVATION PLAN.dwg, 3/30/2026 3:08:50 PM, Jana Morgan,

TREE PRESERVATION SCHEDULE

TREE #	BOTANICAL NAME	COMMON NAME	TRUNK DIAMETER (INCHES) / CRITICAL ROOT ZONE RADIUS (FEET)	SURVEYED DRIPLINE RADIUS (FEET)	CONDITION RATING	LOCATION	PROCEDURE	COMMENTS
1322	LIRIODENDRON TULIPIFERA	TULIP POPLAR	24	24	66	OFFSITE	REMAIN	LARGE GIRDLING ROOT. SMALL AMOUNT OF DIEBACK AND TREES BEGINNING TO CHANGE COLOR.
1323	ACER RUBRUM	RED MAPLE	22	27	66	OFFSITE	REMAIN	SOME CROWN DIEBACK IN UPPER CANOPY. 2-3 SMALL DEAD BRANCHES.
1324	ACER RUBRUM	RED MAPLE	18	35	69	OFFSITE	REMAIN	UNEVEN CANOPY STRUCTURE. OLD WOUNDS EXPOSING DECAY. IMPROPERLY PRUNED SCAFFOLD BRANCHES. LARGE HOLE/CAVITY IN TRUNK.
1325	ACER RUBRUM	RED MAPLE	20	18	69	OFFSITE	REMAIN	UNEVEN CANOPY STRUCTURE.
1332	PRUNUS SEROTINA	BLACK CHERRY	16	19	53	OFFSITE	REMAIN	LEADER DEAD; SIDE BRANCH HAS TAKEN LEADER POSITION. ROT VISIBLE IN TRUNK. MULTIPLE DEAD AND BROKEN BRANCHES.
1335	LIRIODENDRON TULIPIFERA	TULIP POPLAR	19	17	66	OFFSITE	REMAIN	DUAL TRUNKS. SEVERE INCLUDED BARK. SURFACE DAMAGE TO BARK OF LARGER STEM.
1336	ROBINIA PSEUDOACACIA	BLACK LOCUST	9	30	63	OFFSITE	REMAIN	LEANING. VERY UNEVEN CANOPY. BARK AND TRUNK IS CRACKING WITH WEIGHT OF CANOPY.
1377	LIRIODENDRON TULIPIFERA	TULIP POPLAR	39	14	66	OFFSITE	REMAIN	DUAL TRUNKS. SEVERE INCLUDED BARK. ONE TRUNK GROWING UNEVENLY. ONE GIRDLING ROOT VISIBLE.
1379	ROBINIA PSEUDOACACIA	BLACK LOCUST	16	33	63	OFFSITE	REMAIN	UNEVEN CANOPY STRUCTURE. LEANING OVER PARKING LOT. 7+ SMALL DEAD BRANCHES. LARGE FUNGAL FRUITING BODY GROWING ON TRUNK.
9475	LIRIODENDRON TULIPIFERA	TULIP POPLAR	19	15	72	ONSITE	REMOVE	SIGNIFICANT ENGLIGH IVY GROWTH ON TRUNK AND INTO CROWN.
9476	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	6	9	66	ONSITE	REMOVE	MANY HEALED CAVITIES IN TRUNK. SCAFFOLD BRANCH TEAR-OUT.
9477	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	6	11	69	ONSITE	REMOVE	
9539	FAGUS GRANDFOLIA	AMERICAN BEECH	8	15	75	ONSITE	REMOVE	
9540	QUERCUS MONTANA	CHESTNUT OAK	9	35	63	ONSITE	REMOVE	MULTI-TRUNK. ONE TRUNK DEAD.
9541	PINUS VIRGINIANA	VIRGINIA PINE	12	18	56	ONSITE	REMOVE	SMALL HEALED WOUND ON TRUNK. MULTIPLE EXTENSIVE WOUNDS ON UPPER TRUNK (ONE IS APPROXIMATELY 10 FEET LONG) WITH ROT. CANOPY APPEARS TO BE MOSTLY DEAD.
9542	FAGUS GRANDFOLIA	AMERICAN BEECH	6	8	72	ONSITE	REMOVE	SMALL WOUND IN TRUNK.
9543	FAGUS GRANDFOLIA	AMERICAN BEECH	14	20	72	ONSITE	REMOVE	WOUND IN TRUNK. WOUND IN ROOTS. PAINT ON TRUNK.
9544	FAGUS GRANDFOLIA	AMERICAN BEECH	11	25	69	ONSITE	REMOVE	
9545	FAGUS GRANDFOLIA	AMERICAN BEECH	17	33	72	ONSITE	REMOVE	SOIL AROUND ROOTS IS ERODED.
9546	ROBINIA PSEUDOACACIA	BLACK LOCUST	8	12	75	ONSITE	REMOVE	
9547	ROBINIA PSEUDOACACIA	BLACK LOCUST	14	25	66	ONSITE	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	REMAIN	SIGNIFICANT VINE GROWTH ON TRUNK. SOME DEAD SCAFFOLD BRANCHES.

TREE PRESERVATION SCHEDULE

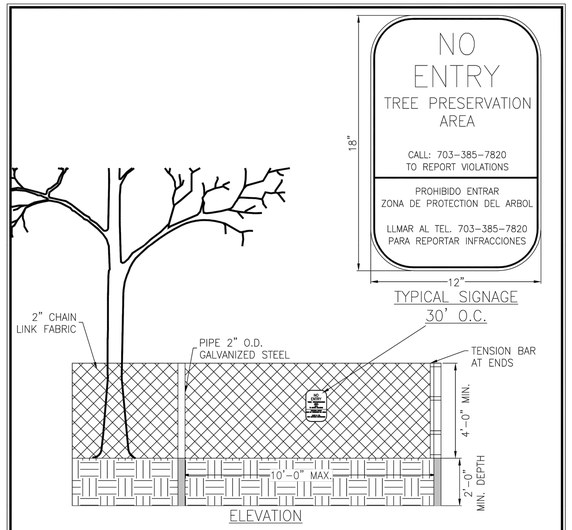
TREE #	BOTANICAL NAME	COMMON NAME	TRUNK DIAMETER (INCHES) / CRITICAL ROOT ZONE RADIUS (FEET)	SURVEYED DRIPLINE RADIUS (FEET)	CONDITION RATING	LOCATION	PROCEDURE	COMMENTS
9620	ACER RUBRUM	RED MAPLE	6	18	38	ONSITE	REMOVE	CAVITY IN ROOT FLARE. TOP OF TREE BROKEN OFF. ROT FORMING BELOW WHERE LEADER BROKE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

TREE PRESERVATION SCHEDULE FOR TREES BELOW 5" CALIPE

TREE #	BOTANICAL NAME	COMMON NAME	TRUNK DIAMETER (INCHES)
1	ILEX OPACA	AMERICAN HOLLY	1
2	FAGUS GRANDFOLIA	AMERICAN BEECH	1
3	ILEX OPACA	AMERICAN HOLLY	1
4	FAGUS GRANDFOLIA	AMERICAN BEECH	1
5	PRUNUS SEROTINA	BLACK CHERRY	3
6	ILEX OPACA	AMERICAN HOLLY	1
7	ILEX OPACA	AMERICAN HOLLY	1
8	ILEX OPACA	AMERICAN HOLLY	2
9	ILEX OPACA	AMERICAN HOLLY	2
10	ILEX OPACA	AMERICAN HOLLY	1
11	PRUNUS SEROTINA	BLACK CHERRY	4
12	ILEX OPACA	AMERICAN HOLLY	4
13	ILEX OPACA	AMERICAN HOLLY	3
14	PRUNUS SEROTINA	BLACK CHERRY	2
15	FAGUS GRANDFOLIA	AMERICAN BEECH	1
16	FAGUS GRANDFOLIA	AMERICAN BEECH	4
17	FAGUS GRANDFOLIA	AMERICAN BEECH	2
18	ILEX OPACA	AMERICAN HOLLY	2
19	ILEX OPACA	AMERICAN HOLLY	3
20	ILEX OPACA	AMERICAN HOLLY	4
21	PRUNUS SEROTINA	BLACK CHERRY	2
22	PRUNUS SEROTINA	BLACK CHERRY

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 ADJACENT BACKYARD.
9776	*SASSAFRAS ALBIDUM*	SASSAFRAS	13	23	75	ONSITE	REMOVE	
9777	*FAGUS GRANDFOLIA*	AMERICAN BEECH	24	28	75	ONSITE	REMOVE	
9778	*FAGUS GRANDFOLIA*	AMERICAN BEECH	7	15	72	ONSITE	REMOVE	SMALL WOUND ON TRUNK. ROOTS EXPOSED.
9779	*LIRIODENDRON TULIPIFERA*	TULIP POPLAR	15	30	72	ONSITE	REMOVE	SOME EXPOSED ROOTS.
9780	*FAGUS GRANDFOLIA*	AMERICAN BEECH	5	12	75	ONSITE	REMOVE	SMALL WOUND ON TRUNK.
9782	*FAGUS GRANDFOLIA*	AMERICAN BEECH	12	19	66	ONSITE	REMOVE	GROWING DIRECTLY INTO ADJACENT DEAD TREE TRUNK.
9783	*SASSAFRAS ALBIDUM*	SASSAFRAS	6	16	44	ONSITE	REMOVE	ALMOST ENTIRELY DEAD. WEEPING WOUND IN TRUNK. ROT IN TRUNK.
9784	*FAGUS GRANDFOLIA*	AMERICAN BEECH	6	12	72	ONSITE	REMAIN	MULTIPLE WOUNDS ON MULTIPLE BRANCHES. CANOPY OF TREE 9785 LAYING IN CANOPY OF TREE 9784.
9785	*PRUNUS SEROTINA*	BLACK CHERRY	8	17	66	ONSITE	REMOVE	LEAN IN TRUNK. EXTREMELY UNEVEN CANOPY.
9786	*PRUNUS SEROTINA*	BLACK CHERRY	7	19	63	ONSITE	REMAIN	EXTREME LEAN. ROT IN TRUNK.
9787	*CARYA GLABRA*	PIGNUT HICKORY	6	11	72	ONSITE	REMOVE	INCLUDED BARK AT TOP OF TREE.
9788	*LIRIODENDRON TULIPIFERA*	TULIP POPLAR	28	32	72	ONSITE	REMOVE	ROT IN ROOT FLARE.
9789	*FAGUS GRANDFOLIA*	AMERICAN BEECH	6	14	75	ONSITE	REMOVE	
9790	*FAGUS GRANDFOLIA*	AMERICAN BEECH	7	12	75	ONSITE	REMOVE	
9791	*ILEX OPACA*	AMERICAN HOLLY	6	12	66	OFFSITE	REMAIN	DUAL TRUNKS. INCLUDED BARK AND SMALL CAVITY IN UNION. SOME SCAFFOLD BRANCHES GROWING TOGETHER WITH INCLUDED BARK.



NOTES:
1. 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.
2. NO PERSONNEL, VEHICLES, EQUIPMENT, CONSTRUCTION MATERIALS OR DEBRIS ALLOWED IN TREE PROTECTION AREAS WITHOUT WRITTEN CONSENT FROM THE CITY OF FAIRFAX.
3. REMOVE TPF ONLY WITH APPROVAL FROM THE CITY OF FAIRFAX AFTER ALL SITE WORK HAS BEEN COMPLETED.
4. SIGN MATERIAL TO BE WEATHER RESISTANT.

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

CITY of FAIRFAX
USE WITH THE FAIRFAX STANDARD SPECIFICATIONS ONLY
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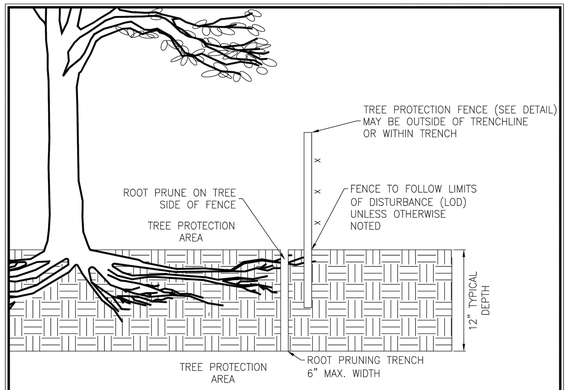
STANDARD TREE PROTECTION FENCE INSTALLATION

SCALE: NOT TO SCALE | TP-01
REVISION DATE: JULY 2024 | SHEET #: 1 of 1



NOTES:
1. 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.
2. 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.
3. EXACT ROOT PRUNING LOCATION TO BE DETERMINED AND SUPERVISED BY AN ISA CERTIFIED ARBORIST.
4. 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.
5. 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.
6. 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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TREE PROTECTION WITH ROOT PRUNING

SCALE: NOT TO SCALE | TP-02
REVISION DATE: JULY 2024 | SHEET #: 1 of 1

1. *The requirements of the City of Fairfax Zoning Ordinance and Public Facilities Manual shall be followed.*
2. *No changes shall be made to tree conservation unless directed or approved by Fairfax City Urban Forester.*
3. *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.*
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.*

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Fairfax, VA 22030-3630

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TREE CONSERVATION AND LANDSCAPING NOTES

SCALE: NOT TO SCALE
REVISION DATE: JULY 2024 | SHEET #: 1 of 1

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:

12-02-2025
Date:

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

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4035 Ridge Top Rd. Suite 601
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engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
04/06/2025
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
3	12-19-2025	ADDRESSED PER CITY COMMENTS
4	04-06-2026	ADDRESSED PER CITY COMMENTS

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

SHEET TITLE:
TREE PRESERVATION PLAN NOTES AND DETAILS

SHEET No.
C203

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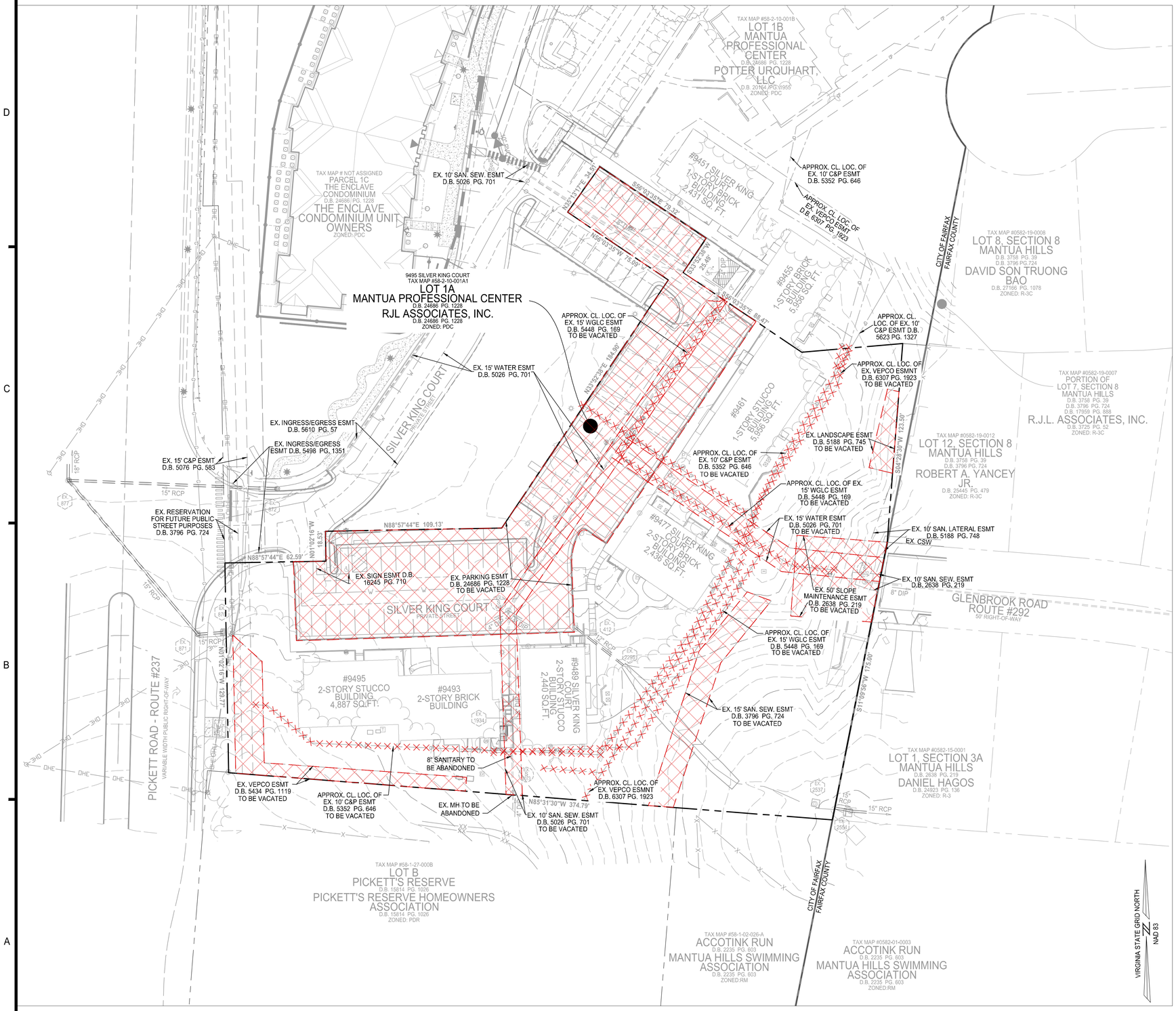

LEGEND

- APPROXIMATE CENTERLINE LOCATION OF EXISTING EASEMENT TO BE VACATED
- EXTENTS OF EXISTING EASEMENT TO BE VACATED

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4035 Ridge Top Rd. Suite 601
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COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
04/06/2025
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
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PROJECT No.: 23005060.00
DRAWING No.: 112931
DATE: 2025-05-23
SCALE: AS SHOWN
DESIGN: EG
DRAWN: NL
CHECKED: EG

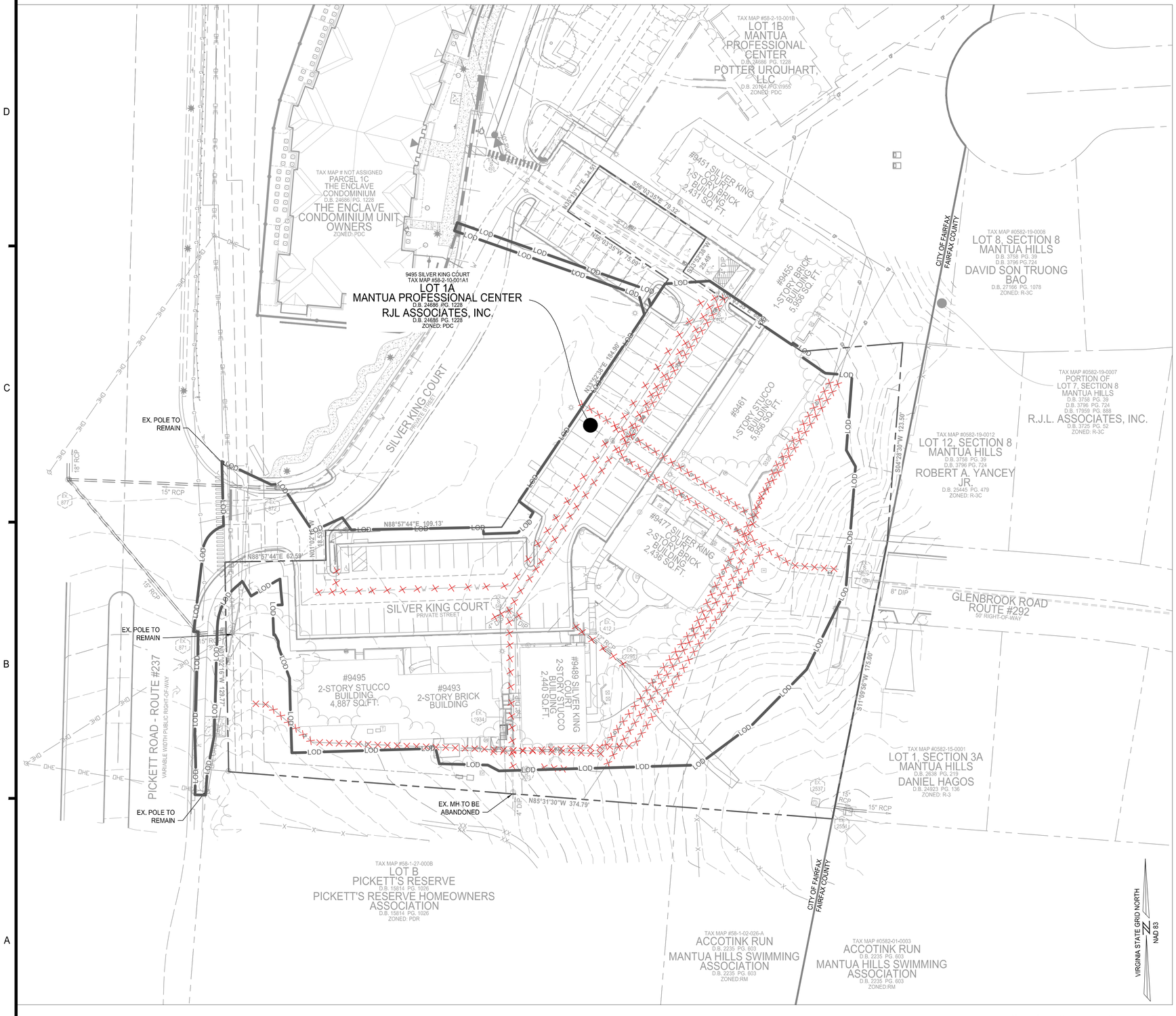
SHEET TITLE:

VACATION EASEMENT EXHIBIT

SHEET No.

C210

P:\Projects\23005060.00\112931 GDP\C210 EASEMENT VACATION EXHIBIT.dwg, 3/30/2026 4:35:46 PM, August Himmelsamp,



UTILITY DEMO LEGEND

XXXXXXX	UTILITY TO BE REMOVED
T.B.R.	TO BE REMOVED

NOTES:

1.) ALL BUILDINGS AND ASSOCIATED INFRASTRUCTURE TO BE DEMOLISHED WITHIN THE LIMITS OF DISTURBANCE.
2.) UTILITIES ARE SHOWN TO BE DEMOLISHED WITHIN THE LIMITS OF DISTURBANCE. EXISTING UTILITIES OUTSIDE OF THE LIMITS OF DISTURBANCE SHALL BE ABANDONED IN PLACE PER CITY OF FAIRFAX REGULATIONS.

UNDERGROUND UTILITY NARRATIVE

A MODIFICATION OF THE ZONING ORDINANCE SECTION 4.11 REQUIREMENT TO UNDERGROUND ALL UTILITY LINES. SUBSECTION 4.11.D PROVIDES THE ABILITY TO REQUEST RELIEF FROM THIS REQUIREMENT AS A SPECIAL EXCEPTION FROM THE CITY COUNCIL. THE APPLICANT IS UNABLE TO COMMIT TO TAKING THE BURDEN OF COMPLETING THE UNDERGROUNDING WITHIN THE SCOPE OF THIS PROJECT. DAVIS UTILITY CONSULTING, INC. AND IMEG ENGINEERING ANALYZED THE FEASIBILITY OF COMPLYING WITH THE ORDINANCE REQUIREMENT AND CONCLUDED THAT IF THE EXISTING POLE IS REMOVED IT WOULD REQUIRE THE INSTALLATION OF A NEW POLE THAT WOULD BE SET AND GUYED ABOUT 15 FEET NORTH OF AN EXISTING POLE ON THE ENCLAVE PROPERTY. THEREFORE, NO NET BENEFIT. THE COST ESTIMATE FOR UNDERGROUNDING THE SINGLE POLE ON THE PROPERTY IS APPROXIMATELY $380,000. THIS WOULD CAUSE THE PRICE OF EACH NEW HOME TO INCREASE BY APPROXIMATELY $27,000 PER DWELLING UNIT. TO MITIGATE THE OVERHEAD UTILITY WIRES SITUATION, THE APPLICANT HAS COMMITTED TO RELOCATING TWO EXISTING WIRES (AT&T AND COX COMMUNICATIONS) THAT CURRENTLY CROSS PICKETT ROAD TO ELIMINATE THE CROSSING. IF APPROVED, THE TWO WIRES WILL JOIN OTHER EXISTING WIRES OFF THE PROPERTY. THE ESTIMATED COST TO COMPLETE THIS WORK IS APPROXIMATELY $35,000 AND $50,000.

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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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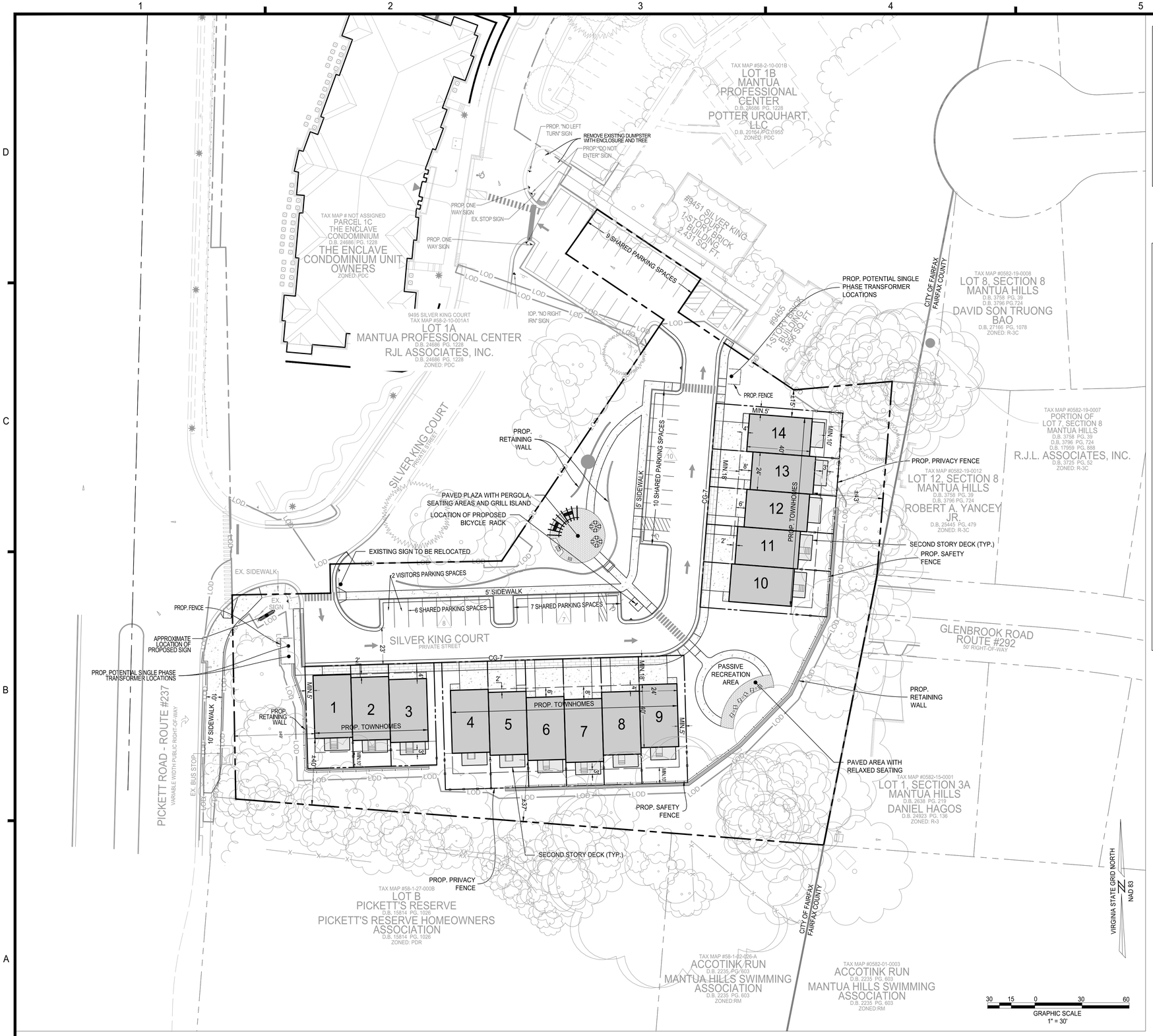
SCALE: AS SHOWN
DESIGN: EG
DRAWN: JS
CHECKED: EG

SHEET TITLE:

DEMOLITION PLAN

SHEET No.
C220

P:\Projects\23005060.00\112931 CGP\A\C220 DEMOLITION PLAN.dwg, 3/30/2026 4:51:06 PM, August Himerkamp,



LEGEND

- PROPOSED BUILDING
- PROPOSED SIDEWALK
- PROPOSED CURB
- PROPERTY LINE
- LOD — LIMITS OF DISTURBANCE
- PROPOSED RETAINING WALL
- PROPOSED SAFETY FENCE (6' HIGH)
- PROPOSED PRIVACY FENCE (6' HIGH)
- PROPOSED PAVEMENT MARKING
- PROPOSED PARKING SPACE COUNT
- PROPOSED ACCESSIBLE PARKING MARKING
- PROPOSED CONCRETE
- PROPOSED STAMPED CONCRETE
- PROPOSED HARDSCAPE PAVERS
- PROPOSED 'NO PARKING' PAVEMENT MARKING

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: ±38 FEET

PARKING REQUIREMENTS:
REQUIRED: 28 (2 SPACES PER UNIT)
PROVIDED: 62 (28 GARAGE AND 34 SURFACE PARKING SPACES (32 SHARED PARKING))

BICYCLE PARKING REQUIREMENTS:
REQUIRED: 2
PROVIDED: 2

LOADING REQUIREMENTS:
REQUIRED: NONE
PROVIDED: NONE

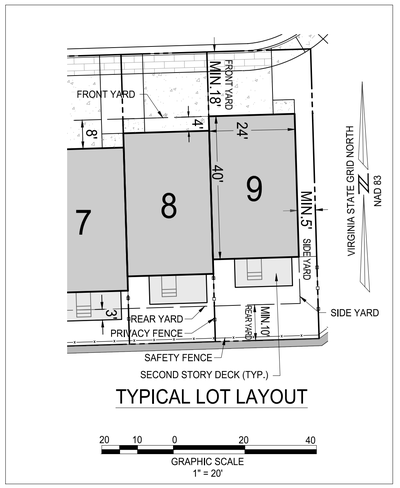
LOT YARDS :
REQUIRED: NONE

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



TYPICAL LOT LAYOUT

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SCALE: SEE DWGS.
DESIGN: EG, JM
DRAWN: JS, JM
CHECKED: JH

SHEET TITLE:
GENERAL DEVELOPMENT PLAN

SHEET No.
C300

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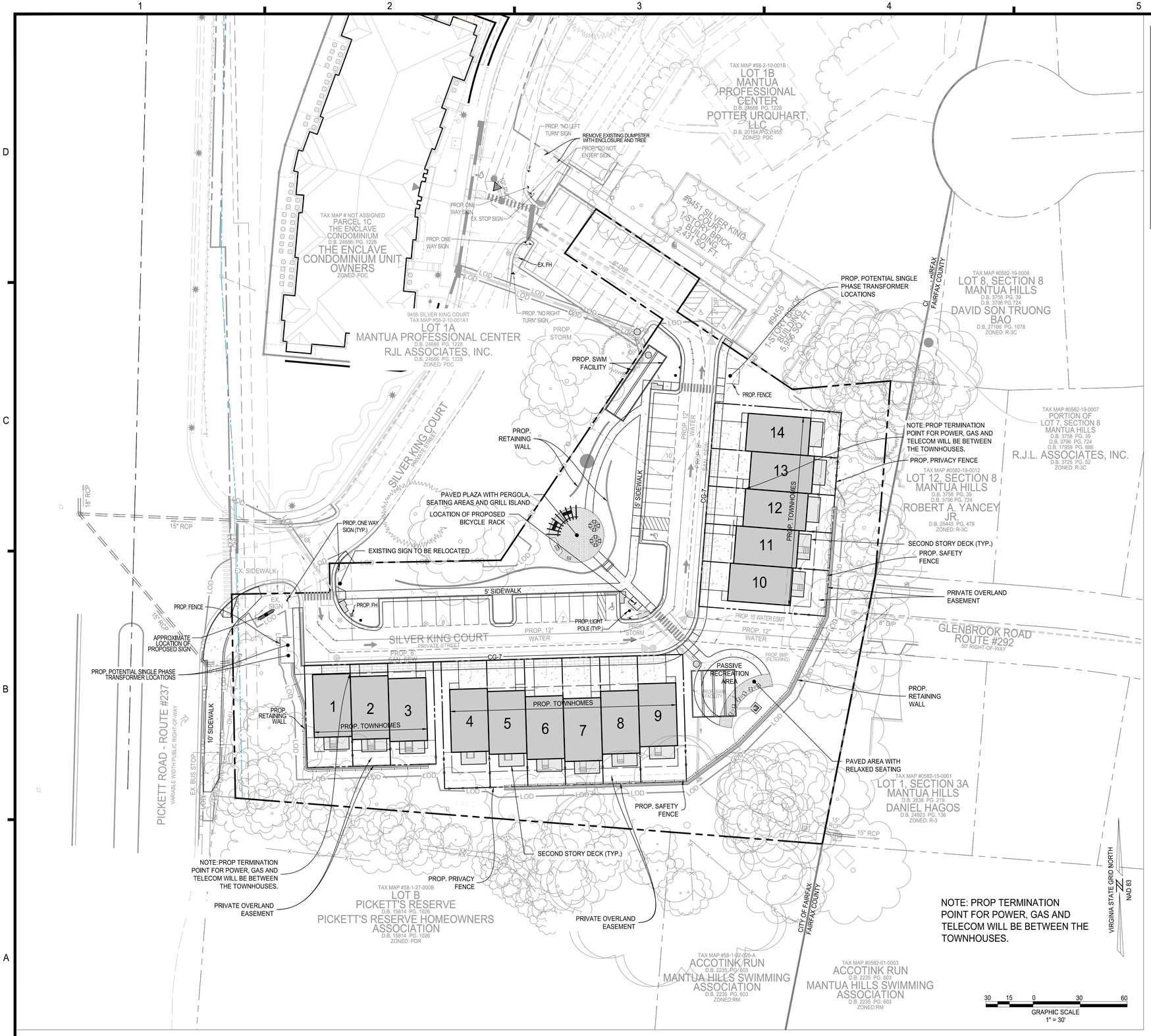

LEGEND

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 STAMPED CONCRETE
PROPOSED WATERLINE	PROPOSED HARDSCAPE PAVERS
PROPOSED SAFETY FENCE (6' HIGH)	PROPOSED 'NO PARKING' PAVEMENT MARKING
PROPOSED PRIVACY FENCE (6' HIGH)	

NOTES:

(1) ENCLAVE WILL MAINTAIN ALL FEATURES AS SHOWN ON THE APPROVED PLAN SUCH AS OPEN SPACE AND PARKING REQUIREMENTS.
(2) ALL UTILITIES (INCLUDING VAULTS) SHALL BE DESIGN AND PLACED OUTSIDE OF THE LOADING PLANES OF THE TOWNHOUSES.
(3) LIMITS OF DISTURBANCE HAVE ACCOUNTED FOR DRY UTILITY INSTALLATION FOR THE DEVELOPMENT.
(4) SCREENING/FENCING AROUND TRANSFORMERS TO BE COMPLIANT WITH CITY SCREENING REQUIREMENTS AND DOMINION ENERGY CLEARANCE REQUIREMENTS.
(5) PRIVATE OVERLAND RELIEF EASEMENT WILL BE PROVIDED AT THE REAR OF ALL TOWNHOUSES.

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DESIGN: EG, AH
DRAWN: AH
CHECKED: JH

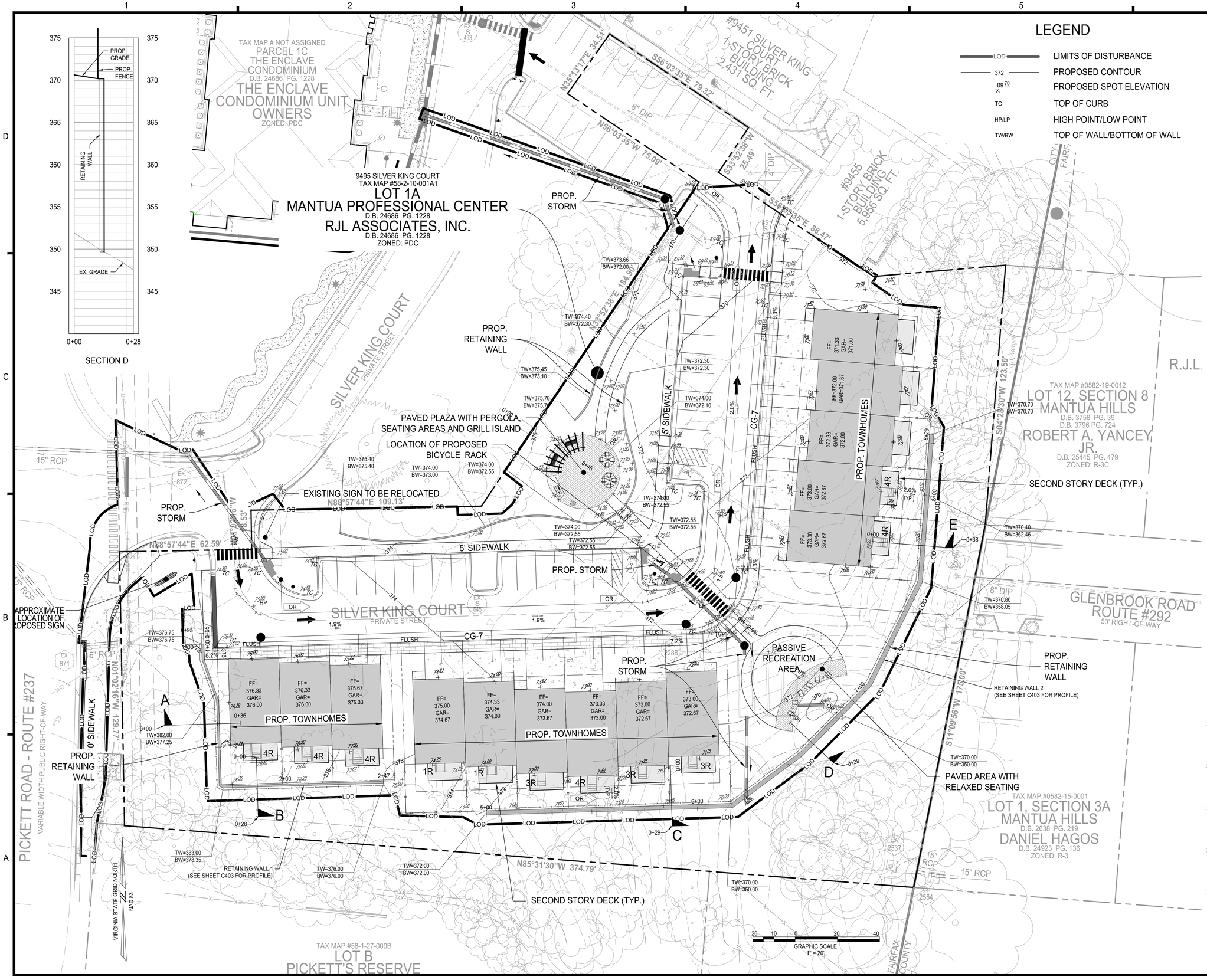
SHEET TITLE:

UTILITY PLAN

SHEET No.

C310

P:\Projects\23005060.00\112931 GDP\A\C310 UTILITY PLAN.dwg, 3/30/2026 12:34:07 PM, Jana Morgan,



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SCALE: SEE DWGS.
DESIGN: EG
DRAWN: JS
CHECKED: EG

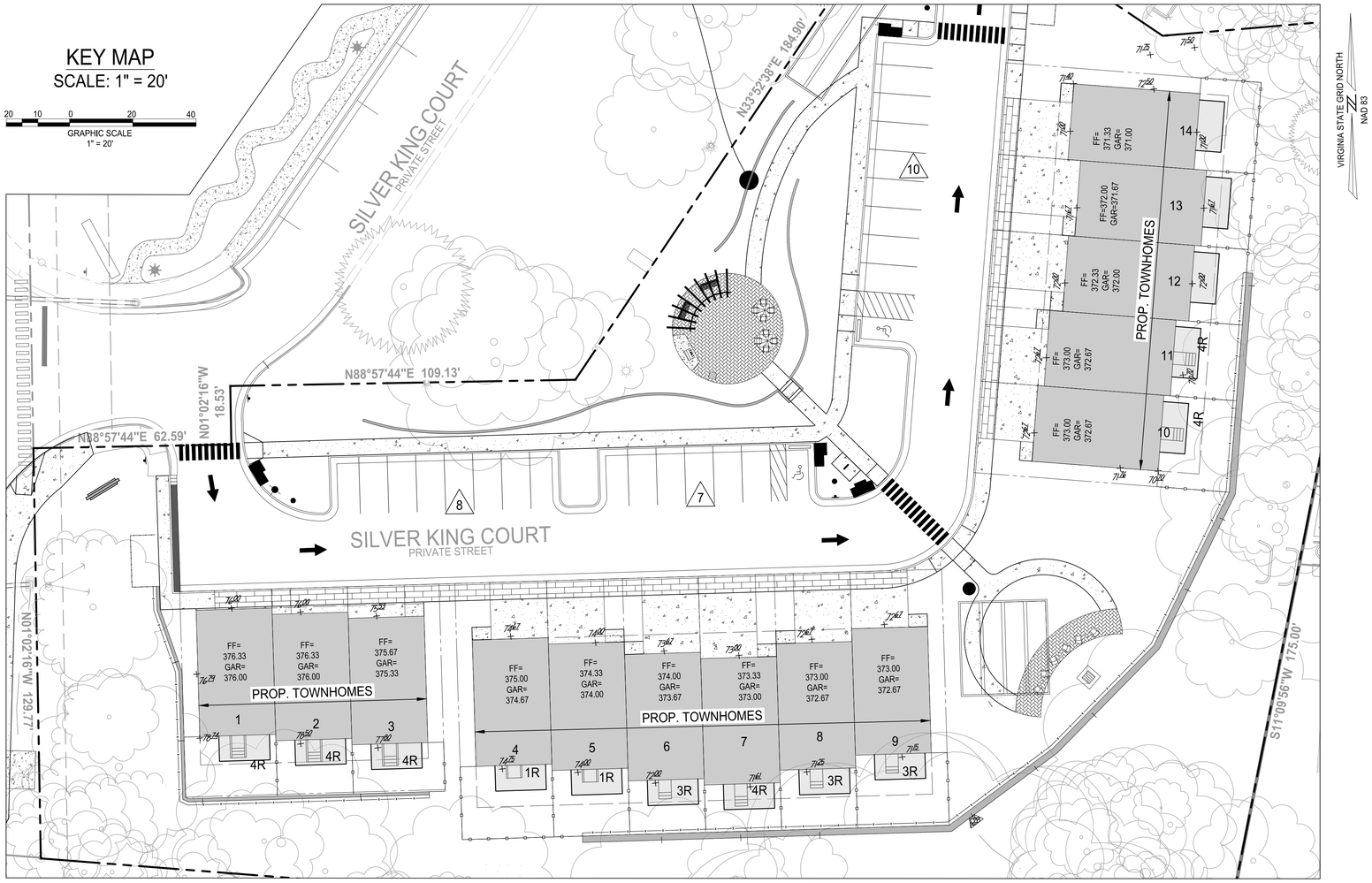
SHEET TITLE:

GRADING PLAN

SHEET No.
C400

P:\Projects\23005060.00\112931 CGIFA\C400 GRADING PLAN.dwg, 3/30/2026 4:36:54 PM, August Hinnenkamp,

KEY MAP
SCALE: 1" = 20'



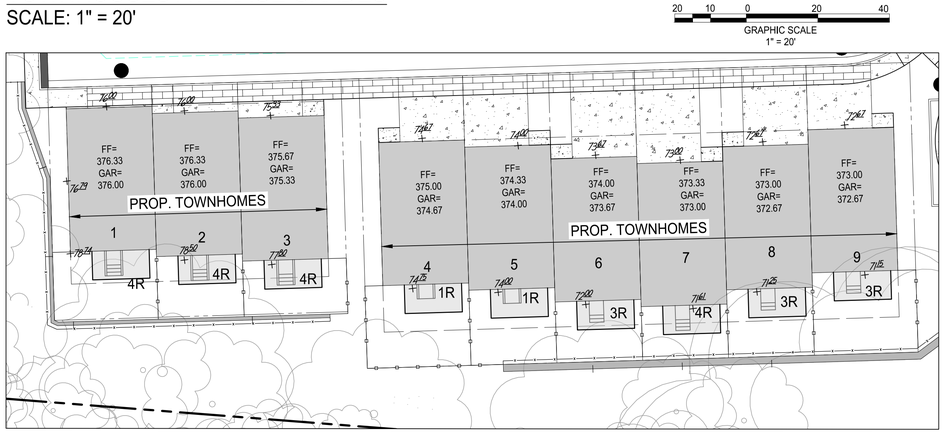
Townhouse 1- 3								
TH. No.	FF (First Floor) elev.	Height (From FF to MidPoint)	FF+BLG HT* = Midpoint ht elev.	Front Elev.	Back elev.	Side Elev. (If Applicable)	Averaged grade	Midpoint ht elev. - Averaged grade = Building HT.
1	76.33	36.00	112.33	76.00	78.74	77.25	77.33	35.00
2	76.33	36.00	112.33	76.00	78.50		77.25	35.08
3	75.67	36.00	111.67	75.33	77.30	75.25	75.96	35.71

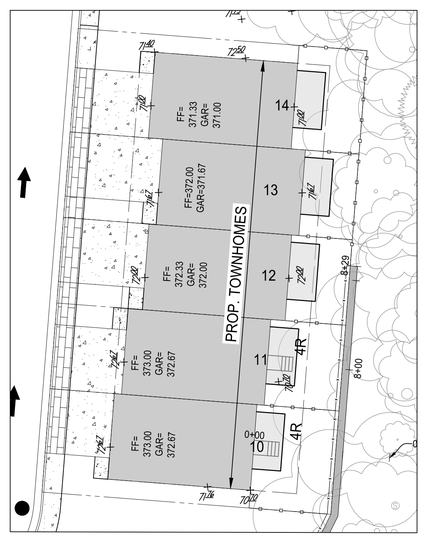
Townhouse 4 - 9								
TH. No.	FF (First Floor) elev.	Height (From FF to MidPoint)	FF+BLG HT* = Midpoint ht elev.	Front Elev.	Back elev.	Side Elev. (If Applicable)	Averaged grade	Midpoint ht elev. - Averaged grade = Building HT.
4	75.00	36.00	111.00	74.67	74.75	75.25	74.89	36.11
5	74.33	36.00	110.33	74.00	74.00		74.00	36.33
6	74.00	36.00	110.00	73.67	72.00		72.84	37.17
7	73.33	36.00	109.33	73.00	71.61		72.31	37.03
8	73.00	36.00	109.00	72.67	71.25		71.96	37.04
9	73.00	36.00	109.00	72.67	71.15	72.00	71.94	37.06

Townhouse 10 - 14								
TH. No.	FF (First Floor) elev.	Height (From FF to Midpoint)	FF+BLG HT* = Midpoint ht elev.	Front Elev.	Back elev.	Side Elev. (If Applicable)	Averaged grade	Midpoint ht elev. - Averaged grade = Building HT.
10	73.00	36.00	109.00	72.67	70.70	71.76	71.71	37.29
11	73.00	36.00	109.00	72.67	70.70		71.69	37.32
12	72.33	36.00	108.33	72.00	72.00		72.00	36.33
13	72.00	36.00	108.00	71.67	71.67		71.67	36.33
14	71.33	36.00	107.33	71.00	71.00	72.50	71.50	35.83

NOTE: REFER TO SHEET C400 FOR GRADING PLAN.

TOWNHOUSES AVERAGE GRADES
SCALE: 1" = 20'





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DATE: 2025-05-23
SCALE: SEE DWGS.
DESIGN: EG
DRAWN: JS
CHECKED: EG

SHEET TITLE:

AVERAGE FINISHED GRADE EXHIBIT

SHEET No.
C401

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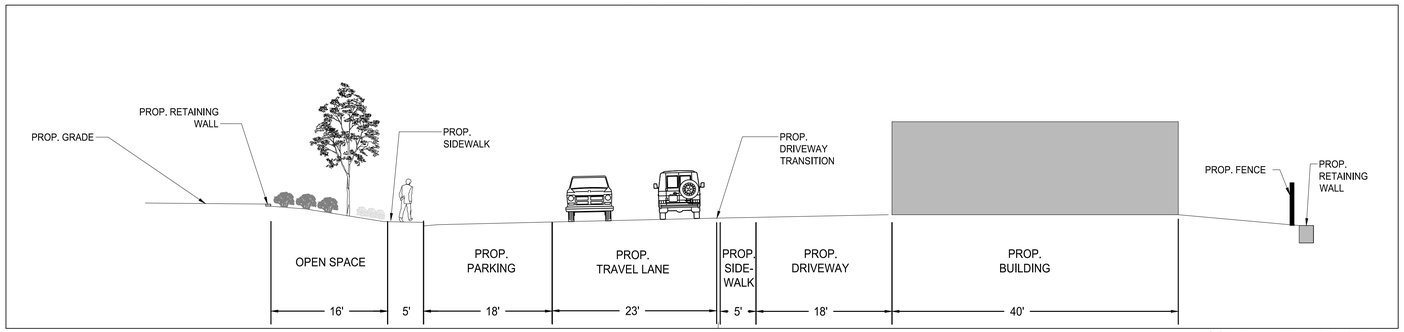
CROSS SECTION 1



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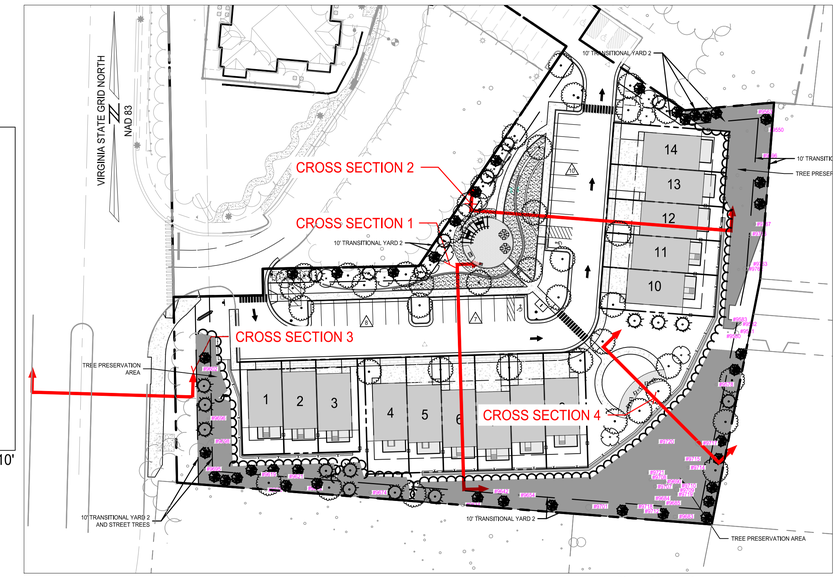
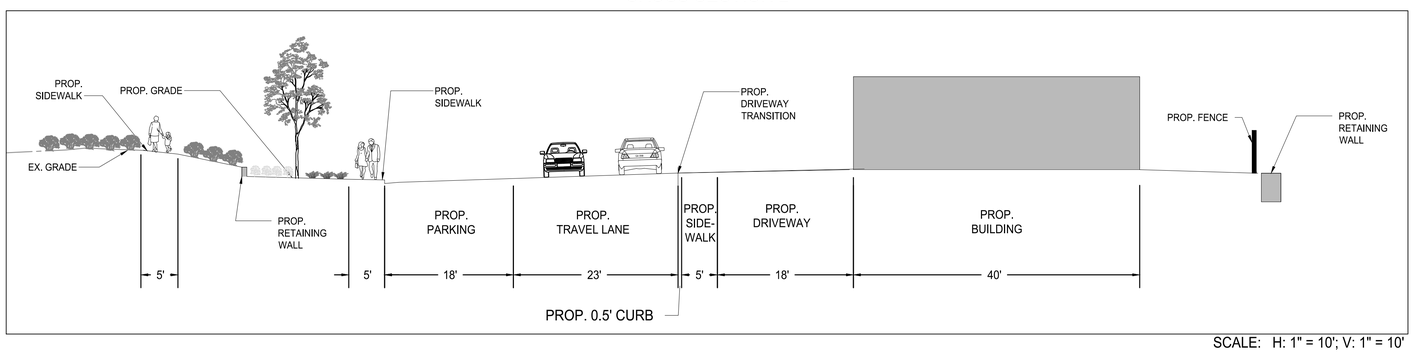


CROSS SECTION KEY

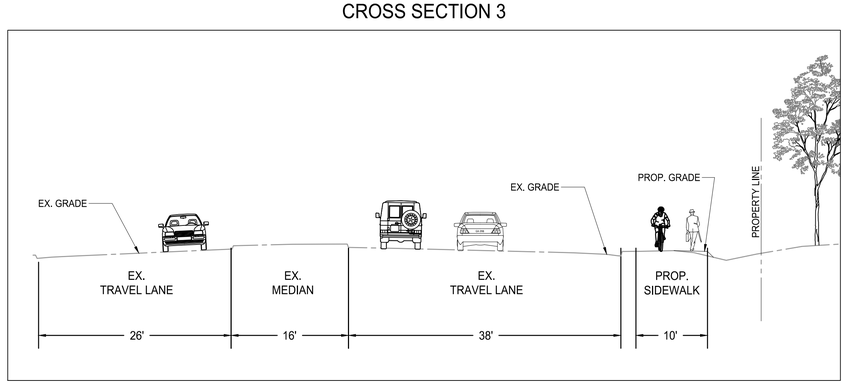
50 25 0 50 100
GRAPHIC SCALE
1" = 50'

CROSS SECTION 2



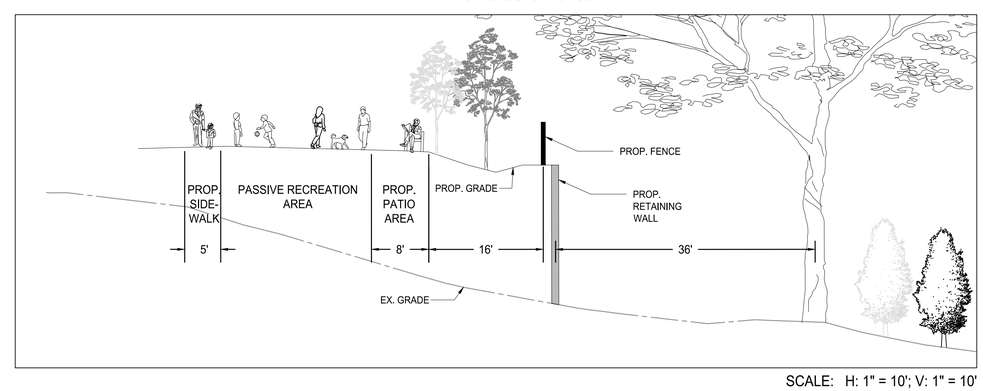
SCALE: H: 1" = 10'; V: 1" = 10'

CROSS SECTION 3



SCALE: H: 1" = 10'; V: 1" = 10'

CROSS SECTION 4



SCALE: H: 1" = 10'; V: 1" = 10'

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SCALE: SEE DWGS.
DESIGN: AH
DRAWN: AH
CHECKED: JH

SHEET TITLE:

CROSS SECTIONS

SHEET No.

C402A

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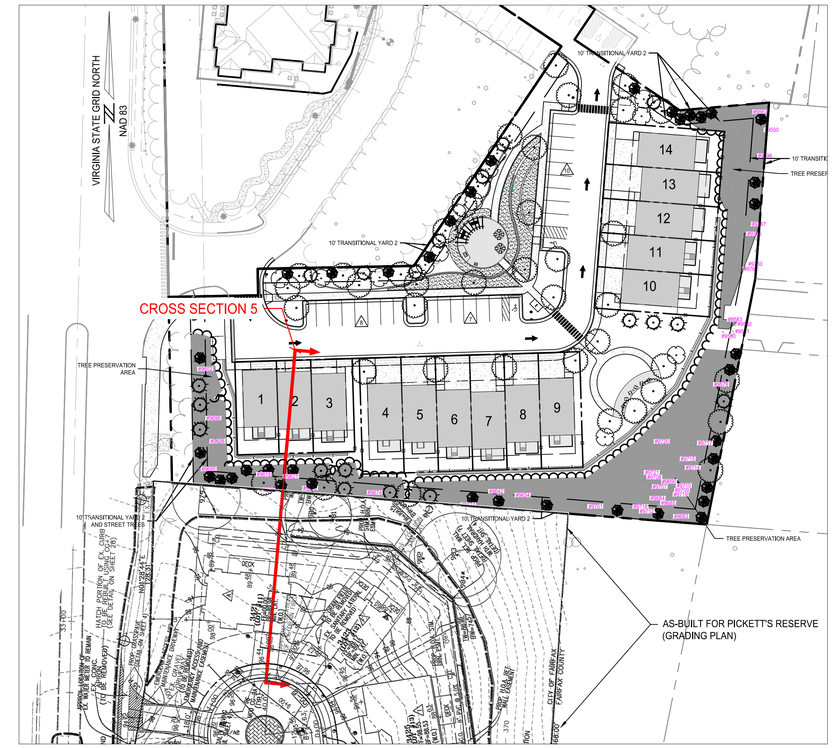
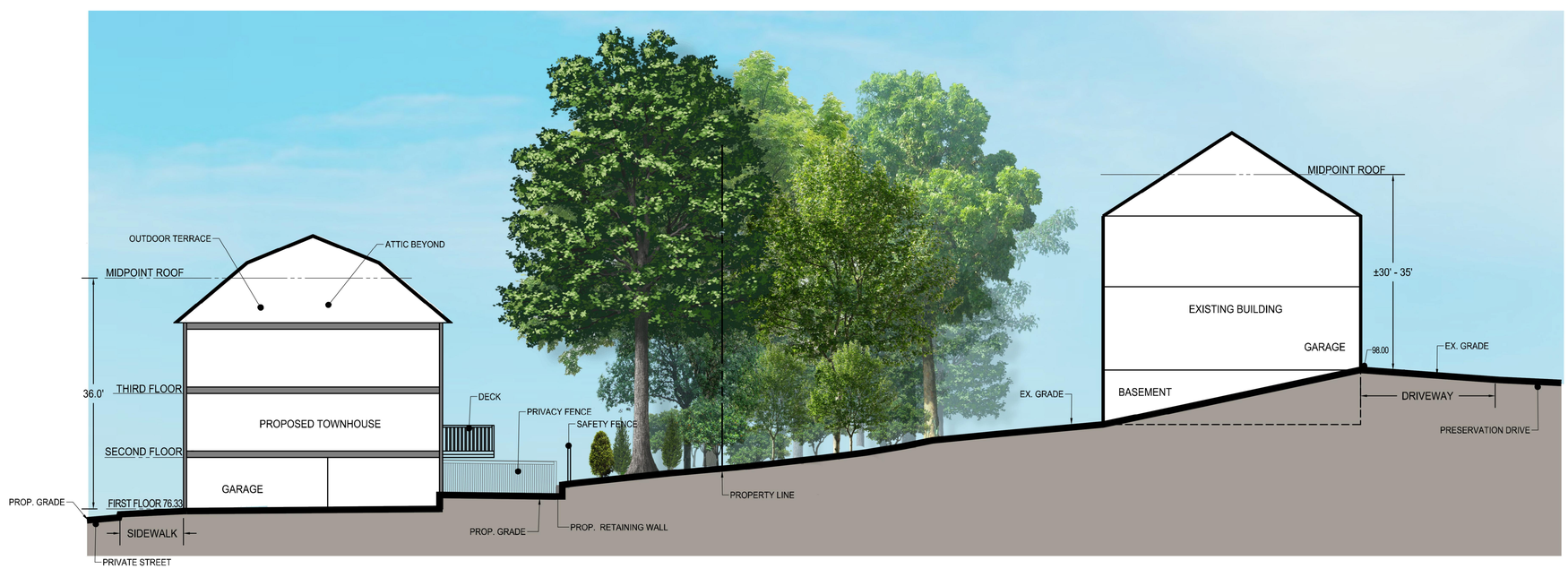


CROSS SECTION KEY

GRAPHIC SCALE
1" = 50'

CROSS SECTION 5



SCALE: H: 1" = 10'; V: 1" = 10'

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DATE: 2025-05-23
SCALE: SEE DWGS.
DESIGN: AH, JM
DRAWN: AH, JM, CL
CHECKED: JH

SHEET TITLE:

CROSS SECTION

SHEET No.

C402B

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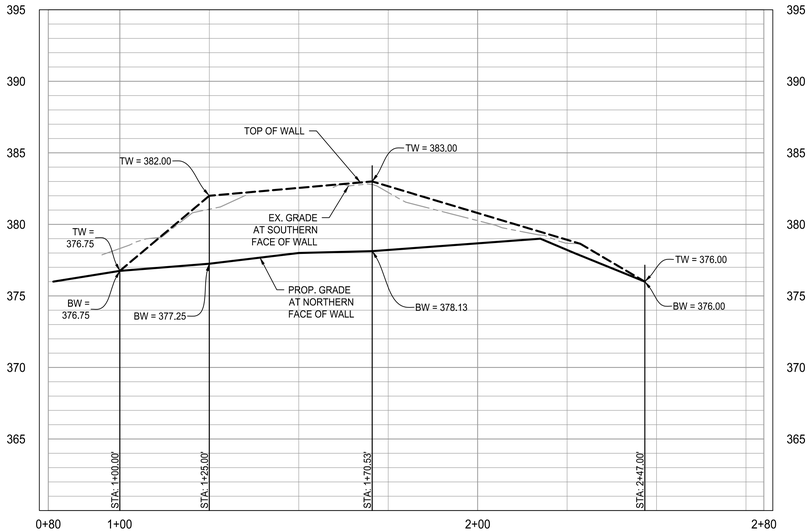
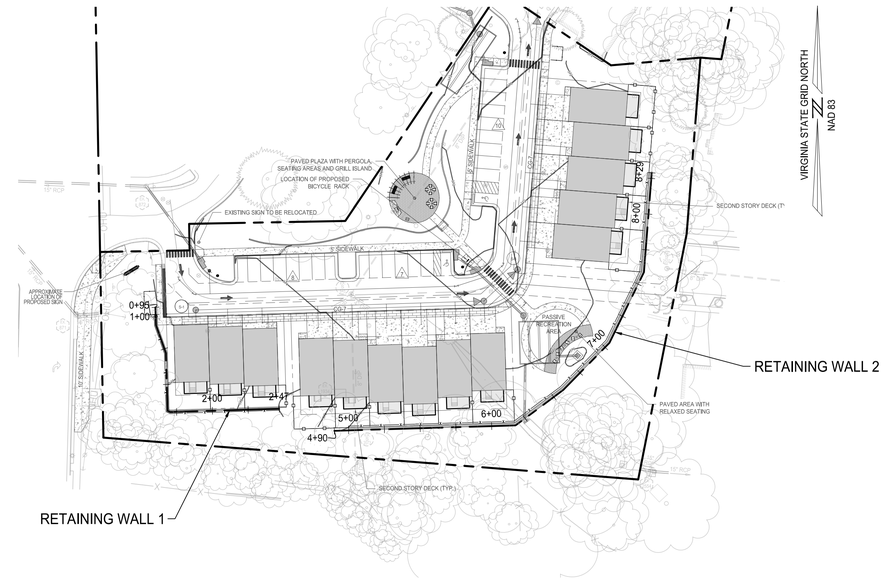
RETAINING WALL 1



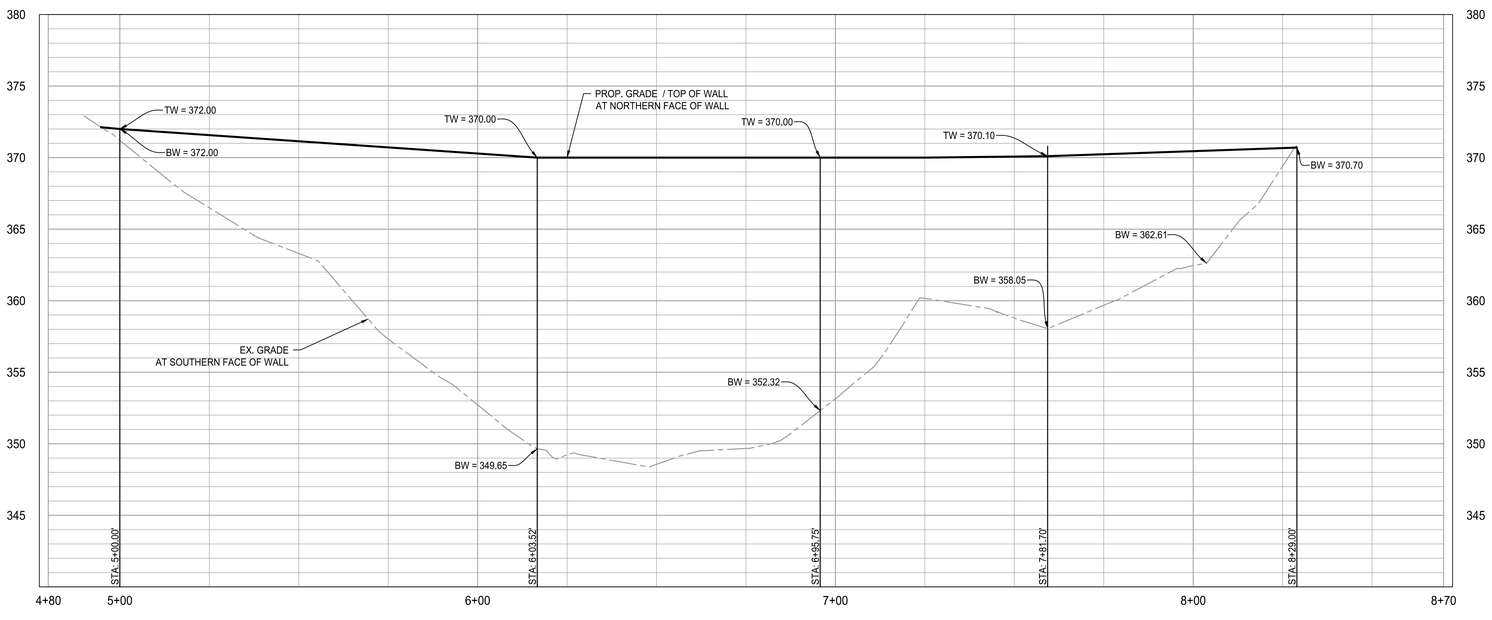
SCALE: H: 1" = 30'; V: 1" = 5'



KEY MAP
SCALE: 1" = 50'

GRAPHIC SCALE
1" = 50'

RETAINING WALL 2



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

VERTICAL GRAPHIC SCALE
1" = 5'

HORIZONTAL GRAPHIC SCALE
1" = 30'

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DRAWN: JS
CHECKED: EG

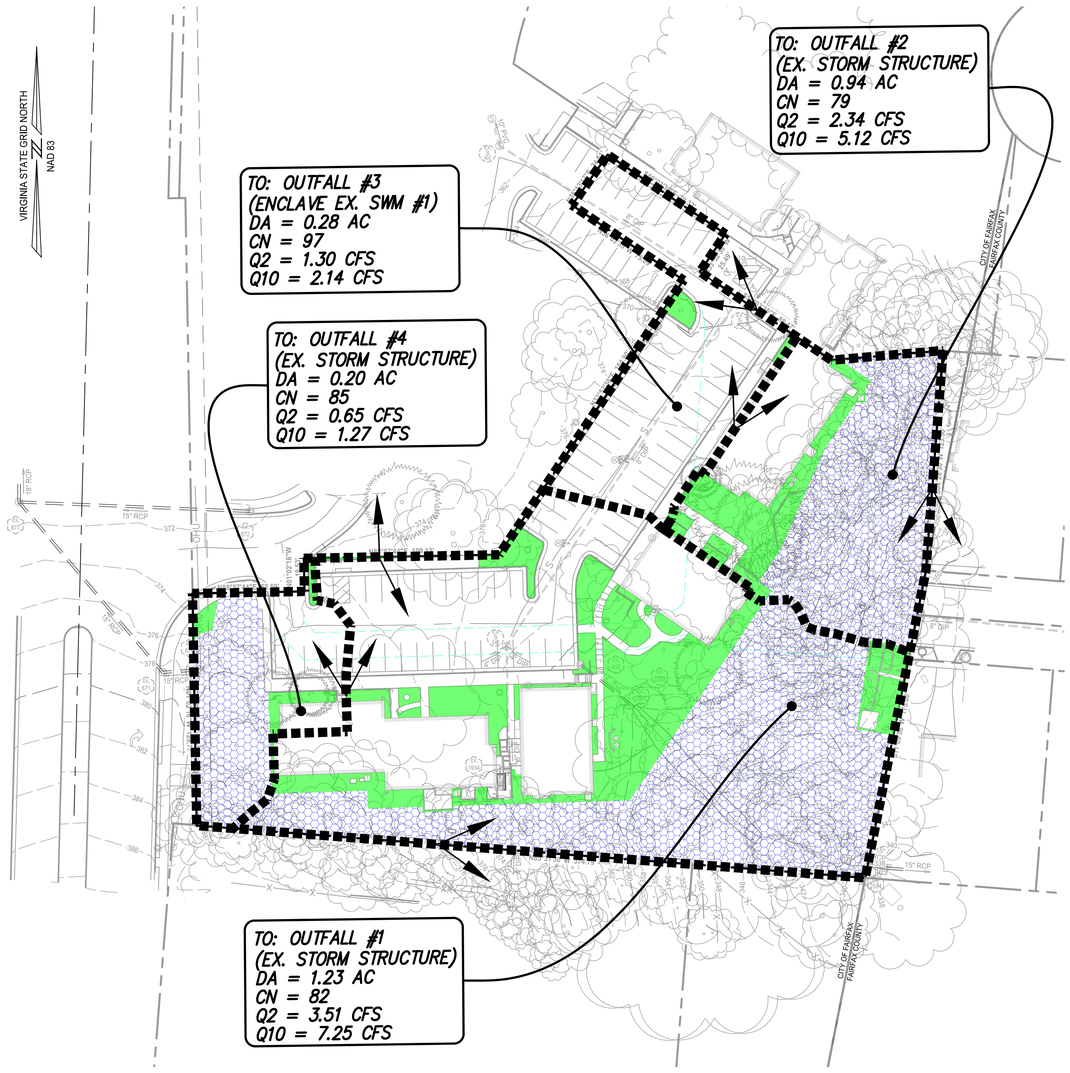
SHEET TITLE:

RETAINING WALL PROFILES

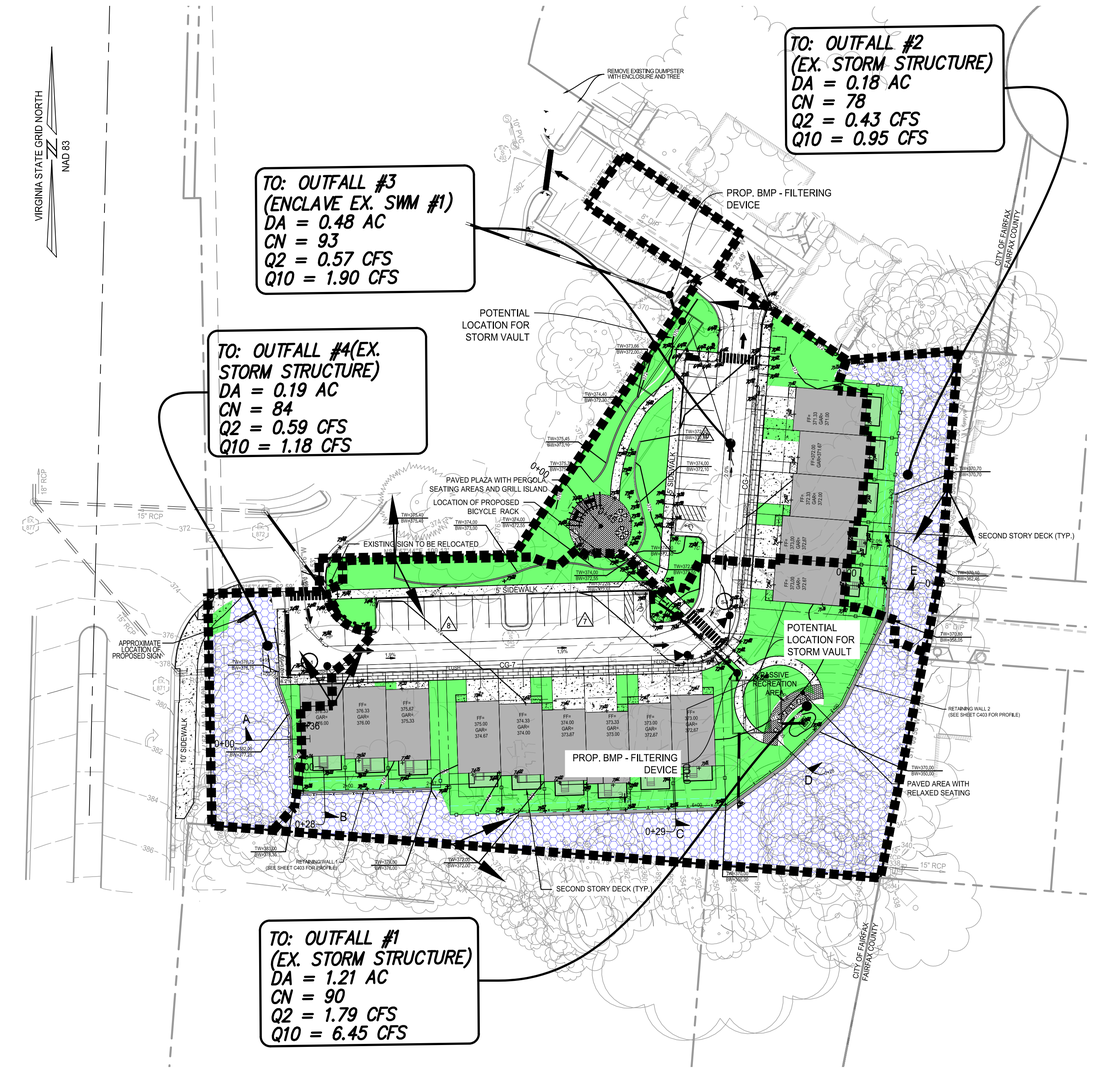
SHEET No.

C403

P:\Projects\23005060.00\112931 GDP\A\C403 RETAINING WALL PROFILES.dwg, 3/30/2026 1:25:36 PM, Jana Morgan,



PRE-DEVELOPED



POST-DEVELOPED

LEGEND:

- 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 IIB CRITERIA (9VAC25-870-65) AND CITY WATER QUALITY DESIGN CRITERIA. THE PROJECT SITE AREA FOR WATER QUALITY CALCULATIONS WILL INCLUDE ALL AREAS WITHIN THE LIMITS OF CLEARING AND GRADING. TO MEET THE WATER QUALITY REQUIREMENT, A HYDRODYNAMIC SEPARATOR WILL BE INSTALLED IN THE SE CORNER TO TREAT OUTFALL #3. OUTFALL #1 DRAINS TO AN EXISTING BMP THAT IS PART OF THE ENCLAVE DEVELOPMENT TO THE NORTH. 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.

LEGEND:

- MANAGED TURF = 0.57 AC.
- FORRESTED = 0.53 AC.
- IMPERVIOUS = 1.00 AC. (NO HATCH)

SUMARY TABLE

	1-YEAR		2-YEAR		10-YEAR	
	PRE	POST	PRE	POST	PRE	POST
OUTFALL #1	2.63 CFS	1.37 CFS	3.51 CFS	1.79 CFS	7.25 CFS	6.45 CFS
OUTFALL #2	1.70 CFS	0.29 CFS	2.35 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

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

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COMMONWEALTH OF VIRGINIA
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04/06/2025
PROFESSIONAL ENGINEER

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

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

SHEET TITLE:
PRELIMINARY BMP AND SWM PLAN

SHEET No.
C500

P:\Projects\23005060.00\112931 GDP\C500 PRELIMINARY BMP AND SWM PLAN.dwg, 3/30/2026 1:31:45 PM, Jana Morgan,

Project Name:	Mantua Highlands
Date:	4/2/2025
Linear Development Project?	No

CLEAR ALL (Ctrl+Shift+R)

data input cells | constant values | calculation cells | final results

Site Information

Post-Development Project (Treatment Volume and Loads)

Enter Total Disturbed Area *(acres)* → 2.12

Maximum reduction required:	*20%*
The site's net increase in impervious cover (acres) is:	*0.03*
Post-Development TP Load Reduction for Site (lb/yr):	*0.64*

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

Pre-ReDevelopment Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested			0.58	0.24	0.82
Managed Turf (acres) -- disturbed, graded for yards or other turf to be			0.10	0.22	0.32
Impervious Cover (acres)			0.11	0.87	0.98
					2.12

Post-Development Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested			0.31	0.22	0.53 *
Managed Turf (acres) -- disturbed, graded for yards or other turf to be			0.25	0.33	0.58
Impervious Cover (acres)			0.23	0.78	1.01
Area Check	OK.	OK.	OK.	OK.	2.12

** Forest/Open Space areas must be protected in accordance with the Virginia Runoff Reduction Method*

Constants

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

Runoff Coefficients (Rv)

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

LAND COVER SUMMARY -- PRE-REDEVELOPMENT

Land Cover Summary-Pre

Pre-ReDevelopment	Listed	Adjusted[1]
Forest/Open Space Cover (acres)	0.82	0.79
Weighted Rv(forest)	0.04	0.04
% Forest	39%	38%
Managed Turf Cover (acres)	0.32	0.32
Weighted Rv(turf)	0.24	0.24
% Managed Turf	15%	15%
Impervious Cover (acres)	0.98	0.98
Rv(impervious)	0.95	0.95
% Impervious	46%	47%
Total Site Area (acres)	**2.12**	**2.09**
Site Rv	**0.49**	**0.50**

Treatment Volume and Nutrient Load

Pre-ReDevelopment Treatment Volume (acre-ft)	0.0869	0.0869
Pre-ReDevelopment Treatment Volume (cubic feet)	3,787	3,786
Pre-ReDevelopment TP Load (lb/yr)	**2.38**	**2.38**
Pre-ReDevelopment TP Load per acre (lb/acre/yr)	1.12	1.14
Baseline TP Load (lb/yr) (**0.41 lbs/acre/yr** applied to pre-redevelopment area excluding pervious land proposed for new impervious cover)		*0.86*

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

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

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

LAND COVER SUMMARY -- POST DEVELOPMENT

Land Cover Summary-Post (Final)

Post ReDev. & New Impervious	
Forest/Open Space Cover (acres)	0.53
Weighted Rv(forest)	0.04
% Forest	25%
Managed Turf Cover (acres)	0.58
Weighted Rv (turf)	0.24
% Managed Turf	27%
Impervious Cover (acres)	1.01
Rv(impervious)	0.95
% Impervious	48%
Final Site Area (acres)	**2.12**
Final Post Dev Site Rv	**0.53**

Land Cover Summary-Post

Post-ReDevelopment	
Forest/Open Space Cover (acres)	0.53
Weighted Rv(forest)	0.04
% Forest	25%
Managed Turf Cover (acres)	0.58
Weighted Rv (turf)	0.24
% Managed Turf	28%
ReDev. Impervious Cover (acres)	0.98
Rv(impervious)	0.95
% Impervious	47%
Total ReDev. Site Area (acres)	**2.09**
ReDev Site Rv	**0.52**

Land Cover Summary-Post

Post-Development New Impervious	
New Impervious Cover (acres)	0.03
Rv(impervious)	0.95

Treatment Volume and Nutrient Load

Final Post-Development Treatment Volume (acre-ft)	0.0934	**Post-ReDevelopment Treatment Volume (acre-ft)**	0.0910	**Post-Development Treatment Volume (acre-ft)**	0.0024
Final Post-Development Treatment Volume (cubic feet)	4,067	**Post-ReDevelopment Treatment Volume (cubic feet)**	3,964	**Post-Development Treatment Volume (cubic feet)**	103
Final Post-Development TP Load (lb/yr)	**2.56**	**Post-ReDevelopment Load (TP) (lb/yr)***	**2.49**	**Post-Development TP Load (lb/yr)**	**0.07**
Final Post-Development TP Load per acre (lb/acre/yr)	1.21	Post-ReDevelopment TP Load per acre (lb/acre/yr)	1.19		
		Max. Reduction Required (Below Pre-ReDevelopment Load)	**20%**		
		TP Load Reduction Required for Redeveloped Area (lb/yr)	**0.59**	**TP Load Reduction Required for New Impervious Area (lb/yr)**	**0.05**

Post-Development Requirement for Site Area

TP Load Reduction Required (lb/yr)	**0.64**

Nitrogen Loads (Informational Purposes Only)

Pre-ReDevelopment TN Load (lb/yr)	17.02
Final Post-Development TN Load (Post-ReDevelopment & New Impervious) (lb/yr)	18.28

Drainage Area A OUTFALL #1

Drainage Area A Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres)			0.08	0.12	0.20	0.05
Managed Turf (acres)			0.17	0.17	0.34	0.24
Impervious Cover (acres)			0.15	0.40	0.55	0.95
				Total	1.09	

Practice	Runoff Reduction Credit (%)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft^3)	Runoff Reduction (ft^3)	Remaining Runoff Volume (ft^3)	Total BMP Treatment Volume (ft^3)	Phosphorus Removal Efficiency (%)	Phosphorus Load from Upstream Practices (lb)	Untreated Phosphorus Load to Practice (lb)	Phosphorus Removed By Practice (lb)	Remaining Phosphorus Load (lb)	Downstream Practice to be Employed
14. Manufactured Treatment Devices (no RR)													
14.a. Manufactured Treatment Device-Hydrodynamic	0	0.10	0.51	0	0	1,840	1,840	50	0.00	1.15	0.58	0.58	

Drainage Area C OUTFALL #3

Drainage Area A Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres)			0.07	0.04	0.11	0.04
Managed Turf (acres)			0.01	0.15	0.16	0.25
Impervious Cover (acres)			0.08	0.39	0.47	0.95
				Total	0.74	

Practice	Runoff Reduction Credit (%)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft^3)	Runoff Reduction (ft^3)	Remaining Runoff Volume (ft^3)	Total BMP Treatment Volume (ft^3)	Phosphorus Removal Efficiency (%)	Phosphorus Load from Upstream Practices (lb)	Untreated Phosphorus Load to Practice (lb)	Phosphorus Removed By Practice (lb)	Remaining Phosphorus Load (lb)	Downstream Practice to be Employed
14. Manufactured Treatment Devices (no RR)													
14.a. Manufactured Treatment Device-Hydrodynamic	0	0.11	0.37	0	0	1,375	1,375	40	0.00	0.86	0.35	0.52	

Site Results (Water Quality Compliance)

Area Checks	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
FOREST/OPEN SPACE (ac)	0.20	0.10	0.11	0.00	0.00	OK.
IMPERVIOUS COVER (ac)	0.55	0.00	0.47	0.00	0.00	OK.
IMPERVIOUS COVER TREATED (ac)	0.51	0.00	0.37	0.00	0.00	OK.
MANAGED TURF AREA (ac)	0.34	0.07	0.16	0.00	0.00	OK.
MANAGED TURF AREA TREATED (ac)	0.10	0.00	0.11	0.00	0.00	OK.
AREA CHECK	OK.	OK.	OK.	OK.	OK.	

Site Treatment Volume (ft^3): 4,067

Runoff Reduction Volume and TP By Drainage Area

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	TOTAL
RUNOFF REDUCTION VOLUME ACHIEVED (ft^3)	0	0	0	0	0	0
TP LOAD AVAILABLE FOR REMOVAL (lb/yr)	1.36	0.04	1.10	0.00	0.00	2.50
TP LOAD REDUCTION ACHIEVED (lb/yr)	0.58	0.00	0.35	0.00	0.00	0.92
TP LOAD REMAINING (lb/yr)	0.79	0.04	0.75	0.00	0.00	1.57
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	0.00	0.00	0.00	0.00	0.00	0.00

Total Phosphorus

FINAL POST-DEVELOPMENT TP LOAD (lb/yr)	2.56
TP LOAD REDUCTION REQUIRED (lb/yr)	0.64
TP LOAD REDUCTION ACHIEVED (lb/yr)	0.92
TP LOAD REMAINING (lb/yr)	1.63
REMAINING TP LOAD REDUCTION REQUIRED (lb/yr):	0.00 **

** TARGET TP REDUCTION EXCEEDED BY 0.28 LB/YEAR **

Total Nitrogen (For Information Purposes)

POST-DEVELOPMENT LOAD (lb/yr)	18.28
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	0.00
REMAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr)	18.28

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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
DATE: 2025-05-23
SCALE: SEE DWGS.
DESIGN: EG
DRAWN: JS
CHECKED: EG

SHEET TITLE:

PRELIMINARY BMP AND SWM PLAN

SHEET No.

C501

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SANITARY COMPUTATIONS

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

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

SANITARY SEWER ANALYSIS

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

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

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

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

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

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

SANITARY DESIGN FLOWS

EXISTING: 18,150 SF OFFICE SPACE

PROPOSED: 14 TOWNHOMES

CITY OF FAIRFAX AVERAGE DESIGN FLOWS:

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

EXISTING FLOW:

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

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

PROPOSED FLOW:

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

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

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

PROPOSED SANITARY STRUCTURE DATA

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

PROPOSED PIPE SCHEDULE

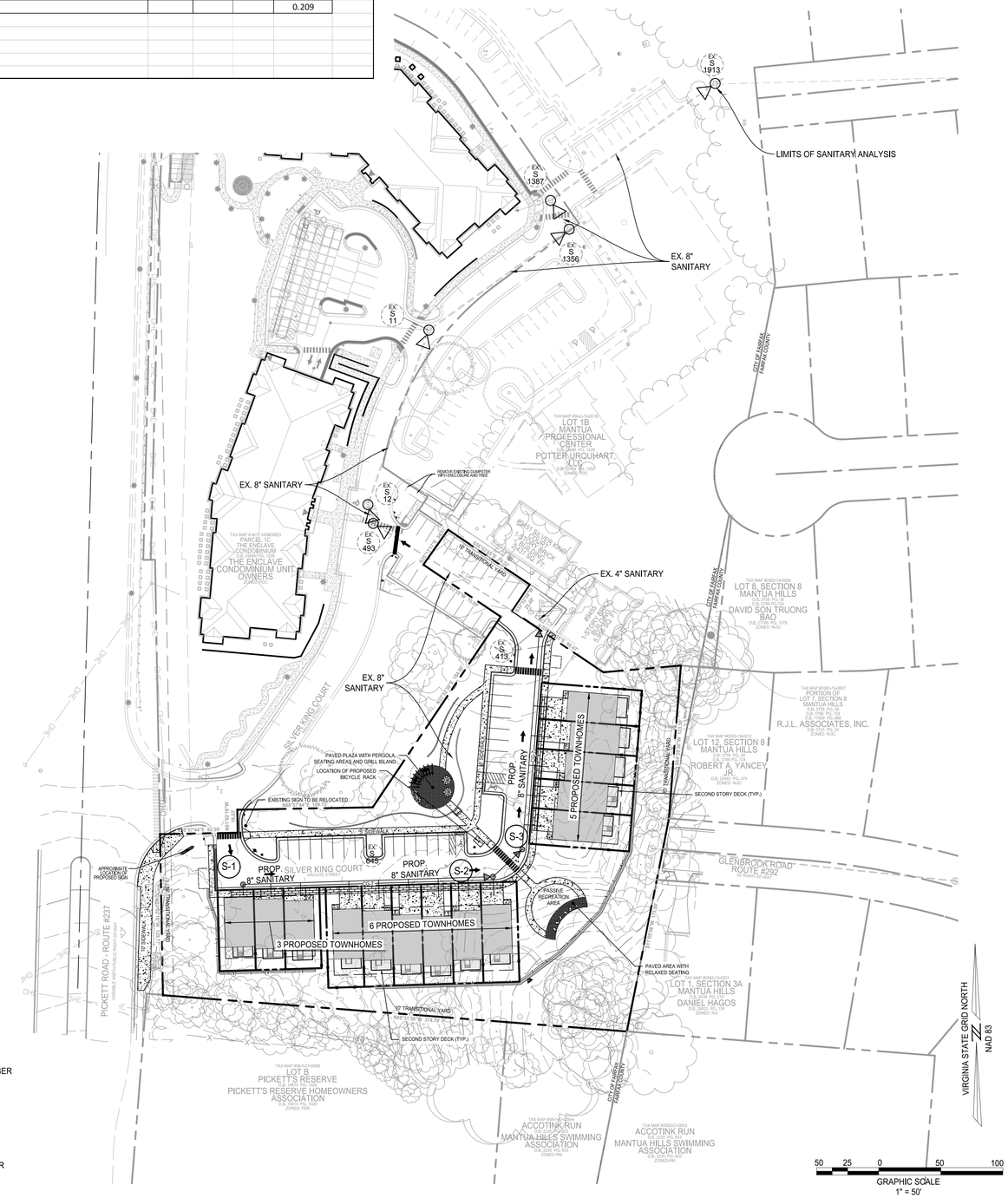
FROM	TO	LENGTH (FT)	MATERIAL
S-1	Ex. S645	109.00	PVC
S-2	Ex. S645	54.59	PVC
S-3	Ex. S413	156.59	PVC

EXISTING BUILDING TO REMAIN FLOWS

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

LEGEND

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



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DRAWN: NL
CHECKED: EG

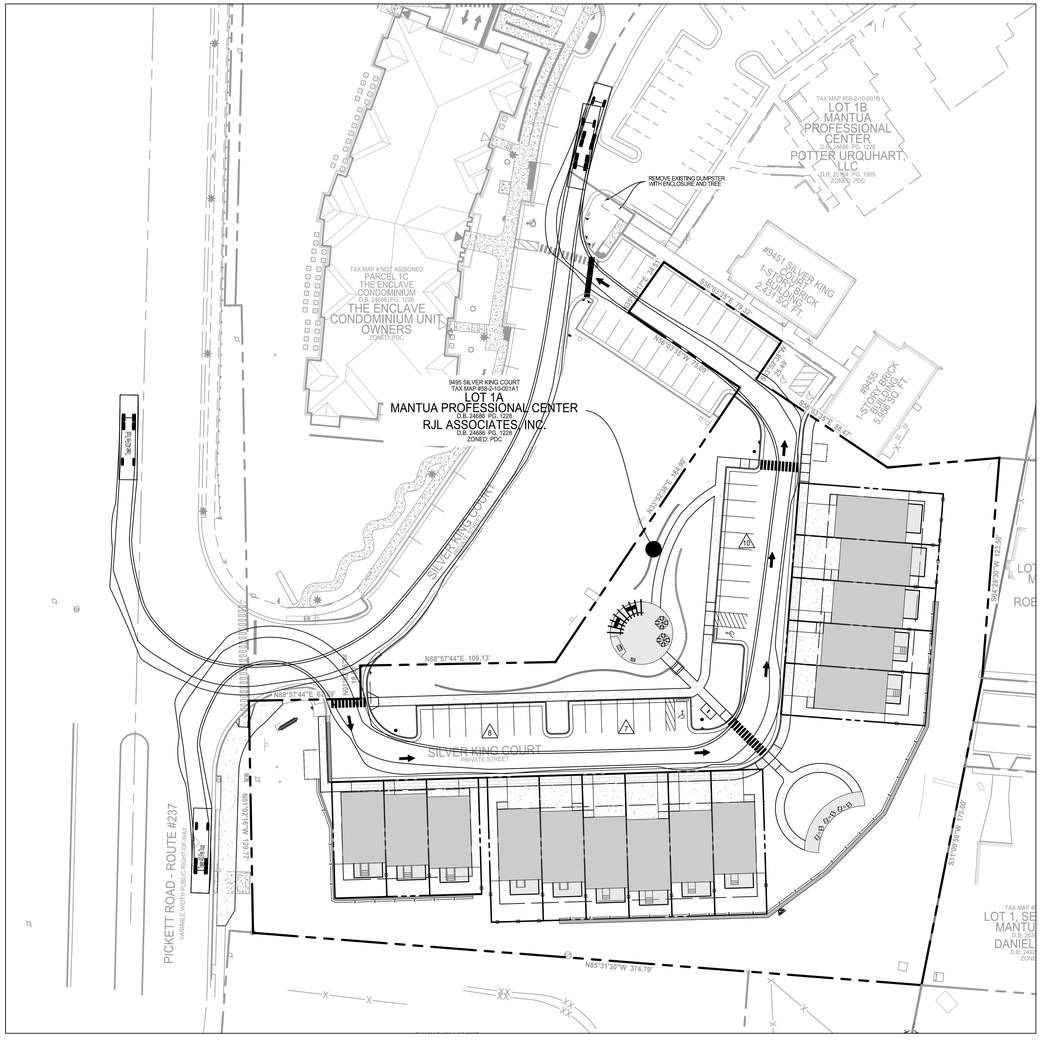
SHEET TITLE:

SANITARY SEWER ANALYSIS

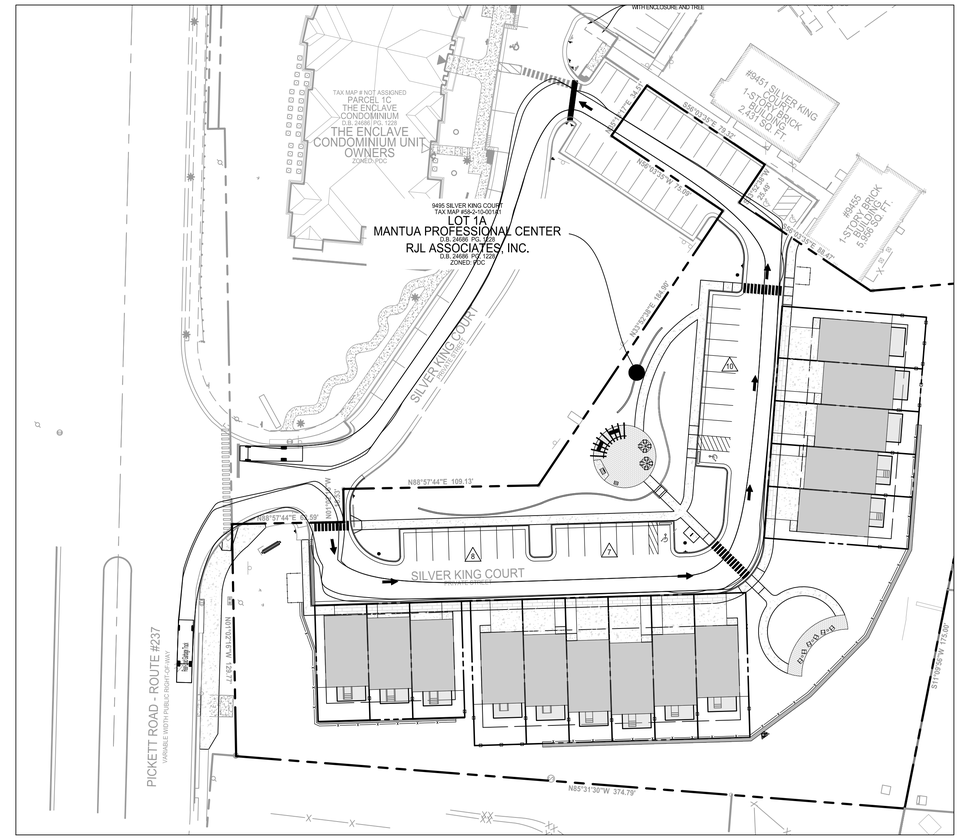
SHEET No.

C600

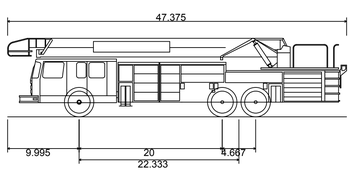
P:\Projects\23005060.00\112931 GDP\VC600 SANITARY SEWER ANALYSIS.dwg, 3/30/2026 1:32:06 PM, Jana Morgan,



FIRE TRUCK TURNING MOVEMENT

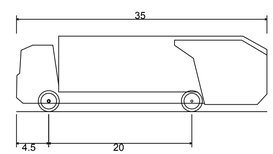


GARBAGE TRUCK TURNING MOVEMENT



Tower 403 Fire Truck

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



Rear-Load Garbage Truck

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

VIRGINIA STATE GRID NORTH
NAD 83

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

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JOHN L. HELMS
Lic. No.52485
04/06/2025
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
3	12-19-2025	ADDRESSED PER CITY COMMENTS
4	04-06-2026	ADDRESSED PER CITY COMMENTS

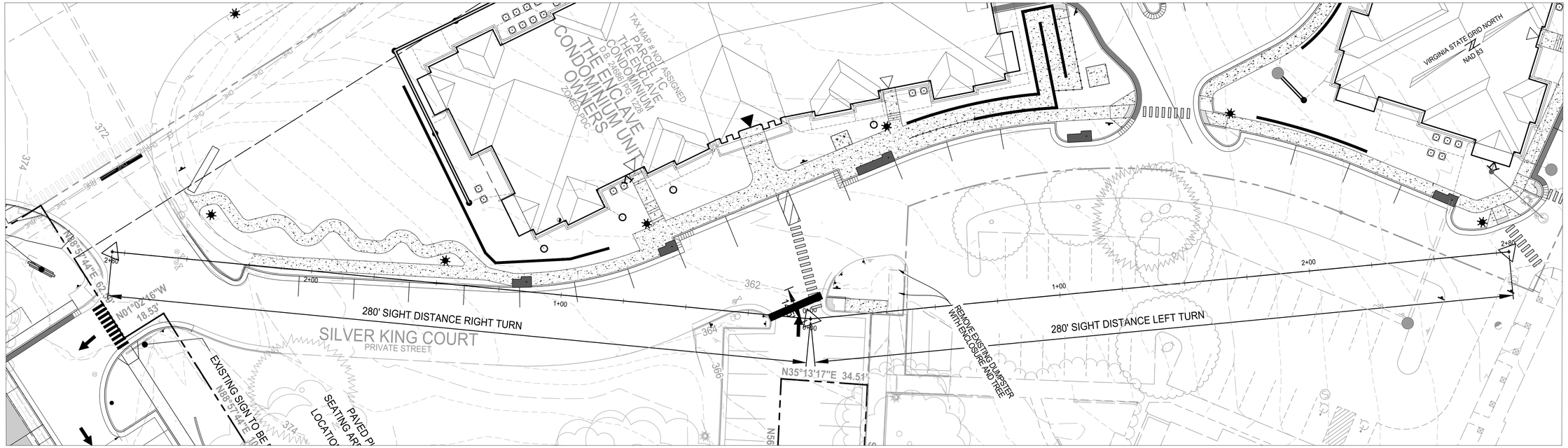
PROJECT No.: 23005060.00
DRAWING No.: 112931
DATE: 2025-05-23
SCALE: SEE DWGS.
DESIGN: NL
DRAWN: NL
CHECKED: EG

SHEET TITLE:

TURNING MOVEMENT PLAN

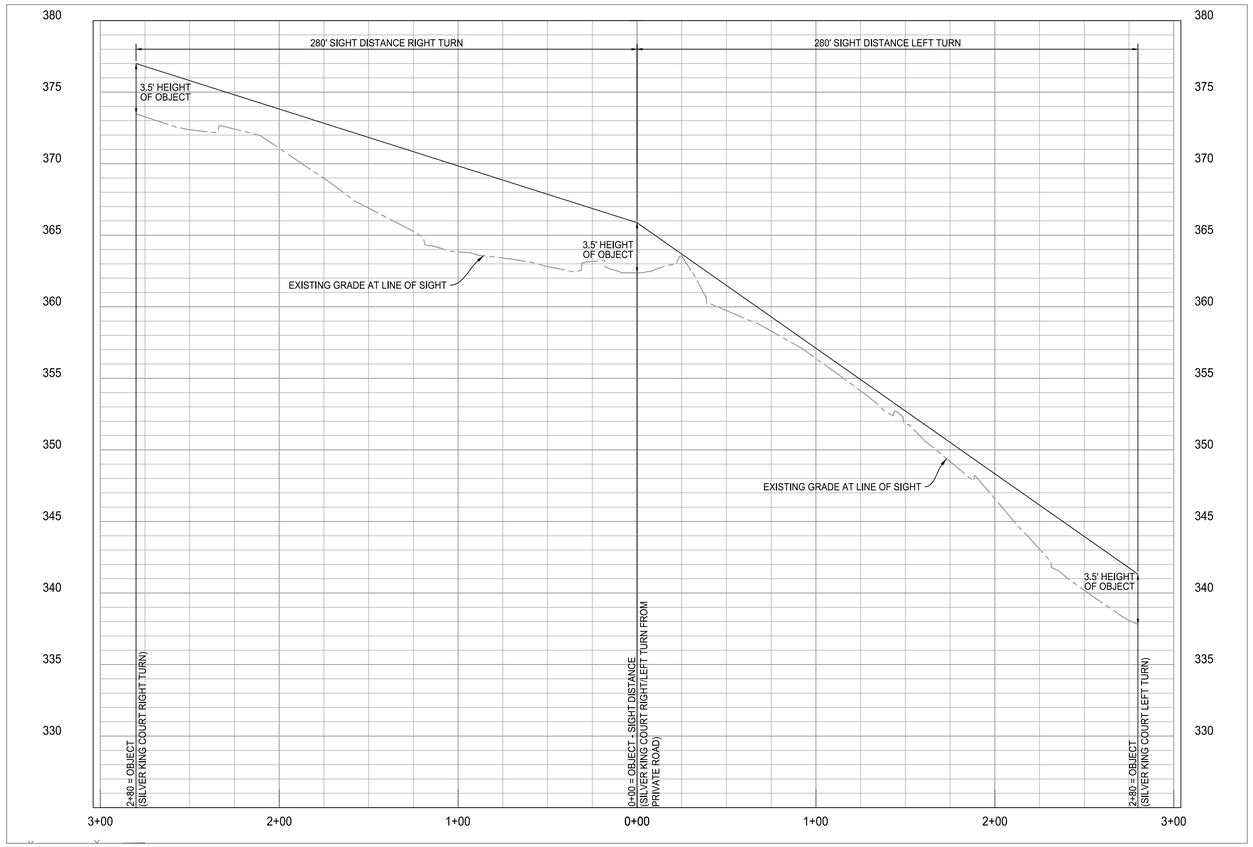
SHEET No.
C700

P:\Projects\23005060.00\112931 GDP\AC700 FIRE & TRUCK TURNING MOVEMENT PLAN.dwg, 3/30/2026 1:34:36 PM, Jana Morgan,



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

GRAPHIC SCALE
1" = 20'



NOTE:
- THE OWNER WILL REMOVE THE DUMPSTER ENCLOSURE AND TRIM VEGETATION AT THE CORNER TO IMPROVE SITE DISTANCE.

VERTICAL SCALE
1" = 5'

HORIZONTAL SCALE
1" = 40'

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DRAWING No.: 112931
DATE: 2025-05-23
SCALE: SEE DWGS.
DESIGN: NL
DRAWN: NL
CHECKED: EG

SHEET TITLE:

SIGHT DISTANCE

SHEET No.
C710

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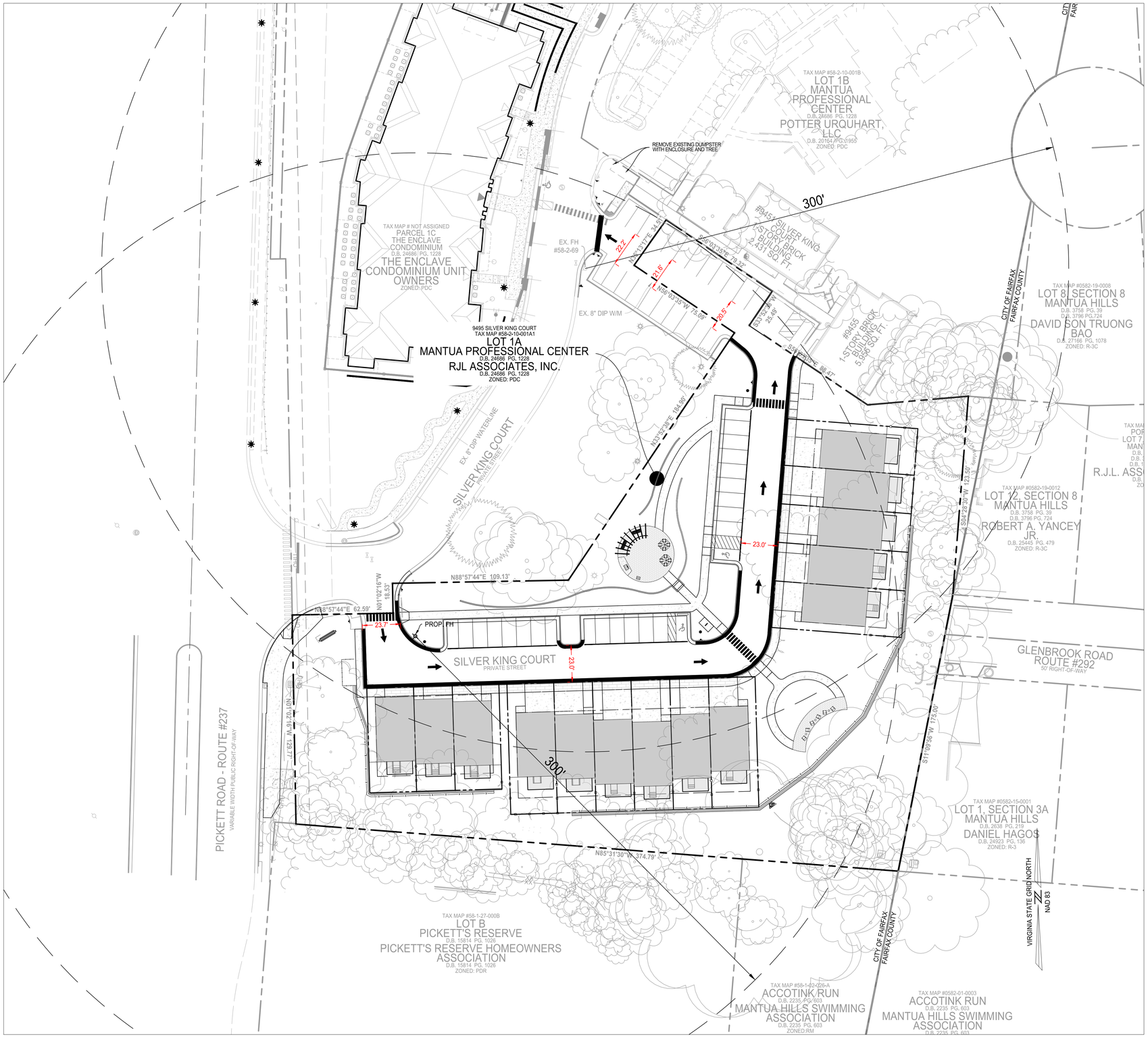

LEGEND

- EX. FIRE HYDRANT
- PROP. FIRE HYDRANT
- PROP. PROPERTY LINE
- PROP. FIRE LANE
- PROP. FIRE LANE STRIPING - PARKING

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DRAWING No.: 112931
DATE: 2025-05-23
SCALE: SEE DWGS.
DESIGN: NL
DRAWN: NL
CHECKED: EG

SHEET TITLE:

FIRE SAFETY PLAN

SHEET No.

C720

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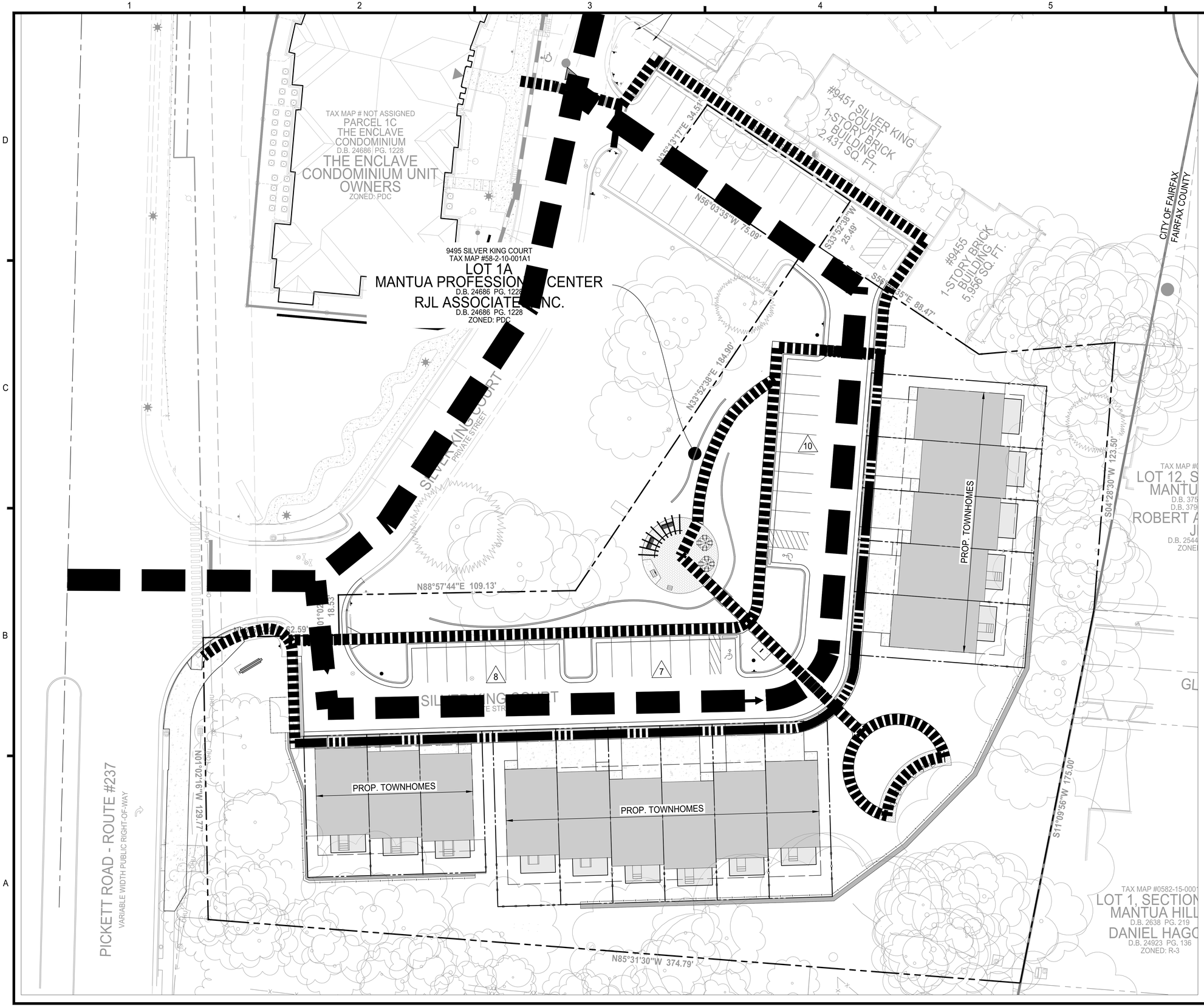

LEGEND

- PROPERTY LINE
- PEDESTRIAN ROUTE
- VEHICULAR ROUTE
- PATHWAY

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HIGHLANDS AT MANTUA

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DRAWING No.: 112931
DATE: 2025-05-23
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DESIGN: EG
DRAWN: NL
CHECKED: EG

SHEET TITLE:

CIRCULATION PLAN

SHEET No.

C730

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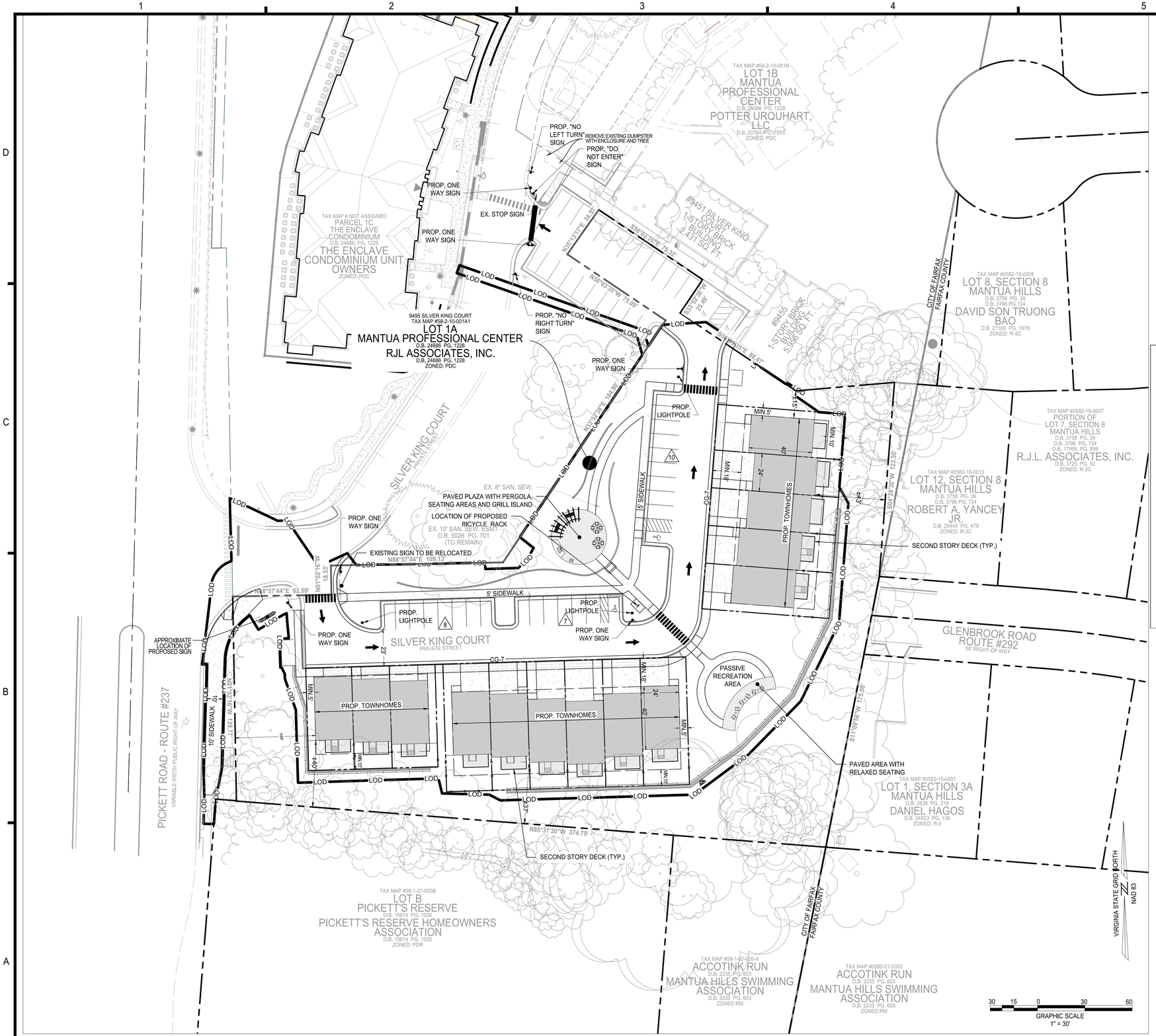

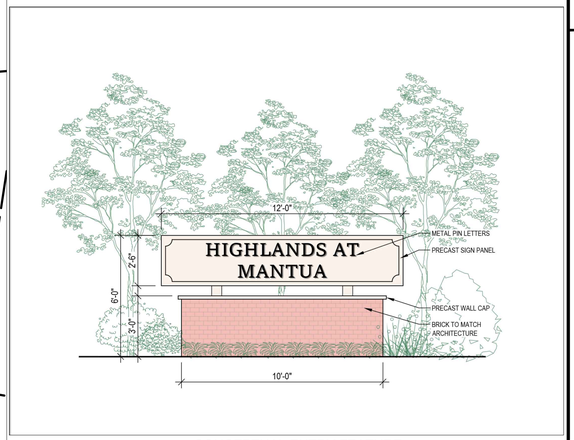

CONCEPTUAL ENTRY FEATURE
NOT TO SCALE

NOTE:
1. THIS CONCEPTUAL ENTRY FEATURE RENDERING (ABOVE) IS CONCEPTUAL IN NATURE AND IS INTENDED TO ILLUSTRATE THE GENERAL CHARACTER OF THE PROPOSED ENTRY SIGN AND THE QUALITY OF CONSTRUCTION AND MATERIALS. THIS RENDERING IS NOT INTENDED TO REPRESENT FINAL ENTRY SIGN DESIGN OR TO BE INTERPRETED AS A COMMITMENT TO SPECIFIC DIMENSIONS OR ELEMENTS. FINAL DESIGN WILL BE DETERMINED AT THE TIME OF SITE PLAN SUBMISSION.

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DRAWING No.: 112931
DATE: 2025-05-23
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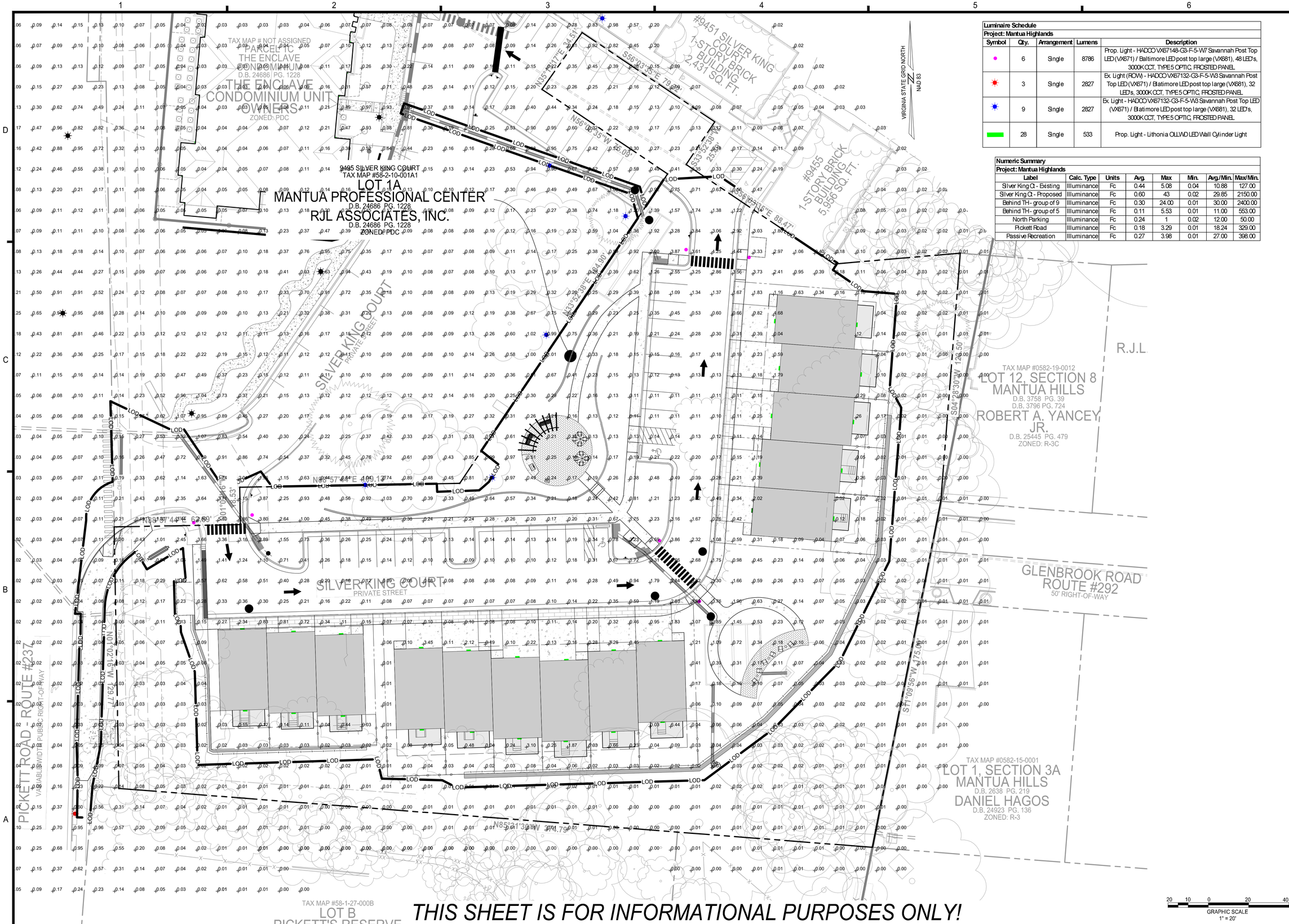
DESIGN: EG
DRAWN: JS
CHECKED: EG

SHEET TITLE:
SIGNAGE PLAN

SHEET No.
C740

P:\Projects\23005060.00\112931 GDP\C740 SIGNAGE PLAN.dwg, 3/30/2026 1:35:55 PM, Jana Morgan,



THIS SHEET IS FOR INFORMATIONAL PURPOSES ONLY!

Luminaire Schedule
Project: Mantua Highlands

Symbol	Qty.	Arrangement	Lumens	Description
	6	Single	8786	Prop. Light - HADCO VX67148-G3-F-5-W7 Savannah Post Top LED (VX671) / Baltimore LED post top large (VX681), 48 LED's, 3000K CCT, TYPE 5 OPTIC, FROSTED PANEL
	3	Single	2827	Ex. Light (ROW) - HADCO VX67132-G3-F-5-W3 Savannah Post Top LED (VX671) / Blatimore LED post top large (VX681), 32 LED's, 3000K CCT, TYPE 5 OPTIC, FROSTED PANEL
	9	Single	2827	Ex. Light - HADCO VX67132-G3-F-5-W3 Savannah Post Top LED (VX671) / Blatimore LED post top large (VX681), 32 LED's, 3000K CCT, TYPE 5 OPTIC, FROSTED PANEL
	28	Single	533	Prop. Light - Lithonia OLLWD LED Wall Cylinder Light

Numeric Summary
Project: Mantua Highlands

Label	Calc. Type	Units	Avg.	Max	Min.	Avg./Min.	Max/Min.
Silver King Ct - Existing	Illuminance	Fc	0.44	5.08	0.04	10.88	127.00
Silver King Ct - Proposed	Illuminance	Fc	0.60	43	0.02	29.85	2150.00
Behind TH - group of 9	Illuminance	Fc	0.30	24.00	0.01	30.00	2400.00
Behind TH - group of 5	Illuminance	Fc	0.11	5.53	0.01	11.00	553.00
North Parking	Illuminance	Fc	0.24	1	0.02	12.00	50.00
Pickett Road	Illuminance	Fc	0.18	3.29	0.01	18.24	329.00
Passive Recreation	Illuminance	Fc	0.27	3.98	0.01	27.00	398.00

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SCALE: SEE DWGS.
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DRAWN: JS
CHECKED: EG

SHEET TITLE:

PHOTOMETRIC PLAN

SHEET No.
C750

P:\Projects\23005060.00\112931 CGPA\C750 PHOTOMETRIC PLAN.dwg, 4/3/2026 5:42:41 PM, Amy R. Neuberg,

HADCO by signify — Urban / Baltimore / VX681 Post top

Project:
Location:
Cat.No:
Type:
Lamps: Qty:
Notes:

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.

Ordering guide

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

Series	LED count	Gen	Finish	Panels	Distribution	Photocontrol Receptacle
VX681	32 32 LEDs[1,2] 48 48 LEDs 64 64 LEDs 80 80 LEDs	G3 Gen 3	A Black B White Q Verde N Bronze J Green	C Clear F Frosted V Vertical Ribbed	2 Type 2 2W Type 2 w/ HSS 3 Type 3 3W Type 3 w/ HSS 3WW 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	3 350mA[2] 5 530mA 7 700mA[3]	Dynadimmer: DA1 4 Hrs, 25% reduction DB1 4 Hrs, 50% reduction DC1 4 Hrs, 75% reduction DD1 6 Hrs, 25% reduction DE1 6 Hrs, 50% reduction DF1 6 Hrs, 75% reduction DG1 8 Hrs, 25% reduction DH1 8 Hrs, 50% reduction DJ1 8 Hrs, 75% reduction N None DL1 DALI S FAWS Field Adjustable Wattage Selector SRD1 Sensor ready driver (standard configuration) SRDY1 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

VX681
Height: 44 5/8" (1133cm)
Width: 19 1/4" (489cm)
Max. EPA: 2.2 sq. ft.
Max. Weight: 37.5 lbs.

VX681 Baltimore
Post top

LED Wattage and Lumen Values for 3000K fixtures

Ordering Code (3000K)	Total Watts	System current (ADs)	Average System Watts[1] (W)	Type 2 Lumen Output[2]	Type 2 BUG Rating	Type 2 Efficacy (LPW)	Type 3 Lumen Output[2]	Type 3 BUG Rating	Type 3 Efficacy (LPW)	Type 3W Lumen Output[2]	Type 3W BUG Rating	Type 3W Efficacy (LPW)	Type 4 Lumen Output[2]	Type 4 BUG Rating	Type 4 Efficacy (LPW)	Type 5 Lumen Output[2]	Type 5 BUG Rating	Type 5 Efficacy (LPW)
Clear Panel VX681 400K																		
32-G3-F-v-730-3	32	350	37	3109	B1-U2-G1	84	3146	B1-U2-G1	85	3120	B1-U2-G1	84	3052	B1-U2-G1	82	3132	B2-U0-G1	85
32-G3-F-v-730-5	32	530	54	3329	B1-U2-G1	91	3379	B1-U2-G1	93	3334	B1-U2-G1	91	3331	B1-U2-G1	91	3336	B3-U0-G1	91
32-G3-F-v-730-7	32	700	72	4636	B1-U2-G1	92	6717	B1-U2-G1	93	4660	B1-U2-G1	92	4616	B1-U2-G1	90	4687	B3-U0-G1	92
32-G3-F-v-740-3	32	350	33	8503	B1-U0-G1	86	8117	B1-U0-G1	87	8548	B1-U0-G1	86	7874	B1-U0-G1	85	8181	B3-U0-G1	87
48-G3-F-v-730-3	48	350	51	5454	B1-U2-G1	107	5520	B1-U2-G1	108	5473	B1-U2-G1	107	5355	B1-U2-G1	105	5495	B3-U0-G1	108
48-G3-F-v-730-5	48	530	78	7823	B1-U2-G1	99	7918	B1-U2-G1	100	7861	B1-U2-G1	100	7681	B1-U2-G1	98	7893	B3-U0-G1	100
48-G3-F-v-730-7	48	700	106	9664	B2-U2-G1	92	9793	B2-U2-G1	93	9705	B2-U2-G1	92	9490	B1-U2-G1	90	9740	B3-U0-G1	92
48-G3-F-v-740-3	48	350	46	7569	B2-U0-G1	88	7811	B2-U0-G1	87	7771	B2-U0-G1	86	7467	B1-U0-G1	84	7759	B3-U0-G1	87
64-G3-F-v-730-3	64	350	68	6983	B1-U2-G1	103	7065	B1-U2-G1	104	7005	B1-U2-G1	103	6853	B1-U2-G1	101	7033	B3-U0-G1	104
64-G3-F-v-730-5	64	530	106	10253	B2-U2-G1	97	10378	B2-U2-G1	99	10290	B2-U2-G1	98	10067	B1-U2-G1	96	10332	B3-U0-G1	98
64-G3-F-v-730-7	64	700	138	12451	B2-U2-G1	91	12602	B2-U2-G1	92	12495	B2-U2-G1	92	12233	B1-U2-G1	90	12546	B3-U0-G1	92
64-G3-F-v-740-3	64	350	79	9177	B2-U0-G1	85	9361	B2-U0-G1	86	9231	B2-U0-G1	85	9090	B1-U0-G1	83	9293	B3-U0-G1	85
80-G3-F-v-730-3	80	350	85	8734	B2-U2-G1	103	8830	B1-U2-G1	104	8758	B2-U2-G1	103	8566	B1-U2-G1	101	8791	B3-U2-G1	104
80-G3-F-v-730-5	80	530	128	12273	B2-U2-G1	96	12422	B2-U2-G1	97	12317	B2-U2-G1	97	12050	B2-U2-G1	94	12367	B4-U2-G1	97
80-G3-F-v-730-7	80	700	167	15459	B2-U2-G1	92	15595	B2-U2-G1	91	15483	B2-U2-G1	90	15128	B2-U2-G1	89	15526	B4-U2-G1	91
Frosted Panel VX681 400K																		
32-G3-F-v-730-3	32	350	37	2849	B1-U0-G1	77	2857	B1-U0-G1	77	2857	B1-U0-G1	77	2817	B1-U0-G1	76	2826	B1-U0-G1	76
32-G3-F-v-730-5	32	530	54	4178	B1-U2-G1	88	4193	B1-U2-G1	89	4193	B1-U2-G1	89	4136	B1-U2-G1	88	4161	B2-U2-G1	88
32-G3-F-v-730-7	32	700	72	6078	B1-U2-G1	84	6088	B1-U2-G1	84	6088	B1-U2-G1	84	6013	B1-U2-G1	83	6102	B2-U2-G1	83
32-G3-F-v-730-3	32	900	93	7347	B1-U2-G1	79	7370	B1-U2-G1	79	7370	B1-U2-G1	79	7267	B1-U2-G1	78	7290	B3-U0-G1	78
32-G3-F-v-740-3	48	350	51	4996	B1-U2-G1	98	5012	B1-U2-G1	98	5012	B1-U2-G1	98	4942	B1-U2-G1	97	4958	B2-U2-G1	97
48-G3-F-v-730-3	48	350	79	7148	B2-U0-G1	91	7189	B2-U0-G1	91	7189	B2-U0-G1	91	7088	B1-U0-G1	90	7111	B3-U0-G1	90
48-G3-F-v-730-7	48	700	105	8853	B2-U2-G1	84	8883	B2-U2-G1	84	8883	B2-U2-G1	84	8758	B2-U2-G1	83	8786	B3-U2-G1	84
48-G3-F-v-740-3	48	900	126	10689	B2-U2-G1	79	10723	B2-U2-G1	79	10723	B2-U2-G1	79	10673	B1-U2-G1	79	10687	B3-U2-G1	79
64-G3-F-v-730-3	64	350	68	6394	B1-U0-G1	94	6414	B1-U0-G1	94	6414	B1-U0-G1	94	6343	B1-U0-G1	93	6345	B3-U0-G1	93
64-G3-F-v-730-5	64	530	105	8992	B2-U2-G1	88	9422	B2-U2-G1	94	9422	B2-U2-G1	94	9090	B1-U2-G1	91	9320	B3-U2-G1	93
64-G3-F-v-730-7	64	700	138	11404	B2-U2-G1	84	11442	B2-U2-G1	84	11442	B2-U2-G1	84	11282	B1-U2-G1	83	11318	B3-U2-G1	83
64-G3-F-v-740-3	64	900	179	13963	B2-U2-G1	78	13947	B2-U2-G1	78	13947	B2-U2-G1	78	13752	B1-U2-G1	77	13795	B3-U2-G1	77
80-G3-F-v-730-3	80	350	85	7992	B2-U2-G1	94	8017	B2-U2-G1	94	8017	B2-U2-G1	94	7905	B2-U2-G1	93	7930	B3-U2-G1	93
80-G3-F-v-730-5	80	530	128	12141	B2-U2-G1	94	12178	B2-U2-G1	94	12178	B2-U2-G1	94	11930	B2-U2-G1	92	11956	B4-U2-G1	92
80-G3-F-v-730-7	80	700	171	14115	B2-U2-G1	83	14159	B2-U2-G1	83	14159	B2-U2-G1	83	13961	B2-U2-G1	82	14005	B3-U2-G1	82
Vertical Ribbed VX681 400K																		
32-G3-F-v-730-3	32	350	37	2604	B1-U2-G1	70	2604	B1-U2-G1	70	2665	B1-U2-G1	72	2656	B1-U2-G1	69	2632	B2-U2-G1	71
32-G3-F-v-730-5	32	530	54	3815	B1-U2-G1	83	3833	B1-U2-G1	83	4372	B1-U2-G1	95	4388	B1-U2-G1	85	4416	B2-U2-G1	83
32-G3-F-v-730-7	32	700	71	5559	B1-U2-G1	78	5559	B1-U2-G1	78	5689	B1-U2-G1	80	5455	B1-U2-G1	77	5618	B3-U2-G1	79
32-G3-F-v-730-3	32	900	93	6718	B1-U2-G1	72	6718	B1-U2-G1	72	6878	B1-U2-G1	74	6693	B1-U2-G1	71	6793	B3-U2-G1	73
48-G3-F-v-730-3	48	350	51	4569	B1-U2-G1	90	4569	B1-U2-G1	90	4676	B1-U2-G1	92	4483	B1-U2-G1	88	4617	B3-U2-G1	91
48-G3-F-v-730-5	48	530	79	6553	B1-U2-G1	83	6553	B1-U2-G1	83	6757	B2-U2-G1	85	6431	B1-U2-G1	82	6623	B3-U2-G1	84
48-G3-F-v-730-7	48	700	106	8097	B2-U2-G1	77	8097	B2-U2-G1	77	8337	B2-U2-G1	79	8183	B1-U2-G1	78	8193	B3-U2-G1	77
48-G3-F-v-730-9	48	900	136	9775	B2-U2-G1	72	9775	B2-U2-G1	72	10004	B2-U2-G1	74	9592	B1-U2-G1	71	9679	B3-U2-G1	73
64-G3-F-v-730-3	64	350	68	5847	B1-U2-G1	86	5847	B1-U2-G1	86	5984	B1-U2-G1	88	5738	B1-U2-G1	85	5909	B3-U2-G1	87
64-G3-F-v-730-5	64	530	105	8589	B2-U2-G1	82	8589	B2-U2-G1	82	8790	B2-U2-G1	84	8428	B1-U2-G1	80	8680	B3-U2-G1	83
64-G3-F-v-730-7	64	700	138	10430	B2-U2-G1	77	10430	B2-U2-G1	77	10675	B2-U2-G1	79	10235	B1-U2-G1	75	10541	B3-U2-G1	77
64-G3-F-v-730-9	64	900	179	12714	B2-U2-G1	71	12714	B2-U2-G1	71	13012	B2-U2-G1	73	12476	B1-U2-G1	70	12846	B3-U2-G1	72
80-G3-F-v-730-3	80	350	85	7309	B2-U2-G1	86	7309	B2-U2-G1	86	7478	B2-U2-G1	88	7172	B1-U2-G1	84	7386	B3-U2-G1	87
80-G3-F-v-730-5	80	530	128	10281	B2-U2-G1	80	10281	B2-U2-G1	80	10522	B2-U2-G1	82	10089	B2-U2-G1	79	10390	B4-U2-G1	81
80-G3-F-v-730-7	80	700	171	12967	B2-U2-G1	76	12967	B2-U2-G1	76	13210	B2-U2-G1	77	12668	B2-U2-G1	74	13044	B4-U2-G1	76

Actual performance may vary due to installation variables including optics, mounting/ceiling height, dirt depreciation, light loss factor, etc.; highly recommended to confirm performance with a layout – contact Applications at outdoorlighting.applications@signify.com.
Note: Some data may be scaled based on tests of similar. But not identical luminaires.

VX681 Baltimore
Post top

LED Wattage and Lumen Values for 4000K fixtures

Ordering Code (4000K)	Total Watts	System current (ADs)	Average System Watts[1] (W)	Type 2 Lumen Output[2]	Type 2 BUG Rating	Type 2 Efficacy (LPW)	Type 3 Lumen Output[2]	Type 3 BUG Rating	Type 3 Efficacy (LPW)	Type 3W Lumen Output[2]	Type 3W BUG Rating	Type 3W Efficacy (LPW)	Type 4 Lumen Output[2]	Type 4 BUG Rating	Type 4 Efficacy (LPW)	Type 5 Lumen Output[2]	Type 5 BUG Rating	Type 5 Efficacy (LPW)
Clear Panel VX681 400K																		
32-G3-C-v-740-3	32	350	37	3326	B1-U2-G1	90	3367	B1-U2-G1	91	3338	B1-U2-G1	90	3266	B1-U2-G1	88	3352	B2-U2-G1	91
32-G3-C-v-740-5	32	530	54	5561	B1-U2-G1	103	5649	B1-U2-G1	105	5600	B1-U2-G1	104	5479	B1-U2-G1	101	5624	B3-U2-G1	104
32-G3-C-v-740-7	32	700	72	7101	B1-U2-G1	98	7187	B1-U2-G1	99	7126	B1-U2-G1	99	7016	B1-U2-G1	97	7175	B3-U2-G1	99
32-G3-C-v-740-3	32	900	93	8981	B1-U2-G1	97	8812	B1-U2-G1	95	8426	B1-U2-G1	91	8081	B1-U2-G1	87	8642	B2-U2-G1	93
48-G3-C-v-740-3	48	350	51	5835	B1-U2-G1	115	5906	B1-U2-G1	116	5856	B1-U2-G1	115	5729	B1-U2-G1	113	5880	B3-U2-G1	115
48-G3-C-v-740-5	48	530	78	7823	B1-U2-G1	99	7918	B1-U2-G1	100	7861	B1-U2-G1	100	7681	B1-U2-G1	98	7893	B3-U2-G1	100
48-G3-C-v-740-7	48	700	105	10343	B2-U2-G1	98	10448	B2-U2-G1	99	10381	B2-U2-G1	98	10194	B1-U2-G1	97	10422	B3-U2-G1	99
48-G3-C-v-740-9	48	900	136	12466	B2-U2-G1	92	12528	B2-U2-G1	92	12470	B2-U2-G1	92	12319	B2-U2-G1	90	12512	B3-U2-G1	93
64-G3-C-v-740-3	64	350	68	7468	B1-U2-G1	110	7559	B1-U2-G1	111	7495	B1-U2-G1	110	7333	B1-U2-G1	108	7526	B3-U2-G1	111
64-G3-C-v-740-5	64	530	105	10971	B2-U2-G1	104	11104	B2-U2-G1	105	11005	B2-U2-G1	104	10772	B1-U2-G1	102	11053	B3-U2-G1	105
64-G3-C-v-740-7	64	700	138	13332	B2-U2-G1	98	13484	B2-U2-G1	99	13370	B2-U2-G1	98	13101	B1-U2-G1	96	13425	B3-U2-G1	98
64-G3-C-v-740-9	64	900	179	16239	B2-U2-G1	91	16436	B2-U2-G1	92	16291	B2-U2-G1	91	15944	B1-U2-G1	89	16364	B3-U2-G1	92
80-G3-C-v-740-3	80	350	85	9335	B2-U2-G1	110	9448	B1-U2-G1	111	9368	B2-U2-G1	110	9166	B1-U2-G1	108	9407	B3-U2-G1	111
80-G3-C-v-740-5	80	530	128	13112	B2-U2-G1	103	13242	B2-U2-G1	104	13179	B2-U2-G1	103	12842	B1-U2-G1	101	13233	B4-U2-G1	104
80-G3-C-v-740-7	80	700	171	16488	B2-U2-G1	96	16667	B2-U2-G1	98	16545	B2-U2-G1	97	16187	B2-U2-G1	95	16613	B4-U2-G1	97
Frosted Panel VX681 400K																		
32-G3-F-v-740-3	32	350	37	3047	B1-U2-G1	82	3057	B1-U2-G1	83	3057	B1-U2-G1	83	3014	B1-U2-G1	81	3024	B1-U2-G1	82
32-G3-F-v-740-5	32	530	54	5113	B1-U2-G1	95	5128	B1-U2-G1	95	5128	B1-U2-G1	95	5079	B1-U2-G1	94	5073	B2-U2-G1	94
32-G3-F-v-740-7	32	700	72	6504	B1-U2-G1	90	6525	B1-U2-G1	90	6525	B1-U2-G1	90	6434	B1-U2-G1	89	6454	B2-U2-G1	89
32-G3-F-v-740-9	32	900	93	7861	B1-U2-G1	84	7886	B1-U2-G1	85	7886	B1-U2-G1	85	7775	B1-U2-G1	84	7800	B3-U2-G1	84
48-G3-F-v-740-3	48	350	51	5348	B1-U2-G1	105	5363	B1-U2-G1	105	5363	B1-U2-G1	105	5288	B1-U2-G1	104	5305	B2-U2-G1	104
48-G3-F-v-740-5	48	530	79	7668	B2-U2-G1	97	7692	B2-U2-G1	98	7692	B2-U2-G1	98	7634	B1-U2-G1	96	7692	B3-U2-G1	98
48-G3-F-v-740-7	48	700	105	9474	B2-U2-G1	90	9504	B2-U2-G1	90	9504	B2-U2-G1	90	9404	B1-U2-G1	89	9451	B3-U2-G1	89
48-G3-F-v-740-9	48	900	136	11438	B2-U2-G1	84	11474	B2-U2-G1	85	11474	B2-U2-G1	85	11313	B1-U2-G1	83	11349	B3-U2-G1	84
64-G3-F-v-740-3	64	350	68	6843	B1-U2-G1	101	6863	B1-U2-G1	101	6863	B1-U2-G1	101	6787	B1-U2-G1	100	6789	B2-U2-G1	100
64-G3-F-v-740-5	64	530	105	10061	B2-U2-G1	95	10091	B2-U2-G1	95	10091	B2-U2-G1	95	10000	B1-U2-G1	94	10051	B3-U2-G1	95
64-G3-F-v-740-7	64	700	138	12204	B2-U2-G1	90	12243	B2-U2-G1	90	12243	B2-U2-G1	90	12071	B1-U2-G1	89	12110	B3-U2-G1	89
64-G3-F-v-740-9	64	900	179	14878	B2-U2-G1	83	14923	B2-U2-G1	83	14923	B2-U2-G1	83	14761	B1-U2-G1	82	14781	B3-U2-G1	82
80-G3-F-v-740-3	80	350	85	8551	B2-U2-G1	101	8578	B2-U2-G1	101	8578	B2-U2-G1	101	8458	B2-U2-G1	100	8485	B3-U2-G1	100
80-G3-F-v-740-5	80	530	128	12338	B2-U2-G1	94	12368	B2-U2-G1	94	12368	B2-U2-G1	94	12268	B2-U2-G1	93	12287	B3-U2-G1	93
80-G3-F-v-740-7	80	700	171	15103	B2-U2-G1	88	15150	B2-U2-G1	89	15150	B2-U2-G1	89	14918	B2-U2-G1	87	14966	B3-U2-G1	88
Vertical Ribbed VX681 400K																		
32-G3-V-v-740-3	32	350	37	2767	B1-U2-G1	75	2767	B1-U2-G1	75	2832	B1-U2-G1	77	2735	B1-U2-G1	74	2852	B2-U2-G1	77
32-G3-V-v-740-5	32	530	54	4175	B1-U2-G1	91	4186	B1-U2-G1	91	4786	B1-U2-G1	104	4795	B1-U2-G1	93	4828	B2-U2-G1	91
32-G3-V-v-740-7	32	700	71	5948	B1-U2-G1	84	5948	B1-U2-G1	84	6087	B1-U2-G1	86	5837	B1-U2-G1	82	6011	B3-U2-G1	85
32-G3-V-v-740-9	32	900	93	7189	B1-U2-G1	77	7189	B1-U2-G1	77	7351	B1-U2-G1	79	7154	B1-U2-G1	76	7265	B3-U2-G1	78
48-G3-V-v-740-3	48	350	51	4893	B1-U2-G1	96	4899	B1-U2-G1	96	5003	B1-U2-G1	98	4797	B1-U2-G1	94	4940	B3-U2-G1	97
48-G3-V-v-740-5	48	530	79	7012	B1-U2-G1	89	7012	B1-U2-G1	89	7176	B1-U2-G1	91	6881	B1-U2-G1	87	7085	B3-U2-G1	90
48-G3-V-v-740-7	48	700	106	8664	B2-U2-G1	82	8664	B2-U2-G1	82	8887	B2-U2-G1	84	8502	B1-U2-G1	80	8758	B3-U2-G1	83
48-G3-V-v-740-9	48	900	136	10459	B2-U2-G1	77	10459	B2-U2-G1	77	10704	B2-U2-G1	79	10264	B1-U2-G1	76	10579	B3-U2-G1	78
64-G3-V-v-740-3	64	350	68	6256	B1-U2-G1	92	6256	B1-U2-G1	92	6419	B1-U2-G1	94	6140	B1-U2-G1	90	6323	B3-U2-G1	93
64-G3-V-v-740-5	64	530	105	9190	B2-U2-G1	88	9190	B2-U2-G1	88	9406	B2-U2-G1	90	9018	B1-U2-G1	86	9289	B3-U2-G1	89
64-G3-V-v-740-7	64	700	138	11160	B2-U2-G1	82	11160	B2-U2-G1	82	11422	B2-U2-G1	84	10953	B1-U2-G1	80	11279	B3-U2-G1	83
64-G3-V-v-740-9	64	900	179	13604	B2-U2-G1	76	13604	B2-U2-G1	76	13923	B2-U2-G1	78	13353	B1-U2-G1	74	13748	B3-U2-G1	77
80-G3-V-v-740-3	80	350	85	7820	B2-U2-G1	92	7820	B2-U2-G1	92	8003	B2-U2-G1	94	7676	B1-U2-G1	90	7903	B3-U2-G1	93
80-G3-V-v-740-5	80	530	128	10281	B2-U2-G1	80	10281	B2-U2-G1	80	10522	B2-U2-G1	82	10089	B2-U2-G1	79	10390	B4-U2-G1	81
80-G3-V-v-740-7	80	700	171	13811	B2-U2-G1	81	13811	B2-U2-G1	81	14134	B2-U2-G1	83	13553	B2-U2-G1	79	13957	B4-U2-G1	82

Actual performance may vary due to installation variables including optics, mounting/ceiling height, dirt depreciation, light loss factor, etc.; highly recommended to confirm performance with a layout – contact Applications at outdoorlighting.applications@signify.com.
Note: Some data may be scaled based on tests of similar. But not identical luminaires.

LITHONIA LIGHTING

Catalog Number	
Notes	
Type	

FEATURES & SPECIFICATIONS

INTENDED USE
Provides years of maintenance-free illumination for outdoor use in residential & commercial applications. Ideal for applications such as lighting walkways and stairways for safety and security.

CONSTRUCTION
Cast-aluminum housing with corrosion-resistant paint in either dark bronze or white finish.
ADA compliant.

OPTICS
4000K CCT LEDs.
Polycarbonate lens protects the LED from moisture, dirt and other contaminants.
LUMEN MAINTENANCE: The LED will deliver 70% of its initial lumens at 50,000 hour average LED life. See Lighting Facts label on page 2 for performance details.

ELECTRICAL
MVOLT driver operates on any line voltage from 120-277V
Operating temperature -30ºC to 40ºC.
1KV surge protection standard.

INSTALLATION
Surface mounts to universal junction box (provided by others).

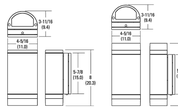
LISTINGS
UL Listed to U.S. and Canadian safety standards for wet locations.
Tested in accordance with IESNA LM-79 and LM-80 standards.
WARRANTY — 5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at:
www.acuitybrands.com/support/customer-support/terms-and-conditions
Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

Outdoor General Purpose

OLLWD & OLLWU

LED WALL CYLINDER LIGHT

Specifications
All dimensions are inches (centimeters)



ORDERING INFORMATION — For shortest lead times, configure products using **bolded options.** **Example:** OLLWD LED P1 40K MVOLT DDB

Series	Performance Package	Color temperature (CCT)	Voltage	Finish
OLLWD LED Downlight **OLLWU LED** Up & downlight	**P1**	**40K** 4000K	**MVOLT** 120V-277V **120** 120V[1]	**DDB** Dark bronze **WH** White[2]

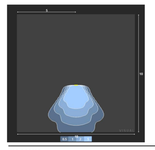
Notes
1. Only available with OLLWU and in DDB.
2. Only available with OLLWU.

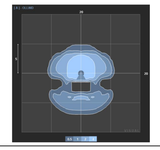
OLLWD & OLLWU LED Wall Cylinder Light

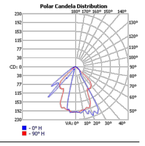
PHOTOMETRICS

To see complete photometric reports or download .ies files for this product,visit Lithonia Lighting's Outdoor LED homepage
Tested in accordance with IESNA LM-79 and LM-80 standards.

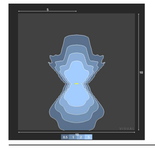
OLLWD

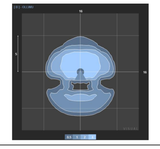


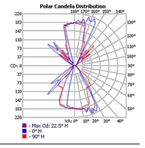




OLLWU







OLLWD

LITHONIA LIGHTING

lighting facts

Light Output (Lumens)	633
Watts	9.1
Lumens per Watt (Efficacy)	56.63
Color Accuracy (Color Rendering Index, CRI)	70
Light Color (Correlated Color Temperature (CCT))	4000 (Bright White)

Warm White 2700K | Bright White 3000K | Daylight 4000K | 5000K

All loads are according to ANSI C78.377-2011. Approved Method for the Electrical and Photometric Measures of Solid-State Lighting. The U.S. Department of Energy (DOE) verified product data and results.

Visit www.lightingfacts.com for the Latest Reference Guide.

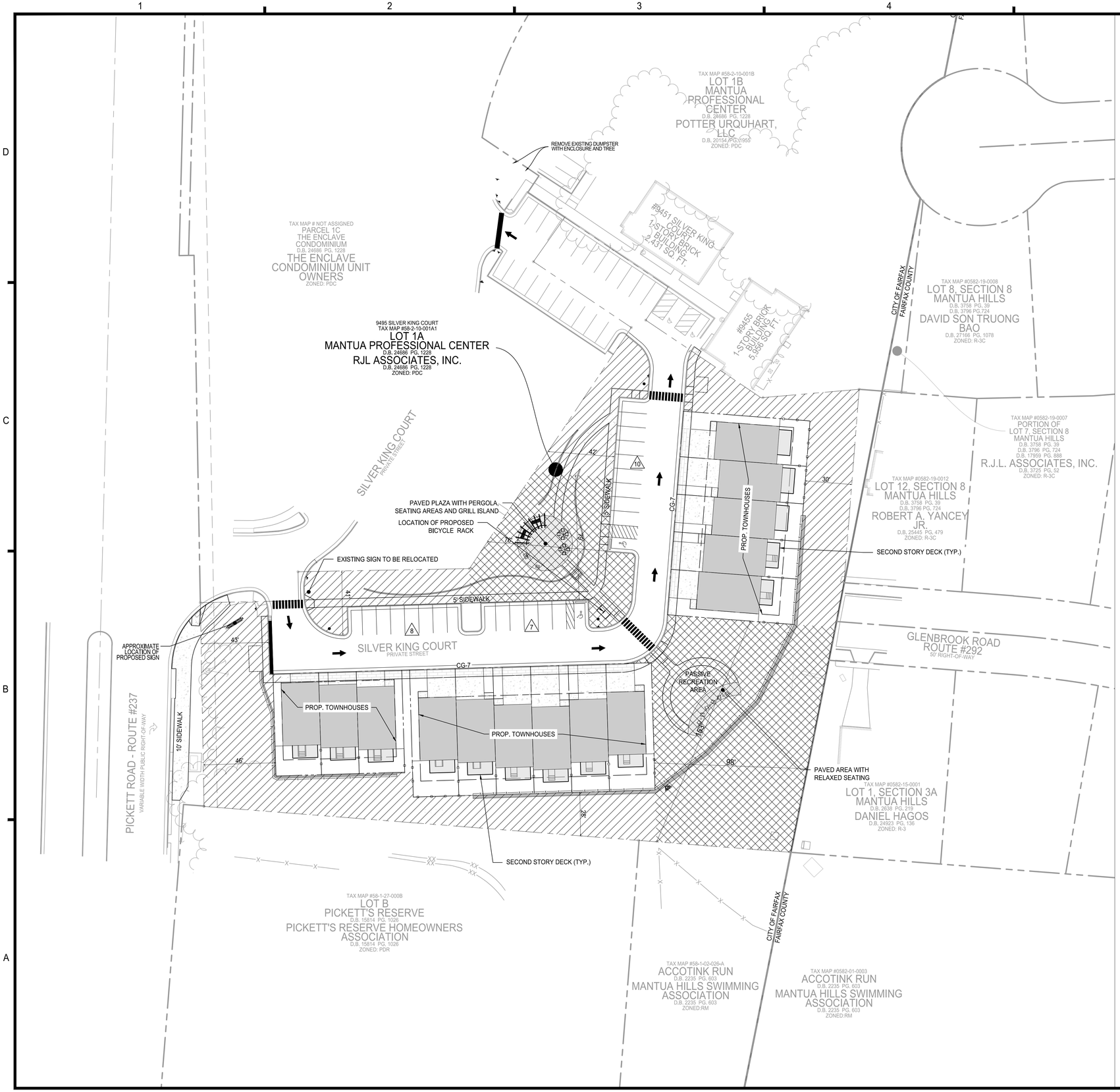
Registration Number: NLRA-1997-947-2132-0195
Product Name: OLLWD LED P1 40K MVOLT DDB DDBXD XXX
Type: Luminaire - Other

OLLWU

LITHONIA LIGHTING

lighting facts

Light



LEGEND & TABULATIONS

PROPOSED SITE AREA: ± 2.12 ac.

OPEN SPACE REQUIRED: 20% (±0.4 ac.)

OPEN SPACE PROVIDED: ± 48% (± 1 ac.)

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

OPEN SPACE, 0' - 49' WIDE OPEN SPACE
25% (± 0.5 ac.)

VIRGINIA STATE GRID NORTH
NAD 83

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

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COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
04/06/2025
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
3	12-19-2025	ADDRESSED PER CITY COMMENTS
4	04-06-2026	ADDRESSED PER CITY COMMENTS

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

SHEET TITLE:

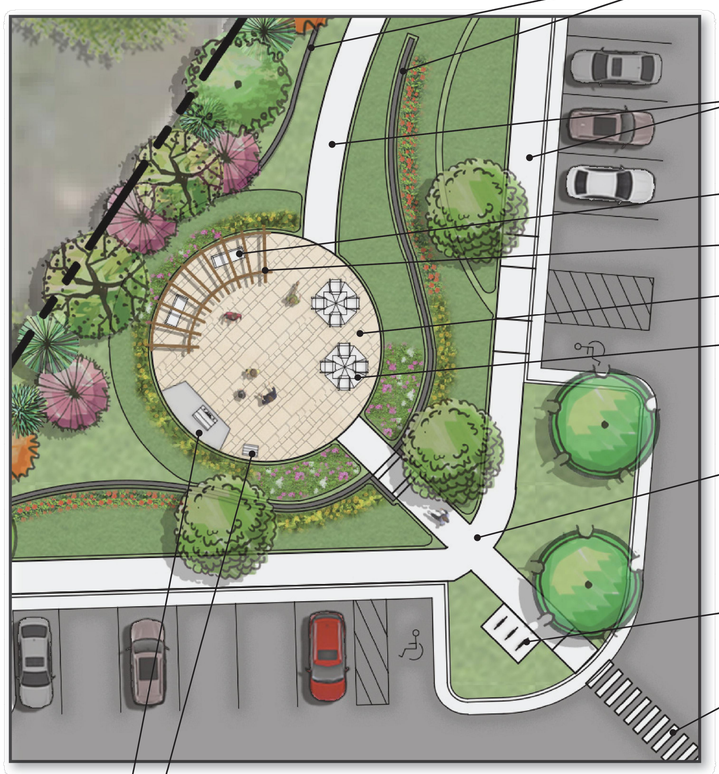
OPEN SPACE PLAN

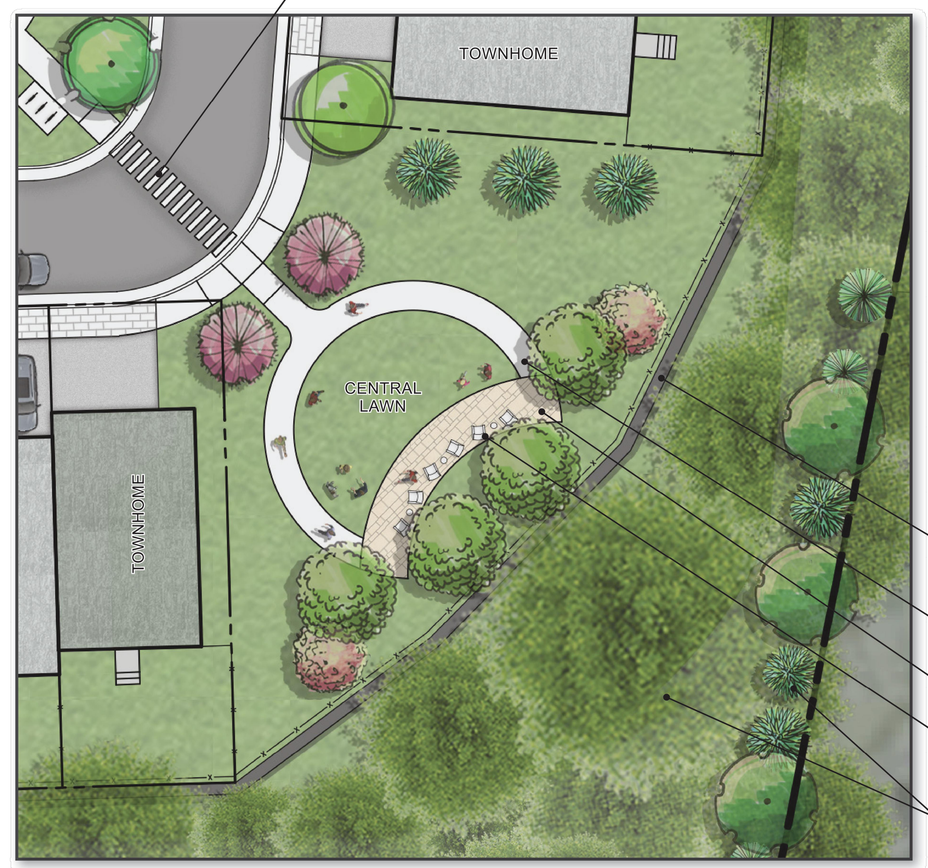
SHEET No.

C800

P:\Projects\23005060.00\112931 GDPA\C800 OPEN SPACE PLAN AND DETAILS.dwg, 3/30/2026 1:43:38 PM, Jana Morgan,

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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SCALE: NOT TO SCALE
DESIGN: JM
DRAWN: JM
CHECKED: EG

SHEET TITLE:

AMENITY PLAN

SHEET No.
C801

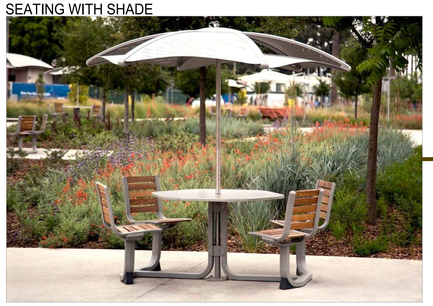
P:\Projects\23005060.00\112931 GDP\C801 AMENITY PLAN.dwg, 3/30/2026 1:43:39 PM, Jana Morgan,

NOTES:
1. THE DEPICTED IMAGES AND LOCATIONS OF AMENITIES ARE REPRESENTATIVE IMAGES ONLY AND SUBJECT TO CHANGE AT THE FINAL SITE PLAN.
2. THESE AMENITIES WILL ALLOW FOR OUTDOOR RECREATIONAL AND LEISURE ACTIVITIES.

PERGOLA

BENCH

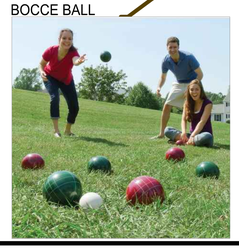
SEATING WITH SHADE



GRILL ISLAND

BIKE RACK

BOCCE BALL



YOGA

RELAXED SEATING

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HIGHLANDS AT MANTUA
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CHECKED: JM

SHEET TITLE:

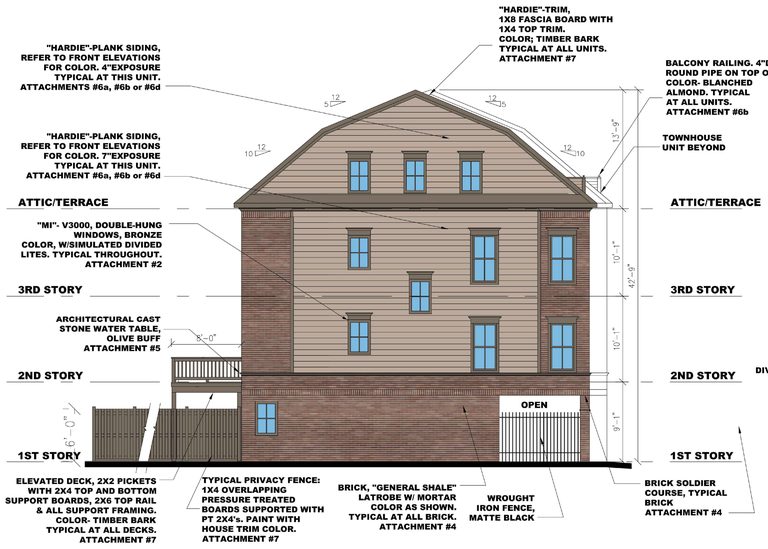
AMENITY CONCEPT PLAN

SHEET No.

C802

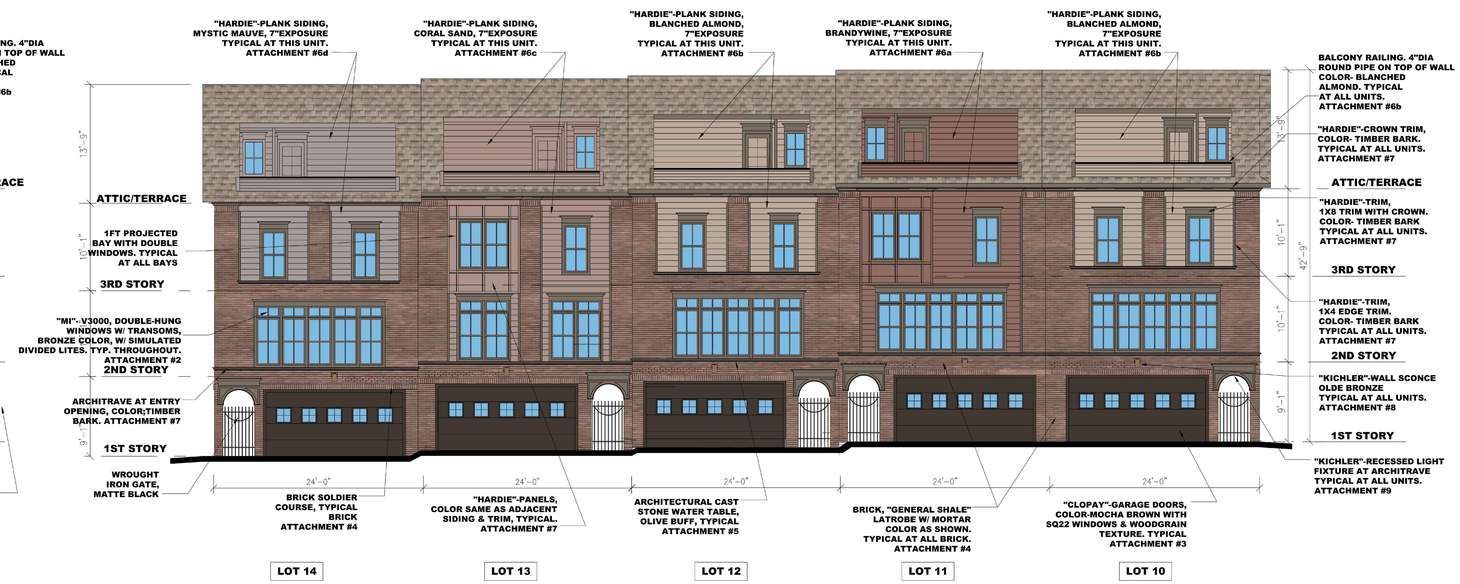
P:\Projects\23005060.00\112931 GDPA\C802 AMENITY CONCEPT PLAN.dwg, 3/30/2026 1:43:50 PM, Jana Morgan,

Clint Good
ARCHITECTS, P.C.



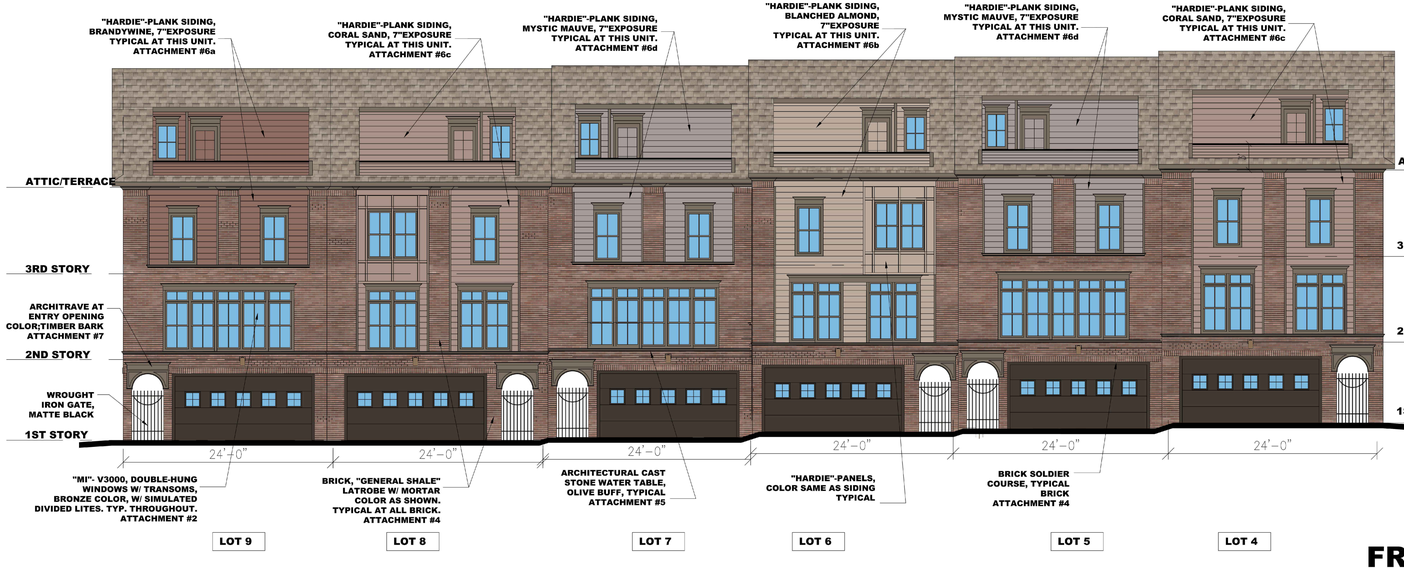
TYPICAL END UNIT ELEVATION

(NOT TO SCALE)



FRONT ELEVATION AT FIVE UNIT GROUP

(NOT TO SCALE)



FRONT ELEVATION AT SIX UNIT GROUP

(NOT TO SCALE)

FRONT ELEVATION AT 3 UNITS

(NOT TO SCALE)

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

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.
3. THESE BUILDING ELEVATIONS DO NOT REFLECT THE PROPOSED GRADING ELEVATIONS. REFER TO SHEET C400 FOR GRADING INFORMATION.
4. THESE BUILDING ELEVATIONS DEPICT THE BUILDINGS ONLY. REFER TO SHEET C902 FOR PERSPECTIVE VIEWS OF THE PROPOSED DEVELOPMENT SURROUNDING THE TOWNHOMES.

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HIGHLANDS AT MANTUA
GENERAL DEVELOPMENT PLAN AMENDMENT
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SHEET TITLE:
TOWNHOME BUILDING ELEVATIONS

SHEET No.
C900

P:\Projects\23005060.00\112931.GDP\A\C900 TOWNHOME ELEVATIONS AND DETAILS.dwg, 3/30/2026 1:49:11 PM, Jana Morgan,

Clint Good
ARCHITECTS, P.C.

REAR ELEVATION AT FIVE UNIT GROUP

(NOT TO SCALE)

REAR ELEVATION AT 3 UNITS

(NOT TO SCALE)

REAR ELEVATION AT SIX UNIT GROUP

(NOT TO SCALE)

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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SHEET TITLE:
TOWNHOME BUILDING ELEVATIONS

SHEET No.
C901

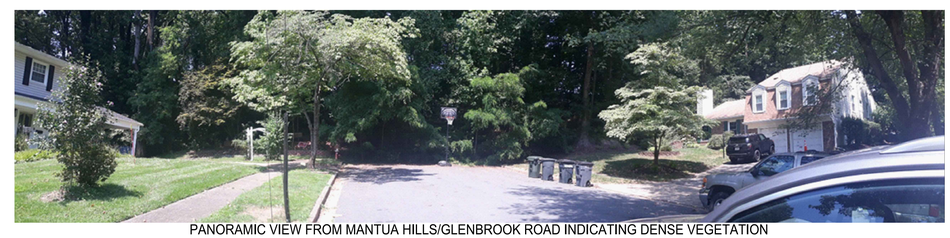
P:\Projects\23005060.00\112931.GDP\A\C901 TOWNHOME ELEVATIONS AND DETAILS.dwg, 3/30/2026 1:49:27 PM, Jana Morgan,

RENDERING VIEW FROM THE ENCLAVE
(NOT TO SCALE)

RENDERING VIEW FROM PICKET ROAD
(INDICATING DENSE VEGETATION BEHIND NEW TOWNHOMES)
(NOT TO SCALE)

RENDERING VIEW FROM THE NEW SCHOOL
(NOT TO SCALE)

RENDERING VIEW FROM GLENBROOK ROAD
(REFER TO PHOTO BELOW OF DENSE VEGETATION BEHIND TOWNHOMES)
(NOT TO SCALE)



PANORAMIC VIEW FROM MANTUA HILLS/GLENBROOK ROAD INDICATING DENSE VEGETATION
(NOT TO SCALE)

VIEW FROM PRESERVATION DRIVE/PICKET'S RESERVE INDICATING DENSE VEGETATION BEHIND HOMES
(RED LINE INDICATES THE APPROXIMATE HEIGHT OF THE TOWNHOUSES)
(NOT TO SCALE)

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

Clint Good
ARCHITECTS, P.C.

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SHEET TITLE:
VIEWS

SHEET No.
C902

P:\Projects\23005060.00\112931 GDP\C902 VIEWS.dwg, 3/30/2026 1:49:44 PM, Jana Morgan,

TRANSITIONAL YARDS

TRANSITIONAL YARD 2 SEGMENT A-B		
LINEAR FEET	365'	
REQUIRED		**PROVIDED**
WIDTH OF LANDSCAPE STRIP	10'	10'
FENCE OR WALL HEIGHT	6'	Modification Req.
CANOPY TREE (3 per 100 feet)	11	13*
UNDERSTORY TREE (3 per 100 feet)	11	34**

* - includes existing trees # 9630, 9621, 9612, 9674, 9634, 9654, 9701, 9718, 9712, 9683
** - includes existing trees # 1-10, 12-22

TRANSITIONAL YARD 2 SEGMENT B-C		
LINEAR FEET	215'	
REQUIRED		**PROVIDED**
WIDTH OF LANDSCAPE STRIP	10'	10'
FENCE OR WALL HEIGHT	6'	Modification Req.
CANOPY TREE (3 per 100 feet)	6	9*
UNDERSTORY TREE (3 per 100 feet)	6	14**

* - includes existing trees # 9762, 9763, 9766, 9767, 9596, 9550
** - includes existing trees # 24, 26, 28

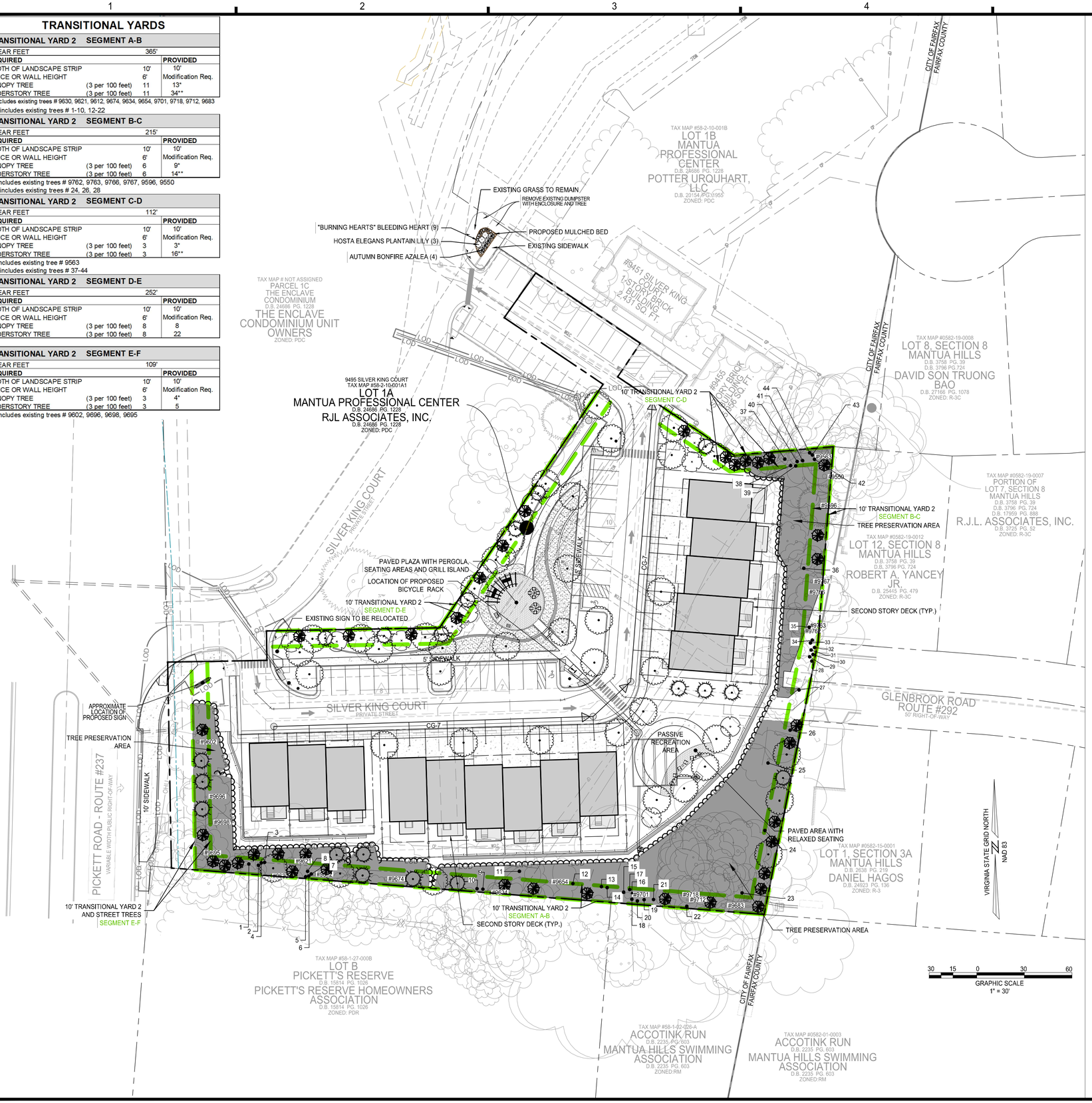
TRANSITIONAL YARD 2 SEGMENT C-D		
LINEAR FEET	112'	
REQUIRED		**PROVIDED**
WIDTH OF LANDSCAPE STRIP	10'	10'
FENCE OR WALL HEIGHT	6'	Modification Req.
CANOPY TREE (3 per 100 feet)	3	3*
UNDERSTORY TREE (3 per 100 feet)	3	16**

* - includes existing tree # 9563
** - includes existing trees # 37-44

TRANSITIONAL YARD 2 SEGMENT D-E		
LINEAR FEET	252'	
REQUIRED		**PROVIDED**
WIDTH OF LANDSCAPE STRIP	10'	10'
FENCE OR WALL HEIGHT	6'	Modification Req.
CANOPY TREE (3 per 100 feet)	8	8
UNDERSTORY TREE (3 per 100 feet)	8	22

TRANSITIONAL YARD 2 SEGMENT E-F		
LINEAR FEET	109'	
REQUIRED		**PROVIDED**
WIDTH OF LANDSCAPE STRIP	10'	10'
FENCE OR WALL HEIGHT	6'	Modification Req.
CANOPY TREE (3 per 100 feet)	3	4*
UNDERSTORY TREE (3 per 100 feet)	3	5

* - includes existing trees # 9602, 9696, 9698, 9695



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				17,700 SF
TOTAL CANOPY AREA PROVIDED				30,800 SF 0.71 AC
TOTAL CANOPY COVERAGE PROVIDED				**33.4 %**

TYPE OF EXISTING TREES:

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

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

PERIMETER PARKING LOT LANDSCAPING REQUIREMENTS:

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

INTERIOR PARKING LOT LANDSCAPING REQUIREMENTS:

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

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

REQUIRED NUMBER OF PARKING LOT TREES: 3 TREES

PROPOSED TREES: 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
(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 (JUNIPEROUS 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

- #9683 EXISTING TREES
- APPROXIMATE LOCATION OF TREE BELOW 5" CALIPER WITHIN TSY2
- 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

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SHEET TITLE:

LANDSCAPE PLAN

SHEET No.

L100

P:\Projects\23005060.00\112931 CDP\A\L100 LANDSCAPE PLAN.dwg, 3/30/2026 3:16:52 PM, Jana Morgan,

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 GIRLDING ROOTS ARE TO BE REJECTED.

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

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

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

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

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

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

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

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

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

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

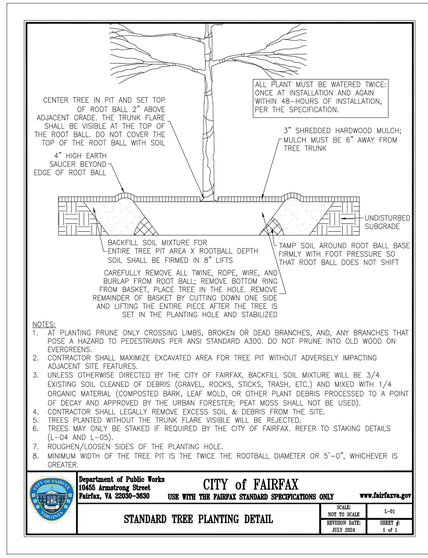
LAWN AREAS:

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

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

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

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



NOTES:
1. AT PLANTING PRUNE ONLY CROSSING LIMBS, BROKEN OR DEAD BRANCHES, AND, ANY BRANCHES THAT POSE A HAZARD TO PEDESTRIANS PER ANSI STANDARD A300. DO NOT PRUNE INTO OLD WOOD ON EVERGREENS.
2. CONTRACTOR SHALL MAXIMIZE EXCAVATED AREA FOR TREE PIT WITHOUT ADVERSELY IMPACTING ADJACENT SITE FEATURES.
3. UNLESS OTHERWISE DIRECTED BY THE CITY OF FAIRFAX, BACKFILL SOIL MIXTURE WILL BE 3/4 EXISTING SOIL CLEANED OF DEBRIS (GRAVEL, ROCKS, STICKS, TRASH, ETC.) AND MIXED WITH 1/4 ORGANIC MATERIAL (COMPOSTED BARK, LEAF MOLD, OR OTHER PLANT DEBRIS PROCESSED TO A POINT OF DECAY AND APPROVED BY THE URBAN FORESTER; PEAT MOSS SHALL NOT BE USED).
4. CONTRACTOR SHALL LEGALLY REMOVE EXCESS SOIL & DEBRIS FROM THE SITE.
5. TREES PLANTED WITHOUT THE TRUNK FLARE VISIBLE WILL BE REJECTED.
6. TREES MAY ONLY BE STAKED IF REQUIRED BY THE CITY OF FAIRFAX. REFER TO STAKING DETAILS (L-04 AND L-05).
7. ROUGHEN/LOOSEN SIDES OF THE PLANTING HOLE.
8. MINIMUM WIDTH OF THE TREE PIT IS THE TWICE THE ROOTBALL DIAMETER OR 5'-0", WHICHEVER IS GREATER.

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USE WITH THE FAIRFAX STANDARD SPECIFICATIONS ONLY
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STANDARD TREE PLANTING DETAIL
SCALE: NOT TO SCALE | L-01
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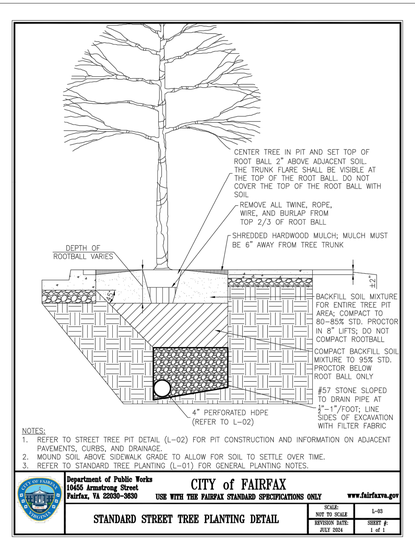

NOTES:
1. REFER TO STREET TREE PIT DETAIL (L-02) FOR PIT CONSTRUCTION AND INFORMATION ON ADJACENT PAVEMENTS, CURBS, AND DRAINAGE.
2. MOUND SOIL ABOVE SIDEWALK GRADE TO ALLOW FOR SOIL TO SETTLE OVER TIME.
3. REFER TO STANDARD TREE PLANTING (L-01) FOR GENERAL PLANTING NOTES.

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STANDARD STREET TREE PLANTING DETAIL
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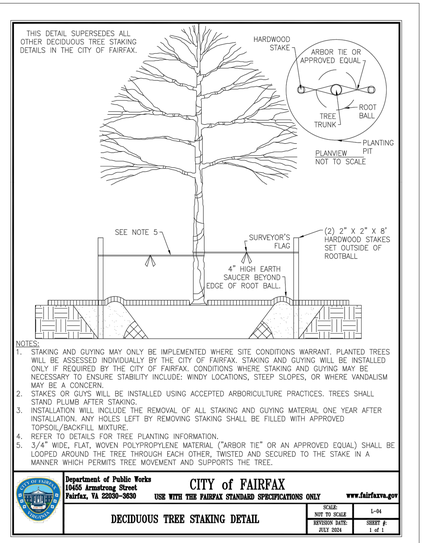

NOTES:
1. STAKING AND GUYING MAY ONLY BE IMPLEMENTED WHERE SITE CONDITIONS WARRANT. PLANTED TREES WILL BE ASSESSED INDIVIDUALLY BY THE CITY OF FAIRFAX. STAKING AND GUYING WILL BE INSTALLED ONLY IF REQUIRED BY THE CITY OF FAIRFAX. CONDITIONS WHERE STAKING AND GUYING MAY BE NECESSARY TO ENSURE STABILITY INCLUDE: WINDY LOCATIONS, STEEP SLOPES, OR WHERE VANDALISM MAY BE A CONCERN.
2. STAKES OR GUYS WILL BE INSTALLED USING ACCEPTED ARBORICULTURE PRACTICES. TREES SHALL STAND PLUMB AFTER STAKING.
3. INSTALLATION WILL INCLUDE THE REMOVAL OF ALL STAKING AND GUYING MATERIAL ONE YEAR AFTER INSTALLATION. ANY HOLES LEFT BY REMOVING STAKING SHALL BE FILLED WITH APPROVED TOPSOIL/BACKFILL MIXTURE.
4. REFER TO DETAILS FOR TREE PLANTING INFORMATION.
5. 3/4" WIDE, FLAT, WOVEN POLYPROPYLENE MATERIAL ("ARBOR TIE" OR AN APPROVED EQUAL) SHALL BE LOOPED AROUND THE TREE THROUGH EACH OTHER, TWISTED AND SECURED TO THE STAKE IN A MANNER WHICH PERMITS TREE MOVEMENT AND SUPPORTS THE TREE.

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DECIDUOUS TREE STAKING DETAIL
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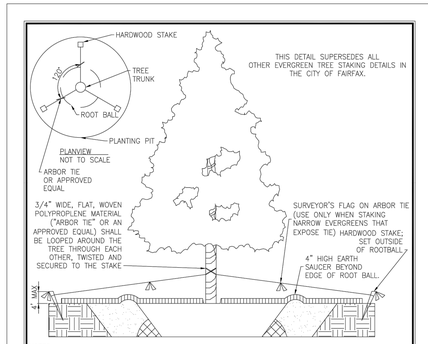

NOTES:
1. STAKING AND GUYING MAY ONLY BE IMPLEMENTED WHERE SITE CONDITIONS WARRANT. PLANTED TREES WILL BE ASSESSED INDIVIDUALLY BY THE CITY OF FAIRFAX. STAKING AND GUYING WILL BE INSTALLED ONLY IF REQUIRED BY THE CITY OF FAIRFAX. CONDITIONS WHERE STAKING AND GUYING MAY BE NECESSARY TO ENSURE STABILITY INCLUDE: WINDY LOCATIONS, STEEP SLOPES, OR WHERE VANDALISM MAY BE A CONCERN.
2. STAKES OR GUYS WILL BE INSTALLED USING ACCEPTED ARBORICULTURE PRACTICES. TREES SHALL STAND PLUMB AFTER STAKING.
3. INSTALLATION WILL INCLUDE THE REMOVAL OF ALL STAKING AND GUYING MATERIAL ONE YEAR AFTER INSTALLATION. ANY HOLES LEFT BY REMOVING STAKING SHALL BE FILLED WITH APPROVED TOPSOIL/BACKFILL MIXTURE.
4. REFER TO DETAILS FOR TREE PLANTING INFORMATION.
5. CONTRACTOR SHALL USE GALVANIZED EYESCREW & TURNBUCKLE INSTEAD OF ARBOR TIE ONLY FOR TREES OF SIGNIFICANT SIZE AS DIRECTED BY THE CITY OF FAIRFAX.

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EVERGREEN TREE STAKING DETAIL
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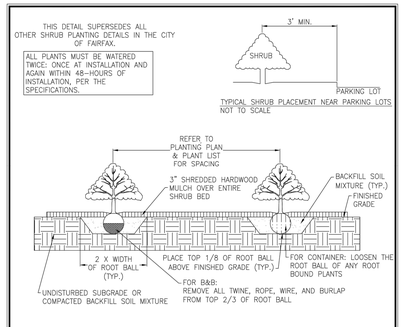

NOTES:
1. AT PLANTING PRUNE ONLY BROKEN OR DEAD BRANCHES PER ANSI A300 STANDARD.
2. PLANTING PIT/TRENCH SHALL BE DUG DEEP ENOUGH TO ALLOW AT LEAST 1/8TH OF ROOT BALL TO BE SET ABOVE EXISTING GRADE.
3. SET PLANT IN ERECT, STABLE, AND UNIFORM POSITIONS IN THE CENTER OF THE PLANTING PIT. ORIENT BEST FACE OF PLANT TO BE THE MOST VISIBLE.
4. UNLESS OTHERWISE DIRECTED BY THE CITY OF FAIRFAX, BACKFILL SOIL MIXTURE WILL BE ¾ EXISTING SOIL CLEANED OF DEBRIS (GRAVEL, ROCKS, STICKS, TRASH, ETC.) AND MIXED WITH ¼ ORGANIC MATERIAL (COMPOSTED BARK, LEAF MOLD, OR OTHER PLANT DEBRIS PROCESSED TO A POINT DECAY AND APPROVED BY THE CITY OF FAIRFAX. PEAT MOSS MAY NOT BE USED).
5. CONTRACTOR SHALL REMOVE EXCESS SOIL & DEBRIS FROM SITE.
6. DO NOT PLACE MULCH IN CONTACT WITH STEM OF SHRUBS.

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SHRUB PLANTING DETAIL
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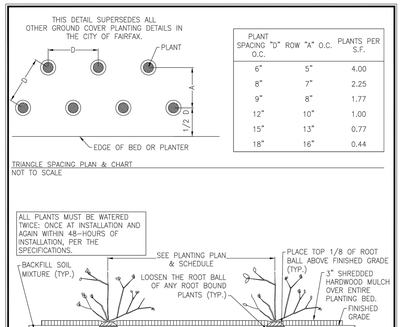

PLANT SPACING "D" O.C.	ROW "A" O.C.	PLANTS PER S.F.
6"	5"	4.00
8"	7"	2.25
9"	8"	1.77
12"	10"	1.00
15"	13"	0.77
18"	16"	0.44

NOTES:
1. GROUND COVERS AND PERENNIALS SHALL BE INSTALLED WITH TRIANGULAR SPACING. REFER TO CHART.
2. UNLESS OTHERWISE DIRECTED BY THE CITY OF FAIRFAX, BACKFILL SOIL MIXTURE WILL BE ¾ EXISTING SOIL CLEANED OF DEBRIS (GRAVEL, ROCKS, STICKS, TRASH, ETC.) AND MIXED WITH ¼ ORGANIC MATERIAL (COMPOSTED BARK, LEAF MOLD, OR OTHER PLANT DEBRIS PROCESSED TO A POINT DECAY AND APPROVED BY THE CITY OF FAIRFAX. PEAT MOSS MAY NOT BE USED).
3. CONTRACTOR SHALL REMOVE EXCESS SOIL & DEBRIS FROM SITE.
4. DO NOT PLACE MULCH IN CONTACT WITH STEM OF PLANTS.

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GROUND COVERS & PERENNIAL PLANTING
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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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