



TREE STAND EVALUATION

Oxford Landing (±423 acres)

LOUDOUN COUNTY, VIRGINIA

Prepared For:

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I. Executive Summary

Wetland Studies and Solutions, Inc. (WSSI) conducted a Tree Stand Evaluation on the Oxford Landing property. Nine forest stand types were identified (Eastern Red Cedar, Pioneer, Mixed Coniferous-Hardwood, Virginia Pine, Mixed Hardwood, Bottomland Hardwood, Oak-Hickory, Riparian and Eastern Red Cedar-Virginia Pine). In addition to the forest stands, fencerows and fields were examined and described. Trees noteworthy due to their large size and/or quality were also examined and described.

II. Introduction

The Oxford Landing study area is situated on approximately 423 acres and is located in the southwestern quadrant of the Sully Road (Route 28)/Harry Byrd Highway (Route 7) intersection in Loudoun County, Virginia. The study area is bounded to the east by Sully Road, to the northeast by Harry Byrd Highway and to the north and west by Broad Run. Severn Way is located approximately 1,000 feet south of the study area as shown on Exhibit 1. Several unnamed tributaries flow toward Broad Run.

The study area is situated on gently to moderately sloping topography and is undeveloped consisting of numerous forest stand types and successional fields. Two abandoned homesteads are located in the southern and northeastern portions of the site. This topography can be seen in the USGS Sterling, VA-MD 1994, topographic quadrangle map included as Exhibit 2, as well as in the background topography on Attachment I.

III. Methodology

Tree stands were evaluated for the entire ±423-acre study area, and also within an adjacent 100-foot off-site study area as indicated on Attachment I. Within the study area, tree stands were delineated based on biotype analysis, which includes evaluation of study area topography, landscape position, slope aspect, and mapped soils type. The following references were consulted in performing the analysis:

- USGS Sterling, Virginia-Maryland 1994 Topographic Quadrangle Map (Exhibit 2),
- 1981 Sterling, Virginia-Maryland National Wetlands Inventory Map (Exhibit 3),
- Loudoun County Soils Map data (Exhibit 4), and
- FEMA Flood Insurance Rate Map, Panels 51107C0268D, 51107C0266D and 51107C0265D; all Revised July 05, 2001 (Exhibit 5).

Tree stands were further divided into individual stand types during the field investigation based on the dominant and subdominant tree species, and the size and condition of the trees. A WSSI Spring 2004 color infrared aerial photo (Exhibit 6) (used as the base for Attachment I) was examined to facilitate locating tree stand boundaries. Representative photos of the forest stands appear in Exhibit 7. Field work was conducted by Amy M. Connelly, WPIT¹ and Jennifer D. Feese, WPIT, between February 6 and 16, 2006.

In each forest stand, sampling was conducted by establishing tenth acre fixed-radius plots (r~37.25 ft) at each of the sample points to estimate the number of trees per acre, and the

¹ Wetland Professional In-Training, Society of Wetlands Scientists Certification Program, Inc.

average tree diameter at breast height (dbh - 4.5 ft above the ground). One to six sample points were randomly located in each stand, depending on the acreage and heterogeneity of the stand. Sample points generally were not established in small, disjoint stands or areas with significant disturbance; however the species and size class range were described. The mean basal area (ft²/ac) was found using a wedge prism with a basal area factor of 10. Only qualitative information was obtained for vegetation within the 100-foot off-site study area. Seedling regeneration may have been underestimated due to the significant amount of snow cover on the ground during a portion of this investigation. For each stand within the study area, the following data were collected, per Loudoun County information requirements:

- Species composition, including dominant and subdominant tree species, as well as dominant shrubs and herbaceous plant species.
- Acreage of each stand type within the study area.
- Whether the stand is even or uneven aged.
- Size class of trees, including a dbh range for trees.
- Average number of hardwood sawtimber size trees (14 inches dbh and greater) per acre.
- Stand density (stocking), determined by comparing the basal area of the stand with the number of trees per acre. Stands were categorized as fully stocked, overstocked or understocked.
- Relative rate of growth, based on woodland productivity (soil survey ordinance number) recorded for the soil series associated with each forest stand. Categories include extremely high, very high, high, moderately high, moderate, and low.
- Amount of regeneration present, based on the tally of all trees less than 2 inches dbh and less than 5 feet tall (seedlings) and less than 2 inches dbh and between 5 and 20 feet tall (saplings) within a 1/100th (r~12 ft) acre plot.
- Presence of insect pests or disease.
- General health and vigor, based on the number of dead trees and signs of insect infestation, disease, or stress. Categories include excellent, good, fair, and poor.
- Tree quality within each stand, based primarily on tree height and form. Criteria for this determination include stem height and taper, trunk/bole shape and lean, crown ratio and vigor, evidence of disease, and signs of insect infestation.
- Stand history (e.g., whether grazed, previously timbered, or damaged by fire), where this could be determined.
- Description of soil type (from Loudoun County soil survey).
- The approximate location of specimen, heritage, champion, or memorial trees, if any are present on the study area.

IV. Results:

Based on the methodology described above, nine forest stand types were identified. In addition to the forest stands, fencerows and fields were examined and described. The stands are delineated on Attachment 1. The following forest stand characteristics are listed in Table 1: forest cover type, total acreage of each stand type within the study area, mean dbh with range, basal area, number of trees (>2 inches dbh) per acre, number of sawtimber-sized trees (14 inches or greater dbh) per acre, stocking, general slope aspect, relative rate of growth, evidence of insects and/or disease problems, general stand health, and tree quality. The following characteristics of the predominant species are listed in Table 2: growth rate, shade and flood tolerance, rooting habit, windfirmness, and wildlife value. Characteristics of the soil types associated with each stand type are listed in Table 3. A description of each forest stand type follows.

Forest Stand A – Eastern Red Cedar

Forest Stand A (Photo #1) comprises approximately 6 acres and is located in the southeastern portion of the study area. This over-stocked, even-aged stand has a mean dbh of 3.5 inches and a basal area of 80 ft²/acre. Eastern red cedar (*Juniperus virginiana*) comprises 95% of the stand. Additional species include black oak (*Quercus velutina*), pin oak (*Quercus palustris*) and American elm (*Ulmus americana*).

Due to the dense canopy layer, the shrub and herbaceous layers are generally sparse. Species include eastern red cedar and green ash (*Fraxinus pennsylvanica*) saplings, blackhaw (*Viburnum prunifolium*), poison ivy (*Toxicodendron radicans*) and Japanese honeysuckle (*Lonicera japonica*). No seedlings were observed within the plot at the time of this investigation. Sapling regeneration was relatively high with approximately 700 saplings per acre (primarily eastern red cedar). See Tables 1 and 3 to identify the soil types that occur within this stand type and their soil respective characteristics.

Forest Stand B – Pioneer

Forest Stand B (Photo #2) comprises approximately 12 acres in the southern and northeastern portions of the study area and is associated with abandoned and dilapidated farm structures and houses (Photo #3). This under-to fully-stocked, uneven-aged stand has a dbh range of 2 to 13 inches and basal area of 110 ft²/acre. Dominant species within this forest type include black locust (*Robinia pseudoacacia*), box elder (*Acer negundo*), eastern red cedar, and American elm. Subdominant species include red maple (*Acer rubrum*), sweet gum (*Liquidambar styraciflua*) and mockernut hickory (*Carya alba*).

The seedling and sapling regeneration is high with approximately 4,700 seedlings per acre and 1,300 saplings per acre (primarily box elder). The shrub and herbaceous layers are moderately dense, which include a large amount of poison ivy and Japanese honeysuckle vines, garlic mustard (*Alliaria petiolata*) and ground ivy (*Glechoma hederacea*). The majority of this stand type exhibits fair to good health. Many of the trees are covered with vines and there were a few dead black locust trees. See Tables 1 and 3 to identify the soil types that occur within this stand type and their soil respective characteristics.

Forest Stand C – Mixed Coniferous-Deciduous

Forest Stand C (Photo #4) comprises approximately 38 acres primarily in the eastern portion of the study area with smaller areas located in the northeastern and northwestern portions of the study area. This fully-stocked, uneven-aged stand has a dbh range of 2 to 22 inches with a mean dbh of 5.4 inches and basal area of 90 ft²/acre. Dominant species within this forest type include eastern red cedar, Virginia pine (*Pinus virginiana*), red maple, green ash and American elm.

This stand is heavily browsed by deer, but exhibits overall good health and quality with many tall, straight trees, and no sign of widespread insect infestation or disease. The seedling regeneration is relatively high with approximately 1,300 seedlings per acre. Sapling regeneration is moderately low with approximately 170 saplings (primarily downy serviceberry (*Amelanchier arborea*) with eastern red cedar and green ash). The shrub and herbaceous layers range from sparse to moderately dense. The shrub layer is dominated by blackhaw and coralberry (*Symphoricarpos orbiculatus*). The herbaceous layer is dominated by poison ivy, Japanese honeysuckle, poverty grass (*Danthonia spicata*), and partridgeberry (*Mitchella repens*). See Tables 1 and 3 to identify the soil types that occur within this stand type and their soil respective characteristics.

Table 1. Tree Stand Evaluation data for Oxford Landing.

Stand	Forest Cover Type	Area (ac)	DBH Mean & Range (in.)	Basal Area (ft ² /ac)	Trees per acre	Sawtimber (14" dbh) trees/acre	Regeneration (stems/ac) seedling sapling**	Stocking	Slope Aspect	Relative Rate of Growth	Insects / Disease *	General Health	Tree Quality	Soil Series ***
A	E. Red Cedar	6	3.5 (2-11)	80	1,020	0	0 700	Over-stocked	NW, S, W	Slow to Moderate	None	Fair to Good	Fair to Good	73, 79
B	Pioneer	12	5.7 (2-13)	110	490	0	4,700 1,300	Under-to Fully-stocked	Variable	Fast	None	Fair to Good	Fair to Good	60, 62, 68, 73, 79
C	Mixed Coniferous-Deciduous	38	5.4 (2-22)	90	480	10	1,300 170	Fully-stocked	N, SW, NW	Slow to Moderate	None	Good	Good	05, 60, 62, 63, 68, 69, 73, 77, 78, 79
D	VA Pine	1.0	5.6 (2-10)	150	600	0	200 0	Fully-stocked	W	Moderate	None	Good	Good	73, 77
E	Mixed Hardwood	63.5	6.0 (2-30)	90	320	140	880 300	Fully stocked	N, W, NW	Moderate	None	Good	Good	05, 06, 14, 60, 62, 63, 64, 68, 73, 77, 78, 79, 94
F	Bottomland Hardwood	8	8.9 (3-33)	90	310	50	500 0	Fully-stocked	W	Fast	None	Fair to Good	Fair to Good	06, 77
G	Oak-Hickory	28.5	6.4 (2-22)	100	330	110	2,900 900	Fully-stocked	Variable	Slow to Moderate	None	Good	Good	60, 62, 67, 68, 73, 77, 78, 79
H	Riparian	54	8.2 (2-31)	120	210	130	530 100	Fully-stocked	N, NW, W	Fast	None	Fair	Fair	03, 05, 06, 14, 60, 64, 65, 77, 78, 79, 94
I	Eastern Red Cedar-Virginia Pine	3	3.5 (2-9)	80	1,130	0	500 1,000	Over-stocked	W	Slow to Moderate	None	Fair to Good	Fair to Good	77, 78

* Evidence of Insects/Disease: 1 - Gypsy Moth 2 - Dogwood Anthracnose 3 - Shelf Fungi 4 - Decay

** Seedling regeneration may have been underestimated due to the significant amount of snow cover on the ground during this investigation.

*** Soils Series Information: See Table 3

Table 2. Characteristics of the dominant species found on Oxford Landing.

Species	Growth Rate	Tolerance		Flood	Rooting	Windfirm	Wildlife Value	Comments
		Shade	Flood					
<i>Acer negundo</i>	Fast to Very Fast	Tolerant	Moderate to High	Moderate to High	Shallow-fibrous or Deep lateral	Moderate	Medium	Quite susceptible to mechanical and fire damage. Drought & cold tolerant. Erosion control
<i>Acer rubrum</i>	Moderate to Fast	Tolerant	High	High	Very Shallow	Low to Moderate	Medium to High	Very sensitive to mechanical and fire damage.
<i>Carya glabra/alba</i>	Slow	Intolerant	Low	Low	Deep taproot w/few laterals	High	High	Prolifically stump sprouts after cutting and fire.
<i>Fraxinus pennsylvanica</i>	Very Fast	Intermediate	Moderate	Moderate	Shallow	Moderate	Low-Medium	Readily stump sprouts. Prone to storm damage.
<i>Juniperus virginiana</i>	Slow to Moderate	Intolerant	Moderate	Moderate	Fibrous or Deep taproot	Moderate	High	Very sensitive to fire. Protects soil from wind erosion.
<i>Liriodendron tulipifera</i>	Fast	Intolerant	Low	Low	Deep taproot	Moderate	Medium	Responds well to release. Subject to sun scald; weak-wooded.
<i>Pinus virginiana</i>	Moderate	Intolerant	Low	Low	Shallow	Low	Low-Medium	Subject to ice damage.
<i>Platanus occidentalis</i>	Fast	Intermediate	Moderate to High	Moderate to High	Widespread, strongly branched	Moderate	Low	Pollution tolerant. Transplants readily.
<i>Quercus alba</i>	Slow to Moderate	Intermediate	Low	Low	Deep taproot – fibrous	Moderate	High	Responds well to release.
<i>Quercus rubra/velutina</i>	Slow	Intermediate	Low	Low	Deep taproot	Moderate to High	High	Stump sprouts grow rapidly
<i>Robinia pseudoacacia</i>	Fast	Very Intolerant	Low	Low	Shallow Wide spreading	Moderate	Low	Readily stump sprouts
<i>Ulmus americana</i>	Moderate to Fast	Intermediate	Moderate	Moderate	Shallow, Fibrous	Moderate	Low-Medium	Responds well to release.

Table 3. Characteristics of the soil types associated with each stand type, Loudoun County, Virginia.

Soil Type	Depth	Drainage	Fertility	Productivity	Limitations
Comus 03A	Very Deep	Well Drained	Medium	Moderately high productivity for northern red oak, yellow poplar, red maple and black walnut	Runoff is slow
Rowland 5	Very Deep	Moderately well to somewhat poorly drained	Medium	Moderately high productivity for yellow poplar.	Seasonal high water table
Bowmansville 6A	Fairly Deep	Poorly drained	Low	Moderately high productivity for pin oak	Excessive water on or in the soil
Manassas 14	Very Deep	Well to moderately well drained	Medium to High	Very high productivity for Shortleaf Pine. High productivity for Virginia pine and yellow poplar.	Occasional flooding
Sycoline 60	Moderately deep	Moderately well to somewhat poorly drained	Low	High productivity for Virginia pine and moderate productivity for northern red oak	Restricted rooting depth caused by bedrock, hardpan, or another restrictive layer
Catlett 60	Shallow to very shallow	Excessively drained	Low	High productivity for Virginia pine and moderate productivity for northern red oak	Severe windthrow hazard
Kelly 62, 63	Deep	Poorly drained	Low	No information.	Excessive water on or in the soil
Oakhill 64	Moderately Deep	Well drained	Low to Medium	Moderately high productivity for red oak and yellow-poplar; high productivity for Virginia pine; very high productivity for white pine.	Insignificant, but a moderate windthrow hazard.
Montalto 65	Very Deep	Well drained	Low to moderate	Moderate productivity for black oak; high productivity for yellow-poplar, Virginia pine, shortleaf pine and extremely high productivity for eastern white pine	Moderate seepage
Haymarket 67, 68	Very deep	Well to moderately well drained	Medium	High productivity for loblolly pine, Virginia pine and for northern red oak moderately high productivity for yellow poplar	Insignificant, but have slight windthrow hazard
Jackland 67, 68	Very deep	Moderately well to somewhat poorly drained	Medium	High productivity for loblolly pine and Virginia pine and moderately high productivity for yellow poplar and moderate for northern red oak	Moderate windthrow hazard
Elbert 69	Deep	Poorly drained	Medium	Productivity is moderately high for sweetgum and moderate for red maple.	Excessive water on or in the soil
Penn 73	Moderately Deep	Well drained	Low	Moderate productivity for northern red oak, and yellow poplar. High productivity for Virginia pine and shortleaf pine.	Restricted rooting depth caused by bedrock, hardpan, or another restrictive layer
Ashburn 74	Moderately Deep	Moderately well drained	Medium	Moderate productivity	Seasonal water table and clayey subsoils
Nestoria 77	Shallow	Well drained	Low	Moderate productivity for northern red oak and white oak. High productivity for Virginia pine, eastern white pine and scotch pine.	Restricted rooting depth caused by bedrock, hardpan, or another restrictive layer

Table 3. Characteristics of the soil types associated with each stand type, Loudoun County, Virginia.

Dulles 78A	Deep	Moderately well to somewhat poorly drained	Medium	High productivity for Virginia pine and moderate productivity for northern red oak	Excessive water on or in the soil
Albano 79A	Deep	Poorly drained	Medium	Moderate productivity for northern red oak and Virginia pine	Excessive water on or in the soil
Allegheny 94B	Very Deep	Well Drained	Medium	Moderately high productivity for oaks, hickory, yellow poplar, maples, elm, beech, white pine, and hemlock	Strongly acid to extremely acid

Forest Stand D – Virginia Pine

Forest Stand D (Photo #5) comprises approximately 1.0 acre in the east-central portion of the study area. This fully-stocked, even-aged stand has a mean dbh of 5.6 inches and a basal area of 150 ft²/acre. Virginia pine is the dominant species within this forest type. The few hardwood species within the canopy of this stand include green ash and sweet bird cherry (*Prunus avium*).

Due to the dense canopy layer, the regeneration within this stand type is low with approximately 200 seedlings per acre comprised primarily of oak species (*Quercus* spp.). No saplings were observed within the plot during this investigation. The shrub and herbaceous layers are moderately sparse and are dominated by lowbush blueberry (*Vaccinium* sp.) and Japanese honeysuckle. The trees in this stand exhibit good health and form (*i.e.*, they are fairly tall and straight). See Tables 1 and 3 to identify the soil types that occur within this stand type and their soil respective characteristics.

Forest Stand E – Mixed Hardwood

Forest Stand E (Photo #6) comprises approximately 63.5 acres and is found throughout the study area. This fully-stocked, uneven-aged stand has a mean dbh of 6.0 inches with a dbh range from 2 to 30 inches and a basal area of 90 ft²/acre. This forest type includes red maple, green ash, tulip tree (*Liriodendron tulipifera*), a variety of oak species, American elm, musclewood (*Carpinus caroliniana*), black cherry (*Prunus serotina*), sweet bird cherry, mockernut and pignut (*Carya glabra*) hickories, black gum (*Nyssa sylvatica*) and common persimmon (*Diospyros virginiana*).

Although this stand is heavily browsed by deer, the overall health and quality of the trees in this stand is good, with many tall, straight trees, and no sign of widespread insect infestation or disease. The regeneration of this forest type is relatively moderate with approximately 880 seedlings per acre and approximately 300 saplings per acre. The shrub and herbaceous layers are moderately dense. These layers are dominated by flowering dogwood (*Cornus florida*), coralberry, multiflora rose (*Rosa multiflora*), blackhaw, common pawpaw (*Asimina triloba*), greenbrier (*Smilax rotundifolia*), poison ivy and Japanese honeysuckle. See Tables 1 and 3 to identify the soil types that occur within this stand type and their soil respective characteristics.

Forest Stand F – Bottomland Hardwood

Forest Stand F (Photo #7) comprises approximately 8 acres and is found in the northwestern portion of the study area. This fully-stocked, uneven-aged stand has a mean dbh of 8.9 inches with dbh ranging from 3 to 33 inches and a basal area of 90 ft²/acre. Green ash and musclewood are co-dominants in this forest type with a dbh of 13 inches and 4 inches, respectively. Subdominant species in this forest type include American elm, pin oak, box elder, red maple, and mockernut and pignut hickories.

Although this stand is heavily browsed by deer, the overall health and quality of the trees in this stand is fair to good, with many tall, straight trees. The regeneration of this forest type is relatively low with approximately 500 seedlings per acre. No saplings were observed within the plot during this investigation. The shrub and herbaceous layers are moderately dense. These layers are dominated by blackhaw, greenbrier, Japanese honeysuckle and sedges (*Carex* spp.) See [Tables 1 and 3](#) to identify the soil types that occur within this stand type and their soil respective characteristics.

Forest Stand G – Oak-Hickory

Forest Stand G (Photo #8) comprises approximately 28.5 acres and is found in the east-central portion of the study area. This fully-stocked, uneven-aged stand has a mean dbh of 6.4 inches and basal area of 100 ft²/acre. This forest stand is dominated by mockernut and pignut hickories, white oak and black oak with an average dbh of 6.3 inches, 7.8 inches, 11.2 inches and 3.7 inches, respectively. Other subdominant species include eastern hop-hornbeam (*Ostrya virginiana*), black gum, eastern red cedar, red maple, green ash and tulip tree.

This stand type is also heavily browsed by deer, but the overall health and quality of the trees in this stand is good, with many tall, straight trees, and no sign of widespread insect infestation or disease. The regeneration of this forest type is high with approximately 2,900 seedlings per acre and approximately 900 saplings per acre. The shrub and herbaceous layers are moderately vegetated. These layers are dominated by blackhaw and Japanese honeysuckle. See [Tables 1 and 3](#) to identify the soil types that occur within this stand type and their soil respective characteristics.

Forest Stand H – Riparian

Forest Stand H (Photo #9) comprises approximately 54 acres and is located along Broad Run. This fully-stocked, uneven-aged stand has a mean dbh of 8.2 inches and basal area of 120 ft²/acre. This forest stand is dominated by box elder, green ash and American sycamore (*Platanus occidentalis*) with an average dbh of 7.7 inches, 12.3 inches and 20.3 inches, respectively. Other subdominant species include American elm, hackberry (*Celtis occidentalis*), common pawpaw and musclewood.

The regeneration of this forest type is relatively moderate with approximately 530 seedlings per acre and approximately 100 saplings per acre. The shrub and herbaceous layers are moderately dense. These layers are dominated by spicebush (*Lindera benzoin*), common pawpaw, American bladdernut (*Staphylea trifolia*), poison ivy, greenbrier, sedges, and Nepal microstegium (*Microstegium vimineum*). There are many large potential specimen trees found throughout this stand type some of which are noted below. The overall health and quality of this stand is fair, due to large amount of debris and fallen trees in the stand. See [Tables 1 and 3](#) to identify the soil types that occur within this stand type and their soil respective characteristics.

Stand H1 comprises the eastern edges of Stand H. A dense thicket of box elder saplings is extending the riparian forest into the fields (Photo #10). The saplings are generally less than 10 feet tall and have a dbh less than 2 inches.

Forest Stand I – Eastern Red Cedar-Virginia Pine

Forest Stand I (Photo #11) comprises approximately 3 acres and is located along the north-central portion of the study area. This over-stocked, even-aged stand has a mean dbh of 5.1 inches and a basal area of 130 ft²/acre. Eastern red cedar and Virginia pine are co-dominant species with an average dbh of 3.2 and 6.8 inches, respectively. Additional species include green ash, tulip poplar, and red maple.

The herbaceous and shrub layers are generally sparse due to the dense canopy. Species within these layers include Japanese honeysuckle, coralberry and various forbs. Seedling and sapling regeneration (approximately 500 seedlings and 1,000 saplings per acre) is moderately high with a dominant regeneration of green ash, eastern red cedar and Virginia pine. The regeneration of this forest type is high with approximately 2,900 seedlings per acre and approximately 900 saplings per acre.

The overall health and quality of the trees in this stand is fair to good and no sign of widespread insect infestation or disease. See Tables 1 and 3 to identify the soil types that occur within this stand type and their soil respective characteristics.

Non Forest Communities

Wooded Borders / Tree-lined Fencerows

Many tree-lined fencerows divide the fields (Photos #12 and #13). Mature eastern red cedar trees are often at the center of these linear features. These tree-lined areas are comprised of relatively mature trees. In addition to eastern red cedar, red maple, green ash, box elder, pin oak, American elm, poison ivy and Japanese honeysuckle are prevalent in these wooded areas. These tree-lined features provide a habitat corridor for wildlife.

Successional Fields

The fields, which comprise a large portion of the study area, are becoming established with pioneer species (Photo #14). There are a few scattered individuals of eastern red cedar and green ash seedlings. Herbaceous vegetation is dense and species include, but are not limited to, broomsedge (*Andropogon virginicus*), serrate-leaf blackberry (*Rubus argutus*), joint-head arthraxon (*Arthraxon hispidus*) and soft rush (*Juncus effusus*).

Potential Specimen Trees

Specimen trees are trees which had certain characteristics which set them apart from other trees within a given stand. Characteristics included (but were not limited to) overall tree shape and size, dbh near or greater than 30 inch, and health and quality of the tree. There were several large trees within the study area not included below due to their poor health and form. The large trees documented within the floodplain characterize the numerous potential specimen trees not documented in the floodplain forest stand. Tree numbering on the following list corresponds with the numbers on Attachment I.

1. American Sycamore: 31.5" DBH. No forks, main trunk not quite straight, a moderate amount of poison ivy vines on the tree, sparse crown and one broken limb. Overall fair health and quality.
2. American Sycamore: 32.2" DBH. Moderate crown, a moderate amount of poison ivy vines, no obvious sign of infestation. Overall fair health and quality.
3. American Sycamore: 33.9" DBH. Straight trunk, no forks, sparse crown, and no vines. Good overall health and quality.
4. Bitternut Hickory: 31.0" DBH. Straight trunk, no forks, abundant poison ivy vines and good crown. Barbed wire attached on one side. Fair overall health and quality.
5. American Sycamore: 42.7" DBH. Good crown, no obvious sign of infestation, no forks, slight lean. Overall very good health and quality.
6. American Sycamore: 40.5" DBH. Straight tree, sparse crown, small amount of infestation. Overall fair to good health and quality.
7. Shumard Oak: 34.5" DBH. Very straight tree, small amount of poison ivy vines, no obvious sign of infestation, evidence of beaver chews at base, and moderate crown. Overall good health and quality.
8. Shumard Oak: 32.7" DBH. Very straight tree, small amount of poison ivy vines, no obvious sign of infestation and moderate crown. Overall good health and quality.
9. Shumard Oak: 37.5" DBH. Straight tree, small amount of poison ivy vines, evidence of beaver chews at base, hole in one side of base, and moderate crown. Overall fair to good health and quality.
10. Pignut Hickory: 22.4" DBH. Straight tree with a full crown, trunk forks at 7 to 8 feet, no dead limbs, no obvious sign of insect infestation. Overall very good health and quality.
11. Virginia Pine: 18.7" DBH. Straight tree with a full crown, no forks, no obvious sign of insect infestation. Overall very good health and quality.
12. Eastern Red Cedar: 22.4" DBH. Straight tree with a full crown, no forks, no obvious sign of insect infestation, lots of branching. Overall very good health and quality.
13. White Oak: 27.7" DBH. Straight and sturdy tree with a full crown, no obvious sign of insect infestation, a few dead limbs. Overall good health and quality.
14. Eastern Red Cedar: 31.1" DBH. Small amount of poison ivy vines, slightly hollow cavity on one side, lots of branches, full crown. Overall fair to good health and quality.
15. American Sycamore: 60.6" DBH. Tree forks at 8' into two >30" DBH trees, another sycamore tree at base of tree with a 20.2" DBH, no obvious sign of insect infestation, moderate crown. Overall very good health and quality (Photo #9).
16. Green Ash: 34.0" DBH. Relatively straight tree, trunk forks at 15', black substance oozing at fork, small amount of poison ivy vines, no dead limbs, and moderate crown. Overall fair health and quality.

V. Limitations

This study is based on examination of the conditions on the study area at the time of our review and does not address conditions in the future. Such conditions change over time. Therefore, our conclusions may vary from future observations. Our tree stand evaluation and report have been prepared in accordance with generally accepted guidelines for the conduct of such evaluations. We make no other warranties, either expressed or implied, and our report is not a recommendation to buy, sell or develop the property.

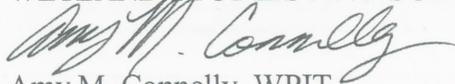
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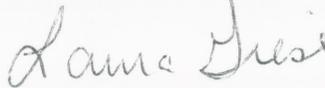
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Sincerely,

WETLAND STUDIES AND SOLUTIONS, INC.



Amy M. Connelly, WPIT
Environmental Scientist



Laura A. B. Giese, PhD, CF, PWS, PWD²
Principal Environmental Scientist



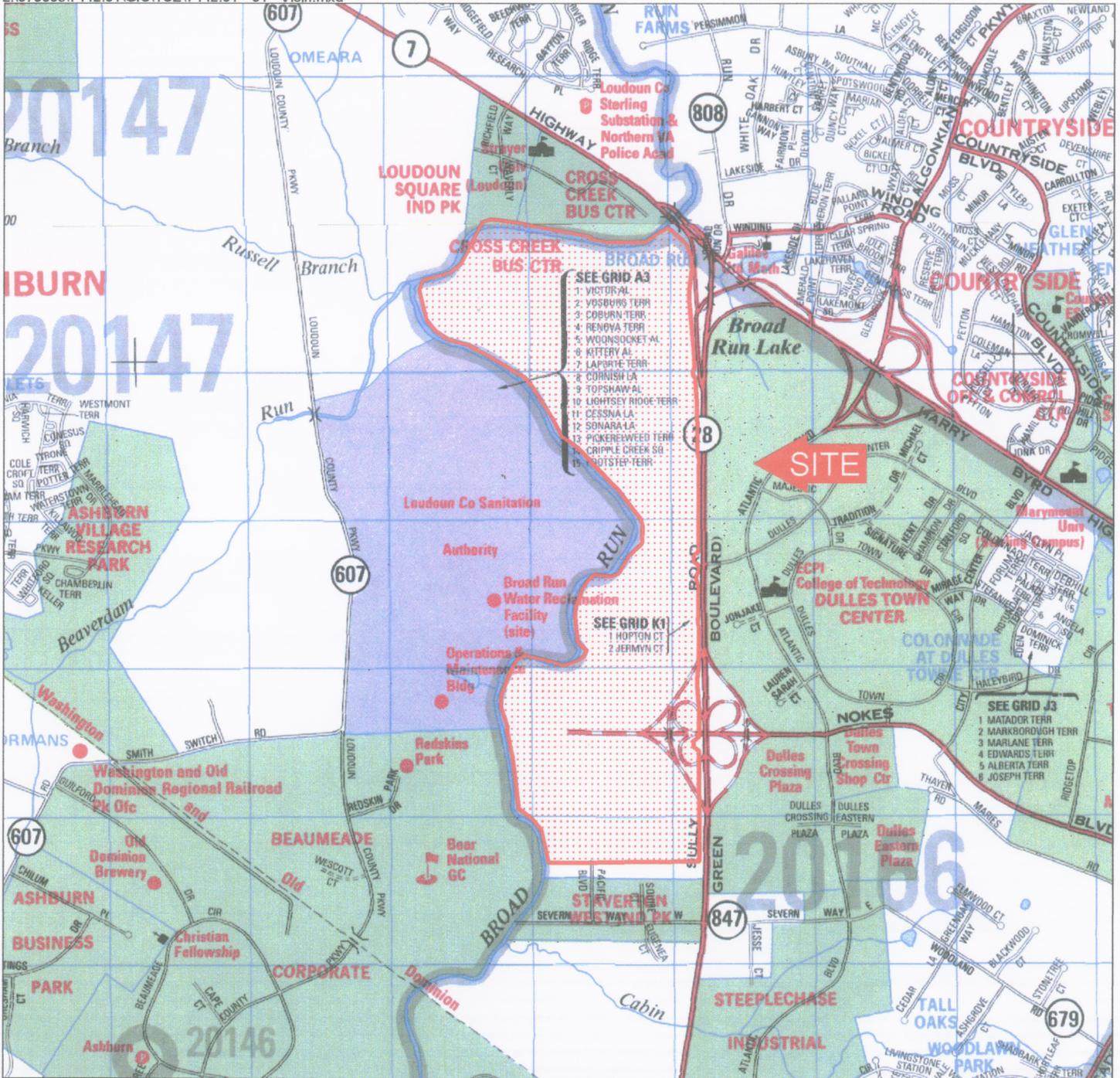
Mark Headly, PWS, PWD³
Vice President

Enclosures

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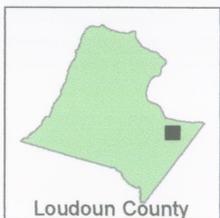
² Society of American Foresters Certified Forester #801; Professional Wetland Scientist #001363, Society of Wetlands Scientists Certification Program, Inc.; VA Certified Professional Wetland Delineator #3402-000012.

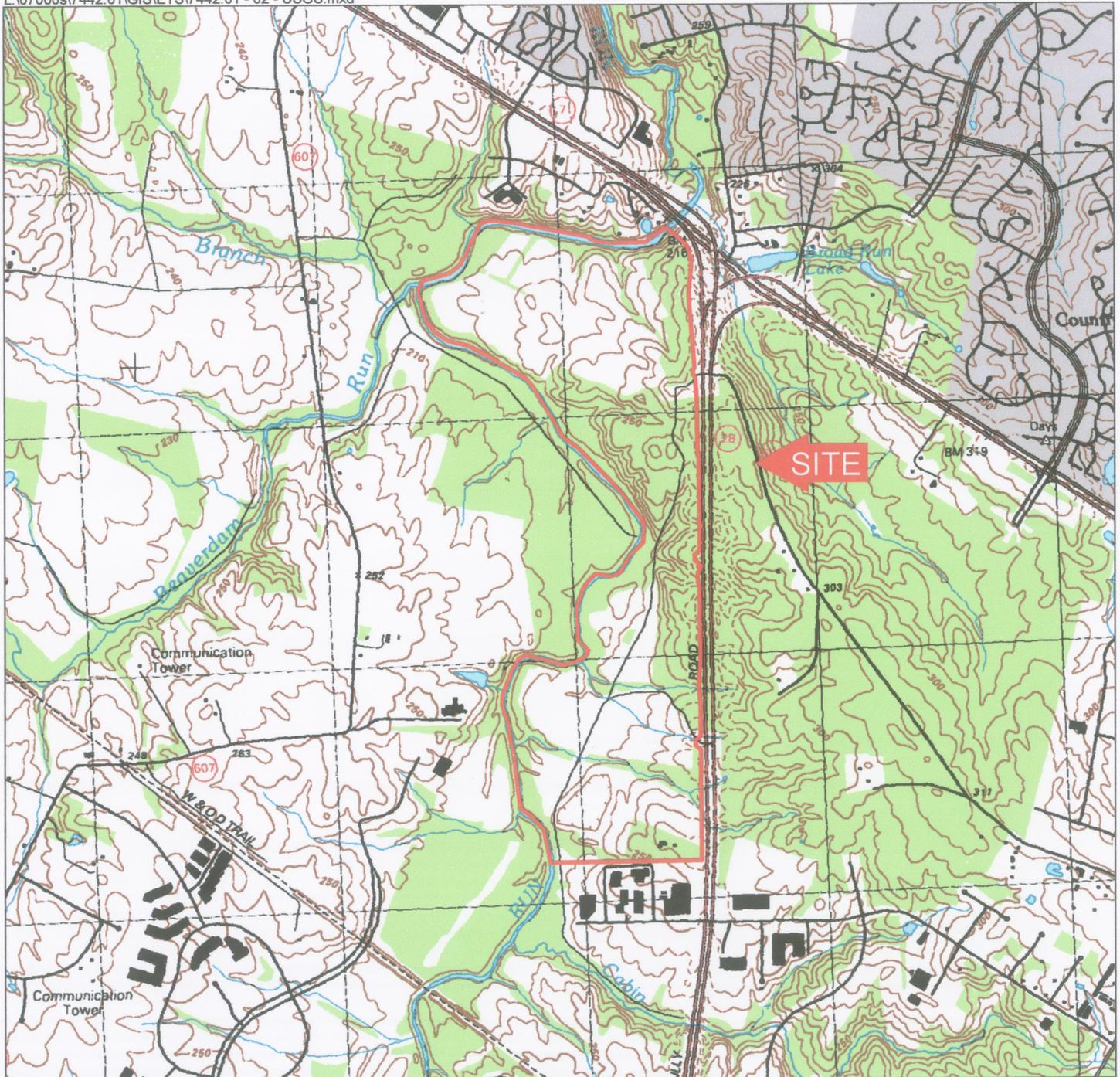
³ U.S. Army Corps of Engineers Wetland Delineator Certification WDCP94MD0310114B; Professional Wetland Scientist #000462, Society of Wetlands Scientists Certification Program, Inc.; VA Certified Professional Wetland Delineator #3402-000031



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Vicinity Map
Oxford Landing
WSSI #7442.01
Scale: 1" = 2000'

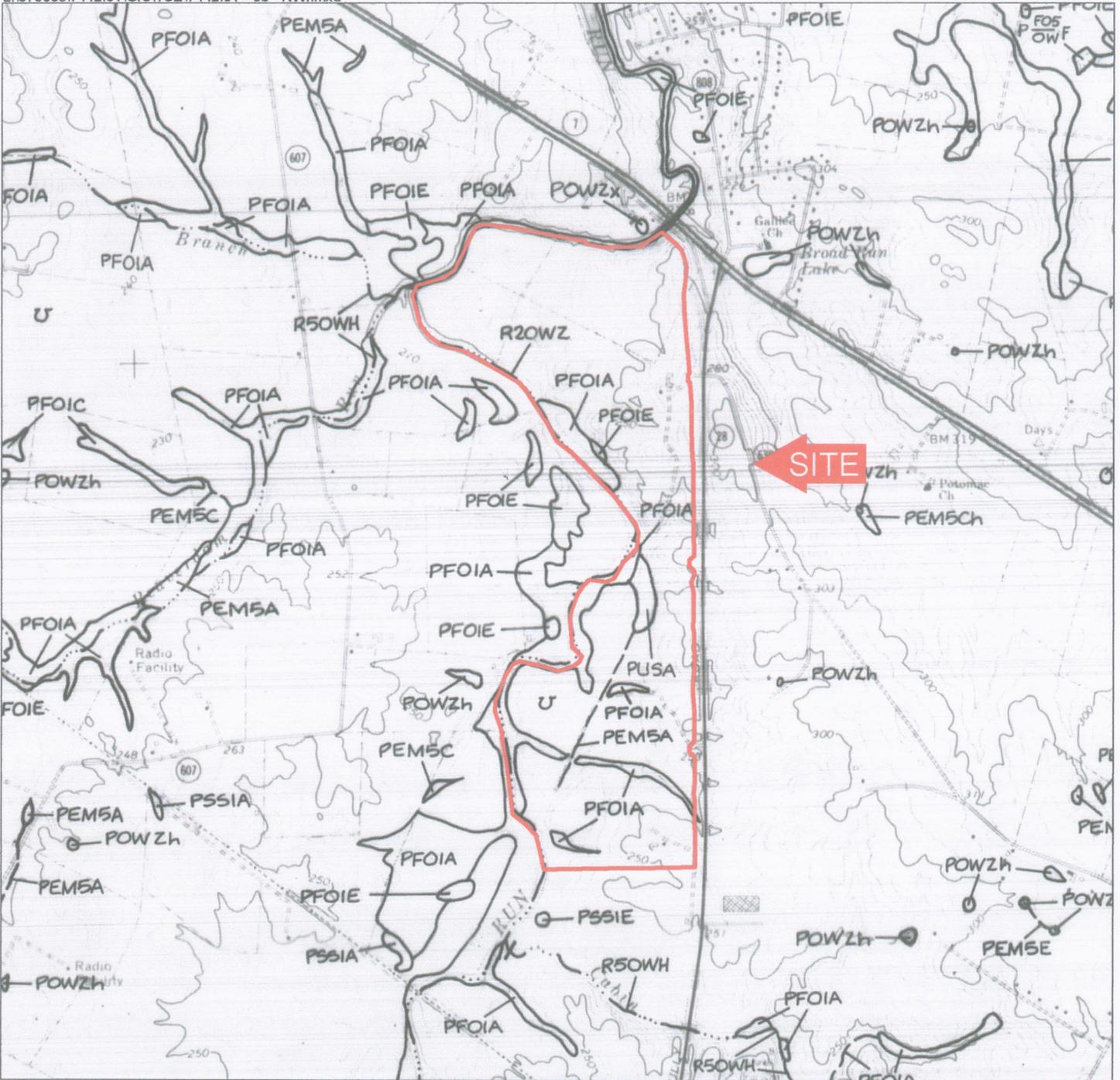




**USGS Quad Map
Sterling, VA-MD 1994
Oxford Landing
WSSI #7442.01
Scale: 1" = 2000'**

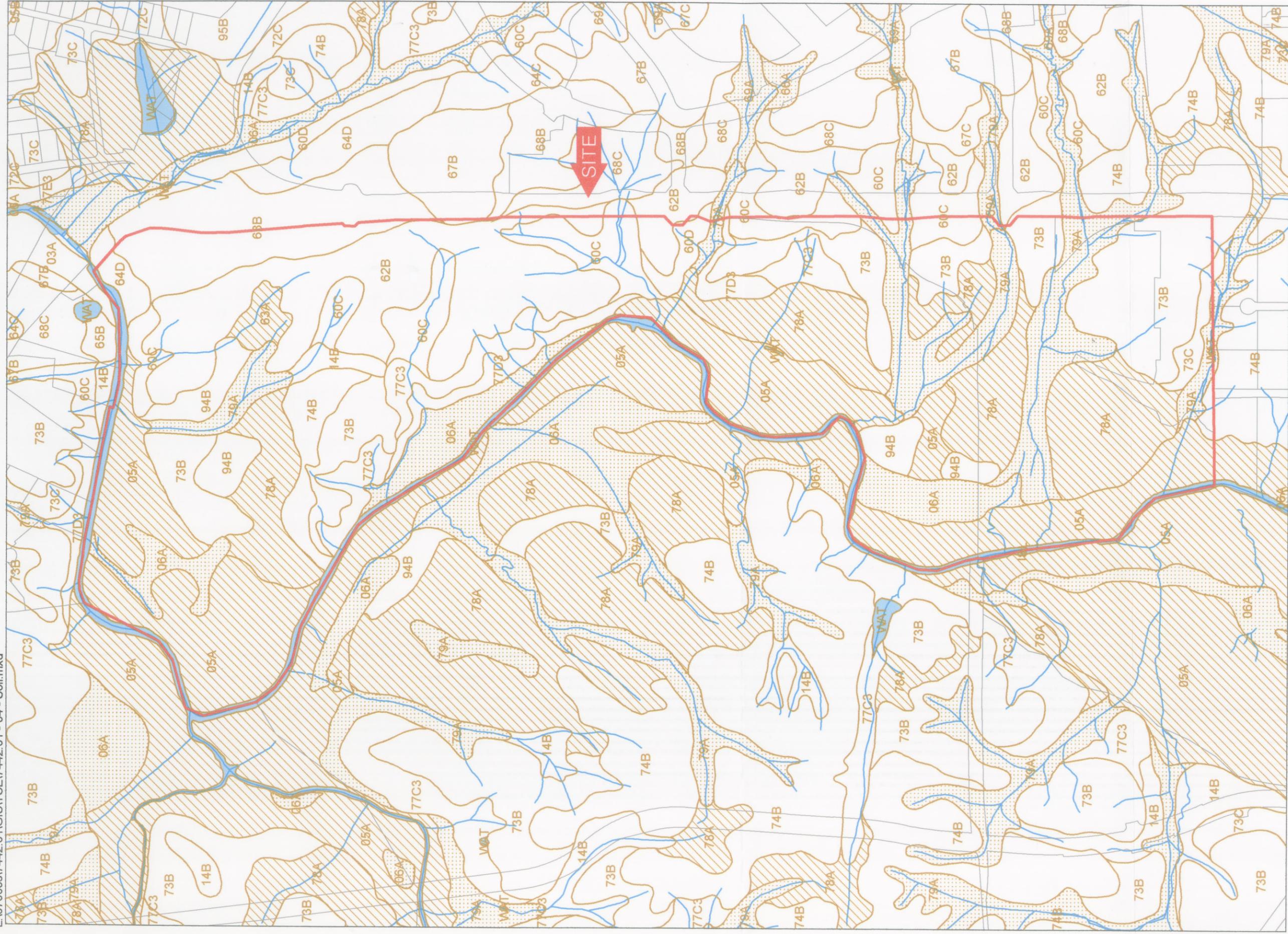
Latitude: 39°02'05" N
Longitude: 77°26'17" W
Hydrologic Unit Code (HUC): 02070008
Stream Class: III
Name of Watershed: Broad Run





National Wetland Inventory Map
Sterling, VA-MD 1981
Oxford Landing
WSSI #7442.01
Scale: 1" = 2000'





Soils Map
Loudoun County Digital Data
Oxford Landing
WSSI #7442.01
Scale: 1" = 700'

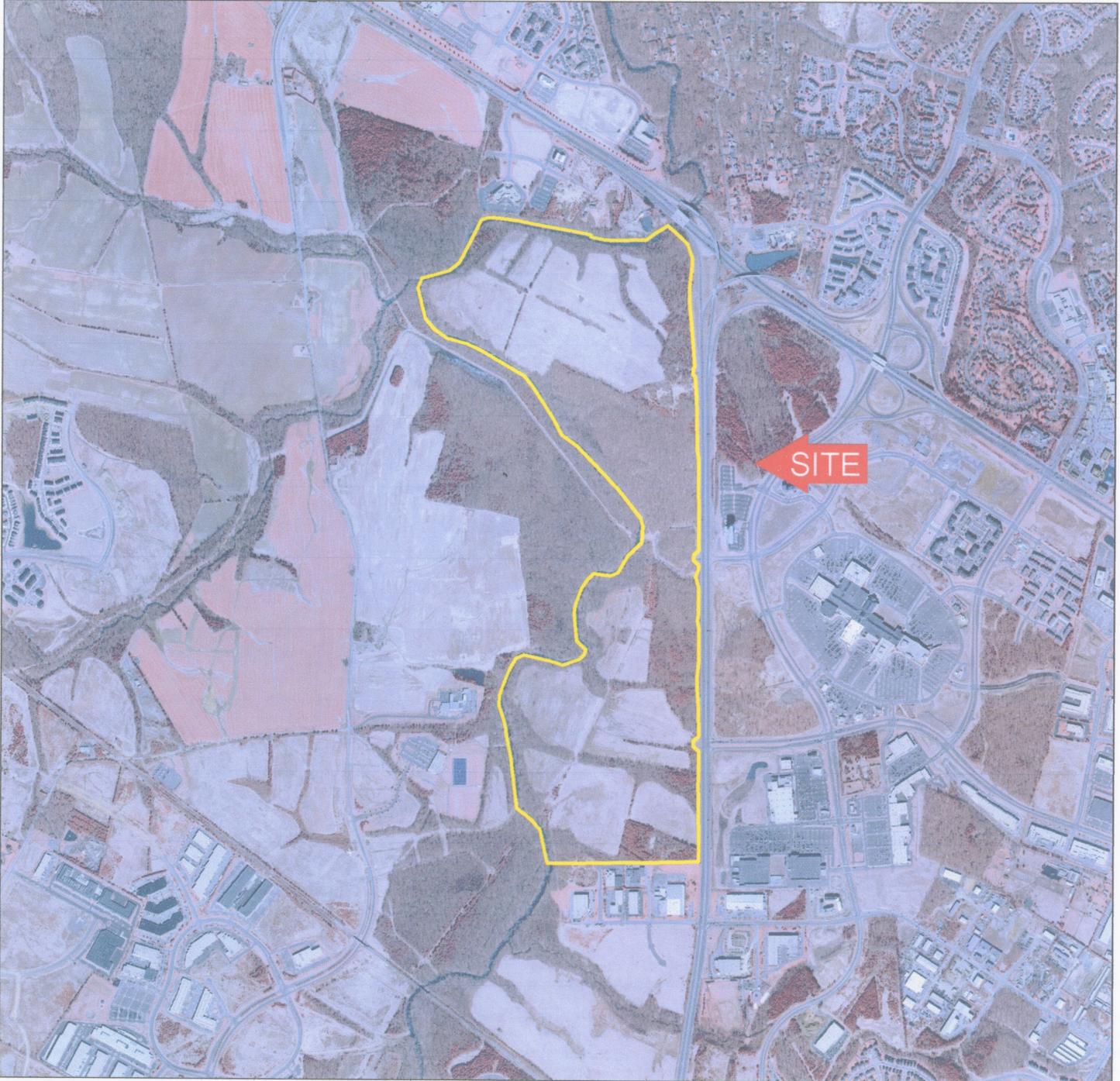
-  Hydric Soils
-  Soils with Hydric Inclusions
-  Non-hydric Soils



MAPPED SOILS REPORT FOR OXFORD LANDING

Project No: 7442.0
Applicant/Owner: Tritec Real Estate Company, Inc.
County Name: Loudoun
State: Virginia

Map Symbol	Map Unit Name	Taxonomy	Drainage Class	Hydric National List	Hydric Local List	Hydric Inclusions
3A	Comus Silt Loam 0-3% Slopes	Fluventic Dystrochrepts	well drained	NO	NO	NO
5A	Rowland Silt Loam 0-3% Slopes	Fluventic Dystrochrepts	mod well - smwt poorly	NO	NO	BOWMANVILLE
6A	Bowmansville Silt Loam 0-3%	Aeric Fluvaquents	poorly drained	YES	YES	NO
14B	Manassas Silt Loam 1-8%	Ultic Hapludalfs	well - moderately well	NO	NO	NO
60C	Sycoline-Catlett 7-15%	Aquultic Hapludalfs	moderately well drained	NO	NO	NO
60D	Catlett Gravelly Silt Loam 15-25%	Ultic Hapludalfs	well drained	NO	NO	NO
62B	Kelly-Sycoline Complex 3-8%	Aquic Hapludalfs	mod well - smwt poorly	NO	NO	NO
62Bi	Kelly-Sycoline Complex 3-8%	Aquultic Hapludalfs	mod well - smwt poorly	NO	NO	NO
94B	Allegheny Silt Loam 0-5%	Typic Hapludults	well drained	NO	NO	NO
63A	Kelly Silt Loam 0-3%	Aquic Hapludalfs	somewhat poorly drained	NO	NO	ELBERT
64D	Oakhill Grvly Slt Loam Vry Stny 15-25	Typic Hapludalfs	well - excessively drained	UNRANKED	NO	NO
65B	Montalto Silty Clay Loam 3-8%	Ultic Hapludalfs	well drained	NO	NO	NO
67B	Haymarket And Jackland 2-8%	Typic Hapludalfs	moderately well drained	NO	NO	NO
67Bi	Haymarket And Jackland 2-8%	Aquic Hapludalfs	moderately well drained	NO	NO	NO
68B	Haymarket & Jackland Vry Stny 2-8%	Typic Hapludalfs	moderately well drained	NO	NO	NO
68Bi	Haymarket & Jackland Vry Stny 2-8%	Aquic Hapludalfs	moderately well drained	NO	NO	NO
68C	Haymarket & Jackland Vry Stny 8-15	Typic Hapludalfs	moderately well drained	NO	NO	NO
68Ci	Haymarket & Jackland Vry Stny 8-15	Aquic Hapludalfs	moderately well drained	NO	NO	NO
69A	Elbert Silty Clay Loam 0-3%	Typic Ochraqualfs	poorly drained	YES	YES	NO
73B	Penn Silt Loam 3-8%	Ultic Hapludalfs	well drained	NO	NO	NO
73C	Penn Silt Loam 8-15%	Ultic Hapludalfs	well drained	NO	NO	NO
74B	Ashburn Silt Loam 1-8%	Oxyaquic Hapludalfs	moderately well drained	NO	NO	NO
77C3	Nestoria Grvy Slt Lm Svrlly Erd 8-15%	Ochreptic Hapludults	well - excessively drained	NO	NO	NO
77D3	Nestoria Grvy Slt Lm Svrlly Erd 15-25%	Ochreptic Hapludults	well - excessively drained	UNRANKED	NO	NO
78A	Dulles Silt Loam 0-3% Slope	Aquultic Hapludalfs	mod well - smwt poorly	NO	NO	ALBANO
79A	Albano Silt Loam 0-3% Slope	Typic Ochraqualfs	poorly drained	YES	YES	NO



Spring 2004 Color Infrared Imagery
Oxford Landing
WSSI #7442.01
Scale: 1" = 2000'



Photo Source: Wetland Studies and Solutions, Inc.

**OXFORD LANDING
TREE STAND EVALUATION
WSSI #7442.01
EXHIBIT 7 - SITE PHOTOGRAPHS**



1. View of Forest Stand A - Eastern Red Cedar- located in the southern portion of the study area.



2. View of Forest Stand B - Pioneer – located in the southern and northeastern portions of the study area. This photo was taken in the southern portion of the study area.

**OXFORD LANDING
TREE STAND EVALUATION
WSSI #7442.01
EXHIBIT 7 - SITE PHOTOGRAPHS**



3. **Forest Stand B is associated with abandoned and dilapidated farm structures and houses found in the southern and northeastern portions of the study area. This photo was taken in the southern portion of the study area.**



4. **View of Forest Stand C - Mixed coniferous/deciduous - located primarily in the eastern portion of the study area with smaller areas located in the northeastern and northwestern portions of the study area. This photo was taken in the east-central portion of the study area.**

**OXFORD LANDING
TREE STAND EVALUATION
WSSI #7442.01
EXHIBIT 7 - SITE PHOTOGRAPHS**



5. View of Forest Stand D – Virginia Pine – located in the east-central portion of the study area.



6. View of Forest Stand E – Mixed Hardwood – located throughout the study area. This photo was taken in the north-central portion of the study area.

**OXFORD LANDING
TREE STAND EVALUATION
WSSI #7442.01
EXHIBIT 7 - SITE PHOTOGRAPHS**



7. View of Forest Stand F – Bottomland Hardwood – located in the northwestern portion of the study area.



8. View of Forest Stand G – Oak-Hickory – located in the east-central portion of the study area.

**OXFORD LANDING
TREE STAND EVALUATION
WSSI #7442.01
EXHIBIT 7 - SITE PHOTOGRAPHS**



9. **View of Forest Stand H – Riparian – located along Broad Run, which forms the northern and western property boundary. This photo was taken in the west-central portion of the study area. Note the large (60.6-inch dbh) American sycamore (*Platanus occidentalis*), which has been included as a potential specimen tree.**



10. **View of Forest Stand H1 – Riparian – located along the eastern portion of Stand H. This stand type is a younger riparian area dominated by box elder (*Acer negundo*) saplings. This photo was taken in the southwestern portion of the study area.**

**OXFORD LANDING
TREE STAND EVALUATION
WSSI #7442.01
EXHIBIT 7 - SITE PHOTOGRAPHS**



11. View of Forest Stand I – Eastern Red Cedar-Virginia Pine – located in the central portion of the study area.



12. Looking west at the fencerows in the southern portion of the study area.

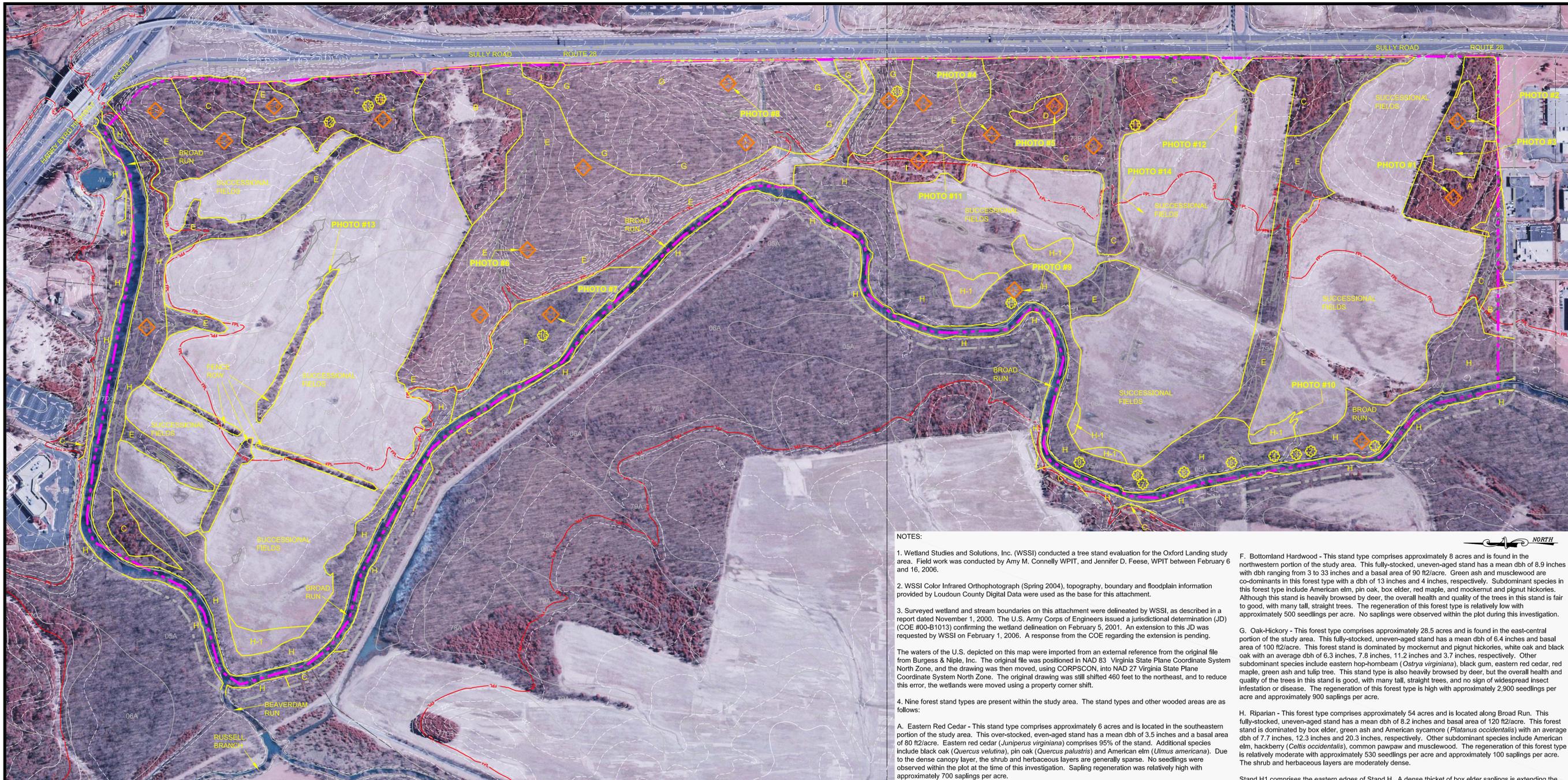
**OXFORD LANDING
TREE STAND EVALUATION
WSSI #7442.01
EXHIBIT 7 - SITE PHOTOGRAPHS**



13. Looking west at the fencerows in the northern portion of the study area.



14. Looking southwest at a representative successional field; these fields are found throughout the study area.



NOTES:

- Wetland Studies and Solutions, Inc. (WSSI) conducted a tree stand evaluation for the Oxford Landing study area. Field work was conducted by Amy M. Connelly WPIT, and Jennifer D. Fesse, WPIT between February 6 and 16, 2006.
 - WSSI Color Infrared Orthophotograph (Spring 2004), topography, boundary and floodplain information provided by Loudoun County Digital Data were used as the base for this attachment.
 - Surveyed wetland and stream boundaries on this attachment were delineated by WSSI, as described in a report dated November 1, 2000. The U.S. Army Corps of Engineers issued a jurisdictional determination (JD) (COE #00-B1013) confirming the wetland delineation on February 5, 2001. An extension to this JD was requested by WSSI on February 1, 2006. A response from the COE regarding the extension is pending.
- The waters of the U.S. depicted on this map were imported from an external reference from the original file from Burgess & Niple, Inc. The original file was positioned in NAD 83 Virginia State Plane Coordinate System North Zone, and the drawing was then moved, using CORPSCON, into NAD 27 Virginia State Plane Coordinate System North Zone. The original drawing was still shifted 460 feet to the northeast, and to reduce this error, the wetlands were moved using a property corner shift.
- Nine forest stand types are present within the study area. The stand types and other wooded areas are as follows:
 - A. Eastern Red Cedar** - This stand type comprises approximately 6 acres and is located in the southeastern portion of the study area. This over-stocked, even-aged stand has a mean dbh of 3.5 inches and a basal area of 30 ft²/acre. Eastern red cedar (*Juniperus virginiana*) comprises 95% of the stand. Additional species include black oak (*Quercus velutina*), pin oak (*Quercus palustris*) and American elm (*Ulmus americana*). Due to the dense canopy layer, the shrub and herbaceous layers are generally sparse. No seedlings were observed within the plot at the time of this investigation. Sapling regeneration was relatively high with approximately 700 saplings per acre.
 - B. Pioneer** - This stand type comprises approximately 12 acres in the southern and northeastern portions of the study area. This under-to fully-stocked, uneven-aged stand has a dbh range of 2 to 13 inches and basal area of 110 ft²/acre. Dominant species within this forest type include black locust (*Robinia pseudoacacia*), box elder (*Acer negundo*), eastern red cedar, and American elm. Subdominant species include red maple (*Acer rubrum*), sweet gum (*Liquidambar styraciflua*) and mockernut hickory (*Carya alba*). This forest stand type is associated with abandoned and dilapidated farm structures and houses. The seedling and sapling regeneration is high with approximately 4,700 seedlings per acre and 1,300 saplings per acre (primarily box elder).
 - C. Mixed Coniferous-Deciduous** - This stand type comprises approximately 38 acres primarily in the eastern portion of the study area with smaller areas located in the northeastern and northwestern portions of the study area. This fully-stocked, uneven-aged stand has a dbh range of 2 to 22 inches with a mean dbh of 5.4 inches and basal area of 90 ft²/acre. Dominant species within this forest type include eastern red cedar, Virginia pine (*Pinus virginiana*), red maple, green ash and American elm. This stand is heavily browsed by deer, but exhibits overall good health and quality with many tall, straight trees, and no sign of widespread insect infestation or disease. The seedling regeneration is relatively high with approximately 1,300 seedlings per acre. Sapling regeneration is moderately low with approximately 170 saplings (primarily downy serviceberry (*Amelanchier arborea*) with eastern red cedar and green ash).
 - D. Virginia Pine** - This stand type comprises approximately 1.0 acre in the east-central portion of the study area. This fully-stocked, even-aged stand has a mean dbh of 5.6 inches and a basal area of 150 ft²/acre. Virginia pine is the dominant species within this forest type. The few hardwood species within the canopy of this stand include green ash and sweet bird cherry (*Prunus avium*). Due to the dense canopy layer, the regeneration within this stand type is low with approximately 200 seedlings per acre composed primarily of oak species (*Quercus* spp.). No saplings were observed within the plot during this investigation.
 - E. Mixed Hardwood** - This stand type comprises approximately 63.5 acres and is found throughout the study area. This fully-stocked, uneven-aged stand has a mean dbh of 6.0 inches with a dbh range from 2 to 30 inches and a basal area of 90 ft²/acre. This forest type includes red maple, green ash, tulip tree (*Liriodendron tulipifera*), a variety of oak species, American elm, muscadewood (*Carpinus caroliniana*), black cherry (*Prunus serotina*), sweet bird cherry, mockernut and pignut (*Carya glabra*) hickories, black gum (*Nyssa sylvatica*) and common persimmon (*Diospyros virginiana*). Although this stand is heavily browsed by deer, the overall health and quality of the trees in this stand is good, with many tall, straight trees, and no sign of widespread insect infestation or disease. The regeneration of this forest type is relatively moderate with approximately 880 seedlings per acre and approximately 300 saplings per acre.

- F. Bottomland Hardwood** - This stand type comprises approximately 8 acres and is found in the northwestern portion of the study area. This fully-stocked, uneven-aged stand has a mean dbh of 8.9 inches with dbh ranging from 3 to 33 inches and a basal area of 90 ft²/acre. Green ash and muscadewood are co-dominants in this forest type with a dbh of 13 inches and 4 inches, respectively. Subdominant species in this forest type include American elm, pin oak, box elder, red maple, and mockernut and pignut hickories. Although this stand is heavily browsed by deer, the overall health and quality of the trees in this stand is fair to good, with many tall, straight trees. The regeneration of this forest type is relatively low with approximately 500 seedlings per acre. No saplings were observed within the plot during this investigation.
 - G. Oak-Hickory** - This forest type comprises approximately 28.5 acres and is found in the east-central portion of the study area. This fully-stocked, uneven-aged stand has a mean dbh of 6.4 inches and basal area of 100 ft²/acre. This forest stand is dominated by mockernut and pignut hickories, white oak and black oak with an average dbh of 6.3 inches, 7.8 inches, 11.2 inches and 3.7 inches, respectively. Other subdominant species include eastern hop-hornbeam (*Ostrya virginiana*), black gum, eastern red cedar, red maple, green ash and tulip tree. This stand type is also heavily browsed by deer, but the overall health and quality of the trees in this stand is good, with many tall, straight trees, and no sign of widespread insect infestation or disease. The regeneration of this forest type is high with approximately 2,900 seedlings per acre and approximately 900 saplings per acre.
 - H. Riparian** - This forest type comprises approximately 54 acres and is located along Broad Run. This fully-stocked, uneven-aged stand has a mean dbh of 8.2 inches and basal area of 120 ft²/acre. This forest stand is dominated by box elder, green ash and American sycamore (*Platanus occidentalis*) with an average dbh of 7.7 inches, 12.3 inches and 20.3 inches, respectively. Other subdominant species include American elm, hackberry (*Celtis occidentalis*), common pawpaw and muscadewood. The regeneration of this forest type is relatively moderate with approximately 530 seedlings per acre and approximately 100 saplings per acre. The shrub and herbaceous layers are moderately dense.
- Stand H1 comprises the eastern edges of Stand H. A dense thicket of box elder saplings is extending the riparian forest into the fields. The saplings are generally less than 10 feet tall and have a dbh less than 2 inches.
- Eastern Red Cedar-Virginia Pine** - This stand type comprises approximately 3 acres and is located along the north-central portion of the study area. This over-stocked, even-aged stand has a mean dbh of 5.1 inches and a basal area of 130 ft²/acre. Eastern red cedar and Virginia pine are co-dominant species with an average dbh of 3.2 and 6.8 inches, respectively. Additional species include green ash, tulip poplar, and red maple. Seedling and sapling regeneration (approximately 500 seedlings and 1,000 saplings per acre) is moderately high with a dominant regeneration of green ash, eastern red cedar and Virginia pine.

LEGEND

- SITE BOUNDARY
- 100-FOOT OFF-SITE STUDY AREA LIMITS
- JURISDICTIONAL WETLANDS AND OTHER WATERS OF THE U.S. (SEE NOTE #3)
- TREE STAND BOUNDARY (WITH FOREST STAND TYPE)
- TREE STAND FOREST PLOT CENTER
- POTENTIAL SPECIMEN TREE LOCATION (SEE NOTE #6)
- SOIL SERIES BOUNDARY AND SYMBOL
- MAJOR FLOODPLAIN BOUNDARY (LOUDOUN COUNTY DIGITAL DATA)

MAPPED SOILS		
MAPPING UNIT NUMBERS	SOIL SERIES NAME	SLOPE
3A	COMUS SILT LOAM	0-3%
5A	ROWLAND SILT LOAM	0-3%
6A	BOWMANVILLE SILT LOAM	0-3%
14B	MANASSAS SILT LOAM	1-8%
60C	SYCOLINE-CATLETT	7-15%
60D	CATLETT GRAVELLY SILT LOAM	15-25%
62B	KELLY-SYCOLINE COMPLEX	3-8%
63A	KELLY SILT LOAM	0-3%
64D	OAKHILL GRAVELLY SILT LOAM VERY STONY	15-25%
65B	MONTALTO SILTY CLAY LOAM	3-8%
67B	HAYMARKET AND JACKLAND	2-8%
68B	HAYMARKET AND JACKLAND VERY STONY	2-8%
68C	HAYMARKET AND JACKLAND VERY STONY	8-15%
69A	ELBERT SILT CLAY LOAM	0-3%
73B	PENN SILT LOAM	3-8%
73C	PENN SILT LOAM	8-15%
74B	ASHBURN SILT LOAM	1-8%
77C3	NESTORIA GRAVELLY SLT LM SEVERLY ERD	8-15%
77D3	NESTORIA GRAVELLY SLT LM SEVERLY ERD	15-25%
78A	DULLES SILT LOAM	0-3%
79A	ALBANO SILT LOAM	0-3%
94B	ALLEGHENY SILT LOAM	0-5%

POTENTIAL SPECIMEN TREES				
Tree Number	Common Name	Scientific Name	DBH (in)	General Health/Condition
1	American Sycamore	<i>Platanus occidentalis</i>	31.5	Fair
2	American Sycamore	<i>Platanus occidentalis</i>	32.2	Fair
3	American Sycamore	<i>Platanus occidentalis</i>	33.9	Good
4	Bitternut Hickory	<i>Carya glabra</i>	31.0	Fair
5	American Sycamore	<i>Platanus occidentalis</i>	42.7	Very Good
6	American Sycamore	<i>Platanus occidentalis</i>	40.5	Fair to Good
7	Shumard Oak	<i>Quercus shumardii</i>	34.5	Good
8	Shumard Oak	<i>Quercus shumardii</i>	32.7	Good
9	Shumard Oak	<i>Quercus shumardii</i>	37.5	Fair to Good
10	Pignut Hickory	<i>Carya glabra</i>	22.4	Very Good
11	Virginia Pine	<i>Pinus virginiana</i>	18.7	Very Good
12	Eastern Red Cedar	<i>Juniperus virginiana</i>	22.4	Very Good
13	White Oak	<i>Quercus alba</i>	27.7	Good
14	Eastern Red Cedar	<i>Juniperus virginiana</i>	31.1	Fair to Good
15	American Sycamore	<i>Platanus occidentalis</i>	60.6	Very Good
16	Green Ash	<i>Fraxinus pennsylvanica</i>	34.0	Fair

- I. Eastern Red Cedar-Virginia Pine** - This stand type comprises approximately 3 acres and is located along the north-central portion of the study area. This over-stocked, even-aged stand has a mean dbh of 5.1 inches and a basal area of 130 ft²/acre. Eastern red cedar and Virginia pine are co-dominant species with an average dbh of 3.2 and 6.8 inches, respectively. Additional species include green ash, tulip poplar, and red maple. Seedling and sapling regeneration (approximately 500 seedlings and 1,000 saplings per acre) is moderately high with a dominant regeneration of green ash, eastern red cedar and Virginia pine.
- 5. Non-Forest Communities**
- Wooded Borders / Tree-lined Fencerows**
- Many tree-lined fencerows divide the fields. Mature eastern red cedar trees are often at the center of these linear features. These tree-lined areas are comprised of relatively mature trees. In addition to eastern red cedar, red maple, green ash, box elder, pin oak, American elm, poison ivy and Japanese honeysuckle are prevalent in these wooded areas.
- Successional Fields**
- The fields, which comprise a large portion of the study area, are becoming established with pioneer species. There are a few scattered individuals of eastern red cedar and green ash seedlings. Herbaceous vegetation is dense and species include, but are not limited to, broomsedge (*Andropogon virginicus*), serrate-leaf blackberry (*Rubus argutus*), joint-head arthraxon (*Arthraxon hispidus*) and soft rush (*Juncus effusus*).
- Potential specimen trees** were located through a general pedestrian survey. Trees noteworthy due to their large size (>30 inches or greater dbh) and/or quality were examined and evaluated based on relative condition. The large trees documented within the floodplain characterize the numerous potential specimen trees not documented in the floodplain forest stand. See table on this attachment for general information and the attached report for a detailed description.

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 Gainesville, Virginia 20155
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 www.wetlandstudies.com

Attachment I: Tree Stand Evaluation

Prepared For: Trice Real Estate Company, Inc.

Oxford Landing
 Loudoun County, Virginia

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REVISIONS

No.	Date	Description	Rev. By	App. By

Horizontal Datum: VCS NAD 27
 Vertical Datum: NGVD 29
 Boundary and Topo Source: Loudoun County Digital Data

Design	Draft	Approved
AMC	AMC	LABG/MH

Sheet #
 1 of 1

Computer File Name:
 L:\7442.01\cadd\Tree_Stand.dwg

DATE: March 2006
 SCALE: 1" = 300'