Committee Reports

February 10, 2022

TO: Parkfairfax UOA Board of Directors

FR: A&PB

RE: Meeting Notes 2/9/2022

1. A signed and notarized Indemnification agreement is currently required to be submitted with all applications. The A&PB is asking the Board to consider a more selective approach to this requirement.

   We believe there are projects/instances which do not rise to the level of requiring the Unit Owner to indemnify the Association against future claims. For example, painting a front door, installing/replacing door hardware including video doorbells do not, in our opinion, constitute alterations to the common element that involve the structural integrity of the building or safety issues. Nor would lack of maintenance constitute a serious danger to the structural integrity and/or safety of the common element.

   All too often unit owners ignore the covenants process because it is cumbersome, confusing, and outdated. Our goal is to encourage participation in the covenants process by updating the specifications and application process to make it user-friendly; including streamlining the documents and requirements as much as possible.

2. We had a discussion on the parameters of specifications for low voltage landscape and pathway lighting as well as options for patio lighting. A subcommittee of the A&PB will continue to research based on the discussion so detailed specifications can be developed.

3. A red-lined version of the current window installation specifications was reviewed and consensus was reached on some recommendations in terms of materials, grid patterns and window styles which will be put in front of the Board for consideration as part of the revised specifications. Additional research, however, needs to be done in some in some of those areas before the final revisions can be made.

4. The A&PB will tackle, at the request of the Board, developing some mitigation advice/ideas for unit owners experiencing heavy condensation on the interior surface of their windows.

Next Meeting: Wednesday, March 9 @ 7pm

Building & Utilities Committee (BUC) Monthly Report

January 2022

7 February 2022

Summary of BUC activities during the past month:

On 26 January, the BUC held welcomed another new member – Tom Berens. The BUC continued efforts phase 2 of the Laundry Room charter (location of the 20 rooms). Jill McClure (Laundry Room Location Checklist lead) led the review of a list of potential criteria for room location decisions (centralization, condition, demand signal, etc.) that she had created. BUC grouped the requirements and wishes. Definitions and grading were further "highlighted". She volunteered to create a draft checklist for BUC members to consider for the next meeting. For the more General list of requirements, Chuck led an affinization exercise to arrive at seven criteria and their definitions that will be used in the prioritization of the general list of issues/concerns under BUC purview.

On 4 February, the BUC met early in the month (as scheduled) to try to get ahead of the February "rush". We had two new members attend: Laura Wheeler and Laura Harrison; plus, a visitor "Colleen" – a resident for many years. The meeting began with a review of its criteria weighting exercise on the seven (7) criteria for evaluating priority of the BUC issues list. Criteria from most important to least was as follows: Public Safety (32%); Statutory Requirements (19%); Property Value (16%); PFX Budget Impact (11%); Resident Benefit (10%); Environmental Impact (6%); and Secondary Risks (6%). Our next meeting will begin to assign values to each criterion. Jill McClure continued the discussion of the Laundry Room checklist with a great deal of input by the BUC members (including defining how various scores would be documented and ensuring quantitative values, such as square foot and number of steps, could be considered). She will work with several BUC members (particularly Tom and Laura H) to finish the checklist by next meeting. The BUC also addressed an informal request for putting roofs on our list – although it already is on the list, Tom did volunteer to dig into researching the topic in the event that it becomes a project in the future. Last, the BUC elected Lydia as Deputy Chair (Congrats!!).

Summary:

- The BUC approved Meeting Minutes for submission to the PFX BoD.
- The BUC approved the criteria weighting.
- The BUC voted on the Deputy Chair in accordance with our SOP – Congrats Lydia!

For additional details on these meetings, refer to the BUC Meeting Minutes (as submitted)

Problems encountered / Assistance requested:

None

Number of members and visitors (by name) at the last BUC meeting:

26 January 2022	4 February 2022
Chuck Lunati (Chair)	Chuck Lunati (Chair)
Lydia Riabtsev (Acting Recorder)	Lydia Riabtsev (new Duty Chair)
Jill McClure (Member)	Elaine Lawler (Recorder)
Tom Berens	Jill McClure (Member)
Jim Konkel (Liaison)	Erin Weeks (Member)
	Tom Berens
	Laura Wheeler
	Laura Harrison
	Colleen (Visitor)
	Jim Konkel (Liaison)

Plans for the coming month:

- Development of Criteria Scoring
- Phase 2 of the Laundry Room Conversion Study (Room Location) – Checklist finalization
- Begin to apply criteria to the BUC issues list

Itemized listing of expenditures (if any):

None

Itemized listing of income (if any):

None

Recommendations or proposals (if any) with supporting rationale:

None.

Other Information:

None

Community Outreach Committee
Meeting date: February 2, 2022

Attendees: Jan Schrader, Barbara Wilmer, Debra Derickson, Jeff Lisanick

The committee reviewed the various forms of communication used by the committee and management with the intent of developing a coordinated communication strategy.

New Residents Reception/Orientation
The committee proposed having a New Residents Orientation May 7 in the Association Community Room (if possible, due to renovation) and in person (if Covid conditions permit). The committee also decided to rename the event the New Residents Orientation. Calling it a reception has created some problems in that people assume it is a drop-in activity rather than a structured informational event. (Update: The committee learned from the General Manager that renovations likely will be underway in May, so the event may be scheduled in June.)

Flyers in Doors
There are community complaints that either no flyers are put in doors to inform residents of work affecting all units being done in the building, or the flyers have incorrect information. Management may want to check with Maintenance on this issue.

Official Association Facebook Page
The committee agreed that the official FB page is underutilized. One suggestion is that a committee member regularly check the current newsletter and post a link to that specific article to the FB page to inform residents who do not read the newsletter. Post will first be sent to the General Manager for approval.

Weekly Email Update in Buildium
Originally, the email blast was to inform the community of an immediate event such as a water main break. Over time the blast has become a useful weekly update with various announcements and maintenance information. The current volume of information defeats the purpose of providing brief and timely updates. Therefore, we recommend that announcements (example: the Electronic Vehicle survey) be uploaded to the website, and that the Buildium message include a couple of introductory sentences for each item with a link to the complete announcement on the website. The practice will have the added advantage of driving more traffic to the website.

Website Upgrade
ByRivers Tech LLc, a WordPress developer, has submitted a proposal for a website upgrade.

Committee Terms of Reference
The committee is reviewing the current terms of reference to eliminate all activities that are no longer relevant. We will submit the edited terms to the Board for consideration.

Parkfairfax Condominium
Landscape Committee Report
February, 2022

Action Items

- Now that we have a full picture of the Stormwater Pilot Program, we'd like to make a presentation and ask for a discussion on the Proposal. As noted in the December *Forum*, we have worked with members of the Board, the Committee and with Christopher Consultants on refining their proposal of two test plots in the 700s and 500s that are indicative of many of our stormwater issues in our community. A copy of the proposal with refinements follows this report.

- We would like the Board of Directors to consider reviewing and discussing the Drought Plan at a future Board Meeting. Brought to the Board in the Fall of 2019, The Plan was tabled until Budget discussions in 2020 and tabled. A copy of the plan is attached to this report.

City Trees Planted

Earlier this week, the City of Alexandria planted over a dozen trees along Valley Dr. and Gunston Rd. These trees were promised over three years ago after the City had taken on some much need removal of dead trees on City property. The trees will be cared for by the City for the next two years. A copy of the proposed planting schematics and types are attached to this report. Special thanks to resident, Beth Hand for keeping the City on task with this very important project.

Spruce Island Naming Contest

The Committee will be working with our Board Liaison, Claire Eberwein to come up with a slate of names for discussion. The contest was launched the week of January 17 in the e-mail blast to residents. Submissions will be accepted through March 31 and will be presented to the Board at the April Board Meeting.

Parkfairfax Garden Tour and Gardens in the Park Month

We are looking forward to continuing our partnership with the Activities Committee by working with them on the 2022 Garden and Amenities Tour, slated for the first weekend in June. We hope to showcase the beautiful gardens and all of the lovely outdoor amenities the Community offers our residents. This will also kick-off the 2022 Gardens in the Park Month which we are hoping to have some in-person events associated with it this year.

Wooded Areas and Invasive Plants in Parkfairfax

Following the walk with the Board in June, the Committee is assembling a working group to assemble recommendations on how to proceed with care of our woodlands and trees. The working group hopes to have recommendations in time for the Parkfairfax budget process. We have asked Jim McGlone, Urban Forrest Conservationist with the Virginia Department of Forestry and Rod Simmons, Natural Resource Manager with the City of Alexandria to come and take a walk on the property in the wooded areas. Both Rod and Jim are well acquainted with the community and have personal knowledge of the wooded areas here in Parkfairfax.

As noted previously, the impact of invasive plants is wide reaching and has an impact on water quality, biodiversity, wildlife habitat, tree cover, and maintenance of the property. The bottom line is these plants, if not controlled, will significantly impact Parkfairfax budget and curb appeal. An excellent primer on the subject is available at: https://www.invasive.org/eastern/midatlantic/

Parkfairfax Garden Guide

The Garden Guide subgroup is continuing its work with the Garden Guide. The Parkfairfax Garden Guide (last time revised was 2011). We look forward to adding and updating the guide with input from other Committees and the Board of Directors.

Adopt-a-Tree

Over the past five years of this program almost 200 trees have been planted and offered for adoption. Over 50% were adopted (some were in difficult areas to reach for residents) over 3 dozen trees “graduated” from this program, meaning they are not on a regular schedule to be watered but are still checked on by neighbors from time to time. Parkfairfax staff has been very helpful with delivering water bags for those that request it and coming around with the water truck for those trees that have not been adopted or are in difficult areas for residents to water.

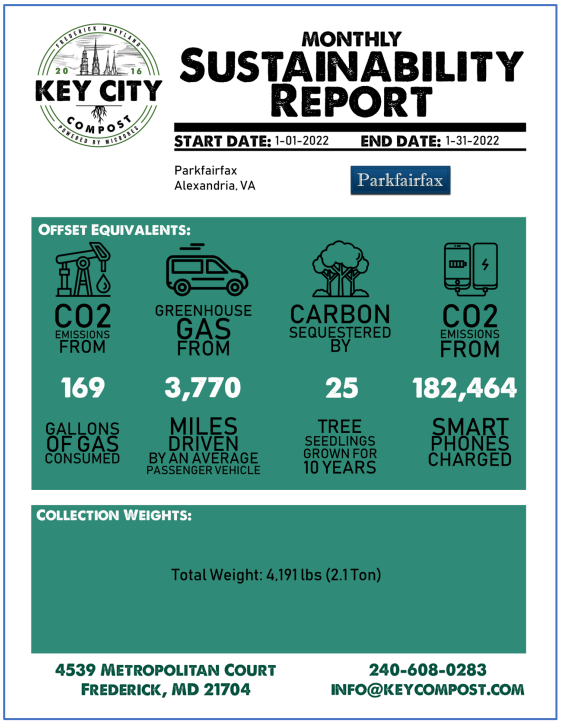
Each year, since 2017 we have matched newly planted trees and neighbors through the Landscape Committee's Adopt-a-Tree Program. This program gives residents a chance to keep an eye on new plantings while facilitating the watering of young or fragile trees. The Summer is a key time for this program, as this is when we are asking the adopters to water and care for their tree.

Rain Garden/Tot Lot Study

At the urging of our Board Liaison, the Committee will be undertaking a review and study of the Rain Garden and Tot Lot revitalization behind the 100 buildings. The area was the subject of a project two years ago and continues to have lingering issues with mulch flows and water pooling. Stay tuned!

Compost Program Update

Since September 2020, Parkfairfax has allowed residents to pilot an at-home compost program. To date, we have 100 households participating in this weekly service and our monthly stats are available in the chart (to the right). To date, the program has collected over 8 tons of food scraps that have been diverted from our waste stream and have helped keep the critters from our trash bags!



Stormwater Pilot Project Proposal

christopher consultants

Parkfairfax 547

Drainage Analysis

Project No. 21261.001.00
September 21, 2021

Prepared for:

Parkfairfax Condominium
3360 Gunston Road
Alexandria, VA 22302

christopher consultants
9900 main street, suite 400, fairfax, va 22031
(p) 703.273.6820
www.christopherconsultants.com

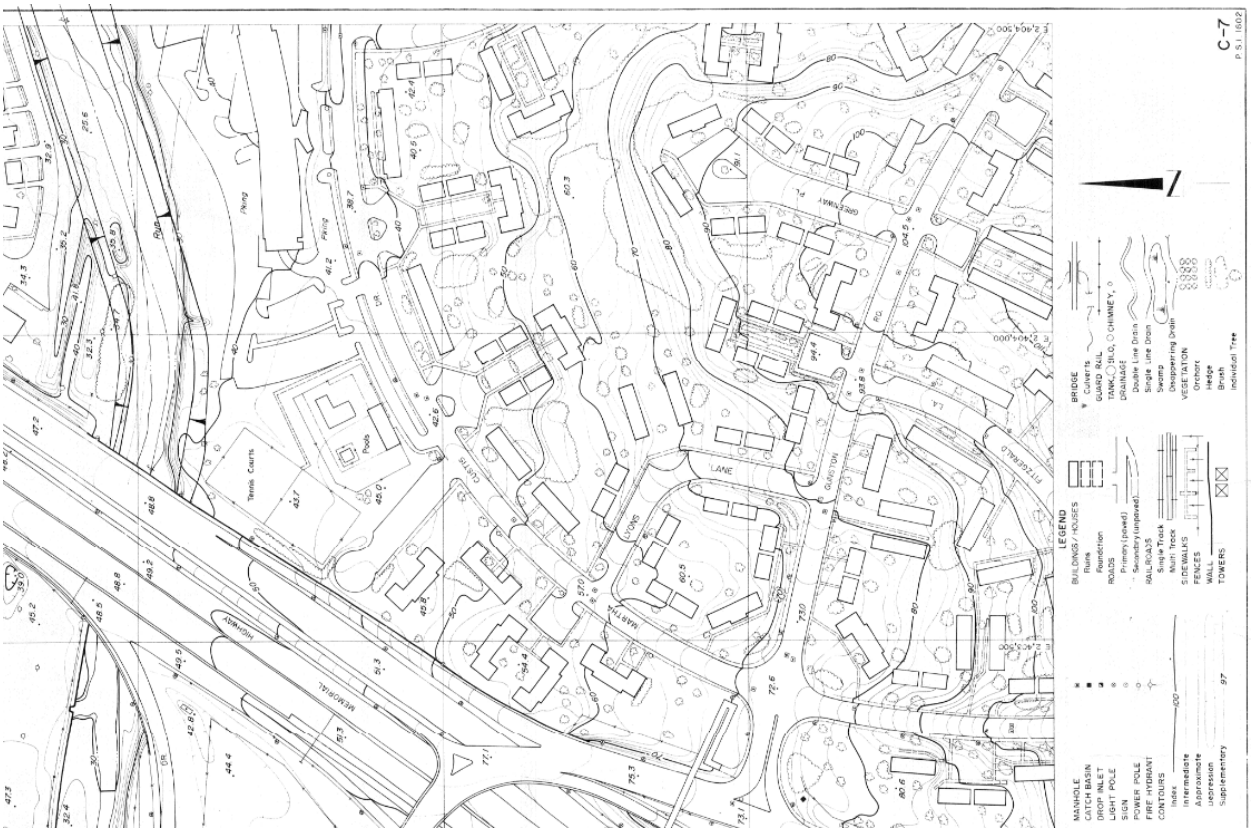
fairfax, va | manassas, va | leesburg, va | warrenton, va | richmond, va | lanham, md

Scope

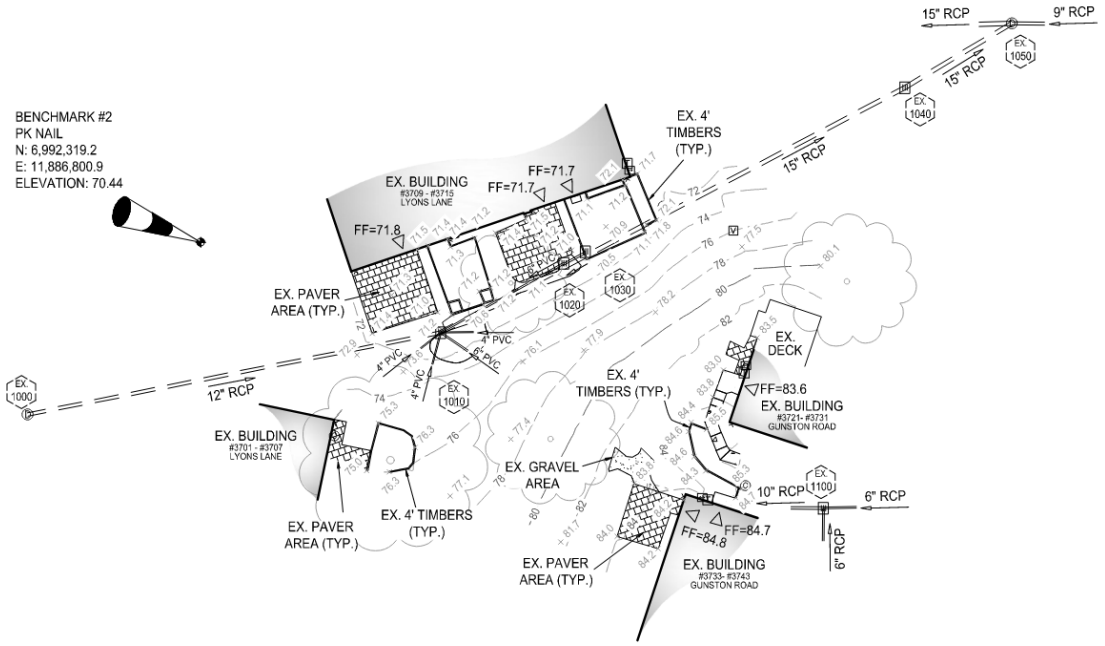
Parkfairfax is a historic community with significant landscape and wooded areas. The buildings were originally built in the early 1940's as rental units to meet wartime civilian housing needs and was converted to condominiums in 1978. The original storm system was built with terracotta using old standards. The scope of this task is to review the drainage area to the existing inlet and storm sewer system using available data. Current standards require storm inlet to be designed to handle the 2-year 24-hour storm events and the storm pipes are designed to handle the 10-year 24 hour storm events. For the purposes of this analysis, we used current City of Alexandria standards.

Existing Topography

The topography in the 547 area slopes from the Southeast to the Northwest. Below is an overall topography survey used for the drainage divides that was provided by the client. See Exhibit 1.



We also utilized our topographic survey (Exhibit 2) and the City of Alexandria GIS maps to analyze the storm sewer system.

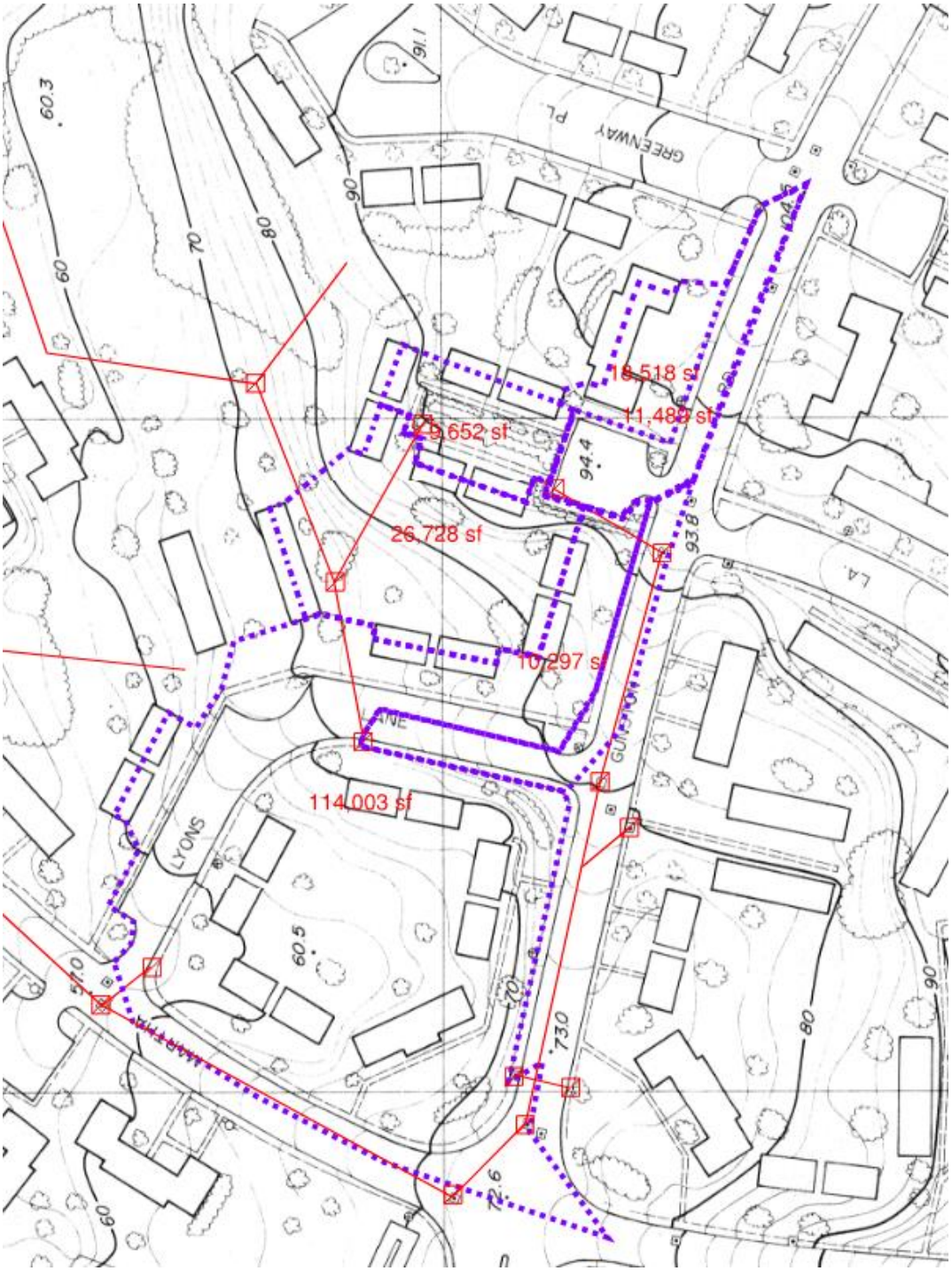


SITE 547

The City of Alexandria GIS maps are located here:
https://geo.alexandriava.gov/Html5Viewer/Index.html?viewer=sewerviewer

Drainage Divides

Below are this the drainage divides for the storm sewer system in the area. This information was used to analyze the inlets and storm sewer system in this area.



Analysis

To complete our analysis, we made the following assumptions:

- Storm structure #1100 connects to #1010.
- The roof drains from the building all connect to the storm sewer system but are clogged.
- Every unit has an impervious area of 20' x 20'.
- The owner at Unit number #3711 has a rear amenity area larger than 20' from the building and will be revised to be only 20' from the building to allow for better drainage to storm structure #1010
- Storm structures #1020 and #1030 are clogged.

The drainage area to storm structure #1010 is 0.62 Ac with a weighted c value of 0.61. The drainage area to storm structure #1100 is 0.22 Ac with a weighted c value of 0.62. The drainage area to storm structure #21 is 2.62 Ac with a weighted c value of 0.66. Below are the inlet and storm sewer calculations. The storm sewer and inlet at structure #21 are inadequate.

STORM WATER INLET COMPUTATIONS

NUMBER	INLET TYPE	LENGTH ft	DRAINAGE AREA, Ac	C	CA	INTENSITY In./Hr.	Q INCRE. C.F.S.	Q ARRYOVI C.F.S.	Qt GUTTERFLOW C.F.S.	S GUTTERSLOPE ft./ft	Sx CROSS SLOPE ft./ft	T SPREAD	d ft.	E (Chart 16)	h ft.	Q Intercepted C.F.S.	d/h	Qb Carry Over C.F.S.	T Spread @ Sag ft.	REMARKS
(left)			1.31	0.66	0.87	6.2	5.37		5.37	0.0200	0.0200	11.61	-	-	-	-	-	-	-	Left
21	SAG	4			1.73	6.2	10.74		10.74				1.26	-	0.46	-	2.75	-	56.63	
(right)			1.31	0.66	0.87	6.2	5.37		5.37	0.0200	0.0200	11.61	-	-	-	-	-	-	-	Right

YARD INLET COMPUTATIONS

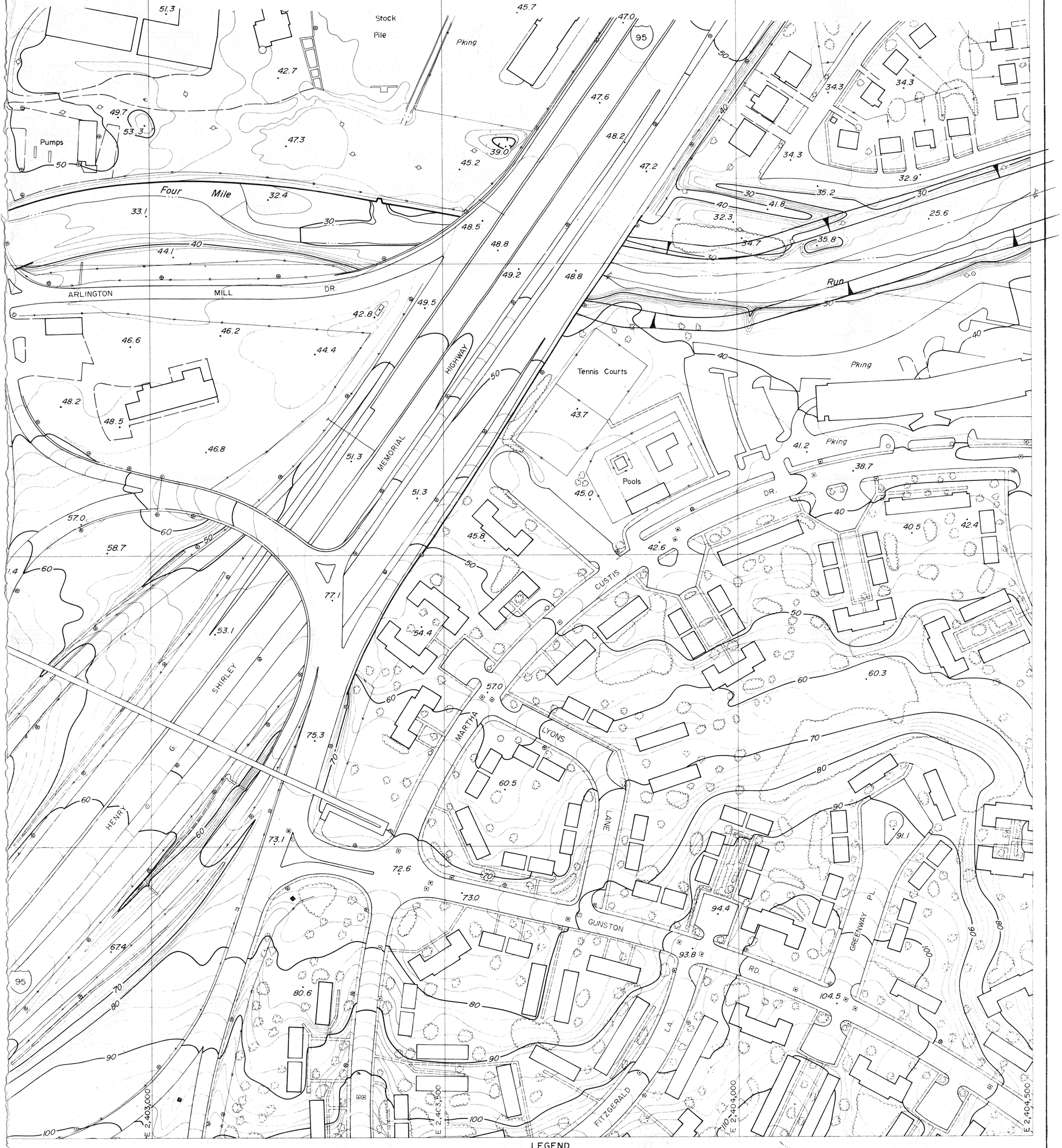
NUMBER	INLET	TYPE	A, Ac	C	CA	I, in	Q, cfs	HW, ft	Top Elev, ft	10 Yr. W.S.E. (ft)	REMARKS	COMMENTS
1010	Grate	12" RD	0.62	0.61	0.38	6.2	2.33	0.63	69.73	70.36	50% clogged*	FIRST FLOOR ELEV=71.7
1100	Grate	12"x12"	0.22	0.62	0.14	6.2	0.85	0.40	86.32	86.72	50% clogged*	

STORM SEWER DESIGN COMPUTATIONS

STRUCTURE From	To	DRAINAGE AREA (ACRES) "A"	RUN-OFF COEF. "C"	RAIN FALL In./Hr.	RUNOFF "Q" C.F.S.	INVERT ELEVATIONS Upper End	Lower End	LENGTH (ft)	SLOPE (ft/ft)	DIAMETER IN	CAPACITY C.F.S.	VELOCITY F.P.S.	FLOW TIME Seconds	REMARKS
1000	1010	0.24	0.90	9.00	1.92	67.69	64.83	127.70	0.0224	12	5.32	6.11	20.89	
1010	1040	0.62	0.61	9.00	6.54	64.73	61.92	159.10	0.0177	15	8.57	7.65	20.81	
1100	1010	0.22	0.62	9.00	1.24	83.47	unknown	unknown	0.0100	10	2.19	4.07		Assumed Length &Slope
21	20	2.62	0.66	9.00	15.60	unknown	unknown	unknown	0.0100	18	10.50	5.94		Assumed Length &Slope

Summary

The storm sewer structure #1010 by building 547 appears to be inadequate to handle significant storm events. Diverting drainage away from this area would improve this condition. While diverting water from storm structure #1010 improves this area, the drainage area to storm structure #21 is significant and the 10-year storm event generates a ponding depth of approximately 1.3'. The conceptual design diverts additional drainage to this area and christopher recommends meeting with City of Alexandria to discuss prior to moving forward with final design.



SURVEY OF
ALEXANDRIA
A, VIRGINIA

CONTOUR INTERVAL 2'

0 200 300
FEET

MANHOLE
CATCH BASIN
DROP INLET
LIGHT POLE
SIGN
POWER POLE
FIRE HYDRANT
CONTOURS
Index 100
Intermediate
Approximate
Depression
Supplementary 97

LEGEND

BUILDINGS / HOUSES
Ruins
Foundation
ROADS
Primary (paved)
Secondary (unpaved)
RAILROADS
Single Track
Multi Track
SIDEWALKS
FENCES
WALL
TOWERS

BRIDGE
Culverts
GUARD RAIL
TANK, ◯ SILO, ○ CHIMNEY, ○
DRAINAGE
Double Line Drain
Single Line Drain
Swamp
Disappearing Drain
VEGETATION
Orchard
Hedge
Brush
Individual Tree

C-7
P. S. I. 1602

GENERAL NOTES

1. THE PROPERTY SHOWN HEREON IS IDENTIFIED ON THE CITY OF ALEXANDRIA, VIRGINIA GEOGRAPHIC INFORMATION SYSTEM AS MAP NUMBER 013.02-0A-00 AND IS ZONED RB.
2. THE PROPERTY SHOWN HEREON IS NOW IN THE NAME OF PARKFAIRFAX CONDOMINIUM, AS SHOWN ON A PLAT ATTACHED TO THE DEED RECORDED IN DEED BOOK 847 AT PAGE 508, AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.
3. A.) HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM (VCS) 1983 - NORTH AS ESTABLISHED FROM A CURRENT GPS SURVEY.

   B.) THE VERTICAL DATUM SHOWN HEREON IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) GEIOD-12B (GEIOD-18) AS ESTABLISHED FROM A CURRENT GPS SURVEY.
4. NO TITLE REPORT FURNISHED. ALL UNDERLYING TITLE LINES, EASEMENTS, SERVITUDES AND OTHER MATTERS OF TITLE MAY NOT BE SHOWN HEREON.
   THIS DOCUMENT DOES NOT REPRESENT A CURRENT BOUNDARY SURVEY.
5. THE PHYSICAL IMPROVEMENTS AND TOPOGRAPHY SHOWN HEREON ARE BASED UPON A FIELD SURVEY CONDUCTED BY THIS FIRM ON BETWEEN THE DATES OF AUGUST 2 AND AUGUST 4, 2021.
6. NO GEOTECHNICAL, SUBSURFACE, FIELD REVIEWS, RESEARCH, AGENCY OR GOVERNMENTAL RECORD REVIEWS, OR OTHER INVESTIGATIONS HAVE BEEN MADE FOR THE PURPOSE OF LOCATING, OR DETERMINING THE EXISTENCE OF HAZARDOUS MATERIALS, OR OTHER ENVIRONMENTAL CONCERNS ON SITE IN THE PERFORMANCE OF CHRISTOPHER CONSULTANTS, LTD SERVICES FOR THE PROJECT AS SHOWN HEREON.
7. NO CERTIFICATION HAS BEEN MADE AS TO THE LOCATIONS OF UNDERGROUND UTILITIES SUCH AS, BUT NOT LIMITED TO ELECTRIC, GAS, TELEPHONE, CATV, WATER, SANITARY AND STORM SEWERS.
8. DURING THE PROCESS OF OUR PHYSICAL SURVEY NO INDICATIONS OF A CEMETERY WERE FOUND. NO FURTHER INSPECTION OF THIS PROPERTY HAS BEEN MADE FOR POSSIBLE CEMETERIES.
9. STORM AND SANITARY INVERTS, PIPE SIZES AND MATERIALS HAVE BEEN DETERMINED THROUGH THE USE OF A SEWER VIDEO CAMERA OPERATED BY THIS FIRM ON AUGUST 3, 2021.

FLOOD ZONE NOTE

THE AREA SHOWN HEREON IS LOCATED ON THE FLOOD INSURANCE RATE MAP (FIRM), NO. 5155190029E, WITH AN EFFECTIVE DATE OF JUNE 16, 2011.

BY GRAPHICAL DEPICTION ONLY, THE PROPERTY SHOWN HEREON IS SHOWN IN:

- FLOOD ZONE "X" (OTHER AREAS), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

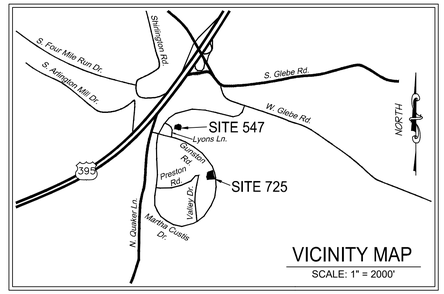
A FIELD SURVEY WAS NOT PERFORMED TO DETERMINE THE FLOOD ZONES LISTED HEREON. AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

UTILITY MARKING NOTES:

1. THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES AND SURFACE GROUND MARKINGS.
2. BEFORE DIGGING IN THIS AREA, CALL "MISS UTILITY" 1-800-552-7001 FOR FIELD LOCATIONS (REQUEST FOR GROUND MARKINGS) OF UNDERGROUND UTILITY LINES.
3. MISS UTILITY WAS NOTIFIED TO MARK FOR UNDERGROUND UTILITIES ON JULY 30, 2021 (TICKET #B121100603-00B AND TICKET #B121100616-00B), NO UNDERGROUND UTILITIES WERE FOUND OR LOCATED BY THIS FIRM.
4. NO PLANS OR MAPS WERE PROVIDED BY THE UTILITY COMPANIES LISTED BELOW TO THE SURVEYOR AT THE TIME OF THE SURVEY.

UTILIZING THE FREE MISS UTILITY SERVICE, AS RENDERED FOR THE PREPARATION OF THIS BASE MAP, IS UNDERSTOOD TO NOT REFLECT IN FULL ALL UNDERGROUND UTILITIES AND THAT THOSE LINES MARKED, SURVEYED AND SHOWN HEREON ARE AN APPROXIMATION OF THE ACTUAL UTILITY LOCATION. UTILITIES SHOWN ON THE SURVEY ARE FOR DOCUMENTING AS MANY UTILITY SERVICES ON THE PROPERTY ONLY. THE UNDERGROUND UTILITIES MAPPED ARE NOT INTENDED TO FACILITATE CIVIL ENGINEERING DESIGN.

UTILITY DESCRIPTION	RESPONSE (MISS UTILITY)	RESPONSE (CHRISTOPHER)
ALEXANDRIA-TRAFFIC	HAS NOT RESPONDED.	UTILITY MARKS WERE NOT FOUND AND ARE NOT SHOWN HEREON.
ALEXANDRIA CITY-SEWER	MARKED UP TO PRIVATELY OWNED UTILITY.	UTILITY MARKS WERE NOT FOUND AND ARE NOT SHOWN HEREON.
COMCAST	NO CONFLICT.	UTILITY MARKS WERE NOT FOUND AND ARE NOT SHOWN HEREON.
DOMINION ENERGY ELEC. DIST.	HAS NOT RESPONDED FOR SITE 547. MARKED FOR SITE 725.	UTILITY MARKS WERE NOT FOUND AND ARE NOT SHOWN HEREON.
PARKFAIRFAX-UTILITIES	MARKED.	UTILITY MARKS WERE NOT FOUND AND ARE NOT SHOWN HEREON.
VIRGINIA AMERICAN WATER	NO CONFLICT.	UTILITY MARKS WERE NOT FOUND AND ARE NOT SHOWN HEREON.
VERIZON	MARKED.	UTILITY MARKS WERE NOT FOUND AND ARE NOT SHOWN HEREON.
WASHINGTON GAS	NO CONFLICT	UTILITY MARKS WERE NOT FOUND AND ARE NOT SHOWN HEREON.



LEGEND

Utilities - Storm
- STORM MANHOLE
- STORM DRAIN INLET
- ROOF DRAIN OUTLET

Utilities - Sanitary
- SANITARY CLEAN-OUT

Utilities - Water
- WATER METER
- FIRE HYDRANT

Utilities - Gas
- GAS VALVE

Utilities - Electric
- VAULT
- ELECTRIC BOX

Utilities - Communication
- COMMUNICATION PEDESTAL

Misc. Structures
- 150.0 SPOT ELEVATION
- DECIDUOUS TREE
- DOOR LOCATION

Abbreviations
- EX. EXISTING
- CONC. CONCRETE
- CSW CONCRETE SIDEWALK
- TRANS. TRANSFORMER
- RCP REINFORCED CONCRETE PIPE
- PVC POLYVINYL CHLORIDE PIPE
- TYP. TYPICAL
- FF FINISHED FLOOR

Surfaces
- CONCRETE AREA
- PAVER AREA
- GRAVEL AREA

Linetypes
- INDEX CONTOUR (10')
- INT. CONTOUR (2')
- STORM PIPE

STORM STRUCTURE DATA

EX. 1000 — RIM EL. = 72.49
INV OUT (12" RCP TO 1010) = 67.69

EX. 1030 — RIM EL. = 70.52
INV OUT (TO 1020) = 69.92

EX. 1020 — RIM EL. = 70.34
INV OUT = 68.84
STRUCTURE FILLED WITH MUD AND DEBRIS, INACCESSIBLE AT TIME OF SURVEY.

EX. 1010 — RIM EL. = 69.73
INV IN (12" RCP FROM 1000) = 64.83
INV IN (6" PVC FROM 1020) = 68.18
INV IN (6" PVC FROM SE) = 67.43
INV IN (4" PVC FROM EAST) = 68.33
INV IN (4" PVC FROM SSW) = 68.63
INV IN (4" PVC FROM SW) = 68.90
INV OUT (15" RCP TO 1040) = 64.73

EX. 1040 — RIM EL. = 65.72
INV IN (15" RCP FROM 1010) = 61.92
INV OUT (15" RCP TO 1050) = 61.82

EX. 1050 — RIM EL. = 67.74
INV IN (15" RCP FROM 1040) = 61.24
INV IN (9" RCP FROM EAST) = 61.34
INV OUT (15" RCP TO WEST) = 61.14

EX. 1100 — RIM EL. = 86.32
INV IN (6" RCP FROM EAST) = 83.52
INV IN (6" RCP FROM SOUTH) = 83.52
INV OUT (10" RCP TO WEST) = 83.47

EX. 301 — RIM EL. = 139.93
INV IN (9" RCP FROM NW) = 133.43
INV OUT (9" RCP TO EAST) = 132.63

EX. 303 — RIM EL. = 150.92
INV OUT (12" RCP FROM EAST) = 146.32
STRUCTURE FILLED WITH MUD AND DEBRIS AT TIME OF SURVEY.

BENCHMARK #1
PK NAIL
N: 6,992,535.2
E: 11,886,493.1
ELEVATION: 54.54

SURVEYOR'S CERTIFICATION

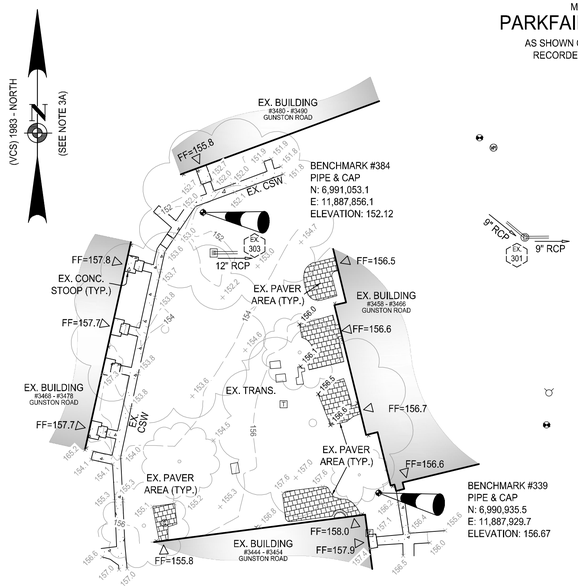
THIS TOPOGRAPHIC SURVEY ON A PORTION OF THE LAND OF PARKFAIRFAX CONDOMINIUM WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF WILLIAM E. BRADFORD II, L.S. FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION BETWEEN THE DATES OF AUGUST 2 AND AUGUST 4, 2021 AND THAT THIS PLAT MEETS MINIMUM ACCURACY STANDARDS OF THE COMMONWEALTH OF VIRGINIA UNLESS OTHERWISE NOTED.

GIVEN UNDER THIS 4th DAY OF AUGUST, 2021.

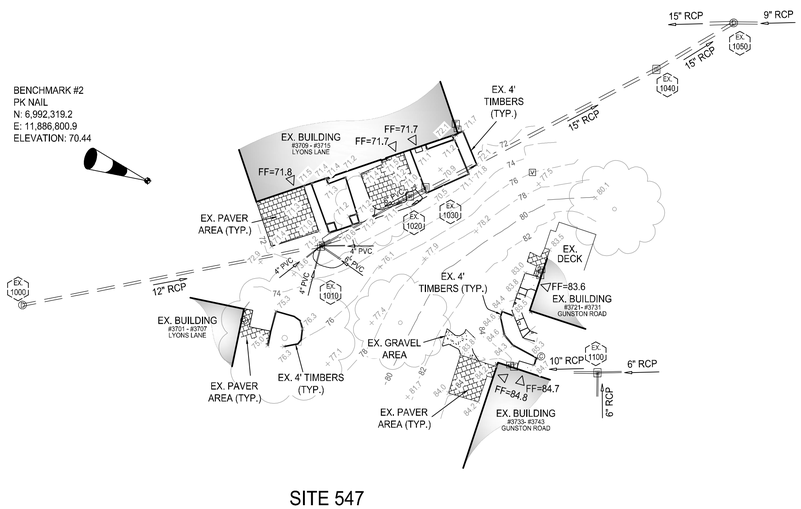
COMMONWEALTH OF VIRGINIA
WILLIAM E. BRADFORD II
Lic. No. 003514
8/4/21
LAND SURVEYOR

WILLIAM E. BRADFORD II
COMMONWEALTH OF VIRGINIA
LICENSED LAND SURVEYOR NO.: 003514

MAP NUMBER: 013.02-0A-00
PARKFAIRFAX CONDOMINIUM
AS SHOWN ON A PLAT ATTACHED TO THE DEED RECORDED IN DEED BOOK 847 AT PAGE 508
ZONED: RB



SITE 725



SITE 547

GRAPHIC SCALE
1" = 30'

REV#	DATE	REVISION

christopher consultants
9301 innovation dr p 703.393.9887
suite 150
manassas, va 20110
engineering • surveying • land planning

TOPOGRAPHIC SURVEY ON A PORTION OF THE LAND OF

PARK FAIRFAX CONDOMINIUM

AS SHOWN ON A PLAT RECORDED WITH AND ATTACHED TO THE DEED RECORDED IN DEED BOOK 847 AT PAGE 508

CITY OF ALEXANDRIA, VIRGINIA

PROJECT: 21261.001.00
DRAWING NO.: 110999
SCALE: 1" = 30'
DATE: 8/18/21
DRAWN: ERR / RTC
CHECKED: CGH
SHEET No.
1 of 1

P:\Projects\21261\00100\SURVEYS\Plats\Topo\110999-Topographic Survey.dwg, 8/26/2021 3:42:31 PM, DWG To PDF.pc3

SURVEY OF

ALEXANDRIA

A, VIRGINIA

CONTOUR INTERVAL 2'

200 300

FEET

MANHOLE
CATCH BASIN
DROP INLET
LIGHT POLE
SIGN
POWER POLE
FIRE HYDRANT
CONTOURS
Index 100
Intermediate
Approximate
Depression
Supplementary 97

LEGEND

BUILDINGS / HOUSES
Ruins
Foundation
ROADS
Primary (paved)
Secondary (unpaved)
RAILROADS
Single Track
Multi Track
SIDEWALKS
FENCES
WALL
TOWERS

BRIDGE
Culverts
GUARD RAIL
TANK, SILO, CHIMNEY,
DRAINAGE
Double Line Drain
Single Line Drain
Swamp
Disappearing Drain
VEGETATION
Orchard
Hedge
Brush
Individual Tree

C-7

P.S.I. 1602

STORM WATER INLET COMPUTATIONS

NUMBER	INLET TYPE	LENGTH ft.	DRAINAGE AREA, Ac	C	CA	INTENSITY In./Hr.	Q INCRE. C.F.S.	Q ARRYOV C.F.S.	Qt GUTTERFLOW C.F.S.	S GUTTERSLOPE ft./ft	Sx CROSS SLOPE ft./ft	T SPREAD	W ft.	W/T	Sw ft./ft	Sw/Sx	Eo (Chart 10)	a	Sw' a/(12W)	Se (Sx+SwEo) ft./ft	Lt Length ft.	P Effec. Lt. ft.	L/Lt	d ft.	E (Chart 16)	h ft.	Q Intercepted C.F.S.	d/h	Qb Carry Over C.F.S.	T Spread @ Sag ft.	REMARKS
(left)			1.31	0.66	0.87	6.2	5.37		5.37	0.0200	0.0200	11.61	2	0.17	0.0833	4.17		3.52	0.1466	0.0200	-	-	-	-	-	-	-	-	-	-	Left
21	SAG	4			1.73	6.2	10.74		10.74				2								-	14.4	-	1.26	-	0.46	-	2.75	-	56.63	
(right)			1.31	0.66	0.87	6.2	5.37		5.37	0.0200	0.0200	11.61	2	0.17	0.0833	4.17		3.52	0.1466	0.0200	-	-	-	-	-	-	-	-	-	-	Right

YARD INLET COMPUTATIONS

NUMBER	INLET	TYPE	A, Ac	C	CA	I, in	Q, cfs	HW, ft	Top Elev, ft	10 Yr. W.S.E. (ft)	REMARKS	COMMENTS
1010	Grate	12" RD	0.62	0.61	0.38	6.2	2.33	0.63	69.73	70.36	50% clogged*	FIRST FLOOR ELEV=71.7
1100	Grate	12"x12"	0.22	0.62	0.14	6.2	0.85	0.40	86.32	86.72	50% clogged*	

STORM SEWER DESIGN COMPUTATIONS

STRUCTURE From	STRUCTURE To	DRAINAGE AREA (ACRES) "A"	RUN-OFF COEF. "C"	"CA" Increment	"CA" Accumulated	INLET TIME Min.	RAIN FALL In./Hr.	RUNOFF "Q" C.F.S.	INVERT ELEVATIONS Upper End	INVERT ELEVATIONS Lower End	LENGTH (ft)	SLOPE (ft/ft)	MANNING'S "n" VALUE	DIAMETER IN	CAPACITY C.F.S.	VELOCITY F.P.S.	FLOW TIME Seconds	REMARKS
1000	1010	0.24	0.90	0.213	0.213	5	9.00	1.92	67.69	64.83	127.70	0.0224	0.013	12	5.32	6.11	20.89	
1010	1040	0.62	0.61	0.376	0.727	5	9.00	6.54	64.73	61.92	159.10	0.0177	0.013	15	8.57	7.65	20.81	
1100	1010	0.22	0.62	0.138	0.138	5	9.00	1.24	83.47	unknown	unknown	0.0100	0.013	10	2.19	4.07		Assumed Length &Slope
21	20	2.62	0.66	1.733	1.733	5	9.00	15.60	unknown	unknown	unknown	0.0100	0.013	18	10.50	5.94		Assumed Length &Slope

Example of grate inlet to install in between structures 1000 and 1010

ARK #2

19.2
300.9
N: 70.44

Dry swale at 3%

2' MAX HGT, ~120' LONG RET WALL (LIVING WALL)
-BOTTOM GRADE TO MATCH EXISTING
-TOP GRADE 2' MAX HIGHER TO ALLOW FOR DRAINAGE SWALE TO DIVERT WATER TO LYONS LANE

Owner's Association to provide notice to property owner

Owner's Association to TV storm lines

GRADE TO PROVIDE POSITIVE DRAINAGE AWAY FROM UNITS AND TO LYONS LANE

Potential location for doghouse grate inlet to collect stormwater from above the retaining wall

EX. PAVER AREA (TYP.)

EX. BUILDING
#3709 - #3715
LYONS LANE

FF=71.7
FF=71.7
FF=71.8

EX. 4' TIMBERS (TYP.)

15" RCP

20.0 ft

6" PVC

4" PVC

6" PVC

4" PVC

EX. 1020

EX. 1030

Sod Area

EX. DECK

EX. 1000

12" RCP

EX. BUILDING
#3701 - #3707
LYONS LANE

EX. PAVER AREA (TYP.)

EX. 4' TIMBERS (TYP.)

EX. 4' TIMBERS (TYP.)

EX. GRAVEL AREA

FF=83.6
EX. BUILDING
#3721- #3731
GUNSTON ROAD

EX. 1100

10" RCP

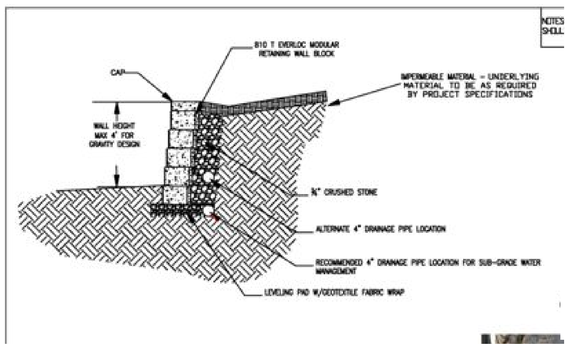
6" RCP

FF=84.8
FF=84.7

EX. PAVER AREA (TYP.)

EX. BUILDING
#3733- #3743
GUNSTON ROAD

VIRGINIA STATE GRID NORTH
NAD 83



PLANTABLE WALL

SITE 547

HORIZONTAL GRAPHIC SCALE
1" = 10'

christopher consultants
9900 main st suite 400 fairfax, va 22031
p 703.273.6820
engineering • surveying • land planning

PARK FAIRFAX
BUILDING 547
ALEXANDRIA, VA

MARK	DATE	DESCRIPTION

PROJECT No.: 21261.001.00
DRAWING No.: 111026
DATE: 9/17/2021
SCALE: 1" = 10'
DESIGN: AJG
DRAWN: AJG
CHECKED:

SHEET TITLE:

CONCEPTUAL GRADING EXHIBIT

SHEET No.
C-100

P:\Projects\21261\00100\EXHIBITS\Conceptual Grading.dwg, 12/13/2021 9:43:43 AM, DWG To PDF.pc3

9900 MAIN ST STE 400, FAIRFAX, VA 22031
(703)-273-6820

1/14/2022

PARKFAIRFAX 547 SITE PRELIMINARY BUDGET

(FIGURES BASED ON CONCEPTUAL GRADING EXHIBIT SENT TO H.O.A. AROUND 12/13/21)

SITE											
DOGHOUSE GRATE INLET											
	1	EA	@	$	1400	-	$	2500 /SF	=	$1,400.00	- $2,500.00
RETAINING WALL (LIVING WALL)											
	240	SF	@	$	40	-	$	50 /SF	=	$9,600.00	- $12,000.00
SOD											
	2,500	SF	@	$	1.5	-	$	2.5 /SF	=	$3,750.00	- $6,250.00
EARTHWORK/GRADING											
	1	EA	@	$	8,000	-	$	10,000 /EA	=	$8,000.00	- $10,000.00
								TOTAL COST = $		$22,750.00	- $30,750.00
								TOTAL COST WITH 5% CONTINGENCY = $		$23,887.50	- $32,287.50

THIS ESTIMATE IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY; IT IS NOT BASED ON ACTUAL PRICES OF MATERIAL OR LABOR COSTS AT TIME OF INSTALLATION, WHICH CAN FLUCTUATE. THIS ESTIMATE DOES NOT INCLUDE COSTS OF REMOVALS, RELOCATIONS, OR CRANE FEES, THAT MAY BE REQUIRED.

NOTES:

1. THE ABOVE ESTIMATE WAS PREPARED BY A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF VIRGINIA AND IS A PROFESSIONAL OPINION OF CONSTRUCTION COSTS.

2. THE OPINION OF PROBABLE CONSTRUCTION COSTS PROVIDED HEREIN ARE MADE ON THE BASIS OF EXPERIENCE AND REPRESENT OUR BEST JUDGEMENT AS CIVIL ENGINEERS FAMILIAR WITH THE CONSTRUCTION INDUSTRY. THE FIRM CANNOT AND DOES NOT GUARANTEE THAT PROPOSALS, BIDS, OR THE CONSTRUCTION COST WILL NOT VARY FROM OUR OPINIONS OF PROBABLE COSTS. IF THE OWNER WISHES GREATER ASSURANCES AS TO THE CONSTRUCTION COST, WE RECOMMEND THE EMPLOYMENT OF AN INDEPENDENT COST ESTIMATOR.

3. CONCEPTUAL DESIGN WAS NOT FINALIZED OR APPROVED AT THE TIME THIS ESTIMATE WAS PREPARED, ACTUAL ITEMS AND QUANTITIES WILL VARY BASED ON FINAL DESIGN

Grass Filter Strip
As stormwater moves through grass, it slows down and sediment is filtered out. Putting swaths of Pennsylvania Sedge - a shade tolerant and vigorously growing ornamental grass - throughout this site would quickly stabilize the soil, absorb runoff and sediment, and create a peaceful river of flowing grass fronds. By mowing this a few times a year, a shorter grass can be achieved that is less likely to harbor small mammals.

Shade Perennials
Planting hardy shade perennials along the slopes is by far the best long term solution for preventing erosion and tree root exposure. Plants can be selected for their ability to spread quickly and have fibrous root systems that hold soil in place. Additionally, it has good aesthetic benefits.

Rain Garden
Turning the existing drain into a rain garden will solve the problem of sediment building up around and clogging the drain. Surrounding the drain, at a lower elevation, will be a rain garden basin that collects rainwater and allows it to be taken up by plants or filtered into the groundwater, allowing sediments time to settle out. In this plan, the drain stops being the main conveyance of water and instead becomes simply an overflow once the rain garden is unable to hold all the water in a storm event.

christopher consultants
engineering • surveying • land planning

FINAL CONCEPT

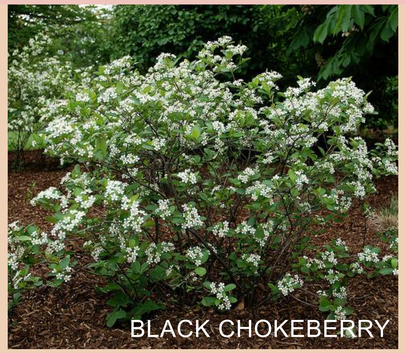
Park Fairfax Site 725
Alexandria, VA

8' 4' 0' 8' 16'
SCALE: 1/8" = 1'-0"

Notes:
1. This conceptual rendering is for illustrative purposes only.
2. Proposed structure dimensions, orientation, and location were determined by others.

Date: 01/18/2022
Drawn/Checked: TR/CM
Project #: 21261.001.00
Drawing #: 111026

C-1

	SHRUBS		GROUNDCOVERS		
DRY OR INTERMITTENT MOISTURE	 OAKLEAF HYDRANGEA	 BLACK CHOKEBERRY	 TIARELLA	 HEUCHERA	 ALLEGHANEY SPURGE
	 RED OSIER DOGWOOD	 RED OSIER DOGWOOD	 PENNSYLVANIA SEDGE	 WHITE TURTLEHEAD	 DWARF CRESTED IRIS
INTERMITTENT TO HIGH MOISTURE	 SPICEBUSH	 VIRGINIA SWEETSPIRE	 INLAND SEA OATS	 CINNAMON FERN	 BLUE MISTFLOWER

christopher consultants
engineering • surveying • land planning

PLANTING PALETTE

Park Fairfax Site 725
Alexandria, VA

Notes:
1. Plant palette on final drawings may vary

Date: 01/18/2022
Drawn/Checked: TR/CM
Project #: 21261.001.00
Drawing #: 111026

C-2

9900 MAIN ST STE 400, FAIRFAX, VA 22031
(703)-273-6820

12/13/2021

PARKFAIRFAX 725 LANDSCAPE PRELIMINARY BUDGET

(FIGURES BASED ON CONCEPT 'C' AND ADDITIONAL REQUEST FROM H.O.A. ON 12/6/21)

HARDSCAPE														
DECOMPOSED GRAVEL PATH														
	850	SF	@	$	4	-	$	6 /SF	=	$	$3,400.00	-	$	$5,100.00
METAL EDGING														
	300	LF	@	$	2.5	-	$	4 /LF	=	$	$750.00	-	$	$1,200.00
DRAIN MODIFICATION														
	1	EA	@	$	1,000	-	$	1,500 /EA	=	$	$1,000.00	-	$	$1,500.00
OPTIONAL STONE STEPS (IF USED IN FINAL CONCEPT)														
	60	LF	@	$	75	-	$	100 /LF	=	$	$4,500.00	-	$	$6,000.00
LANDSCAPE														
SOD														
	2,000	SF	@	$	1.5	-	$	2.5 /SF	=	$	$3,000.00	-	$	$5,000.00
SHRUBS, GRASSES, GROUNDCOVERS														
	4,200	SF	@	$	6	-	$	9 /SF	=	$	$25,200.00	-	$	$37,800.00
MULCH														
	45	CU YD	@	$	50	-	$	60 /CU YD	=	$	$2,250.00	-	$	$2,700.00
EARTHWORK/GRADING														
	1	EA	@	$	8,000	-	$	10,000 /EA	=	$	$8,000.00	-	$	$10,000.00
								TOTAL COST = $			$37,850.00	-	$	$56,600.00
								TOTAL COST WITH 5% CONTINGENCY = $			$39,742.50	-	$	$59,430.00

THIS ESTIMATE IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY; IT IS NOT BASED ON ACTUAL PRICES OF MATERIAL OR LABOR COSTS AT TIME OF INSTALLATION, WHICH CAN FLUCTUATE. THIS ESTIMATE DOES NOT INCLUDE COSTS OF REMOVALS, RELOCATIONS, OR CRANE FEES, THAT MAY BE REQUIRED.

NOTES:

1. THE ABOVE ESTIMATE WAS PREPARED BY A REGISTERED LANDSCAPE ARCHITECT LICENSED TO PRACTICE IN THE STATE OF VIRGINIA AND IS A PROFESSIONAL OPINION OF CONSTRUCTION COSTS.

2. THE OPINION OF PROBABLE CONSTRUCTION COSTS PROVIDED HEREIN ARE MADE ON THE BASIS OF EXPERIENCE AND REPRESENT OUR BEST JUDGEMENT AS LANDSCAPE ARCHITECTS FAMILIAR WITH THE CONSTRUCTION INDUSTRY. THE FIRM CANNOT AND DOES NOT GUARANTEE THAT PROPOSALS, BIDS, OR THE CONSTRUCTION COST WILL NOT VARY FROM OUR OPINIONS OF PROBABLE COSTS. IF THE OWNER WISHES GREATER ASSURANCES AS TO THE CONSTRUCTION COST, WE RECOMMEND THE EMPLOYMENT OF AN INDEPENDENT COST ESTIMATOR.

3. CONCEPTUAL DESIGN WAS NOT FINALIZED OR APPROVED AT THE TIME THIS ESTIMATE WAS PREPARED, ACTUAL ITEMS AND QUANTITIES WILL VARY BASED ON FINAL DESIGN

Drought Plan Proposal

Parkfairfax Drought Plan
Presented by
Landscape Committee
Transportation and Land Use Committee

Parkfairfax's landscape is one of the biggest and best benefits to living in this community. The landscape has continued to flourish due to the careful and thoughtful work by staff, contractors and volunteer gardeners and watering by residents. However, given that many residents work long hours and travel frequently (when we aren't in a pandemic), they may not be as available as needed for volunteer work. Our long-term goal is to decrease the need for volunteer labor on our landscape by careful planning. We offer some solutions to help our landscape thrive through the worst dry spells and excessive summer heat waves in the short term with an eye towards financial impacts and considerations moving forward.

Suggested Actions for this Year (*All commentary on costs will appear in italics*):

- CLS Contract – Goal: to water most hard to reach spots for residents 3x/week
    - Renegotiate CLS for one less mowing ($3,500) annually and put that toward watering ($900 weekly is estimate for watering) not to exceed total contract value.
      After discussion with CLS (see attached email) – the agreement could be to provide one of their current onsite staff to Parkfairfax's Water Truck 3 days a week at no additional cost and without having to renegotiate.
- Parkfairfax Management to hire part time (seasonal) staff person for watering and related duties.
  Estimated Cost: $18445.36 for one person May-October @ 40hrs/week
- Continue with Landscape Committee's adopt-a-tree program and per Committee recommendation – expand it to "adopt an area"
  No Cost
- Provide hoses, sprinklers, y-splitters and hose reels – for those faucets that do not have them – to encourage watering
  Estimated Cost (see attached spreadsheet): $900/location at request of residents – if all buildings are supplied estimated cost is a one-time $103,600
- Place flyer in each resident's mail slot about watering (include best practices, best hours of the day to water, reasons to not water late in day or after sunset, how much to water each type of plant, reminder to water trees!, etc.) – Volunteers could take on this project
  No Additional Costs
- Add soaker hoses and drip irrigation systems back onto the USP list for residents and for a new add – basic timers
  Estimated Cost: Depending on implementation size – cost could range from $100-200 per site – this would be done at the cost to the resident (as we do with all USP)

- Emails (weekly blast) – for dry weeks put a water notice at the top of the email in red
  No Additional Costs
- Forum – continue with articles from the Landscape Committee and others educating our residents on landscaping, native plant resources (local nurseries, on-line plant lists, etc.), local designers who specialize in native & drought-resistant planting designs, watering and best practices
  No Additional Costs
- Meeting with experts online – Landscape Committee to lead a "training meeting" featuring representatives from Master Gardeners, Master Naturalists and Tree Stewards as a resource to the community
  No Additional Costs
- Continue to recommend residents and Management plant sustainable and drought resistant as well as native plants, appropriate to the increasingly hot and dry climate we live in.
  No Additional Costs

Suggestions for future:
Since these are suggestions for the future – no costs were estimated.

- Board needs to take a look at putting in permanent irrigation/drip irrigation for common areas (including the use of cisterns, roof run off etc.) as well as reviewing how water runoff is redirected and reused (e.g. porous pavement and pavers, rain gardens, berms, etc.) to keep more water in our soil and plants
- The project of mid building faucets (for those buildings where it was deemed appropriate) must continue and be sped up so that all buildings have this functionality
- Update and enhance the watering guidelines using the content developed for the Forum and Email blasts on the Parkfairfax website
- Continue to look and apply for grants that may help us with water retention and drought mitigation goals (e.g. conveying runoff from rooftops and impervious surfaces (i.e., roads, sidewalks, leadwalks, etc.) into common areas and allow the water to infiltrate via rain gardens, conservation landscaping, check dams, etc. Also address areas with erosive slopes (we would suggest a working group of Board Members, committee leaders and volunteers be convened).

Bld Type	Building Length in feet per front/rear	# of buildings remaining	# of hydrants/hose reels per bld	cost per hydrant	cost per hose reel	total # of hydrants/hose reels	total cost both installed
C-1	148	17	2	$795.00	$130.00	34	$31,450.00
C-2	148	18	2	$795.00	$130.00	36	$33,300.00
CD-3	112	12	2	$795.00	$130.00	24	$22,200.00
CCD-4	112	9	2	$795.00	$130.00	18	$16,650.00
Total Cost							**$103,600.00**
Part time staff	Hourly		Payroll Taxes	W/C			
			10.3%				
TBD	$ 15.50	$ 16,120.00	$ 1,660.36	$ 665.00			$ 18,445.36
May-Oct							
40 hr wk							
Overall Costs							**$122,045.36**

Gmail

Robin Davis <sororobin@gmail.com>

FW: Watering

Mark Miller <mmiller@parkfairfax.info> Fri, Aug 14, 2020 at 9:50 AM
To: "sororobin@gmail.com" <sororobin@gmail.com>

fyi

From: Bill Munt <bmunt@community-landscape.com>
Sent: Friday, August 14, 2020 9:25 AM
To: Mark Miller <mmiller@parkfairfax.info>
Subject: Watering

Mark,

In response to the request from the (drought) landscape committee regarding the reduction of one mowing and allocating the money to watering is not recommended. The reason is, CLS would have to stop mowing the third week of October leaving the grass long for the winter which would interfere with turf applications that occur during these months.

One option that CLS would offer is for one of our drivers that is on the maintenance crew utilize Park Fairfax's water truck and provide watering services twice a week starting the second week of July and continuing till the end of August.

Please let me know if this is a viable option.

Thanks,

Bill Munt

ISA Certified Arborist MA-0534A / TRAQ

Community Landscape Services

24388 Stone Springs Boulevard

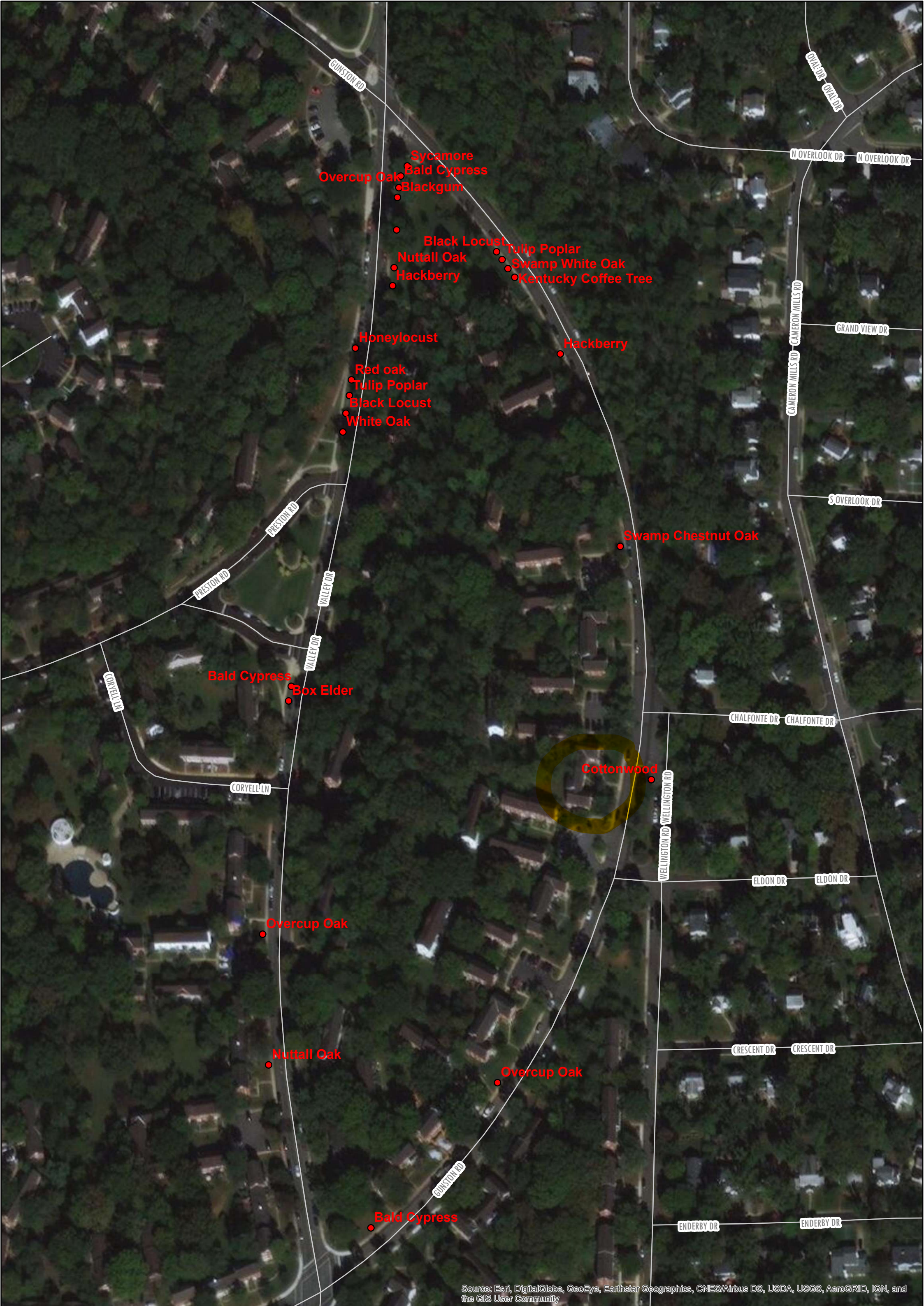
Sterling, VA 20166

Cell (571) 437-0683

bmunt@community-landscape.com

www.community-landscape.com

City Tree Planting Proposal Map


GUNSTON RD
OVAL DR
OVAL DR
N OVERLOOK DR
N OVERLOOK DR
Sycamore
Bald Cypress
Overcup Oak
Blackgum
Black Locust
Tulip Poplar
Nuttall Oak
Swamp White Oak
Hackberry
Kentucky Coffee Tree
CAMERON MILLS RD
GRAND VIEW DR
Honeylocust
Hackberry
CAMERON MILLS RD
Red oak
Tulip Poplar
Black Locust
White Oak
S OVERLOOK DR
PRESTON RD
PRESTON RD
VALLEY DR
VALLEY DR
Swamp Chestnut Oak
Bald Cypress
Box Elder
CORYELL LN
CHALFONTE DR
CHALFONTE DR
Cottonwood
WELLINGTON RD
WELLINGTON RD
CORYELL LN
ELDON DR
ELDON DR
Overcup Oak
CRESCENT DR
CRESCENT DR
Nuttall Oak
Overcup Oak
GUNSTON RD
Bald Cypress
ENDERBY DR
ENDERBY DR
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community