

TREE MANAGEMENT SCHEDULE

TREE #	BOTANICAL NAME	COMMON NAME	CRITICAL ROOT ZONE RADIUS (FEET)	TRUNK DIAMETER (INCHES)	CONDITION	RATING	PROCEDURE
1974	THUJA SPP.	ARBORVITAE	8	8	76	PRESERVE	
1975	THUJA SPP.	ARBORVITAE	8	8	75	REMOVE	
1976	THUJA SPP.	ARBORVITAE	10	10	74	REMOVE	
1977	THUJA SPP.	ARBORVITAE	8	8	78	REMOVE	
1978	THUJA SPP.	ARBORVITAE	8	8	78	REMOVE	
1979	THUJA SPP.	ARBORVITAE	8	8	78	REMOVE	
1980	THUJA SPP.	ARBORVITAE	8	8	74	REMOVE	
1981	THUJA SPP.	ARBORVITAE	8	8	72	REMOVE	
1982	THUJA SPP.	ARBORVITAE	8	8	72	REMOVE	
1984	THUJA SPP.	ARBORVITAE	10	10	74	REMOVE	
1985	THUJA SPP.	ARBORVITAE	8	8	74	REMOVE	
1986	THUJA SPP.	ARBORVITAE	10	10	72	REMOVE	
1987	THUJA SPP.	ARBORVITAE	10	10	72	REMOVE	
1988	THUJA SPP.	ARBORVITAE	10	10	72	REMOVE	
1989	THUJA SPP.	ARBORVITAE	10	10	73	REMOVE	
1990	THUJA SPP.	ARBORVITAE	10	10	74	REMOVE	
1991	THUJA SPP.	ARBORVITAE	10	10	74	REMOVE	
1992	THUJA SPP.	ARBORVITAE	10	10	78	REMOVE	
1993	THUJA SPP.	ARBORVITAE	10	10	78	REMOVE	
1994	THUJA SPP.	ARBORVITAE	10	10	75	REMOVE	
1995	THUJA SPP.	ARBORVITAE	10	10	73	REMOVE	
1996	THUJA SPP.	ARBORVITAE	10	10	73	REMOVE	
1997	THUJA SPP.	ARBORVITAE	10	10	73	REMOVE	
1998	THUJA SPP.	ARBORVITAE	10	10	73	REMOVE	
1999	THUJA SPP.	ARBORVITAE	10	10	73	REMOVE	
2000	THUJA SPP.	ARBORVITAE	10	10	78	REMOVE	
2001	THUJA SPP.	ARBORVITAE	10	10	78	REMOVE	
2002	THUJA SPP.	ARBORVITAE	10	10	78	REMOVE	
2003	THUJA SPP.	ARBORVITAE	10	10	78	REMOVE	
2005	ACER RUBRUM	RED MAPLE	36	36	65	REMOVE	
2006	ACER RUBRUM	RED MAPLE	6	6	72	REMOVE	
2007	FRAXINUS PENNSYLVANICA	GREEN ASH	16	16	0	REMOVE	
2008	ACER RUBRUM	RED MAPLE	16	16	72	REMOVE	
2009	ACER RUBRUM	RED MAPLE	14	14	67	REMOVE	
2010	ACER RUBRUM	RED MAPLE	8	8	56	REMOVE	
2011	UNIDENTIFIED	DEAD TREE	6	6	0	REMOVE	
2012	FRAXINUS PENNSYLVANICA	GREEN ASH	18	18	0	REMOVE	
2014	LIRIODENDRON TULIPIFERA	TULIP POPLAR	10	10	72	REMOVE	
2015	CATALPA SPECIOSA	NORTHERN CATALPA	12	12	50	REMOVE	
2016	ACER RUBRUM	RED MAPLE	6	6	66	REMOVE	
2018	MORUS ALBA	WHITE MULBERRY	6	6	70	REMOVE	
2019	MORUS ALBA	WHITE MULBERRY	16	16	50	REMOVE	
2020	ROBINIA PSEUDOACACIA	BLACK LOCUST	6	6	50	REMOVE	
2612	LIRIODENDRON TULIPIFERA	TULIP POPLAR	6	6	70	REMOVE	
2615	THUJA SPP.	ARBORVITAE	10	10	72	REMOVE	
2616	THUJA SPP.	ARBORVITAE	10	10	75	REMOVE	
2617	THUJA SPP.	ARBORVITAE	10	10	72	REMOVE	
2618	THUJA SPP.	ARBORVITAE	10	10	75	REMOVE	
2619	THUJA SPP.	ARBORVITAE	10	10	72	REMOVE	
2620	THUJA SPP.	ARBORVITAE	6	6	72	REMOVE	
2621	THUJA SPP.	ARBORVITAE	4	4	68	REMOVE	
2622	THUJA SPP.	ARBORVITAE	4	4	75	REMOVE	
2623	THUJA SPP.	ARBORVITAE	8	8	68	REMOVE	
2624	THUJA SPP.	ARBORVITAE	6	6	72	REMOVE	
2625	THUJA SPP.	ARBORVITAE	6	6	67	REMOVE	
2626	THUJA SPP.	ARBORVITAE	10	10	72	REMOVE	
2627	THUJA SPP.	ARBORVITAE	8	8	68	REMOVE	
2628	THUJA SPP.	ARBORVITAE	8	8	72	REMOVE	
2629	THUJA SPP.	ARBORVITAE	8	8	68	REMOVE	
2630	THUJA SPP.	ARBORVITAE	10	10	72	REMOVE	
2631	THUJA SPP.	ARBORVITAE	6	6	67	REMOVE	
2632	THUJA SPP.	ARBORVITAE	8	8	72	REMOVE	
2633	THUJA SPP.	ARBORVITAE	10	10	68	REMOVE	
2634	THUJA SPP.	ARBORVITAE	8	8	69	REMOVE	
2635	THUJA SPP.	ARBORVITAE	8	8	67	REMOVE	
2636	THUJA SPP.	ARBORVITAE	6	6	69	REMOVE	
2637	THUJA SPP.	ARBORVITAE	6	6	68	REMOVE	
2638	THUJA SPP.	ARBORVITAE	6	6	72	REMOVE	
2639	THUJA SPP.	ARBORVITAE	8	8	66	REMOVE	
2640	THUJA SPP.	ARBORVITAE	14	14	72	PRESERVE	
2641	THUJA SPP.	ARBORVITAE	14	14	73	PRESERVE	
2642	THUJA SPP.	ARBORVITAE	12	12	72	PRESERVE	
2643	THUJA SPP.	ARBORVITAE	12	12	68	PRESERVE	
2644	THUJA SPP.	ARBORVITAE	12	12	69	PRESERVE	
2645	THUJA SPP.	ARBORVITAE	12	12	70	PRESERVE	
2646	THUJA SPP.	ARBORVITAE	12	12	69	PRESERVE	
2647	THUJA SPP.	ARBORVITAE	12	12	70	PRESERVE	
2648	THUJA SPP.	ARBORVITAE	10	10	69	PRESERVE	
2649	THUJA SPP.	ARBORVITAE	8	8	68	PRESERVE	
2650	THUJA SPP.	ARBORVITAE	6	6	66	PRESERVE	
2651	THUJA SPP.	ARBORVITAE	10	10	69	PRESERVE	
2652	THUJA SPP.	ARBORVITAE	10	10	66	PRESERVE	
2653	THUJA SPP.	ARBORVITAE	10	10	70	PRESERVE	
2654	THUJA SPP.	ARBORVITAE	10	10	66	PRESERVE	
2655	THUJA SPP.	ARBORVITAE	10	10	65	PRESERVE	
2656	THUJA SPP.	ARBORVITAE	10	10	66	PRESERVE	
2657	THUJA SPP.	ARBORVITAE	10	10	70	PRESERVE	
2658	THUJA SPP.	ARBORVITAE	10	10	53	PRESERVE	
2659	THUJA SPP.	ARBORVITAE	10	10	71	PRESERVE	
2660	THUJA SPP.	ARBORVITAE	10	10	69	PRESERVE	
2661	THUJA SPP.	ARBORVITAE	10	10	68	PRESERVE	
2662	THUJA SPP.	ARBORVITAE	10	10	75	PRESERVE	
2663	THUJA SPP.	ARBORVITAE	10	10	73	PRESERVE	
2664	THUJA SPP.	ARBORVITAE	10	10	75	PRESERVE	
2665	THUJA SPP.	ARBORVITAE	8	8	69	PRESERVE	
6086	ACER RUBRUM	RED MAPLE	10	10	53	REMOVE	
6301	PRUNUS SEROTINA	BLACK CHERRY	12	12	69	REMOVE	
6302	LIRIODENDRON TULIPIFERA	TULIP POPLAR	20	20	66	REMOVE	
6303	LIRIODENDRON TULIPIFERA	TULIP POPLAR	12	12	72	REMOVE	
6304	LIRIODENDRON TULIPIFERA	TULIP POPLAR	15	15	72	REMOVE	
6305	LIRIODENDRON TULIPIFERA	TULIP POPLAR	20	20	70	REMOVE	
6306	LIRIODENDRON TULIPIFERA	TULIP POPLAR	15	15	72	REMOVE	
6307	LIRIODENDRON TULIPIFERA	TULIP POPLAR	20	20	75	REMOVE	
6308	ACER RUBRUM	RED MAPLE	15	15	73	REMOVE	
6309	FRAXINUS PENNSYLVANICA	GREEN ASH	14	14	0	REMOVE	
6310	LIRIODENDRON TULIPIFERA	TULIP POPLAR	6	6	72	REMOVE	
6311	LIRIODENDRON TULIPIFERA	TULIP POPLAR	20	20	71	REMOVE	
6312	LIRIODENDRON TULIPIFERA	TULIP POPLAR	26	26	75	REMOVE	
6313	LIRIODENDRON TULIPIFERA	TULIP POPLAR	26	26	72	REMOVE	
6314	LIRIODENDRON TULIPIFERA	TULIP POPLAR	18	18	69	REMOVE	
6315	LIRIODENDRON TULIPIFERA	TULIP POPLAR	15	15	70	REMOVE	
6316	LIRIODENDRON TULIPIFERA	TULIP POPLAR	24	24	72	REMOVE	
6317	LIRIODENDRON TULIPIFERA	TULIP POPLAR	15	15	72	REMOVE	
6318	LIRIODENDRON TULIPIFERA	TULIP POPLAR	15	15	68	REMOVE	
6319	LIRIODENDRON TULIPIFERA	TULIP POPLAR	36	36	70	REMOVE	
6320	ACER RUBRUM	RED MAPLE	12	12	50	REMOVE	
6321	ACER RUBRUM	RED MAPLE	10	10	60	REMOVE	

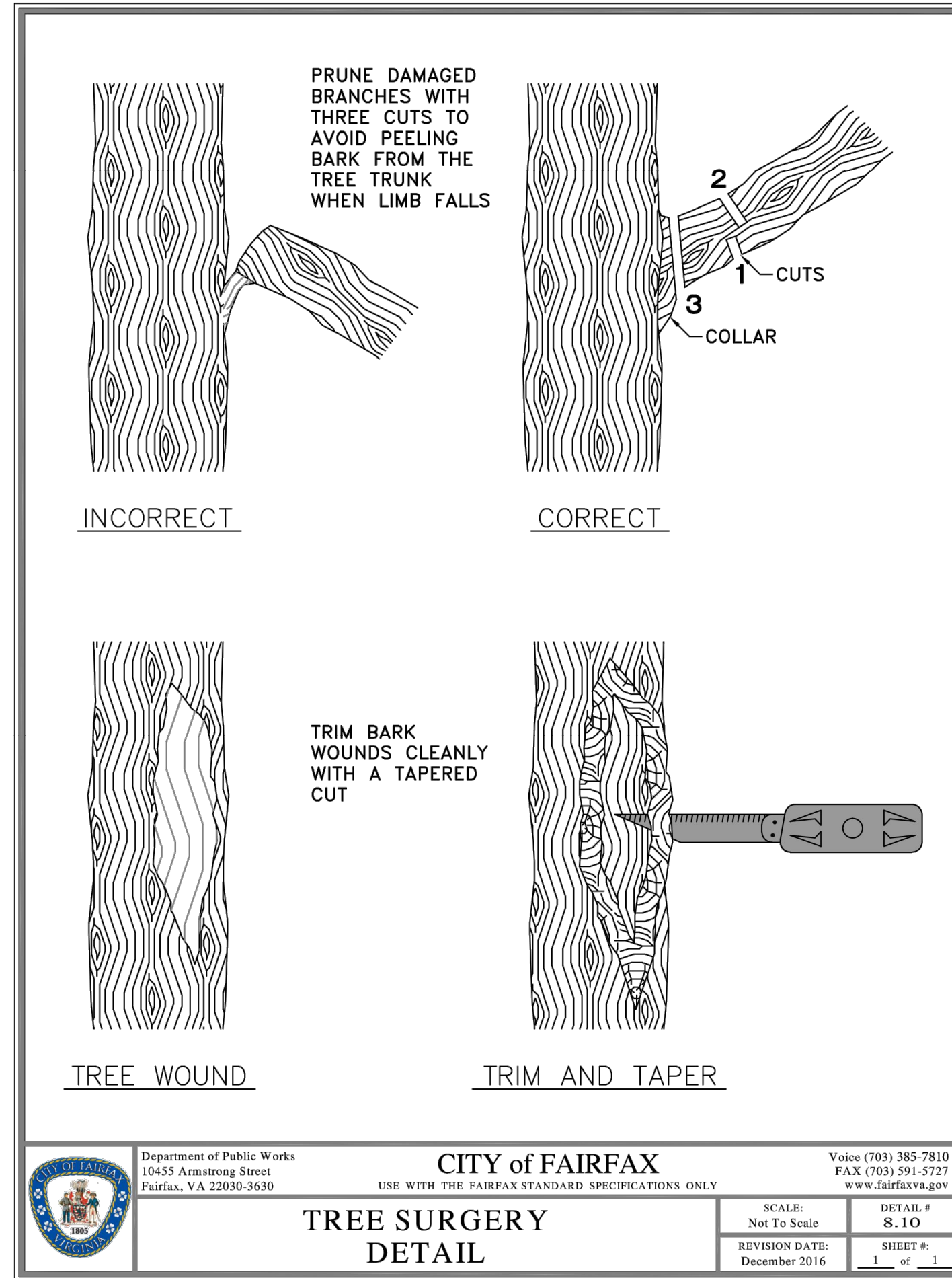
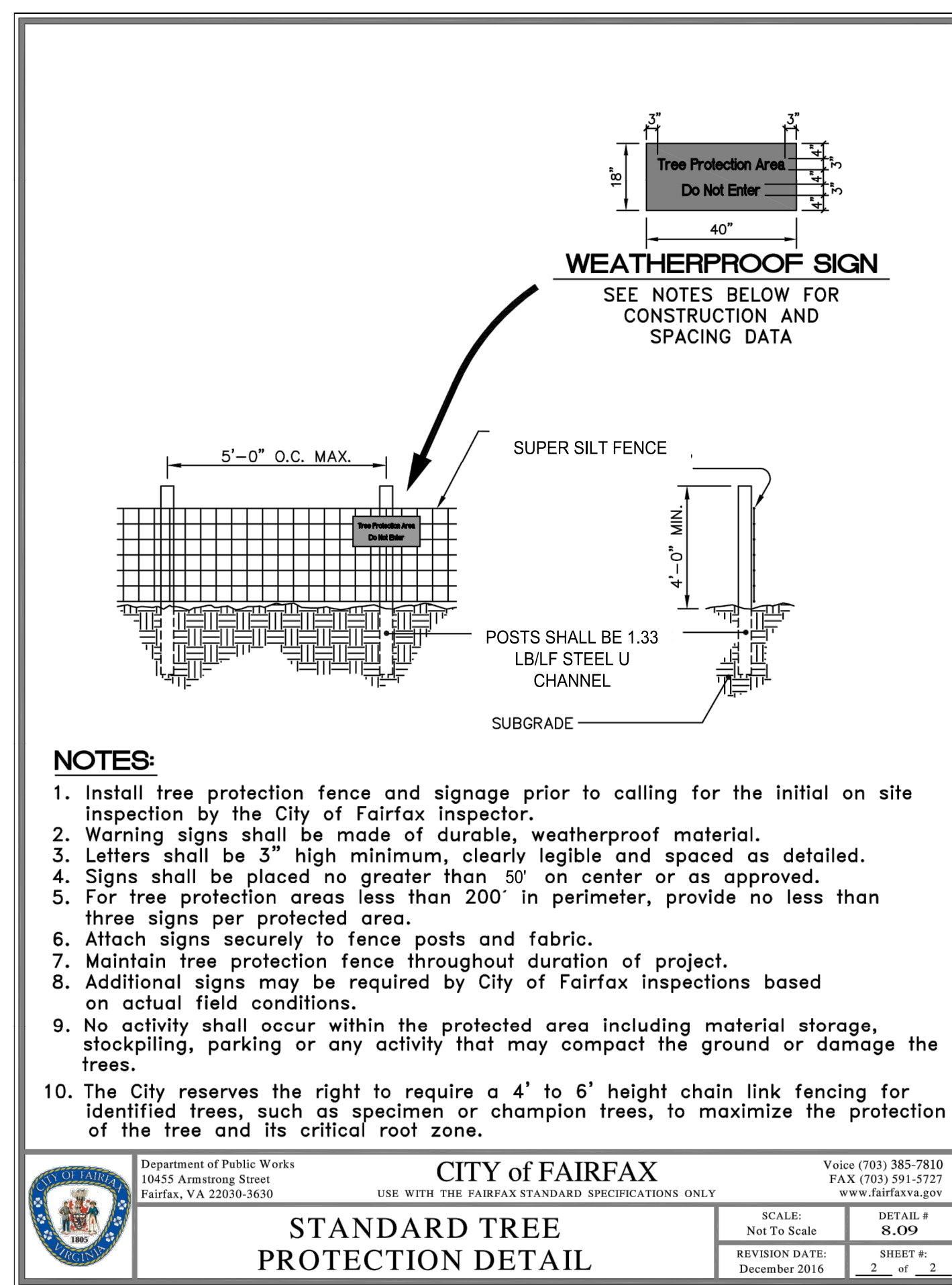
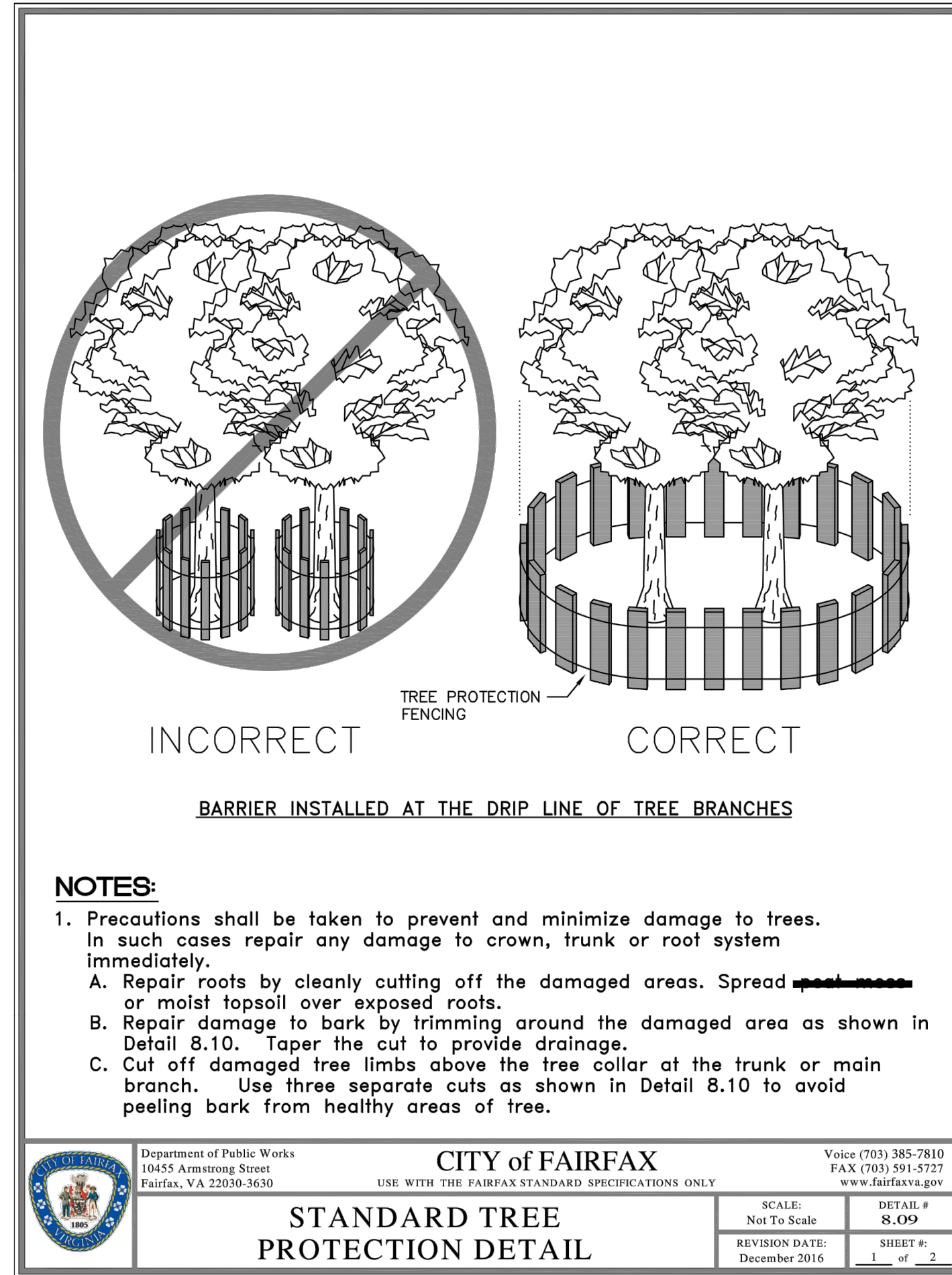
TREE #	BOTANICAL NAME	COMMON NAME	CRITICAL ROOT ZONE RADIUS (FEET)	TRUNK DIAMETER (INCHES)	CONDITION	RATING	PROCEDURE
6322	ACER RUBRUM	RED MAPLE	24	24	63	REMOVE	
6323	ACER RUBRUM	RED MAPLE	12	12	0	REMOVE	
6324	ACER RUBRUM	RED MAPLE	24	24	47	REMOVE	
6325	PRUNUS SEROTINA	BLACK CHERRY	12	12	68	REMOVE	
6326	PRUNUS SEROTINA	BLACK CHERRY	6	6	44	REMOVE	
6327	ACER RUBRUM	RED MAPLE	6	6	65	REMOVE	
6328	ACER RUBRUM	RED MAPLE	24	24	75	REMOVE	
6329	ACER RUBRUM	RED MAPLE	15	15	67	REMOVE	
6330	ACER RUBRUM	RED MAPLE	24	24	66	REMOVE	
6331	ACER RUBRUM	RED MAPLE	14	14	67	REMOVE	
6332	ACER RUBRUM	RED MAPLE	24	24	66	REMOVE	
6333	ACER RUBRUM	RED MAPLE	8	8	72	REMOVE	
6334	QUERCUS RUBRA	NORTHERN RED OAK	24	24	69	REMOVE	
6335	ACER RUBRUM	RED MAPLE	10	10	69	REMOVE	
6336	ACER RUBRUM	RED MAPLE	24	24	63	REMOVE	
6337	ACER RUBRUM	RED MAPLE	12	12	70	REMOVE	
6338	PRUNUS SEROTINA	BLACK CHERRY	10	10	60	REMOVE	
6339	ACER RUBRUM	RED MAPLE	24	24	65	REMOVE	
6340	FRAXINUS PENNSYLVANICA	GREEN ASH	24	24	0	REMOVE	
6341	FRAXINUS PENNSYLVANICA	GREEN ASH	15	15	0	REMOVE	
6342	MORUS ALBA	WHITE MULBERRY	24	24	44	REMOVE	
6343	ACER RUBRUM	RED MAPLE	6	6	68	REMOVE	
6344	ACER RUBRUM	RED MAPLE	6	6	72	REMOVE	
6345	LIRIODENDRON TULIPIFERA	TULIP POPLAR	10	10	68	REMOVE	
6346	FRAXINUS PENNSYLVANICA	GREEN ASH	15	15	0	REMOVE	
6347	PRUNUS SEROTINA	BLACK CHERRY	10	10	71	REMOVE	
6348	FRAXINUS PENNSYLVANICA	GREEN ASH	18	18	0	REMOVE	
6349	PRUNUS SEROTINA	BLACK CHERRY	12	12	68	REMOVE	
6350	FRAXINUS PENNSYLVANICA	GREEN ASH	36	36	40	REMOVE	
6351	LIRIODENDRON TULIPIFERA	TULIP POPLAR	15	15	67	REMOVE	
6352	LIRIODENDRON TULIPIFERA	TULIP POPLAR	28	28	69	REMOVE	
6353	ACER RUBRUM	RED MAPLE	36	36	65	REMOVE	
6354	ACER RUBRUM	RED MAPLE	24	24	72	REMOVE	
6355	ACER RUBRUM	RED MAPLE	12	12	50	REMOVE	
6356	ACER RUBRUM	RED MAPLE	26	26	53	REMOVE	
6357	ACER RUBRUM	RED MAPLE	24	24	55	REMOVE	
6359	LIRIODENDRON TULIPIFERA	TULIP POPLAR	10	10	70	REMOVE	
6360	ULMUS AMERICANA	AMERICAN ELM	24	24	41	REMOVE	
6361	ULMUS AMERICANA	AMERICAN ELM	8	8	50	REMOVE	
6362	ULMUS AMERICANA	AMERICAN ELM	12	12	50	REMOVE	
6363	ACER RUBRUM	RED MAPLE	24	24	60	REMOVE	
6364	JUGLANS NIGRA	BLACK WALNUT	28	28	69	PRESERVE	
6365	LIRIODENDRON TULIPIFERA	TULIP POPLAR	12	12	66	REMOVE	
6366	LIRIODENDRON TULIPIFERA	TULIP POPLAR	8	8	70	REMOVE	
6368	JUGLANS NIGRA	BLACK WALNUT	6	6	66	REMOVE	
6369	LIRIODENDRON TULIPIFERA	TULIP POPLAR	8	8	69	REMOVE	
6370	ACER RUBRUM	RED MAPLE	30	30	72	REMOVE	
6372	LIRIODENDRON TULIPIFERA	TULIP POPLAR	6	6	75	REMOVE	
6373	CARYA CORDIFORMIS	BITTERNUT HICKORY	10	10	70	REMOVE	
6374	LIRIODENDRON TULIPIFERA	TULIP POPLAR	10	10	72	REMOVE	
6375	LIRIODENDRON TULIPIFERA	TULIP POPLAR	18	18	66	REMOVE	
6376	CARYA CORDIFORMIS	BITTERNUT HICKORY	15	15	25	PRESERVE	
6377	ULMUS AMERICANA	AMERICAN ELM	8	8	40	PRESERVE	
6378	LIRIODENDRON TULIPIFERA	TULIP POPLAR	10	10	53	REMOVE	
6379	MORUS ALBA	WHITE MULBERRY	5	5	45	REMOVE	
6381	MORUS ALBA	WHITE MULBERRY	6	6	60	REMOVE	
6382	PRUNUS SEROTINA	BLACK CHERRY	10	10	56	PRESERVE	
6383	PRUNUS SEROTINA	BLACK CHERRY	10	10	65	PRESERVE	
6384	PRUNUS SEROTINA	BLACK CHERRY	7	7	75	PRESERVE	
6385	ALBIZIA JULIBRISIN	MIMOSA	7	7	50	REMOVE	
6386	CATALPA SPECIOSA	NORTHERN CATALPA	12	12	69	PRESERVE	
6387	LIRIODENDRON TULIPIFERA	TULIP POPLAR	18	18	45	PRESERVE	
6388	ACER RUBRUM	RED MAPLE	12	12	66	REMOVE	
6389	NYSSA SYLVATICA	BLACK GUM	8	8	65	PRESERVE	
6390	QUERCUS RUBRA	NORTHERN RED OAK	15	15	55	PRESERVE	
6391	QUERCUS RUBRA	NORTHERN RED OAK	10	10	55	PRESERVE	
6392	ULMUS AMERICANA	AMERICAN ELM	6	6	63	PRESERVE	
6393	ACER RUBRUM	RED MAPLE	40	40	55	REMOVE	
6394	PRUNUS SEROTINA	BLACK CHERRY					

TREE MANAGEMENT SCHEDULE CONTINUED

TREE #	BOTANICAL NAME	COMMON NAME	CRITICAL ROOT ZONE RADIUS (FEET)	TRUNK DIAMETER (INCHES)	CONDITION	PROCEDURE
6653	LIRIODENDRON TULIPIFERA	TULIP POPLAR	5	5	72	REMOVE
6654	ACER RUBRUM	RED MAPLE	12	12	69	REMOVE
6655	ACER SACCHARINUM	SILVER MAPLE	26	26	71	REMOVE
6657	ACER RUBRUM	RED MAPLE	30	30	71	REMOVE
6658	ACER RUBRUM	RED MAPLE	16	16	72	REMOVE
6660	ACER RUBRUM	RED MAPLE	12	12	75	REMOVE
6661	UNIDENTIFIED	DEAD TREE	6	6	0	REMOVE
6662	ACER RUBRUM	RED MAPLE	16	16	72	REMOVE
6663	UNIDENTIFIED	DEAD TREE	14	14	0	REMOVE
6664	PRUNUS SEROTINA	BLACK CHERRY	8	8	66	PRESERVE
6665	LIRIODENDRON TULIPIFERA	TULIP POPLAR	18	18	68	REMOVE
6666	LIRIODENDRON TULIPIFERA	TULIP POPLAR	6	6	75	REMOVE
6667	FRAXINUS PENNSYLVANICA	GREEN ASH	10	10	0	REMOVE
6668	FRAXINUS PENNSYLVANICA	GREEN ASH	10	10	0	REMOVE
6669	LIRIODENDRON TULIPIFERA	TULIP POPLAR	5	5	70	REMOVE
6670	QUERCUS RUBRA	NORTHERN RED OAK	30	30	72	REMOVE
6671	LIRIODENDRON TULIPIFERA	TULIP POPLAR	10	10	66	PRESERVE
6672	LIRIODENDRON TULIPIFERA	TULIP POPLAR	8	8	66	PRESERVE
6673	LIRIODENDRON TULIPIFERA	TULIP POPLAR	12	12	50	REMOVE
6674	ACER SACCHARINUM	SILVER MAPLE	36	36	72	REMOVE
6675	UNIDENTIFIED	DEAD TREE	12	12	0	REMOVE
6676	QUERCUS ALBA	WHITE OAK	40	40	66	PRESERVE
6677	ACER RUBRUM	RED MAPLE	32	32	63	PRESERVE
6678	ULMUS AMERICANA	AMERICAN ELM	5	5	72	REMOVE
6679	ACER RUBRUM	RED MAPLE	20	20	70	REMOVE
6680	FRAXINUS PENNSYLVANICA	GREEN ASH	24	24	0	REMOVE
6681	ULMUS AMERICANA	AMERICAN ELM	6	6	55	REMOVE
6682	LIRIODENDRON TULIPIFERA	TULIP POPLAR	6	6	69	REMOVE
6683	LIRIODENDRON TULIPIFERA	TULIP POPLAR	6	6	68	REMOVE
6684	QUERCUS ALBA	WHITE OAK	36	36	56	PRESERVE
6685	LIRIODENDRON TULIPIFERA	TULIP POPLAR	12	12	69	PRESERVE
6686	FRAXINUS PENNSYLVANICA	GREEN ASH	20	20	40	REMOVE
6687	LIRIODENDRON TULIPIFERA	TULIP POPLAR	5	5	68	REMOVE
6688	QUERCUS RUBRA	NORTHERN RED OAK	6	6	75	PRESERVE
6689	LIRIODENDRON TULIPIFERA	TULIP POPLAR	20	20	69	PRESERVE
6690	FRAXINUS PENNSYLVANICA	GREEN ASH	18	18	0	REMOVE
6691	ACER RUBRUM	RED MAPLE	30	30	65	PRESERVE
6692	FRAXINUS PENNSYLVANICA	GREEN ASH	22	22	0	REMOVE
6693	LIRIODENDRON TULIPIFERA	TULIP POPLAR	8	8	72	REMOVE
6695	ACER RUBRUM	RED MAPLE	6	6	55	REMOVE
6696	LIRIODENDRON TULIPIFERA	TULIP POPLAR	18	18	69	PRESERVE
6697	LIRIODENDRON TULIPIFERA	TULIP POPLAR	30	30	68	PRESERVE
6698	MORUS ALBA	WHITE MULBERRY	15	15	34	REMOVE
6699	ACER RUBRUM	RED MAPLE	8	8	71	REMOVE
6700	LIRIODENDRON TULIPIFERA	TULIP POPLAR	10	10	75	REMOVE
6803	CEDRUS ATLANTICA	ATLAS CEDAR	14	14	70	REMOVE
6804	QUERCUS PALUSTRIS	PIN OAK	22	22	74	REMOVE
6807	THUJA SPP	ARBORVITAE	8	8	76	REMOVE
6808	THUJA SPP	ARBORVITAE	8	8	72	REMOVE
6809	THUJA SPP	ARBORVITAE	8	8	74	REMOVE
6810	THUJA SPP	ARBORVITAE	10	10	75	REMOVE
6811	THUJA SPP	ARBORVITAE	10	10	75	REMOVE
6812	THUJA SPP	ARBORVITAE	10	10	75	REMOVE
6813	THUJA SPP	ARBORVITAE	8	8	75	REMOVE
6814	THUJA SPP	ARBORVITAE	8	8	75	REMOVE
6815	THUJA SPP	ARBORVITAE	10	10	75	REMOVE
6816	THUJA SPP	ARBORVITAE	8	8	75	REMOVE
6817	THUJA SPP	ARBORVITAE	8	8	70	REMOVE
6818	THUJA SPP	ARBORVITAE	8	8	69	REMOVE
6819	THUJA SPP	ARBORVITAE	8	8	76	REMOVE
6820	THUJA SPP	ARBORVITAE	8	8	75	REMOVE
6821	THUJA SPP	ARBORVITAE	8	8	77	REMOVE
6822	THUJA SPP	ARBORVITAE	8	8	72	REMOVE
6823	THUJA SPP	ARBORVITAE	8	8	74	REMOVE
6824	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	12	12	66	REMOVE
6825	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	12	12	74	REMOVE
6826	FRAXINUS PENNSYLVANICA	GREEN ASH	16	16	65	REMOVE
6827	PICEA ABIES	NORWAY SPRUCE	22	22	72	REMOVE
6828	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	6	6	72	REMOVE
6829	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	5	5	74	REMOVE
6830	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	10	10	76	REMOVE
6831	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	10	10	71	REMOVE
6832	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	8	8	76	REMOVE
6833	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	10	10	76	REMOVE
6834	CARYA CORDIFORMIS	BITTERNUT HICKORY	22	22	71	REMOVE
6835	ACER RUBRUM	RED MAPLE	22	22	68	REMOVE
6836	FRAXINUS PENNSYLVANICA	GREEN ASH	6	6	68	REMOVE
6837	ACER RUBRUM	RED MAPLE	18	16	72	REMOVE
6838	ACER RUBRUM	RED MAPLE	10	10	63	REMOVE
6839	ACER RUBRUM	RED MAPLE	8	8	70	REMOVE
6840	LIRIODENDRON TULIPIFERA	TULIP POPLAR	16	16	72	REMOVE
6841	ACER RUBRUM	RED MAPLE	18	18	70	REMOVE
6842	ACER RUBRUM	RED MAPLE	16	16	75	REMOVE
6843	ACER RUBRUM	RED MAPLE	14	14	72	REMOVE
6844	ACER RUBRUM	RED MAPLE	16	16	41	REMOVE
6845	ACER RUBRUM	RED MAPLE	20	20	71	REMOVE
6846	ACER RUBRUM	RED MAPLE	24	24	59	REMOVE
6847	LIRIODENDRON TULIPIFERA	TULIP POPLAR	24	24	68	REMOVE
6848	ACER RUBRUM	RED MAPLE	26	26	53	REMOVE
6849	ACER RUBRUM	RED MAPLE	14	14	71	REMOVE
6850	LIRIODENDRON TULIPIFERA	TULIP POPLAR	16	16	53	REMOVE
6851	ACER RUBRUM	RED MAPLE	22	22	70	REMOVE
6852	ACER RUBRUM	RED MAPLE	28	28	56	REMOVE
6853	ACER RUBRUM	RED MAPLE	28	28	70	REMOVE
6854	CATALPA SPECIOSA	NORTHERN CATALPA	6	6	53	REMOVE
6855	CATALPA SPECIOSA	NORTHERN CATALPA	10	10	72	REMOVE
6856	ACER RUBRUM	RED MAPLE	14	14	38	REMOVE
6859	SASSAFRAS ALBIDUM	SASSAFRAS	12	12	50	REMOVE
6861	FRAXINUS PENNSYLVANICA	GREEN ASH	36	36	0	REMOVE
6865	MORUS ALBA	WHITE MULBERRY	12	12	50	REMOVE
6866	ACER RUBRUM	RED MAPLE	12	12	50	REMOVE
6867	PINUS STROBUS	WHITE PINE	24	24	70	REMOVE
6868	ILEX OPACA	AMERICAN HOLLY	16	16	71	REMOVE
6870	ROBINIA PSEUDOACACIA	BLACK LOCUST	14	14	38	REMOVE
6871	SASSAFRAS ALBIDUM	SASSAFRAS	12	12	70	REMOVE
6872	QUERCUS RUBRA	NORTHERN RED OAK	20	20	72	REMOVE
6873	QUERCUS PALUSTRIS	PIN OAK	20	20	70	REMOVE
6874	ACER RUBRUM	RED MAPLE	14	14	72	REMOVE
6876	ACER RUBRUM	RED MAPLE	10	10	72	REMOVE
6877	ACER RUBRUM	RED MAPLE	16	16	68	REMOVE
6878	ACER RUBRUM	RED MAPLE	22	22	69	REMOVE
6880	ACER RUBRUM	RED MAPLE	22	22	72	REMOVE
6881	LIRIODENDRON TULIPIFERA	TULIP POPLAR	24	24	72	REMOVE
6882	LIRIODENDRON TULIPIFERA	TULIP POPLAR	36	36	72	REMOVE
6883	PRUNUS SEROTINA	BLACK CHERRY	20	20	65	REMOVE
6884	LIRIODENDRON TULIPIFERA	TULIP POPLAR	24	24	69	REMOVE
6885	ACER RUBRUM	RED MAPLE	24	24	66	REMOVE

TREE #	BOTANICAL NAME	COMMON NAME	CRITICAL ROOT ZONE RADIUS (FEET)	TRUNK DIAMETER (INCHES)	CONDITION	PROCEDURE
6888	QUERCUS PALUSTRIS	PIN OAK	14	14	50	REMOVE
6888	ACER RUBRUM	RED MAPLE	5	5	66	REMOVE
6889	LIRIODENDRON TULIPIFERA	TULIP POPLAR	40	40	55	REMOVE
6890	ACER RUBRUM	RED MAPLE	12	12	63	REMOVE
6891	ACER RUBRUM	RED MAPLE	16	16	68	REMOVE
6892	PRUNUS SEROTINA	BLACK CHERRY	16	16	63	REMOVE
6893	ACER RUBRUM	RED MAPLE	8	8	60	REMOVE
6894	LIRIODENDRON TULIPIFERA	TULIP POPLAR	22	22	75	REMOVE
6895	LIRIODENDRON TULIPIFERA	TULIP POPLAR	16	16	70	REMOVE
6896	ACER RUBRUM	RED MAPLE	10	10	63	REMOVE
6897	ACER RUBRUM	RED MAPLE	10	10	70	REMOVE
6898	ACER RUBRUM	RED MAPLE	16	16	63	REMOVE
6899	PICEA ABIES	NORWAY SPRUCE	14	14	70	REMOVE
6900	LIRIODENDRON TULIPIFERA	TULIP POPLAR	24	24	69	REMOVE
6901	LIRIODENDRON TULIPIFERA	TULIP POPLAR	14	14	67	REMOVE
6902	UNIDENTIFIED	DEAD TREE	10	10	31	REMOVE
6903	ACER RUBRUM	RED MAPLE	14	14	40	REMOVE
6904	LIRIODENDRON TULIPIFERA	TULIP POPLAR	36	36	75	REMOVE
6905	LIRIODENDRON TULIPIFERA	TULIP POPLAR	30	30	69	REMOVE
6907	ACER RUBRUM	RED MAPLE	20	20	45	REMOVE
6908	QUERCUS RUBRA	NORTHERN RED OAK	36	36	66	REMOVE
6909	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	12	12	60	REMOVE
6910	ILEX OPACA	AMERICAN HOLLY	10	10	31	REMOVE
6911	PICEA ABIES	NORWAY SPRUCE	8	8	65	REMOVE
6912	ACER RUBRUM	RED MAPLE	18	18	28	REMOVE
6913	PINUS STROBUS	WHITE PINE	8	8	50	REMOVE
6914	ACER RUBRUM	RED MAPLE	30	30	66	REMOVE
6915	ACER RUBRUM	RED MAPLE	22	22	65	REMOVE
6916	ACER RUBRUM	RED MAPLE	16	16	59	REMOVE
6917	ACER RUBRUM	RED MAPLE	22	22	30	REMOVE
6918	JUGLANS NIGRA	BLACK WALNUT	16	16	50	REMOVE
6919	LIRIODENDRON TULIPIFERA	TULIP POPLAR	30	30	69	REMOVE
6921	JUGLANS NIGRA	BLACK WALNUT	18	18	67	REMOVE
6925	ACER RUBRUM	RED MAPLE	5	5	30	REMOVE
6926	ACER RUBRUM	RED MAPLE	8	8	59	REMOVE
6927	UNIDENTIFIED	DEAD TREE	12	12	0	REMOVE
6928	ACER RUBRUM	RED MAPLE	8	8	69	REMOVE
6929	LIRIODENDRON TULIPIFERA	TULIP POPLAR	24	24	72	REMOVE
6932	LIRIODENDRON TULIPIFERA	TULIP POPLAR	15	15	60	REMOVE
6933	PINUS VIRGINIANA	VIRGINIA PINE	14	14	60	REMOVE
6934	ACER RUBRUM	RED MAPLE	5	5	63	REMOVE
6935	PRUNUS SEROTINA	BLACK CHERRY	30	30	60	REMOVE
6936	CATALPA SPECIOSA	NORTHERN CATALPA	5	5	69	REMOVE
6937	LIRIODENDRON TULIPIFERA	TULIP POPLAR	30	30	71	REMOVE
6939	LIRIODENDRON TULIPIFERA	TULIP POPLAR	18	18	72	REMOVE
6940	LIRIODENDRON TULIPIFERA	TULIP POPLAR	18	18	71	REMOVE
6941	ACER RUBRUM	RED MAPLE	12	12	70	REMOVE
6942	LIRIODENDRON TULIPIFERA	TULIP POPLAR	24	24	74	REMOVE
6943	LIRIODENDRON TULIPIFERA	TULIP POPLAR	24	24	73	REMOVE
6944	LIRIODENDRON TULIPIFERA	TULIP POPLAR	12	12	75	REMOVE
6945	UNIDENTIFIED	DEAD TREE	8	8	0	REMOVE
6946	LIRIODENDRON TULIPIFERA	TULIP POPLAR	15	15	63	REMOVE
6947	ACER RUBRUM	RED MAPLE	8	8	65	REMOVE
6948	LIRIODENDRON TULIPIFERA	TULIP POPLAR	27	27	59	REMOVE
6949	ACER RUBRUM	RED MAPLE	24	24	68	REMOVE
6950	ACER RUBRUM	RED MAPLE	12	12	30	REMOVE
6951	ACER RUBRUM	RED MAPLE	14	14	70	REMOVE
6952	ULMUS AMERICANA	AMERICAN ELM	24	24	60	REMOVE
6953	ACER RUBRUM	RED MAPLE	6	6	60	REMOVE
6954	LIRIODENDRON TULIPIFERA	TULIP POPLAR	18	18	69	REMOVE
6957	LIRIODENDRON TULIPIFERA	TULIP POPLAR	15	15	60	REMOVE
6956	LIRIODENDRON TULIPIFERA	TULIP POPLAR	21	21	69	REMOVE
6957	ACER RUBRUM	RED MAPLE	5	5	45	REMOVE
6958	LIRIODENDRON TULIPIFERA	TULIP POPLAR	8	8	69	REMOVE
6959	LIRIODENDRON TULIPIFERA	TULIP POPLAR	8	8	68	REMOVE
6960	ACER RUBRUM	RED MAPLE	12	12	28	REMOVE
6964	LIRIODENDRON TULIPIFERA	TULIP POPLAR	8	8	75	REMOVE
6965	LIRIODENDRON TULIPIFERA	TULIP POPLAR	12	12	70	REMOVE
6966	LIRIODENDRON TULIPIFERA	TULIP POPLAR	10	10	72	REMOVE
6967	LIRIODENDRON TULIPIFERA	TULIP POPLAR	27	27	72	REMOVE
6968	LIRIODENDRON TULIPIFERA	TULIP POPLAR	24	24	63	REMOVE
6969	LIRIODENDRON TULIPIFERA	TULIP POPLAR	15	15	72	REMOVE
6970	FRAXINUS PENNSYLVANICA	GREEN ASH	18	18	0	REMOVE
6971	ACER RUBRUM	RED MAPLE	10	10	65	REMOVE
6972	FRAXINUS PENNSYLVANICA	GREEN ASH	10	10	0	REMOVE
6973	FRAXINUS PENNSYLVANICA	GREEN ASH	5	5	30	REMOVE
6974	LIRIODENDRON TULIPIFERA	TULIP POPLAR	30	30	66	REMOVE
6975	LIRIODENDRON TULIPIFERA	TULIP POPLAR	28	28	73	REMOVE
6976	LIRIODENDRON TULIPIFERA	TULIP POPLAR	8	8	72	REMOVE
6977	LIRIODENDRON TULIPIFERA	TULIP POPLAR	44	44	72	REMOVE

1. PROJECT NOTES
 - 1.1. THE REQUIREMENTS OF THE CITY OF FAIRFAX ZONING ORDINANCE AND PUBLIC FACILITIES MANUAL SHALL BE FOLLOWED.
 - 1.2. ALL TREE PRESERVATION ACTIVITIES SHALL BE PERFORMED UNDER THE DIRECT SUPERVISION OF AN ISA CERTIFIED ARBORIST.
 - 1.3. ALL TREE WORK PERFORMED SHALL MEET OR EXCEED THE MOST RECENT INDUSTRY STANDARDS, AS PUBLISHED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA).
2. PRE-CONSTRUCTION
 - 2.1. PRIOR TO THE PRE-CONSTRUCTION MEETING, THE CONTRACTOR SHALL HAVE THE LIMITS OF CLEARING AND GRADING CLEARLY MARKED IN THE FIELD WITH FLAGGING. THESE LIMITS SHALL NOT EXCEED THOSE SHOWN ON THE APPROVED PLANS.
 - 2.2. AFTER LIMITS HAVE BEEN STAKED, THE CONTRACTOR SHALL REQUEST A PRE-CONSTRUCTION MEETING WITH CITY OF FAIRFAX AND PROJECT ARBORIST.
 - 2.3. DURING THE PRE-CONSTRUCTION MEETING, THE LIMITS MAY BE ADJUSTED TO BETTER PRESERVE OR REMOVE TREES IMPACTED BY CONSTRUCTION ACTIVITIES.
3. INSTALLATION OF TREE PROTECTION MEASURES
 - 3.1. ROOT PRUNING: PRIOR TO CONSTRUCTION, ROOT PRUNING SHALL BE COMPLETED AT THE LIMITS. ROOT PRUNING SHALL BE TO THE DEPTH OF EIGHTEEN (18) TO TWENTY-FOUR (24) INCHES AND SHALL BE ACCOMPLISHED BY USING A TRENCHER, VIBRATING PLOW OR BY HAND. TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH REMOVED SOIL. WHEN EXCAVATING ALL TREE ROOTS GREATER THAN 1 INCH IN DIAMETER THAT ARE EXPOSED AND/OR DAMAGED SHALL BE TRIMMED CLEANLY, AND COVERED WITH ORGANIC MULCH, TOPSOIL, OR OTHER SUITABLE MATERIAL TO PREVENT THE EXPOSED ROOTS FROM DRYING OUT.
 - 3.2. TREE PROTECTION FENCING: IMMEDIATELY FOLLOWING ROOT PRUNING, TREE PROTECTION FENCING SHALL BE COMPLETED AT THE LIMITS. TREE PROTECTION FENCING SHALL BE INSTALLED PER TREE PRESERVATION PLAN AND SHALL CONSIST OF EITHER OF THE FOLLOWING MATERIALS:
 - 3.2.1. FOURTEEN (14) GAUGE WELDED WIRE MESH THAT IS A MINIMUM OF FOUR (4) FOOT TALL. THE MESH SHALL BE ATTACHED TO SIX (6) FOOT TALL, TWO-INCH (2") STEEL U-CHANNEL ANCHOR POSTS DRIVEN EIGHTEEN (18) INCHES INTO THE GROUND. THE POSTS SHALL BE PLACED NO FURTHER THAN TEN (10) FEET APART.
 - 3.2.2. SUPER SILT FENCE
 - 3.3. TREE PROTECTION SIGNAGE: BILINGUAL SIGNS STATING "TREE PRESERVATION AREA - KEEP OUT" SHALL BE AFFIXED TO THE TREE PRESERVATION FENCE AT LEAST EVERY 50 FEET IMMEDIATELY FOLLOWING TREE PROTECTION FENCING INSTALLATION.
 - 3.4. CITY OF FAIRFAX SHALL BE NOTIFIED AND GIVEN THE OPPORTUNITY TO INSPECT THE SITE TO ASSURE THAT ALL TREE PROTECTION DEVICES HAVE BEEN CORRECTLY INSTALLED. IF IT IS DETERMINED THAT THE FENCING HAS NOT BEEN INSTALLED CORRECTLY, NO CONSTRUCTION ACTIVITIES SHALL OCCUR UNTIL THE FENCING IS INSTALLED CORRECTLY, AS DETERMINED BY CITY OF FAIRFAX.
 - 3.5. TREES BEING REMOVED SHALL NOT BE FELLED, PUSHED OR PULLED INTO TREE PRESERVATION AREAS. EQUIPMENT OPERATORS SHALL NOT CLEAN ANY PART OF THEIR EQUIPMENT BY SLAMMING AGAINST THE TRUNKS OF TREES TO BE RETAINED.
 - 3.6. TREES ON THE EDGE OF THE LIMITS OF CLEARING AND GRADING SHALL BE CUT DOWN BY HAND WITH A CHAIN SAW. REMAINING STUMPS SHALL EITHER BE LEFT IN PLACE OR GROUND DOWN WITH A STUMP GRINDER.
 - 3.7. TREES INDICATED WILL BE MULCHED WITH WOOD CHIPS GENERATED FROM ON SITE CLEARING OR TREE REMOVAL AND PRUNING OPERATIONS WHEN POSSIBLE. SHREDDED HARDWOOD MULCH FROM OFFSITE MAY BE UTILIZED IF APPROVED BY PROJECT ARBORIST. MULCH SHALL BE SPREAD IN A UNIFORM DEPTH OF THREE (3") INCHES BY HAND. MULCH SHALL BE PLACED IN AREAS AS INDICATED ON APPROVED PLANS.
4. CONSTRUCTION
 - 4.1. DURING CLEARING AND GRADING OPERATIONS AND THROUGHOUT CONSTRUCTION, NO ACTIVITY SHALL BE PERMITTED IN TREE SAVE AREAS WITHOUT AUTHORIZATION FROM OWNER, ARBORIST, OR CITY OF FAIRFAX. PRECLUDED ACTIVITIES INCLUDE:
 - 4.1.1. FELLING OF TREES INTO PRESERVATION AREAS OR OPERATION OF HEAVY MACHINERY IN SAVE AREAS TO FELL TREES ON THE PERIMETER OF PRESERVATION AREAS.
 - 4.1.2. OPERATION OF HEAVY EQUIPMENT OR MACHINERY OF ANY KIND IN PRESERVATION AREAS FOR ANY PURPOSE.
 - 4.1.3. PLACEMENT OF EXCESS SOIL, FILL, OR MATERIALS OF ANY KIND IN PRESERVATION AREAS.
 - 4.1.4. PLACEMENT OF ANY CONSTRUCTION MATERIALS OF ANY KIND IN PRESERVATION AREAS.
 - 4.1.5. PARKING OR STORING EQUIPMENT OR VEHICLES IN PRESERVATION AREAS.
 - 4.1.6. DUMPING CHEMICALS OR CONCRETE WASHOUT IN PRESERVATION AREAS.
 - 4.1.7. BURNING OF ANY MATERIAL OR DEBRIS IN PRESERVATION AREAS OR WITHIN 200 FEET OF PRESERVATION AREAS.
 - 4.1.8. TRENCHING, GRADING, EXCAVATING FOR ANY PURPOSE IN PRESERVATION AREAS.
 - 4.2. ALL EXISTING TRASH AND/OR DEBRIS ON SITE SHALL BE REMOVED AT THE TIME OF DISTURBANCE. INDIVIDUAL TREES AND FORESTED AREAS DESIGNATED TO BE PRESERVED SHALL BE PROTECTED AND MANAGED TO ENSURE TREE SURVIVAL DURING ALL PHASES OF DEMOLITION, CLEARING AND GRADING, AND CONSTRUCTION. IN ADDITION TO PROTECTING TREES, ALL UNDERSTORY PLANTS, LEAF LITTER AND SOIL CONDITIONS FOUND IN FORESTED AREAS DESIGNATED TO BE LEFT PRESERVED SHALL BE PROTECTED.
 - 4.3. TREES TO REMAIN LOCATED ALONG THE LIMITS OF CLEARING AND GRADING SHALL BE PRUNED DURING CLEARING OPERATIONS TO AVOID MECHANICAL DAMAGE. THIS SHALL BE ADMINISTRATED UNDER THE SUPERVISION OF AN ISA CERTIFIED ARBORIST.
 - 4.4. ANY DAMAGE INFLICTED TO THE ABOVE OR BELOW-GROUND PORTIONS OF THE TREES SHOWN TO BE PRESERVED SHALL BE REPAIRED IMMEDIATELY PER ISA STANDARDS.
 - 4.5. ALL PRUNING SHALL CONFORM TO THE LATEST EDITION OF ANSI A300 (PART 1) PRUNING STANDARDS. DISEASED LIMBS SHALL BE REMOVED OR TREATED AT THE DISCRETION OF THE ARBORIST. WHILE PRUNING, THE ARBORIST SHALL MAKE NOTE OF ANY CONDITIONS WHICH AFFECT THE HEALTH OR CONDITION OF THE TREE AND RECOMMEND CORRECTIVE TREATMENT FOR THESE CONDITIONS. VINE REMOVAL SHALL BE INCLUDED IN ALL PRUNING ACTIVITIES. UNDER NO CIRCUMSTANCES SHALL THE INTERIOR OF TREES BE STRIPPED OF FOLIAGE, SUCKERS, EPICORMIC BRANCHING, OR OTHER LIVE GROWTH. INTERIOR GROWTH MAY BE THINNED AS NECESSARY TO REMOVE BRANCHES DAMAGED DURING OPERATIONS. DEBRIS FROM PRUNING SHALL BE CHIPPED AND DEPOSITED INTO THE TREE SAVE AREA AND SPREAD BY HAND TO A UNIFORM THICKNESS OR BE REMOVED FROM SITE.



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COMMONWEALTH OF VIRGINIA
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 Lic. No. 0406001880
 LANDSCAPE ARCHITECT

NORTHFAX WEST MASTER DEVELOPMENT PLAN
 CITY OF FAIRFAX, VIRGINIA

MARK	DATE	DESCRIPTION

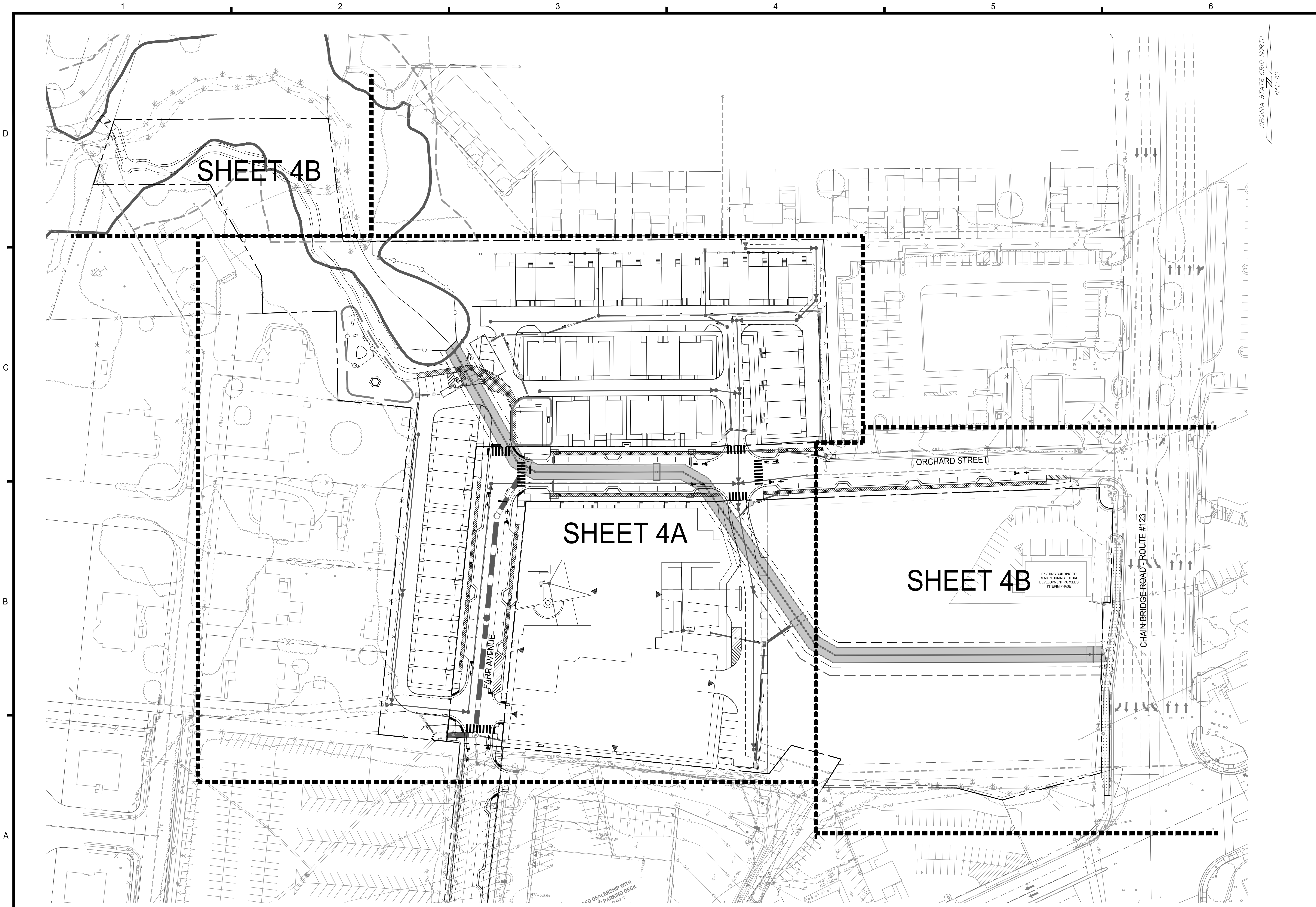
PROJECT No.: 13139.005.00
 DRAWING No.: 109632
 DATE: 11-21-2019
 DESIGN: LBD
 DRAWN: LBD
 CHECKED: LBD

PLAN PREPARED BY LAURIE BETH DONNACHIE
 ISA CERTIFIED ARBORIST NO. MA-5723A
 SIGNATURE: *Laurie B. Donnachie* DATE: 2/2/2020

SHEET TITLE:
TREE MANAGEMENT NOTES & DETAILS

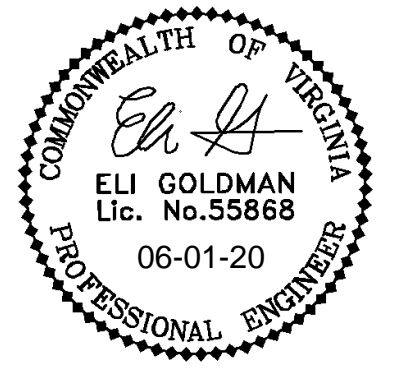
SHEET No.
3D

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT FAIRFAX CITY STANDARDS AND SPECIFICATIONS



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**NORTHFAX WEST
 MASTER DEVELOPMENT PLAN**
 CITY OF FAIRFAX, VIRGINIA

MARK	DATE	DESCRIPTION

PROJECT No.: 13139.005.00
 DRAWING No.: 109632
 DATE: 11-21-2019
 DESIGN: EG
 DRAWN: JS
 CHECKED: KMW

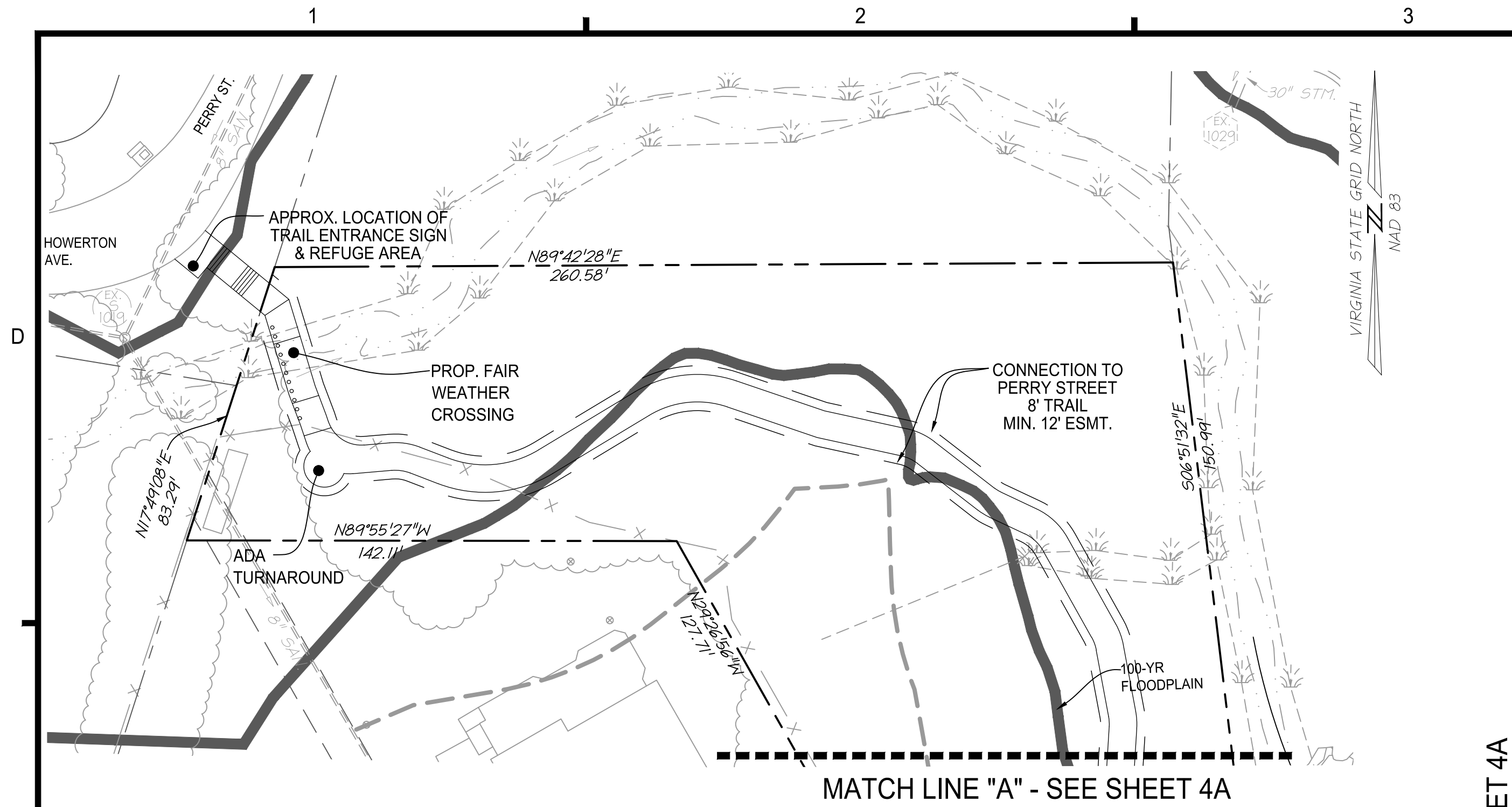
SHEET TITLE:
OVERALL MASTER DEVELOPMENT PLAN

SHEET No.
4

50 25 0 50 100
 HORIZONTAL GRAPHIC SCALE
 1" = 50'

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT FAIRFAX CITY STANDARDS AND SPECIFICATIONS

SCALE: 1"=50'



PROPOSED TABULATIONS FOR DEVELOPMENT PROGRAM

SITE AREA
 REQUIRED: 2 ACRES (PD-M)
 PROVIDED: 2 ACRES (PD-M)

GROSS SITE AREA ±11.46 AC (±499,245 SF)
LESS DEDICATION ±0.97 AC (±42,215 SF)
ADJUSTED SITE AREA ±10.49 AC

DENSITY
 PERMITTED: NO REQUIREMENT
 PROVIDED: TOWNHOUSE PARCEL = 11.34 DU/AC (56 TOWNHOUSES / 4.94 AC = 11.34 DU/AC)
 SENIOR LIVING = 200 UNITS (244 BEDS)
 FINAL NUMBER OF BEDS TO BE DETERMINED AT TIME OF SITE PLAN
 FUTURE DEVELOPMENT PARCEL = TO BE DETERMINED
 NOTE: NO DENSITY CREDIT HAS BEEN TAKEN DUE TO FUTURE DEVELOPMENT PARCEL

BUILDING HEIGHT
 PERMITTED: NO REQUIREMENT
 PROVIDED: TOWNHOUSES = 44'
 SENIOR LIVING BUILDING = 78'
 FUTURE PARCEL = TO BE DETERMINED

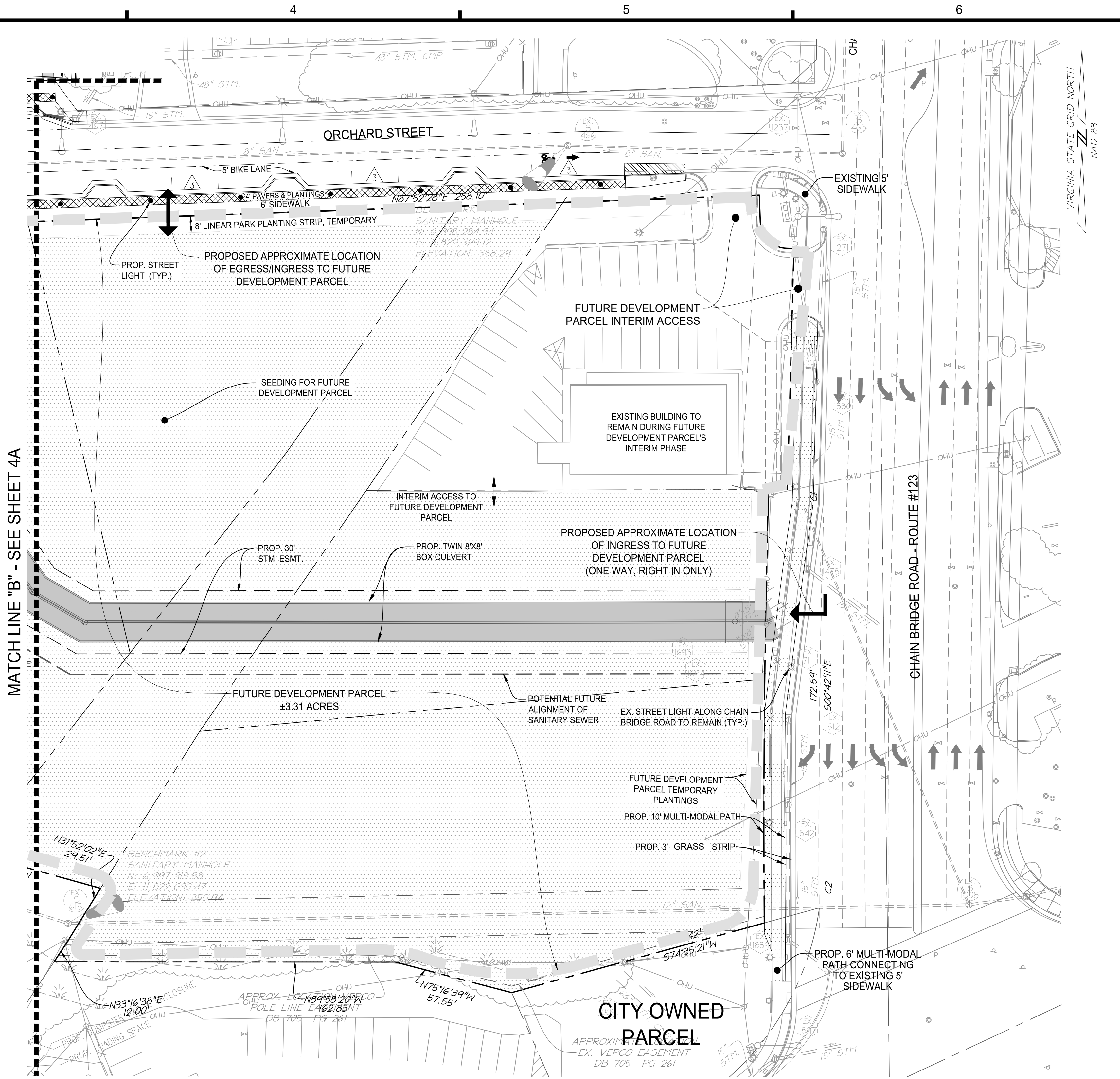
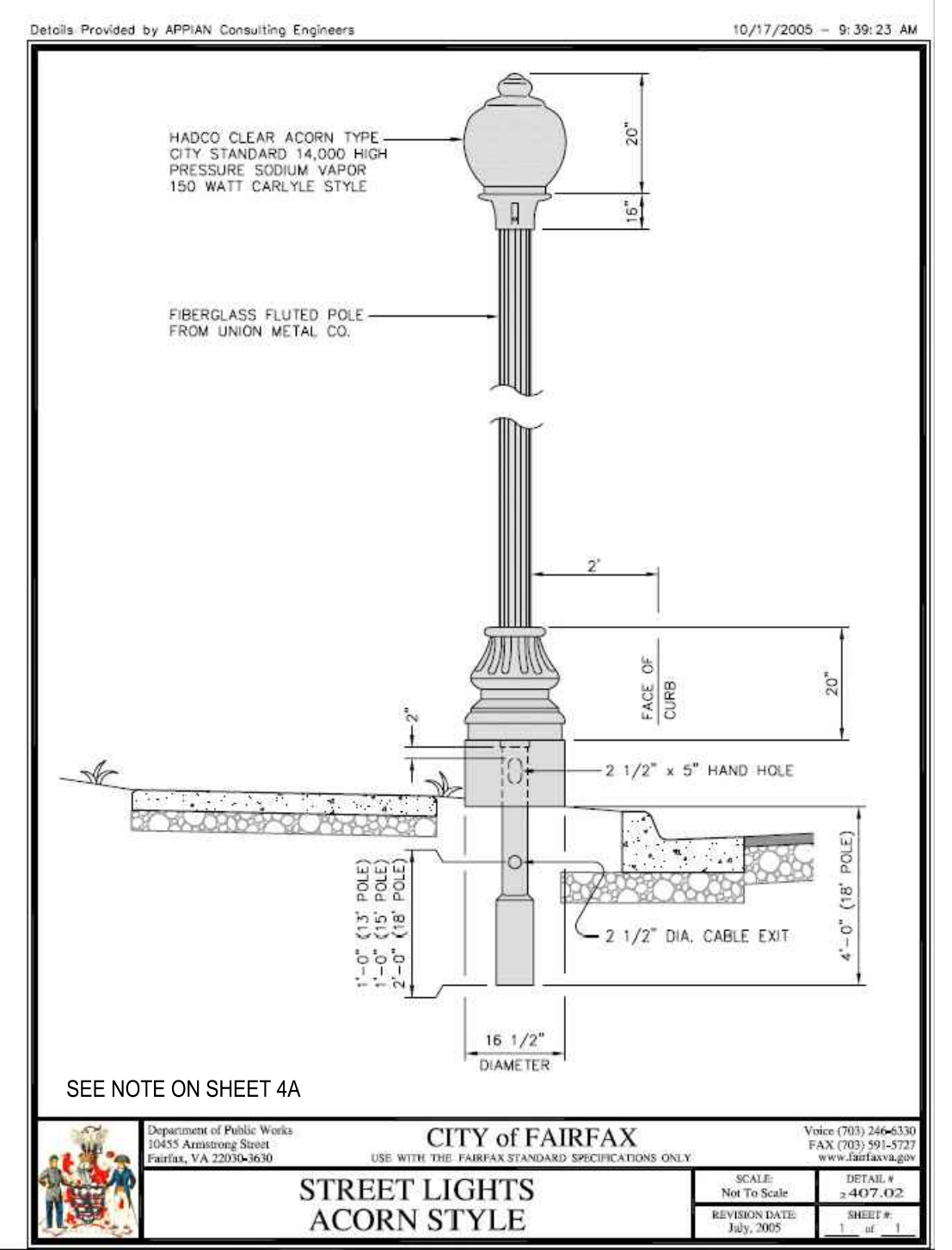
BUILDING COVERAGE
 PERMITTED: 80% MAXIMUM
 PROVIDED: TOWNHOUSES = 23% (PER ±4.94 AC TOWNHOUSE PARCEL)
 SENIOR LIVING BUILDING = 57% (PER ±2.24 AC SENIOR LIVING PARCEL)
 FUTURE PARCEL = TO BE DETERMINED

SIDEWALK
 REQUIRED: 5'
 PROVIDED: 5' MINIMUM WITHIN TOWNHOUSE AND SENIOR LIVING PARCELS
 6' ALONG ORCHARD STREET & FARR AVENUE

OPEN SPACE
 REQUIRED: 20% (PD-M)
 PROVIDED: SEE SHEET 7 FOR CALCULATIONS

TREE CANOPY
 REQUIRED: 10% (PD-M)
 PROVIDED: SEE SHEET 6A FOR CALCULATIONS

OFF-STREET PARKING
 REQUIRED: SEE CHART BELOW
 PROVIDED: SEE CHART BELOW



PROPOSED PARKING TABULATION

PROPOSED USE	REQUIRED PARKING SPACES	PARKING SPACES PROVIDED
TOWNHOUSES	56 UNITS 2.0 SPACES PER UNIT	112 GARAGE SPACES 22 SURFACE SPACES
SENIOR LIVING	114 UNITS 1.5 SPACES PER UNIT	171 GARAGE SPACES 12 SURFACE SPACES
ASSISTED LIVING / MEMORY CARE	92 BEDS 1.0 SPACE PER 4 BEDS	23 SPACES
TOTAL PARKING	283 SPACES	248 SPACES

NOTES:
 (1) PARKING REQUIRED AND PROVIDED FOR THE FUTURE DEVELOPMENT PARCEL TO BE DETERMINED.
 (2) AN ADDITIONAL 28 STREET SPACES ARE PROVIDED IN THE PUBLIC ROW ALONG ORCHARD STREET.
 (3) SEE SHEET 1 FOR PARKING REDUCTION MODIFICATION REQUEST.

LOADING SPACES
 REQUIRED: 2 SPACES
 PROVIDED: 1 SPACE

NOTES:
 (1) LOADING SPACES ONLY REQUIRED FOR SENIOR LIVING BUILDING
 (2) SEE SHEET 1 FOR MODIFICATION REQUEST
 (3) LOADING SPACE, PER ZO 4.2.9, LOCATED AT SENIOR LIVING BUILDING MAIN ENTRANCE (EAST SIDE).
 (4) LOADING SPACE LOCATED ON WEST SIDE OF BUILDING DOES NOT MEET REQUIREMENTS OF ZO 4.2.9. AS IT IS WITHIN FARR AVENUE EXTENDED ROW.

BICYCLE PARKING
 REQUIRED: 11 SPACES
 PROVIDED: 11 SPACES

NOTES:
 (1) REQUIRED BICYCLE PARKING TO BE PROVIDED IN THE SENIOR LIVING BUILDING PARKING GARAGE PER ZO 4.2.8.
 (2) BICYCLE PARKING NOT REQUIRED FOR TOWNHOUSE USE. SEE SHEET 4A FOR APPROXIMATE LOCATION OF BIKE RACKS NEAR PUBLIC TRAIL

FUTURE DEVELOPMENT PARCEL PERMITTED USES:
 SUBJECT TO APPROVAL OF AN AMENDED MASTER DEVELOPMENT PLAN, USES PERMITTED ON THE FUTURE DEVELOPMENT PARCEL SHALL INCLUDE ALL USES PERMITTED IN THE PD-M (PLANNED DEVELOPMENT MIXED USE) DISTRICT, AS MORE SPECIFICALLY DEFINED IN SECTION 3.8.4 OF THE ZONING ORDINANCE OF THE CITY OF FAIRFAX, EXCEPT FOR THE FOLLOWING PERMITTED USES, WHICH ARE SPECIFICALLY EXCLUDED:

- CEMETERIES
- DETENTION FACILITIES OR JAILS
- ADULT USES
- BUILDING SUPPLIES AND LUMBER SALES
- FUEL STATIONS
- VEHICLE REPAIRS
- VEHICLE SALES AND LEASING
- VEHICLE SERVICE

SEE COMMITMENTS FOR INTERIM IMPROVEMENTS AND USES ON FUTURE DEVELOPMENT PARCEL.

ADJACENT PROJECT NARRATIVE:
 AT THE TIME OF THIS REZONING APPLICATION THERE ARE TWO PROJECTS IN THE IMMEDIATE VICINITY THAT IMPACT THIS DEVELOPMENT AND REQUIRE COORDINATION. BROWN'S MAZDA, LOCATED SOUTH OF THE SUBJECT SITE HAS SUBMITTED A SPECIAL USE PERMIT TO ALLOW FOR A NEW DEALERSHIP WITH AN ABOVE-GROUND PARKING DECK. THE CITY IS IN THE PROCESS OF DESIGNING A NEW PUBLIC ROAD (FARR AVENUE) THAT WILL CONNECT FAIRFAX BOULEVARD TO ORCHARD STREET. IN ORDER FOR BOTH OF THE PROJECTS TO MOVE FORWARD TO CONSTRUCTION, THE SUBJECT SITE WILL NEED TO BE REZONED AND RE-DEVELOPED.

STORMWATER MANAGEMENT & BEST MANAGEMENT PRACTICE (SWM/BMP) NARRATIVE

ADEQUATE OUTFALL:
 THE EXISTING SITE MAINLY DISCHARGES RUNOFF TO A STREAM THAT BISECTS THE PROPERTY AND FLOWS TO A TWIN BOX CULVERT THAT CROSSES BENEATH CHAIN BRIDGE ROAD.

THE MAJOR OUTFALL FOR THE SITE IS THE PROPOSED TWIN BOX CULVERT. THIS CULVERT FLOWS FROM WEST TO EAST AND CONNECTS TO THE EXISTING TWIN BOX CULVERT THAT CROSSES BENEATH CHAIN BRIDGE ROAD AND ULTIMATELY FLOWS TO ACCOTINK CREEK.

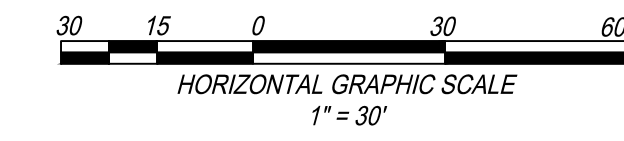
SWM:
 WATER QUANTITY FOR THIS PROJECT WILL BE PROVIDED IN ACCORDANCE WITH STATE CODE 9VAC25-870-66-WATER QUANTITY AND THE CITY OF FAIRFAX STORMWATER ORDINANCE.

THE WATER QUANTITY REQUIREMENTS WILL BE MET BY DISCHARGING STORMWATER INTO A MANMADE SYSTEM THAT DOES NOT CAUSE EROSION TO THE SYSTEM FOR THE TWO-YEAR STORM (CHANNEL PROTECTION) AND CONFINES THE STORMWATER RUNOFF DURING A 10-YEAR STORM (FLOOD PROTECTION). THE EXTENT OF THE REVIEW WILL BE THE TWIN BOX CULVERT, PRIOR TO ITS OUTFALL AT ACCOTINK CREEK. IF IT IS DETERMINED DURING THE FINAL SITE PLAN THAT DETENTION IS REQUIRED, THEN STORMWATER VAULTS OR ARCHED PIPES WILL BE USED TO MANAGE THE STORMWATER RUNOFF.

BMP:
 THIS PROJECT WILL USE THE VIRGINIA RUNOFF REDUCTION METHOD (VRRM) REDEVELOPMENT TO MEET THE STATE, PART 11B CRITERIA (9VAC25-870-65) AND CITY WATER QUALITY DESIGN CRITERIA. THE PROJECT SITE AREA FOR WATER QUALITY CALCULATIONS WILL INCLUDE ALL AREA WITHIN THE LIMITS OF CLEARING AND GRADING (EXCLUDING THE RIGHT-OF-WAY OF FARR AVENUE TO BE DEVELOPED BY OTHERS). TO MEET WATER QUALITY DESIGN CRITERIA AND PHOSPHORUS REMOVAL A COMBINATION OF PROPRIETARY BMP FACILITIES WILL BE USED. THESE FACILITIES MAY INCLUDE: HYDRODYNAMIC SEPARATORS, FILTERRAS AND/OR STORMFILTERS, ADDITIONAL PROPRIETARY AND NON-PROPRIETARY BMP FACILITIES MAY BE USED AS THE DESIGN OF THE SITE DEVELOPS FURTHER. PRELIMINARY LOCATIONS ARE SHOWN ON THE DEVELOPMENT PLAN.

THE BMP FACILITIES FOR THE FUTURE DEVELOPMENT PARCEL WILL BE DESIGNED ONCE THE LAYOUT AND PROGRAMMING OF THAT PARCEL IS COMPLETE. THE OVERALL SITE WILL BE IN COMPLIANCE WITH THE CITY AND STATE REQUIREMENTS.

NOTE:
 LOCATIONS AND SIZING OF SWM/BMP FACILITIES SHOWN ARE BASED ON A PRELIMINARY STUDY TO ENSURE COMPLIANCE WITH STATE AND CITY REQUIREMENTS; THE LOCATION AND TYPE OF FACILITY IS SUBJECT TO CHANGE WITH FINAL DESIGN.



ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY OF FAIRFAX STANDARDS AND SPECIFICATIONS

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COMMONWEALTH OF VIRGINIA
 ELI GOLDMAN
 Lic. No. 55868
 06-01-20
 PROFESSIONAL ENGINEER

NORTHFAX WEST MASTER DEVELOPMENT PLAN
 CITY OF FAIRFAX, VIRGINIA

MARK	DATE	DESCRIPTION

PROJECT No.: 13139.005.00
 DRAWING No.: 109632
 DATE: 11-21-2019
 DESIGN: EG
 DRAWING: JS
 CHECKED: KMW

SHEET TITLE:

MASTER DEVELOPMENT PLAN

SHEET No.

4B

SCALE: 1"=30'

1

2

3

4

5

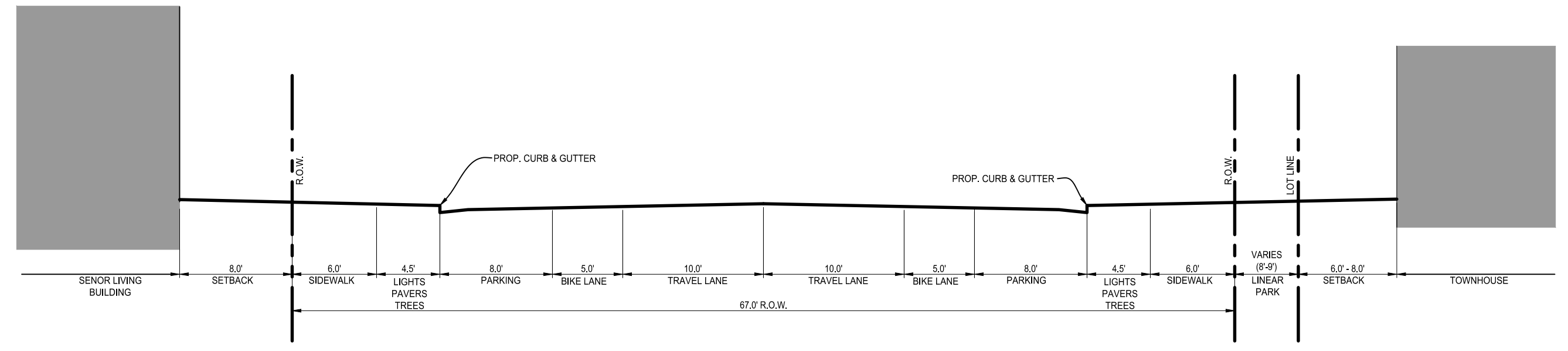
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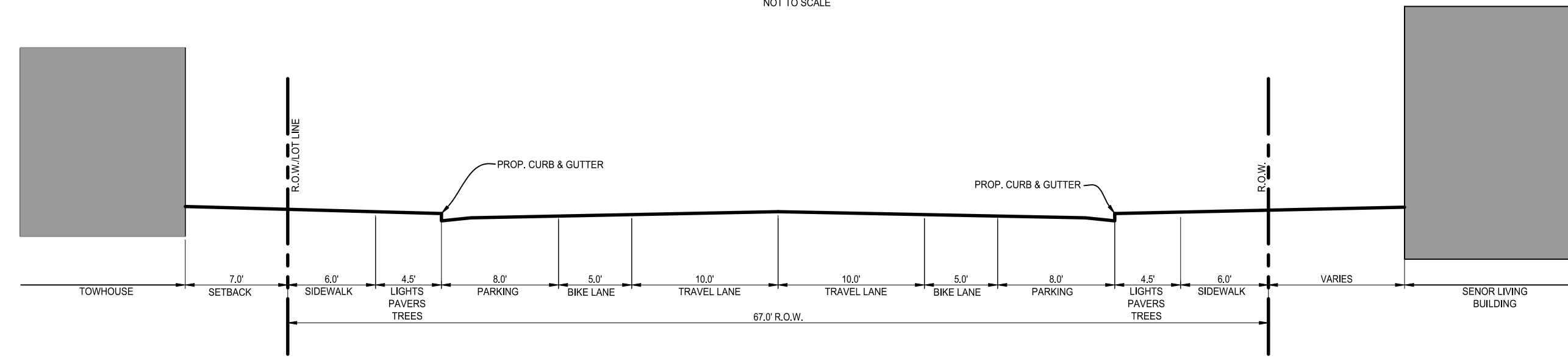
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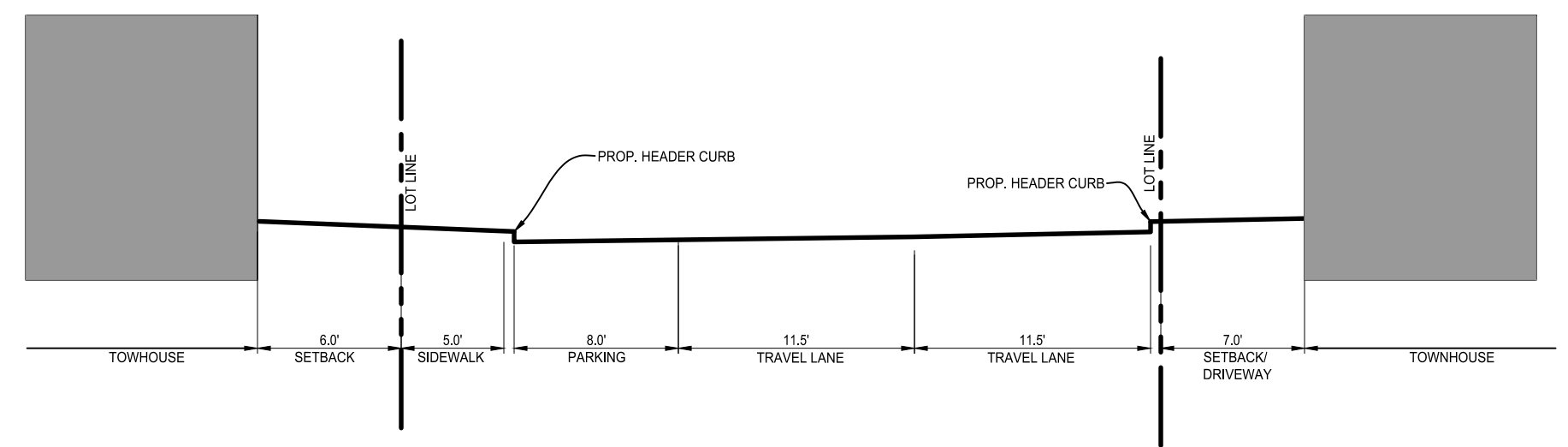
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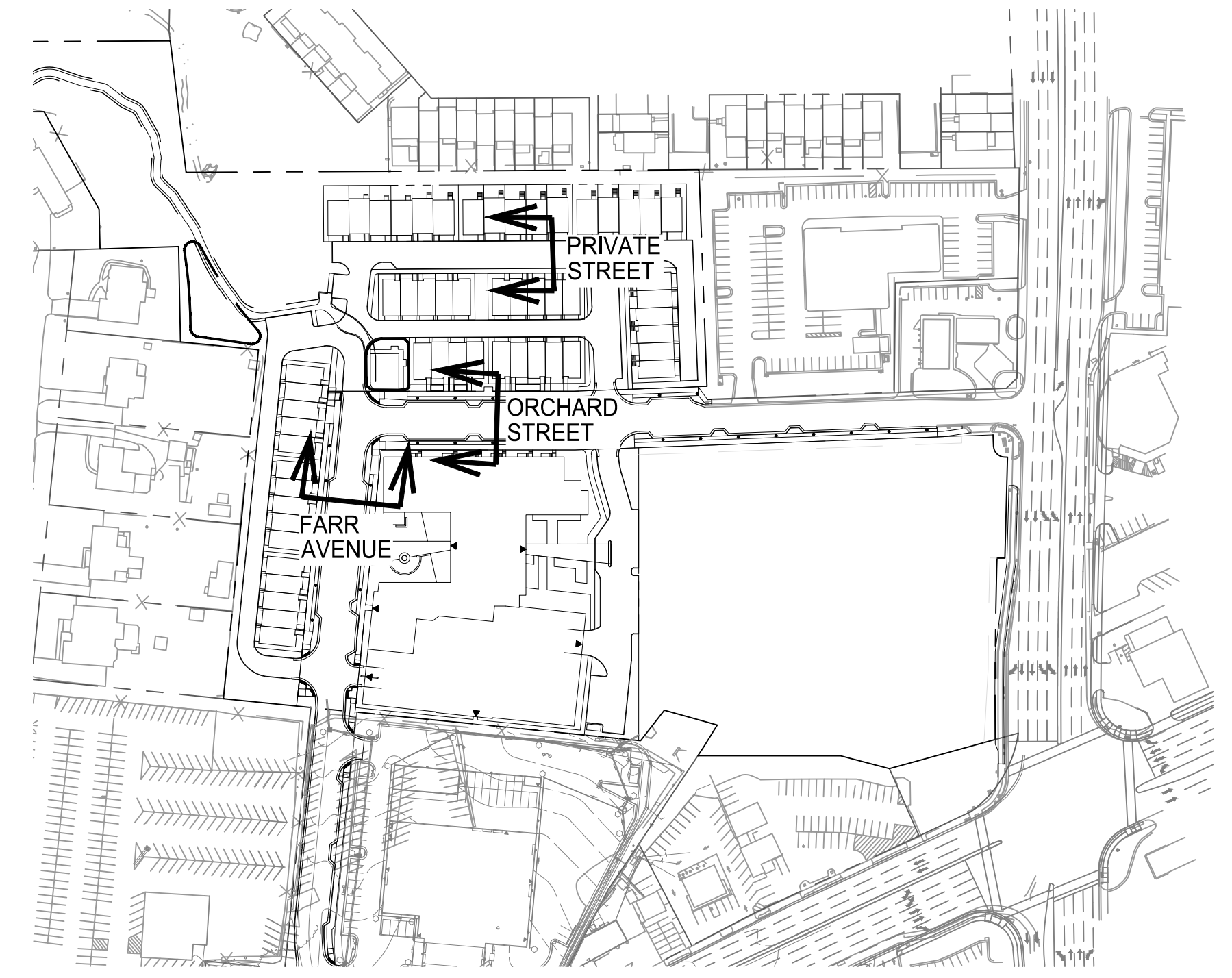
ORCHARD STREET TYPICAL SECTION
NOT TO SCALE



FARR AVENUE TYPICAL SECTION
NOT TO SCALE

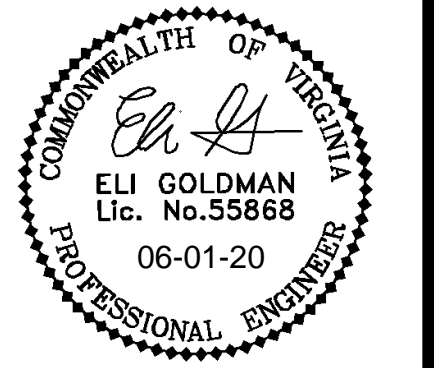


PRIVATE STREET TYPICAL SECTION
NOT TO SCALE



KEY MAP
NOT TO SCALE

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**NORTHFAX WEST
 MASTER DEVELOPMENT PLAN**
 CITY OF FAIRFAX, VIRGINIA

MARK	DATE	DESCRIPTION

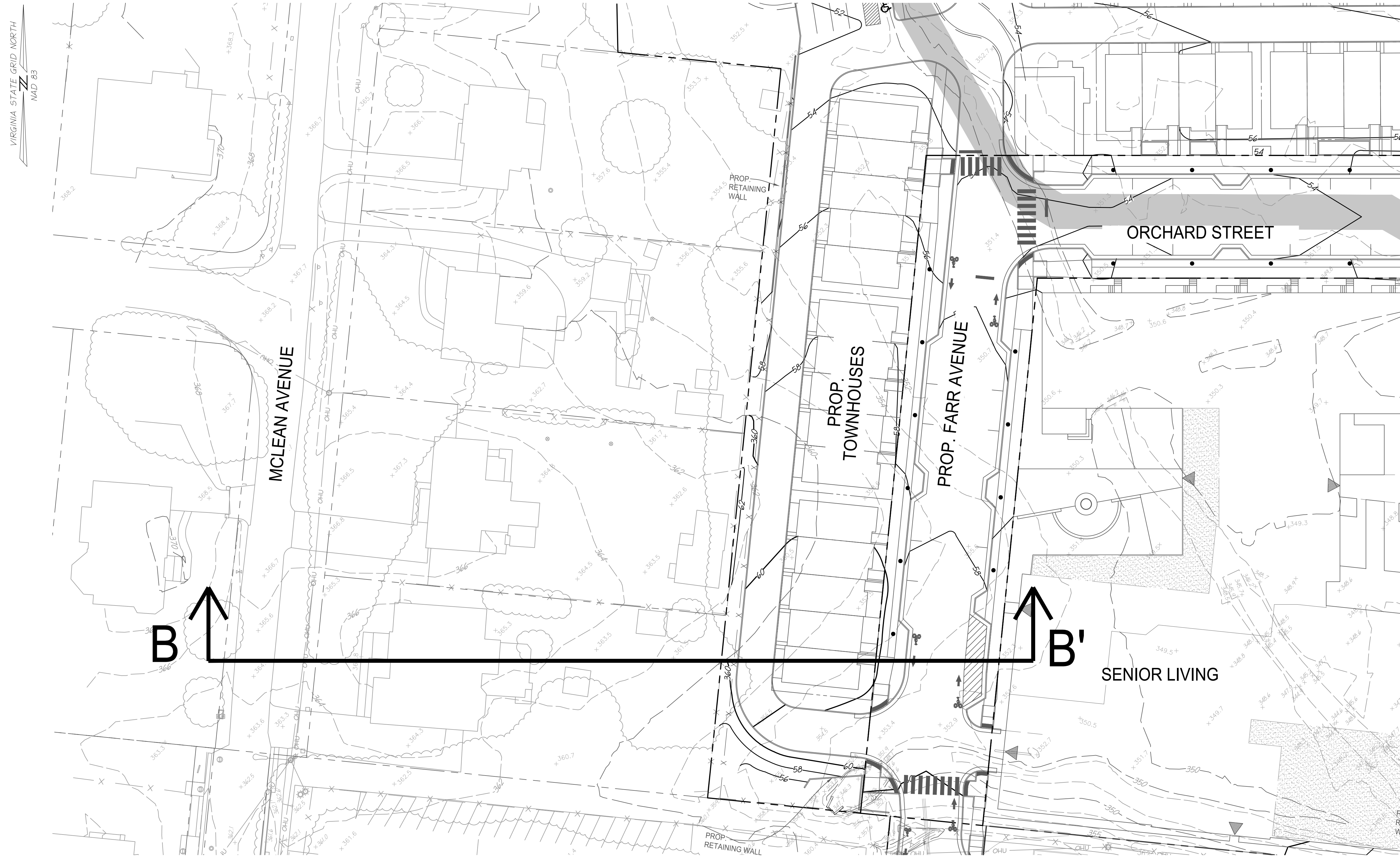
PROJECT No.: 13139.005.00
 DRAWING No.: 109632
 DATE: 11-21-2019
 DESIGN: EG
 DRAWN: JS
 CHECKED: KMW

SHEET TITLE:
STREET SECTIONS

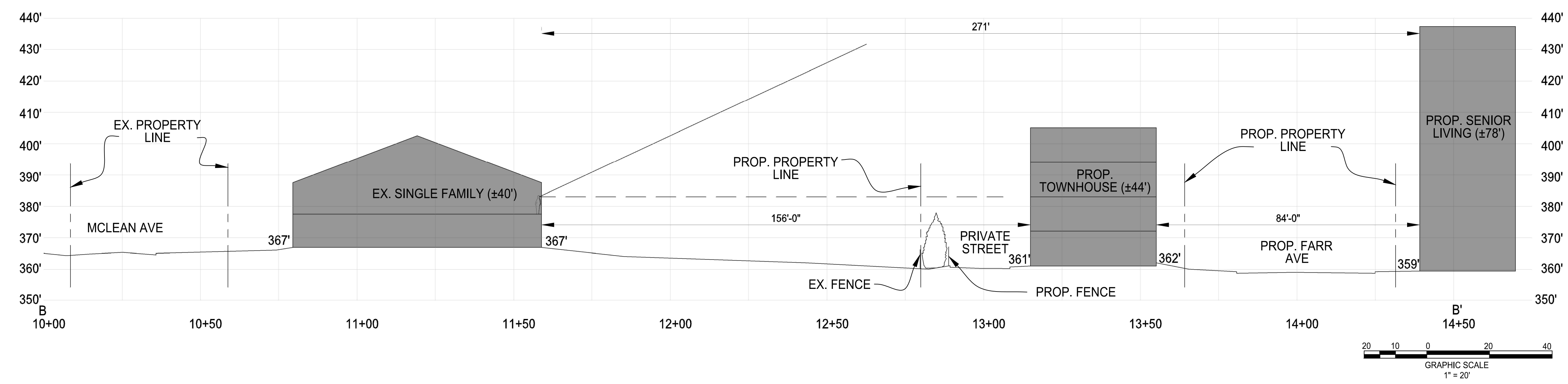
SHEET No.
4C

1 2 3 4 5 6

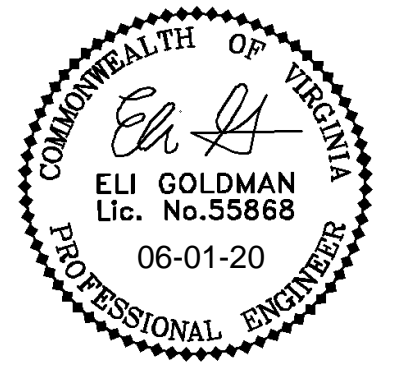
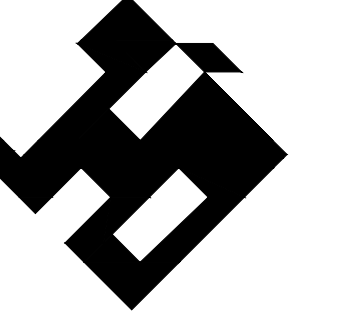
D
C
B
A



- NOTES:
- EXISTING OFFSITE RESIDENCES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. ACTUAL HEIGHT OF RESIDENCES ARE SUBJECT TO SITE SURVEYING.
 - PROPOSED SIGHT LINE (VIEWSHED) FROM PEDESTRAIN VANTAGE POINT (EYE LEVEL IS 5'-6" ABOVE FLOOR LEVEL FOR A 6'-0" EXAMPLE PERSON)



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**NORTHFAX WEST
MASTER DEVELOPMENT PLAN**
CITY OF FAIRFAX, VIRGINIA

MARK	DATE	DESCRIPTION

PROJECT No.: 13139.005.00
DRAWING No.: 109632
DATE: 11-21-2019
DESIGN: EG
DRAWN: JS
CHECKED: KMW

SHEET TITLE:

SECTION B-B'

SHEET No.
4E

SCALE: SEE DWGS.

1 2 3 4 5 6

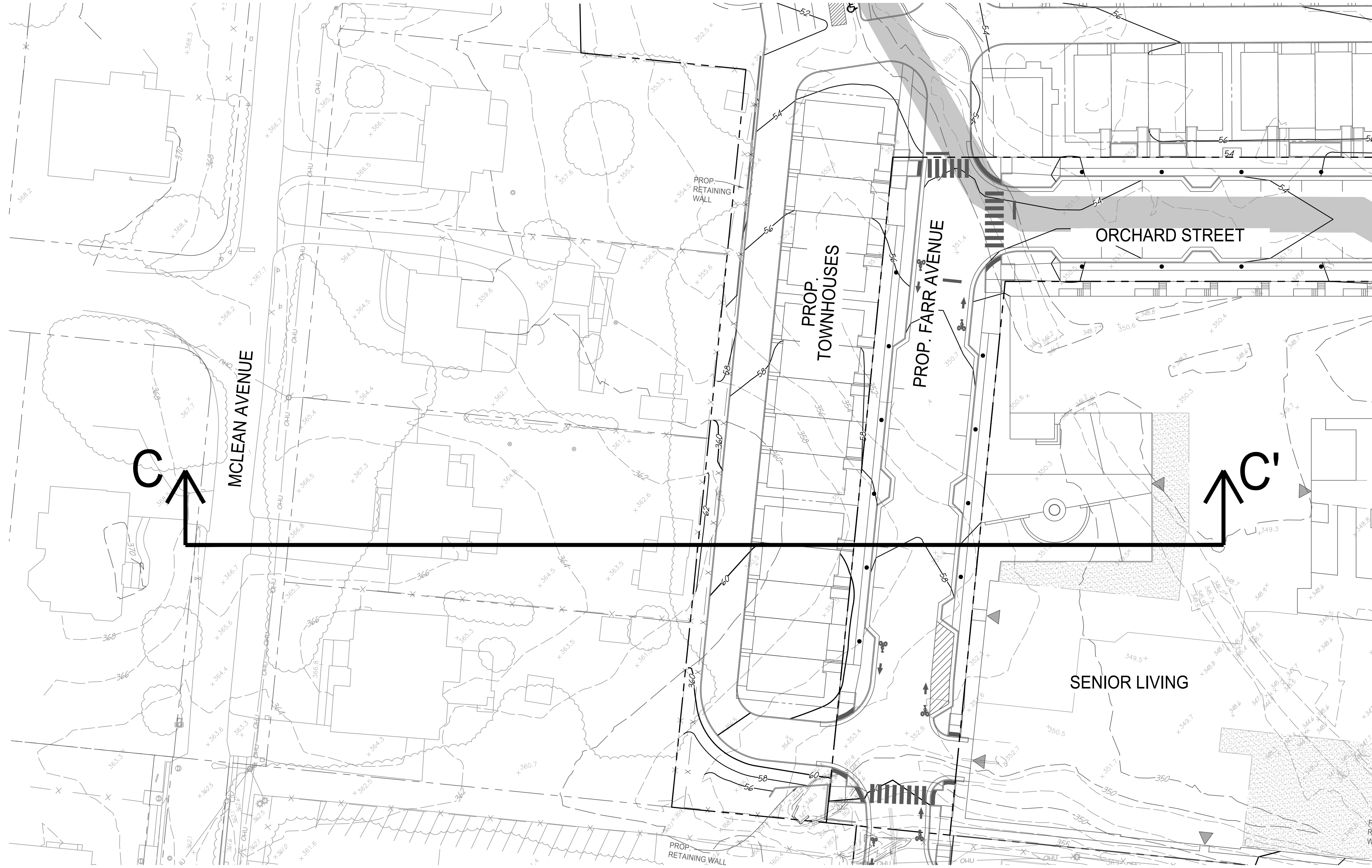
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C

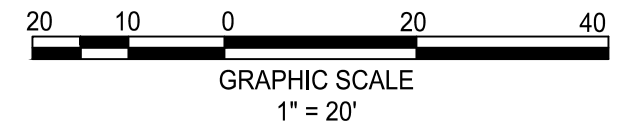
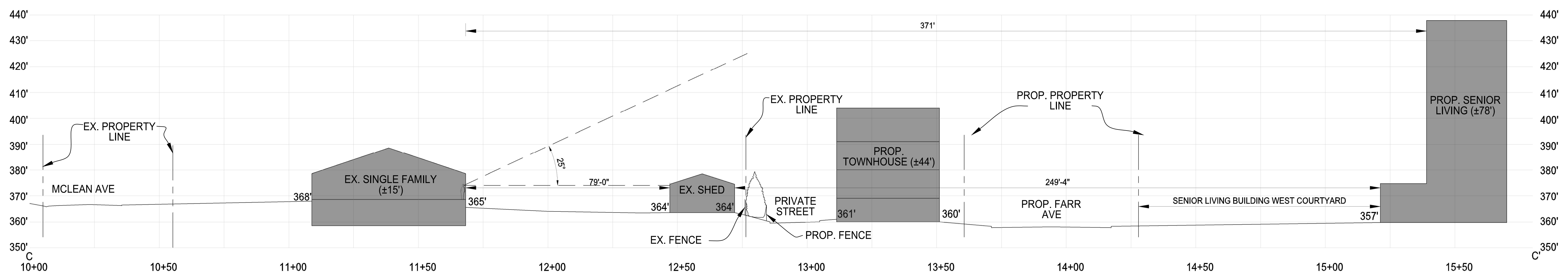
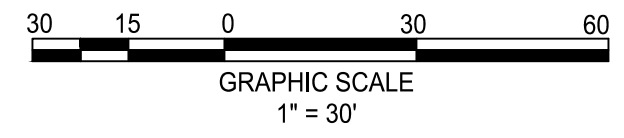
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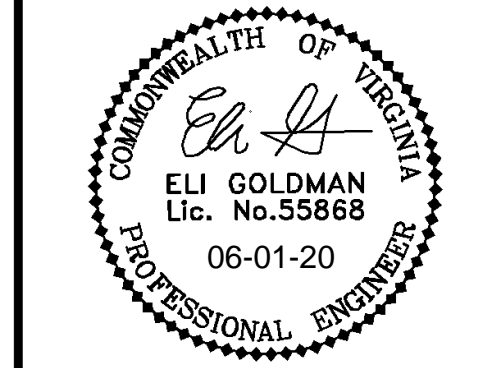
VIRGINIA STATE GRID NORTH
NAD 83



- NOTES:
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**NORTHFAX WEST
 MASTER DEVELOPMENT PLAN**
 CITY OF FAIRFAX, VIRGINIA

MARK	DATE	DESCRIPTION

PROJECT No.: 13139.005.00
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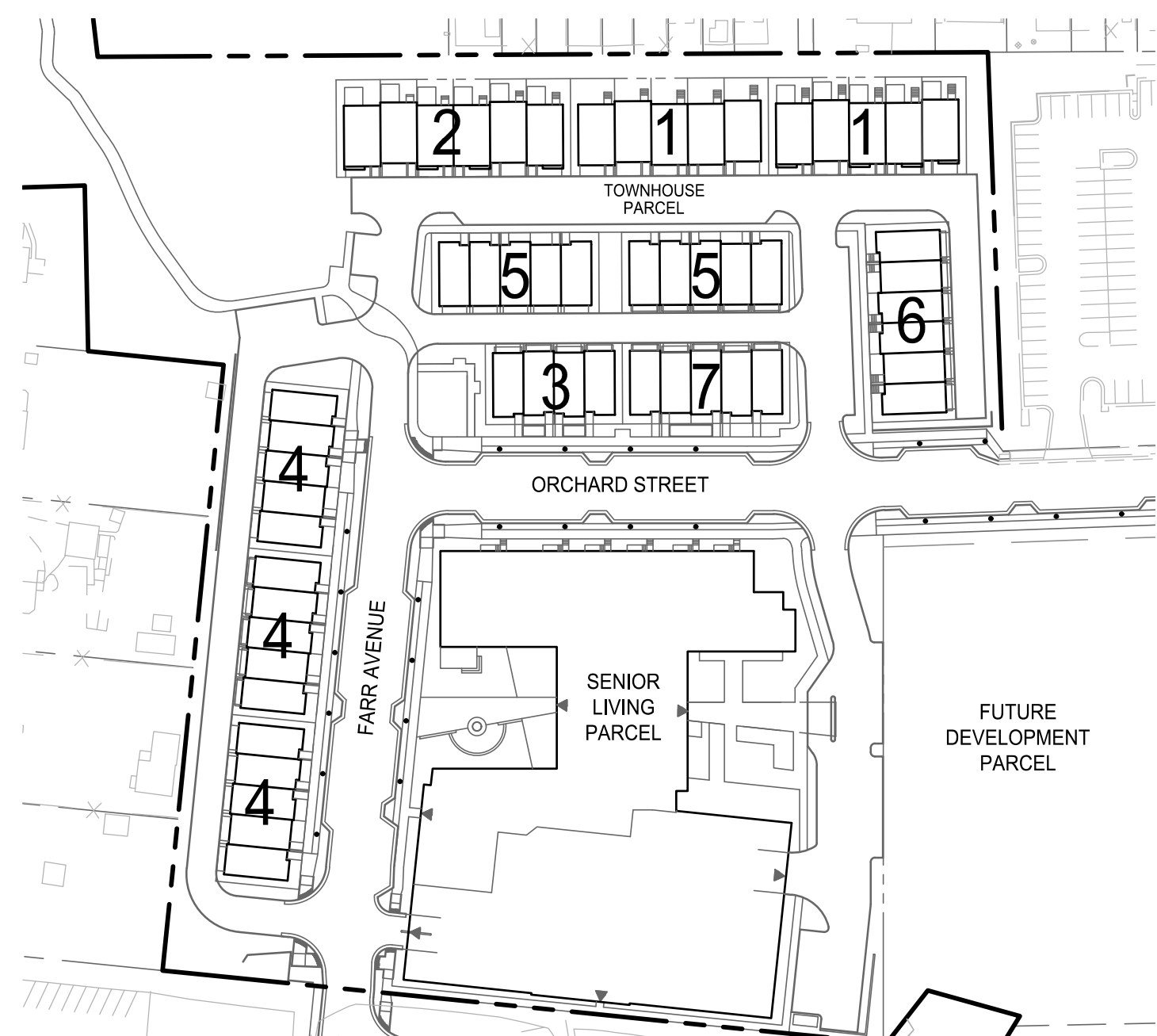
SHEET TITLE:
SECTION C-C'

SHEET No.
4F

SCALE: SEE DWGS.

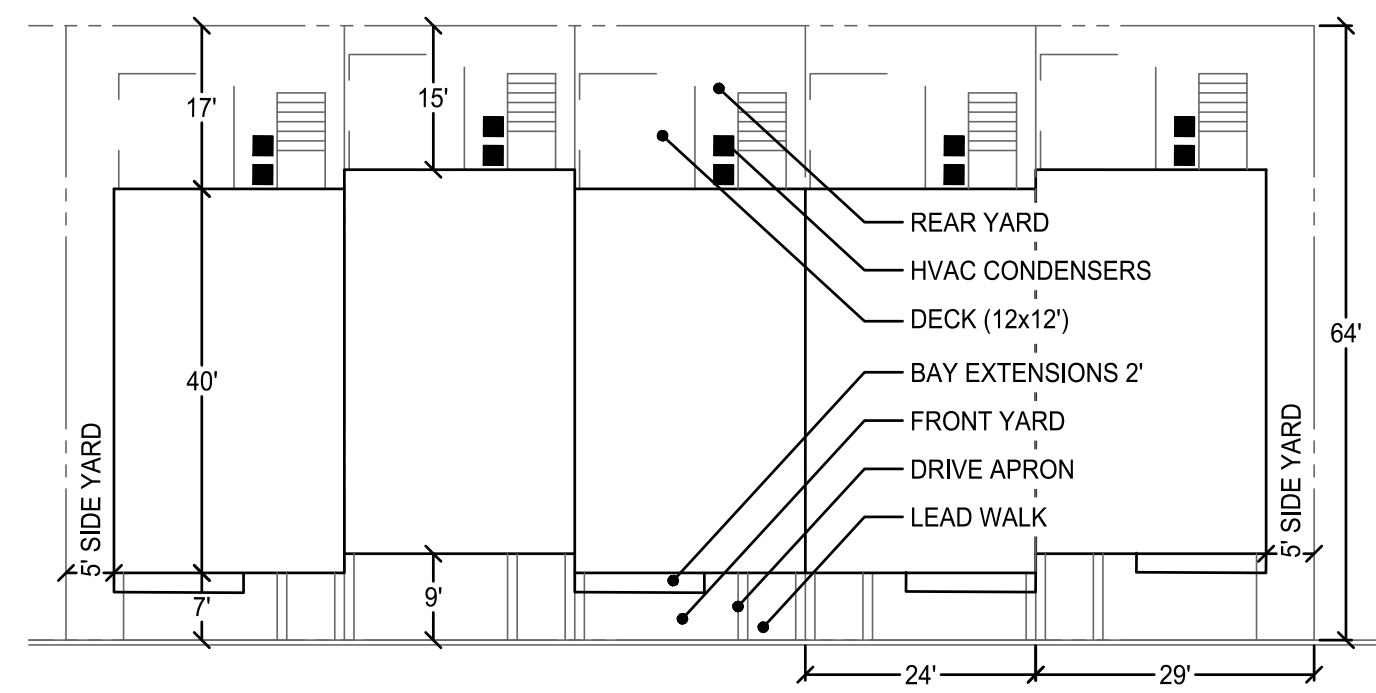
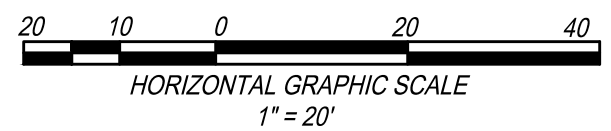
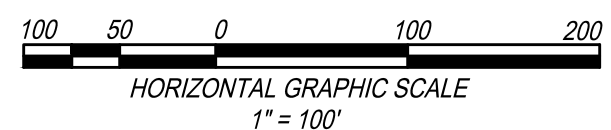
TYPICAL TOWNHOUSE LOT DETAILS

NOTE: NUMBER CORRESPONDS TO THE UNIT TYPES NOTED ON THE PLAN



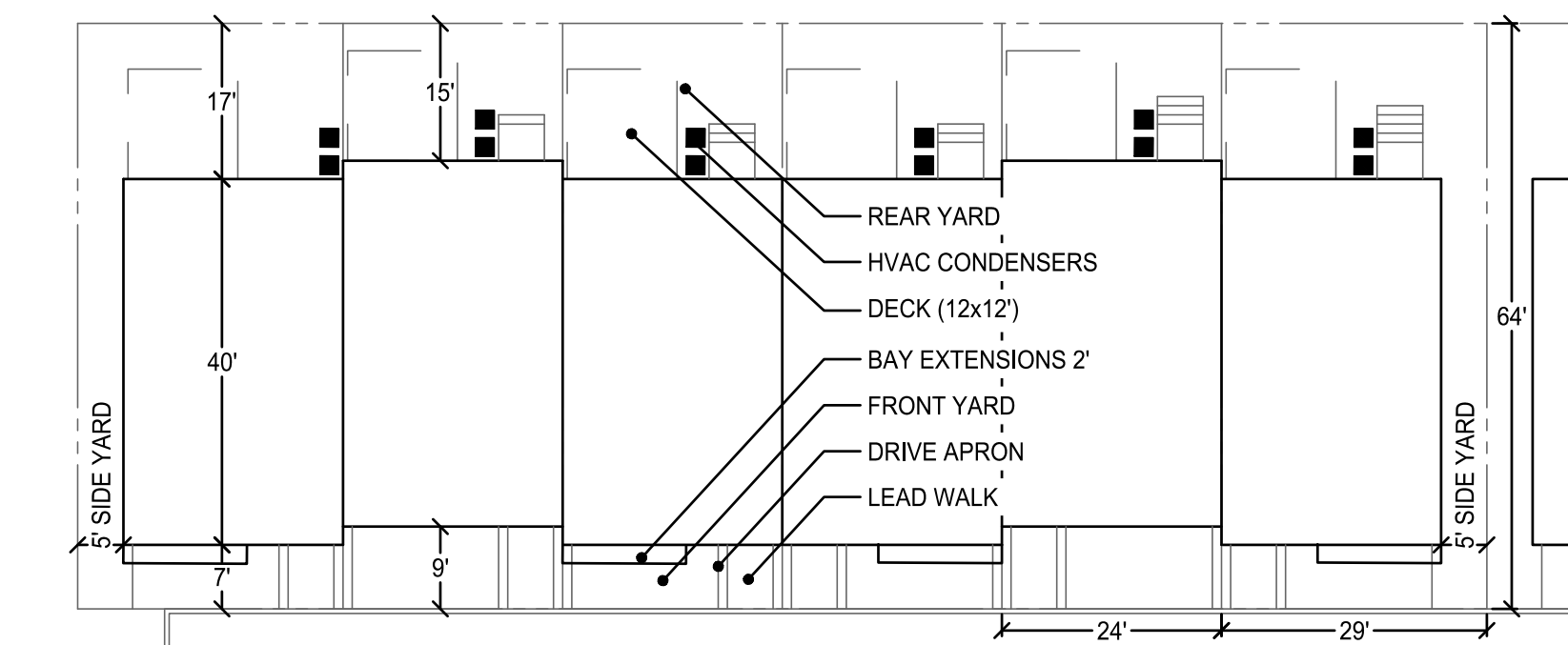
KEY MAP

SCALE: 1" = 100'



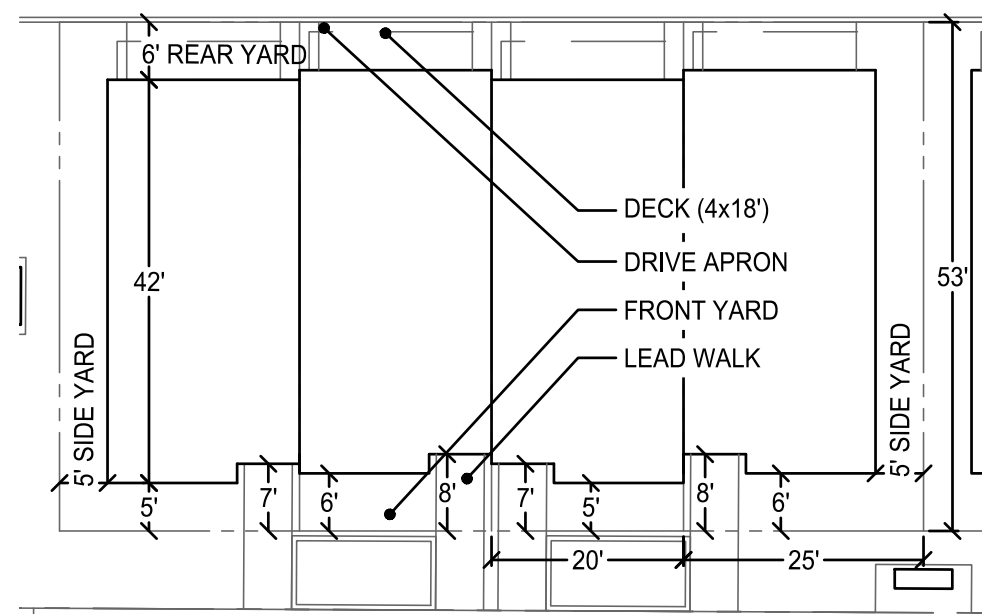
1 - FRONT ENTRY GARAGE TOWNHOUSES

SCALE: 1" = 20'



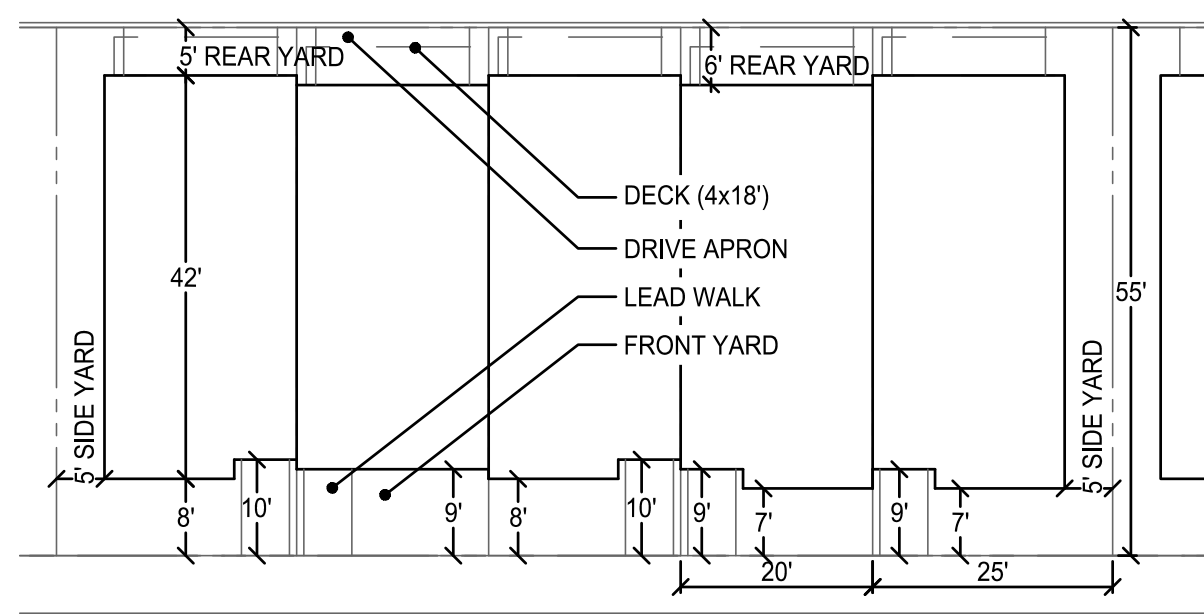
2 - FRONT ENTRY GARAGE TOWNHOUSES

SCALE: 1" = 20'



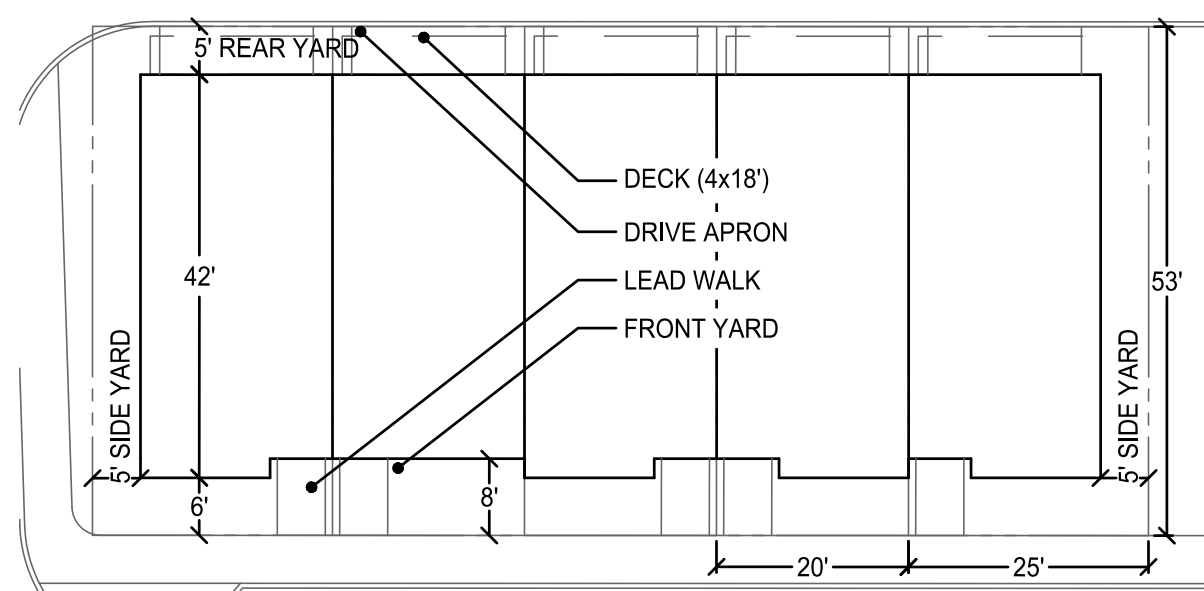
3 - REAR ENTRY GARAGE TOWNHOUSES

SCALE: 1" = 20'



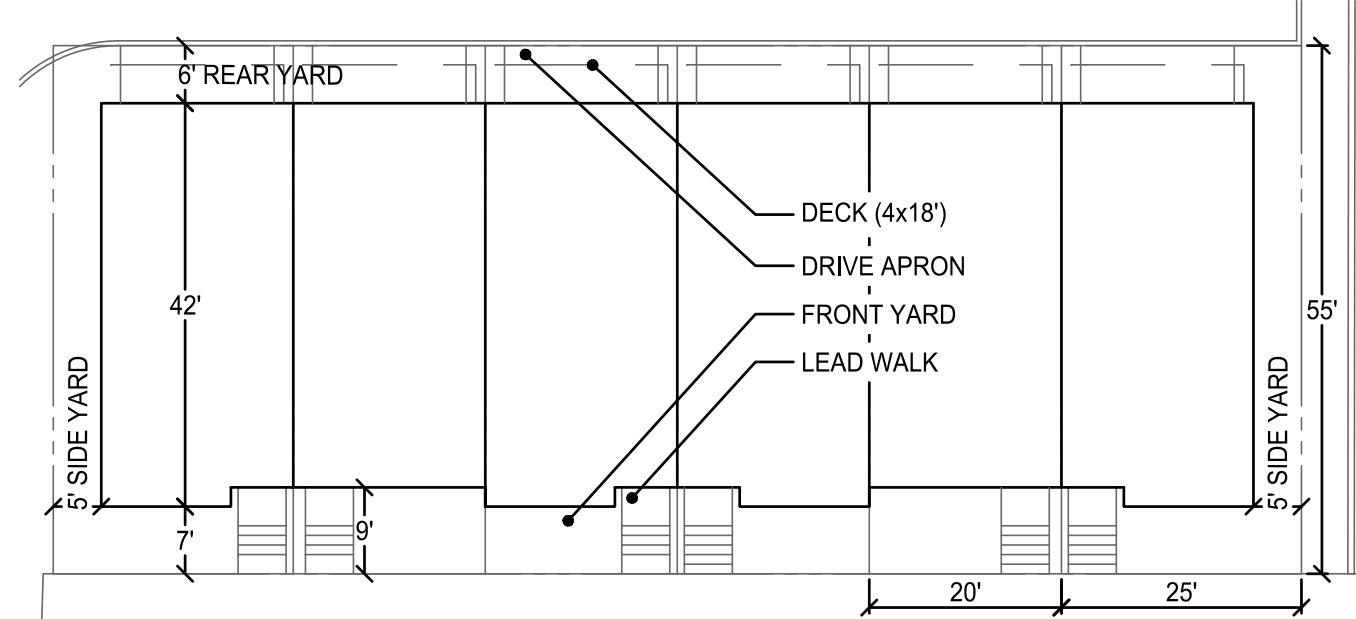
4 - REAR ENTRY GARAGE TOWNHOUSES

SCALE: 1" = 20'



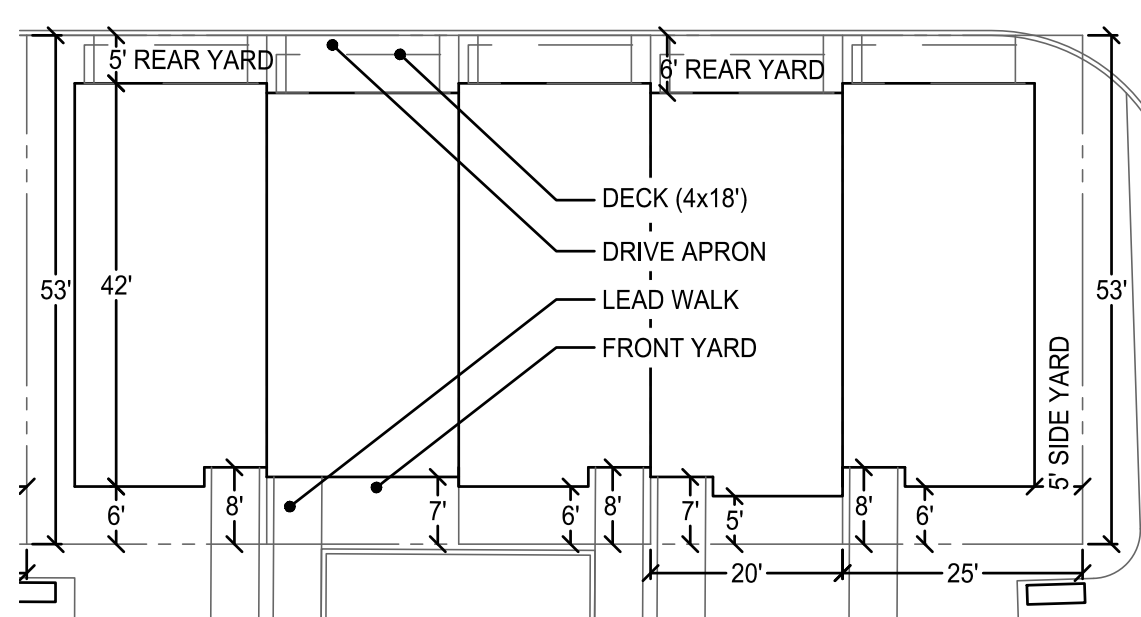
5 - REAR ENTRY GARAGE TOWNHOUSES

SCALE: 1" = 20'



6 - REAR ENTRY GARAGE TOWNHOUSES

SCALE: 1" = 20'

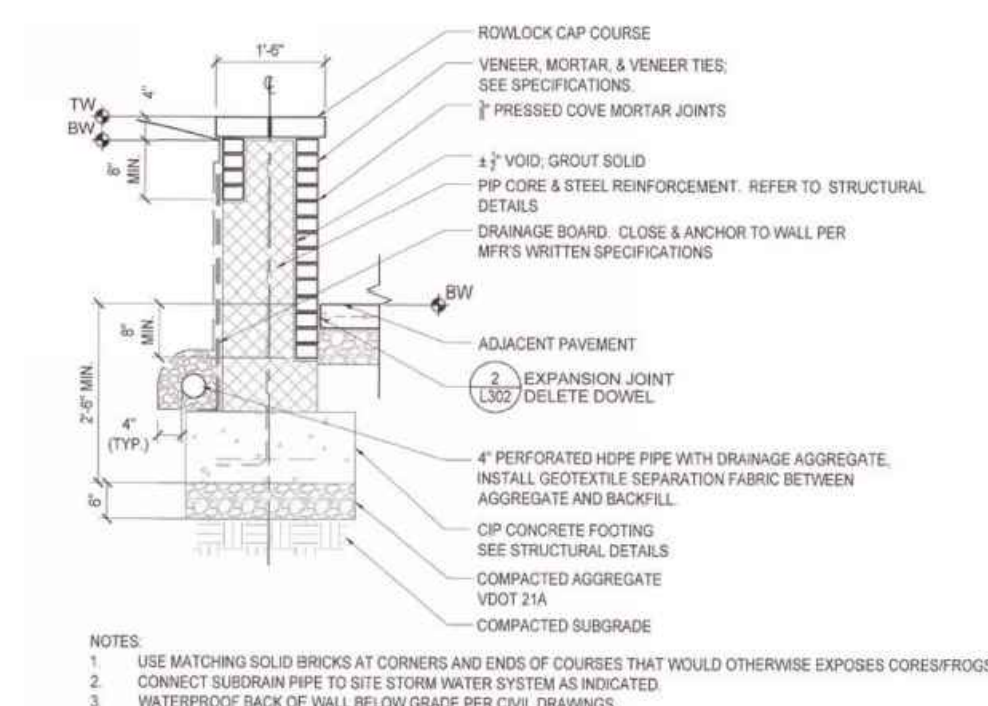


7 - REAR ENTRY GARAGE TOWNHOUSES

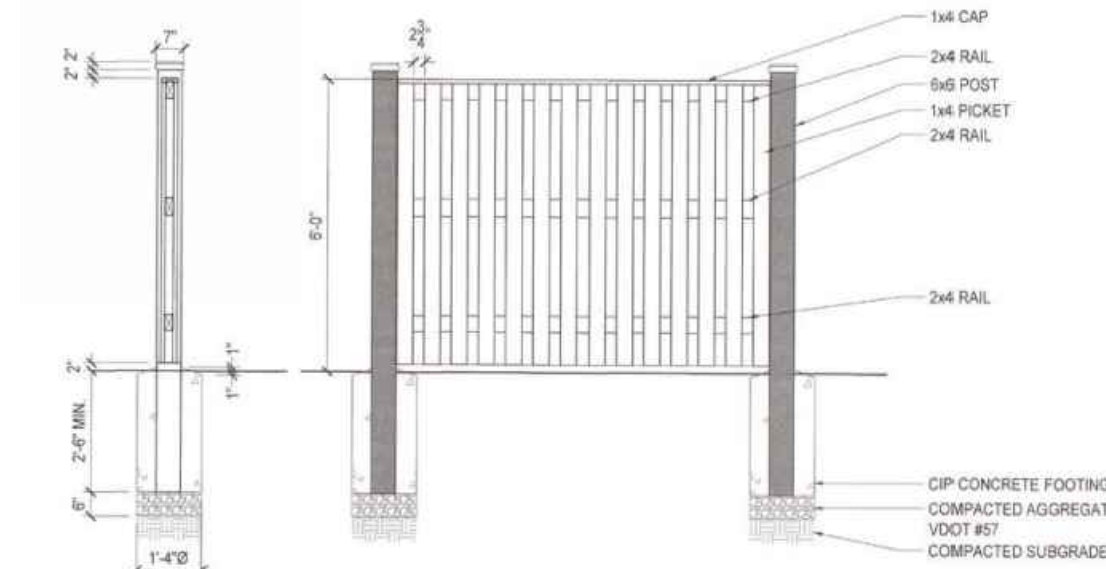
SCALE: 1" = 20'

TOWNHOUSE PRIVACY FENCE & RETAINING WALL DETAILS

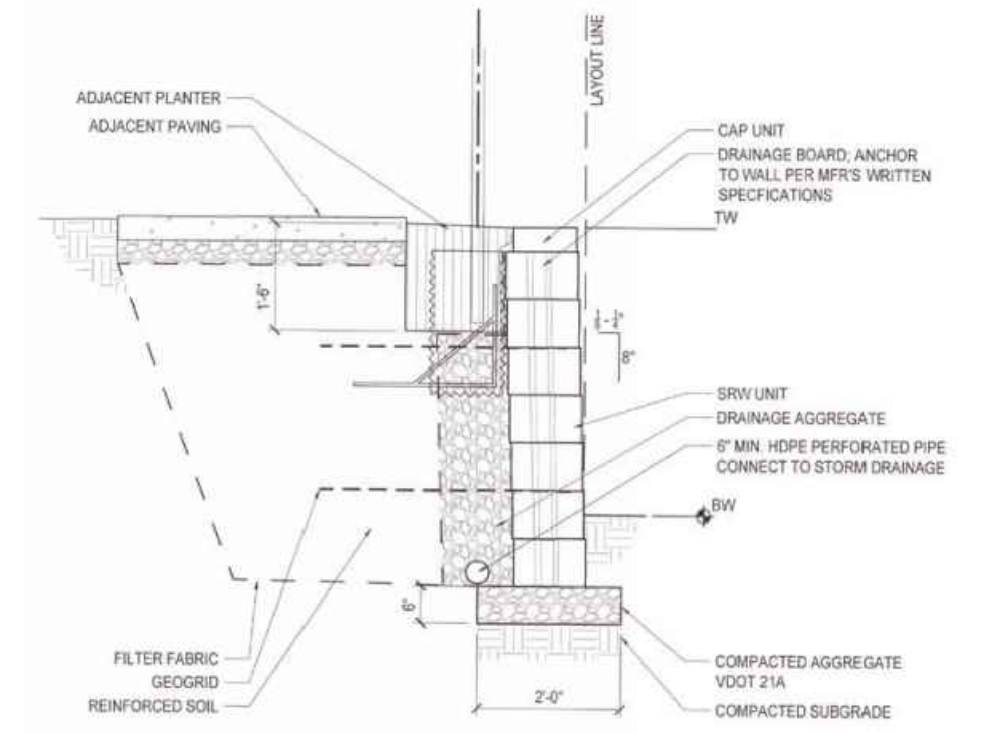
NOTE: THESE DETAILS ARE PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY. DETAILS TO BE FINALIZED AT TIME OF SITE PLAN.



1 SITE WALL
3/4" x 1'-0"



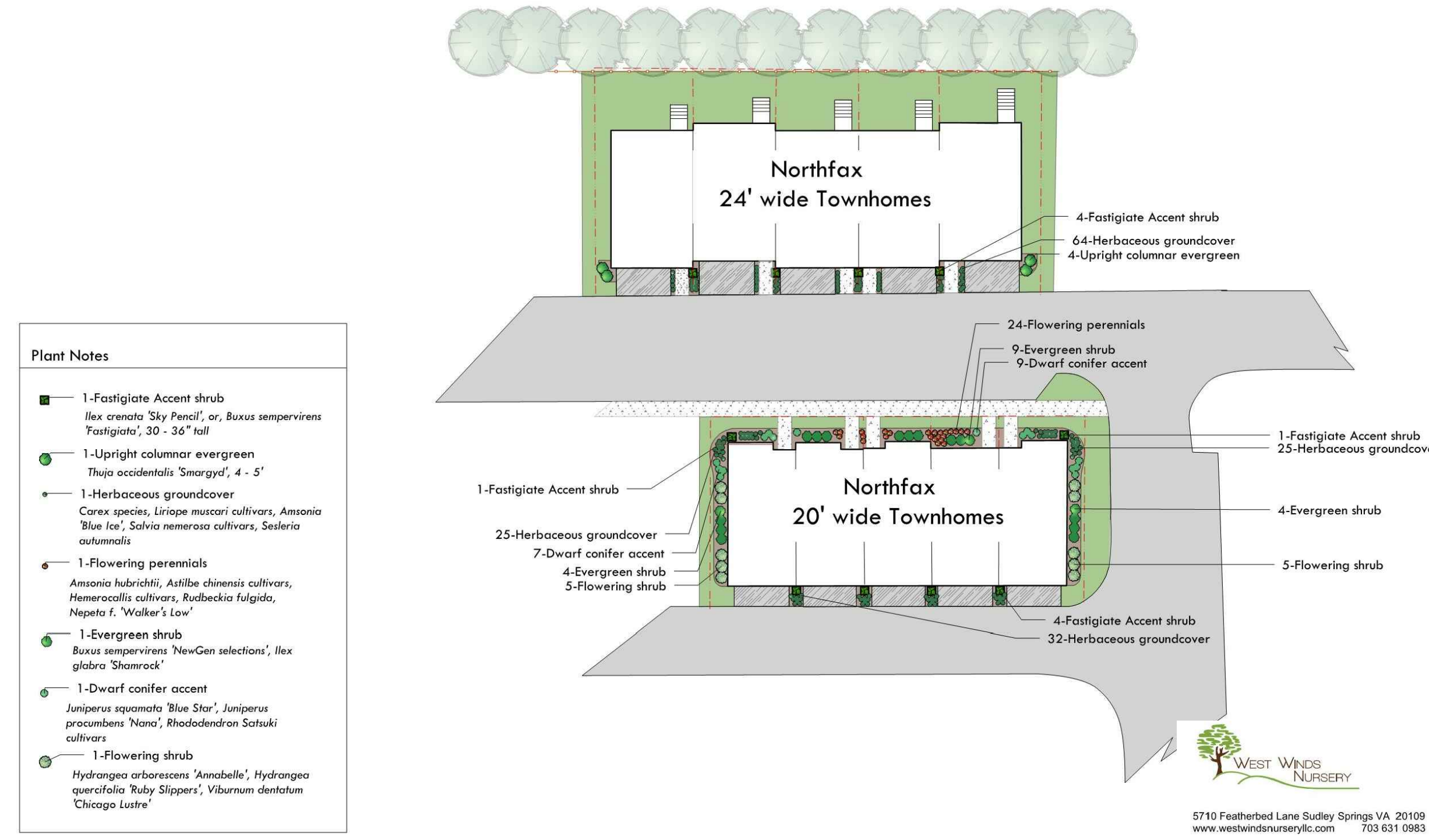
3 WOOD FENCE
1/2" x 1'-0"



2 SEGMENTAL RETAINING WALL
3/4" x 1'-0"

TYPICAL TOWNHOUSE LOT FOUNDATION LANDSCAPE

NOTE: THIS IS PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY. SPECIES TO BE FINALIZED AT TIME OF SITE PLAN.



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Professional Engineer
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06-01-20

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CITY OF FAIRFAX, VIRGINIA

MARK	DATE	DESCRIPTION

PROJECT No.: 13139.005.00
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DATE: 11-21-2019
DESIGN: LBD
DRAWN: LBD
CHECKED: LBD

SHEET TITLE:
TOWNHOUSE SITE DETAILS

SHEET No.
4G

SCALE: SEE DWGS.