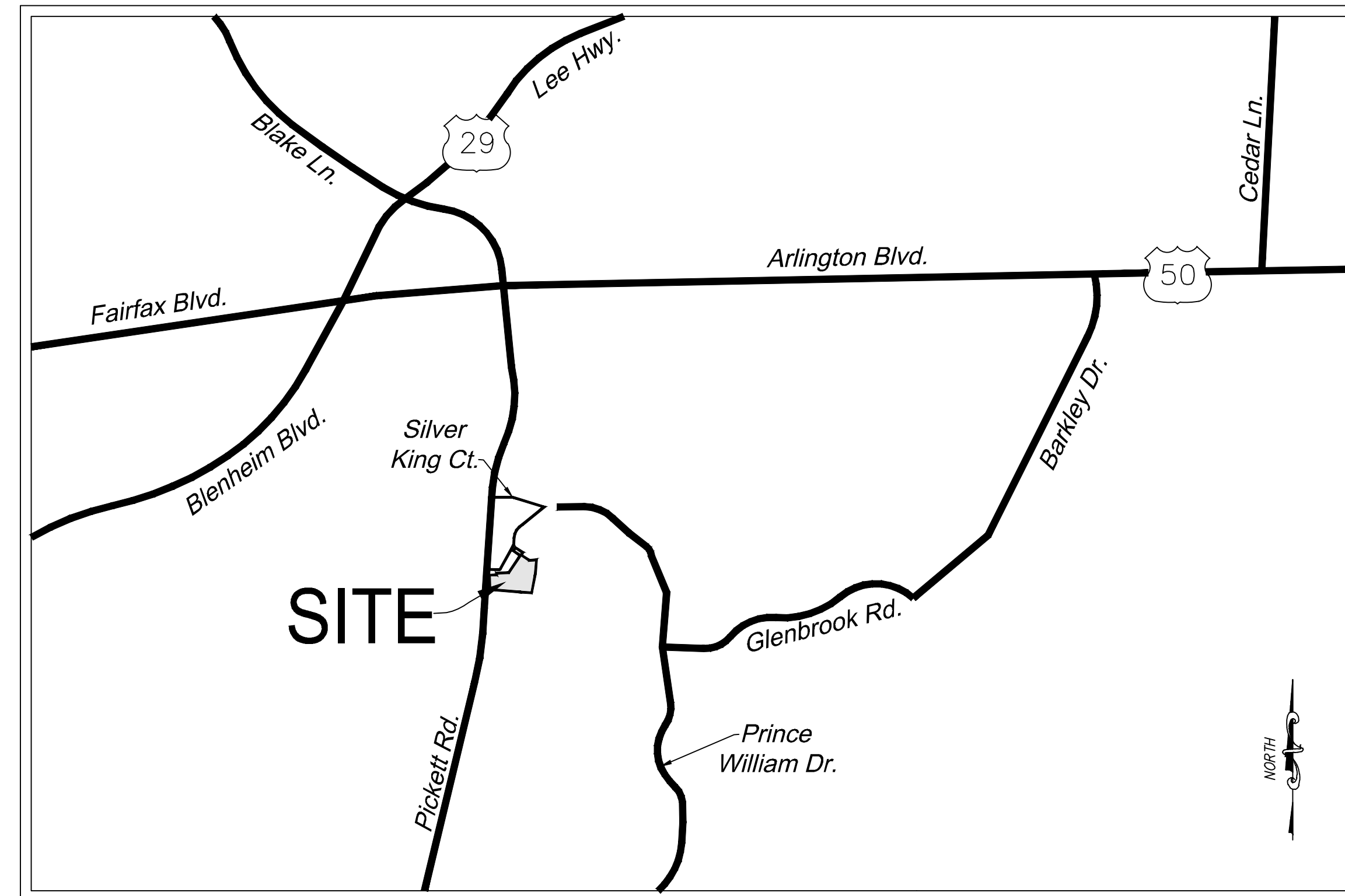


# GENERAL DEVELOPMENT PLAN AMENDMENT MASTER DEVELOPMENT PLAN ZONING MAP AMENDMENT HIGHLANDS AT MANTUA CITY OF FAIRFAX, VIRGINIA

**GENERAL NOTES:**

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

PARCEL ID	OWNER	ADDRESS	EXISTING ZONING	PARCEL AREA
58-2-10-001A1	RJL ASSOCIATES	9495 SILVER KING COURT	PD-C (PLANNED DEVELOPMENT COMMERCIAL)	± 2.12 ACRES
2. THIS APPLICATION IS FOR A PORTION OF THE MANTUA PROFESSIONAL CENTER PROPERTY, WHICH WAS APPROVED PER GENERALIZED DEVELOPMENT PLAN AMENDMENT DATED 2004, AND WAS COMPRISED OF 9.1 ACRES. THE PROJECT LIMITS FOR THIS APPLICATION INCLUDE CITY OF FAIRFAX TAX MAP PARCEL 58-2-10-001A1 COMPRISED OF 2.12 ACRES. REFER TO SHEET C100 FOR APPLICATION LIMITS. THIS SUBMISSION IS AN APPLICATION FOR A GENERAL DEVELOPMENT PLAN AMENDMENT, MASTER DEVELOPMENT PLAN AND ZONING MAP AMENDMENT TO REZONE THE SUBJECT PROPERTY FROM PD-C (PLANNED DEVELOPMENT COMMERCIAL) TO PD-R (PLANNED DEVELOPMENT RESIDENTIAL) DISTRICT. THE DEVELOPMENT PROGRAM ON THE SUBJECT PROPERTY WILL INCLUDE TOWNHOME REDEVELOPMENT. A COMPREHENSIVE PLAN AMENDMENT WAS SUBMITTED TO THE CITY OF FAIRFAX TO AMEND THE CITY OF FAIRFAX'S 2035 COMPREHENSIVE PLAN FROM COMMERCIAL CORRIDOR PLACE TYPE TO TOWNHOUSE/SINGLE-FAMILY ATTACHED NEIGHBORHOOD PLACE TYPE.
3. A.) THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE RECORD MERIDIAN (DEED BOOK 24686, PAGE 1228) AND CONFIRMED TO BE VIRGINIA STATE GRID NORTH (VCS 83), BY CURRENT GPS SURVEY.  
 B.) THE ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29), AS ESTABLISHED FROM EXISTING SURVEY CONTROL AND CONFIRMED BY NGS VERTICAL CONVERSION OF CURRENT GPS DATA.
4. NO TITLE REPORT FURNISHED. ALL UNDERLYING TITLE LINES, EASEMENTS, SERVITUDES AND OTHER MATTERS OF TITLE MAY NOT SHOWN HEREON.
5. THE PHYSICAL IMPROVEMENTS AND TOPOGRAPHY SHOWN HEREON ARE BASED UPON A FIELD SURVEY CONDUCTED BY IMEG CONSULTANTS CORP BETWEEN THE DATES OF AUGUST 8, 2023 AND AUGUST 12, 2023.
6. NO CERTIFICATION HAS BEEN MADE AS TO THE LOCATIONS OF UNDERGROUND UTILITIES SUCH AS, BUT NOT LIMITED TO ELECTRIC, GAS, TELEPHONE, CATV, WATER, SANITARY AND STORM SEWERS.
7. NO GEOTECHNICAL, SUBSURFACE, FIELD REVIEWS, RESEARCH, AGENCY OR GOVERNMENTAL RECORD REVIEWS, OR OTHER INVESTIGATIONS HAVE BEEN MADE FOR THE PURPOSE OF LOCATING, OR DETERMINING THE EXISTENCE OF HAZARDOUS MATERIALS, OR OTHER ENVIRONMENTAL CONCERNS ON SITE IN THE PERFORMANCE OF IMEG CONSULTANTS CORP SERVICES FOR THE PROJECT AS SHOWN HEREON.
8. DURING THE PROCESS OF PHYSICAL SURVEY NO INDICATIONS OF A CEMETERY WERE FOUND. NO FURTHER INSPECTION OF THIS PROPERTY HAS BEEN MADE FOR POSSIBLE CEMETERIES.
9. STORM AND SANITARY INVERTS, PIPE SIZES AND MATERIALS HAVE BEEN DETERMINED THROUGH THE USE OF A SEWER VIDEO CAMERA OPERATED BY THIS FIRM ON THE DATE OF AUGUST 8, 2023 AND AUGUST 31, 2023.
10. THE TREES SHOWN HEREON WERE TAGGED AND LOCATED BY THIS FIRM BETWEEN THE DATES OF AUGUST 8, 2023 AND AUGUST 31, 2023.
11. THE AREA SHOWN HEREON IS LOCATED ON THE FLOOD INSURANCE RATE MAP (FIRM), NO. 51552400030, 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 DUE 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:**

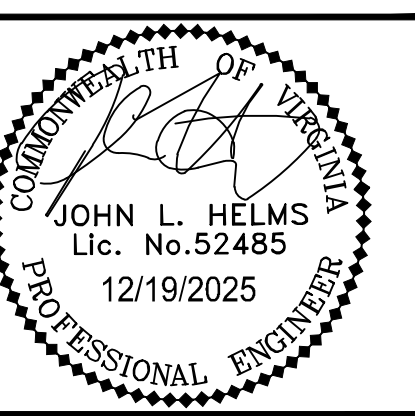
**APPLICANT/ OWNER**  
R.J.L. ASSOCIATES, INC.  
35246 LEESBURG PIKE, SUITE 200  
ROUND HILL, VA, 20141

**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	
Sheet Number	Sheet Title
C000	COVER SHEET
C100	OVERALL CONTEXTUAL PLAN
C101	SITE DETAILS
C200	EXISTING CONDITIONS PLAN
C201	TREE PRESERVATION PLAN
C202	TREE PRESERVATION PLAN TABULATIONS
C203	TREE PRESERVATION PLAN NOTES AND DETAILS
C210	VACATION EASEMENT EXHIBIT
C220	DEMOLITION PLAN
C300	GENERAL DEVELOPMENT PLAN
C400	GRADING PLAN
C401	AVERAGE FINISHED GRADE EXHIBIT
C402	CROSS SECTIONS
C403	RETAINING WALL PROFILES
C500	PRELIMINARY BMP AND SWM PLAN
C501	PRELIMINARY BMP AND SWM PLAN
C600	SANITARY SEWER ANALYSIS
C700	TURNING MOVEMENT PLAN
C710	SIGHT DISTANCE
C720	FIRE SAFETY PLAN
C730	CIRCULATION PLAN
C740	SIGNAGE PLAN
C750	PHOTOMETRIC PLAN
C751	PHOTOMETRIC DETAILS
C800	OPEN SPACE PLAN
C801	AMENITY PLAN
C802	AMENITY CONCEPT PLAN
C900	TOWNHOME BUILDING ELEVATIONS
C901	TOWNHOME BUILDING ELEVATIONS
C902	VIEWS
L100	LANDSCAPE PLAN
L101	LANDSCAPE DETAILS & SPECIFICATIONS



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

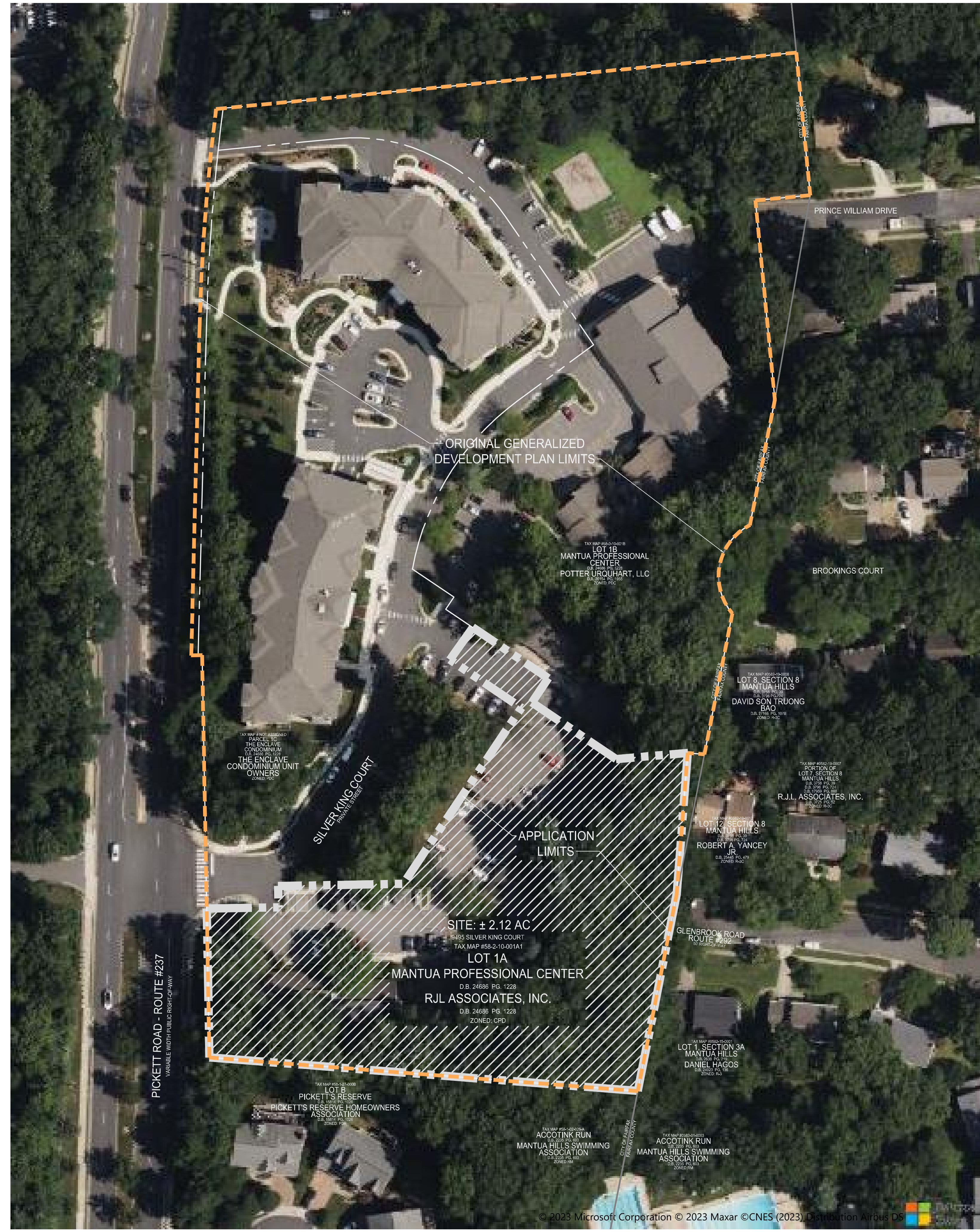
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01-05-2025		2		
12-19-2025		3		

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DRAWING No.: 112931  
DATE: 2025-05-23  
SCALE: 1" = 4000'  
DESIGN: ON  
DRAWN: ON  
CHECKED: JM

SHEET TITLE:  
**COVER SHEET**

SHEET No.  
**C000**

D  
C  
B  
A



**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**)
<b>TOTAL</b>	<b>256</b>	<b>258</b>

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

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

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

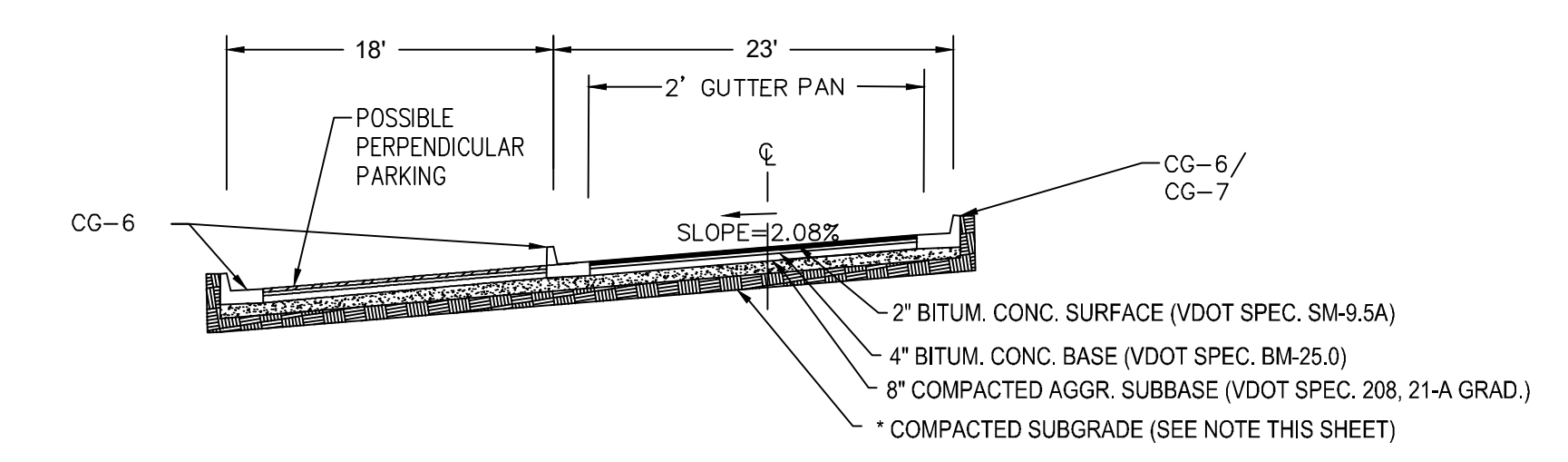
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 SCALE: 1" = 50'  
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**OVERALL CONTEXTUAL PLAN**

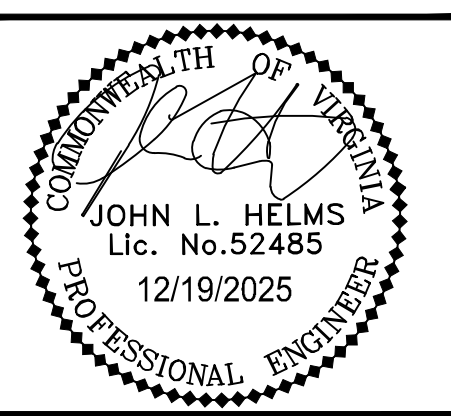
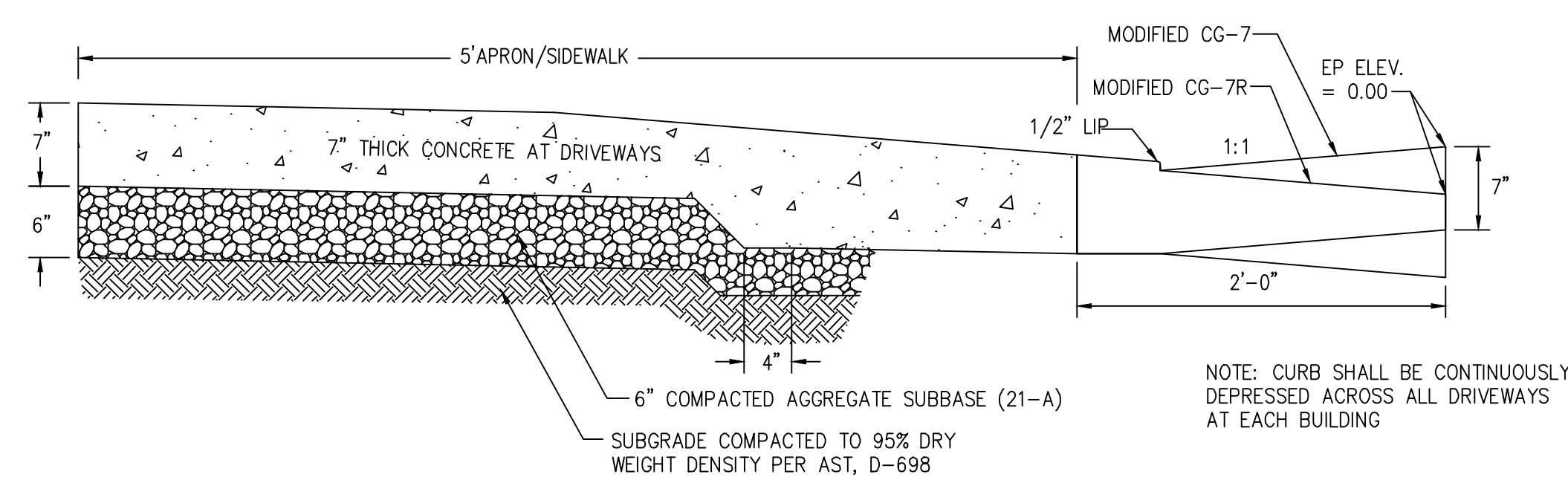
SHEET No.  
**C100**

### TYPICAL ROAD CROSS SECTION N.T.S.



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

### DRIVEWAY APRON & CURB DETAIL FOR PRIVATE STREET AND CG-7 N.T.S.



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



### 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



### CornerStone 100® NEW HOLLAND, PA PLANT



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



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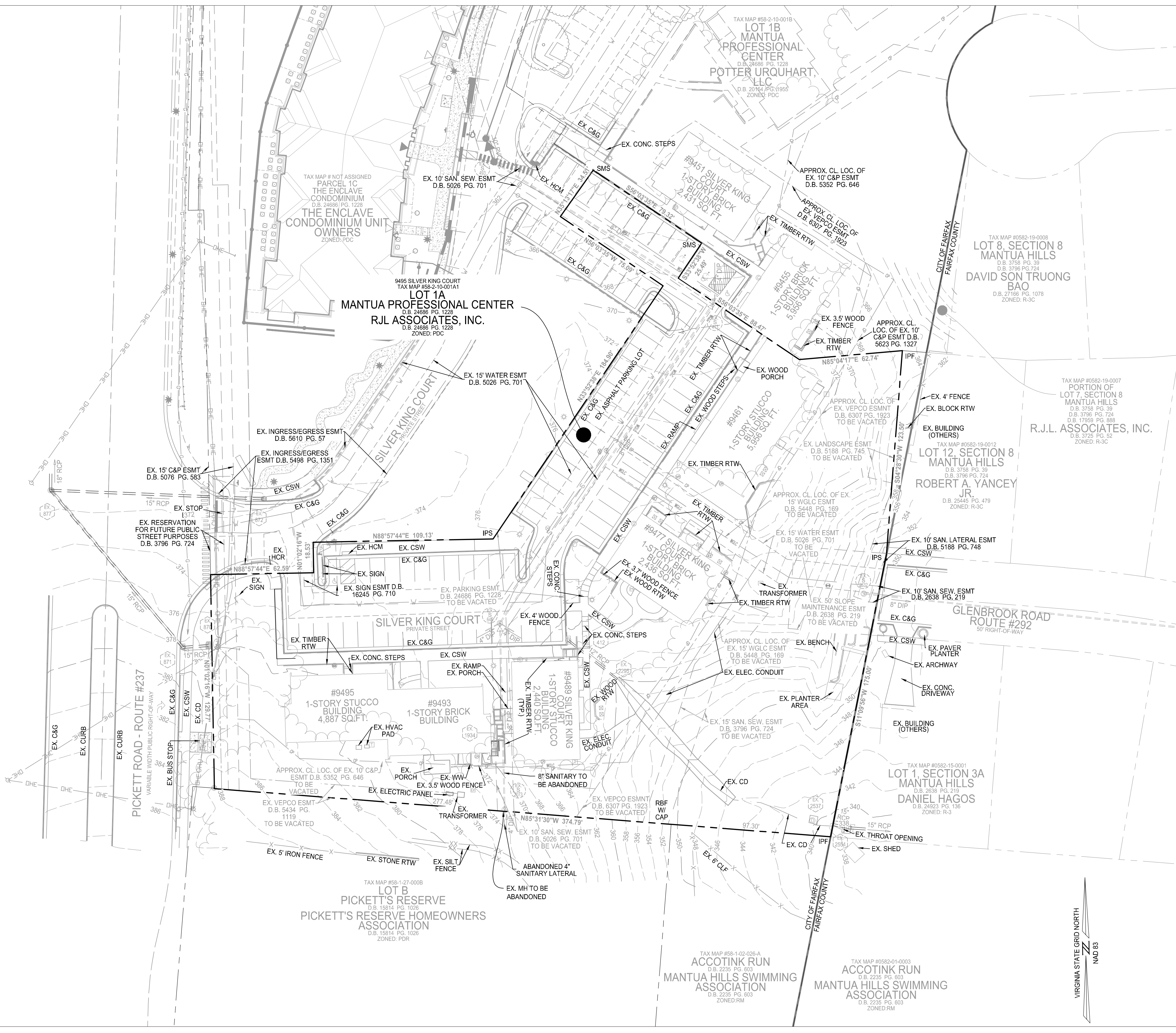
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DATE: 2025-05-23  
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CHECKED: EG

SHEET TITLE:

SITE DETAILS

SHEET No.  
**C101**



**LEGEND**

<b>Utilities - Storm</b>	STORM MANHOLE	<b>Abbreviations</b>	EX. CONCRETE	INDEX CONTOUR (5')
	STORM CULVERT		CONC. CURB AND GUTTER	INT. CONTOUR (1')
<b>Utilities - Sanitary</b>	SANITARY MANHOLE		EP	EDGE OF PAVEMENT
<b>Utilities - Water</b>	WATER VALVE		IPF	IRON PIPE FOUND
	WATER METER		IPS	IRON PIPE SET
	FIRE HYDRANT		RBF	REBAR FOUND
	WATER MANHOLE		PPF	PINCH PIPE FOUND
<b>Utilities - Electric</b>	LIGHT POLE		CMF	CONCRETE MONUMENT FOUND
	UTILITY POLE		NS	NOT SET
	LAMP POST	<b>Linetypes</b>		
	GUY WIRE	---		VEGETATION LINE
<b>Utilities - Communication</b>	TELEPHONE PEDESTAL POST	- - - - -		CABLE TV LINE
		---x---x---		ELECTRIC LINE
<b>Misc. Structures</b>	+150.0	---TV---		FIBER OPTIC LINE
	SPOT SHOT	---E---		TELECOMMUNICATIONS LINE
	SIGN	---FO---		
	TREE	---T---		
	BUSH	---W---		
	FLAG POLE			
	UNIDENTIFIED			

**NOTE**

NUMBER OF EXISTING PARKING SPACES TO BE REMOVED: 64

**EXISTING COVERAGE**

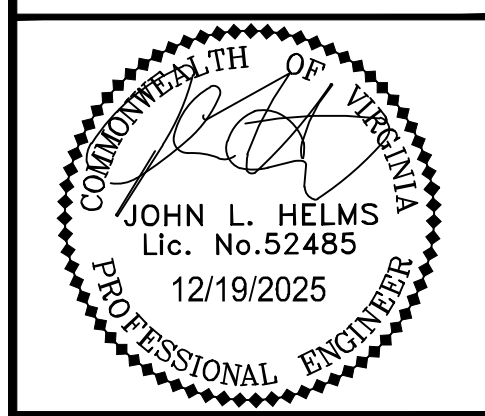
EXISTING BUILDING COVERAGE (SF):	13,736
EXISTING IMPERVIOUS AREA (SF):	22,549
EXISTING OPEN SPACE (SF):	56,069

**SANITARY STRUCTURE DATA**

<b>EX. S 2532</b>	RIM EL. = 353.01 INV OUT (8" DIP TO 2536) = 339.81	<b>EX. S 645</b>	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
<b>EX. S 2536</b>	RIM EL. = 327.57 INV IN (8" DIP FROM 2532) = 310.02 INV OUT (8" DIP TO SOUTHEAST) = 309.82	<b>EX. S 413</b>	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
<b>EX. S 2073</b>	RIM EL. = 372.15 INV IN (4" DIP FROM SOUTH) = 363.60 INV OUT (8" DIP TO 645) = 363.54	<b>EX. S 493</b>	RIM EL. = 360.61 INV IN (8" DIP FROM 413) = 360.61 INV OUT (10" DIP TO NORTHWEST) = 349.41

**STORM STRUCTURE DATA**

<b>EX. 870</b>	RIM EL. = 376.79 INV OUT (15" RCP TO 871) = 373.42	<b>EX. 2295</b>	INV (12" RCP FROM 412) = 359.60
<b>EX. 871</b>	RIM EL. = 378.80 INV IN (15" RCP FROM 870) = 373.24 INV OUT (15" RCP TO 877) = 373.21	<b>EX. 2537</b>	RIM EL. = 337.77 INV IN (15" RCP FROM WEST) = 334.23 INV OUT (15" RCP TO EAST) = 333.58
<b>EX. 872</b>	RIM EL. = 372.19 INV OUT (15" RCP TO 877) = 368.55	<b>EX. 2554</b>	RIM EL. = 366.25 INACCESSIBLE - SEALED SHUT
<b>EX. 877</b>	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	<b>EX. 1934</b>	RIM EL. = 340.63 INACCESSIBLE - LID SEALED SHUT
<b>EX. 412</b>	RIM EL. = 369.49 INV OUT (12" RCP TO 2295) = 361.24		



**HIGHLANDS AT MANTUA**  
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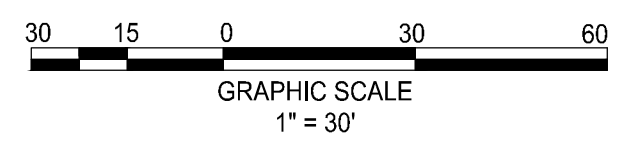
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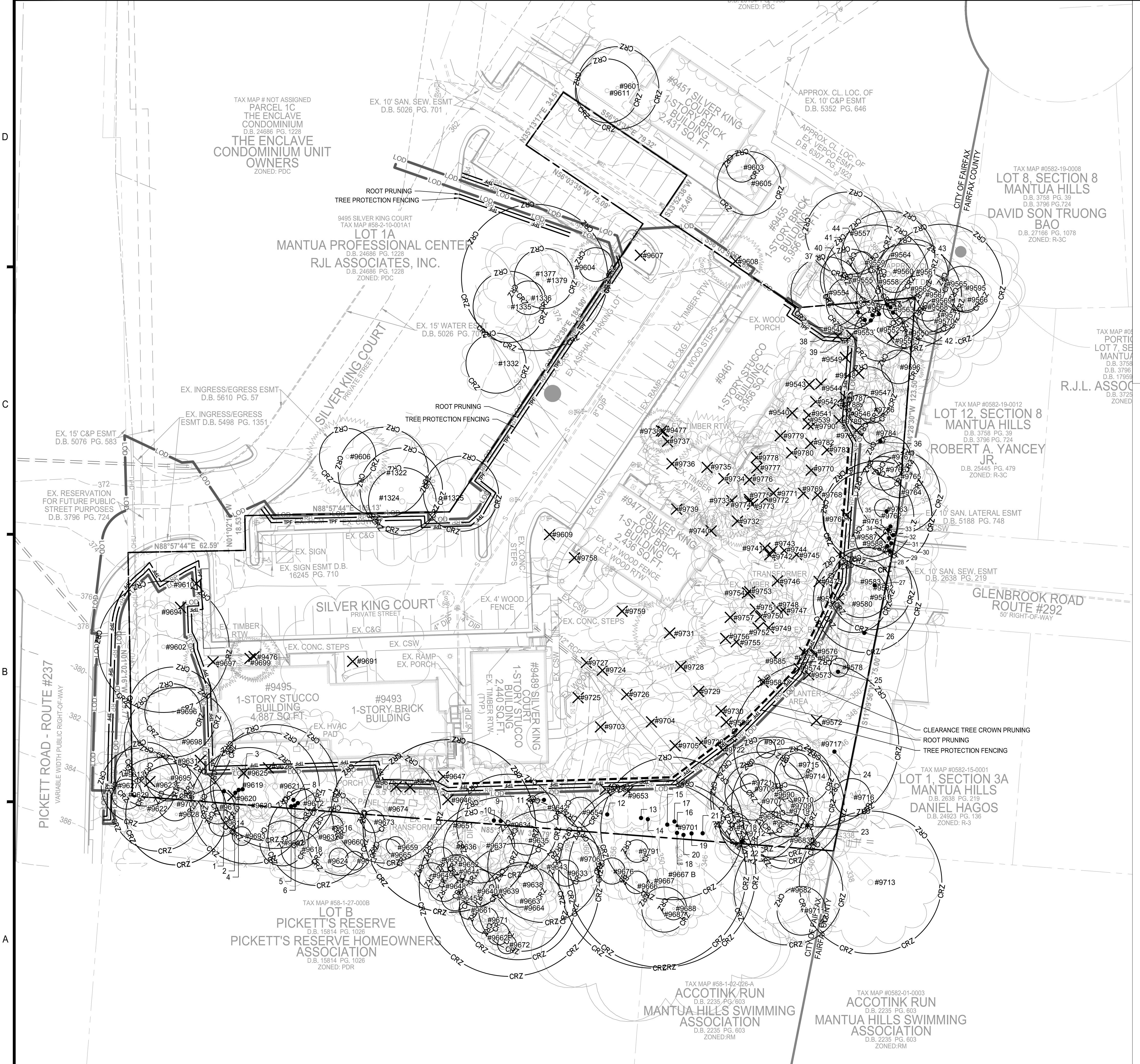
PROJECT No.: 23005060.00  
DRAWING No.: 112931  
DATE: 2025-05-23  
SCALE: AS SHOWN  
DESIGN: ON  
DRAWN: ON  
CHECKED: JM

SHEET TITLE:  
**EXISTING CONDITIONS PLAN**

SHEET No.  
**C200**

NOTE: EXISTING ENCLAVE CONDOMINIUM SITE FROM SITE PLAN #15090051





**LEGEND:**

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

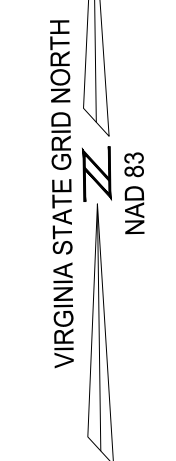
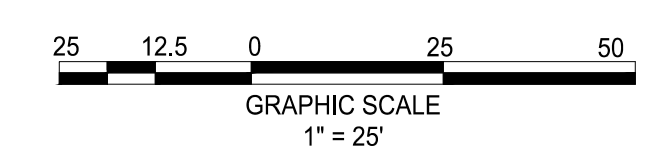
NOTE:  
 \* CLEARANCE PRUNING OF TREE CROWN ALONG LIMITS OF CLEARING AND GRADING WHERE TREES INTERFERE WITH PROPOSED RETAINING WALL.

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  
 Fairfax, VA 22030  
 914.482.3766  
 quinn.c.nolan@imegcorp.com

Date: 12-03-2025



4035 Ridge Top Rd, Suite 601  
 Fairfax, VA 22030 P. 703.273.6820  
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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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PROJECT No.: 23005060.00  
 DRAWING No.: 112931  
 DATE: 2025-05-23  
 SCALE: 1" = 25'  
 DESIGN: QN  
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SHEET TITLE:  
**TREE PRESERVATION PLAN**

SHEET No.  
**C201**

TREE PRESERVATION SCHEDULE

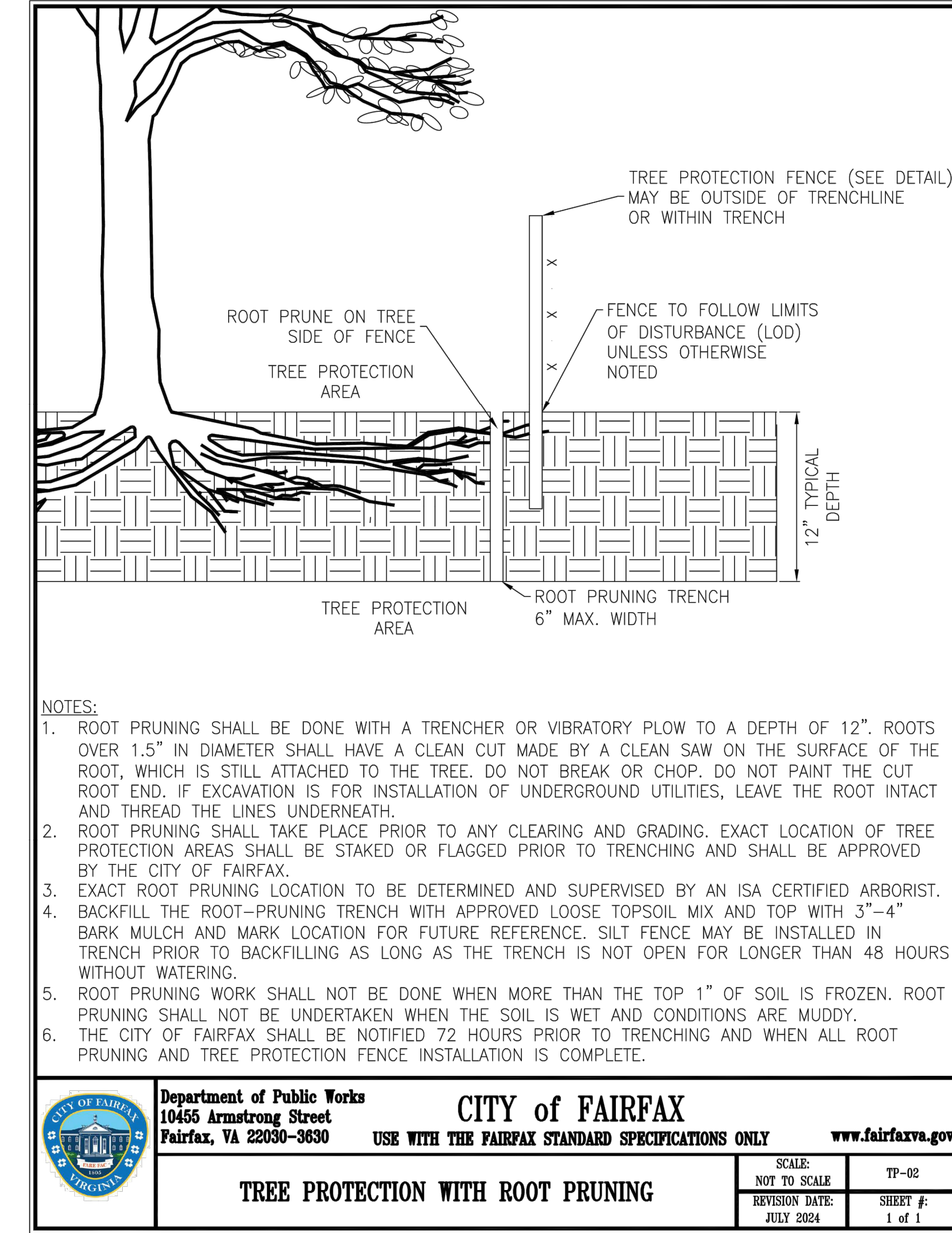
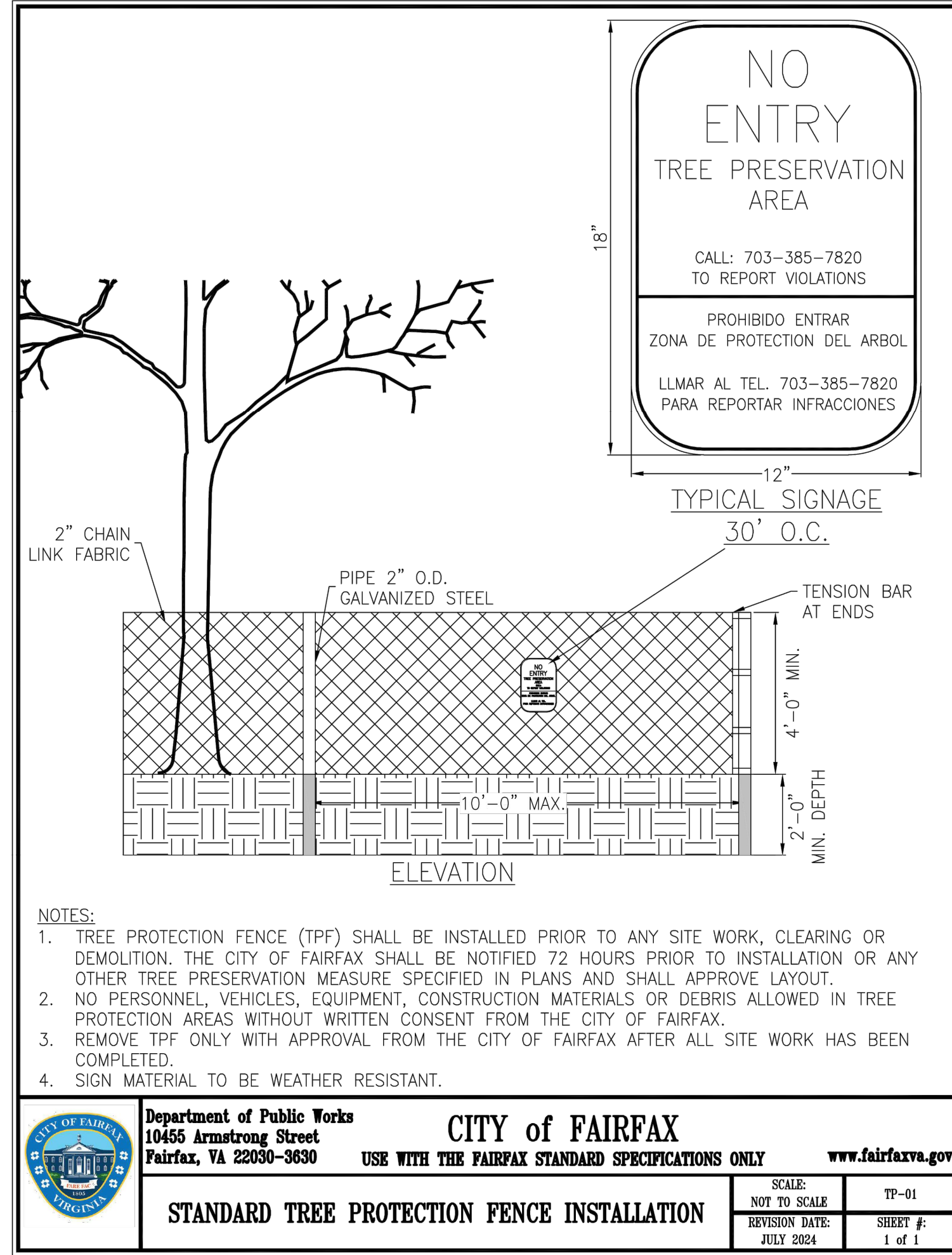
TREE #	BOTANICAL NAME	COMMON NAME	TRUNK DIAMETER (INCHES) / CRITICAL ROOT ZONE RADIUS (FEET)	SURVEYED DRIFLINE RADIUS (FEET)	CONDITION RATING	LOCATION	PROCEDURE	COMMENTS
1322	LIRIODENDRON TULPIFERA	TULIP POPLAR	24	24	66	OFFSITE	REMAIN	LARGE GIRDLING ROOT. SMALL AMOUNT OF DIEBACK AND TREES BEGINNING TO 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 TULPIFERA	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 TULPIFERA	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 TULPIFERA	TULIP POPLAR	19	15	72	ONSITE	REMOVE	SIGNIFICANT ENGLISH IVY GROWTH ON TRUNK AND INTO CROWN.
9476	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	6	9	66	ONSITE	REMOVE	MANY HEALED CAVITIES IN TRUNK. SCAFFOLD BRANCH TEAR-OUT.
9477	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	6	11	69	ONSITE	REMOVE	
9539	FAGUS GRANDFOLIA	AMERICAN BEECH	8	15	75	ONSITE	REMOVE	
9540	QUERCUS MONTANA	CHESTNUT OAK	9	35	63	ONSITE	REMOVE	
9541	PINUS VIRGINIANA	VIRGINIA PINE	12	18	56	ONSITE	REMOVE	MULTI-TRUNK. ONE TRUNK DEAD.
9542	FAGUS GRANDFOLIA	AMERICAN BEECH	6	8	72	ONSITE	REMOVE	SMALL 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	
9546	ROBINIA PSEUDOACACIA	BLACK LOCUST	8	12	75	ONSITE	REMOVE	SOIL AROUND ROOTS IS ERODED.
9547	ROBINIA PSEUDOACACIA	BLACK LOCUST	14	25	66	ONSITE	REMAIN	CONKS ON SOME BRANCHES.
9548	LIRIODENDRON TULPIFERA	TULIP POPLAR	24	17	75	ONSITE	REMAIN	
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 TULPIFERA	TULIP POPLAR	22	28	72	OFFSITE	REMAIN	
9558	LIRIODENDRON TULPIFERA	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 TULPIFERA	TULIP POPLAR	19	33	69	OFFSITE	REMAIN	
9562	LIRIODENDRON TULPIFERA	TULIP POPLAR	28	32	69	OFFSITE	REMAIN	
9563	FAGUS GRANDFOLIA	AMERICAN BEECH	5	9	75	ONSITE	REMAIN	
9564	LIRIODENDRON TULPIFERA	TULIP POPLAR	25	26	69	OFFSITE	REMAIN	
9565	LIRIODENDRON TULPIFERA	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 ON 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 TULPIFERA	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 TULPIFERA	TULIP POPLAR	17	7	66	ONSITE	REMOVE	SIGNIFICANT VINE GROWTH ON TRUNK AND IN CROWN. OLD CONCRETE CURB ON ROOT FLARE.
9580	LIRIODENDRON TULPIFERA	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 TULPIFERA	TULIP POPLAR	22	22	72	OFFSITE	REMAIN	
9583	LIRIODENDRON TULPIFERA	TULIP POPLAR	16	19	72	OFFSITE	REMAIN	
9584	ILEX OPACA	AMERICAN HOLLY	9	11	69	ONSITE	REMOVE	
9585	ILEX OPACA	AMERICAN HOLLY	6	9	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 TULPIFERA	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 TULPIFERA	TULIP POPLAR	35	24	72	ONSITE	REMAIN	LEAVES BEGINNING TO CHANGE COLOR AND DROP.
9603	MALLUS 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	MALLUS 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	MALLUS 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 TULPIFERA	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 TULPIFERA	TULIP POPLAR	29	18	69	ONSITE	REMOVE	SIGNIFICANT VINE GROWTH ON TRUNK. SOME DEAD SCAFFOLD BRANCHES.

TREE PRESERVATION SCHEDULE

TREE #	BOTANICAL NAME	COMMON NAME	TRUNK DIAMETER (INCHES) / CRITICAL ROOT ZONE RADIUS (FEET)	SURVEYED DRIFLINE RADIUS (FEET)	CONDITION RATING	LOCATION	PROCEDURE	COMMENTS
9617	ROBINIA PSEUDOACACIA	BLACK LOCUST	5	15	72	OFFSITE	REMAIN	SMALL SECONDARY TRUNK DEAD.
9618	ROBINIA PSEUDOACACIA	BLACK LOCUST	10	20	72	OFFSITE	REMAIN	UNEVEN CANOPY. DEAD BRANCHES IN CANOPY.
9619	LIRIODENDRON TULPIFERA	TULIP POPLAR	29	18	69	ONSITE	REMAIN	SIGNIFICANT VINE GROWTH ON TRUNK. SOME DEAD SCAFFOLD BRANCHES.
9620	ACER RUBRUM	RED MAPLE	6	18	38	ONSITE	REMOVE	CAVITY IN ROOT FLARE. TOP OF TREE BROKEN OFF. ROT FORMING BELOW WHERE LEADER BROKE OFF.
9621	LIRIODENDRON TULPIFERA	TULIP POPLAR	33	35	72	ONSITE	REMAIN	SIGNIFICANT VINE GROWTH ON TRUNK.
9622	LIRIODENDRON TULPIFERA	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 TULPIFERA	TULIP POPLAR	27	25	69	ONSITE	REMOVE	SIGNIFICANT VINE GROWTH ON TRUNK. SECONDARY TREE GROWING OUT OF ROOT FLARE.
9626	LIRIODENDRON TULPIFERA	TULIP POPLAR	23	30	72	ONSITE	REMOVE	SIGNIFICANT VINE GROWTH ON TRUNK.
9627	LIRIODENDRON TULPIFERA	TULIP POPLAR	20	18	66	ONSITE	REMAIN	LEANING AND OVERHANGING ROAD. LEAVES BEGINNING TO CHANGE COLOR AND DROP.
9628	LIRIODENDRON TULPIFERA	TULIP POPLAR	27	17	72	OFFSITE	REMAIN	ONE LARGE GIRDLING ROOT.
9629	ACER RUBRUM	RED MAPLE	8	2	72	OFFSITE	REMAIN	
9630	LIRIODENDRON TULPIFERA	TULIP POPLAR	31	20	72	OFFSITE	REMAIN	SIGNIFICANT VINE GROWTH ON TRUNK.
9631	UNIDENTIFIED	DEAD TREE	10	7	25	ONSITE	REMOVE	
9632	LIRIODENDRON TULPIFERA	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 TULPIFERA	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 TULPIFERA	TULIP POPLAR	48	25	75	OFFSITE	REMAIN	
9640	ROBINIA PSEUDOACACIA	BLACK LOCUST	10	18	66	OFFSITE	REMAIN	SIGNIFICANT VINE GROWTH ON TRUNK AND IN CANOPY.
9641	BETULA LENTA	BLACK BIRCH	8	16	75	ONSITE	REMAIN	
9642	LIRIODENDRON TULPIFERA	TULIP POPLAR	30	31	75	OFFSITE	REMAIN	
9643	ROBINIA PSEUDOACACIA	BLACK LOCUST	9	17	69	OFFSITE	REMAIN	
9644	ROBINIA PSEUDOACACIA	BLACK LOCUST	7	10	72	OFFSITE	REMAIN	
9645	ILEX OPACA	AMERICAN HOLLY	9	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 TULPIFERA	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 TULPIFERA	TULIP POPLAR	26	17	72	ONSITE	REMOVE	OLD WOUND HEALING OVER AT BASE OF TRUNK.
9659	ROBINIA PSEUDOACACIA	BLACK LOCUST	5					

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.



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.

**TREE CONSERVATION AND LANDSCAPING NOTES**

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

**CITY of FAIRFAX**  
USE WITH THE FAIRFAX STANDARD SPECIFICATIONS ONLY

www.fairfaxva.gov

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

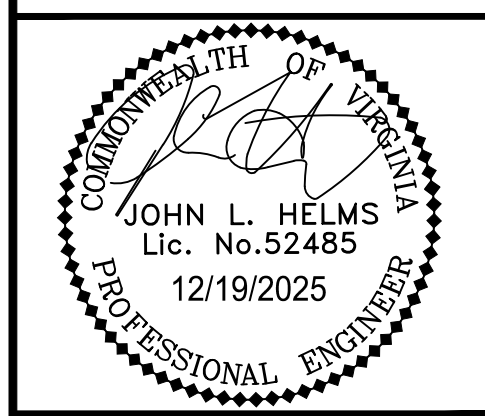
GENERAL NOTES:

- CONTRACTOR IS RESPONSIBLE FOR CONTACTING MISS UTILITY PRIOR TO BEGINNING ANY WORK.
- ALL CONSTRUCTION ACTIVITY BEYOND THE LIMITS OF CLEARING AND GRADING SHOWN WITHIN THIS PLAN SET SHALL BE PROHIBITED UNLESS PREVIOUSLY APPROVED BY THE CITY OF FAIRFAX.
- ANY TREES REQUIRED TO BE CLEARED OUTSIDE OF THE LIMITS OF DISTURBANCE MAY ONLY BE CLEARED BY HAND.

ISA CERTIFIED ARBORIST APPROVAL:

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

12-02-2025  
Date:



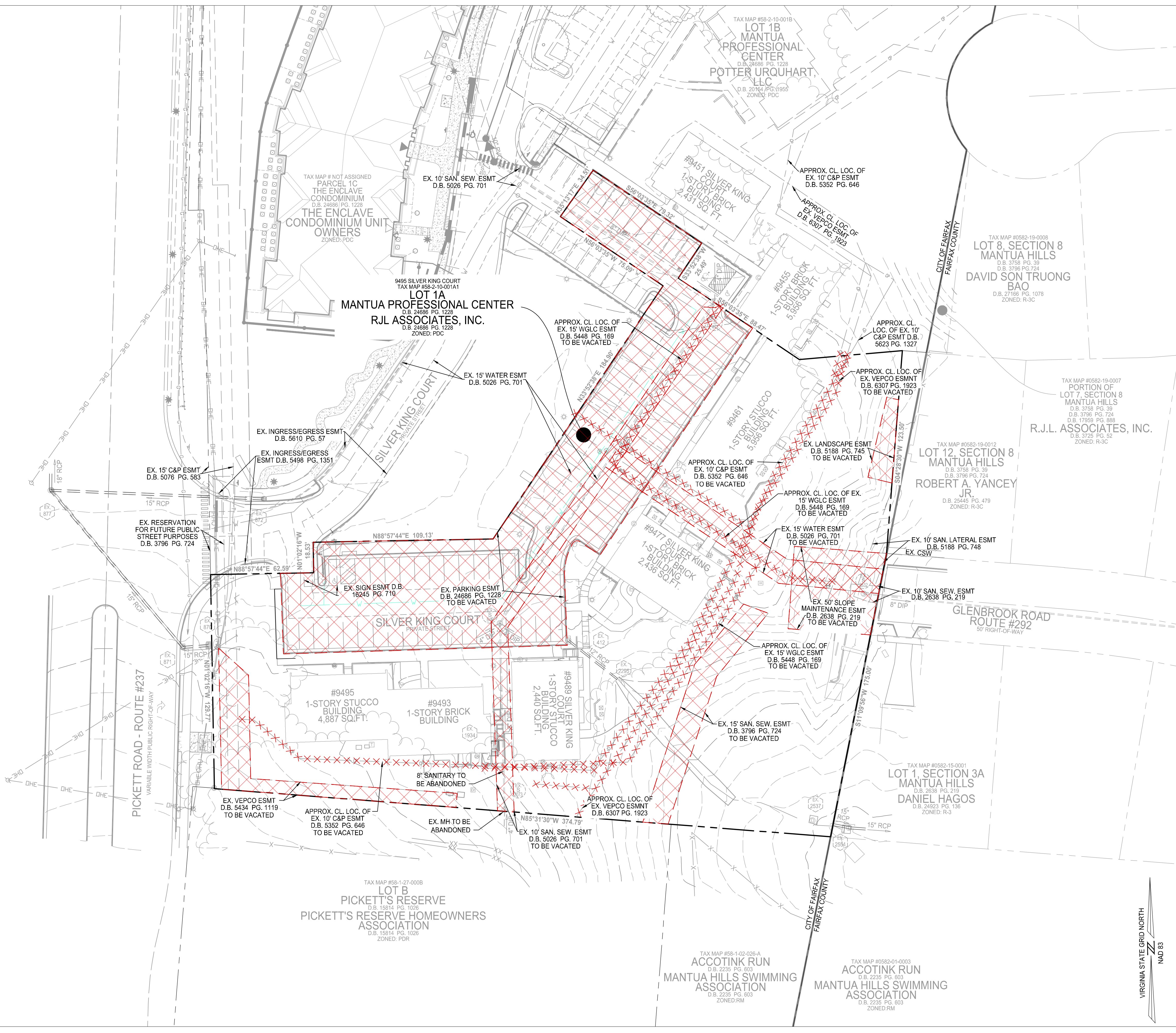
HIGHLANDS AT MANTUA  
GENERAL DEVELOPMENT PLAN AMENDMENT  
MASTER DEVELOPMENT PLAN & ZONING MAP AMENDMENT  
CITY OF FAIRFAX, VA

ADDRESS PER CITY COMMENTS	DATE	DESCRIPTION
09-27-2024		
01-06-2025		
12-19-2025		

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**

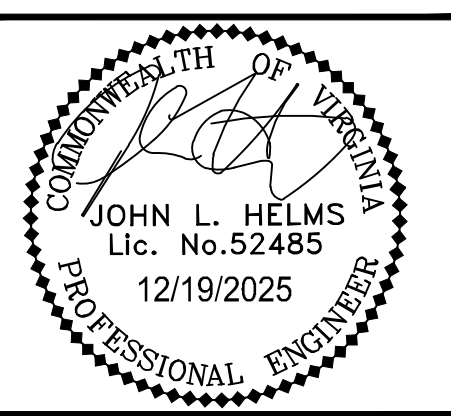
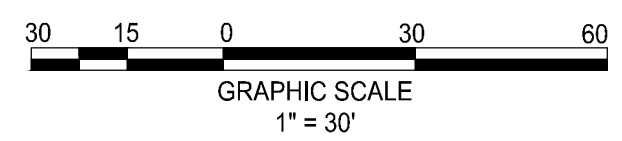
SHEET No.  
**C203**



**LEGEND**

XXXXXX APPROXIMATE CENTERLINE LOCATION OF EXISTING EASEMENT TO BE VACATED

XXXXXX EXTENTS OF EXISTING EASEMENT TO BE VACATED



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

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3	12-19-2025	ADDRESSED PER CITY COMMENTS

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

**VACATION EASEMENT EXHIBIT**

SHEET No.  
**C210**

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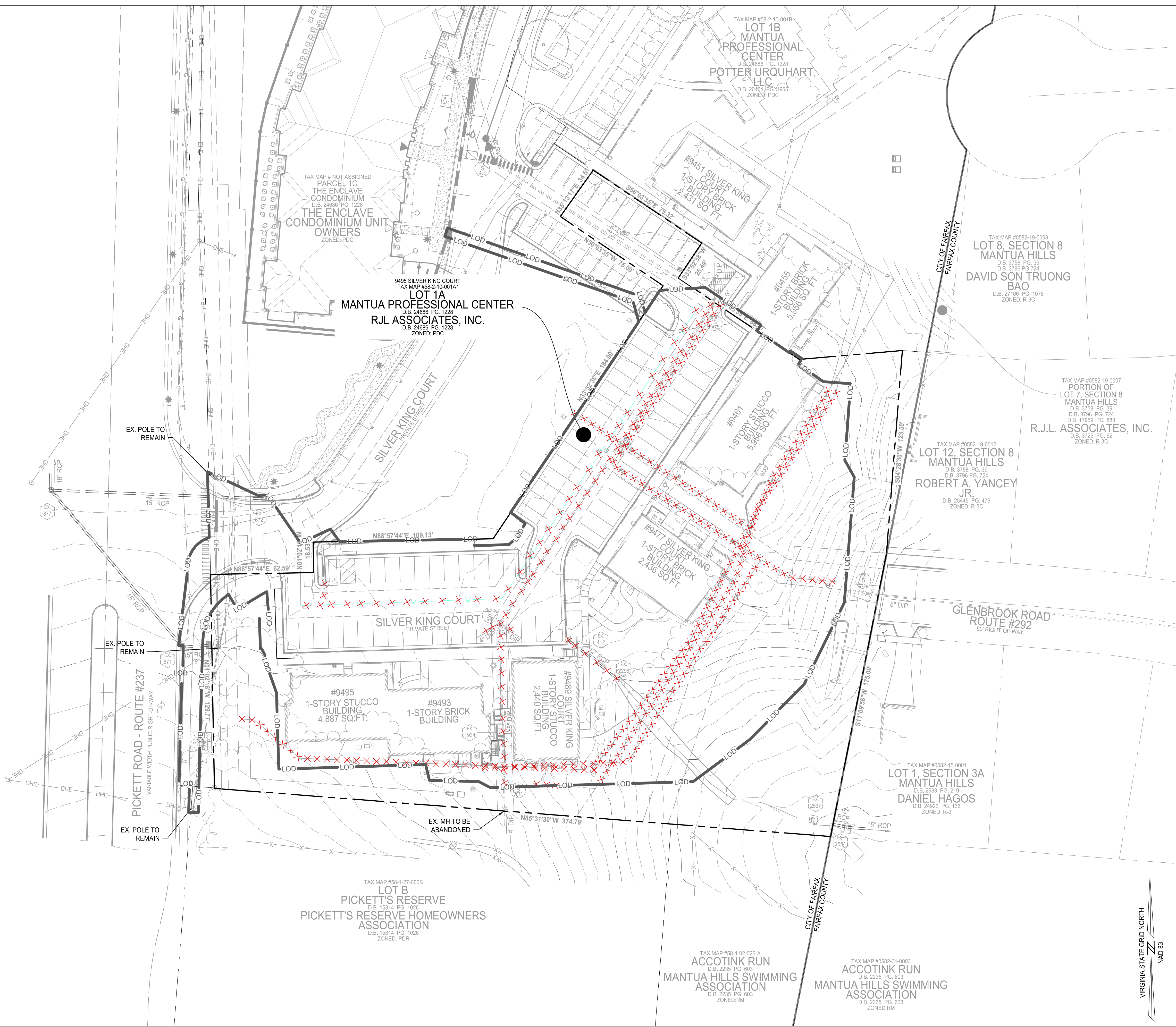


D

C

B

A



**UTILITY DEMO LEGEND**

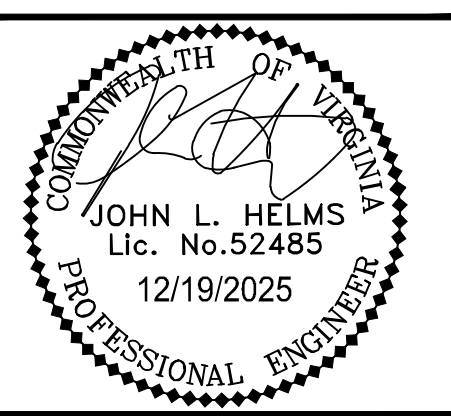
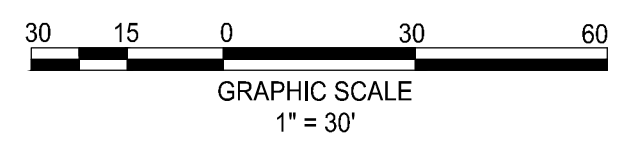
- XXXXXXXXX UTILITY TO BE REMOVED
- T.B.R. TO BE REMOVED

**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.



**HIGHLANDS AT MANTUA**  
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 DRAWING No.: 112931  
 DATE: 2025-05-23  
 SCALE: AS SHOWN  
 DESIGN: EG  
 DRAWN: JS  
 CHECKED: EG

SHEET TITLE:  
**DEMOLITION PLAN**

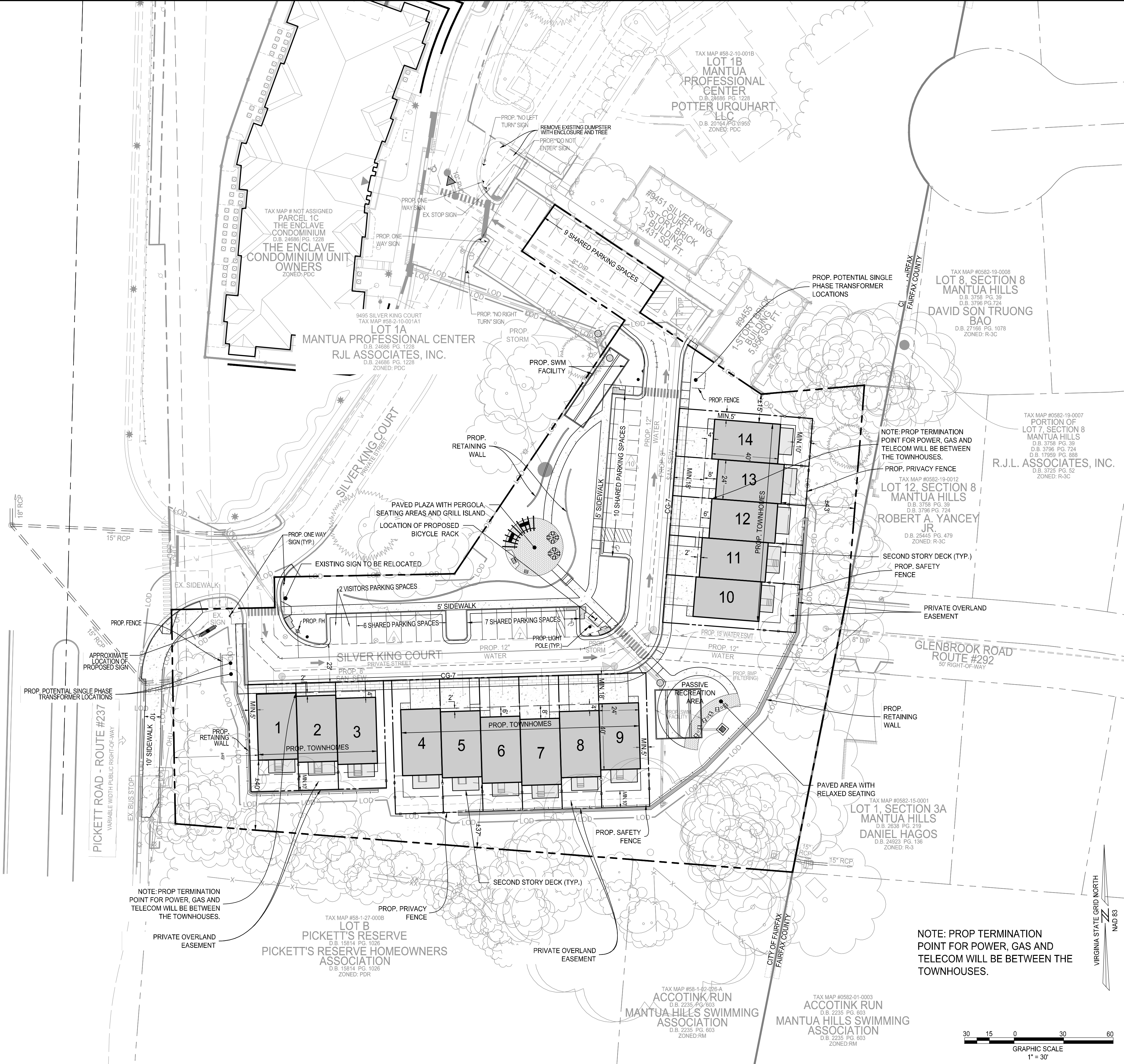
SHEET No.  
**C220**

D

C

B

A



**LEGEND**

- PROPOSED BUILDING
- PROPOSED SIDEWALK
- PROPOSED CURB
- PROPERTY LINE
- LOD - LIMITS OF DISTURBANCE
- PROPOSED RETAINING WALL
- PROPOSED STORM PIPE
- PROPOSED SANITARY PIPE
- PROPOSED WATERLINE
- PROPOSED SAFETY FENCE (6' HIGH)
- PROPOSED PRIVACY FENCE (6' HIGH)
- PROPOSED PAVEMENT MARKING
- PROPOSED PARKING SPACE COUNT
- PROPOSED ACCESSIBLE PARKING MARKING
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY FLOW DIRECTION
- PROPOSED FIRE HYDRANT
- 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

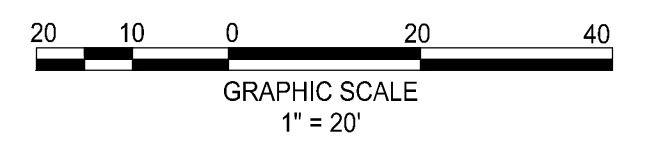
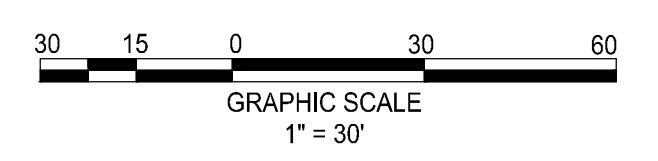
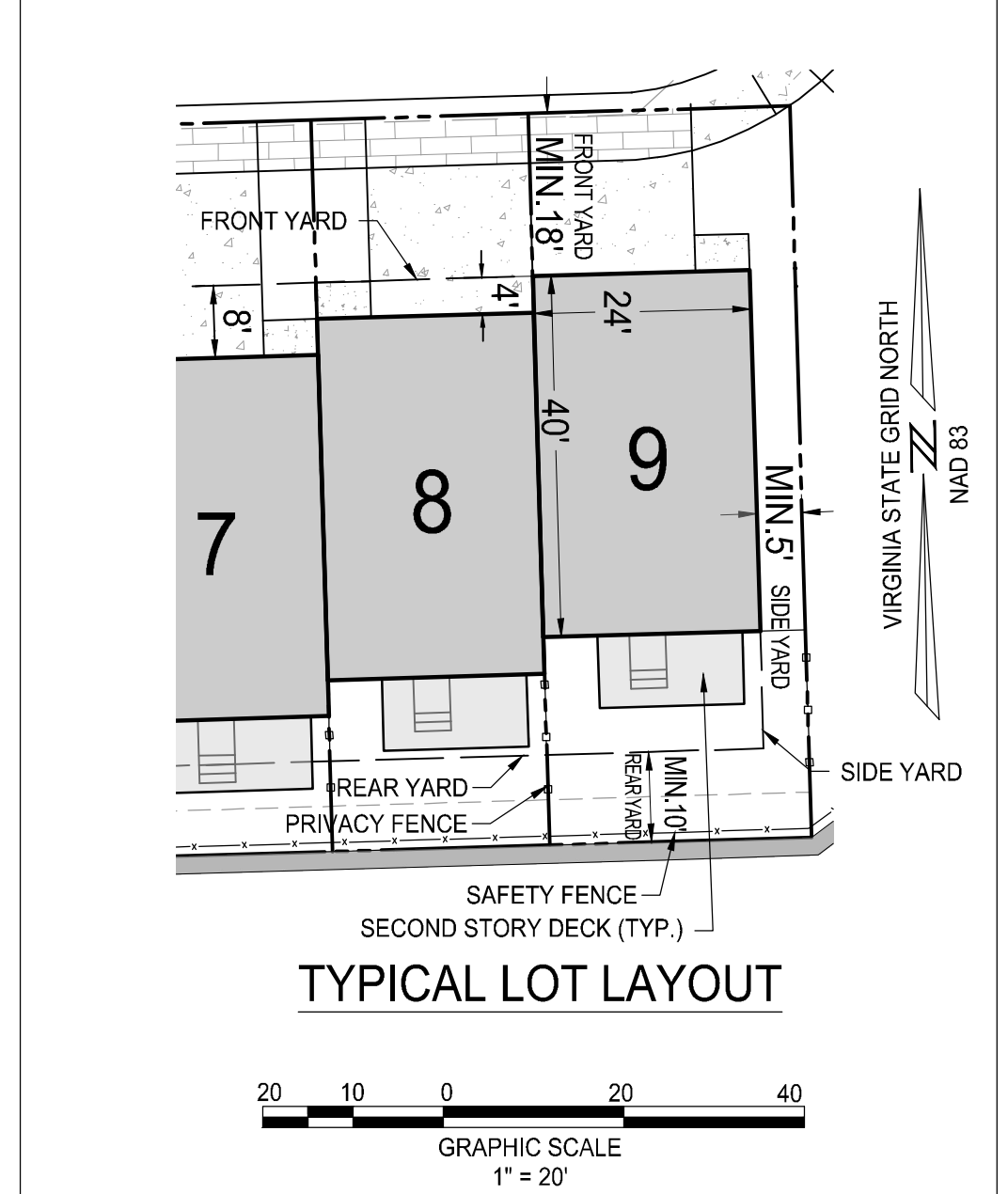
PROVIDED:  
FRONT: MINIMUM 18 FEET  
SIDE: MINIMUM 5 FEET  
REAR: MINIMUM 10 FEET

**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

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



**IMEG**  
4035 Ridge Top Rd, Suite 601  
Fairfax, VA 22030 P 703.273.6820  
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COMMONWEALTH OF VIRGINIA  
JOHN L. HELMS  
Lic. No. 52485  
12/19/2025  
PROFESSIONAL ENGINEER

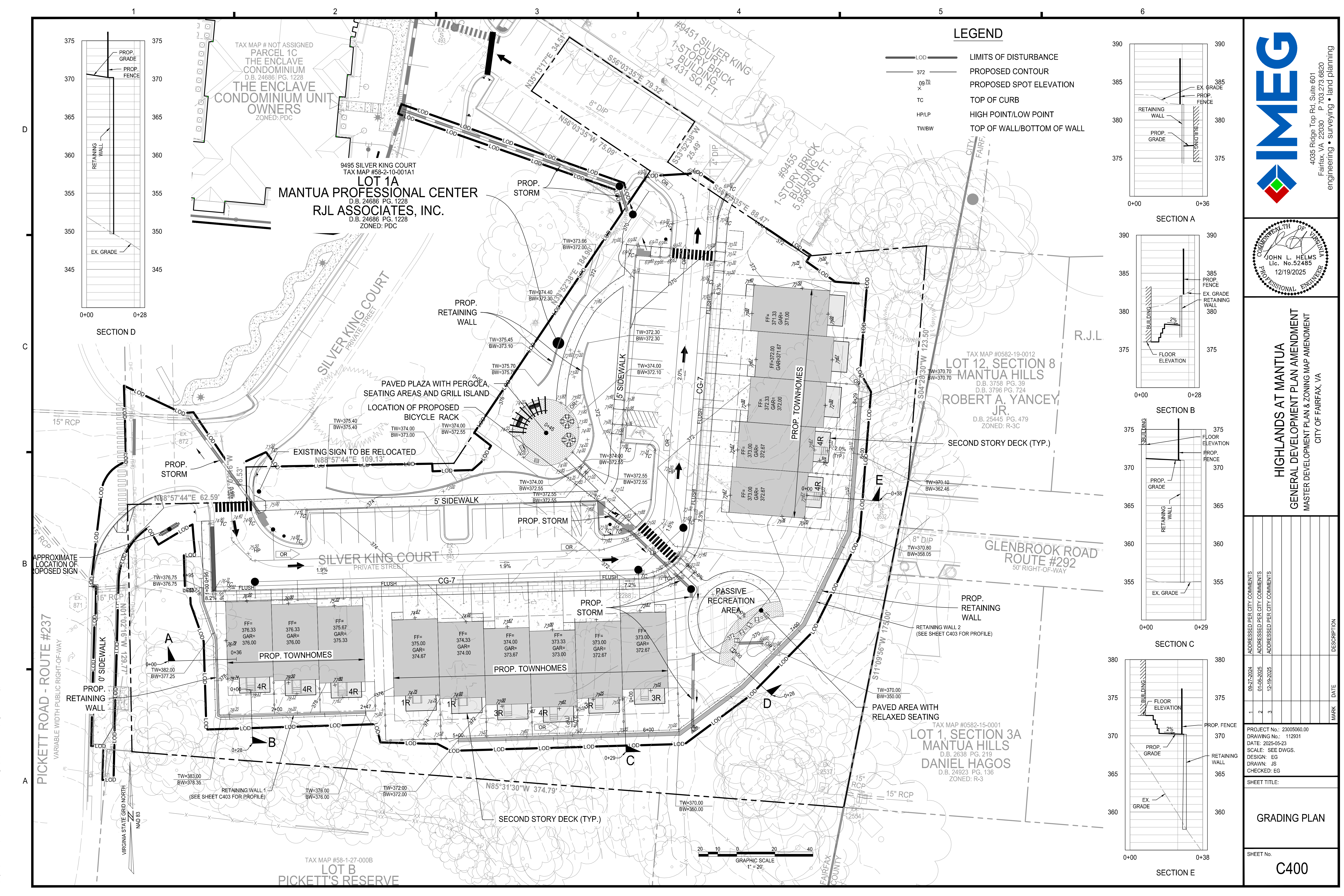
**HIGHLANDS AT MANTUA  
GENERAL DEVELOPMENT PLAN AMENDMENT  
MASTER DEVELOPMENT PLAN & ZONING MAP AMENDMENT  
CITY OF FAIRFAX, VA**

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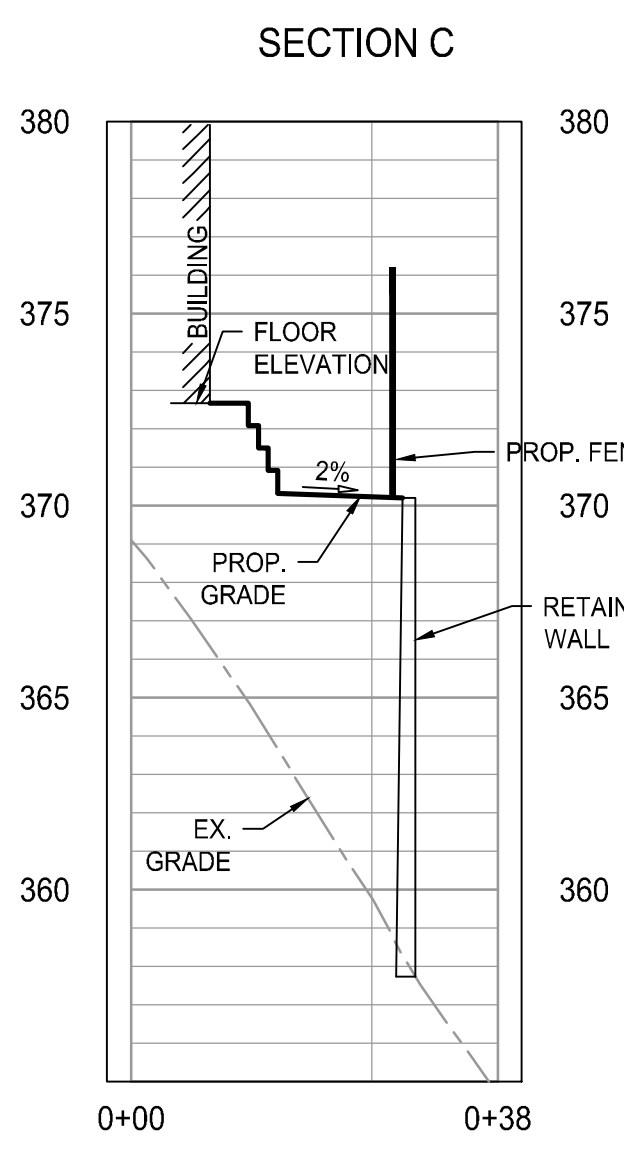
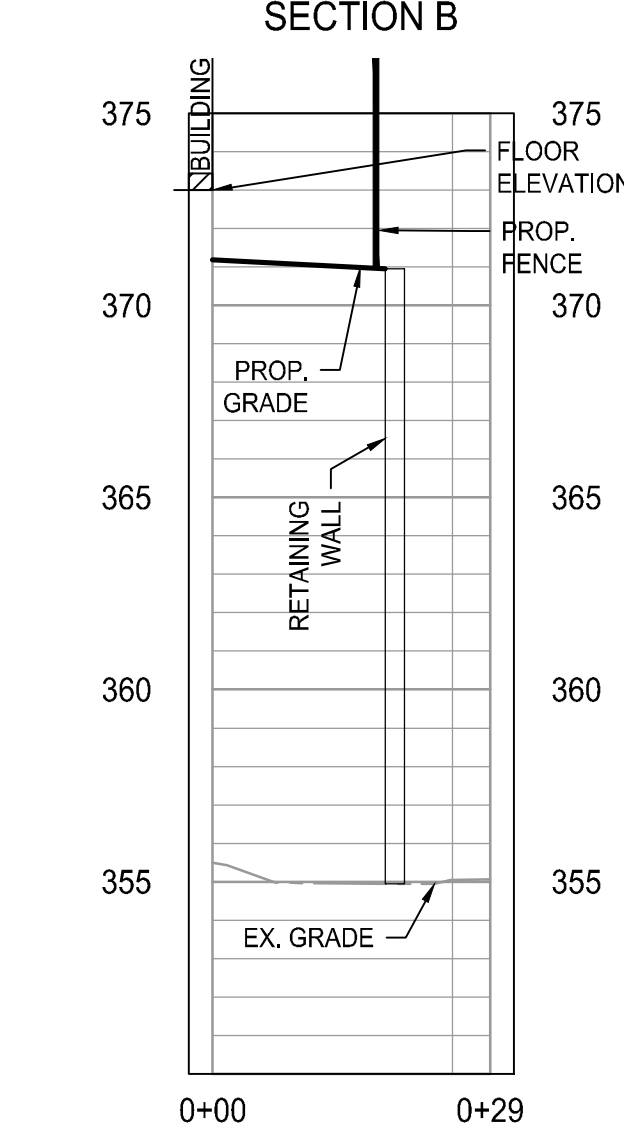
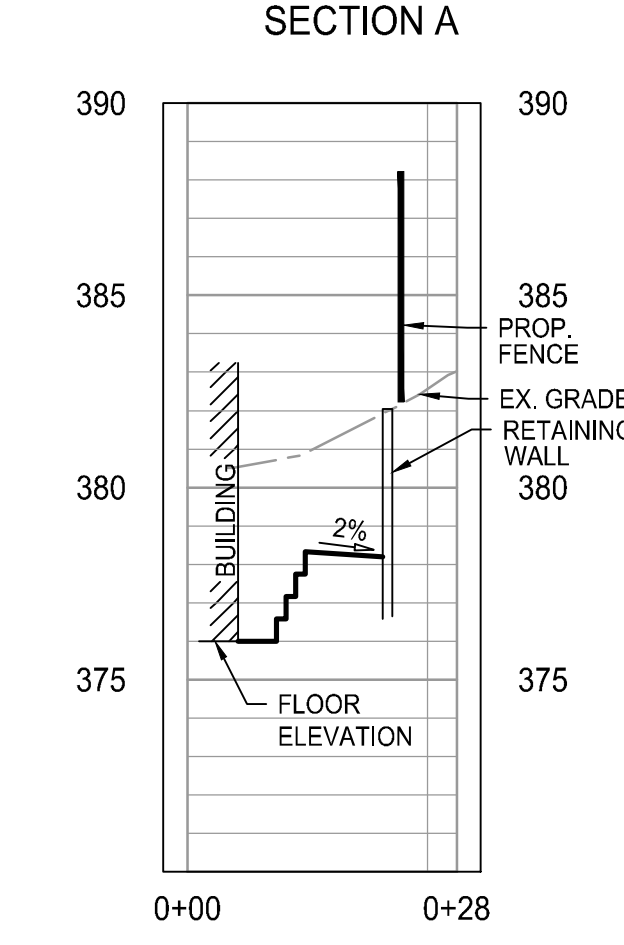
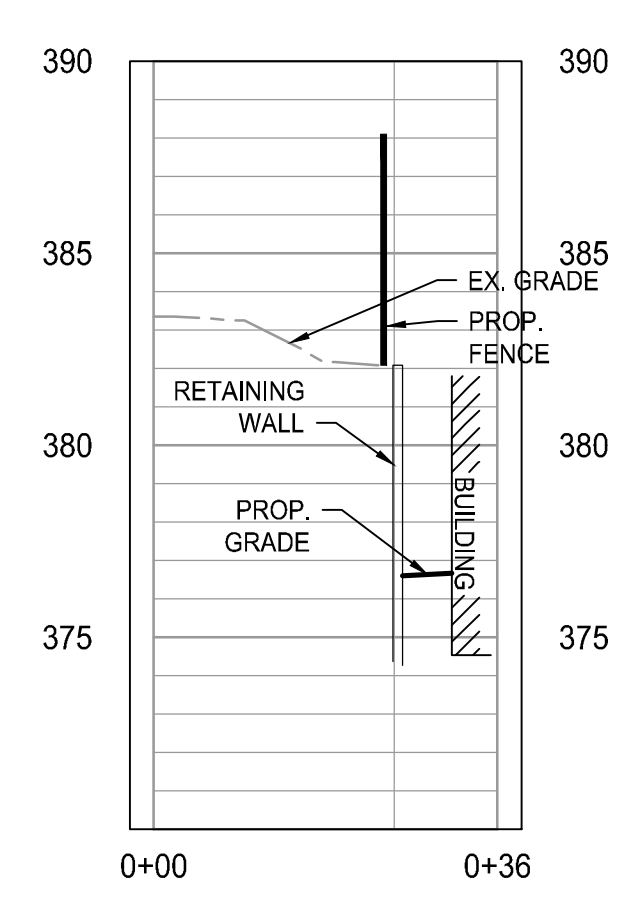
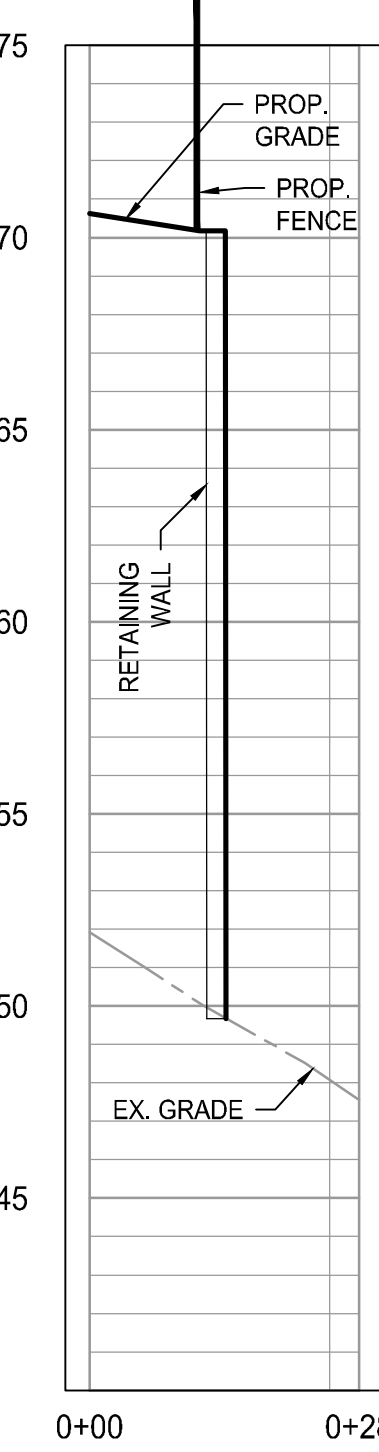
PROJECT No.: 23005060.00  
DRAWING No.: 112931  
DATE: 2025-05-23  
SCALE: SEE DWGS.  
DESIGN: EG  
DRAWN: JS  
CHECKED: EG

**GENERAL DEVELOPMENT PLAN**

SHEET No.  
**C300**



- LEGEND**
- LOD — LIMITS OF DISTURBANCE
  - 372 — PROPOSED CONTOUR
  - × 09.70 — PROPOSED SPOT ELEVATION
  - TC — TOP OF CURB
  - HP/LP — HIGH POINT/LOW POINT
  - TW/BW — TOP OF WALL/BOTTOM OF WALL



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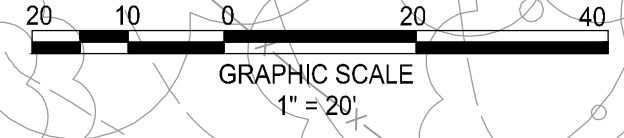
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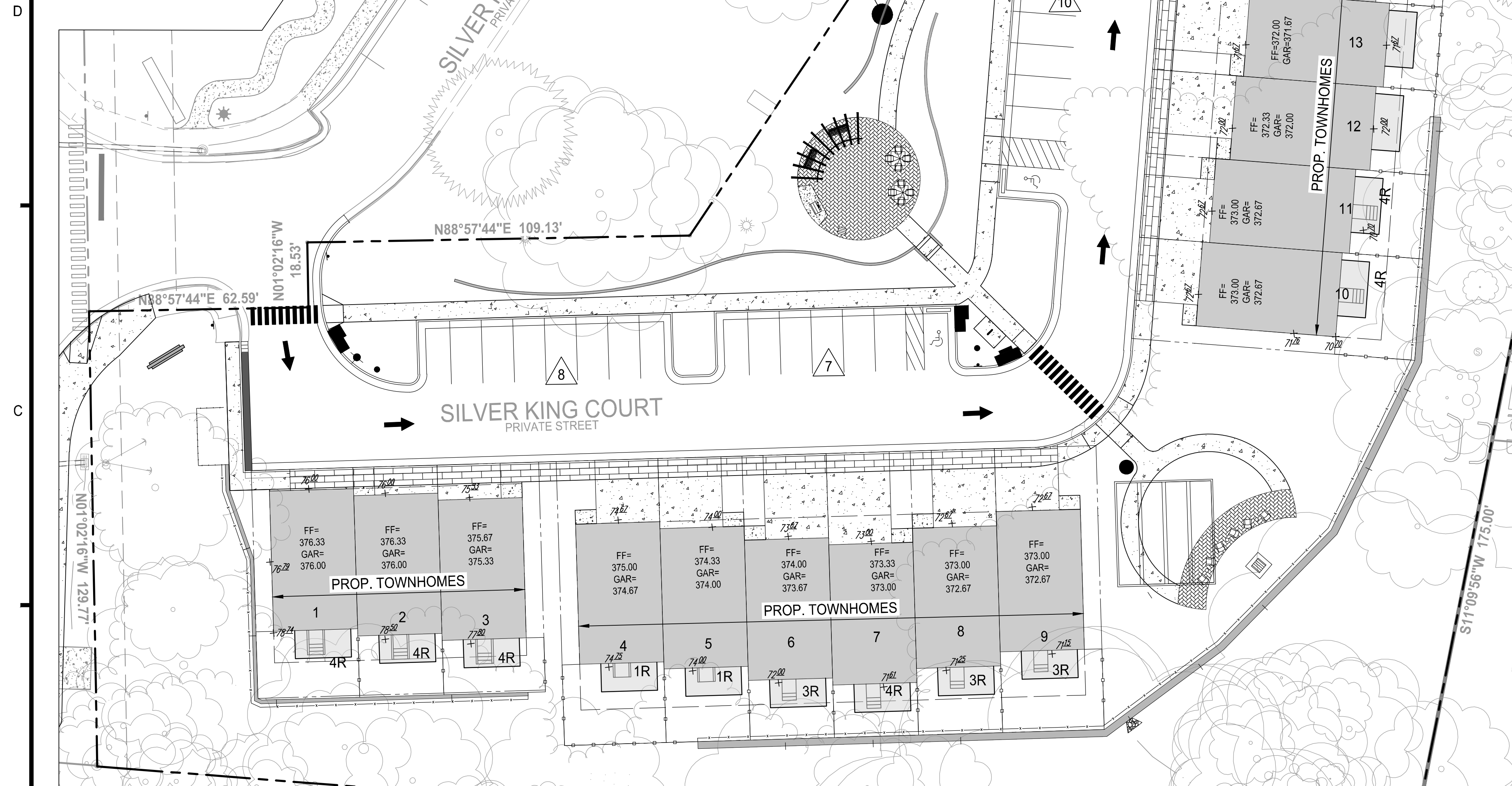
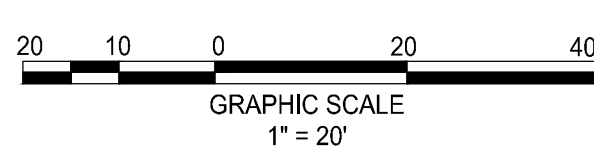
SHEET TITLE:  
**GRADING PLAN**

SHEET No.  
**C400**

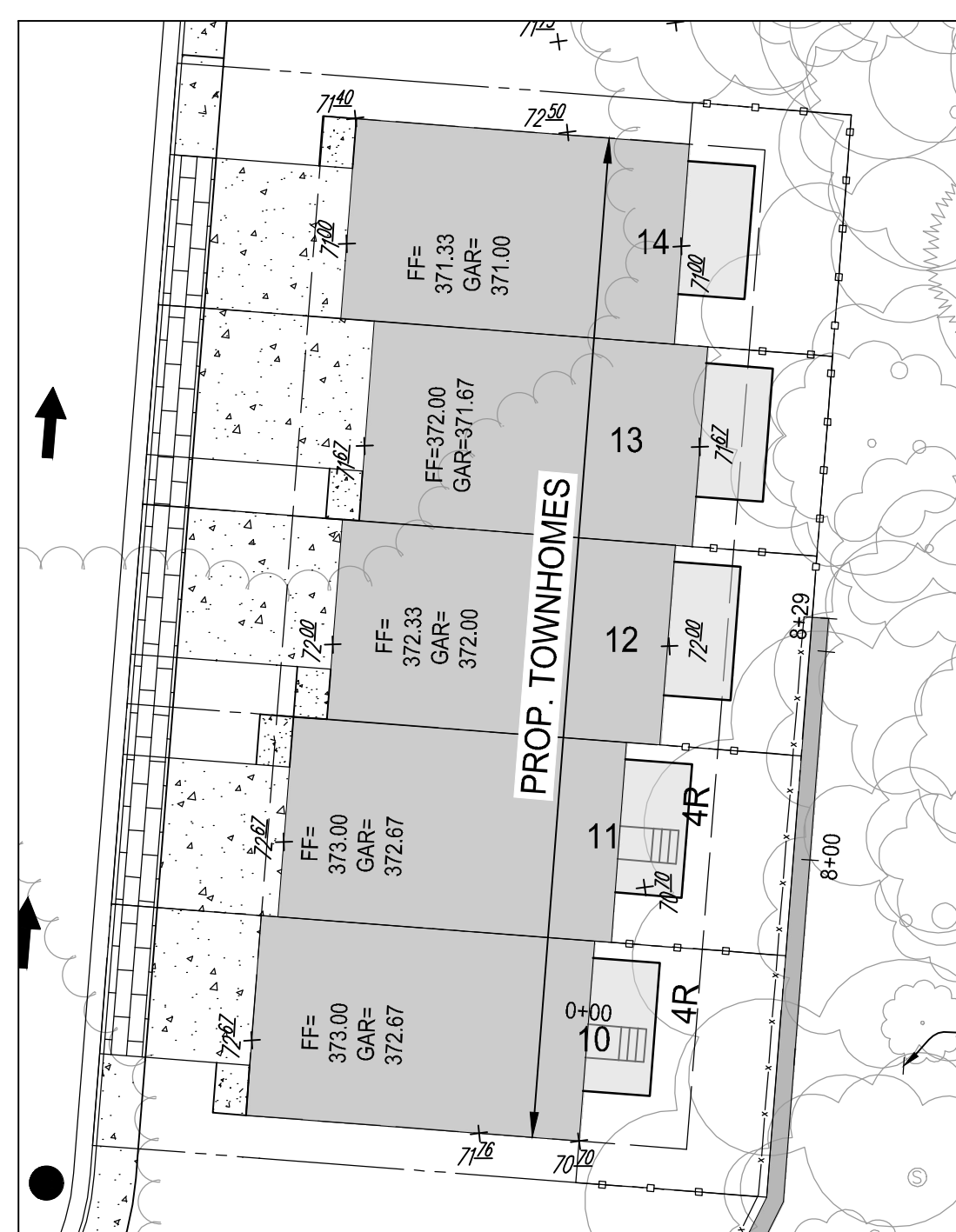
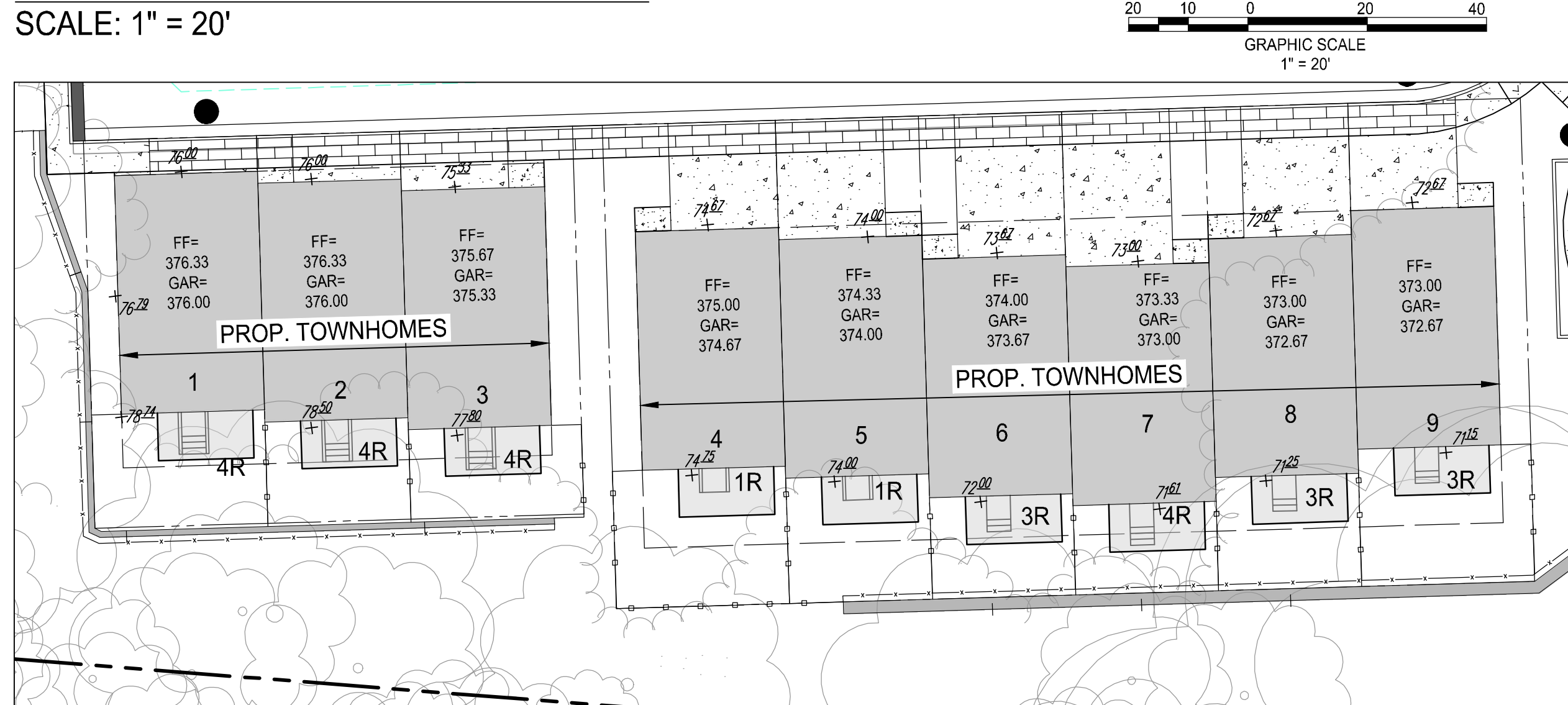


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KEY MAP  
SCALE: 1" = 20'



TOWNHOUSES AVERAGE GRADES  
SCALE: 1" = 20'

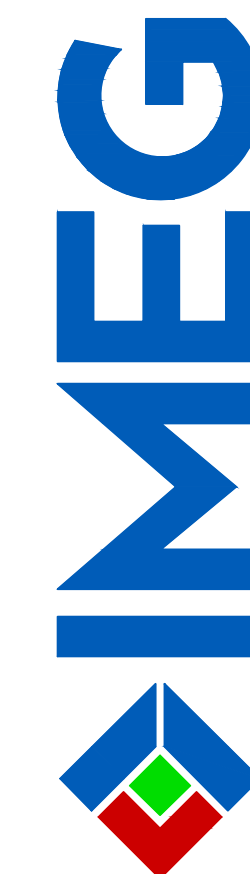


Townhouse 1-3								
TH. No.	FF (First Floor) elev.	Height (From FF to Midpoint)	FF+BLG HT* = Midpoint ht elev.	Front Elev.	Back elev.	Side Elev. (If Applicable)	Averaged grade	Midpoint ht elev. - Averaged grade = Building HT.
1	76.33	36.00	112.33	76.00	78.74	77.25	77.33	35.00
2	76.33	36.00	112.33	76.00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

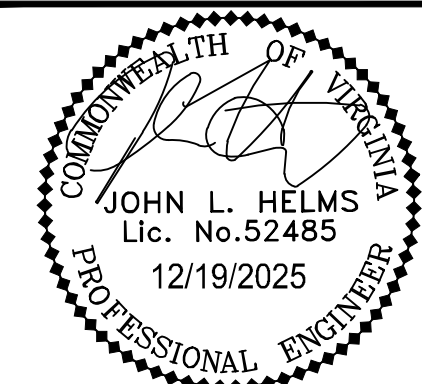
Townhouse 4-9								
TH. No.	FF (First Floor) elev.	Height (From FF to Midpoint)	FF+BLG HT* = Midpoint ht elev.	Front Elev.	Back elev.	Side Elev. (If Applicable)	Averaged grade	Midpoint ht elev. - Averaged grade = Building HT.
4	75.00	36.00	111.00	74.67	74.75	75.25	74.89	36.11
5	74.33	36.00	110.33	74.00	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.



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HIGHLANDS AT MANTUA  
GENERAL DEVELOPMENT PLAN AMENDMENT

CITY OF FAIRFAX, VA

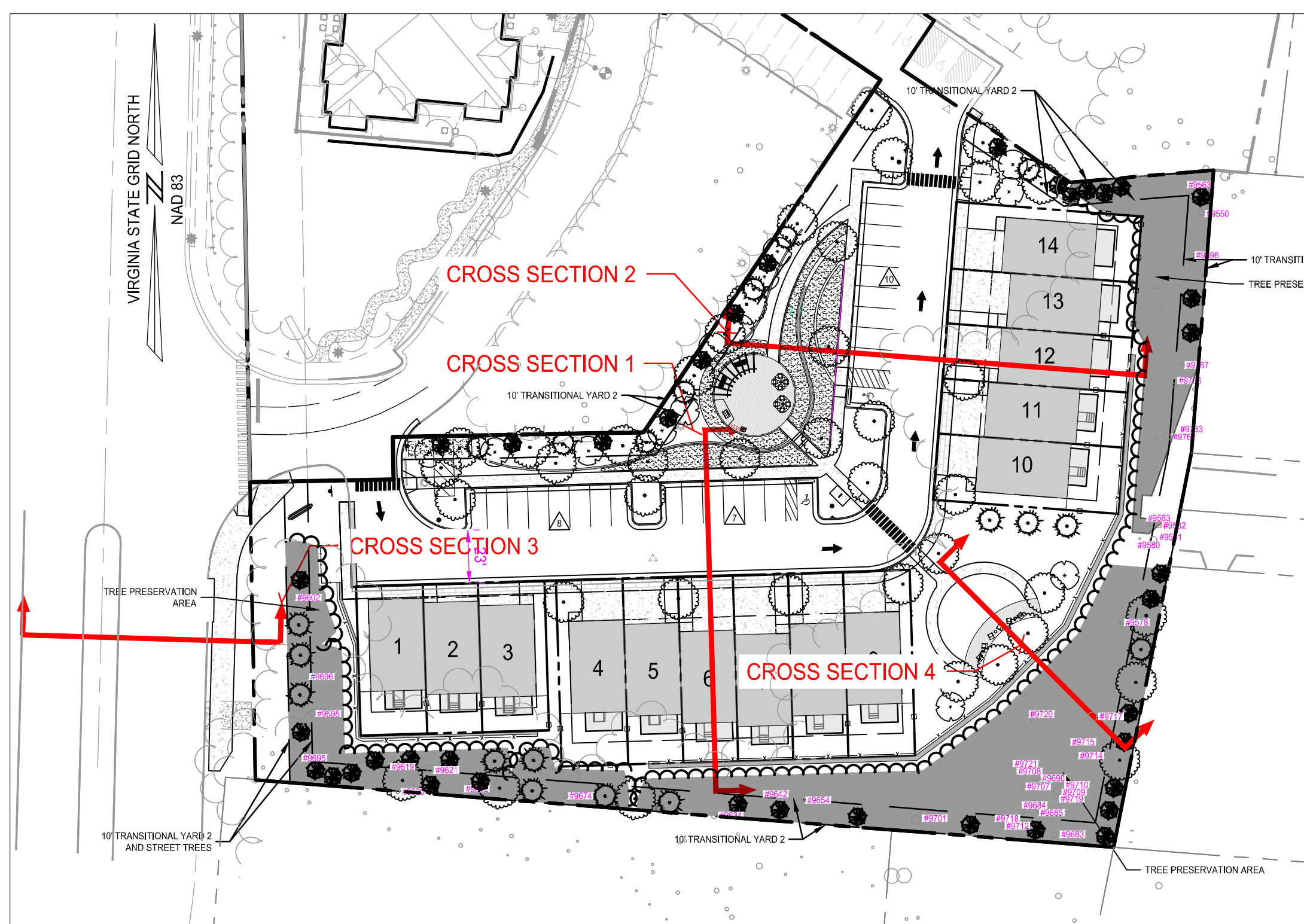
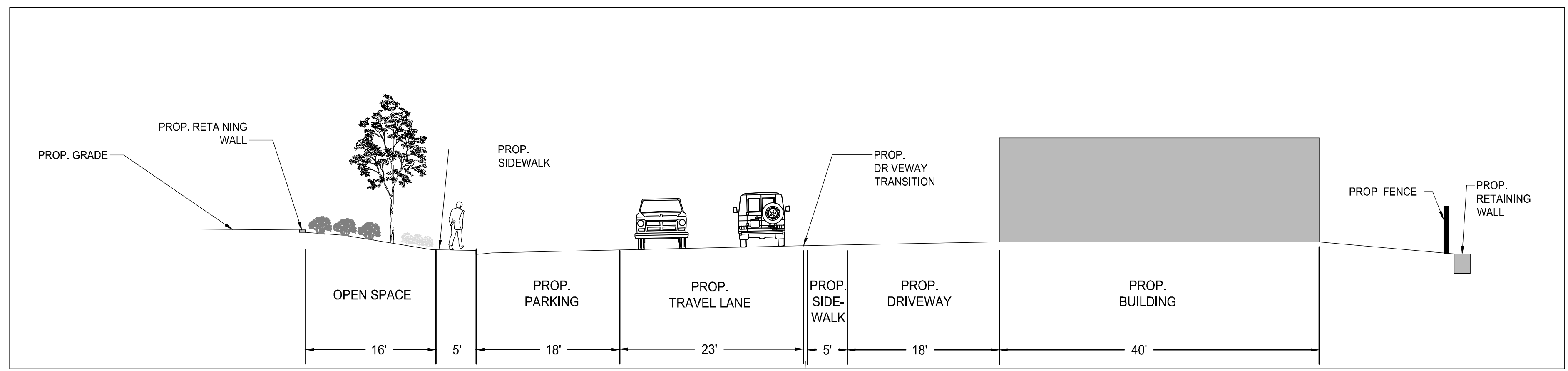
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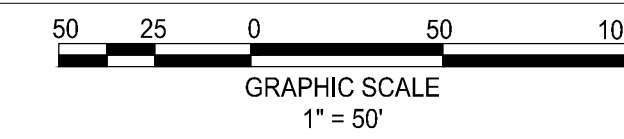
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SHEET No.  
**C401**

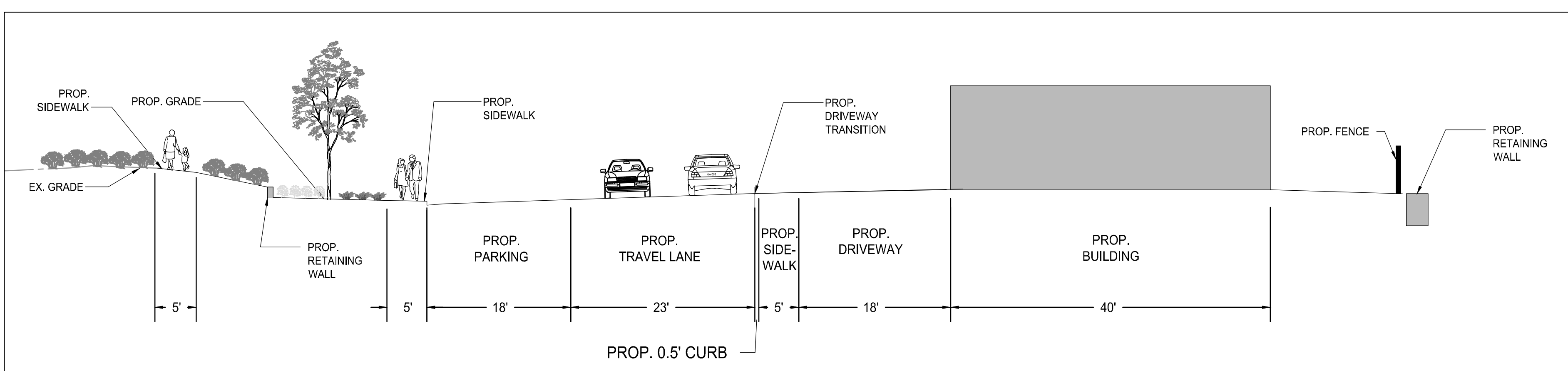
CROSS SECTION 1



CROSS SECTION KEY

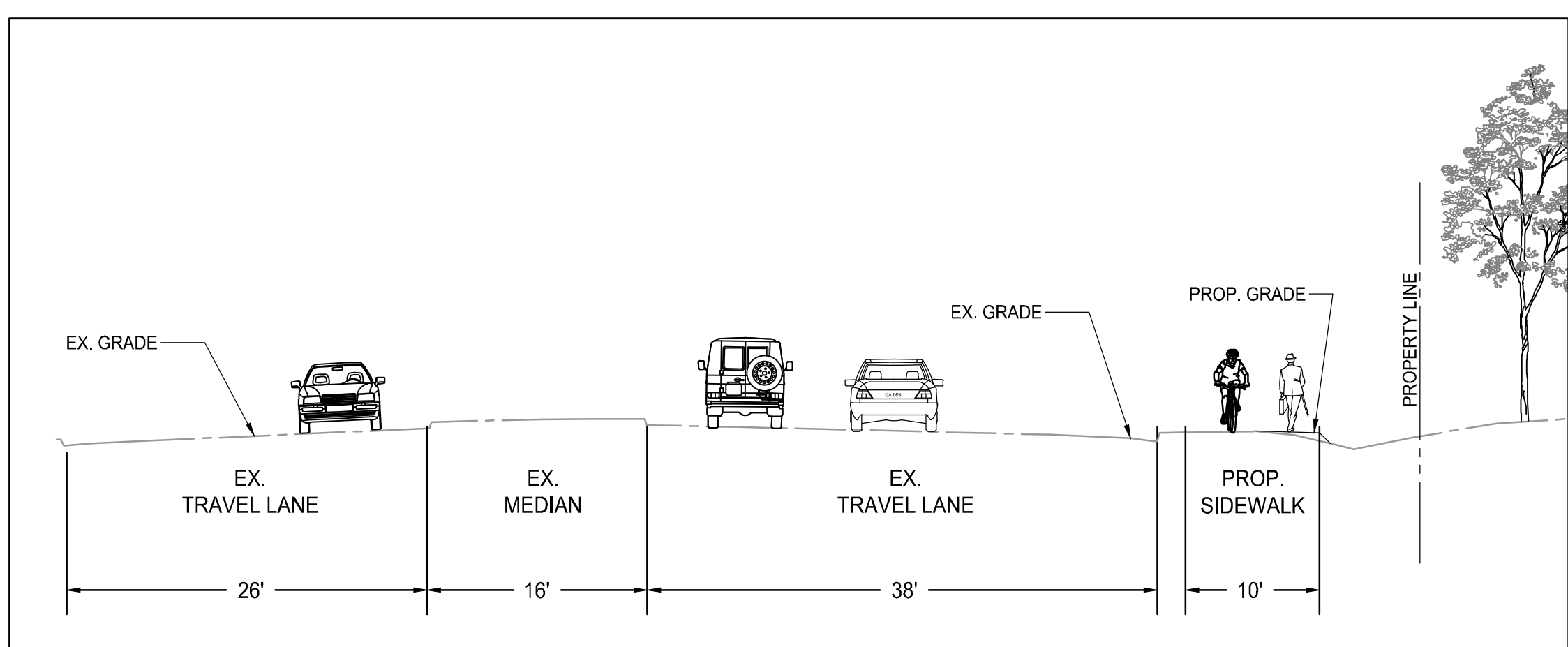


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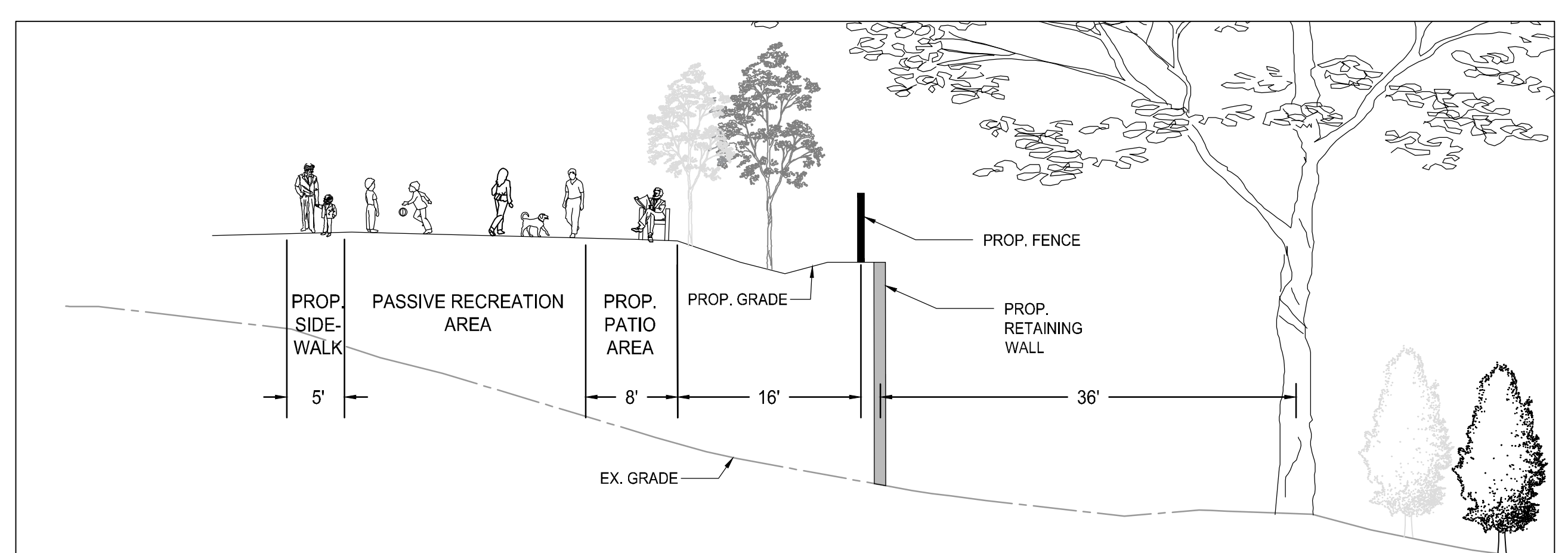
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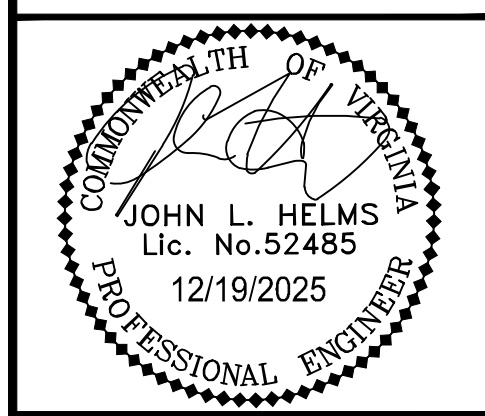


SCALE: H: 1" = 10'; V: 1" = 10'

CROSS SECTION 4



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



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

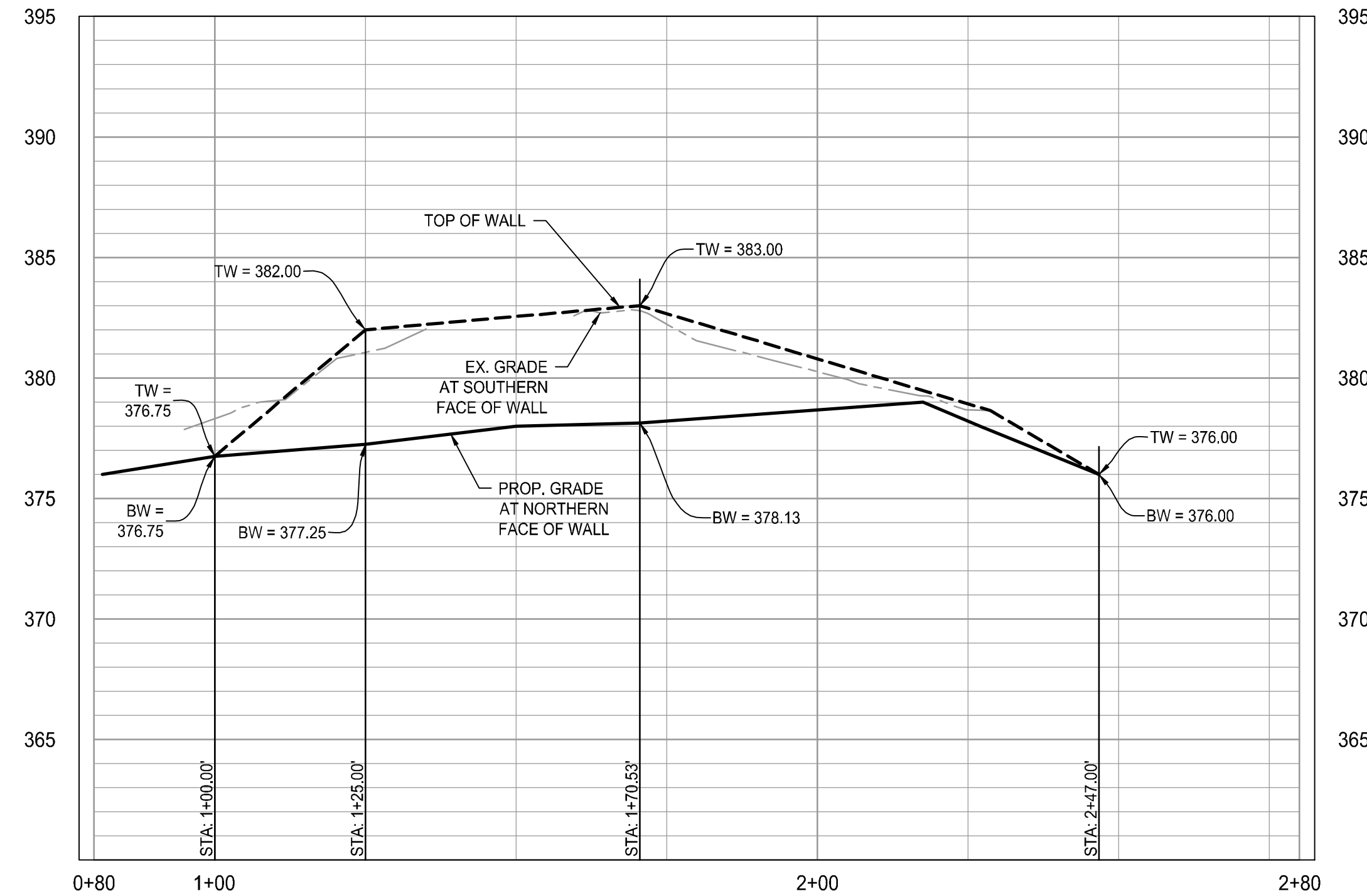
MARK	DATE	DESCRIPTION
1	09-27-2024	ADDRESSED PER CITY COMMENTS
2	01-09-2025	ADDRESSED PER CITY COMMENTS
3	12-19-2025	ADDRESSED PER CITY COMMENTS

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

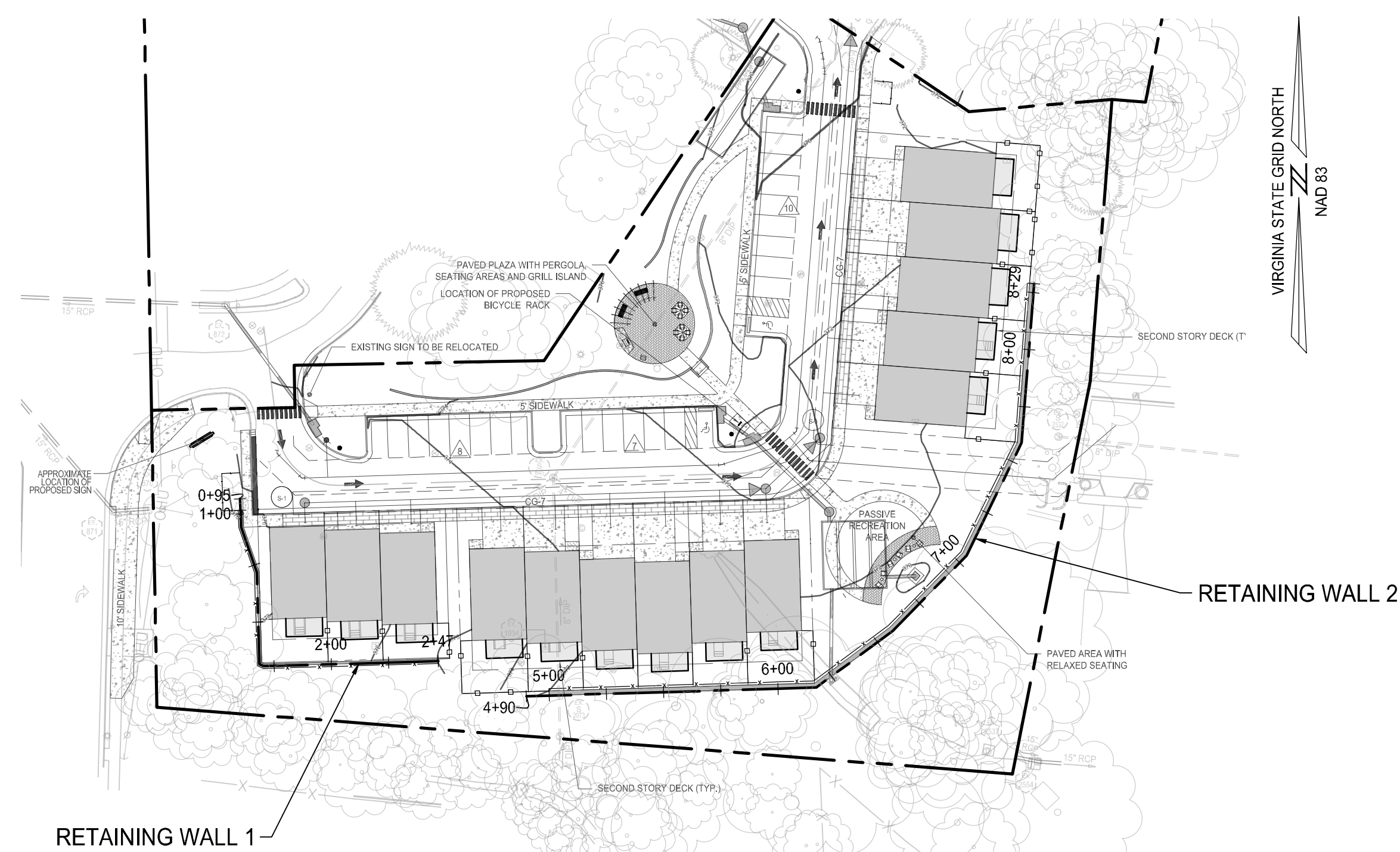
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SHEET No.  
**C402**

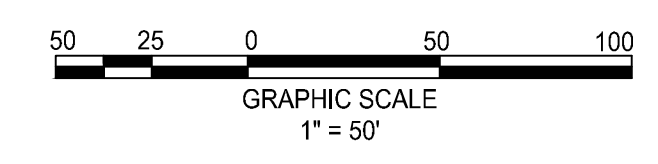
RETAINING WALL 1



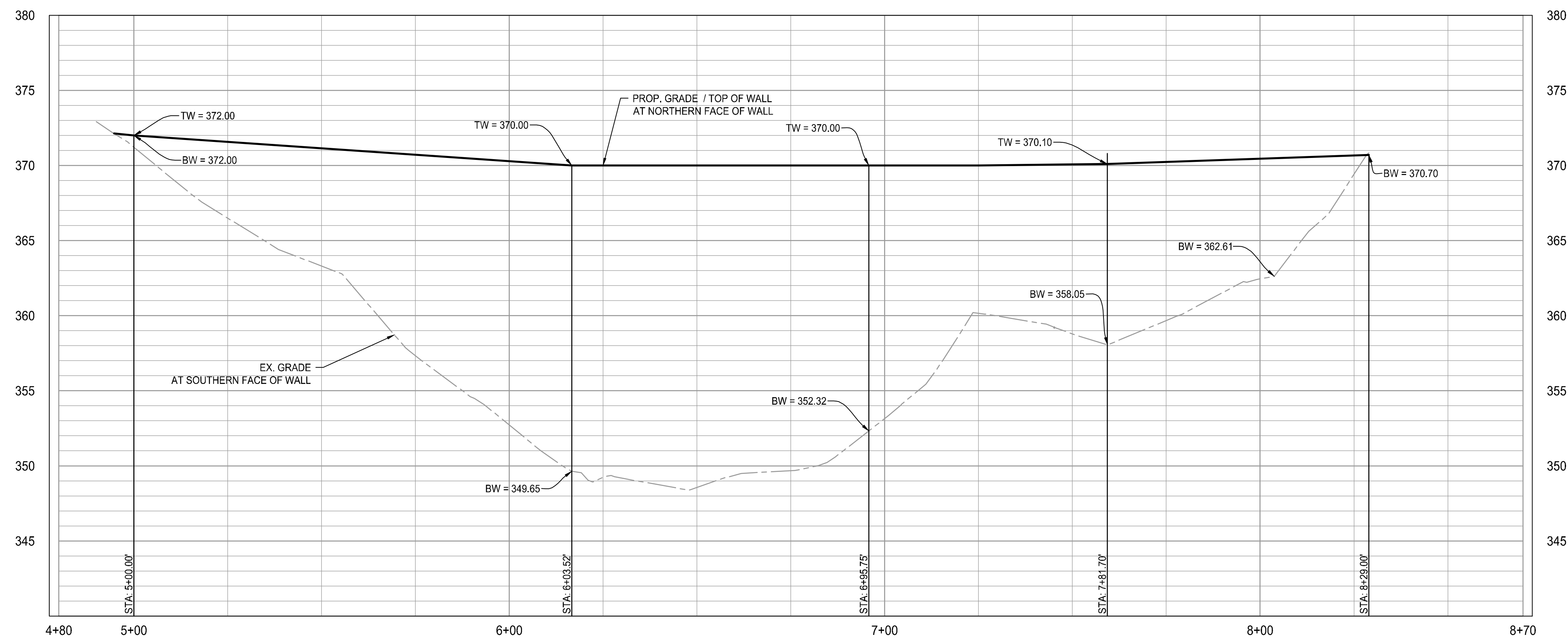
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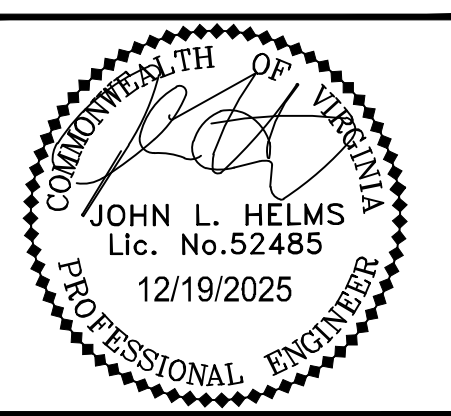
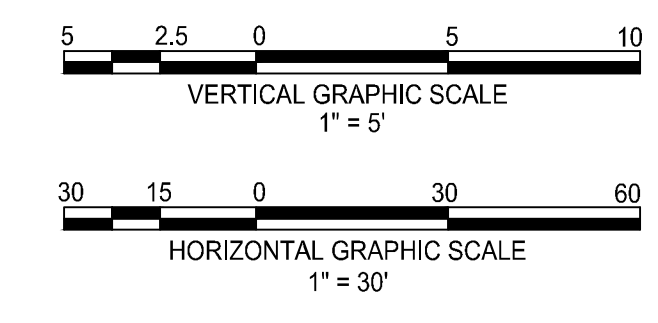
KEY MAP  
SCALE: 1" = 50'



RETAINING WALL 2



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



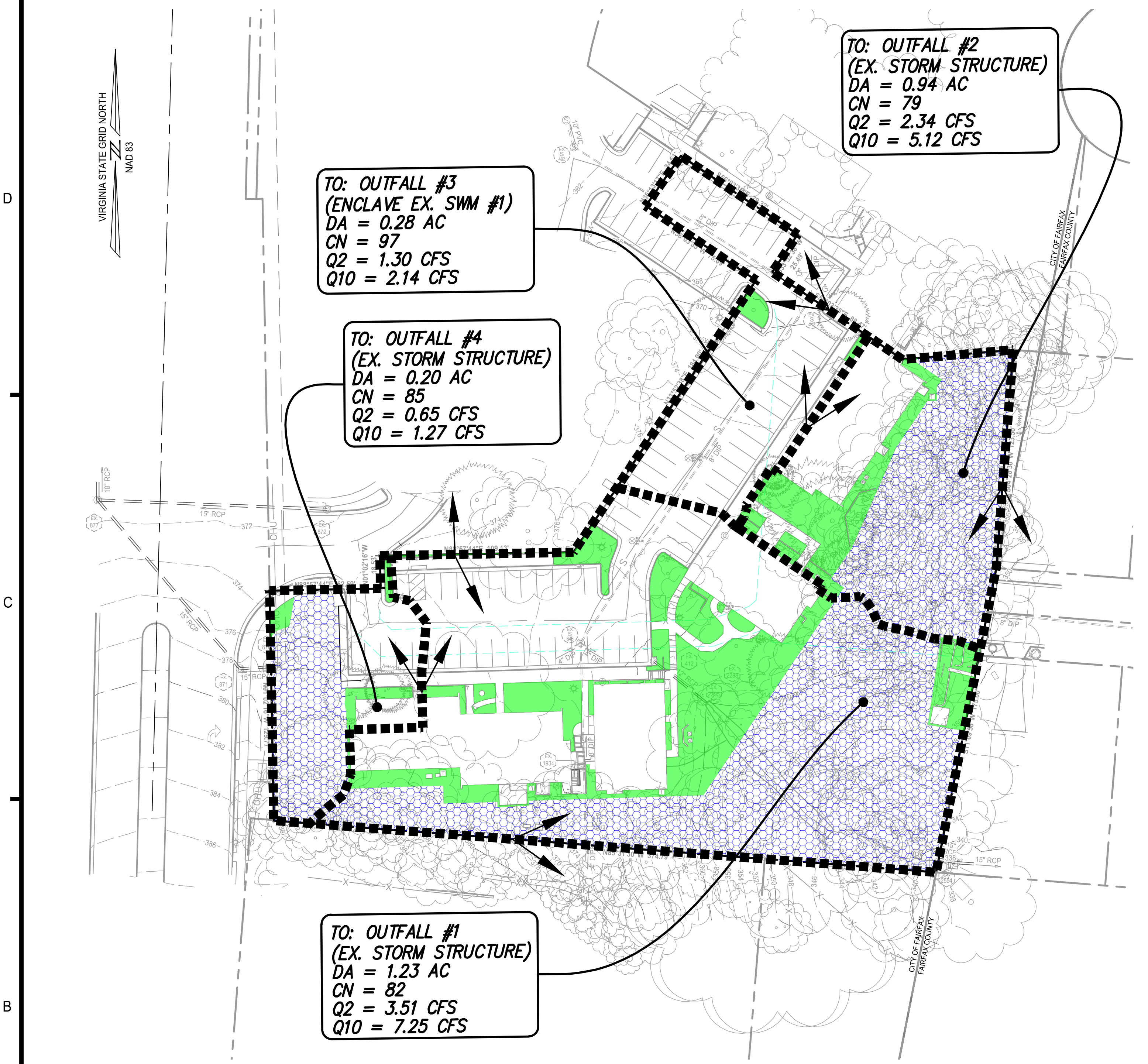
HIGHLANDS AT MANTUA  
GENERAL DEVELOPMENT PLAN AMMENDMENT  
CITY OF FAIRFAX, VA

MARK	DATE	DESCRIPTION
1	09-27-2024	ADDRESSED PER CITY COMMENTS
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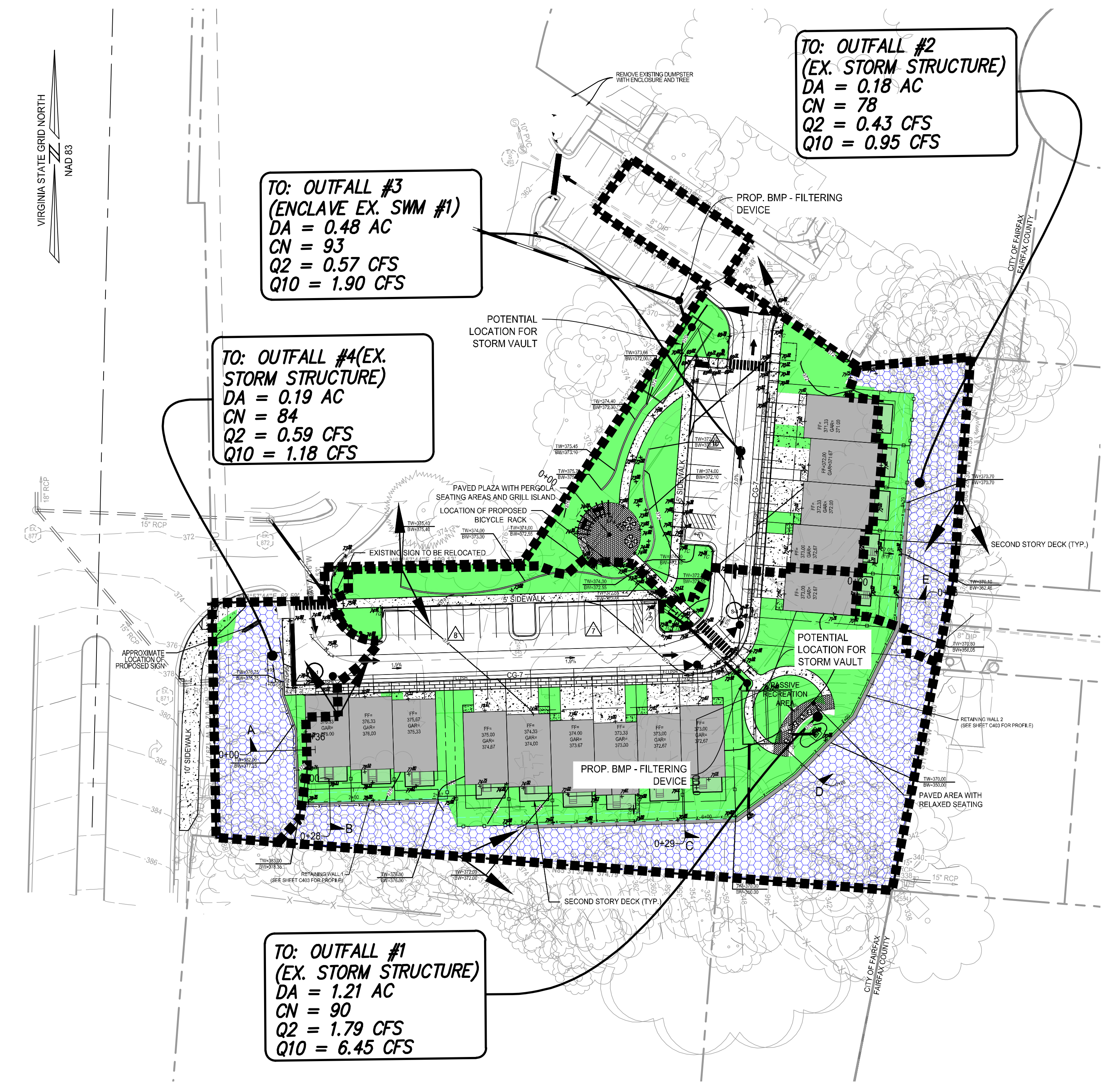
PROJECT No.: 23005060.00  
DRAWING No.: 112931  
DATE: 2025-05-23  
SCALE: SEE DWGS.  
DESIGN: EG  
DRAWN: JS  
CHECKED: EG

SHEET TITLE:  
**RETAINING WALL PROFILES**

SHEET No.  
**C403**



PRE-DEVELOPED



POST-DEVELOPED

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

**SWM**  
WATER QUANTITY FOR THIS PROJECT WILL BE PROVIDED IN ACCORDANCE WITH STATE CODE 9VAC25-870-66-WATER QUANTITY AND THE CITY OF FAIRFAX STORMWATER ORDINANCE. THERE ARE FOUR OUTFALLS FOR THE SITE AND EACH OUTFALL WILL COMPLY WITH THE CHANNEL PROTECTION AND FLOOD PROTECTION REQUIREMENTS.

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

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

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

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

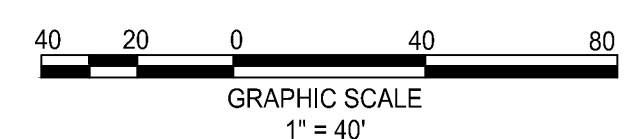
**BMP**  
THE PROJECT WILL USE THE VIRGINIA RUNOFF REDUCTION METHOD (VRRM) REDEVELOPMENT SPREADSHEET TO MEET THE STATE, PART IIB CRITERIA (9VAC25-870-65) AND CITY WATER QUALITY DESIGN CRITERIA. THE PROJECT SITE AREA FOR WATER QUALITY CALCULATIONS WILL INCLUDE ALL AREAS WITHIN THE LIMITS OF CLEARING AND GRADING. TO MEET THE WATER QUALITY REQUIREMENT, A HYDRODYNAMIC SEPARATOR WILL BE INSTALLED IN THE SE CORNER OF SECTION 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)

**SUMMARY 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



**LEGEND:**

- MANAGED TURF = 0.32 AC.
- FORRESTED = 0.82 AC.
- IMPERVIOUS = 0.98 AC. (NO HATCH)

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Fairfax, VA 22030 P 703.273.6820  
engineering • surveying • land planning

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

MARK	DATE	DESCRIPTION
1	09-27-2024	ADDRESSED PER CITY COMMENTS
2	01-09-2025	ADDRESSED PER CITY COMMENTS
3	12-19-2025	ADDRESSED PER CITY COMMENTS

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

**PRELIMINARY BMP AND SWM PLAN**

SHEET No.  
**C500**

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

**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
<b>Total</b>					<b>2.12</b>

**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
<b>Total</b>					<b>2.12</b>

Area Check: OK, OK, OK, OK, OK

**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 <sup>1</sup>
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%
<b>Total Site Area (acres)</b>	<b>2.12</b>	<b>2.09</b>
<b>Site Rv</b>	<b>0.49</b>	<b>0.50</b>

**LAND COVER SUMMARY -- POST DEVELOPMENT**

Land Cover Summary-Post (Final)		Land Cover Summary-Post		Land Cover Summary-Post	
Post-Development		Post-ReDevelopment		Post-Development New Impervious	
Forest/Open Space Cover (acres)	0.53	Forest/Open Space Cover (acres)	0.53		
Weighted Rv(forest)	0.04	Weighted Rv(forest)	0.04		
% Forest	25%	% Forest	25%		
Managed Turf Cover (acres)	0.58	Managed Turf Cover (acres)	0.58		
Weighted Rv (turf)	0.24	Weighted Rv (turf)	0.24		
% Managed Turf	27%	% Managed Turf	28%		
Impervious Cover (acres)	1.01	ReDev. Impervious Cover (acres)	0.98	New Impervious Cover (acres)	0.03
Rv(impervious)	0.95	Rv(impervious)	0.95	Rv(impervious)	0.95
% Impervious	48%	% Impervious	47%		
<b>Final Site Area (acres)</b>	<b>2.12</b>	<b>Total ReDev. Site Area (acres)</b>	<b>2.09</b>		
<b>Final Post Dev Site Rv</b>	<b>0.53</b>	<b>ReDev Site Rv</b>	<b>0.52</b>		

**Treatment Volume and Nutrient Load**

	Final Post-Development	Post-ReDevelopment	Post-Development
Treatment Volume (acre-ft)	0.0934	0.0910	0.0024
Treatment Volume (cubic feet)	4,067	3,964	103
TP Load (lb/yr)	2.56	2.49	0.07
TP Load per acre (lb/acre/yr)	1.21	1.19	
Max. Reduction Required (Below Pre-Development 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
-----------------------------------	-------	--	-------

<sup>1</sup> Adjusted Land Cover Summary: Pre-ReDevelopment land cover minus previous 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 1 shows load reduction requirement for new impervious cover (based on new development load limit, 0.41 lbs/acre/year).

**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
<b>Total</b>					<b>1.09</b>	

Practice: 14. Manufactured Treatment Devices (no RR)

Practice	Runoff Reduction Credit (%)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft <sup>3</sup> )	Runoff Reduction (ft <sup>3</sup> )	Remaining Runoff Volume (ft <sup>3</sup> )	Total BMP Treatment Volume (ft <sup>3</sup> )	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.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
<b>Total</b>					<b>0.74</b>	

Practice: 14. Manufactured Treatment Devices (no RR)

Practice	Runoff Reduction Credit (%)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft <sup>3</sup> )	Runoff Reduction (ft <sup>3</sup> )	Remaining Runoff Volume (ft <sup>3</sup> )	Total BMP Treatment Volume (ft <sup>3</sup> )	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.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<sup>3</sup>): 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 <sup>3</sup> )	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 Informational 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

**IMEG**  
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JOHN L. HELMS  
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12/19/2025  
PROFESSIONAL ENGINEER

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

ADDRESS PER CITY COMMENTS	DATE	DESCRIPTION
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01-05-2025		
12-19-2025		

PROJECT No.: 23005060.00  
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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. S645	Ex. S413	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. S413	Ex. S493	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. S493	Ex. S12	348.09	347.82	14.91	1.82	8	PVC	0.010	2.12	1.37	0.05	0.032	2.4	0.02					0.032
Ex. S12	Ex. S11	347.72	335.53	150.04	8.12	8	PVC	0.010	4.48	2.89	0.17	0.110	5.8	0.04	Flow from SP#15090051 (The Enclave)	0.0120	6.5	0.0780	0.110
Ex. S11	Ex. S1356	335.11	329.12	139.27	4.30	8	PVC	0.010	3.26	2.11	0.29	0.188	5.7	0.09	Flow from SP#15090051 (The Enclave)	0.0120	6.5	0.0780	0.188
Ex. S1356	Ex. S1387	329.09	327.50	27.66	5.75	8	PVC	0.010	3.77	2.43	0.32	0.209	6.2	0.09	Flow from SP#15090051 (The Enclave)	0.0033	6.5	0.0211	0.209
Ex. S1387	Ex. S1913	327.46	310.01	162.74	10.72	8	PVC	0.010	5.14	3.32	0.32	0.209	7.9	0.06					0.209

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

SANITARY SEWER ANALYSIS

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

EXISTING CONDITIONS:

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

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

PROPOSED CONDITIONS:

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

CAPACITY AND HYDRAULIC ANALYSIS:

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

CONCLUSION:

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

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

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:

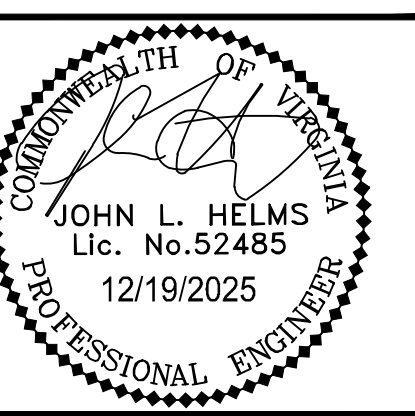
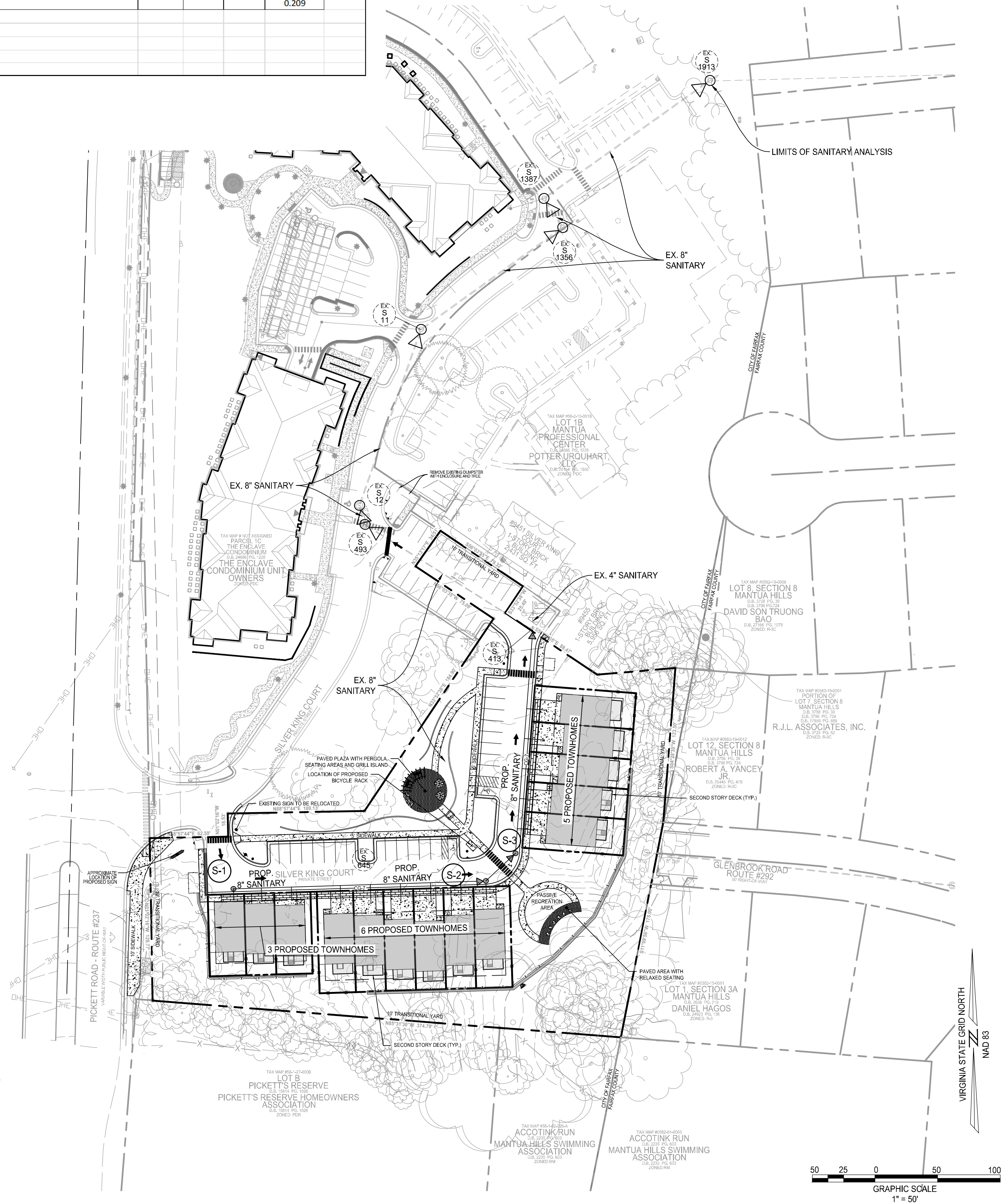
280 GPD/UNIT X 14 UNITS = 3,920 GPD (0.004 MGD)

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

LEGEND

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



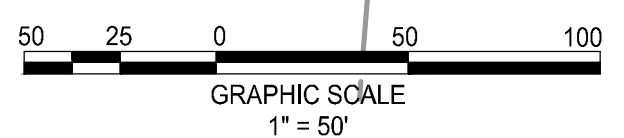
HIGHLANDS AT MANTUA  
 GENERAL DEVELOPMENT PLAN AMENDMENT  
 MASTER DEVELOPMENT PLAN & ZONING MAP AMENDMENT  
 CITY OF FAIRFAX, VA

MARK	DATE	DESCRIPTION
1	09-27-2024	ADDRESSED PER CITY COMMENTS
2	01-09-2025	ADDRESSED PER CITY COMMENTS
3	12-19-2025	ADDRESSED PER CITY COMMENTS

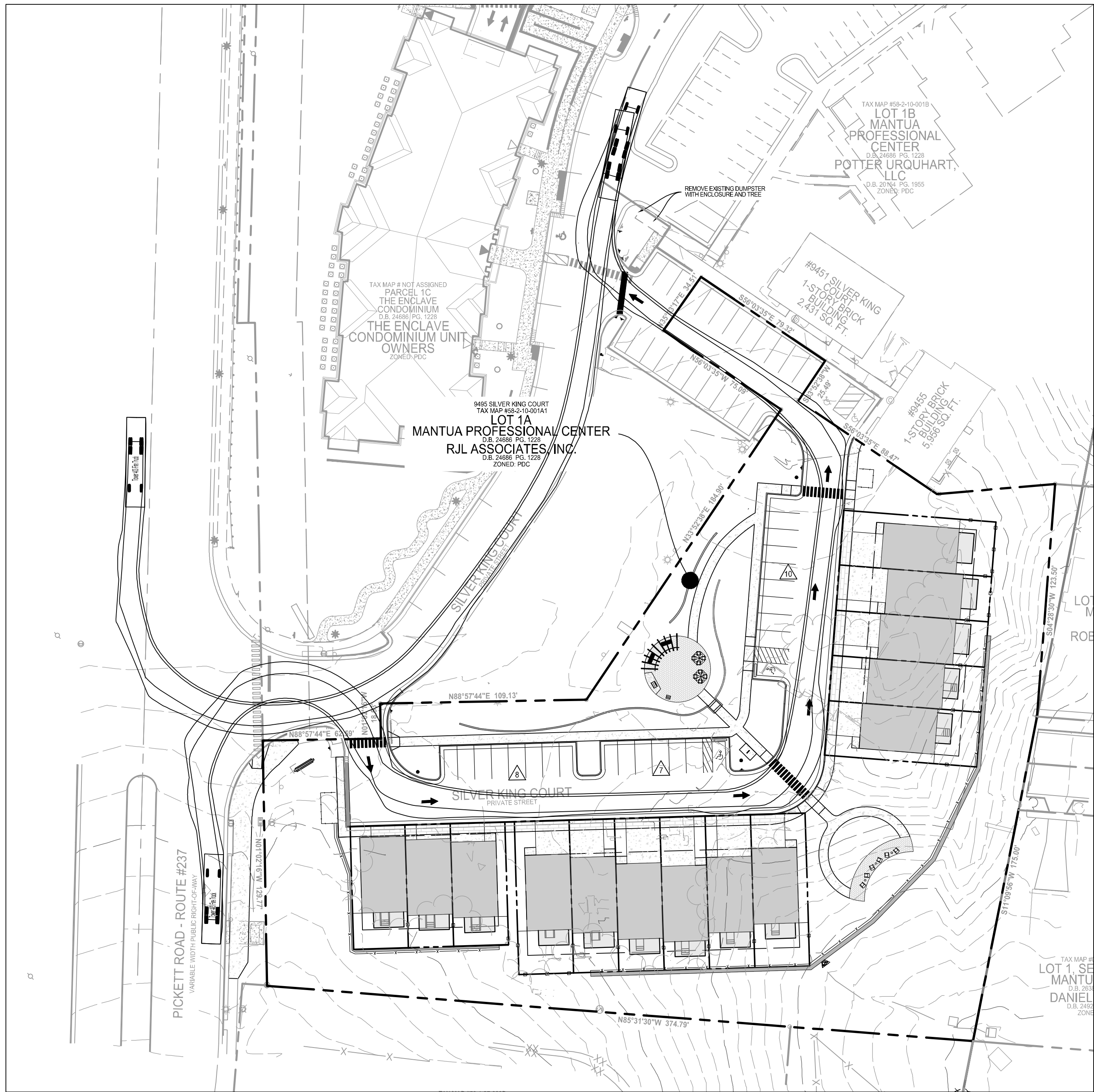
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 DRAWING No.: 112931  
 DATE: 2025-05-23  
 SCALE: 1" = 50'  
 DESIGN: NL  
 DRAWN: NL  
 CHECKED: EG

SHEET TITLE:  
**SANITARY SEWER ANALYSIS**

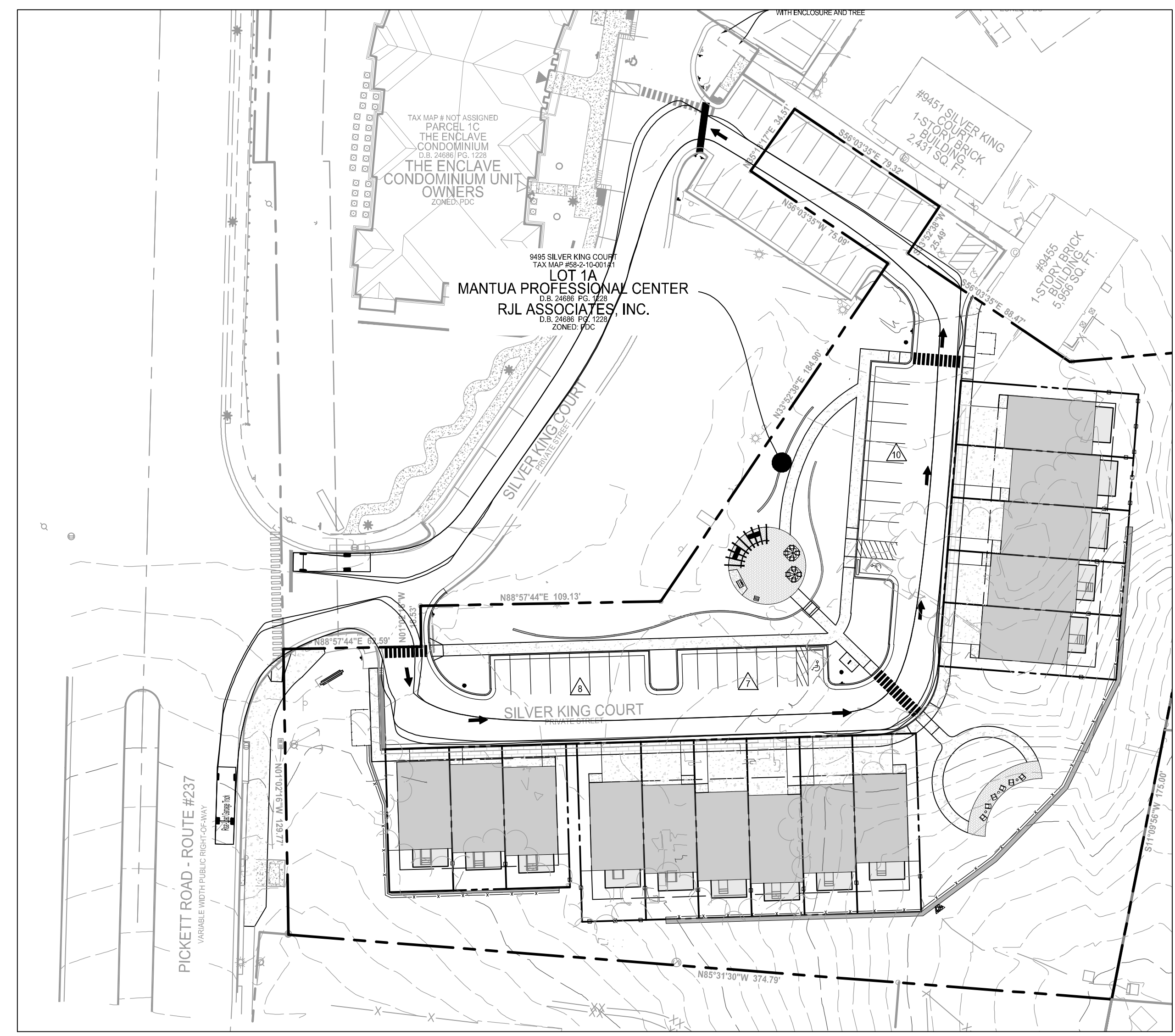
SHEET No.  
**C600**



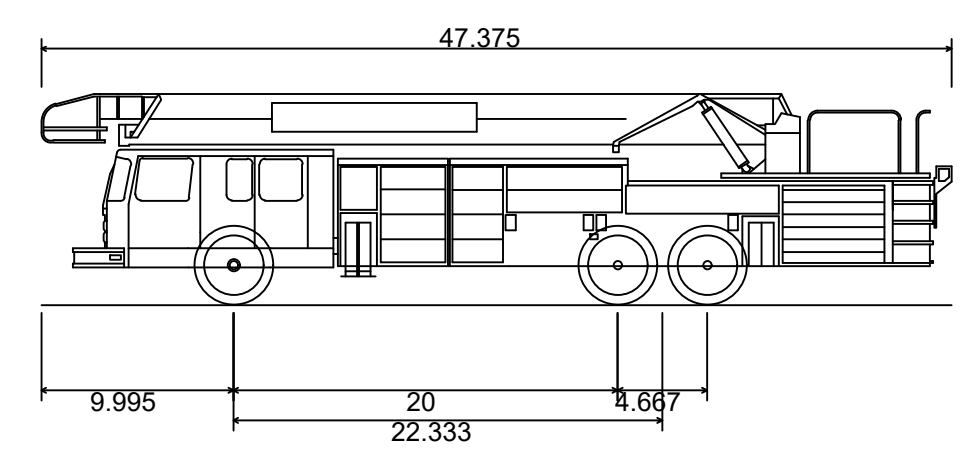
P:\Projects\23005060\00112931\_GDPA\C600 SANITARY SEWER ANALYSIS.dwg, 12/18/2025 2:42:30 PM, August Himerkamp



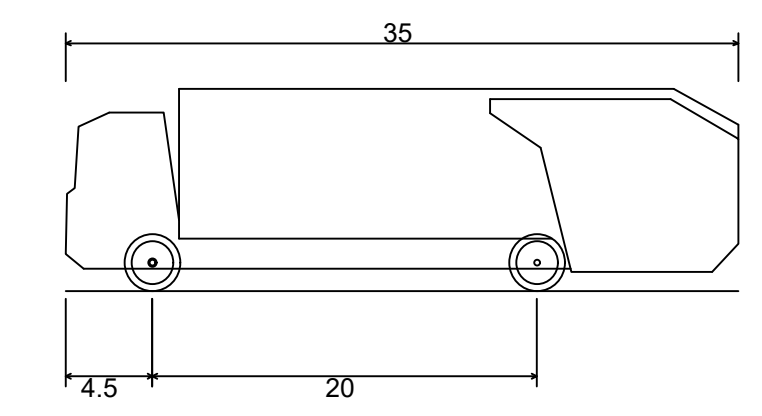
FIRE TRUCK TURNING MOVEMENT



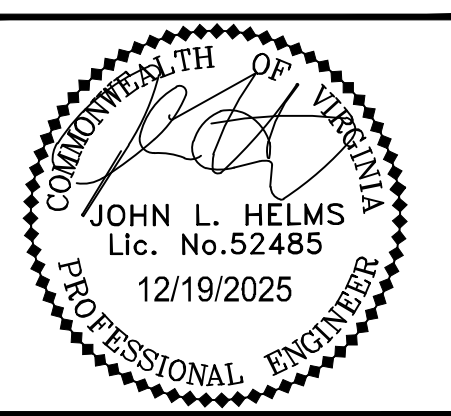
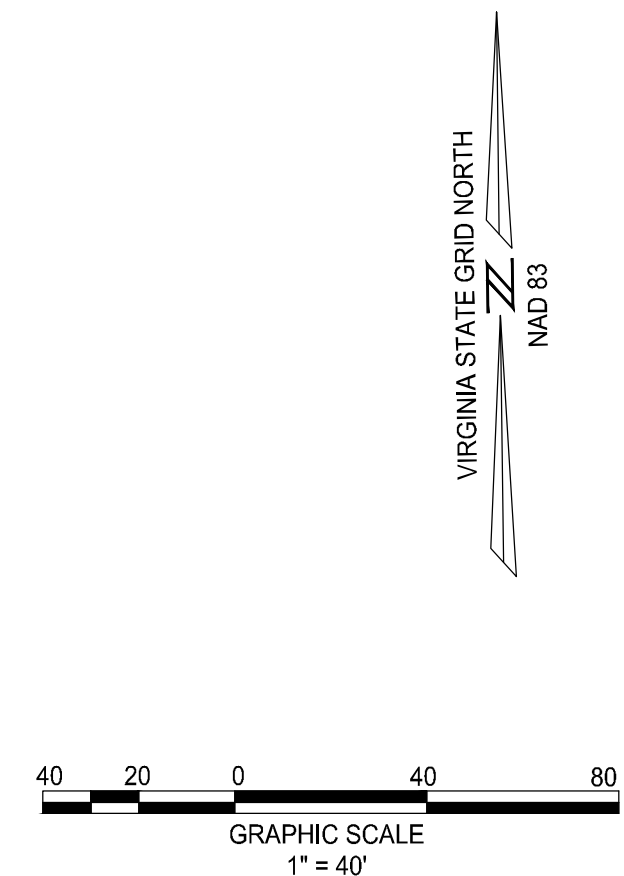
GARBAGE TRUCK TURNING MOVEMENT



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



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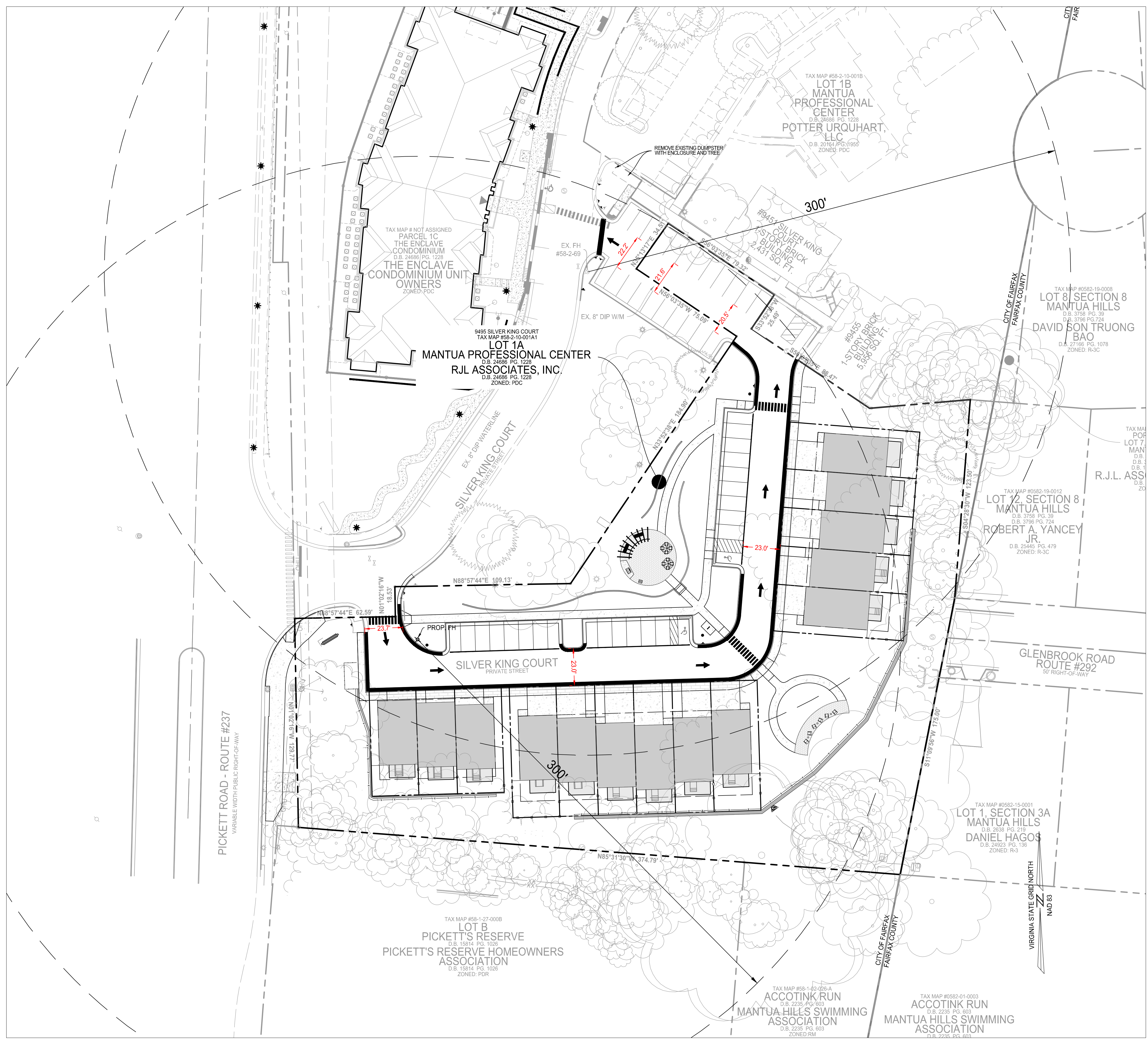
PROJECT No.: 23005060.00  
 DRAWING No.: 112931  
 DATE: 2025-05-23  
 SCALE: SEE DWGS.  
 DESIGN: NL  
 DRAWN: NL  
 CHECKED: EG

SHEET TITLE:  
**TURNING  
 MOVEMENT PLAN**

SHEET No.  
**C700**

P:\Projects\23005060\01\112931\_GDPA\C700 FIRE & TRUCK TURNING MOVEMENT PLAN.dwg, 12/18/2025 2:41:53 PM, August Hinnenkamp





**LEGEND**

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

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COMMONWEALTH OF VIRGINIA  
 JOHN L. HELMS  
 Lic. No. 52485  
 12/19/2025  
 PROFESSIONAL ENGINEER

**HIGHLANDS AT MANTUA**  
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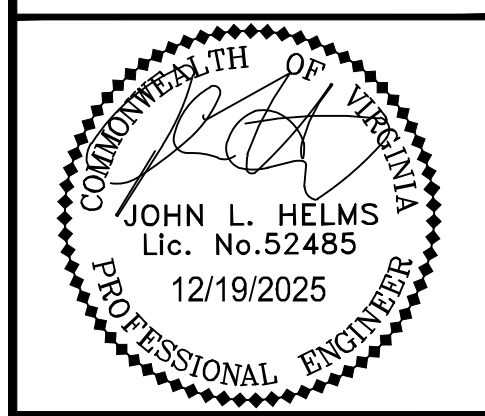
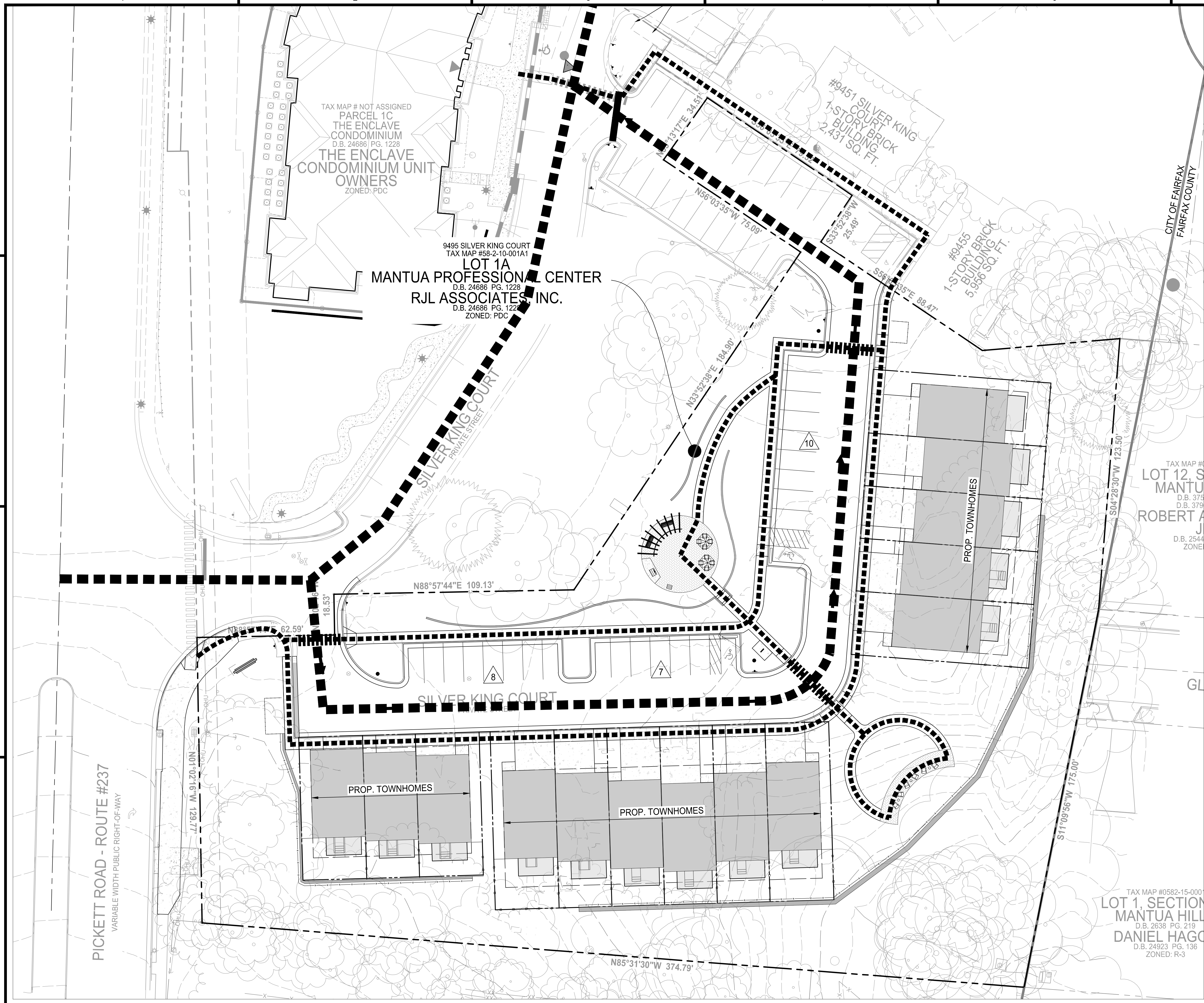
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**FIRE SAFETY PLAN**

SHEET No.  
**C720**

P:\Projects\23005060\00\112931\_GDPA\C720 FIRE SAFETY PLAN.dwg, 12/18/2025 2:43:35 PM, August Himmelman

1 2 3 4 5 6

D  
C  
B  
A



**HIGHLANDS AT MANTUA**  
GENERAL DEVELOPMENT PLAN AMENDMENT  
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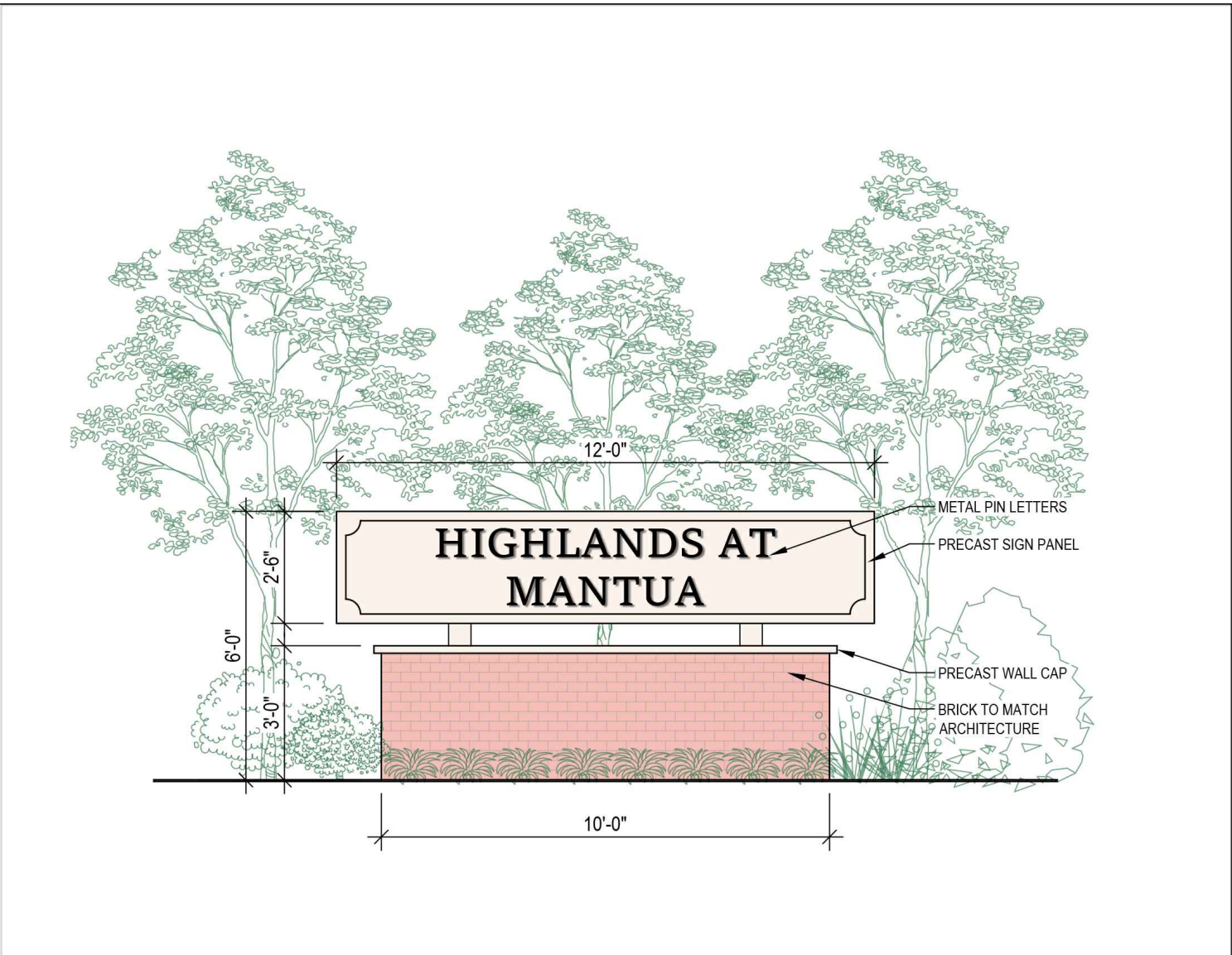
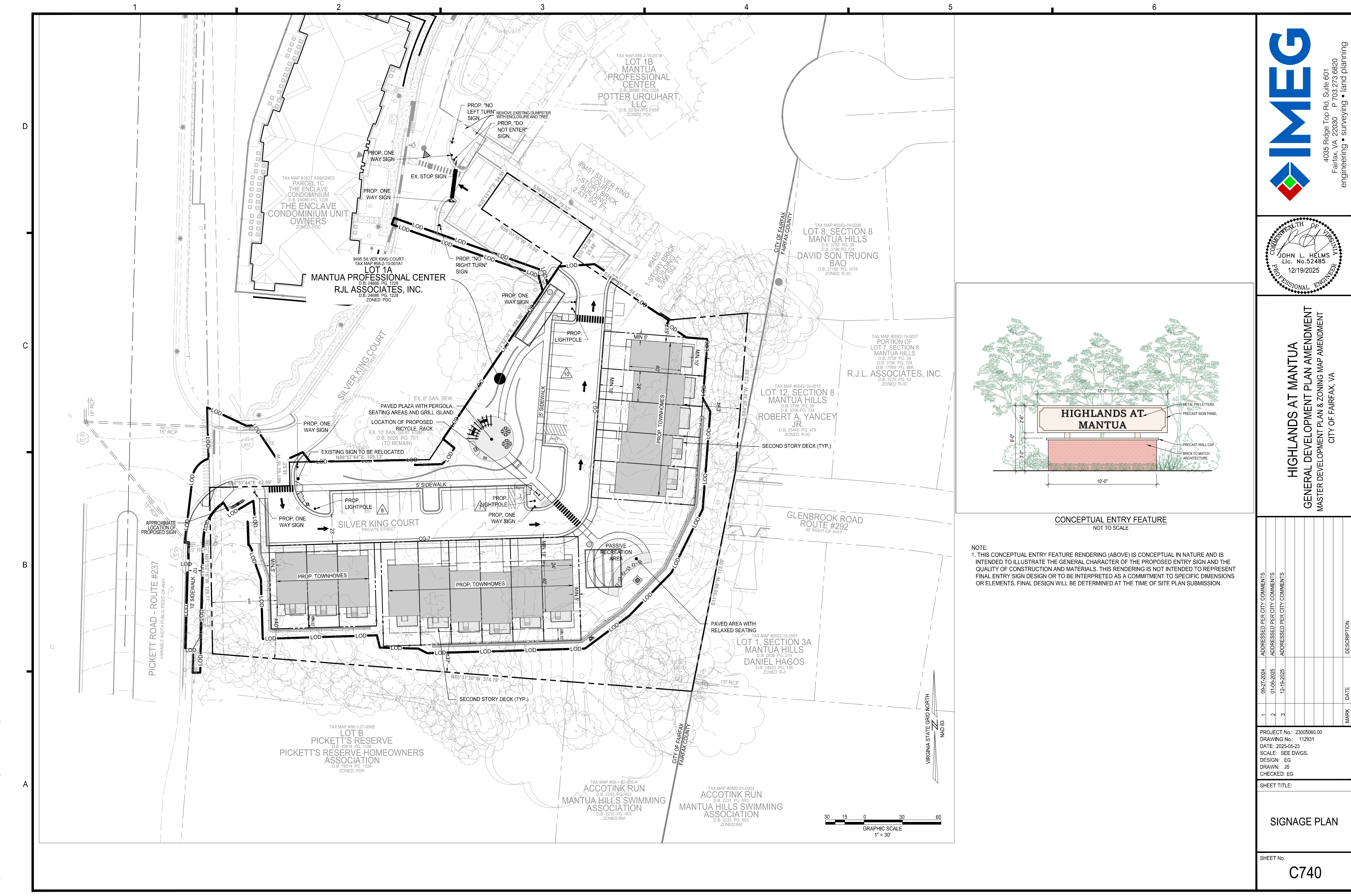
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DRAWING No.: 112931  
DATE: 2025-05-23  
SCALE: SEE DWGS.  
DESIGN: EG  
DRAWN: NL  
CHECKED: EG

SHEET TITLE:  
**CIRCULATION PLAN**

SHEET No.  
**C730**

P:\Projects\23005060\00112931\_GDPA\C730\_CIRCULATION PLAN.dwg, 12/18/2025 2:43:56 PM, August Himmelpop



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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JOHN L. HELMS  
Lic. No. 52485  
12/19/2025  
PROFESSIONAL ENGINEER

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

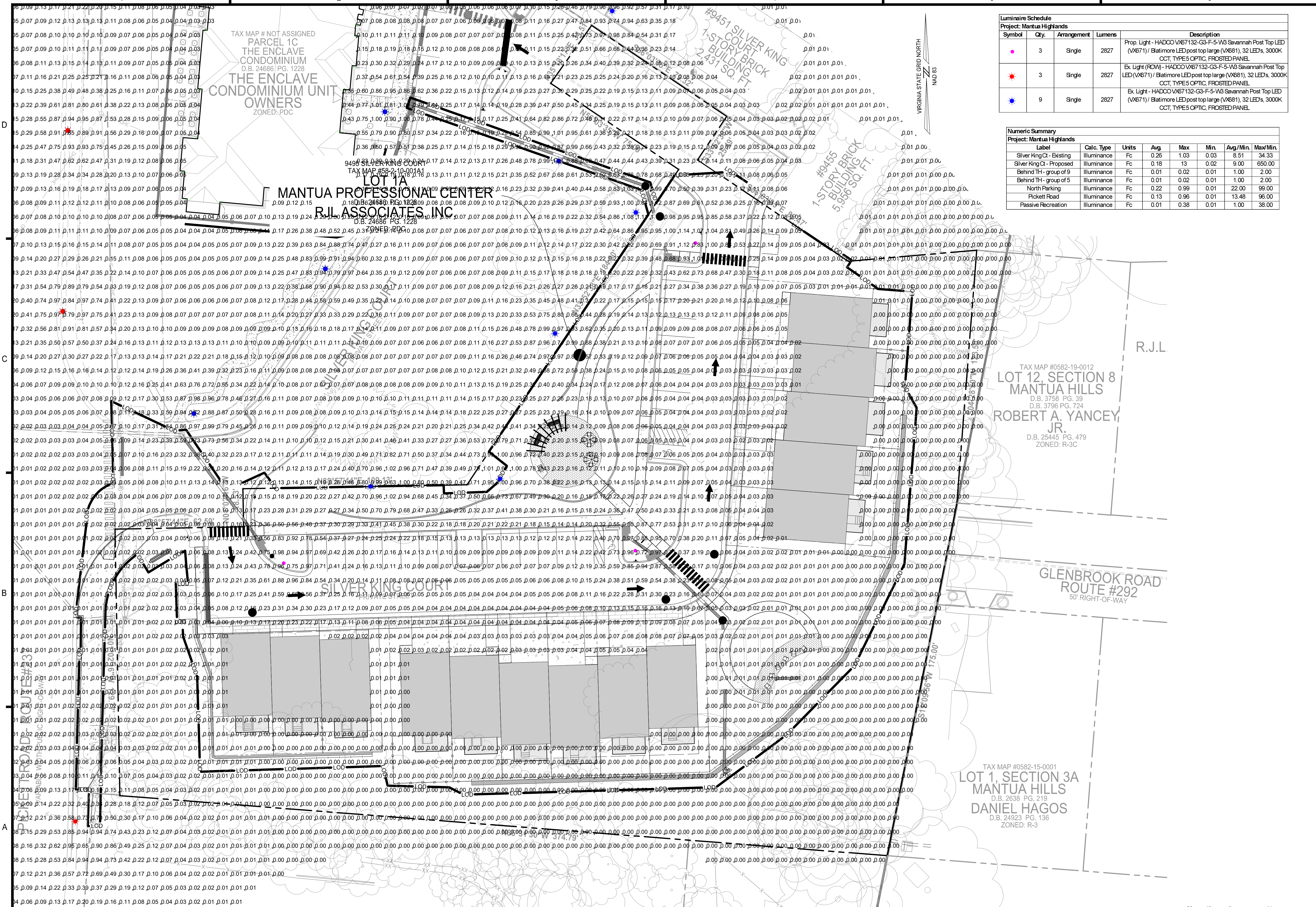
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DRAWING No.: 112931  
DATE: 2025-05-23  
SCALE: SEE DWGS.  
DESIGN: EG  
DRAWN: JS  
CHECKED: EG

SHEET TITLE:  
**SIGNAGE PLAN**

SHEET No.  
**C740**

P:\Projects\23005060\00112931 - GDPA\C740 SIGNAGE PLAN.dwg, 12/18/2025, 2:44:18 PM, August Hinnerkamp



Luminaire Schedule				
Project: Mantua Highlands				
Symbol	Qty.	Arrangement	Lumens	Description
●	3	Single	2827	Prop. Light - HADCO V67132-G3-F-5-W3 Savannah Post Top LED (V6711) / Blaimore LED post top large (V681), 32 LEDs, 3000K CCT, TYPE5 OPTIC, FROSTED PANEL
★	3	Single	2827	Ex. Light (ROW) - HADCO V67132-G3-F-5-W3 Savannah Post Top LED (V6711) / Blaimore LED post top large (V681), 32 LEDs, 3000K CCT, TYPE5 OPTIC, FROSTED PANEL
★	9	Single	2827	Ex. Light - HADCO V67132-G3-F-5-W3 Savannah Post Top LED (V6711) / Blaimore LED post top large (V681), 32 LEDs, 3000K CCT, TYPE5 OPTIC, FROSTED PANEL

Numeric Summary						
Project: Mantua Highlands						
Label	Calc. Type	Units	Avg	Max	Min	Avg/Min
Silver King Ct - Existing	Illuminance	Fc	0.26	1.03	0.03	8.51
Silver King Ct - Proposed	Illuminance	Fc	0.18	13	0.02	9.00
Behind TH - group of 9	Illuminance	Fc	0.01	0.02	0.01	1.00
Behind TH - group of 5	Illuminance	Fc	0.01	0.02	0.01	1.00
North Parking	Illuminance	Fc	0.22	0.99	0.01	22.00
Pickett Road	Illuminance	Fc	0.13	0.96	0.01	13.48
Passive Recreation	Illuminance	Fc	0.01	0.38	0.01	1.00

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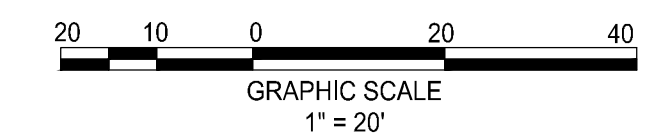
HIGHLANDS AT MANTUA  
GENERAL DEVELOPMENT PLAN AMENDMENT  
MASTER DEVELOPMENT PLAN & ZONING MAP AMENDMENT  
CITY OF FAIRFAX, VA

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

SHEET TITLE:  
**PHOTOMETRIC PLAN**

SHEET No.  
**C750**

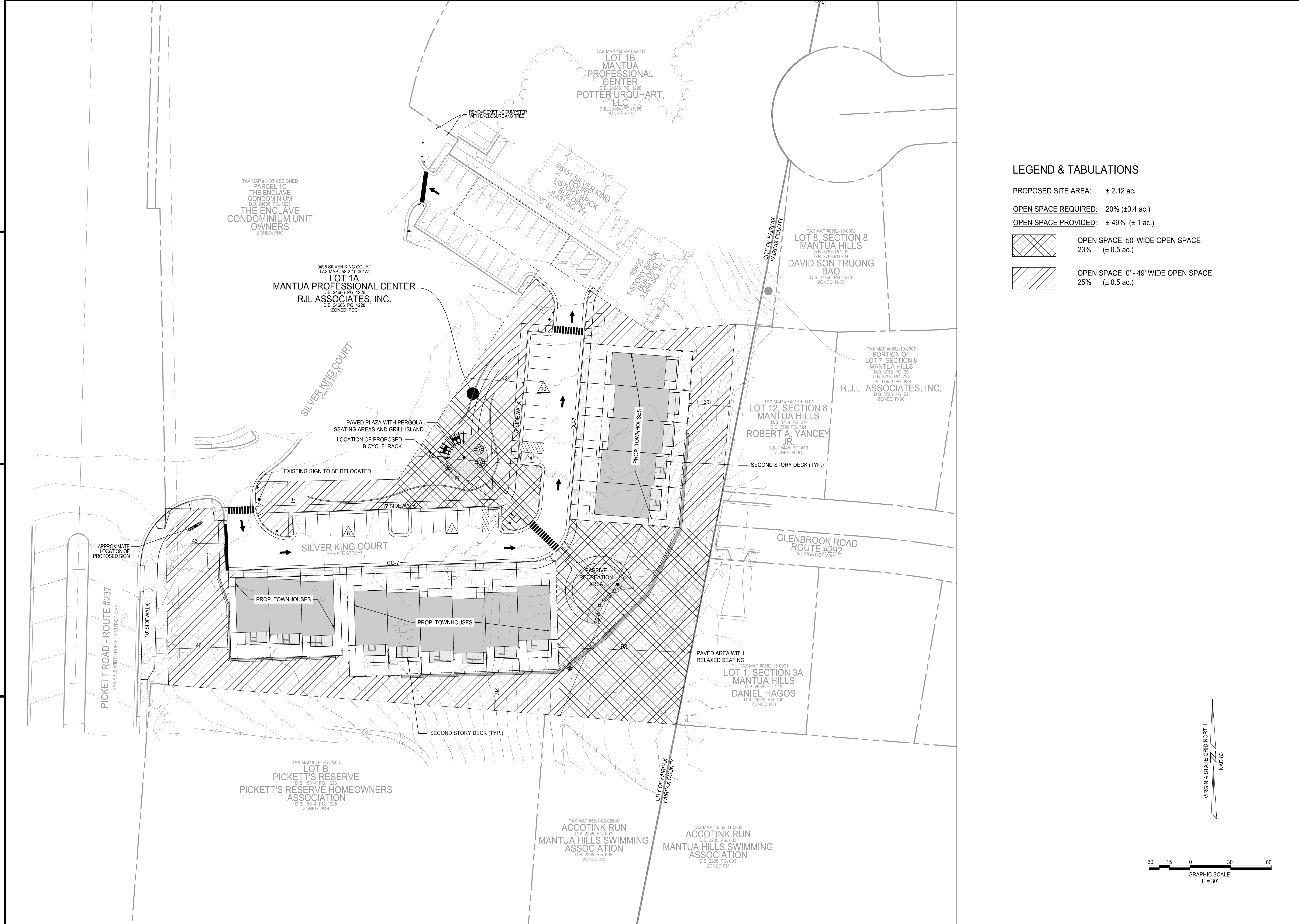


**THIS SHEET IS FOR INFORMATIONAL PURPOSES ONLY!**

P:\Projects\23005060\0112931\_GDPA\C750 PHOTOMETRIC PLAN.dwg, 12/18/2025 2:44:38 PM, August-Himmelsamp







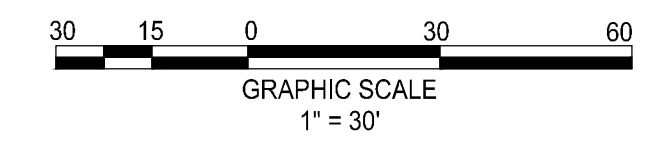
**LEGEND & TABULATIONS**

PROPOSED SITE AREA: ± 2.12 ac.

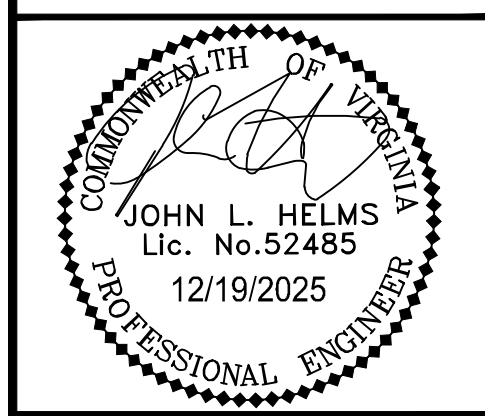
OPEN SPACE REQUIRED: 20% (±0.4 ac.)

OPEN SPACE PROVIDED: ± 49% (± 1 ac.)

- OPEN SPACE, 50' WIDE OPEN SPACE  
23% (± 0.5 ac.)
- OPEN SPACE, 0' - 49' WIDE OPEN SPACE  
25% (± 0.5 ac.)



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**HIGHLANDS AT MANTUA**  
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CITY OF FAIRFAX, VA

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

SHEET TITLE:

**OPEN SPACE PLAN**

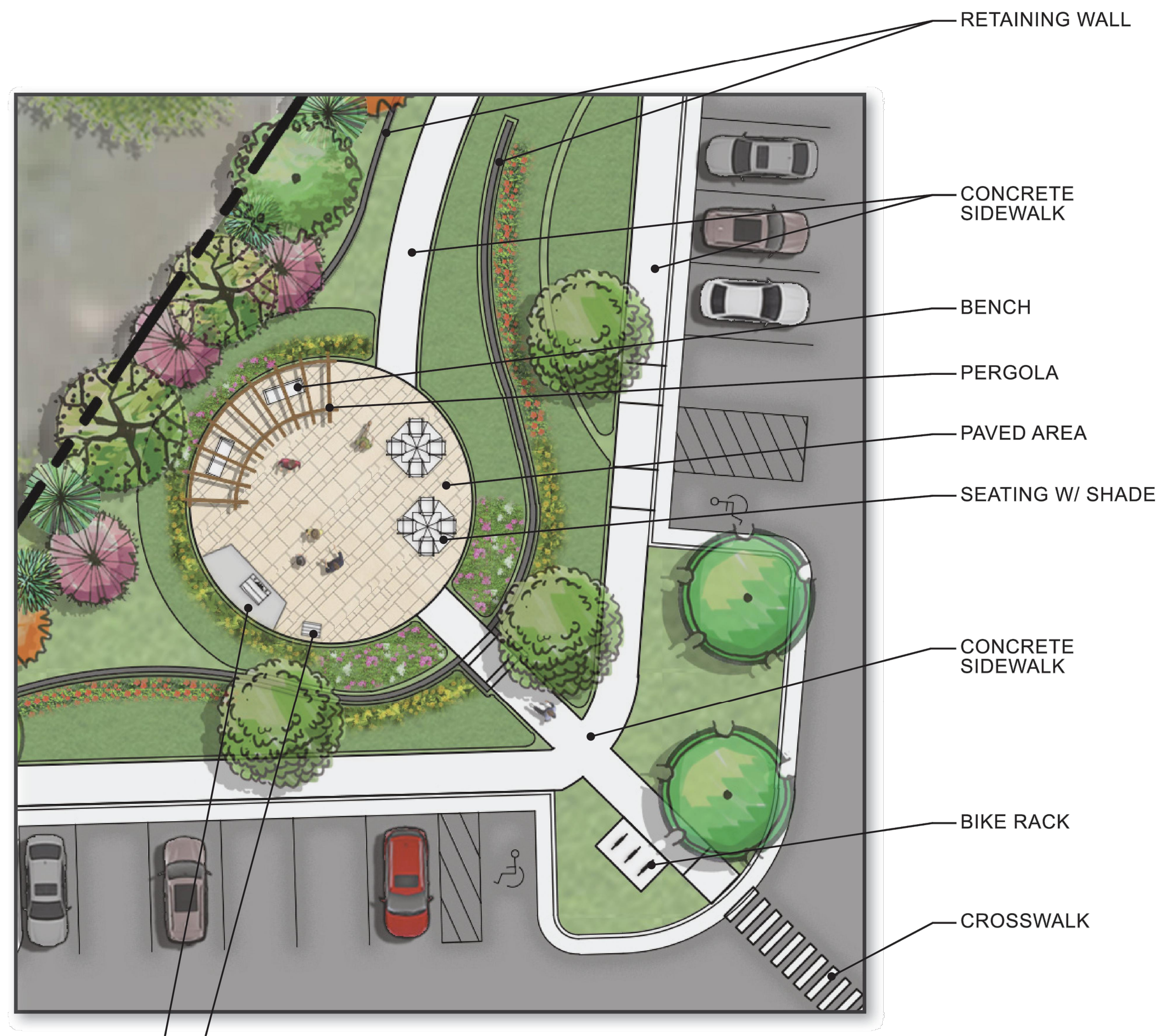
SHEET No.  
**C800**

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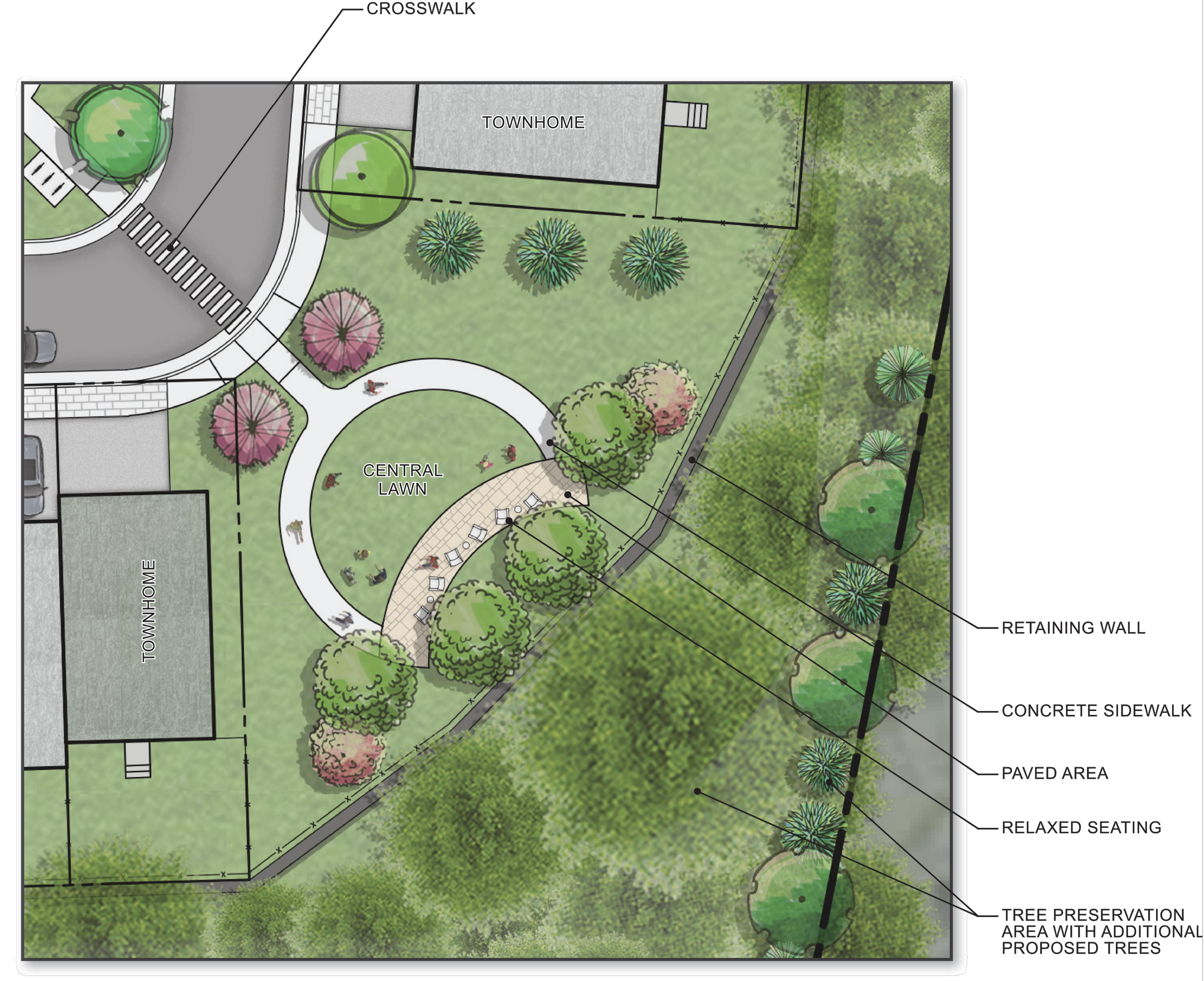
KEY MAP  
NOT TO SCALE

C



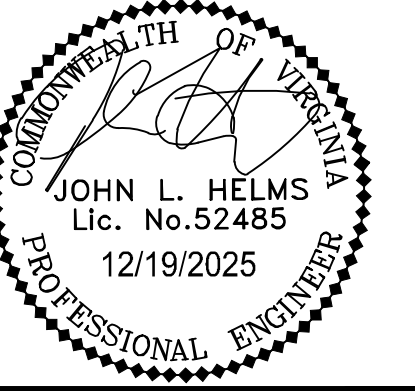
GRILL ISLAND  
TRASH RECEPTACLE

B



RETAINING WALL  
CONCRETE SIDEWALK  
PAVED AREA  
RELAXED SEATING  
TREE PRESERVATION AREA WITH ADDITIONAL PROPOSED TREES

A



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

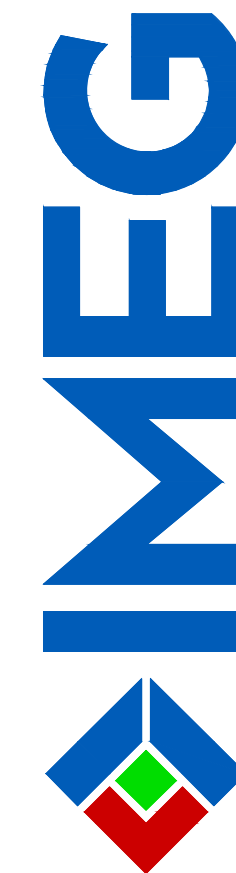
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DRAWING No.: 112931  
DATE: 2025-05-23  
SCALE: NOT TO SCALE  
DESIGN: JM  
DRAWN: JM  
CHECKED: EG

SHEET TITLE:  
**AMENITY PLAN**

SHEET No.  
**C801**

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



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**HIGHLANDS AT MANTUA**  
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CITY OF FAIRFAX, VA

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

SHEET TITLE:  
**AMENITY CONCEPT PLAN**

SHEET No.  
**C802**

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



D

C

B

A

MARK	DATE	DESCRIPTION

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

SHEET TITLE:  
**TOWNHOME BUILDING ELEVATIONS**

SHEET No.  
**C900**



**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 - BLANCHÉ 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.

P:\Projects\23005060\01\112931\_GDPA\C900 TOWNHOME ELEVATIONS AND DETAILS.dwg, 12/18/2025, 2:51:37 PM, August Himerlamp





RENDERING VIEW FROM THE ENCLAVE  
(NOT TO SCALE)



RENDERING VIEW FROM THE NEW SCHOOL  
(NOT TO SCALE)



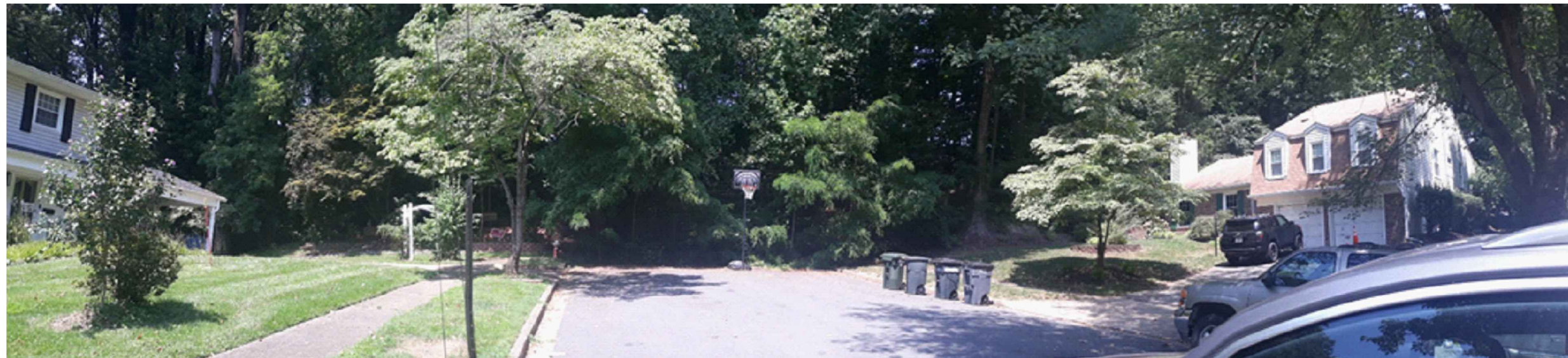
RENDERING VIEW FROM PICKET ROAD  
(INDICATING DENSE VEGETATION BEHIND NEW TOWNHOMES)  
(NOT TO SCALE)



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



EXISTING TALL TREES BEHIND HOMES ARE NOT SHOWN ON RENDERING

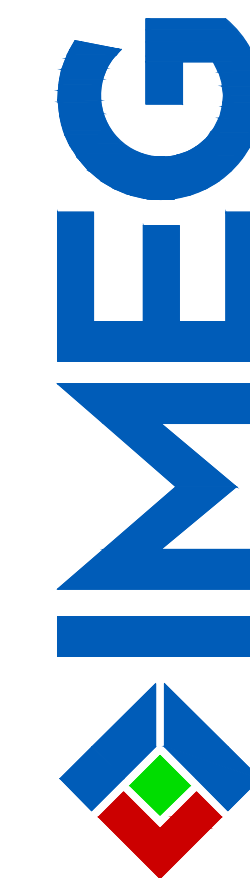


PANORAMIC VIEW FROM MANTUA HILLS/GLENBROOK ROAD INDICATING DENSE VEGETATION  
(NOT TO SCALE)



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.



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HIGHLANDS AT MANTUA  
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CITY OF FAIRFAX, VA

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DRAWN: JM  
CHECKED: JM

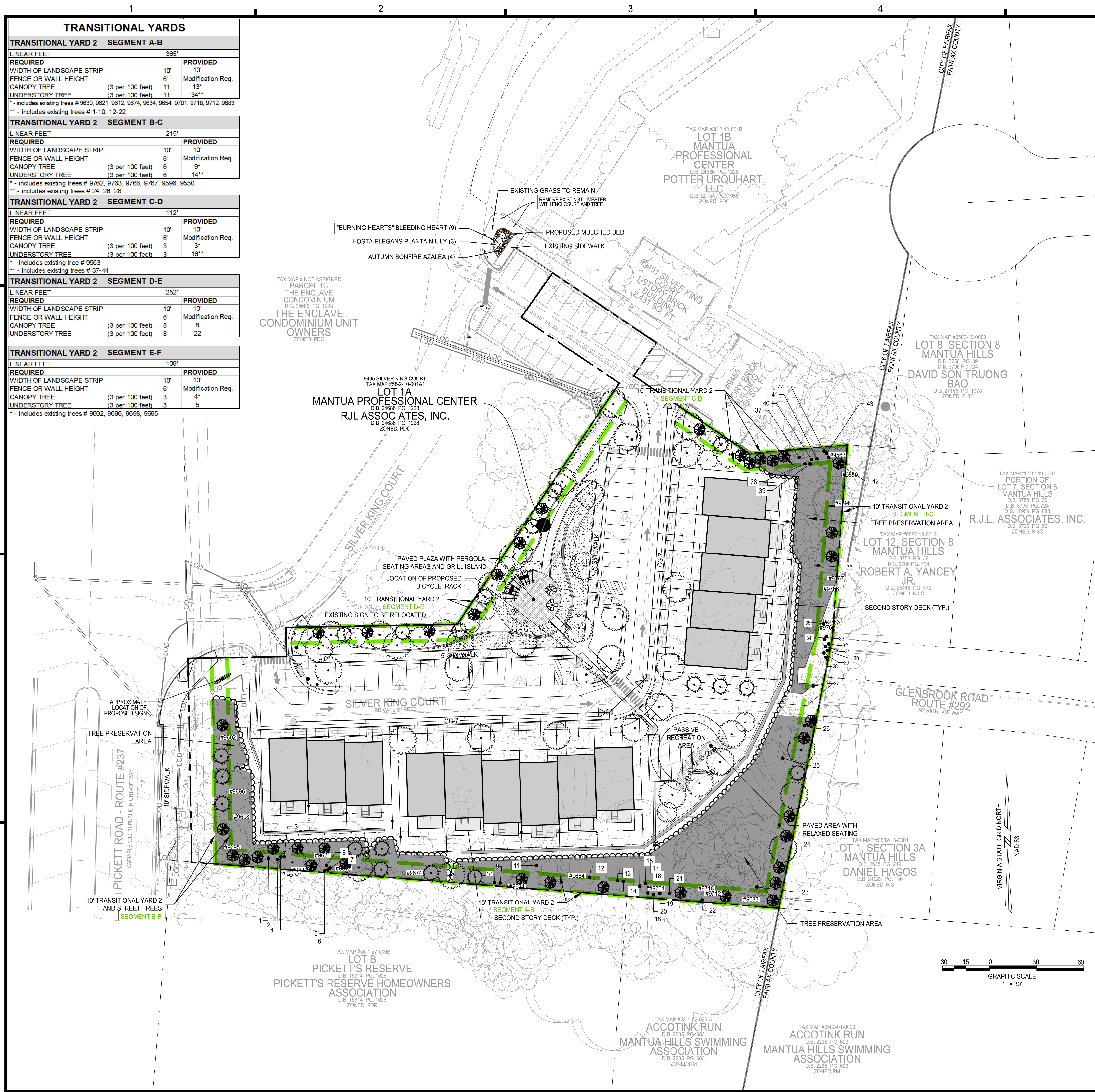
SHEET TITLE:

IEWS

SHEET No.

C902

Clint Good  
ARCHITECTS, P.C.



TRANSITIONAL YARDS	
<b>TRANSITIONAL YARD 2 SEGMENT A-B</b>	
LINEAR FEET REQUIRED	365'
LINEAR FEET PROVIDED	365'
WIDTH OF LANDSCAPE STRIP	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	
<b>TRANSITIONAL YARD 2 SEGMENT B-C</b>	
LINEAR FEET REQUIRED	215'
LINEAR FEET PROVIDED	215'
WIDTH OF LANDSCAPE STRIP	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	
<b>TRANSITIONAL YARD 2 SEGMENT C-D</b>	
LINEAR FEET REQUIRED	112'
LINEAR FEET PROVIDED	112'
WIDTH OF LANDSCAPE STRIP	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	
<b>TRANSITIONAL YARD 2 SEGMENT D-E</b>	
LINEAR FEET REQUIRED	252'
LINEAR FEET PROVIDED	252'
WIDTH OF LANDSCAPE STRIP	10'
FENCE OR WALL HEIGHT	6' Modification Req.
CANOPY TREE (3 per 100 feet)	8 8
UNDERSTORY TREE (3 per 100 feet)	8 22
<b>TRANSITIONAL YARD 2 SEGMENT E-F</b>	
LINEAR FEET REQUIRED	109'
LINEAR FEET PROVIDED	109'
WIDTH OF LANDSCAPE STRIP	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				
<b>TREE CANOPY REQUIRED</b>				
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			
<b>TREE CANOPY PROVIDED</b>				
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
<b>TOTAL CANOPY COVERAGE PROVIDED</b>				<b>33.4 %</b>

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

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

**LEGEND**

- #9683 EXISTING TREES
- 1 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



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	01-05-2025	ADDRESSED PER CITY COMMENTS
3	12-19-2025	ADDRESSED PER CITY COMMENTS

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

SHEET TITLE:  
**LANDSCAPE PLAN**

SHEET No.  
**L100**

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

SPECIFICATION: THIS IS A SUMMARY OF CHRISTOPHER CONSULTANTS, LTD. GENERAL LANDSCAPE SPECIFICATION. ALL WORK SHALL FOLLOW THE PROCEDURES OUTLINED IN THE SPECIFICATIONS AND DETAILS CONTAINED HEREIN, WHICH ARE DESIGNED TO EXCEED CURRENT INDUSTRY STANDARDS...

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...

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...

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...

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

STORAGE & TRANSPORT: PLANT MATERIALS SHOULD BE PROTECTED FROM DESSICATION DURING TRANSPORT VIA BREATHABLE FABRIC COVERING THE CANOPY AND BY WATERING ROOTBALL/POT THOROUGHLY IMMEDIATELY PRIOR TO TRANSPORT. PLANT MATERIALS SHOULD BE INSTALLED ON DAY OF DELIVERY TO SITE. IF THAT IS NOT POSSIBLE, A TEMPORARY STORAGE AREA CAN BE CONSTRUCTED ON-SITE...

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...

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...

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...

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...

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: 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...

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 WELT DECOMPOSED COMMERCIAL PRODUCED COMPOST...

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...

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...

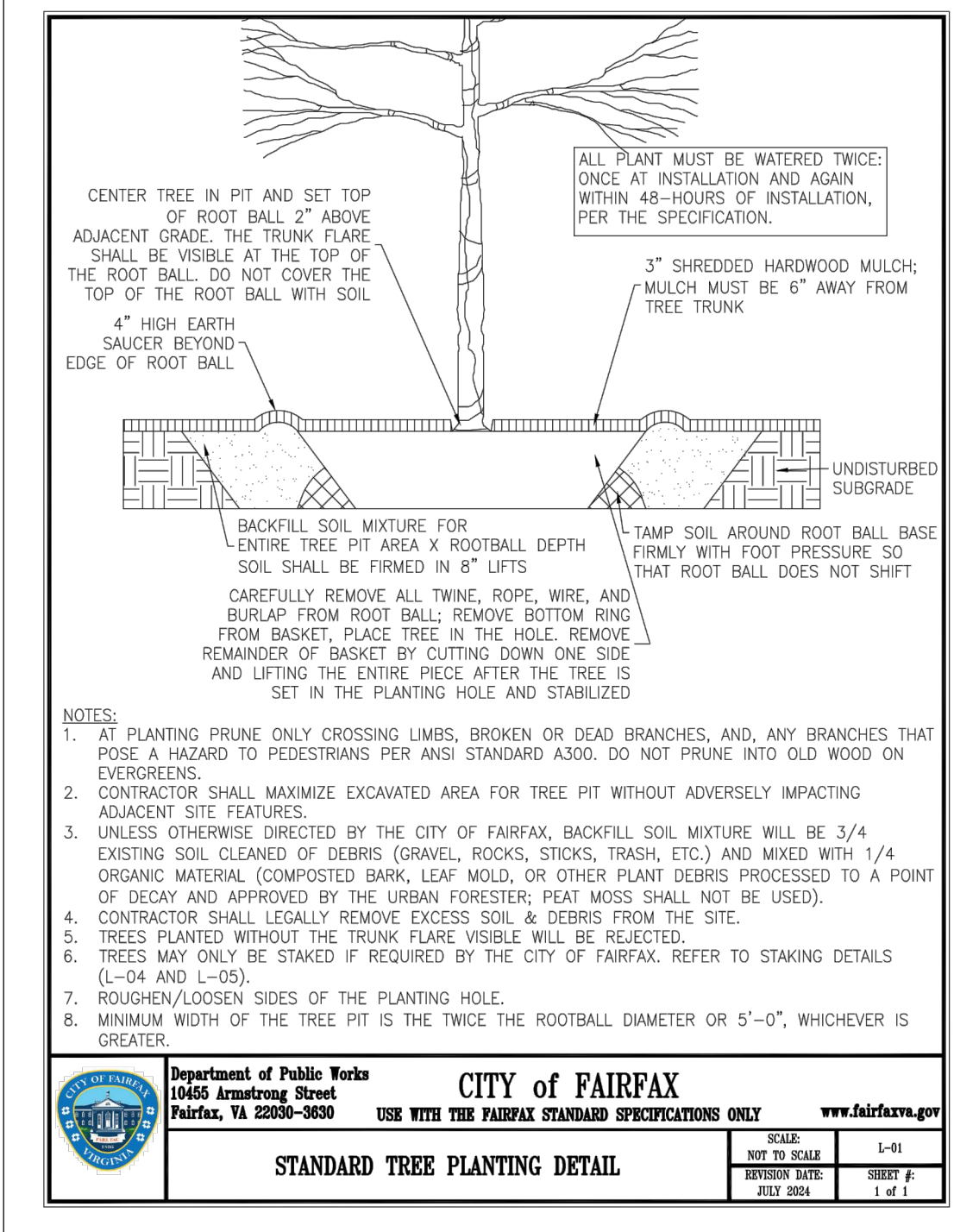
LAWN AREAS:

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...

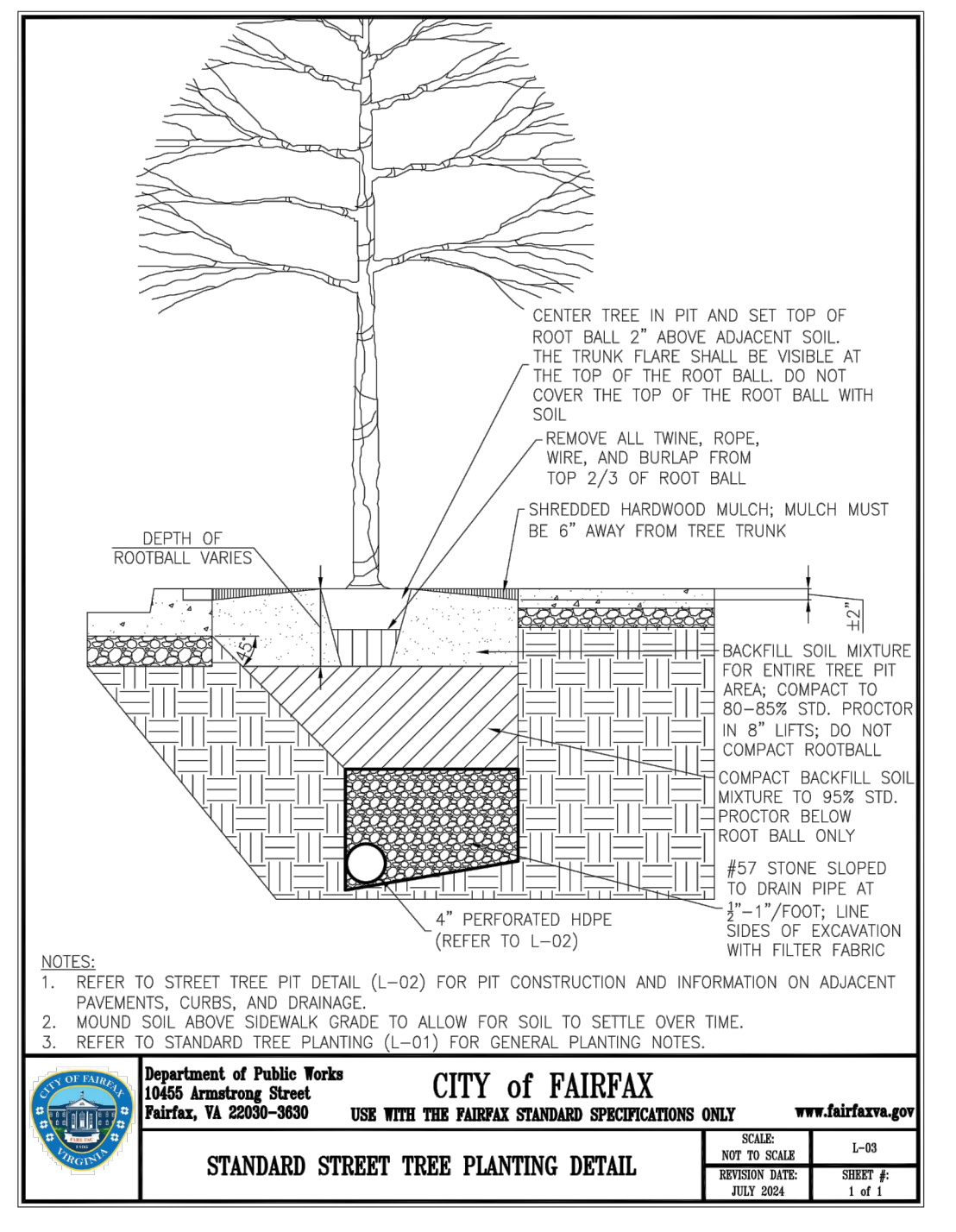
SODDED LAWN AREA: UNLESS A PROPRIETARY SOD IS SPECIFIED BY THE OWNER'S REPRESENTATIVE, SOD MUST BE OF A MARYLAND OR VIRGINIA CERTIFIED VARIETY SUITED TO THE SPECIFIC GROWING REQUIREMENTS OF WHERE IT IS TO BE INSTALLED. GROWER AND VARIETY TO BE SUBMITTED TO OWNER'S REPRESENTATIVE FOR REVIEW PRIOR TO ORDERING...

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.

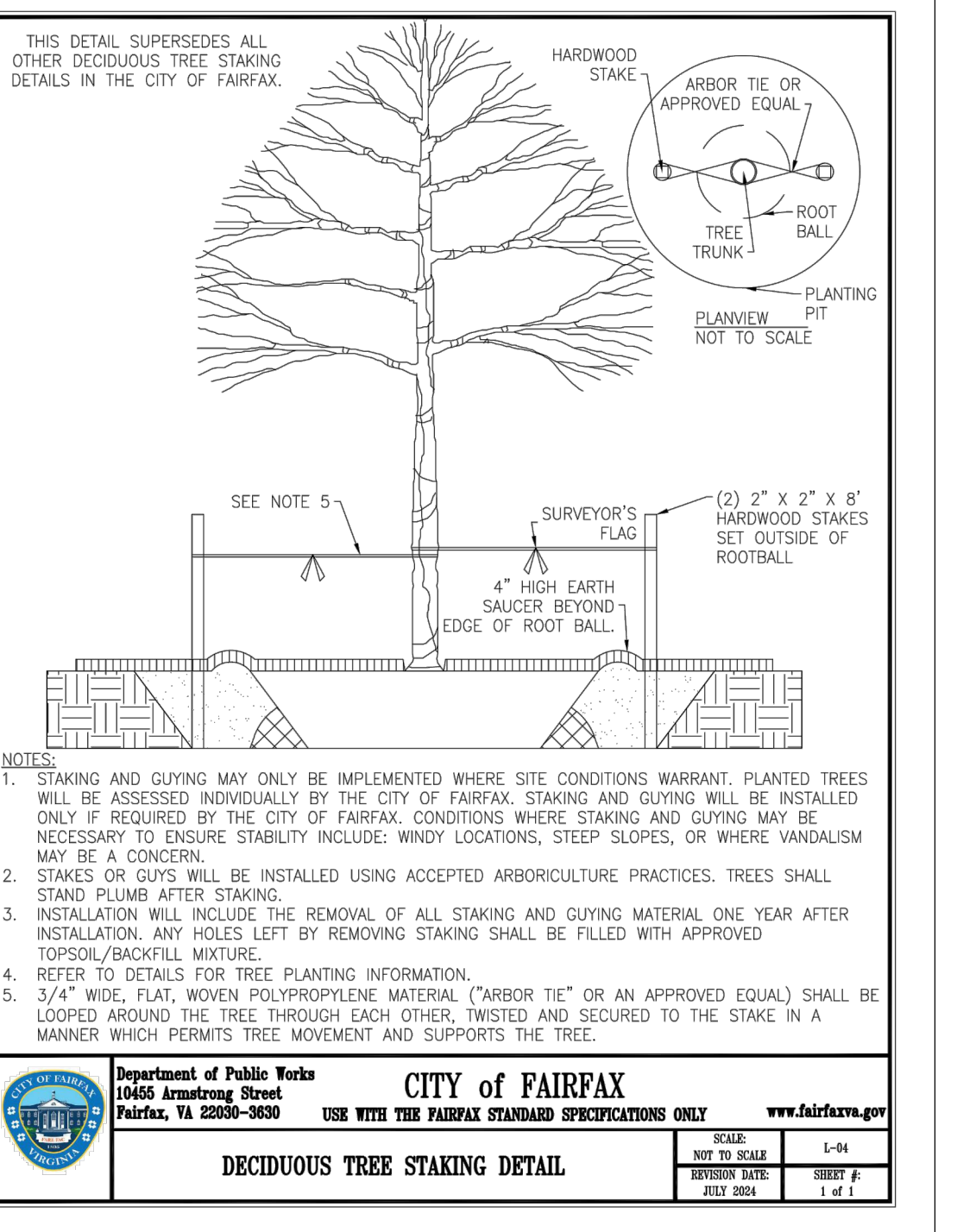
NOTE: THESE SPECIFICATIONS AND DETAILS ARE BASED ON THOSE DEVELOPED BY THE URBAN TREE FOUNDATION, AND HAVE BEEN IMPROVED TO REFLECT CURRENT RESEARCH INTO EFFECTIVE PLANTING. THE ISA HAS ALSO REPLACED THEIR OWN DETAILS AND NOW REFERENCE THE UTF DETAILS. THE SPECIFICATIONS AND DETAILS ILLUSTRATED IN THIS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



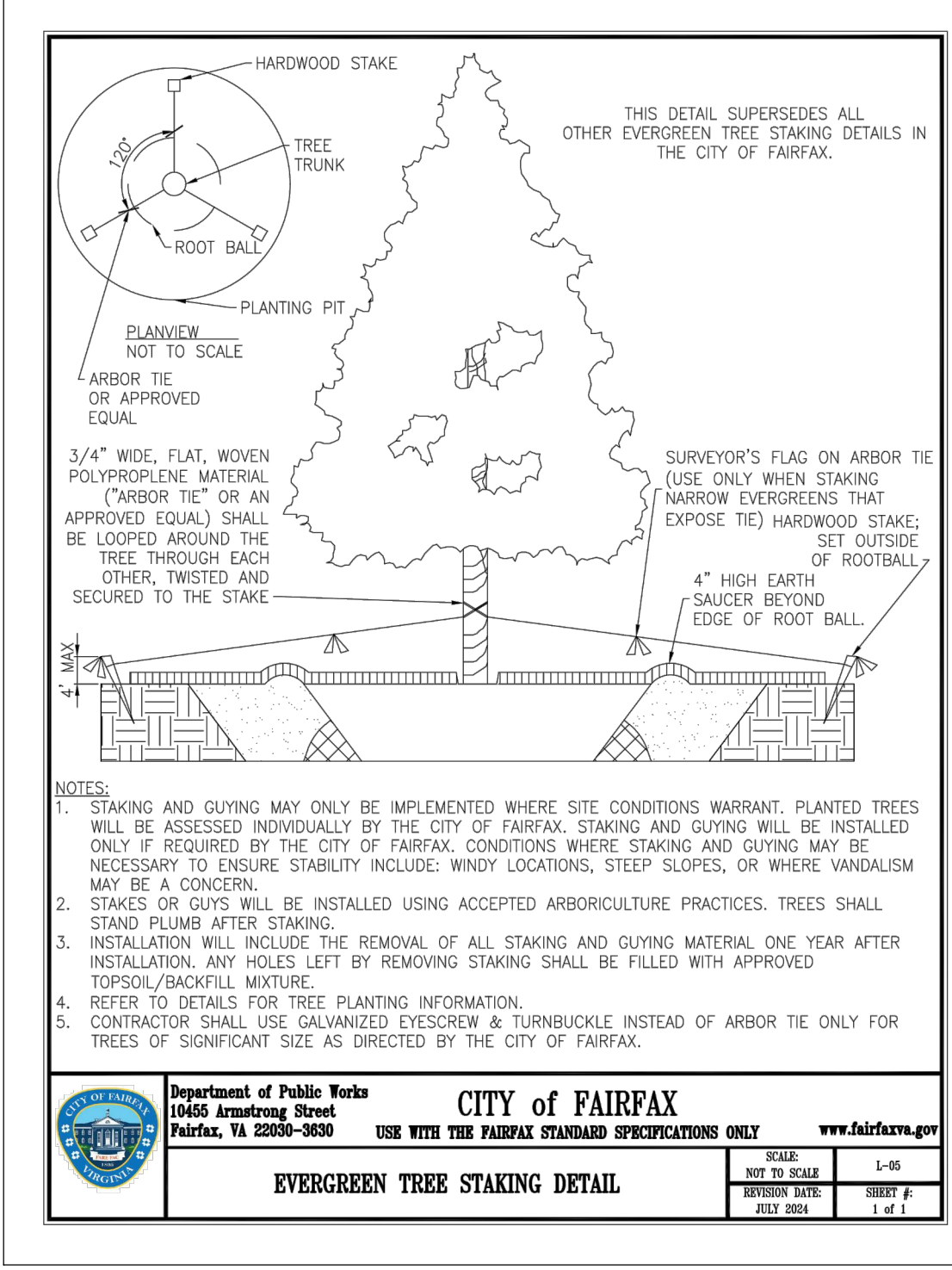
CITY of FAIRFAX STANDARD TREE PLANTING DETAIL. SCALE: NOT TO SCALE. SHEET # 1 of 1.



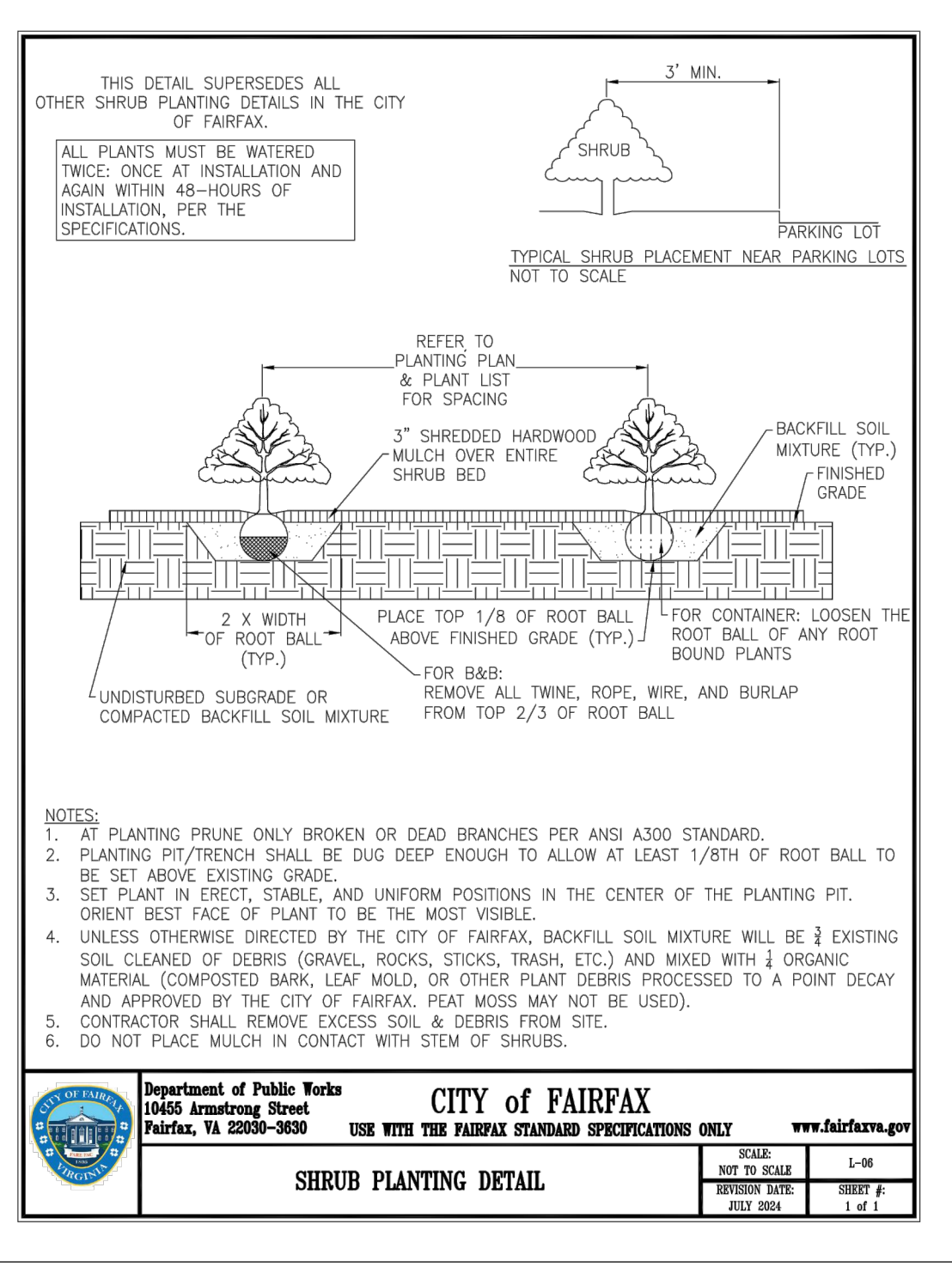
CITY of FAIRFAX STANDARD TREE STAKING DETAIL. SCALE: NOT TO SCALE. SHEET # 1 of 1.



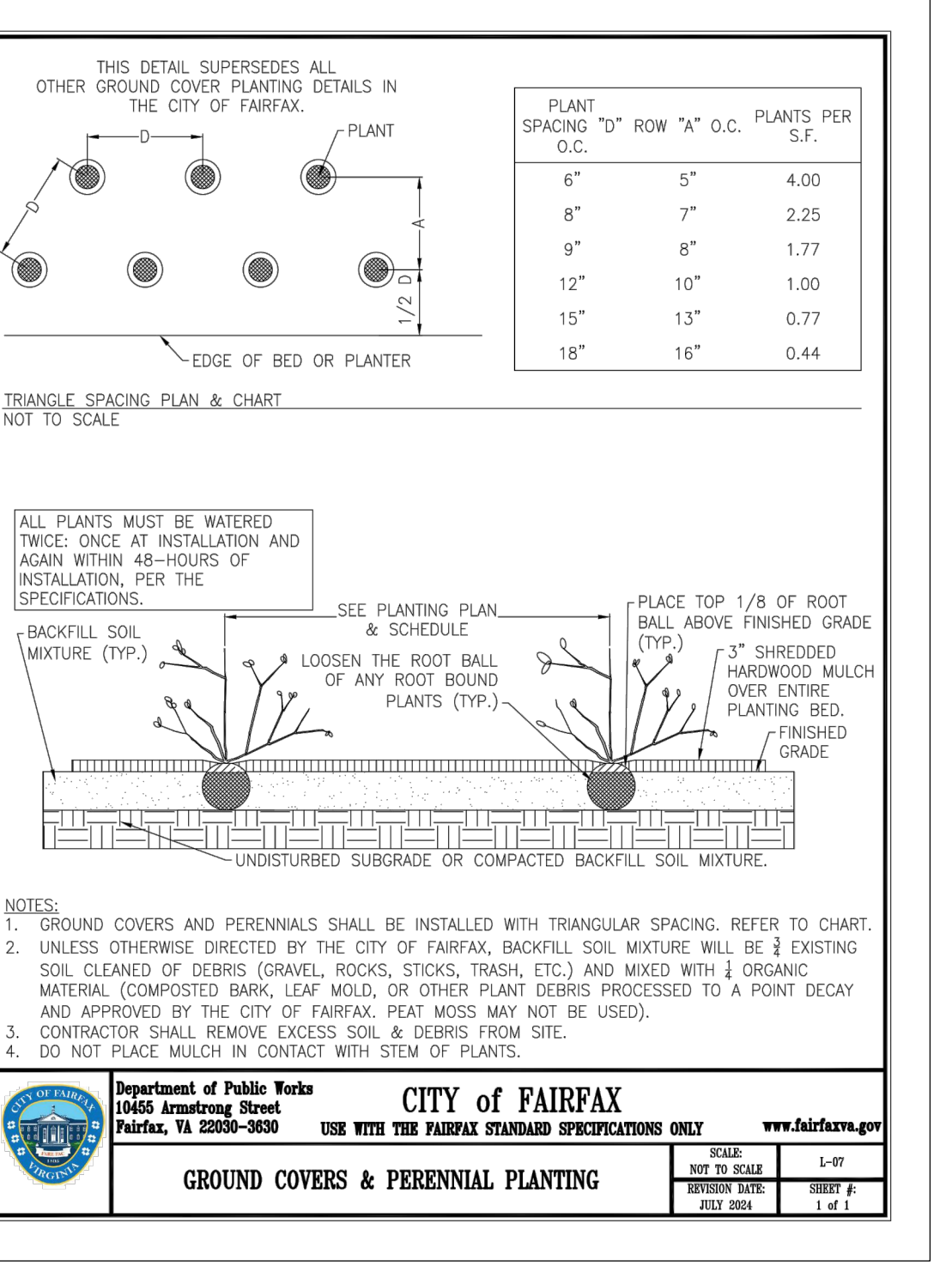
CITY of FAIRFAX DECIDUOUS TREE STAKING DETAIL. SCALE: NOT TO SCALE. SHEET # 1 of 1.



CITY of FAIRFAX EVERGREEN TREE STAKING DETAIL. SCALE: NOT TO SCALE. SHEET # 1 of 1.



CITY of FAIRFAX SHRUB PLANTING DETAIL. SCALE: NOT TO SCALE. SHEET # 1 of 1.



CITY of FAIRFAX GROUND COVERS & PERENNIAL PLANTING. SCALE: NOT TO SCALE. SHEET # 1 of 1.



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

Table with columns: MARK, DATE, DESCRIPTION

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

SHEET TITLE:

LANDSCAPE DETAILS & SPECIFICATIONS

SHEET No.

L101