COMMERCE BANK

SPECIAL EXCEPTION PLAT

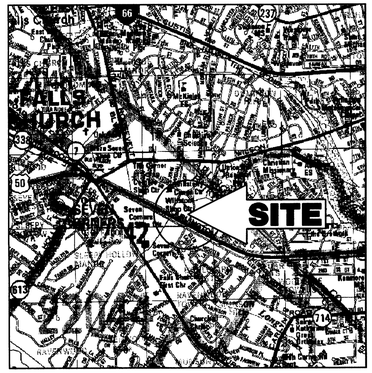
ARLINGTON BOULEVARD (RT. 50) & PATRICK HENRY DRIVE

FAIRFAX COUNTY, VIRGINIA

LEGEND

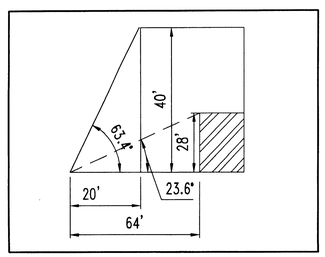
FOR ENTIRE PLAN SET
(NOT TO SCALE)

EXISTING		PROPOSED
	ONSITE PROPERTY LINE / R.O.W. LINE	
	NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CONCRETE CURB & GUTTER	
	STORM SEWER	
	SANITARY SEWER MAIN	
S	SANITARY SEWER LATERAL	S
W	UG WATER LINE	W
E	UG ELECTRIC LINE	E
G	UG GAS LINE	G
OH	UG OVERHEAD WIRE	OH
T	UG TELEPHONE LINE	T
TC 516.4 OR 516.4	SPOT ELEVATIONS	TC 516.00 OR TC 515.55 X 51.4
	CONTOUR LINE	125
	HYDRANT	
	SANITARY MANHOLE	
	STORM MANHOLE	
	WATER METER	
	WATER VALVE	
	GAS VALVE	
	GAS METER	
	TYPICAL END SECTION	
OR	HEADWALL OR ENDWALL	OR
	YARD INLET	
	CURB INLET	
	CLEAN OUT	
	SANITARY LABEL	
	STORM LABEL	
	TYPICAL LIGHT	
	ACORN LIGHT	
	TRAFFIC LIGHT	
	UTILITY POLE	
	TYPICAL SIGN	
EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
	ELECTRIC MANHOLE	
	TELEPHONE MANHOLE	
	ELECTRIC BOX	
	ELECTRIC PEDESTAL	
	MONITORING WELL	
	TEST PIT	
	BENCHMARK	
	BORING	
	UTILITY POLE W/LIGHT	
	POLE LIGHT	



LOCATION MAP

COPYRIGHT ADC THE MAP PEOPLE
PERMIT USE NO. 20602153-5
SCALE: 1"=2000'



BULK PLANE ANGLE DETAIL

(NTS)

GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

APPLICANT/LEASE:
COMMERCE BANK
9000 ATRIUM WAY
WATCHUNG, NJ 08054
(856) 727-3410

OWNER:
FIRST WASHINGTON REALTY, L.P.
4350 EAST WEST HIGHWAY
SUITE 400
BETHESDA, MD 20814
(301) 907-7800

PREPARED BY:

BOHLER ENGINEERING, P.C.
22630 DAVIS DRIVE, SUITE 200
STERLING, VIRGINIA 20164
(703) 709-9500

UTILITY CONTACT INFORMATION:

TELEPHONE
MCI
(800) 289-3427

AT&T
(202) 247-6844

XSPEDIUS COMMUNICATIONS
(703) 650-5552

ELECTRIC
DOMINION VIRGINIA POWER
(703) 591-2606

GAS
WASHINGTON GAS
(703) 591-2606

CABLE
COX COMMUNICATIONS
(703) 591-2606

WATER & SANITARY SEWER
CITY OF FALLS CHURCH
(540) 364-2005

FAIRFAX COUNTY PUBLIC WORKS
(703) 239-8433

DRAINAGE & STORMWATER
FAIRFAX COUNTY PUBLIC WORKS
(703) 239-8433

SHEET INDEX

1 COVER SHEET
2 SITE PLAN
3 OVERALL SHOPPING CENTER PLAN & EVM
4 LANDSCAPING PLAN
5 BANK ELEVATIONS
6 SWM PLAN

MODIFICATIONS REQUESTED CONCURRENT WITH SPECIAL EXCEPTION APPROVAL:

1. MODIFICATION TO THE MINIMUM LOT WIDTH AND AREA REQUIREMENTS IN THE C-7 ZONING DISTRICT. THIS WILL ALLOW THE PARKING FOR THE OVERALL SHOPPING CENTER AND THE SE AREA TO STAND INDEPENDENT OF EACH OTHER.

SE Application No. 2004-MA-030 staff TS
APPROVED (SE) SP PLAN
SEE DEV CONDS DATED 2-28-05
Date of (BOS) (BZA) approval 2-28-05
Sheet 1 of 6

MISS UTILITY

DIG WITH CARE
BEFORE YOU DIG CALL 1-800-552-7001
PROTECT YOURSELF, GIVE TWO WORKING DAYS NOTICE

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THE CONTRACTOR TO CALL MISS UTILITY TO HAVE ALL EXISTING UTILITIES MARKED 48 HOURS PRIOR TO ANY CONSTRUCTION.

COMMONWEALTH OF VIRGINIA
EDWARD R. UMBRELL
No. 038388
PROFESSIONAL ENGINEER

RECEIVED
Department of Planning & Zoning
FEB 16 2005
Zoning Evaluation Division

E.R. UMBRELL
PROFESSIONAL ENGINEER
VIRGINIA LICENSE No. 038388

BOHLER ENGINEERING, P.C.
• Professional Engineering Services •
• 22630 Davis Drive, Suite 200 •
• Sterling, Virginia 20164 •
• (703) 709-9500 FAX: (703) 709-9501 | VA@bohlereng.com •

COMMERCE BANK - SEVEN CORNERS
COVER SHEET

ARLINGTON BOULEVARD (RT. 50) & PATRICK HENRY DRIVE
FAIRFAX COUNTY, VIRGINIA

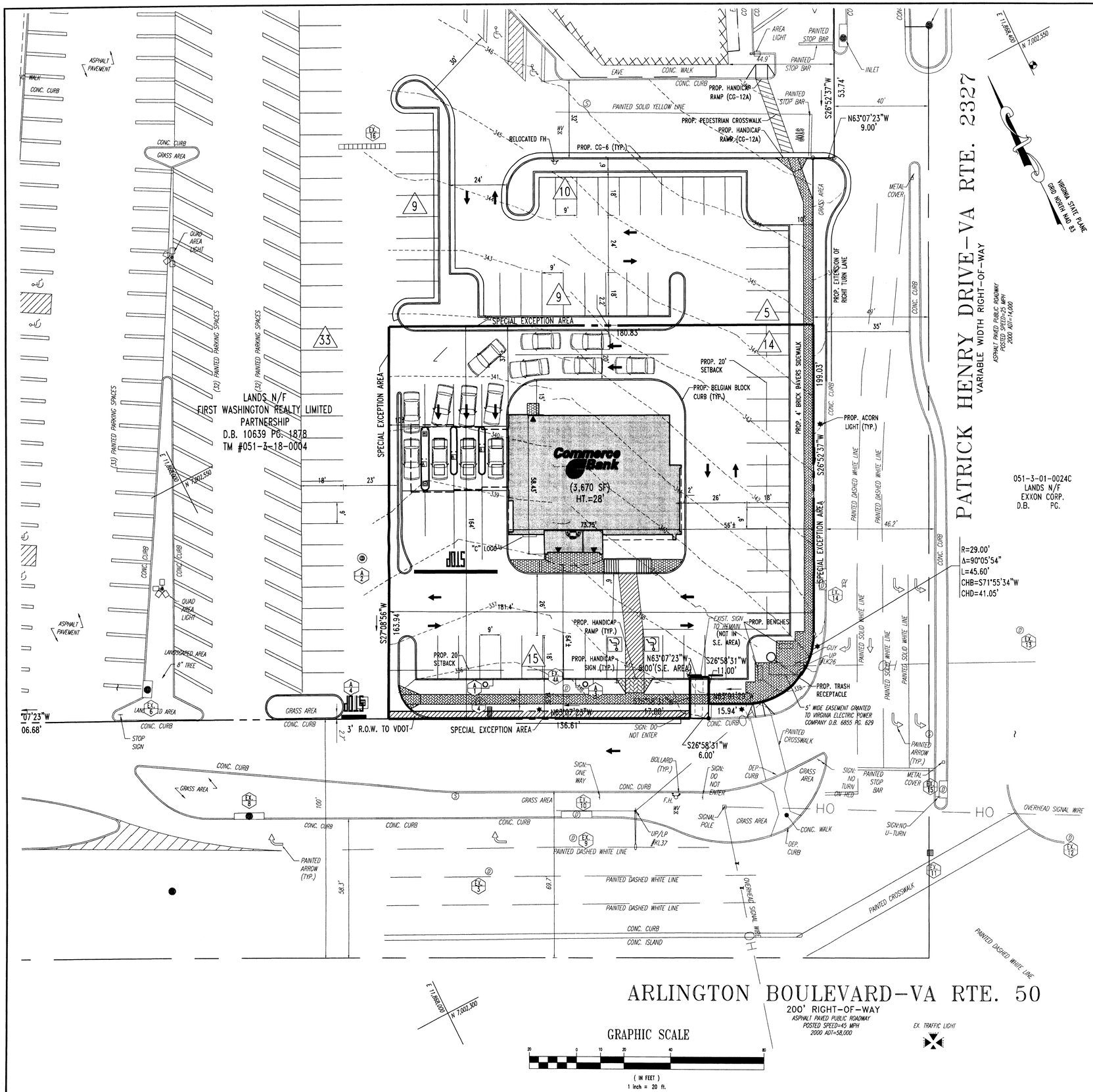
REVISIONS

NO.	DATE	DESCRIPTION
1	8/2/04	REV. PER COUNTY COMMENTS
2	11/18/04	REV. PER COUNTY COMMENTS
3	1/14/05	REV. PER COUNTY COMMENTS
4	2/16/05	
5		
6		

SCALE (H):	AS SHOWN
(V):	
DRAWN BY:	ASF
CHECKED BY:	ERU
DATE:	01/04/05
DRAWING #:	S03751 SC3
CAD ID #:	S03751

SHEET NUMBER

1 of 6



GENERAL NOTES:

1. PROPERTY DELINEATED HEREON IS LOCATED ON FAIRFAX COUNTY TAX ASSESSMENT MAP # 51-3-((18))- PART OF PARCEL 4. PARCEL 4 HAS A TOTAL AREA of 24.88 ACRES AND CONTAINS THE WILLSTON SHOPPING CENTER. THE ADDRESS OF THE SHOPPING CENTER IS 2930 PATRICK HENRY DRIVE.

2. PROPOSED USE FOR DRIVE-IN BANK WILL BE LOCATED WITHIN 29,160 SQUARE FEET OR 0.67 ACRE AREA OF SPECIAL EXCEPTION. THE EXISTING SITE IS COVERED BY AN ASPHALT PARKING LOT.

3. OWNER: FIRST WASHINGTON REALTY, L.P.
4350 EAST WEST HIGHWAY, SUITE 400
BETHESDA, MD 20814
DB 10639 PG 1878
POC: MARTY FLAX@ (301) 907-7800

DEVELOPER: COMMERCE BANK
9000 ATRIUM WAY
MT. LAUREL, NJ 08054

4. THE PROPERTY IS CURRENTLY ZONED C-7, REGIONAL RETAIL COMMERCIAL DISTRICT AND IS LOCATED IN THE MASON DISTRICT. THE PROPERTY IS ALSO LOCATED WITHIN THE BAILEY'S CROSSROADS AND SEVEN CORNERS REVITALIZATION DISTRICTS.

5. BOUNDARY AND PARTIAL TOPOGRAPHIC VERIFICATION PERFORMED BY CONTROL POINT ASSOCIATES, INC.
22630 DAVIS DRIVE, SUITE 200
STERLING, VA 20164
(703) 904-9400 - (703) 904-9797 (FAX)
FILE #: SE3.SR
TITLED: ALTA/ASCM LAND TITLE & PARTIAL TOPOGRAPHIC SURVEY
DATED: 5-04-04

6. THE ONE (1) FOOT CONTOUR INTERVALS THAT ARE SHOWN ON PLAN ARE THE RESULT OF A FIELD RUN SURVEY.

7. 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.

8. AREA OF VDOT RIGHT OF WAY DEDICATION = 386 SF

9. THE PROPOSED SITE WILL NOT IMPACT ANY BURIAL SITE AS NONE ARE NEARBY.

10. STORMWATER MANAGEMENT FACILITIES ARE NOT REQUIRED, AS THERE WILL BE A DECREASE TO THE ONSITE IMPERVIOUS AREA. THEREFORE, NO INCREASE IN PEAK RUNOFF IS ANTICIPATED. THE PROPOSED STORMWATER SYSTEM IS A GRAVITY SYSTEM, SEE SHEET 6 FOR DETAILS.

11. NO UTILITY EASEMENTS HAVING A WIDTH OF 25' OR MORE ARE KNOWN TO EXIST.

12. NO RESOURCE PROTECTION AREA, ENVIRONMENTAL QUALITY CORRIDOR OR FLOOD PLAIN IS KNOWN TO EXIST ON THIS PROPERTY. THE ENTIRE SITE EXISTS WITHIN A RMA.

13. THE PROPERTY IS LOCATED IN ZONE X AREAS TO BE DETERMINED TO BE OUTSIDE of 500-YR FLOODPLAIN MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, FAIRFAX COUNTY, VIRGINIA (UNINCORPORATED AREAS), PANEL 91 OF 150", COMMUNITY-PANEL NUMBER 515525 0091 D, MAP REVISED MARCH 5, 1990."

14. ZONING REQUIREMENTS:

	FAIRFAX COUNTY ZONING REQUIREMENTS	PROPOSED FOR SPECIAL EXCEPTION AREA	PROPOSED FOR SHOPPING CENTER AREA
A. YARD REQUIREMENTS			
FRONT (RT. 50)	20'	64'±	30'±
FRONT (PATRICK HENRY)	20'	56'±	45'±
SIDE (WEST)	NONE	10'±	29'±
SIDE (NORTH)	NONE	37'±	41'±
B. F.A.R	0.40	0.13	0.38
C. OPEN SPACE	15% (4,394 SF)	25%±	18%±
D. INTERIOR PARKING LOT LANDSCAPING (TOTAL=14,975 SF)	5% (749 SF)	1,175 (8%)	N/A
E. MINIMUM LOT AREA	40,000 SF	29,160 SF	5.91 AC
F. MINIMUM LOT WIDTH	200 FT	165'±, 181±	306'
G. MAXIMUM BUILDING HEIGHT	40 FT	28'	2-STORY
H. GROSS FLOOR AREA (GFA)	N/A	3,670 SF	97,560 SF

15. THE PROPOSED STRUCTURE EXISTS WITHIN THE LIMITS OF SPECIAL EXCEPTION.

16. PROPOSED SITE LIGHT POLES WILL BE NO GREATER THAN 25' IN HEIGHT WITH 1000-WATT BULBS.

17. THE EXISTING 40' SIGN IS LOCATED IN THE SOUTHEAST CORNER OF THE SHOPPING CENTER, IS A LIGHTED SIGN AND WILL REMAIN. THE EXISTING SIGN IS NOT A PART OF THIS APPLICATION.

18. PARKING TABULATION: (SPECIAL EXCEPTION AREA)

REQUIRED SPACES:	SHOPPING CENTER RATE FOR GREATER THAN 100,000 GFA 4.0 SPACES/1000 GFA = 3,670 (4/1000) = 14.7	
	TOTAL PARKING REQUIRED:	15 SPACES
	TOTAL PARKING PROVIDED: INCLUDES 2 HANDICAP	29 SPACES
	STACKING SPACES REQUIRED:	14 SPACES
	STACKING SPACES PROVIDED:	14 SPACES

SEE SEPERATE PARKING STUDY FOR OVERALL SHOPPING CENTER TABULATIONS.

19. COMMERCE BANK REQUIRES NO LOADING SPACES.

20. THE SITE WILL BE SERVICED BY PUBLIC WATER AND SEWER.

21. TRASH WILL BE STORED INSIDE THE BUILDING AND BE REMOVED ON A NIGHTLY BASIS.

22. BRICK PAVER SIDEWALK TO BE PRIVATELY MAINTAINED.

Application No. SE 2004-MA-030 Staff TS
APPROVED (SE) SP PLAN
SEE DEV CONDS DATED 2-28-05
Date of (BOS) (BZA) approval 2-28-05
Sheet 2 of 6

MISS UTILITY
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COMMONWEALTH OF VIRGINIA
EDWARD R. UMBRELL
No. 038388
PROFESSIONAL ENGINEER
2/15/05

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• PROFESSIONAL ENGINEERING SERVICES
• 22630 DAVIS DRIVE, SUITE 200
• STERLING, VIRGINIA 20164
• (703) 709-9500 FAX: (703) 709-9501 | VA@bohlereng.com •

E.R. UMBRELL
PROFESSIONAL ENGINEER
VIRGINIA LICENSE No. 0402 038388

COMMERCE BANK - SEVEN CORNERS
SITE PLAN
ARLINGTON BOULEVARD (RT. 50) & PATRICK HENRY DRIVE
FAIRFAX COUNTY, VIRGINIA

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SCALE (H):	1"=20'
(V):	
DRAWN BY:	ASF
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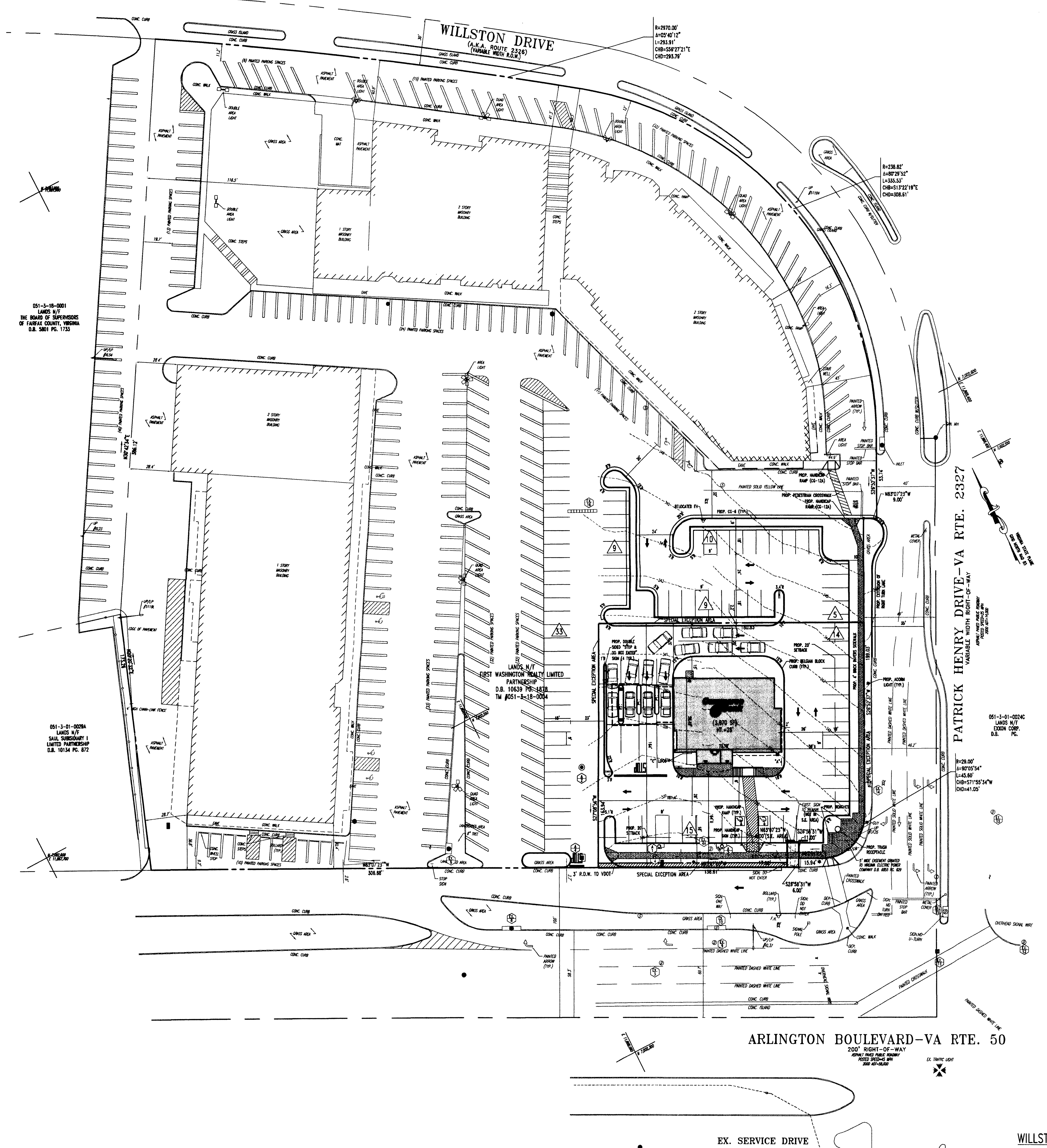
DATE:	01/04/05
DRAWING #:	SO37511
CAD ID #:	SE3

SHEET NUMBER
2 of 6



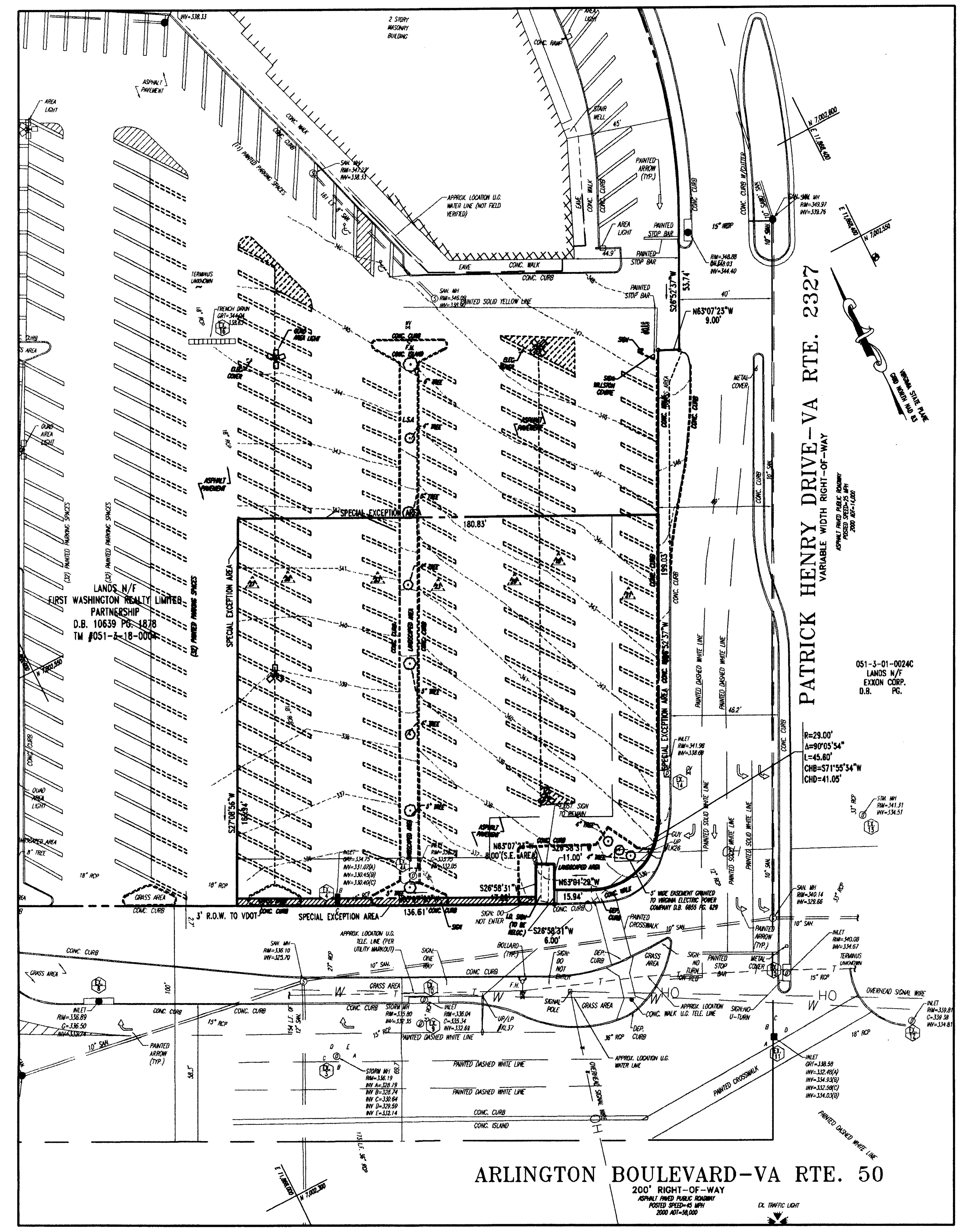
WILLSTON SHOPPING CENTER

TOTAL PARKING REQUIRED: TO BE DETERMINED
TOTAL PARKING PROVIDED: 346
INCLUDES 15 HANDICAP

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.



EXISTING VEGETATION MAP

SCALE: 1"=40'

EXISTING TREE SCHEDULE

CAL.	EXISTING DECIDUOUS TREES	DECIDUOUS TREES TO BE TRANSPLANTED
4"	6	0
5"	4	0
6"	1	0

SE
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SEE DEV CONDS DATED 2.28.05
Date of (BOS) (BZA) approval 2.28.05
Sheet 3 of 6

TABLE 1. COVER TYPE SUMARY TABLE					
Cover Type	Primary Species	Successional Stage	Condition*	Acreage	comments
mainted grassland	Sugar Maple, Cherries, Crabapples	Landscaped Area	good	0.160	see condition*
TOTAL ACREAGE:				0.160	

* Condition descriptions:

This area consists of an island of landscaping. The trees were in good condition however, the sugar maples appeared to have wilting leaves.

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COMMONWEALTH OF VIRGINIA
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COMMERCE BANK - SEVEN CORNERS
OVERALL SHOPPING CENTER PLAN & EVM
ARLINGTON BOULEVARD (RT. 50) & PATRICK HENRY DRIVE
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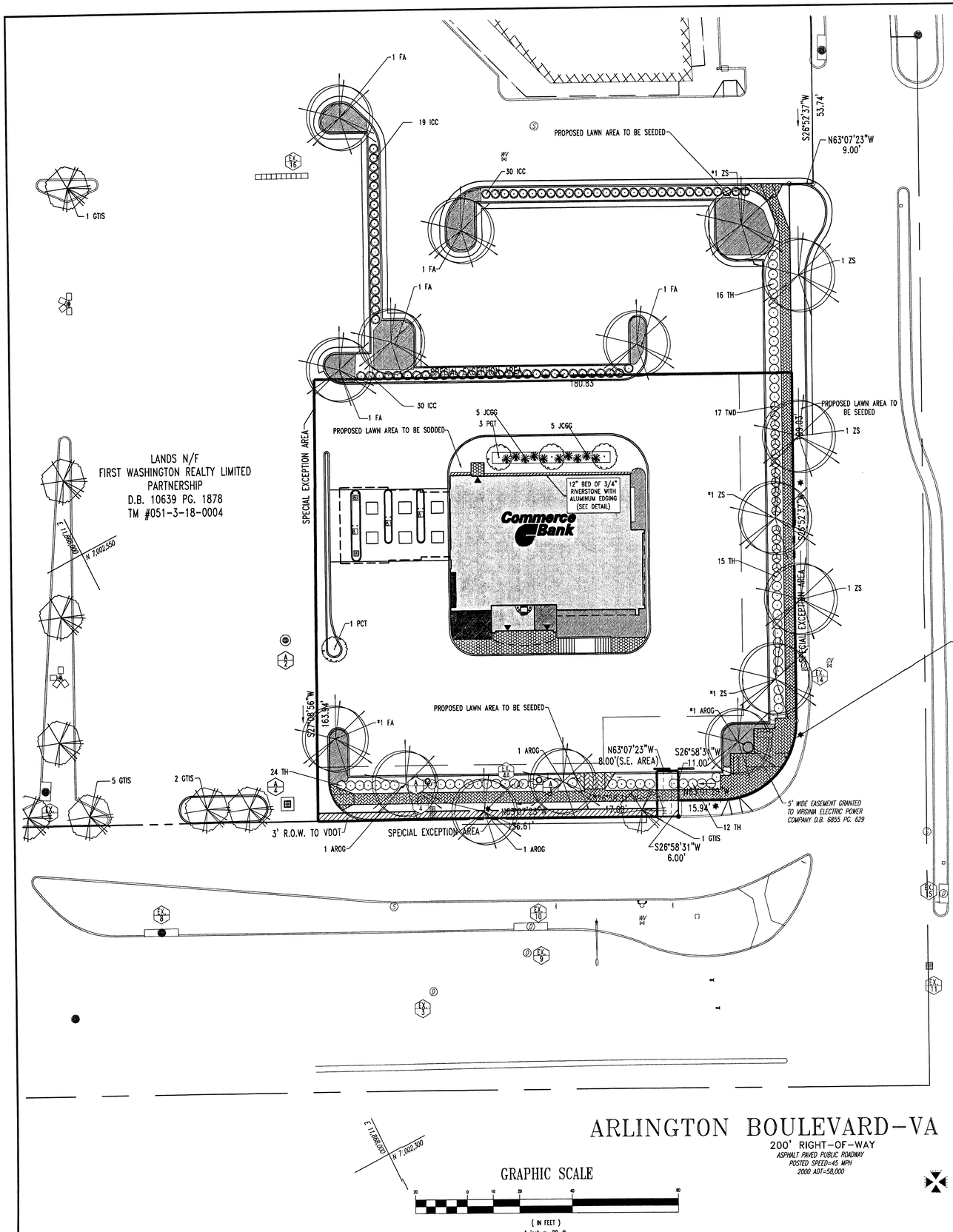
3 of 6



COMPLIANCE CHART FOR THE PUBLIC FACILITIES MANUAL

SECTION	REQUIREMENTS	CALCULATIONS (REQUIRED/PROPOSED)	COMPLIANCE
PLANT MATERIAL SPECIFICATIONS	12-0701.5 PLANT DIVERSITY. TO CURTAIL THE SPREAD OF DISEASE OR INSECT INFESTATION IN A PLANT SPECIES, NO MORE THAN 70% OF THE TREES REQUIRED TO BE PLANTED ON-SITE SHALL BE OF ONE GENUS. IN ADDITION, WHEN MORE THAN 20 TREES ARE REQUIRED ON A SITE, NO MORE THAN 35% OF THE DECIDUOUS TREES NOR 35% OF THE EVERGREEN TREES SHALL BE OF A SINGLE SPECIES.	PROPOSED: TREES: 4 AROG (14%) 6 FA (21%) 6 ZS (21%) 9 GTIS (32%) 3 PCT (11%)	COMPLIES
	12-0701.9 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 CALCULATION TABLE PROVIDED ON THIS SHEET	COMPLIES
	12-0701.10 INTERIOR PARKING LOT LANDSCAPING. ALL CALCULATIONS AND ILLUSTRATIONS FOR INTERIOR PARKING LOT LANDSCAPING SHALL BE PROVIDED ON THE LANDSCAPE PLAN SHEET.	SEE INTERIOR LANDSCAPING CALCULATIONS TABLE PROVIDED BELOW: SECTION 12-0703.1	——
	12-0701.11A THE LANDSCAPE PLAN SHALL SHOW ALL EXISTING AND PROPOSED EASEMENTS THAT MAY CONFLICT WITH THE TREE PLANTING REQUIREMENTS OF ARTICLE 13 OF THE ZONING ORDINANCE.	(EASEMENTS DEPICTED ON PLAN)	COMPLIES
	12-0701.11B TREES SHALL NOT BE PLANTED WITHIN ANY EXISTING OR PROPOSED PUBLIC UTILITY EASEMENT THAT IS REQUIRED TO BE DELINEATED ON THE PLAN, OR WITHIN 5' (1.5 M) OF STORM DRAINAGE EASEMENTS THAT CONTAIN PIPES. IN ADDITION, TREES SHALL NOT BE PLANTED IN AN AREA WHICH WILL INTERFERE WITH EXISTING OR PROPOSED UTILITIES OR OBSTRUCT OR INTERFERE WITH ACCESS OF MAINTENANCE PERSONNEL OR EQUIPMENT, AS DETERMINED BY THE DIRECTOR, EXCEPT AS MAY BE ALLOWED IN ACCORDANCE WITH SECTION 12-701.11C.	PROPOSED: NO TREES PLANTED WITHIN EASEMENT OR WITHIN 5' OF STORM DRAINAGE EASEMENTS THAT CONTAIN PIPES	COMPLIES
	12-0701.13 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	NO TREES IN VDOT R.O.W. CREDITED TOWARDS THE REQUIREMENTS OF ARTICLE 13	NOT APPLICABLE
INTERIOR PARKING LOT LANDSCAPING	12-0703.1 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 5% OF THE TOTAL AREA OF THE PARKING LOT.	TOTAL PARKING AREA: 14,975 SF. 14,975 SF. X .05= 748.75 SF. PROPOSED: 1,175 SF. (8.0%)	COMPLIES
	12-0703.4 CALCULATIONS. TO DETERMINE THE AMOUNT OF INTERIOR PARKING LOT LANDSCAPING REQUIRED, A) MULTIPLY THE AREA TO BE COUNTED AS DESCRIBED IN SECTION 12-0703.2 BY 5%; B) BASED ON 10-YEAR TREE COVER, CALCULATE THE TOTAL TREE COVER PROVIDED BY EACH TREE AND/OR THE TOTAL AMOUNT OF PRESERVED VEGETATION THAT PROVIDES SHADE DIRECTLY TO THE PARKING LOT. THE TOTAL TREE COVER PROVIDED MUST EQUAL OR EXCEED THE TOTAL LANDSCAPED AREA REQUIRED. A TABLE SIMILAR TO THAT SHOWN IN TABLE 12.13 SHALL BE PROVIDED ON THE LANDSCAPE SHEET.	TOTAL PARKING AREA: 14,975 SF. REQUIRED: 14,975 X .05=748.75 SF. PROPOSED: 250 SQ.FT. COVERAGE PER TREE. 748.75/ 250= 2.9 OR 3 TREES (FA) OR 5% COVERAGE * INDICATES PLANT MATERIAL UTILIZED TO MEET THIS REQUIREMENT	COMPLIES

COMPLIANCE CHART FOR THE FAIRFAX COUNTY ZONING ORDINANCE

SECTION	REQUIREMENTS	CALCULATIONS (REQUIRED/PROPOSED)	COMPLIANCE
13-202 PERIPHERAL PARKING LOT LANDSCAPING	IF ANY PARKING LOT CONTAINS 20 OR MORE SPACES AND TRANSITIONAL SCREENING IS NOT REQUIRED BY SECTION 301 AND 302, THEN PERIPHERAL PARKING LOT LANDSCAPING SHALL BE REQUIRED AS FOLLOWS: 1. WHEN A PROPERTY LINE ABUTS LAND NOT IN THE R.O.W. OF A STREET: A. A LANDSCAPING STRIP FOUR 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 TREE SHALL BE PLANTED FOR EACH FIFTY FEET WITHIN THE LANDSCAPING STRIP	PROPOSED USE: DRIVE THROUGH BANK ADJACENT USES: -COMMERCIAL (NORTH) -COMMERCIAL (WEST) (PROPOSED PAD SITE WITHIN OVERALL SHOPPING CENTER)	NOT APPLICABLE
	2. WHERE A PROPERTY LINE ABUTS THE R.O.W. OF A STREET: A. A LANDSCAPE STRIP 10' IN WIDTH, WHICH SHALL NOT INCLUDE A SIDEWALK OR TRAIL, SHALL BE LOCATED BETWEEN THE PARKING LOT AND THE PROPERTY LINE. B. AT LEAST ONE TREE FOR EVERY 40' SHALL BE PLANTED WITHIN THE LANDSCAPING STRIP.	PROPOSED USE: DRIVE THROUGH BANK ADJACENT USES: -RT. 50/OFFICE DISTRICT/APARTMENTS: C-3 (SOUTH) -PATRICK HENRY DRIVE/GAS STATION:C-7 (EAST) PROPOSED: 5' BUFFER ALONG PATRICK HENRY DRIVE AND A 5' BUFFER ALONG RT. 50	MODIFICATION
		5 ZS AT A SPACING OF 30' O.C. ALONG PATRICK HENRY DRIVE AND 3 AROG ALONG RT. 50 WHERE NOT IN CONFLICT WITH SIGNAGE # INDICATES PLANT MATERIAL UTILIZED TO MEET THIS REQUIREMENT	COMPLIES
13-303 BARRIER REQUIREMENTS	BARRIERS SHALL BE LOCATED BETWEEN THE REQUIRED TRANSITIONAL SCREENING AND THE USE BEING SCREENED FROM.	(NO ABUTTING PROPERTY OF VARYING USE OR ZONE)	NOT APPLICABLE
13-401 TREE COVER REQUIREMENTS	ZONING DISTRICT: COMMERCIAL SITE SHALL HAVE 10% COVERAGE OF TREE CANOPY	(SEE CHART PROVIDED ON THIS SHEET)	COMPLIES

LANDSCAPE SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE	10 YR. TREE COVER	TREE COVER SUB TOTAL	REMARKS
SHADE TREE(S)							
AROG	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	5	2- 2 1/2" CAL.	250	1,000	B+B
FA	FRAXINUS AMERICANA	WHITE ASH	6	2- 2 1/2" CAL.	175	1,050	B+B
ZS	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	6	2- 2 1/2" CAL.	250	1,500	B+B
GTIS	GLEDITSIA TRIACANTHOS VAR. INTERMIS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	9	2- 2 1/2" CAL.	150	1,350	B+B
			T5			5,150	
ORNAMENTAL TREE(S)							
PCT	PRUNUS CERASIFERA 'THUNDERCLOUD'	THUNDERCLOUD PLUM	4	2 1/2" CAL. MIN.	125	375	B+B 4' CLEAR TRUNK FROM GRADE
EVERGREEN SHRUB(S)							
ICC	ILEX CRENATA 'COMPACTA'	COMPACT JAPANESE HOLLY	84	24-28"	0	0	B+B
TH	TAXUS MEDIA "HICKSII"	HICKS YEW	67	24-28"	0	0	B+B
TWD	TAXUS X MEDIA 'DENSIFORMIS'	DENSIFORMIS YEW	17	24-28"	0	0	B+B
JCGG	JUNIPERUS CHINENSIS 'GOLD GLOW'	GOLD GLOW JUNIPER	10	24" SPRD. MIN.	0	0	#5 CAN
			T60				

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.

TREE COVER TOTAL: 5,525 SF.

LANDSCAPE LEGEND

GROUND COVER

TREE COVER CALCULATIONS

GROSS SITE AREA:
29,160 SF. – 3,670 SF. 25,490 SF.
TREE COVER REQUIRED:
25,490 SF. X .10 TREE COVER REQUIRED (COMMERCIAL)=2,549 SF. REQUIRED
CREDITS:
0
EQUAL TREE COVER PROVIDED:
5,525 SF. (21.7%)

SE Application No 2004-MA-030 Staff TS
APPROVED SE / SP PLAN
SEE DEV CONDS DATED 2.28.05
Date of BOS (BZA) approval 2.28.05
Sheet 4 of 6

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DIG WITH CARE
CALL BEFORE YOU DIG VIRGINIA
BEFORE YOU DIG CALL 1-800-552-7001 PROTECT YOURSELF, GIVE TWO WORKING DAYS NOTICE

COMMONWEALTH OF VIRGINIA
EDWARD R. UMBRELL
No. 038388
1/14/05
PROFESSIONAL ENGINEER

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THE CONTRACTOR TO CALL MISS UTILITY TO HAVE ALL EXISTING UTILITIES MARKED 48 HOURS PRIOR TO ANY CONSTRUCTION.

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• PROFESSIONAL ENGINEERING SERVICES
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• STERLING, VIRGINIA 20166
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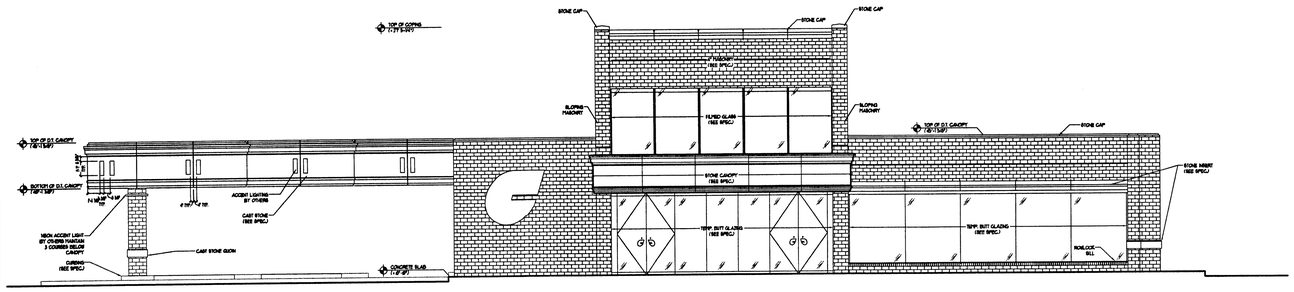
E.R. UMBRELL
PROFESSIONAL ENGINEER
VIRGINIA LICENSE No. 038388

COMMERCE BANK – SEVEN CORNERS
LANDSCAPING PLAN
ARLINGTON BOULEVARD (RT. 50) & PATRICK HENRY DRIVE
FAIRFAX COUNTY, VIRGINIA

REVISIONS		
NO.	DATE	DESCRIPTION
1	8/2/04	REV. PER COUNTY COMMENTS
2	11/18/04	REV. PER COUNTY COMMENTS
3	1/14/05	REV. PER COUNTY COMMENTS
4		
5		
6		

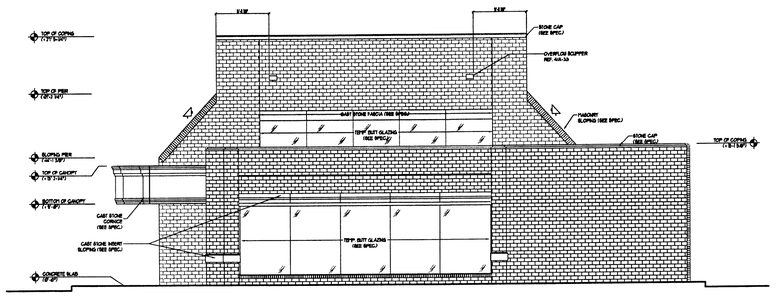
SCALE (H):	1"=20'
(V):	
DRAWN BY:	ASF
CHECKED BY:	ERU
DATE:	01/04/05
DRAWING #:	S037511
CAD ID #:	SE3

SHEET NUMBER
4 of 6



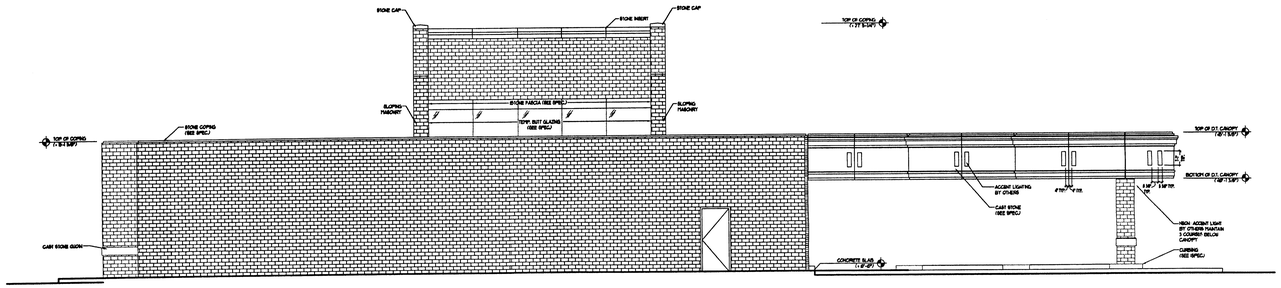
FRONT ELEVATION

SCALE: 1"=8'



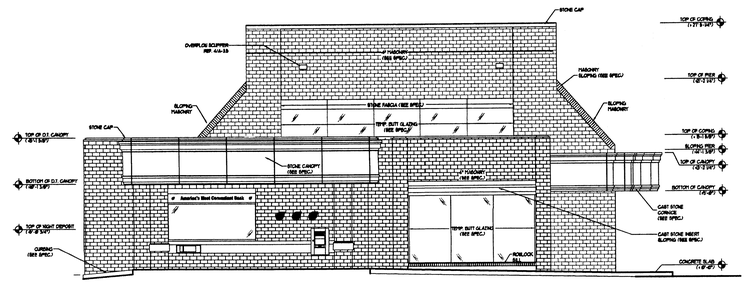
SIDE ELEVATION

SCALE: 1"=8'



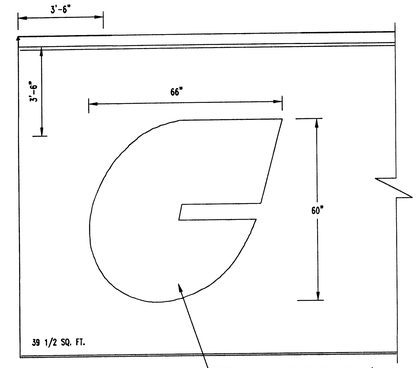
REAR ELEVATION

SCALE: 1"=8'



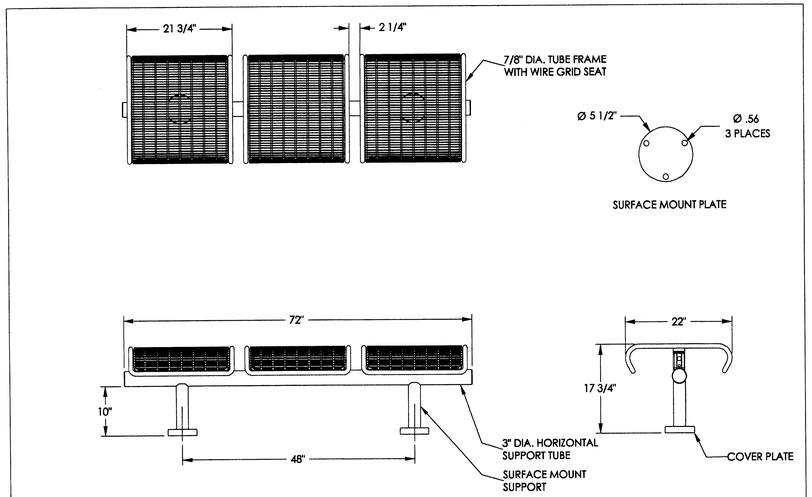
SIDE ELEVATION

SCALE: 1"=8'



5' CHANNEL LOGO SIGN DETAIL

NOT TO SCALE



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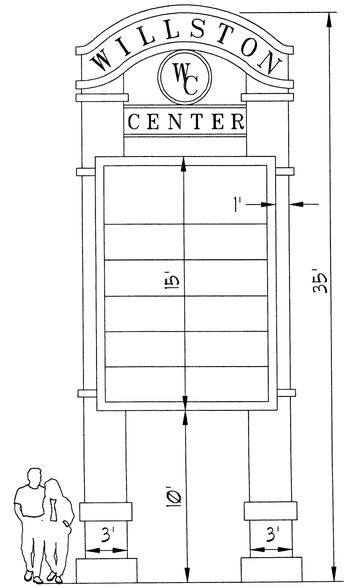
TITLE: BACKLESS, 3 SEAT STRAIGHT, SURFACE MOUNT
DESIGN: PLEXUS II
PATENT:
FILE: LX3508
DATE: 4-28-03
AUTHOR: TAH

BENCH DETAIL

N.T.S

SIDE ELEVATION

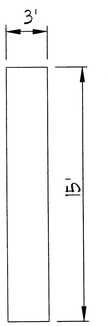
SCALE: 1"=8'



EXISTING SHOPPING CENTER SIGN

NOT TO SCALE

MATERIALS: RED BRICK, EXTERIOR BUTT GLASS WINDOWS AND DOORS, AND WHITE CAST STONE CANOPY AND TRIM.



SE
Application No 2004-MA-030 Staff TS
APPROVED (SE) SP PLAN
SEE DEV CONDS DATED 2-28-05
Date of (BOS) (BZA) approval 2-28-05
Sheet 5 of 6

MISS UTILITY

DIG WITH C.A.R.E.
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FREDERICKSBURG, VIRGINIA

BEFORE YOU DIG CALL
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COMMONWEALTH OF VIRGINIA
EDWARD R. UMBRELL
No. 038388
2/15/05
PROFESSIONAL ENGINEER

E.R. UMBRELL
PROFESSIONAL ENGINEER
VIRGINIA LICENSE No. 0402 030388

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• Professional Engineering Services •
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COMMERCE BANK – SEVEN CORNERS
BANK ELEVATION
ARLINGTON BOULEVARD (RT. 50) & PATRICK HENRY DRIVE
FAIRFAX COUNTY, VIRGINIA

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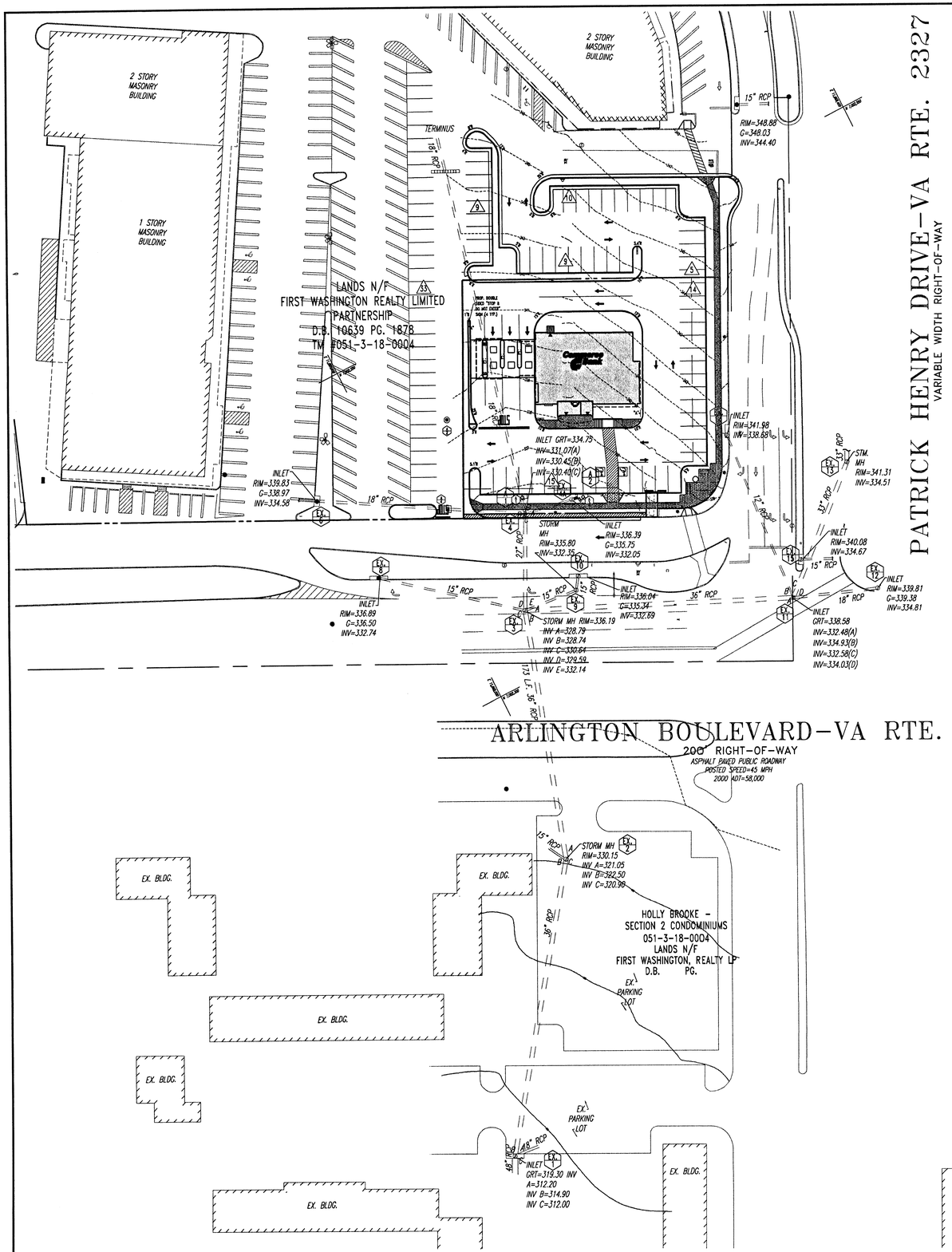
SCALE (H):	AS SHOWN
(V):	
DRAWN BY:	ASF
CHECKED BY:	ERU
DATE:	01/04/05
DRAWING #:	S037511EL2
CAD ID #:	S037511

SHEET NUMBER

5 of 6



STORMWATER MANAGEMENT NARRATIVE

THE SITE IS CURRENTLY DEVELOPED AS AN EXISTING 6.9 ACRE COMMERCIAL SHOPPING CENTER. THE SCOPE OF THIS PROJECT IS THE CONSTRUCTION OF A COMMERCE BANK WITH A DRIVE-THRU. THE PROPOSED BANK IS TO BE LOCATED IN THE SOUTHEAST CORNER OF THE EXISTING SHOPPING CENTER PARKING LOT. NO MODIFICATIONS ARE PROPOSED FOR THE EXISTING SHOPPING CENTER BUILDINGS. SINCE WE ARE NOT PROPOSING ANY INCREASE IN IMPERVIOUS AREA, NO STORMWATER MANAGEMENT (SWM) FACILITIES ARE REQUIRED PER SECTION 6.0202.6 OF THE PUBLIC FACILITIES MANUAL (PFM). SINCE WE ARE PROPOSING TO CONSTRUCT A COMMERCE BANK IN THE EXISTING PARKING LOT, WE ARE ACTUALLY REDUCING THE AMOUNT OF IMPERVIOUS AREA IN THE SHOPPING CENTER FROM 7,950 SF TO 3,450 SF.

ADEQUATE OUTFALL NARRATIVE

THE GRADING AND TOPOGRAPHY FOR THE EXISTING SHOPPING CENTER IS SUCH THAT THE RAIN WATER RUNOFF DRAINS IN A SOUTHEAST DIRECTION. THE RUNOFF IS COLLECTED IN A SERIES OF STORM GRATE INLETS LOCATED ALONG THE SERVICE DRIVE FOR ARLINGTON BOULEVARD AND ALONG PATRICK HENRY DRIVE. THESE STRUCTURES LABELED EXISTING 6, EXISTING 4, AND EXISTING 14 THEN DIRECT THE RUNOFF INTO A SYSTEM WHICH RUNS UNDER ARLINGTON BOULEVARD. THE FLOW CROSSES UNDER ARLINGTON BOULEVARD AND OUTFALLS INTO A SYSTEM WHICH TRAVELS THROUGH HOLLYBROOK-SECTION 2. THE STORM DRAIN SYSTEM THEN TRAVELS SOUTHWARD PARALLEL TO PATRICK HENRY DRIVE, EVENTUALLY DISCHARGING INTO LONG BRANCH CREEK. THIS SYSTEM LABELED EXISTING STRUCTURES 1 THRU EXISTING STRUCTURES 4, IS MORE THAN ADEQUATE TO HANDLE THE EXISTING RUNOFF. WE ARE PROPOSING TO ADD TWO NEW STRUCTURES TO THIS SYSTEM: STRUCTURE 1 AND STRUCTURE 2. THESE TWO NEW STRUCTURES ARE LOCATED IN THE PARKING LOT IN THE FRONT OF THE COMMERCE BANK. THEY ARE DESIGNED TO COLLECT THE RUNOFF FROM THE BANK PAD AND DIRECT IT INTO THIS EXISTING SYSTEM. IT IS THE OPINION OF THIS ENGINEER THAT THE SITE HAS ADEQUATE OUTFALL. THE EXISTING SYSTEM AND PROPOSED SYSTEMS ARE ADEQUATE TO HANDLE THE 10-YEAR STORM AND THAT NO STRUCTURES WILL BE IMPACTED BY THE 100-YEAR STORM EVENT.

BMP NARRATIVE

THE SITE CURRENTLY DRAINS TO AN INLET LOCATED AT THE SOUTHWEST CORNER OF THE SPECIAL EXCEPTION PROPERTY. ONCE IN THIS INLET, THE WATER TRAVELS SOUTH THROUGH A 27" PIPE UNDER ROUTE 50 AND CONTINUES SOUTH IN A CLOSED SYSTEM. CURRENTLY, THE WATER DOES NOT FLOW THROUGH ANY BMP FACILITIES. THEREFORE, THERE IS NO TREATMENT OF THE PHOSPHORUS LOADING FOR THE SITE. THE PROPOSED DEVELOPMENT WILL DECREASE THE ONSITE IMPERVIOUS AREA FROM APPROXIMATELY 7,950 SF TO 3,450 SF. THIS DECREASE IN IMPERVIOUS AREA WILL DECREASE THE PEAK RUNOFF RATE FROM THE SITE AND WILL ALSO REDUCE THE PHOSPHORUS LOADING. BASED ON THE CALCULATIONS FOR THIS DEVELOPMENT, THE EXISTING BMP LOADING FROM THE SITE IS 1.85 LBS/YR. THE PROPOSED DEVELOPMENT WILL LOWER THAT TO 1.66 LBS/YR WHICH WILL REDUCE THE PHOSPHORUS LOADING BY 10% FOR THIS SITE. THESE RESULTS ARE IN ACCORDANCE WITH THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL SECTION 6-0401.2B REGARDING THE REDEVELOPMENT OF A PROPERTY NOT CURRENTLY SERVED BY ONE OR MORE BMP'S. THEREFORE, NO ADDITIONAL BMP FACILITY IS PROPOSED FOR THIS DEVELOPMENT.

SE 2005-MA-030 Staff TS
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Sheet 6 of 6

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COMMONWEALTH OF VIRGINIA
EDWARD R. UMBRELL
No. 038388
PROFESSIONAL ENGINEER
2/15/05

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COMMERCE BANK - SEVEN CORNERS
SWM & BMP PLAN
ARLINGTON BOULEVARD (RT. 50) & PATRICK HENRY DRIVE
FAIRFAX COUNTY, VIRGINIA

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CAD ID #:	SE3

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