CHEVY CHASE BANK: OAKTON BRANCH

SPECIAL EXCEPTION PLAT

GENERAL NOTES

1. THE APPLICANT IS APPLYING FOR A CATEGORY FIVE (5) SPECIAL EXCEPTION. THE PROPERTY SUBJECT TO THIS SPECIAL EXCEPTION APPLICATION CONSISTS OF 0.88321 ACRES AND IS SHOWN ON FAIRFAX COUNTY TAX ASSESSMENT MAP 47-2 ((1)) PARCEL 93.

2. THE SUBJECT PROPERTY LOCATED AT THE INTERSECTION OF CHAIN BRIDGE ROAD AND HUNTER MILL ROAD, IS OWNED BY DANIEL R. COUCH ET. UX.

3. THE PROPERTY IS PRESENTLY ZONED C-2. THE APPLICANT IS PROPOSING TO CONSTRUCT A 1-STORY BUILDING FOR A FINANCIAL INSTITUTION WITH DRIVE-THROUGH FACILITIES.

4. ALL THE EXISTING BUILDINGS AND STRUCTURES WILL BE DEMOLISHED OR REMOVED, SUBJECT, IF APPLICABLE, TO COMPLIANCE WITH SECTION 106 OF THE NATIONAL HISTORIC PRESERVATION ACT.

5. A BOUNDARY SURVEY WAS PERFORMED AND PREPARED BY PATTON, HARRIS, RUST AND ASSOCIATES, INC. (PHR+A), JUNE 2004. BASE INFORMATION PERTAINING TO THIS PLAN WAS TAKEN FROM AN ALTA SURVEY PERFORMED BY PHR+A IN JULY 2004, AND A FIELD-RUN TOPOGRAPHIC SURVEY PERFORMED BY PHR+A IN SEPTEMBER 2004. A TITLE REPORT WAS FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. W0402218-TD, EFFECTIVE DATE MAY 25, 2004. BASE INFORMATION PERTAINING TO ADJACENT PROPERTIES WAS TAKEN FROM COUNTY RECORDS AND FAIRFAX COUNTY GIS DATA. CONTOURS ARE SHOWN AT A TWO (2) FOOT INTERVAL.

6. THERE IS AN EXISTING UTILITY EASEMENT (10' SANITARY SEWER) ON THE SITE. A PORTION OF THIS EASEMENT WILL BE VACATED.

7. THERE ARE NO NEW PUBLIC STREETS PROPOSED WITH THIS APPLICATION. SITE ACCESS IS PROPOSED OFF OF CHAIN BRIDGE ROAD AT THE LOCATION OF THE EASTERNMOST EXISTING DRIVEWAY APRON, AND OFF OF HUNTER MILL ROAD AT THE LOCATION OF THE NORTHERNMOST EXISTING DRIVEWAY APRON. A RIGHT TURN LANE IS PROPOSED ALONG CHAIN BRIDGE ROAD ALONG THE PROPERTY'S FRONTAGE. A SECOND NORTHBOUND TRAVEL LANE IS PROPOSED ALONG THE SUBJECT PROPERTY'S FRONTAGE ON HUNTER MILL ROAD. INGRESS/EGRESS EASEMENTS FOR THE SITE WILL BE RECORDED FOR THE LOCATIONS SHOWN ON THE PLAT. INTER-PARCEL ACCESS WILL BE PROVIDED TO THE OAKTON PROFESSIONAL CENTER TO THE NORTH AND THE OAKTON SHOPPING CENTER TO THE EAST IF THE PROPER OFF-SITE EASEMENTS ARE OBTAINED. SEE SHEET 6, ENTRANCE EXHIBITS FOR THE PROPOSED LOCATION AND CONFIGURATION OF INTER-PARCEL ACCESS. PROPOSED IMPROVEMENTS ARE SUBJECT TO FINAL ENGINEERING DESIGN AND VDOT APPROVAL.

8. THIS PLAN ADDRESSES THE COMPREHENSIVE PLAN REGARDING TRAILS ALONG THE PROPERTY FRONTAGES ON HUNTER MILL ROAD AND CHAIN BRIDGE ROAD IN THE FOLLOWING MANNER:
A. A MINOR PAVED TRAIL (4' TO 7'-11" WIDE ASPHALT OR CONCRETE) IS REQUIRED ON THE EAST SIDE OF HUNTER MILL ROAD FROM CHAIN BRIDGE ROAD TO HICKORY FOREST DRIVE. A 5' WIDE CONCRETE SIDEWALK IS PROPOSED ALONG THE SUBJECT PROPERTY'S FRONTAGE ON HUNTER MILL ROAD.
B. A MAJOR PAVED TRAIL (8' OR MORE OF ASPHALT) IS REQUIRED ON THE NORTH SIDE OF CHAIN BRIDGE ROAD. AN 8' WIDE ASPHALT TRAIL IS PROPOSED ALONG THE SUBJECT PROPERTY'S FRONTAGE ON CHAIN BRIDGE ROAD.

9. STORM WATER MANAGEMENT AND BMP WILL BE PROVIDED TO MEET THE COUNTY'S CURRENT CRITERIA AND IS SUBJECT TO CHANGE AT FINAL ENGINEERING AND COUNTY REVIEW. THE APPLICANT RESERVES THE RIGHT TO REQUEST A WAIVER FOR THESE ITEMS.

10. SEE TABULATIONS THIS SHEET REGARDING PROPOSED F.A.R. AND PARKING PROVIDED.

11. THE SITE WILL BE SERVED BY PUBLIC WATER AND SEWER.

12. THE PROPOSED USE WILL BE IN CONFORMANCE WITH ALL APPLICABLE ORDINANCES, REGULATIONS, ADOPTED STANDARDS AND PREVIOUSLY APPROVED PLANS AND CONDITIONS WITH THE EXCEPTION OF:
A. A WAIVER OF THE ONE (1) LOADING SPACE REQUIRED BY THE FAIRFAX COUNTY ZONING ORDINANCE (SECTION 11-203, STANDARD C) FOR THE USE OF A DRIVE-IN BANK.
B. SERVICE DRIVE WAIVER FOR CHAIN BRIDGE ROAD, ROUTE 123.
C. A MODIFICATION OF THE LIMIT ON SIGN AREA PURSUANT TO SECTION 9-620 OF THE ZONING ORDINANCE. THE APPLICANT IS PROPOSING TWO INTERNALLY ILLUMINATED FACADE SIGNS, EACH 35.07 SQUARE FEET IN SIZE, LOCATED OVER THE TWO PORTICO ENTRANCES TO THE BANK BUILDING. THE APPLICANT IS ALSO PROPOSING A FREESTANDING MONUMENT SIGN CONSISTING OF 12 INCH HIGH BRONZE LETTERS ON A WALL WHICH MEASURES 20 FEET BY 4 FEET 6 INCHES, INCLUDING PRECAST ENTABLATURE AND PRECAST PIERS.
D. TO THE EXTENT DEEMED REQUIRED BY THE COUNTY, A WAIVER OF THE BARRIER REQUIREMENT ALONG THE SOUTHERN AND WESTERN PROPERTY LINES PURSUANT TO SECTION 13-304(5), (6) AND (7) OF THE ZONING ORDINANCE. ALL PROPERTIES TO THE IMMEDIATE SOUTH AND WEST OF THE PROPERTY ARE ZONED, PLANNED OR USED FOR COMMERCIAL OR PUBLIC PURPOSES. NO OTHER BARRIER IS REQUIRED BY THE ORDINANCE.

13. THERE ARE FEWER THAN TWENTY (20) PARKING SPACES PROPOSED FOR THE SITE, THEREFORE, THE PROPERTY IS NOT SUBJECT TO INTERIOR PARKING LOT OR PERIPHERAL PARKING LOT LANDSCAPING REQUIREMENTS.

14. BASED ON AVAILABLE RECORDS, NO RESOURCE PROTECTION AREAS, MAJOR FLOOD PLAINS, OR ENVIRONMENTAL QUALITY CORRIDORS EXIST ON-SITE.

15. LIMITS OF CLEARING AND GRADING ARE SHOWN ON SHEET 8, PROPOSED SWM & BMP FACILITIES. OFF-SITE CLEARING AND GRADING SHALL BE DONE IF THE APPROPRIATE EASEMENTS ARE OBTAINED.

16. TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THERE ARE NO GRAVES ON THE SITE.

17. THE BUILDING FOOTPRINT, SIZE, AND LOCATION, THE NUMBER AND CONFIGURATION OF PARKING SPACES, AND THE AMOUNT AND CONFIGURATION OF OPEN SPACE, ALL AS SHOWN HEREON AND SUMMARIZED IN THE SITE TABULATIONS, ARE APPROXIMATE AND MAY CHANGE WITH FINAL ARCHITECTURAL AND ENGINEERING DESIGN. MINOR MODIFICATIONS MAY BE PERMITTED PURSUANT TO SECTION 9-004(4) OF THE ZONING ORDINANCE.

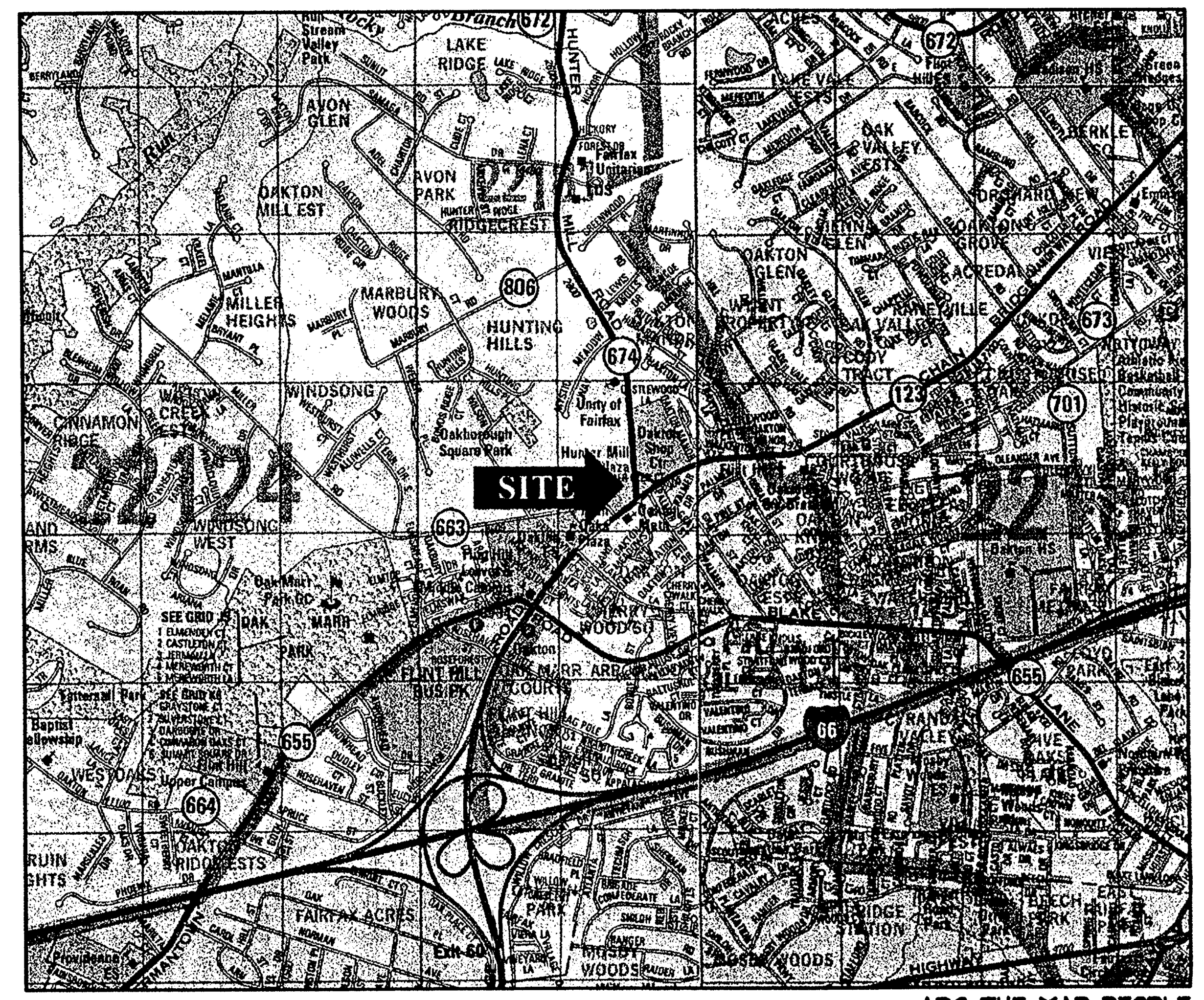
18. OUTSIDE LIGHTING WILL BE RESTRICTED TO POLE MOUNTED LIGHTS NOT TO EXCEED 25 FEET IN HEIGHT, UPLIGHTING TO ILLUMINATE THE FREESTANDING SIGN AND SPECIMEN TREE, AND BUILDING LIGHTS. NO LOUDSPEAKERS ARE PROPOSED. ALL LIGHTING WILL MEET THE STANDARDS OF ARTICLE 14 OF THE ZONING ORDINANCE.

19. THE APPLICANT SHALL COMPLY WITH ANY LAWS GOVERNING THE STORAGE OF ANY EXISTING HAZARDOUS OR TOXIC SUBSTANCES, HAZARDOUS WASTES OR PETROLEUM PRODUCTS STORED ON THE SUBJECT PROPERTY.

20. A STATEMENT CONFIRMING OWNERSHIP OF THE PROPERTY AND THE APPLICANT'S RELATIONSHIP INTEREST IN THE SAME IS CONTAINED ON THE AFFIDAVIT SUBMITTED SEPARATELY.

21. APPLICANT RESERVES THE RIGHT TO CONSTRUCT LESS PARKING THAN SHOWN AS LONG AS MINIMUM PARKING REQUIREMENTS PER THE ZONING ORDINANCE ARE MET AND MINIMUM SETBACKS TO PARKING ARE MAINTAINED.

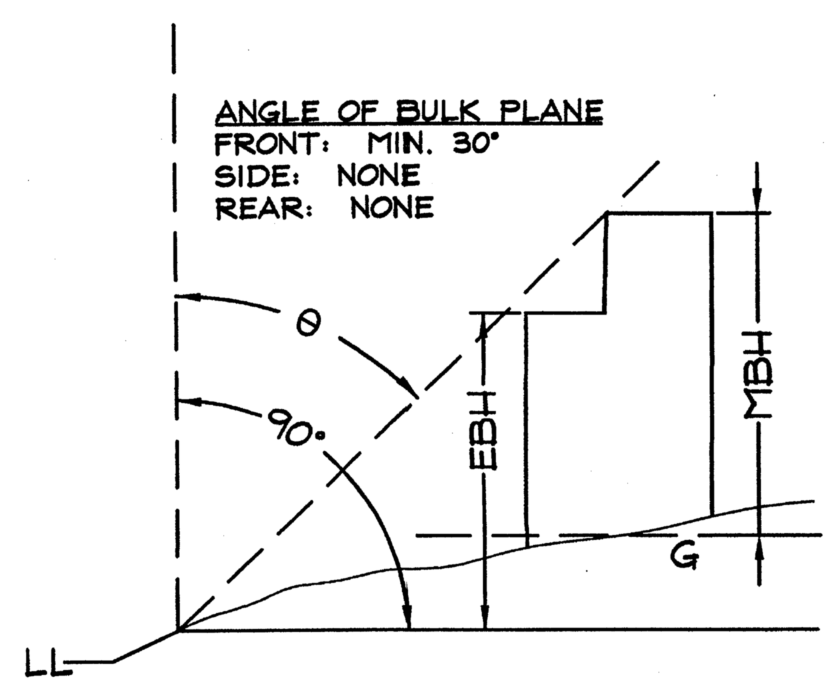
22. IN ACCORDANCE WITH SECTION 2-308(4) OF THE ZONING ORDINANCE, UPON APPROVAL OF THIS SPECIAL EXCEPTION APPLICATION BY THE BOARD OF SUPERVISORS, THE APPLICANT AND PROPERTY SHALL RECEIVE DENSITY CREDIT FOR THE PUBLIC STREET DEDICATIONS SHOWN HEREON OR OTHERWISE PROVIDED AS PART OF THE PROPOSED USE. SUCH DENSITY CREDIT MAY BE USED, AT THE PROPERTY OWNER'S DISCRETION, AT ANY TIME IN THE FUTURE.



ADC THE MAP PEOPLE, PERMITTED USE 20103104

VICINITY MAP

1"=2000'



θ = ANGLE OF BULK PLANE
LL = LOT LINE
MYR = MINIMUM YARD REQUIREMENT
EBH = EFFECTIVE BUILDING HEIGHT
MBH = MAXIMUM BUILDING HEIGHT
G = GRADE (FINISHED)

MYR = EBM TAN θ

EBH = MYR / TAN θ

ANGLE OF BULK PLANE

SITE TABULATIONS

SITE AREA		
EXISTING:	0.88321 AC OR 38,472 SF	
AFTER DEDICATION:	0.5989± AC OR 26,091±SF	
EXIST. ZONING	C-2	
	PERMITTED/ REQUIRED	PROVIDED
LOT AREA	20,000 S.F.	26,091± S.F.
LOT WIDTH	100 FT.	219± FT.
YARD REQUIREMENTS:		
FRONT	25 FT. (30° ABP)	25+ FT. (35°± ABP)
SIDE	NONE	7± FT. (TO OVERHANG)
REAR	25 FT.	60± FT.
BUILDING HEIGHT	40 FT.	25± FT.
GROSS FLOOR AREA	19,236 S.F.	3,250± S.F.
FLOOR AREA RATIO	0.50	0.13± (3,250/26,091)
OPEN SPACE	30%	33±%(1)
PARKING	13 SPACES (4 SPACES/1000 SF OF GFA)	14 SPACES (4.31 SPACES/1000 SF OF GFA)
STACKING	10 (5 EA. FIRST 2 ROWS)	10 (5 EA. FIRST 2 ROWS)
LOADING	1 SPACE/10,000 SF OF GFA	0 (SEE NOTE 12)

(1) 33% OPEN SPACE FOR SCENARIO WITHOUT SHARED ACCESS. 30% OPEN SPACE PROVIDED WITH SHARED ACCESS.

SHEET INDEX

...ation No. 2004-PR-026 Staff Bill [signature]
APPROVED (SE) SP PLAN
SEE DEV CONDS DATED 4/4/08
Date of (BOS) (BZA) approval 4/4/08
Sheet 1 of 8

NO.	DESCRIPTION
1	NOTES & TABULATIONS
2	SPECIAL EXCEPTION PLAT
3	LANDSCAPE PLAN
4	LANDSCAPE PLAN DETAILS
5	ROAD STRIPING PLAN - HUNTER MILL ROAD
6	ENTRANCE EXHIBITS
7	EXISTING VEGETATION MAP
8	PROPOSED SWM & BMP FACILITIES

RECEIVED
Department of Planning & Zoning
FEB 14 2005
Zoning Evaluation Division

CO. PLAN #

NO.	DESCRIPTION	DATE	REVS'D	REVW'D	APRV'D	DATE
5	Addressed County comments	02-14-05				
4	Addressed County comments	02-09-05				
3	Addressed County comments	01-21-05				
2	Addressed County comments	01-19-05				
1	Revised tabulations, added note #12 (D)	12-03-04				

REVISION

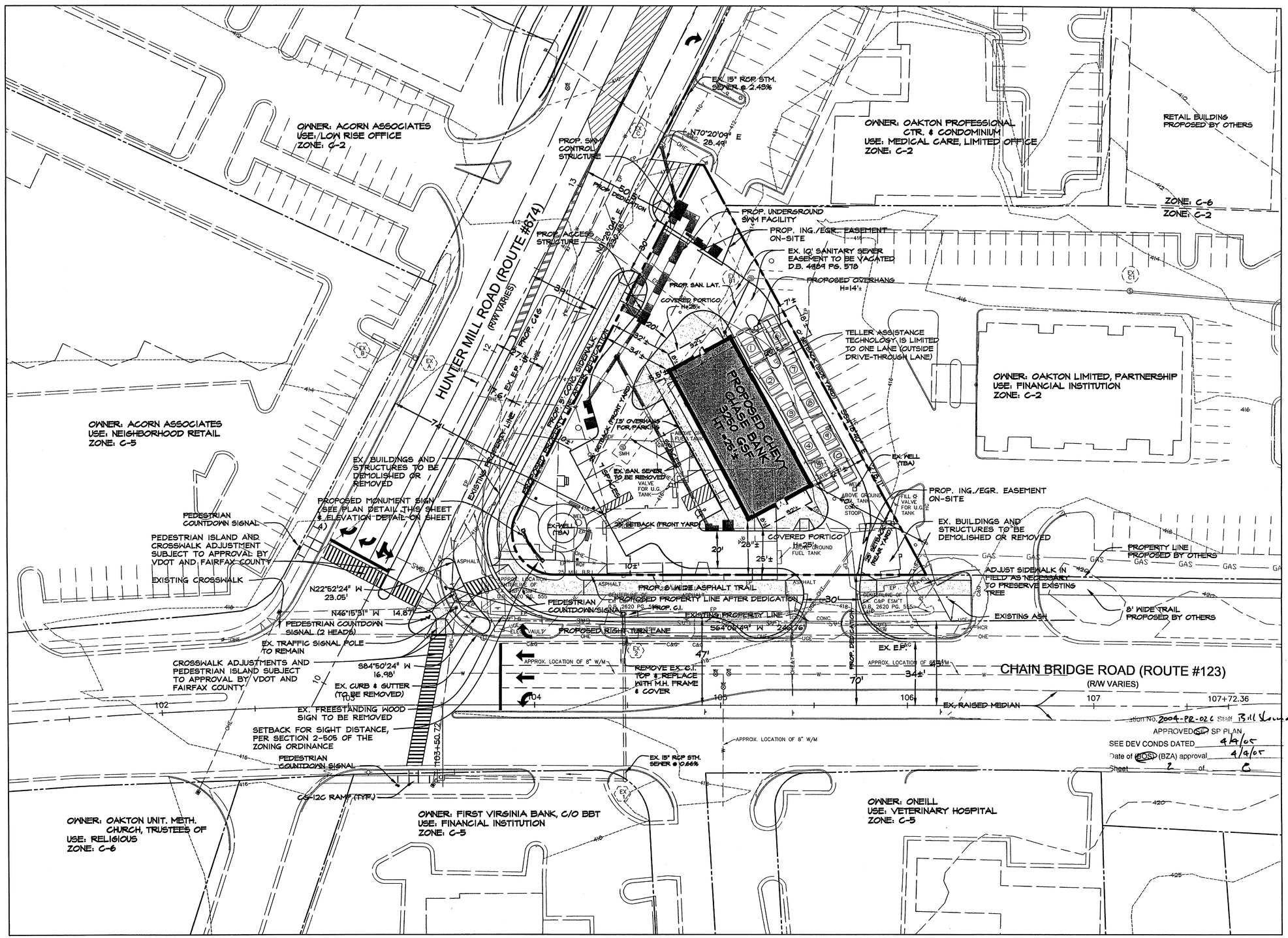
PROFESSIONAL SEAL
COMMONWEALTH OF VIRGINIA
DAVID H. STEIGLER
No. 609
2/14/05
CERTIFIED LANDSCAPE ARCHITECT

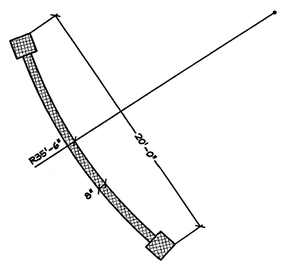
PROJECT
CHEVY CHASE BANK
OAKTON BRANCH
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

TITLE
NOTES & TABULATIONS

Patton Harris Rust & Associates,pc
Engineers. Surveyors. Planners. Landscape Architects.
PHR+A
14532 Lee Road
Chantilly, VA 20151-1679
T 703.449.6700
F 703.449.6714

DESIGN PHR+A	SURVEY PHR+A
DRAWN BCL	DATE AUGUST 2004
CHECKED REL	SCALE AS SHOWN
SHEET P101SE 1 OF 8	FILE NO. 13015-1-0

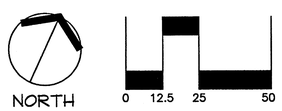




NOTE: UPLIGHTING WILL BE USED TO ILLUMINATE SIGN

SIGN WALL PLAN DETAIL

NOT TO SCALE



NO.	DESCRIPTION	DATE	REVS'D	REVW'D	APRV'D	DATE
5	Addressed County comments	02-14-05				
4	Addressed County comments	02-09-05				
3	Addressed County comments	01-21-05				
2	Addressed County comments	01-19-05				
1	Revised layout, added topo survey,	12-03-04				

REVISION

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
DAVID H. STEIGLER
No. 5059
2/14/05
CERTIFIED LANDSCAPE ARCHITECT

PROJECT

CHEVY CHASE BANK OAKTON BRANCH

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

TITLE

SPECIAL EXCEPTION PLAT

Patton Harris Rust & Associates, pc
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PHR+A

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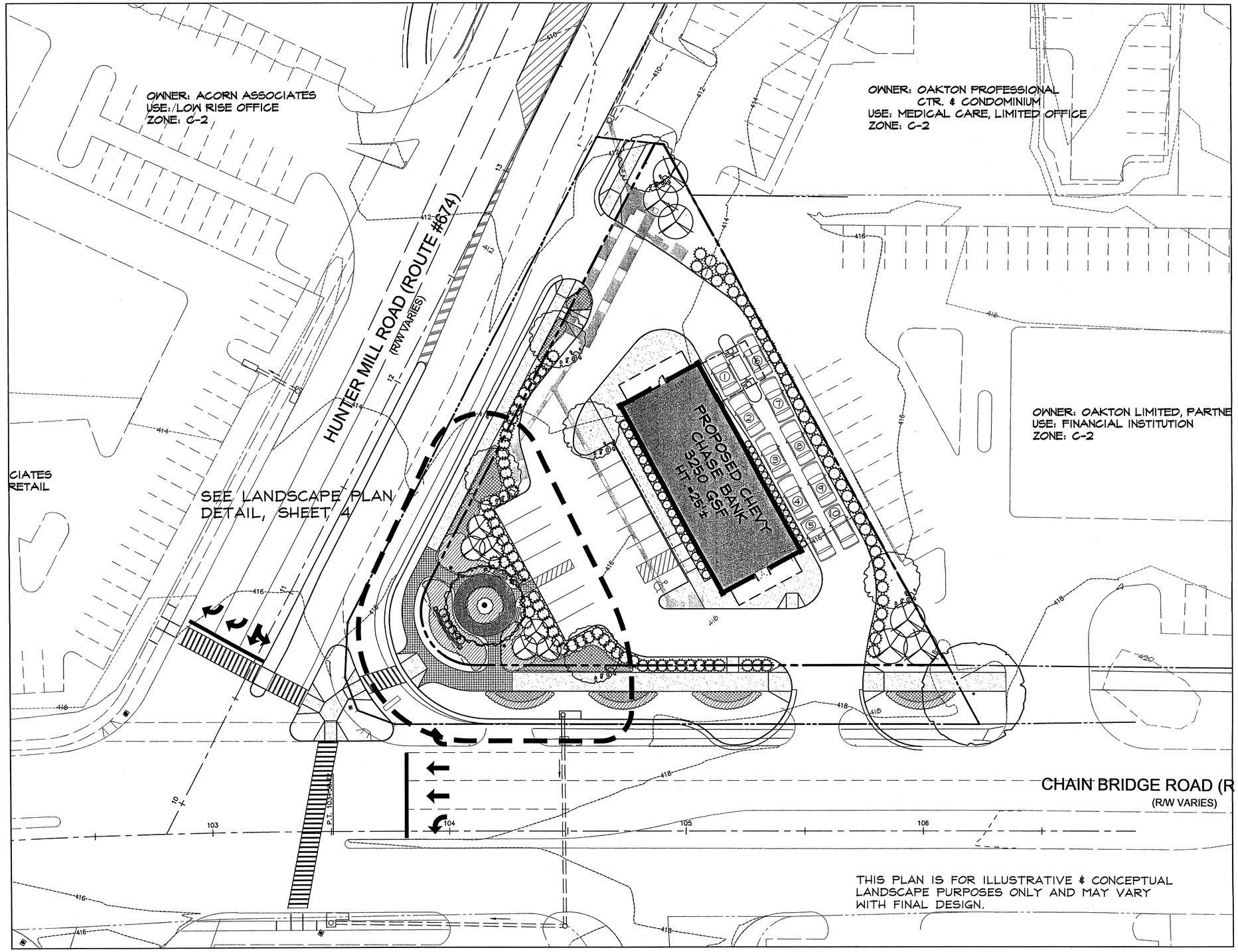
CO. PLAN #

DESIGN PHR+A	SURVEY PHR+A
DRAWN BCL	DATE AUGUST 2004
CHECKED REL	SCALE 1"=25'
SHEET P101SE 2 OF 8	FILE NO. 13015-1-0

TREE COVER CALCULATIONS

GROSS SITE AREA:	38,472± SF
- LAND DEDICATIONS:	-12,381± SF
- BUILDING FOOTPRINT:	-3,565± SF
ADJUSTED GROSS SITE AREA:	22,526± SF
TREE COVER REQUIRED (10%)*:	2,253± SF
TREE COVER PROVIDED:	
7 - 3" Cal. or Greater, Cat. IV Deciduous Trees (250 SF/EA):	1,750 SF
12 - 2" Cal., Cat. II Deciduous Trees (100 SF/EA):	1,200 SF
TOTAL TREE COVER PROVIDED:	2,950 SF

*Note: 10% Tree cover required for commercial districts per Section 13-401 of the Zoning Ordinance.



PLANT LEGEND

- SPECIMEN TREE 6" CAL. OAK
- SHADE TREE 3" CAL. (E.G. OAK, MAPLE, SYCAMORE)
- ORNAMENTAL TREE 2" CAL. (E.G. CREPE MYRTLE, SERVICEBERRY)
- EVERGREEN SHRUB 18-36" HT. (E.G. YEW, BOXWOOD, SMALL HOLLY, SMALL VIBURNUM)
- ANNUALS/PERENNIALS (E.G. DAYLILY, BLACK-EYED SUSAN, LILYTURF)

NORTH

0 10 20 40

Location No. 2004-PR-026 Staff Bill Shaw
APPROVED SEV SP PLAN 4/4/05
SEE DEV CONDS DATED 4/4/05
Date of BOS (BZA) approval 4/4/05
Sheet 3 of 8

NO.	DESCRIPTION	DATE	REVS'D	REVW'D	APRV'D	DATE
5	Addressed County comments	02-14-05				
4	Addressed County comments	02-09-05				
3	Addressed County comments	01-21-05				
2	Addressed County comments	01-19-05				
1	Revised landscaping, added topo, added tree cover calc.	12-03-04				

REVISION

PROFESSIONAL SEAL
COMMONWEALTH OF VIRGINIA
DAVID H. STEIGLER
No. 609
2/14/05
CERTIFIED LANDSCAPE ARCHITECT

PROJECT
CHEVY CHASE BANK OAKTON BRANCH
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

TITLE
LANDSCAPE PLAN

Patton Harris Rust & Associates, pc
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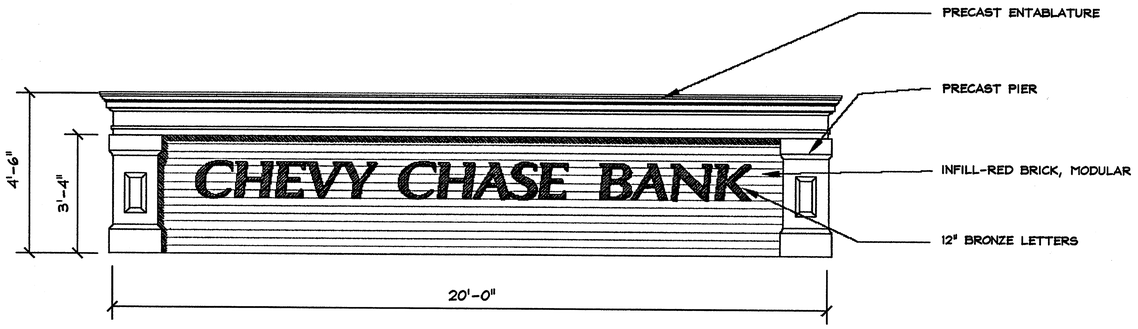
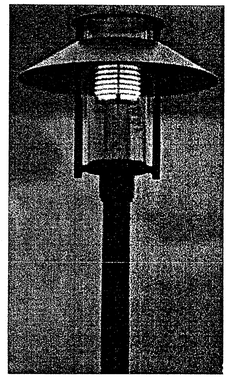
CO. PLAN #

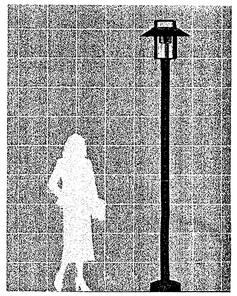
DESIGN PHR+A	SURVEY PHR+A
DRAWN BCL	DATE AUGUST 2004
CHECKED REL	SCALE 1"=20'
SHEET P101SE 3 OF 8	FILE NO. 13015-1-0



SIGN ELEVATION

SCALE: 1/2" = 1'-0"



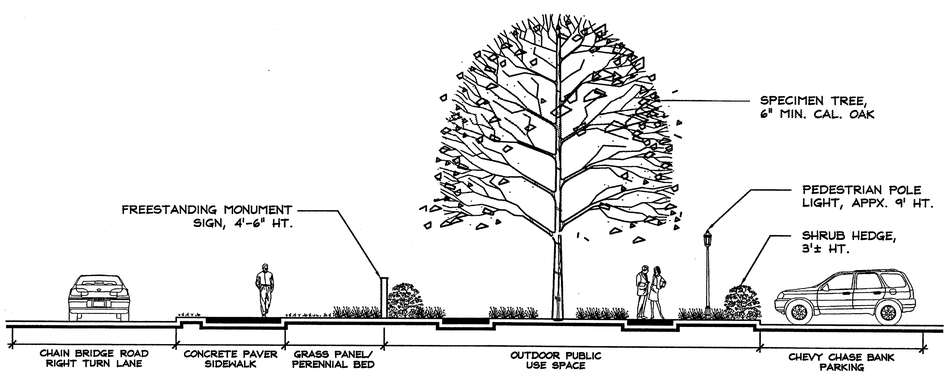


PEDESTRIAN POLE LIGHT, APPX. 9' HIGH, LIGHT SHIELD TO CONTROL GLARE, BRIGHTNESS, AND DISTRIBUTION OF LIGHT

NOTE: THE PHOTOGRAPHS SHOWN ARE ILLUSTRATIVE. POST TOP AND POLE IS SUBJECT TO CHANGE AT TIME OF FINAL SITE DESIGN.

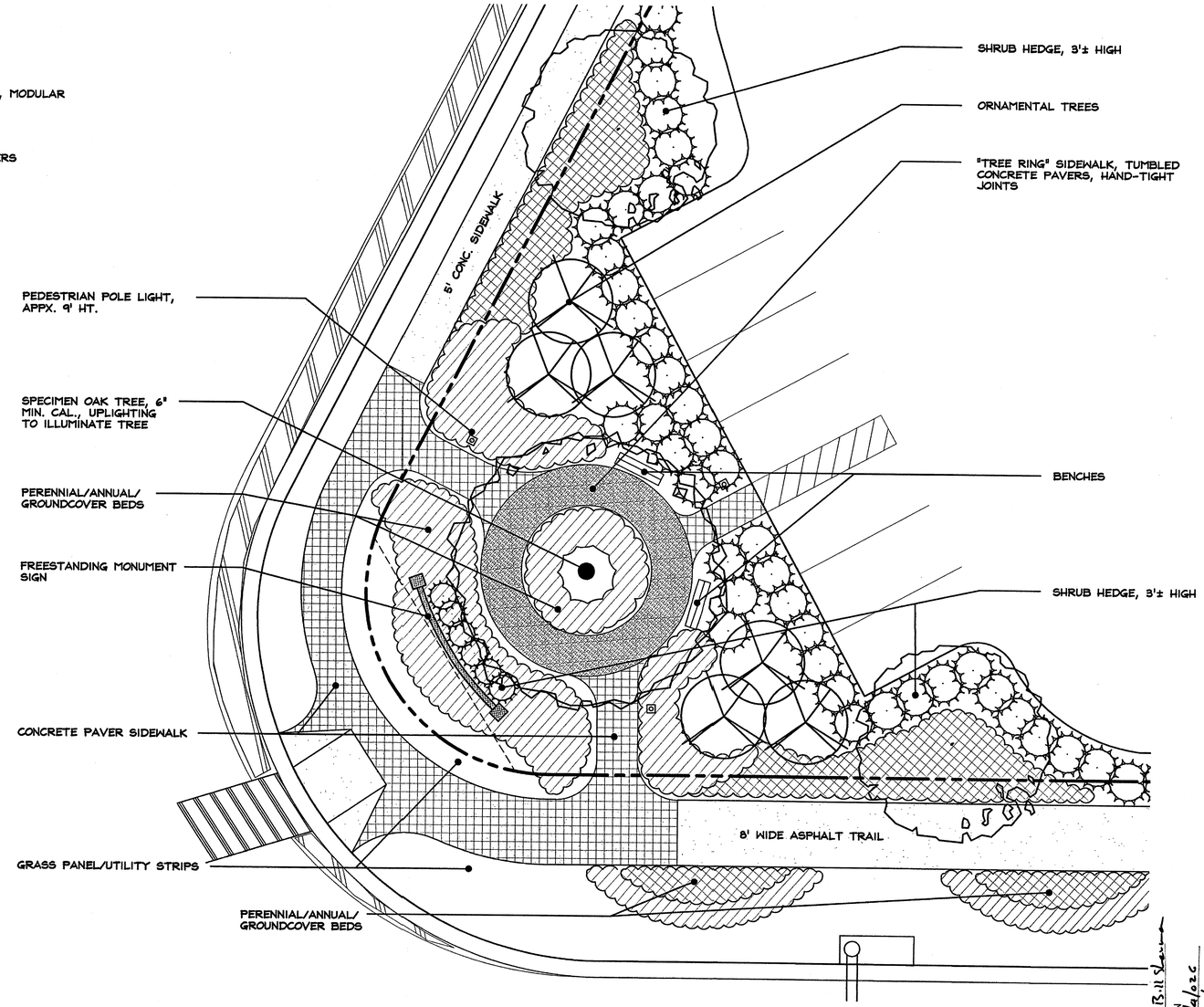
PEDESTRIAN POLE LIGHTING

NOT TO SCALE



LANDSCAPE DETAIL SECTION

SCALE: 1" = 8'



LANDSCAPE PLAN DETAIL

SCALE: 1" = 8'

THIS SHEET IS FOR ILLUSTRATIVE & CONCEPTUAL LANDSCAPE PURPOSES ONLY, AND MAY VARY WITH FINAL DESIGN.

Application No. 2004-PR-026 Staff B.H. Stevens
APPROVED SE/SP PLAN 4/4/06
SEE DEV CONDS DATED 4/4/06
Date of BOS (BZA) approval
Sheet 4 of 8

NO.	DESCRIPTION	DATE	REVS'D	REVW'D	APRV'D	DATE
4	Addressed County comments	02-14-05				
3	Addressed County comments	02-09-05				
2	Addressed County comments	01-21-05				
1	Landscape details added to set	01-19-05				

REVISION

PROFESSIONAL SEAL
COMMONWEALTH OF VIRGINIA
DAVID H. STEIGLER
No. 609
CERTIFIED LANDSCAPE ARCHITECT
2/14/05

PROJECT
CHEVY CHASE BANK
OAKTON BRANCH
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

TITLE
LANDSCAPE PLAN DETAILS

Patton Harris Rust & Associates, pc
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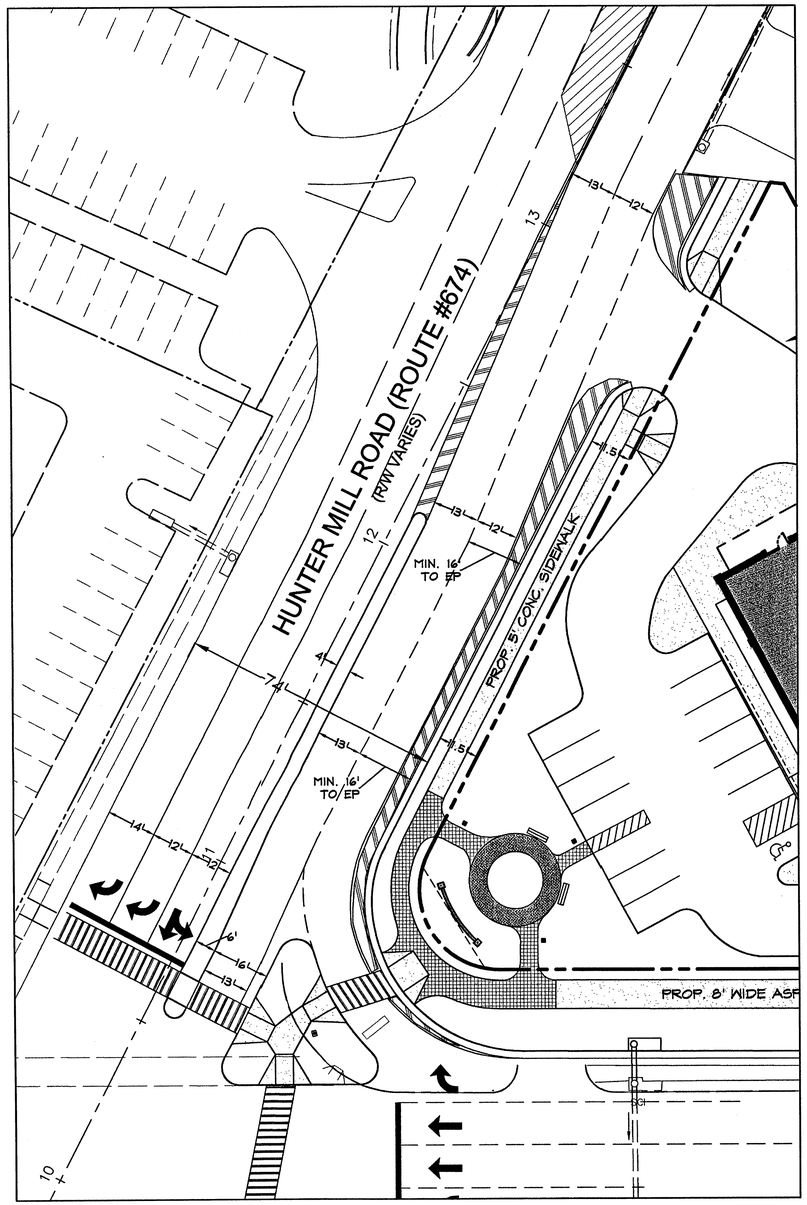
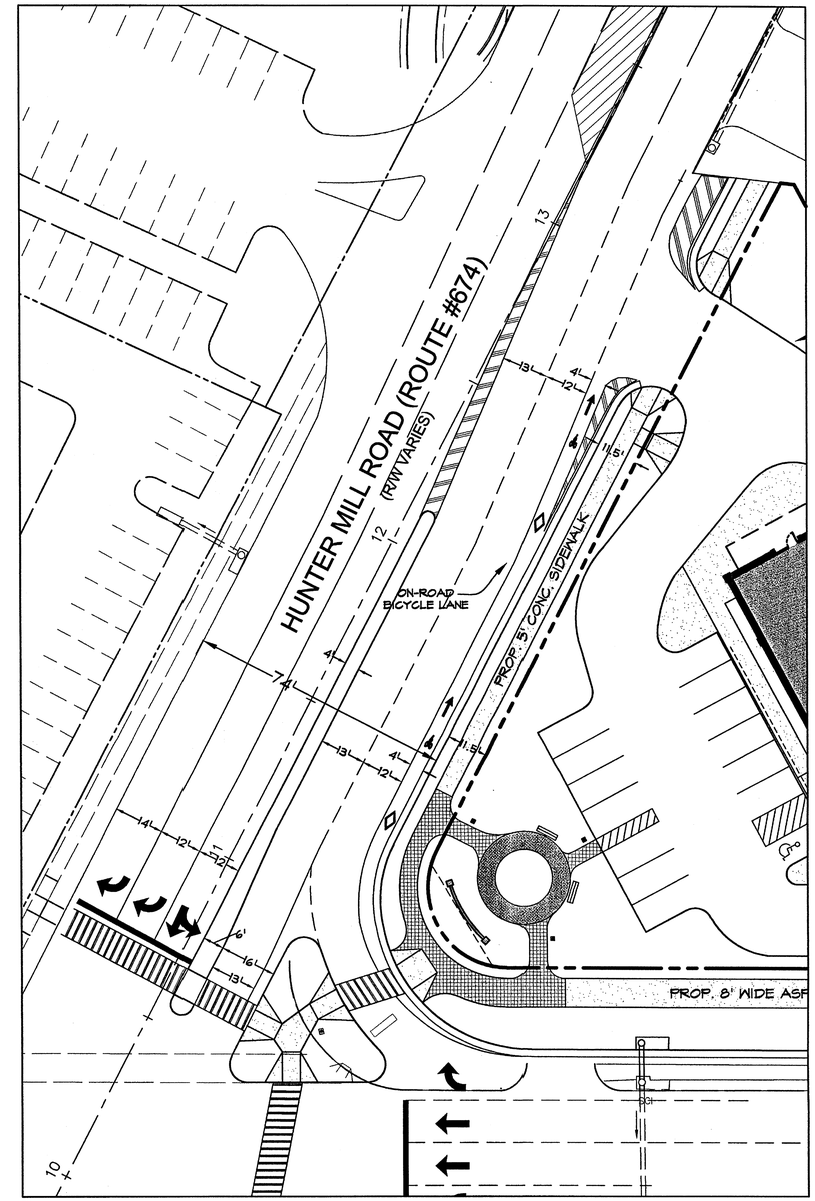
CO. PLAN #

DESIGN PHR+A	SURVEY PHR+A
DRAWN BCL	DATE JANUARY 2005
CHECKED DHS	SCALE
SHEET 4 OF 8	FILE NO. 13015-1-0



HUNTER MILL ROAD -
PROPOSED ROAD STRIPING PLAN

SCALE: 1" = 20'



HUNTER MILL ROAD -
POSSIBLE FUTURE ROAD STRIPING PLAN TO
ACCOMODATE ON-ROAD BIKE LANE

SCALE: 1" = 20'

ation No. 2004-PR-026 Staff Bill Sh...
APPROVED SP PLAN
SEE DEV CONDS DATED 4/4/05
Date of BOS (BZA) approval 4/4/05
Sheet 5 of 8

THIS SHEET TO BE USED FOR HUNTER MILL ROAD STRIPING PURPOSES ONLY.

NO.	DESCRIPTION	DATE	REVS'D	REVW'D	APRV'D	DATE
4	Addressed County comments	02-14-05				
3	Addressed County comments	02-09-05				
2	Addressed County comments	01-21-05				
1	Road striping added to set	01-19-05				

REVISION

PROFESSIONAL SEAL
COMMONWEALTH OF VIRGINIA
DAVID H. STEIGLER
No. 609
2/14/05
CERTIFIED LANDSCAPE ARCHITECT

PROJECT
CHEVY CHASE BANK
OAKTON BRANCH
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

TITLE
ROAD STRIPING PLAN
HUNTER MILL ROAD

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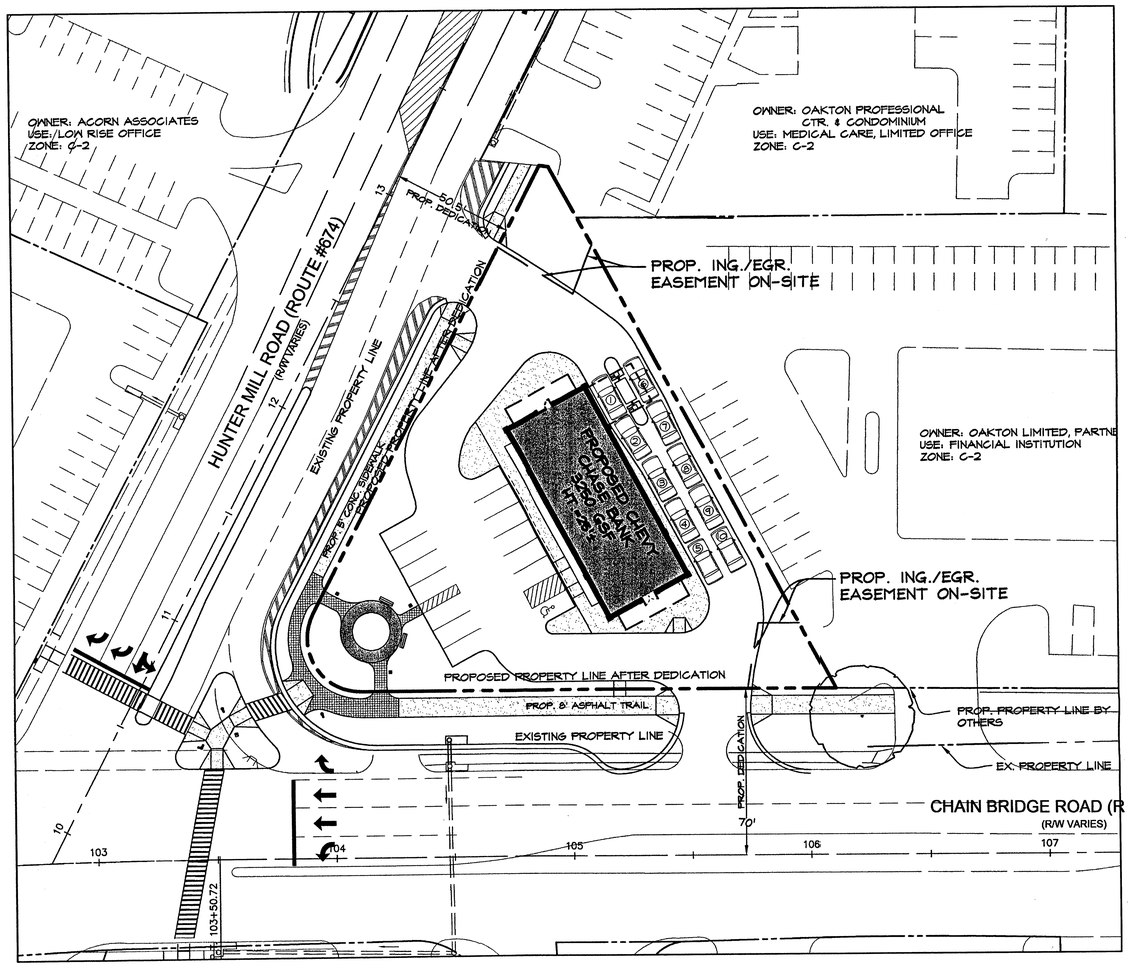
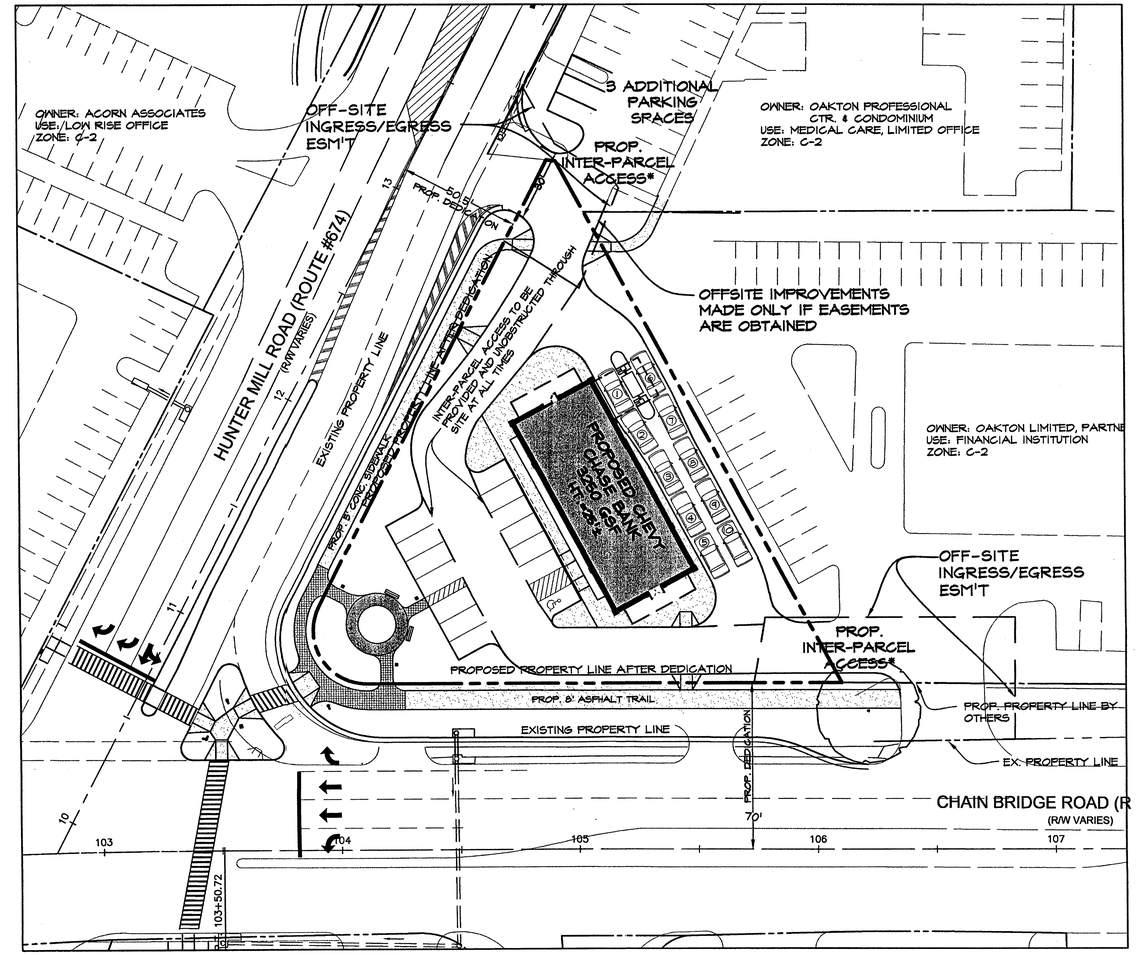
CO. PLAN #

DESIGN PHR+A	SURVEY PHR+A
DRAWN BCL	DATE JANUARY 2005
CHECKED REL	SCALE 1"=20'
SHEET 5 OF 8	FILE NO. 13015-1-0



ENTRANCE TO SITE WITHOUT SHARED ACCESS

SCALE: 1" = 30'



ENTRANCE TO SITE THROUGH SHARED ACCESS

SCALE: 1" = 30'

NORTH

0 15 30 60

NOTES:

*1. INTER-PARCEL ACCESS SHALL BE CONSTRUCTED ONLY IF THE PROPER OFF-SITE EASEMENTS ARE GRANTED. EXACT CONFIGURATION OF ENTRANCES MAY VARY FROM WHAT IS SHOWN DEPENDING ON ADJACENT PROPERTY OWNERS' WILLINGNESS TO DEDICATE R.O.W..

2. INTER-PARCEL ACCESS THROUGH THE SUBJECT SITE SHALL BE PROVIDED AND UNOBSTRUCTED AT ALL TIMES SHOULD ACCESS FROM ADJACENT SITES BE GRANTED.

3. THE RIGHT TURN LANE ON CHAIN BRIDGE ROAD SHALL BE EXTENDED AS SHOWN IF INTER-PARCEL ACCESS IS GRANTED.

...ation No. 2004-PR-026 Staff Bill Slamon
APPROVED SE SP PLAN
SEE DEV CONDS DATED 4/4/05
Sheet 6 of 8

NO.	DESCRIPTION	DATE	REVS'D	REVW'D	APRV'D	DATE
4	Addressed County comments	02-14-05				
3	Addressed County comments	02-09-05				
2	Addressed County comments	01-21-05				
1	Entrance exhibits added to set	01-19-05				

REVISION

PROFESSIONAL SEAL
COMMONWEALTH OF VIRGINIA
DAVID H. STEIGLER
No. 609
2/14/05
CERTIFIED LANDSCAPE ARCHITECT

PROJECT
CHEVY CHASE BANK
OAKTON BRANCH
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

TITLE
ENTRANCE EXHIBITS

Patton Harris Rust & Associates, pc
Engineers. Surveyors. Planners. Landscape Architects.
PHR+A
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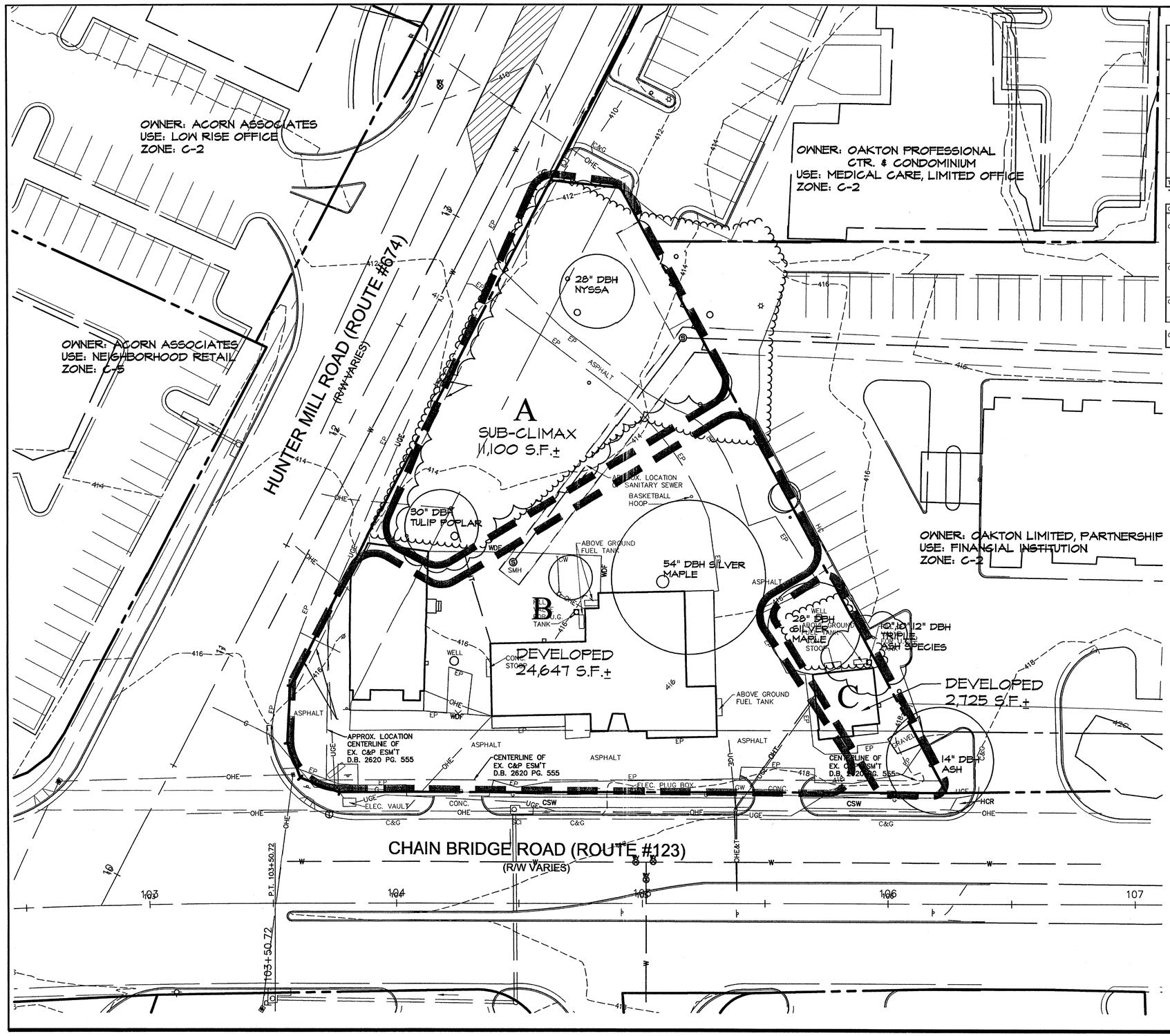
CO. PLAN #

DESIGN PHR+A	SURVEY PHR+A
DRAWN BCL	DATE AUGUST 2004
CHECKED REL	SCALE 1"=30'
SHEET P101SE 6 OF 8	FILE NO. 13015-1-0



EXISTING VEGETATION COVER TYPE SUMMARY TABLE						
Cover Type		PRIMARY SPECIES	UNDERSTORY SPECIES	SUCCESSIONAL STAGES	CONDITION*	TOTAL AREA
A	EARLY PIEDMONT BASIC WOODLANDS	ACER NEGUNDO, NYSSA SPECIES, PRUNUS SOROTINA, ACER SACCHARINUM FRAXINUS SPECIES, ROBINIA PSEUDOCACIA	ACER NEGUNDO, TATARIAN HONEYSUCKLE SLIPPERY ELM, SASSAFRAS, AND GUM INVASIVE WILD GRAPE	SUB CLIMAX	GOOD	11,100 S.F.±
B	DEVELOPED	TWO ACER SACCHARINUM AND ONE PRUNUS SAROTINA AND ONE BLUE SPRUCE	NONE LAWN, EXISTING MACADAM AND BUILDINGS TO BE REMOVED	N/A	GOOD	24,647 S.F
C	DEVELOPED	ACER SACCHARINUM FRAXINUS PENNNSYLVANICA, MORUS ALBA	A RED BUD AND LAWN AREA AND A EXISTING BUILDING TO BE REMOVED	N/A	GOOD	2,727 S.F.±
TOTAL SITE AREA*						38,472 S.F.±

*NOTE: TOTAL SITE AREA IS BEFORE R/W DEDICATION.

COMMENTS AND CONDITION DESCRIPTIONS:	
COVER TYPE A :	THE DOMINANT OVERSTORY LAYER IS 30% ACER NEGUNDO AND 30% NYSSA SPECIES. ALSO IT IS WORTH NOTING THAT THERE ARE TWO LARGE TREES WITHIN THE CANOPY LAYER. ONE IS A 30" DBH TULIP POPLAR NEAR THE EXISTING BUILDING AND THE OTHER IS A 28" DBH NYSSA SPECIES LOCATED IN THE MIDDLE OF THE COVER TYPE. THE UNDERSTORY IS NOT YET DEVELOPED. IT IS ABOUT 50% OF CANOPY SPECIES SEEDLINGS AND 30% OF THE INVASIVE TATARIAN HONEYSUCKLE. THE GROUND COVER IS 30% COVERED WITH ENGLISH IVY AND 20% WILD GRAPE.
COVER TYPE B :	THIIS AREA IS COMPRISED OF LAWN, MACADAM, EXISTING BUILDINGS AND A FEW SCATTERED SHADE TREES. ONE OF THE SILVER MAPLES IS VERY LARGE, WITH A 54" DBH. THE LARGE SHADE TREE IS CLOSE TO THE EX. BUILDING'S FOUNDATION AND WOULD BE DIFFICULT TO SAVE DURING THE DEMOLITION PHASE OF CONSTRUCTION. THERE IS NO UNDERSTORY OR SHRUB LAYER WITHIN THIS COVER TYPE.
COVER TYPE C :	THERE ARE TWO ASH TREES LOCATED ALONG THE BOUNDARY LINE AND A MULTI STEMMED MULBERRY TREE BY THE EXISTING BUILDING. ALSO THERE IS A LARGE 30" DBH SILVER MAPLE. THERE IS NO DEFINED UNDERSTORY OR SHRUB LAYER.
GENERAL NOTES:	OVERALL THERE IS NO APPARENT DISEASE OR INSECT PROBLEMS NOTED ON SITE.

...ation No. 2004-PR-024 Staff Bill Sleeman
APPROVED SE SP PLAN
SEE DEV CONDS DATED 4/4/05
Date of BOS (BZA) approval 4/4/05
Sheet 7 of 8

NOTE
SEE SPECIAL EXCEPTION PLAT, SHEET 2 OF 8, FOR PROPOSED IMPROVEMENTS TO THE SITE.

0 10 20 40

NO.	DESCRIPTION	DATE	REVS'D	REVW'D	APRV'D	DATE
5	Addressed County comments	02-14-05				
4	Addressed County comments	02-09-05				
3	Addressed County comments	01-21-05				
2	Addressed County comments	01-19-05				
1	Revised sheet number, added topo survey	12-02-04				

REVISION

PROFESSIONAL SEAL
COMMONWEALTH OF VIRGINIA
DAVID H. STEIGLER
No. 609
2/14/05
CERTIFIED LANDSCAPE ARCHITECT

PROJECT
CHEVY CHASE BANK OAKTON BRANCH
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

TITLE
EXISTING VEGETATION MAP

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SHEET 7 OF 8		FILE NO. 13015-1-0	

STORMWATER MANAGEMENT AND OUTFALL STATEMENT:

THE SUBJECT PROPERTY IS 0.883 ACRES. THE EXISTING GROUNDCOVER INCLUDES APPROXIMATELY 45% IMPERVIOUS SURFACES AND THE REMAINDER OF THE SITE IS COVERED WITH GRASS AND TREES. WITH THE PROPOSED DEVELOPMENT, IMPERVIOUS GROUNDCOVER WILL INCREASE TO APPROXIMATELY 75% OF THE TOTAL SITE AREA. BASED ON AVAILABLE RECORDS, NO RESOURCE PROTECTION AREAS, MAJOR FLOOD PLAINS, OR ENVIRONMENTAL QUALITY CORRIDORS EXIST ON THIS SITE.

SITE DETENTION REQUIREMENT:

IN ORDER TO MEET THE PFM DETENTION REQUIREMENT FOR THE 2-YR AND 10-YEAR STORM EVENTS, AN UNDERGROUND DETENTION FACILITY IS PROPOSED TO ATTENUATE RUNOFF FROM THE SITE TO PREDEVELOPMENT CONDITIONS. WITH THE GIVEN SITE AREA AND THE ANTICIPATED INCREASE IN THE RUNOFF FACTOR FROM 0.5 TO 0.75, THE PROPOSED FACILITY WITH A 1500 CF CAPACITY IS ADEQUATE TO STORE THE INCREASE IN RUNOFF FROM THE DESIGN STORM EVENTS AND SAFELY CONVEY THE 100-YEAR STORM EVENT THROUGH THE OUTLET STRUCTURE. THIS FACILITY WILL CONSIST OF A TWIN 60' LONG, 48" DIAMETER PIPES, AND TWO STRUCTURES AT BOTH ENDS TO PROVIDE FOR ACCESS, VENTILATION AND MULTI-STAGE FLOW CONTROL. THIS MULTI-STAGE CONTROL STRUCTURE WILL DISCHARGE RUNOFF THROUGH AN OUTLET PIPE CONNECTED TO AN EXISTING CURB INLET ON HUNTER MILL ROAD. PRELIMINARY CALCULATIONS DEMONSTRATE THAT EVEN THOUGH A SMALL PART OF THE SITE WILL BYPASS THE DETENTION FACILITY, THE STORAGE PROVIDED IS ADEQUATE TO ATTENUATE SITE RUNOFF BELOW THE EXISTING FLOW RATES FROM THE SITE.

SITE WATER QUALITY REQUIREMENTS:

ACCORDING TO THE PFM, THIS SITE IS SUBJECT TO 40% PHOSPHOROUS REMOVAL RATE REQUIREMENT. IN ORDER TO MEET THIS REQUIREMENT, THREE INNOVATIVE BEST MANAGEMENT PRACTICES (BMP) MEASURES ARE PROPOSED FOR THIS SITE IN THE FORM OF FILTERRA STORMWATER BIORETENTION STRUCTURES. THIS TYPE OF BMP HAS BEEN ACCEPTED IN THE PAST BY FAIRFAX COUNTY TO TREAT RUNOFF AT AN EFFICIENCY EQUAL TO 75% PHOSPHOROUS REMOVAL RATE. RUNOFF FROM APPROXIMATELY 0.50 ACRES OF THE SITE AREA WILL BE CAPTURED AND DIRECTED TO THESE THREE FACILITIES. PRELIMINARY CALCULATIONS USING THE OCCOQUAN METHOD DEMONSTRATED THAT USING 65% REMOVAL RATE, THE PROPOSED BMP FACILITIES SHOULD MEET THE PFM REQUIREMENT OF 40% PHOSPHOROUS REMOVAL RATE. IT MAY BE POSSIBLE TO PROVIDE THIS BMP WITH ONLY TWO FILTERRA DEVICES, DEPENDING ON THE FINAL GRADING OF THE SITE. PLACEMENT OF THE FILTTERA AND ASSOCIATED PIPING IS SUBJECT TO FINAL ENGINEERING AND DESIGN. IT IS OUR UNDERSTANDING THAT AN INNOVATED BMP WAIVER MAY HAVE TO BE SUBMITTED AND APPROVED BY FAIRFAX COUNTY BEFORE THESE STRUCTURES CAN BE INSTALLED. ROOF DRAINPIPES WILL HAVE TO BE DIRECTED TO GUTTER FLOW IN THE PARKING LOT IN ORDER TO TREAT ROOF RUNOFF IN THE PROPOSED FACILITIES.

OUTFALL NARRATIVE:

UNDER THE PROPOSED DEVELOPMENT CONDITIONS, SITE RUNOFF WILL BE CHANNELED TO THE PROPOSED SWM FACILITY. THE FACILITY OUTFALL PIPE WILL DISCHARGE ROUTED FLOWS TO AN EXISTING STORM DRAIN SYSTEM ALONG HUNTER MILL ROAD. THE INFORMATION GATHERED FROM A FIELD VISIT AND THE AVAILABLE RECORD DRAWINGS FOR THE ADJACENT PROPERTIES INCLUDING UNITY OF FAIRFAX FFX#8226-SP-02, AND HEARTHSTONE VILLAGE OAKTON FFX#0549-SD-01 SHOWS THAT STORM RUNOFF FROM THE SUBJECT SITE AND THE ADJACENT PROPERTIES IS CONVEYED THROUGH A SUBSURFACE DRAINAGE SYSTEM EXTENDING FROM THE EXISTING CURB INLET LOCATED AT THE SOUTHWEST CORNER OF THE SITE TO THE LIMITS OF THE 100-YEAR FLOODPLAIN CHANNEL FOR UNNAMED TRIBUTARY OF DIFFICULT RUN WATERSHED, APPROXIMATELY 2000 FEET FROM THE SITE. AT THIS POINT, APPROXIMATELY 97 ACRES, MORE THAN 100 TIMES THE SITE AREA, DRAINS TO THIS POINT OF THE FLOODPLAIN CHANNEL. ONLY A SMALL SEGMENT OF THE 2000 FT DRAINAGE SYSTEM IS CONVEYED BY A SURFACE CHANNEL: A SHORT REACH, APPROXIMATELY 100 FT OF A MANMADE CHANNEL (PHOTO #1) LOCATED DOWN STREAM FROM AN EXISTING POND AT THE UNITY OF FAIRFAX CHURCH SITE. THE 100-YEAR FLOOD CHANNEL (PHOTO #2) STARTS AT THE NORTH SIDE OF AN UNNAMED DEAD END ROAD. FIELD OBSERVATION REVEALED THAT BOTH OF THESE SURFACE CHANNELS ARE STABILIZED WITHOUT ANY NOTICEABLE SIGNS OF EROSION.

PHOTO #1: STABILIZED MANMADE CHANNEL

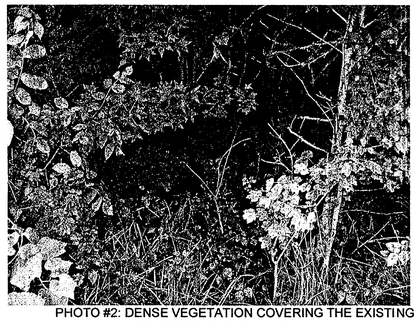


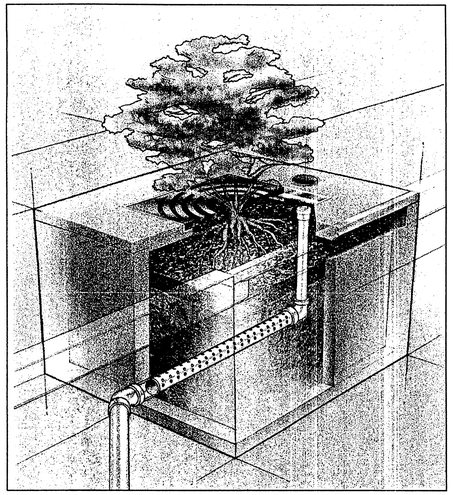
PHOTO #2: DENSE VEGETATION COVERING THE EXISTING 100-YEAR FLOOD PLAIN CHANNEL

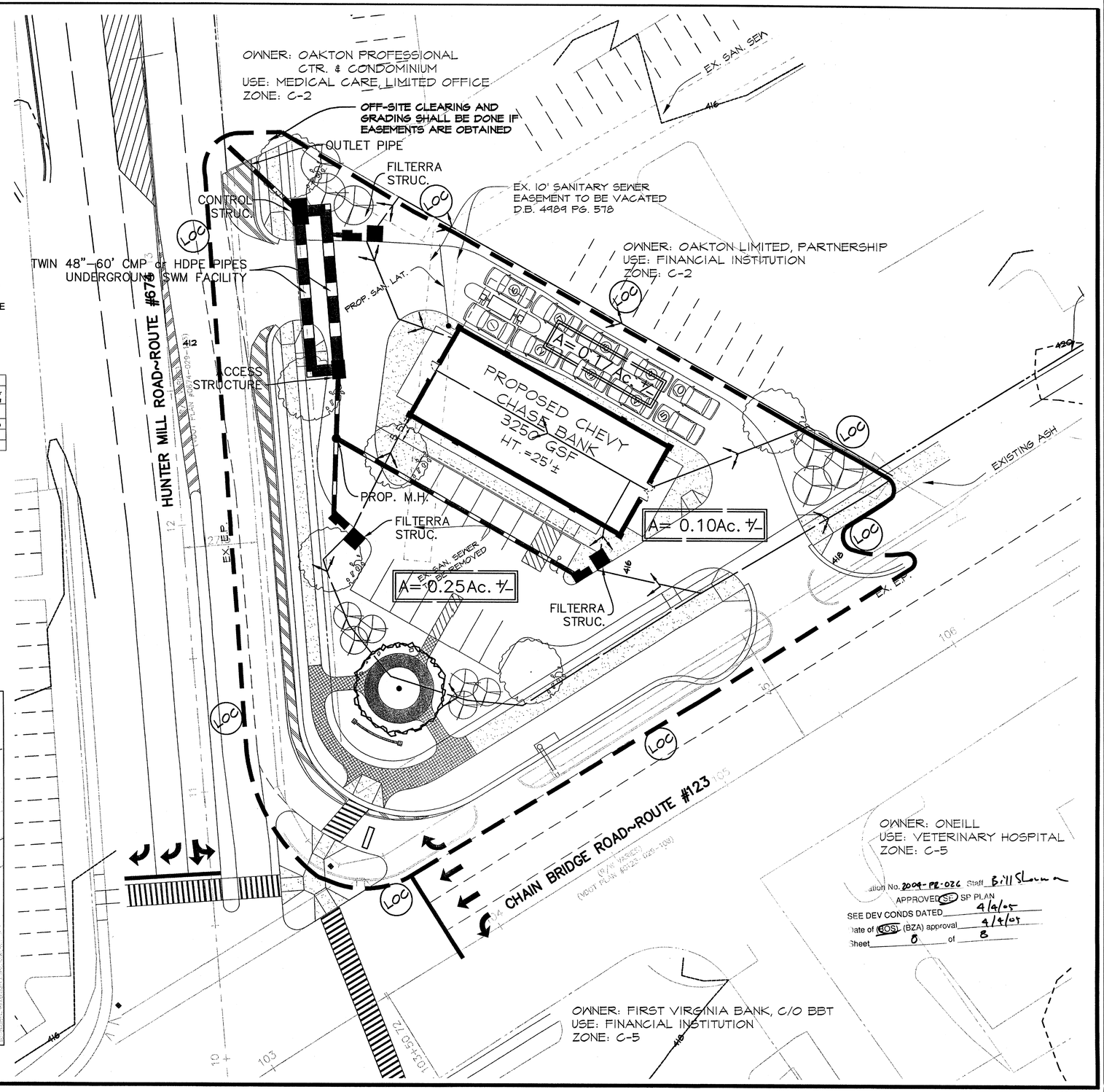
AVAILABLE RECORD DRAWINGS FOR THE EXITING STORM SYSTEM INDICATES THAT PIPE SIZES INCREASE FROM 15" TO 48" AT THE FLOOD CHANNEL LIMIT. A PRELIMINARY PIPE CAPACITY ANALYSIS FOR THE FIRST FEW PIPE SEGMENTS FOR A TOTAL OF 513 FT AS LISTED IN TABLE 1 BELOW INDICATE THAT THE PORTION OF THE OUTFALL SYSTEM IS ADEQUATE.

TABLE 1: OUTFALL SUBSURFACE SYSTEM CAPACITY

From Point	To Point	Drain Area AC	Run-Off Coef. C	CA Inc.	CA Accum.	Time Min	Intensity in/hr	Accum. Runoff cfs	Dia. In	Slope ft/ft	Length ft	Capa-City cfs	Invert Elev. Upper Invert	Invert Elev. Lower Invert
Site	Ex C	Flow taken at 5 min. release from SWM facility				5.00	7.27	1.07	15	0.0050	30.00	4.57		
Ex C	Ex F	0.26	0.80	0.21	0.21	5.00	7.27	2.58	15	0.0243	216.00	10.07	404.24	368.99
Ex G	Ex F	0.45	0.80	0.36	0.36	5.00	7.27	2.62	15	0.0357	7.00	12.20		

TYPICAL FILTERRA BMP STRUCTURE





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4	Addressed County comments	02-09-05				
3	Addressed County comments	01-21-05				
2	Addressed County comments	01-19-05				
1	SWM revised per new site layout	12-03-04				

REVISION

PROFESSIONAL SEAL
COMMONWEALTH OF VIRGINIA
DAVID H. STEIGLER
No. 609
2/14/05
CERTIFIED LANDSCAPE ARCHITECT

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PROPOSED SWM AND BMP FACILITIES

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SHEET C801 8 OF 8	FILE NO. 13015-1-0