

**LANDSCAPE RENOVATION RECOMMENDATIONS
AND PROPOSED SEQUENCING**

CHESTERFIELD MEWS

FAIRFAX, VIRGINIA



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WORK PLAN FOR LANDSCAPE UPGRADE WITH APPROXIMATE COSTS

This Work Plan – and with it proposed sequencing – is presented first by the common areas with which the Board has the greatest concerns, and second, building-by-building where the proposed work for each building includes common areas within the general area of each building's footprint. All costs are approximate. The actual sequencing of the work can and probably will be dependent on the overall annual community budget, and can be adjusted as priorities dictate. The key to success will be following the overall Master and Concept Plans.

WORK PLAN IMPLEMENTATION PRECEPTS

It is assumed that some tree work will be budgeted for each building and area discussed, but that any critical tree work will be addressed on an incidental basis. Based on discussions with Board and Landscape Committee members, trees that were deemed hazardous or critical at the time of the landscape and tree inventories (which were done in late summer and fall of 2017) were addressed using money dedicated to the work prior to the budgeting for the Work Plan presented herein.

Budgets for work to be done as part of the proposed concept plans presented in a previous report have been developed using information from local contractors and material suppliers, and were based on costs as of the date of this report. All costs should therefore be considered approximate.

It is assumed that residents who have taken over maintenance for common areas or introduced elements into the landscape near their individual residences will cooperate with any landscape installation contractors, and assume responsibility for the maintenance of herein-proposed landscape materials and herein-proposed changes to those same common area landscape. Every effort should be made to blend private area landscapes into the common area landscape where such private area landscapes are not contrary to the overall proposed concepts for the common area landscape. Likewise, it is assumed that the incumbent landscape maintenance contractor for Chesterfield Mews (CMCA) will cooperate with any landscape installation contractors, and assume responsibility for the maintenance of herein-proposed landscape materials and herein-proposed changes to the common area landscape.

It is also assumed that the incumbent landscape contractor can re-negotiate the maintenance contract with CMCA as may be necessary once all the recommendations within this report are implemented such that the maintenance regimen is suited to the revised overall landscape.

It is assumed that the proposed work within this Work Plan represents "permanent fixes" to the various problems the plans address, and it is expected that the landscape upgrades presented herein will serve the CMCA community well into the future.

→ *It is recommended that site plans be prepared for the individual buildings and any common areas where grading, significant infrastructure, and/or significant planting are being proposed.*

PRIORITY AREAS

ENTRANCE

Proposed Work. This applies to both wall signs: Remove and discard or relocate (to the community perimeter) undesirable plant materials, including Nandina, Yew, and other plants as indicated in the field. Proposed relocations may be determined in the field at the time of work.

Remove and retain desirable plant material for use in revised entrance wall sign planting layout. Desirable plants include Oakleaf Hydrangea, Cherry Laurel, Aucuba (not native but also not invasive), and Liriope. The Fosters Holly should be left in place and worked around. The retained plants should be arranged to take advantage of their shape and sign-framing size. Shrubs matching those retained can be added to fill out beds. The beds should not look crowded.

Mulch beds around the signs should be edged, but re-sized and re-shaped to include larger trees within 20' of their footprint. This may create narrow areas between the beds for the signs and the larger proposed naturalized areas along Arlington Boulevard service road; but these areas may support turf. All other nearby and not-so-nearby larger trees should either be part of the naturalized area or have 3' min width mulch rings around them.

River rock can be added as a ground plane treatment to establish the landscape feel for the entire community.

Approximate cost: \$ 4,900.00

INTERSECTIONS OF GUYSBOROUGH DR/BLAIRMORE CT AND BLAIRMORE CT / COLCHESTER BROOK LN

Proposed work. The large trees on either corner of both intersections may be incorporated into large beds similar to those around the entrance signs. The plant material listed as desirable for the signs may be used for this intersection also. Care should be taken to not disturb the roots of the maturing trees, but additional topsoil – no more than 2" could be incorporated into the newly created planting beds. Additional shrubs species may be used, although the overall community palette should be limited to 10 different species or less.

Approximate cost, both intersections: \$ 7,500.00

KELLY CIRCLE

Proposed work: This will likely be a matter of addition by subtraction. The shrubs that keep getting run over by larger truck can be removed, and the overall planting "dressed back" closer to the middle of the traffic island. Where the wheels of the trucks seem to run, the soil should be removed down to subgrade and the area filled with compactable fill, layered with 57 stone and then river rock for a look consistent with the rest of the community.

Approximate cost: \$ 1,400.00

ARLINGTON BLVD SIDE ROAD PROPERTY LINE

Proposed work: Mowing in this area should stop immediately. The area should then be naturalized for the sake of the maturing trees, and to allow a sound and sight mitigation screen planting to develop. This can happen in several steps:

First, whatever grass is left can be sprayed with an environmentally friendly grass killer. There is likely no need to remove it since there isn't that much to remove and it can act as organic matter, which the area is desperately short on.

Second, the entire area can be aerated to a maximum depth of 4" using hand aeration tools or an air spade. If spraying the grass is not desirable, the cultivation done by the aeration process will get rid of a good portion of it.

Short (max 6" ht) diversions of varying lengths should be installed across the area to divert water where it has typically been most destructive. There may be a need to import controllable fill and topsoil. These diversions will be laid out in the field.

Plant material including native trees, shrubs, ground covers, and perennials should be installed in strategic locations to provide maximum screening. Layout should be by careful design with necessary field adjustments so maximum effect is gained and the roots of the larger trees can be respected.

The entire area should be mulched or wood-chipped. We do not recommend premium grade mulch for naturalization, but there should be little to no debris in the mulch used, and it should be shredded to a reasonable level, comparable to standard shredded landscape mulch.

Approximate cost: \$ 17,000

THE TOP OF READSBOROUGH COURT

Proposed work: A short (max 6" ht) diversion should be constructed along the fence from the high point in the grade along the fence – near the fence offset – to at least the low end of the existing rock swale along side Building 17, near 3131 Readsborough Ct. Large rocks, 3 – 4' by 3 – 4' +/- can be placed along and incorporated into the diversion to help with the aesthetic. A retaining wall – no more than 4' height – can be constructed at the north-western corner of the

parking area just off the bulb of the Readsborough cul-de-sac. The wall can vary in height along its proposed 30' length. Rock swales can be added to direct water into the existing rock swale and then toward the floodplain of Bear Branch. Water tolerant and other plant material can be added to improve the aesthetic. A thin (3" or less) layer of topsoil can be placed around the roots of the existing trees to provide a level smooth surface. Turf can be added in open areas near the parking bays. Any building downspouts should be directed to the existing rock swale.

A designed layout should be done due to the nature of the area and the severe erosion for which this mitigation is being done.

Approximate cost: \$ 10,500.00

THE PROPERTY LINE AND PRIVACY FENCE BETWEEN CMCA AND THE LARGE SINGLE FAMILY HOUSES TO THE IMMEDIATE NORTH

Proposed work: This will be a **minor grading and planting project** for the most part. As much of the non-native Bamboo as possible should be removed, although the planting process for any new plant material will remove some of it. A selection of native deciduous and evergreen trees can be field located to take best advantage of existing plants and the characteristics of the new plant material.

Approximate cost: \$ 6,500.00

BUILDINGS AND THEIR ENVIRONS

BUILDING 1

Proposed work: Extend rock swales to rear of building around both ends. Regrade turf swale from north end of Building 13 to and along the top of the grade break between Buildings 1 and 13; tie it into the extended rock swale at the southern end of Building 1. Re-do turf in the open area around the turf swale as needed.

Regrade entire rear area of Building 1 such that water is redirected away from building and into the extended rock swales.

Install trees and shrubs along the swale and in strategic locations for screening and water control.

Re-do mailbox to fit the proposed community-wide mailbox aesthetic, which includes shrubs, minor regrading and river wash as a ground plane treatment.

Approximate cost: \$ 9,500.00

BUILDING 2

Proposed work: Remove any narrow turf areas near the building foundation – such as the one at the north east corner – then level these areas and compact the subgrade. Install river rock beds on top of filter cloth, making sure to provide under drains where necessary. The bed(s) and underdrain(s) at the northern end of the building can tie into the existing but extended rock swale that runs along the northern end of the building. Repair and re-establish turf in areas where there is less shade such as the northern end of the parking area for this building, a wide sweep of decent turf between the building and Blairmore Court, and the more level and flat areas between the building and Colchester Brook Lane. Turf should be removed from all the parking islands.

The timber and rock bed configuration at the southeastern corner of the building may be redone to provide better cover for the drain pipe, and the pipe can be extended to outfall further away from the building foundation. A new rock swale could be placed at the southern end of the building to provide relief for all roof drains and to help manage the slope down to Blairmore Court.

Any areas at the rear of the building that are over 4:1 slope should not have turf, but may be planted with groundcovers and shrubs. Plants should be in keeping with the proposed community-wide plant palette.

Approximate cost: \$ 8,800.00

BUILDING 3

Proposed work: Turf should be removed from any foundation areas around the building and replaced with rock beds in a manner similar to Building 2. The swale at the northern end of the building should be extended to include any rock beds and should receive any roof drains. Roof drains should be buried underground as soon as possible.

Approximately one-half (1,600 sf) of the turf should be removed from the area between the building and the existing wooded area adjacent to and part of the neighboring park. For areas where turf is removed along this entire woods' edge, non-premium grade mulch and/or wood chips can be spread to encourage the woods closer to the building. Approximately 15 feet of turf or open area should separate the building from the woods. Any invasive vines, non-native ground covers, and detrimental plants should be removed from the first 15 feet of woods' line. Three native shade trees and three understory trees should be planted within the new mulched area at a random spacing.

Approximate cost: \$ 5,800.00

BUILDING 4

Proposed work: The entire front of the building should be turf-free. Rock beds should be at the foundation. All roof drains should tie into the rock beds with under drains and then to a rock swale between Buildings 4 and 5.

Approximately 1,000 sf of the turf should be removed from the area between the building and the existing wooded area adjacent to and part of the neighboring park. For areas where turf is removed along this entire woods' edge, non-premium grade mulch and/or wood chips can be spread to encourage the woods closer to the building. Any invasive vines, non-native ground covers, and detrimental plants should be removed from the first 15 feet of woods' line. Three native shade trees and three understory trees should be planted within the new mulched area at a random spacing.

Approximate cost: \$ 7,000.00

BUILDING 5

Proposed work: Treatment similar to Building 4. In addition, the rip rap swale between Buildings 5 and 6 should be cleaned up, and roof drains should be tied into it below grade.

Approximate cost: \$ 5,000.00

BUILDING 6

Proposed work: Approximately 2,800 sf of the turf should be removed from the area between the building and the existing wooded area adjacent to and part of the neighboring park. For areas where turf is removed along this entire woods' edge, non-premium grade mulch and/or wood chips can be spread to encourage the woods closer to the building. Approximately 15 feet of turf or open area should separate the building from the proposed mulch bed. Any invasive vines, non-native ground covers, and detrimental plants should be removed from the first 15 feet of woods' line.

The small group of trees at the southeast corner of the building should have a mulch bed around and among the similar to the one between Buildings 6 and 7 where the rock swales and steppers have been installed. Shade and wet-tolerant perennials such as Blue Flag and Sedges may be planted within the mulched area. There should be no mowing within 9 feet of the base of any of these trees.

Approximate cost: \$ 7,000.00

BUILDING 7

Proposed work: The concrete drainage swale at the northern end of the building should be removed and replaced with a combination of a grass swale (in the upper 1/3 to 1/2 of the length) and a rock swale for the remainder of its length. All roof drains should tie into the combination swale below grade. The entire length of the rock-lined portion of the swale should have a high-capacity underdrain to provide for partial storage and quicker infiltration during storms. Five wet-tolerant evergreen trees should be planted along the proposed combination swale.

The rock swales system at the southern end of the building can be extended to incorporate roof drains and to provide better relief during storms.

The sections of the building closest to the sidewalk along the front of the building should have all turf and scrubby plant materials removed, and these areas should become rock beds. Shrubs should be planted to at least partially screen the utility box between Buildings 7 and 9, with the majority of the screening on the northern-most side of the box.

Approximate cost: \$ 12,000.00

BUILDING 8

Proposed work: The beds at the front of the Building 8 should have the same treatment as Building 7. All roof drains should be taken underground and tied into a rock swale that goes around the south-eastern corner of the building and ties into the proposed rock swale for building 7.

Approximate cost: \$ 8,500.00

BUILDING 9

Proposed work: Turf should be eliminated from the parking island in front of Building 9, and where the building foundation is within 4 feet of any hardscaping. The parking islands should be converted to mulch beds and a selection of shrubs from the proposed community palette should be planted with shrubs at an approximate spacing of 3 feet on-center, although no shrubs (or trees) should be planted within 3 feet of any curb line. The foundation areas of the building should be rock beds.

At least one narrow-crowned tree should be planted where a large Ash tree had to be removed near the northern end of the front of the building. Additional trees can be planted in parking islands where there is at least 250 sf of soil space.

Approximate cost: \$ 8,500.00

BUILDING 10

Proposed work: The small trees along the front of the building should be incorporated into a large landscape bed and then be underplanted with native perennials in groups of 9 or more. A long and reasonably wide but easily mowable area between the proposed landscape bed and the sidewalk could be maintained as turf from one entry courtyard to the other.

Shrubs should be used to replace the lattice around the small utility box at the rear of the building. The group of trees at the rear of the building should have a mulch area between and around them, extending out a minimum of 9 feet from the outside of any outside tree.

A rock swale with high capacity underdrain should be established at the north west corner of the building. Any roof drains should tie directly into the proposed swale, and the outfall for the swale should be well away from the building toward the park land.

Approximate cost: \$ 4,500.00

BUILDING 11

Proposed work: The area immediately around the foundation of Building 11 is similar to that of Building 7.

All the parking islands on the southern end of Eakin Park Court should be devoid of turf, and should have shrubs from the proposed community palette installed on a 3 foot on-center spacing with no shrubs within 3 feet of any curb line. There is approximately 3,500 sf of parking island open area. Many of the existing shrubs can be relocated to take better advantage of the spacing and of the proposed palette of plants. Any non-native, poorly performing, or other low aesthetic plants can be removed and relocated to the perimeter of the community or discarded. It is estimated that 150 shrubs would be required to fill the parking islands according to the proposed layout and as a supplement to the existing plantings.

Large boulders may be added to the parking islands for aesthetics, and can be field located. Where grades are slightly greater, large rocks and boulders can be placed to create retainage, and tiered beds can be established.

Approximate cost, building and parking islands: \$ 12,500.00

BUILDING 12

Proposed work: The front of the building can be treated as Buildings 3, 8, and 11 (somewhat), with the elimination of turf and the establishment of rock beds with roof drain tie-ins and under drain outfalls into newly established turf or rock swales.

Grading should be done between Buildings 11 and 12 to define the drainageway between the buildings better, and to allow for roof drains to tie in to the resulting grass swale below grade. Where there is less than 10 feet between fence lines, river rock should be used to line the swale and as a ground cover. Wet-tolerant shrubs may be planted so that no areas over 4:1 slope have turf.

Approximate cost: \$ 8,000.00

BUILDINGS 13 and 14

Proposed work: Turf should be eliminated from the parking islands on the north end of Eakin Park Court, and between the parking bays and the buildings where it simply refuses to grow due to shade or compacted soils. Large mulch beds should exist around the maturing trees on all sides of both these buildings (and community wide for that matter), and light aeration should be done to the soils around these trees once the turf has been removed/killed off. There is approximately 7,000 sf of area where turf should not be attempted, and where large trees would benefit from the establishment of mulch beds around them. Native shrubs can be planted under large trees, with shrubs being 5 feet away from the base of any large tree, 3 feet from any hardscape, and installed on 3-foot centers. We estimate that 150 shrubs at 3 gallon container size would be required.

The rock swale that runs the length of the area to the north of both buildings should be re-graded and extended to allow tie-ins for roof drains from both buildings below grade and to allow for better drainage into the turf and rock swale between Buildings 1 and 13, as well as better drainage into the rip-rap swale and headwall between Buildings 14 and 16. For its entire length, both sides of this swale, from the fence to the swale and from the swale to the buildings should be mulched. A 3-foot wide stone bed can be established at the north end foundation of both buildings.

All the ratty Leyland Cypress that were ruined during the construction of the fence, and by overgrowth and lack of care, should be removed. Any bamboo stumps should be cut to the ground and treated to inhibit re-sprouting. Six Eastern Redcedar or Green Giant Arborvitae can be planted along the grade break for the rip rap swale between the end of Building 14 and the headwall.

Approximate cost: \$ 15,200.00

BUILDING 15

Proposed work: Foundation treatment of eliminate turf and add rock beds with roof drains. Establish a play court between Buildings 15 and 16. Plant 4 shade trees around perimeter of said court.

Approximate cost: \$ 3,500.00

BUILDING 16

Proposed work: Install front foundation treatment. Remove incumbrances (various things nailed or otherwise attached to the trunks) from trees along the rear of the building. Side note - emphasize to local homeowners that nailing things to trees is a bad idea. Prune overgrown and poorly-shaped shrubs along the fence line.

Approximate cost: \$ 4,300.00

BUILDING 17

Proposed work: Eliminate turf within 9 feet of the grade break for the floodplain of Bear Branch, establish mulch beds as with Buildings 3 – 6. Create drainageways perpendicular to the slope to relieve the wet areas. Extend the rock swale done as part of the top of Readsborough Court such that roof drains can be tied in to it below grade, and positive drainage is established all the way to the grade break.

Define the drainage way between Buildings 17 and 18. This can likely be a broad grass swale, but it should be well-defined and provide definitive relief from storm water.

The front foundation where the Building is 10 feet or less from any hardscape should have the rock bed treatment.

Approximate cost: \$5,500.00

BUILDINGS 18 and 19

Proposed work: Similar to Building 17.

Approximate cost, both buildings: \$ 5,500.00

BUILDING 20

Proposed work: Screen planting between building and tennis courts. Plant 9 Green Giant Arborvite, Eastern Redcedar, Spruce, or a combination. Use 6 – 8' ht. plants planted on 9-foot centers in a slightly staggered row. Plant 3 shade trees along the asphalt footpath between the parking area and the tennis courts.

Approximate cost: \$ 4,500.00

BUILDING 21

Proposed work: Install foundation treatment. Define turf swale around rear and north side of building.

Approximate cost: \$ 3,200.00

PROPOSED SEQUENCING

This sequencing is based on an annual \$30k budget, and includes projects as described above to be done together. Costs are approximate.

Year 1. Entrance, Guysborough/Blairmore and Blairmore Colchester Brook Intersections, Kelly Circle, Arlington Blvd. access road property line.

Year 2. Top of Readsborough Dr, North Fence Line, south end Eakin Park Ct. (incl. Building 11)

Year 3. Buildings 1, 2, 7, 21

Year 4. Buildings 3, 4, 5, 6, 8

Year 5. Buildings 9, 10, 13, 14, 20

Year 6. Buildings 12, 15, 16, 17, 18, 19

This sequencing assumes approximate costs as of the date of this report, and that all projects will be done independently.

An attempt has been made to “spread the wealth” in terms of project location, and to place those projects that were presented as priority earlier in the sequencing. It is likely that as earlier projects get done, the later projects will be impacted and the costs could vary from the approximations indicated above.

	Activity 1	Activity 2	Activity 3	Activity 4	TOTAL
Year 1:	4900	7500	1400	17,000	30,800
Year 2:	10,500	6500	12,500		29,500
Year 3:	9500	8800	12,000	3200	33,500
Year 4:	5800	7000	5000	15,500	33,300
Year 5:	8500	4500	15,200	4500	32,700
Year 6:	8000	7800	11,000		26,800

