City of Fairfax, Virginia

Meeting Agenda
Planning Commission, Board of Architectural Review, Board of Zoning Appeals

PLANNING COMMISSION
REGULAR MEETING/WORK SESSION
ELECTRONIC MEETING
Monday, May 10, 2021
7:00 P.M.

Chair: Mark Angres

Vice-Chair: James Feather

Commissioners: Paul Cunningham, Amir Eftekhari, Kirsten Lockhart, Matthew Rice

The following meeting is being held electronically pursuant to Ordinance No. 2020-27.

*****Please note: Public comments can be emailed to the Planning Commission Secretary via publichearingPC@fairfaxva.gov on or prior to 5:00 p.m. the day of the meeting. These comments will be added to the meeting record file and forwarded as necessary.**

The meeting is available for live viewing on Cityscreen-12 (Channel 12 on Cox Cable and Verizon FIOS) and on the City's website. To access the live stream on the web, click on the "City Meetings" button on the City's Homepage (www.fairfaxva.gov) and then click on the "Watch Live!" button. This meeting will replay on Cityscreen-12 the following Tuesday at 10:00 a.m. and Thursday at 10:00 a.m. and 7 p.m. The video recording will be available for viewing after the meeting on the City Meetings webpage.

Citizens may call 571-282-3524 to comment on any public hearing items. Please call when the Chair identifies that the relevant agenda item is open for public comment. Calls will be queued on a first come, first serve basis. Callers are asked to state their name, address, and the agenda item/application for which they are calling. Please mute the device on which you are watching the meeting before you make your comments.

Attending electronically: Chair Mark Angres, Vice-Chair James Feather, Commissioner Paul Cunningham, Commissioner Amir Eftekhari, Commissioner Kirsten Lockhart and Commissioner Matthew Rice.

1. **Pledge of Allegiance.**

2. **Discussion / Adoption of Agenda.**

3. **Presentations by the public on any matter not calling for a public hearing.**

4. **Consideration of the April 26, 2021 meeting minutes.**

5. **Items not requiring a public hearing:**

    a. **Appointments to Boards and Commissions – replacement representative to the Board of Architectural Review.**

6. **Public Hearings** – None.

7. **Adjourn Regular Meeting.**

8. **Work Session:**

    a. **Ratcliffe House Briefing - Project briefing on the preliminary proposal by Ali Javad, property owner, for the development of the property located at 10251 Main Street and more particularly described as Tax Map 57-4-02-142, with an eight (8) unit townhome development.**

9. **Reconvene Regular Meeting.**

10. **Staff Report.**

11. **Commission Comments.**

12. **Adjournment.**

MEMORANDUM

To: Chair Angres and Members of the Planning Commission

From: Albert Frederick, Senior Planner

Through: Jason Sutphin, Community Development Division Chief
Brooke Hardin, Director of Community Development and Planning

Subject: Pre-Application Briefing – Ratcliffe House
10251 Main Street

Meeting Date: May 10, 2021

The attached documents are inclusive of materials for the Planning Commission pre-application briefing on the above-referenced items, including a briefing with a narrative and conceptual plan. The site is located south of Main Street, north of Sager Avenue, west of the Fairfax Museum & Visitor Center and Ratcliffe Park, and east of Providence Square Condominiums. The intent of this pre-application briefing is to receive initial feedback on a design concept from the Planning Commission before proceeding with an official application.

The plan proposes to develop eight (8) townhouses on 2.3 +/- acres. A rezoning from CR Commercial Retail District and RH Residential High to PD-R Planned Development Residential may be required, a Special Use Permit for disturbance to floodplain, a Special Exception for development activity in the Resource Protection Area, and several Special Exceptions to the Old Town Fairfax Transition Overlay District. Additional applications may be required based on final design if an application is submitted. Further detail is provided within the attached staff report. A fiscal impact analysis has not been conducted at this time.

Pre-Application Briefing – Planning Commission

SITE DETAILS

Address: 10251 Main Street

Current Zoning: RH Residential High and CR Commercial Retail, Old Town Fairfax Transition Overlay District (TOD)

Current Use: Undeveloped

Comprehensive Plan Future Land Use Designation: Townhouse/Single-Family Attached Neighborhood and Green Network – Public

Site Area: 2.3 acres

Number of lots: 1

Property Owners/Potential Applicant: Ali Javad

Development Concept: Develop the site with an eight (8) unit townhome development on the eastern portion of the site adjacent to the museum, park, and off-site single-family detached homes along Sager Avenue.

Concept Highlights: The concept shows the following elements:

- 8 units (3 rear-loaded units and 5 front-loaded units) with 4 stories and 48 feet in total height
- Two-car garage with tandem driveway parking and ten (10) surface parking spaces (42 total spaces)
- 24-foot wide private streets
- 5-foot sidewalk internal to site with a connection to a 10-foot sidewalk on a portion of Main Street
- Vehicular access is from Main Street
- Stormwater management

Potential Applications: If an application is submitted, this concept would require land use approvals that could potentially include, but are not limited to:

- Rezoning from RH Residential High and CR Commercial Retail to PD-R Planned Development-Residential and approval of Master Development Plan with modifications

- May require Special Use Permit to City Code Section 110-4.15 for disturbance to floodplain
- May require Special Exception to City Code Section 110-3.7.3.C.3 to the mandatory fifty (50) percent build-to line within the Old Town Fairfax Transition Overlay District
- May require Special Exception to City Code Section 110-3.7.3.C.3 to allow a front yard that exceeds the maximum of 10 feet within the Old Town Fairfax Transition Overlay District
- May require Special Exception to City Code Section 110-3.7.3.D to allow a sidewalk width of less than 10 feet within the Old Town Fairfax Transition Overlay District
- May require Special Exception to Section 110-4.18 for encroachment into Resource Protection Area (RPA) and may require Resource Protection Area Delineation site specific application
- Major Certificate of Appropriateness for architecture and landscaping

Specific applications will be assessed at a future date when a complete application package is submitted by the applicant.

Preliminary Feedback: City review agencies have provided the following feedback to the developer. Staff has met with the potential applicant to discuss:

- Consistency with the Comprehensive Plan
    - Townhouse/Single-Family Attached Neighborhood Place Type supports up to 12 dwelling units per acre
- Consistency with Old Town Fairfax Transition Overlay District
    - Maximum height of 48-feet and 50% mandatory build-to line
    - 10-foot wide sidewalks on Main Street and Sager Avenue
    - Parking requirement (1.5 spaces per unit)
    - Transitional Yard (TY2 – 10 feet)
        - Fence/Wall Height – 6 feet
        - Canopy trees – 3 per 100 feet
        - Understory trees – 3 per 100 feet
        - Shrubs – not required
- Traffic Impact Statement is required
- Vehicular access, including right-in, right-out to Main Street
- Public Facilities Manual standards for entrance design and spacing from City Museum
- Autoturn analysis include dimensions of emergency vehicles and trash trucks
- Fire and emergency access required or install fire sprinklers in each unit
- Encroachment into the Resource Protection Area
- Stormwater management
- Tree removal

Attachments: Includes submission materials received from the potential applicant

1. Briefing Letter
2. Briefing Concept Plan
3. Concept Layout and Elevations
4. Trip Generation Memo
5. Existing Tree Coverage

Lynne J. Strobel
(703) 528-4700 Ext. 5418
lstrobel@thelandlawyers.com

WALSH COLUCCI
LUBELEY & WALSH PC

April 19, 2021

Via E-Mail Only

Brooke Hardin, Director
City of Fairfax
Department of Community Development & Planning
City Hall, Annex Room 207
10455 Armstrong Street
Fairfax, Virginia 22030

Re: Request for a Briefing to the Planning Commission
Ratcliffe House

Dear Mr. Hardin:

Please accept this letter as a request for a briefing to be presented to the Planning Commission on May 10, 2021. The following is a brief narrative of the proposal.

The property that is identified among the City's tax assessment records as 57-4-02-142 (the "Property") consists of approximately 2.31 acres, and is located on Main Street between the City museum and Providence Square Condominiums. A briefing is requested to discuss a proposed rezoning of the Property from the CR (Commercial-Retail) District to the PD-R (Planned Development-Residential) District. The owner of the Property will be the applicant, who proposes a development of eight townhomes consistent with the recommendation of the City's Comprehensive Plan.

I have attached two sheets of a draft Master Development Plan prepared by J2 Engineers. These sheets illustrate the proposed layout of the townhomes and the site grading. As shown on the draft Master Development Plan, the Property will have a single access to Main Street that will allow right-in/right-out movements. The applicant proposes three 20 foot x 40 foot rear loaded townhomes that will front onto Main Street. The remaining five townhomes will be 24 feet x 40 feet and front loaded. Each townhome will have a two car garage, and a minimum driveway length of 20 feet that allows vehicular parking. In addition, 10 surface parking spaces are proposed on-site. As shown on the draft Master Development Plan, a minimum 10 foot transitional screening yard is proposed around the perimeter of the Property as required by the City's Zoning Ordinance.

A large portion of the Property is vegetated with mature trees with a portion defined as a Resource Protection Area ("RPA") under the Chesapeake Bay Preservation Ordinance. The applicant proposes a minor encroachment into the RPA for the private street that provides access into the Property. The layout cannot be adjusted to relocate the private street due to minimum

spacing requirements between the Main Street access and the access to the City's museum. The Property also includes floodplain as defined by the City's Zoning Ordinance. The Owner does not propose any encroachment into the floodplain. Given the proposed layout and number of dwelling units, the development include approximately 45% open space, which is more than double the open space requirement of 20%. In the PD-R District.

Improvements contemplated with the proposed development include the following:

- The installation of a concrete sidewalk along the Property's Main Street frontage. The sidewalk will be provided to the maximum width possible up to ten feet in consideration of existing traffic signal poles and easements.

- Stormwater management will be provided in accordance with the City's requirements. Potential stormwater management is shown as an underground facility on the draft Master Development Plan.

- The existing trail and pedestrian access easement located on the Property that extends from Main Street to Sager Avenue will be retained and improvements will be provided to enhance this recreational amenity.

- A majority of existing mature trees located on the Property will be preserved. The applicant's environmental consultant is preparing additional details regarding the number of trees required to be removed and those that will be preserved.

- The traffic generated by the proposed development will not adversely impact Main Street. An entrance, designed to meet City standards, will provide adequate access. Sidewalks will be provided on one side of the private street, which is adequate to serve a community of this size. The private street is designed to meet the requirements of emergency vehicles and service vehicles, such as trash trucks. The applicant has retained Gorove Slade as a traffic consultant and I have attached a Trip Generation Comparison for information. An additional traffic study will be prepared with the proposed rezoning application.

- Two retaining walls are proposed on the Property as shown on the draft Master Development Plan. One wall is located along the western side of the private street and will only have a height up to two feet. The second wall extends from Main Street parallel to the east property line to the rear of proposed townhome 6. The wall will have a height up to eight feet.

- LED street lights will be installed as needed on Main Street.

- All on-site utilities will be placed underground. The applicant does not propose locating existing utilities within the Main Street right-of-way underground as the existing right-of-way will not be disturbed by this proposal.

In addition to the exhibits referenced above, I have attached a color rendering of the proposed layout and conceptual elevations. The elevations illustrate the proposed townhome design and building materials. Additional information as noted herein will be provided within the next couple of days. Please note that as the applicant does not propose access to Sager Avenue, no improvements are proposed to Sager Avenue. Should you have any questions regarding the above, or require additional information, please do not hesitate to contact me.

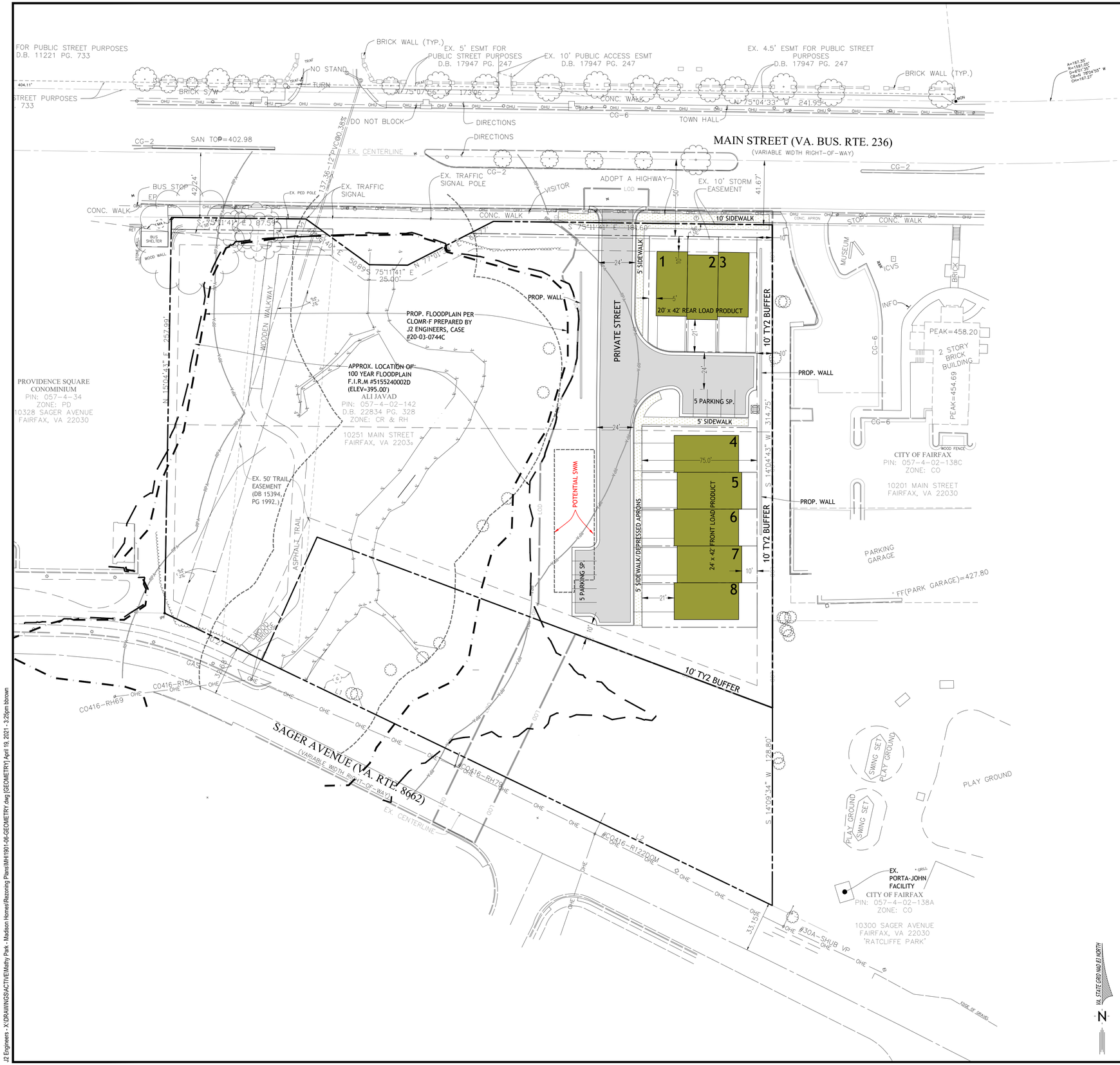
As always, I appreciate your assistance.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.

Lynne J. Strobel

LJS:kae
Enclosure
cc: Jason Sutphin (w/encl.)
Albert Frederick (w/encl.)
Ali Javad
Bob Brown
Avi Sareen
Chaid Baird



J2 Engineers, Inc.
4080 Lafayette Center Drive
Suite 330
Chantilly, Va. 20151
703.361.1550 (office)
703.956.6845 (fax)
www.j2engineers.com

COMMONWEALTH OF VIRGINIA
Robert Brown
ROBERT W. BROWN
Lic. No. 037041
4/19/2021
PROFESSIONAL ENGINEER

PLAN# MH1901
DATE: APRIL, 2021
CONTOUR INT.= 2'
SCALE: AS NOTED

PLAN DATE
4/19/2021

MASTER DEVELOPMENT PLAN
MASTER DEVELOPMENT PLAN RADCLIFFE HOUSE
CITY OF FAIRFAX, VIRGINIA

REVISIONS
No. DATE DESCRIPTION

SHEET
03
OF
13

J2 Engineers - X:\DRAWINGS\ACTIVE\Maithy Park - Madison Homes\Rezoning Plans\MH1901-00-GEOMETRY.dwg (GEOMETRY) April 19, 2021 - 3:25pm bbrown

LEGEND

- CONCRETE SIDEWALK
- PROPOSED UNDERGROUND DETENTION AREA (SIZE & TYPE TO BE FINALIZED WITH FUTURE DESIGN PLANS)

VA. STATE GRID NAD 83 NORTH

GRAPHIC SCALE
0 15 30 60
(IN FEET)
1 INCH = 30 FEET

No.	DATE	DESCRIPTION
		REVISIONS

J2 Engineers, Inc.
4080 Lafayette Center Drive
Suite 330
Chantilly, Va. 20151

703.361.1550 (office)
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COMMONWEALTH OF VIRGINIA
ROBERT W. BROWN
Lic. No. 037041
4/19/2021
PROFESSIONAL ENGINEER

PLAN# MH1901
DATE: APRIL, 2021
CONTOUR INT.= 2'
SCALE: 1"=30'

PLAN DATE
4/19/2021

GRADING PLAN
MASTER DEVELOPMENT PLAN
RADCLIFFE HOUSE
CITY OF FAIRFAX, VIRGINIA

SHEET
04
OF
13

J2 Engineering - X:\DRAWINGS\ACTIVE\Mathy Park - Madison Homes\Rezoning Plans\MH1901-07-GRADING.dwg [GRADING PLAN] April 19, 2021 - 3:25pm bbrown

ALI JAVAD

APRIL 19, 2021

SITE PLAN

NTS

RATCLIFFE HOUSE

01

Bonstra | Haresign ARCHITECTS

ALI JAVAD

APRIL 19, 2021

RENDER

NTS

RATCLIFFE HOUSE

Bonstra | Haresign ARCHITECTS

GOROVE SLADE
Transportation Planners and Engineers

TECHNICAL MEMORANDUM

To:	Ali Javed	District Properties
From:	Shashwat Anant	Gorove Slade Associates
	Steven Matthew Dauterman, EIT, RSP1	Gorove Slade Associates
	Chad Baird	Gorove Slade Associates
Date:	April 12, 2021	
Subject:	Mathy Park - Trip Generation Comparison	

Introduction

This memorandum presents the finding of a trip generation comparison assessment conducted for the proposed Mathy Park development, located within the City of Fairfax, Virginia. The assessment was conducted to evaluate a proposed change in development program intensity as compared to a previously submitted traffic impact study and to address a change in primary access to / from the site.

Modification of Development Program

The development is primarily situated in the City of Fairfax, Virginia. Originally, the development was planned to sit on four (4) parcels of land, totaling approximately 3.14 acres would comprise of 21 townhomes to be constructed within a two-year timeframe. Under the previous application, access to the site was planned via a full-movement entrance along Sager Avenue across from existing Barbour Drive. Previously, a traffic impact study (TIS) was conducted for the development. The TIS was conducted by Gorove Slade and titled *Traffic Impact Study – Mathy Park* (dated April 19, 2019).

Currently, the Mathy Park development is being reassessed. Based on current plans, the development program is anticipated to now consist of 8 townhomes (a net total decrease of 13 units) on only two of the parcels. Based on discussions between the Applicant and the City, primarily access would come from a proposed partial movement (right-in/right-out [RIRO]) entrance along Main Street (and the entrance along Sager Avenue would no longer be pursued).

Site Trip Generation Comparison

In order to calculate the trips generated by the development and compare the two development programs, the Institute of Transportation Engineers' (ITE) Trip Generation Manual (10th Edition) publication was used to determine the trips going into and out of the development during the AM and PM peak hours, as well as, the typical number of weekday daily trips associated with the site.

Table 1 illustrates the trip generation for the original development program proposed under application (21 townhomes with access on Sager Avenue); **Table 2** illustrates the trip generation for the revised development program (8 townhomes with access on Main Street). A comparison of the development programs is illustrated in **Table 3**.

Table 1: Site Trip Generation – Original Development Program

Land Use	ITE Code	Size	------ Weekday ------						
			AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	Total
Residential									
Multifamily Housing (Low-Rise) (Apartments, Townhomes, Condo; max 2 floors)	220	21 DU	3	8	11	9	6	15	118
Total Development Trips			**3**	**8**	**11**	**9**	**6**	**15**	**118**

** ITE 10 does not differentiate between apartment, condo, and townhome.*

Table 2: Site Trip Generation – Revised Development Program

Land Use	ITE Code	Size	Weekday						
			AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	Total
Residential									
Multifamily Housing (Low-Rise) (Apartments, Townhomes, Condo; max 2 floors)	220	8 DU	1	3	4	4	2	6	59
Total Development Trips			**1**	**3**	**4**	**4**	**2**	**6**	**59**

** ITE 10 does not differentiate between apartment, condo, and townhome.*

Table 3: Comparison of Development Programs

	Weekday						
	AM Peak Hour			PM Peak Hour			Daily
	In	Out	Total	In	Out	Total	Total
Difference (Revised - Original)	-2	-5	-7	-5	-4	-9	-59

Based on the Trip Generation Manual, the revised development program that is currently under consideration is anticipated to generate approximately 7 fewer trips during AM peak hour, 9 fewer trips during the PM peak hour, and approximately 59 fewer trips during a typical weekday, as compared to the original program.

Main Street Site Access

Previously, the development with 21 townhomes was planned to be accessed via a full-movement entrance along Sager Avenue across from existing Barbour Drive. After discussion with City staff and the reduction in development intensity, a partial-movement (right-in/right-out [RIRO]) entrance along Main Street is being pursued as an alternative for development ingress and egress (of note, the entrance along Sager Avenue would no longer be pursued).

Conclusion

This memorandum presents the finding of a trip generation comparison assessment conducted for the proposed Mathy Park development, located within the City of Fairfax, Virginia. Based on current plans, the development program is anticipated to now consist of 8 townhomes (as compared to 21 townhomes previously proposed). The change in development program would yield a reduction in site generated trips (between 7-9 fewer trips during weekday peak hours and 59 fewer daily trips).

Furthermore, with the change in development program, a partial-movement entrance along Main Street is being pursued as an alternative access point to the site and would replace the previously proposed entrance on Sager Avenue.

LEGEND

- TREELINE
- EXISTING CANOPY UPLAND FOREST (100,820-SF) LONGTERM SUCCESSIONAL FOREST
- PERENNIAL WATERS
- INTERMITTENT WATERS
- SITE SPECIFIC RESOURCE PROTECTION AREA (RPA)
- CRITICAL ROOT ZONE (CRZ)
- TREE LOCATION T-3

NOTES:
1. THE PROPERTY DELINEATED HEREON IS LOCATED AT 10255 MAIN STREET AND IS ZONED CR (COMMERCIAL RETAIL).
2. BOUNDARY AND TOPOGRAPHIC INFORMATION FROM FIELD SURVEY BY J2 ENGINEERS, 2019.
3. PROPOSED DEVELOPMENT PLAN BY J2 ENGINEERS, APRIL 2021
4. TREE EVALUATIONS AND COMPUTATIONS BY TNT ENVIRONMENTAL, INC., APRIL 2019 AND MAY 2020 (MR. AVI M. SAREEN, CERTIFICATION #: MA-4727A).
5. CRZ MEASUREMENTS IN RADIUS.
6. TOTAL CANOPY COVER: 100,820-SQUARE FEET.
7. TOTAL SITE AREA: 100,820-SQUARE FEET.
8. PERCENT OF SITE COVERED: 100%
9. PERCENT COVER REQUIRED BY ZONING: 10%
10. CANOPY TO BE PRESERVED: 60,042-SQUARE FEET (59.6%)
11. CANOPY AREA TO BE PLANTED TO MEET REQUIREMENT: 0-SF (0%)

CANOPY COVER REQUIREMENTS:

THE PROPERTY IS ZONED CR. PER THE CITY CODE, THE PROPERTY MUST MAINTAIN A 10% CANOPY COVER POST-CONSTRUCTION. THE PROJECT PROPOSES A CANOPY PRESERVATION OF 60,042-SF, WHICH IS 59.6% OF THE SITE.

SCALE (IN FEET)
15 30
30 0

ENVIRONMENTAL
4455 Brookfield Corporate Drive, Suite 100
Chantilly, VA 20151
PH: 703-466-5123 WWW.TNTENVIRONMENTALINC.COM

RATCLIFFE

CITY OF FAIRFAX

EXISTING VEGETATION MAP

REVISIONS

DATE	COMMENTS
12-13-19	REV PER PBASE REV (JSM)
8-19-20	REV PER CITY CMNTS (JSM)
4-21-21	REV PER PLAN CHANGES (JSM)
4-28-21	REV PER PLAN CHANGES (JSM)

SHEET 10 OF 13

SCALE: 1" - 30'

PROJECT DATE: 5/7/19

DRAFT: JSM | CHECK: AMS

FILE NUMBER: 1378

Avinash M. Sareen
Certified Arborist
Certification # MA-4727A

LEGEND

- TREELINE
- EXISTING CANOPY UPLAND FOREST (100,820-SF) LONGTERM SUCCESSIONAL FOREST
- PERENNIAL WATERS
- INTERMITTENT WATERS
- SITE SPECIFIC RESOURCE PROTECTION AREA (RPA)
- TREE PRESERVATION AREA UPLAND FOREST (60,042 -SF) LONGTERM SUCCESSIONAL FOREST
- CRITICAL ROOT ZONE (CRZ)
- TREE LOCATION
- TREE TO BE REOMVED
- ROOT PRUNING AND TREE PROTECTION FENCING
- LIMITS OF CLEARING

NOTES:
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SCALE (IN FEET)
15 30
30 0

Avinash M. Sareen
Certified Arborist
Certification # MA-4727A

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RATCLIFFE HOUSE

CITY OF FAIRFAX

TREE PRESERVATION & PROTECTION PLAN

REVISIONS

DATE	COMMENTS
12-13-19	REV PER PBASE REV (JSM)
8-19-20	REV PER CITY CMNTS (JSM)
4-21-21	REV PER PLAN CHANGES (JSM)
4-28-21	REV PER PLAN CHANGES (JSM)

SHEET 11 OF 13

SCALE: 1" = 30'

PROJECT DATE: 5/7/19

DRAFT: JSM | CHECK: AMS

FILE NUMBER: 1378

TREE INVENTORY

Tree Number	Common Name	Scientific Name	Size (inches DBH)	Critical Root Zone (feet)	Condition	Remove	Offsite or Shared	Notes & Tree Preservation Recommendations
307	Black Cherry	*Prunus serotina*	17.0	17.0	Fair		Offsite	Ivy, over pruned
308	Black Cherry	*Prunus serotina*	19.9	19.9	Fair	X	Offsite	Dead limbs, ivy
309	Tulip Poplar	*Liriodendron tulipifera*	62.0	62.0	Poor	X	Offsite	Dead limbs, ivy, rot at base
310	Black Walnut	*Juglans nigra*	12.5	12.5	Fair		Offsite	Dead limbs, ivy
311	Black Walnut	*Juglans nigra*	16.9	16.9	Fair		Offsite	Dead limbs, ivy
312	Black Cherry	*Prunus serotina*	10.0	10.0	Poor	X*	Offsite	Poorly pruned, topped
313	American Elm	*Ulmus americana*	7.0	7.0	Fair		Offsite	
318	American Sycamore	*Platanus occidentalis*	5.0	5.0	Fair			Watersprouts, ivy; Prune to ANSI A-300 Standards, cut/remove vines
319	American Sycamore	*Platanus occidentalis*	32.0	32.0	Good		Offsite	Ivy
320	American Holly	*Ilex opaca*	14.0	8.0	Fair		Offsite	Ivy, small cavities
327	American Sycamore	*Platanus occidentalis*	19	19.0	Fair			Vines
329	Tulip Poplar	*Liriodendron tulipifera*	6	6.0	Good	X		Some small broken limbs
333	Red Maple	*Acer rubum*	18	18.0	Fair		Offsite	Some dead limbs
334	Red Maple	*Acer rubum*	11	11.0	Fair	X	Offsite	Watersprouts, some small cavities
335	American Sycamore	*Platanus occidentalis*	33	33.0	Good	X	Offsite	Ivy
336	Black Cherry	*Prunus serotina*	5.5	5.5	Fair	X		Ivy
337	Red Maple	*Acer rubum*	6.5	6.5	Good	X		Ivy
338	Red Maple	*Acer rubum*	10	10.0	Fair	X	Offsite	Watersprouts
339	Red Maple	*Acer rubum*	14	14.0	Poor	X*	Offsite	Hollow, dead wood, ivy
340	Red Maple	*Acer rubum*	13	13.0	Fair		Offsite	Ivy, dead limbs
341	Red Maple	*Acer rubum*	12	12.0	Poor	X		Watersprouts, dead limbs, lean
342	Red Maple	*Acer rubum*	22	22.0	Fair	X		Watersprouts, dead limbs
343	Red Maple	*Acer rubum*	20	20.0	Fair	X*		Watersprouts, ivy
344	Black Gum	*Nyssa sylvatica*	27.5	27.5	Good			Double-trunk
345	Black Cherry	*Prunus serotina*	5	5.0	Good		Shared	
347	Tulip Poplar	*Liriodendron tulipifera*	8	8.0	Good			Watersprouts
348	Tulip Poplar	*Liriodendron tulipifera*	8	8.0	Good			Watersprouts
349	Tulip Poplar	*Liriodendron tulipifera*	8	8.0	Good	X		
350	Red Maple	*Acer rubum*	14	14.0	Poor	X		Mostly Watersprouts
351	Tulip Poplar	*Liriodendron tulipifera*	8	8.0	Poor	X		Topped
352	Tulip Poplar	*Liriodendron tulipifera*	5	5.0	Poor	X		Topped
353	Red Maple	*Acer rubum*	18	18.0	Fair	X		Watersprouts, lean in growth
354	Tulip Poplar	*Liriodendron tulipifera*	25	25.0	Good	X		Ivy
355	Red Maple	*Acer rubum*	20	20.0	Fair	X		Watersprouts, dead second stem
356	Tulip Poplar	*Liriodendron tulipifera*	13	13.0	Poor	X		Ivy, dead limbs, dead wood
357	Dead			0.0	Poor	X		Ivy tower
358	Red Maple	*Acer rubum*	18	18.0	Poor	X		Mostly dead
359	Red Maple	*Acer rubum*	18	18.0	Fair	X		Watersprouts, many vines
360	Green Ash	*Fraxinus pennsylvanica*	10	10.0	Fair	X		Dead wood, vines
361	White Mulberry	*Morus alba*	5	5.0	Poor	X		Ivy tower, invasive
362	Tree of Heaven	*Ailanthus altissima*	5	5.0	Poor	X		Ivy tower, invasive
363	Tree of Heaven	*Ailanthus altissima*	5	5.0	Poor	X		Ivy tower, invasive
364	American Linden	*Tilia americana*	6.5	6.5	Good	X		Some ivy in canopy
365	Red Maple	*Acer rubum*	8	8	Fair	X		Vines
366	White Oak	*Quercus alba*	21	21	Fair	X		Ivy, some dead limbs
367	Dead	-	-	-	Dead	X		
368	Red Maple	*Acer rubum*	20	20	Poor	X		Watersprouts, cavity at base, dead wood/limbs
369	Black Cherry	*Prunus serotina*	18.5	18.5	Poor	X		Large cavity at base, ivy
370	Tulip Poplar	*Liriodendron tulipifera*	13.5	13.5	Fair	X		Watersprouts
480	Tree of Heaven	*Ailanthus altissima*	11.1	11.1	Poor		Offsite	Thick ivy vines, few branches, invasive
481	Black Walnut	*Juglans nigra*	10.7	10.7	Fair		Offsite	Ivy at base, one-sided
482	Tree of Heaven	*Ailanthus altissima*	10.2	10.2	Fair	X		Tartarian honeysuckle at base, one-sided, invasive
483	Tree of Heaven	*Ailanthus altissima*	9.4	9.4	Fair	X		Tartarian honeysuckle at base, one-sided, invasive
484	Tree of Heaven	*Ailanthus altissima*	9.4	9.4	Poor	X		Invasive, multi-flora rose at base
485	Tree of Heaven	*Ailanthus altissima*	7.9	7.9	Poor	X		Invasive, crooked trunk, dead limbs
486	Tree of Heaven	*Ailanthus altissima*	11.2	11.2	Poor	X		Tartarian honeysuckle at base, invasive
487	Dead	-	-	-	Dead	X		
488	Tree of Heaven	*Ailanthus altissima*	13.6	13.6	Poor	X		Invasive, vines up trunk
489	Tree of Heaven	*Ailanthus altissima*	15.3	15.3	Poor	X		Invasive, English ivy up trunk, dead limbs
490	Blackjack Oak	*Quercus marilandica*	22.3	22.3	Fair	X		One-sided canopy, English ivy up tree, water sprouts on base
491	American Sycamore	*Platanus occidentalis*	12.1	12.1	Fair	X		English ivy up trunk
492	Green Ash	*Fraxinus pennsylvanica*	11.6	11.6	Poor	X		Ash borer
493	American Sycamore	*Platanus occidentalis*	12.6	12.6	Fair	X		English ivy at base, one-sided
494	American Elm	*Ulmus americana*	8.0	8.0	Fair	X		Few water sprouts, English ivy/periwinkle at base, lean in canopy
495	Red Maple	*Acer rubrum*	26.0	26.0	Fair	X		Small topped leader, multi-trunk, some dead limbs, English ivy/ periwinkle at base
496	Boxelder	*Acer negundo*	11.7	11.7	Fair			Vines up trunk, lean in canopy, periwinkle at base; Prune to ANSI A-300 Standards
497	Eastern Cottonwood	*Populus deltoides*	38.0	38.0	Fair			Lean canopy, periwinkle at base; Prune to ANSI A-300 Standards
498	Red Maple	*Acer rubrum*	8.7	8.7	Fair			Vines (recently cut) on trunk
499	Red Maple	*Acer rubrum*	23.3	23.3	Fair			English ivy, periwinkle, and multi-flora rose at base, some bulbous areas on trunk
500	Black Gum	*Nyssa sylvatica*	6.3	6.3	Fair			Crooked trunk, English ivy on tree, cut ivy at base of tree.
623	Red Maple	*Acer rubrum*	17.1	17.1	Fair	X*		Vines on trunk, some dieback
624	Red Maple	*Acer rubrum*	9.4	9.4	Fair			Vines at base, cut/remove vines
625	Tulip Poplar	*Liriodendron tulipifera*	26	26.0	Poor	X*		Significant lean
626	Red Maple	*Acer rubrum*	57.2	57.2	Fair			Large dead trunk, Double trunk, weak crotch
627	Tulip Poplar	*Liriodendron tulipifera*	5	5.0	Fair			Vines on the trunk, small water sprouts
628	White Oak	*Quercus alba*	24.5	24.5	Fair			Vines on trunk
629	Tulip Poplar	*Liriodendron tulipifera*	7.2	7.2	Fair			One-sided
630	Black Cherry	*Prunus serotina*	7.1	7.1	Fair			Vines at base, small dead limbs
631	Red Maple	*Acer rubrum*	16.3	16.3	Fair			Codominant leads, English ivy up trunk, one topped leader
632	Red Maple	*Acer rubrum*	24.2	24.2	Poor			Deadwood up trunk; no target, leave as snag
651	American Sycamore	*Platanus occidentalis*	65	65.0	Fair	X		Thick ivy on trunk, codominant leaders
652	White Mulberry	*Morus alba*	5.3	5.3	Poor	X	Shared	Invasive, covered in vines
653	Black Walnut	*Juglans nigra*	18.4	18.4	Fair		Offsite	Woody debris at base
654	Boxelder	*Acer negundo*	6.9	6.9	Poor		Offsite	Crooked trunk, cavities
655	Boxelder	*Acer negundo*	8.5	8.5	Fair		Offsite	Water sprouts
656	Black Walnut	*Juglans nigra*	22.3	22.3	Fair		Offsite	Vines on trunk, somewhat one-sided
657	Black Walnut	*Juglans nigra*	7.5	7.5	Poor		Offsite	dieback, Tartarian Honeysuckle at base
658	Tree of Heaven	*Ailanthus altissima*	10.5	10.5	Poor	X	Offsite	Dieback, invasive
659	Boxelder	*Acer negundo*	7.5	7.5	Fair	X	Shared	Many dead limbs, water sprouts
660	Green Ash	*Fraxinus pennsylvanica*	11.2	11.2	Poor	X	Shared	Dieback, ash borer
661	Eastern Cottonwood	*Populus deltoides*	36	36.0	Fair	X		Multi-trunk, suckers
662	American Sycamore	*Platanus occidentalis*	60	60.0	Good	X		Codominant leaders, English ivy up trunk
663	Boxelder	*Acer negundo*	7.5	7.5	Fair	X	Shared	Water sprouts
664	White Oak	*Quercus alba*	27.5	27.5	Fair	X		Water sprouts in upper canopy
665	Dead	-	-	-	Dead	X		
666	Tulip Poplar	*Liriodendron tulipifera*	9.8	9.8	Poor	X		Poor form, crooked trunk
667	Black Locust	*Robinia pseudoacacia*	24	24.0	Poor	X		Significant deadwood
668	Black Cherry	*Prunus serotina*	6.8	6.8	Fair	X		Codominant leaders, vines, on canopy
669	Tree of Heaven	*Ailanthus altissima*	5.8	5.8	Poor	X		Invasive, vines on tree
670	Tree of Heaven	*Ailanthus altissima*	7.3	7.3	Poor	X	Offsite	Invasive, vines on tree
671	White Mulberry	*Morus alba*						
833	Tree of Heaven	*Ailanthus altissima*	7.7	7.7	Poor	X		Crooked trunk, vines, Poison Ivy, many dead limbs, broken limbs
834	Dead	-	-	-	Dead	X		
835	Northern Red Oak	*Quercus rubra*	24.1	24.1	Poor	X		Crooked trunk, vines, many dead limbs,
836	Boxelder	*Acer negundo*	6.7	6.7	Poor	X		Covered in vines, poor form, dead/broken limbs
837	Pignut Hickory	*Carya glabra*	20.6	20.6	Poor	X		Vines, fungus on limbs, dead/broken limbs, rot at base
838	Norway Maple	*Acer platanoides*	11.4	11.4	Fair	X		One sided, dead/broken limbs, vines on trunk
839	Pignut Hickory	*Carya glabra*	17.3	17.3	Fair	X		Thin canopy, several dead/broken limbs, vines on trunk
840	White Oak	*Quercus alba*	6.2	6.2	Fair	X		Some dead limbs
841	Dead	-	-	-	Dead	X		Topped
842	Northern Red Oak	*Quercus rubra*	27.8	27.8	Poor	X		Thin canopy, several dead/broken limbs, vines on trunk
843	Boxelder	*Acer negundo*	9.4	9.4	Poor	X		Some dead limbs
844	American Beech	*Fagus grandifolia*	32	32	Poor	X		Watersprouts, dead/broken limbs, small cavities throughout
845	American Linden	*Tilia americana*	6	6	Poor	X		One-sided, rot at base, dead/broken limbs
846	American Sycamore	*Platanus occidentalis*	23.8	23.8	Poor	X		Rot and cavity at base, dead/broken limbs, crooked base
847	White Oak	*Quercus alba*	7.4	7.4	Poor	X		Vines, thin canopy, dead/broken limbs
848	Dead	-	-	-	Dead	X		
849	Red Maple	*Acer rubum*	24.3	24.3	Poor	X		Poor form, leaning, dead/broken limbs, dieback
850	Tulip Poplar	*Liriodendron tulipifera*	5.9	5.9	Fair	X*		Dead/broken limbs, vines up trunk
851	Black Cherry	*Prunus serotina*	6.3	6.3	Fair	X		Dead/broken limbs, poor form, covered in vines
852	Sweetgum	*Liquidambar styraciflua*	8.3	8.3	Fair	X		Vines up trunk, dead/broken limbs
853	Mockernut Hickory	*Carya tomentosa*	6.1	6.1	Poor	X		Dieback, dead limbs, covered in dense vines
854	Northern Red Oak	*Quercus rubra*	16.3	16.3	Fair	X		Thin canopy, dead/broken limbs
855	Mockernut Hickory	*Carya tomentosa*	6.8	6.8	Fair	X		Crooked trunk, vines, dead/broken limbs
856	Red Maple	*Acer rubum*	16.4	16.4	Poor	X		Dead/broken limbs, watersprouts, covered in vines
857	White Oak	*Quercus alba*	22.8	22.8	Fair	X		Dead co-leader, dead/broken limbs , vines
858	Pignut Hickory	*Carya glabra*	16.5	16.5	Fair	X		Covered in vines, Poison Ivy
859	White Oak	*Quercus alba*	10.9	10.9	Fair	X		Covered in vines, some dead/broken limbs
860	Black Locust	*Robinia pseudoacacia*	19.8	19.8	Poor	X		Phototrophic growth, thin canopy, dead/broken limbs
861	Black Cherry	*Prunus serotina*	8.4	8.4	Fair	X		Crooked trunk, vines, dead/broken limbs
862	Southern Red Oak	*Quercus falcata*	35	35	Fair	X		Some dead limbs, some dieback, covered in vines
863	Mockernut Hickory	*Carya tomentosa*	6.2	6.2	Fair	X		Some dead/broken limbs
864	Red Maple	*Acer rubum*	8.7	8.7	Fair	X		Some dead/broken limbs, vines on trunk
865	Mockernut Hickory	*Carya tomentosa*	14.4	14.4	Fair	X		Some dead/broken limbs
866	Dead	-	-	-	Dead	X		
867	Sweetgum	*Liquidambar styraciflua*	34	34	Fair	X		Double trunk, vines, dead/broken limbs
868	Norway Maple	*Acer platanoides*	5.8	5.8	Fair			Narrow rooting. Some dead/broken limbs; Prune to ANSI A-300 Standards
869	Tulip Poplar	*Liriodendron tulipifera*	60	60	Poor			Cavity at base, high amount of dieback, large dead/broken limb; no target, leave as snag
870	Red Maple	*Acer rubum*	11.1	11.1	Poor	X		Covered in vines, watersprouts, dead/broken limbs
871	Dead	-	-	-	Dead	X		
872	Red Maple	*Acer rubum*	18.9	18.9	Poor	X		Cavity, vines, some dead/broken limbs
873	Norway Maple	*Acer platanoides*	14.9	14.9	Fair	X		Some dead/broken limbs, watersprouts
874	Slippery Elm	*Ulmus rubra*	13.9	13.9	Fair	X		Dead limbs
875	White Oak	*Quercus alba*	12.2	12.2	Fair	X		Old wound on trunk, some dead/broken limbs
876	Dead	-	-	-	Dead	X		
877	Norway Maple	*Acer platanoides*	4.7	4.7	Fair	X		Vines, some dead/broken limbs
878	Mockernut Hickory	*Carya tomentosa*	7.5	7.5	Poor	X		Diseased, some dead/broken limbs, damaged bark
879	Pignut Hickory	*Carya glabra*	8.6	8.6	Fair	X		Few dead limbs
880	Pignut Hickory	*Carya glabra*	7.3	7.3	Fair	X		Dieback, some dead/broken limbs
881	White Oak	*Quercus alba*	47	47	Fair	X		Vines, some dead/broken limbs
882	Black Locust	*Robinia pseudoacacia*	18.6	18.6	Poor	X		Diseased, fungus, dead/broken limbs
883	Pignut Hickory	*Carya glabra*	8.6	8.6	Fair	X		Covered in vines, a few dead limbs
884	Pignut Hickory	*Carya glabra*	10.4	10.4	Fair	X		Some dead limbs
885	Pignut Hickory	*Carya glabra*	10.4	10.4	Fair	X		Dense vines up trunk, some dead/broken limbs, canopy covered in vines
886	Northern Red Oak	*Quercus rubra*	51.4	51.4	Poor	X		Rot at base, vines, large dead limbs, co-dominant
887	Sweetgum	*Liquidambar styraciflua*	9.2	9.2	Fair	X		Some dead/broken limbs
888	Dead	-	-	-	Dead	X		
889	Mockernut Hickory	*Carya tomentosa*	14.6	14.6	Poor	X		Covered in dense vine, canopy in vines, broken limbs
890	Black Cherry	*Prunus serotina*	22.8	22.8	Poor	X		Leaning, dead co-leader, cavities, large broken/dead limbs
891	Dead	-	-	-	Dead	X		
892	Black Gum	*Nyssa sylvatica*	7.1	7.1	Fair	X		Covered in vines, some dead limbs
893	Sweetgum	*Liquidambar styraciflua*	25.8	25.8	Poor	X		Weeping wound at base, some dead/broken limbs, Woodpecker damage
894	Dead	-	-	-	Dead	X		
895	Tulip Poplar	*Liriodendron tulipifera*	22.3	22.3	Fair	X		Crooked trunk, dieback, few broken limbs
896	Mockernut Hickory	*Carya tomentosa*	13.4	13.4	Poor	X		Girdled roots, high dieback
897	Tulip Poplar	*Liriodendron tulipifera*	9.8	9.8	Poor	X		Mostly dead
898	Tulip Poplar	*Liriodendron tulipifera*	8.5	8.5	Poor	X		High dieback, some dead/broken limbs
899	American Holly	*Ilex opaca*	5.1	5.1	Fair	X		Some dieback
900	Tulip Poplar	*Liriodendron tulipifera*	5.1	5.1	Fair	X		Vines in canopy, some dead limbs
901	Tulip Poplar	*Liriodendron tulipifera*	6.1	6.1	Fair			Double-trunk, vines, dieback; Prune to ANSI A-300 Standards, cut/remove vines
902	Tulip Poplar	*Liriodendron tulipifera*	35	35	Fair			Vines, some dead/broken limbs; Prune to ANSI A-300 Standards, cut/remove vines
903	Black Gum	*Nyssa sylvatica*	9	9	Fair			Crooked trunk, dieback; Prune to ANSI A-300 Standards
904	Dead	-	-	-	Dead	X		

TREE INVENTORY NOTES:

1. SHARED/OFFSITE TREES SHALL NOT BE REMOVED WITHOUT WRITTEN PERMISSION FROM AFFECTED ADJACENT PROPERTY OWNERS.
2. *TREES NOTED FOR REMOVAL WITHIN THE SAVE AREAS SHALL BE DONE SO BY HAND WITHOUT THE USE OF HEAVY MACHINERY.
3. OFFSITE TREES WERE ASSESSED FROM THE SUBJECT PROPERTY SO NOT TO TRESPASS ONTO ADJACENT PROPERTY. DBH MEASUREMENTS AND TREE LOCATIONS ARE APPROXIMATE.
4. UNLESS OTHERWISE NOTED ON THE INVENTORY, TREES LOCATED WITHIN OR ON THE LIMITS OF DISTURBANCE, OR RATED AS BEING "POOR" IN CONDITION, ARE RECOMMENDED FOR REMOVAL BY TNT ARBORISTS DUE TO THE LIKELIHOOD OF TREE FAILURE. HOWEVER, AT THE DISCRETION OF THE APPLICANT, SOME OF THESE MAY BE PRESERVED DURING CONSTRUCTION WITH THE APPROVAL OF THE CITY.
5. TREES 361, 362, AND 885 WERE NOT LOCATED BY SURVEY.

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Certification # MA-4727A

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RATCLIFFE HOUSE

CITY OF FAIRFAX

TREE INVENTORY LIST

REVISIONS

DATE	COMMENTS
12-13-19	REV PER PBASE REV (JSM)
8-19-20	REV PER CITY CMNTS (JSM)
4-21-21	REV PER PLAN CHANGES (JSM)
4-28-21	REV PER PLAN CHANGES (JSM)

SHEET 12 OF 13

SCALE: NTS

PROJECT DATE: 5/7/19

DRAFT: JSM | CHECK: AMS

FILE NUMBER: 1378

TREE CONDITION ANALYSIS

TNT ENVIRONMENTAL, INC. (TNT) CONDUCTED A SITE RECONNAISSANCE TO EVALUATE THE WOODED HABITAT ON THE PROJECT SITE IN APRIL 2019 AND MAY 2020. THE UNDEVELOPED PORTIONS OF THE SITE ARE COMPRISED PRIMARILY OF UPLAND HARDWOODS (I.E. TULIP POPLAR, MAPLE, BLACK CHERRY, AMERICAN HOLLY, SYCAMORE, OAK, TREE OF HEAVEN, LOCUST, WALNUT, HICKORY, AND COTTONWOOD). THE SPECIES OF TREES ASSESSED NEAR AND WITHIN THE LIMITS OF CLEARING ARE LISTED IN THE TREE TABLE ON THE TREE PRESERVATION & PROTECTION PLAN.

BASED ON OUR SITE RECONNAISSANCE, INVASIVE AND/OR NOXIOUS SPECIES (I.E.: ENGLISH IVY, MULTI-FLORA ROSE, JAPANESE HONEYSUCKLE, TATARIAN HONEYSUCKLE, ORNAMENTAL BITTERSWEET, COMMON PERIWINKLE, TREE OF HEAVEN, AND WHITE MULBERRY) ARE PRESENT IN PORTIONS OF THE PROJECT SITE. INVASIVE SPECIES LOCATED WITHIN THE AREAS TO BE PRESERVED SHOULD BE REMOVED BY HAND WHEREVER PRACTICABLE TO MINIMIZE SITE DISTURBANCE. THE TREES ONSITE ARE GENERALLY IN FAIR TO GOOD CONDITION, EXCEPT WHERE OTHERWISE NOTED ON THE EVM (I.E.: POOR OR DEAD).

IN ACCORDANCE WITH CITY CODE, TREES DESIGNATED FOR PRESERVATION SHALL BE PROTECTED DURING CONSTRUCTION. DURING DEVELOPMENT OR RAZING ACTIVITY, THE BUILDER SHALL INSTALL EFFECTIVE DRIPLINE PROTECTION AROUND ALL TREE PRESERVATION AREAS, AND SHALL FURTHER INSTALL TREE WELLS, RETAINING WALLS OR OTHER STRUCTURES NECESSARY TO PROTECT INDIVIDUAL TREES DESIGNATED FOR PRESERVATION. SUCH PROTECTIVE MEASURES SHALL BE SPECIFIED ON THE TREE PRESERVATION & PROTECTION PLAN AND SHALL BE DESIGNED AND INSTALLED IN A MANNER CONSISTENT WITH GOOD HORTICULTURAL PRACTICES AND SUBJECT TO THE APPROVAL OF THE SITE PLAN APPROVING AGENT.

TREE PRESERVATION CONSTRUCTION ACTIVITIES

DEAD OR POTENTIALLY HAZARDOUS TREES SHALL BE REMOVED UPON THEIR DISCOVERY IF THEY ARE LOCATED WITHIN THE PROJECT SITE. DEAD OR POTENTIALLY HAZARDOUS TREES WILL BE REMOVED BY HAND (I.E.: CHAINSAW) WHEREVER PRACTICAL AND WILL BE CONDUCTED IN A MANNER THAT INCURS THE LEAST AMOUNT OF DAMAGE TO SURROUNDING TREES AND VEGETATION PROPOSED FOR PRESERVATION. FELLED TREES SHALL BE LEFT IN PLACE AND BRUSH SHOULD BE REMOVED BY HAND. NO HEAVY EQUIPMENT SHALL BE USED WITHIN TREE PRESERVATION AREAS.

BASED ON THE CURRENT CONDITION OF THE EXISTING WOODED AREAS, NO ADVERSE HUMAN HEALTH RISKS ARE ANTICIPATED PROVIDED THAT TREES WHICH POSE A HAZARD TO HUMAN HEALTH AND SAFETY ARE PROPERLY REMOVED FROM AREAS WHERE THEY COULD POSE SUCH A RISK.

INVASIVE AND/OR NOXIOUS SPECIES (I.E.: ENGLISH IVY, MULTI-FLORA ROSE, JAPANESE HONEYSUCKLE, TATARIAN HONEYSUCKLE, ORNAMENTAL BITTERSWEET, COMMON PERIWINKLE, TREE OF HEAVEN, AND WHITE MULBERRY) ARE PRESENT IN PORTIONS OF THE SITE. INVASIVE SPECIES LOCATED WITHIN THE AREAS TO BE PRESERVED SHOULD BE REMOVED BY HAND WHEREVER PRACTICABLE TO MINIMIZE SITE DISTURBANCE. SEE THE PREVIOUS SHEET FOR SPECIES-SPECIFIC CONTROL MEASURES.

NON-IMPACTED SPECIMEN TREES LOCATED ON AND OFF-SITE SHALL BE PROTECTED THROUGHOUT ALL PHASES OF CONSTRUCTION BY UTILIZING TREE PROTECTION FENCING.

PRIOR TO LAND DISTURBING ACTIVITIES, ROOT PRUNING WITH A VIBRATORY PLOW, TRENCHER OR OTHER DEVICE APPROVED BY THE DIRECTOR SHALL BE CONDUCTED ALONG THE LIMITS OF CLEARING ADJACENT TO TREE PRESERVATION AREAS. ROOT PRUNING SHALL BE CONDUCTED ALONG THE PROPOSED LIMITS OF CLEARING AND GRADING ADJACENT TO THE WOODED HABITAT TO BE PRESERVED AND ALONG PROPERTY BOUNDARIES WHERE THE CRZ OF OFF-SITE TREES WILL BE IMPACTED. LOCATIONS OF ROOT PRUNING AND TREE PROTECTION FENCING ARE SHOWN ON THE TREE PRESERVATION & PROTECTION PLAN.

TREE PROTECTION FENCING AND SIGNAGE SHALL BE PLACED SUBSEQUENT TO THE STAKING OF THE LIMITS OF CLEARING IN THE FIELD PRIOR TO CONSTRUCTION IN ACCORDANCE WITH CURRENT FAIRFAX CITY CODE. 14-GAUGE WELDED WIRE FENCE SHALL BE USED AS DEVICES TO PROTECT TREES AND FORESTED AREAS. THE PROTECTIVE DEVICE SHALL BE PLACED WITHIN THE DISTURBED AREA AT THE LIMITS OF CLEARING AND ERECTED AT A MINIMUM HEIGHT OF 4 FEET, EXCEPT FOR SUPER SILT FENCE WHERE HEIGHT MAY BE 3.5 FEET. THE FENCING MATERIAL SHALL BE MOUNTED ON 6-FOOT TALL STEEL POLES DRIVEN 1.5 FEET INTO THE GROUND AND PLACED A MAXIMUM OF 10 FEET APART.

NO WORK SHALL OCCUR WITHIN THE AREAS TO BE PROTECTED. ONSITE TREES WITHIN THE LIMITS OF CLEARING AND GRADING WILL BE REMOVED. NO TREES OUTSIDE THIS AREA SHALL BE REMOVED UNLESS INDICATED ON THE PLAN. TREES IN PRESERVATION AREAS INDICATED ON THE PLAN TO BE REMOVED SHALL BE REMOVED BY HAND. DEAD OR HAZARDOUS TREES WITHIN THIS AREA MAY BE LIMBED OR TOPPED, RATHER THAN REMOVING THE ENTIRE TREE AND LEFT AS SNAGS.

THERE ARE NO KNOWN PROFFER CONDITIONS WHICH WOULD REQUIRE A TREE INVENTORY, TREE CONDITION, TREE VALUATION OR TREE BONDING INFORMATION.

INVASIVE SPECIES CONTROL NARRATIVE:

1. ANY APPLICATION OF ENVIRONMENTALLY SENSITIVE APPROVED HERBICIDES SHALL BE APPLIED BY A VIRGINIA CERTIFIED APPLICATOR OR REGISTERED TECHNICIAN.

2. ENGLISH IVY: REMOVE FROM TREES BY CUTTING ALL VINES AT GROUND LEVEL. VINES SHOULD BE CUT AGAIN SEVERAL FEET UP THE TRUNK. PEEL THE CUT SECTION OF IVY OFF BUT CARE SHOULD BE TAKEN NOT TO STRIP THE BARK OFF THE TREE. PULL GROUND IVY BACK A FEW FEET FROM THE BASE OF THE TREE TO SLOW REGROWTH UP THE TREE TRUNK. REMOVE GROUND IVY BY HAND PULLING, CUTTING AND MULCHING OVER TOP, AND/OR APPLYING A GLYPHOSATE HERBICIDE AS A 4-PERCENT SOLUTION (1 PINT PER 3-GALLON MIX) TO LEAVES OR FRESHLY CUT LARGE STEMS, BY THOROUGHLY WETTING THEM. USE A STRING TRIMMER TO REDUCE GROWTH LAYERS AND TO INJURE LEAVES FOR IMPROVED HERBICIDE UPTAKE. RETREATMENT MAY BE NECESSARY FOR COMPLETE ERADICATION. THE ENGLISH IVY REMNANTS SHALL BE BAGGED AND REMOVED FROM THE PROJECT SITE.

3. MULTIFLORA ROSE: HEAVILY INFESTED AREAS MAY BE CLEARED WITH A SHOVEL OR GRUBBING HOE PROVIDED THE ENTIRE ROOT IS REMOVED. THIS TREATMENT MUST BE REPEATED 3-6 TIMES A YEAR FOR 2-4 YEARS UNTIL THE ENERGY RESOURCES OF THE PLANT HAVE BEEN DEPLETED. DORMANT SEASON HERBICIDE APPLICATIONS SHOULD BE MADE IN LATE WINTER OR EARLY SPRING PRIOR TO LEAF OUT. DEPENDING ON THE TYPE OF HERBICIDE CHOSEN, APPLY TO THE SOIL SURFACE OR TO THE CROWN AND LOWER PORTIONS OF CANES. BASAL BARK APPLICATIONS SHOULD BE MADE TO THE CROWN AND LOWER 12-18 INCHES OF STEMS. THIS METHOD IS EFFECTIVE THROUGHOUT THE YEAR AS LONG AS THE GROUND IS NOT FROZEN. APPLY A MIXTURE OF 25% TRICLOPYR AND 75% HORTICULTURAL OIL TO THE BASAL PARTS OF THE SHRUB TO A HEIGHT OF 12-15 INCHES FROM THE GROUND. THOROUGH WETTING IS NECESSARY FOR GOOD CONTROL; SPRAY UNTIL RUNOFF IS NOTICEABLE. CUT STUMP METHOD SHOULD BE CONSIDERED WHEN TREATING INDIVIDUAL BUSHES OR WHERE THE PRESENCE OF DESIRABLE SPECIES PRECLUDE FOLIAR APPLICATION. THIS TREATMENT REMAINS EFFECTIVE AT LOW TEMPERATURES AS LONG AS THE GROUND IS NOT FROZEN.

GLYPHOSATE/TRICLOPYR: HORIZONTALLY CUT STEMS AT OR NEAR GROUND LEVEL. IMMEDIATELY APPLY A 25% SOLUTION OF GLYPHOSATE OR TRICLOPYR AND WATER TO THE CUT STUMP MAKING SURE TO COVER THE ENTIRE SURFACE.

4. JAPANESE HONEYSUCKLE: REMOVE BY HAND TO MINIMIZE SITE DISTURBANCE. TO REDUCE DAMAGE TO NON-TARGET PLANTS, HERBICIDES SUCH AS GLYPHOSATE AND TRICLOPYR MAY BE APPLIED TO FOLIAGE BY A VIRGINIA CERTIFIED APPLICATOR DURING GROWING SEASON (APRIL TO OCTOBER). THOROUGHLY COVER ALL LEAVES AND/OR FRESHLY CUT STEMS IN HERBICIDE, REPEAT AS NECESSARY.

5. COMMON PERIWINKLE: REMOVE BY HAND TO MINIMIZE SITE DISTURBANCE. RUNNER ROOTS MAY BE RAISED WITH A RAKE AND THE PLANTS MOWED DOWN OR PULLED BY HAND. ALTERNATIEVLY, THE PLANTS MAY BE CUT IN THE SPRING AND A GLYPHOSATE HERBICIDE APPLIED TO THE REGROWTH BY A CERTIFIED APPLICATOR.

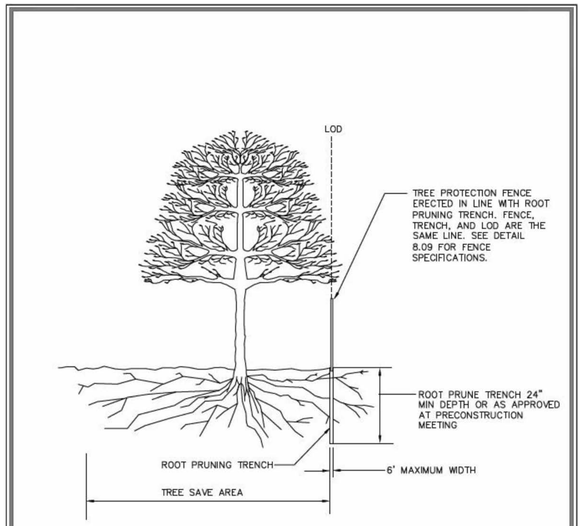
6. ORNAMENTAL BITTERSWEET: VINES SHALL BE REMOVED BY HAND, INCLUDING THE ROOTS, WHERE POSSIBLE TO MINIMIZE DISTURBANCE. FOR VINES TOO LARGE TO PULL, CUT AT GROUND LEVEL OR GRUB. CUT VINE STEMS MAY ALSO BE TREATED WITH A SYSTEMIC HERBICIDE BY A CERTIFIED APPLICATOR. FOR LARGE INFESTATIONS, A FOLIAR APPLICATION OF A SYSTEMIC HERBICIDE SUCH AS GLYPHOSATE OR TRICLOPYR MAY BE APPLIED FROM LATE SUMMER TO FALL BY A CERTIFIED APPLICATOR.

7. AILANTHUS (TREE OF HEAVEN): SMALL SEEDLINGS SHOULD BE REMOVED BY HAND, TAKING CARE TO EXTRACT AS MUCH OF THE ROOT AS POSSIBLE. LARGER SAPLINGS AND TREES SHALL BE CUT OR GIRDLED, AND CHECKED REGULARLY FOR RESPROUTING AND SUCKERING. HERBICIDES SUCH AS GLYPHOSATE MAY BE APPLIED TO CUT STUMPS AND/OR THE FOLIAGE OF SPROUTS AND SUCKERS BY A CERTIFIED APPLICATOR.

8. TATARIAN HONEYSUCKLE: WHERE POSSIBLE, SEEDLINGS INCLUDING ROOT STRUCTURE SHOULD BE EXCAVATED AND REMOVED WITH SHOVEL. ALTERNATIVELY, BRANCHES AND MAIN STEM SHOULD BE CUT BACK TO ONE (1) INCH ABOVE SOIL SURFACE DURING MID TO LATE AUTUMN WHEN TEMPERATURES ARE ABOVE 60 DEGREES FAHRENHEIT. A SOLUTION OF AT LEAST 20% GLYPHOSATE HERBICIDE SHOULD BE APPLIED TO OPEN CUT FACE OF STUMP WITHIN TWO (2) TO THREE (3) MINUTES OF CUT. REFER TO HERBICIDE LABEL FOR APPLICATION INSTRUCTIONS. BRANCHES AND VEGETATION DEBRIS SHOULD BE REMOVED OFFSITE. REAPPLY HERBICIDE IN THE LATE FALL AND AGAIN IN WINTER AS NECESSARY.

9. WHITE MULBERRY: CONTROL AND MANAGEMENT SHOULD BE ATTEMPTED DURING FLOWERING, BEFORE SEED PRODUCTION. CUTTING THE TREE TO THE GROUND LEVEL IS THE FIRST MEASURE OF CONTROL AND WILL REQUIRE REPEATED CUTTING OF RESPROUTS OR SUPPLEMENTAL APLICATION OF HERBICIDE AS RESPROUT OCCURS. GIRDLING CAN BE EFFECTIVE ON LARGE TREES AND SHOULD BE CONDUCTED BY CUTTING THROUGH THE BARK OF THE TREE, AROUND THE ENTIRE TRUNK OF THE TREE, AT LEAST 6 INCHES ABOVE THE SURFACE. SUBSEQUENT RESPROUTING SHOULD BE TREATED WITH AN HERBICIDE. HAND PULLING CAN BE EFFECTIVE WITH YOUNG SEEDLINGS BUT CARE SHOULD BE GIVEN TO REMOVE THE ENTIRE ROOT SINCE BROKEN FRAGMENTS MAY RESPROUT.

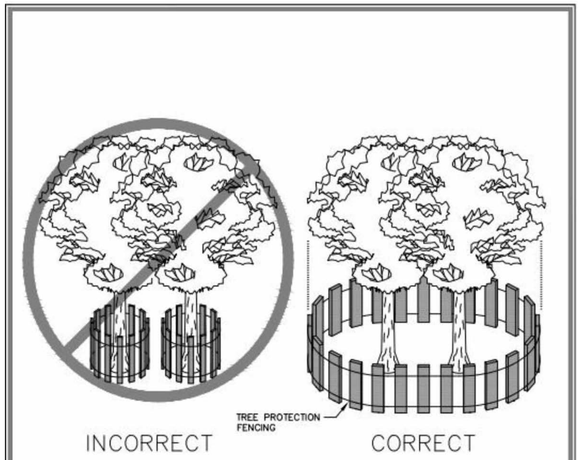
10. INVASIVE SPECIES CONTROL SHALL BE CONDUCTED UNTIL THE PLANTS NOTED ABOVE ARE NO LONGER IN ABUNDANCE OR UNTIL BOND RELEASE, WHICHEVER IS LATER.



NOTES:

1. Retention areas will be set as part of the review process and preconstruction meeting and flagged prior to trenching.
2. Trench locations shall be determined in the field or as approved by the City of Fairfax.
3. Trench shall be backfilled immediately with excavated soil or other organic soil as specified per plan or by the Inspector.
4. Roots shall be cleanly cut using a vibratory knife or other approved equipment.
5. Pruning shall be executed with LOD shown on plans or as approved.

Department of Public Works 10455 Armstrong Street Fairfax, VA 22030-3630	CITY of FAIRFAX USE WITH THE FAIRFAX STANDARD SPECIFICATIONS ONLY	Voice (703) 385-7810 FAX (703) 591-5727 www.fairfaxva.gov
ROOT PRUNING DETAIL	SCALE: Not To Scale	DETAIL #: 8.12
	REVISION DATE: December 2016	SHEET #: 1 of 1



BARRIER INSTALLED AT THE DRIP LINE OF TREE BRANCHES

NOTES:

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 moss 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.

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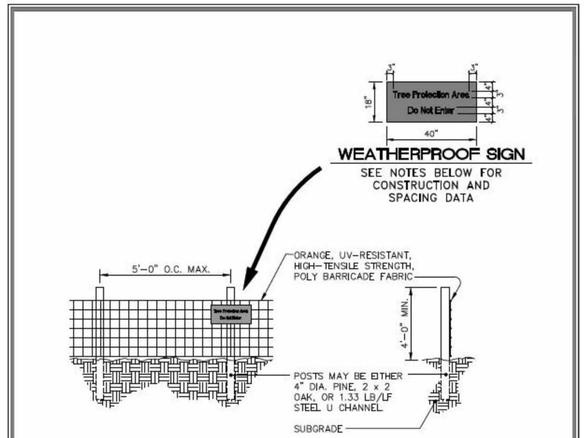
STANDARD TREE PROTECTION DETAIL	SCALE: Not To Scale	DETAIL #: 8.09
	REVISION DATE: December 2016	SHEET #: 1 of 2



NOTES:

1. Install tree protection fence and signage prior to calling for the initial on site inspection by the City of Fairfax inspector.
2. Warning signs shall be made of durable, weatherproof material.
3. Letters shall be 3" high minimum, clearly legible and spaced as detailed.
4. Signs shall be placed no greater than 75' 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 trees.
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.

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STANDARD TREE PROTECTION DETAIL	SCALE: Not To Scale	DETAIL #: 8.09
	REVISION DATE: December 2016	SHEET #: 2 of 2

ENVIRONMENTAL
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RATCLIFFE HOUSE
CITY OF FAIRFAX

TREE MANAGMENT NARRATIVE

REVISIONS

DATE	COMMENTS
12-13-19	REV PER PBASE REV (JSM)
8-19-20	REV PER CITY CMNTS (JSM)
4-21-21	REV PER PLAN CHANGES (JSM)
4-28-21	REV PER PLAN CHANGES (JSM)

SHEET 13 OF 13

SCALE: NTS

PROJECT DATE: 5/7/19

DRAFT: JSM | CHECK: AMS

FILE NUMBER: 1378