WACHOVIA BANK

ALEXANDRIA, VIRGINIA

SPECIAL EXCEPTION AMENDMENT PLAN

GENERAL NOTES:

PROPOSED IMPROVEMENTS CONSIST OF CONSTRUCTION OF AN ADDITIONAL DRIVE THRU LANE AND CANOPY EXTENSION FOR RELOCATION OF THE EXISTING ATM MACHINE TO AN EXISTING BANK, INTERIOR PARKING LOT LANDSCAPING, MODIFICATIONS TO TRANSITIONAL SCREENING AND RIGHT OF WAY DEDICATION ALONG RICHMOND HIGHWAY - US ROUTE 1.

1. OWNER: AMERICANBANKTHE
C/O FIRST UNIOR CORP TAX
00301 S TRYON ST
CHARLOTTE NC 28288
CONTACT: CHARLES WAKEFIELD
PHONE: (804) 697-7240

2. ENGINEER: CAD-CON CONSULTING, INC.
10706 VANDOR LANE
MANASSAS, VIRGINIA 20109
CONTACT: ROBERT C. MERENESS
PHONE: (703) 392-5141 x117

3. ARCHITECT: RODNEY J. SHIRLEY
1487 CHAIN BRIDGE ROAD
McLEAN, VA 22101
CONTACT: RODNEY J. SHIRLEY, AIA
PHONE: (703) 893-8821

4. SITE LOCATION: 6300 RICHMOND HIGHWAY
ALEXANDRIA, VIRGINIA 22310

5. SITE USE: EXISTING BANK, WITH (3) DRIVE THRU LANES,
CATEGORY 5, COMMERICAL AND INDUSTIRAL USES OF SPECIAL IMPACT

SP# 8711 APPROVED JULY 1973 +/-

EXISTING BUILDING WAS CONSTRUCTED IN 1973 AND WILL REMAIN

6. ELECTION DISTRICT: LEE DISTRICT

7. PLANNING DISTRICT: MOUNT VERNON PLANNING DISTRICT - AREA IV
RICHMOND HIGHWAY COORIDER AREA

8. DRAINAGE SHED: POTOMAC RIVER

9. SAN. SEW. DISTRICT: WESTGATE

10. DEED BOOK: DB 02959, PG 0394

11. TAX MAP NO. 083-3-005-01, FAIRFVIEW, LOTS 1 & 2

12. ZONE: C-8, HIGHWAY COMMERICAL, CRD

13. MINIMUM LOT AREA REQUIRED: C-8 ZONE: 40,000 SF

MINIMUM LOT WIDTH: 200 FEET

EXISTING SITE AREA:

LOTS 1 & 2: 43,063 SF OR 0.9886 AC

TOTAL SITE AREA: 43,063 SF OR 0.9886 AC

ROW DEDICATION:
RICHMOND HIGHWAY: 702 SF OR 0.0161 AC +/-

NET SITE AREA 42,361 SF OR 0.9725 AC +/-

14. EXISTING (GSF)
TOTAL (GSF) EXISTING: 6.087 SF

NO INCREASE IN FLOOR AREA PROPOSED

15. F.A.R. ALLOWED: C-8 ZONE: 0.50

EXISTING FAR: 6,087 SF/43,063 SF = 0.14

NO INCREASE IN FLOOR AREA PROPOSED

16. OPEN SPACE: REQUIRED: 15 PERCENT

EXISTING: 8,840 SF/43,063 SF = 20 PERCENT

PROPOSED: 10,440 SF/43,063 SF = 24 PERCENT

17. INTERIOR PARKING LOT LANDSCAPING REQUIREMENT:

14,834 SF x 5 PERCENT: = 742 SF

INTERIOR PARKING LOT LANDSCAPING: EXISTING/PROPOSED

1,067 SF OR 7 PERCENT

18. TRANSITIONAL SCREENING REQUIREMENT: TYPE 2, 35-FOOT STRIP

TRANSITIONAL SCREENING EXISTING:
LOTS 1 & 2:
SOUTH: NOT APPLICABLE
WEST: EXISTING 20 FT STRIIP
EAST: EXISTING 15 FT STRIIP-NOT APPLICABLE
NORTH: NOT APPLICABLE

19. TREE COVERAGE REQUIREMENT:
43,063 SF (GROSS SITE AREA)
- 6,087 SF (BLDG. FOOTPRINT)
- 702 SF (RIGHT OF WAY DEDICATION)
36,274 SF (ADJ. SITE AREA)

36,274 SF x 0.10 = 3,627 SF

COVERAGE TO BE SAVED (TREE CANOPY FIELD VARIFIED) 4,775 SF EXISTING + 1,750 SF PROPOSED = 6,525 SF OR 18 PERCENT

ABBREVIATION LIST:

APR	APRON	HC	HANDICAP
BIT	BITUMINOUS	INV=	INVERT
BLDG	BUILDING	ISL	ISLAND
BLRDS	BOLLARDS		
BRL	BUILDING RESTRICTION LINE	MH	MANHOLE
BSS	BUS STOP SHED	MTL	METAL
C&G	CURB AND GUTTER	N	NORTH
CNPY	CANOPY	NO	NUMBER
CL	CENTERLINE		
CM	CRAPE MYRTLE	OP	OVERHEAD POWER
CMP	CORRUGATED METAL PIPE		
CONC	CONCRETE	PG	PAGE
CONSTR	CONSTRUCTION	PP	POWER POLE
CW	CONCRETE WALK	PROP	PROPOSED
		PVMT	PAVEMENT
DI	DROP INLET		
DIST	DISTANCE	RCP	REINFORCED CONCRETE PIPE
DMP	DUMPSTER		
DNG	DRAINAGE	S	SOUTH
		SS	SANITARY SEWER
EG	EDGE OF GRAVEL	SAN	SANITARY
ELEC	ELECTRIC	SEW	SEWER
ENC	ENCLOSURE	SL	STREET LIGHT/SITE LIGHT
EP	EDGE OF PAVEMENT	SMH	SANITARY MANHOLE
ESMT	EASEMENT	STM	STORM
EX	EXISTING	STY	STORY
F	FENCE	TYP	TYPICAL
FH	FIRE HYDRANT		
FF=	FINISHED FLOOR	W	WATER
		w/	WITH
G	NATURAL GAS	WM	WATER METER
GI	GRATE INLET	WV	WATER VALVE
GVL	GRAVEL		
GW	GUY WIRE		

20. PARKING REQUIRED: 1 SPACE/1,000 SF GROSS LOBBY AREA

6,087 SF/1,000 SF = 7 SPACES

PARKING EXISTING:

EXISTING PARKING:	= 30 SPACES
EXIST. HANDICAP:	= 2 SPACES
TOTAL	= 32 SPACES

PARKING PROPOSED:

EXIST./PROPOSED:	= 26 SPACES
EXIST. HANDICAP:	= 2 SPACES
TOTAL	= 28 SPACES

STACKING SPACES REQUIRED: 8 SPACES/1ST DRIVE-UP LANE
2 SPACES/EACH ADDITIONAL LANE
8 SPACES + 2 (3 LANES) = 14 SPACES

STACKING SPACES PROVIDED AND SHOWN: (8' X 22') = 20 SPACES

21. MAXIMUM BUILDING HEIGHT ALLOWED: = 40 FT

EXISTING BANK HEIGHT: = 22 FT

22. SETBACKS:
C-8 ZONE:
FRONT YARD: CONTROLLED BY 45 DEGREE ANGLE OF BULK PLANE, BUT NOT LESS THAN 40 FEET.
SIDE YARD: NONE
REAR YARD: 20 FEET

EXISTING BUILDING:
FRONT YARD: AS SHOWN ON SEA PLAN
SIDE YARD: AS SHOWN ON SEA PLAN
REAR YARD: NOT APPLICALBLE

23. THE SITE IS SERVED BY PUBLIC WATER AND PUBLIC SEWER.

24. RIGHT OF WAY DEDICATED SHOWN ALONG RICHMOND HIGHWAY-US ROUTE 1, PER COMPREHENSIVE PLAN AND ROUTE ONE LOCATION STUDY, DATED AUGUST 2002 (VDOT PROJECT 0001-96A-103, PE-100). NO IMPROVEMENTS ARE REQUIRED. RIGHT OF WAY DEDICATION IS SHOWN. THIS HAS BEEN DISCUSSED AND AGREED UPON WITH OFFICE OF TRANSPORTATION.

NO TRAILS ARE REQUIRED IN ACCORDANCE WITH THE COMPREHENSIVE PLAN.

25. FIELD-RUN TOPOGRAPHIC SURVEY AND BOUNDARY SURVEY UPDATED BY DOMINION SURVEYS INC. DATED AUGUST 2003.

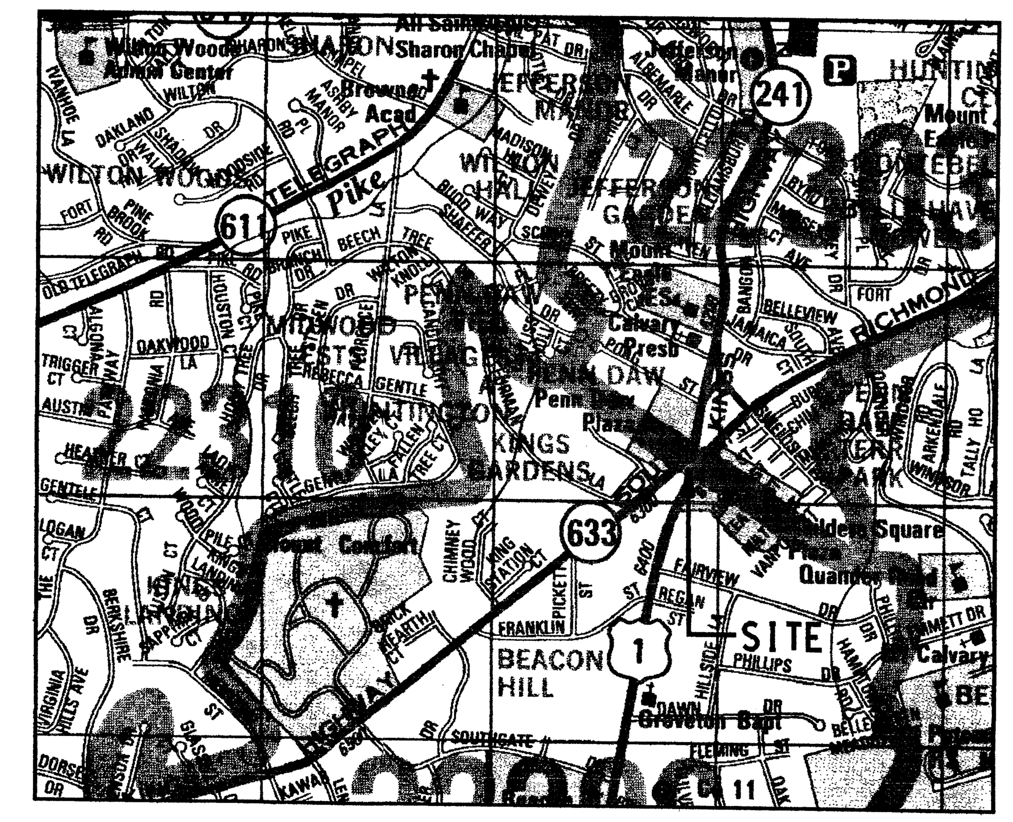
26. TO THE BEST OF OUR KNOWLEDGE THERE IS A GRAVE, OBJECT OR STRUCTURE MARKING A PLACE OF BURIAL ON THIS SITE. NO DISTURBANCE TO THIS AREA IS PROPOSED.

27. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES TO BE GENERATED, UTILIZED, STORED, TREATED AND/OR DISPOSED OF ON THIS SITE.

28. SITE IS NOT LOCATED IN ANY FLOOD PLAIN OR RESOURCE PROTECTION AREA.

LEGEND

ITEM	NEW	EXISTING
PROPERTY LINE		
SPOT ELEVATIONS	+350.00	+350.00
CONTOURS	34	34
BUILDING(S)		
BITUMINOUS PAVING		
CONCRETE PAVING & WALKS		
CONCRETE CURB & GUTTER		
SANITARY SEWER (MANHOLE)		
STORM SEWER (STRUCTURE)		
OVERHEAD POWER LINE (POLE)		OP
OVERHEAD TELEPHONE LINE (POLE)		OT
POLE GUY WIRE (ANCHOR)		
SITE LIGHT/FLOOD LIGHT		
WATER MAIN	W	W
FIRE HYDRANT (VALVE)		
GAS MAIN		G
STEPS		
TREES/SHRUBS		
WOODED AREA		
FENCE		
SOIL BORING		
UTILITY TEST PIT		
PROPERTY CORNER		



VICINITY MAP
SCALE: 1" = 2000'

29. NO STOMWATER MANAGEMENT IS REQUIRED, AREA IS COMPLETEY DEVELOPED WITH ADEQUATE STORM DRAINAGE SYSTEMS AND THERE WILL BE A NET DECREASE IN IMPERVIOUS AREA.

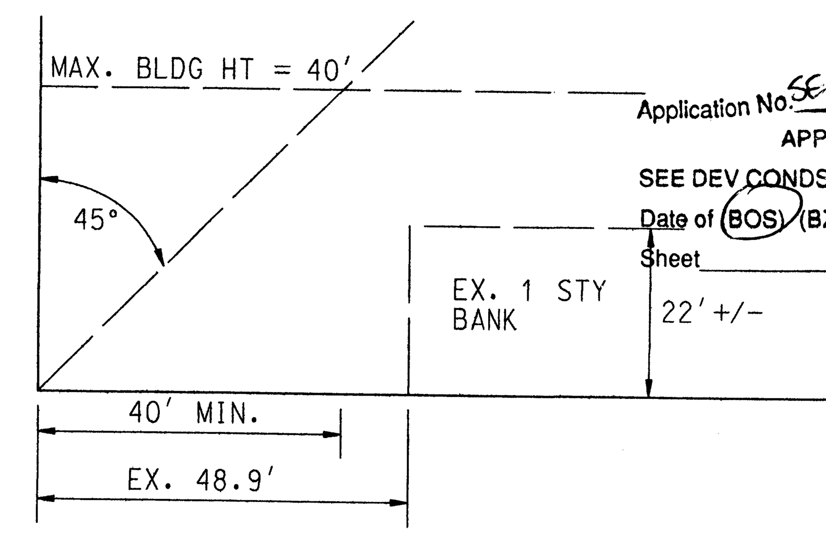
30. THERE IS AN EXISTING BANK SIGN THAT COMPLIES WITH THE PROVISIONS OF ARTICLE 12 OF THE ZONING ORDINANCE AND IS ILLUMINATED DUSK TO DAWN.

31. THERE ARE EXISTING SITE LIGHTS (PARKING LOT) THAT COMPLIES WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE AND WILL REMAIN. NO NEW PARKING LOT LIGHTS ARE REQUIRED OR PROPOSED.

32. REQUEST WAIVER AND MODIFICATION OF TRANSITIONAL SCREENING REQUIREMENTS ALONG THE WESTERN PROPERTY LINES TO PERMIT THE EXISTING SITE CONFIGURATION (FAIRFAX COUNTY ZONING ORDINANCE NO. 13-300) WHERE THE SITE BORDERS LAND ZONED FOR MULTI-FAMILY RESIDENTIAL USE AND THE USE ACCROS SOUTH KINGS HIGHWAY IS AN EXISTING PARKING LOT.

33. REQUEST WAIVER OF BARRIER REQUIREMENTS, ALONG THE WESTERN PROPERTY LINE (FAIRFAX COUNTY ZONING ORDINANCE NO. 13-300).

34. WITH THE GRANTING OF THE WAIVER AND MODIFICATION REQUESTED ABOVE, AND THE SPECIAL EXCEPTION AMENDMENT, THE PROPOSED DEVELOPMENT WILL CONFORM TO THE PROVISIONS OF THE APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS.



Application No. SE 2004-LE-006 Staff CAB
APPROVED (SE) SP PLAN
SEE DEV CONDS DATED 7/12/04
Date of (BOS) (BZA) approval 7/26/04
Sheet 1 of 4

RECEIVED
Department of Planning & Zoning
MAY 17 2004
Zoning Evaluation Division

ANGLE OF BULK PLANE DETAIL
SCALE: 1" = 30'

SHEET INDEX

C-1	COVER SHEET
C-2	SPECIAL EXCEPTION AMENDMENT PLAN
L-1	LANDSCAPE PLAN
A-1.0	EXTERIOR RENOVATIONS

CAD-CON CONSULTING INCORPORATED
STRUCTURAL, MECHANICAL, ELECTRICAL, CIVIL ENGINEERS
10706 VANDOR LANE
MANASSAS, VIRGINIA 20109
703-392-5141

Client

WACHOVIA BANK, N.A.

CORPORATE REAL ESTATE
JAMES CENTER III
1051 EAST CARY STREET,
SUITE 501
RICHMOND, VA 23219

Issues/Revisions

No.	Date	Remarks
	05/12/04	REV. PER FX. CO.
	03/01/04	REV. PER FX. CO.
	01/20/04	SUBMIT FX COUNTY

Drawn: PMY
Checked: RCM
Approved: RCM
Date: 09/10/03
Job No.: 225.0130

COMMONWEALTH OF VIRGINIA
FREDERICK D. NEAL
No 013413
PROFESSIONAL ENGINEER

Project

WACHOVIA BANK

6300 RICHMOND HWY
ALEXANDRIA, VIRGINIA

Sheet Title

COVER SHEET

Sheet Number: C-1

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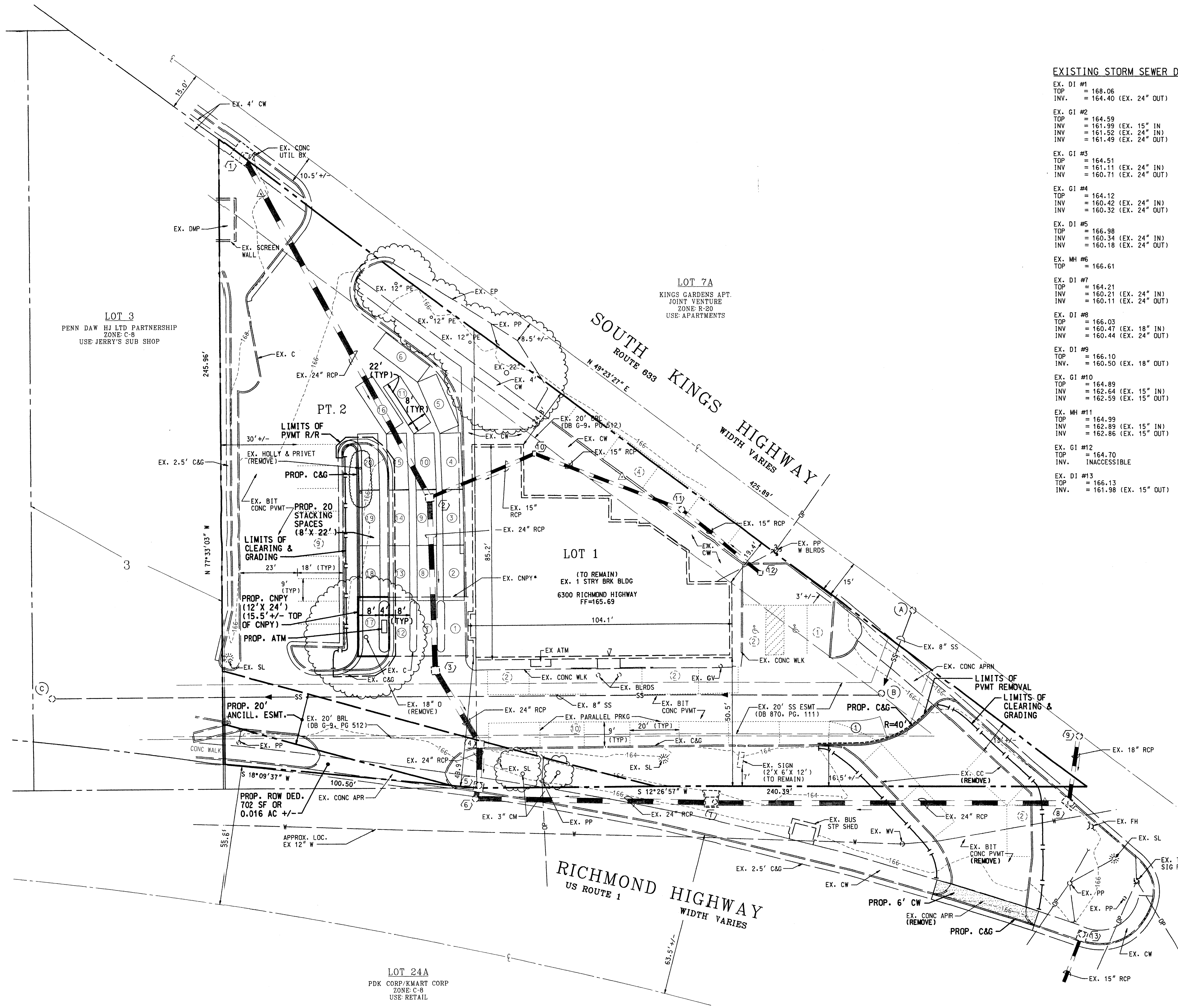

EXISTING STORM SEWER DATA

EX. DI #1
TOP = 168.06
INV. = 164.40 (EX. 24" OUT)

EX. GI #2
TOP = 164.59
INV = 161.99 (EX. 15" IN
INV = 161.52 (EX. 24" IN)
INV = 161.49 (EX. 24" OUT)

EX. GI #3
TOP = 164.51
INV = 161.11 (EX. 24" IN)
INV = 160.71 (EX. 24" OUT)

EX. GI #4
TOP = 164.12
INV = 160.42 (EX. 24" IN)
INV = 160.32 (EX. 24" OUT)

EX. DI #5
TOP = 166.98
INV = 160.34 (EX. 24" IN)
INV = 160.18 (EX. 24" OUT)

EX. MH #6
TOP = 166.61

EX. DI #7
TOP = 164.21
INV = 160.21 (EX. 24" IN)
INV = 160.11 (EX. 24" OUT)

EX. DI #8
TOP = 166.03
INV = 160.47 (EX. 18" IN)
INV = 160.44 (EX. 24" OUT)

EX. DI #9
TOP = 166.10
INV. = 160.50 (EX. 18" OUT)

EX. GI #10
TOP = 164.89
INV = 162.64 (EX. 15" IN)
INV = 162.59 (EX. 15" OUT)

EX. MH #11
TOP = 164.99
INV = 162.89 (EX. 15" IN)
INV = 162.86 (EX. 15" OUT)

EX. GI #12
TOP = 164.70
INV. INACCESSIBLE

EX. DI #13
TOP = 166.13
INV. = 161.98 (EX. 15" OUT)

EXISTING SANITARY SEWER DATA

EX. MH # A
TOP = 166.01
INV = 154.89 (EX. 8" OUT)

EX. MH # B
TOP = 165.38
INV. = 154.45 (EX. 8" IN)
INV = 154.43 (EX. 8" OUT)

EX. MH # C
TOP = 167.18
INV. = 152.84 (EX. 8" IN)

Application No. SE 2004-LE-006 Staff CAB
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Sheet 2 of 4

VCS NORTH

20 0 20 40 60
1" = 20'-0"

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COMMONWEALTH OF VIRGINIA
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PROFESSIONAL ENGINEER

Project

WACHOVIA BANK

6300 RICHMOND HWY
ALEXANDRIA, VIRGINIA

Sheet Title

SPECIAL EXCEPTION AMENDMENT PLAN

Sheet Number: C-2

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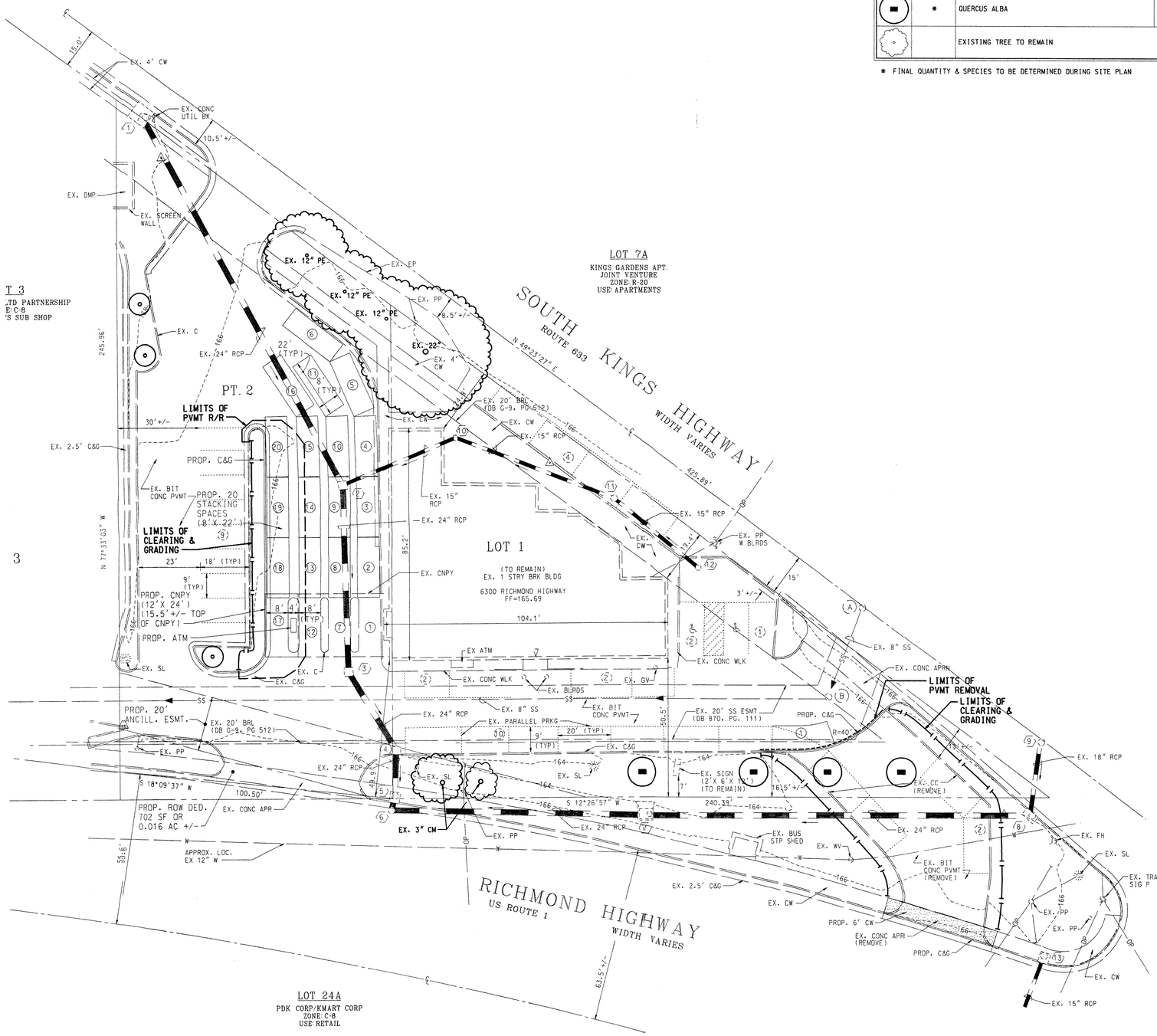
PLANT LIST

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
	*	ACER RUBRUM	RED MAPLE	3" MIN. CAL.	B & B
	*	QUERCUS PHELLOS	WILLOW OAK	3" MIN. CAL.	B & B
	*	QUERCUS ALBA	WHITE OAK	3" MIN. CAL.	B & B
		EXISTING TREE TO REMAIN			

* FINAL QUANTITY & SPECIES TO BE DETERMINED DURING SITE PLAN



Application No. SE-2004-SE-0016 Staff CAB
APPROVED (SE) SP PLAN
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Sheet 3 of 4

VICS NORTH

20 0 20 40 60
1" = 20'-0"

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COMMONWEALTH OF VIRGINIA
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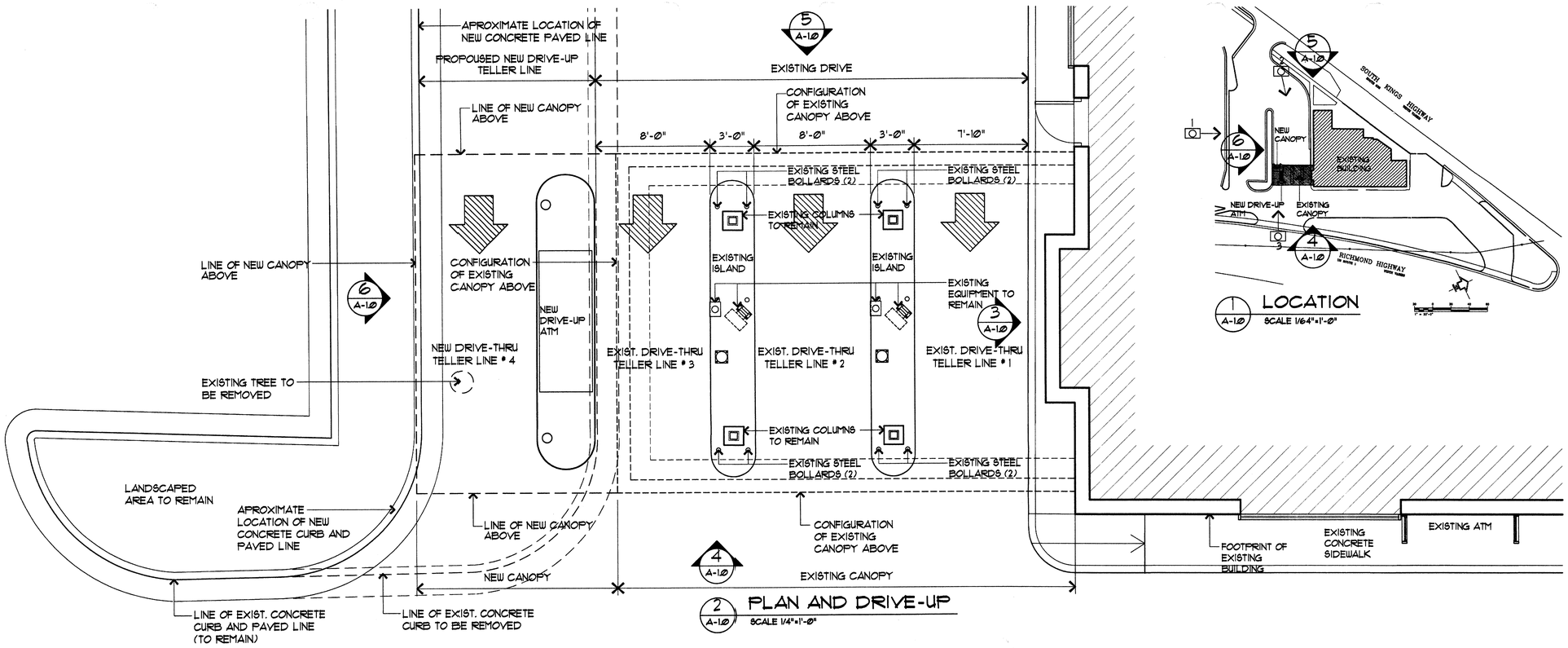
PROFESSIONAL ENGINEER

Project
WACHOVIA BANK
6300 RICHMOND HWY
ALEXANDRIA, VIRGINIA

Sheet Title
LANDSCAPE PLAN

Sheet Number: L-1



2 A-1.0 PLAN AND DRIVE-UP
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1 A-1.0 LOCATION
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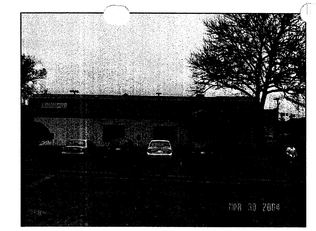

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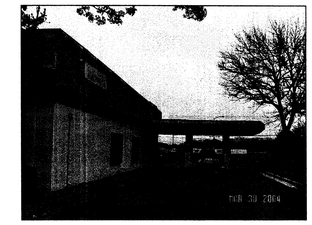

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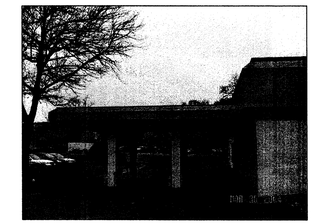

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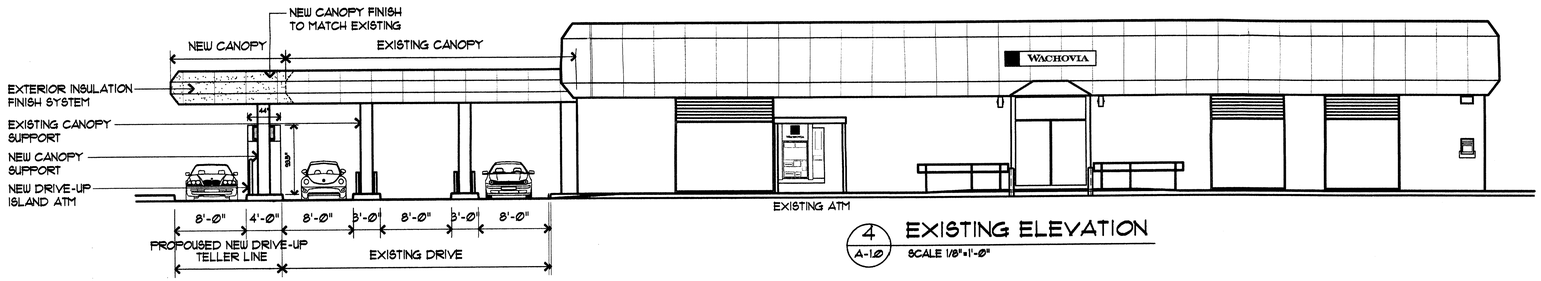
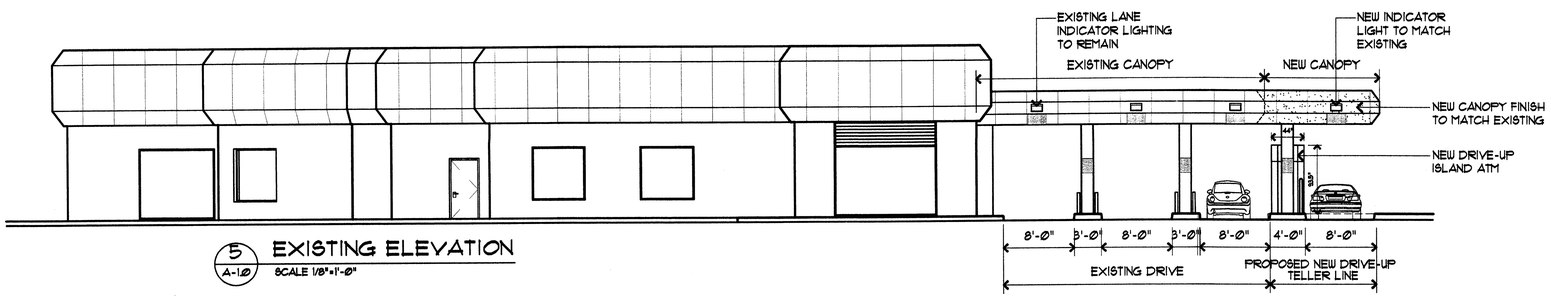


4 A-1.0 EXISTING ELEVATION
SCALE 1/8"=1'-0"



5 A-1.0 EXISTING ELEVATION
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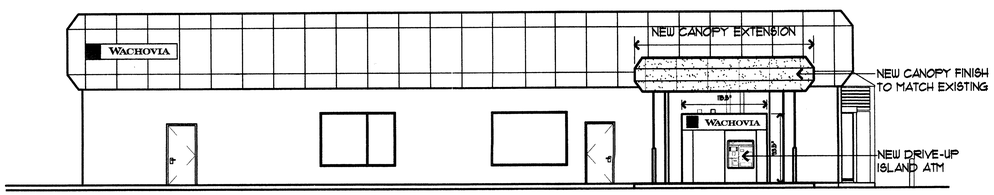

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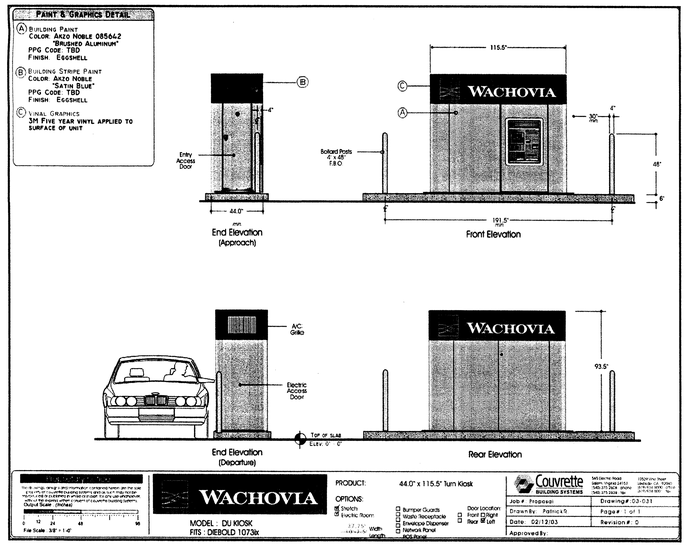

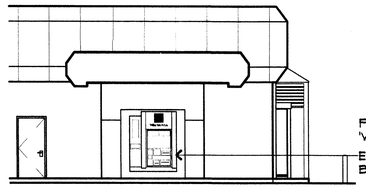

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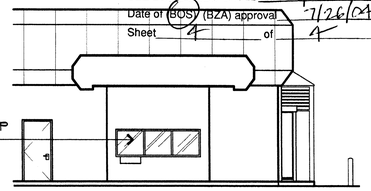
SCALE 1/8"=1'-0"



3 A-1.0 PROPOSED ELEVATION
SCALE 1/8"=1'-0"

Rodney James Shirley & Associates
Architects
1487 Chain Bridge Road, Suite # 304
Mclean, Virginia 22101
Tele. (703) 893-8821, Fax (703) 893-1146

WACHOVIA

EXTERIOR RENOVATIONS
BLDG ID
PENN DAW WACHOVIA

Wachovia Corporation
Corporate Real Estate Division
301 South College
Charlotte, NC 28216

Application No SE 2004-LE-0016 Staff CAS
APPROVED (SE) SP PLAN
SEE DEV CONDS DATED 7/12/04
Date of BOS/(BZA) approval 7/26/04
Sheet 4 of 4

Revisions:
BID ISSUE:
PERMIT ISSUE:

Project Number: PROJECT#	
Designer: RJS	Drawing Date: 04-01-04
Drafter: CFL	Drawing Scale: AS NOTED
Wachovia Approval:	
Client Approval:	
Drawing Number: A-1.0	
Sheet:	