GENERAL NOTES:

1. THE SUBJECT PROPERTY SHOWN HEREON IS RECORDED IN THE LAND RECORDS OF FAIRFAX CITY, VIRGINIA AS FOLLOWS

PARCEL ID	<u>OWNER</u>	<u>ADDRESS</u>	EXISTING ZONING
57-02-02-017	ARG II, LLC	3590 CHAIN BRIDGE ROAD	CR (COMMERCIAL RETAIL)
57-02-02-018	ARG II, LLC	3580 CHAIN BRIDGE ROAD	CR (COMMERCIAL RETAIL)
57-02-02-019	ARG II, LLC	10505 ORCHARD STREET	CR (COMMERCIAL RETAIL)
57-02-02-020	NORTHFAX JV LLC	3570 CHAIN BRIDGE ROAD	CR (COMMERCIAL RETAIL)
57-02-08-011	ARG II, LLC	10507 ORCHARD STREET	RM (RESIDENTIAL MEDIUM)
57-02-08-012	ARG II, LLC	10509 ORCHARD STREET	RM (RESIDENTIAL MEDIUM)
57-02-08-013	ARG II, LLC	10511 ORCHARD STREET	RM (RESIDENTIAL MEDIUM)
57-02-08-014	ARG II, LLC	10513 ORCHARD STREET	RM (RESIDENTIAL MEDIUM)
57-02-08-010	ORCHARD RE INVESTMENTS	10515 ORCHARD STREET	RM (RESIDENTIAL MEDIUM)
57-02-02-005	ORCHARD RE INVESTMENTS	10517 ORCHARD STREET	RM (RESIDENTIAL MEDIUM)
57-02-08-005	ORCHARD RE INVESTMENTS	10508 ORCHARD STREET	RM (RESIDENTIAL MEDIUM)
57-02-08-006	ORCHARD RE INVESTMENTS	10510 ORCHARD STREET	RM (RESIDENTIAL MEDIUM)
57-02-08-007	ORCHARD RE INVESTMENTS	10512 ORCHARD STREET	RM (RESIDENTIAL MEDIUM)
57-02-08-008	ORCHARD RE INVESTMENTS	10514 ORCHARD STREET	RM (RESIDENTIAL MEDIUM)
57-02-02-003	ORCHARD RE INVESTMENTS	10516 ORCHARD STREET	RM (RESIDENTIAL MEDIUM)
57-02-07-015B	ORCHARD RE INVESTMENTS	NONE	RM (RESIDENTIAL MEDIUM)
57-02-47-000-A	ORCHARD RE INVESTMENTS	NONE	RM (RESIDENTIAL MEDIUM)
ORCHARD STREET R.O.W.	CITY OF FAIRFAX	NONE	RIGHT-OF-WAY

NOTE: SEE CERTIFIED PLAT FOR MORE TOTAL AREA (ACRES) 2. THIS MDP SUBMISSION IS AN APPLICATION TO REZONE THE SUBJECT PROPERTIES FROM CR (COMMERCIAL RETAIL) AND RM (RESIDENTIAL MEDIUM) TO PD-M (PLANNED DEVELOPMENT MIXED USE) DISTRICT. THE CURRENT SITE CONSISTS OF 17 PARCELS AND RIGHT-OF-WAY THAT WILL BE VACATED. THE APPLICATION PROPERTY WILL BE CONSOLIDATED AND THEN SUBDIVIDED INTO THREE

FOR A SENIOR LIVING BUILDING AND A FUTURE DEVELOPMENT PARCEL WITH USES THAT HAVE YET TO BE DETERMINED.

AREA OF ORCHARD STREET RIGHT-OF-WAY BEING VACATED (ACRES)

PARCEL AREA SUB-TOTAL (ACRES)

11.15

0.31

THE BOUNDARY AND PHYSICAL IMPROVEMENTS SHOWN HEREON ARE BASED UPON AN AERIAL TOPOGRAPHIC SURVEY PERFORMED BY McKENZIE SNYDER, INC, FLOWN APRIL 6, 2015 AND COMPILED NOVEMBER 14, 2017. THIS DATA HAS BEEN SUPPLEMENTED BY CONVENTIONAL METHODS BY THIS FIRM BETWEEN THE DATES OF NOVEMBER 16 AND DECEMBER 5, 2017 AND JANUARY 2 AND JANUARY 3, 2018 AND FURTHER SUPPLEMENTED BETWEEN THE DATES OF APRIL 9 AND APRIL 17, 2019. CONTOUR INTERVAL FOR TOPOGRAPHIC SURVEY IS 2 FEET.

PARCELS AND RIGHT-OF-WAY FOR DEVELOPMENT. THE THREE PARCELS WILL CONSIST OF A PARCEL FOR TOWNHOUSES, A PARCEL

- HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM (VCS) 1983 NORTH AS
- THE VERTICAL DATUM SHOWN HEREON IS REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29) AS ESTABLISHED FROM A CURRENT GPS SURVEY.
- THE AREA SHOWN HEREON IS LOCATED ON THE FLOOD INSURANCE RATE MAPS (FIRM), COMMUNITY PANEL NO. 5155240002 D, WITH AN
- EFFECTIVE DATE OF JUNE 2, 2006.

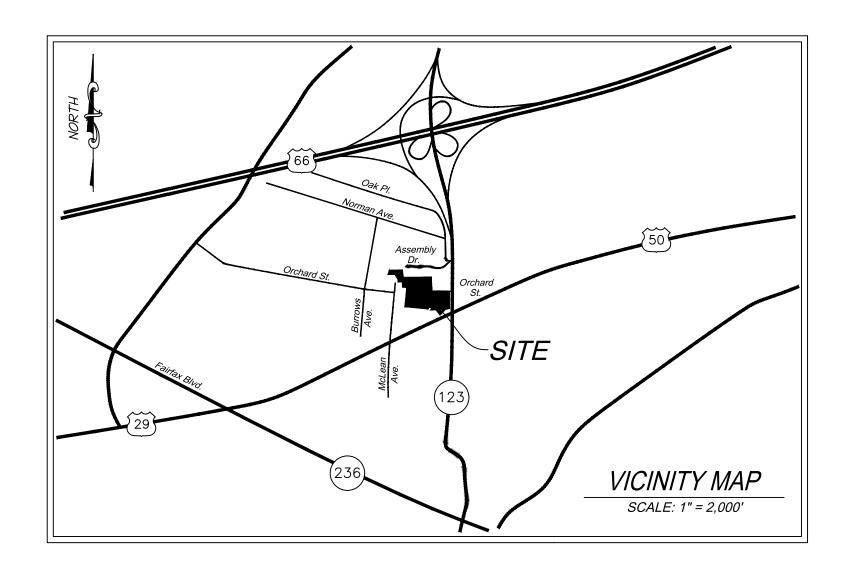
RIGHT-OF-WAY WILL BE DEDICATED FOR ORCHARD STREET AND FARR AVENUE EXTENDED.

BY GRAPHICAL DEPICTION ONLY, THE PROPERTY IS SHOWN IN:

• FLOOD ZONE "AE" (SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD), BASE FLOOD ELEVATIONS DETERMINED.

A FIELD SURVEY HAS BEEN PERFORMED TO DETERMINE THE FLOOD ZONES LISTED HEREON. A CLOMR (PLAN # 18-03-2239R) HAS BEEN SUBMITTED AND APPROVED BY THE CITY OF FAIRFAX AND FEMA TO ADJUST THE FLOODPLAIN BOUNDARIES AROUND THE PROPERTY BASED ON THE PROPOSED SITE IMPROVEMENTS. REFER TO SHEET 18 FOR THE PRE-DEVELOPED FLOODPLAIN BOUNDARY AND SHEET 18A FOR THE POST-DEVELOPED FLOODPLAIN BOUNDARY.

- 6. A TITLE REPORT WAS PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. A1401113-TD WITH AN EFFECTIVE DATE OF NOVEMBER 18, 2014 AND REVISED JANUARY 6, 2015. ALL EASEMENTS, SERVITUDES AND OTHER MATTERS OF TITLE REFERENCED THEREIN ARE SHOWN ON THIS PLAN.
- 7. THE SUBJECT PROPERTY IS CURRENTLY SERVED BY PUBLIC WATER AND PUBLIC SEWER PROVIDED BY CITY OF FAIRFAX AND FAIRFAX
- 8. DURING THE PROCESS OF THE PHYSICAL SURVEY CONDUCTED BY CHRISTOPHER CONSULTATINS, LTD. NO INDICATIONS OF A CEMETERY WERE FOUND. NO FURTHER INSPECTION OF THESE PROPERTIES HAVE BEEN MADE FOR POSSIBLE CEMETERIES. THE SUBJECT PROPERTY IS NOT LISTED UNDER THE NATIONAL REGISTER OF HISTORIC PLACES.
- 9. NO GEOTECHNICAL FIELD REVIEWS, RESEARCH, GOVERNMENTAL RECORD REVIEWS, OR OTHER INVESTIGATIONS HAVE BEEN MADE FOR THE PURPOSE OF LOCATING, OR DETERMINING THE EXISTENCE OF HAZARDOUS MATERIALS, OR OTHER ENVIRONMENTAL CONCERNS ON THIS SITE. A PRELIMINARY JURISDICTIONAL DETERMINATION HAS BEEN APPROVED BY THE ARMY CORPS OF ENGINEERS TO DELINEATE THE RPA.
- 10. THIS DEVELOPMENT PROPOSAL IS COMPATIBLE WITH THE EXISTING DEVELOPMENT IN THE VICINITY OF THIS SITE. NO ADVERSE EFFECTS TO NEIGHBORING PROPERTIES ARE ANTICIPATED WITH THIS PROJECT.
- 11. NOTWITHSTANDING THE IMPROVEMENTS AND TABULATIONS SHOWN ON THIS PLAN, THE APPLICANT RESERVES THE RIGHT TO MAKE MINOR MODIFICATIONS TO THE FINAL DESIGN, TO COMPLY WITH FINAL ENGINEERING AND NEW CRITERIA AND REGULATIONS WHICH MAY BE ADOPTED BY THE CITY OF FAIRFAX SUBSEQUENT TO THE SUBMISSION OF THIS APPLICATION, PROVIDED THAT SUCH MODIFICATIONS ARE SUBSTANTIALLY CONSISTENT WITH THE APPROVED DEVELOPMENT PLAN AND COMMITMENTS AND SUBJECT TO THE DETERMINATIONS OF THE DIRECTOR OF DEVELOPMENT AND PLANNING.
- 12. THE PROPOSED BUILDING FOOTPRINTS AND SITE IMPROVEMENTS SHOWN HEREIN ARE PRELIMINARY. THE PROPOSED SQUARE FOOTAGE FOR THE PROPOSED BUILDINGS IS APPROXIMATE ONLY AND MAY BE SUBJECT TO MINOR REVISIONS AT THE TIME OF SITE PLAN, SUBJECT TO MARKET CONDITIONS, BUT SUBSTANTIALLY CONSISTENT WITH THE APPROVED DEVELOPMENT PLAN.
- 13. ALL EXISTING UTILITY EASEMENTS ARE SHOWN ON THE EXISTING CONDITIONS PLAN.
- 14. SITE LIGHTING WITHIN THE PROJECT SITE AREA (I.E. ALONG SIDEWALKS AND PATHWAYS) WILL BE DETERMINED DURING FINAL SITE PLAN REVIEW AND SHALL BE IN GENERAL CONFORMANCE WITH SECTION 4.8 OF THE ZONING ORDINANCE AND SECTION 2.10 OF THE PUBLIC FACILITIES MANUAL.
- 15. ONSITE STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES SHALL BE PROVIDED AS REQUIRED BY CITY REGULATIONS AT THE TIME OF FINAL SITE PLAN. DETENTION TO PROVIDE THE REQUIRED STORMWATER QUANTITY CONTROLS AND ONSITE BEST MANAGEMENT PRACTICES (BMPs) TO MEET THE STORMWATER QUALITY REQUIREMENTS ARE SHOWN ON SHEETS 4A AND 4B.
- 16. ALL SIGNAGE WILL BE IN CONFORMANCE WITH SECTION 4.6 OF THE ZONING ORDINANCE.



GENERAL NOTES CONTNUED:

- 17. TO THE BEST KNOWLEDGE OF THE ENGINEER AND APPLICANT, THIS DEVELOPMENT PLAN CONFORMS TO ALL APPLICABLE ORDINANCES. REGULATIONS AND ADOPTED STANDARDS. WITH THE FOLLOWING MODIFICATIONS. WAIVERS. AND SPECIAL USE PERMIT
- PURSUANT TO SECTION 4.15.7.C.2.b.1. OF THE ZONING ORDINANCE, A SPECIAL USE PERMIT IS REQUESTED TO ALLOW FOR DISTURBANCE WITHIN THE 100-YEAR FLOODPLAIN. SEE SHEETS 5. 5A. 17 AND 18 FOR MORE INFORMATION.
- PURSUANT TO SECTION 3.8.2.I. OF THE ZONING ORDINANCE, A MODIFICATION TO THE DEVELOPMENT SCHEDULE REQUIREMENT IS
- REQUESTED. SEE THE STATEMENT OF JUSTIFICATION FOR ADDITIONAL INFORMATION. O SECTION 3.8.7.G. OF THE ZONING ORDINANCE, A MODIFICATION TO THE REQUIREMENT THAT TWENTY (20) PERCENT OF THE
- DEVELOPMENT SITE BE MAINTAINED AS RECREATION AND OPEN SPACE IS REQUESTED. AS SET FORTH IN SECTION 3.8.2.G. SEE THE PURSUANT TO SECTION 3.8.2.D. OF THE ZONING ORDINANCE. A MODIFICATION IS REQUESTED TO THE REQUIREMENT THAT NO MORE THAN FORTH IN SECTION 3.5.1.C.2. OF THE ZONING ORDINANCE. SEE THE STATEMENT OF JUSTIFICATION AND SHEET 4A OF THIS PLAN FOR
- PURSUANT TO SECTION 3.8.2.E.3. OF THE ZONING ORDINANCE, A REDUCTION IS REQUESTED TO THE NUMBER OF PARKING SPACES REQUIRED TO BE PROVIDED FOR THE SENIOR LIVING FACILITY, AS SET FORTH IN SECTION 4.2.3.E. SEE THE STATEMENT OF JUSTIFICATION
- AND SHEET 4B OF THIS PLAN FOR ADDITIONAL INFORMATION. PURSUANT TO SECTION 3.8.2.E.3. OF THE ZONING ORDINANCE, A MODIFICATION IS HEREBY REQUESTED OF THE REQUIREMENT TO PROVIDE TWO (2) LOADING SPACES FOR THE INDEPENDENT LIVING PORTION OF THE PROPOSED SENIOR LIVING FACILITY, AS SET FORTH IN SECTION
- G. PURSUANT TO SECTION 3.8.2.E.3. OF THE ZONING ORDINANCE, A MODIFICATION TO THE REQUIREMENT THAT VEHICULAR ACCESS BE PROVIDED BETWEEN ABUTTING NONRESIDENTIAL LOTS FRONTING ON ARTERIAL AND COLLECTOR STREETS PRIOR TO THE ERECTION OF A PRINCIPAL BUILDING, AS SET FORTH IN SECTION 4.3.3.B., IS REQUESTED. SEE THE STATEMENT OF JUSTIFICATION AND SHEET 4 OF THIS PLAN FOR ADDITIONAL INFORMATION.
- PURSUANT TO SECTION 3.8.2.E.3. OF THE ZONING ORDINANCE, A MODIFICATION IS REQUESTED TO THE REQUIREMENT THAT SIDEWALKS BE PROVIDED ON BOTH SIDES OF A COLLECTOR OR LOCAL STREET, AS SET FORTH IN SECTION 4.4.4.A.1. SEE THE STATEMENT OF JUSTIFICATION AND SHEET 4 OF THIS PLAN FOR ADDITIONAL INFORMATION.
- PURSUANT TO SECTION 3.8.2.E.3. OF THE ZONING ORDINANCE, A MODIFICATION TO THE REQUIREMENTS OF SECTION 4.5.5.C.2(b)(2) AND 4.5.5.D. ARE REQUESTED. MORE SPECIFICALLY, THE APPLICANT SEEKS MODIFICATIONS TO THE MINIMUM TREE PLANTING AS WELL AS MINIMUM FENCE OR WALL HEIGHT REQUIREMENTS OF THE TY3 TRANSITIONAL YARD SPECIFICATIONS. SEE THE STATEMENT OF
- JUSTIFICATION AND SHEET 6 AND 6A OF THIS PLAN FOR ADDITIONAL INFORMATION. PURSUANT TO SECTION 3.8.2.E.3 OF THE ZONING ORDINANCE, A MODIFICATION IS HEREBY REQUESTED OF THE REQUIREMENT TO PROVIDE STREET TREES ALONG ALL STREETS AT A RATE OF ONE CANOPY TREE FOR EVERY 40 LINEAR FEET AND SPACED A MAXIMUM OF 50 FEET APART AND THE REQUIREMENT TO PLANT TREES NO LESS THAN THREE FEET FROM THE BACK OF THE CURB OR EDGE OF PAVEMENT, AS SET
- FORTH IN SECTION 4.5.6.B. SEE THE STATEMENT OF JUSTIFICATION AND SHEET 6 AND 6A OF THIS PLAN FOR ADDITIONAL INFORMATION. PURSUANT TO SECTION 3.8.2.E.3. OF THE ZONING ORDINANCE, A MODIFICATION IS REQUESTED TO THE REQUIREMENTS OF INTERIOR AND TERMINAL LANDSCAPED ISLANDS, AS SET FORTH IN SECTION 4.5.7.D. SEE THE STATEMENT OF JUSTIFICATION AND SHEET 6 AND 6A OF THIS
- PURSUANT TO SECTION 2.10.1. OF THE SUBDIVISION ORDINANCE, A MODIFICATION TO THE REQUIRED STREET IMPROVEMENTS TO PERRY
- STREET / HOWERTON AVENUE IS REQUESTED. SEE THE STATEMENT OF JUSTIFICATION FOR ADDITIONAL INFORMATION. PURSUANT TO SECTION 401-01 OF THE PUBLIC FACILITIES MANUAL, SUPPORT FOR A WAIVER IS REQUESTED OF THE REQUIREMENT THAT A TYPICAL CURB AND GUTTER STREET BE PROVIDED ON PRIVATE ACCESSWAYS THAT ARE LESS THAN THIRTY (30) FEET FROM FACE OF CURB TO FACE OF CURB (OR EDGE OF PAVEMENT). SEE THE STATEMENT OF JUSTIFICATION AND SHEET 4C OF THIS PLAN FOR ADDITIONAL
- PURSUANT TO SECTION 2.4.5.3. OF THE PUBLIC FACILITIES MANUAL, SUPPORT FOR A WAVIER IS REQUESTED OF THE REQUIREMENT THAT BLOCKS SHALL NOT EXCEED 1,200 FEET IN LENGTH NOR BE LESS THAN 300 FEET IN LENGTH. SEE THE STATEMENT OF JUSTIFICATION FOR

UNDERGROUND UTILITIES, AS SET FORTH IN SECTION 4.11C.SEE THE STATEMENT OF JUSTIFICATION FOR ADDITIONAL INFORMATION.

ADDITIONAL INFORMATION. PURSUANT TO SECTION 3.8,2,E,3 OF THE ZONING ORDINANCE, A MODIFICATION IS HEREBY REQUESTED OF THE REQUIREMENT TO PROVIDE

SHEET INDEX

- 1 COVER SHEET
- 2 EXISTING CONDITIONS PLAN
- 2A EXISTING CONDITIONS PLAN
- TREE MANAGEMENT PLAN
- 3A TREE MANAGEMENT PLAN
- 3C TREE MANAGEMENT SCHEDULE
- 4A MASTER DEVELOPMENT PLAN
- 4D SECTION A-A'
- 4F SECTION C-C'
- 4G TOWNHOUSE SITE DETAILS
- 5 PRELIMINARY GRADING PLAN
- 6 CONCEPTUAL LANDSCAPE PLAN
- 6A CONCEPTUAL LANDSCAPE PLAN

- 8 SANITARY SEWER OFF-SITE MAP
- 9 SANITARY SEWER ANALYSIS
- 12 SIGHT DISTANCE
- 13 SIGHT DISTANCE
- 15 TURNING MOVEMENTS
- 15A TURNING MOVEMENTS
- 17 FLOODPLAIN AND RPA (PRE-DEVELOPED)
- 18 FOODPLAIN AND RPA (POST-DEVELOPED)
- 19 OVERHEAD UTILITY EXHIBIT

- SUBMISSION 1: JANUARY 3, 2020
- SUBMISSION 3: MAY 18, 2020 SUBMISSION 4: JUNE 1, 2020

- TREE MANAGEMENT SCHEDULE
- 3D TREE MANAGEMENT NOTES & DETAILS
- 4 OVERALL MASTER DEVELOPMENT PLAN
- 4B MASTER DEVELOPMENT PLAN
- 4C STREET SECTIONS
- 4E SECTION B-B'

- 5A PRELIMINARY GRADING PLAN
- 6B LANDSCAPE SPECS-DETAILS
- OPEN SPACE & CIRCULATION PLAN
- 10 SIGHT DISTANCE
- 11 SIGHT DISTANCE
- 14 SIGHT DISTANCE
- 16 FIRE SERVICE PLAN

SUBMISSIONS

- SUBMISSION 2: APRIL 10, 2020

OWNER / APPLICANT

NORTHFAX JV LLC c/o THE LANN COMPANIES 3900 JERMANTOWN ROAD, SUITE 300

PROJECT TEAM:

FAIRFAX, VA 22030 CONTRACT PURCHASERS

MHI-NORTHFAX, LLC c/o MADISON HOMES, INC. 1950 OLD GALLOWS ROAD, SUITE 200 TYSONS CORNER, VA 22181

BRIGHTVIEW SENIOR LIVING DEVELOPMENT, LLC

218 N. CHARLES STREET, SUITE 220 BALTIMORE, MD 21201

ATTORNEY

WALSH COLUCCI LUBELEY & WALSH, P.C. 2200 CLARENDON BOULEVARD, SUITE 1300 ARLINGTON, VA 22201

ARCHITECTS DEVEREAUX & ASSOCIATES, P.C.

(for MADISON HOMES)

1477 CHAIN BRIDGE ROAD MCLEAN, VA 22101

SK&I ARCHITECTURAL DESIGN GROUP, LLC (for BVSL)

4600 EAST WEST HIGHWAY, SUITE 700 BETHESDA, MD 20814

ENGINEER & LANDSCAPE ARCHITECT christopher consultants

9900 MAIN STREET, SUITE 400

FAIRFAX, VA 22031

TRANSPORTATION ENGINEER

GOROVE / SLADE 1140 CONNECTICUT AVE. NW, SUITE 600

ENVIRONMENTAL AND GEOTECH CONSULTANTS

APEX COMPANIES. LLC 9700 CAPITAL COURT, SUITE 100 MANASSAS, VA 20110

WASHINGTON, DC 20036

ECS MID-ATLANTIC, LLC

(ENVIRONMENTAL FOR BVSL) 14026 THUNDERBOLT PLACE, SUITE 100

CHANTILLY, VIRGINIA 20151

HARDIN KIGHT ASSOCIATES. INC.

(GEOTECHNICAL FOR BVSL) 7524 WB&A ROAD, SUITE 100 GLEN BURNIE, MD 21061

LANDSCAPE ARCHITECT LSG LANDSCAPE ARCHITECTURE INC.

(FOR BVSL) 1919 GALLOWS ROAD, #110

TYSONS CORNER, VA 22182

DRAWING No.: 109632 DATE: 11-21-2019 DESIGN: EG

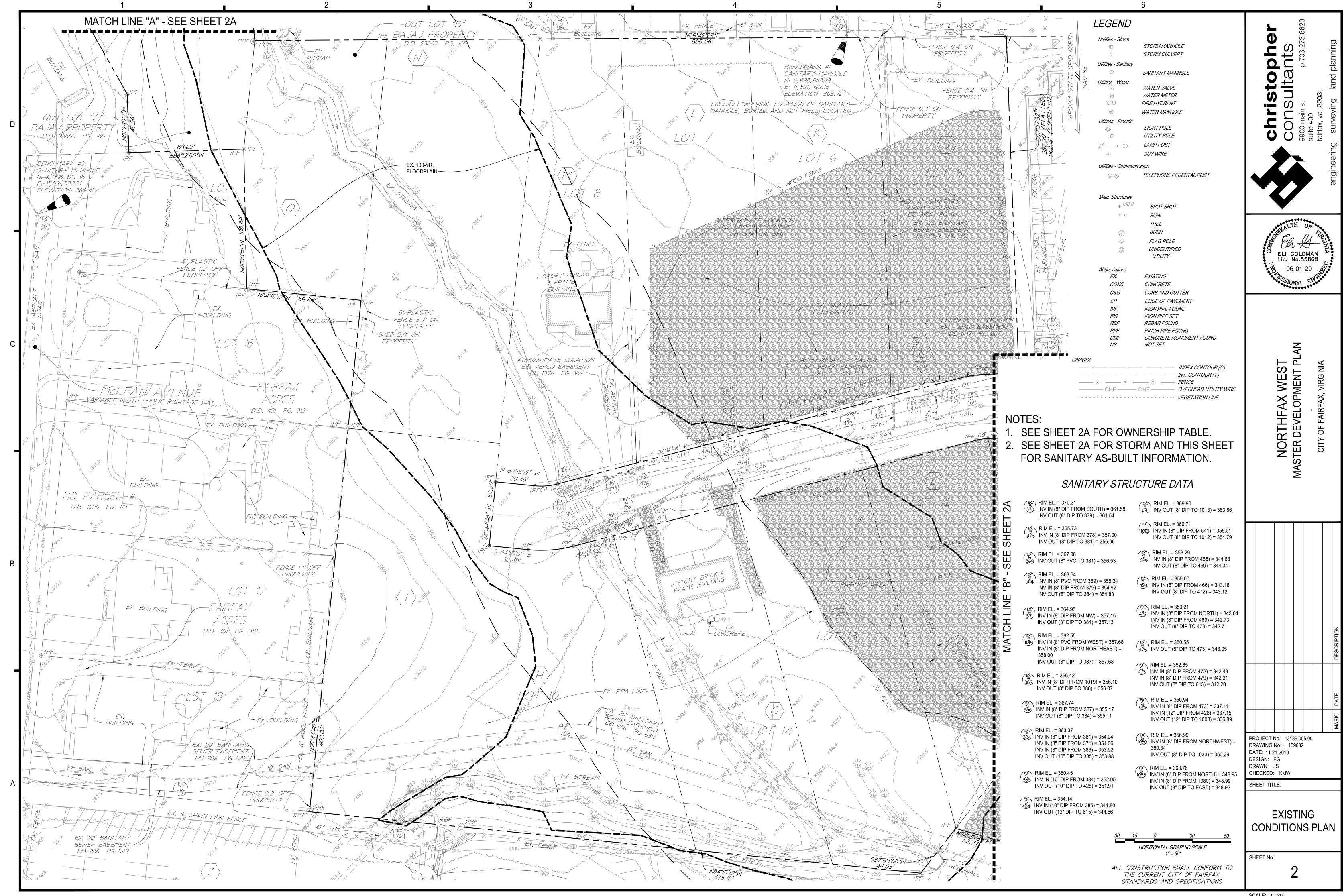
CHECKED: KMW SHEET TITLE:

COVER SHEET

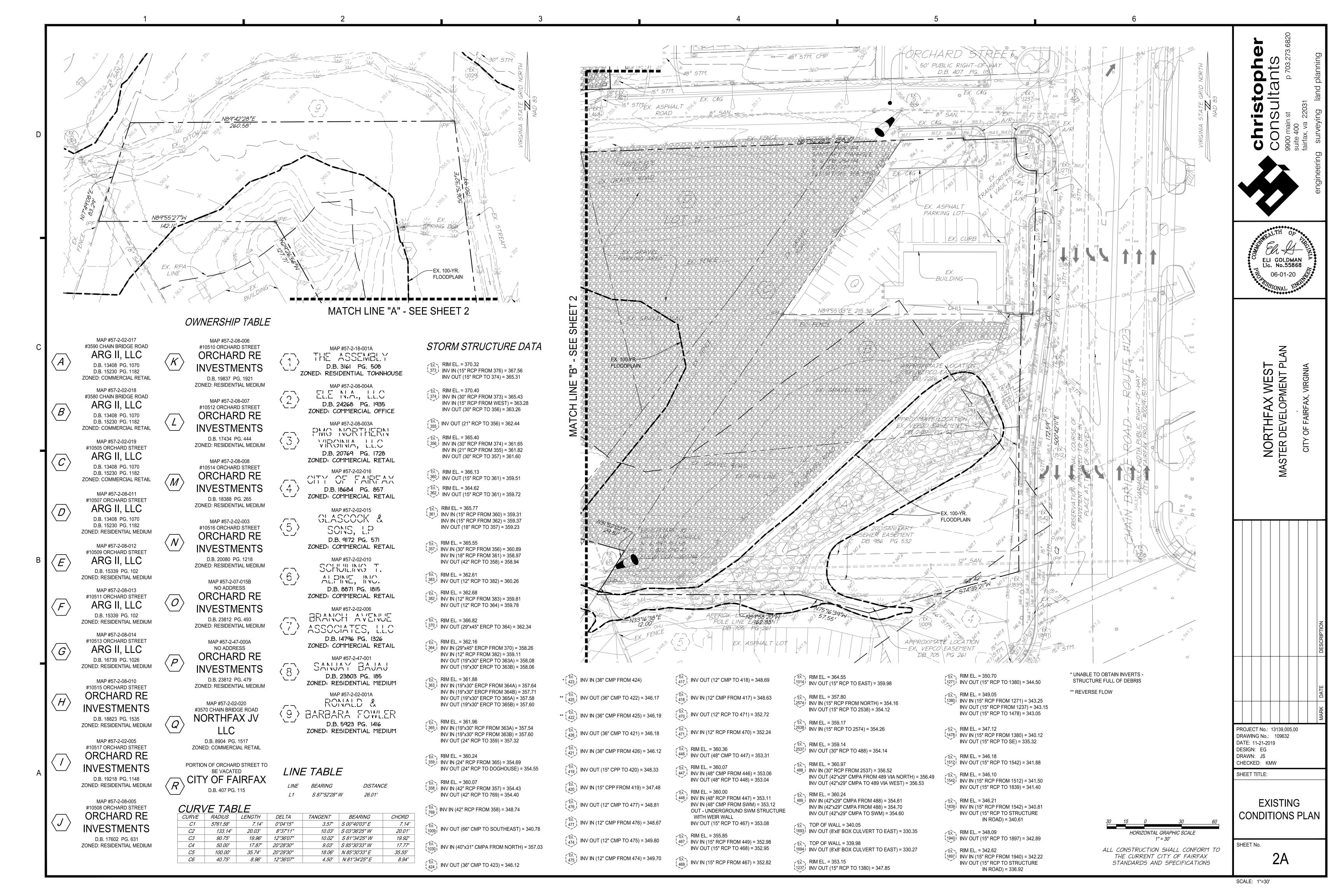
PROJECT No.: 13139.005.00 DRAWN: JS

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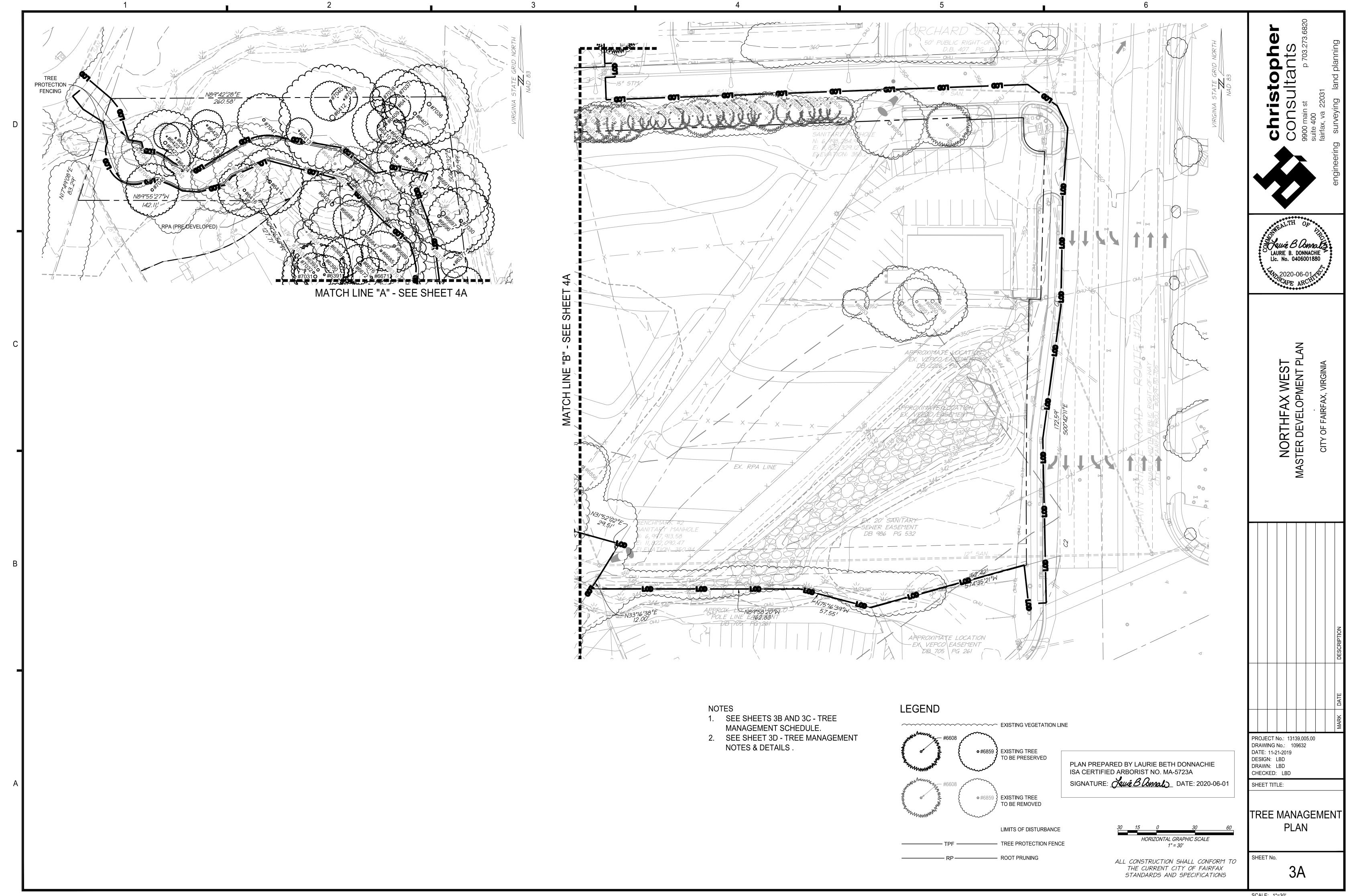
SCALE: SEE DWGS.



SCALE: 1"=30'







TREE MANAGEMENT SCHEDULE

1975 THO 1976 THO 1977 THO 1978 THO 1979 THO 1980 THO 1981 THO 1985 THO 1985 THO 1987 THO 1987 THO 1990 THO 1991 THO 1991 THO 1992 THO 1993 THO 1994 THO 1995 THO 1996 THO 1997 THO 1997 THO 1998 THO 1999 THO 1999 THO 1990 THO 1997 THO 1998 THO 1999 THO 1999 THO 1999 THO 1990 THO 199	HUJA SPP. HUJA S	ARBORVITAE	8 8 10 8 8 8 8 8 8 10 10 10 10 10 10 10 10 10 10 10 10	8 8 10 8 8 8 8 8 8 10 10 10 10 10 10 10 10 10 10	76 75 74 78 78 78 78 78 74 72 72 74 74 72 72 72 74 74 77 72 75 77 78 78 78 78 78	PRESERVE REMOVE
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1997 THA 1998 THA 1999 THA 2000 THA 2001 THA 2001 THA 2002 THA 2005 AC 2006 AC 2007 FRA 2008 AC 2009 AC 2010 AC 2011 UN 2012 FRA 2014 LIR 2015 CA 2016 AC 2018 MO 2019 MO 2020 RO 2612 LIR 2615 THA 2616 THA 2617 THA 2618 THA 2619 THA 2622 THA 2623 THA 2624 THA 2625 THA 2626 THA 2627 THA 2628 THA 2629	HUJA SPP. CER RUBRUM CER RUBRUM RAXINUS PENNSYLVANICA CER RUBRUM CER RUBRUM	ARBORVITAE ARBORVITAE ARBORVITAE ARBORVITAE ARBORVITAE ARBORVITAE ARBORVITAE	10 10	10	73	REMOVE REMOVE
1998 THE 1999 THE 2000 THE 2001 THE 2001 THE 2002 THE 2003 THE 2005 AC 2006 AC 2007 FR 2008 AC 2009 AC 2010 AC 2011 UN 2012 FR 2014 LIR 2015 CA 2016 AC 2018 MO 2019 MO 2020 RO 2612 LIR 2615 THE 2616 THE 2617 THE 2618 THE 2619 THE 2620 THE 2621 THE 2621 THE 2622 THE 2624 THE 2626 THE 2627 THE 2627 THE 2628 THE 2629 THE 2629 THE	HUJA SPP. HUJA SPP. HUJA SPP. HUJA SPP. HUJA SPP. HUJA SPP. CER RUBRUM CER RUBRUM RAXINUS PENNSYLVANICA CER RUBRUM CER RUBRUM	ARBORVITAE ARBORVITAE ARBORVITAE ARBORVITAE ARBORVITAE	10	10	73 73	REMOVE
2000 THO 2001 THO 2002 THO 2003 THO 2003 THO 2005 AC 2006 AC 2007 FR. 2008 AC 2010 AC 2011 UN 2012 FR. 2014 LIR 2015 CA 2016 AC 2018 MO 2019 MO 2019 MO 2019 LIR 2615 THO 2617 THO 2618 THO 2617 THO 2618 THO 2620 THO 2621 THO 2621 THO 2624 THO 2625 THO 2626 THO 2627 THO 2628 THO 2629	HUJA SPP. HUJA SPP. HUJA SPP. HUJA SPP. CER RUBRUM CER RUBRUM RAXINUS PENNSYLVANICA CER RUBRUM CER RUBRUM	ARBORVITAE ARBORVITAE ARBORVITAE		10	73	REMOVE REMOVE
2001 THO 2002 THO 2003 THO 2005 AC 2006 AC 2007 FRA 2008 AC 2009 AC 2010 AC 2011 UN 2012 FRA 2014 LIR 2015 CA 2016 AC 2018 MO 2019 MO 2019 MO 2020 RO 2612 LIR 2615 THO 2616 THO 2617 THO 2618 THO 2620 THO 2621 THO 2621 THO 2623 THO 2624 THO 2625 THO 2626 THO 2627 THO 2628 THO 2629 THO	HUJA SPP. HUJA SPP. HUJA SPP. CER RUBRUM CER RUBRUM RAXINUS PENNSYLVANICA CER RUBRUM CER RUBRUM	ARBORVITAE ARBORVITAE	10 10	10 10	73 78	REMOVE REMOVE
2003 THO 2005 AC 2006 AC 2007 FR 2008 AC 2009 AC 2010 AC 2011 UN 2012 FR 2014 LIR 2015 CA 2016 AC 2018 MO 2019 MO 2020 RO 2612 LIR 2615 THO 2616 THO 2617 THO 2618 THO 2620 THO 2621 THO 2621 THO 2624 THO 2625 THO 2626 THO 2627 THO 2628 THO 2629 THO 2620 THO 2621 THO 2621 THO 2624 THO 2625 THO 2626 THO 2627 THO 2628 THO 2629 THO 2629 THO	HUJA SPP. CER RUBRUM CER RUBRUM RAXINUS PENNSYLVANICA CER RUBRUM CER RUBRUM		10	10	78	REMOVE
2005 AC 2006 AC 2007 FR 2008 AC 2009 AC 2010 AC 2011 UN 2012 FR 2014 LIR 2015 CA 2016 AC 2018 MO 2019 MO 2020 RO 2612 LIR 2615 TH 2616 TH 2617 TH 2618 TH 2619 TH 2620 TH 2621 TH 2621 TH 2624 TH 2625 TH 2626 TH 2627 TH 2628 TH	CER RUBRUM CER RUBRUM RAXINUS PENNSYLVANICA CER RUBRUM CER RUBRUM		10 10	10 10	78 78	REMOVE REMOVE
2007 FR. 2008 AC. 2009 AC. 2010 AC. 2011 UN. 2012 FR. 2014 LIR 2015 CA. 2016 AC. 2018 MO. 2019 MO. 2020 RO. 2612 LIR 2615 TH. 2616 TH. 2617 TH. 2618 TH. 2619 TH. 2620 TH. 2621 TH. 2621 TH. 2624 TH. 2625 TH. 2626 TH. 2627 TH. 2628 TH. 2629 TH.	RAXINUS PENNSYLVANICA CER RUBRUM CER RUBRUM	RED MAPLE	36	36	65	REMOVE
2008 AC 2009 AC 2010 AC 2011 UN 2012 FR 2014 LIR 2015 CA 2016 AC 2018 MO 2019 MO 2020 RO 2612 LIR 2615 TH 2616 TH 2617 TH 2618 TH 2620 TH 2621 TH 2622 TH 2624 TH 2625 TH 2626 TH 2627 TH 2628 TH	CER RUBRUM CER RUBRUM	RED MAPLE GREEN ASH	6 16	6 16	72 0	REMOVE REMOVE
2010 AC 2011 UN 2012 FR 2014 LIR 2015 CA 2016 AC 2018 MO 2019 MO 2020 RO 2612 LIR 2615 TH 2616 TH 2617 TH 2618 TH 2620 TH 2621 TH 2622 TH 2624 TH 2625 TH 2626 TH 2627 TH 2628 TH		RED MAPLE	16	16	72	REMOVE
2011 UN 2012 FR. 2014 LIR 2015 CA 2016 AC. 2018 MO 2019 MO 2020 RO 2612 LIR 2615 THO 2616 THO 2617 THO 2619 THO 2620 THO 2621 THO 2621 THO 2624 THO 2625 THO 2626 THO 2627 THO 2628 THO 2629 THO 2629 THO 2629 THO 2621 THO	CER RUBRUM	RED MAPLE RED MAPLE	14 8	14 8	67 56	REMOVE REMOVE
2014 LIR 2015 CA 2016 AC 2018 MO 2019 MO 2019 MO 2020 RO 2612 LIR 2615 TH 2616 TH 2617 TH 2618 TH 2620 TH 2621 TH 2622 TH 2623 TH 2624 TH 2625 TH 2626 TH 2627 TH 2628 TH 2629 TH	NIDENTIFIED	DEAD TREE	6	6	0	REMOVE
2015 CA 2016 AC 2018 MO 2019 MO 2019 MO 2020 RO 2612 LIR 2615 TH 2616 TH 2617 TH 2618 TH 2619 TH 2620 TH 2621 TH 2622 TH 2624 TH 2625 TH 2626 TH 2627 TH 2628 TH 2629 TH	RAXINUS PENNSYLVANICA IRIODENDRON TULIPIFERA	GREEN ASH TULIP POPLAR	18 10	18 10	0 72	REMOVE REMOVE
2018 MO 2019 MO 2019 MO 2020 RO 2612 LIR 2615 THO 2616 THO 2617 THO 2618 THO 2619 THO 2620 THO 2621 THO 2621 THO 2624 THO 2625 THO 2626 THO 2627 THO 2628 THO 2629 THO 2629 THO 2629 THO	ATALPA SPECIOSA	NORTHERN CATALPA	12	12	50	REMOVE
2019 MO 2020 RO 2612 LIR 2615 THI 2616 THI 2617 THI 2618 THI 2619 THI 2620 THI 2621 THI 2622 THI 2623 THI 2624 THI 2625 THI 2626 THI 2627 THI 2628 THI 2629 THI	CER RUBRUM ORUS ALBA	RED MAPLE WHITE MULBERRY	6	6	66 70	REMOVE REMOVE
2612 LIR 2615 TH 2616 TH 2617 TH 2618 TH 2619 TH 2620 TH 2621 TH 2622 TH 2623 TH 2624 TH 2625 TH 2626 TH 2627 TH 2628 TH 2629 TH	ORUS ALBA	WHITE MULBERRY	16	16	50	REMOVE
2615 THO 2616 THO 2617 THO 2618 THO 2619 THO 2620 THO 2621 THO 2622 THO 2623 THO 2624 THO 2625 THO 2626 THO 2627 THO 2628 THO 2629 THO 2629 THO	OBINIA PSEUDOACACIA RIODENDRON TULIPIFERA	BLACK LOCUST TULIP POPLAR	6	6 6	50 70	REMOVE REMOVE
2617 THO 2618 THO 2619 THO 2620 THO 2621 THO 2622 THO 2623 THO 2624 THO 2625 THO 2626 THO 2627 THO 2628 THO 2629 THO 2629 THO	HUJA SPP.	ARBORVITAE	10	10	72	REMOVE
2618 THO 2619 THO 2620 THO 2621 THO 2622 THO 2623 THO 2624 THO 2625 THO 2626 THO 2627 THO 2628 THO 2629 THO	HUJA SPP. HUJA SPP.	ARBORVITAE ARBORVITAE	10 10	10 10	75 72	REMOVE REMOVE
2620 THO 2621 THO 2622 THO 2623 THO 2624 THO 2625 THO 2626 THO 2627 THO 2628 THO 2629 THO	HUJA SPP.	ARBORVITAE	10	10	75	REMOVE
2621 THO 2622 THO 2623 THO 2624 THO 2625 THO 2626 THO 2627 THO 2628 THO 2629 THO	HUJA SPP. HUJA SPP.	ARBORVITAE ARBORVITAE	10 6	10 6	72 72	REMOVE REMOVE
2623 THO 2624 THO 2625 THO 2626 THO 2627 THO 2628 THO 2629 THO	HUJA SPP.	ARBORVITAE	4	4	68	REMOVE
2624 THO 2625 THO 2626 THO 2627 THO 2628 THO 2629 THO	HUJA SPP. HUJA SPP.	ARBORVITAE ARBORVITAE	8	<u>4</u> 8	75 68	REMOVE REMOVE
2626 THG 2627 THG 2628 THG 2629 THG	HUJA SPP.	ARBORVITAE	6	6	72	REMOVE
2628 TH	HUJA SPP. HUJA SPP.	ARBORVITAE ARBORVITAE	6 10	6 10	67 72	REMOVE REMOVE
2629 TH	HUJA SPP.	ARBORVITAE	8	8	68	REMOVE
2620 711	HUJA SPP. HUJA SPP.	ARBORVITAE ARBORVITAE	8	8 8	72 68	REMOVE REMOVE
	HUJA SPP. HUJA SPP.	ARBORVITAE ARBORVITAE	10 6	10 6	72 67	REMOVE REMOVE
	HUJA SPP.	ARBORVITAE	8	8	72	REMOVE
	HUJA SPP. HUJA SPP.	ARBORVITAE ARBORVITAE	10 8	10 8	68 69	REMOVE REMOVE
2635 TH	HUJA SPP.	ARBORVITAE	8	8	67	REMOVE
	HUJA SPP. HUJA SPP.	ARBORVITAE ARBORVITAE	6	6 6	69 68	REMOVE REMOVE
2638 TH	HUJA SPP.	ARBORVITAE	6	6	72	REMOVE
	HUJA SPP. HUJA SPP.	ARBORVITAE ARBORVITAE	8 14	8 14	66 72	REMOVE PRESERVE
2641 TH	HUJA SPP.	ARBORVITAE	14	14	73	PRESERVE
	HUJA SPP. HUJA SPP.	ARBORVITAE ARBORVITAE	12 12	12 12	72 68	PRESERVE PRESERVE
	HUJA SPP.	ARBORVITAE	12	12	69	PRESERVE
	HUJA SPP. HUJA SPP.	ARBORVITAE ARBORVITAE	12 12	12 12	70 69	PRESERVE PRESERVE
2647 TH	HUJA SPP.	ARBORVITAE	12	12	70	PRESERVE
2649 TH	HUJA SPP. HUJA SPP.	ARBORVITAE ARBORVITAE	10 10	10 10	69 68	PRESERVE PRESERVE
	HUJA SPP. HUJA SPP.	ARBORVITAE ARBORVITAE	6 10	6 10	66 69	PRESERVE PRESERVE
2652 TH	HUJA SPP.	ARBORVITAE	10	10	66	PRESERVE
	HUJA SPP. HUJA SPP.	ARBORVITAE ARBORVITAE	10 10	10 10	70 66	PRESERVE PRESERVE
2655 TH	HUJA SPP.	ARBORVITAE	10	10	65	PRESERVE
	HUJA SPP. HUJA SPP.	ARBORVITAE ARBORVITAE	10 10	10 10	66 70	PRESERVE PRESERVE
2658 TH	HUJA SPP.	ARBORVITAE	10	10	53	PRESERVE
	HUJA SPP. HUJA SPP.	ARBORVITAE ARBORVITAE	10 10	10 10	71 69	PRESERVE PRESERVE
2661 TH	HUJA SPP.	ARBORVITAE	10	10	68	PRESERVE
	HUJA SPP. HUJA SPP.	ARBORVITAE ARBORVITAE	10 10	10 10	75 73	PRESERVE PRESERVE
2664 TH	HUJA SPP.	ARBORVITAE	10	10	75	PRESERVE
	HUJA SPP. CER RUBRUM	ARBORVITAE RED MAPLE	10	8 10	69 53	PRESERVE REMOVE
6301 <i>PR</i>	RUNUS SEROTINA	BLACK CHERRY	12	12	69	REMOVE
	RIODENDRON TULIPIFERA RIODENDRON TULIPIFERA	TULIP POPLAR TULIP POPLAR	20 12	20 12	66 72	REMOVE REMOVE
	RIODENDRON TULIPIFERA	TULIP POPLAR TULIP POPLAR	15 20	15 20	72 70	REMOVE
	RIODENDRON TULIPIFERA RIODENDRON TULIPIFERA	TULIP POPLAR TULIP POPLAR	15	15	72	REMOVE REMOVE
	RIODENDRON TULIPIFERA CER RUBRUM	TULIP POPLAR RED MAPLE	20 15	20 15	75 73	REMOVE REMOVE
	CER RUBRUM RAXINUS PENNSYLVANICA	GREEN ASH	15	15 14	0	REMOVE
	RIODENDRON TULIPIFERA	TULIP POPLAR TULIP POPLAR	6 20	6 20	72 71	REMOVE REMOVE
	RIODENDRON TULIPIFERA	TULIP POPLAR	26	26	75	REMOVE
	RIODENDRON TULIPIFERA	TULIP POPLAR TULIP POPLAR	26 18	26 18	72 69	REMOVE REMOVE
6315 <i>LIR</i>	and a property of the property of	TULIP POPLAR	15	15	70	REMOVE
	RIODENDRON TULIPIFERA RIODENDRON TULIPIFERA	TULIP POPLAR TULIP POPLAR	24 15	24 15	72 72	REMOVE REMOVE
	RIODENDRON TULIPIFERA RIODENDRON TULIPIFERA	LIULII" FUFLAK	15 15	15 15	69	
6319 <i>LIR</i> 6320 <i>AC</i>	RIODENDRON TULIPIFERA RIODENDRON TULIPIFERA RIODENDRON TULIPIFERA RIODENDRON TULIPIFERA	TULIP POPLAR TULIP POPLAR	36	36	70	REMOVE REMOVE

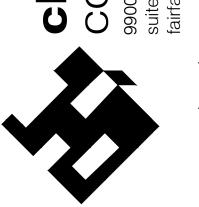
TREE #	BOTANICAL NAME	COMMON NAME	CRITICAL ROOT ZONE RADIUS (FEET)	TRUNK DIAMETER (INCHES)	CONDITION RATING	PROCEDURE
	ACER RUBRUM ACER RUBRUM	RED MAPLE RED MAPLE	24 12	24 12	63 0	REMOVE REMOVE
6324	ACER RUBRUM	RED MAPLE	24	24	47	REMOVE
	PRUNUS SEROTINA PRUNUS SEROTINA	BLACK CHERRY BLACK CHERRY	12	12 6	68 44	REMOVE REMOVE
6327	ACER RUBRUM	RED MAPLE RED MAPLE	6 24	6 24	65 75	REMOVE
6329	ACER RUBRUM ACER RUBRUM	RED MAPLE	15	15	67	REMOVE REMOVE
	ACER RUBRUM ACER RUBRUM	RED MAPLE RED MAPLE	24 14	24 14	66 67	REMOVE REMOVE
6332	ACER RUBRUM	RED MAPLE	24	24	66	REMOVE
	ACER RUBRUM QUERCUS RUBRA	RED MAPLE NORTHERN RED OAK	8 24	8 24	72 69	REMOVE REMOVE
	ACER RUBRUM ACER RUBRUM	RED MAPLE RED MAPLE	10 24	10 24	69 63	REMOVE REMOVE
	ACER RUBRUM	RED MAPLE	12	12	70	REMOVE
	PRUNUS SEROTINA ACER RUBRUM	BLACK CHERRY RED MAPLE	10 24	10 24	60 65	REMOVE REMOVE
6340	FRAXINUS PENNSYLVANICA	GREEN ASH	24	24	0	REMOVE
	FRAXINUS PENNSYLVANICA MORUS ALBA	GREEN ASH WHITE MULBERRY	15 24	15 24	0 44	REMOVE REMOVE
	ACER RUBRUM ACER RUBRUM	RED MAPLE RED MAPLE	6	6	68 72	REMOVE REMOVE
6345	LIRIODENDRON TULIPIFERA	TULIP POPLAR	10	10	68	REMOVE
	FRAXINUS PENNSYLVANICA PRUNUS SEROTINA	GREEN ASH BLACK CHERRY	15 10	15 10	71	REMOVE REMOVE
6348	FRAXINUS PENNSYLVANICA	GREEN ASH	18	18	0	REMOVE
	PRUNUS SEROTINA FRAXINUS PENNSYLVANICA	BLACK CHERRY GREEN ASH	12 36	12 36	68 40	REMOVE REMOVE
	LIRIODENDRON TULIPIFERA	TULIP POPLAR	15	15	67	REMOVE
	LIRIODENDRON TULIPIFERA ACER RUBRUM	TULIP POPLAR RED MAPLE	28 36	28 36	69 65	REMOVE REMOVE
	ACER RUBRUM ACER RUBRUM	RED MAPLE RED MAPLE	24 12	24 12	72 50	REMOVE REMOVE
6356	ACER RUBRUM	RED MAPLE	26	26	53	REMOVE
	ACER RUBRUM LIRIODENDRON TULIPIFERA	RED MAPLE TULIP POPLAR	24 10	24 10	55 70	REMOVE REMOVE
6360	ULMUS AMERICANA	AMERICAN ELM	24	24	41	REMOVE
	ULMUS AMERICANA ULMUS AMERICANA	AMERICAN ELM AMERICAN ELM	8 12	8 12	50 50	REMOVE REMOVE
6363	ACER RUBRUM	RED MAPLE	24	24	60	REMOVE
6364 6366	JUGLANS NIGRA LIRIODENDRON TULIPIFERA	BLACK WALNUT TULIP POPLAR	28 12	28 12	69 66	PRESERVE REMOVE
	LIRIODENDRON TULIPIFERA JUGLANS NIGRA	TULIP POPLAR BLACK WALNUT	8 6	8	67 66	REMOVE REMOVE
6369	LIRIODENDRON TULIPIFERA	TULIP POPLAR	8	8	69	REMOVE
	ACER RUBRUM LIRIODENDRON TULIPIFERA	RED MAPLE TULIP POPLAR	30	30 6	72 75	REMOVE REMOVE
6373	CARYA CORDIFORMIS	BITTERNUT HICKORY	10	10	70	REMOVE
	LIRIODENDRON TULIPIFERA LIRIODENDRON TULIPIFERA	TULIP POPLAR TULIP POPLAR	10 18	10 18	72 66	REMOVE REMOVE
	CARYA CORDIFORMIS	BITTERNUT HICKORY	15	15	25	PRESERVE
	ULMUS AMERICANA LIRIODENDRON TULIPIFERA	AMERICAN ELM TULIP POPLAR	10	8 10	40 53	PRESERVE REMOVE
	MORUS ALBA MORUS ALBA	WHITE MULBERRY WHITE MULBERRY	5 6	5 6	45 60	REMOVE REMOVE
6382	PRUNUS SEROTINA	BLACK CHERRY	10	10	56	PRESERVE
	PRUNUS SEROTINA PRUNUS SEROTINA	BLACK CHERRY BLACK CHERRY	10	10 5	65 75	PRESERVE PRESERVE
	ALBIZIA JULIBRISSIN	MIMOSA	7	7	50	REMOVE
	CATALPA SPECIOSA LIRIODENDRON TULIPIFERA	NORTHERN CATALPA TULIP POPLAR	12 18	12 18	69 45	PRESERVE PRESERVE
	ACER RUBRUM NYSSA SYLVATICA	RED MAPLE BLACK GUM	12 8	12 8	66 65	PRESERVE PRESERVE
6390	QUERCUS RUBRA	NORTHERN RED OAK	15	15	56	PRESERVE
	QUERCUS RUBRA ULMUS AMERICANA	NORTHERN RED OAK AMERICAN ELM	10	10 6	55 63	PRESERVE PRESERVE
	ACER RUBRUM	RED MAPLE	40	40	55	REMOVE
	PRUNUS SEROTINA ACER PLATANOIDES	BLACK CHERRY NORWAY MAPLE	10	10 6	25 70	PRESERVE REMOVE
	QUERCUS ALBA LIRIODENDRON TULIPIFERA	WHITE OAK TULIP POPLAR	15 36	15 36	56 68	PRESERVE REMOVE
6398	PRUNUS SEROTINA	BLACK CHERRY	6	6	66	REMOVE
	ULMUS AMERICANA FAGUS GRANDFOLIA	AMERICAN ELM AMERICAN BEECH	6 8	6 8	72 59	REMOVE REMOVE
6401	MORUS ALBA	WHITE MULBERRY	15	15	67	REMOVE
	ACER RUBRUM LIRIODENDRON TULIPIFERA	RED MAPLE TULIP POPLAR	6 24	6 24	63 70	REMOVE PRESERVE
	MORUS ALBA ACER RUBRUM	WHITE MULBERRY RED MAPLE	8 24	8 24	66 72	REMOVE PRESERVE
6408	ACER RUBRUM	RED MAPLE	15	15	63	PRESERVE
	ACER RUBRUM ULMUS AMERICANA	RED MAPLE AMERICAN ELM	8 10	8 10	65 59	PRESERVE PRESERVE
	ACER RUBRUM	RED MAPLE	8	8	70	PRESERVE
	QUERCUS RUBRA QUERCUS RUBRA	NORTHERN RED OAK NORTHERN RED OAK	48 10	48 10	53 66	PRESERVE PRESERVE
	QUERCUS RUBRA LIRIODENDRON TULIPIFERA	NORTHERN RED OAK	36 50	36 50	69 72	PRESERVE REMOVE
6416	FAGUS GRANDFOLIA	TULIP POPLAR AMERICAN BEECH	24	50 24	66	PRESERVE
	QUERCUS RUBRA QUERCUS RUBRA	NORTHERN RED OAK NORTHERN RED OAK	40 40	40 40	50 56	REMOVE REMOVE
6419	ACER RUBRUM	RED MAPLE	12	12	70	PRESERVE
	PRUNUS SEROTINA QUERCUS RUBRA	BLACK CHERRY NORTHERN RED OAK	8 10	8 10	72 74	PRESERVE PRESERVE
6422	ACER RUBRUM	RED MAPLE	12	12	75	PRESERVE
6424	QUERCUS RUBRA QUERCUS RUBRA	NORTHERN RED OAK NORTHERN RED OAK	24 8	24 8	73 72	PRESERVE PRESERVE
	ACER SACCHARUM FRAXINUS PENNSYLVANICA	SUGAR MAPLE GREEN ASH	6 8	6 8	75 25	PRESERVE REMOVE
6509	MORUS ALBA	WHITE MULBERRY	18	18	68	PRESERVE
	ACER RUBRUM FRAXINUS PENNSYLVANICA	RED MAPLE GREEN ASH	14 14	14 14	25 40	REMOVE REMOVE
6513	LIRIODENDRON TULIPIFERA	TULIP POPLAR	40	40	40	REMOVE
	ACER SACCHARUM FRAXINUS PENNSYLVANICA	SUGAR MAPLE GREEN ASH	5 16	5 16	53 30	REMOVE REMOVE
6516	CARYA TOMENTOSA	MOCKERNUT HICKORY	8	8	69	REMOVE
	LIRIODENDRON TULIPIFERA CATALPA SPECIOSA	TULIP POPLAR NORTHERN CATALPA	14 24	14 24	60 64	REMOVE REMOVE
	CATALPA SPECIOSA LIRIODENDRON TULIPIFERA	NORTHERN CATALPA TULIP POPLAR	12 20	12 20	60 66	REMOVE REMOVE
6521	MORUS ALBA	WHITE MULBERRY	36	36	55	REMOVE
	PRUNUS SEROTINA JUGLANS NIGRA	BLACK CHERRY BLACK WALNUT	6 8	6 8	65 65	REMOVE REMOVE
6524	ACER RUBRUM	RED MAPLE	6	6	59	REMOVE
	ACER RUBRUM ROBINIA PSEUDOACACIA	RED MAPLE BLACK LOCUST	12 14	12 14	65 56	REMOVE REMOVE
	ACER RUBRUM	RED MAPLE	16	16	67	REMOVE

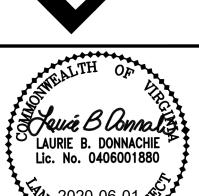
REE#	BOTANICAL NAME	COMMON NAME	CRITICAL ROOT ZONE RADIUS (FEET)	TRUNK DIAMETER (INCHES)	CONDITION RATING	PROCEDUR
	ROBINIA PSEUDOACACIA FRAXINUS PENNSYLVANICA	BLACK LOCUST GREEN ASH	12	12	53 0	REMOVE REMOVE
6530	ILEX OPACA	AMERICAN HOLLY	12	12	72	REMOVE
6531 6533	QUERCUS PALUSTRIS PLATANUS OCCIDENTALIS	PIN OAK SYCAMORE	36 40	36 40	60 75	REMOVE REMOVE
6534	ACER RUBRUM	RED MAPLE	20	20	69	REMOVE
6535 6536	NYSSA SYLVATICA ACER RUBRUM	BLACK GUM RED MAPLE	8 5	8 5	67 69	REMOVE REMOVE
6537	LIRIODENDRON TULIPIFERA	TULIP POPLAR	10	10	68	REMOVE
6538 6539	LIRIODENDRON TULIPIFERA	TULIP POPLAR	12 14	12 14	75 73	REMOVE
6540	LIRIODENDRON TULIPIFERA LIRIODENDRON TULIPIFERA	TULIP POPLAR TULIP POPLAR	14	14	73	REMOVE REMOVE
6541	ACER RUBRUM	RED MAPLE	10	10	70	REMOVE
6542 6543	ACER RUBRUM LIRIODENDRON TULIPIFERA	RED MAPLE TULIP POPLAR	12 18	12 18	69 67	REMOVE REMOVE
6544	ACER RUBRUM	RED MAPLE	12	12	69	REMOVE
6546 6547	ACER RUBRUM LIRIODENDRON TULIPIFERA	RED MAPLE TULIP POPLAR	5 10	5 10	75 70	REMOVE REMOVE
6548	ACER RUBRUM	RED MAPLE	10	10	72	REMOVE
6549 6551	UNIDENTIFIED ACER RUBRUM	DEAD TREE RED MAPLE	8 10	8 10	73	REMOVE REMOVE
6552	LIRIODENDRON TULIPIFERA	TULIP POPLAR	12	12	69	REMOVE
6553 6554	CARYA TOMENTOSA ACER RUBRUM	MOCKERNUT HICKORY RED MAPLE	5 6	5 6	65 72	REMOVE REMOVE
6555	ACER RUBRUM	RED MAPLE	14	14	68	REMOVE
6556	ACER RUBRUM	RED MAPLE	12	12	75	REMOVE
6557 6558	UNIDENTIFIED LIRIODENDRON TULIPIFERA	DEAD TREE TULIP POPLAR	8 18	8 18	72	REMOVE REMOVE
6559	ACER RUBRUM	RED MAPLE	5	5	60	REMOVE
6560 6561	LIRIODENDRON TULIPIFERA ACER RUBRUM	TULIP POPLAR RED MAPLE	22	22 14	75 69	REMOVE REMOVE
6562	ACER RUBRUM	RED MAPLE	14 10	10	72	REMOVE
6564 6565	ACER RUBRUM	RED MAPLE	6	6	75	REMOVE
6565 6566	UNIDENTIFIED ACER RUBRUM	DEAD TREE RED MAPLE	8	8 6	0 66	REMOVE REMOVE
6567	ACER RUBRUM	RED MAPLE	14	14	70	REMOVE
6568 6569	ACER RUBRUM ACER SACCHARINUM	RED MAPLE SILVER MAPLE	8 6	8 6	53 45	REMOVE REMOVE
6570	ACER RUBRUM	RED MAPLE	12	12	69	REMOVE
6571 6572	CARYA TOMENTOSA ACER RUBRUM	MOCKERNUT HICKORY RED MAPLE	12 8	12 8	60 75	REMOVE REMOVE
	ACER RUBRUM	RED MAPLE	8	8	71	REMOVE
6574 6575	ACER RUBRUM	RED MAPLE	10	10	69	REMOVE
6575 6576	UNIDENTIFIED LIRIODENDRON TULIPIFERA	DEAD TREE TULIP POPLAR	18 10	18 10	75	REMOVE REMOVE
6577	ACER RUBRUM	RED MAPLE	6	6	73	REMOVE
6578 6579	ACER RUBRUM ACER RUBRUM	RED MAPLE RED MAPLE	5 20	5 20	75 70	REMOVE REMOVE
6580	ACER RUBRUM	RED MAPLE	8	8	69	REMOVE
6581 6582	UNIDENTIFIED ACER RUBRUM	DEAD TREE RED MAPLE	16	16	0 63	REMOVE
6583	ACER RUBRUM	RED MAPLE	6 5	6 5	71	REMOVE REMOVE
6584	ACER RUBRUM	RED MAPLE	8	8	60	REMOVE
6585 6586	UNIDENTIFIED ACER RUBRUM	DEAD TREE RED MAPLE	6 8	6 8	0	REMOVE REMOVE
6587	UNIDENTIFIED	DEAD TREE	28	28	0	REMOVE
6588 6589	ACER RUBRUM UNIDENTIFIED	RED MAPLE DEAD TREE	12 10	12 10	75 0	REMOVE REMOVE
6590	QUERCUS RUBRA	NORTHERN RED OAK	24	24	38	REMOVE
6591 6592	ACER RUBRUM ACER SACCHARINUM	RED MAPLE SILVER MAPLE	10 10	10 10	65 63	REMOVE REMOVE
6593	CARYA TOMENTOSA	MOCKERNUT HICKORY	6	6	70	REMOVE
6594	FRAXINUS PENNSYLVANICA	GREEN ASH	18	18	40	REMOVE
6595 6596	ACER RUBRUM LIRIODENDRON TULIPIFERA	RED MAPLE TULIP POPLAR	10 12	10 12	55 56	REMOVE REMOVE
6597	ACER RUBRUM	RED MAPLE	12	12	72	REMOVE
6598 6599	ACER RUBRUM ACER RUBRUM	RED MAPLE RED MAPLE	10 12	10 12	69 70	REMOVE REMOVE
	LIRIODENDRON TULIPIFERA	TULIP POPLAR	12	12	72	REMOVE
	LIQUIDAMBAR STYRACIFLUA	SWEETGUM	7	7	69	REMOVE
6602 6603	ACER RUBRUM LIRIODENDRON TULIPIFERA	RED MAPLE TULIP POPLAR	6 14	6 14	70	REMOVE REMOVE
6604	FRAXINUS PENNSYLVANICA	GREEN ASH	6	6	0	REMOVE
6605 6606	ACER RUBRUM FRAXINUS PENNSYLVANICA	RED MAPLE GREEN ASH	8 10	8 10	50 0	REMOVE REMOVE
6607	CARYA TOMENTOSA	MOCKERNUT HICKORY	12	12	68	REMOVE
6608 6609	FRAXINUS PENNSYLVANICA CARYA TOMENTOSA	GREEN ASH MOCKERNUT HICKORY	12 12	12 12	0 70	REMOVE REMOVE
	FRAXINUS PENNSYLVANICA	GREEN ASH	8	8	0	REMOVE
6611	ACER RUBRUM	RED MAPLE	10	10	65	REMOVE
6612 6614	ACER RUBRUM ULMUS AMERICANA	RED MAPLE AMERICAN ELM	6 5	6 5	69 72	REMOVE REMOVE
6615	ACER RUBRUM	RED MAPLE	14	14	50	REMOVE
	ACER RUBRUM ACER RUBRUM	RED MAPLE RED MAPLE	6	6	56 71	REMOVE REMOVE
6618	FRAXINUS PENNSYLVANICA	GREEN ASH	6	6	0	REMOVE
	CARYA TOMENTOSA ACER RUBRUM	MOCKERNUT HICKORY RED MAPLE	10 10	10 10	65 69	REMOVE REMOVE
6620 6621	CARYA TOMENTOSA	MOCKERNUT HICKORY	12	10	60	REMOVE
6622	FRAXINUS PENNSYLVANICA	GREEN ASH	10	10	0	REMOVE
6624 6625	ACER RUBRUM ULMUS AMERICANA	RED MAPLE AMERICAN ELM	8 24	8 24	66 65	REMOVE REMOVE
6626	ACER RUBRUM	RED MAPLE	8	8	66	REMOVE
6627 6628	QUERCUS RUBRA FRAXINUS PENNSYLVANICA	NORTHERN RED OAK GREEN ASH	12 22	12 22	68 0	REMOVE REMOVE
6628	ULMUS AMERICANA	AMERICAN ELM	16	16	68	REMOVE
6630	ULMUS AMERICANA	AMERICAN ELM	8	8	66	REMOVE
6631	LIRIODENDRON TULIPIFERA FRAXINUS PENNSYLVANICA	TULIP POPLAR GREEN ASH	24 16	24 16	70 0	REMOVE REMOVE
6632	ACER RUBRUM	RED MAPLE	10	10	70	REMOVE
6633	ACER RUBRUM	RED MAPLE	6	6	75 60	REMOVE
6633 6634		11 21 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	6	6	60	REMOVE
6633 6634	ACER RUBRUM	RED MAPLE RED MAPLE	10	10	75	KFMOVE
6633 6634 6635 6636 6637	ACER RUBRUM ACER RUBRUM ACER RUBRUM	RED MAPLE RED MAPLE	10 8	8	68	REMOVE
6633 6634 6635 6636 6637 6638	ACER RUBRUM ACER RUBRUM ACER RUBRUM ACER RUBRUM	RED MAPLE RED MAPLE RED MAPLE	10 8 12	8 12	68 69	REMOVE REMOVE
6633 6634 6635	ACER RUBRUM ACER RUBRUM ACER RUBRUM	RED MAPLE RED MAPLE	10 8	8	68	REMOVE REMOVE REMOVE REMOVE

PLAN PREPARED BY LAURIE BETH DONNACHIE ISA CERTIFIED ARBORIST NO. MA-5723A

SIGNATURE: Aurie B Connals Date: 2020-06-01

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





NORTHFAX WEST
MASTER DEVELOPMENT PLAN

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

SHEET TITLE:

TREE MANAGEMENT SCHEDULE

SHEET No.

3B

TREE MANAGEMENT SCHEDULE CONTINUED

TREE#	BOTANICAL NAME	COMMON NAME	CRITICAL ROOT ZONE RADIUS (FEET)	TRUNK DIAMETER (INCHES)	CONDITION RATING	PROCEDURE
	LIRIODENDRON TULIPIFERA ACER RUBRUM	TULIP POPLAR RED MAPLE	5 12	5 12	72 69	REMOVE REMOVE
	ACER SACCHARINUM	SILVER MAPLE	26	26	71	REMOVE
	ACER RUBRUM ACER RUBRUM	RED MAPLE RED MAPLE	30 16	30 16	71 72	REMOVE REMOVE
6660	ACER RUBRUM	RED MAPLE	12	12	75	REMOVE
	UNIDENTIFIED ACER RUBRUM	DEAD TREE RED MAPLE	6 16	6 16	0 72	REMOVE REMOVE
6663	UNIDENTIFIED	DEAD TREE	14	14	0	REMOVE
	PRUNUS SEROTINA LIRIODENDRON TULIPIFERA	BLACK CHERRY TULIP POPLAR	8 18	8 18	66 68	PRESERVE REMOVE
6666	LIRIODENDRON TULIPIFERA	TULIP POPLAR	6	6	75	REMOVE
	FRAXINUS PENNSYLVANICA FRAXINUS PENNSYLVANICA	GREEN ASH GREEN ASH	10 10	10 10	0	REMOVE REMOVE
6669	LIRIODENDRON TULIPIFERA	TULIP POPLAR	5	5	70	REMOVE
	QUERCUS RUBRA LIRIODENDRON TULIPIFERA	NORTHERN RED OAK TULIP POPLAR	30 10	30 10	72 66	REMOVE PRESERVE
6672	LIRIODENDRON TULIPIFERA	TULIP POPLAR	8	8	66	PRESERVE
	LIRIODENDRON TULIPIFERA ACER SACCHARINUM	TULIP POPLAR SILVER MAPLE	12 36	12 36	50 72	REMOVE REMOVE
6675	UNIDENTIFIED	DEAD TREE	12	12	0	REMOVE
	QUERCUS ALBA ACER RUBRUM	WHITE OAK RED MAPLE	40 32	40 32	66 63	PRESERVE PRESERVE
6678	ULMUS AMERICANA	AMERICAN ELM	5	5	72	REMOVE
	ACER RUBRUM FRAXINUS PENNSYLVANICA	RED MAPLE GREEN ASH	20 24	20 24	70 0	REMOVE REMOVE
6681	ULMUS AMERICANA	AMERICAN ELM	6	6	55	REMOVE
	LIRIODENDRON TULIPIFERA LIRIODENDRON TULIPIFERA	TULIP POPLAR TULIP POPLAR	6	6 6	69 68	REMOVE REMOVE
6684	QUERCUS ALBA	WHITE OAK	36	36	56	PRESERVE
	LIRIODENDRON TULIPIFERA FRAXINUS PENNSYLVANICA	TULIP POPLAR GREEN ASH	12 20	12 20	69 40	PRESERVE REMOVE
6687	LIRIODENDRON TULIPIFERA	TULIP POPLAR	5	5	68	REMOVE
	QUERCUS RUBRA LIRIODENDRON TULIPIFERA	NORTHERN RED OAK TULIP POPLAR	6 20	6 20	75 69	PRESERVE PRESERVE
6690	FRAXINUS PENNSYLVANICA	GREEN ASH	18	18	0	REMOVE
	ACER RUBRUM FRAXINUS PENNSYLVANICA	RED MAPLE	30	30	65 0	PRESERVE
	LIRIODENDRON TULIPIFERA	GREEN ASH TULIP POPLAR	22 8	22 8	72	REMOVE REMOVE
6695	ACER RUBRUM	RED MAPLE	6	6	55	REMOVE
	LIRIODENDRON TULIPIFERA LIRIODENDRON TULIPIFERA	TULIP POPLAR TULIP POPLAR	18 30	18 30	69 68	PRESERVE PRESERVE
6698	MORUS ALBA	WHITE MULBERRY	15	15	34	REMOVE
	ACER RUBRUM LIRIODENDRON TULIPIFERA	RED MAPLE TULIP POPLAR	8 10	8 10	71 75	REMOVE REMOVE
6803	CEDRUS ATLANTICA	ATLAS CEDAR	14	14	70	REMOVE
	QUERCUS PALUSTRIS THUJA SPP.	PIN OAK ARBORVITAE	22 8	22 8	74 76	REMOVE REMOVE
6808	THUJA SPP.	ARBORVITAE	8	8	72	REMOVE
	THUJA SPP. THUJA SPP.	ARBORVITAE ARBORVITAE	8 10	8 10	74 75	REMOVE REMOVE
6811	THUJA SPP.	ARBORVITAE	10	10	75	REMOVE
	THUJA SPP. THUJA SPP.	ARBORVITAE ARBORVITAE	10 8	10 8	75 75	REMOVE REMOVE
	THUJA SPP.	ARBORVITAE	8	8	75 75	REMOVE
	THUJA SPP. THUJA SPP.	ARBORVITAE ARBORVITAE	10 8	10 8	75 75	REMOVE REMOVE
	THUJA SPP.	ARBORVITAE	8	8	75	REMOVE
	THUJA SPP.	ARBORVITAE	8	8	69 70	REMOVE
	THUJA SPP. THUJA SPP.	ARBORVITAE ARBORVITAE	8	8 8	76 75	REMOVE REMOVE
	THUJA SPP.	ARBORVITAE	8	8	77	REMOVE
	THUJA SPP. THUJA SPP.	ARBORVITAE ARBORVITAE	8	8 8	72 74	REMOVE REMOVE
6824	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	12	12	66	REMOVE
	JUNIPERUS VIRGINIANA FRAXINUS PENNSYLVANICA	EASTERN REDCEDAR GREEN ASH	12 16	12 16	74 65	REMOVE REMOVE
	PICEA ABIES	NORWAY SPRUCE	22	22	72	REMOVE
	JUNIPERUS VIRGINIANA JUNIPERUS VIRGINIANA	EASTERN REDCEDAR EASTERN REDCEDAR	6 5	6 5	72 74	REMOVE REMOVE
6830	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	10	10	76	REMOVE
	JUNIPERUS VIRGINIANA JUNIPERUS VIRGINIANA	EASTERN REDCEDAR EASTERN REDCEDAR	10 8	10 8	71 76	REMOVE REMOVE
6833	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	10	10	76	REMOVE
	CARYA CORDIFORMIS ACER RUBRUM	BITTERNUT HICKORY RED MAPLE	22 22	22 22	71 68	REMOVE REMOVE
6836	FRAXINUS PENNSYLVANICA	GREEN ASH	6	6	68	REMOVE
	ACER RUBRUM ACER RUBRUM	RED MAPLE RED MAPLE	16 10	16 10	72 63	REMOVE REMOVE
6839	ACER RUBRUM	RED MAPLE	8	8	70	REMOVE
	LIRIODENDRON TULIPIFERA ACER RUBRUM	TULIP POPLAR RED MAPLE	16 18	16 18	72 70	REMOVE REMOVE
6842	ACER RUBRUM	RED MAPLE	16	16	75	REMOVE
	ACER RUBRUM ACER RUBRUM	RED MAPLE RED MAPLE	14 16	14 16	72 41	REMOVE REMOVE
6845	ACER RUBRUM	RED MAPLE	20	20	71	REMOVE
	ACER RUBRUM LIRIODENDRON TULIPIFERA	RED MAPLE TULIP POPLAR	24 24	24 24	59 68	REMOVE REMOVE
	ACER RUBRUM	RED MAPLE	24 26	24 26	68 53	REMOVE
6849	ACER RUBRUM	RED MAPLE	14	14	71	REMOVE
	LIRIODENDRON TULIPIFERA ACER RUBRUM	TULIP POPLAR RED MAPLE	16 22	16 22	53 70	REMOVE REMOVE
6852	ACER RUBRUM	RED MAPLE	28	28	56	REMOVE
	ACER RUBRUM CATALPA SPECIOSA	RED MAPLE NORTHERN CATALPA	28 6	28 6	70 53	REMOVE REMOVE
6855	CATALPA SPECIOSA	NORTHERN CATALPA	10	10	72	REMOVE
	ACER RUBRUM SASSAFRAS ALBIDUM	RED MAPLE SASSAFRAS	14 12	14 12	38 50	REMOVE REMOVE
6861	FRAXINUS PENNSYLVANICA	GREEN ASH	36	36	0	REMOVE
	MORUS ALBA ACER RUBRUM	WHITE MULBERRY RED MAPLE	12 12	12 12	50 50	REMOVE REMOVE
6867	PINUS STROBUS	WHITE PINE	24	24	70	REMOVE
	ILEX OPACA ROBINIA PSEUDOACACIA	AMERICAN HOLLY BLACK LOCUST	16 14	16 14	71 38	REMOVE REMOVE
6871	SASSAFRAS ALBIDUM	SASSAFRAS	12	12	70	REMOVE
	QUERCUS RUBRA QUERCUS PALUSTRIS	NORTHERN RED OAK PIN OAK	20 20	20 20	72 70	REMOVE REMOVE
	ACER RUBRUM	RED MAPLE	14	14	70 72	REMOVE
	ACER RUBRUM	RED MAPLE	10	10 16	72 68	REMOVE
	ACER RUBRUM ACER RUBRUM	RED MAPLE RED MAPLE	16 22	16 22	68 69	REMOVE REMOVE
6880	ACER RUBRUM	RED MAPLE	22	22	72	REMOVE
	LIRIODENDRON TULIPIFERA LIRIODENDRON TULIPIFERA	TULIP POPLAR TULIP POPLAR	24 36	24 36	72 72	REMOVE REMOVE
	PRUNUS SEROTINA	BLACK CHERRY	20	20	65	REMOVE
	LIRIODENDRON TULIPIFERA	TULIP POPLAR	24	24	69	REMOVE

			CRITICAL ROOT ZONE RADIUS	TRUNK DIAMETER	CONDITION	
TREE # 6887	BOTANICAL NAME QUERCUS PALUSTRIS	PIN OAK	(FEET) 14	(INCHES) 14	RATING 50	PROCEDURE REMOVE
6888 6889	ACER RUBRUM LIRIODENDRON TULIPIFERA	RED MAPLE TULIP POPLAR	5 40	5 40	66 55	REMOVE REMOVE
6890	ACER RUBRUM	RED MAPLE	12	12	63	REMOVE
6891 6892	ACER RUBRUM PRUNUS SEROTINA	RED MAPLE BLACK CHERRY	16 16	16 16	68 63	REMOVE REMOVE
6893 6894	ACER RUBRUM LIRIODENDRON TULIPIFERA	RED MAPLE TULIP POPLAR	8 22	8 22	60 75	REMOVE REMOVE
6895	LIRIODENDRON TULIPIFERA	TULIP POPLAR	16	16	70	REMOVE
6896 6897	ACER RUBRUM ACER RUBRUM	RED MAPLE RED MAPLE	10 10	10 10	63 70	REMOVE REMOVE
6898 6899	ACER RUBRUM PICEA ABIES	RED MAPLE NORWAY SPRUCE	16 14	16 14	63 70	REMOVE REMOVE
6900	LIRIODENDRON TULIPIFERA	TULIP POPLAR	24	24	69	REMOVE
6901 6902	LIRIODENDRON TULIPIFERA UNIDENTIFIED	TULIP POPLAR DEAD TREE	14 10	14 10	67 31	REMOVE REMOVE
6903 6904	ACER RUBRUM LIRIODENDRON TULIPIFERA	RED MAPLE TULIP POPLAR	14 36	14 36	40 75	REMOVE REMOVE
6905	LIRIODENDRON TULIPIFERA	TULIP POPLAR	30	30	69	REMOVE
6907 6908	ACER RUBRUM QUERCUS RUBRA	RED MAPLE NORTHERN RED OAK	20 36	20 36	45 66	REMOVE REMOVE
6909	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	12	12	60	REMOVE
6910 6911	ILEX OPACA PICEA ABIES	AMERICAN HOLLY NORWAY SPRUCE	10 8	10 8	31 65	REMOVE REMOVE
6912 6913	ACER RUBRUM PINUS STROBUS	RED MAPLE WHITE PINE	18 8	18 8	28 50	REMOVE REMOVE
6914	ACER RUBRUM	RED MAPLE	30	30	66	REMOVE
6915 6916	ACER RUBRUM ACER RUBRUM	RED MAPLE RED MAPLE	22 16	22 16	65 59	REMOVE REMOVE
6917 6918	ACER RUBRUM JUGLANS NIGRA	RED MAPLE BLACK WALNUT	22 16	22 16	30 50	REMOVE REMOVE
6919	LIRIODENDRON TULIPIFERA	TULIP POPLAR	30	30	69	REMOVE
6921 6925	JUGLANS NIGRA ACER RUBRUM	RED MAPLE	18 5	18 5	67 30	REMOVE REMOVE
6926 6927	ACER RUBRUM UNIDENTIFIED	RED MAPLE DEAD TREE	8 12	8 12	59 0	REMOVE REMOVE
6928	ACER RUBRUM	RED MAPLE	8	8	69	REMOVE
6929 6932	LIRIODENDRON TULIPIFERA LIRIODENDRON TULIPIFERA	TULIP POPLAR TULIP POPLAR	24 15	24 15	72 60	REMOVE REMOVE
6933 6934	PINUS VIRGINIANA ACER RUBRUM	VIRGINIA PINE RED MAPLE	14	14	60 63	REMOVE REMOVE
6935	PRUNUS SEROTINA	BLACK CHERRY	30	30	60	REMOVE
6936 6937	CATALPA SPECIOSA LIRIODENDRON TULIPIFERA	NORTHERN CATALPA TULIP POPLAR	5 30	5 30	69 71	REMOVE REMOVE
6939 6940	LIRIODENDRON TULIPIFERA LIRIODENDRON TULIPIFERA	TULIP POPLAR TULIP POPLAR	18	18 18	72 71	REMOVE REMOVE
6940	ACER RUBRUM	RED MAPLE	12	12	70	REMOVE
6942 6943	LIRIODENDRON TULIPIFERA LIRIODENDRON TULIPIFERA	TULIP POPLAR TULIP POPLAR	24 24	24 24	74 73	REMOVE REMOVE
6944	LIRIODENDRON TULIPIFERA	TULIP POPLAR	12	12	75	REMOVE
6945 6946	UNIDENTIFIED LIRIODENDRON TULIPIFERA	DEAD TREE TULIP POPLAR	8 15	8 15	0 63	REMOVE REMOVE
6947 6948	ACER RUBRUM LIRIODENDRON TULIPIFERA	RED MAPLE TULIP POPLAR	8 27	8 27	65 59	REMOVE REMOVE
6949	ACER RUBRUM	RED MAPLE	24	24	68	REMOVE
6950 6951	ACER RUBRUM ACER RUBRUM	RED MAPLE RED MAPLE	12 14	12 14	30 70	REMOVE REMOVE
6952 6953	ULMUS AMERICANA ACER RUBRUM	AMERICAN ELM RED MAPLE	24 6	24 6	60 60	REMOVE REMOVE
6954	LIRIODENDRON TULIPIFERA	TULIP POPLAR	18	18	69	REMOVE
6955 6956	LIRIODENDRON TULIPIFERA LIRIODENDRON TULIPIFERA	TULIP POPLAR TULIP POPLAR	15 21	15 21	70 69	REMOVE REMOVE
6957 6958	ACER RUBRUM LIRIODENDRON TULIPIFERA	RED MAPLE TULIP POPLAR	5 8	5 8	45 69	REMOVE REMOVE
6959	LIRIODENDRON TULIPIFERA	TULIP POPLAR	8	8	68	REMOVE
	ACER RUBRUM LIRIODENDRON TULIPIFERA	RED MAPLE TULIP POPLAR	12 8	12 8	28 75	REMOVE REMOVE
6965 6966	LIRIODENDRON TULIPIFERA LIRIODENDRON TULIPIFERA	TULIP POPLAR TULIP POPLAR	12 10	12 10	70 72	REMOVE REMOVE
6967	LIRIODENDRON TULIPIFERA	TULIP POPLAR	27	27	72	REMOVE
6968 6969	LIRIODENDRON TULIPIFERA LIRIODENDRON TULIPIFERA	TULIP POPLAR TULIP POPLAR	24 15	24 15	63 72	REMOVE REMOVE
6970	FRAXINUS PENNSYLVANICA	GREEN ASH	18	18	0	REMOVE
6971 6972	ACER RUBRUM FRAXINUS PENNSYLVANICA	RED MAPLE GREEN ASH	10 10	10 10	65 0	REMOVE REMOVE
6973 6974	FRAXINUS PENNSYLVANICA LIRIODENDRON TULIPIFERA	GREEN ASH TULIP POPLAR	5 30	5 30	30 66	REMOVE REMOVE
6975 6976	LIRIODENDRON TULIPIFERA LIRIODENDRON TULIPIFERA	TULIP POPLAR TULIP POPLAR	28	28 8	73 72	REMOVE REMOVE
6977	LIRIODENDRON TULIPIFERA	TULIP POPLAR	44	44	72	REMOVE
6978 6979	JUGLANS NIGRA CATALPA SPECIOSA	BLACK WALNUT NORTHERN CATALPA	12 10	12 10	66 40	REMOVE REMOVE
6980	MORUS ALBA	WHITE MULBERRY	14	14	50	REMOVE
6982 6983	LIRIODENDRON TULIPIFERA PINUS VIRGINIANA	TULIP POPLAR VIRGINIA PINE	24 24	24 24	69 70	REMOVE REMOVE
6984 6985	CATALPA SPECIOSA ACER RUBRUM	NORTHERN CATALPA RED MAPLE	6 36	6 36	72 65	REMOVE REMOVE
6986 6987	PRUNUS SEROTINA QUERCUS PALUSTRIS	BLACK CHERRY PIN OAK	8 32	8 32	63 71	REMOVE
6988	PRUNUS SEROTINA	BLACK CHERRY	10	10	59	REMOVE REMOVE
6989 6990	ACER RUBRUM ACER RUBRUM	RED MAPLE RED MAPLE	8 12	8 12	67 56	REMOVE REMOVE
6991	LAGERSTROEMIA SPP.	CREPE MYRTLE	20	20	70 72	REMOVE
6992 6993	QUERCUS PALUSTRIS ACER RUBRUM	PIN OAK RED MAPLE	8 10	8 10	70	REMOVE REMOVE
6994 6996	ILEX OPACA ULMUS AMERICANA	AMERICAN HOLLY AMERICAN ELM	24 6	24 6	70 53	REMOVE REMOVE
6997	FRAXINUS PENNSYLVANICA	GREEN ASH	20	20	50	REMOVE
6998 7000	ACER RUBRUM LIRIODENDRON TULIPIFERA	RED MAPLE TULIP POPLAR	26 20	26 20	63 38	REMOVE REMOVE
7023 7027	ACER RUBRUM LIRIODENDRON TULIPIFERA	RED MAPLE TULIP POPLAR	36 20	36 20	55 70	REMOVE PRESERVE
7030	LIRIODENDRON TULIPIFERA	TULIP POPLAR	15	15	66	PRESERVE
7031 7032	ULMUS AMERICANA ULMUS AMERICANA	AMERICAN ELM AMERICAN ELM	15 12	15 12	67 66	PRESERVE PRESERVE
7033	MORUS ALBA	WHITE MULBERRY	8 36	8 36	50	REMOVE
7036 7037	ACER RUBRUM QUERCUS RUBRA	RED MAPLE NORTHERN RED OAK	12	12	41 68	REMOVE PRESERVE
7038 7039	PRUNUS SEROTINA PRUNUS SEROTINA	BLACK CHERRY BLACK CHERRY	8 5	8 5	59 60	PRESERVE PRESERVE
7040	CARYA TOMENTOSA	MOCKERNUT HICKORY	5	5	44	PRESERVE
7042 7043	ACER RUBRUM QUERCUS RUBRA	RED MAPLE NORTHERN RED OAK	8 10	8 10	59 70	REMOVE REMOVE
7045 7047	QUERCUS RUBRA FAGUS GRANDFOLIA	NORTHERN RED OAK AMERICAN BEECH	20 24	20 24	73 73	PRESERVE PRESERVE
7048	QUERCUS RUBRA	NORTHERN RED OAK	12	12	66	REMOVE
7201	LIRIODENDRON TULIPIFERA	TULIP POPLAR	15	15	59	REMOVE

TDEE #	BOTANICAL NAME	COMMON NAME	CRITICAL ROOT ZONE RADIUS (FEET)	TRUNK DIAMETER (INCHES)	CONDITION RATING	PROCEDURE
7202	LIRIODENDRON TULIPIFERA	TULIP POPLAR	20	20	70	REMOVE
7203	LIRIODENDRON TULIPIFERA	TULIP POPLAR	25	25	68	REMOVE
7204	LIRIODENDRON TULIPIFERA	TULIP POPLAR	12	12	40	REMOVE
7205	LIRIODENDRON TULIPIFERA	TULIP POPLAR	10	10	69	REMOVE
7206	LIRIODENDRON TULIPIFERA	TULIP POPLAR	10	10	70	REMOVE
7207	LIRIODENDRON TULIPIFERA	TULIP POPLAR	20	20	69	REMOVE
7208	LIRIODENDRON TULIPIFERA	TULIP POPLAR	15	15	70	REMOVE
7209	LIRIODENDRON TULIPIFERA	TULIP POPLAR	15	15	67	REMOVE
7210	LIRIODENDRON TULIPIFERA	TULIP POPLAR	8	8	68	REMOVE
7211	LIRIODENDRON TULIPIFERA	TULIP POPLAR	16	16	67	REMOVE
7212	LIRIODENDRON TULIPIFERA	TULIP POPLAR	26	26	65	REMOVE
7213	LIRIODENDRON TULIPIFERA	TULIP POPLAR	22	22	60	REMOVE
7214	LIRIODENDRON TULIPIFERA	TULIP POPLAR	26	26	70	REMOVE
7215	LIRIODENDRON TULIPIFERA	TULIP POPLAR	26	26	67	REMOVE
7216	LIRIODENDRON TULIPIFERA	TULIP POPLAR	30	30	69	REMOVE
7217	ACER RUBRUM	RED MAPLE	10	10	67	REMOVE
7218	LIRIODENDRON TULIPIFERA	TULIP POPLAR	18	18	63	REMOVE
8000	ACER RUBRUM	RED MAPLE	2	2	70	PRESERVE
8001	AMELANCHIER LAEVIS	ALLEGHENY SERVICEBERRY	2	2	70	PRESERVE
8002	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	2	2	70	PRESERVE
8003	ILEX OPACA	AMERICAN HOLLY	2	2	70	PRESERVE
8004	ILEX OPACA	AMERICAN HOLLY	2	2	70	PRESERVE
8005	FAGUS GRANDIFOLIA	AMERICAN BEECH	2	2	70	PRESERVE
8006	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	2	2	70	PRESERVE
8007	FAGUS GRANDIFOLIA	AMERICAN BEECH	2	2	70	PRESERVE
8008	FAGUS GRANDIFOLIA	AMERICAN BEECH	2	2	70	PRESERVE
8009	AMELANCHIER LAEVIS	ALLEGHENY SERVICEBERRY	2	2	70	PRESERVE
8010	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	2	2	70	PRESERVE

LAURIE B. DONNACHIE Lic. No. 0406001880

NORTHFAX WEST
MASTER DEVELOPMENT PLAN

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

SHEET TITLE:

PLAN PREPARED BY LAURIE BETH DONNACHIE ISA CERTIFIED ARBORIST NO. MA-5723A

SIGNATURE: Jule Blonnals DATE: 2020-06-01

AND SPECIFICATIONS

TREE MANAGEMENT SCHEDULE

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT FAIRFAX CITY STANDARDS SHEET No.

SCALE: N/A

1. PROJECT NOTES

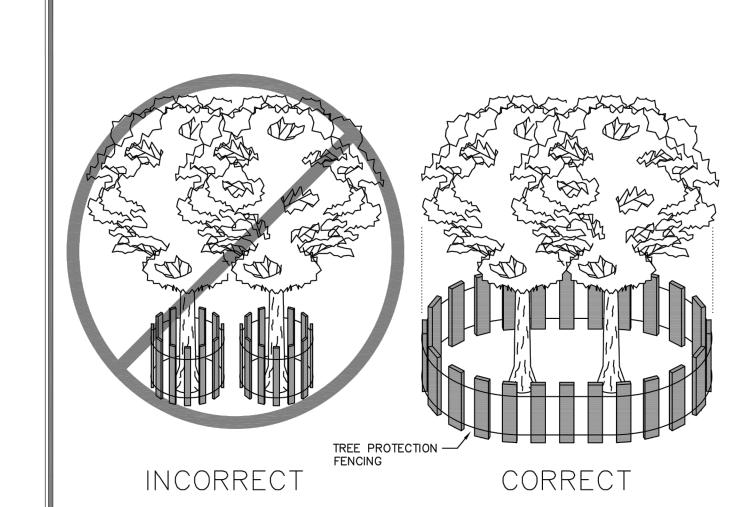
- 1.1. THE REQUIREMENTS OF THE CITY OF FAIRFAX ZONING ORDINANCE AND PUBLIC FACILITIES MANUAL SHALL BE FOLLOWED. 1.2. ALL TREE PRESERVATION ACTIVITIES SHALL BE PERFORMED UNDER THE DIRECT SUPERVISION OF AN ISA CERTIFIED
- 1.3. ALL TREE WORK PERFORMED SHALL MEET OR EXCEED THE MOST RECENT INDUSTRY STANDARDS, 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

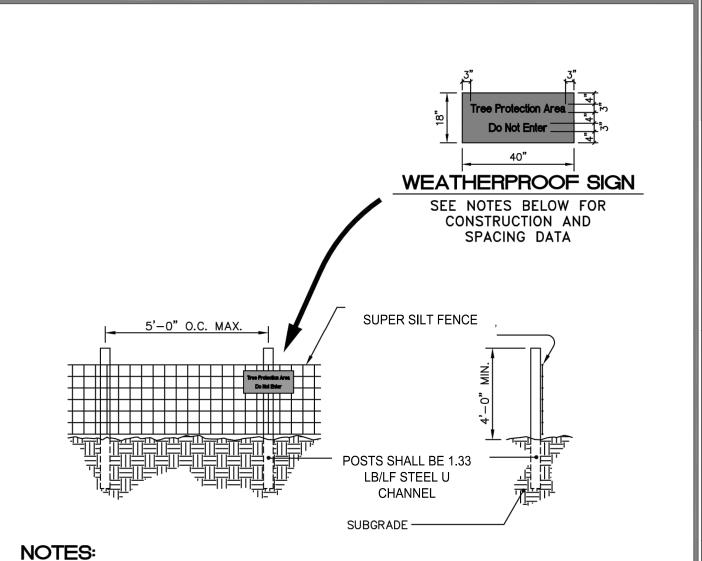
- 3.1. ROOT PRUNING: PRIOR TO CONSTRUCTION, ROOT PRUNING SHALL BE COMPLETED AT THE LIMITS. ROOT PRUNING SHALL BE TO THE DEPTH OF EIGHTEEN (18) TO TWENTY-FOUR (24) INCHES AND SHALL BE ACCOMPLISHED BY USING A TRENCHER, VIBRATING PLOW OR BY HAND. TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH REMOVED SOIL. 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
- 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
- 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.
- 4.1. 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
- 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
- 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
- 4.4. ANY DAMAGE INFLICTED TO THE ABOVE OR BELOW-GROUND PORTIONS OF THE TREES SHOWED 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.



BARRIER INSTALLED AT THE DRIP LINE OF TREE BRANCHES

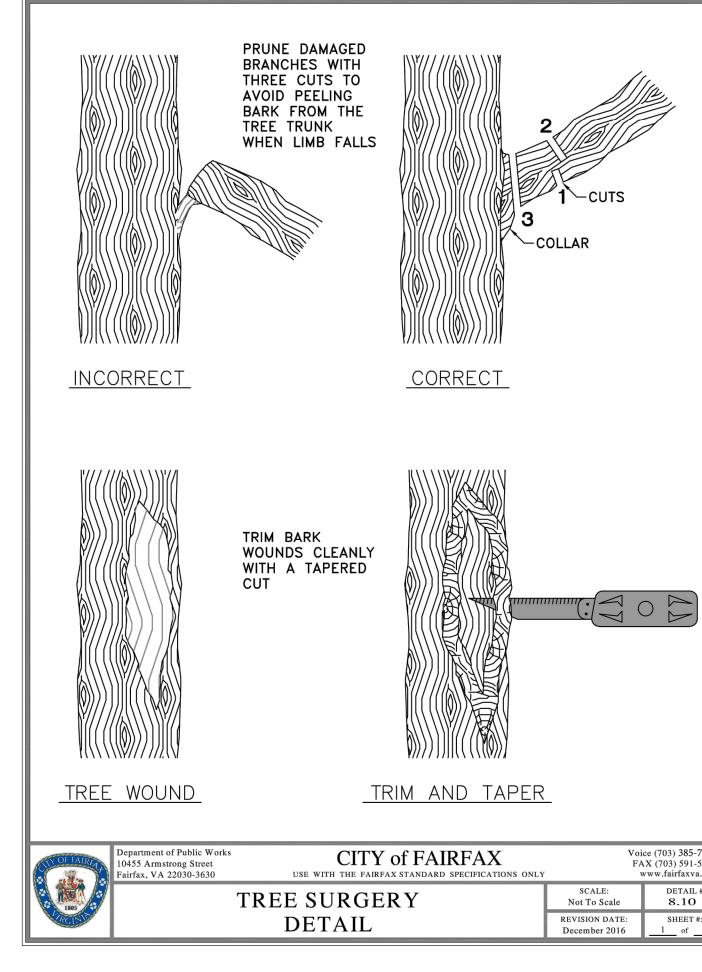
- 1. Precautions shall be taken to prevent and minimize damage to trees. In such cases repair any damage to crown, trunk or root system
- immediately. A. Repair roots by cleanly cutting off the damaged areas. Spread peat me
- or moist topsoil over exposed roots. B. Repair damage to bark by trimming around the damaged area as shown in
- Detail 8.10. Taper the cut to provide drainage. C. Cut off damaged tree limbs above the tree collar at the trunk or main branch. Use three separate cuts as shown in Detail 8.10 to avoid peeling bark from healthy areas of tree.

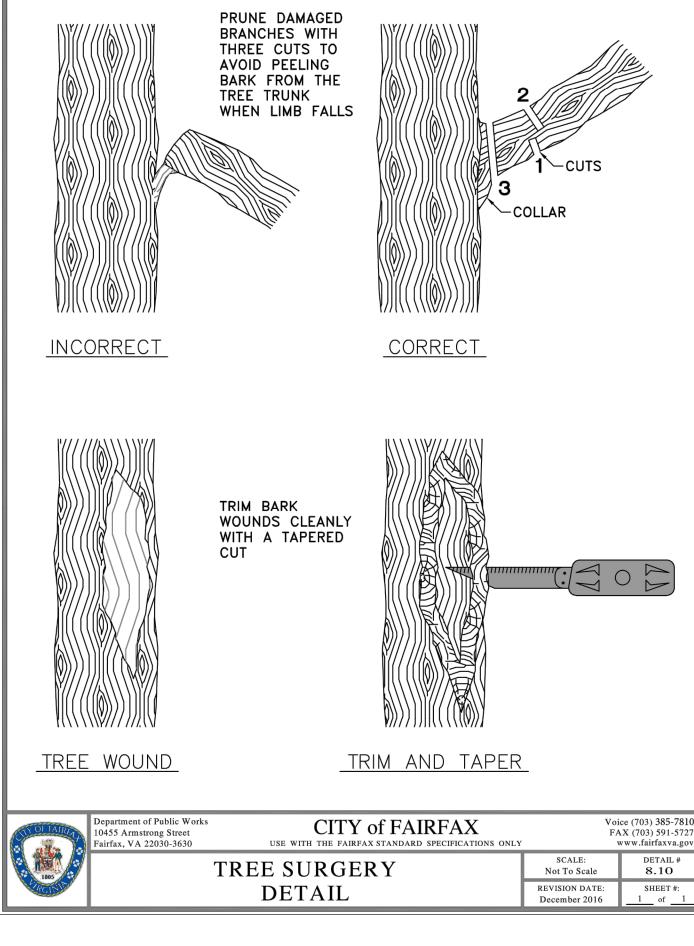
ON OF FAIRIA	Department of Public Works 10455 Armstrong Street Fairfax, VA 22030-3630	CITY of FAIRFAX USE WITH THE FAIRFAX STANDARD SPECIFICATIONS ONLY	FA	ce (703) 385-7810 XX (703) 591-5727 vww.fairfaxva.gov
1805	ST	ANDARD TREE	SCALE: Not To Scale	DETAIL # 8.09
RCIENT	PRO	TECTION DETAIL	REVISION DATE: December 2016	SHEET #: 1 of 2



- 1. Install tree protection fence and signage prior to calling for the initial on site
- inspection by the City of Fairfax inspector.
- Warning signs shall be made of durable, weatherproof material.
 Letters shall be 3" high minimum, clearly legible and spaced as detailed. 4. Signs shall be placed no greater than 50' on center or as approved. 5. For tree protection areas less than 200' in perimeter, provide no less than
- three signs per protected area.
- 6. Attach signs securely to fence posts and fabric. 7. Maintain tree protection fence throughout duration of project.
- 8. Additional signs may be required by City of Fairfax inspections based on actual field conditions.
- 9. No activity shall occur within the protected area including material storage, stockpiling, parking or any activity that may compact the ground or damage the
- 10. The City reserves the right to require a 4' to 6' height chain link fencing for identified trees, such as specimen or champion trees, to maximize the protection of the tree and its critical root zone.

STY OF FAIRIAN	Department of Public Works 10455 Armstrong Street Fairfax, VA 22030-3630	CITY of FAIRFAX USE WITH THE FAIRFAX STANDARD SPECIFICATIONS ONLY	FA	ce (703) 385-7810 X (703) 591-5727 ww.fairfaxva.gov
1805	S	TANDARD TREE	SCALE: Not To Scale	DETAIL # 8.09
PRINT	PRO	TECTION DETAIL	REVISION DATE: December 2016	SHEET #: 2 of 2





PLAN PREPARED BY LAURIE BETH DONNACHIE ISA CERTIFIED ARBORIST NO. MA-5723A SIGNATURE: Java B Connols DATE: 2020-00

TREE MANAGEMENT **NOTES & DETAILS**

SHEET No.

THE CURRENT FAIRFAX CITY STANDARDS

AND SPECIFICATIONS

ALL CONSTRUCTION SHALL CONFORM TO

SCALE: N/A

PROJECT No.: 13139.005.00 DRAWING No.: 109632

DATE: 11-21-2019

DESIGN: LBD

DRAWN: LBD

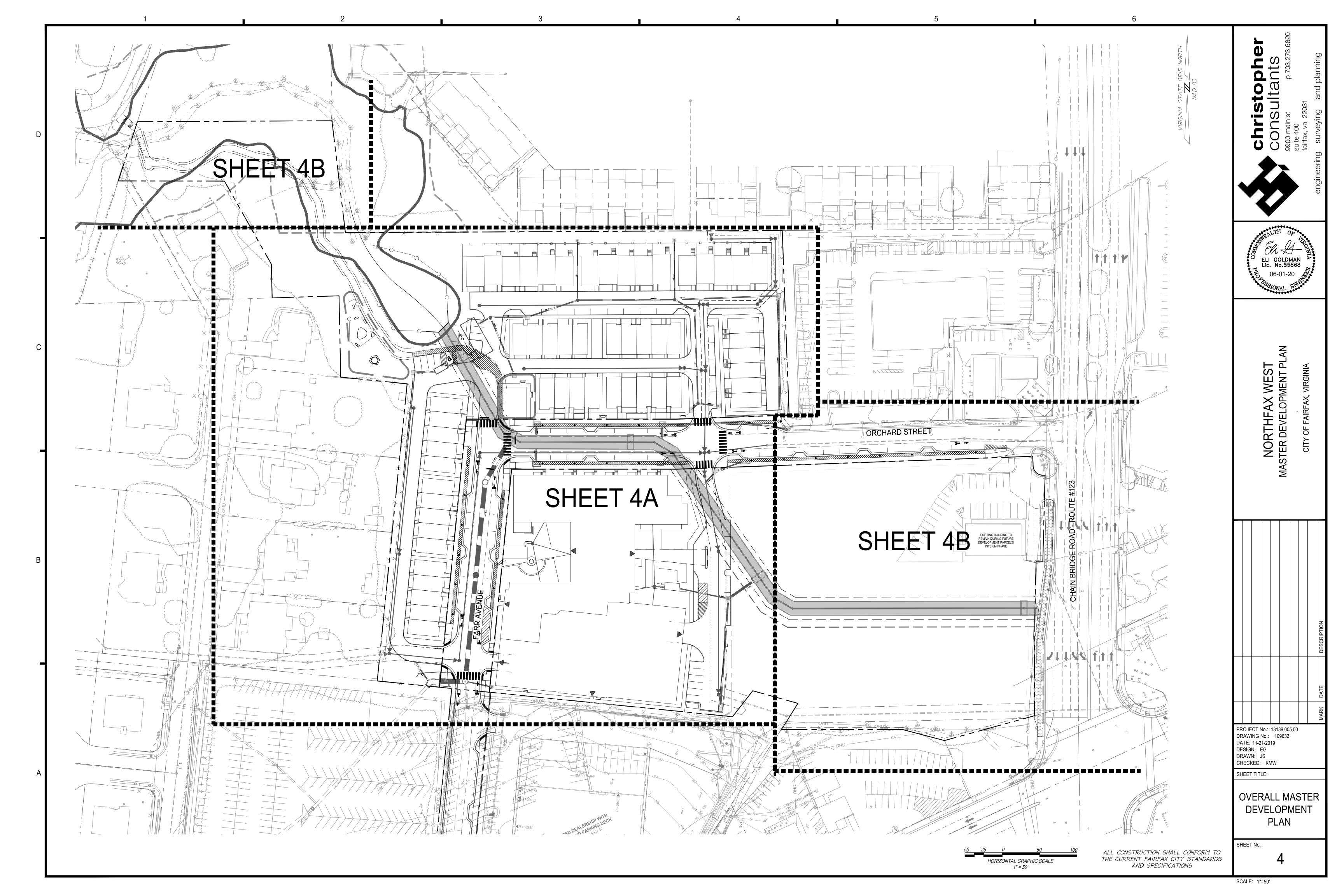
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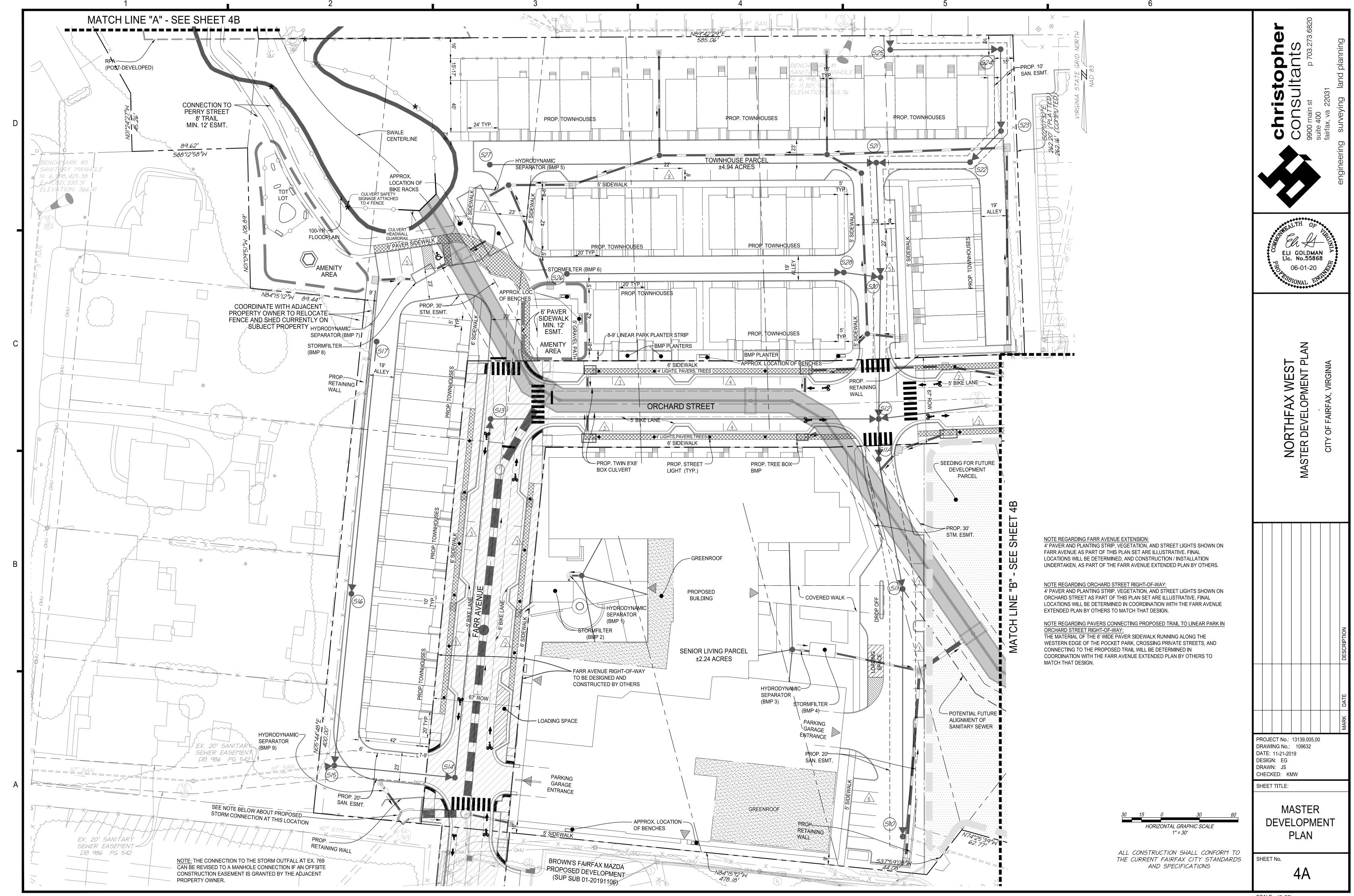
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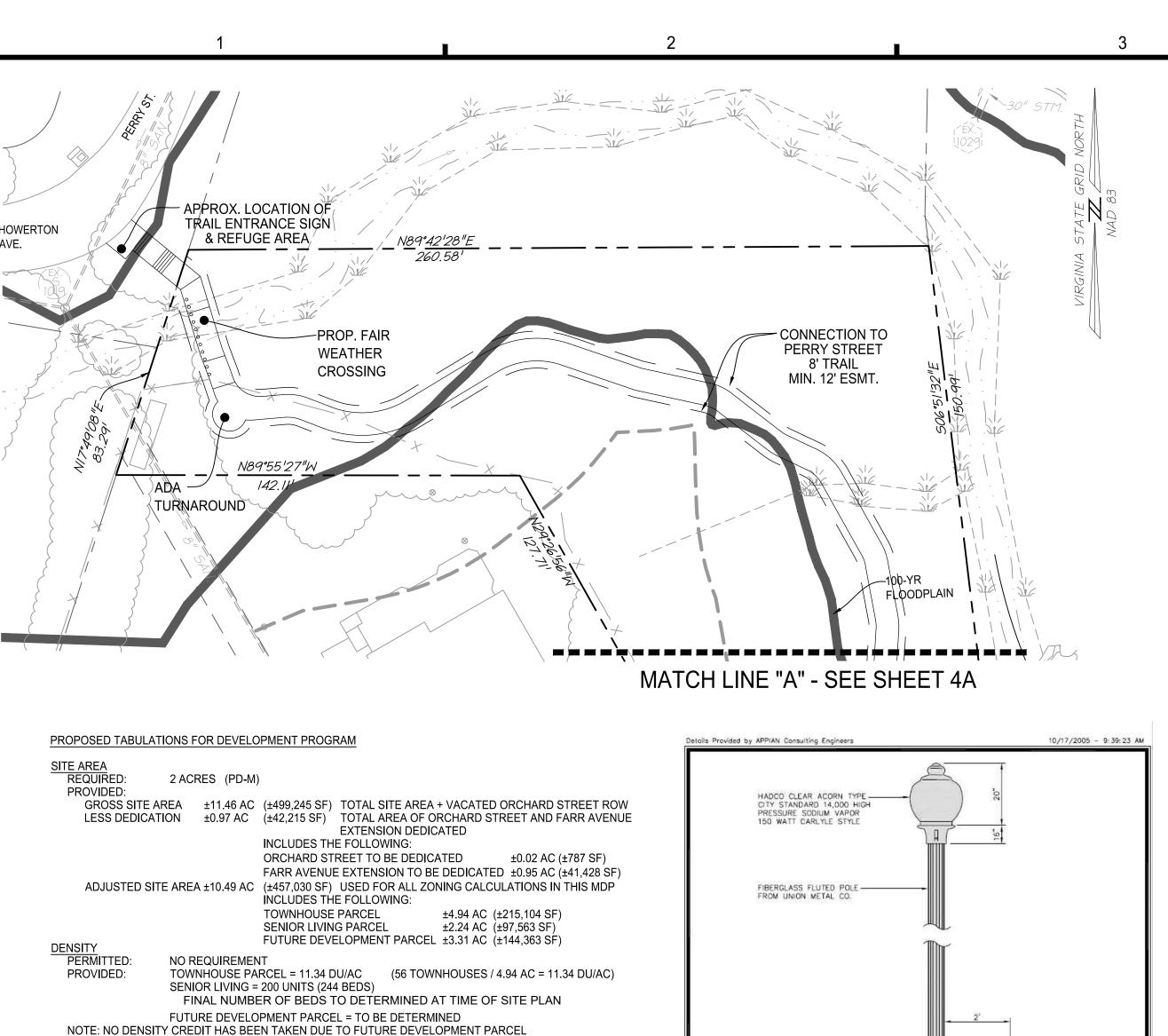
LAURIE B. DONNACHIE

Lic. No. 0406001880

WEN







- 2 1/2" x 5" HAND HOLE BY 94-108159-91 Postside - 2 1/2" DIA. CABLE EXIT SEE NOTE ON SHEET 4A

CITY of FAIRFAX STREET LIGHTS ACORN STYLE

> 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

- ARE SPECIFICALLY EXCLUDED: CEMETERIES
- ADULT USES
- VEHICLE REPAIRS
- (1) LOADING SPACES ONLY REQUIRED FOR SENIOR LIVING BUILDING VEHICLE SERVICE (3) LOADING SPACE, PER ZO 4.2.9, LOCATED AT SENIOR LIVING BUILDING MAIN ENTRANCE (EAST SIDE).

PARKING SPACES PROVIDED

112 GARAGE SPACES

22 SURFACE SPACES

12 SURFACE SPACES

REQUIRED: 11 SPACES 11 SPACES PROVIDED:

PROVIDED:

BUILDING COVERAGE

PERMITTED:

PROVIDED:

SIDEWALK REQUIRED:

PROVIDED:

OPEN SPACE REQUIRED:

PROVIDED:

 $\frac{\mathsf{TREE}\;\mathsf{CANOPY}}{\mathsf{REQUIRED}}$

PROVIDED:

PROVIDED:

OFF-STREET PARKING REQUIRED:

PROPOSED USE

TOWNHOUSES

SENIOR LIVING

TOTAL PARKING

PROVIDED:

TOWNHOUSES = 44'

20% (PD-M)

10% (PD-M)

SEE CHART BELOW

SEE CHART BELOW

INDEPENDENT LIVING

2 SPACES

1 SPACE

(2) SEE SHEET 1 FOR MODIFICATION REQUEST

SENIOR LIVING BUILDING = 78'

FUTURE PARCEL = TO BE DETERMINED

FUTURE PARCEL = TO BE DETERMINED

SEE SHEET 7 FOR CALCULATIONS

SEE SHEET 6A FOR CALCULATIONS

PROPOSED PARKING TABULATION

ASSISTED LIVING / MEMORY CARE

(3) SEE SHEET 1 FOR PARKING REDUCTION MODIFICATION REQUEST.

6' ALONG ORCHARD STREET & FARR AVENUE

TOWNHOUSES = 23% (PER ±4.94 AC TOWNHOUSE PARCEL)

5' MINIMUM WITHIN TOWNHOUSE AND SENIOR LIVING PARCELS

SENIOR LIVING BUILDING = 57% (PER ±2.24 AC SENIOR LIVING PARCEL)

114 UNITS

(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.

(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

(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.

REQUIRED PARKING SPACES

1.5 SPACES PER UNIT 171 SPACES | 114 GARAGE SPACES

283 SPACES 248 SPACES

56 UNITS | 2.0 SPACES PER UNIT 112 SPACES

92 BEDS | 1.0 SPACE PER 4 BEDS 23 SPACES |

DEFINED IN SECTION 3.8.4 OF THE ZONING ORDINANCE OF THE CITY OF FAIRFAX, EXCEPT FOR THE FOLLOWING PERMITTED USES, WHICH

 \mathcal{O}

PROP. STREET

LIGHT (TYP.)

ENCHMARK #2 SANITARY MANHOLL

v:::6;:997;:913:58::

- DETENTION FACILITIES OR JAILS
- BUILDING SUPPLIES AND LUMBER SALES
- FUEL STATIONS
- VEHICLE SALES AND LEASING

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

ALIGNMENT OF

SANITARY SEWER

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.

Market Ma

FUTURE DEVELOPMENT PARCEL INTERIM ACCESS

> **EXISTING BUILDING TO** REMAIN DURING FUTURE DEVELOPMENT PARCEL'S INTERIM PHASE

PROPOSED APPROXIMATE LOCATION

OF INGRESS TO FUTURE

DEVELOPMENT PARCEL

(ONE WAY, RIGHT IN ONLY)

EX. STREET LIGHT ALONG CHAIN -

BRIDGE ROAD TO REMAIN (TYP.)

FUTURE DEVELOPMENT

PROP. 10' MULTI-MODAL PATH

PROP 3' GRASS STRIP-

CITY OWNED

- EX. VEPCO EASEMENT DB 705 PG 261

PARCEL TEMPORARY PLANTINGS

SIDEWALK

ORCHARD STREET

INTERIM ACCESS TO FUTURE DEVELOPMENT PARCEL

--- PROP. TWIN 8'X8'

BOX CULVERT

8' LINEAR PARK PLANTING STRIP, TEMPORARY

PROPOSED APPROXIMATE LOCATION

OF EGRESS/INGRESS TO FUTURE

DEVELOPMENT PARCEL

SEEDING FOR FUTURE DEVELOPMENT PARCEL

PROP 30'

STM. ESMT.

FUTURE DEVELOPMENT PARCEL

^POLE LINE EA**62!83**N

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.

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.

THIS PROJECT WILL USE THE VIRGINIA RUNOFF REDUCTION METHOD (VRRM) REDEVELOPMENT TO MEET THE STATE, PART IIB 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

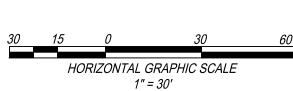
PROP. 6' MULTI-MODAL

RATH-CONNECTING

TO EXISTING 5'

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

LOCATIONS AND SIZING OF SWM/BMP FACILITIES SHOWN ARE BASED ON A PRELIMINARY STUDY TO ENSURE COMPLIANCE WITH STATE AND CITY REQUIREMENTS; THE LOCATION

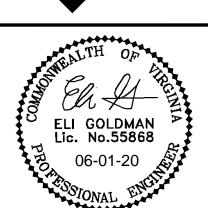


THE CURRENT CITY OF FAIRFAX

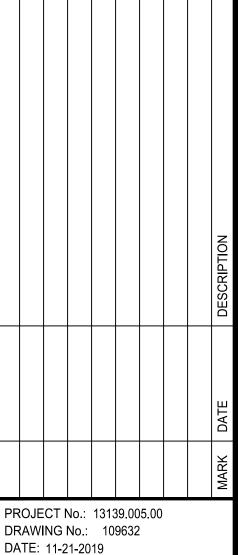
DEVELOPMENT PLAN.

AND TYPE OF FACILITY IS SUBJECT TO CHANGE WITH FINAL DESIGN.

ALL CONSTRUCTION SHALL CONFORM TO STANDARDS AND SPECIFICATIONS



ME



PLAN SHEET No.

MASTER

DEVELOPMENT

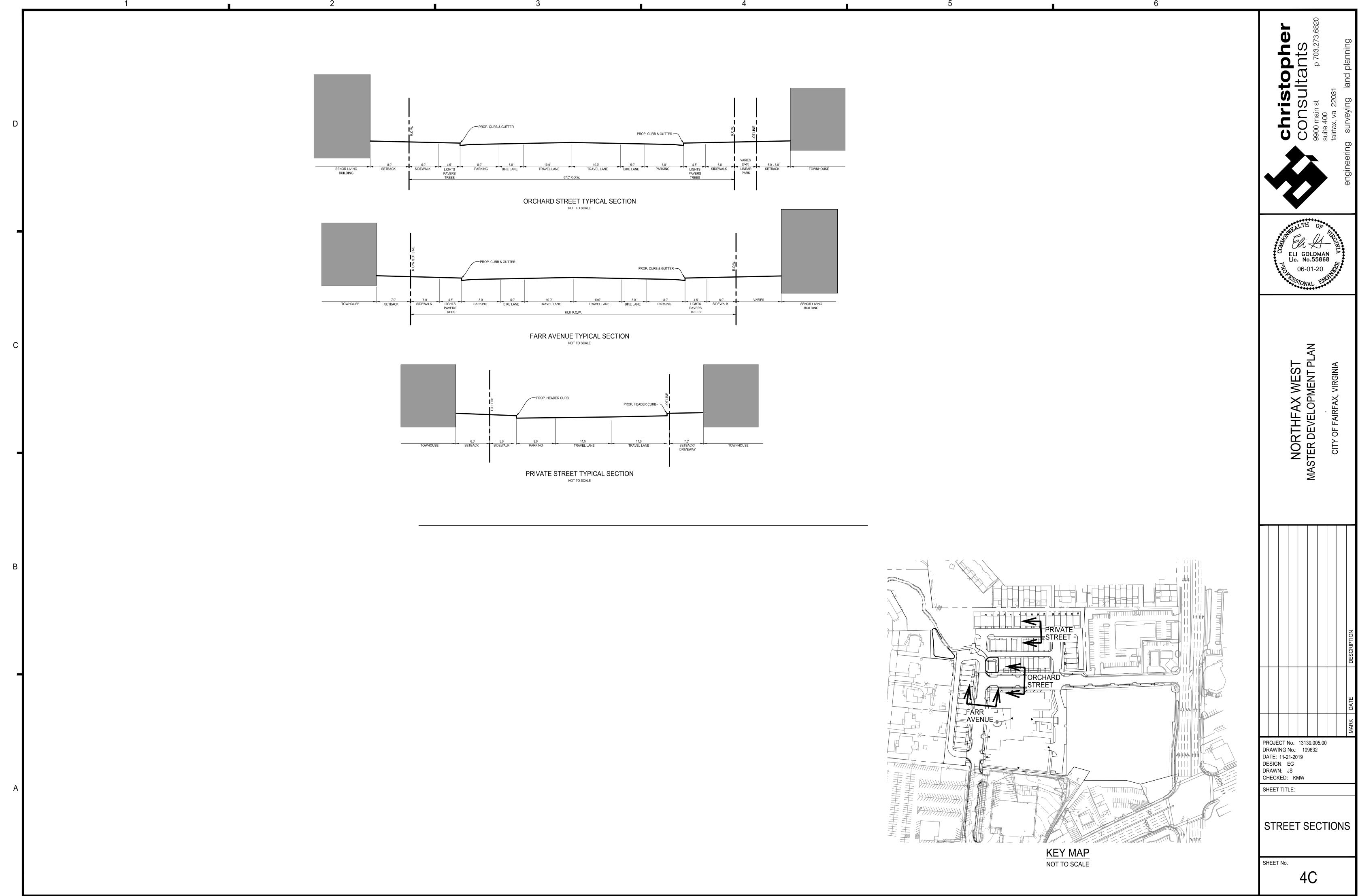
SCALE: 1"=30'

DESIGN: EG

DRAWN: JS

SHEET TITLE:

CHECKED: KMW



SCALE: SEE DWGS.

