



FEB 07 2013

County of Fairfax, Virginia

MEMORANDUM

DATE: 2/5/2013

TO: Distribution List

FROM: Barbara C. Berlin, AICP
Director
Zoning Evaluation Division
Department of Planning and Zoning

SUBJECT: Special Exception Plat Analysis

REFERENCE: Application Number: SE 2013-DR-001 (TD Bank, National Association)

Case Information

Staff Coordinator: Mike Lynskey
Pre-staffing Date: 3/4/2013 Staffing Date: 4/11/2013
Tentative PC Date: 6/13/2013

Attached for your review and comment is the Special Exception application, Statement of Justification, Location map and Special Exception Plat for the subject application.

Action addressees are requested to provide written comments to staff coordinator by 2/25/2013 to be considered in preparing staff's recommendation on this application. Information addressees who wish to submit comments should provide them by the same date.

Action Addressees

- ___ DPWES
Site and Addressing
Attn: Hallala Faraj
- ___ DPZ-PD
Chief, Env. And Develop. Review Branch
Attn: Pam Nee
- ___ Dept. of Transportation
Transportation Planning,
Chief, Site Analysis Section
Attn: Angela Rodeheaver
- ___ Fairfax County Park Authority
Planning and Development Division
Plan Review Coordinator
Attn: Lynne Johnson
- ___ Planning Commissioner
Dranesville District
- ___ Board of Supervisors
Dranesville District
- ___ DPWES
Sanitary-Sewer
Attn: Gilbert Osei-Kwadwo
- ___ Dept. of Information Technology
Network Services Division
Radio Engineer, The Radio Center

- ___ Health Department
Div. of Environmental Health
Technical Review and
Information Resources
Attn: Kevin Wastler
- ___ Northern Virginia Soil & Water
Conservation District
Conservation Specialist
Attn: Willie Woode
- ___ Office of Community Revitalization &
Reinvestment
Office of County Executive
Attn: Barbara Byron
*CRD only
- ___ Dept. of Facilities Management
Analyst, Property Management Div.
Attn: Marguerite Guarino

Information Addressees

- ___ Clerk to the Board of Supervisors
Attn: Cathy Chianese
- ___ Planning Commission
Executive Director
Attn: Barbara Lipa
- ___ DPZ-ZED, Director
Attn: Barbara C. Berlin, AICP

- ___ Branch Chiefs, RZ/SE Branch, ZED
Dept. of Planning & Zoning
- ___ DPZ-ZED
Chief, Proffer Interpretation
Attn: Kevin Guinaw
- ___ DPZ-ZED
Admin. Asst, Applications Mgt. Branch
Attn: Lori Mallam
- ___ DPZ-ZAD
Chief Zoning Inspector
Attn: Joe Bakos
*Change in sign area only
- ___ Southeast Fairfax Development Corp.
Attn: Tony Fontana
*MV or LEE only
- ___ VDOT
Attn: Deborah Townley
- ___ Economic Development Authority
Dir, Market Research and Comm.
Attn: Nate Edwards
- ___ Adult Aging Services, DFS
AAA, B-3-708
Attn: Jacquie Woodruff

Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Phone 703 324-1290
FAX 703 324-3924
www.fairfaxcounty.gov/dpz/





COUNTY OF FAIRFAX
Department of Planning and Zoning
Zoning Evaluation Division
 12055 Government Center Parkway, Suite 801
 Fairfax, VA 22035 (703) 324-1290, TTY 711
www.fairfaxcounty.gov/dpz/zoning/applications

APPLICATION No: SE 2013-DR-001
 (Staff will assign)

RECEIVED
 Department of Planning & Zoning

OCT 25 2012

APPLICATION FOR A SPECIAL EXCEPTION Zoning Evaluation Division
 (PLEASE TYPE or PRINT IN BLACK INK)

| | |
|--|---|
| APPLICANT | NAME TD Bank, National Association |
| | MAILING ADDRESS 12000 Horizon Way, Mount Laurel, NJ 02054 |
| | PHONE HOME () WORK (703) 754-8016 |
| | PHONE MOBILE () |
| PROPERTY INFORMATION | PROPERTY ADDRESS 9901 Georgetown Pike, Great Falls 22066 |
| | TAX MAP NO. 0131 01 0005A SIZE (ACRES/SQ FT) 27,426 sq. ft. |
| | ZONING DISTRICT C-6; C-8 MAGISTERIAL DISTRICT Dranesville |
| | PROPOSED ZONING IF CONCURRENT WITH REZONING APPLICATION: |
| SPECIAL EXCEPTION REQUEST INFORMATION | ZONING ORDINANCE SECTION 4-804 (4) (F); 4-805 (1), 4-806 (1) |
| | PROPOSED USE Drive-in financial institution in C-8 district with a waiver of the minimum lot area |
| AGENT/CONTACT INFORMATION | NAME Lori K. Murphy, Esquire |
| | MAILING ADDRESS 2300 Wilson Blvd., 7th Floor, Arlington, VA 22201 |
| | PHONE NUMBER HOME (703) 525-4000 WORK |
| | PHONE NUMBER MOBILE |
| MAILING | Send all correspondence to (check one): <input type="checkbox"/> Applicant -or- <input checked="" type="checkbox"/> Agent/Contact |
| <p>The name(s) and addresses of owner(s) of record shall be provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representatives on official business to enter the subject property as necessary to process the application.</p> <p><u>Lori K. Murphy, Esq.</u> TYPE/PRINT NAME OF APPLICANT/AGENT</p> <p><u>Lori K. Murphy</u> SIGNATURE OF APPLICANT/AGENT</p> | |

DO NOT WRITE IN THIS SPACE

SE 2012-0242

Date application accepted: January 16, 2013

Application Fee Paid: \$ 16,375.00

10

Virginia Ruffen

MVC
 1/16/13

STATEMENT OF JUSTIFICATION
Revised December 7, 2012

Special Exception Application
Application of TD Bank, N.A.
Case Name: TD Bank – 9901 Georgetown Pike, Great Falls
GPIN# 0131 01 005A

1. *Zoning*

This is an application under Zoning Ordinance Sections 804(4)(F) and 805 (C-8 Highway Commercial District) for a drive-in financial institution in a C-8 District. The applicant also seeks waivers of 11-203 (loading space requirement), which has routinely been granted for bank uses.

In addition, the applicant is requesting a modification to the usual configuration for stacking found in the Zoning Ordinance Section 11-104. The applicant will be providing stacking for up to ten (10) vehicles in the drive-through, as the Ordinance requires, however, due to constraints on the site (e.g. the septic field to the rear of the site and desire to conceal the drive-through by locating it at the rear of the site), the applicant is not able to conform to Section 11-104. The proposed plan does offer stacking for up to six (6) vehicles at the first window and stacking for up to four (4) vehicles for the second window for a total of the ten (10) stacking spaces.

The subject property consists of a 27,426 square foot (0.63 acre) parcel located at the southwest corner of Georgetown Pike (VA Route 193) and Walker Road. The parcel is predominately located within the C-8 District with the exception of a strip of land at the southern edge of the property which is located within the C-6 District. The property is not located within any overlay districts.

2. *Proposed Operation & Vicinity of Service*

The proposed bank will be a drive-in bank with a two-lane drive-through. The proposed bank is intended to provide banking services within a three mile radius of the site, offering the community a full service bank that offers extended hours of operation that meet the realistic needs of its neighbors and one at which bank officers will be on site for what would be considered extended hours in this area. This will allow the bank to meet the full range of customers' banking needs.

The hours of operation of the proposed bank would be as follows:

| | Lobby | Drive-in |
|------------------------------|--------------|-----------------|
| Monday-Wednesday | 8:30-5:00 | 8:00-8:00 |
| Thursday & Friday | 8:30-8:00 | 8:00-8:00 |
| Saturday | 8:30-3:00 | 8:30-3:00 |
| Sunday | 12:00-4:00 | 12:00-4:00 |

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Department of Planning & Zoning
DEC 07 2012
Zoning Evaluation Division

The number of employees at any one time will not exceed nine. The number of patrons or customers at any one time will be comparable to other similarly situated banks in the area. Banks do not measure the number of persons entering the bank; instead it is the number of deposits that are counted. This deposit information has no bearing on the SE application. In this case, the zoning and land use for this site is dependent on the square footage of the bank, not the number of patrons.

3. *Location of Property and Current Use*

The subject property is located at the southwest corner of the intersection of Georgetown Pike (VA Route 193) and Walker Road. Presently, the site is improved with an Exxon gas station and service center. As of September 2012, the underground storage tanks were removed and the gas station is no longer pumping gas. Over the short term, it will operate as an automobile service station and repair facility, with several service bays on site. The site is the subject of a contamination complaint which is currently in the process of remediation with Virginia DEQ, and it is anticipated that monitoring will continue to occur over a number of years.

4. *Surrounding Area*

East of the site, across Walker Road, is a Shell gas station, located within the Great Falls Center, lease by the owner of the subject site. South of the proposed leasehold is an office building with mixed uses called Great Falls Crossroads Condominium. West of the site, on the adjacent parcel are commercial, townhouse-style condo units that are part of the Village Center Condos, which includes a mix of uses, including a dry cleaners, mathematics tutoring business and shoe repair, to name a few. North of the site, across Georgetown Pike is open green space and parking for an old one-story strip-retail center with dry-cleaners, pizza restaurant, and a 7-11 convenience store.

5. *Special Exception Application*

The General Special Exception Standards, Fairfax County Code Sec. 9-006, provides, in part, that the proposed use be in harmony with the Comprehensive Plan and zoning regulations. The proposed development is in harmony with the Comprehensive Plan, which permits a drive-through bank subject to certain conditions.

The proposed building, utility locations, landscaping and parking lot configurations are subject to final engineering, but will remain in substantial conformance as depicted on the Special Exception Plat. The Special Exception Plat includes six sheets:

- Sheet One: Cover Sheet
- Sheet Two: Existing Conditions Plan/Existing Vegetation Map
- Sheet Three: Special Exception Plat
- Sheet Four: Landscape Plan
- Sheet Five: Preliminary Stormwater Management Plan

- Sheet Six: Building Elevations/Site Details

*We have elected not to show architecture at this time since it is currently under review by the community and a work in progress. This sheet currently shows proposed signage.

The proposed development includes a 2,545± square foot TD Bank with an FAR of 0.10.

The bank proposes a 5.3-foot parking setback along the southern property line and a 4-foot setback along the western property line. The bank also proposes a 10-foot parking setback along Georgetown Pike and Walker Road.

6. *Traffic Impact of Proposed Use*

This site is located in a general commercial area. Based upon ITE studies, it is reasonable to presume that traffic generation will be substantially less than that of an automobile service station. The TD operating model of extended hours also serves to diffuse "peak hour" trips. The site is located in a general commercial area and will draw upon operators or patrons already in the immediate area. In banking, as opposed to some other uses, the drive through facility is viewed as something subordinate to the primary building, not attracting additional business because of its presence, but rather providing a convenience to the customer and facilitating overall traffic circulation. Kimley-Horn and Associates, Inc. has provided an additional traffic statement dated March 20, 2012, regarding the reduction in traffic overall. The Traffic Statement indicates the maximum expected trip generation and the distribution of such trip generations by time of day.

That Traffic Statement was sent to Fairfax County Department of Transportation on October 22, 2012. Please see a copy of the October 22nd letter to Fairfax County Department of Transportation and the Traffic Statement attached hereto. Fairfax County's Department of Transportation, replied via email on November 1, 2012, the following:

"Your Chapter 527 TIA determination request for a special exception TD Bank, N.A. with two drive-thru lanes at 9901 Georgetown Pike, Great Falls, Virginia (Tax Map 13-1 ((1)), Parcel 5A) has been reviewed. **A Chapter 527 is not required** for the proposed financial institution with two drive-thru lanes to replace the existing 8-pump gas station." *Via email from Ariel Yang.*

7. *Access and Connectivity*

The proposed use fronts on Georgetown Pike. Access to the site is achieved via a full-movement access points along Georgetown Pike and Walker Road. The width and location of access points will be refined and better defined with the new use.

8. *Description of Facade and Architecture*

The interior of the space will conform to TD Bank's high quality design standards. The exterior of the building has been preliminarily designed, but is being discussed among citizens of

Great Falls, and will be the subject of meetings in the future between the citizens and the applicant, hopefully resulting in consensus. For this reason, we have elected not to include any elevations or architecture in this submission.

9. *Conformity to Comprehensive Plan Provisions, Applicable Ordinances and Waivers*

The proposed use conforms to the provisions of all applicable ordinances, regulations, adopted standards and any applicable conditions, or for the waiver, exception or variance sought by the applicant, from such ordinances, regulations, standards and conditions, as are specifically noted with this justification.

In this case, the applicant seeks a waiver of 11-203, Standard C (waiver of loading space requirement) and a modification of the stacking requirements. The plans will be updated to appropriately shown these requests.

The subject property is located in the UP3 Hickory Community Planning Sector of the Upper Potomac Planning District. This planning sector states that commercial uses in these areas should be neighborhood-serving in nature and should be restricted to the existing commercially-zoned parcels. The proposed bank use is more in keeping with its neighbors, small office and retail uses.

Waivers and Modifications

A. The applicant requests a waiver of the loading space requirement, §11-203, on the basis that due to security requirements, the bank disposes off-site all of the trash, recycling and documents.

B. The applicant requests a modification of the drive-through stacking ordinance as strictly stated in Section 11-104, due to site constraints.

10. *Hazardous Conditions and Recycling*

There are no known hazardous or toxic substances under Federal, State or Local regulation to be generated, utilized, stored, treated, and/or disposed of on this site or otherwise associated with this application.

TD Bank does not use dumpsters or dumpster enclosures due to the nature of the business which requires protection of confidential financial data. Approximately one kitchen-sized bag of kitchen garbage plus confidential trash, which is bagged separately, is removed by a TD Bank courier and shredded and recycled daily.

11. *Environment*

The site currently has an open complaint with Virginia Department of Environmental Quality (or "DEQ") for gasoline constituents found in the on-site groundwater and nearby potable wells. Remediation efforts are underway and Virginia DEQ is currently preparing a Corrective Action Plan (CAP) to be reviewed by the public. ExxonMobil is the responsible party for all remediation efforts. The bank anticipates that remediation efforts will require the

placement of a temporary 10X20 foot remediation trailer on the property, as shown on Sheet 3 of 6, Special Exception Plat.

12. Stormwater Management Facilities

There are no significant environmental features (wetlands, streams, and habitat) on this site, however, the site does have a rather large septic field in the Northwest corner. The proposed site is currently improved with a gas station and service station. BMP will be provided for the subject property through a Stormwater BMP Unit and it will provide a minimum of phosphorous removal efficient at 10%. No SWM plan is required for the site because the post-development peak runoff does not exceed the pre-development runoff. See Sheet 5 of 6, Preliminary Stormwater Management Plan.

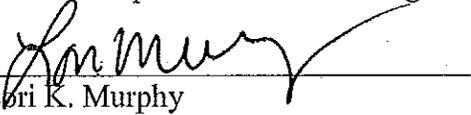
Outfall channels southeast to an open channel storm system which ultimately discharges into the Potomac River through the Difficult Run Watershed. The proposed development will decrease the peak runoff rate and adequate outfall will exist. See Sheet 5 of 6, Preliminary Stormwater Management Plan.

13. Landscaping

TD Bank exceeds the local jurisdiction's requirements for green space. In this case, the County requires tree canopy in the amount 2,743 square feet, combined with tree preservation and tree plantings. The proposed vegetation will include preservation of some canopy area through tree preservation (708 square feet) as well as the planting of deciduous trees (3,000 square feet). In total, the bank will provide 3,708 square feet of tree cover. This green space represents 13.52% of the site. Additionally, the bank will plant the areas surrounding the bank with grass and low shrubbery. See Sheet 4 of 6, Landscaping Plan.

14. Community Outreach

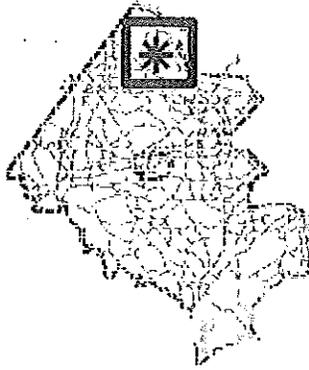
To date several meetings have been held with the Great Falls Citizens Association. The first meeting was in May of this year where a general overview of the project was discussed. About 30 members of the community attended this first meeting. The second meeting was called in August of this year to specifically address the environmental remediation issues on the site. An environmental consultant discussed the remediation process and answered citizens' questions. Executives within TD Bank also discussed their business interest in operating a bank in Great Falls and expressed intentions to be a good corporate citizen. At the most recent meeting, which was held September 25th, 2012, the focus was on architectural design and the general land use process. TD Bank expects to hold more meetings with the citizens in the future and continues to welcome comments and feedback on the project. It is anticipated that the next meeting will address engineering plans and be a follow up to architectural design.


Lori K. Murphy
Lauren K. Keenan
Attorneys and Agents for the Applicant

Special Exception

SE 2013-DR-001

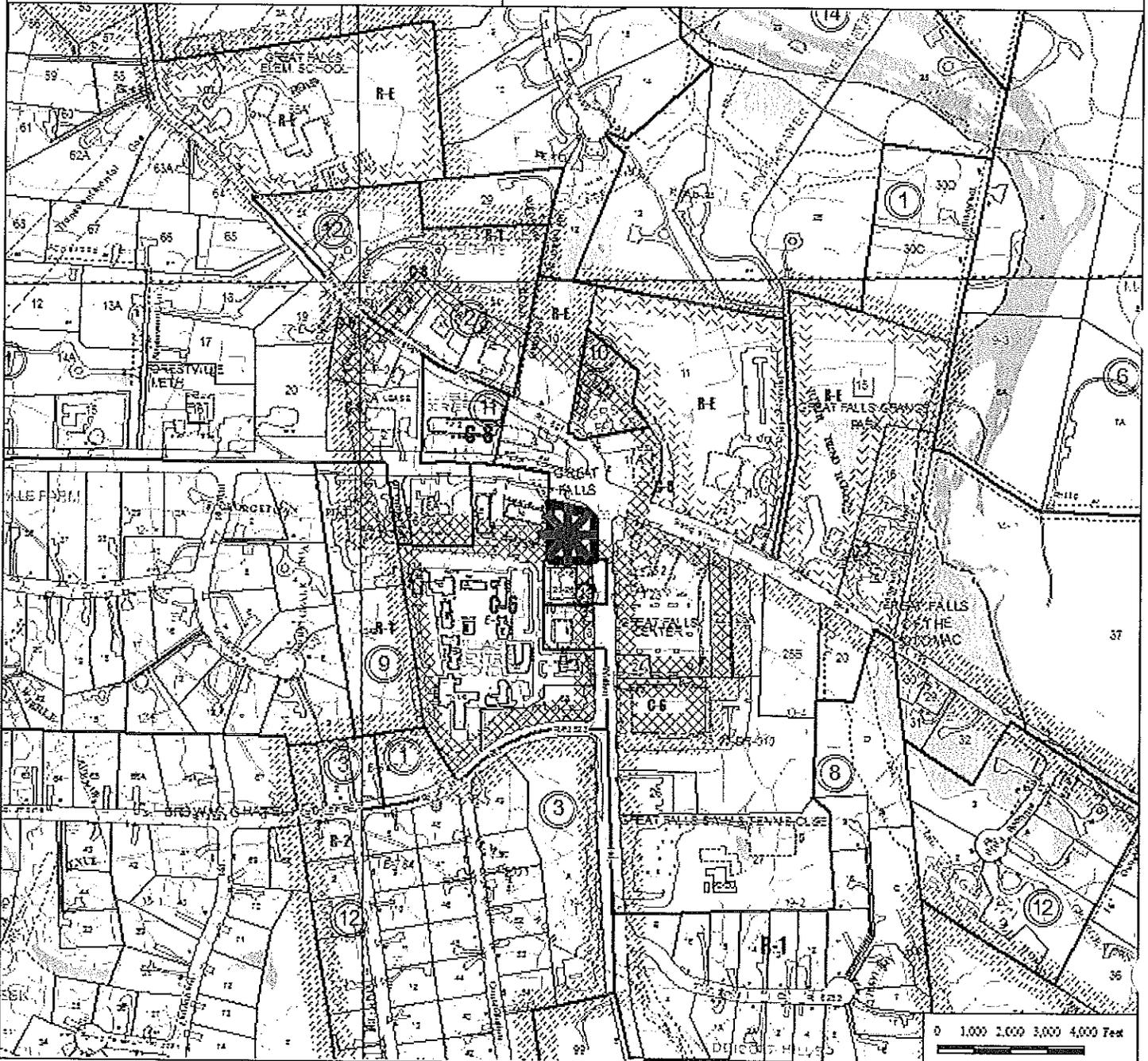
Applicant: TD BANK NATIONAL ASSOCIATION
Accepted: 01/16/2013
Proposed: DRIVE-IN FINANCIAL INSTITUTION
Area: 27426 SF OF LAND; DISTRICT - DRANESVILLE



Zoning Dist Sect: 04-080404-0604
Art 9 Group and Use: 5-06 5-06
Located: 9901 GEORGETOWN PIKE, GREAT FALLS, VA 22066

Zoning: C-8
Plan Area: 3.3

Map Ref Num: 013-1-/01/ /0005A /01/ /0005A



Special Exception

SE 2013-DR-001

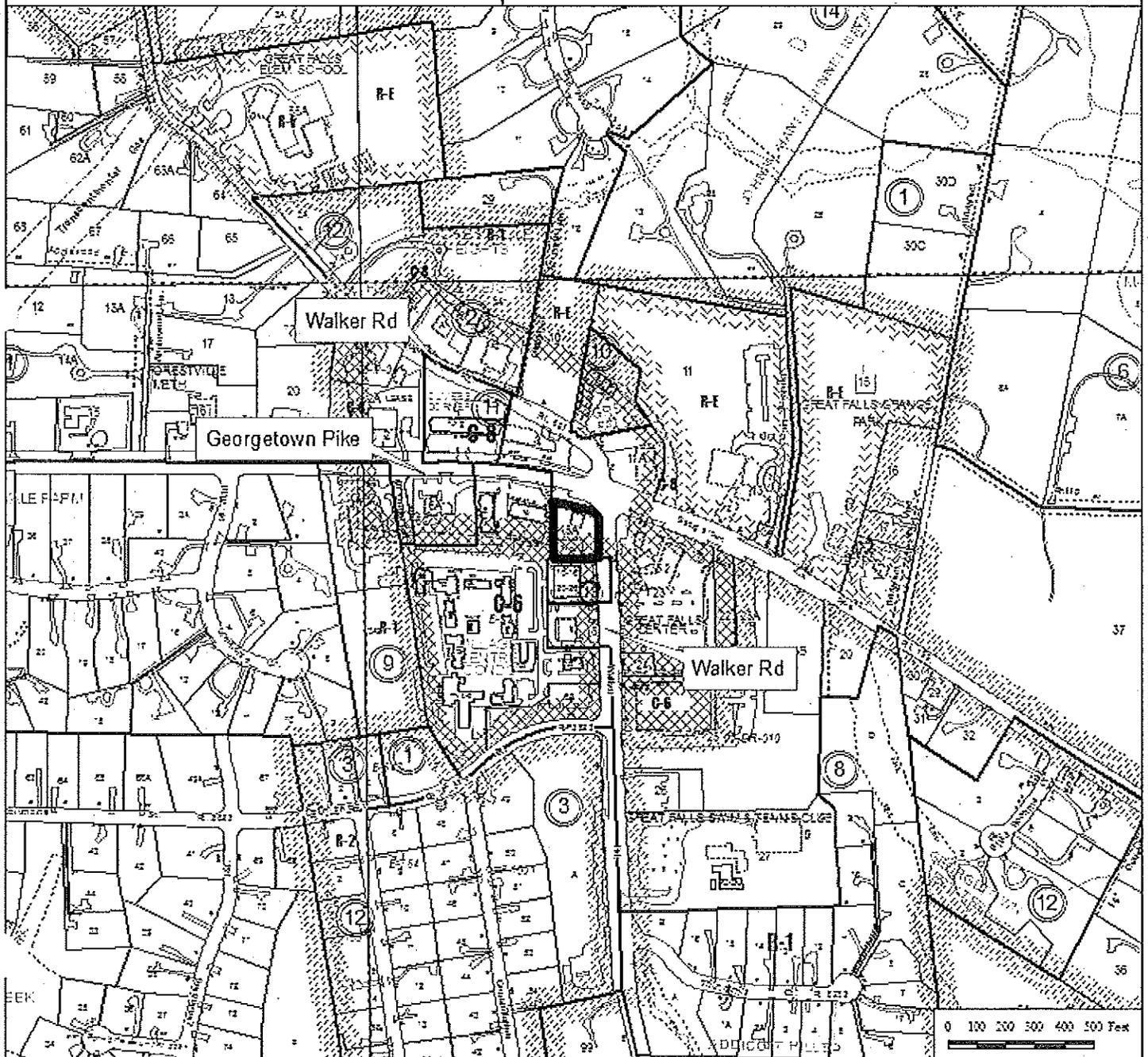
Applicant: TD BANK, NATIONAL ASSOCIATION
Accepted: 01/16/2013
Proposed: DRIVE-IN FINANCIAL INSTITUTION
Area: 27426 SF OF LAND; DISTRICT - DRANESVILLE

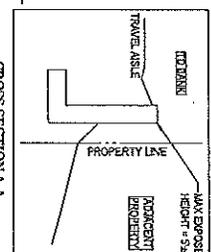
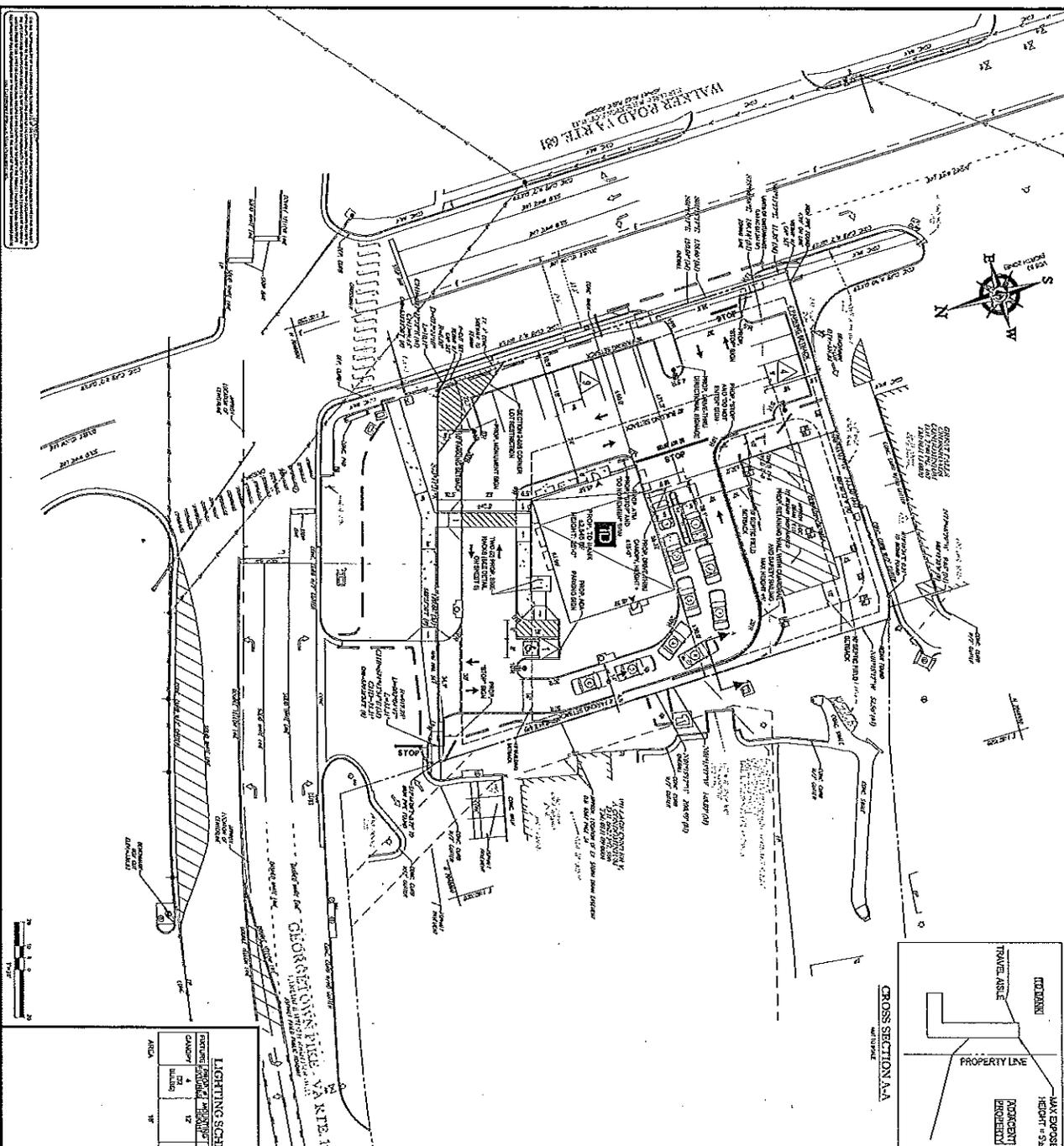


Zoning Dist Sect: 04-080404-0604
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Plan Area: 3.3,

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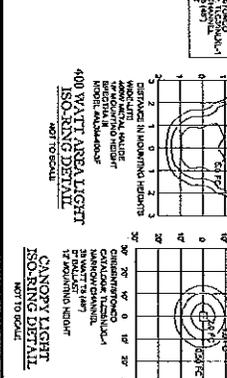
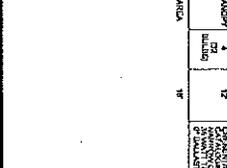
GENERAL NOTES

1. THIS PLAN IS BASED ON A SURVEY BY CONDUCTED BY [Name] ON [Date].
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
6. THE CONTRACTOR SHALL MAINTAIN ADEQUATE LIGHTING THROUGHOUT THE CONSTRUCTION PROCESS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND LANDSCAPE.
8. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY MEASURES THROUGHOUT THE CONSTRUCTION PROCESS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
10. THE CONTRACTOR SHALL MAINTAIN ADEQUATE LIGHTING THROUGHOUT THE CONSTRUCTION PROCESS.

- WAIVERS REQUESTED WITH THIS PLAN:**
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
 2. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
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 10. THE CONTRACTOR SHALL MAINTAIN ADEQUATE LIGHTING THROUGHOUT THE CONSTRUCTION PROCESS.

LIGHTING SCHEDULE

| FIXTURE | QUANTITY | WATTAGE | BEAM ANGLE | HEIGHT |
|---------------------|----------|---------|------------|--------|
| 400 WATT AREA LIGHT | 4 | 400 | 120° | 12' |
| ISOLATING DETAIL | 1 | 100 | 120° | 12' |



BOHLER ENGINEERING

CORPORATE OFFICE
1000 N. 10TH ST.
FARMERSVILLE, VA 22434
TEL: (540) 895-1100
FAX: (540) 895-1101
WWW.BOHLER-ENGINEERING.COM

PROJECT MANAGER: [Name]
DESIGNER: [Name]
CHECKER: [Name]
DATE: [Date]

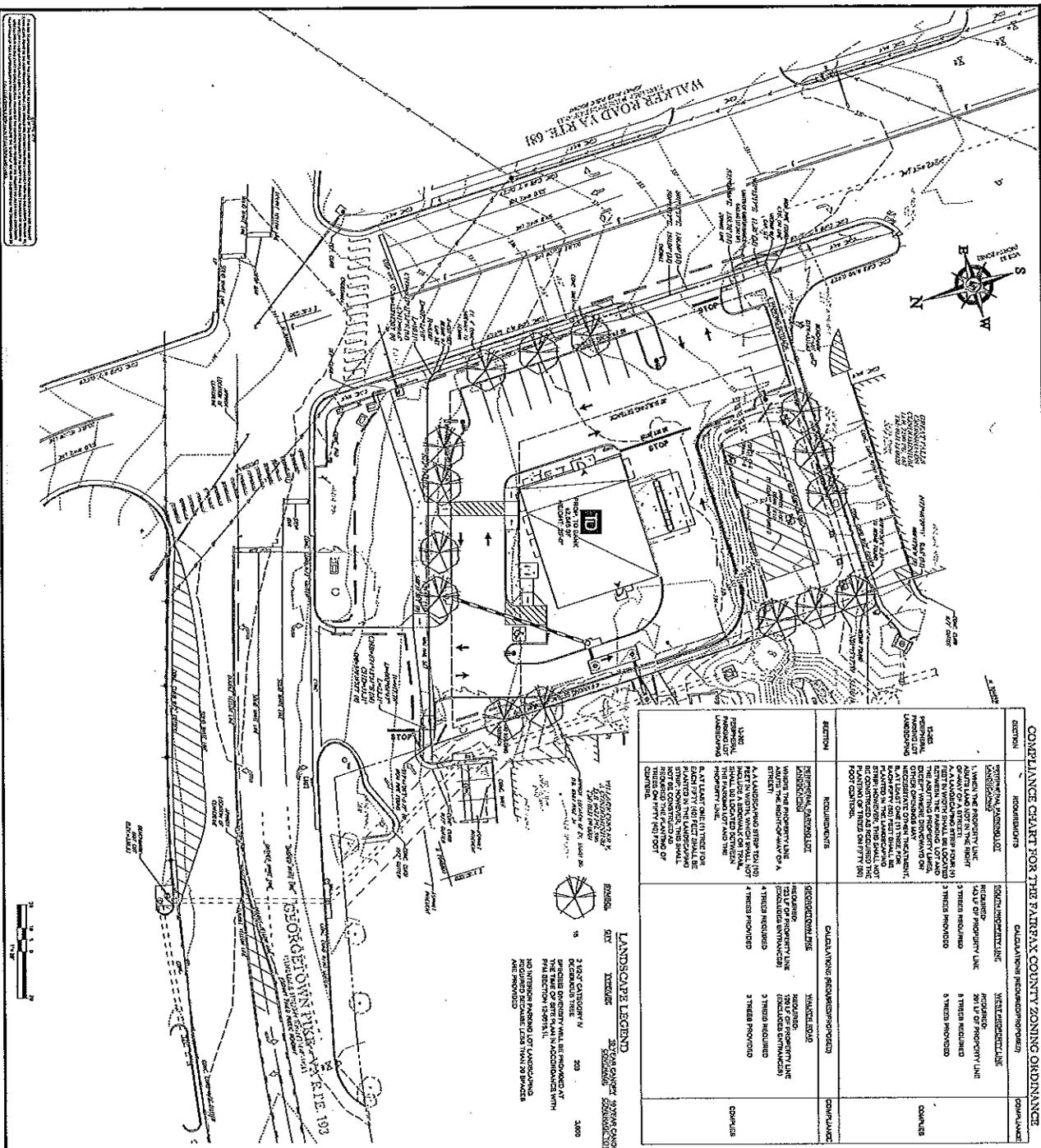
NOT APPLICABLE FOR CONSTRUCTION

SPECIAL EXCEPTION PLAN

LOCATION OF SITE: [Address]
OWNER: [Name]
DATE: [Date]

BOHLER ENGINEERING

1000 N. 10TH ST.
FARMERSVILLE, VA 22434
TEL: (540) 895-1100
FAX: (540) 895-1101
WWW.BOHLER-ENGINEERING.COM



COMPLIANCE CHART FOR THE PARKS COUNTY ZONING ORDINANCE

| SECTION | REQUIREMENTS | COMPLIANCE |
|---|---|-----------------|
| 1. WHEN THE PROPERTY LINE IS LOCATED WITHIN THE PROPERTY LINE SETBACK, THE SETBACK SHALL BE LOCATED WITHIN THE PROPERTY LINE SETBACK. | REQUIREMENTS: 1. WHEN THE PROPERTY LINE IS LOCATED WITHIN THE PROPERTY LINE SETBACK, THE SETBACK SHALL BE LOCATED WITHIN THE PROPERTY LINE SETBACK. | COMPLIANCE: YES |
| 2. WHEN THE PROPERTY LINE IS LOCATED WITHIN THE PROPERTY LINE SETBACK, THE SETBACK SHALL BE LOCATED WITHIN THE PROPERTY LINE SETBACK. | REQUIREMENTS: 2. WHEN THE PROPERTY LINE IS LOCATED WITHIN THE PROPERTY LINE SETBACK, THE SETBACK SHALL BE LOCATED WITHIN THE PROPERTY LINE SETBACK. | COMPLIANCE: YES |
| 3. WHEN THE PROPERTY LINE IS LOCATED WITHIN THE PROPERTY LINE SETBACK, THE SETBACK SHALL BE LOCATED WITHIN THE PROPERTY LINE SETBACK. | REQUIREMENTS: 3. WHEN THE PROPERTY LINE IS LOCATED WITHIN THE PROPERTY LINE SETBACK, THE SETBACK SHALL BE LOCATED WITHIN THE PROPERTY LINE SETBACK. | COMPLIANCE: YES |
| 4. WHEN THE PROPERTY LINE IS LOCATED WITHIN THE PROPERTY LINE SETBACK, THE SETBACK SHALL BE LOCATED WITHIN THE PROPERTY LINE SETBACK. | REQUIREMENTS: 4. WHEN THE PROPERTY LINE IS LOCATED WITHIN THE PROPERTY LINE SETBACK, THE SETBACK SHALL BE LOCATED WITHIN THE PROPERTY LINE SETBACK. | COMPLIANCE: YES |

LANDSCAPE LEGEND

2 TREE CANOPY: 100% TREE CANOPY

3 TREE CANOPY: 75% TREE CANOPY

4 TREE CANOPY: 50% TREE CANOPY

5 TREE CANOPY: 25% TREE CANOPY

6 TREE CANOPY: 0% TREE CANOPY

TABLE 12.12 TREE PRESERVATION TARGET CALCULATIONS AND STATEMENT

| ITEM | DESCRIPTION | 15% TARGET |
|------|--------------------------|------------|
| A | PRE-EXISTING TREE CANOPY | 1,500 |
| B | REPLANTING OF TREES | 1,500 |
| C | REPLANTING OF TREES | 1,500 |
| D | REPLANTING OF TREES | 1,500 |
| E | REPLANTING OF TREES | 1,500 |
| F | REPLANTING OF TREES | 1,500 |
| G | REPLANTING OF TREES | 1,500 |
| H | REPLANTING OF TREES | 1,500 |
| I | REPLANTING OF TREES | 1,500 |
| J | REPLANTING OF TREES | 1,500 |
| K | REPLANTING OF TREES | 1,500 |
| L | REPLANTING OF TREES | 1,500 |
| M | REPLANTING OF TREES | 1,500 |
| N | REPLANTING OF TREES | 1,500 |
| O | REPLANTING OF TREES | 1,500 |
| P | REPLANTING OF TREES | 1,500 |
| Q | REPLANTING OF TREES | 1,500 |
| R | REPLANTING OF TREES | 1,500 |
| S | REPLANTING OF TREES | 1,500 |
| T | REPLANTING OF TREES | 1,500 |
| U | REPLANTING OF TREES | 1,500 |
| V | REPLANTING OF TREES | 1,500 |
| W | REPLANTING OF TREES | 1,500 |
| X | REPLANTING OF TREES | 1,500 |
| Y | REPLANTING OF TREES | 1,500 |
| Z | REPLANTING OF TREES | 1,500 |

TABLE 12.12 10-YEAR TREE CANOPY CALCULATION WORKSHEET

| ITEM | DESCRIPTION | 15% TARGET |
|------|--------------------------|------------|
| A | PRE-EXISTING TREE CANOPY | 1,500 |
| B | REPLANTING OF TREES | 1,500 |
| C | REPLANTING OF TREES | 1,500 |
| D | REPLANTING OF TREES | 1,500 |
| E | REPLANTING OF TREES | 1,500 |
| F | REPLANTING OF TREES | 1,500 |
| G | REPLANTING OF TREES | 1,500 |
| H | REPLANTING OF TREES | 1,500 |
| I | REPLANTING OF TREES | 1,500 |
| J | REPLANTING OF TREES | 1,500 |
| K | REPLANTING OF TREES | 1,500 |
| L | REPLANTING OF TREES | 1,500 |
| M | REPLANTING OF TREES | 1,500 |
| N | REPLANTING OF TREES | 1,500 |
| O | REPLANTING OF TREES | 1,500 |
| P | REPLANTING OF TREES | 1,500 |
| Q | REPLANTING OF TREES | 1,500 |
| R | REPLANTING OF TREES | 1,500 |
| S | REPLANTING OF TREES | 1,500 |
| T | REPLANTING OF TREES | 1,500 |
| U | REPLANTING OF TREES | 1,500 |
| V | REPLANTING OF TREES | 1,500 |
| W | REPLANTING OF TREES | 1,500 |
| X | REPLANTING OF TREES | 1,500 |
| Y | REPLANTING OF TREES | 1,500 |
| Z | REPLANTING OF TREES | 1,500 |

BOHLER ENGINEERING

3288 SOUTH STREET, SUITE 200
 FALLS CHURCH, VIRGINIA 22044
 (703) 441-1000

DATE: 10/15/2010

PROJECT: SPECIAL EXCEPTION PLAT

NOT APPROVED FOR CONSTRUCTION

4

BOHLER ENGINEERING

3288 SOUTH STREET, SUITE 200
 FALLS CHURCH, VIRGINIA 22044
 (703) 441-1000

DATE: 10/15/2010

PROJECT: SPECIAL EXCEPTION PLAT

NOT APPROVED FOR CONSTRUCTION

4

