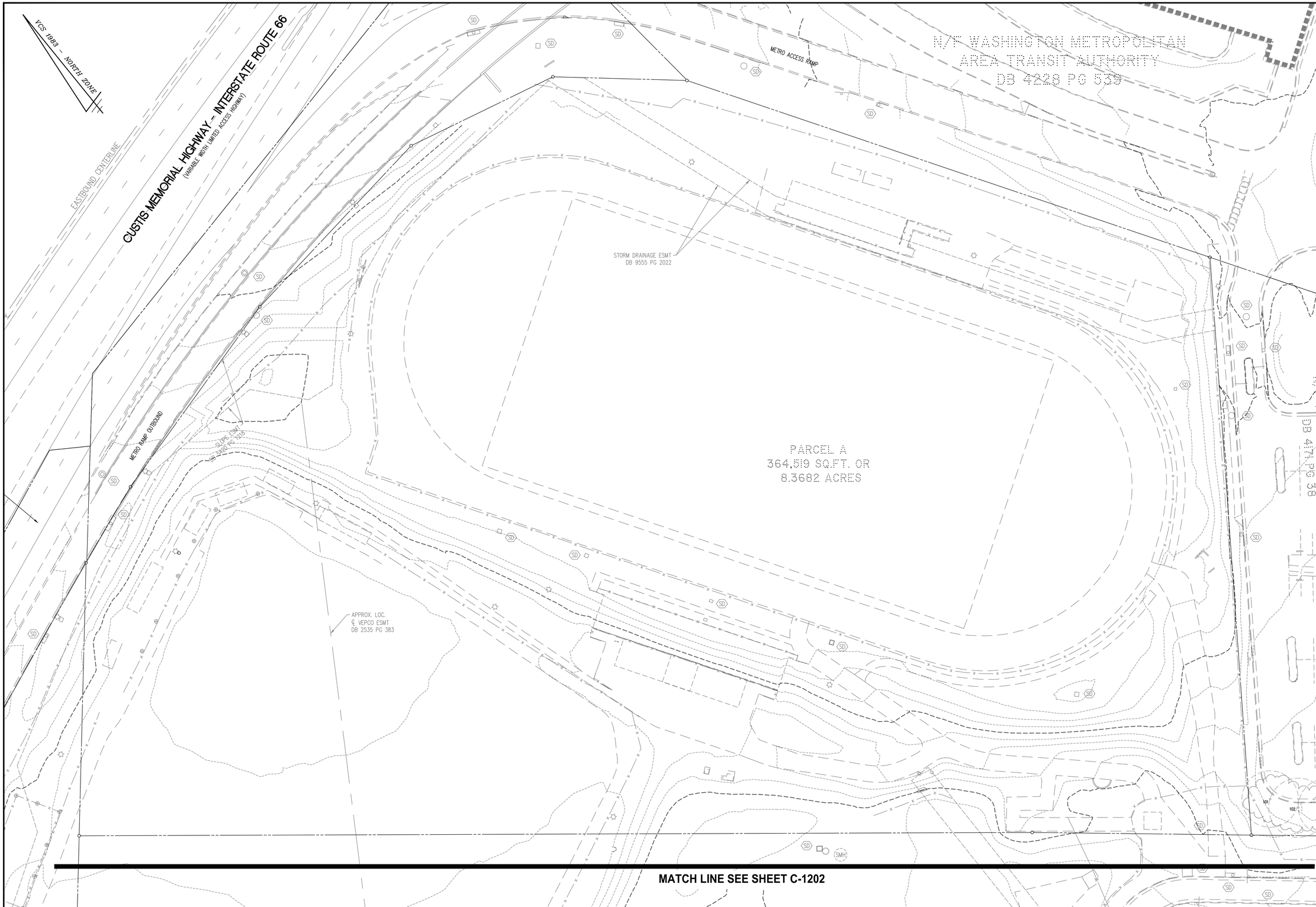

30 0 15 30 60 120
(IN FEET)
1 INCH = 30'

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COMMONWEALTH OF VIRGINIA
KAREN L. S. WHITE
Lic. No.041850
6/08/2020
PROFESSIONAL ENGINEER

DRAWN: AI/ KW / TT
CHECKED: KW
DATE: SESP PRE-SUB01 5/15/2020, SESP SUB01 06/08/2020
SCALE: 1" = 30'

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

NOTE: THE VERTICAL DATUM REFERENCED ON THIS PLAN IS THE NORTH AMERICAN DATUM OF 1988 (NAVD88)

TREE SURVEY

WEST FALLS CHURCH ECONOMIC DEVELOPMENT

SPECIAL EXCEPTION SITE PLAN
CITY OF FALLS CHURCH, VIRGINIA

MATCH LINE SEE SHEET C-1201

PARCEL C
663,593 SQ.FT. OR
15.2340 ACRES

APPROX. LOC.
℄ VEPCO ESMT
DB 2535 PG 383

APPOX. LOC.
WATERLINE ESMT
(SEE NOTE #11)

MARY ELLEN HENDERSON MIDDLE SCHOOL
#7130 LEESBURG PIKE
3 STORY MASONRY BUILDING
BFA=±47,250 SQ.FT.

APPOX. LOC.
WATERLINE ESMT

25' SANITARY SEWER ESMT
DB 2425 PG 472

SLOPE ESMT
DB 5420 PG 1235

METRO RAMP OUTBOUND

EASEMENT FOR PUBLIC ACCESS AND UTILITIES
(INT. 20190100015105)

FCWA ESMT
DB 23520 PG 149

WSCO ESMT
DB 2925 PG 311

APPROX. LOC.
10' VEPCO. ESMT
DB 5484 PG 1

30 0 15 30 60 120
(IN FEET)
1 INCH = 30'

MATCH LINE SEE SHEET C-1203

TREE SURVEY

WEST FALLS CHURCH ECONOMIC DEVELOPMENT

SPECIAL EXCEPTION SITE PLAN

CITY OF FALLS CHURCH, VIRGINIA

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

REVISION APPROVED BY:

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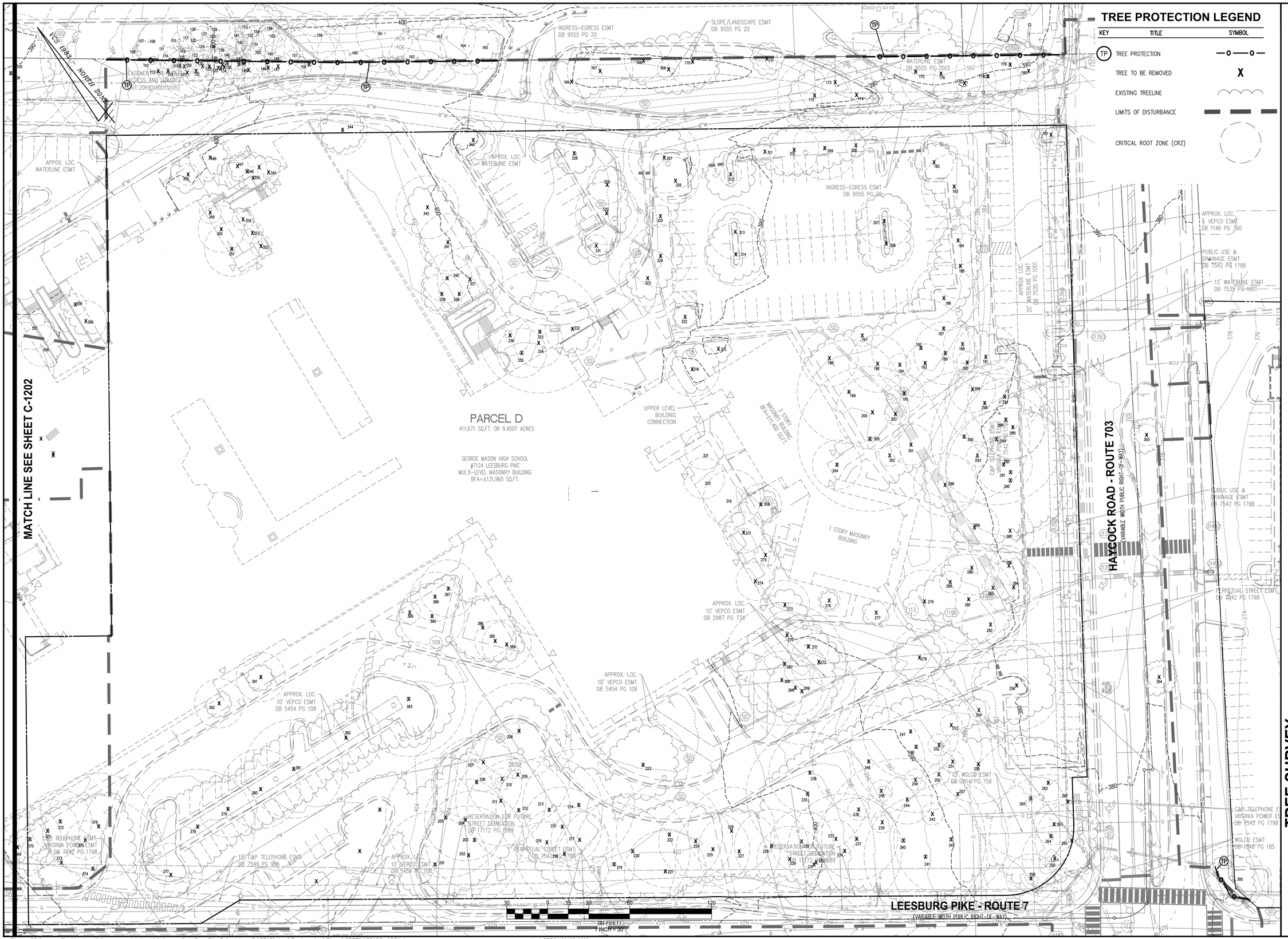
DATE: SESP PRE-SUB01 5/15/2020, SESP SUB01 06/08/2020
SCALE: 1" = 30'
DRAWN: AH KW / TT
CHECKED: KW

File No. CB-9 Tax Map No. 40-3 Job No. 13-016 Cadd Dwg. File: Q:\sdskproj\13016\dwg\Engineering\Plans\SESP\13016C-1201.dwg Xref: SESP/13016B-0002

SHEET: C-1202



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DRAWN: AH/KW/ TT | CHECKED: KW

SCALE: 1" = 30' | DATE: SESP PRE-SUB01 5/15/2020, SESP SUB01 06/08/2020

COMMONWEALTH OF VIRGINIA — KAREN L. S. WHITE — Lic. No.041850 — 6/08/2020 — PROFESSIONAL ENGINEER

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

REVISION APPROVED BY:

NOTE: THE VERTICAL DATUM REFERENCED ON THIS PLAN IS THE NORTH AMERICAN DATUM OF 1988 (NAVD88)

TREE SURVEY

WEST FALLS CHURCH ECONOMIC DEVELOPMENT

SPECIAL EXCEPTION SITE PLAN

CITY OF FALLS CHURCH, VIRGINIA

SHEET: C-1203

TREE PRESERVATION PROCEDURES AND SPECIFICATIONS
City of Falls Church, VA – Urban Forestry / Development Services

1. Prior to allowing any vehicle or construction equipment to enter the site, the construction foreman and project arborist (also foreman of company doing actual tree work if different from project arborist) is to meet the City Arborist to mark the location of the *limits of clearing/ tree preservation fencing*, erosion control fabric, and root pruning line (where required), access routes, storage areas, and parking areas. The location of the LIMITS OF CLEARING/TREE PRESERVATION FENCING is to be installed in accordance with the approved plan and field located from existing benchmarks, landmarks, and building stakeout survey markers. All work procedures and tree preservation measures are to be discussed at this time. An appointment must be made with the arborist for the City a minimum of three days prior to the establishment of the tree preservation measures is required by City Code (Sec. 35-15 (b), see enclosed. Contact the City Arborist for an appointment at 703-248-5183.

2. Trees to be removed shall be clearly marked and approved by the City Arborist prior to demolition or entry of any equipment on site. A tree contractor licensed and bonded to work in the City shall perform all tree work, including all tree removals. Check with the City Arborist for a copy of the most recent list of Tree Contractors.

3. *Tree preservation fencing* shall be either of the following:

   a. Six (6) foot high chain link fence sections attached to one and five eights (1 5/8) inch outside diameter pipe with eleven (11) -gauge mesh in a two (2) inch diamond pattern. The fencing noted above may be temporary panels set in concrete blocks at the base and secured at the top with saddle clamps

   or

   b. Four (4) foot high fourteen (14) gauge welded wire fence supported by six (6) foot long metal stakes (2" width) to be spaced eight (8) feet on center and sunk into the ground.

   Both of the fencing types noted above shall be flagged with brightly colored surveyor ribbon to improve their visibility. The contractor must maintain fencing in place throughout construction. **In the event fencing must be temporarily removed for any reason, contact must be made first with the arborist at 703-248-5183**. The City Arborist must grant approval before any tree preservation fencing is removed, even temporarily.

4. Erosion and sediment control fencing shall be placed on the inside (toward construction) from the tree preservation fencing and any root-pruning trenches.
   Erosion control devices such as silt fencing, debris basins, and water diversion structures shall be installed to prevent siltation and/or erosion within the tree protection zone. Property owners are advised to impose fines in contracts with construction companies if tree preservation measures are violated.

5. Demolition and Site Clearing**:**

   a. The City Arborist shall be notified a minimum of three (3) days in advance of commencing any form of tree work. Call 703-248-5183 for an appointment.

   b. Trees to be removed shall be felled so as to fall away from tree protection zones and to avoid pulling breaking of roots of trees to remain. If roots are entwined, the consultant may require first severing the major woody root mass before extracting the trees. This may be accomplished by cutting through the roots by hand, with a vibrating knife, rock saw, and narrow trencher with sharp blades, or other approved root-pruning equipment.
   c. Trees being cut within the tree preservation zone shall be cut near ground level and the stumps ground out with a walk-behind grinding machine.
   d. All downed brush and trees shall be removed from the tree protection zone either by hand or with equipment sitting outside the tree protection zone. Extraction shall occur by lifting the material out, not by skidding it across the ground.
   e. Brush shall be chipped and placed in the tree protection zone to a depth of 6 inches, with no chips against the trunks of trees.
   f. Structures and underground features to be removed within the tree protection zone shall use the smallest equipment possible and operate from outside the tree protection zone. The City Arborist shall be present during all such operations within the tree protection zone to monitor demolition activity. Phone 703-248-5183 at least three (3) days in advance for an appointment.
   g. Any damage to trees due to demolition activities shall be reported to the City Arborist within 6 hours so that prompt remedial action can be taken.
   h. If temporary haul or access roads must pass over the root area of trees to be retained, a roadbed of at least 10 inches of mulch shall be created to protect the soil. The roadbed material shall be replenished as necessary to maintain a10-inch depth. The City Arborist must approve the use of any such temporary road in the tree protection area.

6. Pruning & Other Preservation Measures Specifications:
   a. The City Arborist shall be notified a minimum of three (3) days in advance of commencing any form of tree work. Call 703-248-5183 for an appointment.
   b. Root pruning, where required, shall be mechanically done with a narrow trencher with sharp blades. Once a trench is opened up, approximately 18-24" in depth and 4" wide all exposed roots will be hand pruned so that the clean-cut ends can regrow.
   The tree preservation fencing shall be placed 6-12" outside the root-pruning trench (construction side of the trench). The erosion and sediment fencing shall be placed outside the tree preservation fencing (construction side of the fence).
      - Where required, apply a slow-release complete fertilizer containing major and trace elements, but low in water-soluble nitrogen during the season before the commencement of construction. An application of a *mychorrizae* product may also be required to assist in the preservation of highly stressed trees.
   c. All trees to be saved will be pruned (in accordance with American National Standards Institute (ANSI) Standard Practices for Trees, Shrubs, and Other Woody Plan Maintenance ANSI A300 and adhere to the most recent edition of ANSI Z133.1.
   d. Treat any disease or insect pest as required to reduce stress on trees.
   e. Remove all invasive vines growing on trees and from the area around the trees
   f. Specifications for work to be performed on individual trees shall be indicated under the "maintenance" column of the Tree Survey.
   g. All trees within the project area shall be pruned to:
      - clear the crown of diseased, crossing, weak, and dead wood to a minimum size of 1 ½ inches diameter;
      - provide 14 feet of vertical clearance over streets and 8 feet over sidewalks;
      - remove stubs, cutting outside the woundwood tissue that has formed around the branch;
      - reduce end weight on heavy, horizontal branches selectively removing small diameter branches, no greater than 2 to 3 inches near the ends of the scaffolds.
   h. Where temporary clearance is needed for access, branches shall be tied back to hold them out of the clearance zone. The City Arborist must approve such tying.
   i. Pruning shall not be performed during periods of flight of adult boring insects because fresh wound attract pests. Pruning shall be performed only when the danger of infestation is past.
   j. All work must be performed by a tree contractor licensed and bonded to work in the City and in accordance with the direction of the project certified arborist and the City Arborist.
   k. Interior branches shall not be stripped out.
   l. Pruning cuts larger than 4 inches in diameter, except for dead wood, shall be avoided.
   m. Pruning cuts that expose heartwood shall be avoided whenever possible.
   n. No more than 20 percent of live foliage shall be removed from a tree at on time.
   o. While in the tree, the arborist shall perform an aerial inspection to identify defects that require treatment. Any addition work needed shall be reported to the City Arborist.
   p. Brush shall be chipped and chips shall be spread underneath trees within the tree protection zone to a maximum depth of 6 inches, leaving the trunk and root flare clear of chips.
   q. It may also be necessary to fertilize, aerate and otherwise treat the "trees to be saved" as required by the arborist for the City, following a meeting with the owner's/developer's arborist and approval of the "tree preservation plan". <u>All tree work must be completed prior to construction.</u>
   r. 'Selective clearing' in wooded areas will be allowed only under the direction of the City Arborist. Trees to be removed will be felled by hand so that minimal damage is done to "trees to be saved".
   s. No vehicles or storage of materials of any kind will be allowed inside the limits of clearing. No storage of material or debris will be allowed within the "tree save area". No burning will be allowed on site.

7. Construction Specifications:
   a. Supplemental water shall be supplied to trees being preserved when natural rainfall is less than 1" a week, from early spring until the ground freezes in the fall. Irrigation should be designed to wet the soil to a depth of 2-3 feet. Lacking a source of water early on the construction site, this may be accomplished by constructing a 6" berm around the tree protection zone and filling the basin with a water truck or by injecting the soil using a pressure system from a truck mounted water tank. Shallow frequent watering should be avoided
   b. Have a licensed and bonded tree contractor remove torn, hazardous, or prominent deadwood as it occurs, using ANSI standards noted under # 4 above. .
   c. Where construction traffic must occur in the area of tree roots it shall be necessary to apply the following procedure: cover undisturbed soil with 10-15 inches wood chips and topped with chain link fence pulled taught and anchored or topped with 5/8 to 3/4 inch plywood with non-skid surface.
   d. Where compaction occurs during construction, vertical mulch with good quality compost.
   e. Before grading, pad preparation, or excavation for foundations, footings, walls, or trenching, relevant trees shall be root pruned 1 foot outside the tree protection zone

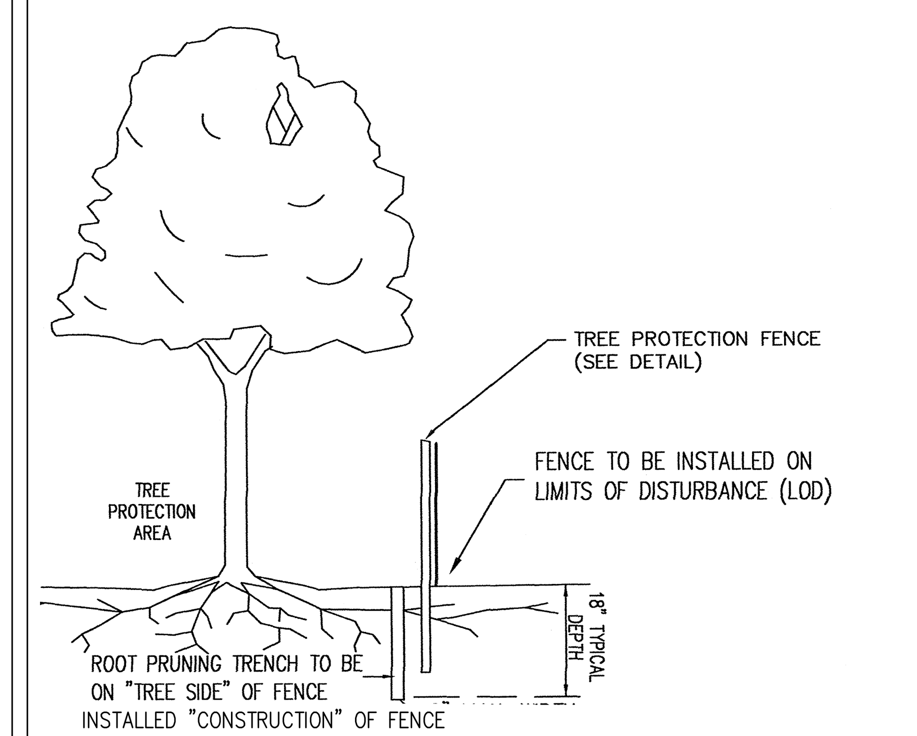
   by cutting all roots cleanly to a depth of 24 inches to the maximum depth of root penetration, (usually 3 feet). Roots shall be cut by manually digging a trench and cutting exposed roots with a saw, vibrating knife, rock saw, narrow trencher with sharp blades, or other approved root-pruning equipment. Pruned roots shall be promptly covered with soil.
   f. Any roots damaged during grading or construction shall be exposed to sound tissue and cut leanly with a saw and promptly covered with moist soil.
   g. Soil from trenches, basements or other excavations shall not be placed within the tree protection zone, either temporarily or permanently. Soil stockpiles should be placed only in previously designated areas. No vehicles or construction equipment shall be parked in the tree protection zone.
   h. No burn piles or debris pits shall be placed within the tree protection zone. No ashes, debris or garbage may be dumped or buried within the tree protection zone. No materials of any kind shall be stored in the tree protection zone.
   i. Maintain fire-safe areas around fenced areas. Also, no heat sources, flames, ignition sources, or smoking is allowed near mulch of trees.
   j. A copy of the "approved plan" and TREE PRESERVATION PROCEDURES AND SPECIFICATIONS must be maintained on site at all times.
   k. All underground utilities and drain or irrigation lines shall be routed outside the tree protection zone. If lines must traverse the protection area, they shall be tunneled or bored under the tree(s) with the approval of the City Arborist.
   l. A licensed and bonded tree contractor must perform additional tree pruning required for clearance during construction under the direction of the City Arborist. Construction workers shall not be allowed to prune trees.
   m. Any herbicides placed under paving materials must be safe for use around trees and labeled for that use. Any pesticides used on site must be tree-safe and not easily transported by water.
   n. If injury should occur to any tree during construction, it should be treated as soon as possible under the direction of the City Arborist.
   o. The City Arborist must monitor any grading, construction, demolition, or other work that is expected to encounter tree roots.
   p. At the completion of construction (and all equipment has been removed from site), notify the City Arborist for an inspection before removing the tree preservation fencing. At this time, all trees will be inspected and any repairs needed will be stipulated by the City and promptly made by the Contractor. (Refer to Sec. 35-15(b) of the City Code for guidance on finalizing the requirements of the bond agreement.

8. The planting of the new tree(s) specified on the plan shall take place after the completion of construction. The City Arborist must inspect the trees prior to planting (see Arborist Notification) and also inspect the placement and installation of the tree(s). All products and workmanship related to the planting of the tree(s) must be in accordance with the **Tree Planting Specifications** attached. The Contractor/Owner must present the City with a copy of a one-year guarantee from the landscape contractor for the newly planted tree(s). The tree will need to be thriving and in good condition one year from the date of planting or will need to be replaced.

If you have questions on any of the "procedures" or "specifications" noted above or concerns that may arise during construction, please contact the City Arborist at (703) 248-5183 or the Senior Urban Forester at (703) 248-5016.

<u>ARBORIST NOTIFICATION AND VERIFICATION:</u>

PRIOR TO THE SIGN OFF AND SUBSEQUENT RELEASE OF THE GRADING PLAN ALL PRESERVATION MEASURES REQUIRED, AS PART OF THE *LANDSCAPE CONSERVATION PLAN*, MUST BE INSPECTED AND APPROVED BY THE CITY OF FALLS CHURCH ARBORIST. THIS MAY INCLUDE BUT IS NOT LIMITED TO TREE WORK, FENCING, MULCHING AND ROOT PRUNING. <u>VIOLATIONS</u> OF THE *LANDSCAPE CONSERVATION PLAN* SHALL RESULT IN FINES, STOP WORK ORDERS AND/OR THE RESUBMISSION OF A "MITIGATION PLAN".
THE REQUIRED REPLACEMENT VEGETATION SHALL BE INSPECTED PRIOR TO PLANTING BY THE CITY ARBORIST. VEGETATION THAT IS INSTALLED UN INSPECTED WILL BE REJECTED. TO ARRANGE AN APPOINTMENT CALL THE SENIOR URBAN FORESTER (703) 248-5016.



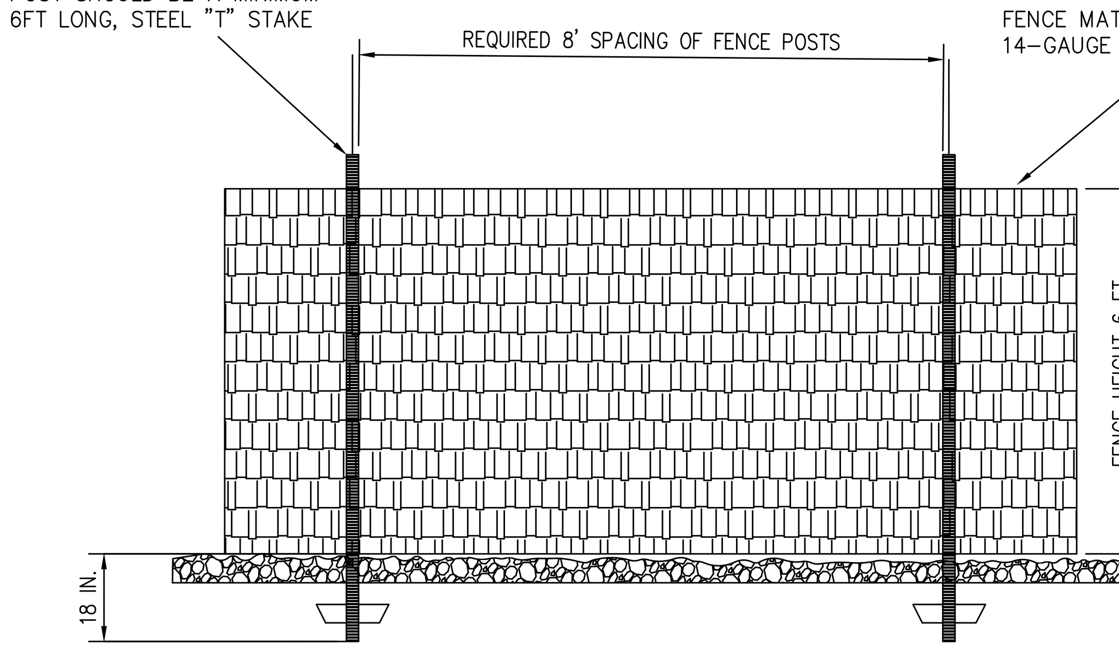
NOTE:

TREE PROTECTION AREA WILL BE DETERMINED AS PART OF THE PLAN REVIEW PROCESS.

EXACT LOCATION OF TREE PROTECTION AREAS SHALL BE STAKED OR FLAGGED PRIOR TO TRENCHING BY APPLICANT.

TRENCH SHALL BE BACKFILLED IMMEDIATELY.

ROOTS SHALL BE SEVERED BY TRENCHER, VIBRATORY PLOW OR APPROVED EQUIVALENT. ROOTS OVER 1.0" DIAMTER SHALL BE CLEANLY CUT BY HAND. ROOT PRUNING ADJACENT TO SPECIMEN TREES MAY REQUIRE SOIL REMOVAL BY SUPERSONIC AIR TOOL TO MINIMIZE TREE AND ROOT IMPACTS.



NOTE: TREE PROTECTION FENCING SHOULD BE MAINTAINED THROUGHOUT CONSTRUCTION

TREE PROTECTION FENCE INSTALLATION DETAIL
NOT TO SCALE

TREE PRESERVATION TECHNIQUES
(Both techniques described below can be combined with the pruning of roots that may occur beyond the area of treatment).

#1 – For Use in Areas Where Equipment Must Operate in Areas That Will Remain at Existing Grade:

- In the woodchip and plywood or chainlink fence area shown in figure 1 below, spread 10-15" of wood chips by hand.
- On top of the wood chips, lay 5/8 to ¾ inch plywood or heavy-gauge chain link fence to provide a path for equipment and workers to operate.

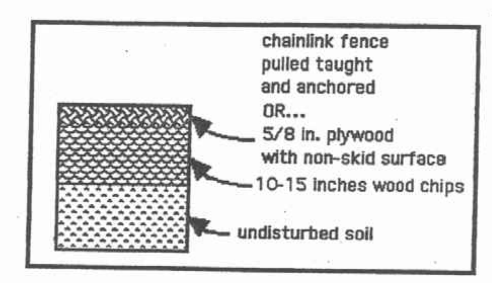


Figure 1

#2 – For Use in Areas Where Fill Soil Will Be Placed Over the Root Zone:

- An aeration system shall be installed in the area shown in figure 2 below prior to grading. The aeration system (see diagram below) shall consist of *geotextile* fabric laid on top of the undisturbed ground; with not less than six inches of river rock on top of it; and with a second layer of *geotextile* fabric laid on top of the rock.
- Fill dirt can then be placed on top of the *geotextile* fabric.

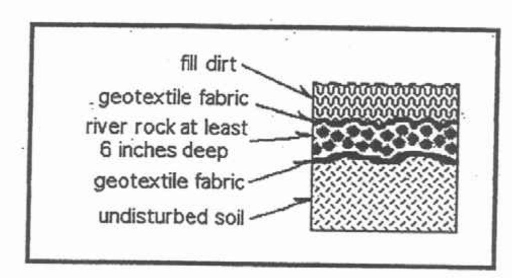


Figure 2

18

TYPICAL SIGNAGE FOR TREE PRESERVATION AREA

ATTACHMENT TO TREES OR VEGETATION IS PROHIBITED

SIGNS TO BE PROPERLY MAINTAINED THROUGHOUT CONSTRUCTION

SIGN POSTS MAY BE WOOD OR METAL BUT MUST MAKE THE SIGN VISIBLE FROM A STANDING POSITION

SIGNS MUST BE PLACED SUCH THAT A SIGN CAN BE SEEN BY ALL PARTICIPANTS IN THE LAND DISTURBING ACTIVITY AT ALL TIMES, A MINIMUM OF EVERY 50'.

SIGNS MUST BE LAMINATED OR A DURABLE, WEATHERPROOF MATERIAL

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SCALE: NONE | DATE: SESP PRE-SUB01 5/15/2020, SESP SUB01 06/08/2020 | DRAWN: AI / KW / TT | CHECKED: KW

COMMONWEALTH OF VIRGINIA
KAREN L. S. WHITE
Lic. No.041850
6/08/2020
PROFESSIONAL ENGINEER

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

NOTE: THE VERTICAL DATUM REFERENCED ON THIS PLAN IS THE NORTH AMERICAN DATUM OF 1988 (NAVD88)

TREE PRESERVATION NOTES & DETAILS

WEST FALLS CHURCH ECONOMIC DEVELOPMENT

SPECIAL EXCEPTION SITE PLAN
CITY OF FALLS CHURCH, VIRGINIA

SHEET: **C-1204**

City of Falls Church | **Tree Inventory**

Tree Survey Information Completed by Walter Phillips, Inc - Arborist Ben Schitter- ISA # MA-5385A #(13-016) 06/24/2019

Tree #	Botanical Name	Common Name	Size DBH (in)	Critical Root Zone (CRZ) Radius (ft)	Species Rating (%)	Condition (%)	Offsite or Shared	Activities: Removal	Tree Protection Fence	Root Prune	Root Matting	Hand Removal/ Selective Removal	Notes
101	Acer rubrum	Red maple	13"	20'	70%	63%	O	X					
102	Acer rubrum	Red maple	14"	21'	70%	66%	O	X					
103	Acer rubrum	Red maple	13"	20'	70%	66%	O	X					
104	Catalpa speciosa	Northern catalpa	5"	8'	60%	66%		X					
105	Juglans nigra	Black walnut	20"	30'	68%	63%		X					
106	Juglans nigra	Black walnut	29"	44'	68%	66%		X					
107	Dead	Dead	9"	0'	0%	0%	O	X					
108	Dead	Dead	10"	0'	0%	0%	O	X					
109	Liriodendron tulipifera	Yellow-poplar	48"	72'	70%	69%	O	X					
110	Quercus alba	White oak	45"	68'	88%	69%	S	X					
111	Prunus serotina	Black cherry	13"	20'	55%	63%	O	X					
112	Robinia pseudoacacia	Black locust	7"	8'	55%	66%		X					
113	Robinia pseudoacacia	Black locust	4"	8'	55%	44%		X					
114	Sassafras albidum	Sassafras	5"	8'	55%	69%	O	X					
115	Liriodendron tulipifera	Yellow-poplar	28"	42'	70%	69%	O	X					
116	dead	Dead	3"	0'	0%	0%	O	X					
117	Prunus serotina	Black cherry	8"	8'	55%	63%	O	X					
118	Nyssa sylvatica	Blackgum	6"	8'	80%	63%	S	X					
119	Prunus serotina	Black cherry	9"	14'	55%	59%		X					
120	Ulmus spp.	Elm	3"	8'	60%	66%		X					
121	Robinia pseudoacacia	Black locust	12"	18'	55%	69%		X					
122	Robinia pseudoacacia	Black locust	8"	8'	55%	63%		X					
123	Prunus serotina	Black cherry	5"	8'	55%	63%	O	X					
124	dead	Dead	4"	0'	0%	0%	O	X					
125	Prunus serotina	Black cherry	6"	8'	55%	66%	O	X					
126	Robinia pseudoacacia	Black locust	1"	8'	55%	69%	O	X					
127	Prunus serotina	Black cherry	5"	8'	55%	66%	O	X					
128	Prunus serotina	Black cherry	7"	8'	55%	66%	O	X					
129	Liriodendron tulipifera	Yellow-poplar	27"	41'	70%	72%	O	X					
130	Nyssa sylvatica	Blackgum	6"	8'	80%	69%	O	X					
131	Prunus serotina	Black cherry	5"	8'	55%	66%		X					
132	Robinia pseudoacacia	Black locust	14"	21'	55%	59%		X					
133	Prunus serotina	Black cherry	5"	8'	55%	63%		X					
134	Prunus serotina	Black cherry	12"	18'	55%	63%		X					
135	Prunus serotina	Black cherry	9"	14'	55%	63%		X					
136	Robinia pseudoacacia	Black locust	10"	15'	55%	56%		X					
137	Prunus serotina	Black cherry	2"	8'	55%	63%	O	X					
138	Prunus serotina	Black cherry	3"	8'	55%	63%	O	X					
139	Dead	Dead	4"	0'	0%	0%	O	X					
140	Dead	Dead	5"	0'	0%	0%	O	X					
141	Prunus serotina	Black cherry	10"	15'	55%	63%	O	X					
142	Prunus serotina	Black cherry	8"	8'	55%	69%	O	X					
143	Prunus serotina	Black cherry	4"	8'	55%	66%	O	X					
144	Nyssa sylvatica	Blackgum	5"	8'	80%	69%		X					
145	Nyssa sylvatica	Blackgum	10"	15'	80%	69%		X					
146	Robinia pseudoacacia	Black locust	18"	27'	55%	59%		X					
147	Sassafras albidum	Sassafras	8"	8'	55%	69%		X					
148	Ulmus spp.	Elm	16"	24'	60%	69%	O	X					
149	Robinia pseudoacacia	Black locust	12"	18'	55%	69%	O	X					
150	Prunus serotina	Black cherry	12"	18'	55%	66%	O	X					
151	Prunus serotina	Black cherry	6"	8'	55%	66%	O	X					
152	Prunus serotina	Black cherry	4"	8'	55%	59%	O	X					
153	Prunus serotina	Black cherry	8"	8'	55%	53%	O	X					
154	Ulmus spp.	Elm	9"	14'	60%	63%	O	X					
155	Sassafras albidum	Sassafras	5"	8'	55%	69%	O	X					
156	Prunus serotina	Black cherry	11"	17'	55%	63%	O	X					
157	Robinia pseudoacacia	Black locust	17"	26'	55%	63%	O	X					
158	Sassafras albidum	Sassafras	18"	27'	55%	66%		X					
159	Acer rubrum	Red maple	12"	18'	70%	66%	O	X					
160	Acer rubrum	Red maple	16"	24'	70%	63%	O	X					
161	Acer rubrum	Red maple	14"	21'	70%	66%	O	X					
162	Acer rubrum	Red maple	14"	21'	70%	69%	O	X					
163	Ilex opaca	American holly	14"	21'	73%	63%	O	X					
164	Ilex opaca	American holly	14"	21'	73%	66%	O	X					
165	Ilex opaca	American holly	12"	18'	73%	69%	O	X					
166	Pinus strobus	Eastern white pine	15"	23'	55%	56%		X					
167	Pinus strobus	Eastern white pine	16"	24'	55%	66%		X					
168	Cornus kousa	Kousa dogwood	9"	14'	88%	69%		X					
169	Ilex opaca	American holly	8"	8'	73%	69%		X					
170	Ilex opaca	American holly	12"	18'	73%	69%		X					
171	Ilex opaca	American holly	8"	8'	73%	66%		X					
172	Prunus spp.	Ornamental Cherry	18"	27'	55%	66%		X					
173	Prunus spp.	Ornamental Cherry	18"	27'	55%	66%		X					
174	Prunus spp.	Ornamental Cherry	17"	26'	55%	63%		X					
175	Prunus spp.	Ornamental Cherry	24"	36'	55%	63%		X					

City of Falls Church | **Tree Inventory**

Tree Survey Information Completed by Walter Phillips, Inc - Arborist Ben Schitter- ISA # MA-5385A #(13-016) 06/24/2019

Tree #	Botanical Name	Common Name	Size DBH (in)	Critical Root Zone (CRZ) Radius (ft)	Species Rating (%)	Condition (%)	Offsite or Shared	Activities: Removal	Tree Protection Fence	Root Prune	Root Matting	Hand Removal/ Selective Removal	Notes
176	Prunus spp.	Ornamental Cherry	20"	30'	55%	56%		X					
177	Prunus spp.	Ornamental Cherry	15"	23'	55%	63%		X					
178	Prunus spp.	Ornamental Cherry	16"	24'	55%	63%		X					
179	Prunus spp.	Ornamental Cherry	14"	21'	55%	63%		X					
180	Prunus spp.	Ornamental Cherry	8"	8'	55%	63%		X					
181	Fraxinus spp.	Ash	9"	14'	50%	63%		X					
182	Quercus rubra	Northern red oak	9"	14'	75%	69%		X					
183	Ilex spp.	Holly	16"	24'	70%	69%		X					
184	Ilex spp.	Holly	12"	18'	70%	69%		X					
185	Ilex spp.	Holly	16"	24'	70%	69%		X					
186	Quercus rubra	Northern red oak	16"	24'	75%	69%		X					
187	Dead	Dead	8"	0'	0%	0%		X					
188	Acer saccharum	Sugar maple	9"	14'	75%	69%		X					
189	Cornus kousa	Kousa dogwood	15"	23'	88%	72%		X					
190	Cornus kousa	Kousa dogwood	8"	8'	88%	69%		X					
191	Acer saccharum	Sugar maple	16"	24'	75%	63%		X					
192	Acer rubrum	Red maple	24"	36'	70%	63%		X					
193	Cornus kousa	Kousa dogwood	9"	14'	88%	66%		X					
194	Cornus kousa	Kousa dogwood	8"	8'	88%	66%		X					
195	Cornus kousa	Kousa dogwood	9"	14'	88%	66%		X					
196	Acer saccharum	Sugar maple	14"	21'	75%	69%		X					
197	Viburnum spp.	Viburnum	4"	8'	70%	69%		X					
198	Acer rubrum	Red maple	14"	21'	70%	66%		X					
199	Liquidambar styraciflua	Sweetgum	25"	38'	65%	69%		X					
200	Acer rubrum	Red maple	18"	27'	70%	66%		X					
201	Quercus phellos	Willow oak	26"	39'	75%	66%		X					
202	Cupressocyparis leylandii	Leyland cypress	24"	36'	60%	50%		X					
203	Cupressocyparis leylandii	Leyland cypress	24"	36'	60%	50%		X					
204	Cupressocyparis leylandii	Leyland cypress	20"	30'	60%	50%		X					
205	Quercus phellos	Willow oak	29"	44'	75%	66%		X					
206	Prunus spp.	Ornamental Cherry	22"	33'	55%	69%		X					
207	Prunus spp.	Ornamental Cherry	14"	21'	55%	63%		X					
208	Quercus phellos	Willow oak	23"	35'	75%	69%		X					
209	Prunus spp.	Ornamental Cherry	25"	38'	55%	69%		X					
210	Prunus spp.	Ornamental Cherry	6"	8'	55%	41%		X					
211	Cupressocyparis leylandii	Leyland cypress	22"	33'	60%	53%		X					
212	Cupressocyparis leylandii	Leyland cypress	25"	38'	60%	56%		X					
213	Cupressocyparis leylandii	Leyland cypress	26"	39'	60%	50%		X					
214	Quercus phellos	Willow oak	27"	41'	75%	69%		X					
215	Cupressocyparis leylandii	Leyland cypress	19"	29'	60%	53%		X					
216	Cupressocyparis leylandii	Leyland cypress	10"	15'	60%	56%		X					
217	Cupressocyparis leylandii	Leyland cypress	14"	21'	60%	63%		X					
218	Cupressocyparis leylandii	Leyland cypress	23"	35'	60%	66%		X					
219	Cupressocyparis leylandii	Leyland cypress	30"	45'	60%	56%		X					
220	Cupressocyparis leylandii	Leyland cypress	28"	42'	60%	56%		X					
221	Ilex opaca	American holly	20"	30'	73%	66%		X					
222	Quercus phellos	Willow oak	26"	39'	75%	69%		X					
223	Ilex opaca	American holly	22"	33'	73%	69%		X					
224	Prunus spp.	Ornamental Cherry	18"	27'	55%	66%		X					
225	prunus spp.	Ornamental Cherry	18"	27'	55%	63%		X					
226	Prunus spp.	Ornamental Cherry	21"	32'	55%	66%		X					
227	Pinus strobus	Eastern white pine	20"	30'	55%	69%		X					
228	Pinus strobus	Eastern white pine	18"	27'	55%	69%		X					
229	Pinus strobus	Eastern white pine	16"	24'	55%	66%		X					
230	Pinus strobus	Eastern white pine	15"	23'	55%	63%		X					
231	Robinia pseudoacacia	Black locust	5"	8'	55%	66%		X					
232	Robinia pseudoacacia	Black locust	5"	8'	55%	66%		X					
233	Pinus virginiana	Virginia pine	9"	14'	50%	63%		X					
234	Liriodendron tulipifera	Yellow-poplar	28"	42'	70%	66%		X					
235	Liriodendron tulipifera	Yellow-poplar	30"	45'	70%	66%		X					
236	Pinus virginiana	Virginia pine	20"	30'	50%	63%		X					
237	Pinus virginiana	Virginia pine	20"	30'	50%	59%		X					
238	Ilex opaca	American holly	6"	8'	73%	69%		X					
239	Liquidambar styraciflua	Sweetgum	8"	8'	65%	50%		X					
240	Liriodendron tulipifera	Yellow-poplar	40"	60'	70%	66%		X					
241	Prunus serotina	Black cherry	30"	45'	55%	59%		X					
242	Acer rubrum	Red maple	28"	42'	70%	63%		X					
243	Ostrya virginiana	Hophornbeam	7"	8'	83%	66%		X					
244	Quercus rubra	Northern red oak	12"	18'	75%	69%		X					
245	Quercus prinus	Chestnut oak	8"	8'	75%	69%		X					
246	Liriodendron tulipifera	Yellow-poplar	27"	41'	70%	66%		X					
247	Prunus serotina	Black cherry	23"	35'	55%	63%		X					
248	Liriodendron tulipifera	Yellow-poplar	32"	48'	70%	69%		X					
249	Cornus florida	Flowering dogwood	5"	8'	60%	69%		X					
250	Cornus florida	Flowering dogwood	4"	8'	60%	66%		X					

City of Falls Church | **Tree Inventory**

Tree Survey Information Completed by Walter Phillips, Inc - Arborist Ben Schitter- ISA # MA-5385A #(13-016) 06/24/2019

Tree #	Botanical Name	Common Name	Size DBH (in)	Critical Root Zone (CRZ) Radius (ft)	Species Rating (%)	Condition (%)	Offsite or Shared	Activities: Removal	Tree Protection Fence	Root Prune	Root Matting	Hand Removal/ Selective Removal	Notes
251	Diospyros virginiana	Common persimmon	6"	8'	70%	66%		X					
252	Diospyros virginiana	Common persimmon	6"	8'	70%	63%		X					
253	Diospyros virginiana	Common persimmon	8"	8'	70%	66%		X					
254	Robinia pseudoacacia	Black locust	5"	8'	55%	56%		X					
255	Quercus phellos	Willow oak	19"	29'	75%	69%		X					
256	Quercus phellos	Willow oak	22"	33'	75%	63%		X					
257	Dead	Dead	9"	0'	0%	0%		X					
258	Malus spp.	Crabapple	12"	18'	63%	56%		X					
259	Malus spp.	Crabapple	16"	24'	63%	63%		X					
260	Malus spp.	Crabapple	18"	27'	63%	66%		X					
261	Malus spp.	Crabapple	12"	18'	63%	59%		X					
262	Malus spp.	Crabapple	9"	14'	63%	63%		X					
263	Malus spp.	Crabapple	10"	15'	63%	63%		X					
264	Robinia pseudoacacia	Black locust	30"	45'	55%	56%		X					
265	Betula nigra	River birch	30"	45'	70%	66%		X					
266	Acer rubrum	Red maple	14"	21'	70%	69%		X					
267	Acer rubrum	Red maple	30"	45'	70%	63%		X					
268	Acer rubrum	Red maple	13"	20'	70%	66%		X					
269	Pinus virginiana	Virginia pine	26"	39'	50%	66%		X					
270	Cornus kousa	Kousa dogwood	12"	18'	88%	66%		X					
271	Cornus kousa	Kousa dogwood	10"	15'	88%	66%		X					
272	Prunus spp.	Ornamental Cherry	14"	21'	55%	63%		X					
273	Cornus kousa	Kousa dogwood	12"	18'	88%	66%		X					
274	Morus alba	White mulberry	9"	14'	30%	63%		X					
275	Cornus kousa	Kousa dogwood	8"	8'	88%	69%		X					
276	Magnolia virginiana	Sweetbay magnolia	8"	8'	70%	66%		X					
277	Magnolia virginiana	Sweetbay magnolia	8"	8'	70%	69%		X					
278	Acer rubrum	Red maple	14"	21'	70%	50%		X					
279	Quercus prinus	Chestnut oak	15"	23'	75%	69%		X					
280	Cercis canadensis	Eastern redbud	8"	8'	73%	63%		X					
281	Acer rubrum	Red maple	22"	33'	70%	66%		X					
282	Ulmus americana	American elm	14"	21'	53%	66%		X					
283	Cornus florida	Flowering dogwood	3"	8'	60%	66%		X					
284	Quercus rubra	Northern red oak	14"	21'	75%	69%		X					
285	Ostrya virginiana	Hophornbeam	9"	14'	83%	50%		X					
286	Tilia americana	American basswood	13"	20'	73%	69%		X					
287	Dead	Dead	5"	0'	0%	0%		X					
288	Quercus alba	White oak	15"	23'	88%	69%		X					
289	Tilia americana	American basswood	12"	18'	73%	69%		X					
290	Quercus rubra	Northern red oak	35"	53'	75%	66%		X					
291	Liriodendron tulipifera	Yellow-poplar	31"	47'	70%	56%		X					
292	Liriodendron tulipifera	Yellow-poplar	14"	21'	70%	59%		X					
293	Nyssa sylvatica	Blackgum	6"	8'	80%	63%		X					
294	Liriodendron tulipifera	Yellow-poplar	32"	48'	70%	66%		X					
295	Liriodendron tulipifera	Yellow-poplar	15"	23'	70%	63%		X					
296	Liriodendron tulipifera	Yellow-poplar	20"	30'	70%	59%		X					
297	Liriodendron tulipifera	Yellow-poplar	18"	27'	70%	56%		X					
298	Liriodendron tulipifera	Yellow-poplar	19"	29'	70%	59%		X					
299	Acer saccharum	Sugar maple	11"	17'	75%	66%		X					
300	Liriodendron tulipifera	Yellow-poplar	32"	48'	70%	63%		X					
301	Cornus kousa	Kousa dogwood	10"	15'	88%	63%		X					
302	Cornus kousa	Kousa dogwood	8"	8'	88%	50%		X					
303	Cornus kousa	Kousa dogwood	8"	8'	88%	63%		X					
304	Cornus spp.	dogwood	12"	18'	80%	63%		X					
305	Quercus phellos	Willow oak	35"	53'	75%	66%		X					
306	Quercus phellos	Willow oak	13"	20'	75%	59%		X					
307	Quercus phellos	Willow oak	13"	20'	75%	59%		X					
308	Ilex opaca	American holly	8"	8'	73%	69%		X					
309	Ilex opaca	American holly	15"	23'	73%	69%		X					
310	Ilex opaca	American holly	12"	18'	73%	69%		X					
311	Ilex opaca	American holly	5"	8'	73%	69%		X					
312	Quercus rubra	Northern red oak	8"	8'	75%	63%		X					
313	Quercus phellos	Willow oak	13"	20'	75%	63%		X					
314	Quercus phellos	Willow oak	15"	23'	75%	63%		X					
315	dead	Dead	6"	0'	0%	0%		X					
316	Acer platanoides	Norway maple	13"	20'	55%	66%		X					
317	Acer platanoides	Norway maple	10"	15'	55%	59%		X					
318	Cornus kousa	Kousa dogwood	10"	15'	88%	63%		X					
319	Acer platanoides	Norway maple	14"	21'	55%	66%		X					
320	Cornus kousa	Kousa dogwood	10"	15'	88%	66%		X					
321	Cornus kousa	Kousa dogwood	9"	14'	88%	66%		X					
322	Quercus rubra	Northern red oak	8"	8'	75%	63%		X					
323	Acer rubrum	Red maple	14"	21'	70%	63%		X					
324	Quercus rubra	Northern red oak	15"	23'	75%	59%		X					
325	Quercus rubra	Northern red oak	8"	8'	75%	56%		X					

WALTER L. PHILLIPS INCORPORATED ESTABLISHED 1945
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COMMONWEALTH OF VIRGINIA PROFESSIONAL ENGINEER
KAREN L. S. WHITE Lic. No.041850
6/08/2020

SCALE: NONE | DATE: SESP PRE-SUB01 5/15/2020, SESP SUB01 06/08/2020 | DRAWN: AI/ KW/ TT | CHECKED: KW

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

NOTE: THE VERTICAL DATUM REFERENCED ON THIS PLAN IS THE NORTH AMERICAN DATUM OF 1988 (NAVD88)

TREE INVENTORY

WEST FALLS CHURCH ECONOMIC DEVELOPMENT

SPECIAL EXCEPTION SITE PLAN

CITY OF FALLS CHURCH, VIRGINIA

City of Falls Church — **Tree Inventory**

Tree #	Botanical Name	Common Name	Size DBH (in)	Critical Root Zone (CRZ) Radius (ft)	Species Rating (%)	Condition (%)	Offsite or Shared	Activities: Removal	Tree Protection Fence	Root Prune	Root Matting	Hand Removal/ Selective Removal	Notes
Tree Survey Information Completed by Walter Phillips, Inc - Arborist Ben Schitter- ISA # MA-5385A #(13-016) 06/24/2019													
326	Quercus rubra	Northern red oak	11"	17'	75%	63%		X					
327	Ilex opaca	American holly	17"	26'	73%	63%		X					
328	Acer rubrum	Red maple	10"	15'	70%	66%		X					
329	Acer rubrum	Red maple	9"	14'	70%	69%		X					
330	Acer rubrum	Red maple	15"	23'	70%	66%		X					
331	Acer rubrum	Red maple	8"	8'	70%	41%		X					
332	Acer rubrum	Red maple	13"	20'	70%	59%		X					
333	Acer rubrum	Red maple	30"	45'	70%	63%		X					
334	Cornus kousa	Kousa dogwood	12"	18'	88%	66%		X					
335	Cornus kousa	Kousa dogwood	12"	18'	88%	63%		X					
336	Cornus kousa	Kousa dogwood	10"	15'	88%	63%		X					
337	Acer rubrum	Red maple	16"	24'	70%	66%		X					
338	Cornus kousa	Kousa dogwood	10"	15'	88%	66%		X					
339	Cornus kousa	Kousa dogwood	10"	15'	88%	66%		X					
340	Cornus kousa	Kousa dogwood	12"	18'	88%	66%		X					
341	Acer rubrum	Red maple	14"	21'	70%	66%		X					
342	Acer rubrum	Red maple	15"	23'	70%	66%		X					
343	Acer rubrum	Red maple	12"	18'	70%	66%		X					
344	Acer rubrum	Red maple	12"	18'	70%	66%		X					
345	Cornus florida	Flowering dogwood	8"	8'	60%	66%		X					
346	Acer rubrum	Red maple	10"	15'	70%	66%		X					
347	Nyssa sylvatica	Blackgum	4"	8'	80%	66%		X					
348	Viburnum spp.	viburnum	10"	15'	70%	69%		X					
349	Ilex spp.	Holly	8"	8'	70%	66%		X					
350	Ilex spp.	Holly	11"	17'	70%	66%		X					
351	Ilex spp.	Holly	13"	20'	70%	66%		X					
352	Cornus florida	Flowering dogwood	8"	8'	60%	69%		X					
353	Cornus florida	Flowering dogwood	5"	8'	60%	69%		X					
354	Cornus florida	Flowering dogwood	6"	8'	60%	69%		X					
355	Cornus florida	Flowering dogwood	5"	8'	60%	66%		X					
356	Acer rubrum	Red maple	8"	8'	70%	63%		X					
357	Ilex spp.	Holly	10"	15'	70%	69%		X					
358	Ilex spp.	Holly	10"	15'	70%	69%		X					
359	Ilex spp.	Holly	8"	8'	70%	63%		X					
360	Ilex spp.	Holly	10"	15'	70%	69%		X					
361	Acer rubrum	Red maple	14"	21'	70%	69%		X					
362	Quercus phellos	Willow oak	16"	24'	75%	69%		X					
363	Quercus phellos	Willow oak	5"	8'	75%	56%		X					
364	Catalpa speciosa	Northern catalpa	6"	8'	60%	63%		X					
365	Quercus phellos	Willow oak	15"	23'	75%	63%		X					
366	Quercus phellos	Willow oak	9"	14'	75%	59%		X					
367	Quercus phellos	Willow oak	14"	21'	75%	69%		X					
368	Lagerstroemia indica	Crape Myrtle	6"	8'	78%	59%		X					
369	Taxus spp.	Yew	15"	23'	50%	66%		X					
370	Taxus spp.	Yew	15"	23'	150%	66%		X					
371	Taxus spp.	Yew	15"	23'	250%	66%		X					
372	Taxus spp.	Yew	15"	23'	350%	66%		X					
373	Pinus strobus	Eastern white pine	12"	18'	55%	59%		X					
374	Quercus rubra	Northern red oak	36"	54'	75%	56%		X					
375	Pinus strobus	Eastern white pine	9"	14'	55%	44%		X					
376	Quercus phellos	Willow oak	26"	39'	75%	63%		X					
377	Quercus phellos	Willow oak	15"	23'	75%	66%		X					
378	Quercus phellos	Willow oak	28"	42'	75%	69%		X					
379	Quercus phellos	Willow oak	14"	21'	75%	53%		X					
380	Quercus phellos	Willow oak	19"	29'	75%	59%		X					
381	Quercus phellos	Willow oak	24"	36'	75%	56%		X					
382	Quercus phellos	Willow oak	17"	26'	75%	63%		X					
383	Quercus phellos	Willow oak	28"	42'	75%	66%		X					
384	Lagerstroemia indica	Crape Myrtle	12"	18'	78%	66%		X					
385	Lagerstroemia indica	Crape Myrtle	10"	15'	78%	66%		X					
386	Quercus phellos	Willow oak	15"	23'	75%	66%		X					
387	Lagerstroemia indica	Crape Myrtle	14"	21'	78%	66%		X					
388	Lagerstroemia indica	Crape Myrtle	12"	18'	78%	66%		X					
389	Acer palmatum	Japanese maple	6"	8'	80%	56%		X					
390	Quercus phellos	Willow oak	16"	24'	75%	66%		X					
391	Magnolia virginiana	Sweetbay magnolia	12"	18'	70%	63%		X					
392	Magnolia virginiana	Sweetbay magnolia	12"	18'	70%	63%		X					
393	Quercus rubra	Northern red oak	8"	8'	75%	59%		X					
394	Quercus phellos	Willow oak	6"	8'	75%	63%							
395	Gleditsia triacanthos	Honeylocust	16"	24'	55%	63%			X				

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

CRZ = Critical Root Zone = 1 foot radius per inch of tree diameter, trees over 30" DBH= 1.5 foot radius per inch of tree diameter

CRZ values for trees with multiple stems were calculated based on methods outlined in the 9th edition of the Guide for Plant Appraisal, published by the I.S.A.

Condition Ratings provided as percentages based on methods outlined in the 9th edition of the Guide for Plant Appraisal, published by the I.S.A.

WALTER L. PHILLIPS INCORPORATED ESTABLISHED 1945
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COMMONWEALTH OF VIRGINIA PROFESSIONAL ENGINEER
KAREN L. S. WHITE
Lic. No.041850
6/08/2020

SCALE: NONE
DATE: SESP PRE-SUB01 5/15/2020, SESP SUB01 06/08/2020
DRAWN: AI / KW / TT
CHECKED: KW

REVISION APPROVED BY					
NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

NOTE: THE VERTICAL DATUM REFERENCED ON THIS PLAN IS THE NORTH AMERICAN DATUM OF 1988 (NAVD88)

TREE INVENTORY

WEST FALLS CHURCH ECONOMIC DEVELOPMENT

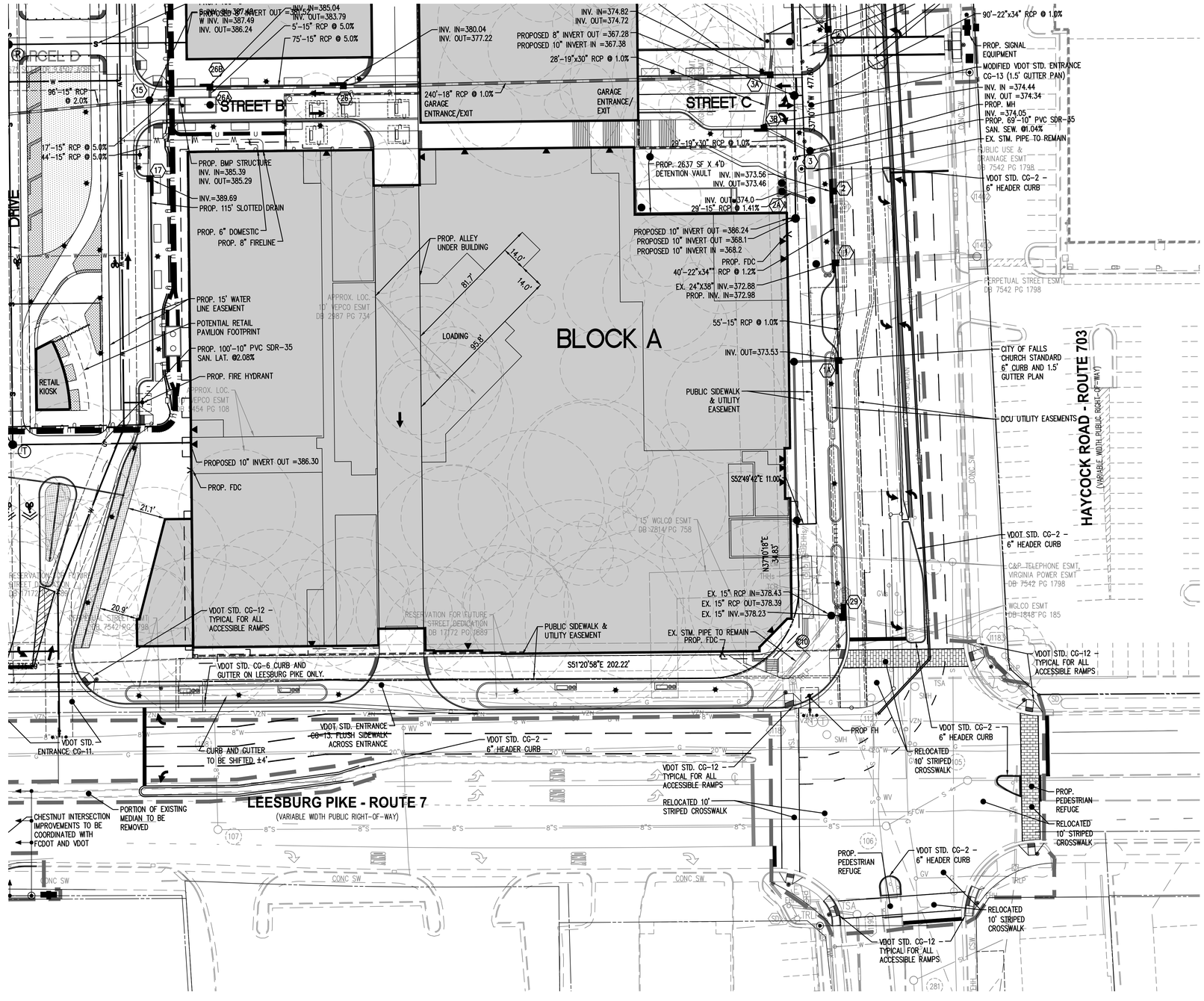
SPECIAL EXCEPTION SITE PLAN

CITY OF FALLS CHURCH, VIRGINIA

LEGEND

PROPOSED	DESCRIPTION	EXISTING
	CURB & GUTTER CG-2	
CG-6R CG-6	TRANSITION FROM CG-6 TO CG-6R	CG-6 CG-6R
S	SANITARY SEWER	S
SL	SANITARY LATERAL	SL
C.O.	CLEAN OUT	C.O.
	STORM SEWER	
W	WATER MAIN	W
	FIRE HYDRANT	
	PLUG	
	OVERHEAD WIRES	
	UTILITY POLE	
UE	UNDERGROUND ELECTRIC	UE
T	TELEPHONE	T
G	GAS MAIN	G
E	ELECTRICAL	E
	TRANSFORMER	
	HANDICAP RAMP (CG-12)	
	GUARDRAIL	
X X X	FENCE	X X X
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
	TREES	
260 264	CONTOURS	260 264
+264 50	SPOT ELEVATION	+264 50
	DRAINAGE FLOW DIRECTION	
TC	TOP OF CURB	TC
BC	BOTTOM OF CURB	BC
TW	TOP OF WALL	TW
BW	BOTTOM OF WALL	BW
HP	HIGH POINT	H.P.
TP	TEST PIT	
	LIMITS OF CLEARING AND GRADING	

VCS 1983 – NORTH ZONE



30 0 15 30 60 120
(IN FEET)
1 INCH = 30'

Engineers • Surveyors • Planners
Landscape Architects • Arborists
207 PARK AVENUE
FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301
www.WLPINC.com

WALTER L. PHILLIPS INCORPORATED ESTABLISHED 1945

DRAWN: AVI KWI / TT
CHECKED: KW
SCALE: 1" = 30'
DATE: SESP PRE-SUBD1 5/15/2020, SESP SUBD1 06/08/2020

COMMONWEALTH OF VIRGINIA KAREN L. S. WHITE Lic. No.041850 6/08/2020 PROFESSIONAL ENGINEER

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

REVISION APPROVED BY

NOTE: THE VERTICAL DATUM REFERENCED ON THIS PLAN IS THE NORTH AMERICAN DATUM OF 1988 (NAVD88)

DRY UTILITY PLAN - BLOCK A

WEST FALLS CHURCH ECONOMIC DEVELOPMENT

SPECIAL EXCEPTION SITE PLAN

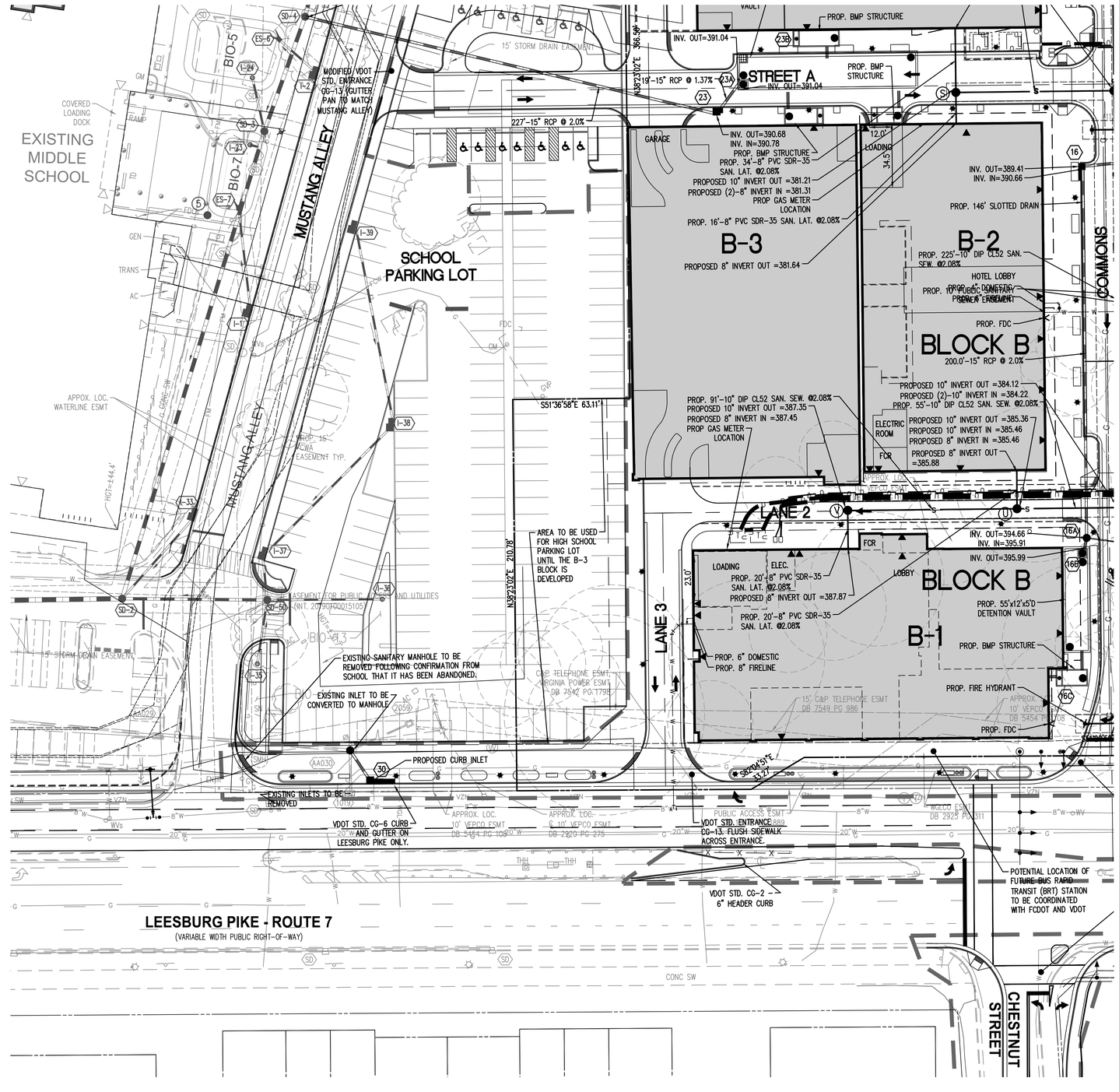
CITY OF FALLS CHURCH, VIRGINIA

SHEET: C-1401

LEGEND

PROPOSED	DESCRIPTION	EXISTING
	CURB & GUTTER CG-2	
CG-6R CG-6	TRANSITION FROM CG-6 TO CG-6R	CG-6 CG-6R
S	SANITARY SEWER	S
SL	SANITARY LATERAL	SL
C.O.	CLEAN OUT	C.O.
	STORM SEWER	
W	WATER MAIN	W
	FIRE HYDRANT	
	PLUG	
	OVERHEAD WIRES	
	UTILITY POLE	
UE	UNDERGROUND ELECTRIC	UE
T	TELEPHONE	T
G	GAS MAIN	G
E	ELECTRICAL	E
	TRANSFORMER	
	HANDICAP RAMP (CG-12)	
	GUARDRAIL	
X X X	FENCE	X X X
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
	TREES	
260 264	CONTOURS	260 264
+264 50	SPOT ELEVATION	+264 50
	DRAINAGE FLOW DIRECTION	
TC	TOP OF CURB	TC
BC	BOTTOM OF CURB	BC
TW	TOP OF WALL	TW
BW	BOTTOM OF WALL	BW
HP	HIGH POINT	H.P.
TP	TEST PIT	
	LIMITS OF CLEARING AND GRADING	

VCS 1983 – NORTH ZONE



30 0 15 30 60 120
(IN FEET)
1 INCH = 30'

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DRAWN: AI / KW / TT
CHECKED: KW
DATE: SESP PRE-SUB01 5/15/2020, SESP SUB01 06/08/2020
SCALE: 1" = 30'

COMMONWEALTH OF VIRGINIA
KAREN L. S. WHITE
Lic. No.041850
6/08/2020
PROFESSIONAL ENGINEER

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE
REVISION APPROVED BY					

NOTE: THE VERTICAL DATUM REFERENCED ON THIS PLAN IS THE NORTH AMERICAN DATUM OF 1988 (NAVD88)

DRY UTILITY PLAN - BLOCK B

WEST FALLS CHURCH ECONOMIC DEVELOPMENT

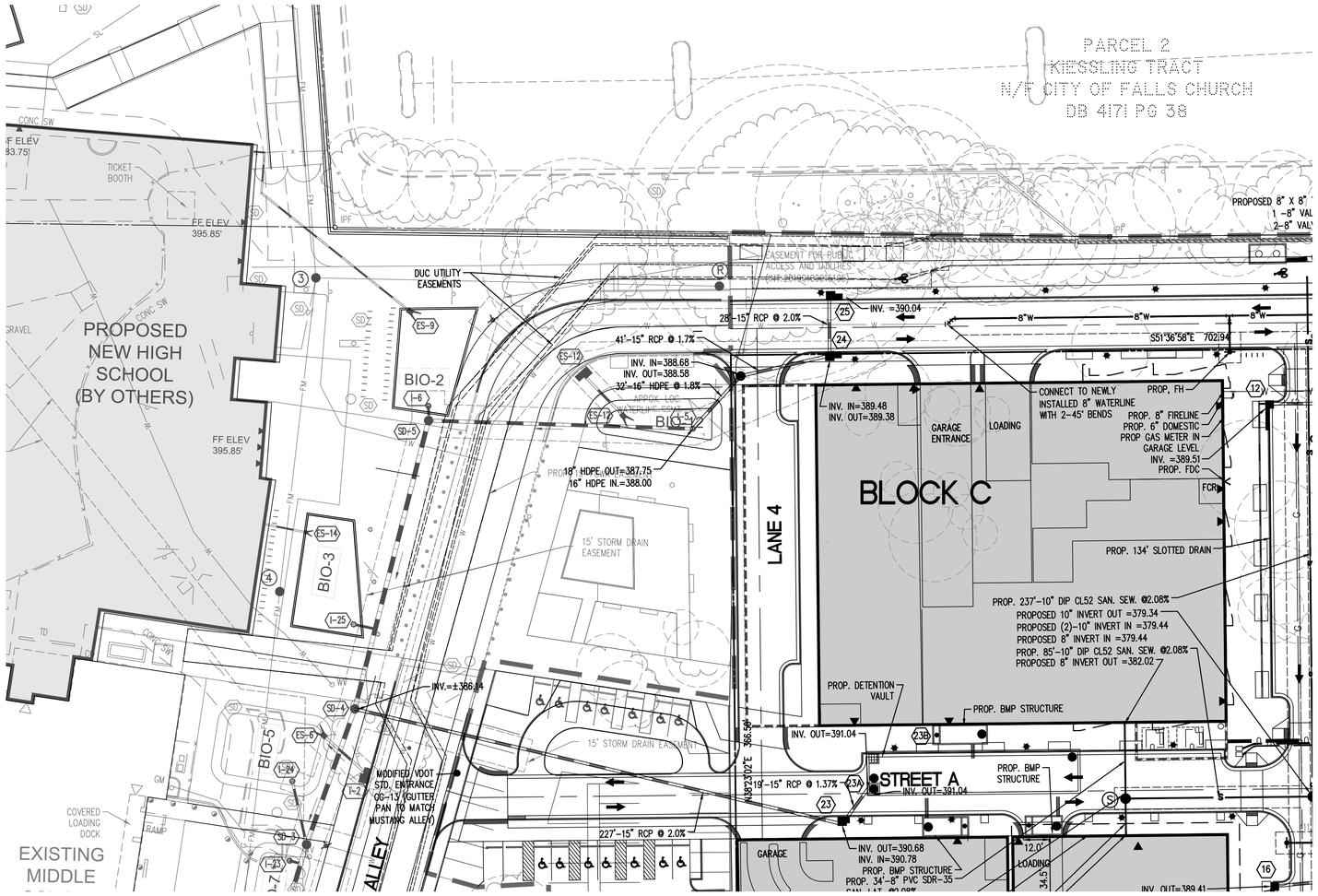
SPECIAL EXCEPTION SITE PLAN
CITY OF FALLS CHURCH, VIRGINIA

SHEET: C-1402

LEGEND

PROPOSED	DESCRIPTION	EXISTING
	CURB & GUTTER CG-2	
CG-6R CG-6	TRANSITION FROM CG-6 TO CG-6R	CG-6 CG-6R
S	SANITARY SEWER	S
SL	SANITARY LATERAL	SL
C.O.	CLEAN OUT	C.O.
	STORM SEWER	
W	WATER MAIN	W
	FIRE HYDRANT	
	PLUG	
	OVERHEAD WIRES	
	UTILITY POLE	
UE	UNDERGROUND ELECTRIC	UE
T	TELEPHONE	T
G	GAS MAIN	G
E	ELECTRICAL	E
	TRANSFORMER	
	HANDICAP RAMP (CG-12)	
	GUARDRAIL	
X X X	FENCE	X X X
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
	TREES	
260 264	CONTOURS	260 264
+264 50	SPOT ELEVATION	+264 50
	DRAINAGE FLOW DIRECTION	
TC	TOP OF CURB	TC
BC	BOTTOM OF CURB	BC
TW	TOP OF WALL	TW
BW	BOTTOM OF WALL	BW
HP	HIGH POINT	H.P.
TP	TEST PIT	
	LIMITS OF CLEARING AND GRADING	

VCS 1983 – NORTH ZONE



30 0 15 30 60 120
(IN FEET)
1 INCH = 30'

File No. CB-9 Tax Map No. 40-3 Job No. 13-016 Cadd Dwg. File: Q:\sdskproj\13016\dwg\Engineering\Plans\SESP\13016C-1401.dwg Xref: SESP/13016B-0002

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DRAWN: AI / KW / TT
CHECKED: KW
SCALE: 1" = 30'
DATE: SESP PRE-SUB01 5/15/2020, SESP SUB01 06/08/2020

COMMONWEALTH OF VIRGINIA
KAREN L. S. WHITE
Lic. No.041850
6/08/2020
PROFESSIONAL ENGINEER

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

NOTE: THE VERTICAL DATUM REFERENCED ON THIS PLAN IS THE NORTH AMERICAN DATUM OF 1988 (NAVD88)

DRY UTILITY PLAN - BLOCK C

WEST FALLS CHURCH ECONOMIC DEVELOPMENT

SPECIAL EXCEPTION SITE PLAN
CITY OF FALLS CHURCH, VIRGINIA

SHEET: C-1403

LEGEND

PROPOSED	DESCRIPTION	EXISTING
	CURB & GUTTER CG-2	
CG-6R CG-6	TRANSITION FROM CG-6 TO CG-6R	CG-6 CG-6R
S	SANITARY SEWER	S
SL	SANITARY LATERAL	SL
C.O.	CLEAN OUT	C.O.
	STORM SEWER	
W	WATER MAIN	W
	FIRE HYDRANT	
	PLUG	
	OVERHEAD WIRES	
	UTILITY POLE	
UE	UNDERGROUND ELECTRIC	UE
T	TELEPHONE	T
G	GAS MAIN	G
E	ELECTRICAL	E
	TRANSFORMER	
	HANDICAP RAMP (CG-12)	
	GUARDRAIL	
X X X	FENCE	X X X
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
	TREES	
260 264	CONTOURS	260 264
+264 50	SPOT ELEVATION	+264 50
	DRAINAGE FLOW DIRECTION	
TC	TOP OF CURB	TC
BC	BOTTOM OF CURB	BC
TW	TOP OF WALL	TW
BW	BOTTOM OF WALL	BW
HP	HIGH POINT	H.P.
TP	TEST PIT	
	LIMITS OF CLEARING AND GRADING	

30 0 15 30 60 120
(IN FEET)
1 INCH = 30'

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www.WLPINC.com
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ESTABLISHED 1945

DRAWN: AI / KW / TT
CHECKED: KW
DATE: SESP PRE-SUB01 5/15/2020, SESP SUB01 06/08/2020
SCALE: 1" = 30'

KAREN L. S. WHITE
Lic. No.041850
6/08/2020

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

REVISION APPROVED BY:

NOTE: THE VERTICAL DATUM REFERENCED ON THIS PLAN IS THE NORTH AMERICAN DATUM OF 1988 (NAVD88)

DRY UTILITY PLAN - BLOCK D

WEST FALLS CHURCH ECONOMIC DEVELOPMENT

SPECIAL EXCEPTION SITE PLAN
CITY OF FALLS CHURCH, VIRGINIA

SHEET: C-1404

PRELIMINARY
NOT FOR CONSTRUCTION

2W-4" VZN
2W-4" COX
8W-6" ENCASED
PROP. GAS
2'X3' VZN HH
10'X12' LIFT OUT PANEL
2W-4" VZN
2W-4" COX
2'X3' VZN HH
2'X3' COX HH
4W-4" VZN
4W-4" COX
MH
8W-6" ENCASED
8'X16'X8' DEV MH
12W-6" ENCASED
8W-6" ENCASED
2W-4" VZN
2W-4" COX
10'X12' LIFT OUT PANELS
2'X3' COX HH
2W-4" VZN
2W-4" COX
4W-6" ENCASED
MH
2'X3' COX HH
2'X3' VZN HH
2W-4" VZN
2W-4" COX
PROP. GAS
10'X12' LIFT OUT PANELS
4W-6" ENCASED
8'X16'X8' DEV MH
2W-4" VZN
2W-4" COX
2'X3' VZN HH
2'X3' COX HH
2W-4" VZN
2W-4" COX
2W-6" ENCASED
4W-6" ENCASED
2W-4" COX
2W-4" VZN
2'X3' VZN HH
2'X3' COX HH
2W-6"
PROP. GAS

GENERAL NOTES:

1. ALL WORK SHALL COMPLY WITH APPLICABLE LOCAL, STATE AND FEDERAL REGULATORY AGENCIES, INCLUDING BUT NOT LIMITED TO OSHA, NESC, DOT, RPA ETC. GENERAL NOTES WILL APPLY TO ALL DRAWINGS.
2. CONTRACTORS ARE RESPONSIBLE FOR INSTALLING UTILITY INFRASTRUCTURE PER EACH UTILITY COMPANY'S STANDARDS.
3. CONTRACTORS ARE RESPONSIBLE FOR COORDINATING ALL REQUIRED UTILITY COMPANY INSPECTIONS.
4. CONTRACTORS SHALL NOTIFY UTILITY CONSULTANT PRIOR TO ANY DEVIATION FROM PLAN, OR UPON DISCOVERY OF POTENTIAL CONFLICT NOT INDICATED ON PLAN.
5. CONTRACTOR SHALL INSTALL PULL STRING IN EACH CONDUIT OR INNERDUCT.
6. CONTRACTOR SHALL MAINTAIN CONSTRUCTION AS-BUILT DRAWINGS AND PRESENT A COMPLETE SET OF RED-LINE DRAWINGS WITHIN 10 DAYS OF COMPLETION OF THE WORK.
7. ANY CONDUITS THAT ARE CAPPED BELOW GRADE SHALL BE MARKED AND NOTED ON RED-LINE DRAWINGS WITH DEPTH INFORMATION INDICATED.

ADDITIONAL NOTES:

1. ALL CONDUIT INFRASTRUCTURE SHALL BE FURNISHED AND INSTALLED BY CONDUIT CONTRACTOR UNLESS OTHERWISE NOTED.
2. CONDUIT CONTRACTOR SHALL COORDINATE CONDUIT STUB LOCATIONS AT ALL UTILITY POLES WITH UTILITY POLE OWNER.
3. ALL CONDUIT SHALL BE INSTALLED WITH 36" MINIMUM RADIUS UNLESS OTHERWISE NOTED.
4. ALL CONDUIT SHALL BE SCHEDULE 40 PVC UNLESS OTHERWISE NOTED.
5. ALL CONDUIT ENTERING MANHOLES SHALL BE ENCASED FOR THE FIRST 10' FROM THE MANHOLE.
6. CONTRACTOR IS RESPONSIBLE FOR COORDINATING MATERIAL PICKUP WITH EACH UTILITY.

30 15 0 15 30
SCALE: 1" = 30'

DAVISUTILITY CONSULTING
Davis Utility Consulting, LLC
3975 Fair Ridge Drive, Suite 125S
Fairfax, VA 22033
571-334-8717 www.davisutilityconsulting.com Fax: 703-631-3057

DIG WITH C.A.R.E. KEEP VIRGINIA SAFE Call Miss Utility @ 811

REFERENCE PLANS	
DESCRIPTION	DATE
Falls Church-GW-1250X1000_Q2NHS.dwg	03/27/2019
C-SP	01/30/2019
C-SP	01/30/2019
20S8-7651_SUE_C3D	02/28/2019
Falls Church-GW-20200918_UTMSTYDOC	03/27/2019
13019Y-0006_GMHS-RKK	05/31/2019
20190930_LV TO TEAM	05/31/2019
20190917_WET UTIL	09/19/2019
20191118_to Parks	11/20/2019
20191120_LAYOUT_TO_DUC	11/21/2019

CONCEPTUAL NEW SERVICE INFRASTRUCTURE PLAN

FALLS CHURCH GATEWAY

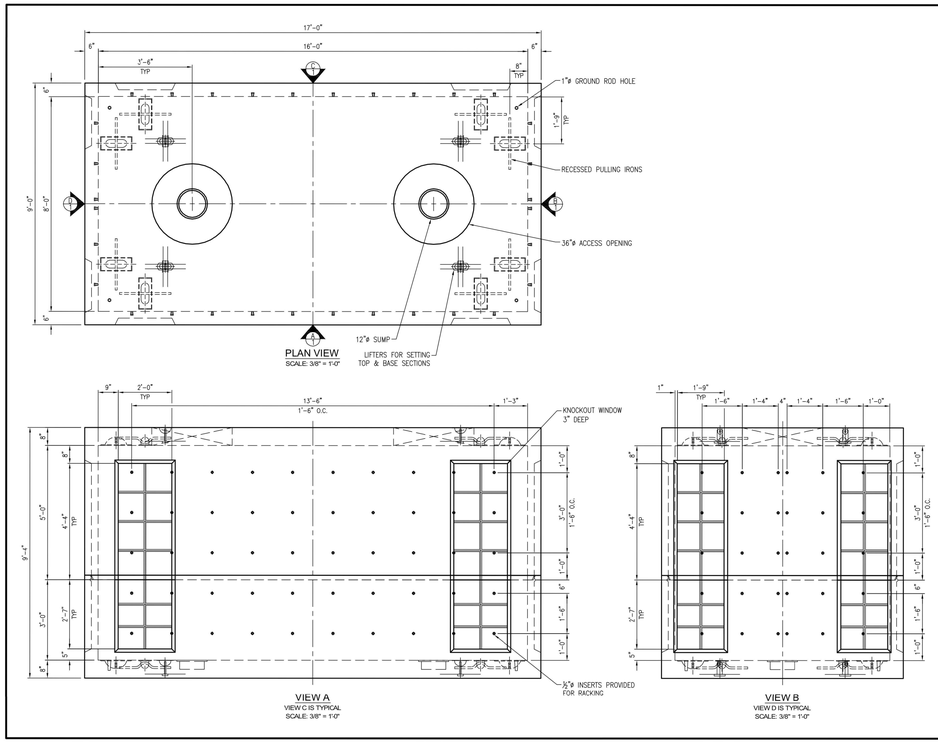
FALLS CHURCH, VIRGINIA

#	DATE	REVISION

DATE:	06/10/2020
DRAWN BY:	R. REH
PM:	C. OESTERBLAD
PHONE #:	571 334-1524
SCALE:	1"=30'
SHEET	D-001

Z:\Davis Utility Consulting\Projects\EYA\Falls Church Gateway\4.23fcgtwy\Falls Church Gateway\Design\Current Design-DRAFTER ONLY\EYA Falls Church Gateway DUC.dwg 6/10/2020 9:48 AM

24x36 - ARCH D



SHIP-LOOSE ITEMS

P/N	QTY	DESCRIPTION	AX #
	4 EA.	HARDWARE BT-RING CLUTCH	5401775
	4 ROLLS	CONSEAL JOINT SEALANT CS-1028	5436009

STRUCTURE WEIGHTS

STRUCTURE WEIGHT	STRUCTURE TYPE
15.02 TONS	TOP SECTION
12.50 TONS	BASE SECTION

DESIGN NOTES:
1. CONCRETE MIN. COMPRESSIVE STRENGTH 5000 P.S.I @ 28 DAYS.
2. STEEL REINFORCEMENT REBAR - ASTM 615, GRADE 60.
3. DESIGN LOADING AASHTO HS-20.
4. EARTH COVER = 0'-0" - 5'-0" BASED ON WORST CASE SCENARIO.
5. GROUND WATER @ 2'-0" BELOW GRADE.

Oldcastle Precast®
5151 MASSAPONAX CHURCH RD., FREDERICKSBURG, VA 22406
PHONE: 540-898-6000

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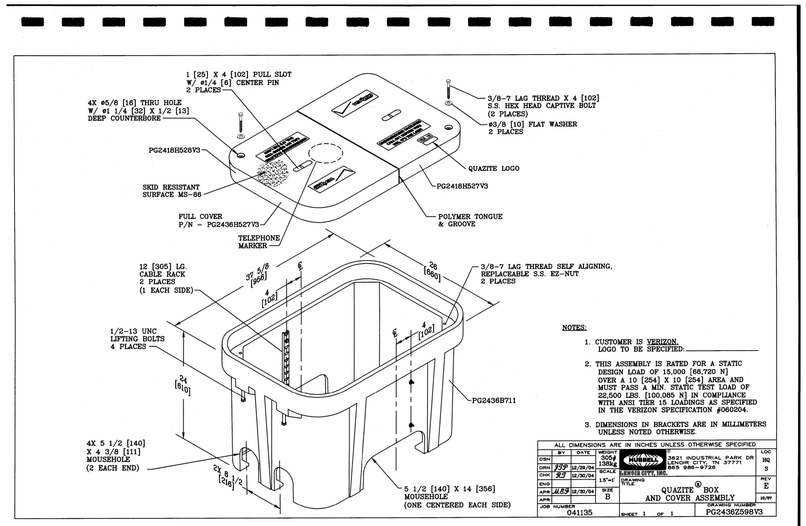
8'-0"x16'-0"x8'-0"
SUBMITTAL
VEPCO ELECTRICAL MANHOLE

CUSTOMER

DATE	SALES	DRAWN	ENGINEER	CHECKED	SALES ORDER
3/25/10		JP	OCP		

DRAWING NUMBER	REVISION	SHEET
365-8x16x8-Submittal	REV DATE	1 OF 1



NOTES:
1. CUSTOMER IS VERIZON. LOGO TO BE SPECIFIED.
2. THIS ASSEMBLY IS RATED FOR A STATIC DESIGN LOAD OF 15,000 [66,720 N] OVER A 10 [254] X 10 [254] AREA AND MUST PASS A MIN. STATIC TEST LOAD OF 22,500 LBS. [100,085 N] IN COMPLIANCE WITH ANSI TIER 15 LOADINGS AS SPECIFIED IN THE VERIZON SPECIFICATION #06020A.
3. DIMENSIONS IN BRACKETS ARE IN MILLIMETERS UNLESS NOTED OTHERWISE.

ALL DIMENSIONS ARE IN INCHES UNLESS OTHERWISE SPECIFIED

	BY	DATE
DRN	JJP	12/20/04
CHK	JCP	12/20/04
ENG		
APR	JCP	12/20/04
APR		

WEIGHT 305# 138Kg; SCALE NONE; LAYout DRAWING STYLE; SIZE B

QUAZITE & GENERAL PRECAST
3821 INDUSTRIAL PARK DR
LENOIR CITY, TN 37771
865 986-9728
A BRIDGE CITY, INC.

QUAZITE® BOX AND COVER ASSEMBLY

LOC: NQ S; REV: E; SH/RV

JOB NUMBER 041135; SHEET 1 OF 1; DRAWING NUMBER PG2436Z598V3

HANDHOLE - 24x36x24
TIER 15 RATING - BOX & 2 Pc SPLIT COVER

MATERIAL ID - 11018950

REPLACEMENT COVER - 24x36x3
TIER 15 RATING - 2 Pc SPLIT COVER

MATERIAL ID - 924073

1.22

DAVISUTILITY CONSULTING
Davis Utility Consulting, LLC
3975 Fair Ridge Drive, Suite 125S
Fairfax, VA 22033
571-334-8717 www.davisutilityconsulting.com Fax: 703-631-3057

DIG WITH C.A.R.E. Call Miss Utility @ 811 KEEP VIRGINIA SAFE

REFERENCE PLANS	
DESCRIPTION	DATE
Arch Check-Site 12320-C-000B_12-04-03.dwg	03/27/2019
C-SP	01/30/2019
C-SP	01/30/2019
20S8-7651_SUE_C3D	02/28/2019
Arch Check-Site 20200318_UTIL0T1DOC	03/27/2019
1301GY-0006_GMHS-RKK	05/31/2019
20190930_LY TO TEAM	05/31/2019
20190917_MET UTIL	09/19/2019
20181119_to Davis	11/20/2019
20191120_AMNOT_TO_DUC	11/21/2019

CONCEPTUAL NEW SERVICE INFRASTRUCTURE DETAILS

FALLS CHURCH GATEWAY

FALLS CHURCH, VIRGINIA

#	DATE	REVISION

DATE:	06/10/2020
DRAWN BY:	R. REH
PM:	C. OESTERBLAD
PHONE #:	571 334-1524
SCALE:	1"=30'

SHFFT

D-002

Z:\Davis Utility Consulting\Projects\EYA\Falls Church Gateway\4.23fcgtwy\Falls Church Gateway\Design\Current Design-DRAFTER ONLY\EYA Falls Church Gateway DUC.dwg 6/10/2020 9:48 AM

24x36 - ARCH D