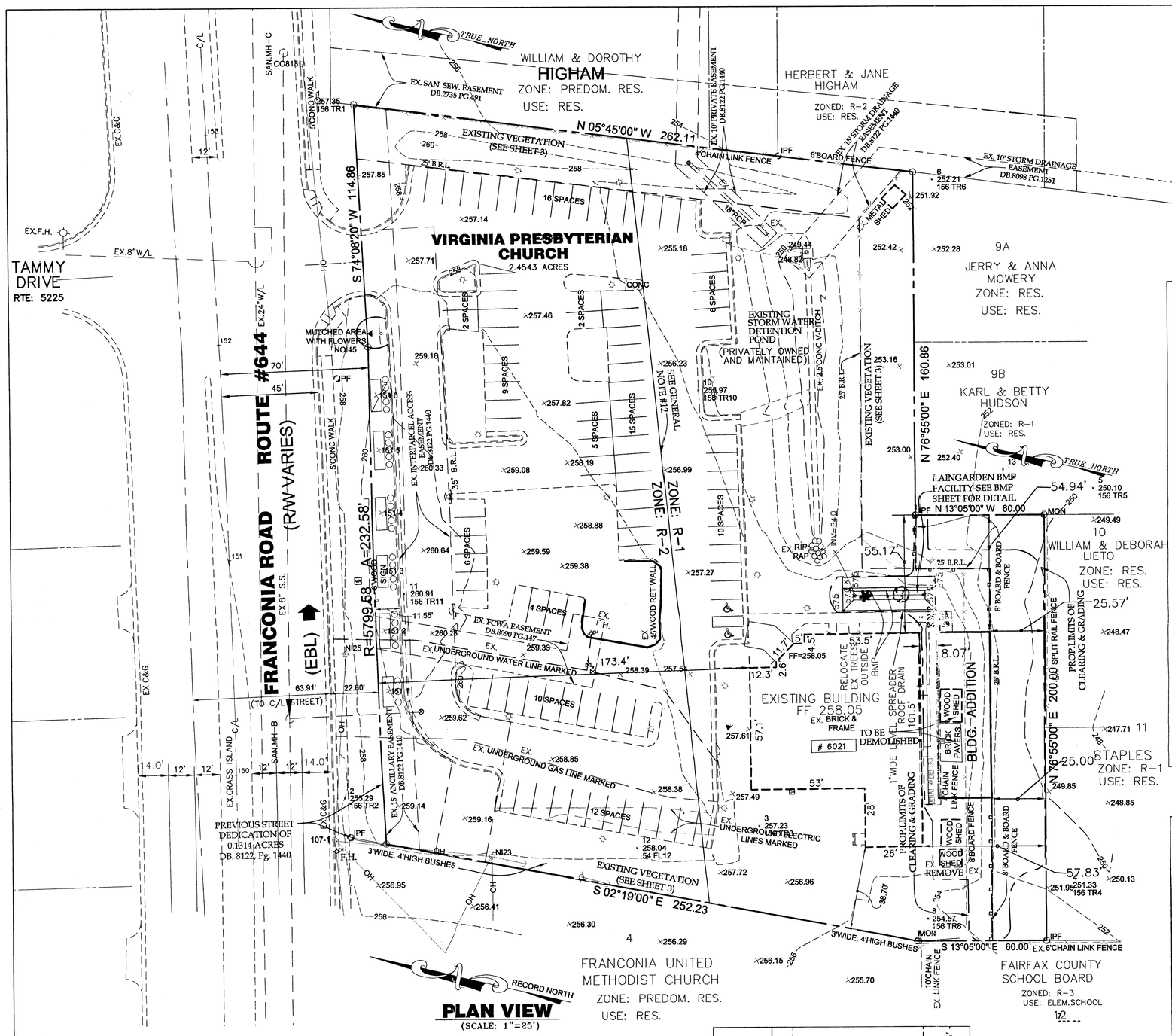
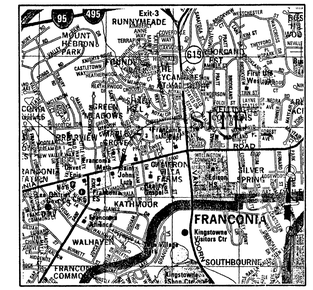


PLAN VIEW
(SCALE: 1"=25')



PERMITTED USE: #20801195

VICINITY MAP
SCALE 1" = 2000'

June 28, 2004

Tod Conners at Farifax County was contacted, and he has advised these results.

Virginia Presbyterian Church; 6021 Franconia Road, Alexandria, VA 22310

Existing church building data:

Gross floor area:	5,920 sqft
Story:	1 story
Use Group:	A4
Construction:	5B

New multipurpose detached addition data:

Gross floor area:	3,900 sqft (only 1950 included in FAR)
	Cellar 1950 sqft (not included in FAR)
	First floor 1950 sqft (included in FAR)
Footprint area:	1950 sqft
Story:	1 story plus 1 cellar
Use Group:	A3

503.1.3 Buildings on same lot:
Two or more buildings on the same lot shall be regulated as separate buildings or shall be considered as portions of one building if the height of each building and the aggregate area of all buildings are within the limitations of Table 503 as modified by Sections 504.0 and 506.0. The provisions of this code applicable to the aggregate building shall be applicable to each building.

Table 503 Height and Area Limitations of Buildings BOCA 1996
Use Group A3 Type 5B (using A3 and not A4, since A3 is more restrictive)
4,200 sqft + increase for street frontage = increase for street frontage

506.2 Street Frontage Increase
Open perimeter
26'+28'+53'+57'-1"+12'-4"+12'-2"+4'-8"+4'-2"+53'-5"= Total = 251'-10"
Closed perimeter= Total 100'-6"
Total perimeter 250-10"+100'-6" = 351'

(250/351) x 100% = 71%
71% - 25% = 46% x 2 = 92%
92% x 4,200 sqft = 3,864 sqft + 4,200 sqft = 8,064 sqft
5,920(footprint area) + 1, 950(footprint area) = 7,870 sqft

7,870 sqft < 8,064 sqft ;

Therefore,
1. existing building and proposed new addition is considered ONE BUILDING.
2. footprint of 1950 sqft is allowed for proposed new addition.
3. proposed exterior elevation openings(windows+louvers) are allowed.

SPECIAL PERMIT AMENDMENT PLAN
(SP-90-L-050)

GENERAL NOTES:
1. THE PROPERTY DELINEATED ON THIS PLAN IS LOCATED ON ASSESSMENT MAP NO. 81-4 AND IS PRESENTLY ZONED R-1 AND R-2.
2. THIS SITE SHALL CONFORM TO ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS OF FAIRFAX COUNTY.
3. BOUNDARY AND TOPOGRAPHIC SURVEY FIELD RUN BY *HUNTLEY, NYCE & ASSOCIATES, LTD.* AND TOPOGRAPHY IS CORRELATED TO U.S.G.S. DATUM.
4. NO FLOOD PLAIN IS DELINEATED WITHIN THIS SITE.
5. THIS SITE IS NOT LOCATED WITHIN ANY R.P.A. AS PER THE "CHESAPEAKE BAY PRESERVATION AREA MAPS" PREPARED BY THE OFFICE OF COMPREHENSIVE PLANNING DATED MARCH 1993 AND AMENDED NOVEMBER 18, 2003.
6. THIS SITE IS SERVED BY PUBLIC SEWER AND PUBLIC WATER.
7. STORM WATER DETENTION FOR THIS SITE WAS PROVIDED UNDER FAIRFAX COUNTY JOB NO. 8368-SP-01 AND IS ADEQUATE TO HANDLE THIS ADDITIONAL RUN-OFF.
8. NO TRAILS REQUIRED AS PER THE COMPREHENSIVE PLAN.
9. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVE SITES LOCATED IN THE SUBJECT PROPERTY.
10. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES STORED ON/IN THE SUBJECT PROPERTY.
11. TO THE BEST OF OUR KNOWLEDGE, THIS PARCEL IS NOT LOCATED IN AN AREA OF ASBESTOS SOILS.
12. THE LOCATION OF THE ZONING LINE BETWEEN R-2 AND R-1 ZONING DISTRICTS THROUGH THE SITE WAS ESTABLISHED BY DIMENSIONS OBTAINED FROM THE FAIRFAX COUNTY ASSESSMENT OFFICE (170 FT. WEST PROPERTY LINE, 145 FT. EAST PROPERTY LINE).
13. THIS PLAN FULLY COMPLIES WITH THE AMENDED CBPO, PER THE BOARD POLICY FOR THE TREATMENT OF APPROVED AND PENDING PLANS OF DEVELOPMENT, ADOPTED JULY 7, 2003.

TRANSITIONAL SCREENING AND BARRIER:
A MODIFICATION IS HEREBY REQUESTED FOR A TRANSITIONAL SCREENING AND BARRIER AS PER CODE SECTION 13-304, PARAGRAPH 4, OF THE FAIRFAX COUNTY ZONING BOOK.

SITE TABULATION:
- TOTAL SITE AREA = 2.3229 AC. OR 101,185.52 SQ.FT. **(DOES NOT INCLUDE STREET DEDICATION)**
- ZONING = R-2, R-1 AND IS WITHIN A HIGHWAY CORRIDOR.
- OVERLAY DISTRICT.
- EXISTING BUILDING GROSS FLOOR AREA = 5,920 SQ. FT.
- PROPOSED BUILDING ADDITION = 1,950 SQ. FT.
  TOTAL = 7,870 SQ. FT.
- R-2 ZONING DISTRICT = 1.1129 ACRES (48,477.92 SQ. FT.)
- R-1 ZONING DISTRICT = 1.21 ACRES (52,707.60 SQ. FT.)
- R-1 MAX. F.A.R. = 0.15 – MAX. BUILDING HEIGHT = 60 FT.
- R-2 MAX. F.A.R. = 0.20 – MAX. BUILDING HEIGHT = 60 FT.
- PROPOSED F.A.R. WITHIN R-1 = 7,870 / 52,707.60 = 0.1493 (MAX. 0.15).

PARKING SPACE TABULATION:
SEATING CAPACITY OF CHURCH = 250 SEATS.
REQUIRED PARKING = 1 SPACE PER 4 SEATS = 63 SPACES.
PROVIDED PARKING = 97 SPACES.
HANDICAP PARKING REQUIRED = 2 SPACES.
HANDICAP PARKING PROVIDED = 2 SPACES.
TOTAL PARKING PROVIDED = 99 SPACES

DESCRIPTION OF THIS APPLICATION:
SEATING CAPACITY OF THIS CHURCH IS CURRENTLY FOR 250 PEOPLE. THE ADDITIONAL SPACE WILL NOT INCREASE TOTAL SEATING CAPACITY; IT WILL JUST SPREAD THE CONGREGATION OUT TO RELIEVE CROWDING.

THE NEW ADDITION WILL BE USED PRIMARILY BY THE CHURCH YOUTH GROUP. GATHERINGS WILL BE HELD IN THIS FACILITY. CURRENTLY, THESE SERVICES ARE BEING HELD IN THE MAIN BUILDING.

HOURS OF OPERATION:
FRIDAY EVENING SERVICE: 6:00 P.M. TO 10:00 P.M.
SUNDAY MORNING SERVICE: 10:00 A.M. TO 1:00 P.M.

ESTIMATED NUMBER OF STUDENTS:
FRIDAY EVENING SERVICE = 20 – 25 STUDENTS.
SUNDAY MORNING SERVICE = 30 – 35 STUDENTS.

PROPOSED NUMBER OF TEACHERS:
SAME AS NOW (2 TEACHERS, NO INCREASE).

TRAFFIC ISSUE:
NO ADDITIONAL IMPACT ON TRAFFIC IS EXPECTED AS A RESULT OF THIS ADDITION. CHURCH OFFICIALS ARE MOVING STUDENTS THAT ARE ALREADY ATTENDING SERVICES IN ANOTHER CLASSROOM ON THE PREMISES AND MOST OF THE STUDENTS ARE TOO YOUNG TO DRIVE.

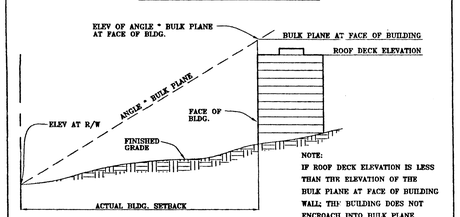
SIGNAGE:
ALL SIGNAGE WILL BE IN STRICT COMPLIANCE WITH THE FAIRFAX COUNTY ZONING ORDINANCE

ZONING SETBACKS
R-1: FRONT----------40 FEET
SIDE----------20 FEET
REAR----------25 FEET

R-2: FRONT----------35 FEET
SIDE----------15 FEET
REAR----------25 FEET

RECEIVED
Department of Planning & Zoning
NOV 18 2004
Zoning Evaluation Division

ANGLE OF BULK PLANE

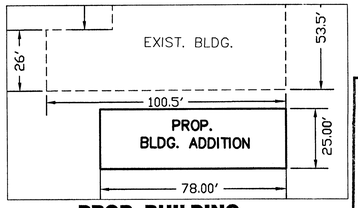


NOTE:
IF ROOF DECK ELEVATION IS LESS THAN THE ELEVATION OF THE BULK PLANE AT FACE OF BUILDING WALL, THE BUILDING DOES NOT ENCROACH INTO BULK PLANE

YARD	BULK PLANE ANGLE	LOCATION	EXIST ELEV. @ PROP. LINE	ACTUAL BLDG. SETBACK	ROOF DECK ELEVATION	ELEV. OF BULK PLANE AT FACE OF BUILDING
REAR	26°	SOUTH PROP.LINE	249.50	25'	268.50	303.11

LEGEND
BLACK POLE LIGHTS MOUNTED ON CONCRETE BASES(10' HIGH) EX.LIGHT
HANDYCAP PARKING SPACE
EX.2' CONTOUR 252
EX.10' CONTOUR 250
WATER METER

FOR EXISTING VEGETATION MAP SEE SHEET # 3 OF 4.



PROP. BUILDING DIMENSIONS
(SCALE: 1"=30')

Application No. SPA 90-L-050-02

Chairman, Board of Zoning Appeals

OWNER / DEVELOPER: TRUSTEES OF THE VIRGINIA PRESBYTERIAN CHURCH — PHONE: 703-922-6064
NAME
6021 FRANCONIA ROAD, ALEXANDRIA, VIRGINIA 22310
ADDRESS

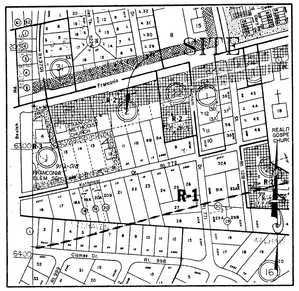
Huntley, Nyce & Associates, Ltd.
SURVEYING • CIVIL ENGINEERING • LAND PLANNING
Chantilly * (703) 750-3490
14151 DALEMARLE POINT PLACE
SUITE 100
CHANTILLY, VIRGINIA 20151
FAX: 703-378-5899
Arlington * (703) 532-4924
Leesburg * (703) 779-4905
Warrenton * (540) 347-2100

COMMONWEALTH OF VIRGINIA
CHARLES J. HUNTLEY
CERTIFICATE 9668B
PROFESSIONAL ENGINEER

VIRGINIA PRESBYTERIAN CHURCH
SPECIAL PERMIT AMENDMENT (SPA 2003-0425)
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA
PLAN VIEW

SCALE: AS SHOWN
DATE: 06-25-2004
REVISIONS:

SHEET 1 OF 4
FILE NO. SP - 2544



TAX MAP
SCALE 1" = 500'

SOILS MAP
SCALE 1" = 500'

NOTES:

- Trees should be 1.0 inches minimum caliper and all shrubs 3 to 4 feet in height or 18 to 24 inches in spread per ANSI Z60. Ground cover may be plugs or as seed.
- Rain garden areas to be mulched once trees and shrubs have been planted.
- Ground cover plugs to be installed once the mulch has been applied.
- Trees to be planted primarily on the perimeter of the bio retention area.
- The soil placement shall be in lifts of 18" or less and lightly compacted. (See construction specification notes)
- Mulch shall be uniformly applied 2 to 3 inches in depth. Excessive mulch reduces proper oxygen and carbon dioxide cycling.
- Plan material shall conform to the American Standards for Nursery Stock published by the American Association of nurserymen.
- The Bio-Retention BMP facility will be privately owned and maintained.

Bio-Retention (RAINGARDEN) :

Proposed Impervious Area (25'x78' Building)=1950 sf=0.0448 ac
Existing Impervious surface on the proposed Building Location=
=427 sf (153 sf Ex Shed, 173 sf Ex Brick Pavers, 101 sf Ex Sidewalk)
Net Proposed Impervious Surface=1950-427=1523 sf=0.0350 ac

BMP Volume Required:
1" per Impervious Acre, for 65% Efficiency
=(1"/12)x 1523=127 cf

BMP Volume Provided:
Utilizing a 4'wide x 33' long Raingarden with 6" Depth
Side Slope: 1:10, for Grass Buffer,
Side Slope: 1: 3, on Embankment Side,
Width of Embankment: 5' minimum
(See This Sheet for Details of Cross Section)

4'(Width)x 33'(Length)x 0.5(Depth) +
(5x0.5/2)33 + (1.5x0.5/2)33 + 2(5x0.5/2)4
=130 cf Provided > 127 cf Required

Bio-Retention Landscaping:

Required: 3 Trees and 7 Shrubs / 1000 sf
Area of Bio-Retension=4'x33'=132 sf
No. of Trees Required: 3(132/1000)=0.4 => 1
No. of Shrubs Required: 7(132/1000)=0.9 => 1

Provided: One Tree (River Birch)
One Shrub (Spicebush)

	TREES		
NO.	SYMBOL	SCIENTIFIC NAME	COMMON NAME
1	B.N.	BELULA NIGRA	RIVER BIRCH
	SHRUB		
	SYMBOL	SCIENTIFIC NAME	COMMON NAME
1	L.B.	LINDERA BENZOIN	SPICEBUSH

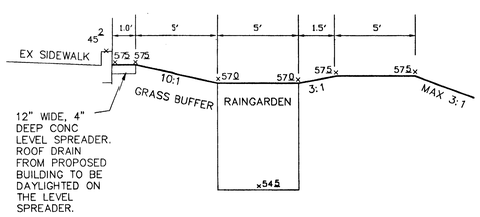
NOTES:

A GEOTECHNICAL REPORT SHALL BE PREPARED AND APPROVED BY FAIRFAX COUNTY PRIOR TO INSTALLATION OF ANY RAIN GARDENS ADDRESSING THE FOLLOWING ITEMS:

A. A GEOTECHNICAL REPORT SHALL ADDRESS THE IMPACT OF STEEP SLOPES AND RAIN GARDENS.

B. A GEOTECHNICAL REPORT SHALL ADDRESS THE IMPACT OF PROPOSED OR EXISTING BUILDINGS TO LOCATION OF RAIN GARDENS.

IN AN EVENT THAT A CHANGE IS REQUESTED DUE TO THE GEOTECHNICAL REPORT, A REVISION TO THE CONSTRUCTION DRAWINGS SHALL BE SUBMITTED TO FAIRFAX COUNTY FOR APPROVAL.



BIORETENTION CONSTRUCTION SEQUENCE:

IT IS VITAL TO PREVENT CONTAMINATION OF THE PLANTING SOIL WITH THE NATURAL SEDIMENT ON THE SITE. USE SILT FENCE AND/OR DIVERSION BERMS/SWALES TO PREVENT RUNOFF INTO THE BIORETENTION AREAS FROM CONSTRUCTION ACTIVITIES.

1. INSTALL PH.1 E-S CONTROLS FOR THE ADDITION SITE.
2. GRADE THE SITE. THE BIORETENTION AREAS SHOULD BE BROUGHT TO WITHIN 1 FOOT OF FINAL GRADE. DIVERT RUNOFF AWAY FROM THE BIORETENTION AREAS.
3. STABILIZE THE CONSTRUCTION AREA SOD AND/OR SEED.
4. EXCAVATE THE BIORETENTION TRENCHES. INSTALL THE UNDERDRAINS.
5. BACKFILL THE TRENCHES WITH PLANTING SOIL MIX AND LIGHTLY TAMP.
6. INSTALL LANDSCAPING TREE(S) AND SHRUB(S) AND MULCH LAYER.

BIORETENTION MAINTENCE:

MONTHLY:
INSPECT GRASS BUFFER FOR EROSION. RESEED.
CHECK FOR SEDIMENT WASHED INTO BIORETENTION AREAS.
REMULCH ANY VOID AREAS

EACH SPRING:
REPLACED DISEASED OR DEAD TREES/SHRUBS
REMOVE & REPLACE MULCH LAYER
REPLACE STAKES & WIRES IF NEEDED.

BIORETENTION MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNERS OF THE PROPERTY. THE COUNTY SHALL HAVE THE RIGHT TO INSPECT THE BIORETENTION FILTERS TO ENSURE THAT MAINTENANCE IS BEING PERFORMED AND THE FILTERS ARE WORKING AS INTENDED.

CONTINUOUS OR FREQUENT FLOWS (SUCH AS BASEMENT SUMP PUMP DISCHARGES, COOLING WATER, CONDENSATE WATER, ARTESIAN WELLS, ETC.) AND FLOWS CONTAINING SWIMMING POOL AND SAUNA CHEMICALS MUST BE EXCLUDED FROM ROUTING THROUGH BIORETENTION OR BIORETENTION FILTER BMPS SINCE SUCH FLOWS WILL CAUSE THE BMP TO MALFUNCTION (BY CREATING ANAEROBIC CONDITIONS THAT PREVENT MICROBIAL ACTION FROM BREAKING DOWN POLLUTANTS)

PLANTING / INFILTRATION SOIL:

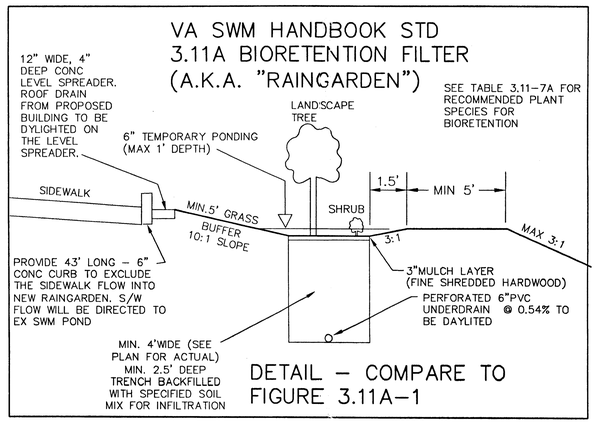
50% SAND
20% LEAF COMPOST
30% TOPSOIL
pH RANGE 5.0-7.0
ORGANIC MATTER > 1.5
MAGNESIUM 100+ UNITS
PHOSPHORUS 150+ UNITS
POTASSIUM 120+ UNITS
SOLUABLE SALTS NOT TO EXCEED 900PPM (SOIL)
3000PPM (ORGANIC MIX)

BMP/SWM NARRATIVE

THIS PROJECT CONSISTS OF AN ADDITION OF A 25'x78' BUILDING. THE TOTAL ADDED IMPERVIOUS AREA IS 1523 SF. THE FLOW FROM THE PROPOSED ROOF WILL BE DIRECTED TO THE 4'x33' RAINGARDEN. A 6" CURB WILL BE PROVIDED ALONG THE EXISTING SIDEWALK TO PREVENT THE FLOW FROM EXISTING IMPERVIOUS AREA ENTERING INTO THE PROPOSED RAINGARDEN.

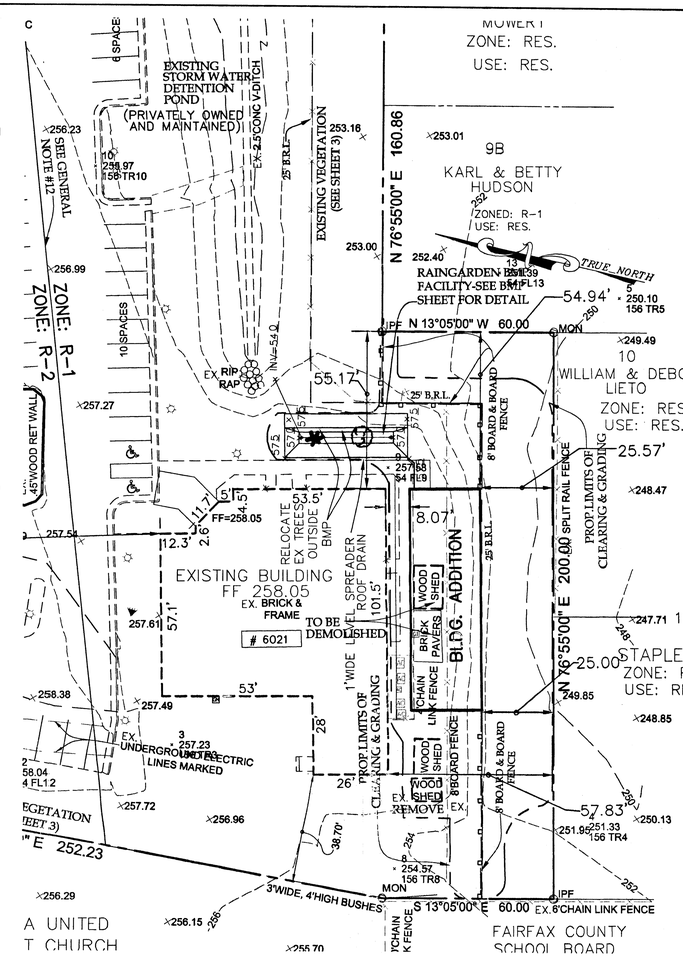
THE INCREASE IN 2YR AND 10YR FLOWS DUE TO THIS ADDITION ARE 0.17 CFS AND 0.23 CFS RESPECTIVELY. Q=Cimp(I)(Area in Ac) [Q2=0.90(5.45)(0.0350)=0.17 CFS, Q10=0.90(7.27)(0.0350)= 0.23 CFS]

WE BELIEVE THE POST-DEVELOPMENT FLOWS FROM THE PROPOSED ADDITION WILL BE LESS THAN THE PRE-DEVELOPMENT RUNOFFS DUE TO THE PROVIDING OF THE THE RAINGARDEN. HOWEVER, SHOULD THE RAINGARDEN NOT FUNCTION PROPERLY, THE TOTAL INCREASE IN 2YR AND 10YR FLOW WILL BE 0.17 AND 0.23 CFS RESPECTIVELY. THE ADDITIONAL RUNOFF WILL FLOW INTO THE EXISTING SWM POND. THE EXISTING POND'S 2YR AND 10YR OUTFLOW RATES ARE 2.08 CFS AND 3.51 CFS, WHILE THE ALLOWABLE RATES ARE 2.39 CFS AND 4.96 CFS RESPECTIVELY. ADDITIONAL INCREASE OF 0.17 CFS AND 0.23 CFS FOR 2YR AND 10YR STORM EVENT, FROM THE PROPOSED BUILDING WILL NOT BE MORE THAN THE ALLOWABLE RELEASE RATE FROM THE SITE (2.08+0.17=2.25 < 2.39, 3.51+0.23=3.74 < 4.96). THEREFORE, WE BELIEVE THE BMP AND SWM REQUIREMENTS OF THIS ADDITION HAS BEEN MET.



6" PVC RAINGARDEN UNDERDRAIN

IN RAINGARDEN-PERFORATED				NON-PERFORATED OUTFLOW PIPE		
HIGH INV	LENGTH	LOW INV	SLOPE	LENGTH	OUTFALL INV	SLOPE
254.50	31'	254.33	0.54%	22'	254.00	1.50%



PLAN VIEW
(SCALE: 1"=25')

LEGEND

EX.LIGHT
HANDYCAP PARKING SPACE
EX.2' CONTOUR — 252
EX.10' CONTOUR — 250
WATER METER

Huntley, Nyce & Associates, Ltd.
SURVEYING • CIVIL ENGINEERING • LAND PLANNING
Chantilly * (703) 750-3490
14226 ALEMARLE POINT PLACE
SUITE E
CHANTILLY, VIRGINIA 20151
FAX 703-378-5899
Arlington * (703) 532-4924
Leesburg * (703) 779-4905
Warrenton * (540) 347-2100

COMMONWEALTH OF VIRGINIA
CHARLES J. HUNTLEY
CERTIFICATE 9668
LAND SURVEYOR

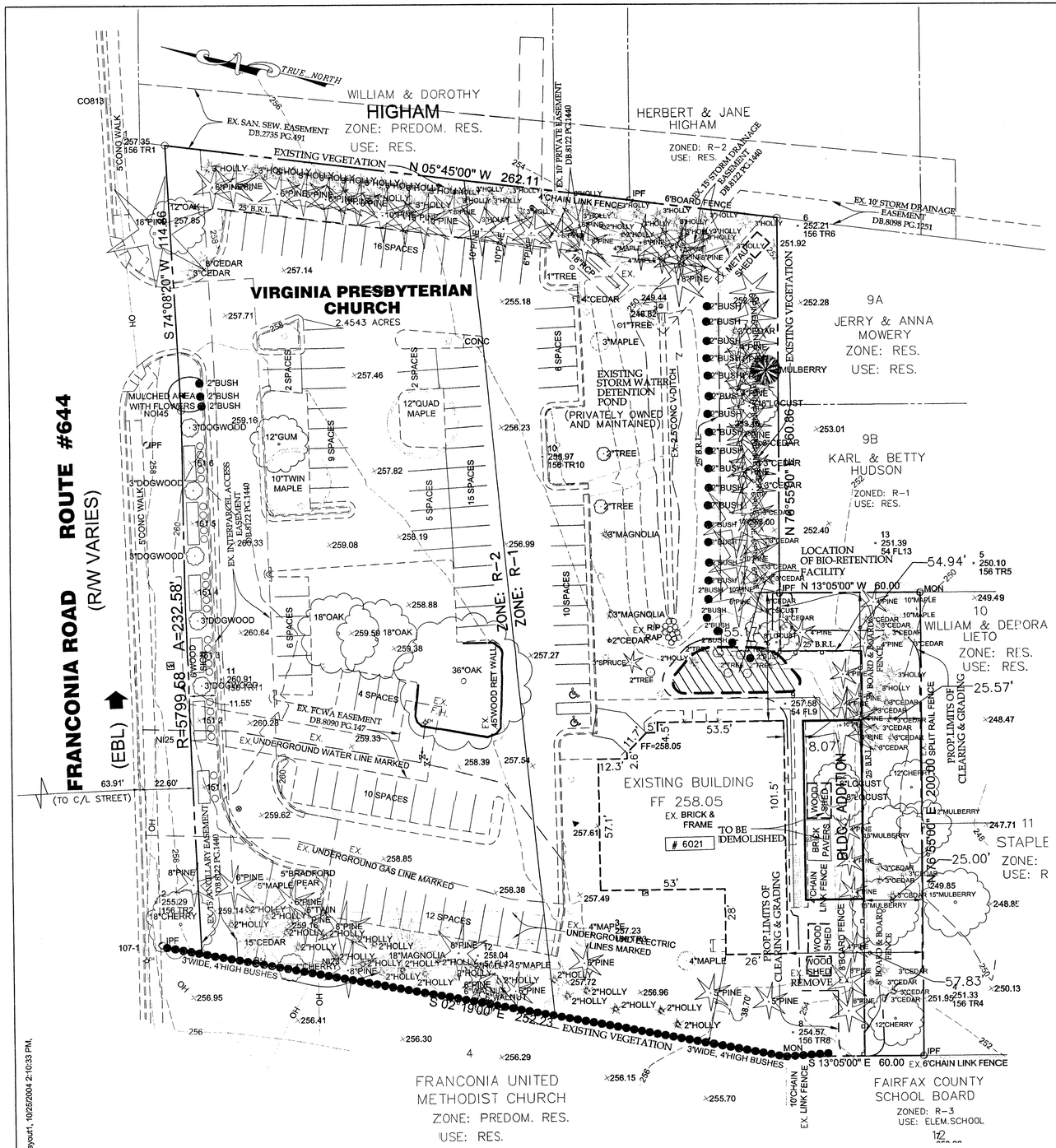
VIRGINIA PRESBYTERIAN CHURCH

SPECIAL PERMIT AMENDMENT (SP-90-L-050)
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

BMP/STORM WATER MANAGEMENT PLAN

SCALE: 1" = 25"
DATE: 06-25-2004
REVISIONS:

SHEET 2 OF 4
FILE NO. SP - 2544



TreesPlease *

P. O. Box 1025 Haymarket, Virginia 20168 703-927-2048
http://www.TreesPlease.com e-mail Ed@TreesPlease.com

Existing Vegetation Map — **Virginia Presbyterian Church**

Cover Type		Primary Species	Understory Species	Successional Stage	Condition	Area
A	Developed	*Quercus stellata, Pinus strobus, Pinus taeda, Pinus nigra, Juniperus virginiana*	turfgrass and some landscaping	sub-climax	fair to good	2.3229 acres
	Comments	There are several trees that were preserved during original development, some of which are in need of care. Additional landscaping was installed, probably at the time of development; some of it is crowed now.				

for EVM purposes only
not for tree preservation

OWNER DEVELOPER — PHONE: 703-922-6064
TRUSTEES OF THE VIRGINIA PRESBYTERIAN CHURCH
NAME
6021 FRANCONIA ROAD, ALEXANDRIA, VIRGINIA 22310
ADDRESS

Huntley, Nyce & Associates, Ltd.
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Chantilly * (703) 750-3490
14428 ALBEMARLE POINT PLACE
SUITE 120
CHANTILLY, VIRGINIA 20151
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Leesburg * (703) 779-4905
Warrenton * (540) 347-2100

COMMONWEALTH OF VIRGINIA
CHARLES J. HUNTLEY
CERTIFICATE 968B
LAND SURVEYOR

VIRGINIA PRESBYTERIAN CHURCH
SPECIAL PERMIT AMENDMENT (SP-90-L-050)
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

EXISTING VEGETATION MAP

SCALE: 1" = 25"
DATE: 09-21-2004
REVISIONS:

SHEET 3 OF 4
FILE NO. SP - 2544

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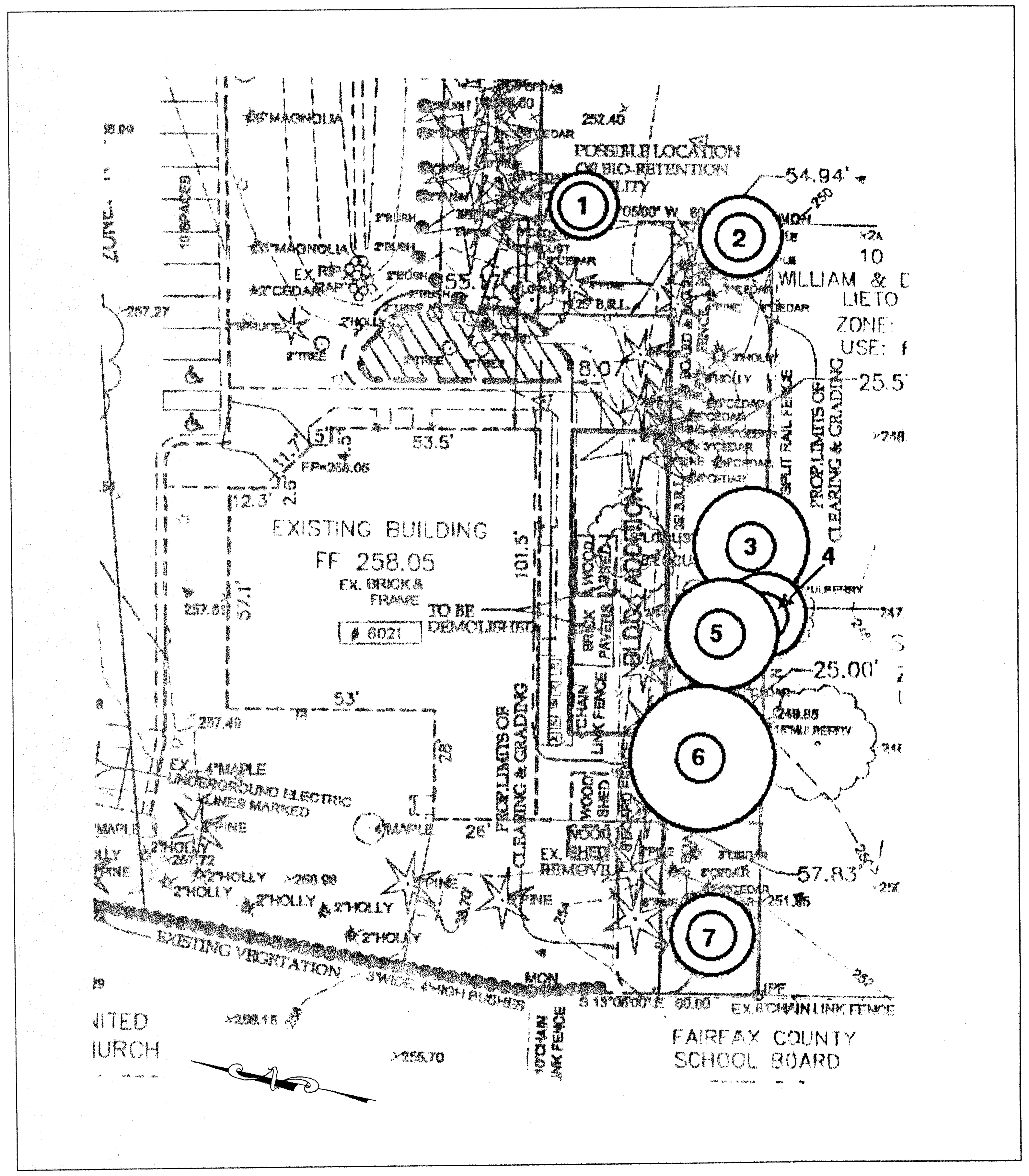

PLAN VIEW

(SCALE: 1"=25')

Appendix
Development Inventory
Virginia Presbyterian Church
Fairfax County, Virginia
September 8, 2004

Prepared by
Edward P. Milhous
TreesPlease® MA-0004

Tree #	Name	Size	Condition	Comment	Recommendation
1	Norway maple *Acer platanoides* Species Rating: 45%	8	.75	**Off the site**; this tree is owned by someone else. Bark on the tree's trunk was damaged some years ago. This is a serious problem for this tree. Included bark is evident.	*Never* prune or take out **off-site** trees without owners' written consent. This tree is to be saved.
2	red maple *Acer rubrum* Species Rating: 80%	10	.75	This tree would be desirable in a new setting. Its chance of surviving planned construction is good.	This tree is to be saved.
3	black cherry *Prunus serotina* Species Rating: 60%	13	.75	This tree would be desirable in a new setting. This tree has no chance of surviving construction. This tree is inside the construction envelope.	This tree will be taken out when the site is cleared.
4	tree of heaven *Ailanthus altissima* Species Rating: 30%	11	.75	It appears this tree is **jointly-owned** with neighbors. This tree would *not* be desirable in a new setting. This tree has no chance of surviving construction. One of the worst invasive exotics, it is an undesirable tree.	*Never* damage or take out **jointly-owned** trees without the owners' written consent. Discuss the project plan and this tree with its owners. Do not save this tree... remove it when clearing.
5	Norway maple *Acer platanoides* Species Rating: 45%	13	.44	This tree would *not* be desirable in a new setting. This tree has no chance of surviving construction. **Danger!** This tree poses an unacceptable risk of failure. There is decay in the trunk of this tree. This is a ***severe*** problem for this tree!	Remove this tree *ASAP*.
6	white mulberry *Morus alba* Species Rating: 25%	13	.69	This tree would *not* be desirable in a new setting. This tree has no chance of surviving construction. This tree is inside the construction envelope. One of the worst invasive exotics, it is an undesirable tree.	This tree will be taken out when the site is cleared.

Appendix Development Inventory Virginia Presbyterian Church, Fairfax County, September 8, 2004

Tree #	Name	Size	Condition	Comment	Recommendation
7	black cherry *Prunus serotina* Species Rating: 60%	11	.72	This tree would be desirable in a new setting. Its chance of surviving planned construction is good. Self-correcting lean: recent growth is upright.	This tree is to be saved.

Average species rating 49.29

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Virginia Presbyterian Church

Tree Preservation Activities

1. All work performed shall meet or exceed industry standards. In the event cultural treatments prescribed are not covered by an existing standard, all work shall meet or exceed standards approved by the Urban Forestry Division. Industry standards shall mean those most recently published by International Society of Arboriculture (ISA), American National Standards Institute (ANSI), or Tree Care Industry Association (TCIA).
2. The developer shall retain a professional arborist to ensure the proper implementation of the Tree Preservation Plan. A "professional arborist" is defined as an arborist who has demonstrated proficiency by obtaining a certification through a recognized arboricultural institution. This person shall be referred to as the "Project Arborist".
3. All work required by the Tree Preservation Plan shall be under the supervision of the Project Arborist.
4. Prior to any construction activity, all individual trees and groups of trees shown to be preserved on the tree preservation plan shall be protected by fencing a minimum of four feet in height, placed at the limits of clearing and grading, or as determined during the pre-construction meeting. Tree protection fencing shall be 14 gage steel welded wire "farm fence", on 6 foot steel posts driven into the ground 18 inches and placed not more than 10 feet apart; or super silt fence. The tree protection fencing shall be made clearly visible to all construction personnel with signs posted on it stating that it is a tree preservation area and no entry is permitted. The fencing shall be installed prior to any work being conducted on the site, including the demolition of any existing structures or fences. The Project Arborist shall monitor the installation of the tree protection fencing and verify in writing that it has been installed prior to the demolition of existing structures.
5. All construction activity beyond the limits of clearing and grading shown on the site plan and the Tree Preservation Plan shall be prohibited unless previously approved by the Urban Forestry Division.
6. All of the requirements of the Public Facilities Manual, Article 12, Vegetation Preservation and Planting, shall be followed.
7. The engineer, architect, or site superintendent shall flag the limits of clearing and grading prior to the preconstruction meeting.
8. The site superintendent, Fairfax County Urban Forestry Division representative, and Project Arborist shall walk the limits of clearing and grading to discuss tree issues and the importance of not violating the limits of clearing and grading. Which trees are to be removed from within tree save areas shall be determined at this time.
9. Root Pruning: Root pruning shall be performed along the limits of clearing and grading prior to any other site disturbance. Root pruning shall be performed wherever grades will be altered within the root zone of a tree on or off site that is to be preserved and shall be conducted at the limits of clearing and grading or the dripline of the trees designated to be preserved, whichever is greater, given the site constraints. A trencher, vibratory plow, or stump grinder shall be used to a depth of 18 inches. Immediately after root pruning, the trench shall be backfilled. Wherever possible, root-pruning trenches should be mulched with wood chips or mulch four inches deep. Root pruning shall be done prior to any site work or installation of siltation control measures.
10. Clearing Operations: Trees to be removed shall be felled in such a manner as to preserve the trees that are to remain. Trees directly adjacent to but within the limits of clearing and grading shall be felled by hand, with a chain saw, and the stumps shall remain in place. If, due to site constraints, the stumps must be removed, this shall be done only after root pruning along the limits of clearing and grading has occurred, and shall be done in a manner that does not injure trees to be preserved.
11. The tree care contractor shall perform tree removals as specified. Trees within the tree preservation areas, which are individually identified by the Project Arborist to be removed shall be felled by hand with a chain saw and the stumps shall remain in place. Such trees shall be felled in a manner that does not injure trees to be preserved. Trees to be removed from the tree preservation area shall be dropped into the area to be cleared, or pieced down. These trees shall be moved into the area to be cleared without injuring remaining vegetation. Dead trees shall be removed from tree preservation areas only if they pose a hazard. Trunks of dead trees shall remain in tree preservation areas unless they pose a hazard. Stumps shall remain in the tree preservation areas unless otherwise stated in the tree preservation plan.
12. After trees are removed from the tree preservation areas, erosion control system and tree preservation fencing shall be put in place before beginning the actual clearing/grading process.
13. Silt fence or super silt fence, if required, may be installed in the root-pruning trench. If super silt fence is used, it may serve as tree preservation fencing. Other types of tree preservation fencing shall be placed between the area to be cleared and the root-pruning trench.
14. The tree care contractor shall prune trees as specified in the tree preservation plan. All work shall meet or exceed industry standards, and an International Society of Arboriculture Certified Arborist shall be on site while tree care operations are taking place.
15. Chips shall be used on project site. Chips shall be placed in tree preservation areas to a maximum depth of 4 inches and only within 10 feet of limits of clearing and grading.
16. Proceed with project. No activity whatsoever shall take place in the tree save areas.
17. Project Arborist shall monitor project activity on a weekly basis until Phase I erosion and sedimentation controls are in place, and thereafter on a monthly basis.
18. Should entry into a tree save area be necessary, the site superintendent shall contact the Project Arborist and Fairfax County Urban Forestry Division *first*.
Measures as prescribed by the Project Arborist to minimize or mitigate damage resulting from entry shall be taken.
19. At bond release, the site shall be reviewed to determine the need for further tree care or removal.
20. Demolition Operations: Buildings, concrete pads, and concrete or asphalt paths and driveways or roadways, debris and junk within or adjacent to tree preservation areas shall be removed in such a way that trees to be preserved are not damaged. Equipment shall at all times remain on concrete or wood-chip padded surfaces rather than positioning on soil or vegetation. Buildings near trees to be saved shall be pulled over, away from trees, using cables, rather than pushed over with equipment. Concrete and debris within tree preservation areas shall be pulled up and loaded onto equipment without the equipment leaving the concrete or wood-chip padded surfaces.

(✓) OWNER
( ) DEVELOPER TRUSTEES OF THE VIRGINIA PRESBYTERIAN CHURCH
PHONE: 703-922-6064
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COMMONWEALTH OF VIRGINIA
CHARLES J. HUNTLEY
CERTIFICATE 968B
11-17-05
LAND SURVEYOR

VIRGINIA PRESBYTERIAN CHURCH
SPECIAL PERMIT AMENDMENT (SPA 2003-0425)
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA
EXISTING TREE DEVELOPMENT INVENTORY

SCALE: **1" = 25"**
DATE: **09-21-2004**
REVISIONS:

SHEET **4** OF **4**
FILE NO. **SP - 2544**