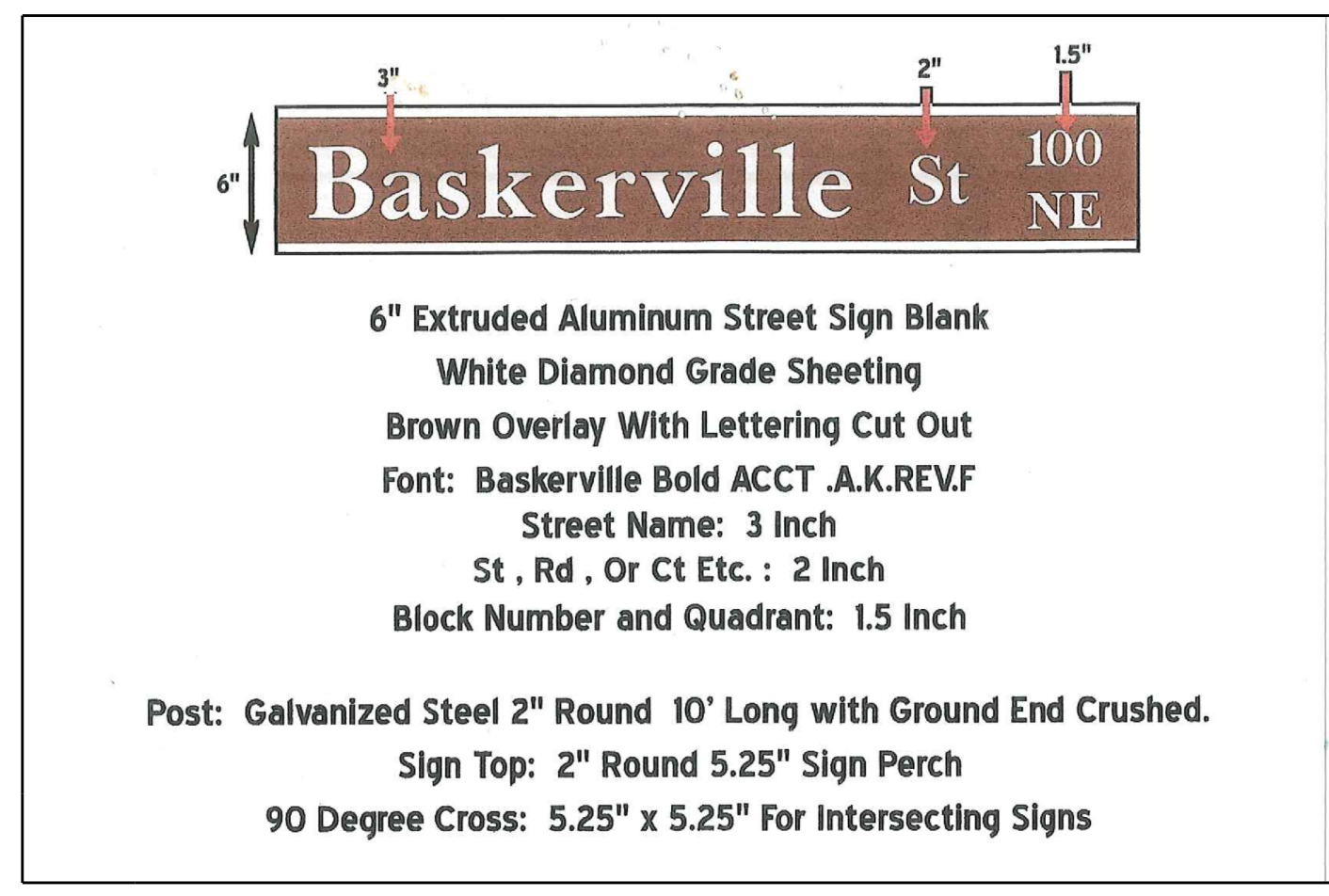


PROJECT MANAGER *Anne Gelaer, (703) 771-2742 (Town of Leesburg)*
 SURVEYED BY *Sidney Thomas, L.S., (703) 368-7373 (2015)*
 SUBSURFACE UTILITY BY *Accumark, (800) 542-2990 (2015)*
 DESIGN SUPERVISED BY *Mark A. Gunn, P.E., (703) 368-7373*
 DESIGNED BY *Sahab Qadiri, P.E., (703) 368-7373*

SIGNAGE PLAN GENERAL NOTES

TOWN OF LEESBURG TYP. STREET SIGN DETAIL & SPECIFICATION

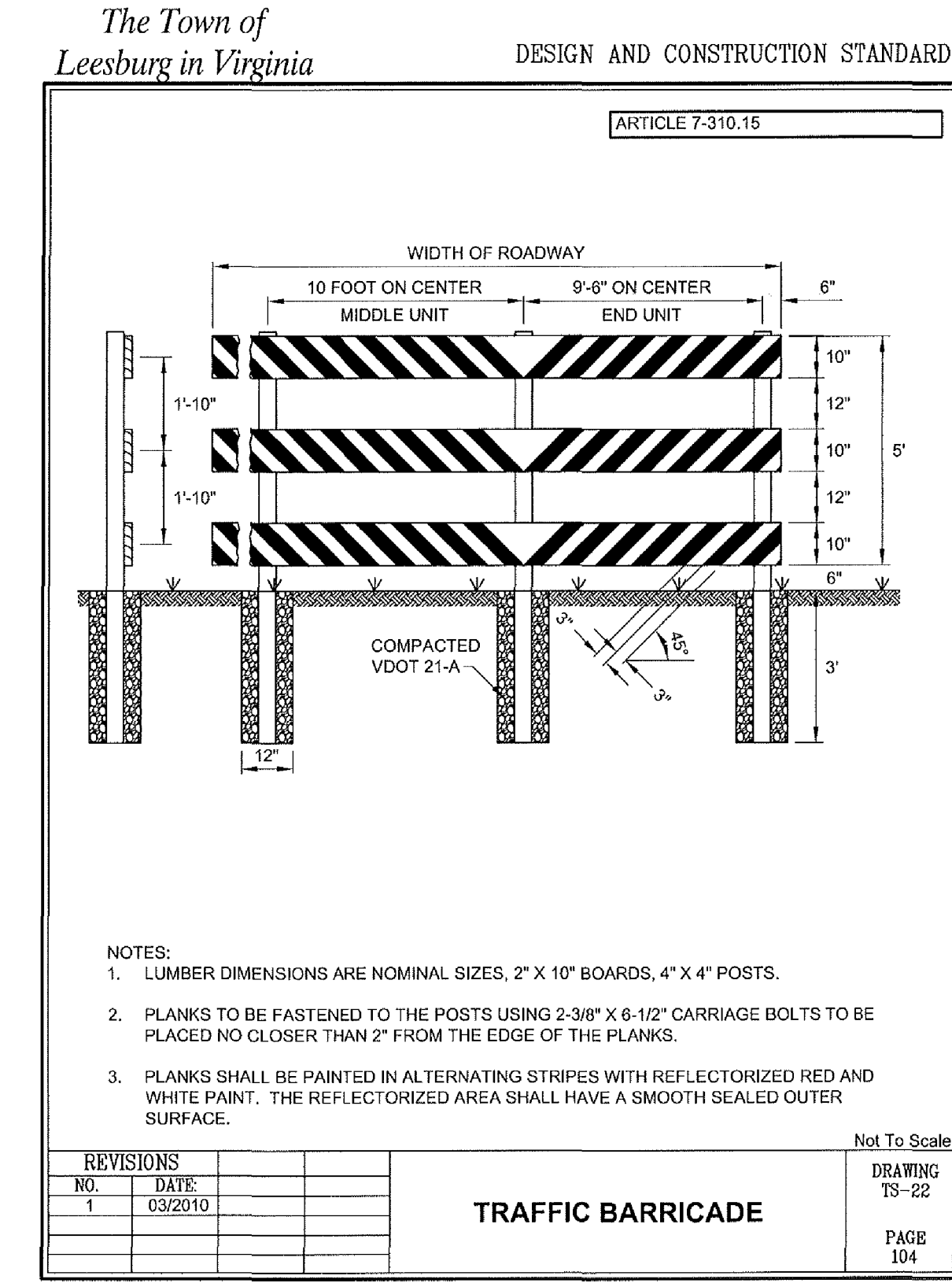
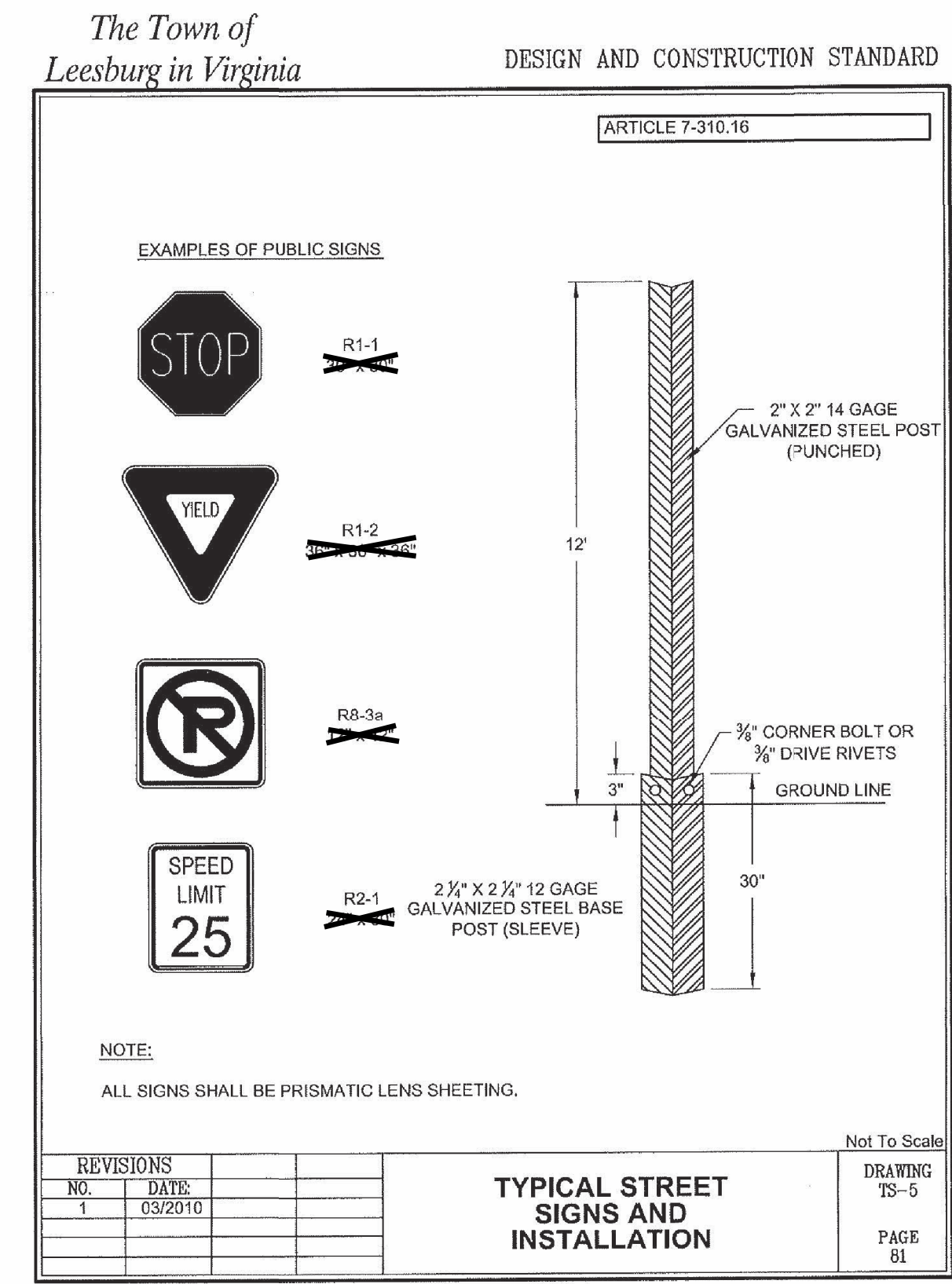


SIGNAGE GENERAL NOTES:

1. Unless otherwise noted on plans or directed by the Engineer, all existing signs impacted by construction shall be replaced with new sign panel assembly. See below for Town of Leesburg standard drawing TS-5 for sign post detail.
2. Unless otherwise approved by the Engineer, existing traffic signs, which are to be removed, shall remain in place until the new sign structure and critical message are in place.
3. All sign panels, framing members and miscellaneous hardware shall be salvaged by the Contractor and delivered intact to the Town of Leesburg "Street Maintenance Division."
4. The Contractor shall notify the Towns Street Maintenance Division at least five days prior to the delivery of salvaged materials. Salvaged materials shall be delivered during the Street Maintenance Divisions normal working hours and properly stored as directed by the Town.
5. Sign structures shall be located within 10' of the sign's proposed location as shown on the plans. If installation of a proposed sign will conflict with a utility service and will require to be moved more than 10' from the proposed location shown on the plan the contractor shall notify the Town 120 days prior to installation of the sign to coordinate a new location.
6. Proposed signs and sign structures shall not impact underground existing utilities. Contractor is responsible for any disruption in Utility Service due to digging for signage structure. If Proposed signage location will cause impact to existing Utility Service, sign location shall be relocated at the approval of the Town Traffic Engineer at no additional cost.

MEASUREMENT & PAYMENT ITEMS

(Remove Sign) as shown on Signage Plan.
 REMOVE AND DISPOSE SIGN STRUCTURE, TYPE (WP-I,VA,Ty,I or J)
 Will be measured in units of each and paid for at the contract unit price per each, which shall be full compensation for the removal and disposal of sign panels, posts and foundations to at least 2 feet below existing ground line, backfilling and restoration (top soiling, and seeding), and for all materials, labor, tools, equipment and incidentals necessary to complete the work.



PROJECT NAME: **SYCOLIN ROAD WIDENING PHASE IV FROM CLAUDIA DRIVE TO TOLBERT LANE S.E.**

PROJECT NUMBER: **TLCI-2016-0002**

ASSOCIATED PLAN: **U000-253-312**

C.I.P. NUMBER: **U000-253-312**

VDOT PROJ. NO. **U000-253-312**

ENGINEER: **Rinker Design Associates, P.C.**

ENGINEERING: **Surveying - Land Planning - Transportation - Environmental Services**

6000 Decoye Blvd., Suite 200, Manassas, Virginia 20108 on the web @ www.rinkrad.com

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to Make Your Vision Reality

PROJECT MANAGER: **MARK A. GUNN, P.E.**

Town of Leesburg

Loudoun County, Virginia

Submission DATE: **02/21/2018**

TOWN NUMBER: **TBD**

Adam Welschenbach
2018.02.22 18:00:58 -05'00'

PROJECT MANAGER: Anne Geisler, (703) 771-2742 (Town of Leesburg)
 SURVEYED BY: Sidney Thomas, L.S., (703) 368-7373 (2015)
 SUBSURFACE UTILITY BY: AccuMark, (800) 542-2990 (2015)
 DESIGN SUPERVISED BY: Mark A. Gunn, P.E., (703) 368-7373
 DESIGNED BY: Sohaib Qadir, P.E., (703) 368-7373

SIGNAGE SCHEDULE

Text NO.	SIGN	SIGN ASSEMBLY NO.	SIGN STRUCT. STD.	WIDTH	HEIGHT	SIGN AREA SQ. FT.	STD. NO.	REMARKS
				INCHES	INCHES			
01		102	STP-1 2" 14 GA. Single Post	36	12	3	R6 - 1L	Foundation Type A Req'd.
		406	DCSM TS-5 2" 14 GA. Single Post (Punched)					
02	NOT USED	NOT USED	NOT USED	NOT USED	NOT USED	NOT USED	NOT USED	NOT USED
03		215	DCSM TS-5 2" 14 GA. Single Post (Punched)	30	30	6.25	R3 - 7R	
04		104, 105	STP-1 2" 14 GA. Single Post	30	30	6.25	R3 - 7L	Foundation Type A Req'd.
05	 	206	STP-1 2 1/2" 12 GA. Single Post	30	30	6.25	R3 - 7L (Special)	See Sheet 15(7) for Sign Details. Foundation Type A Req'd.
				36	18	4.5		
06		103	STP-1 2 1/2" 12 GA. Single Post	24	30	5	R4 - 7	Foundation Type A Req'd.
				30	30	6.25	R3 - 7L	
07		207, 208	STP-1 2" 14 GA. Single Post	24	30	5	R4 - 7	Foundation Type A Req'd.
		211, 214, 301, 306, 309, 401, 402, 403, 405, 407, 501	DCSM TS-5 2" 14 GA. Single Post (Punched)					
08		202, 203, 302, 303, 304, 305	DCSM TS-5 2" 14 GA. Single Post (Punched)	30	36	7.5	R2 - 1	
09	 	209	STP-1 2 1/2" 12 GA. Single Post	30	36	7.5	R2 - 1	See Sheet 15(7) for Sign Details. Foundation Type A Req'd.
				36	24	6	(Special)	
10		205, 212, 213, 307, 404	DCSM TS-5 2" 14 GA. Single Post (Punched)	30	30	6.25	R1 - 1	

Signage Plan Schedule

SIGNAGE SCHEDULE

Text NO.	SIGN	SIGN ASSEMBLY NO.	SIGN STRUCT. STD.	WIDTH	HEIGHT	SIGN AREA SQ. FT.	STD. NO.	REMARKS
				INCHES	INCHES			
11	 	204	DCSM TS-5 2" 14 GA. Single Post (Punched)	24	24	4	1 - 5	
				21	15	2.19	M5 - 1	
12		201	DCSM TS-5 2" 14 GA. Single Post (Punched)	40	18	5	(Special)	See Sheet 15(7) for Sign Details.
13		101	STP-1 2 1/2" 10 GA. Two Posts	66	48	22	(Special)	See Sheet 15(7) for Sign Details. Foundation Type B Req'd.
		210	DCSM TS-5 2" 14 GA. Two Posts (Punched)					See Sheet 15(7) for Sign Details.
14	 	308	DCSM TS-5 2" 14 GA. Single Post (Punched)	-	6	-	(Special)	See Sheet 15(5) for Street Name Sign Details & Specification. Contractor shall submit shop drawings for Street Name signs to the Town and shop drawings must be approved prior to sign fabrication.
				-	6	-	(Special)	

Note: All proposed signs installed in Town of Leesburg property shall follow the "Typical Street Sign and Installation" detail shown on Sheet 15(5).

ENGINEER:
Rinker Design Associates, P.C.
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to Make Your Vision Reality

PROJECT NAME: **SYCOLIN ROAD WIDENING PHASE IV**
FROM CLAUDIA DRIVE TO TOLBERT LANE S.E.
SIGNAGE PLAN SCHEDULE

PROJECT MANAGER: MARK A. GUNN, P.E.

Adam Welschenbach
2018.02.22 18:00:26 -05'00'

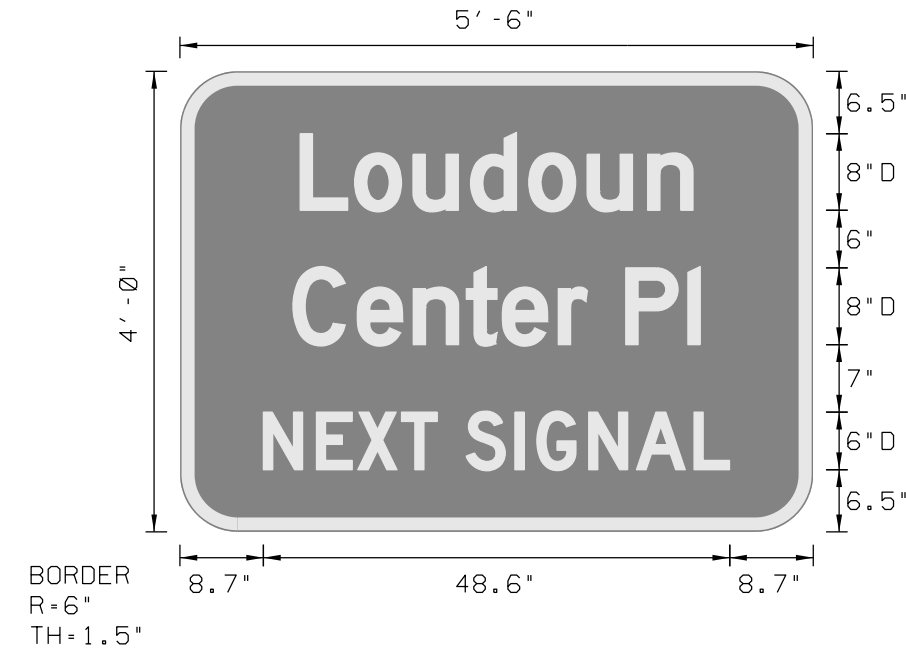
ASSOCIATED PLAN NUMBER: **TLCI-2016-0002**
VDOT PROJ. NO. **U000-253-312**

TOWN NUMBER: TBD

Sheet 15(6) of 20

PROJECT MANAGER **Anne Gaiser, (703) 771-2742 (Town of Leesburg)**
 SURVEYED BY **Sidney Thomas, L.S., (703) 368-7373 (2015)**
 SUBSURFACE UTILITY BY **Accumark, (800) 542-2990 (2015)**
 DESIGN SUPERVISED BY **Mark A. Gunn, P.E., (703) 368-7373**
 DESIGNED BY **Sahab Qadir, P.E., (703) 368-7373**

SIGN DETAIL



Panel Style: **D3-V2**
Dimensions are in inches, tenths
Letter locations are panel edge to lower left corner

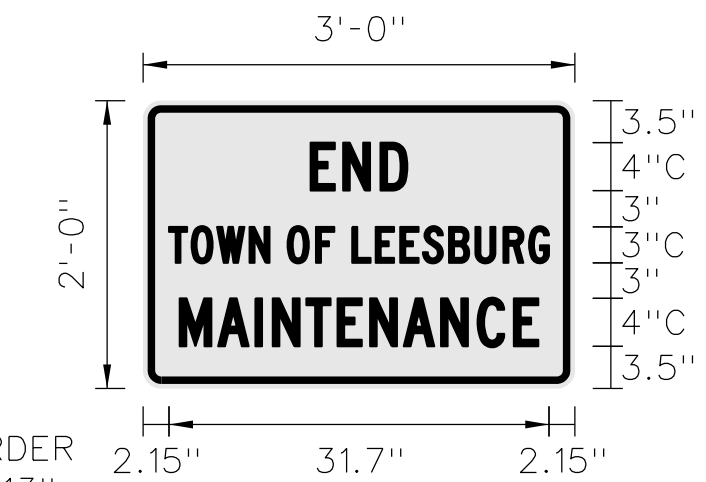
LETTER POSITIONS (X)																LENGTH	SERIES / SIZE
L	o	u	d	o	u	n										D	2000
12.5	18.2	24.3	30.3	36.4	42.4	48.6										41	8 / 6
C	e	n	t	e	r		P	I								D	2000
11.8	18.5	24.3	29.8	33.6	39.4	42.5	46.5	53								42.5	8 / 6
N	E	X	T		S	I	G	N	A	L						D	2000
8.7	14.2	18.5	23.1	26.8	29.8	34.9	37.2	42.6	47.6	53.6						48.6	6

SIGN NUMBER	101, 210
WIDTH x HIGHT.	5'-6" x 4'-0"
BORDER WIDTH	1.5"
CORNER RADIUS	6"
MOUNTING	Ground
BACKGROUND	TYPE: Reflective COLOR: Green
LEGEND/BORDER	TYPE: Reflective COLOR: White / White

SYMBOL	ROT	X	Y	WID	HT

Signage Details

SIGN DETAIL



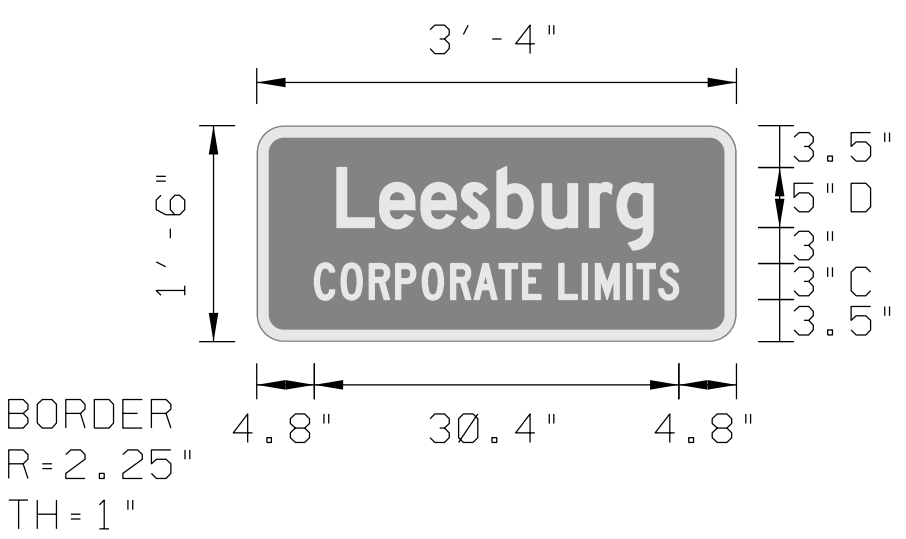
Panel Style: **D3-V2**
Dimensions are in inches, tenths
Letter locations are panel edge to lower left corner

LETTER POSITIONS (X)																LENGTH	SERIES / SIZE
E	N	D														C	2000
14	16.7	19.8														8.1	4
T	O	W	N		O	F		L	E	E	S	B	U	R	G	C	2000
2.2	4	6.2	8.9	10.6	12.1	14.4	16	17.5	19.4	21.4	23.3	25.5	27.7	30.1	32.2	31.7	3
M	A	I	N	T	E	N	A	N	C	E						C	2000
3.1	6.3	9.4	10.8	13.6	16.2	18.9	21.7	24.9	27.9	30.9						29.9	4

SIGN NUMBER	209
WIDTH x HIGHT.	3'-0" x 2'-0"
BORDER WIDTH	0.63"
CORNER RADIUS	1.13"
MOUNTING	Ground
BACKGROUND	TYPE: Reflective COLOR: White
LEGEND/BORDER	TYPE: COLOR: Black / Black

SYMBOL	ROT	X	Y	WID	HT

SIGN DETAIL



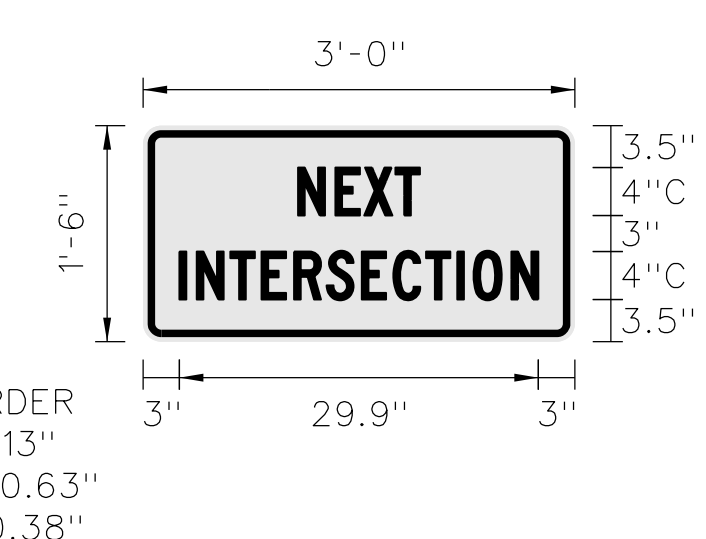
Panel Style: **I-V7**
Dimensions are in inches, tenths
Letter locations are panel edge to lower left corner

LETTER POSITIONS (X)																LENGTH	SERIES / SIZE
L	e	e	s	b	u	r	g									D	2000
6.7	10.2	13.7	17	20	23.8	27.7	30									26.4	5 / 3.8
C	O	R	P	O	R	A	T	E		L	I	M	I	T	S	C	2000
4.8	7	9.4	11.6	13.8	16.2	18.1	20.2	22.2	23.7	25.2	27.2	28.2	30.9	31.7	33.5	30.4	3

SIGN NUMBER	201
WIDTH x HIGHT.	3'-4" x 1'-6"
BORDER WIDTH	1"
CORNER RADIUS	2.25"
MOUNTING	Ground
BACKGROUND	TYPE: Reflective COLOR: Green
LEGEND/BORDER	TYPE: Reflective COLOR: White/White

SYMBOL	ROT	X	Y	WID	HT

SIGN DETAIL



Panel Style: **D3-V2**
Dimensions are in inches, tenths
Letter locations are panel edge to lower left corner

LETTER POSITIONS (X)																LENGTH	SERIES / SIZE
N	E	X	T													C	2000
12.9	16	18.4	21													10.2	4
I	N	T	E	R	S	E	C	T	I	O	N					C	2000
3	4.5	7.3	9.9	12.6	15.3	18.2	20.9	23.6	26.2	27.6	30.7					29.9	4

SIGN NUMBER	206
WIDTH x HIGHT.	3'-0" x 1'-6"
BORDER WIDTH	0.63"
CORNER RADIUS	1.13"
MOUNTING	Ground
BACKGROUND	TYPE: Reflective COLOR: White
LEGEND / BORDER	TYPE: COLOR: Black / Black

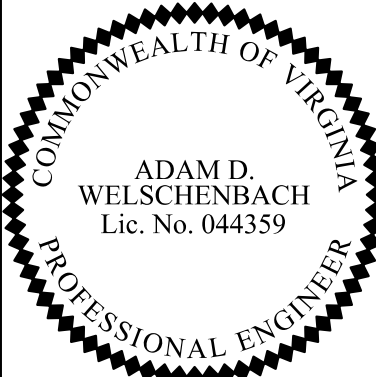
SYMBOL	ROT	X	Y	WID	HT



ENGINEER:
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 E-mail: info@rinker.com
 to Make Your Vision Reality

PROJECT MANAGER: MARK A. GUNN, P.E.

**PROJECT NAME: SYCOLIN ROAD WIDENING PHASE IV
 FROM CLAUDIA DRIVE TO TOLBERT LANE S.E.**
SIGNAGE DETAILS
 Loudoun County, Virginia



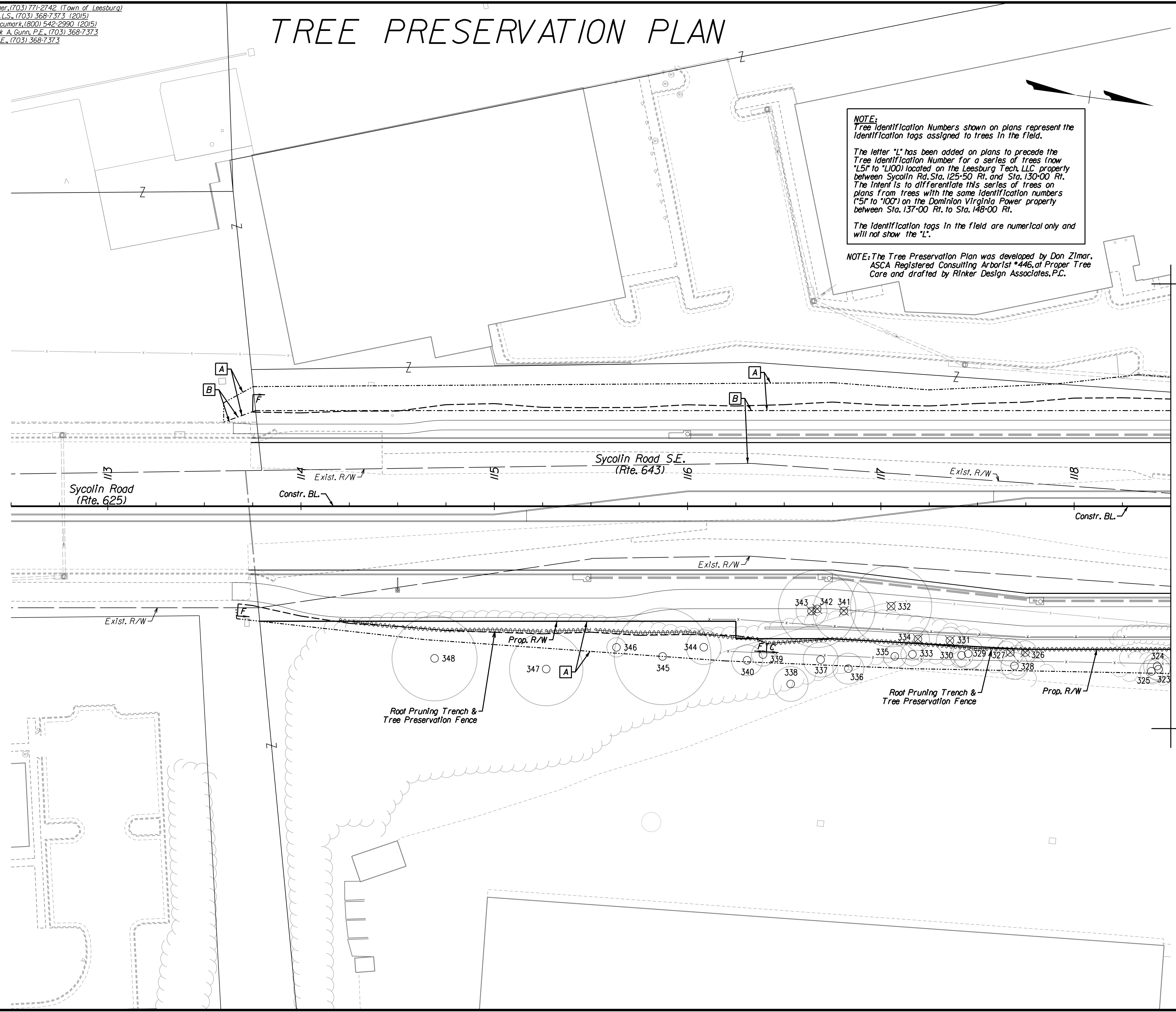
Adam D. Welschenbach
 Lic. No. 044359
 PROFESSIONAL ENGINEER

Adam Welschenbach
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ASSOCIATED PLAN
 C.I.P. NUMBER: **TLCI-2016-0002**
 VDOT PROJ. NO. **U000-253-312**
 TOWN NUMBER: TBD

PROJECT MANAGER: Anne Gellaer, (703) 771-2742 (Town of Leesburg)
 SURVEYED BY: Sidney Thomas, L.S., (703) 368-7373 (2015)
 SUBSURFACE UTILITY BY: AccuMark, (800) 542-2990 (2015)
 DESIGN SUPERVISED BY: Mark A. Gunn, P.E., (703) 368-7373
 DESIGNED BY: Sahab Qadiri, P.E., (703) 368-7373

TREE PRESERVATION PLAN



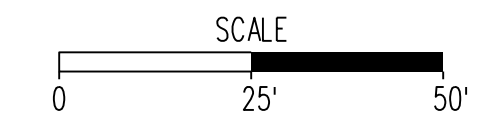
NOTE:
 Tree Identification Numbers shown on plans represent the Identification tags assigned to trees in the field.

The letter "L" has been added on plans to precede the Tree Identification location for a series of trees (now "L5" to "L100") located on the Leesburg Tech, LLC property between Sycollin Rd, Sta. 125+50 Rt. and Sta. 130+00 Rt. The intent is to differentiate this series of trees on plans from trees with the same identification numbers ("5" to "100") on the Dominion Virginia Power property between Sta. 137+00 Rt. to Sta. 148+00 Rt.

The identification tags in the field are numerical only and will not show the "L".

NOTE: The Tree Preservation Plan was developed by Don Zimar, ASCA Registered Consulting Arborist #446, of Proper Tree Care and drafted by Rinker Design Associates, P.C.

Match Line Sta. 118+50 (C.B.L.) - See Sheet 16(1)



100% PLANS

ENGINEER:
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 E-mail: info@rinkerd.com
 to Make Your Vision Reality



PROJECT MANAGER: MARK A. GUNN, P.E.

PROJECT NAME: **SYCOLLIN ROAD WIDENING PHASE IV**
 FROM CLAUDIA DRIVE TO TOLBERT LANE S.E.
 TREE PRESERVATION PLAN SYCOLLIN ROAD
 STATION 112+50 TO 118+50

Loudoun County, Virginia

Town of Leesburg
 SUBMISSION DATE: 02/21/2018



Mark A Gunn
 2018.02.22 18:53:17 -05'00'

ASSOCIATED PLAN
 C.I.P. NUMBER: **TLCI-2016-0002**
 VDOT PROJ. NO. **U000-253-312**

TOWN NUMBER: TBD

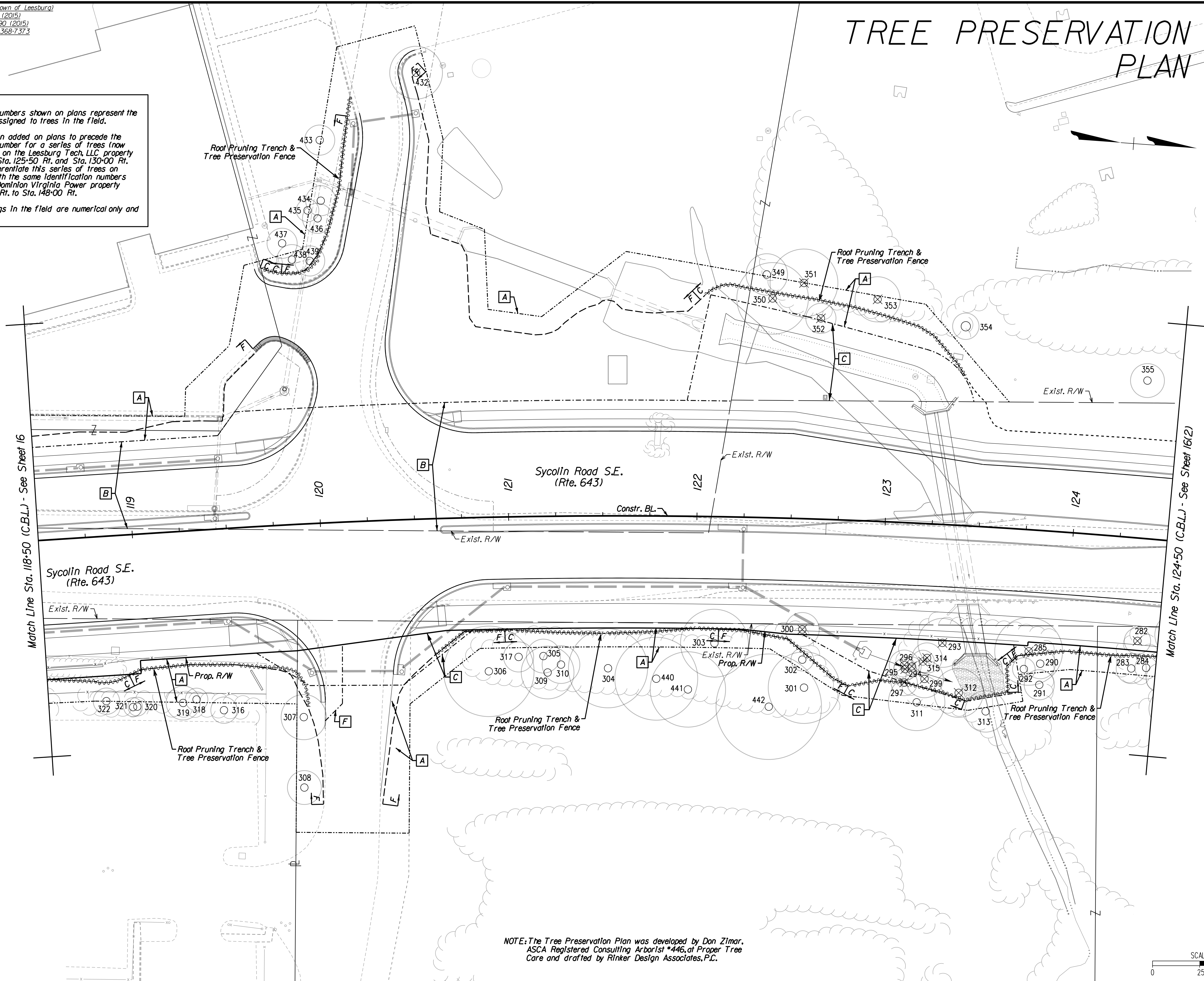
Sheet
 16 of 20

PROJECT MANAGER: Anne Geller, (703) 771-2742 (Town of Leesburg)
 SURVEYED BY: Sidney Thomas, L.S., (703) 368-7373 (2015)
 SUBSURFACE UTILITY BY: AccuMark, (800) 542-2990 (2015)
 DESIGN SUPERVISED BY: Mark A. Gunn, P.E., (703) 368-7373
 DESIGNED BY: Sahab Dadir, P.E., (703) 368-7373

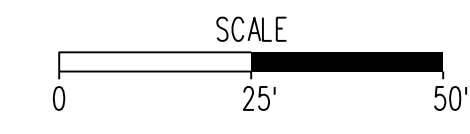
NOTE:
 Tree Identification Numbers shown on plans represent the identification tags assigned to trees in the field.

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The identification tags in the field are numerical only and will not show the "L".



NOTE: The Tree Preservation Plan was developed by Don Zimar, ASCA Registered Consulting Arborist #446, at Proper Tree Care and drafted by Rinker Design Associates, P.C.



TREE PRESERVATION PLAN

ENGINEER:
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 To Make Your Vision Reality

PROJECT NAME: SYCOLLIN ROAD WIDENING PHASE IV FROM CLAUDIA DRIVE TO TOLBERT LANE S.E. TREE PRESERVATION PLAN SYCOLLIN ROAD STATION 118+50 TO 124+50
 Loudoun County, Virginia

Town of Leesburg
 SUBMISSION DATE: 02/21/2018

COMMONWEALTH OF VIRGINIA
 MARK A. GUNN
 Lic. No. 038323
 PROFESSIONAL ENGINEER

Mark A Gunn
 2018.02.22 18:53:32 -05'00'

ASSOCIATED PLAN: _____
 C.I.P. NUMBER: TLCl-2016-0002
 VDOT PROJ. NO. U000-253-312
 TOWN NUMBER: TBD

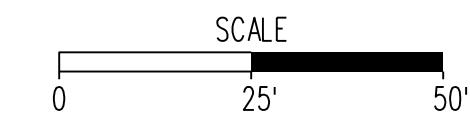
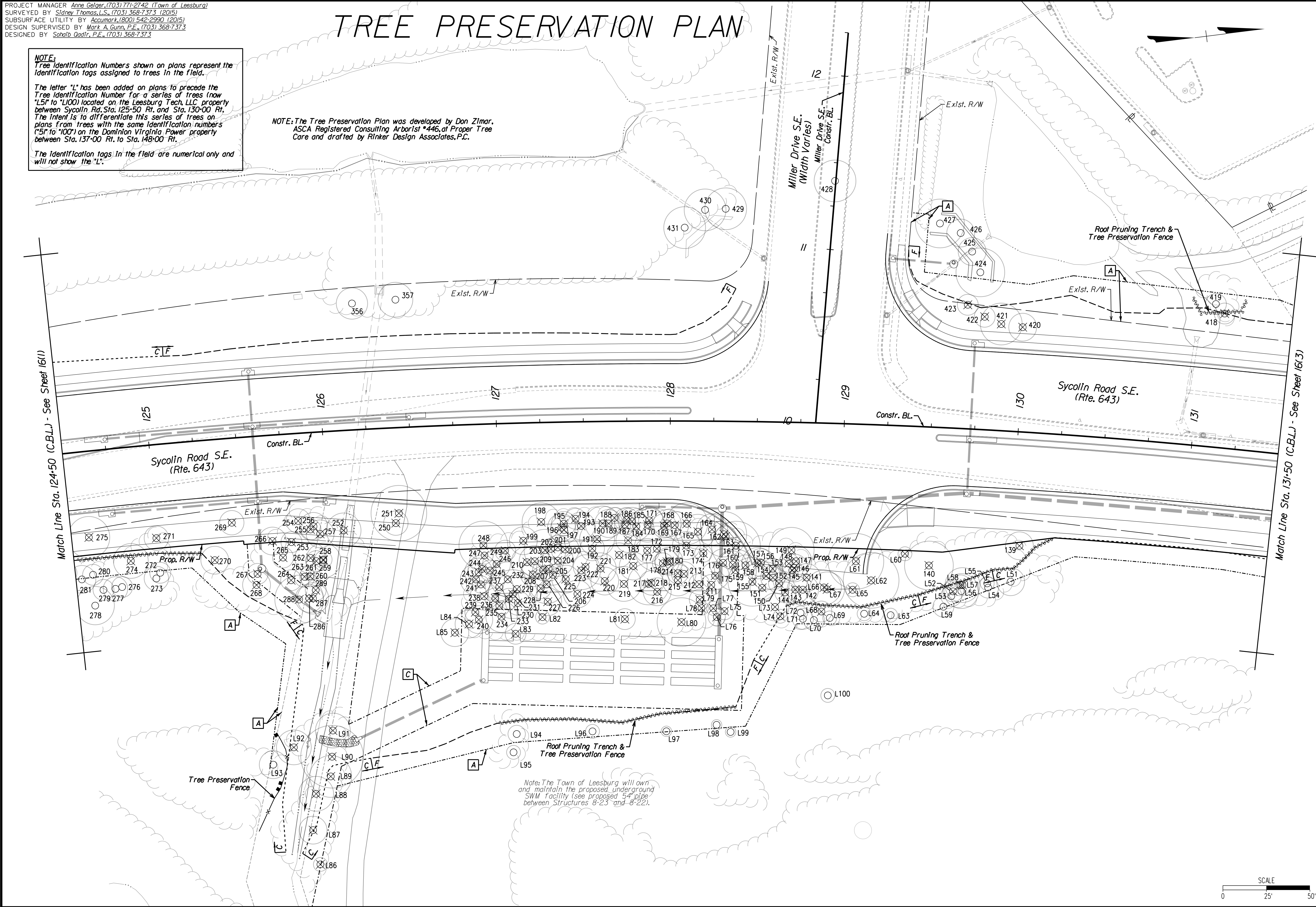
Sheet 16(1) of 20

PROJECT MANAGER: Anne Geller, (703) 771-2742 (Town of Leesburg)
 SURVEYED BY: Sidney Thomas, L.S., (703) 368-7373 (2015)
 SUBSURFACE UTILITY BY: Accumark, (800) 542-2990 (2015)
 DESIGN SUPERVISED BY: Mark A. Gunn, P.E., (703) 368-7373
 DESIGNED BY: Sohab Qadiri, P.E., (703) 368-7373

TREE PRESERVATION PLAN

NOTE:
 Tree Identification Numbers shown on plans represent the Identification tags assigned to trees in the field.
 The letter "L" has been added on plans to precede the Tree Identification Number for a series of trees (now "L51" to "L100") located on the Leesburg Tech, LLC property between Sycollin Rd. Sta. 125+50 Rt. and Sta. 130+00 Rt. The intent is to differentiate this series of trees on plans from trees with the same identification numbers ("51" to "100") on the Dominion Virginia Power property between Sta. 137+00 Rt. to Sta. 148+00 Rt.
 The identification tags in the field are numerical only and will not show the "L".

NOTE: The Tree Preservation Plan was developed by Don Zimar, ASCA Registered Consulting Arborist #446, at Proper Tree Care and drafted by Rinker Design Associates, P.C.



100% PLANS

PROJECT NAME: **SYCOLLIN ROAD WIDENING PHASE IV**
 FROM CLAUDIA DRIVE TO TOLBERT LANE S.E.
 TREE PRESERVATION PLAN SYCOLLIN ROAD
 STATION 124+50 TO 131+50

ENGINEER:
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 Telephone: (703) 368-7373 Fax: (703) 370-5443
 E-mail: info@rinker.com
 to Make Your Vision Reality

MARK A. GUNN
 Lic. No. 038323
 PROFESSIONAL ENGINEER

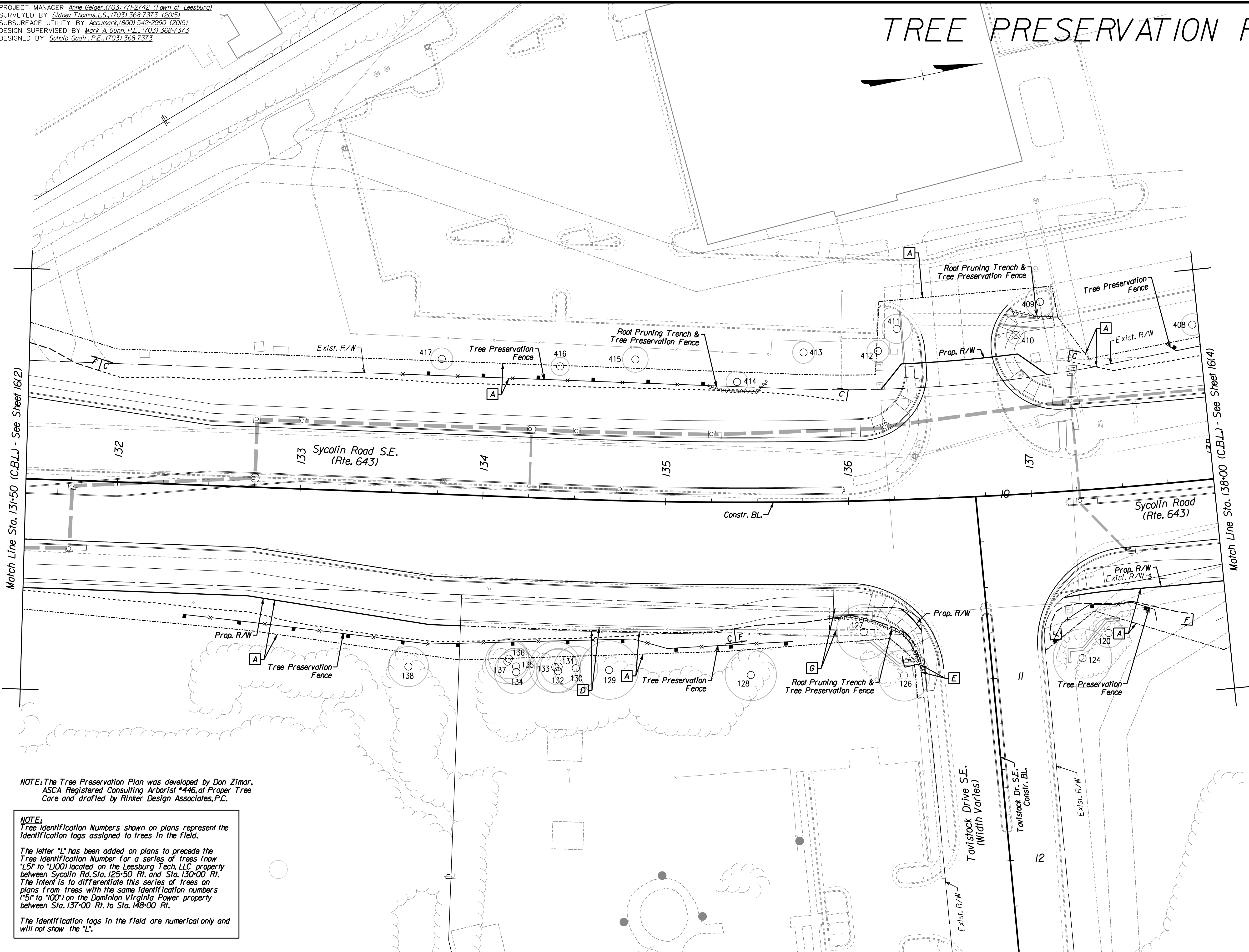
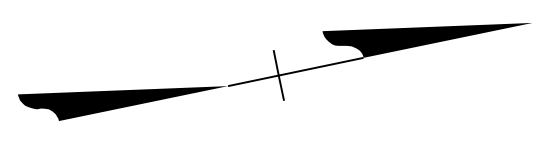
ASSOCIATED PLAN
 C.I.P. NUMBER: **TLCI-2016-0002**
 VDOT PROJ. NO. **U000-253-312**

TOWN NUMBER: TBD
 Sheet 16(2) of 20

Town of Leesburg
 Submission Date: 02/21/2018
 Loudoun County, Virginia
 PROJECT MANAGER: MARK A. GUNN, P.E.

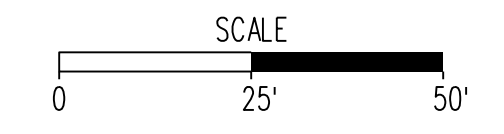
PROJECT MANAGER: Anne Geiser, (703) 771-2742 (Town of Leesburg)
 SURVEYED BY: Sidney Thomas, L.S., (703) 368-7373 (2015)
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 DESIGN SUPERVISED BY: Mark A. Gunn, P.E., (703) 368-7373
 DESIGNED BY: Sahab Qadiri, P.E., (703) 368-7373

TREE PRESERVATION PLAN



NOTE: The Tree Preservation Plan was developed by Don Zimar, ASCA Registered Consulting Arborist #446, at Proper Tree Care and drafted by Rinker Design Associates, P.C.

NOTE:
 Tree Identification Numbers shown on plans represent the identification tags assigned to trees in the field.
 The letter "L" has been added on plans to precede the Tree Identification Number for a series of trees (now "L5" to "L100") located on the Leesburg Tech, LLC property between Sycollin Rd, Sta. 125+50 Rt. and Sta. 130+00 Rt. The intent is to differentiate this series of trees on plans from trees with the same identification numbers ("5" to "100") on the Dominion Virginia Power property between Sta. 137+00 Rt. to Sta. 148+00 Rt.
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 to Make Your Vision Reality

PROJECT NAME: **SYCOLLIN ROAD WIDENING PHASE IV**
 FROM CLAUDIA DRIVE TO TOLBERT LANE S.E.
 TREE PRESERVATION PLAN SYCOLLIN ROAD
 STATION 131+50 TO 138+00

Town of Leesburg
 Loudoun County, Virginia

PROJECT MANAGER: MARK A. GUNN, P.E.

COMMONWEALTH OF VIRGINIA
 MARK A. GUNN
 Lic. No. 038323
 PROFESSIONAL ENGINEER

Mark A Gunn
 2018.02.22 18:54:07 -05'00'

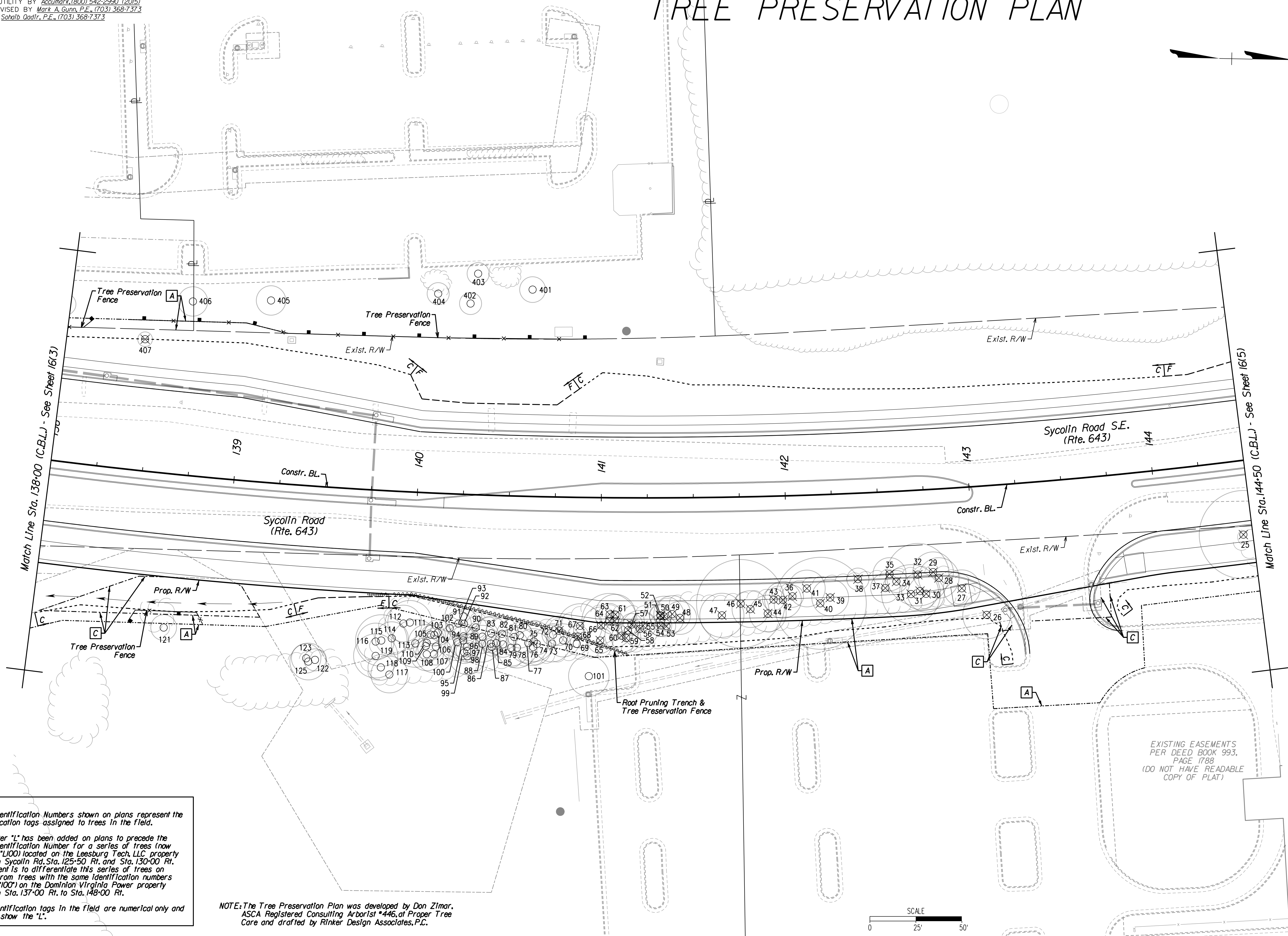
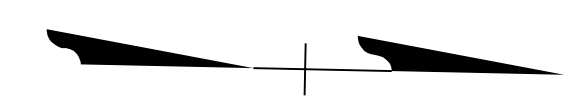
ASSOCIATED PLAN
 C.I.P. NUMBER: TLCl-2016-0002
 VDOT PROJ. NO. U000-253-312

TOWN NUMBER: TBD

Sheet
 16(3) of 20

PROJECT MANAGER: Anne Gelaer, (703) 771-2742 (Town of Leesburg)
 SURVEYED BY: Sidney Thomas, L.S., (703) 368-7373 (2015)
 SUBSURFACE UTILITY BY: AccuMark, (800) 542-2990 (2015)
 DESIGN SUPERVISED BY: Mark A. Gunn, P.E., (703) 368-7373
 DESIGNED BY: Sohab Qadiri, P.E., (703) 368-7373

TREE PRESERVATION PLAN

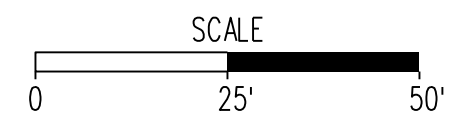


NOTE:
 Tree Identification Numbers shown on plans represent the identification tags assigned to trees in the field.

The letter "L" has been added on plans to precede the Tree Identification Number for a series of trees (now "L5" to "L100") located on the Leesburg Tech, LLC property between Sycollin Rd. Sta. 125+50 Rt. and Sta. 130+00 Rt. The intent is to differentiate this series of trees on plans from trees with the same identification numbers ("5" to "100") on the Dominion Virginia Power property between Sta. 137+00 Rt. to Sta. 148+00 Rt.

The identification tags in the field are numerical only and will not show the "L".

NOTE: The Tree Preservation Plan was developed by Don Zimar, ASCA Registered Consulting Arborist #446, at Proper Tree Care and drafted by Rinker Design Associates, P.C.



EXISTING EASEMENTS
 PER DEED BOOK 993,
 PAGE 1788
 (DO NOT HAVE READABLE
 COPY OF PLAT)

ENGINEER:
Rinker Design Associates, P.C.
 Engineering - Surveying - Land Planning - Transportation - Environmental Services
 1000 West Boulevard, Suite 200, Leesburg, VA 20176
 Phone: (703) 368-7373 Fax: (703) 368-7373
 Website: www.rinker.com
 to Make Your Vision Reality

PROJECT MANAGER: MARK A. GUNN, P.E.

PROJECT NAME: **SYCOLLIN ROAD WIDENING PHASE IV**
 FROM CLAUDIA DRIVE TO TOLBERT LANE S.E.
 TREE PRESERVATION PLAN SYCOLLIN ROAD
 STATION 138+00 TO 144+50

Town of Leesburg
 Loudoun County, Virginia

SUBMISSION DATE: 02/21/2018

COMMONWEALTH OF VIRGINIA
 MARK A. GUNN
 Lic. No. 038323
 PROFESSIONAL ENGINEER

Mark A Gunn
 2018.02.22 18:54:23 -05'00'

ASSOCIATED PLAN
 C.I.P. NUMBER: TLCl-2016-0002
 VDOT PROJ. NO. U000-253-312

TOWN NUMBER: TBD

Sheet
 16(4) of 20

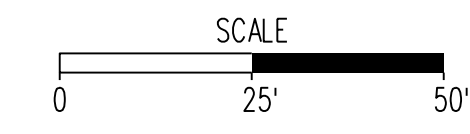
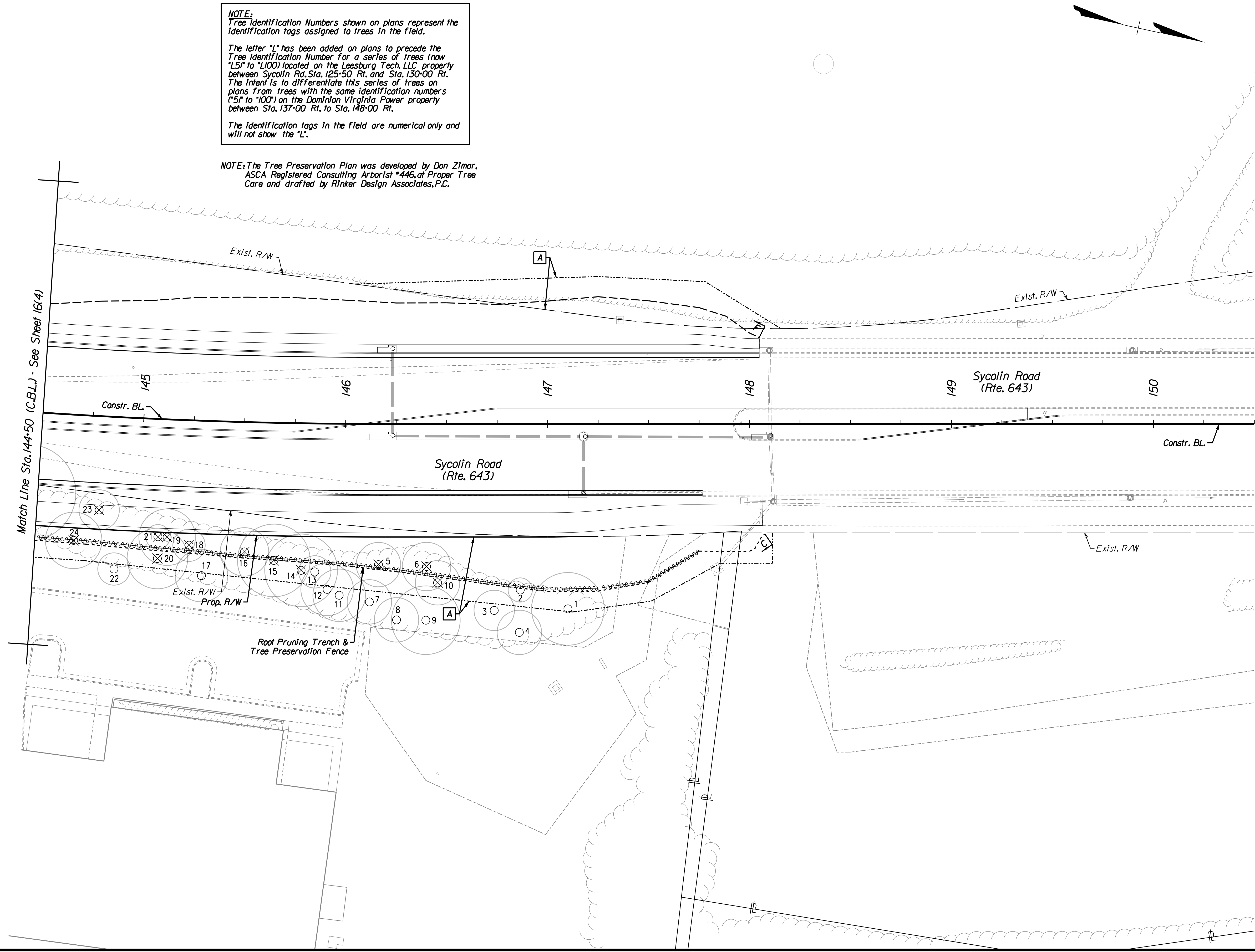
TREE PRESERVATION PLAN

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The identification tags in the field are numerical only and will not show the "L".

NOTE: The Tree Preservation Plan was developed by Don Zimar, ASCA Registered Consulting Arborist #446, at Proper Tree Care and drafted by Rinker Design Associates, P.C.



100% PLANS

PROJECT NAME: **SYCOLIN ROAD WIDENING PHASE IV FROM CLAUDIA DRIVE TO TOLBERT LANE S.E. TREE PRESERVATION PLAN SYCOLIN ROAD STATION 144+50 TO 150+50**

PROJECT MANAGER: **MARK A. GUNN, P.E.**

ENGINEER: **Rinker Design Associates, P.C.**
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 To Make Your Vision Reality

Town of Leesburg
 Loudoun County, Virginia
 SUBMISSION DATE: 02/21/2018

COMMONWEALTH OF VIRGINIA
 MARK A. GUNN
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 PROFESSIONAL ENGINEER

Mark A Gunn
 2018.02.22 18:54:38 -05'00'

ASSOCIATED PLAN
 C.I.P. NUMBER: **TLCI-2016-0002**
 VDOT PROJ. NO. **U000-253-312**

TOWN NUMBER: TBD

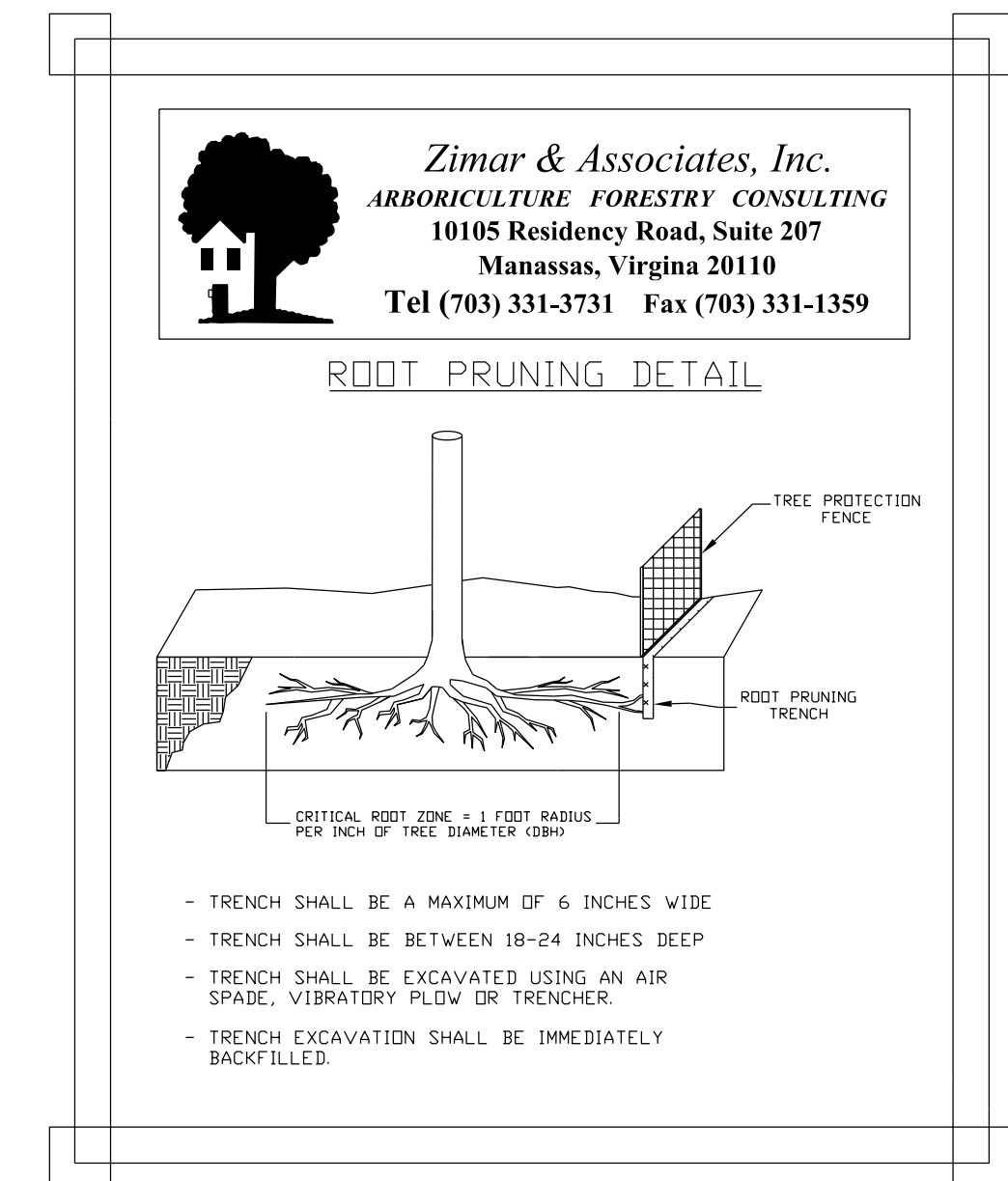
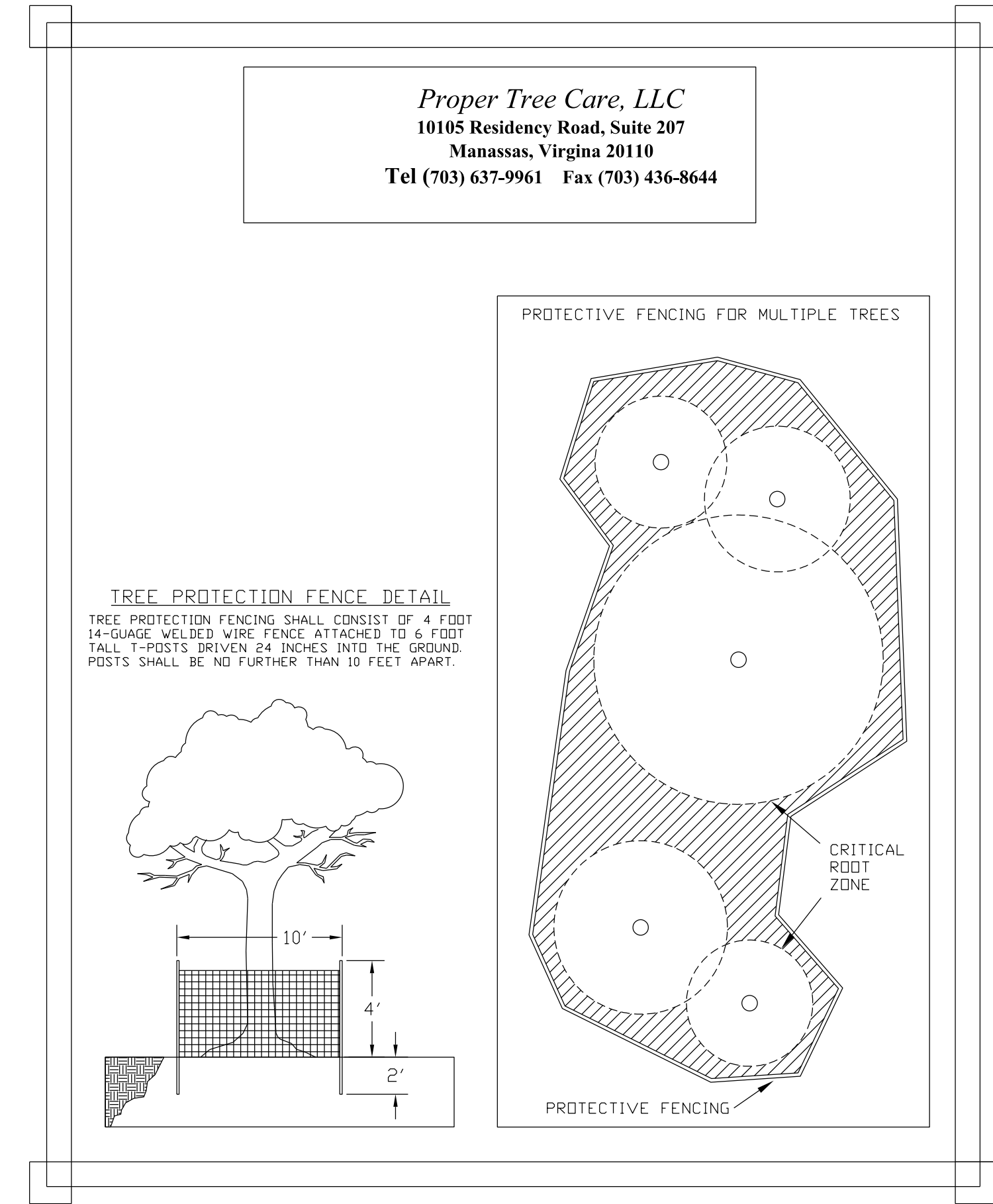
Sheet
 16(5) of 20

PROJECT MANAGER: *Anne Geisler, (703) 771-2742 (Town of Leesburg)*
 SURVEYED BY: *Sidney Thomas, L.S., (703) 368-7373 (2015)*
 SUBSURFACE UTILITY BY: *Accumark, (800) 542-2990 (2015)*
 DESIGN SUPERVISED BY: *Mark A. Gunn, P.E., (703) 368-7373*
 DESIGNED BY: *Sahab Qadiri, P.E., (703) 368-7373*

TREE CONSERVATION NARRATIVE

- All work performed shall meet or exceed industry standards as most recently published by the international society of Arboriculture (ISA), American National Standards Institute (ANSI), or the tree care industry association (TCIA).
 - A professional ISA certified arborist shall be obtained to ensure the proper implementation of the tree preservation plan.
 - All tree preservation related work occurring in or adjacent to tree preservation areas such as root pruning, installation of tree protection fencing and silt control devices; removal of trash and debris; or extraction of trees designated to be removed to eliminate hazardous conditions shall be performed in a manner that minimizes damage to trees, understory shrubs, herbaceous plants, leaf litter, root systems and soil conditions. The use of equipment in tree preservation areas will be limited to hand-operated equipment such as chainsaw, wheel barrows, rake and shovels. Any work that requires the use of equipment, such as excavators, track hoes, dump trucks, bull dozers, articulated tractors, skid loaders, tractors, trucks, stump-grinders, etc., or any accessory or attachment connected to this type of equipment shall be prohibited subject to review and approval by Loudoun County.
 - Trees designated in the approved tree conservation plan for "hand removal" along the limits of disturbance shall be removed using a chainsaw as to avoid damage to surrounding trees and understory vegetation to be preserved. If a stump must be removed, this shall be done using a stump-grinding machine in a manner that causes as little disturbance as possible to adjacent trees, vegetation and soil conditions.
 - Root pruning shall be performed as needed to comply with the requirements of the approved tree conservation plan. Root pruning shall be accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:
 - Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches.
 - Root pruning shall take place prior to any clearing and grading.
 - Root pruning may be done by hand with pneumatic excavation equipment (airspace) in areas inaccessible to other equipment.
 - Project Arborist shall be on-site to monitor all root pruning operations.
 - Mulching shall be accomplished using wood chips or shredded mulch produced during the clearing and grading operations. Distribution of chips:
 - Heavy equipment is prohibited from entering the tree preservation area (s) to distribute mulch.
 - Heavy equipment may be used to distribute chips over tree protection fencing at "distribution locations" determined by "Project Arborist".
 - Distribution locations shall be field located by "Project Arborist". Locations shall be chosen to minimize damage to existing overstory and understory vegetation to be preserved.
 - During distribution of mulch "Project Arborist" shall be on-site to monitor operations.
 - Mulch shall be spread by hand inside tree preservation areas.
 - Hardwood chips or shredded mulch from site clearing operation should be used where possible.
 - Mulch shall not be placed against the trunks of any trees over 10" in diameter.
 - All construction activity beyond the limits of disturbance shown on the tree conservation plan shall be prohibited unless previously approved. The storage of equipment, materials, chemicals, and debris as well as vehicular traffic or the parking of vehicles shall not be permitted within tree preservation areas. Any damage caused by the failure to adhere to the plan and the limits of activity as described and depicted will be the responsibility of the contractor hired to construct the project. If damage occurs as a result of the failure of the contractor to implement the plans and adhere to its requirements, such damage will be repaired or the trees replaced according to the replacement requirements of the Town of Leesburg.
 - The services of the Project Arborist shall be retained to walk the limits of clearing and grading in the areas of tree preservation that have been marked with a continuous line of flagging prior to the preconstruction meeting with the County. During the preconstruction meeting, the Project Arborist shall walk such limits of clearing and grading to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented; provided, however, that no adjustment shall be required that would affect the location and/or design of the development.
 - During the pre-construction walk through, the Project Arborist shall identify and mark any trees that are deemed to be hazardous or that may become hazardous due to the introduction of a target during the construction process. Hazardous trees identified within the tree preservation area shall be removed by hand operations without the operation of heavy equipment with the tree preservation area. Stumps of trees removed from tree preservation areas will be cut as low as possible and be left to decay naturally. The project arborist shall also mark for removal any trees that are unlikely to survive the root loss due to construction. All trees marked for removal shall be removed prior to completion of clearing activity.
 - During any clearing or tree/vegetation removal in the areas adjacent to the tree preservation areas, a representative of the developer shall be present to monitor the process and ensure that the activities are conducted per the Tree Conservation Narrative. The services of the "Project Arborist" or landscape architect shall be retained to monitor all on-site construction and demolition work and tree preservation efforts in order to ensure conformance with all tree preservation conditions.
 - All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees, shall be erected at the limits of clearing and grading adjacent to the tree preservation areas as shown on the phase I & II erosion and sediment control sheets. Super silt fence may be substituted for tree preservation fence as an equivalent alternative so long as it is installed under the supervision of the Project Arborist.
 - Signs stating "TREE PRESERVATION AREA - KEEP OUT" shall be affixed to the tree preservation fence at least every 50 feet. Signs shall alternate between English and Spanish.
 - Trees specifically identified within the Tree Conservation Plan shall be treated as indicated in the Tree Inventory Table as follows:
 - Trees identified as for mulching shall be mulched to the greatest extent possible to include the entire root zone except where intersected by the LOD.
 - Trees indicated for crown cleaning shall be pruned to remove all deadwood, conflicting branches, damaged branches, diseased portions. Pruning shall remove all such limbs 2.0" in diameter or greater at the point of attachment to healthy limbs or trunk. No thinning shall be performed unless specifically indicated by the Project Arborist.
 - Fertilization, if indicated, shall be accomplished using liquid soil injection techniques. Nitrogen shall be professional arboricultural grade comprised primarily of slow release form with a low salt index. Nitrogen shall be applied at a rate of 3 pounds of actual Nitrogen per thousand square feet of root area treated. An organic humate product shall be included in the fertilization at maximum label rate.
 - Pest treatment shall consist of systemic borer application and may be added to fertilization of label allows. Product should be imadclorid or similar systemic product for the treatment of borers and/or other pests. All pesticides shall be applied according to appropriate local state and federal regulations.
 - Cambistat shall be applied according to manufacturers' rates for species and recommended methods by registered applicator.
 - Cabling shall be performed according to most recent ANSI standards and shall be extra high strength steel cable of appropriate size and hardware for limbs being cabled.
- These specifications shall also be used to treat any trees identified for treatment by the Project Arborist during the pre-construction walk-through or subsequent reviews as required by the local jurisdiction.
- The Project Arborist will determine areas with extensive exotic invasive treatments and make recommendations for their treatment. Such treatment may include physical removal and/or herbicide treatment.

TREE PRESERVATION PLAN NOTES AND DETAILS



NOTE: The Tree Preservation Plan was developed by Don Zimar, ASCA Registered Consulting Arborist #446, at Proper Tree Care and drafted by Rinker Design Associates, P.C.

ENGINEER: Rinker Design Associates, P.C.
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 6000 Chesapeake Blvd., Suite 200, Manassas, Virginia 20109 on the web @ www.rinker.com
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 To Make Your Vision Reality

PROJECT NAME: SYCOLIN ROAD WIDENING PHASE IV FROM CLAUDIA DRIVE TO TOLBERT LANE S.E.
TREE PRESERVATION PLAN NOTES AND DETAILS
 Loudoun County, Virginia
 Town of Leesburg
 SUBMISSION DATE: 02/21/2018

ASSOCIATED PLAN: TLCl-2016-0002
C.I.P. NUMBER: U000-253-312
VDOT PROJ. NO.: U000-253-312
TOWN NUMBER: TBD

COMMONWEALTH OF VIRGINIA
 MARK A. GUNN
 Lic. No. 038323
 PROFESSIONAL ENGINEER

Mark A Gunn
 2018.02.22 18:55:38 -05'00'

Sheet
 16(6) of 20

PROJECT MANAGER **Anne Geiger, (703) 771-2742 (Town of Leesburg)**
 SURVEYED BY **Sidney Thomas, L.S., (703) 368-7373 (2015)**
 SUBSURFACE UTILITY BY **Accumark, (800) 542-2990 (2015)**
 DESIGN SUPERVISED BY **Mark A. Gunn, P.E., (703) 368-7373**
 DESIGNED BY **Sahab Qadir, P.E., (703) 368-7373**

TREE PRESERVATION PLAN: TREE INVENTORY

NOTE: The Tree Preservation Plan was developed by Don Zimar,
 ASCA Registered Consulting Arborist #446, at Proper Tree
 Care and drafted by Rinker Design Associates, P.C.

Tag #	Common Name	Botanical Name	Size	**CRZ		***Condition	Canopy Position	Live Crown Ratio	Crown Density	Problems	Suitability	Status	Activities										Comments										
				DBH (in.)	R (ft)								Hand Remove	Grid Stamp	Root Prune	Mulch	Fertilize	Prune	Cut Vines	Trunk Treat	Cambium	Cable											
1	Red oak	<i>Quercus rubra</i>	10	18	65%	Isolated	70%	65%	Dead top	moderate	preserve					X																	
2	Hickory	<i>Carya spp</i>	10	6	70%	Isolated	70%	60%		good	preserve	X				X																	
3	Hickory	<i>Carya spp</i>	10	6	75%	Isolated	70%	60%		good	preserve		X																				
4	Hickory	<i>Carya spp</i>	11	1'	75%	Isolated	75%	65%		good	preserve		X																				
5	Hickory	<i>Carya spp</i>	11	1'	75%	Isolated	65%	70%		good	remove				X																		
6	White oak	<i>Quercus alba</i>	12	12	70%	Isolated	65%	80%		good	remove				X																		
8	Hickory	<i>Carya spp</i>	11	1'	75%	Isolated	65%	65%		good	preserve		X																				
9	Hickory	<i>Carya spp</i>	11	1'	75%	Isolated	70%	65%		good	preserve		X																				
10	White oak	<i>Quercus alba</i>	17	17	75%	Isolated	70%	70%		good	preserve	X																					
11	White oak	<i>Quercus alba</i>	13	13	70%	Isolated	65%	80%		good	remove	X	X																				
12	Red oak	<i>Quercus rubra</i>	8	8	70%	Isolated	75%	65%	Dead top	moderate	preserve				X																		
13	Hickory	<i>Carya spp</i>	13	13	70%	Isolated	60%	70%		good	preserve																						
14	White oak	<i>Quercus alba</i>	18	18	75%	Codominant	80%	70%		good	remove	X	X																				
15	White oak	<i>Quercus alba</i>	18	18	75%	Codominant	80%	75%		good	remove	X	X																				
16	Hickory	<i>Carya spp</i>	12	12	70%	Isolated	80%	70%		good	remove	X	X																				
17	White oak	<i>Quercus alba</i>	13	13	70%	Isolated	85%	75%		good	preserve				X																		
18	Hickory	<i>Carya spp</i>	8	8	60%	Isolated	60%	55%	Stressed	good	remove	X	X																				
19	White oak	<i>Quercus alba</i>	14	14	70%	Codominant	50%	65%		good	remove	X																					
20	Red oak	<i>Quercus rubra</i>	15	15	70%	Codominant	75%	75%		moderate	remove	X																					
21	White oak	<i>Quercus alba</i>	5.5	6	75%	Understory	60%	70%		good	remove	X	X																				
22	Hickory	<i>Carya spp</i>	8	8	70%	Isolated	65%	70%		good	preserve	X																					
23	Hickory	<i>Carya spp</i>	10	10	70%	Isolated	70%	85%		good	remove	X																					
24	Hickory	<i>Carya spp</i>	14	14	70%	Isolated	70%	70%		good	remove	X	X																				
25	Red oak	<i>Quercus rubra</i>	24	24	75%	Isolated	75%	70%		moderate	remove																						
26	Black locust	<i>Robinia pseudacacia</i>	13	13	70%	Isolated	65%	70%		moderate	remove	13																					
27	Hickory	<i>Carya spp</i>	10	10	70%	Isolated	60%	65%		good	remove																						
28	Red oak	<i>Quercus rubra</i>	11	1'	65%	Codominant	80%	65%		moderate	remove																						
29	Black locust	<i>Robinia pseudacacia</i>	11	11	65%	Codominant	65%	65%		moderate	remove																						
30	Dead tree		10	10	0%	Codominant	0%	0%	Removal	poor	remove																						
31	Dead tree		10	10	0%	Codominant	0%	0%	Removal	poor	remove																						
32	Red oak	<i>Quercus rubra</i>	17	17	70%	Codominant	75%	70%		moderate	remove																						
33	Red oak	<i>Quercus rubra</i>	16	16	70%	Codominant	70%	60%		moderate	remove																						
34	Green ash	<i>Fraxinus pennsylvanica</i>	6	6	70%	Understory	65%	60%		good	remove																						
35	Hickory	<i>Carya spp</i>	9	9	75%	Codominant	70%	70%		good	remove																						
36	Green ash	<i>Fraxinus pennsylvanica</i>	6	6	65%	Codominant	60%	60%		poor	remove																						
37	Red oak	<i>Quercus rubra</i>	5.5, 5	6	70%	Codominant	85%	85%		moderate	remove																						
38	Red oak	<i>Quercus rubra</i>	6	6	70%	Codominant	70%	65%		moderate	remove																						
39	Dead tree		10	10	0%	Codominant	0%	0%	Removal	poor	remove																						
40	Red oak	<i>Quercus rubra</i>	25	25	75%	Dominant	75%	70%		moderate	remove																						
41	Red oak	<i>Quercus rubra</i>	13	13	65%	Codominant	65%	65%		moderate	remove																						
42	Red oak	<i>Quercus rubra</i>	7.5, 8	10	65%	Codominant	75%	70%		moderate	remove																						
43	Dead tree		6	6	0%	Codominant	0%	0%	Removal	poor	remove																						
44	Red oak	<i>Quercus rubra</i>	10	10	75%	Codominant	75%	80%		moderate	remove																						
45	Green ash	<i>Fraxinus pennsylvanica</i>	10	10	70%	Codominant	65%	60%		good	remove																						
46	Red oak	<i>Quercus rubra</i>	4	4	70%	Codominant	75%	70%		moderate	remove																						
47	Hickory	<i>Carya spp</i>	6.10	12	70%	Codominant	70%	65%		good	remove																						
48	Green ash	<i>Fraxinus pennsylvanica</i>	9	9	70%	Codominant	60%	60%		poor	remove																						
49	Green ash	<i>Fraxinus pennsylvanica</i>	10	11	70%	Codominant	65%	60%		poor	remove																						
50	Green ash	<i>Fraxinus pennsylvanica</i>	11	11	70%	Codominant	65%	80%		poor	remove																						
51	eastern redcedar	<i>Juniperus virginiana</i>	6	6	80%	Codominant	85%	80%		good	remove																						
52	Green ash	<i>Fraxinus pennsylvanica</i>	6	6	75%	Codominant	65%	65%		poor	remove																						
53	Green ash	<i>Fraxinus pennsylvanica</i>	5	5	75%	Codominant	65%	65%		poor	remove																						
54	Green ash	<i>Fraxinus pennsylvanica</i>	6	6	75%	Codominant	65%	65%		poor	remove																						
55	eastern redcedar	<i>Juniperus virginiana</i>	7	7	60%	Suppressed	80%	85%		good	remove																						

Tag #	Common Name	Botanical Name	Size	**CRZ		***Condition	Canopy Position	Live Crown Ratio	Crown Density	Problems	Suitability	Status	Activities										Comments											
				DBH (in.)	R (ft)								Hand Remove	Grid Stamp	Root Prune	Mulch	Fertilize	Prune	Cut Vines	Trunk Treat	Cambium	Cable												
56	Green ash	<i>Fraxinus pennsylvanica</i>	10	10	70%	Codominant	65%	65%		poor	remove																							
57	black locust	<i>Robinia pseudacacia</i>	6	6	60%	Codominant	45%	40%		moderate	remove																							
58	Green ash	<i>Fraxinus pennsylvanica</i>	6	6	75%	Codominant	60%	60%		poor	remove																							
59	Green ash	<i>Fraxinus pennsylvanica</i>	4.6	6	70%	Codominant	65%	65%		poor	remove																							
60	Green ash	<i>Fraxinus pennsylvanica</i>	6	6	70%	Codominant	65%	65%		poor	remove																							
61	Green ash	<i>Fraxinus pennsylvanica</i>	11	11	70%	Codominant	70%	60%		poor	remove																							
62	eastern redcedar	<i>Juniperus virginiana</i>	5	5	80%	Suppressed	80%	60%		good	remove																							
63	eastern redcedar	<i>Juniperus virginiana</i>	6	6	65%	Dominant	60%	70%		good	remove																							
64	black locust	<i>Robinia pseudacacia</i>	15	15	75%	Dominant	65%	70%		moderate	remove																							
65	Green ash	<i>Fraxinus pennsylvanica</i>	7	7	65%	Codominant	65%	60%		poor																								