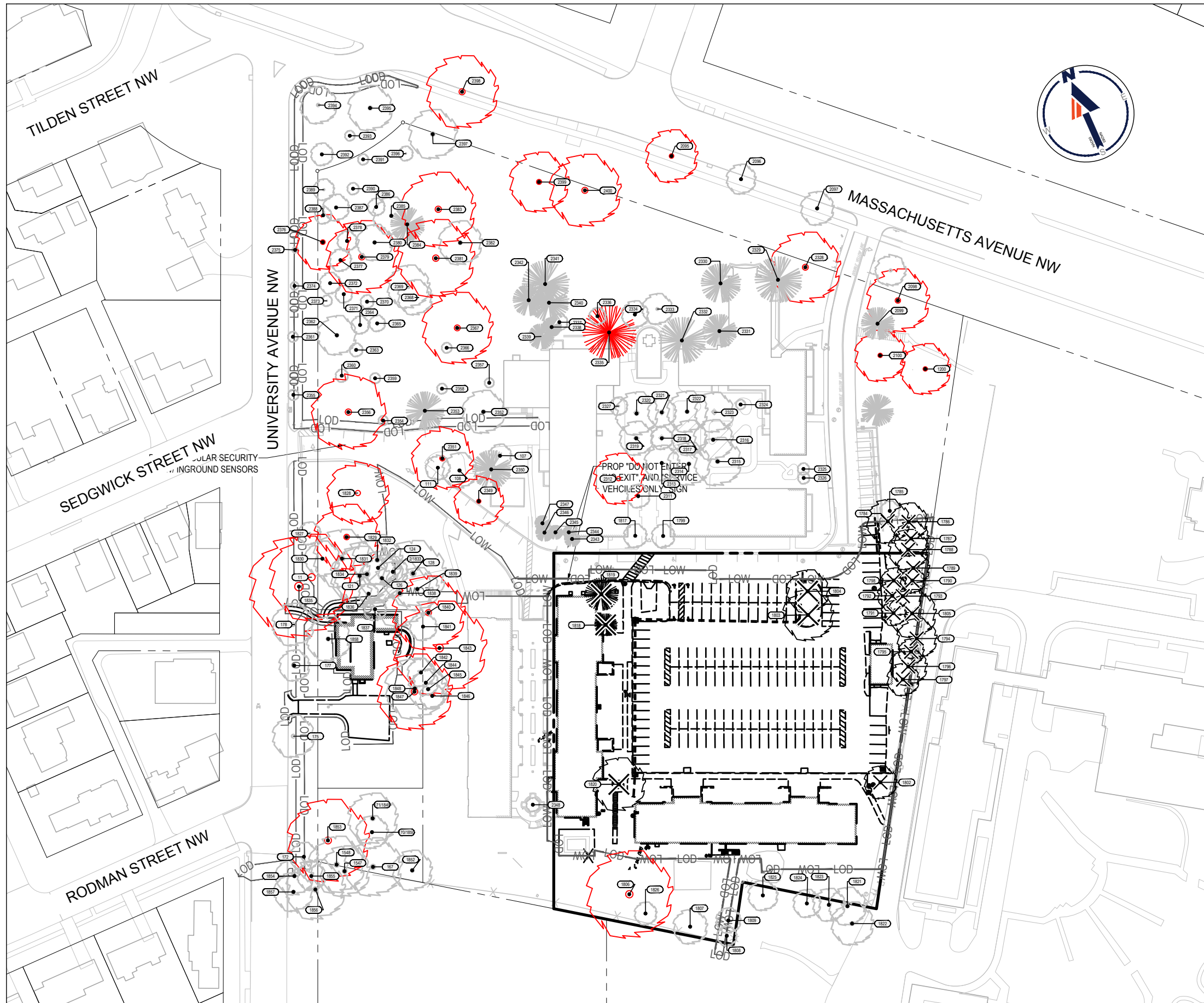


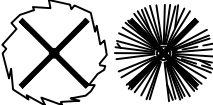
EXHIBIT 3

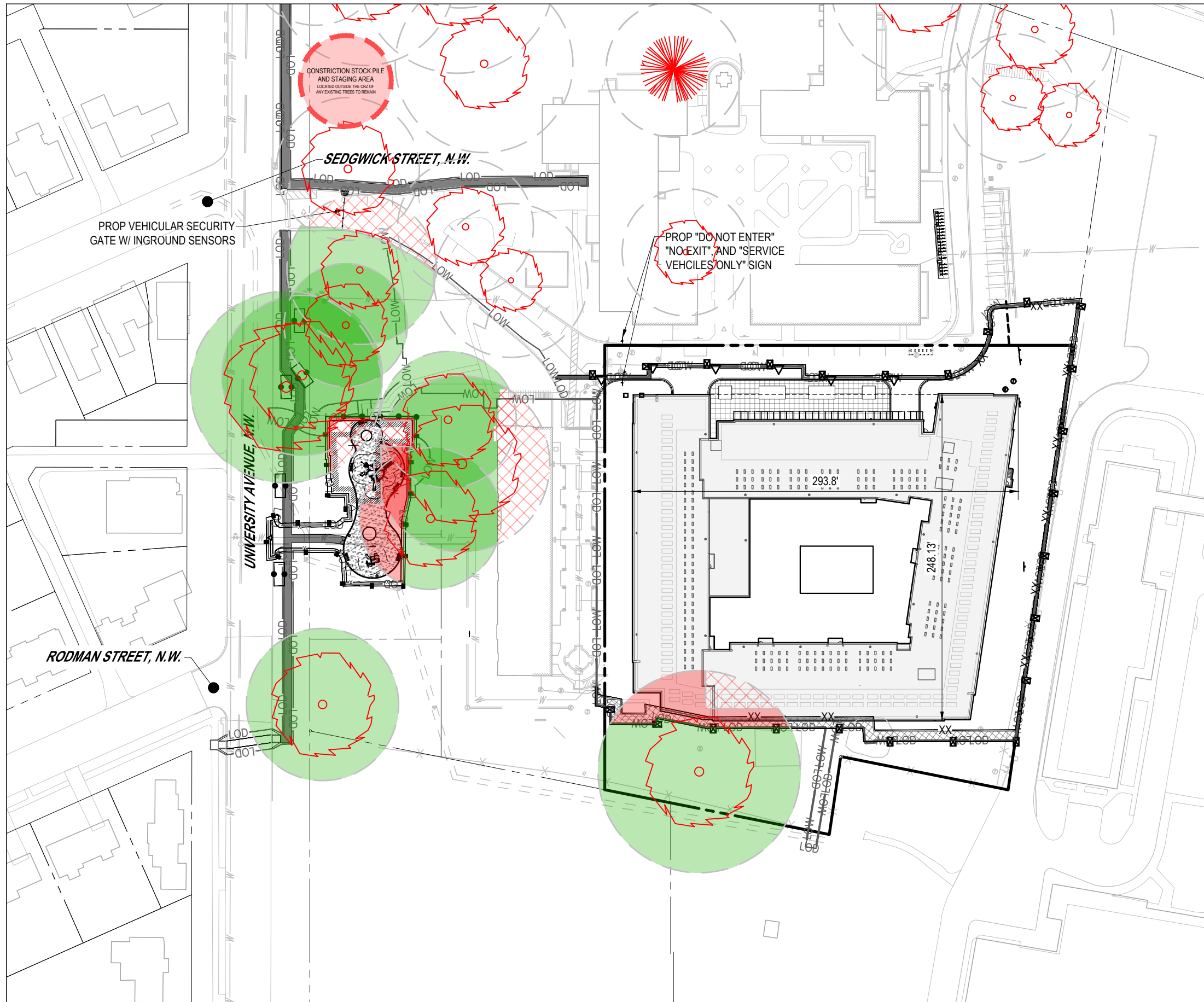


INVENTORY PLAN NARRATIVE

THERE ARE NUMEROUS SPECIAL TREES LOCATED AROUND THE WESLEY THEOLOGICAL SEMINARY CAMPUS. THERE ARE (27) HERITAGE TREES THAT WILL BE PRESERVED ON THROUGH THIS PROJECT. THE MAJORITY OF THE EXISTING VEGETATION CONSISTS OF LARGE HEALTHY NATIVE TREES. THE TREES OFFER MODERATE BIODIVERSITY AND SHOULD BE CONSIDERED A MODERATE TO WELL AGED GROUPING OF TREES.

INVENTORY PLAN LEGEND

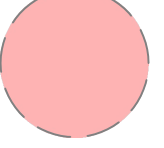
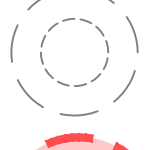
-  EXISTING DRIP LINE TO REMAIN
-  EXISTING TREES TO REMAIN
-  EXISTING TREES TO BE REMOVED
-  EXISTING HERITAGE TREES TO REMAIN
-  TREE TAG NUMBER

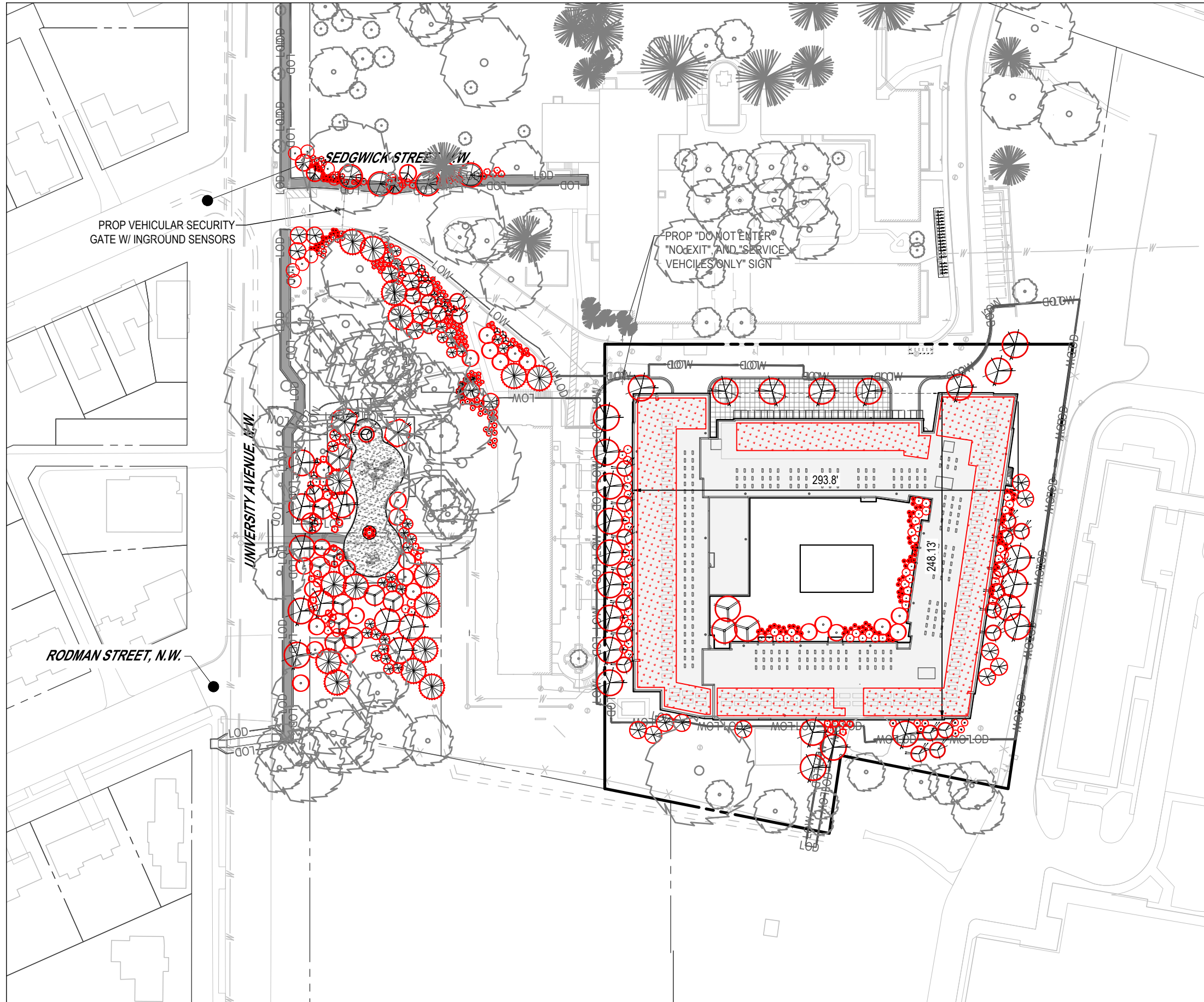


PRESERVATION PLAN NARRATIVE

THE HERITAGE TREES ON SITE WILL BE PROTECTED THROUGH THE END OF CONSTRUCTION BY VARIOUS METHODS. THE PROJECT LIMITS OF DISTURBANCE AND CONSTRUCTION STRATEGY HAS BEEN REVISED TO REDUCE THE IMPACT ON THE SURROUNDING HERITAGE TREES. THE TREES WILL BE PROTECTED USING SELECTIVE ROOT PRUNING, SUPER SILT FENCE, TREE PROTECTION FENCE, ROOT PROTECTION MATTING, MULCHING.

HERITAGE TREES PRESERVATION PLAN LEGEND

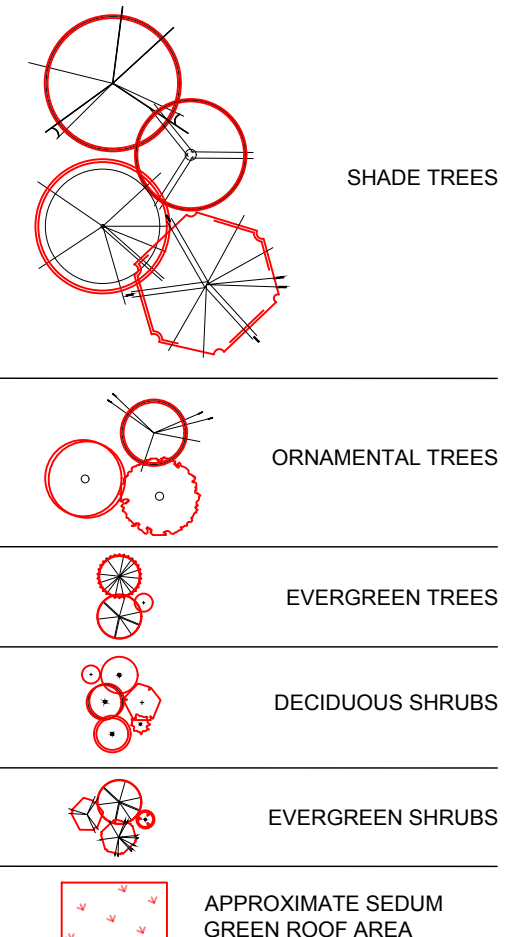
-  CRITICAL ROOT ZONE EXCLUDED DUE TO EXISTING SITE CONSTRAINTS
-  CRITICAL ROOT ZONE IMPACTED BY NEW CONSTRUCTION ACTIVITY
-  CRITICAL ROOT ZONE TO BE MAINTAINED, NOT EFFECTED BY CONSTRUCTION ACTIVITY
-  CRITICAL ROOT ZONE STRUCTURAL ROOT ZONE
-  STOCKPILE AND STAGING AREA

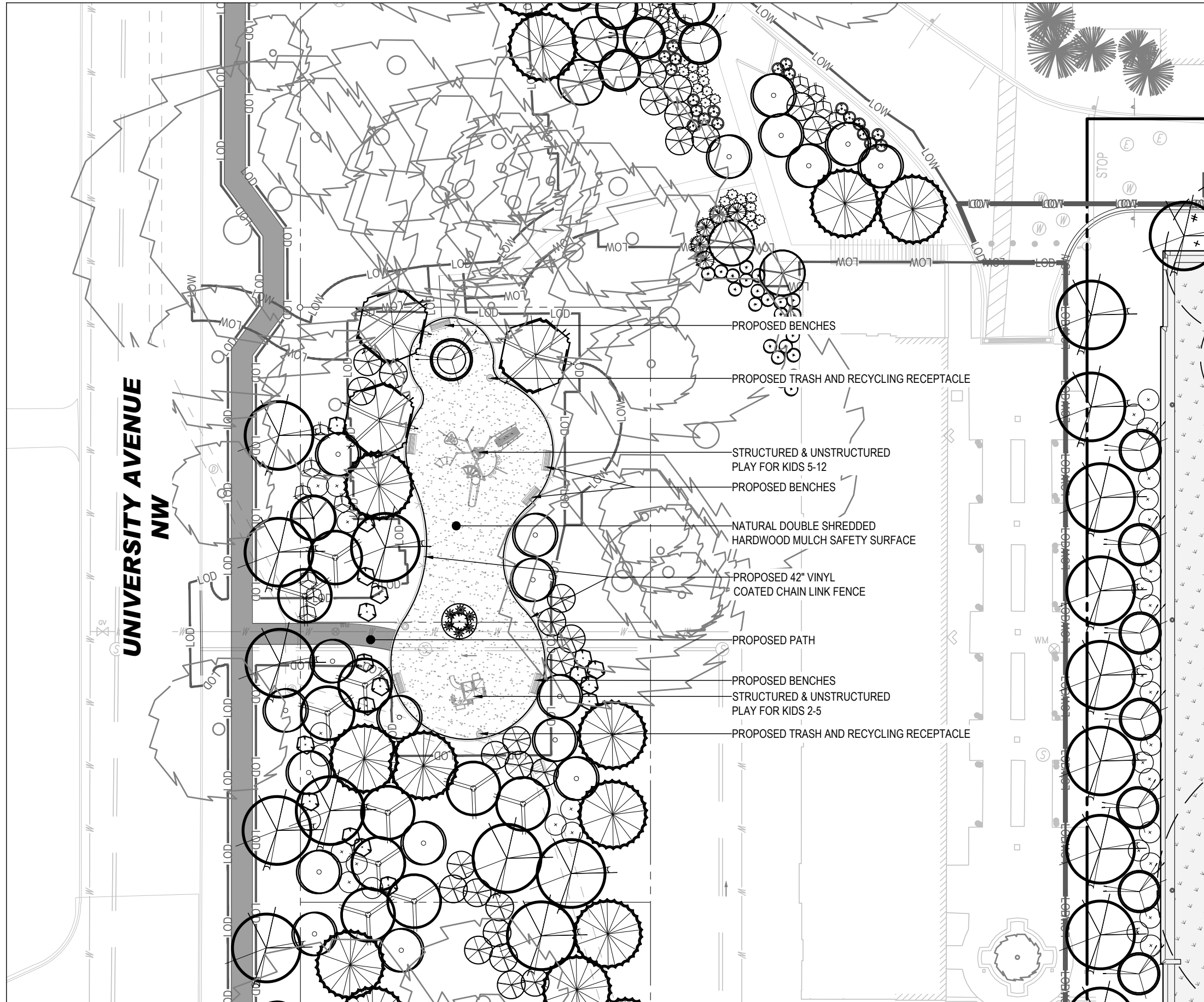


LANDSCAPE PLAN NARRATIVE

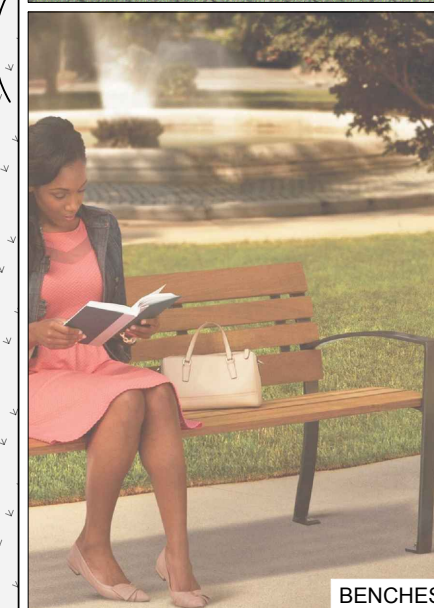
THE PROPOSED LANDSCAPING WILL BE PLANTED IN NATURALISTIC SCHEME TO SCREEN THE PROPOSED DORM BUILDING. THE PROPOSED PLANTS WILL LINE THE DRIVEWAY ENTRANCE TO HELP SCREEN UTILITIES AND BEAUTIFY THE ACCESS ROAD. PLANTS ALONG UNIVERSITY AVE WILL BE PLANTED TO CREATE PRIVACY AND ENCLOSE THE PROPOSED PLAYGROUND. THE MAJORITY OF THE PLANTS PROPOSED WILL BE NATIVE VARIETIES THAT WILL ADD AN ECOLOGICAL BENEFIT AND OFFER PROVIDE YEAR ROUND COLOR/INTEREST.

LANDSCAPE PLAN LEGEND





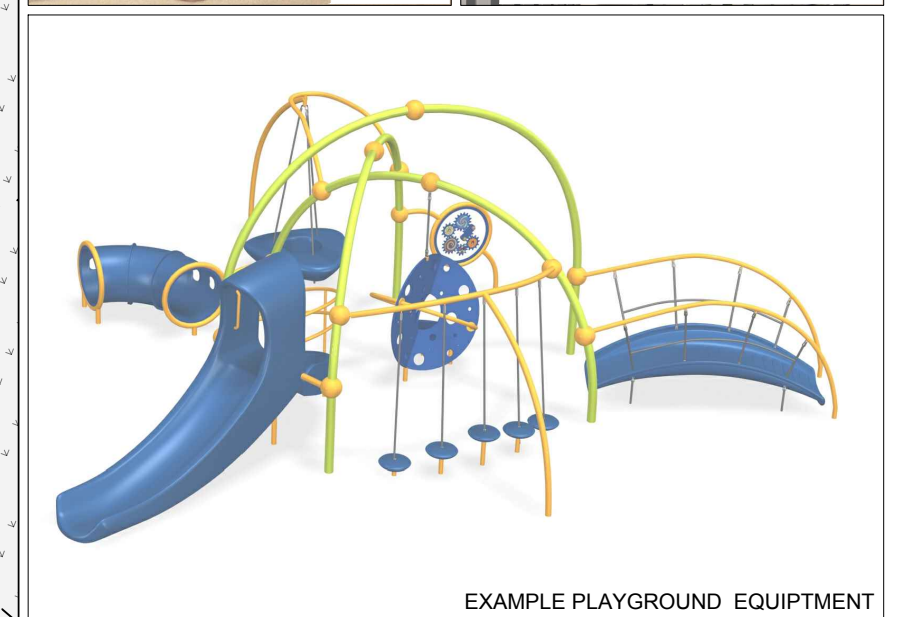
42" TALL PERIMETER FENCE



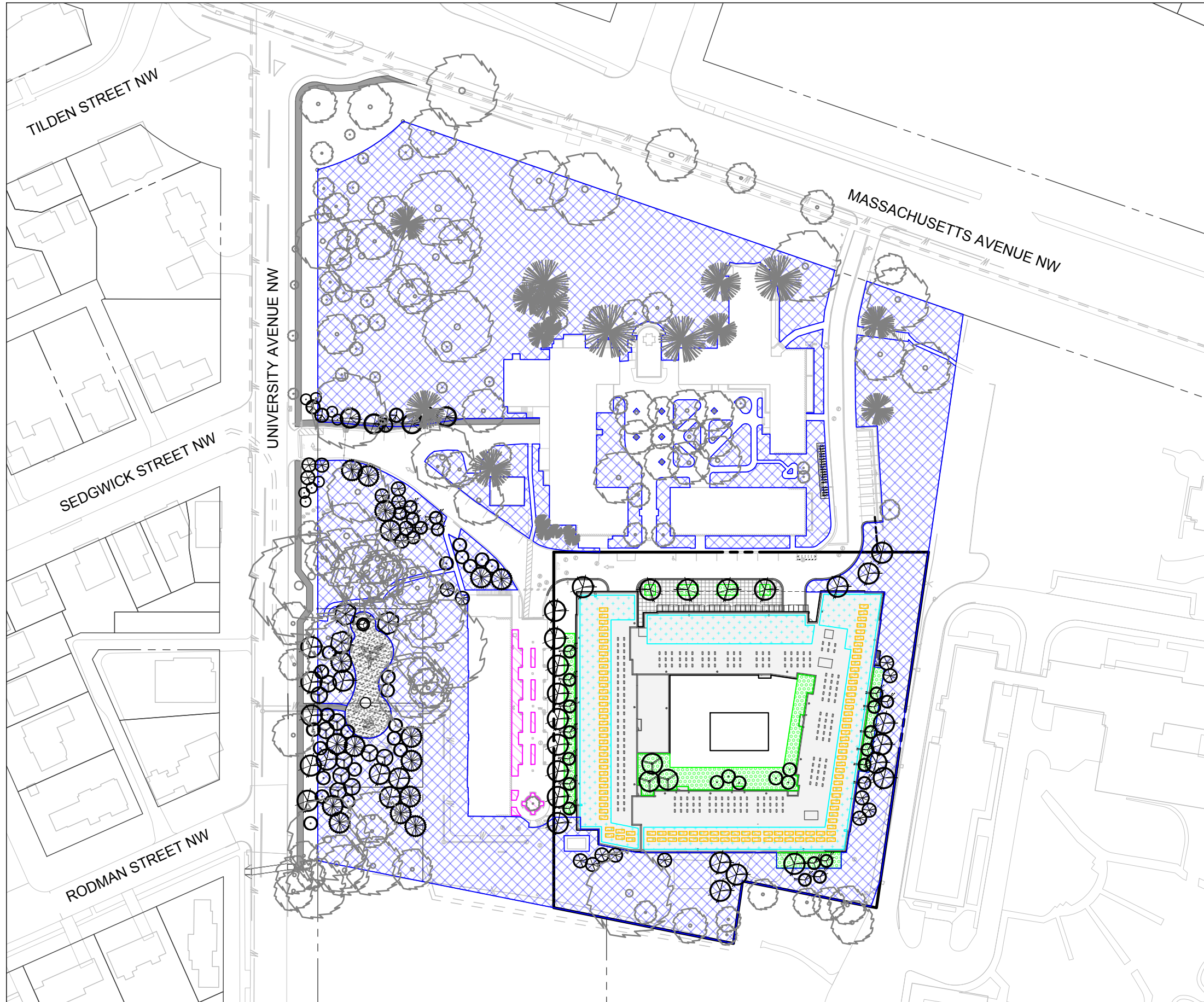
BENCHES



TRASH/RECYCLING RECEPTICAL



EXAMPLE PLAYGROUND EQUIPMENT

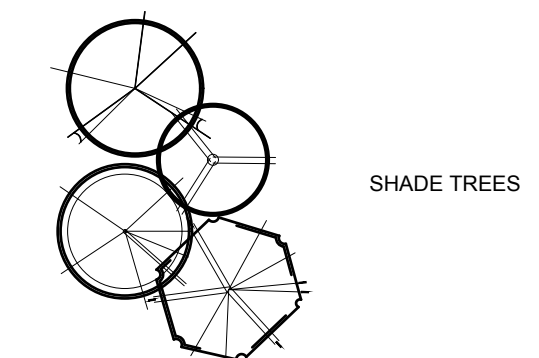


GREEN AREA RATIO NARRATIVE

THE MINIMUM GREEN AREA RATIO SCORE IN THIS ZONE (RA-1) IS 0.40. THE MINIMUM SCORE WILL BE ACHIEVED BY PROVIDING A COMBINATION OF A1 & A2 SOILS AROUND THE CAMPUS WHICH HAS EXTENSIVE LANDSCAPED AREAS CONTAINING EXISTING TREES. ADDITIONAL A3 BIORETENTION FACILITIES AND C2 GREEN ROOFS WITH 8" O MEDIA WILL BE PROVIDED. LASTLY, ALL HERITAGE TREE WILL BE PRESERVED AND COUNTED TOWARD AS B8 PRESERVATION OF EXISTING VEGETATION. THIS COMBINATION OF GREEN AREA RATIO ELEMENTS PROVIDES A ± 0.400 GAR SCORE.

GREEN AREA RATIO LEGEND

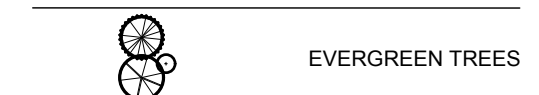
	A1 - SOILS LESS THAN 24"
	A2 - SOILS GREATER THAN 24"
	A3 BIORETENTION FACILITY
	C2 - GREEN ROOF GREATER THAN 8" AREA APPROXIMATELY SHOWN
	E2 - RENEWABLE ENERGY GENERATION SOLAR PANELS APPROXIMATELY SHOWN



SHADE TREES



ORNAMENTAL TREES



EVERGREEN TREES

Address

4500 Massachusetts Ave NW

Other

2/3/2025

Green Area Ratio Scoresheet

Square

1600

Lot

6, 7, 8, & 9

Zone District

RA-1

Lot area (sf)

381,878

Minimum Score

0.40

Multiplier

GAR Score

SCORE:

0.400

Lot size (enter this value first) *

381,878

Landscape Elements

Square Feet

Factor

Total

A

Landscaped areas (select one of the following for each area)

1

Landscaped areas with a soil depth < 24"

square feet

1,600

0.30

480.0

2

Landscaped areas with a soil depth ≥ 24"

square feet

140,000

0.60

84,000.0

3

Bioretention facilities

square feet

9,000

0.40

3,600.0

B

Plantings (credit for plants in landscaped areas from Section A)

1

Groundcovers, or other plants < 2' height

square feet

0.20

Native Bonus

square feet

-

2

Plants ≥ 2' height at maturity
- calculated at 9-sf per plant

of plants

0

0.30

of plants

-

3

New trees with less than 40-foot canopy spread
- calculated at 50 sq ft per tree

of trees

0

0.50

of trees

-

4

New trees with 40-foot or greater canopy spread
- calculated at 250 sq ft per tree

of trees

0

0.60

of trees

-

5

Preservation of existing tree 6" to 12" DBH
- calculated at 250 sq ft per tree

of trees

0

0.70

of trees

-

6

Preservation of existing tree 12" to 18" DBH
- calculated at 600 sq ft per tree

of trees

0

0.70

of trees

-

7

Preservation of existing trees 18" to 24" DBH
- calculated at 1300 sq ft per tree

of trees

0

0.70

of trees

-

8

Preservation of existing trees 24" DBH or greater
- calculated at 2000 sq ft per tree

of trees

27

54000

0.80

of trees

20

43,200.0

9

Vegetated wall, plantings on a vertical surface

square feet

0.60

square feet

-

C

Vegetated or "green" roofs

1

Over at least 2" and less than 8" of growth medium

square feet

0.60

square feet

-

2

Over at least 8" of growth medium

square feet

20,000

0.80

square feet

16,000.0

D

Permeable Paving***

1

Permeable paving over 6" to 24" of soil or gravel

square feet

0.40

-

2

Permeable paving over at least 24" of soil or gravel

square feet

0.50

-

E

Other

1

Enhanced tree growth systems***

square feet

0.40

-

2

Renewable energy generation

square feet

2,800

0.50

1,400.0

3

Approved water features

square feet

0.20

-

F

Bonuses

1

Native plant species

square feet

40,000

0.10

4,000.0

2

Landscaping in food cultivation

square feet

0.10

-

3

Harvested stormwater irrigation

square feet

0.10

-

sub-total of sq ft =

227,400

Green Area Ratio numerator =

152,680

*** Permeable paving and structural soil together may not qualify for more than one third of the Green Area Ratio score.

Total square footage of all permeable paving and enhanced tree growth.

-

GREEN AREA RATIO Worksheet*

		Quantity of GAR Features per Submitted Sheet	TOTAL
		GAR Plan	
A1	square feet	1,600	1,600
A2	square feet	140,000	140,000
A3	square feet	9,000	9,000
B1	square feet		0
B2	Total for B2		0
B3	# of trees		0
B4	# of trees		0
B5	# of trees		0
B6	# of trees		0
B7	# of trees		0
B8	# of trees	27	27
B9	square feet		0
C1	square feet		0
C2	square feet	20,000	20,000
D1	square feet		0
D2	square feet		0
E1	square feet		0
E2	square feet	2,800	2,800
E3	square feet		0
F1	square feet		0
F2	square feet		0
F3	square feet		0

* See Green Area Ratio Scoresheet for category definitions

** Enter totals on the Green Area Ratio Scoresheet

NOTE: 76 SPECIAL TREES AND 27 HERITAGE TREES PRESERVED ON SITE.