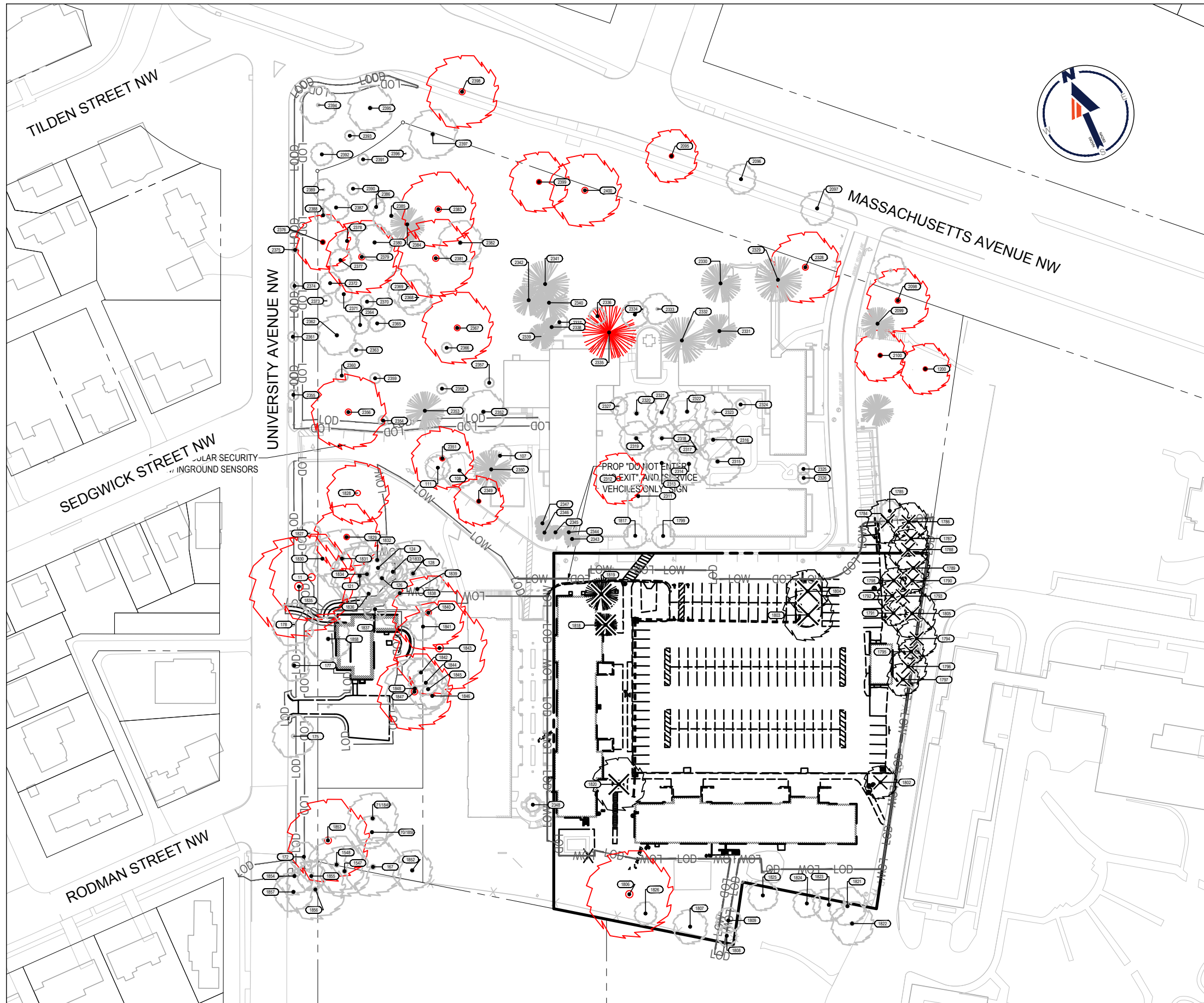


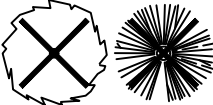
EXHIBIT 3



INVENTORY PLAN NARRATIVE

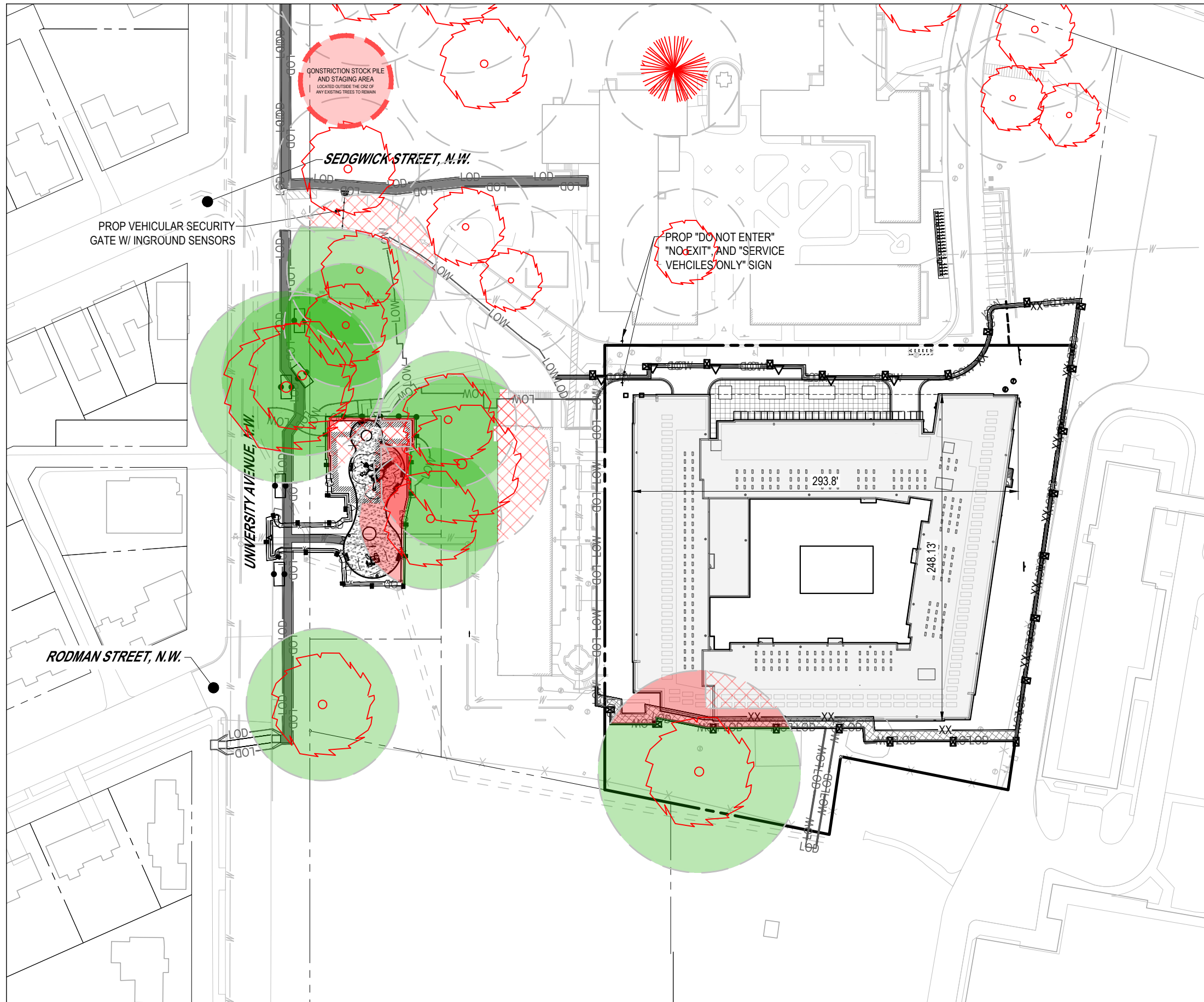
THERE ARE NUMEROUS SPECIAL TREES LOCATED AROUND THE WESLEY THEOLOGICAL SEMINARY CAMPUS. THERE ARE (27) HERITAGE TREES THAT WILL BE PRESERVED ON THROUGH THIS PROJECT. THE MAJORITY OF THE EXISTING VEGETATION CONSISTS OF LARGE HEALTHY NATIVE TREES. THE TREES OFFER MODERATE BIODIVERSITY AND SHOULD BE CONSIDERED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

EXISTING TREE CONDITION ANALYSIS												
Wesley Theological Seminary 4500 Massachusetts Ave NW, Washington, DC 20016												
PERFORMED BY NICHOLAS GEORGAS, ISA CERTIFIED ARBORIST MA-5061A ON 05/21/2020 and 08/02/2023												
#	COMMON NAME	BOTANICAL NAME	CONDITION	CIRCUMFERENCE	DIAMETER (DBH)	CRITICAL ROOT ZONE (CRZ)	STRUCTURAL ROOT ZONE (SRZ)	REMOVE	GAR PRESERVATION CODE	UFA TREE CLASSIFICATION	NATIVE	COMMENTS
			%	INCHES	INCHES	FEET	FEET					
11	Tulip Poplar	Liriodendron tulipifera	90%	128.43"	40.90"	61.35'	20.45'		B8	Heritage Tree	X	Dieback
107	Hemlock	Tsuga canadensis	80%	45.85"	14.60"	21.90'	7.30'		B6	Special Tree	X	Minor dieback, Crooked
108	Silver Maple	Acer saccharinum	70%	70.50"	22.45"	33.68'	11.23'		B7	Special Tree	X	X2 Trunk, Trunk scar, Lean
111	Weeping Cherry	Prunus subhirtella	65%	35.17"	11.20"	16.80'	5.60'		B5	N/A		Crown dieback, Crooked
121	Tulip Poplar	Liriodendron tulipifera	90%	88.24"	28.10"	42.15'	14.05'		B8	Special Tree	X	Crooked
124	Tulip Poplar	Liriodendron tulipifera	85%	49.30"	15.70"	23.55'	7.85'		B6	Special Tree	X	Minor dieback
126	Tulip Poplar	Liriodendron tulipifera	90%	69.08"	22.00"	33.00'	11.00'		B7	Special Tree	X	
128	Tulip Poplar	Liriodendron tulipifera	95%	98.60"	31.40"	47.10'	15.70'		B8	Special Tree	X	Low branching angle
167	Tulip Poplar	Liriodendron tulipifera	90%	87.61"	27.90"	41.85'	13.95'		B8	Special Tree	X	
172	Hemlock	Tsuga sp.	80%	43.02"	13.70"	20.55'	6.85'		B6	N/A	X	Dieback
175	Sugar Maple	Acer saccharum	55%	63.12"	20.10"	30.15'	10.05'		B7	Special Tree	X	Major trunk scar, Codominant leader, Dieback
177	Sweetgum	American sweetgum	95%	46.16"	14.70"	22.05'	7.35'		B6	Special Tree	X	
178	Littleleaf Linden	Tilia cordata	80%	63.43"	20.20"	30.30'	10.10'		B7	Special Tree	X	Low branching angle
1200	Black Cherry	Prunus serotina	65%	100.48"	32.00"	48.00'	16.00'		B8	Heritage Tree	X	Codominant leader, Vine growth, Dieback
1547	Basswood	Tilia americana	80%	78.19"	24.90"	37.35'	12.45'		B8	Special Tree	X	Codominant leader
1548	Tulip Poplar	Liriodendron tulipifera	95%	84.78"	27.00"	40.50'	13.50'		B8	Special Tree	X	
1784	Littleleaf Linden	Tilia cordata	60%	75.99"	24.20"	36.30'	12.10'	X	B8	Special Tree	X	Vine growth, Codominant leader, Low branching angle, Leaning, Trunk scar
1785	Mulberry	Morus alba	70%	29.83"	9.50"	14.25'	4.75'		B5	N/A		Low branching angle
1786	Honey Locust	Gleditsia triacanthos	55%	56.21"	17.90"	26.85'	8.95'	X	B6	Special Tree	X	Leaning, Fungal growth, Low branching angle
1787	American Elm	Ulmus americana	45%	52.98"	16.87"	25.31'	8.44'	X	B6	Special Tree	X	X2 Trunk, Vine growth, Dieback
1788	Honey Locust	Gleditsia triacanthos	40%	60.92"	19.40"	29.10'	9.70'	X	B7	Special Tree	X	Major trunk scar, Major dieback
1789	Honey Locust	Gleditsia triacanthos	5%	52.44"	16.70"	25.05'	8.35'	X	B6	Special Tree	X	Possibly dead, Major dieback, Major vine growth
1790	American Elm	Ulmus americana	55%	40.51"	12.90"	19.35'	6.45'	X	B6	N/A	X	Major lean, Low branching angle, Vine growth
1791	Honey Locust	Gleditsia triacanthos	50%	39.57"	12.60"	18.90'	6.30'	X	B6	N/A	X	Major dieback, Fungal growth
1792	Black cherry	Prunus serotina	90%	46.16"	14.70"	22.05'	7.35'	X	B6	Special Tree		Minor vine growth
1793	Honey Locust	Gleditsia triacanthos	20%	59.66"	19.00"	28.50'	9.50'	X	B7	Special Tree	X	Possibly dead, Minor vine growth
1794	Honey Locust	Gleditsia triacanthos	40%	61.42"	19.56"	29.34'	9.78'	X	B7	Special Tree	X	X3 Trunk, Low branching angle, Vine growth
1795	Black cherry	Prunus serotina	85%	38.63"	12.30"	18.45'	6.15'	X	B6	N/A		Leaning, Vine growth
1796	Honey Locust	Gleditsia triacanthos	30%	56.52"	18.00"	27.00'	9.00'	X	B7	Special Tree	X	Vine growth, Major dieback, Trunk cankers
1797	Mulberry	Morus alba	90%	48.67"	15.50"	23.25'	7.75'	X	B6	Special Tree		
1798	Honey Locust	Gleditsia triacanthos	80%	39.88"	12.70"	19.05'	6.35'		B6	N/A	X	Codominant leader
1799	Kousa Dogwood	Cornus kousa	80%	41.74"	13.29"	19.94'	6.65'		B6	N/A		X3 Trunk, Minor trunk scar
1802	Chinese Magnolia	Magnolia x soulangeana	80%	54.14"	17.24"	25.88'	8.62'	X	B6	Special Tree		X4 Trunk
1803	Red Maple	Acer rubrum	80%	84.78"	27.00"	40.50'	13.50'	X	B8	Special Tree	X	Lichen growth, Dieback, Major trunk scar
1804	Red Maple	Acer rubrum	30%	70.97"	22.80"	33.90'	11.30'	X	B7	Special Tree	X	Major trunk scar, Codominant leader, Major dieback
1805	Eastern White Pine	Pinus strobus	80%	79.45"	25.30"	37.95'	12.65'	X	B8	Special Tree	X	Minor dieback, Leaning, Vine growth
1806	Tulip Poplar	Liriodendron tulipifera	90%	162.68"	51.80"	77.70'	25.90'		B8	Heritage Tree	X	
1807	Silver Maple	Acer saccharinum	80%	68.77"	21.90"	32.85'	10.95'		B7	Special Tree	X	Codominant leader
1808	Tulip Poplar	Liriodendron tulipifera	85%	39.88"	12.70"	19.05'	6.35'		B6	N/A	X	
1809	Tulip Poplar	Liriodendron tulipifera	70%	50.24"	16.00"	24.00'	8.00'		B6	Special Tree	X	Codominant leader
1817	Kousa Dogwood	Cornus kousa	85%	43.40"	13.82"	20.73'	6.91'		B6	N/A		X4 Trunk
1818	Chinese Holly	Ilex cornuta	85%	35.17"	11.20"	16.80'	5.60'	X	B5	N/A		
1819	Chinese Holly	Ilex cornuta	70%	47.98"	15.28"	22.92'	7.64'	X	B6	Special Tree		X3 Trunk, Dieback
1820	Thornless Honeylocust	Gleditsia triacanthos form inermis	80%	87.92"	28.00"	42.00'	14.00'	X	B8	Special Tree	X	Lichen growth, Trunk scar
1821	River Birch	Betula nigra	80%	57.91"	18.44"	27.66'	9.22'		B7	Special Tree	X	X3 Trunk, Leaning
1822	Zelkova	Zelkova serrata	95%	64.69"	20.60"	30.90'	10.30'		B7	Special Tree		Low branching angle
1823	River Birch	Betula nigra	90%	49.68"	15.82"	23.73'	7.91'		B6	Special Tree	X	X3 Trunk
1824	River Birch	Betula nigra	90%	41.74"	13.29"	19.94'	6.65'		B6	N/A	X	X3 Trunk
1825	River Birch	Betula nigra	95%	44.78"	14.26"	21.39'	7.13'		B6	Special Tree	X	X3 Trunk
1826	Thornless Honeylocust	Gleditsia triacanthos form inermis	80%	36.43"	11.60"	17.40'	5.80'		B5	N/A	X	Cut back
1827	Red Maple	Acer rubrum	80%	33.60"	10.70"	16.05'	5.35'		B5	N/A	X	Low branching angle
1828	Tulip Poplar	Liriodendron tulipifera	95%	120.58"	38.40"	57.60'	19.20'		B8	Heritage Tree	X	
1829	Tulip Poplar	Liriodendron tulipifera	80%	100.17"	31.90"	47.85'	15.98'		B8	Heritage Tree	X	Codominant leader, Crooked
1830	Littleleaf Linden	Tilia cordata	65%	52.78"	16.80"	25.20'	8.40'		B6	Special Tree	X	Crooked, Leaning, Lichen growth, Dieback
1831	Tulip Poplar	Liriodendron tulipifera	85%	86.35"	27.50"	41.25'	13.75'		B8	Special Tree	X	Crown dieback
1832	Tulip Poplar	Liriodendron tulipifera	80%	76.93"	24.50"	36.75'	12.25'		B8	Special Tree	X	Crooked, Lichen growth
1834	Tulip Poplar	Liriodendron tulipifera	90%	99.23"	31.60"	47.40'	15.80'		B8	Special Tree	X	Lichen growth, Crooked
1835	Silver Maple	Acer saccharinum	70%	153.24"	48.80"	73.20'	24.40'		B8	Heritage Tree	X	Codominant leader, Low branching angle, Crooked, Dieback
1836	American Holly	Ilex opaca	85%	33.29"	10.60"	15.90'	5.30'		B5	N/A	X	
1837	American Holly	Ilex opaca	85%	36.74"	11.70"	17.55'	5.85'		B5	N/A	X	
1838	Tulip Poplar	Liriodendron tulipifera	95%	99.86"	31.80"	47.70'	15.90'		B8	Special Tree	X	Low branching angle
1839	Littleleaf Linden	Tilia cordata	70%	64.06"	20.40"	30.60'	10.20'		B7	Special Tree	X	Dieback, Low branching angle
1840	Tulip Poplar	Liriodendron tulipifera	95%	109.28"	34.80"	52.20'	17.40'		B8	Heritage Tree	X	
1841	Hemlock	Tsuga sp.	80%	42.08"	13.40"	20.10'	6.70'		B6	N/A	X	Dieback
1842	Hemlock	Tsuga sp.	60%	43.96"	14.00"	21.00'	7.00'		B6	N/A	X	Major dieback
1843	Tulip Poplar	Liriodendron tulipifera	75%	140.05"	44.60"	66.90'	22.30'		B8	Heritage Tree	X	Dieback, Trunk scar
1844	Hemlock	Tsuga sp.	80%	37.68"	12.00"	18.00'	6.00'		B6	N/A	X	Dieback, Leaning
1845	Tulip Poplar	Liriodendron tulipifera	95%	59.98"	19.10"	28.65'	9.55'		B7	Special Tree	X	Possible dieback in crown
1846	Littleleaf Linden	Tilia cordata	80%	41.14"	13.10"	19.65'	6.55'		B6	N/A	X	
1847	American elm	Ulmus americana	75%	113.36"	36.10"	54.15'	18.05'		B8	Heritage Tree	X	Codominant leader, Major lean, Cut back, Dieback
1848	Tulip Poplar	Liriodendron tulipifera	80%	84.47"	26.90"	40.35'	13.45'		B8	Special Tree	X	Hazardous, Dieback in crown,
1852	Trident Maple	Acer buergerianum	70%	59.98"	19.10"	28.65'	9.55'		B7	Special Tree		X2 Trunk, Codominant leader, Low branching angle, Cut back,
1853	Tulip Poplar	Liriodendron tulipifera	90%	122.78"	39.10"	58.65'	19.55'		B8	Heritage Tree	X	Codominant leader
1854	Littleleaf Linden	Tilia cordata	75%	56.52"	18.00"	27.00'	9.00'		B7	Special Tree	X	Minor lean
1855	Norway Maple	Acer platanoides	85%	43.02"	13.70"	20.55'	6.85'		B6	N/A		Minor lean
1856	Basswood	Tilia americana	70%	88.87"	28.30"	42.45'	14.15'		B8	Special Tree	X	Dieback, Crooked
1857	Sugar Maple	Acer saccharum	80%	58.41"	18.60"	27.90'	9.30'		B7	Special Tree	X	Trunk scar, Codominant leader
1858	Southern Magnolia	Magnolia grandiflora	75%	66.26"	21.10"	31.65'	10.55'		B7	Special Tree		Minor trunk scar, Low branching angle, Codominant leader
2095	Pin Oak	Quercus palustris	85%	104.88"	33.40"	50.10'	16.70'		B8	Heritage Tree	X	
2096	Northern Red Oak	Quercus rubra	65%	59.35"	18.90"	28.35'	9.45'		B7	Special Tree	X	Crown dieback, Limbed up
2097	Pin Oak	Quercus palustris	70%	66.89"	21.30"	31.95'	10.65'		B7	Special Tree	X	Crooked, Limbed up, Dieback
2098	Tulip Poplar	Liriodendron tulipifera	85%	125.92"	40.10"	60.15'	20.05'		B8	Heritage Tree		
2099	Black Pine	Pinus thumbergii	70%	65.00"	20.70"	31.05'	10.35'		B7	Special Tree		Crooked
2100	Black Cherry	Prunus serotina	60%	102.68"	32.70"	49.05'	16.35'		B8	Heritage Tree	X	Codominant leader, Trunk scar, Vine growth, Dieback
2311	Kousa Dogwood	Cornus kousa	85%	45.75"	14.57"	21.86'	7.29'		B6	Special Tree		X5 Trunk, Minor dieback, Limbed up
2312	Ash Tree	Fraxinus	70%	101.43"	32.30"	48.45'	16.15'		B8	Heritage Tree	X	Trunk scar, Dieback, Minor vine growth, Lichen growth

EXISTING TREE CONDITION ANALYSIS												
Wesley Theological Seminary 4500 Massachusetts Ave NW, Washington, DC 20016												
PERFORMED BY NICHOLAS GEORGAS, ISA CERTIFIED ARBORIST MA-5061A ON 05/21/2020 and 08/02/2023												
#	COMMON NAME	BOTANICAL NAME	CONDITION	CIRCUMFERENCE	DIAMETER (DBH)	CRITICAL ROOT ZONE (CRZ)	STRUCTURAL ROOT ZONE (SRZ)	REMOVE	GAR PRESERVATION CODE	UFA TREE CLASSIFICATION	NATIVE	COMMENTS
			%	INCHES	INCHES	FEET	FEET					
2313	Willow Oak	Quercus phellos	80%	70.65"	22.50"	33.75'	11.25'		B7	Special Tree	X	Codominant leader, Lichen growth
2314	Willow Oak	Quercus phellos	85%	85.10"	27.10"	40.65'	13.55'		B8	Special Tree	X	Codominant leader, Arrow sculpture
2315	Willow Oak	Quercus phellos	80%	95.46"	30.40"	45.60'	15.20'		B8	Special Tree	X	Limbed up, Arrow sculpture
2316	Willow Oak	Quercus phellos	85%	79.76"	25.40"	38.10'	12.70'		B8	Special Tree	X	Codominant leader, Arrow sculpture
2317	Willow Oak	Quercus phellos	80%	70.03"	22.30"	33.45'	11.15'		B7	Special Tree	X	Codominant leader, Arrow sculpture, Weak branching angle
2318	Willow Oak	Quercus phellos	80%	44.91"	14.30"	21.45'	7.15'		B6	Special Tree	X	Minor lichen
2319	Willow Oak	Quercus phellos	80%	67.83"	21.60"	32.40'	10.80'		B7	Special Tree	X	Codominant leader, Lichen, Dieback
2320	Willow Oak	Quercus phellos	85%	86.04"	27.40"	41.10'	13.70'		B8	Special Tree	X	Minor lichen, Limbed up
2321	Willow Oak	Quercus phellos	85%	57.47"	18.30"	27.45'	9.15'		B7	Special Tree	X	Minor dieback, codominant leader
2322	Willow Oak	Quercus phellos	85%	81.96"	26.10"	39.15'	13.05'		B8	Special Tree	X	Minor dieback, codominant leader
2323	Willow Oak	Quercus phellos	80%	79.13"	25.20"	37.80'	12.60'		B8	Special Tree	X	Codominant leader, Arrow sculpture
2324	Cutleaf Japanese Maple	Acer palmatum var. dissectum	85%	19.47"	6.20"	9.30'	3.10'		B5	N/A		Minor dieback, codominant leader
2325	Crape Myrtle	Lagerstroemia	80%	23.59"	7.51"	11.27'	3.76'		B5	N/A		X4 trunk
2326	Crape Myrtle	Lagerstroemia	85%	23.87"	7.60"	11.40'	3.80'		B5	N/A		X4 trunk
2327	Palmatum Japanese Maple	Acer palmatum	80%	36.24"	11.54"	17.31'	5.77'		B5	N/A		X5 Trunk, Minor trunk scar, Minor lichen
2328	American Sycamore	Platanus occidentalis	85%	139.73"	44.50"	66.75'	22.25'		B8	Heritage Tree	X	Crooked, Leaning, Minor dieback
2329	Southern Magnolia	Magnolia grandiflora	80%	93.39"	29.74"	44.61'	14.87'		B8	Special Tree	X	X2 Trunk, Trunk scar, Close to building
2330	Norway Spruce	Picea abies	75%	78.50"	25.00"	37.50'	12.50'		B8	Special Tree		Limbed up
2331	Norway Spruce	Picea abies	80%	67.20"	21.40"	32.10'	10.70'		B7	Special Tree		Dieback, Limbed up
2332	Southern Magnolia	Magnolia grandiflora	60%	93.26"	29.70"	44.55'	14.85'		B8	Special Tree	X	Codominant leader, Close to building
2333	Bradford Pear	Pyrus calleryana	75%	61.55"	19.60"	29.40'	9.80'		B7	Special Tree		Major dieback, Weak branching angle
2334	Bradford Pear	Pyrus calleryana	75%	54.33"	17.30"	25.95'	8.65'		B6	Special Tree		Weak branching angle
2335	Eastern White Pine	Pinus strobus	80%	108.02"	34.40"	51.60'	17.20'		B8	Heritage Tree	X	Leaning, Close to building
2336	Swamp White Oak	Quercus bicolor	90%	33.60"	10.70"	16.05'	5.35'		B5	N/A	X	Codominant leader, Minor dieback
2337	American Sycamore	Platanus occidentalis	90%	33.29"	10.60"	15.90'	5.30'		B5	N/A	X	Crooked, Leaning
2338	American Holly	Ilex opaca	85%	50.24"	16.00"	24.00'	8.00'		B6	Special Tree	X	Crooked, Trunk scar
2339	American Holly	Ilex opaca	80%	50.56"	16.10"	24.15'	8.05'		B6	Special Tree	X	Codominant leader
2340	Eastern White Pine	Pinus strobus	75%	76.31"	24.30"	36.45'	12.15'		B8	Special Tree	X	Crooked, Dieback
2341	Eastern White Pine	Pinus strobus	80%	92.95"	29.60"	44.40'	14.80'		B8	Special Tree	X	Minor dieback, Broken branch
2342	Eastern White Pine	Pinus strobus	70%	63.43"	20.20"	30.30'	10.10'		B7	Special Tree	X	Major crooked
2343	Chinese Holly	Ilex cornuta	80%	30.27"	9.64"	14.46'	4.82"		B5	N/A		X3 Trunk
2344	Chinese Holly	Ilex cornuta	80%	22.93"	7.30"	10.95'	3.65'		B5	N/A		Trunk scar
2345	Chinese Holly	Ilex cornuta	85%	27.64"	8.80"	13.20'	4.40'		B5	N/A		
2346	Chinese Holly	Ilex cornuta	85%	34.54"	11.00"	16.50'	5.50'		B5	N/A		Limbed up
2347	Chinese Holly	Ilex cornuta	80%	30.12"	9.59"	14.39'	4.80'		B5	N/A		X2 trunk
2348	Ginkgo	Ginkgo biloba	90%	27.64"	8.80"	13.20'	4.40'		B5	N/A		
2349	Tulip Poplar	Liriodendron tulipifera	85%	122.78"	39.10"	58.65'	19.55'		B8	Heritage Tree		Close to curb
2350	Eastern white pine	Pinus strobus	80%	76.31"	24.30"	36.45'	12.15'		B8	Special Tree	X	Dieback
2351	Pin Oak	Quercus palustris	80%	108.33"	34.50"	51.75'	17.25'		B8	Heritage Tree	X	Minor dieback
2352	Deodar Cedar	Cedrus deodara	90%	85.10"	27.10"	40.65'	13.55'		B8	Special Tree	X	Minor dieback
2353	Deodar Cedar	Cedrus deodara	90%	80.39"	25.80"	38.40'	12.80'		B8	Special Tree		
2354	Yoshino Cherry	Prunus x yedoensis	70%	19.47"	6.20"	9.30'	3.10'		B5	N/A		Dieback, Trunk scar
2355	American Sweetgum	Liquidambar styraciflua	90%	21.36"	6.80"	10.20'	3.40'		B5	N/A	X	Minor trunk scar
2356	Tulip Poplar	Liriodendron tulipifera	90%	113.99"	36.30"	54.45'	18.15'		B8	Heritage Tree		Minor lean
2357	Black Tupelo	Nyssa sylvatica	90%	19.16"	6.10"	9.15'	3.05'		B5	N/A		Minor crooked, Codominant leader
2358	American Sycamore	Platanus occidentalis	90%	20.73"	6.60"	9.90'	3.30'		B5	N/A	X	Minor crooked
2359	Swamp White Oak	Quercus bicolor	90%	21.04"	6.70"	10.05'	3.35'		B5	N/A	X	Minor dieback
2360	Yoshino Cherry	Prunus x yedoensis	80%	25.44"	8.10"	12.15'	4.05'		B5	N/A		Codominant leader, Low branching angle, Limbed up
2361	American Sweetgum	Liquidambar styraciflua	90%	20.73"	6.60"	9.90'	3.30'		B5	N/A	X	
2362	Pin Oak	Quercus palustris	80%	78.19"	24.90"	37.35'	12.45'		B8	Special Tree	X	Dieback, Limbed up
2363	Yoshino Cherry	Prunus x yedoensis	85%	26.69"	8.50"	12.75'	4.25'		B5	N/A		Codominant leader
2364	Weeping Cherry	Prunus subhirtella	60%	35.80"	11.40"	17.10'	5.70'		B5	N/A		Dieback
2365	Weeping Cherry	Prunus subhirtella	60%	32.35"	10.30"	15.45'	5.15'		B5	N/A		Dieback
2366	Black Tupelo	Nyssa sylvatica	90%	20.73"	6.60"	9.90'	3.30'		B5	N/A		
2367	American Elm	Ulmus americana	75%	141.62"	45.10"	67.65'	22.55'		B8	Heritage Tree	X	Dieback, Trunk scar, Crooked, Codominant leader
2368	American Elm	Ulmus americana	50%	69.71"	22.20"	33.30'	11.10'		B7	Special Tree	X	Crooked, Dieback, Leaning
2369	American Elm	Ulmus americana	70%	85.41"	27.20"	40.80'	13.60'		B8	Special Tree	X	Crooked, Leaning, Codominant leader
2370	Yoshino Cherry	Prunus x yedoensis	80%	26.69"	8.50"	12.75'	4.25'		B5	N/A		Trunk scar, Limbed up
2371	River Birch	Betula nigra	90%	34.83"	11.09"	16.64'	5.55'		B5	N/A	X	X3 Trunk
2372	River Birch	Betula nigra	90%	42.43"	13.51"	20.27'	6.76'		B6	N/A	X	X3 Trunk
2373	River Birch	Betula nigra	90%	21.67"	6.90"	10.35'	3.45'		B5	N/A	X	X3 Trunk
2374	American Sweetgum	Liquidambar styraciflua	90%	16.02"	5.10"	7.65'	2.55'		N/A	N/A	X	Limbed up, Minor trunk scar
2375	American Sweetgum	Liquidambar styraciflua	80%	11.62"	3.70"	5.55'	1.85'		N/A	N/A	X	Trunk scar
2376	Yoshino Cherry	Prunus x yedoensis	50%	109.59"	34.90"	52.35'	17.45'		B8	Heritage Tree		Major trunk scar, Dieback
2377	Yoshino Cherry	Prunus x yedoensis	80%	44.28"	14.10"	21.15'	7.05'		B6	Special Tree		Codominant leader, Minor dieback
2378	American Elm	Ulmus americana	85%	39.88"	12.70"	19.05'	6.35'		B6	N/A	X	Weak branching angle, Minor lean
2379	American Sycamore	Platanus occidentalis	90%	144.44"	46.00"	69.00'	23.00'		B8	Heritage Tree	X	Codominant leader
2380	Weeping Cherry	Prunus subhirtella	75%	71.91"	22.90"	34.35'	11.45'		B7	Special Tree		Codominant leader, Limbed up
2381	Tulip Poplar	Liriodendron tulipifera	80%	154.18"	49.10"	73.65'	24.55'		B8	Heritage Tree		Codominant leader, Dieback
2382	Red Maple	Acer rubrum	85%	86.98"	27.70"	41.55'	13.85'		B6	Special Tree	X	Minor lean
2383	Yoshino Cherry	Prunus x yedoensis	70%	147.58"	47.00"	70.50'	23.50'		B8	Heritage Tree		Codominant leader, Minor vine growth
2384	Eastern White Pine	Pinus strobus	80%	67.51"	21.50"	32.25'	10.75'		B7	Special Tree	X	Limbed up
2384	American Sycamore	Platanus occidentalis	90%	74.42"	23.70"	35.55'	11.85'		B7	Special Tree	X	
2385	Weeping Cherry	Prunus x yedoensis	65%	74.67"	23.78"	35.67'	11.89'		B7	Special Tree		X2 Trunk, Dieback, Minor vine growth, Lichen
2386	Northern Red Oak	Quercus rubra	90%	34.54"	11.00"	16.50'	5.50'		B5	N/A	X	Codominant leader
2387	Yoshino Cherry	Prunus x yedoensis	80%	52.76"	16.80"	25.20'	8.40'		B6	Special Tree		Codominant leader, Minor dieback
2388	Swamp White Oak	Quercus bicolor	90%	34.23"	10.90"	16.35'	5.45'		B5	N/A	X	
2389	Yoshino Cherry	Prunus x yedoensis	85%	42.71"	13.60"	20.40'	6.80'		B6	N/A		Low branching angle, Limbed up, Minor dieback
2390	Red Maple	Acer rubrum	90%	23.55"	7.50"	11.25'	3.75'		B5	N/A	X	Trunk scar
2391	Red Maple	Acer rubrum	90%	21.36"	6.80"	10.20'	3.40'		B5	N/A	X	Trunk scar
2392	Yoshino Cherry	Prunus x yedoensis	85%	44.91"	14.30"	21.45'	7.15'		B6	Special Tree		Codominant leader
2393	Red Maple	Acer rubrum	90%	20.41"	6.50"	9.75'	3.25'		B5	N/A	X	Trunk scar
2395	Dawn Redwood	Metasequoia	90%	89.49"	28.50"	42.75'	14.25'		B8	Special Tree		
2396	Red Maple	Acer rubrum	80%	28.89"	9.20"	13.80'	4.60'		B5	N/A	X	Codominant leader, Weak branching angle
2397	Black Locust	Robinia pseudoacacia	70%	97.66"	31.10"	46.65'	15.55'		B8	Special Tree	X	Trunk scar, Minor dieback
2398	Pin Oak	Quercus palustris	80%	143.50"	45.70"	68.55'	22.85'		B8	Heritage Tree		Limbed up
2399	Pin Oak	Quercus palustris	75%	118.70"	37.80"	56.70'	18.90'		B8	Heritage Tree	X	Codominant leader, Minor dieback
2400	Tulip Poplar	Liriodendron tulipifera	85%	143.50"	45.70"	68.55'	22.85'		B8	Heritage Tree		Codominant leader, Crooked
170/1850	Littleleaf Linden	Tilia cordata	55%	49.53"	15.90"	23.85'	7.95'		B6	Special Tree	X	Codominant leader, Low branching angle, Dieback
171/1849	Littleleaf Linden	Tilia cordata	70%	76.93"	24.50"	36.75'	12.25'		B8	Special Tree	X	Dieback in crown, Crooked
2/1833	Sawtooth Oak	Quercus acutissima	70%	47.42"	15.10"	22.65'	7.55'		B6	Special Tree	X	Crooked, Leaning

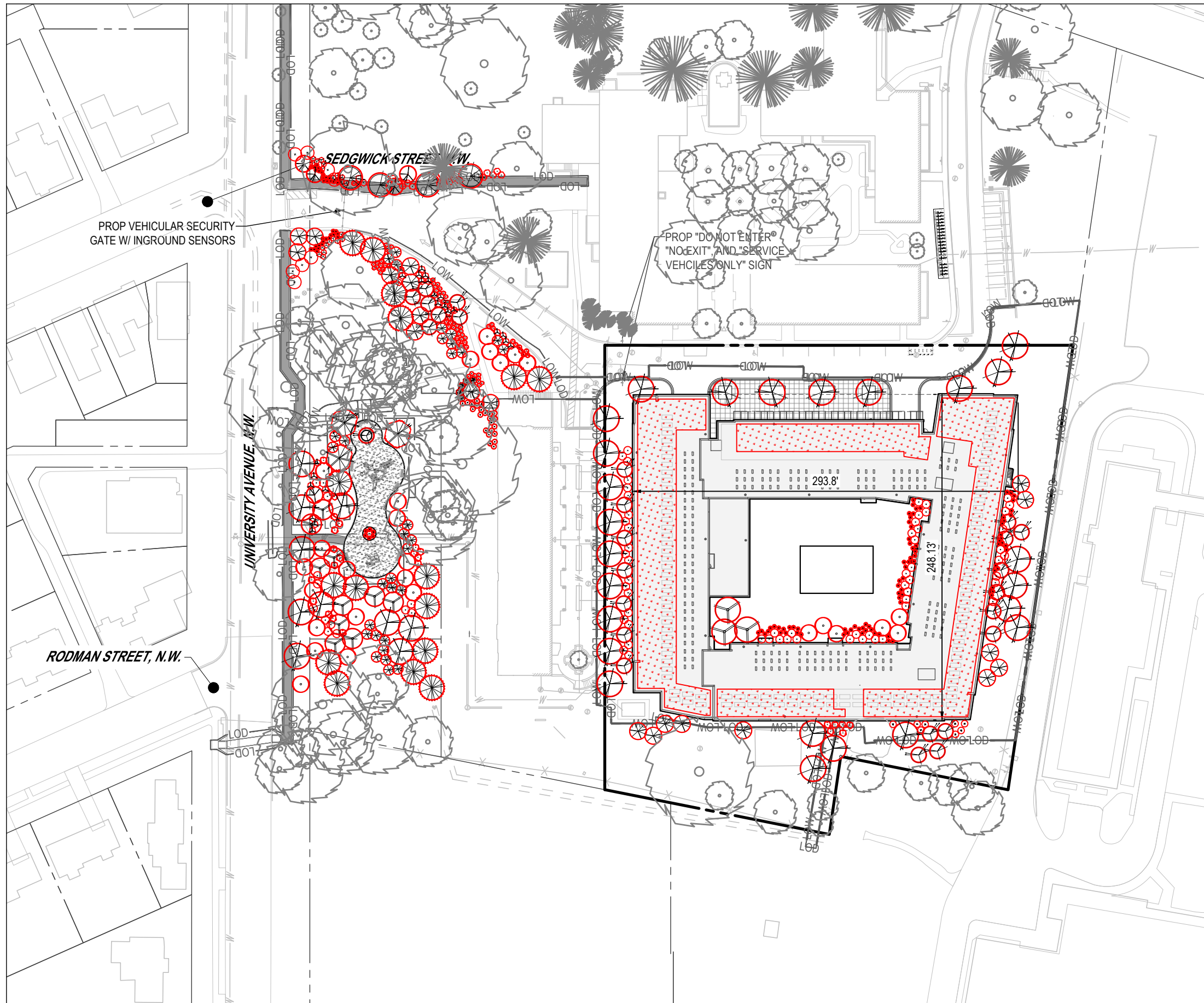


PRESERVATION PLAN NARRATIVE

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

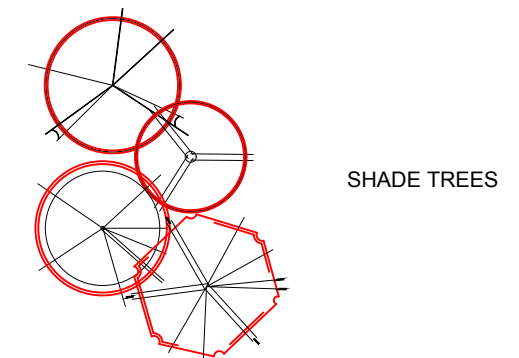
-  CRITICAL ROOT ZONE EXCLUDED DUE TO EXISTING SITE CONSTRAINTS
-  CRITICAL ROOT ZONE IMPACTED BY NEW CONSTRUCTION ACTIVITY
-  CRITICAL ROOT ZONE TO BE MAINTAINED, NOT EFFECTED BY CONSTRUCTION ACTIVITY
-  CRITICAL ROOT ZONE STRUCTURAL ROOT ZONE
-  STOCKPILE AND STAGING AREA



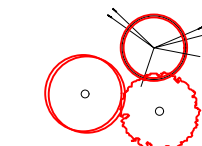
LANDSCAPE PLAN NARRATIVE

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



SHADE TREES



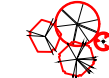
ORNAMENTAL TREES



EVERGREEN TREES



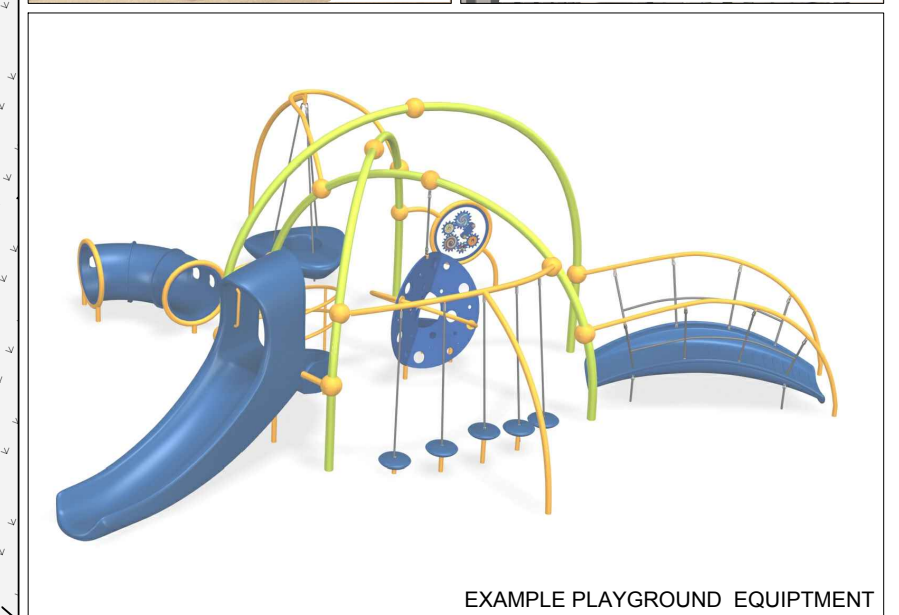
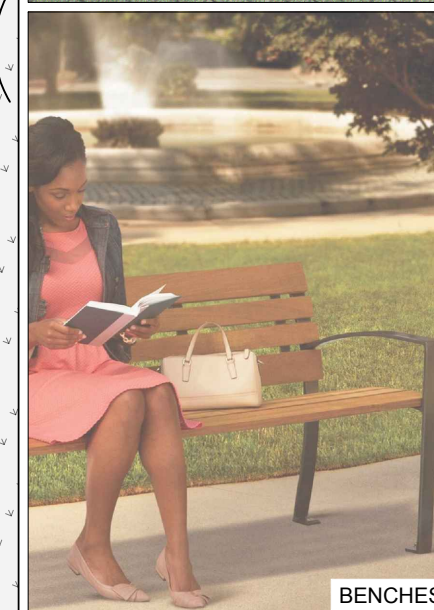
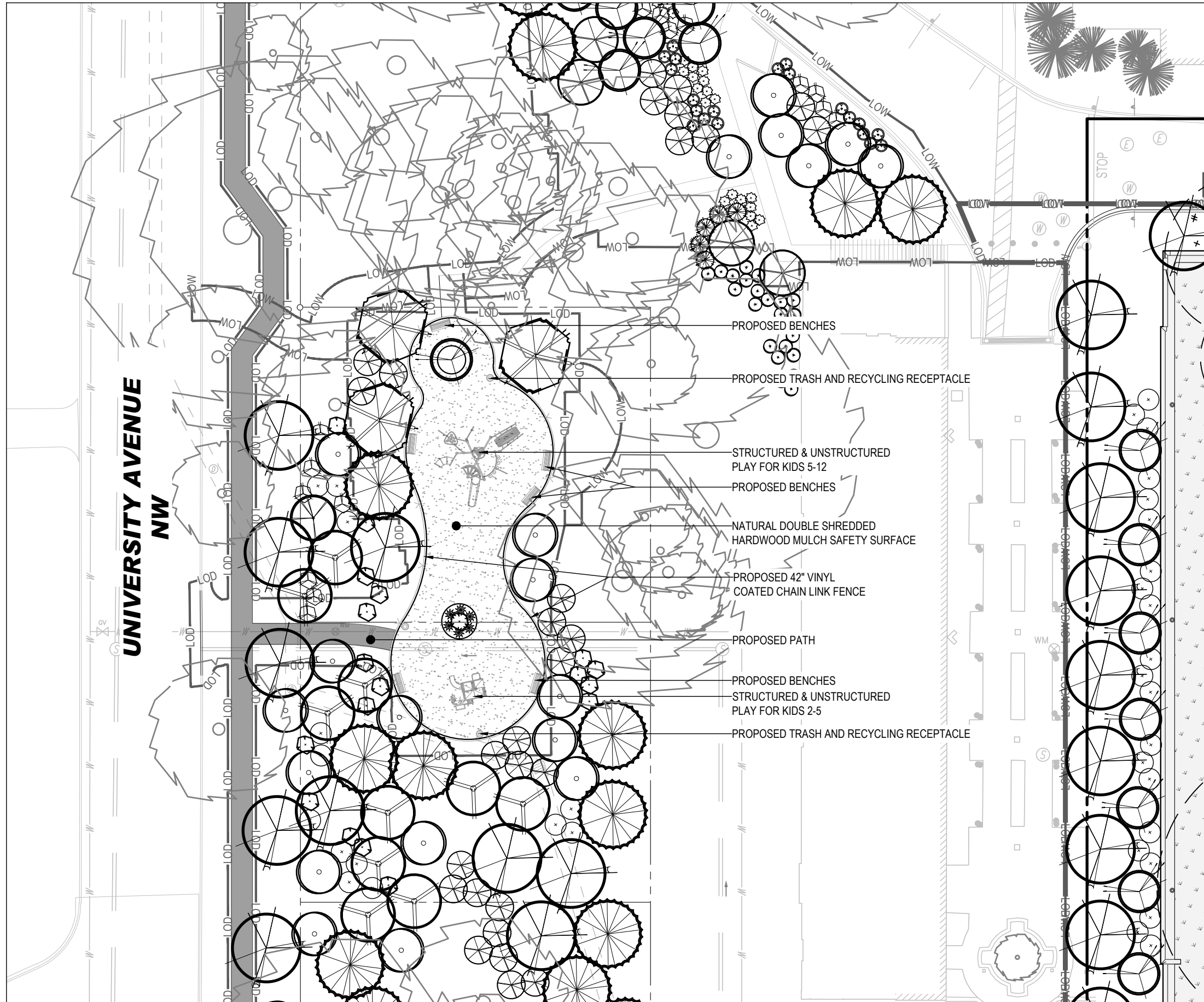
DECIDUOUS SHRUBS

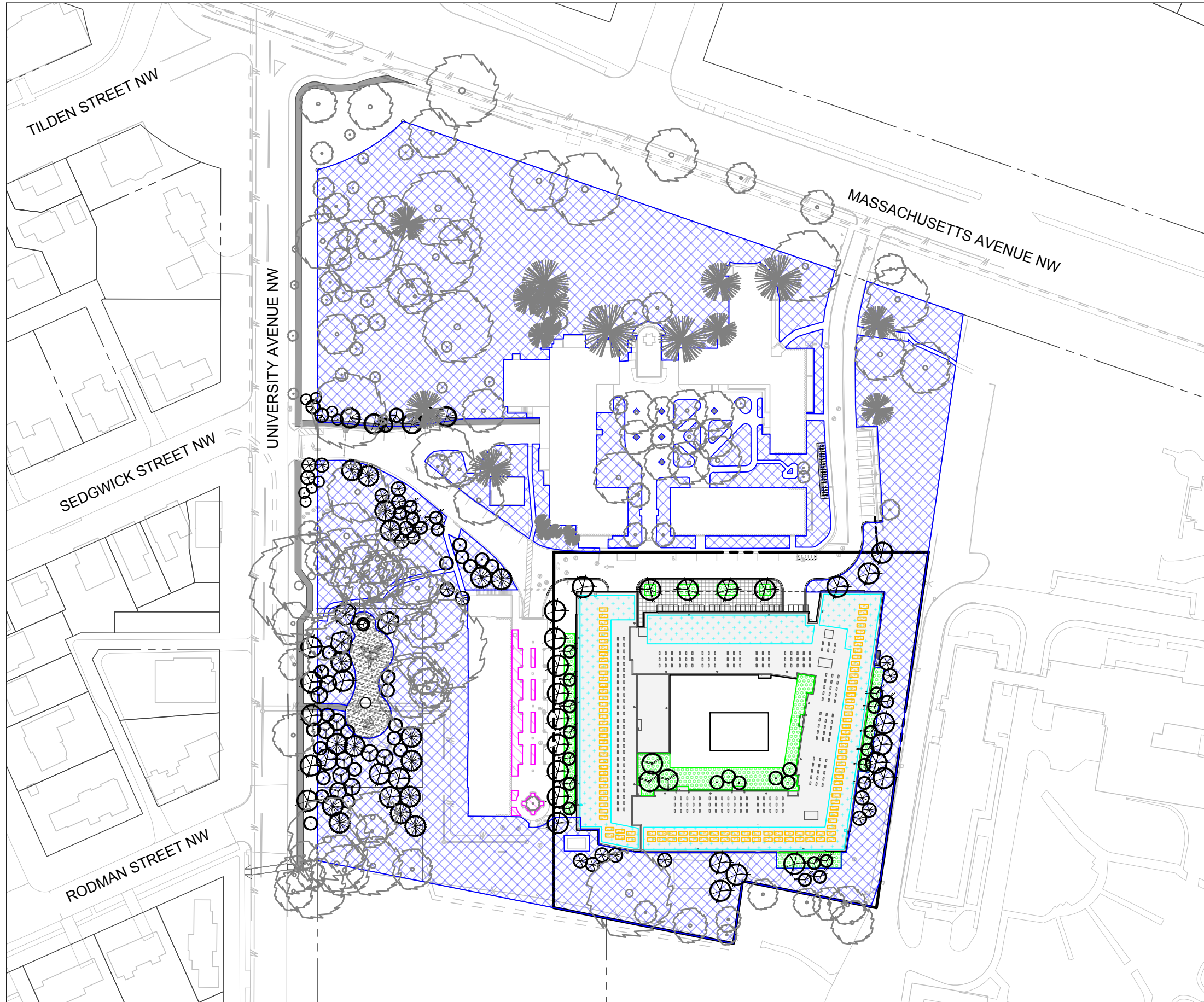


EVERGREEN SHRUBS



APPROXIMATE SEDUM GREEN ROOF AREA



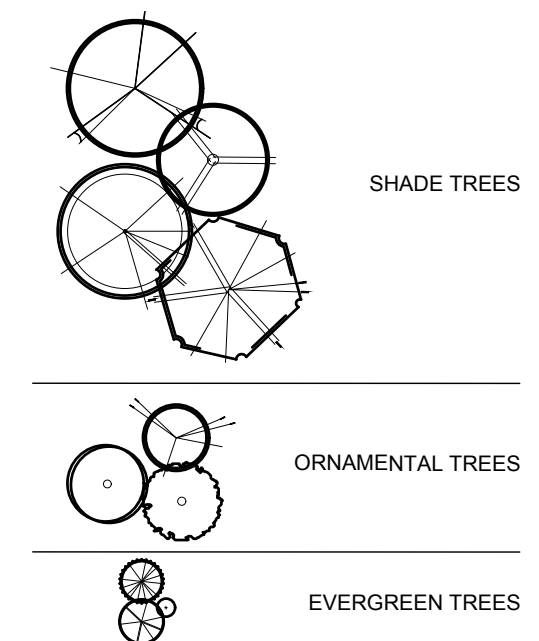


GREEN AREA RATIO NARRATIVE

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



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.