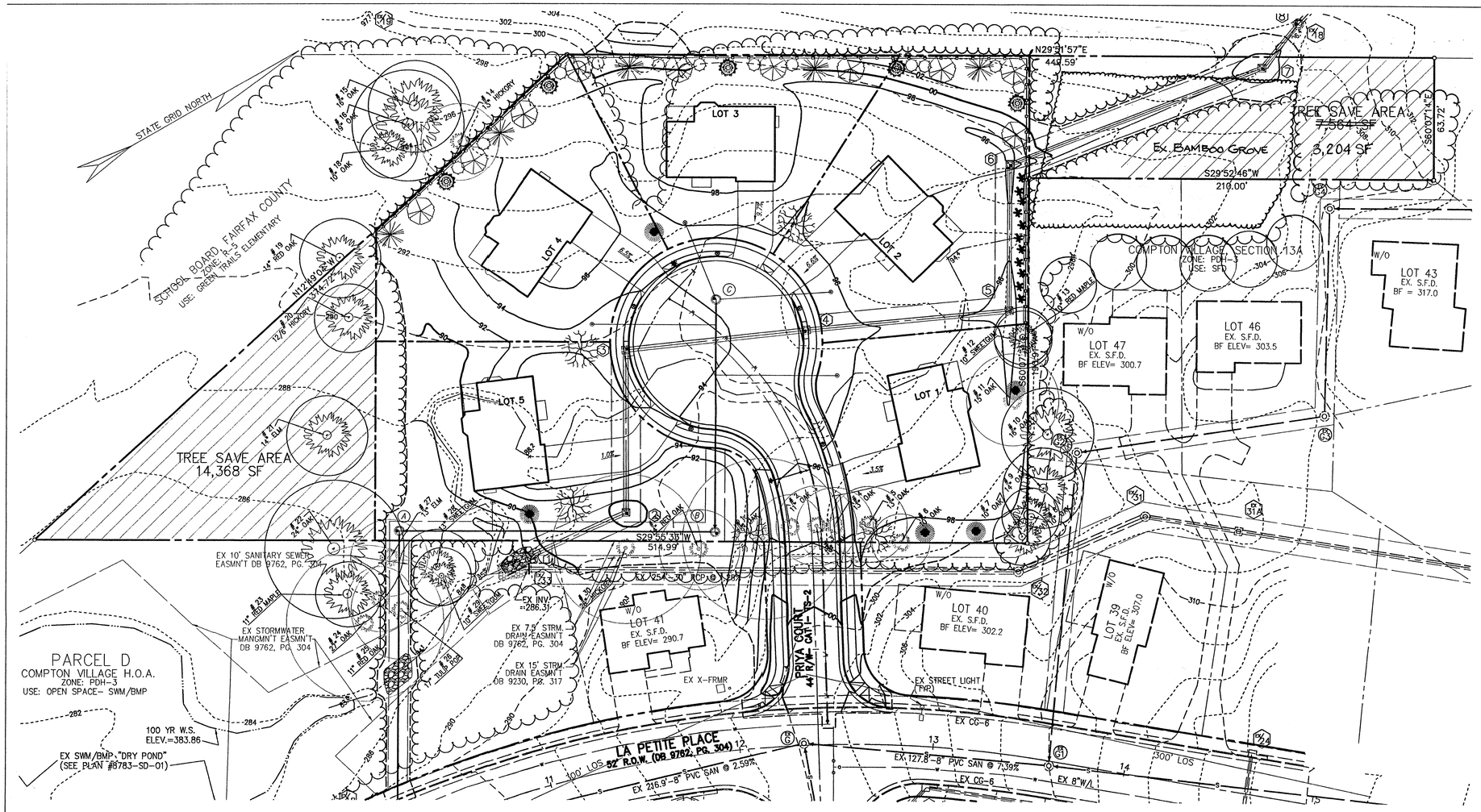


LANDSCAPING NOTES

1. ALL PLANTS SHALL BE NURSERY GROWN.
2. ALL PLANTS SHALL CONFORM TO THE STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) THEY SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH. THEY SHALL BE: SOUND, HEALTHY AND VIGOROUS, WELL-BRANCHED AND DENSELY FOLIATED WHEN IN LEAF. THEY SHALL BE FREE OF DISEASE AND INSECT PESTS, EGGS, OR LARVAE. THEY SHALL HAVE HEALTHY, WELL DEVELOPED ROOT SYSTEMS.
3. NO SUBSTITUTIONS SHALL BE MADE WITHOUT THE APPROVAL OF THE OWNER AND HIS REPRESENTATIVE.
4. BALLED AND BURLAPPED PLANTS SHALL BE DUG WITH FIRM NATURAL BALLS OF EARTH, OF DIAMETER AND DEPTH TO INCLUDE MOST OF THE FIBROUS ROOTS. CONTAINER GROWN STOCK SHALL HAVE BEEN GROWN IN A CONTAINER LONG ENOUGH FOR THE ROOT SYSTEM TO HAVE DEVELOPED SUFFICIENTLY TO HOLD ITS SOIL TOGETHER FIRM AND WHOLE. NO PLANTS SHALL BE LOOSE IN THE CONTAINER.
5. THE OWNER OR HIS REPRESENTATIVE SHALL BE NOTIFIED PRIOR TO BEGINNING PLANTING OPERATIONS.
6. ALL TREES SHALL BE WRAPPED IMMEDIATELY AFTER THEY ARE PLANTED. APPROVED TREE WRAP SHALL BE INSTALLED ACCORDING TO ACCEPTED INDUSTRY PRACTICE.
7. EACH TREE AND SHRUB SHALL BE PRUNED IN ACCORDANCE WITH THE AAN STANDARDS TO PRESERVE THE NATURAL CHARACTER OF THE PLANT, ALL DEAD WOOD OR SUCKERS AND ALL BROKEN OR BADLY BRUISED BRANCHEDS SHALL BE REMOVED. CUTS OVER 1" IN DIAMETER SHALL BE PAINTED WITH AN APPROVED TREE PAINT.
8. IMMEDIATELY AFTER PLANTING OPERATIONS ARE COMPLETED ALL TREES AND SHRUB PLANTING PITS SHALL BE COVERED WITH A 3" LAYER OF SHREDDED HARDWOOD BARK MULCH. THE LIMIT OF THIS MULCH FOR TREES SHALL BE THE AREA OF THE PIT AND FOR SHRUBS IN BEDS. KEEP MULCH AWAY FROM TREE TRUNKS.
9. TREES IN LEAF WHEN PLANTED SHALL BE TREATED WITH ANTI-DESICANT SUCH AS WILT-PROOF. THE CONTRACTOR SHALL NOTIFY THE OWNER OR HIS REPRESENTATIVE IN WRITING OF ALL SOIL OR DRAINAGE CONDITIONS WHICH THE CONTRACTOR CONSIDERS DETRIMENTAL TO THE GROWTH OF PLANTS. HE SHALL STATE THE CONDITIONS AND SUBMIT A PROPOSAL FOR CORRECTING THE CONDITIONS, INCLUDING ANY CHANGE IN COST FOR REVIEW AND ACCEPTANCE BY THE OWNER OR HIS REPRESENTATIVE.
10. MINOR ADJUSTMENTS TO TREE LOCATION MAY BE NECESSARY DUE TO FIELD CONDITIONS AND FINAL GRADING. THE CONTRACTOR SHALL NOTIFY THE OWNER IF MAJOR ADJUSTMENTS ARE REQUIRED.

FAIRFAX COUNTY TREE COVER COMPUTATIONS

PARCEL ZONE: R-3

TREE COVER REQUIRED				
GROSS SITE AREA	2.5106 Ac.	=	109,362	S.F.
RPA (EXEMPT)		-	0	S.F.
R/W DEDICATION (EXEMPT)		-	0	S.F.
WAIVER		-	0	S.F.
EXCEPTION		-	0	S.F.
MODIFICATION		-	0	S.F.
BLDG. FOOTPRINTS (SITE PLAN)		-	0	S.F.
ADJUSTED SITE AREA			109,362	S.F.
REQUIRED COVERAGE PER ZONING			x 20%	
REQUIRED TREE COVER FOR SITE			21,872	S.F.

TREE COVER PROVIDED
(FROM APPENDIX 12-9 OF PFM)

TREE SAVE AREAS	~~21,932~~ S.F. x 1.25		17,572 SF x1.25
EXISTING TREE COVER	~~27,415~~ S.F.		21,965 SF
PROVIDED TREE COVER (SEE PLANTING SCHEDULE)	~~5,670~~ S.F.	+	5,670 SF
TOTAL COVERAGE PROVIDED	~~33,085~~ S.F.		27,635 SF

ADDITIONAL PLANTINGS PROVIDED ARE REQUIRED TO MEET GDP SPECIFICATION AND PROFFER #15 CONDITIONS.

NOTE: ALL TREES ARE TO BE PLANTED 10ft FROM ALL STORM SEWER, SANITARY SEWER, AND WATER LINES.

PLANTING SYMBOL LEGEND

- RED SUNSET MAPLE
- NORWAY SPRUCE
- WHITE PINE
- EASTERN REDCEDAR
- LEYLAND CYPRESS
- DARK AMERICAN ARBORVITAE
- FOSTER'S HOLLY

EXISTING TREE SYMBOL LEGEND

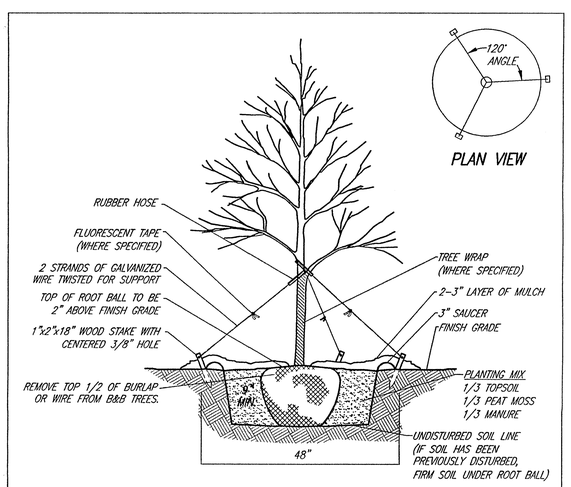
18.7 OAK — TREE TO BE PRESERVED

18.6 OAK — TREE TO BE REMOVED

NOTE: REFER TO SHEET 11 TREE PRESERVATION PLAN!!

PLANTING SCHEDULE

KEY	QUAN.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	10 YR CANOPY (s.f.)	TOTAL CANOPY (s.f.)
TREES							
Ar	5	ACER RUBRUM 'FRANKRED'	RED SUNSET MAPLE	3" CAL	B&B	250	1,250
Pa	5	PICEA ABIES	NORWAY SPRUCE	6' HGT.	B&B	125	625
Ps	10	PINUS STROBUS	WHITE PINE	6' HGT.	B&B	150	1,500
Jv	10	JUNIPEROUS VIRGINIANA	EASTERN REDCEDAR	6' HGT	B&B	100	1,000
Cl	5	CUPRESSOCYPARIS LEYLANDII	LEYLAND CYPRESS	6' HGT	B&B	75	375
To	12	THUGA OCCIDENTALIS "NIGRA"	DARK AMERICAN ARBORVITAE	6' HGT.	B&B	40	480
Fh	11	ILEX ATTENUATA FOSTERI	FOSTER'S HOLLY	6' HGT.	CONT.	40	440
	58	TOTAL			TOTAL PROVIDED TREE COVER=		5,670 S.F.



SINGLE STEM TREE PLANTING DETAIL
(NOT TO SCALE)

INTERPRETATION PLAN
Application No. 2232001-SW-055 Staff KS
Control No. PI 0304 043
Approved: YES (NO) IN PART (circle one)
RE RESPONSE LETTER DATED 5/7/04
of 1

RECEIVED
Department of Planning & Zoning
APR 15 2004
Zoning Evaluation Division

GRAPHIC SCALE
1"=30' (H)
0 25 50 75 100

NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE

REVISIONS APPROVED BY DIVISION OF DESIGN REVIEW

THOMAS ENGINEERING AND SURVEYING, LTD.
ENGINEERS PLANNERS SURVEYORS
9401 EAST STREET
MANASSAS, VIRGINIA 20110-5414
PHONE: (703) 368-1188
FAX: (703) 368-3411

LANDSCAPE PLAN
COMPTON-BERRY PROPERTY SUBDIVISION

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

NO.	DESCRIPTION	REV. BY	APPROVED	DATE

REVISION BLOCK

DATE	DESIGNER	NO.

SCALE: 1" = 30'

DATE: JULY 2003

COMMONWEALTH OF VIRGINIA
R. B. THOMAS
No. 4454
PROFESSIONAL ENGINEER

SHEET 10 OF 15