PROFFERED CONDITIONS
Renaissance at Rugby Road II, LLC

Kensington Parc
RZ 2005-SU-011

November 21, 2005

Pursuant to Section 15.2-2303(a) of the Code of Virginia, 1950, as amended, the property owners (the "Owners") and applicant (the "Applicant") in this rezoning proffer that the development of the parcels under consideration and shown on the Fairfax County Tax Maps as Tax Map Reference Nos. 45-2-((2))-2, 3, 4, 30 (hereinafter referred to as the "Property") will be in accordance with the following proffered conditions (the "Proffered Conditions") if, and only if, said Rezoning request for the R-5 Zoning District is granted. In the event said application request is denied, these Proffered Conditions shall be null and void. The Owners and the Applicant, for themselves, their successors and assigns, agree that these Proffered Conditions shall be binding on the future development of the Property unless modified, waived or rescinded in the future by the Board of Supervisors of Fairfax County, Virginia, in accordance with applicable County and State statutory procedures. These Proffered Conditions, if accepted, supersede all previous Proffered Conditions existing on the Property. The Proffered Conditions are:

I. GENERAL

1. Substantial Conformance. Subject to the Proffered Conditions and the provisions of Article 18 of the Zoning Ordinance, under which minor modifications to an approved development plan are permitted, the development shall be in substantial conformance with the Generalized Development Plan (the "GDP"), containing eleven

(11) sheets prepared by Urban Engineering & Associates, Inc., dated March 2005 and revised through October 12, 2005.

2. Lot Yield and Orientation of Units. The development shall consist of a maximum of thirty-four (34) market rate single family attached residential units. The specific unit footprints shown on the GDP are subject to minor modifications and shall further conform to the "Typical Lot/Units Details" (as shown on the GDP) and/or the requirements of these Proffered Conditions.

3. Establishment of HOA. Prior to record plat approval, the Applicant shall demonstrate that the Property will be governed by a homeowners association (the "HOA") and be subject to a Declaration of Covenants, Conditions and Restrictions consistent with the requirements of Article 2 of the Zoning Ordinance. The Applicant shall diligently pursue establishing one (1) HOA to govern a) the Property subject to these proffers ("Kensington Parc"); b) the existing development approved under RZ-2001-SU-035 and RZ 2003-SU-024 ("Kensington Square"); and c) the property associated with RZ 2005-SU-013 ("Kensington Manor"), if approved. Such HOA shall be designed with a structure that provides, among other things, reciprocal rights of access to trails, amenities, and common areas within these properties. The Applicant's obligation to establish one (1) HOA among the three (3) communities described above shall be subject to its ability under any existing covenants to: (1) comply with all annexation requirements; and (2) obtain the approval needed to retain customary declarant control of the three (3) communities during the development period for the new units approved in connection with this rezoning. Should the Applicant be unable to meet

the requirements for annexation and declarant control described above, an independent HOA for the rezoned property shall be established.

4. Dedication to HOA. Concurrent with the approval and recordation of the Record Plan, private streets, sidewalks, and common areas and amenities not otherwise conveyed or dedicated to the County shall be dedicated to the HOA and maintained by the same. Maintenance responsibilities of the HOA, including maintenance of private streets, shall be disclosed to all prospective homeowners in a disclosure memorandum prior to entering into a contract of sale and included in the HOA documents.

5. Public Access Easement. A public access easement in a form approved by the County Attorney shall be placed on the private streets, sidewalks, and trails within the approved development. The requirements of this Proffer Condition shall be disclosed in the HOA Documents.

6. Garage Conversion. Any conversion of garages that will preclude the parking of vehicles within the garage is prohibited. A covenant setting forth this restriction 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 Board of Supervisors. This restriction shall also be disclosed in the HOA Documents. Prospective purchasers shall be advised of this use restriction at the time of the contract execution for each such initial sale.

7. Pavement Section. All private streets shall be constructed pursuant to the Public Facilities Manual (the "PFM") pavement section standards as to the thickness appropriate for public subdivision streets based on level of vehicular traffic consistent with the development shown on the GDP. The HOA Documents shall include provisions

for monthly/annual assessments for private street maintenance. All prospective purchasers shall be advised of the existence of private streets, the associated public access easement and all other associated maintenance obligations required by these Proffered Conditions at the time of the contract execution for each such initial sale. The HOA Documents shall stipulate that a reserve fund to be held by the HOA be established for private street maintenance. The Applicant shall be responsible for placing the sum of $3,400.00 in such reserve fund prior to the issuance of the first Residential Use Permit (the "RUP") for the proposed dwelling units. Said reserve fund cannot be utilized by the developer during its period of control of the HOA.

8. Length of Driveways. All driveways serving the approved residential units shall be a minimum of eighteen (18) feet in length from the inside of the sidewalk to the edge of the garage door.

9. Signs. No temporary signs (including "popsicle" 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 marketing and sale of residential units on the Property to adhere to this proffer.

10. School Contributions. Prior to approval of the site plan for the approved development, the Applicant shall contribute the sum of $2,427.00 per dwelling unit, for each new dwelling unit approved on the final site plan to the Board of Supervisors for transfer to the Fairfax County School Board. Such funds shall be spent for capital

facilities for schools within the serviced area. The Applicant further reserves the right to fulfill all or a portion of this obligation through a contribution of actual capital equipment. The capital equipment for which these funds are used shall be determined by the Sully District School Board member. If this option is exercised, prior to site plan approval, the Applicant shall provide documentation to DPWES that the Applicant has purchased and provided through the Fairfax County Public School System actual capital equipment for the schools in the amount of the required contribution.

11. Park Authority Contribution. The Applicant shall contribute $694.00 per dwelling unit to the Fairfax County Park Authority for park purposes and/or facilities in the vicinity of the subject Property. This contribution shall be made at the time of final site plan approval.

12. Energy Conservation. All homes on the Property shall meet the thermal guidelines of the CABO Model Energy Program, or its equivalent as determined by DPWES for either gas or electric energy systems, as may be applicable.

13. Affordable Dwelling Units. At the time of first building permit issuance, the Applicant shall contribute to the Fairfax County Housing Trust fund the sum equal to one half of one percent (½%) of the projected sales price for each house to be constructed. The projected sales price shall be determined by the Applicant in consultation with the Fairfax County Department of Housing and Community Development (HCD) and DPWES.

14. Archaeological Study. Prior to any land disturbing activities, Applicant shall conduct a Phase I archaeological study of the Property, and provide the results of such studies to the Heritage Resources Branch of the Fairfax County Park Authority

("Heritage Resources"). If deemed necessary by Heritage Resources, the Applicant shall conduct a Phase II and/or Phase III archaeological study on only those areas of the Property identified for further study by Heritage Resources. The studies shall be conducted by a qualified archaeological professional approved by Heritage Resources, and shall be reviewed and approved by Heritage Resources. The studies shall be completed prior to subdivision plat recordation.

15. Construction Parking. The staging and parking of construction vehicles shall occur on site, including personal vehicles utilized by construction workers. No parking shall occur on adjacent roadways or within the adjacent Kensington Square community.

II. ENVIRONMENTAL

16. Stormwater Management. Stormwater management and BMP measures, including the possible installation of a raingarden, shall be provided as shown on the GDP and shall be in accordance with the PFM, as determined by DPWES. Any structural detention pond shall be landscaped to the maximum extent possible based on the planting policies of Fairfax County or modifications thereto as approved by DPWES. In order to restore a natural appearance to a structural detention pond, a landscape plan shall be submitted as part of the first submission of the site plan. The plan shall show the restrictive planting easement for the pond, and the landscaping in all areas outside of that restrictive planting easement. Further, subject to approval by DPWES, the Applicant may also incorporate one or more rain garden facilities on the Property. The Applicant and DPWES shall determine the location of the possible rain gardens at the time of site plan. Said locations shall not impact the limits of clearing and grading or impact or

reduce the number of proposed visitor parking spaces. To the extent any of the stormwater management measures described above impose additional private maintenance obligations on the HOA, including mowing and landscaping responsibilities, the same shall be disclosed to prospective purchasers prior to entering into a contract of sale and shall be incorporated into the HOA covenants. Further, any rain garden shall be maintained by the HOA in general conformance with Attachment A. If rain gardens are employed, the HOA Documents shall further stipulate that a reserve fund be established for rain garden maintenance. The Applicant shall be responsible for placing the sum of $2,500.00 in such reserve fund prior to the issuance of the first Residential Use Permit (the "RUP") for the proposed dwelling units. Said reserve fund shall not be utilized by the developer during its period of control of the HOA.

17. Limits of Clearing and Grading and Landscaping. The Applicant shall conform to the limits of clearing and grading, as shown on the GDP.

18. Landscaping. Landscaping shall be provided in substantial conformance with the landscaping concepts shown on the GDP. For those trees shown on the GDP, evergreen trees shall be at least 6 feet tall, and deciduous trees shall be at least 2 1/2 inch caliper at the time of planting. If, during the process of site plan review, any new landscaping shown on the GDP cannot be installed in order to locate utility lines, trails, etc., as determined necessary by the Urban Forester, then an area of additional landscaping consisting of trees and/or plant material of a type and size generally consistent with that displaced, shall be substituted at an alternate location on the Property, subject to approval by the Urban Forester.

19. Asbestos Containing Soils. If, based on the soils analysis submitted as part of the site plan approval process, DPWES determines that a potential health risk exists due to the presence and associated disturbance of asbestos-containing rock on the Property, the Applicant shall:

(a) Take appropriate measures as determined by the Fairfax County Health Department to alert all construction personnel as to the potential health risks; and

(b) Commit to appropriate construction techniques as determined by DPWES in coordination with the Fairfax County Health Department to minimize this risk. Such techniques may include, but shall not be limited to, dust suppression measures during all blasting and drilling activities and covered transportation of removed materials presenting this risk, and appropriate disposal.

20. Noise Attenuation Measures. As provided in Proffers 20-23 of these Proffered Conditions, noise mitigation measures will be provided to ensure that a maximum exterior noise level of DNL 65 dBA will be achieved for any outdoor areas for the dwelling units; and that a maximum interior noise level of approximately DNL 45 dBA will be achieved for any dwelling unit that will be exposed to noise levels in excess of DNL 65 dBA.

21. Noise Study. The Applicant will submit a revised noise study using a methodology acceptable to DPZ for review and approval by DPWES and DPZ prior to the approval of the first site plan that will document attainment of the noise levels for exterior and interior levels, as stated above, based on final site topography and the best

available information regarding future road and transit improvements within the right-of-way of U.S. Route 50 - Lee Jackson Memorial Highway. In addition, the noise study will provide noise impact projections (in terms of DNL dBA) for all levels of building facades. A "noise mitigation" sheet will be provided within any applicable site and building plan submission. This sheet will include the following information: a graphic illustration of the location, design details, and height of the noise barrier and identifying all building facades for which interior noise mitigation measures will be provided; and a synopsis of the recommendations of the noise study(ies) and how mitigation will be accomplished. The Applicant shall demonstrate to DPWES and DPZ prior to site plan approval that the selected material for the noise wall will provide the noise mitigation described below. Any units requiring mitigation shall be identified on the site plan.

22. Exterior Noise. In order to achieve compliance with the above maximum exterior noise levels, a noise barrier will be constructed along the southern boundary in the location shown on the GDP prior to issuance of any RUPs for the impacted units identified in the revised noise study. The design of the noise barrier shall consist of a berm and wall combination as generally shown on Attachment B. The wall portion of the barrier will be architecturally solid from ground up, with no gaps or openings. The maximum height of the noise barrier shall be consistent with that shown on Attachment B; however, the findings of the revised noise study shall determine the ultimate height of the barrier, which may be subject to change based on final grades at time of site plan.

23. Interior Noise. In order to mitigate interior noise to approximately DNL 45dBA, each dwelling impacted shall have the acoustical attributes set forth in the approved study. Any units requiring mitigation shall be identified on the site plan.

Compliance of proposed building materials with these standards shall be demonstrated by the Applicant, to the satisfaction of DPWES, prior to the issuance of building permits for the units.

24. Noise Wall Disclosure. The Applicant shall disclose to all residential purchasers that the development will include a noise wall to reduce transportation generated noise. Maps depicting the location, character, and height of the noise wall and proximity to the individual units will be provided as part of said disclosure at the time of the contract execution for each such initial sale. Notification of the height and location of the noise wall, as well as HOA maintenance responsibility for it, shall also be provided in the HOA documents. The disclosure document/HOA disclosure shall also make it clear to any potential purchaser that the noise barrier may not preclude all perceptible traffic generated noise.

25. Blasting. If blasting is required on-site, the Applicant and its successors will ensure that blasting is done per Fairfax County Fire Marshal requirements and all safety recommendations of the Fire Marshal, including, without limitation, the use of blasting mats shall be implemented. In addition, the Applicant and its successors shall:

- Retain a professional consultant to perform a pre-blast inspection of each house or residential building, to the extent that any of these structures are located within two hundred fifty (250) feet of the property boundaries.
- Prior to any blasting being done, the Applicant will provide written confirmation to DPWES that the pre-blast survey has been completed and provide a copy of the survey to Fairfax County upon request.

- Require the blasting consultant to request access, by way of certified mail to the last known address of the owner(s), to any houses, buildings, or swimming pools that are located within said 250 foot range, to, if permitted by owner, determine the pre-blast conditions of these structures. The Applicant's consultant will be required to give a minimum of fourteen (14) days notice of the scheduling of the pre-blast survey. The Applicant shall provide the residents entitled to pre-blast inspections, the name, address and phone number of the blasting contractor's insurance carrier.
- Require his consultant to place seismographic instruments prior to blasting to monitor shock waves. The Applicant shall provide seismographic monitoring records to County agencies upon their request.
- Notify residences within 250 feet of the property boundaries, ten (10) days prior to blasting; no blasting shall occur until such notice has been given.
- Upon receipt of a claim of actual damage resulting from said blasting, the Applicant shall cause his consultant to respond within five (5) days of meeting at the site of the alleged damage to confer with the property owner.
- The Applicant will require blasting subcontractors to maintain necessary liability insurance to cover the costs of repairing any damages to structures, which are directly attributable to the blasting activity and shall take necessary action to resolve any valid claims in an expeditious matter.
- The consultant shall be required to provide an analysis of the potential for gas migration from the site to the Fire Marshal for review and approval prior to

blasting. Appropriate gas migration mitigation and/or notification pursuant to County regulations shall be implemented.

IV. ARCHITECTURE/DESIGN

26. Architecture. The architectural design of the buildings shall be in substantial conformance with the elevations shown on the GDP. Modifications may be made with the final architectural designs if in substantial conformance with the elevations shown on the GDP. The predominant materials used on the exterior facades, on all four (4) sides of the structure, shall be brick and/or masonry. The trim and architectural detailing on structures may be wood, fypon or similar material.

27. Specialty Paving Treatment. The Applicant reserves the right to install specialty paving treatment within the private streets and sidewalks, subject to the approval of DPWES. The materials may include but are not limited to unit pavers, brick pavers, stamped concrete or stamped asphalt.

28. Design of Street Furniture. The benches, sitting areas, entrance feature, and light standards shall be in substantial conformance with the illustrations shown on sheets 9 and 10 of the GDP.

29. Street Lighting. Street light fixtures installed along the private streets shall incorporate lighting elements that are a full cut .off type design. The lighting fixtures shall be in substantial conformance with the illustration shown on sheet 10 of the GDP. All lighting on site shall be provided in accordance with the performance standards of Article 14 of the Zoning Ordinance.

30. Retaining Walls. Retaining walls, at heights and in locations as shown on the GDP, shall be covered with either a brick, stone and/or decorative masonry veneer.

31. Lot Detail. The typical lot/unit details shall be in conformance with what is shown on sheet 10 of the GDP. Further, the Applicant shall provide a combination of 6 foot solid wall privacy fencing and 4 foot metal fencing in the side and rear yards in substantial conformance with what is shown on the GDP.

V. TRANSPORTATION

32. Interim Rugby Road Improvements. Prior to the issuance of the twenty-first (21st) Residential Use Permit ("RUP"), the Applicant shall construct improved Rugby Road along the site frontage of this rezoning (i.e., from the northern boundary of the rezoning property to the Route 50) in the lane configuration as generally shown on the GDP. The final design and configuration of this improvement shall be subject to approval by FCDOT, VDOT, and DPWES. For the purpose of this proffer, "construct" shall mean open to traffic and generally completed, but for final "top coating" of the road. Once completed, the road shall be accepted by VDOT for maintenance, prior to final bond release.

33. Ultimate Rugby Road Improvements. In addition to that required by Proffer #31, prior to the issuance of the One Hundredth (100th) Residential Use Permit ("RUP") approved in connection with this rezoning and/or concurrently filed rezoning RZ 2005-SU-013, the Applicant shall construct improved Rugby Road from the Fairfax County Parkway to Route 50 in the lane configuration that is in substantial conformance with that shown on the GDP as approved by FCDOT, VDOT, and DPWES. For the purpose of this proffer, "construct" shall mean open to traffic and generally completed, but for final "top coating" of the road. Once completed, the road shall be accepted by

VDOT for maintenance, prior to final bond release. Upon demonstration by the Applicant that, despite diligent efforts, the improvements have been delayed as a result of the unavailability of necessary off-site right-of-way or other circumstances, the Zoning Administrator may agree to a later date for the completion of the improvements.

34. Public Improvement Plan. The Applicant shall pursue approval of the required Rugby Road improvements pursuant to a Public Improvement Plan filed concurrently with the required site plan. Such approach shall not change or alter the timing requirements of Proffers 31 and 32 as to the completion of the improvements to Rugby Road.

35. Rugby Road Right-of-Way Acquisition/Condemnation. If, one (1) year subsequent to final site plan approval, the Applicant is unable to bring about the dedication (if any) by others and the necessary right-of-way and easements required for any of the proffered improvements along Rugby Road as shown on the GDP, or to acquire by purchase the right-of-way and/or easements at fair market value, as determined by an MAI (Member of the Appraisal Institute) appraisal, then Applicant shall request the Board of Supervisors to condemn the necessary land and/or easements.

It is understood that the Applicant's request to the Board of Supervisors for condemnation will not be considered until the Applicant has demonstrated to the satisfaction of the County their failed attempts to acquire the right-of-way and easements and the Applicant has forwarded the request in writing to the Division of Land Acquisition or other appropriate County official, accompanied by (1) plans, plats and profiles showing the necessary right-of-way or grading easements to be acquired, including all associated easements and details of the proposed transportation

improvements to be located on said right-of-way property; (2) an independent appraisal of the value of the right-of-way property to be acquired and of all damages to the residue of the affected property; (3) a sixty (60) year title search certificate of the right-of-way property to be acquired; and (4) an escrow in an amount equal to the appraised value of the property to be acquired and of all damages to the residue which can be drawn upon by the County. It is also understood that in the event the property owner of the property to be acquired is awarded with more than the appraised value of the Property and to the damages to the residue in a condemnation suit, the amount of the award in excess of the escrow amount shall be paid to the County by the Applicant within forty-five (45) days of said award. In addition, the Applicant agrees that all reasonable and documented sums expended by the County in acquiring the right-of-way and necessary easements shall be paid to the County by the Applicant within sixty (60) days of written demand.

In the event the County is successful in acquiring the off-site right-of-way and easements necessary to fully complete any or all of the these off-site improvements, the Applicant shall construct the improvement(s) for which right-of-way is available within two years of such right-of-way acquisition. It is expressly understood that in the event the County abandons efforts or does not acquire the aforesaid right-of-way and/or easements by means of its condemnation powers, the Applicant is relieved of any responsibility under this proffer to construct any off-site portion of the aforesaid road improvement specifically affected by the unavailability of the right-of-way. Should the County elect not to exercise its condemnation powers, abandon such efforts, or not acquire the necessary right-of-way and/or easement, the Applicant shall escrow funds equal to the fair market value of the right-of-way or easements in question. If applicable,

the escrow required above in connection with initiating a condemnation request may fulfill this requirement.

36. Fairfax Center Area Road "FCAR" Fund. The Applicant shall contribute to the FCAR Fund in accordance with the Procedural Guidelines adopted by the Board of Supervisors on November 22, 1982, as amended, subject to credit for all creditable expenses as determined by the County Department of Transportation and/or DPWES.

37. Right-of-Way. Prior to subdivision plan approval or upon demand, whichever occurs first, the Applicant shall dedicate right-of-way along the site frontage of Rugby Road, approximately 35' from the centerline of Rugby Road, as generally shown on the GDP. Right-of-way dedicated in conjunction with these Proffered Conditions shall be conveyed to the Board of Supervisors in fee simple and shall, with the exception of the right-of-way and easements credited to the FCAR, be subject to the provisions of Paragraph 5 of Section 2-308 of the Zoning Ordinance. Further, the Applicant reserves density credit for all dedications of right-of-way, land, or facilities required in connection with these proffered conditions pursuant to Section 2-308 of the Zoning Ordinance.

38. Escalation. All monetary contribution amounts stated in these proffers shall be adjusted by increases to the *Marshall and Swift Building Cost Index*, or similar objective source, from the date of the Board of Supervisors' approval of this rezoning application to the date of site plan approval.

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These Proffered Conditions may be executed in counterparts and the counterparts shall constitute one and the same proffer statement.

RENAISSANCE AT RUGBY ROAD II, LLC
Applicant/Contract Purchaser (Contract Assignee)
Tax Map No. 45-2-(2)-2, 3, 4, 30

By: _____
Name: Albert H. Small Jr.
Its: President

EASTWOOD PROPERTIES, INC.
Contract Purchaser/Assignor of Tax Map
No. 45-2-((2))-2, 3, 4, 30

By: _____
Richard L. Labbe
President

SEUNG K. HONG
Title Owner of Tax Map No. 45-2-((2))-2

By: EASTWOOD PROPERTIES, INC.

R L Labbe, Agent and
Attorney-in-Fact for Seung K. Hong

Richard L. Labbe, President
Agent and Attorney-in-Fact for Seung K. Hong

KIMBERLY H. HONG
Title Owner of Tax Map No. 45-2-((2))-2

By: EASTWOOD PROPERTIES, INC.

R L Labbe, Agent and
Attorney-in Fact for Kimberly H. Hong

Richard L. Labbe, President
Agent and Attorney-in-Fact for Kimberly H. Hong

ARLINGTON L.L.C.
Title Owner of Tax Map Nos. 45-2-((2))-3, 4

By: EASTWOOD PROPERTIES, INC.
R. Labbe, Agent and
Attorney-in-Fact for Arlington, L.L.C.

Richard L. Labbe, President
Agent and Attorney-in-Fact for Arlington L.L.C.

BRUCE W. MULLINAX
Title Owner of Tax Map No. 45-2-((2))-30

By: EASTWOOD PROPERTIES, INC.

D Labbe, Agent and
Attorney-in-Fact for Bruce W Mullinax

Richard L. Labbe, President
Agent and Attorney-in-Fact for Bruce W. Mullinax

JEAN L. SEMRO
Title Owner of Tax Map No. 45-2-((2))-30

By: EASTWOOD PROPERTIES, INC.
By Labbe, Agent and Attorney-in-Fact
for Jean L. Semro

Richard L. Labbe, President
Agent and Attorney-in-Fact for Jean L. Semro

ANN M. CAMPBELL
Title Owner of Tax Map No. 45-2-((2))-30

By: EASTWOOD PROPERTIES, INC.

R. L. Labbe, Agent and Attorney-in-Fact
for Ann M. Campbell

Richard L. Labbe, President
Agent and Attorney-in-Fact for Ann M. Campbell

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ATTACHMENT A

SPECIFICATIONS FOR MAINTENANCE OF RAIN GARDENS

Description	Method	Frequency	Time of the Year
SOIL			
Inspect and Repair Erosion	Visual	Monthly	Monthly
ORGANIC LAYER			
Remulch any void areas	By hand	Whenever needed	Whenever needed
Remove previous mulch layer before applying new layer (optional)	By hand	Once every two to three years	Spring
Any additional mulch added (optional)	By hand	Once a year	Spring
PLANTS			
Removal and replacement of all dead and diseased vegetation considered beyond treatment	See planting specifications	Twice a year	3/15 to 4/30 and 10/1 to 11/30
Treat all diseased trees and shrubs	Mechanical or by hand	N/A	Varies, depends on insect or disease infestation
Watering of plant material shall take place at the end of each day for fourteen consecutive days after planting has been completed	By hand	Immediately after completion of project	N/A
Replace stakes after one year	By hand	Once a year	Only remove stakes in the Spring
Replace any deficient stakes or wires	By hand	N/A	Whenever needed
Check for accumulated sediments	Visual	Monthly	Monthly

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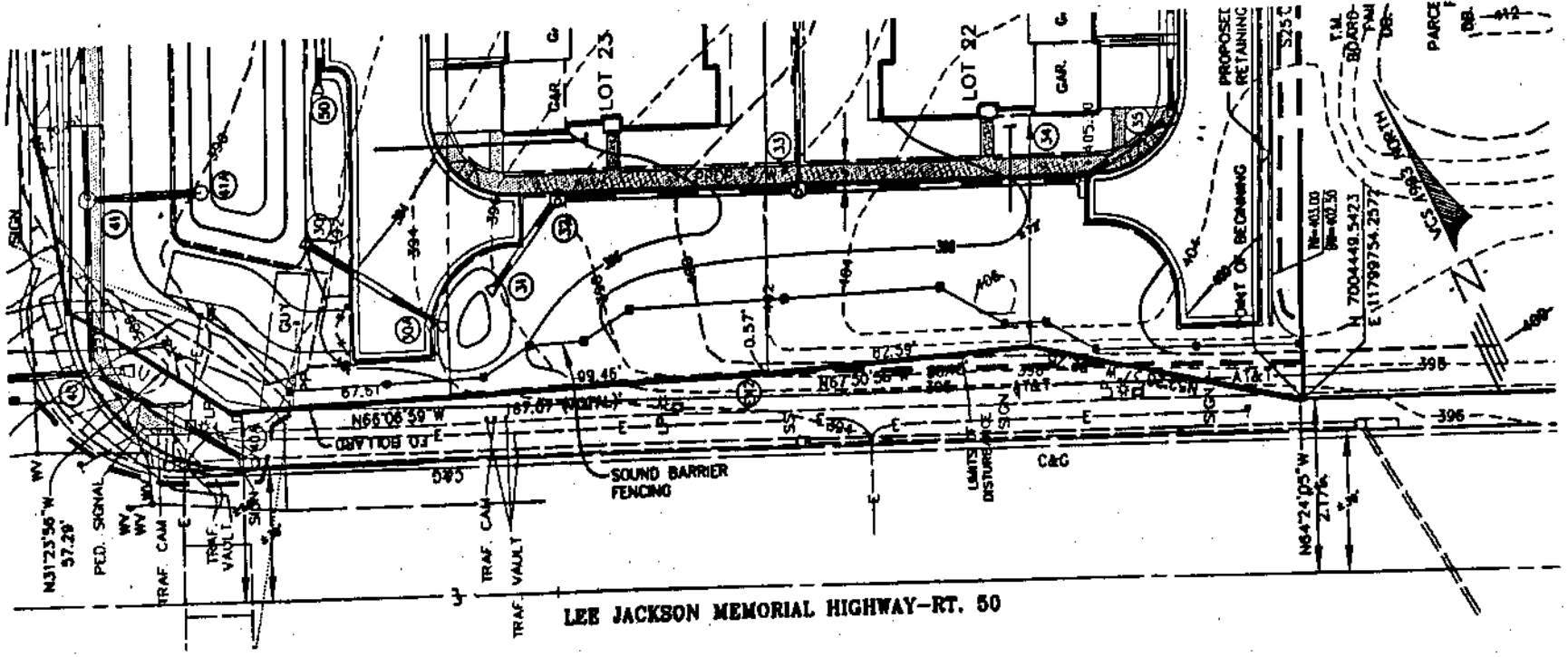

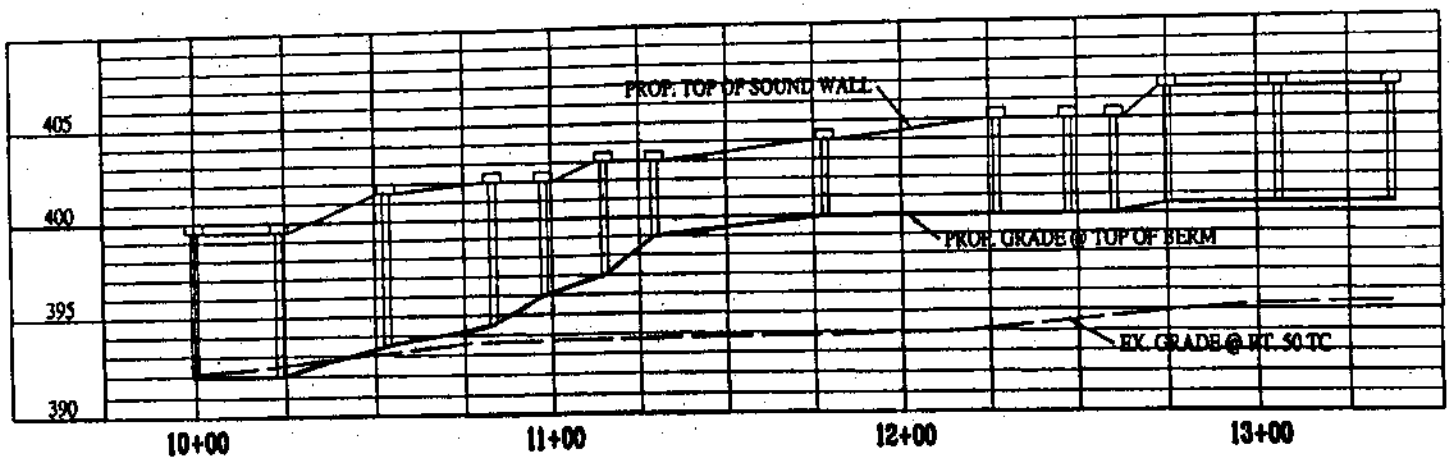

PRELIMINARY DESIGN - SOUNDWALL AND BERM ELEVATIONS

KENSINGTON PARC

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA
DATE: 09/13/05
SCALE: H: 1" = 50'; V: 1" = 10'

Attachment B