MATHY PARK
MASTER DEVELOPMENT PLAN

CITY OF FAIRFAX, VIRGINIA

SITE DATA

SITE AREA

PIN 057-4-02-142 (10251 MAIN STREET):	100,828 SF (2.31 AC.)
PIN 057-4-02-141 (10324 SAGER AVENUE):	17,031 SF (0.39 AC.)
PIN 057-4-02-140 (10320 SAGER AVENUE):	7,484 SF (0.17 AC.)
PIN 057-4-02-139 (10318 SAGER AVENUE):	10,758 SF (0.25 AC.)
TOTAL SITE AREA:	**136,101 SF (3.12 AC.)**

ZONING

EXISTING:
RH - RESIDENTIAL-HIGH (PINS 057-4-02-139 THROUGH 141)
CR - COMMERCIAL-RETAIL (PIN 057-4-02-142)

PROPOSED:
PD-R - PLANNED DEVELOPMENT-RESIDENTIAL

USE

EXISTING:
OPEN SPACE/WOODED (PIN 057-4-02-141 AND 142)
SINGLE FAMILY DETACHED (PIN 057-4-02-139 AND 140)

PROPOSED:
TWENTY-ONE (21) SINGLE FAMILY ATTACHED (TOWNHOUSE)

FLOODPLAIN AREA

EXISTING FLOODPLAIN AREA: 74,439 SF (1.71 AC.)

APPROX. FLOODPLAIN DISTURBANCE: ±12,150 SF (0.28 AC.)

PROPOSED FLOODPLAIN AREA: ±62,792 SF (1.44 AC.)

ZONING STANDARDS

MASTER DEVELOPMENT STANDARDS

MINIMUM LOT AREA: 1,110 SF

MIN LOT WIDTH: 20'

MAX. BUILDING HEIGHT: 48' (PER OLD TOWN FAIRFAX TRANSITION OVERLAY DISTRICT)

FRONT LOAD UNITS
YARD REQUIREMENTS (INTERIOR LOTS):
FRONT: 3.5'
SIDE: NONE
REAR: 8'

YARD REQUIREMENTS (END LOTS):
FRONT: 3.5'
SIDE: 4'
REAR: 8'

(SEE TYP. LOT DETAILS, THIS SHEET)

REAR LOAD UNITS
YARD REQUIREMENTS (INTERIOR LOTS):
FRONT: 10'
SIDE: NONE
REAR: 4'

YARD REQUIREMENTS (END LOTS):
FRONT: 10'
SIDE: 4'
REAR: 4'

(SEE TYP. LOT DETAIL, THIS SHEET)

MAX DENSITY PROPOSED = 6.73 DWELLING UNITS/GROSS ACRE

SECTION 3.5 - SPECIFIC USE STANDARDS (TOWNHOUSES)

1. MAXIMUM NUMBER OF UNITS IN A SINGLE BUILDING
   ALLOWED: 10
   PROVIDED: 7
2. VARYING FRONT YARD SETBACKS: MORE THAN 2 ABUTTING UNITS HAVE THE SAME FRONT YARD SETBACK. ALL BUILDING STAGGERS ARE A 2' MINIMUM. (SEE SPECIAL EXCEPTION REQUEST, THIS SHEET)
3. BUILDING SEPARATION REQUIREMENTS COMPLY WITH SECTION 3.4.2 AND ALL APPLICABLE BUILDING AND FIRE CODE REQUIREMENTS.
4. PROPOSED UNITS DO NOT PROVIDE DIRECT VEHICULAR INGRESS/EGRESS TO A PUBLIC STREET

SECTION 3.7.3 - OLD TOWN FAIRFAX TRANSITION OVERLAY DISTRICT

MAXIMUM HEIGHT
ALLOWED: 48'
PROPOSED: 48' MAX

REQUIRED YARDS

BUILD-TO LINE
PERCENT REQUIRED: 50%

TOTAL FRONT/SIDE (STREET) BUILDING LENGTH: 202 LF
TOTAL LENGTH OF BUILDING AT BUILD-TO LINE: 80 LF

PERCENT PROVIDED: 40% (SEE SPECIAL EXCEPTION REQUEST, THIS SHEET)

FRONT LOAD UNITS
LOT COVERAGE:
MAXIMUM ALLOWED: 90%
MAXIMUM PROVIDED: 83%

BUILDING COVERAGE:
MAXIMUM ALLOWED: 80%
MAXIMUM PROVIDED: 76%

REAR LOAD UNITS
LOT COVERAGE:
MAXIMUM ALLOWED: 90%
MAXIMUM PROVIDED: 87%

BUILDING COVERAGE:
MAXIMUM ALLOWED: 80%
MAXIMUM PROVIDED: 71%

SECTION 3.8 - PLANNED DEVELOPMENT DISTRICTS

MINIMUM PARCEL AREA FOR PD-R ZONE: 2 ACRES
PROVIDED: 3.12 ACRES

RECREATION AND OPEN SPACE:

MINIMUM PERCENTAGE REQUIRED: 20%

PROVIDED:
TOTAL OPEN SPACE: 82,704 SF (1.89 AC.)
OPEN SPACE WITHIN 100-YR FLOODPLAIN: 67,920 SF (1.56 AC.)
QUALIFYING OPEN SPACE IN FLOODPLAIN: 33,960 SF (0.78 AC.) (50% OF AREA WITHIN FLOODPLAIN)

TOTAL OPEN SPACE PROVIDED: 48,744 SF (1.12 AC)
PERCENTAGE OPEN SPACE PROVIDED: 36%

PARKING REQUIREMENTS

REQUIRED PARKING: 1.5 SPACES PER UNIT (PER 3.7.3.F)
TOTAL REQUIRED PARKING: 21 UNITS x 1.5 SPACES PER UNIT = 32 SPACES

TOTAL SPACES PROPOSED: 21 UNITS x 2 GARAGE SPACES PER UNIT + 7 VISITOR SPACES = 49 SPACES

GENERAL NOTES

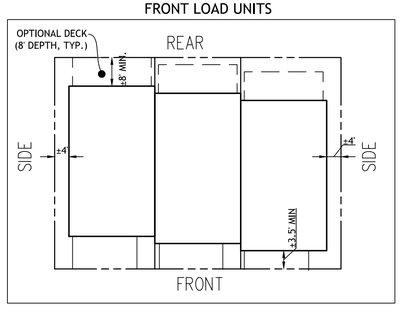
1. THE PROPERTY DELINEATED HEREON IS LOCATED IN THE CITY OF FAIRFAX IN THE FOLLOWING TAX MAPS:
   057-4-02-142
   057-4-02-141
   057-4-02-140
   057-4-02-139
2. THE PROPERTY IS CURRENTLY ZONED RH (RESIDENTIAL-HIGH) AND CR (COMMERCIAL RETAIL).
3. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A FIELD SURVEY PREPARED BY J2 ENGINEERING, DATED FEBRUARY, 2019. CONTOUR INTERVAL FOR TOPOGRAPHIC SURVEY IS 2 FEET.
4. THE SITE IS PRESENTLY SERVED BY CITY OF FAIRFAX PUBLIC WATER AND SEWER.
5. THE PROPOSED IMPROVEMENTS RESULT IN AN INCREASE IN IMPERVIOUS AREA - CURRENT STORMWATER MANAGEMENT REGULATIONS WILL BE MET THROUGH THE USE OF ON-SITE BMP'S. FINAL DESIGN TO BE PROVIDED AT TIME OF SITE PLAN.
6. UTILITY PLANS AND PROFILES (WATER SERVICE, SANITARY SEWER, & STORM SEWER) WILL BE SUBMITTED WITH FINAL SITE PLAN.
7. THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON THIS SITE. IF ANY SUBSTANCES ARE FOUND, THE METHODS FOR DISPOSAL SHALL ADHERE TO CITY, COUNTY, STATE, AND FEDERAL LAW.
8. TO THE BEST KNOWLEDGE OF THE ENGINEER AND THE APPLICANT, THERE ARE NO KNOWN BURIAL SITES OR ARCHEOLOGICAL FEATURES ON THIS SITE.
9. ALL EXISTING STRUCTURES WITHIN THE LIMITS OF DISTURBANCE ARE TO BE REMOVED.
10. THERE IS A 100-YEAR FLOODPLAIN & RPA ON THE PROPERTY. THE REQUIRED STUDIES/ALTERATIONS ARE TO BE SUBMITTED UNDER A SEPARATE COVER.
11. DIMENSIONS AND SIZES AS SCALED ARE APPROXIMATE AND MAY VARY DEPENDING ON THE FINAL USE AND ARCHITECTURAL/ENGINEERING DESIGN. THE FINAL DESIGN SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THE MASTER DEVELOPMENT PLAN.
12. THE DEVELOPER RESERVES THE RIGHT TO CONSTRUCT THE PROPOSED IMPROVEMENTS IN MULTIPLE PHASES. HOWEVER, THE INTENT AT THE TIME OF FILING THIS APPLICATION IS TO COMPLETE THE DEVELOPMENT IN A SINGLE PHASE.
13. NOTWITHSTANDING THE IMPROVEMENTS AND TABULATIONS SHOWN ON THIS PLAN, THE APPLICANT RESERVES THE RIGHT TO MAKE MODIFICATIONS TO THE FINAL DESIGN TO COMPLY WITH FINAL ENGINEERING AND NEW CRITERIA AND REGULATIONS WHICH MAY BE ADOPTED BY FAIRFAX CITY SUBSEQUENT TO THE SUBMISSION OF THIS APPLICATION, PROVIDED THAT SUCH MODIFICATIONS ARE SUBSTANTIALLY CONSISTENT WITH THE APPROVED DEVELOPMENT PLAN.
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 REVISIONS AT THE TIME OF SITE PLAN, SUBJECT TO MARKET CONDITIONS, BUT SUBSTANTIALLY CONSISTENT WITH THE APPROVED DEVELOPMENT PLAN.
15. ONSITE STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES WILL 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 SHEET 06.
16. SITE LIGHTING WITHIN THE PROJECT SITE (I.E. ALONG SIDEWALKS AND PATHWAYS) WILL BE DETERMINED DURING FINAL SITE PLAN REVIEW AND WILL BE IN GENERAL CONFORMANCE WITH SECTION 4.8 OF THE ZONING ORDINANCE.
17. ALL SIGNAGE WILL BE IN CONFORMANCE WITH SECTION 3.7.3.G AND 4.6 OF THE ZONING ORDINANCE.
18. TO THE BEST KNOWLEDGE OF THE ENGINEER AND THE APPLICANT, THIS DEVELOPMENT PLAN CONFORMS TO ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS, EXCEPT AS SPECIFICALLY NOTED BELOW.

MODIFICATION & SPECIAL EXCEPTION REQUESTS

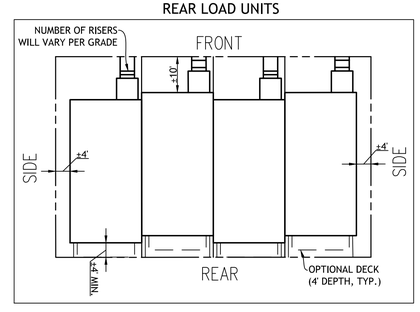
1. A MODIFICATION OF SECTION 3.5.1.C.2 OF THE ZONING ORDINANCE OF THE REQUIREMENT THAT NO TWO (OR ONE WITH LESS THAN 5 UNITS) HAVE THE SAME FRONT YARD SETBACK. SEE SHEET 03 FOR DETAILS.
2. A MODIFICATION OF SECTION 4.5.5.C.2.b.1 OF THE ZONING ORDINANCE OF THE REQUIREMENTS TO PROVIDE THE MINIMUM TREE PLANTINGS AS WELL AS THE MINIMUM FENCE OR WALL HEIGHT OF THE TY2 TRANSITIONAL YARD SPECIFICATIONS IN THE PD-R PLANNED DEVELOPMENT DISTRICT. SEE SHEETS 03 & 09 FOR DETAILS.
3. A SPECIAL EXCEPTION OF SECTION 3.7.3.C.3.a OF THE ZONING ORDINANCE OF THE REQUIREMENT FOR A MANDATORY 50 PERCENT BUILD-TO LINE IN THE OLD TOWN FAIRFAX TRANSITION OVERLAY DISTRICT (TOD). SEE SHEET 03 FOR DIMENSIONS.
4. A SPECIAL EXCEPTION OF SECTION 3.7.3.D OF THE ZONING ORDINANCE OF THE REQUIREMENT TO PROVIDE A 10 FOOT SIDEWALK IN THE TOD ALONG SAGER AVENUE AND ALONG MAIN STREET. SEE SHEET 03 FOR DETAILS.

TYPICAL LOT DETAILS (NOT TO SCALE)

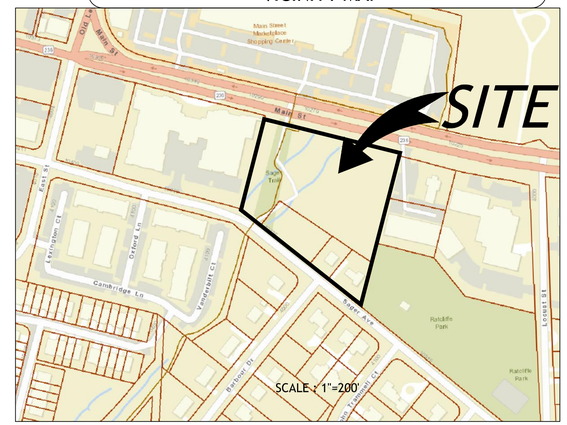
FRONT LOAD UNITS



REAR LOAD UNITS



VICINITY MAP



Sheet List Table	
Sheet Number	Sheet Title
01	COVER SHEET
02	EXISTING CONDITIONS PLAN
03	MASTER DEVELOPMENT PLAN
04	GRADING & UTILITY PLAN
05	VEHICLE TURNING & PEDESTRIAN CIRCULATION PLAN
06	CONCEPT SWM & BMP PLAN
07	SIGHT DISTANCE PROFILES
08	OPEN SPACE PLAN
09	PLANTING PLAN
10	EXISTING VEGETATION MAP
11	TREE PRESERVATION & PROTECTION PLAN
12	TREE MANAGEMENT NARRATIVE

APPLICANT/CONTRACT PURCHASER

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1950 OLD GALLOWS ROAD
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FAIRFAX, VA 22030

BRIAN GLENN POWELL
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FAIRFAX, VA 22030

JOHN R. AND TIFFANY R. VALENZUELA
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COMMONWEALTH OF VIRGINIA
ROBERT W. BROWN
Lic. No. 037041
6/14/2019
PROFESSIONAL ENGINEER

PLAN# MH11901
DATE: JUNE, 2019
CONTOUR INT.= N/A
SCALE: AS NOTED

PLAN DATE 6/14/2019

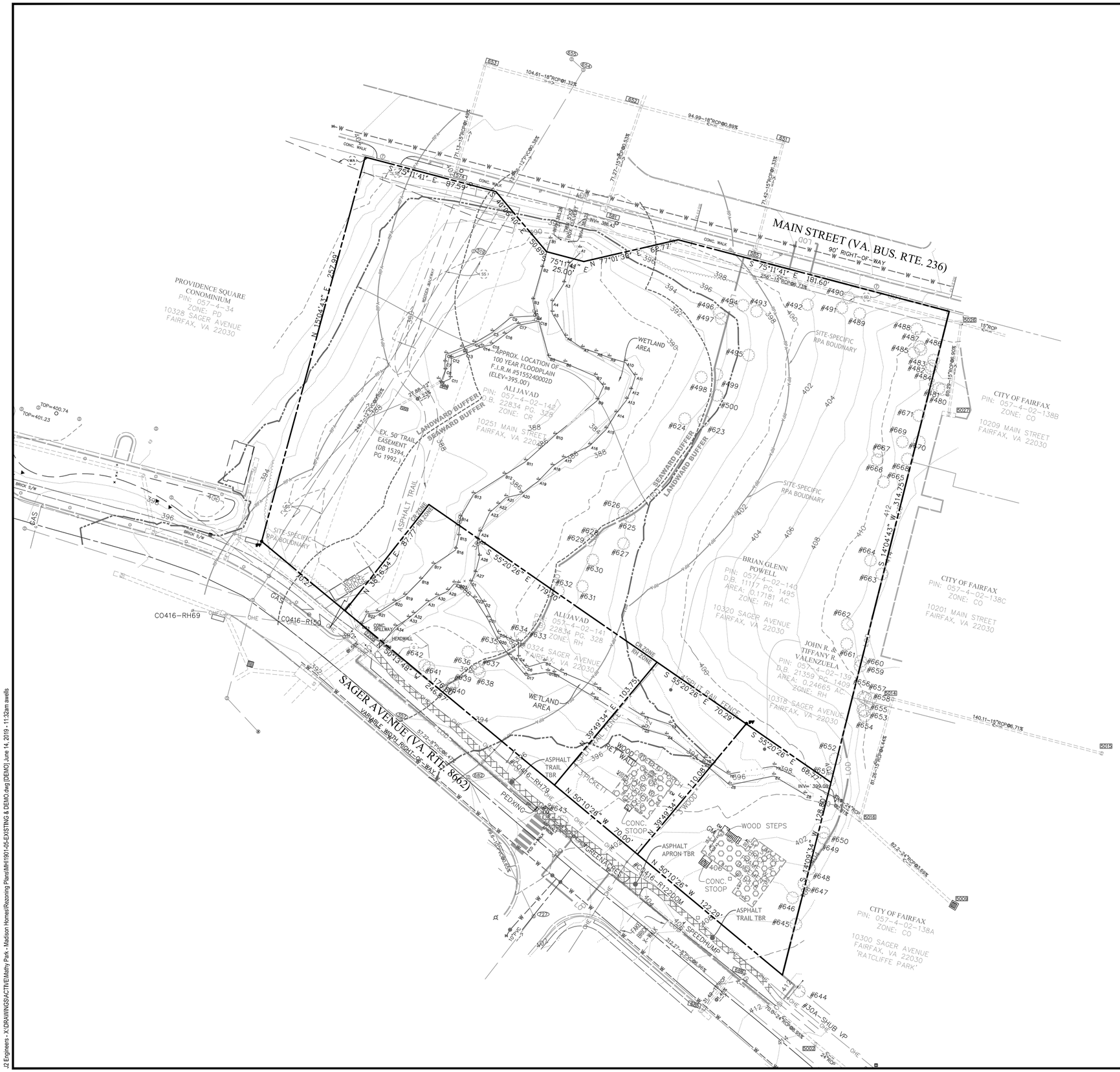
COVER SHEET
MASTER DEVELOPMENT PLAN
MATHY PARK
CITY OF FAIRFAX, VIRGINIA

No.	DATE	DESCRIPTION

REVISIONS

SHEET 01 OF 12

J2 Engineers - X:\DRAWINGS\ACTIVE\Mathy Park - Madison Homes\Rezoning Plans\MH11901-01-COVER.dwg [COVER] June 14, 2019 - 11:20am awells



TAGGED TREE TABLE

Tree Number	Common Name	Size (inches DBH)
480	Tree of Heaven	11.1
481	Black Walnut	10.7
482	Tree of Heaven	10.2
483	Tree of Heaven	9.4
484	Tree of Heaven	9.4
485	Tree of Heaven	7.9
486	Tree of Heaven	11.2
487	Tree of Heaven	
488	Tree of Heaven	13.6
489	Tree of Heaven	15.3
490	Bil Oak	22.3
491	American Sycamore	12.1
492	Green Ash	11.6
493	American Sycamore	12.6
494	American Elm	8
495	Red Maple	26
496	Box Elder	11.7
497	Cottonwood	38
498	Red Maple	8.7
499	Red Maple	23.3
500	Black Gum	6.3
623	Red Maple	17.1
624	Red Maple	9.4
625	Tulip Poplar	26
626	Red Maple	57.2
627	Tulip Poplar	5
628	White Oak	24.5
629	Tulip Poplar	7.2
630	Black Cherry	7.1
631	Red Maple	16.3
632	Red Maple	24.2
633	American Sycamore	35.5
634	Red Maple	13.8
635	American Holly	6
636	Pignut Hickory	5.9
637	Red Maple	7
638	Dead	30
639	American Sycamore	5.8
640	Tulip Poplar	14
641	Black Walnut	14.4
642	Dead	6.9
643	Red Maple	20.8
644	American Sycamore	47
645	Black gum	25.9
646	American Holly	12.2
647	Red Maple	35
648	Red Maple	50
649	Red Maple	20.5
650	Red Maple	16.9
651	American Sycamore	65
652	White Mulberry	5.3
653	Black Walnut	18.4
654	Box Elder	6.9
655	Box Elder	8.5
656	Black Walnut	22.3
657	Black Walnut	7.5
658	Tree of Heaven	10.5
659	Box Elder	7.5
660	Green Ash	11.2
661	Cottonwood	36
662	American Sycamore	60
663	Box Elder	7.5
664	White Oak	27.5
665	Dead	24.5
666	Tulip Poplar	9.8
667	Black Locust	24
668	Black Cherry	6.8
669	Tree of Heaven	3.8
670	Tree of Heaven	7.3
671	White Mulberry	8.5

SANITARY TABLE

654 SAN TOP=401.39
IN=378.49 (12"PVC Fr 519)
OUT=378.44 (12"PVC To 655)
519 SAN TOP=390.91
IN=378.96 (12"PVC Fr 654)
OUT=378.81 (12"PVC To 1915)
1915 SAN TOP=393.12
IN=(NO DIP) (12"PVC Fr)
IN=381.57 (8"PVC Fr 2109)
IN=381.12 (12"PVC Fr 370)
OUT=381.02 (12"PVC To 519)
370 SAN TOP=392.79
IN=383.49 (10"PVC Fr 1992)
IN=382.74 (8"PVC Fr 357)
IN=381.19 (12"PVC Fr 355)
OUT=381.14 (12"PVC To 1915)
355 SAN TOP=392.48
IN=384.78 (12"PVC Fr 354)
OUT=384.08 (12"PVC To 370)
354 SAN TOP=392.51
IN=384.91 (12"PVC Fr 355A)
OUT=384.81 (12"PVC To 355)

2109 SAN TOP=400.30
OUT=383.07 (8"PVC To 1915)

1992 SAN TOP=395.95
OUT=388.75 (10"PVC To 370)

5000 SAN TOP=417.65
IN=410.67 (8"PVC Fr S)
IN=410.65 (8"PVC Fr E)
OUT=410.53 (8"PVC To 5001)
5001 SAN TOP=416.86
IN=409.86 (8"PVC Fr 5000)
OUT=409.76 (8"PVC To 682)
682 SAN TOP=395.82
OUT=387.92 (8"PVC To 357)
IN=388.02 (8"PVC Fr 5001)
IN=388.02 (10"PVC Fr 727)
357 SAN TOP=394.12
IN=384.22 (8"PVC Fr 682)
OUT=384.07 (8"PVC To 370)

727 SAN TOP=401.37
IN=388.77 (10"PVC Fr S)
OUT=388.67 (10"PVC To 682)

2082 SAN TOP=398.33
2070 SAN TOP=399.90

STORM TABLE

1970 STM TOP=393.81
IN=388.61 (18"CMP Fr 2162)
IN=386.81 (27"CMP Fr 2208)
OUT=386.76 (27"CMP To 1890)
1890 STM TOP=393.37
IN=387.22 (27"CMP Fr 1898)
OUT=387.07 (27"CMP To 1970)
1898 STM TOP=394.01
IN=388.71 (27"CMP Fr 2097)
OUT=388.61 (27"CMP To 1890)
2097 STM TOP=399.04
IN=389.19 (27"CMP Fr 2048)
IN=389.19 (18"CMP Fr 2083)
2048 STM TOP=402.49
OUT=390.34 (27"CMP To 2097)

2162 STM TOP=393.73
OUT=388.73 (18"CMP To 1970)

301 STM TOP=392.29
IN=385.99 (30"RCP Fr 304)
OUT=385.84 (60"X72"CMP To 2209)
304 STM TOP=390.89
IN=386.59 (30"RCP Fr 676)
IN=386.44 (30"RCP Fr ??)
OUT=385.49 (To 301)
676 STM TOP=392.86
IN=387.11 (30"RCP Fr 675)
OUT=387.01 (30"RCP To 304)
675 STM TOP=393.90
IN=388.45 (30"RCP Fr ??)
OUT=388.40 (30"RCP To 676)

1857 STM TOP=392.93
IN=386.58 (24"RCP Fr 686)
OUT=386.48 (24"RCP To 2211)
686 STM TOP=407.68
IN=402.68 (15"RCP Fr 685)
IN=402.38 (24"RCP Fr 5002)
OUT=402.28 (24"RCP To 1857)
685 STM TOP=408.47
OUT=403.12 (15"RCP To 686)
5002 STM TOP=414.60
IN=408.75 (24"RCP Fr E)
OUT=408.65 (24"RCP To W)

652 STM TOP=400.25
IN=395.70 (15"RCP Fr 581)
IN=395.70 (18"RCP Fr 651)
IN=395.70 (18"RCP Fr 653)
OUT=395.15 (18"RCP To ??)
653 STM TOP=401.93
IN=397.08 (18"RCP Fr 652)
OUT=397.04 (15" To 574)
574 STM TOP=401.90
OUT=398.10 (15" To 653)

651 STM TOP=401.50
IN=396.60 (15"RCP Fr 585)
OUT=396.55 (18"RCP To 652)
585 STM TOP=401.50
OUT=397.55 (15"RCP To 651)

581 STM TOP=400.23
OUT=396.08 (15"RCP To 652)

5014 STM TOP=411.30
IN=407.00 (15"RCP Fr 5015)
OUT=406.70 (15"RCP To 5016)
5015 STM TOP=421.75
OUT=416.40 (15"RCP To 5014)
5016 STM TOP=408.90
IN=403.10 (15"RCP Fr 5014)
IN=399.75 (24"RCP Fr 5009)
OUT=399.65 (24"RCP To W)
5009 STM TOP=409.13
IN=402.88 (24"RCP Fr E)
OUT=402.78 (24"RCP To 5016)

5026 STM TOP=408.07
IN=403.80 (15"RCP Fr E)
IN=403.77 (15"RCP Fr 5027)
OUT=403.67 (15"RCP To W)
5027 STM TOP=412.68
OUT=407.93 (15"RCP To 5026)

LEGEND

TRAIL TO BE REMOVED

BUILDING TO BE REMOVED

DEMOLITION NOTES:
1. TREES WITHIN LIMITS OF CLEARING ARE TO BE REMOVED
2. ALL ABOVE GRADE STRUCTURES WITHIN LIMITS OF DISTURBANCE ARE TO BE REMOVED.

VA. STATE GRID NAD 83 NORTH

N

GRAPHIC SCALE
0 15 30 60
(IN FEET)
1 INCH = 30 FEET

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COMMONWEALTH OF VIRGINIA
ROBERT W. BROWN
Lic. No. 037041
6/14/2019
PROFESSIONAL ENGINEER

PLAN# MHI1901
DATE: JUNE, 2019
CONTOUR INT.= 2'
SCALE: 1"=30'

PLAN DATE
6/14/2019

EXISTING CONDITIONS PLAN

MASTER DEVELOPMENT PLAN
MATHY PARK

CITY OF FAIRFAX, VIRGINIA

No.	DATE	DESCRIPTION

REVISIONS

SHEET
02
OF
12

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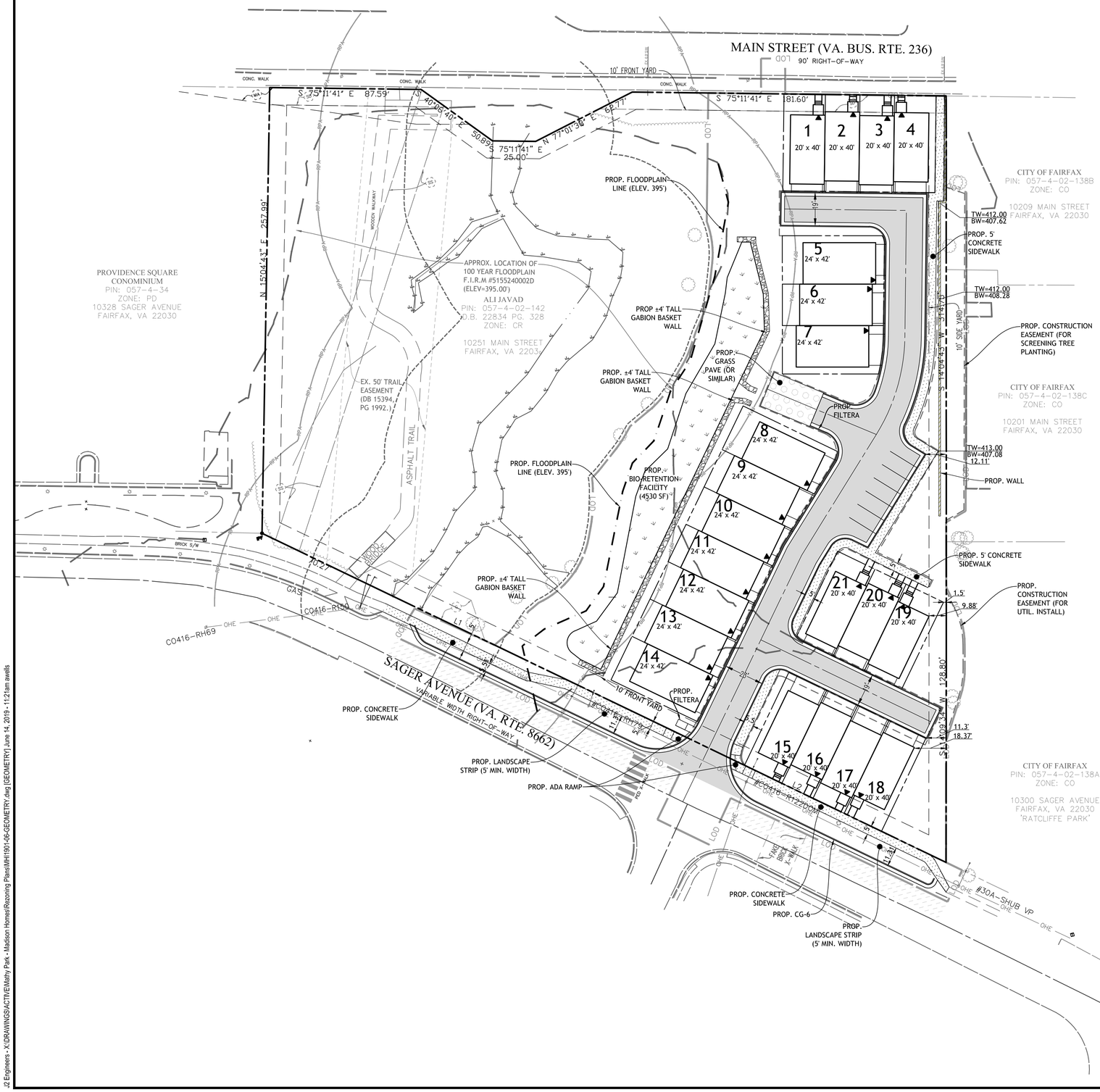

BEARING & DISTANCE TABLE

	BEARING	DISTANCE
L1	N 50° 13' 48"	246.87'
L2	N 50° 10' 26"	192.29'

LEGEND

- ASPHALT PAVING
- CONCRETE SIDEWALK
- PROPOSED GRASS PAVE
- PROPOSED GABION BASKETS
- PROPOSED BIORETENTION (SIZE & LOCATION TO BE FINALIZED WITH FUTURE DESIGN PLANS)
- LIMITS OF MILL & OVERLAY

NOTE: SEE SHEET 04 FOR PROPOSED GRADING AND UTILITY LAYOUT.

GRAPHIC SCALE

0 15 30 60

(IN FEET)
1 INCH = 30 FEET

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ROBERT W. BROWN
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6/14/2019
PROFESSIONAL ENGINEER

PLAN# MH11901
DATE: JUNE, 2019
CONTOUR INT.= 2'
SCALE: AS NOTED

PLAN DATE
6/14/2019

MASTER DEVELOPMENT PLAN

MASTER DEVELOPMENT PLAN
MATHY PARK

CITY OF FAIRFAX, VIRGINIA

No.	DATE	DESCRIPTION

REVISIONS

SHEET
03
OF
12

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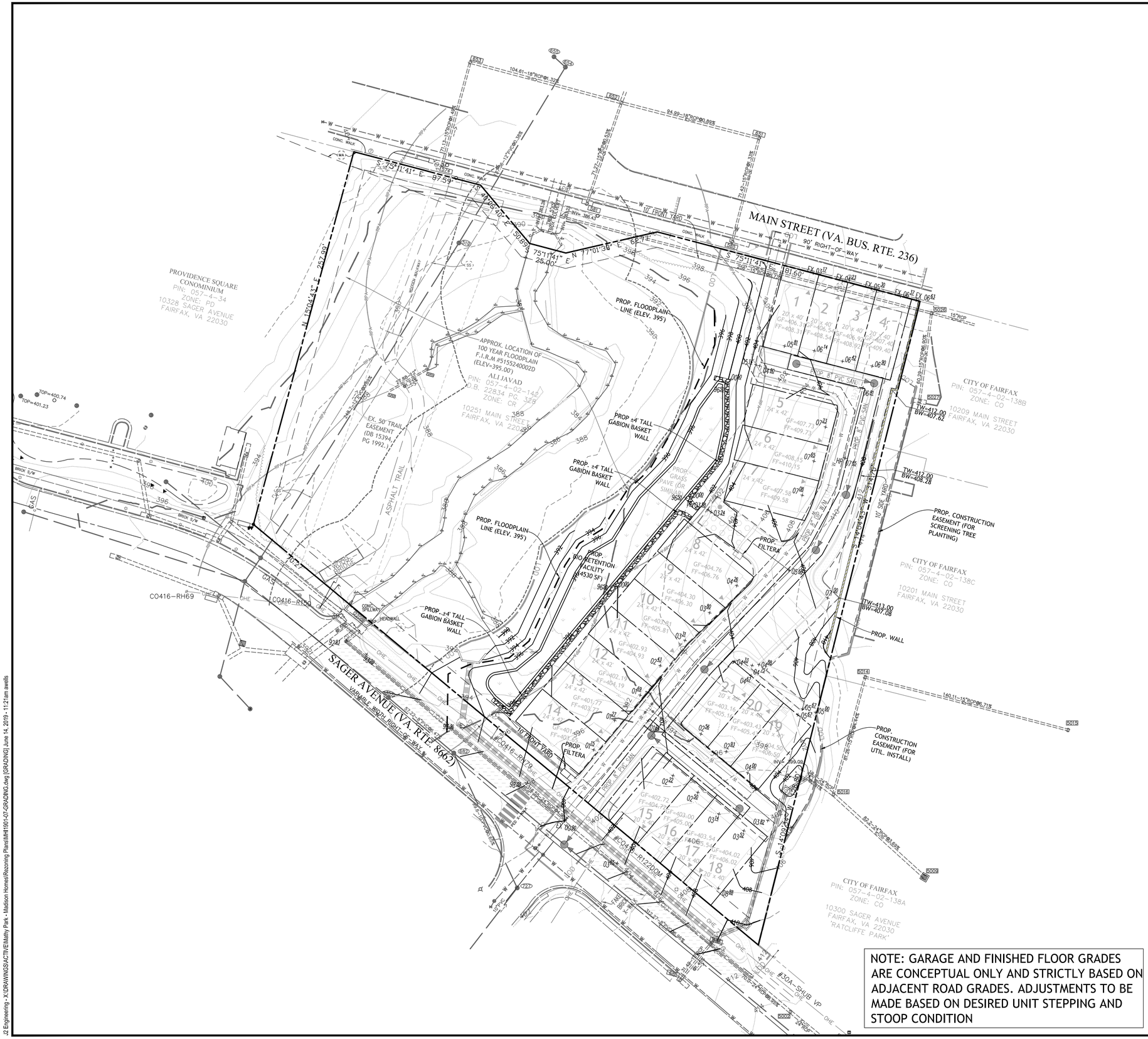

NOTE: GARAGE AND FINISHED FLOOR GRADES ARE CONCEPTUAL ONLY AND STRICTLY BASED ON ADJACENT ROAD GRADES. ADJUSTMENTS TO BE MADE BASED ON DESIRED UNIT STEPPING AND STOOP CONDITION

LEGEND

- CONCRETE SIDEWALK
- PROPOSED GRASS PAVE
- PROPOSED GABION BASKETS
- PROPOSED BIORETENTION (SIZE & LOCATION TO BE FINALIZED WITH FUTURE DESIGN PLANS)
- LIMITS OF MILL & OVERLAY
- PROP. WATER MAIN WITH 10' EASEMENT
- PROP. SANITARY MAIN WITH 10' EASEMENT

VA. STATE GRID NAD 83 NORTH

N

GRAPHIC SCALE

0 15 30 60

(IN FEET)
1 INCH = 30 FEET

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COMMONWEALTH OF VIRGINIA
ROBERT W. BROWN
Lic. No. 037041
6/14/2019
PROFESSIONAL ENGINEER

PLAN# MHI1901
DATE: JUNE, 2019
CONTOUR INT.= 2'
SCALE: 1"=30'

PLAN DATE
6/14/2019

GRADING & UTILITY PLAN
MASTER DEVELOPMENT PLAN
MATHY PARK
CITY OF FAIRFAX, VIRGINIA

REVISIONS

No.	DATE	DESCRIPTION

SHEET
04
OF
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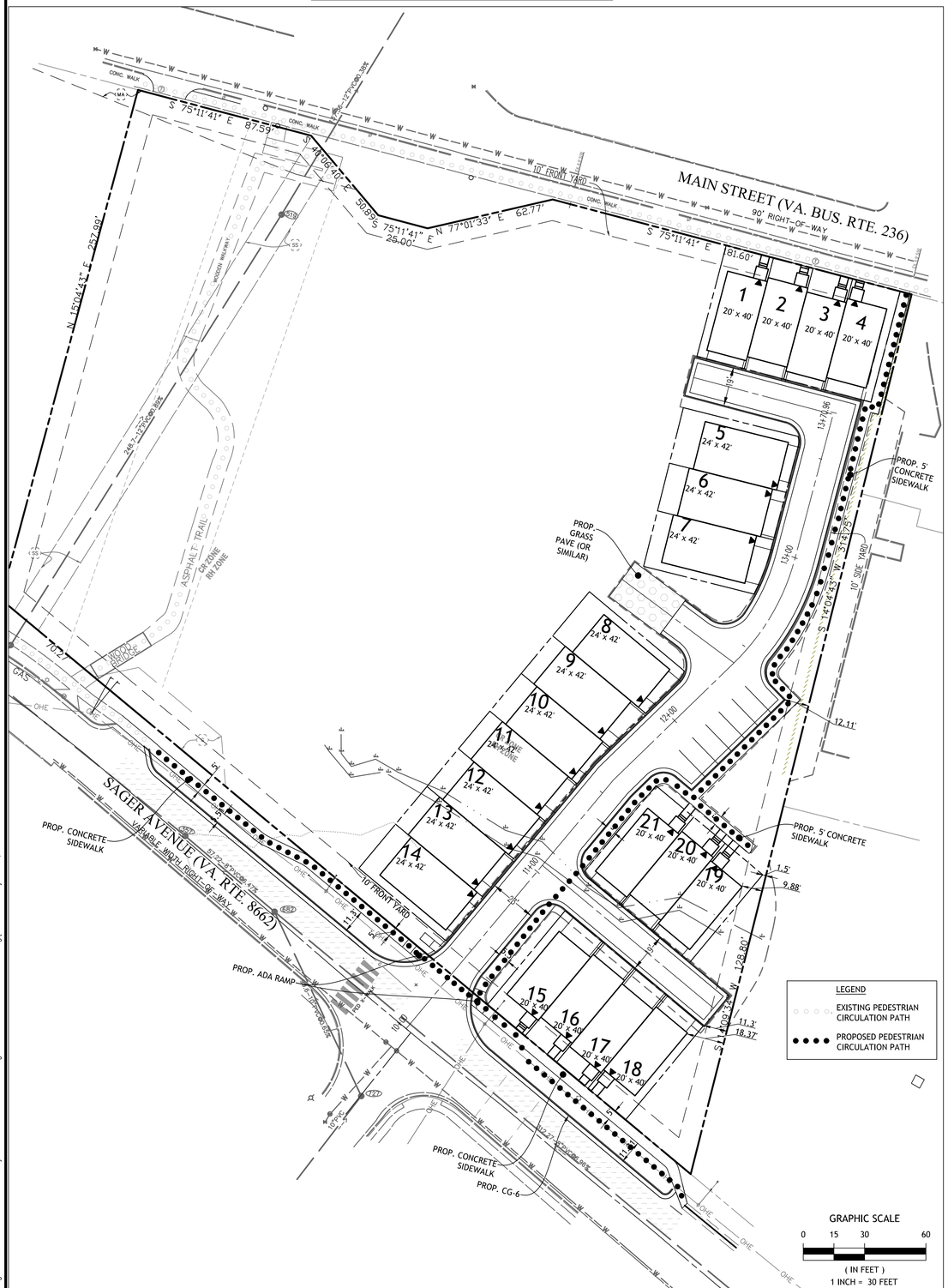
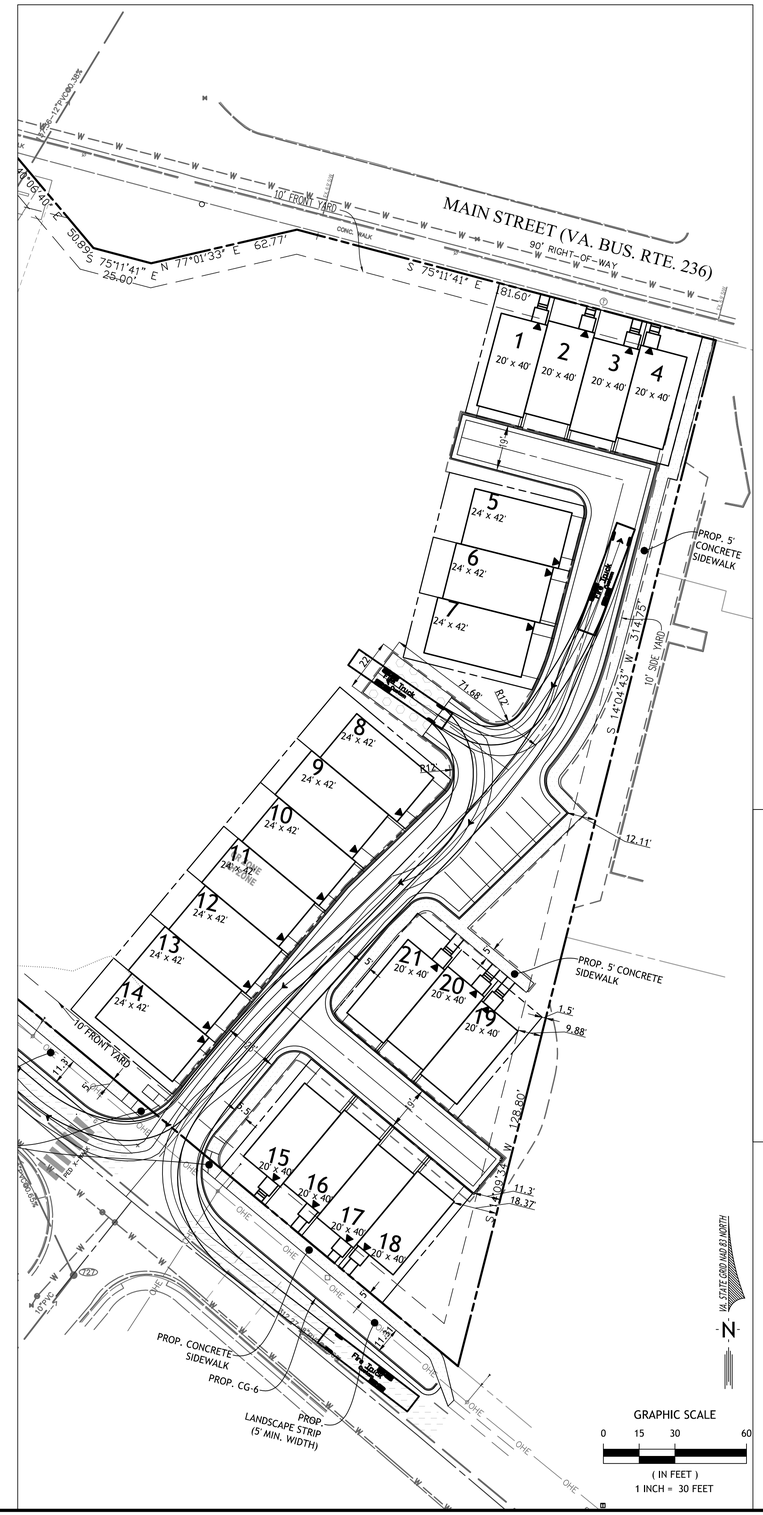
J2 Engineering - X:\DRAWINGS\ACTIVE\Mathy Park - Madison Homes\Rezoning Plans\MHI1901-07-GRADING.dwg (GRADING) June 14, 2019 - 11:21am awells

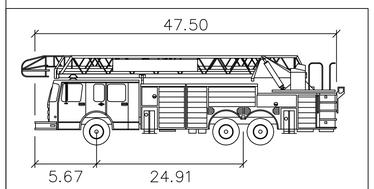
PEDESTRIAN CIRCULATION PLAN



FIRE TRUCK TURN INSET



FIRE TRUCK DETAIL



Fire Truck

	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 40.0

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6/14/2019
PROFESSIONAL ENGINEER

PLAN# MH11901
DATE: JUNE, 2019
CONTOUR INT.= 2'
SCALE: AS NOTED

PLAN DATE
6/14/2019

VEHICLE TURNING & PEDESTRIAN CIRCULATION PLAN

MASTER DEVELOPMENT PLAN
MATHY PARK

CITY OF FAIRFAX, VIRGINIA

No.	DATE	DESCRIPTION

REVISIONS

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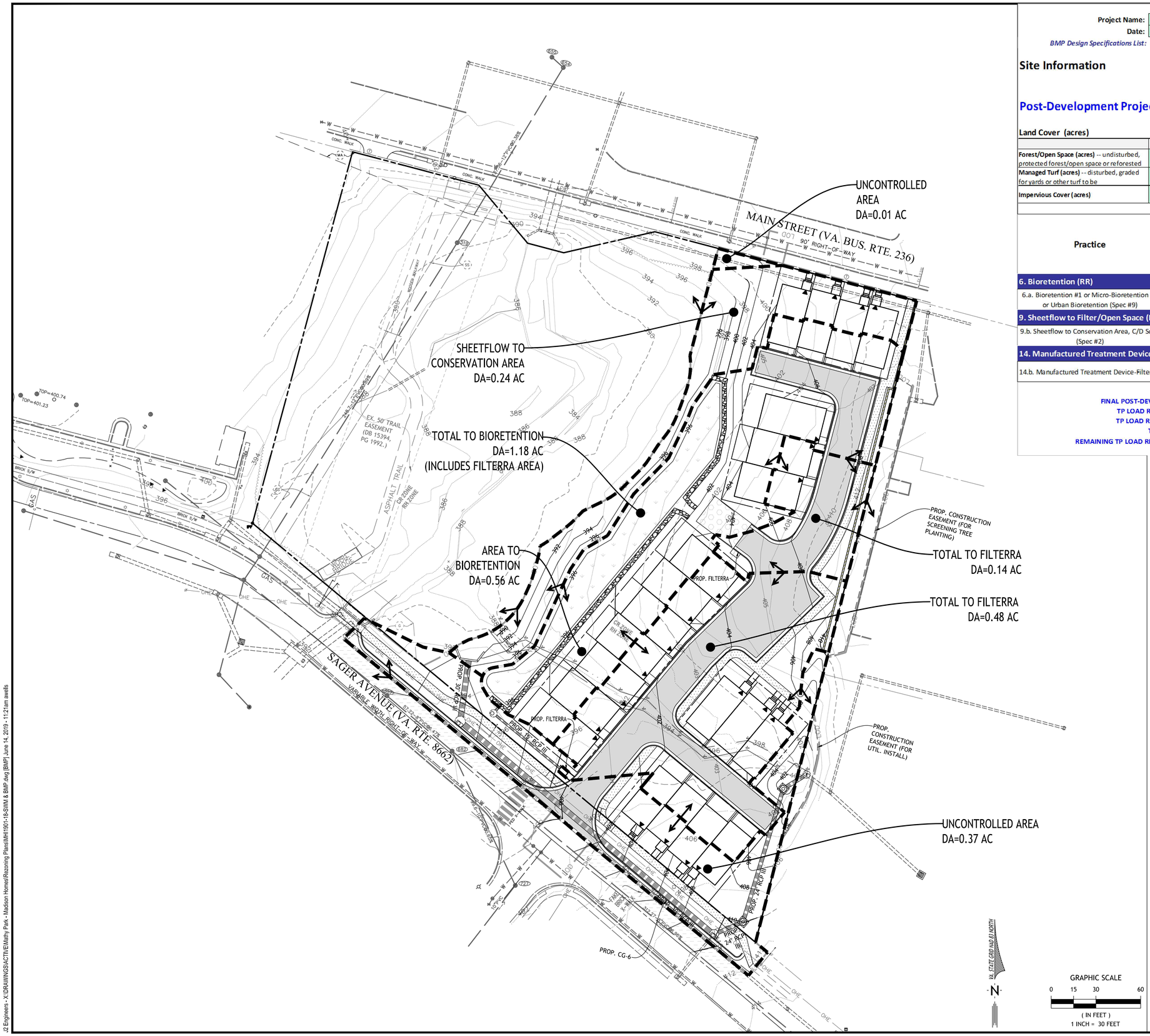
J2 Engineers - X:\DRAWINGS\ACTIVE\Mathy Park - Madison Homes\Rezoning Plans\VEHICLE TURNING PLAN.dwg [VEH. TURNING] June 14, 2019 - 11:21am awells



Project Name:	Mathy Park - Madison Homes
Date:	4/17/2019

BMP Design Specifications List: 2013 Draft Stds & Specs

Site Information

Post-Development Project (Treatment Volume and Loads)

Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be			0.21	0.59	0.80
Impervious Cover (acres)			0.50	0.53	1.03
					1.83

Practice	Runoff Reduction Credit (%)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Phosphorus Removed By Practice (lb)	Remaining Phosphorus Load (lb)
6. Bioretention (RR)					
6.a. Bioretention #1 or Micro-Bioretention #1 or Urban Bioretention (Spec #9)	40	0.27	0.29	0.75	0.62
9. Sheetflow to Filter/Open Space (RR)					
9.b. Sheetflow to Conservation Area, C/D Soils (Spec #2)	50	0.43	0.22	0.66	0.66
14. Manufactured Treatment Devices (no RR)					
14.b. Manufactured Treatment Device-Filtering	0	0.09	0.53	0.60	0.60

Total Phosphorus

FINAL POST-DEVELOPMENT TP LOAD (lb/yr)	2.68
TP LOAD REDUCTION REQUIRED (lb/yr)	1.93
TP LOAD REDUCTION ACHIEVED (lb/yr)	2.01
TP LOAD REMAINING (lb/yr):	0.67
REMAINING TP LOAD REDUCTION REQUIRED (lb/yr):	0.00 **

** TARGET TP REDUCTION EXCEEDED BY 0.08 LB/YEA

LEGEND

- ASPHALT PAVING
- CONCRETE SIDEWALK
- PROPOSED GRASS PAVE
- PROPOSED GABION BASKETS
- PROPOSED BIORETENTION (SIZE & LOCATION TO BE FINALIZED WITH FUTURE DESIGN PLANS)
- LIMITS OF MILL & OVERLAY

CONCEPT STORMWATER NARRATIVE:

IN ORDER TO MEET COMPLIANCE FOR BOTH QUALITY AND QUANTITY OF STORM WATER RUNOFF, ONE BIO-RETENTION FACILITY AND TWO FILTERRA DEVICES ARE PROPOSED ON-SITE. SHEET FLOW TO THE CONSERVATION AREA AROUND DANIELS RUN WILL ALSO BE UTILIZED FOR RUNOFF REDUCTION CREDIT.

STORMWATER QUANTITY REQUIREMENTS WILL BE MET BASED ON SATISFYING THE ENERGY BALANCE REQUIREMENTS FOR CHANNEL AND FLOOD PROTECTION. IN ADDITION TO THE RUNOFF CURVE NUMBER REDUCTION PROVIDED BY THE BIORETENTION, THE FACILITY WILL BE DESIGNED WITH A CONTROL STRUCTURE AND ROUTED TO RELEASE STORMWATER AT AN ACCEPTABLE RATE.

THE PROJECT OUTFALLS DIRECTLY TO THE FLOODPLAIN OF DANIEL'S RUN. SINCE THE PROJECT WILL MEET CURRENT STORMWATER REQUIREMENTS AND WILL NOT RESULT IN AN INCREASE IN PEAK RUNOFF RATE, IT IS ANTICIPATED THAT THE OUTFALL IS ADEQUATE FOR THE DEVELOPMENT. ADDITIONAL ANALYSIS IS TO BE PROVIDED AT TIME OF FINAL SITE PLAN DESIGN.

BIO-RETENTION FACILITY INFORMATION:

SURFACE AREA:	4,530 SF
DEPTH OF FILTER MEDIA:	24"
DEPTH OF MULCH:	3"
DEPTH OF PONDING:	6"
DEPTH OF STONE SUMP BELOW INVERT:	12"

NOTE:

THIS PLAN IS FOR CONCEPTUAL PURPOSES ONLY. STORMWATER/BMP DEVICES MAY CHANGE WITH FINAL ENGINEERING DESIGN.

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COMMONWEALTH OF VIRGINIA
ROBERT W. BROWN
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6/14/2019
PROFESSIONAL ENGINEER

PLAN# MH11901
DATE: JUNE, 2019
CONTOUR INT.= 2'
SCALE: 1"=30'

PLAN DATE
6/14/2019

CONCEPT SWM & BMP PLAN
MASTER DEVELOPMENT PLAN
MATHY PARK
CITY OF FAIRFAX, VIRGINIA

No.	DATE	DESCRIPTION

REVISIONS

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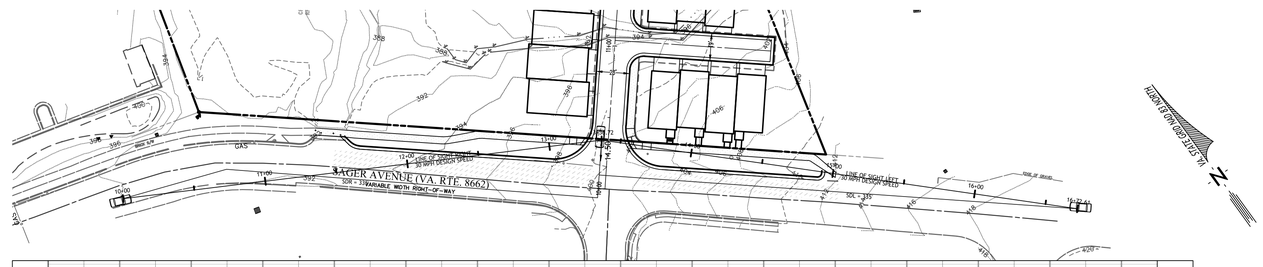
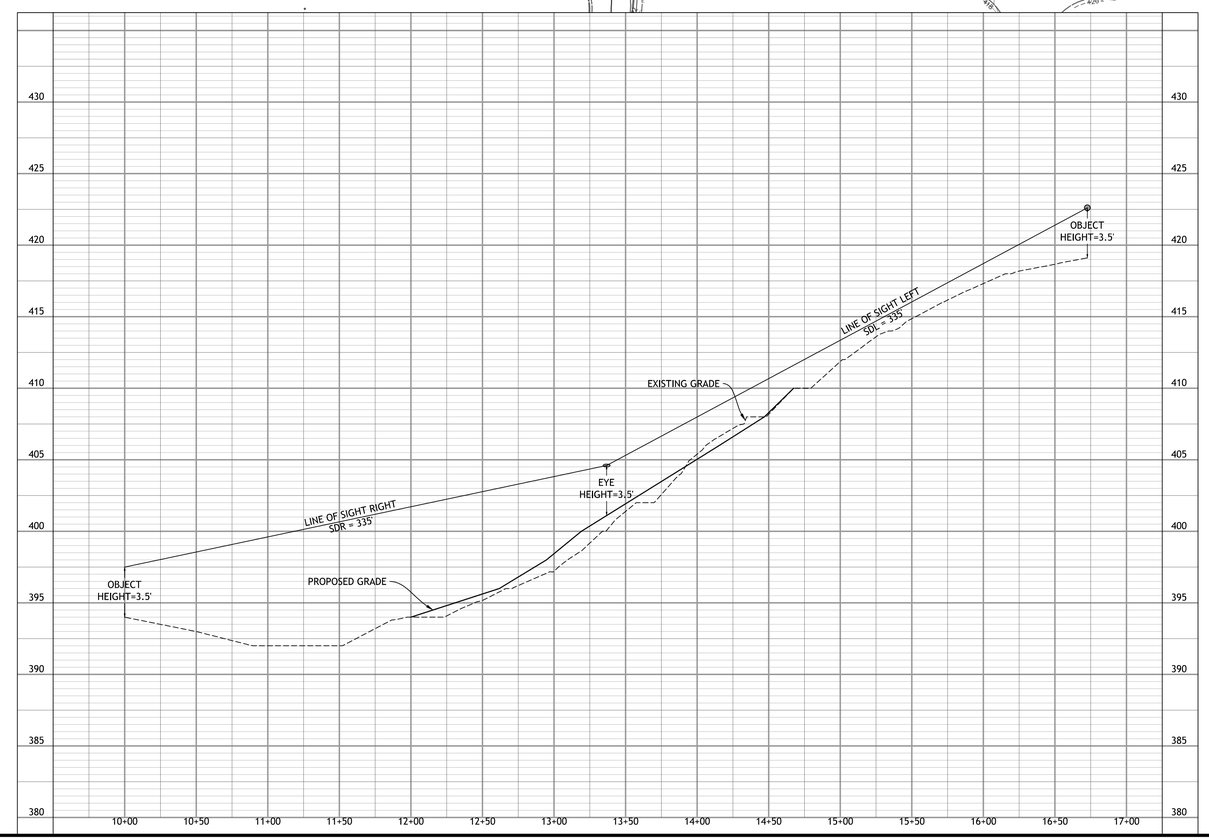
J2 Engineers - X:\DRAWINGS\ACTIVE\Mathy Park - Madison Homes\Rezoning Plans\MH11901-18-SWM & BMP.dwg [BMP], June 14, 2019 - 11:21am awalls

SAGER AVENUE

25 MPH POSTED SPEED
30 MPH DESIGN SPEED





VERTICAL GRAPHIC SCALE
0 2.5 5 10
(IN FEET)
1 INCH = 5 FEET

HORIZONTAL GRAPHIC SCALE
0 25 50 100
(IN FEET)
1 INCH = 50 FEET

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6/14/2019
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DATE: JUNE, 2019
CONTOUR INT.= 2'
SCALE: AS NOTED

PLAN DATE
6/14/2019

SIGHT DISTANCE PROFILES
MASTER DEVELOPMENT PLAN
MATHY PARK
CITY OF FAIRFAX, VIRGINIA

No.	DATE	DESCRIPTION

REVISIONS

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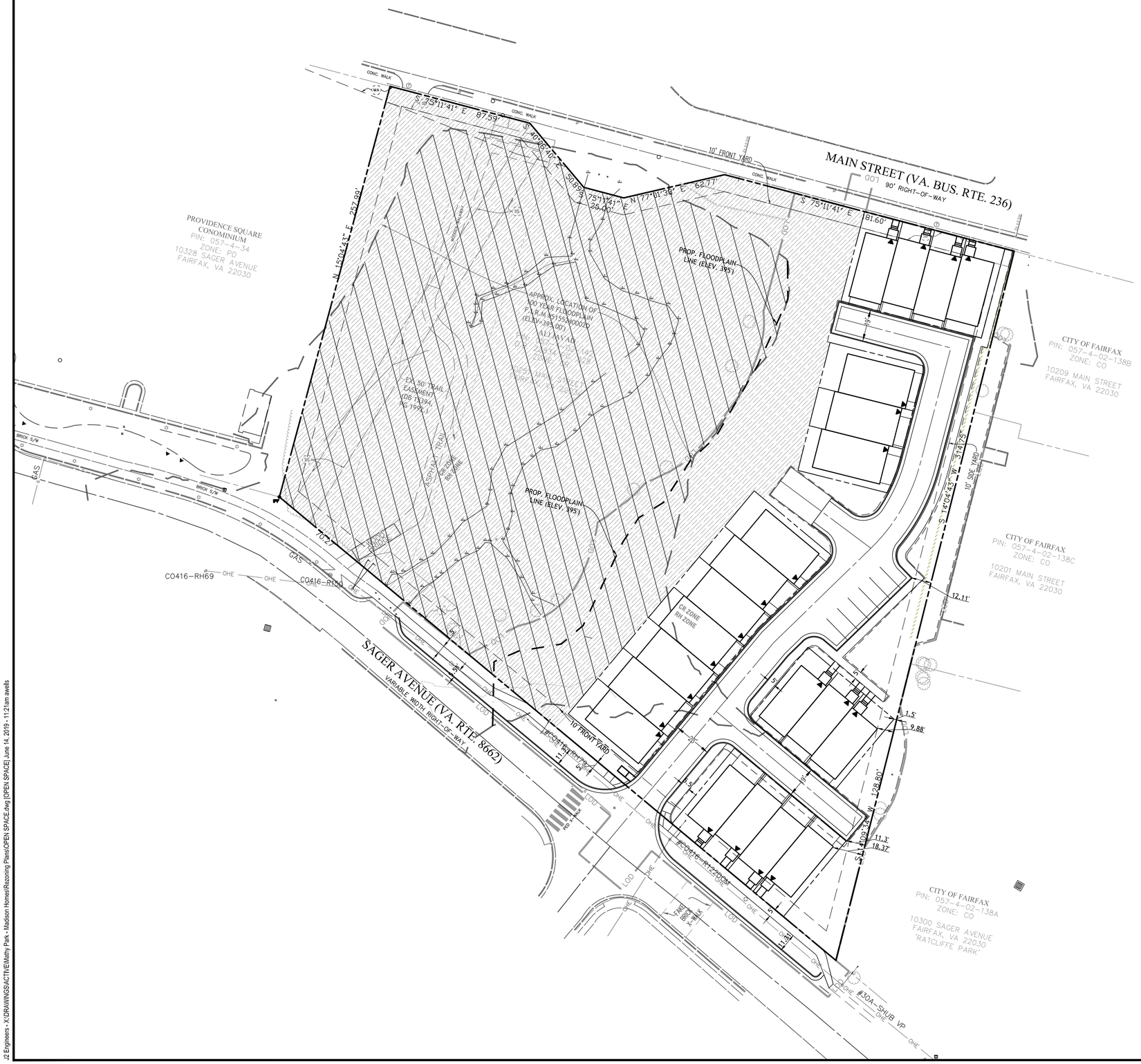
J2 Engineers - X:\DRAWING\GSA\ACTIVE\Mathy Park - Madison Homes\Rezoning Plans\MH11901-11-SIGHT DIST.dwg [SDIST] June 14, 2019 - 11:21am awells



OPEN SPACE CALCULATIONS

RECREATION AND OPEN SPACE:

MINIMUM PERCENTAGE REQUIRED:	20%
PROVIDED:	
TOTAL OPEN SPACE:	82,704 SF (1.89 AC.)
OPEN SPACE WITHIN 100-YR FLOODPLAIN:	67,920 SF (1.56 AC.)
QUALIFYING OPEN SPACE IN FLOODPLAIN:	33,960 SF (0.78 AC.) (50% OF AREA WITHIN FLOODPLAIN)
OPEN SPACE OUTSIDE EXISTING FLOODPLAIN:	14,784 SF (0.34 AC.)
TOTAL OPEN SPACE PROVIDED:	48,744 SF (1.12 AC)
PERCENTAGE OPEN SPACE PROVIDED:	36%

NOTE:

OPEN SPACE CALCULATION IS PRELIMINARY AND SUBJECT TO CHANGE WITH FINAL DESIGN.

LEGEND

LANDSCAPED OPEN SPACE

EXISTING OPEN SPACE WITHIN FLOODPLAIN

VA. STATE GRID NAD 83 NORTH

N

GRAPHIC SCALE

0 15 30 60

(IN FEET)
1 INCH = 30 FEET

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OPEN SPACE PLAN

MASTER DEVELOPMENT PLAN
MATHY PARK

CITY OF FAIRFAX, VIRGINIA

REVISIONS

No.	DATE	DESCRIPTION

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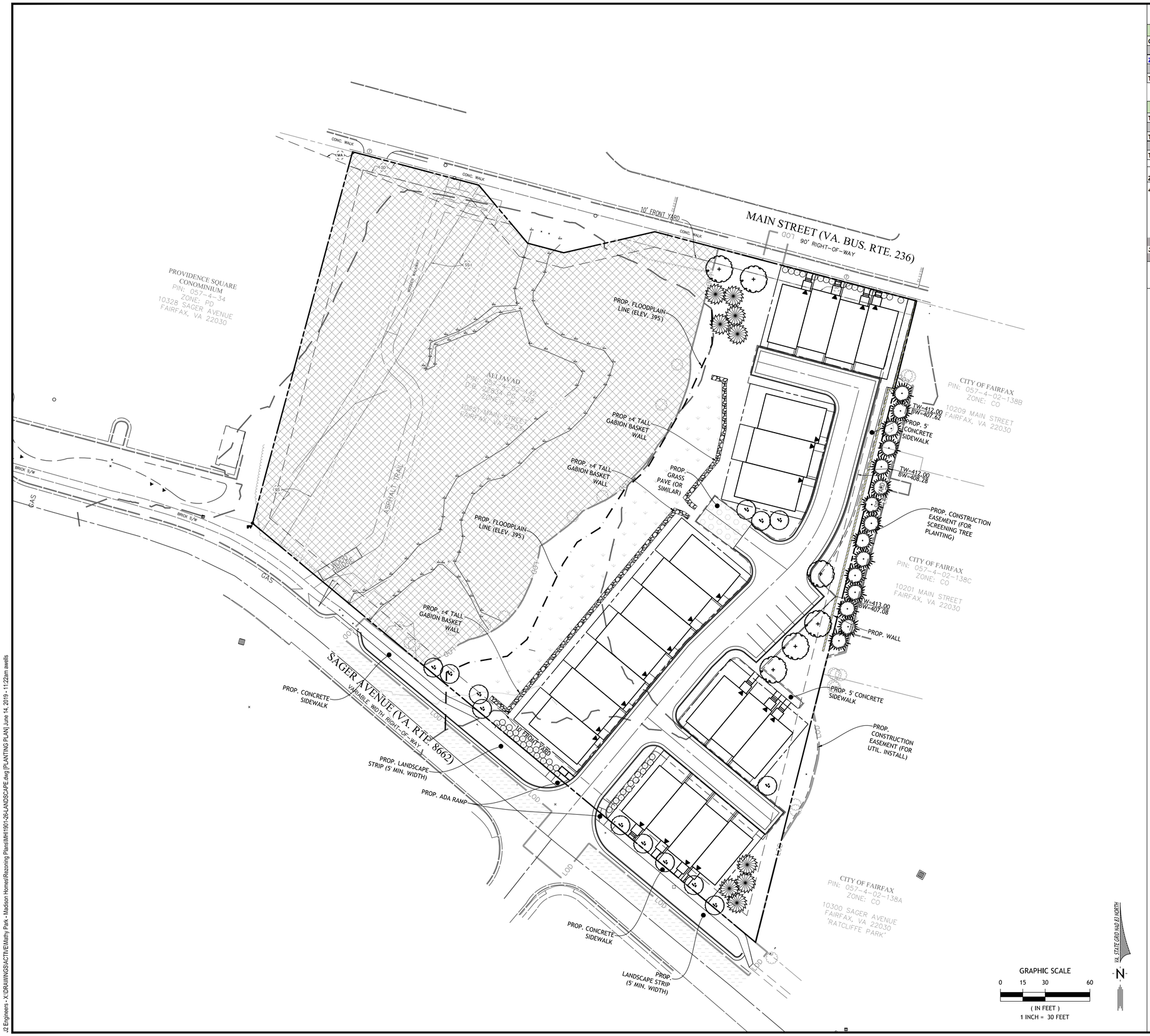
J2 Engineers - X:\DRAWINGS\ACTIVE\Mathy Park - Madison Homes\Rezoning Plans\[OPEN SPACE].dwg [OPEN SPACE] June 14, 2019 - 11:21am awells



LANDSCAPE COMPUTATIONS

10-YEAR TREE CANOPY REQUIREMENT CALCULATIONS		
Gross Site Area (s.f.)		136,101
Zone: PD-R	Use: Single Family Attached Homes	
Tree Canopy Required	20%	27,220

10-YEAR TREE CANOPY PROVIDED	
Total Canopy Area Provided Through Tree Preservation (s.f.)	62,500
Total Proposed Canopy Area (s.f.)	3,400
Total Tree Canopy Provided (s.f.)	64,622

ZONING ORDINANCE SECTION		REQUIRED	PROVIDED	ALTERNATIVE COMPLIANCE
4.5.5.C.2.b.	*Project Boundary Transitional Yards*	TY2		
	Min. Width (ft)	10	10	
	Min Fence / Wall Height (ft)	6	[note 1]	YES
	Min. Canopy trees (per 100 ft)	3	[note 1]	YES
	Min. Understory Trees (per 100 ft)	3	[note 1]	YES
	Minimum Shrubs (per 100 ft)	n/a	8	
3.7.3.E	*Street Trees*	n/a		

1 The yard area adjacent to Sager Avenue includes a storm drain pipe that limits installation of trees. Given the SFA homes are oriented with front and side facades facing the public street, the installation of a 6' high fence is not necessary.

NOTE: THE BIORETENTION WILL BE PLANTED WITH WATER TOLERANT PLANTINGS. DESIGN AND LAYOUT TO BE PROVIDED WITH FINAL DESIGN.

LEGEND

- LARGE DECIDUOUS TREE
- MEDIUM DECIDUOUS TREE
- UNDERSTORY TREE
- SMALL EVERGREEN TREE
- SMALL EVERGREEN TREE (OFF-SITE)
- SHRUBS / ORNAMENTAL GRASSES
- TREE PRESERVATION AREA
- A — TRANSITION YARD KEY TAG

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6/14/2019
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PLAN# MH11901
DATE: JUNE, 2019
CONTOUR INT.= N/A
SCALE: AS NOTED

PLAN DATE
6/14/2019

PLANTING PLAN
MASTER DEVELOPMENT PLAN
MATHY PARK
CITY OF FAIRFAX, VIRGINIA

No.	DATE	DESCRIPTION

REVISIONS

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12

J2 Engineers - X:\DRAWINGS\ACTIVE\Mathy Park - Madison Homes\Rezoning Plans\MH11901-26-LANDSCAPE.dwg [PLANTING PLAN] June 14, 2019 - 11:22am awells

LEGEND

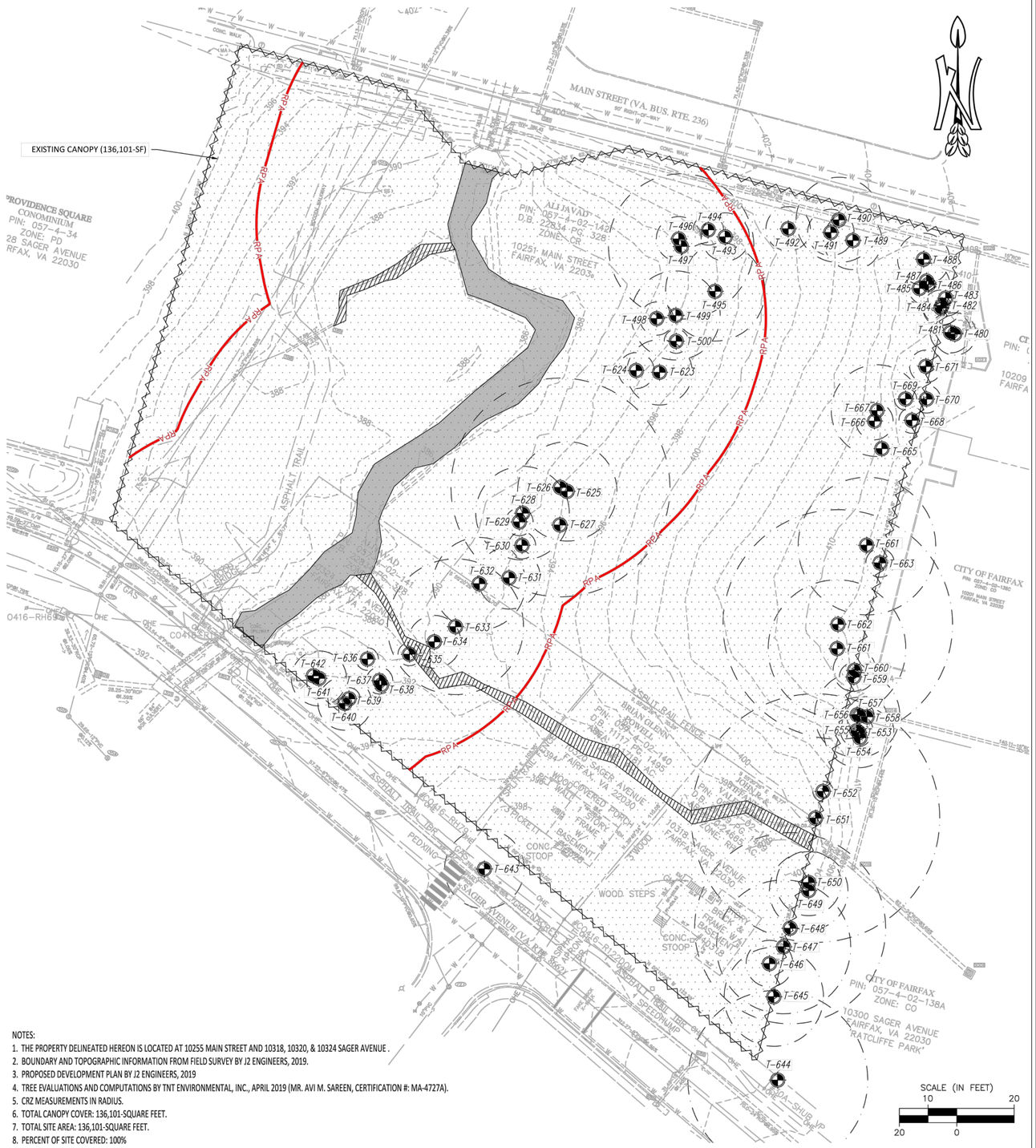
TREELINE

EXISTING CANOPY - LONGTERM SUCCESSIONAL FOREST (136,101-SF)

CRITICAL ROOT ZONE (CRZ)

T–37 TREE LOCATION

Tree Number	Common Name	*Scientific Name*	Size (inches DBH)	Critical Root Zone (feet)	Condition	Remove	Offsite or Shared	Notes & Tree Preservation Recommendations
480	Tree of Heaven	*Ailanthus altissima*	11.1	11.1	Poor		Offsite	Thick ivy vines, few branches
481	Black Walnut	*Juglans nigra*	10.7	10.7	Fair		Offsite	Ivy at base, one-sided
482	Tree of Heaven	*Ailanthus altissima*	10.2	10.2	Fair	X		Tartarian honeysuckle at base, one-sided, invasive
483	Tree of Heaven	*Ailanthus altissima*	9.4	9.4	Fair	X		Tartarian honeysuckle at base, one-sided, invasive
484	Tree of Heaven	*Ailanthus altissima*	9.4	9.4	Poor	X		Invasive, multi-flora rose at base
485	Tree of Heaven	*Ailanthus altissima*	7.9	7.9	Poor	X		Invasive, crooked trunk, dead limbs
486	Tree of Heaven	*Ailanthus altissima*	11.2	11.2	Poor	X		Tartarian honeysuckle at base, invasive
487	Dead			0.0	Dead	X		
488	Tree of Heaven	*Ailanthus altissima*	13.6	13.6	Poor	X		Invasive, vines up trunk
489	Tree of Heaven	*Ailanthus altissima*	15.3	15.3	Poor	X		Invasive, English ivy up trunk, dead limbs
490	Blackjack Oak	*Quercus marilandica*	22.3	22.3	Fair	X		One-sided canopy, English ivy up tree, water sprouts on base
491	American Sycamore	*Platanus occidentalis*	12.1	12.1	Fair	X		English ivy up trunk
492	Green Ash	*Fraxinus pennsylvanica*	11.6	11.6	Poor	X		Ash borer
493	American Sycamore	*Platanus occidentalis*	12.6	12.6	Fair	X		English ivy at base, one-sided
494	American Elm	*Ulmus americana*	8.0	8.0	Fair	X		Few water sprouts, English ivy/periwinkle at base, lean in canopy
495	Red Maple	*Acer rubrum*	26.0	26.0	Fair	X		Small topped leader, multi-trunk, some dead limbs, English ivy/ periwinkle at base
496	Boxelder	*Acer negundo*	11.7	11.7	Fair/Poor			Vines up trunk, lean in canopy, periwinkle at base
497	Eastern Cottonwood	*Populus deltoides*	38.0	38.0	Fair			Lean canopy, periwinkle at base
498	Red Maple	*Acer rubrum*	8.7	8.7	Fair			Vines (recently cut) on trunk
499	Red Maple	*Acer rubrum*	23.3	23.3	Fair	X		English ivy/periwinkle/ multi-flora rose at base, some bulbous areas on trunk
500	Black Gum	*Nyssa sylvatica*	6.3	6.3	Fair	X		Crooked trunk, English ivy on tree
623	Red Maple	*Acer rubrum*	17.1	17.1	Fair	X		Vines on trunk, some dieback
624	Red Maple	*Acer rubrum*	9.4	9.4	Fair/Good			Vines at base
625	Tulip Poplar	*Liriodendron tulipifera*	26	26.0	Poor	X		Significant lean
626	Red Maple	*Acer rubrum*	57.2	57.2	Fair/Poor			Large dead trunk, Double trunk, weak crotch
627	Tulip Poplar	*Liriodendron tulipifera*	5	5.0	Fair/Good	X		Vines on the trunk, small water sprouts
628	White Oak	*Quercus alba*	24.5	24.5	Fair	X		Vines on trunk
629	Tulip Poplar	*Liriodendron tulipifera*	7.2	7.2	Fair	X		One-sided
630	Black Cherry	*Prunus serotina*	7.1	7.1	Fair/Good	X		Vines at base, small dead limbs
631	Red Maple	*Acer rubrum*	16.3	16.3	Fair	X		Codominant leads, English ivy up trunk, one topped leader
632	Red Maple	*Acer rubrum*	24.2	24.2	Poor	X		Deadwood up trunk
633	American Sycamore	*Platanus occidentalis*	35.5	35.5	Fair/Good	X		English ivy up trunk
634	Red Maple	*Acer rubrum*	13.8	13.8	Fair/Poor			Dieback, covered in vines
635	American Holly	*Ilex opaca*	6	6.0	Fair			Codominant leaders, vines in canopy
636	Pignut Hickory	*Carya glabra*	5.9	5.9	Good	X		English ivy on trunk
637	Red Maple	*Acer rubrum*	7	7.0	Fair	X		Woody debris at base, one-sided
638	Dead		30	30.0	Dead			
639	American Sycamore	*Platanus occidentalis*	5.8	5.8	Fair/Poor	X		Covered in vines
640	Tulip Poplar	*Liriodendron tulipifera*	14	14.0	Poor	X		Mostly dead, covered in vines
641	Black Walnut	*Juglans nigra*	14.4	14.4	Fair/Poor	X		Covered in vines
642	Dead		6.9	6.9	Dead	X		
643	Red Maple	*Acer rubrum*	20.8	20.8	Poor	X*	Shared	Topped for powerlines
644	American Sycamore	*Platanus occidentalis*	47	47.0	Poor		Offsite	Large cavities, covered in vines
645	Black gum	*Nyssa sylvatica*	25.9	25.9	Poor	X*	Shared	Covered in vines, former leader topped
646	American Holly	*Ilex opaca*	12.2	12.2	Good	X*	Shared	English ivy up trunk, Tartarian honeysuckle at base
647	Red Maple	*Acer rubrum*	35	35.0	Poor	X*	Shared	Mostly dead
648	Red Maple	*Acer rubrum*	50	50.0	Fair	X*	Shared	Included bark, vines at base, codominant leaders
649	Red Maple	*Acer rubrum*	20.5	20.5	Poor		Offsite	Mostly dead
650	Red Maple	*Acer rubrum*	16.9	16.9	Fair/Poor		Offsite	Thick ivy on trunk, water sprouts
651	American Sycamore	*Platanus occidentalis*	65	65.0	Fair/Good	X		Thick ivy on trunk, codominant leaders
652	White Mulberry	*Morus alba*	5.3	5.3	Poor	X*	Shared	Invasive, covered in vines
653	Black Walnut	*Juglans nigra*	18.4	18.4	Fair	X		Woody debris at base
654	Boxelder	*Acer negundo*	6.9	6.9	Poor		Offsite	Crooked trunk, cavities
655	Boxelder	*Acer negundo*	8.5	8.5	Fair		Offsite	Water sprouts
656	Black Walnut	*Juglans nigra*	22.3	22.3	Fair		Offsite	Vines on trunk, somewhat one-sided
657	Black Walnut	*Juglans nigra*	7.5	7.5	Poor		Offsite	dieback, Tartarian Honeysuckle at base
658	Tree of Heaven	*Ailanthus altissima*	10.5	10.5	Poor		Offsite	Dieback, invasive
659	Boxelder	*Acer negundo*	7.5	7.5	Fair/Poor	X*	Shared	Many dead limbs, water sprouts
660	Green Ash	*Fraxinus pennsylvanica*	11.2	11.2	Poor	X*	Shared	Dieback, ash borer
661	Eastern Cottonwood	*Populus deltoides*	36	36.0	Fair	X		Multi-trunk, suckers
662	American Sycamore	*Platanus occidentalis*	60	60.0	Good	X		Codominant leaders, English ivy up trunk
663	Boxelder	*Acer negundo*	7.5	7.5	Fair	X*	Shared	Water sprouts
664	White Oak	*Quercus alba*	27.5	27.5	Fair	X		Water sprouts in upper canopy
665	Dead		24.5	24.5	Dead	X		
666	Tulip Poplar	*Liriodendron tulipifera*	9.8	9.8	Poor	X		Poor form, crooked trunk
667	Black Locust	*Robinia pseudoacacia*	24	24.0	Poor	X		Significant deadwood
668	Black Cherry	*Prunus serotina*	6.8	6.8	Fair	X		Codominant leaders, vines, on canopy
669	Tree of Heaven	*Ailanthus altissima*	5.8	5.8	Poor	X		Invasive, vines on tree
670	Tree of Heaven	*Ailanthus altissima*	7.3	7.3	Poor		Offsite	Invasive, vines on tree
671	White Mulberry	*Morus alba*	8.5	8.5	Fair	X		Invasive, vines on tree



NOTES:
1. THE PROPERTY DELINEATED HEREON IS LOCATED AT 10255 MAIN STREET AND 10318, 10320, & 10324 SAGER AVENUE .
2. BOUNDARY AND TOPOGRAPHIC INFORMATION FROM FIELD SURVEY BY J2 ENGINEERS, 2019.
3. PROPOSED DEVELOPMENT PLAN BY J2 ENGINEERS, 2019
4. TREE EVALUATIONS AND COMPUTATIONS BY TNT ENVIRONMENTAL, INC., APRIL 2019 (MR. AVI M. SAREEN, CERTIFICATION #: MA-4727A).
5. CRZ MEASUREMENTS IN RADIUS.
6. TOTAL CANOPY COVER: 136,101-SQUARE FEET.
7. TOTAL SITE AREA: 136,101-SQUARE FEET.
8. PERCENT OF SITE COVERED: 100%
9. PERCENT COVER REQUIRED BY ZONING: 20%
10. CANOPY TO BE PRESERVED: 64,622-SQUARE FEET (47.5%)
11. CANOPY AREA TO BE PLANTED TO MEET REQUIREMENT: 0-SF (0%)

CANOPY COVER REQUIREMENTS:

THE PROPERTY IS ZONED RH AND CR. PER THE CITY CODE, THE PROPERTY MUST MAINTAIN A 20% AND 10% CANOPY COVER, RESPECTIVELY, POST-CONSTRUCTION.
THE PROJECT PROPOSES A CANOPY PRESERVATION OF 64,622-SF, WHICH IS 47.5% OF THE SITE.

Lauren A. Duvall
Certified Arborist
ISA-CA # MA 5329A

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13996 Parkeast Circle, Suite 101
Chantilly, VA 20151
PH: 703-466-5123 WWW.TNTENVIRONMENTALINC.COM

MATHY PARK

CITY OF FAIRFAX

EXISTING VEGETATION MAP

REVISIONS

DATE	COMMENTS

SHEET 1 OF 3

SCALE: 1" – 30'

PROJECT DATE: 5/7/19

DRAFT: JSM | CHECK: LAD

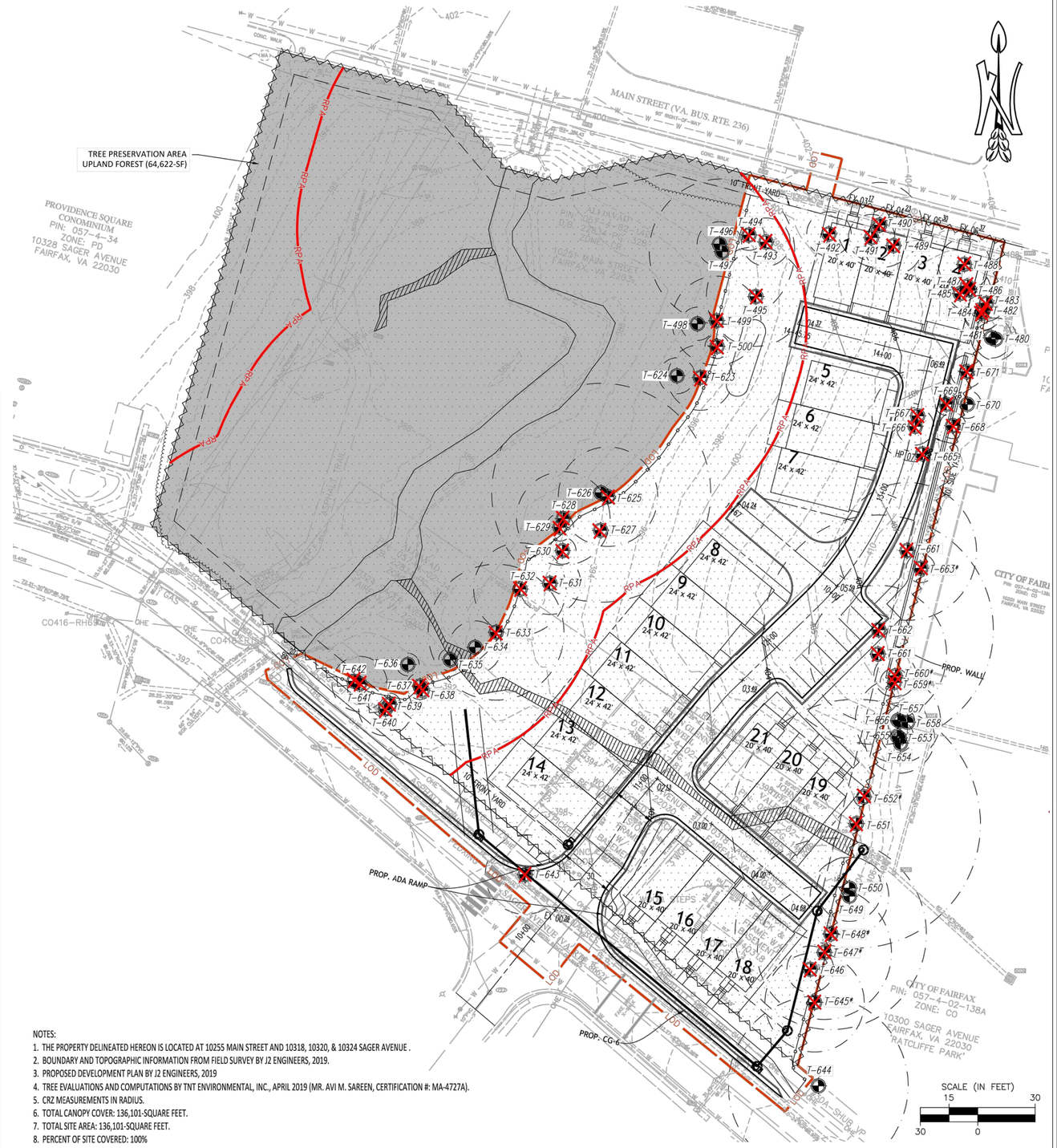
FILE NUMBER: 1378

LEGEND

- TREELINE
- EXISTING CANOPY UPLAND FOREST- (136,101-SF) LONGTERM SUCCESSIONAL FOREST
- TREE PRESERVATION AREA UPLAND FOREST (64,622 -SF) LONGTERM SUCCESSIONAL FOREST
- CRITICAL ROOT ZONE (CRZ)
- T–37 TREE LOCATION
- T–37 TREE TO BE REOMVED
- ROOT PRUNING AND TREE PROTECTION FENCING

Tree Number	Common Name	*Scientific Name*	Size (inches DBH)	Critical Root Zone (feet)	Condition	Remove	Offsite or Shared	Notes & Tree Preservation Recommendations
480	Tree of Heaven	*Ailanthus altissima*	11.1	11.1	Poor		Offsite	Thick ivy vines, few branches
481	Black Walnut	*Juglans nigra*	10.7	10.7	Fair		Offsite	Ivy at base, one-sided
482	Tree of Heaven	*Ailanthus altissima*	10.2	10.2	Fair	X		Tartarian honeysuckle at base, one-sided, invasive
483	Tree of Heaven	*Ailanthus altissima*	9.4	9.4	Fair	X		Tartarian honeysuckle at base, one-sided, invasive
484	Tree of Heaven	*Ailanthus altissima*	9.4	9.4	Poor	X		Invasive, multi-flora rose at base
485	Tree of Heaven	*Ailanthus altissima*	7.9	7.9	Poor	X		Invasive, crooked trunk, dead limbs
486	Tree of Heaven	*Ailanthus altissima*	11.2	11.2	Poor	X		Tartarian honeysuckle at base, invasive
487	Dead			0.0	Dead	X		
488	Tree of Heaven	*Ailanthus altissima*	13.6	13.6	Poor	X		Invasive, vines up trunk
489	Tree of Heaven	*Ailanthus altissima*	15.3	15.3	Poor	X		Invasive, English ivy up trunk, dead limbs
490	Blackjack Oak	*Quercus marilandica*	22.3	22.3	Fair	X		One-sided canopy, English ivy up tree, water sprouts on base
491	American Sycamore	*Platanus occidentalis*	12.1	12.1	Fair	X		English ivy up trunk
492	Green Ash	*Fraxinus pennsylvanica*	11.6	11.6	Poor	X		Ash borer
493	American Sycamore	*Platanus occidentalis*	12.6	12.6	Fair	X		English ivy at base, one-sided
494	American Elm	*Ulmus americana*	8.0	8.0	Fair	X		Few water sprouts, English ivy/periwinkle at base, lean in canopy
495	Red Maple	*Acer rubrum*	26.0	26.0	Fair	X		Small topped leader, multi-trunk, some dead limbs, English ivy/ periwinkle at base
496	Boxelder	*Acer negundo*	11.7	11.7	Fair/Poor			Vines up trunk, lean in canopy, periwinkle at base
497	Eastern Cottonwood	*Populus deltoides*	38.0	38.0	Fair			Lean canopy, periwinkle at base
498	Red Maple	*Acer rubrum*	8.7	8.7	Fair			Vines (recently cut) on trunk
499	Red Maple	*Acer rubrum*	23.3	23.3	Fair	X		English ivy/periwinkle/ multi-flora rose at base, some bulbous areas on trunk
500	Black Gum	*Nyssa sylvatica*	6.3	6.3	Fair	X		Crooked trunk, English ivy on tree
623	Red Maple	*Acer rubrum*	17.1	17.1	Fair	X		Vines on trunk, some dieback
624	Red Maple	*Acer rubrum*	9.4	9.4	Fair/Good			Vines at base
625	Tulip Poplar	*Liriodendron tulipifera*	26	26.0	Poor	X		Significant lean
626	Red Maple	*Acer rubrum*	57.2	57.2	Fair/Poor			Large dead trunk, Double trunk, weak crotch
627	Tulip Poplar	*Liriodendron tulipifera*	5	5.0	Fair/Good	X		Vines on the trunk, small water sprouts
628	White Oak	*Quercus alba*	24.5	24.5	Fair	X		Vines on trunk
629	Tulip Poplar	*Liriodendron tulipifera*	7.2	7.2	Fair	X		One-sided
630	Black Cherry	*Prunus serotina*	7.1	7.1	Fair/Good	X		Vines at base, small dead limbs
631	Red Maple	*Acer rubrum*	16.3	16.3	Fair	X		Codominant leads, English ivy up trunk, one topped leader
632	Red Maple	*Acer rubrum*	24.2	24.2	Poor	X		Deadwood up trunk
633	American Sycamore	*Platanus occidentalis*	35.5	35.5	Fair/Good	X		English ivy up trunk
634	Red Maple	*Acer rubrum*	13.8	13.8	Fair/Poor			Dieback, covered in vines
635	American Holly	*Ilex opaca*	6	6.0	Fair			Codominant leaders, vines in canopy
636	Pignut Hickory	*Carya glabra*	5.9	5.9	Good	X		English ivy on trunk
637	Red Maple	*Acer rubrum*	7	7.0	Fair	X		Woody debris at base, one-sided
638	Dead		30	30.0	Dead			
639	American Sycamore	*Platanus occidentalis*	5.8	5.8	Fair/Poor	X		Covered in vines
640	Tulip Poplar	*Liriodendron tulipifera*	14	14.0	Poor	X		Mostly dead, covered in vines
641	Black Walnut	*Juglans nigra*	14.4	14.4	Fair/Poor	X		Covered in vines
642	Dead		6.9	6.9	Dead	X		
643	Red Maple	*Acer rubrum*	20.8	20.8	Poor	X*	Shared	Topped for powerlines
644	American Sycamore	*Platanus occidentalis*	47	47.0	Poor		Offsite	Large cavities, covered in vines
645	Black gum	*Nyssa sylvatica*	25.9	25.9	Poor	X*	Shared	Covered in vines, former leader topped
646	American Holly	*Ilex opaca*	12.2	12.2	Good	X*	Shared	English ivy up trunk, Tartarian honeysuckle at base
647	Red Maple	*Acer rubrum*	35	35.0	Poor	X*	Shared	Mostly dead
648	Red Maple	*Acer rubrum*	50	50.0	Fair	X*	Shared	Included bark, vines at base, codominant leaders
649	Red Maple	*Acer rubrum*	20.5	20.5	Poor		Offsite	Mostly dead
650	Red Maple	*Acer rubrum*	16.9	16.9	Fair/Poor		Offsite	Thick ivy on trunk, water sprouts
651	American Sycamore	*Platanus occidentalis*	65	65.0	Fair/Good	X		Thick ivy on trunk, codominant leaders
652	White Mulberry	*Morus alba*	5.3	5.3	Poor	X*	Shared	Invasive, covered in vines
653	Black Walnut	*Juglans nigra*	18.4	18.4	Fair	X		Woody debris at base
654	Boxelder	*Acer negundo*	6.9	6.9	Poor		Offsite	Crooked trunk, cavities
655	Boxelder	*Acer negundo*	8.5	8.5	Fair		Offsite	Water sprouts
656	Black Walnut	*Juglans nigra*	22.3	22.3	Fair		Offsite	Vines on trunk, somewhat one-sided
657	Black Walnut	*Juglans nigra*	7.5	7.5	Poor		Offsite	dieback, Tartarian Honeysuckle at base
658	Tree of Heaven	*Ailanthus altissima*	10.5	10.5	Poor		Offsite	Dieback, invasive
659	Boxelder	*Acer negundo*	7.5	7.5	Fair/Poor	X*	Shared	Many dead limbs, water sprouts
660	Green Ash	*Fraxinus pennsylvanica*	11.2	11.2	Poor	X*	Shared	Dieback, ash borer
661	Eastern Cottonwood	*Populus deltoides*	36	36.0	Fair	X		Multi-trunk, suckers
662	American Sycamore	*Platanus occidentalis*	60	60.0	Good	X		Codominant leaders, English ivy up trunk
663	Boxelder	*Acer negundo*	7.5	7.5	Fair	X*	Shared	Water sprouts
664	White Oak	*Quercus alba*	27.5	27.5	Fair	X		Water sprouts in upper canopy
665	Dead		24.5	24.5	Dead	X		
666	Tulip Poplar	*Liriodendron tulipifera*	9.8	9.8	Poor	X		Poor form, crooked trunk
667	Black Locust	*Robinia pseudoacacia*	24	24.0	Poor	X		Significant deadwood
668	Black Cherry	*Prunus serotina*	6.8	6.8	Fair	X		Codominant leaders, vines, on canopy
669	Tree of Heaven	*Ailanthus altissima*	5.8	5.8	Poor	X		Invasive, vines on tree
670	Tree of Heaven	*Ailanthus altissima*	7.3	7.3	Poor		Offsite	Invasive, vines on tree
671	White Mulberry	*Morus alba*	8.5	8.5	Fair	X		Invasive, vines on tree

NOTE: *SHARED TREES SHALL NOT BE REMOVED WITHOUT WRITTEN PERMISSION FROM AFFECTED ADJACENT PROPERTY OWNERS.



NOTES:
1. THE PROPERTY DELINEATED HEREON IS LOCATED AT 10255 MAIN STREET AND 10318, 10320, & 10324 SAGER AVENUE .
2. BOUNDARY AND TOPOGRAPHIC INFORMATION FROM FIELD SURVEY BY J2 ENGINEERS, 2019.
3. PROPOSED DEVELOPMENT PLAN BY J2 ENGINEERS, 2019
4. TREE EVALUATIONS AND COMPUTATIONS BY TNT ENVIRONMENTAL, INC., APRIL 2019 (MR. AVI M. SAREEN, CERTIFICATION #: MA-4727A).
5. CRZ MEASUREMENTS IN RADIUS.
6. TOTAL CANOPY COVER: 136,101-SQUARE FEET.
7. TOTAL SITE AREA: 136,101-SQUARE FEET.
8. PERCENT OF SITE COVERED: 100%
9. PERCENT COVER REQUIRED BY ZONING: 20%
10. CANOPY TO BE PRESERVED: 64,622-SQUARE FEET (47.5%)
11. CANOPY AREA TO BE PLANTED TO MEET REQUIREMENT: 0-SF (0%)

CANOPY COVER REQUIREMENTS:

THE PROPERTY IS ZONED RH AND CR. PER THE CITY CODE, THE PROPERTY MUST MAINTAIN A 20% AND 10% CANOPY COVER, RESPECTIVELY, POST-CONSTRUCTION.
THE PROJECT PROPOSES A CANOPY PRESERVATION OF 64,622-SF, WHICH IS 47.5% OF THE SITE.

CERTIFIED ARBORIST ISA

Lauren A. Duvall
Certified Arborist
ISA-CA # MA 5329A

ENVIRONMENTAL
13996 Parkeast Circle, Suite 101
Chantilly, VA 20151
PH: 703-466-5123 WWW.TNTENVIRONMENTALINC.COM

MATHY PARK

CITY OF FAIRFAX

TREE PRESERVATION & PROTECTION PLAN

REVISIONS

DATE	COMMENTS

SHEET 2 OF 3

SCALE: 1" – 30'

PROJECT DATE: 5/7/19

DRAFT: JSM | CHECK: LAD

FILE NUMBER: 1378

TREE CONDITION ANALYSIS

TNT ENVIRONMENTAL, INC. (TNT) CONDUCTED A SITE RECONNAISSANCE TO EVALUATE THE WOODED HABITAT ON THE PROJECT SITE IN APRILT 2019. THE UNDEVELOPED PORTIONS OF THE SITE ARE COMPRISED PRIMARILY OF UPLAND HARDWOODS (I.E. TULIP POPLAR, MAPLE, BLACK CHERRY, AMERICAN HOLLY, SYCAMORE, OAK, TREE OF HEAVEN, LOCUST, WALNUT, HICKORY, AND COTTONWOOD). THE SPECIES OF TREES ASSESSED NEAR THE LIMITS OF CLEARING ARE LISTED IN THE TREE TABLE ON THE TREE PRESERVATION & PROTECTION PLAN.

BASED ON OUR SITE RECONNAISSANCE, INVASIVE AND/OR NOXIOUS SPECIES (I.E.: ENGLISH IVY, MULTI-FLORA ROSE, JAPANESE HONEYSUCKLE, TATARIAN HONEYSUCKLE, ORNAMENTAL BITTERSWEET, COMMON PERIWINKLE, TREE OF HEAVEN, AND WHITE MULBERRY) ARE PRESENT IN PORTIONS OF THE PROJECT SITE. INVASIVE SPECIES LOCATED WITHIN THE AREAS TO BE PRESERVED SHOULD BE REMOVED BY HAND WHEREVER PRACTICABLE TO MINIMIZE SITE DISTURBANCE. THE TREES ONSITE ARE GENERALLY IN FAIR CONDITION, EXCEPT WHERE OTHERWISE NOTED ON THE EVM (I.E.: POOR OR DEAD).

IN ACCORDANCE WITH CITY CODE, TREES DESIGNATED FOR PRESERVATION SHALL BE PROTECTED DURING CONSTRUCTION. DURING DEVELOPMENT OR RAZING ACTIVITY, THE BUILDER SHALL INSTALL EFFECTIVE DRIPLINE PROTECTION AROUND ALL TREE PRESERVATION AREAS, AND SHALL FURTHER INSTALL TREE WELLS, RETAINING WALLS OR OTHER STRUCTURES NECESSARY TO PROTECT INDIVIDUAL TREES DESIGNATED FOR PRESERVATION. SUCH PROTECTIVE MEASURES SHALL BE SPECIFIED ON THE TREE PRESERVATION & PROTECTION PLAN AND SHALL BE DESIGNED AND INSTALLED IN A MANNER CONSISTENT WITH GOOD HORTICULTURAL PRACTICES AND SUBJECT TO THE APPROVAL OF THE SITE PLAN APPROVING AGENT.

TREE PRESERVATION CONSTRUCTION ACTIVITIES

DEAD OR POTENTIALLY HAZARDOUS TREES SHALL BE REMOVED UPON THEIR DISCOVERY IF THEY ARE LOCATED WITHIN THE PROJECT SITE. DEAD OR POTENTIALLY HAZARDOUS TREES WILL BE REMOVED BY HAND (I.E.: CHAINSAW) WHEREVER PRACTICAL AND WILL BE CONDUCTED IN A MANNER THAT INCURS THE LEAST AMOUNT OF DAMAGE TO SURROUNDING TREES AND VEGETATION PROPOSED FOR PRESERVATION. FELLED TREES SHALL BE LEFT IN PLACE AND BRUSH SHOULD BE REMOVED BY HAND. NO HEAVY EQUIPMENT SHALL BE USED WITHIN TREE PRESERVATION AREAS.

BASED ON THE CURRENT CONDITION OF THE EXISTING WOODED AREAS, NO ADVERSE HUMAN HEALTH RISKS ARE ANTICIPATED PROVIDED THAT TREES WHICH POSE A HAZARD TO HUMAN HEALTH AND SAFETY ARE PROPERLY REMOVED FROM AREAS WHERE THEY COULD POSE SUCH A RISK.

INVASIVE AND/OR NOXIOUS SPECIES (I.E.: ENGLISH IVY, MULTI-FLORA ROSE, JAPANESE HONEYSUCKLE, TATARIAN HONEYSUCKLE, ORNAMENTAL BITTERSWEET, COMMON PERIWINKLE, TREE OF HEAVEN, AND WHITE MULBERRY) ARE PRESENT IN PORTIONS OF THE SITE. INVASIVE SPECIES LOCATED WITHIN THE AREAS TO BE PRESERVED SHOULD BE REMOVED BY HAND WHEREVER PRACTICABLE TO MINIMIZE SITE DISTURBANCE. SEE THE PREVIOUS SHEET FOR SPECIES-SPECIFIC CONTROL MEASURES.

NON-IMPACTED SPECIMEN TREES LOCATED ON AND OFF-SITE SHALL BE PROTECTED THROUGHOUT ALL PHASES OF CONSTRUCTION BY UTILIZING TREE PROTECTION FENCING.

PRIOR TO LAND DISTURBING ACTIVITIES, ROOT PRUNING WITH A VIBRATORY PLOW, TRENCHER OR OTHER DEVICE APPROVED BY THE DIRECTOR SHALL BE CONDUCTED ALONG THE LIMITS OF CLEARING ADJACENT TO TREE PRESERVATION AREAS. ROOT PRUNING SHALL BE CONDUCTED ALONG THE PROPOSED LIMITS OF CLEARING AND GRADING ADJACENT TO THE WOODED HABITAT TO BE PRESERVED AND ALONG PROPERTY BOUNDARIES WHERE THE CRZ OF OFF-SITE TREES WILL BE IMPACTED. LOCATIONS OF ROOT PRUNING AND TREE PROTECTION FENCING ARE SHOWN ON THE TREE PRESERVATION & PROTECTION PLAN.

TREE PROTECTION FENCING AND SIGNAGE SHALL BE PLACED SUBSEQUENT TO THE STAKING OF THE LIMITS OF CLEARING IN THE FIELD PRIOR TO CONSTRUCTION IN ACCORDANCE WITH CURRENT FAIRFAX CITY CODE. 14-GAUGE WELDED WIRE FENCE SHALL BE USED AS DEVICES TO PROTECT TREES AND FORESTED AREAS. THE PROTECTIVE DEVICE SHALL BE PLACED WITHIN THE DISTURBED AREA AT THE LIMITS OF CLEARING AND ERECTED AT A MINIMUM HEIGHT OF 4 FEET, EXCEPT FOR SUPER SILT FENCE WHERE HEIGHT MAY BE 3.5 FEET. THE FENCING MATERIAL SHALL BE MOUNTED ON 6-FOOT TALL STEEL POLES DRIVEN 1.5 FEET INTO THE GROUND AND PLACED A MAXIMUM OF 10 FEET APART.

NO WORK SHALL OCCUR WITHIN THE AREAS TO BE PROTECTED. ONSITE TREES WITHIN THE LIMITS OF CLEARING AND GRADING WILL BE REMOVED. NO TREES OUTSIDE THIS AREA SHALL BE REMOVED UNLESS INDICATED ON THE PLAN. TREES IN PRESERVATION AREAS INDICATED ON THE PLAN TO BE REMOVED SHALL BE REMOVED BY HAND. DEAD OR HAZARDOUS TREES WITHIN THIS AREA MAY BE LIMBED OR TOPPED, RATHER THAN REMOVING THE ENTIRE TREE AND LEFT AS SNAGS.

THERE ARE NO KNOWN PROFFER CONDITIONS WHICH WOULD REQUIRE A TREE INVENTORY, TREE CONDITION, TREE VALUATION OR TREE BONDING INFORMATION.

INVASIVE SPECIES CONTROL NARRATIVE:

1. ANY APPLICATION OF ENVIRONMENTALLY SENSITIVE APPROVED HERBICIDES SHALL BE APPLIED BY A VIRGINIA CERTIFIED APPLICATOR OR REGISTERED TECHNICIAN.

2. ENGLISH IVY: REMOVE FROM TREES BY CUTTING ALL VINES AT GROUND LEVEL. VINES SHOULD BE CUT AGAIN SEVERAL FEET UP THE TRUNK. PEEL THE CUT SECTION OF IVY OFF BUT CARE SHOULD BE TAKEN NOT TO STRIP THE BARK OFF THE TREE. PULL GROUND IVY BACK A FEW FEET FROM THE BASE OF THE TREE TO SLOW REGROWTH UP THE TREE TRUNK. REMOVE GROUND IVY BY HAND PULLING, CUTTING AND MULCHING OVER TOP, AND/OR APPLYING A GLYPHOSATE HERBICIDE AS A 4-PERCENT SOLUTION (1 PINT PER 3-GALLON MIX) TO LEAVES OR FRESHLY CUT LARGE STEMS, BY THOROUGHLY WETTING THEM. USE A STRING TRIMMER TO REDUCE GROWTH LAYERS AND TO INJURE LEAVES FOR IMPROVED HERBICIDE UPTAKE. RETREATMENT MAY BE NECESSARY FOR COMPLETE ERADICATION. THE ENGLISH IVY REMNANTS SHALL BE BAGGED AND REMOVED FROM THE PROJECT SITE.

3. MULTIFLORA ROSE: HEAVILY INFESTED AREAS MAY BE CLEARED WITH A SHOVEL OR GRUBBING HOE PROVIDED THE ENTIRE ROOT IS REMOVED. THIS TREATMENT MUST BE REPEATED 3-6 TIMES A YEAR FOR 2-4 YEARS UNTIL THE ENERGY RESOURCES OF THE PLANT HAVE BEEN DEPLETED. DORMANT SEASON HERBICIDE APPLICATIONS SHOULD BE MADE IN LATE WINTER OR EARLY SPRING PRIOR TO LEAF OUT. DEPENDING ON THE TYPE OF HERBICIDE CHOSEN, APPLY TO THE SOIL SURFACE OR TO THE CROWN AND LOWER PORTIONS OF CANES. BASAL BARK APPLICATIONS SHOULD BE MADE TO THE CROWN AND LOWER 12-18 INCHES OF STEMS. THIS METHOD IS EFFECTIVE THROUGHOUT THE YEAR AS LONG AS THE GROUND IS NOT FROZEN. APPLY A MIXTURE OF 25% TRICLOPYR AND 75% HORTICULTURAL OIL TO THE BASAL PARTS OF THE SHRUB TO A HEIGHT OF 12-15 INCHES FROM THE GROUND. THOROUGH WETTING IS NECESSARY FOR GOOD CONTROL; SPRAY UNTIL RUNOFF IS NOTICEABLE. CUT STUMP METHOD SHOULD BE CONSIDERED WHEN TREATING INDIVIDUAL BUSHES OR WHERE THE PRESENCE OF DESIRABLE SPECIES PRECLUDE FOLIAR APPLICATION. THIS TREATMENT REMAINS EFFECTIVE AT LOW TEMPERATURES AS LONG AS THE GROUND IS NOT FROZEN.

GLYPHOSATE/TRICLOPYR: HORIZONTALLY CUT STEMS AT OR NEAR GROUND LEVEL. IMMEDIATELY APPLY A 25% SOLUTION OF GLYPHOSATE OR TRICLOPYR AND WATER TO THE CUT STUMP MAKING SURE TO COVER THE ENTIRE SURFACE.

4. JAPANESE HONEYSUCKLE: REMOVE BY HAND TO MINIMIZE SITE DISTURBANCE. TO REDUCE DAMAGE TO NON-TARGET PLANTS, HERBICIDES SUCH AS GLYPHOSATE AND TRICLOPYR MAY BE APPLIED TO FOLIAGE BY A VIRGINIA CERTIFIED APPLICATOR DURING GROWING SEASON (APRIL TO OCTOBER). THOROUGHLY COVER ALL LEAVES AND/OR FRESHLY CUT STEMS IN HERBICIDE, REPEAT AS NECESSARY.

5. COMMON PERIWINKLE: REMOVE BY HAND TO MINIMIZE SITE DISTURBANCE. RUNNER ROOTS MAY BE RAISED WITH A RAKE AND THE PLANTS MOWED DOWN OR PULLED BY HAND. ALTERNATIEVLY, THE PLANTS MAY BE CUT IN THE SPRING AND A GLYPHOSATE HERBICIDE APPLIED TO THE REGROWTH BY A CERTIFIED APPLICATOR.

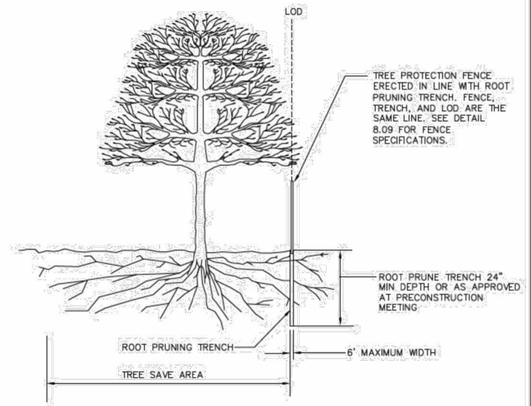
6. ORNAMENTAL BITTERSWEET: VINES SHALL BE REMOVED BY HAND, INCLUDING THE ROOTS, WHERE POSSIBLE TO MINIMIZE DISTURBANCE. FOR VINES TOO LARGE TO PULL, CUT AT GROUND LEVEL OR GRUB. CUT VINE STEMS MAY ALSO BE TREATED WITH A SYSTEMIC HERBICIDE BY A CERTIFIED APPLICATOR. FOR LARGE INFESTATIONS, A FOLIAR APPLICATION OF A SYSTEMIC HERBICIDE SUCH AS GLYPHOSATE OR TRICLOPYR MAY BE APPLIED FROM LATE SUMMER TO FALL BY A CERTIFIED APPLICATOR.

7. AILANTHUS (TREE OF HEAVEN): SMALL SEEDLINGS SHOULD BE REMOVED BY HAND, TAKING CARE TO EXTRACT AS MUCH OF THE ROOT AS POSSIBLE. LARGER SAPLINGS AND TREES SHALL BE CUT OR GIRDLED, AND CHECKED REGULARLY FOR RESPROUTING AND SUCKERING. HERBICIDES SUCH AS GLYPHOSATE MAY BE APPLIED TO CUT STUMPS AND/OR THE FOLIAGE OF SPROUTS AND SUCKERS BY A CERTIFIED APPLICATOR.

8. TATARIAN HONEYSUCKLE: WHERE POSSIBLE, SEEDLINGS INCLUDING ROOT STRUCTURE SHOULD BE EXCAVATED AND REMOVED WITH SHOVEL. ALTERNATIVELY, BRANCHES AND MAIN STEM SHOULD BE CUT BACK TO ONE (1) INCH ABOVE SOIL SURFACE DURING MID TO LATE AUTUMN WHEN TEMPERATURES ARE ABOVE 60 DEGREES FAHRENHEIT. A SOLUTION OF AT LEAST 20% GLYPHOSATE HERBICIDE SHOULD BE APPLIED TO OPEN CUT FACE OF STUMP WITHIN TWO (2) TO THREE (3) MINUTES OF CUT. REFER TO HERBICIDE LABEL FOR APPLICATION INSTRUCTIONS. BRANCHES AND VEGETATION DEBRIS SHOULD BE REMOVED OFFSITE. REAPPLY HERBICIDE IN THE LATE FALL AND AGAIN IN WINTER AS NECESSARY.

9. WHITE MULBERRY: CONTROL AND MANAGEMENT SHOULD BE ATTEMPTED DURING FLOWERING, BEFORE SEED PRODUCTION. CUTTING THE TREE TO THE GROUND LEVEL IS THE FIRST MEASURE OF CONTROL AND WILL REQUIRE REPEATED CUTTING OF RESPROUTS OR SUPPLEMENTAL APLICATION OF HERBICIDE AS RESPROUT OCCURS. GIRDLING CAN BE EFFECTIVE ON LARGE TREES AND SHOULD BE CONDUCTED BY CUTTING THROUGH THE BARK OF THE TREE, AROUND THE ENTIRE TRUNK OF THE TREE, AT LEAST 6 INCHES ABOVE THE SURFACE. SUBSEQUENT RESPROUTING SHOULD BE TREATED WITH AN HERBICIDE. HAND PULLING CAN BE EFFECTIVE WITH YOUNG SEEDLINGS BUT CARE SHOULD BE GIVEN TO REMOVE THE ENTIRE ROOT SINCE BROKEN FRAGMENTS MAY RESPROUT.

10. INVASIVE SPECIES CONTROL SHALL BE CONDUCTED UNTIL THE PLANTS NOTED ABOVE ARE NO LONGER IN ABUNDANCE OR UNTIL BOND RELEASE, WHICHEVER IS LATER.



NOTES:

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

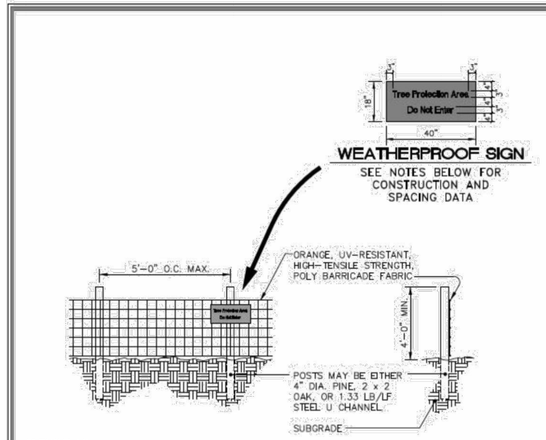
Department of Public Works
10455 Armstrong Street
Fairfax, VA 22030-3630

CITY of FAIRFAX
USE WITH THE FAIRFAX STANDARD SPECIFICATIONS ONLY

Voice (703) 385-7810
FAX (703) 591-5727
www.fairfaxva.gov

ROOT PRUNING DETAIL

SCALE:	DETAIL #
Not To Scale	8.12
REVISION DATE: December 2016	SHEET # 1 of 1



NOTES:

1. Install tree protection fence and signage prior to calling for the initial on site inspection by the City of Fairfax inspector.
2. Warning signs shall be made of durable, weatherproof material.
3. Letters shall be 3" high minimum, clearly legible and spaced as detailed.
4. Signs shall be placed no greater than 75' on center or as approved.
5. For tree protection areas less than 200' in perimeter, provide no less than three signs per protected area.
6. Attach signs securely to fence posts and fabric.
7. Maintain tree protection fence throughout duration of project.
8. Additional signs may be required by City of Fairfax inspections based on actual field conditions.
9. No activity shall occur within the protected area including material storage, stockpiling, parking or any activity that may compact the ground or damage the trees.
10. The City reserves the right to require a 4' to 6' height chain link fencing for identified trees, such as specimen or champion trees, to maximize the protection of the tree and its critical root zone.

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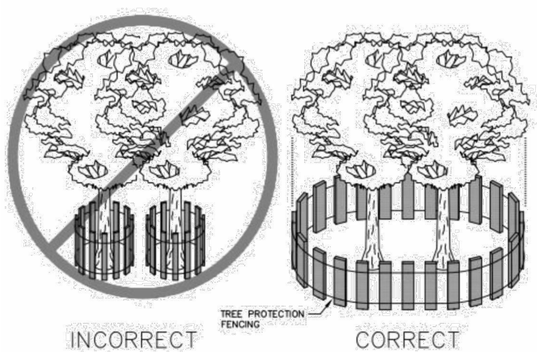
STANDARD TREE PROTECTION DETAIL

SCALE:	DETAIL #
Not To Scale	8.09
REVISION DATE: December 2016	SHEET # 2 of 2



BARRIER INSTALLED AT THE DRIP LINE OF TREE BRANCHES

NOTES:

1. Precautions shall be taken to prevent and minimize damage to trees. In such cases repair any damage to crown, trunk or root system immediately.
   A. Repair roots by cleanly cutting off the damaged areas. Spread peat moss or moist topsoil over exposed roots.
   B. Repair damage to bark by trimming around the damaged area as shown in Detail 8.10. Taper the cut to provide drainage.
   C. Cut off damaged tree limbs above the tree collar at the trunk or main branch. Use three separate cuts as shown in Detail 8.10 to avoid peeling bark from healthy areas of tree.

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STANDARD TREE PROTECTION DETAIL

SCALE:	DETAIL #
Not To Scale	8.09
REVISION DATE: December 2016	SHEET # 1 of 2

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MATHY PARK

CITY OF FAIRFAX

TREE MANAGMENT NARRATIVE

REVISIONS

DATE	COMMENTS

SHEET 3 OF 3

SCALE: NTS

PROJECT DATE: 5/7/19

DRAFT: JSM | CHECK: LAD

FILE NUMBER: 1378