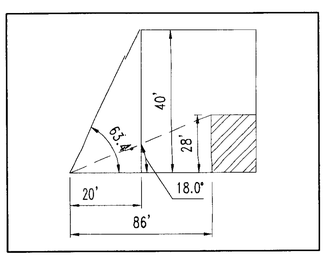
COMMERCE BANK – BEACON HILL
GENERALIZED DEVELOPMENT PLAN/SPECIAL EXCEPTION

PCA 2005-MV-018 & SE-2005-MV-012
RICHMOND HIGHWAY & DAWN DRIVE
ALEXANDRIA, 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	
	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 516.00 OR TC 515.8	SPOT ELEVATIONS	X 51.6 OR X TC 516.00 TC 515.55
	CONTOUR LINE	123
	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	

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.



BULK PLANE ANGLE DETAIL
(NTS)

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

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

CONTRACT OWNER/ DEVELOPER:
ARCHON GROUP
919 18TH STREET NORTHWEST
WASHINGTON, D.C. 20006

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

UTILITY CONTACT INFORMATION:

TELEPHONE	ELECTRIC	GAS
VERIZON (407) 539-0644	DOMINION VIRGINIA POWER (703) 591-2606	WASHINGTON GAS (703) 591-2606

CABLE	WATER & SANITARY SEWER	DRAINAGE & STORMWATER
COX COMMUNICATIONS (703) 591-2606	F.C.W.A. (540) 364-2005 FAIRFAX COUNTY PUBLIC WORKS (703) 239-8433	FAIRFAX COUNTY PUBLIC WORKS (703) 239-8433

Application No. PCA 2005-MV-018 Staff
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED July 26, 2005
Date of (BOS) (PC) approval August 1, 2005
Sheet 1 of 7
Concurrent with SE 2005-MV-012
Dev. Conditions dated July 21, 2005

SHEET INDEX

1 COVER SHEET
2 EXISTING CONDITIONS AND EVM
3 SITE PLAN
4 OVERALL DEVELOPMENT PLAN
5 LANDSCAPING PLAN
6 BANK ELEVATIONS
7 SWM/BMP PLAN

WAIVERS & MODIFICATIONS REQUESTED CONCURRENT WITH SPECIAL EXCEPTION APPROVAL:

1.. WAIVER OF THE SERVICE DRIVE REQUIREMENTS.
2.. WAIVER OF THE BARRIER REQUIREMENTS.
3.. MODIFICATION OF THE TRANSITIONAL SCREENING.
SHIFT THE 50' BUFFER TO THE R-4 PORTION OF THE PROPERTY.

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

THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERETO APPURTENANT.

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

RECEIVED
Department of Planning & Zoning
JUL 13 2005
Zoning Evaluation Division

COMMONWEALTH OF VIRGINIA
ADAM J. VOLANTH
No. 31438
7-12-05
PROFESSIONAL ENGINEER

E.R. UMBRELL
PROFESSIONAL ENGINEER
VIRGINIA LICENSE No. 0402 018285

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
GDP/SE – COVER SHEET
RICHMOND HIGHWAY & DAWN DRIVE
ALEXANDRIA, VIRGINIA

REVISIONS		
NO.	DATE	DESCRIPTION
1	3/9/05	REV. PER CLIENT COMMENTS
2	4/20/05	REV. PER CLIENT COMMENTS
3	4/28/05	REV. PER COUNTY COMMENTS
4	6/8/05	REV. PER COUNTY COMMENTS
5	7/6/05	REV. PER COUNTY COMMENTS
6	7/8/05	REV. PER COUNTY COMMENTS

SCALE (H): 1"= AS NOTED (V):	
DRAWN BY:	ASF
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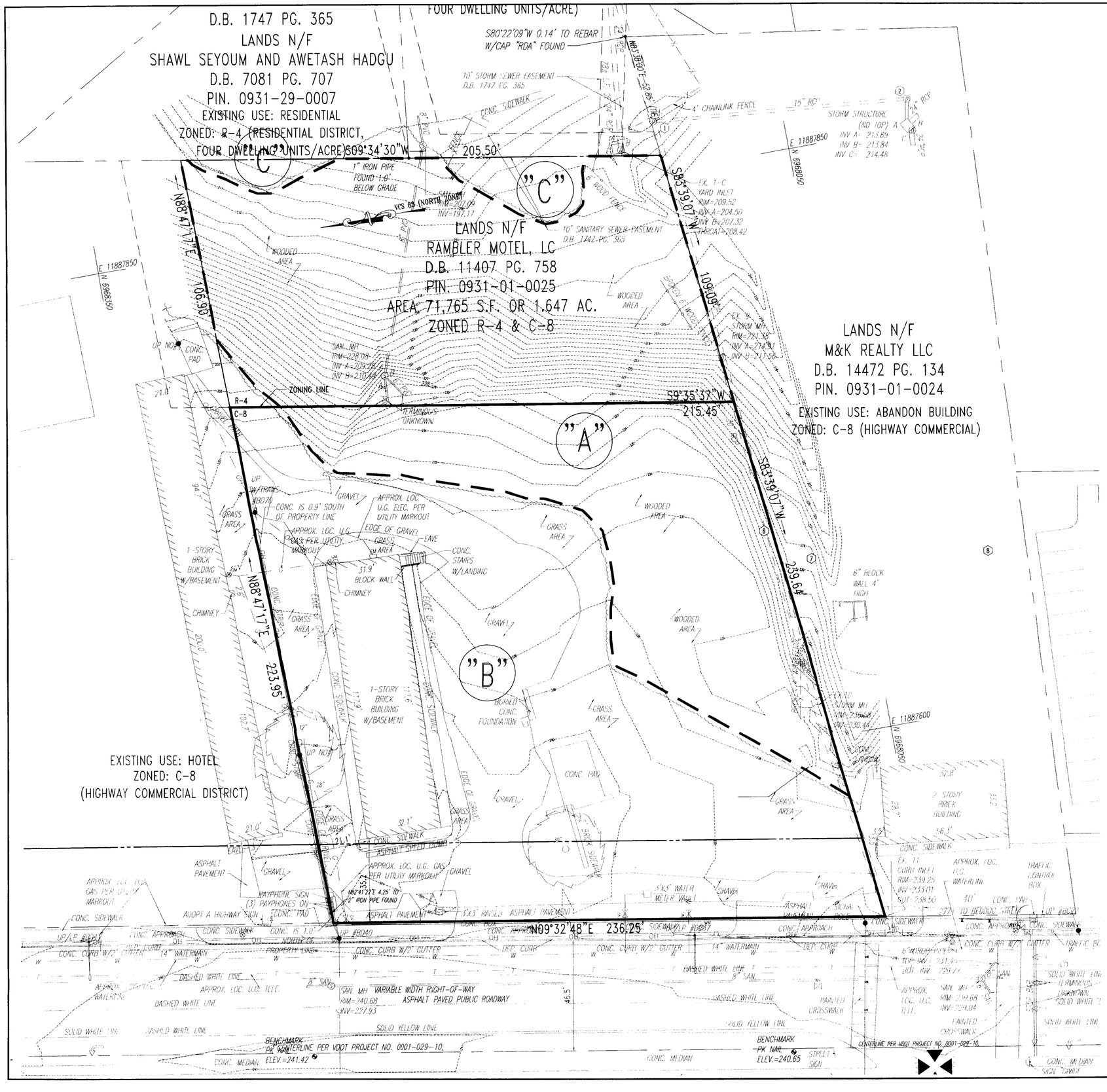
DATE:	11/24/04
DRAWING #:	S047520
CAD ID #:	SC6

SHEET NUMBER
1 of 7



EVM - Commerce Bank - Prepared by: Shawn Frost, LSA

TABLE 1. COVER TYPE SUMMARY TABLE - C-8 ZONED PORTION OF PROPERTY = 41,920 SQ. FT. (.96 ACRES)

	COVER TYPE	PIRIMARY SPECIES	SUCCESSIONAL STAGE	ACREAGE	COMMENTS
A	OLD FIELD	SEE ICONDITION	PIONEER, EARLY SUCCESSIONAL OR SUB-CLIMAX	0.34 AC.	SEE CONDITION
B	DEVELOPED LAND	SEE ICONDITION	DEVELOPED	0.62 AC.	SEE CONDITION
C					
D					
E					
F					
G					

TOTAL ACREAGE: 0.96 ACRES

Condition Descriptions:	
Cover Type A:	HARDWOOD COVER: SWEETGUM ASH, RED MAPLE, CHERRY, OLD VINES AND SCRUB GROWTH
Cover Type B:	EXISTING MOTEL WITH GRAVEL DRIVES AND GRASS AREAS. FEW ISOLATED TREES IN POOR HEALTH
Cover Type C:	
Cover Type D:	
Cover Type E:	

TABLE 1. COVER TYPE SUMMARY TABLE - R-4 ZONED PORTION OF PROPERTY = 22,099 SQ. FT. (.50 ACRES)

	COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	ACREAGE	COMMENTS
A	OLD FIELD	SEE ICONDITION	PIONEER, EARLY SUCCESSIONAL OR SUB-CLIMAX	0.46 AC.	SEE CONDITION
B	DEVELOPED LAND	SEE ICONDITION	DEVELOPED	0.006 AC.	SEE CONDITION
C	MAINTAINED GRASSLANDS	SEE ICONDITION	DEVELOPED	0.038 AC.	SEE CONDITION
D					
E					
F					
G					

TOTAL ACREAGE: 0.5 ACRES

Condition Descriptions:	
Cover Type A:	HARDWOOD COVER: SWEETGUM ASH, RED MAPLE, CHERRY, OLD VINES AND SCRUB GROWTH
Cover Type B:	EXISTING MOTEL WITH GRAVEL DRIVES AND GRASS AREAS. FEW ISOLATED TREES IN POOR HEALTH
Cover Type C:	ADJACENT OWNERS MAINTAINED GRASS AREAS.
Cover Type D:	
Cover Type E:	

Application No. RCA 2005-MV-012 Staff M. Christine
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED July 21, 2005
Date of (BOS) (PC) approval August 1, 2005
Sheet 2 of 7
Concurrent with SE 2005-MV-012
Dev. Conditions dated: July 21, 2005

COMMONWEALTH OF VIRGINIA
ADAM J. VOLANTH
No. 31435
7/12/05
PROFESSIONAL ENGINEER

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

MISS UTILITY
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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.

E.R. UMBRELL
PROFESSIONAL ENGINEER
VIRGINIA LICENSE No. 0402 026306

BOHLER ENGINEERING, P.C.
• PROFESSIONAL ENGINEERING SERVICES
• 7700 LEESBURG PIKE, SUITE 208
• FALLS CHURCH, VIRGINIA 22043
• (703) 709-9500 FAX: (703) 709-9501 | VA@bohlereng.com •

COMMERCE BANK
GDP/SE - EXISTING CONDITIONS AND EVM
RICHMOND HIGHWAY & DAWN DRIVE
ALEXANDRIA, VIRGINIA

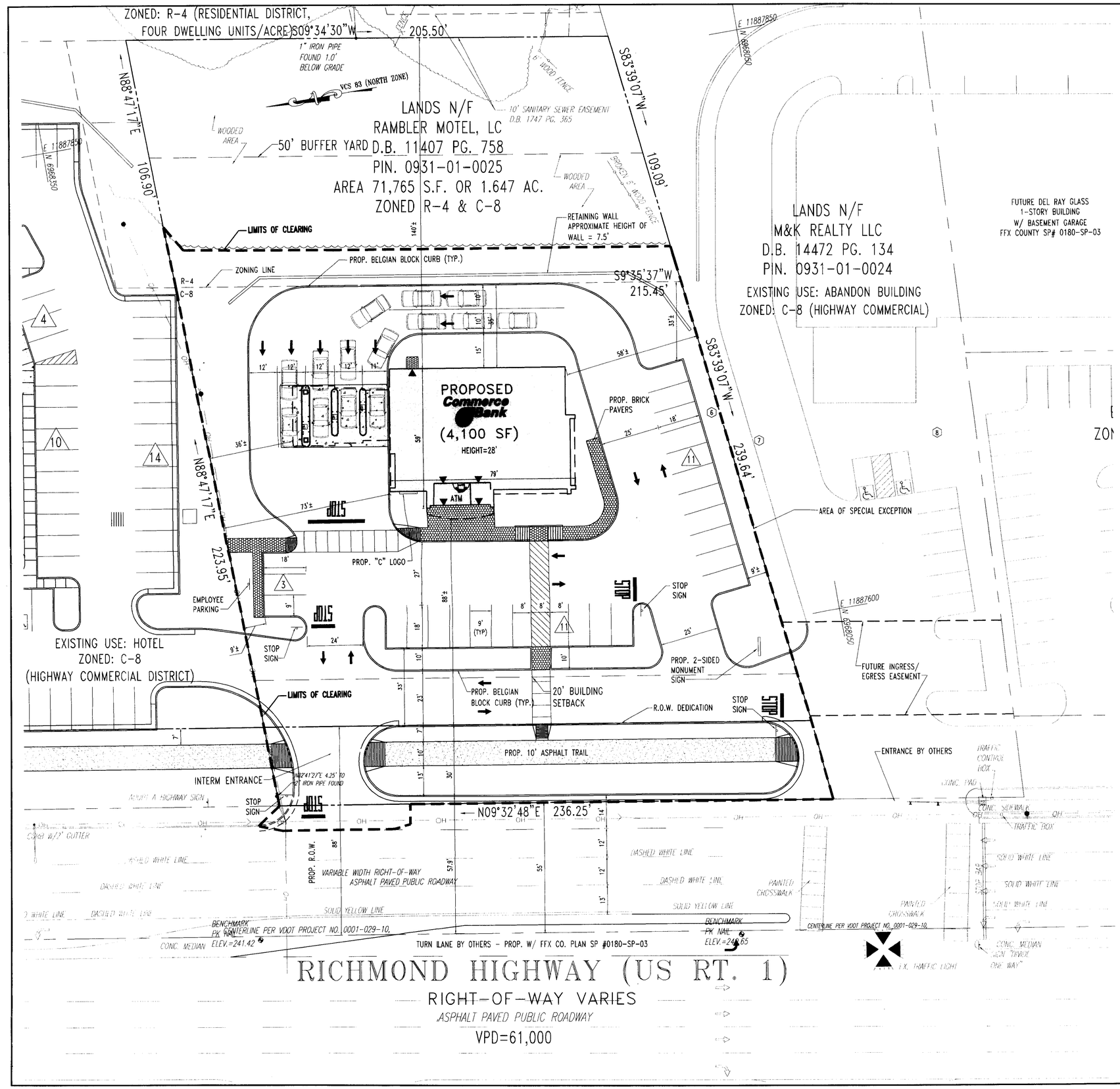
REVISIONS

NO.	DATE	DESCRIPTION
1	3/9/05	REV. PER CLIENT COMMENTS
1	4/06/05	REV. PER CLIENT COMMENTS
1	4/18/05	REV. PER COUNTY COMMENTS
1	6/6/05	REV. PER COUNTY COMMENTS
1	7/6/05	REV. PER COUNTY COMMENTS
1	7/8/05	REV. PER COUNTY COMMENTS

SCALE (H): 1" = 20'
(V):

DRAWN BY:	ASF
CHECKED BY:	ERU
DATE:	11/24/04
DRAWING #:	S047520
CAD ID #:	SE3

SHEET NUMBER



GENERAL NOTES:

1.) PROPERTY DELINEATED HEREON IS LOCATED ON COUNTY OF FAIRFAX TAX MAP # 0931-01-0025. THE SITE IS ZONED C-8 AND R-4.

2.) PROPOSED USE FOR DRIVE-IN BANK WILL BE LOCATED WITHIN 41,920 SQUARE FEET OR 0.96 ACRE AREA OF SPECIAL EXCEPTION USE. THE EXISTING SITE IS COVERED BY EXISTING TREES AND BY PORTIONS OF THE RAMBLER MOTEL.

3.) OWNER: RAMBLER MOTEL LC,
6633 ARLINGTON BLVD.
FALLS CHURCH, VA 22042

APPLICANT/LEASEE: COMMERCE BANK
9000 ATRIUM WAY
MT. LAUREL, NJ 08054

DEVELOPER: ARCHON
919 18TH STREET NW
WASHINGTON, D.C. 20006

4.) ZONING DATA: C-8 (0.96 AC) &
R-4 (0.51 AC) &
AREA DEDICATED TO VDOT (0.18 AC)
(HIGHWAY CORRIDOR OVERLAY DISTRICT AND RICHMOND HIGHWAY REVITALIZATION DISTRICT)

5.) THIS PARCEL IS LOCATED IN THE BEACON/GROVETON COMMUNITY PLANNING DISTRICT. THE LAND IS PLANNED FOR OFFICE AND/OR RETAIL USES.

6.) USES:
EXISTING USE - MOTEL & PARKING LOT
PROPOSED USE - BANK WITH DRIVE-THRU

7.) BULK REQUIREMENTS

	ALLOWED C-8	AREA OF SPECIAL EXCEPTION LOCATED IN C-8 ZONE
A. MIN. LOT AREA:	40,000 SF	41,920 SF (0.96 AC.)
B. MIN. BUILDING SETBACK		
FRONT SETBACK (REVITALIZATION DISTRICT)	20'	88'±
REAR SETBACK (EAST)	20'	35'±
SIDE SETBACK (NORTH)	0	73'±
SIDE SETBACK (SOUTH)	0	58'±
C. MIN. PARKING SETBACK		
FRONT SETBACK (RICHMOND HIGHWAY)	10'	33'±
REAR SETBACK (EAST)	20'	33'±
SIDE SIETBACK (NORTH)	0'	9'±
SIDE SIETBACK (SOUTH)	0'	9±
D. PARKING REQUIREMENTS		
COMMERCIAL MINIMUM 4 SPACE PER 1,000 S.F. OF GROSS FLOOR AREA	17	25
E. MIN.. PARKING SPACE DIMENSIONS	8.5' x 18'	9' x 18'
F. MAX.. BUILDING HT.	40'	28'
G. MIN.. DRIVE AISLES	23'	23'
H. FAR:	0.5	0.098
I. OPENN SPACE	15% (6,288 SF)	23% (9,481 SF±)
J. TREE COVER	10% (4,192 SF)	15% (6,350 SF±)

8.) ALL HANDICAP PARKING SPACES SHALL BE CONSTRUCTED TO MEET ADA REQUIREMENTS.

9.) COMMERCE BANK REQUIRES NO LOADING SPACES.

10.) THE SITEE WILL BE SERVICED BY PUBLIC WATER AND SEWER.

11.) TRASH WHILL BE STORED INSIDE THE BUILDING AND BE REMOVED ON A NIGHTLY BASIS.

12.) BRICK PAAVER SIDEWALK TO BE PRIVATELY MAINTAINED.

13.) ALL SIGNAGE SHALL CONFORM TO ARTICLE 12 OF THE FAIRFAX COUNTY ZONING ORDINANCE.

14.) THIS PLAAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROLL POINT ASSOCIATES, INC. REF# S047520.SR DATED 12-29-04

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

16.) THE PROPERTY IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAN) PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, FAIRFAX COUNTY, VIRGINIA (UNINCORPORATED AREAS), PANEL 150 OF 150", COMMUNITY-PANEL NUMBER 515525 0150 D, MAP REVISED MARCH 5, 1990.

Application No. PCA 2005-MV-011 Staff [illegible]
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED July 21, 2005
Date of BOS (PC) approval August 1, 2005
Sheet 3 of 7
Concurrent with SE 2005-MV-012
Dev. Conditions dated July 21, 2005

WAIVERS & MODIFICATIONS REQUESTED CONCURRENT WITH SPECIAL EXCEPTION APPROVAL:

1. WAIVER OF THE SERVICE DRIVE REQUIREMENTS.
2. WAIVER OF THE BARRIER REQUIREMENTS.
3. MODIFICATION OF THE TRANSITIONAL SCREENING.
   SHIFT THE 50' BUFFER TO THE R-4 PORTION OF THE PROPERTY.

COMMONWEALTH OF VIRGINIA
ERIK J. VOLANTH
No. 31433
7-12-05
PROFESSIONAL ENGINEER

MISS UTILITY
DIG WITH CARE
CALL BEFORE YOU DIG
KEEP VIRGINIA SAFE
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.

GRAPHIC SCALE
30 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

E.R. UMBRELL
PROFESSIONAL ENGINEER
VIRGINIA LICENSE No. 0401 020608

BOHLER ENGINEERING, P.C.
• Professional Engineering Services
• 22630 Davis Drive, Suite 300
• Sterling, Virginia 20164
• (703) 709-8600 FAX: (703) 709-8601 | VA@bohlereng.com •

COMMERCE BANK
GDP/SE - SITE PLAN
RICHMOND HIGHWAY & DAWN DRIVE
ALEXANDRIA, VIRGINIA

REVISIONS

NO.	DATE	DESCRIPTION
1	3/9/05	REV. PER CLIENT COMMENTS
2	4/29/05	REV. PER CLIENT COMMENTS
3	6/28/05	REV. PER COUNTY COMMENTS
4	6/8/05	REV. PER COUNTY COMMENTS
5	7/6/05	REV. PER COUNTY COMMENTS
6	7/8/05	REV. PER COUNTY COMMENTS

SCALE (H):1"= 20'
(V):

DRAWN BY:	ASF
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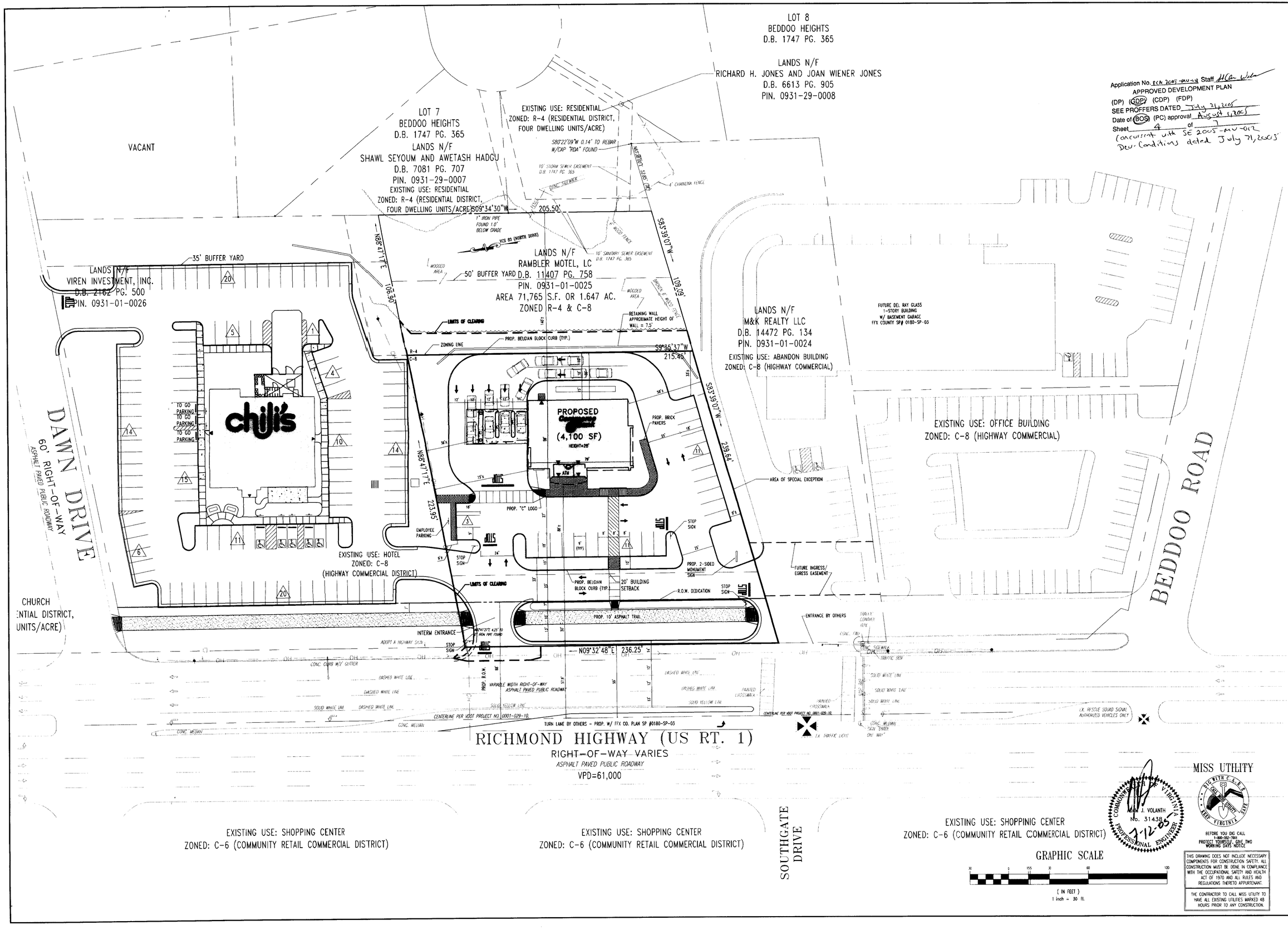
DATE:	11/24/04
DRAWING #:	S047520
CAD ID #:	SE4

SHEET NUMBER
3 of 7



Application No. RSA 2005-AMD-08 Staff HCA Weber
APPROVED DEVELOPMENT PLAN
(DP) (ODP) (CDP) (FDP)
SEE PROFFERS DATED July 21, 2005
Date of (BOS) (PC) approval August 1, 2005
Sheet 4 of 7
Concurrent with SE 2005-AMD-012
Dev. Conditions dated July 21, 2005

E.R. UMBRELL
PROFESSIONAL ENGINEER
VIRGINIA LICENSE No. 0402 026308

BOHLER ENGINEERING, P.C.
• PROFESSIONAL ENGINEERING SERVICES
• 8270-D ALTAVISTA PLACE, SUITE 200
• FAIRFAX, VIRGINIA 22031
• (703) 709-9500 FAX: (703) 709-9501 | VA@bohlereng.com •

COMMERCE BANK
GDP/SE - OVERALL DEVELOPMENT PLAN
RICHMOND HIGHWAY & DAWN DRIVE
ALEXANDRIA, VIRGINIA

REVISIONS

NO.	DATE	DESCRIPTION
1	3/9/05	REV. PER CLIENT COMMENTS
2	4/29/05	REV. PER CLIENT COMMENTS
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6	7/8/05	REV. PER COUNTY COMMENTS

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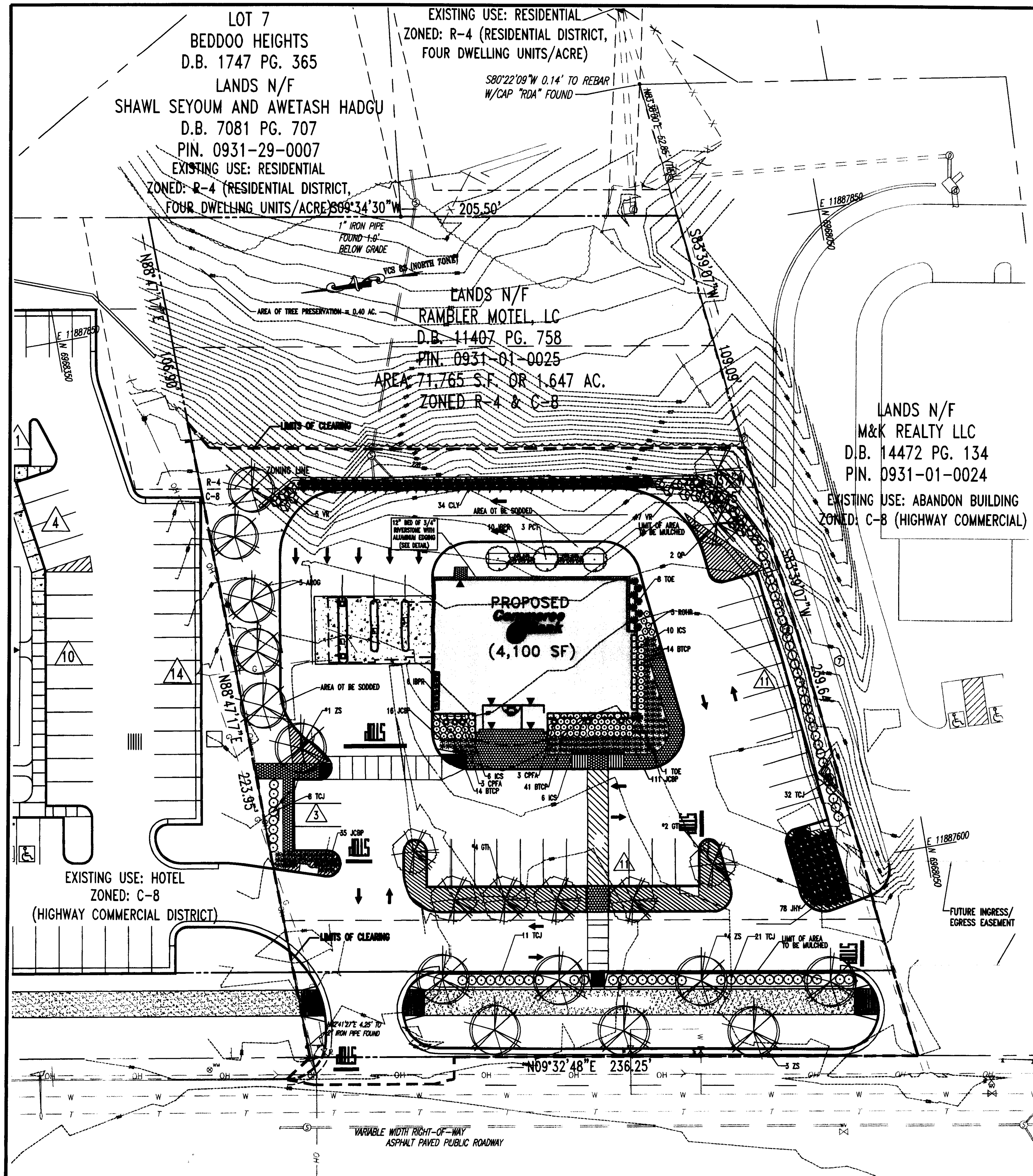
DATE:	11/24/04
DRAWING #:	S047520
CAD ID #:	SE3

SHEET NUMBER

4 of 7



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: BANK ADJACENT USES: -COMMERCIAL (NORTH) -COMMERCIAL (SOUTH) -RESIDENTIAL (EAST)	COMPLIES
	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 (1) TREE FOR EVERY 40' SHALL BE PLANTED WITHIN THE LANDSCAPING STRIP.	PROPOSED USE: BANK ADJACENT USES: -RT. 1 REQUIRED: 200 L.F. / 40 = 5 TREES PROPOSED: 30' BUFFER ALONG RT. 1 7 TREES	COMPLIES
FAIRFAX CO. COMPREHENSIVE PLAN	C. MOUNT VERNON PLANNING DISTRICT – RICHMOND HIGHWAY CORRIDOR AREA IV ONE (1) LARGE DECIDUOUS TREE FOR EVERY 30 LINEAR FEET OF STREET FRONTAGE	REQUIRED: 189 L.F. / 30 = 6.3 OR 7 TREES PROPOSED: 7 TREES	COMPLIES
13-303 BARRIER REQUIREMENTS	BARRIERS SHALL BE LOCATED BETWEEN THE REQUIRED TRANSITIONAL SCREENING AND THE USE BEING SCREENED FROM.	EXISTING 100' VEGETATED BUFFER TO REMAIN TO THE EAST OF PROPERTY	MODIFICATION
13-401 TREE COVER REQUIREMENTS	ZONING DISTRICT: COMMERCIAL SITE SHALL HAVE 10% COVERAGE OF TREE CANOPY	(SEE CHART PROVIDED ON THIS SHEET)	COMPLIES

TREE COVER CALCULATIONS

GROSS SITE AREA:
TOTAL = 71,764 S.F. R.O.W. = 7,745 S.F. RESIDENTIAL ZONE = 22,099 S.F. NET SITE = 41,920 S.F.
TREE COVER REQUIRED:
41,920 SF. X .10 TREE COVER REQUIRED (COMMERCIAL)=4,192 S.F. REQUIRED
CREDITS:
0
EQUAL TREE COVER PROVIDED:
6,350 S.F. (15.1%)

COMPLIANCE CHART FOR THE PUBLIC FACILITIES MANUAL

	REQUIREMENTS	CALCULATIONS (REQUIRED/PROPOSED)	COMPLIANCE
PLANT MATERIAL SPECIFICATIONS	12-0701.6 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: DECIDUOUS TREES: 5 AROG (20.8%) 8 ZS (33.3%) 6 GTI (25%) 2 QP (8.3%) 3 PCT (12.5%)	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
	12-0701.12 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: 31,388 S.F. 31,388 S.F. X .05 = 1,569 S.F. PROPOSED: 2,403 SF. (6.2%) AREA COUNTED TOWARD INTERIOR PARKING LOT LANDSCAPING	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: 31,388 S.F. REQUIRED: 31,388 X .05 = 1,569 S.F. 6 GTI @200 S.F., 5 ZS @200 TOTAL TREE COVERAGE = 2,200 S.F. PROPOSED 11 TREES = 7% "*" INDICATES PLANT MATERIAL UTILIZED TO FULFILL REQUIREMENT.	COMPLIES

Application No. RZ 2005-MV-013 Staff [signature]
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED July 21, 2005
Date of (BOS) (PC) approval August 1, 2005
Sheet 5 of 7
Concurrent with SE 2005-MV-012
Dev. Conditions dated: July 21, 2005

LANDSCAPE SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	10 YR. TREE CANOPY COVER	TREE CANOPY COVER SUB-TOTAL
DECIDUOUS TREE(S)							
AROG	5	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2 1/2-3" CAL.	B+B	200	1,000
GTI	6	GLEDITSIA TRIACANTHOS INTERMIS	THORNLESS HONEYLOCUST	2 1/2-3" CAL.	B+B	200	1,200
QP	2	QUERCUS PALUSTRIS	PIN OAK	2 1/2-3" CAL.	B+B	200	400
ZS	8	ZELKOVA SERRATA 'GREEN VASE'	GREEN WASE ZELKOVA	2 1/2-3" CAL.	B+B	200	1,600
	21						4,200
EVERGREEN TREE(S)							
CLY	34	X CUPRESSOCYPARIS LEYLANDII	LEYLAND CYPRESS	6-7'	B+B	50	1,700
ORNAMENTAL TREE(S)							
PCT	3	PRUNUS CERASIFERA 'THUNDERCLOUD'	THUNDERCLOUD PLUM	2-2 1/2" CAL. 4' CLEAR TRUNK FROM GRADE	B+B	150	450
							6,350
DECIDUOUS SHRUB(S)							
BTCP	69	BERBERIS THUNBERGII 'CRIMSON PYGMY'	CRIMSON PYGMY RED BARBERRY	12-15"	#3 CAN		
EVERGREEN SHRUB(S)							
CPFA	6	CHAMAECYPARIS PISIFERA 'FILIFERA AUREA'	GOLD THREAD CYPRESS	15-18" SPRD.	#5 CAN		
IBPR	16	ILEX X MESERVEAE 'BLUE PRINCESS'	BLUE PRINCESS HOLLY	24-30"	#5 CAN		
ICS	22	ILEX CRENATA 'STEEDS'	STEEDS JAPANESE HOLLY	36" MIN.	#3 CAN		
TCJ	74	TAXUS CUSPIDATA	JAPANESE YEW	24-30"	B+B		
JCBP	162	JUNIPERUS CONFERA 'BLUE PACIFIC'	BLUE PACIFIC SHORE JUNIPER	15-18" SPRD.	#3 CAN		
JHY	78	JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	ANDORRA JUNIPER	18-24" SPRD	#3 CAN		
ROHR	5	RHODODENDRON X OBTUSUM 'HERSHEY RED'	HERSHEY RED AZALEA	18-24"	#3 CAN		
TOE	9	THUJA OCCIDENTALIS 'EMERALD'	EMERALD GREEN ARBORVITAE	5-6'	B+B		
VR	22	VIBURNUM X RHYTIDOPHYLLUM	LEATHERLEAF VIBURNUM	3-4'	B+B		
	394						

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

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

COMMONWEALTH OF VIRGINIA
ADAM J. VOLANTH
No. 31238
PROFESSIONAL ENGINEER
7-12-05

MISS UTILITY

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BEFORE YOU DIG CALL 1-800-552-7001
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THE CONTRACTOR TO CALL MISS UTILITY TO HAVE ALL EXISTING UTILITIES MARKED 48 HOURS PRIOR TO ANY CONSTRUCTION.

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

BOHLER ENGINEERING, P.C.
• PROFESSIONAL ENGINEERING SERVICES
• 22630 DAVIS DRIVE, SUITE 200
• STERLING, VIRGINIA, 20164
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COMMERCE BANK
GDP/SE – LANDSCAPE PLAN
RICHMOND HIGHWAY & DAWN DRIVE
ALEXANDRIA, VIRGINIA

REVISIONS

NO.	DATE	DESCRIPTION
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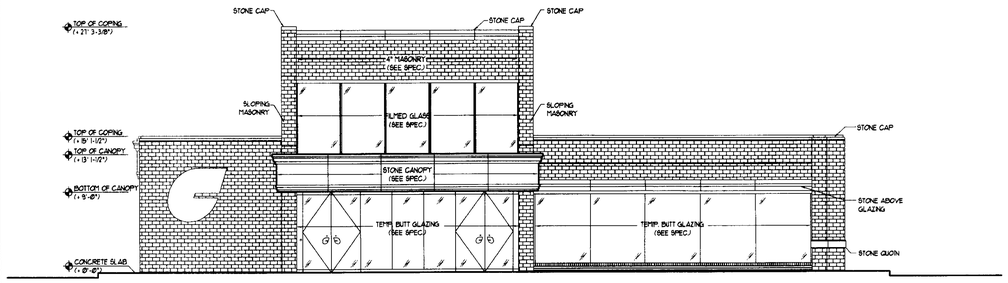
5	7/6/05	REV. PER COUNTY COMMENTS
6	7/8/05	REV. PER COUNTY COMMENTS

SCALE (H): 1"= 20'
(V):

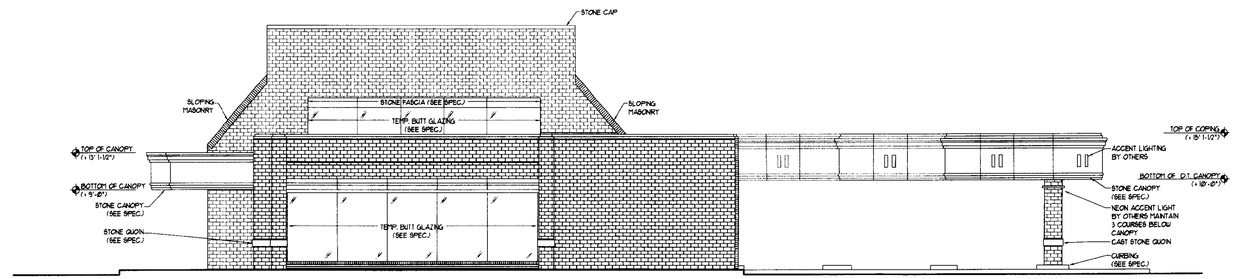
DRAWN BY:	ASF
CHECKED BY:	ERU
DATE:	11/24/04
DRAWING #:	S047520
CAD ID #:	SE3

SHEET NUMBER



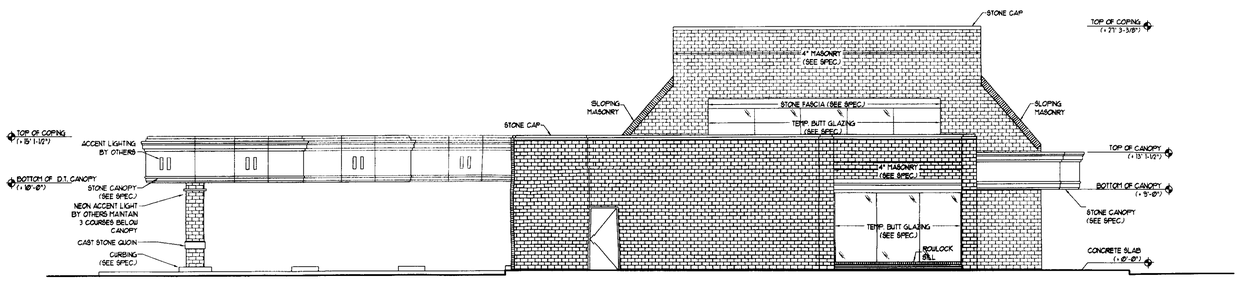
FRONT ELEVATION

SCALE: 1"=8'



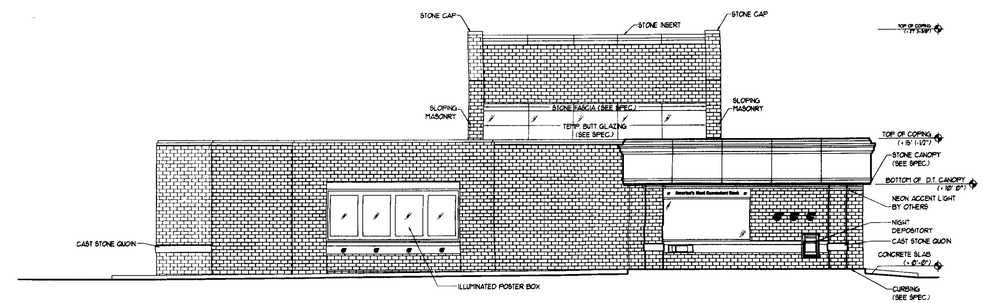
SIDE ELEVATION

SCALE: 1"=8'



REAR ELEVATION

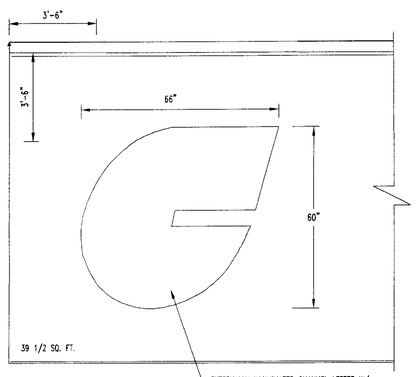
SCALE: 1"=8'



SIDE ELEVATION

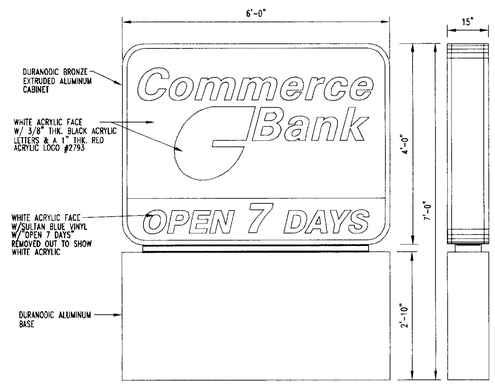
SCALE: 1"=8'

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



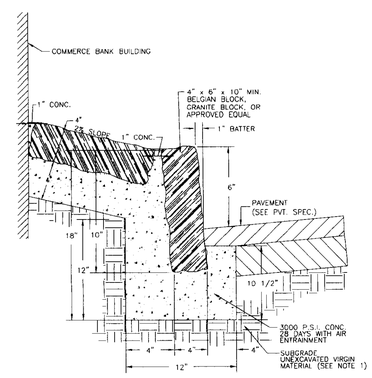
5' CHANNEL LOGO SIGN DETAIL

NOT TO SCALE



DOUBLE FACED (24SR) MONUMENT I.D. SIGN

NOT TO SCALE



NOTES:
1. ANY EXCAVATION BELOW DESIRED GRADE DUE TO OVER EXCAVATION OR WET SOIL CONDITIONS SHALL BE BACKFILLED WITH 3/4" CLEAN CRUSHED STONE. ALL SUBGRADES SHALL BE APPROVED BY THE TOWNSHIP ENGINEER PRIOR TO POURING.
2. JOINTS SHALL BE NOT MORE THAN 1/4" WIDE FOR DRESSED BLOCK AND 3/8" WIDE FOR QUARRY SPLIT BLOCK. THE JOINTS SHALL BE POINTED WITH 1:1 CEMENT-SAND MORTAR.

DOUBLE BELGIAN BLOCK CURB

NOT TO SCALE
(FOR USE AT DRIVE-THRU WINDOW ONLY)

Application No. RCA 2005-MV-012 Staff
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(DP) (GDP) (CDP) (FDP)
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Sheet 6 of 7
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COMMONWEALTH OF VIRGINIA
ADAM S. VOLANTH
No. 31438
7-12-05
PROFESSIONAL ENGINEER

E.R. UMBRELL
PROFESSIONAL ENGINEER
VIRGINIA LICENSE No. 0402 025838

BOHLER ENGINEERING, P.C.
PROFESSIONAL ENGINEERING SERVICES
22630 DAVIS DRIVE, SUITE 300
STERLING, VIRGINIA 20164
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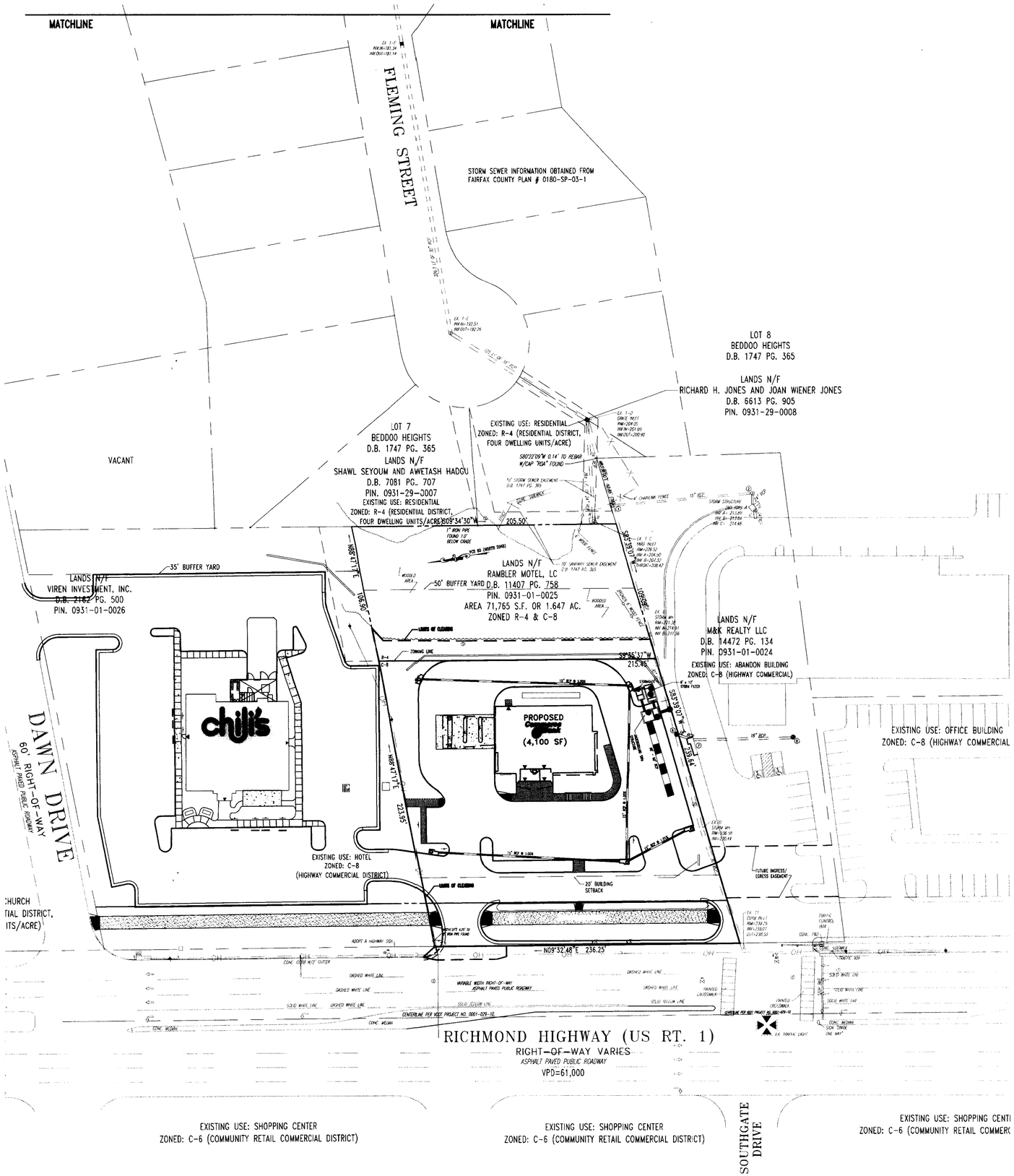
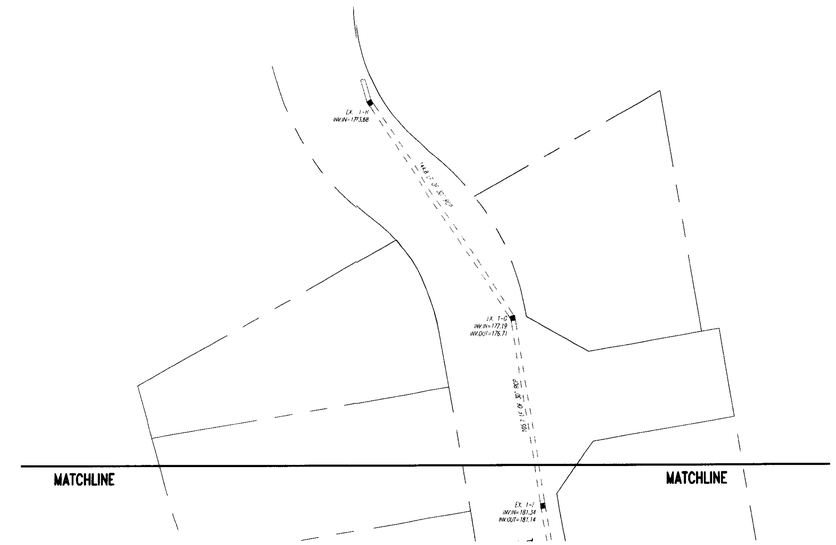
SCALE (H):1"= AS SHOWN
(V):

DRAWN BY:	ASF
CHECKED BY:	ERU
DATE:	11/24/04
DRAWING #:	S047520
CAD ID #:	EL3

SHEET NUMBER

6 of 7





STORMWATER MANAGEMENT NARRATIVE

THIS PROPERTY IS LOCATED IN THE BELLE HAVEN WATERSHED. THE 1.65 ACRE PARCEL CURRENTLY DRAINS IN AN EASTERLY DIRECTION. THE TOPOGRAPHY IS SUCH THAT THE EXISTING MOTEL ALONG ROUTE 1 IS FAIRLY FLAT, WHEREAS THE EASTERLY OR BACK PORTION OF THE SITE DROPS OFF SIGNIFICANTLY TOWARDS THE RESIDENTIAL UNITS ALONG FLEMING STREET. THE FRONT PORTION OF THE SITE DRAINS DIRECTLY OUT ONTO ROUTE 1 AND IS COLLECTED IN A SERIES OF STORM DRAINS SITUATED ALONG THE CURB LINE ALONG ROUTE 1. THESE INLETS ARE CONNECTED TO A STORM DRAIN SYSTEM WHICH RUNS ALONG THE SOUTHERN PROPERTY LINE. THIS SERIES OF 30 INCH REINFORCED CONCRETE PIPES CONNECTS TO A SYSTEM OF PIPES WHICH RUN ALONG FLEMING STREET. THE REAR OF THE SITE DRAINS OVERLAND IN AN EASTERLY DIRECTION AND TRAVELS DOWN THE BACK OF THE SITE TO AN EXISTING YARD INLET LOCATED IN THE BACK YARD OF ONE OF THE RESIDENTIAL UNITS. THIS YARD INLET IS CONNECTED TO THE 30 INCH SERIES OF PIPES WHICH DRAIN ALONG FLEMING STREET. THE PRE-DEVELOPMENT RUNOFF FOR THE 10-YEAR STORM IS 4.45 CFS. WE HAVE USED A "C" VALUE OF 0.30 WHICH IS APPROPRIATE FOR OPEN FIELDS. THIS WILL REDUCE POST-DEVELOPMENT ALLOWABLE RELEASE. THE SITE IS TO BE DEVELOPED WITH A COMMERCE BANK WHICH WILL INCLUDE UTILITIES, PARKING LOTS, LANDSCAPING AND OTHER SITE AMENITIES. POST DEVELOPMENT RUNOFF FOR THE 10-YEAR STORM SHALL BE 7.63 CFS. POST-DEVELOPMENT RUNOFF WILL BE COLLECTED IN A SERIES OF ON-SITE STORM DRAINS AND INLETS AND ROUTED THROUGH AN UNDERGROUND DETENTION FACILITY. THIS FACILITY WILL PROVIDE DETENTION FOR THE 2-YEAR AND 10-YEAR STORM EVENTS. THE OUTFALL FOR THIS SYSTEM WILL BE INTO THE EXISTING SERIES OF 30 INCH PIPES WHICH RUN ALONG THE SOUTHERN PROPERTY LINE AND DRAIN OUT TOWARDS FLEMING STREET. POST DEVELOPMENT RELEASE FOR THE 10-YEAR STORM EVENT SHALL BE NO GREATER THAN 2.80 CFS. ACCESS TO THE UNDERGROUND STORAGE FACILITY WILL BE VIA THE ASPHALT DRIVE AISLE IN THE BANK PARKING LOT.

BMP NARRATIVE

THE SITE IS CURRENTLY DEVELOPED WITH A MOTEL, GRAVEL PARKING LOT AND GRASSED OPEN FIELDS. IN ADDITION, ALONG THE BACK OF THE SITE THERE IS EXTENSIVE TREE COVER. THERE ARE CURRENTLY NO WATER TREATMENT FACILITIES ON-SITE. WE ARE PROPOSING TO INSTALL A STORM FILTER WATER QUALITY TREATMENT DEVICE. ALL OF THE ON-SITE RUNOFF FROM THE DEVELOPED AREA WILL BE ROUTED THROUGH THIS STORM FILTER DEVICE. THE STORM FILTER WILL BE SIZED TO TREAT THE FIRST ONE INCH OF RAINFALL RUNOFF. THE STORM FILTER WILL BE DESIGNED TO MEET THE FORTY PERCENT PHOSPHORUS REMOVAL REQUIREMENTS OF FAIRFAX COUNTY.

ADEQUATE OUTFALL NARRATIVE

THIS PROJECT IS LOCATED IN THE BELLE HAVEN WATERSHED. ALL OF THE RUNOFF FOR THE SITE WILL BE COLLECTED AND ROUTED THROUGH THE EXISTING SERIES OF 30 INCH REINFORCED CONCRETE PIPES WHICH ARE LOCATED ALONG THE SOUTHERN PROPERTY LINE. THIS SERIES OF PIPES TRAVELS THROUGH LOT 8 OFF THE BEDDOO HEIGHTS SUBDIVISION AND ENDS UP ALONG FLEMING STREET. THE STORM DRAIN PIPES THEN TRAVEL EAST ALONG FLEWING STREET WHERE THE WATER IS EVENTUALLY DISCHARGED INTO A CREEK NEAR THE WEST POTOMAC HIGH SCHOOL. THIS CREEK TRAVELS NORTHWARD, ROUGHLY PARALLELING ROUTE 1, AND EVENTUALLY DISCHARGING INTO HUNTING CREEK. HUNTING CREEK DISCHARGES INTO THE POTOMAC RIVER. THIS SERIES OF 30 INCH PIPES IS MORE THAN ADEQUATE TO HANDLE THE OUTFALL FOR OUR SITE. IN ADDITION TO THE RUNOFF FROM OUR SITE,, THIS SERIES OF PIPES ALSO HANDLES THE RUNOFF FROM THE BEACON HILL MALL WHICH IS SITUATED ON THE WEST SIDE OF ROUTE 1. THIS SYSTEM ALSO COLLECTS RUNOFF FROM ROUTE 1.

PREDEVELOPMENT RUNOFF: (OPEN FIELD CONDITION)
Q10 = (0.30) (7.27) (2.04) = 4.45 CFS

POST-DEVELOPMENT RUNOFF:
Q10 = (0.52) (7.27) (2.04) = 7.63 CFS

PRE RUNOFF	– UNCONTROLLED RUNOFF	= ALLOWABLE RELEASE
4.45 CFS	– 1.65 CFS	= 2.80 CFS

Application No. RCA 2005-MV-017 Staff M. Cole Vin
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED July 21, 2005
Date of (BOS) (PC) approval August 1, 2005
Sheet 7 of 7
(Original with RCA2005-MV-017
Dev. Conditions dated July 21, 2005

COMMONWEALTH OF VIRGINIA
WILLIAM J. VOLANTE
No. 14458
PROFESSIONAL ENGINEER
7-22-05

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

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E.R. UMBRELL
PROFESSIONAL ENGINEER
VIRGINIA LICENSE No. 0402 012690

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• 22630 DAVIS DRIVE, SUITE 200
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COMMERCE BANK
GDP/SE – SWM/BMP PLAN
RICHMOND HIGHWAY & DAWN DRIVE
ALEXANDRIA, VIRGINIA

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SCALE (H):	1"= 40'
(V):	
DRAWN BY:	ASF
CHECKED BY:	ERU
DATE:	11/24/04
DRAWING #:	S047520
CAD ID #:	SE5

SHEET NUMBER
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