

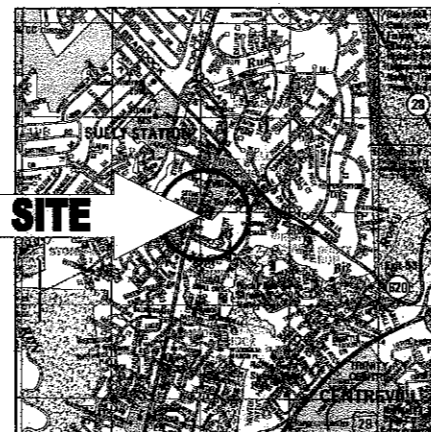
PROFFERED CONDITION AMENDMENT AND SPECIAL EXCEPTION AMENDMENT

FOR BRANCH BANKING &

TRUST COMPANY

LOCATION OF SITE

PART OF PARCEL E
SULLY STATION PHASE II
DB08712 PG 0489; TM 0541-17-E
SULLY DISTRICT
CENTREVILLE,
FAIRFAX COUNTY, VA



LOCATION MAP
COPYRIGHT ADD THE MAP PEOPLE
PERMIT USE NO. 20602153-5
SCALE: 1"=200'

TITLE OWNER
SAUL HOLDINGS LIMITED PARTNERSHIP
7501 WISCONSIN AVE STE 1500
BETHESDA, MD 20814
CONTACT: BRIAN DOWNE
PHONE: 301-986-6122

DEVELOPER/APPLICANT
BRANCH BANKING & TRUST COMPANY
6400 ARLINGTON BLVD.
SUITE 1140
FALLS CHURCH, VA 22042
CONTACT: RICHARD PROSSER
PHONE: 703-631-2854

PREPARED BY



22636 DAVIS DRIVE, SUITE 250
STERLING, VIRGINIA 20164

Phone: (703) 709-9500
Fax: (703) 709-9501

www.BohlerEngineering.com

CONTACT: DAVID LOGAN, P.E.

CONTACT INFORMATION

REFERENCES

BOUNDARY & TOPOGRAPHIC/ALTA SURVEY:
BOHLER ENGINEERING
TITLED: "BOUNDARY & TOPOGRAPHIC SURVEY; BB&T, STONE ROAD AND STONE RANGE DRIVE, SULLY DISTRICT #2 TRANSPORTATION, FAIRFAX COUNTY, VA"
PROJECT: SR115519
DATED: 07/28/11

CONTACT INFORMATION

GOVERNING AGENCIES

- FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES
HERRITY BUILDING
12055 GOVERNMENT CENTER PKWY
8th FLOOR, SUITE 609
FAIRFAX COUNTY, VA 22035
PHONE: (703) 324-5033
- FAIRFAX COUNTY DEPARTMENT OF PLANNING AND ZONING
HERRITY BUILDING
12055 GOVERNMENT CENTER PKWY
8th FLOOR, SUITE 801
FAIRFAX COUNTY, VA 22035
PHONE: (703) 324-1290
- DOMINION VA POWER
7888 BACKLICK ROAD
SPRINGFIELD, VA 22150
CONTACT: RICK DENNINGTON
PHONE: (703) 490-2892
- COX COMMUNICATIONS
5955 KINGSTOWNE TOWN CENTER
SUITE 100
ALEXANDRIA, VA 22315
CONTACT: TIMOTHY GULBICKI
PHONE: (703) 480-7888
- VERIZON COMMUNICATIONS
2680 FAIRVIEW DRIVE
5TH FLOOR
FALLS CHURCH, VA 22042
CONTACT: STEVEN M. PURYEAR
PHONE: (703) 390-3477
- WASHINGTON GAS
8501 INDUSTRIAL ROAD
SPRINGFIELD, VA 22151
CONTACT: CARLOS GILZMAN
PHONE: (703) 760-4745

SHEET INDEX

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THE FOLLOWING WAIVERS HAVE BEEN APPROVED WITH RZ-86-S-83:

REQUIREMENT	CODE	SECTION	PROVIDED
50' BUFFER (WEST)	ZONING ORDINANCE	13-303	35' BUFFER
TYPE E, F, OR G BARRIER (WEST)	ZONING ORDINANCE	13-304	4' HIGH LANDSCAPED BERM
TYPE D, E, OR F BARRIER (SOUTH)	ZONING ORDINANCE	13-304	4' HIGH LANDSCAPED BERM
8' MAJOR PAVED TRAIL (WEST)	ZONING ORDINANCE	17-201	EXISTING 4' CONCRETE SIDEWALK
TYPE D, E, OR F BARRIER (EAST)	ZONING ORDINANCE	13-304	NONE
4' PERIPHERAL PARKING LOT LANDSCAPING	ZONING ORDINANCE	13-303	4' WIDTH, NO TREES (GAS EASEMENT)

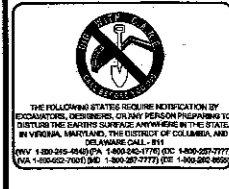
THE FOLLOWING WAIVERS AND MODIFICATIONS ARE REQUESTED WITH THIS APPLICATION:

REQUIREMENT	CODE	SECTION	PROVIDED
8' MAJOR PAVED TRAIL (EAST)	ZONING ORDINANCE	17-201	EXISTING 4' CONCRETE SIDEWALK

BOHLER ENGINEERING
CORPORATE OFFICE
WALDAM, NJ
OFFICES:
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BIRMINGHAM, AL
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FORT LAUDERDALE, FL
HOUSTON, TX
MIAMI, FL
PHILADELPHIA, PA
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS

REVISIONS

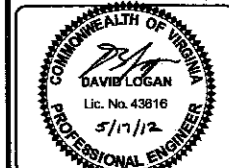
REV	DATE	COMMENT	BY
1	1/13/12	REV. PER CLIENT COMMENTS	NTG
2	6/20/12	PER CO. COMMENTS	NG



PROJECT NO:	S112079
DRAWN BY:	NTG
CHECKED BY:	TD
DATE:	10/26/11
SCALE:	NTS
QA/D:	STJ

BRANCH BANKING & TRUST COMPANY
LOCATION OF SITE
SULLY STATION
PHASE II
SULLY DISTRICT CENTREVILLE,
FAIRFAX COUNTY, VA

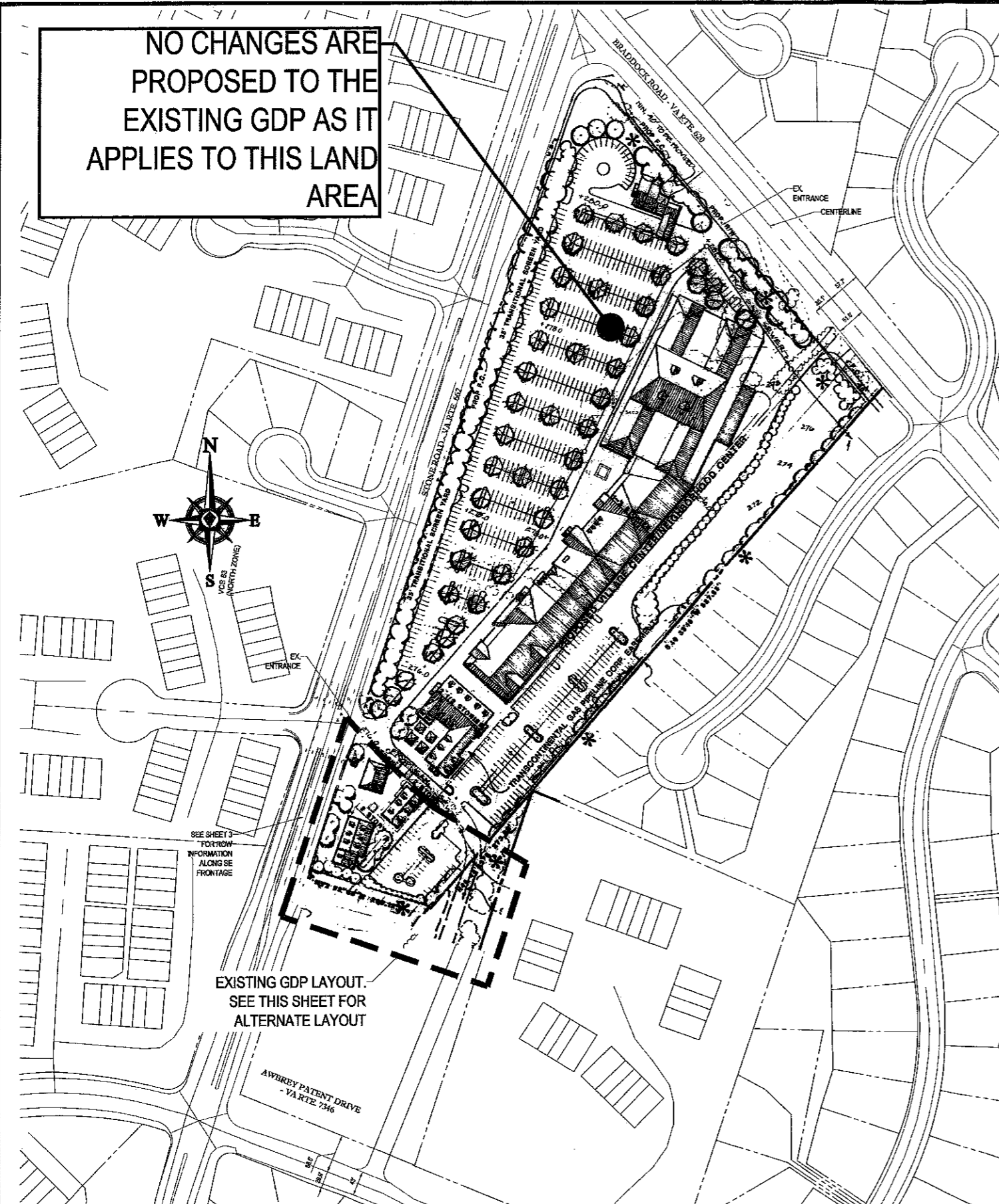
BOHLER ENGINEERING
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Phone: (703) 709-9500
Fax: (703) 709-9501
www.BohlerEngineering.com



SHEET TITLE
COVER SHEET
SHEET NUMBER:
1
OF 8

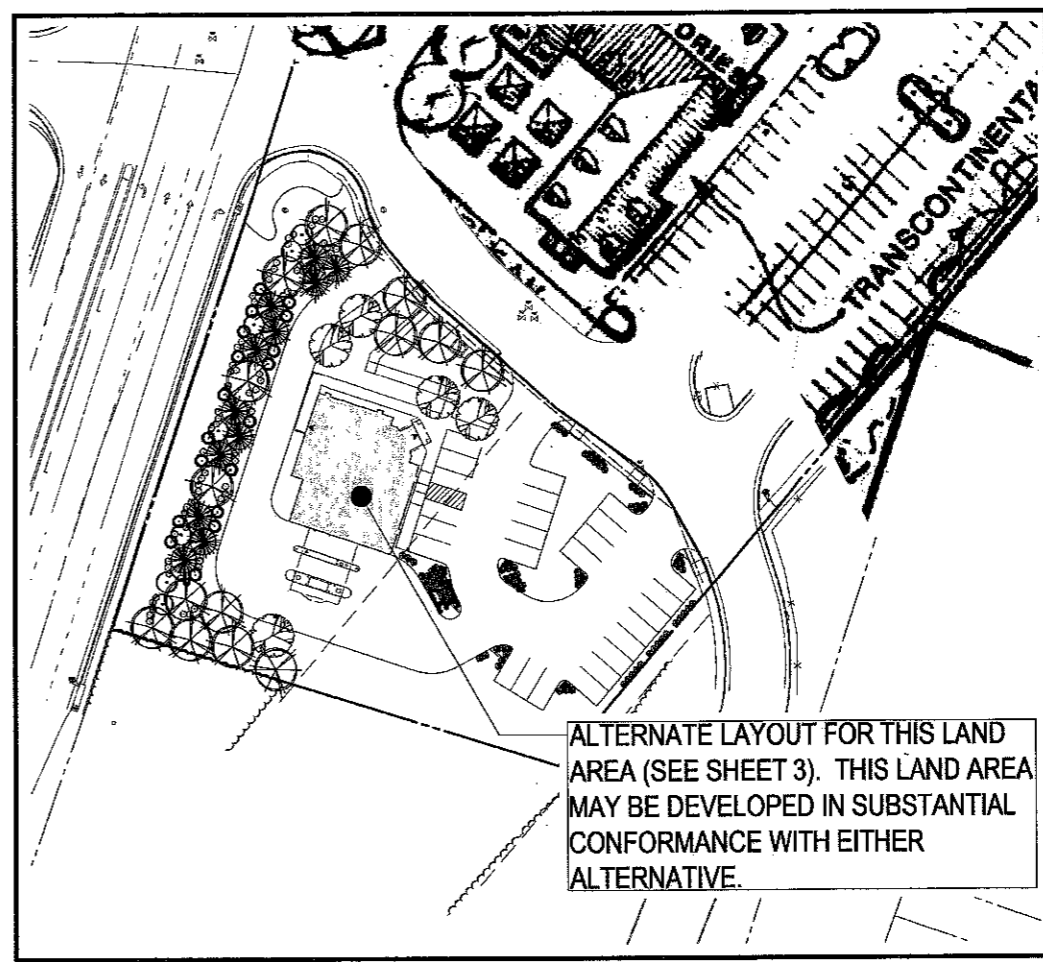
GENERAL NOTE
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE REQUIREMENTS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT. WORK DONE PRIOR TO THE REVIEW OF THESE REQUIREMENTS SHALL BE CONTRACTOR'S RESPONSIBILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE STATE OF VIRGINIA PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO OBTAIN THE NECESSARY PERMITS SHALL BE THE CONTRACTOR'S RESPONSIBILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE STATE OF VIRGINIA PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO OBTAIN THE NECESSARY PERMITS SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

NO CHANGES ARE PROPOSED TO THE EXISTING GDP AS IT APPLIES TO THIS LAND AREA



EXISTING GDP LAYOUT. SEE THIS SHEET FOR ALTERNATE LAYOUT

EXISTING GENERAL DEVELOPMENT PLAN
 PREPARED BY: DEWBERRY AND DAVIS
 TITLED: "SULLY STATION, GENERALIZED DEVELOPMENTS PLAN, PORTION"
 DATED: 02/20/1987
 REVISED: 05/04/1987
 APPROVED: 05/04/1987 BY THE FAIRFAX COUNTY BOARD OF SUPERVISORS



ALTERNATE LAYOUT FOR THIS LAND AREA (SEE SHEET 3). THIS LAND AREA MAY BE DEVELOPED IN SUBSTANTIAL CONFORMANCE WITH EITHER ALTERNATIVE.

ALTERNATE LAYOUT

TABULATION:

DEVELOPMENT SUMMARY:

TOTAL TRACT AREA	17.17 ACRES*
EXISTING ZONING	C-6 ZONE
TOTAL FLOOR AREA PROPOSED	149,900 S.F.
RETAIL	135,000 S.F.
OFFICE	14,800 S.F.
PERMITTED FLOOR AREA RATIO	0.70
PROPOSED FLOOR AREA RATIO	0.20
OPEN SPACE REQUIRED	15% = 2.6 ACRES
OPEN SPACE PROVIDED	22% = 3.8 ACRES

PARKING TABULATION:

RETAIL/OTHER:	
GROSS FLOOR AREA PROPOSED	135,000 S.F.
NET FLOOR AREA PROPOSED	108,000 S.F.
PARKING REQUIRED (5 FOR FIRST 1000 S.F., PLUS 107,000 S.F. x 8/1000 = 842)	847 SPACES
OFFICE:	
GROSS FLOOR AREA PROPOSED	14,800 S.F.
NET FLOOR AREA PROPOSED	11,840 S.F.
PARKING REQUIRED (11,840 S.F. x 4.5/1000 = 53)	53 SPACES
TOTAL PARKING REQUIRED	700 SPACES
TOTAL PARKING PROVIDED	700 SPACES

* 17.17 ACRES HAS BEEN SUBSEQUENTLY REDUCED TO 14.92 ACRES AFTER THE 2.25 ACRE AREA OF DEDICATION ALONG BOTH STONE ROAD AND BRADDOCK ROAD.

BOHLER ENGINEERING

CORPORATE OFFICE:
 WARREN, NJ

REGIONAL OFFICES:
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 DENVER, CO
 HOUSTON, TX
 LOS ANGELES, CA
 MIAMI, FL
 NEW YORK, NY
 PHILADELPHIA, PA
 RICHMOND, VA
 WASHINGTON, DC

SERVICES:
 CIVIL & CONSULTING ENGINEERS
 SURVEYING
 PROJECT MANAGERS
 ENVIRONMENTAL CONSULTANTS
 LANDSCAPE ARCHITECTS

REVISIONS

REV.	DATE	COMMENT	BY
1	1/13/12	REV. PER CLIENT COMMENTS	NTG
2	4/20/12	PER CO. COMMENTS	NG

BOHLER ENGINEERING

THE FOLLOWING STATES REQUIRE NOTIFICATION BY REGISTERED PROFESSIONALS OF ANY IMPROVEMENTS TO EXISTING SURFACE ANYPHASE IN THE STATE OF VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE, D.C.:

PROJ. NO.: 8112010
 DRAWN BY: NTG
 CHECKED BY: TO
 DATE: 10/28/2011
 SCALE: AS SHOWN
 CAD ID: SE2

BRANCH BANKING & TRUST COMPANY

LOCATION OF SITE:
 SULLY STATION
 PHASE II
 SULLY DISTRICT CENTREVILLE
 FAIRFAX COUNTY, VA

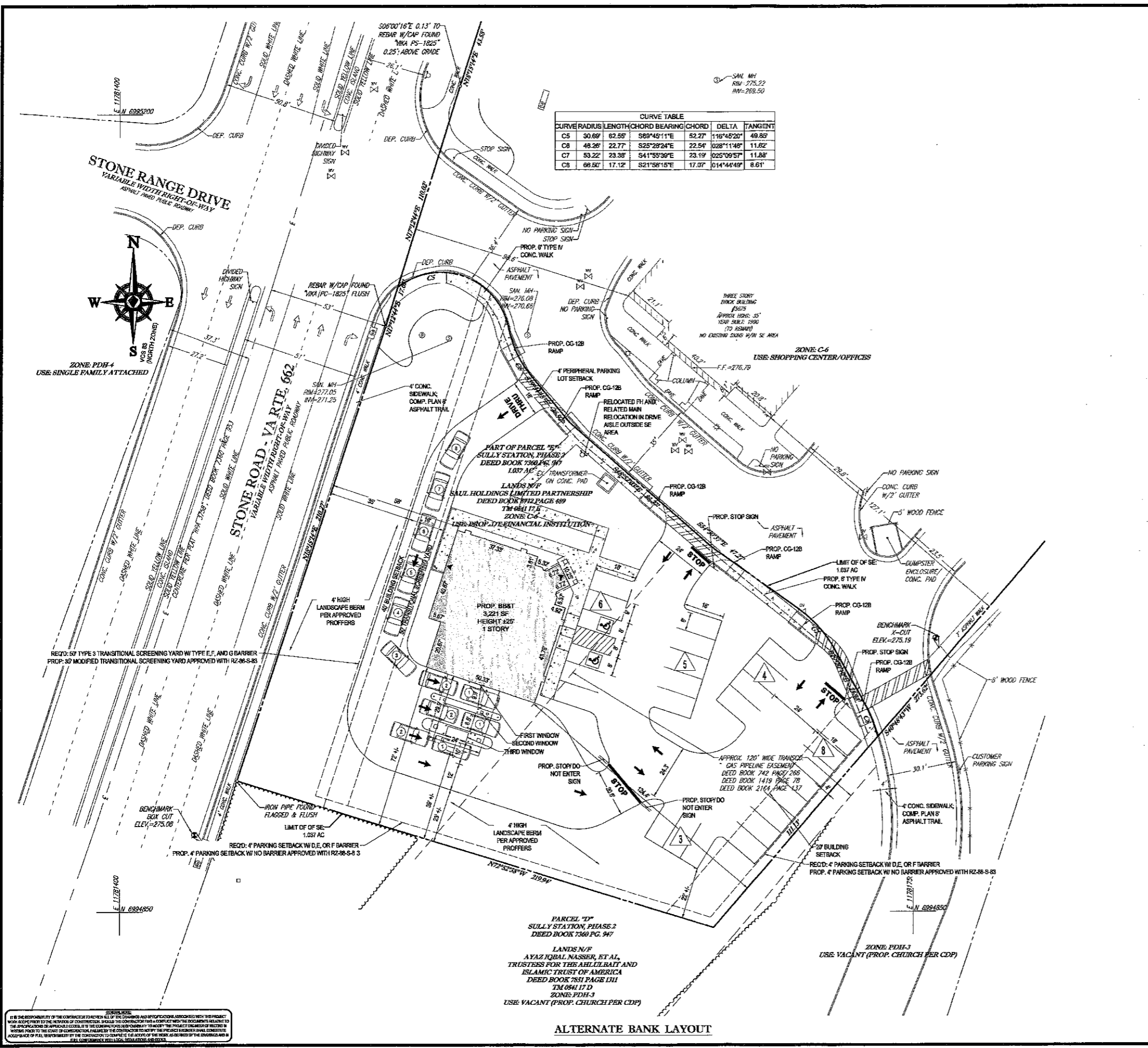
BOHLER ENGINEERING

22836 DAVIS DRIVE, SUITE 250
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 Phone: (703) 708-8500
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 www.BohlerEngineering.com

COMMONWEALTH OF VIRGINIA
DAVID LOGAN
 Lic. No. 43616
 5/17/12
 PROFESSIONAL ENGINEER

SHEET TITLE:
PROFFERED CONDITION AMENDMENT

SHEET NUMBER:
2
 OF 8



CURVE TABLE

CURVE	RADIUS	LENGTH/CHORD	BEARING	CHORD	DELTA	TANGENT
C5	30.69'	62.55'	S69°45'11"E	52.27'	116°45'20"	49.85'
C8	48.26'	22.77'	S25°28'24"E	22.54'	028°11'48"	11.82'
C7	53.22'	23.38'	S41°55'30"E	23.19'	025°09'57"	11.88'
C6	68.60'	17.12'	S21°58'15"E	17.07'	014°44'49"	8.61'

SITE NOTES:

- THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER. THERE ARE NO EXISTING SEPTIC FIELDS OR WELLS ON THIS SITE. A STATEMENT FROM THE HEALTH DEPARTMENT REGARDING ADEQUATE FACILITIES WILL BE PROVIDED AT TIME OF FINAL SITE PLAN REVIEW.
- THERE ARE NO KNOWN EXISTING FLOODPLAINS, RESOURCE PROTECTION AREAS, RESOURCE MANAGEMENT AREAS, OR ENVIRONMENTAL QUALITY CORRIDORS LOCATED ON THIS SITE.
- THERE ARE NO KNOWN BURIAL GROUNDS LOCATED ON THIS SITE.
- ZONING DISTRICT: C-6 (COMMUNITY RETAIL)
- REQUIRED SITE LIGHTING TO BE DESIGNED AND LOCATED WITH FINAL CONSTRUCTION DOCUMENTS.

BULK REQUIREMENTS:	ALLOWED / REQUIRED	BANK ALTERNATE LAYOUT
A. MIN. LOT AREA	40,000 SF	44,901 SF (1.031 AC)
B. MINIMUM LOT WIDTH	200 FT	±235'
C. MIN. BUILDING SETBACK		
FRONT SETBACK (WEST)	40'	±58'
SIDE SETBACK (SOUTH)	N/A	±38'
SIDE SETBACK (NORTH)	N/A	±46'
REAR SETBACK (EAST)	20'	±124'
D. MIN. LANDSCAPE BUFFER		
FRONT (WEST)	35'	35'
SIDE (SOUTH)	4'	±22'
SIDE (NORTH)	4'	4'
REAR (EAST)	4'	4'

NOTE: DIMENSIONS ABOVE WHICH ARE INDICATED AS ± ARE SUBJECT TO CHANGE IN THE FINAL DESIGN. IN NO CASE WILL THESE DIMENSIONS BE LESS THAN THE REQUIREMENTS.
 * 35' WIDE BUFFER APPROVED BY RZ-86-S-83

E. PARKING REQUIREMENTS

4 SPACES/1,000 SF OF GFA	1,000	13 SPACES	26 SPACES
--------------------------	-------	-----------	-----------

F. LOADING SPACES (STANDARD C)

1 SPACE/10,000 SF + 1 SPACE/20,000 SF THEREAFTER (5 MAX)	0	0
--	---	---

PER ZD 11-202-14, IF GFA IS LESS THAN MINIMUM (10,000 SF) FOR ONE SPACE, LOADING SHALL BE ADEQUATE AS DETERMINED BY DIRECTOR.

G. MINIMUM STACKING SPACES

	8 IN FRONT OF FIRST WINDOW AND 2 IN FRONT OF EACH ADDITIONAL WINDOW	8 IN FRONT OF FIRST WINDOW AND 2 IN FRONT OF EACH ADDITIONAL WINDOW
--	---	---

H. MIN. PARKING SPACE DIMENSIONS

	8.5'X18'	9'X18'
--	----------	--------

I. FLOOR AREA RATIO (F.A.R.)

	0.40	0.07
--	------	------

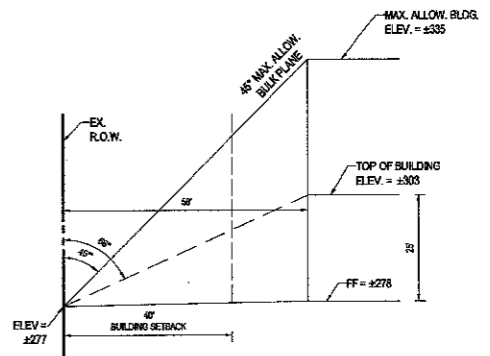
J. MAX. BUILDING HEIGHT

	40'	±25'
--	-----	------

K. OPEN SPACE

	15%	40%
--	-----	-----

- THE ONE (1) FOOT CONTOUR INTERVALS THAT ARE SHOWN ON SHEET 4 ARE THE RESULT OF A FIELD RUN SURVEY, AS REFERENCED ON SHEET 1.
- PROPOSED BUILDING UTILITY LOCATIONS, LANDSCAPING, AND PARKING LOT CONFIGURATIONS ARE SUBJECT TO FINAL ENGINEERING, BUILDING FOOTPRINT CONFIGURATION TO BE DETERMINED DURING THE SITE PLAN REVIEW BUT SHALL REMAIN IN SUBSTANTIAL CONFORMANCE AS DEPICTED. ROOF DRAINS TO TIE INTO THE PROPOSED PRIVATE STORM SYSTEM AND WILL BE DESIGNED AT TIME OF FINAL SITE PLANS.
- THE SITE WILL COMPLY WITH SECTION 12 OF THE FAIRFAX COUNTY ZONING ORDINANCE. SIGNS WILL BE INSTALLED UNDER A SEPARATE PERMIT IN ACCORDANCE WITH FAIRFAX COUNTY ORDINANCES.
- PAVEMENT STRIPING AND MARKINGS ARE FOR ILLUSTRATIVE PURPOSES.
- ALL KNOWN UTILITY EASEMENTS HAVING A WIDTH OF 20' OR GREATER (AND ALL MAJOR UTILITY EASEMENTS) ARE DEPICTED.
- PROVISIONS FOR BREAKS IN THE BERM TO ALLOW FOR ADEQUATE OVERLAND FLOW SHALL BE PERMITTED AT THE TIME OF SITE PLAN. PIPED FLOW IS NOT ANTICIPATED DUE TO TRANS. CONTINENTAL GAS LINES.



FRONT BULK PLANE DIAGRAM
STONE ROAD - VA RTE. 662.
 SCALE: 1" = 20'
 FINAL ELEVATIONS SUBJECT TO CHANGE BASED ON GRADING RESTRICTIONS IMPOSED DUE TO WASHINGTON GAS EASEMENT PIPELINES

BOHLER ENGINEERING

CIVIL & CONSULTING ENGINEERS
 RETIREE/OWNER
 PROJECT MANAGERS
 ENVIRONMENTAL CONSULTANTS
 LANDSCAPE ARCHITECTS

CORPORATE OFFICE
 WARREN, NJ
 OFFICE
 BOHLER ENGINEERING
 2000 W. 10TH AVENUE
 SUITE 100
 DENVER, CO 80202
 PH: 303.733.1111
 FAX: 303.733.1112
 WWW.BOHLENGINEERING.COM

REVISIONS

REV	DATE	COMMENT	BY
1	1/13/12	REV. PER CLIENT COMMENTS	NTG
2	4/20/12	PER CO. COMMENTS	MS

PROJECT NO.: 911209
 DRAWN BY: NTG
 CHECKED BY: TD
 DATE: 10/26/2011
 SCALE: 1" = 20'
 CAD LD.: SEB

BRANCH BANKING & TRUST COMPANY

LOCATION OF SITE:
 SULLY STATION
 PHASE II
 SULLY DISTRICT CENTREVILLE
 FAIRFAX COUNTY, VA

BOHLER ENGINEERING

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 www.BohlerEngineering.com

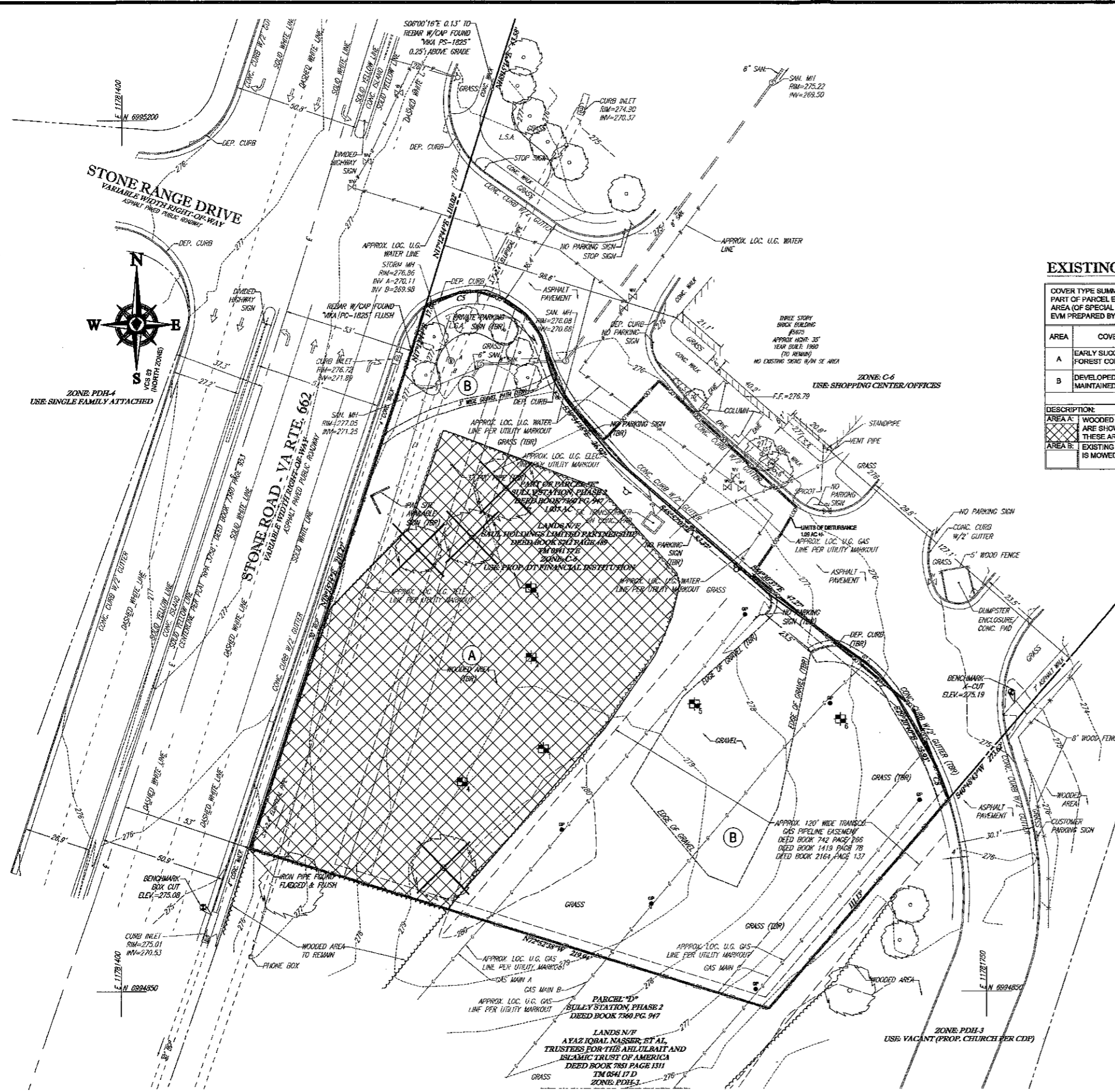
COMMONWEALTH OF VIRGINIA
DAVID LOGAN
 Lic. No. 43816
 5/1/12
 PROFESSIONAL ENGINEER

SHEET TITLE:
SPECIAL EXCEPTION AMENDMENT PLAT

SHEET NUMBER:
3
 OF 8

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE TOWNSHIPS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT AND TO NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR OMISSIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

ALTERNATE BANK LAYOUT



NOTE:
 EXISTING TOPOGRAPHY IS FIELD RUN, BASED ON A FIELD SURVEY PREPARED BY:
 BOHLER ENGINEERING
 TITLED: "BOUNDARY & TOPOGRAPHIC SURVEY; BB87, STONE ROAD AND STONE RANGE DRIVE, SULLY DISTRICT #2 TRANSPORTATION, FAIRFAX COUNTY, VA"
 PROJECT: SR115519
 DATED: 07/28/11

EXISTING VEGETATION MAP LEGEND

(A) [Cross-hatch symbol]	EARLY SUCCESSIONAL FOREST COMMUNITY
(B) [White square symbol]	DEVELOPED LAND
[Tree with 'X' symbol]	EXISTING TREE TO BE REMOVED
[Tree with circle symbol]	EXISTING TREE TO REMAIN
[Dashed line symbol]	EXISTING TREE LINE
[Solid line symbol]	LIMITS OF DEVELOPMENT

EXISTING VEGETATION MAP (EVM)

COVER TYPE SUMMARY TABLE
 PART OF PARCEL E, SULLY STATION PHASE II, D608712 PG 0489; TM 0541-17-E, SULLY DISTRICT, CENTREVILLE, FAIRFAX COUNTY, VA
 AREA OF SPECIAL EXCEPTION PLAT: 1.037 ACRES (45,172 SQ. FT.)
 EVM PREPARED BY NICHOLAS GEORGAS, ISA CERTIFIED ARBORIST MA-5061A ON 10/12/11

AREA	COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	ACREAGE	CONDITION	COMMENTS
A	EARLY SUCCESSIONAL FOREST COMMUNITY	BLACK LOCUST, PEARS, EASTERN RED CEDAR	N/A	0.443 AC	FAIR	SEE DESCRIPTION BELOW
B	DEVELOPED LAND (INCLUDING MAINTAINED LANDSCAPE AREAS)	N/A	MID	0.594 AC	N/A	SEE DESCRIPTION BELOW
TOTAL ACREAGE: 1.037 AC						

DESCRIPTION:
 AREA A: WOODED AREAS THAT INCLUDE ARISTOCRAT PEARS, BLACK LOCUST, AND EASTERN RED CEDAR. MANY OF THESE TREES ARE SHOWING DECLINE DUE TO LACK OF MAINTENANCE...THERE ARE MANY WEEDS AND SCRUBBY PLANTS GROWING IN THESE AREAS. MANY TREES HAVE EXTENSIVE VINES GROWING IN THEIR CANOPY. THE STAND IS LITTERED WITH TRASH.
 AREA B: EXISTING DEVELOPED AREA WITH ABANDONED ASPHALT, GRAVEL SURFACE, AND MAINTAINED LANDSCAPE AREAS. GRASS AREA IS MOWED AND MAINTAINED DUE TO THE PRESENCE OF AN UNDERGROUND GAS TRANSMISSION LINE.

TREE PRESERVATION NARRATIVE

THIS NARRATIVE IS PROVIDED TO SERVE AS THE REQUIRED TREE PRESERVATION NARRATIVE PER SECTION 12-0508 OF THE COUNTY OF FAIRFAX PUBLIC FACILITIES MANUAL FOR THE DEVELOPMENT OF PART OF PARCEL E, SULLY STATION PHASE II, D608712 PG 0489; TM 0541-17-E, SULLY DISTRICT, CENTREVILLE, FAIRFAX COUNTY, VA.

- THERE ARE NO HAZARDOUS TREES ON SITE.
- THERE ARE SEVERAL INVASIVE SPECIES LOCATED ON SITE. THESE INVASIVE SPECIES WILL BE REMOVED DURING CONSTRUCTION. INVASIVE SPECIES INCLUDE, BUT ARE NOT LIMITED TO ENGLISH IVY AND JAPANESE HONEYSUCKLE.
- CURRENTLY THERE ARE NO "HERITAGE", "SPECIMEN", "MEMORIAL", OR "STREET" TREES LOCATED ON SITE OR LOCATED OFF SITE ADJACENT TO THE DEVELOPMENT SITE THAT WILL NEED TO BE PROTECTED.
- NO TREES ARE TO REMAIN ON SITE. SEE DEVIATION REQUEST ON SHEET 7. 10-YEAR TREE CANOPY WILL BE MET THROUGH PROPOSED PLANTINGS.
- OFFSITE TREES WITH CRITICAL ROOT ZONES WITHIN THE SUBJECT PROPERTY'S LIMITS OF CLEARING AND GRADING WILL HAVE ROOT PRUNING PERFORMED ALONG THE LIMITS OF WORK. ROOT PRUNING IN ACCORDANCE WITH FAIRFAX COUNTY PFM PLATE 7-12 WILL OCCUR BEFORE ROUGH GRADING OF THE SITE.
- TREE PROTECTION FENCING WILL BE INSTALLED IN ACCORDANCE WITH FAIRFAX COUNTY PFM REGULATIONS. TREE PROTECTION MEASURES WILL BE SPECIFIED AT TIME OF SITE PLAN.
- NO TREES ARE TO BE TRANSPLANTED ON SITE.

BOHLER ENGINEERING

CORPORATE OFFICE:
 WARREN, NJ

CIVIL & CONSULTING ENGINEERS
 SURVEYORS

PROJECT MANAGERS
 ENVIRONMENTAL CONSULTANTS
 LANDSCAPE ARCHITECTS

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 Fax: (703) 708-9501
 www.BohlerEngineering.com

REVISIONS

REV	DATE	COMMENT	BY
1	1/19/12	REV. PER CLIENT COMMENTS	NTG
2	4/26/12	PER CO. COMMENTS	NG

THE FOLLOWING STATES REQUIRE NOTIFICATION BY OCCUPATIONAL, CREATORIAL, OR ANY PERSON PREPARING TO OBTAIN THE SAID SERVICE AND/OR SERVICE IN THE STATE OF VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE CALL: 311
 (VA 1-800-645-4363) (PA 1-800-262-7777) (DC 1-800-227-7777) (VA 1-800-687-0000) (MD 1-800-377-7777) (DE 1-800-393-7777)

PROJECT No: 9112079
 DRAWN BY: NTG
 CHECKED BY: TD
 DATE: 10/28/2011
 SCALE: 1"=20'
 CAD ID: 822

BRANCH BANKING & TRUST COMPANY

LOCATION OF SITE
 SULLY STATION
 PHASE II
 SULLY DISTRICT CENTREVILLE,
 FAIRFAX COUNTY, VA

BOHLER ENGINEERING

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 STERLING, VIRGINIA 20164
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COMMONWEALTH OF VIRGINIA
 DAVID LOGAN
 Lic. No. 43616
 5/17/12
 PROFESSIONAL ENGINEER

SHEET TITLE:
SPECIAL EXCEPTION AMENDMENT - EXISTING VEGETATION MAP

SHEET NUMBER:
4
 OF 8

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT AND TO NOTIFY THE ARCHITECT IMMEDIATELY IN WRITING OF ANY DISCREPANCIES, OMISSIONS, OR CONFLICTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE ARCHITECT OF ANY DISCREPANCIES, OMISSIONS, OR CONFLICTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE ARCHITECT OF ANY DISCREPANCIES, OMISSIONS, OR CONFLICTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE ARCHITECT OF ANY DISCREPANCIES, OMISSIONS, OR CONFLICTS.

COMPLIANCE CHART FOR THE FAIRFAX COUNTY ZONING ORDINANCE

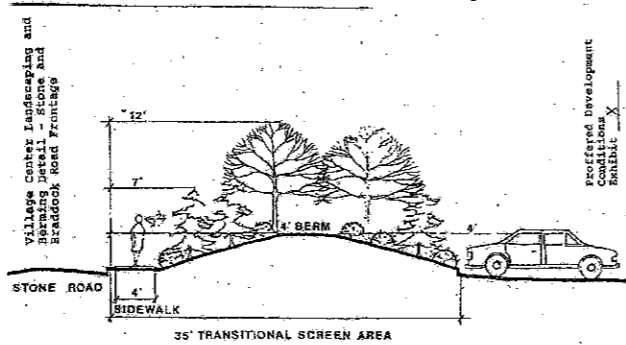
SECTION	REQUIREMENTS	CALCULATIONS (REQUIRED/PROPOSED)	COMPLIANCE
13-203 PERIPHERAL PARKING LOT LANDSCAPING	NORTH PROPERTY LINE 1. WHEN THE PROPERTY LINE ABUTS LAND NOT IN THE RIGHT OF-WAY OF A STREET: A. A LANDSCAPING STRIP FOUR (4) FEET IN WIDTH SHALL BE LOCATED BETWEEN THE PARKING LOT AND THE ABUTTING PROPERTY LINES, EXCEPT WHERE DRIVEWAYS OR OTHER OPENINGS MAY NECESSITATE OTHER TREATMENT. B. AT LEAST ONE (1) TREE FOR EACH FIFTY (50) FEET SHALL BE PLANTED IN THE LANDSCAPING STRIP; HOWEVER, THIS SHALL NOT BE CONSTRUED AS REQUIRED THE PLANTING OF TREES ON FIFTY (50) FOOT CENTERS.	NORTH PROPERTY LINE REQUIRED: 223 LF OF PROPERTY LINE (EXCLUDES ENTRANCES) 5 TREES REQUIRED 5 TREES PROVIDED	COMPLIES
	SOUTH PROPERTY LINE 1. WHEN THE PROPERTY LINE ABUTS LAND NOT IN THE RIGHT OF-WAY OF A STREET: A. A LANDSCAPING STRIP FOUR (4) FEET IN WIDTH SHALL BE LOCATED BETWEEN THE PARKING LOT AND THE ABUTTING PROPERTY LINES, EXCEPT WHERE DRIVEWAYS OR OTHER OPENINGS MAY NECESSITATE OTHER TREATMENT. B. AT LEAST ONE (1) TREE FOR EACH FIFTY (50) FEET SHALL BE PLANTED IN THE LANDSCAPING STRIP; HOWEVER, THIS SHALL NOT BE CONSTRUED AS REQUIRED THE PLANTING OF TREES ON FIFTY (50) FOOT CENTERS.	SOUTH PROPERTY LINE REQUIRED: 182 LF OF PROPERTY LINE (EXCLUDES ENTRANCES) 4 TREES REQUIRED 4 TREES PROVIDED	COMPLIES
13-203 PERIPHERAL PARKING LOT LANDSCAPING	EAST PROPERTY LINE 1. WHEN THE PROPERTY LINE ABUTS LAND NOT IN THE RIGHT OF-WAY OF A STREET: A. A LANDSCAPING STRIP FOUR (4) FEET IN WIDTH SHALL BE LOCATED BETWEEN THE PARKING LOT AND THE ABUTTING PROPERTY LINES, EXCEPT WHERE DRIVEWAYS OR OTHER OPENINGS MAY NECESSITATE OTHER TREATMENT. B. AT LEAST ONE (1) TREE FOR EACH FIFTY (50) FEET SHALL BE PLANTED IN THE LANDSCAPING STRIP; HOWEVER, THIS SHALL NOT BE CONSTRUED AS REQUIRED THE PLANTING OF TREES ON FIFTY (50) FOOT CENTERS.	EAST PROPERTY LINE REQUIRED: 112 LF OF PROPERTY LINE (EXCLUDES ENTRANCES) 3 TREES REQUIRED 0 TREES PROVIDED (TRANSCONTINENTAL PIPELINE EASEMENT PREVENTS TREES FROM BEING PLANTED) SUPPLEMENTAL SHRUBS WILL BE PROVIDED.	WAIVER/ MODIFICATION APPROVED WITH RZ-96-S-88

COMPLIANCE CHART FOR THE PUBLIC FACILITIES MANUAL

SECTION	REQUIREMENTS	CALCULATIONS (REQUIRED/PROPOSED)	COMPLIANCE
12-0513 INTERIOR PARKING LOT LANDSCAPING	12-0513.1 REQUIREMENT AS STATED IN ARTICLE 13 OF THE ZONING ORDINANCE, ALL PARKING LOTS WITH 20 OR MORE SPACES ARE REQUIRED TO PROVIDE INTERIOR PARKING LOT LANDSCAPING THAT COVERS NO LESS THAN 6% OF THE TOTAL AREA OF THE PARKING LOT.	SEE TABLE 12.13 ON THIS SHEET	COMPLIES
12-0514 LANDSCAPE PLANS	12-0514.4 TREE COVER CALCULATIONS ALL REQUIRED CALCULATIONS FOR TREE COVER SHALL BE PROVIDED ON THE LANDSCAPE PLAN SHEET IN A TABLE SIMILAR TO TABLE 12.12.	SEE TREE COVER CALCULATIONS CHART ON THIS SHEET	COMPLIES
	12-0514.6 EXISTING VEGETATION OR PROPOSED PLANTINGS IN VDOT RIGHTS-OF-WAY SHALL NOT BE CREDITED TOWARD MEETING THE REQUIREMENTS OF ARTICLE 13 OF THE ZONING ORDINANCE, EXCEPT AS MAY BE PERMITTED IN A COMMERCIAL REVITALIZATION DISTRICT.	TREES PLANTED IN THE VDOT RIGHT-OF-WAY ARE NOT COUNTED TOWARDS THE 10-YEAR TREE CANOPY CALCULATION.	COMPLIES

COMPLIANCE CHART FOR THE FAIRFAX COUNTY ZONING ORDINANCE

SECTION	REQUIREMENTS	CALCULATIONS (REQUIRED/PROPOSED)	COMPLIANCE
13-303 TRANSITIONAL SCREENING REQUIREMENTS	WEST PROPERTY LINE A. TRANSITIONAL SCREENING 3 SHALL CONSIST OF AN UNBROKEN STRIP OF OPEN SPACE A MINIMUM OF 50 FEET WIDE PLANTED WITH: 1.) A MIXTURE OF LARGE AND MEDIUM EVERGREEN TREES AND LARGE DECIDUOUS TREES THAT ACHIEVES A MINIMUM TEN (10) YEAR TREE CANOPY OF SEVENTY-FIVE (75) PERCENT OR GREATER; 2.) A MIXTURE OF TREES CONSISTING OF AT LEAST SEVENTY (70) PERCENT EVERGREEN TREES, AND CONSISTING OF NO MORE THAN THIRTY-FIVE (35) PERCENT OF ANY SINGLE SPECIES OF EVERGREEN TREE; AND 3.) A MIXTURE OF PREDOMINANTLY MEDIUM EVERGREEN SHRUBS AT A RATE OF THREE (3) SHRUBS FOR EVERY TEN (10) LINEAR FEET FOR THE LENGTH OF THE TRANSITION YARD AREA.	WEST PROPERTY LINE REQUIRED: SCREENING 3 (50' WIDE PLANTING AREA) WITH TYPE E, F, OR G BARRIER WITH TYPE E, F, OR G BARRIER 11,895 SF X .75 (REQ. CANOPY) = 8,921 SF 8,921 SF OF CANOPY COVERAGE 66 EVERGREEN SHRUBS PROVIDED: 35' WIDE PLANTING AREA NO BARRIER (A 4' TALL LANDSCAPE BERM IS PROVIDED) 8,286 SF OF SCREENING AREA X .75 (REQ. CANOPY) = 6,215 SF 6,215 SF OF CANOPY COVERAGE REQUIRED WITH MODIFICATION (8,921 SF REQUIRED REDUCED BY ±70% = 6,215 SF) 6,300 SF OF CANOPY COVERAGE PROVIDED 69 EVERGREEN SHRUBS PROVIDED	WAIVER/ MODIFICATION APPROVED WITH RZ-88-S-83
	SOUTH PROPERTY LINE BARRIERS SHALL BE GENERALLY LOCATED BETWEEN THE REQUIRED TRANSITIONAL SCREENING AND THE USE OR ACTIVITY IN CONNECTION WITH WHICH THEY ARE REQUIRED WHERE THEY WILL MOST ADEQUATELY SCREEN SUCH ACTIVITIES FROM THE EXISTING OR PROPOSED FIRST FLOOR LEVEL OF ADJOINING DEVELOPMENT AS DETERMINED BY THE DIRECTOR.	SOUTH PROPERTY LINE REQUIRED: TYPE D, E, OR F BARRIER 4' WIDE PARKING LOT SETBACK WITH ONE (1) TREE PER 50 LF PROVIDED: NO BARRIER (A 4' TALL LANDSCAPE BERM IS PROVIDED)	WAIVER/ MODIFICATION APPROVED WITH RZ-66-S-83
13-304 BARRIER REQUIREMENTS	EAST PROPERTY LINE BARRIERS SHALL BE GENERALLY LOCATED BETWEEN THE REQUIRED TRANSITIONAL SCREENING AND THE USE OR ACTIVITY IN CONNECTION WITH WHICH THEY ARE REQUIRED WHERE THEY WILL MOST ADEQUATELY SCREEN SUCH ACTIVITIES FROM THE EXISTING OR PROPOSED FIRST FLOOR LEVEL OF ADJOINING DEVELOPMENT AS DETERMINED BY THE DIRECTOR.	EAST PROPERTY LINE REQUIRED: TYPE D, E, OR F BARRIER 4' WIDE PARKING LOT SETBACK WITH ONE (1) TREE PER 50 LF PROVIDED: NO BARRIER (A 4' TALL LANDSCAPE BERM IS PROVIDED)	WAIVER/ MODIFICATION APPROVED WITH RZ-86-S-83



SULLY STATION LANDSCAPE DEVELOPMENT PROGRAM

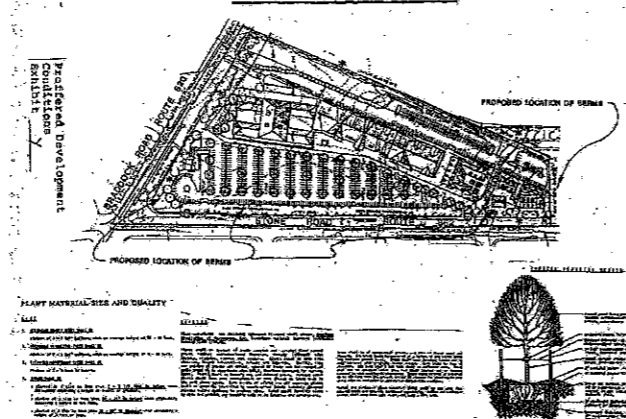


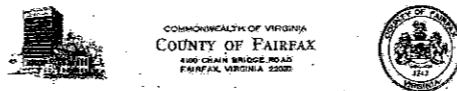
TABLE 12.3

ITEM	DESCRIPTION	PERCENTAGE
A	PRE-DEVELOPMENT AREA OF EXISTING TREE CANOPY	19.297
B	PERCENTAGE OF GROSS SITE AREA COVERED BY EXISTING TREE CANOPY	42.7%
C	PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED FOR SITE (SEE TABLE 12.4)	10%
D	PERCENTAGE OF THE 10-YEAR TREE CANOPY REQUIREMENT THAT SHOULD BE MET THROUGH TREE PRESERVATION	42.7%
E	PROPOSED PERCENTAGE OF CANOPY REQUIREMENT THAT WILL BE MET THROUGH TREE PRESERVATION	0.0%
F	HAS THE TREE PRESERVATION TARGET MINIMUM BEEN MET?	NO
G	IF NO FOR LINE F, THEN A REQUEST TO DEVIATE FROM THE TREE PRESERVATION TARGET SHALL BE PROVIDED ON THE PLAN THAT STATES ONE OR MORE OF THE JUSTIFICATIONS LISTED IN 12-0507.3	SEE DEVIATION REQUEST ON THIS SHEET
H	IF STEP G REQUIRES A NARRATIVE, IT SHALL BE PREPARED IN ACCORDANCE WITH 12-0607.4	
I	PLACE THIS INFORMATION PRIOR TO THE 10-YEAR TREE CANOPY CALCULATIONS AS PER INSTRUCTIONS IN TABLE 12.12	

TREE PRESERVATION TARGET DEVIATION REQUEST

THE DEVIATION FROM THE TARGET VALUE IS DUE TO THE FACT THAT MEETING THE TREE PRESERVATION TARGET WOULD PRECLUDE THE DEVELOPMENT OF USES OR DENSITIES OTHERWISE ALLOWED BY THE ZONING ORDINANCE AND CONSTRUCTION ACTIVITIES COULD BE REASONABLY EXPECTED TO IMPACT EXISTING TREES OR FORESTED AREAS USED TO MEET THE TREE PRESERVATION TARGET TO THE EXTENT THEY WOULD NOT LIKELY SURVIVE IN A HEALTHY AND STRUCTURALLY SOUND MANNER FOR A MINIMUM OF 10-YEARS IN ACCORDANCE WITH THE POST-DEVELOPMENT STANDARDS FOR TREES AND FORESTED AREAS.

THE 10-YEAR TREE CANOPY REQUIREMENT VALUE HAS BEEN MET WITH THE PROPOSED PLANTINGS THROUGHOUT THE SITE. THESE TREES WILL ULTIMATELY MEET THIS VALUE AND THUS SUFFICE THE REQUIREMENT FOR THE DEVELOPMENT.



May 22, 1987

Mr. Richard Spaulter
Settler and Scott, Incorporated
2150 Longwing Pike - Suite 500
Vienna, Virginia 22180

Re: Rezoning Application
Map No. 82-86-0-083
(concurrent with PCA 74-2-068
and OSM 74-2-068)

Dear Mr. Manager:

Included you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on May 4, 1987, granting, as modified, rezoning application 82-86-0-083 in the name of Settler and Scott, Incorporated, to remove certain property in the Woodfield District from the B-3, B-1, B-C and B-2 districts and the Water Supply Protection Overlay District to the M-C, M-2, M-3, M-4, M-5, and C-6 districts and the Water Supply Protection Overlay District (instead of the proposed B-3 and C-6 districts and Water Supply Protection Overlay District) on subject parcels 54-1 (11) 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 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904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

The Board directed the Director of Environmental Management (DEM) to waive the barrier requirements along the eastern boundary of the shopping center. The Board also modified the screening and barrier requirements of the shopping center to those depicted on the Generalized Development Plan and within the proffers.

The Board also directed the Director of DEM to waive the screen and barrier requirements along Route 23.

EX 86-0-082

May 22, 1987

Further, the Board approved simultaneous processing of the public improvement plans for the roads with the review of the final development plan for Sully Station 23.

In addition, the Board also approved the Conceptual Development Plan Amendment OSM 74-3-089 subject to the following conditions one and two in addition to the proffers dated April 23, 1987.

Condition One:
The number of dwelling units within the proposed 728-4 District shall be limited to 211 dwelling units. The lot by size which the units will be located will be subject to the approval of the Planning Commission at the time of the final development plan approval subject to the review of the office of comprehensive planning.

Condition Two:
The traffic study in the intersection of Braddock Road and Stone Road shall also include pedestrian traffic at the site of intersection of Sully Station 23 and the Village Center.

Very truly yours,
Edsel W. Englehart, CMC
Edsel W. Englehart, CMC, Agency Director
Office of the Clerk to the Board

cc: Larry C. Hoyle, Jr., Real Estate Division
Gilbert R. Snowdon, Deputy
Ronald Administration
Barbara A. Byron, Director
Ronald Administration
Fred H. Decker, Supervisor
Rose Property Mapping/Control

TABLE 12.12

STEP	DESCRIPTION	TOTALS
A. TREE PRESERVATION TARGET AND STATEMENT		
A1	PLACE THE TREE PRESERVATION TARGET CALCULATIONS AND STATEMENT HERE PRECEDING THE 10-YEAR TREE CANOPY CALCULATIONS	
B. TREE CANOPY REQUIREMENT		
B1	IDENTIFY GROSS SITE AREA =	45,172
B2	SUBTRACT AREA DEDICATED TO PARKS AND ROAD FRONTAGE =	0
B3	SUBTRACT AREA OF EXEMPTIONS =	0
B4	ADJUSTED GROSS SITE AREA (B1-B2) =	45,172
B5	IDENTIFY SITES ZONING AND OR USE =	COMMERCIAL
B6	PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED =	10%
B7	AREA OF 10-YEAR TREE CANOPY REQUIRED (B4 x B6) =	4,517
B8	MODIFICATION OF 10-YEAR TREE CANOPY REQUIREMENTS REQUESTED?	NO
B9	IF YES, THEN LIST PLAN SHEET WHERE MODIFICATION REQUEST IS LOCATED	N/A
C. TREE PRESERVATION		
C1	TREE PRESERVATION TARGET AREA =	1,880
C2	TOTAL CANOPY AREA MEETING STANDARDS OF § 12-0200 =	0
C3	TOTAL CANOPY AREA PROVIDED BY UNIQUE OR VALUABLE FOREST OR WOODLAND COMMUNITIES =	0
C4	TOTAL CANOPY AREA PROVIDED BY "HERITAGE," "MEMORIAL," "SPECIMEN," OR "STREET" TREES =	0
C5	CANOPY AREA OF TREES WITHIN RESOURCE PROTECTION AREAS AND 100-YEAR FLOODPLAINS =	0
C6	CANOPY AREA PROVIDED BY NATIVE TREES =	0
C7	CANOPY AREA PROVIDED BY IMPROVED CULTIVARS AND VARIETIES =	0
C8	CANOPY AREA PROVIDED THROUGH TREE SEEDLINGS =	0
C9	CANOPY AREA PROVIDED THROUGH NATIVE SHRUBS OR WOODY SEED MIX =	0
C10	CANOPY AREA PROVIDED BY OFFSITE BANKING OR TREE FUND =	0
C11	PERCENTAGE OF D14 REPRESENTED BY D15 =	0
C12	AREA OF CANOPY NOT MEETING MULTIPLIER CRITERIA =	10,500
C13	TOTAL CANOPY AREA PROVIDED THROUGH TREE PLANTING =	10,500
C14	IS AN OFFSITE PLANTING RELIEF REQUESTED?	NO
C15	TREE BANK OR TREE FUND?	N/A
C16	CANOPY AREA REQUESTED TO BE PROVIDED THROUGH OFFSITE BANKING OR TREE FUND =	0
C17	AMOUNT TO BE DEPOSITED INTO THE TREE PRESERVATION AND PLANTING FUND =	\$0
D. TREE PLANTING		
D1	AREA OF CANOPY TO BE MET THROUGH TREE PLANTING (B7-C10) =	4,517
D2	AREA OF CANOPY PLANTED FOR AIR QUALITY BENEFITS =	0
D3	AREA OF CANOPY PLANTED FOR ENERGY CONSERVATION =	0
D4	AREA OF CANOPY PLANTED FOR WATER QUALITY BENEFITS =	0
D5	AREA OF CANOPY PROVIDED BY NATIVE TREES =	0
D6	AREA OF CANOPY PROVIDED BY IMPROVED CULTIVARS AND VARIETIES =	0
D7	AREA OF CANOPY PROVIDED THROUGH TREE SEEDLINGS =	0
D8	AREA OF CANOPY PROVIDED THROUGH NATIVE SHRUBS OR WOODY SEED MIX =	0
D9	AREA OF CANOPY PROVIDED BY OFFSITE BANKING OR TREE FUND =	0
D10	PERCENTAGE OF D14 REPRESENTED BY D15 =	0
D11	AREA OF CANOPY NOT MEETING MULTIPLIER CRITERIA =	10,500
D12	TOTAL CANOPY AREA PROVIDED THROUGH TREE PLANTING =	10,500
D13	IS AN OFFSITE PLANTING RELIEF REQUESTED?	NO
D14	TREE BANK OR TREE FUND?	N/A
D15	CANOPY AREA REQUESTED TO BE PROVIDED THROUGH OFFSITE BANKING OR TREE FUND =	0
D16	AMOUNT TO BE DEPOSITED INTO THE TREE PRESERVATION AND PLANTING FUND =	\$0
E. TOTAL OF 10-YEAR TREE CANOPY PROVIDED		
E1	TOTAL OF CANOPY AREA PROVIDED THROUGH TREE PRESERVATION (C10) =	0
E2	TOTAL OF CANOPY AREA PROVIDED THROUGH TREE PLANTING (D17) =	10,500
E3	TOTAL OF CANOPY AREA PROVIDED THROUGH OFFSITE MECHANISM (D16) =	0
E4	TOTAL OF 10-YEAR TREE CANOPY PROVIDED =	10,500
E5	PERCENTAGE OF 10-YEAR TREE CANOPY PROVIDED =	23.24%

BOHLER ENGINEERING
CORPORATE OFFICE:
FAIRFAX, VA
BRANCH OFFICES:
ALEXANDRIA, VA
ARLINGTON, VA
BETHESDA, MD
BOSTON, MA
CHAMBERSBURG, PA
DALLAS, TX

