DEVELOPMENT CONDITIONS

SE 2008-PR-009

January 29, 2009

If it is the intent of the Board of Supervisors to approve SE 2008-PR-009 located at 3457 Gallows Road (Tax Map 59-2 ((9)) (1) 6 and 7) to permit the construction of a telecommunications facility and associated equipment cabinets pursuant to Sect. 3-304 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.

2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions.

3. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception Plat entitled Holmes Run Acres Recreation Association, prepared by Entrex Communication Services, Inc. and dated September 25, 2007 as revised through January 6, 2009, and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.

4. On-site testing of noise generating equipment shall not be permitted.

5. The project shall conform to National Electric and Safety Code Standards and the regulations of the Federal Communications Commission with respect to electromagnetic radiation.

6. The telecommunications tower shall be designed as a tree-pole in substantial conformance with the elevation shown on Sheet Z-4 of the SE Plat. The maximum height of the tower shall not exceed 125 feet, inclusive of all antennas and other appurtenances. The monopole shall be painted a brown color as determined necessary to blend with the surrounding landscape. All antennas shall be located inside the monopole branches and shall be painted a color that further conceals from view.

7. The total number of antennae shall be limited to a maximum of 65. The size, location, and configuration of the antennas shall be in substantial conformance with the elevation depicted on the SE Plat. Minor modifications to the antennas may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance. Additional antennae may be installed or the types of antennas may be substituted provided that any additional or substitute antenna does not exceed the maximum height and maximum number limitations of these conditions.

8. The equipment compound area may include equipment shelters, cabinets, electrical panels, telephone panels, or other improvements necessary and/or required for the operation of the telecommunications facility. Equipment shelters/cabinets shall have a maximum height of 12

feet and shall be located within a 1,915 SF telecommunications compound area as shown on the SE Plat.

9. The equipment compound for the telecommunications facility shall be enclosed by an 8-foot high board-on-board fence, as depicted on Sheet Z-9 of the SE Plat.

10. The tree monopole shall not be lighted or illuminated unless required by the Federal Aviation Administration (FAA), the Federal Communications Commission (FCC), or the County. A steady marker light shall be installed and operated at all times, unless the Zoning Administrator waives the red marker light requirement upon a determination by the Police Department that such marker light is not necessary for the flight safety of police and emergency helicopters.

11. Except during periods of construction and installation of equipment, there shall be no outdoor storage of materials, equipment, or vehicles within the wireless compound for the telecommunications facility, and there shall be no encroachment into the limits of clearing and grading as noted in Number 6 of the Tree Preservation Activities (see Exhibit A as attached to these conditions.)

12. No signs shall be permitted on the subject property for the advertisement of the users of the telecommunications facility.

13. Should the need arise to alter the telecommunication tree-pole from that shown on the SE Plat, the applicant shall submit engineering and structural data to DPWES and the Department of Planning and Zoning (DPZ) affirming that said alterations conform to structural wind load and all other requirements of the Virginia Uniform Statewide Building Code and are in substantial conformance with the SE Plat.

14. Any component(s) of the telecommunication facility shall be removed within 120 days after such components are no longer in use.

15. If a stormwater management waiver is not granted by DPWES, the applicant shall provide stormwater management to the satisfaction of DPWES. If stormwater management facilities are not in substantial conformance with the SE/SPA Plat, the applicant shall be required to submit a Special Exception/Special Permit Amendment.

16. The proposed landscaping shall be provided consistent with that depicted on the Landscape Plan as shown on page Z-10A of the SE Plat, subject to approval by UFMD.

17. Tree Preservation: The applicant shall submit a Tree Preservation plan as part of the first and all subsequent site plan submissions. The preservation plan shall be prepared by a certified arborist or landscape architect and shall be subject to the review and approval of the Urban Forest Management Division (UFMD), DPWES. The tree preservation plan shall consist of a tree survey that includes the location, species, size, crown spread and condition rating percentage of all trees 10 inches in diameter and greater located 25 feet to either side of the limits of clearing and grading shown on the SE for the entire site. The tree preservation plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of clearing and grading shown on the SE and those additional areas in which trees can be preserved as a result of final engineering. The condition analysis ratings shall be prepared using methods outlined in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved, such as: crown

pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the plan.

18. All tree preservation activities shall be in conformance with the Tree Preservation Activities as outlined in Exhibit A (attached to these conditions.) and are subject to approval by UFMD.

19. Tree Bond Determination. The Applicant shall retain a professional arborist with experience in plant appraisal, to determine the monetary value of all trees 8 inches in diameter or greater located on the Application Property that are shown to be saved on the Tree Preservation Plan. These trees and their value shall be identified on the Tree Preservation Plan at the time of the first submission of the respective public improvement/site plan(s). The monetary value of the trees shall be determined using the Trunk Formula Method contained in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture, and shall be subject to review and approval by UFMD. The Location Factor of the Trunk Formula Method shall be based on projected post-development Contribution and Placements ratings. The Site rating component shall be equal to at least 80%. The monetary values for trees designated to be preserved and conserved as identified on the Tree Preservation Plan shall serve as a baseline sum in determining the amount of the Tree Bond, as below.

20. Tree Bond Payment. At the time of site plan approvals, the Applicant shall post a bond letter of credit or cash deposit (the "Tree Bond") as required by the Director, DPWES, payable to the County of Fairfax to ensure preservation and/or replacement of the trees for which a monetary value has been determined in accordance with condition 19 above (the "Bonded Trees") that die or are dying due to unauthorized construction activities. The bond letter of credit or cash deposit shall be equal to 50% of the monetary value of the Bonded Trees. At any time prior to final bond release, should an Bonded Trees die, be removed, or are determined to be dying due to unauthorized construction activities, the Applicant shall replace such trees at its expense. The replacement trees shall be of equivalent size up to 4" in diameter, species and/or canopy cover as approved by UFMD. In addition to this replacement obligation, the Applicant shall also make a payment equal to the value of any Bonded Tree that is dead or dying or improperly removed due to unauthorized activity. This payment shall be determined based on the Trunk Formula Method and paid to a fund established by the County for furtherance of tree preservation objectives. Upon release of the construction bond, any amount remaining in the Tree Bond required by this proffer shall be returned/released to the Applicant.

21. Tree Preservation Fencing: All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees shall be erected at the limits of clearing and grading as shown on the demolition, and phase I & II erosion and sediment control sheets, as may be modified by the "Root Pruning" condition below. All tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fencing shall be performed under the supervision of a certified arborist, and accomplished in a manner that does not harm existing vegetation that is to be preserved. Three (3) days prior to the commencement of any clearing, grading or demolition activities, but subsequent to the installation of the tree protection devices, the

UFMD, DPWES, shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by the UFMD, DPWES.

22. The swim club shall be prohibited from obtaining any future Temporary Special Permits for the sale of firewood.

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established or construction has commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

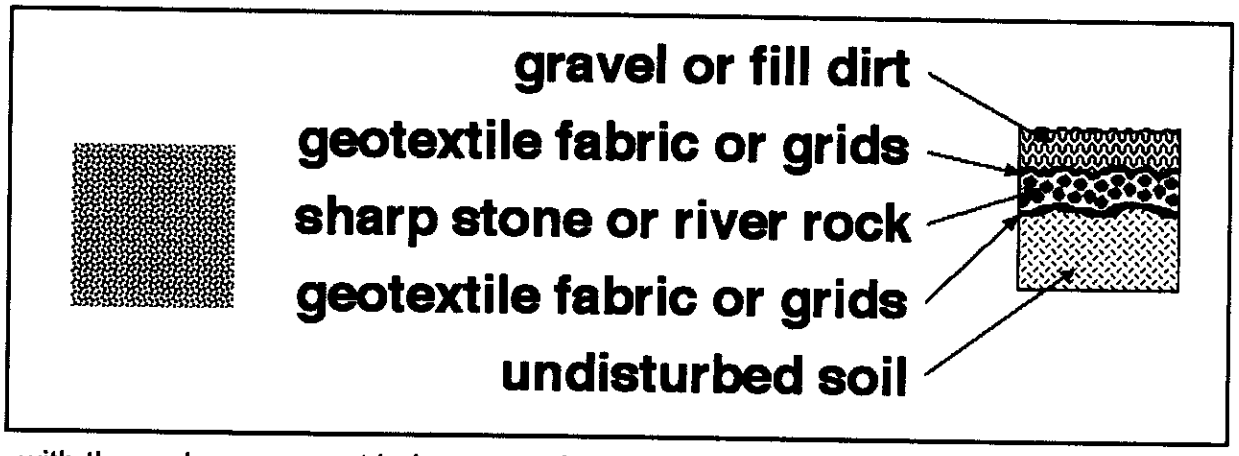
EXHIBIT A

Holmes Run Communications Tower

Tree Preservation Activities

1. This plan includes specific recommendations for certain trees. Other trees to be preserved should survive without additional tree care at this time.
2. All work performed shall meet or exceed industry standards. In the event cultural treatments prescribed are not covered by an existing standard, all work shall meet or exceed standards approved by Fairfax County Urban Forestry Management. Industry standards shall mean those most recently published by International Society of Arboriculture (ISA), American National Standards Institute (ANSI), or Tree Care Industry Association (TCIA).
3. The developer shall retain a professional arborist to ensure the proper implementation of the Tree Preservation Plan. A "professional arborist" is defined as an arborist who has demonstrated proficiency by obtaining a certification through a recognized arboricultural institution. This person shall be referred to as the "Project Arborist".
4. All work required by the Tree Preservation Plan shall be under the supervision of the Project Arborist.
5. Prior to any construction activity, all individual trees and groups of trees shown to be preserved on the Tree Preservation Plan shall be protected by fencing a minimum of four feet in height, placed at the limits of clearing and grading, or as determined by Fairfax County Urban Forestry Management representatives during the pre-construction meeting. Tree protection fencing shall be 14 gage steel welded wire "farm fence", on 6 foot steel posts driven into the ground 18 inches and placed not more than 10 feet apart; or super silt fence. The tree protection fencing shall be made clearly visible to all construction personnel with signs posted on it stating in English and Spanish that it is a tree preservation area and no entry is permitted. The fencing shall be installed prior to any work being conducted on the site, including the demolition of any existing structures or fences. The Project Arborist shall monitor the installation of the tree protection fencing, including super silt fence if it is used as tree protection fencing, and verify in writing that it has been installed prior to the demolition of existing structures and features.
6. All construction activity and motorized equipment shall be prohibited beyond the limits of clearing and grading shown on the site plan and the Tree Preservation Plan unless previously approved by Fairfax County Urban Forestry Management.
7. All of the requirements of the Public Facilities Manual, Article 12, Vegetation Preservation and Planting, shall be followed.
8. The engineer, architect, or site superintendent shall flag the limits of clearing and grading prior to the preconstruction meeting.
9. The site superintendent, Fairfax County Urban Forestry Management representative, and Project Arborist shall walk the limits of clearing and grading to discuss tree issues and the importance of not violating the limits of clearing and grading. Which trees are to be removed from within tree save areas shall be determined at this time.

10. Aeration system for tree #26: An aeration system designed to maximize chances of survival for tree #26 shall be installed along the north half of the cell tower compound. Soil disturbance in this area shall be limited to the minimum necessary to remove tree #8. The aeration system shall be placed on otherwise undisturbed soil,



with the rock component being approximately 12-15 inches deep along the retaining wall nearest tree #26, and feathering into the existing grade near the middle of the compound. Prior to installation of the aeration system, the Project Arborist shall notify UFMD at least 72 hours in advance to afford UFMD representatives an opportunity to inspect the installation. The Project Arborist shall monitor the installation of the aeration system and verify in writing that it has been installed properly.

11. Root Pruning: No root pruning shall be required on this site, other than possibly between trees #8 and #26, as determined by Fairfax County Urban Forestry Division representatives.

12. Clearing Operations: Trees to be removed shall be felled in such a manner as to preserve the trees that are to remain. Trees directly adjacent to but within the limits of clearing and grading shall be felled by hand, with a chain saw, and the stumps shall remain in place. If, due to site constraints, the stumps must be removed, this shall be done in a manner that does not injure trees to be preserved, such as by use of a stump grinder.

13. The tree care contractor shall perform tree removals as specified. Trees within the tree preservation areas, which are individually identified by the Project Arborist to be removed shall be felled by hand with a chain saw and the stumps shall remain in place; this shall be done under the supervision of the Project Arborist. Such trees shall be felled in a manner that does not injure trees to be preserved. Trees to be removed from the tree preservation area shall be dropped into the area to be cleared, or pieced down. These trees shall be moved into the area to be cleared without injuring remaining vegetation. Dead trees shall be removed from tree preservation areas only if they pose a hazard. Trunks of dead trees shall remain in tree preservation areas unless they pose a hazard. Stumps shall remain in the tree preservation areas unless otherwise stated in the Tree Preservation Plan.

14. After trees are removed from the tree preservation areas, erosion control system and tree preservation fencing shall be put in place before beginning the actual clearing/grading process.
15. Trees within the area disturbed by firewood operations should receive special attention; discuss the project with owners of these trees before starting work. This area shall be cleaned of non-natural debris carefully and in a way that does not harm the trees to be preserved.
16. Silt fence or super silt fence, if required, may be installed in the root-pruning trench. If super silt fence is used, it may serve as tree preservation fencing. Other types of tree preservation fencing shall be placed between the area to be cleared and the root-pruning trench.
17. The tree care contractor shall prune trees as specified in the Tree Preservation Plan. All work shall meet or exceed industry standards, and an International Society of Arboriculture Certified Arborist shall be on site while tree care operations are taking place.
18. The firewood operations area shall be mulched to a depth of 4 to 5 inches, using either chips generated from tree care operations or commercial mulch. No motorized equipment shall enter the firewood operations area.
19. Proceed with project. No activity whatsoever shall take place in the tree save areas.
20. Project Arborist shall monitor project activity on a weekly basis until Phase I erosion and sedimentation controls are in place, and thereafter on a monthly basis.
21. Should entry into a tree save area be necessary, the site superintendent shall contact the Project Arborist and Fairfax County Urban Forestry Management *first*. Measures as prescribed by the Project Arborist to minimize or mitigate damage resulting from entry shall be taken.
22. At bond release, the site shall be reviewed to determine the need for further tree care or removal.

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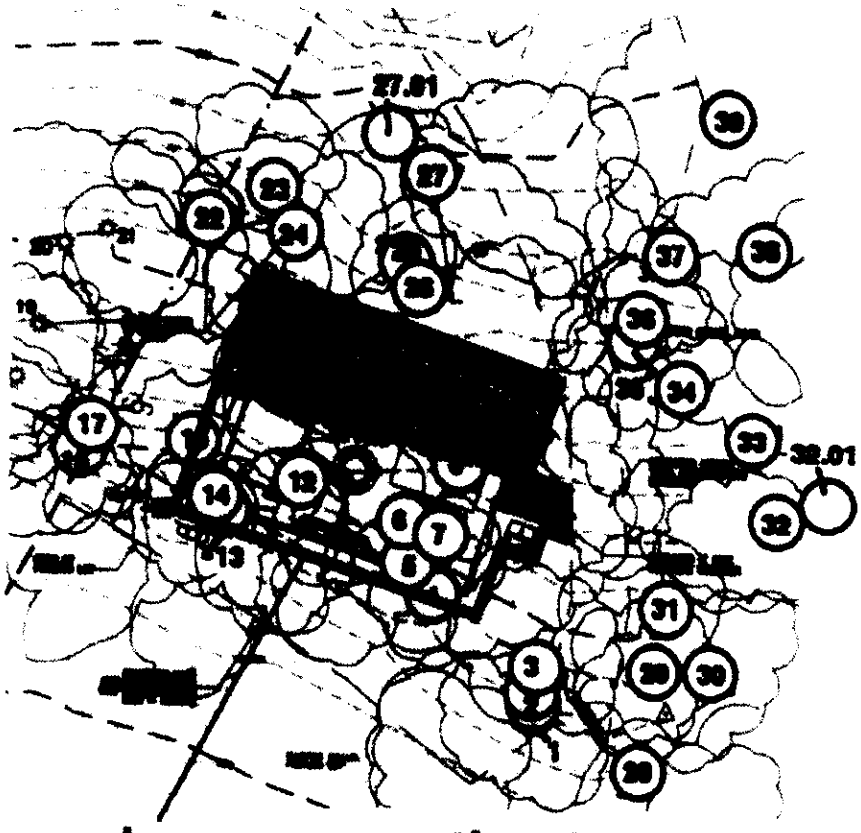

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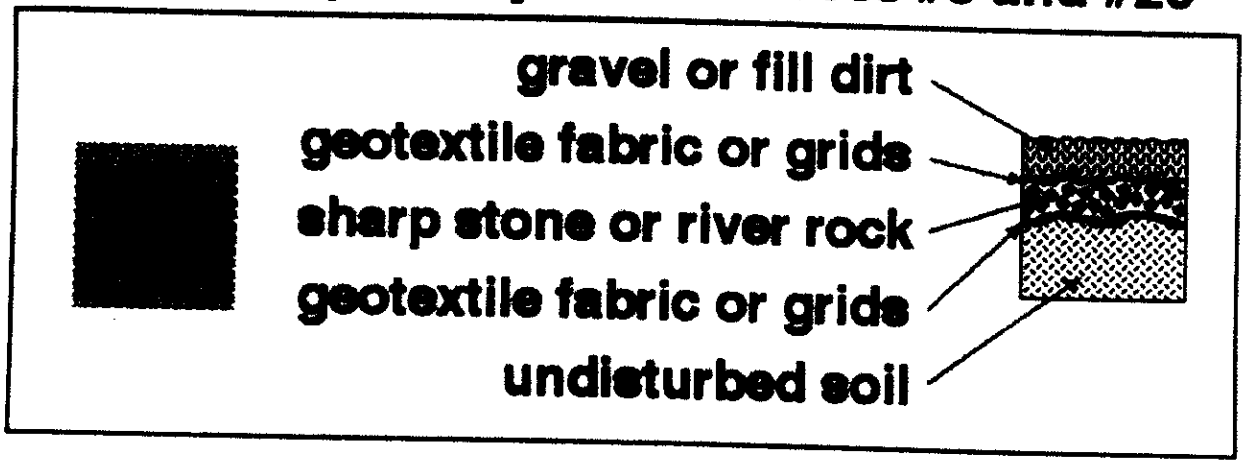
no root pruning is required on this site
other than possibly between trees #8 and #26



Appendix

Development Tree Inventory

Holmes Run Communications Tower

Fairfax County, Virginia

December 19, 2008

Prepared by

Edward P. Milhous

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ASCA RCA #350 ISA #MA-0004A MD TE #458

Tree #	Name	Size	Condition	Comment	Recommendation
1	white mulberry *Morus alba* Species Rating: 30%	6	.75	This tree would *not* be desirable in a new setting. Its chance of surviving planned construction is good. One of the worst invasive exotics, it is an undesirable tree.	Do not save this tree... remove it when clearing. Do not grind out the stump; leave it for erosion control.
2	black locust *Robinia pseudoacacia* Species Rating: 50%	10	.69	Marginal: This tree *might* be desirable in a new setting. Its chance of surviving planned construction is good. This tree leans excessively. Bark on the tree's trunk is damaged.	Do not save this tree... remove it when clearing. Do not grind out the stump; leave it for erosion control.
3	tulip tree *Liriodendron tulipifera* Species Rating: 75%	9	.75	This tree would be desirable in a new setting. Its chance of surviving planned construction is good. Bark on the tree's trunk was damaged some years ago.	This tree is to be saved.
4	black cherry *Prunus serotina* Species Rating: 60%	9	.69	Marginal: This tree *might* be desirable in a new setting. This tree has no chance of surviving construction. Borer damage is evident. This tree has a poor form.	Do not save this tree... remove it when clearing.
5	black locust *Robinia pseudoacacia* Species Rating: 50%	13	.75	This tree would be desirable in a new setting. This tree has no chance of surviving construction. Dead branches in this tree's crown are a minor problem.	Do not save this tree... remove it when clearing.
6	black cherry *Prunus serotina* Species Rating: 60%	10	.69	This tree would *not* be desirable in a new setting. This tree has no chance of surviving construction. Borer damage is evident. This is a serious problem for this tree.	Do not save this tree... remove it when clearing.
7	black gum *Nyssa sylvatica* Species Rating: 90%	4	.75	This tree would be desirable in a new setting. This tree has no chance of surviving construction.	Do not save this tree... remove it when clearing.

Tree #	Name	Size	Condition	Comment	Recommendation
8	red oak *Quercus* spp. Species Rating: 80%	28	.63	This tree would *not* be desirable in a new setting. This tree has no chance of surviving construction. Bark has been damaged near the base of the tree. This is a serious problem for this tree. **Danger!** Large pieces of wood could fall at any time. Borer damage is evident.	Remove this tree *ASAP*. Take out stump/roots so as to minimize damage to tree 26.
9	black locust *Robinia pseudoacacia* Species Rating: 50%	13	.75	This tree would be desirable in a new setting. This tree has no chance of surviving construction. Dead branches in this tree's crown are a minor problem.	Do not save this tree... remove it when clearing. Grind out the stump.
10	black locust *Robinia pseudoacacia* Species Rating: 50%	5	0	This tree would *not* be desirable in a new setting. This tree has no chance of surviving construction. This tree is dead.	Do not save this tree... remove it when clearing. Grind out the stump.
11	northern red oak *Quercus rubra* Species Rating: 80%	9	.72	This tree would be desirable in a new setting. This tree has no chance of surviving construction. Vandalized: ax/saw wounds all over trunk.	Do not save this tree... remove it when clearing.
12	black cherry *Prunus serotina* Species Rating: 60%	9	.66	This tree would *not* be desirable in a new setting. This tree has no chance of surviving construction. The disease brown rot is evident. This is a serious problem for this tree. This tree leans excessively.	Do not save this tree... remove it when clearing.
13	black locust *Robinia pseudoacacia* Species Rating: 50%	15	.75	This tree would be desirable in a new setting. This tree has no chance of surviving construction.	Do not save this tree... remove it when clearing.
14	red oak *Quercus* spp. Species Rating: 80%	8	.75	This tree would be desirable in a new setting. This tree has no chance of surviving construction.	Do not save this tree... remove it when clearing.
15	red oak *Quercus* spp. Species Rating: 80%	28	.75	This tree would be desirable in a new setting. This tree has no chance of surviving construction.	Do not save this tree... remove it when clearing.
16	tulip tree *Liriodendron tulipifera* Species Rating: 75%	4	.72	This tree would *not* be desirable in a new setting. Its chance of surviving planned construction is good. This tree has a poor form. This tree will grow into the utility wires.	Do not save this tree... remove it when clearing. Do not grind out the stump; leave it for erosion control.
17	black cherry *Prunus serotina* Species Rating: 60%	14	.53	This tree would *not* be desirable in a new setting. Its chance of surviving planned construction is good. This tree will grow into the utility wires. Improperly pruned: this tree was topped years ago. This tree has a poor form. This tree may soon interfere with parking vehicles.	Do not save this tree... remove it when clearing. Do not grind out the stump; leave it for erosion control.

Tree #	Name	Size	Condition	Comment	Recommendation
22	black cherry *Prunus serotina* Species Rating: 60%	4	.66	Marginal: This tree *might* be desirable in a new setting. Its chance of surviving planned construction is good. The disease brown rot is evident. This is a serious problem for this tree. This tree has a poor form.	Do not save this tree… remove it when clearing. Do not grind out the stump; leave it for erosion control.
23	tulip tree *Liriodendron tulipifera* Species Rating: 75%	9	.75	This tree would be desirable in a new setting. Its chance of surviving planned construction is good. Trunk seam(s) are evident.	This tree is to be saved.
24	red oak *Quercus* spp. Species Rating: 80%	12	.75	This tree would be desirable in a new setting. Its chance of surviving planned construction is good. Dead branches in this tree's crown are a minor problem.	This tree is to be saved. Clean of wood 1" or larger.
25	tulip tree *Liriodendron tulipifera* Species Rating: 75%	5	.75	Marginal: This tree *might* be desirable in a new setting. Its chance of surviving planned construction is good. This tree is suppressed (dominated) by a larger tree. This tree crowds a better tree. This will be a problem in the future unless dealt with soon.	Do not save this tree… remove it when clearing. Do not grind out the stump; leave it for erosion control.
26	tulip tree *Liriodendron tulipifera* Species Rating: 75%	31	.75	This tree would be desirable in a new setting. Its chance of surviving planned construction is fair/good.	This tree is to be saved. Prune out 5 inch diameter tree at its base.
27	southern red oak *Quercus falcata* Species Rating: 80%	23	.5	This tree would *not* be desirable in a new setting. This tree has no chance of surviving construction. **Danger!** This tree poses an unacceptable risk of failure. There is decay in the trunk and base of this tree. This is a ***severe*** problem for this tree! Borer damage is evident.	Remove this tree *ASAP*. Do not grind out the stump; leave it for erosion control.
27.01	white oak *Quercus alba* Species Rating: 95%	21	.38	This tree would *not* be desirable in a new setting. This tree has no chance of surviving construction. There is decay in the trunk, base, and roots of this tree. This is a ***severe*** problem for this tree! **Danger!** This tree poses an unacceptable risk of failure.	Remove this tree *ASAP*. Do not grind out the stump; leave it for erosion control.
28	southern red oak *Quercus falcata* Species Rating: 80%	26	.63	Marginal: This tree *might* be desirable in a new setting. Its chance of surviving planned construction is fair/good. Bark has been damaged near the base of the tree. This tree leans. Borer damage is evident.	This tree is to be saved. See how this tree does over the next few years.

Tree #	Name	Size	Condition	Comment	Recommendation
29	black locust *Robinia pseudoacacia* Species Rating: 50%	9	.5	This tree would *not* be desirable in a new setting. This tree has no chance of surviving construction. **Danger!** This tree poses an unacceptable risk of failure. **Danger!** Large pieces of wood could fall at any time. Woodpeckers are probing this tree's trunk and/or limbs. There is decay in the trunk of this tree.	Remove this tree *ASAP*. Do not grind out the stump; leave it for erosion control.
30	red maple *Acer rubrum* Species Rating: 80%	16	.66	Marginal: This tree *might* be desirable in a new setting. Its chance of surviving planned construction is fair/good. Canker diseases are evident. Bark has been damaged near the base of the tree.	This tree is to be saved. See how this tree does over the next few years.
31	black locust *Robinia pseudoacacia* Species Rating: 50%	16	.59	This tree would *not* be desirable in a new setting. This tree has no chance of surviving construction. **Danger!** This tree poses an unacceptable risk of failure. **Danger!** Large pieces of wood could fall at any time. There is decay in the trunk of this tree.	Remove this tree *ASAP*. Do not grind out the stump; leave it for erosion control.
32	sassafras *Sassafras albidum* Species Rating: 60%	13	.66	Marginal: This tree *might* be desirable in a new setting. Its chance of surviving planned construction is fair/good. Bark on the tree's trunk is damaged.	This tree is to be saved. See how this tree does over the next few years.
32.01	black locust *Robinia pseudoacacia* Species Rating: 50%	13/16	.75	This tree would *not* be desirable in a new setting. This tree has no chance of surviving construction. There is decay in the trunk of this tree. This is a ***severe*** problem for this tree! **Danger!** This tree poses an unacceptable risk of failure. **Danger!** Large pieces of wood could fall at any time.	Remove this tree *ASAP*. Do not grind out the stump; leave it for erosion control. Consider leaving a spar for wildlife habitat.
33	black locust *Robinia pseudoacacia* Species Rating: 50%	12	.63	This tree would *not* be desirable in a new setting. This tree has no chance of surviving construction. **Danger!** This tree poses an unacceptable risk of failure. There is decay in the trunk of this tree. This is a ***severe*** problem for this tree!	Remove this tree *ASAP*. Do not grind out the stump; leave it for erosion control.
34	southern red oak *Quercus falcata* Species Rating: 80%	19	.47	This tree would *not* be desirable in a new setting. This tree has no chance of surviving construction. **Danger!** This tree poses an **extreme risk of failure**. There is decay in the trunk, base, and roots of this tree. Signs of Armillaria root rot, a decay fungus, are evident.	Remove this tree *ASAP*. Do not grind out the stump; leave it for erosion control.
35	red maple *Acer rubrum* Species Rating: 80%	10	.72	This tree would be desirable in a new setting. Its chance of surviving planned construction is fair/good. Vandalized: ax/saw wounds all over trunk.	This tree is to be saved. See how this tree does over the next few years.
36	black cherry *Prunus serotina* Species Rating: 60%	14	.5	This tree would *not* be desirable in a new setting. This tree has no chance of surviving construction. There is decay in the trunk and base of this tree. This tree leans excessively.	Remove this tree *ASAP*. Do not grind out the stump; leave it for erosion control.

Tree #	Name	Size	Condition	Comment	Recommendation
37	black locust *Robinia pseudoacacia* Species Rating: 50%	13	.47	This tree would *not* be desirable in a new setting. This tree has no chance of surviving construction. There is decay in the trunk and base of this tree. **Danger!** Large pieces of wood could fall at any time. Presence of *Phellinus robiniae* fungus indicates heart rot.	Remove this tree *ASAP*. Do not grind out the stump; leave it for erosion control.
38	white oak *Quercus alba* Species Rating: 95%	27	.66	Marginal: This tree *might* be desirable in a new setting. Its chance of surviving planned construction is fair/good. Bark was damaged near the base of the tree years ago. **Danger!** Large pieces of wood could fall at any time.	This tree is to be saved. Hazard prune: prune out hazardous wood *ASAP*. See how this tree does over the next few years.
39	tulip tree *Liriodendron tulipifera* Species Rating: 75%	30	.69	Marginal: This tree *might* be desirable in a new setting. Its chance of surviving planned construction is fair/good. **Danger!** Large pieces of wood could fall at any time.	This tree is to be saved. Hazard prune: prune out hazardous wood *ASAP*.

Average species rating 67

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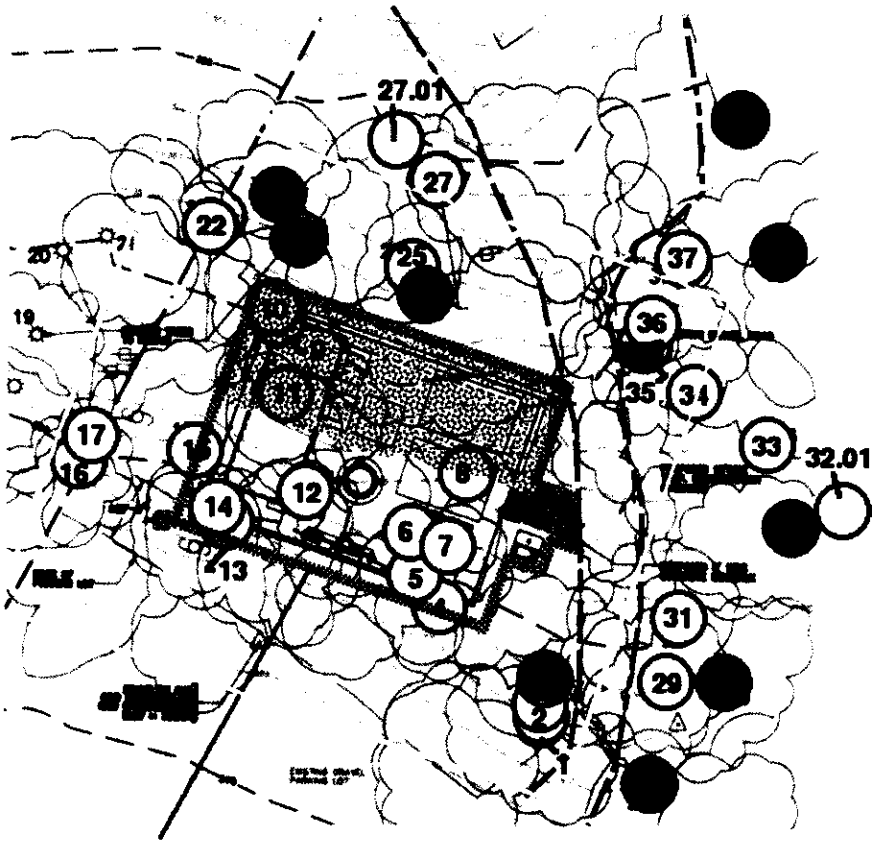

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tree preservation fence

no root pruning is required on this site other than possibly between trees #8 and #26

Legend:

25' mark beyond LOD

Existing Driveway

Trees to be preserved

Trees within 25' of LOD & at least 10" in caliper

Development Tree Inventory
Statement of Value to Meet Fairfax County Requirements
Holmes Run Communications Tower
December 19, 2008

Tree #	Name	Size Stem 1	Size Stem 2	Size Stem 3	Size Stem 4	Size Stem 5	Species Rating %	Condition Rating %	Location Rating %	Site Rating %	Contribution Rating %	Placement Rating %	Cost of Repair or Clean-up	Value
24	red oak *Quercus* spp.	12	0	0	0	0	80	75	55	65	50	50		$2,800.00
26	tulip tree *Liriodendron tulipifera*	31	0	0	0	0	75	75	68	65	65	75		$21,200.00
30	red maple *Acer rubrum*	16	0	0	0	0	80	66	55	65	50	50		$4,380.00
32	sassafras *Sassafras albidum*	13	0	0	0	0	60	66	55	65	50	50		$2,170.00
35	red maple *Acer rubrum*	10	0	0	0	0	80	72	55	65	50	50		$1,880.00
													Total value of preserved trees	$32,430.00