

EXISTING VEGETATION SUMMARY

FORESTED AREAS - ONSITE

	Cover Type	Primary Species	Successional Stage	Condition	Acreage	Cover Type Description
A	Landscaped Tree Canopy	Red Maple (<i>Acer rubrum</i>), Japanese Maple (<i>Acer palmatum</i>), Callery Pear (<i>Pyrus calleryana</i>), Leyland Cypress (<i>Cupressus x leylandii</i>), and Colorado Blue Spruce (<i>Picea pungens</i>)	n.a.	fair-good	0.26 ac. or 11,424 sf	This cover type consists of a maintained landscape areas with overstory species ranging in size from 3" to 24" dbh and understory species ranging in size from 1" to 10" dbh. The groundcover within this cover type consists primarily of maintained deciduous and evergreen shrubs, annuals, and perennials that are maintained year-round.
B	Upland Hardwood Forest	Overstory: Black Locust (<i>Robinia pseudoacacia</i>), Red Oak (<i>Quercus rubra</i>), Tulip Poplar (<i>Liriodendron tulipifera</i>), White Oak (<i>Quercus alba</i>) Understory: Black Gum (<i>Nyssa sylvatica</i>), White Ash (<i>Fraxinus americana</i>)	sub-climax	fair	0.12 ac. or 5,196 sf	This cover type consists of a diverse upland hardwoods overstory species ranging in size from 5" to 30" dbh and understory species ranging in size from 2" to 12" dbh. The forest floor is primarily open with a scattering of invasive along the edges, Multiflora Rose (<i>Rosa multiflora</i>) and Wineberry (<i>Rubus phoenicolasius</i>).
C	Developed Land	n.a.	n.a.	n.a.	1.40 ac. or 60,916 sf	This cover type consists of surfaces such as buildings, parking lots and sidewalks as well as maintained turf without tree canopy.

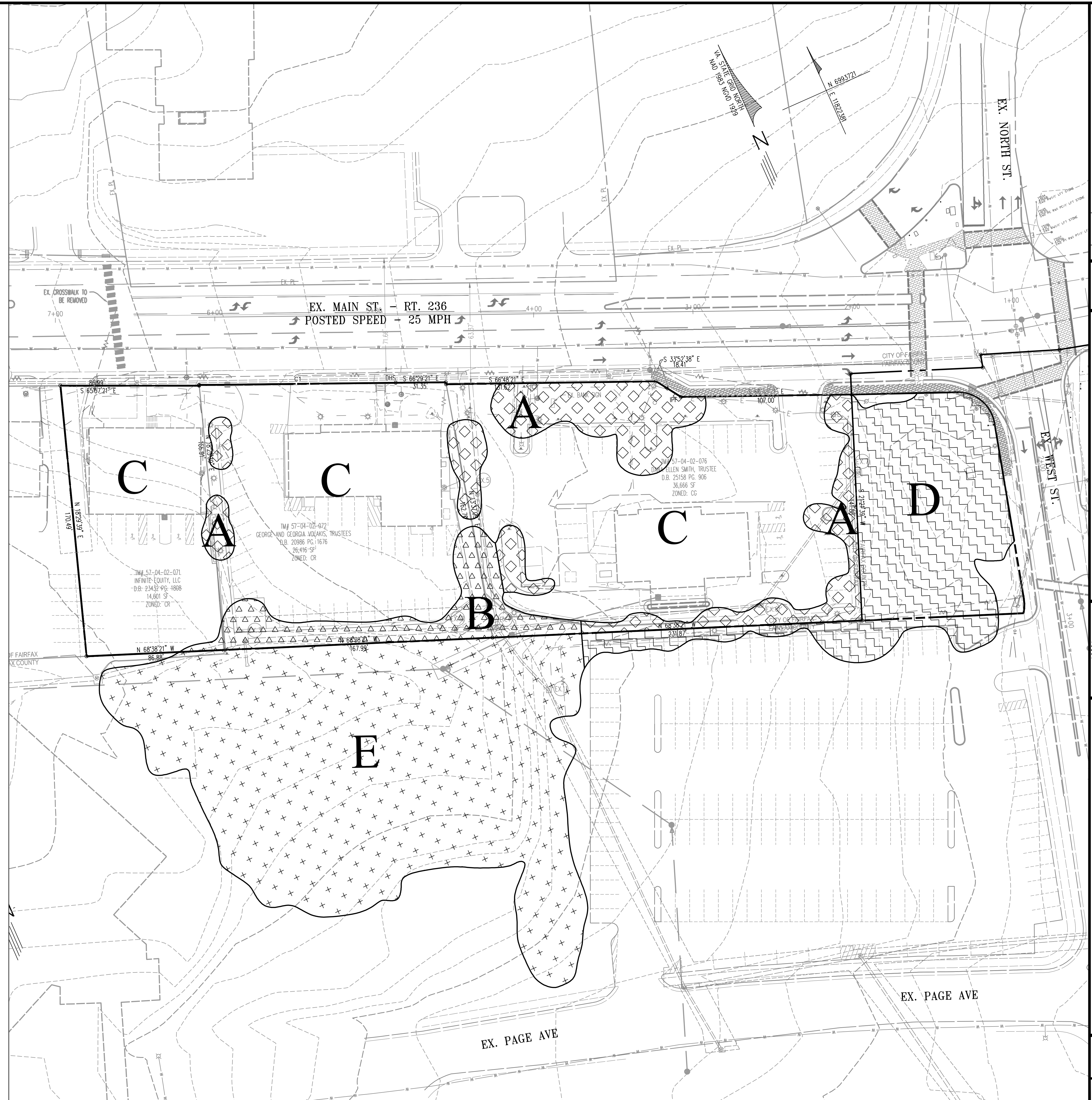
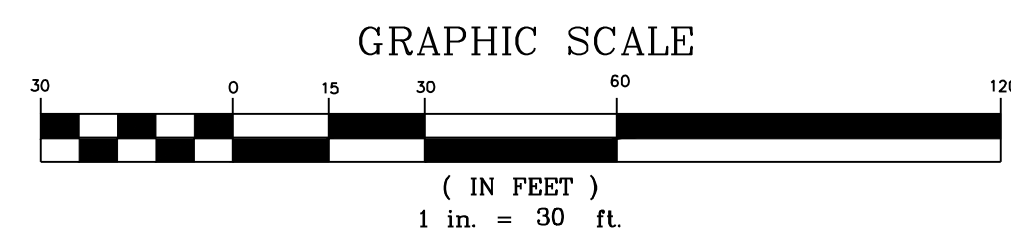
total site area (ac): 1.78 ac.
total site area (sf): 77,536 sf

FORESTED AREAS - OFFSITE

	Cover Type	Primary Species	Successional Stage	Condition	Acreage	Cover Type Description
D	Landscaped Tree Canopy - Offsite	Red Maple (<i>Acer rubrum</i>), Japanese Maple (<i>Acer palmatum</i>), Callery Pear (<i>Pyrus calleryana</i>), Leyland Cypress (<i>Cupressus x leylandii</i>), and Colorado Blue Spruce (<i>Picea pungens</i>)	n.a.	fair-good	0.36 ac. or 15,623 sf	This cover type consists of a maintained landscape areas with overstory species ranging in size from 3" to 24" dbh and understory species ranging in size from 1" to 10" dbh. The groundcover within this cover type consists primarily of maintained deciduous and evergreen shrubs, annuals, and perennials that are maintained year-round.
E	Upland Hardwood Forest	Overstory: Black Locust (<i>Robinia pseudoacacia</i>), Red Oak (<i>Quercus rubra</i>), Tulip Poplar (<i>Liriodendron tulipifera</i>), White Oak (<i>Quercus alba</i>) Understory: Black Gum (<i>Nyssa sylvatica</i>), White Ash (<i>Fraxinus americana</i>)	sub-climax	fair	0.95 ac. or 41,416 sf	This cover type consists of a diverse upland hardwoods overstory species ranging in size from 5" to 30" dbh and understory species ranging in size from 2" to 12" dbh. The forest floor is primarily open with a scattering of invasive along the edges, Multiflora Rose (<i>Rosa multiflora</i>) and Wineberry (<i>Rubus phoenicolasius</i>).

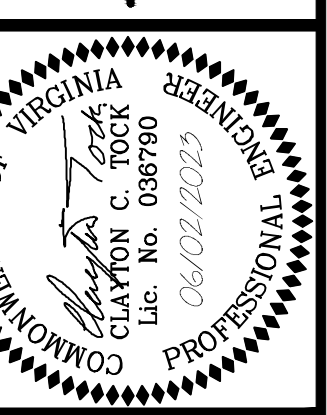
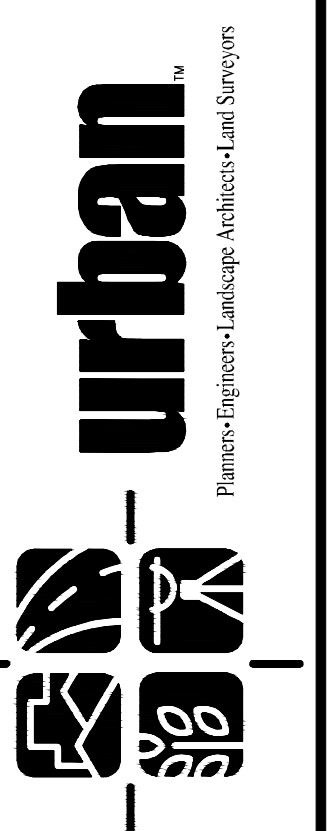
*DBH = Diameter at Breast Height (measured 4.5 feet above the ground)

NOTE: Existing vegetation data provided through field study on February 14th, 2020 and verified December 8th, 2021 by Urban, Ltd.'s Project Arborist (John Lightle, ISA Lic. #MA-5174A).



PLAN DATE	DESCRIPTION	REVISIONS
01-18-22		
08-30-22		
04-20-23		
06-02-23		

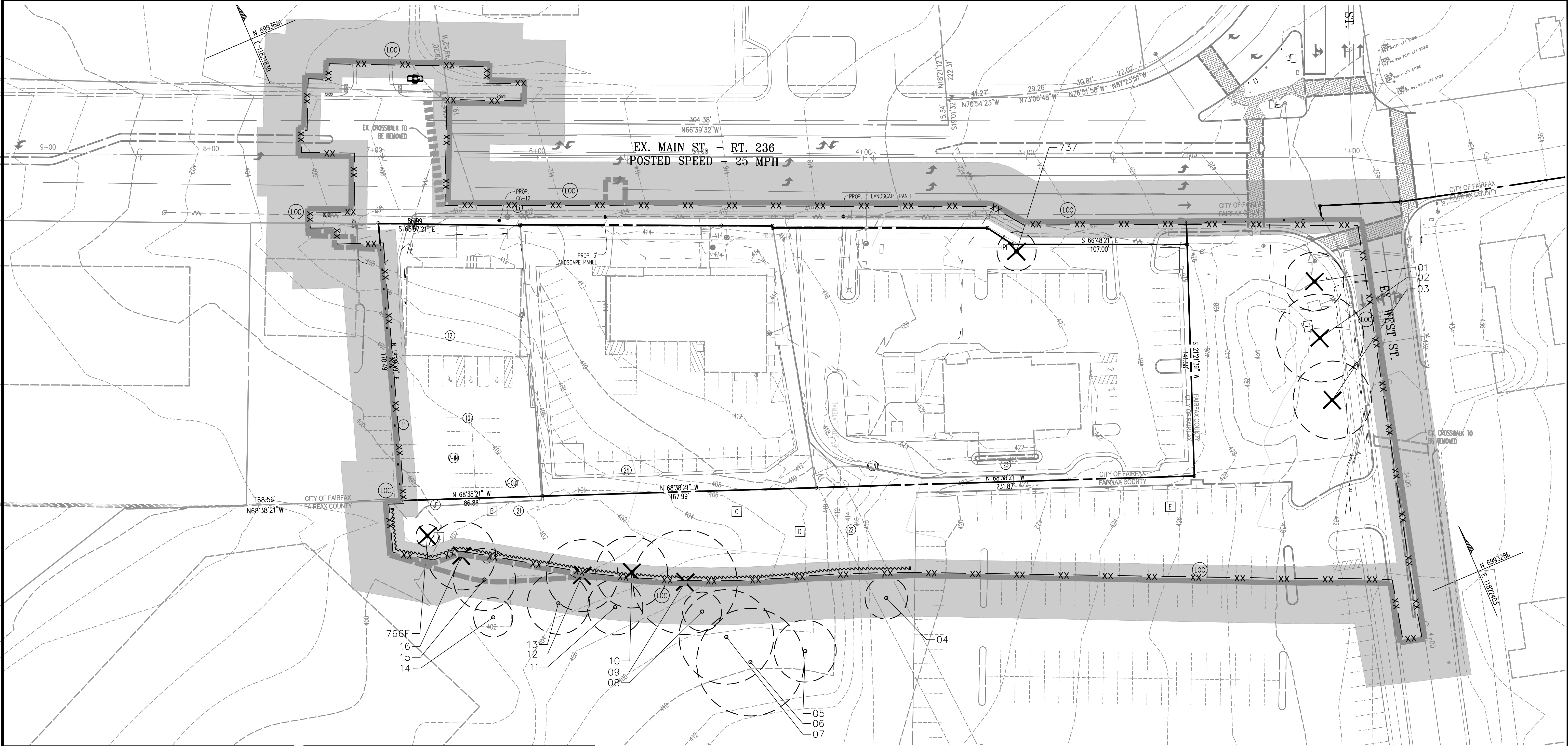
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4300 TECHNOLOGY CT.
CHANTILLY, VA 20151
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EXISTING VEGETATION MAP
CITY CENTRE WEST
GENERAL DEVELOPMENT PLAN
SPECIAL USE PERMIT PLAT
CITY OF FAIRFAX, VIRGINIA
DATE: JAN., 2022
SCALE: 1"=30'
C.I.=2'

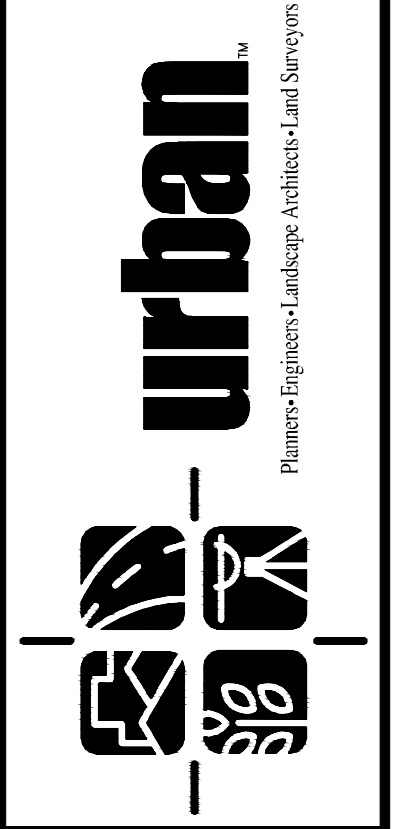
SHEET 34 OF 51
FILE No. RZ-13007

Urban, Ltd. - 4: JOBS\10223_main_street\engineering\entirement\csp-fp-spec\13007-34-TREE MITIGATION.dwg [Layout] June 02, 2023 - 10:54am yelosi



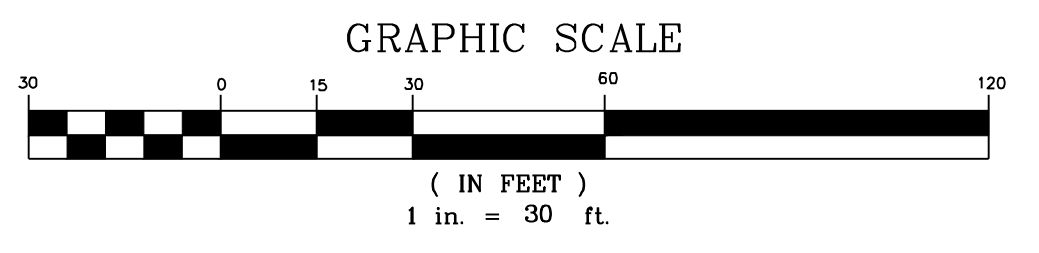
PLAN DATE	DESCRIPTION
01-18-22	
06-30-22	
06-02-23	
06-02-23	

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TREE MANAGEMENT PLAN
CITY CENTRE WEST
GENERAL DEVELOPMENT PLAN
SPECIAL USE PERMIT PLAT
CITY OF FAIRFAX, VIRGINIA

DATE: JAN., 2022
SCALE: 1"=30'
SHEET 35 OF 51
FILE No. RZ-13007



TREE INVENTORY & CONDITION ANALYSIS						
TREE NO.	SPECIES	SIZE	CRITICAL ROOT ZONE (ft.)	CONDITION RATING	REMOVE	COMMENTS
1	<i>Pyrus calleryana</i>	18"	18'	58.00	X	
2	<i>Pyrus calleryana</i>	27"	27'	71.00	X	
3	<i>Pyrus calleryana</i>	24"	24'	62.00	X	
4	<i>Ulmus americana</i>	13"	13'	51.00		Heavy Ivy
5	<i>Acer saccharinum</i>	19"	19'	41.00		Leaning
6	<i>Acer rubrum</i>	33"	33'	59.00		Multi-stem, Ivy
7	<i>Liriodendron tulipifera</i>	29"	29'	42.00		Ivy
8	<i>Acer rubrum</i>	12"	12'	42.00		Heavy Ivy
9	<i>Acer saccharinum</i>	32"	32'	0.00	X	Dead, Large Cavity
10	<i>Liriodendron tulipifera</i>	22"	22'	54.00	X	Crooked Trunk
11	<i>Liriodendron tulipifera</i>	17"	17'	49.00		
12	<i>Liriodendron tulipifera</i>	22"	22'	52.00	X	Reduced Canopy, Ivy
13	<i>Liriodendron tulipifera</i>	19"	19'	55.00		Reduced Canopy, Ivy
14	<i>Acer saccharinum</i>	12"	12'	57.00		
15	<i>Pyrus calleryana</i>	19"	19'	67.00		
16	<i>Pyrus calleryana</i>	21"	21'	72.00	X	
737	<i>Acer rubrum</i>	14"	14'	72.00	X	
766 F	<i>Picea rubens</i>	5"	5'	80.00	X	Ivy

LEGEND

- EXISTING TREE CRITICAL ROOT ZONE
- ROOT PRUNING
- TREE PROTECTION FENCE
- EXISTING TREE TO BE REMOVED
- SUPER SILT FENCE
- SILT FENCE
- 25' OFFSET FROM L.O.D
- 10' OFFSET FROM L.O.D

STANDARD TREE PROTECTION DETAIL

INCORRECT **CORRECT**

BARRIER INSTALLED AT THE DRIP LINE OF TREE BRANCHES

NOTES:

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

Department of Public Works
10455 Armoning Street
Fairfax, VA 22030-3620

CITY OF FAIRFAX
1501 WITH THE FAIRFAX STANDARD SPECIFICATIONS ONLY

Scale: Not To Scale
Revision: R.09
Date: December 2016

STANDARD TREE PROTECTION DETAIL

WEATHERPROOF SIGN
SEE NOTES BELOW FOR CONSTRUCTION AND SPACING DATA

ORANGE, UV-RESISTANT, HIGH-TENSILE STRENGTH, POLY BARRICADE FABRIC

POSTS MAY BE EITHER 4" DIA. PINE, 2 x 2 OAK, OR 1.33 LB/37 STEEL U CHANNEL SUBGRADE

NOTES:

- Install tree protection fence and signage prior to calling for the initial on site inspection by the City of Fairfax Inspector.
- Warning signs shall be made of durable, weatherproof material.
- Letters shall be 2" high minimum, clearly legible and spaced as detailed.
- Signs shall be placed no greater than 75' on center or as approved.
- For tree protection areas less than 200' in perimeter, provide no less than three signs per protected area.
- Attach signs securely to fence posts and fabric.
- Maintain tree protection fence throughout duration of project.
- Additional signs may be required by City of Fairfax Inspections based on actual field conditions.
- 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.
- The City reserves the right to require a 4' to 5' 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.

Department of Public Works
10455 Armoning Street
Fairfax, VA 22030-3620

CITY OF FAIRFAX
1501 WITH THE FAIRFAX STANDARD SPECIFICATIONS ONLY

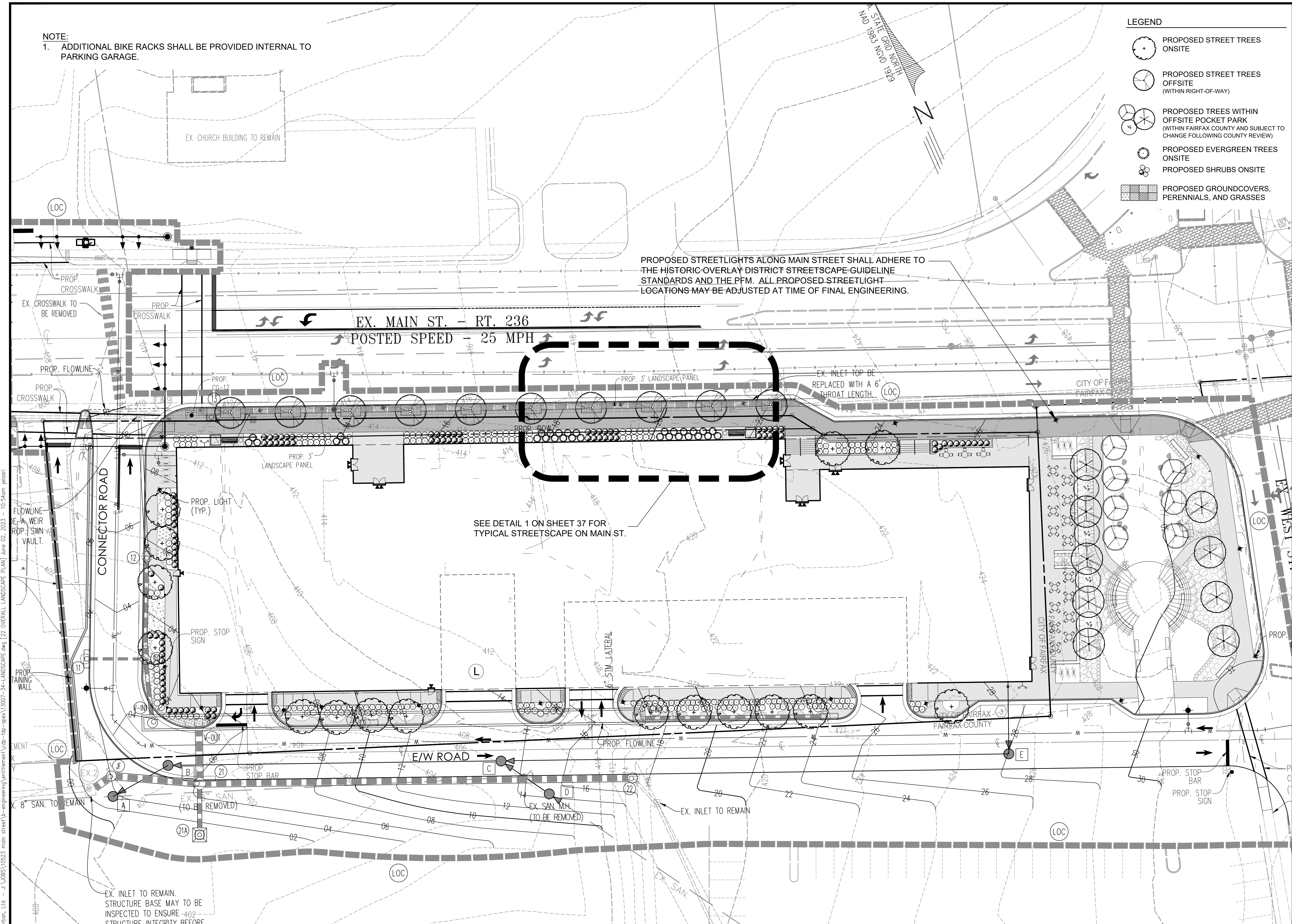
Scale: Not To Scale
Revision: R.09
Date: December 2016

NOTE:
1. ADDITIONAL BIKE RACKS SHALL BE PROVIDED INTERNAL TO PARKING GARAGE.

- LEGEND**
- PROPOSED STREET TREES ONSITE
 - PROPOSED STREET TREES OFFSITE (WITHIN RIGHT-OF-WAY)
 - PROPOSED TREES WITHIN OFFSITE POCKET PARK (WITHIN FAIRFAX COUNTY AND SUBJECT TO CHANGE FOLLOWING COUNTY REVIEW)
 - PROPOSED EVERGREEN TREES ONSITE
 - PROPOSED SHRUBS ONSITE
 - PROPOSED GROUNDCOVERS, PERENNIALS, AND GRASSES

PROPOSED STREETLIGHTS ALONG MAIN STREET SHALL ADHERE TO THE HISTORIC OVERLAY DISTRICT STREETScape GUIDELINE STANDARDS AND THE PFM. ALL PROPOSED STREETLIGHT LOCATIONS MAY BE ADJUSTED AT TIME OF FINAL ENGINEERING.

SEE DETAIL 1 ON SHEET 37 FOR TYPICAL STREETScape ON MAIN ST.



PLAN DATE	DESCRIPTION	NO.	DATE
01-18-22			
08-30-22			
06-02-23			

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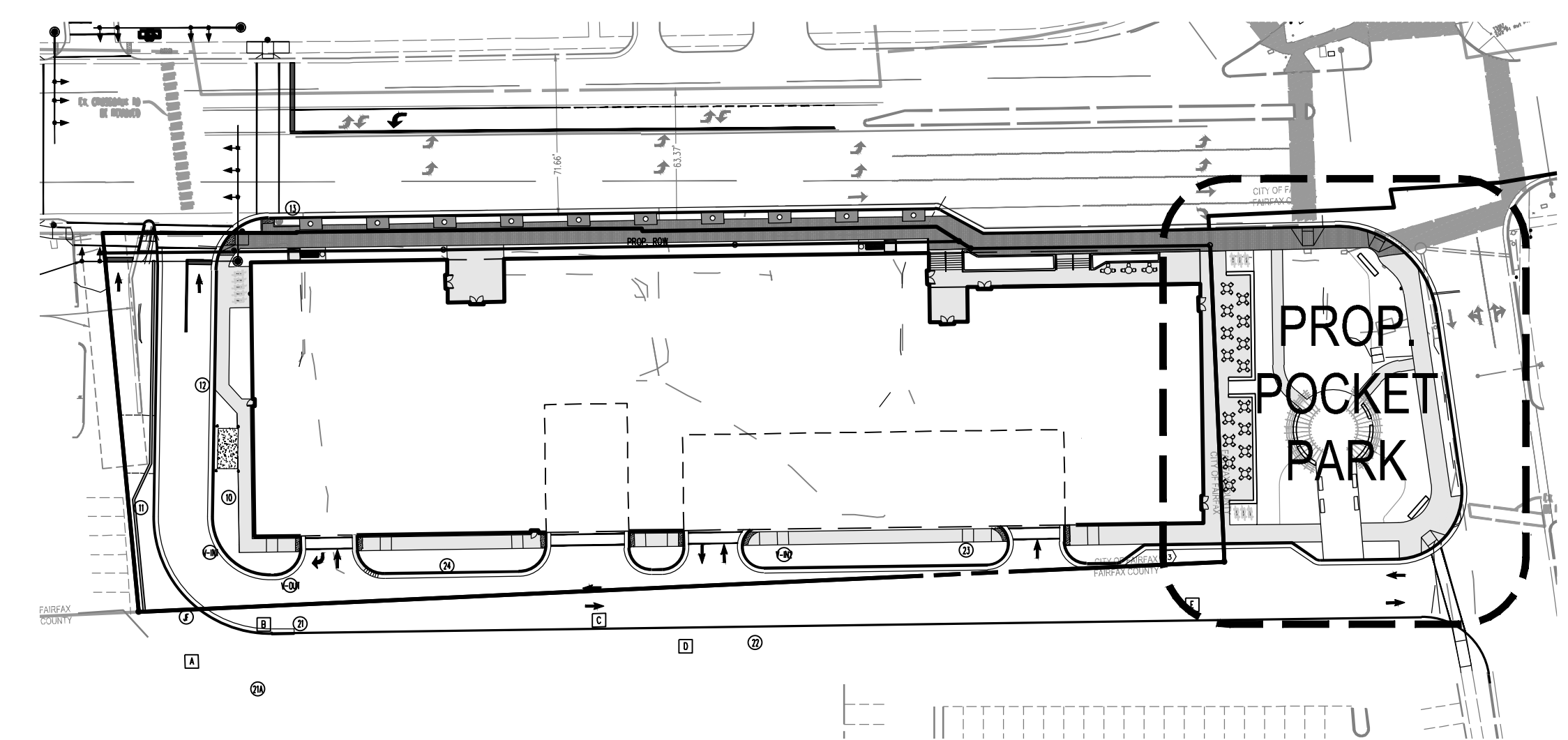
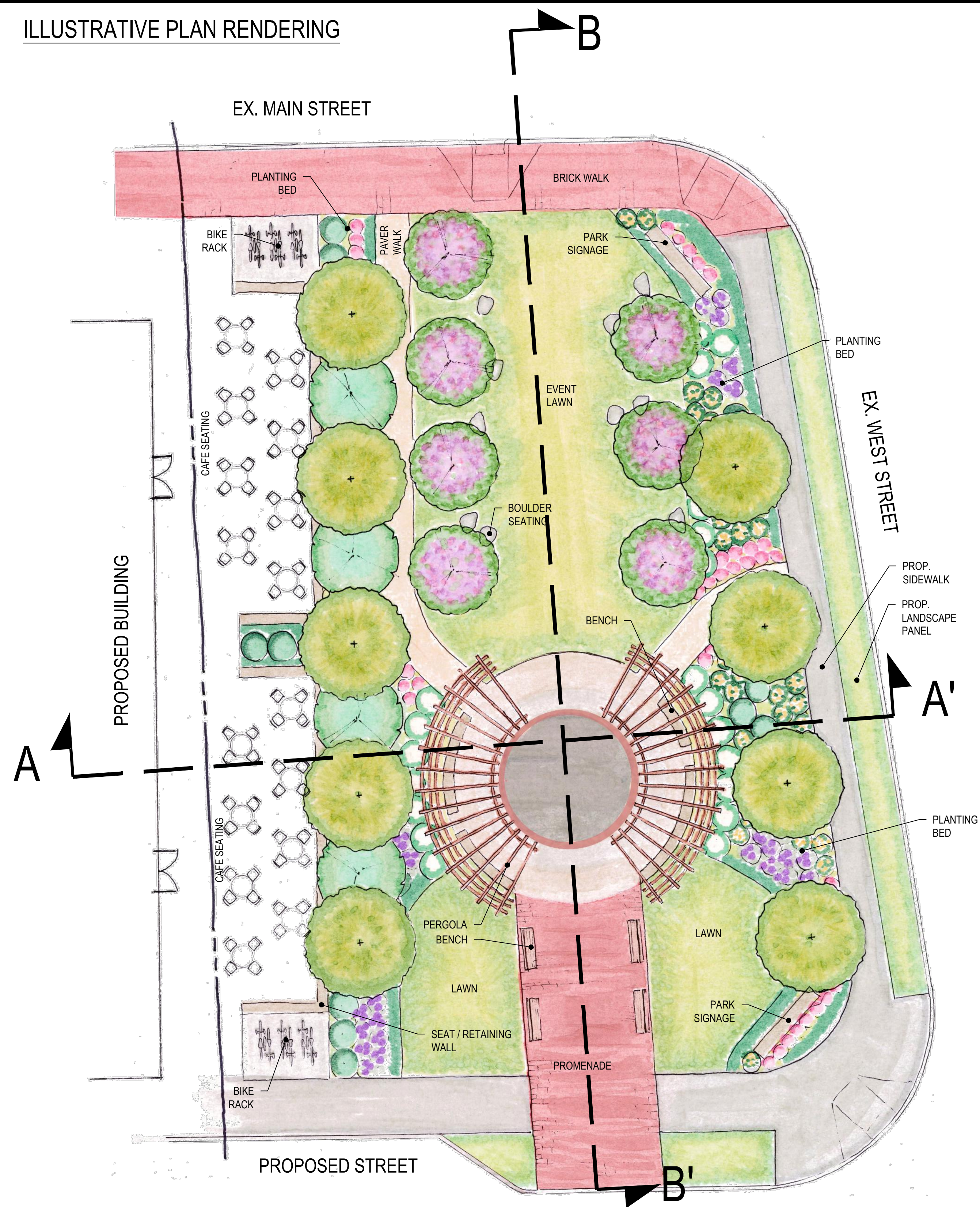
CONCEPTUAL LANDSCAPE PLAN
CITY CENTRE WEST
GENERAL DEVELOPMENT PLAN
SPECIAL USE PERMIT PLAN
CITY OF FAIRFAX, VIRGINIA

SCALE: 1" = 20'
DATE: JAN., 2022
C.I. = 2

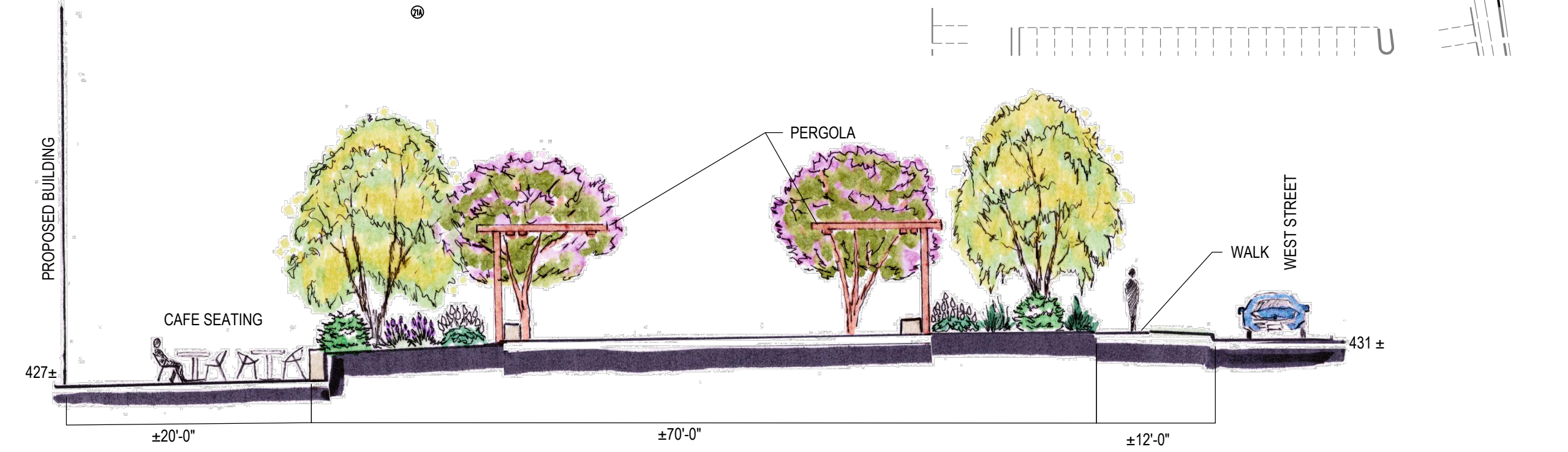
SHEET
36
OF
51
FILE No.
RZ-13007

Urban, Ltd. - J:\095\10523_mchm_street\engineering\ventilations\cdp-fdp-gpa\13007-34-LANDSCAPE PLAN June 02, 2023 - 10:54am yelosi

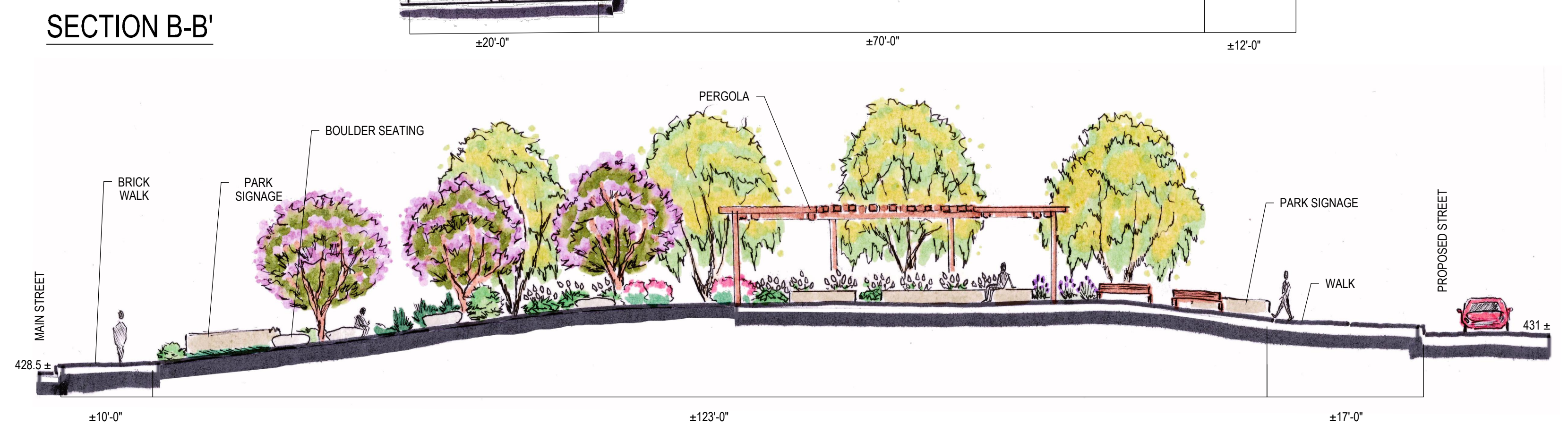
ILLUSTRATIVE PLAN RENDERING



SECTION A-A'

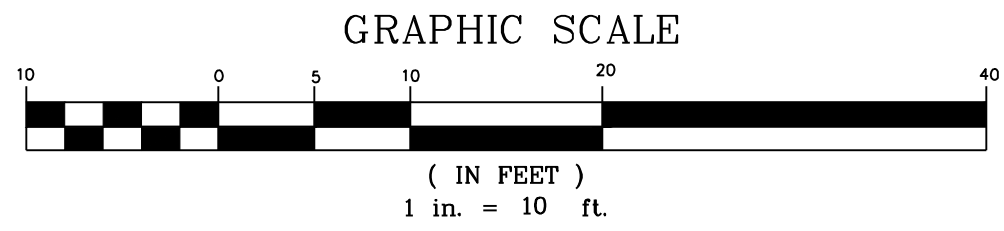


SECTION B-B'



FOR ILLUSTRATIVE PURPOSES ONLY

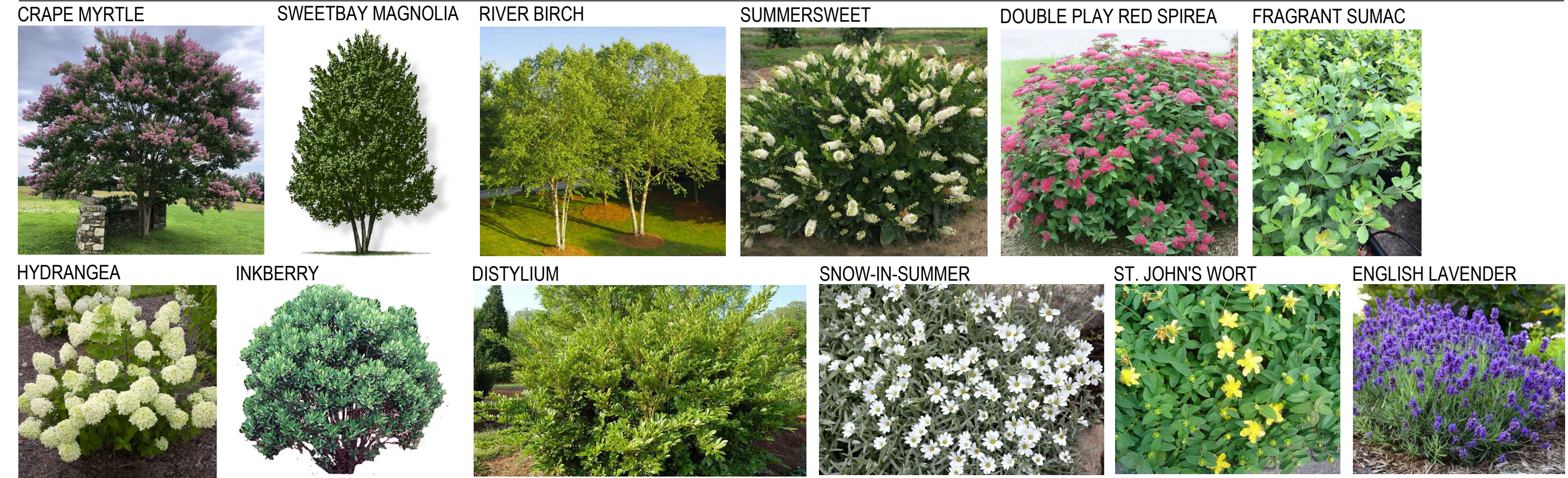
CONCEPTUAL POCKET PARK PLAN SHOWN FOR REFERENCE ONLY. SUBJECT TO CHANGE BASED ON FAIRFAX COUNTY REVIEW AND APPROVAL.



HARDSCAPE MATERIALS PALETTE



PLANTING PALETTE

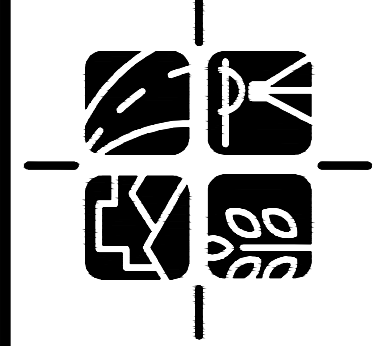


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No.	DATE	DESCRIPTION	REVISIONS

PLAN DATE	01-18-22
	08-30-22
	06-02-23

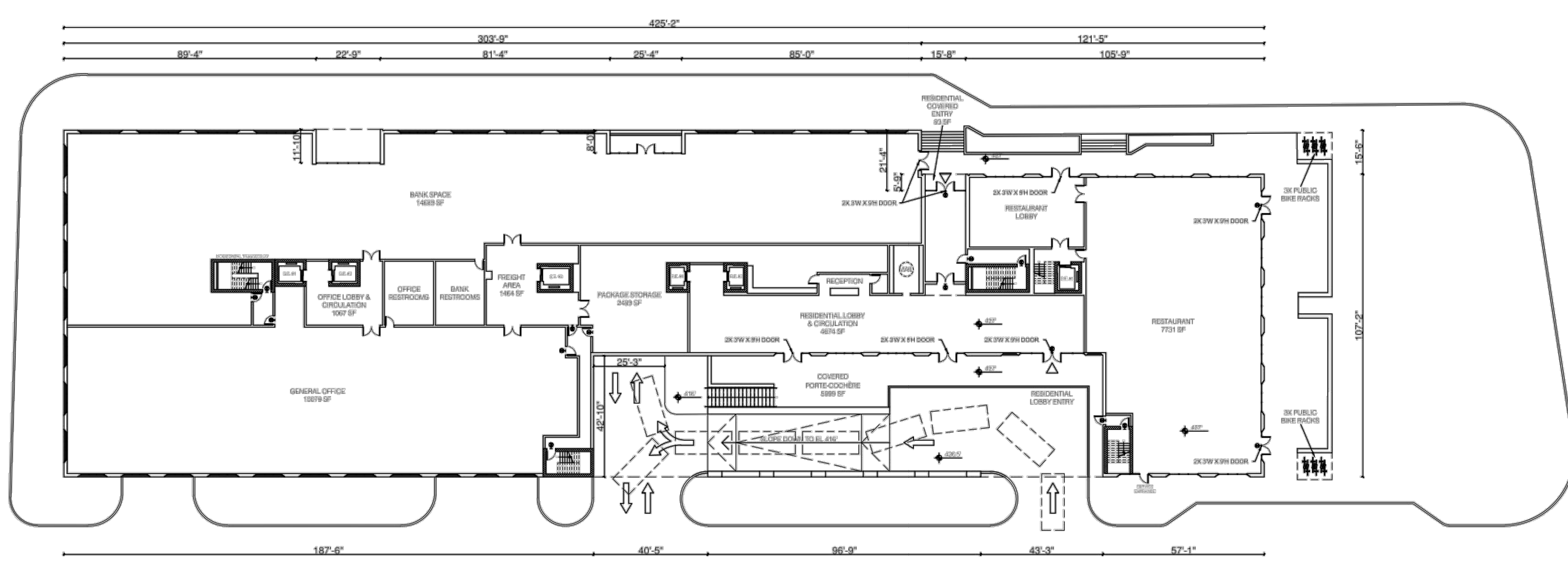
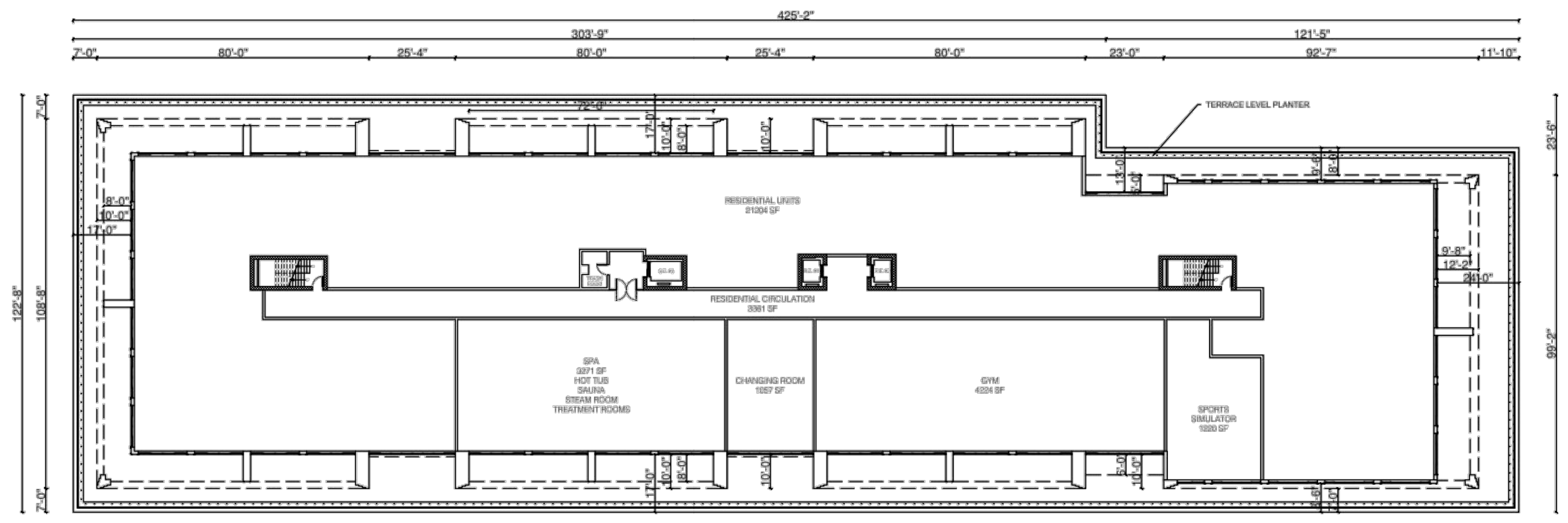
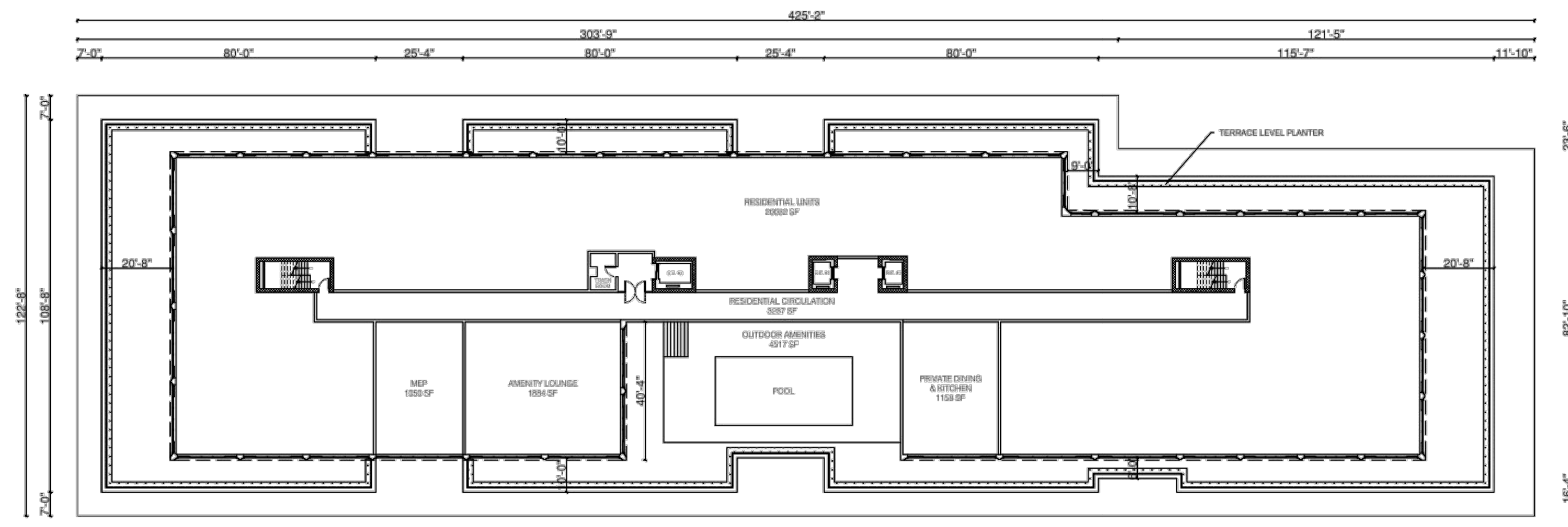
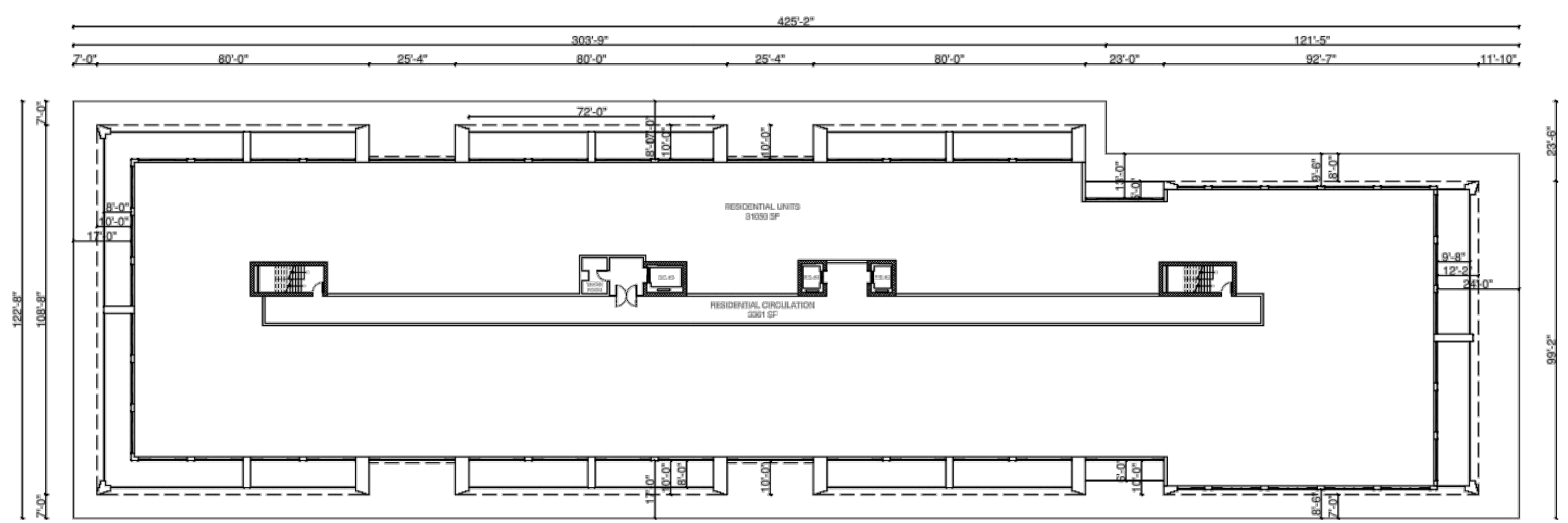
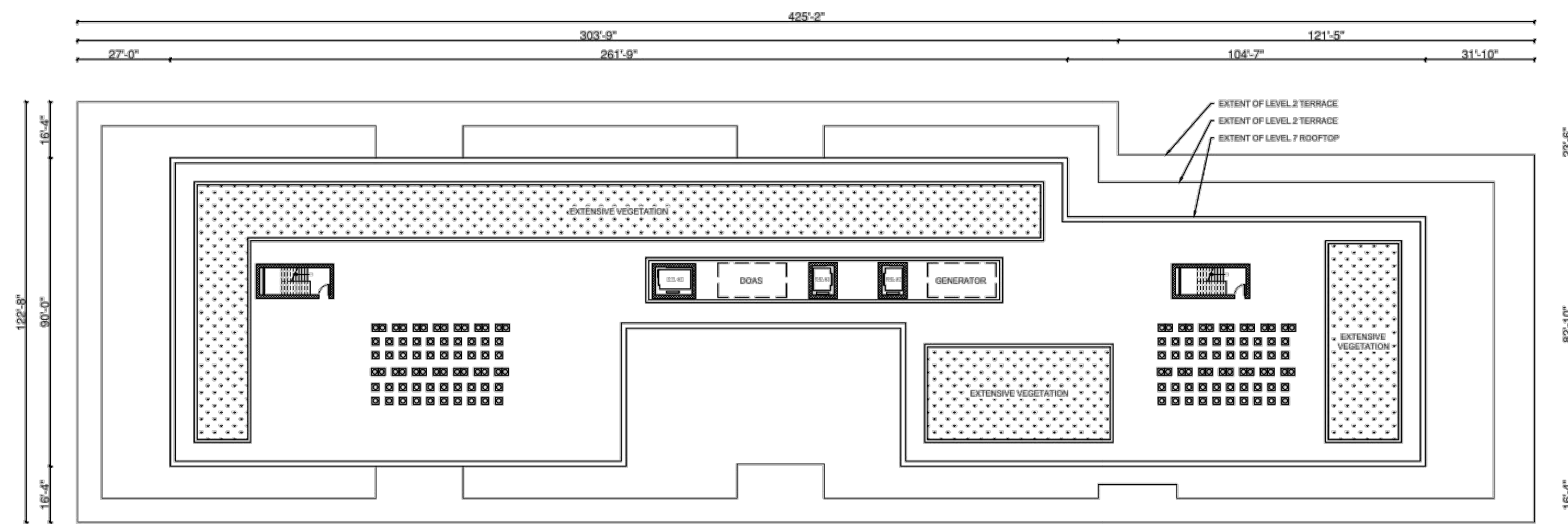
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CONCEPTUAL POCKET PARK PLAN
CITY CENTRE WEST
GENERAL DEVELOPMENT PLAN
SPECIAL USE PERMIT PLAN
CITY OF FAIRFAX, VIRGINIA

DATE: JAN., 2022
SCALE: AS NOTED
SHEET 38 OF 51
FILE No. RZ-13007

Urban, Ltd. - J:\085\0523 main street\engineering\entitlement\cdp-4dp-spx\3007-35-Architectural Elevations.dwg [Layout (2)] June 02, 2023 - 1:59pm yelarsi



L2: 11 RESIDENTIAL UNITS RANGING IN SIZE FROM 1 BEDROOM + DEN TO 3 BEDROOM UNITS, WITH 1 ADU UNIT, COMPLIANT WITH SIZE DISTRIBUTION REQUIREMENT

L3-6: 15 RESIDENTIAL UNITS PER FLOOR RANGING IN SIZE FROM 1 BEDROOM + DEN TO 3 BEDROOM UNITS, WITH 1 ADU UNIT PER FLOOR, COMPLIANT WITH SIZE DISTRIBUTION REQUIREMENT

L7: 8 RESIDENTIAL UNITS RANGING IN SIZE FROM 2 BEDROOM TO 3 BEDROOM UNITS

INTERIOR LAYOUTS ARE CONCEPTUAL IN NATURE AND SUBJECT TO REVISION AT THE TIME OF FINAL DESIGN

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<p>urban Planners • Engineers • Landscape Architects • Lead Surveyors</p>	
<p>ARCHITECTURAL SHEETS CITY CENTRE WEST GENERAL DEVELOPMENT PLAN SPECIAL USE PERMIT PLAN CITY OF FAIRFAX, VIRGINIA</p>	
<p>PLAN DATE 01-18-22 08-30-22 04-02-23 06-06-23</p>	<p>REVISIONS No. DATE DESCRIPTION</p>
<p>DATE: JAN., 2022 SCALE: AS NOTED C.I.= N/A</p>	
<p>SHEET 40 OF 51 FILE No. RZ-13007</p>	