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

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 PARCELS AND RIGHT-OF-WAY FOR DEVELOPMENT. THE THREE PARCELS WILL CONSIST OF A PARCEL FOR TOWNHOUSES, A PARCEL FOR A SENIOR LIVING BUILDING AND A FUTURE DEVELOPMENT PARCEL WITH USES THAT HAVE YET TO BE DETERMINED. RIGHT-OF-WAY WILL BE DEDICATED FOR ORCHARD STREET AND FARR AVENUE EXTENDED.

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

PARCEL AREA SUB-TOTAL (ACRES)

TOTAL AREA (ACRES)

11.15

0.31

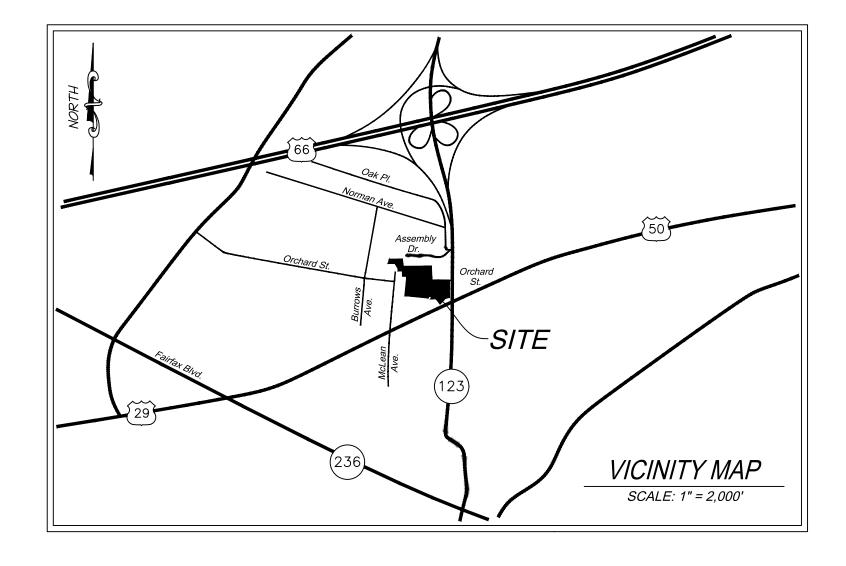
- THE BOUNDARY AND PHYSICAL IMPROVEMENTS SHOWN HEREON ARE BASED UPON AN AERIAL TOPOGRAPHIC SURVEY PERFORMED BY McKENZIE SNYDER, INC, FLOWN APRIL 6, 2015 AND COMPILED NOVEMBER 14, 2017. THIS DATA HAS BEEN SUPPLEMENTED BY CONVENTIONAL METHODS BY THIS FIRM BETWEEN THE DATES OF NOVEMBER 16 AND DECEMBER 5, 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.
- 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.

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

- 2 EXISTING CONDITIONS PLAN
- 2A EXISTING CONDITIONS PLAN
- 3A TREE MANAGEMENT PLAN

- 3D TREE MANAGEMENT NOTES & DETAILS

- 4C STREET SECTIONS
- 4D SECTION A-A'

- 5A PRELIMINARY GRADING PLAN
- 6 CONCEPTUAL LANDSCAPE PLAN
- 6A CONCEPTUAL LANDSCAPE PLAN
- OPEN SPACE & CIRCULATION PLAN 8 SANITARY SEWER OFF-SITE MAP
- 9 SANITARY SEWER ANALYSIS
- 11 SIGHT DISTANCE
- 12 SIGHT DISTANCE
- 13 SIGHT DISTANCE
- 14 SIGHT DISTANCE

- 17 FLOODPLAIN AND RPA (PRE-DEVELOPED)
- 19 OVERHEAD UTILITY EXHIBIT

SUBMISSION 1: JANUARY 3, 2020

SUBMISSION 2: APRIL 10, 2020

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

- 1 COVER SHEET

- TREE MANAGEMENT PLAN
- TREE MANAGEMENT SCHEDULE
- 3C TREE MANAGEMENT SCHEDULE
- 4 OVERALL MASTER DEVELOPMENT PLAN
- 4A MASTER DEVELOPMENT PLAN
- 4B MASTER DEVELOPMENT PLAN

- 4E SECTION B-B'
- 4F SECTION C-C'
- 4G TOWNHOUSE SITE DETAILS
- 5 PRELIMINARY GRADING PLAN

- 6B LANDSCAPE SPECS-DETAILS
- 10 SIGHT DISTANCE

- 15 TURNING MOVEMENTS
- 15A TURNING MOVEMENTS
- 16 FIRE SERVICE PLAN
- 18 FOODPLAIN AND RPA (POST-DEVELOPED)

SUBMISSIONS

PROJECT TEAM:

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

> 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

BALTIMORE, MD 21201

ATTORNEY WALSH COLUCCI LUBELEY & WALSH, P.C. 2200 CLARENDON BOULEVARD, SUITE 1300

ARLINGTON, VA 22201

1477 CHAIN BRIDGE ROAD

MCLEAN, VA 22101

218 N. CHARLES STREET, SUITE 220

ARCHITECTS DEVEREAUX & ASSOCIATES, P.C.

(for MADISON HOMES)

SK&I ARCHITECTURAL DESIGN GROUP, LLC

(for BVSL) 4600 EAST WEST HIGHWAY, SUITE 700

ENGINEER & LANDSCAPE ARCHITECT

BETHESDA, MD 20814

christopher consultants 9900 MAIN STREET, SUITE 400 FAIRFAX, VA 22031

TRANSPORTATION ENGINEER GOROVE / SLADE

1140 CONNECTICUT AVE. NW, SUITE 600 WASHINGTON, DC 20036 ENVIRONMENTAL AND GEOTECH CONSULTANTS

APEX COMPANIES. LLC 9700 CAPITAL COURT, SUITE 100

MANASSAS, VA 20110

14026 THUNDERBOLT PLACE, SUITE 100

CHANTILLY, VIRGINIA 20151

ECS MID-ATLANTIC, LLC (ENVIRONMENTAL FOR BVSL)

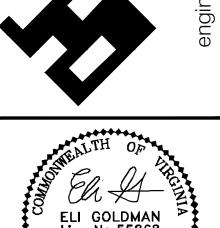
HARDIN KIGHT ASSOCIATES. INC.

(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

SHEET TITLE:

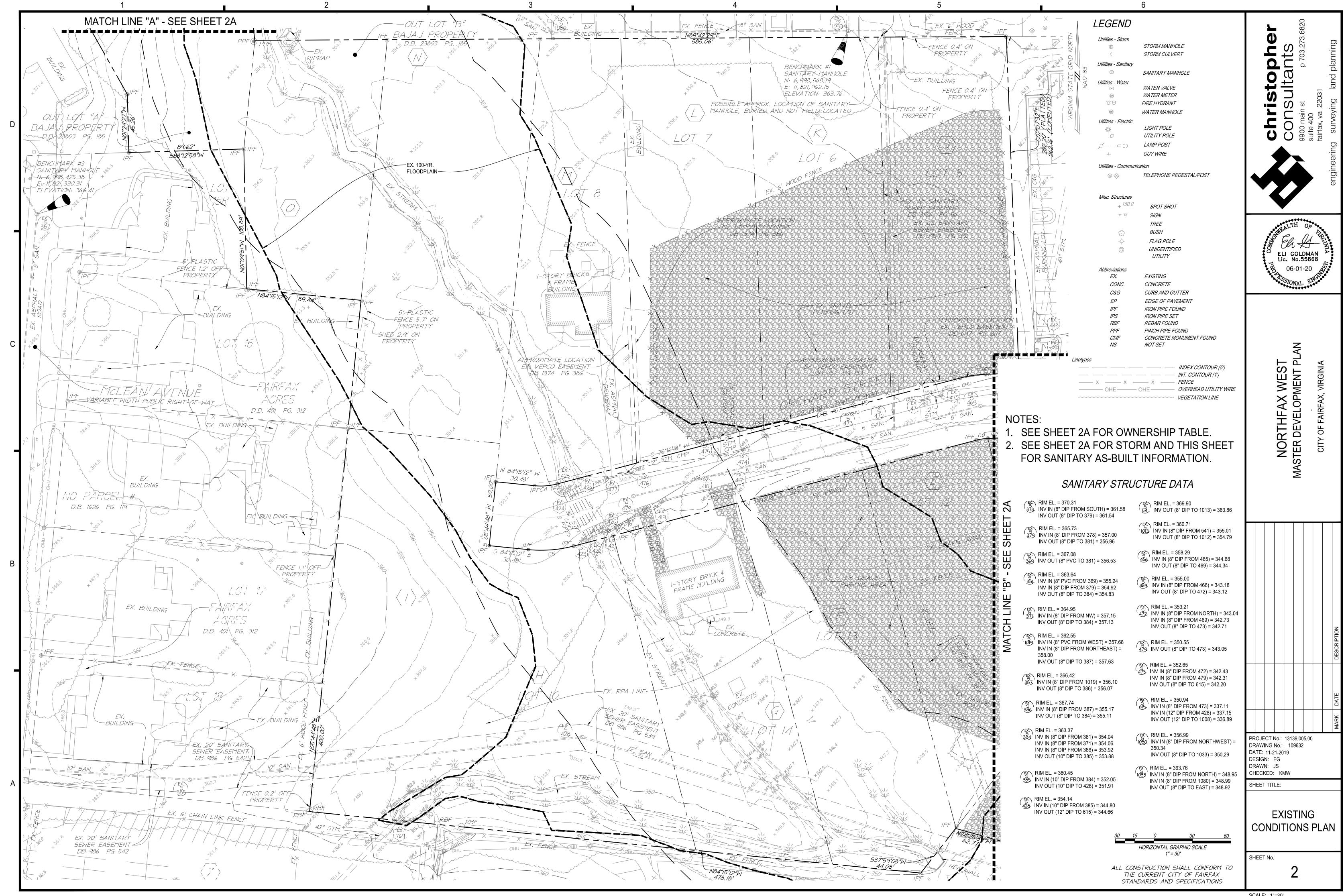
SCALE: SEE DWGS.

SHEET No.

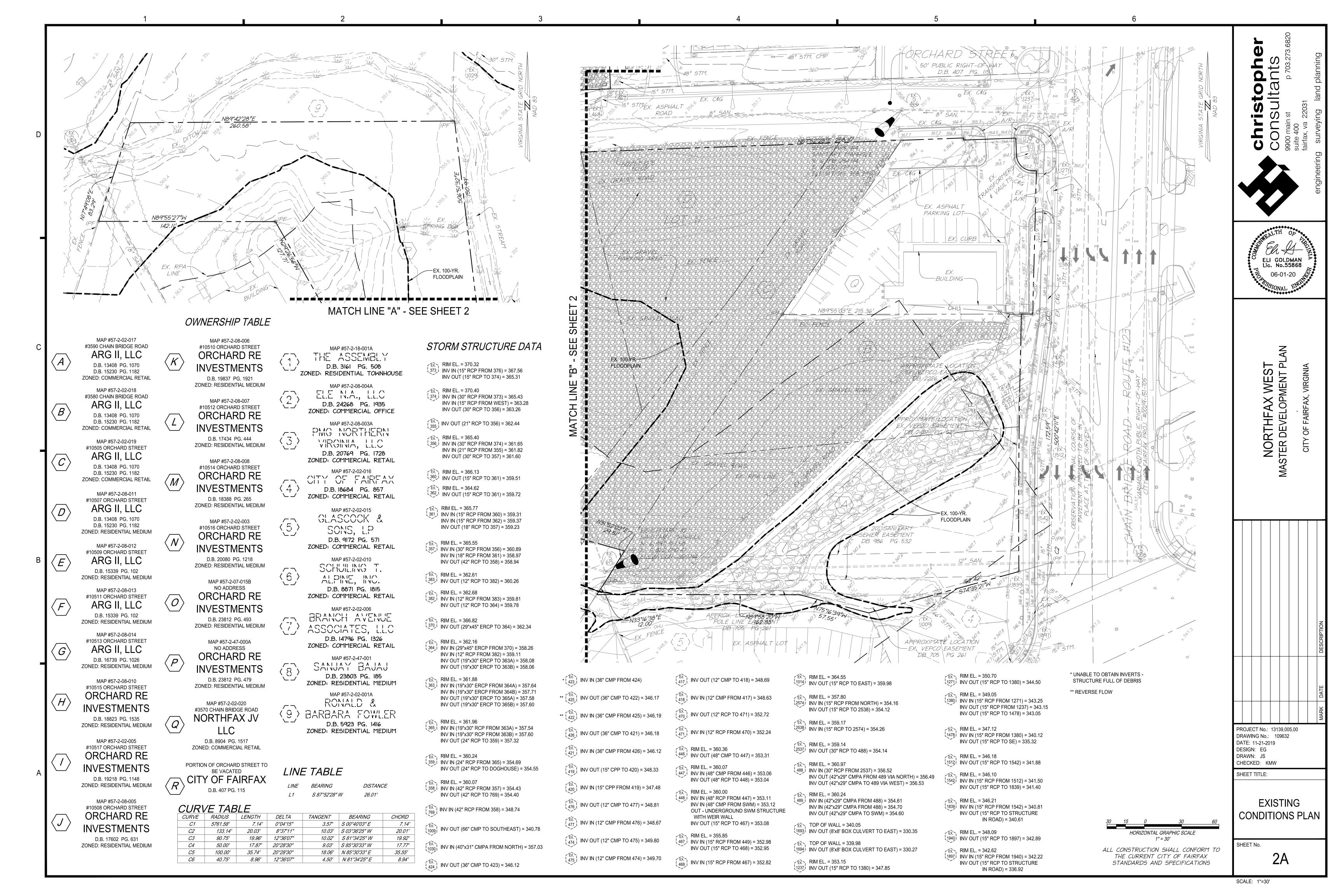
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COVER SHEET

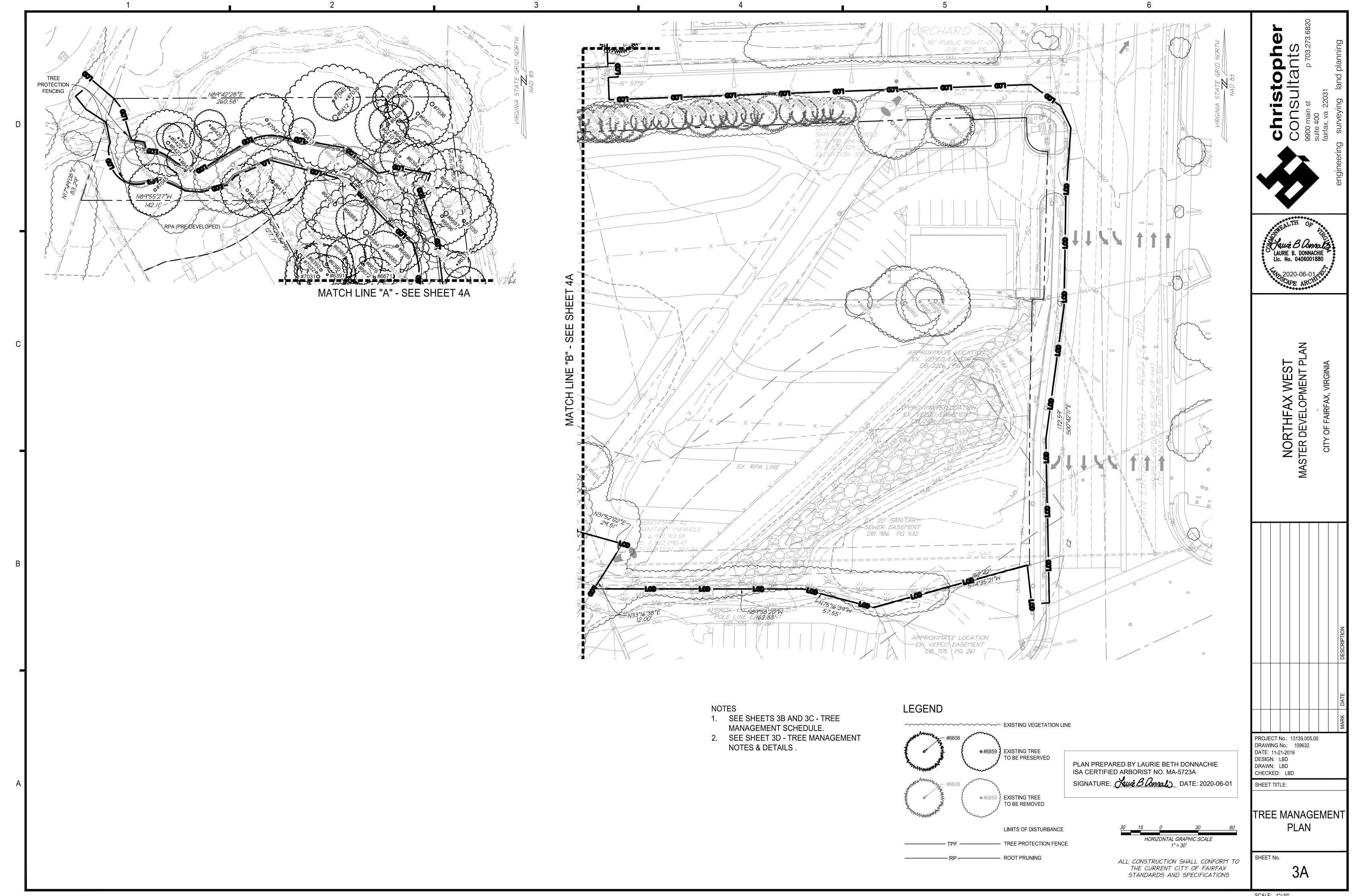
PROJECT No.: 13139.005.00



SCALE: 1"=30'







TREE MANAGEMENT SCHEDULE

TRFF#	BOTANICAL NAME	COMMON NAME	CRITICAL ROOT ZONE RADIUS (FEET)	TRUNK DIAMETER (INCHES)	CONDITION RATING	PROCEDURE
1974	THUJA SPP. THUJA SPP.	ARBORVITAE	8	8	76 75	PRESERVE
1976	THUJA SPP.	ARBORVITAE ARBORVITAE	10	10	74	REMOVE REMOVE
	THUJA SPP. THUJA SPP.	ARBORVITAE ARBORVITAE	8	8 8	78 78	REMOVE REMOVE
1979	THUJA SPP.	ARBORVITAE	8	8	78	REMOVE
	THUJA SPP. THUJA SPP.	ARBORVITAE ARBORVITAE	8	8 8	74 72	REMOVE REMOVE
1982	THUJA SPP.	ARBORVITAE	8	8	72	REMOVE
	THUJA SPP. THUJA SPP.	ARBORVITAE ARBORVITAE	10 8	10 8	74 74	REMOVE REMOVE
	THUJA SPP.	ARBORVITAE	10	10	72	REMOVE
	THUJA SPP. THUJA SPP.	ARBORVITAE ARBORVITAE	10 10	10 10	72 72	REMOVE REMOVE
	THUJA SPP. THUJA SPP.	ARBORVITAE ARBORVITAE	10 10	10 10	73 74	REMOVE REMOVE
	THUJA SPP.	ARBORVITAE	10	10	74	REMOVE
	THUJA SPP. THUJA SPP.	ARBORVITAE ARBORVITAE	10 10	10 10	78 78	REMOVE REMOVE
	THUJA SPP.	ARBORVITAE	10	10	76 75	REMOVE
	THUJA SPP. THUJA SPP.	ARBORVITAE ARBORVITAE	10 10	10 10	73 73	REMOVE REMOVE
	THUJA SPP.	ARBORVITAE	10	10	73	REMOVE
	THUJA SPP. THUJA SPP.	ARBORVITAE ARBORVITAE	10 10	10 10	73 73	REMOVE REMOVE
	THUJA SPP.	ARBORVITAE	10	10	78	REMOVE
	THUJA SPP. THUJA SPP.	ARBORVITAE ARBORVITAE	10 10	10 10	78 78	REMOVE REMOVE
	THUJA SPP.	ARBORVITAE	10	10	78	REMOVE
	ACER RUBRUM	RED MAPLE	36 6	36 6	65 70	REMOVE
2007	ACER RUBRUM FRAXINUS PENNSYLVANICA	RED MAPLE GREEN ASH	16	16	72 0	REMOVE REMOVE
	ACER RUBRUM ACER RUBRUM	RED MAPLE	16 14	16 14	72 67	REMOVE
	ACER RUBRUM ACER RUBRUM	RED MAPLE	14 8	14 8	56	REMOVE REMOVE
2011	UNIDENTIFIED	DEAD TREE	6	6	0	REMOVE
	FRAXINUS PENNSYLVANICA LIRIODENDRON TULIPIFERA	GREEN ASH TULIP POPLAR	18 10	18 10	0 72	REMOVE REMOVE
2015	CATALPA SPECIOSA	NORTHERN CATALPA	12	12	50	REMOVE
	ACER RUBRUM MORUS ALBA	RED MAPLE WHITE MULBERRY	6 6	6 6	66 70	REMOVE REMOVE
2019	MORUS ALBA	WHITE MULBERRY	16	16	50	REMOVE
	ROBINIA PSEUDOACACIA LIRIODENDRON TULIPIFERA	BLACK LOCUST TULIP POPLAR	6	6	50 70	REMOVE REMOVE
	THUJA SPP.	ARBORVITAE	10	10	72	REMOVE
	THUJA SPP. THUJA SPP.	ARBORVITAE ARBORVITAE	10 10	10 10	75 72	REMOVE REMOVE
2618	THUJA SPP.	ARBORVITAE	10	10	75	REMOVE
	THUJA SPP. THUJA SPP.	ARBORVITAE ARBORVITAE	10 6	10 6	72 72	REMOVE REMOVE
2621	THUJA SPP.	ARBORVITAE	4	4	68	REMOVE
	THUJA SPP. THUJA SPP.	ARBORVITAE ARBORVITAE	<u>4</u> 8	<u>4</u> 8	75 68	REMOVE REMOVE
2624	THUJA SPP.	ARBORVITAE	6	6	72	REMOVE
	THUJA SPP. THUJA SPP.	ARBORVITAE ARBORVITAE	6 10	6 10	67 72	REMOVE REMOVE
2627	THUJA SPP.	ARBORVITAE	8	8	68	REMOVE
	THUJA SPP. THUJA SPP.	ARBORVITAE ARBORVITAE	8 8	8 8	72 68	REMOVE REMOVE
2630	THUJA SPP.	ARBORVITAE	10	10	72	REMOVE
	THUJA SPP. THUJA SPP.	ARBORVITAE ARBORVITAE	6 8	6 8	67 72	REMOVE REMOVE
2633	THUJA SPP.	ARBORVITAE	10	10	68	REMOVE
	THUJA SPP. THUJA SPP.	ARBORVITAE ARBORVITAE	8 8	8 8	69 67	REMOVE REMOVE
2636	THUJA SPP.	ARBORVITAE	6	6	69	REMOVE
	THUJA SPP. THUJA SPP.	ARBORVITAE ARBORVITAE	6 6	6 6	68 72	REMOVE REMOVE
	THUJA SPP.	ARBORVITAE	8	8	66	REMOVE
	THUJA SPP. THUJA SPP.	ARBORVITAE ARBORVITAE	14 14	14 14	72 73	PRESERVE PRESERVE
	THUJA SPP.	ARBORVITAE	12	12	72	PRESERVE
	THUJA SPP. THUJA SPP.	ARBORVITAE ARBORVITAE	12 12	12 12	68 69	PRESERVE PRESERVE
2645	THUJA SPP.	ARBORVITAE	12	12	70	PRESERVE
	THUJA SPP. THUJA SPP.	ARBORVITAE ARBORVITAE	12 12	12 12	69 70	PRESERVE PRESERVE
2648	THUJA SPP.	ARBORVITAE	10	10	69	PRESERVE
	THUJA SPP. THUJA SPP.	ARBORVITAE ARBORVITAE	10 6	10 6	68 66	PRESERVE PRESERVE
2651	THUJA SPP.	ARBORVITAE	10	10	69	PRESERVE
	THUJA SPP. THUJA SPP.	ARBORVITAE ARBORVITAE	10 10	10 10	66 70	PRESERVE PRESERVE
2654	THUJA SPP.	ARBORVITAE	10	10	66	PRESERVE
	THUJA SPP. THUJA SPP.	ARBORVITAE ARBORVITAE	10 10	10 10	65 66	PRESERVE PRESERVE
2657	THUJA SPP.	ARBORVITAE	10	10	70	PRESERVE
	THUJA SPP. THUJA SPP.	ARBORVITAE ARBORVITAE	10 10	10 10	53 71	PRESERVE PRESERVE
2660	THUJA SPP.	ARBORVITAE	10	10	69	PRESERVE
	THUJA SPP. THUJA SPP.	ARBORVITAE ARBORVITAE	10 10	10 10	68 75	PRESERVE PRESERVE
2663	THUJA SPP.	ARBORVITAE	10	10	73	PRESERVE
	THUJA SPP. THUJA SPP.	ARBORVITAE ARBORVITAE	10 8	10 8	75 69	PRESERVE PRESERVE
6056	ACER RUBRUM	RED MAPLE	10	10	53	REMOVE
	PRUNUS SEROTINA LIRIODENDRON TULIPIFERA	BLACK CHERRY TULIP POPLAR	12 20	12 20	69 66	REMOVE REMOVE
6303	LIRIODENDRON TULIPIFERA	TULIP POPLAR	12	12	72	REMOVE
	LIRIODENDRON TULIPIFERA LIRIODENDRON TULIPIFERA	TULIP POPLAR TULIP POPLAR	15 20	15 20	72 70	REMOVE REMOVE
6306	LIRIODENDRON TULIPIFERA	TULIP POPLAR	15	15	72	REMOVE
	LIRIODENDRON TULIPIFERA ACER RUBRUM	TULIP POPLAR RED MAPLE	20 15	20 15	75 73	REMOVE REMOVE
6309	FRAXINUS PENNSYLVANICA	GREEN ASH	14	14	0	REMOVE
	LIRIODENDRON TULIPIFERA LIRIODENDRON TULIPIFERA	TULIP POPLAR TULIP POPLAR	6 20	6 20	72 71	REMOVE REMOVE
	LIRIODENDRON TULIPIFERA LIRIODENDRON TULIPIFERA	TULIP POPLAR	26	26	75	REMOVE
	LIRIODENDRON TULIPIFERA	TULIP POPLAR	26 18	26 18	72 69	REMOVE
	LIRIODENDRON TULIPIFERA LIRIODENDRON TULIPIFERA	TULIP POPLAR TULIP POPLAR	18 15	18 15	69 70	REMOVE REMOVE
6315	LIRIODENDRON TULIPIFERA	TULIP POPLAR	24	24	72	REMOVE
6316		THE DODI AD	4.5	4.5	,	DE *****
6316 6317	LIRIODENDRON TULIPIFERA LIRIODENDRON TULIPIFERA	TULIP POPLAR TULIP POPLAR	15 15	15 15	72 69	REMOVE REMOVE

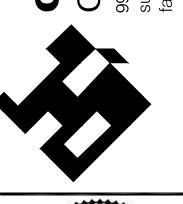
TREE #	BOTANICAL NAME	COMMON NAME	CRITICAL ROOT ZONE RADIUS (FEET)	TRUNK DIAMETER (INCHES)	CONDITION RATING	PROCEDURE
	ACER RUBRUM ACER RUBRUM	RED MAPLE RED MAPLE	24 12	24 12	63 0	REMOVE REMOVE
6324	ACER RUBRUM	RED MAPLE	24	24	47	REMOVE
	PRUNUS SEROTINA PRUNUS SEROTINA	BLACK CHERRY BLACK CHERRY	12	12 6	68 44	REMOVE REMOVE
6327	ACER RUBRUM	RED MAPLE	6	6	65	REMOVE
	ACER RUBRUM ACER RUBRUM	RED MAPLE RED MAPLE	24 15	24 15	75 67	REMOVE REMOVE
	ACER RUBRUM	RED MAPLE	24	24	66	REMOVE
	ACER RUBRUM ACER RUBRUM	RED MAPLE RED MAPLE	14 24	14 24	67 66	REMOVE REMOVE
	ACER RUBRUM QUERCUS RUBRA	RED MAPLE NORTHERN RED OAK	8 24	8 24	72 69	REMOVE REMOVE
	ACER RUBRUM	RED MAPLE	10	10	69	REMOVE
	ACER RUBRUM ACER RUBRUM	RED MAPLE RED MAPLE	24 12	24 12	63 70	REMOVE REMOVE
6338	PRUNUS SEROTINA	BLACK CHERRY	10	10	60	REMOVE
6339 6340	ACER RUBRUM FRAXINUS PENNSYLVANICA	RED MAPLE GREEN ASH	24	24 24	65 0	REMOVE REMOVE
6341	FRAXINUS PENNSYLVANICA	GREEN ASH	15	15	0	REMOVE
	MORUS ALBA ACER RUBRUM	WHITE MULBERRY RED MAPLE	24	24 6	44 68	REMOVE REMOVE
6344	ACER RUBRUM	RED MAPLE	6	6	72	REMOVE
	LIRIODENDRON TULIPIFERA FRAXINUS PENNSYLVANICA	TULIP POPLAR GREEN ASH	10 15	10 15	68 0	REMOVE .
	PRUNUS SEROTINA	BLACK CHERRY	10	10	71	REMOVE
6348 6349	FRAXINUS PENNSYLVANICA PRUNUS SEROTINA	GREEN ASH BLACK CHERRY	18	18 12	0 68	REMOVE REMOVE
	FRAXINUS PENNSYLVANICA LIRIODENDRON TULIPIFERA	GREEN ASH	36 15	36 15	40 67	REMOVE REMOVE
	LIRIODENDRON TULIPIFERA	TULIP POPLAR TULIP POPLAR	28	28	69	REMOVE
	ACER RUBRUM ACER RUBRUM	RED MAPLE RED MAPLE	36 24	36 24	65 72	REMOVE REMOVE
6355	ACER RUBRUM	RED MAPLE	12	12	50	REMOVE
	ACER RUBRUM ACER RUBRUM	RED MAPLE RED MAPLE	26 24	26 24	53 55	REMOVE REMOVE
6359	LIRIODENDRON TULIPIFERA	TULIP POPLAR	10	10	70	REMOVE
	ULMUS AMERICANA ULMUS AMERICANA	AMERICAN ELM AMERICAN ELM	24 8	24 8	41 50	REMOVE REMOVE
6362	ULMUS AMERICANA	AMERICAN ELM	12	12	50	REMOVE
6363 6364	ACER RUBRUM JUGLANS NIGRA	RED MAPLE BLACK WALNUT	24	24 28	60 69	REMOVE PRESERVE
	LIRIODENDRON TULIPIFERA	TULIP POPLAR	12	12	66	REMOVE
	LIRIODENDRON TULIPIFERA JUGLANS NIGRA	TULIP POPLAR BLACK WALNUT	8	8 6	67 66	REMOVE REMOVE
	LIRIODENDRON TULIPIFERA	TULIP POPLAR	8	8	69	REMOVE
	ACER RUBRUM LIRIODENDRON TULIPIFERA	RED MAPLE TULIP POPLAR	30 6	30 6	72 75	REMOVE REMOVE
	CARYA CORDIFORMIS LIRIODENDRON TULIPIFERA	BITTERNUT HICKORY TULIP POPLAR	10 10	10 10	70 72	REMOVE REMOVE
	LIRIODENDRON TULIPIFERA	TULIP POPLAR	18	18	66	REMOVE
	CARYA CORDIFORMIS ULMUS AMERICANA	BITTERNUT HICKORY AMERICAN ELM	15 8	15 8	25 40	PRESERVE PRESERVE
6378	LIRIODENDRON TULIPIFERA	TULIP POPLAR	10	10	53	REMOVE
	MORUS ALBA MORUS ALBA	WHITE MULBERRY WHITE MULBERRY	5	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
	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
	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
6393	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	WHITE OAK	15	15	56	PRESERVE
	LIRIODENDRON TULIPIFERA PRUNUS SEROTINA	TULIP POPLAR BLACK CHERRY	36 6	36 6	68 66	REMOVE 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	PRESERVE
6404	MORUS ALBA	WHITE MULBERRY	8	8	66	REMOVE
	ACER RUBRUM ACER RUBRUM	RED MAPLE RED MAPLE	24 15	24 15	72 63	PRESERVE PRESERVE
6409	ACER RUBRUM ULMUS AMERICANA	RED MAPLE	8	8 10	65 59	PRESERVE
6411	ACER RUBRUM	AMERICAN ELM RED MAPLE	10	8	70	PRESERVE PRESERVE
	QUERCUS RUBRA QUERCUS RUBRA	NORTHERN RED OAK NORTHERN RED OAK	48	48 10	53 66	PRESERVE PRESERVE
6414	QUERCUS RUBRA	NORTHERN RED OAK	36	36	69	PRESERVE
	LIRIODENDRON TULIPIFERA FAGUS GRANDFOLIA	TULIP POPLAR AMERICAN BEECH	50 24	50 24	72 66	REMOVE PRESERVE
6417	QUERCUS RUBRA	NORTHERN RED OAK	40	40	50	REMOVE
	QUERCUS RUBRA ACER RUBRUM	NORTHERN RED OAK RED MAPLE	40 12	40 12	56 70	REMOVE PRESERVE
6420	PRUNUS SEROTINA	BLACK CHERRY	8	8	72	PRESERVE
6422	QUERCUS RUBRA ACER RUBRUM	NORTHERN RED OAK RED MAPLE	10	10 12	74 75	PRESERVE PRESERVE
	QUERCUS RUBRA QUERCUS RUBRA	NORTHERN RED OAK NORTHERN RED OAK	24 8	24 8	73 72	PRESERVE
6504	ACER SACCHARUM	SUGAR MAPLE	6	6	75	PRESERVE
	FRAXINUS PENNSYLVANICA MORUS ALBA	GREEN ASH WHITE MULBERRY	8 18	8 18	25 68	REMOVE PRESERVE
6511	ACER RUBRUM	RED MAPLE	14	14	25	REMOVE
	FRAXINUS PENNSYLVANICA LIRIODENDRON TULIPIFERA	GREEN ASH TULIP POPLAR	14 40	14 40	40 40	REMOVE .
6514	ACER SACCHARUM	SUGAR MAPLE	5	5	53	REMOVE
	FRAXINUS PENNSYLVANICA CARYA TOMENTOSA	GREEN ASH MOCKERNUT HICKORY	16 8	16 8	30 69	REMOVE REMOVE
	LIRIODENDRON TULIPIFERA CATALPA SPECIOSA	TULIP POPLAR NORTHERN CATALPA	14 24	14 24	60 64	REMOVE REMOVE
6519	CATALPA SPECIOSA CATALPA SPECIOSA	NORTHERN CATALPA	12	12	60	REMOVE
	LIRIODENDRON TULIPIFERA MORUS ALBA	TULIP POPLAR WHITE MULBERRY	20 36	20 36	66 55	REMOVE REMOVE
6522	PRUNUS SEROTINA	BLACK CHERRY	6	6	65	REMOVE
CEDO	JUGLANS NIGRA	BLACK WALNUT RED MAPLE	8	8 6	65 59	REMOVE REMOVE
	ACER RUBRUM	INCU MACLE	12		. ~~	
6524 6525	ACER RUBRUM ACER RUBRUM ROBINIA PSEUDOACACIA	RED MAPLE BLACK LOCUST	12	12 14	65 56	REMOVE

REE#	BOTANICAL NAME	COMMON NAME	CRITICAL ROOT ZONE RADIUS (FEET)	TRUNK DIAMETER (INCHES)	CONDITION RATING	PROCEDURE
6528 6529	ROBINIA PSEUDOACACIA FRAXINUS PENNSYLVANICA	BLACK LOCUST GREEN ASH	12 8	12 8	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	LIRIODENDRON TULIPIFERA	TULIP POPLAR	12	12	75 72	REMOVE
6539 6540	LIRIODENDRON TULIPIFERA LIRIODENDRON TULIPIFERA	TULIP POPLAR TULIP POPLAR	14 16	14 16	73 72	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	ACER RUBRUM	RED MAPLE	5	5	75	REMOVE
6547 6548	LIRIODENDRON TULIPIFERA ACER RUBRUM	TULIP POPLAR RED MAPLE	10 10	10 10	70 72	REMOVE REMOVE
6549	UNIDENTIFIED	DEAD TREE	8	8	0	REMOVE
6551 6552	ACER RUBRUM LIRIODENDRON TULIPIFERA	RED MAPLE TULIP POPLAR	10 12	10 12	73 69	REMOVE REMOVE
6553	CARYA TOMENTOSA	MOCKERNUT HICKORY	5	5	65	REMOVE
6554	ACER RUBRUM	RED MAPLE	6	6	72	REMOVE
6555 6556	ACER RUBRUM ACER RUBRUM	RED MAPLE RED MAPLE	14	14 12	68 75	REMOVE REMOVE
6557	UNIDENTIFIED	DEAD TREE	8	8	0	REMOVE
6558	LIRIODENDRON TULIPIFERA	TULIP POPLAR	18	18	72	REMOVE
6559 6560	ACER RUBRUM LIRIODENDRON TULIPIFERA	RED MAPLE TULIP POPLAR	5 22	5 22	60 75	REMOVE REMOVE
6561	ACER RUBRUM	RED MAPLE	14	14	69	REMOVE
6562	ACER RUBRUM	RED MAPLE	10	10	72	REMOVE
6564 6565	ACER RUBRUM UNIDENTIFIED	RED MAPLE DEAD TREE	6 8	6 8	75 0	REMOVE REMOVE
6566	ACER RUBRUM	RED MAPLE	6	6	66	REMOVE
6567 6568	ACER RUBRUM	RED MAPLE	14 8	14 8	70 53	REMOVE
6568 6569	ACER RUBRUM ACER SACCHARINUM	RED MAPLE SILVER MAPLE	8	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
6573	ACER RUBRUM ACER RUBRUM	RED MAPLE	8	8	75	REMOVE
6574	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	ACER RUBRUM	RED MAPLE	5	5	75	REMOVE
6579 6580	ACER RUBRUM ACER RUBRUM	RED MAPLE RED MAPLE	20 8	20 8	70 69	REMOVE REMOVE
6581	UNIDENTIFIED	DEAD TREE	16	16	0	REMOVE
6582	ACER RUBRUM	RED MAPLE	6	6	63	REMOVE
6583 6584	ACER RUBRUM ACER RUBRUM	RED MAPLE RED MAPLE	5 8	5 8	71 60	REMOVE REMOVE
6585	UNIDENTIFIED	DEAD TREE	6	6	0	REMOVE
6586	ACER RUBRUM	RED MAPLE	8	8 28	0	REMOVE
6587 6588	UNIDENTIFIED ACER RUBRUM	DEAD TREE RED MAPLE	28 12	12	75	REMOVE REMOVE
6589	UNIDENTIFIED	DEAD TREE	10	10	0	REMOVE
6590 6591	QUERCUS RUBRA ACER RUBRUM	NORTHERN RED OAK RED MAPLE	24 10	24 10	38 65	REMOVE REMOVE
6592	ACER SACCHARINUM	SILVER MAPLE	10	10	63	REMOVE
6593	CARYA TOMENTOSA	MOCKERNUT HICKORY	6	6	70	REMOVE
6594 6595	FRAXINUS PENNSYLVANICA ACER RUBRUM	GREEN ASH RED MAPLE	18 10	18 10	40 55	REMOVE REMOVE
6596	LIRIODENDRON TULIPIFERA	TULIP POPLAR	12	12	56	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
6600	LIRIODENDRON TULIPIFERA	TULIP POPLAR	12	12	72	REMOVE
6601	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
6606 6607	CARYA TOMENTOSA	MOCKERNUT HICKORY	10	10	68	REMOVE
6608	FRAXINUS PENNSYLVANICA	GREEN ASH	12	12	0	REMOVE
6609 6610	CARYA TOMENTOSA FRAXINUS PENNSYLVANICA	MOCKERNUT HICKORY GREEN ASH	12 8	12 8	70 0	REMOVE REMOVE
6611	ACER RUBRUM	RED MAPLE	10	10	65	REMOVE
6612	ACER RUBRUM	RED MAPLE	6	6	69	REMOVE
6614 6615	ULMUS AMERICANA ACER RUBRUM	AMERICAN ELM RED MAPLE	5 14	5 14	72 50	REMOVE REMOVE
6616	ACER RUBRUM	RED MAPLE	6	6	56	REMOVE
6617	ACER RUBRUM	RED MAPLE	6	6	71	REMOVE
6618 6619	FRAXINUS PENNSYLVANICA CARYA TOMENTOSA	GREEN ASH MOCKERNUT HICKORY	6 10	6 10	0 65	REMOVE REMOVE
6620	ACER RUBRUM	RED MAPLE	10	10	69	REMOVE
6621	CARYA TOMENTOSA	MOCKERNUT HICKORY	12	12	60	REMOVE
6622 6624	FRAXINUS PENNSYLVANICA ACER RUBRUM	GREEN ASH RED MAPLE	10	10 8	66	REMOVE REMOVE
6625	ULMUS AMERICANA	AMERICAN ELM	24	24	65	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
6629	ULMUS AMERICANA	AMERICAN ELM	16	16	68	REMOVE
6630	ULMUS AMERICANA	AMERICAN ELM	8	8	66	REMOVE
6631 6632	LIRIODENDRON TULIPIFERA FRAXINUS PENNSYLVANICA	TULIP POPLAR GREEN ASH	24 16	24 16	70 0	REMOVE REMOVE
6633	ACER RUBRUM	RED MAPLE	10	10	70	REMOVE
6634	ACER RUBRUM	RED MAPLE	6	6	75 60	REMOVE
6635 6636	ACER RUBRUM ACER RUBRUM	RED MAPLE RED MAPLE	6 10	6 10	60 75	REMOVE REMOVE
6637	ACER RUBRUM	RED MAPLE	8	8	68	REMOVE
6638 6639	ACER RUBRUM ACER RUBRUM	RED MAPLE RED MAPLE	12 10	12 10	69 72	REMOVE REMOVE
6640	ULMUS AMERICANA	AMERICAN ELM	8	8	75	REMOVE
6641	ULMUS AMERICANA	AMERICAN ELM	8	8	30	REMOVE

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

SIGNATURE: Jule Bonnalo 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

			CRITICAL ROOT ZONE RADIUS	TRUNK DIAMETER	CONDITION	
	BOTANICAL NAME LIRIODENDRON TULIPIFERA	COMMON NAME TULIP POPLAR	(FEET) 5	(INCHES) 5	RATING 72	PROCEDURE REMOVE
	ACER RUBRUM ACER SACCHARINUM	RED MAPLE	12 26	12 26	69 71	REMOVE REMOVE
	ACER SUBRUM	SILVER MAPLE RED MAPLE	30	30	71	REMOVE
	ACER RUBRUM	RED MAPLE	16	16	72	REMOVE
	ACER RUBRUM UNIDENTIFIED	RED MAPLE DEAD TREE	12 6	12 6	75 0	REMOVE REMOVE
	ACER RUBRUM	RED MAPLE	16	16	72	REMOVE
	UNIDENTIFIED PRUNUS SEROTINA	DEAD TREE BLACK CHERRY	14 8	14 8	0 66	REMOVE PRESERVE
6665	LIRIODENDRON TULIPIFERA	TULIP POPLAR	18	18	68	REMOVE
	LIRIODENDRON TULIPIFERA FRAXINUS PENNSYLVANICA	TULIP POPLAR GREEN ASH	10	6 10	75 0	REMOVE REMOVE
6668	FRAXINUS PENNSYLVANICA	GREEN ASH	10	10	0	REMOVE
	LIRIODENDRON TULIPIFERA QUERCUS RUBRA	TULIP POPLAR NORTHERN RED OAK	5 30	5 30	70 72	REMOVE REMOVE
	LIRIODENDRON TULIPIFERA	TULIP POPLAR	10	10	66	PRESERVE
	LIRIODENDRON TULIPIFERA	TULIP POPLAR	8	8	66	PRESERVE
	LIRIODENDRON TULIPIFERA ACER SACCHARINUM	TULIP POPLAR SILVER MAPLE	12 36	12 36	50 72	REMOVE REMOVE
	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
	ULMUS AMERICANA	AMERICAN ELM	6	6	55	REMOVE
	LIRIODENDRON TULIPIFERA	TULIP POPLAR	6	6	69	REMOVE
	LIRIODENDRON TULIPIFERA QUERCUS ALBA	TULIP POPLAR WHITE OAK	6 36	6 36	68 56	REMOVE PRESERVE
	LIRIODENDRON TULIPIFERA	TULIP POPLAR	12	12	69	PRESERVE
	FRAXINUS PENNSYLVANICA LIRIODENDRON TULIPIFERA	GREEN ASH TULIP POPLAR	20 5	20 5	40 68	REMOVE REMOVE
6688	QUERCUS RUBRA	NORTHERN RED OAK	6	6	75	PRESERVE
	LIRIODENDRON TULIPIFERA FRAXINUS PENNSYLVANICA	TULIP POPLAR GREEN ASH	20 18	20 18	69 0	PRESERVE REMOVE
6691	ACER RUBRUM	RED MAPLE	30	30	65	PRESERVE
	FRAXINUS PENNSYLVANICA LIRIODENDRON TULIPIFERA	GREEN ASH TULIP POPLAR	22	22 8	0 72	REMOVE REMOVE
	ACER RUBRUM	RED MAPLE	8	6	72 55	REMOVE
6696	LIRIODENDRON TULIPIFERA	TULIP POPLAR	18	18	69	PRESERVE
	LIRIODENDRON TULIPIFERA MORUS ALBA	TULIP POPLAR WHITE MULBERRY	30 15	30 15	68 34	PRESERVE REMOVE
6699	ACER RUBRUM	RED MAPLE	8	8	71	REMOVE
	LIRIODENDRON TULIPIFERA CEDRUS ATLANTICA	TULIP POPLAR ATLAS CEDAR	10	10 14	75 70	REMOVE REMOVE
	QUERCUS PALUSTRIS	PIN OAK	22	22	74	REMOVE
6807	THUJA SPP.	ARBORVITAE	8	8	76	REMOVE
6808 6809	THUJA SPP. THUJA SPP.	ARBORVITAE ARBORVITAE	8	8 8	72 74	REMOVE REMOVE
6810	THUJA SPP.	ARBORVITAE	10	10	75	REMOVE
6811 6812	THUJA SPP. THUJA SPP.	ARBORVITAE ARBORVITAE	10 10	10 10	75 75	REMOVE REMOVE
6813	THUJA SPP.	ARBORVITAE	8	8	75	REMOVE
6814 6815	THUJA SPP. THUJA SPP.	ARBORVITAE ARBORVITAE	8 10	8 10	75 75	REMOVE REMOVE
6816	THUJA SPP.	ARBORVITAE	8	8	75	REMOVE
6817	THUJA SPP.	ARBORVITAE	8	8	70	REMOVE
6818 6819	THUJA SPP. THUJA SPP.	ARBORVITAE ARBORVITAE	8 8	8 8	69 76	REMOVE REMOVE
6820	THUJA SPP.	ARBORVITAE	8	8	75	REMOVE
6821 6822	THUJA SPP. THUJA SPP.	ARBORVITAE ARBORVITAE	8	8	77 72	REMOVE REMOVE
6823	THUJA SPP.	ARBORVITAE	8	8	74	REMOVE
	JUNIPERUS VIRGINIANA JUNIPERUS VIRGINIANA	EASTERN REDCEDAR EASTERN REDCEDAR	12 12	12 12	66 74	REMOVE REMOVE
	FRAXINUS PENNSYLVANICA	GREEN ASH	16	16	65	REMOVE
	PICEA ABIES JUNIPERUS VIRGINIANA	NORWAY SPRUCE EASTERN REDÇEDAR	22 6	22 6	72 72	REMOVE REMOVE
	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	5	5	74	REMOVE
	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	10	10	76	REMOVE
	JUNIPERUS VIRGINIANA JUNIPERUS VIRGINIANA	EASTERN REDCEDAR EASTERN REDCEDAR	10 8	10 8	71 76	REMOVE REMOVE
	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	10	10	76	REMOVE
	CARYA CORDIFORMIS ACER RUBRUM	RED MAPLE	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	24 26	53	REMOVE
	ACER RUBRUM LIRIODENDRON TULIPIFERA	RED MAPLE TULIP POPLAR	1 4 16	14 16	71 53	REMOVE
	ACER RUBRUM	RED MAPLE	22	16 22	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	WHITE MULBERRY	12	12	50 50	REMOVE
	ACER RUBRUM PINUS STROBUS	RED MAPLE WHITE PINE	12	12 24	50 70	REMOVE REMOVE
6868	ILEX OPACA	AMERICAN HOLLY	16	16	71	REMOVE
	ROBINIA PSEUDOACACIA SASSAFRAS ALBIDUM	BLACK LOCUST SASSAFRAS	14 12	14 12	38 70	REMOVE REMOVE
6872	QUERCUS RUBRA	NORTHERN RED OAK	20	20	72	REMOVE
	QUERCUS PALUSTRIS	PIN OAK	20	20	70 72	REMOVE
	ACER RUBRUM ACER RUBRUM	RED MAPLE RED MAPLE	14	14 10	72 72	REMOVE REMOVE
6877	ACER RUBRUM	RED MAPLE	16	16	68	REMOVE
	ACER RUBRUM ACER RUBRUM	RED MAPLE RED MAPLE	22	22 22	69 72	REMOVE REMOVE
	LIRIODENDRON TULIPIFERA	TULIP POPLAR	24	24	72	REMOVE
	T	TULIP POPLAR	36	36	72	REMOVE
6882	LIRIODENDRON TULIPIFERA PRUNUS SEROTINA	BLACK CHERRY	20	20	65	REMOVE

TREE #	BOTANICAL NAME	COMMON NAME	CRITICAL ROOT ZONE RADIUS (FEET)	TRUNK DIAMETER (INCHES)	CONDITION RATING	PROCEDURE
6887	QUERCUS PALUSTRIS	PIN OAK	14	14	50	REMOVE
	ACER RUBRUM LIRIODENDRON TULIPIFERA	RED MAPLE TULIP POPLAR	5 40	5 40	66 55	REMOVE REMOVE
6890 6891	ACER RUBRUM ACER RUBRUM	RED MAPLE RED MAPLE	12 16	12 16	63 68	REMOVE REMOVE
6892	PRUNUS SEROTINA	BLACK CHERRY	16	16	63	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	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 6910	MAGNOLIA GRANDIFLORA ILEX OPACA	SOUTHERN MAGNOLIA AMERICAN HOLLY	12 10	12 10	60 31	REMOVE REMOVE
6911	PICEA ABIES	NORWAY SPRUCE	8	8	65	REMOVE
6912 6913	ACER RUBRUM PINUS STROBUS	RED MAPLE WHITE PINE	18 8	18 8	28 50	REMOVE REMOVE
	ACER RUBRUM ACER RUBRUM	RED MAPLE RED MAPLE	30 22	30 22	66 65	REMOVE REMOVE
6916	ACER RUBRUM	RED MAPLE	16	16	59	REMOVE
6917 6918	ACER RUBRUM JUGLANS NIGRA	RED MAPLE BLACK WALNUT	22 16	22 16	30 50	REMOVE REMOVE
6919 6921	LIRIODENDRON TULIPIFERA JUGLANS NIGRA	TULIP POPLAR BLACK WALNUT	30 18	30 18	69 67	REMOVE REMOVE
6925	ACER RUBRUM	RED MAPLE	5	5	30	REMOVE
6926 6927	ACER RUBRUM UNIDENTIFIED	RED MAPLE DEAD TREE	8 12	8 12	59 0	REMOVE REMOVE
6928 6929	ACER RUBRUM LIRIODENDRON TULIPIFERA	RED MAPLE TULIP POPLAR	8 24	8 24	69 72	REMOVE REMOVE
6932	LIRIODENDRON TULIPIFERA	TULIP POPLAR	15	15	60	REMOVE
6933 6934	PINUS VIRGINIANA ACER RUBRUM	VIRGINIA PINE RED MAPLE	14 5	14 5	60 63	REMOVE REMOVE
6935 6936	PRUNUS SEROTINA CATALPA SPECIOSA	BLACK CHERRY NORTHERN CATALPA	30 5	30 5	60 69	REMOVE REMOVE
6937	LIRIODENDRON TULIPIFERA	TULIP POPLAR	30	30	71	REMOVE
	LIRIODENDRON TULIPIFERA LIRIODENDRON TULIPIFERA	TULIP POPLAR TULIP POPLAR	18 18	18 18	72 71	REMOVE REMOVE
	ACER RUBRUM LIRIODENDRON TULIPIFERA	RED MAPLE TULIP POPLAR	12 24	12 24	70 74	REMOVE REMOVE
6943	LIRIODENDRON TULIPIFERA	TULIP POPLAR	24	24	73	REMOVE
6944 6945	LIRIODENDRON TULIPIFERA UNIDENTIFIED	TULIP POPLAR DEAD TREE	12 8	12 8	75 0	REMOVE
	LIRIODENDRON TULIPIFERA ACER RUBRUM	TULIP POPLAR RED MAPLE	15 8	15 8	63 65	REMOVE REMOVE
6948	LIRIODENDRON TULIPIFERA	TULIP POPLAR	27	27	59	REMOVE
6949 6950	ACER RUBRUM ACER RUBRUM	RED MAPLE RED MAPLE	24 12	24 12	68 30	REMOVE .
6951 6952	ACER RUBRUM ULMUS AMERICANA	RED MAPLE AMERICAN ELM	14 24	14 24	70 60	REMOVE REMOVE
6953	ACER RUBRUM	RED MAPLE	6	6	60	REMOVE
	LIRIODENDRON TULIPIFERA LIRIODENDRON TULIPIFERA	TULIP POPLAR TULIP POPLAR	18 15	18 15	69 70	REMOVE REMOVE
6956 6957	LIRIODENDRON TULIPIFERA ACER RUBRUM	TULIP POPLAR RED MAPLE	21 5	21 5	69 45	REMOVE REMOVE
6958	LIRIODENDRON TULIPIFERA	TULIP POPLAR	8	8	69	REMOVE
	LIRIODENDRON TULIPIFERA ACER RUBRUM	TULIP POPLAR RED MAPLE	12	8 12	68 28	REMOVE REMOVE
	LIRIODENDRON TULIPIFERA	TULIP POPLAR TULIP POPLAR	8 12	8 12	75 70	REMOVE REMOVE
6966	LIRIODENDRON TULIPIFERA	TULIP POPLAR	10	10	72	REMOVE
6967 6968	LIRIODENDRON TULIPIFERA LIRIODENDRON TULIPIFERA	TULIP POPLAR TULIP POPLAR	27 24	27 24	72 63	REMOVE REMOVE
	LIRIODENDRON TULIPIFERA FRAXINUS PENNSYLVANICA	TULIP POPLAR GREEN ASH	15 18	15 18	72 0	REMOVE REMOVE
6971	ACER RUBRUM	RED MAPLE	10	10	65	REMOVE
	FRAXINUS PENNSYLVANICA FRAXINUS PENNSYLVANICA	GREEN ASH GREEN ASH	10 5	10 5	0 30	REMOVE REMOVE
	LIRIODENDRON TULIPIFERA LIRIODENDRON TULIPIFERA	TULIP POPLAR TULIP POPLAR	30 28	30 28	66 73	REMOVE REMOVE
6976	LIRIODENDRON TULIPIFERA	TULIP POPLAR	8 44	8	72 72	REMOVE REMOVE
6978	LIRIODENDRON TULIPIFERA JUGLANS NIGRA	TULIP POPLAR BLACK WALNUT	12	44 12	66	REMOVE
6979 6980	CATALPA SPECIOSA MORUS ALBA	NORTHERN CATALPA WHITE MULBERRY	10 14	10 14	40 50	REMOVE REMOVE
6982 6983	LIRIODENDRON TULIPIFERA PINUS VIRGINIANA	TULIP POPLAR VIRGINIA PINE	24	24	69 70	REMOVE REMOVE
6984	CATALPA SPECIOSA	NORTHERN CATALPA	6	6	72	REMOVE
6985 6986	ACER RUBRUM PRUNUS SEROTINA	RED MAPLE BLACK CHERRY	36 8	36 8	65 63	REMOVE REMOVE
6987 6988	QUERCUS PALUSTRIS PRUNUS SEROTINA	PIN OAK BLACK CHERRY	32 10	32 10	71 59	REMOVE REMOVE
6989	ACER RUBRUM	RED MAPLE	8	8	67	REMOVE
6990 6991	ACER RUBRUM LAGERSTROEMIA SPP.	RED MAPLE CREPE MYRTLE	12 20	12 20	56 70	REMOVE REMOVE
6992 6993	QUERCUS PALUSTRIS ACER RUBRUM	PIN OAK RED MAPLE	8 10	8 10	72 70	REMOVE REMOVE
6994	ILEX OPACA	AMERICAN HOLLY	24	24	70	REMOVE
6996 6997	ULMUS AMERICANA FRAXINUS PENNSYLVANICA	AMERICAN ELM GREEN ASH	6 20	6 20	53 50	REMOVE .
6998 7000	ACER RUBRUM LIRIODENDRON TULIPIFERA	RED MAPLE TULIP POPLAR	26 20	26 20	63 38	REMOVE REMOVE
7023	ACER RUBRUM	RED MAPLE	36	36	55	REMOVE
	LIRIODENDRON TULIPIFERA LIRIODENDRON TULIPIFERA	TULIP POPLAR TULIP POPLAR	20 15	20 15	70 66	PRESERVE 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	8	50	REMOVE
7036 7037	ACER RUBRUM QUERCUS RUBRA	RED MAPLE NORTHERN RED OAK	36 12	36 12	41 68	REMOVE PRESERVE
7038	PRUNUS SEROTINA PRUNUS SEROTINA	BLACK CHERRY BLACK CHERRY	8 5	8	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

TREE#	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
	ILEX OPACA	AMERICAN HOLLY	2	2	70	PRESERVE
	FAGUS GRANDIFOLIA	AMERICAN BEECH	2	2	70	PRESERVE
8006	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	2	2	70	PRE\$ERVE
	FAGUS GRANDIFOLIA	AMERICAN BEECH	2	2	70	PRESERVE
8008	FAGUS GRANDIFOLIA	AMERICAN BEECH	2	2	70	PRESERVE
	AMELANCHIER LAEVIS	ALLEGHENY SERVICEBERRY	2	2	70	PRESERVE
8010	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	2	2	70	PRESERVE

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.

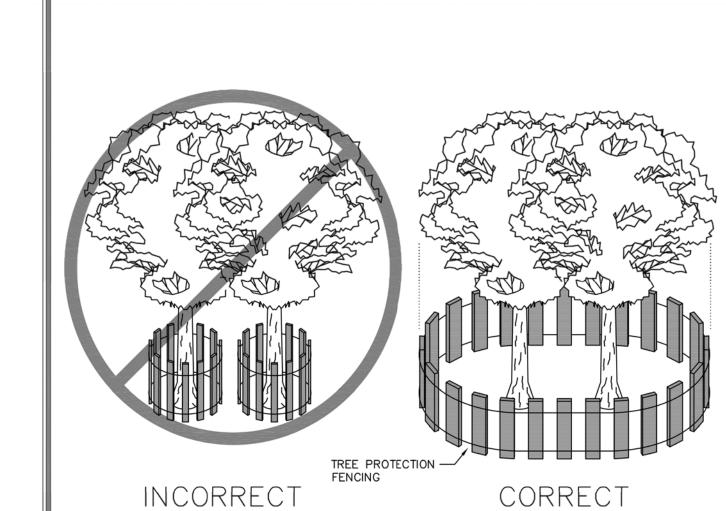
PLAN PREPARED BY LAURIE BETH DONNACHIE ISA CERTIFIED ARBORIST NO. MA-5723A

SIGNATURE: **Sevie B Connol** DATE: 2020-06-01

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT FAIRFAX CITY STANDARDS

AND SPECIFICATIONS

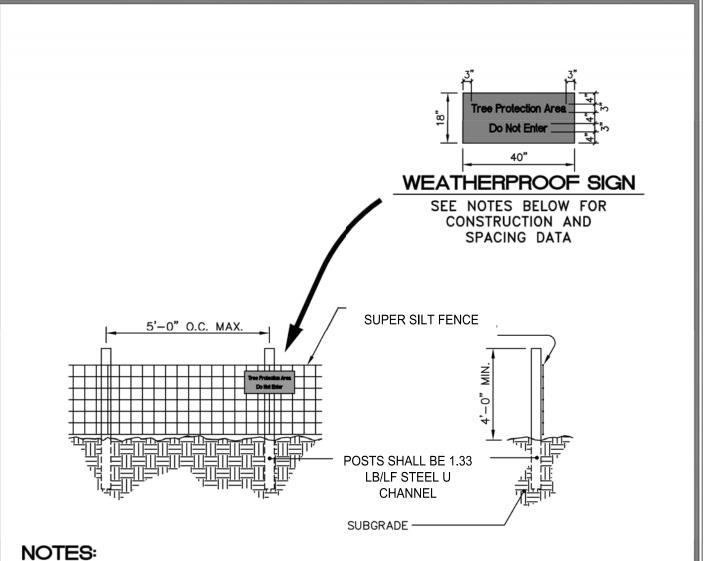
- 1.1. THE REQUIREMENTS OF THE CITY OF FAIRFAX ZONING ORDINANCE AND PUBLIC FACILITIES MANUAL SHALL BE FOLLOWED. 1.2. ALL TREE PRESERVATION ACTIVITIES SHALL BE PERFORMED UNDER THE DIRECT SUPERVISION OF AN ISA CERTIFIED
- 1.3. ALL TREE WORK PERFORMED SHALL MEET OR EXCEED THE MOST RECENT INDUSTRY STANDARDS,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

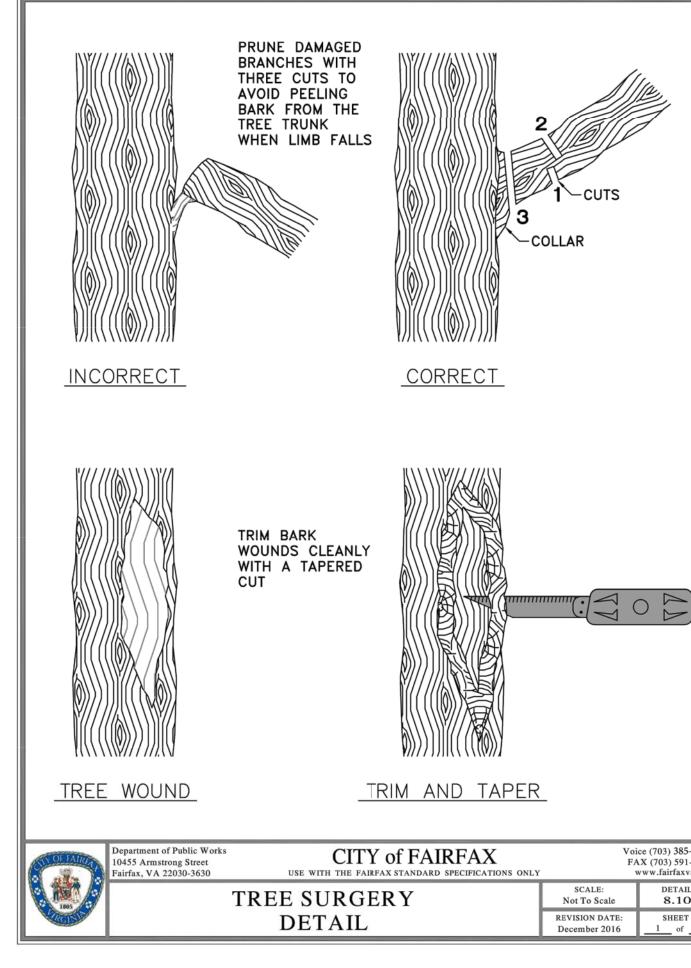
- 1. Precautions shall be taken to prevent and minimize damage to trees. In such cases repair any damage to crown, trunk or root system
- immediately. A. Repair roots by cleanly cutting off the damaged areas. Spread peat m
- or moist topsoil over exposed roots. B. Repair damage to bark by trimming around 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.

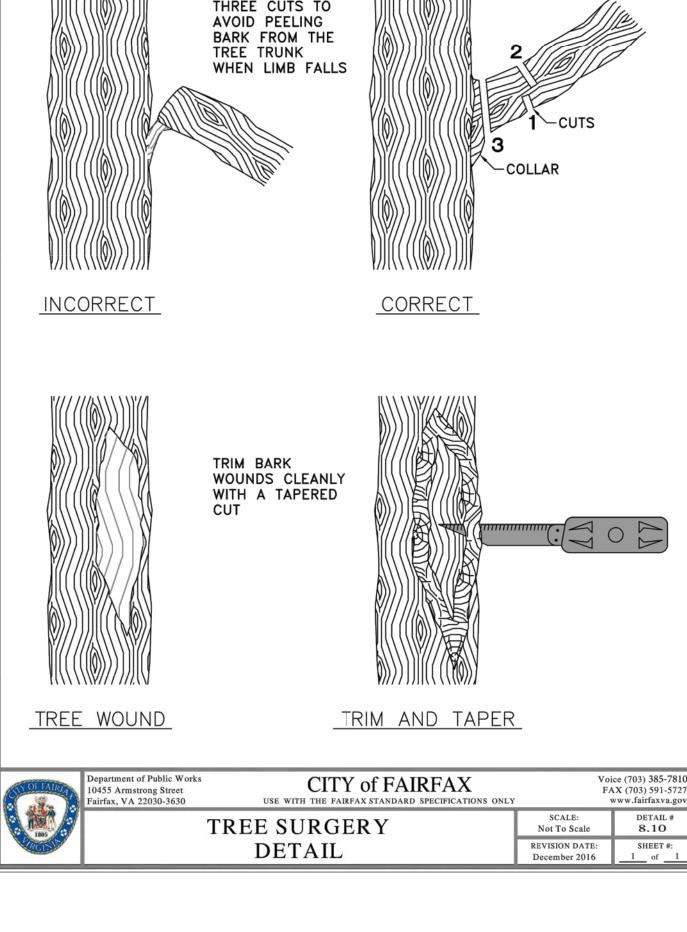
STOTIANTO.	Department of Public Works 10455 Armstrong Street Fairfax, VA 22030-3630	CITY of FAIRFAX USE WITH THE FAIRFAX STANDARD SPECIFICATIONS ONLY	FA	ce (703) 385-7810 X (703) 591-5727 ww.fairfaxva.gov
1805	ST	ANDARD TREE	SCALE: Not To Scale	DETAIL # 8.09
TIGES OF THE PROPERTY OF THE P	PRO	TECTION DETAIL	REVISION DATE: December 2016	SHEET #:1 of2



- 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. 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.

GUY OI TAIRIA	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
	ST	STANDARD TREE		
1805	PRO	TECTION DETAIL	REVISION DATE: December 2016	SHEET #: 2 of 2





PLAN PREPARED BY LAURIE BETH DONNACHIE ISA CERTIFIED ARBORIST NO. MA-5723A SIGNATURE: Jevá Blomalo DATE: 2020-06-01

> TREE MANAGEMENT **NOTES & DETAILS**

PROJECT No.: 13139.005.00 DRAWING No.: 109632

DATE: 11-21-2019

DESIGN: LBD

DRAWN: LBD

CHECKED: LBD

SHEET TITLE:

SHEET No.

THE CURRENT FAIRFAX CITY STANDARDS AND SPECIFICATIONS

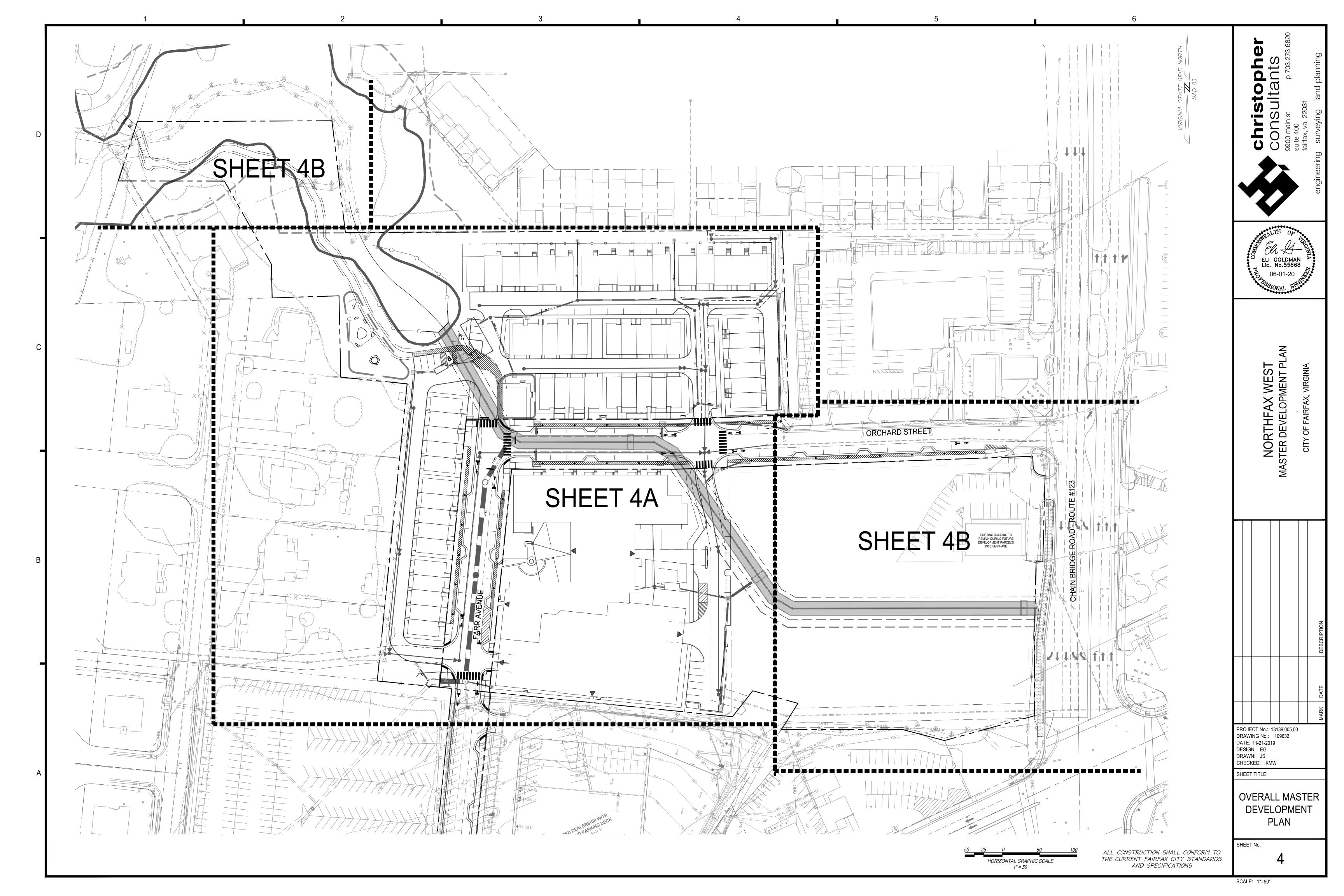
ALL CONSTRUCTION SHALL CONFORM TO

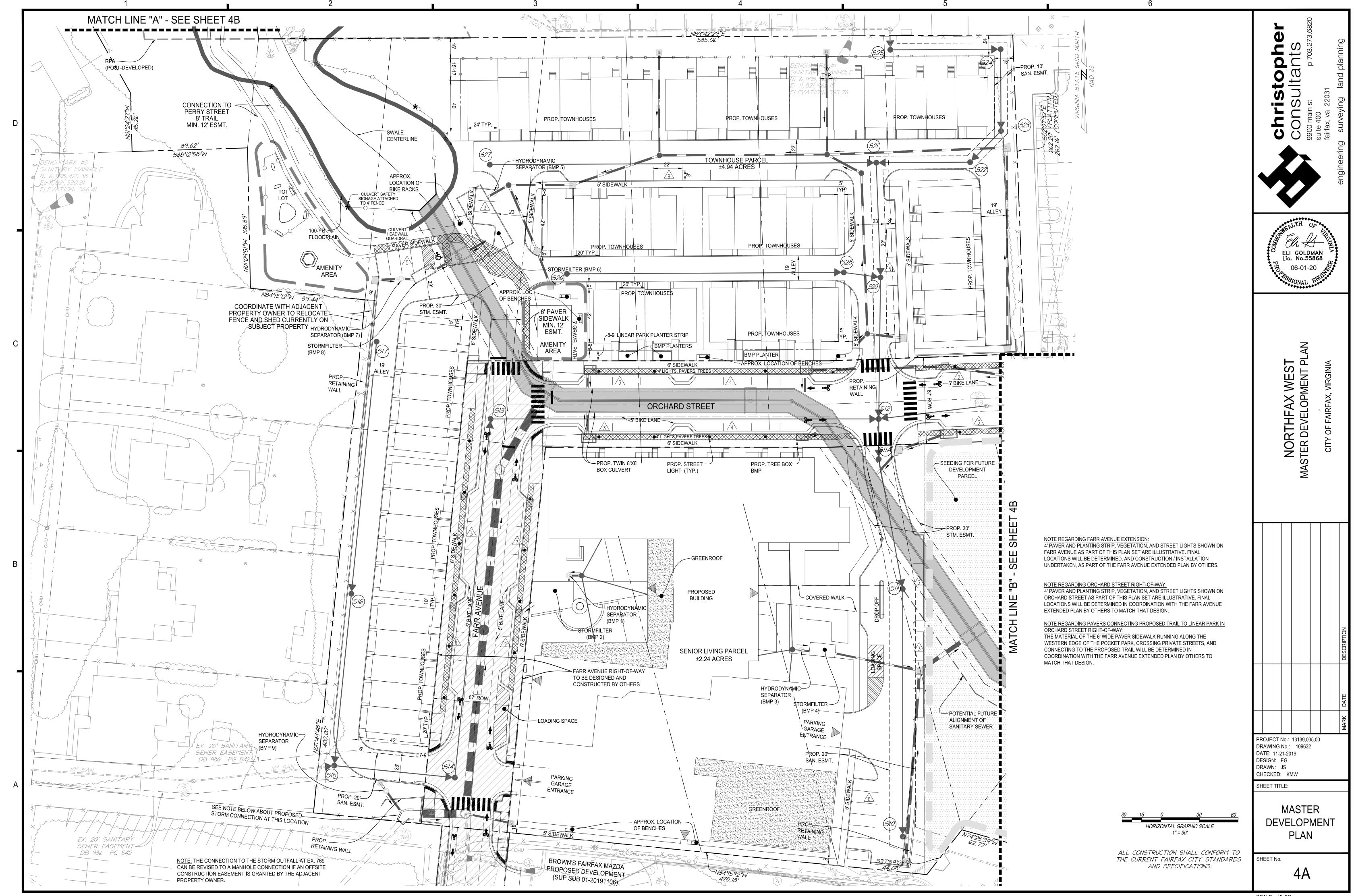
LAURIE B. DONNACHIE

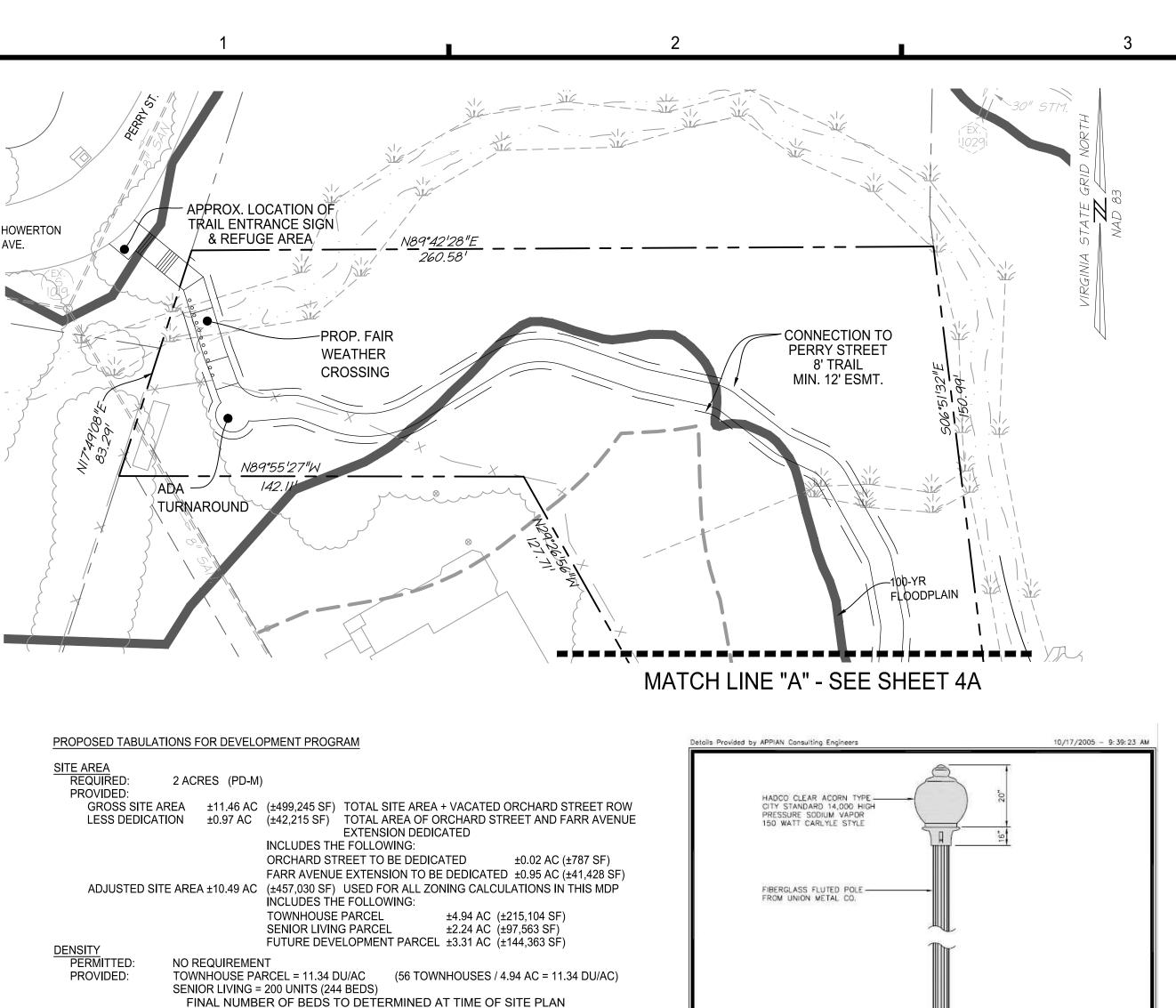
Lic. No. 0406001880

WEN

SCALE: N/A







BUILDING COVERAGE PERMITTED: PROVIDED:

TOWNHOUSES = 23% (PER ±4.94 AC TOWNHOUSE PARCEL) SENIOR LIVING BUILDING = 57% (PER ±2.24 AC SENIOR LIVING PARCEL) FUTURE PARCEL = TO BE DETERMINED

FUTURE DEVELOPMENT PARCEL = TO BE DETERMINED

NOTE: NO DENSITY CREDIT HAS BEEN TAKEN DUE TO FUTURE DEVELOPMENT PARCEL

SIDEWALK REQUIRED:

PROVIDED:

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

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

TOWNHOUSES = 44'

SENIOR LIVING BUILDING = 78'

FUTURE PARCEL = TO BE DETERMINED

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

OFF-STREET PARKING REQUIRED:

SEE CHART BELOW PROVIDED: SEE CHART BELOW

- 2 1/2" x 5" HAND HOLE 87 XX-08084-91 Pb-4808 - 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 DEFINED IN SECTION 3.8.4 OF THE ZONING ORDINANCE OF THE CITY

- CEMETERIES
- VEHICLE SALES AND LEASING

FUTURE DEVELOPMENT PARCEL.

SEE COMMITMENTS FOR INTERIM IMPROVEMENTS AND USES ON

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

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

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

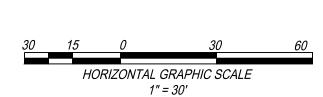
WATER QUANTITY FOR THIS PROJECT WILL BE PROVIDED IN ACCORDANCE WITH STATE CODE 9VAC25-870-66-WATER QUANTITY AND THE CITY OF FAIRFAX STORMWATER ORDINANCE.

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

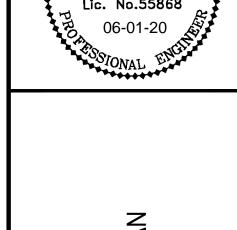
THIS PROJECT WILL USE THE VIRGINIA RUNOFF REDUCTION METHOD (VRRM) REDEVELOPMENT TO MEET THE STATE, PART IIB CRITERIA (9VAC25-870-65) AND CITY WATER QUALITY DESIGN CRITERIA. THE PROJECT SITE AREA FOR WATER QUALITY CALCULATIONS WILL INCLUDE ALL AREA WITHIN THE LIMITS OF CLEARING AND GRADING (EXCLUDING 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 DEVELOPMENT PLAN.

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

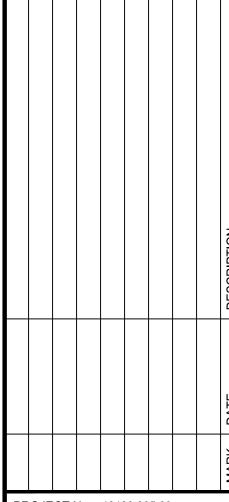


ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY OF FAIRFAX



ELI GOLDMAN

ME



PROJECT No.: 13139.005.00

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

CHECKED: KMW SHEET TITLE:

> MASTER **DEVELOPMENT PLAN**

SHEET No.

SCALE: 1"=30'

10% (PD-M) SEE SHEET 6A FOR CALCULATIONS

PROPOSED PARKING TABLII ATION

FINOPOSED FAIRNING TABULATION							
PROPOSED USE			REQUIRED PARKING	SPACES	PARKING SPACES PROVIDED		
TOWNHOUSES		56 UNITS	2.0 SPACES PER UNIT	112 SPACES	112 GARAGE SPACES		
TOWNHOUSES	TOWNHOUSES		2.0 SPACES PER ONIT	TIZ SPACES	22 SURFACE SPACES		
SENIOR LIVING	INDEPENDENT LIVING	114 UNITS	1.5 SPACES PER UNIT	171 SPACES	114 GARAGE SPACES		
SEMIOR LIVING	ASSISTED LIVING / MEMORY CARE	92 BEDS	1.0 SPACE PER 4 BEDS	23 SPACES	12 SURFACE SPACES		

TOTAL PARKING

283 SPACES | 248 SPACES (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.

2 SPACES 1 SPACE

PROVIDED:

(1) LOADING SPACES ONLY REQUIRED FOR SENIOR LIVING BUILDING

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

(2) SEE SHEET 1 FOR MODIFICATION REQUEST

(3) LOADING SPACE, PER ZO 4.2.9, LOCATED AT SENIOR LIVING BUILDING MAIN ENTRANCE (EAST SIDE). (4) LOADING SPACE LOCATED ON WEST SIDE OF BUILDING DOES NOT MEET REQUIREMENTS OF ZO 4.2.9. AS IT IS WITHIN FARR AVENUE EXTENDED ROW.

REQUIRED: PROVIDED:

11 SPACES 11 SPACES

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

FUTURE DEVELOPMENT PARCEL ALIGNMENT OF EX. STREET LIGHT ALONG CHAIN -SANITARY SEWER BRIDGE ROAD TO REMAIN (TYP.) FUTURE DEVELOPMENT PARCEL TEMPORARY PLANTINGS PROP. 10' MULTI-MODAL PATH PROP 3' GRASS STRIP-ENCHMARK #2 SANITARY: MANHOLE V:::6;:997;:913:58:: PROP. 6' MULTI-MODAL RATH-CONNECTING TO EXISTING 5'

of the second of

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)

CITY OWNED

- EX. VEPCO EASEMENT DB 705 PG 261

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.

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

 \mathcal{O}

PROP. STREET

LIGHT (TYP.)

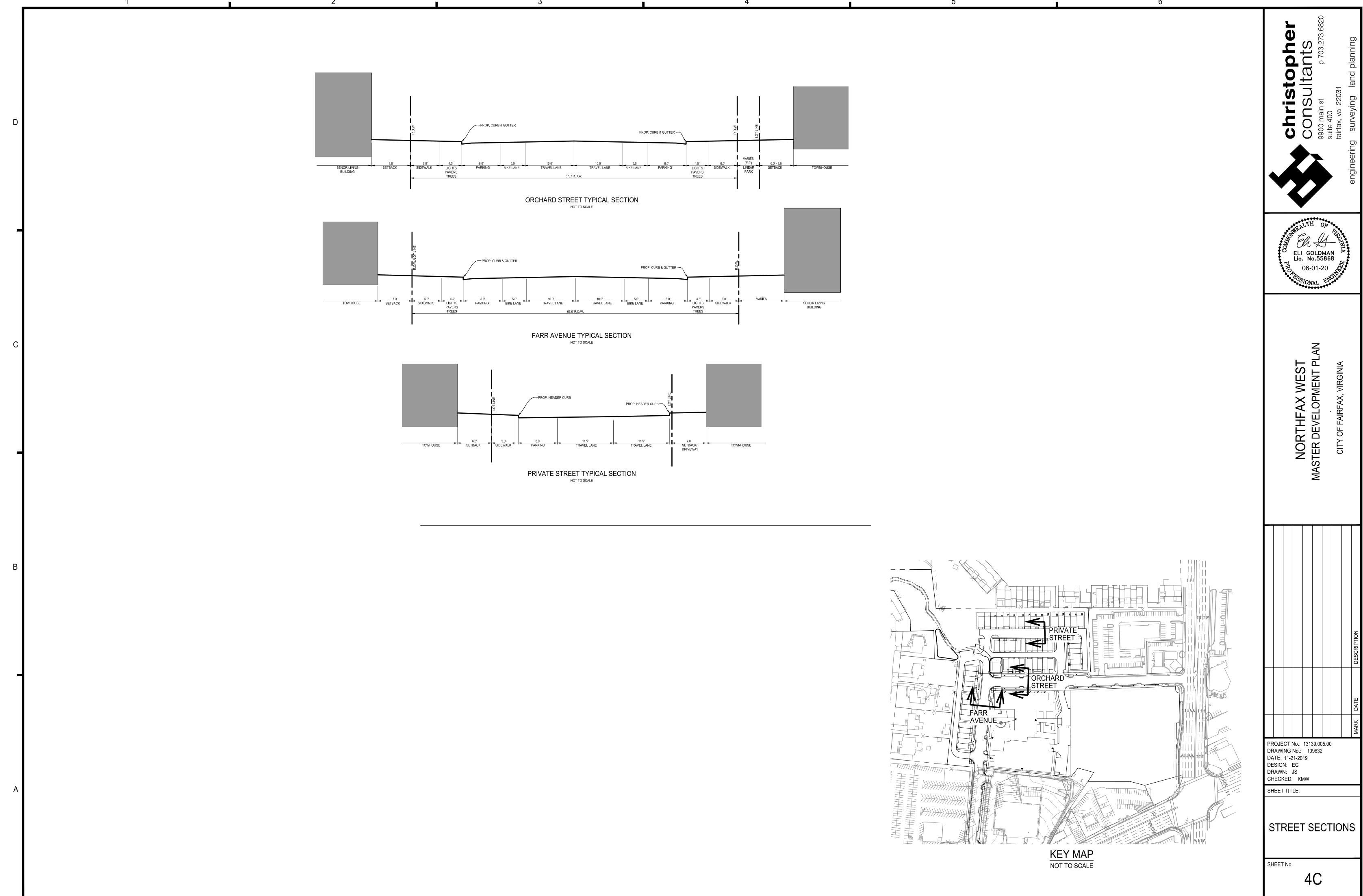
OF FAIRFAX, EXCEPT FOR THE FOLLOWING PERMITTED USES, WHICH ARE SPECIFICALLY EXCLUDED:

 DETENTION FACILITIES OR JAILS ADULT USES BUILDING SUPPLIES AND LUMBER SALES

FUEL STATIONS VEHICLE REPAIRS

VEHICLE SERVICE

STANDARDS AND SPECIFICATIONS



SCALE: SEE DWGS.

