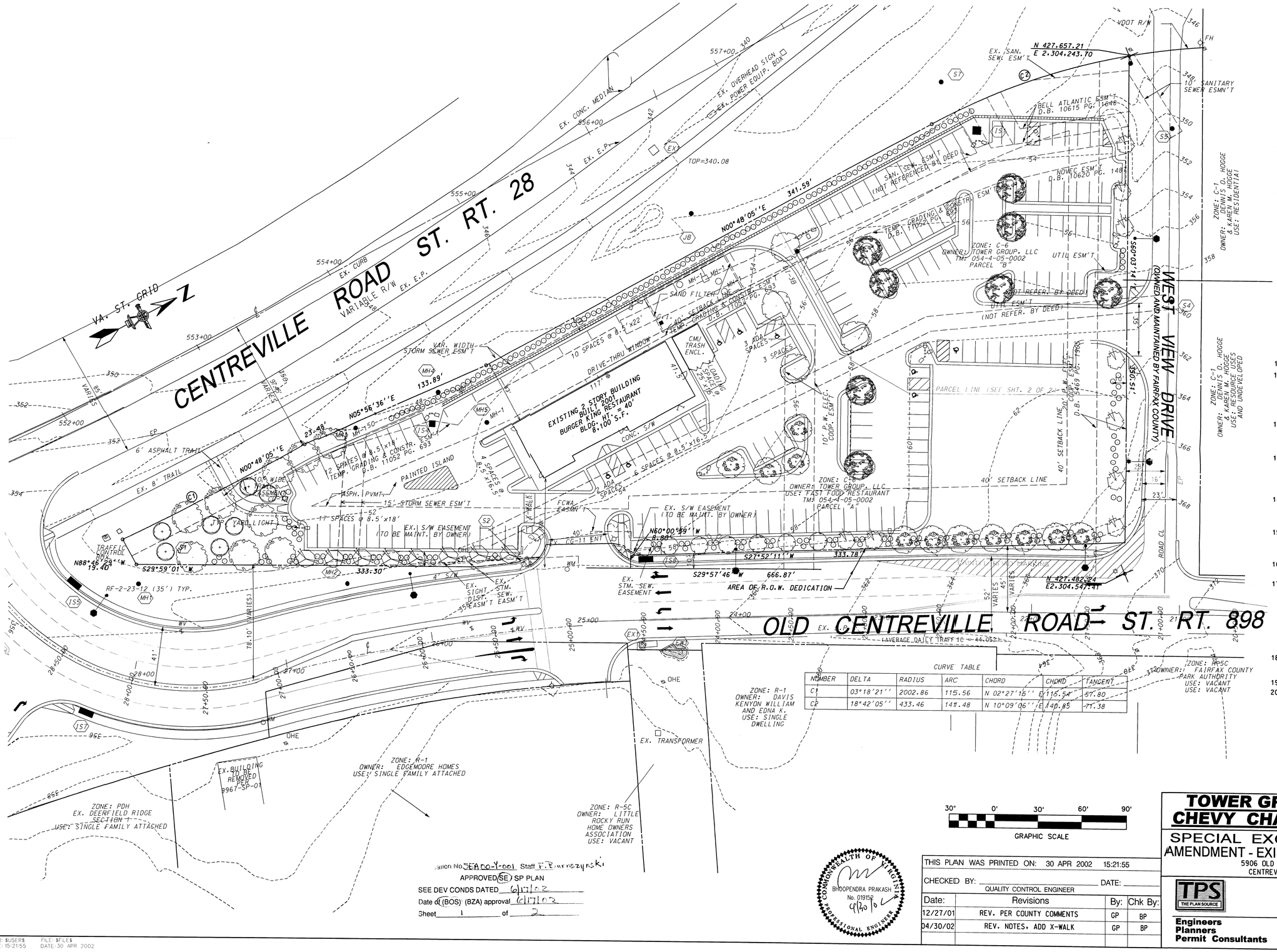


SPECIAL EXCEPTION NOTES:

1. THIS APPLICATION REQUESTS APPROVAL OF AN AMENDMENT TO SE 00-Y-001, WHICH AUTHORIZED THE CONSTRUCTION OF EXISTING FAST FOOD RESTAURANT WITH DRIVE-THROUGH FACILITIES, AND APPROVAL OF A SPECIAL EXCEPTION FOR A DRIVE-IN BANK. THE EXISTING SITE WILL BE SUBDIVIDED AND THE EXISTING FAST FOOD RESTAURANT WITH DRIVE-THROUGH FACILITIES WILL BE LOCATED ON PARCEL "A" CONSISTING OF 1.918 Ac. AND THE PROPOSED DRIVE-IN BANK WILL BE LOCATED ON PARCEL "B" CONSISTING OF 0.9208 Ac.

2. PARKING REQUIREMENTS FOR THE FAST FOOD RESTAURANT AND THE BANK ARE CALCULATED AS FOLLOWS:

   FAST FOOD RESTAURANT WITH DRIVE THROUGH SERVICE:
   TOTAL REQUIRED PARKING = 125
   TOTAL PARKING PROPOSED = 128 SPACES

   BANK WITH DRIVE THROUGH SERVICE:
   REQUIRED PARKING = 13 CUSTOMER SPACES PLUS ADMIN. OFFICE = 4 SPACES
   TOTAL REQUIRED PARKING = 17 SPACES
   TOTAL PARKING PROVIDED = 32 SPACES

   TOTAL SPACES REQUIRED = 125 + 17 = 142 SPACES
   TOTAL PARKING PROPOSED = 160 SPACES
   ADA REQUIRED PARKING = 6 SPACES
   ADA PARKING PROPOSED = 7 SPACES W/ 6 VAN ACCESSIBLE

   THE NUMBER AND CONFIGURATION OF PARKING SPACES SHOWN HEREON IS PRELIMINARY AND MAY CHANGE WITH FINAL ARCHITECTURAL AND ENGINEERING DESIGN.

3. THE PROPOSED F.A.R. FOR THE BANK IS CALCULATED AS FOLLOWS:
   GROSS FLOOR AREA = 3,200 SF
   TOTAL BANK AREA = 40,112 SF
   3,200 SF/40,112 SF = 0.079
   THE BUILDING FOOT PRINT AND SIZE SHOWN HEREON FOR THE DRIVE-IN BANK IS PRELIMINARY AND MAY CHANGE WITH FINAL ARCHITECTURAL AND ENGINEERING DESIGN.

4. THE PROPERTY WILL BE SERVED BY PUBLIC WATER AND SEWER.
5. EXISTING OVERALL BOUNDARY AND SITE DATA SHOWN HEREON IS BASED ON A PROPERTY SURVEY FIELD RUN BY LAND DESIGN CONSULTANTS DATED 10/19/99.
6. THERE ARE NO FLOODPLAIN ENCROACHMENTS ON THIS SITE (ZONE X) BASED UPON RESEARCH OF THE F.E.M.A./F.I.R.M. COMMUNITY PANEL # 515525-0025 D
7. THERE ARE NO KNOWN GRAVES OR BURIAL SITES ON THIS PROPERTY.
8. TREE CANOPY COVERAGE FOR THE SITE IS AS FOLLOWS:
   REQUIRED TREE CANOPY COVERAGE = 10% (12.273 SF)
   PROPOSED TREES = 41 (LG. DECID.) x 250 SF EA. = 10,250 SF
   30 (MED. DECID.) x 150 SF EA. = 4,500 SF
   PROPOSED TREE CANOPY COVERAGE = 13,750 SF = 12%
9. THIS SITE IS WITHIN A SIGN CONTROL OVERLAY DISTRICT.
10. THIS SITE IS IN THE CUB RUN WATER SHED.
11. NOTWITHSTANDING THE SUBDIVISION OF THE 2.8388 ACRES, THE ENTIRE SITE AREA OF THE SUBDIVISION WILL BE CONSIDERED AS A SINGLE LOT FOR THE PURPOSES OF APPLICATION OF THE FAIRFAX COUNTY ZONING ORDINANCE. ANY SUBDIVISION PLAT OR SITE PLAN THAT MAY BE FILED IN THE FUTURE ON ANY PORTION OF THE SITE SHALL INCLUDE THIS NOTATION.
12. STORMWATER MANAGEMENT AND BMP'S FOR THIS DEVELOPMENT TO BE PROVIDED BY THE EXISTING UNDERGROUND STRUCTURE BUILT ON THE ADJACENT BURGER KING SITE. THIS SAND FILTER AND SWM STRUCTURE WAS BUILT TO SERVE THE ENTIRE PARCEL.
13. THIS PLAT REFLECTS A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENTS AND WAIVER OF THE BARRIER REQUIREMENTS ALONG OLD CENTREVILLE ROAD (ROUTE 898) AS APPROVED BY THE BOARD OF SUPERVISORS ON APRIL 03, 2000 AS PART OF SE 00-Y-001.
14. THIS PLAT REFLECTS A MODIFICATION OF THE PERIPHERAL PARKING LOT LANDSCAPING REQUIREMENTS ALONG CENTREVILLE ROAD (ROUTE 28) AS APPROVED BY THE BOARD OF SUPERVISORS ON APRIL 03, 2000 AS PART OF SE 00-Y-001.
15. SIGNS FOR THE DIRECTION OR CONVENIENCE OF THE PUBLIC, SUCH AS SIGNS WHICH DIRECT TRAFFIC, MAY BE INSTALLED AS PERMITTED BY ORDINANCE.
16. THIS PLAT SUPERSEDES THE SPECIAL EXCEPTION PLAT APPROVED ON APRIL 03, 2000 AS PART OF SE 00-Y-001.
17. FUTURE AMENDMENT TO THE SPECIAL EXCEPTION FOR THE FAST-FOOD RESTAURANT WITH DRIVE-THROUGH FACILITIES LOCATED ON PARCEL "A" OR THE PROPOSED DRIVE-IN BANK LOCATED ON PARCEL "B", AS THE CASE MAY BE, MAY BE APPLIED FOR AND APPROVED INDEPENDENTLY OF AND WITHOUT INCLUSION OF THE OTHER. COMPLIANCE WITH THE SPECIAL EXCEPTION CONDITIONS APPLICABLE TO PARCEL "A" SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER OF PARCEL "A", AND COMPLIANCE WITH THE SPECIAL EXCEPTION CONDITIONS APPLICABLE TO PARCEL "B" SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER OF PARCEL "B".
18. THE ZONING DISTRICT FOR THE PROPERTY IS C-6(COMMUNITY RETAIL COMMERCIAL DISTRICT). THE TOTAL AREA OF THE PROPERTY IS 2.8388 Ac.
19. THIS PROPERTY IS LOCATED ON TAX MAP 54-4-05-0002-A
20. NO TRASH ENCLOSURE FOR THE BANK USE IS PROPOSED. TRASH WILL BE REMOVED FROM THE BANK USE ON A DAILY BASIS BY A PRIVATE SERVICE.

RECEIVED
Department of Planning & Zoning
APR 30 2002
Zoning Evaluation Division

30" 0' 30' 60' 90'
GRAPHIC SCALE

Application No. SE 00-Y-001 Staff F. Burnszynski
APPROVED (SE) SP PLAN
SEE DEV CONDS DATED 6/7/02
Date of (BOS) (BZA) approval 6/7/02
Sheet 1 of 2

COMMONWEALTH OF VIRGINIA
BHOOPENDRA PRAKASH
No. 019152
PROFESSIONAL ENGINEER
4/30/02

THIS PLAN WAS PRINTED ON: 30 APR 2002 15:21:55
CHECKED BY: _____ DATE: _____
QUALITY CONTROL ENGINEER

Date:	Revisions	By:	Chk By:
12/27/01	REV. PER COUNTY COMMENTS	GP	BP
04/30/02	REV. NOTES, ADD X-WALK	GP	BP

TOWER GROUP, LLC/ CHEVY CHASE BANK

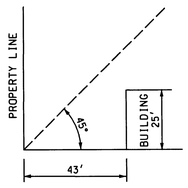
SPECIAL EXCEPTION PLAT AMENDMENT - EXISTING CONDITION

5906 OLD CENTREVILLE ROAD
CENTREVILLE, VIRGINIA

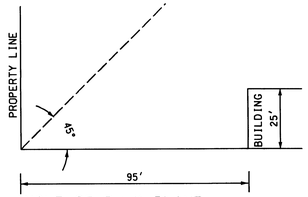
TPS THE PLAN SOURCE
Engineers
Planners
Permit Consultants
8565-C Sudley Road
Manassas, VA 20110-3811
Tel: (703) 330-0954
Fax: (703) 335-9062
www.plan-source.com

Project Name:	CHEVY CHASE BANK
Scale:	1" = 30'
Date:	OCTOBER 31, 2001
Tax Map	54-4-05-0002
Designed By: gp	Filename:
Drafted By: gp	SHEET 1 of 2
Checked By: bb	

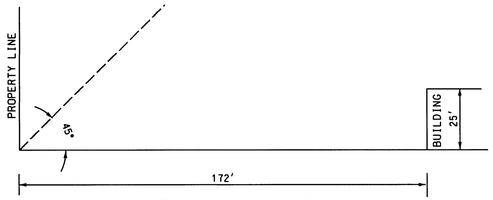
USER: $USER$ FILE: $FILE$
TIME: 15:21:55 DATE: 30 APR 2002



ANGLE OF BULK PLANE
RTE. 28
SCALE: 1" = 20'



ANGLE OF BULK PLANE
WEST VIEW DRIVE
SCALE: 1" = 20'

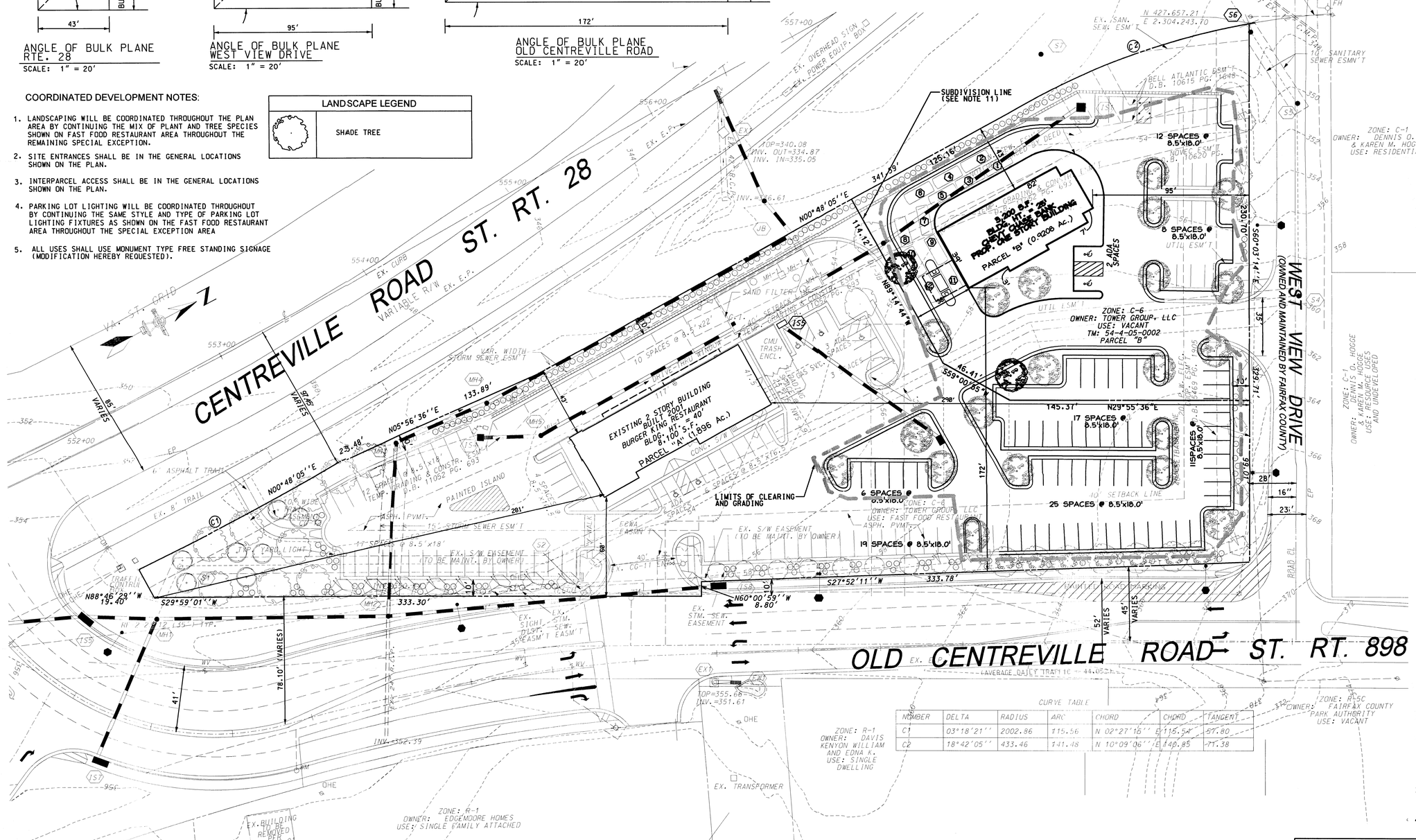


ANGLE OF BULK PLANE
OLD CENTREVILLE ROAD
SCALE: 1" = 20'

COORDINATED DEVELOPMENT NOTES:

1. LANDSCAPING WILL BE COORDINATED THROUGHOUT THE PLAN AREA BY CONTINUING THE MIX OF PLANT AND TREE SPECIES SHOWN ON FAST FODD RESTAURANT AREA THROUGHOUT THE REMAINING SPECIAL EXCEPTION.
2. SITE ENTRANCES SHALL BE IN THE GENERAL LOCATIONS SHOWN ON THE PLAN.
3. INTERPARCEL ACCESS SHALL BE IN THE GENERAL LOCATIONS SHOWN ON THE PLAN.
4. PARKING LOT LIGHTING WILL BE COORDINATED THROUGHOUT BY CONTINUING THE SAME STYLE AND TYPE OF PARKING LOT LIGHTING FIXTURES AS SHOWN ON THE FAST FOOD RESTAURANT AREA THROUGHOUT THE SPECIAL EXCEPTION AREA
5. ALL USES SHALL USE MONUMENT TYPE FREE STANDING SIGNAGE (MODIFICATION HEREBY REQUESTED).

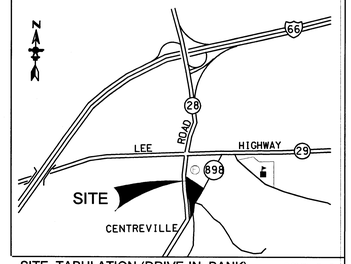
LANDSCAPE LEGEND	
	SHADE TREE



CURVE TABLE						
NUMBER	DELTA	RADIUS	ARC	CHORD	CHORD	TANGENT
C1	03°18'21"	2002.86	115.56	N 02°27'16" E	115.54	57.80
C2	18°42'05"	433.46	141.48	N 10°09'06" E	140.85	71.38

VICINITY MAP

SCALE: 1"=1000'



SITE TABULATION (DRIVE-IN BANK) ZONE C-6

	REQUIRED	PROVIDED
MINIMUM LOT SIZE	40,000 SF	±40,110 sf
MINIMUM LOT WIDTH / DEPTH	200'	231'
MAXIMUM BLDG. HEIGHT	40'	25'
YARD SETBACK LIMITS		
FRONT (RTE 28)	40'	43'
FRONT (RTE 898)	40'	172'
FRONT (WEST VIEW DR)	40'	95'
REAR	20'	36'
F.A.R. (FLOOR - AREA RATIO)	0.40	0.079
OPEN SPACE	15% MIN	32%
LANDSCAPING REQUIREMENTS	10%	10%

SITE TABULATION (EXIST. RESTAURANT) ZONE C-6

	REQUIRED	PROVIDED
MINIMUM LOT SIZE	40,000 SF	±82,618 SF
MINIMUM LOT WIDTH / DEPTH	200'	231'
MAXIMUM BLDG. HEIGHT	40'	40'
YARD SETBACK LIMITS		
FRONT (RTE 28)	40'	43'
FRONT (RTE 898)	40'	60'
FRONT (WEST VIEW DR)	40'	290'
REAR	20'	281'
F.A.R. (FLOOR - AREA RATIO)	0.40	0.098
OPEN SPACE	15% MIN	23%
LANDSCAPING REQUIREMENTS	10%	12%

SITE TABULATION (TOTAL SITE - AFTER DEDICATION)

	REQUIRED	PROVIDED
MINIMUM LOT SIZE:	40,000 SF	122,728 SF
MINIMUM LOT WIDTH / DEPTH	200'	231'
MAXIMUM BLDG. HEIGHT	40'	40'
YARD SETBACK LIMITS		
FRONT (RTE 28)	40'	40'
FRONT (RTE 898)	40'	60'
FRONT (WEST VIEW DR)	40'	95'
REAR	20'	281'
F.A.R. (FLOOR - AREA RATIO)	0.40	0.092
OPEN SPACE	15% MIN	26%
LANDSCAPING REQUIREMENTS	10%	12%

NOTES:

1. PLEASE REFER TO SHEET 1 OF 2 FOR SPECIAL EXCEPTION NOTES NOT SHOWN HERE.
2. NOTWITHSTANDING THE SUBDIVISION OF THE 2.8388 ACRES, THE ENTIRE SITE AREA OF THE SUBDIVISION WILL BE CONSIDERED AS A SINGLE LOT FOR THE PURPOSES OF APPLICATION OF THE FAIRFAX COUNTY ZONING ORDINANCE. ANY SUBDIVISION PLAT OR SITE PLAN THAT MAY BE FILED IN THE FUTURE ON ANY PORTION OF THE SITE SHALL INCLUDE THIS NOTATION.
3. THE ZONING DISTRICT FOR THE PROPERTY IS C-6 (COMMUNITY RETAIL COMMERCIAL DISTRICT). THE TOTAL AREA OF THE PROPERTY
4. THIS PROPERTY IS LOCATED ON TAX MAP 54-4-05-0002-A

HIGH NO. SEA 00-Y-001 Staff F.E.

APPROVED SE / SP PLAN

SEE DEV CONDS DATED 6/17/02

Date of BOS (BZA) approval 6/17/02

Sheet 2 of 2

COMMONWEALTH OF VIRGINIA
BHOOPENDRA PRAKASH
No. 019152
PROFESSIONAL ENGINEER
4/30/02

THIS PLAN WAS PRINTED ON: 30 APR 2002 15:30:57

CHECKED BY: _____ DATE: _____
QUALITY CONTROL ENGINEER

Date:	Revisions	By:	Chk By:
12/27/01	REV. PER COUNTY COMMENTS	GP	BP
04/18/02	FLIP BANK PORTICO	GP	BP
04/30/02	REMOVE SIGN, ADD X-WALK, MOD. F.A.R.	GP	BP

TOWER GROUP, LLC/ CHEVY CHASE BANK

SPECIAL EXCEPTION PLAT AMENDMENT - PROPOSED CONDITION

5906 OLD CENTREVILLE ROAD
CENTREVILLE, VIRGINIA

TPS THE PLAN SOURCE
8565-C Sudley Road
Manassas, VA 20110-3811
Engineers
Planners
Permit Consultants
Tel: (703) 330-0954
Fax: (703) 335-9062
www.plan-source.com

Project Name:	CHEVY CHASE BANK
Scale:	1" = 30'
Date:	OCTOBER 31, 2001
Tax Map	54-4-05-0002
Designed By:	gp
Filename:	
Drafted By:	gp
SHEET	2 of 2
Checked By:	bb

USER: $USER$ TIME: 15:30:57 FILE: $FILE$ DATE: 30 APR 2002