



APPLICATION

SUBDIVISION OF PROPERTY

SUB # 2025-00013

PROPERTY LOCATION: 3833, 3835 & 3837 ELBERT AVE, ALEXANDRIA, VA

TAX MAP REFERENCE: 007.03-06-28, 007.03-06-29 & 007.03-06-30 **ZONE:** R-B

APPLICANT:

Name: FARHANG MOJGANI

Address:

PROPERTY OWNER:

Name: FNM INVESTMENTS LLC

Address:

SUBDIVISION DESCRIPTION

Re-subdividing the existing 4 lots (23, 24, 25 & 26) into 2 lots.

- ☒ **THE UNDERSIGNED**, hereby applies for Subdivision in accordance with the provisions of Section 11-1700 of the Zoning Ordinance of the City of Alexandria, Virginia.
- ☒ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.
- ☒ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.
- ☒ **THE UNDERSIGNED**, also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of his/her knowledge and belief.

FARHANG MOJGANI

Print Name of Applicant or Agent

Mailing/Street Address

City and State

Zip Code

Farhang Mojgani

Signature

Telephone #

Fax #

Email address

12/08/2025

Date

ALL APPLICANTS MUST COMPLETE THIS FORM.

The applicant is: *(check one)*

☐ the Owner ☐ Contract Purchaser ☐ Lessee or ☒ Other: Agent of
the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership in which case identify each owner of more than three percent.

FNM Investment LLC 100%


If property owner or applicant is being represented by an authorized agent, such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

- ☐ **Yes.** Provide proof of current City business license.
☒ **No.** The agent shall obtain a business license prior to filing application, if required by the City Code.

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
¹ FNM Investment LLC	████████████████████	100
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 3833,3835&3837 Elbert Ave. Alexandria, VA. 22305 (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
¹ FNM Investment LLC	████████████████████	100
2.		
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
¹ FNM Investment LLC	████████████████████	100
2.		
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

12/08/2025

K B Masum

Date

Printed Name

K-B. At Masum
Signature

WAIVER OF RIGHT TO AUTOMATIC APPROVAL

SUBMITTED TO THE DEPARTMENT OF PLANNING & ZONING CITY OF ALEXANDRIA, VIRGINIA

PROJECT NAME: ELBERT MANOR

PROJECT ADDRESS: 3833, 3835 & 3837 ELBERT AVE, ALEXANDRIA, VA

DESCRIPTION OF REQUEST:

The request is to re-subdivie the existing 4 lots into 2 lots to build a detached dwelling family unit on each lot

THE UNDERSIGNED, hereby waives the right to the 45 day automatic approval provision of Section 11-1708 (B)(2) of the Zoning Ordinance of the City of Alexandria, Virginia, for the application stated above.

Date: 12/08/2025

☒ Applicant

☒ Agent

Signature: Farhang Mojgani

 Digitally signed by Farhang Mojgani
Date: 2025.12.08 13:52:59 -05'00'

Printed Name: FARHANG MOJGANI

ELBERT AVENUE

EX 10" PVC SANITARY MAIN (PUBLIC STREET)

40' ROW



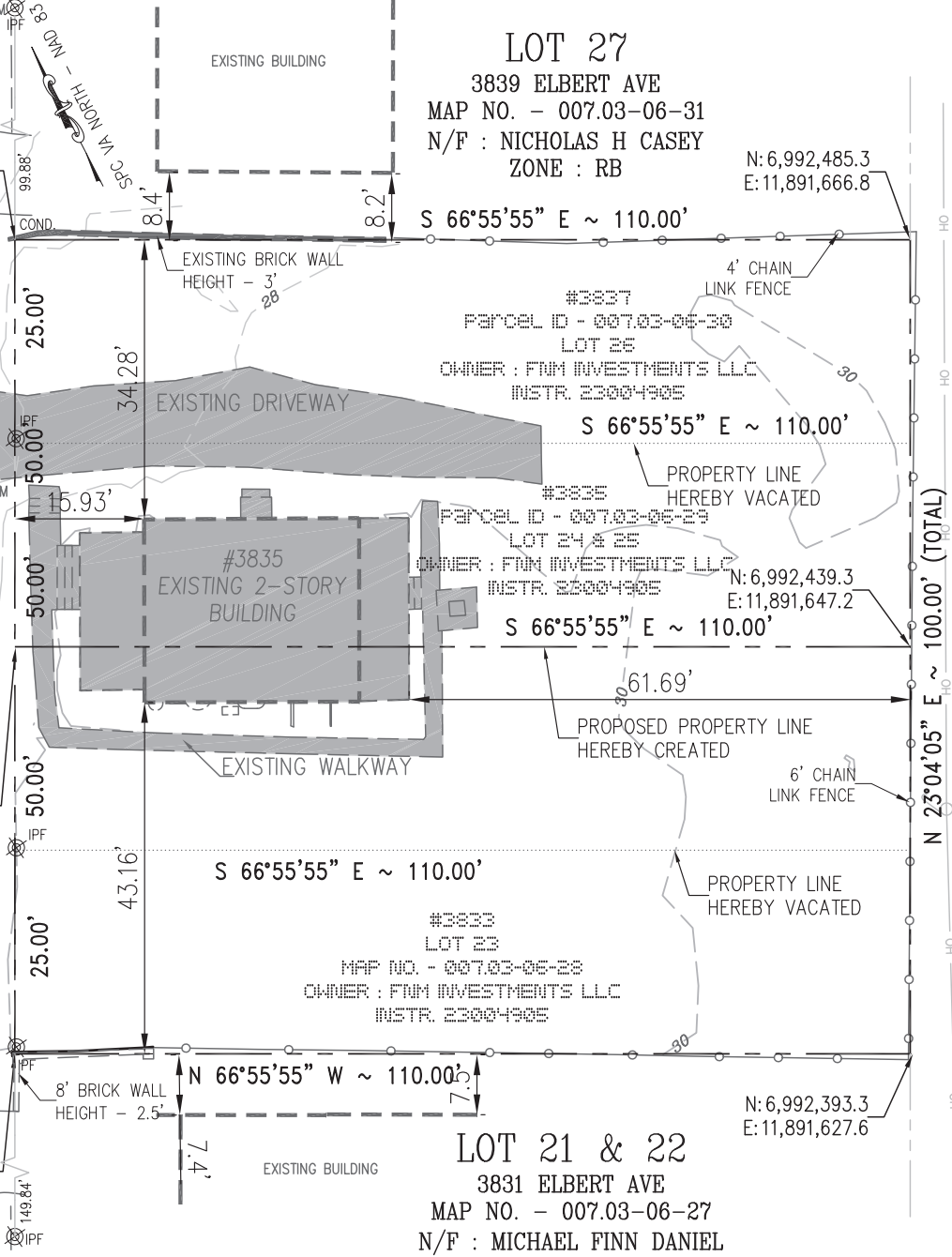
N: 6,992,528.4
E: 11,891,565.6

24

N 23°04'05" E ~ 100.00' (TOTAL)

N: 6,992,482.4
E: 11,891,546.0

N: 6,992,436.4
E: 11,891,526.4



LOT 27
3839 ELBERT AVE
MAP NO. - 007.03-06-31
N/F : NICHOLAS H CASEY
ZONE : RB

S 66°55'55" E ~ 110.00'

N: 6,992,485.3
E: 11,891,666.8

#3837
PARCEL ID - 007.03-06-30
LOT 26
OWNER : FNM INVESTMENTS LLC
INSTR. 23004905

S 66°55'55" E ~ 110.00'

#3835
PARCEL ID - 007.03-06-29
LOT 24 & 25
OWNER : FNM INVESTMENTS LLC
INSTR. 23004905

S 66°55'55" E ~ 110.00'

N: 6,992,439.3
E: 11,891,647.2

61.69'

S 66°55'55" E ~ 110.00'

#3833
LOT 23
MAP NO. - 007.03-06-28
OWNER : FNM INVESTMENTS LLC
INSTR. 23004905

N 66°55'55" W ~ 110.00'

N: 6,992,393.3
E: 11,891,627.6

LOT 21 & 22
3831 ELBERT AVE
MAP NO. - 007.03-06-27
N/F : MICHAEL FINN DANIEL

ACCESS TO EXISTING APARTMENT COMPLEX
EXISTING ALLEY
WIDTH VARIES



LOT AREA CALCULATION			
LOT #	EXISTING CONDITION AREA (SF)	LOT #	PROPOSED CONDITION AREA (SF)
23	2,750	501	5,500
24 & 25	5,500	502	5,500
26	2,750	TOTAL	11,000
TOTAL	11,000		

NOTES:

1. NO TITLE REPORT FURNISHED. ALL UNDERLYING EASEMENTS MAY NOT BE INDICATED ON THIS PLAT.
2. THE ACCOUNT NUMBER FOR THE PROPERTY SHOWN HEREON IS 16376000, 16376500 AND 16377000 IS ZONED "R-B". THE PARCEL ADDRESS IS 3833, 3835 AND 3837 ELBERT AVENUE.
3. THIS PLAT REPRESENTS A CURRENT FIELD SURVEY BY INFRA TECH CONSTRUCTION COMPANY.
4. THE OWNER OF FEE TITLE TO ANY PROPERTY ON WHICH PLANT MATERIAL HAS BEEN ESTABLISHED IN ACCORDANCE WITH THE APPROVED LANDSCAPE/PLANTING PLAN SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND REPLACEMENT OF THE APPROVED PLANT MATERIAL AS REQUIRED BY THE ORDINANCE.
5. TO THE BEST OF MY KNOWLEDGE AND BELIEF, NO VISIBLE PLACE OF BURIAL OR GRAVEYARD WAS OBSERVED ON THIS LOT.
6. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE IS NO LIMITS OF FLOODPLAINS, RESOURCE PROTECTION AREAS, AND RESOURCE MANAGEMENT AREAS.

SURVEY NOTES:

1. THE PROPERTIES DELINEATED HEREON ARE SHOWN ON CITY OF ALEXANDRIA, VA GIS WITH MAP NO. 007.03-06-28, 007.03-06-29 & 007.03-06-30. THESE PROPERTIES ARE NOW IN THE NAME OF "FNM INVESTMENTS LLC" AS RECORDED IN INSTRUMENT NO. 230004905 AMONG THE OFFICIAL LAND RECORDS OF CITY OF ALEXANDRIA, VIRGINIA.
2. PLAT NORTH IS BASED ON NAD 83 - VA NORTH STATE PLANE COORDINATE SYSTEM.
3. NO TITLE REPORT FURNISHED.

CIVILAND, LLC

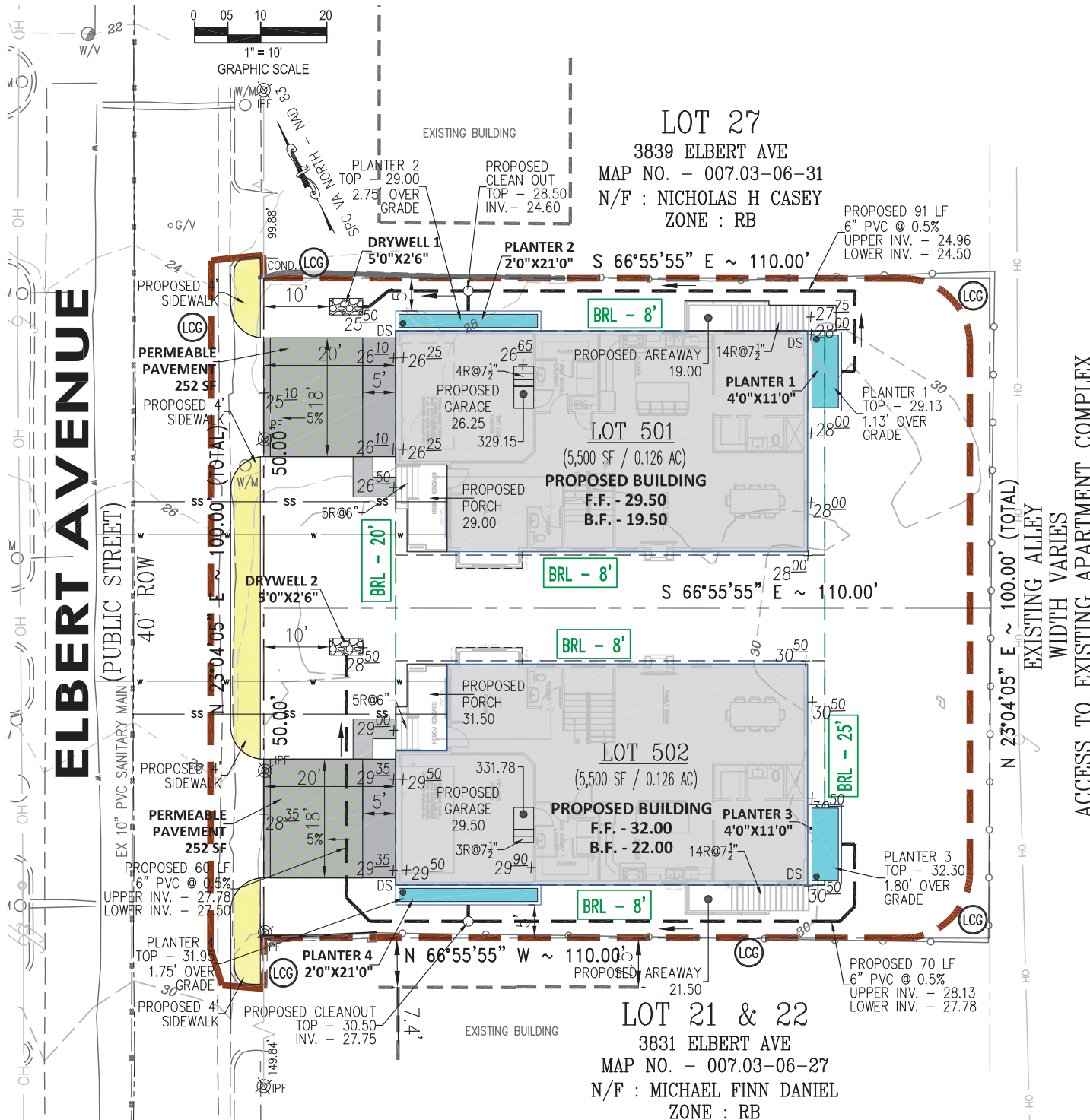
12020 SUNRISE VALLEY DRIVE
SUITE 100, RESTON, VA 20191
(703) 851-3262 • Fax (703) 404-0443
farhang@civiland.com



SCALE : AS SHOWN

RESUBDIVISION PLAT OF
LOTS 23, 24, 25, 26 ELBERT MANOR
SUNNYSIDE SUBDIVISION DB III PG 409
3833, 3835 & 3837 ELBERT AVENUE
TAX PARCEL: 007.03-06-28, 007.03-06-29 & 007.03-06-30
CITY OF ALEXANDRIA, VIRGINIA

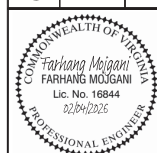
SHEET NO. 01 OF 04
FILE NO. 24-01



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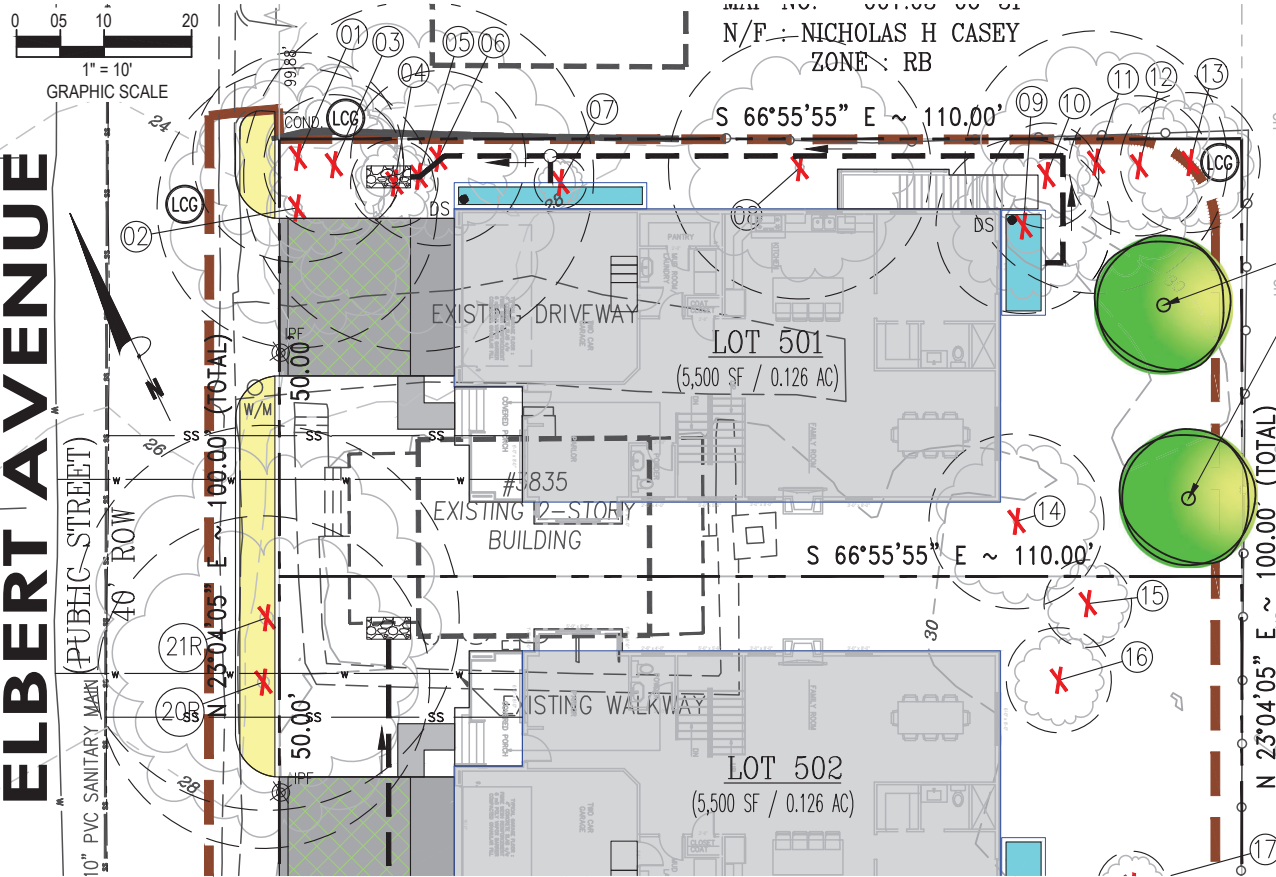
DESIGN BY: CHD/BY
DATE: DEC 2025



SCALE : AS SHOWN

RESUBDIVISION PLAT OF
LOTS 23, 24, 25, 26 ELBERT MANOR
SUNNYSIDE SUBDIVISION DB III PG 409
3833, 3835 & 3837 ELBERT AVENUE
TAX PARCEL: 007.03-06-28, 007.03-06-29 & 007.03-06-30
CITY OF ALEXANDRIA, VIRGINIA

ELBERT AVENUE



PROPOSED TREES

Becker Landscaping & Tree Service
10698 Moore Dr.
Manassas, Va. 20111
703-447-7184

Narrative of Tree Preservation
Lot 501 and Lot 502

- All tree preservation activities shall be done according to the City Landscape Guidelines and meet current industry standards as specified by the International Society of Arboriculture and the American National Standards Institute.
- Excavation and demolition shall occur. Prior to this tree protective fence shall be installed. Signs shall be placed every 50' indicating the tree protection areas. No activity, materials or equipment shall go beyond the tree protective fence which shall remain in place until completion of construction.
- Due to the scope of construction and the condition of many of the trees with Wisteria and Ivy the entire lot is to be cleared.
- The construction will have significant impact on trees # 20R and 21R. Permission to remove them will be requested. These trees will not be removed until written permission is obtained from the City.
- The canopy coverage requirements will be met through the planting of trees.
- There are no invasive plants in preservation areas.
- There are no "Heritage", "Specimen", "Memorial" or "Street" trees on this lot or neighboring lots.

Bill Becker

ISA Certified Arborist # MA - 0216A
August 19, 2024

Tree List for Lot 501

Prepared by Bill Becker, ISA Certified Arborist # MA-0216A August 19, 2024

Lot size = 5,500 s. f. requiring 2,750 s. f. tree canopy. Existing tree canopy = 3,795 s. f. Preserved tree canopy = 0 s. f.

N denotes neighbor's tree. R denotes City Right of Way tree. J denotes jointly owned tree. * denotes not counted for credit.

** denotes written permission to be obtained before removal.

Tree #	Common Name Botanical name	DBH Height	Health	Comments/Condition	Preservation Measures	Canopy Sq. Ft.
1	Wild Cherry Prunus serotina	12"	30	CRZ radius = 12'	Remove - within limits of disturbance.	
2	White Mulberry Morus alba	16"	65	CRZ radius = 16'	Remove - within limits of disturbance.	
3	Black Locust Robinia pseudoacacia	11"	75	CRZ radius = 11'	Remove - within limits of disturbance.	
4	Black Locust Robinia pseudoacacia	5"	75	CRZ radius = 8'	Remove - within limits of disturbance.	
5	Wild Cherry Prunus serotina	20"	65	CRZ radius = 20'	Remove - within limits of disturbance.	
6	White Mulberry Morus alba	10"	35	CRZ radius = 10'	Remove - within limits of disturbance.	
7	Honeysuckle Bush Lonicera maackii	5"	75	CRZ radius = 8'	Remove - within limits of disturbance.	
8	White Mulberry Morus alba	15"	65	CRZ radius = 15'	Remove - within limits of disturbance.	
9	Dead tree	10"	0	Dead. CRZ radius = 10'	Remove - within limits of disturbance.	
10	Black Locust Robinia pseudoacacia	6"	15	CRZ radius = 8'	Remove - within limits of disturbance.	
11	Pin Oak Quercus palustris	15"	75	CRZ radius = 15'	Remove - within limits of disturbance.	
12	Dead tree	8"	8	Dead. CRZ radius = 8'.	Remove - within limits of disturbance.	
13	Wild Cherry Prunus serotina	8"	25	CRZ radius = 8'	Remove - within limits of disturbance.	
14	Cleveland Pear Pyrus calleryana	10"	25	CRZ radius = 10'	Remove - within limits of disturbance.	

NATIVE PLANT TABULATIONS									
PLANT TYPE	QUANTITY	NATIVE TYPE	MARCH 2, 2019 - JANUARY 1, 2020		JANUARY 2, 2020 - JANUARY 1, 2024		BEGINNING JANUARY 2, 2024		
			REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	
			%	QTY.	%	QTY.	%	QTY.	%
Urban Trees	0	Regional/Local	10%		15%		20%		
		Total Natives	25%		25%		50%		
Standard Trees	2	Regional/Local	15%		25%		40%	2	100
		Total Natives	40%		60%		80%	2	100
Evergreen Shrubs	0	Regional/Local	5%		8%		10%		
		Total Natives	20%		30%		40%		
Deciduous Shrubs	0	Regional/Local	10%		15%		20%		
		Total Natives	40%		60%		80%		
Groundcovers		Regional/Local	5%		10%		10%		
		Total Natives	10%		20%		20%		
Perennials, Ferns, Ornamental Grasses		Regional/Local	10%		15%		25% (perennials) 30% (ferns & grasses)		
		Total Natives	25%		40%		60% (perennials) 80% (ferns & grasses)		
Vines		Total Natives	80%		100%		100%		
TOTALS									
TOTAL PLANTS SPECIFIED		TOTAL SUM OF REGIONAL/LOCAL NATIVE PLANTS			TOTAL SUM OF NATIVE PLANTS				
2		2			2				
		100.0%			100.0%				

NOTES:

- Percentages apply to the total quantity of each plant type specified on Completeness/Preliminary Plans and Final #1 Grading Plans submitted during the listed time frames.
- Total Natives is the sum of Eastern U.S. Native, Regionally Native, and Locally Native vegetation specified on the plans for each plant type.
- Non-native vegetation for the purposes of providing edible fruits, seeds, or nuts may be planted and shall not be calculated in the above-stated requirements for native species regardless of plant type.

CIVILAND, LLC

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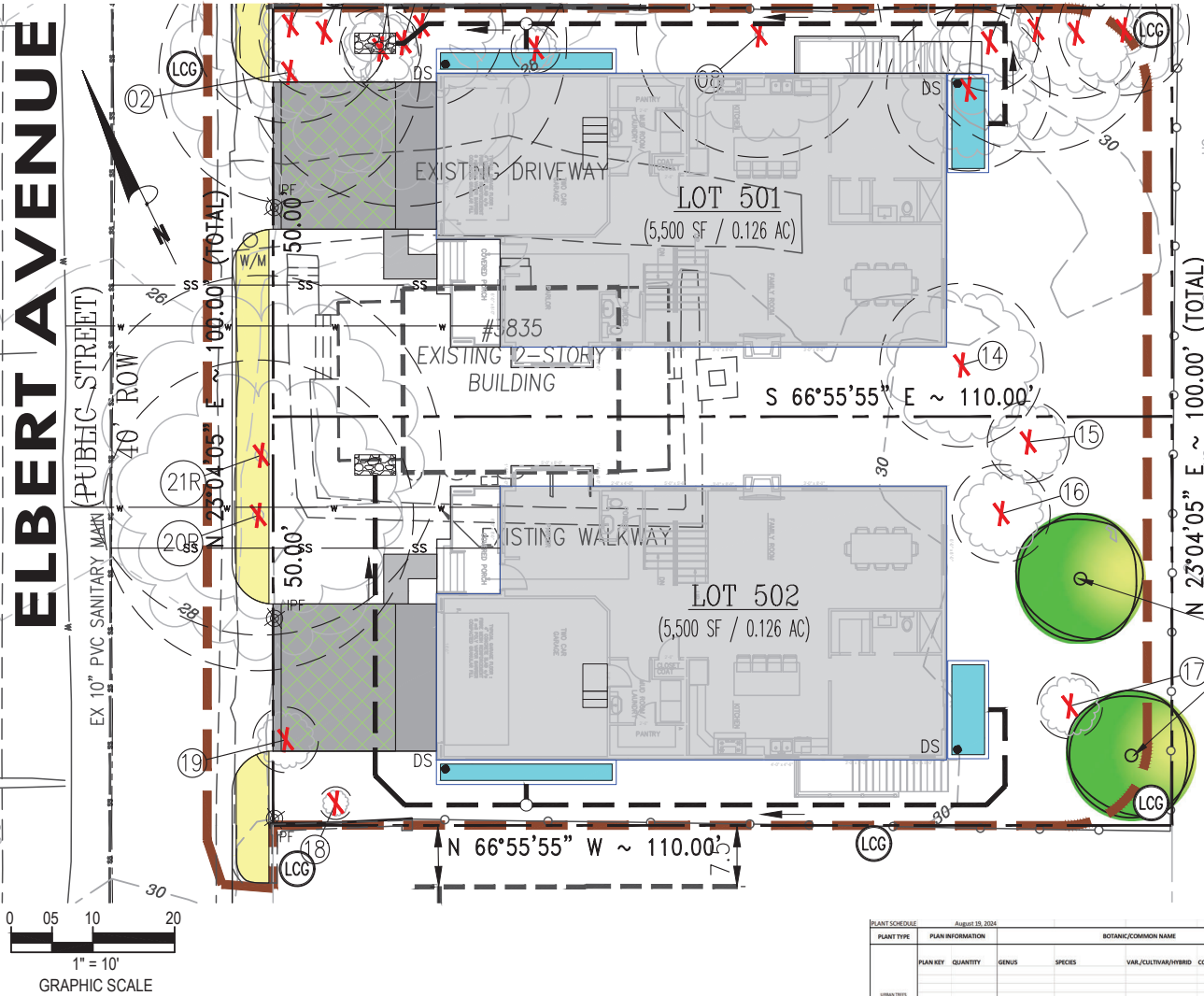
SCALE : AS SHOWN

RESUBDIVISION PLAN OF
LOTS 23, 24, 25, 26 ELBERT MANOR
SUNNYSIDE SUBDIVISION DB III PG 409
3633, 3635 & 3637 ELBERT AVENUE
TAX PARCEL: 007.03-06-28, 007.03-06-29 & 007.03-06-30
CITY OF ALEXANDRIA, VIRGINIA

SHEET NO. 03 OF 04

FILE NO. 24-01

ELBERT AVENUE



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Narrative of Tree Preservation Lot 501 and Lot 502

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Bill Becker

ISA Certified Arborist # MA - 0216A
August 19, 2024

PROPOSED TREES

Tree List for Lot 502

Prepared by Bill Becker, ISA Certified Arborist # MA-0216A August 19, 2024

Lot size = 5,500 s. f. requiring 1,375 s. f. tree canopy. Existing tree canopy = 450 s. f. Preserved tree canopy = 0 s. f.

N denotes neighbor's tree. R denotes City Right of Way tree. J denotes jointly owned tree. * denotes not counted for credit.

** denotes written permission to be obtained before removal.

Tree #	Common Name Botanical name	DBH Height	Health	Comments/Condition	Preservation Measures	Canopy Sq. Ft.
15	Pin Oak <i>Quercus palustris</i>	5"	70	CRZ radius = 8'	Remove - within limits of disturbance.	
16	Pin Oak <i>Quercus palustris</i>	6"	75	CRZ radius = 8'	Remove - within limits of disturbance.	
17	Black Locust <i>Robinia pseudoacacia</i>	4"	70	CRZ radius = 8'	Remove - within limits of disturbance.	
18	Black Locust <i>Robinia pseudoacacia</i>	4"	70	CRZ radius = 8'	Remove - within limits of disturbance.	
19	Black Locust <i>Robinia pseudoacacia</i>	4"	35	CRZ radius = 8'	Remove - within limits of disturbance.	
20R	Pin Oak <i>Quercus palustris</i>	19"	70	CRZ radius = 19'	Remove with permission - within limits of disturbance. **	N/A
21R	Pin Oak <i>Quercus palustris</i>	22"	70	CRZ radius = 22'	Remove with permission - within limits of disturbance. **	N/A

PLANT SCHEDULE										August 19, 2024				
PLANT TYPE	PLAN INFORMATION			BOTANIC/COMMON NAME			SIZE	NOTES	CROWN COVER ALLOWANCE (CCA)		NATIVE PLANTS PROVIDED			
	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/HYBRID	COMMON NAME	CALIPER/HEIGHT			CCA PER TREE (SF)	TOTAL CROWN COVER (SF)	REGIONAL (H)	EASTERN U.S. (H)	TOTAL
URBAN TREES														
	TOTALS	0										0	0	0
STANDARD TREES	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/HYBRID	COMMON NAME	CALIPER/HEIGHT			CCA PER TREE (SF)	TOTAL CROWN COVER (SF)	REGIONAL (H)	EASTERN U.S. (H)	TOTAL
	A	1	Pinus	resinosa		American Elm	2"-3" cal./22-34 ft. ht.	B&B: symmetrical, single leader		1,250	1,250	1	1	1
	B	1	Gleditsia	Micranthos		Honeylocust	2"-3" cal./22-34 ft. ht.	B&B: symmetrical, single leader		750	750	1	0	1
												0	0	0
	TOTALS	2										2	1	3
STANDARD TREE CCA	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/HYBRID	COMMON NAME	HEIGHT			CCA PER SHRUB (SF)	TOTAL CROWN COVER (SF)	REGIONAL (H)	EASTERN U.S. (H)	TOTAL
	TOTALS													
	DECIDUOUS SHRUB	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/HYBRID	COMMON NAME	HEIGHT			CCA PER SHRUB (SF)	TOTAL CROWN COVER (SF)	REGIONAL (H)	EASTERN U.S. (H)
TOTALS		#												
STANDARD TREE CCA		PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/HYBRID	COMMON NAME	HEIGHT			CCA PER SHRUB (SF)	TOTAL CROWN COVER (SF)	REGIONAL (H)	EASTERN U.S. (H)
	TOTALS													
	STANDARD TREE CCA	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/HYBRID	COMMON NAME	HEIGHT			CCA PER SHRUB (SF)	TOTAL CROWN COVER (SF)	REGIONAL (H)	EASTERN U.S. (H)
TOTALS														
STANDARD TREE CCA		PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/HYBRID	COMMON NAME	HEIGHT			CCA PER SHRUB (SF)	TOTAL CROWN COVER (SF)	REGIONAL (H)	EASTERN U.S. (H)
	TOTALS													
	STANDARD TREE CCA	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/HYBRID	COMMON NAME	HEIGHT			CCA PER SHRUB (SF)	TOTAL CROWN COVER (SF)	REGIONAL (H)	EASTERN U.S. (H)
TOTALS														
STANDARD TREE CCA		PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/HYBRID	COMMON NAME	HEIGHT			CCA PER SHRUB (SF)	TOTAL CROWN COVER (SF)	REGIONAL (H)	EASTERN U.S. (H)
	TOTALS													
	STANDARD TREE CCA	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/HYBRID	COMMON NAME	HEIGHT			CCA PER SHRUB (SF)	TOTAL CROWN COVER (SF)	REGIONAL (H)	EASTERN U.S. (H)
TOTALS														
STANDARD TREE CCA		PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/HYBRID	COMMON NAME	HEIGHT			CCA PER SHRUB (SF)	TOTAL CROWN COVER (SF)	REGIONAL (H)	EASTERN U.S. (H)
	TOTALS													
	STANDARD TREE CCA	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/HYBRID	COMMON NAME	HEIGHT			CCA PER SHRUB (SF)	TOTAL CROWN COVER (SF)	REGIONAL (H)	EASTERN U.S. (H)
TOTALS														
STANDARD TREE CCA		PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/HYBRID	COMMON NAME	HEIGHT			CCA PER SHRUB (SF)	TOTAL CROWN COVER (SF)	REGIONAL (H)	EASTERN U.S. (H)
	TOTALS													
	STANDARD TREE CCA	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/HYBRID	COMMON NAME	HEIGHT			CCA PER SHRUB (SF)	TOTAL CROWN COVER (SF)	REGIONAL (H)	EASTERN U.S. (H)
TOTALS														
STANDARD TREE CCA		PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/HYBRID	COMMON NAME	HEIGHT			CCA PER SHRUB (SF)	TOTAL CROWN COVER (SF)	REGIONAL (H)	EASTERN U.S. (H)
	TOTALS													
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	STANDARD TREE CCA	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/HYBRID	COMMON NAME	HEIGHT			CCA PER SHRUB (SF)	TOTAL CROWN COVER (SF)	REGIONAL (H)	EASTERN U.S. (H)
TOTALS														
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	TOTALS													
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TOTALS														
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	TOTALS													
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TOTALS														
STANDARD TREE CCA		PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/HYBRID	COMMON NAME	HEIGHT			CCA PER SHRUB (SF)	TOTAL CROWN COVER (SF)	REGIONAL (H)	EASTERN U.S. (H)
	TOTALS													
	STANDARD TREE CCA	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/HYBRID	COMMON NAME	HEIGHT			CCA PER SHRUB (SF)	TOTAL CROWN COVER (SF)	REGIONAL (H)	EASTERN U.S. (H)
TOTALS														
STANDARD TREE CCA		PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/HYBRID	COMMON NAME	HEIGHT			CCA PER SHRUB (SF)	TOTAL CROWN COVER (SF)	REGIONAL (H)	EASTERN U.S. (H)
	TOTALS													
	STANDARD TREE CCA	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/HYBRID	COMMON NAME	HEIGHT			CCA PER SHRUB (SF)	TOTAL CROWN COVER (SF)	REGIONAL (H)	EASTERN U.S. (H)
TOTALS														
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	TOTALS													
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