

### TREE COVER CALCULATIONS

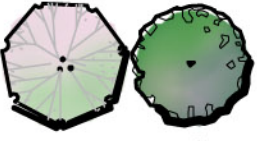


|   |                 |
|---|-----------------|
| GROSS SITE AREA:                                    | 38,399 SF       |
| LAND DEDICATIONS:                                   | 3,298 SF        |
| BUILDING FOOTPRINT:                                 | <u>3,800 SF</u> |
| ADJUSTED SITE AREA:                                 | 31,301 SF       |
| TREE COVER REQUIRED (10%):                          | 3,130 SF        |
| TREE COVER PROVIDED:                                |                 |
| 5 - 3" Cal., Cat. IV Deciduous Trees (250 SF/EA):   | 1,250 SF        |
| 21 - 3" Cal., Cat. II Deciduous Trees (125 SF/EA):* | 2,625 SF*       |
| 5 - 2" Cal., Cat II Deciduous Trees (100 SF/EA):    | 500 SF          |
| TOTAL TREE COVER PROVIDED (15%±):*                  | 4,375 SF*       |

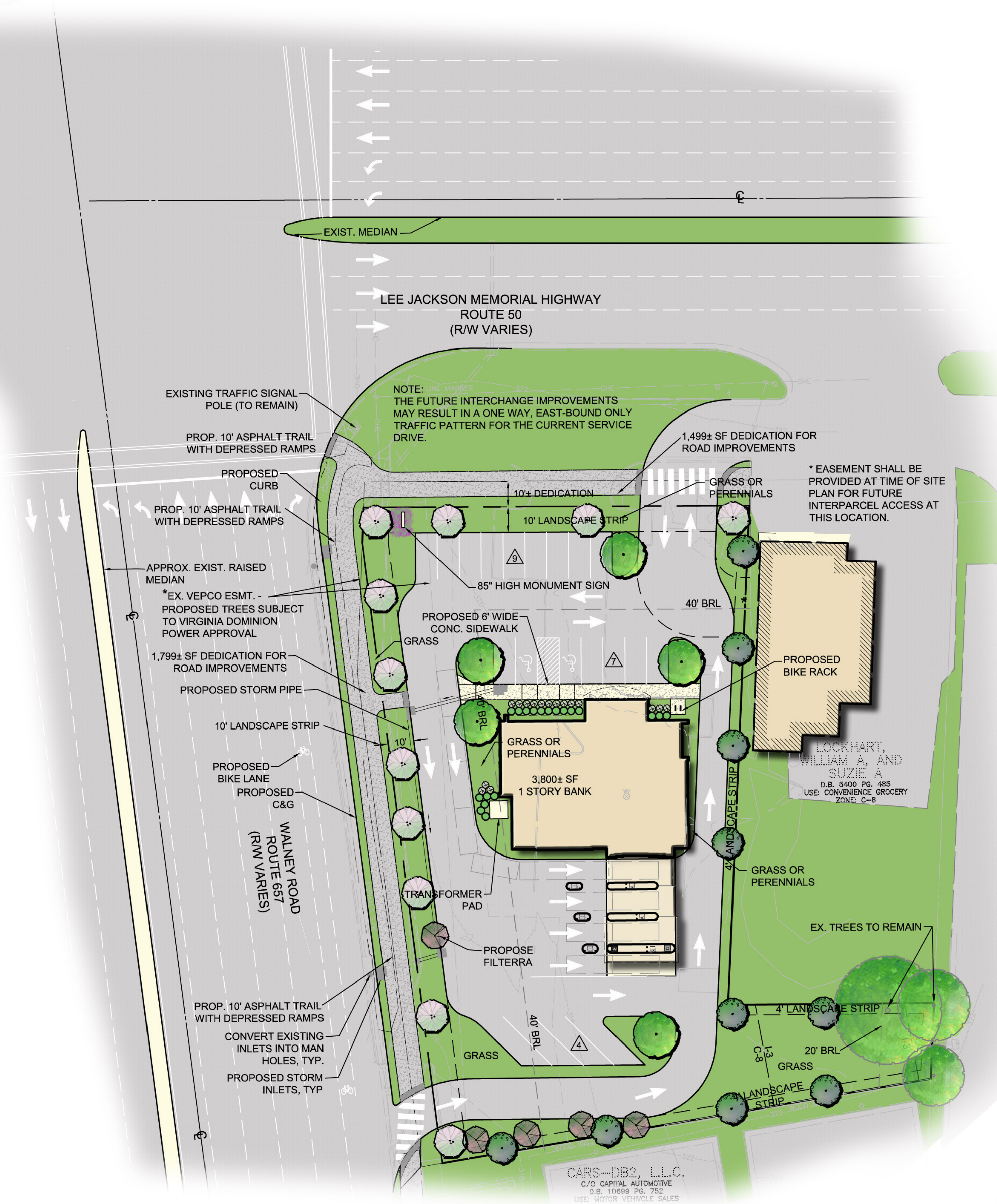
\* - PROPOSED TREES WITHIN VEPCO EASEMENT ARE SUBJECT TO VIRGINIA DOMINION POWER APPROVAL.

### INTERIOR PARKING LOT CALCULATIONS

|   |           |
|---|-----------|
| INTERIOR PARKING LOT AREA                         | 18,554 SF |
| TREE COVER REQUIRED (5%):                         | 927 SF    |
| TREE COVER PROVIDED:                              |           |
| 4 - 3" Cal., Cat. IV Deciduous Trees (250 SF/EA): | 1,000 SF  |
| TOTAL TREE COVER PROVIDED (5.0%):                 | 1,000 SF  |

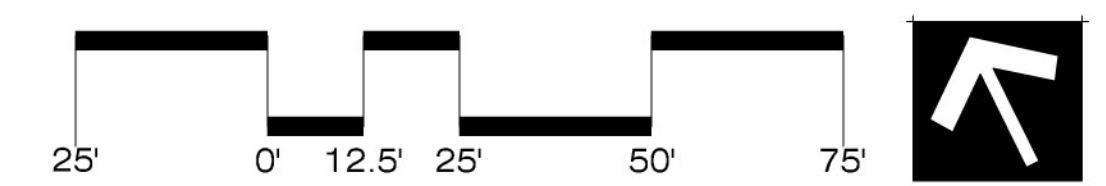
### PLANT LEGEND

-  LARGE SHADE TREE (250 SF)
-  LARGE ORNAMENTAL TREE (125 SF)
-  MEDIUM ORNAMENTAL TREE (100 SF)
-  SMALL SHRUB
-  GROUND COVER



### SITE TABULATIONS

|   |                                       |                                 |
|---|---------------------------------------|---------------------------------|
| EXISTING ZONING   | C-8 AND I-3                           |                                 |
| OVERLAY DISTRICTS                                       | HIGHWAY CORRIDOR DISTRICT (HC)        |                                 |
|   | WATER SUPPLY PROTECTION DISTRICT (WS) |                                 |
| SITE AREA   | ACRES                                 | SQUARE FEET                     |
| TOTAL SITE AREA (C-8 AND I-3)                           | 0.88± AC                              | 38,399± SF                      |
| EXISTING C-8 SITE AREA                                  | 0.83± AC                              | 36,380± SF                      |
| LESS ROUTE 50 DEDICATION                                | 0.03± AC                              | 1,499± SF                       |
| LESS WALNEY ROAD DEDICATION                             | <u>0.04± AC</u>                       | <u>1,799± SF</u>                |
| C-8 SITE AREA AFTER DEDICATION                          | 0.76± AC                              | 33,082± SF                      |
| I-3 SITE AREA   | <u>0.05± AC</u>                       | <u>2,019± SF</u>                |
| TOTAL C-8 AND I-3 SITE AREA AFTER DEDICATION            | 0.81± AC                              | 35,101± SF                      |
|   | PERMITTED / REQUIRED                  | PROVIDED                        |
| GROSS FLOOR AREA  |                                       | 3,800± SF                       |
| FLOOR AREA RATIO  |                                       |                                 |
| C-8 AREA  | 0.50                                  | 0.11± (3,800± SF / 36,380± SF)  |
| I-3 AREA  | 0.40                                  | <u>0.00± (0 SF / 2,019± SF)</u> |
| TOTAL SITE  |                                       | 0.10± (3,800± SF / 28,399± SF)  |
| OPEN SPACE  |                                       |                                 |
| C-8 AREA  | 15%                                   | 20%±                            |
| I-3 AREA  | 15%                                   | 100%±                           |
| TOTAL SITE  | 15%                                   | 22%±                            |
| PARKING   |                                       |                                 |
| CUSTOMER SERVICE, LOBBY AND TELLER (4 SPACES/ 1,000 SF) | 10 SPACES                             | 15 SPACES                       |
| OFFICE (3.6 SPACES/1,000 SF)                            | <u>5 SPACES</u>                       | <u>5 SPACES</u>                 |
| TOTAL   | 15 SPACES                             | 20 SPACES                       |
| STACKING  |                                       |                                 |
| FIRST LANE  | 8 CARS                                | 8 CARS                          |
| SECOND LANE   | 2 CARS                                | 2 CARS                          |



| NO.      | DESCRIPTION                     | DATE    | REV'S'D | REV'D | APR'D | DATE |
|----------|---------------------------------|---------|---------|-------|-------|------|
| 4        | REVISED REAR PARKING LOT LAYOUT | 8/03/07 |         |       |       |      |
| 3        | REVISED LAYOUT                  | 8/11/07 |         |       |       |      |
| 2        | COUNTY COMMENTS & BUILDING SF   | 3/9/07  |         |       |       |      |
| 1        | ADD EVM SUMMARY                 | 2/8/07  |         |       |       |      |
| REVISION |                                 |         |         |       |       |      |



PROJECT  
**SPECIAL EXCEPTION**  
**COMMERCE BANK - CHANTILLY**  
 SULLY DISTRICT  
 FAIRFAX, VA

TITLE  
**LANDSCAPE PLAN**

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| DESIGN  | REL    | SURVEY                |
|---------|--------|-----------------------|
| DRAWN   | IPD    | DATE<br>JAN. 2, 2007  |
| CHECKED | DHS    | SCALE<br>1" = 25'     |
| SHEET   | 3 OF 6 | FILE NO.<br>14785-1-0 |

CO. PLAN #

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