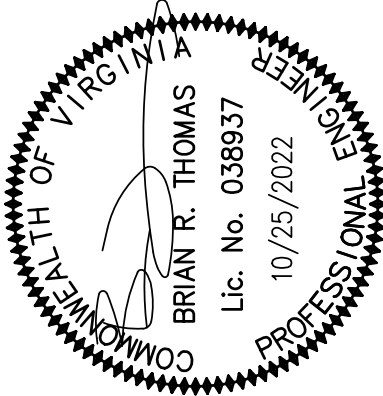


NEIGHBORHOOD PEDESTRIAN CONNECTION PLAN

**FAIRFAX
PRESBYTERIAN
CHURCH**

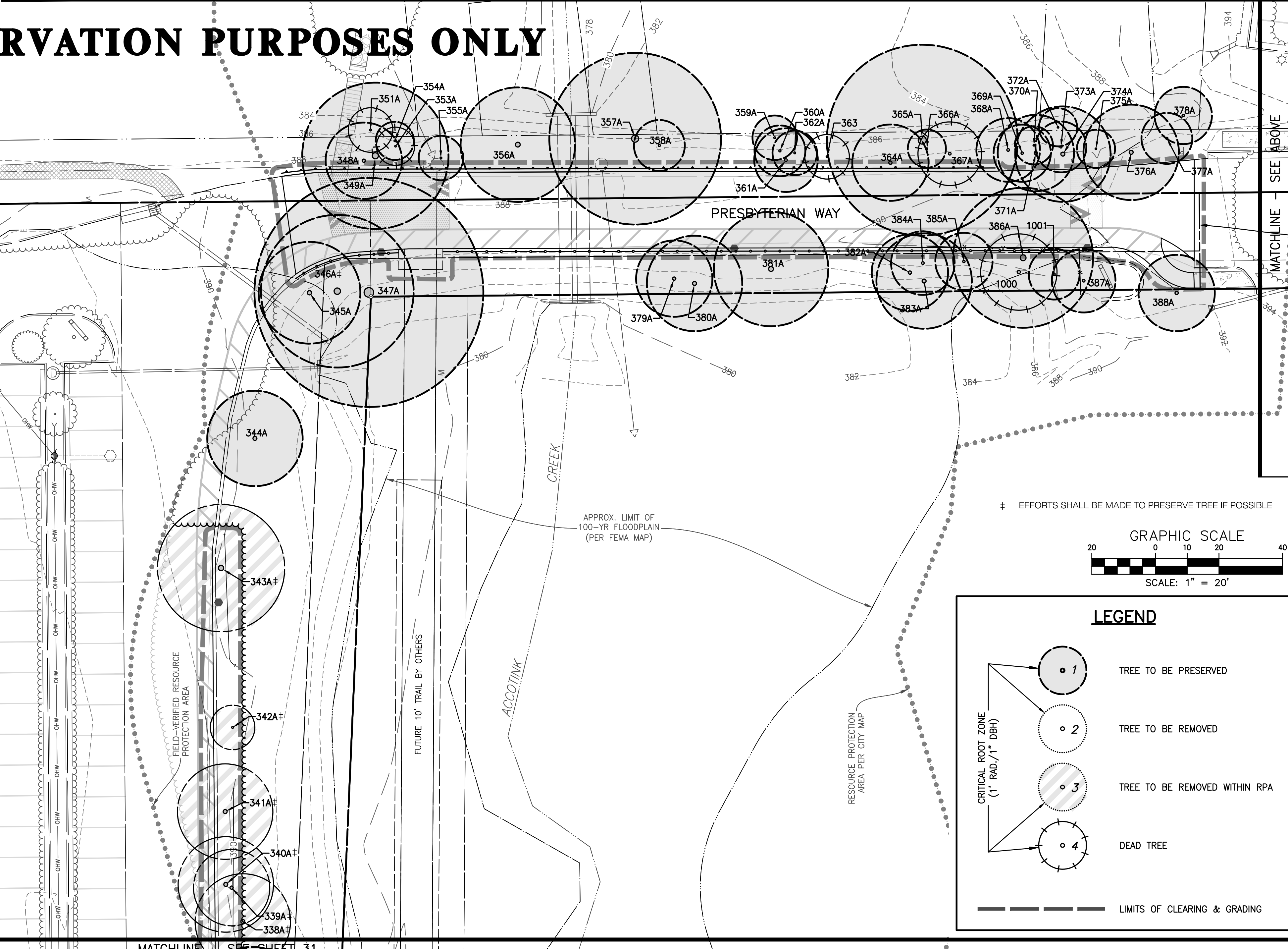
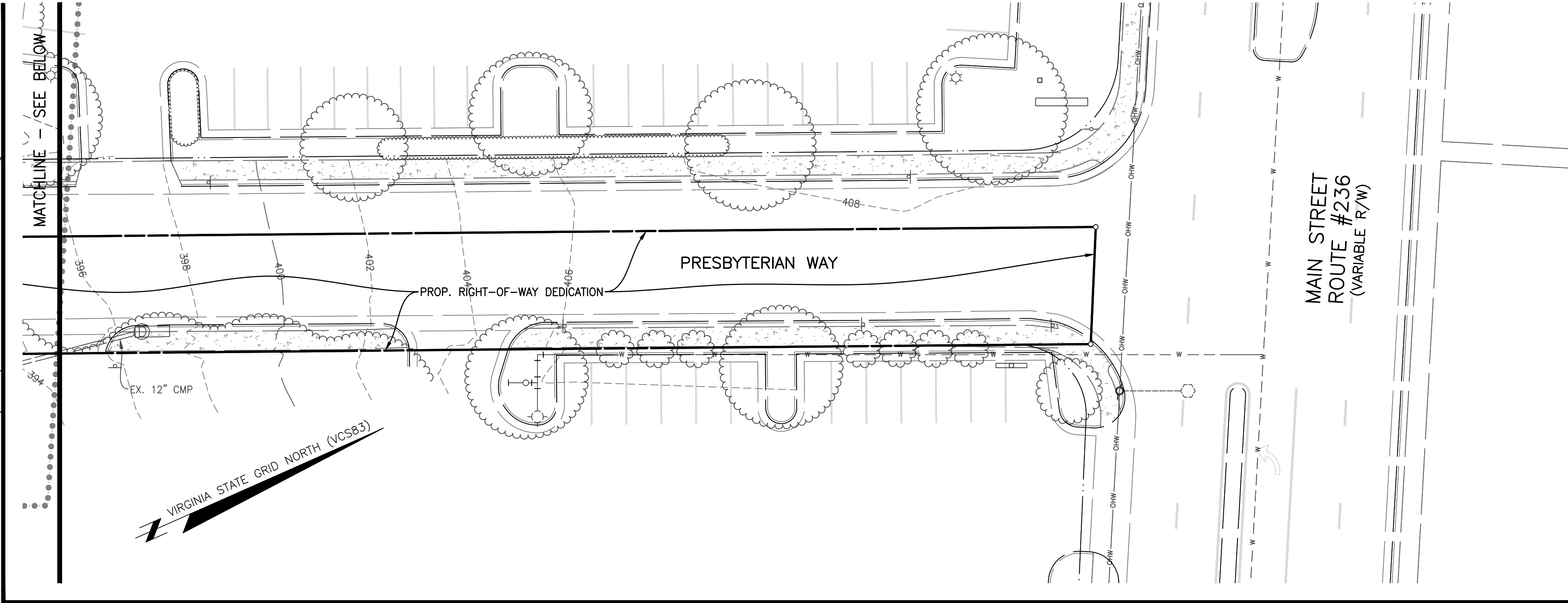
CITY OF FAIRFAX, VIRGINIA

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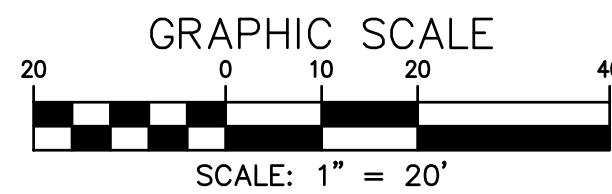
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MATCHLINE - SEE SHEET 33

THIS SHEET IS FOR TREE PRESERVATION PURPOSES ONLY



± EFFORTS SHALL BE MADE TO PRESERVE TREE IF POSSIBLE



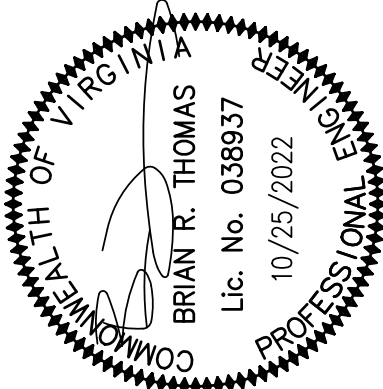
LEGEND

- 1 TREE TO BE PRESERVED
- 2 TREE TO BE REMOVED
- 3 TREE TO BE REMOVED WITHIN RPA
- 4 DEAD TREE
- LIMITS OF CLEARING & GRADING

TREE MANAGEMENT PLAN

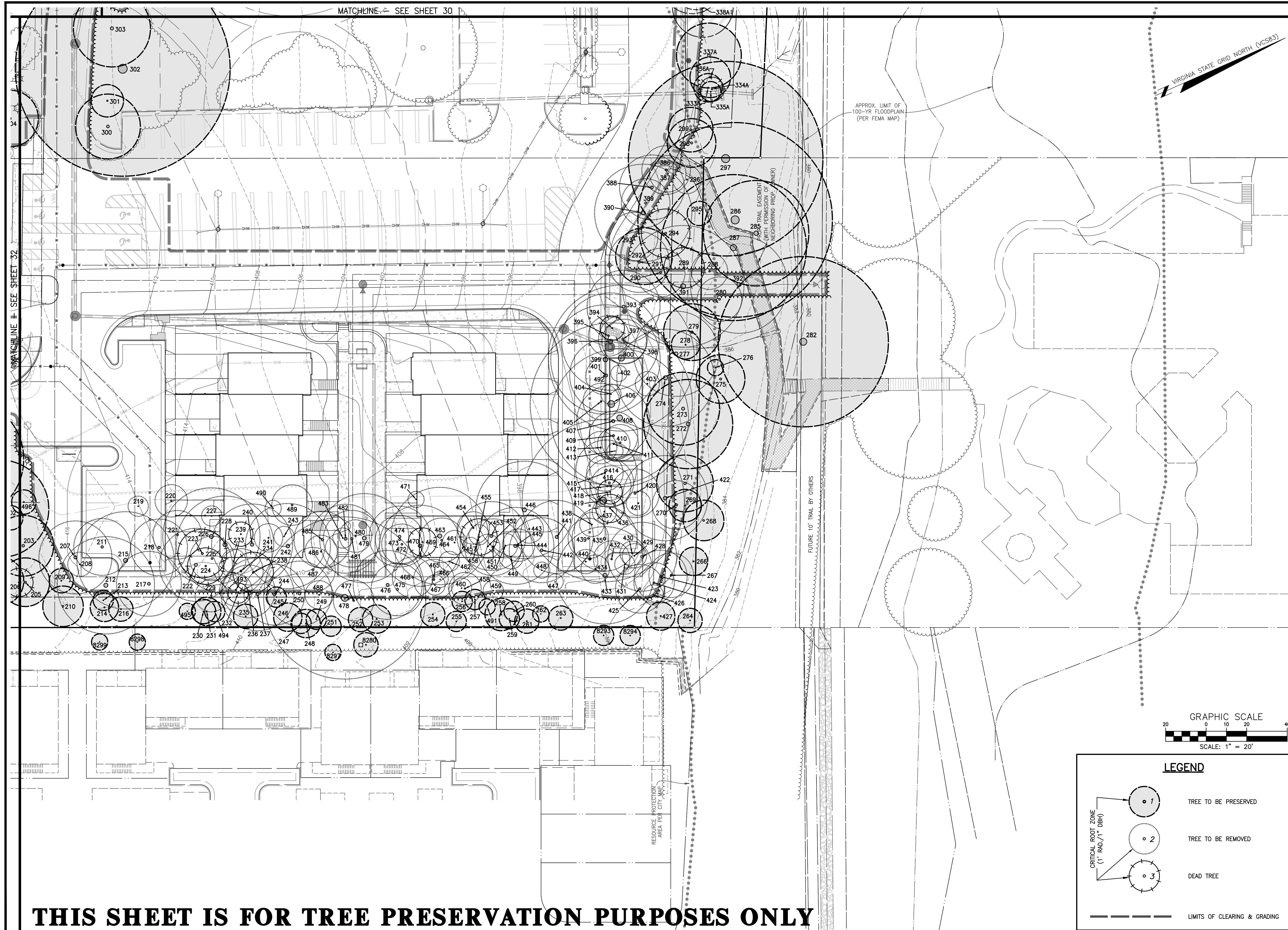
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CHURCH

CITY OF FAIRFAX, VIRGINIA



DESIGN		TRAFFIC		APPROVED		DATE		REVISIONS		SIGNATURE		DATE	
DESIGN	KJV	TRAFFIC	KJV	APPROVED	HMF	DATE	JAN. 2021	SCALE	1" = 20'	REVIEW	BY	DATE	DATE
SHEET 30 OF 55										PRJ NO: 2017-2570			
TYPE: MDP										Attached Xrefs: 00-G0700/00-G0500/XREF-R0301/RZ SEAL/RZ SIGNATURE/RZ SIGNATURE DATE			

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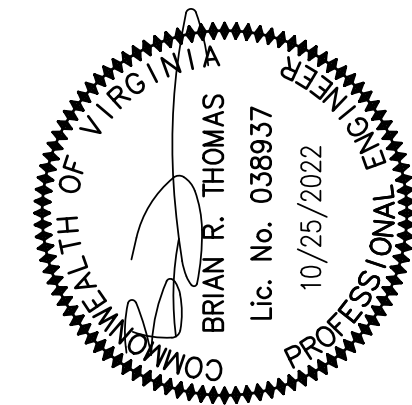


THIS SHEET IS FOR TREE PRESERVATION PURPOSES ONLY

TREE MANAGEMENT PLAN

**FAIRFAX
PRESBYTERIAN
CHURCH**

CITY OF FAIRFAX, VIRGINIA

[illegible]

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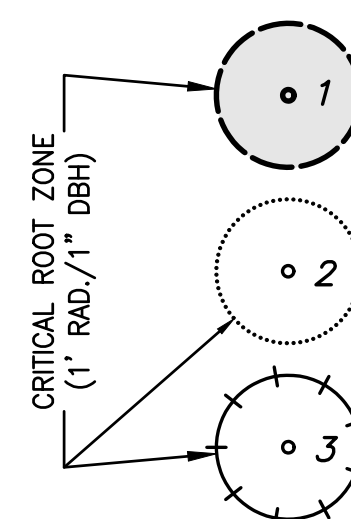
REVISED	REVISIONS	DATE
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GRAPHIC SCALE

20 0 10 20 40

SCALE: 1" = 20'

LEGEND



TREE TO BE PRESERVED

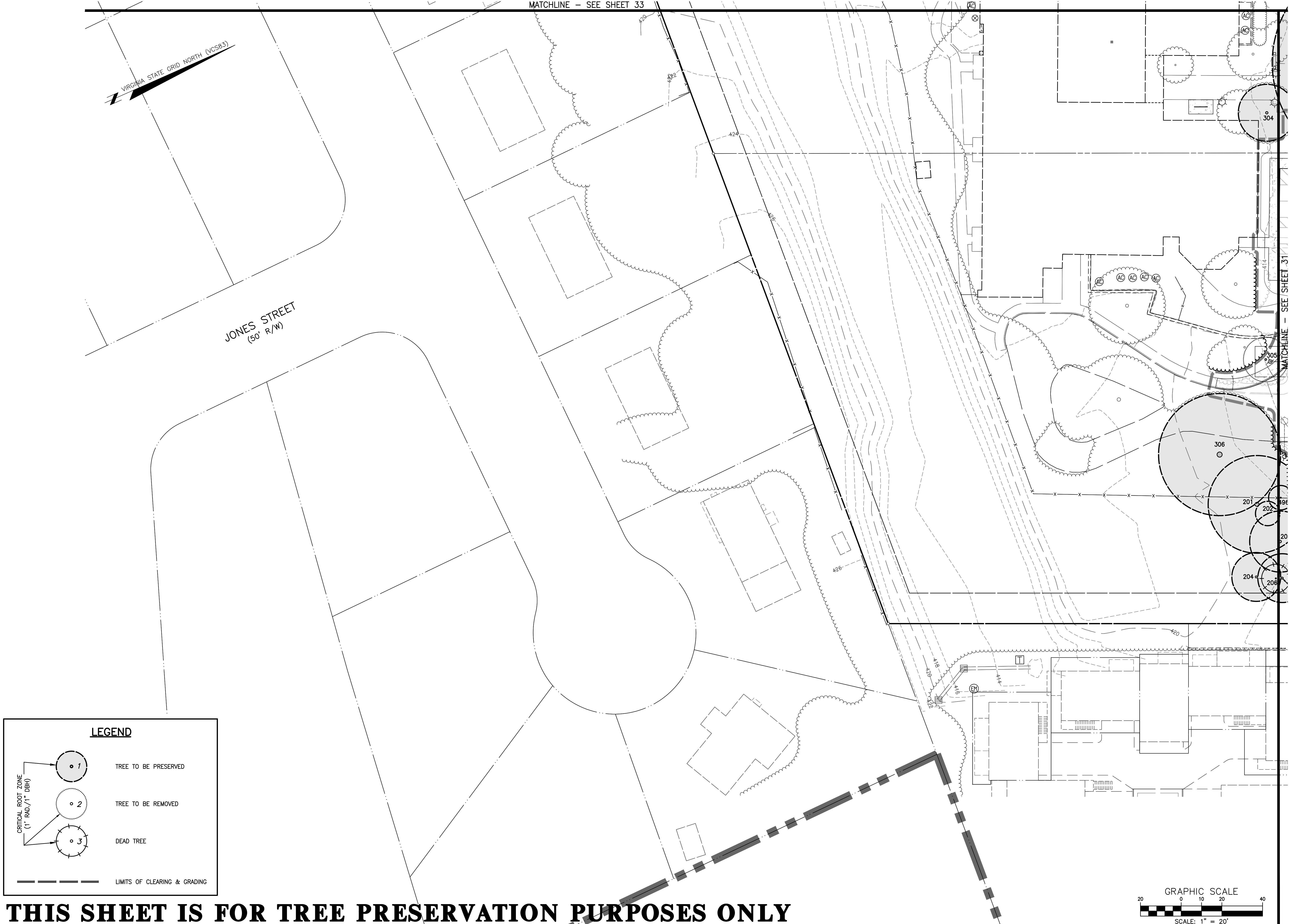
TREE TO BE REMOVED

DEAD TREE

LIMITS OF CLEARING & GRADING

DESIGN KJV	DRAFT KJV
APPROVED	HMF
DATE JAN. 2021	
SCALE HORIZ: 1" = 20'	
VERT: ---	
SHEET 31	OF 55
PRJ NO: 2017-2570	
TYPE: MDP	

Last Saved 10/25/2022 Last Plotted 10/25/2022 3:54 PM Sheet N:\2017-2570\DWG\00-G680



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NO. DATE

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TREE MANAGEMENT PLAN
**FAIRFAX
PRESBYTERIAN
CHURCH**
CITY OF FAIRFAX, VIRGINIA

COMMONWEALTH OF VIRGINIA
BRIAN R. THOMAS
Lic. No. 038937
10/25/2022
PROFESSIONAL ENGINEER

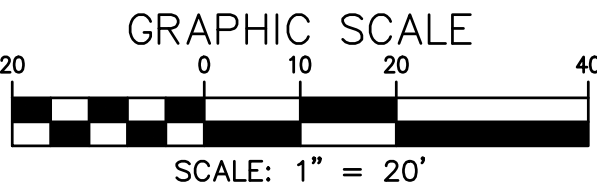
DESIGN	TRAFFIC	APPROVED	DATE	SCALE	HORIZ.	VERT.
KJV	KJV	HMF	JAN. 2021	1" = 20'	---	---

REVISIONS	DESCRIPTION	REVISIONS	DATE
NO.		NO.	

SHEET	OF
32	55

PRJ. NO:	2017-2570
TYPE:	MDP

00-60700/00-60500/XREF-R0401/XREF-R0301/RZ SEAL/RZ SIGNATURE/RZ SIGNATURE DATE
Attached Xrefs: 00-60700/00-60500/XREF-R0401/XREF-R0301/RZ SEAL/RZ SIGNATURE/RZ SIGNATURE DATE



GRAPHIC SCALE
0 10 20 40
SCALE: 1" = 20'

LEGEND

1

TREE TO BE PRESERVED

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TREE TO BE REMOVED

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DEAD TREE

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

LIMITS OF CLEARING & GRADING

GRAPHIC SCALE

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SCALE: 1" = 20'

THIS SHEET IS FOR TREE PRESERVATION PURPOSES ONLY

The main site plan illustrates the layout of the church property. It features several building footprints, including a large central structure and smaller auxiliary buildings. A network of streets is shown: Lamarre Drive (50' R/W) to the west, Crest Street (50' R/W) to the north, and Joyce Drive (50' R/W) to the south. The plan is densely populated with trees, each represented by a circle with a number inside. These numbers indicate the tree's status according to the legend: solid circles for trees to be preserved, dashed circles for trees to be removed, and circles with a cross for dead trees. Shaded regions around the trees represent their critical root zones. A note box in the lower right quadrant of the plan states: "NOTE: TO INCREASE CHANCES FOR SURVIVAL, TREES 335 & 342 WILL REQUIRE ADDITIONAL MONITORING IN THE EVENT OF CONSTRUCTION OF PHASE TWO." The plan also shows various utility lines, including water (W), sewer (S), and stormwater (SW) pipes, as well as proposed grading and clearing limits indicated by dashed lines. Matchlines at the top and bottom edges refer to sheets 30 and 32, respectively.

NO.

DATE

REVISION

PRIOR TO APPROVAL

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TREE MANAGEMENT PLAN

FAIRFAX

PRESBYTERIAN

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CITY OF FAIRFAX, VIRGINIA

COMMONWEALTH OF VIRGINIA

BRIAN R. THOMAS

Lic. No. 038937

10/25/2022

PROFESSIONAL ENGINEER

DESIGN	DRAWN	CHECKED	APPROVED	DATE
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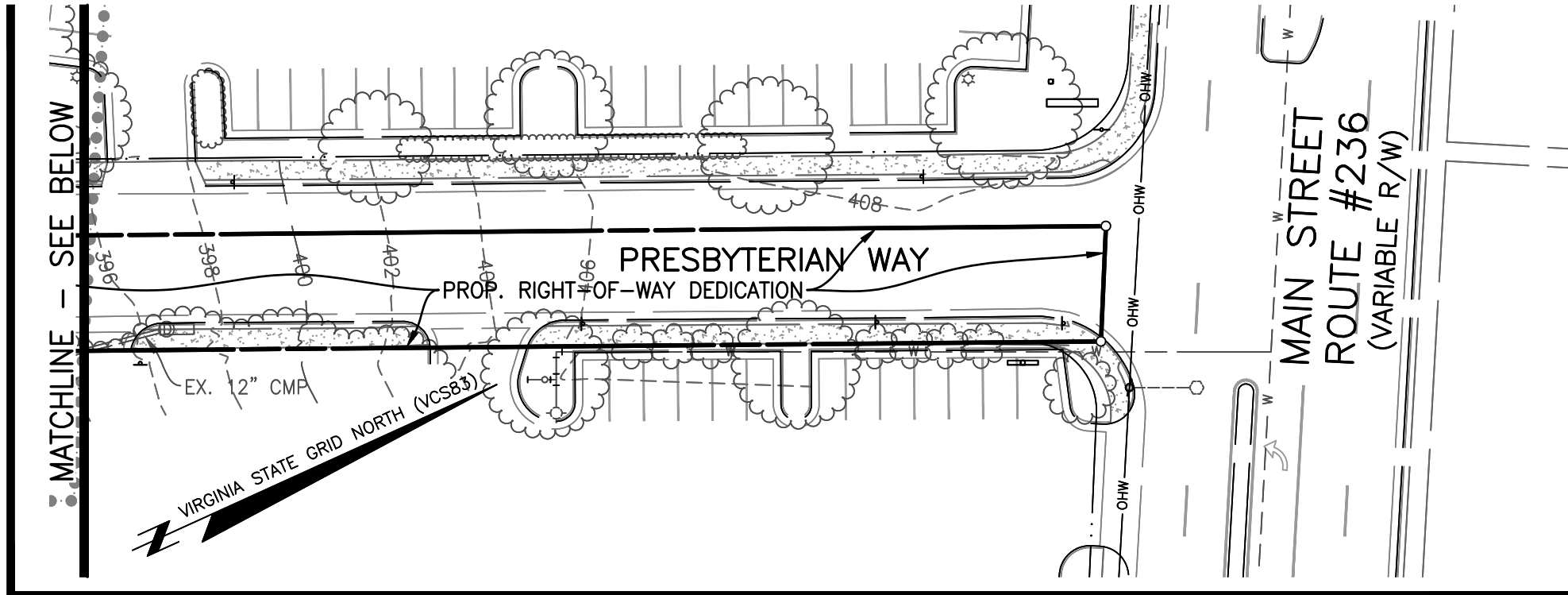
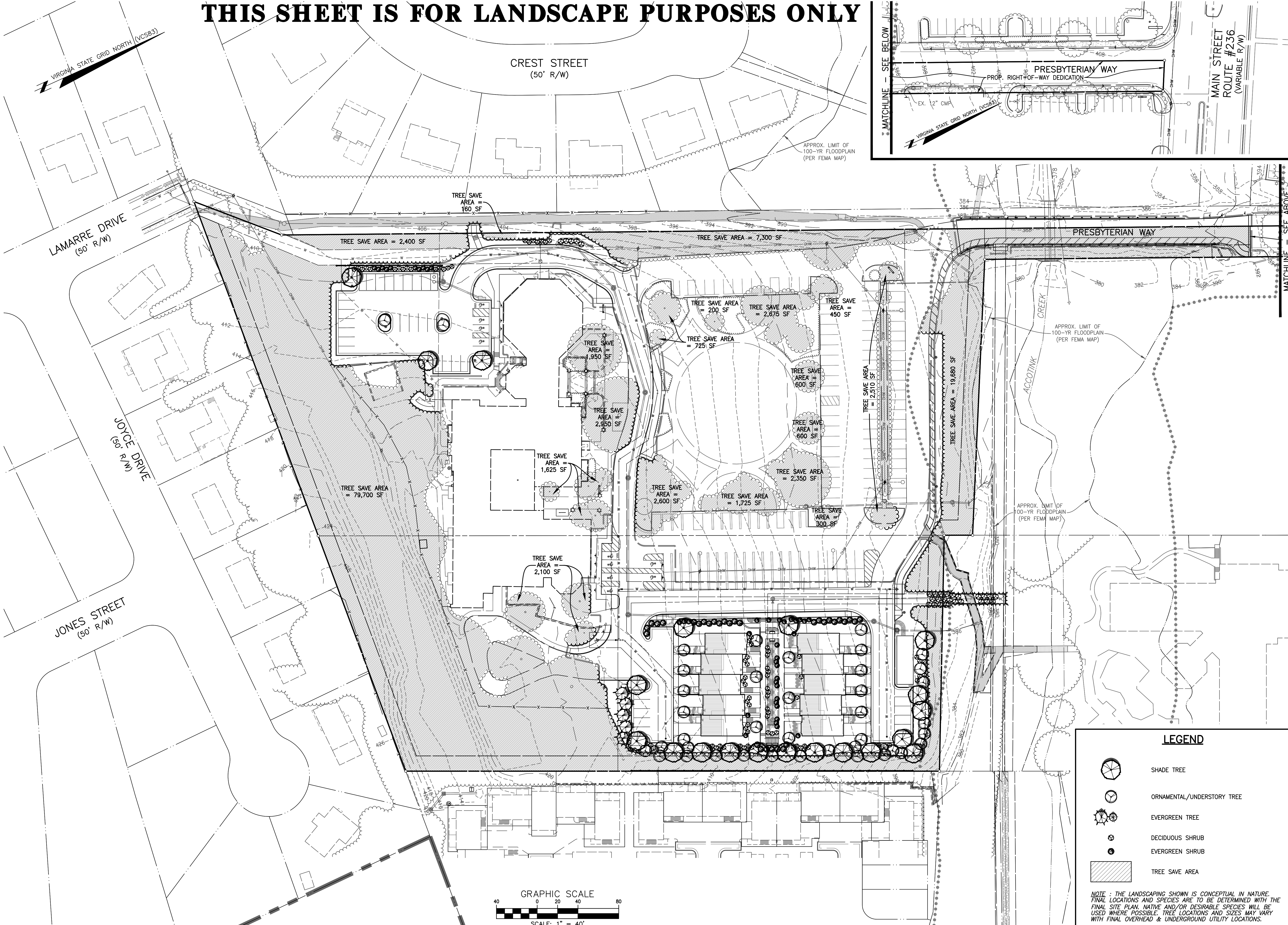
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Tree #	Species	Size	Condition	Crown Radius				Status
		dbh	%	Avg. Radius (ft)	* Dead Tree	* Poor Condition	* Off Site/Co-Owned	
201	royal paulownia	24	75	25				PRESERVE
202	white mulberry	5	65	10				PRESERVE
203	eastern white pine	15	70	15				PRESERVE
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	75	5				PRESERVE
263	tulip tree	5,4	70	10				PRESERVE
264	black locust	5	70	10				PRESERVE
265	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				REMOVE
275	American elm	9	80	15		X		PRESERVE
276	American holly	3	80	5				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	X		PRESERVE
286	tulip tree	35	75	40		X		PRESERVE
287	tulip tree	24,10	55	20	X	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	X		PRESERVE
298	black cherry	10	55	10				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

Tree #	Species	Size	Condition	Crown Radius				Status
		dbh	%	Avg. Radius (ft)	* Dead Tree	* Poor Condition	* Off Site/Co-Owned	
304	magnolia species	5,5,4	80	10				PRESERVE
305	purpleleaf plum	10	80	10				REMOVE
306	eastern white pine	30	80	25				PRESERVE
307	willow oak	35	90	45				PRESERVE
308	Japanese maple	11, 9	70	15				PRESERVE
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				PRESERVE
328	hickory species	11	80	15		X		PRESERVE
329	tulip tree	18	80	20				PRESERVE
330	blackgum	5	20	5		X	X	PRESERVE
331	red maple	11	80	15		X		PRESERVE
332	white oak	30	80	35		X		PRESERVE
333	hickory species	9	80	15		X		PRESERVE
334	blackgum	12	75	15		X		PRESERVE
335	hickory species	28	85	35		X		PRESERVE
336	red maple	8	45	15		X	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				PRESERVE
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				PRESERVE
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	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		PRESERVE
360	green ash	5,5,4,4,4	75	15				REMOVE
361	American holly	7	80	10				REMOVE
362	eastern redbud	6	70	15				REMOVE
363	flowering dogwood	6	0		X			REMOVE
364	white oak	19	65	25				PRESERVE
365	white oak	17	70	20				PRESERVE
366	American elm	5	80	10				PRESERVE
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	8,7,6,8	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	5, 3	80	15				REMOVE
383	eastern redbud	5, 3	80	15				REMOVE
384	eastern redbud	5	75	15				PRESERVE
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	X	REMOVE
393	Virginia pine	15	60	10				REMOVE
394	red maple	6	0		X			REMOVE
395	red maple	11	65	10				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	8	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

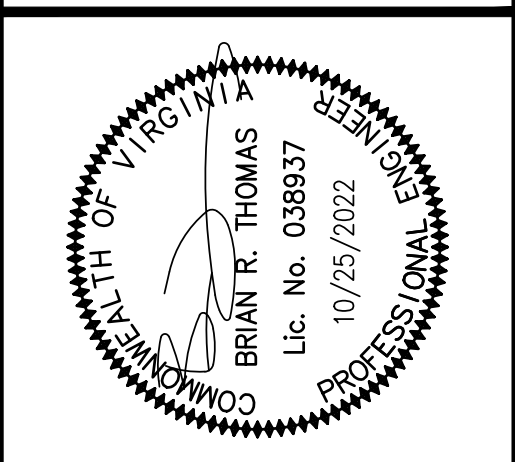
tree #	Species	Size	Condition	Crown Radius				Status
		dbh	%	Avg. Radius (ft)	* Dead Tree	* Poor Condition	* Off Site/Cc-Owned	
417	red maple	8	80	15				REMOVE
418	red maple	5	0		X			REMOVE
419	tulip tree	31	80	35				REMOVE
420	American elm	9	80	15				REMOVE
421	American elm	5	65	10				REMOVE
422	tulip 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
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
437	American elm	5	70	10				REMOVE
438	sweet cherry	5	70	10				REMOVE
439	tulip tree	11	75	15				REMOVE
440	sweet cherry	6	65	10				REMOVE
441	black locust	14	70	20				REMOVE
442	tulip tree	17	80	20				REMOVE
443	black cherry	5	70	10				REMOVE
444	black locust	8	65	10				REMOVE
445	black locust	21	75	25				REMOVE
446	black cherry	10.9	70	15				REMOVE
447	sweet cherry	3.2	45	5				REMOVE
448	red maple	5	55	5		X		REMOVE
449	sweet cherry	6	70	10				REMOVE
450	tulip tree	5	75	10				REMOVE
451	tulip tree	16	75	20				REMOVE
452	red maple	6	70	10				REMOVE
453	black locust	16	70	20				REMOVE
454	white mulberry	6	65	10				REMOVE
455	sassafras	5	75	10				REMOVE
456	black locust	6.7	0		X			REMOVE
457	sweet cherry	3.2	60	5				REMOVE
458	red maple	7	70	10				REMOVE
459	tulip tree	5.2	60	10				REMOVE
460	sweet cherry	4	65	5				REMOVE
461	red maple	4	75	10				REMOVE
462	sweet cherry	5	80	10				REMOVE
463	tulip tree	21	75	20				REMOVE
464	red maple	9	75	20				REMOVE
465	black cherry	9	65	15				REMOVE
466	sweet cherry	4	60	5				REMOVE
467	sweet cherry	5	65	10				REMOVE
468	sassafras	9	50	10				REMOVE
469	black locust	8	0		X			REMOVE
470	tulip tree	20	80	25				REMOVE
471	American elm	4	75	5				REMOVE
472	red maple	9	80	15				REMOVE
473	sweet cherry	9	65	10				REMOVE
474	black locust	15	70	20				REMOVE
475	sweet cherry	11.6	65	15				REMOVE
476	tulip tree	15	80	15				REMOVE
477	red maple	9	70	15				REMOVE
478	tulip tree	33	80	35				REMOVE
479	tulip tree	23	85	25				REMOVE
480	red maple	7	65	15				REMOVE
481	tulip tree	15	75	20				REMOVE
482	tulip tree	19	80	25				REMOVE
483	tulip tree	5	70	10		X		REMOVE
484	tulip tree	12	75	15				REMOVE
485	tulip tree	15	75	20				REMOVE
486	tulip tree	7	75	10				REMOVE
487	bigtooth aspen	12	80	15				REMOVE
488	red maple	6	80	15				REMOVE
489	royal paulownia	8	75	15				REMOVE
490	flowering dogwood	4	75	5				REMOVE
491	sassafras	4	70	5				PRESERVE
492	American elm	9	70	10				REMOVE
493	black locust	5	70	5				REMOVE
494	black locust	5	75	10				PRESERVE
495	black locust	4	75	5				PRESERVE
496	cherry species	6	70	10				PRESERVE
497	Japanese maple	5	70	5				REMOVE
8280	blackgum	5	85	10		X		PRESERVE
8293	white oak	5	75	10	X			PRESERVE
8294	white oak	5	75	10	X			PRESERVE
8297	blackgum	3	85	10	X			PRESERVE
8298	Japanese zelkova	4	80	5	X			PRESERVE
8299	Japanese zelkova	4	80	5	X			PRESERVE
8376	scarlet oak	16	65	20	X			PRESERVE
8377	hickory species	15	85	20	X			PRESERVE
8378	tulip tree	12	75	15	X			PRESERVE
8379	white oak	10	75	15	X			PRESERVE
8380	blackgum	8	65	10	X			PRESERVE
8381	tulip tree	15	75	15	X			PRESERVE
8384	hickory species	20,12	80	25	X			PRESERVE
8385	blackgum	10	40	5	X	X		PRESERVE
8387	hickory species	12	80	15	X			PRESERVE
8405	red maple	4	75	10	X		X	PRESERVE
8418	Colorado spruce	8	0		X			REMOVE

THIS SHEET IS FOR LANDSCAPE PURPOSES ONLY



NO.	DATE	REVISION	PRIOR TO APPROVAL
CPJ Charles P. Johnson & Associates, Inc. Associates Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors 909 Pender Dr., Ste. 210 Fairfax, VA 22030 703-385-7555 Fax: 703-275-8695 www.cpjva.com • Silver Spring, MD • Gaithersburg, MD • Annapolis, MD • Frederick, MD • Fairfax, VA			

OVERALL LANDSCAPE PLAN
FAIRFAX PRESBYTERIAN CHURCH
CITY OF FAIRFAX, VIRGINIA



DESIGN		TRAFFIC		APPROVED		DATE		REVISIONS		SIGNATURE/RZ		DATE	
DESIGN	KJV	TRAFFIC	KJV	APPROVED	HMF	DATE	JAN. 2021	SCALE	HORIZ: 1" = 40'	VERT:	---	NO.	
SHEET 36 OF 55										PRJ NO: 2017-2570			
TYPE: MDP										Attached Xrefs: 00-60700/00-60500/XREF-R0401/XREF-R0301/00-66801/RZ SEA/RZ SIGNATURE/RZ SIGNATURE DATE			

LEGEND

- SHADE TREE
- ORNAMENTAL/UNDERSTORY TREE
- EVERGREEN TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- TREE SAVE AREA

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.

MATCHLINE - SEE SHEET 37

PARCEL 122A1
79,397 SF

SEE SHEET 41 FOR DETAIL

APPROX. LIMIT OF
—100-YR FLOODPLAIN
(PER FEMA MAP)

VIRGINIA STATE GRID NORTH (VCS83)

OFFSITE SHRUBS TO BE
PLANTED WITH PERMISSION
OF PROPERTY OWNER

20' SAN. SEWER ESM'T.
(D.B. 3607 PC 664)

10' TRAIL EASEMENT
(D.B. 20498 BC 1793)

SAN. SEWER ESM'T
(D.B. 3607, PG. 66)

20' SAN. SEWER E
(D.B. 530, PG. 417)

5' PUBLIC ACCESS ESM'T.
(08 22078 DC 77)

20' SAN. SEWER ESM'T.
(D.B. 17887. PG. 828)

RESOURCE PROTECTION

NLY

THIS SHEET IS FOR LANDSCAPE PURPOSES ONLY:

LEGEND

TREE TO BE PRESERVED (SEE SHEET 30)

SHADE TREE

TREE COUNTED TOWARD PARKING LOT
LANDSCAPING (SEE SHEET 41)

ORNAMENTAL/UNDERSTORY TREE

EVERGREEN TREE

DECIDUOUS SHRUBS

EVERGREEN SHRUB

TRANSITIONAL YARD (SEE SHEET 41)

TREE SAVE AREA (SEE SHEET 36)

GRAPHIC SCALE

SCALE: 1" = 20'

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.

CONCEPTUAL LANDSCAPE PLAN

**FAIRFAX
PRESBYTERIAN
CHURCH**

CITY OF FAIRFAX, VIRGINIA

REVISION PRIOR TO APPROVAL

CPI Associates
Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
3959 Pender Dr., Ste. 210 Fairfax, VA 22030 703-585-7555 Fax: 703-273-8595
www.cpiass.com • Silver Spring, MD • Gaithersburg, MD • Annapolis, MD • Greenbelt, MD • Frederick, MD • Fairfax, VA

HORIZ: 1" = 20'				
SCALE				
OF				
55				
-2570				
NO.	DESCRIPTION	REVIEW BY	APPROV	DATE
VERT: - - - - REVISIONS				
Attached Xrefs: 00-G0700/00--G0500/XREF-R0401/R7 SEAI /R7 SIGNATURE /R7 SIGNATURE DATE				

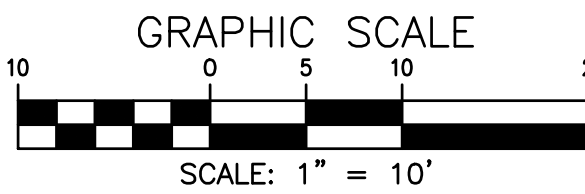
SHEET		OF	
38		55	
PRJ NO: 2017-257			
TYPE: MDP			
DESIGN KJV	DRAFT KJV		
APPROVED		DATE	
HMF		JAN. 2021	
		SCALE	
		HORIZ: 1" = 20'	

Architectural site plan of a residential development. The plan shows 10 numbered lots, each with a specified area in square feet (SF). The lots are arranged in a grid-like fashion, with a central landscaped area and a parking area on the left. The plan includes building footprints, parking spaces, and landscaping with trees and shrubs. A north arrow is located in the bottom left corner.

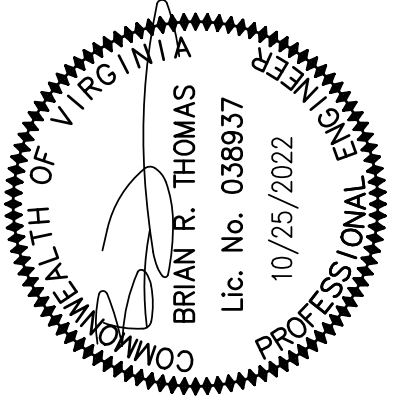
Lot Number	Area (SF)
1	2,400
2	1,600
3	1,600
4	1,600
5	2,400
6	2,400
7	1,600
8	1,600
9	1,600
10	2,400

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.

VIRGINIA STATE GRID NORTH (VCS83)



**TOWNHOME LANDSCAPING &
LANDSCAPE CALCULATIONS
FAIRFAX
PRESBYTERIAN
CHURCH
CITY OF FAIRFAX, VIRGINIA**

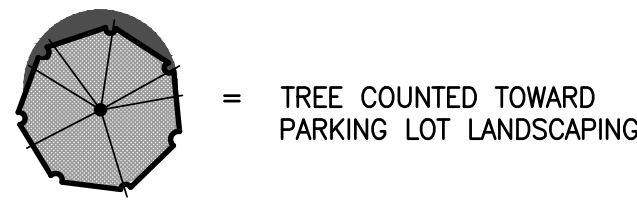
[illegible]

① <u>TRANSITIONAL YARD 3</u> 275 FT LENGTH *	③ <u>TRANSITIONAL YARD 3</u> 512 FT LENGTH *
<u>REQUIRED</u> 15' MINIMUM WIDTH 6' MINIMUM FENCE OR WALL HEIGHT 11 CANOPY TREES (4 PER 100 FT) 11 UNDERSTORY TREES (4 PER 100 FT) 11 SHRUBS (4 PER 100 FT)	<u>PROVIDED</u> 12' WIDTH N/A FENCE (WAIVED) * CANOPY TREES * UNDERSTORY TREES * SHRUBS
* 100% OF THE BUFFER IS WITHIN THE TREE SAVE AREA, AND CONTAINS AT LEAST 11 CANOPY TREES	* THE ENTIRE BUFFER IS WITHIN THE TREE SAVE AREA

② <u>TRANSITIONAL YARD 3</u> 520 FT LENGTH *	④ <u>TRANSITIONAL YARD 3</u> 570 FT LENGTH *
<u>REQUIRED</u> 15' MINIMUM WIDTH 6' MINIMUM FENCE OR WALL HEIGHT 21 CANOPY TREES (4 PER 100 FT) 21 UNDERSTORY TREES (4 PER 100 FT) 21 SHRUBS (4 PER 100 FT)	<u>PROVIDED</u> 15' WIDTH N/A FENCE (WAIVED) * CANOPY TREES * UNDERSTORY TREES * SHRUBS
* 91% OF THE BUFFER IS WITHIN THE TREE SAVE AREA, AND CONTAINS AT LEAST 21 CANOPY TREES	* THE ENTIRE BUFFER IS WITHIN THE TREE SAVE AREA

PHASE OF DEVELOPMENT	ONE	TWO	TOTAL
NUMBER OF PARKING SPACES PROVIDED IN EACH PHASE	10	30	40
CANOPY TREES REQUIRED (1 tree/10 spaces)	1	3	4
CANOPY TREES PROVIDED IN EACH PHASE	3	3	6

NOTE: For expansion of existing parking lot only, per Zoning Ordinance §4.5.7.A.1(b)



	QUANTITY	X CANOPY	= TOTAL
SHADE TREES (3.5" CAL.) (E.G. RED MAPLE, SCARLET OAK, GINKGO)	20	250	5,000
UNDERSTORY TREES (2" CAL.) (E.G. SERVICEBERRY, FRINGETREE, REDBUD)	41	100	4,100
EVERGREEN TREES (8' HGT.) (E.G. AMERICAN HOLLY, EASTERN REDCEDAR)	5	100	500
EVERGREEN TREES (6' HGT.) (E.G. EASTERN ARBORVITAE)	2	50	100
MEDIUM DECIDUOUS SHRUBS (E.G. BEAUTYBERRY, VIBURNUM, WINTERBERRY)	119	0	0
MEDIUM EVERGREEN SHRUBS (E.G. WHITE CEDAR, YAUPOIN HOLLY, RHODODENDRON)	72	0	0
ORNAMENTAL GRASSES (E.G. LITTLE BLUESTEM, SWITCH GRASS, BOTTLEBRUSH)	115	0	0
			9,700

IMPERVIOUS SURFACE CALCULATIONS	
SITE AREA	359,435 SF
EXISTING CHURCH	27,250 SF
PROPOSED TOWNHOUSES	8,000 SF
SIDEWALKS	23,200 SF
STREETS & PARKING	115,340 SF
TOTAL IMPERVIOUS AREA	173,790 SF
IMPERVIOUS SURFACE RATIO	$173,790 / 359,435 = 48.3\%$

<u>TREE COVER REQUIRED</u>	
TOTAL SITE AREA	359,435 S.F.
PERCENTAGE OF TREE COVER REQUIRED	10%
TOTAL TREE COVER REQUIRED	35,944 S.F.
<u>TREE COVER PROVIDED</u>	
AREA OF EXISTING TREES TO BE PRESERVED	132,420 S.F.±
AREA OF TREES TO BE PLANTED	9,700 S.F.±
TOTAL TREE COVER PROVIDED (39.5% OF SITE AREA)	142,120 S.F.±