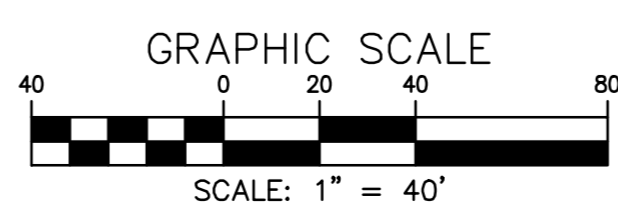


OPEN SPACE CALCULATIONS	
SITE AREA	359,435 SF
OPEN SPACE REQUIRED (20%)	71,887 SF
OPEN SPACE PROVIDED (50' MINIMUM WIDTH)	±32% (±115,500 SF)
AREA OF OPEN SPACE REQUIRED TO BE CONTIGUOUS	60% (±69,300 SF)
AREA OF OPEN SPACE THAT IS CONTIGUOUS	100% (±115,500 SF)
AREA OF OPEN SPACE REQUIRED TO BE IMPROVED	20% (±23,100 SF)
AREA OF OPEN SPACE THAT IS IMPROVED	±33% (±38,800 SF)
PATH FROM PROPOSED TOWNHOMES TO EXISTING PLAYGROUNDS	(Dashed line symbol)
OPEN SPACE CONNECTION	(Solid line symbol)



EXISTING PLAYGROUND

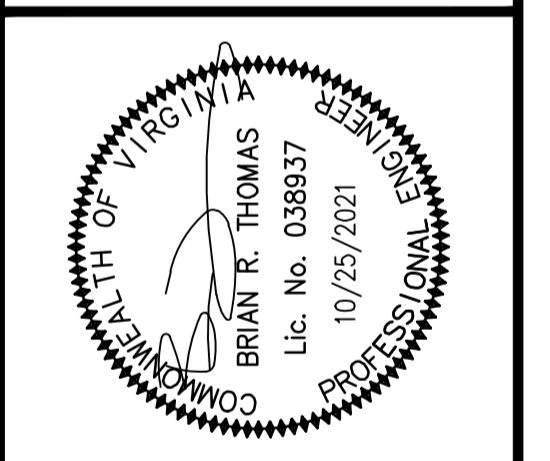
NO. DATE REVISION PRIOR TO APPROVAL

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RECREATION & OPEN SPACE PLAN

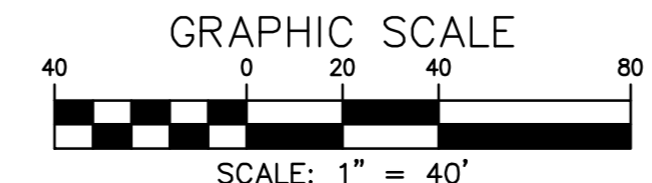
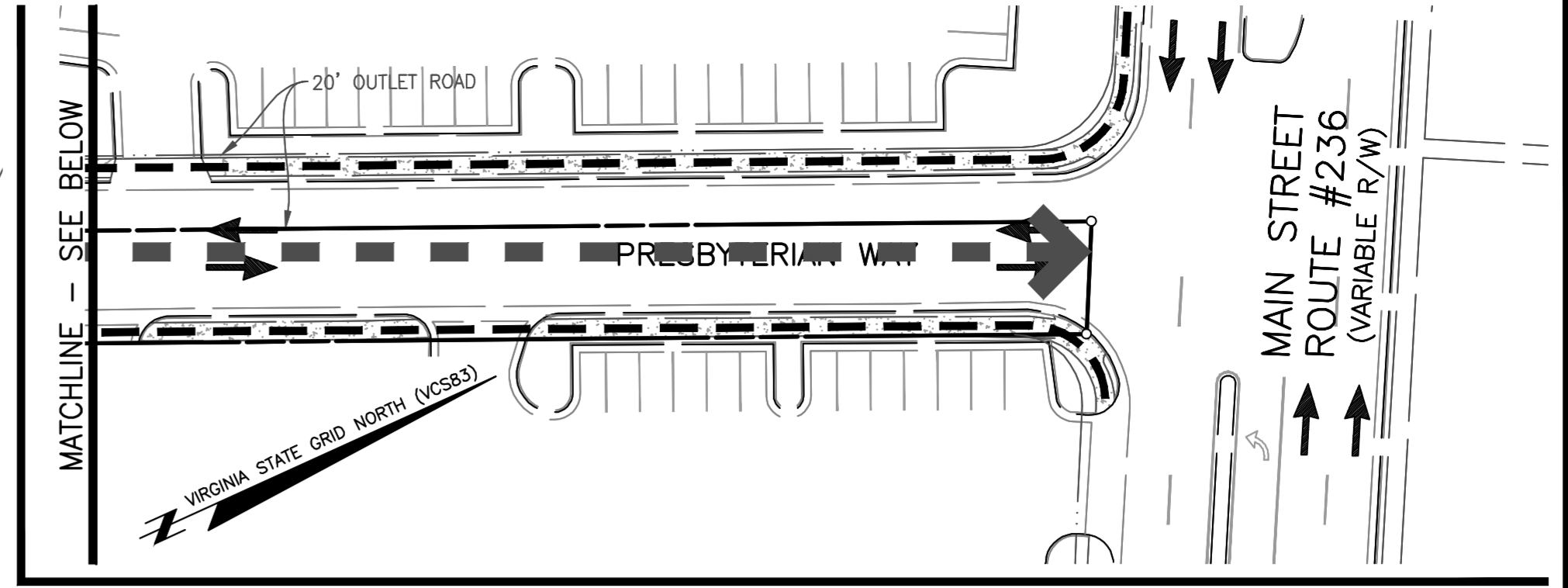
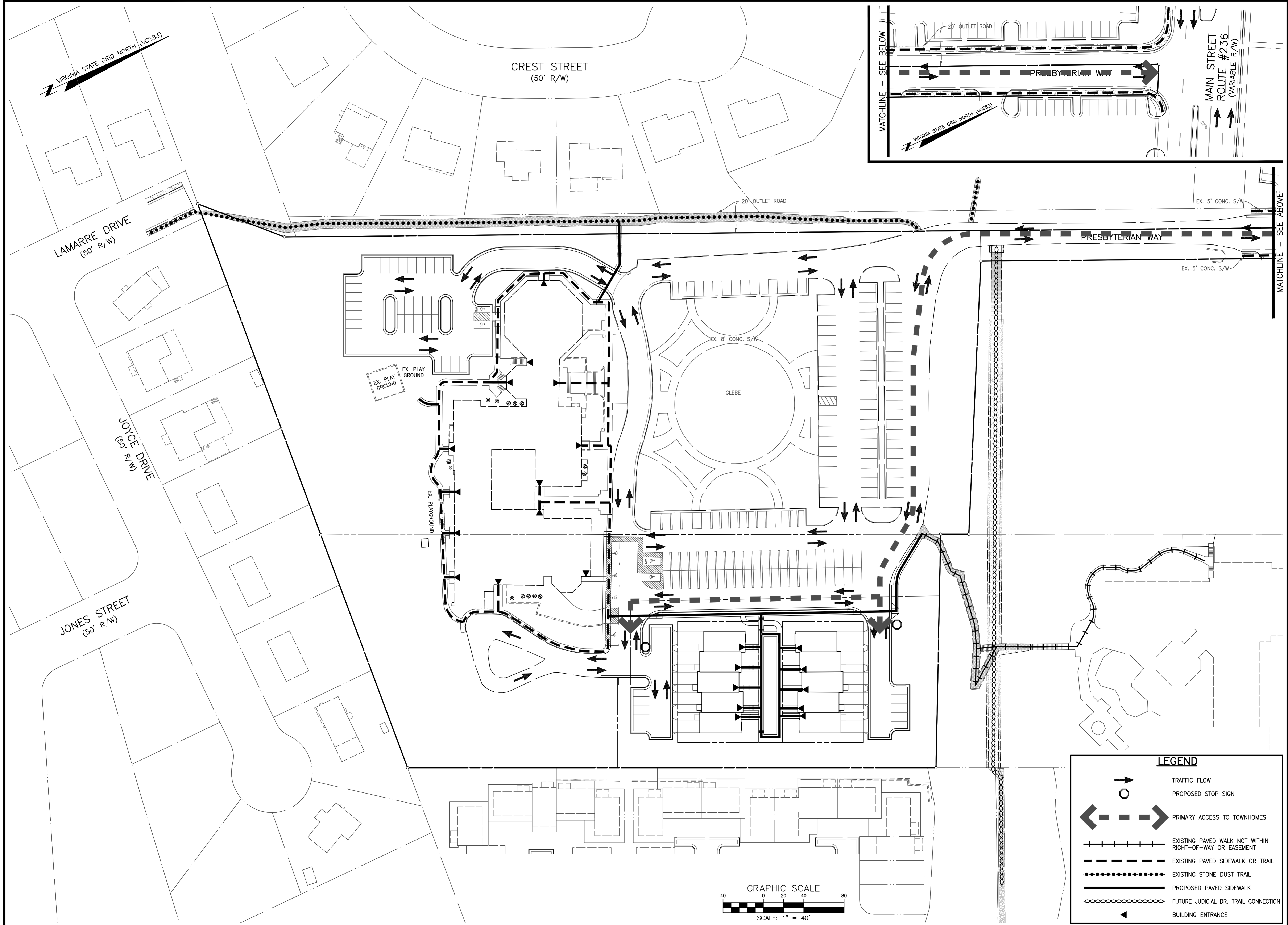
FAIRFAX PRESBYTERIAN CHURCH

CITY OF FAIRFAX, VIRGINIA



DESIGN	DRAWN	DATE	SCALE	NO.	DESCRIPTION	REVISIONS	DATE	BY
KJV	KJV	JAN. 2021	1" = 40'	1	DESIGN			
HMF	HMF			2	APPROVED			

SHEET 22 OF 46
 PRJ NO: 2017-2570
 TYPE: MDP



DESIGN		DATE		SCALE	
DESIGN	DATE	DESIGN	DATE	HORIZ.	VERT.
DESIGN	JAN. 2021	DESIGN	JAN. 2021	1" = 40'	---
DRAWN		APPROVED			
KJV		HMF			
APPROVED					

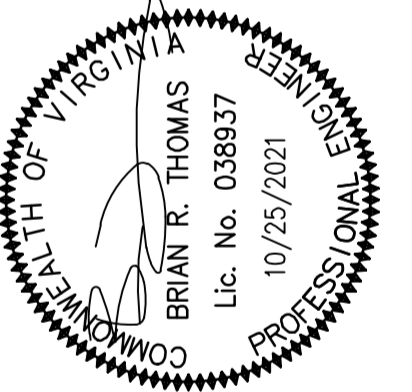
NO.	DESCRIPTION	REVISIONS	DATE

DESIGNED BY	KJV
DRAWN BY	HMF
CHECKED BY	
APPROVED BY	
DATE	JAN. 2021
SCALE	1" = 40'
HORIZ.	1" = 40'
VERT.	---

VEHICULAR & PEDESTRIAN CIRCULATION PLAN

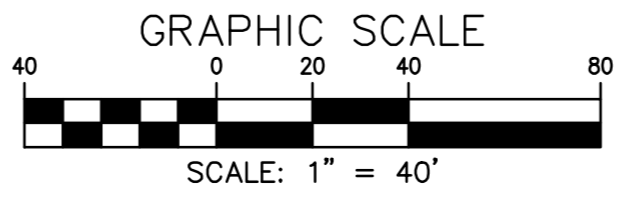
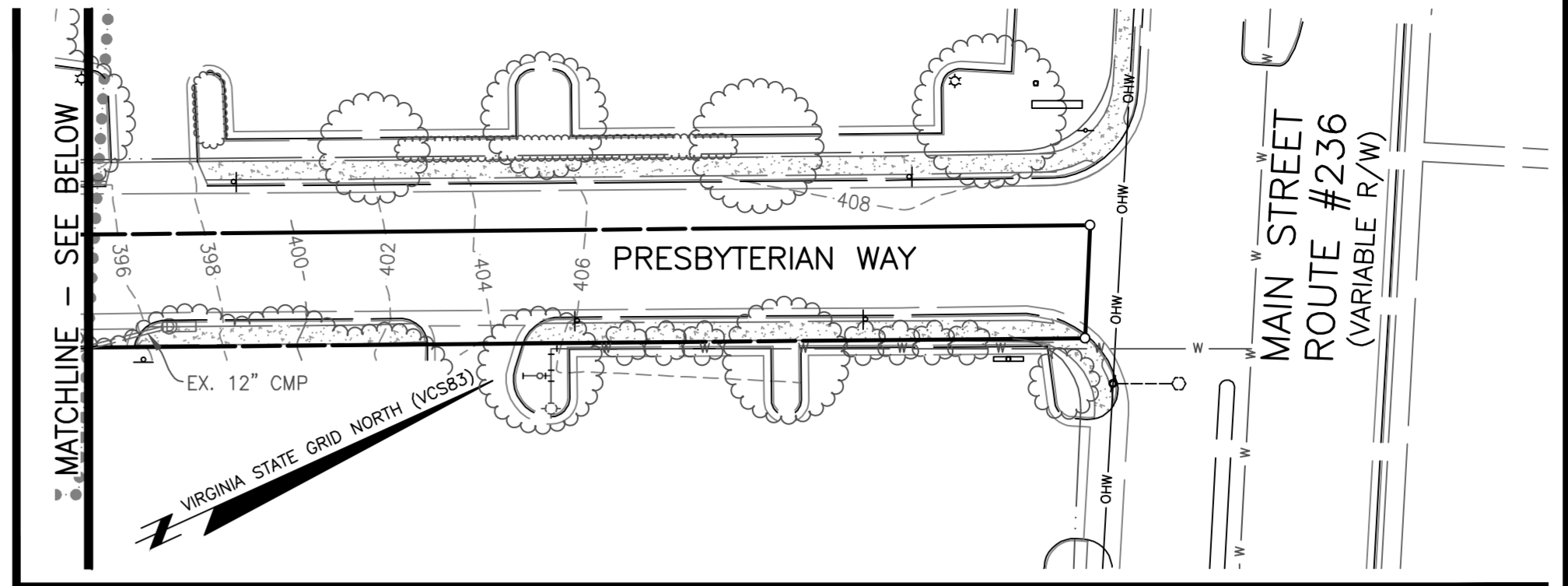
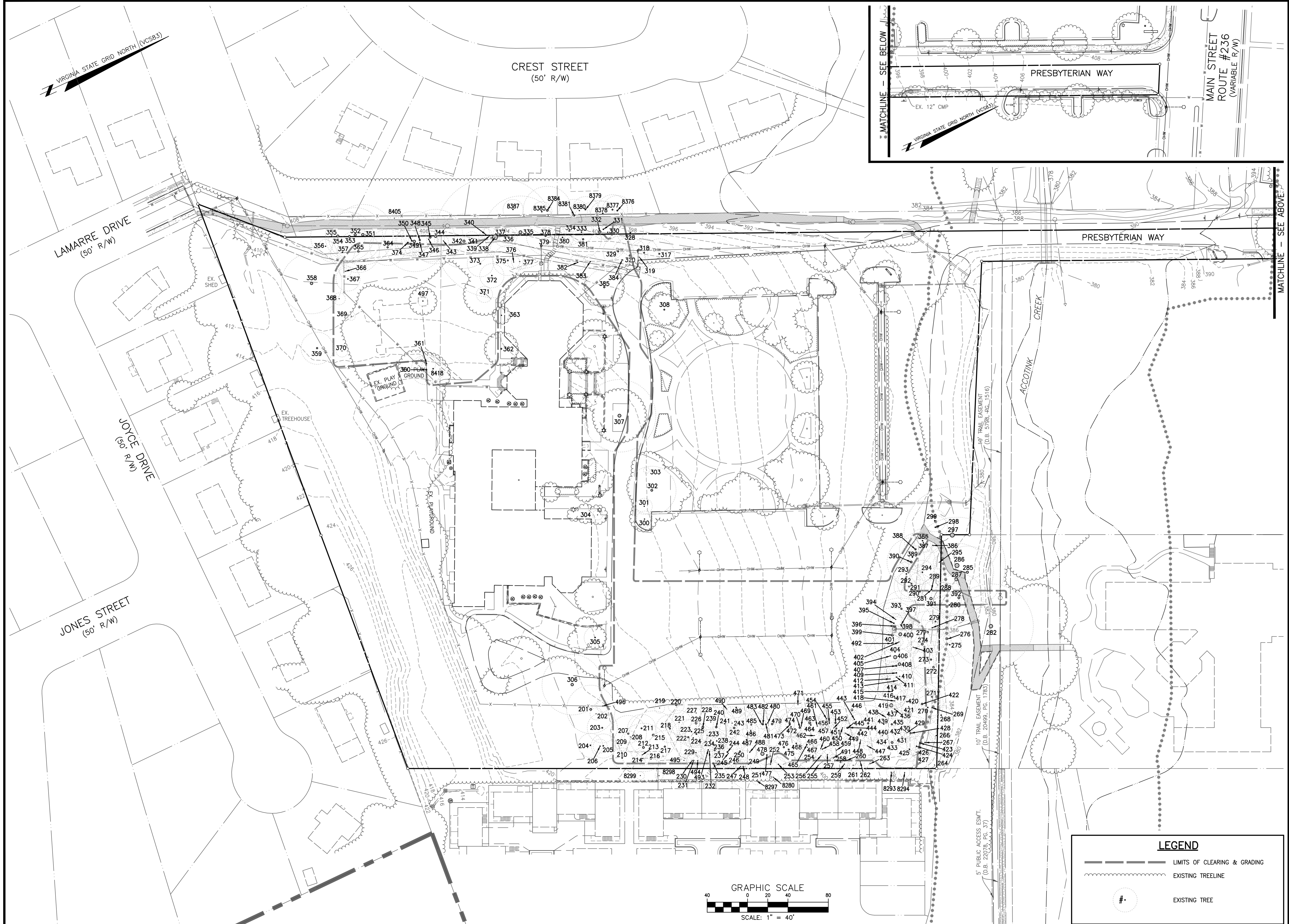
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CITY OF FAIRFAX, VIRGINIA



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DESIGN		APPROVED		DATE		SCALE	
DESIGN	KJV	APPROVED	HMF	JAN.	2021	HORIZ.	1" = 40'
DRAWN	KJV	DATE				VERT.	

LEGEND	
	LIMITS OF CLEARING & GRADING
	EXISTING TREELINE
	EXISTING TREE

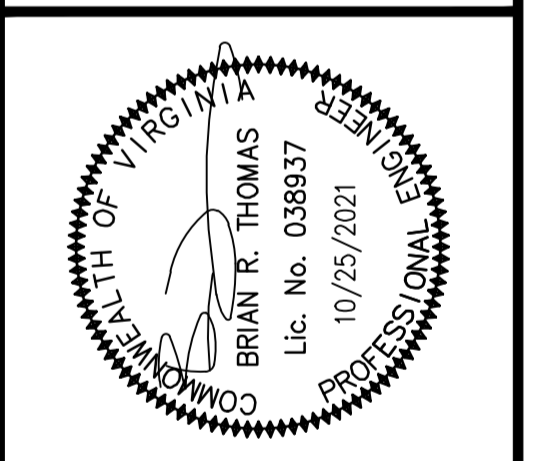
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TREE SURVEY

FAIRFAX PRESBYTERIAN CHURCH

CITY OF FAIRFAX, VIRGINIA



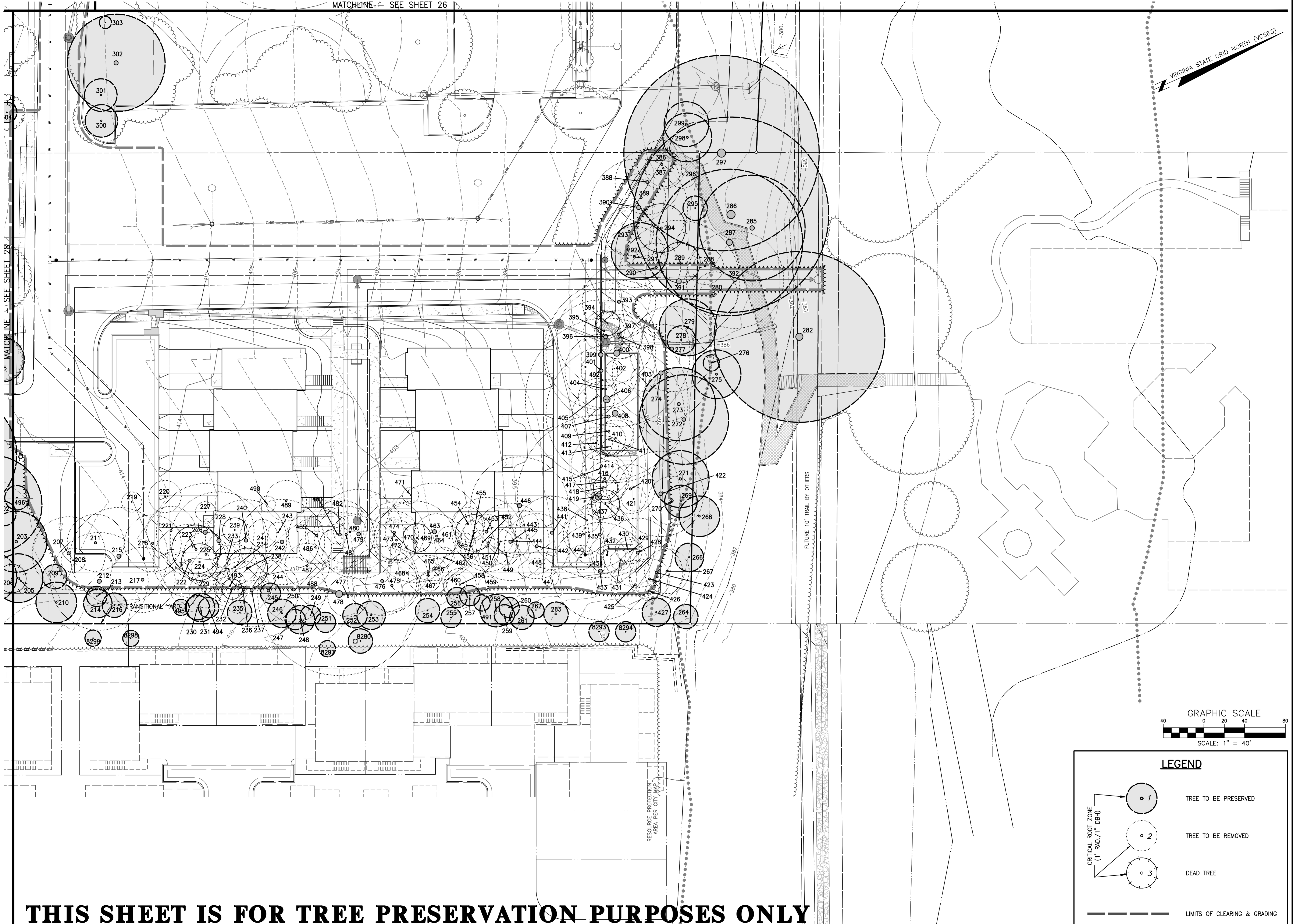
NO.	DESCRIPTION	REVISIONS	DATE	BY

SHEET	OF
25	46
PRJ NO: 2017-2570	
TYPE: MDP	


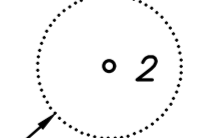
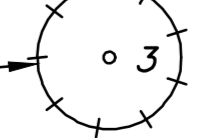

MATCHLINE ← SEE SHEET 26

VIRGINIA STATE GRID NORTH (VCS83)

← MATCHLINE + SEE SHEET 28



LEGEND

-  TREE TO BE PRESERVED
-  TREE TO BE REMOVED
-  DEAD TREE
-  LIMITS OF CLEARING & GRADING

CRITICAL ROOT ZONE (1" RAD./1" DBH)

THIS SHEET IS FOR TREE PRESERVATION PURPOSES ONLY

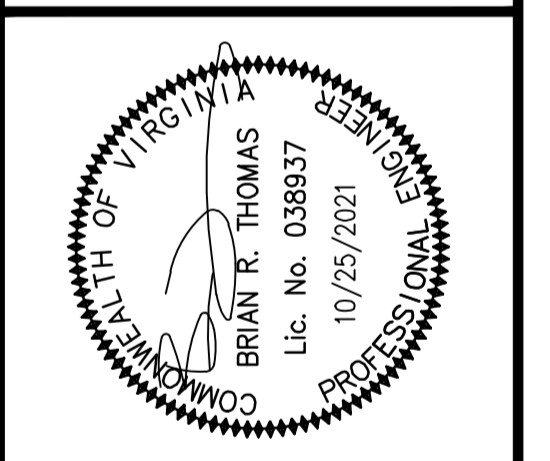
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TREE MANAGEMENT PLAN

FAIRFAX PRESBYTERIAN CHURCH

CITY OF FAIRFAX, VIRGINIA



DESIGN	DATE	SCALE	REVISIONS
KJV	JAN. 2021	HORIZ: 1" = 40'	
HMF		VERT: ---	
APPROVED			
DATE			
SCALE			
HORIZ: 1" = 40'			
VERT: ---			
SHEET	OF		
27	46		
PRJ NO: 2017-2570			
TYPE: MDP			

MATCHLINE - SEE SHEET 29

VIRGINIA STATE GRID NORTH (VCS83)

JONES STREET
(50' R/W)

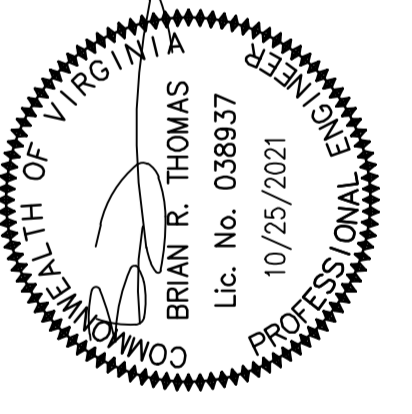
15' TRANSITIONAL YARD 3

TREE MANAGEMENT PLAN

FAIRFAX PRESBYTERIAN CHURCH

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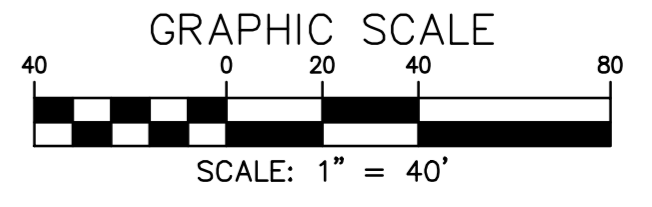


LEGEND

- TREE TO BE PRESERVED
- TREE TO BE REMOVED
- DEAD TREE
- LIMITS OF CLEARING & GRADING

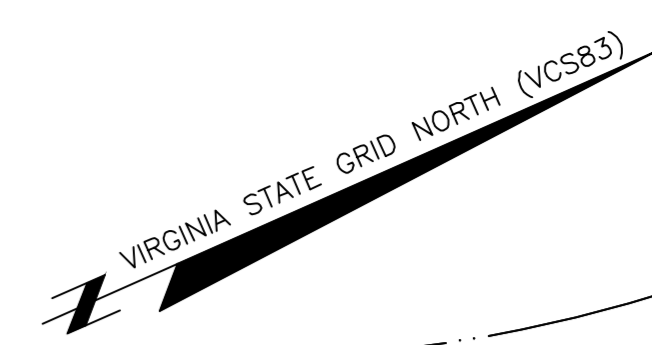
CRITICAL ROOT ZONE
(1" RAD./1" DBH)

THIS SHEET IS FOR TREE PRESERVATION PURPOSES ONLY

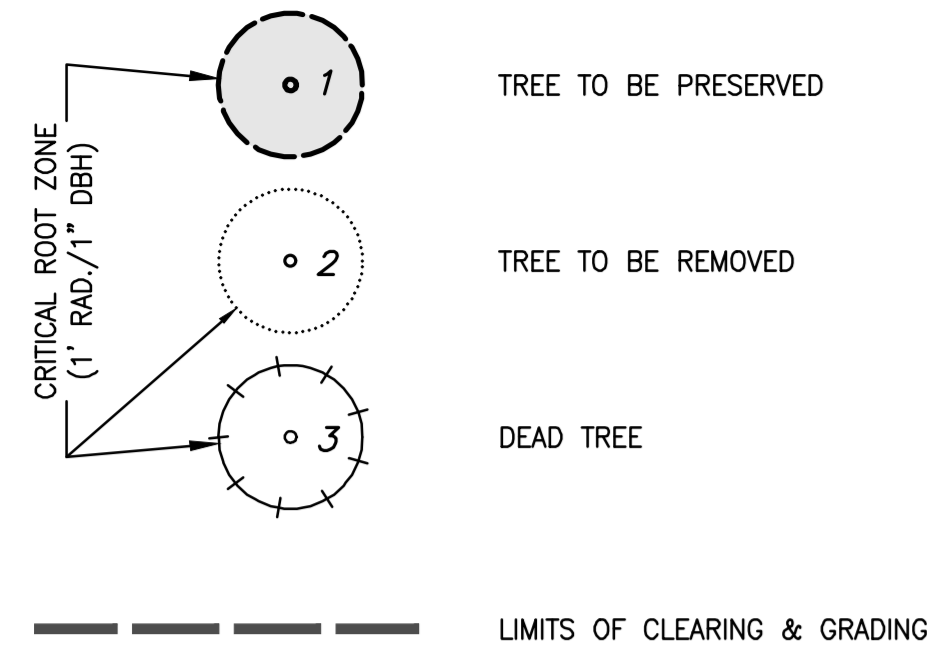


DESIGN	DRAWN	DATE	SCALE	NO.	DESCRIPTION	REVISIONS	REVIEW	APPROV.	DATE
KJV	KJV	JAN. 2021	HORIZ: 1" = 40'	40					
	HMF		VERT: ---						
SHEET 28 OF 46 PRJ NO: 2017-2570 TYPE: MDP									

THIS SHEET IS FOR TREE PRESERVATION PURPOSES ONLY



LEGEND



GRAPHIC SCALE



CREST STREET
(50' R/W)

LAMARRE DRIVE
(50' R/W)

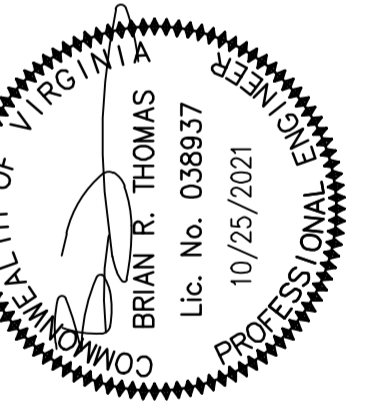
JOYCE DRIVE
(50' R/W)

MATCHLINE - SEE SHEET 28

TREE MANAGEMENT PLAN
MATCHLINE - SEE SHEET 26

**FAIRFAX
PRESBYTERIAN
CHURCH**

CITY OF FAIRFAX, VIRGINIA



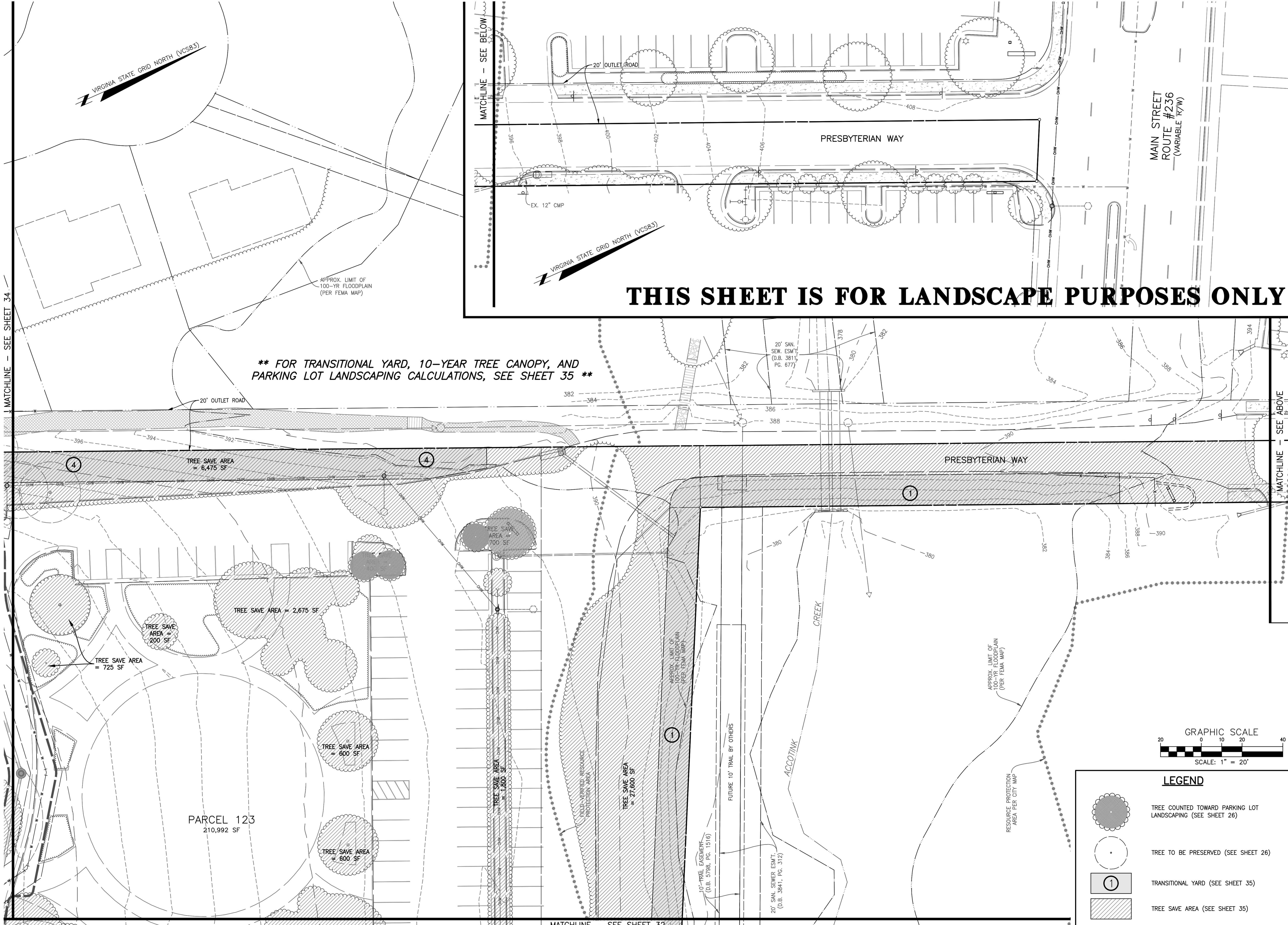
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DESIGN	DRAFT	KJV	KJV	DATE	JAN. 2021	SCALE	HORIZ: 1" = 40'	VERT:	
APPROVED	HMF								
SHEET		OF		PRJ NO:		DATE		TYPE:	
29		46		2017-2570		10/26/2021		MDP	

Tree #	Species	Size	Condition	Crown Radius			Status
		dbh	%	Avg. Radius (ft)	* Dead Tree	* Poor Condition	* Off Site/Co-Owned
201	royal paulownia	24	75	25			PRESERVE
202	white mulberry	5	65	10			PRESERVE
203	eastern white pine	15	70	15			PRESERVE
204	red maple	11	65	15			PRESERVE
205	red maple	13	70	10			PRESERVE
206	red maple	6	0		X		REMOVE
207	eastern white pine	20	75	20			REMOVE
208	bigtooth aspen	5	75	10			REMOVE
209	black locust	5	65	5			PRESERVE
210	black locust	8	80	15			PRESERVE
211	black cherry	16	70	20			REMOVE
212	tulip tree	25	60	15			REMOVE
213	black locust	5	60	5			PRESERVE
214	black locust	7	80	15			PRESERVE
215	eastern white pine	23	65	20			REMOVE
216	black locust	6	75	15			PRESERVE
217	tulip tree	16	60	10			REMOVE
218	bigtooth aspen	16	75	20			REMOVE
219	tree of heaven	4, 3	60	10			REMOVE
220	black locust	9	75	15			REMOVE
221	Virginia pine	12	65	15			REMOVE
222	tulip tree	19	85	25			REMOVE
223	bigtooth aspen	13	0		X		REMOVE
224	bigtooth aspen	9	0		X		REMOVE
225	tulip tree	12	45	10			REMOVE
226	tulip tree	21	80	25			REMOVE
227	flowering dogwood	4	70	10			REMOVE
228	tulip tree	22	80	20			REMOVE
229	black locust	6	80	10			REMOVE
230	black locust	5	75	10			PRESERVE
231	black locust	6	75	15			PRESERVE
232	tulip tree	7	0		X		REMOVE
233	eastern white pine	6	70	5			REMOVE
234	black locust	9	70	10			REMOVE
235	black locust	5	75	10			PRESERVE
236	tulip tree	14	75	20			REMOVE
237	tulip tree	16	80	20			REMOVE
238	black locust	9	0		X		REMOVE
239	black cherry	5	0		X		REMOVE
240	tulip tree	17	80	25			REMOVE
241	flowering dogwood	6	70	10			REMOVE
242	tulip tree	23	80	20			REMOVE
243	red maple	5	65	10			REMOVE
244	tulip tree	16	80	20			REMOVE
245	black locust	4	70	10			PRESERVE
246	black locust	6	80	15			PRESERVE
247	black locust	5	80	15			PRESERVE
248	black locust	7	80	15			PRESERVE
249	black locust	5	80	5			PRESERVE
250	red maple	12,6	65	15			REMOVE
251	blackgum	6	75	15			PRESERVE
252	black locust	5	75	10			PRESERVE
253	black locust	6	75	10			PRESERVE
254	black locust	6	80	15			PRESERVE
255	tulip tree	5	80	10			PRESERVE
256	tulip tree	5	70	10			PRESERVE
257	tulip tree	5	75	10			PRESERVE
258	tulip tree	7	80	10			PRESERVE
259	black locust	4	75	10			PRESERVE
260	black locust	4	75	5			PRESERVE
261	tulip tree	5	75	10			PRESERVE
262	tulip tree	4	70	5			PRESERVE
263	tulip tree	5,4	70	10			PRESERVE
264	black locust	5	70	10			PRESERVE
266	black cherry	6	50	5		X	PRESERVE
267	tulip tree	11	85	20			REMOVE
268	tulip tree	9	80	15		X	PRESERVE
269	sassafras	8	80	15			PRESERVE
270	American sycamore	11	80	15			REMOVE
271	American sycamore	15	80	20			PRESERVE
272	tulip tree	25	75	20			PRESERVE
273	American sycamore	14	75	15			PRESERVE
274	tulip tree	21	75	25			PRESERVE
275	American elm	9	80	15		X	PRESERVE
276	American holly	3	80	5		X	PRESERVE
277	tulip tree	21	85	25			REMOVE
278	tulip tree	7	80	15			PRESERVE
279	black cherry	15	70	15			PRESERVE
280	tulip tree	8	65	5		X	REMOVE*
282	tulip tree	30,25	80	25		X	PRESERVE
285	tulip tree	22	60	20		X	PRESERVE*
286	tulip tree	35	75	40		X	PRESERVE
287	tulip tree	24,10	55	20		X	PRESERVE*
288	red maple	8	45	10		X	REMOVE*
289	tulip tree	10	0		X		REMOVE
290	American elm	10	65	10			REMOVE
291	American elm	15	70	15			REMOVE
292	red maple	11	75	15			PRESERVE
293	eastern red cedar	12	75	15			REMOVE
294	American elm	9	0		X		REMOVE
295	black cherry	9	75	10			PRESERVE
296	black cherry	8	25	5		X	PRESERVE
297	red maple	20,20,18,10,6	50	20		X	PRESERVE*
298	black cherry	10	55	10		X	PRESERVE
299	black cherry	10	75	15			PRESERVE
300	common crapemyrtle	6,6,4	80	10			PRESERVE
301	flowering dogwood	8	55	5		X	PRESERVE
302	American holly	14,12,9,9,9	75	15			PRESERVE
303	fringe tree	6,5,4,4	60	10			PRESERVE
304	magnolia species	5,5,4	80	10			PRESERVE
305	purpleleaf plum	10	80	10			PRESERVE
306	eastern white pine	30	80	25			PRESERVE
307	willow oak	35	90	45			PRESERVE
308	Japanese maple	11, 9	70	15			PRESERVE

Tree #	Species	Size	Condition	Crown Radius			Status
		dbh	%	Avg. Radius (ft)	* Dead Tree	* Poor Condition	* Off Site/Co-Owned
317	tulip tree	20	80	20			PRESERVE
318	southern catalpa	15	80	20			PRESERVE
319	southern catalpa	4	70	10			PRESERVE
320	scarlet oak	20	80	25			REMOVE
328	hickory species	11	80	15		X	PRESERVE
329	tulip tree	18	80	20			REMOVE
330	blackgum	5	20	5		X	REMOVE*
331	red maple	11	80	15		X	PRESERVE
332	white oak	30	80	35		X	REMOVE*
333	hickory species	9	80	15		X	REMOVE*
334	blackgum	12	75	15		X	REMOVE*
335	hickory species	28	85	35		X	REMOVE*
336	red maple	8	45	15		X	PRESERVE*
337	red maple	10	75	15		X	PRESERVE*
338	tulip tree	42	85	35			REMOVE
339	white oak	6	80	15		X	PRESERVE
340	white oak	5	70	10		X	PRESERVE
341	white oak	5	0			X	REMOVE
342	white oak	21	80	25			REMOVE
343	Norway spruce	4,3	35	0		X	PRESERVE
344	scarlet oak	23	75	25		X	PRESERVE
345	scarlet oak	23	80	30			PRESERVE
346	white oak	10	65	15			PRESERVE
347	white oak	8	65	10			PRESERVE
348	white oak	14	75	20			PRESERVE
349	tulip tree	26	80	35			REMOVE
350	red maple	10,8	70	15			PRESERVE
351	red maple	20,14,12	70	25		X	PRESERVE
352	red maple	31	75	30		X	PRESERVE
353	red maple	22	80	25		X	PRESERVE
354	red maple	15,15	55	20		X	PRESERVE*
355	American elm	5	80	15		X	PRESERVE
356	American elm	5	75	10			PRESERVE
357	black cherry	12	70	20			PRESERVE
358	red maple	36	70	25			PRESERVE
359	sweet cherry	14	35	10		X	REMOVE
360	green ash	5,5,4,4,4	75	15			REMOVE
361	American holly	7	80	10			REMOVE
362	eastern redbud	14	70	15			REMOVE
363	flowering dogwood	6	0			X	REMOVE
364	white oak	19	65	25			REMOVE
365	white oak	17	70	20			REMOVE
366	American elm	5	80	10			REMOVE
367	tulip tree	12	70	15			REMOVE
368	Japanese maple	2,1,1,1	70	10			REMOVE
369	Chinese privet	6	70	10			REMOVE
370	black cherry	5,4	65	10			REMOVE
371	Japanese maple	5,5,4	80	10			REMOVE
372	Japanese maple	8,7,6,6	80	15			REMOVE
373	American beech	14	85	15			REMOVE
374	black oak	10	75	20			REMOVE
375	eastern red cedar	14	65	15			REMOVE
376	eastern redbud	5	75	10			REMOVE
377	American elm	7	75	15			REMOVE
378	red maple	18	80	20			REMOVE
379	eastern hemlock	5	55	5		X	REMOVE
380	red maple	9,5	70	15			REMOVE
381	tulip tree	18	80	20			REMOVE
382	eastern redbud	8	80	15			REMOVE
383	eastern redbud	5,3	80	15			REMOVE
384	eastern redbud	5	75	15			REMOVE
385	Colorado spruce	16	70	15			REMOVE
386	American elm	11	65	15			REMOVE
387	red maple	8	75	10			REMOVE
388	red maple	14	80	20			REMOVE
389	black cherry	13	60	10			REMOVE
390	black locust	17	60	10			REMOVE
391	tulip tree	24	80	20			REMOVE
392	tulip tree	19	60	20		X	REMOVE*
393	Virginia pine	15	60	10			REMOVE
394	red maple	6	0			X	REMOVE
395	red maple	11	65	10		X	REMOVE
396	eastern cottonwood	21	75	25			REMOVE
397	American elm	6	65	5			REMOVE
398	red maple	9	80	15			REMOVE
399	royal paulownia	23	65	15			REMOVE
400	tulip tree	24	80	30			REMOVE
401	red maple	12	75	20			REMOVE
402	American elm	4	80	5			REMOVE
403	red maple	5	80	10			REMOVE
404	red maple	5	80	10			REMOVE
405	black cherry	9	65	10			REMOVE
406	black locust	15,18	45	15		X	REMOVE
407	American elm	15	75	15			REMOVE
408	tulip tree	24	80	25			REMOVE
409	American elm	9	75	10			REMOVE
410	American elm	8	65	5			REMOVE
411	red maple	7	75	10			REMOVE
412	American elm	8	65	10			REMOVE
413	American elm	4	70	5			REMOVE
414	black locust	16	65	15			REMOVE
415	American elm	8	50	10		X	REMOVE
416	white mulberry	8,4	55	10		X	REMOVE
417	red maple	8	80	15			REMOVE
418	red maple	5	0			X	REMOVE
419	tulip tree	31	80	35			REMOVE
420	American elm	9	80	15			REMOVE
421	American elm	5	65	10			REMOVE
422	tulip tree	18	85	20			REMOVE
423	black locust	11	70	10			REMOVE
424	tulip tree	9	70	15			REMOVE
425	tulip tree	11	75	15			REMOVE
426	black cherry	4	60	5			REMOVE

Tree #	Species	Size	Condition	Crown Radius			Status
		dbh	%	Avg. Radius (ft)	* Dead Tree	* Poor Condition	* Off Site/Co-Owned
427	black cherry	7	70	15			PRESERVE
428	tulip tree	16	75	20			REMOVE
429	tulip tree	5	65	5			REMOVE
430	red maple	5	70	10			REMOVE
431	American elm	4	65	5			REMOVE
432	tulip tree	9	75	15			REMOVE
433	black locust	18	55	15		X	REMOVE
434	sweet cherry	6	60	5			REMOVE
435	black locust	17	75	20			REMOVE
436	black locust	5	0			X	REMOVE



**** FOR TRANSITIONAL YARD, 10-YEAR TREE CANOPY, AND PARKING LOT LANDSCAPING CALCULATIONS, SEE SHEET 35 ****

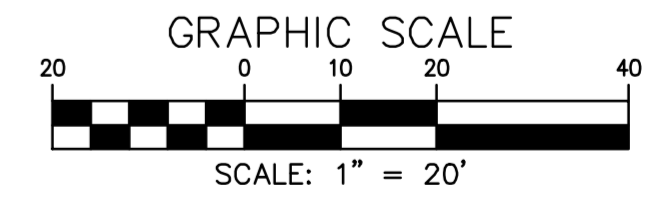
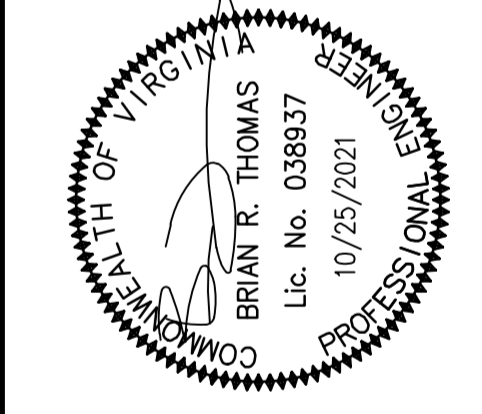
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MAIN STREET ROUTE #236 (VARIABLE R/W)

CONCEPTUAL LANDSCAPE PLAN

FAIRFAX PRESBYTERIAN CHURCH

CITY OF FAIRFAX, VIRGINIA

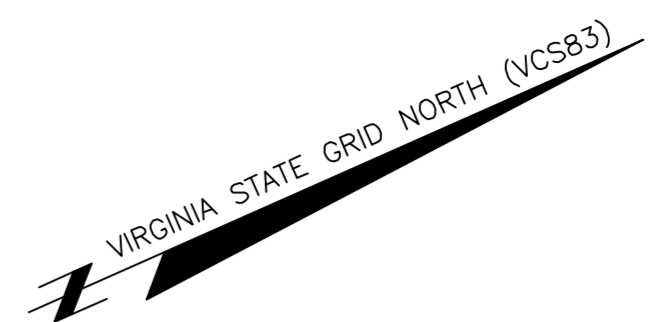
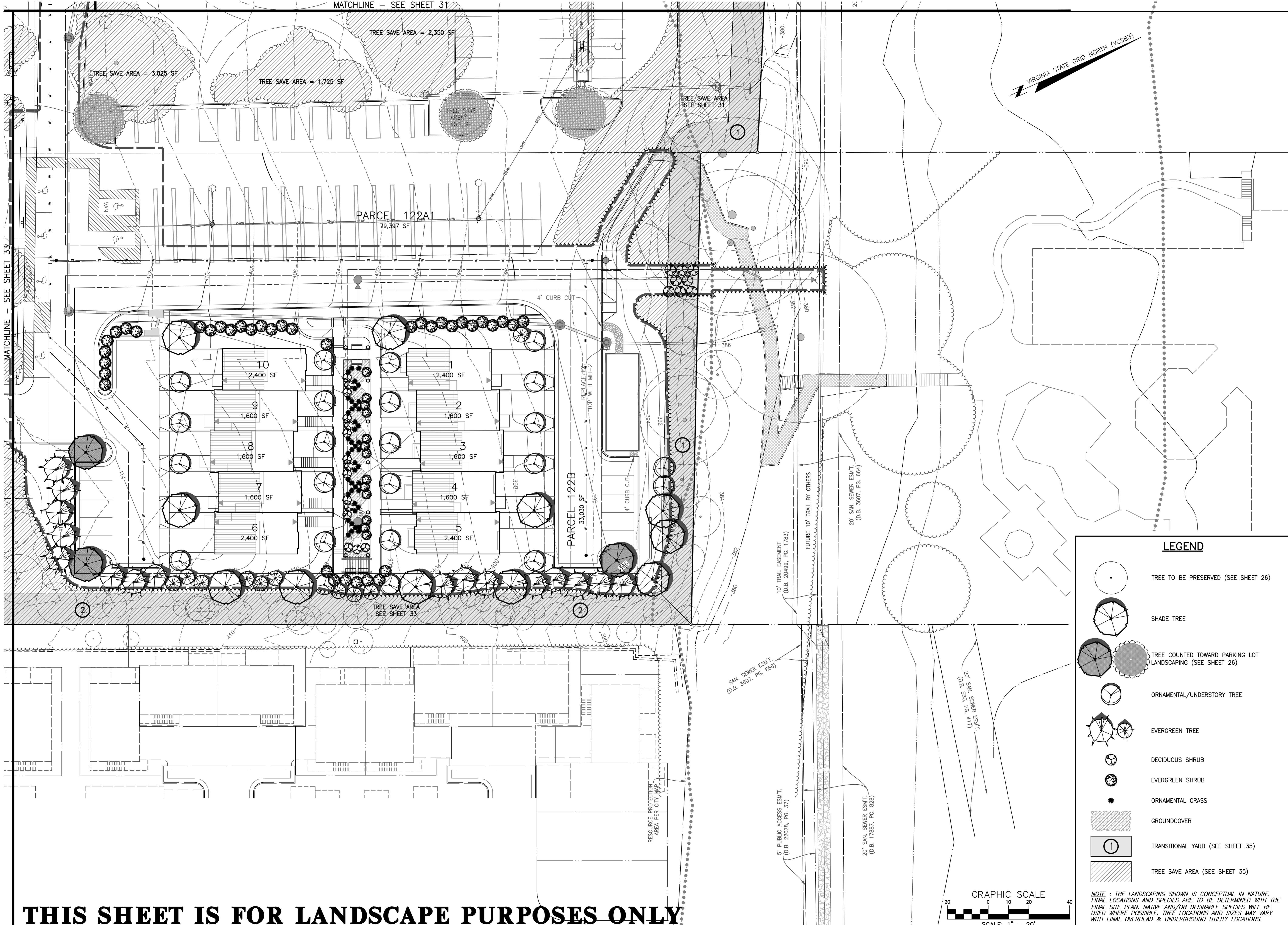


LEGEND	
	TREE SAVE AREA (SEE SHEET 35)
	TREE TO BE PRESERVED (SEE SHEET 26)
	TRANSITIONAL YARD (SEE SHEET 35)
	TREE COUNTED TOWARD PARKING LOT LANDSCAPING (SEE SHEET 26)

NO.	DATE	REVISION	PRIOR TO APPROVAL

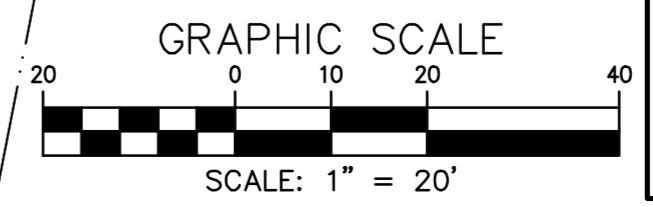
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APPROVED	KJV	DATE	JAN. 2021
APPROVED	HMF	DATE	JAN. 2021
SCALE	HORIZ: 1" = 20'	VERT:	---
SHEET	31	OF	46
PRJ NO:	2017-2570		
TYPE:	MDP		

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LEGEND

- TREE TO BE PRESERVED (SEE SHEET 26)
- SHADE TREE
- TREE COUNTED TOWARD PARKING LOT LANDSCAPING (SEE SHEET 26)
- ORNAMENTAL/UNDERSTORY TREE
- EVERGREEN TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- ORNAMENTAL GRASS
- GROUNDCOVER
- TRANSITIONAL YARD (SEE SHEET 35)
- TREE SAVE AREA (SEE SHEET 35)



NOTE: THE LANDSCAPING SHOWN IS CONCEPTUAL IN NATURE. FINAL LOCATIONS AND SPECIES ARE TO BE DETERMINED WITH THE FINAL SITE PLAN. NATIVE AND/OR DESIRABLE SPECIES WILL BE USED WHERE POSSIBLE. TREE LOCATIONS AND SIZES MAY VARY WITH FINAL OVERHEAD & UNDERGROUND UTILITY LOCATIONS.

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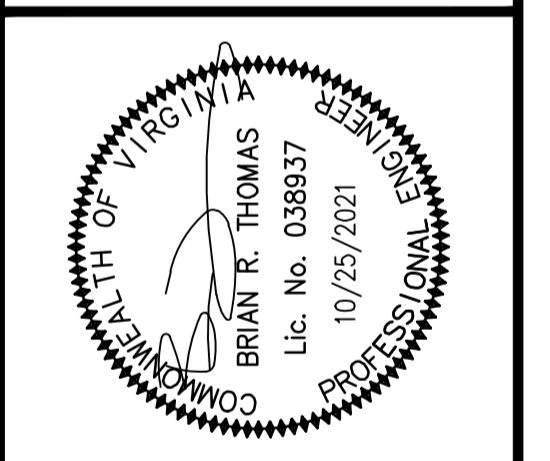
NO. DATE REVISION PRIOR TO APPROVAL

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CONCEPTUAL LANDSCAPE PLAN

FAIRFAX PRESBYTERIAN CHURCH

CITY OF FAIRFAX, VIRGINIA



NO.	DATE	DESCRIPTION	REVISIONS	BY	DATE

DESIGN	DATE	SCALE
KJV	JAN. 2021	1" = 20'
APPROVED	DATE	SCALE
HMF	JAN. 2021	1" = 20'

SHEET 32 OF 46

PRJ NO: 2017-2570

TYPE: MDP

MATCHLINE - SEE SHEET 34

VIRGINIA STATE GRID NORTH (VCS83)

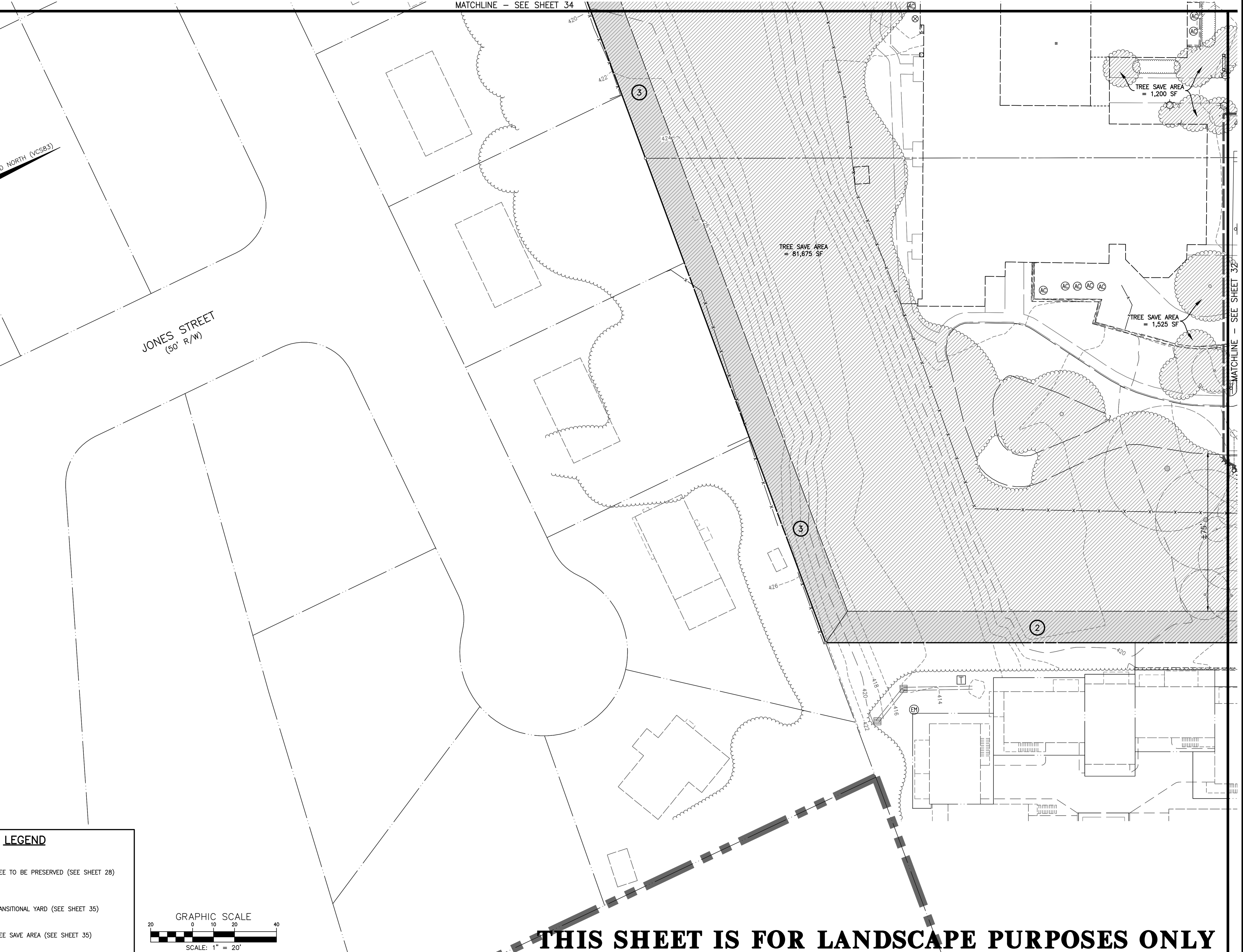
JONES STREET
(50' R/W)

TREE SAVE AREA
= 81,675 SF


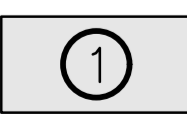
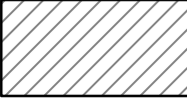
TREE SAVE AREA
= 1,200 SF

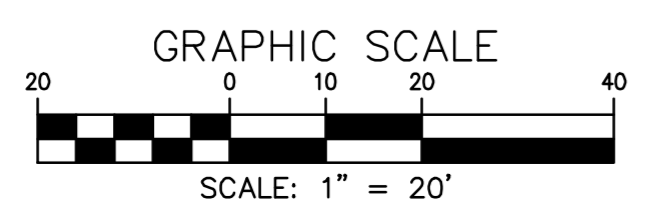
TREE SAVE AREA
= 1,525 SF

MATCHLINE - SEE SHEET 32



LEGEND

-  TREE TO BE PRESERVED (SEE SHEET 28)
-  TRANSITIONAL YARD (SEE SHEET 35)
-  TREE SAVE AREA (SEE SHEET 35)

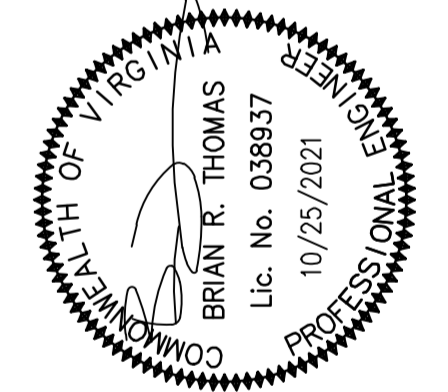


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CONCEPTUAL LANDSCAPE PLAN

**FAIRFAX
PRESBYTERIAN
CHURCH**

CITY OF FAIRFAX, VIRGINIA



DESIGN	DATE	SCALE	NO.	DESCRIPTION	REVISIONS	BY	DATE
KJV	JAN. 2021	1" = 20'	1				
KJV			2				
HMF			3				

DESIGN	DATE	SCALE	NO.	DESCRIPTION	REVISIONS	BY	DATE
KJV	JAN. 2021	1" = 20'	1				
KJV			2				
HMF			3				

DESIGN	DATE	SCALE	NO.	DESCRIPTION	REVISIONS	BY	DATE
KJV	JAN. 2021	1" = 20'	1				
KJV			2				
HMF			3				

DESIGN	DATE	SCALE	NO.	DESCRIPTION	REVISIONS	BY	DATE
KJV	JAN. 2021	1" = 20'	1				
KJV			2				
HMF			3				

SHEET 33 OF 46
 PRJ NO: 2017-2570
 TYPE: MDP



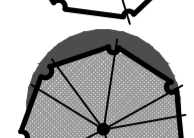
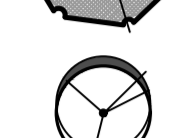
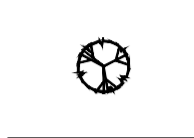
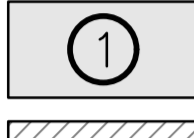

NO. DATE REVISION PRIOR TO APPROVAL

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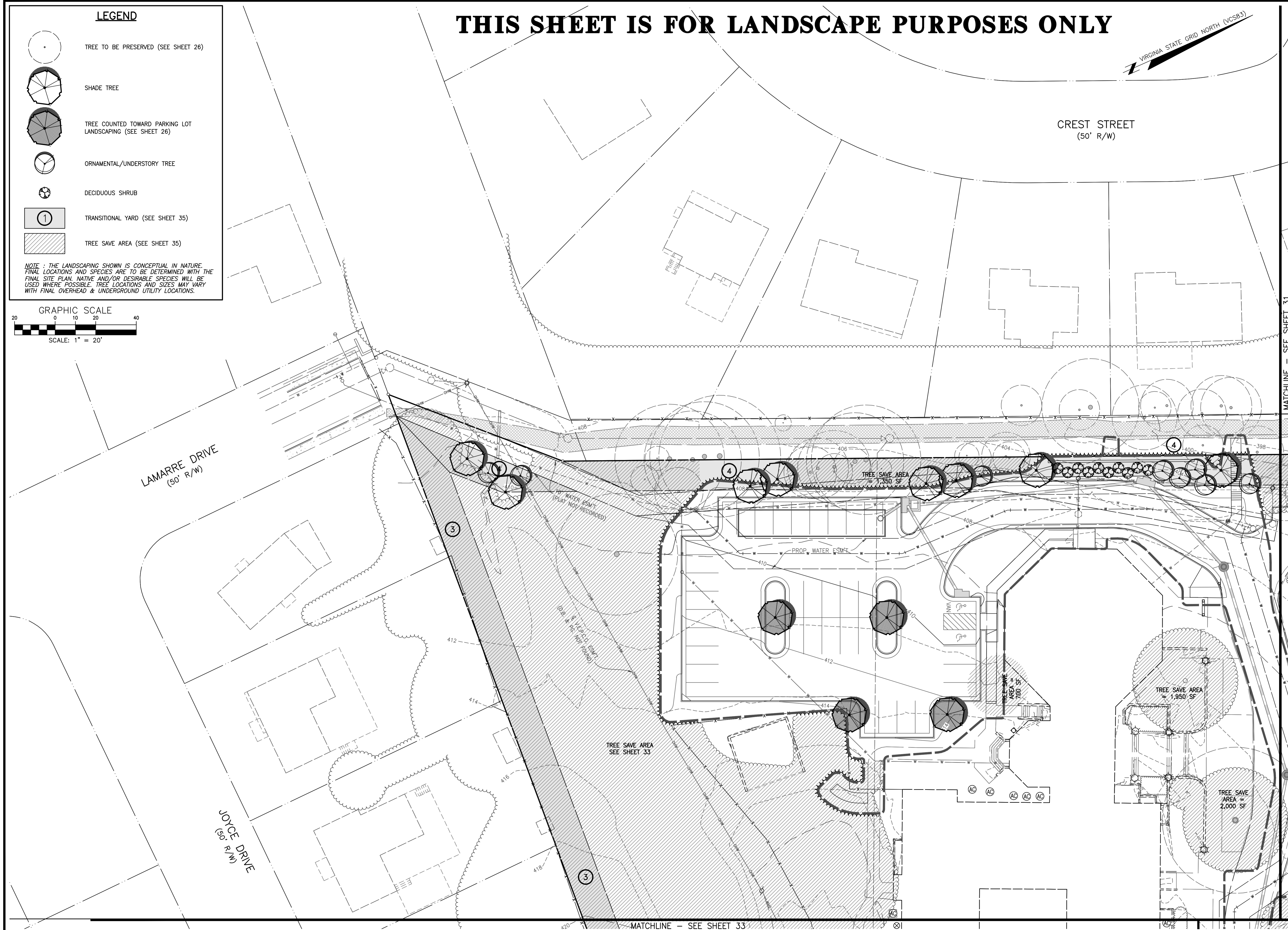
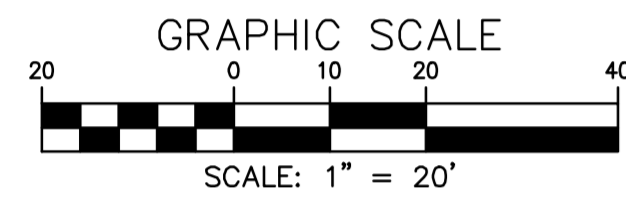
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VIRGINIA STATE GRID NORTH (VCS83)

LEGEND

-  TREE TO BE PRESERVED (SEE SHEET 26)
-  SHADE TREE
-  TREE COUNTED TOWARD PARKING LOT LANDSCAPING (SEE SHEET 26)
-  ORNAMENTAL/UNDERSTORY TREE
-  DECIDUOUS SHRUB
-  TRANSITIONAL YARD (SEE SHEET 35)
-  TREE SAVE AREA (SEE SHEET 35)

NOTE: THE LANDSCAPING SHOWN IS CONCEPTUAL IN NATURE. FINAL LOCATIONS AND SPECIES ARE TO BE DETERMINED WITH THE FINAL SITE PLAN. NATIVE AND/OR DESIRABLE SPECIES WILL BE USED WHERE POSSIBLE. TREE LOCATIONS AND SIZES MAY VARY WITH FINAL OVERHEAD & UNDERGROUND UTILITY LOCATIONS.



NO. DATE REVISION PRIOR TO APPROVAL

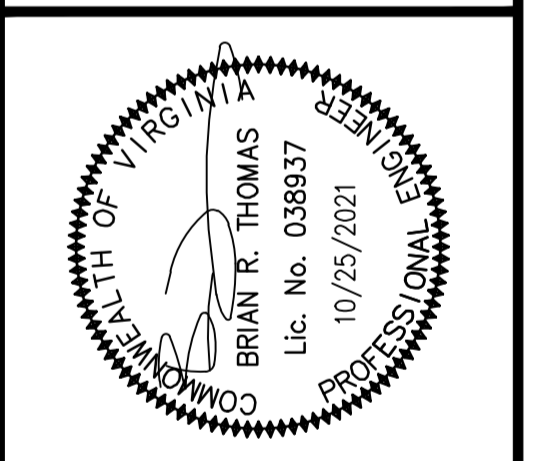
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CONCEPTUAL LANDSCAPE PLAN

FAIRFAX PRESBYTERIAN CHURCH

CITY OF FAIRFAX, VIRGINIA

MATCHLINE - SEE SHEET 31



DESIGN	DRAWN	DATE	SCALE	NO.	DESCRIPTION	REVISIONS	DATE	BY
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	HMF		VERT: ---	2				

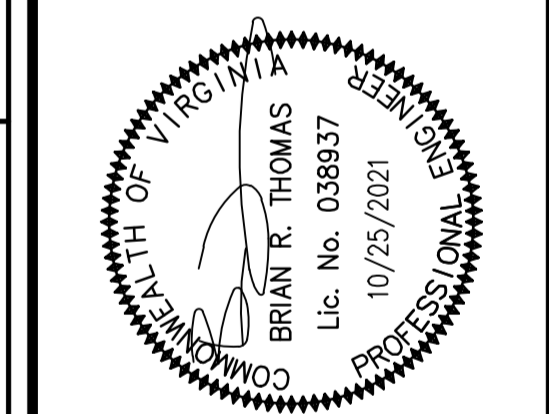
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SHEET 34 OF 46

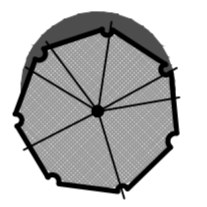
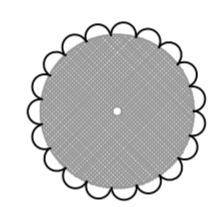
PRJ NO: 2017-2570

TYPE: MDP

LANDSCAPE CALCULATIONS
FAIRFAX PRESBYTERIAN CHURCH
 CITY OF FAIRFAX, VIRGINIA



IMPERVIOUS SURFACE CALCULATIONS	
SITE AREA	359,435 SF
EXISTING CHURCH	27,058 SF
PROPOSED TOWNHOUSES	8,000 SF
SIDEWALKS	22,915 SF
STREETS & PARKING	118,800 SF
TOTAL IMPERVIOUS AREA	176,773 SF
IMPERVIOUS SURFACE RATIO	176,773/359,435 = 49%

COMPUTATIONS FOR INTERIOR PARKING LOT LANDSCAPING	
  = TREE COUNTED TOWARD PARKING LOT LANDSCAPING	
EXISTING CHURCH/DAY CARE PARKING	
LANDSCAPING REQUIRED (1 tree/10 spaces x 225 spaces) =	23 Trees
EXISTING LANDSCAPING TO BE PRESERVED	7 Trees
PHASE ONE – TOWNHOMES	
LANDSCAPING REQUIRED	0 Trees
LANDSCAPING PROVIDED	3 Trees
PHASE TWO – CHURCH PARKING LOT	
LANDSCAPING REQUIRED (1 tree/10 spaces x 38 spaces) =	4 Trees
LANDSCAPING PROVIDED	4 Trees
POST-CONSTRUCTION	
LANDSCAPING REQUIRED (1 tree/10 spaces x 188 spaces) =	19 Trees
LANDSCAPING PROVIDED	14 Trees
* SEE SHEET 2 FOR MODIFICATION REQUEST	

① TRANSITIONAL YARD 3 738 FT LENGTH / 11,066 SF AREA *	
REQUIRED	PROVIDED
15' MINIMUM WIDTH	15' WIDTH
6' MINIMUM FENCE OR WALL HEIGHT	N/A FENCE
2 CANOPY TREES (4 PER 100 FT)	2 CANOPY TREES
2 UNDERSTORY TREES (4 PER 100 FT)	2 UNDERSTORY TREES
2 SHRUBS (4 PER 100 FT)	8 SHRUBS
* 94% OF THE BUFFER IS WITHIN THE TREE SAVE AREA	

② TRANSITIONAL YARD 3 512 FT LENGTH / 7,668 SF AREA *	
REQUIRED	PROVIDED
15' MINIMUM WIDTH	15' WIDTH
6' MINIMUM FENCE OR WALL HEIGHT	6' FENCE
0 CANOPY TREES (4 PER 100 FT)	0 CANOPY TREES
0 UNDERSTORY TREES (4 PER 100 FT)	0 UNDERSTORY TREES
0 SHRUBS (4 PER 100 FT)	0 SHRUBS
* 100% OF THE BUFFER IS WITHIN THE TREE SAVE AREA	

③ TRANSITIONAL YARD 3 563 FT LENGTH / 8,439 SF AREA *	
REQUIRED	PROVIDED
15' MINIMUM WIDTH	15' WIDTH
6' MINIMUM FENCE OR WALL HEIGHT	N/A FENCE
0 CANOPY TREES (4 PER 100 FT)	0 CANOPY TREES
0 UNDERSTORY TREES (4 PER 100 FT)	0 UNDERSTORY TREES
0 SHRUBS (4 PER 100 FT)	0 SHRUBS
* 100% OF THE BUFFER IS WITHIN THE TREE SAVE AREA	

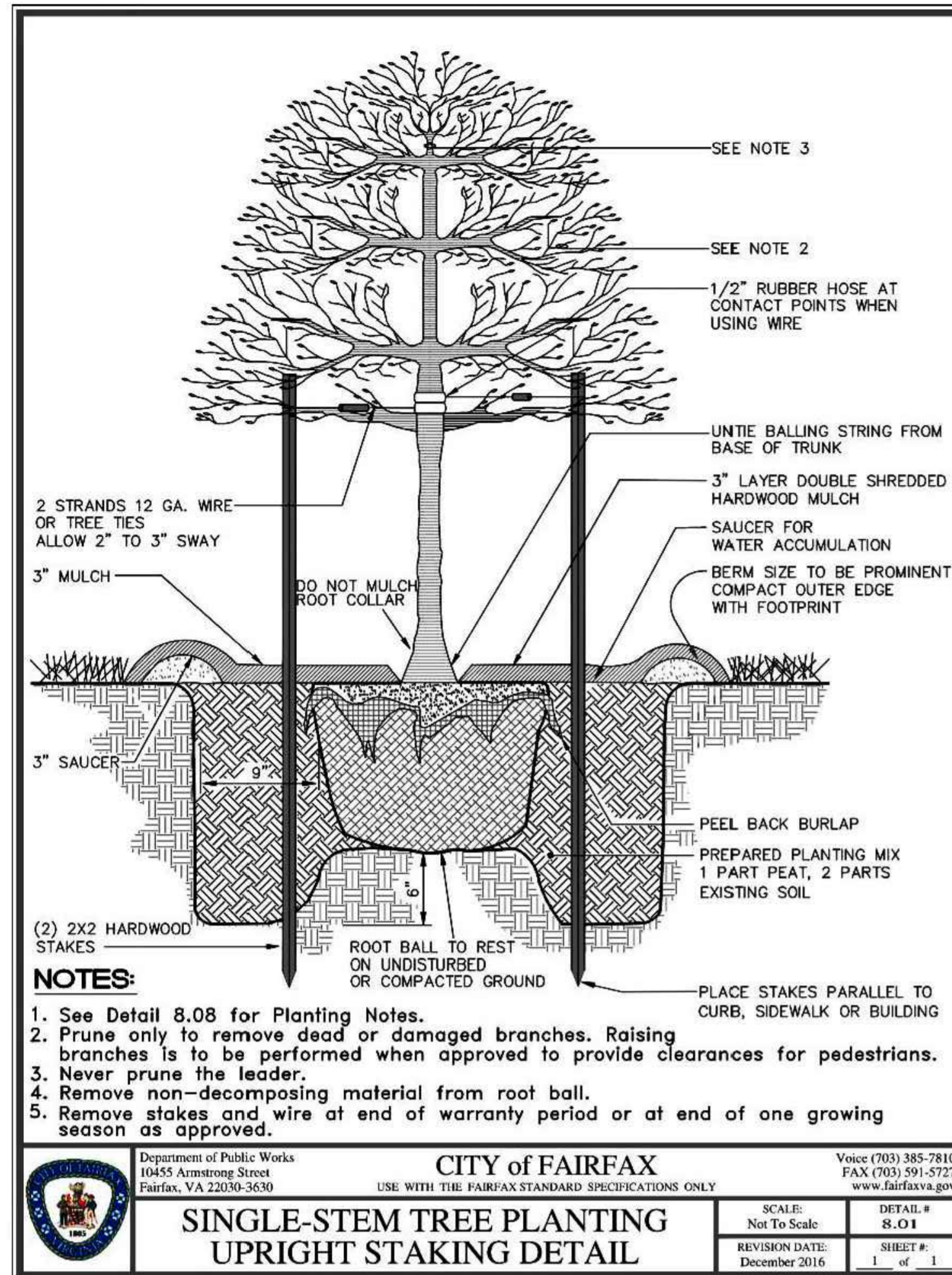
④ TRANSITIONAL YARD 3 631 FT LENGTH / 8,995 SF AREA *	
REQUIRED	PROVIDED
15' MINIMUM WIDTH	10-15' WIDTH
6' MINIMUM FENCE OR WALL HEIGHT	6' FENCE
8 CANOPY TREES (4 PER 100 FT)	8 CANOPY TREES
8 UNDERSTORY TREES (4 PER 100 FT)	8 UNDERSTORY TREES
8 SHRUBS (4 PER 100 FT)	10 SHRUBS
* 69% OF THE BUFFER IS WITHIN THE TREE SAVE AREA	

PLANT SCHEDULE			
	QUANTITY	X CANOPY	= TOTAL
SHADE TREES (2" CAL.) <i>(E.G. RED MAPLE, RED OAK, AMERICAN BEECH)</i>	26	200	5,200
UNDERSTORY TREES (2" CAL.) <i>(E.G. SERVICEBERRY, MAGNOLIA, DOGWOOD)</i>	31	75	2,325
EVERGREEN TREES (8' HGT.) <i>(E.G. HOLLY, EASTERN REDCEDAR, SPRUCE)</i>	16	100	1,600
EVERGREEN TREES (6' HGT.) <i>(E.G. HOLLY, JUNIPER, ARBORVITAE)</i>	10	40	400
MEDIUM DECIDUOUS SHRUBS <i>(E.G. CHOKEBERRY, VIBURNUM, DOGWOOD)</i>	33	0	0
MEDIUM EVERGREEN SHRUBS <i>(E.G. JUNIPER, HOLLY, RHODODENDRON)</i>	51	0	0
ORNAMENTAL GRASSES <i>(E.G. LITTLE BLUESTEM, SWITCH GRASS, PA. SEDGE)</i>	43	0	0
			<u>9,525</u>

10-YEAR TREE COVER CALCULATIONS	
TREE COVER REQUIRED	
TOTAL SITE AREA	359,435 S.F.
PERCENTAGE OF TREE COVER REQUIRED	10%
TOTAL TREE COVER REQUIRED	35,944 S.F.
TREE COVER PROVIDED	
AREA OF EXISTING TREES TO BE PRESERVED	139,725 S.F.±
AREA OF TREES TO BE PLANTED	9,325 S.F.±
TOTAL TREE COVER PROVIDED (±41% OF SITE AREA)	148,950 S.F.±

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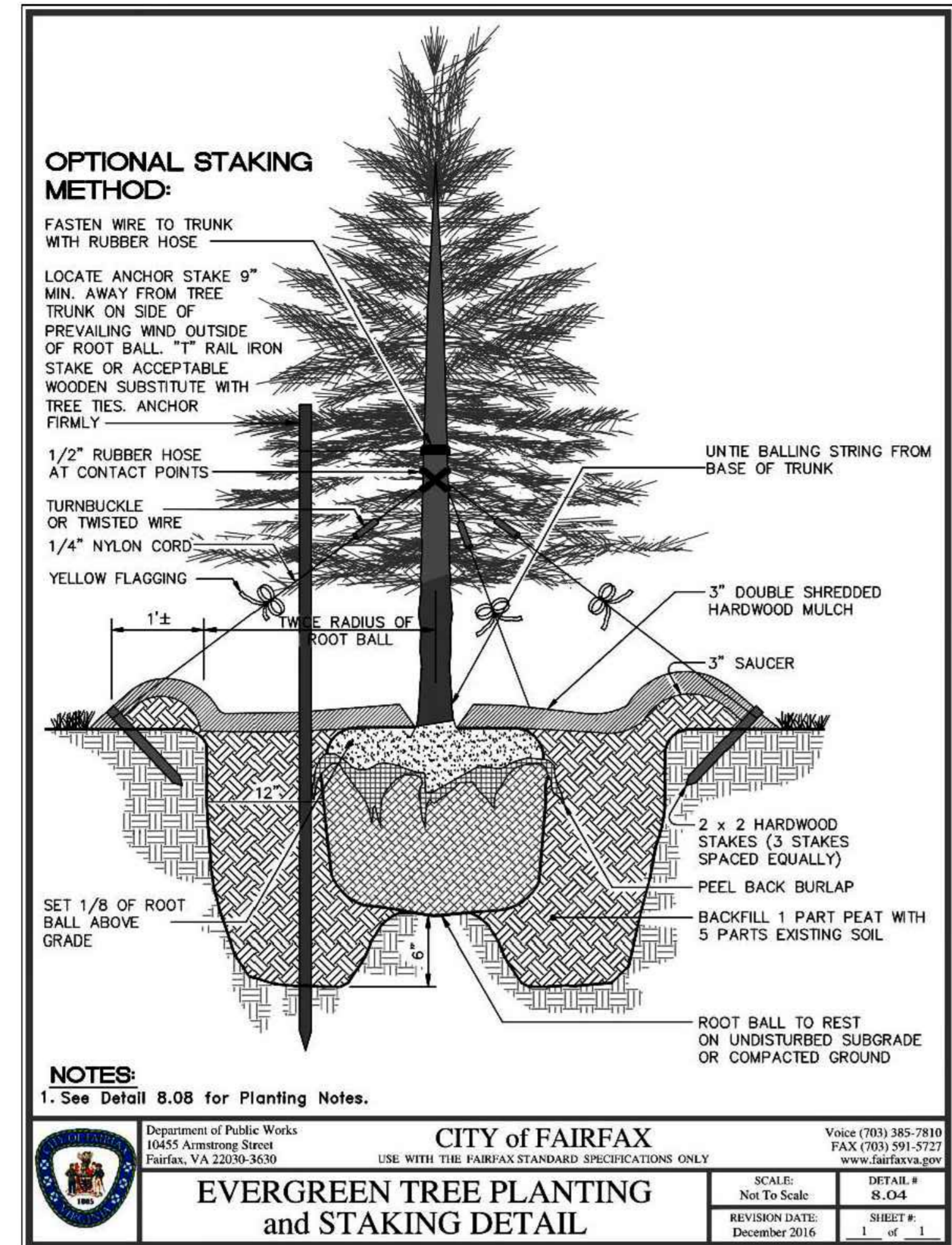
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APPROVED		HORIZ. 1" = 40'					
KJV		VERT. 1" = 40'					
HMF							
DATE							
NO.							
DESCRIPTION							
REVISIONS							
DATE							
BY							



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 Department of Public Works
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SINGLE-STEM TREE PLANTING UPRIGHT STAKING DETAIL

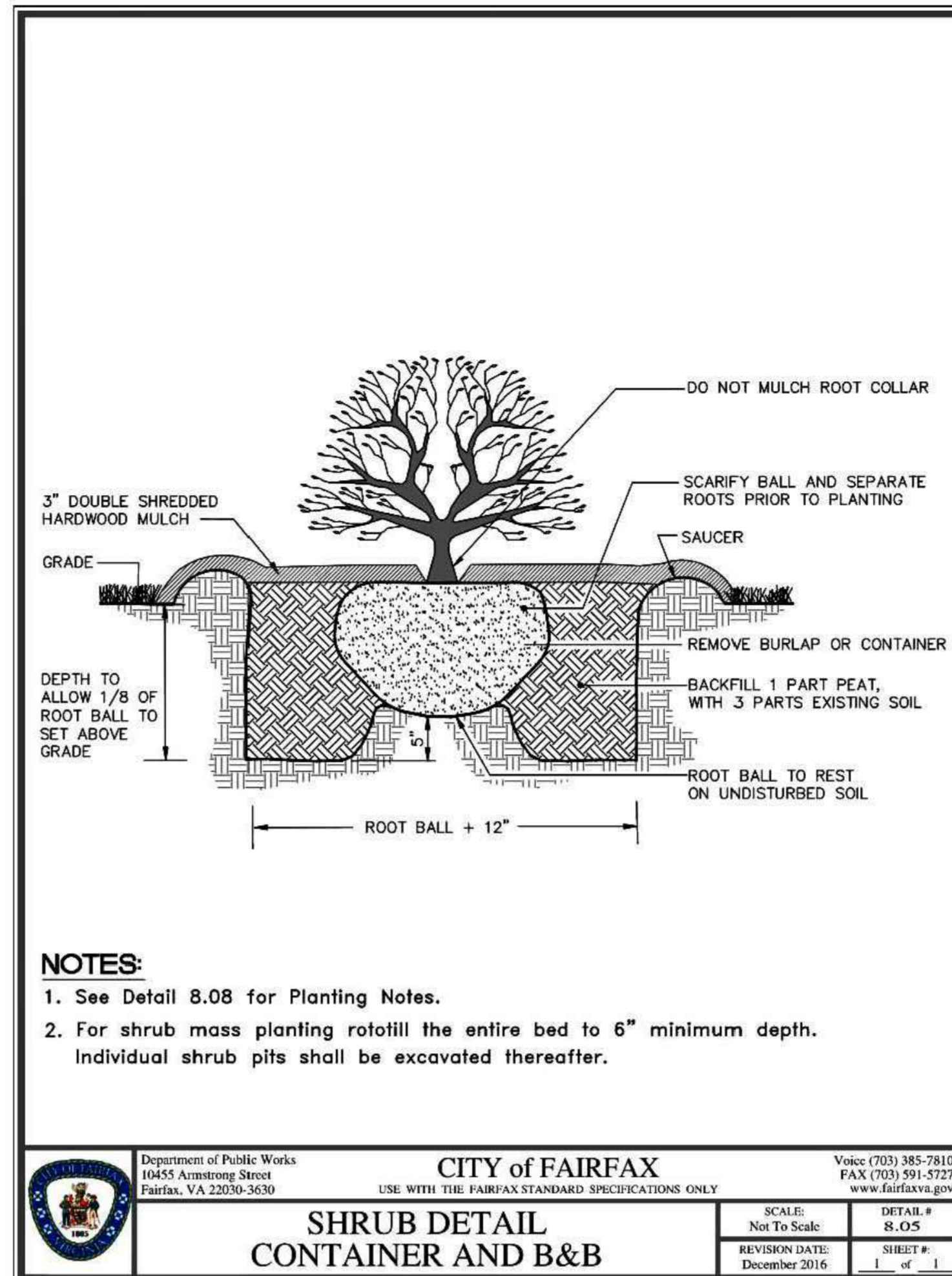
SCALE: Not To Scale
 REVISION DATE: December 2016
 DETAIL # S.O.1
 SHEET # 1 of 1



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EVERGREEN TREE PLANTING and STAKING DETAIL

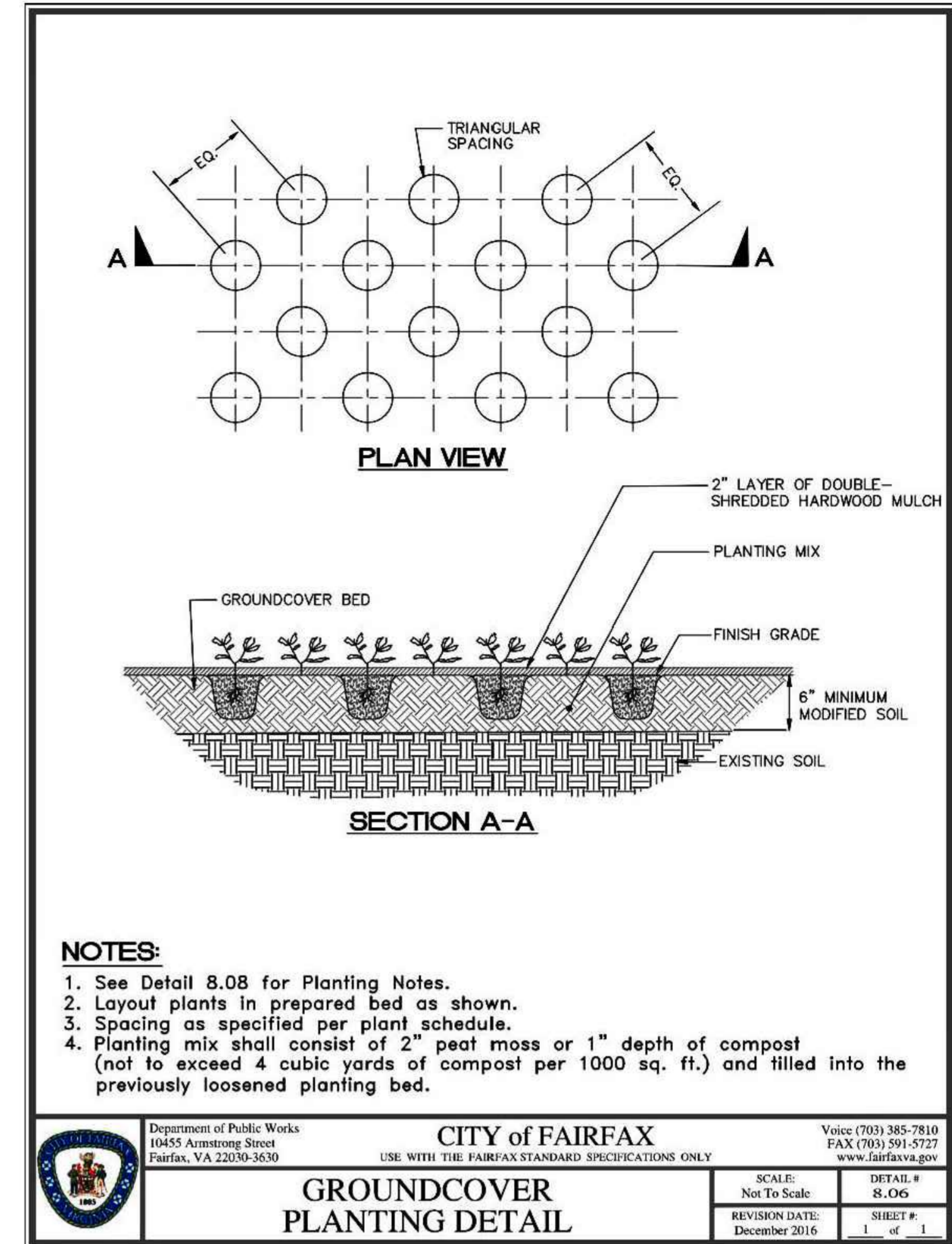
SCALE: Not To Scale
 REVISION DATE: December 2016
 DETAIL # S.O.4
 SHEET # 1 of 1



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SHRUB DETAIL CONTAINER AND B&B

SCALE: Not To Scale
 REVISION DATE: December 2016
 DETAIL # S.O.5
 SHEET # 1 of 1



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GROUNDCOVER PLANTING DETAIL

SCALE: Not To Scale
 REVISION DATE: December 2016
 DETAIL # S.O.6
 SHEET # 1 of 1

THIS SHEET IS FOR LANDSCAPE PURPOSES ONLY

I. General

- Landscape Specifications:** Landscape specifications shall be as outlined below. Any item or procedure not mentioned below shall be as specified in the Landscape specification guidelines published by the Landscape Contractors Association (latest edition).
- Plant Materials:** The Landscape Contractor shall furnish and install and/or dig, ball, burlap, and transplant plant materials called for on the drawings and/or listed in the plant schedule. The City reserves the right to inspect plant material at the nursery source, before off-loading at the project site, when in storage or prior to installation.
- Plant Names:** Plant names used in the plant schedule shall be identified in accordance with Hortus Third, by L.H. Bailey, 1976.
- Plant Standards:** Plant materials shall be equal to or better than the requirements of the "American Standard for Nursery Stock" (ANSI Z60.1 latest edition), as published by the American Association of Nurserymen (hereinafter referred to as AAN standards). Plants shall be typical of their species and variety, shall have a normal habit of growth, and shall be first quality, sound, vigorous, well branched, and with healthy, well-furnished root systems. They shall be free of disease, insect pests, and mechanical injuries.
 - Plants shall be nursery grown and shall have been grown under the same climatic conditions as the location of the subject project for at least two years before planting. Neither heeled-in plant, nor plants from cold storage will be accepted.
 - Collected plants or transplanted trees when specified by the landscape architect may be used, provided that locations and soil conditions will permit proper balling.
- Materials for Planting:**
 - Stakes for guying trees shall be sound oak or other approved hardwood. Three stakes spread 120-degrees apart shall be used when detailed. Notch stakes for wire. See details. Trees located between sidewalk and curb shall have two stakes.
 - Tree Guys: Provide wire ties and guys of 2-strand, twisted, pliable galvanized steel wire not lighter than 12-gauge with zinc coated turnbuckles. Provide w-ply garden hose not less than 0.5-inch hose size, cut to lengths to protect tree trunks from damage by wires. Provide 14-gauge wire for trees less than 12-ft. height. Wire for guy may be twisted when a turnbuckle is not specified by the landscape architect. Use of tree ties in lieu of wire is acceptable.
 - Mulching: Mulch shall consist of double shredded hardwood mulch.
- Planting Schedule:** A professional horticulturist/nurseryman shall be consulted to determine the proper time, based on plant species and weather conditions, to move and install plant materials to minimize stress to the plant. Planting of deciduous material may be continued during the winter months provided there is no frost on the ground and frost-free soil planting mixtures are used.

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PLANTING NOTES DETAIL

SCALE: Not To Scale
 REVISION DATE: December 2016
 DETAIL # S.O.8
 SHEET # 1 of 3

II. Planting Execution

- Excavation of Plant Pits**
 - Circular Pits, with vertical sides shall be excavated for all plants. In heavy soils, slope the sides outward. The diameter of the holes shall be 18-inches greater than the diameter of the ball for trees, or 1.5 times the diameter of shrubs and container grown material.
 - The depth of pits shall allow for one-eighth of the tree root ball or container depth to be above existing grade.
 - Obstructions encountered in excavated or planted areas shall be removed or plants relocated as approved.
 - Plants shall be planted plumb, at slightly above grade as in the nursery (in relation to finished grade); tamp topsoil under and around base of ball to fill all voids. Remove all burlap, ropes, plastic or synthetic twine or film, and wires from sides and tops of balls, but do not remove burlap from under ball. Thoroughly water when hole is two-thirds full of topsoil. Mix soil amendments thoroughly with soil mixture. Backfill pit halfway and tamp as pit is filled. Do not over compact remainder of backfill. After watering, 3" of mulch shall be applied over a 3" earth berm to create a shallow watering basin around the tree.
 - Shrubs shall be planted in conformance with deciduous shrub planting Detail 8.05.
- Staking and Guying**
 - Each tree or evergreen shall be immediately staked or guyed after planting.
 - Deciduous trees 2-2.5" caliper or larger and all evergreen trees shall be staked and guyed with three 2" x 2" x 6' hardwood stakes per tree, spread 120-degrees apart. Hardwood stakes shall be driven no less than 10-inches below subgrade and outside the root ball. A double strand of 12-gauge galvanized wire shall be twisted and threaded through 0.5-inch garden hose to protect the tree trunk and secured to the hardwood stake. Notch stakes for wire.
 - The 12-gauge galvanized wire shall be placed at a 45-degree angle from the tree to the stake. See Detail 8.04.
- Plant Pruning, Edging, and Mulching**
 - Pruning shall be by experienced landscape personnel. Remove broken or damaged branches and roots. Cut back and thin deciduous material to retain two-thirds of the initial branches. Cut back evergreens to give compact uniform appearance. Damaged or pruned tree leaders shall be cause for rejection. Do not cut leaders.
 - If foliage is present on deciduous plant material, they shall be sprayed with an anti-desiccant, which slows down the transpiration process, through reducing the danger of dehydration.
 - The areas around isolated plants shall be edged and cultivated to the full diameter of the pit.
 - After cultivation, plant material shall be mulched with a three-inch layer of double shredded mulch over the entire area of the bed or saucer.

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PLANTING NOTES DETAIL

SCALE: Not To Scale
 REVISION DATE: December 2016
 DETAIL # S.O.8
 SHEET # 2 of 3

II. Warranty: Plant material shall have a one-year warranty commencing on the date of initial acceptance. Plant material shall be alive and in satisfactory condition at the end of the warranty period. Plant material will be considered dead if 25% or more of the material is found to be dead. Trees with a leader that has died will be considered dead. Trees with 25% or more crown found to be dead will also be considered dead.

- Dead plants shall be replaced in the next planting period or as approved.
- Replacements shall be of same type and size of specie originally specified or as approved.
- The warranty shall be for a one-time only replacement.
- Contractor will not be responsible for vandalism or losses due to abnormal weather conditions.

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PLANTING NOTES DETAIL

SCALE: Not To Scale
 REVISION DATE: December 2016
 DETAIL # S.O.8
 SHEET # 3 of 3

LANDSCAPE NOTES & DETAILS

FAIRFAX PRESBYTERIAN CHURCH

CITY OF FAIRFAX, VIRGINIA

NO. DATE REVISION PRIOR TO APPROVAL

Charles P. Johnson & Associates, Inc.
 Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
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 Gaithersburg, MD • Glenburn, MD

DESIGN: KJV
 CHECKED: KJV
 APPROVED: HMF
 DATE: JAN. 2021
 SCALE: AS SHOWN
 HORIZ. 1" = 40'
 VERT. 1" = 4'

SHEET 36 OF 46
 PRJ NO: 2017-2570
 TYPE: MDP

00-60700/00-60600/XREF-60401/XREF-60301/00-66801/SEAL/SIGNATURE/SIGNATURE DATE