County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

RECEIVED
Department of Planning & Zoning
OCT 11 2016
Zoning Evaluation Division

September 21, 2016

Mark C. Looney
Cooley, LLP
11951 Freedom Drive
Reston, VA 20190

RE: Proffered Condition Amendment Application PCA 86-C-054-02/Conceptual Development Plan Amendment Application CDPA 86-C-054

Dear Mr. Looney:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on September 20, 2016, approving Proffered Condition Amendment Application PCA 86-C-054-02/Conceptual Development Plan Amendment Application CDPA 86-C-054 in the name of General Dynamics Corporation. The Board's action amends the proffers for Rezoning Application RZ 86-C-054, previously approved for office use, to permit office use and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.20. The subject property is located on the S. side of Sunset Hills Road, N. of Dulles Airport Access Road and W. of Hunter Mill Road, on approximately 21.69 acres of land zoned PDC, [Tax Map 18-3 ((1)) 11 B1], in the Hunter Mill District, subject to the proffers dated August 30, 2016.

Please note that on September 14, 2016, the Planning Commission approved Final Development Plan Amendment Application FDPA 86-C-054-02-01.

The Board also:

- Modified Par. 3 of Sect. 10-104 of the Zoning Ordinance to permit an increase in fence height up to 10 feet
- Modified Par. 15 of Sect. 11-202 of the Zoning Ordinance to permit a reduction in the number of required loading spaces from five to two spaces
- Modified Sect. 13-304 of the Zoning Ordinance to permit a security fence in lieu of the barrier requirement

Office of the Clerk to the Board of Supervisors
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035
Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 711
Email: clerktothebos@fairfaxcounty.gov
http://www.fairfaxcounty.gov/bosclerk

- Approved and concurred with the Director of the Department of Public Works and Environmental Services' determination that pursuant to Par. 1 of Sect. 11-101 of the Zoning Ordinance, 250 parking spaces for both Phases 1 and 2 of the development are adequate, subject to the executed proffers dated August 30, 2016

Sincerely,

Catherine A. Chianese

Catherine A. Chianese
Clerk to the Board of Supervisors

Cc: Chairman Sharon Bulova
Supervisor Catherine Hudgins, Hunter Mill District
Howard Goodie, Director, Real Estate Division, Dept. of Tax Administration
Barbara C. Berlin, Director, Zoning Evaluation Division, DPZ
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning
Michael Davis, Section Chief, Transportation Planning Division
Thomas Conry, Dept. Manager – GIS - Mapping/Overlay
Donald Stephens, Transportation Planning Division
Ken Williams, Plans & Document Control, ESRD, DPWES
Department of Highways-VDOT
Sandy Stallman, Park Planning Branch Manager, FCPA
Abdi Hamud, Development Officer, DHCD/Design Development Division
Jill Cooper, Executive Director, Planning Commission
Greg Bokan, Coordinator, Facilities Planning/Fairfax County Public Schools
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on the 20th day of September 2016, the following ordinance was adopted.

AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROFFERED CONDITION AMENDMENT APPLICATION PCA 86-C-054-02

WHEREAS, General Dynamics Corporation, filed in the proper form an application to amend the proffers for RZ 86-C-054 hereinafter described, by amending conditions proffered and accepted pursuant to Virginia Code Ann. 15.2-2303(a), and

WHEREAS, at a duly called public hearing the Planning Commission considered the application and the propriety of amending the Zoning Ordinance in accordance therewith, and thereafter did submit to this Board its recommendation, and

WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

NOW, THEREFORE, BE IT ORDAINED, that that certain parcel of land situated in the Hunter Mill District, and more particularly described as follows (see attached legal description): Be, and hereby is further restricted by the amended conditions proffered and accepted pursuant to Virginia Code Ann., 15.2-2303(a), which conditions are incorporated into the Zoning Ordinance as it affects said parcel, and

BE IT FURTHER ENACTED, that the boundaries of the Zoning Map heretofore adopted as a part of the Zoning Ordinance be, and they hereby are, amended in accordance with this enactment, and that said zoning map shall annotate and incorporate by reference the additional conditions governing said parcels.

GIVEN under my hand this 20th day of September 2016.

Catherine A. Chianese

Catherine A. Chianese
Clerk to the Board of Supervisors

General Dynamics Corporation
PCA 86-C-054-02
CDPA 86-C-054
FDPA 86-C-054-02-01

Proffer Statement
April 5, 2016
Revised June 16, 2016
Revised August 1, 2016
Revised August 22, 2016
Revised August 30, 2016

Pursuant to Section 15.2-2303(A) of the Code of Virginia (1950, as amended) and Sect. 18-204 of the Zoning Ordinance of Fairfax County (1978, as amended) (the "Zoning Ordinance"), the property owner and applicant, for themselves and their successors and assigns (collectively, the "Applicant"), hereby proffer that the development of the parcel under consideration and shown on the Fairfax County Tax Map as 18-3 ((1)) 11B1 (the "Property") shall be in accordance with the following conditions ("Proffers") if, and only if, PCA 86-C-054-02, CDPA 86-C-054, and FDPA 86-C-054-02-01 (collectively, the "Application") is granted. If approved, these Proffers supersede all previous proffers approved for the Property. In the event that this Application is denied, these Proffers shall be immediately null and void and of no further force or effect, and the Existing Proffers shall remain in effect.

GENERAL

1. Conceptual Development Plan Amendment/Final Development Plan Amendment. The Property shall be developed in substantial conformance with the Conceptual Development Plan Amendment/Final Development Plan Amendment for Reston Eastgate (collectively, the "CDPA/FDPA") dated January 4, 2016, and revised through August 22, 2016 prepared by Urban, Ltd., and consisting of 61 sheets, as further described below.

2. CDPA Elements. Notwithstanding that the Conceptual Development Plan Amendment and the Final Development Plan Amendment are presented on the same sheets and collectively defined as the CDPA/FDPA in Proffer 1, it shall be understood that the CDPA consists of (i) the maximum square footage of permitted development on the Property; (ii) the general location and arrangement of the buildings on the Property as shown on the CDPA/FDPA; and (iii) the points of access to the Property and general pedestrian and vehicular circulation routes through the Property (collectively, the "CDPA Elements"). The CDPA elements do not include the architectural design elements of the proposed buildings. The Applicant reserves the right, as may be necessary or required, to request approval from the Planning Commission of a further FDPA pursuant to Section 16-402 of the Zoning Ordinance for elements other than the CDPA Elements related to all or a portion of the Property and the CDPA/FDPA, provided such FDPA is in substantial conformance with these Proffers.

3. Minor Modifications. Minor modifications to the Proposed Development may be permitted pursuant to Sections 16-402 and 18-204 of the Zoning Ordinance as determined by the

Zoning Administrator and when necessitated by sound engineering or as necessary as part of final site design or engineering.

4. Future Applications. Any portion of the Property may be the subject of a CDPA, FDPA, Proffered Condition Amendment ("PCA"), Rezoning, Special Exception ("SE"), Comprehensive Sign Plan, Special Permit ("SP"), Variance or other zoning action without the joinder and/or consent of the owner(s) of the other land area(s) comprising the Property. Previously approved proffered conditions or development conditions applicable to a particular portion of the Property that are not the subject of such an application shall remain in full force and effect.

PROPOSED DEVELOPMENT

5. Proposed Development. The Applicant may develop the Property in phases with up to a maximum 190,000 gross square feet of development, along with surface and structured parking and other accessory uses and structures (collectively, the "Proposed Development"), generally as shown on Sheets 8-9 of the CDPA/FDPA. The first phase of the Proposed Development may contain up to 160,000 gross square feet of development ("Phase I"), with the option to add up to 30,000 square feet of additional development in a second phase ("Phase II") as more particularly shown on Sheet 12 of the CDPA/FDPA. Irrespective of the uses permitted under the Planned Development Commercial ("PDC") provisions of the Zoning Ordinance, the permitted uses on the Property shall be restricted to the following:

A. Offices;

B. Conference facilities, provided that such facility shall be restricted for the exclusive use of employees and/or contractors of and visitors to the office building comprising the Proposed Development;

C. Accessory eating establishments and fast food restaurants, provided that such facility shall be restricted for the exclusive use of employees and/or contractors of and visitors to the office building comprising the Proposed Development;

D. Accessory health clubs, provided that such facility shall be restricted for the exclusive use of employees and/or contractors of and visitors to the office building comprising the Proposed Development;

E. Accessory child care center and any associated outdoor play area, provided that such facility shall be restricted for the exclusive use of children of employees and/or contractors of the office building comprising the Proposed Development;

F. Accessory financial institutions; and

G. Accessory uses and accessory service uses as permitted by Article 10.

6. Future Development Options. Prior to this Application, the Property was permitted to develop with up to 357,694 square feet of office and associated uses, while the Proposed Development shown on the CDPA/FDPA would permit no more than 190,000 square feet to be developed on the Property without first amending the CDPA/FDPA and these Proffers to reflect

the proposed location and configuration of any additional structures or uses. The Applicant reserves the right to pursue approval of one or more CDPA/FDPA/PCA by the Board of Supervisors and the Planning Commission, respectively, to increase the total allowable development on the Property beyond the Proposed Development shown on the CDPA/FDPA. The Applicant acknowledges that the County's review of any such application(s) will be based, among other things, on an analysis of the Comprehensive Plan recommendations in effect at the time of such application(s). Modifications to these Proffers (including required transportation improvements, stormwater management, etc.) also may be necessary to mitigate the impacts of any future development beyond the Proposed Development.

7. Maximum Building Height. The Proposed Development shall not exceed the maximum building height of one hundred and ten feet (110') as shown on Sheet 2 of the CDPA/FDPA. Building height shall be measured in accordance with the provisions of the Zoning Ordinance and shall be exclusive of those structures that are excluded from the maximum height regulations as set forth in Section 2-506 of the Zoning Ordinance. Notwithstanding the foregoing, however, nothing shall preclude the Applicant from constructing the Proposed Development to a lesser building height than that which is represented on the CDPA/FDPA.

8. Pedestrian Facilities. The Applicant may construct in phases a series of onsite pathways and sidewalks through and around the Property, generally as shown on Sheets 8-9 of the CDPA/FDPA, provided that the Applicant reserves the right, in consultation with the Urban Forest Management Division ("UFMD") of the Fairfax County Department of Public Works and Environmental Services ("DPWES") and prior to site plan approval for each development phase(s) when such facilities are to be constructed, to modify the location and dimensions of such facilities from that shown on the CDPA/FDPA as part of the Applicant's efforts to preserve existing trees and vegetation.

9. Parking Reduction. Subject to the Board of Supervisors' approval and concurrence with the DPWES determination, in recognition of the Applicant's unique requirements and expected occupancy of the Property and pursuant to Section 11-101(1) of the Zoning Ordinance, and except as set forth below, the Applicant shall provide parking for the Proposed Development in general accordance with the tabulations shown on Sheet 2 of the CDPA/FDPA, which represents an approximately 40% reduction for Phase I and a 49.5% reduction for Phase II in the required number of parking spaces the Applicant otherwise would be required to provide under Section 11-104 of the Zoning Ordinance. In particular, the Applicant shall provide parking on the Property in accordance with subsections A, B, and C.

A. Phase I and Phase II Parking. The Applicant shall provide a minimum of 250 parking spaces on the Property at all times to support the Proposed Development and up to 200 Fulltime Employees (hereinafter defined) except that the required parking may be temporarily reduced during construction of Phase II in accordance Section 11-101(1) of the Zoning Ordinance.

B. Supplementary Parking Requirements. In the event the number of fulltime employees and contractors permanently assigned to or working at the Property ("Fulltime Employees") exceeds 200 during the hours of peak parking demand, then the Applicant shall provide twenty (20) additional parking spaces for every twenty-five (25) or fraction thereof

additional Fulltime Employees above 200 (the "Supplementary Parking"), provided that the Applicant shall have no obligation to provide more than the minimum parking spaces required under the Zoning Ordinance for office uses based on the size of the building actually constructed on the Property. The number of Fulltime Employees shall be determined using employee surveys and/or the issuance of parking/access passes (or such other measure as DPWES and the Applicant may agree to use from time to time). As necessary, the location of the Supplementary Parking shall be shown on a FDPA, subject to approval by the Planning Commission, but without the need to amend the CDPA or these Proffers. The Applicant shall, concurrent with parking surveys/counts described below, submit to DPWES a tabulation of the total number of Fulltime Employees for that calendar year.

C. Parking Surveys. In an effort to validate the effectiveness of the reduced parking set forth in this Proffer 9, the Applicant shall, beginning with the first September following the issuance of the first tenant Non-Residential Use Permit ("Non-RUP") for Phase I of the Proposed Development, and each September thereafter, conduct annual parking surveys (utilization study) to determine the peak parking demand (the "Parking Surveys") for the Property during the survey period. The Parking Surveys shall be conducted during peak parking periods (typically 10:00 am to 2:00 pm) Monday through Friday during a non-holiday week and outside the summer months (or at such other time as the Applicant and DPWES may agree) and shall document the average and peak percentage of parking spaces occupied over the course of the survey period. In the event two consecutive annual Parking Surveys demonstrate that the peak occupancy of the parking spaces established to serve the Property exceeds ninety percent (90%) during the survey period, then the Applicant shall increase the available parking on the Property by providing an additional twenty (20) or more surface or structured parking spaces or such greater amount as may be required by DPWES in consultation with the Applicant. Prior to installing any such spaces, the Applicant shall file and have approved by the County any required site plan revisions and/or building permits necessary to permit such installation, unless already approved as part of a site plan. In the event two (2) consecutive annual Parking Surveys demonstrate that the peak occupancy of the parking spaces established to serve the Property is below eighty-five percent (85%), then the Applicant shall only be required to conduct the Parking Surveys biennially to demonstrate continued compliance with the parking reduction granted with this Application, provided that the Director of DPWES may require the Applicant to conduct an additional parking utilization study at any time to verify compliance with this proffer. Such additional parking as may be required by this subsection is independent of any Supplementary Parking that may be required by subsection B above.

10. Architecture and Building Materials. The architectural design of the Proposed Development shall be in general conformance with the illustrative elevations shown on Sheets 34, 34A and 34B of the CDPA/FDPA. Building materials for the Proposed Development shall be selected from among the following: precast concrete or stone, metal, and/or glass, provided that final architectural details and accents may include other similar materials.

11. Rooftop Telecommunications Equipment and Mechanical Units. Telecommunications equipment, mechanical units, and all appurtenant facilities may be placed on the rooftop of the Proposed Development, shall comply with the applicable requirements of the Zoning Ordinance, and shall be visually screened and/or set back sufficiently from the perimeter of the roof so that

such equipment and facilities generally are not visible at street level when viewed at the property line of the Property.

12. Secure Campus. The Applicant reserves the right to develop the Property in accordance with the Interagency Security Committee Standards and/or the Unified Facilities Criteria established by the General Services Administration or Department of Defense, respectively. Adherence to these standards may include such things as the provision of a secure perimeter fence, guard house, car inspection facility and security gates, as generally shown on Sheets 8-9 of the CDPA/FDPA.

A. Security Fence. The design of the security fence shall be in general conformance with the illustrative designs shown on Sheet 34D of the CDPA/FDPA. Building materials for the portion of the security fence along the building's frontage, as shown on Sheet 34D, shall be selected from the following: masonry block, steel, stone, and/or painted metal, provided that final details and accents may include other materials. The Applicant reserves the right to use lesser materials for areas of the security fence that are not along the building's frontage. The final location of the security fence will be field located in conjunction with UFMD prior to site plan submission for the Proposed Development.

ENVIRONMENTAL

13. Stormwater Management Program. The Applicant shall provide the stormwater management ("SWM") and Best Management Practices ("BMP") measures as generally depicted on Sheets 17-25 of the CDPA/FDPA (the "SWM Facilities") sufficient to meet the requirements of the PFM and as set forth in this Proffer 13. The SWM Facilities may include, but are not limited to, the following: underground infiltration and/or detention vaults, urban bio-retention, bio-retention facility conservation and reforestation, compost amended managed turf/landscaped areas, downstream regional pond system, vegetated swales, Filterra, structural BMP devices and/or cisterns. The Applicant shall select and identify the specific SWM Facilities to be provided with the Proposed Development as part of the first site plan submission and shall provide as part of such site plan computations demonstrating conformance with applicable State and County SWM requirements, including 9VAC25-870, Fairfax County Code Chapter 124, and the PFM (Chapter 6).

A. Stormwater Monitoring Responsibilities. The Applicant may include in its SWM Facilities a level spreader as generally depicted on Sheet 20C of the CDPA/FDPA to disperse the release from the SWM vault, which controls runoff from the Proposed Development and subsequent improvements to Sunset Hills Road (as described in more detail in subparagraph 13(B) below). In the event the Applicant installs the level spreader as part of its SWM Facilities, then the Applicant shall, following issuance of the first Non-RUP for Phase I of the Proposed Development but prior to final bond release for Phase I, conduct periodic analyses (not less than once every three (3) months) of the effectiveness of the level spreader as a stormwater management tool and monitor for any signs of channelization or erosion on the Property and shall provide copies each analysis to the Stormwater Management Division of DPWES for review and comment. Should one or more such analyses indicate the presence of channelization or erosion resulting from the use of a level spreader, then the Applicant shall, following consultation with DPWES, modify the downstream condition from the level spreader (such as

installing rip rap armoring in the location of the erosion), to mitigate the channelization or erosion to the satisfaction of the Director of DPWES. Any such modifications or adjustments to the SWM Facilities or the Proposed Development may be completed without the need to amend the CDPA/FDPA or these Proffers, provided that the modifications are in substantial conformance with the CDPA/FDPA.

B. Accommodation of Storm Runoff From Sunset Hills Road Widening. In anticipation of the eventual widening of Sunset Hills Road to a four-lane undivided section across the Property's frontage (as shown on Sheets 20A – 20B of the CDPA/FDPA), the Applicant shall construct the SWM Facilities to sufficient capacity to accommodate, in addition to the storm runoff from the Proposed Development, storm runoff from a fully-improved Sunset Hills Road between the Washington and Old Dominion ("W&OD") Trail and Hunter Mill Road (the "Sunset Hills Road SWM Facilities"). As part of site plan approval for the Proposed Development, the Applicant shall (as necessary or appropriate) provide computations or other evidence satisfactory to the Virginia Department of Transportation ("VDOT") and the Director of DPWES demonstrating the effectiveness of the Sunset Hills Road SWM Facilities.

14. Stormwater Maintenance Responsibilities. Prior to site plan approval for the Proposed Development, the Applicant shall execute an agreement with Fairfax County (the "County") in a form satisfactory to the County Attorney (the "SWM Agreement") providing for the perpetual maintenance of all of the SWM Facilities, including the Sunset Hills Road SWM Facilities, as applicable. The SWM Agreement shall require the Applicant (and its successors/assigns) to contract with one or more maintenance/management companies to perform regular routine maintenance of the SWM Facilities (and, as necessary, the Sunset Hills Road SWM Facilities) and to provide a maintenance report annually to the Fairfax County Site Development and Inspections Division of DPWES. The SWM Agreement also shall provide, as applicable, easements for County inspection and emergency maintenance of the SWM Facilities (and, as necessary, the Sunset Hills Road SWM Facilities) to ensure that the facilities are maintained by the Applicant in good working order.

15. Landscaping. The Applicant shall implement the landscape design for the Proposed Development shown on Sheets 29-30 of the CDPA/FDPA (the "Conceptual Landscape Plan"), which illustrate the plantings and other features to be provided with the Proposed Development. The Conceptual Landscape Plan is conceptual in nature, and the tree species and planting locations may be modified by the Applicant as part of final engineering and building design, provided such modifications provide a similar quality and quantity of landscape plantings and materials as shown on the Conceptual Landscape Plan. The Applicant shall install the landscaping in phases based on the Applicant's order of construction and staging requirements, provided that the Applicant may, due to weather or other conditions and with the concurrence of UFMD, defer installation of all or portions of the required landscaping to the next available planting season so as to provide a better chance for its long term survival.

A. Native/Acclimated and Regionally Appropriate Species. The Applicant shall use native or acclimated, regionally appropriate species that are considered non-invasive as determined by the Virginia Department of Conservation and Recreation Native Plant Finder for plantings and landscaping materials throughout the Proposed Development, provided that the Applicant reserves the

right, in consultation with and approval by UFMD, to modify as part of site plan approval the exact species to be used, such as where some plant materials are not available or have been deemed by UFMD to no longer be appropriate.

B. Site Plan(s). As part of site plan approval for the Proposed Development, the Applicant shall submit to UFMD for review and approval a detailed landscape and tree cover plan (the "Landscape Plan"), which shall include, among other things:

i. Design details for typical planting areas above structures and along streets, as appropriate;

ii. Composition of the planting materials and/or structural soils used for street trees or where plantings are to be located within or on top of structures and other methods to be used to ensure the viability of the proposed plantings; and

iii. Information demonstrating that the Landscape Plans are consistent with and are part of the implementation of the SWM Facilities defined above.

C. Planting Quality. The Landscape Plan shall be consistent with the quality and quantity of plantings and materials shown on the Conceptual Landscape Plan, as may be modified by the Applicant as described above, and may include the use of additional shade trees and other plant materials as determined by the Applicant. The Applicant may adjust the type and location of vegetation and the design of the open spaces, courtyard areas and other improvements and plantings as approved by the Zoning Administrator and UFMD, provided such adjustments otherwise are in substantial conformance with the CDPA/FDPA. Nothing herein shall prevent the Applicant from installing more landscaping on the Property than is shown on the CDPA/FDPA.

D. Pre-Installation Meeting. Prior to the installation of plants to meet the requirements of the approved Landscape Plan and these Proffers, the Applicant shall coordinate a pre-installation meeting on site with the landscape contractor and a representative of UFMD to review the landscape requirements of the approved Landscape Plan. Any proposed changes to the location of planting, size of trees/shrubs, and any proposed plant substitutions of species specified on the approved Landscape Plan shall be reviewed at this time and must be approved by UFMD prior to planting. The Applicant shall provide notice to UFMD not less than 72 hours prior to the Applicant's implementation of the tree planting.

E. Fire Marshal and Sight Distance Coordination. If it is determined during site plan review that elements of the streetscape improvements, plantings, tree preservation areas, and/or open space designs conflict with comments from either the Fire Marshal, the Fairfax County Department of Transportation ("FCDOT") or VDOT (related to sight distance), the Applicant may relocate, remove, or modify such conflicting elements in response to such comments without the need for a PCA,

CDPA, or FDPA, provided any such modifications: (i) are made in consultation with, and subject to the approval of the Zoning Administrator, (ii) with the intent to provide the streetscape improvements, plantings, tree preservation areas, and open space designs shown on the CDPA/FDPA to the extent possible given the Fire Marshal's and/or FCDOT/VDOT's comments, and (iii) the overall tree canopy shown on the CDPA/FDPA is not reduced.

i. Fire Lane Relocation. In the event the Applicant elects to expand the building north towards Sunset Hills Road under Phase II of the Proposed Development, as shown on Sheet 12 of the CDPA/FDPA, the Applicant shall be permitted to relocate the displaced fire lane in consultation with DPWES and without the need for a PCA, CDPA, or FDPA.

16. Limits of Clearing and Grading. Except as set forth in this Proffer 16 and Proffer 17 below, the Applicant shall strictly adhere to the primary and secondary Limits of Clearing and Grading ("LOC") as shown on Sheet 10-11 of the CDPA/FDPA. However, minor adjustment of the LOC may be made as part of final design and engineering to accommodate the location of and maintenance for the proposed internal pathways, security fence and proposed utilities, as permitted pursuant to Section 18-204 of the Zoning Ordinance and approved by UFMD and DPWES. If such adjustments are needed for the proposed utilities, the utilities shall be located in the least disruptive manner possible as determined by UFMD. The Applicant shall develop and implement a replanting plan, subject to UFMD approval, for any areas outside the primary limits of clearing and grading that must be disturbed to accommodate utilities.

17. Forest Management Plan. In recognition of the Applicant's intent to incorporate a significant portion of the Property's existing tree cover and vegetation as an amenity of the Proposed Development, the Applicant shall develop, prior to site plan approval for the Proposed Development and in consultation with the UFMD of DPWES, a forest management plan (the "Forest Management Plan" or "FMP") to govern the means and methods by which the Applicant may preserve, modify and use the areas located within the LOC (as defined in Proffer 16 and identified on the CDPA/FDPA). The Forest Management Plan shall, among other things, establish designated (i) "Tree Save Area(s)" on the Property that generally are to remain in their forested condition and not be disturbed during construction of the Proposed Development (the "Tree Preservation Plan"), along with (ii) "Amenity Areas" where the Applicant will or expects to (a) remove trees that are dead, dying or diseased and/or unlikely to survive, as determined in coordination with UFMD, and/or (b) remove trees and/or conduct grading activities in order to install elements such as walking trails, fencing, lighting, supplemental landscaping, exercise stations, gazebos, picnic tables and benches, fire pits, passive recreation areas, elevated pedestrian pathways or bridges, or other similar facilities (collectively, the "Site Amenities"). The Applicant, however, reserves the right, in consultation with the UFMD of DPWES, to adjust the boundaries of the Tree Save Areas and the Amenity Areas without need to amend the CDPA/FDPA or these Proffers, provided it is in substantial conformance with the CDPA/FDPA.

A. Implementation of Tree Save Areas and Amenity Areas.

i. Tree Preservation/Pre-construction Meeting: Prior to the commencement of grading work on the Property, the Applicant shall retain the services of a certified arborist or

registered consulting arborist (also known as the "Project Arborist") and conduct a pre-construction meeting with an UFMD representative to review the LOC, the Tree Preservation Plan and the Site Amenities to be installed by the Applicant as part of the initial construction of the Proposed Development. Prior to such pre-construction meeting, the Applicant shall flag or cause to have flagged the LOC for the Proposed Development and the designated Tree Save Area with a continuous line of flagging representing the approved limits of clearing and grading for areas to be disturbed and the Tree Save Area(s) areas that are to remain in their forested condition; accordingly, the Amenity Areas will be the areas between the LOC and the Tree Save Area(s). The Applicant shall adhere to any adjustments in the LOC approved with UFMD as part of such pre-construction meeting.

ii. Root Pruning. The Applicant shall root prune as needed to comply with the Tree Preservation Plan and to install the Site Amenities in the Amenity Area(s). All tree preservation measures for the Tree Save Areas shall be clearly identified, labeled, and detailed on the erosion and sediment control plan sheets and Tree Preservation Plan.

iii. Site Monitoring. The Project Arborist shall be present on site and monitor clearing, root pruning, tree protection fence installation, and any other work conducted within or adjacent to the boundaries of Tree Save Area(s) during implementation of the Phase 1 erosion and sediment control plan approved with the site plan for the Proposed Development. In addition, the Project Arborist shall be present to monitor tree preservation measures throughout construction of the Proposed Development and the installation of Site Amenities to ensure tree protection is maintained and activities are conducted as identified in the Tree Preservation Plan as approved by UFMD.

iv. On-Site Invasive Species Management Plan. At the time of the first site plan submission for the Proposed Development, the Applicant shall provide to UFMD for review and approval an invasive species management plan for the Amenity Area west of the building, to include the following information:

(1) Identify targeted species to be suppressed or managed;

(2) Identify targeted area of invasive management or suppression;

(3) Method of management or suppression;

(4) Timing of treatments; and

(5) Duration of invasive management program.

v. Installation of Site Amenities in Site Amenity Areas. The Applicant reserves the right to remove existing trees and other vegetation and to conduct grading activities within Amenity Area(s) to permit installation, modification and replacement of Site Amenities that the Applicant may, from time to time, deem necessary or appropriate to serve the Proposed Development, provided, however, that any such activities shall be conducted in accordance with the following limitations and conditions:

(1) The Site Amenity(ies) shall be designed and implemented with input from the Project Arborist to minimize impacts to trees to be retained and enhance the potential for trees to contribute to and enhance the user's experience of the features;

(2) Not less than seventy-five (75) percent tree canopy shall be maintained within the Amenity Area west of the building;

(3) Grading shall be minimized to the extent possible to avoid impacts to trees that are to be retained;

(4) The Site Amenity(ies) shall not be attached to trees to be preserved or retained;

(5) Supplemental plantings within the Amenity Area(s) shall be limited to native or acclimated, regionally appropriate species of trees, shrubs and ground covers, exclusive of turf; and

(6) Trees with crowns overhanging one or more Site Amenity(ies) shall be pruned and/or reinforced to reduce the risk of injury due to dead limbs and structural defects.

18. Transformer Locations. As part of site plan approval for the Proposed Development, the Applicant shall identify on such site plan the location of transformers and/or switchgear to serve the Property. The Applicant reserves the right to expand the LOC and/or shift any landscaping and site features to accommodate the transformers and/or switchgear, provided that such an expansion and/or shift does not result in a reduction in the total amount of open space for the Property. The final location and installation of such transformers and/or switchgear shall not require approval of a PCA, CDPA or FDPA, provided the location shown is in substantial conformance with the CDPA/FDPA.

19. Utility Locations. Utilities, including, but not limited to, water, electric, gas, cable, telephone, telecommunication, sanitary sewer and storm sewer lines, as applicable, shall be installed within the street network to the maximum extent feasible, as determined by DPWES, or shall be placed in locations that do not conflict with the plantings, tree preservation areas, and open space areas shown on the CDPA/FDPA and Landscape Plan. If there is no other option, as determined by the Applicant, the utilities may be placed within the plantings, tree preservation areas, and open space areas, provided that the long-term health of trees and other plantings within such areas is ensured by the provision of sufficient soil volume, as verified by UFMD. The Applicant reserves the right to shift proposed landscaping to avoid proposed utility easements. The Applicant shall be permitted to relocate, remove, or modify the plantings, tree preservation areas, and/or open space areas to avoid conflicts with utilities without the need for a PCA, CDPA, or FDPA, provided: (i) any such modifications are made with the intent to provide the plantings, tree preservation areas, and open space areas shown on the CDPA/FDPA to the extent possible given the utility needs, and (ii) the overall tree canopy shown on the CDPA/FDPA is not reduced.

ARCHEOLOGY

20. Phase III Recovery. The Applicant has completed a Phase II Archeological Evaluation of the Property (Site #44FX1569) to evaluate/update previous investigations of the Property. Based on the results of that evaluation, the Applicant agrees, in consultation with the Cultural Resources Division of the Fairfax County Park Authority ("FCPA"), to retain the services of a third-party historical or cultural resources firm and conduct a Phase III data recovery excavation and processing of artifacts recovered from the Property, along with interpretation and additional analyses of such artifacts (the "Phase III Recovery"). Field work for the Phase III Recovery shall be completed prior to the commencement of grading or land disturbance within the identified boundaries of Site #44FX1569, but not later than April 1, 2017, unless deferred by the Applicant in consultation with FCPA. The final scope of the Phase III Recovery shall be determined in consultation with FCPA and may include, as appropriate, the placement of a historical marker or interpretative feature installed on the Gateway Parcel (as defined in Proffer 37 below) at the intersection of Sunset Hills Road and the W&OD Trail to commemorate the location and significance of artifacts recovered from the Property, as appropriate. The Applicant's cost to complete the Phase III Recovery, including any commemorative feature or marker, shall not exceed $375,000, with any additional costs to be borne by the FCPA based on the final scope of work agreed to by the Applicant and FCPA. Any artifacts recovered from the Property shall be conveyed to and become the property of FCPA or the County in accordance with procedures and standards established by FCPA.

GREEN BUILDING CERTIFICATION

21. LEED Silver. The Applicant shall seek LEED Silver certification under the U.S. Green Building Council's ("USGBC") Leadership in Energy and Environmental Design (LEED) certification (or other comparable rating system as agreed upon by the Applicant and the Environmental Review Branch ("EDRB") of the Department of Planning and Zoning ("DPZ")) for the office building constructed on the Property. If the Applicant elects the LEED certification process, then certification shall be under LEED Version 3 or higher for New Construction (LEED-NC) or Core and Shell (LEED-CS).

A. Project Checklist. The Applicant will include, as part of the site plan submission and building plan submission, a list of specific credits that the Applicant anticipates attaining for the Proposed Development under the applicable LEED rating system. A LEED-accredited professional ("LEED-AP") who is also a professional engineer or licensed architect will provide certification statements at both the time of site plan review and the time of building plan review for the building(s) for which certification is sought confirming that the items on the list will meet at least the minimum number of credits necessary to attain LEED Silver certification of the project.

B. County Team Member. The Applicant will designate the Chief of the EDRB as a team member in the USGBC's LEED Online system. This team member will have privileges to review the project status and monitor the progress of all documents submitted by the project team, as applicable, but will not be assigned responsibility for any LEED credits and will not be provided with the authority to modify any documentation or paperwork.

C. Design-Related Credit Review. Prior to building plan approval, the Applicant will submit documentation to the EDRB regarding the USGBC's preliminary review of design-oriented credits in the LEED program (as applicable or available, depending on the form of LEED pursued) for the building(s) for which certification is sought. This documentation will demonstrate that such building is anticipated to attain a sufficient number of design-related credits that, along with the anticipated construction-related credits, will be sufficient to attain LEED Silver certification.

D. Green Building Escrow. If the Applicant is unable, prior to building plan approval, to provide documentation of the USGBC's preliminary review of the design-oriented credits demonstrating that such building for which certification is sought is anticipated to attain a sufficient number of design-related credits that, along with the anticipated construction-related credits, will be sufficient to support the attainment of LEED Silver certification, the Applicant will, prior to building plan approval for such building(s), post a "Green Building Escrow" in the form of cash or a letter of credit from a financial institution authorized to do business in the Commonwealth of Virginia in the amount of $2 per gross square foot for such office building. This escrow will be in addition to, and separate from, other bond requirements and will be released upon demonstration of attainment of LEED Silver certification, or a higher level of certification, by the USGBC under the applicable version of the LEED rating system. The provision to the EDRB of documentation from the USGBC that such building has attained LEED Silver certification will be sufficient to satisfy this commitment.

E. Release of Green Building Escrow. The Green Building Escrow for building, as applicable, shall be released in accordance with the following:

i. If the Applicant is able, subsequent to building plan approval, to provide documentation of the USGBC's preliminary review of the design-oriented credits demonstrating that the building subject to such building plan approval is anticipated to attain a sufficient number of design-oriented credits that, along with the anticipated construction-related credits, will be sufficient to support the attainment of LEED Silver certification, the County shall release the entirety of the Green Building Escrow for such building(s) to the Applicant. Prior to the release of the bond for such building(s), the Applicant shall provide documentation to the EDRB demonstrating the status of attainment of LEED certification from the USGBC for the building.

ii. At the time the Applicant provides to the EDRB documentation from the USGBC demonstrating that LEED Silver certification has been attained, the entirety of the Green Building Escrow for such building(s) shall be released to the Applicant.

iii. If prior to final bond release for the Proposed Development, the Applicant provides to the EDRB documentation demonstrating that LEED Silver certification for the building has not been attained but that the building has been determined by the USGBC to fall within three (3) points of attainment of LEED certification, fifty percent (50%) of the Green Building Escrow will be released to the Applicant; the other fifty percent (50%) will be released to Fairfax County and will be posted to a fund within the County budget supporting implementation of County environmental initiatives.

iv. If prior to final bond release for the Proposed Development, the Applicant fails to provide documentation to the EDRB demonstrating attainment of LEED Silver certification or demonstrating that the building has fallen short of LEED Silver certification by three (3) points or more, the entirety of the escrow for that building will be released to Fairfax County and will be posted to a fund within the County budget supporting implementation of County environmental initiatives.

F. Extension of Time. If the Applicant provides documentation from the USGBC demonstrating, to the satisfaction of the EDRB, that USGBC completion of the review of the LEED Silver certification application has been delayed through no fault of the Applicant, the Applicant's contractors or subcontractors, the time frame may be extended as determined appropriate by the Zoning Administrator, and no release of escrowed funds shall be made to the Applicant or to the County during the extension.

SITE DESIGN

22. Lighting. All on-site outdoor and parking garage lighting provided with the Proposed Development shall comply with the Outdoor Lighting Standards of Section 14-900 of the Zoning Ordinance. All proposed parking lot and building mounted security lighting shall utilize full cut-off fixtures. When measured outside the building, interior lighting of the building shall not exceed the Outdoor Lighting Standards of Part 9 of Article 14 of the Zoning Ordinance.

23. Signage. All signage established on the Property shall comply with the requirements of Article 12 of the Zoning Ordinance, except that the Applicant reserves the right to request approval by the Planning Commission of a comprehensive sign plan in accordance with Section 12-210 of the Zoning Ordinance.

24. Generators, Dumpsters, Cooling Towers. The locations and numbers of generators and associated fuel storage and cooling towers shown on the CDPA/FDPA are preliminary and may vary or change (location, size and quantity) as a result of final engineering, architectural design and final user/occupant requirements, provided the amount of impervious surface is not increased and the amount of open space is not decreased. Exterior dumpsters and generators shall be visually screened using landscaping, enclosures or similar treatments, as determined by the Applicant.

TRANSPORTATION IMPROVEMENTS

25. Sunset Hills Road. Subject to FCDOT and VDOT approval, the Applicant shall construct within the existing, dedicated public right-of-way the improvements shown on the CDPA/FDPA (the "Sunset Hills Road Improvements") and open them to traffic (but not necessarily have them accepted by VDOT for maintenance) no later than the issuance of the first Non-RUP for the Proposed Development. The Sunset Hills Road Improvements will result in one through travel lane in each direction plus turn lanes into the Property. In the event VDOT and/or FCDOT approves a different roadway or pedestrian facility configuration than that shown on the CDPA/FDPA, then the Applicant may be permitted to construct such alternate designs without approval of a CDPA/FDPA or PCA. Any additional right-of-way needed to accommodate the Sunset Hills Road Improvements shall be dedicated at no cost and conveyance, in fee simple, to

the Board of Supervisors at the time of site plan approval for the Proposed Development. Any such additional right-of-way shall only be required to the extent necessary to accommodate the Sunset Hills Road Improvements.

26. Escrow in Lieu of Frontage Improvements. In recognition of the Applicant's commitment to construct the Sunset Hills Road Improvements outlined in Proffer 25 above, the Applicant may request from DPWES and FCDOT a waiver of any remaining improvements along the Property's frontage on Sunset Hills Road. Should the waiver be approved, the Applicant shall, in lieu of such construction and prior to site plan approval for the Proposed Development, escrow funds in the amount of $1,500,000 with the County for future improvements to Sunset Hills Road or for other road improvements in the vicinity of the Property, as determined by the Board of Supervisors. The Applicant will cooperate with FCDOT, VDOT and the Hunter Mill District Supervisor's Office on the future alignment of Sunset Hills Road and completion by others of the associated improvements along the Property's frontage.

27. Sunset Hills Road Traffic Signal. Subject to the acquisition of all necessary off-site right-of-way and/or temporary/permanent easements, the Applicant shall design and install a traffic signal, if warranted and approved by FCDOT and VDOT, at the intersection of Business Center Drive and Sunset Hills Road. The Applicant agrees to dedicate to VDOT, if necessary, additional easements within the Property to accommodate the signal pole and equipment, as well as to work in good faith with FCDOT and VDOT to acquire, at no additional cost to the Applicant, any off-site right-of-way or easements necessary to accommodate the traffic signal. The Applicant shall be entitled to receive from FCDOT and/or VDOT, prior to the commencement of construction for installation of the traffic signal, all funds previously collected by the County from other developments and/or reserved by the County for the installation of a traffic signal at this location. The traffic signal shall be installed prior to issuance of the first Non-RUP for the Proposed Development, provided that the timing for completion of the traffic signal may be deferred by the Applicant, with concurrence of the Zoning Administrator. In the event installation of the signal is delayed due to the inability to acquire off-site right-of-way or easements, such that the signal will not be installed prior to final bond release for the Proposed Development, then the Applicant shall be relieved of the obligation to install the signal and, instead, shall assign to the County and/or VDOT all plans and permits obtained by the Applicant in furtherance of the traffic signal installation and shall contribute up to $275,000 to the County, less all hard and soft costs expended to date by the Applicant in pursuit of the signal (as evidenced by receipts provided to FCDOT), for use by the County to install the signal.

MULTIMODAL IMPROVEMENTS

28. Bus Shelter. The Applicant shall construct a concrete pad and walkway to connect pedestrians from the proposed multipurpose trail to the existing bus shelter located along the Property's frontage on Sunset Hills Road (the "Bus Shelter"). The Applicant also shall, if requested by FCDOT prior to site plan approval, relocate the Bus Shelter to another location along the Property's frontage. The final location and timing of placement of the Bus Shelter shall be determined in consultation with FCDOT at site plan.

29. Bicycle Parking. The Applicant shall install bicycle racks, bike lockers, and/or bike storage areas in the Proposed Development that provide a total of at least ten (10) bicycle

parking spaces ("Bicycle Parking"). Locations for the Bicycle Parking shall be provided generally as shown on Sheet 32. The final design, location and amount of Bicycle Parking shall be determined at site plan in consultation with FCDOT. The Applicant shall install the Bicycle Parking prior to the issuance of the first Non-RUP for the portion of the building in which such facilities are to be provided.

30. Electric Vehicle Charging Facilities. Prior to issuance of the first Non-RUP, the Applicant shall provide a minimum of one (1) recharging station that serves two (2) parking spaces for electric cars within the parking garage on the Property. The Applicant also shall provide space and infrastructure to accommodate additional electric vehicle-ready parking spaces in the parking garage on the Property. "Electric vehicle-ready" means the provision of space, conduit banks, conduits, and access points allowing for the easy installation of vehicle charging stations in the future, and does not include the installation of transformers, switches, wiring, or charging stations.

31. Pedestrian Connection to Sunset Hills Road. Subject to FCDOT and/or VDOT approval, the Applicant shall construct a pedestrian connection from the Proposed Development to the sidewalk/trail to be located on Sunset Hills Road, generally as shown on Sheet 8 of the CDPA/FDPA, provided that such connection shall be considered part of the Applicant's secured campus and subject to the same security requirements and standards as the balance of the Property, thereby permitting the Applicant to use electronic or other means to restrict access to employees and authorized visitors of the Proposed Development.

32. Pedestrian Connection to the Washington & Old Dominion Trail. The Applicant shall request from the Northern Virginia Regional Park Authority ("NVRPA") permission to connect and, if approved, construct the 10-foot multipurpose trail fronting the Property along Sunset Hills Road (the "Multipurpose Trail") to the Washington and Old Dominion trail ("W&OD") at an angle linking the existing sidewalk along Sunset Hills Road west of the Property to provide pedestrians a direct connection between these facilities. In the event NVRPA does not grant permission for a direct connection, the Applicant shall coordinate with FCDOT, DPWES and NVRPA to determine an alignment that is acceptable to these reviewing agencies and construct the agreed-upon alignment. The configuration of the Multipurpose Trail shall be determined prior to site plan approval and shall be constructed prior to the issuance of a Non-RUP for the Proposed Development.

TRANSPORTATION DEMAND MANAGEMENT

33. TDM Goal, Performance and Monitoring. The Applicant shall implement a Transportation Demand Management ("TDM") program that reduces the AM and PM peak hour trips associated with the Proposed Developed by a minimum of twenty-five percent (25%) (the "TDM Goal") from the total number of vehicle trips that would be expected from a fully-leased, commercial office building as estimated by ITE's *Trip Generation Manual*, 9th Edition based on gross floor area (the "Baseline Trips"). The Applicant agrees to periodically monitor its conformance with the TDM Goal and to implement additional TDM measures as may be required to accomplish the stated objective.

A. TDM Monitoring Plan. Between September and December beginning with the first calendar year following the issuance of the first Non-RUP for each of Phase I and Phase II of the Proposed Development and then again every three (3) years thereafter (as limited by this paragraph), the Applicant shall evaluate the total number of vehicle trips to and from the site using surveys and/or traffic counts prepared by the Applicant and as reviewed by FCDOT (the "TDM Monitoring Plan"). Neither the Applicant's employees/tenants nor adjacent property owners shall be notified of the date and time of the surveys and/or traffic counts. All costs, such as the employment of a traffic consultant, associated with undertaking the traffic study shall be funded by the Applicant. The Applicant shall use the results of the surveys and/or traffic counts to determine if the TDM Goal has been met and shall submit this information in a Report to FCDOT for review and approval no later than March 1st of the year it is due. The Applicant thereafter shall repeat the surveys/traffic counts triennially until such time as two consecutive triennial traffic counts following completion of Phase I and, as applicable, Phase II of the Proposed Development show that the trip reduction objective has been met, after which the Applicant shall provide supplemental surveys as may be requested by FCDOT, but not more often than once every five (5) years. Nothing herein shall preclude the Applicant, in consultation with and as approved by FCDOT, from modifying the TDM Monitoring Plan based on the results of one or more surveys and/or traffic counts, or tolling the surveys and counts, of which all such modifications can be implemented without the requirement for approval of a PCA by the Board of Supervisors.

34. Alternative TDM Plan. In the event that (i) a traffic count or survey performed in accordance with Proffer 33(A) above shows the TDM Goal has not been met or (ii) a survey or tabulation performed in accordance with Proffer 9(B) above shows the number of Fulltime Employees exceeds 250, the Applicant will implement the following (the "Alternative TDM Plan"):

A. No later than ninety (90) days after the Applicant is notified that a traffic count or survey evidenced a failure to meet the TDM Goal, the Applicant shall designate an individual to act as the Program Manager ("PM") for the Property, whose responsibility will be to implement the TDM strategies outlined below. The PM duties may be a part of other duties assigned to the individual(s). The Applicant shall notify FCDOT within ten (10) days of the designation and thereafter shall do the same within ten (10) days of any change in such appointment.

B. The following is a list of potential TDM strategies that may be implemented under the Alternative TDM Plan:

i. Requirement that the Applicant disseminate information about transit services available to the Property, including Metro/Fairfax Connector maps, schedules and forms, as well as ride-sharing and other relevant transit options, to employees, and on-site independent contractors;

ii. Membership in Reston LINK or the Dulles Area Transportation Association (DATA), a recognized public-private transportation management association;

iii. SmarTrip cards and/or other fare media shall be provided to new employees at the time of initial hire in the amount of $50;

iv. Preferential parking spaces for carpools/vanpools and electric/hybrid vehicles shall be provided throughout the Property; and/or

v. Amenities for bicyclists and walkers including conveniently located bike racks, showers and lockers.

C. Following implementation of the Alternative TDM Plan, the Applicant shall repeat the surveys/traffic counts triennially until such time as two consecutive triennial traffic counts following completion of Phase I and, as applicable, Phase II of the Proposed Development show that the trip reduction objective has been met, after which the Applicant shall provide supplemental surveys as may be requested by FCDOT, but not more often than once every five (5) years.

RESTON COMMUNITY

35. Reston Planning and Zoning Committee and Equestrian Park. Copies of the Landscape Plan for the Property shall be submitted to the Reston Planning & Zoning Committee ("P&Z") and Equestrian Park Homeowners' Association for review and comment prior to site plan approval by DPWES.

36. P&Z Architectural Review and Comment. Prior to the submission of building permit application(s) to the County for the Proposed Development, the Applicant shall submit architectural elevations for Phase I of the office building to the P&Z for review and comment. A copy of the submission also shall be provided to the Hunter Mill District Supervisor and the Zoning Evaluation Division of DPZ.

37. Gateway Parcel. Prior to site plan approval for the Proposed Development, the Applicant shall dedicate to the Board of Supervisors approximately .22 acres of land at the northwest corner of the Proposed Development, as more particularly shown on Sheet 7 of the CDPA/FDPA, to be used by Fairfax County or the FCPA for a publicly-accessible pocket park, wayside, public art installation or other amenity provided by others that will serve as a gateway into the Wiehle-Reston East TSA west of the Property (the "Gateway Parcel"). The Applicant shall have no obligation to construct any uses or facilities within the dedicated area, aside from portions of the 10-foot multipurpose asphalt trail, as shown on the Sheet 9 of the CDPA/FDPA, that fall within the dedicated area.

FIRE SAFETY

38. Traffic Signal Preemption Equipment. Prior to site plan approval, the Applicant shall contribute $20,000 to the Capital Project titled Traffic Light Signals – FRD Proffers in Fund 300-C30070, Public Safety Construction for use in the installation of emergency vehicle preemption equipment on traffic signals within the Hunter Mill District as determined by the Fire and Rescue Department. The Applicant shall have no responsibility for installation or maintenance of the preemptive signal devices.

MISCELLANEOUS

39. Advanced Density Credit. Advanced density credit is reserved consistent with the provisions of the Fairfax County Zoning Ordinance, for all eligible dedications described herein or as may be required by Fairfax County or VDOT pursuant to the PFM, at the time of the site plan approval for the Property.

40. Inflationary Adjustment of Contributed Funds. Any funds contributed for transportation improvements shall escalate on a yearly basis from the base year of 2016 and change effective each January 1 thereafter until tender of payment, based on changes in the Consumer Price Index for all urban consumers (not seasonally adjusted) ("CPI-U"), both as permitted by Virginia State Code Section 15.2-2303.3(B).

41. Extension of Time. The Applicant reserves the right to request from the Zoning Administrator an extension of the time within which specific proffers may be fulfilled or completed to reflect challenges or limitations beyond the Applicant's control or for such other reason as the Zoning Administrator may agree.

42. Successors and Assigns. These Proffers will bind and inure to the benefit of the Applicant and its successors and assigns. Each reference to "Applicant" in this proffer statement shall include within its meaning and shall be binding upon Applicant's successor(s) in interest and/or developer(s) of the site or any portion of the site.

43. Counterparts. These Proffers may be executed in one or more counterparts, each of which when so executed and delivered shall be deemed an original, and all of which taken together shall constitute but one and the same instrument.

GENERAL DYNAMICS CORPORATION,
a Delaware corporation

By: M Amy Gilliland
Name: M. Amy Gilliland

Title: Senior Vice President, Human Resources and Administration

BP RESTON EASTGATE, LLC,
a Delaware limited liability company

By: Boston Properties Limited Partnership,
a Delaware limited partnership, its sole member

By: Boston Properties, Inc.,
a Delaware corporation, its general partners

By: _____

Name: _____

Title: _____

133081658

BP RESTON EASTGATE, LLC,
a Delaware limited liability company

By: Boston Properties Limited Partnership,
a Delaware limited partnership, its sole member

By: Boston Properties, Inc.,
a Delaware corporation, its general partners

By: _____

Name: Kenneth F. Simmons
Title: Senior Vice President, Development

133081658

APPROVED FINAL DEVELOPMENT PLAN AMENDMENT CONDITION

FDPA 86-C-054-02-01

August 31, 2016

The Planning Commission approved Final Development Plan Amendment FDPA 86-C-054-02-01 for Tax Map 18-3 ((1)) 11B1 and conditioned the approval by requiring conformance with the following development condition:

1. Development of the property shall be in substantial conformance with the CDPA/FDPA Plan entitled, "Reston Eastgate," submitted by Urban, Ltd., and consists of 61 sheets dated January 4, 2016 and revised through August 22, 2016.

CONCEPTUAL DEVELOPMENT PLAN ADMENDMENT / FINAL DEVELOPMENT PLAN AMENDMENT
FOR
RESTON EASTGATE
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

JANUARY 4, 2016
JANUARY 28TH, 2016 – REVISED
APRIL 1ST, 2016 – REVISED
MAY 6TH, 2016 – REVISED
JUNE 27TH, 2016 – REVISED
AUGUST 1ST, 2016 – REVISED
AUGUST 22ND, 2016 – REVISED

APPLICANT
GENERAL DYNAMICS
2941 FAIRVIEW PARK DRIVE
FALLS CHURCH, VA 22042

OWNER/DEVELOPER
BOSTON PROPERTIES
2200 PENNSYLVANIA AVENUE NW
SUITE 200W
WASHINGTON, DC 20037

ATTORNEY
COOLEY, LLP
ONE FREEDOM SQUARE
11951 FREEDOM DRIVE
RESTON, VA 20190

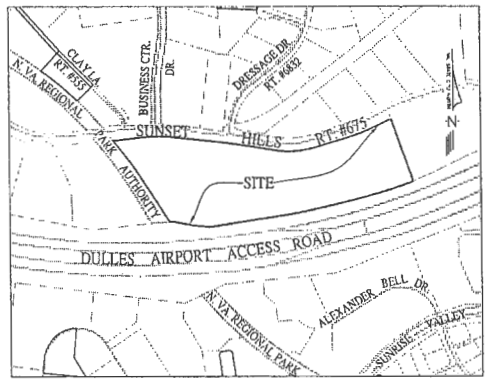
ARCHITECT
LSM
1212 BANK STREET NW
WASHINGTON, DC 20007

CIVIL ENGINEER
URBAN, LTD.
4200 D TECHNOLOGY COURT
CHANTILLY, VA 20151

TRAFFIC
WELLS AND ASSOCIATES
11441 ROBERTSON DRIVE
MANASSAS, VA 20109

LANDSCAPE
PWP LANDSCAPE ARCHITECTURE
739 ALLSTON WAY
BERKELEY, CALIFORNIA 94710
&
URBAN, LTD.
7700 LITTLE RIVER TURNPIKE SUITE 604
ANNANDALE, VA 22003

VICINITY MAP
SCALE: 1" = 1,000'



SHEET LIST TABLE

SHEET #	SHEET TITLE
01	COVER SHEET
02-03	GENERAL NOTES & DETAILS
04	OVERVIEW PLAN
05-06	EXISTING CONDITIONS PLAN
07	PROPERTY EXHIBIT
08-09	FINAL CONCEPTUAL DEVELOPMENT PLAN
10-11	CONCEPTUAL GRADING PLAN
12	CONCEPTUAL PHASING PLAN
13-14	PEDESTRIAN AND TRAFFIC CIRCULATION PLAN
15-16	OPEN SPACE PLAN
17	PRELIMINARY SWM PLAN
18	SWM - PRE-DEVELOPMENT
19	SWM - POST-DEVELOPMENT
20	SWM - VAULT COMPUTATIONS
20A	SWM - POST-DEVELOPMENT (ULTIMATE ROAD CONDITION)
20B	SWM - VAULT COMPUTATIONS (ULTIMATE ROAD CONDITION)
20C	SWM - LEVEL SPREADER COMPUTATIONS
21	BMP COMPUTATIONS
21A	BMP COMPUTATIONS (ULTIMATE ROAD CONDITION)
22	BMP DETAILS
23-25	OUTFALL ANALYSIS
26-27	SIGHT DISTANCE PROFILES
28	EXISTING VEGETATION MAP
28A-28H	TREE INVENTORY PLAN
28I-28P	TREE ANALYSIS
29-30	ILLUSTRATIVE LANDSCAPE PLAN
31	LANDSCAPE CALCULATIONS
32	CONCEPTUAL GARAGE PLAN
33	CONCEPTUAL BUILDING ELEVATIONS
33A	CONCEPTUAL BUILDING EXPANSION OPTIONS
34-34B	ILLUSTRATIVE BUILDING ELEVATIONS
34C	NORTH SOUTH SECTION THROUGH ENTRY DRIVE
34D	LANDSCAPE FENCING AND GUARDHOUSE
35	FIRE PROTECTION PLAN
36	FIRE TRUCK AUTOTURN EXHIBIT

RECEIVED
Department of Planning & Zoning
AUG 23 2016
Zoning Evaluation Division

NO.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
07/26/2016
08/01/2016
08/01/2016
08/05/2016
08/05/2016
08/12/2016
08/22/2016

Urban Ltd.
4200 D TECHNOLOGY CT.
CHANTILLY, VA 20151
TEL 703.378.7131
FAX 703.378.7132
www.urbanltd.com

COMMONWEALTH OF VIRGINIA
ELEFTER C. FOCK
Lic. No. 026790
08/22/2016
PROFESSIONAL ENGINEER

COVER SHEET
RESTON EASTGATE
CDPA-FDPA
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: N/A
C.I.= N/A
DATE: JAN. 2016

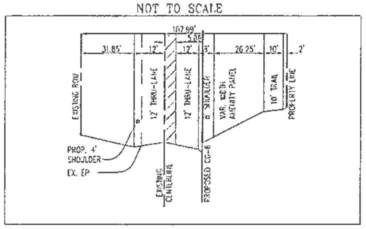
SHEET 01 OF 36

FILE No. RZ-12794

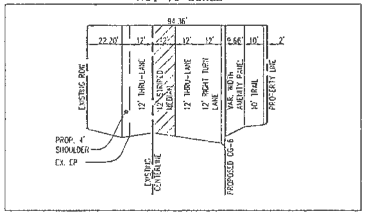
GENERAL NOTES

1. THE PROPERTY IS IDENTIFIED AS FAIRFAX COUNTY TAX MAP NUMBER: 0183-01-0011B1.
2. PARCEL 0183-01-0011B1 IS CURRENTLY ZONED PDC.
3. BOUNDARY AND TOPOGRAPHY INFORMATION HEREON IS BASED ON FIELD RUN SURVEY PREPARED BY URBAN LTD. AND IS REFERENCED HORIZONTALLY TO NAD 1983 AND VERTICALLY TO NAVD 1929.
4. THE TOPOGRAPHY SHOWN HEREON IS AT A TWO-FOOT CONTOUR INTERVAL, COMPILED BY URBAN LTD.
5. THE PROPERTY SHOWN ON THIS CDPA/FDPA IS LOCATED IN THE HUNTER MILL DISTRICT.
6. THIS PROPOSED DEVELOPMENT IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN AND ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED CONDITIONS, EXCEPT AS NOTED HEREIN.
7. THE SUBJECT PROPERTY HAS NO EXISTING FLOOD PLAINS OR RESOURCE PROTECTION AREAS BASED ON AVAILABLE COUNTY DATA.
8. THIS SITE IS SERVED BY PUBLIC SEWER AND WATER.
9. THIS PROPERTY LIES WITHIN ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS DELINEATED ON FLOOD INSURANCE RATE MAP 51059C0130-E, DATED SEPTEMBER 17, 2010.
10. UTILITY LOCATIONS SHOWN ARE APPROXIMATE. THE PROPOSED LOCATION IS SUBJECT TO CHANGE BASED ON FINAL DESIGN AND COORDINATION WITH PUBLIC WORKS
11. INDIVIDUAL UTILITY PLANS AND PROFILES WILL BE SUBMITTED DURING THE SITE PLAN STAGE FOR CONSTRUCTION PURPOSES.
12. THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON THIS SITE PER THE GEOTECHNICAL STUDY
13. THERE ARE NO KNOWN BURIAL SITES OR EXISTING GRAVES FOUND ON THIS SITE.
14. ALL NATURAL FEATURES IDENTIFIED AS WORTH PROTECTING ARE OUTSIDE THE LIMITS OF CLEARING.
15. THE SPECIAL AMENITIES PROPOSED ON THE FDPA SITE INCLUDE:
    - INDOOR FITNESS CENTER
    - 5' WALKING TRAIL
    - OUTDOOR TERRACE
16. PUBLIC IMPROVEMENTS PROPOSED WITH THIS FDPA INCLUDE TURN LANES INTO SUBJECT SITE AND AN ASPHALT TRAIL.
17. ALL PUBLIC STREETS SHALL CONFORM TO FAIRFAX COUNTY AND/OR VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) STANDARDS AND SPECIFICATIONS UNLESS MODIFIED AS DESCRIBED IN GENERAL NOTE 6 ABOVE.
18. IN ACCORDANCE WITH PARAGRAPH 4 OF SECTION 16-403 OF THE ZONING ORDINANCE, MINOR MODIFICATIONS TO THE SIZES, DIMENSIONS, FOOTPRINTS, AND LOCATIONS OF BUILDINGS, SIDEWALKS, DRIVEWAYS, TRAILS, AND UTILITIES MAY OCCUR WITH FINAL ENGINEERING AND DESIGN WITHOUT REQUIRING AN AMENDMENT TO THE CDPA/FDPA.
19. IN ACCORDANCE WITH PARAGRAPH 5 OF SECTION 18-204 OF THE ZONING ORDINANCE, MINOR MODIFICATIONS TO THE SIZE, DIMENSIONS, FOOTPRINTS, AND LOCATION OF BUILDINGS, PARKING SPACES, GARAGES AND SIDEWALKS MAY OCCUR WITH FINAL ENGINEERING AND DESIGN. NOTWITHSTANDING THAT WHICH IS SHOWN OR DESCRIBED ON THIS CDPA/FDPA, THE APPLICANT RESERVES THE RIGHT TO MAKE MINOR MODIFICATIONS TO THE LOCATION AND CONFIGURATION OF THE APPROVED DEVELOPMENT AND ALL COMPONENT PARTS OF THE SAME BASED ON FINAL ENGINEERING AND/OR REQUIREMENT IMPOSED IN CONNECTION WITH ANY POST ZONING APPROVALS, PROVIDED THE SAME ARE IN SUBSTANTIAL CONFORMANCE WITH THIS CDPA/FDPA.
20. THERE ARE NO DESIGNATED ENVIRONMENTAL QUALITY CORRIDORS (EQC) ON THE SUBJECT SITE PER THE COUNTY OF FAIRFAX MAPS.
21. THE DEVELOPMENT SCHEDULE AND PROPOSED SITE PLAN SUBMISSIONS SHALL BE DETERMINED BY THE APPLICANT BASED UPON MARKET CONDITIONS.
22. WHERE REQUIRED, LOADING PLANES WILL BE PROVIDED AT THE TIME OF SITE PLANNING FOR UTILITIES PROPOSED IN CLOSE PROXIMITY TO THE BUILDING AND/OR RETAINING WALLS.
23. NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY OR LOCATION OF UTILITIES OR MUNICIPAL/PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES CONTACT "MISS UTILITY" 1 (800) 257 -7777.
24. STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES ARE TO BE PROVIDED ONSITE BY PROPOSED FACILITIES WITH THE SITE PLANS FOR THIS PROPERTY AND, AT A MINIMUM, WILL MEET PFM REQUIREMENTS FOR WATER QUALITY AND QUANTITY CONTROLS.
25. ALL AREAS IDENTIFIED AS FIRE LANES, FIRE DEPARTMENT TURNAROUNDS, FIRE DEPARTMENT ACCESS AREAS OR OTHER RESTRICTED ARES WILL HAVE BOLLARDS, PAINT, SIGNAGE AND OTHER REQUIRED IDENTIFICATION INSTALLED AS REQUIRED PRIOR TO STRUCTURE OCCUPANCY.
26. VEHICLE ACCESSIBLE AREAS OVER THE PARKING STRUCTURE WILL SUPPORT THE WEIGHT OF FIRE DEPARTMENT VEHICLES.
27. THE FOLLOWING ARE THE OWNERS OF THE PARCELS INCLUDED IN THIS ZONING APPLICATION:
    MAP # 0183-01-0011B1
    BP RESTON EASTGATE LLC
    2200 PENNSYLVANIA AVE. NW
    SUITE 200
    WASHINGTON, DC. 20037

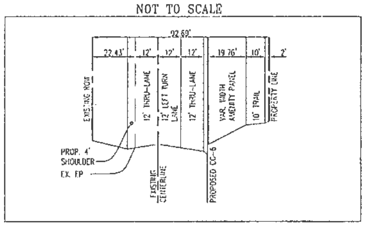
SUNSET HILLS ROAD SECTION A-A'
NOT TO SCALE



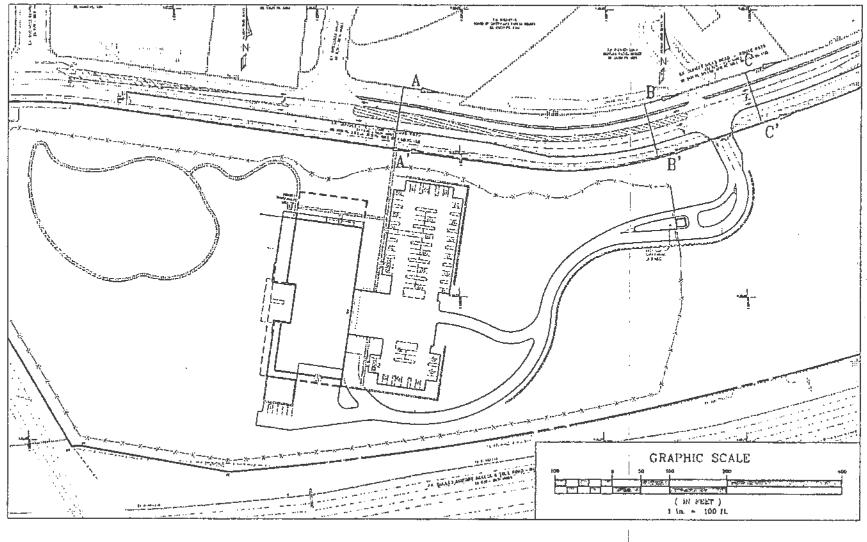
SUNSET HILLS ROAD SECTION B-B'
NOT TO SCALE



SUNSET HILLS ROAD SECTION C-C'
NOT TO SCALE



SUNSET HILLS ROAD CROSS SECTIONS:



ZONING TABULATIONS:

	ALLOWABLE/REQUIRED	APPROVED CDPA/FDP 86-C-054	PROPOSED OFFICE - PHASE I	PROPOSED OFFICE - PHASE II (ULTIMATE)
EXISTING SITE AREA	1,021,982 SF (23.46 AC.)	1,021,982 SF (23.46 AC.)	945,062 SF (21.70 AC.)	945,062 SF (21.70 AC.)
AREA OF STREET DEDICATION	N/A	76,920 SF (1.76 AC.)*	N/A*	N/A*
AREA OF PARK DEDICATION	N/A	N/A	9,242 SF (0.21 AC.)	9,242 SF (0.21 AC.)
ADJUSTED SITE AREA	N/A	945,062 SF (21.70 AC.)	935,631 SF (21.48 AC.)	935,631 SF (21.48 AC.)
EXISTING USE	VACANT LOT	N/A	N/A	N/A
PROPOSED USE	N/A	OFFICE BUILDINGS (3)	OFFICE BUILDING (1)	OFFICE BUILDING (1)
PROPOSED BUILDING SQUARE FOOTAGE	N/A	357,694 SQ FT	UP TO 160,000 SQ FT	UP TO 190,000 SQ FT
MINIMUM LOT AREA	N/A	N/A	N/A	N/A
MINIMUM LOT WIDTH	N/A	N/A	N/A	N/A
BUILDING HEIGHT	75'	75'	95' (5 STORIES - MAX)	110' (6 STORIES - MAX)
FLOOR AREA RATIO (FAR)	1.5	0.35	0.17	0.20
DENSITY (DU/AC.)	N/A	N/A	N/A	N/A
YARD REQUIREMENTS				
FRONT YARD	N/A	N/A	N/A	N/A
SIDE YARD	N/A	N/A	N/A	N/A
REAR YARD	N/A	N/A	N/A	N/A
LANDSCAPE OPEN SPACE	15% (141,759.30 S.F.)	40.00% (408,792 S.F.)	84.12% (787,052 S.F.)**	84.12% (787,052 S.F.)**
RECREATIONAL OPEN SPACE	N/A	N/A	N/A	N/A

* 76,920 SQ FT DEDICATED WITH PREVIOUSLY APPROVED PLAN #206-SP-01 (D.B. 11535 PG. 1730)
** POSSIBLE PARKING EXPANSION CONTEMPLATED IN PHASE I OPEN SPACE

PARKING TABULATIONS:

REQUIRED PARKING:	OFFICE USE (PER SECT. 11-104.14): 2.6 SPACES PER 1,000 S.F. PHASE 1: 2.6 SPACES PER 1,000 S.F. X 160,000 S.F. = 416 SPACES* PHASE 2: 2.6 SPACES PER 1,000 S.F. X 190,000 S.F. = 494 SPACES**
TOTAL REQUIRED PARKING:	= PHASE 1: 416 SPACES* = PHASE 2: 494 SPACES**
TOTAL PROVIDED PARKING:	
OFFICE PARKING PROVIDED:	= PHASE 1: 250 SPACES* (1.56 SPACES PER 1,000 GSF) = PHASE 2: 250 SPACES** (1.31 SPACES PER 1,000 GSF)
REQUIRED LOADING:	OFFICE USE (PER 11-203 AND 11-202.15): 1 SPACE FOR FIRST 10,000 S.F. + 1 SPACE/20,000 S.F. FOR AREA PAST FIRST 10,000 S.F. 1 SPACE + 150,000 SF X 1 SPACE/20,000 S.F. = 9 SPACES (PHASE 1) OFFICE USE (PER 11-203 AND 11-202.15): 1 SPACE FOR FIRST 10,000 S.F. + 1 SPACE/20,000 S.F. FOR AREA PAST FIRST 10,000 S.F. 1 SPACE + 180,000 SF X 1 SPACE/20,000 S.F. = 10 SPACES (PHASE 2)
TOTAL REQUIRED LOADING:	= 5 SPACES (MAX 5 PER BUILDING PER 11-202.15)***
PROVIDED LOADING:	= 2

* PARKING SPACE MODIFICATION IS REQUESTED FOR REDUCTION IN PARKING SPACES REQUIRED IN SECTION 11-104.14C OF THE ZONING ORDINANCE. THE SITE PROPOSES A PARKING REDUCTION FROM 416 TO 250 IN PHASE I IN ACCORDANCE WITH THE DETAILS DESCRIBED IN THE PROFFERS.

** PARKING SPACE MODIFICATION IS REQUESTED FOR REDUCTION IN PARKING SPACES REQUIRED IN SECTION 11-104.14C OF THE ZONING ORDINANCE. THE SITE PROPOSES A PARKING REDUCTION FROM 494 TO 250 IN PHASE II IN ACCORDANCE WITH THE DETAILS DESCRIBED IN THE PROFFERS.

*** LOADING SPACE MODIFICATION IS REQUESTED FOR REDUCTION IN LOADING SPACES REQUIRED IN SECTION 11-202.3 OF THE ZONING ORDINANCE. THE LOADING SPACE MODIFICATION IS IN CONFORMANCE WITH THE PREVIOUSLY APPROVED.

LIMITS OF CLEARING AND GRADING NOTE

THIS APPLICATION PROPOSES TWO DISTINCT LIMITS OF CLEARING AND GRADING. THE PRIMARY LIMITS WILL ENCOMPASS ALL CONSTRUCTION ACTIVITIES THAT WILL REQUIRE MAJOR CLEARING AND GRADING. THE SECONDARY LIMITS ENCOMPASSES THE BALANCE OF THE SITE WHERE NO MAJOR LAND DISTURBING ACTIVITIES WILL OCCUR BUT THE APPLICANT RESERVES THE RIGHT TO MAKE IMPROVEMENTS TO THE NATURAL CONDITIONS ON THE SITE. THESE IMPROVEMENTS MAY INCLUDE BUT ARE NOT LIMITED TO REMOVING UNWANTED TREES (ALREADY FALLEN OR CLEARLY DEAD AND ROTTING), PLANTING NEW TREES, RELOCATING EXISTING TREES, AND LAYING A TRAIL (NO MAJOR GRADING). ANY WORK PERFORMED IN THE SECONDARY LIMITS OF CLEARING WILL BE COORDINATED WITH FAIRFAX COUNTY URBAN FORESTRY AND THE SITE INSPECTOR PRIOR TO THE WORK BEING PERFORMED.

WAIVERS & MODIFICATIONS

MODIFICATIONS	DESCRIPTION
ZO 11-104.1.C	REQUEST THAT PARKING REQUIREMENT OF 494 BE REDUCED TO 250.
ZO 11-203	REQUEST THAT LOADING REQUIREMENT OF 5 BE REDUCED TO 2.
ZO 13-304	REQUEST THAT A SECURITY FENCE BE PERMITTED IN LIEU OF BARRIER REQUIREMENT A, D, C, D, E, F, OR H.
ZO 10-104	REQUEST THAT MAXIMUM FENCE HEIGHT REQUIREMENT BE INCREASED TO 10' TO ALLOW FOR ADEQUATE SECURITY FENCE.

LEGEND:

- EXISTING WATER LINE
- PROPOSED WATER LINE
- EX. FIRE HYDRANT
- PROP. FIRE HYDRANT
- EXISTING WATER METER
- PROPOSED WATER METER
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING GAS LINE
- PROPOSED GAS LINE
- EXISTING GAS VALVE
- PROPOSED GAS VALVE
- EXISTING OVERHEAD WIRE
- EXISTING LIGHTING
- PROPOSED LIGHTING
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING TREE LINE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED PHASE LINE
- PROPOSED LIMITS OF CLEARING & GRADING
- EXISTING WETLANDS
- PROP. RET. WALL
- ROAD SIGN
- EX. POWER POLE
- × 363.2 EXISTING SPOT ELEVATION
- +25.60 PROP. SPOT ELEVATION
- CG-6 CG-6R SPILL AND TRANSITION CURB AND GUTTER
- PROPOSED CURB
- MAIN BUILDING ENTERANCE
- EX. STREET LIGHTS
- PROP. STREET LIGHTS
- PROPOSED CG-12
- EXISTING TREE
- PROPOSED TREE
- WATER FITTING IDENTIFIER
- LOADING AREA
- BENCHMARK
- TEST PIT REQUIRED
- ???? VPD PROJECTED TRAFFIC COUNT
- O.R. OVERLAND RELIEF
- PROP. PROPOSED
- EX. EXISTING
- SF SQUARE FEET
- GSF GROSS SQUARE FEET
- NSF NET SQUARE FEET
- T.B.R. TO BE REMOVED
- FF FINISHED FLOOR
- V VISITOR PARKING SPACE
- S, C, HC STANDARD, COMPACT, AND HANDICAP PARKING SPACE DESIGNATOR
- LOADING SPACE

PLAN DATE	No.	DATE	DESCRIPTION
01/04/2016			
01/26/2016			
04/01/2016			
05/06/2016			
05/27/2016			
08/01/2016			
09/22/2016			

REVISIONS

urban
Urban, Ltd.
4200 D TECHNOLOGY CT.
CHANTILLY, VA. 20151
TEL 703.642.2306
FAX 703.378.7888
www.urban-ltd.com

COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 026790
09/22/2016
PROFESSIONAL ENGINEER

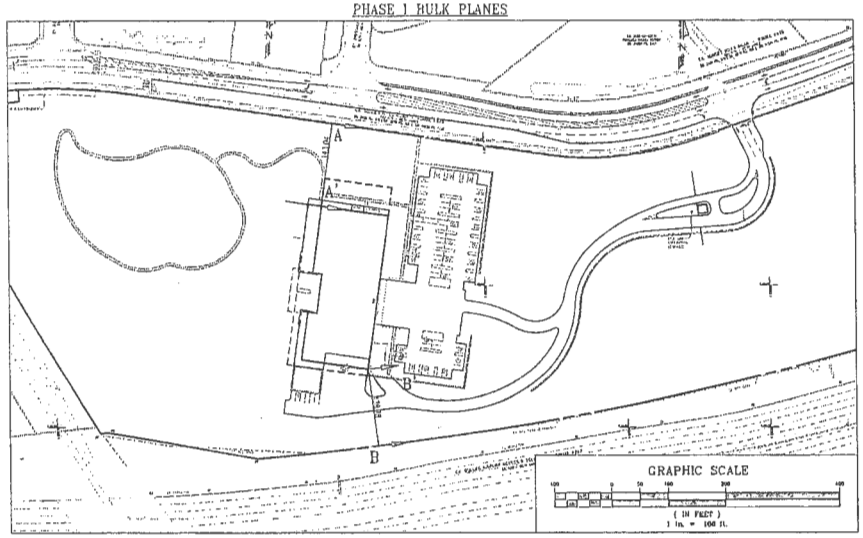
GENERAL NOTES & DETAILS
RESTON EASTGATE
CDPA-FDPA
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: N/A | C.I.= N/A | DATE: JAN. 2016

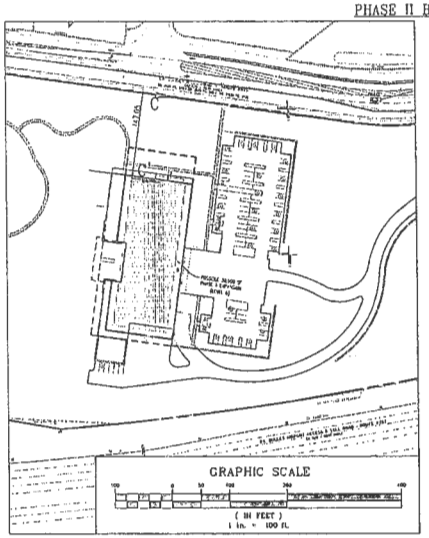
SHEET 02 OF 36

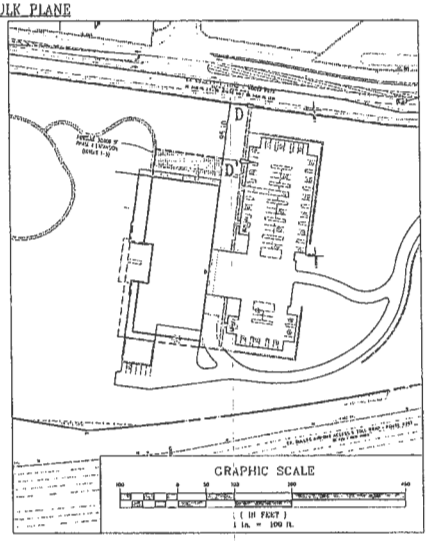
FILE No. RZ-12794

PHASE I BULK PLANES

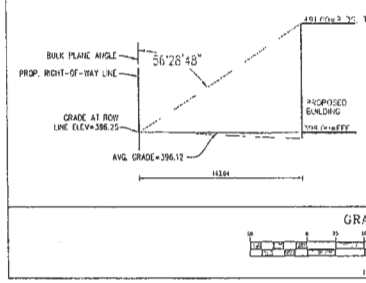


PHASE II BULK PLANE

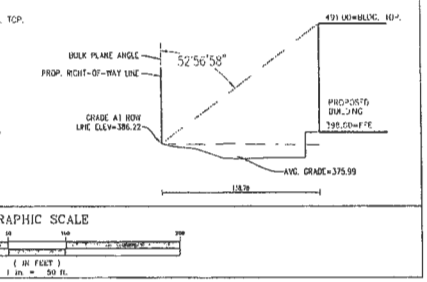




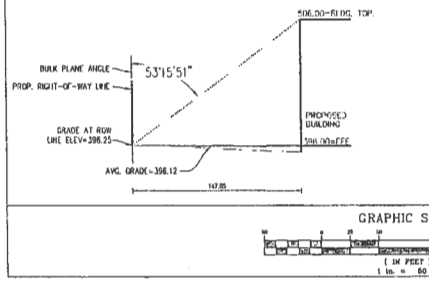
SUNSET HILLS (SECTION A-A')



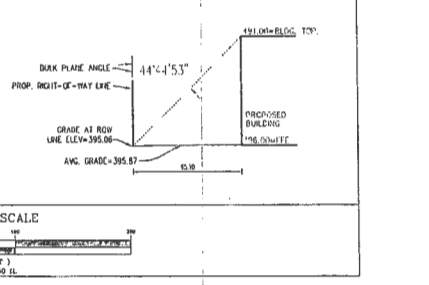
DULLES TOLL ROAD (SECTION B-B')



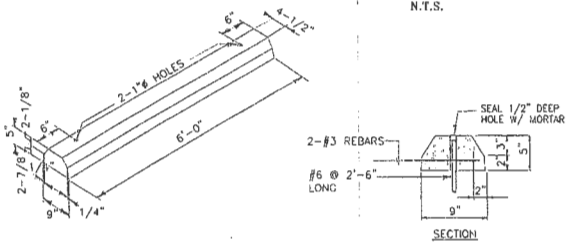
SUNSET HILLS (SECTION C-C')
(OPTION 1 - VERTICAL EXPANSION)



SUNSET HILLS (SECTION D-D')
(OPTION 2 - HORIZONTAL EXPANSION)



PRECAST CONCRETE WHEEL STOP DETAIL
N.T.S.



NO.	DATE	REVISIONS	DESIGNED

PLAN DATE
01/04/2016
01/28/2016
02/26/2016
05/02/2016
06/27/2016
08/22/2016
09/22/2016

Urban Land Development Consultants, Inc.
Chantilly, VA 20151
Tel. 703-263-2386
Fax. 703-263-2389
www.ulds.com

COMMONWEALTH OF VIRGINIA
Lic. No. 026780
PROFESSIONAL ENGINEER

GENERAL NOTES & DETAILS

RESTON EASTGATE
CDPA-FDPA

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE: JAN. 2016
SCALE: AS NOTED
C.I.=N/A

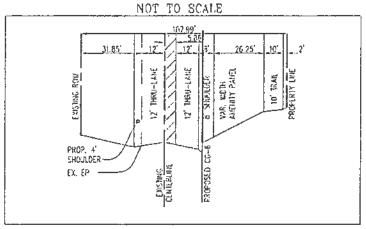
SHEET
03
OF
36

FILE No.
RZ-12794

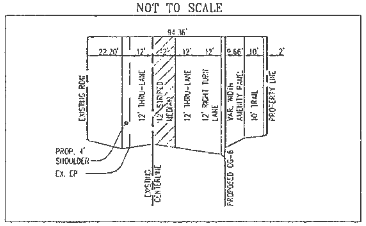
GENERAL NOTES

1. THE PROPERTY IS IDENTIFIED AS FAIRFAX COUNTY TAX MAP NUMBER: 0183-01-0011B1.
2. PARCEL 0183-01-0011B1 IS CURRENTLY ZONED PDC.
3. BOUNDARY AND TOPOGRAPHY INFORMATION HEREON IS BASED ON FIELD RUN SURVEY PREPARED BY URBAN LTD. AND IS REFERENCED HORIZONTALLY TO NAD 1983 AND VERTICALLY TO NAVD 1929.
4. THE TOPOGRAPHY SHOWN HEREON IS AT A TWO-FOOT CONTOUR INTERVAL, COMPILED BY URBAN LTD.
5. THE PROPERTY SHOWN ON THIS CDPA/FDPA IS LOCATED IN THE HUNTER MILL DISTRICT.
6. THIS PROPOSED DEVELOPMENT IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN AND ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED CONDITIONS, EXCEPT AS NOTED HEREIN.
7. THE SUBJECT PROPERTY HAS NO EXISTING FLOOD PLAINS OR RESOURCE PROTECTION AREAS BASED ON AVAILABLE COUNTY DATA.
8. THIS SITE IS SERVED BY PUBLIC SEWER AND WATER.
9. THIS PROPERTY LIES WITHIN ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS DELINEATED ON FLOOD INSURANCE RATE MAP 51059C0130-E, DATED SEPTEMBER 17, 2010.
10. UTILITY LOCATIONS SHOWN ARE APPROXIMATE. THE PROPOSED LOCATION IS SUBJECT TO CHANGE BASED ON FINAL DESIGN AND COORDINATION WITH PUBLIC WORKS
11. INDIVIDUAL UTILITY PLANS AND PROFILES WILL BE SUBMITTED DURING THE SITE PLAN STAGE FOR CONSTRUCTION PURPOSES.
12. THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON THIS SITE PER THE GEOTECHNICAL STUDY
13. THERE ARE NO KNOWN BURIAL SITES OR EXISTING GRAVES FOUND ON THIS SITE.
14. ALL NATURAL FEATURES IDENTIFIED AS WORTH PROTECTING ARE OUTSIDE THE LIMITS OF CLEARING.
15. THE SPECIAL AMENITIES PROPOSED ON THE FDPA SITE INCLUDE:
    - INDOOR FITNESS CENTER
    - 5' WALKING TRAIL
    - OUTDOOR TERRACE
16. PUBLIC IMPROVEMENTS PROPOSED WITH THIS FDPA INCLUDE TURN LANES INTO SUBJECT SITE AND AN ASPHALT TRAIL.
17. ALL PUBLIC STREETS SHALL CONFORM TO FAIRFAX COUNTY AND/OR VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) STANDARDS AND SPECIFICATIONS UNLESS MODIFIED AS DESCRIBED IN GENERAL NOTE 6 ABOVE.
18. IN ACCORDANCE WITH PARAGRAPH 4 OF SECTION 16-403 OF THE ZONING ORDINANCE, MINOR MODIFICATIONS TO THE SIZES, DIMENSIONS, FOOTPRINTS, AND LOCATIONS OF BUILDINGS, SIDEWALKS, DRIVEWAYS, TRAILS, AND UTILITIES MAY OCCUR WITH FINAL ENGINEERING AND DESIGN WITHOUT REQUIRING AN AMENDMENT TO THE CDPA/FDPA.
19. IN ACCORDANCE WITH PARAGRAPH 5 OF SECTION 18-204 OF THE ZONING ORDINANCE, MINOR MODIFICATIONS TO THE SIZE, DIMENSIONS, FOOTPRINTS, AND LOCATION OF BUILDINGS, PARKING SPACES, GARAGES AND SIDEWALKS MAY OCCUR WITH FINAL ENGINEERING AND DESIGN. NOTWITHSTANDING THAT WHICH IS SHOWN OR DESCRIBED ON THIS CDPA/FDPA, THE APPLICANT RESERVES THE RIGHT TO MAKE MINOR MODIFICATIONS TO THE LOCATION AND CONFIGURATION OF THE APPROVED DEVELOPMENT AND ALL COMPONENT PARTS OF THE SAME BASED ON FINAL ENGINEERING AND/OR REQUIREMENT IMPOSED IN CONNECTION WITH ANY POST ZONING APPROVALS, PROVIDED THE SAME ARE IN SUBSTANTIAL CONFORMANCE WITH THIS CDPA/FDPA.
20. THERE ARE NO DESIGNATED ENVIRONMENTAL QUALITY CORRIDORS (EQC) ON THE SUBJECT SITE PER THE COUNTY OF FAIRFAX MAPS.
21. THE DEVELOPMENT SCHEDULE AND PROPOSED SITE PLAN SUBMISSIONS SHALL BE DETERMINED BY THE APPLICANT BASED UPON MARKET CONDITIONS.
22. WHERE REQUIRED, LOADING PLANES WILL BE PROVIDED AT THE TIME OF SITE PLANNING FOR UTILITIES PROPOSED IN CLOSE PROXIMITY TO THE BUILDING AND/OR RETAINING WALLS.
23. NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY OR LOCATION OF UTILITIES OR MUNICIPAL/PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES CONTACT "MISS UTILITY" 1 (800) 257-7777.
24. STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES ARE TO BE PROVIDED ONSITE BY PROPOSED FACILITIES WITH THE SITE PLANS FOR THIS PROPERTY AND, AT A MINIMUM, WILL MEET PFM REQUIREMENTS FOR WATER QUALITY AND QUANTITY CONTROLS.
25. ALL AREAS IDENTIFIED AS FIRE LANES, FIRE DEPARTMENT TURNAROUNDS, FIRE DEPARTMENT ACCESS AREAS OR OTHER RESTRICTED ARES WILL HAVE BOLLARDS, PAINT, SIGNAGE AND OTHER REQUIRED IDENTIFICATION INSTALLED AS REQUIRED PRIOR TO STRUCTURE OCCUPANCY.
26. VEHICLE ACCESSIBLE AREAS OVER THE PARKING STRUCTURE WILL SUPPORT THE WEIGHT OF FIRE DEPARTMENT VEHICLES.
27. THE FOLLOWING ARE THE OWNERS OF THE PARCELS INCLUDED IN THIS ZONING APPLICATION:
    MAP # 0183-01-0011B1
    BP RESTON EASTGATE LLC
    2200 PENNSYLVANIA AVE. NW
    SUITE 200
    WASHINGTON, DC. 20037

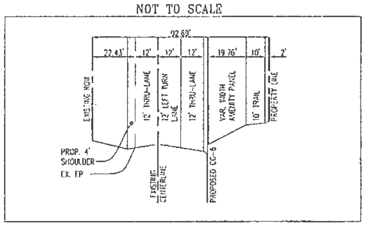
SUNSET HILLS ROAD SECTION A-A'
NOT TO SCALE



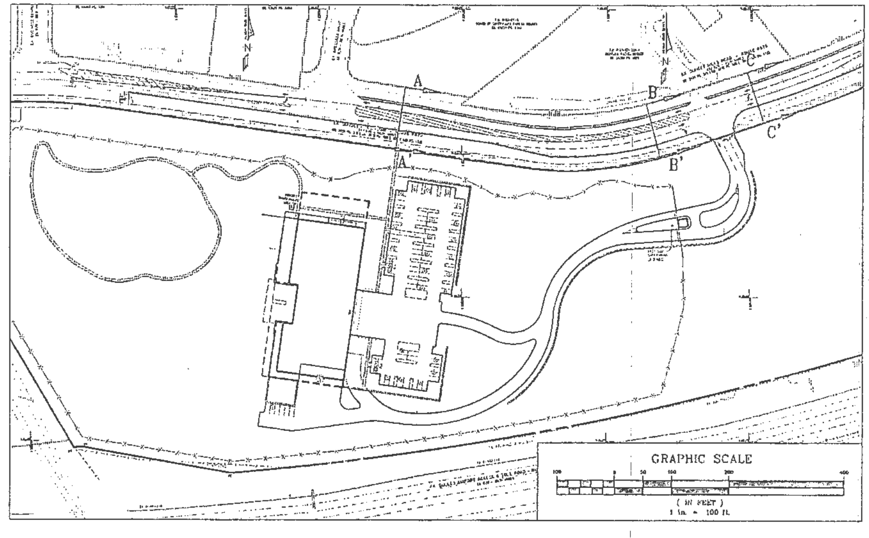
SUNSET HILLS ROAD SECTION B-B'
NOT TO SCALE



SUNSET HILLS ROAD SECTION C-C'
NOT TO SCALE



SUNSET HILLS ROAD CROSS SECTIONS:



ZONING TABULATIONS:

	ALLOWABLE/REQUIRED	APPROVED CDPA/FDP 86-C-054	PROPOSED OFFICE - PHASE I	PROPOSED OFFICE - PHASE II (ULTIMATE)
EXISTING SITE AREA	1,021,982 SF (23.46 AC.)	1,021,982 SF (23.46 AC.)	945,062 SF (21.70 AC.)	945,062 SF (21.70 AC.)
AREA OF STREET DEDICATION	N/A	76,920 SF (1.76 AC.)*	N/A*	N/A*
AREA OF PARK DEDICATION	N/A	N/A	9,242 SF (0.21 AC.)	9,242 SF (0.21 AC.)
ADJUSTED SITE AREA	N/A	945,062 SF (21.70 AC.)	935,631 SF (21.48 AC.)	935,631 SF (21.48 AC.)
EXISTING USE	VACANT LOT	N/A	N/A	N/A
PROPOSED USE	N/A	OFFICE BUILDINGS (3)	OFFICE BUILDING (1)	OFFICE BUILDING (1)
PROPOSED BUILDING SQUARE FOOTAGE	N/A	357,694 SQ FT	UP TO 160,000 SQ FT	UP TO 190,000 SQ FT
MINIMUM LOT AREA	N/A	N/A	N/A	N/A
MINIMUM LOT WIDTH	N/A	N/A	N/A	N/A
BUILDING HEIGHT	75'	75'	95' (5 STORIES - MAX)	110' (6 STORIES - MAX)
FLOOR AREA RATIO (FAR)	1.5	0.35	0.17	0.20
DENSITY (DU/AC.)	N/A	N/A	N/A	N/A
YARD REQUIREMENTS				
FRONT YARD	N/A	N/A	N/A	N/A
SIDE YARD	N/A	N/A	N/A	N/A
REAR YARD	N/A	N/A	N/A	N/A
LANDSCAPE OPEN SPACE	15% (141,759.30 S.F.)	40.00% (408,792 S.F.)	84.12% (787,052 S.F.)**	84.12% (787,052 S.F.)**
RECREATIONAL OPEN SPACE	N/A	N/A	N/A	N/A

* 76,920 SQ FT DEDICATED WITH PREVIOUSLY APPROVED PLAN #206-SP-01 (D.B. 11535 PG. 1730)
** POSSIBLE PARKING EXPANSION CONTEMPLATED IN PHASE I OPEN SPACE

PARKING TABULATIONS:

REQUIRED PARKING:	OFFICE USE (PER SECT. 11-104.14): 2.6 SPACES PER 1,000 S.F.
	PHASE 1: 2.6 SPACES PER 1,000 S.F. X 160,000 S.F. = 416 SPACES*
	PHASE 2: 2.6 SPACES PER 1,000 S.F. X 190,000 S.F. = 494 SPACES**
TOTAL REQUIRED PARKING:	= PHASE 1: 416 SPACES*
	= PHASE 2: 494 SPACES**
TOTAL PROVIDED PARKING:	
OFFICE PARKING PROVIDED:	= PHASE 1: 250 SPACES* (1.56 SPACES PER 1,000 GSF)
	= PHASE 2: 250 SPACES** (1.31 SPACES PER 1,000 GSF)
REQUIRED LOADING:	OFFICE USE (PER 11-203 AND 11-202.15): 1 SPACE FOR FIRST 10,000 S.F. + 1 SPACE/20,000 S.F. FOR AREA PAST FIRST 10,000 S.F. 1 SPACE + 150,000 SF X 1 SPACE/20,000 S.F. = 9 SPACES (PHASE 1)
	OFFICE USE (PER 11-203 AND 11-202.15): 1 SPACE FOR FIRST 10,000 S.F. + 1 SPACE/20,000 S.F. FOR AREA PAST FIRST 10,000 S.F. 1 SPACE + 180,000 SF X 1 SPACE/20,000 S.F. = 10 SPACES (PHASE 2)
TOTAL REQUIRED LOADING:	= 5 SPACES (MAX 5 PER BUILDING PER 11-202.15)***
PROVIDED LOADING:	= 2

* PARKING SPACE MODIFICATION IS REQUESTED FOR REDUCTION IN PARKING SPACES REQUIRED IN SECTION 11-104.14C OF THE ZONING ORDINANCE. THE SITE PROPOSES A PARKING REDUCTION FROM 416 TO 250 IN PHASE I IN ACCORDANCE WITH THE DETAILS DESCRIBED IN THE PROFFERS.

** PARKING SPACE MODIFICATION IS REQUESTED FOR REDUCTION IN PARKING SPACES REQUIRED IN SECTION 11-104.14C OF THE ZONING ORDINANCE. THE SITE PROPOSES A PARKING REDUCTION FROM 494 TO 250 IN PHASE II IN ACCORDANCE WITH THE DETAILS DESCRIBED IN THE PROFFERS.

*** LOADING SPACE MODIFICATION IS REQUESTED FOR REDUCTION IN LOADING SPACES REQUIRED IN SECTION 11-202.3 OF THE ZONING ORDINANCE. THE LOADING SPACE MODIFICATION IS IN CONFORMANCE WITH THE PREVIOUSLY APPROVED.

LIMITS OF CLEARING AND GRADING NOTE

THIS APPLICATION PROPOSES TWO DISTRICT LIMITS OF CLEARING AND GRADING. THE PRIMARY LIMITS WILL ENCOMPASS ALL CONSTRUCTION ACTIVITIES THAT WILL REQUIRE MAJOR CLEARING AND GRADING. THE SECONDARY LIMITS ENCOMPASSES THE BALANCE OF THE SITE WHERE NO MAJOR LAND DISTURBING ACTIVITIES WILL OCCUR BUT THE APPLICANT RESERVES THE RIGHT TO MAKE IMPROVEMENTS TO THE NATURAL CONDITIONS ON THE SITE. THESE IMPROVEMENTS MAY INCLUDE BUT ARE NOT LIMITED TO REMOVING UNWANTED TREES (ALREADY FALLEN OR CLEARLY DEAD AND ROTTING), PLANTING NEW TREES, RELOCATING EXISTING TREES, AND LAYING A TRAIL (NO MAJOR GRADING). ANY WORK PERFORMED IN THE SECONDARY LIMITS OF CLEARING WILL BE COORDINATED WITH FAIRFAX COUNTY URBAN FORESTRY AND THE SITE INSPECTOR PRIOR TO THE WORK BEING PERFORMED.

WAIVERS & MODIFICATIONS

MODIFICATIONS	DESCRIPTION
ZO 11-104.1.C	REQUEST THAT PARKING REQUIREMENT OF 494 BE REDUCED TO 250.
ZO 11-203	REQUEST THAT LOADING REQUIREMENT OF 5 BE REDUCED TO 2.
ZO 13-304	REQUEST THAT A SECURITY FENCE BE PERMITTED IN LIEU OF BARRIER REQUIREMENT A, D, C, D, E, F, OR H.
ZO 10-104	REQUEST THAT MAXIMUM FENCE HEIGHT REQUIREMENT BE INCREASED TO 10' TO ALLOW FOR ADEQUATE SECURITY FENCE.

LEGEND:

EXISTING WATER LINE	ROAD SIGN
PROPOSED WATER LINE	EX. POWER POLE
EX. FIRE HYDRANT	× 363.2 EXISTING SPOT ELEVATION
PROP. FIRE HYDRANT	+25 60 PROP. SPOT ELEVATION
EXISTING WATER METER	CG-6 CG-6R SPILL AND TRANSITION CURB AND GUTTER
WM PROPOSED WATER METER	PROPOSED CURB
EXISTING WATER VALVE	MAIN BUILDING ENTERANCE
WV PROPOSED WATER VALVE	EX. STREET LIGHTS
EXISTING STORM DRAIN	PROP. STREET LIGHTS
PROPOSED STORM DRAIN	PROPOSED CG-12
EXISTING SANITARY SEWER	EXISTING TREE
PROPOSED SANITARY SEWER	PROPOSED TREE
EXISTING GAS LINE	WATER FITTING IDENTIFIER
PROPOSED GAS LINE	LOADING AREA
GV EXISTING GAS VALVE	BENCHMARK
GV PROPOSED GAS VALVE	TEST PIT REQUIRED
EXISTING OVERHEAD WIRE	???? VPD PROJECTED TRAFFIC COUNT
EXISTING LIGHTING	O.R. OVERLAND RELIEF
PROPOSED LIGHTING	PROP. PROPOSED
EXISTING FENCE	EX. EXISTING
PROPOSED FENCE	SF SQUARE FEET
EXISTING TREE LINE	GSF GROSS SQUARE FEET
EXISTING CONTOURS	NSF NET SQUARE FEET
PROPOSED CONTOURS	T.B.R. TO BE REMOVED
PROPOSED PHASE LINE	FF FINISHED FLOOR
LOC PROPOSED LIMITS OF CLEARING & GRADING	V VISITOR PARKING SPACE
EXISTING WETLANDS	S, C, HC STANDARD, COMPACT, AND HANDICAP PARKING SPACE DESIGNATOR
PROP. RET. WALL	LOADING SPACE

REVISIONS

No.	DATE	DESCRIPTION

PLAN DATE: 01/04/2016, 01/26/2016, 04/01/2016, 05/06/2016, 05/27/2016, 08/01/2016, 08/22/2016

urban
Urban, Ltd.
4200 D TECHNOLOGY CT.
CHANTILLY, VA. 20151
TEL. 703.642.2306
FAX 703.378.7888
www.urban-ltd.com

COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 026790
PROFESSIONAL ENGINEER

GENERAL NOTES & DETAILS

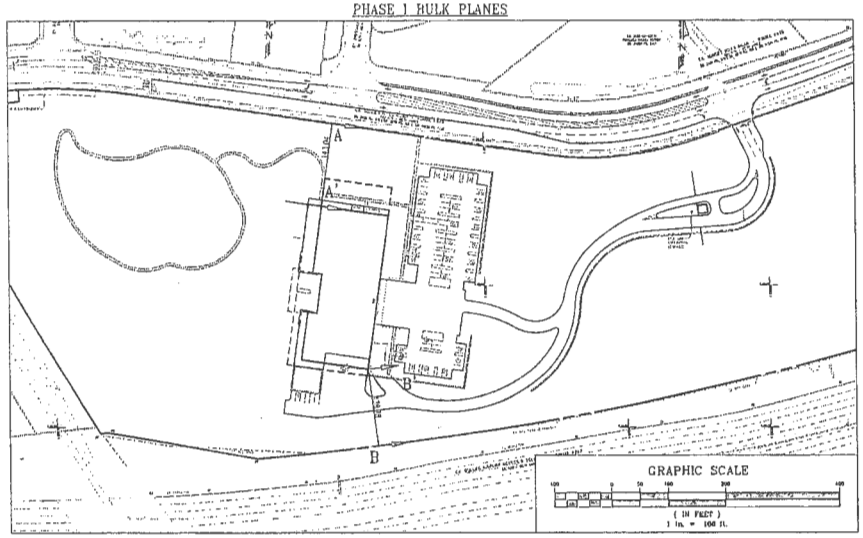
RESTON EASTGATE
CDPA-FDPA
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: N/A   C.I.= N/A   DATE: JAN. 2016

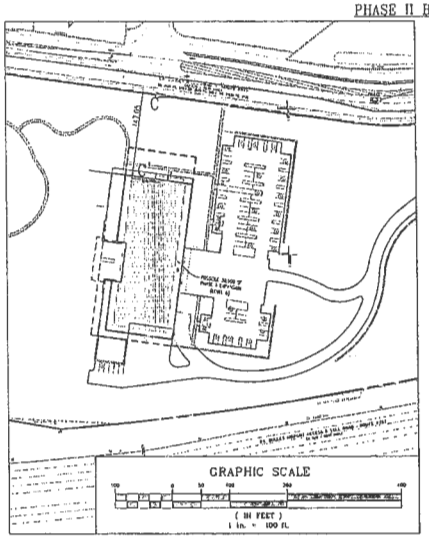
SHEET 02 OF 36

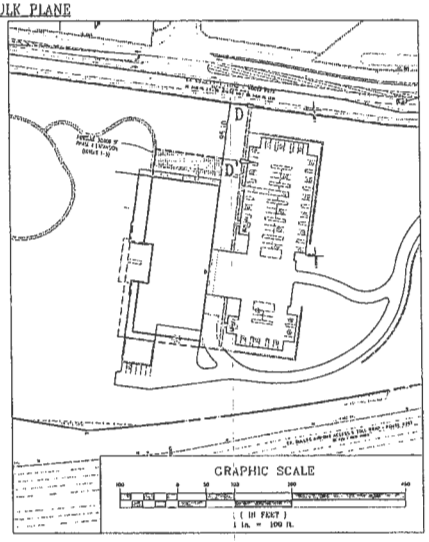
FILE No. RZ-12794

PHASE I BULK PLANES

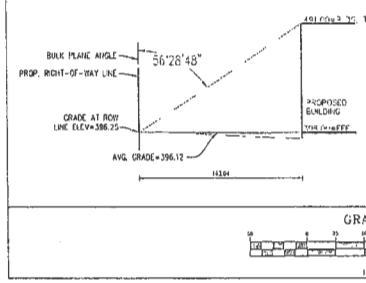


PHASE II BULK PLANE

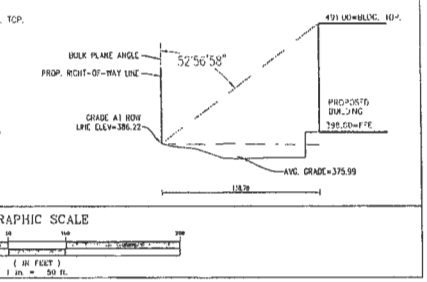




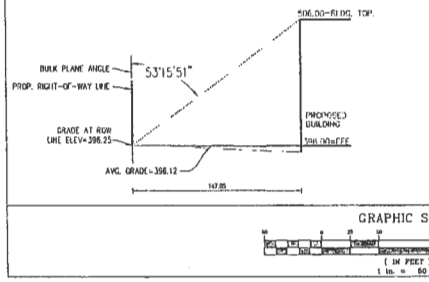
SUNSET HILLS (SECTION A-A')



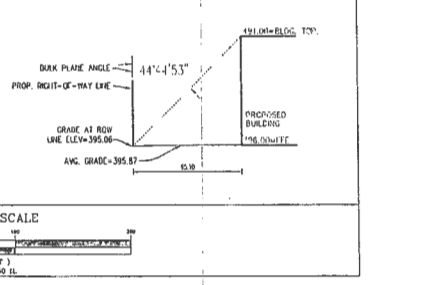
DULLES TOLL ROAD (SECTION B-B')



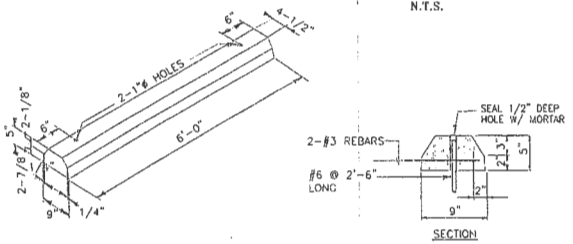
SUNSET HILLS (SECTION C-C')
(OPTION 1 - VERTICAL EXPANSION)



SUNSET HILLS (SECTION D-D')
(OPTION 2 - HORIZONTAL EXPANSION)



PRECAST CONCRETE WHEEL STOP DETAIL
N.T.S.



NO.	DATE	REVISIONS	DESIGNED

PLAN DATE
01/04/2016
01/28/2016
02/26/2016
05/02/2016
06/27/2016
08/22/2016
09/22/2016

Urban Land Development Consultants, Inc.
Chantilly, VA 20151
Tel. 703-263-2386
Fax. 703-263-2389
www.ulds.com

COMMONWEALTH OF VIRGINIA
Lic. No. 026780
PROFESSIONAL ENGINEER

GENERAL NOTES & DETAILS

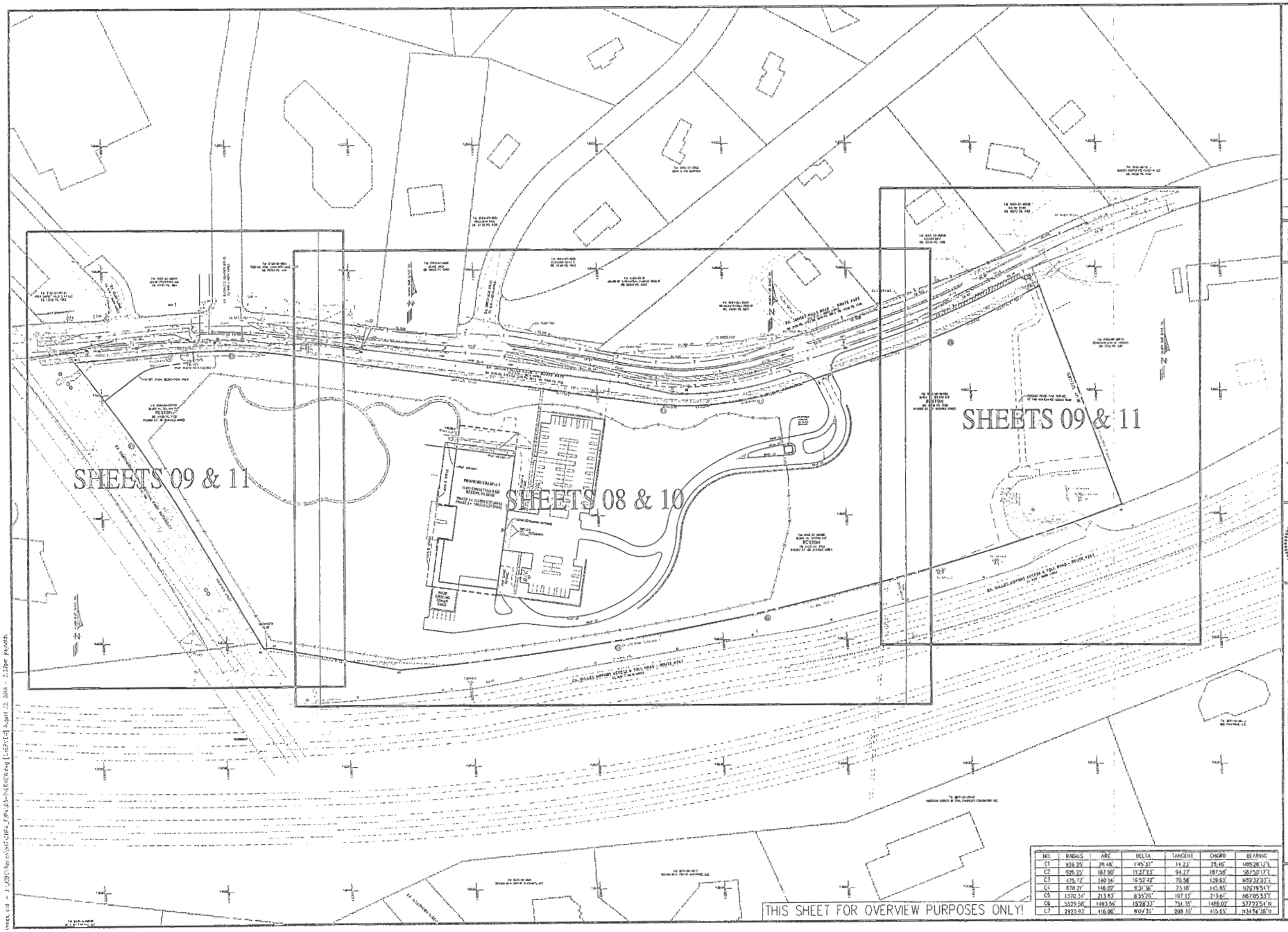
RESTON EASTGATE
CDPA-FDPA

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE: JAN. 2016
SCALE: AS NOTED
C.I.=N/A

SHEET
03
OF
36

FILE No.
RZ-12794



NO.	RADIUS	ARC	DELTA	TANGENT	CHORD	BEARING
C1	926.25'	29.48'	1°45'37"	14.73'	29.46'	N85°28'12"E
C2	926.25'	187.90'	11°37'23"	94.27'	187.56'	S81°50'17"E
C3	475.72'	140.14'	16°52'42"	70.56'	139.63'	N89°32'03"E
C4	878.21'	148.07'	9°31'36"	73.18'	147.95'	N78°19'54"E
C5	1370.34'	213.83'	8°55'26"	107.13'	213.61'	N67°05'53"E
C6	5529.58'	1493.56'	15°28'33"	751.35'	1489.02'	S77°23'54"W
C7	2920.93'	416.00'	8°09'36"	208.10'	415.65'	N34°56'38"W

No.	DATE	DESCRIPTION
1	01/04/2016	REVISIONS
2	04/01/2016	
3	05/31/2016	
4	06/29/2016	
5	08/30/2016	
6	09/12/2016	

PLAN DATE

Urban, LLC
12000 FOUNDERS CIRCLE, SUITE 300
CHANTILLY, VA 20151
TEL: 703-621-2300
FAX: 703-378-9308
www.urban-llc.com

Bohler Engineering Southeast, Inc. Land Services

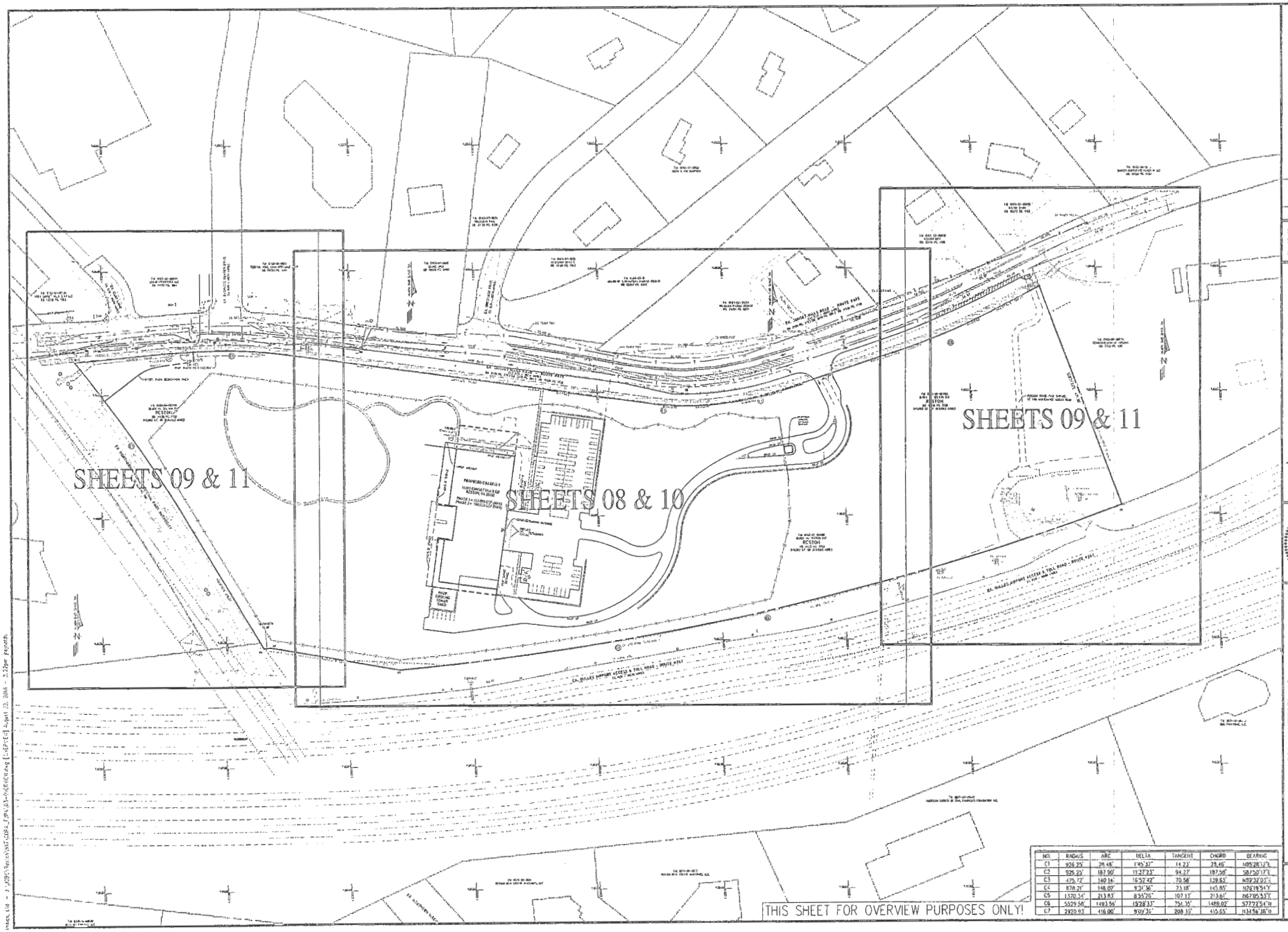
COMMONWEALTH OF VIRGINIA
CLAYTON C. TECK
LICENSED
PROFESSIONAL ENGINEER

OVERVIEW PLAN
RESTON EASTGATE
CDPA-FDPA
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=50'
C1.2
DATE: JAN. 2016

SHEET
04
OF
36

FILE No.
RZ-12794



NO.	RADIUS	ARC	DELTA	TANGENT	CHORD	BEARING
C1	926.25'	29.48'	1°45'37"	14.73'	29.46'	N85°28'12"E
C2	926.25'	187.90'	11°37'23"	94.27'	187.56'	S81°50'17"E
C3	475.72'	140.14'	16°52'42"	70.56'	139.63'	N89°32'03"E
C4	878.21'	148.07'	9°31'36"	73.18'	147.95'	N78°19'54"E
C5	1370.34'	213.83'	8°55'26"	107.13'	213.61'	N67°05'53"E
C6	5529.58'	1493.56'	15°28'33"	751.35'	1489.02'	S77°23'54"W
C7	2920.93'	416.00'	8°09'36"	208.10'	415.65'	N34°56'38"W

No.	DATE	DESCRIPTION
1	01/04/2016	REVISIONS
2	04/01/2016	
3	05/31/2016	
4	06/29/2016	
5	08/30/2016	
6	09/12/2016	

PLAN DATE

Urban, LLC
12000 FOUNDERS CIRCLE, SUITE 300
CHANTILLY, VA 20151
TEL: 703-621-2300
FAX: 703-378-9308
www.urban-llc.com

Bohler Engineering Southeast, Inc. Land Services

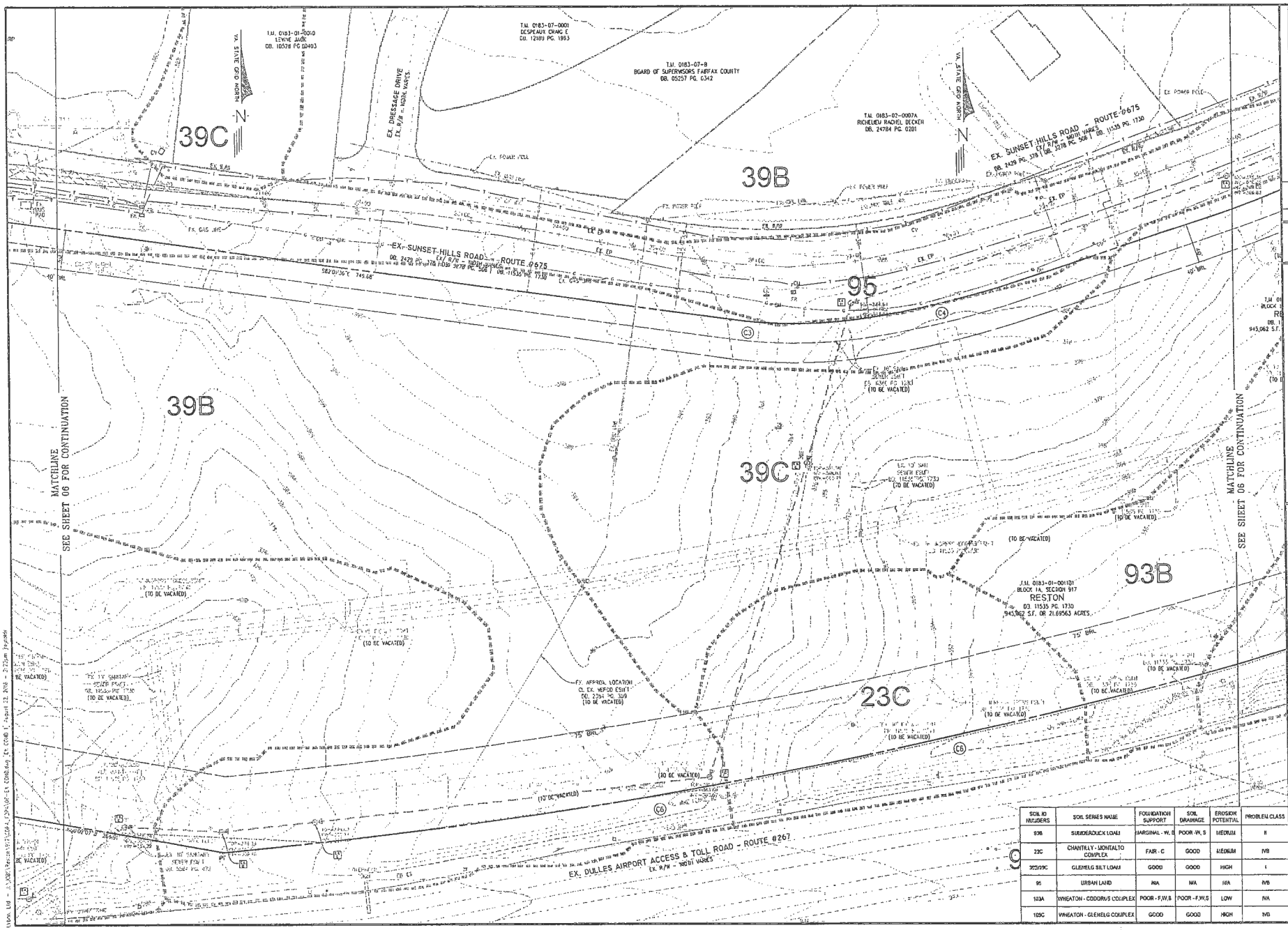
COMMONWEALTH OF VIRGINIA
CLAYTON C. TECK
LICENSED
PROFESSIONAL ENGINEER

OVERVIEW PLAN
RESTON EASTGATE
CDPA-FDPA
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=50'
C1.2
DATE: JAN. 2016

SHEET
04
OF
36

FILE No.
RZ-12794



SOIL ID NUMBERS	SOIL SERIES NAME	FOUNDATION SUPPORT	SOIL DRAINAGE	EROSION POTENTIAL	PROBLEM CLASS
93B	SUMMERDUCK LOAM	MARGINAL - W, S	POOR -W, S	MEDIUM	II
23C	CHANTILLY - MONTALTO COMPLEX	FAIR - C	GOOD	MEDIUM	IVB
39B/39C	GLENELG SILT LOAM	GOOD	GOOD	HIGH	I
95	URBAN LAND	N/A	N/A	N/A	IVB
103A	WHEATON - CODORUS COMPLEX	POOR - F,W,S	POOR - F,W,S	LOW	IVA
103C	WHEATON - GLENELG COMPLEX	GOOD	GOOD	HIGH	IVB

NO.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
01/25/2016
04/01/2016
04/27/2016
06/27/2016
08/22/2016
09/21/2016

Urban Ltd.
12850 FOUNTAINLAKES CIT.
FAIRFAX, VIRGINIA 22033
TEL 703.631.1200
FAX 703.378.3018
www.urban-ltd.com

Urban Ltd.
Civil Engineers - Land Planners - Landscape Architects - Land Surveyors

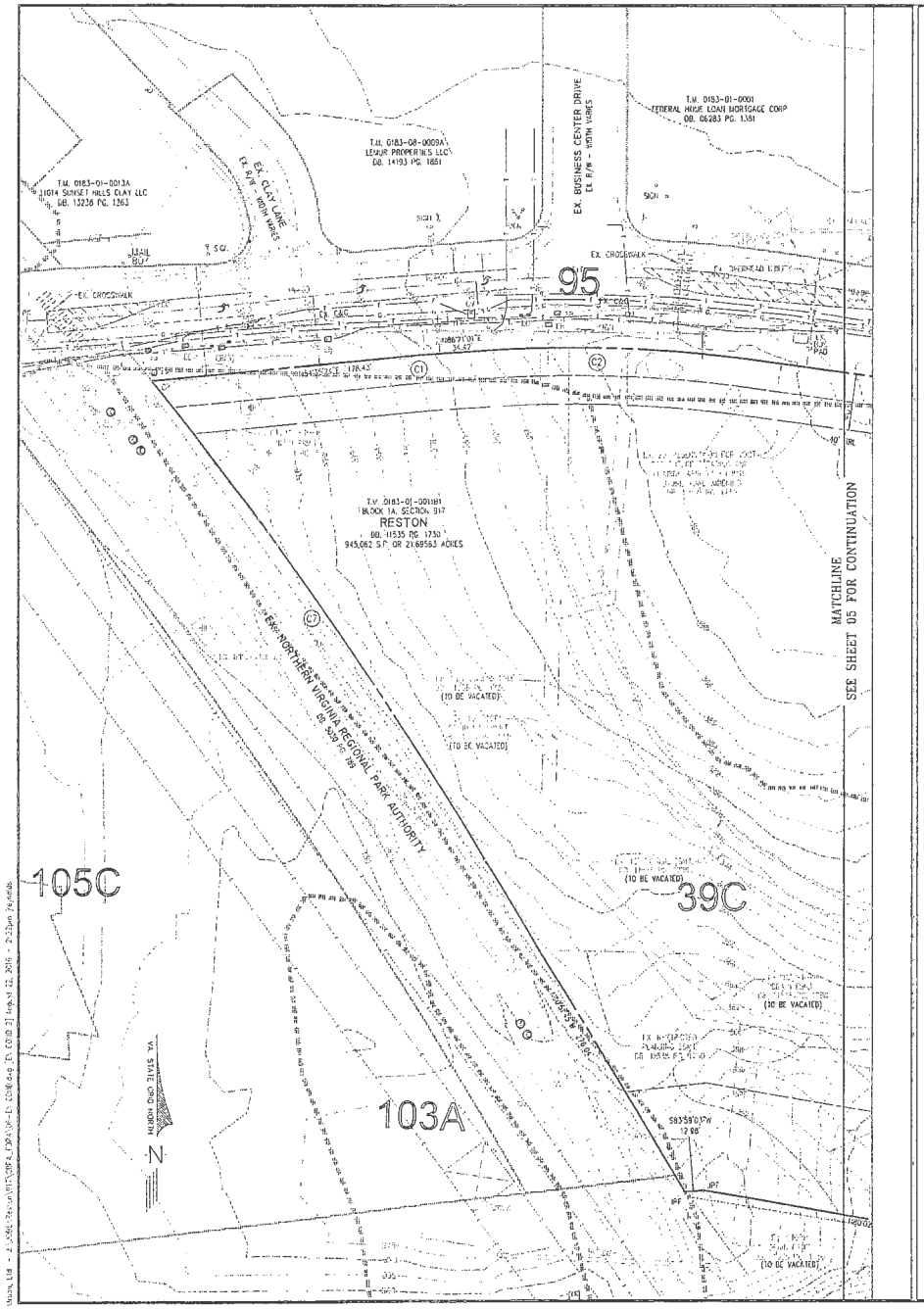
COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 0402
03/22/2016
PROFESSIONAL ENGINEER

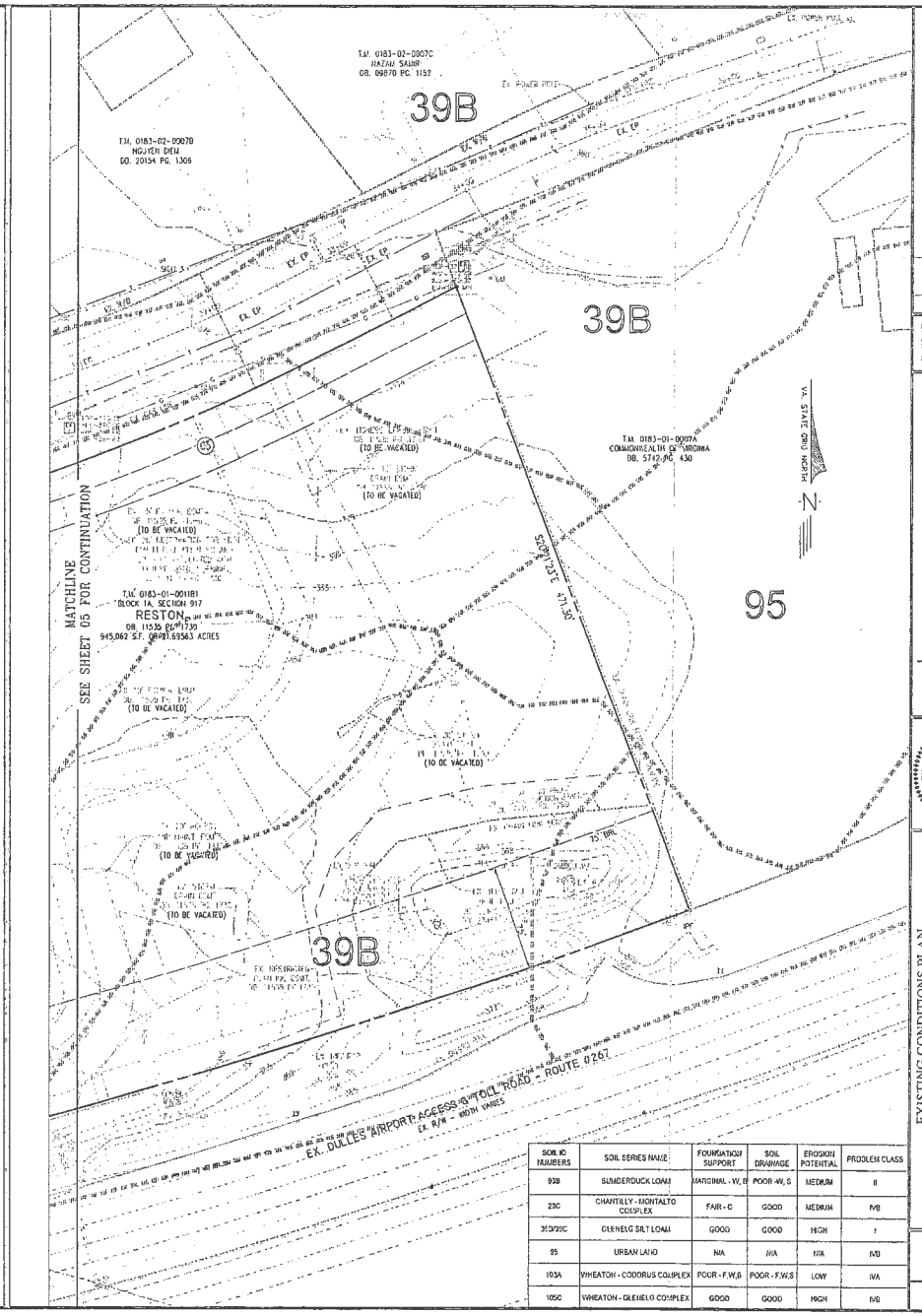
EXISTING CONDITIONS PLAN
RESTON EASTGATE
CDPA-FDPA
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"= 40'
C.I.= 2'
DATE: JAN 2016

SHEET
05
OF
36

FILE No.
RZ-12794





SOIL ID NUMBERS	SOIL SERIES NAME	FOUNDATION SUPPORT	SOIL DRAINAGE	EROSION POTENTIAL	PROBLEM CLASS
93B	SUMDERDUCK LOAM	MARGINAL - W, B	POOR -W, S	MEDIUM	II
23C	CHANTILLY - MONTALTO COMPLEX	FAIR - C	GOOD	MEDIUM	IVB
39B/39C	GLENELG SILT LOAM	GOOD	GOOD	HIGH	I
95	URBAN LAND	N/A	N/A	N/A	IVB
103A	WHEATON - CODORUS COMPLEX	POOR - F,W,B	POOR - F,W,S	LOW	IVA
105C	WHEATON - GLENELG COMPLEX	GOOD	GOOD	HIGH	IVB

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
01/04/2016
01/28/2016
03/18/2016
05/05/2016
06/27/2016
06/28/2016
06/22/2016

Urban Ltd.
11911 FREEDOM DRIVE, SUITE 800
RESTON, VIRGINIA 20190
FILE: 20-6C1.dwg
Date: 06/22/2016
Scale: 1:40 scale

Planning & Landscape Architecture | Land Development

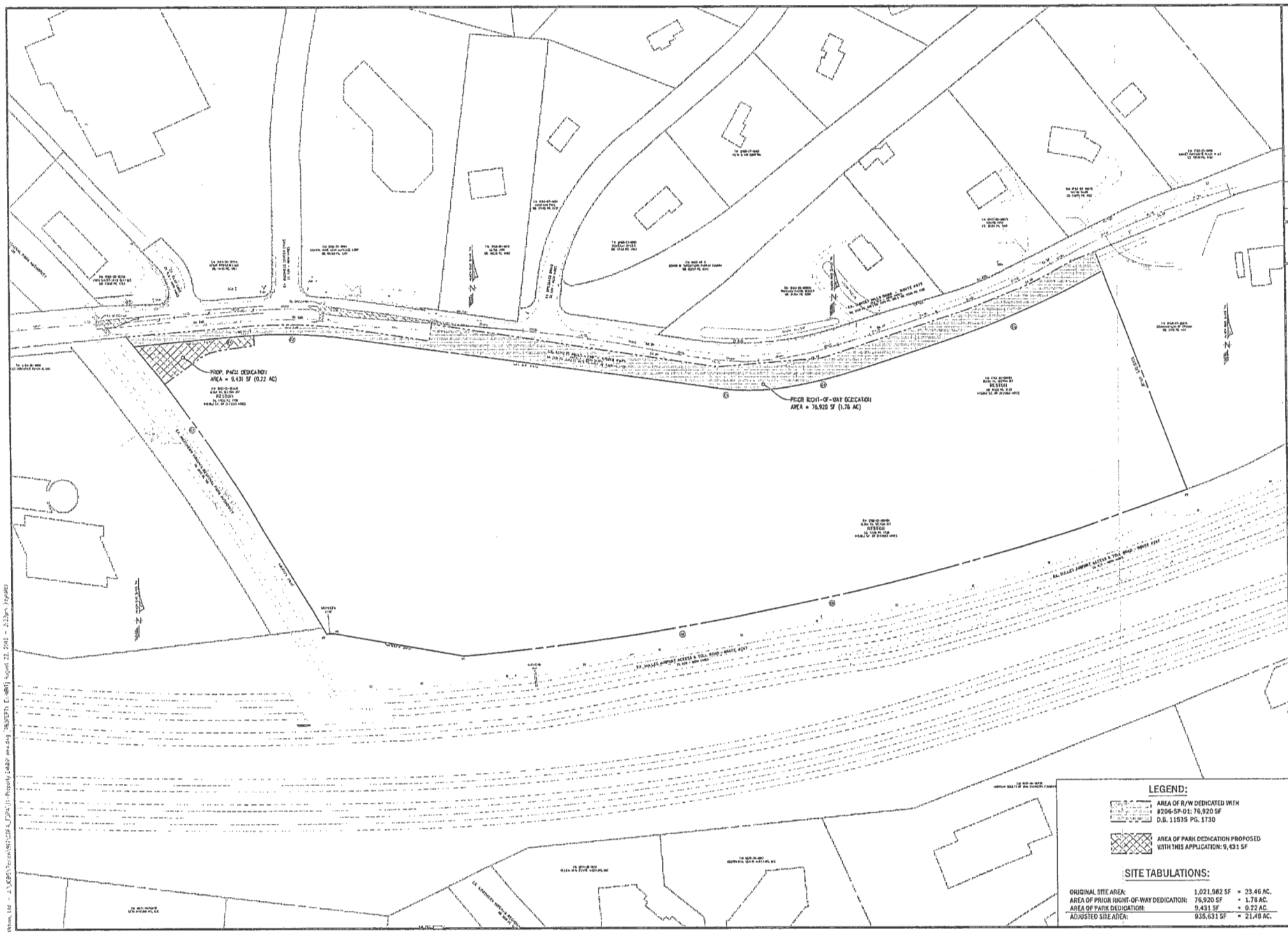
COMMONWEALTH OF VIRGINIA
CLAYTON C. COCKE
Lic. No. 030790
PROFESSIONAL ENGINEER

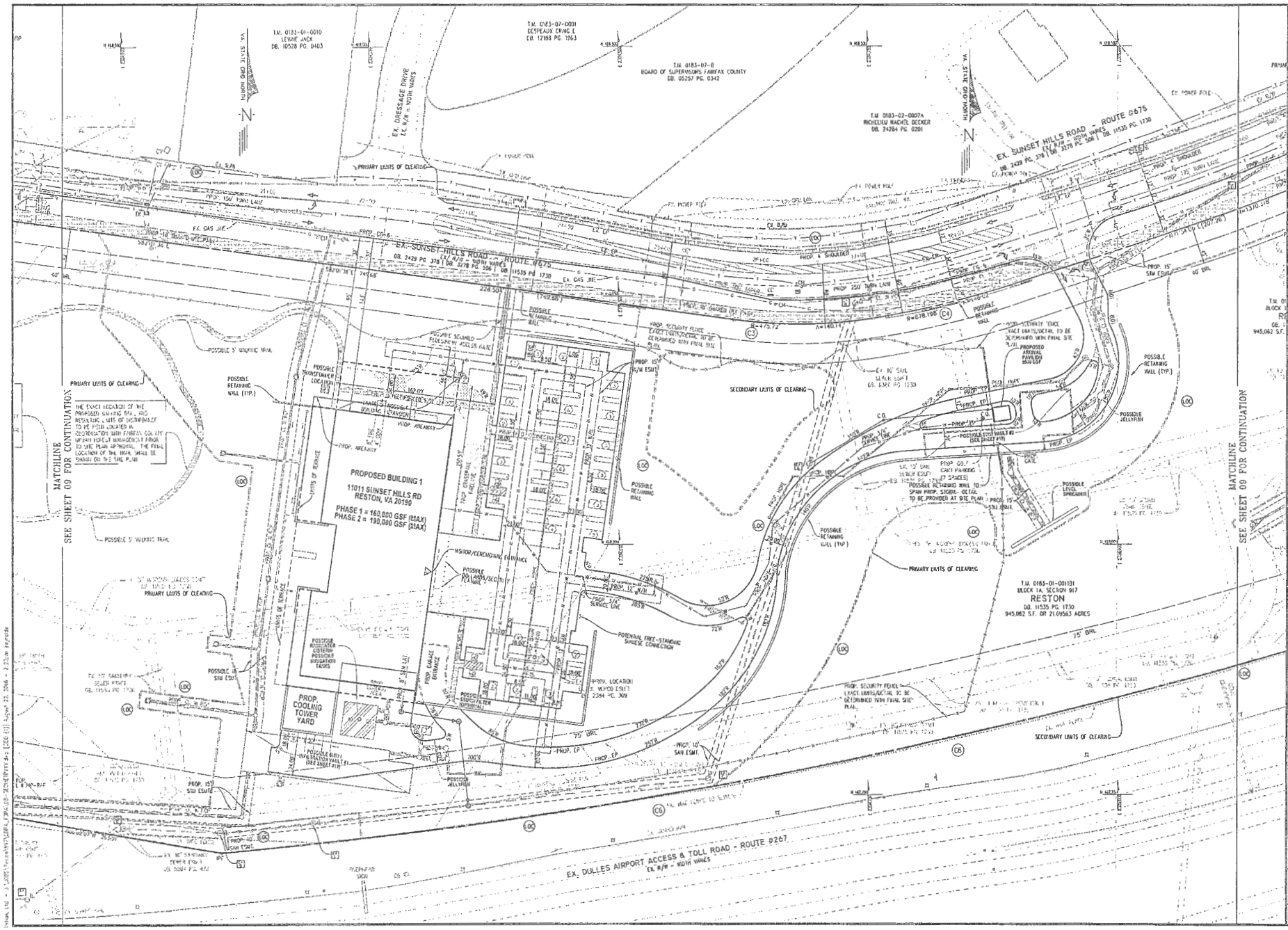
EXISTING CONDITIONS PLAN
RESTON EASTGATE
CDPA-FDPA
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=40'
C1.a-2"
DATE: JAN. 2016

SHEET
06
OF
36

FILE No.
RZ-12794


PROP. PARK DEDICATION
AREA = 9,431 SF (0.22 AC)
PRIOR RIGHT-OF-WAY DEDICATION
AREA = 76,920 SF (1.76 AC)
LEGEND:
AREA OF R/W DEDICATED WITH
#206-SP-01: 76,920 SF
D.B. 11535 PG. 1730
AREA OF PARK DEDICATION PROPOSED
WITH THIS APPLICATION: 9,431 SF
SITE TABULATIONS:
ORIGINAL SITE AREA: 1,021,982 SF = 23.46 AC.
AREA OF PRIOR RIGHT-OF-WAY DEDICATION: 76,920 SF = 1.76 AC.
AREA OF PARK DEDICATION: 9,431 SF = 0.22 AC.
ADJUSTED SITE AREA: 935,631 SF = 21.48 AC.
PROPERTY EXHIBIT
RESTON EASTGATE
CDPA-FDPA
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: 1"=80'
CL=NA
DATE: JAN. 2016
SHEET
07
OF
36
FILE No.
RZ-12794
REVISIONS
No. DATE DESCRIPTION
PLOT DATE
01/01/2016
02/01/2016
03/01/2016
04/01/2016
05/01/2016
06/01/2016
07/01/2016
08/01/2016



No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
01/04/2016
01/26/2016
04/05/2016
05/27/2016
06/27/2016
08/22/2016

Urban Ltd.
Land Development Consultants
CHANTILLY, VA 20151
TEL: 703-817-2500
FAX: 703-817-2501
www.urban.ltd.com

Fairfax Engineers Land Surveyors Land Planners

COMMONWEALTH OF VIRGINIA
CLAYTON C. FOX
Lic. No. 028750
08-22-2016
PROFESSIONAL ENGINEER

FINAL CONCEPTUAL DEVELOPMENT PLAN

RESTON EASTGATE
CDPA-FDPA

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=60'
CI=N/A
DATE: JAN 2016

SHEET
08
OF
36

FILE No.
RZ-12794

T.M. 0183-01-0013A
11014 SUNSET HILLS CLAY LLC
DB. 13238 PG. 1263

T.M. 0183-08-0009A
LEJAR PROPERTIES LLC
DB. 14193 PG. 1881

T.M. 0183-01-0001
FEDERAL HOME LOAN MORTGAGE CORP
DB. 08283 PG. 1381

EX. CLAY LANE
EX. R/W - WIDTH VARIES

EX. BUSINESS CENTER DRIVE
EX. R/W - WIDTH VARIES

EX. CROSSWALK

PROPOSED SHARED USE PATH

PROP. PARK DEDICATION AREA

PROP. TRAFFIC LIGHT EASEMENT

POSSIBLE 10' SHARED USE PATH ALIGNMENTS

T.M. 0183-01-0011B1
BLOCK 1A, SECTION 917
RESTON
DB. 11535 PG. 1730
945,062 S.F. OR 21.69563 ACRES

SECONDARY LIMITS OF CLEARING

PROP. SECURITY FENCE EXACT LOCATION TO BE DETERMINED WITH FINAL SITE PLAN

THE EXACT LOCATION OF THE PROPOSED WALKWAY TRAIL AND REGRADING LIMITS OF DISTURBANCE TO BE FIELD LOCATED IN COORDINATION WITH FAIRFAX COUNTY URBAN FORESTY MANAGEMENT PRIOR TO SITE PLAN APPROVAL. THE FINAL LOCATION OF THE TRAIL SHALL BE SHOWN ON THE SITE PLAN

EX. NORTHERN VIRGINIA REGIONAL PARK AUTHORITY
DB. 2659 PG. 289

PROP. SECURITY FENCE EXACT LOCATION TO BE DETERMINED WITH FINAL SITE PLAN

MATCHLINE
SEE SHEET 08 FOR CONTINUATION

HUNTER MILL ROAD

S82°59'03"W
12.98'

PROP. 6 FT. RAP

EX. RESTRICTED PARKING EASEMENT
DB. 11535 PG. 1730

HUNTON OLD DAYTS VA.

N

T.M. 0183-02-0007C
NAZAM SAUMI
DB. 08670 PG. 1152

T.M. 0183-02-0007B
NGUYEN DIEU
DB. 20154 PG. 1306

EX. POLES PGE

PRIMARY LIMITS OF CLEARING

EX. R/W

EX. EP

PROP. CL 8 FT. SIDEWALK

N61°37'00"E 109.93'

R=1370.310'

A=21.83'

T.M. 0183-01-0007A
COMMONWEALTH OF VIRGINIA
DB. 5742 PG. 430

S82°21'12"E 411.50'

POSSIBLE GRASS-PAVE SURFACE 12' SWM MAINTENANCE ACCESS ROAD

POSSIBLE SWM EXTENDED DETENTION FACILITY

EXACT LOCATION OF ACCESS ROAD AND OUTFALL PIPE TO BE DETERMINED WITH SITE PLAN

PROP. 15' STM ESMT.

PROP. CL 8 FT. RAP

EX. OULLES AIRPORT ACCESS & TOLL ROAD - ROUTE 0267
EX. R/W - WIDTH VARIES

No.	DATE	REVISIONS DESCRIPTION

PLAN DATE
01/04/2016
01/28/2016
02/26/2016
03/08/2016
04/27/2016
05/12/2016
05/31/2016

Urban Ltd.
CONSULTING ENGINEERS CT.
CHANTILLY, VA 20151
TEL. 703-815-2170
FAX. 703-815-2179
www.urban-ltd.com

Phone & Lyon Landscape Architecture Land Surveyor

COMMONWEALTH OF VIRGINIA
Lic. No. 022772
PROFESSIONAL ENGINEER

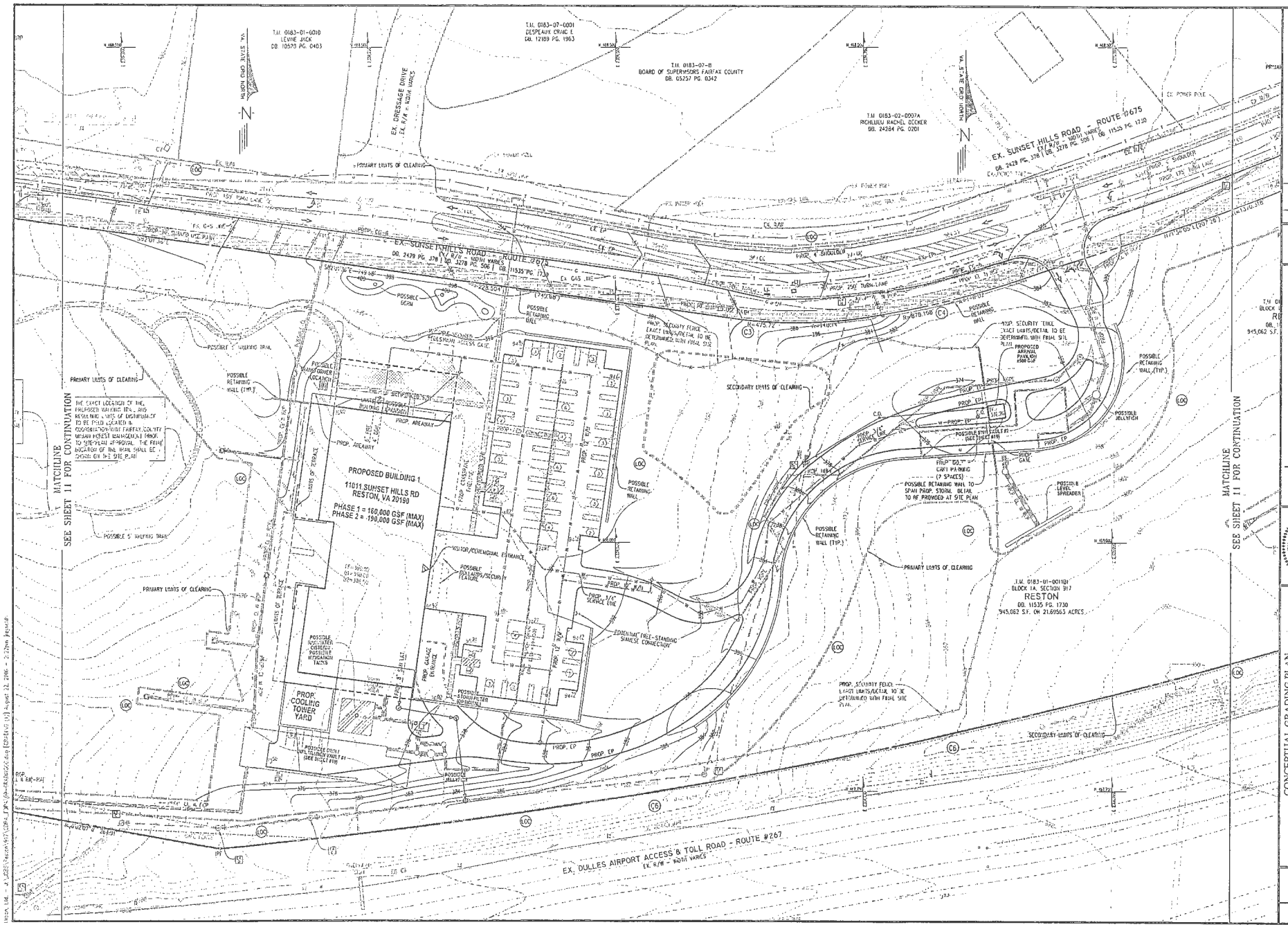
FINAL CONCEPTUAL DEVELOPMENT PLAN

RESTON EASTGATE
CDPA-FDPA
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"= 40'
C.I.= N/A
DATE: JAN. 2016

SHEET
09
OF
36

FILE No.
RZ-12794



No.	DATE	DESCRIPTION
		REVISIONS

	PLAN DATE
	01/04/2016
	01/28/2016
	03/29/2016
	05/02/2016
	06/21/2016
	08/15/2016
	08/22/2016

Urban Ltd.
DEVELOPMENT CONSULTANTS, CT.
CHESTNUT HILL, VA. 19145
TEL. 215-242-2300
FAX. 215-242-2308
www.urban-ltd.com

Urban
Planning Development Management Land Economics

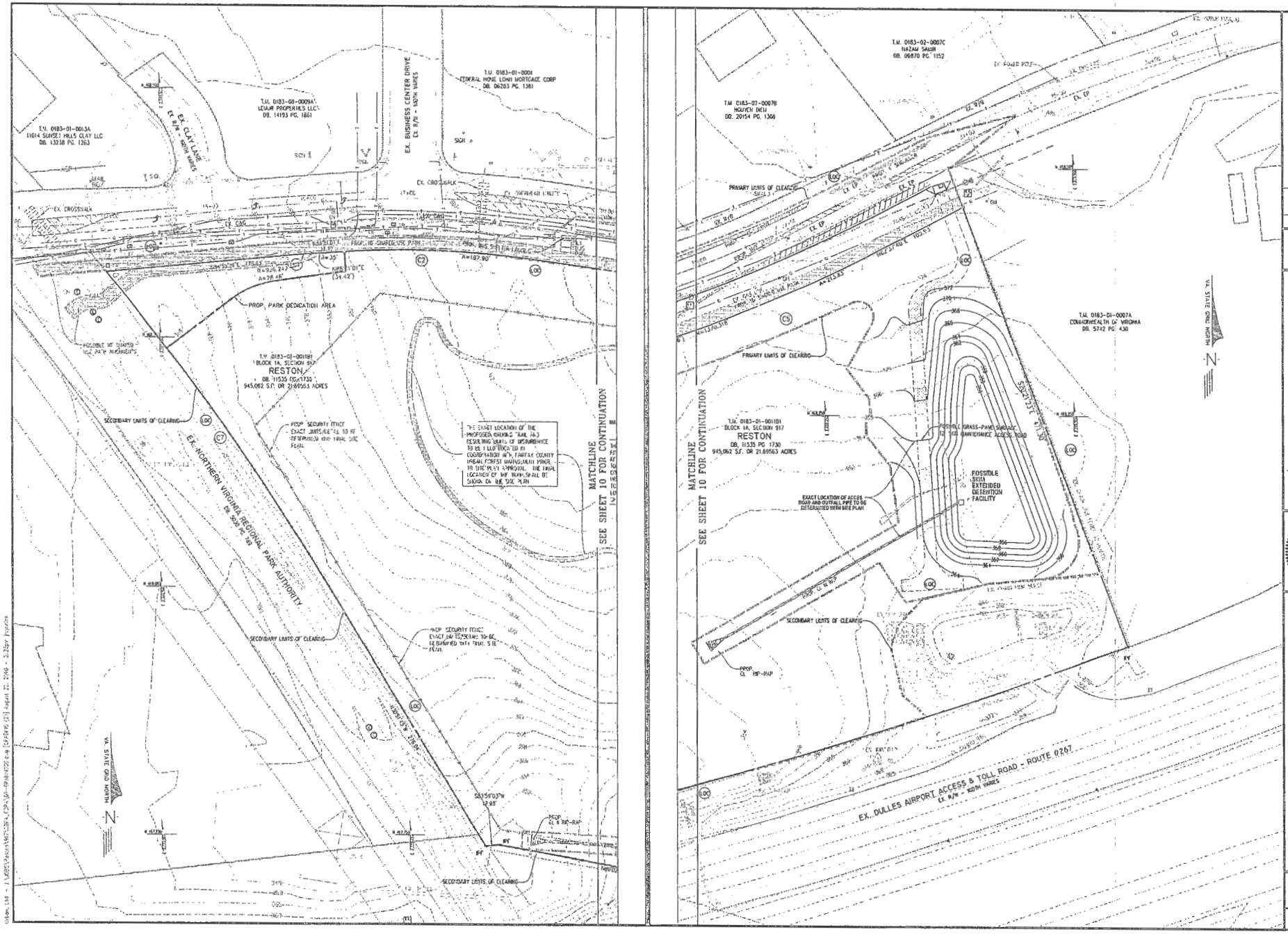
COMMONWEALTH OF VIRGINIA
CLAYTON C. PRICE
Lic. No. 029790
PROFESSIONAL ENGINEER
03-28-2016

CONCEPTUAL GRADING PLAN
RESTON EASTGATE
CDPA-FDPA
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"= 40' C1.0-2' DATE: JAN 2016

SHEET
10
OF
36

FILE No.
RZ-12794



No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
01/04/2016
01/29/2016
03/29/2016
05/06/2016
06/07/2016
08/01/2016
08/22/2016

VHB, LLC
4700 D TECHNOLOGY CT.
CHANTILLY, VA. 20151
PH. 703.324.7500
FAX. 703.324.7540
www.vhb.com

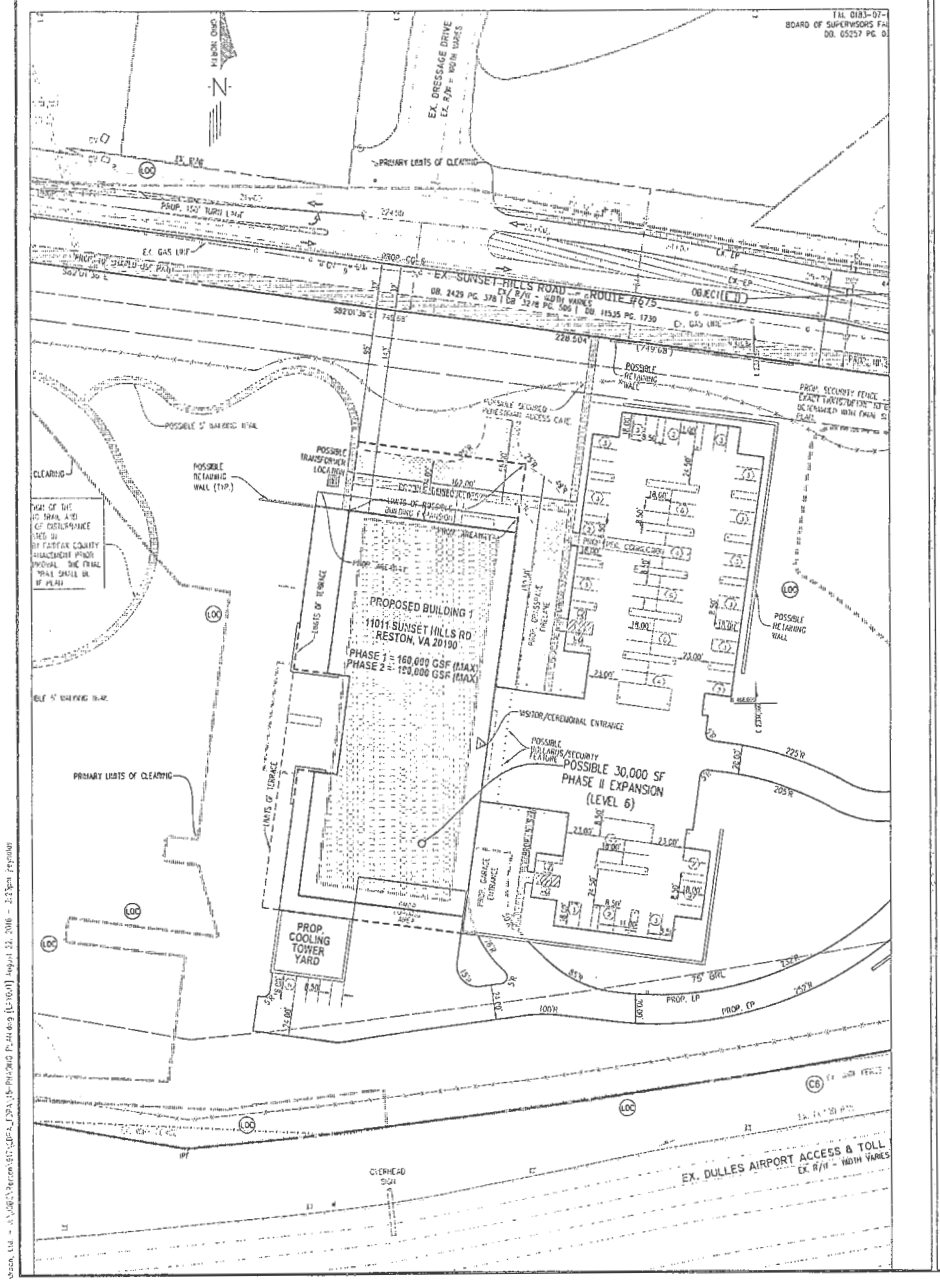
CONCEPTUAL GRADING PLAN
RESTON EASTGATE
CDPA-FDPA
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=40'
C1-2
DATE: JAN. 2016

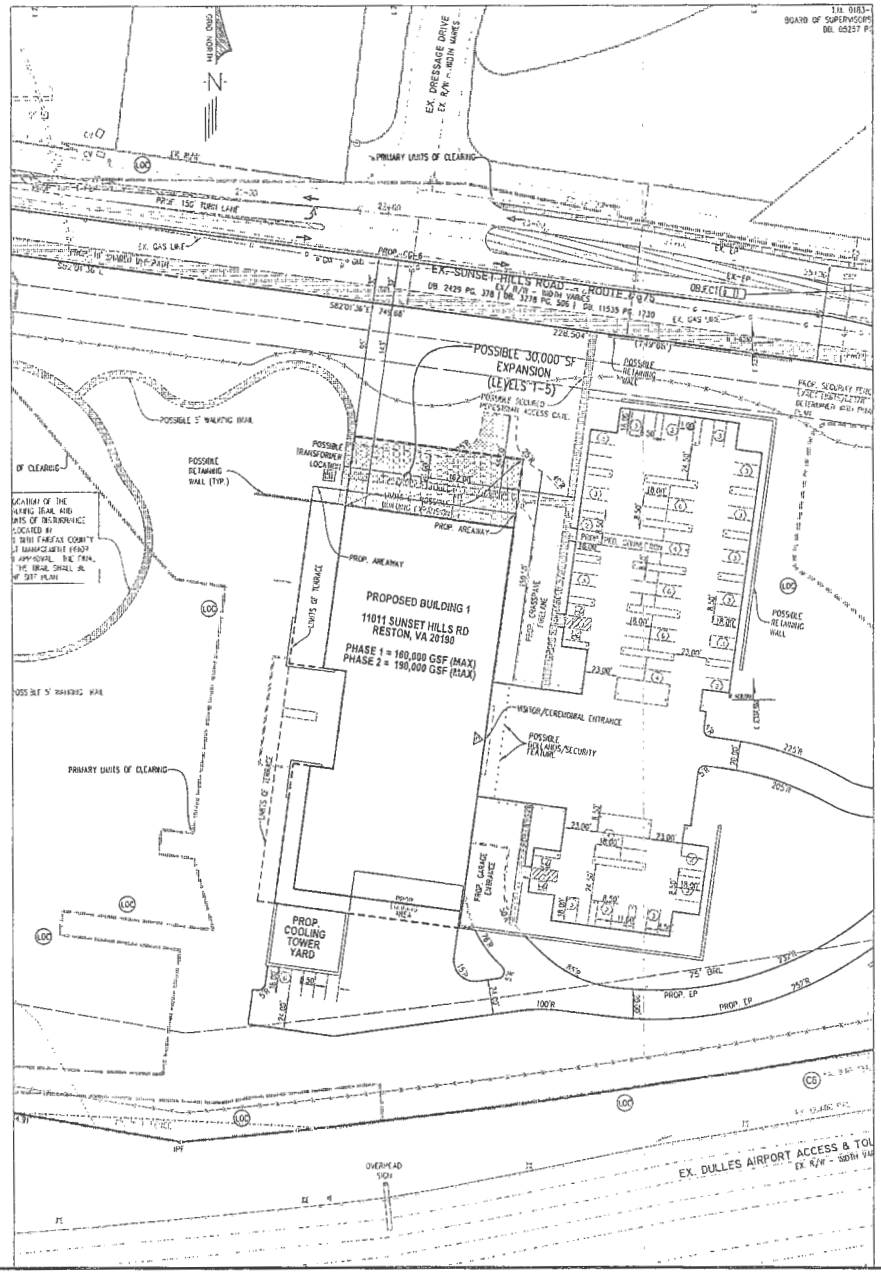
SHEET 11 OF 36

FILE No. RZ-12794

POSSIBLE EXPANSION PLAN – OPTION 1



POSSIBLE EXPANSION PLAN – OPTION 2



No.	DATE	DESCRIPTION
1	01/04/2016	REVISIONS
2	02/05/2016	
3	04/01/2016	
4	06/27/2016	
5	08/27/2016	
6	09/01/2016	
7	09/15/2016	

PLAN DATE

Urban Ltd
CIVIL ENGINEERS
LAND SURVEYORS
TEL 703-912-1200
FAX 703-912-1201
www.urban-ltd.com

Planning & Landscape Architecture Land Surveyors

COMMONWEALTH OF VIRGINIA
CLAYTON CAMPBELL
LICENSED
PROFESSIONAL ENGINEER

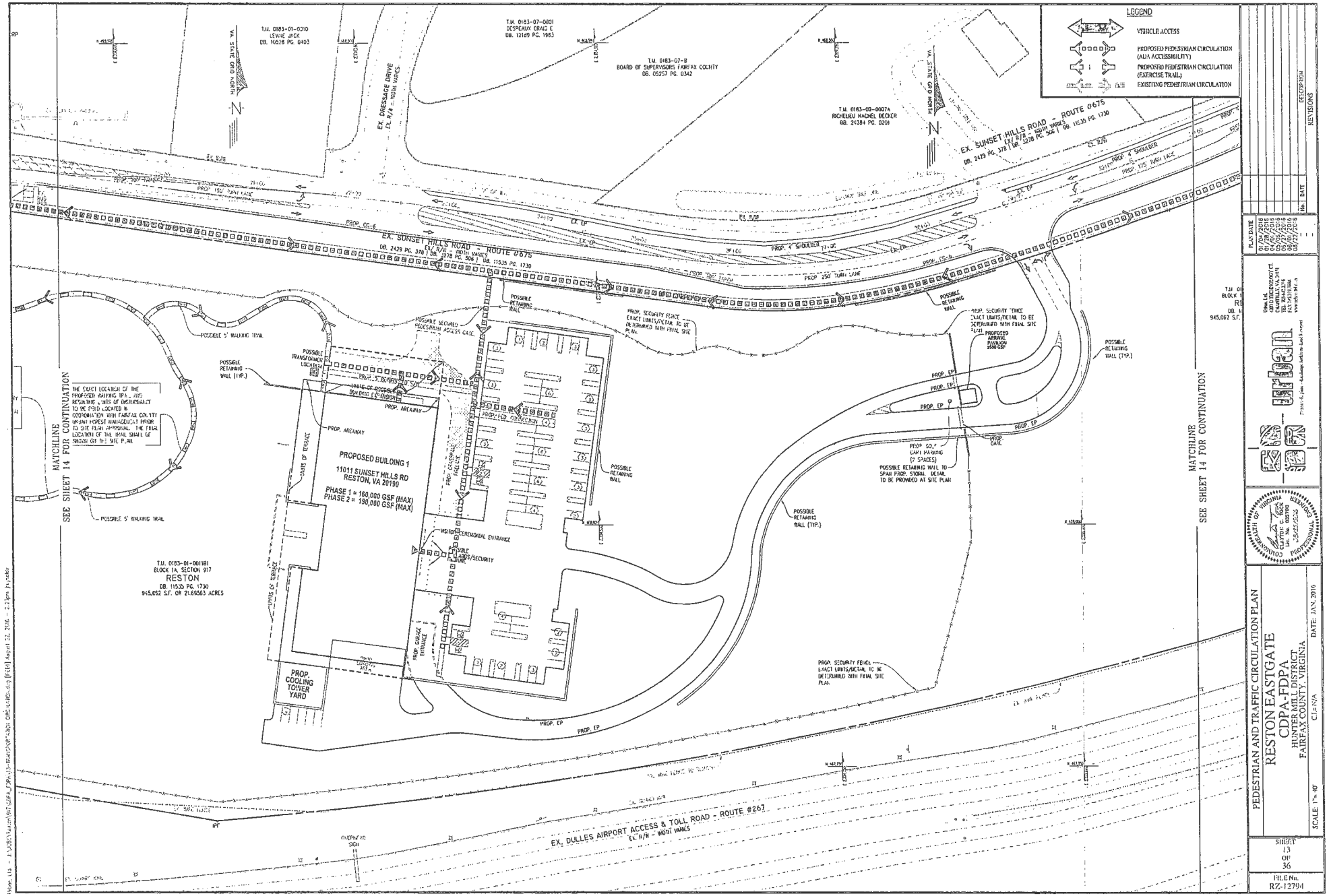
CONCEPTUAL PHASING PLAN

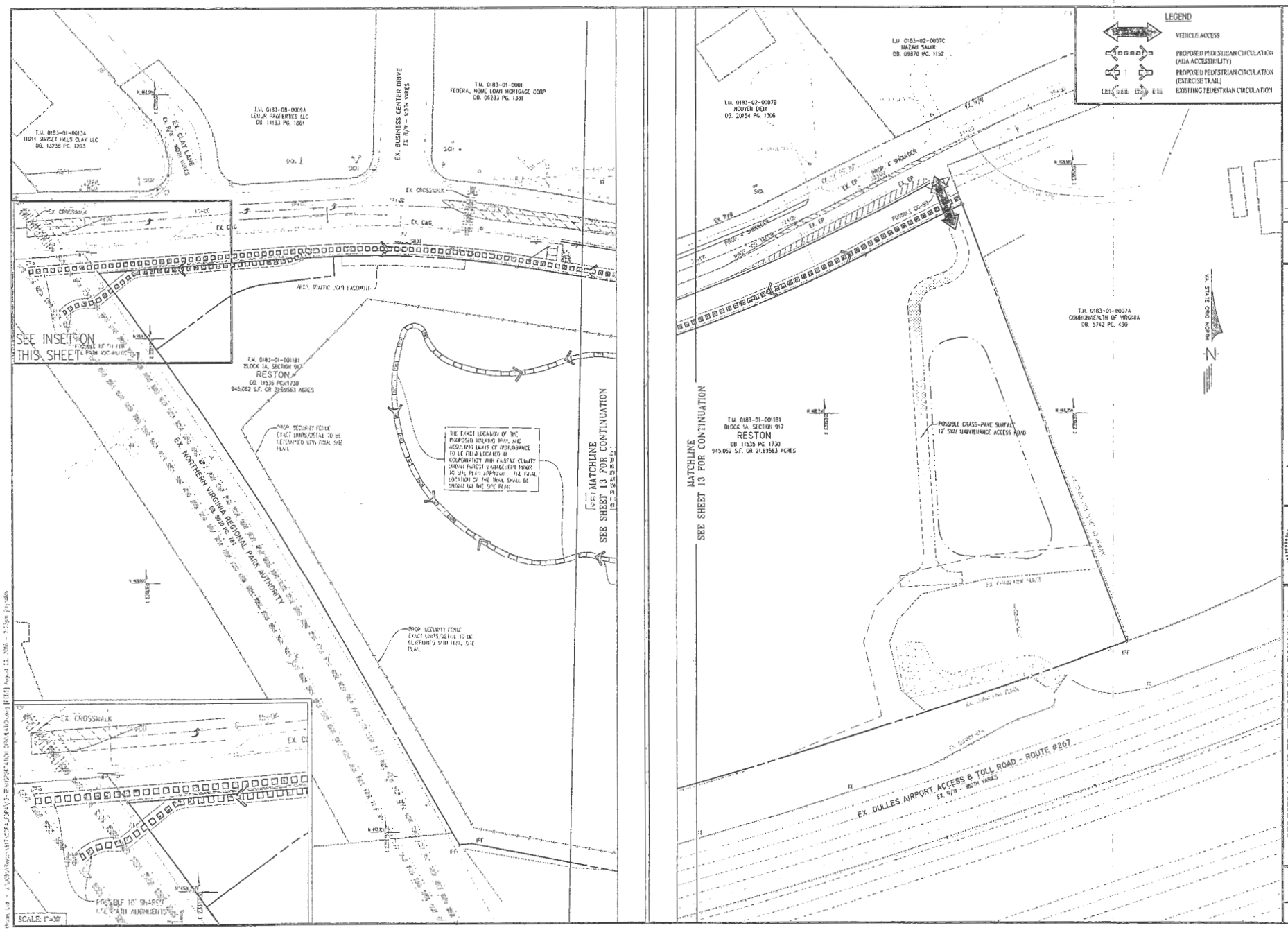
RESTON EASTGATE
CDPA-FDPA
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=40'
C1-2"
DATE: JAN 2016

SHEET
12
OF
36

FILE No.
RZ-12794


LEGEND
VEHICLE ACCESS
PROPOSED PEDESTRIAN CIRCULATION (ADA ACCESSIBILITY)
PROPOSED PEDESTRIAN CIRCULATION (EXERCISE TRAIL)
EXISTING PEDESTRIAN CIRCULATION
EX. SUNSET HILLS ROAD - ROUTE 0675
EX. DULLES AIRPORT ACCESS & TOLL ROAD - ROUTE #267
PROPOSED BUILDING 1
11011 SUNSET HILLS RD
RESTON, VA 20190
PHASE 1 = 160,000 GSF (MAX)
PHASE 2 = 190,000 GSF (MAX)
PROP. COOLING TOWER YARD
MATCHLINE
SEE SHEET 14 FOR CONTINUATION
T.M. 0183-01-0010
LEVINE JACK
DB. 10528 PG. 0403
T.M. 0183-07-0001
DESMEAUX CRAIG E
DB. 12189 PG. 1983
T.M. 0183-07-B
BOARD OF SUPERVISORS FAIRFAX COUNTY
DB. 05257 PG. 0342
T.M. 0183-02-0007A
RICHELIEU RACHEL BECKER
DB. 24284 PG. 0201
T.M. 0183-01-001181
BLOCK 1A, SECTION 917
RESTON
DB. 11535 PG. 1730
945,062 S.F. OR 21.69563 ACRES
PROP. 250' TURN LANE
PROP. 175' TURN LANE
PROP. 4' SHOULDER
PROP. CC-6
POSSIBLE 5' WALKING TRAIL
POSSIBLE RETAINING WALL (TYP.)
POSSIBLE TRANSFORMER LOCATION
PROP. ARCAIRWAY
PROP. CURBSIDE PICK UP
PROP. GARAGE ENTRANCE
PROP. 60.7' CAR PARKING (7 SPACES)
POSSIBLE RETAINING WALL TO SPAN PROP. STORM. DETAIL TO BE PROVIDED AT SITE PLAN
PROP. SECURITY FENCE EXACT LIMITS/DETAIL TO BE DETERMINED WITH FINAL SITE PLAN
PROPOSED ARRIVAL PAVILION 600 GSF
PROP. GATE
PROP. EP
THE EXACT LOCATION OF THE PROPOSED RAIRWAY TRAIL AND RESULTING LIMITS OF DISTURBANCE TO BE FIELD LOCATED IN COORDINATION WITH FAIRFAX COUNTY URBAN FOREST MANAGEMENT PRIOR TO SITE PLAN APPROVAL. THE FINAL LOCATION OF THE TRAIL SHALL BE SHOWN ON THE SITE PLAN.
PEDESTRIAN AND TRAFFIC CIRCULATION PLAN
RESTON EASTGATE
CDPA-FDPA
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE 1"=40'
DATE: JAN. 2016
SHEET 13 OF 36
FILE No. RZ-12794
REVISIONS
No. DATE DESCRIPTION
PLAN DATE
01/28/2016
04/01/2016
04/07/2016
05/27/2016
08/22/2016
08/22/2016
PROFESSIONAL ENGINEER
COMMONWEALTH OF VIRGINIA
Clayton E. Rock
Lic. No. 040.000000



No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
07/06/2016
07/25/2016
09/07/2016
09/27/2016
08/27/2016
09/21/2016
08/22/2016

Urban Ltd.
11250 CORPORATE AVENUE CT.
LENEXA, KS 66219
TEL. 913.643.1200
FAX. 913.643.1201
www.urban-ltd.com

Fairfax Regional Park Authority
Lenor Properties

COMMONWEALTH OF VIRGINIA
Lic. No. 0401020766
PROFESSIONAL ENGINEER
08/22/2016

PEDESTRIAN AND TRAFFIC CIRCULATOIN PLAN

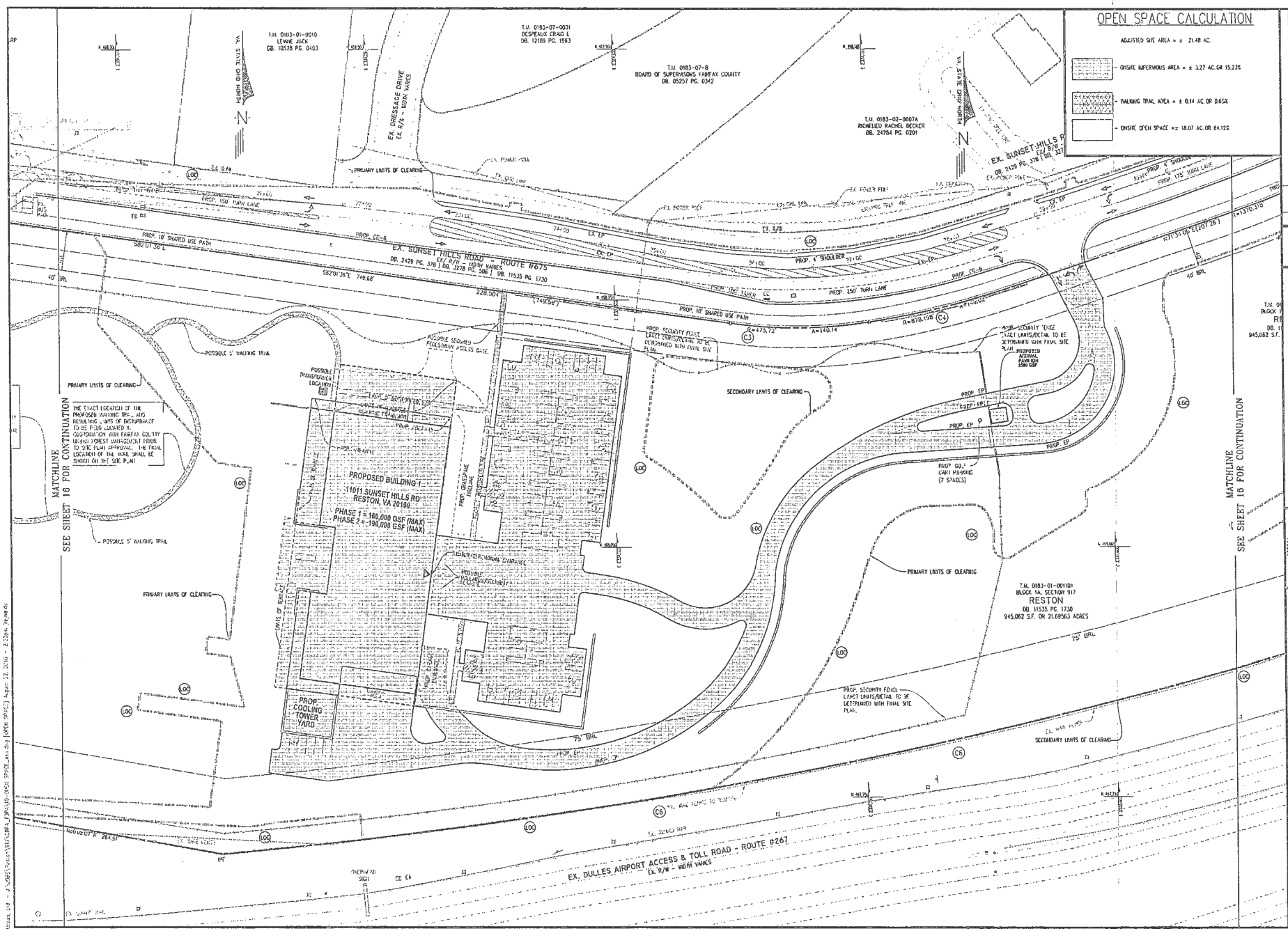
RESTON EASTGATE
CDPA-FDPA

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=40'
C.I.=N/A
DATE: JAN. 2016

SHEET 14 OF 36

FILE No. RZ-12794



No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
01/04/2016
01/28/2015
04/07/2015
06/22/2015
06/23/2016
08/17/2016
08/22/2015

URBAN, LLC
11911 FREEDOM DRIVE, SUITE 800
RESTON, VIRGINIA 20190
TEL: 703.481.2196
FAX: 703.481.2198
www.urban.llc

COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
LICENSED PROFESSIONAL ENGINEER
No. 022412
12/15/2016

OPEN SPACE PLAN

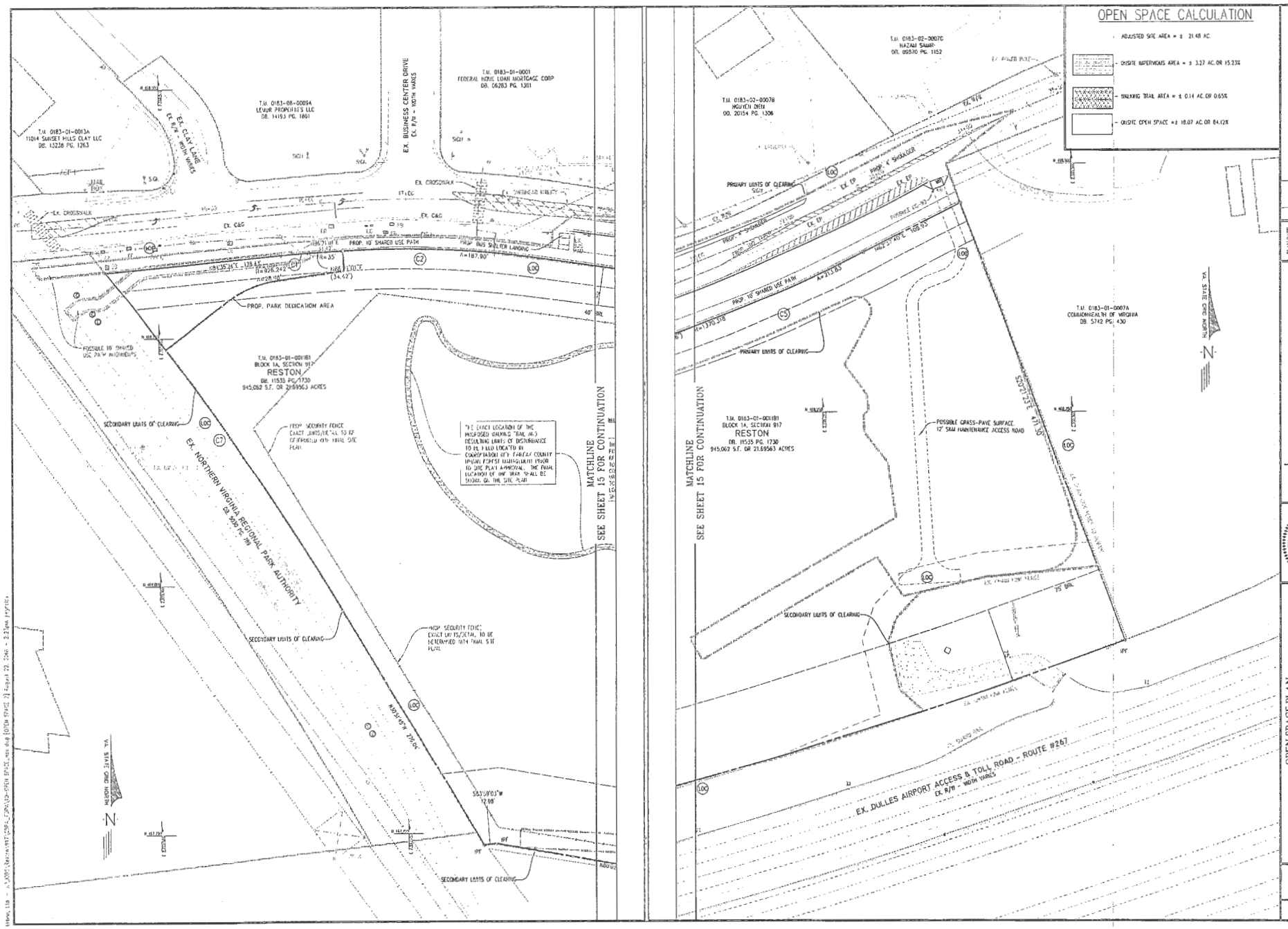
RESTON EASTGATE
CDPA-FDPA

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=40'
C.I.= N/A
DATE: JAN. 2016

SHEET 15 OF 36

FILE No. RZ-12794



NO.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
01/05/2015
07/16/2015
01/04/2016
02/04/2016
04/27/2016
05/27/2016
06/22/2016

Urban Ltd.
4200 MONTGOMERY CT.
CHANTILLY, VA. 20151
TEL. 703-817-1308
FAX. 703-817-1309
e-mail: info@urban-ltd.com

Fairfax-Falkner Landscape Arch. and Land Surveyors

COMMONWEALTH OF VIRGINIA
Clayton C. Fick
Lic. No. 022708
07/22/2016
REGISTERED PROFESSIONAL ENGINEER

OPEN SPACE PLAN

RESTON EASTGATE
CDPA-FDPA

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE 1" = 40'
CL# NA
DATE JAN. 2016

SHEET
16
OF
36

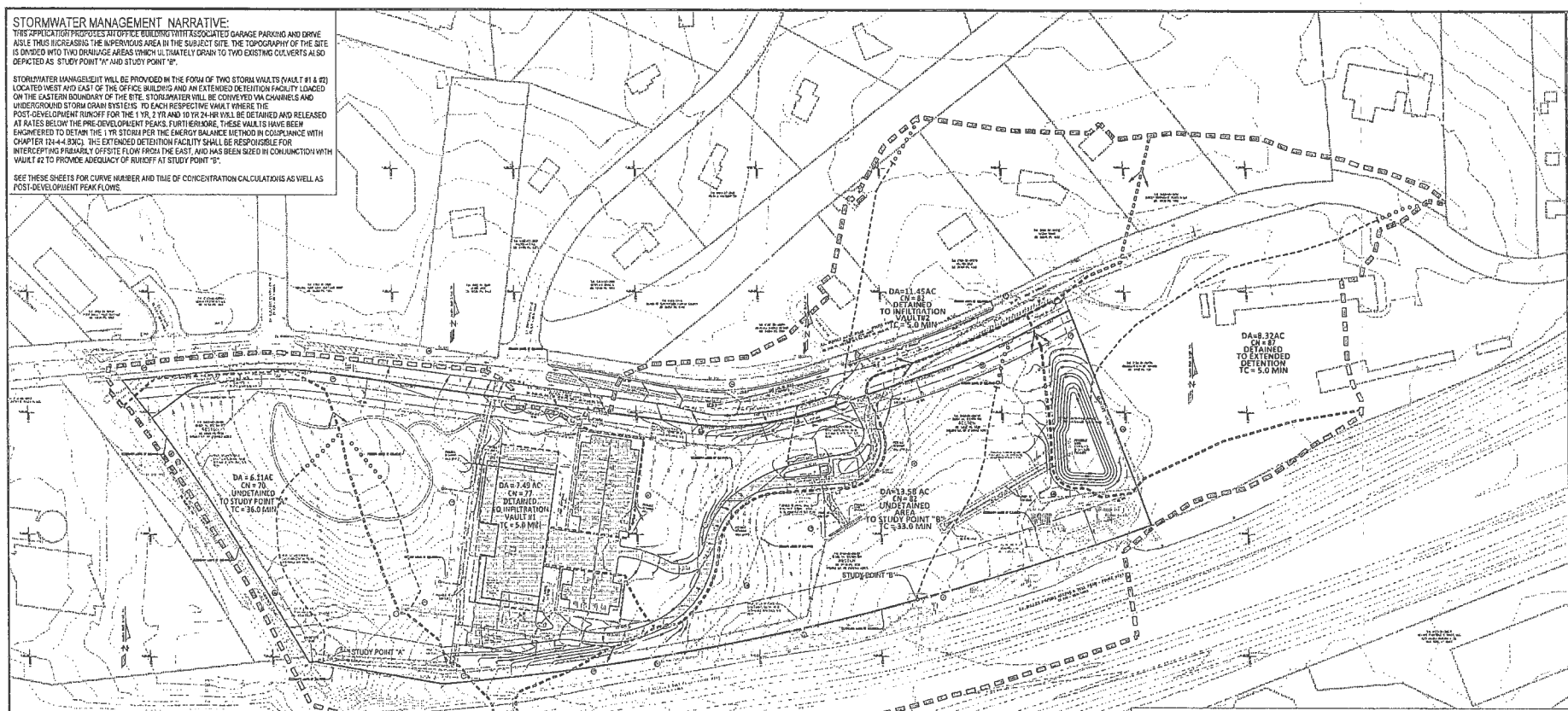
FILE No.
RZ-12794

STORMWATER MANAGEMENT NARRATIVE:

THIS APPLICATION PROPOSES AN OFFICE BUILDING WITH ASSOCIATED GARAGE PARKING AND DRIVE AISLE THUS INCREASING THE IMPERVIOUS AREA IN THE SUBJECT SITE. THE TOPOGRAPHY OF THE SITE IS DIVIDED INTO TWO DRAINAGE AREAS WHICH ULTIMATELY DRAIN TO TWO EXISTING CULVERTS ALSO DEPICTED AS STUDY POINT "A" AND STUDY POINT "B".

STORMWATER MANAGEMENT WILL BE PROVIDED IN THE FORM OF TWO STORM VAULTS (VAULT #1 & #2) LOCATED WEST AND EAST OF THE OFFICE BUILDING AND AN EXTENDED DETENTION FACILITY LOCATED ON THE EASTERN BOUNDARY OF THE SITE. STORMWATER WILL BE CONVEYED VIA CHANNELS AND UNDERGROUND STORM DRAIN SYSTEMS TO EACH RESPECTIVE VAULT WHERE THE POST-DEVELOPMENT RUNOFF FOR THE 1 YR, 2 YR AND 10 YR 24-HR WILL BE DETAINED AND RELEASED AT RATES BELOW THE PRE-DEVELOPMENT PEAKS. FURTHERMORE, THESE VAULTS HAVE BEEN ENGINEERED TO DETAIN THE 1 YR STORM PER THE ENERGY BALANCE METHOD IN COMPLIANCE WITH CHAPTER 124-4.4.B(3C). THE EXTENDED DETENTION FACILITY SHALL BE RESPONSIBLE FOR INTERCEPTING PRIMARILY OFFSITE FLOW FROM THE EAST, AND HAS BEEN SIZED IN CONJUNCTION WITH VAULT #2 TO PROVIDE ADEQUACY OF RUNOFF AT STUDY POINT "B".

SEE THESE SHEETS FOR CURVE NUMBER AND TIME OF CONCENTRATION CALCULATIONS AS WELL AS POST-DEVELOPMENT PEAK FLOWS.



STORMWATER MANAGEMENT CHECKLIST

☒ 1. Plat is at a minimum scale of 1"=50' (Unless it is depicted on one sheet with a minimum scale of 1"=100')

☒ 2. A graphic depicting the stormwater management facility(ies) and lines of grading and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, sand spillways, access roads, sag outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet(s) 08-09 & 19 . If infiltration is proposed the soils should be tested for suitability prior to submission of the development plan and results of the infiltration test provided as part of the description of the facility.

☒ 3. Provide:

Facility Name/ Type & No.	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage volume (cf)	If pond, dam height (ft.)
SWM VAULT 1	6.39	1.10	7.49	5,677	58,770	N/A
SWM VAULT 2	3.22	8.23	11.45	3,850	46,200	N/A
EXTENDED DETENTION	0.99	7.33	8.32	21,705	119,914	8
Totals:	10.60	19.44	30.04	31,432	224,884	8

☒ 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet(s) 08-09 . Pond inlet and outlet pipe systems are shown on Sheet(s) 08-09 .

☒ 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet(s) 08-09 . Type of maintenance access road surface noted on the plat is GRASS PAVERS (asphalt, geoblock, gravel, etc.)

☒ 6. Landscaping and tree preservation in and near the stormwater management facility is shown on Sheet(s) 29-30 .

☒ 7. Stormwater management and SWP narratives including Virginia Runoff Reduction Spreadsheet and descriptions of how detention and best management practices requirements will be met are provided on Sheet(s) 19-21 .

☒ 8. A description of existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet(s) 22-25 . If the outfall is proposed to be improved off-site it should be specifically noted.

☒ 9. A detailed description and analysis of how the channel protection requirements and flood protection requirements of each numbered outfall will be satisfied per Stormwater Management Ordinance and Public Facilities Manual are provided on Sheet(s) 22-25 .

☒ 10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheet(s) 02 & 05-06

☐ 11. A submission waiver is required for N/A

☒ 12. Stormwater management is not required because N/A

Revised: 8/4/2015

LEGEND

○○○○○○○○ SHEET FLOW PATH

- - - - - - - - - - SHALLOW CONCENTRATED FLOW PATH

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
01/04/2016
02/01/2016
04/07/2016
05/05/2016
06/07/2016
08/01/2016

Urban, Ltd.
LAND DEVELOPMENT CONSULTANTS
Chantilly, Virginia 20151
TEL: 703-642-2496
FAX: 703-378-7014
www.urbanltd.com
Planner • Engineer • Landscape Architect • Land Surveyor

COMMONWEALTH OF VIRGINIA
CLAYTON C. ROE
LICENSED PROFESSIONAL ENGINEER
CP 022042-24

PRELIMINARY SWM PLAN
RESTON EASTGATE
CDPA-FDPA
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=100' | C.I.= 2' | DATE: JAN. 2016

SHEET 17 OF 36

FILE No. RZ-12794

Urban, Ltd. - J:\JOBS\Reston\RZ\CDPA_FDPA\Ch-Site PCSL.dwg [Site POST (3)] August 25, 2016 - 2:27pm rgrubbs

LEGEND

SHEET FLOW PATH

SHALLOW CONCENTRATED FLOW PATH

SHED TO STUDY POINT "A"

Pre Development Runoff Calculations - Study Point "A"

Onsite Curve Number Calculations

Area (ac)	CN	Description
10.800	55	Woods, Good, HSG B
10.800		100.00% Pervious Area

Offsite Curve Number Calculations

Area (ac)	CN	Description
0.049	98	Paved parking, HSG D
0.200	82	Woods/grass comb., Fair, HSG D
0.290	89	<50% Grass cover, Poor, HSG D
0.120	98	Paved parking, HSG D
0.040	98	Paved parking, HSG B
1.960	65	Woods/grass comb., Fair, HSG B
2.620	83	Weighted Average
1.520		58.02% Pervious Area
1.100		41.98% Impervious Area

Time of Concentration Calculations

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
32.5	100	0.0300	0.05		Sheet Flow, Sheet Woods: Dense undertimsh n= 0.800 P2= 3.05"
3.6	378	0.1200	1.73		Shallow Concentrated Flow, Shallow Woodland Kv= 5.0 fps
36.2	478	Total			

1 Year Flow Calculations

Inflow Area = 575,863 sf , 8.32% Impervious , Inflow Depth = 0.34" for 1-year event
Inflow = 2.47 cfs @ 12.34 hrs , Volume= 16,206 cf
Primary = 2.47 cfs @ 12.34 hrs , Volume= 16,206 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-40.00 hrs, dt= 0.04 hrs

2 Year Flow Calculations

Inflow Area = 575,863 sf , 8.32% Impervious , Inflow Depth = 0.62" for 2-year event
Inflow = 3.87 cfs @ 12.36 hrs , Volume= 24,959 cf
Primary = 3.87 cfs @ 12.36 hrs , Volume= 24,959 cf , Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-40.00 hrs, dt= 0.04 hrs

10 Year Flow Calculations

Inflow Area = 575,863 sf , 8.32% Impervious , Inflow Depth = 1.53" for 10-year event
Inflow = 13.55 cfs @ 12.35 hrs , Volume= 73,517 cf
Primary = 13.55 cfs @ 12.35 hrs , Volume= 73,517 cf , Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-40.00 hrs, dt= 0.04 hrs

SHED TO STUDY POINT "B"

Pre Development Runoff Calculations - Study Point "B"

Onsite Curve Number Calculations

Area (ac)	CN	Description
6.810	65	Woods, Good, HSG D
1.540	70	Woods, Good, HSG C
1.970	77	Woods, Good, HSG D
0.108	55	Woods, Good, HSG B
0.084	55	Woods, Good, HSG B
10.912	62	Weighted Average
10.912		100.00% Pervious Area

Offsite Curve Number Calculations

Area (ac)	CN	Description
7.350	69	50-75% Grass cover, Fair, HSG B
1.814	84	50-75% Grass cover, Fair, HSG D
1.165	98	Paved parking, HSG D
4.954	98	Paved parking, HSG D
1.367	84	50-75% Grass cover, Fair, HSG D
4.451	98	Paved parking, HSG D
21.121	86	Weighted Average
10.551		49.95% Pervious Area
10.570		50.04% Impervious Area

Time of Concentration Calculations

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
23.2	100	0.0697	0.07		Sheet Flow, Sheet Flow Woods: Dense undertimsh n= 0.800 P2= 3.05"
9.8	594	0.0405	1.01		Shallow Concentrated Flow, Shallow Concentrated Woodland Kv= 5.0 fps
33.0	694	Total			

1 Year Flow Calculations

Inflow Area = 1,395,357 sf , 33.00% Impervious , Inflow Depth = 1.03" for 1-year event
Inflow = 25.27 cfs @ 12.29 hrs , Volume= 119,322 cf
Primary = 25.27 cfs @ 12.29 hrs , Volume= 119,322 cf , Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-40.00 hrs, dt= 0.04 hrs

2 Year Flow Calculations

Inflow Area = 1,395,357 sf , 33.00% Impervious , Inflow Depth = 1.37" for 2-year event
Inflow = 34.22 cfs @ 12.29 hrs , Volume= 159,748 cf
Primary = 34.22 cfs @ 12.29 hrs , Volume= 159,748 cf , Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-40.00 hrs, dt= 0.04 hrs

10 Year Flow Calculations

Inflow Area = 1,395,357 sf , 33.00% Impervious , Inflow Depth = 2.94" for 10-year event
Inflow = 74.69 cfs @ 12.28 hrs , Volume= 342,077 cf
Primary = 74.69 cfs @ 12.28 hrs , Volume= 342,077 cf , Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-40.00 hrs, dt= 0.04 hrs

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
01/04/2016
01/29/2016
03/02/2016
05/02/2016
05/27/2016
08/22/2016
09/22/2016

URBAN
URBAN ENGINEERING & ASSOCIATES, LLC
CHANTILLY, VA 20151
TEL: 703-817-7500
FAX: 703-817-7505
WWW.URBANLLC.COM

COMMONWEALTH OF VIRGINIA
Lic. No. 024-0001
PROFESSIONAL ENGINEER

SWM - PRE-DEVELOPMENT

RESTON EASTGATE
CDPA-FDPA
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 100' | C.I. = 2 | DATE: JAN. 2016

SHEET 18 OF 36

FILE No. RZ-12794

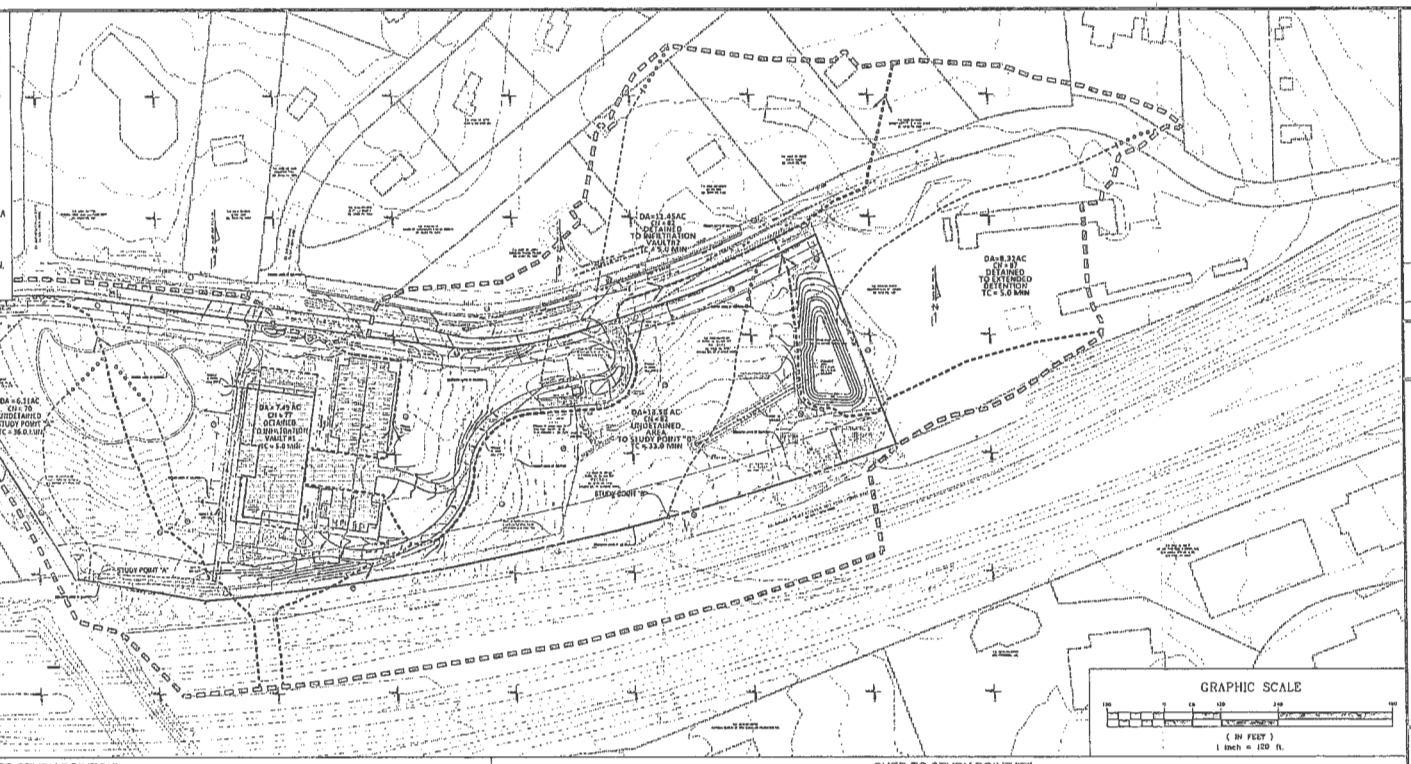
STORMWATER MANAGEMENT NARRATIVE:

THIS APPLICATION PROPOSES AN OFFICE BUILDING WITH ASSOCIATED GARAGE PARKING AND DRIVE AISLE THUS INCREASING THE IMPERVIOUS AREA IN THE SUBJECT SITE. THE TOPOGRAPHY OF THE SITE IS DIVIDED INTO TWO DRAINAGE AREAS WHICH ULTIMATELY DRAIN TO TWO EXISTING CULVERTS ALSO DEPICTED AS STUDY POINT "A" AND STUDY POINT "B".

STORMWATER MANAGEMENT WILL BE PROVIDED IN THE FORM OF TWO STORM INFILTRATION VAULTS (VAULT #1 & #2) LOCATED WEST AND EAST OF THE OFFICE BUILDING. STORMWATER WILL BE CONVEYED VIA CHANNELS AND UNDERGROUND STORM DRAIN SYSTEMS TO EACH RESPECTIVE VAULT WHERE THE POST-DEVELOPMENT FOR THE 1YR, 2YR AND 10 YR 24-HR WILL BE DETAINED AND RELEASED AT RATES BELOW THE PRE-DEVELOPMENT PEAKS. FURTHERMORE, THESE VAULTS HAVE BEEN ENGINEERED TO DETAIN THE 1 YR STORM PER THE ENERGY BALANCE METHOD IN COMPLIANCE WITH CHAPTER 124-4-4.B3(C). SEE THIS SHEET FOR CURVE NUMBER AND TIME OF CONCENTRATION CALCULATIONS AS WELL AS POST-DEVELOPMENT PEAK FLOWS. SEE SHEET #17 FOR NARRATIVE FOR EXTENDED DETENTION FACILITY.

SUNSET HILLS ROAD ULTIMATE BUILD-OUT

SHEETS #28A-28B PORTRAY THE ULTIMATE BUILD-OUT AND WIDENING OF SUNSET HILLS ROAD. THE PRELIMINARY DESIGN OF EACH STORMWATER MANAGEMENT FACILITY SHALL ACCOMODATE THE INCREASE OF IMPERVIOUS AREA ASSOCIATED WITH THE WIDENING TO A 124' WIDE R/W CONDITION AS SHOWN ON SHEETS 28A-28B. THE CURVE NUMBERS (Cn) REPRESENTING THE DRAINAGE AREAS CONTAINING SUNSET HILLS ROAD HAVE BEEN ADJUSTED TO ACCOUNT FOR THE ANTICIPATED INCREASE IN IMPERVIOUS AREA. PER THE REQUIREMENTS REPRESENTED IN THE ROUTINGS FOR THE LAYOUT SHOWN ON SHEETS 29B-09, THE POST-DEVELOPMENT PEAK FLOWS FOR THE 1YR, 2YR, AND 10YR STORM EVENTS SHALL REMAIN BELOW THE PRE-DEVELOPMENT PEAK FLOWS IN THE ULTIMATE CONDITION. IT SHOULD BE NOTED THAT ALL FACILITIES HAVE BEEN SIZED PER THE ULTIMATE CONDITION AND THE FACILITIES SHALL REQUIRE NO ADDITIONAL MODIFICATION(S) AT TIME OF THE ULTIMATE WIDENING OF SUNSET HILLS ROAD.



LEGEND

SHEET FLOW PATH

SHALLOW CONCENTRATED FLOW PATH

SHED TO STUDY POINT "A"

Curve Number & Time of Concentration Calculations

Controlled area by SWM Vault #1 - To Study Point "A"

Area (ac)	CN	Description
2.350	98	Paved parking, HSG D
0.170	84	50-75% Grass cover, Fair, HSG D
1.900	85	50-75% Grass cover, Fair, HSG B
1.590	60	Woods, Fair, HSG B
1.580	73	BMP ADJUSTED CN
7.490	77	Weighted Average
5.140		68.62% Pervious Area
2.350		31.38% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Uncontrolled Area - To Study Point "A"

Area (ac)	CN	Description
0.742	98	Paved parking, HSG D
0.365	82	Woods/grass comb., Fair, HSG D
0.078	98	Paved parking, HSG B
4.721	65	Woods/grass comb., Fair, HSG B
6.106	73	Weighted Average
5.266		86.51% Pervious Area
0.820		13.43% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
30.6	100	0.0790	0.05		Sheet Flow, Sheet Flow Woods: Dense underbrush n= 0.800 P2= 3.05"
5.4	480	0.0830	1.43		Shallow Concentrated Flow, Shallow Woodland Kv= 5.0 fps
36.0	580	Total			

Post Development Runoff Calculations - Study Point "A"

1 Year Flow Calculations

Inflow Area = 592,242 sf , 23.32% Impervious , Inflow Depth = 0.25" for 1-year event
Inflow = 2.04 cfs @ 12.37 hrs , Volume= 12,283 cf
Primary = 2.04 cfs @ 12.37 hrs , Volume= 12,283 cf , Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-40.00 hrs, dt= 0.04 hrs

ENERGY BALANCE METHOD TO STUDY POINT "A"

Q Developed	2.04 cfs	
Q Pre-Developed=	3.47 cfs	
RV(Pre-Developed)=	18,064.00 cf	
RV(Developed)=	12,283.00 cf	
I.F. =	0.8	(0.8 for sites greater than one acre) (0.9 for sites less than or equal to one acre)

Q Developed		I.F. x (Q Pre-Developed x RV Pre-Developed)/RV Developed
2.04	≤	3.44

2 Year Flow Calculations

Inflow Area = 592,242 sf , 23.32% Impervious , Inflow Depth = 0.38" for 2-year event
Inflow = 3.37 cfs @ 12.30 hrs , Volume= 18,801 cf
Primary = 3.37 cfs @ 12.30 hrs , Volume= 18,801 cf , Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-40.00 hrs, dt= 0.04 hrs

10 Year Flow Calculations

Inflow Area = 592,242 sf , 23.32% Impervious , Inflow Depth = 1.02" for 10-year event
Inflow = 10.01 cfs @ 12.33 hrs , Volume= 53,870 cf
Primary = 10.01 cfs @ 12.33 hrs , Volume= 53,870 cf , Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-40.00 hrs, dt= 0.04 hrs

Allowable Post Peak Flows - Study Point "A"

1 Year Allowable : 2.61 cfs (Per Energy Balance Method)
2 Year Allowable : 3.87 cfs
10 Year Allowable: 13.55 cfs

SHED TO STUDY POINT "B"

Curve Number & Time of Concentration Calculations

Controlled area by SWM Vault #2 - To Study Point "B"

Area (ac)	CN	Description
2.330	98	Paved parking, HSG D
0.200	84	50-75% Grass cover, Fair, HSG D
2.710	98	Paved parking, HSG B
6.210	69	50-75% Grass cover, Fair, HSG B
11.450	82	Weighted Average
6.410		55.93% Pervious Area
5.040		44.02% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					Direct Entry,

Controlled area by EXTENDED DETENTION - To Study Point "B"

Area (ac)	CN	Description
3.090	69	50-75% Grass cover, Fair, HSG B
5.230	98	Paved parking, HSG D
8.320	87	Weighted Average
3.090		37.14% Pervious Area
5.230		62.86% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0	836		2.79		Direct Entry, Manual

Uncontrolled Area - To Study Point "B"

Area (ac)	CN	Description
4.660	65	Woods/grass comb., Fair, HSG B
1.760	76	Woods/grass comb., Fair, HSG C
1.380	82	Woods/grass comb., Fair, HSG D
5.760	98	Paved parking, HSG D
13.560	82	Weighted Average
7.800		57.58% Pervious Area
5.760		42.42% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
23.2	100	0.0087	0.07		Sheet Flow, Sheet Flow Woods: Dense underbrush n= 0.800 P2= 3.05"
9.8	594	0.0405	1.01		Shallow Concentrated Flow, Shallow Concentrated Woodland Kv= 5.0 fps
33.0	694	Total			

Post Development Runoff Calculations - Study Point "B"

1 Year Flow Calculations

Inflow Area = 1,452,726 sf , 49.07% Impervious , Inflow Depth = 1.22" for 1-year event
Inflow = 15.30 cfs @ 12.29 hrs , Volume= 147,680 cf
Primary = 15.30 cfs @ 12.29 hrs , Volume= 147,680 cf , Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-40.00 hrs, dt= 0.04 hrs

Q Developed=	15.30	cfs
Q Pre-Developed=	25.27	cfs
RV(Pre-Developed)=	110322.00	CF
RV(Developed)=	147680.00	CF
I.F. =	0.8	(0.8 for sites greater than one acre) (0.9 for sites less than or equal to one acre)

Q Developed		I.F. x (Q Pre-Developed x RV Pre-Developed)/RV Developed
15.30	≤	16.33

2 Year Flow Calculations

Inflow Area = 1,452,726 sf , 49.07% Impervious , Inflow Depth = 1.62" for 2-year event
Inflow = 28.36 cfs @ 12.29 hrs , Volume= 196,148 cf
Primary = 28.36 cfs @ 12.29 hrs , Volume= 196,148 cf , Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-40.00 hrs, dt= 0.04 hrs

10 Year Flow Calculations

Inflow Area = 592,242 sf , 23.32% Impervious , Inflow Depth = 1.09" for 10-year event
Inflow = 10.01 cfs @ 12.33 hrs , Volume= 53,870 cf
Primary = 10.01 cfs @ 12.33 hrs , Volume= 53,870 cf , Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-40.00 hrs, dt= 0.04 hrs

Allowable Post Peak Flows - Study Point "B"

1 Year Allowable : 16.04 cfs (Per Energy Balance Method)
2 Year Allowable : 34.22 cfs
10 Year Allowable: 74.89 cfs

No.	DATE	DESCRIPTION
1	01/07/2015	
2	01/12/2016	
3	05/09/2016	
4	06/06/2016	
5	08/01/2016	
6	08/22/2016	

REVISIONS

Urban Ltd.
4229 Pickett Road
Fairfax, VA 22032
Tel. 703.273.6820
Fax. 703.273.8398
www.urban1.com

Plan Review · Landscape Architecture · Land Surveying

COMMONWEALTH OF VIRGINIA
Edward C. Rosa
Lic. No. 012027700
PROFESSIONAL ENGINEER

SWM - POST-DEVELOPMENT
RESTON EASTGATE
CDPA-FDPA
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE: JUN. 2016

SCALE: 1"=100'

C.I.= 2'

SHEET 19 OF 36

FILE No. RZ-12794

SWM VAULT #1

* SEE SHEET #19 FOR DRAINAGE AREA AND TIME CONCENTRATION COMPUTATIONS TO VAULT #1

VAULT #1 VOLUME SUMMARY

Volume	Invert	Avail.Storage	Storage Description
#1	353.00'	58,770 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
353.00	5,877	0	0
363.00	5,877	58,770	58,770

Device	Routing	Invert	Outlet Devices
#1	Discarded	353.00'	3.500 in/hr Exfiltration over Surface area
#2	Primary	353.92'	15.0" Vert. Orifice/Grate C= 0.600
#3	Device 2	355.40'	1.0" Vert. Orifice/Grate C= 0.600
#4	Device 2	362.00'	32.0" W x 4.0" H Vert. Orifice/Grate C= 0.600

STAGE-AREA-STORAGE TABLE

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
353.00	5,877	0
353.20	5,877	1,175
353.40	5,877	2,351
353.60	5,877	3,526
353.80	5,877	4,702
354.00	5,877	5,877
354.20	5,877	7,052
354.40	5,877	8,228
354.60	5,877	9,403
354.80	5,877	10,579
355.00	5,877	11,754
355.20	5,877	12,929
355.40	5,877	14,105
355.60	5,877	15,280
355.80	5,877	16,456
356.00	5,877	17,631
356.20	5,877	18,806
356.40	5,877	19,982
356.60	5,877	21,157
356.80	5,877	22,333
357.00	5,877	23,508
357.20	5,877	24,683
357.40	5,877	25,859
357.60	5,877	27,034
357.80	5,877	28,210
358.00	5,877	29,385
358.20	5,877	30,560
358.40	5,877	31,736
358.60	5,877	32,911
358.80	5,877	34,087
359.00	5,877	35,262
359.20	5,877	36,437
359.40	5,877	37,613
359.60	5,877	38,788
359.80	5,877	39,964
360.00	5,877	41,139
360.20	5,877	42,314
360.40	5,877	43,490
360.60	5,877	44,665
360.80	5,877	45,841
361.00	5,877	47,016
361.20	5,877	48,191
361.40	5,877	49,367
361.60	5,877	50,542
361.80	5,877	51,718
362.00	5,877	52,893
362.20	5,877	54,068
362.40	5,877	55,244
362.60	5,877	56,419
362.80	5,877	57,595
363.00	5,877	58,770

1 YEAR EVENT SUMMARY

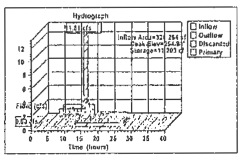
Inflow Area = 326,264 sf , 31.38% Impervious , Inflow Depth = 0.87" for 1-year event
Inflow = 11.81 cfs @ 11.97 hrs , Volume= 23,617 cf
Outflow = 0.48 cfs @ 11.76 hrs , Volume= 23,617 cf , Atten= 96% , Lag= 0.0 min
Discarded = 0.48 cfs @ 11.76 hrs , Volume= 23,617 cf
Primary = 0.00 cfs @ 0.00 hrs , Volume= 0 cf

Routing by Stor-Ind method, Time Span= 0.00-40.00 hrs, dt= 0.04 hrs
Peak Elev= 354.91' @ 13.90 hrs Surf.Area= 5,877 sf Storage= 11,203 cf

Plug-Flow detention time= 251.5 min calculated for 23,617 cf (100% of inflow)
Center-of-Mass det. time= 251.3 min (1,109.6 - 858.3)

Discarded OutFlow Max=0.48 cfs @ 11.76 hrs HW=353.12' (Free Discharge)
└1=Exfiltration (Exfiltration Controls 0.48 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=353.00' (Free Discharge)
└2=Orifice/Grate (Controls 0.00 cfs)
├3=Orifice/Grate (Controls 0.00 cfs)
└4=Orifice/Grate (Controls 0.00 cfs)



2 YEAR EVENT SUMMARY

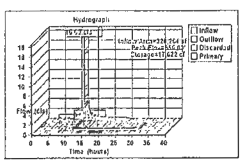
Inflow Area = 326,264 sf , 31.38% Impervious , Inflow Depth = 1.21" for 2-year event
Inflow = 16.63 cfs @ 11.96 hrs , Volume= 32,947 cf
Outflow = 0.50 cfs @ 14.91 hrs , Volume= 32,947 cf , Atten= 97% , Lag= 176.5 min
Discarded = 0.48 cfs @ 11.68 hrs , Volume= 32,501 cf
Primary = 0.02 cfs @ 14.91 hrs , Volume= 446 cf

Routing by Stor-Ind method, Time Span= 0.00-40.00 hrs, dt= 0.04 hrs
Peak Elev= 356.00' @ 14.91 hrs Surf.Area= 5,877 sf Storage= 17,622 cf

Plug-Flow detention time= 397.8 min calculated for 32,914 cf (100% of inflow)
Center-of-Mass det. time= 397.9 min (1,245.9 - 848.1)

Discarded OutFlow Max=0.48 cfs @ 11.68 hrs HW=353.12' (Free Discharge)
└1=Exfiltration (Exfiltration Controls 0.48 cfs)

Primary OutFlow Max=0.02 cfs @ 14.91 hrs HW=356.00' (Free Discharge)
└2=Orifice/Grate (Passes 0.02 cfs of 7.12 cfs potential flow)
├3=Orifice/Grate (Orifice Controls 0.02 cfs @ 3.59 fps)
└4=Orifice/Grate (Controls 0.00 cfs)



10 YEAR EVENT SUMMARY

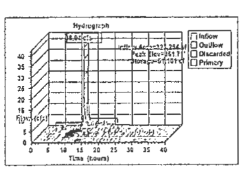
Inflow Area = 326,264 sf , 31.38% Impervious , Inflow Depth = 2.79" for 10-year event
Inflow = 38.04 cfs @ 11.96 hrs , Volume= 75,888 cf
Outflow = 0.54 cfs @ 18.62 hrs , Volume= 57,075 cf , Atten= 99% , Lag= 399.7 min
Discarded = 0.48 cfs @ 10.80 hrs , Volume= 51,653 cf
Primary = 0.07 cfs @ 18.62 hrs , Volume= 5,422 cf

Routing by Stor-Ind method, Time Span= 0.00-40.00 hrs, dt= 0.04 hrs
Peak Elev= 361.71' @ 18.62 hrs Surf.Area= 5,877 sf Storage= 51,181 cf

Plug-Flow detention time= 763.1 min calculated for 57,018 cf (75% of inflow)
Center-of-Mass det. time= 669.8 min (1,493.4 - 823.9)

Discarded OutFlow Max=0.48 cfs @ 10.60 hrs HW=353.10' (Free Discharge)
└1=Exfiltration (Exfiltration Controls 0.48 cfs)

Primary OutFlow Max=0.07 cfs @ 18.62 hrs HW=361.71' (Free Discharge)
└2=Orifice/Grate (Passes 0.07 cfs of 15.62 cfs potential flow)
├3=Orifice/Grate (Orifice Controls 0.07 cfs @ 12.05 fps)
└4=Orifice/Grate (Controls 0.00 cfs)



SWM VAULT #2

* SEE SHEET #19 FOR DRAINAGE AREA AND TIME CONCENTRATION COMPUTATIONS TO VAULT #2

VAULT #2 VOLUME SUMMARY

Volume	Invert	Avail.Storage	Storage Description
#1	362.00'	46,200 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
362.00	3,850	0	0
374.00	3,850	46,200	46,200

Device	Routing	Invert	Outlet Devices
#1	Primary	362.00'	36.0" Vert. Orifice/Grate C= 0.600
#2	Device 1	362.00'	6.5" Vert. Orifice/Grate C= 0.600
#3	Device 1	367.15'	40.0" W x 6.0" H Vert. Orifice/Grate C= 0.600

STAGE-AREA-STORAGE TABLE

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
362.00	3,850	0
362.30	3,850	1,155
362.60	3,850	2,310
362.90	3,850	3,465
363.20	3,850	4,620
363.50	3,850	5,775
363.80	3,850	6,930
364.10	3,850	8,085
364.40	3,850	9,240
364.70	3,850	10,395
365.00	3,850	11,550
365.30	3,850	12,705
365.60	3,850	13,860
365.90	3,850	15,015
366.20	3,850	16,170
366.50	3,850	17,325
366.80	3,850	18,480
367.10	3,850	19,635
367.40	3,850	20,790
367.70	3,850	21,945
368.00	3,850	23,100
368.30	3,850	24,255
368.60	3,850	25,410
368.90	3,850	26,565
369.20	3,850	27,720
369.50	3,850	28,875
369.80	3,850	30,030
370.10	3,850	31,185
370.40	3,850	32,340
370.70	3,850	33,495
371.00	3,850	34,650
371.30	3,850	35,805
371.60	3,850	36,960
371.90	3,850	38,115
372.20	3,850	39,270
372.50	3,850	40,425
372.80	3,850	41,580
373.10	3,850	42,735
373.40	3,850	43,890
373.70	3,850	45,045
374.00	3,850	46,200

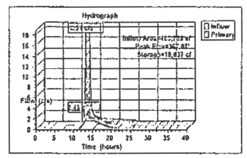
1 YEAR EVENT SUMMARY

Inflow Area = 498,762 sf , 44.02% Impervious , Inflow Depth = 1.15" for 1-year event
Inflow = 16.81 cfs @ 12.08 hrs , Volume= 47,881 cf
Outflow = 2.43 cfs @ 12.61 hrs , Volume= 47,878 cf , Atten= 86% , Lag= 32.2 min
Primary = 2.43 cfs @ 12.61 hrs , Volume= 47,878 cf

Routing by Stor-Ind method, Time Span= 0.00-40.00 hrs, dt= 0.04 hrs
Peak Elev= 367.07' @ 12.61 hrs Surf.Area= 3,850 sf Storage= 19,537 cf

Plug-Flow detention time= 99.7 min calculated for 47,878 cf (100% of inflow)
Center-of-Mass det. time= 99.6 min (949.5 - 849.9)

Primary OutFlow Max=2.43 cfs @ 12.61 hrs HW=367.07' (Free Discharge)
└1=Orifice/Grate (Passes 2.43 cfs of 64.34 cfs potential flow)
├2=Orifice/Grate (Orifice Controls 2.43 cfs @ 10.55 fps)
└3=Orifice/Grate (Controls 0.00 cfs)



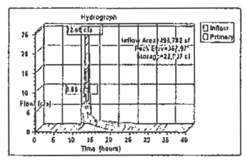
2 YEAR EVENT SUMMARY

Inflow Area = 498,762 sf , 44.02% Impervious , Inflow Depth = 1.54" for 2-year event
Inflow = 22.68 cfs @ 12.07 hrs , Volume= 63,929 cf
Outflow = 8.65 cfs @ 12.29 hrs , Volume= 63,925 cf , Atten= 62% , Lag= 13.0 min
Primary = 8.65 cfs @ 12.29 hrs , Volume= 63,925 cf

Routing by Stor-Ind method, Time Span= 0.00-40.00 hrs, dt= 0.04 hrs
Peak Elev= 367.97' @ 12.29 hrs Surf.Area= 3,850 sf Storage= 22,687 cf

Plug-Flow detention time= 89.9 min calculated for 63,925 cf (100% of inflow)
Center-of-Mass det. time= 89.7 min (931.1 - 841.4)

Primary OutFlow Max=8.62 cfs @ 12.29 hrs HW=367.96' (Free Discharge)
└1=Orifice/Grate (Passes 8.62 cfs of 71.60 cfs potential flow)
├2=Orifice/Grate (Orifice Controls 2.65 cfs @ 11.49 fps)
└3=Orifice/Grate (Orifice Controls 5.97 cfs @ 3.58 fps)



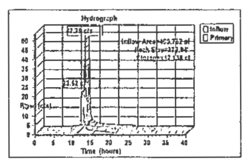
10 YEAR EVENT SUMMARY

Inflow Area = 498,762 sf , 44.02% Impervious , Inflow Depth = 3.26" for 10-year event
Inflow = 47.79 cfs @ 12.07 hrs , Volume= 135,437 cf
Outflow = 22.52 cfs @ 12.24 hrs , Volume= 135,433 cf , Atten= 53% , Lag= 10.5 min
Primary = 22.52 cfs @ 12.24 hrs , Volume= 135,433 cf

Routing by Stor-Ind method, Time Span= 0.00-40.00 hrs, dt= 0.04 hrs
Peak Elev= 372.94' @ 12.24 hrs Surf.Area= 3,850 sf Storage= 42,138 cf

Plug-Flow detention time= 69.5 min calculated for 135,298 cf (100% of inflow)
Center-of-Mass det. time= 69.9 min (889.9 - 819.9)

Primary OutFlow Max=22.50 cfs @ 12.24 hrs HW=372.93' (Free Discharge)
└1=Orifice/Grate (Passes 22.50 cfs of 104.54 cfs potential flow)
├2=Orifice/Grate (Orifice Controls 3.62 cfs @ 15.72 fps)
└3=Orifice/Grate (Orifice Controls 18.88 cfs @ 11.33 fps)



EXTENDED DETENTION

* SEE SHEET #19 FOR DRAINAGE AREA AND TIME CONCENTRATION COMPUTATIONS TO EXTENDED DETENTION

VAULT #2 VOLUME SUMMARY

Volume	Invert	Avail.Storage	Storage Description
#1	362.00'	46,200 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
362.00	3,850	0	0
374.00	3,850	46,200	46,200

Device	Routing	Invert	Outlet Devices
#1	Primary	362.00'	36.0" Vert. Orifice/Grate C= 0.600
#2	Device 1	362.00'	7.0" Vert. Orifice/Grate C= 0.600
#3	Device 1	367.15'	40.0" W x 6.0" H Vert. Orifice/Grate C= 0.600

STAGE-AREA-STORAGE TABLE

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
362.00	3,850	0
362.30	3,850	1,155
362.60	3,850	2,310
362.90	3,850	3,465
363.20	3,850	4,620
363.50	3,850	5,775
363.80	3,850	6,930
364.10	3,850	8,085
364.40	3,850	9,240
364.70	3,850	10,395
365.00	3,850	11,550
365.30	3,850	12,705
365.60	3,850	13,860
365.90	3,850	15,015
366.20	3,850	16,170
366.50	3,850	17,325
366.80	3,850	18,480
367.10	3,850	19,635
367.40	3,850	20,790
367.70	3,850	21,945
368.00	3,850	23,100
368.30	3,850	24,255
368.60	3,850	25,410
368.90	3,850	26,565
369.20	3,850	27,720
369.50	3,850	28,875
369.80	3,850	30,030
370.10	3,850	31,185
370.40	3,850	32,340
370.70	3,850	33,495
371.00	3,850	34,650
371.30	3,850	35,805
371.60	3,850	36,960
371.90	3,850	38,115
372.20	3,850	39,270
372.50	3,850	40,425
372.80	3,850	41,580
373.10	3,850	42,735
373.40	3,850	43,890
373.70	3,850	45,045
374.00	3,850	46,200

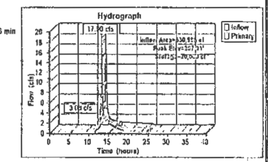
1 YEAR EVENT SUMMARY

Inflow Area = 530,996 sf , 42.74% Impervious , Inflow Depth = 1.15" for 1-year event
Inflow = 17.90 cfs @ 12.08 hrs , Volume= 50,763 cf
Outflow = 3.08 cfs @ 12.54 hrs , Volume= 50,760 cf , Atten= 83% , Lag= 27.6 min
Primary = 3.08 cfs @ 12.54 hrs , Volume= 50,760 cf

Routing by Stor-Ind method, Time Span= 0.00-40.00 hrs, dt= 0.04 hrs
Peak Elev= 367.21' @ 12.54 hrs Surf.Area= 3,850 sf Storage= 20,068 cf

Plug-Flow detention time= 86.6 min calculated for 50,710 cf (100% of inflow)
Center-of-Mass det. time= 87.0 min (936.9 - 849.9)

Primary OutFlow Max=3.01 cfs @ 12.54 hrs HW=367.21' (Free Discharge)
└1=Orifice/Grate (Passes 3.01 cfs of 65.56 cfs potential flow)
├2=Orifice/Grate (Orifice Controls 2.85 cfs @ 10.68 fps)
└3=Orifice/Grate (Orifice Controls 0.16 cfs @ 0.79 fps)



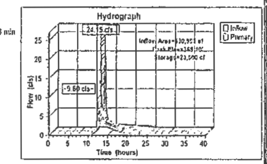
2 YEAR EVENT SUMMARY

Inflow Area = 530,996 sf , 42.74% Impervious , Inflow Depth = 1.54" for 2-year event
Inflow = 24.15 cfs @ 12.07 hrs , Volume= 68,091 cf
Outflow = 9.80 cfs @ 12.28 hrs , Volume= 68,058 cf , Atten= 59% , Lag= 12.3 min
Primary = 9.80 cfs @ 12.28 hrs , Volume= 68,058 cf

Routing by Stor-Ind method, Time Span= 0.00-40.00 hrs, dt= 0.04 hrs
Peak Elev= 368.10' @ 12.28 hrs Surf.Area= 3,850 sf Storage= 23,500 cf

Plug-Flow detention time= 76.8 min calculated for 67,990 cf (100% of inflow)
Center-of-Mass det. time= 77.3 min (918.7 - 841.4)

Primary OutFlow Max=9.80 cfs @ 12.28 hrs HW=368.10' (Free Discharge)
└1=Orifice/Grate (Passes 9.80 cfs of 73.02 cfs potential flow)
├2=Orifice/Grate (Orifice Controls 3.10 cfs @ 11.61 fps)
└3=Orifice/Grate (Orifice Controls 6.69 cfs @ 4.02 fps)



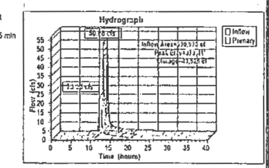
10 YEAR EVENT SUMMARY

Inflow Area = 530,996 sf , 42.74% Impervious , Inflow Depth = 3.25" for 10-year event
Inflow = 50.88 cfs @ 12.07 hrs , Volume= 144,190 cf
Outflow = 23.96 cfs @ 12.24 hrs , Volume= 144,187 cf , Atten= 53% , Lag= 10.5 min
Primary = 23.96 cfs @ 12.24 hrs , Volume= 144,187 cf

Routing by Stor-Ind method, Time Span= 0.00-40.00 hrs, dt= 0.04 hrs
Peak Elev= 373.41' @ 12.24 hrs Surf.Area= 3,850 sf Storage= 43,926 cf

Plug-Flow detention time= 81.4 min calculated for 144,187 cf (100% of inflow)
Center-of-Mass det. time= 81.2 min (881.2 - 819.9)

Primary OutFlow Max=23.94 cfs @ 12.24 hrs HW=373.40' (Free Discharge)
└1=Orifice/Grate (Passes 23.94 cfs of 107.08 cfs potential flow)
├2=Orifice/Grate (Orifice Controls 4.29 cfs @ 16.05 fps)
└3=Orifice/Grate (Orifice Controls 19.65 cfs @ 11.79 fps)



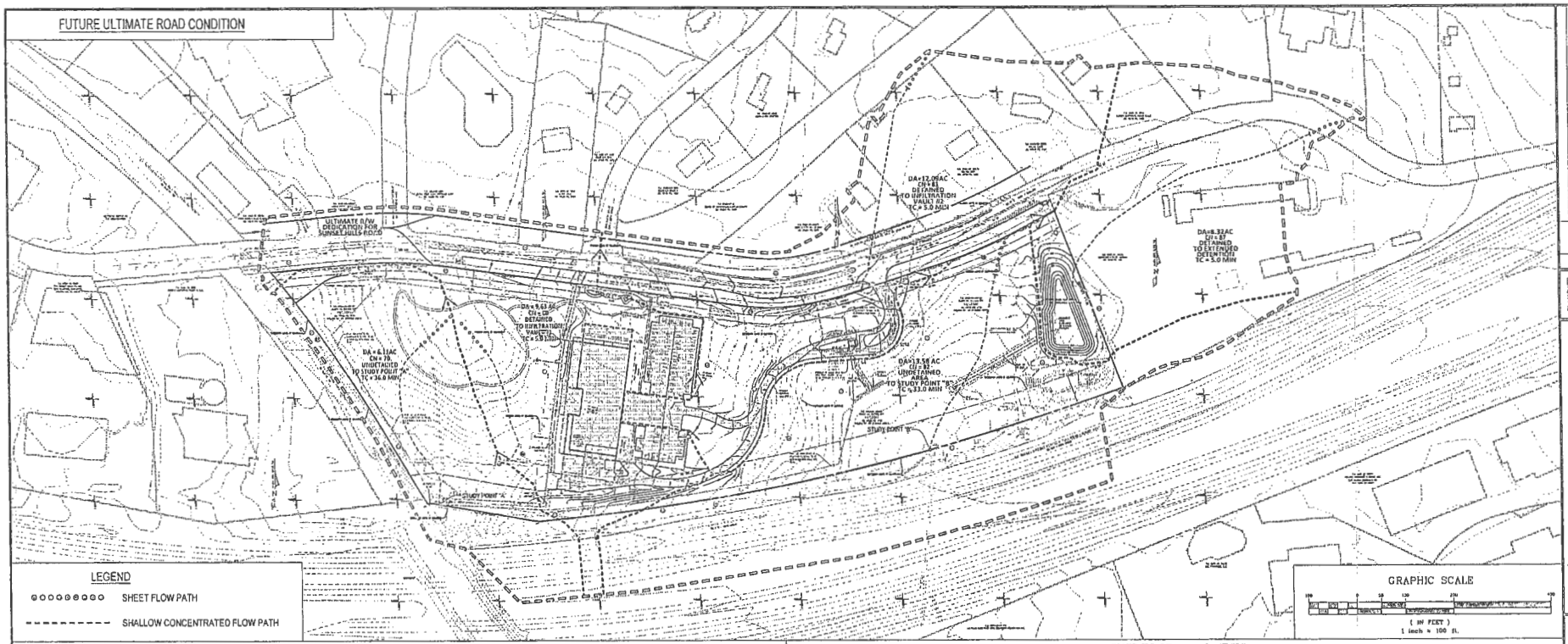
SWM - VAULT COMPUTATIONS

RESTON EASTGATE
CDPA-FDPA
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE: JAN, 2016
SCALE: N/A
C.I.= N/A

SHEET 20 OF 36

FILE No. RZ-12794



SHED TO STUDY POINT "A"

Curve Number & Time of Concentration Calculations

Controlled area by SWM Vault #1 - To Study Point "A"

Area (ac)	CN	Description
3.730	98	Paved parking, HSG D
0.260	84	50-75% Grass cover, Fair, HSG D
2.820	69	50-75% Grass cover, Fair, HSG B
1.980	60	Woods, Fair, HSG B
1.890	73	SWP ADJUSTED CN
9.930	80	Weighted Average
5.860		60.95% Pervious Area
3.770		39.15% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Uncontrolled Area - To Study Point "A"

Area (ac)	CN	Description
0.742	98	Paved parking, HSG D
0.358	82	Woods/grass comb., Fair, HSG D
0.978	98	Paved parking, HSG B
4.921	65	Woods/grass comb., Fair, HSG B
6.999	70	Weighted Average
5.296		85.57% Pervious Area
0.820		13.43% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
30.6	100	0.0350	0.05		Sheet Flow, Sheet Flow: Woods: Dense underbrush n= 0.800 P2= 3.05"
5.4	450	0.0820	1.43		Shallow Concentrated Flow, Shallow Woodland Kv= 5.0 fps
36.0	550	Total			

Post Development Runoff Calculations - Study Point "A"

1 Year Flow Calculations

Inflow Area = 685,450 sf , 29.17% Impervious , Inflow Depth = 0.23" for 1-year event
Inflow = 2.06 cfs @ 12.37 hrs , Volume= 13,053 cf
Primary = 2.06 cfs @ 12.37 hrs , Volume= 13,053 cf , Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-40.00 hrs, dt= 0.04 hrs

ENERGY BALANCE METHOD TO STUDY POINT "A"

Q Developed*	2.06 cfs
Q Pre-development*	2.47 cfs
RV Pre-development*	16200.00 cf
RV Developed*	13053.00 cf
I.F. =	0.8 (0.8 for sites greater than one acre) (0.9 for sites less than or equal to one acre)

Q Developed		I.F. x (Q Pre-development x RV Pre-development)/RV Developed
2.06	x	2.45

2 Year Flow Calculations

Inflow Area = 685,450 sf , 29.17% Impervious , Inflow Depth = 0.36" for 2-year event
Inflow = 3.39 cfs @ 12.36 hrs , Volume= 20,535 cf
Primary = 3.39 cfs @ 12.36 hrs , Volume= 20,535 cf , Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-40.00 hrs, dt= 0.04 hrs

10 Year Flow Calculations

Inflow Area = 685,450 sf , 29.17% Impervious , Inflow Depth = 1.48" for 10-year event
Inflow = 12.47 cfs @ 12.37 hrs , Volume= 80,210 cf
Primary = 12.47 cfs @ 12.37 hrs , Volume= 80,210 cf , Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-40.00 hrs, dt= 0.04 hrs

Allowable Post Peak Flows - Study Point "A"

1 Year Allowable : 2.45 cfs (Per Energy Balance Method)
2 Year Allowable : 3.87 cfs
10 Year Allowable: 13.55 cfs

SHED TO STUDY POINT "B"

Curve Number & Time of Concentration Calculations

Controlled area by SWM Vault #2 - To Study Point "B"

Area (ac)	CN	Description
2.530	98	Paved parking, HSG D
0.200	84	50-75% Grass cover, Fair, HSG D
2.760	98	Paved parking, HSG B
6.800	69	50-75% Grass cover, Fair, HSG B
12.090	81	Weighted Average
7.060		57.90% Pervious Area
5.090		42.10% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					Direct Entry,

Controlled area by EXTENDED DETENTION - To Study Point "B"

Area (ac)	CN	Description
3.090	69	50-75% Grass cover, Fair, HSG B
5.230	98	Paved parking, HSG D
8.320	87	Weighted Average
3.089		37.14% Pervious Area
5.230		62.86% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0	836		2.78		Direct Entry, Manual

Uncontrolled Area - To Study Point "B"

Area (ac)	CN	Description
4.660	65	Woods/grass comb., Fair, HSG B
1.760	76	Woods/grass comb., Fair, HSG C
1.260	82	Woods/grass comb., Fair, HSG D
5.760	98	Paved parking, HSG D
13.580	82	Weighted Average
7.820		57.58% Pervious Area
5.760		42.42% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
23.2	100	0.0097	0.07		Sheet Flow, Sheet Flow: Woods: Dense underbrush n= 0.800 P2= 3.05"
9.8	594	0.0405	1.01		Shallow Concentrated Flow, Shallow Concentrated Woodland Kv= 5.0 fps
33.0	694	Total			

Post Development Runoff Calculations - Study Point "B"

1 Year Flow Calculations

Inflow Area = 1,480,604 sf , 47.31% Impervious , Inflow Depth > 1.20" for 1-year event
Inflow = 15.28 cfs @ 12.29 hrs , Volume= 147,724 cf
Primary = 15.28 cfs @ 12.29 hrs , Volume= 147,724 cf , Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-40.00 hrs, dt= 0.04 hrs

ENERGY BALANCE METHOD TO STUDY POINT "B"

Q Developed*	15.28 cfs
Q Pre-development*	25.27 cfs
RV Pre-development*	219222.00 CF
RV Developed*	147724.00 CF
I.F. =	0.8 (0.8 for sites greater than one acre) (0.9 for sites less than or equal to one acre)

Q Developed		I.F. x (Q Pre-development x RV Pre-development)/RV Developed
15.28	x	36.33

2 Year Flow Calculations

Inflow Area = 1,480,604 sf , 47.31% Impervious , Inflow Depth > 1.99" for 2-year event
Inflow = 28.34 cfs @ 12.29 hrs , Volume= 196,690 cf
Primary = 28.34 cfs @ 12.29 hrs , Volume= 196,690 cf , Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-40.00 hrs, dt= 0.04 hrs

10 Year Flow Calculations

Inflow Area = 1,480,604 sf , 47.31% Impervious , Inflow Depth > 3.33" for 10-year event
Inflow = 72.84 cfs @ 12.05 hrs , Volume= 410,747 cf
Primary = 72.84 cfs @ 12.05 hrs , Volume= 410,747 cf , Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-40.00 hrs, dt= 0.04 hrs

Allowable Post Peak Flows - Study Point "B"

1 Year Allowable : 18.04 cfs (Per Energy Balance Method)
2 Year Allowable : 34.22 cfs
10 Year Allowable: 74.89 cfs

REVISIONS		
		DESCRIPTION
		DATE

PLAN DATE
07/06/2016
08/25/2016
09/27/2016
02/21/2016
06/01/2016
09/12/2016

Bohler Ltd.
12000 FESTIVAL PARK CT.
CHANTILLY, VA 20151
TEL 703-378-7200
FAX 703-378-7204
www.bohlerengineering.com

Bohler Engineering · Land Development Consultants · Site Planning · Land Surveying

COMMONWEALTH OF VIRGINIA
CLAYTON C. FOCK
Lic. No. 038700
03/21/2016
PROFESSIONAL ENGINEER

SWM - POST-DEVELOPMENT (ULTIMATE ROAD CONDITION)

RESTON EASTGATE
CDPA-FDPA
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=100'
C.I.= 2'
DATE: JAN. 2016

SHEET
20A
OF
36

FILE No.
RZ-12794

SWM VAULT #1

* SEE SHEET #19 FOR DRAINAGE AREA AND TIME CONCENTRATION COMPUTATIONS TO VAULT #1

Volume	Invert	Avail.Storage	Storage Description
#1	353.00'	58,770 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
353.00	5,877	0	0
363.00	5,877	58,770	58,770

Device	Routing	Invert	Outlet Devices
#1	Discarded	353.00'	3,500 in/hr Exfiltration over Surface area
#2	Primary	353.92'	15.0" Vert. Orifice/Grate C= 0.600
#3	Device 2	355.40'	1.0" Vert. Orifice/Grate C= 0.600
#4	Device 2	362.00'	32.0" W x 4.0" H Vert. Orifice/Grate C= 0.600

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
353.00	5,877	0
353.20	5,877	1,175
353.40	5,877	2,351
353.60	5,877	3,526
353.80	5,877	4,702
354.00	5,877	5,877
354.20	5,877	7,052
354.40	5,877	8,228
354.60	5,877	9,403
354.80	5,877	10,579
355.00	5,877	11,754
355.20	5,877	12,929
355.40	5,877	14,105
355.60	5,877	15,280
355.80	5,877	16,456
356.00	5,877	17,631
356.20	5,877	18,806
356.40	5,877	19,982
356.60	5,877	21,157
356.80	5,877	22,333
357.00	5,877	23,508
357.20	5,877	24,683
357.40	5,877	25,859
357.60	5,877	27,034
357.80	5,877	28,210
358.00	5,877	29,385
358.20	5,877	30,560
358.40	5,877	31,736
358.60	5,877	32,911
358.80	5,877	34,087
359.00	5,877	35,262
359.20	5,877	36,437
359.40	5,877	37,613
359.60	5,877	38,788
359.80	5,877	39,964
360.00	5,877	41,139
360.20	5,877	42,314
360.40	5,877	43,490
360.60	5,877	44,665
360.80	5,877	45,841
361.00	5,877	47,016
361.20	5,877	48,191
361.40	5,877	49,367
361.60	5,877	50,542
361.80	5,877	51,718
362.00	5,877	52,893
362.20	5,877	54,068
362.40	5,877	55,244
362.60	5,877	56,419
362.80	5,877	57,595
363.00	5,877	58,770

1 YEAR EVENT SUMMARY

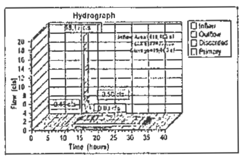
Inflow Area = 419,483 sf , 39.15% Impervious , Inflow Depth = 1.03" for 1-year event
Inflow = 18.17 cfs @ 11.96 hrs , Volume= 35,990 cf
Outflow = 0.50 cfs @ 15.25 hrs , Volume= 35,998 cf , Atten= 97% , Lag= 197.4 min
Discarded = 0.48 cfs @ 11.68 hrs , Volume= 35,228 cf
Primary = 0.03 cfs @ 15.25 hrs , Volume= 770 cf

Routing by Stor-Ind method, Time Span= 0.00-40.00 hrs, dt= 0.04 hrs
Peak Elev= 356.36' @ 15.25 hrs Surf.Area= 5,877 sf Storage= 19,760 cf

Plug-Flow detention time= 441.5 min calculated for 35,962 cf (100% of inflow)
Center-of-Mass det. time= 441.6 min (1,289.3 - 847.6)

Discarded OutFlow Max=0.48 cfs @ 11.68 hrs HW=353.13' (Free Discharge)
└1=Exfiltration (Exfiltration Controls 0.48 cfs)

Primary OutFlow Max=0.03 cfs @ 15.25 hrs HW=356.36' (Free Discharge)
└2=Orifice/Grate (Passes 0.03 cfs of 7.97 cfs potential flow)
├3=Orifice/Grate (Orifice Controls 0.03 cfs @ 4.62 fps)
└4=Orifice/Grate (Controls 0.00 cfs)



2 YEAR EVENT SUMMARY

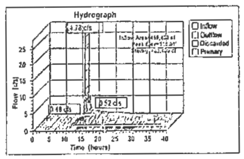
Inflow Area = 419,483 sf , 39.15% Impervious , Inflow Depth = 1.40" for 2-year event
Inflow = 24.78 cfs @ 11.96 hrs , Volume= 49,007 cf
Outflow = 0.52 cfs @ 16.16 hrs , Volume= 49,006 cf , Atten= 98% , Lag= 251.6 min
Discarded = 0.48 cfs @ 11.44 hrs , Volume= 46,821 cf
Primary = 0.04 cfs @ 16.16 hrs , Volume= 2,185 cf

Routing by Stor-Ind method, Time Span= 0.00-40.00 hrs, dt= 0.04 hrs
Peak Elev= 358.01' @ 16.16 hrs Surf.Area= 5,877 sf Storage= 29,480 cf

Plug-Flow detention time= 621.2 min calculated for 49,006 cf (100% of inflow)
Center-of-Mass det. time= 621.2 min (1,459.7 - 838.5)

Discarded OutFlow Max=0.48 cfs @ 11.44 hrs HW=353.10' (Free Discharge)
└1=Exfiltration (Exfiltration Controls 0.48 cfs)

Primary OutFlow Max=0.04 cfs @ 16.16 hrs HW=358.01' (Free Discharge)
└2=Orifice/Grate (Passes 0.04 cfs of 11.00 cfs potential flow)
├3=Orifice/Grate (Orifice Controls 0.04 cfs @ 7.72 fps)
└4=Orifice/Grate (Controls 0.00 cfs)



10 YEAR EVENT SUMMARY

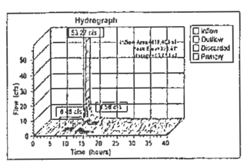
Inflow Area = 419,483 sf , 39.15% Impervious , Inflow Depth = 3.07" for 10-year event
Inflow = 53.27 cfs @ 11.96 hrs , Volume= 107,250 cf
Outflow = 3.58 cfs @ 12.61 hrs , Volume= 84,849 cf , Atten= 93% , Lag= 39.0 min
Discarded = 0.48 cfs @ 10.20 hrs , Volume= 53,087 cf
Primary = 3.10 cfs @ 12.61 hrs , Volume= 31,762 cf

Routing by Stor-Ind method, Time Span= 0.00-40.00 hrs, dt= 0.04 hrs
Peak Elev= 362.67' @ 12.61 hrs Surf.Area= 5,877 sf Storage= 56,853 cf

Plug-Flow detention time= 552.2 min calculated for 84,764 cf (79% of inflow)
Center-of-Mass det. time= 468.3 min (1,284.4 - 816.1)

Discarded OutFlow Max=0.48 cfs @ 10.20 hrs HW=353.10' (Free Discharge)
└1=Exfiltration (Exfiltration Controls 0.48 cfs)

Primary OutFlow Max=3.10 cfs @ 12.61 hrs HW=362.67' (Free Discharge)
└2=Orifice/Grate (Passes 3.10 cfs of 18.65 cfs potential flow)
├3=Orifice/Grate (Orifice Controls 0.07 cfs @ 12.95 fps)
└4=Orifice/Grate (Orifice Controls 3.03 cfs @ 3.41 fps)



SWM VAULT #2

* SEE SHEET #19 FOR DRAINAGE AREA AND TIME CONCENTRATION COMPUTATIONS TO VAULT #2

Volume	Invert	Avail.Storage	Storage Description
#1	362.00'	46,200 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
362.00	3,850	0	0
374.00	3,850	46,200	46,200

Device	Routing	Invert	Outlet Devices
#1	Primary	362.00'	36.0" Vert. Orifice/Grate C= 0.600
#2	Device 1	362.00'	6.6" Vert. Orifice/Grate C= 0.600
#3	Device 1	367.15'	40.0" W x 6.0" H Vert. Orifice/Grate C= 0.600

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
362.00	3,850	0
362.30	3,850	1,155
362.60	3,850	2,310
362.90	3,850	3,465
363.20	3,850	4,620
363.50	3,850	5,775
363.80	3,850	6,930
364.10	3,850	8,085
364.40	3,850	9,240
364.70	3,850	10,395
365.00	3,850	11,550
365.30	3,850	12,705
365.60	3,850	13,860
365.90	3,850	15,015
366.20	3,850	16,170
366.50	3,850	17,325
366.80	3,850	18,480
367.10	3,850	19,635
367.40	3,850	20,790
367.70	3,850	21,945
368.00	3,850	23,100
368.30	3,850	24,255
368.60	3,850	25,410
368.90	3,850	26,565
369.20	3,850	27,720
369.50	3,850	28,875
369.80	3,850	30,030
370.10	3,850	31,185
370.40	3,850	32,340
370.70	3,850	33,495
371.00	3,850	34,650
371.30	3,850	35,805
371.60	3,850	36,960
371.90	3,850	38,115
372.20	3,850	39,270
372.50	3,850	40,425
372.80	3,850	41,580
373.10	3,850	42,735
373.40	3,850	43,890
373.70	3,850	45,045
374.00	3,850	46,200

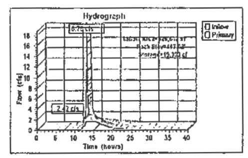
1 YEAR EVENT SUMMARY

Inflow Area = 526,640 sf , 42.10% Impervious , Inflow Depth = 1.09" for 1-year event
Inflow = 16.75 cfs @ 12.08 hrs , Volume= 47,725 cf
Outflow = 2.42 cfs @ 12.62 hrs , Volume= 47,721 cf , Atten= 86% , Lag= 32.7 min
Primary = 2.42 cfs @ 12.62 hrs , Volume= 47,721 cf

Routing by Stor-Ind method, Time Span= 0.00-40.00 hrs, dt= 0.04 hrs
Peak Elev= 367.02' @ 12.62 hrs Surf.Area= 3,850 sf Storage= 19,309 cf

Plug-Flow detention time= 99.3 min calculated for 47,721 cf (100% of inflow)
Center-of-Mass det. time= 99.2 min (952.6 - 853.4)

Primary OutFlow Max=2.42 cfs @ 12.62 hrs HW=367.01' (Free Discharge)
└1=Orifice/Grate (Passes 2.42 cfs of 63.81 cfs potential flow)
├2=Orifice/Grate (Orifice Controls 2.42 cfs @ 10.49 fps)
└3=Orifice/Grate (Controls 0.00 cfs)



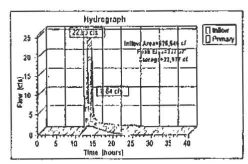
2 YEAR EVENT SUMMARY

Inflow Area = 526,640 sf , 42.10% Impervious , Inflow Depth = 1.47" for 2-year event
Inflow = 22.83 cfs @ 12.08 hrs , Volume= 64,471 cf
Outflow = 8.64 cfs @ 12.29 hrs , Volume= 64,467 cf , Atten= 62% , Lag= 13.1 min
Primary = 8.64 cfs @ 12.29 hrs , Volume= 64,467 cf

Routing by Stor-Ind method, Time Span= 0.00-40.00 hrs, dt= 0.04 hrs
Peak Elev= 367.97' @ 12.29 hrs Surf.Area= 3,850 sf Storage= 22,977 cf

Plug-Flow detention time= 89.4 min calculated for 64,403 cf (100% of inflow)
Center-of-Mass det. time= 89.9 min (934.5 - 844.6)

Primary OutFlow Max=8.60 cfs @ 12.29 hrs HW=367.96' (Free Discharge)
└1=Orifice/Grate (Passes 8.60 cfs of 71.67 cfs potential flow)
├2=Orifice/Grate (Orifice Controls 2.65 cfs @ 11.48 fps)
└3=Orifice/Grate (Orifice Controls 5.95 cfs @ 3.57 fps)



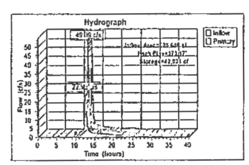
10 YEAR EVENT SUMMARY

Inflow Area = 526,640 sf , 42.10% Impervious , Inflow Depth = 3.16" for 10-year event
Inflow = 49.09 cfs @ 12.07 hrs , Volume= 138,801 cf
Outflow = 22.93 cfs @ 12.25 hrs , Volume= 138,796 cf , Atten= 53% , Lag= 10.6 min
Primary = 22.93 cfs @ 12.25 hrs , Volume= 138,796 cf

Routing by Stor-Ind method, Time Span= 0.00-40.00 hrs, dt= 0.04 hrs
Peak Elev= 373.17' @ 12.25 hrs Surf.Area= 3,850 sf Storage= 42,991 cf

Plug-Flow detention time= 70.0 min calculated for 138,796 cf (100% of inflow)
Center-of-Mass det. time= 69.9 min (892.5 - 822.7)

Primary OutFlow Max=22.91 cfs @ 12.25 hrs HW=373.15' (Free Discharge)
└1=Orifice/Grate (Passes 22.91 cfs of 105.74 cfs potential flow)
├2=Orifice/Grate (Orifice Controls 3.66 cfs @ 15.88 fps)
└3=Orifice/Grate (Orifice Controls 19.25 cfs @ 11.55 fps)



EXTENDED DETENTION

* SEE SHEET #19 FOR DRAINAGE AREA AND TIME CONCENTRATION COMPUTATIONS TO EXTENDED DETENTION

Volume	Invert	Avail.Storage	Storage Description
#1	356.00'	119,914 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
356.00	8,839	0	0
358.00	11,716	20,555	20,555
360.00	14,820	26,536	47,091
362.00	18,149	32,969	80,060
364.00	21,705	39,854	119,914

Device	Routing	Invert	Outlet Devices
#1	Primary	356.00'	36.0" Vert. Orifice/Grate C= 0.600
#2	Device 1	356.00'	4.0" Vert. Orifice/Grate C= 0.600
#3	Device 1	358.35'	36.0" W x 12.0" H Vert. Orifice/Grate C= 0.600
#4	Device 1	359.10'	60.0" x 60.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads

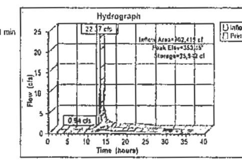
Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
356.00	8,839	0
356.20	9,127	1,797
356.40	9,414	3,651
356.60	9,702	5,562
356.80	9,990	7,532
357.00	10,278	9,558
357.20	10,565	11,643
357.40	10,853	13,784
357.60	11,141	15,984
357.80	11,428	18,241
358.00	11,716	20,555
358.20	12,026	22,929
358.40	12,337	25,366
358.60	12,647	27,864
358.80	12,958	30,424
359.00	13,268	33,047
359.20	13,578	35,732
359.40	13,889	38,470
359.60	14,199	41,287
359.80	14,510	44,158
360.00	14,820	47,091
360.20	15,153	50,088
360.40	15,486	53,152
360.60	15,819	56,283
360.80	16,152	59,480
361.00	16,485	62,743
361.20	16,817	66,073
361.40	17,150	69,470
361.60	17,483	72,934
361.80	17,816	76,463
362.00	18,149	80,060
362.20	18,505	83,725
362.40	18,860	87,462
362.60	19,216	91,269
362.80	19,571	95,148
363.00	19,927	99,098
363.20	20,283	103,119
363.40	20,638	107,211
363.60	20,994	111,374
363.80	21,349	115,609
364.00	21,705	119,914

Inflow Area = 362,419 sf , 62.86% Impervious , Inflow Depth = 1.48" for 1-year event
Inflow = 22.37 cfs @ 11.96 hrs , Volume= 44,701 cf
Outflow = 0.94 cfs @ 13.40 hrs , Volume= 43,451 cf , Atten= 96% , Lag= 86.1 min
Primary = 0.94 cfs @ 13.40 hrs , Volume= 43,451 cf

Routing by Stor-Ind method, Time Span= 0.00-40.00 hrs, dt= 0.04 hrs
Peak Elev= 358.45' @ 13.40 hrs Surf.Area= 12,409 sf Storage= 25,942 cf

Plug-Flow detention time= 491.2 min calculated for 43,451 cf (97% of inflow)
Center-of-Mass det. time= 474.7 min (1,296.9 - 822.2)

Primary OutFlow Max=0.92 cfs @ 13.40 hrs HW=358.45' (Free Discharge)
└1=Orifice/Grate (Passes 0.92 cfs of 32.57 cfs potential flow)
├2=Orifice/Grate (Orifice Controls 0.63 cfs @ 7.27 fps)
├3=Orifice/Grate (Orifice Controls 0.29 cfs @ 1.00 fps)
└4=Orifice/Grate (Controls 0.00 cfs)

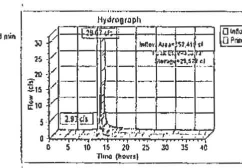


Inflow Area = 362,419 sf , 62.86% Impervious , Inflow Depth = 1.91" for 2-year event
Inflow = 28.67 cfs @ 11.96 hrs , Volume= 57,832 cf
Outflow = 2.93 cfs @ 12.37 hrs , Volume= 56,401 cf , Atten= 90% , Lag= 24.8 min
Primary = 2.93 cfs @ 12.37 hrs , Volume= 56,401 cf

Routing by Stor-Ind method, Time Span= 0.00-40.00 hrs, dt= 0.04 hrs
Peak Elev= 358.73' @ 12.37 hrs Surf.Area= 12,849 sf Storage= 29,522 cf

Plug-Flow detention time= 415.1 min calculated for 56,401 cf (98% of inflow)
Center-of-Mass det. time= 400.3 min (1,215.2 - 814.9)

Primary OutFlow Max=2.93 cfs @ 12.37 hrs HW=358.73' (Free Discharge)
└1=Orifice/Grate (Passes 2.93 cfs of 37.99 cfs potential flow)
├2=Orifice/Grate (Orifice Controls 0.67 cfs @ 7.71 fps)
├3=Orifice/Grate (Orifice Controls 2.25 cfs @ 1.98 fps)
└4=Orifice/Grate (Controls 0.00 cfs)

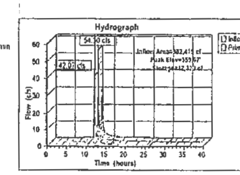


Inflow Area = 362,419 sf , 62.88% Impervious , Inflow Depth = 3.76" for 10-year event
Inflow = 54.30 cfs @ 11.98 hrs , Volume= 113,438 cf
Outflow = 42.07 cfs @ 12.01 hrs , Volume= 111,318 cf , Atten= 23% , Lag= 3.4 min
Primary = 42.07 cfs @ 12.01 hrs , Volume= 111,318 cf

Routing by Stor-Ind method, Time Span= 0.00-40.00 hrs, dt= 0.04 hrs
Peak Elev= 359.67' @ 12.01 hrs Surf.Area= 14,314 sf Storage= 42,338 cf

Plug-Flow detention time= 255.9 min calculated for 111,207 cf (98% of inflow)
Center-of-Mass det. time= 245.0 min (1,040.8 - 795.7)

Primary OutFlow Max=40.52 cfs @ 12.01 hrs HW=359.65' (Free Discharge)
└1=Orifice/Grate (Passes 40.52 cfs of 49.98 cfs potential flow)
├2=Orifice/Grate (Orifice Controls 0.78 cfs @ 8.99 fps)
├3=Orifice/Grate (Orifice Controls 12.73 cfs @ 4.24 fps)
└4=Orifice/Grate (Weir Controls 27.00 cfs @ 2.43 fps)



REVISIONS

PLAN DATE

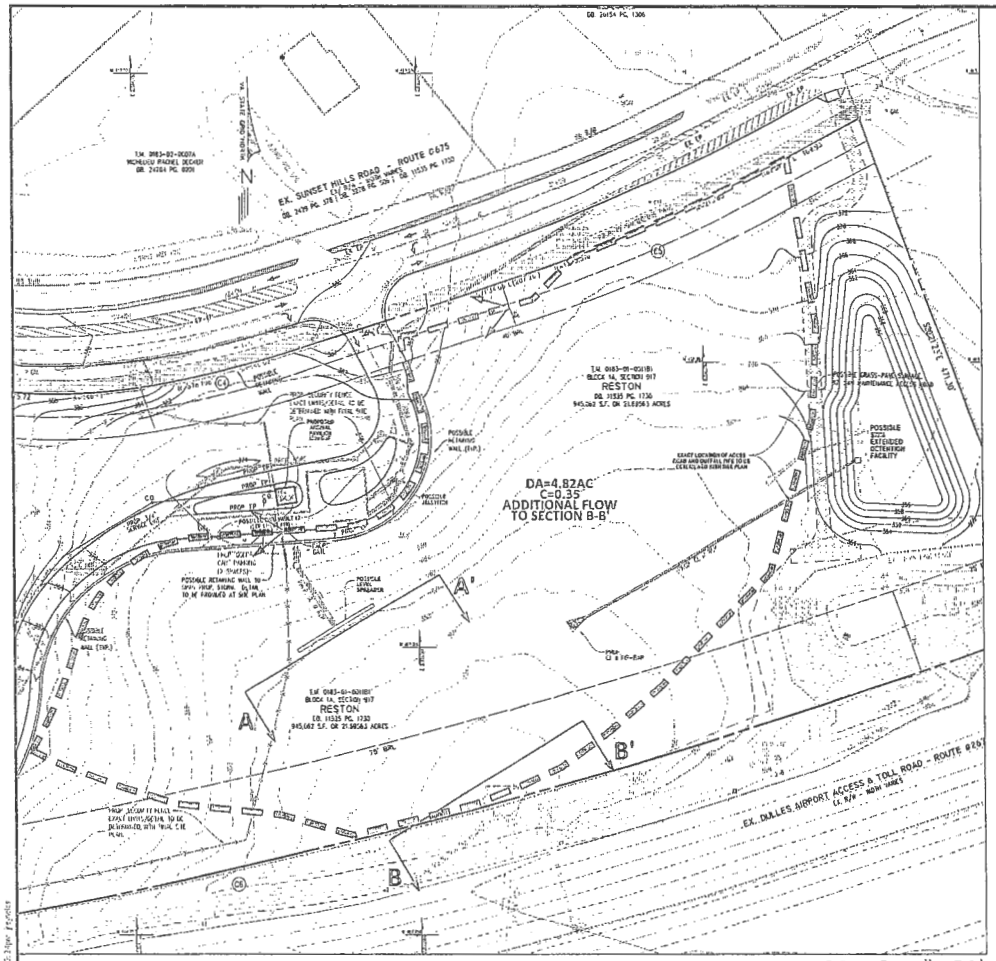
SWM - VAULT COMPUTATIONS (ULTIMATE ROAD CONDITION)

RESTON EASTGATE
CDPA-FDPA
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE: JAN. 2016
SCALE: N/A
CI.=N/A

SHEET 20B OF 36

FILE No. RZ-12794



SCALE: 1"=50'

2-YEAR STORM COMPUTATIONS

Worksheet for SECTION A-A'

Project Description

Friction Method	Manning Formula
Solve For	Normal Depth

Input Data

Channel Slope	0.05430	ft/ft
Discharge	8.84	ft³/s

Section Definitions

Station (ft)	Elevation (ft)
9+50	361.20
9+75	360.60
10+00	360.10
10+25	356.60
10+50	356.00
10+75	355.80
11+00	360.70
11+25	361.30
11+50	361.50

Roughness Segment Definitions

Start Station	End Station	Roughness Coefficient
(9+50, 361.20)	(11+50, 361.50)	0.033

Results

Lateral Roughness Computed Method	Pavlovskii's Method	
Open Channel Weighting Method	Pavlovskii's Method	
Closed Channel Weighting Method	Pavlovskii's Method	
Normal Depth	0.84	ft
Elevation Range	359.80 to 361.50 ft	
Flow Area	1.55	ft²
Wetted Perimeter	10.25	ft

Bentley Systems, Inc. Haestad Methods SolBentley(CatchMod Vd (SELECTseries 1) [08.11.01.03]
8/12/2016 11:50:24 PM 27 Siemons Company Drive Suite 200 W Watertown, CT 06795 USA +1-203-755-1666 Page 1 of 3

Worksheet for SECTION A-A'

Results

Hydraulic Radius	0.08	ft
Top Width	10.25	ft
Normal Depth	0.08	ft
Critical Depth	0.08	ft
Critical Slope	0.03848	ft/ft
Velocity	1.90	ft/s
Velocity Head	0.06	ft
Specific Energy	0.14	ft
Froude Number	1.21	
Flow Type	Supercritical	

GVF Input Data

Downstream Depth	0.00	ft
Length	0.00	ft
Number Of Drops	0	

GVF Output Data

Upstream Depth	0.00	ft
Profile Description		
Profile Headloss	0.00	ft
Downstream Velocity	Infinity	ft/s
Upstream Velocity	Infinity	ft/s
Normal Depth	0.08	ft
Critical Depth	0.08	ft
Channel Slope	0.05430	ft/ft
Critical Slope	0.03836	ft/ft

Bentley Systems, Inc. Haestad Methods SolBentley(CatchMod Vd (SELECTseries 1) [08.11.01.03]
8/12/2016 11:50:24 PM 27 Siemons Company Drive Suite 200 W Watertown, CT 06795 USA +1-203-755-1666 Page 2 of 2

2-YEAR STORM COMPUTATIONS

Worksheet for SECTION B-B'

Project Description

Friction Method	Manning Formula
Solve For	Normal Depth

Input Data

Channel Slope	0.05420	ft/ft
Discharge	28.34	ft³/s

Section Definitions

Station (ft)	Elevation (ft)
9+50	352.80
9+75	352.80
10+00	352.00
10+25	354.70
10+50	354.30
10+75	354.70
11+00	353.50
11+25	352.50
11+50	352.30

Roughness Segment Definitions

Start Station	End Station	Roughness Coefficient
(9+50, 352.80)	(11+50, 352.30)	0.033

Results

Lateral Roughness Computed Method	Pavlovskii's Method	
Open Channel Weighting Method	Pavlovskii's Method	
Closed Channel Weighting Method	Pavlovskii's Method	
Normal Depth	0.37	ft
Elevation Range	350.50 to 352.80 ft	
Flow Area	4.34	ft²
Wetted Perimeter	10.79	ft

Bentley Systems, Inc. Haestad Methods SolBentley(CatchMod Vd (SELECTseries 1) [08.11.01.03]
8/12/2016 11:50:17 AM 27 Siemons Company Drive Suite 200 W Watertown, CT 06795 USA +1-203-755-1666 Page 1 of 3

Worksheet for SECTION B-B'

Results

Hydraulic Radius	0.38	ft
Top Width	11.34	ft
Normal Depth	0.37	ft
Critical Depth	0.42	ft
Critical Slope	0.02828	ft/ft
Velocity	6.78	ft/s
Velocity Head	0.71	ft
Specific Energy	0.84	ft
Froude Number	1.39	
Flow Type	Supercritical	

GVF Input Data

Downstream Depth	0.00	ft
Length	0.00	ft
Number Of Drops	0	

GVF Output Data

Upstream Depth	0.00	ft
Profile Description		
Profile Headloss	0.00	ft
Downstream Velocity	Infinity	ft/s
Upstream Velocity	Infinity	ft/s
Normal Depth	0.37	ft
Critical Depth	0.42	ft
Channel Slope	0.05420	ft/ft
Critical Slope	0.02828	ft/ft

Bentley Systems, Inc. Haestad Methods SolBentley(CatchMod Vd (SELECTseries 1) [08.11.01.03]
8/12/2016 11:50:17 AM 27 Siemons Company Drive Suite 200 W Watertown, CT 06795 USA +1-203-755-1666 Page 2 of 2

LEVEL SPREADER OUTFALL NARRATIVE

SEE THIS SHEET FOR A DETAILED ANALYSIS OF THE CHARACTERISTICS OF THE OUTFALL ATTRIBUTED TO THE LEVEL SPREADER AND SUBSEQUENT DOWNSTREAM CROSS-SECTION WITH THE ADDITIONAL OVERLAND STORM RUNOFF CONTEMPLATED. A MANNING'S 'n' COEFFICIENT OF 0.033 WAS APPLIED TO THE 2-YEAR STORM OUTFLOW OF THE FACILITY OF 8.84 CFS AS CALCULATED FOR VAULT #2 ON SHEET #20B WHICH IS REPRESENTATIVE OF THE ANTICIPATED RUNOFF ACCOUNTING FOR THE ULTIMATE WIDENING OF SUNSET HILLS ROAD. AN ANALYSIS OF SECTION A-A', WHICH IS 5' PAST THE LEVEL SPREADER, RESULTS IN A VELOCITY OF 1.90 FT/S, WITHOUT CONSIDERATION OF ANY VELOCITY LOSSES ATTRIBUTED TO THE LEVEL SPREADER AS A CONSERVATIVE DESIGN MEASURE. ACCORDING TO THE INTERPRETIVE GUIDE TO SOILS IN FAIRFAX COUNTY, THE SOIL CONDITION IN THIS VICINITY HAS A NON-EROSIVE K-FACTOR OF 0.32. THE RESULTANT VELOCITY OF 1.90 FT/S WILL NOT CREATE AN EROSIVE CONDITION. A SIMILAR ANALYSIS WAS PERFORMED FOR SECTION B-B' WITH CONTEMPLATION OF ADDITIONAL DRAINAGE AREA DEPICTED ON THIS SHEET, AGAIN ACCOUNTING FOR THE RUNOFF ANTICIPATED WITH THE ULTIMATE WIDENING OF SUNSET HILLS ROAD. A TOTAL Q2 OF 28.34 CFS WAS UTILIZED, TRANSLATING TO A VELOCITY OF 3.38 FT/S, WHICH STILL DOES NOT POSE A RISK FOR EROSION. AS SUCH, THE LEVEL SPREADER OUTFALL IS ADEQUATE AND WILL NOT CAUSE EXCESS EROSION ON THE SITE DURING THE ULTIMATE BUILDOUT OF SUNSET HILLS ROAD. AS THE INTERIM CONDITION ATTRIBUTES LESSER FLOWS TO EACH FACILITYY, THE COMPUTATIONS SHOWN ON THIS SHEET ARE REFLECTIVE OF THE CRITICAL SCENARIO.

No.	DATE	REVISIONS	DESCRIPTION

PLAN DATE
01/04/2016
03/01/2016
04/01/2016
05/29/2016
06/29/2016
08/01/2016
08/12/2016

Urban Ltd
12011 SUNSET HILLS ROAD
RESTON, VIRGINIA 20190
PH: 703.642.1300
FAX: 703.471.7616
www.urban.com
Planning • Zoning • Landscape Architecture • Land Surveying

COMMONWEALTH OF VIRGINIA
PROFESSIONAL ENGINEER
CHRISTOPHER C. FOCHT
Lic. No. 036790
JAN. 25, 2016

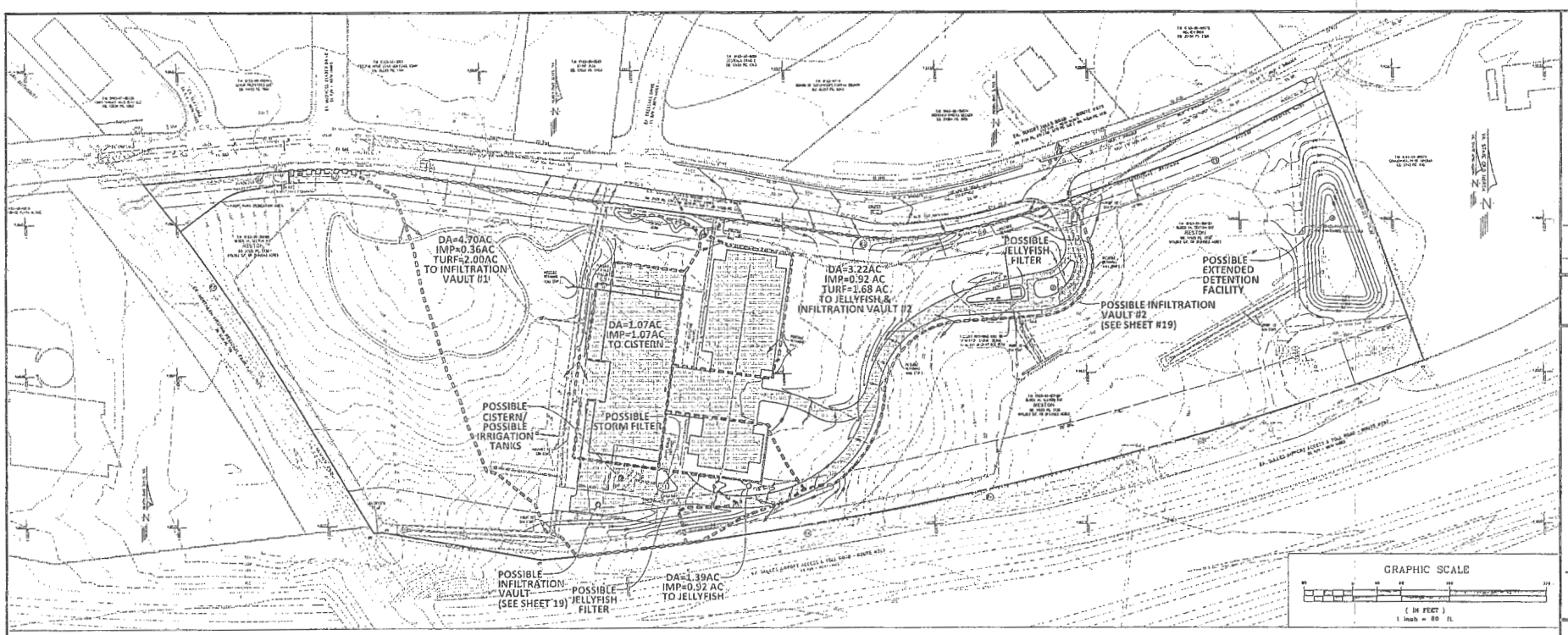
SWM - LEVEL SPREADER COMPUTATIONS

RESTON EASTGATE
CDPA-FDPA
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: AS NOTED | C.L.# 2 | DATE: JAN. 2016

SHEET 20C OF 36

FILE No. RZ-12794



Drainage Area A

Drainage Area A Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Re
Forest/Open Space (acres)	0.00	3.27	0.00	0.00	3.27	0.03
Managed Turf (acres)	0.00	2.54	0.00	0.00	2.54	0.20
Impervious Cover (acres)	0.00	2.35	0.00	0.00	2.35	0.95
				Total	7.16	

Total Phosphorus Available for Removal in D.A. A (lb/yr) 6.25

Post Development Treatment Volume in D.A. A (ft³) 9,948

Stormwater Best Management Practices (RR = Runoff Reduction)

--Select from dropdown lists--

Practice	Runoff Reduction Credit (%)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft³)	Runoff Reduction (ft³)	Remaining Runoff Volume (ft³)	Total BMP Treatment Volume (ft³)	Phosphorus Removal Efficiency (%)	Phosphorus Load from Upstream Practices (lb)	Untreated Phosphorus Load to Practice (lb)	Phosphorus Removed By Practice (lb)	Remaining Phosphorus Load (lb)	Downstream Practice to be Employed
2.h. To Rainwater Harvesting (Spec #6)	40		1.07	0	1,476	2,214	3,690	0	0.00	2.32	0.93	1.39	14.a. MTD - Filtering
7.a. Infiltration #1 (Spec #8)	50	2.00	0.86	5,728	4,211	4,211	8,421	25	1.60	7.69	2.18	1.21	
14.a. Manufactured Treatment Device-Hydrodynamic	0	0.47	0.92	0	0	3,534	3,534	50	0.00	2.21	1.10	1.10	7.a. Infiltration #1
14.b. Manufactured Treatment Device-Filtering	0	0.00	0.00	2,214	0	2,214	2,214	50	1.39	0.00	0.69	0.69	7.a. Infiltration #1

Drainage Area B

Drainage Area A Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Re
Forest/Open Space (acres)	0.00	0.47	0.00	0.00	0.47	0.03
Managed Turf (acres)	0.00	1.68	0.00	0.14	1.85	0.20
Impervious Cover (acres)	0.00	0.77	0.00	0.15	0.92	0.95
				Total	3.22	

Total Phosphorus Available for Removal in D.A. B (lb/yr) 2.86

Post Development Treatment Volume in D.A. B (ft³) 4,556

Stormwater Best Management Practices (RR = Runoff Reduction)

--Select from dropdown lists--

Practice	Runoff Reduction Credit (%)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft³)	Runoff Reduction (ft³)	Remaining Runoff Volume (ft³)	Total BMP Treatment Volume (ft³)	Phosphorus Removal Efficiency (%)	Phosphorus Load from Upstream Practices (lb)	Untreated Phosphorus Load to Practice (lb)	Phosphorus Removed By Practice (lb)	Remaining Phosphorus Load (lb)	Downstream Practice to be Employed
7.a. Infiltration #1 (Spec #8)	50	0.00	0.60	4,556	2,278	2,278	4,556	25	1.43	0.00	0.60	0.54	
14.a. Manufactured Treatment Device-Hydrodynamic	0	1.06	0.82	0	0	4,556	4,556	50	0.00	2.86	1.43	1.43	7.a. Infiltration #1

Total Phosphorus

FINAL POST-DEVELOPMENT TP LOAD (lb/yr)	10.25
TP LOAD REDUCTION REQUIRED (lb/yr)	1.25
TP LOAD REDUCTION ACHIEVED (lb/yr)	7.33
TP LOAD EFFLUENT (lb/yr)	1.63
REMAINING TP LOAD REDUCTION REQUIRED (lb/yr)	0.00

** TARGET TP REDUCTION EXCEEDED BY 5.08 LB/YEAR. **

Total Nitrogen (For Information Purposes)

POST-DEVELOPMENT TP LOAD (lb/yr)	54.75
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	37.19
REMAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr)	17.56

LEGEND

- PROPOSED ON-SITE IMPERVIOUS AREA
- POSSIBLE LOCATION OF RAINWATER CISTERN
- POSSIBLE LOCATION OF JELLYFISH FILTER
- POSSIBLE LOCATION OF STORM FILTER

BMP NARRATIVE:

THIS PLAN PROPOSES AN OFFICE BUILDING WITH ASSOCIATED GARAGE PARKING. THE RESULT OF THE IMPROVEMENTS IS AN INCREASE OF APPROXIMATELY 3.27 AC OF IMPERVIOUS AREA AND 5.79 OF MANAGED TURF LOCATED WITHIN THE SUBJECT PROPERTY. PER THE VIRGINIA RUNOFF REDUCTION METHOD (VRRM) NEW DEVELOPMENT REQUIREMENTS, A COMBINATION OF PROPOSED BMP FACILITIES SHALL PROVIDE THE MINIMUM POLLUTANT REDUCTIONS AS COMPUTED ON THIS SHEET.

BMP REQUIREMENTS FOR THIS SITE MAY INCLUDE BUT ARE NOT LIMITED TO: BELOW GRADE STORM FILTERS, RAINWATER CISTERNS, INFILTRATION SYSTEMS, AND JELLYFISH FILTERS. PLEASE SEE THIS SHEET FOR THE PRELIMINARY COMPUTATIONS WHICH SHOW THAT, BY TREATING 2.27 ACRES OF IMPERVIOUS AREA AND 4.40 ACRES OF MANAGED TURF WITH VARIOUS TREATMENT METHODS, THE REQUIRED PHOSPHORUS REMOVAL CAN BE ACHIEVED.

THE PROPOSED BMP FACILITIES SHALL BE PRIVATELY MAINTAINED BY THE PROPERTY OWNER. VIRGINIA'S STORMWATER MANAGEMENT REGULATIONS REQUIRE INSPECTING TWICE A YEAR, AND AFTER ANY STORM EVENT THAT EXCEEDS THE CAPACITY OF THE FACILITY TO ENSURE THAT THE FACILITIES REMAIN OPERATIONAL. A DETAILED INSPECTION SHALL BE PERFORMED ANNUALLY BY A QUALIFIED PROFESSIONAL IN ORDER TO ENSURE THAT THE FACILITIES ARE OPERATIONAL AS DESIGNED, AND TO PROVIDE AN OPPORTUNITY TO SCHEDULE ANY MAINTENANCE THAT THE FACILITIES MAY REQUIRE.

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
01/06/2014
01/26/2015
01/07/2016
04/07/2016
08/21/2016
09/22/2016
04/22/2017

urban Ltd.
Planning & Urban Landscape Architecture · Land Development
8 Blue Ball Court
Chantilly, Virginia 20151
Tel. 703.817.1296
Fax. 703.817.1293
www.urban.ltd.com

COMMONWEALTH OF VIRGINIA
Carlos J. Toro
Lic. No. 019790
03/24/2016
PROFESSIONAL ENGINEER

BMP COMPUTATIONS

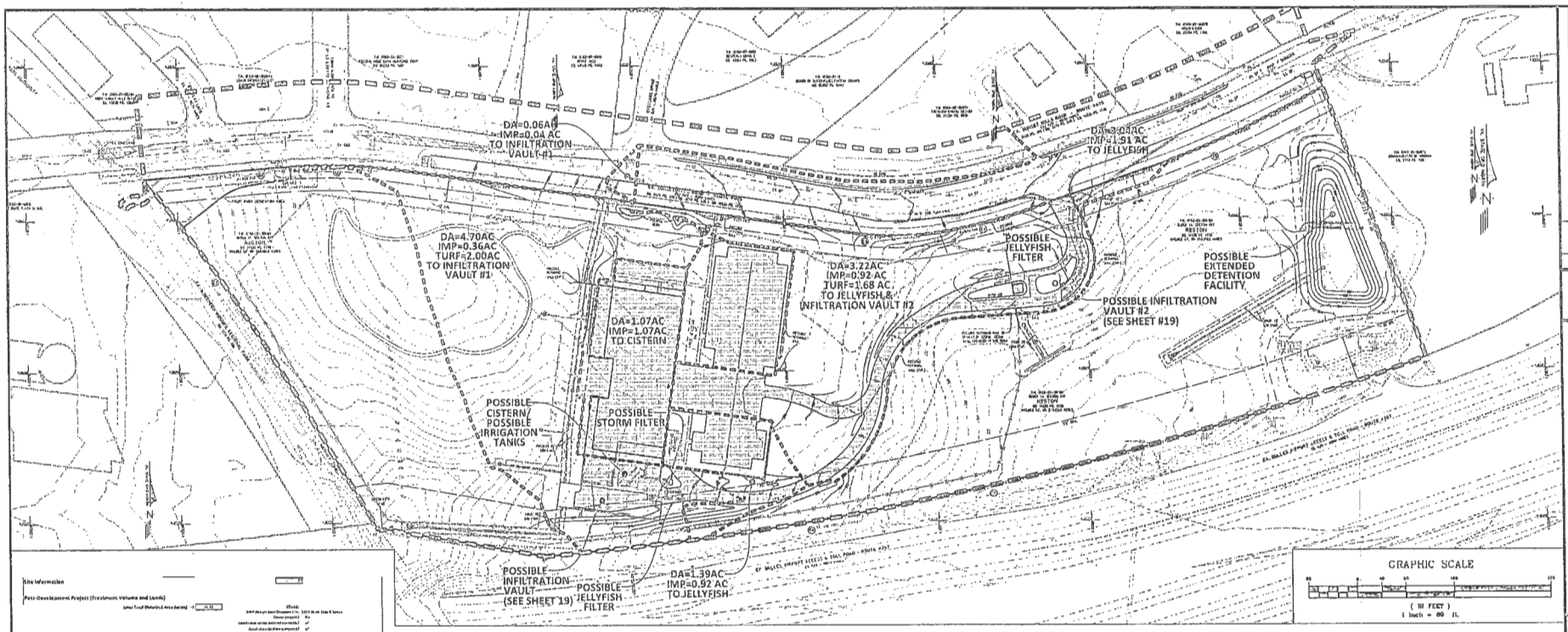
RESTON EASTGATE
CDPA-FDPA
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=80' | C1.2" | DATE: JAN. 2016

SHEET 21 OF 36

FILE No. RZ-12794

Urban, Ltd. - J:\2016\Reston\017CDPA_FDPA\17-D Dwg, BMP COMPS, August 22, 2016 - 2:24pm, jcrosby



Site Information

Post-Development Project (Treatment Volume and Loads)

Drainage Area A Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Impervious Cover (acres)					2.37	0.95
Managed Turf (acres)					2.86	0.20
Impervious Cover (acres)			0.92		1.39	0.95
				Total	7.22	

Total Phosphorus Available for Removal in D.A. A (lb/yr) 9.15

Post Development Treatment Volume in D.A. A (ft³) 10,109

Stormwater Best Management Practices (RR = Runoff Reduction)

--Select from dropdown lists-

Practice	Runoff Reduction Credit (%)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft³)	Runoff Reduction (ft³)	Remaining Runoff Volume (ft³)	Total BMP Treatment Volume (ft³)	Phosphorus Removal Efficiency (%)	Phosphorus Load from Upstream Practices (lb)	Untreated Phosphorus Load to Practice (lb)	Phosphorus Removed By Practice (lb)	Remaining Phosphorus Load (lb)	Downstream Practice to be Employed
7.b. To Rainwater Harvesting (Spec #8)	40		1.07	0	1,476	2,714	3,690	0	0.00	2.37	0.83	1.59	14.b. MFD - Filtering
7.c. Infiltration #1 (Spec #8)	50	7.00	0.56	5,739	4,738	4,336	8,472	75	2.81	1.69	2.15	2.31	
14.b. Manufactured Treatment Device (Filtering)	0	0.00	0.03	2,214	0	2,214	2,214	50	1.39	0.00	0.69	0.69	7.c. Infiltration #1
14.c. Manufactured Treatment Device (Settling)	0	0.54	0.92	0	0	3,385	3,385	40	0.00	2.24	1.12	1.12	7.c. Infiltration #1

Drainage Area D

Drainage Area A Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres)	0.00	0.44	0.00	0.00	0.44	0.03
Managed Turf (acres)	0.00	2.40	0.00	0.51	2.91	0.21
Impervious Cover (acres)	0.00	1.90	0.60	0.93	3.43	0.95
				Total	6.78	

Total Phosphorus Available for Removal in D.A. D (lb/yr) 7.56

Post Development Treatment Volume in D.A. D (ft³) 12,026

Stormwater Best Management Practices (RR = Runoff Reduction)

--Select from dropdown lists-

Practice	Runoff Reduction Credit (%)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft³)	Runoff Reduction (ft³)	Remaining Runoff Volume (ft³)	Total BMP Treatment Volume (ft³)	Phosphorus Removal Efficiency (%)	Phosphorus Load from Upstream Practices (lb)	Untreated Phosphorus Load to Practice (lb)	Phosphorus Removed By Practice (lb)	Remaining Phosphorus Load (lb)	Downstream Practice to be Employed
7.c. Infiltration #1 (Spec #8)	50	0.00	0.00	12,026	6,013	6,013	12,026	75	3.39	4.17	2.54	1.63	
14.b. Manufactured Treatment Device (Filtering)	0												

Total Phosphorus

FINAL POST-DEVELOPMENT TP LOAD (lb/yr)	21.07
TP LOAD REDUCTION REQUIRED (lb/yr)	9.61
TP LOAD REDUCTION ACHIEVED (lb/yr)	17.58
TP LOAD REMAINING (lb/yr)	10.01
REMAINING TP LOAD REDUCTION REQUIRED (lb/yr)	0.00 **

** TARGET TP REDUCTION EXCEEDED BY 1.48 LB/YEAR **

Total Nitrogen (For Information Purposes)

POST-DEVELOPMENT LOAD (lb/yr)	150.72
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	55.4
REMAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr)	95.32

LEGEND

- PROPOSED ON-SITE IMPERVIOUS AREA
- POSSIBLE LOCATION OF RAINWATER CISTERN
- POSSIBLE LOCATION OF JELLYFISH FILTER
- POSSIBLE LOCATION OF STORM FILTER

BMP NARRATIVE:

THIS BMP PLAN COMPUTATIONS UPDATES THE ULTIMATE CONDITION OF SUNSET HILLS ROAD. THE ANALYSIS WAS PERFORMED USING NEW DEVELOPMENT CRITERIA FOR AREAS LOCATED ONSITE AS WAS DONE ON SHEET #21 AND REDEVELOPMENT CRITERIA FOR OFFSITE IMPROVEMENTS. THE RESULT OF THE IMPROVEMENTS IS AN INCREASE OF APPROXIMATELY 4.25 AC. OF IMPERVIOUS AREA COMPARED TO THE ONSITE BMP COMPUTATIONS ON SHEET #21. PER THE VIRGINIA RUNOFF REDUCTION METHOD (VRRM) REDEVELOPMENT REQUIREMENTS | A COMBINATION OF PROPOSED BMP FACILITIES SHALL PROVIDE THE MINIMUM POLLUTANT REDUCTIONS COMPUTED ON THIS SHEET.

BMP REQUIREMENTS FOR THIS SITE MAY INCLUDE BUT ARE NOT LIMITED TO: BELOW GRADE STORM FILTERS, RAINWATER CISTERNS, INFILTRATION SYSTEMS, AND JELLYFISH FILTERS. PLEASE SEE THIS SHEET FOR THE PRELIMINARY COMPUTATIONS WHICH SHOW THAT, BY TREATING A 5.22 ACRES OF IMPERVIOUS AREA AND 5.55 ACRES OF UNMANAGED TURF WITH VARIOUS TREATMENT METHODS, THE REQUIRED PHOSPHORUS REMOVAL CAN BE ACHIEVED.

THE PROPOSED BMP FACILITIES SHALL BE PRIVATELY MAINTAINED BY THE PROPERTY OWNER. VIRGINIA'S STORMWATER MANAGEMENT REGULATIONS REQUIRE INSPECTIONS TWICE A YEAR, AND AFTER ANY STORM EVENT THAT EXCEEDS THE CAPACITY OF THE FACILITY TO ENSURE THAT THE FACILITIES REMAIN OPERATIONAL. A DETAILED INSPECTION SHALL BE PERFORMED ANNUALLY BY A QUALIFIED PROFESSIONAL IN ORDER TO ENSURE THAT THE FACILITIES ARE OPERATIONAL AS DESIGNED, AND TO PROVIDE AN OPPORTUNITY TO SCHEDULE ANY MAINTENANCE THAT THE FACILITIES MAY REQUIRE.

No.	DATE	DESCRIPTION
1	07/01/2015	
2	04/01/2016	
3	04/27/2016	
4	06/27/2016	
5	08/22/2016	

REVISIONS

FILM DATE

Urban Ltd.
CIVIL ENGINEERS • LAND SURVEYORS
11250 CORPORATE AVENUE, SUITE 101
LENEXA, KANSAS 66219
TEL: 913.492.5158
FAX: 913.492.8400
www.urbanltd.com

Plan in Accordance with Fairfax County Land Development Standards

COMMONWEALTH OF VIRGINIA
Clarence E. Rock
Lic. No. 024797
08/22/2016
PROFESSIONAL ENGINEER

BMP COMPUTATIONS (ULTIMATE ROAD CONDITION)

RESTON EASTGATE
CDPA-FDPA
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE 1"=60'

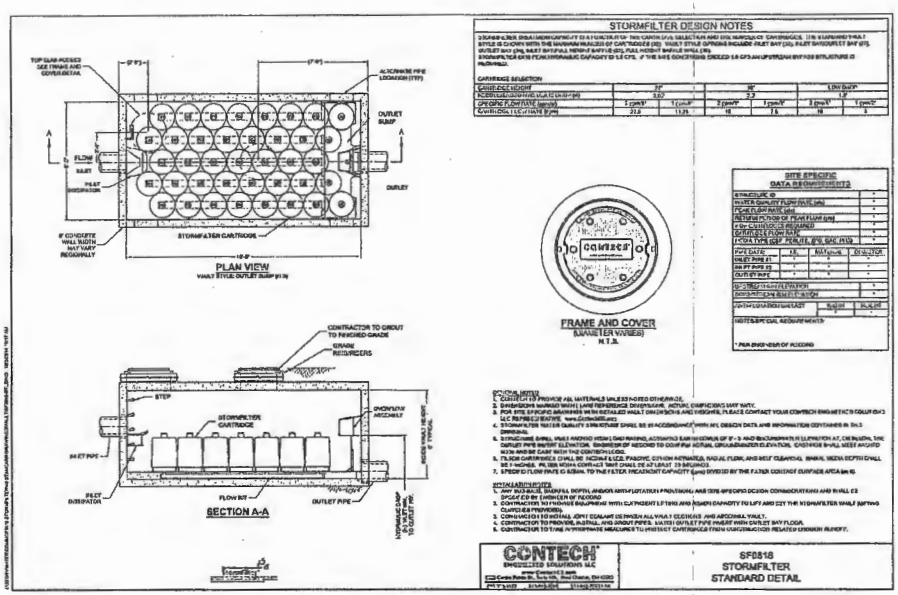
DATE: JAN. 2016

CL=2

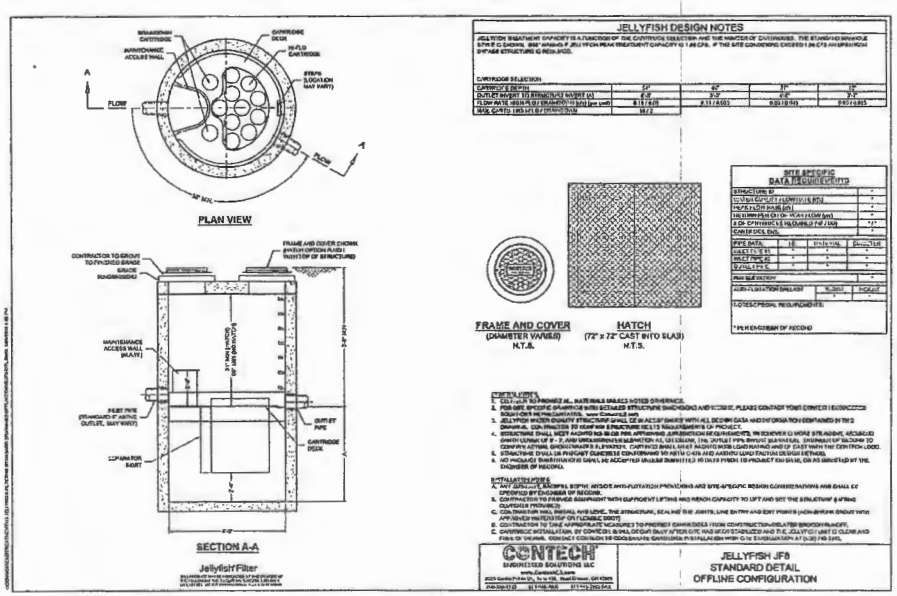
SHEET
21A
OF
36

FILE No.
RZ-12794

STORM FILTER STANDARD DETAIL
(OR APPROVED EQUAL)



JELLYFISH FILTER STANDARD DETAIL
(OR APPROVED EQUAL)



NOTE:
APPLICANT RESERVES THE RIGHT TO SELECT ALTERNATE SWM/BMP FACILITIES THAT ARE APPROVED EQUIVALENTS AT THE TIME OF FINAL SITE PLAN. FINAL SIZING AND DETAILS OF SWM AND BMP FACILITIES SHALL BE DETERMINED AT TIME OF FINAL SITE PLAN.

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
01/06/2014
01/28/2016
04/01/2016
05/27/2016
08/22/2016

U.S. Lot
12021 SUNRISE VALLEY DRIVE, STE. 400
RESTON, VIRGINIA 20191
TEL: 703.391.2900
FAX: 703.391.2901
www.bohlerengineering.com
Transforming Land, Buildings, Infrastructure, Lives and Communities

COMMONWEALTH OF VIRGINIA
Lee Ann C. Fox
Lic. No. 029770
OCT 07 2016
PROFESSIONAL ENGINEER

BMP DETAILS

RESTON EASTGATE
CDPA-FDPA
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=0" | DATE: JAN. 2016

SHEET 22 OF 36

FILE No. RZ-12794

OUTFALL ANALYSIS NARRATIVE:

THE SUBJECT SITE IS LOCATED BETWEEN THE DULLES TOLL ROAD AND SUNSET HILLS RD. THE EXISTING TOPOGRAPHY OF THE SITE DRAINS SOUTH AND SOUTHWEST TO TWO DIFFERENT CULVERTS. TWO STUDY POINTS HAVE BEEN ESTABLISHED AT LOCATIONS WHERE STORMWATER RUNOFF LEAVES THE SITE. STUDY POINT "A" IS LOCATED JUST BEFORE THE EXISTING 36" CMP CULVERT WHICH CROSSES THE WASHINGTON AND OLD BOURBON TRAIL AT THE SOUTH WEST REGION OF THE SITE. STUDY POINT "B" IS LOCATED SOUTH OF THE SITE JUST BEFORE AN EXISTING 54" RCP CULVERT THAT CROSSES THE DULLES TOLL RD. CULVERT COMPUTATIONS HAVE BEEN PROVIDED FOR BOTH CULVERTS AND CAN BE FOUND ON SHEET #25. THESE COMPUTATIONS CONTEMPLATE THE CRITICAL CONDITIONS CONTEMPLATED WITH THE ULTIMATE BUILDOUT OF SUNSET HILLS ROAD. AS THIS CONDITION YIELDS MORE FLOW TO THE RESPECTIVE CULVERTS, THE CONTRIBUTING FLOWS TO THE DOWNSTREAM CULVERTS WERE TAKEN FROM SHEETS #20A-20B, WHICH DEPICT THE ULTIMATE ROAD WIDENING CONDITION.

AS SHOWN ON THE SWM ANALYSIS SHEETS, THE SITE HAS BEEN ENGINEERED TO REDUCE THE POST-DEVELOPMENT PEAK FLOWS FOR THE 1 YR, 2YR AND 10 YR 24-HR STORM. IN ADDITION, SWM FACILITIES HAVE BEEN DESIGNED TO DETAIN THE 1 YR - 24 HR STORM PER THE ENERGY BALANCE EQUATION METHOD IN COMPLIANCE WITH CHAPTER 124-4-4.03(c). STORMWATER RUNOFF LEAVES THE SITE VIA TWO DIFFERENT CULVERTS MAKING ITS WAY ACROSS THE DULLES TOLL RD. AND EVENTUALLY CONVERGING IN A CHANNEL FOUND IN A MAPPED FLOODPLAIN NEAR RT. 5320. (SEE THIS SHEET FOR LOCATION). PER CHAPTER 124-4-4.05(d) "IF SECTION 124-4-403 IS USED TO SHOW COMPLIANCE WITH CHANNEL PROTECTION THE CRITERIA ABOVE THE LIMIT OF ANALYSIS MAY EXTEND TO A POINT THAT IS AT LEAST 150 FEET DOWNSTREAM OF A POINT WHERE THE DRAINAGE AREA IS 360 ACRES OR GREATER." POINT OF CONFLUENCE "A" HAS BEEN DETERMINED TO SHOW COMPLIANCE WITH THIS SECTION SINCE THIS POINT RECEIVES A TOTAL OF 453.13 AC OF STORMWATER RUNOFF. THREE CROSS SECTIONS HAVE BEEN PROVIDED AT EVERY 50 FEET ON SHEET #25 AND VERIFIED THAT THE PROPOSED 10 YR WATER SURFACE ELEVATION DOES NOT FLOOD THE CHANNEL.

FURTHERMORE COMPLIANCE WITH FLOOD PROTECTION IS BASED ON CHAPTER 124-4-4.C.6.(c) WHERE "THE DOWNSTREAM LIMITS OF ANALYSIS MAY EXTEND TO A POINT WHERE STORMWATER CONVEYANCE SYSTEM ENTERS A MAPPED FLOODPLAIN OR OTHER FLOOD PRONE AREA, ADOPTED BY ORDINANCE". POINT OF CONFLUENCE "A" IS LOCATED IN SNAKEDEN BRANCH WHICH IS FOUND INSIDE A MAPPED FLOOD PLAIN PER THE FAIRFAX COUNTY MAP GIS.

AS A PROFESSIONAL ENGINEER, IT IS THE OPINION OF URBAN ENGINEERING & ASSOCIATES, INC THAT AN ADEQUATE OUTFALL EXISTS FOR THIS SITE: Clayton Tock 08/22/2016

URBAN ENGINEERING & ASSOCIATES, INC — DATE
CLAYTON C TOCK, P.E., ASSOCIATE

VA. STATE GRID NORTH

LEGEND

- DIVIDE BETWEEN DISTRICTS
- DRAINAGE DIVIDE TO POINT OF CONFLUENCE
- ON-SITE & OFF-SITE AREA ANALYZED WITH SWM PLAN
  TOTAL AREA = 46.25 AC - SEE SHEET 8.19 FOR COMPUTATIONS
- SITE = 21.70 AC

No.	DATE	DESCRIPTION
-	-	-
1	01/04/2016	
2	01/27/2016	
3	02/01/2016	
4	03/29/2016	
5	05/09/2016	
6	06/20/2016	
7	08/22/2016	

REVISIONS

Urban, Ltd.
4000 STONEHALLOW CT.
CHANTILLY, VA 20151
TEL: 703.631.5256
FAX: 703.378.2036
www.urbanltd.com
A Green Business Certified Firm

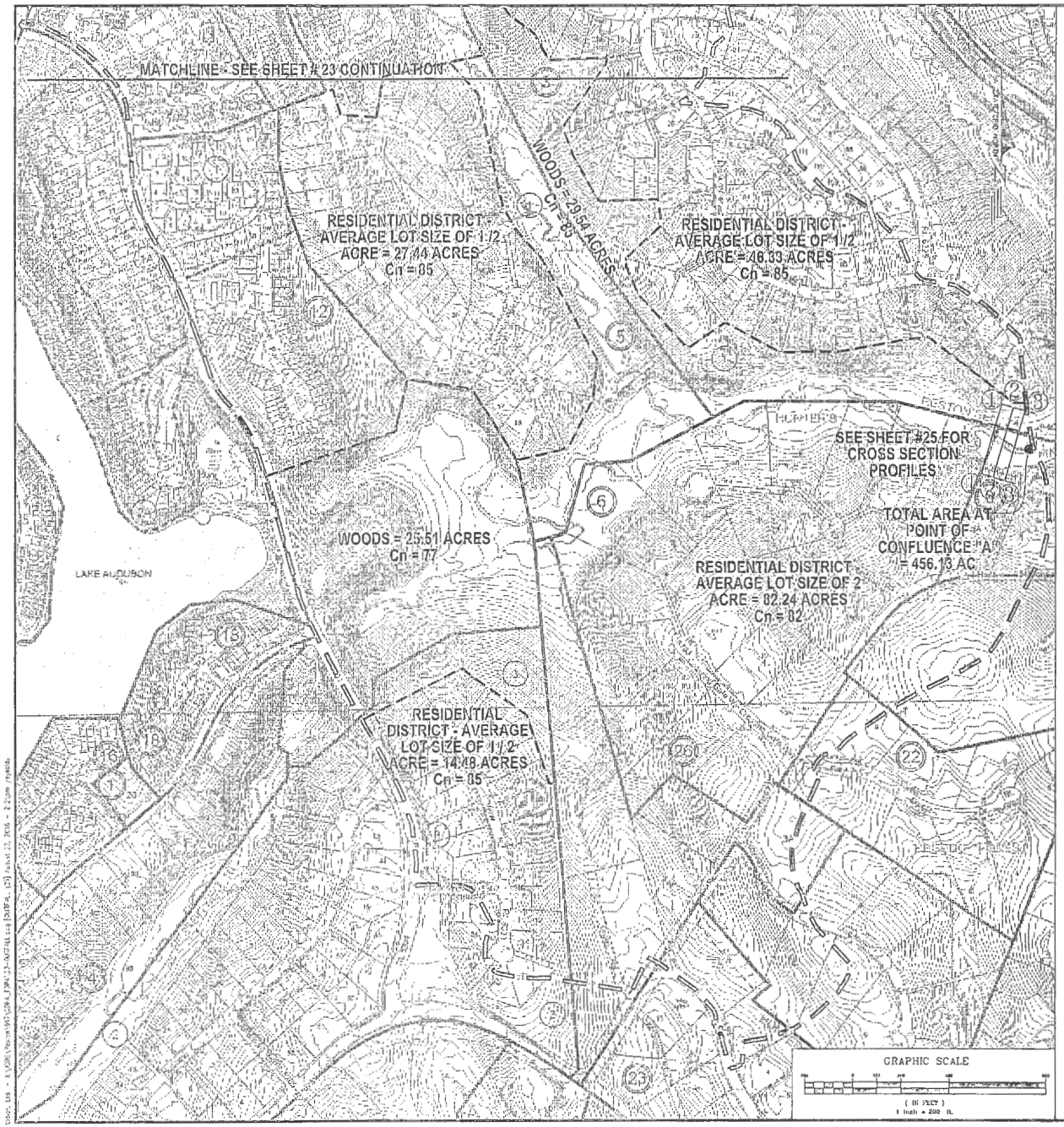
COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 036890
PROFESSIONAL ENGINEER

OUTFALL ANALYSIS
RESTON EASTGATE
CDPA-FDPA
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=200' | C.I.= 2' | DATE: JAN. 2016

SHEET 23 OF 36

FILE No. RZ-12794



LEGEND

- DIVIDE BETWEEN DISTRICTS
- DRAINAGE DIVIDE TO POINT OF CONFLUENCE
- ON-SITE & OFF-SITE AREA ANALYZED WITH SWM PLAN TOTAL AREA = 46.25 AC - SEE SHEET #19 FOR COMPUTATIONS
- SITE = 21.70 AC

No.	DATE	DESCRIPTION
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

REVISIONS

PLAN DATE
07/24/2015
07/28/2015
05/26/2016
06/06/2016
08/12/2016
08/22/2016
02/22/2016

Urban Ltd.
12000 TECHNOLOGY CT.
CHANTILLY, VA. 20151
TEL: 703-817-0000
FAX: 703-378-7808
www.urban.ltd.com

Planner-Engineer-Landscape Architects-Land Surveyors

COMMONWEALTH OF VIRGINIA
STANLEY C. FOCHT
Lic. No. 036798
STANDARD PROFESSIONAL ENGINEER SEAL

OUTFALL ANALYSIS

RESTON EASTGATE
CDP A-FDPA
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=200'
C.I.= 2'
DATE: JAN. 2016

SHEET 24 OF 36

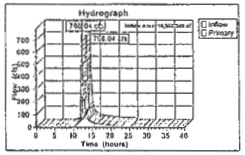
FILE No. RZ-12794

Curve Number & Time of Concentration Calculations

Area (ac)	CN	Description
30.958	95	Urban commercial, 85% imp, HSG D
* 14.070	98	Paved Surfaces
73.220	85	Urban commercial, 85% imp, HSG D
63.380	92	1/8 acre lots, 65% imp, HSG D
27.440	85	1/2 acre lots, 25% imp, HSG D
40.330	85	1/2 acre lots, 25% imp, HSG D
20.549	77	Woods, Good, HSG D
25.510	77	Woods, Good, HSG D
14.480	85	1/2 acre lots, 25% imp, HSG D
92.240	82	2 acre lots, 12% imp, HSG D
407.170	87	Weighted Average
231.421		56.84% Pervious Area
175.740		43.16% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (mpsec)	Capacity (cfs)	Description
30.0					Direct Entry,

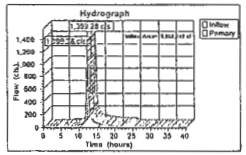
* For areas that drain directly to Study Point "A" and Study Point "B" refer to sheet #19 for Tc, Curve Number calculations and subareas.



2 YR STORM

Inflow Area = 19,868,849 sf 43.06%Impervious Inflow Depth =1.84" for 2-year event
Inflow = 708.04 cfs@ 12.24 hrs Volume= 3,049,742 cf
Primary = 708.04 cfs@ 12.24 hrs Volume= 3,049,742 cf Atten= 0%Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-40.00 hrs, dt= 0.04 hrs



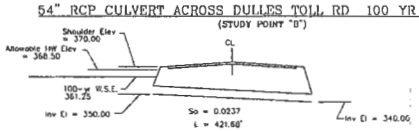
10 YR STORM

Inflow Area = 19,868,849 sf 43.06%Impervious Inflow Depth =3.66" for 10-year event
Inflow = 1,399.28 cfs@ 12.24 hrs Volume= 6,063,078 cf
Primary = 1,399.28 cfs@ 12.24 hrs Volume= 6,063,078 cf Atten= 0%Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-40.00 hrs, dt= 0.04 hrs

54" RCP CULVERT ACROSS DULLES TOLL RD 100 YR ANALYSIS

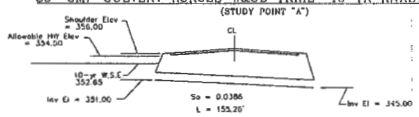
(STUDY POINT "B")



Pts	CULVERT DESCRIPTION: Material & Size Alternatives						Total Flow Q (cfs)	Flow per Barrel Q (cfs)	HEADWATER CALCULATIONS: INLET CONTROL					OUTLET CONTROL						ELEVATION HEADWATER CONTROL	VELOCITY OUT	CONDITIONS
	Material	#	W/o	HW/o	Type	D (ft)			HW/D (-)	HW (ft)	El_{hw} (ft)	INV (ft)	El_{tw} (ft)	HW+INV (ft)	H_w (ft)	A_o (ft)	H (ft)	El_{hw} (ft)				
[illegible]	[illegible]	1	100.00	299.00	[illegible]	4.00	1399.28	354.12	2.59	10.35	349.35	0.00	4.00	4.00	4.30	0.50	4.25	349.60	361.25	23.13	100-YR HYDRAULIC	

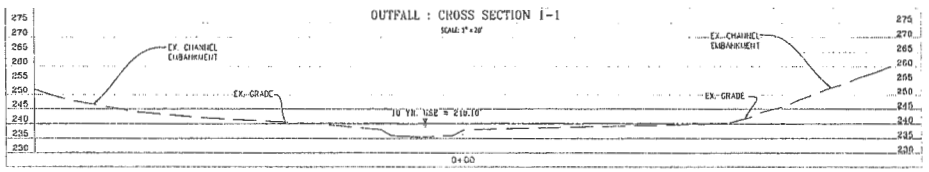
36" CMP CULVERT ACROSS W&OD TRAIL 10 YR ANALYSIS

(STUDY POINT "A")



Pts	CULVERT DESCRIPTION: Material & Size Alternatives						Total Flow Q (cfs)	Flow per Barrel Q (cfs)	HEADWATER CALCULATIONS: INLET CONTROL					OUTLET CONTROL						ELEVATION HEADWATER CONTROL	VELOCITY OUT	CONDITIONS
	Material	#	W/o	HW/o	Type	D (ft)			HW/D (-)	HW (ft)	El_{hw} (ft)	INV (ft)	El_{tw} (ft)	HW+INV (ft)	H_w (ft)	A_o (ft)	H (ft)	El_{hw} (ft)				
[illegible]	[illegible]	1	24.00	354.00	[illegible]	3.00	1399.28	354.12	4.02	12.06	346.06	0.00	3.00	3.00	2.18	2.20	2.18	346.06	356.00	25.39	12.70	10-YR HYDRAULIC

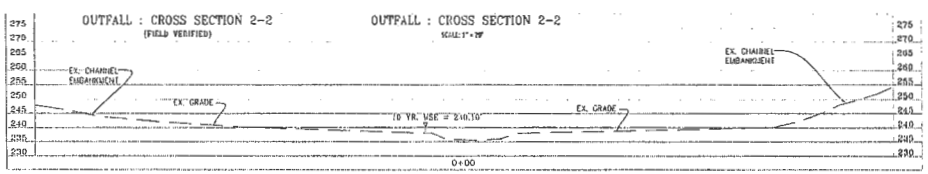
NOTE: CULVERT COMPUTATIONS DEPICT THE CRITICAL FLOW SCENARIO WHICH CONTEMPLATES AND ACCOUNTS FOR THE ULTIMATE WIDENING OF SUNSET HILLS ROAD



POST-DEVELOPMENT CONDITIONS - POINT OF CONFLUENCE:
CROSS SECTION 1-1

DA	=	456.13 AC.
'Ca'	=	86
I2	=	5.45 IN/HR
I10	=	7.27 IN/HR
Q2	=	703.04 CFS
Q10	=	1399.28 CFS
CHANNEL SLOPE	=	0.007%
'n' FACTOR	=	0.03

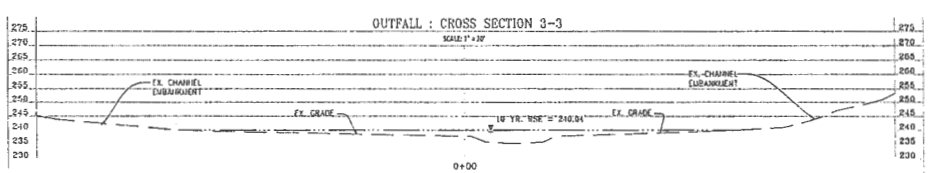
V2 = 4.30 FPS
D10 = 4.30 FT.



POST-DEVELOPMENT CONDITIONS - POINT OF CONFLUENCE:
CROSS SECTION 2-2

DA	=	456.13 AC.
'Ca'	=	86
I2	=	5.45 IN/HR
I10	=	7.27 IN/HR
Q2	=	703.04 CFS
Q10	=	1399.28CFS
CHANNEL SLOPE	=	0.007%
'n' FACTOR	=	0.03

V2 = 4.82 FPS
D10 = 4.30 FT.



POST-DEVELOPMENT CONDITIONS - POINT OF CONFLUENCE:
CROSS SECTION 3-3

DA	=	456.13 AC.
'Ca'	=	86
I2	=	5.45 IN/HR
I10	=	7.27 IN/HR
Q2	=	708.40 CFS
Q10	=	1399.28 CFS
CHANNEL SLOPE	=	0.007%
'n' FACTOR	=	0.03

V2 = 4.89 FPS
D10 = 4.17 FT.

No.	DATE	DESCRIPTION

REVISIONS

PLAN DATE
01/15/2016
01/04/2016
01/07/2016
06/27/2016
08/31/2016
09/22/2016
09/27/2016

LDS
LINE DRIVE SOLUTIONS, INC.
CHANTILLY, VA 20151
TEL: 703.631.2190
FAX: 703.378.1583
www.ldsinc.com
Planning • Land Development Consultants

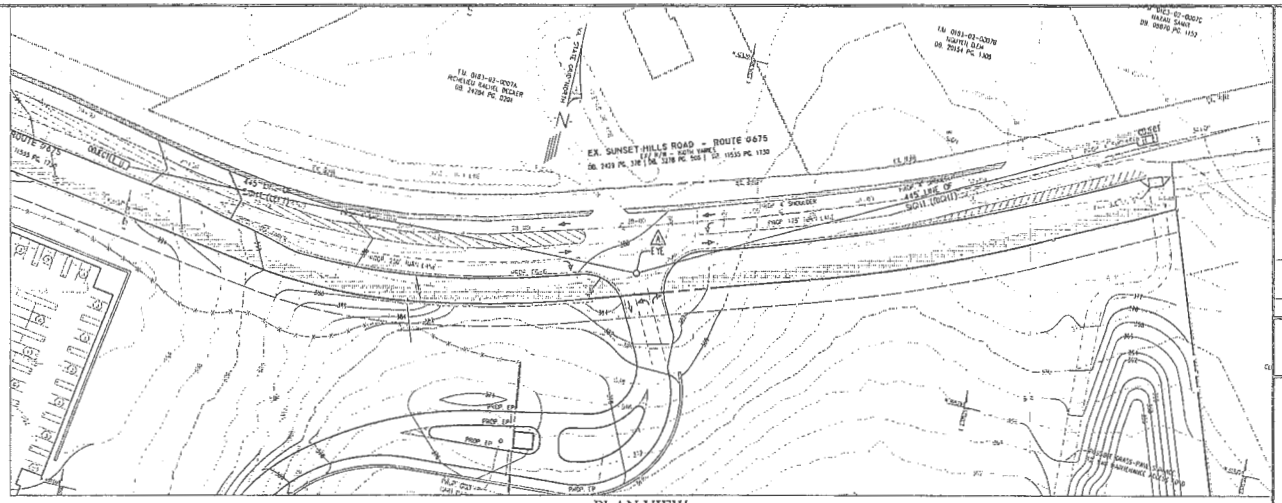
COMMONWEALTH OF VIRGINIA
CLAYTON C. FOCK
LICENSED
PROFESSIONAL ENGINEER

OUTFALL ANALYSIS
RESTON EASTGATE
CDPA-FDPA
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE: JAN. 2016
SCALE: AS SHOWN
C1=N/A

SHEET 25 OF 36

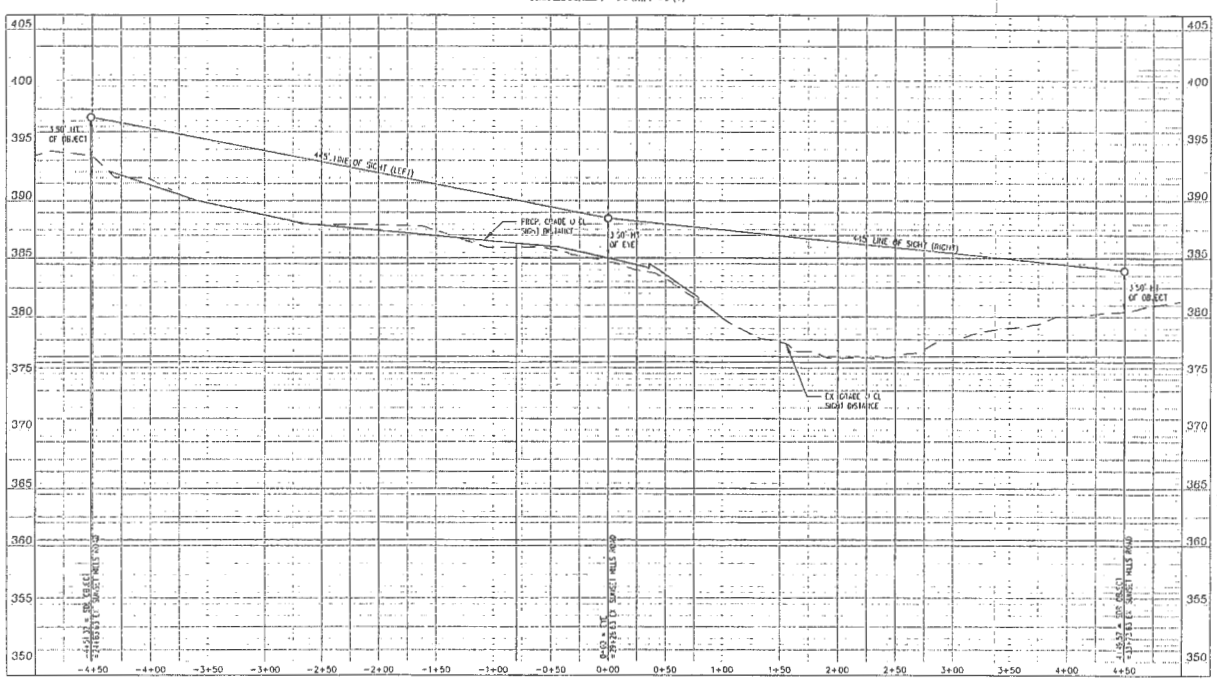
FILE No. RZ-12794



PLAN VIEW
SCALE: 1"=50'

SIGHT DISTANCE PROFILE
MAIN ENTRANCE ON SUNSET HILLS ROAD RT # 675

POSTED SPEED = 35 MPH
DESIGN SPEED = 40MPH
PROFILE SCALE: 1" = 50' (H); 1" = 5' (V)



NO.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
01/04/2016
01/28/2016
04/01/2016
05/27/2016
06/13/2016
08/29/2016

Urban Ltd.
CIVIL ENGINEERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS
CHANTILLY, VA 20151
TEL: 703-817-2014
FAX: 703-817-2018
www.urban.ltd.com

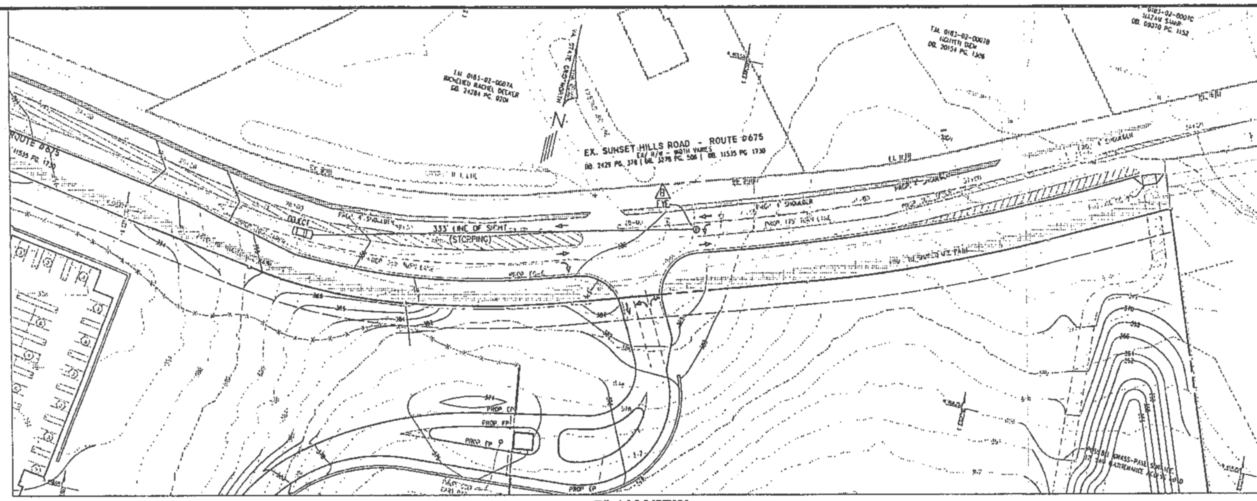
COMMONWEALTH OF VIRGINIA
Lic. No. 028700
PROFESSIONAL ENGINEER

SIGHT DISTANCE PROFILES
RESTON EASTGATE
CDPA-FDPA
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = AS NOTED
C1-2
DATE: JAN. 2016

SHEET
26
OF
36

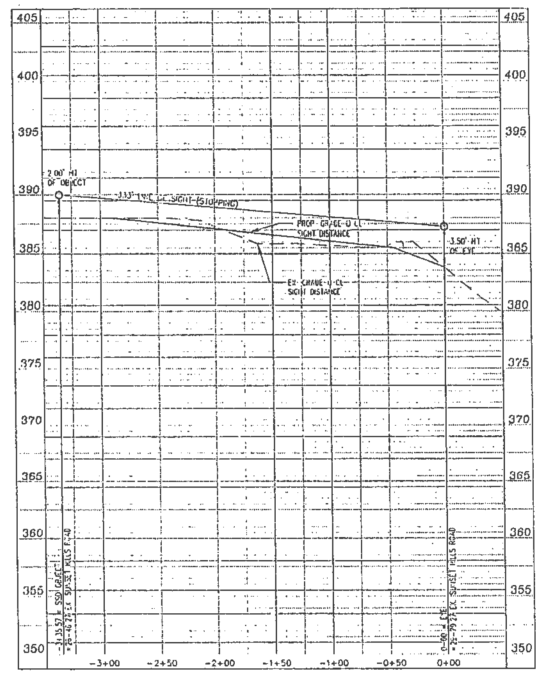
FILE No.
RZ-12794



PLAN VIEW
SCALE: 1"=50'

STOPPING SIGHT DISTANCE PROFILE
MAIN ENTRANCE ON SUNSET HILLS ROAD RT # 675

POSTED SPEED = 35 MPH
DESIGN SPEED = 40MPH
PROFILE SCALE: 1" = 50' (H); 1" = 5' (V)



SIGHT DISTANCE PROFILES
RESTON EASTGATE
CDPA-FDPA
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"= AS NOTED C.I.= 2' DATE: JAN. 2016

SHEET 27 OF 36

FILE No. RZ-12794

REVISIONS

EXISTING VEGETATION SUMMARY

	Cover Type	Dominant Species	Successional Stage	Condition	Area	Comments
A	Forest Community	Northern Red Oak (Quercus rubra)(6"-20" D.B.H.), Red Maple (Acer rubrum)(4"-12" D.B.H.), Tulip Poplar (Liriodendron tulipifera)(6"-24" D.B.H.)	Climax	Good	549,885 sf.	This cover type consists of tree canopy that has developed through natural succession. The dominant species found throughout this cover type are Northern Red Oak (Quercus rubra)(6"-20" D.B.H.), Red Maple (Acer rubrum)(4"-12" D.B.H.), and Tulip Poplar (Liriodendron tulipifera)(6"-24" D.B.H.), while other common species include Black Cherry (Prunus serotina), Pignut Hickory (Carya glabra), Sour Gum (Nyssa sylvatica), White Oak (Quercus alba), and several Virginia Pine (Pinus virginiana). Understory trees found throughout the site include American Holly (Ilex opaca), Flowering Dogwood (Cornus florida) and a few Eastern Redcedar (Juniperus virginiana). The cover type is in generally good health.
B	Forest Community	Virginia Pine (Pinus virginiana)(4"-16" D.B.H.)	Sub-Climax	Fair	349,468 sf.	This cover type consists completely of tree canopy that has been established through natural development. The dominant species found throughout the area is Virginia Pine. Other common species include Shortleaf Pine (Pinus echinata), Eastern Redcedar (Juniperus virginiana), Red Maple (Acer rubrum), Pignut Hickory (Carya glabra), and Flowering Dogwood (Cornus florida). Within the canopy trees is a layer of scattered forest brush and sparse groundcover due to leaf litter and canopy closure.
C	Maintained Grasslands	N/A	N/A	N/A	93,152 sf.	This cover type consists of maintained open turf areas along roadways as well as areas of grassland from previously cleared development that is occasionally maintained.
D	Developed Land	N/A	N/A	N/A	28,536 sf.	This cover type consists of constructed features including roadways and a stormwater management pond.
Total					1,021,931 sf.	

*D.B.H. = diameter at breast height (trunk measured 4.5 ft. above the ground).
Note: Field data collected during site visit between August 12, 2015 to October 5, 2015.

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
01/26/2016
01/26/2016
02/09/2016
03/21/2016
04/04/2016
08/22/2016

Urban Ltd.
CIVIL ENGINEERING CONSULTANTS
CHANTILLY, VA. 20151
TEL. 703-631-6150
www.urban.ltd.com

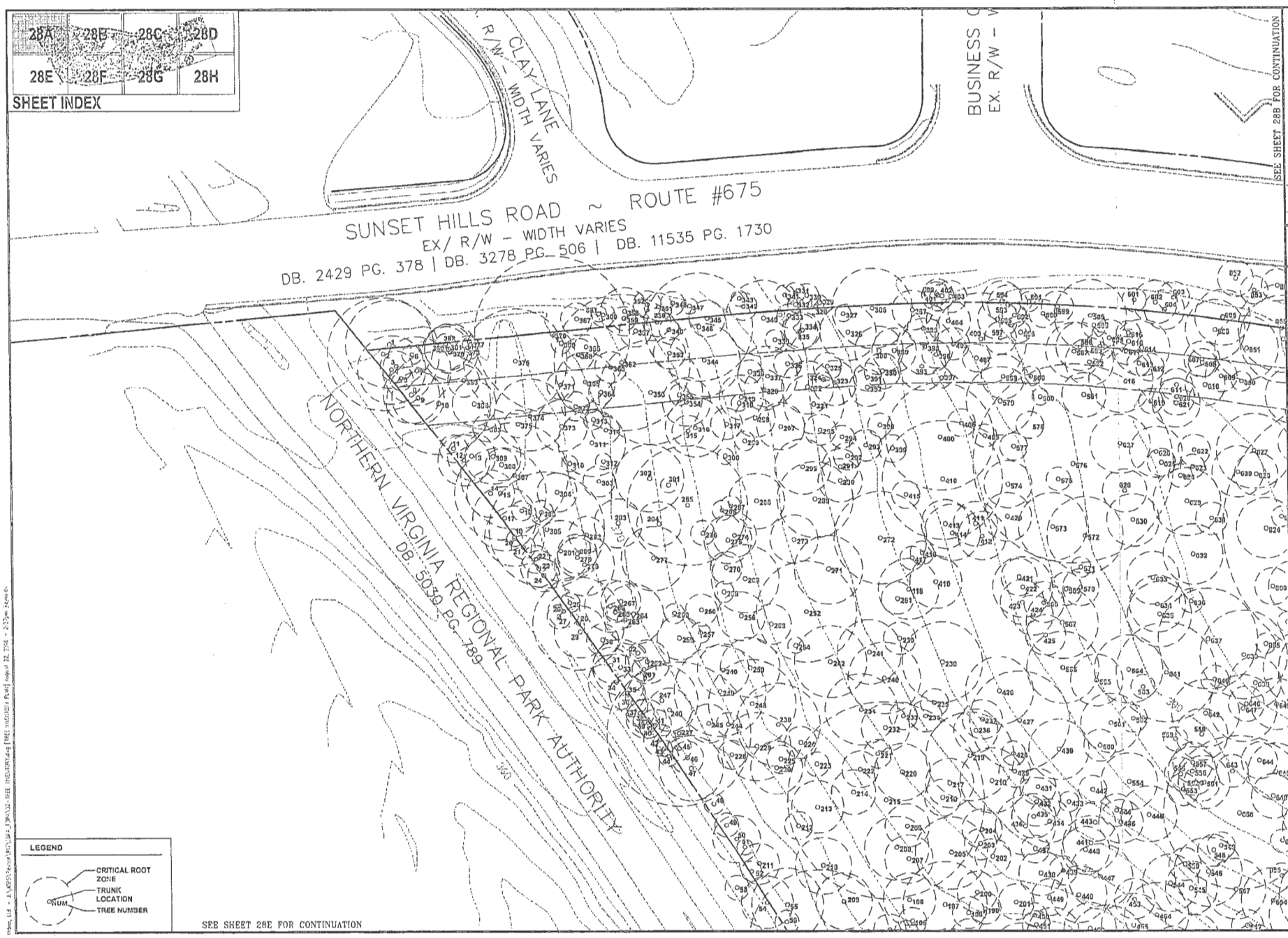
COMMONWEALTH OF VIRGINIA
Kevin J. Tankersley
Lic. No. 903
08/22/2016
LANDSCAPE ARCHITECT

EXISTING VEGETATION MAP
RESTON EASTGATE
CDPA-FDPA
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE 1"=50'
C1.-2
DATE: JAN. 2016

SHEET 28 OF 36

FILE No. RZ-12794



No.	DATE	DESCRIPTION
		REVISIONS

FILE DATE
07/29/2016
08/26/2016
04/07/2016
05/27/2016
06/27/2016
08/22/2016
09/22/2016

Urban Ltd
4000 Eisenhower Ct.
Alexandria, VA 22304
TEL 703.823.7800
FAX 703.823.7801
www.urban.com

Field - Systems Landscape Architecture Land Planning

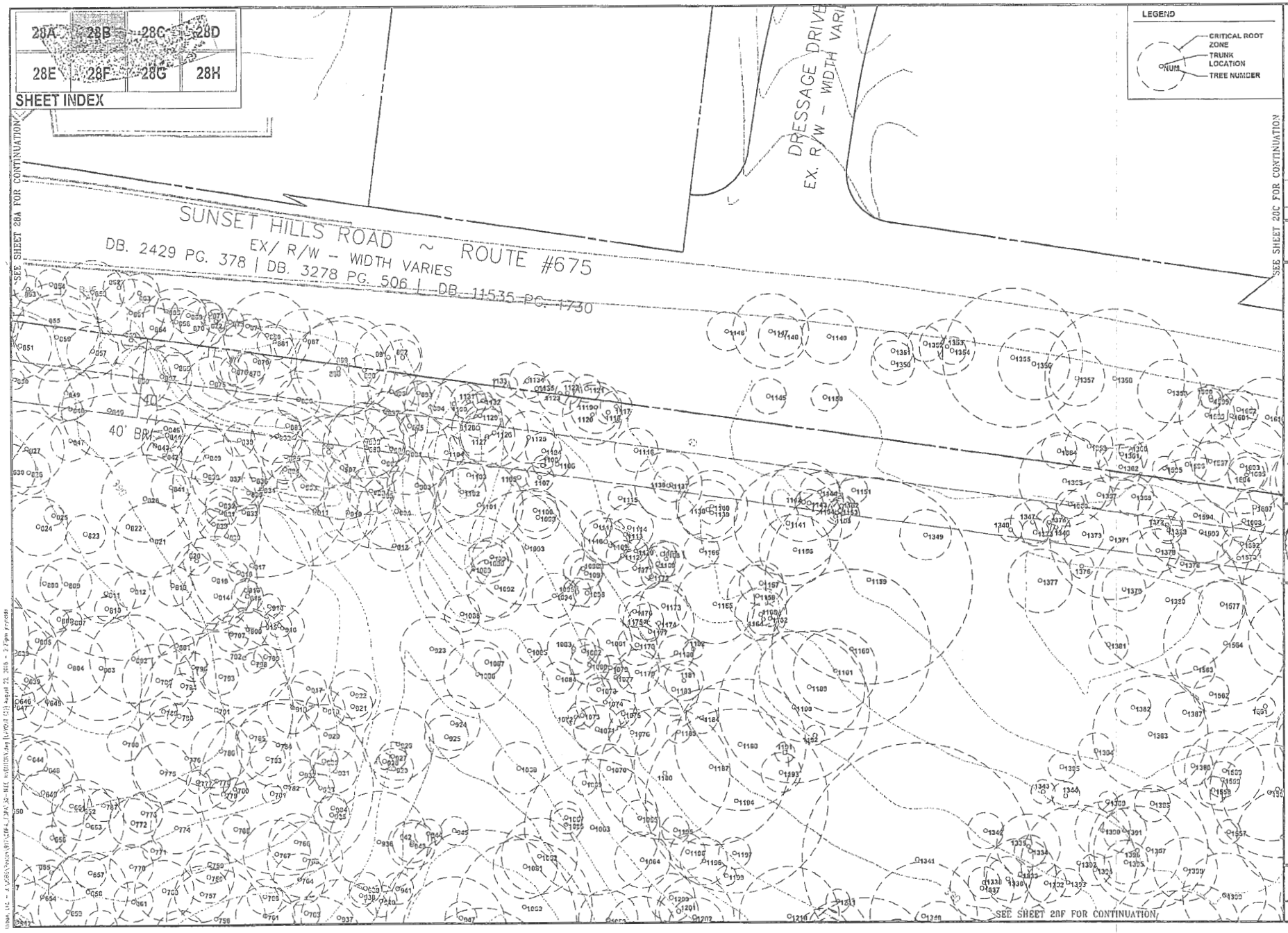
COMMONWEALTH OF VIRGINIA
Kevin J. Tenkersley
Lic. No. 903
09-22-2016
LANDSCAPE ARCHITECT

TREE INVENTORY PLAN
RESTON EASTGATE
CDPA-FDPA
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE 1"=20'
DATE JAN 2016

SHEET
28A
OF
36

FILE No.
RZ-12794



No	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
01/26/2016
01/28/2016
03/28/2016
05/09/2016
06/06/2016
08/01/2016
08/22/2016

Urban Ltd.
ARBORICULTURE & CONSULTING
12000 FAIR OAKS BLVD.
FAIRFAX, VA 22033
703.385.1779
FAX 703.273.7966
www.urban-ltd.com

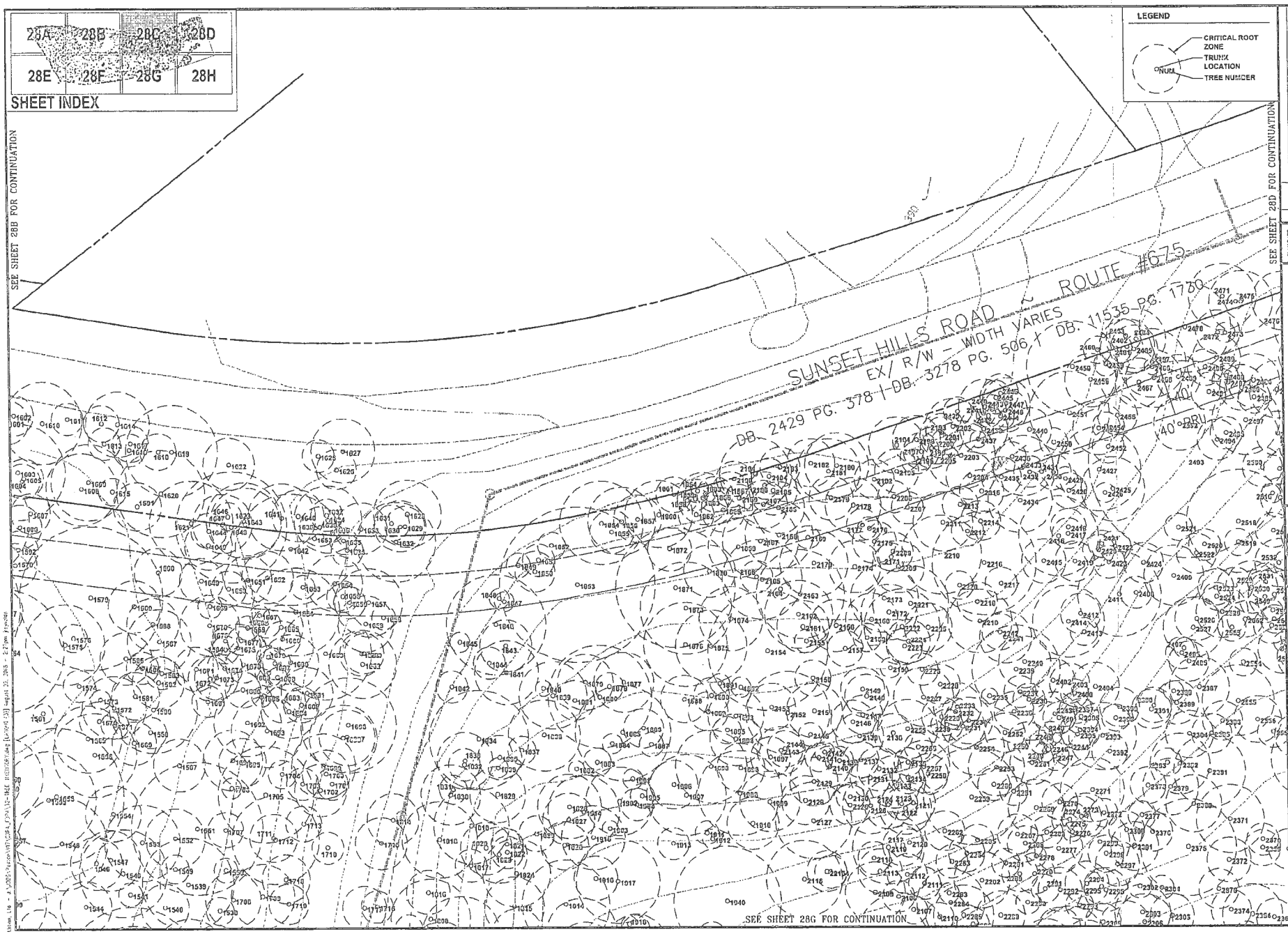
COMMONWEALTH OF VIRGINIA
Kevin J. Tankersley
Lic. No. 983
03/22/2016
CERTIFIED ARBORIST

TREE INVENTORY PLAN
RESTON EASTGATE
CDPA-FDPA
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=20'
C.I.= 2'
DATE: JAN. 2016

SHEET
28B
OF
36

FILE No.
RZ-12794



NO.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
01/04/2016
01/28/2016
03/28/2016
05/09/2016
06/27/2016
08/22/2016
09/22/2016

COLLINS ENGINEERING
CHANTILLY, VA 20151
TEL: 703-263-2196
FAX: 703-263-2198
www.collins.com

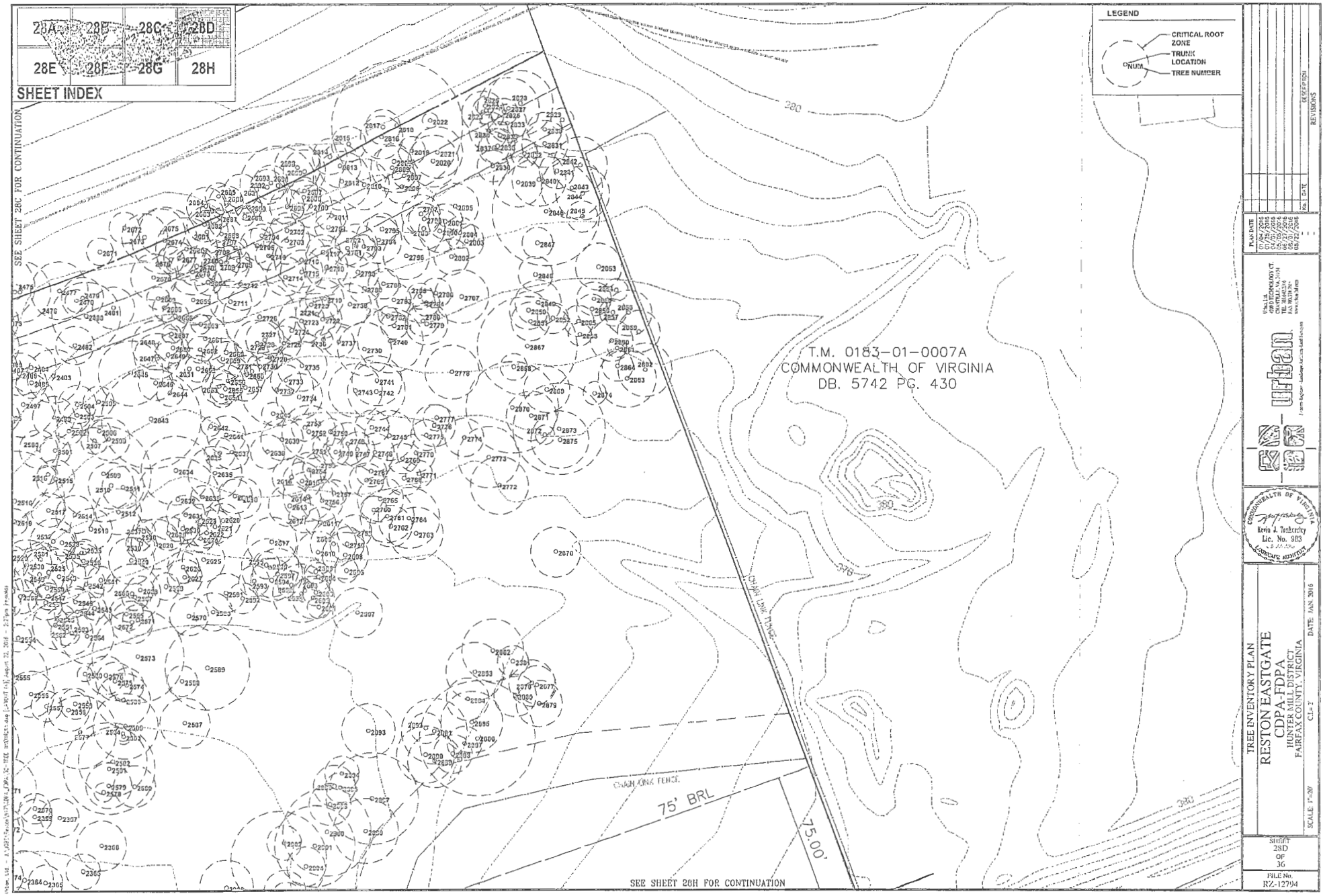
COMMONWEALTH OF VIRGINIA
Kevin J. Tonkovich
Lic. No. 903
LANDSCAPE ARCHITECT

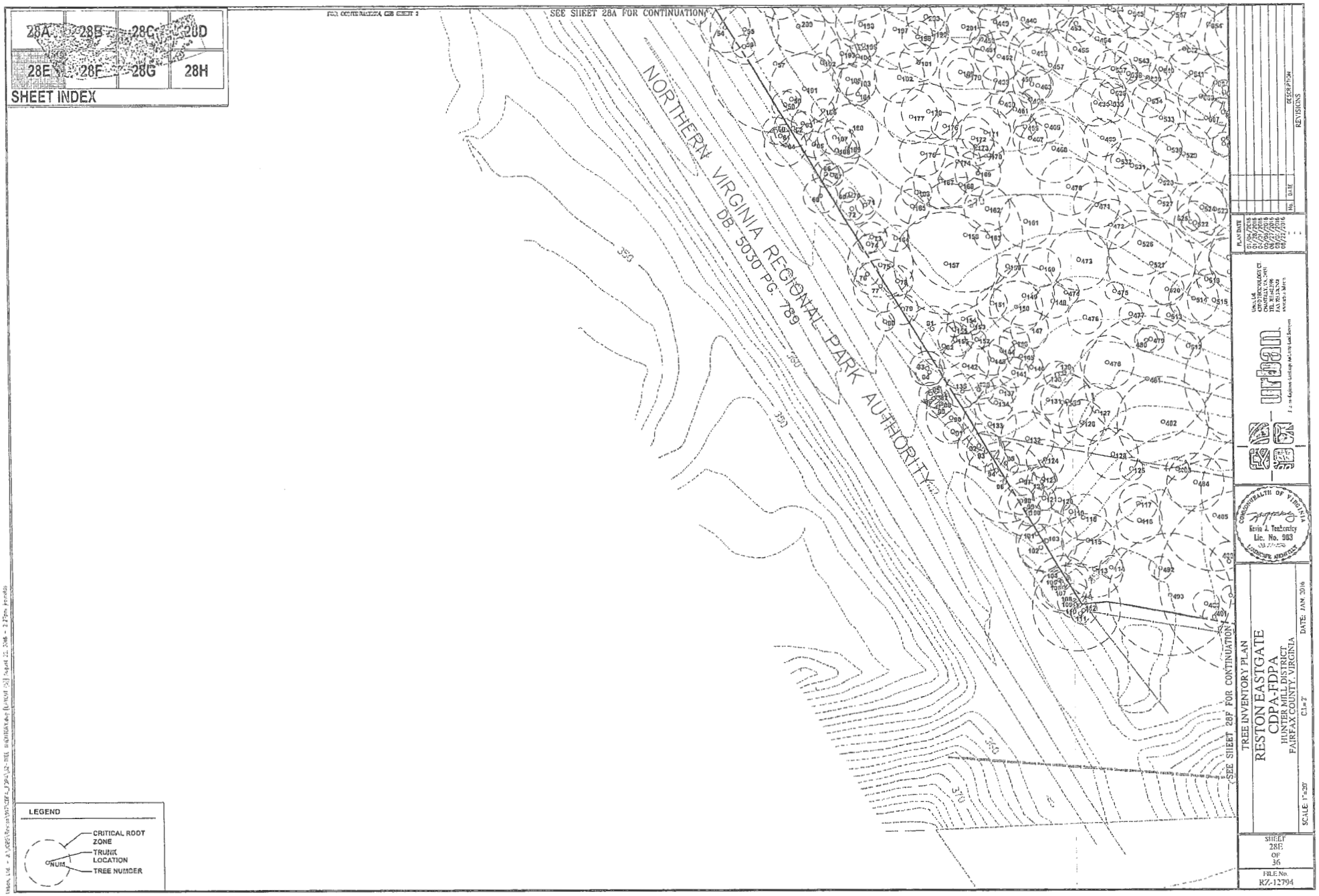
TREE INVENTORY PLAN
RESTON EASTGATE
CDPA-FDPA
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

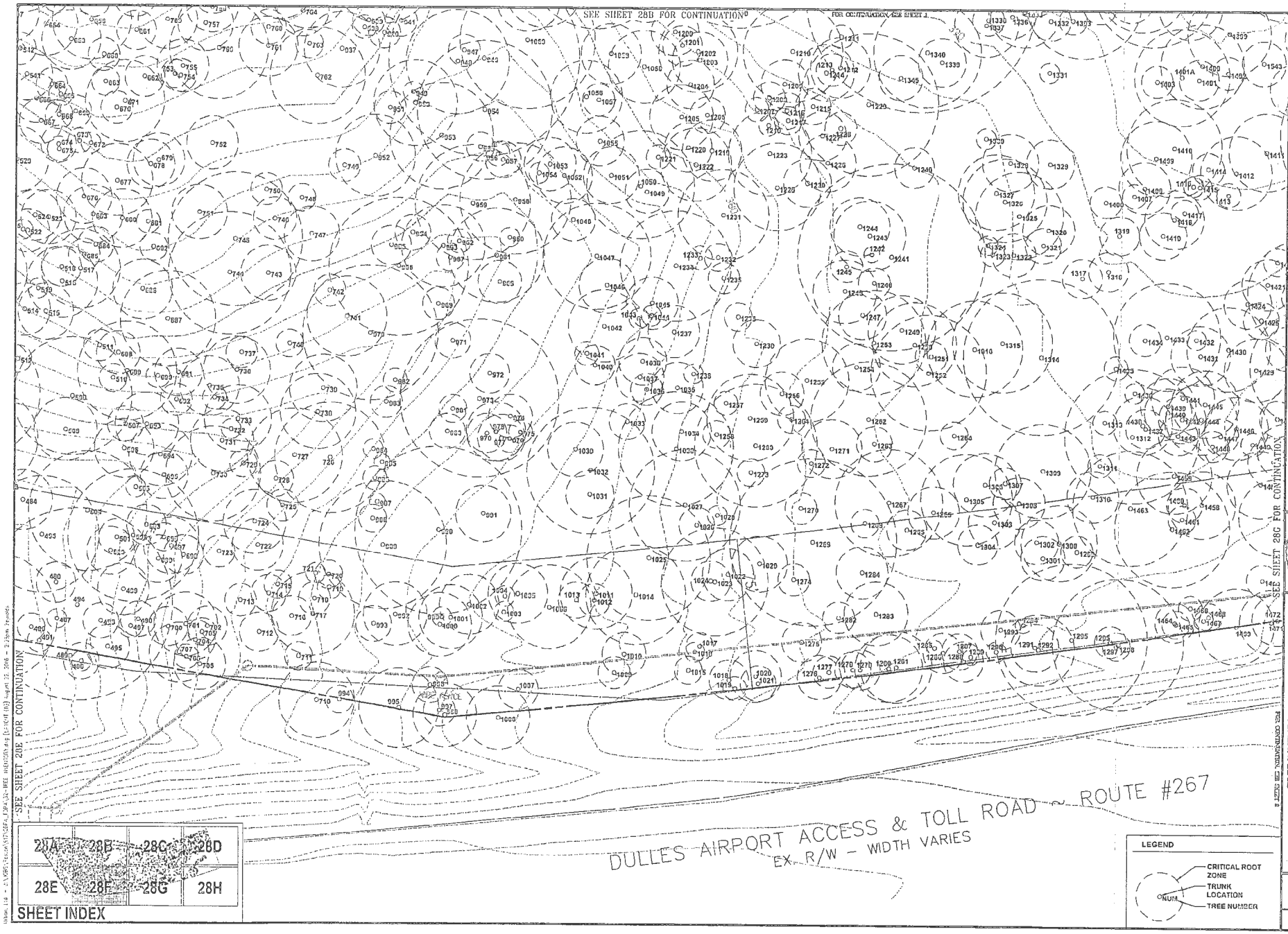
SCALE: 1"=20'
C.I.=2'
DATE: JAN. 2016

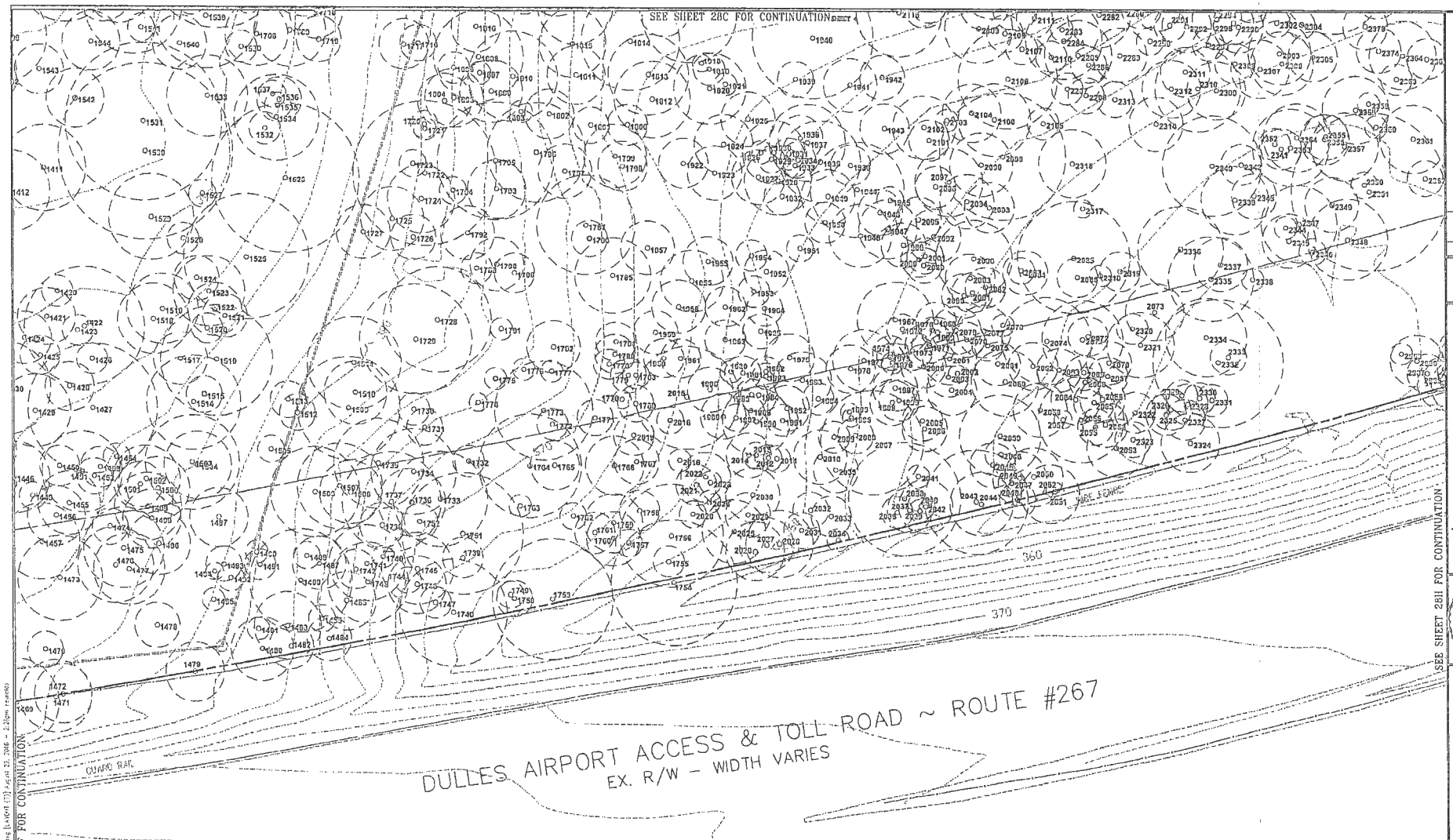
SHEET 28C OF 36

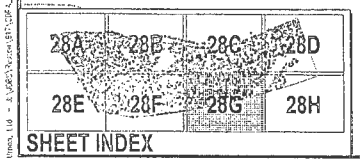
FILE No. RZ-12794


28A
28B
28C
28D
28E
28F
28G
28H
SHEET INDEX
SEE SHEET 28C FOR CONTINUATION
LEGEND
CRITICAL ROOT ZONE
TRUNK LOCATION
TREE NUMBER
NUM
T.M. 0183-01-0007A
COMMONWEALTH OF VIRGINIA
DB. 5742 PG. 430
CHAIN LINK FENCE
75' BRL
75.00'
SEE SHEET 28H FOR CONTINUATION
REVISIONS
No. DATE DESCRIPTION
PLAN DATE
01/04/2016
01/28/2016
02/25/2016
03/03/2016
03/17/2016
03/22/2016
Urban Ltd.
CORPORATE TECHNOLOGY CT.
TRUMBLL, VA. 11111
TEL. 703.555.1111
FAX. 703.555.1111
www.Urban.com
Kevin J. Tenbercley
Lic. No. 983
TREE INVENTORY PLAN
RESTON EASTGATE
CDPA-FDPA
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: 1"=20'
C1.a-2
DATE: JAN. 2016
SHEET
28D
OF
36
FILE No.
RZ-12794


28A
28B
28C
28D
28E
28F
28G
28H
SHEET INDEX
SEE SHEET 28A FOR CONTINUATION
NORTHERN VIRGINIA REGIONAL PARK AUTHORITY
DB. 5030 PG. 789
SEE SHEET 28F FOR CONTINUATION
LEGEND
CRITICAL ROOT ZONE
TRUNK LOCATION
TREE NUMBER
NUM
REVISIONS
No. DATE DESCRIPTION
PLAN DATE
01/04/2016
01/28/2016
02/29/2016
03/29/2016
06/27/2016
07/27/2016
08/22/2016
UrbanLn
Kevin J. Tenkovsky
Lic. No. 983
COMMONWEALTH OF VIRGINIA
LANDSCAPE ARCHITECT
TREE INVENTORY PLAN
RESTON EASTGATE
CDPA-FDPA
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: 1"=20'
DATE: JAN 2016
SHEET 28E OF 36
FILE No. RZ-12794


SEE SHEET 28B FOR CONTINUATION
SEE SHEET 28E FOR CONTINUATION
SEE SHEET 28G FOR CONTINUATION
DULLES AIRPORT ACCESS & TOLL ROAD ~ ROUTE #267
EX. R/W - WIDTH VARIES
LEGEND
CRITICAL ROOT ZONE
TRUNK LOCATION
TREE NUMBER
NUM
SHEET INDEX
28A 28B 28C 28D
28E 28F 28G 28H
REVISIONS
NO. DATE DESCRIPTION
PLAN DATE
07/06/2016
07/28/2016
08/26/2016
09/09/2016
09/16/2016
09/21/2016
09/22/2016
Urban Ltd
4000 D TECHNOLOGY CT.
CHANTILLY, VA. 20151
TEL 703.263.8300
FAX 703.263.8304
www.urban.com
Kevin J. Tankersley
Lic. No. 903
COMMONWEALTH OF VIRGINIA
LANDSCAPE ARCHITECT
TREE INVENTORY PLAN
RESTON EASTGATE
CDPA-FDPA
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE 1"=20'
DATE: JAN 2016
SHEET 28F OF 36
FILE No. RZ-12704





LEGEND

CRITICAL ROOT ZONE
TRUNK LOCATION
TREE NUMBER

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
01/04/2016
01/26/2016
02/26/2016
05/06/2016
06/27/2016
08/15/2016
08/22/2016

URS LTD
12100 SUNRISE VALLEY DR.
RESTON, VIRGINIA 20191
TEL: 703.461.1300
FAX: 703.461.1205
www.urs.com
URS
Plan • Design • Build • Operate • Maintain Services

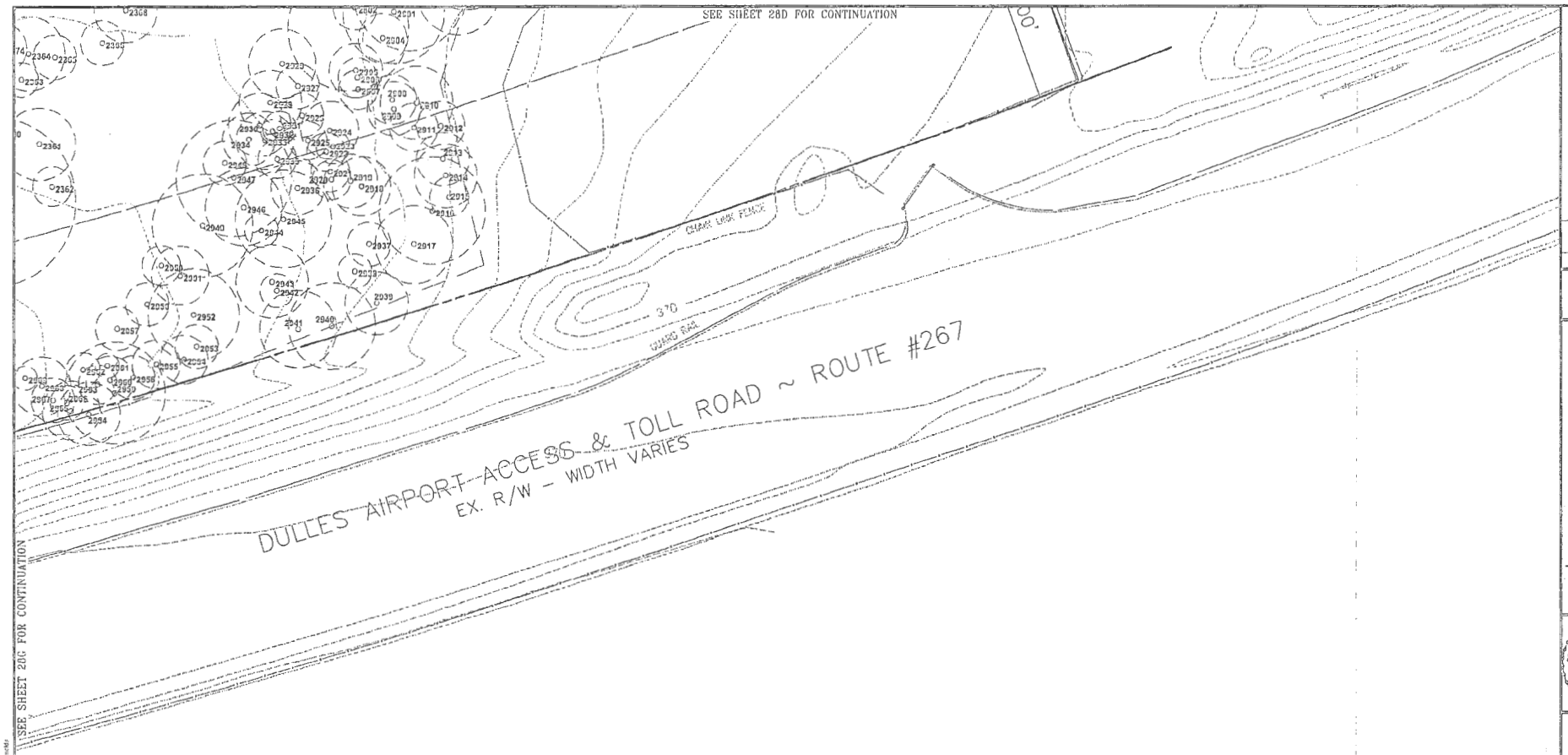
COMMONWEALTH OF VIRGINIA
Kevin J. Tankersley
Lic. No. 983
LANDSCAPE ARCHITECT

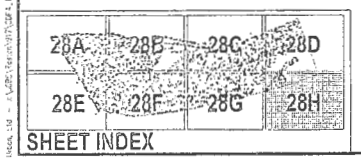
TREE INVENTORY PLAN
RESTON EASTGATE
CDPA-FDPA
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=30'
C.I.=2'
DATE: JAN. 2016

SHEET 28G OF 36

FILE No. RZ-12794





SHEET INDEX

LEGEND

- CRITICAL ROOT ZONE
- TRUNK LOCATION
- TREE NUMBER

NO.	DATE	DESCRIPTION
-	-	REVISIONS

PLAN DATE
01/06/2015
01/28/2016
03/08/2016
06/08/2016
08/08/2016
09/07/2016
09/22/2016

Urban
Urban Ltd.
12950 Worldgate Drive, Suite 500
Herndon, VA 20170-6040
Phone: 703-707-9580
Fax: 703-707-9581
www.urban.com
Planners • Engineers • Landscape Architects • Land Surveyors

COMMONWEALTH OF VIRGINIA
Kevin J. Tonkovich
Lic. No. 903
LANDSCAPE ARCHITECT

TREE INVENTORY PLAN
RESTON EASTGATE
CDPA-FDPA
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=20' DATE: JAN 2016

SHEET 28H OF 36

PILE No. RZ-12794

TREE INVENTORY & CONDITION ANALYSIS

TREE NO.	BOTANICAL NAME	SPECIES	SIZE DBH (in)	COMMENTS	CONDITION RATING
1	Acer rubrum	Red Maple	22"	Multistem	53.13
2	Quercus alba	White Oak	20"	Co-dom	60.75
3	Acer rubrum	Red Maple	8"		71.88
4	Liriodendron tulipifera	Tulip Poplar	17"		78.13
5	Nyssa sylvatica	Sourgum	6"		71.88
6	Acer rubrum	Red Maple	5"		65.63
7	Liriodendron tulipifera	Tulip Poplar	17"		81.25
8	Acer rubrum	Red Maple	14"		59.38
9	Acer rubrum	Red Maple	13"		62.50
10	Quercus falcata	Southern Red Oak	26"	canopy dieback	50.00
11	Acer rubrum	Red Maple	7"		53.13
12	Acer rubrum	Red Maple	13"		65.63
13	Acer rubrum	Red Maple	12"		75.00
14	Acer rubrum	Red Maple	12"		71.88
15	Quercus alba	White Oak	23"		53.28
16	Ilex opaca	American Holly	6"	Multistem	84.38
17	Quercus rubra	Northern Red Oak	16"	Co-dom	40.63
18	Acer rubrum	Red Maple	5"		83.75
19	Quercus rubra	Northern Red Oak	15"		68.75
20	Quercus rubra	Northern Red Oak	4"		71.88
21	Liriodendron tulipifera	Tulip Poplar	6"		59.63
22	Quercus rubra	Northern Red Oak	7"		50.00
23		Unknown	9"	Dead	0.00
24	Quercus rubra	Northern Red Oak	8"	Dying	12.50
25	Quercus alba	White Oak	5"		87.50
26	Quercus rubra	Northern Red Oak	8"		37.50
27	Liriodendron tulipifera	Tulip Poplar	6"		43.75
28	Quercus rubra	Northern Red Oak	23"	Basal convection to 2nd leader	62.50
29	Quercus alba	White Oak	13"		75.00
30	Quercus rubra	Northern Red Oak	8"		62.50
31	Quercus alba	White Oak	9"	Co-dom	53.13
32	Ilex opaca	American Holly	4"		81.25
33	Liriodendron tulipifera	Tulip Poplar	14"		68.75
34	Quercus rubra	Northern Red Oak	14"		79.38
35	Quercus alba	White Oak	8"		71.88
36	Quercus rubra	Northern Red Oak	7"		84.38
37	Quercus rubra	Northern Red Oak	7"		68.75
38	Quercus rubra	Northern Red Oak	6"		48.88
39	Pinus virginiana	Virginia Pine	10"	Central leader broken off	40.63
40	Pinus virginiana	Virginia Pine	5"		43.75
41	Quercus rubra	Northern Red Oak	8"		40.00
42	Pinus virginiana	Virginia Pine	8"		13.13
43	Pinus virginiana	Virginia Pine	4"		59.38
44	Pinus virginiana	Virginia Pine	5"		43.75
45	Quercus rubra	Northern Red Oak	6"		43.75
46	Pinus virginiana	Virginia Pine	8"		37.55
47	Quercus rubra	Northern Red Oak	16"		62.50
48	Pinus virginiana	Virginia Pine	5"	Leaning	50.00
49	Pinus virginiana	Virginia Pine	6"	Leaning	71.88
50		Unknown	12"	Dead	0.00
51	Quercus rubra	Northern Red Oak	4"	Crooked trunk	62.50
52	Quercus rubra	Northern Red Oak	6"		65.63
53	Pinus virginiana	Virginia Pine	6"	Co-dom, leaning	56.25
54	Quercus rubra	Northern Red Oak	13"	1/2 canopy trimmed out	43.75
55	Quercus alba	White Oak	18"		56.25
56	Acer rubrum	Red Maple	6"		68.75
57	Quercus alba	White Oak	35"		43.75
58	Pinus virginiana	Virginia Pine	7"		53.13
59	Pinus virginiana	Virginia Pine	5"		58.38
60	Pinus virginiana	Virginia Pine	7"	one-sided	40.63
61	Pinus virginiana	Virginia Pine	5"		46.88
62	Quercus alba	White Oak	10"		71.88
63	Pinus virginiana	Virginia Pine	6"	Reduced canopy	40.63
64	Pinus virginiana	Virginia Pine	11"		50.00
65	Quercus alba	White Oak	7"		81.25
66	Quercus alba	White Oak	7"		53.13
67	Pinus virginiana	Virginia Pine	6"	One sided	68.88
68	Pinus virginiana	Virginia Pine	5"	One sided	50.00
69	Carya glabra	Pignut Hickory	4"		65.63
70	Quercus alba	White Oak	18"		78.13
71	Pinus virginiana	Virginia Pine	5"		59.38
72	Pinus virginiana	Virginia Pine	8"		56.25
73	Quercus rubra	Northern Red Oak	8"		60.75
74	Quercus alba	White Oak	5"		59.38
75	Liriodendron tulipifera	Tulip Poplar	17"		78.13
76	Quercus rubra	Northern Red Oak	6"		53.13
77	Pinus virginiana	Virginia Pine	14"		59.38
78	Pinus virginiana	Virginia Pine	8"		53.13
79	Pinus virginiana	Virginia Pine	8"		62.50
80	Pinus virginiana	Virginia Pine	5"		68.88
81	Pinus virginiana	Virginia Pine	12"		56.25
82	Pinus virginiana	Virginia Pine	12"		62.50
83	Pinus virginiana	Virginia Pine	5"		59.38
84	Pinus virginiana	Virginia Pine	7"		56.25
85	Pinus virginiana	Virginia Pine	6"		59.38
86	Acer rubrum	Red Maple	5"		68.75
87	Pinus virginiana	Virginia Pine	6"		68.75
88	Pinus virginiana	Virginia Pine	6"		56.25
89	Nyssa sylvatica	Sourgum	6"		50.00
90	Liriodendron tulipifera	Tulip Poplar	13"		28.13
91	Quercus rubra	Northern Red Oak	5"		46.88
92	Liriodendron tulipifera	Tulip Poplar	11"	Crooked trunk	65.63
93	Liriodendron tulipifera	Tulip Poplar	10"	Crooked trunk	68.75
94	Quercus rubra	Northern Red Oak	6"		71.88
95	Liriodendron tulipifera	Tulip Poplar	7"		75.00
96	Liriodendron tulipifera	Tulip Poplar	21"	Co-dom	71.88
97	Pinus virginiana	Virginia Pine	8"		62.50
98	Liriodendron tulipifera	Tulip Poplar	7"		68.75
99	Liriodendron tulipifera	Tulip Poplar	14"		65.63
100	Pinus strobus	White Pine	7"		58.38
101	Liriodendron tulipifera	Tulip Poplar	5"	Crooked trunk	62.50
102	Pinus virginiana	Virginia Pine	12"	Dead	0.00
103	Quercus rubra	Northern Red Oak	16"		63.75
104	Acer rubrum	Red Maple	5"	Upper trunk growth into 105	53.13
105	Acer rubrum	Red Maple	5"	Upper trunk growth into 104	56.00
106	Liriodendron tulipifera	Tulip Poplar	15"		78.13
107	Liriodendron tulipifera	Tulip Poplar	12"		87.50
108	Acer rubrum	Red Maple	8"		59.38
109	Acer rubrum	Red Maple	6"		56.25
110	Acer rubrum	Red Maple	23"		71.88
111	Acer rubrum	Red Maple	5"		56.25
112	Acer rubrum	Red Maple	7"		59.38
113		Unknown	15"	Dead	0.00
114	Acer rubrum	Red Maple	6"		75.00
115	Carya glabra	Pignut Hickory	14"	12" cavity on trunk	53.13
116	Liriodendron tulipifera	Tulip Poplar	12"		71.88
117	Liriodendron tulipifera	Tulip Poplar	10"		81.25
118	Carya glabra	Pignut Hickory	12"		96.25
119	Acer rubrum	Red Maple	4"		87.50
120	Acer rubrum	Red Maple	6"		84.38
121	Pinus virginiana	Virginia Pine	6"		56.25
122	Pinus virginiana	Virginia Pine	6"		62.50
123	Liriodendron tulipifera	Tulip Poplar	6"		71.88
124	Populus grandidentata	Big Tooth Aspen	10"		65.63
125	Liriodendron tulipifera	Tulip Poplar	6"		87.50
126	Quercus alba	White Oak	13"		68.75
127	Liriodendron tulipifera	Tulip Poplar	15"	Hanging dead branch	59.38
128		Unknown	12"	Dead	0.00
129	Liriodendron tulipifera	Tulip Poplar	14"		71.88
130	Liriodendron tulipifera	Tulip Poplar	16"		56.25
131	Pinus virginiana	Virginia Pine	8"		56.25
132	Pinus virginiana	Virginia Pine	14"		50.00
133	Pinus virginiana	Virginia Pine	14"		53.13
134	Pinus virginiana	Virginia Pine	8"		50.00
135	Pinus virginiana	Virginia Pine	9"		50.00
136	Pinus virginiana	Virginia Pine	8"		46.88
137	Pinus virginiana	Virginia Pine	8"		50.00
138	Pinus virginiana	Virginia Pine	7"		46.88
139	Pinus virginiana	Virginia Pine	5"		43.75
140	Quercus alba	White Oak	6"	Adjacent dead tree leaning in canopy	65.63
141	Quercus rubra	Northern Red Oak	8"		71.88
142	Pinus virginiana	Virginia Pine	13"		56.25
143	Pinus virginiana	Virginia Pine	8"		53.13
144	Pinus virginiana	Virginia Pine	7"		46.88
145	Pinus virginiana	Virginia Pine	7"		50.00
146	Pinus virginiana	Virginia Pine	6"		46.88
147	Pinus virginiana	Virginia Pine	10"		46.88
148	Acer rubrum	Red Maple	9"	Dead	0.00
149	Liriodendron tulipifera	Tulip Poplar	16"		78.13
150	Nyssa sylvatica	Sourgum	14"	Major Decay	34.38
151	Pinus virginiana	Virginia Pine	8"		43.75
152	Quercus rubra	Northern Red Oak	5"		71.88
153	Pinus virginiana	Virginia Pine	5"		43.75
154	Pinus virginiana	Virginia Pine	6"		50.00
155	Pinus virginiana	Virginia Pine	4"		40.63
156	Pinus virginiana	Virginia Pine	9"		53.13
157	Quercus alba	White Oak	27"	Barbed Wire Inside	62.50
158	Quercus rubra	Northern Red Oak	30"	In decline/dying	15.63
159	Pinus virginiana	Virginia Pine	6"		58.00
160	Quercus alba	White Oak	10"		71.88
161	Pinus virginiana	Virginia Pine	14"	Leaning	53.13
162	Liriodendron tulipifera	Tulip Poplar	12"		78.13
163	Carya glabra	Pignut Hickory	7"		90.63
164	Carya glabra	Pignut Hickory	7"		87.50
165	Quercus rubra	Northern Red Oak	9"		75.00
166	Quercus alba	White Oak	8"		71.88
167	Quercus rubra	Northern Red Oak	14"		78.13
168	Acer rubrum	Red Maple	12"	Co-dominant	62.50
169	Carya glabra	Pignut Hickory	12"		75.00
170	Pinus virginiana	Virginia Pine	8"		46.88
171	Quercus rubra	Northern Red Oak	13"		65.63
172	Quercus rubra	Northern Red Oak	11"		59.38
173	Pinus virginiana	Virginia Pine	10"		53.13
174	Quercus rubra	Northern Red Oak	12"		78.13
175	Pinus virginiana	Virginia Pine	12"		56.25
176	Pinus virginiana	Virginia Pine	7"		46.88
177	Quercus rubra	Northern Red Oak	14"		84.38
178	Quercus rubra	Northern Red Oak	14"	Basil Decay	78.13
179	Quercus rubra	Northern Red Oak	15"		78.13
180	Quercus rubra	Northern Red Oak	7"		81.25
181	Pinus virginiana	Virginia Pine	10"		46.88
182	Quercus rubra	Northern Red Oak	13"		78.00
183	Liriodendron tulipifera	Tulip Poplar	10"		84.38
184	Acer rubrum	Red Maple	6"	Adventitious Roots	81.25
185	Quercus rubra	Northern Red Oak	8"		46.88
186	Quercus rubra	Northern Red Oak	6"		68.75
187	Pinus virginiana	Virginia Pine	9"		46.88
188	Quercus rubra	Northern Red Oak	12"		75.00
189	Pinus virginiana	Virginia Pine	5"		37.50
190	Quercus rubra	Northern Red Oak	14"		65.63
191	Liriodendron tulipifera	Tulip Poplar	18"		78.13
192	Quercus rubra	Northern Red Oak	5"		81.25
193	Quercus rubra	Northern Red Oak	8"		78.13
194	Quercus rubra	Northern Red Oak	8"	Dead	0.00
195	Quercus rubra	Northern Red Oak	7"		81.25
196	Quercus rubra	Northern Red Oak	13"		71.88
197	Quercus rubra	Northern Red Oak	21"	Co-Dominant; 1 Leader Dead	56.25
198	Pinus virginiana	Virginia Pine	8"		46.88
199	Pinus virginiana	Virginia Pine	6"		46.88
200	Pinus virginiana	Virginia Pine	10"		50.00
201	Pinus virginiana	Virginia Pine	9"		50.00
202		Unknown	9"	Dead	0.00
203	Quercus rubra	Northern Red Oak	8"		78.13
204	Pinus virginiana	Virginia Pine	10"	Decay in Trunk	23.13
205	Quercus prinus	Chestnut Oak	18"	Co-Dominant	68.75
206	Quercus rubra	Northern Red Oak	11"		78.13
207	Quercus rubra	Northern Red Oak	12"	Basil Decay	78.13
208	Quercus rubra	Northern Red Oak	16"		78.13
209	Quercus rubra	Northern Red Oak	14"		81.25
210	Quercus rubra	Northern Red Oak	14"		81.25
211	Pinus virginiana	Virginia Pine	10"		53.13
212	Quercus rubra	Northern Red Oak	7"		75.00
213	Quercus alba	White Oak	13"		84.38
214	Quercus rubra	Northern Red Oak	11"		71.88
215	Quercus prinus	Chestnut Oak	49"	Multi-Stem	62.50
216	Quercus rubra	Northern Red Oak	9"		75.00
217	Pinus echinata	Shortleaf Pine	12"		71.88
218	Quercus rubra	Northern Red Oak	16"	Co-Dom; 1 Leader Dead	62.50
219	Quercus rubra	Northern Red Oak	22"		87.50
220	Pinus virginiana	Virginia Pine	14"		53.13
221	Quercus rubra	Northern Red Oak	7"	Dead Adjacent Tree Leaning on	59.38
222	Quercus rubra	Northern Red Oak	9"		65.63
223	Nyssa sylvatica	Sourgum	6"		84.38
224	Quercus alba	White Oak	8"	No canopy	15.63
225	Nyssa sylvatica	Sourgum	7"		81.25
226	Quercus rubra	Northern Red Oak	13"	Dead	0.00
227	Quercus rubra	Northern Red Oak	36"	Co-Dominant	81.25
228	Quercus rubra	Northern Red Oak	7"		75.00
229	Quercus rubra	Northern Red Oak	17"	Co-Dom; 1 Leader Dead	67.50
230	Liriodendron tulipifera	Tulip Poplar	21"	Crooked Trunk	78.13
231	Quercus alba	White Oak	18"		81.25
232	Pinus virginiana	Virginia Pine	12"		53.12
233	Pinus virginiana	Virginia Pine	7"		46.88
234	Pinus virginiana	Virginia Pine	8"		43.75
235	Pinus virginiana	Virginia Pine	7"		46.88
236	Pinus virginiana	Virginia Pine	11"		50.00
237	Pinus virginiana	Virginia Pine	10"		50.00
238	Quercus rubra	Northern Red Oak	20"		78.13
239	Quercus alba	White Oak	8"		81.25
240	Quercus prinus	Chestnut Oak	18"		84.38
241	Quercus rubra	Northern Red Oak	16"	Leaning	68.75
242	Quercus rubra	Northern Red Oak	10"		78.13
243	Quercus rubra	Northern Red Oak	22"	Co-Dom	71.88
244	Acer rubrum	Red Maple	6"		75.00
245	Quercus rubra	Northern Red Oak	10"		75.00
246	Quercus rubra	Northern Red Oak	11"		78.13
247	Liriodendron tulipifera	Tulip Poplar	18"		87.50
248	Quercus prinus	Chestnut Oak	23"		90.63
249	Liriodendron tulipifera	Tulip Poplar	13"		81.25
250	Quercus rubra	Northern Red Oak	15"	Dead	0.00
251	Quercus rubra	Northern Red Oak	8"	Decay in Root Flare	59.38
252	Quercus rubra	Northern Red Oak	25"		75.00
253	Quercus prinus	Chestnut Oak	18"		71.88
254	Nyssa sylvatica	Sourgum	4"		84.38
255	Ilex opaca	American Holly	5"		87.50
256	Quercus rubra	Northern Red Oak	12"		65.63
257	Quercus rubra	Northern Red Oak	5"		81.25
258	Quercus rubra	Northern Red Oak	8"	Dead	0.00
259		Unknown	11"	Dead	0.00
260	Quercus rubra	Northern Red Oak	5"		65.63
261	Quercus rubra	Northern Red Oak	6"		71.88
262	Quercus alba	White Oak	11"		62.50
263	Quercus alba	White Oak	4"		68.75
264	Quercus rubra	Northern Red Oak	15"	Basal Decay	59.38
265	Quercus rubra	Northern Red Oak	5"		71.88
266	Quercus marilandica	Blackjack Oak	13"		78.13
267	Quercus marilandica	Blackjack Oak	10"		75.00
268	Quercus rubra	Northern Red Oak	5"		84.38
269	Nyssa sylvatica	Sourgum	17"		81.25
270	Quercus rubra	Northern Red Oak	8"		71.88
271	Nyssa sylvatica	Sourgum	17"		75.00
272	Quercus prinus	Chestnut Oak	23"		68.75
273	Quercus rubra	Northern Red Oak	12"		87.50
274	Quercus rubra	Northern Red Oak	11"		71.88
275		Unknown	12"	Dead	0.00
276	Quercus rubra	Northern Red Oak	6"		68.75
277	Quercus rubra	Northern Red Oak	16"	Secondary Branch Decay	50.00
278	Quercus rubra	Northern Red Oak	15"	Secondary Branch Decay	53.13
279	Quercus rubra	Northern Red Oak	10"		65.63
280		Unknown	10"	Dead	0.00
281	Quercus rubra	Northern Red Oak	15"		71.88
282	Quercus rubra	Northern Red Oak	8"		62.50
283	Pinus virginiana	Virginia Pine	12"		53.13
284	Pinus virginiana	Virginia Pine	11"		56.25
285	Quercus rubra	Northern Red Oak	30"	Major Basal & Trunk Decay	46.88
286	Quercus rubra	Northern Red Oak	5"		68.75
287	Ilex opaca	American Holly	5"		90.63
288	Quercus rubra	Northern Red Oak	14"		71.88
289	Quercus rubra	Northern Red Oak	19"	Dying	28.13
290	Pinus echinata	Shortleaf Pine	11"		59.38
291	Pinus virginiana	Virginia Pine	9"		53.13
292	Quercus rubra	Northern Red Oak	7"		62.50
293	Pinus virginiana	Virginia Pine	6"		71.88
294	Pinus virginiana	Virginia Pine	6"		75.00
295	Nyssa sylvatica	Sourgum	14"		68.75
296	Pinus virginiana	Virginia Pine	8"		68.75
297	Quercus rubra	Northern Red Oak	12"		65.63
298	Acer rubrum	Red Maple	16"	Co-Dominant	62.50
299	Quercus rubra	Northern Red Oak	5"		84.38
300	Quercus rubra	Northern Red Oak	4"		81.25
301	Acer rubrum	Red Maple	4"	Co-Dominant	71.88
302	Quercus rubra	Northern Red Oak	17"	Canopy Dieback	40.63
303	Pinus virginiana	Virginia Pine	8"	Leaning	43.75
304	Quercus rubra	Northern Red Oak	18"	Dead	0.00
305	Quercus rubra	Northern Red Oak	29"	Co-Dominant (Half Dead)	46.88
306	Acer rubrum	Red Maple	6"		81.25
307	Quercus rubra	Northern Red Oak	27"	Co-Dominant (Half Dead)	43.75
308	Acer rubrum	Red Maple	8"		78.13
309	Liriodendron tulipifera	Tulip Poplar	14"		78.13
310	Quercus prinus	Chestnut Oak	4"		71.88
311	Pinus virginiana	Virginia Pine	17"		59.38
312	Quercus alba	White Oak	4"		87.50
313	nyssa sylvatica	Sourgum	5"		90.63
314		Unknown	7"	Dead	0.00
315	Quercus rubra	Northern Red Oak	8"		68.75
316	Quercus rubra	Northern Red Oak	15"		75.00
317	Quercus rubra	Northern Red Oak	8"	Dead	0.00
318	Quercus prinus	Chestnut Oak	4"		65.63
319	Quercus prinus	Chestnut Oak	11"		60.75
320	Quercus prinus	Chestnut Oak	10"		60.75
321	Quercus rubra	Northern Red Oak	15"	Dying	28.13
322	Pinus virginiana	Virginia Pine	13"		62.50
323		Unknown	11"	Dead	0.00
324	Quercus alba	White Oak	4"	Central leader broken off	25.00
325	Quercus rubra	Northern Red Oak	7"		59.38
326	Quercus rubra	Northern Red Oak	14"	Dying	15.63
327	Pinus virginiana	Virginia Pine	4"	Central leader broken off	18.75
328	Pinus virginiana	Virginia Pine	4"	Central leader broken off	31.25
329	Pinus virginiana	Virginia Pine	4"	Dead	0.00
330	Pinus virginiana	Virginia Pine	6"	Dead	0.00
331		Unknown	5"	Dead	0.00
332	Quercus alba	White Oak	4"	Central Leader Cut Off	31.25
333	Quercus rubra	Northern Red Oak	6"		68.75
334	Quercus rubra	Northern Red Oak	9"		62.50
335	Quercus rubra	Northern Red Oak	9"		65.63
336	Pinus echinata	Shortleaf Pine	7"		68.75
337	Pinus echinata	Shortleaf Pine	15"		71.88
338	Quercus rubra	Northern Red Oak	6"		75.00
339	Quercus prinus	Chestnut Oak	5"		62.50
340	Quercus rubra	Northern Red Oak	19"		71.88
341	Nyssa sylvatica	Sourgum	5"	Central Leader Cut Off	34.38
342	Pinus virginiana	Virginia Pine	7"	Central Leader Cut Off	34.38
343	Pinus virginiana	Virginia Pine	4"	Central Leader Cut Off	15.63
344	Quercus prinus	Chestnut Oak	10"		68.75
345	Pinus virginiana	Virginia Pine	8"		59.38
346	Quercus rubra	Northern Red Oak	27"	Co-Domination	62.50
347	Nyssa sylvatica	Sourgum	4"		65.63
348	Acer rubrum	Red Maple	6"	Central Leader Cut Off	28.13
349	Nyssa sylvatica	Sourgum	5"		81.25
350	Pinus virginiana	Virginia Pine	7"		62.50
351	Pinus virginiana	Virginia Pine	7"		50.25
352	Quercus alba	White Oak	7"		53.13
353	Quercus rubra	Northern Red Oak	8"		71.88
354	Quercus rubra	Northern Red Oak	12"		75.00
355	Quercus prinus	Chestnut Oak	5"		68.75
356	Quercus rubra	Northern Red Oak	20"	Co-Domination	62.50
357	Pinus virginiana	Virginia Pine	8"		50.00
358	Quercus prinus	Chestnut Oak	12"	Dead	0.00
359	Quercus alba	White Oak	6"		84.38
360	Quercus prinus	Chestnut Oak	6"	Dead	0.00
361	Quercus prinus	Chestnut Oak	4"	Dead	0.00
362	Liriodendron tulipifera	Tulip Poplar	34"	Co-Dom	50.25
363	Quercus prinus	Chestnut Oak	8"	Dual Leader	68.75
364	Quercus prinus	Chestnut Oak	6"		65.63
365	Pinus virginiana	Virginia Pine	15"		71.88
366	Quercus rubra	Northern Red Oak	6"		78.13
367	Pinus virginiana	Virginia Pine	8"		53.13
368	Acer rubrum	Red Maple	8"	Co-Dom	50.00
369	Quercus rubra	Northern Red Oak	5"	Dead	0.00
370	Quercus prinus	Chestnut Oak	39"	Multi Stem	65.63
371	Quercus prinus	Chestnut Oak	7"		71.88
372	Quercus rubra	Northern Red Oak	7"		71.88
373	Quercus rubra	Northern Red Oak	13"		78.13
374	Quercus rubra	Northern Red Oak	18"	Scaffold Branch Decay	36.25
375	Quercus prinus	Chestnut Oak	7"	Dead	0.00
376	Acer rubrum	Red Maple	26"	Root System Washed Out	68.75
377	Nyssa sylvatica	Sourgum	4"		59.38
378	Quercus rubra	Northern Red Oak	8"	Dying	37.50
379	Quercus rubra	Northern Red Oak	14"		75.00
380	Quercus prinus	Chestnut Oak	11"	Crooked Trunk	68.75
381	Quercus prinus	Chestnut Oak	12"		65.63
382	Quercus alba	White Oak	5"		56.25
383	Acer rubrum	Red Maple	8"	Co-Dom	68.75
384	Quercus alba	White Oak	11"		71.88
385	Acer rubrum	Red Maple	7"	Central Leader Broken Off	31.25
386	Quercus alba	White Oak	20"		78.13
387		Unknown	10"	Dead	0.00
388	Pinus virginiana	Virginia Pine	12"		52.13
389	Quercus alba	White Oak	11"		75.00
390	Pinus virginiana	Virginia Pine	9"		52.13
391	Quercus alba	White Oak	7"		78.13
392	Pinus virginiana	Virginia Pine	8"		50.00
393	Quercus rubra	Northern Red Oak	12"		81.25
394	Quercus rubra	Northern Red Oak	14"		87.50
395	Quercus rubra	Northern Red Oak	4"		78.13
396	Pinus virginiana	Virginia Pine	7"		50.00
397	Pinus virginiana	Virginia Pine	5"		46.88
398	Pinus virginiana	Virginia Pine	6"		50.00
399	Pinus virginiana	Virginia Pine	7"		46.88
400	Quercus rubra	Northern Red Oak	27"	Specimen	87.54

REVISIONS

No.	DATE	DESCRIPTION

PLAN DATE: 01/04/2016, 01/28/2016, 04/07/2016, 05/06/2016, 05/27/2016, 06/01/2016, 08/22/2016

urban

Urban, Ltd.
4200 Technology Ct.
Chantilly, VA 20151

COMMONWEALTH OF VIRGINIA
Kevin J. Tankersley
Lic. No. 983
LANDSCAPE ARCHITECT

TREE ANALYSIS

RESTON EASTGATE
CDPA-FDPA
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE: JAN. 2016
CI = N/A
SCALE: N/A

SHEET 28I OF 36

FILE No. RZ-12794

TREE INVENTORY & CONDITION ANALYSIS

TREE NO.	BOTANICAL NAME	SPECIES	SIZE DBH (in)	COMMENTS	CONDITION RATING
401	*Quercus alba*	White Oak	8"	Topped Off	18.75
402	*Quercus alba*	White Oak	6"	Dead	0.00
403	*Quercus alba*	White Oak	8"	Topped Off	18.75
404	*Pinus virginiana*	Virginia Pine	11"	Dead	0.00
405	*Quercus alba*	White Oak	8"		75.00
406	*Quercus alba*	White Oak	23"	Multi-Stem; 1 Dead	46.88
407	*Quercus alba*	White Oak	7"		71.88
408	*Pinus virginiana*	Virginia Pine	7"		46.88
409	*Quercus rubra*	Northern Red Oak	6"	Dying	43.75
410	*Quercus prinus*	Chestnut Oak	30"	Co-Dom	62.50
411	*Quercus rubra*	Northern Red Oak	11"	Trunk Decay	37.50
412	*Quercus rubra*	Northern Red Oak	12"		68.75
413	*Quercus rubra*	Northern Red Oak	12"	Trunk Leakage	46.88
414	*Pinus virginiana*	Virginia Pine	14"		50.00
415	*Quercus alba*	White Oak	7"		75.00
416	*Quercus rubra*	Northern Red Oak	6"		71.88
417	*Quercus prinus*	Chestnut Oak	6"		78.13
418	*Pinus virginiana*	Virginia Pine	15"		53.13
419		Unknown	13"	Dead	0.00
420	*Quercus rubra*	Northern Red Oak	12"		70.13
421	*Quercus alba*	White Oak	9"	Co-Dom - 1 Dead	50.00
422	*Quercus rubra*	Northern Red Oak	15"		78.13
423	*Quercus rubra*	Northern Red Oak	11"		78.13
424	*Acer rubrum*	Red Maple	10"	Co-Dom	62.50
425	*Quercus alba*	White Oak	10"		81.25
426	*Quercus rubra*	Northern Red Oak	17"		75.00
427	*Quercus alba*	White Oak	25"	Specimen	81.25
428	*Pinus virginiana*	Virginia Pine	6"	Knot In Trunk	43.75
429	*Pinus virginiana*	Virginia Pine	8"		50.00
430	*Quercus rubra*	Northern Red Oak	15"	Dead	0.00
431	*Quercus rubra*	Northern Red Oak	9"	Dead	0.00
432	*Quercus rubra*	Northern Red Oak	12"	Dead	0.00
433	*Quercus rubra*	Northern Red Oak	5"		68.75
434	*Quercus rubra*	Northern Red Oak	11"		75.00
435	*Pinus echinata*	Shortleaf Pine	11"		56.25
436	*Quercus rubra*	Northern Red Oak	15"		78.13
437	*Quercus rubra*	Northern Red Oak	7"		75.00
438	*Pinus echinata*	Shortleaf Pine	11"		59.38
439	*Pinus virginiana*	Virginia Pine	7"		53.13
440	*Pinus virginiana*	Virginia Pine	12"		50.00
441	*Quercus prinus*	Chestnut Oak	14"	Multi-Stem	78.13
442	*Quercus rubra*	Northern Red Oak	7"		68.75
443	*Quercus rubra*	Northern Red Oak	10"	Dead Tree Leaning Again	71.88
444	*Pinus virginiana*	Virginia Pine	8"	Dead	0.00
445	*Quercus rubra*	Northern Red Oak	11"		71.88
446	*Quercus rubra*	Northern Red Oak	14"		78.13
447	*Quercus rubra*	Northern Red Oak	16"		68.75
448	*Nyssa sylvatica*	Sourgum	14"		71.88
449	*Quercus rubra*	Northern Red Oak	9"		75.00
450	*Quercus rubra*	Northern Red Oak	8"		71.88
451	*Pinus virginiana*	Virginia Pine	7"		50.00
452	*Pinus virginiana*	Virginia Pine	13"		53.13
453		Unknown	10"	Dead	0.00
454	*Nyssa sylvatica*	Sourgum	16"	Topped Off; Dying	21.88
455	*Pinus virginiana*	Virginia Pine	16"		56.25
456	*Acer rubrum*	Red Maple	13"	Co-Dom	62.50
457		Unknown	19"	Dead	0.00
458	*Pinus virginiana*	Virginia Pine	10"		50.00
459	*Pinus virginiana*	Virginia Pine	7"		46.88
460	*Pinus virginiana*	Virginia Pine	6"		46.88
461	*Pinus virginiana*	Virginia Pine	9"		50.00
462	*Pinus virginiana*	Virginia Pine	5"	Open Wound in Trunk	40.63
463	*Pinus virginiana*	Virginia Pine	8"		46.88
464	*Quercus rubra*	Northern Red Oak	17"		78.13
465	*Quercus rubra*	Northern Red Oak	9"		81.25
466	*Pinus virginiana*	Virginia Pine	6"		50.00
467	*Pinus echinata*	Shortleaf Pine	9"		68.75
468	*Pinus virginiana*	Virginia Pine	10"		53.13
469	*Liriodendron tulipifera*	Tulip Poplar	10"		62.50
470	*Quercus alba*	White Oak	15"		87.50
471	*Liriodendron tulipifera*	Tulip Poplar	12"	Twist In Leader	71.88
472	*Pinus virginiana*	Virginia Pine	13"		53.13
473	*Pinus virginiana*	Virginia Pine	16"		56.25
474	*Carya glabra*	Pignut Hickory	7"		81.25
475	*Quercus rubra*	Northern Red Oak	5"	Swollen Root Flare	62.50
476	*Populus grandidentata*	Big Tooth Aspen	8"		71.88
477	*Pinus virginiana*	Virginia Pine	6"	Dead	0.00
478	*Liriodendron tulipifera*	Tulip Poplar	14"		87.50
479	*Pinus virginiana*	Virginia Pine	7"	Dead	0.00
480	*Acer rubrum*	Red Maple	6"	Dead Tree Leaning Against	46.88
481	*Quercus alba*	White Oak	33"	Co-Dom	81.25
482	*Quercus alba*	White Oak	24"		84.38
483	*Liriodendron tulipifera*	Tulip Poplar	6"		87.50
484	*Liriodendron tulipifera*	Tulip Poplar	15"		84.38
485	*Quercus rubra*	Northern Red Oak	29"	Specimen	87.50
486	*Liriodendron tulipifera*	Tulip Poplar	10"		84.38
487	*Pinus virginiana*	Virginia Pine	5"	Leaning Over	40.63
488	*Liriodendron tulipifera*	Tulip Poplar	9"		78.13
489	*Nyssa sylvatica*	Sourgum	5"		75.00
490	*Nyssa sylvatica*	Sourgum	7"		71.88
491	*Liriodendron tulipifera*	Tulip Poplar	6"		75.00
492	*Acer rubrum*	Red Maple	6"		78.13
493	*Quercus alba*	White Oak	32"	Specimen; Poison Ivy	81.25
494	*Quercus alba*	White Oak	48"	Specimen	84.38
495	*Pinus echinata*	Shortleaf Pine	11"		78.13
496	*Quercus alba*	White Oak	9"		68.75
497	*Pinus virginiana*	Virginia Pine	6"		53.13
498	*Acer rubrum*	Red Maple	9"		75.00
499	*Quercus alba*	White Oak	13"		78.13
500	*Liriodendron tulipifera*	Tulip Poplar	12"		81.25

TREE INVENTORY & CONDITION ANALYSIS

TREE NO.	BOTANICAL NAME	SPECIES	SIZE DBH (in)	COMMENTS	CONDITION RATING
501	*Liriodendron tulipifera*	Tulip Poplar	9"		81.25
502	*Quercus rubra*	Northern Red Oak	33"	Specimen	90.63
503	*Liriodendron tulipifera*	Tulip Poplar	10"		65.63
504	*Quercus alba*	White Oak	30"	Specimen	81.25
505	*Acer rubrum*	Red Maple	5"		71.88
506	*Liriodendron tulipifera*	Tulip Poplar	15"		75.00
507	*Liriodendron tulipifera*	Tulip Poplar	9"		78.13
508	*Pinus virginiana*	Virginia Pine	10"	Dead	0.00
509	*Quercus alba*	White Oak	30"	Specimen	71.88
510	*Nyssa sylvatica*	Sourgum	7"		65.63
511	*Nyssa sylvatica*	Sourgum	8"	Leaning	53.13
512	*Acer rubrum*	Red Maple	7"		56.25
513	*Pinus virginiana*	Virginia Pine	6"	Dead	0.00
514	*Quercus alba*	White Oak	13"		75.00
515	*Pinus virginiana*	Virginia Pine	14"		46.88
516	*Pinus virginiana*	Virginia Pine	18"		50.00
517	*Pinus virginiana*	Virginia Pine	20"		56.25
518	*Pinus taeda*	Loblolly Pine	10"	Leaning	40.63
519	*Nyssa sylvatica*	Sourgum	9"		56.25
520	*Pinus virginiana*	Virginia Pine	9"	Dead	0.00
521	*Quercus alba*	White Oak	23"		78.13
522	*Pinus taeda*	Loblolly Pine	11"		62.50
523	*Nyssa sylvatica*	Sourgum	14"		65.63
524	*Pinus virginiana*	Virginia Pine	13"		50.00
525	*Acer rubrum*	Red Maple	5"		71.88
526		Unknown	17"	Dead	0.00
527	*Acer rubrum*	Red Maple	6"		68.75
528	*Liriodendron tulipifera*	Tulip Poplar	9"		81.25
529	*Pinus virginiana*	Virginia Pine	10"		53.13
530	*Quercus rubra*	Northern Red Oak	7"		71.88
531	*Liriodendron tulipifera*	Tulip Poplar	14"		78.13
532	*Pinus virginiana*	Virginia Pine	4"	Leaning	46.88
533	*Quercus rubra*	Northern Red Oak	10"		71.88
534		Unknown	9"	Dead	0.00
535	*Pinus virginiana*	Virginia Pine	10"	Leaning	43.75
536	*Pinus virginiana*	Virginia Pine	7"	Leaning	46.88
537	*Quercus rubra*	Northern Red Oak	10"		81.25
538	*Quercus rubra*	Northern Red Oak	5"	Dying	18.75
539	*Pinus virginiana*	Virginia Pine	6"		50.00
540	*Pinus virginiana*	Virginia Pine	6"		46.88
541	*Pinus virginiana*	Virginia Pine	13"		53.13
542	*Nyssa sylvatica*	Sourgum	8"		65.63
543	*Pinus taeda*	Loblolly Pine	11"	Barbed Wire Grown In	59.38
544	*Pinus virginiana*	Virginia Pine	14"		56.25
545	*Pinus virginiana*	Virginia Pine	13"	Dead	0.00
546	*Pinus virginiana*	Virginia Pine	17"		53.13
547	*Nyssa sylvatica*	Sourgum	15"	Barbed Wire Grown In	56.25
548	*Quercus rubra*	Northern Red Oak	8"		78.13
549	*Quercus rubra*	Northern Red Oak	7"		75.00
550	*Pinus virginiana*	Virginia Pine	8"		46.88
551	*Quercus rubra*	Northern Red Oak	13"	Dead Adjacent Leaning Against	78.13
552	*Pinus virginiana*	Virginia Pine	9"		50.00
553	*Pinus virginiana*	Virginia Pine	8"		46.88
554	*Quercus rubra*	Northern Red Oak	14"		78.13
555	*Pinus virginiana*	Virginia Pine	8"		43.75
556	*Quercus rubra*	Northern Red Oak	12"		71.88
557	*Quercus alba*	White Oak	10"		75.00
558	*Pinus virginiana*	Virginia Pine	13"		50.00
559	*Pinus virginiana*	Virginia Pine	6"		43.75
560	*Pinus virginiana*	Virginia Pine	8"		53.13
561	*Quercus rubra*	Northern Red Oak	15"		68.75
562	*Quercus rubra*	Northern Red Oak	7"		65.63
563		Unknown	6"	Dead	0.00
564		Unknown	17"	Dead	0.00
565	*Nyssa sylvatica*	Sourgum	13"		68.75
566	*Quercus rubra*	Northern Red Oak	10"		71.88
567	*Quercus rubra*	Northern Red Oak	18"		78.13
568	*Quercus rubra*	Northern Red Oak	10"		75.00
569		Unknown	8"	Dead	0.00
570	*Quercus rubra*	Northern Red Oak	9"		75.00
571	*Quercus alba*	White Oak	5"		68.75
572	*Nyssa sylvatica*	Sourgum	19"		78.13
573	*Nyssa sylvatica*	Sourgum	17"		81.25
574	*Quercus rubra*	Northern Red Oak	12"		68.75
575	*Pinus virginiana*	Virginia Pine	6"		50.00
576	*Quercus prinus*	Chestnut Oak	50"	Multi-Stem	
577	*Pinus virginiana*	Virginia Pine	7"		46.88
578	*Quercus rubra*	Northern Red Oak	7"		65.63
579	*Quercus rubra*	Northern Red Oak	17"		62.50
580	*Quercus rubra*	Northern Red Oak	4"	Dead	0.00
581	*Quercus rubra*	Northern Red Oak	11"		75.00
582	*Quercus rubra*	Northern Red Oak	12"	Dead	0.00
583	*Quercus rubra*	Northern Red Oak	7"		62.50
584	*Pinus virginiana*	Virginia Pine	9"		53.13
585	*Quercus alba*	White Oak	10"		65.63
586	*Quercus rubra*	Northern Red Oak	12"		62.50
587	*Quercus rubra*	Northern Red Oak	14"		65.63
588	*Pinus virginiana*	Virginia Pine	6"	Dead	0.00
589	*Pinus strobus*	White Pine	8"	Topped Off	40.63
590	*Pinus virginiana*	Virginia Pine	7"		53.13
591	*Quercus alba*	White Oak	5"	Topped Off	37.50
592	*Quercus alba*	White Oak	6"		62.50
593	*Quercus alba*	White Oak	10"	Co-Dominant; Topped Off	28.13
594	*Quercus rubra*	Northern Red Oak	10"	Topped Off	37.50
595	*Quercus alba*	White Oak	10"		62.50
596	*Quercus alba*	White Oak	5"		65.63
597	*Quercus alba*	White Oak	8"		75.00
598	*Quercus alba*	White Oak	6"		71.88
599	*Quercus rubra*	Northern Red Oak	11"		59.38
600	*Quercus rubra*	Northern Red Oak	5"		75.00

TREE INVENTORY & CONDITION ANALYSIS

TREE NO.	BOTANICAL NAME	SPECIES	SIZE DBH (in)	COMMENTS	CONDITION RATING
601	*Quercus alba*	White Oak	6"	Topped Off	37.50
602	*Quercus alba*	White Oak	11"	Co-Dom; Topped Off	28.13
603	*Quercus rubra*	Northern Red Oak	8"		62.50
604	*Pinus virginiana*	Virginia Pine	10"	Topped Off	25.00
605	*Quercus alba*	White Oak	14"		65.63
606	*Quercus rubra*	Northern Red Oak	15"		62.50
607	*Quercus rubra*	Northern Red Oak	9"		68.75
608	*Quercus rubra*	Northern Red Oak	7"		62.50
609	*Quercus alba*	White Oak	8"		71.88
610	*Quercus alba*	White Oak	10"		75.00
611	*Quercus alba*	White Oak	8"		68.75
612	*Pinus virginiana*	Virginia Pine	7"		50.00
613	*Quercus alba*	White Oak	6"		65.63
614	*Quercus rubra*	Northern Red Oak	14"		78.13
615	*Quercus rubra*	Northern Red Oak	8"		59.38
616	*Quercus rubra*	Northern Red Oak	6"		71.88
617	*Pinus virginiana*	Virginia Pine	7"		46.88
618	*Quercus rubra*	Northern Red Oak	16"		75.00
619	*Pinus virginiana*	Virginia Pine	6"		46.88
620	*Quercus rubra*	Northern Red Oak	9"	Dead	0.00
621	*Quercus alba*	White Oak	12"	Co-Dom; Dead Tree Stuck In	53.13
622	*Quercus rubra*	Northern Red Oak	8"	Dead	0.00
623	*Quercus rubra*	Northern Red Oak	6"		71.88
624	*Quercus alba*	White Oak	6"		68.75
625	*Quercus rubra*	Northern Red Oak	7"	Dead	0.00
626	*Quercus alba*	White Oak	13"	Co-Dom; Dead Tree Stuck In	43.75
627	*Quercus rubra*	Northern Red Oak	15"		81.25
628	*Quercus rubra*	Northern Red Oak	11"		62.50
629	*Quercus rubra*	Northern Red Oak	17"	Dying	27.50
630	*Quercus rubra*	Northern Red Oak	13"		59.38
631	*Quercus alba*	White Oak	8"		59.38
632	*Quercus rubra*	Northern Red Oak	15"	Dead	0.00
633		Unknown	13"	Dead	0.00
634	*Nyssa sylvatica*	Sourgum	14"		56.25
635	*Quercus alba*	White Oak	16"		65.63
636	*Quercus alba*	White Oak	6"		62.50
637	*Nyssa sylvatica*	Sourgum	25"	Large Open Wound In Trunk	37.50
638	*Quercus rubra*	Northern Red Oak	22"		78.13
639	*Pinus virginiana*	Virginia Pine	13"		53.13
640	*Quercus alba*	White Oak	7"		62.50
641	*Nyssa sylvatica*	Sourgum	25"		68.75
642	*Quercus rubra*	Northern Red Oak	17"		65.63
643	*Quercus rubra*	Northern Red Oak	8"		62.50
644	*Quercus rubra*	Northern Red Oak	9"	Dead	0.00
645	*Quercus alba*	White Oak	13"		71.88
646	*Nyssa sylvatica*	Sourgum	9"		75.00
647	*Quercus rubra*	Northern Red Oak	17"		75.00
648	*Quercus rubra*	Northern Red Oak	14"		62.50
649	*Quercus alba*	White Oak	11"	Co-Dominant	59.38
650	*Quercus rubra*	Northern Red Oak	30"	Co-Dominant	68.75
651	*Quercus rubra*	Northern Red Oak	10"		78.13
652	*Quercus rubra*	Northern Red Oak	15"		75.00
653	*Quercus rubra*	Northern Red Oak	10"	Co-Dominant	62.50
654	*Quercus alba*	White Oak	16"	Co-Dominant	65.63
655	*Acer rubrum*	Red Maple	6"		71.88
656	*Quercus rubra*	Northern Red Oak	6"		59.38
657	*Pinus virginiana*	Virginia Pine	8"		50.00
658	*Quercus rubra*	Northern Red Oak	20"		75.00
659	*Quercus alba*	White Oak	15"	Multi-Leader; 1 Dead	37.50
660	*Pinus virginiana*	Virginia Pine	6"		46.88
661	*Quercus prinus*	Chestnut Oak	10"		68.75
662	*Pinus virginiana*	Virginia Pine	10"		50.00
663	*Quercus rubra*	Northern Red Oak	7"		62.50
664	*Quercus rubra*	Northern Red Oak	8"		71.88
665	*Acer rubrum*	Red Maple	6"		62.50
666	*Pinus virginiana*	Virginia Pine	12"		50.00
667	*Pinus virginiana*	Virginia Pine	11"		53.13
668	*Quercus rubra*	Northern Red Oak	7"		68.75
669	*Pinus virginiana*	Virginia Pine	8"		50.00
670	*Quercus rubra*	Northern Red Oak	8"		71.88
671	*Liriodendron tulipifera*	Tulip Poplar	20"		81.25
672	*Pinus virginiana*	Virginia Pine	5"		46.88
673	*Pinus virginiana*	Virginia Pine	6"		53.13
674	*Pinus virginiana*	Virginia Pine	9"		50.00
675	*Acer rubrum*	Red Maple	6"		75.00
676	*Liriodendron tulipifera*	Tulip Poplar	14"	Curve In Trunk	62.50
677	*Pinus virginiana*	Virginia Pine	18"		56.25
678	*Pinus virginiana*	Virginia Pine	12"		53.13
679	*Pinus virginiana*	Virginia Pine	13"	Dead	0.00
680	*Pinus virginiana*	Virginia Pine	15"		50.00
681	*Acer rubrum*	Red Maple	6"		68.75
682	*Acer rubrum*	Red Maple	7"		65.63
683	*Nyssa sylvatica*	Sourgum	15"		71.88
684	*Liriodendron tulipifera*	Tulip Poplar	9"		75.00
685	*Pinus virginiana*	Virginia Pine	8"	Dead	0.00
686	*Nyssa sylvatica*	Sourgum	15"		78.13
687	*Quercus alba*	White Oak	24"		81.25
688	*Liriodendron tulipifera*	Tulip Poplar	11"		84.38
689	*Quercus rubra*	Northern Red Oak	25"		78.13
690	*Acer rubrum*	Red Maple	8"		75.00
691	*Pinus virginiana*	Virginia Pine	12"	Dead	0.00
692	*Liriodendron tulipifera*	Tulip Poplar	8"		71.88
693	*Liriodendron tulipifera*	Tulip Poplar	16"		81.25
694	*Nyssa sylvatica*	Sourgum	16"		75.00
695	*Nyssa sylvatica*	Sourgum	12"		71.88
696	*Liriodendron tulipifera*	Tulip Poplar	7"		78.13
697	*Liriodendron tulipifera*	Tulip Poplar	14"		68.75
698	*Acer rubrum*	Red Maple	10"		78.13
699	*Liriodendron tulipifera*	Tulip Poplar	12"	Curve In Trunk	65.63
700	*Pinus virginiana*	Virginia Pine	10"	Trunk Broken; Dead	0.00

TREE INVENTORY & CONDITION ANALYSIS

TREE NO.	BOTANICAL NAME	SPECIES	SIZE DBH (in)	COMMENTS	CONDITION RATING
701	*Quercus rubra*	Northern Red Oak	16"		78.13
702	*Pinus virginiana*	Virginia Pine	10"	Leaning	46.88
703	*Liriodendron tulipifera*	Tulip Poplar	7"	Curve in Trunk	62.50
704	*Pinus virginiana*	Virginia Pine	10"	Leaning	43.75
705	*Acer rubrum*	Red Maple	13"	Co-Dominant	59.38
706	*Acer rubrum*	Red Maple	6"		62.50
707	*Acer rubrum*	Red Maple	15"	Multi-Leader; 1 Dead	59.38
708	*Liriodendron tulipifera*	Tulip Poplar	16"		81.25
709	*Quercus alba*	White Oak	6"		78.13
710	*Liriodendron tulipifera*	Tulip Poplar	19"		84.38
711	*Liriodendron tulipifera*	Tulip Poplar	7"		78.13
712	*Liriodendron tulipifera*	Tulip Poplar	10"		78.13
713	*Prunus serotina*	Black Cherry	8"		65.63
714	*Pinus virginiana*	Virginia Pine	9"		50.00
715	*Pinus virginiana*	Virginia Pine	7"	Dead	0.00
716	*Liriodendron tulipifera*	Tulip Poplar	10"	Open Wound in Trunk	53.13
717	*Prunus serotina*	Black Cherry	21"	Co-Dominant	62.50
718	*Pinus virginiana*	Virginia Pine	8"		50.00
719	*Pinus virginiana*	Virginia Pine	6"	Leaning	46.88
720	*Quercus alba*	White Oak	7"		68.75
721	*Pinus virginiana*	Virginia Pine	5"		46.88
722	*Quercus alba*	White Oak	13"	Leaning	62.50
723	*Acer rubrum*	Red Maple	8"		65.63
724	*Quercus alba*	White Oak	16"		81.25
725	*Nyssa sylvatica*	Sourgum	8"		78.13
726	*Quercus alba*	White Oak	28"	Specimen	87.50
727	*Quercus rubra*	Northern Red Oak	24"	Specimen	81.25
728	*Liriodendron tulipifera*	Tulip Poplar	8"	Curves in Trunk	68.75
729	*Acer rubrum*	Red Maple	7"		71.88
730	*Quercus alba*	White Oak	24"	Poison Ivy Growing On	65.63
731	*Liriodendron tulipifera*	Tulip Poplar	16"		78.13
732	*Ilex opaca*	American Holly	5"		65.63
733	*Liriodendron tulipifera*	Tulip Poplar	17"		81.25
734	*Acer rubrum*	Red Maple	6"		68.75
735	*Acer rubrum*	Red Maple	15"	Co-Dominant	62.50
736	*Acer rubrum*	Red Maple	17"		78.13
737	*Acer rubrum*	Red Maple	8"		75.00
738	*Nyssa sylvatica*	Sourgum	19"		78.13
739	*Nyssa sylvatica*	Sourgum	17"		75.00
740	*Prunus serotina*	Black Cherry	7"		68.75
741	*Quercus alba*	White Oak	20"	Specimen	81.25
742	*Acer rubrum*	Red Maple	8"		78.13
743	*Prunus serotina*	Black Cherry	14"	Co-Dominant; 1 Dead	53.13
744	*Quercus alba*	White Oak	31"	Specimen	90.63
745		Unknown	34"	Dead	0.00
746	*Acer rubrum*	Red Maple	11"		75.00
747	*Acer rubrum*	Red Maple	14"		71.88
748	*Nyssa sylvatica*	Sourgum	7"		62.50
749	*Carya glabra*	Pignut Hickory	8"		65.63
750	*Carya glabra*	Pignut Hickory	8"		65.63
751	*Acer rubrum*	Red Maple	14"	Co-Dominant	75.00
752	*Acer rubrum*	Red Maple	13"	Co-Dominant	71.88
753	*Pinus virginiana*	Virginia Pine	7"	Dead	0.00
754	*Quercus prinus*	Chestnut Oak	8"	Co-Dominant	62.50
755	*Pinus virginiana*	Virginia Pine	13"		53.13
756		Unknown	25"	Dead	0.00
757	*Pinus virginiana*	Virginia Pine	14"		56.25
758	*Quercus rubra*	Northern Red Oak	13"		59.38
759	*Pinus virginiana*	Virginia Pine	10"		50.00
760	*Nyssa sylvatica*	Sourgum	9"		68.75
761	*Quercus prinus*	Chestnut Oak	15"		71.88
762	*Quercus alba*	White Oak	24"	Dead Virginia Pine Leaning Against	84.38
763	*Pinus virginiana*	Virginia Pine	7"	Dead Virginia Pine Leaning Against	0.00
764	*Quercus alba*	White Oak	13"		81.25
765	*Quercus rubra*	Northern Red Oak	19"	1 Dead Major Branch	59.38
766	*Quercus rubra*	Northern Red Oak	14"	Leaning	65.63
767	*Quercus alba*	White Oak	17"		78.13
768	*Pinus virginiana*	Virginia Pine	7"		46.88
769	*Pinus virginiana*	Virginia Pine	15"		50.00
770	*Quercus rubra*	Northern Red Oak	11"	Co-Dominant	65.63
771	*Quercus alba*	White Oak	5"		68.75
772	*Quercus rubra*	Northern Red Oak	12"	Co-Dom; 1 Dead	62.50
773	*Quercus rubra*	Northern Red Oak	10"	Dead	0.00
774	*Quercus prinus*	Chestnut Oak	13"		78.13
775	*Quercus rubra*	Northern Red Oak	15"		59.38
776	*Quercus rubra*	Northern Red Oak	28"	Co-Dominant	62.50
777	*Pinus virginiana*	Virginia Pine	6"		46.88
778	*Pinus virginiana*	Virginia Pine	7"		46.88
779	*Pinus virginiana*	Virginia Pine	7"		50.00
780	*Pinus virginiana*	Virginia Pine	6"		46.88
781	*Quercus alba*	White Oak	5"		68.75
782	*Quercus rubra*	Northern Red Oak	44"	Multi-Stem	62.50
783	*Quercus rubra*	Northern Red Oak	9"		68.75
784	*Quercus rubra*	Northern Red Oak	21"	Multi-Stem; 2 Dead	28.13
785	*Pinus virginiana*	Virginia Pine	8"		53.13
786	*Quercus alba*	White Oak	15"	Co-Dominant	65.63
787	*Quercus alba*	White Oak	8"	Leader Broken	28.13
788	*Quercus rubra*	Northern Red Oak	9"		62.50
789	*Pinus virginiana*	Virginia Pine	7"		46.88
790	*Pinus virginiana*	Virginia Pine	6"	Dead	0.00
791	*Quercus rubra*	Northern Red Oak	39"	Multi-Stem	71.88
792	*Quercus rubra*	Northern Red Oak	25"	Co-Dominant	68.75
793	*Quercus rubra*	Northern Red Oak	9"	Dead	0.00
794	*Quercus alba*	White Oak	6"		78.13
795	*Quercus rubra*	Northern Red Oak	18"	Co-Dominant	75.00
796	*Quercus rubra*	Northern Red Oak	7"		68.75
797	*Pinus virginiana*	Virginia Pine	9"		46.88
798	*Quercus alba*	White Oak	5"		62.50
799	*Quercus rubra*	Northern Red Oak	6"		68.75
800	*Acer rubrum*	Red Maple	10"		71.88

REVISIONS

No.	DATE	DESCRIPTION

PLAN DATE: 01/04/2015, 01/28/2015, 04/01/2016, 05/05/2016, 05/27/2016, 08/01/2016, 08/22/2016

Urban Ltd.
4200 D Technology Ct.
Chantilly, VA 20151
Tel. 703.642.2306
Fax 703.378.7888
www.urban-ltd.com
Planners · Engineers · Landscape Architects · Land Surveyors

Commonwealth of Virginia
Kevin J. Tankersley
Lic. No. 983
Landscape Architect

TREE ANALYSIS
RESTON EASTGATE
CDPA-FDPA
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: N/A | CI.= N/A | DATE: JAN. 2016

SHEET 28J OF 36

FILE No. RZ-12794

TREE INVENTORY & CONDITION ANALYSIS

TREE NO.	BOTANICAL NAME	SPECIES	SIZE DBH (in)	COMMENTS	CONDITION RATING
801	Pinus virginiana	Virginia Pine	9"		46.88
802	Quercus rubra	Northern Red Oak	22"	Co-Dominant	56.25
803	Nyssa sylvatica	Sourgum	26"		75.00
804	Quercus rubra	Northern Red Oak	16"		71.88
805	Quercus rubra	Northern Red Oak	5"		65.63
806	Quercus rubra	Northern Red Oak	5"		62.50
807	Acer rubrum	Red Maple	5"		59.38
808	Quercus rubra	Northern Red Oak	8"		71.88
809	Quercus rubra	Northern Red Oak	13"		71.88
810	Quercus rubra	Northern Red Oak	6"	Dying	43.75
811	Quercus rubra	Northern Red Oak	15"	Dead; Co-Dom	0.00
812	Quercus alba	White Oak	9"		71.88
813	Quercus rubra	Northern Red Oak	10"		78.13
814	Nyssa sylvatica	Sourgum	17"		75.00
815	Quercus rubra	Northern Red Oak	8"	Co-Dominant; Dead	0.00
816	Quercus rubra	Northern Red Oak	6"		43.75
817	Quercus rubra	Northern Red Oak	31"	Co-Dominant	68.75
818	Carya glabra	Pignut Hickory	5"		62.50
819	Nyssa sylvatica	Sourgum	22"		78.13
820	Pinus virginiana	Virginia Pine	7"	Dead	0.00
821	Quercus rubra	Northern Red Oak	19"	Co-Dom; 1 Dead	56.25
822	Quercus prinus	Chestnut Oak	67"	Multi-Stem	68.75
823	Quercus rubra	Northern Red Oak	10"		65.63
824	Quercus rubra	Northern Red Oak	15"	Dying	34.38
825	Quercus rubra	Northern Red Oak	5"	Dying	34.38
826	Quercus rubra	Northern Red Oak	11"	Dead	0.00
827	Quercus rubra	Northern Red Oak	19"		81.25
828	Quercus prinus	Chestnut Oak	22"	Co-Dominant	71.88
829	Pinus virginiana	Virginia Pine	8"		46.88
830	Quercus rubra	Northern Red Oak	6"		87.50
831	Carya glabra	Pignut Hickory	8"		68.75
832	Prunus serotina	Black Cherry	8"		68.75
833	Pinus virginiana	Virginia Pine	7"	Dead	0.00
834	Prunus serotina	Black Cherry	45"	Multi-Stem	59.38
835	Prunus serotina	Black Cherry	8"		56.25
836	Acer rubrum	Red Maple	6"		71.88
837	Acer rubrum	Red Maple	18"	Co-Dom	68.75
838	Acer rubrum	Red Maple	5"		62.50
839	Acer rubrum	Red Maple	8"		71.88
840	Acer rubrum	Red Maple	13"	Wound in Trunk	46.88
841	Quercus alba	White Oak	10"	Co-Dom; 1 Dead	37.50
842	Acer rubrum	Red Maple	9"		62.50
843	Acer rubrum	Red Maple	7"		75.00
844	Acer rubrum	Red Maple	8"		71.88
845	Acer rubrum	Red Maple	10"	Dead	0.00
846	Quercus alba	White Oak	24"		78.13
847	Quercus rubra	Northern Red Oak	10"		79.00
848	Quercus alba	White Oak	8"		59.38
849		Unknown	14"	Dead	0.00
850	Quercus alba	White Oak	5"		68.75
851	Quercus rubra	Northern Red Oak	16"		56.25
852	Pinus virginiana	Virginia Pine	9"	Topped Off	21.88
853	Carya glabra	Pignut Hickory	7"		65.63
854	Pinus virginiana	Virginia Pine	8"	Topped Off	25.00
855	Quercus rubra	Northern Red Oak	22"		75.00
856	Quercus rubra	Northern Red Oak	22"		68.75
857	Quercus rubra	Northern Red Oak	13"		71.88
858	Robinia pseudoacacia	Black Locust	16"	Co-Dom; Dying	31.25
859	Acer rubrum	Red Maple	5"		65.63
860	Acer rubrum	Red Maple	15"	Co-Dominant	62.50
861	Liriodendron tulipifera	Tulip Poplar	17"		68.75
862	Pinus virginiana	Virginia Pine	8"	Bent Trunk	31.25
863	Robinia pseudoacacia	Black Locust	10"		43.75
864	Liriodendron tulipifera	Tulip Poplar	11"		71.88
865	Pinus virginiana	Virginia Pine	6"	Dead	0.00
866	Liriodendron tulipifera	Tulip Poplar	17"		81.25
867	Prunus serotina	Black Cherry	15"	Leaning	56.25
868	Quercus rubra	Northern Red Oak	7"		62.50
869	Pinus virginiana	Virginia Pine	9"	Dead	0.00
870	Acer rubrum	Red Maple	12"		68.75
871	Pinus virginiana	Virginia Pine	9"	Leaning	37.50
872	Pinus virginiana	Virginia Pine	6"	Dead	0.00
873	Pinus virginiana	Virginia Pine	7"		46.88
874	Pinus virginiana	Virginia Pine	6"	Leaning	37.50
875	Acer rubrum	Red Maple	13"		81.25
876	Acer rubrum	Red Maple	7"		68.75
877	Liriodendron tulipifera	Tulip Poplar	16"		78.13
878	Acer rubrum	Red Maple	9"	Curve in Trunk	59.38
879	Acer rubrum	Red Maple	21"	Multi-Stem	62.50
880	Liriodendron tulipifera	Tulip Poplar	22"		78.13
881	Platanus occidentalis	Sycamore	9"		62.50
882	Acer rubrum	Red Maple	13"		62.50
883	Acer rubrum	Red Maple	6"		65.63
884	Acer rubrum	Red Maple	7"		59.38
885	Acer rubrum	Red Maple	12"		78.13
886	Acer rubrum	Red Maple	11"		75.00
887	Liriodendron tulipifera	Tulip Poplar	16"		65.63
888	Liriodendron tulipifera	Tulip Poplar	24"		78.13
889	Acer rubrum	Red Maple	25"	Co-Dominant	75.00
890	Prunus serotina	Black Cherry	8"		62.50
891	Liriodendron tulipifera	Tulip Poplar	17"		75.00
892	Pinus virginiana	Virginia Pine	5"		46.88
893	Acer rubrum	Red Maple	6"		62.50
894	Prunus serotina	Black Cherry	13"		59.38
895	Sassafras albidum	Sassafras	5"		50.00
896	Acer rubrum	Red Maple	12"		65.63
897	Prunus serotina	Black Cherry	10"		59.38
898	Prunus serotina	Black Cherry	19"		59.38
899	Acer rubrum	Red Maple	22"	Co-Dominant	42.50
900	Acer rubrum	Red Maple	7"		62.50

TREE INVENTORY & CONDITION ANALYSIS

TREE NO.	BOTANICAL NAME	SPECIES	SIZE DBH (in)	COMMENTS	CONDITION RATING
901	Acer rubrum	Red Maple	21"	Co-Dominant; Vine Growing On	59.38
902	Acer rubrum	Red Maple	8"		62.50
903	Acer rubrum	Red Maple	15"		68.75
904	Catalpa speciosa	Northern Catalpa	20"	Co-Dom; 1 Leader Removed	78.13
905	Acer rubrum	Red Maple	28"	Co-Dom; Trunk Leakage	43.75
906	Acer rubrum	Red Maple	12"		65.63
907	Acer rubrum	Red Maple	26"	Co-Dom; Open Wound in Trunk	53.13
908	Prunus serotina	Black Cherry	18"	Canopy Die Back	46.88
909	Acer rubrum	Red Maple	13"	Multi-Leader	68.75
910	Catalpa speciosa	Northern Catalpa	15"	Die Back	43.75
911	Acer rubrum	Red Maple	20"	Co-Dominant	71.88
912	Sassafras albidum	Sassafras	13"		56.25
913	Catalpa speciosa	Northern Catalpa	13"		53.13
914	Pinus virginiana	Virginia Pine	6"		50.00
915	Prunus serotina	Black Cherry	6"	Die Back	37.50
916	Quercus rubra	Northern Red Oak	11"		56.25
917	Pinus virginiana	Virginia Pine	9"		50.00
918	Quercus rubra	Northern Red Oak	13"		65.63
919	Carya glabra	Pignut Hickory	10"		62.50
920	Quercus rubra	Northern Red Oak	15"		65.63
921	Pinus virginiana	Virginia Pine	10"	Dead	0.00
922	Pinus virginiana	Virginia Pine	12"		43.75
923	Catalpa speciosa	Northern Catalpa	16"		59.38
924	Acer rubrum	Red Maple	14"		78.13
925	Acer rubrum	Red Maple	11"		68.75
926	Liriodendron tulipifera	Tulip Poplar	18"		71.88
927	Acer rubrum	Red Maple	7"	Leaning	56.25
928	Acer rubrum	Red Maple	4"		75.00
929	Acer rubrum	Red Maple	10"		62.50
930	Quercus rubra	Northern Red Oak	7"		68.75
931	Quercus rubra	Northern Red Oak	11"	Dead Adjacent Leaning Against	46.88
932	Quercus alba	White Oak	7"		62.50
933	Quercus alba	White Oak	7"	Multi-Stem; 1 Dead	56.25
934	Quercus alba	White Oak	7"		62.50
935	Quercus rubra	Northern Red Oak	9"	Die Back; Vine Growing On	46.88
936	Acer rubrum	Red Maple	25"	Multi-Stem	65.63
937	Prunus serotina	Black Cherry	19"	Multi-Stem	62.50
938	Acer rubrum	Red Maple	6"		65.63
939	Acer rubrum	Red Maple	8"		62.50
940	Acer rubrum	Red Maple	8"		68.75
941	Acer rubrum	Red Maple	8"	Twisted Trunk	59.38
942	Acer rubrum	Red Maple	10"	Multi-Stem	62.50
943	Populus grandidentata	Big Tooth Aspen	12"	Leaning	56.25
944	Acer rubrum	Red Maple	7"		71.88
945	Acer rubrum	Red Maple	7"		65.63
946	Quercus rubra	Northern Red Oak	45"	Co-Dom; 1 Dead	59.38
947	Carya glabra	Pignut Hickory	8"		62.50
948	Acer rubrum	Red Maple	26"	Multi-Leader	59.38
949	Acer rubrum	Red Maple	5"		65.63
950	Quercus alba	White Oak	21"	Specimen	78.13
951	Acer rubrum	Red Maple	8"		71.88
952	Prunus serotina	Black Cherry	20"	Co-Dom; 1 Broken	43.75
953	Quercus alba	White Oak	26"	Twisted Trunk; Broken Branches	53.13
954	Quercus alba	White Oak	34"	Specimen	81.25
955	Acer rubrum	Red Maple	7"		71.88
956	Acer rubrum	Red Maple	6"		65.63
957	Ilex opaca	American Holly	9"	Co-Dom	71.88
958	Quercus rubra	Northern Red Oak	28"	Dead	0.00
959	Quercus rubra	Northern Red Oak	29"	Die Back; Swollen Root Flare	59.38
960	Acer rubrum	Red Maple	5"	Die Back	56.25
961	Quercus alba	White Oak	24"	Specimen	81.25
962	Prunus serotina	Black Cherry	6"	Dying	31.25
963	Quercus rubra	Northern Red Oak	21"	Specimen	78.13
964	Acer rubrum	Red Maple	9"		68.75
965	Acer rubrum	Red Maple	10"		68.75
966	Quercus alba	White Oak	35"	Specimen	84.38
967	Carya glabra	Pignut Hickory	7"		68.75
968	Acer rubrum	Red Maple	11"		78.13
969	Prunus serotina	Black Cherry	8"		59.38
970	Quercus rubra	Northern Red Oak	34"	Die Back; Open Trunk Wound	56.25
971	Acer rubrum	Red Maple	9"		71.88
972	Prunus serotina	Black Cherry	10"	Die Back	46.88
973	Quercus rubra	Northern Red Oak	40"	Co-Dom; 1 Dead	40.63
974	Carya glabra	Pignut Hickory	11"		62.50
975	Acer rubrum	Red Maple	6"		65.63
976	Pinus virginiana	Virginia Pine	7"		50.00
977	Pinus virginiana	Virginia Pine	12"		50.00
978	Pinus virginiana	Virginia Pine	15"		53.13
979	Quercus rubra	Northern Red Oak	10"	Wound in Trunk	56.25
980	Quercus rubra	Northern Red Oak	9"		71.88
981	Prunus serotina	Black Cherry	7"		62.50
982	Acer rubrum	Red Maple	8"		65.63
983	Acer rubrum	Red Maple	6"		62.50
984	Acer rubrum	Red Maple	5"		68.75
985	Prunus serotina	Black Cherry	4"		53.13
986	Acer rubrum	Red Maple	6"		68.75
987	Acer rubrum	Red Maple	4"		65.63
988	Acer rubrum	Red Maple	7"	Co-Dominant; 1 Dying	59.38
989	Quercus alba	White Oak	32"	Specimen	71.88
990	Quercus rubra	Northern Red Oak	42"	Co-Dom; 1 Dead	50.00
991	Quercus rubra	Northern Red Oak	14"	Leaning	56.25
992	Quercus rubra	Northern Red Oak	16"		65.63
993	Quercus rubra	Northern Red Oak	9"		59.38
994	Quercus rubra	Northern Red Oak	7"	Dying	37.50
995	Liriodendron tulipifera	Tulip Poplar	20"		62.50
996	Liriodendron tulipifera	Tulip Poplar	9"		71.88
997	Liriodendron tulipifera	Tulip Poplar	8"	Curve in Leader	59.38
998	Prunus serotina	Black Cherry	16"	Co-Dominant; Die Back	56.13
999	Acer rubrum	Red Maple	5"		62.50
1000	Quercus rubra	Northern Red Oak	16"		65.63

TREE INVENTORY & CONDITION ANALYSIS

TREE NO.	BOTANICAL NAME	SPECIES	SIZE DBH (in)	COMMENTS	CONDITION RATING
1001	Quercus rubra	Northern Red Oak	16"		62.50
1002	Prunus serotina	Black Cherry	15"	Co-Dominant	65.63
1003	Quercus alba	White Oak	5"		59.38
1004	Nyssa sylvatica	Sourgum	5"		62.50
1005	Prunus serotina	Black Cherry	15"	Co-Dom; 1 Dead	53.13
1006	Pinus virginiana	Virginia Pine	21"	Co-Dom; 1 Broken	37.50
1007	Liriodendron tulipifera	Tulip Poplar	10"		75.00
1008	Acer rubrum	Red Maple	16"	Multi-Stem	59.38
1009	Populus grandidentata	Big Tooth Aspen	8"		65.63
1010	Liriodendron tulipifera	Tulip Poplar	11"		78.13
1011	Liriodendron tulipifera	Tulip Poplar	18"		75.00
1012	Acer rubrum	Red Maple	9"		68.75
1013	Liriodendron tulipifera	Tulip Poplar	9"		68.75
1014	Acer rubrum	Red Maple	25"	Co-Dominant	71.88
1015	Liriodendron tulipifera	Tulip Poplar	7"		71.88
1016	Ailanthus altissima	Tree of Heaven	5"		56.25
1017	Catalpa speciosa	Northern Catalpa	7"		53.13
1018	Liriodendron tulipifera	Tulip Poplar	10"		65.63
1019	Liriodendron tulipifera	Tulip Poplar	6"		62.50
1020	Liriodendron tulipifera	Tulip Poplar	13"		71.88
1021	Liriodendron tulipifera	Tulip Poplar	9"		68.75
1022	Acer rubrum	Red Maple	13"	Co-Dominant; Open Trunk Wound	46.88
1023	Prunus serotina	Black Cherry	27"	Co-Dominant	62.50
1024	Acer rubrum	Red Maple	10"		65.63
1025	Acer rubrum	Red Maple	31"	Co-Dominant	62.50
1026	Prunus serotina	Black Cherry	9"	Trunk Rot	43.75
1027	Quercus alba	White Oak	28"	Major Trunk Decay	28.13
1028	Quercus rubra	Northern Red Oak	5"		62.50
1029	Acer rubrum	Red Maple	14"	Multi-Stem	65.63
1030	Quercus rubra	Northern Red Oak	29"	Canopy Die Back	62.50
1031	Quercus alba	White Oak	12"	Major Die Back	37.50
1032	Quercus alba	White Oak	32"	Specimen	78.13
1033	Ilex opaca	American Holly	9"	Multi-Stem	62.50
1034	Quercus rubra	Northern Red Oak	15"	Dead	0.00
1035	Nyssa sylvatica	Sourgum	13"		59.38
1036	Prunus serotina	Black Cherry	8"		53.13
1037	Pinus virginiana	Virginia Pine	12"	Dead	0.00
1038	Prunus serotina	Black Cherry	12"	Bent Over	37.50
1039	Liriodendron tulipifera	Tulip Poplar	14"	Leaning	59.38
1040	Prunus serotina	Black Cherry	10"	Canopy Die Back	46.88
1041	Acer rubrum	Red Maple	6"		62.50
1042		Unknown	18"	Dead	0.00
1043	Nyssa sylvatica	Sourgum	5"		62.50
1044	Nyssa sylvatica	Sourgum	9"		59.38
1045	Prunus serotina	Black Cherry	13"		65.63
1046	Nyssa sylvatica	Sourgum	14"		62.50
1047	Quercus alba	White Oak	27"		75.00
1048	Acer rubrum	Red Maple	11"		71.88
1049	Quercus alba	White Oak	11"		62.50
1050	Quercus alba	White Oak	27"	Vines Growing On	75.00
1051		Unknown	14"	Dead	0.00
1052	Acer rubrum	Red Maple	14"		71.88
1053	Prunus serotina	Black Cherry	13"		62.50
1054	Acer rubrum	Red Maple	5"		68.75
1055	Ilex opaca	American Holly	12"	Multi-Stem	62.50
1056	Acer rubrum	Red Maple	18"		78.13
1057	Acer rubrum	Red Maple	8"	Leaning	59.38
1058	Acer rubrum	Red Maple	18"	Multi-Stem	62.50
1059	Acer rubrum	Red Maple	15"		75.00
1060	Quercus alba	White Oak	34"	Specimen	81.25
1061	Acer rubrum	Red Maple	16"		71.88
1062	Quercus alba	White Oak	19"		65.63
1063	Quercus rubra	Northern Red Oak	34"	Specimen	78.13
1064	Prunus serotina	Black Cherry	14"		62.50
1065	Liriodendron tulipifera	Tulip Poplar	9"	Curve in Trunk	62.50
1066	Quercus alba	White Oak	9"		65.63
1067	Carya glabra	Pignut Hickory	8"		62.50
1068	Acer rubrum	Red Maple	13"		65.63
1069	Acer rubrum	Red Maple	6"	Multi-Stem	68.75
1070	Prunus serotina	Black Cherry	12"		62.50
1071	Populus grandidentata	Big Tooth Aspen	12"		71.88
1072	Acer rubrum	Red Maple	5"		59.38
1073	Prunus serotina	Black Cherry	7"		53.13
1074	Catalpa speciosa	Northern Catalpa	15"		68.75
1075	Acer rubrum	Red Maple	7"		65.63
1076	Catalpa speciosa	Northern Catalpa	12"	Leaning	59.38
1077	Populus grandidentata	Big Tooth Aspen	7"	Dead	0.00
1078	Acer rubrum	Red Maple	6"		62.50
1079	Liriodendron tulipifera	Tulip Poplar	6"		65.63
1080	Prunus serotina	Black Cherry	10"		65.63
1081	Acer rubrum	Red Maple	12"		71.88
1082	Prunus serotina	Black Cherry	6"		59.38
1083	Prunus serotina	Black Cherry	13"	Vines Growing On	56.25
1084	Acer rubrum	Red Maple	8"	Vines Growing On	53.13
1085	Prunus serotina	Black Cherry	6"	Vines Growing On	46.88
1086	Prunus serotina	Black Cherry	17"	Vines Growing On	59.38
1087	Acer rubrum	Red Maple	7"		59.38
1088	Prunus serotina	Black Cherry	9"	Leaning	56.25
1089	Prunus serotina	Black Cherry	27"	Co-Dominant; 1 Dead	53.13
1090	Acer rubrum	Red Maple	11"		71.88
1091	Acer rubrum	Red Maple	10"	Dead	0.00
1092	Acer rubrum	Red Maple	15"	Vines Growing On	56.25
1093	Liriodendron tulipifera	Tulip Poplar	23"	Co-Dominant	68.75
1094	Prunus serotina	Black Cherry	11"	Vines Growing On	56.25
1095	Acer rubrum	Red Maple	7"		65.63
1096	Acer rubrum	Red Maple	7"		62.50
1097	Acer rubrum	Red Maple	8"		65.63
1098	Acer rubrum	Red Maple	10"	Vines Growing On	68.75
1099	Catalpa speciosa	Northern Catalpa	11"	Trunk Rot	46.88
1100	Catalpa speciosa	Northern Catalpa	11"		59.38

TREE INVENTORY & CONDITION ANALYSIS

TREE NO.	BOTANICAL NAME	SPECIES	SIZE DBH (in)	COMMENTS	CONDITION RATING
1101	Prunus serotina	Black Cherry	22"	Canopy Die Back	53.13
1102	Acer rubrum	Red Maple	12"		71.88
1103	Acer rubrum	Red Maple	8"	Curved Trunk	56.25
1104	Sassafras albidum	Sassafras	9"		62.50
1105	Acer rubrum	Red Maple	5"	Curve in Trunk	56.25
1106	Acer rubrum	Red Maple	6"		62.50
1107	Prunus serotina	Black Cherry	7"	Vines Growing On	59.38
1108	Acer rubrum	Red Maple	5"		65.63
1109	Prunus serotina	Black Cherry	9"		62.50
1110	Ailanthus altissima	Tree of Heaven	12"		53.13
1111	Acer rubrum	Red Maple	8"	Vines Growing On	59.38
1112	Acer rubrum	Red Maple	8"		65.63
1113	Catalpa speciosa	Northern Catalpa	8"	Growing Out of Rocks	46.88
1114	Catalpa speciosa	Northern Catalpa	12"	Growing Out of Rocks	46.88
1115	Pinus virginiana	Virginia Pine	6"	Vine Growing On	37.50
1116	Pinus virginiana	Virginia Pine	11"	Vine Growing On	37.50
1117	Pinus virginiana	Virginia Pine	8"	Leader Broken Off; Dead	0.00
1118		Unknown	6"	Leader Broken Off; Dead	0.00
1119	Liriodendron tulipifera	Tulip Poplar	13"	Very Twisted Trunk	34.38
1120	Acer rubrum	Red Maple	15"		75.00
1121	Pinus virginiana	Virginia Pine	7"		53.13
1122	Pinus virginiana	Virginia Pine	6"		53.13
1123	Pinus virginiana	Virginia Pine	11"		50.00
1124	Acer rubrum	Red Maple	8"	Multi-Stem	65.63
1125	Prunus serotina	Black Cherry	13"	Vines Growing On	59.38
1126	Acer rubrum	Red Maple	17"		62.50
1127	Prunus serotina	Black Cherry	14"	Canopy Die Back	43.75
1128	Quercus rubra	Northern Red Oak	13"	Multi-Leader; 1 Dead	56.25
1129	Pinus virginiana	Virginia Pine	11"		46.88
1130	Acer rubrum	Red Maple	12"		75.00
1131	Acer rubrum	Red Maple	9"		71.88
1132	Acer rubrum	Red Maple	5"		65.63
1133	Pinus virginiana	Virginia Pine	6"	Leaning	43.75
1134	Pinus virginiana	Virginia Pine	9"		46.88
1135	Acer rubrum	Red Maple	7"		62.50
1136	Platanus occidentalis	Sycamore	17"	Vines Growing On	68.75
1137	Albizia julibrissin	Silk Tree	9"		50.25
1138	Catalpa speciosa	Northern Catalpa	15"	Vines Growing On	62.50
1139	Liriodendron tulipifera	Tulip Poplar	6"	Vines Growing On	56.25
1140	Catalpa speciosa	Northern Catalpa	18"	Vines Growing On	59.38
1141	Catalpa speciosa	Northern Catalpa	27"	Co-Dominant	56.25
1142	Robinia pseudoacacia	Black Locust	20"	Vines Growing On	50.00
1143	Liriodendron tulipifera	Tulip Poplar	7"	Twisted Leader	53.13
1144	Prunus serotina	Black Cherry	10"	Vines Growing On	46.88
1145	Sassafras albidum	Sassafras	9"	Vines Growing On	37.50
1146	Pinus virginiana	Virginia Pine	10"	Dead	0.00
1147	Catalpa speciosa	Northern Catalpa	19"		65.63
1148	Prunus serotina	Black Cherry	11"	Vines Growing On	53.15
1149	Quercus palustris	Pin Oak	14"	Vines Growing On	53.15
1150	Robinia pseudoacacia	Black Locust	7"	Vines Growing On	34.38
1151	Catalpa speciosa	Northern Catalpa	10"	Vines Growing On	37.50
1152	Liriodendron tulipifera	Tulip Poplar	5"	Trunk Decay	34.38
1153	Liriodendron tulipifera	Tulip Poplar	6"	Vines Growing On	50.00
1154	Liriodendron tulipifera	Tulip Poplar	6"	Vines Growing On	59.38
1155	Catalpa speciosa	Northern Catalpa	12"	Vines Growing On	59.38
1156	Catalpa speciosa	Northern Catalpa	18"	Co-Dominant	62.50
1157	Catalpa speciosa	Northern Catalpa	11"		59.38
1158	Catalpa speciosa	Northern Catalpa	15"		62.50
1159	Quercus alba	White Oak	52"	Vines Growing On	78.13
1160	Quercus alba	White Oak	40"	Specimen	75.00
1161	Nyssa sylvatica	Sourgum	21"		71.88
1162	Acer rubrum	Red Maple	4"		71.88
1163	Acer rubrum	Red Maple	13"	Co-Dominant	75.00
1164	Prunus serotina	Black Cherry	8"	Vines Growing On	59.38
1165	Prunus serotina	Black Cherry	20"	Vines Growing On	65.63
1166	Juniperus Virginiana	Eastern Red Cedar	9"	Dead	0.00
1167	Acer rubrum	Red Maple	9"	Multi-Leader; Dying	37.50
1168	Pinus virginiana	Virginia Pine	7"	Dead	0.00
1169	Acer rubrum	Red Maple	9"	Multi-Leader	65.63
1170	Acer rubrum	Red Maple	4"		62.50
1171	Acer rubrum	Red Maple	8"		68.75
1172	Acer rubrum	Red Maple	5"	Dead	0.00
1173	Acer rubrum	Red Maple	12"		71.88
1174	Liriodendron tulipifera	Tulip Poplar	18"		75.00
1175	Acer rubrum	Red Maple	9"	Multi-Leader; 1 Dead	46.88
1176	Acer rubrum	Red Maple	8"		71.88
1177	Acer rubrum	Red Maple	5"		75.00
1178	Prunus serotina	Black Cherry	10"		65.63
1179	Prunus serotina	Black Cherry	11"	Leaning	59.38
1180		Unknown	9"	Dead	0.00
1181	Acer rubrum	Red Maple	16"	Vines Growing On	59.38
1182	Acer rubrum	Red Maple	5"		62.50
1183	Liriodendron tulipifera	Tulip Poplar	13"		75.00
1184	Prunus serotina	Black Cherry	8"		68.75
1185	Prunus serotina	Black Cherry	8"	Leaning; Die Back	37.50
1186	Quercus alba	White Oak	15"	Vines Growing On	40.63
1187	Quercus rubra	Northern Red Oak	39"	Dead	0.00
1188	Quercus rubra	Northern Red Oak	33"	Vines Growing On; Specimen	78.13
1189	Quercus alba	White Oak	28"	Vines; Die Back	59.38
1190	Quercus alba	White Oak	38"	Vines; Die Back	62.50
1191	Prunus serotina	Black Cherry	5"		56.25
1192	Prunus serotina	Black Cherry	6"		56.25
1193	Liriodendron tulipifera	Tulip Poplar	10"		71.88
1194	Quercus alba	White Oak	46"	Minor die back; Specimen	78.13
1195	Quercus rubra	Northern Red Oak	7"		59.38
1196	Liriodendron tulipifera	Tulip Poplar	9"		71.88
1197	Prunus serotina	Black Cherry	8"	Twisted Leader	46.88
1198	Prunus serotina	Black Cherry	12"		62.50
1199	Quercus alba	White Oak	5"		68.75
1200	Acer rubrum	Red Maple	12"	Multi-Leader	62.50

REVISIONS

No.	DATE	DESCRIPTION

PLAN DATE: 01/04/2016, 01/28/2016, 04/01/2016, 05/06/2016, 06/27/2016, 08/01/2016, 08/22/2016

Urban Ltd.
4200 D Technology Ct.
Chantilly, VA 20151
Tel. 703.642.2306
Fax 703.378.7888
www.urban-ltd.com

urban

COMMONWEALTH OF VIRGINIA
Kevin J. Tankersley
Lic. No. 983
LANDSCAPE ARCHITECT

TREE ANALYSIS
RESTON EASTGATE
CDPA-FDPA
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: N/A
C.I.= N/A
DATE: JAN. 2016

SHEET 28K OF 36

FILE No. RZ-12794

Urban, Ltd. – J:\JOBS\Reston\917\CDPA_FDPA\32-TREE INVENTORY.dwg [LAYOUT (11)] August 22, 2016 – 2:35pm

TREE INVENTORY & CONDITION ANALYSIS

TREE NO	BOTANICAL NAME	SPECIES	SIZE DBH (in)	COMMENTS	CONDITION RATING
1201	*Prunus serotina*	Black Cherry	10"		62.50
1202	*Acer rubrum*	Red Maple	20"		78.12
1203	*Acer rubrum*	Red Maple	14"	Multi-Leader; Dying	59.38
1204	*Prunus serotina*	Black Cherry	12"		56.25
1205	*Acer rubrum*	Red Maple	16"	Dead Adjacent Leaning Against	65.63
1206	*Acer rubrum*	Red Maple	9"	Die Back	59.38
1207	*Prunus serotina*	Black Cherry	6"		62.50
1208	*Acer rubrum*	Red Maple	8"		75.00
1209	*Prunus serotina*	Black Cherry	12"	Leaning	46.88
1210	*Liriodendron tulipifera*	Tulip Poplar	25"		78.13
1211	*Diospyros Virginiana*	Persimmon	6"	Vines Growing On	37.50
1212	*Prunus serotina*	Black Cherry	15"		62.50
1213	*Acer rubrum*	Red Maple	8"	Die Back	59.38
1214	*Prunus serotina*	Black Cherry	14"	Vines Growing On	56.25
1215	*Acer rubrum*	Red Maple	8"		62.50
1216	*Prunus serotina*	Black Cherry	9"	Die Back	56.25
1217	*Acer rubrum*	Red Maple	7"		65.63
1218	*Acer rubrum*	Red Maple	5"		71.88
1219	*Ulmus americana*	American Elm	15"		59.38
1220	*Quercus alba*	White Oak	12"	Vines Growing On	68.75
1221	*Prunus serotina*	Black Cherry	6"		71.88
1222		Unknown	18"	Dead	0.00
1223	*Liriodendron tulipifera*	Tulip Poplar	21"		75.00
1224	*Acer rubrum*	Red Maple	7"		65.63
1225	*Liriodendron tulipifera*	Tulip Poplar	22"		78.13
1226	*Prunus serotina*	Black Cherry	14"		53.13
1227	*Acer rubrum*	Red Maple	12"		75.00
1228	*Acer rubrum*	Red Maple	8"		75.00
1229	*Prunus serotina*	Black Cherry	35"	Multi-Dominant; 2 Dead	34.38
1230	*Prunus serotina*	Black Cherry	12"	Vines Growing On	53.13
1231	*Nyssa sylvatica*	Sourgum	23"	Open Hole In Root Flare	53.13
1232	*Prunus serotina*	Black Cherry	7"		62.50
1233	*Prunus serotina*	Black Cherry	6"		53.13
1234	*Quercus alba*	White Oak	28"	Minor Die Back	71.88
1235	*Acer rubrum*	Red Maple	8"	Co-Dominant	75.00
1236	*Acer rubrum*	Red Maple	7"		78.13
1237	*Prunus serotina*	Black Cherry	13"		68.75
1238	*Nyssa sylvatica*	Sourgum	5"		62.50
1239	*Prunus serotina*	Black Cherry	12"	Die Back	65.63
1240	*Quercus rubra*	Northern Red Oak	10"	Vines Growing On	62.50
1241	*Quercus alba*	White Oak	47"	Half Of Tree Split Off	56.25
1242	*Carya glabra*	Pignut Hickory	4"		71.88
1243	*Quercus alba*	White Oak	18"	Vines Growing On	65.63
1244	*Pinus virginiana*	Virginia Pine	15"	Dead	0.00
1245	*Prunus serotina*	Black Cherry	6"		62.50
1246	*Acer rubrum*	Red Maple	8"	Co-Dominant	65.63
1247	*Nyssa sylvatica*	Sourgum	12"		71.88
1248	*Acer rubrum*	Red Maple	16"		75.00
1249	*Quercus alba*	White Oak	17"	Moderate Die Back	59.38
1250	*Quercus alba*	White Oak	21"	Swollen Root Flare	62.50
1251	*Liriodendron tulipifera*	Tulip Poplar	8"		78.13
1252	*Quercus alba*	White Oak	29"		75.00
1253	*Quercus alba*	White Oak	25"		71.88
1254	*Acer rubrum*	Red Maple	12"		78.13
1255	*Quercus rubra*	Northern Red Oak	21"	Major Die Back	53.13
1256	*Nyssa sylvatica*	Sourgum	11"		56.25
1257	*Prunus serotina*	Black Cherry	9"		50.00
1258	*Acer rubrum*	Red Maple	7"		78.13
1259	*Quercus alba*	White Oak	22"	Minor Die Back	62.50
1260	*Quercus alba*	White Oak	31"	Curved Trunk	71.88
1261	*Prunus serotina*	Black Cherry	7"		59.38
1262	*Quercus alba*	White Oak	29"		78.13
1263	*Prunus serotina*	Black Cherry	8"	Dying	31.25
1264	*Liriodendron tulipifera*	Tulip Poplar	7"		75.00
1265	*Acer rubrum*	Red Maple	13"		78.13
1266	*Liriodendron tulipifera*	Tulip Poplar	10"	Wound Along Trunk	37.50
1267	*Prunus serotina*	Black Cherry	27"	Multi-Stem	65.63
1268	*Prunus serotina*	Black Cherry	7"		62.50
1269	*Quercus alba*	White Oak	42"	Specimen; Open Wound	68.75
1270	*Acer rubrum*	Red Maple	9"		75.00
1271	*Acer rubrum*	Red Maple	15"	Co-Dominant	71.88
1272	*Prunus serotina*	Black Cherry	7"	Open Trunk Wound	53.13
1273	*Prunus serotina*	Black Cherry	7"	Dying	34.38
1274	*Liriodendron tulipifera*	Tulip Poplar	8"		71.88
1275	*Acer rubrum*	Red Maple	10"	Multi-Leader; Broken	62.50
1276	*Liriodendron tulipifera*	Tulip Poplar	11"		68.75
1277	*Prunus serotina*	Black Cherry	8"		59.38
1278	*Liriodendron tulipifera*	Tulip Poplar	9"	Leaning	62.50
1279	*Pinus virginiana*	Virginia Pine	10"	Vines Growing On	37.50
1280	*Prunus serotina*	Black Cherry	17"	Multi-Stem; 1 Broken	59.38
1281	*Pinus virginiana*	Virginia Pine	18"		53.13
1282	*Prunus serotina*	Black Cherry	8"	Vines Growing On	58.75
1283	*Ailanthus altissima*	Tree of Heaven	16"	Multi-Stem	37.50
1284	*Liriodendron tulipifera*	Tulip Poplar	13"		71.88
1285	*Liriodendron tulipifera*	Tulip Poplar	4"		62.50
1286	*Populus grandidentata*	Big Tooth Aspen	10"	Wound in Trunk	68.75
1287	*Populus grandidentata*	Big Tooth Aspen	9"		71.88
1288	*Liriodendron tulipifera*	Tulip Poplar	10"		75.00
1289	*Ilex opaca*	American Holly	4"		78.13
1290	*Liriodendron tulipifera*	Tulip Poplar	5"		65.63
1291	*Pinus virginiana*	Virginia Pine	12"	Vines Growing On; Dead	0.00
1292	*Liriodendron tulipifera*	Tulip Poplar	18"	Vines Growing On	62.50
1293	*Prunus serotina*	Black Cherry	10"	Vines Growing On	59.38
1294	*Prunus serotina*	Black Cherry	4"		56.25
1295	*Liriodendron tulipifera*	Tulip Poplar	38"	Co-Dominant; Vines	59.38
1296	*Prunus serotina*	Black Cherry	8"		59.38
1297	*Acer rubrum*	Red Maple	7"		56.25
1298	*Acer rubrum*	Red Maple	33"	Multi-Stem	62.50
1299	*Liriodendron tulipifera*	Tulip Poplar	8"	Branches Growing On One Side	56.25
1300	*Liriodendron tulipifera*	Tulip Poplar	19"	Multi-Stem	65.63

TREE INVENTORY & CONDITION ANALYSIS

TREE NO	BOTANICAL NAME	SPECIES	SIZE DBH (in)	COMMENTS	CONDITION RATING
1301	*Liriodendron tulipifera*	Tulip Poplar	11"	Curve in Trunk	56.25
1302	*Liriodendron tulipifera*	Tulip Poplar	11"		59.38
1303	*Liriodendron tulipifera*	Tulip Poplar	13"	Multi-Leader	59.38
1304	*Carya glabra*	Pignut Hickory	10"	Multi-Leader	71.88
1305	*Liriodendron tulipifera*	Tulip Poplar	23"		78.13
1306	*Liriodendron tulipifera*	Tulip Poplar	16"		78.13
1307	*Liriodendron tulipifera*	Tulip Poplar	8"	Twisted Leader	68.75
1308	*Prunus serotina*	Black Cherry	13"	Die Back	59.28
1309	*Nyssa sylvatica*	Sourgum	24"		71.88
1310	*Liriodendron tulipifera*	Tulip Poplar	13"		71.88
1311	*Liriodendron tulipifera*	Tulip Poplar	6"	Twisted Leader	62.50
1312	*Quercus alba*	White Oak	34"	Scar Up Leader	75.00
1313	*Liriodendron tulipifera*	Tulip Poplar	6"	Trunk Wound	65.63
1314	*Liriodendron tulipifera*	Tulip Poplar	39"	Specimen	81.25
1315	*Quercus alba*	White Oak	25"	Scar Up Leader; Die Back	59.39
1316	*Quercus alba*	White Oak	24"	Knotted Root Flare	56.25
1317	*Pinus virginiana*	Virginia Pine	10"	Dead	0.00
1318	*Pinus virginiana*	Virginia Pine	10"	Dead	0.00
1319	*Acer rubrum*	Red Maple	10"		71.88
1320	*Liriodendron tulipifera*	Tulip Poplar	13"		68.75
1321	*Prunus serotina*	Black Cherry	9"		56.25
1322	*Acer rubrum*	Red Maple	11"		75.00
1323	*Acer rubrum*	Red Maple	6"		68.75
1324	*Liriodendron tulipifera*	Tulip Poplar	5"		71.88
1325	*Liriodendron tulipifera*	Tulip Poplar	22"		78.13
1326	*Liriodendron tulipifera*	Tulip Poplar	21"		75.00
1327	*Liriodendron tulipifera*	Tulip Poplar	19"	Multi-Leader	68.75
1328	*Prunus serotina*	Black Cherry	14"	Vines Growing On	50.00
1329	*Diospyros Virginiana*	Persimmon	12"	Multi-Stem	62.50
1330	*Quercus alba*	White Oak	5"	Vines Growing On	62.50
1331	*Carya glabra*	Pignut Hickory	5"		75.00
1332	*Carya glabra*	Pignut Hickory	10"		68.75
1333	*Liriodendron tulipifera*	Tulip Poplar	18"		78.13
1334	*Carya glabra*	Pignut Hickory	8"		75.00
1335	*Prunus serotina*	Black Cherry	16"	Co-Dominant; 1 Dead; Vines	58.25
1336	*Liriodendron tulipifera*	Tulip Poplar	11"		68.75
1337	*Prunus serotina*	Black Cherry	16"		62.50
1338	*Prunus serotina*	Black Cherry	8"	Dead	0.00
1339	*Acer rubrum*	Red Maple	12"		71.88
1340	*Acer rubrum*	Red Maple	27"	Co-Dominant	68.75
1341	*Acer rubrum*	Red Maple	58"	Multi-Stem	59.38
1342	*Liriodendron tulipifera*	Tulip Poplar	9"		62.50
1343	*Liriodendron tulipifera*	Tulip Poplar	6"	Vines Growing On	56.25
1344	*Liriodendron tulipifera*	Tulip Poplar	7"	Vines Growing On	59.38
1345	*Carya glabra*	Pignut Hickory	11"		65.63
1346	*Liriodendron tulipifera*	Tulip Poplar	7"		71.88
1347	*Acer rubrum*	Red Maple	11"	Vines Growing On	56.25
1348	*Prunus serotina*	Black Cherry	6"	Leaning; Vines	34.38
1349	*Catalpa speciosa*	Northern Catalpa	13"	Multi-Stem; Vines	37.50
1350	*Quercus rubra*	Northern Red Oak	11"	Vines Growing On	56.25
1351	*Quercus rubra*	Northern Red Oak	10"	Vines Growing On	59.38
1352	*Diospyros Virginiana*	Persimmon	9"	Vines Growing On	53.13
1353	*Diospyros Virginiana*	Persimmon	14"	Co-Dominant; Vines	53.13
1354	*Diospyros Virginiana*	Persimmon	7"	Vines Growing On	53.13
1355	*Quercus alba*	White Oak	35"	Vines Growing On	56.25
1356	*Carya glabra*	Pignut Hickory	18"	Vines Growing On	53.13
1357	*Carya glabra*	Pignut Hickory	14"	Vines Growing On	56.25
1358	*Acer rubrum*	Red Maple	35"	Multi-Stem	68.75
1359	*Quercus rubra*	Northern Red Oak	16"	Vines Growing On	65.63
1360	*Quercus alba*	White Oak	5"		68.75
1361	*Carya glabra*	Pignut Hickory	13"		71.88
1362	*Carya glabra*	Pignut Hickory	11"		65.63
1363	*Acer rubrum*	Red Maple	12"		75.00
1364	*Acer rubrum*	Red Maple	8"		62.50
1365	*Carya glabra*	Pignut Hickory	23"	Specimen	78.13
1366	*Acer rubrum*	Red Maple	7"		62.50
1367	*Carya glabra*	Pignut Hickory	7"		65.63
1368	*Carya glabra*	Pignut Hickory	10"		71.88
1369	*Acer rubrum*	Red Maple	7"		68.75
1370		Unknown	11"	Dead	0.00
1371	*Nyssa sylvatica*	Sourgum	31"	Vines Growing On	62.50
1372	*Nyssa sylvatica*	Sourgum	8"		59.38
1373	*Acer rubrum*	Red Maple	10"	Fence Grown In; Root Rot	34.38
1374	*Prunus serotina*	Black Cherry	7"	Vines Growing On	46.88
1375	*Prunus serotina*	Black Cherry	7"	Vines Growing On	46.88
1376	*Nyssa sylvatica*	Sourgum	6"	Exposed Roots; Vines	31.25
1377	*Prunus serotina*	Black Cherry	18"	Vines Growing On	37.50
1378	*Nyssa sylvatica*	Sourgum	7"	Vines Growing On	37.50
1379	*Prunus serotina*	Black Cherry	11"	Leaning Vines	31.25
1380	*Nyssa sylvatica*	Sourgum	38"	Specimen	78.13
1381	*Liriodendron tulipifera*	Tulip Poplar	10"	Vines Growing On	46.88
1382	*Prunus serotina*	Black Cherry	8"	Vines Growing On	34.38
1383	*Carya glabra*	Pignut Hickory	29"		71.88
1384	*Liriodendron tulipifera*	Tulip Poplar	9"	Vines Growing On	43.75
1385	*Catalpa speciosa*	Northern Catalpa	7"	Vines Growing On	31.25
1386	*Juniperus Virginiana*	Eastern Red Cedar	9"		37.50
1387	*Prunus serotina*	Black Cherry	10"	Vines Growing On	43.75
1388	*Prunus serotina*	Black Cherry	10"	Leaning	56.25
1389	*Liriodendron tulipifera*	Tulip Poplar	5"	Vines Growing On	37.50
1390	*Prunus serotina*	Black Cherry	14"		50.00
1391	*Liriodendron tulipifera*	Tulip Poplar	11"		62.50
1392	*Quercus alba*	White Oak	20"	Moderate Die Back	53.13
1393	*Prunus serotina*	Black Cherry	7"	Leaning	46.88
1394	*Prunus serotina*	Black Cherry	6"	Twisted Leader	34.38
1395	*Populus grandidentata*	Big Tooth Aspen	11"		65.63
1396	*Liriodendron tulipifera*	Tulip Poplar	22"		71.88
1397	*Liriodendron tulipifera*	Tulip Poplar	30"	Co-Dom; 1 Dead	71.88
1398	*Quercus rubra*	Northern Red Oak	16"	Dead	0.00
1399	*Liriodendron tulipifera*	Tulip Poplar	21"		78.13
1400	*Liriodendron tulipifera*	Tulip Poplar	21"	Curved Leader	71.88

TREE INVENTORY & CONDITION ANALYSIS

TREE NO.	BOTANICAL NAME	SPECIES	SIZE DBH (in)	COMMENTS	CONDITION RATING
1401A	*Liriodendron tulipifera*	Tulip Poplar	24"	Trunk Wound	62.50
1401	*Acer rubrum*	Red Maple	10"		68.75
1402	*Liriodendron tulipifera*	Tulip Poplar	8"		62.50
1403	*Prunus serotina*	Black Cherry	8"	Dead	0.00
1404	*Carya glabra*	Pignut Hickory	19"	Vines Growing On	59.38
1405	*Quercus alba*	White Oak	31"	Specimen	75.00
1406	*Acer rubrum*	Red Maple	8"		71.88
1407	*Acer rubrum*	Red Maple	6"		68.75
1408	*Acer rubrum*	Red Maple	13"		71.88
1409	*Liriodendron tulipifera*	Tulip Poplar	18"		62.50
1410	*Liriodendron tulipifera*	Tulip Poplar	24"		78.13
1411	*Acer rubrum*	Red Maple	19"	Co-Dominant	62.50
1412	*Liriodendron tulipifera*	Tulip Poplar	18"	Twisted Leader	68.75
1413	*Acer rubrum*	Red Maple	6"		65.63
1414	*Acer rubrum*	Red Maple	8"		68.75
1415	*Acer rubrum*	Red Maple	6"		62.50
1416	*Acer rubrum*	Red Maple	5"		65.63
1417	*Acer rubrum*	Red Maple	7"	Curved Leader	59.38
1418	*Prunus serotina*	Black Cherry	15"	Co-Dominant; Vines	59.38
1419	*Prunus serotina*	Black Cherry	12"	Vines Growing On	56.25
1420	*Liriodendron tulipifera*	Tulip Poplar	7"	Open Wound; Dying	15.63
1421	*Liriodendron tulipifera*	Tulip Poplar	13"	Exposed Roots	65.63
1422	*Liriodendron tulipifera*	Tulip Poplar	27"	Vines Growing On	65.63
1423	*Acer rubrum*	Red Maple	7"		68.75
1424	*Liriodendron tulipifera*	Tulip Poplar	12"		71.88
1425	*Liriodendron tulipifera*	Tulip Poplar	9"		75.00
1426	*Acer rubrum*	Red Maple	7"		71.88
1427	*Quercus alba*	White Oak	29"	Curved Trunk;Vines	62.50
1428	*Liriodendron tulipifera*	Tulip Poplar	11"	Twisted Leader	59.38
1429	*Carya glabra*	Pignut Hickory	16"	Open Hole In Trunk	75.00
1430	*Quercus alba*	White Oak	21"	Dead	0.00
1431	*Liriodendron tulipifera*	Tulip Poplar	15"		78.13
1432	*Liriodendron tulipifera*	Tulip Poplar	5"	Vines Growing On	65.63
1433	*Quercus alba*	White Oak	27"	Vines Growing On	75.00
1434	*Liriodendron tulipifera*	Tulip Poplar	8"		65.63
1435	*Liriodendron tulipifera*	Tulip Poplar	6"		71.88
1436	*Liriodendron tulipifera*	Tulip Poplar	5"	Curved Leader	68.75
1437	*Liriodendron tulipifera*	Tulip Poplar	10"		78.13
1438	*Liriodendron tulipifera*	Tulip Poplar	15"		71.88
1439	*Liriodendron tulipifera*	Tulip Poplar	14"		75.00
1440	*Liriodendron tulipifera*	Tulip Poplar	12"		68.75
1441	*Liriodendron tulipifera*	Tulip Poplar	16"		75.00
1442	*Liriodendron tulipifera*	Tulip Poplar	12"		78.13
1443	*Liriodendron tulipifera*	Tulip Poplar	10"	Curved Leader	62.50
1444	*Liriodendron tulipifera*	Tulip Poplar	18"		78.13
1445	*Liriodendron tulipifera*	Tulip Poplar	17"		68.75
1446	*Liriodendron tulipifera*	Tulip Poplar	16"	Multi-Leader	62.50
1447	*Liriodendron tulipifera*	Tulip Poplar	9"	Curved Leader	59.38
1448	*Liriodendron tulipifera*	Tulip Poplar	8"	Curved Leader	62.50
1449	*Liriodendron tulipifera*	Tulip Poplar	6"		71.88
1450	*Liriodendron tulipifera*	Tulip Poplar	9"		75.00
1451	*Liriodendron tulipifera*	Tulip Poplar	18"	Multi Leader	65.63
1452	*Liriodendron tulipifera*	Tulip Poplar	8"		71.88
1453	*Liriodendron tulipifera*	Tulip Poplar	9"		75.00
1454	*Liriodendron tulipifera*	Tulip Poplar	6"	Open Wound In Trunk	56.75
1455	*Liriodendron tulipifera*	Tulip Poplar	14"		75.00
1456	*Liriodendron tulipifera*	Tulip Poplar	13"		78.13
1457	*Liriodendron tulipifera*	Tulip Poplar	17"		75.00
1458	*Liriodendron tulipifera*	Tulip Poplar	17"		78.13
1459	*Nyssa sylvatica*	Sourgum	19"	Moderate Die Back	59.38
1460	*Liriodendron tulipifera*	Tulip Poplar	9"		71.88
1461	*Liriodendron tulipifera*	Tulip Poplar	7"		65.63
1462	*Quercus alba*	White Oak	29"	Specimen	78.13
1463	*Quercus alba*	White Oak	29"	Specimen	75.00
1464	*Liriodendron tulipifera*	Tulip Poplar	10"		78.13
1465	*Liriodendron tulipifera*	Tulip Poplar	7"	Curved Trunk	62.50
1466	*Liriodendron tulipifera*	Tulip Poplar	6"		75.00
1467	*Liriodendron tulipifera*	Tulip Poplar	5"		71.88
1468	*Liriodendron tulipifera*	Tulip Poplar	7"		75.00
1469	*Liriodendron tulipifera*	Tulip Poplar	19"		78.13
1470	*Liriodendron tulipifera*	Tulip Poplar	8"		75.00
1471	*Liriodendron tulipifera*	Tulip Poplar	16"		75.00
1472	*Liriodendron tulipifera*	Tulip Poplar	13"		71.88
1473	*Liriodendron tulipifera*	Tulip Poplar	19"		75.00
1474	*Acer rubrum*	Red Maple	8"		68.75
1475	*Liriodendron tulipifera*	Tulip Poplar	18"		75.00
1476	*Liriodendron tulipifera*	Tulip Poplar	17"		71.88
1477	*Liriodendron tulipifera*	Tulip Poplar	16"		71.88
1478	*Liriodendron tulipifera*	Tulip Poplar	10"		81.25
1479	*Liriodendron tulipifera*	Tulip Poplar	13"	Multi-Stem	62.50
1480	*Liriodendron tulipifera*	Tulip Poplar	14"		81.25
1481	*Nyssa sylvatica*	Sourgum	5"		65.63
1482	*Pinus virginiana*	Virginia Pine	10"		46.88
1483	*Liriodendron tulipifera*	Tulip Poplar	15"		75.00
1484	*Pinus virginiana*	Virginia Pine	10"		46.88
1485	*Pinus virginiana*	Virginia Pine	9"	Dead	0.00
1486	*Liriodendron tulipifera*	Tulip Poplar	13"		71.88
1487	*Acer rubrum*	Red Maple	12"		78.13
1488	*Liriodendron tulipifera*	Tulip Poplar	23"	Co-Dominant	62.50
1489	*Carya glabra*	Pignut Hickory	6"		59.38
1490	*Liriodendron tulipifera*	Tulip Poplar	5"		65.63
1491	*Liriodendron tulipifera*	Tulip Poplar	7"		62.50
1492	*Liriodendron tulipifera*	Tulip Poplar	6"		71.88
1493	*Liriodendron tulipifera*	Tulip Poplar	8"		71.88
1494	*Liriodendron tulipifera*	Tulip Poplar	4"	Vines Growing On	56.75
1495	*Liriodendron tulipifera*	Tulip Poplar	5"		71.88
1496	*Liriodendron tulipifera*	Tulip Poplar	14"	Curved Leader	62.50
1497	*Liriodendron tulipifera*	Tulip Poplar	13"		59.38
1498	*Liriodendron tulipifera*	Tulip Poplar	13"		65.63
1499	*Liriodendron tulipifera*	Tulip Poplar	15"		78.13
1500	*Liriodendron tulipifera*	Tulip Poplar	14"	Minor Die Back	56.25

TREE INVENTORY & CONDITION ANALYSIS

TREE NO	BOTANICAL NAME	SPECIES	SIZE DBH (in)	COMMENTS	CONDITION RATING
1501	*Liriodendron tulipifera*	Tulip Poplar	10"		65.63
1502	*Liriodendron tulipifera*	Tulip Poplar	15"		62.50
1503	*Liriodendron tulipifera*	Tulip Poplar	21"		78.13
1504	*Liriodendron tulipifera*	Tulip Poplar	15"	Vine Growing On	62.50
1505	*Liriodendron tulipifera*	Tulip Poplar	6"		81.25
1506	*Liriodendron tulipifera*	Tulip Poplar	20"		78.13
1507	*Liriodendron tulipifera*	Tulip Poplar	18"		75.00
1508	*Liriodendron tulipifera*	Tulip Poplar	14"		75.00
1509	*Liriodendron tulipifera*	Tulip Poplar	23"		81.25
1510	*Liriodendron tulipifera*	Tulip Poplar	14"		75.00
1511	*Liriodendron tulipifera*	Tulip Poplar	21"		81.25
1512	*Liriodendron tulipifera*	Tulip Poplar	8"		71.88
1513	*Liriodendron tulipifera*	Tulip Poplar	9"		78.13
1514	*Liriodendron tulipifera*	Tulip Poplar	21"	Multi-leader	71.88
1515	*Liriodendron tulipifera*	Tulip Poplar	8"	Vine Growing On	62.50
1516	*Quercus alba*	White Oak	25"	Vine Growing On	78.13
1517	*Liriodendron tulipifera*	Tulip Poplar	12"	Multi-leader	62.50
1518	*Liriodendron tulipifera*	Tulip Poplar	16"	Curved leader	62.50
1519	*Liriodendron tulipifera*	Tulip Poplar	16"		75.00
1520	*Acer rubrum*	Red Maple	7"		65.63
1521	*Liriodendron tulipifera*	Tulip Poplar	10"	Bent Leader	56.25
1522	*Liriodendron tulipifera*	Tulip Poplar	12"	Twisted Leader	59.38
1523	*Liriodendron tulipifera*	Tulip Poplar	16"		78.13
1524	*Quercus rubra*	Northern Red Oak	10"	Dead	0.00
1525	*Quercus alba*	White Oak	28"		78.13
1526	*Carya glabra*	Pignut Hickory	33"	Specimen	81.25
1527	*Pinus virginiana*	Virginia Pine	6"	Dead	0.00
1528	*Liriodendron tulipifera*	Tulip Poplar	7"	Open Trunk Wound	43.75
1529	*Prunus serotina*	Black Cherry	19"	Co-Dom; Vines	75.00
1530	*Quercus alba*	White Oak	35"	Open Hole In Root Flare	71.88
1531	*Quercus alba*	White Oak	35"	Moderate Die Back	71.88
1532	*Carya glabra*	Pignut Hickory	7"		75.00
1533	*Liriodendron tulipifera*	Tulip Poplar	18"	Twisted Leader	71.88
1534	*Acer rubrum*	Red Maple	19"	Multi-leader	68.75
1535	*Acer rubrum*	Red Maple	6"	Bent Over	43.75
1536	*Acer rubrum*	Red Maple	10"	Bent Over	62.50
1537	*Nyssa sylvatica*	Sourgum	6"		65.63
1538	*Acer rubrum*	Red Maple	7"	Vine Growing On	56.25
1539	*Liriodendron tulipifera*	Tulip Poplar	23"		75.00
1540	*Liriodendron tulipifera*	Tulip Poplar	12"		71.88
1541	*Liriodendron tulipifera*	Tulip Poplar	6"		75.00
1542	*Acer rubrum*	Red Maple	13"		71.88
1543	*Acer rubrum*	Red Maple	11"	Vine Growing On	59.38
1544	*Liriodendron tulipifera*	Tulip Poplar	13"		78.13
1545	*Carya glabra*	Pignut Hickory	23"	Vine Growing On	62.50
1546	*Liriodendron tulipifera*	Tulip Poplar	13"	Curved Leader	68.75
1547	*Acer rubrum*	Red Maple	15"	Multi-Stem	65.63
1548	*Liriodendron tulipifera*	Tulip Poplar	22"		78.13
1549	*Liriodendron tulipifera*	Tulip Poplar	7"		71.88
1550	*Liriodendron tulipifera*	Tulip Poplar	8"	Leader Broken	21.88
1551	*Liriodendron tulipifera*	Tulip Poplar	33"	Co-Dominant	62.50
1552	*Liriodendron tulipifera*	Tulip Poplar	15"		71.88
1553	*Liriodendron tulipifera*	Tulip Poplar	19"		75.00
1554	*Liriodendron tulipifera*	Tulip Poplar	14"	Leaning	65.63
1555	*Nyssa sylvatica*	Sourgum	24"		78.13
1556	*Quercus alba*	White Oak	34"	Moderate Die Back	59.38
1557	*Carya glabra*	Pignut Hickory	6"		53.13
1558	*Carya glabra*	Pignut Hickory	7"		62.50
1559	*Carya glabra*	Pignut Hickory	9"		68.75
1560	*Liriodendron tulipifera*	Tulip Poplar	20"	Curve in Trunk	78.13
1561	*Quercus alba*	White Oak	5"	Vine Growing On	56.25
1562	*Quercus rubra*	Northern Red Oak	9"	Vine Growing On	59.38
1563	*Prunus serotina*	Black Cherry	10"		56.25
1564	*Quercus alba*	White Oak	31"	Leaning	65.63
1565	*Liriodendron tulipifera*	Tulip Poplar	17"	Curve in Trunk	71.88
1566	*Liriodendron tulipifera*	Tulip Poplar	21"		75.00
1567	*Diospyros Virginiana*	Persimmon	13"	Multi-Stem	28.13
1568	*Acer rubrum*	Red Maple	6"	Dead	0.00
1569	*Prunus serotina*	Black Cherry	11"		37.50
1570	*Acer rubrum*	Red Maple	10"		50.00
1571	*Acer rubrum*	Red Maple	7"		59.38
1572	*Acer rubrum*	Red Maple	15"		75.00
1573	*Acer rubrum*	Red Maple	5"		68.75
1574	*Acer rubrum*	Red Maple	8"	Vine Growing On	59.38
1575	*Quercus rubra*	Northern Red Oak	20"		71.88
1576	*Quercus rubra*	Northern Red Oak	7"	Minor Die Back	59.38
1577	*Acer rubrum*	Red Maple	12"		78.13
1578	*Catalpa speciosa*	Northern Catalpa	11"	Leaning	46.88
1579	*Acer rubrum*	Red Maple	36"	Canopy Die Back; Vines	62.50
1580	*Acer rubrum*	Red Maple	22"		68.75
1581	*Acer rubrum*	Red Maple	12"		71.88
1582	*Acer rubrum*	Red Maple	13"		71.88
1583	*Acer rubrum*	Red Maple	8"	Dead	0.00
1584	*Acer rubrum*	Red Maple	7"		78.13
1585	*Acer rubrum*	Red Maple	8"		62.50
1586	*Prunus serotina*	Black Cherry	13"	Canopy Die Back	43.75
1587	*Acer rubrum*	Red Maple	16"		68.75
1588	*Acer rubrum*	Red Maple	13"		65.63
1589	*Acer rubrum*	Red Maple	13"	Canopy Die Back	46.88
1590	*Carya glabra*	Pignut Hickory	12"	Leader Broken	18.75
1591	*Acer rubrum*	Red Maple	12"		78.13
1592	*Carya glabra*	Pignut Hickory	10"	Vines Growing On	53.13
1593	*Carya glabra*	Pignut Hickory	16"	Dead	0.00
1594	*Quercus rubra*	Northern Red Oak	29"	Minor Die Back	65.63
1595	*Sassafras albidum*	Sassafras	6"	Dead	0.00
1596	*Carya glabra*	Pignut Hickory	10"		59.48
1597	*Acer rubrum*	Red Maple	10"		68.75
1598	*Acer rubrum*	Red Maple	14"		71.88
1599	*Sassafras albidum*	Sassafras	5"	Curved Leader	43.75
1600	*Sassafras albidum*	Sassafras	6"	Curved Leader	46.88

REVISIONS

DESCRIPTION | DATE | No.

PLAN DATE
01/04/2016
01/25/2016
04/01/2016
05/06/2016
06/27/2016
08/22/2016

urban
Urban, Ltd.
4200 TECHNOLOGY CT.
CHANTILLY, VA 20151

COMMONWEALTH OF VIRGINIA
Kevin J. Tenkersley
Lic. No. 983
LANDSCAPE ARCHITECT

TREE ANALYSIS
RESTON EASTGATE
CDPA-FDPA
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE: JAN. 2016
SCALE: N/A
C.I.= N/A

SHEET
28L
OF
36

FILE No.
RZ-12794

Urban, Ltd - J:\...INVENTORY.dwg [LAYOUT] August 22, 2016 - 2:26pm

TREE INVENTORY & CONDITION ANALYSIS

TREE NO.	BOTANICAL NAME	SPECIES	SIZE DBH (in)	COMMENTS	CONDITION RATING
1601	*Carya glabra*	Pignut Hickory	11"	Multi-Stem	56.25
1602	*Nyssa sylvatica*	Sourgum	10"	Vines Growing On	62.50
1603	*Acer rubrum*	Red Maple	24"	Multi-Leader; Specimen	81.25
1604	*Acer rubrum*	Red Maple	9"		75.00
1605	*Acer rubrum*	Red Maple	10"		71.88
1606	*Carya glabra*	Pignut Hickory	11"		65.63
1607	*Acer rubrum*	Red Maple	10"	Multi-Stem	62.50
1608	*Carya glabra*	Pignut Hickory	18"	Co-Dominant	65.63
1609	*Quercus alba*	White Oak	19"	Canopy Die Back	62.50
1610	*Liriodendron tulipifera*	Tulip Poplar	20"		71.88
1611	*Carya glabra*	Pignut Hickory	8"		62.50
1612	*Acer rubrum*	Red Maple	9"		62.50
1613	*Pinus virginiana*	Virginia Pine	8"	Dying	18.75
1614	*Acer rubrum*	Red Maple	16"	Multi-Stem; Dying	21.88
1615	*Acer rubrum*	Red Maple	7"		71.88
1616	*Pinus virginiana*	Virginia Pine	8"		43.13
1617	*Pinus virginiana*	Virginia Pine	9"		46.88
1618	*Acer rubrum*	Red Maple	8"		65.63
1619	*Quercus rubra*	Northern Red Oak	23"	Molnor Die back	68.75
1620	*Liriodendron tulipifera*	Tulip Poplar	22"		75.00
1621	*Liriodendron tulipifera*	Tulip Poplar	21"	Specimen	87.50
1622	*Carya glabra*	Pignut Hickory	13"	Vines Growing On	56.25
1623	*Acer rubrum*	Red Maple	19"	Vines Growing On	65.63
1624	*Prunus serotina*	Black Cherry	17"	Co-Dominant; Vines	59.38
1625	*Carya glabra*	Pignut Hickory	8"	Vines Growing On	53.13
1626	*Prunus serotina*	Black Cherry	10"	Dead	0.00
1627	*Acer rubrum*	Red Maple	18"	Vines Growing On	53.13
1628	*Liriodendron tulipifera*	Tulip Poplar	17"		71.88
1629	*Acer rubrum*	Red Maple	10"	Vines Growing On	62.50
1630	*Acer rubrum*	Red Maple	13"	Multi-Leader; Vines	59.38
1631	*Prunus serotina*	Black Cherry	9"		56.25
1632	*Liriodendron tulipifera*	Tulip Poplar	20"		71.88
1633	*Acer rubrum*	Red Maple	13"	Vines Growing On	59.38
1634	*Acer rubrum*	Red Maple	8"	Vines Growing On	56.25
1635	*Acer rubrum*	Red Maple	7"		62.50
1636	*Acer rubrum*	Red Maple	5"		68.75
1637	*Prunus serotina*	Black Cherry	8"	Vines Growing On	53.13
1638	*Acer rubrum*	Red Maple	10"		71.88
1640	*Acer rubrum*	Red Maple	13"	Vines Growing On	59.38
1641	*Prunus serotina*	Black Cherry	17"	Co-Dominant; Vines	53.13
1642	*Prunus serotina*	Black Cherry	28"	Multi-Stem; Two Dead	34.38
1643	*Acer rubrum*	Red Maple	10"	Vines Growing On	71.88
1644	*Acer rubrum*	Red Maple	9"	Curved Trunk	56.25
1645	*Acer rubrum*	Red Maple	12"	Multi-Stem	75.00
1646	*Acer rubrum*	Red Maple	7"		71.88
1647	*Acer rubrum*	Red Maple	15"		75.00
1648	*Prunus serotina*	Black Cherry	28"	Co-Dominant; Die Back	65.63
1649	*Acer rubrum*	Red Maple	11"		62.50
1650	*Acer rubrum*	Red Maple	8"		71.88
1651	*Acer rubrum*	Red Maple	12"		75.00
1652	*Acer rubrum*	Red Maple	13"	Curved Leader	37.50
1653	*Acer rubrum*	Red Maple	6"		62.50
1654	*Acer rubrum*	Red Maple	14"	Co-Dominant	62.50
1655	*Acer rubrum*	Red Maple	8"	Open Trunk Wound	53.13
1656	*Acer rubrum*	Red Maple	8"		65.63
1657	*Acer rubrum*	Red Maple	17"	Vines Growing On; Co Dom	59.38
1658	*Acer rubrum*	Red Maple	6"	Multi-Leader; Vines	46.88
1659	*Prunus serotina*	Black Cherry	14"		68.75
1660	*Acer rubrum*	Red Maple	10"	Vines Growing On	65.63
1661	*Acer rubrum*	Red Maple	11"		68.75
1662	*Acer rubrum*	Red Maple	17"	Co-Dominant; Vines	62.50
1663	*Acer rubrum*	Red Maple	23"	Co-Dominant	75.00
1664	*Acer rubrum*	Red Maple	22"	Co-Dominant	62.50
1665	*Acer rubrum*	Red Maple	11"		71.88
1666	*Acer rubrum*	Red Maple	7"		75.00
1667	*Acer rubrum*	Red Maple	5"		71.88
1668	*Acer rubrum*	Red Maple	6"		68.75
1669	*Acer rubrum*	Red Maple	6"		71.88
1670	*Acer rubrum*	Red Maple	15"	Canopy Die Back	62.50
1671	*Acer rubrum*	Red Maple	11"		68.75
1672	*Acer rubrum*	Red Maple	11"		65.63
1673	*Acer rubrum*	Red Maple	11"		75.00
1674	*Acer rubrum*	Red Maple	9"	Curved Trunk	65.63
1675	*Acer rubrum*	Red Maple	12"		71.88
1676	*Acer rubrum*	Red Maple	7"		62.50
1677	*Acer rubrum*	Red Maple	7"		65.63
1678	*Acer rubrum*	Red Maple	9"	Dying	21.88
1679	*Acer rubrum*	Red Maple	6"		68.75
1680	*Acer rubrum*	Red Maple	9"	Minor Die Back	59.38
1681	*Acer rubrum*	Red Maple	13"		81.25
1682	*Acer rubrum*	Red Maple	9"		68.75
1683	*Pinus virginiana*	Virginia Pine	11"		46.88
1684	*Prunus serotina*	Black Cherry	14"	Co-Dominant; 1 Dead	43.75
1685	*Acer rubrum*	Red Maple	5"		71.88
1686	*Acer rubrum*	Red Maple	14"		78.13
1687	*Acer rubrum*	Red Maple	6"		71.88
1688	*Acer rubrum*	Red Maple	5"	Dying	28.13
1689	*Acer rubrum*	Red Maple	7"		87.50
1690	*Acer rubrum*	Red Maple	9"		71.88
1691	*Prunus serotina*	Black Cherry	8"		62.50
1692	*Acer rubrum*	Red Maple	17"	Open Trunk Wound	53.13
1693	*Acer rubrum*	Red Maple	10"	Multi-Leader	75.00
1694	*Acer rubrum*	Red Maple	19"	Dead	0.00
1695	*Acer rubrum*	Red Maple	12"		65.63
1696	*Acer rubrum*	Red Maple	24"	Co-Dominant	68.75
1697	*Acer rubrum*	Red Maple	14"		65.63
1698	*Acer rubrum*	Red Maple	17"	Multi-Stem	62.50
1699	*Prunus serotina*	Black Cherry	16"	Co-Dominant; 1 Dead	21.88
1700	*Acer rubrum*	Red Maple	12"		65.63

TREE INVENTORY & CONDITION ANALYSIS

TREE NO.	BOTANICAL NAME	SPECIES	SIZE DBH (in)	COMMENTS	CONDITION RATING
1701	*Sassafras albidum*	Sassafras	8"	Dying	18.75
1702	*Prunus serotina*	Black Cherry	13"	Co-Dominant; 1 Dead	25.00
1703	*Prunus serotina*	Black Cherry	8"		53.13
1704	*Prunus serotina*	Black Cherry	7"	Minor Die Back	46.88
1705	*Liriodendron tulipifera*	Tulip Poplar	24"		84.38
1706	*Acer rubrum*	Red Maple	5"		56.25
1707	*Acer rubrum*	Red Maple	8"	Dead	0.00
1708	*Prunus serotina*	Black Cherry	14"	Dead	0.00
1709	*Liriodendron tulipifera*	Tulip Poplar	16"		81.25
1710	*Prunus serotina*	Black Cherry	8"	Curved Trunk; Dying	21.88
1711	*Liriodendron tulipifera*	Tulip Poplar	17"		62.50
1712	*Liriodendron tulipifera*	Tulip Poplar	22"		75.00
1713	*Juniperus Virginiana*	Eastern Red Cedar	9"	Dead	0.00
1714	*Liriodendron tulipifera*	Tulip Poplar	13"		71.88
1715	*Liriodendron tulipifera*	Tulip Poplar	13"		78.13
1716	*Liriodendron tulipifera*	Tulip Poplar	8"		78.13
1717	*Liriodendron tulipifera*	Tulip Poplar	11"	Vines Growing On	65.63
1718	*Acer rubrum*	Red Maple	12"	Minor Die Back	62.50
1719	*Acer rubrum*	Red Maple	10"	Minor Die Back	59.38
1720	*Acer rubrum*	Red Maple	6"	Vines Growing On	56.25
1721	*Acer rubrum*	Red Maple	5"	Vines Growing On	46.88
1722	*Liriodendron tulipifera*	Tulip Poplar	32"	Specimen	87.50
1723	*Liriodendron tulipifera*	Tulip Poplar	6"	Leader Broken	18.75
1724	*Prunus serotina*	Black Cherry	15"	Multi-Stem; 1 Dead; Vines	21.88
1725	*Liriodendron tulipifera*	Tulip Poplar	14"	Curved Leader	65.63
1726	*Carya glabra*	Pignut Hickory	10"	Moderate Die Back	62.50
1727	*Liriodendron tulipifera*	Tulip Poplar	12"	Canopy Die Back	62.50
1728	*Quercus alba*	White Oak	24"		59.38
1729	*Carya glabra*	Pignut Hickory	25"		78.13
1730	*Quercus rubra*	Northern Red Oak	7"		62.50
1731	*Carya glabra*	Pignut Hickory	8"		65.63
1732	*Carya glabra*	Pignut Hickory	7"		71.88
1733	*Liriodendron tulipifera*	Tulip Poplar	21"	Curved Leader	62.50
1734	*Liriodendron tulipifera*	Tulip Poplar	19"		71.88
1735	*Liriodendron tulipifera*	Tulip Poplar	20"		65.63
1736	*Liriodendron tulipifera*	Tulip Poplar	15"		65.63
1737	*Liriodendron tulipifera*	Tulip Poplar	22"		75.00
1738	*Liriodendron tulipifera*	Tulip Poplar	10"		62.50
1739	*Liriodendron tulipifera*	Tulip Poplar	9"	Twisted Leader	56.25
1740	*Liriodendron tulipifera*	Tulip Poplar	5"		65.63
1741	*Liriodendron tulipifera*	Tulip Poplar	17"		78.13
1742	*Liriodendron tulipifera*	Tulip Poplar	9"		65.63
1743	*Liriodendron tulipifera*	Tulip Poplar	18"		71.88
1744	*Liriodendron tulipifera*	Tulip Poplar	6"		65.63
1745	*Liriodendron tulipifera*	Tulip Poplar	16"		71.88
1746	*Liriodendron tulipifera*	Tulip Poplar	13"	Twisted Leader	62.50
1747	*Liriodendron tulipifera*	Tulip Poplar	7"		75.00
1748	*Liriodendron tulipifera*	Tulip Poplar	24"		71.88
1749	*Prunus serotina*	Black Cherry	6"	Dead	0.00
1750	*Prunus serotina*	Black Cherry	8"	Dead	0.00
1751	*Quercus alba*	White Oak	27"	Dying; Vines	43.75
1752	*Liriodendron tulipifera*	Tulip Poplar	9"		71.88
1753	*Liriodendron tulipifera*	Tulip Poplar	27"	Thin Canopy	56.25
1754	*Liriodendron tulipifera*	Tulip Poplar	20"		62.50
1755	*Prunus serotina*	Black Cherry	7"	Ivy; Multi-Stem	53.13
1756	*Liriodendron tulipifera*	Tulip Poplar	23"		71.88
1757	*Prunus serotina*	Black Cherry	6"	Ivy; Leaning	59.38
1758	*Acer rubrum*	Red Maple	9"	Co-Dominant	75.00
1759	*Prunus serotina*	Black Cherry	13"	Co-Dominant	78.13
1760	*Prunus serotina*	Black Cherry	12"	Co-Dominant	78.13
1761	*Prunus serotina*	Black Cherry	9"	Co-Dominant; Leaning Heavily	56.25
1762	*Nyssa sylvatica*	Sourgum	6"	Dead	0.00
1763	*Carya glabra*	Pignut Hickory	5"		81.25
1764	*Liriodendron tulipifera*	Tulip Poplar	23"		81.25
1765	*Pinus virginiana*	Virginia Pine	11"	Leaning	46.88
1766	*Pinus virginiana*	Virginia Pine	13"		50.00
1767	*Pinus virginiana*	Virginia Pine	10"	Vines Growing On	43.75
1769	*Pinus virginiana*	Virginia Pine	8"	Dead Broken Leader	0.00
1770	*Pinus virginiana*	Virginia Pine	4"	Heavy Ivy	46.88
1771	*Pinus virginiana*	Virginia Pine	9"	Heavy Ivy	59.38
1772	*Prunus serotina*	Black Cherry	7"	Heavy Ivy; Leaning	53.13
1773	*Liriodendron tulipifera*	Tulip Poplar	22"		87.50
1774	*Prunus serotina*	Black Cherry	4"	Ivy; Reduced Crown	50.00
1775	*Prunus serotina*	Black Cherry	5"		75.00
1776	*Prunus serotina*	Black Cherry	5"	Heavy Ivy	46.88
1777	*Prunus serotina*	Black Cherry	5"	Heavy Ivy	37.50
1778	*Pinus virginiana*	Virginia Pine	7"		59.38
1779	*Pinus virginiana*	Virginia Pine	8"	Dead	0.00
1780	*Pinus virginiana*	Virginia Pine	9"	Dead	0.00
1781	*Pinus virginiana*	Virginia Pine	9"	Dead	0.00
1782	*Pinus virginiana*	Virginia Pine	12"	Dead	0.00
1783	*Pinus virginiana*	Virginia Pine	6"		62.50
1785	*Liriodendron tulipifera*	Tulip Poplar	17"		68.75
1786	*Prunus serotina*	Black Cherry	8"	Heavy Ivy	50.00
1787	*Prunus serotina*	Black Cherry	22"	Heavy Ivy; Co-Dominant	43.75
1788	*Prunus serotina*	Black Cherry	9"	Broken Leader; Dead	0.00
1789	*Carya glabra*	Pignut Hickory	7"		71.88
1790	*Liriodendron tulipifera*	Tulip Poplar	12"		71.88
1791	*Prunus serotina*	Black Cherry	9"	Heavy Ivy; Crooked Trunk	43.75
1792	*Pinus virginiana*	Virginia Pine	12"	Heavy Ivy	43.75
1793	*Catalpa speciosa*	Northern Catalpa	13"	Leaning Heavily	59.38
1794	*Prunus serotina*	Black Cherry	6"	Leaning Heavily	56.25
1795	*Liriodendron tulipifera*	Tulip Poplar	26"	Large Cavity In Trunk	53.13
1796	*Liriodendron tulipifera*	Tulip Poplar	22"	Heavy Ivy	68.75
1797	*Prunus serotina*	Black Cherry	12"	Heavy Ivy	56.25
1798	*Pinus virginiana*	Virginia Pine	11"	Leader Broken	18.75
1799	*Prunus serotina*	Black Cherry	14"	Co-Dominant; Ivy	59.38
1800	*Pinus virginiana*	Virginia Pine	9"	Heavy Ivy	43.75

TREE INVENTORY & CONDITION ANALYSIS

TREE NO.	BOTANICAL NAME	SPECIES	SIZE DBH (in)	COMMENTS	CONDITION RATING
1801	*Prunus serotina*	Black Cherry	8"	Dead	0.00
1802	*Liriodendron tulipifera*	Tulip Poplar	11"		68.75
1803	*Acer rubrum*	Red Maple	5"		78.13
1804	*Liriodendron tulipifera*	Tulip Poplar	12"		75.00
1805	*Pinus virginiana*	Virginia Pine	13"	Dead	0.00
1806	*Pinus virginiana*	Virginia Pine	7"	Dead	0.00
1807	*Liriodendron tulipifera*	Tulip Poplar	5"		78.13
1808	*Liriodendron tulipifera*	Tulip Poplar	20"		71.88
1809	*Liriodendron tulipifera*	Tulip Poplar	14"		75.00
1810	*Liriodendron tulipifera*	Tulip Poplar	20"	Curved Leader	65.63
1811	*Liriodendron tulipifera*	Tulip Poplar	13"	Major Decay	46.88
1812	*Liriodendron tulipifera*	Tulip Poplar	17"		78.13
1813	*Liriodendron tulipifera*	Tulip Poplar	18"		68.75
1814	*Liriodendron tulipifera*	Tulip Poplar	22"		86.25
1815	*Liriodendron tulipifera*	Tulip Poplar	15"		75.00
1816	*Pinus virginiana*	Virginia Pine	11"	Dead	0.00
1817	*Liriodendron tulipifera*	Tulip Poplar	8"	Ivy	62.50
1818	*Liriodendron tulipifera*	Tulip Poplar	19"	Leader broken	46.88
1819	*Liriodendron tulipifera*	Tulip Poplar	19"	Crooked Trunk	56.25
1820	*Liriodendron tulipifera*	Tulip Poplar	13"	Decay	53.13
1821	*Liriodendron tulipifera*	Tulip Poplar	8"		78.13
1822	*Liriodendron tulipifera*	Tulip Poplar	8"		75.00
1823	*Liriodendron tulipifera*	Tulip Poplar	14"		71.88
1824	*Liriodendron tulipifera*	Tulip Poplar	17"	Major Decay	43.75
1825	*Prunus serotina*	Black Cherry	9"	In Decline	40.63
1826	*Prunus serotina*	Black Cherry	12"	Co-Dominant	71.88
1827	*Liriodendron tulipifera*	Tulip Poplar	13"		90.63
1828	*Liriodendron tulipifera*	Tulip Poplar	18"		68.75
1829	*Liriodendron tulipifera*	Tulip Poplar	14"		71.88
1830	*Liriodendron tulipifera*	Tulip Poplar	15"		75.00
1831	*Acer rubrum*	Red Maple	7"	Heavy Ivy	46.88
1832	*Acer rubrum*	Red Maple	6"	Leaning	53.13
1833	*Prunus serotina*	Black Cherry	14"	Co-Dominant; Dead	
1834	*Liriodendron tulipifera*	Tulip Poplar	25"		78.13
1835	*Prunus serotina*	Black Cherry	11"	Canopy Dieback	50.00
1836	*Acer rubrum*	Red Maple	5"		84.38
1837	*Acer rubrum*	Red Maple	7"		65.63
1838	*Liriodendron tulipifera*	Tulip Poplar	18"		90.63
1839	*Prunus serotina*	Black Cherry	17"	Dead	0.00
1840	*Acer rubrum*	Red Maple	4"		87.50
1841	*Liriodendron tulipifera*	Tulip Poplar	16"		81.25
1842	*Liriodendron tulipifera*	Tulip Poplar	9"		75.00
1843	*Prunus serotina*	Black Cherry	13"	Dead; Multi-Stem	0.00
1844	*Acer rubrum*	Red Maple	6"		71.88
1845	*Liriodendron tulipifera*	Tulip Poplar	5"		59.38
1846	*Liriodendron tulipifera*	Tulip Poplar	25"		78.13
1847	*Acer rubrum*	Red Maple	5"		75.00
1848	*Quercus alba*	White Oak	5"		71.88
1849	*Liriodendron tulipifera*	Tulip Poplar	6"	Leaning Heavily	43.75
1850	*Liriodendron tulipifera*	Tulip Poplar	10"	Crooked Trunk	75.00
1851	*Liriodendron tulipifera*	Tulip Poplar	8"		68.75
1852	*Acer rubrum*	Red Maple	7"		78.13
1853	*Quercus alba*	White Oak	39"		68.75
1854	*Liriodendron tulipifera*	Tulip Poplar	21"	Co-Dominant; Crooked Trunk	71.88
1855	*Pinus virginiana*	Virginia Pine	11"	Dead	0.00
1856	*Liriodendron tulipifera*	Tulip Poplar	17"	Curved Leader	71.88
1857	*Prunus serotina*	Black Cherry	12"	Multi-Stem; Dead	0.00
1858	*Populus grandidentata*	Big Tooth Aspen	5"	Leaning Over	53.13
1859	*Liriodendron tulipifera*	Tulip Poplar	6"		68.75
1860	*Liriodendron tulipifera*	Tulip Poplar	17"		81.25
1861	*Liriodendron tulipifera*	Tulip Poplar	9"		75.00
1862	*Carya glabra*	Pignut Hickory	8"		78.13
1863	*Pinus virginiana*	Virginia Pine	13"		56.25
1864	*Acer rubrum*	Red Maple	6"		62.50
1865	*Acer rubrum*	Red Maple	5"		65.63
1866	*Pinus virginiana*	Virginia Pine	9"		46.88
1867	*Pinus virginiana*	Virginia Pine	9"	Vines Growing On	43.75
1868	*Carya glabra*	Pignut Hickory	11"		75.00
1869	*Liriodendron tulipifera*	Tulip Poplar	15"		78.13
1870	*Acer rubrum*	Red Maple	13"	Co-Dominant	71.88
1871	*Liriodendron tulipifera*	Tulip Poplar	30"		90.63
1872	*Pinus virginiana*	Virginia Pine	11"	Dead	0.00
1873	*Liriodendron tulipifera*	Tulip Poplar	23"		78.13
1874	*Acer rubrum*	Red Maple	16"	Co Dominant	59.38
1875	*Acer rubrum*	Red Maple	18"	Co-Dominant	65.63
1876	*Acer rubrum*	Red Maple	21"	Multi-Stem	56.25
1877	*Liriodendron tulipifera*	Tulip Poplar	15"	Leader Broken	43.75
1878	*Prunus serotina*	Black Cherry	7"	Dead	0.00
1879	*Liriodendron tulipifera*	Tulip Poplar	14"		56.25
1880	*Liriodendron tulipifera*	Tulip Poplar	26"		90.63
1881	*Pinus virginiana*	Virginia Pine	10"	Dead	0.00
1882	*Prunus serotina*	Black Cherry	4"	In Decline	37.50
1883	*Acer rubrum*	Red Maple	7"		75.00
1884	*Acer rubrum*	Red Maple	5"		71.88
1885	*Liriodendron tulipifera*	Tulip Poplar	24"		81.25
1886	*Acer rubrum*	Red Maple	10"	Co-Dominant	84.38
1887	*Pinus virginiana*	Virginia Pine	6"	Dead	0.00
1888	*Pinus virginiana*	Virginia Pine	12"	Vines Growing On	40.63
1889	*Pinus virginiana*	Virginia Pine	10"	Vines Growing On	37.50
1890	*Pinus virginiana*	Virginia Pine	9"	Dying	21.88
1891	*Pinus virginiana*	Virginia Pine	5"	Dead	0.00
1892	*Pinus virginiana*	Virginia Pine	5"	Dead	0.00
1893	*Pinus virginiana*	Virginia Pine	14"	Vines Growing On	46.88
1894	*Pinus virginiana*	Virginia Pine	13"		53.13
1895	*Pinus virginiana*	Virginia Pine	7"	Dead	0.00
1896	*Pinus virginiana*	Virginia Pine	12"		53.13
1897	*Pinus virginiana*	Virginia Pine	10"	Dead	0.00
1898	*Liriodendron tulipifera*	Tulip Poplar	18"		81.25

TREE INVENTORY & CONDITION ANALYSIS

TREE NO.	BOTANICAL NAME	SPECIES	SIZE DBH (in)	COMMENTS	CONDITION RATING
1901	*Acer rubrum*	Red Maple	5"		65.63
1902	*Liriodendron tulipifera*	Tulip Poplar	17"		81.25
1903	*Acer rubrum*	Red Maple	4"		68.75
1904	*Acer rubrum*	Red Maple	9"		75.00
1905	*Acer rubrum*	Red Maple	6"	Dead	0.00
1906	*Pinus virginiana*	Virginia Pine	12"	Dead	0.00
1907	*Liriodendron tulipifera*	Tulip Poplar	20"		78.13
1908	*Liriodendron tulipifera*	Tulip Poplar	21"		75.00
1909	*Liriodendron tulipifera*	Tulip Poplar	15"		78.13
1910	*Pinus virginiana*	Virginia Pine	13"	Dead	0.00
1911	*Pinus virginiana*	Virginia Pine	4"	Dead	0.00
1912	*Prunus serotina*	Black Cherry	5"	Dead	0.00
1913	*Liriodendron tulipifera*	Tulip Poplar	8"	Leader Broken	31.25
1914	*Liriodendron tulipifera*	Tulip Poplar	18"		84.38
1915	*Liriodendron tulipifera*	Tulip Poplar	16"		78.13
1916	*Liriodendron tulipifera*	Tulip Poplar	11"		65.63
1917	*Liriodendron tulipifera*	Tulip Poplar	21"		68.75
1918	*Acer rubrum*	Red Maple	4"	Leaning	68.75
1919	*Juniperus Virginiana*	Eastern Red Cedar	7"	Dead	0.00
1920	*Liriodendron tulipifera*	Tulip Poplar	16"		81.25
1921	*Liriodendron tulipifera*	Tulip Poplar	5"		71.88
1922	*Acer rubrum*	Red Maple	11"		68.75
1923	*Liriodendron tulipifera*	Tulip Poplar	12"		81.25
1924	*Liriodendron tulipifera*	Tulip Poplar	13"		71.88
1925	*Liriodendron tulipifera*	Tulip Poplar	12"	Trunk Damage/Decay	50.00
1926	*Prunus serotina*	Black Cherry	5"	Leaning	56.25
1927	*Prunus serotina*	Black Cherry	12"	Heavy Ivy	53.13
1928	*Prunus serotina*	Black Cherry	15"		71.88
1929	*Prunus serotina*	Black Cherry	6"	Vines Growing On	56.25
1930	*Prunus serotina*	Black Cherry	14"	Vines Growing On	59.38
1931	*Prunus serotina*	Black Cherry	7"	Dead	0.00
1932	*Liriodendron tulipifera*	Tulip Poplar	8"	Twisted Leader	62.50
1933	*Prunus serotina*	Black Cherry	5"	Dead	0.00
1934	*Prunus serotina*	Black Cherry	8"	Leaning Over	59.38
1935	*Prunus serotina*	Black Cherry	18"		75.00
1936	*Prunus serotina*	Black Cherry	8"	Dead	0.00
1937	*Prunus serotina*	Black Cherry	17"	Vines Growing On	62.50
1938	*Prunus serotina*	Black Cherry	10"		68.75
1939	*Pinus virginiana*	Virginia Pine	8"	Dead	0.00
1940	*Liriodendron tulipifera*	Tulip Poplar	27"		90.63
1941	*Prunus serotina*	Black Cherry	12"	Dead	0.00
1942	*Pinus virginiana*	Virginia Pine	10"	Dead	0.00
1943	*Prunus serotina*	Black Cherry	11"	Twisted Leader	40.63
1944	*Prunus serotina*	Black Cherry	21"		78.13
1945	*Juniperus Virginiana*	Eastern Red Cedar	6"	Dead	0.00
1946	*Acer rubrum*	Red Maple	10"		75.00
1947	*Acer rubrum*	Red Maple	13"	Multi-Stem; 1 Dead	65.63
1948	*Prunus serotina*	Black Cherry	14"		71.88
1949	*Prunus serotina*	Black Cherry	12"	Vines Growing On	62.50
1950	*Pinus virginiana*	Virginia Pine	9"	Dead	0.00
1951	*Acer rubrum*	Red Maple	6"	Bent Over	37.50
1952	*Pinus virginiana*	Virginia Pine	10"	Dead	0.00
1953	*Juniperus Virginiana*	Eastern Red Cedar	7"	Dead; Ivy	0.00
1954	*Pinus virginiana*	Virginia Pine	7"	Dead	0.00
1955	*Pinus virginiana*	Virginia Pine	11"	Heavy Ivy	40.63
1956	*Pinus virginiana*	Virginia Pine	14"	Heavy Ivy	43.75
1957	*Acer rubrum*	Red Maple	12"	Heavy Ivy	62.50
1958	*Pinus virginiana*	Virginia Pine	12"		50.00
1959	*Liriodendron tulipifera*	Tulip Poplar	10"		71.88
1960	*Pinus virginiana*	Virginia Pine	9"	Dead	0.00
1961	*Pinus virginiana*	Virginia Pine	8"		46.88
1962	*Acer rubrum*	Red Maple	9"	Ivy	59.38
1963	*Pinus virginiana*	Virginia Pine	9"	Ivy	46.88
1964	*Pinus virginiana*	Virginia Pine	8"	Dead	0.00
1965	*Pinus virginiana*	Virginia Pine	8"	Ivy	65.63
1966	*Pinus virginiana*	Virginia Pine	10"	Vines Growing On	37.50
1967	*Prunus serotina*	Black Cherry	17"		71.88
1968	*Pinus virginiana*	Virginia Pine	8"	Vines Growing On	37.50
1969	*Pinus virginiana*	Virginia Pine	7"	Vines Growing On	37.50
1970	*Pinus virginiana*	Virginia Pine	6"	Vines Growing On	43.75
1971	*Pinus virginiana*	Virginia Pine	8"	Co-Dominant; Vines	37.50
1972	*Pinus virginiana*	Virginia Pine	7"	Dead	0.00
1973	*Pinus virginiana*	Virginia Pine	8"	Vines Growing On	43.75
1974	*Pinus virginiana*	Virginia Pine	8"		53.13
1975	*Pinus virginiana*	Virginia Pine	6"		46.88
1976	*Juniperus Virginiana*	Eastern Red Cedar	5"		56.25
1977	*Pinus virginiana*	Virginia Pine	14"	Vines Growing On	43.75
1978	*Pinus virginiana*	Virginia Pine	11"	Vines Growing On	43.75
1979	*Pinus virginiana*	Virginia Pine	11"	Ivy	37.50
1980	*Acer rubrum*	Red Maple	5"		62.50
1981	*Pinus virginiana*	Virginia Pine	8"		50.00
1982	*Pinus virginiana*	Virginia Pine	7"		56.25
1983	*Acer rubrum*	Red Maple	6"		68.75
1984	*Pinus virginiana*	Virginia Pine	8"		53.13
1985	*Pinus virginiana*	Virginia Pine	7"		50.00
1986	*Pinus virginiana*	Virginia Pine	6"	Dead	0.00
1987	*Pinus virginiana*	Virginia Pine	6"	Heavy Ivy	50.00
1988	*Pinus virginiana*	Virginia Pine	10"	Dead	0.00
1989	*Pinus virginiana*	Virginia Pine	10"	Heavy Ivy	43.75
1990	*Liriodendron tulipifera*	Tulip Poplar	15"		78.13
1991	*Pinus virginiana*	Virginia Pine	7"	Leader Broken; Dead	0.00
1992	*Pinus virginiana*	Virginia Pine	10"	Ivy	59.38
1993	*Prunus serotina*	Black Cherry	13"	Co-Dominant; Ivy	40.63
1994	*Pinus virginiana*	Virginia Pine	7"	Dead	0.00
1995	*Liriodendron tulipifera*	Tulip Poplar	4"		59.38
1996	*Acer rubrum*	Red Maple	4"		71.88
1997	*Pinus virginiana*	Virginia Pine	10"	Vines Growing On	43.75
1998	*Pinus virginiana*	Virginia Pine	10"	Vines Growing On	43.75
1999	*Pinus virginiana*	Virginia Pine	8"	Dead	0.00
2000	*Pinus virginiana*	Virginia Pine	10"		56.25

REVISIONS
No. | DATE | DESCRIPTION

PLAN DATE
01/04/2016
01/28/2016
05/06/2016
05/27/2016
08/22/2016

urban

COMMONWEALTH OF VIRGINIA
Kevin J. Tankersley
Lic. No. 983
LANDSCAPE ARCHITECT

TREE ANALYSIS
RESTON EASTGATE
CDPA-FDPA
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE: JAN. 2016
SCALE: N/A
C.I.=N/A

SHEET 28M OF 36

FILE No. RZ-12794

Urban, Ltd - J:\XXBG\Reston\917\CDPA_FDPA\32-TREE INVENTORY.dwg [LAYOUT (33)] August 22, 2016 - 2:26pm

TREE INVENTORY & CONDITION ANALYSIS

TREE NO.	BOTANICAL NAME	SPECIES	SIZE DBH (in)	COMMENTS	CONDITION RATING
2001	*Pinus virginiana*	Virginia Pine	12"	Vines Growing On	46.88
2002	*Pinus virginiana*	Virginia Pine	4"	Dead	0.00
2003	*Prunus serotina*	Black Cherry	9"		78.13
2004	*Acer rubrum*	Red Maple	11"		84.38
2005	*Pinus virginiana*	Virginia Pine	9"	Dead	0.00
2006	*Pinus virginiana*	Virginia Pine	10"	Dead	0.00
2007	*Liriodendron tulipifera*	Tulip Poplar	23"		87.50
2008	*Pinus virginiana*	Virginia Pine	8"		50.00
2009	*Prunus serotina*	Black Cherry	7"	Ivy	59.38
2010	*Acer rubrum*	Red Maple	12"		50.00
2011	*Pinus virginiana*	Virginia Pine	6"	Dead	0.00
2012	*Pinus virginiana*	Virginia Pine	6"	Dead	0.00
2013	*Pinus virginiana*	Virginia Pine	6"	Dead	0.00
2014	*Pinus virginiana*	Virginia Pine	10"	Heavy Ivy	40.63
2015	*Liriodendron tulipifera*	Tulip Poplar	23"		71.88
2016	*Pinus virginiana*	Virginia Pine	6"		50.00
2018	*Pinus virginiana*	Virginia Pine	5"	Dead	0.00
2019	*Pinus virginiana*	Virginia Pine	9"	Vines Growing On	43.75
2020	*Prunus serotina*	Black Cherry	6"		59.38
2021	*Pinus virginiana*	Virginia Pine	9"		53.13
2022	*Pinus virginiana*	Virginia Pine	11"		56.25
2023	*Pinus virginiana*	Virginia Pine	5"	Dead	0.00
2024	*Acer rubrum*	Red Maple	5"		78.13
2025	*Liriodendron tulipifera*	Tulip Poplar	14"		84.38
2026	*Liriodendron tulipifera*	Tulip Poplar	13"	Ivy	65.63
2027	*Liriodendron tulipifera*	Tulip Poplar	12"		75.00
2028	*Prunus serotina*	Black Cherry	15"	Heavy Ivy; In Decline	34.38
2029	*Pinus virginiana*	Virginia Pine	10"	Dead	0.00
2030	*Prunus serotina*	Black Cherry	12"		78.13
2031	*Acer rubrum*	Red Maple	6"	Leaning; Heavy Ivy	43.75
2032	*Pinus virginiana*	Virginia Pine	8"		53.13
2033	*Prunus serotina*	Black Cherry	9"	Ivy	62.50
2034	*Prunus serotina*	Black Cherry	5"	Dead	0.00
2035	*Pinus virginiana*	Virginia Pine	10"	Ivy	53.13
2036	*Prunus serotina*	Black Cherry	7"	Vines Growing On	59.38
2037	*Prunus serotina*	Black Cherry	10"	Vines Growing On	65.63
2038	*Liriodendron tulipifera*	Tulip Poplar	25"		87.50
2039	*Prunus serotina*	Black Cherry	5"	Vines Growing On	46.88
2040	*Acer rubrum*	Red Maple	6"	Co-Dominant	65.63
2041	*Acer rubrum*	Red Maple	5"		75.00
2042	*Prunus serotina*	Black Cherry	12"	Multi-Stem; Dead	0.00
2043	*Liriodendron tulipifera*	Tulip Poplar	23"		81.25
2044	*Liriodendron tulipifera*	Tulip Poplar	14"	Vines Growing On	59.38
2045	*Pinus virginiana*	Virginia Pine	10"	Dead	0.00
2046	*Pinus virginiana*	Virginia Pine	7"	Dead	0.00
2047	*Acer rubrum*	Red Maple	6"		68.75
2048	*Acer rubrum*	Red Maple	8"	Co-Dominant; Vines	65.63
2049	*Prunus serotina*	Black Cherry	12"	Co-Dominant	59.38
2050	*Acer rubrum*	Red Maple	13"		78.13
2051	*Acer rubrum*	Red Maple	13"		62.50
2052	*Prunus serotina*	Black Cherry	4"	Trunk Bent	37.50
2053	*Prunus serotina*	Black Cherry	13"	Vines Growing On	59.38
2054	*Pinus virginiana*	Virginia Pine	10"	Dead	0.00
2055	*Pinus virginiana*	Virginia Pine	8"	Dead	0.00
2056	*Liriodendron tulipifera*	Tulip Poplar	19"	Multi-Leader	71.88
2057	*Pinus virginiana*	Virginia Pine	4"	Dead	0.00
2058	*Pinus virginiana*	Virginia Pine	12"	Vines Growing On	40.63
2059	*Liriodendron tulipifera*	Tulip Poplar	18"		87.50
2060	*Pinus virginiana*	Virginia Pine	15"	Multi-Leader	43.75
2061	*Pinus virginiana*	Virginia Pine	10"		46.88
2062	*Liriodendron tulipifera*	Tulip Poplar	11"		71.88
2063	*Pinus virginiana*	Virginia Pine	10"	Dead	0.00
2064	*Prunus serotina*	Black Cherry	11"		78.13
2065	*Pinus virginiana*	Virginia Pine	9"	Vines Growing On	68.75
2066	*Prunus serotina*	Black Cherry	10"		75.00
2067	*Pinus virginiana*	Virginia Pine	9"	Dying; Vines	18.75
2068	*Pinus virginiana*	Virginia Pine	7"	Dead	0.00
2069	*Pinus virginiana*	Virginia Pine	8"	Dead	0.00
2070	*Liriodendron tulipifera*	Tulip Poplar	10"		78.13
2071	*Liriodendron tulipifera*	Tulip Poplar	10"	Minor Die Back	68.75
2072	*Acer rubrum*	Red Maple	9"		68.75
2073	*Acer rubrum*	Red Maple	13"		75.00
2074	*Liriodendron tulipifera*	Tulip Poplar	20"	Curved Trunk	71.88
2075	*Pinus virginiana*	Virginia Pine	7"		50.00
2076	*Pinus virginiana*	Virginia Pine	8"	Vines Growing On	43.75
2077	*Pinus virginiana*	Virginia Pine	12"	Vines Growing On	46.88
2078	*Acer rubrum*	Red Maple	5"		68.75
2079	*Pinus virginiana*	Virginia Pine	11"	Vines Growing On	40.63
2080	*Pinus virginiana*	Virginia Pine	10"	Vines Growing On	43.75
2081	*Pinus virginiana*	Virginia Pine	9"	Vines Growing On	43.75
2082	*Pinus virginiana*	Virginia Pine	9"	Dead	0.00
2083	*Pinus virginiana*	Virginia Pine	11"	Vines Growing On	43.75
2084	*Pinus virginiana*	Virginia Pine	10"	Vines Growing On	43.75
2085	*Liriodendron tulipifera*	Tulip Poplar	25"	Vines Growing On	71.88
2086	*Prunus serotina*	Black Cherry	9"	Dead	0.00
2087	*Acer rubrum*	Red Maple	6"	Dead	0.00
2088	*Prunus serotina*	Black Cherry	17"	Co-Dominant; Vines	53.13
2089	*Juniperus Virginiana*	Eastern Red Cedar	8"	Vines Growing On	46.88
2090	*Pinus virginiana*	Virginia Pine	8"	Vines Growing On	46.88
2091	*Juniperus Virginiana*	Eastern Red Cedar	8"	Bent Over	37.50
2092	*Prunus serotina*	Black Cherry	12"		75.00
2093	*Acer rubrum*	Red Maple	11"	Dying	21.88
2094	*Pinus virginiana*	Virginia Pine	12"	Dead	0.00
2095	*Pinus virginiana*	Virginia Pine	10"	Vines Growing On	46.88
2096	*Pinus virginiana*	Virginia Pine	9"	Dead; Fallen Over	0.00
2097	*Prunus serotina*	Black Cherry	15"		71.88
2098	*Pinus virginiana*	Virginia Pine	14"	Dead	0.00
2099	*Liriodendron tulipifera*	Tulip Poplar	28"	Leaning	65.63
2100	*Prunus serotina*	Black Cherry	16"	Co-Dominant	62.50

TREE INVENTORY & CONDITION ANALYSIS

TREE NO.	BOTANICAL NAME	SPECIES	SIZE DBH (in)	COMMENTS	CONDITION RATING
2101	*Prunus serotina*	Black Cherry	9"		62.50
2102	*Prunus serotina*	Black Cherry	14"	Vines Growing On	56.25
2103	*Prunus serotina*	Black Cherry	5"	Dying	18.75
2104	*Prunus serotina*	Black Cherry	13"		65.63
2105	*Acer rubrum*	Red Maple	7"	Vines Growing On	62.50
2106	*Liriodendron tulipifera*	Tulip Poplar	22"		81.25
2107	*Prunus serotina*	Black Cherry	7"	Curved Trunk	62.50
2108	*Prunus serotina*	Black Cherry	8"		68.75
2109	*Liriodendron tulipifera*	Tulip Poplar	15"		81.25
2110	*Pinus virginiana*	Virginia Pine	7"	Dead	0.00
2111	*Juniperus Virginiana*	Eastern Red Cedar	8"	Dead	0.00
2112	*Prunus serotina*	Black Cherry	10"		65.63
2113	*Pinus virginiana*	Virginia Pine	11"	Dead	0.00
2114	*Pinus virginiana*	Virginia Pine	8"	Dead	0.00
2115	*Liriodendron tulipifera*	Tulip Poplar	10"		71.88
2116	*Liriodendron tulipifera*	Tulip Poplar	19"	Broken Branches	62.50
2117	*Pinus virginiana*	Virginia Pine	10"	Dead; Fallen Over	0.00
2118	*Pinus virginiana*	Virginia Pine	8"	Dead	0.00
2119	*Liriodendron tulipifera*	Tulip Poplar	10"		84.38
2120	*Prunus serotina*	Black Cherry	7"		62.50
2121	*Acer rubrum*	Red Maple	11"		75.00
2122	*Acer rubrum*	Red Maple	13"		68.75
2123	*Acer rubrum*	Red Maple	8"	Leaning	68.75
2124	*Acer rubrum*	Red Maple	12"		78.13
2125	*Liriodendron tulipifera*	Tulip Poplar	14"		81.25
2126	*Pinus virginiana*	Virginia Pine	10"	Dead	0.00
2127	*Liriodendron tulipifera*	Tulip Poplar	19"		87.50
2128	*Liriodendron tulipifera*	Tulip Poplar	12"		75.00
2129	*Pinus virginiana*	Virginia Pine	12"	Dead	0.00
2130	*Pinus virginiana*	Virginia Pine	7"	Dead	0.00
2131	*Pinus virginiana*	Virginia Pine	10"	Dead	0.00
2132	*Pinus virginiana*	Virginia Pine	11"	Dying	18.75
2133	*Liriodendron tulipifera*	Tulip Poplar	13"		81.25
2134	*Pinus virginiana*	Virginia Pine	8"	Dead	0.00
2135	*Pinus virginiana*	Virginia Pine	7"	Dead	0.00
2136	*Pinus virginiana*	Virginia Pine	10"	Vines Growing On	43.75
2137	*Pinus virginiana*	Virginia Pine	9"	Vines Growing On	43.75
2138	*Pinus virginiana*	Virginia Pine	12"		46.88
2139	*Pinus virginiana*	Virginia Pine	7"	Dead	0.00
2140	*Pinus virginiana*	Virginia Pine	10"	Dead	0.00
2141	*Pinus virginiana*	Virginia Pine	7"	Dying	18.75
2142	*Pinus virginiana*	Virginia Pine	5"	Dying	21.88
2143	*Pinus virginiana*	Virginia Pine	12"		37.50
2144	*Pinus virginiana*	Virginia Pine	9"	Dead	0.00
2145	*Pinus virginiana*	Virginia Pine	6"	Dead	0.00
2146	*Pinus virginiana*	Virginia Pine	11"		50.00
2147	*Pinus virginiana*	Virginia Pine	10"	Multi-Leader	46.88
2148	*Pinus virginiana*	Virginia Pine	11"	Vines Growing On	43.75
2149	*Pinus virginiana*	Virginia Pine	11"	Dead	0.00
2150	*Prunus serotina*	Black Cherry	9"		56.25
2151	*Prunus serotina*	Black Cherry	14"	Vines Growing On	59.38
2152	*Prunus serotina*	Black Cherry	21"	Co-Dominant	59.38
2153	*Liriodendron tulipifera*	Tulip Poplar	12"	Twisted Trunk	56.25
2154	*Prunus serotina*	Black Cherry	30"	Multi-Stem	53.13
2155	*Acer rubrum*	Red Maple	6"		71.88
2156	*Liriodendron tulipifera*	Tulip Poplar	13"		84.38
2157	*Pinus virginiana*	Virginia Pine	9"	Multi-Leader; Vines	43.75
2158	*Pinus virginiana*	Virginia Pine	7"		46.88
2159	*Liriodendron tulipifera*	Tulip Poplar	5"		75.00
2160	*Liriodendron tulipifera*	Tulip Poplar	13"		78.13
2161	*Liriodendron tulipifera*	Tulip Poplar	13"		71.88
2162	*Liriodendron tulipifera*	Tulip Poplar	17"		78.13
2163	*Liriodendron tulipifera*	Tulip Poplar	22"	Multi-Leader; Trunk Wound	62.50
2164	*Acer rubrum*	Red Maple	5"		78.13
2165	*Liriodendron tulipifera*	Tulip Poplar	20"		81.25
2166	*Acer rubrum*	Red Maple	8"		78.13
2167	*Liriodendron tulipifera*	Tulip Poplar	19"		84.38
2168	*Liriodendron tulipifera*	Tulip Poplar	17"		78.13
2169	*Acer rubrum*	Red Maple	6"		71.88
2170	*Liriodendron tulipifera*	Tulip Poplar	17"		81.25
2171	*Pinus virginiana*	Virginia Pine	7"	Dead	0.00
2172	*Liriodendron tulipifera*	Tulip Poplar	14"		75.00
2173	*Liriodendron tulipifera*	Tulip Poplar	17"		71.88
2174	*Acer rubrum*	Red Maple	13"		81.25
2175	*Pinus virginiana*	Virginia Pine	11"	Dead	0.00
2176	*Pinus virginiana*	Virginia Pine	6"	Dead	0.00
2177	*Pinus virginiana*	Virginia Pine	8"		50.00
2178	*Liriodendron tulipifera*	Tulip Poplar	14"		81.25
2179	*Liriodendron tulipifera*	Tulip Poplar	11"		75.00
2180	*Liriodendron tulipifera*	Tulip Poplar	16"		75.00
2181	*Prunus serotina*	Black Cherry	16"	Multi-Leader	71.88
2182	*Liriodendron tulipifera*	Tulip Poplar	12"	Wound Along Leader	59.38
2183	*Acer rubrum*	Red Maple	10"	Multi-Stem	65.63
2184	*Pinus virginiana*	Virginia Pine	9"	Vines Growing On	40.63
2185	*Pinus virginiana*	Virginia Pine	12"	Vines Growing On	43.75
2186	*Pinus virginiana*	Virginia Pine	13"	Dead	0.00
2187	*Pinus virginiana*	Virginia Pine	12"		56.25
2188	*Pinus virginiana*	Virginia Pine	7"	Dead	0.00
2189	*Pinus virginiana*	Virginia Pine	7"	Dead	0.00
2190	*Liriodendron tulipifera*	Tulip Poplar	9"		62.50
2191	*Acer rubrum*	Red Maple	18"		81.25
2192	*Pinus virginiana*	Virginia Pine	10"	Vines Growing On	43.75
2193	*Liriodendron tulipifera*	Tulip Poplar	8"	Co-Dominant	62.50
2194	*Liriodendron tulipifera*	Tulip Poplar	14"		78.13
2195	*Pinus virginiana*	Virginia Pine	11"		53.13
2196	*Pinus virginiana*	Virginia Pine	8"	Vines Growing On	43.75
2197	*Pinus virginiana*	Virginia Pine	9"		50.00
2198	*Liriodendron tulipifera*	Tulip Poplar	12"	Twisted Leader	65.63
2199	*Pinus virginiana*	Virginia Pine	10"		53.13
2200	*Pinus virginiana*	Virginia Pine	8"	Dead	0.00

TREE INVENTORY & CONDITION ANALYSIS

TREE NO.	BOTANICAL NAME	SPECIES	SIZE DBH (in)	COMMENTS	CONDITION RATING
2201	*Liriodendron tulipifera*	Tulip Poplar	11"		75.00
2202	*Acer rubrum*	Red Maple	14"		81.25
2203	*Liriodendron tulipifera*	Tulip Poplar	17"		84.38
2204	*Liriodendron tulipifera*	Tulip Poplar	12"		78.13
2205	*Acer rubrum*	Red Maple	4"	Vines Growing On	65.63
2206	*Acer rubrum*	Red Maple	8"		75.00
2207	*Pinus virginiana*	Virginia Pine	8"		50.00
2208	*Acer rubrum*	Red Maple	10"		78.13
2209	*Pinus virginiana*	Virginia Pine	13"	Dead	0.00
2210	*Liriodendron tulipifera*	Tulip Poplar	20"		75.00
2211	*Liriodendron tulipifera*	Tulip Poplar	15"	Twisted Leader	71.88
2212	*Liriodendron tulipifera*	Tulip Poplar	8"	Curved Leader	62.50
2213	*Prunus serotina*	Black Cherry	9"	Dead	0.00
2214	*Pinus virginiana*	Virginia Pine	10"	Vines Growing On	40.63
2215	*Pinus virginiana*	Virginia Pine	11"	Vines Growing On	43.75
2216	*Liriodendron tulipifera*	Tulip Poplar	26"		87.50
2217	*Pinus virginiana*	Virginia Pine	8"	Dead	0.00
2218	*Pinus virginiana*	Virginia Pine	10"	Vines Growing On	43.75
2219	*Prunus serotina*	Black Cherry	16"	Co-Dominant; Vines	53.13
2220	*Pinus virginiana*	Virginia Pine	7"		46.88
2221	*Liriodendron tulipifera*	Tulip Poplar	19"		84.38
2222	*Liriodendron tulipifera*	Tulip Poplar	19"	Curved Leader	71.88
2223	*Pinus virginiana*	Virginia Pine	9"	Vines Growing On	40.63
2224	*Pinus virginiana*	Virginia Pine	11"	Vines Growing On	43.75
2225	*Pinus virginiana*	Virginia Pine	12"	Vines Growing On	43.75
2226	*Juniperus Virginiana*	Eastern Red Cedar	8"	Vines Growing On	37.50
2227	*Pinus virginiana*	Virginia Pine	15"	Multi-Leader; Vines	43.75
2228	*Acer rubrum*	Red Maple	10"		81.25
2229	*Pinus virginiana*	Virginia Pine	10"	Dying	18.75
2230	*Pinus virginiana*	Virginia Pine	8"		50.00
2231	*Pinus virginiana*	Virginia Pine	11"		56.25
2232	*Pinus virginiana*	Virginia Pine	7"		46.88
2233	*Pinus virginiana*	Virginia Pine	12"		50.00
2234	*Pinus virginiana*	Virginia Pine	12"		46.88
2235	*Prunus serotina*	Black Cherry	4"		68.75
2236	*Prunus serotina*	Black Cherry	10"		65.63
2237	*Pinus virginiana*	Virginia Pine	8"	Multi-Stem; Dead	0.00
2238	*Pinus virginiana*	Virginia Pine	8"	Dead	0.00
2239	*Liriodendron tulipifera*	Tulip Poplar	22"		81.63
2240	*Liriodendron tulipifera*	Tulip Poplar	13"	Vines Growing On	65.63
2241	*Pinus virginiana*	Virginia Pine	13"	Dead	0.00
2242	*Prunus serotina*	Black Cherry	9"	Vines Growing On	59.38
2243	*Pinus virginiana*	Virginia Pine	11"	Dead	0.00
2244	*Pinus virginiana*	Virginia Pine	10"		50.00
2245	*Pinus virginiana*	Virginia Pine	6"		46.88
2246	*Pinus virginiana*	Virginia Pine	5"		50.00
2247	*Pinus virginiana*	Virginia Pine	7"	Vines Growing On	43.75
2248	*Pinus virginiana*	Virginia Pine	6"		40.88
2249	*Pinus virginiana*	Virginia Pine	5"		50.00
2250	*Pinus virginiana*	Virginia Pine	10"		53.13
2251	*Pinus virginiana*	Virginia Pine	11"		46.88
2252	*Pinus virginiana*	Virginia Pine	10"		53.13
2253	*Pinus virginiana*	Virginia Pine	14"		53.13
2254	*Pinus virginiana*	Virginia Pine	14"		50.00
2255	*Pinus virginiana*	Virginia Pine	15"		50.00
2256	*Pinus virginiana*	Virginia Pine	7"		50.00
2257	*Pinus virginiana*	Virginia Pine	13"		53.13
2258	*Pinus virginiana*	Virginia Pine	10"	Twisted Trunk	43.75
2259	*Acer rubrum*	Red Maple	24"	Co-Dominant	71.88
2260	*Pinus virginiana*	Virginia Pine	8"		46.88
2261	*Pinus virginiana*	Virginia Pine	7"		43.88
2262	*Prunus serotina*	Black Cherry	10"	Curved Leader	
2263	*Pinus virginiana*	Virginia Pine	8"		46.88
2264	*Pinus virginiana*	Virginia Pine	9"	Dead	0.00
2265	*Pinus virginiana*	Virginia Pine	8"	Dead	0.00
2266	*Acer rubrum*	Red Maple	9"		75.00
2267	*Acer rubrum*	Red Maple	10"		78.13
2268	*Prunus serotina*	Black Cherry	8"	Twisted Trunk; Vines	53.13
2269	*Pinus virginiana*	Virginia Pine	14"	Vines Growing On	40.63
2270	*Pinus virginiana*	Virginia Pine	8"	Vines Growing On	43.75
2271	*Prunus serotina*	Black Cherry	16"	Vines Growing On	59.38
2272	*Pinus virginiana*	Virginia Pine	7"	Dead	0.00
2273	*Pinus virginiana*	Virginia Pine	11"	Vines Growing On	50.00
2274	*Pinus virginiana*	Virginia Pine	10"	Vines Growing On	43.75
2275	*Pinus virginiana*	Virginia Pine	9"	Dead	0.00
2276	*Pinus virginiana*	Virginia Pine	5"	Dead	0.00
2277	*Pinus virginiana*	Virginia Pine	12"	Vines Growing On	40.88
2278	*Liriodendron tulipifera*	Tulip Poplar	5"		75.00
2279	*Pinus virginiana*	Virginia Pine	10"		53.13
2280	*Pinus virginiana*	Virginia Pine	8"		56.25
2281	*Pinus taeda*	Loblolly Pine	7"	Vines Growing On	46.88
2282	*Pinus virginiana*	Virginia Pine	14"	Vines Growing On	46.88
2283	*Prunus serotina*	Black Cherry	5"	Curved Trunk	59.38
2284	*Pinus echinata*	Shortleaf Pine	17"		62.50
2285	*Quercus Macrocarpa*	Bur Oak	15"		71.88
2286	*Prunus serotina*	Black Cherry	8"	Trunk Leakage	53.13
2287	*Pinus echinata*	Shortleaf Pine	7"	Dead	0.00
2288	*Pinus echinata*	Shortleaf Pine	8"	Vines Growing On	56.25
2289	*Prunus serotina*	Black Cherry	12"	Vines Growing On	59.38
2290	*Juniperus Virginiana*	Eastern Red Cedar	6"	Dead	0.00
2291	*Pinus virginiana*	Virginia Pine	7"	Leaning;Vines	37.50
2292	*Pinus echinata*	Shortleaf Pine	11"		59.38
2293	*Pinus virginiana*	Virginia Pine	7"	Dead	0.00
2294	*Pinus virginiana*	Virginia Pine	11"	Vines Growing On	43.75
2295	*Prunus serotina*	Black Cherry	9"	Vines Growing On	59.38
2296	*Prunus serotina*	Black Cherry	11"		78.13
2297	*Pinus virginiana*	Virginia Pine	11"	Vines Growing On	43.75
2298	*Pinus virginiana*	Virginia Pine	9"		53.13
2299	*Pinus virginiana*	Virginia Pine	15"	Vines Growing On	50.00
2300	*Pinus virginiana*	Virginia Pine	9"	Vines Growing On	40.63

TREE INVENTORY & CONDITION ANALYSIS

TREE NO.	BOTANICAL NAME	SPECIES	SIZE DBH (in)	COMMENTS	CONDITION RATING
2301	*Pinus virginiana*	Virginia Pine	12"	Vines Growing On	37.50
2302	*Pinus virginiana*	Virginia Pine	6"	Dead	0.00
2303	*Pinus virginiana*	Virginia Pine	14"	Vines Growing On	37.50
2304	*Acer rubrum*	Red Maple	6"	Dying;Vines	21.88
2305	*Acer rubrum*	Red Maple	11"	Vines Growing On	62.50
2306	*Pinus virginiana*	Virginia Pine	14"	Vines Growing On	40.63
2307	*Prunus serotina*	Black Cherry	13"	Curved Leader	65.63
2308	*Pinus virginiana*	Virginia Pine	9"	Vines Growing On	43.75
2309	*Pinus virginiana*	Virginia Pine	13"	Vines Growing On	43.75
2310	*Liriodendron tulipifera*	Tulip Poplar	19"		75.00
2311	*Pinus virginiana*	Virginia Pine	11"	Vines Growing On	37.50
2312	*Pinus virginiana*	Virginia Pine	13"	Vines Growing On	40.63
2313	*Pinus virginiana*	Virginia Pine	8"	Leaning; Vines	43.75
2314	*Acer rubrum*	Red Maple	12"	Vines Growing On	62.50
2315	*Liriodendron tulipifera*	Tulip Poplar	15"	Vines; Bent Leader	56.25
2317	*Liriodendron tulipifera*	Tulip Poplar	4"	Twisted Trunk; Vines	53.13
2318	*Acer rubrum*	Red Maple	5"	Dead	0.00
2319	*Acer rubrum*	Red Maple	9"	Twisted Trunk; Vines	56.25
2320	*Acer rubrum*	Red Maple	7"		78.13
2321	*Liriodendron tulipifera*	Tulip Poplar	15"	Multi-Leader	59.38
2322	*Pinus virginiana*	Virginia Pine	9"	Dead	0.00
2323	*Liriodendron tulipifera*	Tulip Poplar	8"	Multi-Leader;Vines	59.38
2324	*Acer rubrum*	Red Maple	13"		78.13
2325	*Acer rubrum*	Red Maple	9"		81.25
2326	*Prunus serotina*	Black Cherry	9"		71.88
2327	*Acer rubrum*	Red Maple	9"		71.88
2328	*Acer rubrum*	Red Maple	9"	Multi-Stem; Dead	62.50
2329	*Acer rubrum*	Red Maple	7"		75.00
2330	*Acer rubrum*	Red Maple	7"		75.00
2331	*Acer rubrum*	Red Maple	7"	Vines Growing on	62.50
2332	*Acer rubrum*	Red Maple	29"	Co-Dominant	78.13
2333	*Acer rubrum*	Red Maple	8"	Vines Growing on	56.25
2334	*Liriodendron tulipifera*	Tulip Poplar	18"		71.88
2335	*Prunus serotina*	Black Cherry	19"	Co-Dominant; Vines	56.25
2336	*Liriodendron tulipifera*	Tulip Poplar	19"	Vines Growing on	65.63
2337	*Prunus serotina*	Black Cherry	12"	Vines Growing on	59.38
2338	*Prunus serotina*	Black Cherry	5"	Vines Growing on	50.00
2339	*Prunus serotina*	Black Cherry	15"	Leaning; Vines	46.88
2340	*Nyssa sylvatica*	Sourgum	22"		75.00
2341	*Prunus serotina*	Black Cherry	9"	Dead	0.00
2342	*Prunus serotina*	Black Cherry	9"	Vines; Leaning	59.38
2343	*Prunus serotina*	Black Cherry	10"	Vines Growing on	65.63
2344	*Acer rubrum*	Red Maple	5"		75.00
2345	*Pinus virginiana*	Virginia Pine	12"	Vines Growing on	43.75
2346	*Prunus serotina*	Black Cherry	6"	Dead	0.00
2347	*Juniperus Virginiana*	Eastern Red Cedar	17"	Co-Dominant; Vines	46.88
2348	*Liriodendron tulipifera*	Tulip Poplar	18"	Uprooted; Leaning	46.88
2349	*Pinus virginiana*	Virginia Pine	12"	Vines Growing on	40.88
2350	*Acer rubrum*	Red Maple	6"		65.63
2351	*Acer rubrum*	Red Maple	35"	Co-Dominant	75.00
2352	*Prunus serotina*	Black Cherry	7"	Vines Growing on	62.50
2353	*Prunus serotina*	Black Cherry	17"		71.88
2354	*Acer rubrum*	Red Maple	15"		75.00
2355	*Nyssa sylvatica*	Sourgum	10"	Vines Growing on	62.50
2356	*Prunus serotina*	Black Cherry	11"		65.63
2357	*Liriodendron tulipifera*	Tulip Poplar	15"		75.00
2358	*Pinus virginiana*	Virginia Pine	15"	Multi-Leader; Vines	43.75
2359	*Acer rubrum*	Red Maple	5"	Dead	0.00
2360	*Pinus virginiana*	Virginia Pine	5"	Dead	0.00
2361	*Acer rubrum*	Red Maple	15"	Co-Dominant	78.13
2362	*Acer rubrum*	Red Maple	8"	Roots Exposed From Erosion	53.13
2363	*Acer rubrum*	Red Maple	7"	Dead	0.00
2364	*Acer rubrum*	Red Maple	15"		81.25
2365	*Liriodendron tulipifera*	Tulip Poplar	17"	Dead	0.00
2366	*Pinus virginiana*	Virginia Pine	8"	Dead	0.00
2367	*Acer rubrum*	Red Maple	10"	Minor Die Back; Vines	
2368	*Acer rubrum*	Red Maple	13"	Dead	0.00
2369	*Acer rubrum*	Red Maple	9"	Vines Growing on	62.50
2370	*Acer rubrum*	Red Maple	8"	Vines Growing on	59.38
2371	*Pinus virginiana*	Virginia Pine	17"		56.25
2372	*Prunus serotina*	Black Cherry	11"	Dead	0.00
2373	*Acer rubrum*	Red Maple	10"		75.00
2374	*Pinus virginiana*	Virginia Pine	6"	Vines Growing on	37.50
2375	*Liriodendron tulipifera*	Tulip Poplar	24"		87.50
2376	*Pinus virginiana*	Virginia Pine	10"	Vines Growing on	43.75
2377	*Pinus virginiana*	Virginia Pine	7"	Dead	0.00
2378	*Pinus virginiana*	Virginia Pine	9"	Vines Growing on	40.63
2379	*Pinus virginiana*	Virginia Pine	14"	Vines Growing on	43.75
2380	*Pinus virginiana*	Virginia Pine	14"	Vines Growing on	40.63
2381	*Liriodendron tulipifera*	Tulip Poplar	18"	Curve In Leader	71.88
2382	*Pinus virginiana*	Virginia Pine	15"	Multi-Stem; Vines	40.63
2383	*Pinus virginiana*	Virginia Pine	7"	Dead	0.00
2384	*Pinus virginiana*	Virginia Pine	12"	Vines Growing on	43.75
2385	*Pinus virginiana*	Virginia Pine	10"	Dying; Vines	18.75
2386	*Pinus virginiana*	Virginia Pine	10"	Dead	0.00
2387	*Acer rubrum*	Red Maple	15"		84.38
2388	*Pinus virginiana*	Virginia Pine	5"	Dead	0.00
2389	*Pinus virginiana*	Virginia Pine	11"	Multi-Leader	43.75
2390	*Pinus virginiana*	Virginia Pine	9"	Multi-Leader	43.75
2391	*Pinus virginiana*	Virginia Pine	10"	Dying	21.88
2392	*Pinus virginiana*	Virginia Pine	8"	Dead	0.00
2393	*Liriodendron tulipifera*	Tulip Poplar	17"		78.13
2394	*Pinus virginiana*	Virginia Pine	10"	Vines Growing on	43.75
2395	*Pinus virginiana*	Virginia Pine	8"	Leaning	46.88
2396	*Pinus virginiana*	Virginia Pine	9"		53.13
2397	*Pinus virginiana*	Virginia Pine	8"		46.88
2398	*Acer rubrum*	Red Maple	7"		78.13
2399	*Pinus virginiana*	Virginia Pine	10"	Vines Growing on	43.75
2400	*Pinus virginiana*	Virginia Pine	7"	Dead	0.00

REVISIONS

urban

Kevin J. Tankersley
Lic. No. 983

TREE ANALYSIS

RESTON EASTGATE
CDPA-FDPA
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE: JAN. 2016

SCALE: N/A

C.I.= N/A

SHEET 28N OF 36

FILE No. RZ-12794

TREE INVENTORY & CONDITION ANALYSIS

TREE NO.	BOTANICAL NAME	SPECIES	SIZE DBH (in)	COMMENTS	CONDITION RATING
2401	*Pinus virginiana*	Virginia Pine	8"	Dead	0.00
2402	*Pinus virginiana*	Virginia Pine	11"	Vines Growing on	46.88
2403	*Pinus virginiana*	Virginia Pine	10"	Dead	0.00
2404	*Pinus virginiana*	Virginia Pine	12"		56.25
2405	*Pinus virginiana*	Virginia Pine	8"	Dead	0.00
2406	*Prunus serotina*	Black Cherry	10"	Vines Growinn on	56.25
2407	*Pinus virginiana*	Virginia Pine	5"	Dead	0.00
2408	*Catalpa speciosa*	Northern Catalpa	8"	Vines Growing on; Multi Leader	53.13
2409	*Prunus serotina*	Black Cherry	15"	Curved Trunk	56.25
2411	*Liriodendron tulipifera*	Tulip Poplar	21"		81.25
2412	*Prunus serotina*	Black Cherry	10"	Vines Growing On	53.13
2413	*Prunus serotina*	Black Cherry	7"	Leaning; Vines	53.13
2414	*Liriodendron tulipifera*	Tulip Poplar	16"		87.50
2415	*Prunus serotina*	Black Cherry	11"		78.13
2416	*Liriodendron tulipifera*	Tulip Poplar	20"		84.38
2417	*Liriodendron tulipifera*	Tulip Poplar	8"	Broken Leader	15.63
2418	*Acer rubrum*	Red Maple	9"		81.25
2419	*Pinus virginiana*	Virginia Pine	10"	Multi-Leader; Dying	15.63
2420	*Pinus virginiana*	Virginia Pine	8"	Dying	18.75
2421	*Pinus virginiana*	Virginia Pine	7"	Vines Growing On	46.88
2422	*Pinus virginiana*	Virginia Pine	8"	Dead	0.00
2423	*Juniperus Virginiana*	Eastern Red Cedar	8"	Dead	0.00
2424	*Pinus virginiana*	Virginia Pine	10"	Vines Growing On	43.13
2425	*Acer rubrum*	Red Maple	16"		81.75
2426	*Acer rubrum*	Red Maple	5"		84.38
2427	*Liriodendron tulipifera*	Tulip Poplar	21"	Curved Trunk	62.50
2428	*Pinus virginiana*	Virginia Pine	9"	Dead	0.00
2429	*Pinus virginiana*	Virginia Pine	6"		46.88
2430	*Pinus virginiana*	Virginia Pine	11"		46.88
2431	*Pinus virginiana*	Virginia Pine	9"		50.00
2432	*Pinus virginiana*	Virginia Pine	8"		50.00
2433	*Pinus virginiana*	Virginia Pine	15"		58.25
2434	*Pinus virginiana*	Virginia Pine	16"		58.25
2435	*Pinus virginiana*	Virginia Pine	10"		46.88
2436	*Pinus virginiana*	Virginia Pine	7"	Dead	0.00
2437	*Acer rubrum*	Red Maple	4"		67.50
2438	*Pinus virginiana*	Virginia Pine	12"	Multi-Leader; Dying	0.00
2439	*Pinus virginiana*	Virginia Pine	7"		46.88
2440	*Pinus virginiana*	Virginia Pine	13"	Vines Growing On	43.75
2441	*Pinus virginiana*	Virginia Pine	6"		53.13
2442	*Pinus virginiana*	Virginia Pine	6"		53.13
2443	*Pinus virginiana*	Virginia Pine	7"		53.13
2444	*Pinus virginiana*	Virginia Pine	7"	Vines Growing On	43.75
2445	*Liriodendron tulipifera*	Tulip Poplar	8"		75.00
2446	*Liriodendron tulipifera*	Tulip Poplar	9"	Wound in Trunk	65.63
2447	*Pinus virginiana*	Virginia Pine	12"	Vines Growing On	43.75
2448	*Pinus virginiana*	Virginia Pine	11"		46.88
2449	*Pinus virginiana*	Virginia Pine	11"	Dead	0.00
2450	*Pinus virginiana*	Virginia Pine	7"		46.88
2451	*Liriodendron tulipifera*	Tulip Poplar	20"	Multi-Stem	71.88
2452	*Pinus virginiana*	Virginia Pine	8"	Dead	0.00
2453	*Pinus virginiana*	Virginia Pine	13"		53.13
2454	*Pinus virginiana*	Virginia Pine	7"	Dead	0.00
2455	*Pinus virginiana*	Virginia Pine	10"		50.00
2456	*Acer rubrum*	Red Maple	13"		84.38
2457	*Pinus virginiana*	Virginia Pine	6"	Dead	0.00
2458	*Liriodendron tulipifera*	Tulip Poplar	23"		81.25
2459	*Pinus virginiana*	Virginia Pine	6"		46.88
2460	*Pinus virginiana*	Virginia Pine	7"	Dead	0.00
2461	*Juniperus Virginiana*	Eastern Red Cedar	8"		62.50
2462	*Acer rubrum*	Red Maple	14"		81.25
2463	*Robinia pseudoacacia*	Black Locust	8"		71.88
2464	*Liriodendron tulipifera*	Tulip Poplar	15"		75.00
2465	*Pinus virginiana*	Virginia Pine	12"		56.25
2466	*Pinus virginiana*	Virginia Pine	4"	Dead	0.00
2467	*Pinus virginiana*	Virginia Pine	12"		58.25
2468	*Prunus serotina*	Black Cherry	14"		71.88
2469	*Pinus virginiana*	Virginia Pine	11"	Vines Growing On	50.00
2470	*Pinus strobus*	White Pine	23"		75.00
2471	*Liriodendron tulipifera*	Tulip Poplar	17"		71.88
2472	*Pinus virginiana*	Virginia Pine	11"	Vines Growing On	46.88
2473	*Pinus virginiana*	Virginia Pine	5"	Dead	0.00
2474	*Pinus virginiana*	Virginia Pine	4"	Dead	0.00
2475	*Acer rubrum*	Red Maple	16"	Multi-Stem; Die Back	56.25
2477	*Catalpa speciosa*	Northern Catalpa	15"	Dead	0.00
2478	*Catalpa speciosa*	Northern Catalpa	6"		59.38
2479	*Catalpa speciosa*	Northern Catalpa	11"	Dead	0.00
2480	*Catalpa speciosa*	Northern Catalpa	10"	Co-Dominant; Vines	46.88
2481	*Catalpa speciosa*	Northern Catalpa	11"	Vines Growing On	43.75
2482	*Catalpa speciosa*	Northern Catalpa	10"	Vines Growing On	56.25
2483	*Pinus virginiana*	Virginia Pine	14"	Vines Growing On	43.75
2484	*Pinus virginiana*	Virginia Pine	13"	Vines Growing On	43.75
2485	*Pinus virginiana*	Virginia Pine	8"	Vines Growing On	40.63
2486	*Pinus virginiana*	Virginia Pine	11"	Vines Growing On	43.75
2487	*Pinus virginiana*	Virginia Pine	8"	Dead	0.00
2488	*Pinus virginiana*	Virginia Pine	6"	Dead	0.00
2489	*Pinus virginiana*	Virginia Pine	12"		45.25
2490	*Pinus virginiana*	Virginia Pine	9"	Vines Growing On	43.75
2491	*Pinus virginiana*	Virginia Pine	8"	Vines Growing On	40.63
2492	*Acer rubrum*	Red Maple	13"		78.13
2493	*Prunus serotina*	Black Cherry	49"	Multi-Stem	62.50
2494	*Prunus serotina*	Black Cherry	10"	Vines Growing On	53.13
2495	*Pinus virginiana*	Virginia Pine	8"	Dead	0.00
2496	*Pinus virginiana*	Virginia Pine	7"	Dead	0.00
2497	*Liriodendron tulipifera*	Tulip Poplar	17"		84.38
2499	*Pinus virginiana*	Virginia Pine	11"	Vines Growing On	43.75
2500	*Pinus virginiana*	Virginia Pine	10"	Vines Growing On	40.63

TREE INVENTORY & CONDITION ANALYSIS

TREE NO.	BOTANICAL NAME	SPECIES	SIZE DBH (in)	COMMENTS	CONDITION RATING
2501	*Pinus virginiana*	Virginia Pine	8"	Dead	0.00
2502	*Pinus virginiana*	Virginia Pine	7"	Vines Growing On	40.63
2503	*Pinus virginiana*	Virginia Pine	7"	Dead	0.00
2504	*Pinus virginiana*	Virginia Pine	10"	Vines Growing On	43.75
2505	*Pinus virginiana*	Virginia Pine	8"		46.88
2506	*Pinus virginiana*	Virginia Pine	6"	Vines Growing On	43.75
2507	*Pinus virginiana*	Virginia Pine	7"	Vines Growing On; Dead	0.00
2508	*Prunus serotina*	Black Cherry	11"		65.63
2509	*Liriodendron tulipifera*	Tulip Poplar	25"	Vines Growing On	68.75
2510	*Prunus serotina*	Black Cherry	12"		71.88
2511	*Prunus serotina*	Black Cherry	11"	Dead	0.00
2512	*Prunus serotina*	Black Cherry	12"		62.50
2513	*Pinus virginiana*	Virginia Pine	11"		46.88
2514	*Pinus virginiana*	Virginia Pine	10"	Vines Growing On	43.75
2515	*Pinus virginiana*	Virginia Pine	10"	Vines Growing On	43.75
2516	*Acer rubrum*	Red Maple	5"	Dying	18.75
2517	*Pinus virginiana*	Virginia Pine	9"	Vines Growing On	43.75
2518	*Liriodendron tulipifera*	Tulip Poplar	26"		87.50
2519	*Pinus virginiana*	Virginia Pine	7"	Dead	0.00
2520	*Pinus virginiana*	Virginia Pine	8"	Vines Growing On	40.63
2521	*Pinus virginiana*	Virginia Pine	7"	Dead	0.00
2522	*Pinus virginiana*	Virginia Pine	10"	Vines Growing On	43.75
2523	*Pinus virginiana*	Virginia Pine	8"	Vines Growing On	43.75
2524	*Pinus virginiana*	Virginia Pine	7"	Vines Growing On	43.75
2525	*Pinus virginiana*	Virginia Pine	13"	Multi-Leader	40.63
2526	*Pinus virginiana*	Virginia Pine	11"	Vines Growing On	43.75
2527	*Prunus serotina*	Black Cherry	15"		71.88
2528	*Pinus virginiana*	Virginia Pine	13"	Vines Growing On	46.88
2529	*Pinus virginiana*	Virginia Pine	9"	Vines Growing On	43.75
2530	*Pinus virginiana*	Virginia Pine	13"	Vines Growing On	43.75
2531	*Catalpa speciosa*	Northern Catalpa	8"	Vines Grwoing On	40.63
2532	*Pinus virginiana*	Virginia Pine	12"	Vines Growing On	46.88
2533	*Pinus virginiana*	Virginia Pine	7"	Vines Growing On	42.75
2534	*Pinus virginiana*	Virginia Pine	7"	Vines Growing On	43.75
2535	*Pinus echinata*	Shortleaf Pine	6"	Vines Growing On	48.88
2536	*Pinus virginiana*	Virginia Pine	8"	Vines Growing On	46.88
2537	*Pinus virginiana*	Virginia Pine	8"	Vines Growing On	43.75
2538	*Pinus virginiana*	Virginia Pine	6"	Vines Growing On	43.75
2539	*Pinus virginiana*	Virginia Pine	8"	Vines Growing On	43.75
2540	*Pinus virginiana*	Virginia Pine	12"		56.25
2541	*Pinus virginiana*	Virginia Pine	7"	Vines Growing On	31.25
2542	*Pinus virginiana*	Virginia Pine	10"	Vines Growing On	43.75
2543	*Pinus virginiana*	Virginia Pine	6"	Dead	0.00
2544	*Pinus virginiana*	Virginia Pine	12"		56.25
2545	*Pinus virginiana*	Virginia Pine	6"	Vines Growing On	43.75
2546	*Pinus virginiana*	Virginia Pine	5"	Dead	0.00
2547	*Pinus virginiana*	Virginia Pine	7"	Vines Growing On	40.63
2548	*Prunus serotina*	Black Cherry	14"		71.88
2549	*Pinus virginiana*	Virginia Pine	13"		56.25
2550	*Liriodendron tulipifera*	Tulip Poplar	5"	Vines Grwoing On	65.63
2551	*Pinus virginiana*	Virginia Pine	9"	Vines Growing On	43.75
2552	*Pinus virginiana*	Virginia Pine	9"	Dead	0.00
2553	*Pinus virginiana*	Virginia Pine	7"	Dead	0.00
2554	*Pinus virginiana*	Virginia Pine	7"	Dead	0.00
2555	*Prunus serotina*	Black Cherry	10"	Vines Growing On	71.88
2556	*Acer rubrum*	Red Maple	12"		78.13
2557	*Pinus virginiana*	Virginia Pine	8"	Dead	0.00
2558	*Pinus virginiana*	Virginia Pine	11"	Vines Growing On	43.75
2559	*Pinus virginiana*	Virginia Pine	8"	Vines Grwoing On	43.75
2560	*Pinus virginiana*	Virginia Pine	4"	Dead	0.00
2561	*Pinus virginiana*	Virginia Pine	12"	Vines Growing On	43.75
2562	*Pinus virginiana*	Virginia Pine	7"	Co-Dominant; Dead	0.00
2563	*Acer rubrum*	Red Maple	11"		75.00
2564	*Prunus serotina*	Black Cherry	14"	Minor Die Back	68.75
2565	*Pinus virginiana*	Virginia Pine	9"		53.13
2566	*Pinus virginiana*	Virginia Pine	15"	Vines Growing On	46.88
2567	*Pinus virginiana*	Virginia Pine	7"	Leaning; Vines	43.75
2568	*Nyssa sylvatica*	Sourgum	7"	Vines Growing On	62.50
2569	*Pinus virginiana*	Virginia Pine	7"	Dead	0.00
2570	*Pinus virginiana*	Virginia Pine	10"	Dead	0.00
2571	*Pinus virginiana*	Virginia Pine	8"	Dead	0.00
2572	*Acer rubrum*	Red Maple	11"		81.25
2573	*Acer rubrum*	Red Maple	24"	Co-Dominant	75.00
2574	*Pinus virginiana*	Virginia Pine	8"		46.88
2575	*Pinus virginiana*	Virginia Pine	10"	Vines Growing On	43.75
2576	*Pinus virginiana*	Virginia Pine	10"		59.38
2577	*Liriodendron tulipifera*	Tulip Poplar	19"	Multi-Stem	59.38
2578	*Acer rubrum*	Red Maple	5"		68.75
2579	*Acer rubrum*	Red Maple	12"	Dead	0.00
2580	*Acer rubrum*	Red Maple	11"	Dead	0.00
2581	*Acer rubrum*	Red Maple	24"	Multi-Stem	84.38
2582	*Acer rubrum*	Red Maple	18"		87.50
2583	*Catalpa speciosa*	Northern Catalpa	4"	Dying	31.25
2584	*Liriodendron tulipifera*	Tulip Poplar	4"		75.00
2585	*Liriodendron tulipifera*	Tulip Poplar	17"	Multi-Leader	65.63
2586	*Prunus serotina*	Black Cherry	14"	Vines Growing On	59.38
2587	*Acer rubrum*	Red Maple	13"		84.38
2588	*Acer rubrum*	Red Maple	8"	Dead	0.00
2589	*Acer rubrum*	Red Maple	22"	Co-Dominant	68.75
2590	*Pinus virginiana*	Virginia Pine	10"	Vines Growing On	43.75
2591	*Pinus virginiana*	Virginia Pine	10"	Vines Growing On	43.75
2592	*Pinus virginiana*	Virginia Pine	8"		43.75
2593	*Pinus virginiana*	Virginia Pine	8"		56.25
2594	*Pinus virginiana*	Virginia Pine	11"	Leaning	53.13
2595	*Pinus virginiana*	Virginia Pine	7"	Dead	0.00
2596	*Acer rubrum*	Red Maple	15"		81.25
2597	*Pinus virginiana*	Virginia Pine	13"	Curved Leader	56.25
2598	*Pinus virginiana*	Virginia Pine	15"	Dead	0.00
2599	*Liriodendron tulipifera*	Tulip Poplar	7"		65.63
2600	*Pinus virginiana*	Virginia Pine	6"	Dead	0.00

TREE INVENTORY & CONDITION ANALYSIS

TREE NO.	BOTANICAL NAME	SPECIES	SIZE DBH (in)	COMMENTS	CONDITION RATING
2601	*Juniperus Virginiana*	Eastern Red Cedar	6"	Broken Leader	21.88
2602	*Pinus virginiana*	Virginia Pine	11"		46.88
2603	*Pinus virginiana*	Virginia Pine	7"	Vines Growing On	43.75
2604	*Pinus virginiana*	Virginia Pine	7"	Vines Growing On	43.75
2605	*Pinus virginiana*	Virginia Pine	6"	Dead	0.00
2606		Unknown	6"	Dead	0.00
2607	*Acer rubrum*	Red Maple	13"		84.38
2608	*Liriodendron tulipifera*	Tulip Poplar	12"	Twisted Leader	59.38
2609	*Pinus virginiana*	Virginia Pine	12"	Multi-Leader	46.88
2610	*Pinus virginiana*	Virginia Pine	11"		46.88
2611	*Prunus serotina*	Black Cherry	8"	Vines Growing On	50.00
2612	*Prunus serotina*	Black Cherry	8"	Vines Growing On	50.00
2613	*Pinus virginiana*	Virginia Pine	11"	Vines Growing On	43.75
2614	*Pinus virginiana*	Virginia Pine	13"	Vines Growing On	43.75
2615	*Pinus virginiana*	Virginia Pine	10"	Dying	21.88
2616	*Pinus virginiana*	Virginia Pine	10"	Vines Growing On	43.75
2617	*Pinus virginiana*	Virginia Pine	13"	Multi-Leader; Vines	43.75
2618	*Pinus virginiana*	Virginia Pine	11"		56.25
2619	*Pinus virginiana*	Virginia Pine	9"		56.25
2620	*Pinus virginiana*	Virginia Pine	9"	Dead	0.00
2621	*Pinus virginiana*	Virginia Pine	9"	Leader Broken; Dead	0.00
2622	*Pinus virginiana*	Virginia Pine	8"	Leaning Vines	40.63
2623	*Pinus virginiana*	Virginia Pine	11"		56.25
2624	*Pinus virginiana*	Virginia Pine	7"	Dead	0.00
2625	*Pinus virginiana*	Virginia Pine	11"	Vines Growing On	43.75
2626	*Pinus virginiana*	Virginia Pine	8"	Dead	0.00
2627	*Pinus virginiana*	Virginia Pine	9"	Leaning; Vines	37.50
2628	*Pinus virginiana*	Virginia Pine	13"		53.13
2629	*Pinus virginiana*	Virginia Pine	9"	Vines Growing On	43.75
2630	*Pinus virginiana*	Virginia Pine	8"		50.00
2631	*Pinus virginiana*	Virginia Pine	10"	Vines Growing On	43.75
2632	*Liriodendron tulipifera*	Tulip Poplar	22"		81.25
2633	*Pinus virginiana*	Virginia Pine	6"	Leaning	46.88
2634	*Liriodendron tulipifera*	Tulip Poplar	18"		81.25
2635	*Prunus serotina*	Black Cherry	14"		59.38
2636	*Pinus virginiana*	Virginia Pine	8"	Vines Growing On	43.75
2637	*Pinus virginiana*	Virginia Pine	9"	Vines Growing On	43.75
2638	*Pinus virginiana*	Virginia Pine	9"	Vines Growing On	43.75
2639	*Pinus virginiana*	Virginia Pine	11"	Dying	18.75
2640	*Pinus echinata*	Shortleaf Pine	6"	Vines Growing On	43.75
2641	*Pinus virginiana*	Virginia Pine	10"	Vines Growing On	46.88
2642	*Pinus virginiana*	Virginia Pine	5"	Dead	0.00
2643	*Liriodendron tulipifera*	Tulip Poplar	26"		81.25
2644	*Pinus virginiana*	Virginia Pine	7"		50.00
2645	*Acer rubrum*	Red Maple	9"		71.88
2646	*Acer rubrum*	Red Maple	17"	Multi-Leader	65.63
2647	*Prunus serotina*	Black Cherry	12"	Vines Growing On	50.25
2648	*Catalpa speciosa*	Northern Catalpa	13"	Vines Growing On	50.25
2649	*Pinus virginiana*	Virginia Pine	7"		46.88
2650	*Pinus virginiana*	Virginia Pine	8"	Vines Growing On	43.75
2651	*Pinus virginiana*	Virginia Pine	11"	Vines Growing On	50.00
2652	*Pinus virginiana*	Virginia Pine	7"	Vines Growing On	40.63
2653	*Pinus virginiana*	Virginia Pine	9"	Vines Growing On	40.88
2654	*Pinus virginiana*	Virginia Pine	6"	Dead	0.00
2655	*Pinus virginiana*	Virginia Pine	8"		50.00
2656	*Pinus virginiana*	Virginia Pine	8"	Vines Growing On	43.75
2657	*Pinus virginiana*	Virginia Pine	7"	Vines Growing On	46.35
2658	*Pinus virginiana*	Virginia Pine	10"		56.25
2659	*Pinus virginiana*	Virginia Pine	11"		56.25
2660	*Pinus virginiana*	Virginia Pine	6"	Dead	0.00
2661	*Pinus virginiana*	Virginia Pine	12"		56.25
2662	*Pinus virginiana*	Virginia Pine	7"		53.13
2663	*Liriodendron tulipifera*	Tulip Poplar	5"		81.25
2664	*Pinus virginiana*	Virginia Pine	7"	Dead	0.00
2665	*Pinus virginiana*	Virginia Pine	13"		50.00
2666	*Acer rubrum*	Red Maple	7"	Twosted Leader	62.50
2667	*Pinus virginiana*	Virginia Pine	5"	Dead	0.00
2668	*Pinus virginiana*	Virginia Pine	6"	Dead	0.00
2669	*Pinus virginiana*	Virginia Pine	6"	Dead	0.00
2670	*Pinus virginiana*	Virginia Pine	12"	Dead	0.00
2671	*Robinia pseudoacacia*	Black Locust	7"	Trunk Wound	53.13
2672	*Robinia pseudoacacia*	Black Locust	8"		62.50
2673	*Robinia pseudoacacia*	Black Locust	12"	Die Back	53.13
2674	*Acer rubrum*	Red Maple	17"		78.13
2675	*Acer rubrum*	Red Maple	12"	Dead	0.00
2676	*Pinus virginiana*	Virginia Pine	7"	Leaning	37.50
2677	*Pinus virginiana*	Virginia Pine	8"	Dead	0.00
2678	*Pinus virginiana*	Virginia Pine	12"		53.13
2679	*Pinus virginiana*	Virginia Pine	10"		50.00
2680	*Prunus serotina*	Black Cherry	16"		62.50
2681	*Pinus virginiana*	Virginia Pine	11"		53.13
2682	*Pinus virginiana*	Virginia Pine	9"	Vines Growing On	43.75
2683	*Pinus virginiana*	Virginia Pine	6"	Vines Growing On	43.75
2684	*Pinus virginiana*	Virginia Pine	10"	Vines Growing On	43.75
2685	*Acer rubrum*	Red Maple	7"		65.63
2686	*Prunus serotina*	Black Cherry	9"	Dead	0.00
2687	*Liriodendron tulipifera*	Tulip Poplar	5"	Dead	65.63
2688	*Liriodendron tulipifera*	Tulip Poplar	7"		75.00
2689	*Catalpa speciosa*	Northern Catalpa	5"		34.38
2690	*Pinus virginiana*	Virginia Pine	7"		43.75
2691	*Pinus virginiana*	Virginia Pine	9"		46.88
2692	*Acer rubrum*	Red Maple	9"		68.75
2693	*Pinus virginiana*	Virginia Pine	9"	Dying	37.50
2694	*Liriodendron tulipifera*	Tulip Poplar	20"		75.00
2695	*Pinus virginiana*	Virginia Pine	9"		43.75
2696	*Pinus virginiana*	Virginia Pine	9"		43.75
2697	*Pinus virginiana*	Virginia Pine	7"		46.88
2698	*Acer rubrum*	Red Maple	12"	Multi-Leader	65.63
2699	*Liriodendron tulipifera*	Tulip Poplar	11"	Dead	0.00
2700	*Pinus virginiana*	Virginia Pine	11"		56.25

TREE INVENTORY & CONDITION ANALYSIS

TREE NO.	BOTANICAL NAME	SPECIES	SIZE DBH (in)	COMMENTS	CONDITION RATING
2701	*Pinus virginiana*	Virginia Pine	7"		56.25
2702	*Pinus virginiana*	Virginia Pine	9"		53.13
2703	*Pinus virginiana*	Virginia Pine	12"	Multi-Leader	43.75
2704	*Pinus virginiana*	Virginia Pine	8"		46.88
2705	*Pinus virginiana*	Virginia Pine	9"		53.13
2706	*Pinus virginiana*	Virginia Pine	6"		46.88
2707	*Pinus virginiana*	Virginia Pine	8"		46.88
2708	*Pinus virginiana*	Virginia Pine	8"	Vines Growing On	43.75
2709	*Pinus virginiana*	Virginia Pine	12"		50.00
2710	*Pinus virginiana*	Virginia Pine	10"		50.00
2711	*Pinus virginiana*	Virginia Pine	11"		56.25
2712	*Pinus virginiana*	Virginia Pine	14"		56.25
2713	*Liriodendron tulipifera*	Tulip Poplar	7"		78.13
2714	*Pinus virginiana*	Virginia Pine	10"	Vines Growing On	46.88
2715	*Pinus virginiana*	Virginia Pine	11"		56.25
2716	*Pinus virginiana*	Virginia Pine	14"	Vines Growing On	46.88
2717	*Pinus virginiana*	Virginia Pine	9"		46.88
2718	*Pinus virginiana*	Virginia Pine	11"	Vines Growing On	46.88
2719	*Pinus virginiana*	Virginia Pine	10"		50.00
2720	*Acer rubrum*	Red Maple	6"		71.88
2721	*Pinus virginiana*	Virginia Pine	11"	Multi-Leader; 1 Dead	31.25
2722	*Pinus virginiana*	Virginia Pine	10"	Vines Growing On	43.75
2723	*Pinus virginiana*	Virginia Pine	12"	Vines Growing On	46.88
2724	*Pinus virginiana*	Virginia Pine	7"	Dying	31.25
2725	*Pinus virginiana*	Virginia Pine	9"		53.13
2726	*Prunus serotina*	Black Cherry	19"	Die Back; Vines	56.25
2727	*Pinus virginiana*	Virginia Pine	10"	Vines Growing on	43.75
2728	*Pinus virginiana*	Virginia Pine	12"		56.25
2729	*Pinus virginiana*	Virginia Pine	7"	Vines Growing on	43.75
2730	*Pinus virginiana*	Virginia Pine	7"		46.88
2731	*Pinus virginiana*	Virginia Pine	4"	Dying	31.25
2732	*Prunus serotina*	Black Cherry	19	Curved Trunk	62.50
2733	*Pinus virginiana*	Virginia Pine	8	Dead	0.00
2734	*Juniperus Virginiana*	Eastern Red Cedar	12"		56.25
2735	*Prunus serotina*	Black Cherry	13"	Canopy Die Back	56.25
2736	*Pinus virginiana*	Virginia Pine	5"	Dead	0.00
2737	*Pinus virginiana*	Virginia Pine	8"		50.00
2738	*Pinus virginiana*	Virginia Pine	11"	Vines Growing on	46.88
2739	*Prunus serotina*	Black Cherry	14"		68.75
2740	*Prunus serotina*	Black Cherry	17"	Multi Leader	71.88
2741	*Pinus virginiana*	Virginia Pine	13"	Vines Growing On	46.88
2742	*Acer rubrum*	Red Maple	15"		78.13
2743	*Pinus virginiana*	Virginia Pine	14"		56.25
2744	*Pinus virginiana*	Virginia Pine	9"	Dead	0.00
2745	*Pinus virginiana*	Virginia Pine	13"		56.25
2746	*Pinus virginiana*	Virginia Pine	10"		53.13
2747	*Pinus virginiana*	Virginia Pine	9"		50.00
2748	*Prunus serotina*	Black Cherry	11"		62.50
2749	*Acer rubrum*	Red Maple	7"		71.88
2750	*Pinus virginiana*	Virginia Pine	7"	Vines Growing On	34.38
2751	*Catalpa speciosa*	Northern Catalpa	8"	Vines Growing On	56.25
2752	*Pinus virginiana*	Virginia Pine	14"	Multi-Leader; Vines	46.88
2753	*Acer rubrum*	Red Maple	7"		65.63
2754	*Pinus virginiana*	Virginia Pine	9"		50.00
2755	*Pinus virginiana*	Virginia Pine	8"		46.88
2756	*Pinus virginiana*	Virginia Pine	11"		56.25
2757	*Pinus virginiana*	Virginia Pine	7"	Dead	0.00
2758	*Liriodendron tulipifera*	Tulip Poplar	9"	Curved Leader	62.50
2759	*Pinus virginiana*	Virginia Pine	7"	Vines Growing On	40.63
2760	*Pinus virginiana*	Virginia Pine	7"	Vines Growing On	43.75
2761	*Prunus serotina*	Black Cherry	14"		65.63
2762	*Pinus virginiana*	Virginia Pine	11"	Vines Growing On	43.75
2763	*Acer rubrum*	Red Maple	14"	Multi-Stem	59.25
2764	*Acer rubrum*	Red Maple	16"		59.38
2765	*Pinus virginiana*	Virginia Pine	12"	Vines Growing On	43.75
2766	*Pinus virginiana*	Virginia Pine	9"		50.00
2767	*Pinus virginiana*	Virginia Pine	8"	Vines Growing On	43.75
2768	*Pinus virginiana*	Virginia Pine	9"	Vines Growing On	46.88
2769	*Pinus virginiana*	Virginia Pine	8"	Vines Growing On	46.88
2770	*Pinus virginiana*	Virginia Pine	10"		43.75
2771	*Pinus virginiana*	Virginia Pine	7"		53.13
2772	*Acer rubrum*	Red Maple	15"	Wound in Trunk	59.38
2773	*Prunus serotina*	Black Cherry	16"	Wound in Trunk; Die Back	59.38
2774	*Pinus virginiana*	Virginia Pine	10"	Vines Growing On	40.63
2775	*Pinus virginiana*	Virginia Pine	8"	Leaning; Vines	40.63
2776	*Pinus virginiana*	Virginia Pine	11"		56.25
2777	*Pinus virginiana*	Virginia Pine	7"		53.13
2778	*Pinus virginiana*	Virginia Pine	14"	Multi-Leader	50.00
2779	*Pinus virginiana*	Virginia Pine	11"		43.75
2780	*Pinus virginiana*	Virginia Pine	8"	Vines Growing On	40.63
2781	*Liriodendron tulipifera*	Tulip Poplar	7"	Vines Growing On	56.25
2782	*Pinus virginiana*	Virginia Pine	5"	Leaning;Vines	28.13
2783	*Pinus virginiana*	Virginia Pine	9"	Vines Growing On	43.75
2784	*Pinus virginiana*	Virginia Pine	7"	Dead	0.00
2785	*Pinus virginiana*	Virginia Pine	7"	Vines Growing On	34.38
2786	*Pinus virginiana*	Virginia Pine	8"	Vines Growing On	46.88
2787	*Pinus virginiana*	Virginia Pine	14"		56.25
2788	*Pinus virginiana*	Virginia Pine	8"	Vines Growing On	37.50
2789	*Pinus virginiana*	Virginia Pine	8"	Vines Growing On	46.88
2790	*Prunus serotina*	Black Cherry	11"	Multi-Leader; Vines	62.50
2791	*Pinus virginiana*	Virginia Pine	9"		56.25
2792	*Pinus virginiana*	Virginia Pine	11"		53.13
2793	*Pinus virginiana*	Virginia Pine	6"	Vines Growing On	43.75
2794	*Pinus virginiana*	Virginia Pine	12"	Vines Growing On	40.63
2795	*Pinus virginiana*	Virginia Pine	8"	Dead	0.00
2796	*Pinus virginiana*	Virginia Pine	12"	Vines Growing On	43.75
2797	*Pinus virginiana*	Virginia Pine	10"	Vines Growing On	46.88
2798	*Pinus virginiana*	Virginia Pine	8"	Vines Growing On	43.75
2799	*Pinus virginiana*	Virginia Pine	11"		50.00
2800	*Pinus virginiana*	Virginia Pine	11"	Vines Growing On	37.50

No.	DATE	DESCRIPTION

REVISIONS

PLAN DATE
01/04/2016
01/26/2016
04/01/2016
05/06/2016
06/27/2016
08/01/2016
08/22/2016

Urban, Ltd.
4200 D TECHNOLOGY CT.
CHANTILLY, VA. 20151
TEL. 703.642.2306
FAX 703.378.7888
www.urban-ltd.com

urban

Planners · Engineers · Landscape Architects · Land Surveyors

COMMONWEALTH OF VIRGINIA
Kevin J. Tankersley
Lic. No. 983
LANDSCAPE ARCHITECT

TREE ANALYSIS

RESTON EASTGATE
CDPA-FDPA

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: N/A C.I.=N/A DATE: JAN. 2016

SHEET 280 OF 36

FILE No. RZ-12794

Urban, Ltd. – J:\0080\Reston\...\CDPA_FDPA\...-TREE ...dwg [LAYOUT ...] August 22, 2016 – 2:29pm

TREE INVENTORY & CONDITION ANALYSIS

TREE NO.	BOTANICAL NAME	SPECIES	SIZE DBH (in)	COMMENTS	CONDITION RATING
2801	*Pinus virginiana*	Virginia Pine	9"	Vines Growing On	46.00
2802	*Pinus virginiana*	Virginia Pine	9"	Vines Growing On	46.80
2803	*Pinus virginiana*	Virginia Pine	9"	Leaning	43.75
2804	*Pinus virginiana*	Virginia Pine	6"		56.25
2805	*Pinus virginiana*	Virginia Pine	12"	Vines Growing On	43.75
2806	*Pinus virginiana*	Virginia Pine	9"	Multi Leader	40.63
2807	*Pinus virginiana*	Virginia Pine	6"	Vines Growing On	37.50
2808	*Pinus virginiana*	Virginia Pine	9"	Vines Growing On	43.75
2809	*Pinus virginiana*	Virginia Pine	11"	Vines Growing On	43.75
2810	*Liriodendron tulipifera*	Tulip Poplar	13"	Multi-Leader	68.75
2811	*Pinus virginiana*	Virginia Pine	8"		46.88
2812	*Liriodendron tulipifera*	Tulip Poplar	15"		75.00
2813	*Liriodendron tulipifera*	Tulip Poplar	11"	Minor Die Back	65.63
2814	*Acer rubrum*	Red Maple	9"	Co-Dominant; Vines	62.50
2815	*Acer rubrum*	Red Maple	9"		78.13
2816	*Pinus virginiana*	Virginia Pine	11"	Vines	43.75
2817	*Pinus virginiana*	Virginia Pine	9"	Vines Growing On	43.75
2818	*Acer rubrum*	Red Maple	34"	Co-Dominant	78.13
2819	*Pinus virginiana*	Virginia Pine	7"	Dead	0.00
2820	*Prunus serotina*	Black Cherry	13"	Multi-Leader; Vines	59.38
2821	*Prunus serotina*	Black Cherry	13"	Dead	0.00
2822	*Acer rubrum*	Red Maple	4"		71.88
2823	*Pinus virginiana*	Virginia Pine	11"		53.13
2824	*Pinus virginiana*	Virginia Pine	7"		43.75
2825	*Acer rubrum*	Red Maple	5"		68.75
2826	*Pinus virginiana*	Virginia Pine	7"	Dead	0.00
2827	*Acer rubrum*	Red Maple	16"	Co-Dominant	62.50
2828	*Acer rubrum*	Red Maple	17"	Vines Growing On	59.38
2829	*Pinus virginiana*	Virginia Pine	6"	Vines Growing On	34.38
2830	*Pinus virginiana*	Virginia Pine	9"	Vines Growing On	37.50
2831	*Pinus virginiana*	Virginia Pine	12"		46.88
2832	*Catalpa speciosa*	Northern Catalpa	7"		46.88
2833	*Pinus virginiana*	Virginia Pine	10"	Vines Growing On	43.75
2834	*Pinus virginiana*	Virginia Pine	10"		46.88
2835	*Pinus virginiana*	Virginia Pine	7"	Vines Growing On; Dead	0.00
2836	*Pinus virginiana*	Virginia Pine	9"	Vines Growing On	43.75
2837	*Pinus virginiana*	Virginia Pine	8"	Vines Growing On	46.88
2838	*Pinus virginiana*	Virginia Pine	9"		50.00
2839	*Pinus virginiana*	Virginia Pine	13"	Vines Growing On	43.75
2840	*Acer rubrum*	Red Maple	14"		71.88
2841	*Pinus virginiana*	Virginia Pine	9"	Dead	0.00
2842	*Pinus virginiana*	Virginia Pine	14"		50.00
2843	*Acer rubrum*	Red Maple	16"		65.63
2844	*Pinus virginiana*	Virginia Pine	14"		53.13
2845	*Pinus virginiana*	Virginia Pine	8"	Dead	0.00
2846	*Catalpa speciosa*	Northern Catalpa	28"	Co-Dominant;Dead	28.13
2847	*Pinus virginiana*	Virginia Pine	6"	Vines Growing On	34.38
2848	*Pinus virginiana*	Virginia Pine	9"	Vines Growing On	37.50
2849	*Prunus serotina*	Black Cherry	12"		59.38
2850	*Pinus virginiana*	Virginia Pine	10"	Vines Growing On	43.13
2851	*Pinus virginiana*	Virginia Pine	10"	Vines Growing On	43.13
2852	*Pinus virginiana*	Virginia Pine	8"	Vines; Leaning	31.25
2853	*Prunus serotina*	Black Cherry	12"	Canopy Die Back	53.13
2854	*Pinus virginiana*	Virginia Pine	6"	Vines Growing On	37.50
2855	*Pinus virginiana*	Virginia Pine	9"		53.13
2856	*Pinus virginiana*	Virginia Pine	8"		50.00
2857	*Pinus virginiana*	Virginia Pine	7"	Vines Growing On	37.50
2858	*Pinus virginiana*	Virginia Pine	12"		56.25
2859	*Pinus virginiana*	Virginia Pine	11"		53.13
2860	*Pinus virginiana*	Virginia Pine	11"		46.88
2861	*Pinus virginiana*	Virginia Pine	5"	Dead	0.00
2862	*Prunus serotina*	Black Cherry	14"	Multi-Leader; 1 Dead	37.50
2863	*Acer rubrum*	Red Maple	15"	Multi-Stem	62.50
2864	*Juniperus Virginiana*	Eastern Red Cedar	8"		65.63
2865	*Pinus virginiana*	Virginia Pine	8"		46.88
2866	*Pinus virginiana*	Virginia Pine	6"	Dead	0.00
2867	*Liriodendron tulipifera*	Tulip Poplar	26"	Open Wound in Trunk	56.25
2868	*Pinus virginiana*	Virginia Pine	7"	Vines Growing On	43.13
2869	*Acer rubrum*	Red Maple	12"		68.75
2870	*Liriodendron tulipifera*	Tulip Poplar	24"	Wound In Trunk; Die Back	56.25
2871	*Acer rubrum*	Red Maple	13"		71.88
2872	*Acer rubrum*	Red Maple	5"		65.63
2873	*Acer rubrum*	Red Maple	24"	Co-Dominant	62.50
2874	*Pinus virginiana*	Virginia Pine	6"		53.13
2875	*Acer rubrum*	Red Maple	15"		62.50
2876	*Acer rubrum*	Red Maple	13"	Dead	0.00
2877	*Pinus virginiana*	Virginia Pine	10"		53.13
2878	*Pinus virginiana*	Virginia Pine	12"		56.25
2879	*Pinus virginiana*	Virginia Pine	12"		53.13
2880	*Pinus virginiana*	Virginia Pine	11"		53.13
2881	*Pinus virginiana*	Virginia Pine	8"		46.88
2882	*Acer rubrum*	Red Maple	16"	Multi-Stem	71.88
2883	*Acer rubrum*	Red Maple	15"		65.63
2884	*Acer rubrum*	Red Maple	11"		62.50
2885	*Acer rubrum*	Red Maple	16"	Co-Dominant	68.75
2886	*Liriodendron tulipifera*	Tulip Poplar	30"		81.25
2887	*Acer rubrum*	Red Maple	9"	Multi-Leader	68.75
2888	*Acer rubrum*	Red Maple	10"	Co-Dominant	65.63
2889	*Liriodendron tulipifera*	Tulip Poplar	14"	Twist In Leader	62.50
2890	*Pinus strobus*	White Pine	15"		68.75
2891	*Liriodendron tulipifera*	Tulip Poplar	17"	Dying	37.50
2892	*Liriodendron tulipifera*	Tulip Poplar	8"	Vines Growing On	62.50
2893	*Acer rubrum*	Red Maple	14"	Wound Along Leader	37.50
2894	*Acer rubrum*	Red Maple	9"		75.00
2895	*Acer rubrum*	Red Maple	11"		75.00
2896	*Pinus virginiana*	Virginia Pine	8"	Multi-Leader	46.88
2897	*Pinus strobus*	White Pine	24"		71.88
2898	*Juniperus Virginiana*	Eastern Red Cedar	11"	Multi-Stem	56.25
2899	*Liriodendron tulipifera*	Tulip Poplar	17"		62.50
2900	*Liriodendron tulipifera*	Tulip Poplar	23"	Wound In Trunk	68.75

TREE INVENTORY & CONDITION ANALYSIS

TREE NO.	BOTANICAL NAME	SPECIES	SIZE DBH (in)	COMMENTS	CONDITION RATING
2901	*Liriodendron tulipifera*	Tulip Poplar	21"		75.00
2902	*Acer rubrum*	Red Maple	9"		75.00
2903	*Acer rubrum*	Red Maple	25"	Co-Dominant	78.13
2904	*Pinus virginiana*	Virginia Pine	10"	Vines Growing On	40.63
2905	*Pinus virginiana*	Virginia Pine	11"		50.00
2906	*Pinus virginiana*	Virginia Pine	8"		46.88
2907	*Pinus virginiana*	Virginia Pine	8"		46.88
2908	*Pinus virginiana*	Virginia Pine	10"	Vines Growing On	37.50
2909	*Prunus serotina*	Black Cherry	11"	Dying	37.50
2910	*Liriodendron tulipifera*	Tulip Poplar	15"		78.13
2911	*Pinus virginiana*	Virginia Pine	10"	Vines Growing On	43.75
2912	*Pinus virginiana*	Virginia Pine	10"		53.13
2913	*Pinus virginiana*	Virginia Pine	11"	Vines Growing On	43.75
2914	*Pinus virginiana*	Virginia Pine	13"		53.13
2915	*Acer rubrum*	Red Maple	8"	Co-Dominant	59.38
2916	*Liriodendron tulipifera*	Tulip Poplar	22"		62.50
2917	*Liriodendron tulipifera*	Tulip Poplar	16"	Dead	0.00
2918	*Acer rubrum*	Red Maple	12"		75.00
2919	*Pinus virginiana*	Virginia Pine	11"		56.25
2920	*Acer rubrum*	Red Maple	8"		71.88
2921	*Pinus virginiana*	Virginia Pine	8"	Dead	0.00
2922	*Pinus virginiana*	Virginia Pine	8"	Vines Growing On	37.50
2923	*Acer rubrum*	Red Maple	7"		68.75
2924	*Acer rubrum*	Red Maple	12"	Wounds In Trunk	65.63
2925	*Pinus virginiana*	Virginia Pine	8"	Vines Growing On	37.50
2926	*Acer rubrum*	Red Maple	9"	Wound In Trunk	62.50
2927	*Pinus virginiana*	Virginia Pine	9"		46.88
2928	*Acer rubrum*	Red Maple	14"		78.13
2929	*Pinus virginiana*	Virginia Pine	12"		53.13
2930	*Pinus virginiana*	Virginia Pine	13"		53.13
2931	*Pinus virginiana*	Virginia Pine	7"	Dead	0.00
2932	*Pinus virginiana*	Virginia Pine	5"	Dead	0.00
2933	*Pinus virginiana*	Virginia Pine	12"		50.00
2934	*Pinus virginiana*	Virginia Pine	11"		56.25
2935	*Acer rubrum*	Red Maple	8"		75.00
2936	*Acer rubrum*	Red Maple	11"	Canopy DieBack	40.63
2937	*Liriodendron tulipifera*	Tulip Poplar	9"	Dead	0.00
2938	*Liriodendron tulipifera*	Tulip Poplar	7"	Dead	0.00
2939	*Pinus virginiana*	Virginia Pine	13"	Dead	0.00
2940	*Acer rubrum*	Red Maple	18"	Dying	37.50
2941	*Acer rubrum*	Red Maple	16"		62.50
2942	*Pinus virginiana*	Virginia Pine	7"		50.00
2943	*Pinus virginiana*	Virginia Pine	15"		46.88
2944	*Liriodendron tulipifera*	Tulip Poplar	7"	Dead	0.00
2945	*Liriodendron tulipifera*	Tulip Poplar	20"	Moderate Die Back	46.88
2946	*Liriodendron tulipifera*	Tulip Poplar	16"		54.38
2947	*Liriodendron tulipifera*	Tulip Poplar	24"	Minor Die Back; Trunk Decay	53.13
2948	*Acer rubrum*	Red Maple	5"		78.13
2949	*Acer rubrum*	Red Maple	21"	Co-Dominant	78.13
2950	*Acer rubrum*	Red Maple	8"		62.50
2951	*Pinus virginiana*	Virginia Pine	12"	Dead	0.00
2952	*Acer rubrum*	Red Maple	19"	Multi-Leader	59.38
2953	*Pinus virginiana*	Virginia Pine	9"	Vines Growing On	37.50
2954	*Pinus virginiana*	Virginia Pine	10"		56.25
2955	*Liriodendron tulipifera*	Tulip Poplar	10"	Dying	18.75
2956	*Acer rubrum*	Red Maple	9"	Dead	0.00
2957	*Acer rubrum*	Red Maple	9"	Dead	0.00
2958	*Acer rubrum*	Red Maple	9"		78.13
2959	*Acer rubrum*	Red Maple	21"	Bent Trunk; Multi-Stem	40.63
2960	*Pinus virginiana*	Virginia Pine	10"		46.88
2961	*Pinus virginiana*	Virginia Pine	5"		50.00
2962	*Acer rubrum*	Red Maple	7"		78.13
2963	*Pinus virginiana*	Virginia Pine	8"	Vines Growing On; Dead	0.00
2964	*Acer rubrum*	Red Maple	13"		65.63
2965	*Acer rubrum*	Red Maple	12"		75.00
2966	*Acer rubrum*	Red Maple	7"	Multi-Stem	62.50
2967	*Pinus virginiana*	Virginia Pine	9"	Wound In Trunk	56.25
2968	*Liriodendron tulipifera*	Tulip Poplar	12"		71.88
2969	*Acer rubrum*	Red Maple	5"		59.38

REVISIONS

No.	DATE	DESCRIPTION

PLAN DATE
01/04/2016
01/28/2016
04/01/2016
05/06/2016
06/27/2016
08/01/2016
08/22/2016

Urban, Ltd.
4200 D TECHNOLOGY CT.
CHANTILLY, VA 20151
TEL 703.642.2306
FAX 703.378.7888
www.urban-ltd.com
urban
Planners · Engineers · Landscape Architects · Land Surveyors

COMMONWEALTH OF VIRGINIA
Kevin J. Tankersley
Lic. No. 983
05-22-2016
LANDSCAPE ARCHITECT

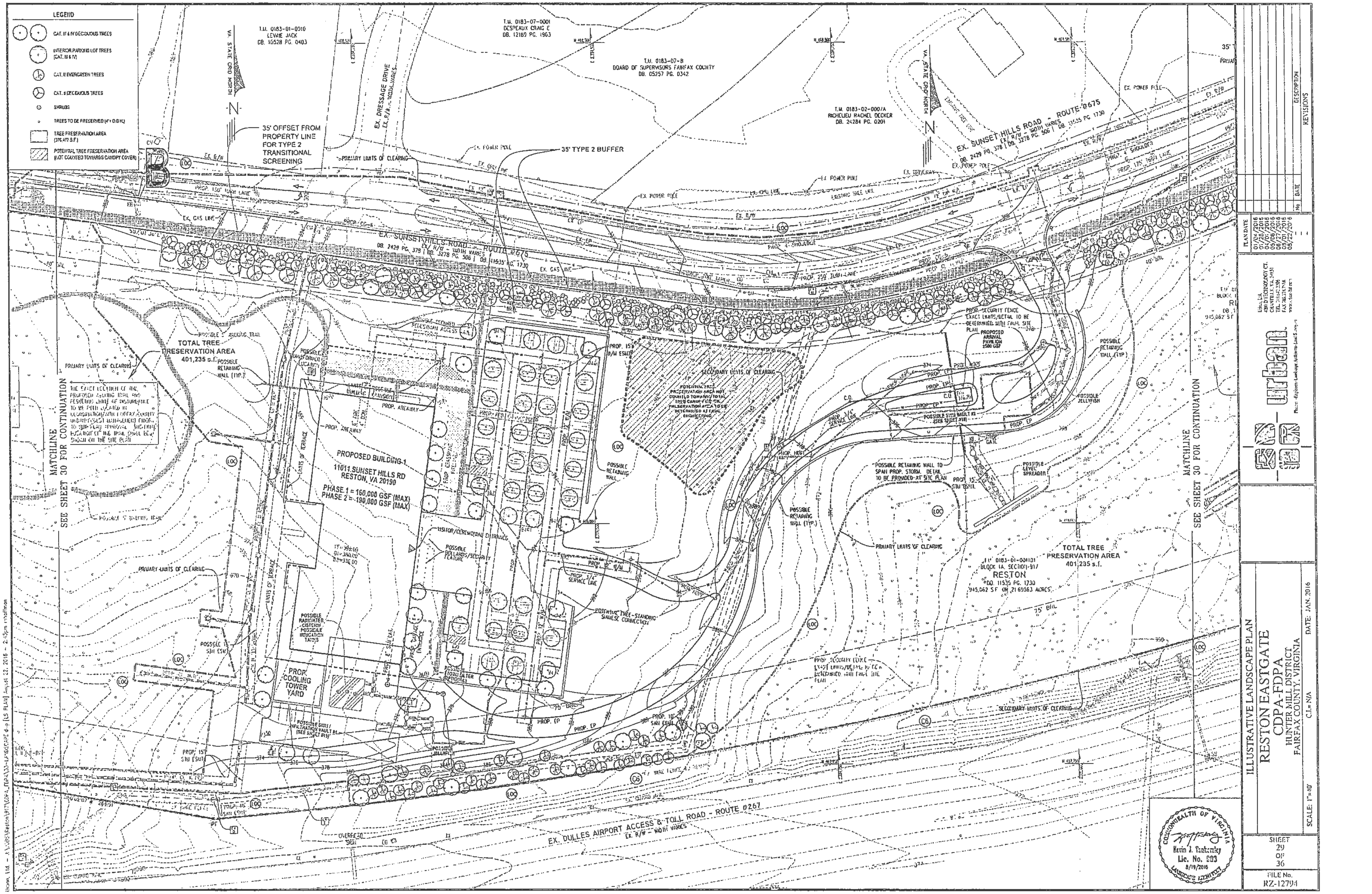
TREE ANALYSIS
RESTON EASTGATE
CDPA-FDPA
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: N/A C.I.= N/A DATE: JAN. 2016

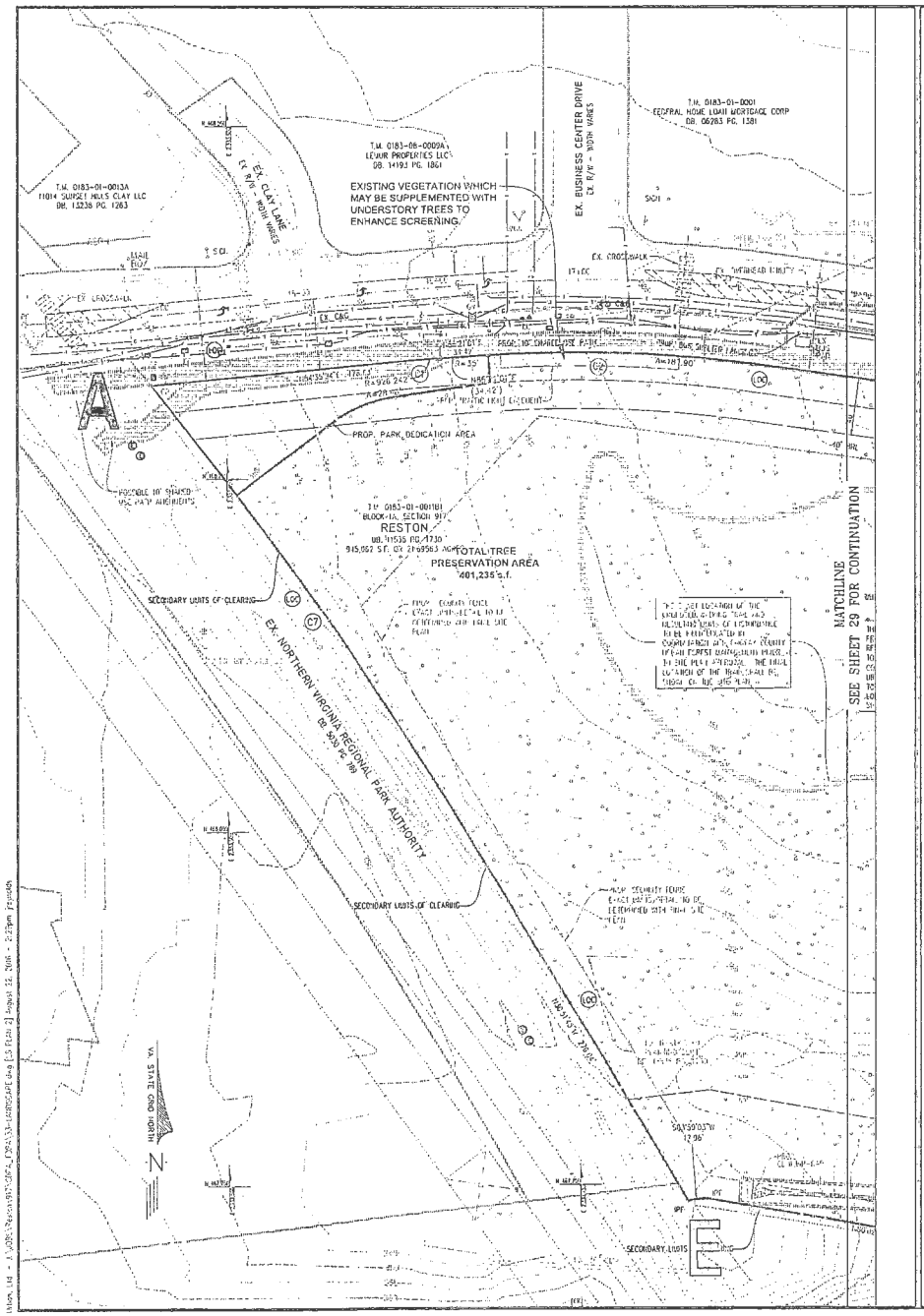
SHEET 28P OF 36

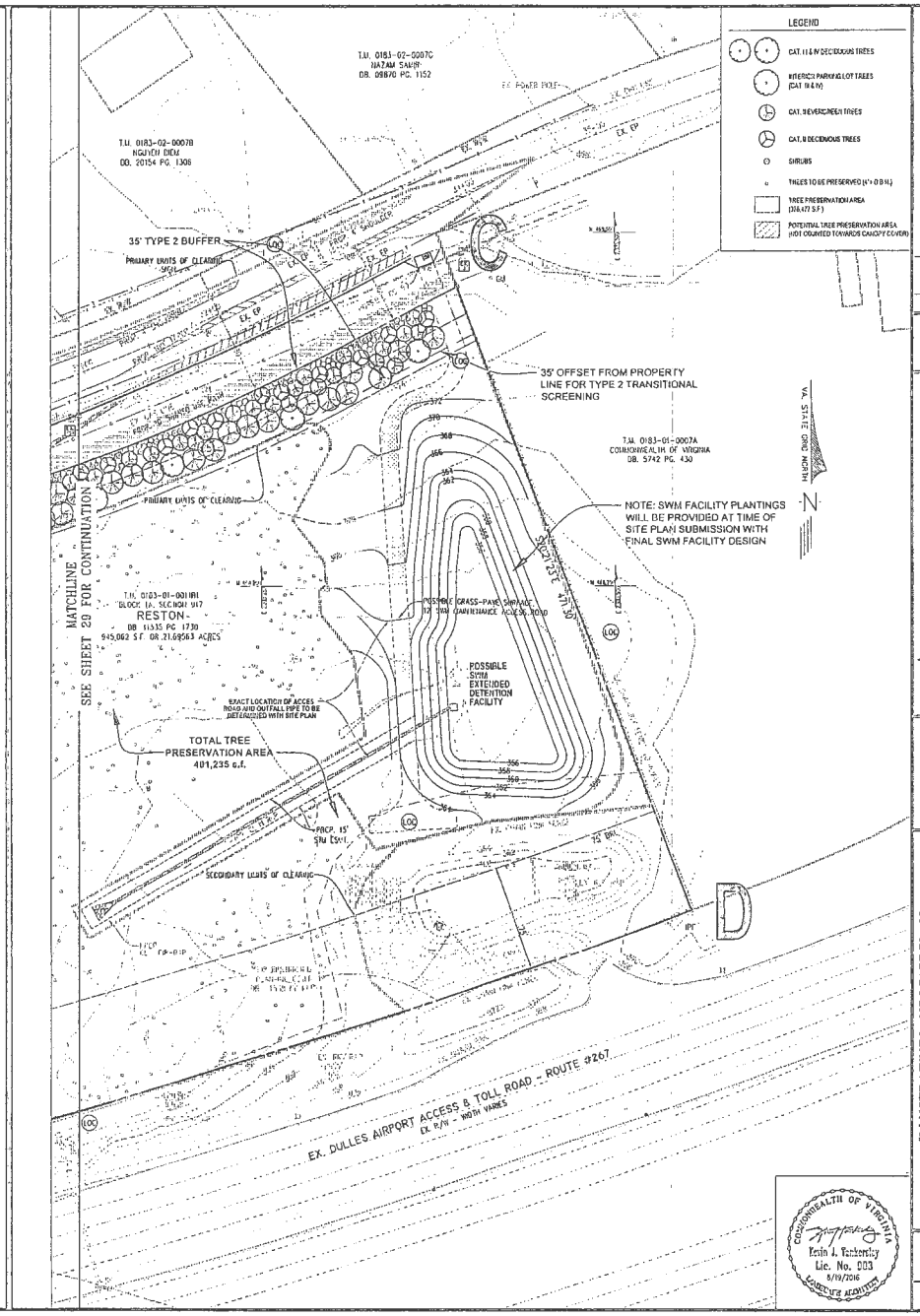
FILE No. RZ-12794

Urban, Ltd. – J:\...\917\CDPA_FDPA\32-TREE INVENTORY.dwg [LAYOUT (16)] August 22, 2016 – 2:25pm



LEGEND
CAT. III & IV DECIDUOUS TREES
INTERIOR PARKING LOT TREES
CAT. II EVERGREEN TREES
CAT. II DECIDUOUS TREES
SHRUBS
TREE PRESERVATION AREA
POTENTIAL TREE PRESERVATION AREA
35' OFFSET FROM PROPERTY LINE FOR TYPE 2 TRANSITIONAL SCREENING
35' TYPE 2 BUFFER
EX. DRESSAGE DRIVE
EX. SUNSET HILLS ROAD - ROUTE 675
TOTAL TREE PRESERVATION AREA 401,235 s.f.
PRIMARY LIMITS OF CLEARING
SECONDARY LIMITS OF CLEARING
PROPOSED BUILDING 1
11011 SUNSET HILLS RD
RESTON, VA 20190
PHASE 1 = 160,000 GSF (MAX)
PHASE 2 = 190,000 GSF (MAX)
PROP. COOLING TOWER YARD
MATCHLINE SEE SHEET 30 FOR CONTINUATION
RESTON
EX. DULLES AIRPORT ACCESS & TOLL ROAD - ROUTE 0267
ILLUSTRATIVE LANDSCAPE PLAN
RESTON EASTGATE
CDPA-FDPA
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA
DATE: JAN. 2016
SCALE: 1"=30'
SHEET 29 OF 36
FILE No. RZ-12794





COMMONWEALTH OF VIRGINIA
Kevin J. Fahrenthy
Lic. No. 003
8/19/2016
LANDSCAPE ARCHITECT

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE	07/26/2016
	07/01/2016
	04/01/2016
	06/27/2016
	08/22/2016
	08/19/2016

LDC, LLC
CHRISTIAN DEVELOPMENT CORPORATION
TEL: 703-425-2616
FAX: 703-734-7003
EMAIL: cdc@cdcvirginia.com

Fairfax • Loudoun • Landscape Architecture • Land Planning

ILLUSTRATIVE LANDSCAPE PLAN
RESTON EASTGATE
CDPA-FDPA
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=40' | CL=N/A | DATE: JAN. 2016

SHEET 30 OF 36

FILE No. RZ-12704

Table 12.3 Tree Preservation Target Calculations and Statement			
Step		Totals	Reference
A. Tree Preservation Target Calculations and Statement			
A	Pre-development area of existing tree canopy (from existing vegetation map)(SF) =	850,932	see § 12-0507.2
B	Percentage of gross site area covered by existing tree canopy =	91%	
C	Percentage of 10-year tree canopy required for site =	10%	see Table 12.4
D	Percentage of the 10-year tree canopy requirement that should be met through tree preservation =	91%	
E	Proposed percentage of canopy requirement that will be met through tree preservation =	584%	
F	Has the Tree Preservation Target minimum been met?	Yes	Provide Yes or No
G	If No for line F, then a request to deviate from the Tree Preservation Target shall be provided on the plan that states one or more of the justifications listed in § 12-0505.3 along with a narrative that provides a site-specific explanation of why the Tree Preservation Target cannot be met. Provide sheet number where deviation request is located.	N/A	Provide sheet number, see § 12-0508.3
H	If step G requires a narrative, it shall be prepared in accordance with § 12-0508.4	N/A	see § 12-0508.4
I	Place this information prior to the 10-year Tree Canopy Calculations as per instructions in Table 12.10.	YES	

Table 12.10 10-Year Tree Canopy Calculation Worksheet			
Step		Totals	
A. Tree Preservation Target and Statement			
A 1	Place the Tree Preservation Target calculations and statement here preceeding the 10-year tree canopy		see § 12-0508.2 for list of required elements and worksheet
B. Tree Canopy Requirement			
B 1	Identify gross site area (SF) =	945,062	§ 12-0511.1A
B 2	[1,2] Subtract area dedicated to parks, road frontage(SF) =	80,351	§ 12-0511.1B
B 3	Subtract area of exemptions(SF) =	0	§ 12-0511.1C(1) through § 12-0511.1C(6)
B 4	Adjusted gross site area (B1-B2,B3)(SF) =	850,711	Square feet
B 5	Identify the site's zoning and/or use	PDC	
B 6	Percentage of 10-year tree canopy required =	10%	§ 12-0510.1 and Table 12.4
B 7	Area of 10-year Tree Canopy Required (B4 x B6)(SF) =	85,871	Square feet
B 8	Modification of 10-year Tree Canopy Requirements requested?	NO	Yes or No
B 9	If B8 is yes, then list plan sheet where modification request is located	N/A	Sheet number
C. Tree Preservation			
C 1	Tree Preservation Target Area(SF) =	77,863	Square Feet
C 2	Total canopy area meeting standards of § 12-0400 (SF) =	401,235	Square Feet
C 3	C 2 x 1.25(SF) =	501,544	§ 12-0510.3B
C 4	Total canopy area provided by unique or valuable forest or woodland communities(SF) =	0	Square Feet
C 5	C 4 x 1.5(SF) =	0	§ 12-0510.3B(1)
C 6	Total of canopy area provided by "Heritage," "Memorial," "Specimen," or "Street" trees (SF) =	0	Square Feet
C 7	C 6 x 1.5 to 3.0 (SF)=	0	§ 12-0510.3B(2)
C 8	Canopy area of trees within resource Protection Areas and 100-year floodplains (SF) =	0	Square Feet
C 9	C 8 x 1.0 (SF) =	0	§ 12-0510.3C(1)
C 10	Total of C 3, C 5, C 7 and C 9 =	501,544	If area of C 10 is less than B 7 remainder of requirement must be met through tree planting - go to D
D. Tree Planting			
D 1	Area of canopy to be met through tree planting (B 7-C10) =	0	Square feet
D 2	Area of canopy planted for air quality benefits =	0	Square feet
D 3	D 2 x 1.5 (SF) =	0	§ 12-0510.4B(1)
D 4	Area of canopy planted for energy conservation =	0	Square feet
D 5	D 4 x 1.5 (SF) =	0	§ 12-0510.4B(2)
D 6	Area of canopy planted for water quality benefits =	0	Square feet
D 7	D 6 x 1.25 (SF) =	0	§ 12-0510.4B(3)
D 8	Area of canopy planted for wildlife benefits =	36,231	Square feet
D 9	D 8 x 1.5 (SF) =	54,347	§ 12-0510.4B(4)
D 10	Area of canopy provided by native trees =	0	Square feet
D 11	D 10 x 1.5 (SF) =	0	§ 12-0510.4B(5)
D 12	Area of canopy provided by improved cultivars and varieties	1,744	Square feet
D 13	D 12 x 1.25 (SF) =	2,180	§ 12-0510.4B(6)
D 14	Area of canopy provided through tree seedlings (SF) =	0	§ 12-0510.4D(1)
	D 14 x 1.0 =	0	Square feet
D 15	Area of canopy provided through native shrubs=	0	
	D15 x 1.0 =	0	
D 16	Percentage of D 14 represented by D 15 =	0.0%	Must not exceed 33% of D 14
	Area of canopy to be planted with no benefit credits =		Square feet
D 17	Total of canopy area provided through tree planting =	56,527	Square feet
D 18	Is an offsite planting relief requested?	NO	Yes or No
D 19	Tree Bank or Tree Fund?	NO	Yes or No § 12-0512
D 20	Canopy area requested to be provided through offsite banking or tree fund =	N/A	Square Feet
D 21	Amount to be deposited into the Tree Preservation and Planting Fund =	N/A	
E. Total of 10-year Tree Canopy Provided			
E 1	Total of canopy area provided through tree preservation (C 10) =	501,544	Square Feet
E 2	Total of canopy area provided through tree planting (D 17) =	56,527	Square Feet
E 3	Total of canopy area provided through offsite mechanism (D 19) =	0	Square Feet
E 4	Total of 10-year Tree Canopy Provided (SF)= (E1+E2+E3)	558,070	Total of E 1 through E 3, area should meet or exceed area in B 7

[1] A TOTAL OF 70,920 S.F. HAS BEEN DEDICATED TO ROAD FRONTAGE PER PREVIOUSLY APPROVED PLAN #200-SP-01.

[2] A TOTAL OF 9,431 S.F. HAS BEEN DEDICATED TO PARKS PER THIS PLAN.

PLANT SCHEDULE						
Symbol	Botanical Name	Common Name	Size	Type	10-yr Tree Canopy (ft²)	Multiplier
	Cat. IV Deciduous Trees					
	Acer rubrum 'October Glory'	October Glory Red Maple	2" Cal.	B & B	200	Wildlife Benefits: 1.50
	Carya glabra	Pignut Hickory	2" Cal.	B & B	200	Wildlife Benefits: 1.50
	Liriodendron tulipifera	Tulip Poplar	2" Cal.	B & B	200	Wildlife Benefits: 1.50
	Platanus x acerifolia 'Bloodgood'	Bloodgood London Planetree	2" Cal.	B & B	200	Improved Cultivar: 1.25
	Quercus alba	White Oak	2" Cal.	B & B	200	Wildlife Benefits: 1.50
	Quercus phellos	Willow Oak	2" Cal.	B & B	200	Wildlife Benefits: 1.50
	Quercus rubra	Red Oak	2" Cal.	B & B	200	Wildlife Benefits: 1.50
	Ulmus americana 'Valley Forge'	Valley Forge American Elm	2" Cal.	B & B	200	Improved Cultivar: 1.25
	Cat. III Deciduous Trees					
	Betula nigra	River Birch	2" Cal.	B & B	150	Wildlife Benefits: 1.50
	Gleditsia triacanthos inermis	Thornless Honeylocust	2" Cal.	B & B	150	
	Nyssa sylvatica	Black Gum	2" Cal.	B & B	150	Wildlife Benefits: 1.50
	Cat. II Deciduous Trees					
	Carpinus caroliniana	American Hornbeam	2" Cal.	B & B	100	
	Cercis canadensis	Eastern Redbud	2" Cal.	B & B	100	
	Cornus florida	Flowering Dogwood	2" Cal.	B & B	100	Wildlife Benefits: 1.50
	Prunus serotina	Black Cherry	2" Cal.	B & B	100	
	Prunus x incam 'Okame'	Okame Cherry	2" Cal.	B & B	100	
	Cat. IV Evergreen Trees					
	Pinus taeda	Loblolly Pine	6' Ht.	B & B	200	Wildlife Benefits: 1.50
	Cat. III Evergreen Trees					
	Pinus echinata	Shortleaf Pine	8' Ht.	B & B	150	
	Cat. II Evergreen Trees					
	Cryptomeria japonica	Japanese Cryptomeria	8' Ht.	B & B	100	
	Ilex opaca	American Holly	8' Ht.	B & B	100	Wildlife Benefits: 1.50
	Shrubs					
	Ilex verticillata	Winterberry	30"-36" Ht.	B & B		
	Itea virginica	Henry's Garnet	30"-36" Ht.	B & B		
	Prunus x cistena	Purple-leaf Sand Cherry	30"-36" Ht.	B & B		
	Rhododendron catawbiense	Catawba Rhododendron	30"-36" Ht.	B & B		

NOTES:

1. THE LIST ABOVE REPRESENTS A GENERAL PALETTE OF PROPOSED PLANT MATERIAL FOR THE SITE, THOUGH IS NOT INTENDED TO BE FULLY INCLUSIVE OF ALL VARIETIES THAT MAY BE PLANTED. FINAL PLANT LIST SELECTIONS WILL INCLUDE SPECIES LISTED IN PFM OR OTHERS AS APPROVED BY UFMD AT TIME OF SITE PLAN SUBMITTAL.

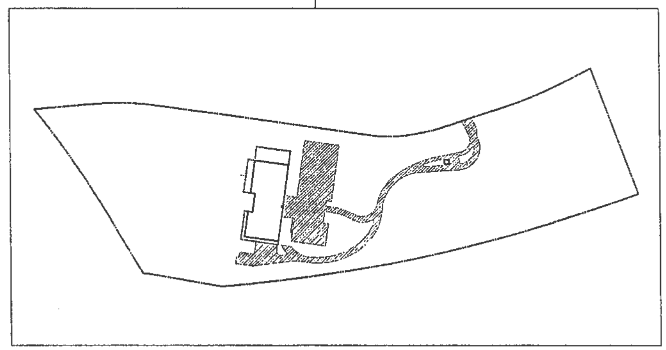
2. QUANTITIES OF TREES WITH AND WITHOUT CANOPY MULTIPLIERS MAY BE ADJUSTED WITH FINAL SITE PLAN. TOTAL CANOPY REQUIRED WILL BE PROVIDED WITH FINAL SITE PLAN. INSTALLED SIZES OF TREES MAY VARY TO INCLUDE 2" AND 3" CALIPER PLANTS TO IMPROVE CHANCES OF SURVIVABILITY AND PROVIDE A VARIABLE CANOPY FOR FUTURE GROWTH. GENERAL DENSITY OF TREES SHOWN AND MINIMUM CANOPY COVERAGE REQUIREMENTS WILL BE PROVIDED.

3. THIS PLAN REFLECTS THE GENERAL CHARACTER AND INTENT OF THE PROPOSED DEVELOPMENT BASED ON PRELIMINARY ENGINEERING, ARCHITECTURAL AND LANDSCAPE ARCHITECTURE DESIGN. MINOR VARIATIONS MAY OCCUR WITH FINAL BUILDING DESIGN AND SITE PLAN.

4. A MODIFICATION IS REQUESTED FOR ZONING ORDINANCE SECTION 13-304 TO PERMIT THE USE OF A SECURITY FENCE IN LIEU OF BARRIER REQUIREMENT A, B, C, D, E, F, OR H.

TRANSITIONAL SCREENING AND BARRIER CALCULATIONS								
Adjacent Use (Group)	Required Transitional Screening / Barrier	Width (l.f.)	Length (l.f.)	Area (s.f.)	Required 10-Year Canopy Cover (75%)	Required Trees and Shrubs	Provided Trees and Shrubs	Total Canopy
Northwest: Buffer A-B Office to Repair Service Establishment & Office (Group 8)	None Required							
Northeast: Buffer B-C Office to Single Family Detached (Group 1)	Type 2; D, E, or F	35	1,404 Subtotal	49,140	36,855 3 Shrubs / 10 l.f.	19 Deciduous Trees @ 300 s.f. 115 Evergreen Trees @ 225 s.f. 37 Understory Trees @ 150 s.f. 422 Shrubs Barrier D, E, or F	19 Deciduous Trees @ 300 s.f. 115 Evergreen Trees @ 225 s.f. 37 Understory Trees @ 150 s.f. 422 Shrubs Barrier: Proposed security fence per modification request	5,700 s.f. 25,875 s.f. 5,550 s.f.
Total								37,125 s.f.
Requirement is met...	37,125 s.f. is greater than..			36,855				
East: Buffer C-D Office to Vehicle Transportation Service Establishment	None Required							
South: Buffer D-E Office to Limited Access Highway	None Required							
West: Buffer E-A Office to Recreational Open Space	None Required							

Table 12.11 Interior Parking Lot Landscaping Calculations		
	ft²	Remarks
Area to be counted (SF) =	87,219	S.F.
Interior Landscaping Required (5%) =	4,361	S.F.
Total Tree Canopy Provided:		
(18 trees @ 250 ft² ea.) =	4,500	S.F.
Total Area Required (SF) =	4,301	5%
Total Area Provided (SF)=	4,500	5%



PARKING AREA - KEY PLAN

SCALE: 1"=200'

AREA TO BE COUNTED TOWARDS INTERIOR PARKING LOT LANDSCAPING

PLAN DATE
01/04/2016
07/28/2016
04/01/2016
05/05/2016
05/27/2016
08/01/2016
08/22/2016

REVISIONS — No. | DATE | DESCRIPTION

urban

LANDSCAPE CALCULATIONS

RESTON EASTGATE

CDPA-FDPA

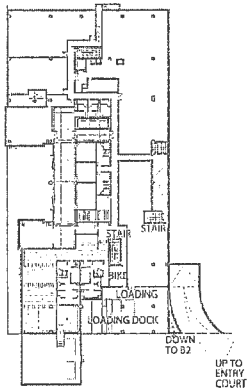
HUNTER MILL DISTRICT

FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=40' C.I.= N/A DATE: JAN. 2016

SHEET 31 OF 36

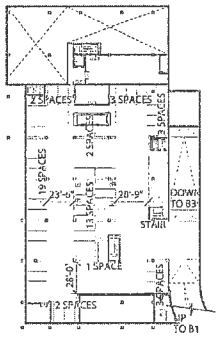
FILE No. RZ-12794



P:\Bentley\PROJECTS\DD\CAD FILES\CD_BUILDING PLANS\
ZONING-PARKING\CD- B1.dgn

SCALE: 1:50

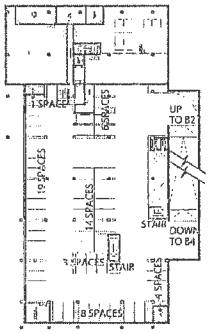
LEVEL B1 FLOOR PLAN D



P:\Bentley\PROJECTS\DD\CAD FILES\CD_BUILDING PLANS\
ZONING-PARKING\CD- B2.dgn

SCALE: 1:50

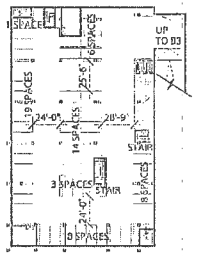
LEVEL B2 FLOOR PLAN C



P:\Bentley\PROJECTS\DD\CAD FILES\CD_BUILDING PLANS\
ZONING-PARKING\CD- B3.dgn

SCALE: 1:50

LEVEL B3 FLOOR PLAN B



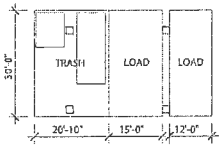
P:\Bentley\PROJECTS\DD\CAD FILES\CD_BUILDING PLANS\
ZONING-PARKING\CD- B4.dgn

SCALE: 1:50

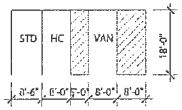
LEVEL B4 FLOOR PLAN A

B1: 0 SPACES
B2: 48 SPACES
B3: 55 SPACES
B4: 59 SPACES

TOTAL : 162 SPACES
STRUCTURED PARKING



TYPICAL LOADING SPACE DIMENSIONS



TYPICAL PARKING SPACE DIMENSIONS

NOTE: TYPICAL DRIVE AISLE WIDTH RANGES FROM 23'-6" TO 28'-9"

**THIS SHEET IS SCHEMATIC IN NATURE AND IS SUBJECT TO CHANGE WITH FINAL DESIGN. THE APPLICANT RESERVES THE RIGHT TO ADJUST THE QUANTITY OF PARKING LEVELS AND OCCUPIED STORIES WITH FINAL DESIGN PROVIDED THAT THE MAXIMUM HEIGHTS ARE HONORED.

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
01/04/2016
01/28/2016
04/06/2016
05/09/2016
06/17/2016
07/15/2016
08/22/2016

Urban Ltd.
CONSULTING ENGINEERS
CHANTILLY, VA 20151
TEL: 703 642 8206
FAX: 703 378 1209
www.urban.ltd.com

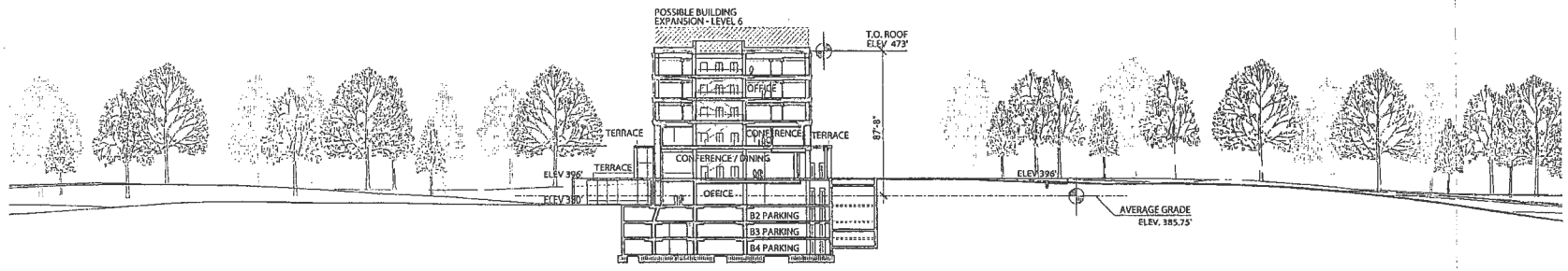
COMMONWEALTH OF VIRGINIA
PROFESSIONAL ENGINEER

CONCEPTUAL GARAGE PLAN
RESTON EASTGATE
CDPA-FDPA
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: AS SHOWN
C1.0 N/A
DATE: JAN. 2016

SHEET 32 OF 36

FILE No. RZ-12794

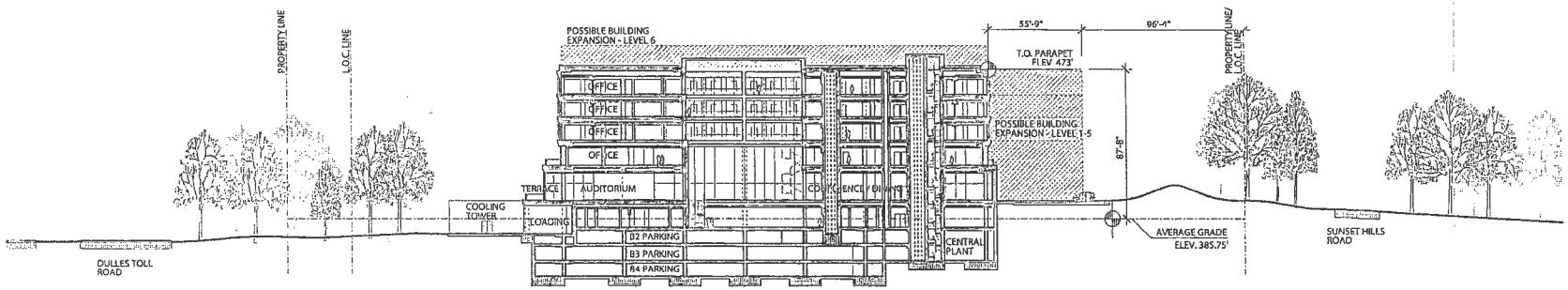


P:\Gentley\PROJECT\GOVCAD FILES\CD\SECTION ZONING RESUBMISSION\CD - EW AUDITORIUM SECTION.dgn

SCALE: 1/32" = 1'-0"

BUILDING SECTION - EAST/WEST

A



P:\Gentley\PROJECT\GOVCAD FILES\CD\SECTION2_ZONING RESUBMISSION\CD - NS ATRIUM SECTION.dgn

SCALE: 1/32" = 1'-0"

BUILDING SECTION - NORTH/SOUTH

B

**THIS SHEET IS SCHEMATIC IN NATURE AND IS SUBJECT TO CHANGE WITH FINAL DESIGN

No.	DATE	REVISIONS
		RESCP-2FDPA

PLAN DATE
01/04/2016
02/01/2016
04/01/2016
06/01/2016
08/01/2016
09/01/2016
10/01/2016

urban
Urban, LLC
12000 TECHNOLOGY CT.
CHANTILLY, VA 20151
TEL: 703.817.1300
FAX: 703.817.1304
www.urban.com
Planning, Engineering, Landscape Architecture, Land Surveying

COMMONWEALTH OF VIRGINIA
CLAYTON C. ROCK
LICENSED PROFESSIONAL ENGINEER
35-22-2016

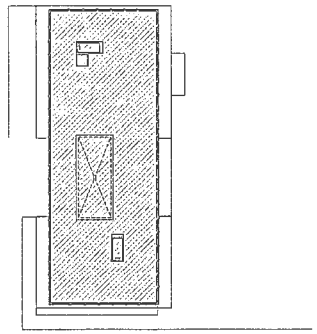
CONCEPTUAL BUILDING ELEVATIONS
RESTON EASTGATE
CDPA-FDPA
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1/32" = 1'-0" | DATE: JAN. 2016 | C.I.- N/A

SHEET 33 OF 36

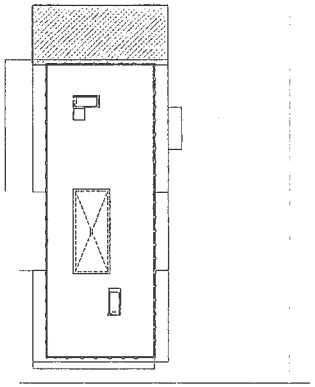
FILE No. RZ-12794

Wed, 1/13 - 4:30PM, Tarrion\PRT\URBE_CPD\01-GARAGE PLAN.dwg 1:1-PLOT (23) August 22, 2016 - 2:20pm (rgomes)



P:\Bentley\PROJECTS\DACAD FILES\CD_BUILDING PLANS\ZONING - ROOF (EXPANSION)\
ZONING - EXPANSION PLAN OPT 1.dgn SCALE: 1:50

EXPANSION OPT 1 - ADDITIONAL FLOOR - LEVEL 6 B



P:\Bentley\PROJECTS\DACAD FILES\CD_BUILDING PLANS\ZONING - ROOF (EXPANSION)\
ZONING - EXPANSION PLAN OPT 2.dgn SCALE: 1:50

EXPANSION OPT 2 - LEVEL 1 THRU 5 EXPANSION A

PHASE 1 BUILDING SIZE	160,000 GSF
PHASE 2 EXPANSION SIZE	30,000 GSF
TOTAL PHASE 2 BUILDING SIZE	190,000 GSF

**THIS SHEET IS SCHEMATIC IN NATURE AND IS SUBJECT TO CHANGE WITH FINAL DESIGN. THE APPLICANT RESERVES THE RIGHT TO ADJUST THE QUANTITY OF PARKING LEVELS AND OCCUPIED STORIES WITH FINAL DESIGN PROVIDED THAT THE MAXIMUM HEIGHTS ARE HONORED.

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
01/04/2016
01/28/2016
05/09/2016
06/27/2016
08/01/2016
08/22/2016

urban
URBAN LLC
ARCHITECTS/PLANNERS
CHANTILLY, VA. 20151
TEL: (703) 642-2300
FAX: (703) 378-9013
www.urban-llc.com

COMMONWEALTH OF VIRGINIA
Carlos C. Rodriguez
Lic. No. 0402017100
08/22/2016
PROFESSIONAL ENGINEER

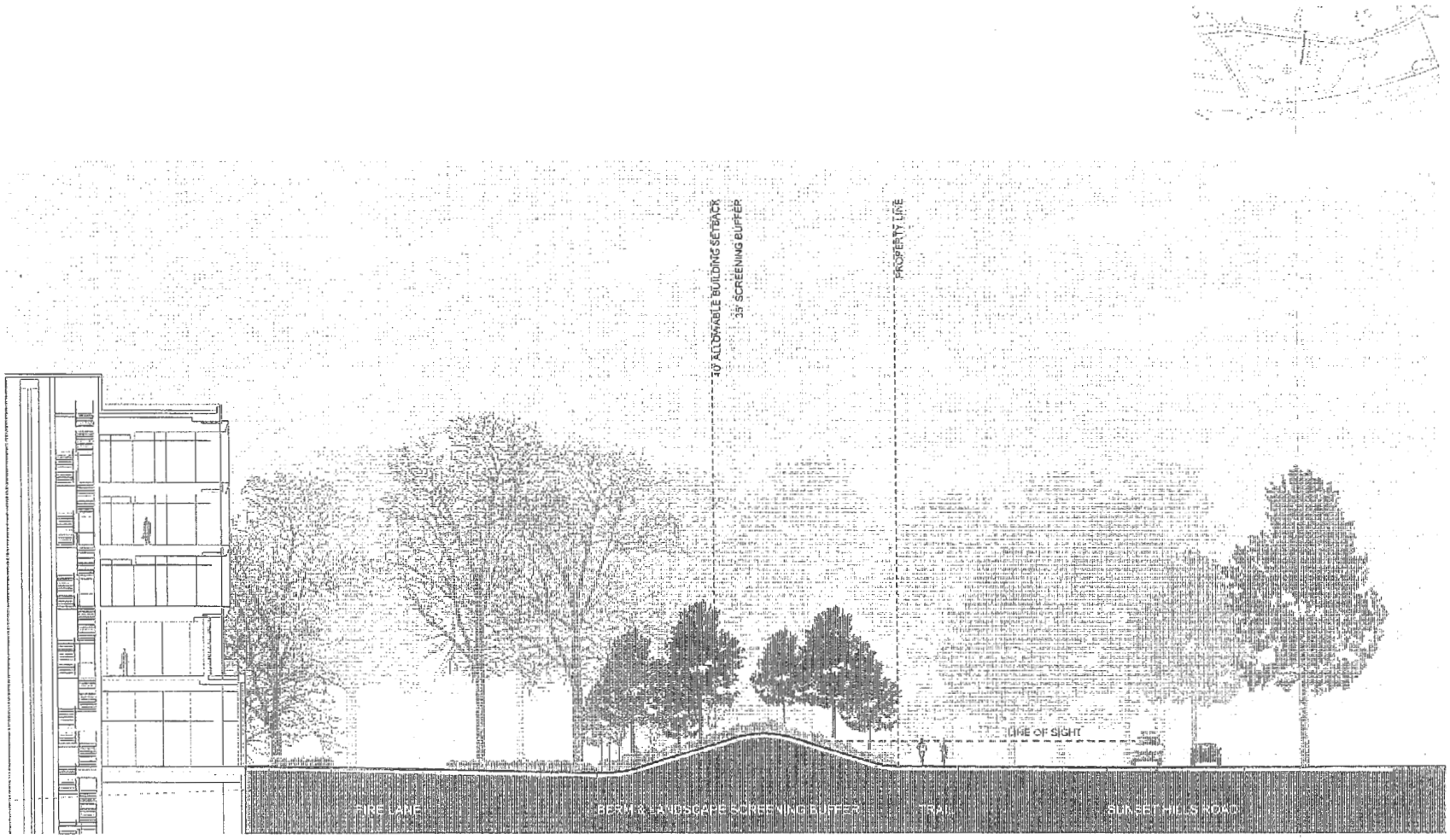
CONCEPTUAL BUILDING EXPANSION OPTIONS

RESTON EASTGATE
CDPA-FDPA
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: AS SHOWN C.I.= N/A DATE: JAN. 2016

SHEET 33A OF 36

FILE No. RZ-12794



GENERAL DYNAMICS | N-S SECTION AT SUNSET HILLS ROAD

LSM | PWP LANDSCAPE ARCHITECTURE

NO.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
01/04/2016
01/28/2016
02/26/2016
03/25/2016
04/01/2016
04/27/2016
08/22/2016

LSM | PWP

Lenhardt Sullivan Moore | PWP Landscape Architecture Land Services

LSM Lenhardt Sullivan Moore
CHANTILLY, VA 20151
TEL 703.378.2121
FAX 703.378.2306
www.lsm-llc.com

PWP Landscape Architecture
1 Lower Ragsdale Drive, Building 1, Suite 110
Monterey, California 93940
831.373.4341

COMMONWEALTH OF VIRGINIA
Lee C. Fox
Lic. No. 026750
08/22/2016
PROFESSIONAL SEAL

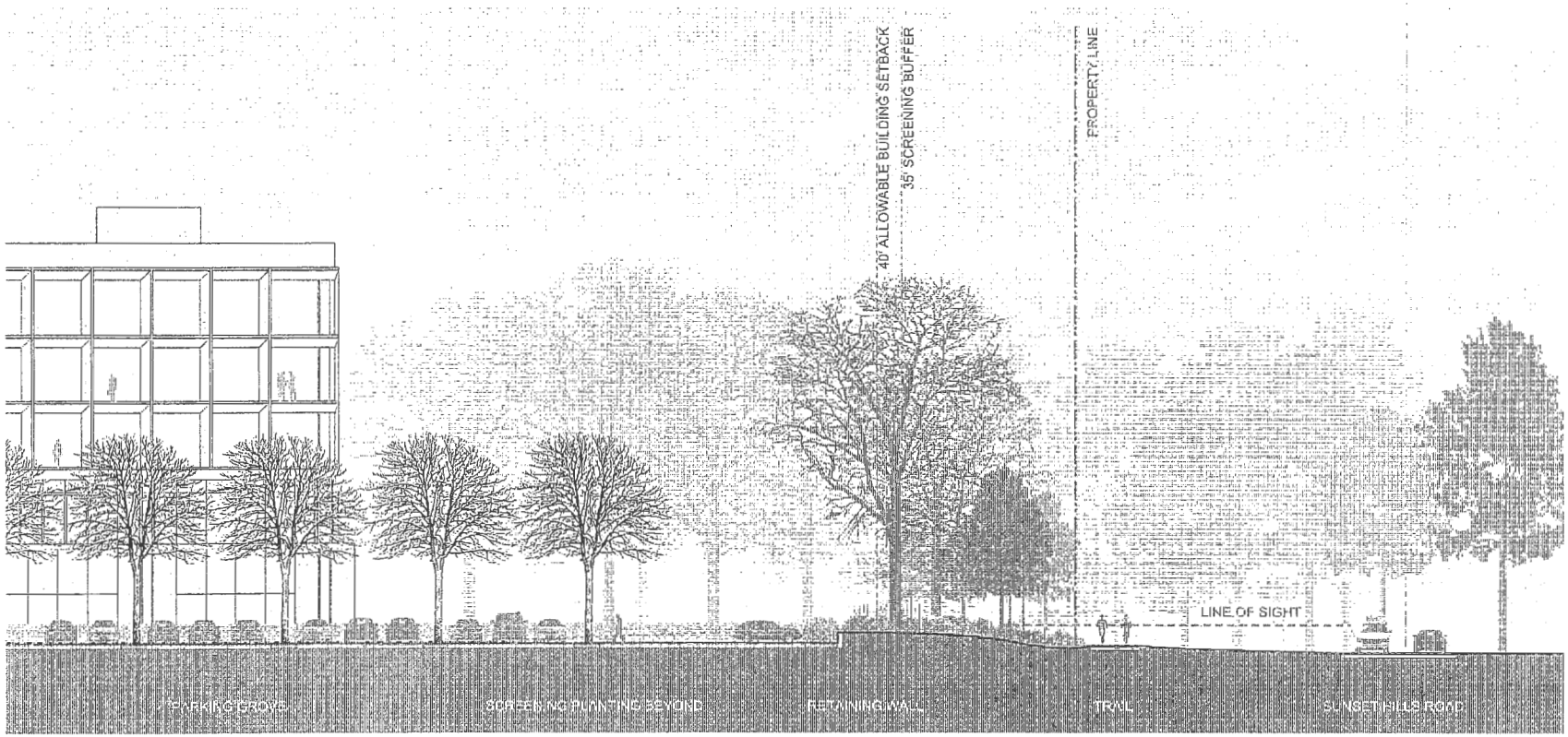
ILLUSTRATIVE BUILDING ELEVATIONS

RESTON EASTGATE
CDPA-FDPA
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1/32"=1'-0"
C.I.=N/A
DATE: JAN. 2016

SHEET 34 OF 36

FILE No. RZ-12794



GENERAL DYNAMICS | N-S SECTION THROUGH PARKING GROVE

LSM | PWP LANDSCAPE ARCHITECTURE

No.	DATE	DESCRIPTION
-	-	-

REVISIONS

PLAN DATE
01/06/2015
01/05/2016
04/01/2016
05/23/2016
08/01/2016
08/12/2016

urban

Urban LLC
200 BUTTONWOOD CT
CHESTER, NJ 07930
TEL: 908.879.9191
FAX: 908.879.9418
www.urban.com

COMMONWEALTH OF VIRGINIA
CLAYTON E. CUSTIS
LANDSCAPE ARCHITECT
PROFESSIONAL SEAL

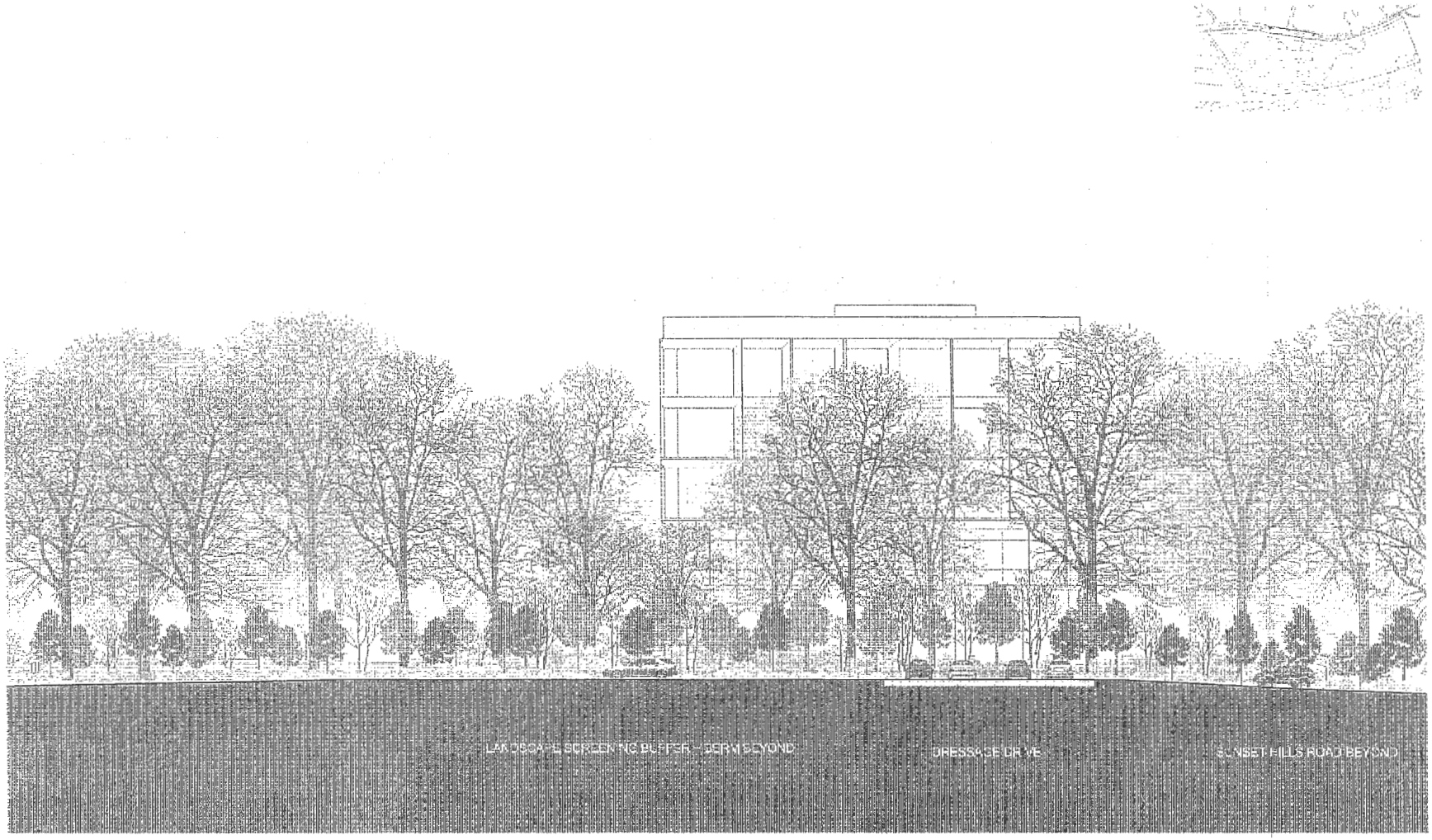
ILLUSTRATIVE BUILDING ELEVATIONS

RESTON EASTGATE
CDPA-FDPA
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: NTS | CL=N/A | DATE: JAN. 2016

SHEET
34A
OF
36

FILE No.
RZ-12794



GENERAL DYNAMICS | ELEVATION FROM DRESSAGE DRIVE

LSM | PWP LANDSCAPE ARCHITECTURE

No.	DATE	REVISIONS
-	06/22/2016	EFFORPORT
-	05/21/2016	
-	05/06/2016	
-	03/04/2016	
-	01/28/2016	
-	01/04/2016	

PLAN DATE

Urban Ltd
CHANTILLY, VA 20151
703.817.2500
FAX: 703.378.7308
www.urban-ltd.com
Civil Engineers · Land Surveyors · Landscape Architects · Land Developers

COMMONWEALTH OF VIRGINIA
Lic. No. 022790
PROFESSIONAL ENGINEER

ILLUSTRATIVE BUILDING ELEVATIONS

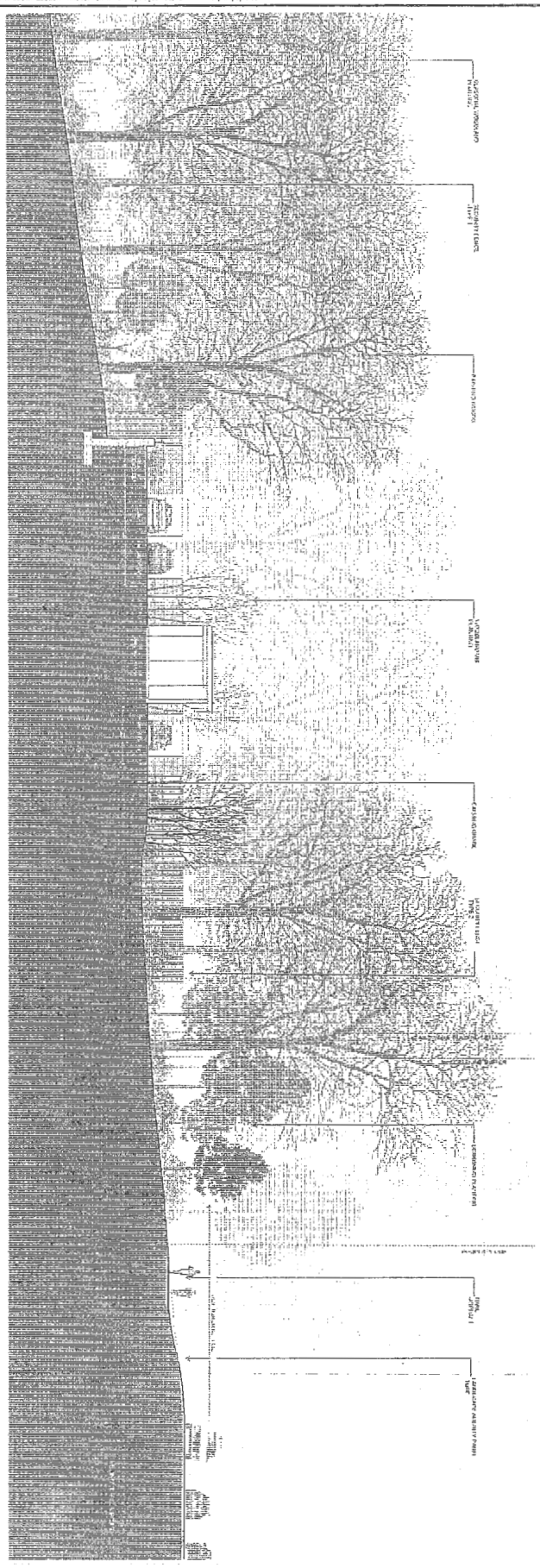
RESTON EASTGATE
CDPA-FDPA
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: NTS | CL=N/A | DATE: JAN. 2016

SHEET 34B OF 36

TITLE No. RZ-12794

Urban, Ltd. – J:\JOBS\Reston\617\CDPA_FDPA\04-SITE PLAN\dwg\NORTH SOUTH SECTION THROUGH ENTRY DRIVE | August 22, 2016 – 2:30pm jeyandra



NORTH SOUTH SECTION THROUGH ENTRY DRIVE

RESTON EASTGATE
CDPA-FDPA
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: NTS | C.I.= N/A | DATE: JAN. 2016

COMMONWEALTH OF VIRGINIA
CLAYTON C. EDES V
Lic. No. 028790
03/01/2016
PROFESSIONAL ENGINEER

urban
Urban Engineers Landscape Architects Land Surveyors

URBAN, Ltd.
4300 D TECHNOLOGY CT
CHANTILLY, VA. 20151
TEL. 703.631.2114
FAX 703.378.1884
www.urban-ltd.com

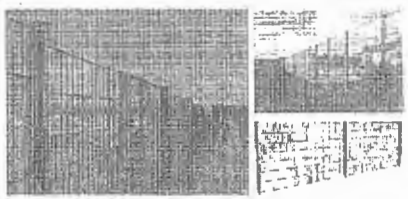
PLAN DATE
01/04/2016
01/26/2016
04/01/2016
05/26/2016
06/27/2016
08/01/2016
08/22/2016

No.	DATE	DESCRIPTION

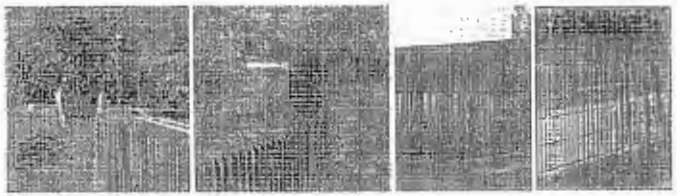
REVISIONS

SHEET NO. 3 OF 3

R2617.2794

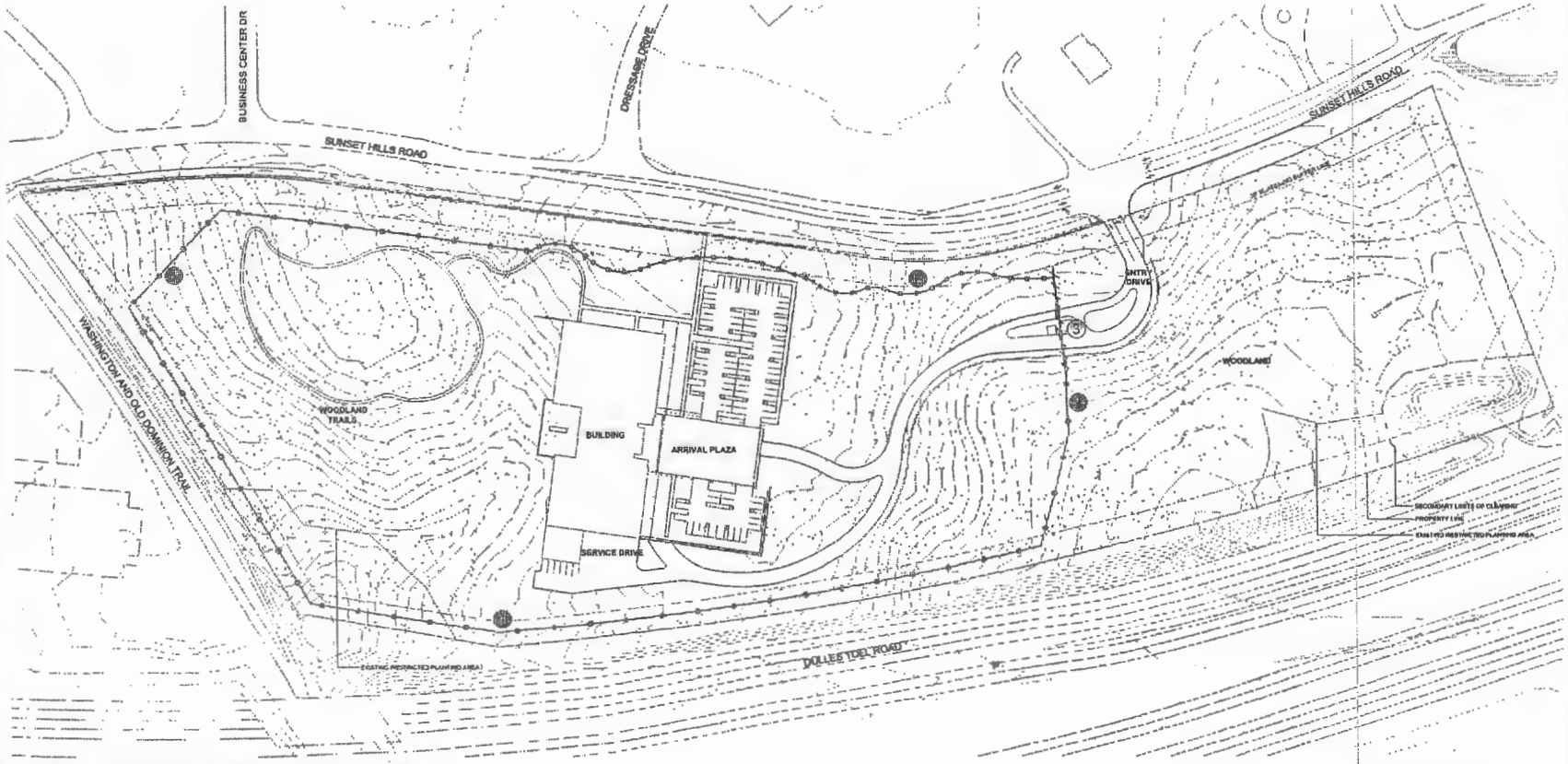


LOW-COST FENCE IN THE WOODLANDS



AESTHETIC FENCE WITH VERTICAL PICKETS

ENTRY WALL AND GATE



GENERAL DYNAMICS | SITE SECURITY DIAGRAM
LSM | PWP LANDSCAPE ARCHITECTURE

LOW COST FENCE IN WOODLANDS

AESTHETIC FENCE ALONG SUNSET HILLS ROAD

ENTRY WALL

ENTRY GATE

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
01/06/2016
01/26/2016
02/26/2016
03/08/2016
03/17/2016
06/01/2016
06/22/2016

Urban Ltd.
URBAN TECHNOLOGY CT.
CHANTILLY, VA. 20151
PH. 703.378.7130
FAX. 703.378.7138
www.urban-ltd.com
Fairfax Reg. Jim Lemunyon Jim@Urban-Ltd.com

COMMONWEALTH OF VIRGINIA
JAMES C. FOX
Lic. No. 0407000
05/23/2016
PROFESSIONAL ENGINEER

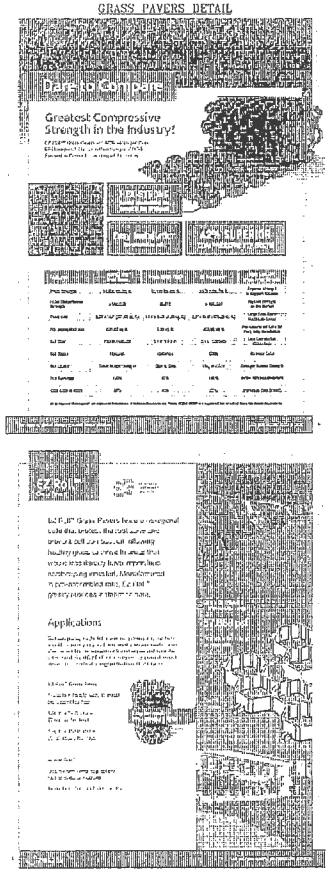
LANDSCAPE FENCING AND GUARDHOUSE
RESTON EASTGATE
CDPA-FDPA
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: NTS
C.I.P. N/A
DATE: JAN. 2016

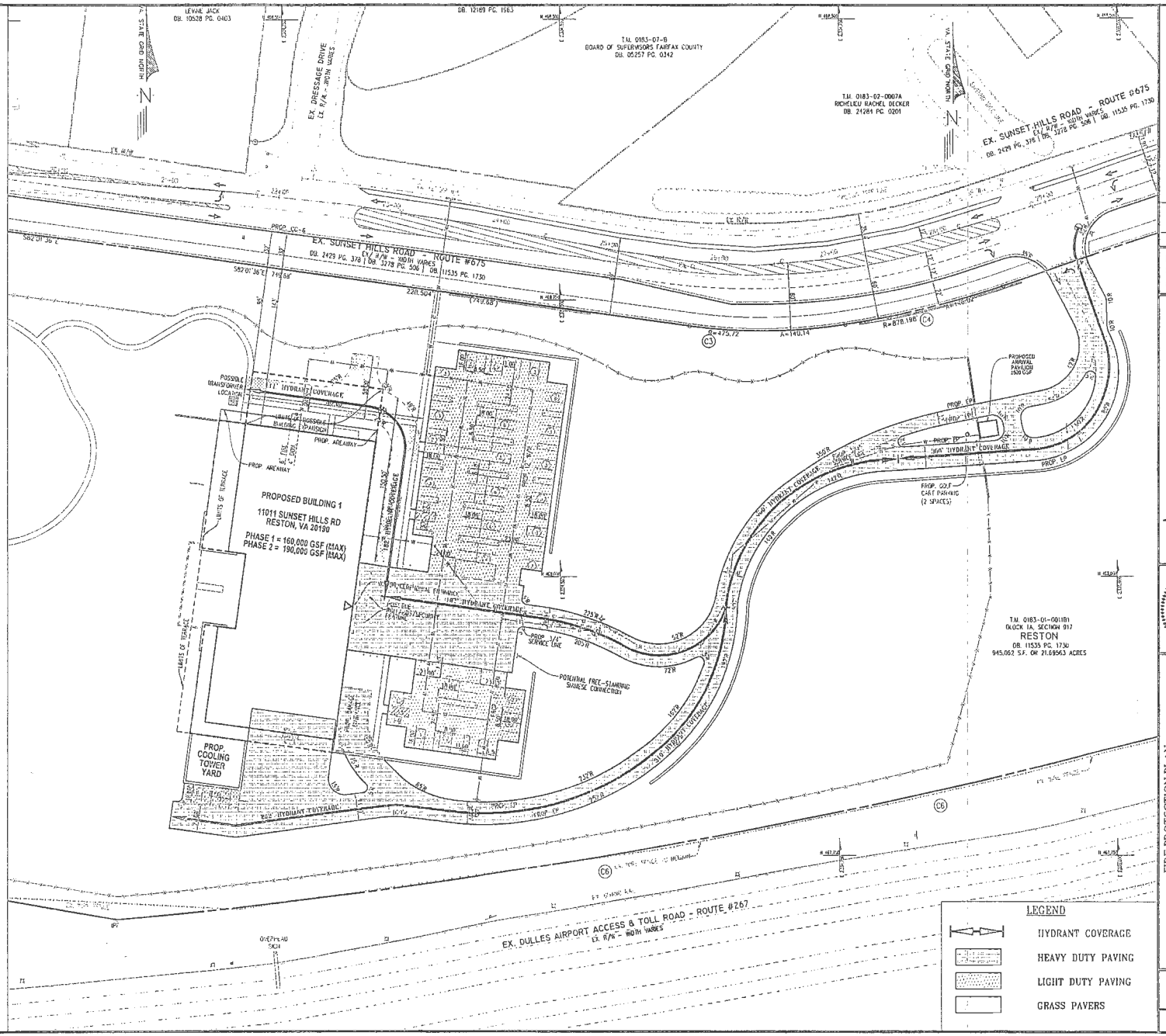
SHEET
34D
OF
36

FILE No.
RZ-12794

GRASS PAVERS DETAIL



NOTE: USE THIS DETAIL OR APPROVED EQUIVALENT FOR GRASS PAVERS.



NO.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE
07/26/2013
01/26/2015
04/01/2016
05/31/2016
06/17/2016
08/01/2016
09/01/2016

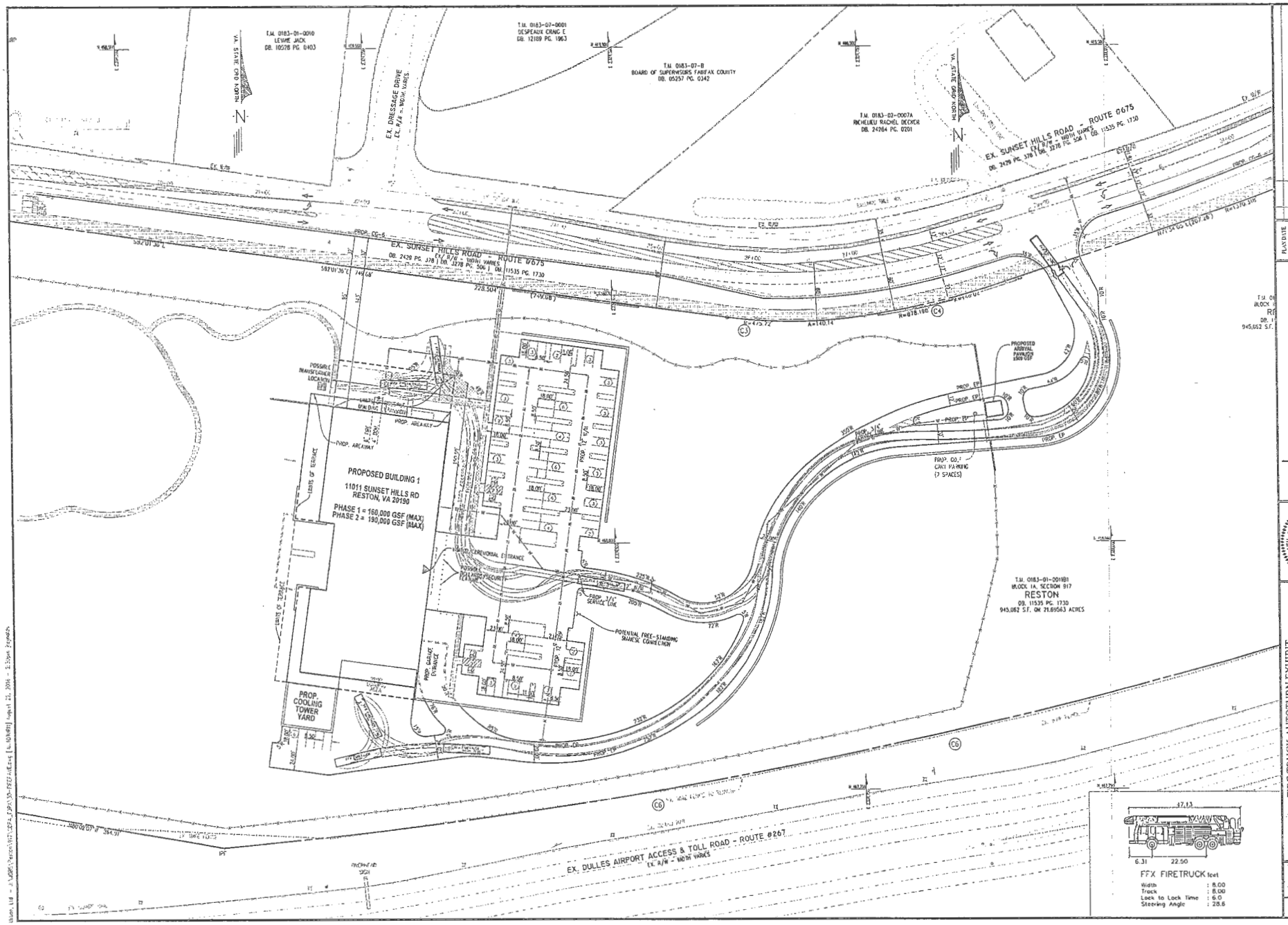
FIRE PROTECTION PLAN

RESTON EASTGATE
CDPA-FDPA
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=40' C1=N/A DATE: JAN. 2016

SHEET 35 OF 36

FILE No. RZ-12794



REV.	DATE	DESCRIPTION
1	07/06/2015	
2	07/28/2015	
3	08/26/2015	
4	05/06/2016	
5	06/27/2016	
6	07/25/2016	
7	08/22/2016	

REVISIONS

PLAN DATE

urban

FIRE TRUCK AUTOTURN EXHIBIT

RESTON EASTGATE
CDPA-FDPA
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=40'

DATE: JAN. 2016

SHEET 36 OF 36

FILE No. RZ-12794

urban™

PLANNERS
ENGINEERS
LANDSCAPE ARCHITECTS
LAND SURVEYORS

RECEIVED
Department of Planning & Zoning
JAN 05 2016
Zoning Evaluation Division

December 31, 2015

Description of
Block 1A, Section 917, Reston
Fairfax County, Virginia

Beginning at a point on the southerly right of way of Sunset Hills Road Route 675, a variable width right of way, being the northwesterly corner of the land herein described; said point being at the easterly property line of Northern Virginia Regional Park Authority as recorded in Deed Book 5030 at Page 789 among the land records of Fairfax County, Virginia; thence departing said point and running easterly with said right of way of Sunset Hills Road.

North 84°35'24" East, 178.43 feet to a point being on the right of way of Sunset Hills Road; thence departing said point and running easterly with said right of way.

With a curve turning to the right with an arc length of 28.46 feet, with a radius of 926.25 feet, with a chord bearing of North 85°28'12" East, with a chord length of 28.46 feet to a point being on the right of way of Sunset Hills Road; thence departing said point and running easterly with said right of way.

North 86°21'01" East, 34.42 feet to a point being on the right of way of Sunset Hills Road; thence departing said point and running easterly with said right of way of Sunset Hills Road.

With a curve turning to the right with an arc length of 187.90 feet, with a radius of 926.25 feet, with a chord bearing of South 87°50'17" East, with a chord length of 187.58 feet to a point being on the right of way of Sunset Hills Road; thence departing said point and running easterly with said right of way.

South 82°01'36" East, 749.68 feet to a point being on the right of way of Sunset Hills Road; thence departing said point and running easterly with said right of way.

With a curve turning to the left with an arc length of 140.14 feet, with a radius of 475.72 feet, with a chord bearing of North 89°32'03" East, with a chord length of 139.63 feet to a point being on the right of way of Sunset Hills Road; thence departing said point and running easterly with said right of way.

With a curve turning to the left with an arc length of 146.02 feet, with a radius of 878.21 feet, with a chord bearing of North 76°19'54" East, with a chord length of 145.85 feet to a point being on the right of way of Sunset Hills Road; thence departing said point and running easterly with said right of way.

North 71°34'05" East, 207.26 feet to a point being on the right of way of Sunset Hills Road; thence departing said point and running easterly with said right of way.

With a curve turning to the left with an arc length of 213.83 feet, with a radius of 1,370.34 feet, with a chord bearing of North 67°05'53" East, with a chord length of 213.61 feet to a point being on the right of way of Sunset Hills Road; thence departing said point and running easterly with said right of way.

North 62°37'40" East, 109.93 feet to a point being on the southerly right of way of Sunset Hills Road; said point being at the northwesterly corner of the Lands to Commonwealth of Virginia recorded in Deed Book 5742 at page 430 among the land records of Fairfax County, Virginia; thence departing said point and running with the westerly line of said Commonwealth of Virginia.

South 20°21'23" East, 471.30 feet to a point being the southwesterly corner of the lands to Commonwealth of Virginia; said point being on the northerly right of way of Dulles Airport Access & Toll Road Route 267, a variable width right of way; thence departing point and running westerly with said right of way.

With a curve turning to the right with an arc length of 1,493.56 feet, with a radius of 5,529.58 feet, with a chord bearing of South 77°22'54" West, with a chord length of 1,489.02 feet to a point being on the northerly right of way of Dulles Airport Access & Toll Road Route 267, a variable width right of way; thence departing point and running westerly with said right of way.

North 80°02'07" West, 264.91 feet to a point being on the northerly right of way of Dulles Airport Access & Toll Road Route 267, a variable width right of way; thence departing point and running westerly with said right of way.

South 83°59'03" West, 12.98 feet to a point being on the northerly right of way of Dulles Airport Access & Toll Road; said point being on the easterly line of the lands of Northern Virginia Regional Park Authority recorded in Deed 5030 at page 789 among the land records of Fairfax County, Virginia; thence departing said point and running northerly with line of said Northern Virginia Regional Park Authority.

North 30°51'45" West, 276.04 feet to a point being on the easterly line of the lands of said Northern Virginia Regional Park Authority; thence departing said point and running northerly with line of said Northern Virginia Regional Park Authority.

With a curve turning to the left with an arc length of 416.00 feet, with a radius of 2,920.93 feet, with a chord bearing of North 34°56'38" West, with a chord length of 415.65 feet to the point of beginning, Containing an area of 945,062 square feet or 21.6956 acres, more or less.

RESTON

PCA 86-C-054-02
CDPA 86-C-054

COUNTY OF FAIRFAX
Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, VA 22035 (703) 324-1290 TTY 711
www.fairfaxcounty.gov/dpz/zoning/application

APPLICATION #: FDPA 86-C-054-02-01
(Staff will assign)

RECEIVED
Department of Planning & Zoning
JAN 28 2016
Zoning Evaluation Division

ZONING APPLICATION

APPLICATION TYPE(S):	RZ ☐ PCA ☑ FDP ☐ CDPA ☑ FDPA ☑ DPA ☐ CP ☐
	CPA ☐ PRC ☐ PRCA ☐ CSP ☐ CSPA ☐ AA ☐ AF ☐ AR ☐

TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA

☑ I (We), General Dynamics Corporation the applicant(s) petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by reclassifying the below noted property from the PDC District to the PDC District.

☑ (PCA) This application proposes to amend the proffers approved pursuant to FDP/PCA/CDP 86-C-054 (case) in order to permit adjustment to the design and location of the development

Is this a partial PCA? N (Y/N) If Yes, please identify affected acreage:

TAX MAP PARCEL(S):

0183 01 0011B1

TOTAL ACREAGE: 21.69 **CURRENT ZONING DISTRICT:** PDC

LEGAL DESCRIPTION: Deed Book: 12424 Page No.: 1739

POSTAL ADDRESS OF PROPERTY (INCLUDING ZIP CODE):

11011 Sunset Hills Road Reston, VA 20190

ADVERTISING DESCRIPTION: (Ex.:North side of Lee Highway approx. 1000 feet west of its intersection with Newgate Blvd.)			
South side of Sunset Hills Road, north of the Dulles Airport access Road and west of Hunter Mill Road			
EXISTING USE:	Vacant	PROPOSED USE:	Office
MAGISTERIAL DISTRICT:	Hunter Mill	OVERLAY DISTRICT(S):	

Waiver/Modification of Submission Requirements Requested: ☐

The name(s) and address(es) of owner(s) of record shall be provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representative on official business to enter on the subject property as necessary to process the application.

Applicant Contact Name:			Agent Name:		
Scott Hoffman			Mark C. Looney		
Address:			Address:		
Street:2941 Fairview park Drive			Street:11951 Freedom Drive		
City:Falls Church	State:VA	Zip:22042	City:Reston	State:VA	Zip:20190
Phone Number:			Phone Number:		
(W):703-876-3330	(C):		(W):703-456-8652	(C):	
E-mail:			E-mail:		
shoffman@generaldynamics.com			mlooney@cooley.com		

Signature: Date: 1/28/16

DO NOT WRITE IN THIS SPACE

PCA/CDPA/FDPA 2016-0001/0002/0003

Date Application Accepted: February 3, 2016

Application Fee Paid: $ 43,230.00