

## CITY OF FAIRFAX GENERAL NOTES

## PERMITS

- A street opening permit is required for any work in a City right-of-way or easement. The permit can be obtained from the Public Works Department. For information, call 703.385.7980 or 703.385.7810.
- All sidewalks, curbs, gutters, driveways, streets, storm pipes, sanitary sewer, endwalls and ripraps must be inspected by the City. All work in the City streets will be performed Monday-Friday, between the hours of 9:00 a.m. and 3:00 p.m. No work is to be performed on weekends or holidays unless pre-approved by the Director of Public Works.
- Inspections performed by the Facilities Inspector will require a four-hour notice prior to inspections.

## GENERAL STANDARDS

- The Public Works Director must be notified one week prior to pre-construction conference, one week prior to commencement of land disturbing activity and one week prior to final inspection. The Site Plan Coordinator in Zoning (703.385.7820) must be notified one week prior to the pre-construction conference.
- A preconstruction meeting will be required three days prior to any construction. Contractors will notify the Public Works Department or Facilities Inspector for all work done on site and off site one day prior to starting.
- The contractor shall provide adequate means for parking construction equipment and provide employee parking on site.
- All construction shall conform to the latest City of Fairfax standards, [Virginia Department of Transportation](#) and the Virginia Sediment & Erosion Control current specifications, except as shown or altered by these plans.
- Traffic signs found to be in the way at construction sites shall be removed or relocated only by personnel in the Sign & Signal Crew of the Public Works Department at the contractor's request. Any contractor found responsible for moving City property without permission will receive a summons.
- All building construction shall be in accordance with the current edition of the Virginia Uniform Statewide Building Code. Permits and Inspections for building, electrical, plumbing, mechanical and fire protection work are obtained from the Office of Code Administration, 703.385.7830.
- Private fire mains require a permit from the Office of Code Administration. Permit application must include details of installation as specified in NFPA-24. An approved site plan is not a permit to install fire mains.
- No portion of any building shall be occupied until a certificate of occupancy has been issued by the Building Official and a use permit by the Zoning Office.
- No building, except additions or accessories to existing dwellings, shall proceed beyond first floor level until the location of the footing and walls as shown on a plat certified by a land surveyor has been approved by the Zoning Administrator.
- An as-built plan must be submitted within 30 days after completion of all construction.
- Temporary structures, construction trailers and demolition require permits from the Office of Code Administration prior to start of work or installation.
- Adequate emergency vehicle access shall be maintained at all times. A hard surfaced, all-weather roadway shall be provided to within 50 feet of all structures and any location where combustible materials are stored.
- City ordinance permits construction noise, including excavation, between the hours of 7:00 am and 6:00 pm on weekdays and 8:30 am and 5:00 pm on Saturdays ONLY. It shall be the responsibility of the developer to ensure that all contractors and subcontractors comply with this ordinance.
- The Developer shall be responsible for ensuring compliance with City Code sections limiting growth of grass and weeds to six inches in height.

## CONSTRUCTION

- All subgrade and sub-base material shall be compacted to 95% of theoretical maximum density as determined by A.A.S.H.O. T-99 method A within plus or minus 20% of optimum moisture for the full width of any dedicated right-of-way and all townhouse, apartment, condominium, commercial and industrial parking lots (including storm sewer and sanitary sewer).
- Compaction test shall be performed by the contractor. Subgrade for curb, gutter and sidewalk shall be every 50 feet; sub-base will be alternated every 25 feet. Driveways require two tests on subgrade and sub-base. Copy of results is required prior to placing any type of material. VTM-1 correction also must be used. All structures require two tests on subgrade and sub-base.
- Compaction tests for roadways shall be performed by the City only, unless approved by the Public Works Director. Compaction tests for all building pads must be submitted to the Office of Code Administration for review and approval.
- All underground utilities within the street right-of-way shall be installed to the required distance beyond the right-of-way.
- Storm sewer and culvert pipe shall be reinforced concrete pipe to conform to the current A.S.H.T.O. designation M170, unless otherwise designated on the plans. Class II pipe is permitted beyond the limits of street rights-of-way. Class III pipe is required within the limits of the rights-of-way.
- All curb and gutter shown on plans and not in profiles shall be on straight tangent grades. The contractor shall round all vertical breaks with smooth spline curbs.
- All pavement placed on City right-of-way shall have a mix design approved prior to placing material and a density test performed during placement.
- Street signs and markings shall be installed by the developer at all street intersections in a location to be determined by the Director of Public Works. Private access ways and alleys shall be clearly designated as such by a sign at every entrance from a public street, stating "private street, privately owned and privately maintained". All street markings and signage will conform to City of Fairfax standards and the Manual of Uniform Traffic Control, per the Street Superintendent.
- C.B.R. test is required for actual determination of required sub-base thickness prior to construction. Depth of sub-base is based on subgrade C.B.R. value of 10. Where C.B.R. value is less than 10, one-inch of sub-base or base material shall be added for each point below 10 for on-site and off-site and shall be reviewed by the City of Fairfax for special design.
- All construction must comply to the Code of Virginia 36-98 and 36-99 by reference as part of the Uniform Statewide Building Code of Virginia, the final fair housing accessibility guidelines (24 CFR Chapter I) and the Americans with Disabilities Act accessibility guidelines (28 CFR, part 36) as per site and right-of-way work compliance.
- Provide proper distance from back of sidewalk to building for stoops and steps, and the like.

PROJECT STATUS: PLOTFILE: Project NO.500

PLOTTED: 20160316 14:57 PM BY: Daniel Dvorsky

PROJECT NUMBER: 15060100

PROJID: 20160316 14:57 PM BY: Daniel Dvorsky

## PICKETT ROAD TRAIL UNDERPASS

PUBLIC IMPROVEMENT PLAN #15060100  
PROJECT # EN13-151-183 - UPC 105299CITY OF FAIRFAX, VIRGINIA  
ORIGINAL SUBMISSION DATE APRIL 10 2015

## PREPARED FOR:

## OWNER

CITY OF FARIFAX

10455 ARMSTRONG STREET

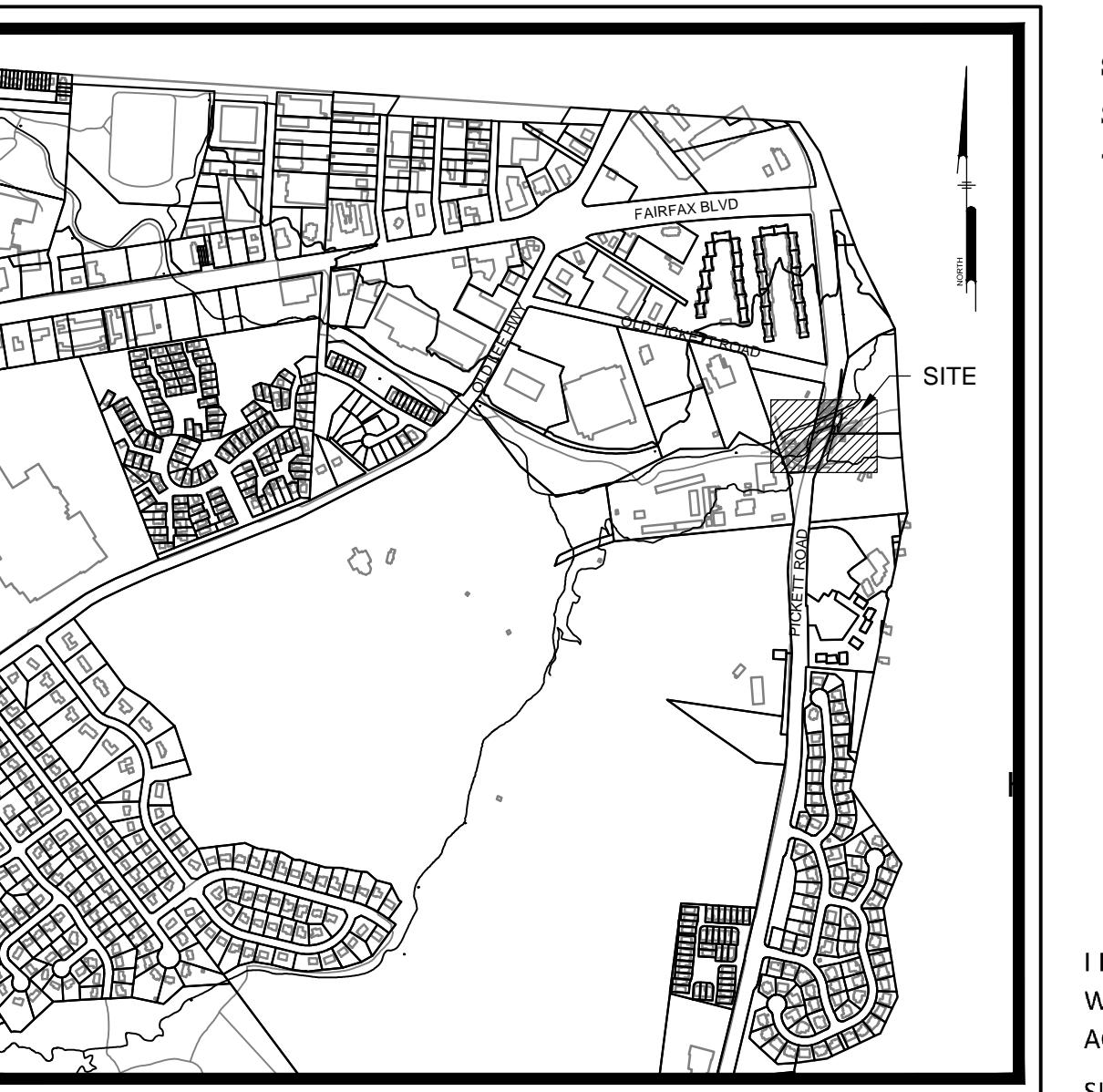
FAIRFAX, VA 22030

## DEVELOPER

NOVA PARKS

5400 OX ROAD

FAIRFAX STATION, VA 22039

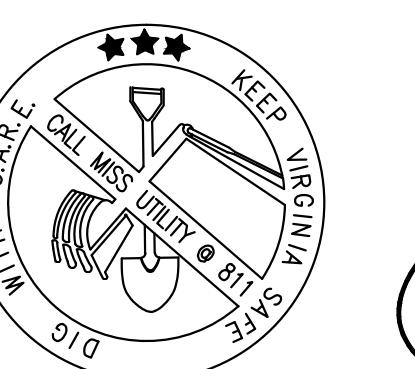


LOCATION MAP

Scale: 1" = 1000'

## PREPARED BY:

PENNONI ASSOCIATES INC.

208 Church Street, SE  
Leesburg, VA 20175  
T 703.777.3616  
F 703.777.3725

CALL BEFORE YOU DIG

ALWAYS CALL 811 BEFORE YOU DIG IN VIRGINIA

CALL 1-800-552-7001

SECTION 56-265.17 REQUIRES THREE WORKING DAYS  
NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL OR  
BLAST VIRGINIA UTILITY PROTECTION SERVICE, INC.

## ENVIRONMENTAL

- All erosion siltation control to be installed prior to starting project to conform to the current Virginia Erosion and Sediment Control Manual.
- The contractor shall provide adequate means of cleaning mud from trucks and/or other equipment prior to entering the City of Fairfax rights-of-way. It is the contractor's responsibility to clean streets and alay dust and to take whatever measures necessary to ensure that the road is maintained in a clean and dust-free condition at all times.
- It shall be the contractor's responsibility to perform the work in such a manner to prevent the washing of any topsoil, silt, or debris onto adjacent properties.
- If the presence of asbestos is suspected in the soil, the contractor must contact the Air Pollution Control Division of the Fairfax County Health Department at 703.246.2300.
- Onsite storage of fuel shall be limited to diesel fuel tanks not over 660 gallons capacity. Tanks shall be of a listed type and shall be provided with approved secondary containment, impact protection and placarding. A minimum 2A-40BC fire extinguisher shall be provided in the vicinity of the refueling area. A permit for combustible liquid storage shall be obtained from the Office of Code Administration, 703.385.7830. Fuel shall not be placed in onsite storage tanks until the installation has been inspected and approved.
- Onsite repair of vehicles and equipment shall be limited to replacement of damaged belts, hoses and tires. Any spill of fuel, oil, hydraulic fluid or anti-freeze greater than one gallon must be reported to the Office of Code Administration at 703.385.7830. All spills must be cleaned up promptly and in an approved manner.
- The Owner shall be responsible for ensuring compliance with City Code sections regarding health and safety menaces, including accumulations of water, storage of material, construction debris and security of the site.
- The link to the asbestos information and map on the Fairfax County website <http://www.fairfaxcounty.gov/hd/asb/>
- Prior to the start of any site grading work, the developer or owner shall obtain a Virginia Stormwater Management Program (VSMP) permit from the City of Fairfax. The VSMP permit requires that a Stormwater Pollution Prevention Plan (SWPPP) be kept at the construction site at all times.

## LANDSCAPE

- The area surrounding all trees, shrubs and groundcover shall be topped with two inches of shredded hardwood bark mulch.
- No changes shall be permitted to the plant list unless approved by the City of Fairfax.
- Trees shall be classified as per "American Standard for Nursery Stock" as adopted by the American Association of Nurserymen. Plant material below this standard shall not be considered.
  - All plants must conform to requirements per plant list;
  - All plant materials must be nursery grown stock;
  - All trees must be well branched, full crown.
- At least 5 days before being planted, the Site Plan Coordinator shall be notified that plants are available for inspection.
- No person shall remove or destroy any tree which is five (5) inches or greater in caliper, measured six (6) inches above ground level, on any lot greater than one-half (1/2) acre without first obtaining a tree removal permit from the Zoning Administrator. Any tree removed, damaged or destroyed will be replaced at the discretion of the Zoning Administrator.

## DEPARTMENT OF PUBLIC WORKS SANITARY SEWER STANDARD NOTES

## GENERAL

- All sanitary sewers shall be constructed in accordance with the current City of Fairfax Standards and Specifications.
- Easements for all sanitary shall be 10' unless otherwise noted.
- Sanitary sewers and water mains shall maintain a minimum of 15' horizontal separation from proposed or existing buildings.
- No landscaping or other utilities (i.e. gas, phone, cable, etc.) are permitted in the sewer easements, except at crossings.
- Contractor shall request pre-construction meeting and inspection by the City of Fairfax Department of Public Works (703.385.7810) three days prior to commencing construction of any sewer mains.
- A permit for installation of sanitary sewers and fire hydrants shall be obtained from the Department of Public Works.
- Sewer laterals not within an easement require plumbing permits and inspections from the Office of Code Administration. The inclusion of these items does not constitute a permit.

## SANITARY SEWER:

- Sanitary sewers shall be PVC DR-25 per AWWA C-900, unless otherwise noted.
- Sanitary sewer laterals shall be 4" PVC DR-25 between the main and the property line and shall enter the main at 90 degrees. A cleanout shall be installed at the property line.
- A 2" detectable metal marking tape shall be placed 3-feet above all sanitary sewers.
- The Department of Public Works shall inspect sanitary sewers by a camera after the lines are put in service.
- Finish grade shall drain away from manholes located outside of pavement areas.
- Top of manholes located outside of pavement areas shall be 3" above final grade, except in established lawns where it shall match the final grade.
- Manholes shall have bituminous coating on the outside walls.
- All sanitary manhole lids shall be heavy duty and shall have the words "Fairfax City Sewer" cast in them.
- Drop manholes shall have an 8" inside drop pipe.
- Manholes in 100 yr. Flood plain shall have watertight lids.
- All testing is provided by the contractor, as directed by the city inspector.

## SHEET INDEX

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2	EXISTING CONDITIONS & SOILS MAP
3	SURVEY & CONSTRUCTION DATA SHEET
4	SITE AND GRADING PLAN
5	TRAIL PROFILE
6	TRAIL CROSS SECTIONS
7	SITE DETAILS
8	CULVERT DRAINAGE DIVIDE MAP
9	CULVERT PROFILE AND COMPUTATIONS
10	SWM PLANTING & DETAILS
10A	BMP MAINTENANCE INSPECTION CHECKLIST AND SCHEDULE
11	PHASE 1 EROSION AND SEDIMENT CONTROL PLAN
12	PHASE 2 EROSION AND SEDIMENT CONTROL PLAN
13	E&S DETAILS AND NARRATIVE

TREE MANAGEMENT PLAN	
SHEET NO.	TITLE
1	TREE MANAGEMENT PLAN
2	TREE MANAGEMENT PLAN NARRATIVES

## PICKETT ROAD TRAIL UNDERPASS

## COVER SHEET

CITY OF FAIRFAX  
FAIRFAX STATION, VA 22039

Pennoni

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20160316 14:57

21/03/2016

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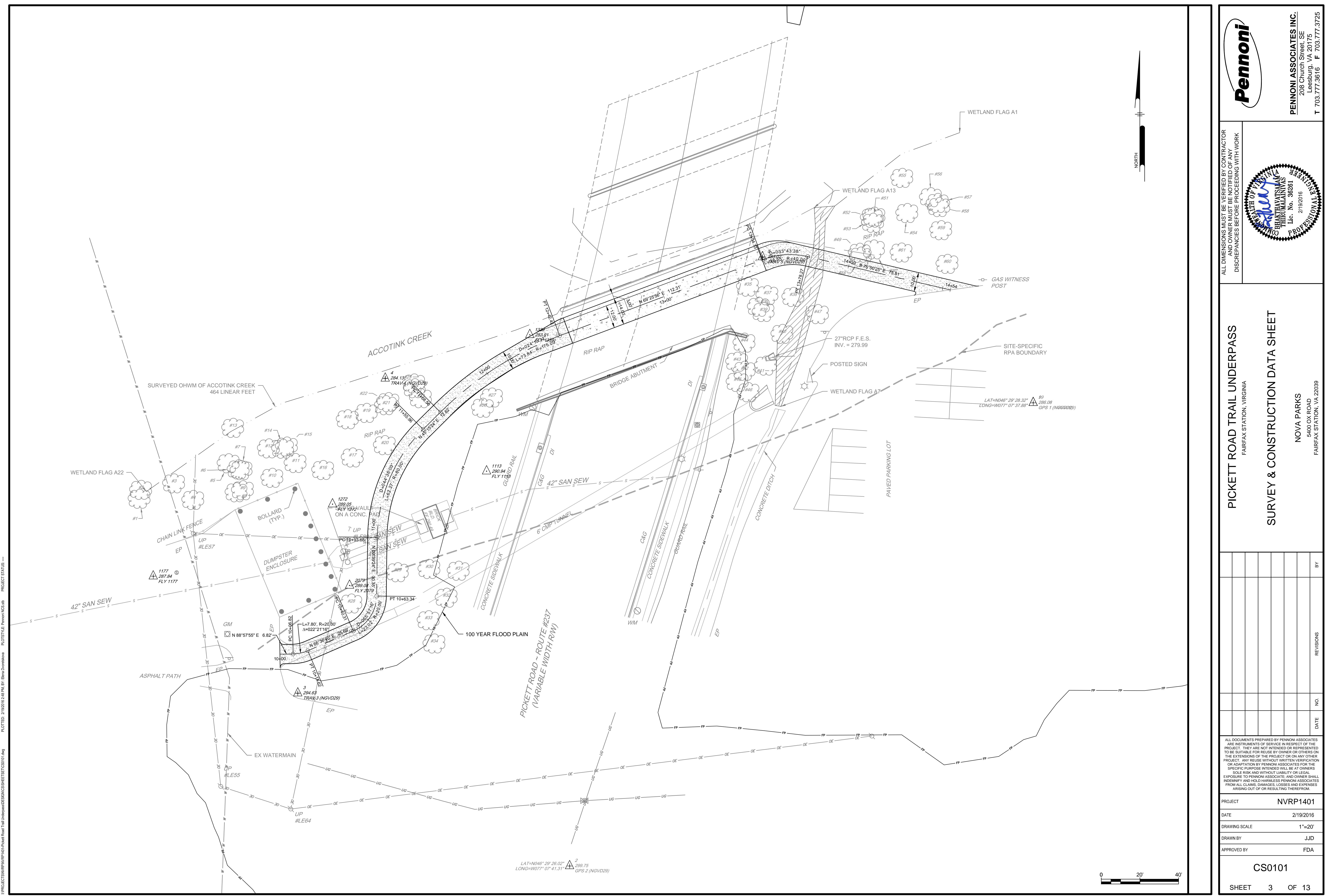
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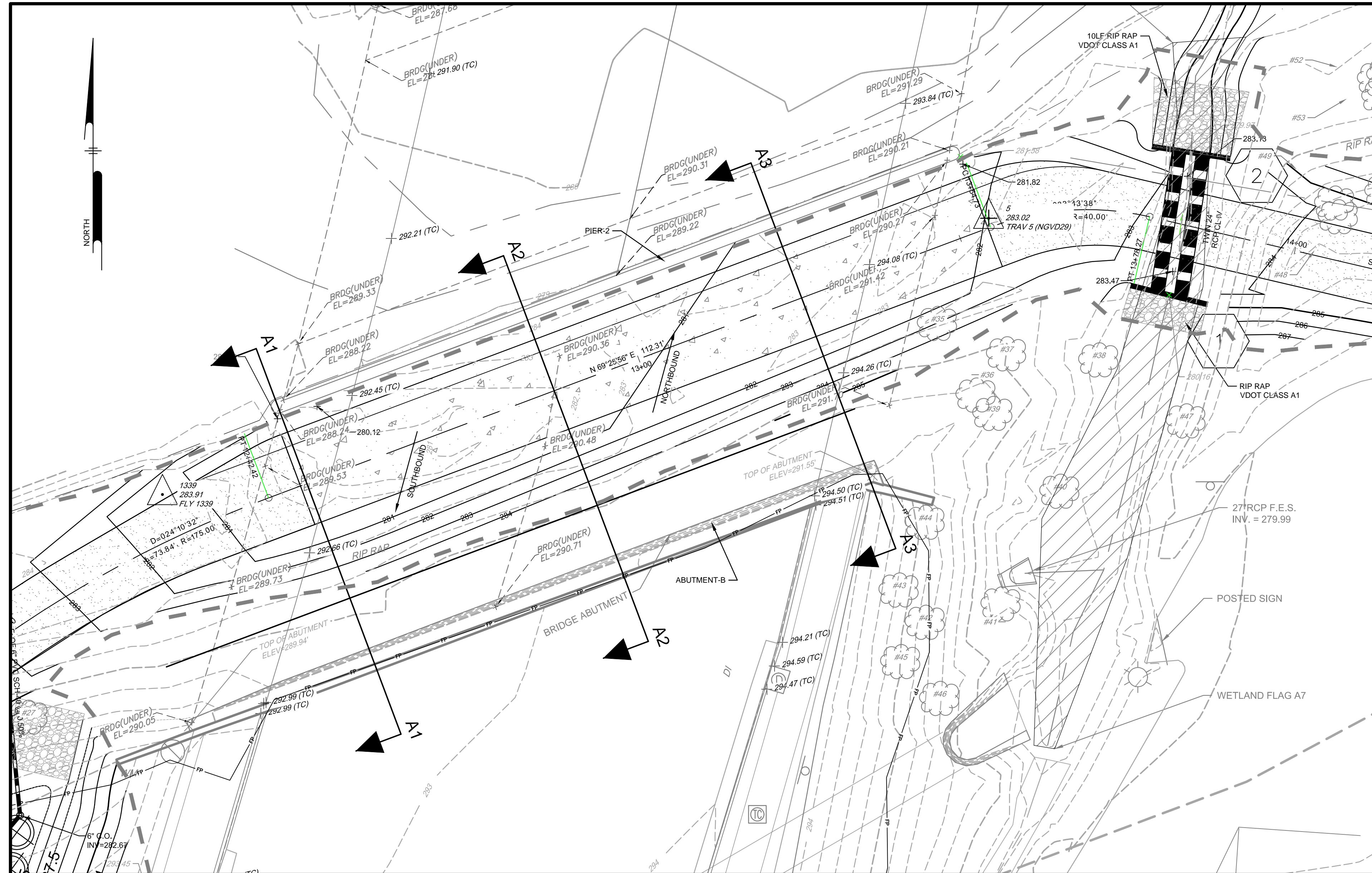
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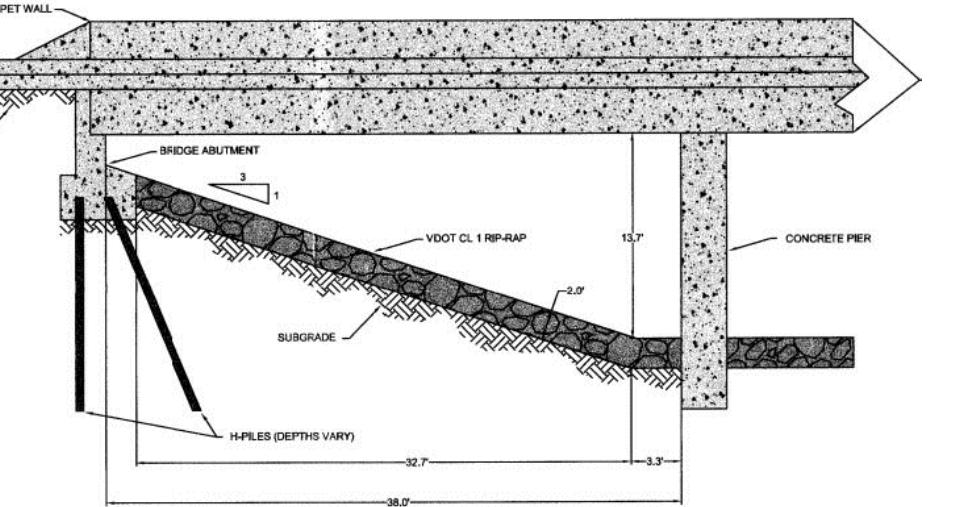




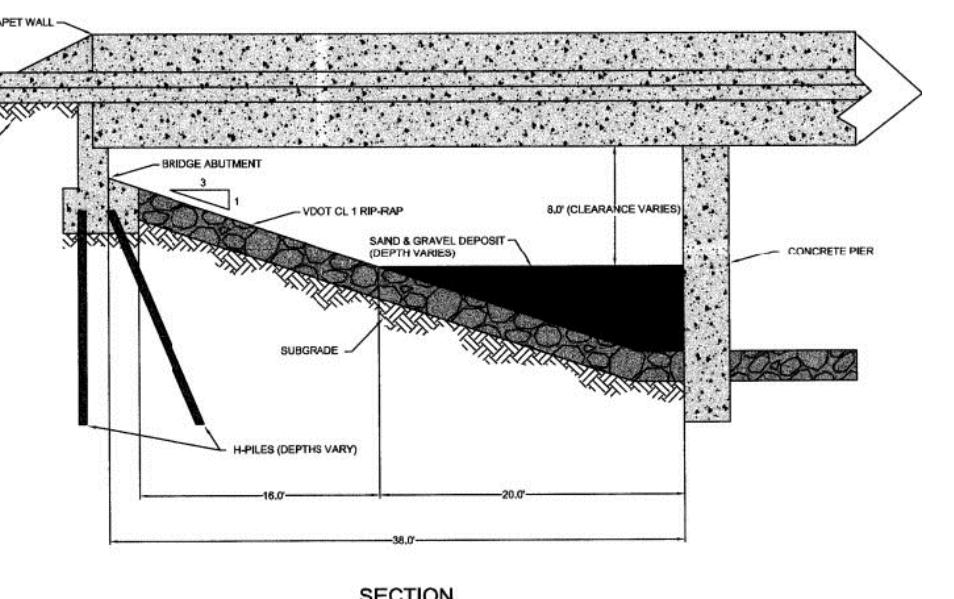


### Trail Cross Section Narrative

This cross section portrays the non-impact of the proposed condition as compared to the as-built/design conditions for the bridge. The current proposal reflects that all of this work is proposed to be in cut and will also be within the backwater caused by the bridge on the upstream end. Given that all of the work in the floodplain is going to be in cut there can't be any impact to the 100 year floodplain and therefore neither a CLOMR or LOMR is required as these studies are only required when you are changing the floodplain limits/elevation.



SECTION  
1975 AS-BUILT CONDITIONS



SECTION  
CURRENT CONDITIONS

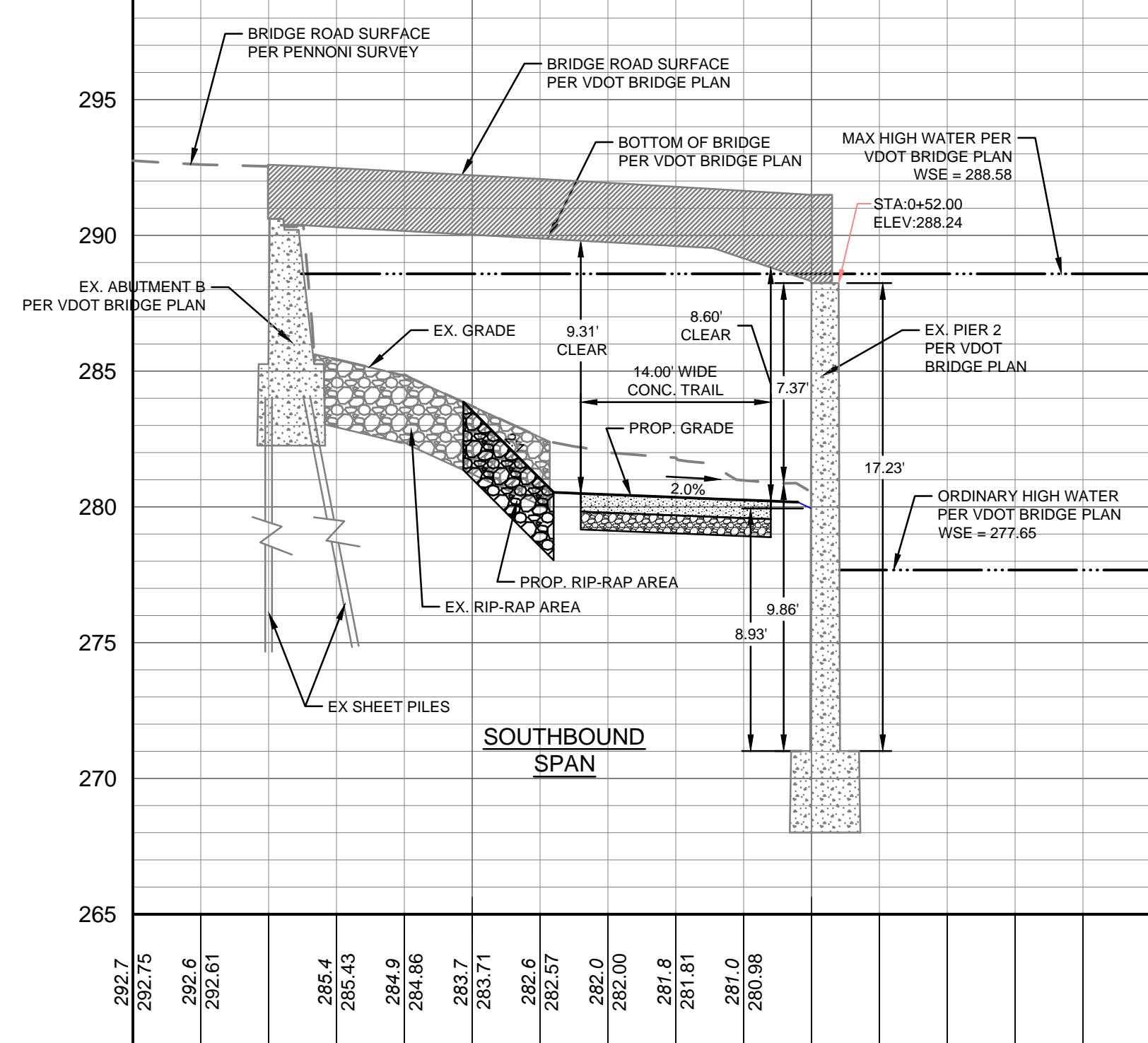
### PICKETT ROAD TRAIL UNDERPASS

#### TRAIL CROSS SECTIONS

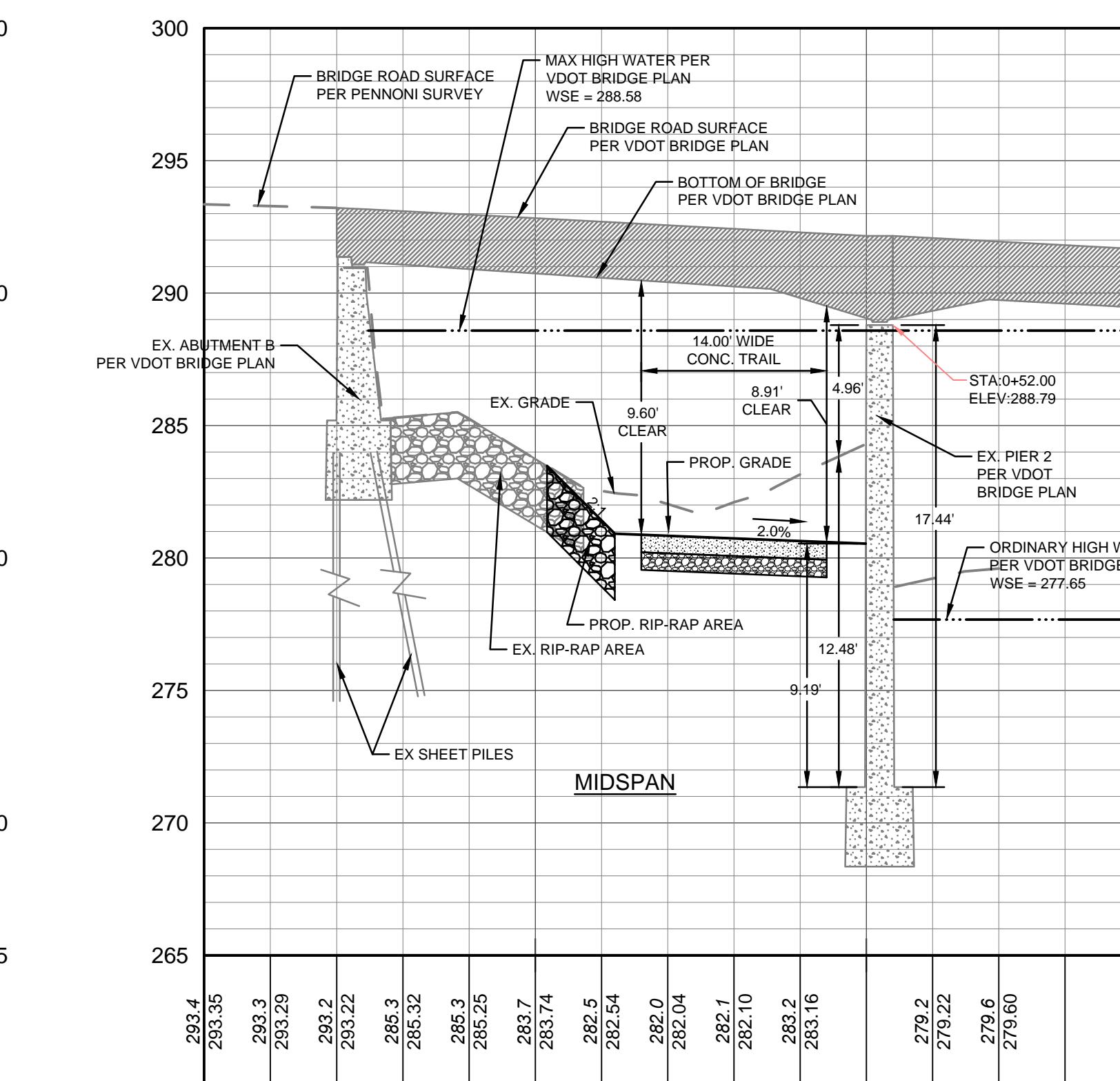
NOVA PARKS

FAIRFAX STATION, VIRGINIA

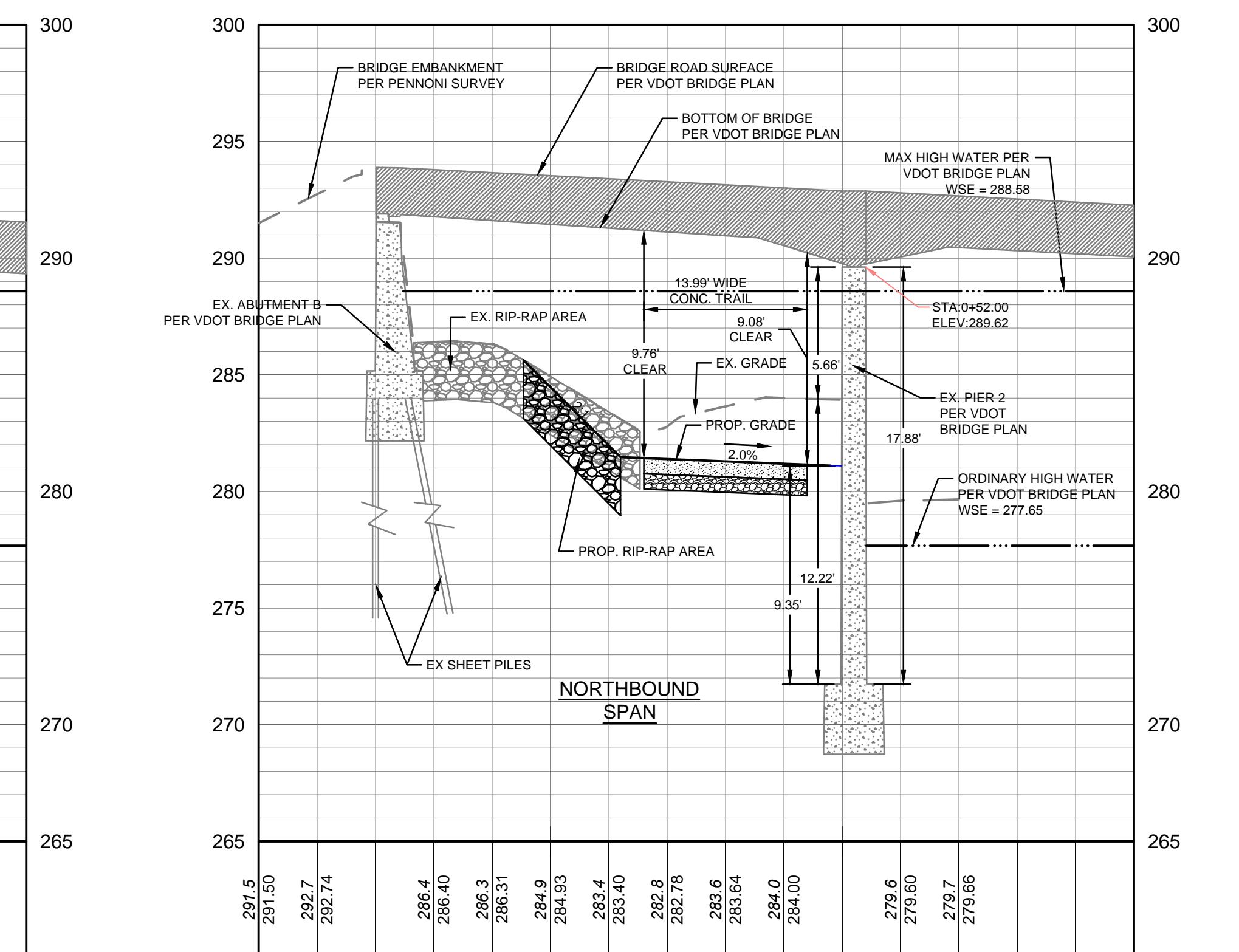
FAIRFAX STATION, VA 22389



SEC A-1  
HORIZONTAL SCALE: 1" = 10'  
VERTICAL SCALE: 1" = 5'



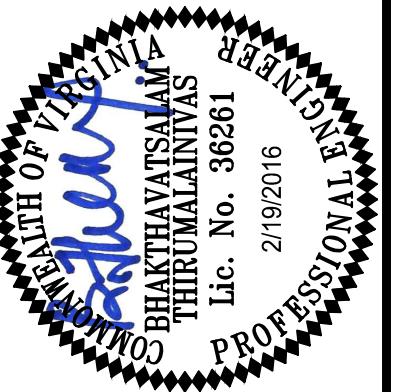
SEC A-2  
HORIZONTAL SCALE: 1" = 10'  
VERTICAL SCALE: 1" = 5'



SEC A-3  
HORIZONTAL SCALE: 1" = 10'  
VERTICAL SCALE: 1" = 5'

**Pennoni**

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2/19/2016

Lic. No. 36361

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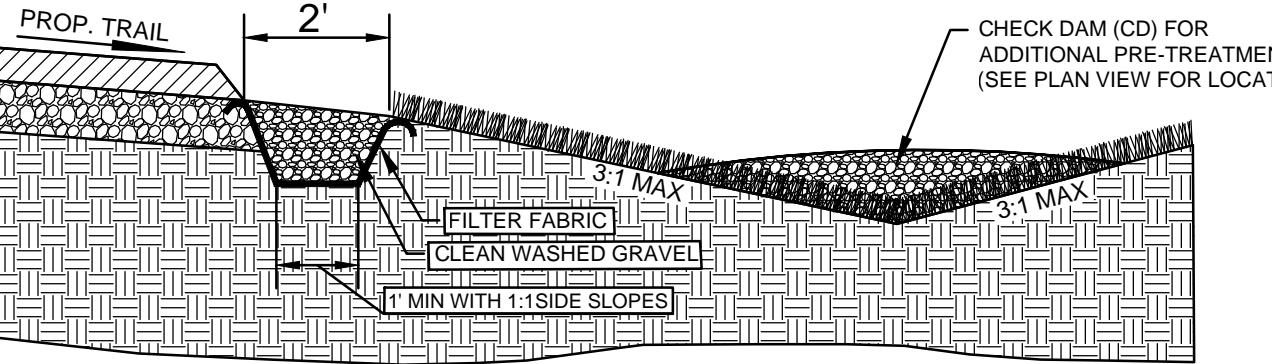
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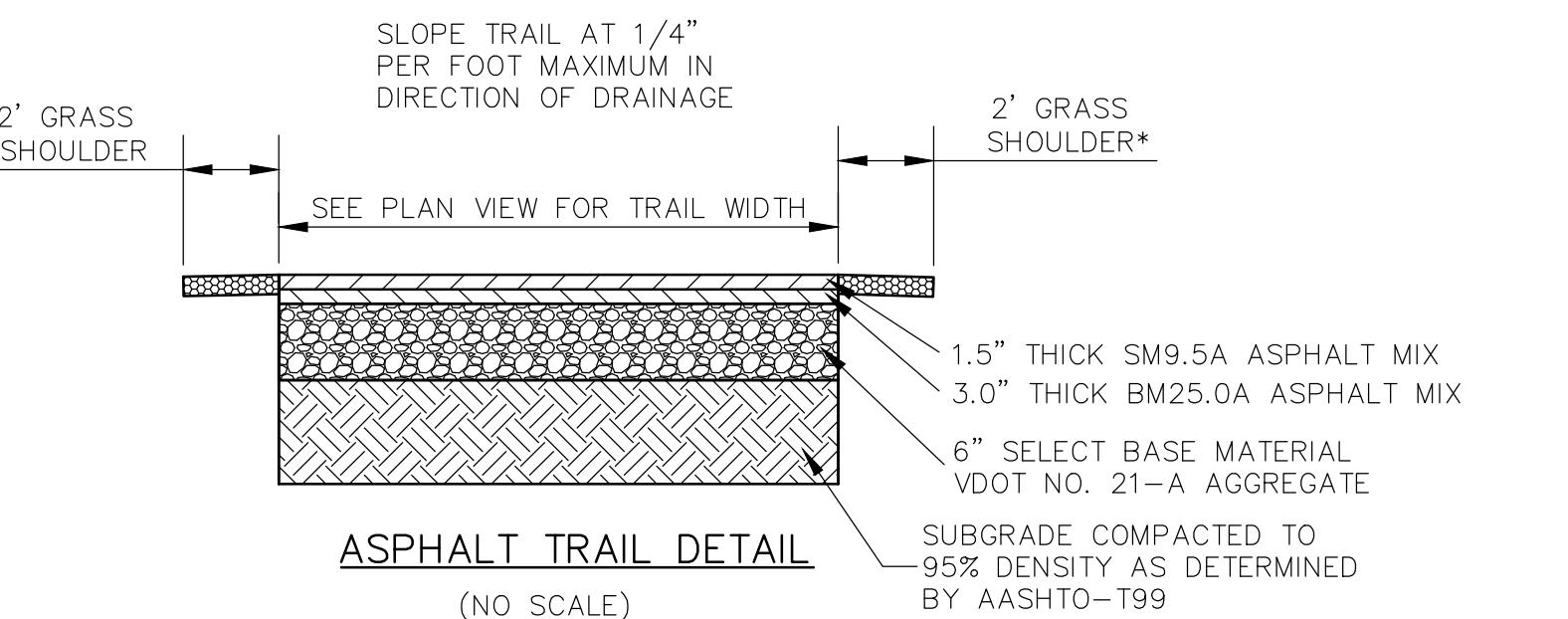
Lic. No. 36361

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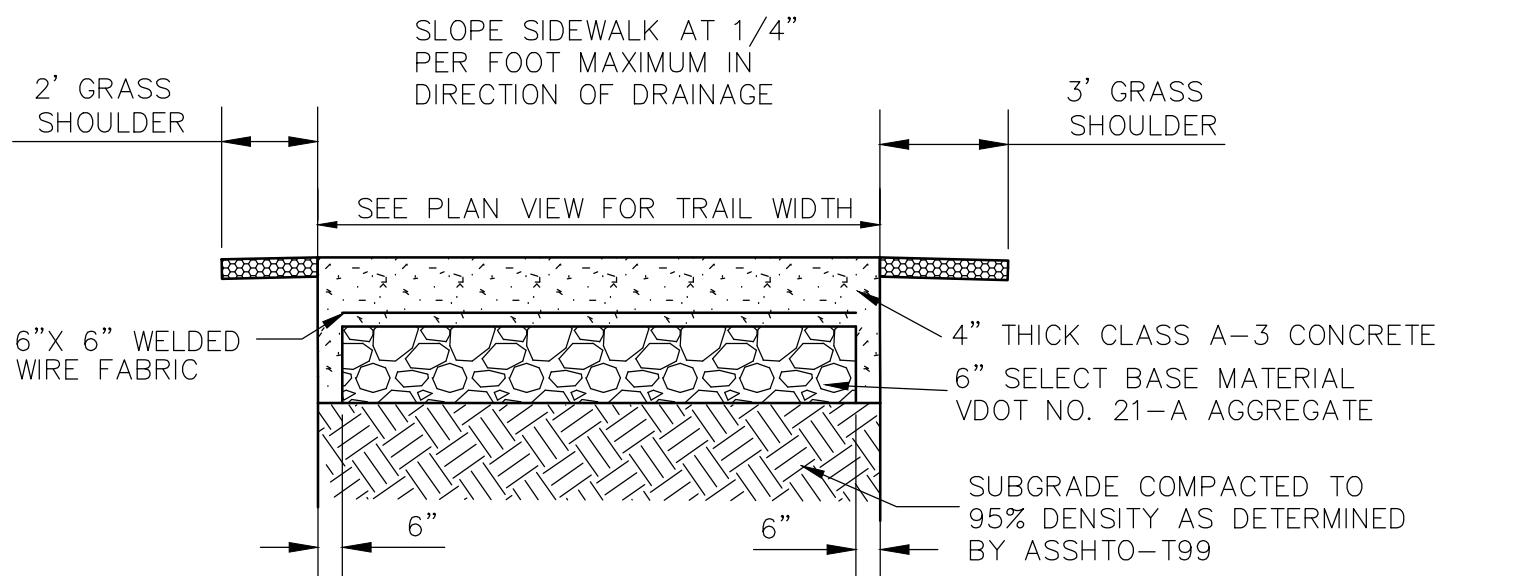
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PRETREATMENT - GRAVEL DIAPHRAGM  
(NOT TO SCALE)



ASPHALT TRAIL DETAIL  
(NO SCALE)



CONCRETE TRAIL DETAIL  
(NO SCALE)

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR  
AND OWNER MUST BE NOTIFIED OF ANY  
DISCREPANCIES BEFORE PROCEEDING WITH WORK

**PICKETT ROAD TRAIL UNDERPASS**

**SITE DETAILS**

**NOVA PARKS**

**FAIRFAX STATION, VIRGINIA**

5400 OX ROAD

FAIRFAX STATION, VA 22039

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PROJECT NVRP1401  
DATE 2/19/2016  
DRAWING SCALE NTS  
DRAWN BY EVD  
APPROVED BY FDA

CS6001

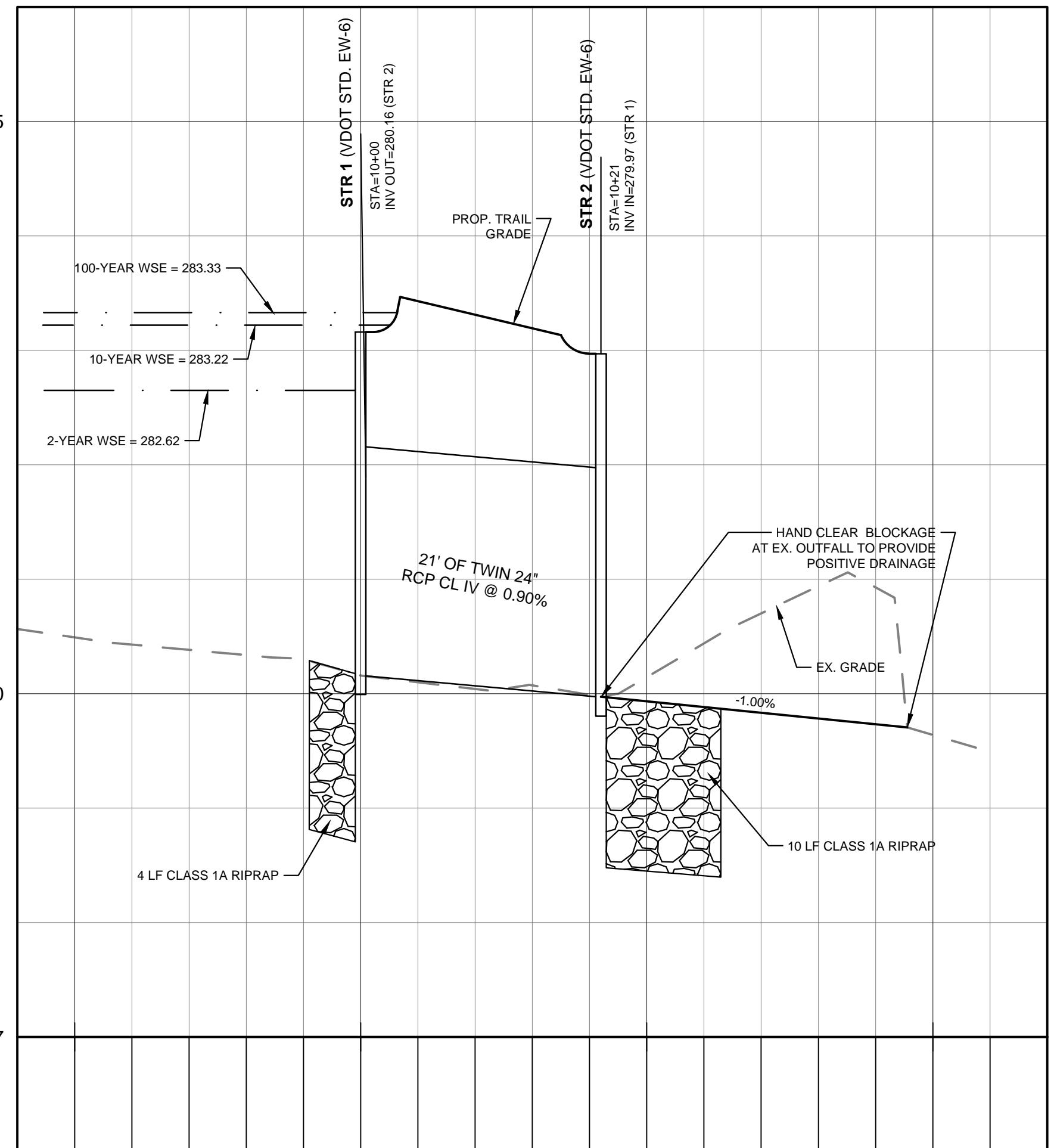
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Culvert Designer/Analyzer Report				
Culvert 1-2 2 YEAR				
Analysis Component				
Storm Event	Design	Discharge	27.63 cfs	
Peak Discharge Method: User-Specified				
Design Discharge	27.63 cfs	Check Discharge	27.63 cfs	
Tailwater properties: Irregular Channel				
Roughness Segments				
Start Station	End Station	Mannings Coefficient		
10+02	10+47	0.050		
Natural Channel Points				
Station	Elevation (ft)			
10+02	289.48			
10+09	287.95			
10+10	287.37			
10+14	286.38			
10+20	283.25			
10+21	283.09			
10+23	282.73			
10+23	282.56			
10+23	282.47			
10+25	281.05			
10+27	280.59			
10+29	279.93			
10+30	280.25			
10+31	280.42			
10+32	282.60			
10+33	283.11			
10+35	283.52			
10+39	284.01			
10+47	283.34			
Tailwater conditions for Design Storm:				
Discharge	27.63 cfs	Actual Depth	2.19 ft	
Velocity	2.35 ft/s			
Name Description Discharge HW Elev. Velocity				
Culvert-1	2-24 inch Circular	27.63 cfs	282.65 ft	4.40 ft/s
Weir	Not Considered	N/A	N/A	N/A

Culvert Designer/Analyzer Report				
Culvert 1-2 10 YEAR				
Analysis Component				
Storm Event	Design	Discharge	36.87 cfs	
Peak Discharge Method: User-Specified				
Design Discharge	36.87 cfs	Check Discharge	36.87 cfs	
Tailwater properties: Irregular Channel				
Roughness Segments				
Start Station	End Station	Mannings Coefficient		
10+02	10+47	0.050		
Natural Channel Points				
Station	Elevation (ft)			
10+02	289.48			
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10+23	282.56			
10+23	282.47			
10+25	281.05			
10+27	280.59			
10+29	279.93			
10+30	280.25			
10+31	280.42			
10+32	282.60			
10+33	283.11			
10+35	283.52			
10+39	284.01			
10+47	283.34			
Tailwater conditions for Design Storm:				
Discharge	36.87 cfs	Actual Depth	2.51 ft	
Velocity	2.55 ft/s			
Name Description Discharge HW Elev. Velocity				
Culvert-1	2-24 inch Circular	36.87 cfs	283.22 ft	5.87 ft/s
Weir	Not Considered	N/A	N/A	N/A

Culvert Designer/Analyzer Report				
Culvert 1-2 100 YEAR				
Analysis Component				
Storm Event	Design	Discharge	65.77 cfs	
Peak Discharge Method: User-Specified				
Design Discharge	65.77 cfs	Check Discharge	65.77 cfs	
Tailwater properties: Irregular Channel				
Roughness Segments				
Start Station	End Station	Mannings Coefficient		
10+02	10+47	0.050		
Natural Channel Points				
Station	Elevation (ft)			
10+02	289.48			
10+09	287.95			
10+10	287.37			
10+14	286.38			
10+20	283.25			
10+21	283.09			
10+23	282.73			
10+23	282.56			
10+23	282.47			
10+25	281.05			
10+27	280.59			
10+29	279.93			
10+30	280.25			
10+31	280.42			
10+32	282.60			
10+33	283.11			
10+35	283.52			
10+39	284.01			
10+47	283.34			
Tailwater conditions for Design Storm:				
Discharge	65.77 cfs	Actual Depth	3.40 ft	
Velocity	2.72 ft/s			
Name Description Discharge HW Elev. Velocity				
Culvert-1	2-24 inch Circular	1.33 cfs	283.33 ft	0.21 ft/s
Weir	Roadway	45.79 cfs	283.33 ft	N/A
Total	-----	47.12 cfs	283.33 ft	N/A



**PICKETT ROAD TRAIL UNDERPASS**  
**CULVERT PROFILE AND COMPUTATIONS**  
NOVA PARKS  
FAIRFAX STATION, VIRGINIA  
FAIRFAX ROAD, 5400 OX ROAD  
FAIRFAX STATION, VA 22039

FOR CONCRETE PIPE		FOR CORRUGATED METAL PIPE	
D	S	G	L
12"	1'-10"	2'-0"	5'-0"
14"	2'-0"	3'-0"	6'-0"
16"	2'-8"	3'-0"	8'-8"
18"	2'-4"	3'-0"	8'-4"
20"	2'-0"	4'-0"	10'-0"
24"	3'-1"	4'-0"	11'-1"
27"	3'-0"	4'-0"	12'-0"
33"	3'-0"	6'-0"	17'-2"
36"	4'-7"	6'-0"	16'-7"

**STANDARD ENDWALL FOR MULTIPLE PIPE CULVERTS**  
12" - 36" CIRCULAR PIPES  
VIRGINIA DEPARTMENT OF TRANSPORTATION

VDOT ROAD AND BRIDGE STANDARDS  
REVISION DATE 101.11

0 10' 20'

**Pennoni**  
208 Church Street, SE  
Leesburg, VA 20175  
T 703.777.3616

**PENNOMI ASSOCIATES INC.**  
208 Church Street, SE  
Leesburg, VA 20175  
T 703.777.3725

Culvert Designer/Analyzer Report				
Culvert 1-2 100 YEAR				
Component:Weir				
Hydraulic Component(s): Roadway				
Discharge	45.79 cfs	Allowable HW Elevation	283.33 ft	

**Virginia Runoff Reduction Method ReDevelopment Worksheet - v2.8 - June 2014**  
 To be used w/ 2011 BMP Standards and Specifications  
 Site Data  
 Project Name: Pickett Road Trail Underpass  
 Date:

**Post-ReDevelopment Project & Land Cover Information**  
 Total Disturbed Acreage: 0.30

**Constants**  
 Annual Rainfall (inches): 43  
 Target Rainfall Event (inches): 0.28  
 Runoff Coeff (inches): 0.28  
 Target Phosphorus EMC (mg/L): 1.86  
 Target Phosphorus Target Load (lb/acre/yr): 0.41  
 Pct: 0.90

**Pre-ReDevelopment Land Cover (acres)**  
 A soils B Soils C Soils D Soils Totals  
 Forest/Open Space (acres) - undisturbed, protected forest/open space or refrested land: 0.00 0.00 0.00 0.00 0.00  
 Managed Turf (acres) - disturbed, graded for yards or other turf to be mowed/managed: 0.00 0.40 0.00 0.00 0.40  
 Impervious Cover (acres): 0.00 0.09 0.00 0.00 0.09  
 Total: 0.00 0.49 0.00 0.00 0.49

**Post-ReDevelopment Land Cover (acres)**  
 A soils B Soils C Soils D Soils Totals  
 Forest/Open Space (acres) - undisturbed, protected forest/open space or refrested land: 0.00 0.00 0.00 0.00 0.00  
 Managed Turf (acres) - disturbed, graded for yards or other turf to be mowed/managed: 0.00 0.32 0.00 0.00 0.32  
 Impervious Cover (acres): 0.00 0.17 0.00 0.00 0.17  
 Total: 0.00 0.49 0.00 0.00 0.49

**Area Check**  
 Okay Okay Okay Okay

**Rv Coefficients**  
 A soils B Soils C Soils D Soils  
 Forest/Open Space: 0.02 0.03 0.04 0.05  
 Managed Turf: 0.15 0.20 0.22 0.25  
 Impervious Cover: 0.95 0.95 0.95 0.95

**Land Cover Summary**  
 Pre-ReDevelopment Listed Adjusted d<sup>1</sup> Land Cover Summary Post-ReDevelopment  
 Forest/Open Space Cover (acres): 0.00 0.00 Forest/Open Space Cover (acres): 0.00  
 Composite (Rvforest): 0.00 0.00 Composite (Rvforest): 0.00  
 % Forest: 0% 0% % Forest: 0%  
 Managed Turf Cover (acres): 0.40 0.32 Managed Turf Cover (acres): 0.35  
 Composite (Rvturf): 0.20 0.23 Composite (Rvturf): 0.20  
 % Managed Turf: 82% 78% % Managed Turf: 78%  
 Impervious Cover (acres): 0.00 0.00 Re-Dev. Impervious Cover (acres): 0.00  
 RvImpervious: 0.95 0.95 RvImpervious: 0.95  
 % Impervious: 18% 22% % Impervious: 100%  
 Total Site Area (acres): 0.40 0.41 Total Re-Dev. Site Area (acres): 0.00  
 Site Rv: 0.30 0.36 Site Rv: 0.36 Total New Dev. Site Area (acres): 0.00  
 Re-Dev. Site Rv: 0.36 New Dev. Site Rv: 0.95

**Pre-Development Treatment Volume (acre-ft)**: 0.0138 Post-Development Treatment Volume (acre-ft): 0.0125  
 Pre-Development Treatment Volume (cubic feet): 601 Post-Development Treatment Volume (cubic feet): 543  
 Pre-Development Load (TP) (lb/yr): 0.38 Post-Development Load (TP) (lb/yr): 0.34  
 Pre-Development Load (TN) (lb/yr): 2.70 Post-Development Load (TN) (lb/yr): 3.68

**1<sup>st</sup> Adjusted Land Cover Summary** reflects the pre-redevelopment land cover and the adjusted land cover for the new impervious cover. The adjusted total acreage is consistent with the Post ReDevelopment acreage (minus the acreage of new impervious cover). The load reduction requirement for the new impervious cover to meet the new development load limit is computed in Column 4.

**Land Cover Summary**  
 Post-ReDevelopment  
 Forest/Open Space Cover (acres): 0.00  
 Composite (Rvforest): 0.00  
 % Forest: 0%  
 Managed Turf Cover (acres): 0.35  
 Composite (Rvturf): 0.20  
 % Managed Turf: 78%  
 Re-Dev. Impervious Cover (acres): 0.00  
 RvImpervious: 0.95  
 % Impervious: 100%  
 Total New Dev. Site Area (acres): 0.00  
 New Dev. Site Rv: 0.95

**Post-Development Treatment Volume (acre-ft)**: 0.0125  
 Post-Development Treatment Volume (cubic feet): 543  
 Post-Development Load (TP) (lb/yr): 0.34  
 Post-Development Load (TN) (lb/yr): 0.17

**Maximum % Reduction Required Below Pre-Development Load**: 10%  
 TP Load Reduction Required for Re-Developed Area (lb/yr): 0.03  
 TP Load Reduction Required for New Impervious Area (lb/yr): 0.14  
 Total Load Reduction Required (lb/yr): 0.17

**Drainage Area A**  
 Drainage Area A Land Cover (acres)  
 A soils B Soils C Soils D Soils Totals Land Cover Rv  
 Forest/Open Space (acres) - undisturbed, protected forest/open space or refrested land: 0.00 0.00 0.00 0.00 0.00 0.00  
 Managed Turf (acres) - disturbed, graded for yards or other turf to be mowed/managed: 0.00 0.23 0.00 0.00 0.23 0.20  
 Impervious Cover (acres): 0.00 0.12 0.00 0.00 0.12 0.95  
 Total: 0.00 0.35 0.00 0.00 0.35 0.95

**Post Development Treatment Volume (cubic feet)**: 581

**Apply Runoff Reduction Practices to Reduce Treatment Volume & Post-Development Load in Drainage Area A**

Credit	Unit	Description of Credit	Credit	Credit Area (acres)	Volume from Upstream RR Practice (c)	Runoff	Remaining Runoff Volume (c)	Phosphorus Efficiency (%)	Phosphorus Load from Upstream RR Practices (lbs)	Untreated Phosphorus Load to Practice (lbs)	Phosphorus Removed By Practice (lbs)	Remaining Phosphorus Load (lbs)	Downstream Treatment to be Employed
<b>6. Bioretention</b>													
6.a. Bioretention	impervious acres draining to bioretention	40% runoff volume reduction	0.40	0.00	0	0	0	25	0.00	0.00	0.00	0.00	
	turf acres draining to bioretention	40% runoff volume reduction	0.40	0.00	0	0	0	25	0.00	0.00	0.00	0.00	
6.b. Bioretention #2 (Spec #9)	impervious acres draining to bioretention	80% runoff volume reduction	0.80	0.12	0	331	83	50	0.00	0.26	0.23	0.03	
	turf acres draining to bioretention	80% runoff volume reduction	0.80	0.23	0	134	33	50	0.00	0.10	0.09	0.01	
<b>TOTAL IMPERVIOUS COVER TREATED (ac)</b> : 0.12													
<b>TOTAL TURF AREA TREATED (ac)</b> : 0.23													
<b>AREA CHECK OK.</b>													
<b>TOTAL PHOSPHORUS REMOVAL REQUIRED ON SITE (lb/yr)</b> : 0.17													
<b>TOTAL RUNOFF REDUCTION IN D.A. A (c)</b> : 465													
<b>PHOSPHORUS REMOVAL FROM RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr)</b> : 0.33													
<b>TOTAL RUNOFF REDUCTION IN D.A. A (c)</b> : 465													
<b>NITROGEN REMOVAL FROM RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr)</b> : 2.40													

**Site Results**

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
IMPERVIOUS COVER	0.12	0.00	0.00	0.00	0.00	OK
IMPERVIOUS COVER TREATED	0.12	0.00	0.00	0.00	0.00	OK
TURF AREA	0.23	0.00	0.00	0.00	0.00	OK
TURF AREA TREATED	0.23	0.00	0.00	0.00	0.00	OK
AREA CHECK	OK	OK	OK	OK	OK	

**Phosphorus**

TOTAL PHOSPHOROUS LOAD REDUCTION REQUIRED (LB/YEAR)	0.17
RUNOFF REDUCTION (cft)	465
PHOSPHOROUS LOAD REDUCTION ACHIEVED (LB/yr)	0.33
ADJUSTED POST-DEVELOPMENT PHOSPHOROUS LOAD (TP) (lb/yr)	0.19
REMAINING PHOSPHOROUS LOAD REDUCTION (LB/yr) NEEDED	CONGRATULATIONS!! YOU EXCEEDED THE TARGET REDUCTION BY 0.2 LB/YEAR!!

**Nitrogen (for information purposes)**

RUNOFF REDUCTION (cft)	465
NITROGEN LOAD REDUCTION ACHIEVED (LB/yr)	2.40
ADJUSTED POST-DEVELOPMENT NITROGEN LOAD (TP) (lb/yr)	1.28

**PROJECT STATUS**  
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Virginia Stormwater Management Handbook, Chapter 9 July 2013

**9-C.10.0. BIORETENTION PRACTICES: O&M CHECKLIST**

Inspection Date \_\_\_\_\_ Project \_\_\_\_\_ Site Plan/Permit Number \_\_\_\_\_

Location \_\_\_\_\_ Date of Last Inspection \_\_\_\_\_ Inspector \_\_\_\_\_

Owner/Owner's Representative \_\_\_\_\_ As-Built Plans available: Y / N

Facility Type: Level 1 \_\_\_\_\_ Level 2 \_\_\_\_\_

Facility Location:  Surface  Underground

Hydraulic Configuration:  On-line facility  Off-line facility

Filtration Media:

- No filtration (e.g., dry well, permeable pavement, infiltration facility, etc.)
- Sand
- Bioretention Soil
- Peat
- Other: \_\_\_\_\_

Type of Pre-Treatment Facility:

- Sediment forebay (above ground)
- Sedimentation chamber
- Plunge pool
- Stone diaphragm
- Grass filter strip
- Grass channel
- Other: \_\_\_\_\_

*Ideally, Bioretention facilities should be inspected and cleaned up annually, preferably during the Spring. During the first 6 months following construction of a bioretention facility, this site should be inspected at least twice after storm events that exceed 1/2-inch of rainfall. Watering is needed once a week during the first 2 months following installation, and then as needed during the first growing season (April–October), depending upon rainfall. If vegetation needs to be replaced, one-time spot fertilization may be needed, preferably using an organic rather than a chemical fertilizer. Each facility should have a customized routine maintenance schedule addressing issues such as the following: grass mowing, weeding, trash removal, mulch raking and maintenance, erosion repair, reinforcement plantings, tree and shrub pruning, and sediment removal.*

Element of BMP	Potential Problem	Problem? Y / N Investigate? Y / N Repaired? Y / N	How to fix problem	Who Will Address Problem	Comments
Vegetation (monthly) (continued)	There is evidence of hydrocarbons or other deleterious materials, resulting in unsatisfactory plant growth or mortality.	Replace contaminated mulch. If problems persist, test soils for hydrocarbons and other organic substances. If excess levels are found, the soils, plants and mulch may all need to be replaced in accordance with the approved construction plans.	Professional		
	Invader species or weeds make up at least 10% of the facility's vegetation	Remove invasive species and excessive weeds immediately and replace vegetation as needed.	Owner or professional		
	The grass is too high	Mow within a week. Grass species should be selected that are drought tolerant, are relatively slow growing, and require the least mowing and chemical inputs. Grass should be from 6-10 inches tall.	Owner or professional		
	Vegetation is diseased, dying or dead	Remove and replace. Increase watering, but avoid using chemical fertilizers, unless absolutely necessary.	Professional		
	Winter-killed or salt-killed vegetation is present.	Replace with hardier species.	Owner or professional		
Filter Media (Annually)	The filter media is too low, too compacted, or the composition is inconsistent with design specifications	Raise the level, loosen and amend or replace the media, as needed, to be consistent with the state design criteria for Bioretention (85-88% sand 8-12% organic material, 5-10% soil in form of leaf compost). Other remediation options are described in the maintenance section of the state design criteria for Bioretention.	Professional		
	The mulch is older than 3 years or is otherwise in poor condition	The mulch must be replaced every 2-3 years.	Professional		
	There is evidence that chemicals, fertilizers, and/or oil/grease are present	Remove undesirable chemicals from media and facility immediately, and replace mulch or media as needed.	Professional		
	There is excessive trash, debris, or sediment	Remove trash and debris immediately. Check plant health and, with professional help, manually remove the sediment, especially if the depth exceeds 20% of the facility's design depth.	Owner or professional		
	There is evidence of concentrated flows, erosion or exposed soil	Identify the source of erosion damage and prevent it from recurring. Repair the erosion damage and reseed or otherwise restabilize with vegetation.	Professional		
Contributing Drainage Area	Adequate vegetation	Supplement as necessary	Owner or professional		
	There is excessive trash, debris	Remove immediately	Owner or professional		
	There is evidence of erosion and / or bare or exposed soil	Stabilize immediately	Owner or professional		
	There are excessive amounts of concrete or yard clippings.	Remove immediately and recycle or compost	Owner or professional		
Oil, grease or other unauthorized substances entering the facility	Identify and control the source of this pollution. It may be necessary to erect fences, signs, etc.	Owner or professional			
Pre-Treatment	There is adequate access to the pre-	Establish adequate access	Professional and, perhaps,		

9-C-28

Virginia Stormwater Management Handbook, Chapter 9 July 2013

**9-C-30**

Element of BMP	Potential Problem	Problem? Y / N Investigate? Y / N Repaired? Y / N	How to fix problem	Who Will Address Problem	Comments
Filter Media (Annually)	The filter bed is clogged and/or filled inappropriately	Redistribute the soil substrate and remove sediment within 2 weeks.	Professional		
	The topsoil is in poor condition (e.g., the pH level is not 6-7, the composition is inappropriate, etc.)	Ensure a 3-inch surface depth of topsoil substrate. Use the state design criteria for Bioretention (loamy sand or sandy loam texture, with less than 5% clay content, and organic matter content of at least 2%). Test the pH level and, if necessary, amend.	Professional		
	The perforated pipe is not conveying water as designed	Determine if the pipe is clogged with debris or if woody roots have pierced the pipe. Immediately clean out or replace the pipe, as necessary.	Professional		
	The underlying soil interface is clogged (there is evidence on the surface of soil erosion, standing water, or soil faculty does not wick between storms, or water ponds on the surface of the bed for more than 48 hours after an event).	Measure the drawdown rate of the observation well for three days following a storm event in excess of 1/2-inch of rainfall. After three days, if there is standing water on top but not in the underdrain, this indicates a clogged soil layer. If standing water is on the surface and in the underdrain, then the underdrain is probably clogged. This should be promptly investigated and remediated to restore proper filtration. Grading changes may be needed or underdrain repairs made. The filter media may need to be raked, excavated and cleaned, or replaced to correct the problem. Holes that are not consistent with the design and allow water to flow directly through a planter to the ground must be plugged.	Professional		
	The planter is unable to receive or retain stormwater prior to infiltration. The planter does not drain from the reservoir within 3-4 hours of after a storm.	Identify and correct sources of clogging. Topsoil and sand/peat layer may need to be amended with sand or replaced all together.	Owner or professional		
Planters	The planter has structural deficiencies, including rot, cracks, and failure, or the planter is unable to contain the filter media or vegetation	Make needed repairs immediately.	Owner or professional		
Outlet/ Overflow Spillway	Outlets are obstructed or erosion and soil exposure is evident below the outlet.	Remove obstructions and stabilize eroded or exposed areas.	Owner or Professional		

Virginia Stormwater Management Handbook, Chapter 9 July 2013

**9-C-31**

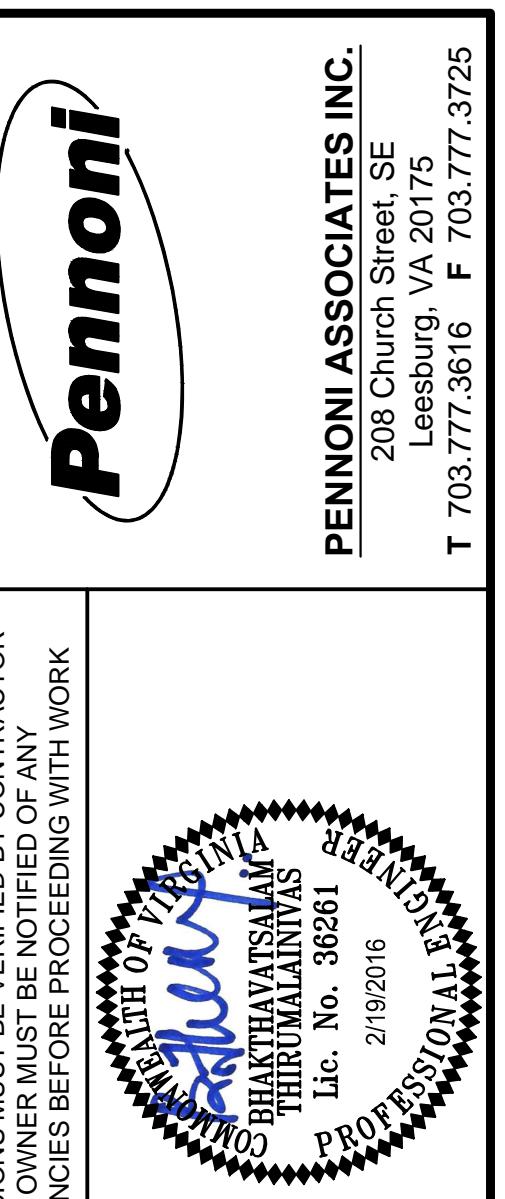
Element of BMP	Potential Problem	Problem? Y / N Investigate? Y / N Repaired? Y / N	How to fix problem	Who Will Address Problem	Comments
Inlets	treatment facility	the locality			
	Excessive trash, debris, or sediment	Remove immediately	Owner or professional		
	There is evidence of clogging (standing water, noticeable odors, water stains, algae, or floating aquatic vegetation, or oil/grease)	Identify and eliminate the source of the problem. If necessary, remove and clean or replace the clogged material.	Professional		
	There is evidence of erosion and / or exposed soil	Stabilize immediately	Owner or professional		
	There is dead vegetation or exposed soil in the grass filter	Restabilize and revegetate as necessary	Owner or professional		
Check for debris in the build-up of curb cuts, gravel diaphragms or pavement edges that prevent flow from getting into the bed, and check for bypassing.	Remove sediment and correct any other problems that block inflow.	Owner or professional			
There is excessive trash, debris, or sediment	Remove immediately	Owner or professional			
There is evidence of erosion at or around the inlet	Repair erosion damage and reseed or otherwise stabilize with vegetation	Owner or professional			
Inflow is hindered by trees and/or shrubs.	Remove sediment and correct any other problems that block inflow.	Owner or professional			
Side Slopes (Annually, after major storms)	There is evidence of rill or gully erosion or bare soil	Identify the source of erosion damage and prevent it from recurring. Repair erosion damage and reseed or otherwise restabilize with vegetation	Owner or professional		
	There is excess sediment accumulation	Remove immediately	Owner or professional		
	Side slopes support nuisance animals.	Animal burrows must be identified and remediated. Burrowing animals should be humanely removed from the area.	Professional		
Vegetation (monthly)	Plant composition is consistent with the approved plan, and any stakes or wires are in good condition.	Determine if existing plant materials are at least consistent with general bioretention design criteria and replace inconsistent species.	Professional		
	There should be 75-90% cover (mulch, plants, and soil), and the mulch cover should be 2-3 inches deep.	Supplement vegetation and mulch as needed.			

9-C-29

Virginia Stormwater Management Handbook, Chapter 9 July 2013

**9-C-32**

Element of BMP	Potential Problem	Problem? Y / N Investigate? Y / N Repaired? Y / N	How to fix problem	Who Will Address Problem	Comments
Overall	There is excessive debris, trash, or sediment at the outlet (continued)	Remove immediately, and keep the contributing area free of trash and debris.	Owner or professional		
	Any grates present are in good condition	Repair or replace as necessary	Owner or professional		
	Is the observation well still capped?	Repair, as necessary.	Professional		
	Access to the infiltration facility or its location is adequate	Establish adequate access. Remove woody vegetation and debris that may block access. Ensure that there can be opened and operated.	Professional and, perhaps, the locality		
	There is evidence of standing water	Fill in low spots and stabilize; correct flow problems causing pooling.	Owner or professional		
Mosquito proliferation	Eliminate stagnant pools and establish vegetation; treat for mosquitoes as needed. If sprays are conducted, use mosquito larvicide, such as Bacillus thuringiensis or Altosid formulations can be applied only if absolutely necessary.	Owner or professional			
Complaints from local residents	Correct real problems	Owner or professional			
Encroachment on the bioretention area or underdrain by trees or buildings or other structures	Inform involved property owners of BMPs status; clearly mark the boundaries of the receiving pervious area, as needed	Owner or professional (and perhaps the locality)			



**PICKETT ROAD TRAIL UNDERPASS**  
FAIRFAX STATION, VIRGINIA  
BMP MAINTENANCE  
INSPECTION CHECKLIST  
AND SCHEDULE

NOVA PARKS

FAIRFAX STATION, VA 20389

Table 9.7. Suggested Annual Maintenance Activities for Bioretention	
Maintenance Tasks	Frequency
• Mowing of grass filter strips and bioretention turf cover	At least 4 times a year
• Spot weeding, erosion repair, trash removal, and mulch raking	Twice during growing season
• Add reinforcement planting to maintain desired the vegetation density	
• Remove invasive plants using recommended control methods	As needed
• Stabilize the contributing drainage area to prevent erosion	
• Spring inspection and cleanup	
• Supplement mulch to maintain a 3 inch layer	Annually
• Prune trees and shrubs	
• Remove sediment in pre-treatment cells and inflow points	Once every 2 to 3 years
• Replace the mulch layer	Every 3 years

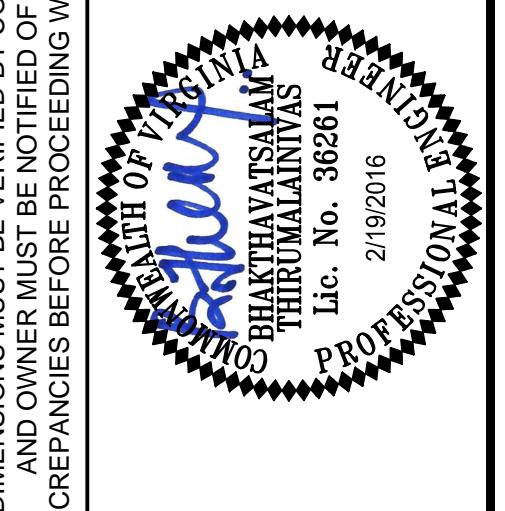
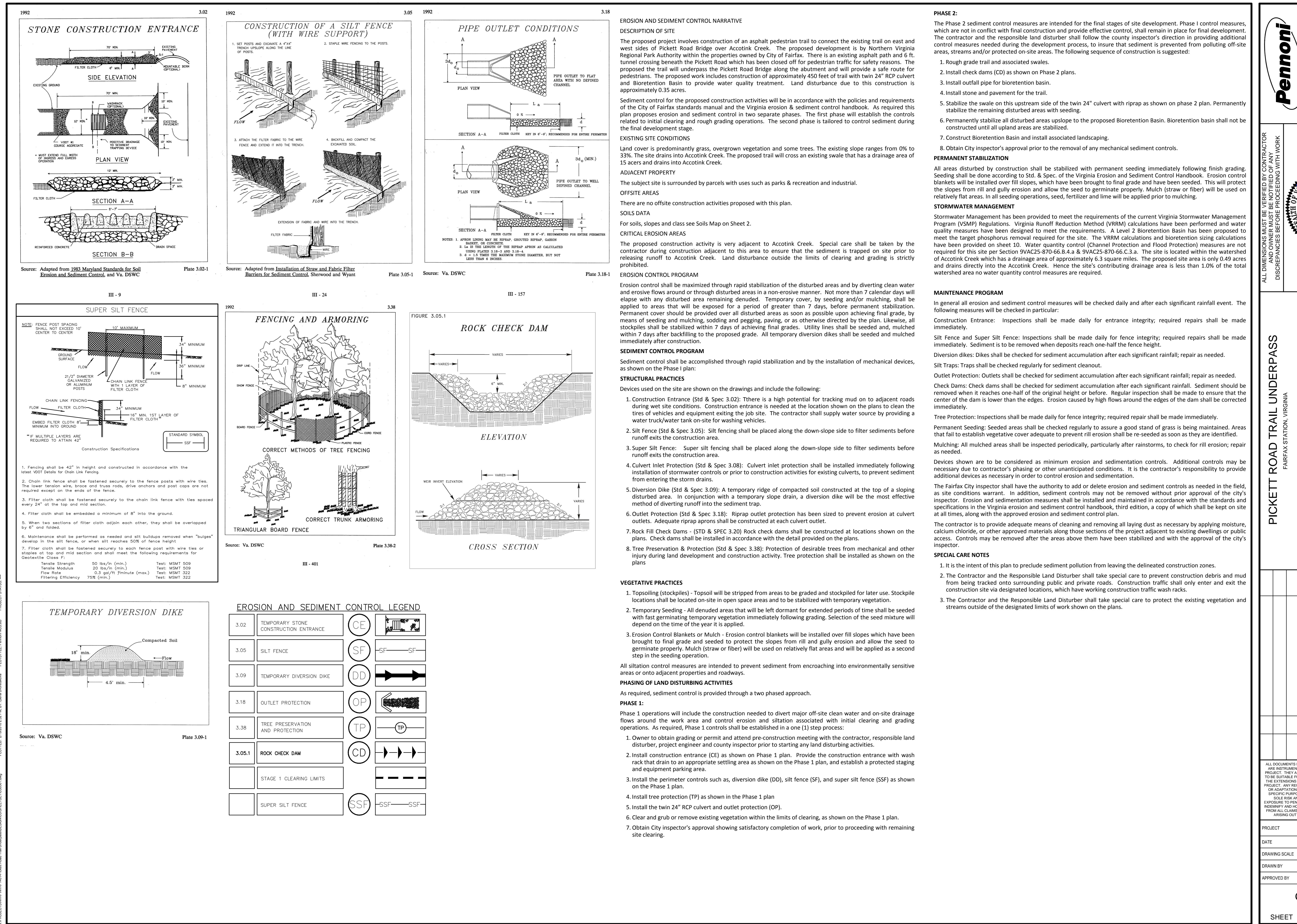
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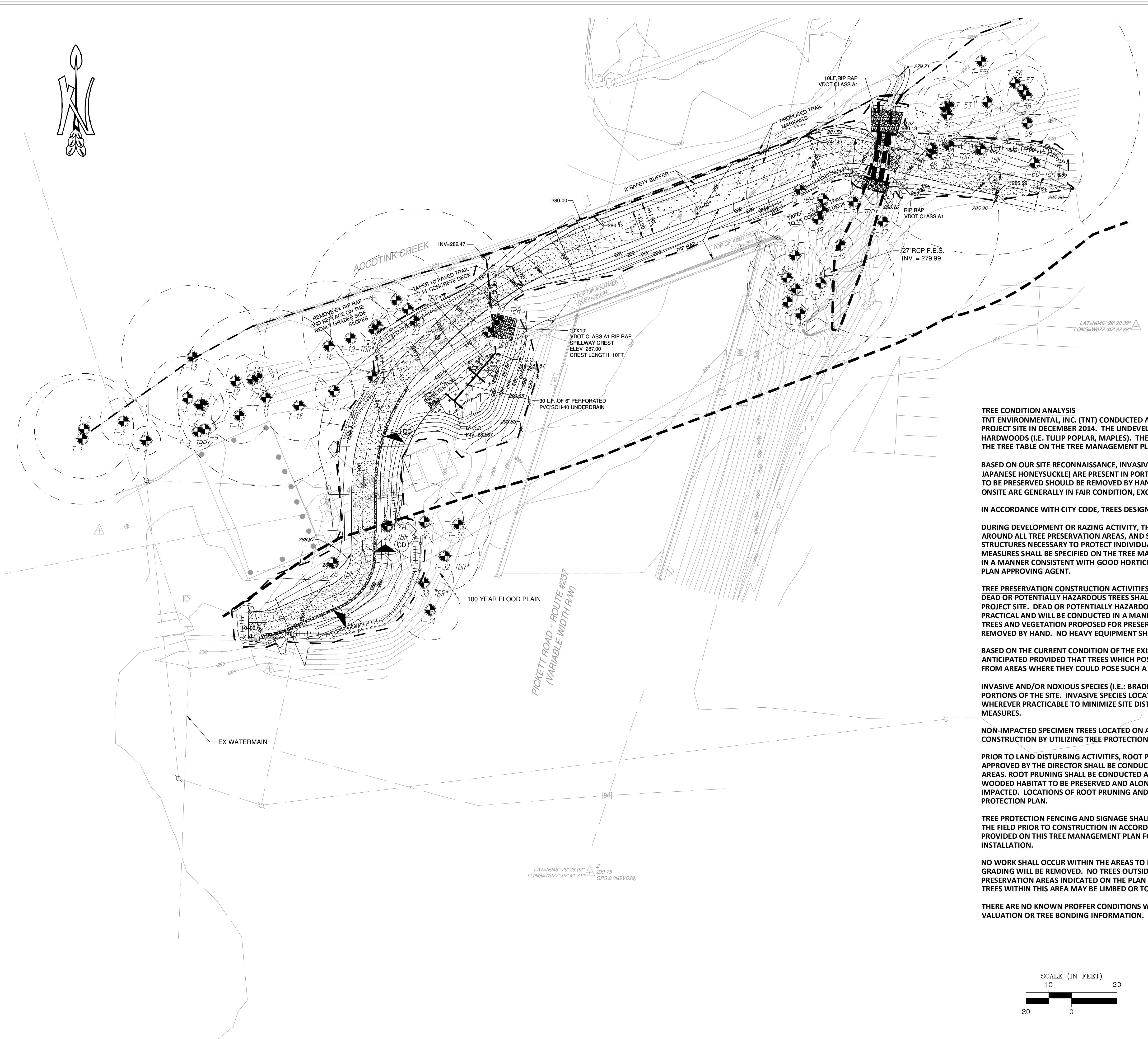
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DATE 2/19/2016  
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DRAWN BY JJC  
APPROVED BY FDA

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SHEET 10A OF 13









# ENVIRONMENTAL PICKETT ROAD

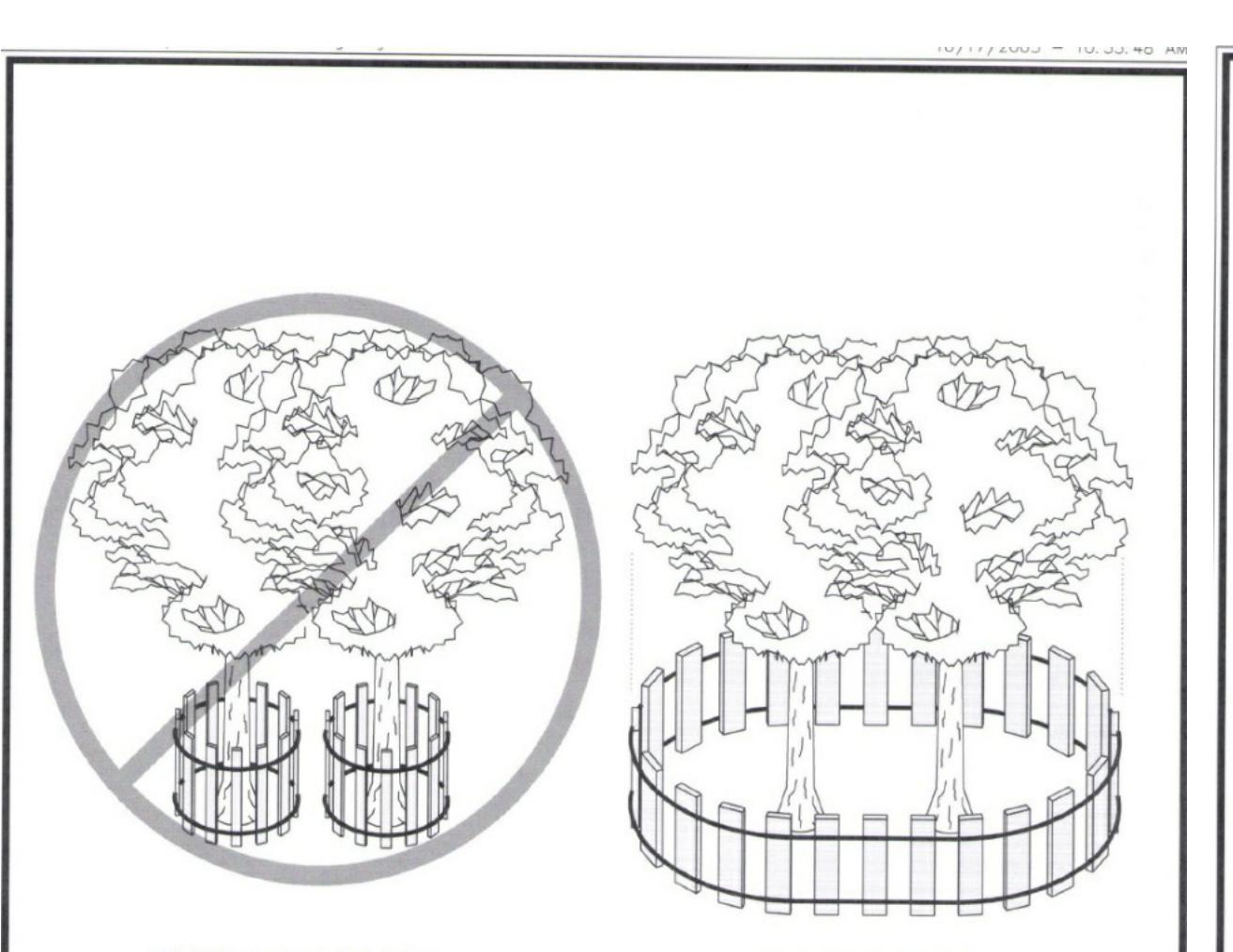


# TREE MANAGEMENT PLAN

# ENVIRONMENTAL

13996 Parkest Circle, Suite 101  
Chantilly, VA 20151  
PH: 703-466-5123 [WWW.TNTENVIRONMENTALINC.COM](http://WWW.TNTENVIRONMENTALINC.COM)

Tree Number	Common Name	Scientific Name	Size (inches DBH)	Critical Root Zone (feet)	Condition	Remove?	Notes & Recommendations
1	American Sycamore	<i>Platanus occidentalis</i>	28.7	28.7	Good		Remove Poison Ivy
2	American Sycamore	<i>Platanus occidentalis</i>	21.8	21.8	Fair		Double trunk, leaning over creek
3	Black Willow	<i>Salix nigra</i>	10.4	10.4	Poor		Prune Dead limbs, Remove Poison Ivy, girdling roots
4	Black Cherry	<i>Prunus serotina</i>	6.3	6.3	Fair		Rot at base, Remove/treat vines around tree
5	American Sycamore	<i>Platanus occidentalis</i>	18.4	18.4	Good		Cut/remove Poison Ivy and Grape vines
6	American Sycamore	<i>Platanus occidentalis</i>	10.2	10.2	Fair/Good		Prune dead limbs and leaning
7	American Sycamore	<i>Platanus occidentalis</i>	9.1	9.1	Fair/Good		Prune dead limbs and leaning
8	Bradford Pear	<i>Pyrus calleryana</i>	8.0	8.0	Fair/Good	x*	Some wounds on the trunk, invasive species
9	Green Ash	<i>Fraxinus pennsylvanica</i>	5.0	5.0	Fair		Remove vines and prune dead limbs
10	Eastern Redcedar	<i>Juniperus virginiana</i>	12.3	12.3	Fair/Poor		Prune Dead limbs, some bark dead at the base, remove vines
11	American Sycamore	<i>Platanus occidentalis</i>	39.0	39.0	Good		Triple trunk, remove vines, prune dead limbs
12	Boxelder	<i>Acer negundo</i>	11.8	11.8	Fair		Multi-trunks, some splitting in the crotch. Prune dead limbs.
13	American Sycamore	<i>Platanus occidentalis</i>	31.3	31.3	Fair		Double trunk, leaning, prune dead limbs, remove vines
14	Black Willow	<i>Salix nigra</i>	11.5	11.5	Fair		Leaning, prune dead limbs, remove vines
15	Black Willow	<i>Salix nigra</i>	7.0	7.0	Fair		Leaning, Prune dead limbs, some rot
16	Red Maple	<i>Acer rubra</i>	15.4	15.4	Fair		Triple trunk, remove vines
17	Persimmon	<i>Diospyros virginiana</i>	8.2	8.2	Fair		Prune dead limbs, remove vines
18	Red Maple	<i>Acer rubra</i>	28.4	28.4	Good		Prune dead limbs, remove vines
19	Dead	-	14.5	14.5	Dead	x*	dead tree
20	Virginia Pine	<i>Pinus virginiana</i>	9.4	9.4	Poor	x	Dead crown, lots of vines
21	American Sycamore	<i>Platanus occidentalis</i>	19.0	19.0	Good		Prune dead limbs, remove vines
22	American Sycamore	<i>Platanus occidentalis</i>	20.7	20.7	Good		Prune dead limbs, remove vines
23	River Birch	<i>Betula nigra</i>	49.2	49.2	Fair	x	Multi-trunk, minor damage at the base, some dead limbs
24	Black Willow	<i>Salix nigra</i>	8.8	8.8	Fair	x*	Prune dead limbs, remove vines
25	Black Willow	<i>Salix nigra</i>	21.2	21.2	Fair/Poor		Double trunk, Prune dead limbs, leaning
26	River Birch	<i>Betula nigra</i>	17.0	17.0	Fair	x	Double trunk, some dead limbs and vines
27	River Birch	<i>Betula nigra</i>	12.0	12.0	Fair/Poor	x	Some dead limbs, vines
28	Bradford Pear	<i>Pyrus calleryana</i>	14.3	14.3	Fair	x	Some cut back, water sprouts, invasive species
29	White Pine	<i>Pinus alba</i>	12.6	12.6	Good	x	
30	White Pine	<i>Pinus alba</i>	17.3	17.3	Good		Prune dead limbs
31	Red Maple	<i>Acer rubra</i>	14.0	14.0	Fair		Girdled roots
32	White Pine	<i>Pinus alba</i>	15.2	15.2	Poor	x*	No needles
33	White Pine	<i>Pinus alba</i>	13.1	13.1	Poor	x*	No needles
34	Red Maple	<i>Acer rubra</i>	13.1	13.1	Fair		Root girdling, shallow roots, Prune dead limbs
35	Red Maple	<i>Acer rubra</i>	23.2	23.2	Fair/Poor	x	Double trunk, splitting base, some dead limbs, root girdling
36	American Sycamore	<i>Platanus occidentalis</i>	39.0	39.0	Fair/Poor		Rooted in rock, Prune dead limbs, some dead crown
37	Red Maple	<i>Acer rubra</i>	33.7	33.7	Fair		Multi-trunk, rooted in rocks. Prune dead limbs
38	Dead	-	16.5	16.5	Dead	x*	Dead
39	Green Ash	<i>Fraxinus pennsylvanica</i>	7.0	7.0	Poor		Prune dead limbs, rooted in rock
40	American Elm	<i>Ulmus americana</i>	5.3	5.3	Fair		Leaning, rooted in rocks
41	Red Maple	<i>Acer rubra</i>	32.2	32.2	Fair		Multi-trunk, Prune dead limbs, remove vines, rooted in rock
42	Red Maple	<i>Acer rubra</i>	15.8	15.8	Fair		Prune dead limbs, remove vines, rooted in rock
43	Black Locust	<i>Robinia pseudoacacia</i>	16.6	16.6	Fair/Poor		Prune dead limbs, remove vines. Splitting in crotch
44	Red Maple	<i>Acer rubra</i>	13.7	13.7	Fair/Poor		Prune dead limbs, rooted in rock
45	Black Locust	<i>Robinia pseudoacacia</i>	12.4	12.4	Poor		Remove vines, Prune dead limbs, rooted in rock
46	Black Locust	<i>Robinia pseudoacacia</i>	8.1	8.1	Poor		Prune dead limbs, remove vines
47	American Sycamore	<i>Platanus occidentalis</i>	51.0	51.0	Good		Double trunk, Remove vines, rooted in rock
48	Black Locust	<i>Robinia pseudoacacia</i>	8.4	8.4	Fair	x	Girdled roots, rooted in rock, some vines
49	Black Locust	<i>Robinia pseudoacacia</i>	7.8	7.8	Fair	x	Some dead limbs, some vines
50	Red Maple	<i>Acer rubra</i>	10.2	10.2	Fair	x	Multi-trunk, lots of vines, rooted in rock
51	Black Willow	<i>Salix nigra</i>	23.7	23.7	Poor		Multi-trunk, cavities. Prune dead limbs and remove vines
52	Black Willow	<i>Salix nigra</i>	13.0	13.0	Fair		Leaning, rooted in rocks, remove/treat multiflora rose around tree
53	Black Willow	<i>Salix nigra</i>	12.1	12.1	Fair		Leaning, rooted in rocks, remove/treat multiflora rose around tree
54	Red Maple	<i>Acer rubra</i>	67.0	67.0	Fair/Good		Multi-trunk, Prune dead limbs, rooted in rock
55	Green Ash	<i>Fraxinus pennsylvanica</i>	15.6	15.6	Fair/Poor		Multi-trunk, leaning, Prune dead limbs
56	Black Willow	<i>Salix nigra</i>	13.2	13.2	Fair/Good		Prune dead limbs and minor lean
57	Black Willow	<i>Salix nigra</i>	10.7	10.7	Poor		Hollow sounding, Prune dead limbs, remove vines
58	Black Willow	<i>Salix nigra</i>	8.1	8.1	Fair/Poor		Prune dead limbs
59	Red Maple	<i>Acer rubra</i>	10.2	10.2	Good		Prune dead limbs
60	Red Maple	<i>Acer rubra</i>	21.4	21.4	Fair/Poor	x	Many dead limbs, shallow roots and girdled roots
61	Red Maple	<i>Acer rubra</i>	12.0	12.0	Poor	x	Multi-trunk, split base, some vines and dead limbs



BARRIER SHOULD BE INSTALLED AT THE DRIP LINE OF TREE BRANCHES

NOTES:

1. In spite of precautions, some damage to trees may occur. In such cases repair any damage to crown, trunk or root system immediately.
2. Repair roots by cutting off the damaged areas and paint them with tree paint. Spread peat moss or moist topsoil over exposed roots.
3. Letters are to be 3" high minimum, clearly legible and spaced as detailed.
4. Signs are to be placed no greater than 200' on center.
5. Place a sign at each end of linear tree protection areas and 200' on center thereafter.
6. For tree protection areas less than 200' in perimeter, provide no less than one sign per protected area.
7. Attach signs securely to fence posts and fabric.
8. Maintain tree protection fence throughout duration of project.
9. Additional signs may be required by City of Fairfax Inspections based on actual field conditions.



CITY OF FAIRFAX  
STANDARD TREE PROTECTION DETAIL

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CITY OF FAIRFAX  
STANDARD TREE PROTECTION DETAIL

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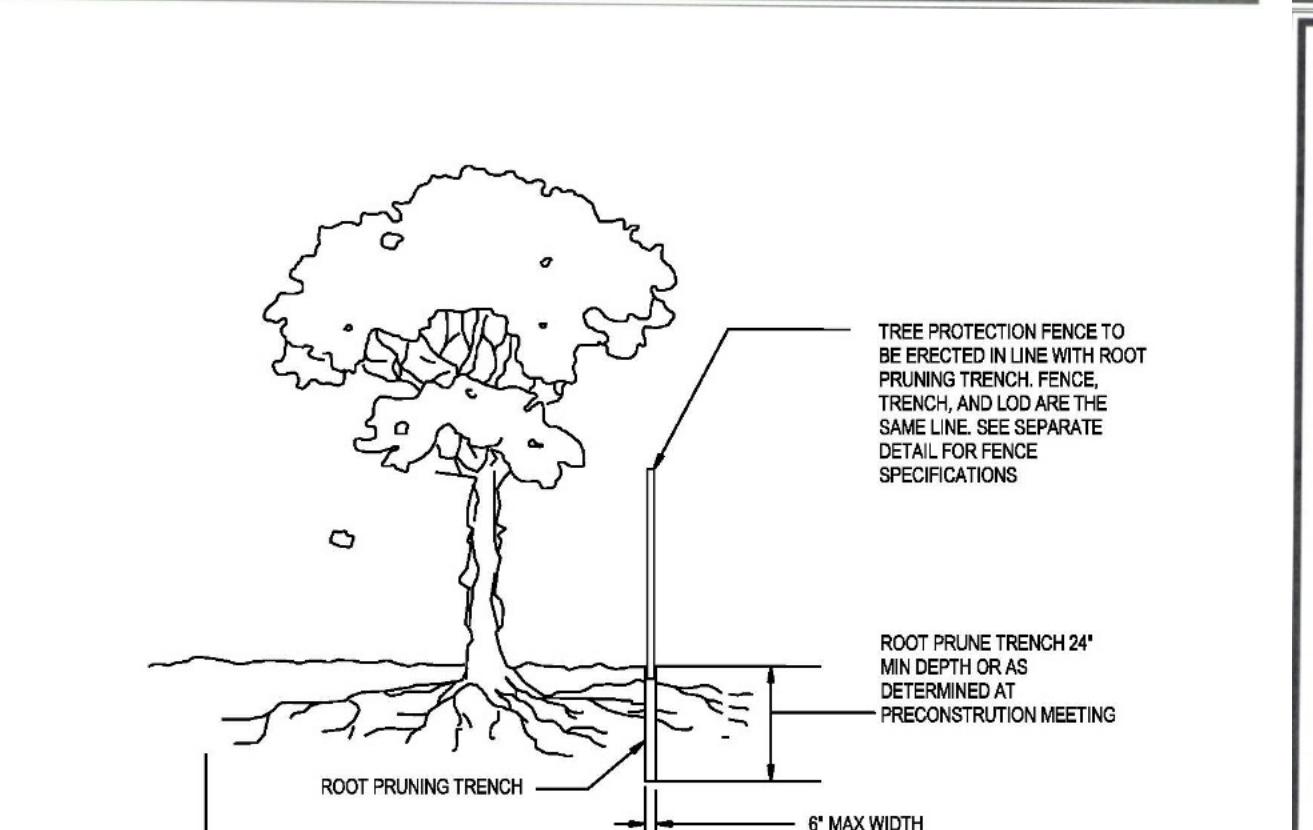
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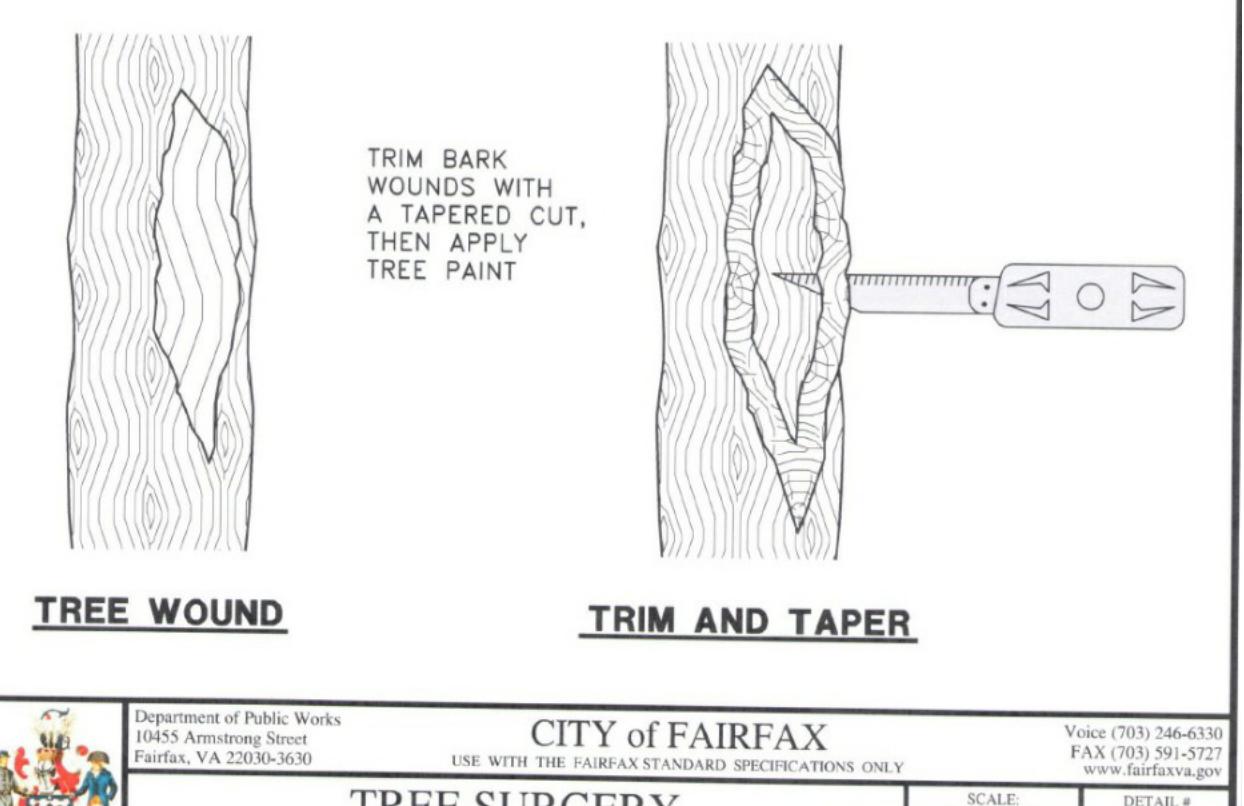
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NOTES:

1. RETENTION AREAS WILL BE SET AS PART OF THE REVIEW PROCESS AND PRECONSTRUCTION MEETING.
2. BOUNDARIES OF RETENTION AREAS MUST BE STAKED AT THE PRECONSTRUCTION MEETING AND FLAGGED PRIOR TO TRENCHING.
3. EXACT LOCATION OF TRENCH SHALL BE DETERMINED IN THE FIELD IN COORDINATION WITH THE FOREST CONSERVATION (FC) INSPECTOR.
4. TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH EXCAVATED SOIL OR OTHER ORGANIC SOIL AS SPECIFIED PER PLAN OR BY THE FC INSPECTOR.
5. ROOTS SHALL BE CLEANLY CUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT.
6. ALL PRUNING MUST BE EXECUTED WITH LOD SHOWN ON PLANS OR AS AUTHORIZED IN WRITING BY THE FC INSPECTOR.

ROOT PRUNING DETAIL



CITY OF FAIRFAX  
TREE SURGERY DETAIL

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