PROFFERED DEVELOPMENT CONDITIONS
EYA DEVELOPMENT, INC.

PCA 84-P-007-3
PCA 87-P-052-2

July 14, 2005

Pursuant to Section 15.2-2303(A), Code of Virginia, 1950 edition as amended, subject to the Board of Supervisors' approval of the requested Proffered Condition Amendments /Conceptual Development Plan Amendments (PCA/CDPA), and Planning Commission approval of the Final Development Plan Amendments (FDPA) for the subject Applications, the Owners and the Applicant, for themselves, their successors and assigns, proffer that the development of the property identified as Tax Map 46-3 ((1)) 40 and 51 (hereinafter the "Property") shall be subject to the following conditions.

1. **Prior Proffered Conditions** - In the event that this application is approved, these proffers shall supersede and replace the previously approved proffers for the Property dated July 15, 1998 associated with PCA 87-P-052 and PCA/CDPA/FDPA 84-P-007-2.

2. **Development Plan** - Development of the Property shall be in substantial conformance with the Conceptual/Final Development Plan Amendment ("CDPA/FDPA"), prepared by Bowman Consulting Group, LTD. dated October 27, 2004 as revised through May 17, 2005. Notwithstanding that the CDPA/FDPA is presented on fourteen (14) sheets, it shall be understood that the CDPA shall be the entire plan shown on Sheet 4 relative to points of access, maximum number and type of dwelling units and the amount of open space. The Applicant has the option to request a Final Development Plan Amendment ("FDPA") from the Planning Commission for elements other than CDPA elements for all of or a portion of the FDPA in accordance with the provisions set forth in Section 16-402 of the Zoning Ordinance, if in conformance with the approved CDPA and proffers.

3. **Minor Deviations** - Pursuant to Paragraph 4 of Section 16-403 of the Zoning Ordinance, minor modifications from the FDPA may be permitted as determined by the Zoning Administrator. The Applicant shall have the flexibility to modify the layout shown on the CDPA/FDPA without requiring approval of an amended FDPA provided such changes are in substantial conformance with the FDPA as determined by the Zoning Administrator, agents or assigns and neither increases the gross square footage nor decreases the amount of open space.

4. **Uses** - Up to 322,000 square feet of gross floor area of residential and accessory residential floor area, including Affordable Dwelling Units and related bonus units, may be developed on the Property.

5. **Architectural Design** - The architectural design of the residential buildings shall be in substantial conformance with the general character of the elevations shown on Sheets 8 and 9. The Applicant reserves the right to refine the elevations as a result of final architectural design, so long as the character and quality of design remains consistent with those shown. Notwithstanding what is shown on the CDPA/FDPA, the maximum building height for the

multi-family residential building shall be seventy (70) feet. The Applicant shall use building materials consistent with the conceptual architecture. Building materials may include masonry veneer, cast stone accents, fiber cement siding, glass, painted wood/synthetic trim, and painted steel/wrought iron façade elements. Colors of building materials shall be selected to harmonize and complement the earth-tone colorations of the Centerpointe office buildings. At the time of submission of the initial building permit application, the Applicant shall provide photographs of the Centrepointe office buildings, along with color samples of the proposed building as evidence of this color harmony.

6. **Landscape Plan-** A landscape plan shall be submitted as part of the site plan(s) and shall be coordinated with and approved by Fairfax County Urban Forest Management (UFM). This plan shall be in general conformance with the landscape concepts shown on Sheets 12 through 17. The landscape design shall incorporate the following elements:

   a. Street Trees - A single row of 4" caliper "boulevard type" deciduous shade trees shall be provided along the Property's frontage of West Ox Road and Legato Road as may be approved by the Virginia Department of Transportation (VDOT). The selection and installation of plant materials for the streetscape along West Ox and Legato Roads shall be consistent with the approved landscape plan for the Centerpointe office buildings to the north as determined by UFM and as may be approved by VDOT. If VDOT does not approve the street trees as shown, an alternative planting plan shall be provided as approved by UFM. The Applicant and successor Homeowner/Condominium Associations (HOA/COAs) shall be responsible for the replacement and maintenance of said trees.

   b. Entry Plaza/Park – A combination of a landscaped park and plaza area shall be provided along Legato Road between the two entrances to the Property as shown on Sheet 11 of the CDPA/FDPA. This park area shall include a lawn panel, plantings, hardscaping with specialty paving, pedestrian lighting, benches, specialty element (such as a sculpture, fountain or other focal feature) to be located across from and complementary to the existing Centerpointe I and II plaza, as well as other pedestrian amenities.

   c. Interior Greens and Pocket Park - A pocket park with landscaping, walkways and benches shall be provided in the southern portion of the Property as shown on Sheet 12 of the CDPA/FDPA. Landscaping shall be provided in interior courtyards between the single-family attached units and in community greens on the Property as shown on Sheet 14 of the CDPA/FDPA.

   d. Entry Court – An entry court for the multi-family building shall be provided as generally illustrated on Sheet 13 of the CDPA/FDPA.

e. Tree Wells/Planting Strips—Subject to approval by UFM, the Applicant shall install street trees on the internal private streets in tree wells and/or planting strips as shown on the CDPA/FDPA. In order to provide for an urban streetscape design, these tree wells/planting strips are less than eight (8) feet wide and will require a waiver from DPWES. The Applicant shall work with UFM and implement special design techniques for these planting areas in order to promote the survivability of the street trees and ensure such trees can be counted to meet tree cover requirements. Such special techniques may include cantilevered sidewalks, root paths under sidewalks, or other methods as determined appropriate by UFM and the Applicant.

f. Street Furnishings – Lighting and street furnishings shall be provided in general conformance with those shown on Sheet 5 of the CDPA/FDPA.

7. Tree Preservation

a. The Applicant shall conform to the limits of clearing and grading as shown on the CDP/FDP subject to the installation of utilities and/or trails as determined necessary by the Director of DPWES. If it is determined necessary to install utilities and/or trails outside of the limits of clearing and grading as shown on the CDP/FDP, they shall be located in the least disruptive manner necessary as determined by UFM. A replanting plan shall be developed and implemented, subject to approval by the UFM , for any areas outside the limits of clearing and grading that must be disturbed.

b. The Applicant shall submit a tree preservation plan as part of the first and all subsequent site plan submissions for the northeastern portion of the Property. The preservation plan shall be prepared by a professional with experience in the preparation of tree preservation plans, such as a certified arborist or landscape architect and reviewed and approved by the UFM.

The tree preservation plan shall consist of a tree survey that includes the location, species, size, crown spread and condition rating percentage of all trees that are ten (10) inches or greater in diameter, and twenty (20) feet to either side of the limits of clearing and grading shown on the CDPA/FDPA in the northeast portion of the Property. The condition analysis ratings shall be prepared using methods outlined in the latest edition of the *Guide for Plant Appraisal* published by the International Society of Arboriculture. Specific tree preservation activities that will maximize the survival of trees to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the plan.

c. In addition to the tree preservation plan for the northeastern portion of the site, the Applicant shall submit a tree preservation plan for two existing 24 inch oak trees

located off-site on adjacent property identified as Tax Map 46-3 ((1)) 48. The preservation plan shall be prepared by a professional with experience in the preparation of tree preservation plans, such as a certified arborist or landscape architect and reviewed and approved by the UFM. Prior to site plan approval and during the construction process, the Applicant shall provide retaining walls and adjust grading and implement other measures as determined necessary by UFM to increase the preservation potential of these trees. It is anticipated, subject to UFM approval, that a retaining wall as shown on attached Exhibit 1 will be utilized to protect the tree roots of these two trees.

d. The Applicant shall with a certified arborist or landscape architect have the limits of clearing and grading marked with a continuous line of flagging prior to the pre-construction meeting. Before or during the pre-construction meeting, the Applicant's certified arborist or landscape architect shall walk the limits of clearing and grading with an UFM representative to determine where minor 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 may result in an expansion of the limits of clearing and grading, and the limits shall be adjusted accordingly. Trees that are identified by the UFM as dead or dying or not likely to survive construction due to their species and/or their proximity to disturbance will also be identified at this time, and the Applicant may be given the option of removing them as part of the clearing operation. Any tree that is designated for removal at the edge of the limits of clearing and grading, or within the tree preservation area, shall be removed using a chain saw to avoid damage to surrounding trees. 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 adjacent trees and associated understory vegetation and soil conditions.

e. All trees shown to be preserved on the tree preservation plan or identified in the field shall be protected by a tree protection fence. Tree protection fencing four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart, shall be erected at the limits of clearing and grading as shown on the Phase I and Phase II erosion and sedimentation control sheets for the entire site.

All tree protection fencing shall be installed prior to any clearing and grading activities. The installation of all tree protection fencing, except super silt fence, shall be performed under the supervision of a certified arborist. Three days prior to the commencement of any clearing, grading or demolition activities, but subsequent to the installation of the tree protection devices, the UFM shall be notified and given the opportunity to inspect the site to assure that all tree protection devices have been correctly installed and the project's certified arborist or landscape architect shall verify

in writing that the tree protection fence has been properly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by UFM, DPWES.

f. During any clearing or tree/vegetation/structure removal on the Application Property, a representative of the Applicant shall be present to monitor the process and ensure that the tree protection fencing remains in place and the trees protected by said fencing are preserved. The Applicant shall with a certified arborist or landscape architect monitor all construction work and tree preservation efforts in order to ensure conformance with all tree preservation proffers/conditions and UFM approvals. The monitoring schedule shall be described and detailed in the tree preservation plan, and reviewed and approved by the UFM.

8. **Density Credit** - The Applicant reserves density credit in accordance with provisions of Paragraph 4 of Section 2-308 of the Zoning Ordinance as it may apply to all street dedications described herein or as may be reasonably required by Fairfax County or the Virginia Department of Transportation (VDOT) at site plan approval.

9. **Private Street Design** - Both the streets and sidewalks shall be constructed in conformance with Public Facilities Manual TS 5A Standards with regard to design, depth of pavement and materials consistent with public streets and sidewalk standards. The Applicant and successor HOA/COAs shall be responsible for the maintenance of all private streets and sidewalks. The Applicant shall be responsible for placing the sum of $10,000 for future maintenance in such reserve fund prior to the issuance of the first Residential Use Permit (the "RUP").

10. **Pathways** - Pedestrian paths, a minimum of five (5) feet in width, composed of asphalt or other materials as may be suitable for pedestrian use as approved by DPWES, shall be provided as shown on Sheet 5 of the FDPA. Provided the necessary easements can be reasonably obtained, these on-site paths shall be connected with the existing pedestrian paths on Tax Map 46-3 ((1)) 36F and 43B. The Applicant shall diligently pursue these easements. If unable to acquire the necessary easements, the Applicant shall provide documentation of its efforts to DPWES. Any paths to be located near trees identified to be saved shall be coordinated with UFM so as not to jeopardize or adversely impact trees to be saved.

11. **Fairfax Center Road Fund** - The Fairfax Center Road Fund contribution for the number of Non-ADU units shown on the final site plan shall be paid by the Applicant, less applicable creditable expenses and less previously paid Fairfax Center Road Fund contributions attributable to the Property as may be demonstrated by the Applicant, in compliance with the procedural guidelines adopted by the Board of Supervisors on November 22, 1982 as amended. The Applicant or its successors agree to provide its financial contribution, less applicable credits, upon demand by the Fairfax County Board of Supervisors or Virginia

Department of Transportation (VDOT), in accordance with the terms of a December 7, 1984 agreement between certain landowners in the 50/66 Area.

12. **Pedestrian Improvements at the Legato Road/West Ox Road Intersection** - Subject to VDOT approval, the Applicant shall install painted crosswalks and a pedestrian activated countdown signal to the existing signal at the intersection of Legato Road and West Ox Road. The Applicant shall make application to VDOT for the pedestrian signal installation by the time of site plan submission. If approved by VDOT, the improvements shall be in place or bonded prior to the issuance of the first Residential Use Permit (RUP) for the Property. However, upon demonstration by the Applicant that despite diligent efforts the improvements have been delayed, the Zoning Administrator may agree to a later date for the completion of the improvements.

    The Applicant or its predecessor previously contributed $30,000 toward traffic signals at Legato Road and West Ox Road. Since the signals have been provided by others, the Applicant may provide to FCDOT an itemized cost of the above-referenced pedestrian improvements and be reimbursed up to $30,000.

13. **Bus Shelter** - The Applicant shall escrow with DPWES the sum of $20,000 for the provision of a bus shelter in the vicinity of the Property. Said contribution shall be made prior to the first RUP on the Property. The maintenance responsibility shall be disclosed in the Homeowner/Condominium Association documents.

    If a bus shelter is provided along the Property's West Ox Road frontage, the bus shelter and trash can shall be maintained by the Applicant and successor HOA/COAs

14. **Transportation Demand Management** - The use of mass transit, ride-sharing and other transportation strategies shall be utilized to reduce single occupancy vehicular (SOV) traffic from the Property during peak hours by a minimum of 15 percent of the trips generated according to the Institute of Transportation Engineers (ITE) Trip Generation Manual, 6th Edition. Tenants and/or purchasers shall be advised of this transportation strategy development proffer through the Homeowner/Condominium Association documents.

    The Applicant shall designate an individual(s) to act as the Transportation Coordinator(s) whose responsibility shall be to implement the TDMs in coordination with the FCDOT. The transportation strategies management position may be a part of other duties assigned to the individual(s). The transportation management strategies shall be implemented after issuance of the 100th RUP for the Application Property. Strategies shall include the following:

    A. Providing amenities for bicycle storage;
    B. Providing broadband, high capacity data/network connections in all dwellings to facilitate working at home;

C. Providing a sidewalk system designed to encourage/facilitate pedestrian circulation.
D. Participating in the Fairfax County Ride Share Program;
E. Disseminating ridesharing information in residential lease and purchase packages;
F. Making ridesharing display maps and forms available in the multi-family building;
G. Developing a web page for residents of the Property describing and updating information on TDM strategies and services; and
H. Any other strategies found to be effective in reducing the number of single-occupancy vehicle trips, mutually agreed upon by the Applicant and FCDOT.
I. Providing a SmartCard program for all initial Purchasers.

In addition, the Applicant may implement other strategies such as participating in a local area shuttle service to transit facilities.

The Applicant shall notify FCDOT of the date that the TDM strategies are implemented. One year after the TDM strategies are implemented and bi-annually thereafter, the Applicant shall conduct a survey of residents to determine their transportation characteristics. The Transportation Coordinator shall provide the results of these surveys to FCDOT, and shall work with FCDOT to determine which strategies are effective in order to develop, revise and implement the on-going transportation management program.

15. **Stormwater Management** - Stormwater retention with Best Management Practices (BMPs) shall be provided in a facility located offsite on tax map 46-3 ((1)) 36F, subject to approval by DPWES. In the event that offsite retention is not approved, the Applicant shall submit a PCA to provide an on-site facility, which may result in the loss of units.

In order to satisfy stormwater management and BMP requirements for that portion of the Property that does not naturally drain to the off-site pond on Tax Map 46-3 ((1)) 36F, the Applicant shall coordinate with DPWES at the time of site plan submission to determine if on-site infiltration BMPs are necessary. If determined necessary, such facilities shall be implemented for that portion of the Property not draining to Tax Map 46-3 ((1)) 36F as shown on Sheets 4 and 6 of the CDPA/FDPA.

16. **Noise Attenuation.** Miller Beam & Paganelli, Inc. has prepared an Environmental Noise Impact Assessment of the Property dated January 10, 2005. This report provides an analysis of noise impacts associated with West Ox Road. The Applicant shall submit a revised report to DPWES with submission of the site plans for approval by Department of Planning & Zoning (DPZ). Based on the findings of that report, the Applicant shall provide the following noise attenuation measures:

In order to reduce interior noise to a level of approximately 45 dBA Ldn, units in the multi-family building which are projected to be impacted by highway

noise levels above 65 dBA Ldn, shall be constructed with the following acoustical measures:

Exterior walls should have a laboratory sound transmission class (STC) rating of at least 39. Doors and glazing shall have a laboratory STC rating of at least 28 unless glazing constitutes more than 20% of any façade exposed to noise levels above Ldn 65 dBA. If glazing constitutes more than 20% of an exposed façade, then the glazing shall have a STC rating of at least 39. All surfaces should be sealed and caulked in accordance with methods approved by the American Society for Testing and Materials (ASTM) to minimize sound transmission. Any units requiring mitigation shall be identified on the site plan.

Alternative interior noise attenuation measures may be provided based on the findings of the revised noise study as reviewed and approved by the Department of Planning and Zoning.

17. **On-Site Recreation** - The Applicant shall comply with Paragraph 2 of Section 6-110 of the Zoning Ordinance by contributing $955 per market-rate dwelling unit for developed recreational facilities. The Applicant shall receive credit for the on-site recreational facilities as permitted per the Zoning Ordinance. The on-site recreation shall include, but not be limited to a community room/multi-age recreation room and exercise facilities located in the multi-family building, but made available to all residents of the Property. Any additional money remaining which is not spent for on-site facilities shall be contributed to the Fairfax County Park Authority ("FCPA") for the development of park facilities at the Popes Head Estates Park

18. **Park Contribution** – In addition to the On-Site Recreation proffer above, prior to the issuance of the first Residential User Permit (RUP) for the Property, the Applicant shall contribute $530 per Non-ADU multi-family dwelling unit approved and $695 per Non-ADU single family attached unit to the Fairfax County Board of Supervisors for the development of park facilities at the Popes Head Estates Park.

19. **Affordable Dwelling Units** - The Applicant shall comply with the Affordable Dwelling Unit (ADU) Program as set forth in Section 2-801 of the Zoning Ordinance unless modified by the ADU Advisory Board. The Applicant reserves the right to provide the ADUs for the single-family attached units within the multi-family building.

20. **Retaining Walls** – Retaining walls shown on the CDPA/FDPA and/or as may be required at the time of final site plan design, shall be constructed either with keystone blocks or with concrete faced with masonry to ensure an aesthetically pleasing appearance. Retaining walls shown on the CDPA/FDPA range from one to approximately seven feet in height. Other

retaining walls required at the time of final site plan shall be no higher than three and one half (3½) feet, unless administratively approved by DPZ.

21. **Disclosures** - Prior to entering into a contract of sale, initial purchasers of the residential dwellings on the Property shall be advised by written notice provided individually to each such purchaser of the:

- Fairfax County Comprehensive Plan land use recommendations for all surrounding properties, including the Plan recommendation that the Centerpointe Church of Fair Oaks site, located to the east of the Property on Tax Map 46-3 ((1)) 50, is appropriate for office use at up to a 1.0 FAR; and

- The Centerpointe Church of Fair Oaks' plans for a major expansion of their church facilities. In addition, copies of any approved zoning plans and site plans for the church expansion shall be available for review by prospective purchasers.

- Responsibility of the Applicant and successor HOA/COAs for the maintenance and cost of repairs of all private streets and sidewalks.

In addition, these disclosures shall be included in the Homeowner Association and Condominium Association documents and be disclosed at closing on the sale of each residential unit.

22. **Energy Efficiency** - All residential units shall meet the thermal standards of the CABO Model Energy Program for energy efficient homes, or its equivalent, as determined by DPWES for

23. **Lighting** - All outdoor lighting fixtures shall be in accordance with the Performance Standards contained in Part 9 (Outdoor Lighting Standards) of Article 14 of the Zoning Ordinance. Fixtures used to illuminate streets, parking areas and walkways shall not exceed twenty (20) feet in height, shall be of low intensity design and shall utilize full cut-off fixtures which shall be downward directional and focus directly on the Property.

24. **School Contribution** – Per the Residential Development Criteria Implementation Motion adopted by the Board of Supervisors on September 9, 2002, effective January 7, 2003, at the time of the first building permit, the Applicant shall contribute a sum of $2,790 per Non-ADU single-family dwelling shown on the final site plan and $765 per Non-ADU multi-family dwelling unit shown on the site plan to the Board of Supervisors for transfer to the Fairfax County School Board. These funds shall be allocated by the Board of Supervisors for capital improvements contained in the adopted Capital Improvement Program (CIP) for public schools within Fairfax County.

25. **Heritage Resources** - The Applicant has conducted a Phase I Archeological Study of the Property in keeping with the recommendations of the Fairfax County Park Authority's Cultural Resources Management and Protection Section (CRMPS). This report shall be submitted for review and approval to CRMPS, prior to or at the time of first site plan submission. If determined warranted by CRMPS, the Applicant shall undertake Phase II and Phase III Archeological Studies for FCCRPS review and approval prior to site plan approval. FCCRPS shall be notified in writing 10 days prior to clearing and grading to permit the County Cultural Resource Protection Manager to be present.

26. **Garage Parking** – A covenant shall be recorded which provides that townhouse garages shall only be used for a purpose that will not interfere with the intended purposes of garages (e.g., parking of vehicles). This covenant shall be recorded among the land records of Fairfax County in a form approved by the County Attorney prior to the sale of any lots and shall run to the benefit of the HOA and the Fairfax County Board of Supervisors. Initial purchasers shall be advised by written notice provided individually to each such purchaser of the use restrictions prior to entering into a contract of sale and said restrictions shall be contained in the HOA documents and be disclosed at closing on the sale of each residential unit.

27. **Temporary 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 of Chapter 8 of Title 46.2 of the Code of Virginia shall be placed on- or off-site by the Applicant or at the Applicants' direction to assist in the initial sale or rental of residential units on the Property. Furthermore, the Applicant shall direct its agents and employees involved in marketing and sale and/or rental of residential units on the Property to adhere to this proffer.

28. **Severability** - The Property may be subject to a Proffered Condition Amendment (PCA), Conceptual Development Plan Amendment (CDPA) without joinder and/or consent of the remainder of the Property subject to RZ 87-P-007 (Tax Map 46-3 ((1)) 41B and 41C), provided such PCA, CDPA or FDPA does not substantially affect parcels 41B and 41C.

29. **Successors and Assigns** - These proffers will bind and inure to the benefit of the Applicant and his/her successors and assigns.

30. **Counterparts** - These proffers may be executed in one or more counterparts, each of one when so executed and delivered shall be deemed an original document and all of which taken together shall constitute but one in same instrument.

[SIGNATURE PAGES BEGIN ON NEXT PAGE]

PROFFERS
PCA 84-P-007-3 & PCA 87-P-052-2

APPLICANT/CONTRACT PURCHASER OF TAX MAP 46-3 ((1)) 51

EYA DEVELOPMENT, INC.

By: Matthew H. Birenbaum
Its: Vice President

[SIGNATURES CONTINUE ON NEXT PAGE]

TITLE OWNER OF TAX MAP 46-3 ((1)) 51

VA-CENTERPOINTE III, L.L.C.

By: EQUITY OFFICE MANAGEMENT, L.L.C.

By: Joseph Gorin
Its: Vice President, Investments

[SIGNATURES END]

PRE- TO POST-CONSTRUCTION TREE PRESERVATION NOTES

PRE-CONSTRUCTION REQUIREMENTS/ TREATMENTS:

1. [illegible]
2. PRIOR TO "[illegible]" of construction [illegible] Clearing and Grading [illegible] Urban Forestry for review purposes.
3. "Tree Preservation Area" [illegible] Tree Preservation Fencing [illegible]
4. None of the following activities are to be conducted within the tree protection area [illegible]
   - No vehicles or equipment are to be driven [illegible]
   - No materials or stockpiles are to be stored. [illegible]
   - [illegible] within 100' of the LOD.
   - No blasting of rock [illegible]
   - No [illegible] within 100' of the LOD.
   - [illegible]
   - No stockpiles, temporary or permanent shall be placed or stored in any way in any trees to be preserved.
   - See #3, During Construction notes.
5. [illegible]
6. [illegible]
7. [illegible]

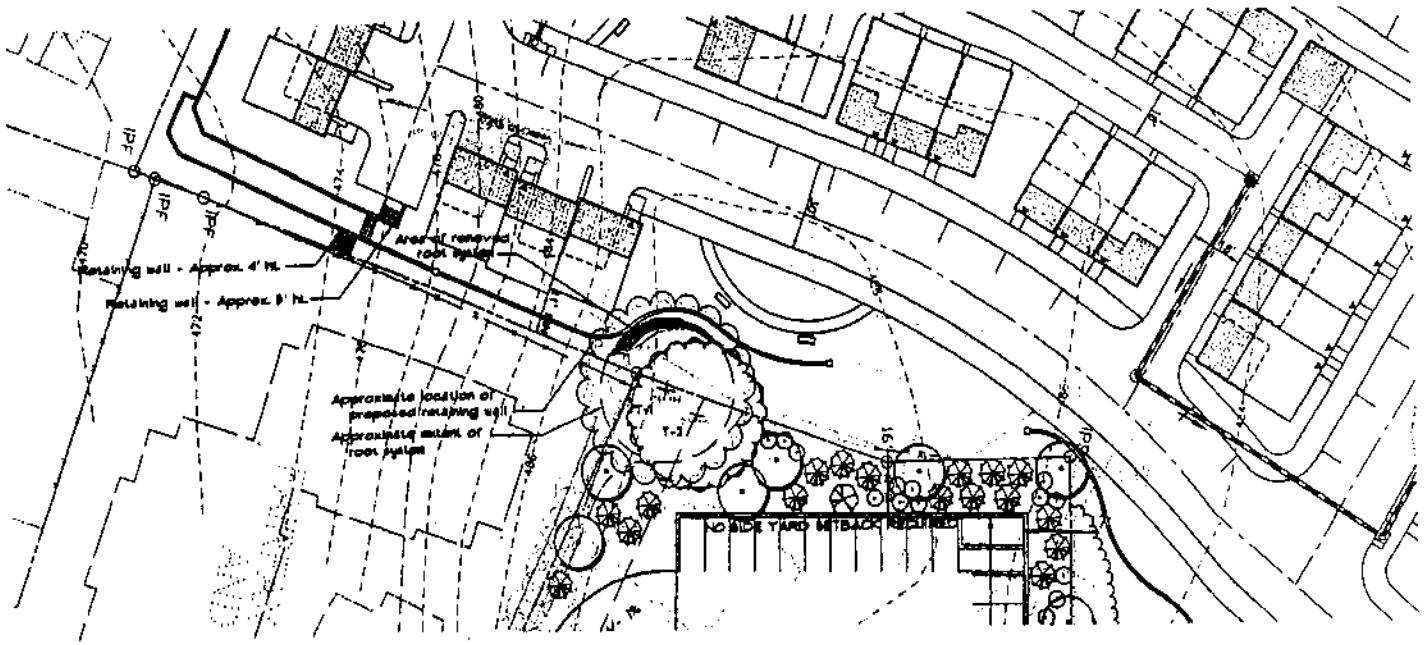
DURING CONSTRUCTION/ PENDING SENIOR CONTRACTOR'S SCHEDULE:

1. [illegible]
2. [illegible]
3. [illegible]
4. [illegible]
5. [illegible]

POST-CONSTRUCTION REQUIREMENTS/ TREATMENTS

1. [illegible]
2. [illegible]
3. [illegible]
   - [illegible]
4. [illegible]
5. [illegible]

Prepared by: Christopher T. Gibbons, ISA Certified Arborist #MA-4391A



Tree Impact and Evaluation Report:

Root System Analysis

Tree No.	Area of root system	Area of root system disturbed	Percent of root system disturbed	Treatment Rating	Future Suggestions
T-1	1,810	150	8	2	[illegible] root system of the tree, but a small part, and is now bumped by an alternative retaining wall with the preserved trees in the background to provide some shade on the structure to behind the retaining wall.
T-2	1,810	10	<1	1	No damage sustained to the roots, as indicated.

Treatment Ratings

Preservation with no signal to strategies	1
Preservation with applicable [illegible]	2
Preservation with applic. [illegible]	3
Unknown [illegible]	4
Not applicable	5

Notes:
1) Root system area based on a general estimate of rooting to spread for both trees.
2) Trees of type tree DIP have a root system multiplier of 1.57 and have greater than a multiplier of 151.29.

Submitted by: Christopher Gibbons, ISA MA-4391A

tabbies

EXHIBIT

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

CENTREPOINTE III - TREE STUDY

SCALE: 1" = 20'

JUNE 2008

SPRINGFIELD DISTRICT

FAIRFAX COUNTY, VIRGINIA

Bowman CONSULTING