

PCA-1999-PR-035
BATAL CORBIN, LLC
PROFFER STATEMENT

June 20, 2005
July 14, 2005
July 29, 2005
August 16, 2005
August 22, 2005
August 24, 2005
October 5, 2005
October 12, 2005
October 14, 2005

Pursuant to Section 15.2-2303(A) of the Code of Virginia, as amended, and subject to the Board of Supervisors' approval of application PCA-1999-PR-035, as proposed, for amendment of Proffers in the R-2 Cluster District, the owners and Batal Corbin, LLC (the "Applicant"), for themselves and their successors and assigns, hereby proffer that development of Tax Map Parcels 39-4-((58))-A, B, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 and 14 (the "Property"), containing approximately 6.50312 acres, shall be in accordance with the proffered conditions dated October 14, 2003 and accepted by the Board of Supervisors, a copy of which is attached hereto as Exhibit A and which shall remain in full force and effect except to the extent specifically modified as to the respective paragraphs below:

1. Substantial Conformity. Subject to provisions of Section 18-204 of the Zoning Ordinance, the Property shall be developed in substantial conformance with the Generalized Development Plan prepared by BC Consultants, dated June 15, 2005, as revised through October 13, 2005 (the "GDP"), as further modified by these proffered conditions.
2. Minor Modifications to Design. Pursuant to Paragraph 5 of Section 18-204 of the Zoning Ordinance, the Applicant may make minor adjustments which may be required as a result of final engineering to modify the layout, if such changes are in substantial conformance with the GDP and these proffers, and if the changes do not increase the total number of units or reduce open space, landscaping or setbacks or adversely impact tree save areas.
6. Energy Conservation. All homes constructed on the Property shall meet the thermal standards of the CABO Model Energy Program for energy efficient homes, or its equivalent, as determined by DPWES, for either electric or gas energy systems. Further, Applicant shall locate trees on individual lots, generally as shown on sheets 4 and 5 of the GDP and as approved by Urban Forest Management, to achieve energy conservation credit pursuant to Public Facilities Manual ("PFM") standards.
7. Stormwater Management. The Applicant shall implement stormwater management techniques to control the quantity and quality of stormwater runoff from the Property as determined by DPWES. The Applicant shall amend its approved Subdivision Plan (as amended and approved, the "Subdivision Plan") to provide stormwater management facilities for the Property as depicted on the GDP and, as approved by DPWES per letter

dated August 17, 2005, by Valerie Tucker, Chief Stormwater Engineer, DPWES, shall incorporate alternative stormwater management design techniques into its subdivision plan. The design techniques which Applicant shall incorporate are (i) the use of a diversion berm within the SWM pond to reduce the velocity of surface water flow into and out of the pond, and the landscaping of that berm with trees as shown on the GDP, and (ii) to achieve enhanced water quality, the provision, within a private storm drainage easement in a form approved by the County Attorney and DPWES, of a biofiltration swale (consistent with the design approved by DPWES) along the rear of Lots 12, 13, and 14. The Applicant shall, if necessary, grant an easement to Fairfax County as approved by DPWES at the time of final record plat approval to provide access to the stormwater management pond for maintenance purposes. Such access shall be provided from Gallows Road, and shall be comprised of grasscrete, grass rings or equivalent engineered product; this material shall not be gravel. As approved by DPWES per the aforesaid August 17, 2005 letter, a lowered freeboard and landscaping to include native plant materials, trees, shrubs, ornamental grasses, and/or wetlands habitat shall be provided in the area of the pond generally as shown on the GDP.

9. (b) Replacement. In conjunction with the Subdivision Plan referenced in Proffer 7 above, the Tree Preservation Plan previously submitted and approved in 2004 pursuant to Proffer 9(a) above shall be revised to include a replacement value assigned to each tree on-site identified to be preserved, 8 inches or greater in diameter, within the limits of clearing and grading (i.e., within the non-disturb area) as shown on the GDP. Trees recommended for removal on the 2004 approved Tree Preservation Plan shall not be assigned a value. The replacement value for these trees designated to remain shall be assigned values as reflected on the attached Exhibit B, entitled Table of Proportionate Canopy Values ("Replacement Value"). At the time the Subdivision Plan is approved, the Applicant will post a cash bond or letter of credit payable to the County of Fairfax to ensure preservation and/or replacement of the designated trees. The terms of the bond or letter of credit shall be subject to approval by the County Attorney. The total amount of the insurance bond, cash bond or letter of credit shall be \$100,000 exactly, even though the appraised values for all of the designated trees may exceed that amount.

The County may draw funds from the cash bond or letter of credit in order to remove and replace all such trees that are dead and/or dying (where the primary causal agent of the dead or dying condition is determined by Urban Forest Management to be the construction of this project or associated soil compaction, changes to hydrology, and/or changes to infiltration of surface water and such trees are required to be removed and replaced by Urban Forest Management), according to the Replacement Value assigned for those designated trees, if this work is not completed in a timely manner by the Applicant. Replacement trees shall be of like species and not less than 3 inches in caliper, if deciduous, nor less than 8 feet tall, if evergreen. The number of such replacement trees shall be based upon guidance provided in Table 12.7 of the PFM to produce a ten year canopy at least equivalent to that attributable to the tree designated to be replaced.

Any funds received by Fairfax County pursuant to this proffer shall be used solely to remove and replace designated trees shown to be preserved on the revised Tree Preservation Plan, as approved by Urban Forest Management consistent with Exhibit B.

The letter of credit or cash bond will be released three years from the date of the release of the conservation escrow or the date of issuance of the final RUP, whichever is later.

(c) Conservation. At the time of Subdivision Plan approval the Applicant shall record a Conservation Easement, in a form approved by the County Attorney, for the benefit of the Northern Virginia Regional Park Authority ("NVRPA"), on the same common area land which is the subject of a BMP Conservation Easement for the benefit of the County, in the southern buffer area of the property adjacent to the W&OD Trail. Said Conservation Easement shall specifically provide for the preservation of all existing trees in that area and that any disagreement between the County and NVRPA as to rights and actions to be taken pursuant to said easement shall be resolved in favor of the County.

(d) Tree Fund. At the time of Subdivision Plan approval the Applicant shall contribute \$2,000 to the County to be placed in a fund established by the County specifically for the preservation and planting of trees within the County.

11. Landscape Plan. A Landscape Plan, consistent with the quantity, quality, and/or size of the landscaping shown on sheet 3 of the GDP, shall be submitted for review and approval by Urban Forest Management. Concurrent with the Subdivision Plan referenced in Proffer 7 above, such Landscape Plan shall include, among other elements, provision for select areas of supplemental plantings (i) in the buffer area adjacent to Lots 11, 12, 13 and 14 as described in Paragraph 15, and (ii) within, and in accordance with the planting limitations in the Virginia Power easement along the southern perimeter of the Property, within the NVRPA W&OD Trail right-of-way in a manner (as to species, size and quantity) and location approved by the NVRPA. Prior to such plantings in the NVRPA W&OD Trail right-of-way, Applicant shall remove the herbacious invasive species from the locations to be planted, as directed by the NVRPA; such removal shall be accomplished by hand or hand operated machinery (weighing no greater than 50 pounds each) without use of herbicides unless otherwise authorized by Urban Forest Management and NVRPA.

Such approved Landscape Plan may allow for the substitution, as approved by Urban Forest Management in consultation with a Dunn Loring Gardens Civic Association ("DLGCA") representative (who shall be designated by DLGCA), of plant material due to a designated size and/or species of plant material not being reasonably available at the time Applicant is implementing the relevant, respective portion of the approved Landscape Plan and notifies Urban Forest Management that the designated species and size is not reasonably available, subject to the following limitations: (i) there shall be no substitution for the oaks or maples, which shall be planted in the next successive Spring or Fall planting seasons in which they become available, but no later than 45 days after they have become available; or, if after the three next successive Spring and three next successive Fall planting seasons after Applicant has so notified Urban Forest Management, the oaks and maples are still unavailable, substitution may be permitted as approved by Urban Forest Management in consultation with the DLGCA; (ii) such

substitution shall not result in a decrease in proffered tree canopy; (iii) such substitution shall not be allowed before two Spring and two Fall planting seasons have passed after the planting season in which the Applicant is implementing the approved Landscape Plan and notifies Urban Forest Management that the designated species and size is not reasonably available; and (iv) each such substituted plant material must be chosen from a like species listed on sheet 4 of the GDP.

The landscaping shown on sheet 4 of the GDP (including, without limitation, the substitution plantings contemplated in the paragraph immediately above and the periphery and SWM pond landscaping identified in the paragraph immediately below, within this Proffer Paragraph 11) shall be (i) provided by the Applicant apart from and in addition to the aforesaid letter of credit or cash bond described in Proffer Paragraph 9, and (ii) shall be covered by and included within the performance bond posted with the County by the Applicant in conjunction with approval of the Subdivision Plan.

Prior to planting in the common open space on the periphery of the Property (including the SWM pond and that portion of Lot 10 which extends east of the sound wall/fence along Gallows Road) any of the large deciduous (4 inch caliper and greater) trees and evergreens (8 feet and greater) approved on the aforesaid Landscape Plan, Applicant shall stake out the locations of said trees for review by Urban Forest Management. Applicant shall remain responsible for maintenance and replacement as required by Urban Forest Management of such peripheral on-site landscaping, including the trees and shrubs planted on the north embankment of the SWM pond, approved in the Landscape Plan for a period of three years after final performance bond release; this obligation shall not be passed on to the HOA nor individual homeowners for the duration of said extended time period, but shall remain the responsibility of the Applicant/Developer. Said Landscape Plan shall provide for the use of appropriate guy wires or armament, as determined by Urban Forest Management, on the trees planted on the north embankment of the SWM pond; Applicant's maintenance responsibility shall include the timely removal of said guy wires as directed by Urban Forest Management. Applicant shall provide to the HOA the maintenance/replacement plan for the aforesaid onsite peripheral landscaping as approved by Urban Forest Management in the attached Exhibit C (defined immediately below).

With respect to the white oak in the northeast corner of the Property adjacent to the southeast corner of the existing residence (identified as Tree #1 on the attached Exhibits B and C) the Applicant shall, in accordance with the Memo by Zimar and Associates dated October 14, 2005 and attached hereto as Exhibit C, (i) replace this tree in the event it should die or need to be removed for any reason other than being stricken by lightning, as determined by Urban Forest Management; (ii) examine, ~~maintain and~~ nurture this tree for three years from the date of issuance of the final RUP (said obligation to examine, maintain and nurture shall not be passed on to the HOA nor individual homeowners for the duration of said extended time period but shall remain the responsibility of the Applicant/Developer); and (iii) have the Project Arborist be present throughout the demolition and removal of the existing house and foundation, except that foundation walls below ground level shall be left in place.

Prior to approval of the Subdivision Plan referenced in Proffer 7 above, Applicant shall obtain a license from Fairfax County to allow the planting and maintenance of such landscaping as is approved and planted within the newly dedicated Idylwood Road right-of-way.

12. Off-Site Trees. The owners of the two trees located off-site immediately adjacent to the Westchester Drive entrance of the project (Tax Map Parcels 39-4-((3))-43A and 44A) and identified as Trees No. 2 and 3, respectively, on Exhibit B shall be reimbursed from the Applicant/Developer's Off-Site Tree Bond, as defined below, the Replacement Value of the tree(s), if said trees do not survive (and the primary causal agent of the dead or dying condition is determined by Urban Forest Management to be the construction of this project or associated soil compaction, changes to hydrology, and/or changes to infiltration of surface water), before release of the letter of credit or cash bond posted pursuant to Proffer 9(b). An additional 4 inch caliper white oak (or such other comparable species as agreed upon by the respective property owner and the Applicant) replacement tree(s) shall be planted on site, in the area where the canopy was lost as approved by Urban Forest Management. The aforesaid reimbursement and replacement responsibility shall remain the responsibility of the Applicant/Developer and shall not be passed on to the HOA nor the individual homeowners for the duration of said extended time period.

With respect to the three oak trees that are 24 inches or greater in caliper ("Primary Group") and the two 18" to 22" caliper oak and the one 22" caliper black gum trees ("Secondary Group") which presently exist on the adjacent TMP 39-4-((3))-1A within 20 feet of its common property line with the Property, the existing condition and the Replacement Value for each such Primary Group and Secondary Group tree as reflected on the attached Exhibit B shall be included as part of the revised Landscape Plan. Should any of the Primary Group or Secondary Group trees die, and the primary causal agent of the dead or dying condition is determined by Urban Forest Management to be the construction of this project or associated soil compaction, changes to hydrology, and/or changes to infiltration of surface water, within three years of the date of issuance of the final RUP, (i) the owner of TMP 39-4-((3))-1A at the time of such determination by Urban Forest Management shall receive from the Applicant/Developer's Off-Site Tree Bond, as defined below, the aforesaid Replacement Value for each such dead or dying tree, (ii) the Applicant/Developer shall remove each such dead or dying tree pursuant to a removal plan approved by Urban Forest Management, and (iii) for each such Primary Group dead or dying tree, the Applicant/Developer shall plant a 4" caliper white oak within the 24' buffer area on the Property and adjacent to TMP 39-4-((3))-1A. These obligations shall remain the responsibility of the Applicant/Developer, and shall not be passed on to the HOA or individual lot owners for the duration of said ~~extended time~~ period.

At the time the Subdivision Plan is approved, the Applicant will post a cash bond or letter of credit payable to the County of Fairfax to ensure reimbursement for and the designated replacement of such off-site trees. The terms of the bond or letter of credit shall be subject to approval by the County Attorney. The total amount of the insurance bond, cash bond or letter of credit shall be \$31,983 (the "Off-Site Tree Bond"), of which \$6,712

shall be attributable to Tree No. 2 on Tax Map Parcel 39-4-((3))-43A, \$5,271 shall be attributable to Tree No. 3 on Tax Map Parcel 39-4-((3))-44A, and \$20,000 shall be attributable to the Primary Group and Secondary Group trees.

The County may draw funds from the Off-Site Tree Bond in order to reimburse the respective parcel owner for each such designated tree that is dead and/or dying (where the primary causal agent of the dead or dying condition is determined by Urban Forest Management to be the construction of this project or associated soil compaction, changes to hydrology, and/or changes to infiltration of surface water, and such trees are required to be removed and replaced by Urban Forest Management) the Replacement Value assigned to each such designated tree on the attached Exhibit B.

Any funds received by Fairfax County pursuant to this proffer shall be disbursed to the respective parcel owner solely to reimburse for each such designated tree determined by Urban Forest Management to be dead or dying consistent with the above.

This Off-Site Tree Bond will be released three years from the date of the release of the conservation escrow or the date of issuance of the final RUP, whichever is later.

20. HOA Documents. The HOA documents and the contract of sale to the initial purchaser of each unit shall expressly state that the HOA shall be responsible for, and HOA reserves shall be established for, the maintenance of (i) the private/pipestem street serving the development; (ii) the noise attenuation fence and berm adjacent to Gallows Road, including all portions of said fence and/or berm within Lot 10; (iii) the landscape plantings approved and planted pursuant to Paragraph 11, above, within the VDOT right-of-way adjacent to Gallows Road, within the northeast tree save area, and within the northern, western and southern limits of clearing/buffer areas; (iv) the grasscrete emergency turnaround on Lot 10 and the emergency ingress/egress and maintenance easement area of the driveway on Lot 11; and (v) the Northern Connector and Southern Connector Trails referenced in Paragraph 26, and the signs (stating each is available for public non-motorized use) posted as to each on the interior of the Property at or adjacent to their respective Westchester Drive connection. The contracts of sale to the initial purchaser of, and the deeds (i) for, respectively, Lots 10 and 11 shall reflect an ingress/egress and maintenance easement for emergency vehicles as to, and a prohibition against the parking of private vehicles on, the grasscrete emergency turnaround on Lot 10 and the emergency ingress/egress and maintenance easement area of the driveway on Lot 11 generally as shown on the GDP; and (ii) for Lot 10 shall reflect an easement to the benefit of the HOA to access and maintain all portions of the noise attenuation fence and associated berm located on Lot 10. The HOA documents shall also provide that no structure of any type shall be constructed within the non-disturb/tree save area, including any such area within any individual lot, except as provided in Paragraph 4 above.
25. Idylwood Road Trail. The 8' asphalt trail shown on the GDP to be constructed on the northern end of the property shall be field located in consultation with the County Urban Forester and the Applicant's Project Arborist, to avoid impacting tree save, and shall be constructed with the use of small tracked equipment and rollers of the smallest size necessary to achieve the compaction required by the PFM for the subsurface and asphalt surface components of said trail.

28. Public Access Easements. All on-site trails and the private/pipestem street shall be subjected to public non-motorized access easements, and the private/pipestem street shall be subject to a public emergency vehicle access easement, each in a form approved by the County Attorney and recorded in conjunction with the approved Subdivision Plan.
34. All land clearing, grading, infrastructure and house construction activity shall be limited to between the hours of 7:00 a.m. and 6:00 p.m., Monday through Friday, and between 8:00 a.m. and 6:00 p.m. Saturday. This proffer shall only apply to the original house construction and not to future additions by homeowners. These hours of operation shall be posted on site in both English and Spanish.
35. House construction activity on Sundays shall be limited to interior work only and to the hours of 9:00 a.m. to 6:00 p.m. This proffer shall only apply to the original house construction and not to future additions by homeowners. These hours of operation shall be posted on site in both English and Spanish.
36. The applicant shall provide the name and phone number of the construction site superintendent to the representative, designated by the DLGCA Board of Directors, who will coordinate communication of concerns during construction.

[Signatures on the Following Page]

BATAL CORBIN, LLC

*Applicant and Title Owner of Fairfax County Tax
Map Parcels 39-4-((58)) - 1, 2, 3, 4, 5, 6, 7, 8, 9, 10,
11, 12, 13 and 14*

By: 
Name: Robert S Batal
Title: Manager

CORBIN HOMEOWNERS ASSOCIATION, INC.
*Title Owner of Fairfax County Tax Map Parcels
39-4-((58))A, B*

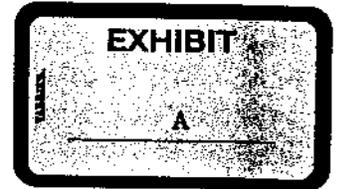
By: 
Name: Robert S Batal
Title: Vice President

NVR, Inc., Contract Purchaser of Fairfax County
Tax Map Parcels 39-4-((58)) - 1, 2, 3, 4, 5, 6, 7, 8, 9,
10, 11, 12, 13 and 14

By: 
Name: Tom Allen
Title: Vice President

RZ-1999-PR-035
BBV BUILDING COMPANIES, INC.
PROFFER STATEMENT

April 16, 2003
May 21, 2003
June 11, 2003
June 26, 2003
July 8, 2003
July 15, 2003
July 24, 2003
September 15, 2003
September 16, 2003
September 18, 2003
September 24, 2003
September 25, 2003
September 26, 2003
October 14, 2003



Pursuant to Section 15.2-2303(A) of the Code of Virginia, as amended, and subject to the Board of Supervisors' approval of rezoning application RZ-1999-PR-035, as proposed, for rezoning from the R-1 to the R-2 Cluster District, the owners and BBV Building Companies, Inc. (the "Applicant"), for themselves and their successors and assigns, hereby proffer that development of Tax Map Parcel 39-4-((1))-26 (the "Property"), containing approximately 7.698 acres, shall be in accordance with the following proffered conditions:

1. Substantial Conformity. Subject to provisions of Section 18-204 of the Zoning Ordinance, the Property shall be developed in substantial conformance with the Generalized Development Plan prepared by BC Consultants, dated December 16, 2002 with revisions through September 8, 2003 (the "GDP"), as further modified by these proffered conditions.
2. Minor Modifications to Design. Pursuant to Paragraph 5 of Section 18-204 of the Zoning Ordinance, the Applicant may make minor adjustments which may be required as a result of final engineering to modify the layout, if such changes are in substantial conformance with the GDP and these proffers, and if the changes do not increase the total number of units or reduce open space or setbacks or adversely impact tree save areas.
3. Maximum Density. A maximum of fourteen (14) single family detached dwelling units shall be permitted on the Property.
4. Limits of Clearing and Grading. The Applicant shall strictly conform to the limits of clearing and grading shown on the GDP, subject to modifications for the installation of (i) the 4' wide woodchip trail referenced in Paragraph 26, below, (ii) the landscape transplanting and/or supplementation on-site along the western and southern property lines, respectively, and (iii) the installation of a water line in the northern open space area adjacent to Idylwood Road if required by the Falls Church Water Authority for adequate water flow and/or fire protection to the Property. If such water line is required, it shall be

located in the least disruptive manner practicable and shall avoid the major trees, as determined by DPWES and subject to Urban Forestry review. A replanting plan shall be developed and implemented subject to approval by the Urban Forestry Division, for any areas outside (i.e. within the non-disturb area) the limits of clearing and grading that must be disturbed.

5. Right-of-Way Dedication. Right-of-way of up to 68' from existing centerline of Gallows Road to be dedicated in conjunction with these proffers and as depicted on the GDP shall be conveyed to the Board of Supervisors in fee simple at the time of recordation of the final subdivision plat, or upon demand by the County, whichever occurs first, and shall be subject to Paragraph 32, below, regarding reservation of development intensity (i.e., density credit) to the residue of the subject Property.
6. Energy Conservation. All homes constructed on the Property shall meet the thermal standards of the CABO Model Energy Program for energy efficient homes, or its equivalent, as determined by DPWES, for either electric or gas energy systems.
7. Stormwater Management. The Applicant shall implement stormwater management techniques to control the quantity and quality of stormwater runoff from the Property as determined by DPWES. The Applicant shall provide stormwater management facilities for the Property in accordance with Public Facilities Manual ("PFM") standards, as generally depicted on the GDP, and shall work with DPWES and the adjacent community to seek approval to incorporate alternative stormwater management design techniques into its subdivision plan. Examples of such design techniques which Applicant shall incorporate, if approved by DPWES, are (i) the addition of a diversion berm within the SWM pond to further reduce the velocity of surface water flow into and out of the pond, and the landscaping of that berm with trees such as River Birch, Black Willow, and such other species and vegetation as approved by DPWES in consultation with the Urban Forester; and (ii) to achieve enhanced water quality, the provision, within a storm drainage easement in a form approved by the County Attorney and DPWES, of a biofiltration swale (a) along the rear of Lots 12, 13, and 14, provided creation of said swale does not endanger the tree save adjacent to that area, and/or (b) in lieu of the SWM pipe shown on the GDP parallel to Gallows Road, in that same area to the rear of Lots 5, 6, 7, and 8. The Applicant shall, if necessary, grant an easement to Fairfax County as approved by DPWES at the time of final record plat approval to provide access to the stormwater management pond for maintenance purposes. Subject to VDOT approval, such access shall be provided from Gallows Road. Landscaping to include native plant materials, trees, shrubs, ornamental grasses, and/or wetlands habitat shall be provided in the area of the pond, subject to approval by DPWES, to the extent permitted by Fairfax County planting policies for stormwater management facilities.
8. Open Space. At the time of recordation of the subdivision plat, the Applicant shall convey the stormwater management facility and all related land area to the Homeowners Association ("HOA") for open space and stormwater management/BMP purposes. The Applicant shall also convey open space areas outside private lot lines, as depicted on the GDP, to the HOA for use as common open space.
9. Tree Preservation. (a) For the purpose of maximizing the preservation of trees in tree save areas, the Applicant shall prepare a Tree Preservation Plan. The Applicant shall

contract with a professional such as a landscape architect or a certified arborist (the "Project Arborist") to prepare a Tree Preservation Plan to be submitted as part of the initial subdivision plan and all subsequent subdivision plan submissions. The Tree Preservation Plan shall be reviewed and approved by the Urban Forestry Branch. The Tree Preservation Plan shall consist of a tree inventory which includes the location, species, size, crown spread and condition rating percent of all trees 12 inches or greater in diameter, measured 4 1/2 feet from the ground, and located within twenty (20) feet of the limits of clearing and grading on the entire Property. The condition analysis shall be prepared using methods outlined in the latest edition of The Guide for Plant Appraisal. Specific tree preservation activities designed to maximize the survivability of trees designated for preservation shall be incorporated into the Tree Preservation Plan. Activities should include, but are not limited to, crown pruning, root pruning, mulching, and/or fertilization.

All trees shown to be preserved on the approved Tree Preservation Plan shall be protected by tree protection fencing. Tree protection fencing, consisting of four foot high, 14 gauge welded wire attached to 6 foot steel posts driven 18 inches into the ground and placed no farther than 10 feet apart, and/or super silt fence as determined by the Urban Forester with the goal to minimize root damage, shall be placed at the limits of clearing and grading as shown on the approved erosion and sedimentation control sheets. The tree protection fencing shall be made clearly visible to all construction personnel. The tree protection fencing shall be installed prior to the performance of any clearing and grading activities on the site. All tree preservation activities, including installation of tree protection fencing, shall be performed under the supervision of the Project Arborist. Prior to the commencement of any clearing or grading on the site, the Project Arborist shall verify in writing that the tree protection fencing has been properly installed. Three days prior to the commencement of any clearing, grading or demolition activities, the Urban Forestry Division and Beverly J. Ashley (or her successor as title owner of Tax Map Parcel 39-4-((3))-44A adjacent to the Property), or in her stead a title owner of adjacent Tax Map Parcel 39-4-((3))-1A should Ms. Ashley decline or be unable to participate, shall be notified and given the opportunity to inspect the site to assure that all tree protection devices have been correctly installed.

The demolition of existing features and structures shall be conducted in such a manner as to minimize the impact on individual trees and groups of trees to be preserved, as determined in consultation with the Urban Forester. Demolition of existing structures shall be permitted prior to subdivision plan approval, but only consistent with a "demolition plan" submitted by the Applicant to, and approved by, the County Urban Forester demonstrating how trees and groups of trees designated on the GDP for preservation will be protected. Upon review and approval of this "demolition plan" by the Urban Forester and installation of the protective fencing required by the approved "demolition plan", the building permit(s) for demolition of the structure(s) shall be approved, subject to any other applicable County regulations.

Clearing, grading, and construction shall strictly conform to the limits of clearing and grading as shown on the GDP, subject to the provisions set forth in Paragraph 4, above. The Applicant shall have the limits of clearing and grading marked with a continuous line of flagging prior to the pre-construction meeting and shall clearly delineate the limits of

clearing and grading with such flagging throughout the construction period. After final subdivision and record plat approval, and before or during the pre-construction meeting, the Applicant shall walk the limits of clearing and grading with an Urban Forestry Branch representative and the Project Arborist to determine where adjustments to the clearing limits can be made to increase the survivability of trees at the edge of the limits of clearing and grading, and to determine, in consultation with the Urban Forester, whether trees, in addition to those identified on the approved Tree Preservation Plan and approved Tree Transplanting Plan, may be saved along the Gallows Road frontage and within the respective approved lots. The County Urban Forester may require field located modifications of such plans to the extent these modifications do not alter the number of dwelling units shown on the GDP, reduce the size of the proposed units, significantly move their location on the lot or require the installation of retaining walls greater than 2 feet in height. No root pruning or trenching shall occur prior to this final walk-thru with the Urban Forester. Trees that are not likely to survive construction due to their proximity to disturbance shall also be identified at this time and the Applicant shall remove such trees as part of the clearing operation. Any tree designated for removal at the edge of the limits of clearing and grading and within the tree preservation area shall be removed using chain saws. The stump shall be cut as close to ground level as practical. If a stump must be removed this shall be done using a stump grinding machine in a manner causing as little disturbance as possible to the tree preservation area.

Additionally, the HOA covenants shall require that trees in tree save areas will not be disturbed except for (i) the removal of diseased, dead, dying, or hazardous trees or parts thereof; or (ii) selective maintenance to remove noxious and poisonous weeds.

(b) After the first submission review of the proffered Tree Preservation Plan, a replacement value shall be assigned to all trees, on-site and the two off-site identified in Paragraph 12, below, to be preserved, 12 inches or greater in diameter, within 20 feet of the limits of clearing and grading as shown on the GDP/CDP/FDP. Trees recommended for removal on the tree preservation plan shall not be assigned a value. The calculated replacement values for these designated trees shall be assigned by a certified arborist according to methods contained in the latest edition of the Guide For Plant Appraisal, published by the International Society of Arboriculture, subject to review and approval by the Urban Forestry Division. At the time of subdivision plan approval, the Applicant will post a cash bond or letter of credit payable to the County of Fairfax to ensure preservation and/or replacement of the designated trees. The terms of the bond or letter of credit shall be subject to approval by the County Attorney. The total amount of the insurance bond, cash bond or letter of credit shall be in the amount of the sum of the assigned replacement values of the designated trees, but neither the bond/letter of credit nor the sum total of the above calculated replacement values shall exceed \$20,000.

The County may draw funds from the cash bond or letter of credit in order to remove and replace trees that are dead and/or dying due to construction, and are required to be removed and replaced by the Urban Forestry Division, according to the value assigned for those designated trees, if this work is not completed in a timely manner by the Applicant.

Any funds received by Fairfax County pursuant to this proffer shall be used solely to remove and replace designated trees shown to be preserved on the approved tree preservation plan.

The letter of credit or cash bond will be released two years from the date of the project's conservation escrow, or sooner if approved by the Urban Forestry Division.

10. Tree Transplanting. In addition to or as part of the Tree Preservation Plan, the Applicant shall make every reasonable effort to transplant trees, especially hollies and other appropriate healthy trees, within the Property and shall provide a Tree Transplanting Plan as part of the initial submission of the subdivision plan to be reviewed and approved by the Urban Forester. The plan shall be prepared by a Certified Arborist with experience in the preparation of tree transplanting. Such Tree Transplanting Plan shall include, but shall not be limited to, the following components: identification of the existing plants to be transplanted; an assessment of the condition and survival potential of the plants; the proposed transplant locations; the timing of transplant in the development process; the proposed time of year of the transplanting; the transplant methods to be used, including tree spade size, if one is used; the relocation site preparation materials and methods; the initial care after transplanting, including mulching and watering specifications to be conducted; and long-term care measures including watering and the installation of tree protection fencing.

Transplanted trees that do not survive through the tree bond period, as defined in 9(b) above, shall be replaced by species specified on the Plant List as listed on Sheet 1 of 6 of GDP. The replacement trees will be the caliper or height specified for said Category of tree to meet the 10-year canopy requirement, as approved by the Urban Forester consistent with the Tree Transplanting Plan and the Landscape Plan.

11. Landscape Plan. A Landscape Plan, to include landscaping shown on the GDP, shall be submitted as part of the initial submission of the subdivision plan and all subsequent submissions of the subdivision plan, for review and approval by the Urban Forestry Division. Such approved Landscape Plan shall include, among other elements, provision for select areas of supplemental plantings (i) in the buffer area adjacent to Lots 11, 12, 13 and 14 as described in Paragraph 15, and (ii) within, and consistent with, the Virginia Power easement along the southern perimeter of the Property, adjacent to the Northern Virginia Regional Park Authority W&OD Trail right-of-way.
12. Off-Site Trees. The current owners of the two trees located off-site immediately adjacent to the Westchester Drive entrance of the project shall be reimbursed the appraised value of the tree(s), as defined in Paragraph 9(b) above, if said trees do not survive (due to construction of this project) through project construction and the additional tree preservation period, as defined in Proffer 9(b). Additional 3 inch caliper White Oak (or such other comparably sized species as agreed upon by the respective property owner and the Applicant) replacement tree(s) shall be planted on site, in the area where the canopy was lost as approved by the Urban Forester.
13. Residential Noise Attenuation. To address potential noise impacts from Gallows Road, the Applicant shall:

- A. To ensure that the noise level at rear patios of Lots 5-10 does not exceed 65 dBA Ldn, noise attenuation structures such as acoustical fencing, walls, earthen berms or combinations thereof, the height of any such walls and fencing not to exceed six (6) feet, shall be provided for rear yards that are unshielded by topography or structures. If acoustical fencing or walls are used, they shall be architecturally solid (by utilizing appropriate construction techniques such as tongue and groove, or solid overlapping, as approved by DPWES) from the ground up with no gaps or openings, except for drainage, in the locations and style as depicted on the GDP. Fencing and/or walls shall conform to the provisions of the Zoning Ordinance regulating height. The acoustical fencing adjacent to Lot 10 shall be constructed consistent with the grading, berming, and/or landscaping shown on Sheet 6 of the GDP and on the approved Landscape Plan; Lot 10 shall be so graded as to achieve a maximum 6' high acoustical fence at this location by constructing the residential unit on Lot 10 with its main living level being at grade on its northern portion, with a walkout element at its southern portion, and/or with the use of a retaining wall within the garage or structure, or in support of the patio as shown on Sheet 6 of the GDP and as illustrated on the three sketches by BC Consultants dated 9/25/03 and made a part of the record at the Planning Commission on September 25, 2003 (which external/patio retaining wall shall not exceed 2 feet on the side of its lower grade at its easternmost terminus), as necessary, on the northern portion. Alternative approaches, including development of Lot 10 without use of an external/patio retaining wall, must be reviewed by the Providence District Supervisor and approved by DPWES.
- B. Use building materials with the following acoustical characteristics pursuant to commonly accepted industry standards to achieve a maximum interior noise level of approximately 45 dBA Ldn as follows:
1. All residential units which are impacted by highway noise levels of between 70 and 75 dBA Ldn and not otherwise shielded by structures or topography shall have the following acoustical attributes: Exterior walls shall have a laboratory STC rating of at least 45; doors and glazing shall have a laboratory STC rating of at least 37. If glazing constitutes more than twenty percent (20%) of any facade, it should have the same laboratory STC as walls. Measures to seal and caulk between exterior wall surfaces shall follow methods approved by the American Society for Testing and Materials to minimize sound transmission.
 2. All residential units which are impacted by highway noise levels of between the 65 and 70 dBA Ldn and not otherwise shielded by structures or topography shall have the following acoustical attributes: Exterior walls shall have a laboratory STC rating of at least 39; and doors and glazing shall have a laboratory STC rating of at least 28. If glazing constitutes more than twenty percent (20%) of any facade, it should have the same laboratory STC as walls. Measures to seal and caulk between exterior wall surfaces shall follow methods approved by the American Society for Testing and Materials to minimize sound transmission.

- C. As an alternative, prior to building permit approval the Applicant may elect to have a refined acoustical analysis performed, subject to approval of DPWES, to verify the noise levels and/or amend impact areas set forth above and/or to determine which units may have sufficient shielding from vegetation and/or other structures to permit a reduction in the mitigation measures prescribed above; or to determine minimum STC ratings for exterior walls, windows, and doors; provided no such changes, if any, shall result in any reduction in (i) the maximum interior and exterior noise levels permitted above, or (ii) the minimum 6' height with combined berm and fence.
- D. All residential units which must comply with the building material standards set forth in Paragraphs 13 (B) (1) and (2) shall be identified on the final approved subdivision plan.

- 14. Architectural Treatment. The building elevations for the proposed dwelling units shall be in character, as to architectural style and quality, with the illustrative elevations shown on Sheet 5 of the GDP, as determined by DPWES. The front, side and rear elevations of each respective unit shall provide patterns of windows and architectural detailing generally consistent with the character depicted on said illustrative elevations. The front, sides, and rear of the residential units shall be constructed of cementitious board, (which will not include EFIS), brick, and/or stone with trim material comprised of wood and/or vinyl clad wood. The rear windows on units whose rear elevation backs up to Gallows Road shall be accented with window headers and shutters where space permits. Those windows without shutters will be trimmed with wood and/or vinyl clad wood.
- 15. Lots 11, 12, 13, and 14. The natural vegetation in the buffer to be provided to the rear (west) of Lots 11 - 14 shall be supplemented by transplanted hollies and other transplanted vegetation consistent with the Tree Transplantation Plan, and shall be further supplemented by additional vegetation and trees in substantial conformance with a Transitional 1 Screening, as determined by the Urban Forester. The respective dwelling units on these lots shall be constructed with no at grade walkout basements, shall not be provided with decks, but may be provided with at-grade patios. Such deck building restriction shall be a deed restriction that shall convey to all subsequent owners. Applicant shall provide the owners of Tax Map Parcels 39-4-((3))-1A and - 43A the opportunity to consult with Applicant as to the selection of the supplemental vegetation and/or trees to be planted, within this buffer area adjacent to their property, pursuant to the Landscape Plan as approved by the Urban Forester.
- 16. Side Yard Separation. The combined side yard setbacks between Lots 9 and 10 and between Lots 11 and 12 shall provide, respectively, a minimum of 28' and 32' between the residential units constructed upon those lots.
- 17. Garages. The Applicant shall place a covenant on the land which prohibits the conversion of any garage to any use to the extent that such use precludes motor vehicle storage. This covenant shall be recorded among the land records of Fairfax County prior to the sale of lots and shall run to the benefit of the HOA and to the Board of Supervisors. Prior to recordation, the covenant shall be approved by the Fairfax County Attorney's office. The HOA documents shall expressly state this use restriction.

18. Driveways. All driveways shall be a minimum of eighteen (18) feet in length measured from the front of the garage door to the inside edge of the sidewalk.
19. Private/Pipestem Street. All private/pipestem streets shall be constructed with materials and depth of pavement standards consistent with public street standards. Pipestems constructed to a width of 36 feet (to the extent shown on the GDP) shall allow parking on both sides, as determined by DPWES.
20. HOA Documents. The HOA documents and the contract of sale to the initial purchaser of each unit shall expressly state that the HOA shall be responsible for, and HOA reserves shall be established for, the maintenance of (i) the private/pipestem street serving the development; (ii) the noise attenuation fence and berm adjacent to Gallows Road, including all portions of said fence and/or berm within Lot 10; (iii) the plantings within the VDOT right-of-way adjacent to Gallows Road; (iv) the grasscrete emergency turnaround on Lot 10 and the emergency ingress/egress and maintenance easement area of the driveway on Lot 11; and (v) the Northern Connector and Southern Connector Trails referenced in Paragraph 26. The contracts of sale to the initial purchaser of, and the deeds (i) for, respectively, Lots 10 and 11 shall reflect an ingress/egress and maintenance easement for emergency vehicles as to, and a prohibition against the parking of private vehicles on, the grasscrete emergency turnaround on Lot 10 and the emergency ingress/egress and maintenance easement area of the driveway on Lot 11 generally as shown on the GDP; and (ii) for Lot 10 shall reflect an easement to the benefit of the HOA to access and maintain all portions of the noise attenuation fence and associated berm located on Lot 10.
21. Public Facilities Contribution. At the time of issuance of the first Building Permit, Applicant shall contribute to Fairfax County \$3,547.50 per dwelling unit, for a combined total of \$49,665.00, for capital improvements to the school pyramid serving the Property. Said contribution shall be deposited by DPWES into the County Schools Proffer account for distribution by the Board of Supervisors to the Fairfax County Public Schools for application to public school construction projects in the school pyramid serving the Property and shall be distributed as follows: A total of \$28,380.00 shall be applied toward the purchase of Wireless Networking and Mobile Lab Units in support of Stenwood's Technology Project. At the time the funds are received, other equivalent or more advanced technologies may be submitted, at the discretion of the principal, for the actual purchases that will be made and installed through the Fairfax County Public School System. The remaining \$21,285.00 shall be applied to projects benefiting the middle and/or high school in the pyramid.
22. Affordable Housing Trust Fund. The Applicant shall contribute to the Affordable Housing Trust Fund an amount equal to 0.5% of the value/sales price of the respective residential dwelling units approved for construction on the property, per unit for each of the fourteen units, at the time of building permit issuance for the respective unit, which value/sales price shall be determined by the Department of Housing and Community Development in consultation with the Applicant and DPWES.
23. Parks Contribution. At the time of final record plat approval, the Applicant shall contribute \$12,000 to the Northern Virginia Regional Park Authority ("NVRPA") for use in constructing, along the W&OD Trail right-of-way between Gallows Road and Cedar

Lane, a 12' x 12', 2 column, Mesa model shelter by Classic Recreation Systems, Inc., with a standing seam steel roof (6:12 pitch), with 8" diameter columns with rings, or a shelter of comparable quality and design.

24. Gallows Road Trail: Applicant shall construct the Countywide Trail along the Property's Gallows Road frontage and shall field locate it, in consultation with the County Urban Forester to avoid, to the extent reasonably feasible, impacting quality trees. If given permission by the NVRPA, such trail shall extend offsite across the existing W&OD Trail right-of-way to the point where such trail shall connect with existing trail pavement, provided the design and cost of such off-site construction is reasonable and consistent with a typical PFM standard trail. If such permission is refused by NVRPA, Applicant shall demonstrate its failed attempts to obtain same and shall escrow with DPWES the cost of constructing said connection of trail in an amount determined by DPWES.
25. Idylwood Road Trail. The 8' asphalt trail shown on the GDP to be constructed on the northern end of the property shall be field located in consultation with the County Urban Forester and the Applicant's Project Arborist, to avoid impacting quality tree save, and shall be constructed without the use of heavy equipment to the extent feasible.
26. Northern Connector Trail and Southern Connector Trail. As shown on the GDP, a 4' woodchip trail shall be constructed without the use of any heavy equipment and field located, in consultation with the County Urban Forester and the Applicant's Project Arborist to avoid impacting quality tree save, to connect the Idylwood Road trail to the pipestem/private street on the north. The southern trail connection connecting the on-site extension of Westchester Drive to the Gallows Road Trail referenced in Paragraph 24 will be a 4' asphalt trail between lots 5 & 6 and will be field located, in consultation with the County Urban Forester and the Applicant's Project Arborist, to avoid impacting quality tree save.
27. Idylwood Road Pedestrian Crossing. Prior to issuance of the first Residential Use Permit (RUP) and subject to VDOT approval, Applicant shall (i) install pedestrian crossing signal boxes on the existing traffic signal poles in the northwest and southwest corners of the Idylwood Road/Gallows Road intersection, (ii) connect them to the existing traffic signal controls, and (iii) stripe a pedestrian crossing, to accomplish a signalized pedestrian crossing of Idylwood Road on the western side of Gallows Road.
28. Public Access Easements. All on-site trails and the private/pipestem street shall be subjected to public pedestrian access easements, and the private/pipestem street shall be subject to a public emergency vehicle access easement, in a form approved by the County Attorney and recorded in conjunction with the approved Record Plat.
29. Notification. The Providence District Planning Commissioner and the adjacent neighborhood representative specified in Paragraph 9, above, shall be notified of, and shall be provided the opportunity to participate in, the pre-construction site visit to confirm proper implementation of the Tree Preservation Plan.
30. Subdivision Plan Review. The Providence District Supervisor and Planning Commissioner shall be provided, for review and comment, copies of each subdivision plan submission to DPWES.

31. Construction Traffic. Subject to VDOT approval, such heavy equipment and heavy construction vehicles as allowed by VDOT shall access the Property by way of Gallows Road for as much of the development and construction period as VDOT shall allow and construction phasing (i.e., beginning of construction of the final house and/or infrastructure required for occupancy permits within the Property, to the extent any such construction shall conflict with continued use of such access) shall permit. Such access from Gallows Road shall be utilized for the greatest feasible and permitted duration. Any construction entrance must meet Erosion and Sediment Controls standards. The E&S Plans must be reviewed and approved during the normal plan review process with Fairfax County. No dirt, mud or debris is to be tracked onto Gallows Road or Westchester Drive. The site superintendent or project manager must monitor this requirement. The overhead utility lines along Gallows Road must be a minimum of eighteen feet above the grade of the construction entrance to avoid damage from trucks traveling under the lines.
32. Density Credit. All intensity of use (i.e., density credit) attributable to land areas dedicated and conveyed to the Board of Supervisors pursuant to these proffers shall be subject to the provisions of Paragraph 4 of Section 2-308 of the Zoning Ordinance and is hereby reserved to the residue of the subject Property.
33. Traffic Calming Measures. If , and to the extent, approved by VDOT and requested of VDOT by the majority of property owners in the Dunn Loring Gardens subdivision whose houses access Westchester Drive, the Applicant shall install traffic calming measures off-site along Westchester Drive.
34. All land clearing, grading, and actual construction activity shall be limited to between the hours of 7:00 a.m. and 6:00 p.m., Monday through Friday, and between 8:00 a.m. and 6:00 p.m. Saturday. This proffer shall only apply to the original house construction and not to future additions by homeowners. These hours of operation shall be posted on site in both English and Spanish.
35. Actual construction activity on Sundays shall be limited to interior work only and to the hours of 9:00 a.m. to 6:00 p.m. This proffer shall only apply to the original house construction and not to future additions by homeowners. These hours of operation shall be posted on site in both English and Spanish.
36. The applicant shall provide the name and phone number of the construction site superintendent to the Dunn Loring Gardens Civic Association (DLGCA) President who will coordinate communication of concerns during construction.
37. Bus Shelter. At the time of final record plat approval, the Applicant shall contribute \$5,000 to be applied by DPWES towards the construction of a bus shelter in the immediate vicinity of the Property (at the intersection of Idlywood Road and Gallows Road or at some other appropriate location along Gallows Road).
38. Illegal Signs. No temporary signs (including "popsicle" style paper or cardboard signs) which are prohibited by Article 12 of the Zoning Ordinance, and no signs which are prohibited by Chapter 7 of Title 33.1 or Chapter 8 of Title 46.2 of the Code of Virginia shall be placed on or off-site by the Applicant or at the Applicant's direction to assist in the initial sale of homes on the Property. Furthermore, the Applicant shall direct its

agents and employees involved in the marketing and sale of the residential units on the Property to adhere to this Proffer.

39. Successors and Assigns. Each reference to "Applicant" in this proffer statement shall include within its meaning, and shall be binding upon, Applicant's successor(s) in interest and/or developer(s) of the site or any portion of the site.
40. Counterparts. To facilitate this execution, this Proffer Statement may be executed in as many counterparts as may be required. It shall not be necessary that the signature on behalf of all the parties to the Proffer Statement appear on each counterpart of this Proffer Statement. All counterparts of this Proffer Statement shall collectively constitute a single instrument.

[Signatures on the Following Page]

BBV BUILDING COMPANIES, INC.
Applicant

By 
Name: John M. Batal
Title: President

TED CORBIN, *Co-Owner of Fairfax County Tax
Map Parcel 39-4-((1))-26*

SANDRA M. S. CORBIN, *Co-Owner of Fairfax
County Tax Map Parcel 39-4-((1))-26*

BBV BUILDING COMPANIES, INC.
Applicant

By: _____
Name: _____
Title: _____

 10/15/03
TED CORBIN, Co-Owner of Fairfax County Tax
Map Parcel 39-4-((1))-26

 10/15/03
SANDRA M. S. CORBIN, Co-Owner of Fairfax
County Tax Map Parcel 39-4-((1))-26

Exhibit B - Table of Proportionate Canopy Values

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
Tree Inventory Number	Species	Di. C.R.Z. Size	C.R.Z.	Crown Radius	Crown Spread	Condition	Location	Species Rating	Installed Plant Cost	Removal Cost	RCM value	Crown Area	10 TC Factor	Proportionate Canopy Adjustment	P.C.A. + Removal Cost
1	Off site 1 white oak	16	16	10.6	21.1	0.74	0.7	0.85	\$2,020	\$1,200	\$889.41	350	1.0	\$890.25	\$2,090.25
2	Off site 2 blackgum	16	16	10.6	21.1	0.70	0.7	0.80	\$2,020	\$1,200	\$791.84	350	1.0	\$792.59	\$1,992.59
3	Off site 3 black oak	24	24	15.8	31.7	0.78	0.7	0.75	\$2,020	\$2,250	\$827.19	788	2.3	\$1,862.94	\$4,112.94
4	Off site 4 white oak	25	25	16.5	33.0	0.80	0.7	0.85	\$2,020	\$2,250	\$961.52	855	2.4	\$2,349.68	\$4,599.68
5	Off site 5 white oak	26	26	17.2	34.3	0.80	0.7	0.85	\$2,020	\$2,250	\$961.52	925	2.6	\$2,541.42	\$4,791.42
6	Off site 6 white oak	23	23	15.2	30.4	0.80	0.7	0.85	\$2,020	\$1,200	\$961.52	724	2.1	\$1,988.77	\$3,188.77
7	Off site 7 black oak	22	22	14.5	29.0	0.68	0.7	0.75	\$2,020	\$1,200	\$721.14	662	1.9	\$1,364.70	\$2,564.70
8	(Off Site 2) 8 s. red oak	32	32	25.0	50.0	0.70	0.7	0.85	\$2,020	\$2,250	\$795.38	1964	5.6	\$4,462.05	\$6,712.05
9	(Off Site 3) 9 white oak	24	24	20.0	40.0	0.70	0.7	0.85	\$2,020	\$2,250	\$841.33	1257	3.6	\$3,020.71	\$5,270.71
10	601 red maple	19	19	12.5	15.0	0.60	0.6	0.70	\$2,020	\$1,200	\$509.04	494	1.4	\$718.51	\$1,918.51
11	602 yellow poplar	39	39	25.7	30.0	0.70	0.6	0.70	\$2,020	\$3,750	\$583.88	2081	5.9	\$3,531.82	\$1,391.61
12	603 white oak	11	11	7.3	15.0	0.55	0.6	0.85	\$2,020	\$825	\$566.61	166	1.0	\$566.61	\$1,391.61
13	604 yellow poplar	22	22	12.5	25.0	0.58	0.6	0.70	\$2,020	\$1,200	\$492.07	491	1.4	\$690.13	\$1,890.13
14	605 yellow poplar	10	10	10.0	20.0	0.55	0.6	0.70	\$2,020	\$825	\$466.62	314	1.0	\$466.62	\$1,291.62
15	606 red maple	21	21	7.5	15.0	0.56	0.6	0.70	\$2,020	\$1,200	\$475.10	177	1.0	\$475.10	\$1,675.10
16	607 yellow poplar	12	12	7.5	15.0	0.66	0.6	0.70	\$2,020	\$1,200	\$559.94	491	1.4	\$559.94	\$1,759.94
17	608 yellow poplar	23	23	12.5	25.0	0.66	0.6	0.70	\$2,020	\$1,200	\$559.94	491	1.4	\$559.94	\$1,759.94
18	609 red maple	16	16	7.5	15.0	0.46	0.6	0.70	\$2,020	\$1,200	\$390.26	177	1.0	\$390.26	\$1,985.32
19	610 yellow poplar	32	32	20.0	40.0	0.73	0.6	0.70	\$2,020	\$2,250	\$619.33	1257	3.6	\$390.26	\$1,590.26
20	611 sassafras	9	9	10.0	20.0	0.42	0.6	0.55	\$2,020	\$825	\$279.97	314	1.0	\$279.97	\$1,104.97
21	612 black locust	13	13	5.0	10.0	0.50	0.6	0.50	\$2,020	\$1,200	\$303.00	79	1.0	\$303.00	\$1,503.00
22	613 black locust	13	13	5.0	10.0	0.52	0.6	0.50	\$2,020	\$1,200	\$315.12	79	1.0	\$315.12	\$1,515.12
23	614 white oak	35	35	25.0	50.0	0.80	0.6	0.85	\$2,020	\$3,750	\$824.16	1964	5.6	\$4,623.54	\$8,373.54
24	615 blackgum	18	18	12.5	25.0	0.70	0.6	0.80	\$2,020	\$1,200	\$678.72	491	1.4	\$951.90	\$2,151.90
25	616 white oak	18	18	15.0	30.0	0.73	0.6	0.85	\$2,020	\$1,200	\$752.05	707	2.0	\$1,518.83	\$2,718.83
26	617 Virginia pine	11	11	10.0	20.0	0.58	0.6	0.45	\$2,020	\$825	\$316.33	314	1.0	\$316.33	\$1,141.33
27	618 Virginia pine	20	20	12.5	25.0	0.60	0.6	0.45	\$2,020	\$1,200	\$327.24	491	1.4	\$458.95	\$1,658.95
28	619 white oak	22	22	22.5	45.0	0.74	0.6	0.85	\$2,020	\$1,200	\$762.35	1590	4.5	\$4,664.19	\$4,664.19
29	621 s. red oak	25	25	20.0	40.0	0.75	0.6	0.75	\$2,020	\$2,250	\$681.75	1257	3.6	\$2,447.76	\$4,697.76
30	622 s. red oak	16	16	10.0	20.0	0.65	0.6	0.75	\$2,020	\$1,200	\$590.85	314	1.0	\$590.85	\$1,790.85
31	623 blackgum	10	10	17.5	35.0	0.70	0.6	0.80	\$2,020	\$825	\$678.72	962	2.7	\$1,865.73	\$2,690.73
32	624 white oak	26	26	30.0	60.0	0.80	0.6	0.85	\$2,020	\$2,250	\$824.16	2827	8.1	\$6,657.89	\$8,907.89
33	625 swamp white oak	16	16	15.0	30.0	0.78	0.6	0.85	\$2,020	\$1,200	\$803.56	707	2.0	\$1,622.86	\$2,822.86
34	626 white oak	26	26	17.5	35.0	0.70	0.6	0.85	\$2,020	\$2,250	\$721.14	962	2.7	\$1,982.34	\$4,232.34
35	627 black oak	39	39	27.5	55.0	0.78	0.6	0.75	\$2,020	\$3,750	\$709.02	2376	6.8	\$4,812.90	\$8,562.90
36	628 white oak	22	22	20.0	40.0	0.72	0.6	0.85	\$2,020	\$1,200	\$741.74	1257	3.6	\$2,663.16	\$3,863.16
37	629 blackgum	15	15	10.0	20.0	0.68	0.6	0.80	\$2,020	\$1,200	\$659.33	314	1.0	\$659.33	\$1,859.33
38	630 yellow poplar	12	12	10.0	20.0	0.60	0.6	0.70	\$2,020	\$1,200	\$508.04	314	1.0	\$508.04	\$1,709.04
39	631 white oak	38	38	27.5	55.0	0.73	0.6	0.85	\$2,020	\$3,750	\$752.05	2376	6.8	\$5,104.96	\$8,854.96
40	632 yellow poplar	9	9	10.0	20.0	0.65	0.6	0.70	\$2,020	\$825	\$551.46	314	1.0	\$551.46	\$1,376.46
41	633 white oak	23	23	17.5	35.0	0.48	0.6	0.85	\$2,020	\$1,200	\$494.50	962	2.7	\$1,359.32	\$2,559.32
42	634 white oak	16	16	17.5	35.0	0.66	0.6	0.85	\$2,020	\$1,200	\$679.93	962	2.7	\$1,869.07	\$3,069.07
43	635 white oak	20	20	15.0	30.0	0.70	0.6	0.85	\$2,020	\$1,200	\$721.14	707	2.0	\$1,456.41	\$2,656.41
44	636 white oak	18	18	17.5	35.0	0.68	0.6	0.85	\$2,020	\$2,400	\$700.54	962	2.7	\$1,925.70	\$4,325.70
45	On-site 1 (320) white oak	39	39	17.5	35.0	0.52	0.6	0.85	\$2,020	\$3,750	\$535.70	962	2.7	\$1,472.60	\$5,222.60
46	306 yellow poplar	26	26	17.2	34.3	0.75	0.6	0.70	\$2,020	\$2,250	\$636.30	925	2.6	\$1,681.82	\$3,931.82
47	307 white oak	32	32	21.1	42.2	0.73	0.6	0.85	\$2,020	\$2,250	\$542.05	1401	4.0	\$3,011.03	\$5,261.03
48	639 black oak	42	42	27.7	55.4	0.64	0.6	0.70	\$2,020	\$3,750	\$642.98	2414	6.9	\$3,744.98	\$7,494.98

49	309 white oak	49	32.3	64.7	0.70	0.6	0.85	\$2,020	\$3,750	\$721.14	3286	9.4	\$6,769.90
50	310 white oak	27	17.8	35.6	0.68	0.6	0.85	\$2,020	\$2,250	\$700.54	998	2.9	\$4,246.77
51	311 white oak	23	15.2	30.4	0.65	0.6	0.85	\$2,020	\$1,200	\$669.63	724	2.1	\$1,385.04
52	312 white oak	33	21.8	43.6	0.65	0.6	0.85	\$2,020	\$2,250	\$669.63	1490	4.3	\$2,851.24
53	313 white oak	42	21.1	42.2	0.75	0.6	0.85	\$2,020	\$2,250	\$772.65	1401	4.0	\$3,093.52
54	314 white oak	39	25.7	51.5	0.75	0.6	0.85	\$2,020	\$3,750	\$772.65	2081	5.9	\$8,344.97
55	316 white oak	21	13.9	27.7	0.68	0.6	0.85	\$2,020	\$1,200	\$700.54	604	1.7	\$2,407.92
56	317 black oak	48	31.7	63.4	0.68	0.6	0.70	\$2,020	\$3,750	\$576.91	3153	9.0	\$8,947.12
57	320 white oak	39	25.7	51.5	0.73	0.6	0.85	\$2,020	\$3,750	\$752.05	2081	5.9	\$8,222.44
58	386 red maple	19	12.5	25.1	0.65	0.6	0.70	\$2,020	\$1,200	\$551.46	494	1.4	\$1,978.38
59	390 yellow poplar	39	25.7	51.5	0.70	0.6	0.70	\$2,020	\$3,750	\$593.88	2081	5.9	\$7,281.82
60	397 yellow poplar	22	14.5	29.0	0.70	0.6	0.70	\$2,020	\$1,200	\$593.88	662	1.9	\$2,323.87
61	398 red maple	21	13.9	27.7	0.65	0.6	0.70	\$2,020	\$1,200	\$551.46	604	1.7	\$2,150.87
62	399 red maple	16	10.6	21.1	0.63	0.6	0.70	\$2,020	\$1,200	\$534.49	350	1.0	\$1,735.00
63	400 yellow poplar	23	15.2	30.4	0.70	0.6	0.70	\$2,020	\$1,200	\$593.88	724	2.1	\$1,228.36
64	941 yellow poplar	12	7.9	15.8	0.70	0.6	0.70	\$2,020	\$1,200	\$593.88	197	1.0	\$593.88
65	943 yellow poplar	32	21.1	42.2	0.73	0.6	0.70	\$2,020	\$2,250	\$618.33	1401	4.0	\$4,729.67
66	949 white oak	35	23.1	46.2	0.80	0.6	0.85	\$2,020	\$5,250	\$824.16	1676	4.8	\$9,197.47
67	953 blackgum	15	9.9	19.8	0.70	0.6	0.75	\$2,020	\$1,200	\$636.30	308	1.0	\$1,836.30
68	955 white oak	38	25.1	50.2	0.73	0.6	0.85	\$2,020	\$3,750	\$752.05	1976	5.6	\$4,246.02
69	956 white oak	23	15.2	30.4	0.50	0.6	0.85	\$2,020	\$1,200	\$515.10	724	2.1	\$2,265.41
70	968 white oak	16	10.6	21.1	0.67	0.6	0.85	\$2,020	\$1,200	\$690.89	350	1.0	\$1,850.89
71	969 white oak	20	13.2	26.4	0.70	0.6	0.85	\$2,020	\$1,200	\$721.14	547	1.6	\$2,327.85
72	970 white oak	14	9.2	18.5	0.70	0.6	0.85	\$2,020	\$1,200	\$721.14	288	1.0	\$1,921.14
73	637 black cherry	12	7.9	15.8	0.65	0.6	0.55	\$2,020	\$1,200	\$433.29	197	1.0	\$1,633.29
74	638 black cherry	12	7.9	15.8	0.65	0.6	0.55	\$2,020	\$1,200	\$433.29	197	1.0	\$1,633.29
75	A red oak	9	5.9	11.9	0.64	0.6	0.75	\$2,020	\$1,200	\$620.54	111	1.0	\$1,820.54
76	B Virginia pine	9	5.9	11.9	0.46	0.6	0.45	\$2,020	\$1,200	\$250.88	111	1.0	\$250.88
77	C blackgum	8	5.3	10.6	0.67	0.6	0.80	\$2,020	\$1,200	\$649.63	88	1.0	\$1,849.63
78	D yellow poplar	9	5.9	11.9	0.68	0.6	0.70	\$2,020	\$1,200	\$576.91	111	1.0	\$1,776.91
79	E blackgum	8	5.3	10.6	0.73	0.6	0.80	\$2,020	\$1,200	\$707.81	88	1.0	\$1,907.81
80	F blackgum	8	5.3	10.6	0.71	0.6	0.80	\$2,020	\$1,200	\$688.42	88	1.0	\$1,888.42

Total of values

\$292,838.76

KEY

Column

- A = Inventory Number (600 numbers from latest inventory, 300, 400 and 900 numbers from subdivision plan inventory, and letters A-F from UFM additions)
- B = Common name of tree
- C = Trunk Diameter measured @ 4 and 1/2 feet measure in inches
- D = Critical Root Zone = size of area that should be protected according to Critical Root Zone formula
- E = Crown radius = 1/2 of canopy spread diameter in feet
- F = Average of canopy spread measured in feet
- G = Condition percentage rating based on guidance from Guide for Plant Appraisal, 9th Edition
- H = Location rating percentage based on guidance from Guide for Plant Appraisal, 9th Edition
- I = Species rating percentage based on guidance from Mid-Atlantic Tree Species Rating Guide
- J = Doubled cost to buy and install 5.5 inch tree from Mid-Atlantic Tree Species Guide
- K = Estimated cost to cut down and remove tree
- L = Appraised value using Replacement Cost Method based guidance from Guide for Plant Appraisal, 9th Edition
- M = Estimated area of canopy spread of tree in square feet
- N = 10-year canopy adjustment factor based on projected canopy of 5.5 inch caliper tree (350 s.f.) = 1.0, and with this factor = 1.0 even if canopy area in (M) is less than 350 s.f.
- O = Equals RCM appraisal value (L) times 10-year canopy adjustment factor (N)
- P = Final monetary values of trees, equals (O) plus Removal Cost (K)



Zimar & Associates, Inc.

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Memo

To: John Batal, Frank McDermott, Peter Rinek, Mike Knapp
From: Nick Drunasky
Date: October 14, 2005
Re: Batal Builders, Corbin Property

Zimar & Associates conducted many site visits to the subject property with the latest on October 14, 2005 in order to collect field data to satisfy the most recently revised proffers, dated October 12, 2005. During the site visit, assessments and appraisals were conducted on individual trees as identified in the proffers.

This memo serves to illustrate these assessments and observations as well as provide the recommendations, maintenance and replacement plans, and appraised tree values as required by proffers, specifically proffer items 11 and 12. Tree assessments recorded in the field are attached with this memo.

The following individual trees were evaluated:

- **Tree #1**—White oak (*Quercus alba*) located in the northeast portion of the property, adjacent to the southeast corner of the existing house, referenced in paragraph five (5) of proffer item 11. *Original tag number 320.*
- **Tree #2**—Southern red oak (*Quercus falcata*) located off-site behind the western property boundary, just north of the Westchester Drive entrance on Tax Map Parcel 39-4-((3))-43A, referenced in paragraph one (1) of proffer item 12.
- **Tree #3**—White oak located off-site behind the western property boundary, just south of the Westchester Drive entrance on Tax Map

Parcel 39-4-((3))-44A, referenced in paragraph one (1) of proffer item 12.

An inventory of all existing trees eight inches diameter at breast height (dbh) and larger within the southwest portion of the property was also conducted during one of the site visits and are included with this memo.

Tree #1

This white oak has incurred some mechanical damage since it was originally inventoried during the preparation of the tree preservation plan. There is a small trunk wound present at the base of this tree in which an area of bark, measuring approximately six inches in diameter has been removed. Larger scaffold branches have also been removed from the southern side of this trees' crown. This tree has also incurred a considerable amount of root loss during clearing and grading activities, approximately 40% of this trees' typical root zone has been disturbed. This tree has been assigned a current condition rating of 52.

Should this tree be preserved to remain in the landscape, immediate arboricultural treatments shall be made along with monitoring and an on-going maintenance schedule shall be established. Immediate arboricultural treatments that are recommended include a *Cambistat*[®] treatment (tree growth regulator), a prophylactic borer treatment, and the mulching of this trees' typical root zone. *Cambistat*[®] and borer treatments shall be applied at label rates by a certified arborist. Mulch shall be applied by hand in a three to four inch depth to cover the entire typical root zone of this tree out to the limits of clearing and grading. Mulch shall not be placed directly against the base of this tree and shall be maintained to have a minimum depth of three to four inches. In early spring of 2006 it is recommended that a soil test be conducted within the vicinity of this tree and appropriate fertilizer be applied based on results from soil testing. A low nitrogen fertilizer containing bio-stimulant shall be applied using liquid soil injection techniques.

The project arborist shall be present during the demolition of the existing house directly adjacent to tree #1. The existing house shall be removed in a manner that minimizes disturbance to the trees to be preserved. Equipment used in the demolition of the existing structure shall be operated from the western side of the house as heavy equipment and vehicular traffic shall be prohibited within the tree preservation areas. The existing house shall be removed using methods that pull the house away from this tree and associated roots. As stated in paragraph five of proffer item 11, the foundation wall and basement (below grade) of the existing house directly adjacent to tree #1 shall remain intact and this remaining portion of the house shall be backfilled with soil.

Sixteen monitoring visits shall be conducted by a certified arborist at the following intervals. These visits will be conducted during 2006 and early 2007 and will then be reevaluated by Fairfax County Urban Forestry Management (UFM) to determine if the same frequency is necessary for the following four years.

March-1
April-2
May-2
June-1
July-2
August-2
September-2
October-2
November-1
February-1

During site visits the arborist will monitor for various insect, disease and physiological disorders and in turn prescribe and provide any necessary treatments as part of the on-going care and maintenance for this tree. Soil moisture levels shall be monitored and if necessary provide supplemental irrigation to the soil to maintain adequate moisture levels for proper growth and development of the white oak. Additional treatments may include, but shall not be limited to additional fertilizer applications, maintenance and hazard pruning to remove deadwood three inches in diameter and larger from crown, and additional prophylactic treatments for borers as well as Integrated Pest Management (IPM) monitoring and treatments to control other pests. Written documentation must be provided to UFM after each site visit detailing the current conditions, insect diseases or physiological disorders noted and treatments provided.

The value of this tree was appraised to be \$5222.60. This value was determined by UFM using the Replacement Cost Method Criteria, set forth in the 9th edition of the Guide for Plant Appraisal, published by the International Society of Arboriculture. Shall this tree need to be removed following the development of the community, it shall be felled by hand using a chainsaw as to avoid damage to existing trees within the area to remain as well as any homes that may be constructed in the area. If this tree is removed, replacement vegetation shall be installed in its place. Replacement trees shall be of 3.5-5.5 inch caliper and shall be of the same species of the tree removed or other native species that provides similar landscape benefits as the tree removed. The quantity of replacement trees to be installed shall be determined by Fairfax County UFM.

Tree #2

Tree number two is a 32 inch dbh southern red oak which has an appraised value of \$6712.05.

Tree #3

Tree number three is a 24 inch dbh white oak which has an appraised value of \$5270.71.

As with tree #1, criteria set forth in the 9th edition of the Guide for Plant Appraisal, specifically the Replacement Cost Method, was used, as modified by UFM to determine the values of these trees.

Maintenance and Replacement Plan for Landscaped Buffers around Periphery of Property and Within Area of Storm Water Management (SWM) Pond

All landscape installations within buffers around the periphery of the property as well as within the area of the SWM pond shall be monitored periodically by a certified arborist and applications shall be applied by a Virginia State pesticide applicator. Monitoring visits shall be conducted eight times annually, primarily during the growing season (May-October). Monitoring visits shall occur once per month during the growing season, with the other two visits in March and April. During monitoring visits the health of all installed landscape material shall be assessed and treatments prescribed as necessary using IPM. Various pests that may be present can be seen in the following table.

Dormant Season **February-March-Early April**

Aphids (eggs of several species)
Adelgids (eggs, nymphs, and adults of several species)
Bagworm (cases containing eggs)
Boxwood leafminer (larvae)
Gypsy moth (egg masses)
Juniper webworm (larvae)
Mites (eggs and adults of several species)
Nantucket pine tip moth (pupae in dead tips)
Scale insects (all stages of several species)
Tent caterpillar (egg masses)
White pine weevil

April

Arborvitae leafminer
Balsam twig aphid
Boxwood leafminer (adults)
Cankerworms (two species)
Dusky birch sawfly
Eastern tent caterpillar
Elm bark beetle

Hackberry psyllid
Hemlock woolly adelgid
Juniper webworm
Lilac borer
Nantucket pine tip moth
Northern pine weevil
Pales weevil
Pine bark adelgid
Spruce spider mite
White pine aphid
White pine weevil
Woolly apple aphid

May

Aphids and adelgids (several species)
Armored scales (crawlers of several species)
Azalea lacebug
Azalea leafminer (adults)
Azalea whitefly
Banded ash borer (larvae)
Bark beetles (several species)
Birch leafminer
Boxwood mite
Boxwood psyllid (nymphs)
Bronze birch borer (adults)
Blackheaded ash sawfly
Calico scale (adults)
Cankerworms (two species)
Cottonwood leaf beetle
Cottony camellia scale (adults)
Cottony maple scale
Dogwood borer
Dusky birch sawfly
Eastern tent caterpillar
Elm case bearer
Elm leaf beetle
Euonymus scale (crawlers)
European elm scale (crawlers)
European fruit lecanium (adults)
European red mite
Fall webworm
Fletcher scale (adults)
Forest tent caterpillar
Fourlined plant bug
Gypsy moth
Hemlock woolly adelgid
Honey locust plant bug

Imported willow leaf beetle
Lacebugs (several species)
Leopard moth
Lilac borer
Locust leafminer
Mealybugs (several species)
Mites (several species)
Mountainash sawfly
Nantucket pine tip moth
Narcissus bulb fly
Native holly leafminer
Oak blotch leafminer
Oak leaftier
Peachtree borer
Pine needle scale (crawlers)
Pine sawflies
Pine spittlebug
Pine tube moth
Poplar tentmaker
Rhododendron borer
Rose chafer
Southern pine beetle
Southern red mite
Spruce spider mite
White peach scale (crawlers)
White prunicola scale (crawlers)

June

Aphids
Azalea leafminer
Arborvitae leafminer
Azalea bark scale (crawlers)
Azalea caterpillar
Azalea lacebug
Azalea whitefly
Bagworm
Banded ash borer (larvae)
Bark beetles
Birch leafminer
Black vine weevil
Boxelder bug
Boxwood psyllid (adults)
Bronze birch borer
Bronze birch borer
Calico scale (crawlers)
Cotton camellia scale (crawlers)
Cryptomeria scale (crawlers)

Dogwood borer
European fruit lecanium (crawlers)
European pine shoot moth
European red mite
Fall webworm
Flatheaded appletree borer
Fletcher scale (crawlers)
Fourlined plant bug
Greenstriped mapleworm
Gypsy moth
Japanese beetle
Japanese maple scale (crawlers)
Juniper tip midge
Lacebugs (several species)
Leafhoppers (several species)
Leopard moth
Lilac borer
Mimosa webworm
Mountainash sawfly
Orangestriped oakworm
Peachtree borer
Pine root collar weevil
Pine sawflies (several species)
Pine tortoise scale (crawlers)
Pine webworm
Plantbugs (several species)
Redhumped caterpillar
Rhododendron borer
Roundheaded appletree borer
Roundheaded appletree borer
San Jose scale (crawlers)
Soft scales (crawlers of several species)
Southern pine beetle
Taxus mealybug
Terrapin scale (crawlers)
Twobanded Japanese weevil
Wax scale (crawlers)
White peach scale (crawlers)
White prunicola scale (crawlers)

July

Aphids (several species)
Azalea lacebug
Azalea leafminer
Bagworm
Banded ash borer (larvae)
Bark beetles (several species)

Black vine weevil
Boxelder bug
Bronze birch borer
Dogwood borer
Fall webworm
Gloomy scale (crawlers)
Japanese beetle
Lacebugs (several speices)
Leafhopper
Leopard moth
Locust leafminer (adults)
Mimosa webworm
Obscure scale (crawlers)
Oystershell scale (crawlers)
Peachtree borer
Pine needle scale (crawlers)
Pine sawflies (several species)
Pine tube moth
Plantbugs (several species)
Rhododendron borer
Roundheaded appletree borer
San Jose scale (crawlers)
Southern pine beetle
Twobanded Japanese weevil
Twospotted spider mite
Wax scale (crawlers)
Whiteflies (several species)

August

Aphids (several species)
Azalea caterpillar
Azalea lacebug
Azalea leafminer
Banded ash borer (larvae and pupae)
Bark beetles (several species)
Black vine weevil
Cooley spruce gall adelgid
Euonymus scale (crawlers)
Fall webworm
Greenstriped mapleworm
Leafhoppers (several species)
Leopard moth
Mimosa webworm
Pine sawflies (several species)
Plantbugs (several species)
Twospotted spider mite
Whiteflies (several species)

White prunicola scale (crawlers)
Yellownecked caterpillar

September – October

Arborvitae leafminer
Azalea caterpillar
Banded ash borer (adults)
Boxelder bug
Boxwood leafminer (larvae)
Cooley spruce gall adelgid
Eastern spruce gall adelgid
Fall webworm
Greenstriped mapleworm
Juniper webworm
Leopard moth
Locust borer (adults)
Magnolia scale (crawlers)
Orangestriped oakworm
Pine sawflies (several species)
Southern red mite
Spruce spider mite
Tuliptree scale (crawlers)
Twig girdler
Twig pruner
White peach scale (crawlers)
White pine aphid

All landscape installations shall be watered as needed dependent upon precipitation levels. Watering frequency may be as high as once a week during periods of drought. All planted trees shall be mulched at planting and remain mulched during their period of establishment in order to maintain adequate soil moisture levels. Mulch shall be applied by hand in a three to four inch layer to cover the entire typical root zone of planted trees. For example a three inch caliper tree would require a mulch ring to have a radius of three feet and would need to be maintained for three years, while a four inch caliper tree would need a four foot ring and would need maintenance for four years. As mulch decomposes, fresh mulch should be applied to maintain the three to four inch depth. As trees grow, the mulch ring should be enlarged so that the radius of the ring (feet) is the same as the diameter of the tree (inches). Mulch shall not be placed directly against the base of these trees. It is recommended that all newly planted trees be fertilized in the early spring of their second year. Soil tests should be conducted in various areas where planting will occur, before fertilizer is applied to help determine proper application rates. Fertilizer should be applied based on the results from the soil tests.

During monitoring visits additional arboricultural treatments shall be prescribed as necessary as part of the on-going care and maintenance of these landscaped areas. Additional treatments that may be necessary might include, but shall not be limited to additional fertilizer applications, maintenance pruning to remove dead, dying, or diseased limbs from the crowns of trees, IPM monitoring and treatments to control insect infestations, and vegetation control treatments to control non-desirable competing vegetation. Training pruning for a central leader may be necessary for appropriate species, which will benefit from that particular structure. Any crossing or rubbing branches should be removed to avoid future problems.

All dead, dying, or diseased plant material shall be noted during monitoring visits and replaced with the same species as the tree removed or other species that provides similar landscape benefits. Replacement vegetation shall be located outside of the typical root zones of trees to remain within these landscaped areas. If overcrowding occurs it can be handled in one of two ways. Trees can be either left to thin themselves naturally or can be thinned to favor ones with better structural form or more desirable species.